

## **APPENDICES**

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- **Appendix I** sets out the Development Scenarios (scheme types and key assumptions).
- **Appendices II, II(a) and II(b)** show the results from appraisals carried out assuming infrastructure costs of £5,000, £10,000 and £20,000 per unit respectively with a 70% affordable rent / 30% intermediate tenure mix.
- **Appendices II(c), II(d) and II(e)** show the results from appraisals carried out assuming infrastructure costs of £5,000, £10,000 and £20,000 per unit respectively with a 60% affordable rent / 40% intermediate tenure mix.
- **Appendices II(f) and II(g)** show the results from appraisals carried out assuming the inclusion of grant (70% / 30% tenure mix and 60% / 40% tenure mix assumed in Appendix II(f) and II(g) respectively) and including all levels of infrastructure cost.
- **Appendices II(h) and II(i)** show the results from appraisals carried out assuming the increased developer's profit (70% / 30% tenure mix and 60% / 40% tenure mix assumed in Appendix II(h) and II(i) respectively) and including all levels of infrastructure cost.
- **Appendices II(j) and II(k)** show the results from appraisals carried out assuming 20% renewables requirement (70% / 30% tenure mix and 60% / 40% tenure mix assumed in Appendix II(j) and II(k) respectively) and including all levels of infrastructure cost.
- **Appendices II(l) and II(m)** show the results from appraisals carried out assuming a requirement for Level 4 of the Code for Sustainable Homes (70% / 30% tenure mix and 60% / 40% tenure mix assumed in Appendix II(l) and II(m) respectively) and including all levels of infrastructure cost.
- **Appendices II(n) and II(o)** show the results from appraisals carried out assuming a requirement for Level 6 of the Code for Sustainable Homes (70% / 30% tenure mix and 60% / 40% tenure mix assumed in Appendix II(n) and II(o) respectively) and including all levels of infrastructure cost.
- **Appendix III** contains a summary of our property values and market research.
- **Appendix IV** contains Hometrack data supplied by Cambridgeshire Horizons.
- **Appendix V** contains a Glossary of technical terms used throughout this study.

## **Appendix I**

Appendix I - Development Scenarios and Key Assumptions Required for St Edmundsbury Borough, Forest Heath District, East Cambridgeshire District and Fenland District Affordable Housing Viability Assessment- On-Site Affordable Housing

Site Size Appraised	Example Likely Occurrence - Urban / Rural	Example Range of Locations	Example Site Type	Site Size (Ha)	Density (DPH)	Dwelling Mix (BF = Bed Flat; BH = Bed House)	Percentage Affordable Housing & Tenure Mix															Indicative Basic Survey Costs (per site)	Build Period (Months)	Notional Site Preparation assumption.	
							20% Affordable Housing			30% Affordable Housing			35% Affordable Housing			40% Affordable Housing			50% Affordable Housing						
							Private Mix	Affordable Tenure Split 70% GN Rent; 30% Intermediate	Affordable Tenure Split 60% GN Rent; 40% Intermediate	Private Mix	Affordable Tenure Split 70% GN Rent; 30% Intermediate	Affordable Tenure Split 60% GN Rent; 40% Intermediate	Private Mix	Affordable Tenure Split 70% GN Rent; 30% Intermediate	Affordable Tenure Split 60% GN Rent; 40% Intermediate	Private Mix	Affordable Tenure Split 70% GN Rent; 30% Intermediate	Affordable Tenure Split 60% GN Rent; 40% Intermediate	Private Mix	Affordable Tenure Split 70% GN Rent; 30% Intermediate	Affordable Tenure Split 60% GN Rent; 40% Intermediate				
3	Urban / Rural	Village / Urban / Suburban / edge of settlement	Existing commercial / residential replacement / infill / garden land / greenfield	0.10	30	3 x 3-bed houses	2 x 3-BH	1 x 3-BH GN	1 x 3BH GN	As 20%	As 20%	As 20%	As 20%	As 20%	As 20%	As 20%	As 20%	As 20%	1 x 3BH	1 x 3BH GN; 1 x 3BH INT	1 x 3BH GN; 1 x 3BH INT	£1,500	6	£12,000	
3	Urban / Rural	Village / Urban / Suburban / edge of settlement	Existing commercial / residential replacement / infill / garden land / greenfield	0.10	30	3 x 4-bed houses	2 x 4BH	1 x 4BH GN	1 x 4BH GN	As 20%	As 20%	As 20%	As 20%	As 20%	As 20%	As 20%	As 20%	As 20%	1 x 4BH	1 x 4BH GN; 1 x 4BH INT	1 x 4BH GN; 1 x 4BH INT	£1,500	6	£12,000	
5	Urban / Rural	Village / Urban / Suburban / edge of settlement	Existing commercial / residential replacement / infill / garden land / greenfield	0.17	30	3 x 3-bed houses; 2 x 4-bed houses	2 x 3BH; 2 x 4BH	1 x 3BH GN	1 x 3BH GN	2 x 3BH; 1 x 4BH	1 x 4BH GN; 1 x 3BH INT	1 x 4BH GN; 1 x 3BH INT	As 30%	As 30%	As 30%	As 30%	As 30%	As 30%	1 x 3BH; 1 x 4BH	1 x 3BH GN; 1 x 4BH INT	1 x 3BH GN; 1 x 4BH INT	£2,500	6	£20,000	
5	Urban / Rural	Village / Urban / Suburban / edge of settlement	Conversion / existing commercial / residential replacement / infill / garden land	0.07	75	5 x 2-bed flats	4 x 2BF	1 x 2BF GN	1 x 2BF GN	3 x 2BF	1 x 2BF GN; 1 x 2BF INT	1 x 2BF GN; 1 x 2BF INT	As 30%	As 30%	As 30%	As 30%	As 30%	As 30%	2 x 2BF	2 x 2BF GN; 1 x 2BF INT	2 x 2BF GN; 1 x 2BF INT	£2,500	6	£20,000	
10	Urban / Rural	Village / Urban / Suburban / edge of settlement	Existing commercial / residential replacement / infill / greenfield	0.33	30	3 x 2-bed houses; 4 x 3-bed houses; 3 x 4-bed houses	2 x 2BH; 3 x 3BH; 3 x 4BH	1 x 3BH GN; 1 x 2BH INT	1 x 3BH GN; 1 x 2BH INT	2 x 2BH; 3 x 3BH; 2 x 4BH	1 x 3BH, 1 x 4BH GN; 1 x 2BH INT	1 x 3BH, 1 x 4BH GN; 1 x 2BH INT	1 x 2BH; 3 x 3BH; 2 x 4BH	As 35%	As 35%	As 35%	As 35%	As 35%	1 x 2BH; 2 x 3BH; 2 x 4BH	1 x 2BH GN; 2 x 3BH INT	1 x 2BH GN; 2 x 3BH INT	£5,000	9	£40,000	
10	Urban / Rural	Village / Urban / Suburban / edge of settlement	Existing commercial / residential replacement / infill / greenfield	0.33	30	5 x 2-bed houses; 5 x 3-bed houses;	4 x 2BH; 4 x 3BH	1 x 3BH GN; 1 x 2BH INT	1 x 3BH GN; 1 x 2BH INT	3 x 2BH; 4 x 3BH	1 x 2BH, 1 x 3BH GN; 1 x 2BH INT	1 x 2BH, 1 x 3BH GN; 1 x 2BH INT	3 x 2BH; 3 x 3BH	As 35%	As 35%	As 35%	As 35%	As 35%	2 x 2BH; 3 x 3BH	2 x 2BH GN; 2 x 3BH INT	2 x 2BH GN; 2 x 3BH INT	£5,000	9	£40,000	
10	Urban / Rural	Urban / Suburban	Conversion / existing commercial / residential replacement / infill / greenfield	0.13	75	10 x 2-bed flats	8 x 2BF	1 x 2BF GN; 1 x 2F INT	1 x 2BF GN; 1 x 2F INT	7 x 2BF	2 x 2BF GN; 1 x 2BF INT	2 x 2BF GN; 1 x 2BF INT	6 x 2BF	As 35%	As 35%	As 35%	As 35%	As 35%	5 x 2BF	4 x 2F GN; 1 x 2BF INT	3 x 2BF GN; 2 x 2BF INT	£5,000	9	£40,000	
15	Urban / Rural	Village / Urban / Suburban / edge of settlement	Existing commercial / residential replacement / infill / greenfield	0.50	30	5 x 2-bed houses; 7 x 3-bed houses; 3 x 4-bed houses	4 x 2BH; 6 x 3BH; 2 x 4BH	1 x 3BH, 1 x 4BH GN; 1 x 2BH INT	1 x 3BH, 1 x 4BH GN; 1 x 2BH INT	3 x 2BH; 5 x 3BH; 2 x 4BH	1 x 3BH, 2 x 4BH GN; 1 x 2BH INT	1 x 3BH, 2 x 4BH GN; 1 x 2BH INT	As 30%	As 30%	As 30%	As 30%	As 30%	As 30%	3 x 2BH; 4 x 3BH; 2 x 4BH	3 x 2BH GN; 2 x 4BH INT	3 x 2BH GN; 2 x 4BH INT	£7,500	12	£60,000	
15	Urban	Urban / Suburban	Conversion / Existing commercial / residential replacement / infill	0.20	75	5 x 1-bed flats; 10 x 2-bed flats	4 x 1BF; 8 x 2BF	1 x 1BF, 1 x 2BF GN; 1 x 2BF INT	1 x 1BF, 1 x 2BF GN; 1 x 2BF INT	3 x 1BF; 7 x 2BF	2 x 1BF, 2 x 2BF GN; 1 x 2BF INT	1 x 1BF, 2 x 2BF GN; 1 x 2BF INT	As 30%	As 30%	As 30%	As 30%	As 30%	As 30%	3 x 1BF; 6 x 2BF	1 x 1BF, 3 x 2BF GN; 1 x 1BF, 1 x 2BF INT	1 x 1BF, 3 x 2BF GN; 1 x 1BF, 1 x 2BF INT	£7,500	12	£60,000	
25	Urban / Rural	Suburban / Village / Edge of settlement	Existing commercial / greenfield	0.83	30	8 x 2-bed houses; 12 x 3-bed houses	6 x 2BH; 10 x 3BH; 4 x 4BH	1 x 2BH, 2 x 3BH, 1 x 4BH GN; 1 x 2BH INT	2 x 3BH, 1 x 4BH GN; 2 x 2BH INT	5 x 2BH; 9 x 3BH; 3 x 4BH	1 x 2BH, 2 x 3BH, 2 x 4BH GN; 3 x 2BH INT	1 x 2BH, 2 x 3BH, 2 x 4BH GN; 3 x 2BH INT	4 x 2BH; 9 x 3BH; 3 x 4BH	As 30%	As 30%	As 30%	As 30%	As 30%	3 x 2BH; 4 x 3BH; 2 x 4BH	3 x 2BH GN; 3 x 3BH INT	3 x 2BH GN; 3 x 3BH INT	£12,500	12	£100,000	
25	Urban / Rural	Edge of settlement / Suburban	Existing commercial / residential replacement / greenfield	0.50	50	5 x 1-bed flats; 5 x 2-bed flats; 5 x 3-bed houses	4 x 1BF; 4 x 2BF; 4 x 2BH; 8 x 3BH	1 x 2BF, 1 x 2BH, 2 x 3BH GN; 1 x 1BF, 1 x 2BF INT	1 x 2BH, 2 x 3BH GN; 1 x 1BF, 1 x 2BF INT	3 x 1BF; 3 x 2BF; 4 x 2BH; 7 x 3BH	1 x 2BF, 1 x 2BH, 3 x 3BH GN; 1 x 1BF, 1 x 2BF INT	1 x 2BF, 1 x 2BH, 3 x 3BH GN; 1 x 1BF, 1 x 2BF INT	3 x 1BF; 3 x 2BF; 3 x 2BH; 7 x 3BH	As 30%	As 30%	As 30%	As 30%	As 30%	As 30%	3 x 1BF; 3 x 2BF; 3 x 2BH; 5 x 3BH	1 x 1BF, 1 x 2BF, 1 x 2BH, 4 x 3BH GN; 1 x 1BF, 1 x 2BF INT	1 x 1BF, 1 x 2BF, 1 x 2BH, 4 x 3BH GN; 1 x 1BF, 1 x 2BF INT	£12,500	12	£100,000
25	Urban	Urban / Suburban	Existing commercial / residential replacement	0.33	75	8 x 1-bed flats; 17 x 2-bed flats	6 x 1BF; 14 x 2BF	1 x 1BF, 3 x 2BF GN; 1 x 1BF, 1 x 2BF INT	1 x 1BF, 2 x 2BF GN; 1 x 1BF, 1 x 2BF INT	5 x 1BF; 12 x 2BF	2 x 1BF, 4 x 2BF GN; 1 x 1BF, 1 x 2BF INT	1 x 1BF, 4 x 2BF GN; 1 x 1BF, 1 x 2BF INT	5 x 1BF; 11 x 2BF	As 30%	As 30%	As 30%	As 30%	As 30%	5 x 1BF; 10 x 2BF	2 x 1BF, 5 x 2BF GN; 1 x 1BF, 2 x 2BF INT	1 x 1BF, 5 x 2BF GN; 1 x 1BF, 2 x 2BF INT	£12,500	12	£100,000	
50	Urban / Rural	Suburban / Edge of settlement	Existing commercial / residential replacement / greenfield	1.00	50	8 x 1-bed flats; 17 x 2-bed flats; 6 x 2-bed houses; 12 x 3-bed houses; 7 x 4-bed houses	6 x 1BF; 14 x 2BF; 4 x 2BH; 10 x 3BH; 4 x 4BH	1 x 1BF, 2 x 2BF, 1 x 2BH, 2 x 3BH, 1 x 4BH GN; 1 x 1BF, 1 x 2BF INT	2 x 2BH, 4 x 3BH, 1 x 4BH GN; 3 x 2BH INT	6 x 1BF; 12 x 2BF; 4 x 2BH; 8 x 3BH; 5 x 4BH	1 x 1BF, 3 x 2BF, 1 x 2BH, 4 x 3BH, 2 x 4BH GN; 1 x 1BF, 1 x 2BF INT	2 x 2BF, 1 x 2BH, 4 x 3BH, 2 x 4BH GN; 1 x 1BF, 1 x 2BF INT	5 x 1BF; 11 x 2BF; 4 x 2BH; 7 x 3BH; 5 x 4BH	As 30%	As 30%	As 30%	As 30%	As 30%	As 30%	5 x 1BF; 10 x 2BF; 4 x 2BH; 7 x 3BH; 4 x 4BH	1 x 1BF, 4 x 2BF, 1 x 2BH, 5 x 3BH, 2 x 4BH GN; 1 x 1BF, 1 x 2BF INT	1 x 1BF, 4 x 2BF, 1 x 2BH, 5 x 3BH, 2 x 4BH GN; 1 x 1BF, 1 x 2BF INT	£25,000	18	£200,000
50	Urban / Rural	Suburban / Edge of settlement	Existing commercial / greenfield	1.25	40	25 x 2-bed houses; 20 x 3-bed houses; 5 x 4-bed houses	20 x 2BH, 16 x 3BH, 4 x 4BH	2 x 2BH, 4 x 3BH, 1 x 4BH GN; 3 x 2BH INT	1 x 2BH, 4 x 3BH, 1 x 4BH GN; 3 x 2BH INT	17 x 2BH, 14 x 3BH, 4 x 4BH	4 x 2BH, 6 x 3BH, 2 x 4BH GN; 4 x 2BH INT	4 x 2BH, 6 x 3BH, 2 x 4BH GN; 4 x 2BH INT	16 x 2BH, 13 x 3BH, 4 x 4BH	As 30%	As 30%	As 30%	As 30%	As 30%	15 x 2BH, 12 x 3BH, 3 x 4BH	4 x 2BH, 8 x 3BH, 2 x 4BH GN; 6 x 2BH INT	2 x 2BH, 8 x 3BH, 2 x 4BH GN; 7 x 2BH INT	£25,000	18	£200,000	
50	Urban	Urban / Suburban	Existing commercial / residential replacement	0.67	75	15 x 1-bed flats; 35 x 2-bed flats	12 x 1BF; 28 x 2BF	2 x 1BF, 5 x 2BF GN; 1 x 1BF, 2 x 2BF INT	2 x 1BF, 4 x 2BF GN; 1 x 1BF, 3 x 2BF INT	10 x 1BF; 25 x 2BF	4 x 1BF, 7 x 2BF GN; 2 x 1BF, 4 x 2BF INT	3 x 1BF, 6 x 2BF GN; 2 x 1BF, 4 x 2BF INT	9 x 1BF; 23 x 2BF	As 30%	As 30%	As 30%	As 30%	As 30%	9 x 1BF; 21 x 2BF	4 x 1BF, 10 x 2BF GN; 2 x 1BF, 4 x 2BF INT	4 x 1BF, 8 x 2BF GN; 2 x 1BF, 6 x 2BF INT	£25,000	18	£200,000	
100	Urban / Rural	Suburban / edge of settlement / phase of larger development	Existing commercial / greenfield	2.00	50	50 x 2-bed houses; 40 x 3-bed houses; 10 x 4-bed houses	40 x 2BH, 32 x 3BH, 8 x 4BH	4 x 2BH, 8 x 3BH, 2 x 4BH GN; 6 x 2BH INT	2 x 2BH, 8 x 3BH, 2 x 4BH GN; 8 x 2BH INT	34 x 2BH, 28 x 3BH, 8 x 4BH	7 x 2BH, 12 x 3BH, 2 x 4BH GN; 9 x 2BH INT	4 x 2BH, 12 x 3BH, 2 x 4BH GN; 12 x 2BH INT	32 x 2BH, 26 x 3BH, 7 x 4BH	As 30%	As 30%	As 30%	As 30%	As 30%	30 x 2BH, 24 x 3BH, 6 x 4BH	8 x 2BH, 16 x 3BH, 4 x 4BH GN; 10 x 2BH INT	4 x 2BH, 14 x 3BH, 3 x 4BH GN; 14 x 2BH INT	£50,000	24	£400,000	
100	Urban / Rural	Suburban / edge of settlement / phase of larger development	Existing commercial / greenfield	2.00	50	16 x 1-bed flats; 34 x 2-bed flats; 12 x 3-bed houses; 24 x 3-bed houses; 14 x 4-bed houses	12 x 1BF; 28 x 2BF; 8 x 2BH; 20 x 3BH; 12 x 4BH	2 x 1BF, 4 x 2BF, 2 x 2BH, 4 x 3BH, 2 x 4BH GN; 2 x 1BF, 2 x 2BF, 2 x 2BH INT	4 x 2BF, 2 x 2BH, 4 x 3BH, 2 x 4BH GN; 4 x 1BF, 2 x 2BF, 2 x 2BH INT	12 x 1BF; 24 x 2BF; 8 x 2BH; 16 x 3BH; 10 x 4BH	1 x 1BF, 6 x 2BF, 2 x 2BH, 8 x 3BH, 4 x 4BH GN; 3 x 1BF, 4 x 2BF, 2 x 2BH INT	4 x 2BF, 2 x 2BH, 8 x 3BH, 4 x 4BH GN; 4 x 1BF, 6 x 2BF, 2 x 2BH INT	10 x 1BF; 22 x 2BF; 8 x 2BH; 16 x 3BH; 9 x 4BH	As 30%	As 30%	As 30%	As 30%	As 30%	10 x 1BF; 20 x 2BF; 8 x 2BH; 14 x 3BH; 8 x 4BH	2 x 1BF, 8 x 2BF, 2 x 2BH, 10 x 3BH, 6 x 4BH GN; 4 x 1BF, 6 x 2BF, 2 x 2BH INT	2 x 1BF, 8 x 2BF, 2 x 2BH, 10 x 3BH, 6 x 4BH GN; 4 x 1BF, 6 x 2BF, 2 x 2BH INT	£50,000	24	£400,000	

Value Point	Values					£ / sq m overview
	1-Bed Flats	2-Bed Flats	2-Bed Houses	3-Bed Houses	4-Bed Houses	
1	£70,000	£93,800	£105,000	£119,000	£140,000	£1,400
2	£85,000	£113,900	£127,500	£144,500	£170,000	£1,700
3	£100,000	£134,000	£150,000	£170,000	£200,000	£2,000
4	£115,000	£154,100	£172,500	£195,500	£230,000	£2,300
5	£130,000	£174,200	£195,000	£221,000	£260,000	£2,600
6	£145,000	£194,300	£217,500	£248,500	£290,000	£2,900
7	£160,000	£214,400	£240,000	£272,000	£320,000	£3,200

Sizes (sq m) - Gross Internal Area (GIA)				
1-Bed Flats	2-Bed Flats	2-Bed Houses	3-Bed Houses	4-Bed Houses
50	67	75	85	100

**Policy Options:** The above appraisal scenarios cover the range of policy options that require testing for the 4 local authorities. The policy positions are shown. Local plan replacement requires 40% affordable housing on sites of 15 dwellings or more in settlements of 3,000 or more and on sites of 5 Affordable Housing Interim Statement 2007 requires 35% affordable housing on sites of 15 or more irrespective of location. Proposed Core Strategy submission document sets out requirements for 35% affordable housing on sites of 10 or more units in towns and key service centres and; 35% affordable housing on sites of 5 or more units in primary and secondary villages.

**Forest Heath Fenland:** Preferred Options 2 document sets out requirement for 35% affordable housing on 10 or more units in urban areas and 3 units or more in rural Core Strategy Submission Document sets out the requirement for 40% affordable housing in the south of the District and 30% affordable housing in the north of the District on all sites of 3 or more units.

**East Cambs:** Developments are 2-3 storeys unless stated.

**Other Assumptions:** Given that there are a range of approaches across the 4 authority areas and potentially variable future directions, carry out appraisals assuming £5,000, £10,000 and £20,000 per unit for infrastructure provision as proposed at project inception.

**Finance (%)** 7.0%

**Base Build Costs (Flats)** £1,100 per sq m Excl Fees etc

**Base Build Costs (Houses)** £1,000 per sq m Excl Fees etc

**Build Period Lead in Developer Profit:** 6 months

**Grant Subsidy:** 15% of Gross Development Value - Sample of appraisals at 20% developer's profit on sample of appraisals. Profit on affordable - 6% Carry out appraisals without grant and sample with grant. Based on overview of 2008/11 Eastern Region Allocations (all sites). Averages calculated at £10,727 per person housed for affordable rented homes; £2,886 per person for low cost home ownership (primarily shared ownership) - for the purposes of the study termed 'intermediate'.

**Affordable Unit Mix:** As per table above. Transferred on a proportional (to market mix) basis.

**Developer Receipt for Affordable Units (on-site provision):** Currently based on negotiation through developers and RSLs assuming grant at sub-regional allocations level, as above. Developer receipts to be based on graded % of open market values - varying by value point and tenure type (affordable rent / intermediate).

**Code for Sustainable Homes:** Assume all units comply - Level 3 of CFSH. Costs added to above base build costs are approximately £50 per m2 for flats and houses based on Cymru Sweet Cost Analysis of the Code for Sustainable Homes July 2008 (assumes medium case scenario for flats and terraced houses). Sample to be carried out assuming higher Code for Sustainable Homes Levels 4 - 6 higher costs (£100 to £350/m<sup>2</sup>) - added to above build costs.

**Lifetime Homes:** No particular cost allowance to achieve Lifetime Homes Standards but acknowledged within report as potential additional cost issue (depending on specific interpretation and design requirements etc)

**Renewables:** 10% reduction in CO<sub>2</sub> through renewables cost allowed for on all appraisals. 20% reduction in CO<sub>2</sub> through renewables carried out on sample basis. **Client note please:** Should this be applied to all units or are there lower thresholds below which not required?

**Density:** Indicative densities as set out above.

**Rounding:** Affordable housing approach varies between authorities - suggest that for the purposes of this study a conventional approach is taken to ensure consistent results - i.e. <0.5 unit round down, =>0.5 unit round up.

**KEY:** BF = Bed Flat, BH = Bed House  
GNR / GN Rent = General Needs Rent  
Int = Intermediate

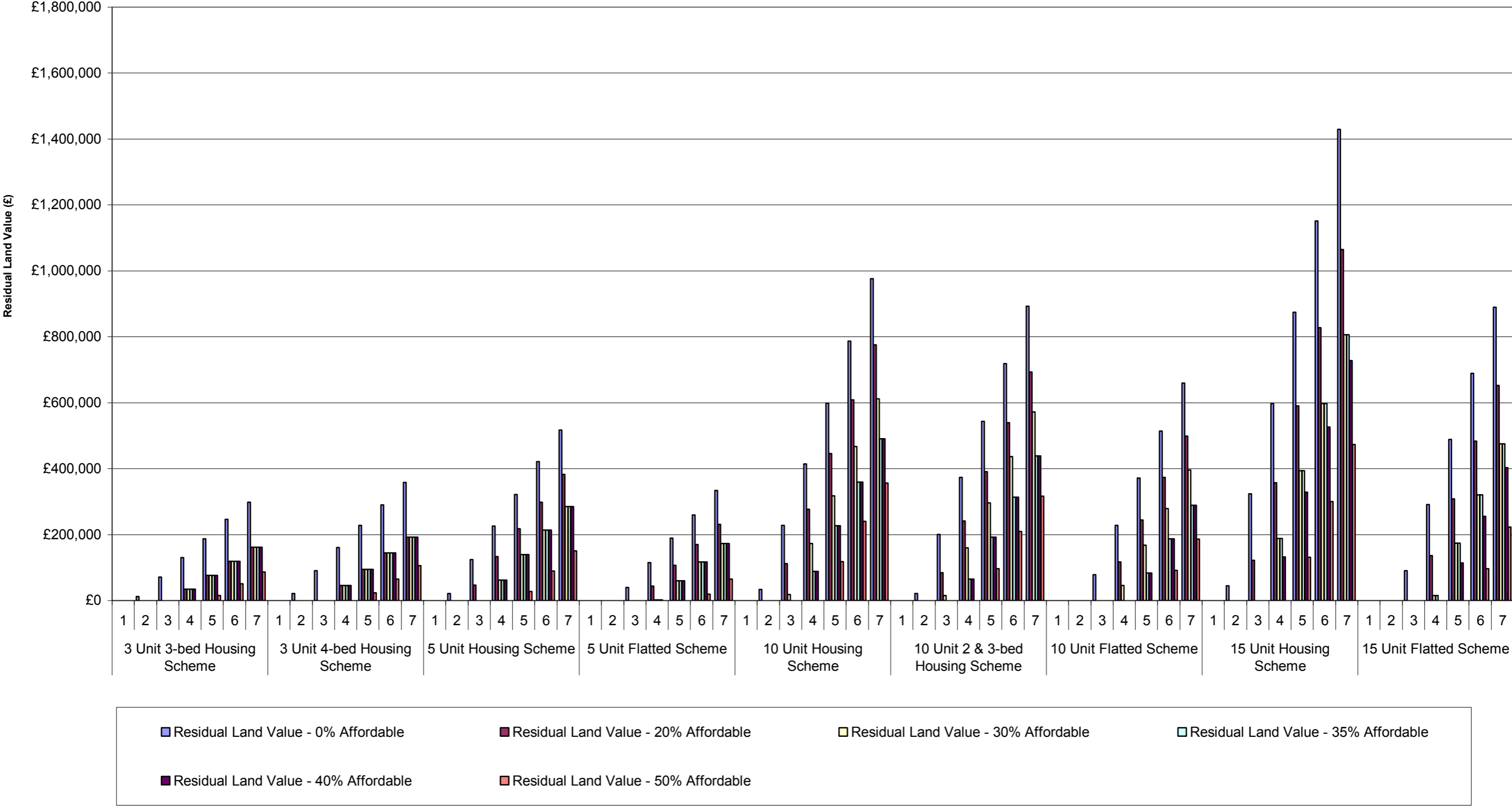
## Appendix II

**Table 1: Summary of Residual Land Value (£) Appraisals for All Value Points - 70% General Needs  
Rent/30% Intermediate Tenure Mix  
Planning Infrastructure Level - £5,000**

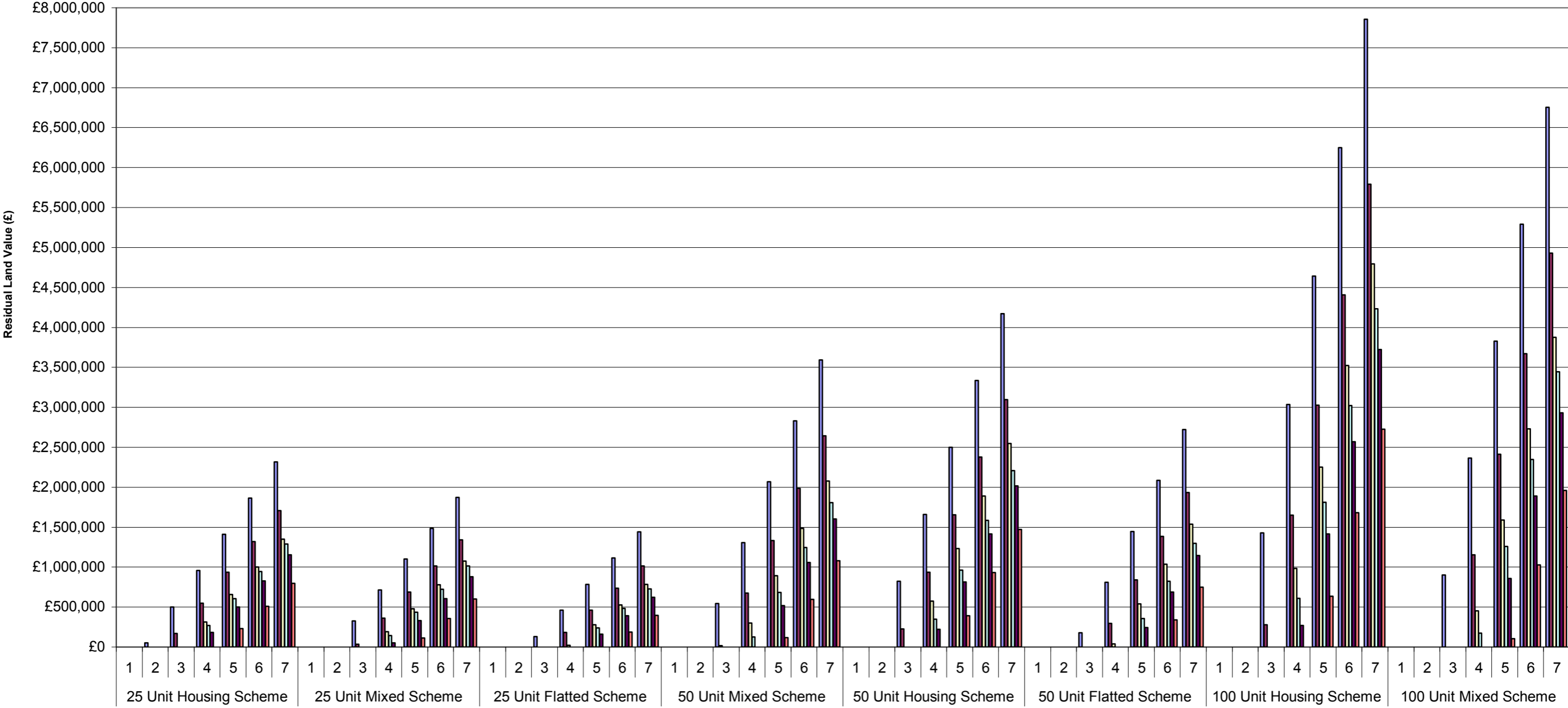
Development Scenario / Threshold	Value Point	Residual Land Value - 0% Affordable	Residual Land Value - 20% Affordable	Residual Land Value - 30% Affordable	Residual Land Value - 35% Affordable	Residual Land Value - 40% Affordable	Residual Land Value - 50% Affordable
3 Unit 3-bed Housing Scheme	1	£0	£0	£0	£0	£0	£0
	2	£12,273	£0	£0	£0	£0	£0
	3	£71,359	£0	£0	£0	£0	£0
	4	£130,446	£34,207	£34,207	£34,207	£34,207	£0
	5	£187,637	£76,165	£76,165	£76,165	£76,165	£15,144
	6	£246,133	£118,978	£118,978	£118,978	£118,978	£86,917
	7	£299,475	£161,792	£161,792	£161,792	£161,792	£86,669
3 Unit 4-bed Housing Scheme	1	£0	£0	£0	£0	£0	£0
	2	£21,540	£0	£0	£0	£0	£0
	3	£91,054	£0	£0	£0	£0	£0
	4	£160,568	£45,382	£45,382	£45,382	£45,382	£0
	5	£227,781	£95,147	£95,147	£95,147	£95,147	£23,358
	6	£290,607	£144,912	£144,912	£144,912	£144,912	£64,839
	7	£358,036	£192,730	£192,730	£192,730	£192,730	£106,321
5 Unit Housing Scheme	1	£0	£0	£0	£0	£0	£0
	2	£21,110	£0	£0	£0	£0	£0
	3	£124,544	£46,931	£0	£0	£0	£0
	4	£226,699	£133,560	£62,014	£62,014	£62,014	£0
	5	£321,471	£217,989	£139,166	£139,166	£139,166	£27,942
	6	£421,803	£298,430	£214,154	£214,154	£214,154	£89,129
	7	£516,751	£383,275	£284,665	£284,665	£284,665	£150,316
5 Unit Flatted Scheme	1	£0	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0	£0
	3	£39,199	£0	£0	£0	£0	£0
	4	£115,355	£43,913	£2,169	£2,169	£2,169	£0
	5	£189,595	£107,355	£60,167	£60,167	£60,167	£0
	6	£259,635	£169,958	£117,325	£117,325	£117,325	£19,618
	7	£333,505	£231,067	£173,569	£173,569	£173,569	£64,903
10 Unit Housing Scheme	1	£0	£0	£0	£0	£0	£0
	2	£33,553	£0	£0	£0	£0	£0
	3	£227,891	£111,946	£18,314	£0	£0	£0
	4	£414,027	£277,115	£172,679	£88,973	£88,973	£0
	5	£599,533	£445,642	£317,232	£227,390	£227,390	£118,423
	6	£787,306	£608,644	£467,780	£359,209	£359,209	£240,699
	7	£976,080	£776,240	£611,953	£490,552	£490,552	£356,803
10 Unit 2 & 3-bed Housing Scheme	1	£0	£0	£0	£0	£0	£0
	2	£21,035	£0	£0	£0	£0	£0
	3	£200,869	£94,851	£15,477	£0	£0	£0
	4	£373,218	£241,178	£189,909	£65,490	£65,490	£0
	5	£543,959	£390,500	£296,025	£192,018	£192,018	£96,560
	6	£718,548	£539,885	£436,938	£313,566	£313,566	£209,221
	7	£893,136	£693,296	£571,894	£438,993	£438,993	£316,326
10 Unit Flatted Scheme	1	£0	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0	£0
	3	£78,399	£0	£0	£0	£0	£0
	4	£228,402	£117,524	£46,082	£0	£0	£0
	5	£371,529	£244,126	£167,522	£83,368	£83,368	£0
	6	£513,917	£373,440	£278,665	£187,681	£187,681	£91,870
	7	£660,134	£498,377	£396,461	£289,355	£289,355	£186,006
15 Unit Housing Scheme	1	£0	£0	£0	£0	£0	£0
	2	£45,034	£0	£0	£0	£0	£0
	3	£323,729	£121,863	£0	£0	£0	£0
	4	£597,551	£367,247	£188,270	£188,270	£132,730	£0
	5	£874,710	£590,139	£393,925	£393,925	£329,275	£130,838
	6	£1,151,869	£827,521	£597,968	£597,968	£526,757	£300,301
	7	£1,429,029	£1,064,902	£806,073	£806,073	£727,634	£473,688
15 Unit Flatted Scheme	1	£0	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0	£0
	3	£90,775	£0	£0	£0	£0	£0
	4	£290,920	£136,524	£14,875	£14,875	£0	£0
	5	£486,597	£309,287	£173,772	£173,772	£114,298	£0
	6	£689,474	£483,331	£321,061	£321,061	£255,680	£96,299
	7	£890,251	£652,394	£475,191	£475,191	£402,934	£223,450
25 Unit Housing Scheme	1	£0	£0	£0	£0	£0	£0
	2	£51,051	£0	£0	£0	£0	£0
	3	£502,747	£171,945	£0	£0	£0	£0
	4	£956,485	£549,501	£313,450	£268,998	£182,872	£0
	5	£1,410,222	£934,725	£655,642	£605,909	£501,194	£229,052
	6	£1,863,960	£1,320,740	£1,002,646	£947,175	£827,429	£509,334
	7	£2,317,698	£1,706,755	£1,349,650	£1,288,440	£1,153,663	£796,558
25 Unit Mixed Scheme	1	£0	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0	£0
	3	£328,371	£34,290	£0	£0	£0	£0
	4	£712,375	£362,931	£189,465	£145,552	£52,954	£0
	5	£1,099,765	£686,250	£480,717	£435,474	£329,668	£113,718
	6	£1,487,154	£1,013,312	£778,500	£723,030	£603,283	£358,260
	7	£1,874,543	£1,341,163	£1,077,074	£1,015,865	£881,087	£601,546
25 Unit Flatted Scheme	1	£0	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0	£0
	3	£130,972	£0	£0	£0	£0	£0
	4	£459,862	£182,261	£23,860	£0	£0	£0
	5	£784,509	£462,036	£280,112	£240,072	£159,965	£0
	6	£1,113,897	£735,437	£528,382	£463,816	£390,869	£185,403
	7	£1,443,285	£1,015,972	£782,702	£728,021	£624,063	£394,864
50 Unit Mixed Scheme	1	£0	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0	£0
	3	£543,278	£19,438	£0	£0	£0	£0
	4	£1,305,887	£674,333	£302,069	£125,796	£0	£0
	5	£2,068,496	£1,330,765	£891,041	£682,479	£520,064	£119,570
	6	£2,831,105	£1,986,438	£1,483,128	£1,244,193	£1,059,329	£695,258
	7	£3,593,714	£2,643,629	£2,077,492	£1,808,944	£1,601,632	£1,078,767
50 Unit Housing Scheme	1	£0	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0	£0
	3	£821,893	£227,934	£0	£0	£0	£0
	4	£1,659,755	£937,744	£673,267	£346,971	£222,474	£0
	5	£2,497,618	£1,655,980	£1,230,824	£962,716	£814,342	£393,240
	6	£3,335,480	£2,375,734	£1,889,900	£1,584,315	£1,415,988	£930,154
	7	£4,173,343	£3,095,489	£2,548,975	£2,205,914	£2,017,635	£1,471,121
50 Unit Flatted Scheme	1	£0	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0	£0
	3	£180,670	£0	£0	£0	£0	£0
	4	£811,560	£297,032	£37,666	£0	£0	£0
	5	£1,447,824	£841,794	£538,539	£358,151	£243,029	£0
	6	£2,084,288	£1,385,823	£1,035,604	£823,334	£687,357	£340,650
	7	£2,720,652	£1,933,647	£1,537,984	£1,299,042	£1,146,642	£760,979
100 Unit Housing Scheme	1	£0	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0	£0
	3	£1,428,866	£279,205	£0	£0	£0	£0
	4	£3,035,894	£1,651,083	£984,044	£609,070	£268,944	£0
	5	£4,643,122	£3,028,752	£2,251,913	£1,813,815	£1,414,382	£637,543
	6	£6,250,250	£4,409,333	£3,523,423	£3,022,928	£2,568,417	£1,682,507
	7	£7,857,378	£5,789,915	£4,794,933	£4,232,042	£3,722,452	£2,727,471
100 Unit Mixed Scheme	1	£0	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0	£0
	3	£901,652	£0	£0	£0	£0	£0
	4	£2,364,434	£1,153,032	£454,220	£173,152	£0	£0
	5	£3,827,216	£2,412,153	£1,590,114	£1,257,439	£857,124	£105,373
	6	£5,289,998	£3,669,818	£2,730,691	£2,347,924	£1,891,504	£1,027,643
	7	£6,752,781	£4,930,395	£3,875,637	£3,443,506	£2,931,710	£1,959,953

Source: Adams Integra, June 2009

**Graph 1-i: Summary of Residual Land Values at 0%, 20%, 30%, 35%, 40% & 50% Affordable Housing Across All Value Points -  
70% General Needs Rent/30% Intermediate Tenure Mix  
Planning Infrastructure Level - £5,000  
Units 3-15**



**Graph 1-ii: Summary of Residual Land Values at 0%, 20%, 30%, 35%, 40% & 50% Affordable Housing Across All Value Points -  
70% General Needs Rent/30% Intermediate Tenure Mix  
Planning Infrastructure Level - £5,000  
Units 25-100**

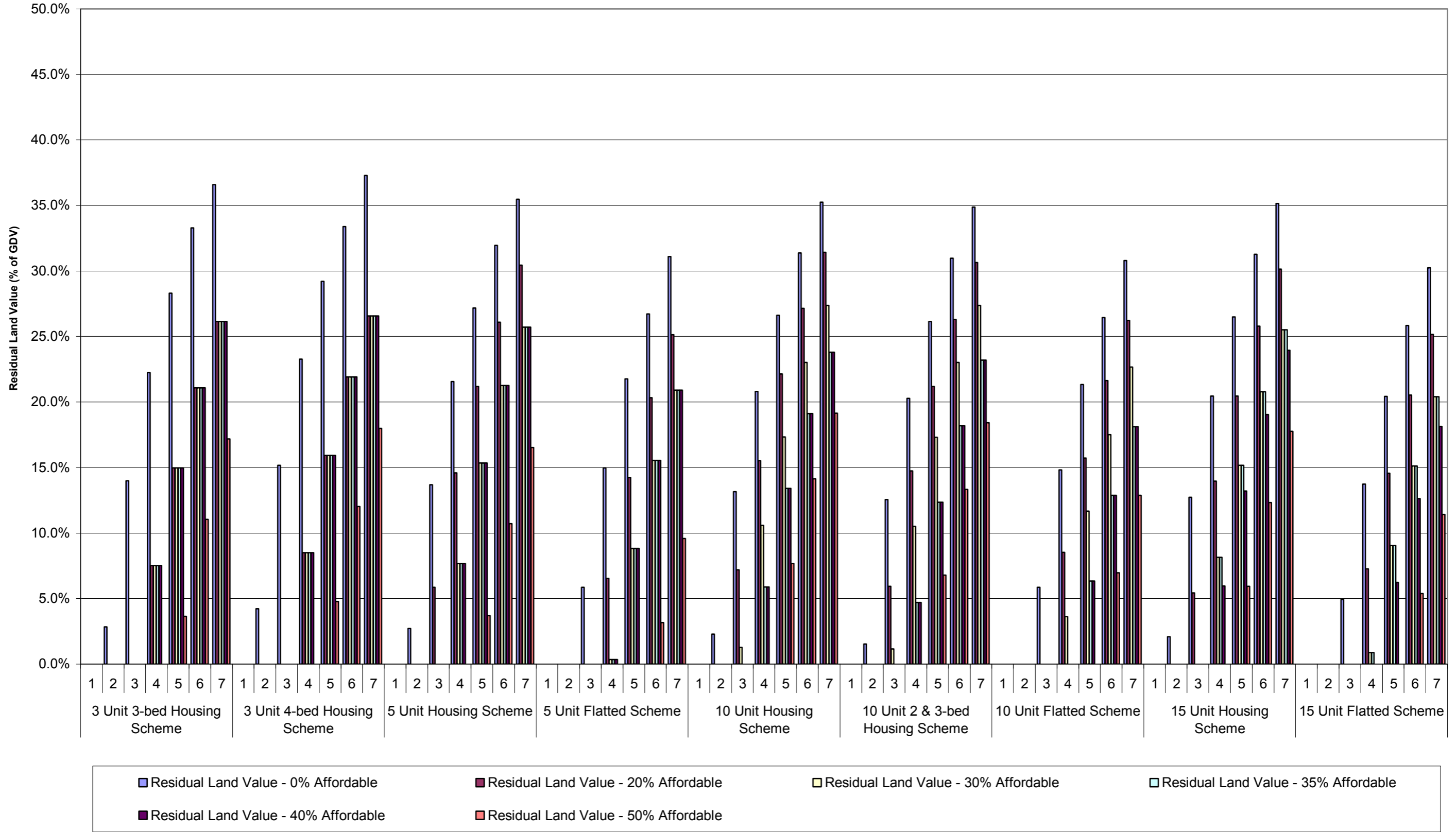


**Table 1a: Summary of Residual Land Value (as % of GDV) Appraisals for All Value Points - 70% General Needs Rent/30% Intermediate Tenure Mix Planning Infrastructure Level - £5,000**

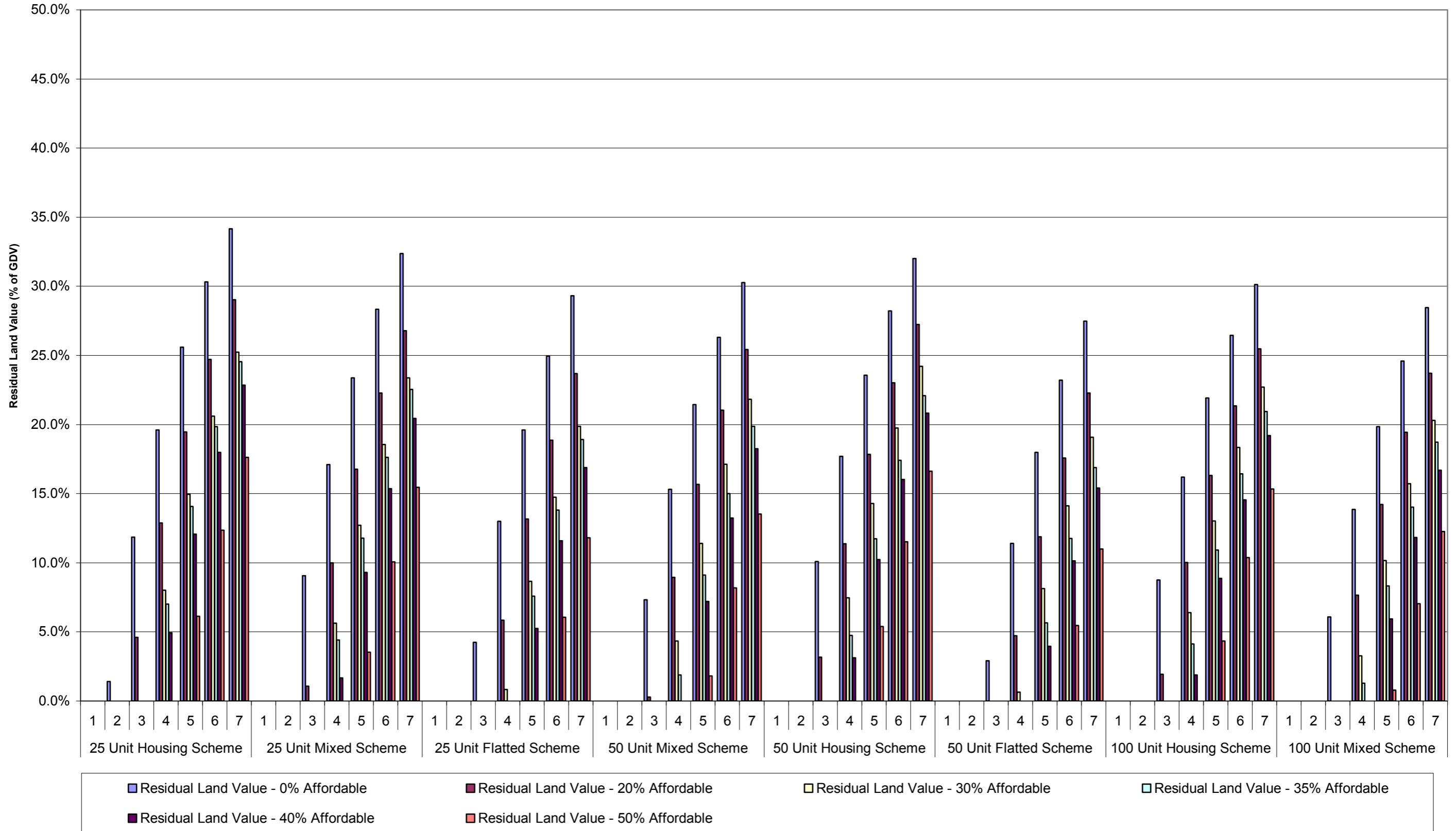
Development Scenario / Threshold	Value Point	Residual Land Value - 0% Affordable	Residual Land Value - 20% Affordable	Residual Land Value - 30% Affordable	Residual Land Value - 35% Affordable	Residual Land Value - 40% Affordable	Residual Land Value - 50% Affordable
3 Unit 3-bed Housing Scheme	1	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	2	2.8%	0.0%	0.0%	0.0%	0.0%	0.0%
	3	14.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	4	22.2%	7.5%	7.5%	7.5%	7.5%	0.0%
	5	28.3%	15.0%	15.0%	15.0%	15.0%	3.8%
	6	33.3%	21.1%	21.1%	21.1%	21.1%	11.1%
	7	36.6%	26.1%	26.1%	26.1%	26.1%	17.2%
3 Unit 4-bed Housing Scheme	1	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	2	4.2%	0.0%	0.0%	0.0%	0.0%	0.0%
	3	15.2%	0.0%	0.0%	0.0%	0.0%	0.0%
	4	23.3%	8.5%	8.5%	8.5%	8.5%	0.0%
	5	29.2%	15.9%	15.9%	15.9%	15.9%	4.8%
	6	33.4%	21.9%	21.9%	21.9%	21.9%	12.0%
	7	37.3%	26.6%	26.6%	26.6%	26.6%	18.0%
5 Unit Housing Scheme	1	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	2	2.7%	0.0%	0.0%	0.0%	0.0%	0.0%
	3	13.7%	5.9%	0.0%	0.0%	0.0%	0.0%
	4	21.6%	14.6%	7.7%	7.7%	7.7%	0.0%
	5	27.2%	21.2%	15.3%	15.3%	15.3%	3.7%
	6	32.0%	26.1%	21.3%	21.3%	21.3%	10.7%
	7	35.5%	30.4%	25.7%	25.7%	25.7%	16.8%
5 Unit Flatted Scheme	1	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	2	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	3	5.9%	0.0%	0.0%	0.0%	0.0%	0.0%
	4	15.0%	6.6%	0.4%	0.4%	0.4%	0.0%
	5	21.8%	14.2%	8.8%	8.8%	8.8%	0.0%
	6	26.7%	20.3%	15.5%	15.5%	15.5%	3.2%
	7	31.1%	25.1%	20.9%	20.9%	20.9%	9.6%
10 Unit Housing Scheme	1	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	2	2.3%	0.0%	0.0%	0.0%	0.0%	0.0%
	3	13.2%	7.2%	1.3%	0.0%	0.0%	0.0%
	4	20.8%	15.5%	10.6%	5.9%	5.9%	0.0%
	5	26.6%	22.1%	17.3%	13.4%	13.4%	7.7%
	6	31.4%	27.2%	23.0%	19.1%	19.1%	14.1%
	7	35.3%	31.4%	27.4%	23.8%	23.8%	19.1%
10 Unit 2 & 3-bed Housing Scheme	1	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	2	1.8%	0.0%	0.0%	0.0%	0.0%	0.0%
	3	12.6%	5.9%	1.2%	0.0%	0.0%	0.0%
	4	20.3%	14.7%	10.6%	4.7%	4.7%	0.0%
	5	26.2%	21.2%	17.3%	12.3%	12.3%	6.8%
	6	31.0%	26.3%	23.0%	18.2%	18.2%	13.3%
	7	34.9%	30.6%	27.4%	23.2%	23.2%	18.4%
10 Unit Flatted Scheme	1	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	2	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	3	5.9%	0.0%	0.0%	0.0%	0.0%	0.0%
	4	14.8%	8.5%	3.6%	0.0%	0.0%	0.0%
	5	21.3%	15.7%	11.7%	6.3%	6.3%	0.0%
	6	26.4%	21.6%	17.5%	12.9%	12.9%	7.0%
	7	30.8%	26.2%	22.7%	18.1%	18.1%	12.9%
15 Unit Housing Scheme	1	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	2	2.1%	0.0%	0.0%	0.0%	0.0%	0.0%
	3	12.7%	5.4%	0.0%	0.0%	0.0%	0.0%
	4	20.5%	14.0%	8.1%	8.1%	6.0%	0.0%
	5	26.5%	20.5%	15.2%	15.2%	13.2%	5.9%
	6	31.3%	25.8%	20.8%	20.8%	19.1%	12.3%
	7	35.2%	30.2%	25.8%	25.5%	24.0%	17.8%
15 Unit Flatted Scheme	1	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	2	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	3	4.9%	0.0%	0.0%	0.0%	0.0%	0.0%
	4	13.7%	7.3%	0.9%	0.0%	0.0%	0.0%
	5	20.4%	14.6%	9.1%	9.1%	6.5%	0.0%
	6	25.8%	20.6%	15.1%	15.1%	12.6%	5.4%
	7	30.2%	25.2%	20.4%	20.4%	18.2%	11.4%
25 Unit Housing Scheme	1	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	2	1.4%	0.0%	0.0%	0.0%	0.0%	0.0%
	3	11.9%	4.6%	0.0%	0.0%	0.0%	0.0%
	4	19.6%	12.9%	8.0%	7.0%	4.9%	0.0%
	5	25.6%	19.5%	15.0%	14.1%	12.1%	6.1%
	6	30.3%	24.7%	20.6%	19.8%	18.0%	12.4%
	7	34.2%	29.0%	25.2%	24.6%	22.8%	17.6%
25 Unit Mixed Scheme	1	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	2	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	3	9.1%	1.1%	0.0%	0.0%	0.0%	0.0%
	4	17.1%	10.0%	5.6%	4.4%	1.7%	0.0%
	5	23.4%	16.8%	12.7%	11.8%	9.3%	3.5%
	6	28.3%	22.3%	18.6%	17.6%	15.4%	10.1%
	7	32.4%	26.8%	23.4%	22.5%	20.4%	15.5%
25 Unit Flatted Scheme	1	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	2	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	3	4.3%	0.0%	0.0%	0.0%	0.0%	0.0%
	4	13.0%	5.8%	0.8%	0.0%	0.0%	0.0%
	5	19.6%	13.2%	8.7%	7.6%	5.3%	0.0%
	6	25.0%	19.9%	14.7%	13.8%	11.6%	6.1%
	7	29.3%	23.7%	19.9%	18.9%	16.9%	11.8%
50 Unit Mixed Scheme	1	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	2	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	3	7.3%	0.3%	0.0%	0.0%	0.0%	0.0%
	4	15.3%	8.9%	4.3%	1.9%	0.0%	0.0%
	5	21.4%	15.7%	11.4%	9.1%	7.2%	1.8%
	6	26.3%	21.0%	17.1%	15.0%	13.2%	8.2%
	7	30.3%	25.4%	21.8%	19.9%	18.2%	13.5%
50 Unit Housing Scheme	1	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	2	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	3	10.1%	3.2%	0.0%	0.0%	0.0%	0.0%
	4	17.7%	11.4%	7.5%	4.7%	3.1%	0.0%
	5	23.6%	17.8%	14.3%	11.7%	10.2%	5.4%
	6	28.2%	23.0%	19.7%	17.4%	16.0%	11.5%
	7	32.0%	27.2%	24.2%	22.1%	20.8%	16.6%
50 Unit Flatted Scheme	1	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	2	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	3	2.9%	0.0%	0.0%	0.0%	0.0%	0.0%
	4	11.4%	4.7%	0.6%	0.0%	0.0%	0.0%
	5	18.0%	11.9%	8.1%	5.7%	4.0%	0.0%
	6	23.2%	17.6%	14.1%	11.8%	10.1%	5.5%
	7	27.5%	22.3%	19.1%	16.9%	15.4%	11.0%
100 Unit Housing Scheme	1	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	2	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	3	8.8%	4.9%	0.0%	0.0%	0.0%	0.0%
	4	16.2%	10.0%	6.4%	4.1%	8.0%	0.0%
	5	21.9%	16.3%	13.0%	10.9%	8.9%	4.3%
	6	26.4%	21.4%	18.3%	16.4%	14.5%	10.4%
	7	30.1%	25.5%	22.7%	20.9%	19.2%	15.3%
100 Unit Mixed Scheme	1	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	2	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	3	6.1%	0.0%	0.0%	0.0%	0.0%	0.0%
	4	13.9%	7.6%	3.3%	1.3%	0.0%	0.0%
	5	19.8%	14.2%	10.2%	8.3%	5.9%	0.8%
	6	24.6%	19.4%	15.7%	14.0%	11.8%	7.0%
	7	28.4%	23.7%	20.3%	18.7%	16.7%	12.3%



**Graph 1a-i: Summary of Residual Land Values (as % of GDV) at 0%, 20%, 30%, 35%, 40% & 50% Affordable Housing  
 Across all Value Points - 70% General Needs Rent/30% Intermediate Tenure Mix  
 Planning Infrastructure Level - £5,000  
 Units 3-15**



**Graph 1a-ii: Summary of Residual Land Values (as % of GDV) at 0%, 20%, 30%, 35%, 40% & 50% Affordable Housing  
 Across all Value Points - 70% General Needs Rent/30% Intermediate Tenure Mix  
 Planning Infrastructure Level - £5,000  
 Units 25-100**

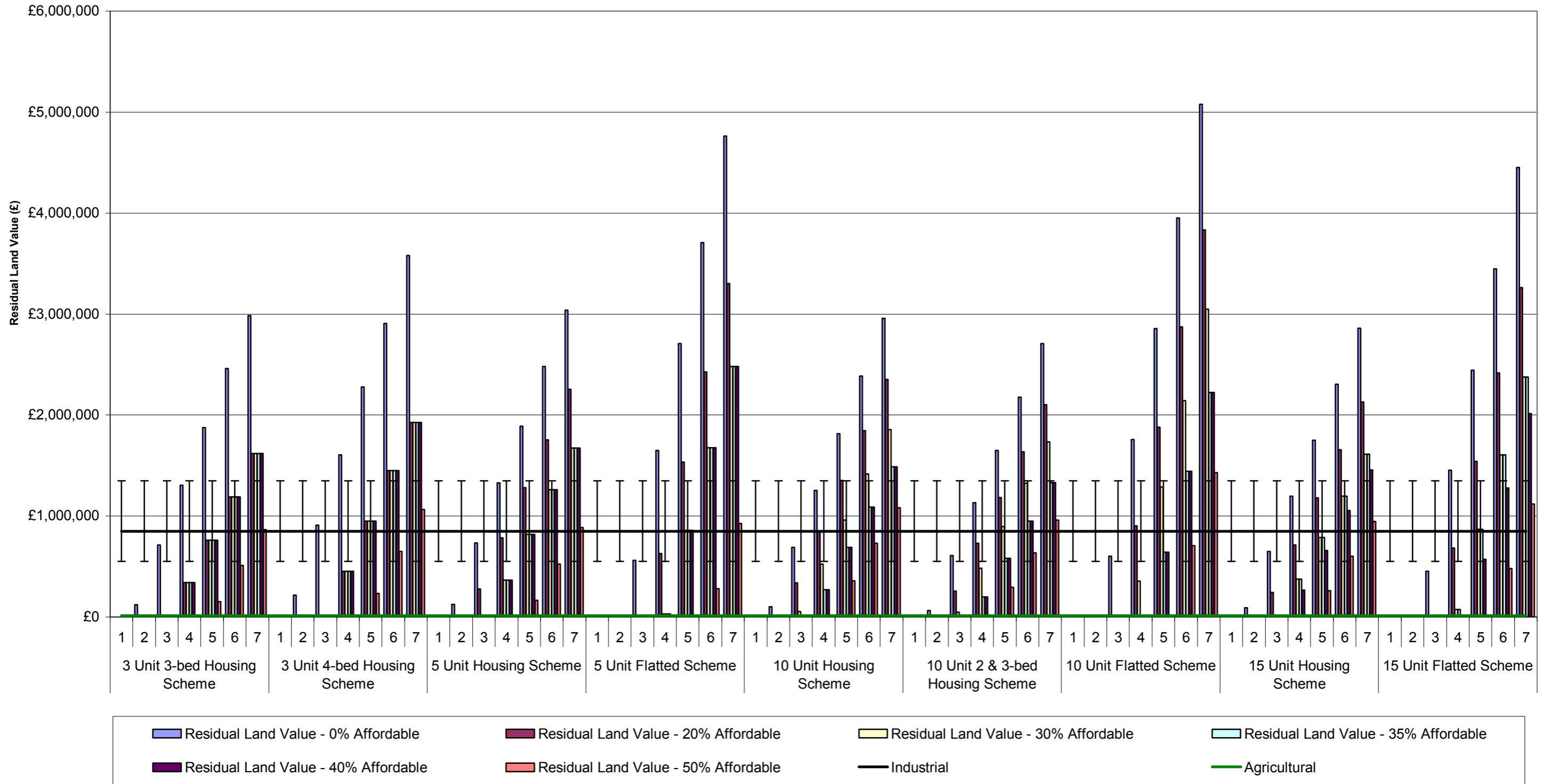


**Table 1b: Summary of Residual Land Value (£ per Ha) Appraisals for All Value Points - 70% General Needs Rent/30% Intermediate Tenure Mix  
Planning Infrastructure Level - £5,000**

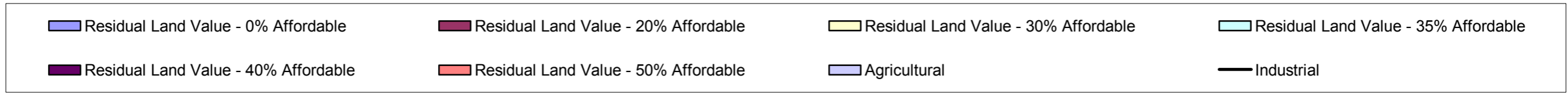
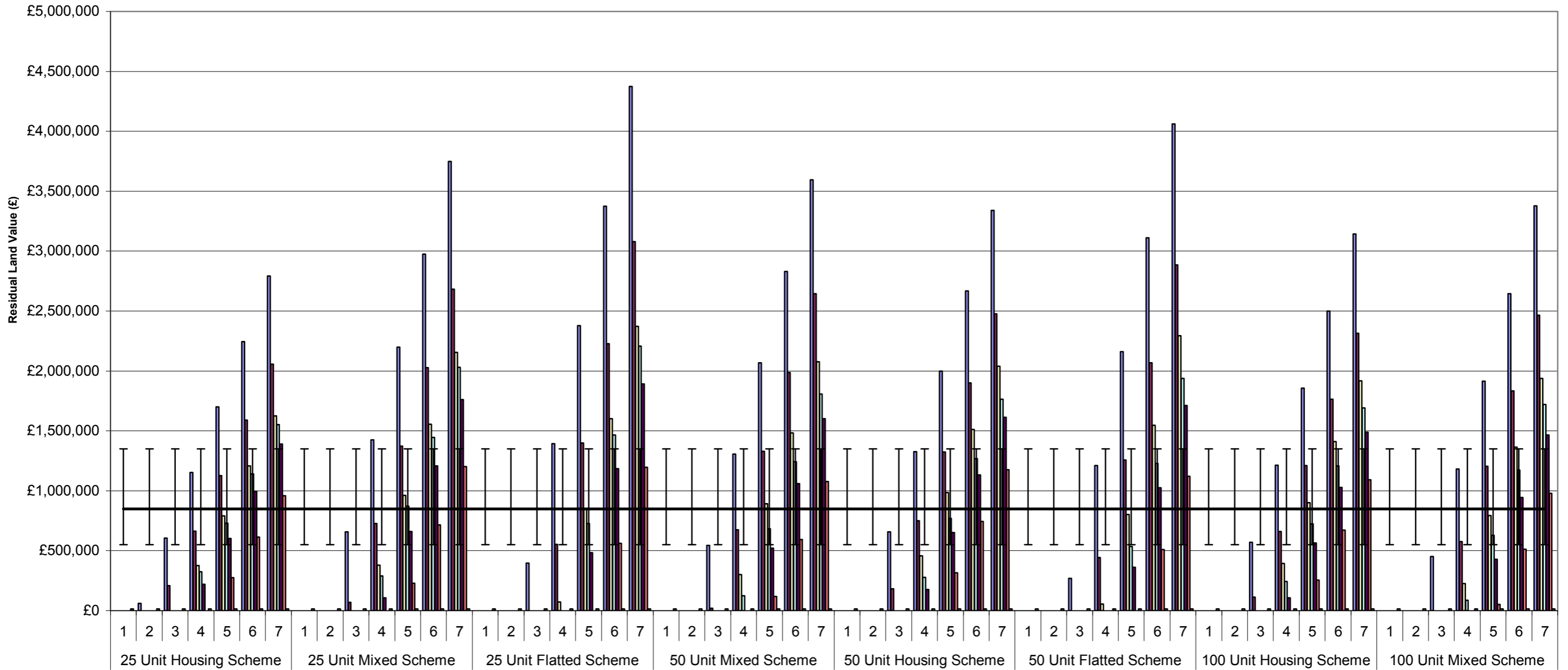
Development Scenario / Threshold	Value Point	Site Size	Residual Land Value - 0% Affordable	Residual Land Value - 20% Affordable	Residual Land Value - 30% Affordable	Residual Land Value - 35% Affordable	Residual Land Value - 40% Affordable	Residual Land Value - 50% Affordable
3 Unit 3-bed Housing Scheme	1	0.10	£0	£0	£0	£0	£0	£0
	2	0.10	£122,726	£0	£0	£0	£0	£0
	3	0.10	£713,593	£0	£0	£0	£0	£0
	4	0.10	£1,304,460	£342,066	£342,066	£342,066	£342,066	£0
	5	0.10	£1,876,373	£761,646	£761,646	£761,646	£761,646	£151,438
	6	0.10	£2,461,331	£1,189,783	£1,189,783	£1,189,783	£1,189,783	£509,166
	7	0.10	£2,984,748	£1,617,919	£1,617,919	£1,617,919	£1,617,919	£866,893
3 Unit 4-bed Housing Scheme	1	0.10	£0	£0	£0	£0	£0	£0
	2	0.10	£215,401	£0	£0	£0	£0	£0
	3	0.10	£910,539	£0	£0	£0	£0	£0
	4	0.10	£1,605,676	£453,820	£453,820	£453,820	£453,820	£0
	5	0.10	£2,277,806	£951,470	£951,470	£951,470	£951,470	£233,578
	6	0.10	£2,906,073	£1,449,120	£1,449,120	£1,449,120	£1,449,120	£648,394
	7	0.10	£3,580,356	£1,927,303	£1,927,303	£1,927,303	£1,927,303	£1,063,210
5 Unit Housing Scheme	1	0.17	£0	£0	£0	£0	£0	£0
	2	0.17	£124,176	£0	£0	£0	£0	£0
	3	0.17	£732,615	£276,062	£0	£0	£0	£0
	4	0.17	£1,327,643	£785,650	£364,787	£364,787	£364,787	£0
	5	0.17	£1,891,007	£1,282,286	£818,622	£818,622	£818,622	£164,367
	6	0.17	£2,481,193	£1,755,471	£1,259,731	£1,259,731	£1,259,731	£524,289
	7	0.17	£3,039,715	£2,254,561	£1,674,501	£1,674,501	£1,674,501	£884,210
5 Unit Flatted Scheme	1	0.07	£0	£0	£0	£0	£0	£0
	2	0.07	£0	£0	£0	£0	£0	£0
	3	0.07	£559,993	£0	£0	£0	£0	£0
	4	0.07	£1,647,923	£627,329	£30,987	£30,987	£30,987	£0
	5	0.07	£2,708,485	£1,533,549	£859,523	£859,523	£859,523	£0
	6	0.07	£3,708,070	£2,427,878	£1,676,068	£1,676,068	£1,676,068	£280,261
	7	0.07	£4,764,363	£3,300,955	£2,479,558	£2,479,558	£2,479,558	£927,188
10 Unit Housing Scheme	1	0.33	£0	£0	£0	£0	£0	£0
	2	0.33	£101,677	£0	£0	£0	£0	£0
	3	0.33	£690,578	£339,229	£55,498	£0	£0	£0
	4	0.33	£1,254,628	£839,742	£523,269	£269,616	£269,616	£0
	5	0.33	£1,813,735	£1,350,431	£961,309	£688,938	£688,938	£366,857
	6	0.33	£2,385,777	£1,844,376	£1,417,515	£1,088,513	£1,088,513	£729,391
	7	0.33	£2,957,819	£2,352,242	£1,854,404	£1,486,520	£1,486,520	£1,081,220
10 Unit 2 & 3-bed Housing Scheme	1	0.33	£0	£0	£0	£0	£0	£0
	2	0.33	£63,743	£0	£0	£0	£0	£0
	3	0.33	£608,695	£266,518	£46,900	£0	£0	£0
	4	0.33	£1,130,965	£730,843	£484,572	£198,455	£198,455	£0
	5	0.33	£1,648,362	£1,183,335	£897,045	£581,871	£581,871	£292,505
	6	0.33	£2,177,418	£1,636,015	£1,324,055	£950,198	£950,198	£504,004
	7	0.33	£2,706,474	£2,100,897	£1,733,013	£1,330,281	£1,330,281	£958,564
10 Unit Flatted Scheme	1	0.13	£0	£0	£0	£0	£0	£0
	2	0.13	£0	£0	£0	£0	£0	£0
	3	0.13	£603,069	£0	£0	£0	£0	£0
	4	0.13	£1,756,939	£904,028	£354,478	£0	£0	£0
	5	0.13	£2,857,915	£1,877,893	£1,288,631	£641,291	£641,291	£0
	6	0.13	£3,953,204	£2,872,615	£2,143,574	£1,443,700	£1,443,700	£706,895
	7	0.13	£5,077,957	£3,833,666	£3,048,703	£2,225,907	£2,225,907	£1,430,815
15 Unit Housing Scheme	1	0.50	£0	£0	£0	£0	£0	£0
	2	0.50	£90,068	£0	£0	£0	£0	£0
	3	0.50	£647,458	£243,726	£0	£0	£0	£0
	4	0.50	£1,195,102	£714,494	£376,540	£376,540	£265,460	£0
	5	0.50	£1,749,420	£1,180,279	£787,849	£787,849	£688,550	£261,676
	6	0.50	£2,303,739	£1,655,041	£1,195,936	£1,195,936	£1,053,515	£600,601
	7	0.50	£2,858,057	£2,129,804	£1,612,146	£1,612,146	£1,455,269	£947,377
15 Unit Flatted Scheme	1	0.20	£0	£0	£0	£0	£0	£0
	2	0.20	£0	£0	£0	£0	£0	£0
	3	0.20	£453,874	£0	£0	£0	£0	£0
	4	0.20	£1,454,599	£682,622	£74,377	£74,377	£0	£0
	5	0.20	£2,443,487	£1,541,435	£868,862	£868,862	£571,488	£0
	6	0.20	£3,447,371	£2,416,656	£1,605,304	£1,605,304	£1,278,401	£481,494
	7	0.20	£4,451,254	£3,261,969	£2,375,955	£2,375,955	£2,014,672	£1,117,250
25 Unit Housing Scheme	1	0.83	£0	£0	£0	£0	£0	£0
	2	0.83	£51,908	£0	£0	£0	£0	£0
	3	0.83	£605,719	£207,162	£0	£0	£0	£0
	4	0.83	£1,152,391	£662,049	£377,651	£324,094	£220,328	£0
	5	0.83	£1,699,063	£1,126,175	£789,930	£730,011	£603,648	£275,966
	6	0.83	£2,245,735	£1,591,253	£1,208,007	£1,141,175	£996,902	£613,656
	7	0.83	£2,792,407	£2,056,331	£1,626,084	£1,552,338	£1,389,956	£959,709
25 Unit Mixed Scheme	1	0.50	£0	£0	£0	£0	£0	£0
	2	0.50	£0	£0	£0	£0	£0	£0
	3	0.50	£556,743	£58,579	£0	£0	£0	£0
	4	0.50	£1,424,751	£725,861	£378,931	£291,104	£105,908	£0
	5	0.50	£2,199,529	£1,372,501	£961,434	£870,948	£659,336	£227,435
	6	0.50	£2,974,308	£2,026,624	£1,557,001	£1,446,059	£1,206,566	£716,521
	7	0.50	£3,749,086	£2,682,327	£2,154,148	£2,031,730	£1,762,175	£1,203,091
25 Unit Flatted Scheme	1	0.33	£0	£0	£0	£0	£0	£0
	2	0.33	£0	£0	£0	£0	£0	£0
	3	0.33	£396,885	£0	£0	£0	£0	£0
	4	0.33	£1,393,521	£552,306	£72,303	£0	£0	£0
	5	0.33	£2,371,300	£1,400,110	£848,825	£727,490	£484,743	£0
	6	0.33	£3,375,445	£2,228,597	£1,601,159	£1,466,110	£1,184,451	£661,827
	7	0.33	£4,373,590	£3,076,703	£2,371,823	£2,206,125	£1,891,100	£1,196,556
50 Unit Mixed Scheme	1	1.00	£0	£0	£0	£0	£0	£0
	2	1.00	£0	£0	£0	£0	£0	£0
	3	1.00	£543,278	£19,438	£0	£0	£0	£0
	4	1.00	£1,305,887	£674,333	£302,069	£125,796	£0	£0
	5	1.00	£2,068,496	£1,330,765	£891,041	£682,479	£520,064	£119,570
	6	1.00	£2,831,105	£1,886,438	£1,459,128	£1,244,193	£1,059,329	£695,258
	7	1.00	£3,593,714	£2,643,629	£2,078,492	£1,808,944	£1,607,632	£1,078,767
50 Unit Housing Scheme	1	1.25	£0	£0	£0	£0	£0	£0
	2	1.25	£0	£0	£0	£0	£0	£0
	3	1.25	£657,514	£182,347	£0	£0	£0	£0
	4	1.25	£1,327,804	£750,195	£458,613	£277,577	£177,979	£0
	5	1.25	£1,998,094	£1,324,784	£984,659	£770,173	£651,473	£314,592
	6	1.25	£2,668,384	£1,900,587	£1,511,920	£1,267,452	£1,152,791	£744,123
	7	1.25	£3,338,674	£2,476,391	£2,039,180	£1,764,731	£1,614,108	£1,176,897
50 Unit Flatted Scheme	1	0.67	£0	£0	£0	£0	£0	£0
	2	0.67	£0	£0	£0	£0	£0	£0
	3	0.67	£269,657	£0	£0	£0	£0	£0
	4	0.67	£1,211,283	£443,331	£56,218	£0	£0	£0
	5	0.67	£2,161,081	£1,256,409	£803,790	£534,554	£362,729	£0
	6	0.67	£3,110,878	£2,068,392	£1,545,678	£1,228,857	£1,025,906	£508,433
	7	0.67	£4,060,675	£2,886,041	£2,295,498	£1,938,869	£1,711,406	£1,120,864
100 Unit Housing Scheme	1	2.50	£0	£0	£0	£0	£0	£0
	2	2.50	£0	£0	£0	£0	£0	£0
	3	2.50	£571,546	£111,682	£0	£0	£0	£0
	4	2.50	£1,214,398	£660,433	£393,618	£243,628	£107,578	£0
	5	2.50	£1,857,249	£1,211,501	£900,765	£725,526	£565,753	£255,017
	6	2.50	£2,500,100	£1,763,733	£1,409,369	£1,209,171	£1,027,367	£673,003
	7	2.50	£3,142,951	£2,315,966	£1,917,973	£1,692,817	£1,488,981	£1,090,988
100 Unit Mixed Scheme	1	2.00	£0	£0	£0	£0	£0	£0
	2	2.00	£0	£0	£0	£0	£0	£0
	3	2.00	£450,826	£0	£0	£0	£0	£0
	4	2.00	£1,182,217	£576,516	£277,110	£86,576	£0	£0
	5	2.00	£1,913,608	£1,206,077	£795,057	£628,720	£428,562	£52,687
	6	2.00	£2,644,999	£1,834,909	£1,365,346	£1,173,962	£945,752	£513,822
	7	2.00	£3,376,390	£2,465,197	£1,937,819	£1,721,753	£1,465,855	£979,977

Source: Adams Integra, June 2009

**Graph 1b-i: Summary of Residual Land Values (£ per Ha) at 0%, 20%, 30%, 35%, 40% & 50% Affordable Housing Across All Value Points - 70% General Needs  
Rent/30% Intermediate Tenure Mix  
Planning Infrastructure Level - £5,000 - Units 3-15**



**Graph 1b-ii: Summary of Residual Land Values (per Ha) at 0%, 20%, 30%, 35%, 40% & 50% Affordable Housing Across All Value Points - 70% General Needs Rent/30% Intermediate Tenure Mix  
Planning Infrastructure Level - £5,000 - Units 25-100**



**Table 2: Summary Table Showing Results of Residual Land Value Appraisals and Reduction in Land Residual - Value Point 1  
70% General Needs Rent/30% Intermediate Tenure Mix  
Planning Infrastructure Level - £5,000**

1	2	3	4	5	6	7	8	
Value Point	Number of Units	Scenario	GDV	Development Cost	Developer Profit (@15%)	Finance & Land Costs	Residual Land Price	% Land Residual (of GDV)
Value Point 1	3 Unit 3-bed Housing Scheme	0% Affordable Housing	£357,000	£315,293	£53,550	£36,059	£0	0.0%
		20% Affordable Housing	£291,000	£315,293	£38,880	£36,069	£0	0.0%
		30% Affordable Housing	£291,000	£315,293	£38,880	£36,069	£0	0.0%
		35% Affordable Housing	£291,000	£315,293	£38,880	£36,069	£0	0.0%
		40% Affordable Housing	£291,000	£315,293	£38,880	£36,069	£0	0.0%
	3 Unit 4-bed Housing Scheme	0% Affordable Housing	£420,000	£366,795	£53,000	£39,360	£0	0.0%
		20% Affordable Housing	£341,000	£366,795	£45,660	£38,175	£0	0.0%
		30% Affordable Housing	£341,000	£366,795	£45,660	£38,175	£0	0.0%
		35% Affordable Housing	£341,000	£366,795	£45,660	£38,175	£0	0.0%
		40% Affordable Housing	£341,000	£366,795	£45,660	£38,175	£0	0.0%
	5 Unit Housing Scheme	0% Affordable Housing	£637,000	£559,823	£95,550	£67,743	£0	0.0%
		20% Affordable Housing	£571,000	£559,823	£90,880	£66,753	£0	0.0%
		30% Affordable Housing	£508,020	£559,823	£64,501	£65,808	£0	0.0%
		35% Affordable Housing	£508,020	£559,823	£64,501	£65,808	£0	0.0%
		40% Affordable Housing	£508,020	£559,823	£64,501	£65,808	£0	0.0%
	5 Unit Flatted Scheme	0% Affordable Housing	£469,000	£458,998	£70,350	£59,692	£0	0.0%
		20% Affordable Housing	£420,200	£458,998	£58,980	£58,960	£0	0.0%
		30% Affordable Housing	£380,804	£458,998	£48,174	£58,369	£0	0.0%
		35% Affordable Housing	£380,804	£458,998	£48,174	£58,369	£0	0.0%
		40% Affordable Housing	£380,804	£458,998	£48,174	£58,369	£0	0.0%
	10 Unit Housing Scheme	0% Affordable Housing	£1,211,000	£1,068,143	£181,650	£131,715	£0	0.0%
		20% Affordable Housing	£1,100,900	£1,068,143	£154,884	£130,064	£0	0.0%
		30% Affordable Housing	£1,021,900	£1,068,143	£137,544	£128,879	£0	0.0%
		35% Affordable Housing	£963,900	£1,068,143	£124,614	£128,009	£0	0.0%
		40% Affordable Housing	£963,900	£1,068,143	£124,614	£128,009	£0	0.0%
	10 Unit 2 & 3-bed Housing Scheme	0% Affordable Housing	£1,120,000	£993,750	£168,000	£126,270	£0	0.0%
		20% Affordable Housing	£1,009,900	£993,750	£141,234	£124,618	£0	0.0%
		30% Affordable Housing	£951,900	£993,750	£128,304	£123,748	£0	0.0%
		35% Affordable Housing	£885,900	£993,750	£113,634	£122,758	£0	0.0%
		40% Affordable Housing	£885,900	£993,750	£113,634	£122,758	£0	0.0%
10 Unit Flatted Scheme	0% Affordable Housing	£938,000	£917,995	£140,700	£119,384	£0	0.0%	
	20% Affordable Housing	£849,804	£917,995	£118,524	£118,061	£0	0.0%	
	30% Affordable Housing	£801,004	£917,995	£107,154	£117,329	£0	0.0%	
	35% Affordable Housing	£752,204	£917,995	£95,784	£116,597	£0	0.0%	
	40% Affordable Housing	£752,204	£917,995	£95,784	£116,597	£0	0.0%	
15 Unit Housing Scheme	0% Affordable Housing	£1,778,000	£1,570,740	£266,700	£195,269	£0	0.0%	
	20% Affordable Housing	£1,588,900	£1,570,740	£222,594	£192,433	£0	0.0%	
	30% Affordable Housing	£1,464,900	£1,570,740	£194,994	£190,573	£0	0.0%	
	35% Affordable Housing	£1,464,900	£1,570,740	£194,994	£190,573	£0	0.0%	
	40% Affordable Housing	£1,412,800	£1,570,740	£181,158	£189,791	£0	0.0%	
15 Unit Flatted Scheme	0% Affordable Housing	£1,288,000	£1,270,445	£193,200	£171,446	£0	0.0%	
	20% Affordable Housing	£1,167,804	£1,270,445	£162,804	£169,643	£0	0.0%	
	30% Affordable Housing	£1,087,004	£1,270,445	£143,214	£168,431	£0	0.0%	
	35% Affordable Housing	£1,087,004	£1,270,445	£143,214	£168,431	£0	0.0%	
	40% Affordable Housing	£1,040,804	£1,270,445	£132,000	£167,738	£0	0.0%	
		50% Affordable Housing	£960,004	£1,270,445	£112,410	£166,526	£0	0.0%

**Table 2: Summary Table Showing Results of Residual Land Value Appraisals and Reduction in Land Residual - Value Point 1  
70% General Needs Rent/30% Intermediate Tenure Mix  
Planning Infrastructure Level - £5,000**

1	2	3	4	5	6	7	8	
Value Point	Number of Units	Scenario	GDV	Development Cost	Developer Profit (@15%)	Finance & Land Costs	Residual Land Price	% Land Residual (of GDV)
Value Point 1	25 Unit Housing Scheme	0% Affordable Housing	£2,968,000	£2,621,715	£445,200	£351,329	£0	0.0%
		20% Affordable Housing	£2,654,900	£2,621,715	£373,494	£346,632	£0	0.0%
		30% Affordable Housing	£2,465,800	£2,621,715	£329,388	£343,796	£0	0.0%
		35% Affordable Housing	£2,421,700	£2,621,715	£317,292	£343,134	£0	0.0%
		40% Affordable Housing	£2,355,700	£2,621,715	£302,622	£342,144	£0	0.0%
		50% Affordable Housing	£2,166,600	£2,621,715	£258,516	£339,308	£0	0.0%
	25 Unit Mxed Scheme	0% Affordable Housing	£2,534,000	£2,330,685	£380,100	£326,202	£0	0.0%
		20% Affordable Housing	£2,265,800	£2,330,685	£318,396	£322,179	£0	0.0%
		30% Affordable Housing	£2,128,404	£2,330,685	£294,700	£320,116	£0	0.0%
		35% Affordable Housing	£2,084,304	£2,330,685	£272,604	£319,457	£0	0.0%
		40% Affordable Housing	£2,018,304	£2,330,685	£257,934	£318,467	£0	0.0%
		50% Affordable Housing	£1,874,104	£2,330,685	£223,830	£316,304	£0	0.0%
	25 Unit Flatted Scheme	0% Affordable Housing	£2,154,600	£2,124,512	£323,190	£307,323	£0	0.0%
		20% Affordable Housing	£1,946,800	£2,124,512	£272,796	£304,206	£0	0.0%
		30% Affordable Housing	£1,826,604	£2,124,512	£242,400	£302,403	£0	0.0%
		35% Affordable Housing	£1,787,208	£2,124,512	£231,594	£301,812	£0	0.0%
		40% Affordable Housing	£1,738,408	£2,124,512	£220,224	£301,080	£0	0.0%
		50% Affordable Housing	£1,618,212	£2,124,512	£189,829	£299,277	£0	0.0%
	50 Unit Mxed Scheme	0% Affordable Housing	£5,192,600	£4,803,452	£778,890	£757,748	£0	0.0%
		20% Affordable Housing	£4,681,104	£4,803,452	£957,354	£750,076	£0	0.0%
		30% Affordable Housing	£4,381,908	£4,803,452	£588,498	£745,588	£0	0.0%
		35% Affordable Housing	£4,237,708	£4,803,452	£554,394	£743,425	£0	0.0%
		40% Affordable Housing	£4,118,312	£4,803,452	£526,249	£741,649	£0	0.0%
		50% Affordable Housing	£3,844,916	£4,803,452	£462,283	£737,533	£0	0.0%
	50 Unit Housing Scheme	0% Affordable Housing	£5,705,000	£5,054,588	£855,750	£786,075	£0	0.0%
		20% Affordable Housing	£5,113,700	£5,054,588	£717,582	£777,206	£0	0.0%
		30% Affordable Housing	£4,821,600	£5,054,588	£650,286	£772,824	£0	0.0%
		35% Affordable Housing	£4,632,500	£5,054,588	£606,180	£769,988	£0	0.0%
		40% Affordable Housing	£4,522,400	£5,054,588	£579,414	£768,336	£0	0.0%
		50% Affordable Housing	£4,230,300	£5,054,588	£512,118	£763,955	£0	0.0%
50 Unit Flatted Scheme	0% Affordable Housing	£4,333,000	£4,270,333	£949,950	£701,037	£0	0.0%	
	20% Affordable Housing	£3,916,808	£4,270,333	£546,984	£694,794	£0	0.0%	
	30% Affordable Housing	£3,715,812	£4,270,333	£496,999	£691,779	£0	0.0%	
	35% Affordable Housing	£3,588,812	£4,270,333	£466,195	£689,874	£0	0.0%	
	40% Affordable Housing	£3,500,616	£4,270,333	£444,019	£688,551	£0	0.0%	
	50% Affordable Housing	£3,299,620	£4,270,333	£394,033	£685,536	£0	0.0%	
100 Unit Housing Scheme	0% Affordable Housing	£11,410,000	£10,109,175	£1,711,500	£1,770,076	£0	0.0%	
	20% Affordable Housing	£10,227,400	£10,109,175	£1,435,164	£1,752,337	£0	0.0%	
	30% Affordable Housing	£9,657,100	£10,109,175	£1,301,406	£1,743,782	£0	0.0%	
	35% Affordable Housing	£9,344,000	£10,109,175	£1,229,700	£1,739,086	£0	0.0%	
	40% Affordable Housing	£9,044,800	£10,109,175	£1,158,828	£1,734,598	£0	0.0%	
	50% Affordable Housing	£8,474,500	£10,109,175	£1,025,070	£1,726,043	£0	0.0%	
100 Unit Mxed Scheme	0% Affordable Housing	£10,385,200	£9,606,903	£1,557,780	£1,704,269	£0	0.0%	
	20% Affordable Housing	£9,362,208	£9,606,903	£1,314,708	£1,688,924	£0	0.0%	
	30% Affordable Housing	£8,766,416	£9,606,903	£1,177,153	£1,679,988	£0	0.0%	
	35% Affordable Housing	£8,535,220	£9,606,903	£1,121,197	£1,676,520	£0	0.0%	
	40% Affordable Housing	£8,238,624	£9,606,903	£1,052,497	£1,672,071	£0	0.0%	
	50% Affordable Housing	£7,692,432	£9,606,903	£924,722	£1,663,878	£0	0.0%	

Source: Adams Integra, June 2009

**Table 3: Summary Table Showing Results of Residual Land Value Appraisals and Reduction in Land Residual - Value Point 2  
70% General Needs Rent/30% Intermediate Tenure Mix  
Planning Infrastructure Level - £5,000**

1	2	3	4	5	6	7	8	
Value Point	Number of Units	Scenario	GDV	Development Cost	Developer Profit (@15%)	Finance & Land Costs	Residual Land Price	% Land Residual (of GDV)
Value Point 2	3 Unit 3-bed Housing Scheme	0% Affordable Housing	£433,500	£315,293	£65,025	£40,910	£12,273	2.8%
		20% Affordable Housing	£346,000	£315,293	£46,770	£35,894	£0	0.0%
		30% Affordable Housing	£346,000	£315,293	£46,770	£35,894	£0	0.0%
		35% Affordable Housing	£346,000	£315,293	£46,770	£35,894	£0	0.0%
		40% Affordable Housing	£346,000	£315,293	£46,770	£35,894	£0	0.0%
	3 Unit 4-bed Housing Scheme	0% Affordable Housing	£510,000	£366,795	£76,500	£45,165	£21,540	4.2%
		20% Affordable Housing	£405,000	£366,795	£54,900	£39,135	£0	0.0%
		30% Affordable Housing	£405,000	£366,795	£54,900	£39,135	£0	0.0%
		35% Affordable Housing	£405,000	£366,795	£54,900	£39,135	£0	0.0%
		40% Affordable Housing	£405,000	£366,795	£54,900	£39,135	£0	0.0%
	5 Unit Housing Scheme	0% Affordable Housing	£773,500	£559,823	£116,025	£76,543	£21,110	2.7%
		20% Affordable Housing	£686,000	£559,823	£97,770	£68,478	£0	0.0%
		30% Affordable Housing	£607,810	£559,823	£77,779	£67,305	£0	0.0%
		35% Affordable Housing	£607,810	£559,823	£77,779	£67,305	£0	0.0%
		40% Affordable Housing	£607,810	£559,823	£77,779	£67,305	£0	0.0%
	5 Unit Flatted Scheme	0% Affordable Housing	£569,500	£458,998	£85,425	£61,199	£0	0.0%
		20% Affordable Housing	£503,600	£458,998	£71,220	£60,211	£0	0.0%
		30% Affordable Housing	£455,762	£458,998	£58,099	£59,493	£0	0.0%
		35% Affordable Housing	£455,762	£458,998	£58,099	£59,493	£0	0.0%
		40% Affordable Housing	£455,762	£458,998	£58,099	£59,493	£0	0.0%
	10 Unit Housing Scheme	0% Affordable Housing	£1,470,500	£1,068,143	£220,575	£148,229	£33,553	2.3%
		20% Affordable Housing	£1,329,450	£1,068,143	£187,632	£133,492	£0	0.0%
		30% Affordable Housing	£1,224,450	£1,068,143	£166,032	£131,917	£0	0.0%
		35% Affordable Housing	£1,146,950	£1,068,143	£149,907	£130,755	£0	0.0%
		40% Affordable Housing	£1,146,950	£1,068,143	£149,907	£130,755	£0	0.0%
	10 Unit 2 & 3-bed Housing Scheme	0% Affordable Housing	£1,360,000	£993,750	£204,000	£141,215	£21,035	1.5%
		20% Affordable Housing	£1,218,950	£993,750	£171,057	£127,754	£0	0.0%
		30% Affordable Housing	£1,141,450	£993,750	£154,932	£126,591	£0	0.0%
		35% Affordable Housing	£1,053,950	£993,750	£136,677	£125,279	£0	0.0%
		40% Affordable Housing	£1,053,950	£993,750	£136,677	£125,279	£0	0.0%
	10 Unit Flatted Scheme	0% Affordable Housing	£1,139,000	£917,995	£170,850	£122,399	£0	0.0%
		20% Affordable Housing	£1,025,262	£917,995	£143,524	£120,693	£0	0.0%
		30% Affordable Housing	£959,362	£917,995	£129,319	£119,704	£0	0.0%
		35% Affordable Housing	£893,462	£917,995	£115,114	£118,716	£0	0.0%
		40% Affordable Housing	£893,462	£917,995	£115,114	£118,716	£0	0.0%
	15 Unit Housing Scheme	0% Affordable Housing	£2,159,000	£1,570,740	£323,850	£219,376	£45,034	2.1%
		20% Affordable Housing	£1,912,950	£1,570,740	£269,307	£197,293	£0	0.0%
		30% Affordable Housing	£1,747,950	£1,570,740	£234,927	£194,818	£0	0.0%
		35% Affordable Housing	£1,747,950	£1,570,740	£234,927	£194,818	£0	0.0%
		40% Affordable Housing	£1,684,400	£1,570,740	£218,109	£193,865	£0	0.0%
	15 Unit Flatted Scheme	0% Affordable Housing	£1,584,000	£1,270,445	£234,600	£175,586	£0	0.0%
		20% Affordable Housing	£1,405,262	£1,270,445	£196,924	£173,205	£0	0.0%
		30% Affordable Housing	£1,294,362	£1,270,445	£172,369	£171,541	£0	0.0%
		35% Affordable Housing	£1,294,362	£1,270,445	£172,369	£171,541	£0	0.0%
		40% Affordable Housing	£1,237,762	£1,270,445	£158,722	£170,692	£0	0.0%
50% Affordable Housing	£1,126,862	£1,270,445	£134,167	£169,029	£0	0.0%		

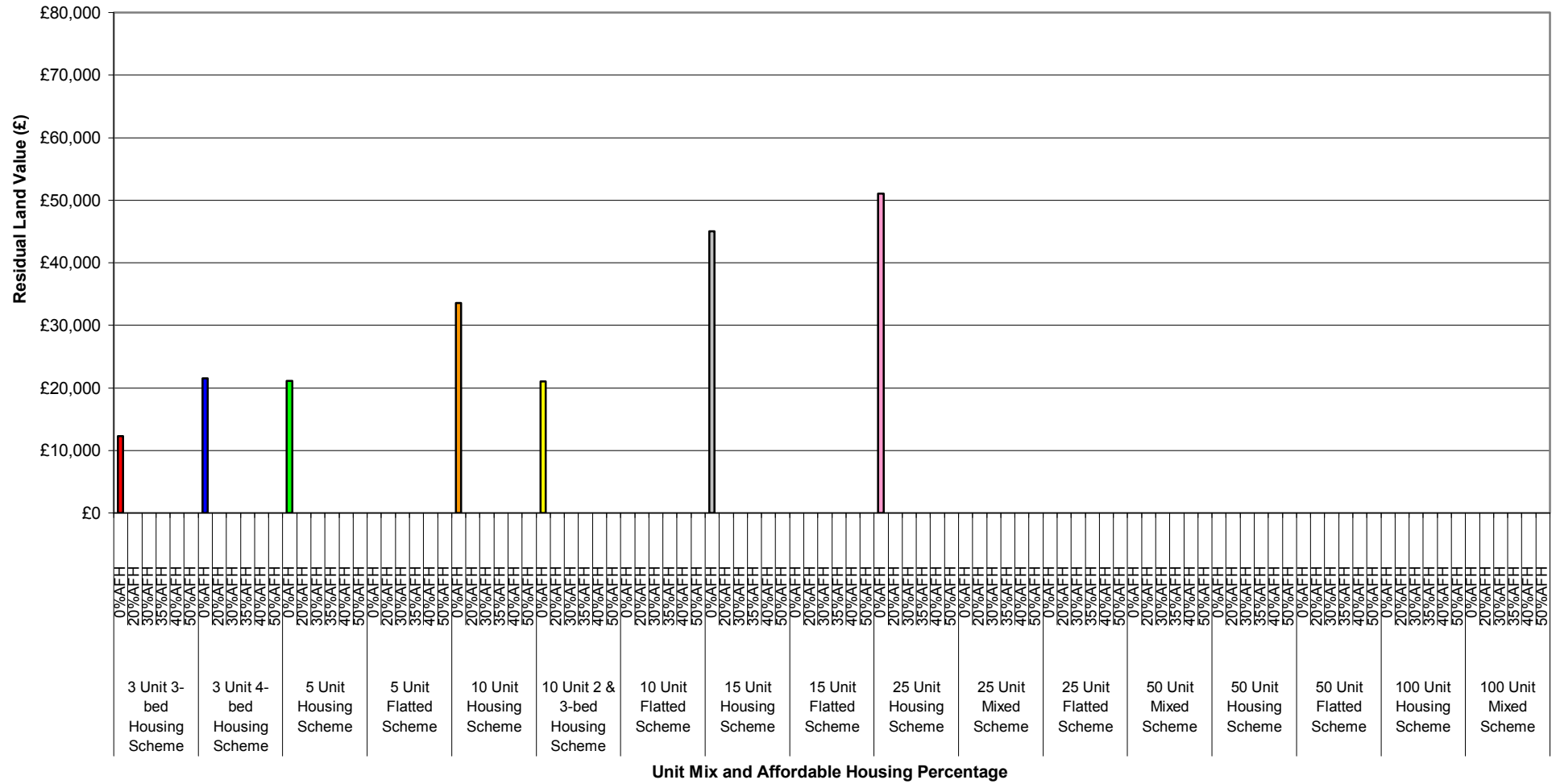


**Table 3: Summary Table Showing Results of Residual Land Value Appraisals and Reduction in Land Residual - Value Point 2  
70% General Needs Rent/30% Intermediate Tenure Mix  
Planning Infrastructure Level - £5,000**

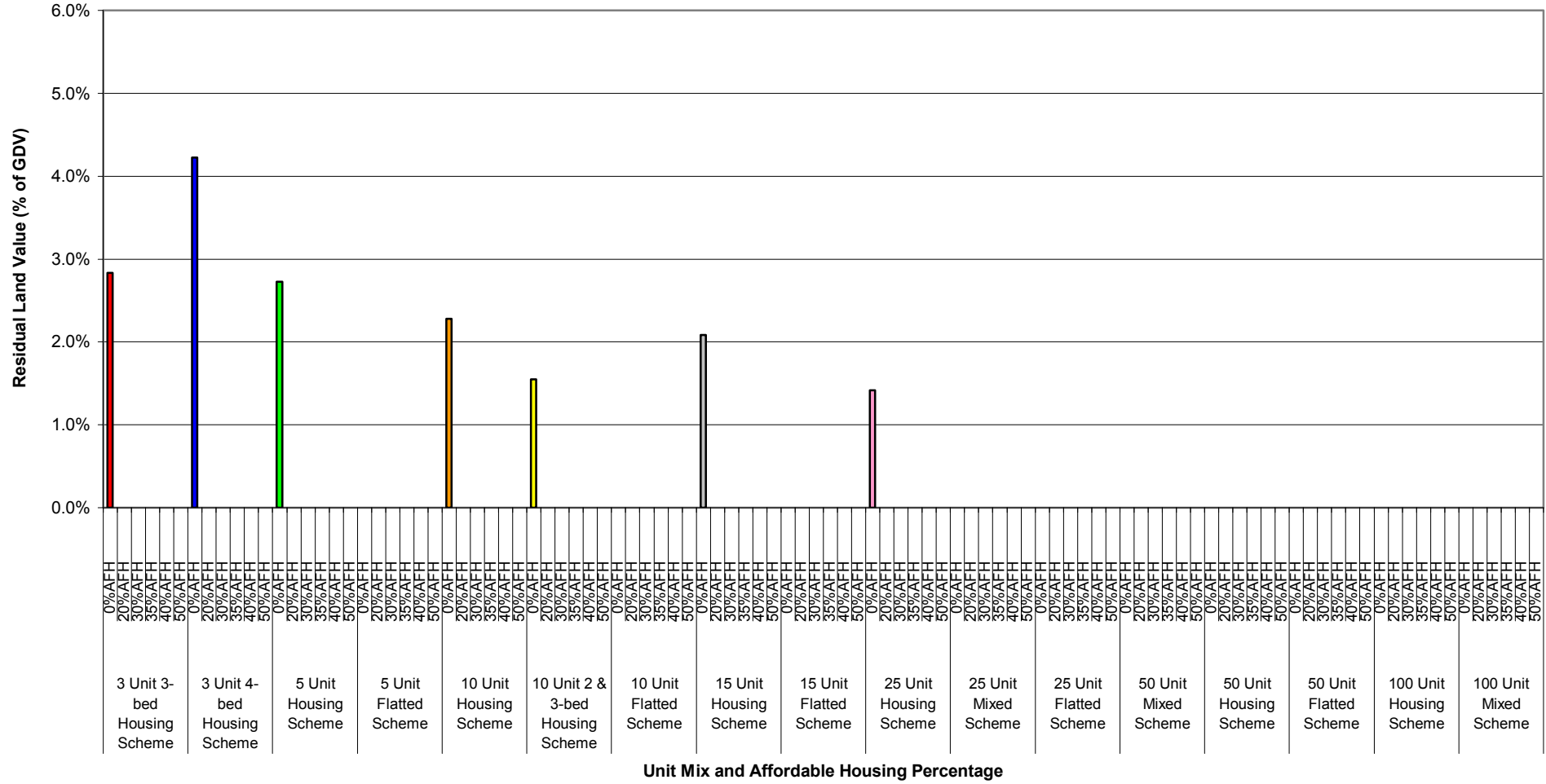
1	2	3	4	5	6	7	8	
Value Point	Number of Units	Scenario	GDV	Development Cost	Developer Profit (@15%)	Finance & Land Costs	Residual Land Price	% Land Residual (of GDV)
Value Point 2	25 Unit Housing Scheme	0% Affordable Housing	£3,604,000	£2,621,715	£540,600	£390,634	£51,051	1.4%
		20% Affordable Housing	£3,192,950	£2,621,715	£451,677	£354,703	£0	0.0%
		30% Affordable Housing	£2,946,900	£2,621,715	£387,134	£351,012	£0	0.0%
		35% Affordable Housing	£2,893,350	£2,621,715	£382,446	£350,209	£0	0.0%
		40% Affordable Housing	£2,805,850	£2,621,715	£364,191	£348,897	£0	0.0%
		50% Affordable Housing	£2,559,800	£2,621,715	£309,648	£345,206	£0	0.0%
	25 Unit Mixed Scheme	0% Affordable Housing	£3,077,000	£2,330,685	£461,550	£334,347	£0	0.0%
		20% Affordable Housing	£2,722,900	£2,330,685	£384,918	£329,036	£0	0.0%
		30% Affordable Housing	£2,542,562	£2,330,685	£343,192	£326,331	£0	0.0%
		35% Affordable Housing	£2,489,012	£2,330,685	£328,504	£325,527	£0	0.0%
		40% Affordable Housing	£2,401,512	£2,330,685	£310,249	£324,215	£0	0.0%
		50% Affordable Housing	£2,212,412	£2,330,685	£267,997	£321,378	£0	0.0%
	25 Unit Flatted Scheme	0% Affordable Housing	£2,616,300	£2,124,512	£392,445	£314,248	£0	0.0%
		20% Affordable Housing	£2,337,900	£2,124,512	£329,688	£310,072	£0	0.0%
		30% Affordable Housing	£2,179,162	£2,124,512	£292,012	£307,691	£0	0.0%
		35% Affordable Housing	£2,131,324	£2,124,512	£278,890	£306,974	£0	0.0%
		40% Affordable Housing	£2,065,424	£2,124,512	£264,685	£305,985	£0	0.0%
		50% Affordable Housing	£1,906,686	£2,124,512	£227,009	£303,604	£0	0.0%
	50 Unit Mixed Scheme	0% Affordable Housing	£6,305,300	£4,803,452	£945,795	£774,439	£0	0.0%
		20% Affordable Housing	£5,633,912	£4,803,452	£795,199	£764,368	£0	0.0%
		30% Affordable Housing	£5,240,174	£4,803,452	£709,762	£758,462	£0	0.0%
		35% Affordable Housing	£5,051,074	£4,803,452	£667,510	£755,625	£0	0.0%
		40% Affordable Housing	£4,898,236	£4,803,452	£632,789	£753,333	£0	0.0%
		50% Affordable Housing	£4,535,398	£4,803,452	£553,338	£747,890	£0	0.0%
	50 Unit Housing Scheme	0% Affordable Housing	£6,927,500	£5,054,588	£1,039,125	£850,422	£0	0.0%
		20% Affordable Housing	£6,156,850	£5,054,588	£868,191	£792,853	£0	0.0%
		30% Affordable Housing	£5,773,300	£5,054,588	£784,743	£787,100	£0	0.0%
		35% Affordable Housing	£5,527,250	£5,054,588	£730,200	£783,409	£0	0.0%
		40% Affordable Housing	£5,386,200	£5,054,588	£697,257	£781,293	£0	0.0%
		50% Affordable Housing	£5,002,650	£5,054,588	£613,809	£775,540	£0	0.0%
50 Unit Flatted Scheme	0% Affordable Housing	£5,261,500	£4,270,333	£789,225	£714,965	£0	0.0%	
	20% Affordable Housing	£4,710,624	£4,270,333	£661,465	£706,701	£0	0.0%	
	30% Affordable Housing	£4,440,986	£4,270,333	£599,234	£702,657	£0	0.0%	
	35% Affordable Housing	£4,273,486	£4,270,333	£561,032	£700,144	£0	0.0%	
	40% Affordable Housing	£4,159,748	£4,270,333	£533,706	£698,438	£0	0.0%	
	50% Affordable Housing	£3,890,110	£4,270,333	£471,475	£694,394	£0	0.0%	
100 Unit Housing Scheme	0% Affordable Housing	£13,855,000	£10,109,175	£2,078,250	£1,806,751	£0	0.0%	
	20% Affordable Housing	£12,313,700	£10,109,175	£1,736,382	£1,783,631	£0	0.0%	
	30% Affordable Housing	£11,570,550	£10,109,175	£1,570,923	£1,772,484	£0	0.0%	
	35% Affordable Housing	£11,159,500	£10,109,175	£1,482,000	£1,766,318	£0	0.0%	
	40% Affordable Housing	£10,772,400	£10,109,175	£1,394,514	£1,760,512	£0	0.0%	
	50% Affordable Housing	£10,029,250	£10,109,175	£1,229,055	£1,749,365	£0	0.0%	
100 Unit Mixed Scheme	0% Affordable Housing	£12,610,600	£9,606,903	£1,891,590	£1,737,650	£0	0.0%	
	20% Affordable Housing	£11,267,824	£9,606,903	£1,590,397	£1,717,509	£0	0.0%	
	30% Affordable Housing	£10,489,648	£9,606,903	£1,420,083	£1,705,836	£0	0.0%	
	35% Affordable Housing	£10,180,910	£9,606,903	£1,350,457	£1,701,205	£0	0.0%	
	40% Affordable Housing	£9,796,472	£9,606,903	£1,265,578	£1,695,438	£0	0.0%	
	50% Affordable Housing	£9,080,096	£9,606,903	£1,107,234	£1,684,693	£0	0.0%	

Source: Adams Integra, June 2009

**Graph 2 - Residual Land Value (£) - Value Point 2**  
**70% General Needs Rent/30% Intermediate Tenure Mix**  
**Planning Infrastructure Level - £5,000**



**Graph 3 - Residual Land Value (% of GDV) - Value Point 2**  
**70% General Needs Rent/30% Intermediate Tenure Mix**  
**Planning Infrastructure Level - £5,000**



**Table 4: Summary Table Showing Results of Residual Land Value Appraisals and Reduction in Land Residual - Value Point 3  
70% General Needs Rent/30% Intermediate Tenure Mix  
Planning Infrastructure Level - £5,000**

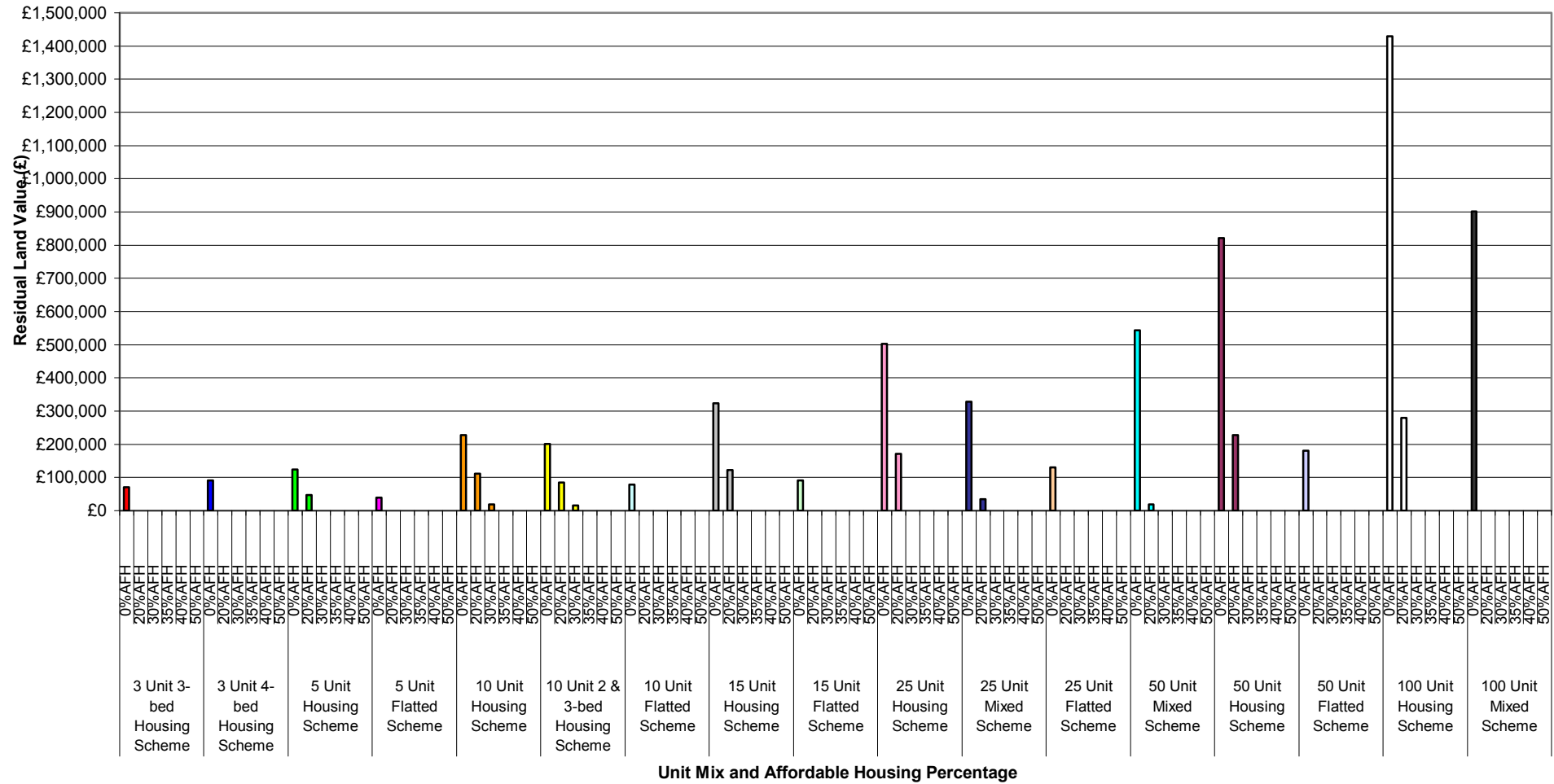
1	2	3	4	5	6	7	8	
Value Point	Number of Units	Scenario	GDV	Development Cost	Developer Profit (@15%)	Finance & Land Costs	Residual Land Price	% Land Residual (of GDV)
Value Point 3	3 Unit 3-bed Housing Scheme	0% Affordable Housing	£510,000	£315,293	£76,500	£46,848	£71,359	14.0%
		20% Affordable Housing	£401,000	£315,293	£54,660	£36,719	£0	0.0%
		30% Affordable Housing	£401,000	£315,293	£54,660	£36,719	£0	0.0%
		35% Affordable Housing	£401,000	£315,293	£54,660	£36,719	£0	0.0%
		40% Affordable Housing	£401,000	£315,293	£54,660	£36,719	£0	0.0%
		50% Affordable Housing	£329,600	£315,293	£35,076	£35,648	£0	0.0%
	3 Unit 4-bed Housing Scheme	0% Affordable Housing	£600,000	£366,795	£90,000	£52,151	£91,054	15.2%
		20% Affordable Housing	£469,000	£366,795	£64,140	£40,095	£0	0.0%
		30% Affordable Housing	£469,000	£366,795	£64,140	£40,095	£0	0.0%
		35% Affordable Housing	£469,000	£366,795	£64,140	£40,095	£0	0.0%
		40% Affordable Housing	£469,000	£366,795	£64,140	£40,095	£0	0.0%
		50% Affordable Housing	£385,000	£366,795	£41,100	£38,835	£0	0.0%
	5 Unit Housing Scheme	0% Affordable Housing	£910,000	£559,823	£136,500	£89,133	£124,544	13.7%
		20% Affordable Housing	£801,000	£559,823	£114,660	£79,587	£46,931	5.9%
		30% Affordable Housing	£707,600	£559,823	£91,056	£68,802	£0	0.0%
		35% Affordable Housing	£707,600	£559,823	£91,056	£68,802	£0	0.0%
		40% Affordable Housing	£707,600	£559,823	£91,056	£68,802	£0	0.0%
		50% Affordable Housing	£598,600	£559,823	£69,216	£67,167	£0	0.0%
	5 Unit Flatted Scheme	0% Affordable Housing	£670,000	£458,998	£100,500	£71,303	£39,199	5.9%
		20% Affordable Housing	£587,000	£458,998	£83,460	£61,462	£0	0.0%
		30% Affordable Housing	£530,720	£458,998	£68,023	£60,618	£0	0.0%
		35% Affordable Housing	£530,720	£458,998	£68,023	£60,618	£0	0.0%
		40% Affordable Housing	£530,720	£458,998	£68,023	£60,618	£0	0.0%
		50% Affordable Housing	£447,720	£458,998	£50,883	£59,373	£0	0.0%
	10 Unit Housing Scheme	0% Affordable Housing	£1,730,000	£1,068,143	£259,500	£172,165	£227,891	13.2%
		20% Affordable Housing	£1,558,000	£1,068,143	£220,380	£157,532	£111,946	7.2%
		30% Affordable Housing	£1,427,000	£1,068,143	£194,520	£146,023	£18,314	1.3%
		35% Affordable Housing	£1,330,000	£1,068,143	£175,200	£133,500	£0	0.0%
		40% Affordable Housing	£1,330,000	£1,068,143	£175,200	£133,500	£0	0.0%
		50% Affordable Housing	£1,221,000	£1,068,143	£153,360	£131,865	£0	0.0%
10 Unit 2 & 3-bed Housing Scheme	0% Affordable Housing	£1,600,000	£993,750	£240,000	£163,352	£200,869	12.6%	
	20% Affordable Housing	£1,428,000	£993,750	£200,880	£148,719	£84,651	5.9%	
	30% Affordable Housing	£1,331,000	£993,750	£181,560	£140,213	£15,477	1.2%	
	35% Affordable Housing	£1,222,000	£993,750	£159,720	£127,800	£0	0.0%	
	40% Affordable Housing	£1,222,000	£993,750	£159,720	£127,800	£0	0.0%	
	50% Affordable Housing	£1,125,000	£993,750	£140,400	£126,345	£0	0.0%	
10 Unit Flatted Scheme	0% Affordable Housing	£1,340,000	£917,995	£201,000	£142,606	£78,399	5.9%	
	20% Affordable Housing	£1,200,720	£917,995	£168,523	£123,325	£0	0.0%	
	30% Affordable Housing	£1,117,720	£917,995	£151,483	£122,080	£0	0.0%	
	35% Affordable Housing	£1,034,720	£917,995	£134,443	£120,835	£0	0.0%	
	40% Affordable Housing	£1,034,720	£917,995	£134,443	£120,835	£0	0.0%	
	50% Affordable Housing	£951,720	£917,995	£117,403	£119,590	£0	0.0%	
15 Unit Housing Scheme	0% Affordable Housing	£2,540,000	£1,570,740	£381,000	£254,519	£323,729	12.7%	
	20% Affordable Housing	£2,237,000	£1,570,740	£316,020	£228,377	£121,863	5.4%	
	30% Affordable Housing	£2,031,000	£1,570,740	£274,860	£199,064	£0	0.0%	
	35% Affordable Housing	£2,031,000	£1,570,740	£274,860	£199,064	£0	0.0%	
	40% Affordable Housing	£1,956,000	£1,570,740	£255,060	£197,939	£0	0.0%	
	50% Affordable Housing	£1,750,000	£1,570,740	£213,900	£194,849	£0	0.0%	
15 Unit Flatted Scheme	0% Affordable Housing	£1,840,000	£1,270,445	£276,000	£202,780	£90,775	4.9%	
	20% Affordable Housing	£1,642,720	£1,270,445	£231,043	£176,767	£0	0.0%	
	30% Affordable Housing	£1,501,720	£1,270,445	£201,523	£174,652	£0	0.0%	
	35% Affordable Housing	£1,501,720	£1,270,445	£201,523	£174,652	£0	0.0%	
	40% Affordable Housing	£1,434,720	£1,270,445	£185,443	£173,647	£0	0.0%	
	50% Affordable Housing	£1,293,720	£1,270,445	£155,923	£171,532	£0	0.0%	

**Table 4: Summary Table Showing Results of Residual Land Value Appraisals and Reduction in Land Residual - Value Point 3  
70% General Needs Rent/30% Intermediate Tenure Mix  
Planning Infrastructure Level - £5,000**

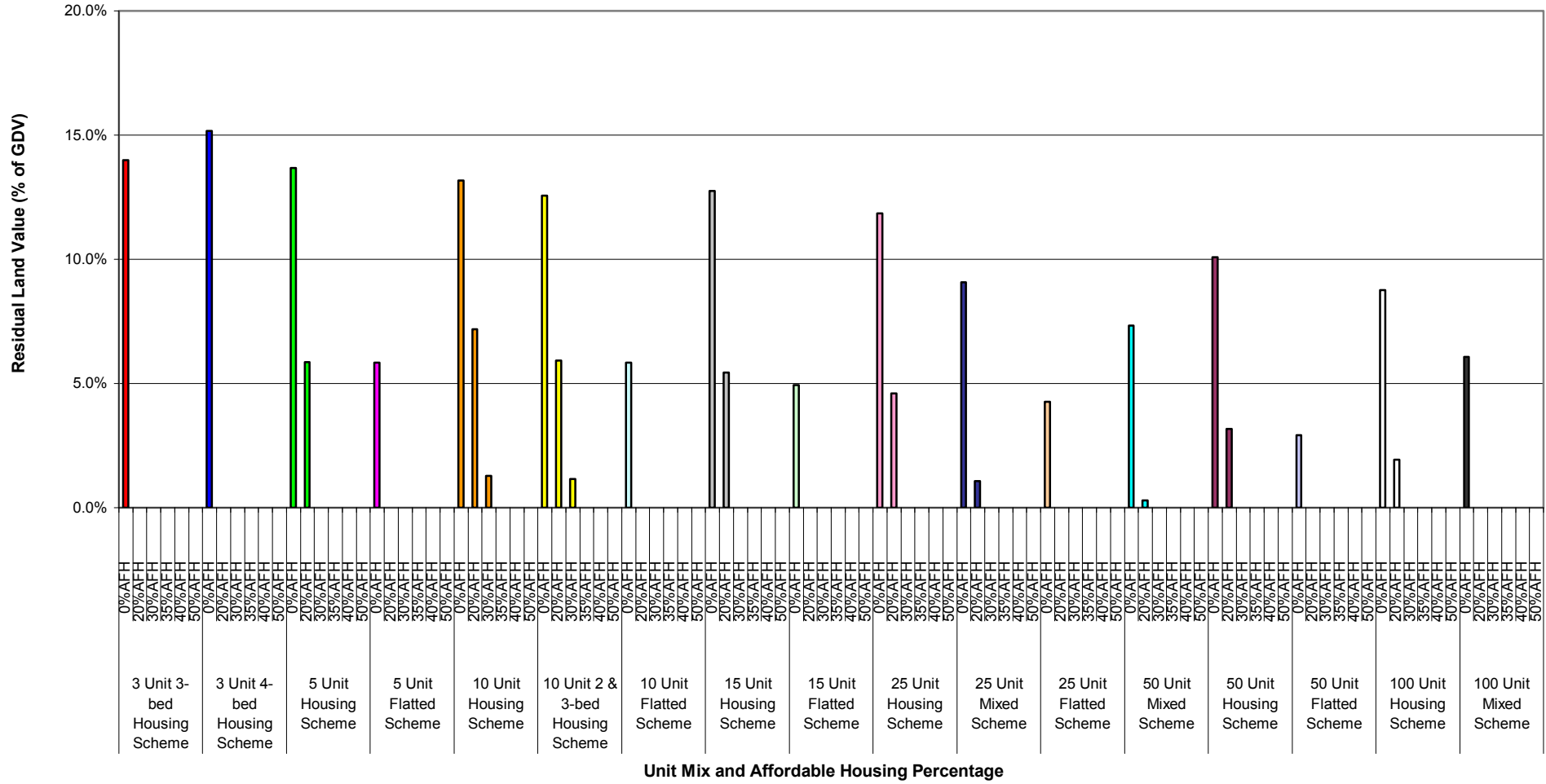
1	2	3	4	5	6	7	8	
Value Point	Number of Units	Scenario	GDV	Development Cost	Developer Profit (@15%)	Finance & Land Costs	Residual Land Price	% Land Residual (of GDV)
Value Point 3	25 Unit Housing Scheme	0% Affordable Housing	£4,240,000	£2,621,715	£636,000	£458,590	£502,747	11.9%
		20% Affordable Housing	£3,731,000	£2,621,715	£529,860	£407,480	£171,945	4.6%
		30% Affordable Housing	£3,428,000	£2,621,715	£464,880	£388,229	£0	0.0%
		35% Affordable Housing	£3,365,000	£2,621,715	£447,600	£357,284	£0	0.0%
		40% Affordable Housing	£3,256,000	£2,621,715	£425,760	£355,649	£0	0.0%
		50% Affordable Housing	£2,953,000	£2,621,715	£360,780	£351,104	£0	0.0%
	25 Unit Mxed Scheme	0% Affordable Housing	£3,620,000	£2,330,685	£543,000	£407,788	£328,371	9.1%
		20% Affordable Housing	£3,180,000	£2,330,685	£451,440	£363,585	£34,290	1.1%
		30% Affordable Housing	£2,956,720	£2,330,685	£401,683	£332,543	£0	0.0%
		35% Affordable Housing	£2,893,720	£2,330,685	£384,403	£331,598	£0	0.0%
		40% Affordable Housing	£2,784,720	£2,330,685	£362,563	£329,963	£0	0.0%
		50% Affordable Housing	£2,550,720	£2,330,685	£312,163	£326,453	£0	0.0%
	25 Unit Flatted Scheme	0% Affordable Housing	£3,078,000	£2,124,512	£461,700	£360,816	£130,972	4.3%
		20% Affordable Housing	£2,729,000	£2,124,512	£386,580	£315,939	£0	0.0%
		30% Affordable Housing	£2,531,720	£2,124,512	£341,623	£312,980	£0	0.0%
		35% Affordable Housing	£2,475,440	£2,124,512	£326,186	£312,135	£0	0.0%
		40% Affordable Housing	£2,392,440	£2,124,512	£309,146	£310,890	£0	0.0%
		50% Affordable Housing	£2,195,160	£2,124,512	£264,190	£307,931	£0	0.0%
	50 Unit Mxed Scheme	0% Affordable Housing	£7,418,000	£4,803,452	£1,112,700	£935,934	£543,278	7.3%
		20% Affordable Housing	£6,586,720	£4,803,452	£933,043	£830,787	£19,438	0.3%
		30% Affordable Housing	£6,098,440	£4,803,452	£831,026	£771,336	£0	0.0%
		35% Affordable Housing	£5,864,440	£4,803,452	£780,626	£767,826	£0	0.0%
		40% Affordable Housing	£5,677,160	£4,803,452	£738,330	£765,017	£0	0.0%
		50% Affordable Housing	£5,225,880	£4,803,452	£644,393	£758,248	£0	0.0%
	50 Unit Housing Scheme	0% Affordable Housing	£8,150,000	£5,054,588	£1,222,500	£1,016,774	£821,893	10.1%
		20% Affordable Housing	£7,200,000	£5,054,588	£1,018,800	£896,377	£227,934	3.2%
		30% Affordable Housing	£6,725,000	£5,054,588	£919,200	£801,375	£0	0.0%
		35% Affordable Housing	£6,422,000	£5,054,588	£854,220	£796,830	£0	0.0%
		40% Affordable Housing	£6,250,000	£5,054,588	£815,100	£794,250	£0	0.0%
		50% Affordable Housing	£5,775,000	£5,054,588	£715,500	£787,125	£0	0.0%
50 Unit Flatted Scheme	0% Affordable Housing	£6,190,000	£4,270,333	£928,500	£808,672	£180,670	2.9%	
	20% Affordable Housing	£5,504,440	£4,270,333	£775,946	£718,609	£0	0.0%	
	30% Affordable Housing	£5,166,160	£4,270,333	£701,470	£713,535	£0	0.0%	
	35% Affordable Housing	£4,958,160	£4,270,333	£655,870	£710,415	£0	0.0%	
	40% Affordable Housing	£4,818,880	£4,270,333	£623,393	£708,325	£0	0.0%	
	50% Affordable Housing	£4,480,600	£4,270,333	£548,916	£703,251	£0	0.0%	
100 Unit Housing Scheme	0% Affordable Housing	£16,300,000	£10,109,175	£2,445,000	£2,257,423	£1,428,866	8.8%	
	20% Affordable Housing	£14,400,000	£10,109,175	£2,037,600	£1,965,385	£279,205	1.9%	
	30% Affordable Housing	£13,484,000	£10,109,175	£1,840,440	£1,801,186	£0	0.0%	
	35% Affordable Housing	£12,975,000	£10,109,175	£1,734,300	£1,793,551	£0	0.0%	
	40% Affordable Housing	£12,500,000	£10,109,175	£1,630,200	£1,786,426	£0	0.0%	
	50% Affordable Housing	£11,584,000	£10,109,175	£1,433,040	£1,772,686	£0	0.0%	
100 Unit Mxed Scheme	0% Affordable Housing	£14,836,000	£9,606,903	£2,225,400	£2,064,476	£901,652	6.1%	
	20% Affordable Housing	£13,173,440	£9,606,903	£1,866,086	£1,746,093	£0	0.0%	
	30% Affordable Housing	£12,212,880	£9,606,903	£1,663,013	£1,731,685	£0	0.0%	
	35% Affordable Housing	£11,826,600	£9,606,903	£1,579,716	£1,725,890	£0	0.0%	
	40% Affordable Housing	£11,354,320	£9,606,903	£1,478,659	£1,718,806	£0	0.0%	
	50% Affordable Housing	£10,467,780	£9,606,903	£1,289,746	£1,705,508	£0	0.0%	

Source: Adams Integra, June 2009

**Graph 4 - Residual Land Value (£) - Value Point 3**  
**70% General Needs Rent/30% Intermediate Tenure Mix**  
**Planning Infrastructure Level - £5,000**



**Graph 5 - Residual Land Value (% of GDV) - Value Point 3**  
**70% General Needs Rent/30% Intermediate Tenure Mix**  
**Planning Infrastructure Level - £5,000**



**Table 5: Summary Table Showing Results of Residual Land Value Appraisals and Reduction in Land Residual - Value Point 4  
70% General Needs Rent/30% Intermediate Tenure Mix  
Planning Infrastructure Level - £5,000**

1	2	3	4	5	6	7	8	
Value Point	Number of Units	Scenario	GDV	Development Cost	Developer Profit (@15%)	Finance & Land Costs	Residual Land Price	% Land Residual (of GDV)
Value Point 4	3 Unit 3-bed Housing Scheme	0% Affordable Housing	£586,500	£315,293	£87,975	£52,787	£130,446	22.2%
		20% Affordable Housing	£455,000	£315,293	£62,490	£43,011	£34,207	7.5%
		30% Affordable Housing	£455,000	£315,293	£62,490	£43,011	£34,207	7.5%
		35% Affordable Housing	£455,000	£315,293	£62,490	£43,011	£34,207	7.5%
		40% Affordable Housing	£455,000	£315,293	£62,490	£43,011	£34,207	7.5%
	3 Unit 4-bed Housing Scheme	0% Affordable Housing	£690,000	£366,795	£103,500	£59,137	£160,568	23.3%
		20% Affordable Housing	£533,000	£366,795	£73,380	£47,443	£45,382	8.5%
		30% Affordable Housing	£533,000	£366,795	£73,380	£47,443	£45,382	8.5%
		35% Affordable Housing	£533,000	£366,795	£73,380	£47,443	£45,382	8.5%
		40% Affordable Housing	£533,000	£366,795	£73,380	£47,443	£45,382	8.5%
	5 Unit Housing Scheme	0% Affordable Housing	£1,046,500	£559,823	£156,975	£101,723	£225,699	21.6%
		20% Affordable Housing	£915,000	£559,823	£131,490	£90,127	£133,560	14.6%
		30% Affordable Housing	£807,390	£559,823	£104,333	£81,220	£62,014	7.7%
		35% Affordable Housing	£807,390	£559,823	£104,333	£81,220	£62,014	7.7%
		40% Affordable Housing	£807,390	£559,823	£104,333	£81,220	£62,014	7.7%
	5 Unit Flatted Scheme	0% Affordable Housing	£770,500	£458,998	£115,575	£80,573	£115,355	15.0%
		20% Affordable Housing	£670,400	£458,998	£95,700	£71,789	£43,913	6.6%
		30% Affordable Housing	£605,678	£458,998	£77,948	£66,564	£2,169	0.4%
		35% Affordable Housing	£605,678	£458,998	£77,948	£66,564	£2,169	0.4%
		40% Affordable Housing	£605,678	£458,998	£77,948	£66,564	£2,169	0.4%
	10 Unit Housing Scheme	0% Affordable Housing	£1,989,500	£1,068,143	£298,425	£196,100	£414,027	20.8%
		20% Affordable Housing	£1,785,550	£1,068,143	£253,068	£178,654	£277,115	15.5%
		30% Affordable Housing	£1,628,550	£1,068,143	£222,948	£164,781	£172,679	10.6%
		35% Affordable Housing	£1,512,050	£1,068,143	£200,433	£154,501	£88,973	5.9%
		40% Affordable Housing	£1,512,050	£1,068,143	£200,433	£154,501	£88,973	5.9%
	10 Unit 2 & 3-bed Housing Scheme	0% Affordable Housing	£1,840,000	£993,750	£276,000	£185,489	£373,218	20.3%
		20% Affordable Housing	£1,636,050	£993,750	£230,643	£168,043	£241,178	14.7%
		30% Affordable Housing	£1,519,550	£993,750	£208,128	£157,763	£159,909	10.5%
		35% Affordable Housing	£1,388,050	£993,750	£182,643	£146,167	£65,490	4.7%
		40% Affordable Housing	£1,388,050	£993,750	£182,643	£146,167	£65,490	4.7%
10 Unit Flatted Scheme	0% Affordable Housing	£1,271,550	£993,750	£160,128	£128,543	£0	0.0%	
	20% Affordable Housing	£1,541,000	£917,995	£231,150	£161,146	£228,402	14.8%	
	30% Affordable Housing	£1,376,178	£917,995	£193,523	£147,137	£117,524	8.5%	
	35% Affordable Housing	£1,276,078	£917,995	£173,648	£138,353	£46,082	3.6%	
	40% Affordable Housing	£1,175,978	£917,995	£153,773	£122,954	£0	0.0%	
15 Unit Housing Scheme	0% Affordable Housing	£1,175,978	£917,995	£153,773	£122,954	£0	0.0%	
	20% Affordable Housing	£1,075,878	£917,995	£133,898	£121,452	£0	0.0%	
	30% Affordable Housing	£2,921,000	£1,570,740	£438,150	£289,661	£597,551	20.5%	
	35% Affordable Housing	£2,560,050	£1,570,740	£362,673	£258,341	£357,247	14.0%	
	40% Affordable Housing	£2,312,050	£1,570,740	£314,673	£236,465	£188,270	8.1%	
15 Unit Flatted Scheme	0% Affordable Housing	£2,312,050	£1,570,740	£314,673	£236,465	£188,270	8.1%	
	20% Affordable Housing	£2,224,600	£1,570,740	£291,831	£229,299	£132,730	6.0%	
	30% Affordable Housing	£1,976,600	£1,570,740	£243,831	£198,248	£0	0.0%	
	35% Affordable Housing	£2,116,000	£1,270,445	£317,400	£228,238	£290,920	13.7%	
	40% Affordable Housing	£1,880,178	£1,270,445	£265,163	£208,046	£136,524	7.3%	
15 Unit Flatted Scheme	0% Affordable Housing	£1,709,078	£1,270,445	£230,678	£193,080	£14,875	0.9%	
	20% Affordable Housing	£1,709,078	£1,270,445	£230,678	£193,080	£14,875	0.9%	
	30% Affordable Housing	£1,631,678	£1,270,445	£212,165	£176,601	£0	0.0%	
	35% Affordable Housing	£1,460,578	£1,270,445	£177,680	£174,035	£0	0.0%	
	40% Affordable Housing	£1,460,578	£1,270,445	£177,680	£174,035	£0	0.0%	

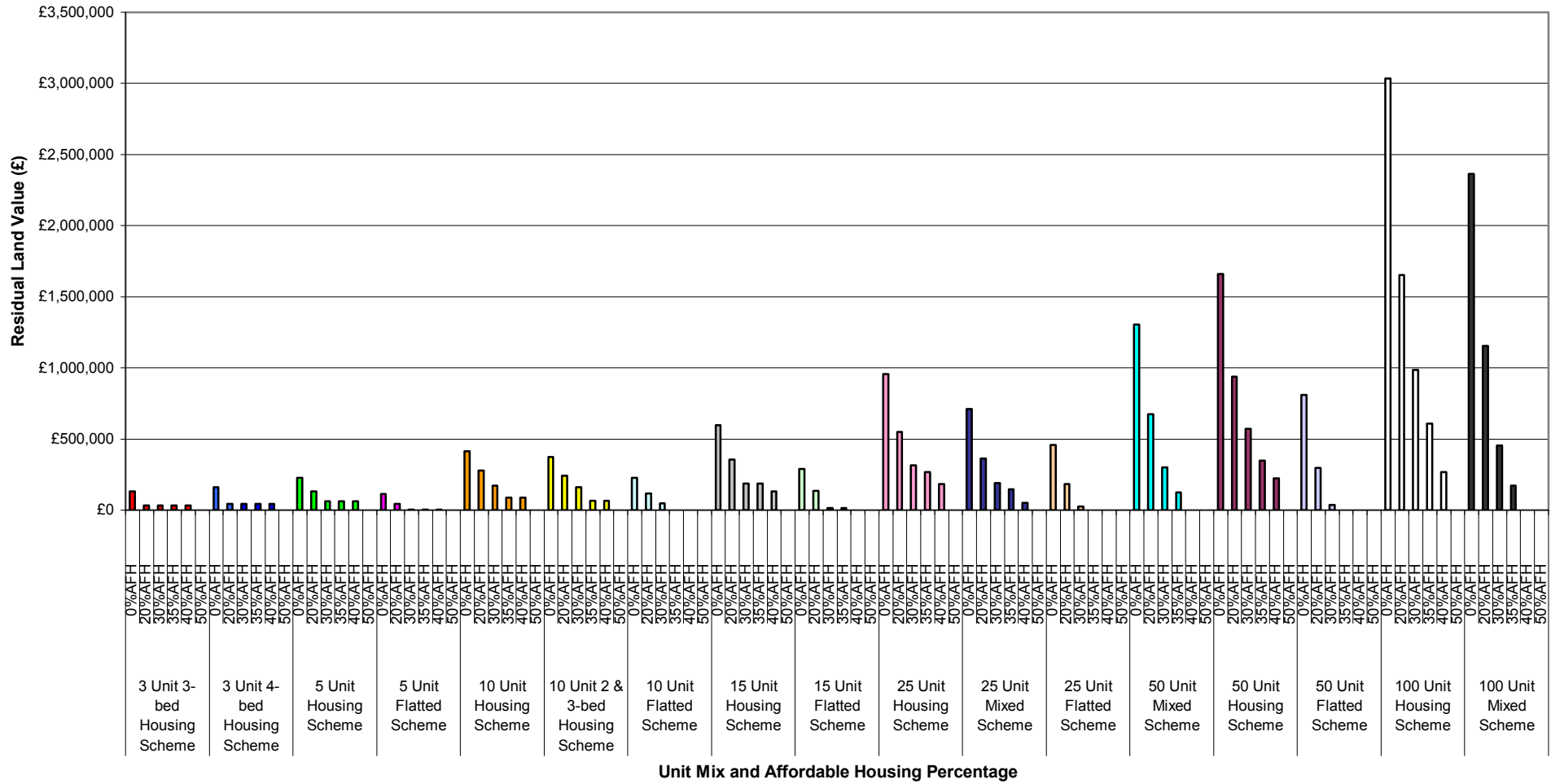


**Table 5: Summary Table Showing Results of Residual Land Value Appraisals and Reduction in Land Residual - Value Point 4  
70% General Needs Rent/30% Intermediate Tenure Mix  
Planning Infrastructure Level - £5,000**

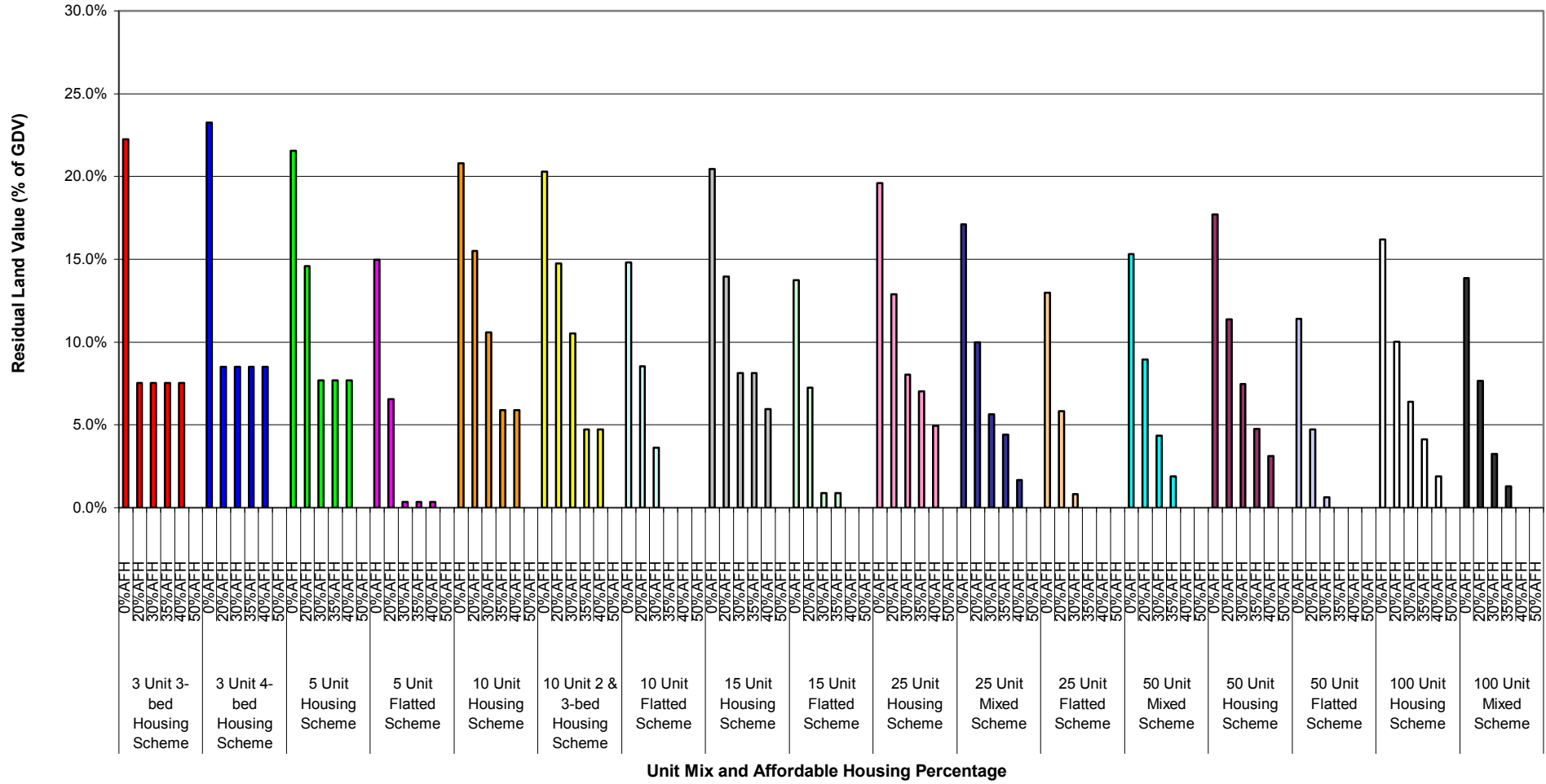
1	2	3	4	5	6	7	8	
Value Point	Number of Units	Scenario	GDV	Development Cost	Developer Profit (@15%)	Finance & Land Costs	Residual Land Price	% Land Residual (of GDV)
Value Point 4	25 Unit Housing Scheme	0% Affordable Housing	£4,876,000	£2,621,715	£731,400	£526,547	£956,485	19.6%
		20% Affordable Housing	£4,267,050	£2,621,715	£607,923	£465,015	£549,501	12.9%
		30% Affordable Housing	£3,906,100	£2,621,715	£532,446	£428,795	£313,450	8.0%
		35% Affordable Housing	£3,833,650	£2,621,715	£512,574	£422,044	£268,998	7.0%
		40% Affordable Housing	£3,702,150	£2,621,715	£487,089	£408,627	£182,872	4.9%
		50% Affordable Housing	£3,341,200	£2,621,715	£411,612	£356,927	£0	0.0%
	25 Unit Mixed Scheme	0% Affordable Housing	£4,163,000	£2,330,685	£624,450	£465,807	£712,375	17.1%
		20% Affordable Housing	£3,635,100	£2,330,685	£517,842	£412,418	£362,931	10.0%
		30% Affordable Housing	£3,677,878	£2,330,685	£459,965	£385,819	£189,465	5.6%
		35% Affordable Housing	£3,295,428	£2,330,685	£440,123	£379,068	£145,552	4.4%
		40% Affordable Housing	£3,163,928	£2,330,685	£414,638	£365,651	£52,954	1.7%
		50% Affordable Housing	£2,884,028	£2,330,685	£356,030	£331,453	£0	0.0%
	25 Unit Flatted Scheme	0% Affordable Housing	£3,539,700	£2,124,512	£530,955	£410,149	£459,862	13.0%
		20% Affordable Housing	£3,120,100	£2,124,512	£443,472	£368,014	£182,261	5.8%
		30% Affordable Housing	£2,884,278	£2,124,512	£391,235	£344,672	£23,860	0.8%
		35% Affordable Housing	£2,819,556	£2,124,512	£373,482	£338,641	£0	0.0%
		40% Affordable Housing	£2,719,456	£2,124,512	£353,607	£315,796	£0	0.0%
		50% Affordable Housing	£2,483,634	£2,124,512	£301,370	£312,258	£0	0.0%
	50 Unit Mixed Scheme	0% Affordable Housing	£8,530,700	£4,803,452	£1,279,605	£1,087,344	£1,305,887	15.3%
		20% Affordable Housing	£7,537,528	£4,803,452	£1,070,768	£960,878	£674,333	8.9%
		30% Affordable Housing	£6,952,706	£4,803,452	£952,050	£885,793	£302,089	4.3%
		35% Affordable Housing	£6,672,806	£4,803,452	£893,442	£850,116	£125,796	1.9%
		40% Affordable Housing	£6,451,084	£4,803,452	£845,570	£822,064	£0	0.0%
		50% Affordable Housing	£5,910,362	£4,803,452	£735,088	£768,515	£0	0.0%
	50 Unit Housing Scheme	0% Affordable Housing	£9,372,500	£5,054,588	£1,405,875	£1,183,126	£1,659,755	17.7%
		20% Affordable Housing	£8,239,150	£5,054,588	£1,169,169	£1,038,577	£937,744	11.4%
		30% Affordable Housing	£7,670,700	£5,054,588	£1,053,297	£965,663	£573,267	7.5%
		35% Affordable Housing	£7,309,750	£5,054,588	£977,820	£919,640	£346,971	4.7%
		40% Affordable Housing	£7,105,800	£5,054,588	£932,463	£894,028	£222,474	3.1%
		50% Affordable Housing	£6,537,350	£5,054,588	£816,591	£798,561	£0	0.0%
	50 Unit Flatted Scheme	0% Affordable Housing	£7,118,500	£4,270,333	£1,067,775	£935,018	£811,560	11.4%
		20% Affordable Housing	£6,298,256	£4,270,333	£890,427	£831,278	£297,032	4.7%
		30% Affordable Housing	£5,891,334	£4,270,333	£803,705	£779,630	£37,666	0.6%
		35% Affordable Housing	£5,642,834	£4,270,333	£750,707	£720,685	£0	0.0%
		40% Affordable Housing	£5,478,012	£4,270,333	£713,080	£718,212	£0	0.0%
		50% Affordable Housing	£5,071,090	£4,270,333	£626,357	£712,108	£0	0.0%
	100 Unit Housing Scheme	0% Affordable Housing	£18,745,000	£10,109,175	£2,811,750	£2,661,581	£3,035,994	16.2%
		20% Affordable Housing	£16,478,300	£10,109,175	£2,338,338	£2,310,909	£1,651,083	10.0%
		30% Affordable Housing	£15,385,450	£10,109,175	£2,109,237	£2,141,992	£984,044	6.4%
		35% Affordable Housing	£14,776,500	£10,109,175	£1,985,760	£2,047,117	£609,070	4.1%
		40% Affordable Housing	£14,211,600	£10,109,175	£1,864,926	£1,960,237	£268,944	1.9%
		50% Affordable Housing	£13,118,750	£10,109,175	£1,635,825	£1,795,707	£0	0.0%
100 Unit Mixed Scheme	0% Affordable Housing	£17,061,400	£9,606,903	£2,559,210	£2,432,335	£2,364,434	13.9%	
	20% Affordable Housing	£15,075,056	£9,606,903	£2,141,535	£2,125,542	£1,153,032	7.6%	
	30% Affordable Housing	£13,928,112	£9,606,903	£1,905,463	£1,947,478	£454,220	3.3%	
	35% Affordable Housing	£13,464,290	£9,606,903	£1,808,495	£1,875,739	£173,152	1.3%	
	40% Affordable Housing	£12,902,188	£9,606,903	£1,691,140	£1,742,024	£0	0.0%	
	50% Affordable Housing	£11,843,424	£9,606,903	£1,471,537	£1,726,143	£0	0.0%	

Source: Adams Integra, June 2009

**Graph 6 - Residual Land Value (£) - Value Point 4**  
**70% General Needs Rent/30% Intermediate Tenure Mix**  
**Planning Infrastructure Level - £5,000**



**Graph 7 - Residual Land Value (% of GDV) - Value Point 4**  
**70% General Needs Rent/30% Intermediate Tenure Mix**  
**Planning Infrastructure Level - £5,000**



**Table 6: Summary Table Showing Results of Residual Land Value Appraisals and Reduction in Land Residual - Value Point 5  
70% General Needs Rent/30% Intermediate Tenure Mix  
Planning Infrastructure Level - £5,000**

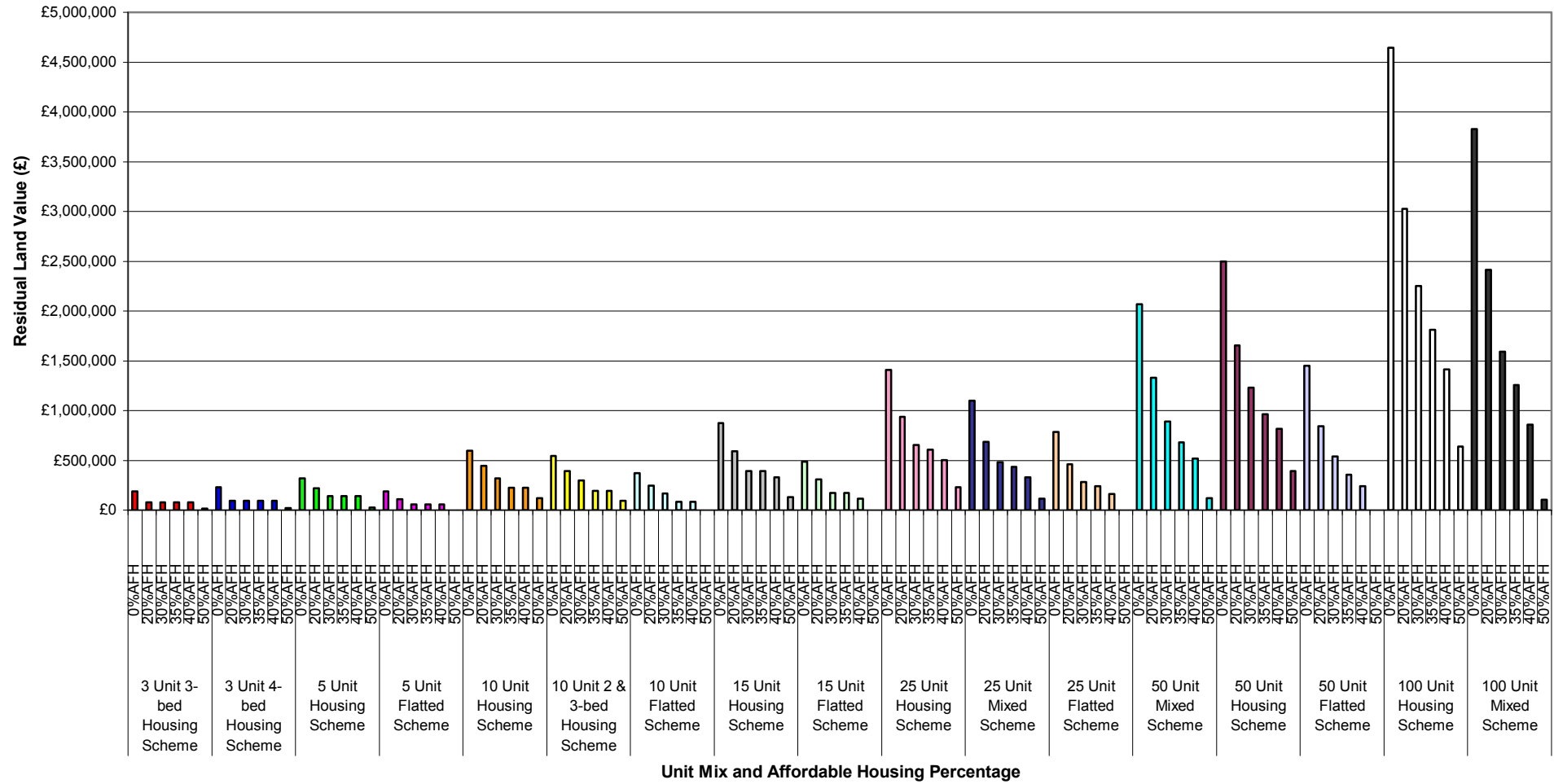
1	2	3	4	5	6	7	8	
Value Point	Number of Units	Scenario	GDV	Development Cost	Developer Profit (@15%)	Finance & Land Costs	Residual Land Price	% Land Residual (of GDV)
Value Point 5	3 Unit 3-bed Housing Scheme	0% Affordable Housing	£663,000	£315,293	£99,450	£58,725	£187,637	28.3%
		20% Affordable Housing	£509,000	£315,293	£70,320	£47,223	£76,165	15.0%
		30% Affordable Housing	£509,000	£315,293	£70,320	£47,223	£76,165	15.0%
		35% Affordable Housing	£509,000	£315,293	£70,320	£47,223	£76,165	15.0%
		40% Affordable Housing	£509,000	£315,293	£70,320	£47,223	£76,165	15.0%
	3 Unit 4-bed Housing Scheme	0% Affordable Housing	£780,000	£366,795	£117,000	£66,124	£227,781	29.2%
		20% Affordable Housing	£597,000	£366,795	£82,620	£52,438	£95,147	15.9%
		30% Affordable Housing	£597,000	£366,795	£82,620	£52,438	£95,147	15.9%
		35% Affordable Housing	£597,000	£366,795	£82,620	£52,438	£95,147	15.9%
		40% Affordable Housing	£597,000	£366,795	£82,620	£52,438	£95,147	15.9%
	5 Unit Housing Scheme	0% Affordable Housing	£1,183,000	£559,823	£177,450	£114,314	£321,471	27.2%
		20% Affordable Housing	£1,029,000	£559,823	£148,320	£100,667	£217,989	21.2%
		30% Affordable Housing	£907,180	£559,823	£117,611	£90,581	£139,166	15.3%
		35% Affordable Housing	£907,180	£559,823	£117,611	£90,581	£139,166	15.3%
		40% Affordable Housing	£907,180	£559,823	£117,611	£90,581	£139,166	15.3%
	5 Unit Flatted Scheme	0% Affordable Housing	£871,000	£458,998	£130,650	£89,843	£189,595	21.8%
		20% Affordable Housing	£753,800	£458,998	£107,940	£79,507	£107,355	14.2%
		30% Affordable Housing	£680,636	£458,998	£87,872	£73,600	£80,167	8.8%
		35% Affordable Housing	£680,636	£458,998	£87,872	£73,600	£80,167	8.8%
		40% Affordable Housing	£680,636	£458,998	£87,872	£73,600	£80,167	8.8%
	10 Unit Housing Scheme	0% Affordable Housing	£2,249,000	£1,068,143	£337,350	£220,036	£598,533	26.6%
		20% Affordable Housing	£2,013,100	£1,068,143	£286,756	£199,777	£445,642	22.1%
		30% Affordable Housing	£1,830,100	£1,068,143	£251,376	£183,538	£317,232	17.3%
		35% Affordable Housing	£1,695,100	£1,068,143	£225,726	£171,586	£227,350	13.4%
		40% Affordable Housing	£1,695,100	£1,068,143	£225,726	£171,586	£227,350	13.4%
	10 Unit 2 & 3-bed Housing Scheme	0% Affordable Housing	£2,080,000	£993,750	£312,000	£207,626	£543,959	26.2%
		20% Affordable Housing	£1,844,100	£993,750	£260,406	£187,366	£390,500	21.2%
		30% Affordable Housing	£1,709,100	£993,750	£234,756	£175,414	£296,025	17.3%
		35% Affordable Housing	£1,555,100	£993,750	£205,626	£161,767	£192,018	12.3%
		40% Affordable Housing	£1,555,100	£993,750	£205,626	£161,767	£192,018	12.3%
	10 Unit Flatted Scheme	0% Affordable Housing	£1,742,000	£917,995	£281,300	£179,688	£371,529	21.3%
		20% Affordable Housing	£1,551,636	£917,995	£218,522	£163,442	£244,126	15.7%
		30% Affordable Housing	£1,434,436	£917,995	£195,812	£153,107	£167,522	11.7%
		35% Affordable Housing	£1,317,236	£917,995	£173,102	£142,771	£83,368	6.3%
		40% Affordable Housing	£1,317,236	£917,995	£173,102	£142,771	£83,368	6.3%
	15 Unit Housing Scheme	0% Affordable Housing	£3,302,000	£1,570,740	£495,300	£324,803	£874,710	26.5%
		20% Affordable Housing	£2,883,100	£1,570,740	£409,326	£288,306	£590,139	20.5%
		30% Affordable Housing	£2,594,100	£1,570,740	£354,546	£262,706	£393,925	15.2%
		35% Affordable Housing	£2,594,100	£1,570,740	£354,546	£262,706	£393,925	15.2%
		40% Affordable Housing	£2,493,200	£1,570,740	£328,602	£254,399	£329,275	13.2%
	15 Unit Flatted Scheme	0% Affordable Housing	£2,204,200	£1,570,740	£273,822	£228,800	£130,838	5.9%
		20% Affordable Housing	£2,392,000	£1,270,445	£358,800	£253,695	£488,697	20.4%
30% Affordable Housing		£2,117,636	£1,270,445	£299,282	£230,087	£308,287	14.6%	
35% Affordable Housing		£1,916,436	£1,270,445	£259,832	£212,386	£173,772	9.1%	
40% Affordable Housing		£1,828,636	£1,270,445	£238,896	£205,007	£114,298	6.3%	
50% Affordable Housing	£1,627,436	£1,270,445	£199,436	£176,537	£0	0.0%		

**Table 6: Summary Table Showing Results of Residual Land Value Appraisals and Reduction in Land Residual - Value Point 5  
70% General Needs Rent/30% Intermediate Tenure Mix  
Planning Infrastructure Level - £5,000**

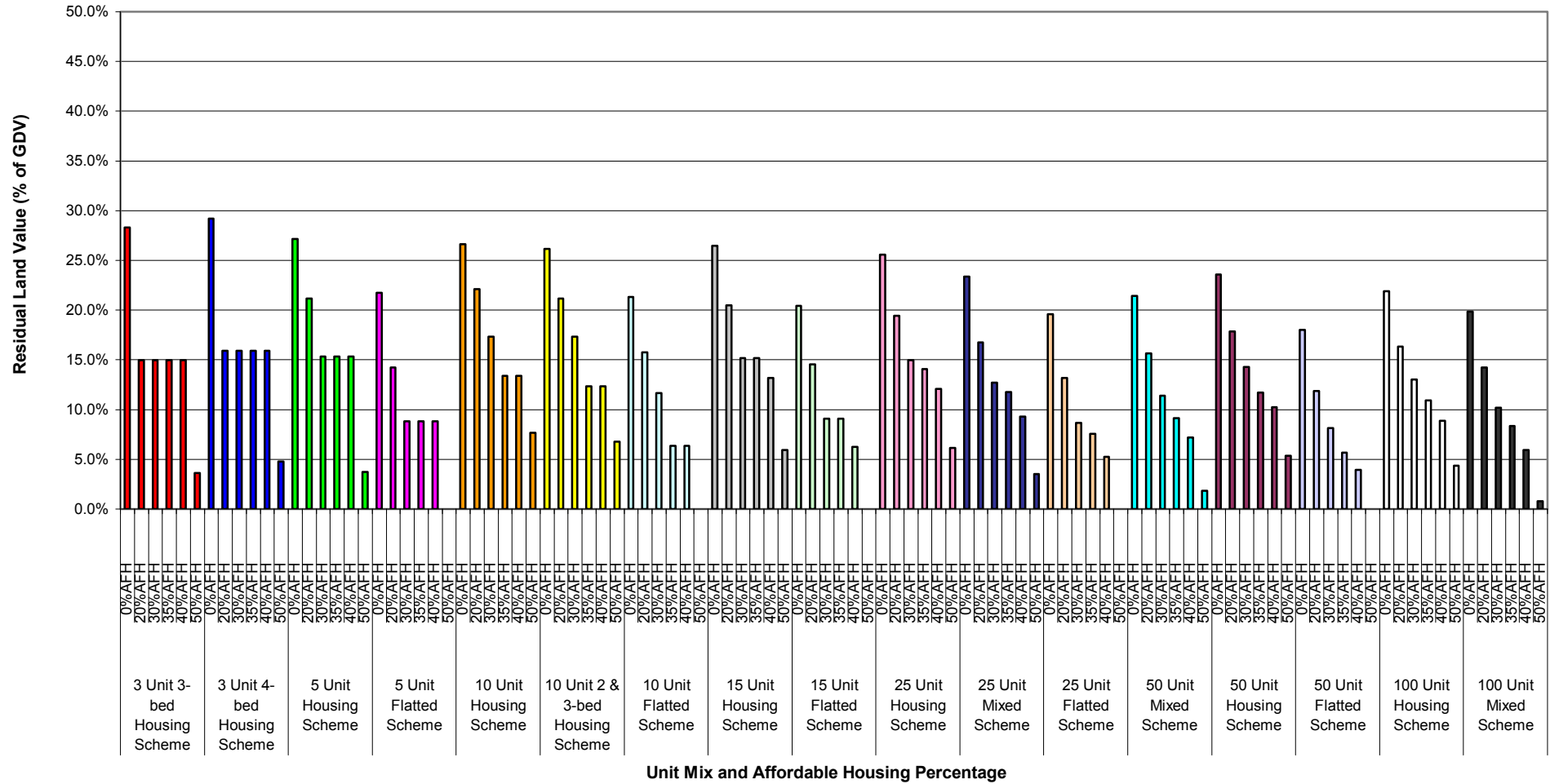
1	2	3	4	5	6	7	8	
Value Point	Number of Units	Scenario	GDV	Development Cost	Developer Profit (@15%)	Finance & Land Costs	Residual Land Price	% Land Residual (of GDV)
Value Point 5	25 Unit Housing Scheme	0% Affordable Housing	£5,512,000	£2,621,715	£826,800	£594,503	£1,410,222	25.6%
		20% Affordable Housing	£4,804,100	£2,621,715	£686,046	£522,667	£934,725	19.5%
		30% Affordable Housing	£4,385,200	£2,621,715	£600,072	£480,453	£655,642	15.0%
		35% Affordable Housing	£4,303,300	£2,621,715	£577,608	£472,821	£605,909	14.1%
		40% Affordable Housing	£4,149,300	£2,621,715	£548,478	£457,030	£501,194	12.1%
		50% Affordable Housing	£3,730,400	£2,621,715	£462,504	£414,816	£229,052	6.1%
	25 Unit Mixed Scheme	0% Affordable Housing	£4,706,000	£2,330,685	£705,900	£523,827	£1,099,765	23.4%
		20% Affordable Housing	£4,091,200	£2,330,685	£584,304	£461,367	£886,250	16.8%
		30% Affordable Housing	£3,790,036	£2,330,685	£518,366	£430,238	£490,717	12.7%
		35% Affordable Housing	£3,898,136	£2,330,685	£495,902	£422,607	£435,474	11.8%
		40% Affordable Housing	£3,544,136	£2,330,685	£466,772	£406,815	£329,668	9.3%
		50% Affordable Housing	£3,218,336	£2,330,685	£399,956	£373,977	£113,718	3.5%
	25 Unit Flatted Scheme	0% Affordable Housing	£4,001,400	£2,124,512	£600,210	£459,482	£784,509	19.6%
		20% Affordable Housing	£3,511,200	£2,124,512	£500,364	£409,999	£462,036	13.2%
		30% Affordable Housing	£3,236,836	£2,124,512	£440,846	£382,703	£280,112	8.7%
		35% Affordable Housing	£3,163,672	£2,124,512	£420,778	£375,885	£240,072	7.6%
		40% Affordable Housing	£3,046,472	£2,124,512	£386,068	£363,927	£159,965	5.3%
		50% Affordable Housing	£2,772,108	£2,124,512	£338,550	£316,585	£0	0.0%
	50 Unit Mixed Scheme	0% Affordable Housing	£9,643,400	£4,803,452	£1,446,510	£1,238,755	£2,068,496	21.4%
		20% Affordable Housing	£8,489,336	£4,803,452	£1,208,552	£1,091,119	£1,330,765	15.7%
		30% Affordable Housing	£7,807,972	£4,803,452	£1,073,134	£1,003,218	£891,041	11.4%
		35% Affordable Housing	£7,482,172	£4,803,452	£1,006,318	£961,487	£682,479	9.1%
		40% Affordable Housing	£7,226,008	£4,803,452	£951,670	£928,953	£520,064	7.2%
		50% Affordable Housing	£6,596,844	£4,803,452	£825,903	£847,920	£119,570	1.8%
	50 Unit Housing Scheme	0% Affordable Housing	£10,595,000	£5,054,588	£1,589,250	£1,349,477	£2,497,618	23.6%
		20% Affordable Housing	£9,280,300	£5,054,588	£1,319,658	£1,181,076	£1,655,980	17.8%
		30% Affordable Housing	£8,620,400	£5,054,588	£1,187,634	£1,096,070	£1,230,824	14.3%
		35% Affordable Housing	£8,201,500	£5,054,588	£1,101,660	£1,042,424	£962,716	11.7%
		40% Affordable Housing	£7,965,600	£5,054,588	£1,050,066	£1,012,674	£814,342	10.2%
		50% Affordable Housing	£7,305,700	£5,054,588	£918,042	£927,669	£393,240	5.4%
	50 Unit Flatted Scheme	0% Affordable Housing	£8,047,000	£4,270,333	£1,207,050	£1,061,363	£1,447,924	18.0%
		20% Affordable Housing	£7,092,072	£4,270,333	£1,004,908	£939,962	£841,794	11.9%
		30% Affordable Housing	£6,616,508	£4,270,333	£905,940	£879,257	£538,539	8.1%
		35% Affordable Housing	£6,327,508	£4,270,333	£845,544	£842,403	£358,151	5.7%
		40% Affordable Housing	£6,137,144	£4,270,333	£802,767	£818,561	£243,029	4.0%
		50% Affordable Housing	£5,661,580	£4,270,333	£703,799	£720,966	£0	0.0%
	100 Unit Housing Scheme	0% Affordable Housing	£21,190,000	£10,109,175	£3,178,500	£3,065,740	£4,643,122	21.9%
		20% Affordable Housing	£18,560,600	£10,109,175	£2,639,316	£2,657,159	£3,028,752	16.3%
		30% Affordable Housing	£17,293,900	£10,109,175	£2,378,454	£2,460,528	£2,251,913	13.0%
		35% Affordable Housing	£16,586,000	£10,109,175	£2,237,700	£2,349,735	£1,813,815	10.9%
		40% Affordable Housing	£15,931,200	£10,109,175	£2,100,132	£2,248,579	£1,414,382	8.9%
		50% Affordable Housing	£14,664,500	£10,109,175	£1,839,270	£2,051,947	£637,543	4.3%
100 Unit Mixed Scheme	0% Affordable Housing	£19,286,800	£9,606,903	£2,893,020	£2,800,193	£3,827,216	19.8%	
	20% Affordable Housing	£16,978,672	£9,606,903	£2,417,104	£2,442,005	£2,412,153	14.2%	
	30% Affordable Housing	£15,645,344	£9,606,903	£2,148,033	£2,234,039	£1,990,114	10.2%	
	35% Affordable Housing	£15,103,980	£9,606,903	£2,037,395	£2,149,850	£1,257,439	8.3%	
	40% Affordable Housing	£14,452,016	£9,606,903	£1,903,741	£2,048,535	£857,124	5.9%	
	50% Affordable Housing	£13,223,088	£9,606,903	£1,653,569	£1,857,243	£105,373	0.8%	

Source: Adams Integra, June 2009

**Graph 8 - Residual Land Value (£) - Value Point 5**  
**70% General Needs Rent/30% Intermediate Tenure Mix**  
**Planning Infrastructure Level - £5,000**



**Graph 9 - Residual Land Value (% of GDV) - Value Point 5**  
**70% General Needs Rent/30% Intermediate Tenure Mix**  
**Planning Infrastructure Level - £5,000**



**Table 7: Summary Table Showing Results of Residual Land Value Appraisals and Reduction in Land Residual - Value Point 6  
70% General Needs Rent/30% Intermediate Tenure Mix  
Planning Infrastructure Level - £5,000**

1	2	3	4	5	6	7	8	
Value Point	Number of Units	Scenario	GDV	Development Cost	Developer Profit (@15%)	Finance & Land Costs	Residual Land Price	% Land Residual (of GDV)
Value Point 6	3 Unit 3-bed Housing Scheme	0% Affordable Housing	£739,500	£315,293	£110,925	£64,663	£246,133	33.3%
		20% Affordable Housing	£564,000	£315,293	£78,210	£51,519	£118,978	21.1%
		30% Affordable Housing	£564,000	£315,293	£78,210	£51,519	£118,978	21.1%
		35% Affordable Housing	£564,000	£315,293	£78,210	£51,519	£118,978	21.1%
		40% Affordable Housing	£564,000	£315,293	£78,210	£51,519	£118,978	21.1%
	3 Unit 4-bed Housing Scheme	0% Affordable Housing	£870,000	£366,795	£130,500	£73,110	£200,607	33.4%
		20% Affordable Housing	£661,000	£366,795	£91,860	£57,433	£144,912	21.9%
		30% Affordable Housing	£661,000	£366,795	£91,860	£57,433	£144,912	21.9%
		35% Affordable Housing	£661,000	£366,795	£91,860	£57,433	£144,912	21.9%
		40% Affordable Housing	£661,000	£366,795	£91,860	£57,433	£144,912	21.9%
	5 Unit Housing Scheme	0% Affordable Housing	£1,319,500	£559,823	£197,925	£126,904	£421,803	32.0%
		20% Affordable Housing	£1,144,000	£559,823	£165,210	£111,308	£298,430	26.1%
		30% Affordable Housing	£1,006,970	£559,823	£130,888	£99,942	£214,154	21.3%
		35% Affordable Housing	£1,006,970	£559,823	£130,888	£99,942	£214,154	21.3%
		40% Affordable Housing	£831,470	£559,823	£98,173	£84,345	£89,129	10.7%
	5 Unit Flatted Scheme	0% Affordable Housing	£971,500	£458,998	£145,725	£99,113	£259,635	26.7%
		20% Affordable Housing	£836,200	£458,998	£120,120	£87,124	£169,958	20.3%
		30% Affordable Housing	£754,594	£458,998	£97,737	£80,535	£117,325	15.5%
		35% Affordable Housing	£754,594	£458,998	£97,737	£80,535	£117,325	15.5%
		40% Affordable Housing	£754,594	£458,998	£97,737	£80,535	£117,325	15.5%
	10 Unit Housing Scheme	0% Affordable Housing	£2,508,500	£1,068,143	£376,275	£243,972	£787,306	31.4%
		20% Affordable Housing	£2,241,650	£1,068,143	£318,504	£220,999	£608,644	27.2%
		30% Affordable Housing	£2,032,650	£1,068,143	£279,864	£202,396	£467,780	23.0%
		35% Affordable Housing	£1,878,150	£1,068,143	£251,019	£188,670	£359,209	19.1%
		40% Affordable Housing	£1,878,150	£1,068,143	£251,019	£188,670	£359,209	19.1%
	10 Unit 2 & 3-bed Housing Scheme	0% Affordable Housing	£2,320,000	£993,750	£348,000	£229,763	£718,548	31.0%
		20% Affordable Housing	£2,053,150	£993,750	£290,229	£206,790	£539,885	26.3%
		30% Affordable Housing	£1,898,650	£993,750	£261,384	£193,064	£436,938	23.0%
		35% Affordable Housing	£1,723,150	£993,750	£228,669	£177,468	£313,566	18.2%
		40% Affordable Housing	£1,723,150	£993,750	£228,669	£177,468	£313,566	18.2%
10 Unit Flatted Scheme	0% Affordable Housing	£1,943,000	£917,995	£291,450	£198,225	£513,917	26.4%	
	20% Affordable Housing	£1,726,094	£917,995	£243,462	£179,648	£373,440	21.6%	
	30% Affordable Housing	£1,590,794	£917,995	£217,857	£167,659	£278,665	17.5%	
	35% Affordable Housing	£1,455,494	£917,995	£192,252	£155,671	£187,681	12.9%	
	40% Affordable Housing	£1,455,494	£917,995	£192,252	£155,671	£187,681	12.9%	
15 Unit Housing Scheme	0% Affordable Housing	£3,683,000	£1,570,740	£552,450	£359,946	£1,151,869	31.3%	
	20% Affordable Housing	£3,207,150	£1,570,740	£456,039	£318,370	£827,521	25.8%	
	30% Affordable Housing	£2,877,150	£1,570,740	£394,479	£289,048	£597,968	20.8%	
	35% Affordable Housing	£2,877,150	£1,570,740	£394,479	£289,048	£597,968	20.8%	
	40% Affordable Housing	£2,764,800	£1,570,740	£365,553	£279,801	£526,757	19.1%	
15 Unit Flatted Scheme	0% Affordable Housing	£2,434,800	£1,570,740	£303,993	£250,479	£300,301	12.3%	
	20% Affordable Housing	£2,668,000	£1,270,445	£400,200	£279,153	£689,474	25.8%	
	30% Affordable Housing	£2,354,094	£1,270,445	£333,342	£252,028	£483,331	20.5%	
	35% Affordable Housing	£2,121,794	£1,270,445	£288,867	£231,492	£321,061	15.1%	
	40% Affordable Housing	£2,121,794	£1,270,445	£288,867	£231,492	£321,061	15.1%	
15 Unit Flatted Scheme	0% Affordable Housing	£2,022,594	£1,270,445	£295,428	£223,134	£255,680	12.6%	
	20% Affordable Housing	£1,790,294	£1,270,445	£220,953	£202,598	£96,299	5.4%	
	30% Affordable Housing	£1,790,294	£1,270,445	£220,953	£202,598	£96,299	5.4%	
	35% Affordable Housing	£1,790,294	£1,270,445	£220,953	£202,598	£96,299	5.4%	
	40% Affordable Housing	£1,790,294	£1,270,445	£220,953	£202,598	£96,299	5.4%	

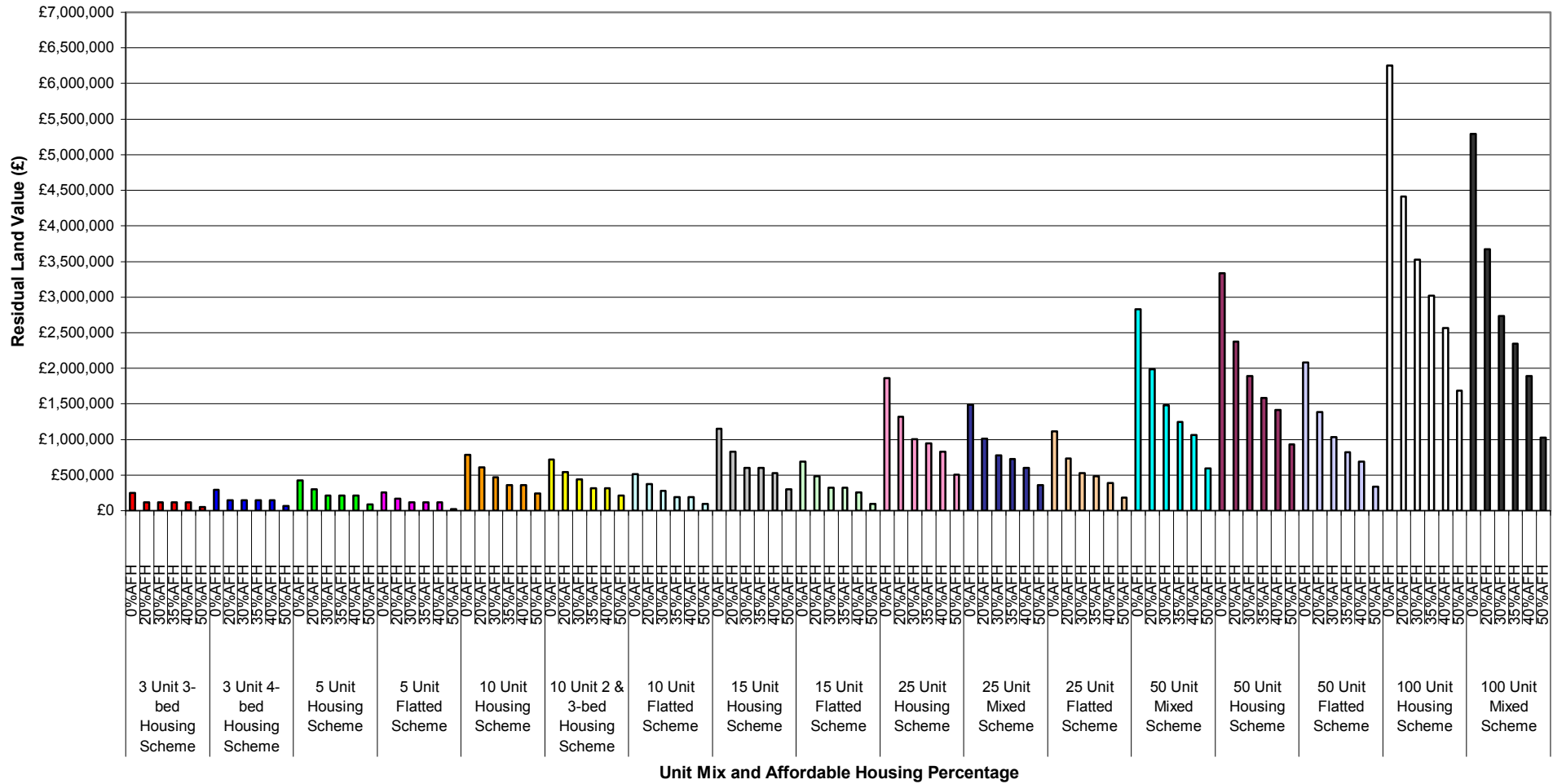


**Table 7: Summary Table Showing Results of Residual Land Value Appraisals and Reduction in Land Residual - Value Point 6  
70% General Needs Rent/30% Intermediate Tenure Mix  
Planning Infrastructure Level - £5,000**

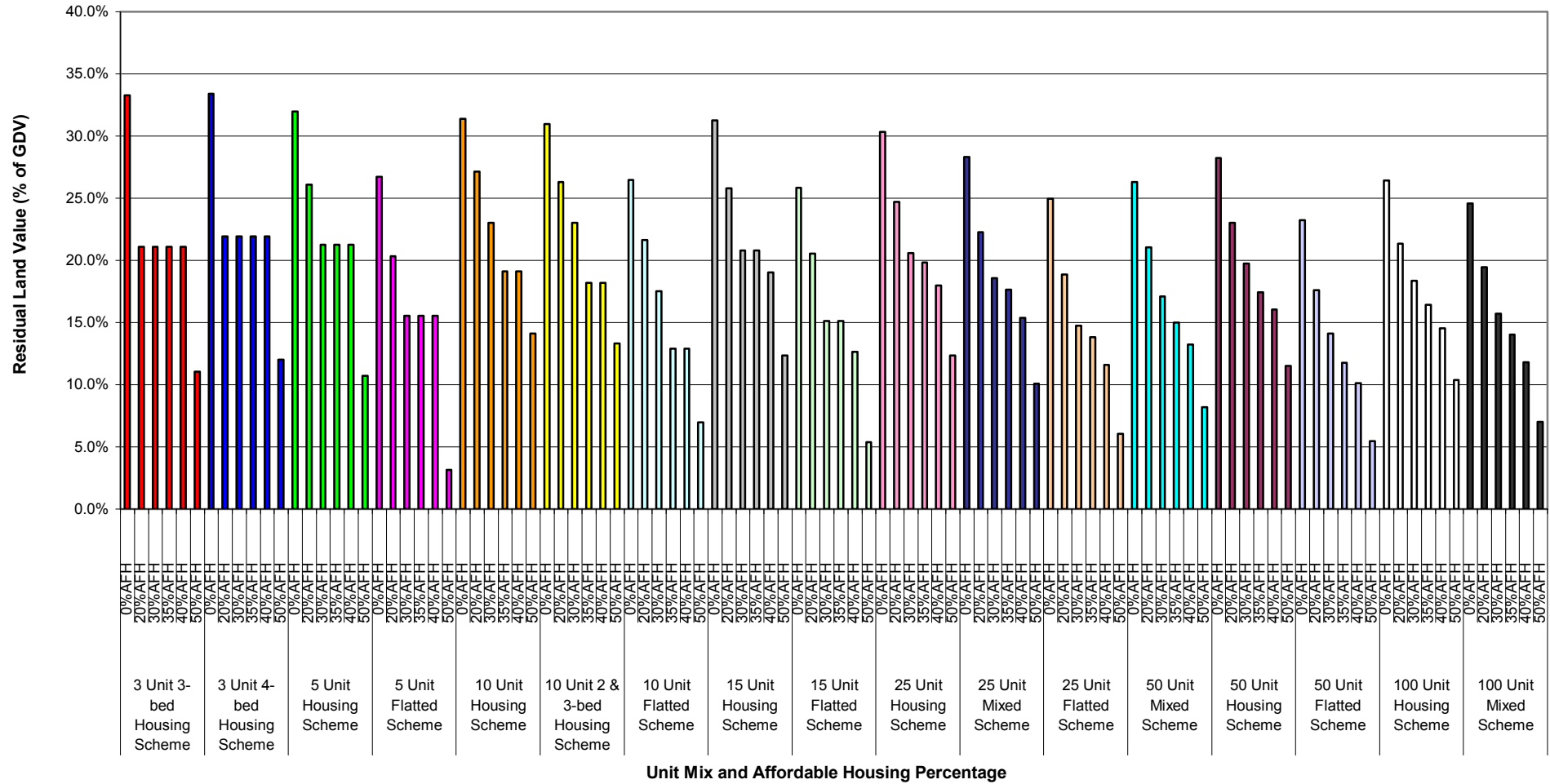
1	2	3	4	5	6	7	8	
Value Point	Number of Units	Scenario	GDV	Development Cost	Developer Profit (@15%)	Finance & Land Costs	Residual Land Price	% Land Residual (of GDV)
Value Point 6	25 Unit Housing Scheme	0% Affordable Housing	£5,148,000	£2,621,715	£922,200	£662,460	£1,863,960	30.3%
		20% Affordable Housing	£5,342,150	£2,621,715	£764,229	£580,435	£1,320,740	24.7%
		30% Affordable Housing	£4,866,300	£2,621,715	£667,818	£532,344	£1,002,646	20.6%
		35% Affordable Housing	£4,774,950	£2,621,715	£642,762	£523,832	£947,175	19.8%
		40% Affordable Housing	£4,599,450	£2,621,715	£610,047	£505,783	£827,429	18.0%
		50% Affordable Housing	£4,123,600	£2,621,715	£513,636	£457,692	£509,334	12.4%
	25 Unit Mixed Scheme	0% Affordable Housing	£5,249,000	£2,330,685	£787,350	£581,846	£1,487,154	28.3%
		20% Affordable Housing	£4,547,300	£2,330,685	£650,766	£510,316	£1,013,312	22.3%
		30% Affordable Housing	£4,193,194	£2,330,685	£576,798	£474,773	£778,500	18.6%
		35% Affordable Housing	£4,101,844	£2,330,685	£551,742	£466,262	£723,030	17.6%
		40% Affordable Housing	£3,926,344	£2,330,685	£519,027	£448,212	£603,283	15.4%
		50% Affordable Housing	£3,554,644	£2,330,685	£444,003	£410,616	£358,260	10.1%
	25 Unit Flatted Scheme	0% Affordable Housing	£4,463,100	£2,124,512	£669,465	£508,814	£1,113,897	25.0%
		20% Affordable Housing	£3,899,300	£2,124,512	£557,076	£451,632	£735,437	18.9%
		30% Affordable Housing	£3,585,394	£2,124,512	£490,218	£420,266	£528,382	14.7%
		35% Affordable Housing	£3,503,788	£2,124,512	£467,834	£412,663	£483,816	13.8%
		40% Affordable Housing	£3,368,488	£2,124,512	£442,229	£398,790	£390,869	11.6%
		50% Affordable Housing	£3,054,582	£2,124,512	£375,371	£367,424	£185,403	6.1%
	50 Unit Mixed Scheme	0% Affordable Housing	£10,756,100	£4,803,452	£1,613,415	£1,390,166	£2,831,105	26.3%
		20% Affordable Housing	£9,440,144	£4,803,452	£1,346,277	£1,221,210	£1,986,438	21.0%
		30% Affordable Housing	£8,663,238	£4,803,452	£1,194,218	£1,120,643	£1,483,128	17.1%
		35% Affordable Housing	£8,291,538	£4,803,452	£1,119,194	£1,072,858	£1,244,193	15.0%
		40% Affordable Housing	£8,000,932	£4,803,452	£1,058,171	£1,035,842	£1,059,329	13.2%
		50% Affordable Housing	£7,283,326	£4,803,452	£916,718	£943,096	£695,258	8.2%
	50 Unit Housing Scheme	0% Affordable Housing	£11,817,500	£5,054,588	£1,772,625	£1,515,829	£3,335,480	28.2%
		20% Affordable Housing	£10,323,450	£5,054,588	£1,470,267	£1,323,872	£2,375,734	23.0%
		30% Affordable Housing	£9,572,100	£5,054,588	£1,322,091	£1,226,776	£1,889,900	19.7%
		35% Affordable Housing	£9,096,250	£5,054,588	£1,225,680	£1,165,655	£1,584,315	17.4%
		40% Affordable Housing	£8,829,400	£5,054,588	£1,167,909	£1,131,916	£1,415,988	16.0%
		50% Affordable Housing	£8,078,050	£5,054,588	£1,019,733	£1,034,820	£930,154	11.5%
50 Unit Flatted Scheme	0% Affordable Housing	£8,975,900	£4,270,333	£1,346,325	£1,187,709	£2,084,288	23.2%	
	20% Affordable Housing	£7,880,888	£4,270,333	£1,119,089	£1,047,901	£1,385,823	17.6%	
	30% Affordable Housing	£7,334,682	£4,270,333	£1,007,756	£977,839	£1,035,604	14.1%	
	35% Affordable Housing	£7,003,182	£4,270,333	£939,842	£935,368	£823,334	11.8%	
	40% Affordable Housing	£6,786,276	£4,270,333	£891,854	£908,093	£687,357	10.1%	
	50% Affordable Housing	£5,240,070	£4,270,333	£780,520	£838,031	£340,650	5.5%	
100 Unit Housing Scheme	0% Affordable Housing	£23,635,000	£10,109,175	£3,545,250	£3,469,898	£6,250,250	26.4%	
	20% Affordable Housing	£20,646,900	£10,109,175	£2,940,534	£3,004,135	£4,409,333	21.4%	
	30% Affordable Housing	£19,207,350	£10,109,175	£2,647,971	£2,779,971	£3,523,423	18.3%	
	35% Affordable Housing	£18,401,500	£10,109,175	£2,490,000	£2,653,441	£3,022,928	16.4%	
	40% Affordable Housing	£17,658,800	£10,109,175	£2,335,818	£2,538,373	£2,568,417	14.5%	
	50% Affordable Housing	£16,219,250	£10,109,175	£2,043,255	£2,314,209	£1,682,507	10.4%	
100 Unit Mixed Scheme	0% Affordable Housing	£21,512,200	£9,606,903	£3,226,830	£3,168,052	£5,289,998	24.6%	
	20% Affordable Housing	£18,880,288	£9,606,903	£2,692,553	£2,758,105	£3,669,818	19.4%	
	30% Affordable Housing	£17,362,576	£9,606,903	£2,390,603	£2,520,600	£2,730,691	15.7%	
	35% Affordable Housing	£16,742,670	£9,606,903	£2,266,234	£2,423,779	£2,347,924	14.0%	
	40% Affordable Housing	£16,001,864	£9,606,903	£2,116,342	£2,308,302	£1,891,504	11.8%	
	50% Affordable Housing	£14,602,752	£9,606,903	£1,835,601	£2,089,786	£1,027,643	7.0%	

Source: Adams Integra, June 2009

**Graph 10 - Residual Land Value (£) - Value Point 6**  
**70% General Needs Rent/30% Intermediate Tenure Mix**  
**Planning Infrastructure Level - £5,000**



**Graph 11 - Residual Land Value (% of GDV) - Value Point 6**  
**70% General Needs Rent/30% Intermediate Tenure Mix**  
**Planning Infrastructure Level - £5,000**



**Table 8: Summary Table Showing Results of Residual Land Value Appraisals and Reduction in Land Residual - Value Point 7  
70% General Needs Rent/30% Intermediate Tenure Mix  
Planning Infrastructure Level - £5,000**

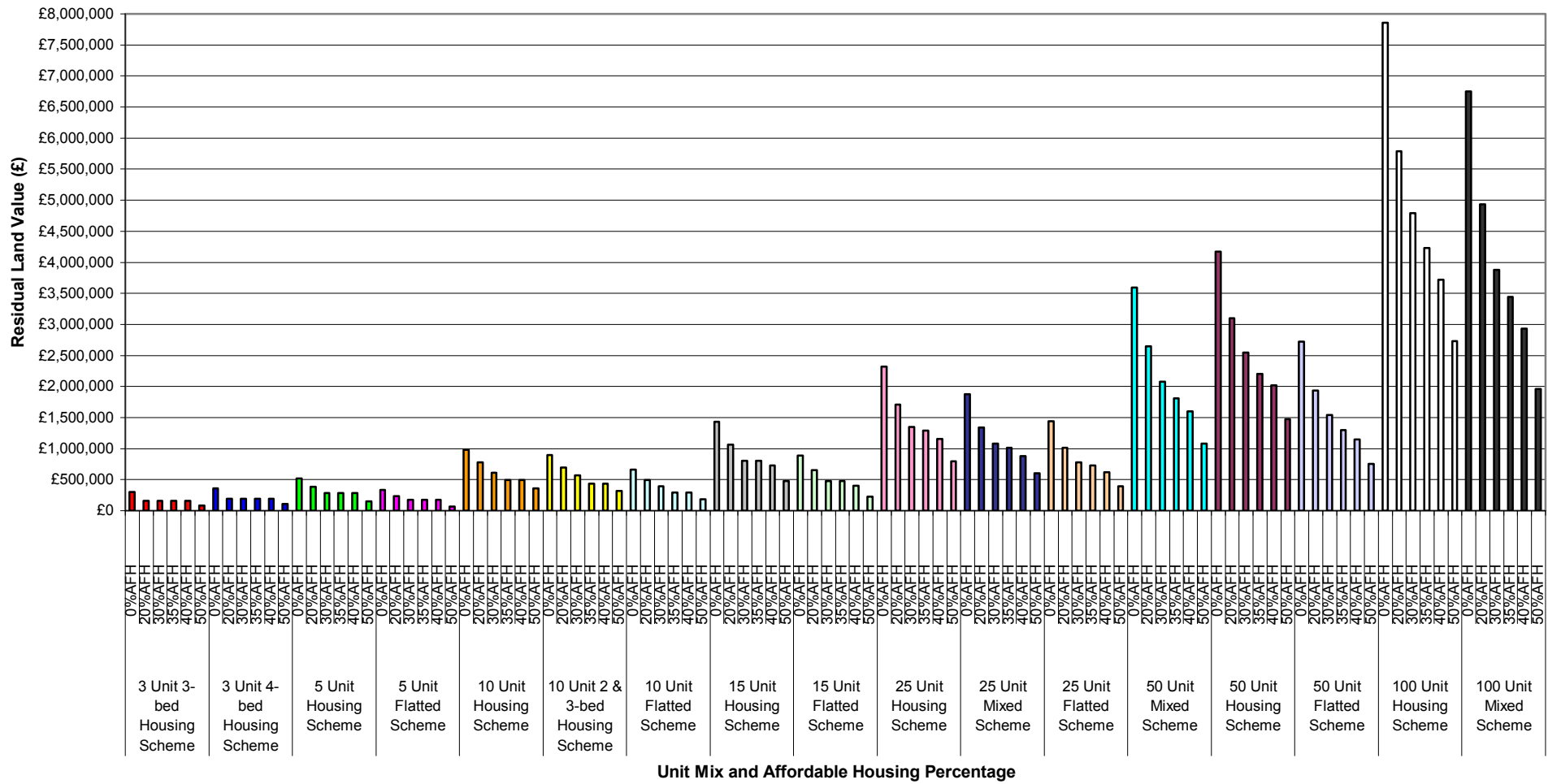
1	2	3	4	5	6	7	8	
Value Point	Number of Units	Scenario	GDV	Development Cost	Developer Profit (@15%)	Finance & Land Costs	Residual Land Price	% Land Residual (of GDV)
Value Point 6	3 Unit 3-bed Housing Scheme	0% Affordable Housing	£816,000	£315,293	£122,400	£70,601	£298,475	36.6%
		20% Affordable Housing	£619,000	£315,293	£86,100	£55,816	£161,792	26.1%
		30% Affordable Housing	£619,000	£315,293	£86,100	£55,816	£161,792	26.1%
		35% Affordable Housing	£619,000	£315,293	£86,100	£55,816	£161,792	26.1%
		40% Affordable Housing	£619,000	£315,293	£86,100	£55,816	£161,792	26.1%
	3 Unit 4-bed Housing Scheme	0% Affordable Housing	£960,000	£366,795	£144,000	£80,096	£358,036	37.3%
		20% Affordable Housing	£725,000	£366,795	£101,100	£62,428	£192,730	26.6%
		30% Affordable Housing	£725,000	£366,795	£101,100	£62,428	£192,730	26.6%
		35% Affordable Housing	£725,000	£366,795	£101,100	£62,428	£192,730	26.6%
		40% Affordable Housing	£725,000	£366,795	£101,100	£62,428	£192,730	26.6%
	5 Unit Housing Scheme	0% Affordable Housing	£1,456,000	£559,823	£218,400	£139,945	£516,751	35.5%
		20% Affordable Housing	£1,259,000	£559,823	£182,100	£121,948	£383,275	30.4%
		30% Affordable Housing	£1,106,760	£559,823	£144,166	£109,303	£284,665	25.7%
		35% Affordable Housing	£1,106,760	£559,823	£144,166	£109,303	£284,665	25.7%
		40% Affordable Housing	£1,106,760	£559,823	£144,166	£109,303	£284,665	25.7%
	5 Unit Flatted Scheme	0% Affordable Housing	£1,072,000	£458,998	£160,800	£108,382	£333,505	31.1%
		20% Affordable Housing	£919,600	£458,998	£132,360	£94,842	£231,067	25.1%
		30% Affordable Housing	£829,552	£458,998	£107,661	£87,571	£173,569	20.9%
		35% Affordable Housing	£829,552	£458,998	£107,661	£87,571	£173,569	20.9%
		40% Affordable Housing	£829,552	£458,998	£107,661	£87,571	£173,569	20.9%
	10 Unit Housing Scheme	0% Affordable Housing	£2,768,000	£1,068,143	£415,200	£267,907	£976,080	35.3%
		20% Affordable Housing	£2,470,200	£1,068,143	£351,252	£242,222	£776,240	31.4%
		30% Affordable Housing	£2,235,200	£1,068,143	£308,352	£221,254	£611,953	27.4%
		35% Affordable Housing	£2,061,200	£1,068,143	£276,312	£205,754	£490,552	23.8%
		40% Affordable Housing	£2,061,200	£1,068,143	£276,312	£205,754	£490,552	23.8%
	10 Unit 2 & 3-bed Housing Scheme	0% Affordable Housing	£2,560,000	£993,750	£384,000	£251,900	£893,136	34.9%
		20% Affordable Housing	£2,262,200	£993,750	£320,052	£226,215	£693,296	30.6%
		30% Affordable Housing	£2,088,200	£993,750	£288,012	£210,715	£571,894	27.4%
		35% Affordable Housing	£1,891,200	£993,750	£251,712	£193,168	£438,993	23.2%
		40% Affordable Housing	£1,891,200	£993,750	£251,712	£193,168	£438,993	23.2%
10 Unit Flatted Scheme	0% Affordable Housing	£2,144,000	£917,995	£321,600	£216,765	£660,134	30.8%	
	20% Affordable Housing	£1,901,552	£917,995	£268,461	£195,954	£498,377	26.2%	
	30% Affordable Housing	£1,749,152	£917,995	£240,021	£182,413	£396,461	22.7%	
	35% Affordable Housing	£1,596,752	£917,995	£211,581	£168,872	£289,355	18.1%	
	40% Affordable Housing	£1,596,752	£917,995	£211,581	£168,872	£289,355	18.1%	
15 Unit Housing Scheme	0% Affordable Housing	£4,064,000	£1,570,740	£609,600	£395,088	£1,429,029	35.2%	
	20% Affordable Housing	£3,531,200	£1,570,740	£502,752	£348,435	£1,064,902	30.2%	
	30% Affordable Housing	£3,160,200	£1,570,740	£434,412	£315,389	£806,073	25.5%	
	35% Affordable Housing	£3,160,200	£1,570,740	£434,412	£315,389	£806,073	25.5%	
	40% Affordable Housing	£3,036,400	£1,570,740	£402,504	£305,204	£727,634	24.0%	
15 Unit Flatted Scheme	0% Affordable Housing	£2,665,400	£1,570,740	£334,164	£272,157	£473,688	17.8%	
	20% Affordable Housing	£2,444,000	£1,270,445	£441,600	£304,610	£890,251	30.2%	
	30% Affordable Housing	£2,591,552	£1,270,445	£367,461	£274,069	£652,394	25.2%	
	35% Affordable Housing	£2,329,152	£1,270,445	£318,021	£250,798	£475,191	20.4%	
	40% Affordable Housing	£2,329,152	£1,270,445	£318,021	£250,798	£475,191	20.4%	
15 Unit Flatted Scheme	0% Affordable Housing	£2,219,552	£1,270,445	£292,149	£241,562	£402,934	18.2%	
	20% Affordable Housing	£1,957,152	£1,270,445	£242,709	£218,291	£223,450	11.4%	
	30% Affordable Housing	£1,957,152	£1,270,445	£242,709	£218,291	£223,450	11.4%	
	35% Affordable Housing	£1,957,152	£1,270,445	£242,709	£218,291	£223,450	11.4%	
	40% Affordable Housing	£1,957,152	£1,270,445	£242,709	£218,291	£223,450	11.4%	

**Table 8: Summary Table Showing Results of Residual Land Value Appraisals and Reduction in Land Residual - Value Point 7  
70% General Needs Rent/30% Intermediate Tenure Mix  
Planning Infrastructure Level - £5,000**

1	2	3	4	5	6	7	8	
Value Point	Number of Units	Scenario	GDV	Development Cost	Developer Profit (@15%)	Finance & Land Costs	Residual Land Price	% Land Residual (of GDV)
Value Point 6	25 Unit Housing Scheme	0% Affordable Housing	£6,784,000	£2,621,715	£1,017,600	£730,417	£2,317,698	34.2%
		20% Affordable Housing	£5,880,200	£2,621,715	£842,412	£638,204	£1,706,755	29.0%
		30% Affordable Housing	£5,347,400	£2,621,715	£735,564	£584,236	£1,349,650	25.2%
		35% Affordable Housing	£5,246,600	£2,621,715	£707,916	£574,844	£1,288,440	24.6%
		40% Affordable Housing	£5,049,600	£2,621,715	£671,616	£554,537	£1,153,663	22.8%
		50% Affordable Housing	£4,516,800	£2,621,715	£564,768	£500,569	£796,558	17.6%
	25 Unit Mixed Scheme	0% Affordable Housing	£5,792,000	£2,330,685	£868,800	£639,866	£1,874,543	32.4%
		20% Affordable Housing	£5,004,400	£2,330,685	£717,288	£559,382	£1,341,163	26.8%
		30% Affordable Housing	£4,607,352	£2,330,685	£635,289	£519,426	£1,077,074	23.4%
		35% Affordable Housing	£4,506,552	£2,330,685	£607,641	£510,033	£1,015,865	22.5%
		40% Affordable Housing	£4,309,552	£2,330,685	£571,341	£489,726	£881,087	20.4%
		50% Affordable Housing	£3,892,952	£2,330,685	£488,169	£447,488	£601,546	15.5%
	25 Unit Flatted Scheme	0% Affordable Housing	£4,924,800	£2,124,512	£738,720	£558,147	£1,443,285	29.3%
		20% Affordable Housing	£4,290,400	£2,124,512	£613,968	£493,616	£1,015,972	23.7%
		30% Affordable Housing	£3,937,952	£2,124,512	£539,829	£458,297	£762,702	19.9%
		35% Affordable Housing	£3,847,904	£2,124,512	£515,130	£449,907	£728,021	18.9%
		40% Affordable Housing	£3,695,504	£2,124,512	£486,690	£434,237	£624,063	16.9%
		50% Affordable Housing	£3,343,056	£2,124,512	£412,551	£398,917	£394,864	11.8%
	50 Unit Mixed Scheme	0% Affordable Housing	£11,868,800	£4,803,452	£1,780,320	£1,541,576	£3,593,714	30.3%
		20% Affordable Housing	£10,392,952	£4,803,452	£1,484,121	£1,351,599	£2,643,629	25.4%
		30% Affordable Housing	£9,621,904	£4,803,452	£1,315,482	£1,238,516	£2,077,492	21.8%
		35% Affordable Housing	£9,104,904	£4,803,452	£1,232,310	£1,184,826	£1,808,944	19.9%
		40% Affordable Housing	£8,779,856	£4,803,452	£1,164,711	£1,143,327	£1,601,632	18.2%
		50% Affordable Housing	£7,973,808	£4,803,452	£1,007,772	£1,038,869	£1,078,767	13.5%
	50 Unit Housing Scheme	0% Affordable Housing	£13,040,000	£5,054,588	£1,956,000	£1,682,181	£4,173,343	32.0%
		20% Affordable Housing	£11,366,600	£5,054,588	£1,620,876	£1,466,669	£3,095,489	27.2%
		30% Affordable Housing	£10,523,800	£5,054,588	£1,456,548	£1,357,482	£2,548,975	24.2%
		35% Affordable Housing	£9,991,000	£5,054,588	£1,349,700	£1,288,886	£2,205,914	22.1%
		40% Affordable Housing	£9,693,200	£5,054,588	£1,285,752	£1,251,158	£2,017,635	20.8%
		50% Affordable Housing	£8,850,400	£5,054,588	£1,121,424	£1,141,970	£1,471,121	16.6%
50 Unit Flatted Scheme	0% Affordable Housing	£9,904,000	£4,270,333	£1,485,600	£1,314,055	£2,720,652	27.5%	
	20% Affordable Housing	£8,674,704	£4,270,333	£1,233,570	£1,156,585	£1,933,647	22.3%	
	30% Affordable Housing	£8,059,856	£4,270,333	£1,109,991	£1,077,466	£1,537,984	19.1%	
	35% Affordable Housing	£7,687,856	£4,270,333	£1,034,679	£1,029,675	£1,299,042	16.9%	
	40% Affordable Housing	£7,445,408	£4,270,333	£981,540	£999,116	£1,146,642	15.4%	
	50% Affordable Housing	£6,830,560	£4,270,333	£857,962	£919,997	£750,979	11.0%	
100 Unit Housing Scheme	0% Affordable Housing	£26,080,000	£10,109,175	£3,912,000	£3,874,057	£7,857,378	30.1%	
	20% Affordable Housing	£22,733,200	£10,109,175	£3,241,752	£3,351,112	£5,789,915	25.5%	
	30% Affordable Housing	£21,120,800	£10,109,175	£2,917,488	£3,099,415	£4,794,933	22.7%	
	35% Affordable Housing	£20,217,000	£10,109,175	£2,742,300	£2,957,148	£4,232,042	20.9%	
	40% Affordable Housing	£19,386,400	£10,109,175	£2,571,504	£2,828,167	£3,722,452	19.2%	
	50% Affordable Housing	£17,774,000	£10,109,175	£2,247,240	£2,576,470	£2,727,471	15.3%	
100 Unit Mixed Scheme	0% Affordable Housing	£23,737,600	£9,606,903	£3,560,640	£3,535,911	£6,752,781	28.4%	
	20% Affordable Housing	£20,785,904	£9,606,903	£2,968,242	£3,074,931	£4,930,395	23.7%	
	30% Affordable Housing	£19,085,808	£9,606,903	£2,633,532	£2,808,250	£3,875,637	20.3%	
	35% Affordable Housing	£18,388,360	£9,606,903	£2,495,494	£2,698,978	£3,443,506	18.7%	
	40% Affordable Housing	£17,559,712	£9,606,903	£2,329,423	£2,569,522	£2,931,710	16.7%	
	50% Affordable Housing	£15,990,416	£9,606,903	£2,018,113	£2,323,782	£1,959,953	12.3%	

Source: Adams Integra, June 2009

**Graph 12 - Residual Land Value (£) - Value Point 7**  
**70% General Needs Rent/30% Intermediate Tenure Mix**  
**Planning Infrastructure Level - £5,000**



**Graph 13 - Residual Land Value (% of GDV) - Value Point 7**  
**70% General Needs Rent/30% Intermediate Tenure Mix**  
**Planning Infrastructure Level - £5,000**

