

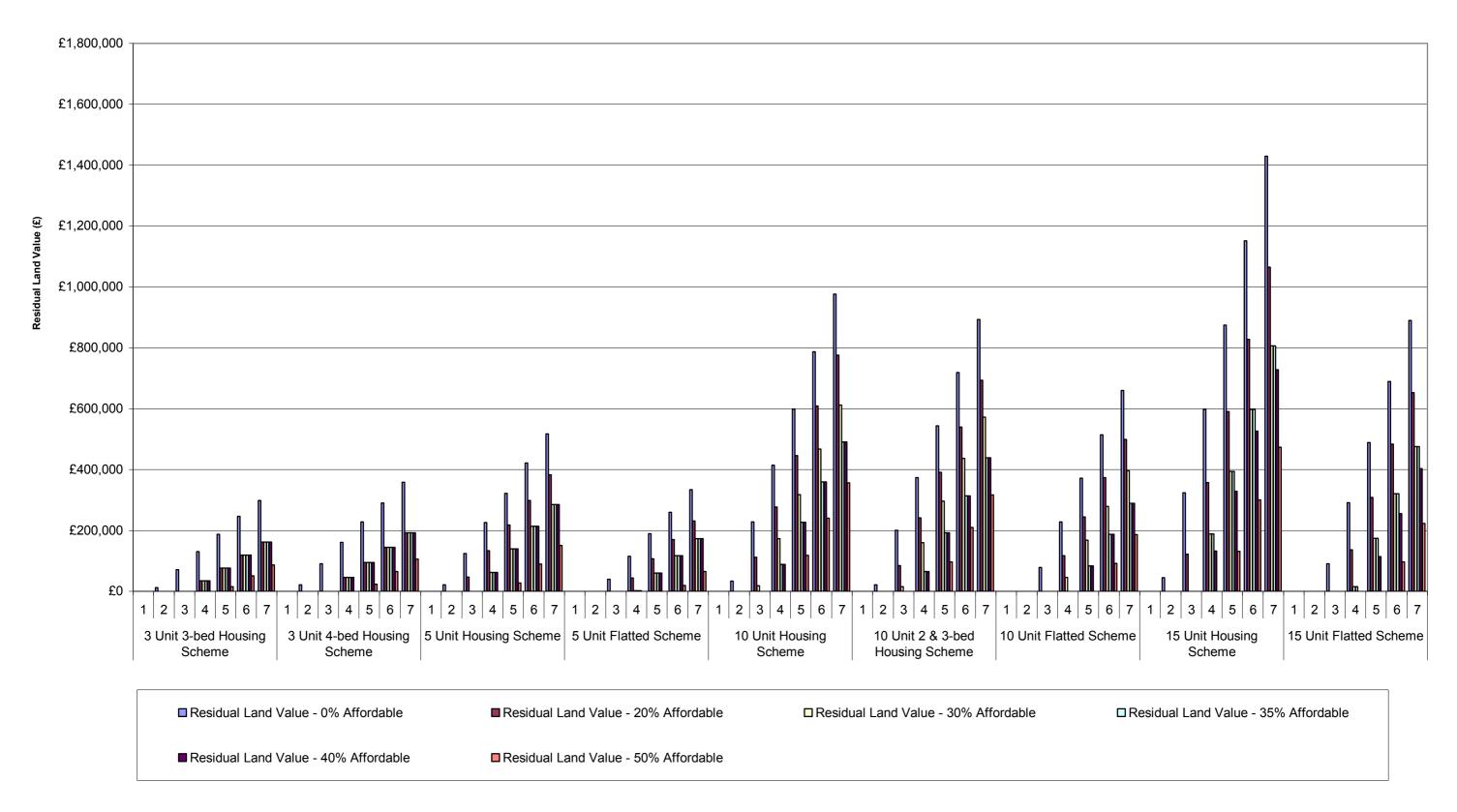
Table 1: Summary of Residual Land Value (£) Appraisals for All Value Points - 70% General Needs Rent/30% Intermediate Tenure Mix Planning Infrastructure Level - £5,000

Development Scenario / Threshold	Value Point	Residual Land Value - 0% Affordable £0	Residual Land Value - 20% Affordable £0	Residual Land Value - 30% Affordable £0	Residual Land Value - 35% Affordable £0	Residual Land Value - 40% Affordable £0	Residual Lan Value - 50% Affordable £0
	2	£12,273	£0	£0	£0	£0	£0
Unit 3-bed Housing	3	£71,359	£0	£0	03 001.007	£0	£0
Scheme	5	£130,446 £187,637	£34,207 £76,165	£34,207 £76,165	£34,207 £76,165	£34,207 £76,165	£0 £15.144
	6	£246,133	£118,978	£118,978	£118,978	£118,978	£50,917
	7	£298,475	£161,792	£161,792	£161,792	£161,792	£86,689
	2	£0 £21,540	£0 £0	£0 £0	£0 £0	£0 £0	£0
Unit 4-bed Housing	3	£91,054	£0	£0	£0	£0	£0
icheme	4	£160,568	£45,382	£45,382	£45,382	£45,382	£0
	5	£227,781	£95,147	£95,147 £144,912	£95,147	£95,147	£23,358 £64,839
	6 7	£290,607 £358,036	£144,912 £192,730	£192,730	£144,912 £192,730	£144,912 £192,730	£106,321
	1	£0	£0	£0	£0	£0	£0
	2	£21,110	£0	£0	£0	£0	£0
Unit Housing Scheme	3 4	£124,544 £225,699	£46,931 £133,560	£0 £62,014	£0 £62,014	£0 £62.014	£0 £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 £0	£383,275 £0	£284,665 £0	£284,665 £0	£284,665 £0	£150,316 £0
	2	£0	£0	£0	£0	£0	£0
	3	£39,199	£0	£0	£0	£0	£0
Unit Flatted Scheme	4	£115,355	£43,913	£2,169	£2,169	£2,169	£0
	5	£189,595	£107,355	£60,167	£60,167	£60,167	£0
	<u>6</u> 7	£259,635 £333,505	£169,958 £231,067	£117,325 £173,569	£117,325 £173,569	£117,325 £173,569	£19,618 £64,903
	1	£0	£0	£0	£0	£173,565	£04,503
	2	£33,553	£0	£0	£0	£0	£0
0 Unit Housing Scheme	3	£227,891	£111,946	£18,314	£0	£0	£0
ousing outlettle	5	£414,027 £598,533	£277,115 £445,642	£172,679 £317,232	£88,973 £227,350	£88,973 £227,350	£0 £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
	2	£0 £21,035	£0 £0	£0 £0	£0 £0	£0 £0	£0 £0
0 Unit 2 & 3-bed Housing	3	£200,869	£84,651	£15,477	£0	£0	£0
cheme	5	£373,218 £543,959	£241,178 £390,500	£159,909 £296,025	£65,490 £192.018	£65,490 £192,018	£0 £96,560
	6	£718,548	£539,885	£436,938	£313,566	£313,566	£209,221
	7	£893,136	£693,296 £0	£571,894	£438,993 £0	£438,993	£316,326 £0
	2	£0	£0	£0	£0	£0 £0	£0
0 Unit Flatted Scheme	3	£78,399	£0	£0	£0	£0	£0
o onit riatted scheme	4 5	£228,402 £371,529	£117,524 £244,126	£46,082 £167,522	£0 £83,368	£0 £83,368	£0 £0
	6	£513,917	£373,440	£278,665	£187,681	£187,681	£91,870
	7	£660,134 £0	£498,377 £0	£396,461 £0	£289,355 £0	£289,355 £0	£186,006 £0
	2	£45,034	£0	£0	£0	£0	£0
Filmit Hausian Cabama	3	£323,729	£121,863	£0	£0	£0	£0
5 Unit Housing Scheme	4 5	£597,551 £874,710	£357,247 £590,139	£188,270 £393,925	£188,270 £393,925	£132,730 £329,275	£0 £130,838
	6	£1,151,869	£827,521	£597,968	£597,968	£526,757	£300,301
	7	£1,429,029 £0	£1,064,902 £0	£806,073 £0	£806,073 £0	£727,634 £0	£473,688 £0
	2	£0	£0	£0	£0	£0	£0
5 Unit Flatted Scheme	3 4	£90,775 £290,920	£0 £136,524	£0 £14,875	£0 £14,875	£0	£0
	5	£488,697	£308,287	£173,772	£173,772	£114,298	£0
	6	£689,474	£483,331	£321,061	£321,061	£255,680	£96,299
	7	£890,251 £0	£652,394 £0	£475,191 £0	£475,191 £0	£402,934 £0	£223,450 £0
	2	£51,051	£0	£0	£0	£0	£0
5 Unit Housing Scheme	3 4	£502,747 £956,485	£171,945 £549,501	£0 £313,450	£0 £268,998	£0 £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
	1	£2,317,698 £0	£1,706,755 £0	£1,349,650 £0	£1,288,440 £0	£1,153,663 £0	£796,558 £0
	2	£0	£0	£0	£0	£0	£0
5 Unit Mixed Scheme	3 4	£328,371 £712,375	£34,290 £362,931	£0 £189,465	£0 £145,552	£0 £52,954	£0
	5	£1,099,765	£686,250	£480,717	£435,474	£329,668	£113,718
	- 6 7	£1,487,154 £1,874,543	£1,013,312 £1,341,163	£778,500 £1,077,074	£723,030 £1,015,865	£603,283 £881,087	£358,260 £601,546
	1	£0	£1,341,163 £0	£0	£1,015,865 £0	£881,087	£601,546 £0
	2	£0	£0	£0	£0	£0	£0
5 Unit Flatted Scheme	3 4	£130,972 £459,862	£0 £182,261	£0 £23,860	£0	£0 £0	£0
	5	£784,509	£462,036	£280,112	£240,072	£159,965	£0
	<u>6</u> 7	£1,113,897 £1,443,285	£735,437 £1.015.972	£528,382 £782,702	£483,816 £728.021	£390,869 £624,063	£185,403 £394,864
	1	£0	£0	£0	£0	£0	£0
	3	£0	£0	£0	£0	£0	£0
0 Unit Mixed Scheme	4	£543,278 £1,305,887	£19,438 £674,333	£302,069	£0 £125,796	£0 £0	£0 £0
	5	£2,068,496	£1,330,765	£891,041	£682,479	£520,064	£119,570
	7	£2,831,105 £3,593,714	£1,986,438 £2,643,629	£1,483,128 £2,077,492	£1,244,193 £1,808,944	£1,059,329 £1,601,632	£595,258 £1,078,767
	1	£0	£0	£0	£0	£0	£0
	3	£0 £821,893	£0 £227,934	£0	£0	£0 £0	£0
0 Unit Housing Scheme	4	£1,659,755	£937,744	£573,267	£346,971	£222,474	£0
	5 6	£2,497,618 £3,335,480	£1,655,980 £2,375,734	£1,230,824 £1,889,900	£962,716 £1,584,315	£814,342 £1,415,988	£393,240 £930,154
	7	£4,173,343	£3,095,489	£2,548,975	£2,205,914	£2,017,635	£1,471,121
	1	£0	£0	£0	£0	£0	£0
	3	£0 £180,670	£0	£0	£0	£0	£0
0 Unit Flatted Scheme	4	£811,560	£297,032	£37,666	£0	£0	£0
	5 6	£1,447,924 £2,084,288	£841,794 £1,385,823	£538,539 £1,035,604	£358,151 £823,334	£243,029 £687,357	£0 £340,650
	7	£2,720,652	£1,933,647	£1,537,984	£1,299,042	£1,146,642	£750,979
	1	£0	£0	£0	£0	£0	£0
	3	£0 £1,428,866	£0 £279,205	£0	£0	£0 £0	£0
00 Unit Housing Scheme	4	£3,035,994	£1,651,083	£984,044	£609,070	£268,944	£0
	5 6	£4,643,122 £6,250,250	£3,028,752 £4,409,333	£2,251,913 £3,523,423	£1,813,815 £3,022,928	£1,414,382 £2,568,417	£637,543 £1,682,507
	7	£6,250,250 £7,857,378	£4,409,333 £5,789,915	£3,523,423 £4,794,933	£3,022,928 £4,232,042	£2,568,417 £3,722,452	£1,682,507 £2,727,471
	1	£0	£0	£0	£0	£0	£0
	3	£0 £901,652	£0 £0	£0 £0	£0 £0	£0 £0	£0 £0
00 Unit Mixed Scheme	4	£2,364,434	£1,153,032	£454,220	£173,152	£0	£0
			CO 440 450	£1,590,114	£1,257,439	COF7 404	C40F 272
	5 6	£3,827,216 £5,289,998	£2,412,153 £3,669,818	£2,730,691	£2,347,924	£857,124 £1,891,504	£105,373 £1,027,643

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

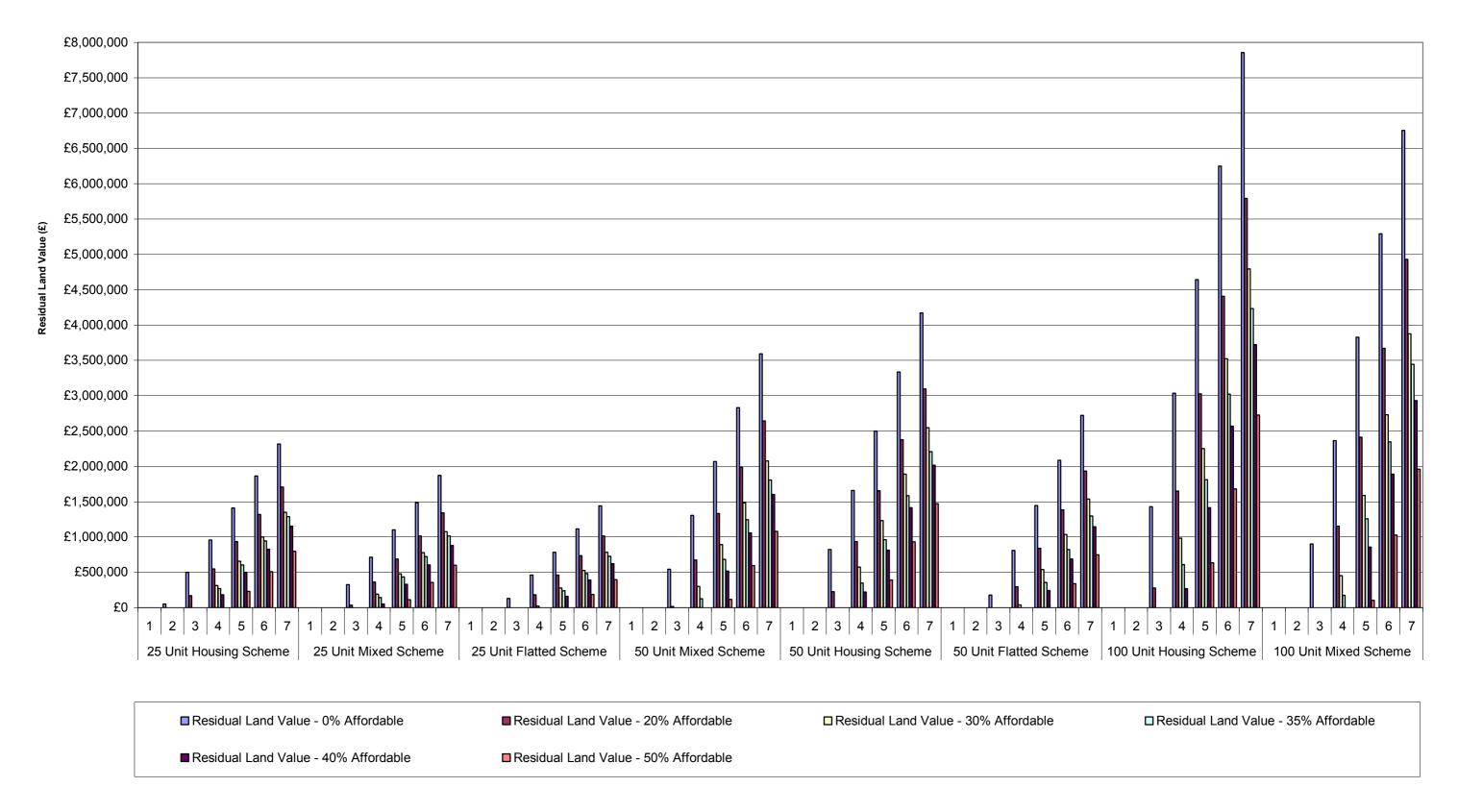
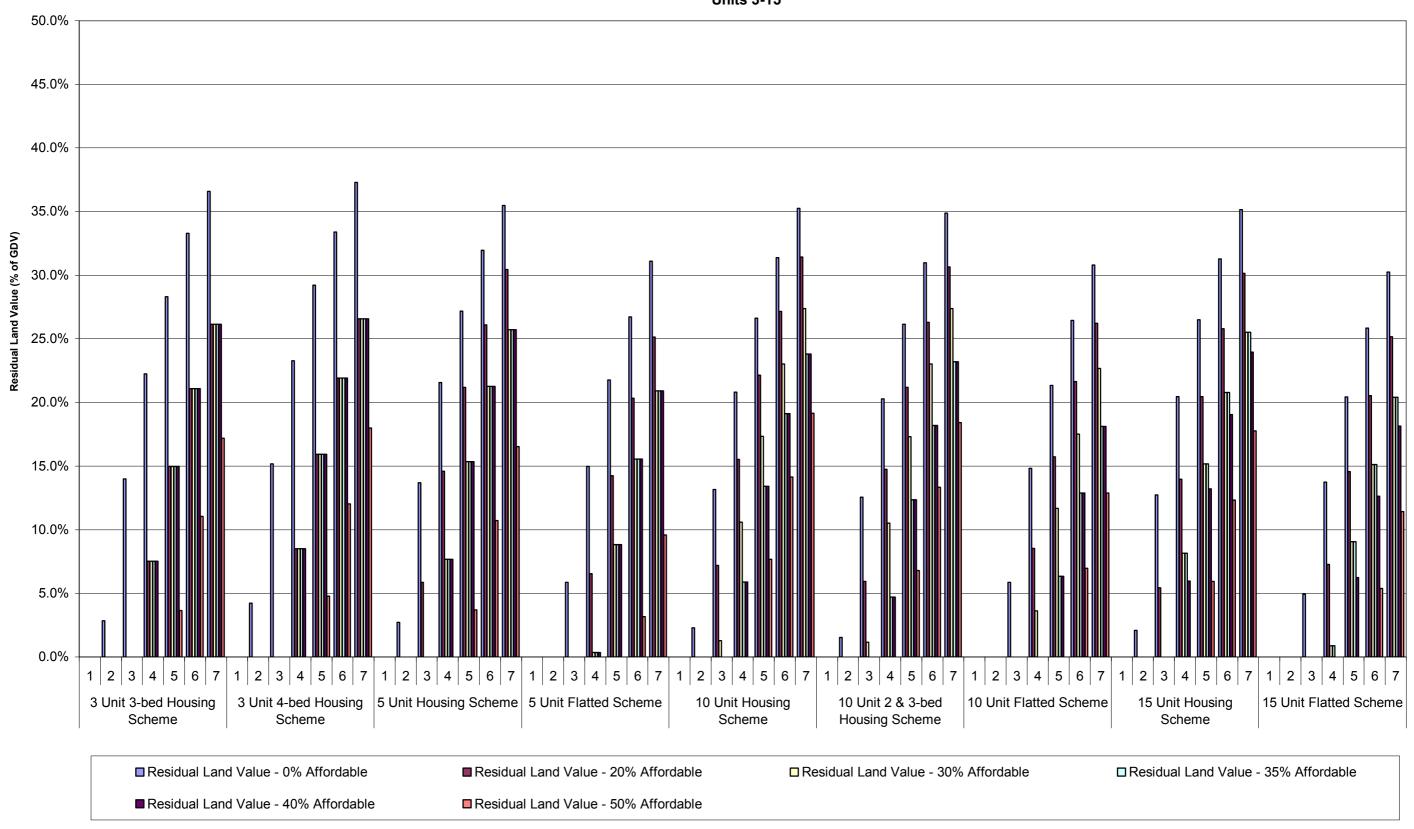


Table 1a: Summary of Residual Land Value (as % of GDV) Appraisals for All Value Points - 70% General Needs Rent/30% Intermediate Tenure Mix Planning Infrastructure Level - £5,000

Development Scenario / Threshold	Value Point	Residual Land Value - 0% Affordable 0.0%	Residual Land Value - 20% Affordable 0.0%	Residual Land Value - 30% Affordable 0.0%	Residual Land Value - 35% Affordable 0.0%	Residual Land Value - 40% Affordable 0.0%	Residual La Value - 50% Affordable 0.0%
	2	2.8%	0.0%	0.0%	0.0%	0.0%	0.0%
Unit 3-bed Housing	3	14.0%	0.0%	0.0%	0.0%	0.0%	0.0%
cheme	- 4 - 5	22.2% 28.3%	7.5% 15.0%	7.5% 15.0%	7.5% 15.0%	7.5% 15.0%	0.0% 3.6%
	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%
	2	0.0% 4.2%	0.0%	0.0%	0.0%	0.0%	0.0%
Unit 4-bed Housing	3	15.2%	0.0%	0.0%	0.0%	0.0%	0.0%
cheme	4	23.3%	8.5%	8.5%	8.5%	8.5%	0.0%
	5 6	29.2% 33.4%	15.9% 21.9%	15.9% 21.9%	15.9% 21.9%	15.9% 21.9%	4.8% 12.0%
	7	37.3%	26.6%	26.6%	26.6%	26.6%	18.0%
	1	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	3	2.7% 13.7%	0.0% 5.9%	0.0%	0.0%	0.0%	0.0%
Unit Housing Scheme	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%
	7	32.0% 35.5%	26.1% 30.4%	21.3% 25.7%	21.3% 25.7%	21.3% 25.7%	10.7% 16.5%
	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%
Unit Flatted Scheme	3 4	5.9% 15.0%	0.0% 6.6%	0.0%	0.0%	0.0% 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% 0.0%	25.1% 0.0%	20.9% 0.0%	20.9% 0.0%	20.9% 0.0%	9.6%
	2	2.3%	0.0%	0.0%	0.0%	0.0%	0.0%
N. Hait Hauster Co.	3	13.2%	7.2%	1.3%	0.0%	0.0%	0.0%
Unit Housing Scheme	5	20.8%	15.5% 22.1%	10.6% 17.3%	5.9% 13.4%	5.9% 13.4%	0.0% 7.7%
	6	31.4%	27.2%	23.0%	13.4%	13.4%	14.1%
	7	35.3%	31.4%	27.4%	23.8%	23.8%	19.1%
	2	0.0% 1.5%	0.0%	0.0%	0.0%	0.0%	0.0%
Unit 2 & 3-bed Housing	3	12.6%	5.9%	1.2%	0.0%	0.0%	0.0%
cheme	4 5	20.3% 26.2%	14.7% 21.2%	10.5% 17.3%	4.7% 12.3%	4.7% 12.3%	0.0% 6.8%
	6 7	31.0% 34.9%	26.3% 30.6%	23.0% 27.4%	18.2% 23.2%	18.2% 23.2%	13.3% 18.4%
	1	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	3	0.0% 5.9%	0.0%	0.0%	0.0%	0.0% 0.0%	0.0%
Unit Flatted Scheme	4	14.8%	8.5%	3.6%	0.0%	0.0%	0.0%
	5 6	21.3% 26.4%	15.7% 21.6%	11.7% 17.5%	6.3% 12.9%	6.3% 12.9%	0.0% 7.0%
	7	30.8%	26.2%	22.7%	18.1%	18.1%	12.9%
	2	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	3	2.1% 12.7%	5.4%	0.0%	0.0%	0.0%	0.0%
Unit Housing Scheme	<u>4</u> 5	20.5%	14.0% 20.5%	8.1% 15.2%	8.1% 15.2%	6.0% 13.2%	0.0% 5.9%
	6	31.3%	25.8%	20.8%	20.8%	19.1%	12.3%
	7	35.2% 0.0%	30.2% 0.0%	25.5% 0.0%	25.5% 0.0%	24.0% 0.0%	17.8% 0.0%
	2	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
5 Unit Flatted Scheme	<u>3</u>	4.9% 13.7%	0.0% 7.3%	0.0%	0.0%	0.0%	0.0%
	5	20.4%	14.6%	9.1%	9.1%	6.3%	0.0%
	7	25.8% 30.2%	20.5% 25.2%	15.1% 20.4%	15.1% 20.4%	12.6% 18.2%	5.4% 11.4%
	1	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	3	1.4% 11.9%	0.0% 4.6%	0.0%	0.0%	0.0%	0.0%
Unit Housing Scheme	4	19.6%	12.9%	8.0%	7.0%	4.9%	0.0%
	<u>5</u>	25.6%	19.5%	15.0%	14.1%	12.1% 18.0%	6.1%
	7	34.2%	29.0%	25.2%	24.6%	22.8%	17.6%
	2	0.0%	0.0%	0.0%	0.0%	0.0% 0.0%	0.0%
Unit Mixed Scheme	3	9.1%	1.1%	0.0%	0.0%	0.0%	0.0%
Unit Mixed Scheme	<u>4</u> 5	17.1% 23.4%	10.0% 16.8%	5.6% 12.7%	4.4% 11.8%	1.7% 9.3%	0.0% 3.5%
	6	28.3%	22.3%	18.6%	17.6%	15.4%	10.1%
	7	32.4% 0.0%	26.8%	23.4% 0.0%	22.5% 0.0%	20.4% 0.0%	15.5% 0.0%
	2	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Unit Flatted Scheme	3 4	4.3% 13.0%	0.0% 5.8%	0.0%	0.0%	0.0%	0.0%
	5	19.6%	13.2%	8.7%	7.6%	5.3%	0.0%
	6 7	25.0% 29.3%	18.9% 23.7%	14.7% 19.9%	13.8% 18.9%	11.6% 16.9%	6.1% 11.8%
	1 2	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	3	0.0% 7.3%	0.0%	0.0%	0.0%	0.0%	0.0%
Unit Mixed Scheme	4	15.3% 21.4%	8.9%	4.3% 11.4%	1.9%	0.0%	0.0%
	5 6	26.3%	15.7% 21.0%	17.1%	9.1% 15.0%	7.2% 13.2%	1.8% 8.2%
	7	30.3% 0.0%	25.4% 0.0%	21.8%	19.9% 0.0%	18.2% 0.0%	13.5%
	2	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Unit Housing Scheme	3 4	10.1% 17.7%	3.2% 11.4%	0.0% 7.5%	0.0% 4.7%	0.0% 3.1%	0.0%
J	5	23.6%	17.8%	14.3%	11.7%	10.2%	5.4%
	<u>6</u> 7	28.2% 32.0%	23.0% 27.2%	19.7% 24.2%	17.4% 22.1%	16.0% 20.8%	11.5% 16.6%
	1	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	3	0.0% 2.9%	0.0% 0.0%	0.0%	0.0% 0.0%	0.0% 0.0%	0.0% 0.0%
Unit Flatted Scheme	4	11.4%	4.7%	0.6%	0.0%	0.0%	0.0%
	5 6	18.0% 23.2%	11.9% 17.6%	8.1% 14.1%	5.7% 11.8%	4.0% 10.1%	0.0% 5.5%
	7	27.5%	22.3%	19.1%	16.9%	15.4%	11.0%
	2	0.0%	0.0%	0.0%	0.0%	0.0% 0.0%	0.0% 0.0%
	3	8.8%	1.9%	0.0%	0.0%	0.0%	0.0%
00 Unit Housing Scheme	<u>4</u> 5	16.2% 21.9%	10.0% 16.3%	6.4% 13.0%	4.1% 10.9%	1.9% 8.9%	0.0% 4.3%
	6	26.4%	21.4%	18.3%	16.4%	14.5%	10.4%
	7	30.1% 0.0%	25.5% 0.0%	22.7% 0.0%	20.9% 0.0%	19.2% 0.0%	15.3% 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%
0 Unit Mixed Scheme	4	13.9%	7.6%	3.3%	1.3%	0.0%	0.0%
00 Unit Mixed Scheme	5 6	13.9% 19.8% 24.6%	7.6% 14.2% 19.4%	3.3% 10.2% 15.7%	1.3% 8.3% 14.0%	0.0% 5.9% 11.8%	0.0% 0.8% 7.0%

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

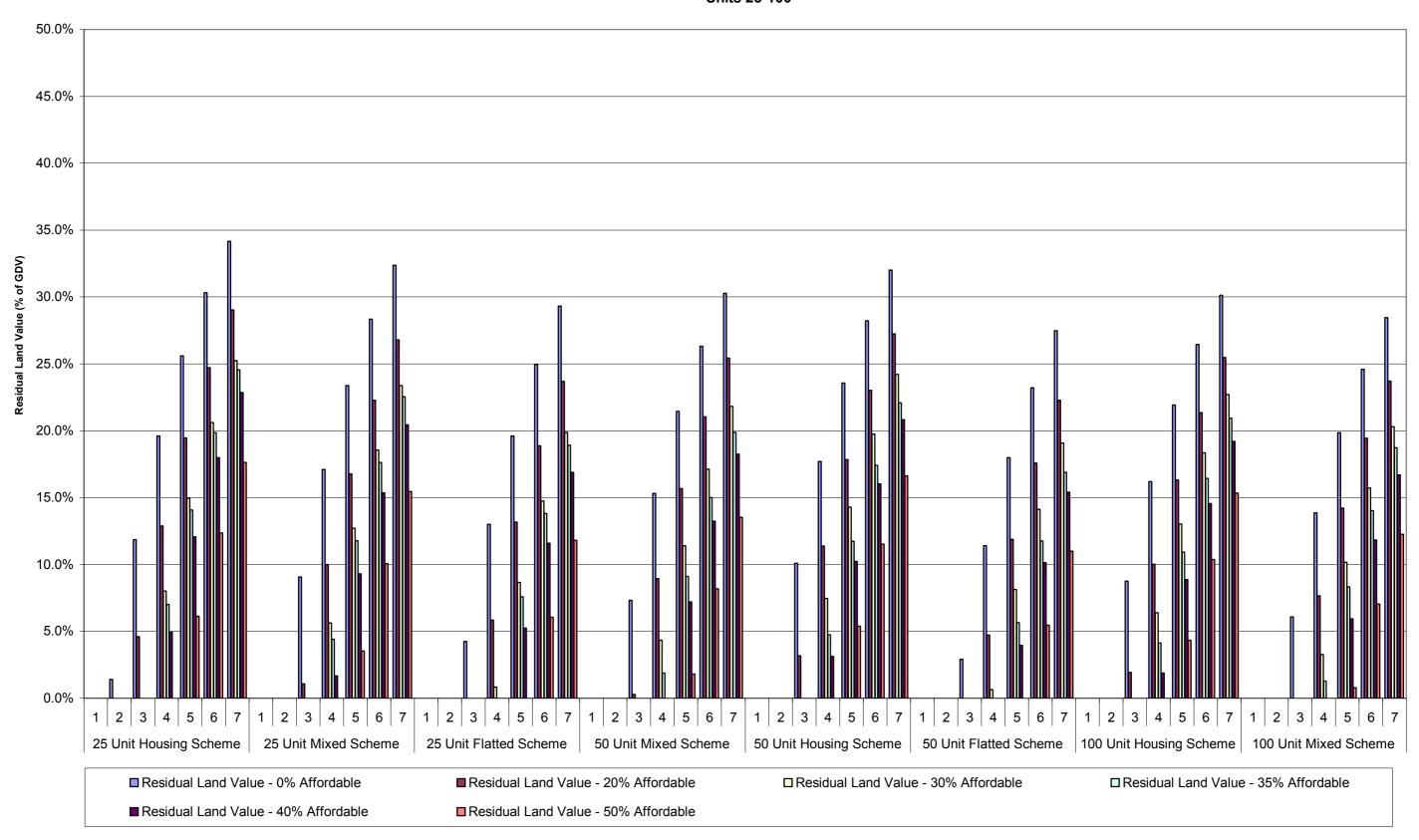
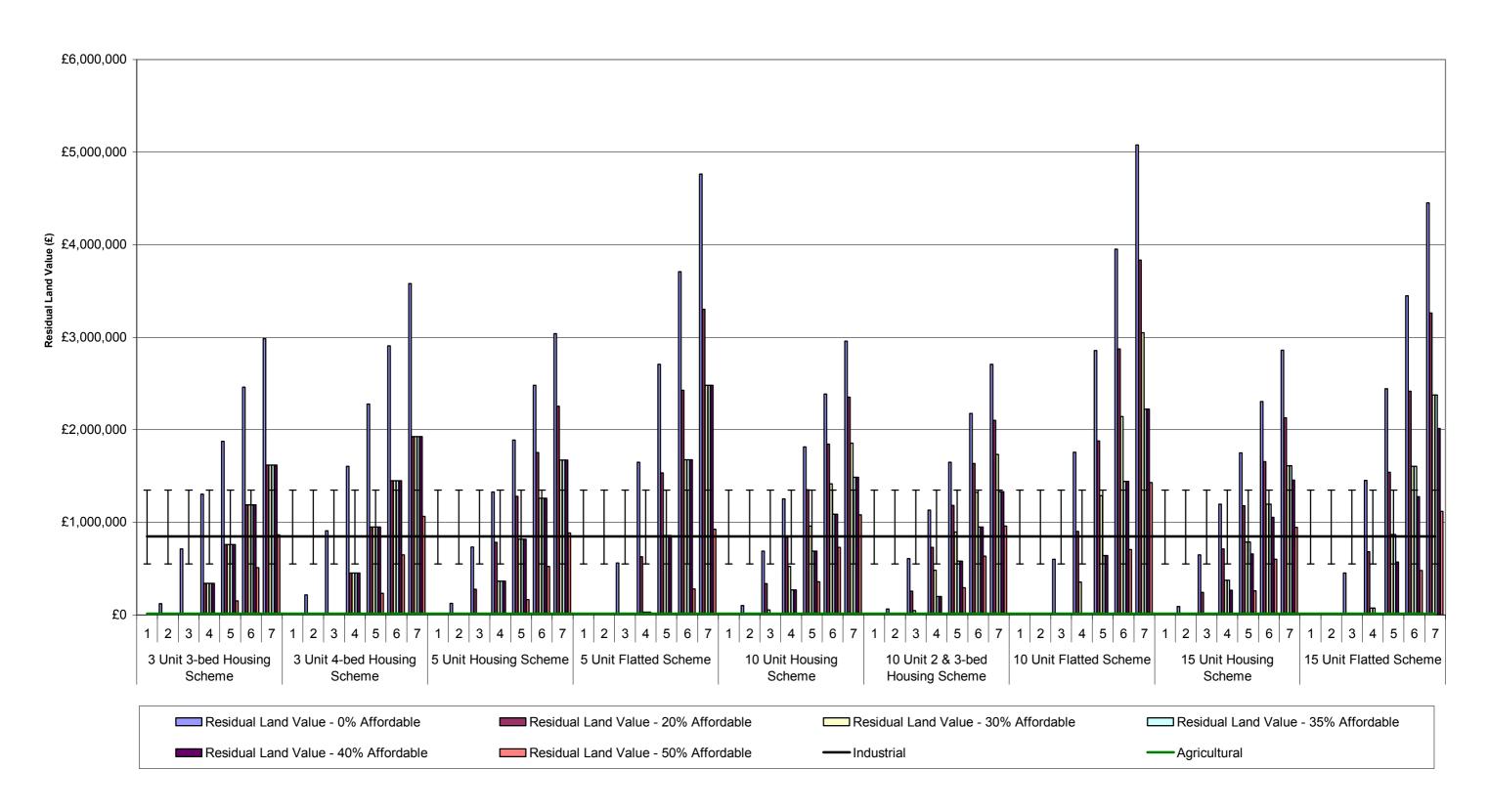


Table 1b: Summary of Residual Land Value (£ per Ha) Appraisals for All Value Points - 70% General Needs Rent/30% Intermediate Tenure Mix
Planning Infrastructure Level - £5,000

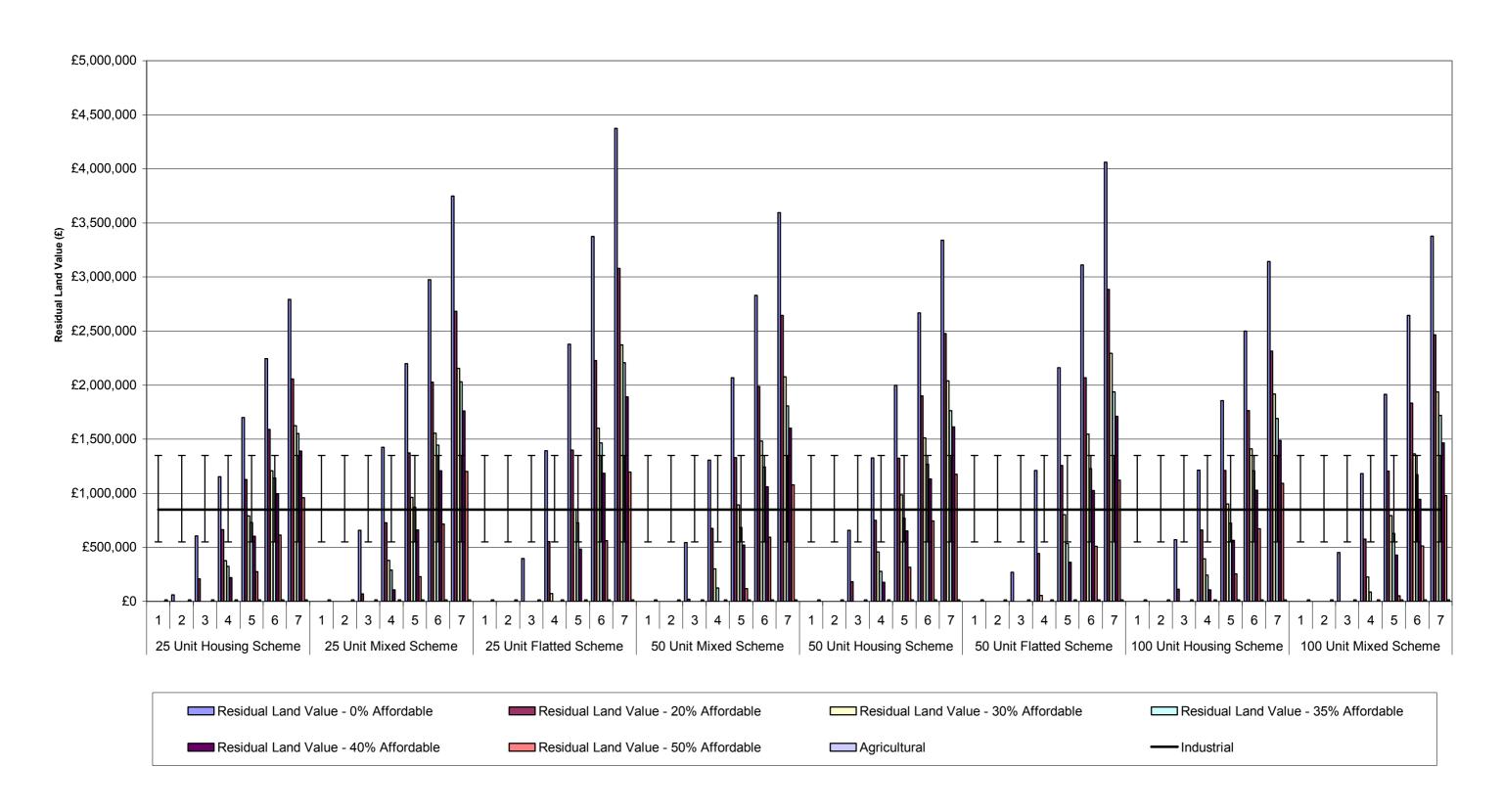
Development Scenario / Threshold	Value Point	Site Size	Residual Land Value - 0% Affordable	Residual Land Value - 20% Affordable £0	Residual Land Value - 30% Affordable £0	Residual Land Value - 35% Affordable £0	Residual Land Value - 40% Affordable £0	Residual Land Value - 50% Affordable £0
	2	0.10	£122,726	£0	£0	£0	£0	£0
3 Unit 3-bed Housing	3	0.10	£713,593	£0	£0	£0	£0	£0
Scheme	<u>4</u> 5	0.10	£1,304,460 £1,876,373	£342,066 £761,646	£342,066 £761,646	£342,066 £761,646	£342,066 £761,646	£0 £151,438
	6	0.10	£2,461,331	£1,189,783	£1,189,783	£1,189,783	£1,189,783	£509,165
	7	0.10	£2,984,748	£1,617,919	£1,617,919	£1,617,919	£1,617,919	£866,893
	1	0.10	£0	£0	£0	£0	£0	£0
	3	0.10 0.10	£215,401 £910,539	£0 £0	£0 £0	£0	£0 £0	£0
3 Unit 4-bed Housing Scheme	4	0.10	£1,605,676	£453,820	£453,820	£453,820	£453,820	£0
Continu	5	0.10	£2,277,806	£951,470	£951,470	£951,470	£951,470	£233,578
	<u>6</u> 7	0.10 0.10	£2,906,073 £3,580,356	£1,449,120 £1,927,303	£1,449,120 £1,927,303	£1,449,120 £1,927,303	£1,449,120 £1,927,303	£648,394 £1,063,210
	1	0.17	£0	£0	£0	£0	£0	£0
	2	0.17	£124,176	£0	£0	£0	£0	£0
5 Unit Housing Scheme	3 4	0.17	£732,615	£276,062	£0	£0	£0	£0
5 Offic Housing Scrience	5	0.17	£1,327,643 £1.891.007	£785,650 £1,282,286	£364,787 £818,622	£364,787 £818.622	£364,787 £818,622	£0 £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
	2	0.07	£0	£0	£0	£0	£0	£0
	3	0.07	£559,993	£0	£0	£0	£0	£0
5 Unit Flatted Scheme	4	0.07	£1,647,923	£627,329	£30,987	£30,987	£30,987	£0
	5 6	0.07	£2,708,495	£1,533,649	£859,523	£859,523	£859,523	£0 £280,261
	7	0.07	£3,709,070 £4,764,363	£2,427,978 £3,300,955	£1,676,068 £2,479,558	£1,676,068 £2,479,558	£1,676,068 £2,479,558	£280,261 £927,188
	1	0.33	£0	£0	£0	£0	£0	£0
	3	0.33	£101,677	£0	£0 £55,498	£0	£0	£0
10 Unit Housing Scheme	4	0.33	£690,578 £1,254,628	£339,229 £839,742	£55,498 £523,269	£269,616	£269,616	£0
	5	0.33	£1,813,735	£1,350,431	£961,309	£688,938	£688,938	£358,857
	6 7	0.33	£2,385,777 £2,957,819	£1,844,376 £2,352,242	£1,417,515 £1,854,404	£1,088,513 £1,486,520	£1,088,513 £1,486,520	£729,391 £1,081,220
	1	0.33	£0	£0	£0	£0	£0	£0
	2	0.33	£63,743	£0	£0	£0	£0	£0
10 Unit 2 & 3-bed Housing Scheme	3 4	0.33 0.33	£608,695 £1,130,965	£256,518 £730,843	£46,900 £484,572	£0 £198,455	£0 £198,455	£0
ociei110	5	0.33	£1,648,362	£1,183,335	£897,045	£581,871	£581,871	£292,605
	7	0.33	£2,177,418 £2,706,474	£1,636,016 £2,100,897	£1,324,055 £1,733,013	£950,198 £1,330,281	£950,198 £1,330,281	£634,004 £958,564
	1	0.13	£0	£2,100,857	£1,733,013	£1,330,261	£1,330,281	£936,564
	2	0.13	£0	£0	£0	£0	£0	£0
10 Unit Flatted Scheme	3 4	0.13 0.13	£603,069 £1,756,939	£0 £904,028	£0 £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 0.13	£3,953,204 £5,077,957	£2,872,615	£2,143,574	£1,443,700 £2,225,807	£1,443,700 £2,225,807	£706,695
	7	0.13	£5,077,957 £0	£3,833,666 £0	£3,049,703 £0	£2,225,807 £0	£2,225,807 £0	£1,430,815 £0
	2	0.50	£90,068	£0	£0	£0	£0	£0
15 Unit Housing Scheme	3 4	0.50 0.50	£647,458 £1,195,102	£243,726 £714.494	£0 £376,540	£0 £376,540	£0 £265,460	£0
TO OTHE FROMING CONTENTS	5	0.50	£1,749,420	£1,180,279	£787,849	£787,849	£658,550	£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 £0	£2,129,804 £0	£1,612,146 £0	£1,612,146 £0	£1,455,269 £0	£947,377 £0
	2	0.20	£0	£0	£0	£0	£0	£0
15 Unit Flatted Scheme	3	0.20	£453,874	£0	£0	£0	£0	£0
15 Unit Flatted Scheme	<u>4</u> 5	0.20	£1,454,599 £2,443,487	£682,622 £1.541.435	£74,377 £868.862	£74,377 £868.862	£0 £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 0.83	£4,451,254 £0	£3,261,969 £0	£2,375,955 £0	£2,375,955 £0	£2,014,672 £0	£1,117,250 £0
	2	0.83	£61,508	£0	£0	£0	£0	£0
	3	0.83	£605,719	£207,162	£0	£0	£0	£0
25 Unit Housing Scheme	<u>4</u> 5	0.83	£1,152,391 £1,699,063	£662,049 £1,126,175	£377,651 £789,930	£324,094 £730,011	£220,328 £603,848	£0 £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
	2	0.50 0.50	£0	£0	£0	£0	£0	£0
	3	0.50	£656,743	£68,579	£0	£0	£0	£0
25 Unit Mixed Scheme	4	0.50	£1,424,751	£725,861	£378,931	£291,104	£105,908	£0
	5 6	0.50 0.50	£2,199,529 £2,974,308	£1,372,501 £2,026,624	£961,434 £1,557,001	£870,948 £1,446,059	£659,336 £1,206,566	£227,435 £716,521
	7	0.50	£3,749,086	£2,682,327	£2,154,148	£2,031,730	£1,762,175	£1,203,091
	2	0.33	£0	£0	£0	£0	£0	£0
	3	0.33	£396,885	£0	£0	£0	£0	£0
25 Unit Flatted Scheme	4	0.33	£1,393,521	£552,306	£72,303	£0	£0	£0
	5 6	0.33	£2,377,300 £3,375,445	£1,400,110 £2,228,597	£848,825 £1,601,159	£727,490 £1,466,110	£484,743 £1,184,451	£0 £561,827
	7	0.33	£4,373,590	£3,078,703	£2,371,823	£2,206,125	£1,891,100	£1,196,556
	1 2	1.00 1.00	£0	£0	£0 £0	£0	£0	£0 £0
	3	1.00	£0 £543,278	£0 £19,438	£0	£0	£0	£0
50 Unit Mixed Scheme	4	1.00	£1,305,887	£674,333	£302,069	£125,796	£0	£0
	5 6	1.00	£2,068,496 £2,831,105	£1,330,765 £1,986,438	£891,041 £1,483,128	£682,479 £1,244,193	£520,064 £1,059,329	£119,570 £595,258
	_ 。	1.00	£2,631,105 £3,593,714	£1,986,438 £2,643,629	£1,463,126 £2,077,492	£1,244,193 £1,808,944	£1,601,632	£1,078,767
	7	1.00						£0
	7	1.25	£0	£0	£0	£0	£0	
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50 Unit Housing Scheme	2 3 4	1.25 1.25 1.25 1.25	£0 £0 £657,514 £1,327,804	£0 £182,347 £750,195	£0 £0 £0 £458,613	£0 £0 £277,577	£0 £0 £177,979	£0 £0 £0
50 Unit Housing Scheme	2 3 4 5	1.25 1.25 1.25 1.25 1.25	£0 £0 £657,514 £1,327,804 £1,998,094	£0 £182,347 £750,195 £1,324,784	£0 £0 £0 £458,613 £984,659	£0 £0 £277,577 £770,173	£0 £0 £177,979 £651,473	£0 £0 £0 £314,592
50 Unit Housing Scheme	2 3 4 5 6	1.25 1.25 1.25 1.25	£0 £0 £657,514 £1,327,804 £1,998,094 £2,668,384	£0 £182,347 £750,195 £1,324,784 £1,900,587	£0 £0 £0 £458,613 £984,659 £1,511,920	£0 £0 £277,577 £770,173 £1,267,452	£0 £0 £177,979 £651,473 £1,132,791	£0 £0 £0
50 Unit Housing Scheme	2 3 4 5 6 7	1.25 1.25 1.25 1.25 1.25 1.25 1.25 1.25	£0 £0 £657,514 £1,327,804 £1,998,094 £2,668,384 £3,338,674 £0	£0 £182,347 £750,195 £1,324,784 £1,900,587 £2,476,391 £0	£0 £0 £0 £458,613 £984,659 £1,511,920 £2,039,180 £0	£0 £0 £277,577 £770,173 £1,267,452 £1,764,731 £0	£0 £0 £177,979 £651,473 £1,132,791 £1,614,108 £0	£0 £0 £314,592 £744,123 £1,176,897 £0
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50 Unit Flatted Scheme	2 3 4 5 6 7 1 1 2 3 4 5 6 7 7 1 1 2 3 4 5 6 7 7 1 1 2 3 4 5 6 7 7 1 1 2 1 2 3 3 4 4 5 5 6 7 7 7 7 7 7 7 8 7 8 7 8 7 8 7 8 7 8 7	1.25 1.25 1.25 1.25 1.25 1.25 1.25 1.25	E0 E0 E657,514 E1,327,804 E1,998,094 E2,668,394 E3,338,674 E0 E269,857 E1,211,283 E2,110,678 E4,000,675 E0 E571,44,988 E1,857,249 E2,500,100 E3,142,981	E0 £182,347 £750,195 £1,324,784 £1,390,587 £2,476,391 £0 £0 £0 £1,256,499 £2,088,392 £2,088,392 £1,256,649 £1,256,649 £2,088,392 £1,215,649 £1,750,433 £1,215,649 £2,1750,433 £1,215,513 £1,750,733 £1,215,513	E0 E0 E458,613 E984,659 E1,511,920 E2,033,180 E0 E0 E0 E56,218 E203,790 E1,645,678 E2,295,498 E0 E0 E0 E0 E0 E1,644,678 E2,033,618 E0 E0 E0 E0 E0 E0 E1,644,678 E2,035,488 E0 E0 E0 E0 E0 E0 E0 E0 E1,645,678 E1,649,678 E2,649,678 E2,649,678 E0 E0 E0 E0 E0 E0 E0 E0 E0 E0 E1,645,678 E1,649,678 E0 E0 E0 E0 E0 E0 E0 E1,645,678 E0 E0 E0 E0 E0 E0 E0 E1,645,678 E0 E0 E0 E0 E0 E0 E0 E0 E1,645,678 E0 E0 E0 E0 E0 E0 E0 E0 E0 E0 E1,645,678 E0 E0 E0 E0 E0 E0 E0 E0 E0 E0 E0 E0 E0	£0 £277,577 £277,577 £1,267,452 £1,764,731 £0 £0 £0 £0 £0 £0 £1,228,857 £1,338,869 £0 £0 £0 £0 £1,228,857 £1,338,869 £0 £0 £1,228,857 £1,238,654 £1,228,857 £1,238,654 £1,228,857 £1,238,654 £1,228,857	E0 E0 E177,379 E551,473 E1,132,791 E1,614,108 E0 E0 E0 E0 E0 E362,729 E1,025,906 E1,025,906 E1,075,789 E0 E0 E0 E0 E0 E0 E1,025,906	£0 £0 £0 £314,592 £744,123 £1,176,897 £0 £0 £0 £0 £0 £0 £0 £0 £0 £0 £0 £0 £0
50 Unit Flatted Scheme	2 3 4 5 6 7 7 1 1 2 2 3 3 4 4 5 6 7 7 1 1 2 6 6 7 7 1 1 1 2 1 3 3 4 5 6 6 7 7 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	1.25 1.25 1.25 1.25 1.25 1.25 1.25 1.25	E0 E0 E57,514 E1,327,804 E1,998,094 E2,668,384 E2,668,384 E3,338,674 E0 E0 E289,657 E1,211,283 E2,161,081 E3,110,678 E0 E571,546 E1,214,398 E1,857,249 E1,857,249 E2,857,440	E0 £182,347 £750,195 £1,324,764 £1,900,587 £2,476,391 £0 £0 £0 £43,331 £1,266,409 £2,068,992 £2,086,041 £0 £1,162 £1,162 £1,162 £1,162 £1,162 £1,162 £1,162 £1,162 £1,162 £1,162 £1,162 £1,162 £1,162 £1,163	E0 E0 £458,613 E984,659 £1,511,920 £2,039,160 £0 £0 £0 £0 £1,545,678 £2,295,498 £0 £0 £1,545,678 £2,295,498 £0 £1,549,679 £1,949,679	E0 £277,577 £277,577 £1,267,452 £1,264,731 £0 £0 £0 £534,554 £1,228,857 £0 £0 £0 £243,528 £1,228,857 £0 £0 £243,528 £1,228,857 £0 £0 £0 £0 £0 £0 £0 £0 £0 £0	E0 E107,979 E177,979 E1,132,791 E1,614,108 E0 E0 E0 E0 E0 E1,225,906 E1,771,406 E0 E107,578 E565,753 E1,408,981	E0 E0 E0 E0 E144,592 E744,123 E1,176,897 E0
50 Unit Flatted Scheme  100 Unit Housing Scheme	2 3 4 5 6 7 1 1 2 3 3 4 5 6 7 7 1 1 2 3 3 4 5 6 7 7 1 1 2 3 3 4 4 5 6 6 7 7 1 1 1 2 3 3 3 4 5 6 6 6 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7	1.25 1.25 1.25 1.25 1.25 1.25 1.25 1.25	E0 E0, 20, 20, 20, 20, 20, 20, 20, 20, 20, 2	E0 £182,347 £750,195 £1,324,764 £1,900,587 £2,476,391 £0 £0 £443,331 £1,266,409 £2,068,592 £2,086,041 £0 £1,162 £1	E0 E0 E0 E458,613 E984,659 E1,511,920 E0 E0 E0 E0 E0 E56,218 E803,790 E1,544,678 E2,295,498 E0 E0 E0 E0 E1,5419,678 E2,295,498 E0 E0 E0 E0 E0 E1,5419,678 E1,545,678 E2,295,498 E0 E0 E0 E0 E0 E0 E0 E1,5419,678 E1,5419,678 E1,5419,678 E0 E0 E0 E0 E0 E0 E0 E1,5419,678 E1,5419,678 E1,5419,678 E0 E0 E0 E0 E0 E0 E0 E0 E0 E1,5419,678 E1,5419,678 E1,5419,678 E0 E0 E0 E0 E0 E0 E0 E0 E0 E0	E0 £277,577 £277,577 £1,267,452 £1,267,452 £1,264,731 £0 £0 £0 £0 £0 £0 £0 £0 £0 £0	E0 £0 £177,379 £651,473 £1,132,791 £1,614,108 £0 £0 £0 £0 £0 £1,721,406	E0 E0 E344,592 E744,123 E1,176,897 E0
50 Unit Housing Scheme 50 Unit Flatted Scheme 100 Unit Housing Scheme	2 3 3 4 6 6 7 7 1 2 2 3 3 4 5 6 6 7 7 1 1 2 2 1 3 3 4 5 6 6 7 7 7 1 1 2 2 1 3 3 4 5 6 6 7 7 7 1 1 2 2 1 3 3 4 5 5 6 6 7 7 1 1 2 2 1 1 1 1 1 1 1 1 1 1 1 1 1 1	1.25 1.25 1.25 1.25 1.25 1.25 1.25 1.25	E0 E0 E657,514 E1,327,804 E1,998,094 E2,668,334 E3,338,674 E0 E289,857 E1,211,233 E2,161,081 E3,110,678 E4,060,675 E0 E571,544 E1,214,398 E1,21	E0 £182,347 £750,195 £1,324,794 £1,900,587 £2,476,391 £0 £0 £0 £0 £0 £0,331 £1,256,409 £2,088,392 £2,886,041 £0 £1,763,733 £1,211,560 £1,763,733 £1,211,560	E0 E0 E458,613 E984,659 E1,511,920 E2,039,180 E0 E0 E56,218 E2,039,180 E0 E56,218 E2,039,180 E0 E56,218 E2,039,180 E0 E0 E1,645,678 E2,295,498 E0 E0 E0 E393,618 E900,765 E1,197,973 E0	£0 £277,577 £277,577 £1,267,452 £1,764,731 £0 £0 £0 £0 £0 £534,554 £1,228,857 £1,338,869 £0 £0 £0 £0 £0 £0 £0 £1,228,857 £1,238,859 £1,238,654 £1,228,857 £1,238,659 £1,259,579 £1,509,171 £0 £0 £243,628 £1,269,171 £1,269,171 £1,269,171	E0 E0 E177, 979 E851, 473 E1,132,791 E1,614,108 E0 E0 E0 E0 E362,729 E1,025,906 E1,0215,906 E0 E0 E0 E0 E0 E0 E0 E0 E0 E0 E0 E0 E0	E0 E0 E0 E344,592 E744,123 E1,176,897 E0

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)
		0% Affordable Housing	£357,000	£315,293	£53,550	£36,059	£0	0.0%
		20% Affordable Housing	£291,000	£315,293	£38,880	£35,069	£0	0.0%
	3 Unit 3-bed Housing	30% Affordable Housing	£291,000	£315,293	£38,880	£35,069	£0	0.0%
	Scheme	35% Affordable Housing	£291,000	£315,293	£38,880	£35,069	£0	0.0%
		40% Affordable Housing	£291,000	£315,293	£38,880	£35,069	£0	0.0%
		50% Affordable Housing	£241,020	£315,293	£25,171	£34,320	£0	0.0%
		0% Affordable Housing	£420,000	£366,795	£63,000	£39,360	£0	0.0%
		20% Affordable Housing	£341,000	£366,795	£45,660	£38,175	£0	0.0%
	3 Unit 4-bed Housing	30% Affordable Housing	£341,000	£366,795	£45,660	£38,175	£0	0.0%
	Scheme	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%
		50% Affordable Housing	£282,200	£366,795	£29,532	£37,293	£0	0.0%
		0% Affordable Housing	£637,000	£559,823	£95,550	£67,743	£0	0.0%
		20% Affordable Housing	£571,000	£559,823	£80,880	£66,753	£0	0.0%
	5 Unit Housing	30% Affordable Housing	£508,020	£559,823	£64,501	£65,808	£0	0.0%
	Scheme	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%
		50% Affordable Housing	£442,020	£559,823	£49,831	£64,818	£0	0.0%
		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%
	5 Unit Flatted	30% Affordable Housing	£380,804	£458,998	£48,174	£58,369	£0	0.0%
	Scheme	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%
		50% Affordable Housing	£332,004	£458,998	£36,804	£57,637	£0	0.0%
		0% Affordable Housing	£1,211,000	£1,068,143	£181,650	£131,715	£0	0.0%
Σ		20% Affordable Housing £1,100,900 £1,068,143	£154,884	£130,064	£0	0.0%		
Value Point 1	10 Unit Housing	30% Affordable Housing	£1,021,900	£1,068,143	£137,544	£128,879	£0	0.0%
Value	Scheme	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%
		50% Affordable Housing	£897,900	£1,068,143	£109,944	£127,019	£0	0.0%
		0% Affordable Housing	£1,120,000	£993,750	£168,000	£126,270	£0	0.0%
	10 Unit 2 &	20% Affordable Housing	£1,009,900	£993,750	£141,234	£124,618	£0	0.0%
	3-bed Housing	30% Affordable Housing	£951,900	£993,750	£128,304	£123,748	£0	0.0%
	Scheme	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%
		50% Affordable Housing	£827,900	£993,750	£100,704	£121,888	£0	0.0%
		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%
	10 Unit Flatted	30% Affordable Housing	£801,004	£917,995	£107,154	£117,329	£0	0.0%
	Scheme	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%
		50% Affordable Housing	£703,404	£917,995	£84,414	£115,865	£0	0.0%
		0% Affordable Housing	£1,778,000	£1,570,740	£266,700	£195,269	£0	0.0%
	451: ::	20% Affordable Housing	£1,588,900	£1,570,740	£222,594	£192,433	£0	0.0%
	15 Unit Housing	30% Affordable Housing	£1,464,900	£1,570,740	£194,994	£190,573	£0	0.0%
	Scheme	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%
		50% Affordable Housing	£1,288,800	£1,570,740	£153,558	£187,931	£0	0.0%
		0% Affordable Housing	£1,288,000	£1,270,445	£193,200	£171,446	£0	0.0%
	4511-1	20% Affordable Housing	£1,167,804	£1,270,445	£162,804	£169,643	03	0.0%
	15 Unit Flatted	30% Affordable Housing	£1,087,004	£1,270,445	£143,214	£168,431	£0	0.0%
	Scheme	35% Affordable Housing	£1,087,004	£1,270,445	£143,214	£168,431	03	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

Value Point	Number of Units	2 Scenario	GDV	Development Cost	5 Developer Profit (@15%)	Finance & Land Costs	Residual Land Price	% Land Residual (of GDV)
		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%
	25 Unit Housing	30% Affordable Housing	£2,465,800	£2,621,715	£329,388	£343,796	£0	0.0%
	Scheme	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%
		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%
	25 Unit Mixed	30% Affordable Housing	£2,128,404	£2,330,685	£284,700	£320,118	£0	0.0%
	Scheme	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%
		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%
	25 Unit	30% Affordable Housing	£1,826,604	£2,124,512	£242,400	£302,403	£0	0.0%
	Flatted Scheme	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%
		0% Affordable Housing	£5,192,600	£4,803,452	£778,890	£757,748		0.0%
		20% Affordable Housing	£4,681,104	£4,803,452	£657,354	£750,076	£0	0.0%
	50 Unit	30% Affordable Housing	£4,381,908	£4,803,452	£588,498	£745.588		0.0%
	Mixed Scheme	35% Affordable Housing	£4,237,708	£4,803,452	£554.394	£743,425		0.0%
		40% Affordable Housing	£4,119,312	£4,803,452	£526.249	£741,649	£0 £0 £0 £0 £0	0.0%
ž T		50% Affordable Housing	£3,844,916	£4,803,452	£462.283	£737,533		0.0%
Value Point 1		0% Affordable Housing	£5,705,000	£5,054,588	£855,750	£786,075		0.0%
/al		20% Affordable Housing	£5,113,700	£5,054,588	£717,582	£777,206		0.0%
	50 Unit	30% Affordable Housing	£4,821,600	£5,054,588	£650,286	£772,824	£0	0.0%
	Housing Scheme	35% Affordable Housing		£5,054,588	£606,180	£772,024 £769,988	£0	0.0%
	Conomic		£4,632,500					
		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%
		0% Affordable Housing	£4,333,000	£4,270,333	£649,950	£701,037	£0	0.0%
	50 11-14	20% Affordable Housing	£3,916,808	£4,270,333	£546,984	£694,794	£0	0.0%
	50 Unit Flatted	30% Affordable Housing	£3,715,812	£4,270,333	£496,999	£691,779	£0	0.0%
	Scheme	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%
		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%
	100 Unit Housing	30% Affordable Housing	£9,657,100	£10,109,175	£1,301,406	£1,743,782	£0	0.0%
	Scheme	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%
		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%
	100 Unit Mixed	30% Affordable Housing	£8,766,416	£9,606,903	£1,177,153	£1,679,988	£0	0.0%
	Scheme	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%

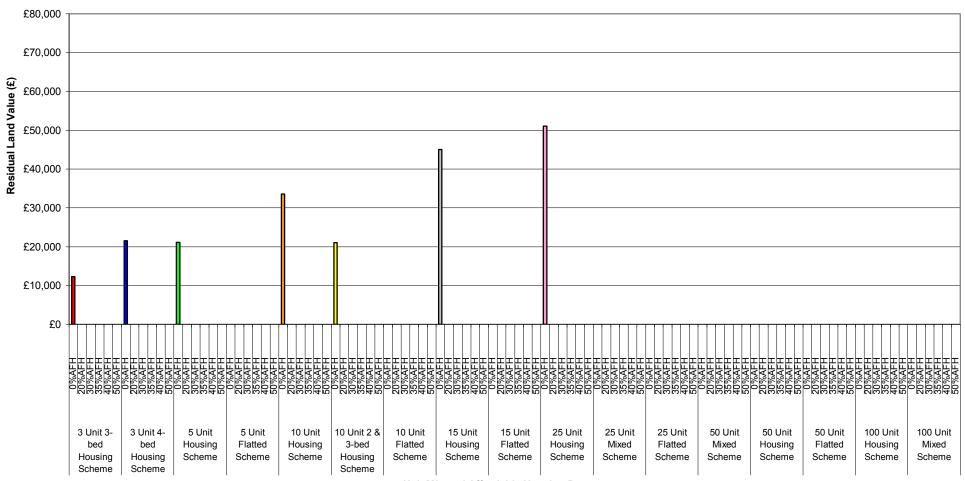
Table 3: Summary Table Showing Results of Residual Land Value Appraisals and Reduction in Land Residual - Value Point 2 70% General Needs Rent/30% Intermediate Tenure Mix Planning Infrastructure Level - £5,000

				ng intrastructure				
1 Value Point	Number of Units	2 Scenario	3 GDV	Development Cost	5 Developer Profit (@15%)	Finance & Land	7 Residual Land Price	% Land Residual (of GDV)
	-	0% Affordable Housing	£433,500	£315,293	£65,025	£40,910	£12,273	2.8%
	3 Unit 3-bed	20% Affordable Housing 30% Affordable Housing	£346,000	£315,293 £315,293	£46,770	£35,894 £35,894	£0	0.0%
	Housing Scheme	35% Affordable Housing	£346,000	£315,293	£46,770 £46,770	£35,894	03	0.0%
	-	40% Affordable Housing	£346,000	£315,293	£46,770	£35,894	£0	0.0%
	-	50% Affordable Housing	£285,310	£315,293	£30,124	£34,984	£0	0.0%
		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%
	3 Unit 4-bed	30% Affordable Housing	£405,000	£366,795	£54,900	£39,135	£0	0.0%
	Housing Scheme	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%
	-	50% Affordable Housing	£333,600	£366,795	£35,316	£38,064	£0	0.0%
		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%
	5 Unit	30% Affordable Housing	£607,810	£559,823	£77,779	£67,305	£0	0.0%
	Housing Scheme	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%
		50% Affordable Housing	£520,310	£559,823	£59,524	£65,993	£0	0.0%
		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%
	5 Unit Flatted	30% Affordable Housing	£455,762	£458,998	£58,099	£59,493	£0	0.0%
	Scheme	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%
		50% Affordable Housing	£389,862	£458,998	£43,894	£58,505	£0 £0 £33,553	0.0%
		0% Affordable Housing £1,470,500 £1,068,143 £220,575 £148,229	£148,229	£33,553	2.3%			
22		20% Affordable Housing	£1,329,450	£1,068,143	£187,632	£133,492	£0	0.0%
Value Point 2	10 Unit Housing	30% Affordable Housing	£1,224,450	£1,068,143	£166,032	£131,917	£0	0.0%
Value	Scheme	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%
		50% Affordable Housing	£1,059,450	£1,068,143	£131,652	£129,442	£0	0.0%
		0% Affordable Housing	£1,360,000	£993,750	£204,000	£141,215	£21,035	1.5%
	10 Unit 2 &	20% Affordable Housing	£1,218,950	£993,750	£171,057	£127,754	£0	0.0%
	3-bed Housing	30% Affordable Housing	£1,141,450	£993,750	£154,932	£126,591	£0	0.0%
	Scheme	35% Affordable Housing	£1,053,950	£993,750	£136,677	£125,279	£0	0.0%
	-	40% Affordable Housing	£1,053,950 £976,450	£993,750	£136,677 £120,552	£125,279	£0	0.0%
		50% Affordable Housing	· ·	£993,750		£124,116	£0	0.0%
	-	0% Affordable Housing 20% Affordable Housing	£1,139,000 £1,025,262	£917,995	£170,850 £143,524	£122,599	£0 £0	0.0%
	10 Unit	30% Affordable Housing	£959,362	£917,995	£129,319	£119,704	£0	0.0%
	Flatted Scheme	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%
	-	50% Affordable Housing	£827,562	£917,995	£100,909	£117,727	£0	0.0%
		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%
	15 Unit	30% Affordable Housing	£1,747,950	£1,570,740	£234,927	£194,818	£0	0.0%
	Housing Scheme	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%
		50% Affordable Housing	£1,519,400	£1,570,740	£183,729	£191,390	£0	0.0%
		0% Affordable Housing	£1,564,000	£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%
	15 Unit	30% Affordable Housing	£1,294,362	£1,270,445	£172,369	£171,541	£0	0.0%
	Flatted Scheme	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%

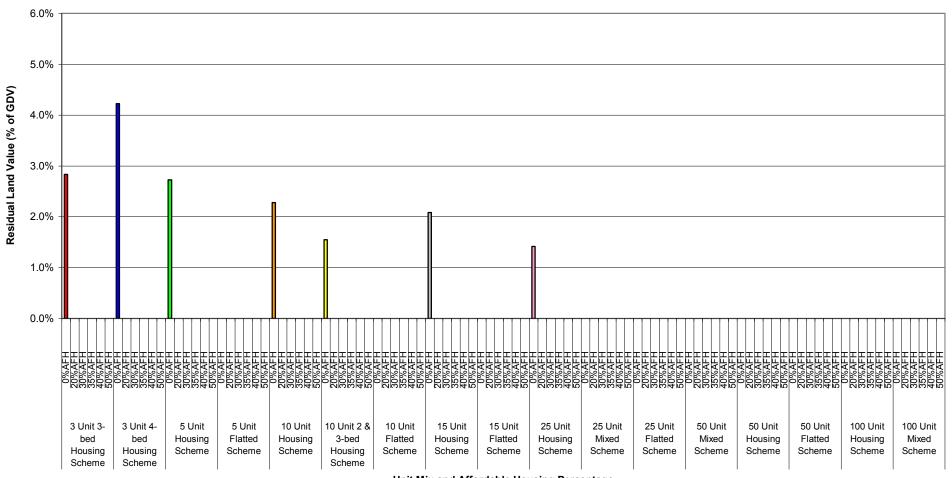
Table 3: Summary Table Showing Results of Residual Land Value Appraisals and Reduction in Land Residual - Value Point 2 70% General Needs Rent/30% Intermediate Tenure Mix Planning Infrastructure Level - £5,000

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)
		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%
	25 Unit Housing	30% Affordable Housing	£2,946,900	£2,621,715	£397,134	£351,012	£0	0.0%
	Scheme	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%
		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%
	25 Unit Mixed	30% Affordable Housing	£2,542,562	£2,330,685	£343,192	£326,331	£0	0.0%
	Scheme	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%
		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%
	25 Unit Flatted	30% Affordable Housing	£2,179,162	£2,124,512	£292,012	£307,691	£0	0.0%
	Scheme	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%
		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%
	50 Unit	30% Affordable Housing	£5,240,174	£4,803,452	£709,762	£758,462	£0	0.0%
	Mixed Scheme	35% Affordable Housing	£5,051,074	£4,803,452	£945,795 £774,439 £0 £795,199 £764,368 £0	0.0%		
		40% Affordable Housing	£4,898,236	£4,803,452	£632,789	£753,333	£0	0.0%
√alue Point 2		50% Affordable Housing	£4,535,398	£4,803,452	£553,338	£747,890	£0	0.0%
alue F		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%
	50 Unit	30% Affordable Housing	£5,773,300	£5,054,588	£784,743	£787,100	£0	0.0%
	Housing Scheme	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%
		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%
	50 Unit	30% Affordable Housing	£4,440,986	£4,270,333	£599,234	£702,657	£0	0.0%
	Flatted Scheme	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%
		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%
	100 Unit	30% Affordable Housing	£11,570,550	£10,109,175	£1,570,923	£1,772,484	£0	0.0%
	Housing Scheme	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%
		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%
	100 Unit	30% Affordable Housing	£10,489,648	£9,606,903	£1,420,083	£1,705,836	£0	0.0%
	Mixed Scheme	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%

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



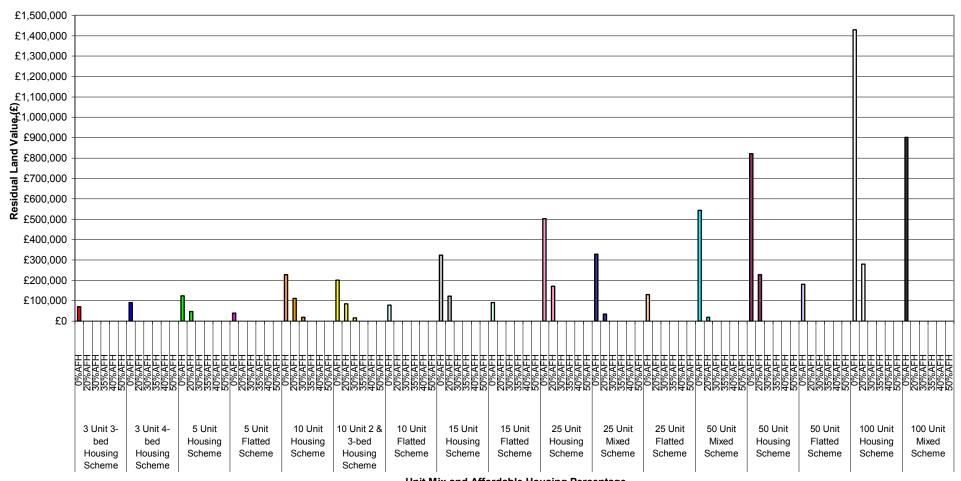
# Table 4: Summary Table Showing Results of Residual Land Value Appraisals and Reduction in Land Residual - Value Point 3 70% General Needs Rent/30% Intermediate Tenure Mix Planning Infrastructure Level - £5,000

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)
		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%
	3 Unit 3-bed Housing	30% Affordable Housing	£401,000	£315,293	£54,660	£36,719	£0	0.0%
	Scheme	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%
		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%
	3 Unit 4-bed Housing	30% Affordable Housing	£469,000	£366,795	£64,140	£40,095	£0	0.0%
	Scheme	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%
		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%
	5 Unit Housing	30% Affordable Housing	£707,600	£559,823	£91,056	£68,802	£0	0.0%
	Scheme	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%
		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%
	5 Unit Flatted	30% Affordable Housing	£530,720	£458,998	£68,023	£60,618	£0	0.0%
	Scheme	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	£50,983	£59,373	£0	0.0%
		0% Affordable Housing	£1,730,000	£1,068,143	£259,500	£172,165	£0 £227,891 £111,946	13.2%
e		20% Affordable Housing	£1,558,000	£1,068,143	£220,380	£157,532	£111,946	7.2%
/alue Point3	10 Unit Housing	30% Affordable Housing	£1,427,000	£1,068,143	£194,520	£146,023	£18,314	1.3%
/alue	Scheme	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%
		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%
	10 Unit 2 & 3-bed	30% Affordable Housing	£1,331,000	£993,750	£181,560	£140,213	£15,477	1.2%
	Housing Scheme	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%
		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%
	10 Unit Flatted	30% Affordable Housing	£1,117,720	£917,995	£151,483	£122,080	£0	0.0%
	Scheme	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%
		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%
	15 Unit Housing	30% Affordable Housing	£2,031,000	£1,570,740	£274,860	£199,064	£0	0.0%
	Scheme	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%
		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	03	0.0%
	15 Unit Flatted	30% Affordable Housing	£1,501,720	£1,270,445	£201,523	£174,652	£0	0.0%
	Scheme	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%

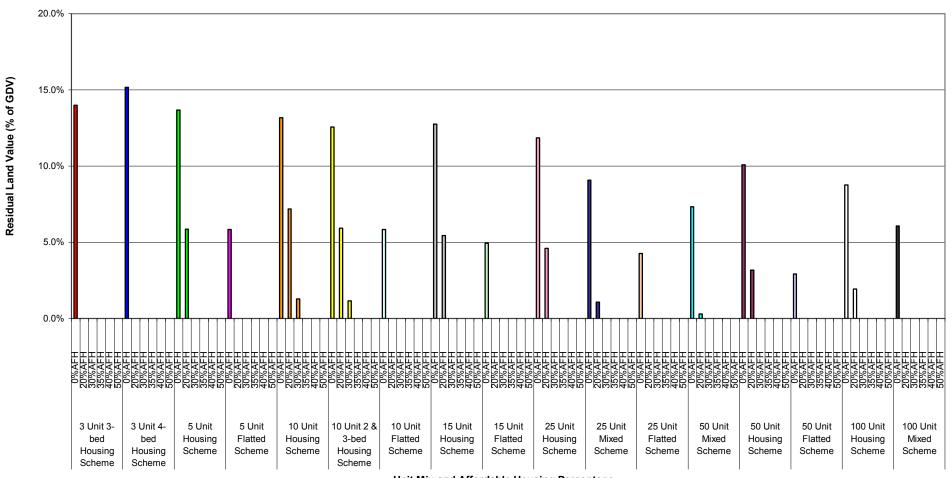
Table 4: Summary Table Showing Results of Residual Land Value Appraisals and Reduction in Land Residual - Value Point 3 70% General Needs Rent/30% Intermediate Tenure Mix Planning Infrastructure Level - £5,000

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)
		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%
	25 Unit Housing	30% Affordable Housing	£3,428,000	£2,621,715	£464,880	£358,229	£0	0.0%
	Scheme	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%
		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%
	25 Unit Mixed	30% Affordable Housing	£2,956,720	£2,330,685	£401,683	£332,543	£0	0.0%
	Scheme	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%
		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%
	25 Unit Flatted	30% Affordable Housing	£2,531,720	£2,124,512	£341,623	£312,980	£0	0.0%
	Scheme	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%
		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%
	50 Unit	30% Affordable Housing	£6,098,440	£4,803,452	£831,026	£771,336	£0	0.0%
	Mixed Scheme	0% Affordable Housing £7,418,000 £4,803,452 £1,112,700 £935,934 £543,278 20% Affordable Housing £6,586,720 £4,803,452 £933,043 £830,787 £19,438 4 30% Affordable Housing £6,098,440 £4,803,452 £831,026 £771,336 £0	0.0%					
		40% Affordable Housing	£5,677,160	£4,803,452	£739,330	£765,017	£0	0.0%
√alue Point 3		50% Affordable Housing	£5,225,880	£4,803,452	£644,393	£758,248	£0	0.0%
alue P		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%
	50 Unit	30% Affordable Housing	£6,725,000	£5,054,588	£919,200	£801,375	£0	0.0%
	Housing Scheme	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%
		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%
	50 Unit	30% Affordable Housing	£5,166,160	£4,270,333	£701,470	£713,535	£0	0.0%
	Flatted Scheme	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%
		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%
	100 Unit	30% Affordable Housing	£13,484,000	£10,109,175	£1,840,440	£1,801,186	£0	0.0%
	Housing Scheme	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%
		0% Affordable Housing	£11,584,000 £14,836,000	£9,606,903	£1,433,040 £2,225,400	£1,772,686 £2,064,476	£901,652	6.1%
		0% Affordable Housing 20% Affordable Housing		£9,606,903	£2,225,400 £1,866,086	£2,064,476 £1,746,093	£901,652	0.0%
	100 Unit		£13,173,440					0.0%
	Mixed Scheme	30% Affordable Housing	£12,212,880	£9,606,903	£1,663,013	£1,731,685	£0	
	GCHenne	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	£10,467,760	£9,606,903	£1,289,746	£1,705,508	£0	0.0%

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



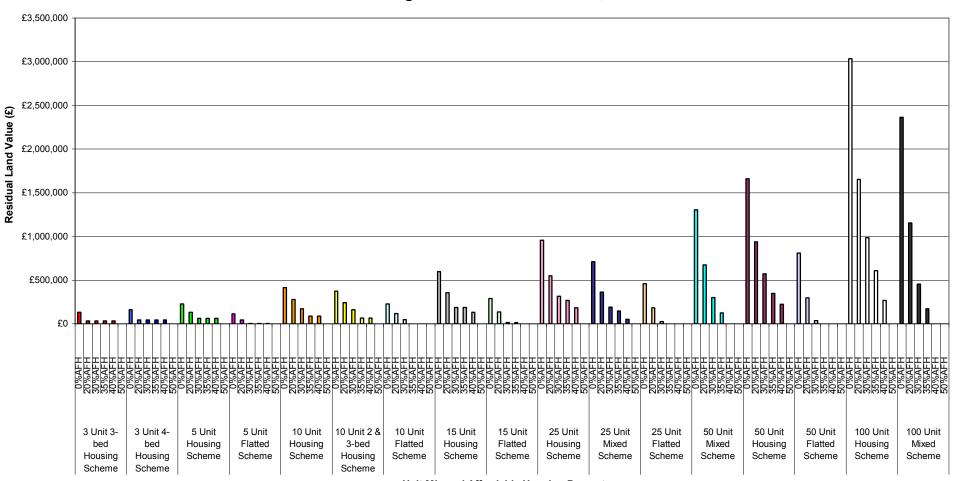
#### Table 5: Summary Table Showing Results of Residual Land Value Appraisals and Reduction in Land Residual - Value Point 4 70% General Needs Rent/30% Intermediate Tenure Mix Planning Infrastructure Level - £5,000

1 Value Point	Number of Units	2 Scenario	GDV	Development Cost	Developer Profit (@15%)	Finance & Land Costs	7 Residual Land Price	% Land Residual (of GDV)
		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%
	3 Unit 3-bed	30% Affordable Housing	£455,000	£315,293	£62,490	£43,011	£34,207	7.5%
	Housing Scheme	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%
	-	50% Affordable Housing	£372.890	£315,293	£39.968	£36.298	£0	0.0%
		0% Affordable Housing	£690,000	£366,795	£103,500	£59,137	£160,568	23.3%
	1	20% Affordable Housing	£533,000	£366,795	£73,380	£47,443	£45,382	8.5%
	3 Unit 4-bed	30% Affordable Housing	£533,000	£366,795	£73,380	£47,443	£45,382	8.5%
	Housing Scheme	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%
	+	50% Affordable Housing	£436,400	£366,795	£46,884	£39,606	£0	0.0%
		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%
	5 Unit	30% Affordable Housing	£807.390	£559.823	£104 333	£81.220	£62.014	7.7%
	Housing Scheme	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%
	-	50% Affordable Housing	£675,890	£559,823	£78,848	£68,326	£0	0.0%
		<u> </u>		£458,998				15.0%
	-	0% Affordable Housing	£770,500		£115,575	£80,573	£115,355	
	5 Unit	20% Affordable Housing	£670,400	£458,998	£95,700	£71,789	£43,913	6.6%
	Flatted Scheme	30% Affordable Housing	£605,678	£458,998	£77,948	£66,564	£2,169	0.4%
	Scrienie	35% Affordable Housing	£605,678	£458,998	£77,948	£66,564	£2,169	0.4%
		40% Affordable Housing	£605,678	£458,998	£77,948		£2,169	0.4%
		50% Affordable Housing	£505,578	£458,998	£58,073	£60,241		0.0%
	-		£414,027	20.8%				
14	-	20% Affordable Housing	£1,785,550	£1,068,143	£253,068	£178,654	£277,115	15.5%
Value Point 4	10 Unit Housing	30% Affordable Housing	£1,628,550	£1,068,143	£222,948	£164,781	£172,679	10.6%
Valu	Scheme	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%
		50% Affordable Housing	£1,380,550	£1,068,143	£174,948	£142,905	£0	0.0%
		0% Affordable Housing	£1,840,000	£993,750	£276,000	£185,489	£373,218	20.3%
	10 Unit 2 &	20% Affordable Housing	£1,636,050	£993,750	£230,643	£168,043	£241,178	14.7%
	3-bed Housing	30% Affordable Housing	£1,519,550	£993,750	£208,128	£157,763	£159,909	10.5%
	Scheme	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%
		50% Affordable Housing	£1,271,550	£993,750	£160,128	£128,543	£0	0.0%
		0% Affordable Housing	£1,541,000	£917,995	£231,150	£161,146	£228,402	14.8%
		20% Affordable Housing	£1,376,178	£917,995	£193,523	£147,137	£117,524	8.5%
	10 Unit Flatted	30% Affordable Housing	£1,276,078	£917,995	£173,648	£138,353	£46,082	3.6%
	Scheme	35% Affordable Housing	£1,175,978	£917,995	£153,773	£122,954	£0	0.0%
		40% Affordable Housing	£1,175,978	£917,995	£153,773	£122,954	£0	0.0%
		50% Affordable Housing	£1,075,878	£917,995	£133,898	£121,452	£0	0.0%
		0% Affordable Housing	£2,921,000	£1,570,740	£438,150	£289,661	£597,551	20.5%
		20% Affordable Housing	£2,560,050	£1,570,740	£362,673	£258,341	£357,247	14.0%
	15 Unit Housing	30% Affordable Housing	£2,312,050	£1,570,740	£314,673	£236,465	£188,270	8.1%
	Scheme	35% Affordable Housing	£2,312,050	£1,570,740	£314,673	£236,465	£188,270	8.1%
		40% Affordable Housing	£2,224,600	£1,570,740	£291,831	£229,299	£132,730	6.0%
		50% Affordable Housing	£1,976,600	£1,570,740	£243,831	£198,248	£0	0.0%
		0% Affordable Housing	£2,116,000	£1,270,445	£317,400	£228,238	£290,920	13.7%
		20% Affordable Housing	£1,880,178	£1,270,445	£265,163	£208,046	£136,524	7.3%
	15 Unit Flatted	30% Affordable Housing	£1,709,078	£1,270,445	£230,678	£193,080	£14,875	0.9%
	Flatted Scheme	35% Affordable Housing	£1,709,078	£1,270,445	£230,678	£193,080	£14,875	0.9%
		40% Affordable Housing	£1,631,678	£1,270,445	£212,165	£176,601	£0	0.0%
		50% Affordable Housing	£1,460,578	£1,270,445	£177,680	£174,035	£0	0.0%

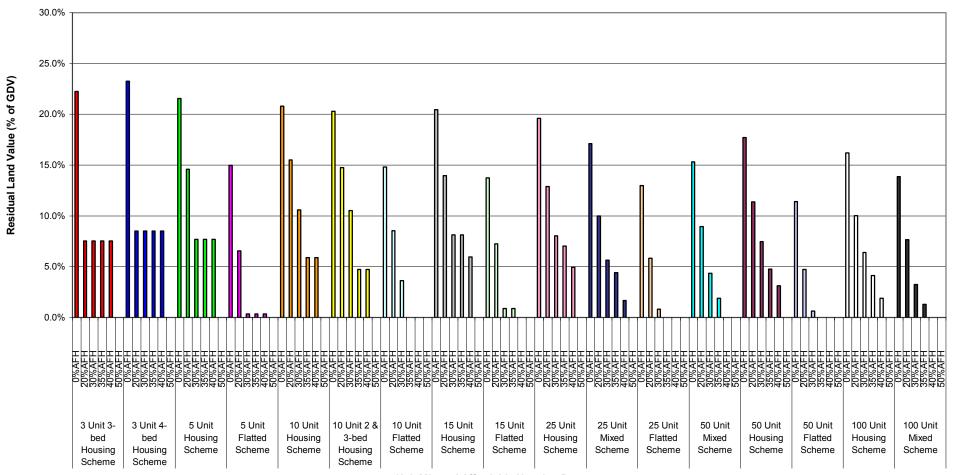
Table 5: Summary Table Showing Results of Residual Land Value Appraisals and Reduction in Land Residual - Value Point 4 70% General Needs Rent/30% Intermediate Tenure Mix Planning Infrastructure Level - £5,000

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 Residu (of GDV)
	_	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%
	25 Unit Housing	30% Affordable Housing	£3,906,100	£2,621,715	£532,446	£428,795	£313,450	8.0%
	Scheme	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%
		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%
	25 Unit Mixed	30% Affordable Housing	£3,367,878	£2,330,685	£459,995	£385,819	£189,465	5.6%
	Scheme	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%
		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%
	25 Unit	30% Affordable Housing	£2,884,278	£2,124,512	£391,235	£344,672	£23,860	0.8%
	Flatted Scheme	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%
		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%
	50 Unit	30% Affordable Housing	£6,952,706	£4,803,452	£952,050	£885,793	£302.069	4.3%
	Mixed Scheme	35% Affordable Housing	£6,672,806	£4,803,452	£893,442	£850,116		1.9%
		40% Affordable Housing	£6,451,084	£4,803,452	£845,570	£822.064	Price  £996.485  £596.485  £549.501  £313.450  £288.998  £182.672  £0  £712.375  £362.931  £189.465  £145.562  £52.954  £0  £459.862  £182.261  £23.860  £0  £0  £1.305.887  £674.333  £302.069  £125.796  £0  £0  £1.859.755  £237.744  £573.267  £346.971  £222.474  £0  £811.560  £297.032  £37.666  £0  £0  £0  £0  £1.651.083  £984.044  £1.651.083	0.0%
int 4	-	50% Affordable Housing	£5,910,362	£4,803,452	£735,088	£768,515		0.0%
Value Point 4		0% Affordable Housing	£9,372,500	£5,054,588	£1,405,875	£1,183,126		17.7%
e >		20% Affordable Housing	£8,239,150	£5,054,588	£1,169,169	£1,038,577		11.4%
	50 Unit	30% Affordable Housing	£7,670,700	£5,054,588	£1,053,297	£965,663		7.5%
	Housing Scheme	35% Affordable Housing	£7,870,700 £7,309,750			£919,640		4.7%
	-			£5,054,588	£977,820			
	-	40% Affordable Housing	£7,105,800	£5,054,588	£932,463	£894,028 £798,561		3.1%
		50% Affordable Housing	£6,537,350	£5,054,588	£816,591			
	-	0% Affordable Housing	£7,118,500	£4,270,333	£1,067,775	£935,018		11.4%
	50 11-14	20% Affordable Housing	£6,298,256	£4,270,333	£890,427	£831,278		4.7%
	50 Unit Flatted Scheme	30% Affordable Housing	£5,891,334	£4,270,333	£803,705	£779,630	,	0.6%
	Scheme	35% Affordable Housing	£5,642,834	£4,270,333	£750,707	£720,685		0.0%
	-	40% Affordable Housing	£5,478,012	£4,270,333	£713,080	£718,212		0.0%
		50% Affordable Housing	£5,071,090	£4,270,333	£626,357	£712,108		0.0%
		0% Affordable Housing	£18,745,000	£10,109,175	£2,811,750	£2,661,581		16.2%
		20% Affordable Housing	£16,478,300	£10,109,175	£2,338,338	£2,310,909		10.0%
	100 Unit Housing	30% Affordable Housing	£15,385,450	£10,109,175	£2,109,237	£2,141,992		6.4%
	Scheme	35% Affordable Housing	£14,776,500	£10,109,175	£1,985,760	£2,047,117		4.1%
		40% Affordable Housing	£14,211,600	£10,109,175	£1,864,926	£1,960,237		1.9%
		50% Affordable Housing	£13,118,750	£10,109,175	£1,635,825	£1,795,707		0.0%
		0% Affordable Housing	£17,061,400	£9,606,903	£2,559,210	£2,432,335		13.9%
		20% Affordable Housing	£15,075,056	£9,606,903	£2,141,535	£2,125,542	£1,153,032	7.6%
	100 Unit Mixed	30% Affordable Housing	£13,928,112	£9,606,903	£1,905,463	£1,947,478	£454,220	3.3%
	Scheme	35% Affordable Housing	£13,464,290	£9,606,903	£1,808,495	£1,875,739	£173,152	1.3%
		40% Affordable Housing	£12,902,168	£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%

## 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



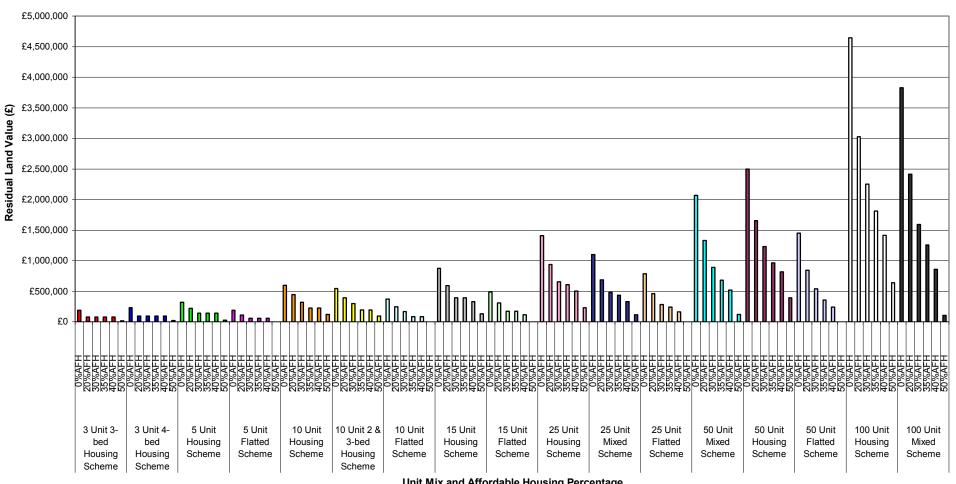
#### Table 6: Summary Table Showing Results of Residual Land Value Appraisals and Reduction in Land Residual - Value Point 5 70% General Needs Rent/30% Intermediate Tenure Mix Planning Infrastructure Level - £5,000

				ig intrastructure				
1 Value Point	Number of Units	2 Scenario	GDV	Development Cost	5 Developer Profit (@15%)	Finance & Land	7 Residual Land Price	% Land Residual (of GDV)
		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%
	3 Unit 3-bed	30% Affordable Housing	£509,000	£315,293	£70,320	£47,223	£76,165	15.0%
	Housing Scheme	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%
	1	50% Affordable Housing	£416,180	£315,293	£44,861	£40,883	£15,144	3.6%
		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%
	3 Unit 4-bed	30% Affordable Housing	£597,000	£366,795	£82,620	£52,438	£95,147	15.9%
	Housing Scheme	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%
	H	50% Affordable Housing	£487,800	£366,795	£52,668	£44,979	£23,358	4.8%
		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%
	5 Unit	30% Affordable Housing	£907.180	£559.823	£117,611	£90.581	£139.166	15.3%
	Housing Scheme	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%
	-	50% Affordable Housing	£753,180	£559,823	£88,481	£76,934	£27,942	3.7%
		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%
	5 Unit				· ·			8.8%
	Flatted -	30% Affordable Housing	£680,636	£458,998	£87,872	£73,600	£60,167	
	Scrienie	35% Affordable Housing	£680,636	£458,998	£87,872	£73,600		8.8%
	-	40% Affordable Housing	£680,636	£458,998	£87,872	£73,600	£60,167 £60,167 £0	8.8%
		50% Affordable Housing	£563,436	£458,998	£65,162	£61,108		0.0%
	-			£598,533	26.6%			
115							£445,642	22.1%
Value Point 5	10 Unit Housing	30% Affordable Housing	£1,830,100	£1,068,143	£251,376	£183,538	£317,232	17.3%
Valu	Scheme	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%
		50% Affordable Housing	£1,541,100	£1,068,143	£196,596	£157,939	£118,423	7.7%
		0% Affordable Housing	£2,080,000	£993,750	£312,000	£207,626	£543,959	26.2%
	10 Unit 2 &	20% Affordable Housing	£1,844,100	£993,750	£260,406	£187,366	£390,500	21.2%
	3-bed Housing	30% Affordable Housing	£1,709,100	£993,750	£234,756	£175,414	£296,025	17.3%
	Scheme	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%
		50% Affordable Housing	£1,420,100	£993,750	£179,976	£149,814	£96,560	6.8%
		0% Affordable Housing	£1,742,000	£917,995	£261,300	£179,686	£371,529	21.3%
		20% Affordable Housing	£1,551,636	£917,995	£218,522	£163,442	£244,126	15.7%
	10 Unit Flatted	30% Affordable Housing	£1,434,436	£917,995	£195,812	£153,107	£167,522	11.7%
	Scheme	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%
		50% Affordable Housing	£1,200,036	£917,995	£150,392	£132,435	£0	0.0%
		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%
	15 Unit Housing	30% Affordable Housing	£2,594,100	£1,570,740	£354,546	£262,706	£393,925	15.2%
	Scheme	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%
		50% Affordable Housing	£2,204,200	£1,570,740	£273,822	£228,800	£130,838	5.9%
		0% Affordable Housing	£2,392,000	£1,270,445	£358,800	£253,695	£488,697	20.4%
		20% Affordable Housing	£2,117,636	£1,270,445	£299,282	£230,087	£308,287	14.6%
	15 Unit Flatted	30% Affordable Housing	£1,916,436	£1,270,445	£259,832	£212,386	£173,772	9.1%
	Scheme	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	£238,886	£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	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)
		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%
	25 Unit Housing	30% Affordable Housing	£4,385,200	£2,621,715	£600,072	£480,453	£655,642	15.0%
	Scheme	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%
		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	£686,250	16.8%
	25 Unit	30% Affordable Housing	£3,780,036	£2,330,685	£518,366	£430,238	£480,717	12.7%
	Mixed Scheme	35% Affordable Housing	£3,698,136	£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%
		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%
	25 Unit	30% Affordable Housing	£3,236,836	£2,124,512	£440,846	£382,703	£280,112	8.7%
	Flatted Scheme	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	£398,068	£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	£951,870	£928,953	£520,064	7.2%
oint 5		50% Affordable Housing	£6,596,844	£4,803,452	£825,903	£847,920	£119,570	1.8%
/alue Point 5	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%
		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%
	50 Unit	30% Affordable Housing	£6,616,508	£4,270,333	£905,940	£879,257	£538,539	8.1%
	Flatted Scheme	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%
		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%
	100 Unit	30% Affordable Housing	£17,293,900	£10,109,175	£2,378,454	£2,460,528	£2.251.913	13.0%
	Housing Scheme	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%
		0% Affordable Housing	£19,286,800	£9,606,903	£1,839,270 £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%
	100 Unit			£9,606,903				10.2%
	100 Unit Mixed Scheme	30% Affordable Housing	£15,645,344		£2,148,033 £2,037,395	£2,234,039	£1,590,114	
		35% Affordable Housing	£15,103,980	£9,606,903	,,	£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%

## 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

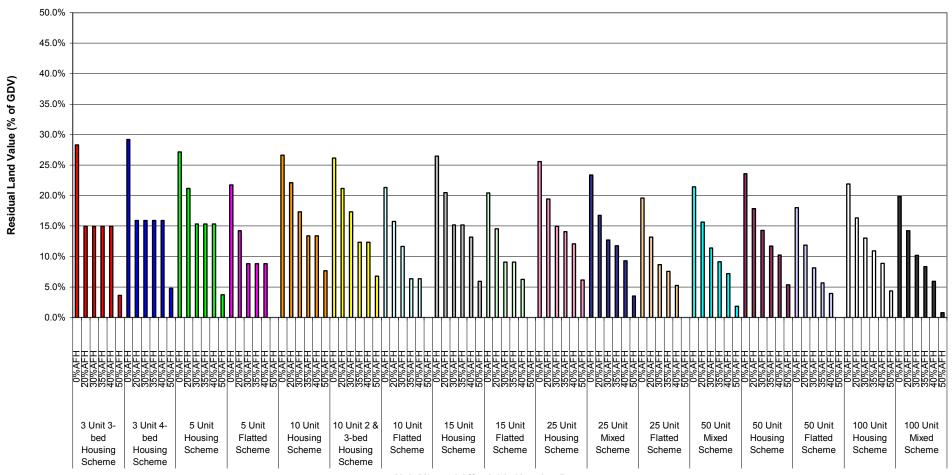


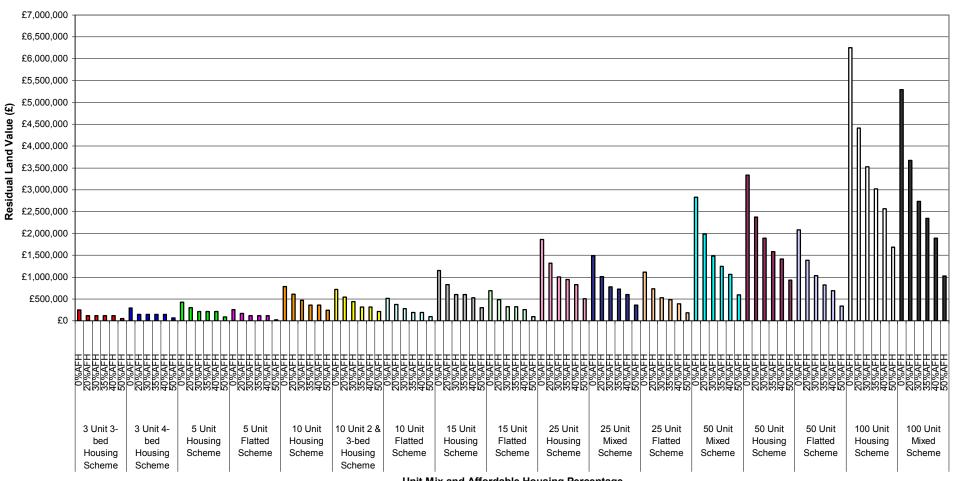
Table 7: Summary Table Showing Results of Residual Land Value Appraisals and Reduction in Land Residual - Value Point 6 70% General Needs Rent/30% Intermediate Tenure Mix Planning Infrastructure Level - £5,000

1 Value Point	Number of Units	2 Scenario	GDV	Development Cost	5 Developer Profit (@15%)	Finance & Land Costs	7 Residual Land Price	% Land Residua (of GDV)
		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%
	3 Unit 3-bed Housing	30% Affordable Housing	£564,000	£315,293	£78,210	£51,519	£118,978	21.1%
	Scheme	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%
		50% Affordable Housing	£460,470	£315,293	£49,813	£44,448	£50,917	11.1%
		0% Affordable Housing	£870,000	£366,795	£130,500	£73,110	£290,607	33.4%
		20% Affordable Housing	£661,000	£366,795	£91,860	£57,433	£144,912	21.9%
	3 Unit 4-bed Housing	30% Affordable Housing	£661,000	£366,795	£91,860	£57,433	£144,912	21.9%
	Scheme	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%
		50% Affordable Housing	£539,200	£366,795	£58,452	£49,114	£64,839	12.0%
		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%
	5 Unit Housing	30% Affordable Housing	£1,006,970	£559,823	£130,888	£99,942	£214,154	21.3%
	Scheme	35% Affordable Housing	£1,006,970	£559,823	£130,888	£99,942	£214,154	21.3%
		40% Affordable Housing	£1,006,970	£559,823	£130,888	£99,942	£214,154	21.3%
		50% Affordable Housing	£831,470	£559,823	£98,173	£84,345	£89,129	10.7%
		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%
	5 Unit Flatted	30% Affordable Housing	£754,594	£458,998	£97,737	£80,535	£117,325	15.5%
	Scheme	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%
		50% Affordable Housing	£619,294	£458,998	£72,132	£68,547	£19,618	3.2%
	10 Unit Housing Scheme	0% Affordable Housing	£2,508,500	£1,068,143	£376,275	£243,972	£787,306	31.4%
g l		20% Affordable Housing	£2,241,650	£1,068,143	£318,504	£220,999	£608,644	27.2%
Value Point 6		30% Affordable Housing	£2,032,650	£1,068,143	£279,864	£202,396	£467,780	23.0%
/alue		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%
		50% Affordable Housing	£1,702,650	£1,068,143	£218,304	£173,073	£240,699	14.1%
		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%
	10 Unit 2 & 3-bed Housing Scheme	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%
		50% Affordable Housing	£1,568,650	£993,750	£199,824	£163,741	£209,221	13.3%
		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%
	10 Unit Flatted	30% Affordable Housing	£1,590,794	£917,995	£217,857	£167,659	£278,665	17.5%
	Scheme	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%
		50% Affordable Housing	£1,320,194	£917,995	£166,647	£143,682	£91,870	7.0%
		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%
	15 Unit Housing	30% Affordable Housing	£2,877,150	£1,570,740	£394,479	£289,048	£597,968	20.8%
	Scheme	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%
		50% Affordable Housing	£2,434,800	£1,570,740	£303,993	£250,479	£300,301	12.3%
		0% Affordable Housing	£2,668,000	£1,270,445	£400,200	£279,153	£689,474	25.8%
		20% Affordable Housing	£2,354,094	£1,270,445	£333,342	£252,028	£483,331	20.5%
	15 Unit Flatted	30% Affordable Housing	£2,121,794	£1,270,445	£288,867	£231,492	£321,061	15.1%
	Scheme	35% Affordable Housing	£2,121,794	£1,270,445	£288,867	£231,492	£321,061	15.1%
		40% Affordable Housing	£2,022,594	£1,270,445	£265,428	£223,134	£255,680	12.6%
		40 /6 Allordable Flodsling	11,011,004	21,270,440	2200, 120	2220,101	1,230,000	

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)
		0% Affordable Housing	£6,148,000	£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%
	25 Unit Housing	30% Affordable Housing	£4,866,300	£2,621,715	£667,818	£532,344	£1,002,646	20.6%
	Scheme	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%
		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%
	25 Unit Mixed	30% Affordable Housing	£4,193,194	£2,330,685	£576,798	£474,773	£778,500	18.6%
	Scheme	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%
		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%
	25 Unit	30% Affordable Housing	£3,585,394	£2,124,512	£490,218	£420,266	£528,382	14.7%
	Flatted Scheme	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%
oint 6		50% Affordable Housing	£7,283,326	£4,803,452	£916,718	£943,096	£595,258	8.2%
Value Point 6	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%
		0% Affordable Housing	£8.975.500	£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%
	50 Unit	30% Affordable Housing	£7,334,682	£4,270,333	£1,007,756	£977,839	£1,035,604	14.1%
	Flatted Scheme	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	£6,240,070	£4,270,333	£780,520	£838,031	£340,650	5.5%
			£23.635.000	£10,109,175		£3,469,898	£6,250,250	26.4%
		0% Affordable Housing	£23,635,000 £20,646,900	£10,109,175 £10,109,175	£3,545,250 £2,940,534			
	100 Unit	20% Affordable Housing 30% Affordable Housing	£20,646,900 £19,207,350	£10,109,175 £10,109,175	£2,940,534 £2,647.971	£3,004,135	£4,409,333 £3,523,423	21.4%
	Housing		, . , ,				,	
	Scheme	35% Affordable Housing	£18,401,500 £17.658.800	£10,109,175 £10,109,175	£2,490,000	£2,653,441 £2,538,373	£3,022,928	16.4%
		40% Affordable Housing	,,		£2,335,818		£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%
		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%
	100 Unit Mixed	30% Affordable Housing	£17,362,576	£9,606,903	£2,390,603	£2,520,600	£2,730,691	15.7%
	Scheme	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%

## 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

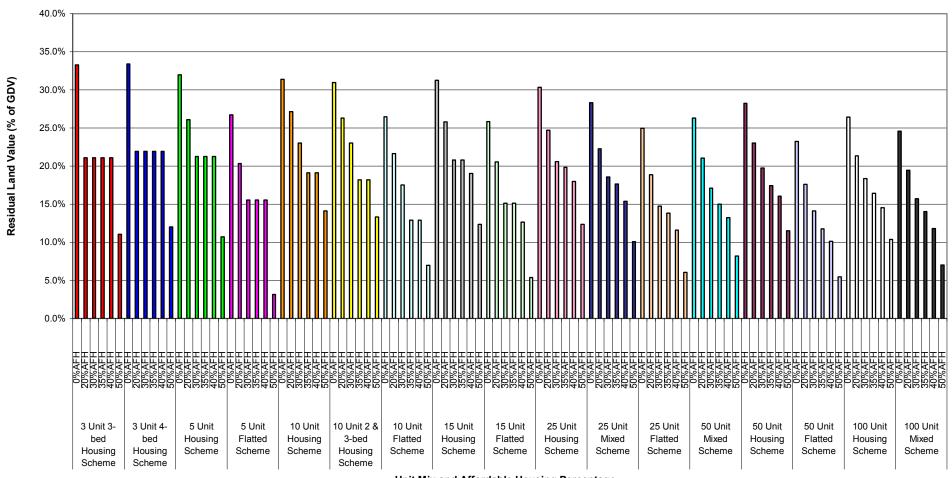


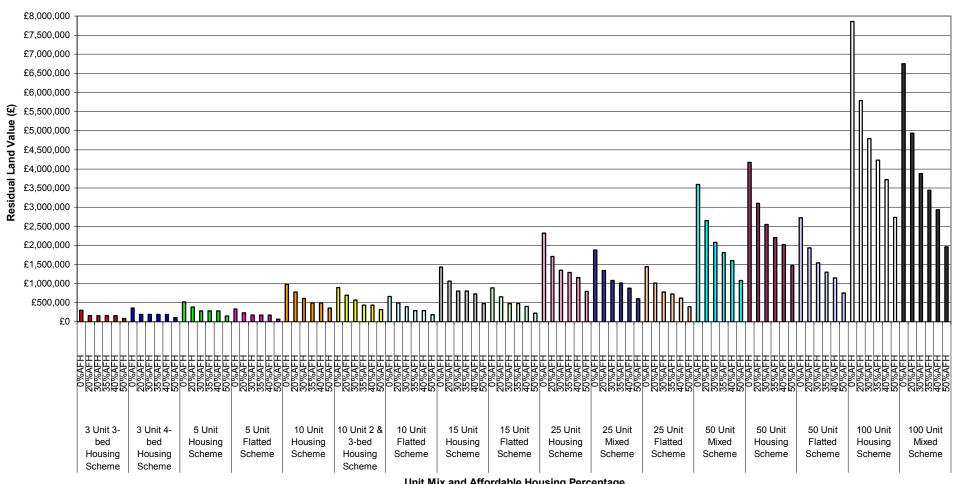
Table 8: Summary Table Showing Results of Residual Land Value Appraisals and Reduction in Land Residual - Value Point 7 70% General Needs Rent/30% Intermediate Tenure Mix Planning Infrastructure Level - £5,000

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)
		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%
	3 Unit 3-bed	30% Affordable Housing	£619,000	£315,293	£86,100	£55,816	£161,792	26.1%
	Housing Scheme	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%
		50% Affordable Housing	£504,760	£315,293	£54,766	£48,013	£86,689	17.2%
		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%
	3 Unit 4-bed	30% Affordable Housing	£725,000	£366,795	£101,100	£62,428	£192,730	26.6%
	Housing Scheme	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%
		50% Affordable Housing	£590,600	£366,795	£64,236	£53,248	£106,321	18.0%
		0% Affordable Housing	£1,456,000	£559,823	£218,400	£139,495	£516,751	35.5%
		20% Affordable Housing	£1,259,000	£559,823	£182,100	£121,948	£383,275	30.4%
	5 Unit	30% Affordable Housing	£1,106,760	£559,823	£144,166	£109,303	£284,665	25.7%
	Housing Scheme	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%
		50% Affordable Housing	£909,760	£559,823	£107,866	£91,756	£150,316	16.5%
		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%
	5 Unit	30% Affordable Housing	£829,552	£458,998	£107,661	£87,571	£173,569	20.9%
	Flatted Scheme	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%
		50% Affordable Housing	£677,152	£458.998	£79,221	£74,030	£64,903	9.6%
		0% Affordable Housing	£2,768,000	£1,068,143	£415,200	£267,907	£976,080	35.3%
	10 Unit Housing Scheme	20% Affordable Housing	£2,470,200	£1,068,143	£351,252	£242,222	£776,240	31.4%
int 6		30% Affordable Housing	£2,235,200	£1,068,143	£308,352	£221,254	£611,953	27.4%
/alue Point 6		35% Affordable Housing	£2,061,200	£1,068,143	£276,312	£205,754	£490,552	23.8%
\sqr		40% Affordable Housing	£2.061,200	£1,068,143	£276.312	£205.754	£490.552	23.8%
		50% Affordable Housing	£1,864,200	£1,068,143	£240,012	£188.208	£356,803	19.1%
	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%
		50% Affordable Housing	£1,717,200	£993,750	£219,672	£177,668	£316,326	18.4%
		0% Affordable Housing	£2,144,000	£917.995	£321,600	£216,765	£660,134	30.8%
	10 Unit Flatted Scheme	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%
		50% Affordable Housing	£1,596,752 £1,444,352	£917,995	£183,141	£155,331	£186,006	12.9%
		0% Affordable Housing	£4,064,000	£1,570,740	£609,600	£395,088	£1,429,029	35.2%
		0% Affordable Housing 20% Affordable Housing	£4,064,000 £3,531,200	£1,570,740 £1,570,740	£502,752	£395,088 £348,435	£1,429,029 £1,064,902	30.2%
	15 Unit Housing Scheme	20% Arrordable Housing 30% Affordable Housing	£3,531,200 £3,160,200	£1,570,740 £1,570,740	£502,752 £434,412	£348,435 £315,389	£1,064,902 £806,073	25.5%
		35% Affordable Housing						25.5%
		40% Affordable Housing	£3,160,200 £3,036,400	£1,570,740 £1,570,740	£434,412 £402,504	£315,389 £305,204	£806,073 £727,634	25.5%
		40% Arrordable Housing 50% Affordable Housing	£3,036,400 £2.665.400	£1,570,740 £1,570,740	£402,504 £334,164	£305,204 £272,157	£/27,634 £473,688	17.8%
		50% Attordable Housing  0% Affordable Housing	£2,665,400 £2,944,000	£1,570,740 £1,270,445	£334,164 £441,600	£272,157 £304,610	£473,688 £890,251	30.2%
		0% Affordable Housing 20% Affordable Housing	£2,594,000 £2,591,552	£1,270,445 £1,270,445	£441,600 £367,461	£304,610 £274,069	£890,251 £652,394	25.2%
	15 Unit		£2,391,552 £2,329,152	£1,270,445 £1,270,445	£367,461 £318,021	£274,069 £250,798	£652,394 £475,191	25.2%
	Flatted	30% Affordable Housing 35% Affordable Housing	£2,329,152 £2,329,152			£250,798 £250,798	£475,191 £475,191	20.4%
	Contine		£2,329,152 £2,219,552	£1,270,445	£318,021 £292,149	£250,798 £241,562	£475,191 £402,934	18.2%
		40% Affordable Housing		£1,270,445				
		50% 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 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)
		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%
	25 Unit Housing	30% Affordable Housing	£5,347,400	£2,621,715	£735,564	£584,236	£1,349,650	25.2%
	Scheme	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%
		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%
	25 Unit	30% Affordable Housing	£4,607,352	£2,330,685	£635,289	£519,426	£1,077,074	23.4%
	Mixed Scheme	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%
		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%
	25 Unit	30% Affordable Housing	£3,937,952	£2,124,512	£539,829	£458,297	£782,702	19.9%
	Flatted Scheme	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	£9,521,504	£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%
oint 6		50% Affordable Housing	£7,973,808	£4,803,452	£1,007,772	£1,038,869	£1,078,767	13.5%
Value Point 6		0% Affordable Housing	£13,040,000	£5,054,588	£1,956,000	£1,682,181	£4,173,343	32.0%
\al	50 Unit Housing Scheme	20% Affordable Housing	£11,366,600	£5,054,588	£1,620,876	£1,466,669	£3,095,489	27.2%
			£10,523,800	£5,054,588	£1,456,548	£1,357,482	£2,548,975	24.2%
		30% Affordable Housing 35% Affordable Housing	£9,991,000	£5,054,588	£1,349,700	£1,288,886	£2,205,914	22.1%
		40% Affordable Housing 50% Affordable Housing	£9,693,200 £8,850,400	£5,054,588	£1,285,752	£1,251,158	£2,017,635	20.8%
		<del>-</del>		£5,054,588	£1,121,424	£1,141,970	£1,471,121	27.5%
		0% Affordable Housing	£9,904,000	£4,270,333	£1,485,600	£1,314,055	£2,720,652	
	50 11-14	20% Affordable Housing	£8,674,704	£4,270,333	£1,233,570	£1,156,585	£1,933,647	22.3%
	50 Unit Flatted	30% Affordable Housing	£8,059,856	£4,270,333	£1,109,991	£1,077,466	£1,537,984	19.1%
	Scheme	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%
		0% Affordable Housing	£26,080,000	£10,109,175	£3,912,000	£3,874,057	£7,857,378	30.1%
	100 Unit Housing Scheme	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%
		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%
	100 Unit Mixed	30% Affordable Housing	£19,085,808	£9,606,903	£2,633,532	£2,808,250	£3,875,637	20.3%
	Scheme	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%

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

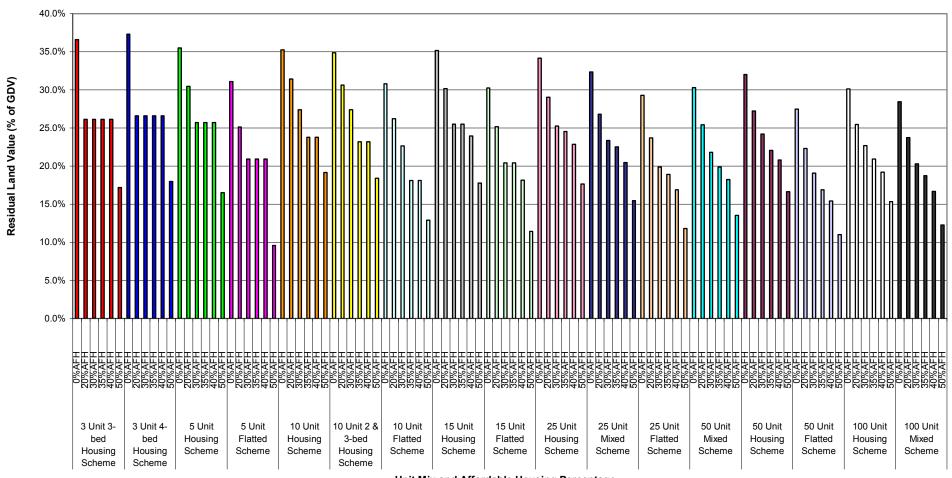




Table 9: Summary of Residual Land Value (£) Appraisals for All Value Points - 70% General Needs Rent/30% Intermediate Tenure Mix Planning Infrastructure Level - £10,000

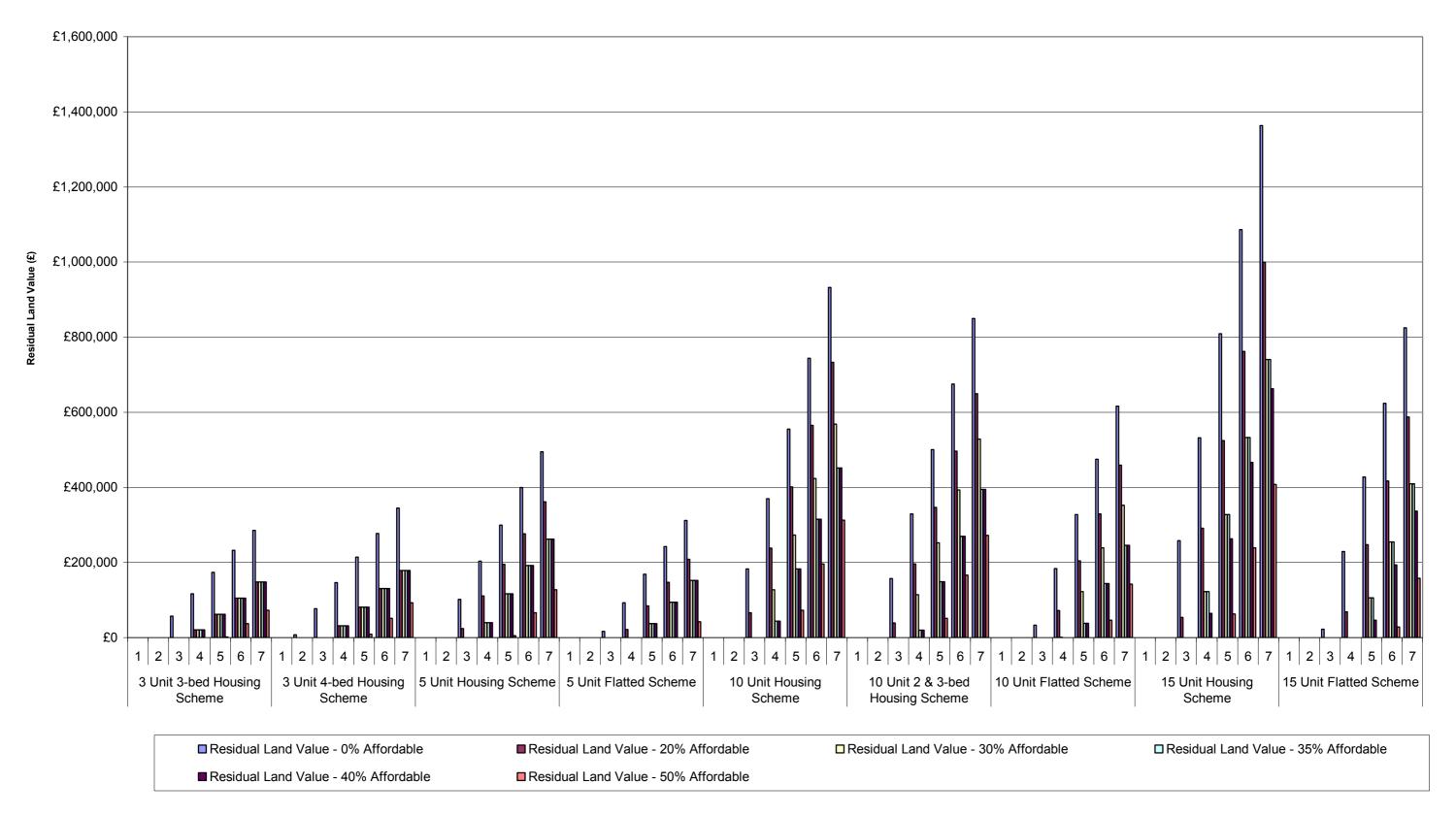
Development Scenario / Threshold	Value Point	Residual Land Value - 0% Affordable £0	Residual Land Value - 20% Affordable £0	Residual Land Value - 30% Affordable £0	Residual Land Value - 35% Affordable £0	Residual Land Value - 40% Affordable £0	Residual Lan Value - 50% Affordable £0
	2	£0	£0	£0	£0	£0	£0
Unit 3-bed Housing	3 4	£57,484 £116,571	£0 £20,332	£0 £20,332	£0 £20,332	£0 £20,332	£0 £0
cheme	5	£173,901	£62,290	£62,290	£62,290	£62,290	£1,269
	6	£232,397	£105,103	£105,103	£105,103	£105,103	£37,042
	7	£285,016 £0	£147,917 £0	£147,917 £0	£147,917 £0	£147,917 £0	£72,814 £0
	2	£7,665	£0	£0	£0	£0	£0
Unit 4-bed Housing	3	£77,179	£0	£0	£0	£0	£0
Scheme	5	£146,693 £214,044	£31,507 £81,272	£31,507 £81,272	£31,507 £81,272	£31,507 £81,272	£0 £9,483
	6	£277,149	£131,037	£131,037	£131,037	£131,037	£50,964
	7	£344,577	£178,994	£178,994	£178,994	£178,994	£92,446
	2	£0 £0	£0 £0	£0 £0	£0 £0	£0 £0	£0 £0
	3	£101,857	£24,243	£0	£0	£0	£0
Unit Housing Scheme	4	£203,239	£110,873	£39,326	£39,326	£39,326	£0
	5 6	£299,464 £399,796	£195,528 £276,423	£116,478 £191,694	£116,478 £191,694	£116,478 £191,694	£5,255 £66,442
	7	£494,971	£361,268	£262,658	£262,658	£262,658	£127,628
	1	£0	£0	£0	£0	£0	£0
	3	£0 £16,512	£0 £0	£0	£0 £0	£0 £0	£0 £0
Unit Flatted Scheme	4	£92,667	£21,226	£0	£0	£0	£0
	5	£168,822	£84,668	£37,479	£37,479	£37,479	£0
	6	£242,528	£147,271	£94,637	£94,637	£94,637	£0
	7	£311,499 £0	£208,606 £0	£152,635 £0	£152,635 £0	£152,635 £0	£42,216 £0
	2	£0	£0	£0	£0	£0	£0
0 Unit Housing Cal	3	£182,970	£66,571	£0	£0	£0	£0
0 Unit Housing Scheme	5	£370,013 £554,973	£237,907 £401,628	£127,304 £273,218	£43,598 £182,428	£43,598 £182,428	£0 £73,048
	6	£743,746	£565,084	£423,766	£315,195	£315,195	£195,778
	7	£932,520	£732,680	£568,393	£451,648	£451,648	£312,789
	2	£0	£0 £0	£0	£0 £0	£0 £0	£0 £0
0 Unit 2 & 3-bed Housing	3 4	£157,523 £329,205	£39,276 £196,257	£0 £114,534	£0 £20,115	£0 £20,115	£0 £0
cheme	5	£500,399	£346,487	£252,011	£148,582	£148,582	£51,185
	6 7	£674,988 £849,576	£496,325 £649,736	£392,924 £528,334	£269,552 £394,979	£269,552 £394,979	£165,960 £272,313
	1	£0	£0	£0	£0	£0	£0
	3	£0 £33,024	£0	£0	£0	£0 £0	£0
0 Unit Flatted Scheme	4	£183,481	£72,149	£707	£0	£0	£0
	- 5 6	£327,515 £475,256	£204,238 £329,426	£122,147 £239,489	£37,993 £144,202	£37,993 £144,202	£0 £46,495
	7	£616,574	£459,554	£352,448	£245,341	£245,341	£142,510
	1	£0	£0	£0	£0	£0	£0
	3	£0 £257,709	£0 £53,800	£0	£0	£0 £0	£0
5 Unit Housing Scheme	4	£532,211	£291,226	£122,109	£122,109	£64,668	£0
	5 6	£809,370 £1,086,529	£524,799 £762,181	£327,904 £532,628	£327,904 £532,628	£263,254 £466,224	£62,776 £239,111
	7	£1,363,689	£999,562	£740,733	£740,733	£662,294	£407,668
	2	£0	£0	£0	£0	£0 £0	£0
5 Unit Flatted Scheme	3	£22,712	£0	£0	£0	£0	£0
5 Onit i latted ocheme	<u>4</u> 5	£229,536 £427,767	£68,462 £247,262	£0 £105,710	£0 £105,710	£0 £46,235	£0
	6	£624,134	£417,311	£255,040	£255,040	£193,570	£28,236
	7	£824,911 £0	£587,054 £0	£409,170 £0	£409,170 £0	£336,914 £0	£157,645 £0
	2	£0	£0	£0	£0	£0	£0
5 Unit Housing Scheme	3 4	£400,071 £849,685	£60,695 £447,312	£0 £209,776	£0 £166,067	£0 £73,469	£0
	5	£1,303,422	£827,925	£548,842	£499,109	£398,502	£120,115
	7	£1,757,160 £2,210,898	£1,213,940 £1,599,955	£895,846 £1,242,850	£840,375 £1,181,640	£1,046,863	£406,728 £689,758
	1	£0	£0	£0	£0	£0	£0
	3	£0 £225,005	£0 £0	£0 £0	£0 £0	£0 £0	£0 £0
5 Unit Mixed Scheme	4	£605,575	£255,018	£80,129	£34,302	£0	£0
	5 6	£992,965 £1,380,354	£579,450 £906,512	£377,812 £671,700	£327,562 £616,230	£226,328 £496,483	£2,468 £250,348
	7	£1,767,743	£1,234,363	£970,274	£909,065	£774,287	£494,746
	2	£0	£0	£0	£0	£0 £0	£0 £0
5 Unit Flatted Scheme	3	£19,722	£0	£0	£0	£0	£0
	<u>4</u> 5	£351,949 £677,709	£72,852 £354,124	£0 £175,750	£0 £131,247	£0 £48,715	£0
	6	£1,007,097	£628,637	£425,974	£375,904	£282,956	£76,026
	7	£1,336,485 £0	£909,172 £0	£675,902 £0	£621,221 £0	£517,263 £0	£286,951 £0
	2	£0	£0	£0	£0	£0	£0
0 Unit Mixed Scheme	3 4	£341,600 £1,100,687	£0 £474,020	£0 £97,661	£0	£0	£0
	5	£1,863,296	£1,125,565	£685,841	£482,250	£318,144	£0
	6 7	£2,625,905 £3,388,514	£1,781,238 £2,438,429	£1,277,928 £1,872,292	£1,038,993 £1,603,744	£854,129 £1,396,432	£394,121 £873,567
	1 2	£0	£0	£0	£0	£0	£0
	3	£0 £616,693	£0 £16,486	£0	£0 £0	£0 £0	£0
0 Unit Housing Scheme	4 5	£1,454,555	£732,544	£371,901	£143,953	£10,971	£0
	6	£2,292,418 £3,130,280	£1,450,780 £2,170,534	£1,025,624 £1,684,700	£757,516 £1,379,115	£609,142 £1,210,788	£189,735 £724,954
	7	£3,968,143	£2,890,289	£2,343,775 £0	£2,000,714	£1,812,435	£1,265,921
	2	£0	£0	£0	£0	£0	£0 £0
0 Unit Flatted Scheme	3	£0	£0	£0	£0	£0	£0
Com rianeu Scheme	- 4 - 5	£606,360 £1,242,724	£92,468 £636,594	£0 £336,811	£0 £155,478	£0 £31,733	£0
	6	£1,879,088	£1,180,623	£830,404	£618,134	£482,157	£137,436
	7	£2,515,452 £0	£1,728,447 £0	£1,332,784 £0	£1,093,842 £0	£941,442 £0	£545,779 £0
	2	£0	£0	£0	£0	£0	£0
00 Unit Housing Scheme	3 4	£1,035,266 £2,642,394	£0 £1,257,483	£0 £590,444	£0 £222,204	£0 £0	£0 £0
	5	£4,249,522	£2,635,152	£1,858,313	£1,420,215	£1,020,782	£246,484
	7	£5,856,650 £7,463,778	£4,015,733 £5,396,315	£3,129,823 £4,401,333	£2,629,328 £3,838,442	£2,174,817 £3,328,852	£1,288,907 £2,333,871
	1	£0	£0	£0	£0	£0	£0
	2	£0	£0 £0	£0 £0	£0	£0 £0	£0
	3	£508.052					
0 Unit Mixed Scheme	3 4	£508,052 £1,970,834	£759,432	£58,268	£0	£0	£0
00 Unit Mixed Scheme							

Source: Adams Integra, June 2009 Appendix Ila

Graph 14-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 - £10,000

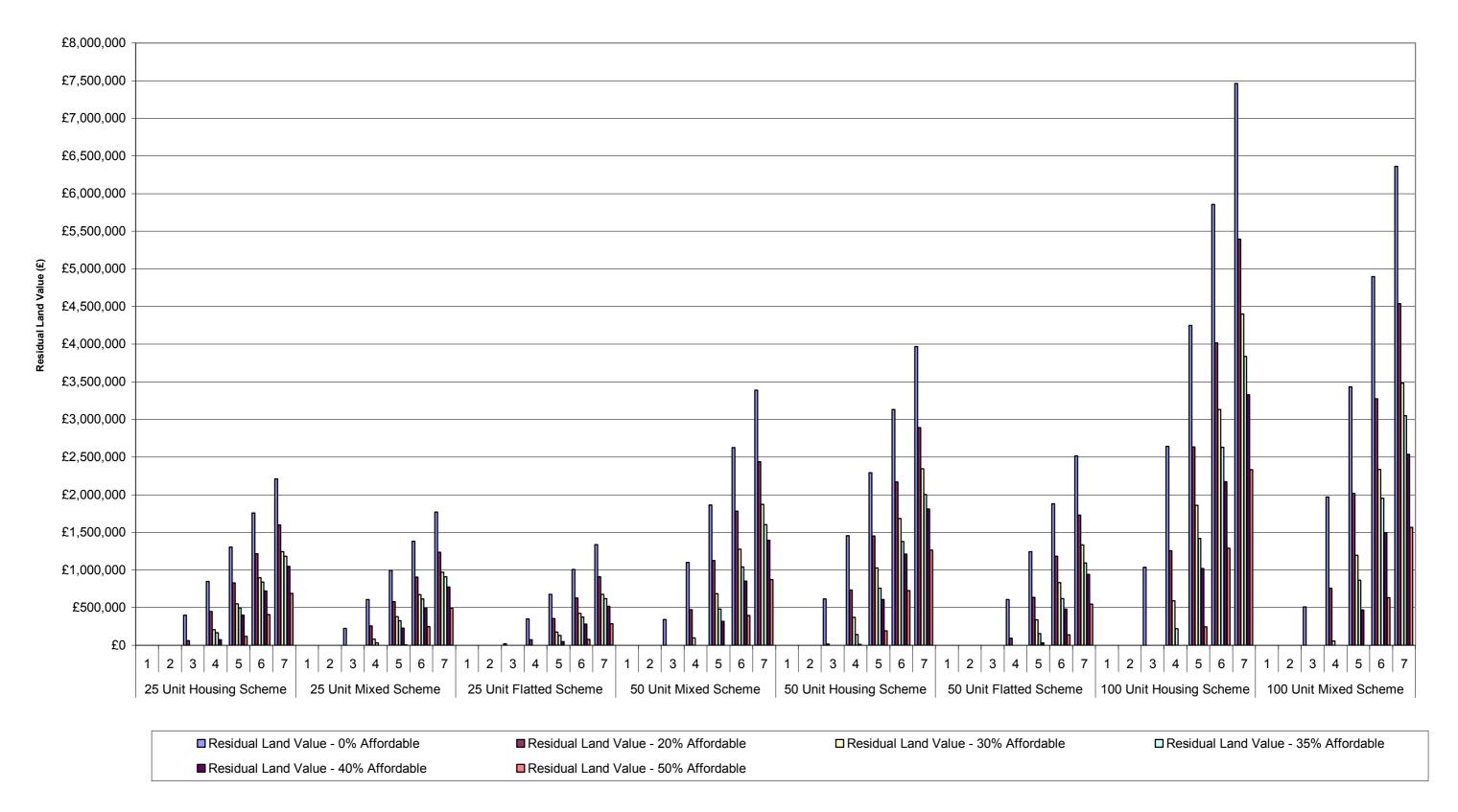
Units 3-15



Graph 14-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

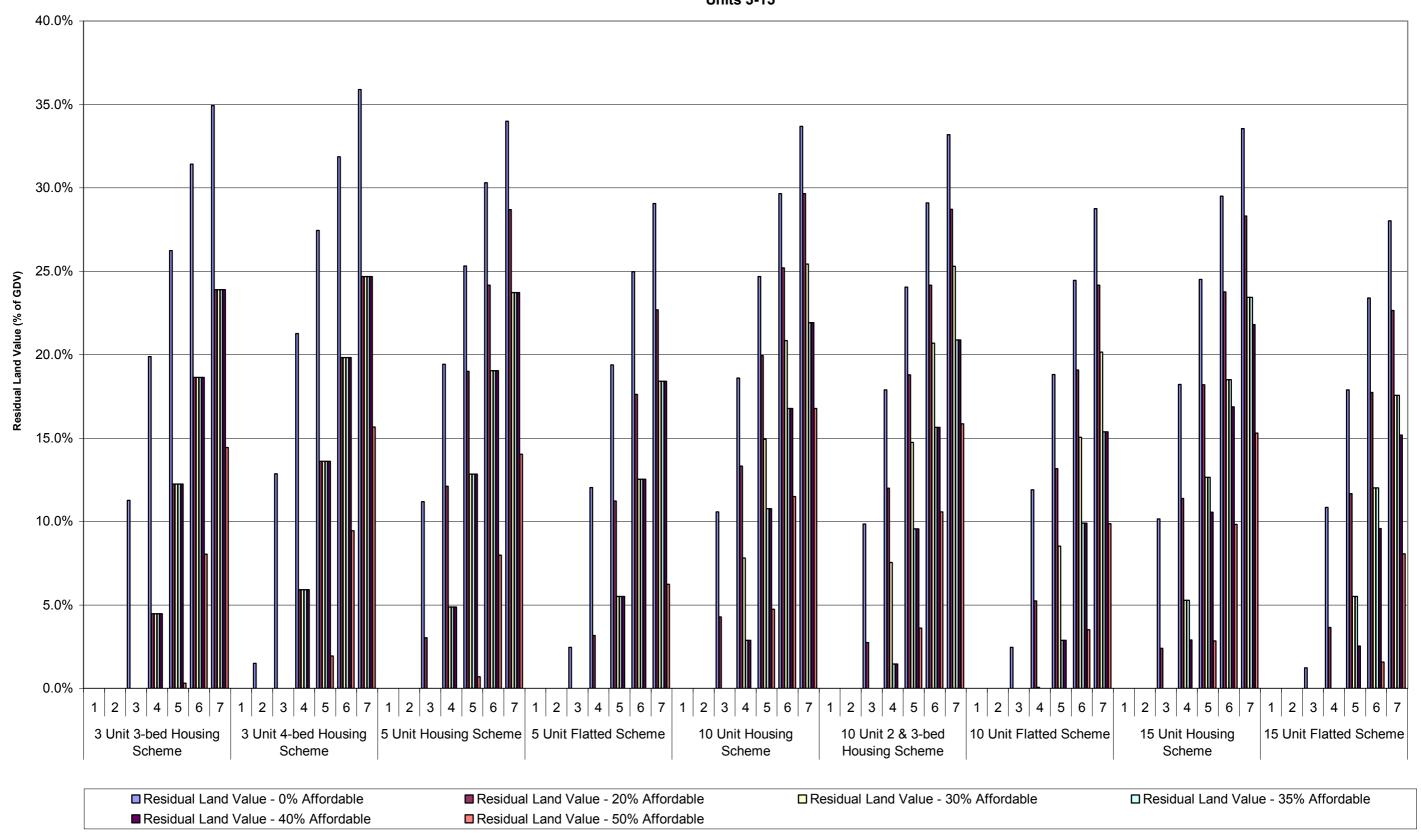
Planning Infrastructure Level - £10,000

Units 25-100



Development Scenario / Threshold	Value Point	Residual Land Value - 0% Affordable 0.0%	Residual Land Value - 20% Affordable 0.0%	Residual Land Value - 30% Affordable 0.0%	Residual Land Value - 35% Affordable 0.0%	Residual Land Value - 40% Affordable 0.0%	Residual Land Value - 50% Affordable 0.0%
	2	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Unit 3-bed Housing	3	11.3%	0.0%	0.0%	0.0%	0.0%	0.0%
Scheme	- 4 5	19.9% 26.2%	4.5% 12.2%	4.5% 12.2%	4.5% 12.2%	4.5% 12.2%	0.0%
	6	31.4%	18.6%	18.6%	18.6%	18.6%	8.0%
	7	34.9%	23.9%	23.9%	23.9%	23.9%	14.4%
	1	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	3	1.5% 12.9%	0.0%	0.0%	0.0%	0.0%	0.0%
Unit 4-bed Housing	4	21.3%	5.9%	5.9%	5.9%	5.9%	0.0%
Scheme	5	27.4%	13.6%	13.6%	13.6%	13.6%	1.9%
	6	31.9%	19.8%	19.8%	19.8%	19.8%	9.5%
	7	35.9% 0.0%	24.7% 0.0%	24.7% 0.0%	24.7% 0.0%	24.7% 0.0%	15.7% 0.0%
	2	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	3	11.2%	3.0%	0.0%	0.0%	0.0%	0.0%
Unit Housing Scheme	4	19.4%	12.1%	4.9%	4.9%	4.9%	0.0%
	5 6	25.3% 30.3%	19.0% 24.2%	12.8% 19.0%	12.8% 19.0%	12.8% 19.0%	0.7% 8.0%
	7	34.0%	28.7%	23.7%	23.7%	23.7%	14.0%
	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%
Unit Flatted Scheme	3 4	2.5% 12.0%	0.0% 3.2%	0.0%	0.0%	0.0%	0.0%
	5	19.4%	11.2%	5.5%	5.5%	5.5%	0.0%
	6	25.0%	17.6%	12.5%	12.5%	12.5%	0.0%
	7	29.1%	22.7%	18.4%	18.4%	18.4%	6.2%
	2	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	3	10.6%	4.3%	0.0%	0.0%	0.0%	0.0%
0 Unit Housing Scheme	4	18.6%	13.3%	7.8%	2.9%	2.9%	0.0%
	5	24.7%	20.0%	14.9%	10.8%	10.8%	4.7%
	<u>6</u> 7	29.6%	25.2% 29.7%	20.8%	16.8% 21.9%	16.8%	11.5%
	7	33.7% 0.0%	29.7% 0.0%	25.4% 0.0%	21.9% 0.0%	21.9% 0.0%	16.8%
	2	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
0 Unit 2 & 3-bed Housing	3 4	9.8% 17.9%	2.8% 12.0%	0.0% 7.5%	0.0% 1.4%	0.0% 1.4%	0.0%
Scheme	5	24.1%	18.8%	14.7%	9.6%	9.6%	3.6%
	<u>6</u> 7	29.1% 33.2%	24.2% 28.7%	20.7% 25.3%	15.6% 20.9%	15.6% 20.9%	10.6% 15.9%
	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%
0 Unit Flatted Scheme	3 4	2.5% 11.9%	0.0% 5.2%	0.0%	0.0%	0.0%	0.0%
	5	18.8%	13.2%	8.5%	2.9%	2.9%	0.0%
	6 	24.5%	19.1%	15.1%	9.9%	9.9%	3.5%
	1	28.8% 0.0%	24.2% 0.0%	20.1% 0.0%	15.4% 0.0%	15.4% 0.0%	9.9%
	2	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
5 Unit Housing Scheme	3 4	10.1% 18.2%	2.4% 11.4%	0.0% 5.3%	0.0% 5.3%	0.0% 2.9%	0.0%
	5	24.5%	18.2%	12.6%	12.6%	10.6%	2.8%
	6 7	29.5%	23.8%	18.5%	18.5%	16.9%	9.8%
	1	33.6% 0.0%	28.3% 0.0%	23.4% 0.0%	23.4% 0.0%	21.8% 0.0%	15.3% 0.0%
	2	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
5 Unit Flatted Scheme	3 4	1.2% 10.8%	0.0% 3.6%	0.0%	0.0%	0.0%	0.0%
	5	17.9%	11.7%	5.5%	5.5%	2.5%	0.0%
	6	23.4%	17.7%	12.0%	12.0%	9.6%	1.6%
	7	28.0% 0.0%	22.7% 0.0%	17.6% 0.0%	17.6% 0.0%	15.2% 0.0%	8.1% 0.0%
	2	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
5 Unit Housing Scheme	3 4	9.4% 17.4%	1.6%	0.0% 5.4%	0.0% 4.3%	0.0% 2.0%	0.0%
• • • • • • • • • • • • • • • • • • • •	5	23.6%	17.2%	12.5%	11.6%	9.6%	3.2%
	6	28.6%	22.7%	18.4%	17.6%	15.7%	9.9%
	1	32.6% 0.0%	27.2% 0.0%	23.2%	22.5% 0.0%	20.7% 0.0%	15.3% 0.0%
	2	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
5 Unit Mixed Scheme	3 4	6.2% 14.5%	0.0% 7.0%	0.0% 2.4%	0.0% 1.0%	0.0%	0.0%
	- 4 5	21.1%	14.2%	10.0%	1.0% 8.9%	6.4%	0.0%
	6	26.3%	19.9%	16.0%	15.0%	12.6%	7.0%
	7	30.5% 0.0%	24.7% 0.0%	21.1% 0.0%	20.2% 0.0%	18.0% 0.0%	12.7% 0.0%
	2	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
5 Unit Flatted Scheme	3 4	0.6% 9.9%	0.0% 2.3%	0.0%	0.0%	0.0%	0.0%
	5	16.9%	10.1%	5.4%	4.1%	1.6%	0.0%
	6	22.6%	16.1%	11.9%	10.7%	8.4%	2.5%
	7	27.1% 0.0%	21.2% 0.0%	17.2% 0.0%	16.1% 0.0%	14.0% 0.0%	8.6% 0.0%
	2	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
0 Unit Mixed Scheme	3 4	4.6% 12.9%	0.0% 6.3%	0.0% 1.4%	0.0%	0.0%	0.0%
	5	19.3%	13.3%	8.8%	6.4%	4.4%	0.0%
	6 7	24.4%	18.9%	14.8%	12.5%	10.7%	5.4%
	7	28.5% 0.0%	23.5%	19.7%	17.6% 0.0%	15.9% 0.0%	11.0%
	2	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
0 Unit Housing Scheme	3 4	7.6% 15.5%	0.2% 8.9%	0.0%	0.0%	0.0%	0.0%
g contine	4 5	15.5% 21.6%	8.9% 15.6%	4.8% 11.9%	2.0% 9.2%	0.2% 7.6%	0.0% 2.6%
	6	26.5%	21.0%	17.6%	15.2%	13.7%	9.0%
	7	30.4% 0.0%	25.4% 0.0%	22.3% 0.0%	20.0% 0.0%	18.7% 0.0%	14.3% 0.0%
	2	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Unit Flatted Scheme	3	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Joint Flatted Scheme	- 4 5	8.5% 15.4%	1.5% 9.0%	0.0% 5.1%	0.0% 2.5%	0.0% 0.5%	0.0%
	6	20.9%	15.0%	11.3%	8.8%	7.1%	2.2%
	7	25.4%	19.9%	16.5%	14.2%	12.6%	8.0%
	2	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	3	6.4%	0.0%	0.0%	0.0%	0.0%	0.0%
00 Unit Housing Scheme	<u>4</u> 5	14.1% 20.1%	7.6%	3.8%	1.5%	0.0% 6.4%	0.0% 1.7%
	- 5 6	20.1% 24.8%	14.2% 19.4%	10.7% 16.3%	8.6% 14.3%	6.4% 12.3%	1.7% 7.9%
	7	28.6%	23.7%	20.8%	19.0%	17.2%	13.1%
	1	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	3	0.0% 3.4%	0.0%	0.0%	0.0%	0.0%	0.0%
00 Unit Mixed Scheme	4	11.6%	5.0%	0.4%	0.0%	0.0%	0.0%
	5 6	17.8% 22.8%	11.9% 17.4%	7.6% 13.5%	5.7% 11.7%	3.2% 9.4%	0.0% 4.3%
	7	26.8%	21.8%	18.2%	16.6%	14.5%	9.8%

Graph 14a-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 - £10,000
Units 3-15



Graph 14a-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 - £10,000
Units 25-100

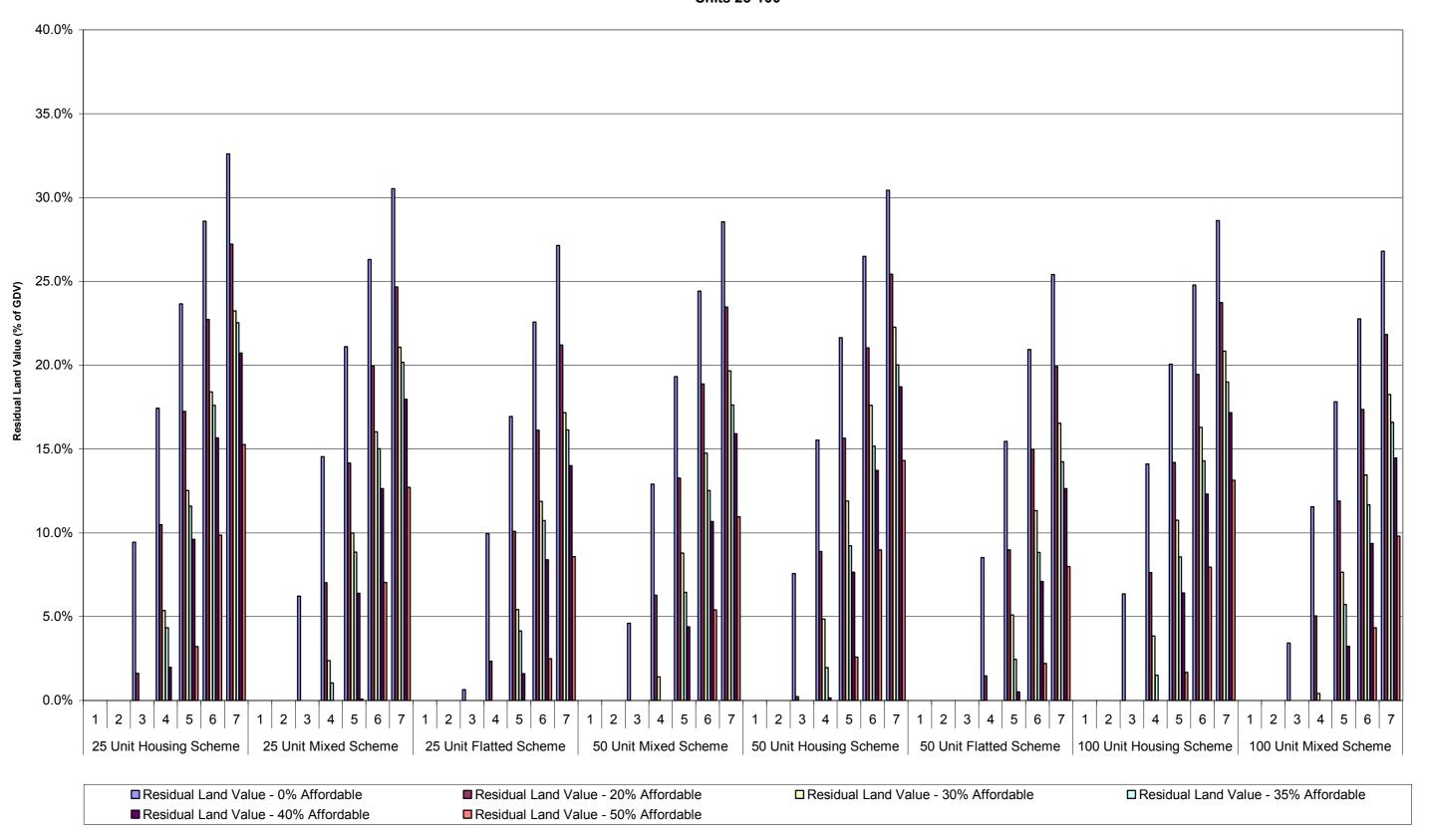
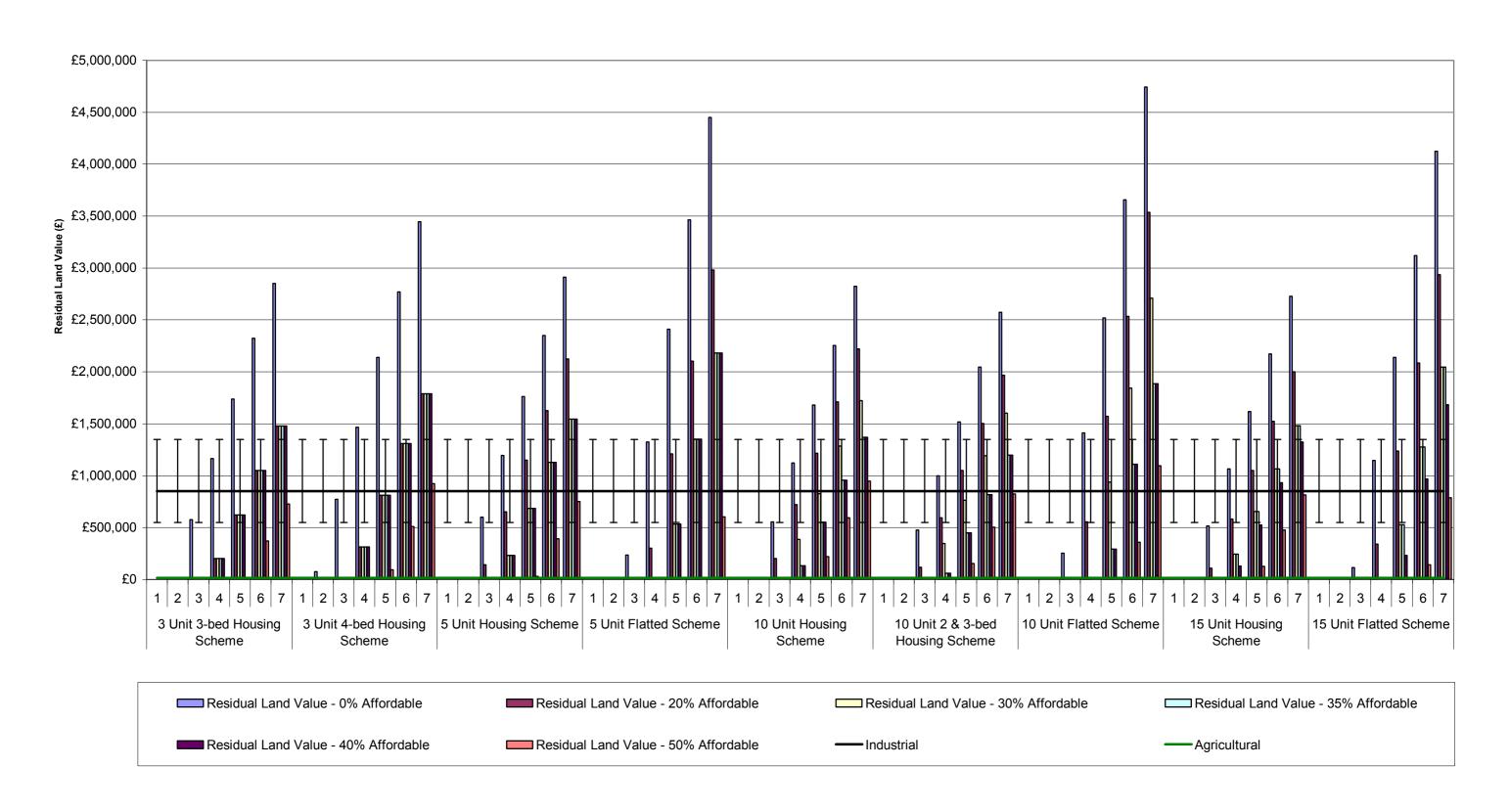


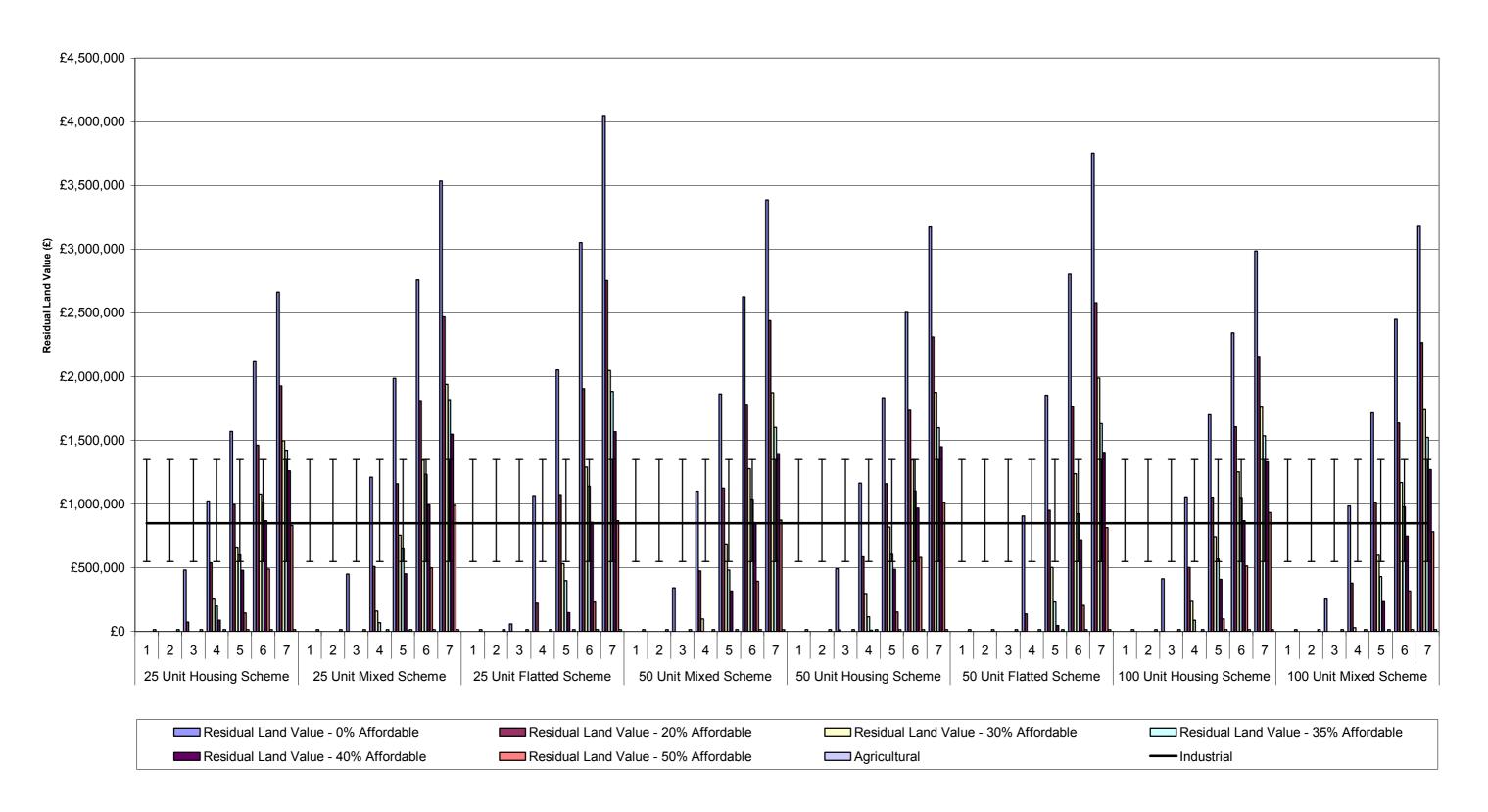
Table 9b: Summary of Residual Land Value (£ per Ha) Appraisals for All Value Points - 70% General Needs Rent/30% Intermediate Tenure Mix
Planning Infrastructure Level - £10,000

Development Scenario / Threshold	Value Point	Site Size	Residual Land Value - 0% Affordable £0	Residual Land Value - 20% Affordable £0	Residual Land Value - 30% Affordable £0	Residual Land Value - 35% Affordable £0	Residual Land Value - 40% Affordable £0	Residual Land Value - 50% Affordable £0
	2	0.10	£0	£0	£0	£0	£0	£0
3 Unit 3-bed Housing	3	0.10 0.10	£574,843 £1,165,710	£0 £203,316	£0 £203,316	£0 £203,316	£0 £203,316	£0
Scheme	5	0.10	£1,739,011	£622,896	£622,896	£622,896	£622,896	£12,688
	6	0.10	£2,323,969	£1,051,033	£1,051,033	£1,051,033	£1,051,033	£370,415
	7	0.10 0.10	£2,850,161 £0	£1,479,169 £0	£1,479,169 £0	£1,479,169 £0	£1,479,169 £0	£728,143 £0
	2	0.10	£76,651	£0	£0	£0	£0	£0
3 Unit 4-bed Housing	3	0.10	£771,789	£0	£0	£0	£0	£0
Scheme	5	0.10 0.10	£1,466,926 £2,140,443	£315,070 £812,720	£315,070 £812,720	£315,070 £812,720	£315,070 £812,720	£0 £94,828
	6	0.10	£2,771,485	£1,310,370	£1,310,370	£1,310,370	£1,310,370	£509,644
	7	0.10	£3,445,769	£1,789,940	£1,789,940	£1,789,940	£1,789,940	£924,460
	2	0.17 0.17	£0 £0	£0 £0	£0 £0	£0	£0 £0	£0 £0
	3	0.17	£599,159	£142,606	£0	£0	£0	£0
5 Unit Housing Scheme	4	0.17	£1,195,521	£652,194	£231,332	£231,332	£231,332	£0
	5 6	0.17 0.17	£1,761,555 £2,351,741	£1,150,164 £1,626,019	£685,166 £1.127.610	£685,166 £1,127,610	£685,166 £1,127,610	£30,912 £390,833
	7	0.17	£2,911,597	£2,125,109	£1,545,049	£1,545,049	£1,545,049	£750,754
	1	0.07	£0	£0	£0	£0	£0	£0
	3	0.07	£0 £235,885	£0 £0	£0	£0	£0	£0
5 Unit Flatted Scheme	4	0.07	£1,323,816	£303,222	£0	£0	£0	£0
	5	0.07	£2,411,746	£1,209,542	£535,416	£535,416	£535,416	£0
	<u>6</u> 7	0.07	£3,464,680 £4,449,979	£2,103,870 £2,980,089	£1,351,961 £2,180,497	£1,351,961 £2,180,497	£1,351,961 £2,180,497	£0 £603,081
	1	0.33	£0	£0	£0	£0	£0	£0
	3	0.33	£0 £554,453	£0 £201,729	£0 £0	£0	£0 £0	£0
10 Unit Housing Scheme	4	0.33	£1,121,253	£720,931	£385,769	£132,116	£132,116	£0
	5	0.33	£1,681,735	£1,217,056 £1,712,376	£827,934 £1,284,140	£552,813	£552,813	£221,357 £593,266
	7	0.33	£2,253,777 £2,825,819	£1,712,376 £2,220,242	£1,284,140 £1,722,404	£955,138 £1,368,630	£955,138 £1,368,630	£593,266 £947,845
	1	0.33	£0	£0	£0	£0	£0	£0
10 Unit 2 & 3-bed Housing	3	0.33	£0 £477,343	£0 £119,018	£0	£0	£0	£0
10 Unit 2 & 3-bed Housing Scheme	4	0.33	£997,590	£594,718	£347,072	£60,955	£60,955	£0
	5 6	0.33	£1,516,362 £2,045,418	£1,049,960 £1,504,016	£763,670 £1,190,680	£450,249 £816,823	£450,249 £816,823	£155,105 £502,908
	7	0.33	£2,574,474	£1,968,897	£1,601,013	£1,196,906	£1,196,906	£825,189
	2	0.13 0.13	£0	£0	£0	£0	£0	£0
10 Unit Flatted Scheme	3	0.13	£254,030	£0	£0	£0	£0	£0
10 Unit Flatted Scheme	<u>4</u> 5	0.13 0.13	£1,411,391 £2,519,347	£554,990 £1,571,064	£5,439 £939,593	£0 £292,252	£0 £292,252	£0
	6	0.13	£3,655,816	£2,534,048	£1,842,224	£1,109,244	£1,109,244	£357,656
	7	0.13 0.50	£4,742,880 £0	£3,535,033 £0	£2,711,136 £0	£1,887,239	£1,887,239	£1,096,230 £0
	2	0.50	£0	£0	£0	£0	£0	£0
15 Unit Housing Scheme	3	0.50	£515,417	£107,601	£0	£0	£0	£0
15 Offic Housing Scrience	5	0.50 0.50	£1,064,422 £1,618,740	£582,452 £1,049,599	£244,218 £655,808	£244,218 £655,808	£129,335 £526,509	£0 £125,551
	6	0.50	£2,173,059	£1,524,361	£1,065,256	£1,065,256	£932,448	£478,221
	7	0.50	£2,727,377 £0	£1,999,124 £0	£1,481,466 £0	£1,481,466 £0	£1,324,589 £0	£815,336 £0
	2	0.20	£0	£0	£0	£0	£0	£0
15 Unit Flatted Scheme	<u>3</u>	0.20	£113,562 £1,147,681	£0 £342,309	£0	£0	£0	£0
TO OTHER PROCESSOR	5	0.20	£2,138,837	£1,236,308	£528,549	£528,549	£231,175	£0
	6 7	0.20 0.20	£3,120,671 £4,124,554	£2,086,553 £2,935,269	£1,275,201 £2,045,851	£1,275,201 £2,045,851	£967,850 £1,684,569	£141,181 £788,223
	1	0.83	£4,124,554	£2,535,265	£2,045,651	£2,045,651	£1,664,565	£166,223
	2	0.83	£0	£0	£0	£0	£0	£0
25 Unit Housing Scheme	3	0.83	£482,014 £1,023,717	£73,126 £538.931	£0 £252,742	£0 £200.081	£0 £88,517	£0
	5	0.83	£1,570,388	£997,500	£661,255	£601,337	£480,123	£144,717
	6 7	0.83 0.83	£2,117,060 £2,663,732	£1,462,578 £1,927,656	£1,079,332 £1,497,409	£1,012,500 £1,423,663	£868,227 £1,261,281	£490,033 £831,034
	1	0.50	£0	£0	£0	£0	£0	£0
	3	0.50 0.50	£0 £450,009	£0	£0	£0	£0	£0
25 Unit Mixed Scheme	4	0.50	£1,211,151	£510,036	£160,259	£68,604	£0	£0
	5	0.50	£1,985,929	£1,158,901 £1,813,024	£755,624 £1.343.401	£655,123	£452,655	£4,935
	7	0.50 0.50	£2,760,708 £3,535,486	£1,813,024 £2,468,727	£1,343,401 £1,940,548	£1,232,459 £1,818,130	£992,966 £1,548,575	£500,696 £989,491
	1	0.33	£0	£0	£0	£0	£0	£0
	3	0.33	£0 £59,764	£0	£0	£0	£0	£0
25 Unit Flatted Scheme	4	0.33	£1,066,514	£220,764	£0	£0	£0	£0
	5 6	0.33	£2,053,664 £3,051,809	£1,073,102 £1,904,960	£532,577 £1,290,830	£397,718 £1,139,102	£147,622 £857,443	£0 £230,381
	7	0.33	£4,049,954	£2,755,066	£2,048,187	£1,882,489	£1,567,464	£869,549
	2	1.00	£0	£0	£0	£0	£0	£0
	3	1.00	£341,600	£0	£0	£0	£0	£0
50 Unit Mixed Scheme	4 5	1.00	£1,100,687	£474,020	£97,661	£0	£0	£0
	6	1.00	£1,863,296 £2,625,905	£1,125,565 £1,781,238	£685,841 £1,277,928	£482,250 £1,038,993	£318,144 £854,129	£0 £394,121
	7	1.00	£3,388,514	£2,438,429	£1,872,292	£1,603,744	£1,396,432	£873,567
	2	1.25 1.25	£0	£0	£0	£0	£0	£0
E0 Unit Housing Ochanic	3	1.25	£493,354	£13,189	£0	£0	£0	£0
50 Unit Housing Scheme	5	1.25 1.25	£1,163,644 £1,833,934	£586,035 £1,160,624	£297,521 £820,499	£115,162 £606,013	£8,777 £487,313	£0 £151,788
	6	1.25	£2,504,224	£1,736,427	£1,347,760	£1,103,292	£968,631	£579,963
	7	1.25 0.67	£3,174,514 £0	£2,312,231 £0	£1,875,020 £0	£1,600,571 £0	£1,449,948 £0	£1,012,737 £0
	2	0.67	£0	£0	£0	£0	£0	£0
50 Unit Flatted Scheme	3	0.67	£0	£0 £138,012	£0	£0	£0	£0
Con Contente	- 4 5	0.67 0.67	£905,015 £1,854,812	£138,012 £950,140	£0 £502,704	£0 £232,057	£0 £47,363	£0
	6	0.67	£2,804,609	£1,762,123	£1,239,409	£922,588	£719,637	£205,128
	7	0.67 2.50	£3,754,407 £0	£2,579,772 £0	£1,989,229 £0	£1,632,600 £0	£1,405,138 £0	£814,595 £0
	2	2.50	£0	£0	£0	£0	£0	£0
100 Unit Housing Scheme	3 4	2.50 2.50	£414,106 £1,056,958	£0 £502,993	£0 £236,178	£0 £88,881	£0	£0
	5	2.50	£1,056,958 £1,699,809	£1,054,061	£743,325	£568,086	£408,313	£98,594
	6	2.50	£2,342,660	£1,606,293	£1,251,929	£1,051,731	£869,927	£515,563
	7	2.50 2.00	£2,985,511 £0	£2,158,526 £0	£1,760,533 £0	£1,535,377 £0	£1,331,541 £0	£933,548 £0
	2	2.00	£0	£0	£0	£0	£0	£0
100 Unit Mixed Scheme	3 4	2.00	£254,026 £985,417	£0 £379,716	£0 £29,134	£0	£0	£0
	5	2.00	£1,716,808	£1,009,277	£598,257	£431,920	£234,176	£0 £317,022
	6	2.00	£2,448,199	£1,638,109	£1,168,546	£977,162	£748,952	

Graph 14b-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 - £10,000 - Units 3-15



Graph 14b-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 - £10,000 - Units 25-100



# Table 10: 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 - £10,000

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)
		0% Affordable Housing	£357,000	£315,293	£53,550	£51,059	£0	0.0%
		20% Affordable Housing	£291,000	£315,293	£38,880	£50,069	£0	0.0%
	3 Unit 3-bed Housing	30% Affordable Housing	£291,000	£315,293	£38,880	£50,069	£0	0.0%
	Scheme	35% Affordable Housing	£291,000	£315,293	£38,880	£50,069	£0	0.0%
		40% Affordable Housing	£291,000	£315,293	£38,880	£50,069	£0	0.0%
		50% Affordable Housing	£241,020	£315,293	£25,171	£49,320	£0	0.0%
		0% Affordable Housing	£420,000	£366,795	£63,000	£54,360	£0	0.0%
		20% Affordable Housing	£341,000	£366,795	£45,660	£53,175	£0	0.0%
	3 Unit 4-bed Housing	30% Affordable Housing	£341,000	£366,795	£45,660	£53,175	£0	0.0%
	Scheme	35% Affordable Housing	£341,000	£366,795	£45,660	£53,175	£0	0.0%
		40% Affordable Housing	£341,000	£366,795	£45,660	£53,175	£0	0.0%
		50% Affordable Housing	£282,200	£366,795	£29,532	£52,293	£0	0.0%
		0% Affordable Housing	£637,000	£559,823	£95,550	£92,743	£0	0.0%
		20% Affordable Housing	£571,000	£559,823	£80,880	£91,753	£0	0.0%
	5 Unit Housing	30% Affordable Housing	£508,020	£559,823	£64,501	£90,808	£0	0.0%
	Scheme	35% Affordable Housing	£508,020	£559,823	£64,501	£90,808	£0	0.0%
		40% Affordable Housing	£508,020	£559,823	£64,501	£90,808	£0	0.0%
		50% Affordable Housing	£442,020	£559,823	£49,831	£89,818	£0	0.0%
		0% Affordable Housing	£469,000	£458,998	£70,350	£84,692	£0	0.0%
	5 Unit Flatted	20% Affordable Housing	£420,200	£458,998	£58,980	£83,960	£0	0.0%
		30% Affordable Housing	£380,804	£458,998	£48,174	£83,369	£0	0.0%
	Scheme	35% Affordable Housing	£380,804	£458,998	£48,174	£83,369	£0	0.0%
		40% Affordable Housing	£380,804	£458,998	£48,174	£83,369	£0	0.0%
		50% Affordable Housing	£332,004	£458,998	£36,804	£82,637	£0	0.0%
		0% Affordable Housing	£1,211,000	£1,068,143	£181,650	£181,715	£0	0.0%
Σ	10 Unit Housing	20% Affordable Housing	£1,100,900	£1,068,143	£154,884	£180,064	£0	0.0%
Value Point 1		30% Affordable Housing	£1,021,900	£1,068,143	£137,544	£178,879	£0	0.0%
Valu	Scheme	35% Affordable Housing	£963,900	£1,068,143	£124,614	£178,009	£0	0.0%
		40% Affordable Housing	£963,900	£1,068,143	£124,614	£178,009	£0	0.0%
		50% Affordable Housing	£897,900	£1,068,143	£109,944	£177,019	£0	0.0%
		0% Affordable Housing	£1,120,000	£993,750	£168,000	£176,270	£0	0.0%
	10 Unit 2 &	20% Affordable Housing	£1,009,900	£993,750	£141,234	£174,618	£0	0.0%
	3-bed Housing	30% Affordable Housing	£951,900	£993,750	£128,304	£173,748	£0	0.0%
	Scheme	35% Affordable Housing	£885,900	£993,750	£113,634	£172,758	£0	0.0%
		40% Affordable Housing	£885,900	£993,750	£113,634	£172,758	£0	0.0%
		50% Affordable Housing	£827,900	£993,750	£100,704	£171,888	£0	0.0%
		0% Affordable Housing	£938,000	£917,995	£140,700	£169,384 £168.061	03	0.0%
	10 Unit	20% Affordable Housing	£849,804	£917,995	£118,524		£0 £0	0.0%
	Flatted Scheme	30% Affordable Housing 35% Affordable Housing	£801,004 £752,204	£917,995	£107,154 £95,784	£167,329 £166,597	£0 £0	0.0%
		35% Affordable Housing 40% Affordable Housing	£752,204 £752,204	£917,995	£95,784 £95,784	£166,597	£0	0.0%
		50% Affordable Housing	£752,204 £703,404	£917,995	£84,414	£165,865	£0	0.0%
		0% Affordable Housing	£1,778,000	£1,570,740	£266,700	£270,269	£0	0.0%
		20% Affordable Housing	£1,778,000 £1,588,900	£1,570,740 £1,570,740	£200,700	£270,269 £267,433	£0	0.0%
	15 Unit	30% Affordable Housing	£1,464,900	£1,570,740	£194,994	£265,573	£0	0.0%
	Housing Scheme	35% Affordable Housing	£1,464,900	£1,570,740	£194,994	£265,573	£0	0.0%
		40% Affordable Housing	£1,412,800	£1,570,740	£181,158	£264,791	£0	0.0%
		50% Affordable Housing	£1,288,800	£1,570,740	£153,558	£262,931	£0	0.0%
		0% Affordable Housing	£1,288,000	£1,270,445	£193,200	£246,446	£0	0.0%
		20% Affordable Housing	£1,167,804	£1,270,445	£162,804	£244,643	£0	0.0%
	15 Unit	30% Affordable Housing	£1,087,004	£1,270,445	£143,214	£243,431	£0	0.0%
	Flatted Scheme	35% Affordable Housing	£1,087,004	£1,270,445	£143,214	£243,431	£0	0.0%
		40% Affordable Housing	£1,040,804	£1,270,445	£132,000	£242,738	£0	0.0%
		50% Affordable Housing	£960,004	£1,270,445	£112,410	£241,526	£0	0.0%
			,,		.,	.,		

#### Table 10: 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 - £10,000

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)
		0% Affordable Housing	£2,968,000	£2,621,715	£445,200	£476,329	£0	0.0%
		20% Affordable Housing	£2,654,900	£2,621,715	£373,494	£471,632	£0	0.0%
	25 Unit Housing	30% Affordable Housing	£2,465,800	£2,621,715	£329,388	£468,796	£0	0.0%
	Scheme	35% Affordable Housing	£2,421,700	£2,621,715	£317,292	£468,134	£0	0.0%
		40% Affordable Housing	£2,355,700	£2,621,715	£302,622	£467,144	£0	0.0%
		50% Affordable Housing	£2,166,600	£2,621,715	£258,516	£464,308	£0	0.0%
		0% Affordable Housing	£2,534,000	£2,330,685	£380,100	£451,202	£0	0.0%
		20% Affordable Housing	£2,265,800	£2,330,685	£318,396	£447,179	£0	0.0%
	25 Unit	30% Affordable Housing	£2,128,404	£2,330,685	£284,700	£445,118	£0	0.0%
	Mixed Scheme	35% Affordable Housing	£2,084,304	£2,330,685	£272,604	£444,457	£0	0.0%
		40% Affordable Housing	£2,018,304	£2,330,685	£257,934	£443,467	£0	0.0%
		50% Affordable Housing	£1,874,104	£2,330,685	£223,830	£441,304	£0	0.0%
		0% Affordable Housing	£2,154,600	£2,124,512	£323,190	£432,323	£0	0.0%
		20% Affordable Housing	£1,946,800	£2,124,512	£272,796	£429,206	£0	0.0%
	25 Unit	30% Affordable Housing	£1,826,604	£2,124,512	£242,400	£427,403	£0	0.0%
	Flatted Scheme	35% Affordable Housing	£1,787,208	£2,124,512	£231,594	£426,812	£0	0.0%
		40% Affordable Housing	£1,738,408	£2,124,512	£220,224	£426,080	£0	0.0%
		50% Affordable Housing	£1,618,212	£2,124,512	£189,829	£424,277	£0	0.0%
		0% Affordable Housing	£5,192,600	£4,803,452	£778,890	£1,007,748	£0	0.0%
		20% Affordable Housing	£4,681,104	£4,803,452	£657,354	£1,000,076	£0	0.0%
	50 Unit	30% Affordable Housing	£4,381,908	£4,803,452	£588,498	£995,588	£0	0.0%
	Mixed Scheme	35% Affordable Housing	£4,237,708	£4,803,452	£554,394	£993.425	£0	0.0%
		40% Affordable Housing	£4,119,312	£4 803 452	£526.249	F991 649	£0	0.0%
int 1		50% Affordable Housing	£3,844,916	£4,803,452	£462,283	£987,533	£0	0.0%
Value Point 1		0% Affordable Housing	£5,705,000	£5,054,588	£855,750	£1,036,075	£0	0.0%
∧al ∨al		20% Affordable Housing	£5,113,700	£5,054,588	£717,582	£1,027,206	£0	0.0%
	50 Unit	30% Affordable Housing	£4,821,600	£5,054,588	£650,286	£1,022,824	£0	0.0%
	Housing Scheme	35% Affordable Housing	£4,632,500	£5,054,588	£606,180	£1,019,988	£0	0.0%
	-							0.0%
		40% Affordable Housing 50% Affordable Housing	£4,522,400 £4,230,300	£5,054,588 £5,054,588	£579,414 £512,118	£1,018,336 £1,013,955	£0 £0	0.0%
		<del>-</del>	£4,333,000	£4,270,333	£649.950	£951,037	£0	0.0%
		0% Affordable Housing 20% Affordable Housing	£3,916,808	£4,270,333	£546,984	£944,794	£0	0.0%
	50 Unit							
	Flatted	30% Affordable Housing	£3,715,812	£4,270,333	£496,999	£941,779	£0	0.0%
	Scheme	35% Affordable Housing	£3,588,812 £3,500,616	£4,270,333 £4,270,333	£466,195	£939,874	£0	0.0%
		40% Affordable Housing		, .,	£444,019	£938,551	£0	0.0%
		50% Affordable Housing	£3,299,620	£4,270,333	£394,033	£935,536	£0	0.0%
		0% Affordable Housing	£11,410,000	£10,109,175	£1,711,500	£2,270,076	£0	0.0%
	400 11-11	20% Affordable Housing	£10,227,400	£10,109,175	£1,435,164	£2,252,337	£0	0.0%
	100 Unit Housing	30% Affordable Housing	£9,657,100	£10,109,175	£1,301,406	£2,243,782	£0	0.0%
	Scheme	35% Affordable Housing	£9,344,000	£10,109,175	£1,229,700	£2,239,086	£0	0.0%
		40% Affordable Housing	£9,044,800	£10,109,175	£1,158,828	£2,234,598	£0	0.0%
		50% Affordable Housing	£8,474,500	£10,109,175	£1,025,070	£2,226,043	£0	0.0%
		0% Affordable Housing	£10,385,200	£9,606,903	£1,557,780	£2,204,269	£0	0.0%
		20% Affordable Housing	£9,362,208	£9,606,903	£1,314,708	£2,188,924	£0	0.0%
	100 Unit Mixed	30% Affordable Housing	£8,766,416	£9,606,903	£1,177,153	£2,179,988	£0	0.0%
	Scheme	35% Affordable Housing	£8,535,220	£9,606,903	£1,121,197	£2,176,520	£0	0.0%
		40% Affordable Housing	£8,238,624	£9,606,903	£1,052,497	£2,172,071	£0	0.0%
		50% Affordable Housing	£7,692,432	£9,606,903	£924,722	£2,163,878	£0	0.0%

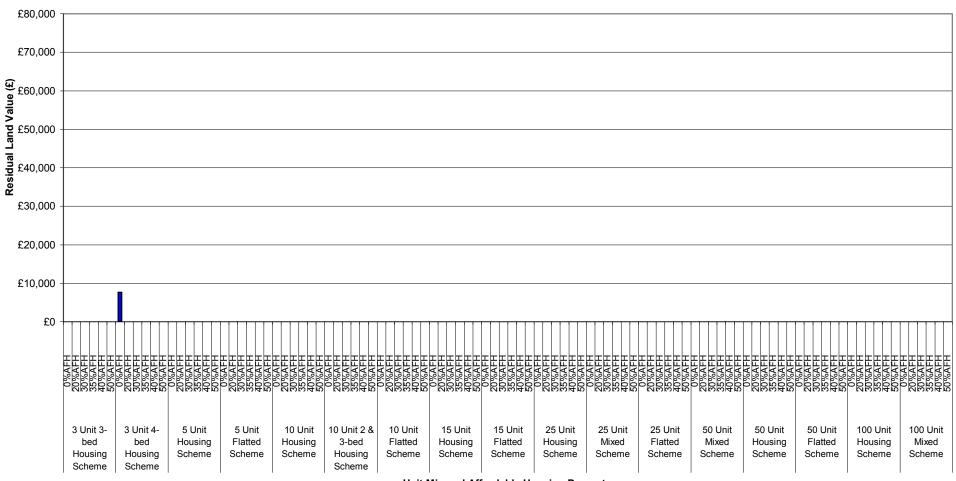
Table 11: Summary Table Showing Results of Residual Land Value Appraisals and Reduction in Land Residual - Value Point 2 70% General Needs Rent/30% Intermediate Tenure Mix Planning Infrastructure Level - £10,000

Value Point	Number of Units	2 Scenario	GDV	Development Cost	Developer Profit (@15%)	Finance & Land Costs	Residual Land Price	% Land Residual (of GDV)
		0% Affordable Housing	£433,500	£315,293	£65,025	£54,785	£0	0.0%
		20% Affordable Housing	£346,000	£315,293	£46,770	£50,894	£0	0.0%
	3 Unit 3-bed	30% Affordable Housing	£346,000	£315,293	£46,770	£50,894	£0	0.0%
	Housing Scheme	35% Affordable Housing	£346,000	£315,293	£46,770	£50,894	£0	0.0%
		40% Affordable Housing	£346,000	£315,293	£46,770	£50,894	£0	0.0%
		50% Affordable Housing	£285,310	£315,293	£30,124	£49,984	£0	0.0%
		0% Affordable Housing	£510,000	£366,795	£76,500	£59,040	£7,665	1.5%
	-	20% Affordable Housing	£405,000	£366,795	£54,900	£54,135	£0	0.0%
	3 Unit 4-bed Housing	30% Affordable Housing	£405,000	£366,795	£54,900	£54,135	£0	0.0%
	Scheme	35% Affordable Housing	£405,000	£366,795	£54,900	£54,135	£0	0.0%
	-	40% Affordable Housing	£405,000	£366,795	£54,900	£54,135	£0	0.0%
		50% Affordable Housing	£333,600	£366,795	£35,316	£53,064	£0	0.0%
		0% Affordable Housing	£773,500	£559,823	£116,025	£99,230	£0	0.0%
		20% Affordable Housing	£686,000	£559,823	£97,770	£93,478	£0	0.0%
	5 Unit Housing	30% Affordable Housing	£607,810	£559,823	£77,779	£92,305	£0	0.0%
	Scheme	35% Affordable Housing	£607,810	£559,823	£77,779	£92,305	£0	0.0%
	-	40% Affordable Housing	£607,810	£559,823	£77,779	£92,305	£0	0.0%
	-	50% Affordable Housing	£520,310	£559,823	£59,524	£90,993	£0	0.0%
		0% Affordable Housing	£569,500	£458,998	£85,425	£86,199	£0	0.0%
	-	20% Affordable Housing	£503,600	£458,998	£71,220	£85,211	£0	0.0%
	5 Unit	30% Affordable Housing	£455,762	£458,998	£58,099	£84,493	£0	0.0%
	Flatted Scheme	35% Affordable Housing	£455,762	£458,998	£58,099	£84,493	£0	0.0%
		40% Affordable Housing	£455,762	£458,998	£58,099	£84,493	£0	0.0%
		50% Affordable Housing	£389,862	£458,998	£43,894	£83,505	£0	0.0%
		0% Affordable Housing	£1,470,500	£1,068,143	£220,575	£185,608	£0	0.0%
	10 Unit Housing Scheme	20% Affordable Housing	£1,329,450	£1,068,143	£187,632	£183,492	£0	0.0%
oint 2		30% Affordable Housing	£1,224,450	£1,068,143	£166,032	£181,917	£0	0.0%
Value Point 2		35% Affordable Housing	£1,146,950	£1,068,143	£149,907	£180,755	£0	0.0%
N <sub>a</sub>		40% Affordable Housing	£1,146,950	£1,068,143	£149,907	£180,755	£0	0.0%
		50% Affordable Housing	£1,059,450	£1,068,143	£131,652	£179,442	£0	0.0%
		0% Affordable Housing	£1,360,000	£993,750	£204,000	£179,870	£0	0.0%
	-	20% Affordable Housing	£1,218,950	£993,750	£171,057	£177,754	£0	0.0%
	10 Unit 2 & 3-bed	30% Affordable Housing	£1,141,450	£993,750	£154,932	£176,591	£0	0.0%
	Housing Scheme	35% Affordable Housing	£1,053,950	£993,750	£136,677	£175,279	£0	0.0%
	Scrienie	40% Affordable Housing	£1.053.950	£993,750	£136,677	£175,279	£0	0.0%
	-	50% Affordable Housing	£976,450	£993,750	£120,552	£174,116	£0	0.0%
		0% Affordable Housing	£1,139,000	£917,995	£170,850	£172,399	£0	0.0%
	-	20% Affordable Housing	£1,025,262	£917,995	£143,524	£170,693	£0	0.0%
	10 Unit	30% Affordable Housing	£959,362	£917,995	£129.319	£169,704	£0	0.0%
	Flatted Scheme	35% Affordable Housing	£893,462	£917,995	£115,114	£168,716	£0	0.0%
	-	40% Affordable Housing	£893.462	£917,995	£115.114	£168.716	£0	0.0%
	-	50% Affordable Housing	£827,562	£917,995	£100,909	£167,727	£0	0.0%
		0% Affordable Housing	£2,159,000	£1,570,740	£323,850	£275,984	£0	0.0%
		20% Affordable Housing	£1,912,950	£1,570,740	£269,307	£272,293	£0	0.0%
	15 Unit	30% Affordable Housing	£1,747,950	£1,570,740	£234,927	£269,818	£0	0.0%
	Housing Scheme	35% Affordable Housing	£1,747,950	£1,570,740	£234,927	£269,818	£0	0.0%
		40% Affordable Housing	£1,684,400	£1,570,740	£218,109	£268,865	£0	0.0%
		50% Affordable Housing	£1,519,400	£1,570,740	£183,729	£266,390	£0	0.0%
		50% Affordable Housing	£1,519,400 £1,564,000	£1,570,740 £1,270,445	£183,729 £234.600	£260,390 £250,586	£0	0.0%
		0% Affordable Housing	£1,564,000 £1,405,262	£1,270,445 £1,270,445	£234,600 £196,924	£250,586 £248,205	£0	0.0%
	15 Unit			£1,270,445 £1,270,445				
	Flatted	30% Affordable Housing	£1,294,362		£172,369	£246,541	03	0.0%
	Scheme	35% Affordable Housing	£1,294,362	£1,270,445	£172,369	£246,541	03	0.0%
		40% Affordable Housing	£1,237,762	£1,270,445	£158,722	£245,692	£0	0.0%
		50% Affordable Housing	£1,126,862	£1,270,445	£134,167	£244,029	£0	0.0%

Table 11: 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 - £10,000

1	I I	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)
		0% Affordable Housing	£3,604,000	£2,621,715	£540,600	£485,869	£0	0.0%
		20% Affordable Housing	£3,192,950	£2,621,715	£451,677	£479,703	£0	0.0%
	25 Unit	30% Affordable Housing	£2,946,900	£2,621,715	£397,134	£476,012	£0	0.0%
	Housing Scheme	35% Affordable Housing	£2,893,350	£2,621,715	£382,446	£475,209	£0	0.0%
		40% Affordable Housing	£2,805,850	£2,621,715	£364,191	£473,897	£0	0.0%
		50% Affordable Housing	£2,559,800	£2,621,715	£309,648	£470,206	£0	0.0%
		0% Affordable Housing	£3,077,000	£2,330,685	£461,550	£459,347	£0	0.0%
		20% Affordable Housing	£2,722,900	£2,330,685	£384,918	£454,036	£0	0.0%
	25 Unit	30% Affordable Housing	£2,542,562	£2,330,685	£343,192	£451,331	£0	0.0%
	Mixed Scheme	35% Affordable Housing	£2,489,012	£2,330,685	£328,504	£450,527	£0	0.0%
		40% Affordable Housing	£2,401,512	£2,330,685	£310,249	£449,215	£0	0.0%
		50% Affordable Housing	£2,212,412	£2,330,685	£267,997	£446,378	£0	0.0%
		0% Affordable Housing	£2,616,300	£2,124,512	£392,445	£439,248	£0	0.0%
		20% Affordable Housing	£2,337,900	£2,124,512	£329,688	£435,072	£0	0.0%
	25 Unit	30% Affordable Housing	£2,179,162	£2,124,512	£292,012	£432,691	£0	0.0%
	Flatted Scheme	35% Affordable Housing	£2,131,324	£2,124,512	£278,890	£431,974	£0	0.0%
		40% Affordable Housing	£2,065,424	£2,124,512	£264,685	£430,985	£0	0.0%
		50% Affordable Housing	£1,906,686	£2,124,512	£227,009	£428,604	£0	0.0%
		0% Affordable Housing	£6,305,300	£4,803,452	£945,795	£1,024,439	£0	0.0%
		20% Affordable Housing	£5.633.912	£4,803,452	£795,199	£1,014,368	£0	0.0%
	50 Unit	30% Affordable Housing	£5,240,174	£4,803,452	£709,762	£1,008,462	£0	0.0%
	Mixed Scheme	35% Affordable Housing	£5,051,074	£4,803,452	£667,510	£1,005,625	£0	0.0%
		40% Affordable Housing	£4.898.236	F4 803 452	F632 789	£1.003.333	£0	0.0%
oint 2		50% Affordable Housing	£4,535,398	£4,803,452	£553,338	£997,890	£0	0.0%
Value Point 2		0% Affordable Housing	£6,927,500	£5,054,588	£1,039,125	£1,054,413	£0	0.0%
٧a		20% Affordable Housing	£6,156,850	£5,054,588	£868,191	£1,042,853	£0	0.0%
	50 Unit	30% Affordable Housing	£5,773,300	£5,054,588	£784,743	£1,037,100	£0	0.0%
	Housing Scheme	35% Affordable Housing	£5,527,250	£5,054,588	£730,200	£1,033,409	£0	0.0%
		40% Affordable Housing	£5,386,200	£5,054,588	£697,257	£1,031,293	£0	0.0%
		50% Affordable Housing	£5,002,650	£5,054,588	£613.809	£1,025,540	£0	0.0%
		0% Affordable Housing	£5,261,500	£4,270,333	£789,225	£964,965	£0	0.0%
		20% Affordable Housing	£4,710,624	£4,270,333	£661,465	£956,701	£0	0.0%
	50 Unit	30% Affordable Housing	£4,440,986	£4,270,333	£599,234	£952,657	£0	0.0%
	Flatted Scheme	35% Affordable Housing	£4,273,486	£4,270,333	£561,032	£950,144	£0	0.0%
	-	40% Affordable Housing	£4,159,748	£4,270,333	£533,706	£948,438	£0	0.0%
			£3,890,110	£4,270,333		£944,394	£0	0.0%
		50% Affordable Housing 0% Affordable Housing	£3,890,110 £13,855,000	£10,109,175	£471,475 £2,078,250	£944,394 £2,306,751	£0	0.0%
					£2,078,250 £1,736,382			0.0%
	100 Unit	20% Affordable Housing 30% Affordable Housing	£12,313,700 £11,570,550	£10,109,175 £10.109.175	£1,736,382 £1,570,923	£2,283,631 £2,272,484	03	0.0%
	Housing Scheme	-		,,		, ,.		
	- Coeme	35% Affordable Housing 40% Affordable Housing	£11,159,500 £10,772,400	£10,109,175 £10,109,175	£1,482,000 £1,394,514	£2,266,318 £2,260,512	£0 £0	0.0%
		50% Affordable Housing	£10,029,250	£10,109,175	£1,229,055	£2,249,365	£0	0.0%
		0% Affordable Housing	£12,610,600	£9,606,903	£1,891,590	£2,237,650	03	0.0%
	100 Unit	20% Affordable Housing	£11,267,824	£9,606,903	£1,590,397	£2,217,509	£0	0.0%
	Mixed	30% Affordable Housing	£10,489,648	£9,606,903	£1,420,083	£2,205,836	£0	0.0%
	Scheme	35% Affordable Housing	£10,180,910	£9,606,903	£1,350,457	£2,201,205	£0	0.0%
		40% Affordable Housing	£9,796,472	£9,606,903	£1,265,578	£2,195,438	£0	0.0%
		50% Affordable Housing	£9,080,096	£9,606,903	£1,107,234	£2,184,693	£0	0.0%

### Graph 15 - Residual Land Value (£) - Value Point 2 70% General Needs Rent/30% Intermediate Tenure Mix Planning Infrastructure Level - £10,000



Graph 16 - Residual Land Value (% of GDV) - Value Point 2 70% General Needs Rent/30% Intermediate Tenure Mix Planning Infrastructure Level - £10,000

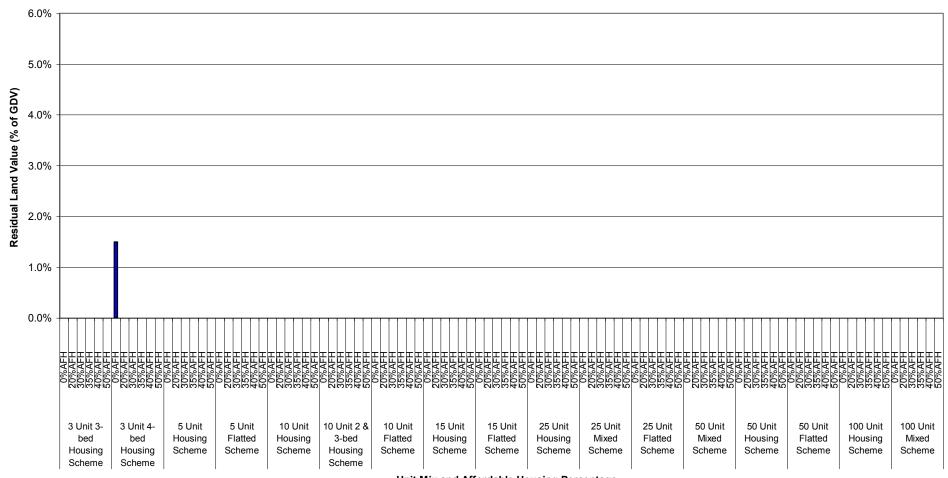


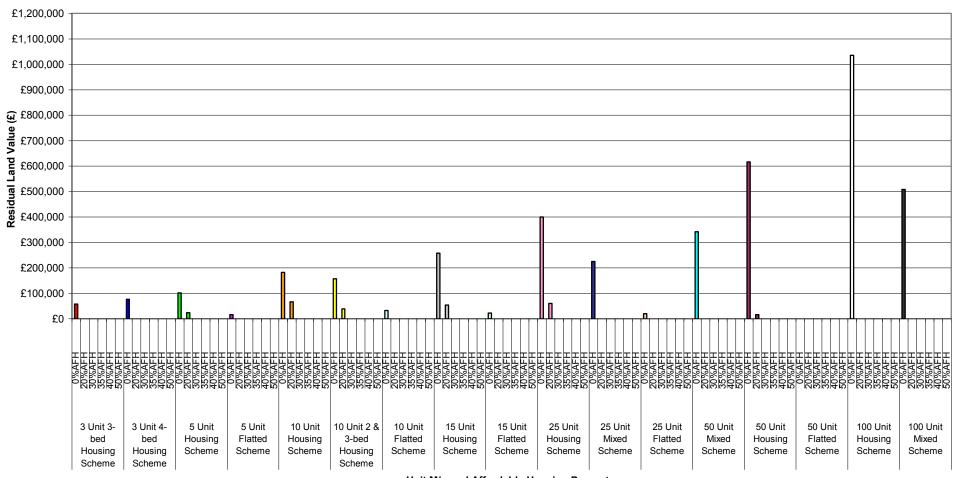
Table 12: Summary Table Showing Results of Residual Land Value Appraisals and Reduction in Land Residual - Value Point 3 70% General Needs Rent/30% Intermediate Tenure Mix Planning Infrastructure Level - £10,000

					g intrastructure i				
100   100	Value Point		2 Scenario	GDV		Developer Profit			% Land Residual
No.   Part   P			0% Affordable Housing	£510,000	£315,293	£76,500	£60,723	£57,484	11.3%
No.			20% Affordable Housing	£401,000	£315,293	£54,660	£51,719	£0	0.0%
Security   Security   General Content			30% Affordable Housing	£401,000	£315,293	£54,660	£51,719	£0	0.0%
		Scheme	35% Affordable Housing	£401,000	£315,293	£54,660	£51,719	£0	0.0%
10   10   10   10   10   10   10   10			40% Affordable Housing	£401,000	£315,293	£54,660	£51,719	£0	0.0%
2014 Abruelle Faces   Company   Cole   Col			50% Affordable Housing	£329,600	£315,293	£35,076	£50,648	£0	0.0%
Part Action   10th Action			0% Affordable Housing	£600,000	£366,795	£90,000	£66,026	£77,179	12.9%
No.   No.			20% Affordable Housing	£469,000	£366,795	£64,140	£55,095	£0	0.0%
Part			30% Affordable Housing	£469,000	£366,795	£64,140	£55,095	£0	0.0%
			35% Affordable Housing	£469,000	£366,795	£64,140	£55,095	£0	0.0%
Page			40% Affordable Housing	£469,000	£366,795	£64,140	£55,095	£0	0.0%
Success   Succ			50% Affordable Housing	£385,000	£366,795	£41,100	£53,835	£0	0.0%
Subsection   Sub			0% Affordable Housing	£910,000	£559,823	£136,500	£111,821	£101,857	11.2%
No.   No.			20% Affordable Housing	£801,000	£559,823	£114,660	£102,274	£24,243	3.0%
Schemie   200 Abronates Housing   E707,000   E508,023   E11,056   E13,062   E0 0,000			30% Affordable Housing	£707,600	£559,823	£91,056	£93,802	£0	0.0%
10 Unit   10 U			35% Affordable Housing	£707,600	£559,823	£91,056	£93,802	£0	0.0%
Column   C			40% Affordable Housing	£707,600	£559,823	£91,056	£93,802	£0	0.0%
2004   2004   2004   2005			50% Affordable Housing	£598,600	£559,823	£69,216	£92,167	£0	0.0%
Fulfild   30% Affordate Housing   6500,720   6468,968   688,023   686,618   60   0.0%			0% Affordable Housing	£670,000	£458,998	£100,500	£93,991	£16,512	2.5%
Finited Scheme   35% Affordable Housing   £530,720   £468,998   £59,823   £50,818   £0   0.0%			20% Affordable Housing	£587,000	£458,998	£83,460	£86,462	£0	0.0%
Scheme   30% Abrotable Housing   £550,720   £469,968   £68,023   £65,618   £0   0.0%			30% Affordable Housing	£530,720	£458,998	£68,023	£85,618	£0	0.0%
10 Unit 2			35% Affordable Housing	£530,720	£458,998	£68,023	£85,618	£0	0.0%
10 Unit   20% Affordable Housing   E1,730,000   E1,066,143   E289,500   E217,540   E182,970   10,0%			40% Affordable Housing	£530,720	£458,998	£68,023	£85,618	£0	0.0%
10 Unit 2			50% Affordable Housing	£447,720	£458,998	£50,983	£84,373	£0	0.0%
10 Unit   Housing   Scheme		Housing	0% Affordable Housing	£1,730,000	£1,068,143	£259,500	£217,540	£182,970	10.6%
\$40% Affordable Housing	e		20% Affordable Housing	£1,558,000	£1,068,143	£220,380	£202,907	£66,571	4.3%
\$40% Affordable Housing	Point		30% Affordable Housing	£1,427,000	£1,068,143	£194,520	£184,955	£0	0.0%
\$40% Affordable Housing	/alue		35% Affordable Housing	£1,330,000	£1,068,143	£175,200	£183,500	£0	0.0%
10 Unit 2   1.0			40% Affordable Housing	£1,330,000	£1,068,143	£175,200	£183,500	£0	0.0%
10 Unit 2   3-bed   3-bed   40using   E1,328,000   E993,750   E191,590   E194,094   E39,276   2.8%   2.8%   40using   Scheme   Scheme   E1,222,000   E993,750   E195,750   E196,720   E177,800   ED   0.0%   40% Affordable Housing   E1,222,000   E993,750   E196,720   E177,800   ED   0.0%   E993,750   E197,950   E197,950   E197,950   E197,951   E33,024   2.5%   E993,750   E197,955   E201,000   E197,951   E33,024   2.5%   E993,750   E197,951   E393,750   E197,951   E			50% Affordable Housing	£1,221,000	£1,068,143	£153,360	£181,865	£0	0.0%
10 Unit 2   3-bed   30% Affordable Housing   £1,331,000			0% Affordable Housing	£1,600,000	£993,750	£240,000	£208,727	£157,523	9.8%
3-bed   30% Affordable Housing   £1,331,000   £993,750   £195,750   £177,435   £0   0.0%			20% Affordable Housing	£1,428,000	£993,750	£200,880	£194,094	£39,276	2.8%
Scheme		3-bed	30% Affordable Housing	£1,331,000	£993,750	£181,560	£179,435	£0	0.0%
S0% Affordable Housing   £1,125,000   £997,995   £201,000   £187,845   £0   0.0%			35% Affordable Housing	£1,222,000	£993,750	£159,720	£177,800	£0	0.0%
10 Unit Flated Scheme			40% Affordable Housing	£1,222,000	£993,750	£159,720	£177,800	£0	0.0%
10 Unit Flated Scheme			50% Affordable Housing	£1,125,000	£993,750	£140,400	£176,345	£0	0.0%
10 Unit Flated Scheme			0% Affordable Housing	£1,340,000	£917,995	£201,000	£187,981	£33,024	2.5%
Flated Scheme   35% Affordable Housing   £1,034,720   £917,995   £134,443   £170,835   £0   0.0%			20% Affordable Housing	£1,200,720	£917,995	£168,523	£173,325	£0	0.0%
A0% Affordable Housing   £1,034,720   £917,995   £134,443   £170,835   £0   0.0%			30% Affordable Housing	£1,117,720	£917,995	£151,483	£172,080	£0	0.0%
S0% Affordable Housing   E961.720   E917.995   E117.403   E169.590   E0   0.0%		Scheme	35% Affordable Housing	£1,034,720	£917,995	£134,443	£170,835	£0	0.0%
15 Unit   15 U			40% Affordable Housing	£1,034,720	£917,995	£134,443	£170,835	£0	0.0%
20% Affordable Housing   £2,237,000 £1,570,740 £316,020 £296,440 £53,800 2.4%			50% Affordable Housing	£951,720	£917,995	£117,403	£169,590	£0	0.0%
15 Unit Housing Scheme			0% Affordable Housing	£2,540,000	£1,570,740			£257,709	10.1%
Housing   Scheme   35% Affordable Housing   £2,031,000						·			
Scheme   35% Affordable Housing   £2,031,000		Housing		£2,031,000	£1,570,740	£274,860		£0	0.0%
50% Affordable Housing   £1,750,000			35% Affordable Housing	£2,031,000	£1,570,740		£274,064	£0	0.0%
0% Affordable Housing   £1,840,000   £1,270,445   £276,000   £270,843   £22,712   12%			40% Affordable Housing		£1,570,740		£272,939	£0	0.0%
20% Affordable Housing £1,642,720 £1,270,445 £231,043 £251,767 £0 0.0%  15 Unit Flatted Scheme 35% Affordable Housing £1,501,720 £1,270,445 £201,523 £249,652 £0 0.0%  40% Affordable Housing £1,501,720 £1,270,445 £201,523 £249,652 £0 0.0%  40% Affordable Housing £1,434,720 £1,270,445 £185,443 £248,647 £0 0.0%					£1,570,740				0.0%
15 Unit   30% Affordable Housing   £1,501,720   £1,270,445   £201,523   £249,652   £0   0.0%			0% Affordable Housing	£1,840,000	£1,270,445	£276,000	£270,843	£22,712	1.2%
Flatted			20% Affordable Housing	£1,642,720		£231,043		£0	0.0%
40% Affordable Housing £1,434,720 £1,270,445 £185,443 £248,647 £0 0.0%			30% Affordable Housing	£1,501,720	£1,270,445	£201,523	£249,652	£0	0.0%
		Scheme	35% Affordable Housing	£1,501,720	£1,270,445	£201,523	£249,652	£0	0.0%
50% Affordable Housing £1,293,720 £1,270,445 £155,923 £246,532 £0 0.0%			40% Affordable Housing	£1,434,720	£1,270,445	£185,443	£248,647	£0	0.0%
			50% Affordable Housing	£1,293,720	£1,270,445	£155,923	£246,532	£0	0.0%

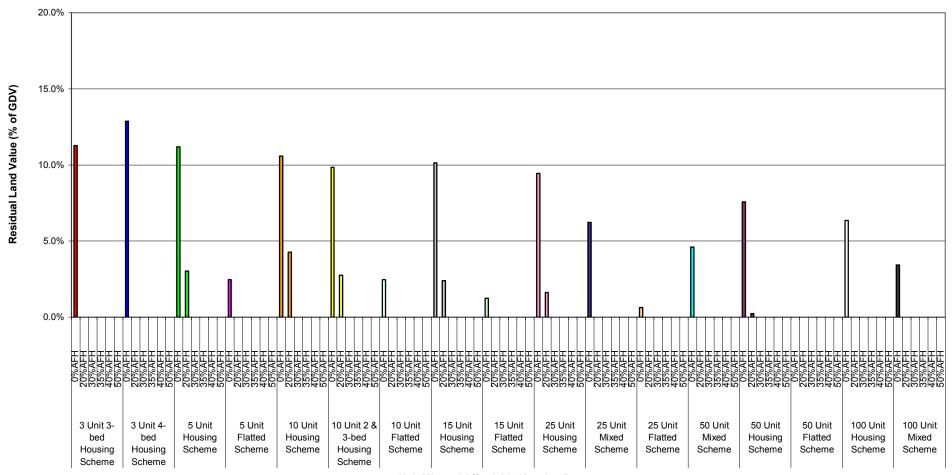
## Table 12: Summary Table Showing Results of Residual Land Value Appraisals and Reduction in Land Residual - Value Point 3 70% General Needs Rent/30% Intermediate Tenure Mix Planning Infrastructure Level - £10,000

- 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)
		0% Affordable Housing	£4,240,000	£2,621,715	£636,000	£569,840	£400,071	9.4%
		20% Affordable Housing	£3,731,000	£2,621,715	£529,860	£518,730	£60,695	1.6%
	25 Unit	30% Affordable Housing	£3,428,000	£2,621,715	£464,880	£483,229	£0	0.0%
	Housing Scheme	35% Affordable Housing	£3,365,000	£2,621,715	£447,600	£482,284	£0	0.0%
		40% Affordable Housing	£3,256,000	£2,621,715	£425,760	£480,649	£0	0.0%
		50% Affordable Housing	£2,953,000	£2,621,715	£360,780	£476,104	£0	0.0%
		0% Affordable Housing	£3,620,000	£2,330,685	£543,000	£519,038	£225,005	6.2%
		20% Affordable Housing	£3,180,000	£2,330,685	£451,440	£460,892	£0	0.0%
	25 Unit	30% Affordable Housing	£2,956,720	£2,330,685	£401,683	£457,543	£0	0.0%
	Mixed Scheme	35% Affordable Housing	£2,893,720	£2,330,685	£384,403	£456,598	£0	0.0%
		40% Affordable Housing	£2,784,720	£2,330,685	£362,563	£454,963	£0	0.0%
		50% Affordable Housing	£2,550,720	£2,330,685	£312,163	£451,453	£0	0.0%
		0% Affordable Housing	£3,078,000	£2,124,512	£461,700	£472,066	£19,722	0.6%
		20% Affordable Housing	£2,729,000	£2,124,512	£386,580	£440,939	£0	0.0%
	25 Unit	30% Affordable Housing	£2,531,720	£2,124,512	£341,623	£437,980	£0	0.0%
	Flatted Scheme	35% Affordable Housing	£2,475,440	£2,124,512	£326,186	£437,135	£0	0.0%
		40% Affordable Housing	£2,392,440	£2,124,512	£309,146	£435,890	£0	0.0%
		50% Affordable Housing	£2,195,160	£2,124,512	£264,190	£432,931	£0	0.0%
		0% Affordable Housing	£7,418,000	£4,803,452	£1,112,700	£1,149,684	£341,600	4.6%
		20% Affordable Housing	£6,586,720	£4.803.452	£933,043	£1,028,660	£0	0.0%
	50 Unit	30% Affordable Housing	£6.098.440	£4,803,452	£831,026	£1,021,336	£0	0.0%
	Mixed Scheme	35% Affordable Housing	£5,864,440	£4 803 452	£780,626	£1,017,826	£0	0.0%
		40% Affordable Housing	£5,677,160	£4 803 452	£739.330	£1.015.017	£0	0.0%
int 3		50% Affordable Housing	£5,225,880	£4,803,452	£644,393	£1,008,248	£0	0.0%
Value Point 3		0% Affordable Housing	£8,150,000	£5,054,588	£1,222,500	£1,230,524	£616,693	7.6%
Val		20% Affordable Housing	£7,200,000	£5,054,588	£1,018,800	£1,110,127	£16,486	0.2%
	50 Unit	30% Affordable Housing	£6,725,000	£5,054,588	£919,200	£1,051,375	£0	0.0%
	Housing Scheme	35% Affordable Housing	£6,422,000	£5,054,588	£854,220	£1,046,830	£0	0.0%
	-						£0	0.0%
		40% Affordable Housing 50% Affordable Housing	£6,250,000 £5,775,000	£5,054,588 £5,054,588	£815,100 £715,500	£1,044,250 £1,037,125	£0	0.0%
		0% Affordable Housing	£6,190,000	£4,270,333	£928,500	£1,022,422	£0	0.0%
		20% Affordable Housing	£5,504,440	£4,270,333	£926,500 £775,946	£1,022,422 £968,609	£0	0.0%
	50 Unit							
	Flatted	30% Affordable Housing	£5,166,160	£4,270,333	£701,470	£963,535	£0	0.0%
	Scheme	35% Affordable Housing	£4,958,160	£4,270,333	£655,870	£960,415	03	0.0%
		40% Affordable Housing	£4,818,880	£4,270,333	£623,393	£958,325	£0	0.0%
		50% Affordable Housing	£4,480,600	£4,270,333	£548,916	£953,251	£0	0.0%
		0% Affordable Housing	£16,300,000	£10,109,175	£2,445,000	£2,667,423	£1,035,266	6.4%
	400 11-15	20% Affordable Housing	£14,400,000	£10,109,175	£2,037,600	£2,314,926	£0	0.0%
	100 Unit Housing	30% Affordable Housing	£13,484,000	£10,109,175	£1,840,440	£2,301,186	£0	0.0%
	Scheme	35% Affordable Housing	£12,975,000	£10,109,175	£1,734,300	£2,293,551	£0	0.0%
		40% Affordable Housing	£12,500,000	£10,109,175	£1,630,200	£2,286,426	£0	0.0%
		50% Affordable Housing	£11,584,000	£10,109,175	£1,433,040	£2,272,686	£0	0.0%
		0% Affordable Housing	£14,836,000	£9,606,903	£2,225,400	£2,474,476	£508,052	3.4%
		20% Affordable Housing	£13,173,440	£9,606,903	£1,866,086	£2,246,093	£0	0.0%
	100 Unit Mixed	30% Affordable Housing	£12,212,880	£9,606,903	£1,663,013	£2,231,685	£0	0.0%
	Scheme	35% Affordable Housing	£11,826,600	£9,606,903	£1,579,716	£2,225,890	£0	0.0%
		40% Affordable Housing	£11,354,320	£9,606,903	£1,478,659	£2,218,806	£0	0.0%
		50% Affordable Housing	£10,467,760	£9,606,903	£1,289,746	£2,205,508	£0	0.0%

Graph 17 - Residual Land Value (£) - Value Point 3
70% General Needs Rent/30% Intermediate Tenure Mix
Planning Infrastructure Level - £10,000



Graph 18 - Residual Land Value (% of GDV) - Value Point 3 70% General Needs Rent/30% Intermediate Tenure Mix Planning Infrastructure Level - £10,000



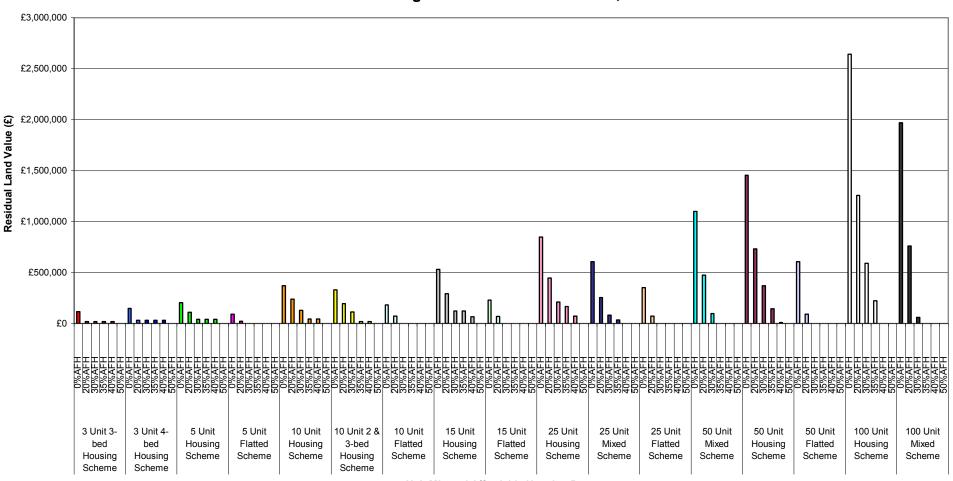
### Table 13: Summary Table Showing Results of Residual Land Value Appraisals and Reduction in Land Residual - Value Point 4 70% General Needs Rent/30% Intermediate Tenure Mix Planning Infrastructure Level - £10,000

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 (or GDV)
		0% Affordable Housing	£586,500	£315,293	£87,975	£66,662	£116,571	19.9%
		20% Affordable Housing	£455,000	£315,293	£62,490	£56,886	£20,332	4.5%
	3 Unit 3-bed	30% Affordable Housing	£455,000	£315,293	£62,490	£56,886	£20,332	4.5%
	Housing Scheme	35% Affordable Housing	£455,000	£315,293	£62,490	£56,886	£20,332	4.5%
		40% Affordable Housing	£455,000	£315,293	£62,490	£56,886	£20,332	4.5%
		50% Affordable Housing	£372,890	£315,293	£39,968	£51,298	£0	0.0%
		0% Affordable Housing	£690,000	£366,795	£103,500	£73,012	£146,693	21.3%
		20% Affordable Housing	£533,000	£366,795	£73,380	£61,318	£31,507	5.9%
	3 Unit 4-bed Housing	30% Affordable Housing	£533,000	£366,795	£73,380	£61,318	£31,507	5.9%
	Scheme	35% Affordable Housing	£533,000	£366,795	£73,380	£61,318	£31,507	5.9%
		40% Affordable Housing	£533,000	£366,795	£73,380	£61,318	£31,507	5.9%
		50% Affordable Housing	£436,400	£366,795	£46,884	£54,606	£0	0.0%
		0% Affordable Housing	£1,046,500	£559,823	£156,975	£124,411	£203,239	19.4%
		20% Affordable Housing	£915,000	£559,823	£131,490	£112,815	£110,873	12.1%
	5 Unit	30% Affordable Housing	£807,390	£559,823	£104,333	£103,908	£39,326	4.9%
	Housing Scheme	35% Affordable Housing	£807,390	£559,823	£104,333	£103,908	£39,326	4.9%
		40% Affordable Housing	£807,390	£559,823	£104,333	£103,908	£39,326	4.9%
		50% Affordable Housing	£675,890	£559,823	£78,848	£93,326	£0	0.0%
		0% Affordable Housing	£770,500	£458,998	£115,575	£103,260	£92,667	12.0%
		20% Affordable Housing	£670,400	£458,998	£95,700	£94,477	£21,226	3.2%
	5 Unit Flatted	30% Affordable Housing	£605,678	£458,998	£77,948	£86,742	£0	0.0%
	Scheme	35% Affordable Housing	£605,678	£458,998	£77,948	£86,742	£0	0.0%
		40% Affordable Housing	£605,678	£458,998	£77,948	£86,742	£0	0.0%
		50% Affordable Housing	£505,578	£458,998	£58,073	£85,241	£0	0.0%
		0% Affordable Housing	£1,989,500	£1,068,143	£298,425	£241,475	£370,013	18.6%
		20% Affordable Housing	£1,785,550	£1,068,143	£253,068	£224,029	£237,907	13.3%
oint 4	10 Unit	30% Affordable Housing	£1,628,550	£1,068,143	£222,948	£210,156	£127,304	7.8%
/alue Point 4	Housing Scheme	35% Affordable Housing	£1,512,050	£1,068,143	£200,433	£199,876	£43,598	2.9%
		40% Affordable Housing	£1,512,050	£1,068,143	£200,433	£199,876	£43,598	2.9%
		50% Affordable Housing	£1,380,550	£1,068,143	£174,948	£184,259	£0	0.0%
		0% Affordable Housing	£1,840,000	£993,750	£276,000	£230,864	£329,205	17.9%
		20% Affordable Housing	£1,636,050	£993,750	£230,643	£213,418	£196,257	12.0%
	10 Unit 2 & 3-	30% Affordable Housing	£1,519,550	£993,750	£208,128	£203,138	£114,534	7.5%
	bed Housing Scheme	35% Affordable Housing	£1,388,050	£993,750	£182,643	£191,542	£20,115	1.4%
		40% Affordable Housing	£1,388,050	£993,750	£182,643	£191,542	£20,115	1.4%
		50% Affordable Housing	£1,271,550	£993,750	£160,128	£178,543	£0	0.0%
		0% Affordable Housing	£1,541,000	£917,995	£231,150	£206,521	£183,481	11.9%
		20% Affordable Housing	£1,376,178	£917,995	£193,523	£192,512	£72,149	5.2%
	10 Unit Flatted	30% Affordable Housing	£1,276,078	£917,995	£173,648	£183,728	£707	0.1%
	Scheme	35% Affordable Housing	£1,175,978	£917,995	£153,773	£172,954	£0	0.0%
		40% Affordable Housing	£1,175,978	£917,995	£153,773	£172,954	£0	0.0%
		50% Affordable Housing	£1,075,878	£917,995	£133,898	£171,452	£0	0.0%
		0% Affordable Housing	£2,921,000	£1,570,740	£438,150	£357,724	£532,211	18.2%
		20% Affordable Housing	£2,560,050	£1,570,740	£362,673	£326,404	£291,226	11.4%
	15 Unit Housing	30% Affordable Housing	£2,312,050	£1,570,740	£314,673	£304,528	£122,109	5.3%
	Scheme	35% Affordable Housing	£2,312,050	£1,570,740	£314,673	£304,528	£122,109	5.3%
		40% Affordable Housing	£2,224,600	£1,570,740	£291,831	£297,361	£64,668	2.9%
		50% Affordable Housing	£1,976,600	£1,570,740	£243,831	£273,248	£0	0.0%
		0% Affordable Housing	£2,116,000	£1,270,445	£317,400	£296,300	£229,536	10.8%
		20% Affordable Housing	£1,880,178	£1,270,445	£265,163	£276,108	£68,462	3.6%
	15 Unit Flatted	30% Affordable Housing	£1,709,078	£1,270,445	£230,678	£252,762	£0	0.0%
	Scheme	35% Affordable Housing	£1,709,078	£1,270,445	£230,678	£252,762	£0	0.0%
		40% Affordable Housing	£1,631,678	£1,270,445	£212,165	£251,601	£0	0.0%
		50% Affordable Housing	£1,460,578	£1,270,445	£177,680	£249,035	£0	0.0%

Table 13: 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 - £10,000

Value Point   Number of Units   Scenario   GDV	7  Residual Land Price  £849,685  £447,312  £209,776  £166,067  £73,469  £0  £805,575  £255,018  £80,129  £34,302	8 % Land Residual ( GDV)  17.4%  10.5%  5.4%  4.3%  2.0%  0.0%  14.5%  7.0%  2.4%
ON-Affordable Housing	£849,685 £447,312 £209,776 £166,067 £73,469 £0 £805,575 £255,018 £80,129 £34,302	17.4% 10.5% 5.4% 4.3% 2.0% 0.0% 14.5%
20% Affordable Housing £4.267,050 £2.621.715 £507,923 £576,265  25 Unit Housing £3,906,100 £2.621.715 £532,446 £540,045  40% Affordable Housing £3,838,650 £2.621.715 £532,446 £533.294  40% Affordable Housing £3,702,150 £2.621,715 £487,089 £519,877  50% Affordable Housing £3,341,200 £2.621,715 £411,612 £681,927  0% Affordable Housing £4,163,000 £2.306,865 £624,450 £577,057  20% Affordable Housing £3,635,100 £2.300,865 £517,842 £523,688  25 Unit Mixed Scheme £3,646,768 £2,330,685 £450,995 £497,069  35% Affordable Housing £3,267,878 £2,330,685 £440,995 £497,069  35% Affordable Housing £3,266,428 £2,330,685 £440,123 £490,318	£447.312 £209,776 £166,067 £73,469 £0 £605,575 £255,018 £80,129 £34,302	10.5% 5.4% 4.3% 2.0% 0.0% 14.5%
25 Unit Housing	£209,776 £186,067 £73,469 £0 £805,575 £255,018 £80,129 £34,302	5.4% 4.3% 2.0% 0.0% 14.5% 7.0%
Housing   35% Affordable Housing   £3,833,650   £2,821,715   £512,574   £533,294	£166,067 £73,469 £0 £605,575 £255,018 £80,129 £34,302	4.3% 2.0% 0.0% 14.5% 7.0%
Scheme   36% Affordable Housing   £3,833,650   £2,821,715   £512,574   £533,294	£73,469 £0 £605,575 £255,018 £80,129 £34,302	2.0% 0.0% 14.5% 7.0%
50% Affordable Housing £3.341,200 £2.621,715 £411,612 £481,927  0% Affordable Housing £4,163,000 £2,330,685 £624,450 £577,057  20% Affordable Housing £3,635,100 £2,330,685 £517,842 £523,688  25 Unit Mixed Scheme 35% Affordable Housing £3,267,878 £2,330,685 £459,995 £497,089  Mixed Scheme 35% Affordable Housing £3,265,428 £2,330,685 £440,123 £490,318	£0 £605,575 £255,018 £80,129 £34,302	0.0% 14.5% 7.0%
0% Affordable Housing £4.163,000 £2.330,685 £824,450 £577,057 20% Affordable Housing £3.635,100 £2.330,685 £517,842 £523,688 25 Unit Mixed Scheme 35% Affordable Housing £3.267,878 £2.330,685 £459,995 £497,089 Mixed Scheme	£605,575 £255,018 £80,129 £34,302	14.5% 7.0%
20% Affordable Housing £3,635,100 £2,330,685 £517,842 £523,668  25 Unit Mixed Scheme 35% Affordable Housing £3,367,878 £2,330,685 £459,995 £497,089  8 £3,295,428 £2,330,685 £440,123 £490,318	£255,018 £80,129 £34,302	7.0%
25 Unit Mixed 30% Affordable Housing £3,367,878 £2,330,885 £459,995 £497,099 Scheme 35% Affordable Housing £3,295,428 £2,330,885 £440,123 £490,318	£80,129 £34,302	
Mixed         Scheme         35% Affordable Housing         £3,295,428         £2,330,685         £440,123         £490,318	£34,302	2.4%
Scheme         35% Affordable Housing         £3,295,428         £2,330,685         £440,123         £490,318		
400 Affandalla Haraina C2 422 020 C2 220 025 C444 020 C440 025		1.0%
40% Affordable Housing £3,163,928 £2,330,685 £414,638 £460,651	£0	0.0%
50% Affordable Housing £2,884,028 £2,330,685 £356,030 £456,453	£0	0.0%
0% Affordable Housing £3,539,700 £2,124,512 £530,955 £521,399	£351,949	9.9%
20% Affordable Housing £3,120,100 £2,124,512 £443,472 £479,264	£72,852	2.3%
25 Unit 30% Affordable Housing £2,884,278 £2,124,512 £391,235 £443,268 Flatted	£0	0.0%
Scheme         35% Affordable Housing         £2,819,556         £2,124,512         £373,482         £442,297	£0	0.0%
40% Affordable Housing £2,719,456 £2,124,512 £353,607 £440,796	£0	0.0%
50% Affordable Housing £2,483,634 £2,124,512 £301,370 £437,258	£0	0.0%
0% Affordable Housing £8,530,700 £4,803,452 £1,279,605 £1,301,094	£1,100,687	12.9%
20% Affordable Housing £7,537,528 £4,803,452 £1,070,768 £1,174,628	£474,020	6.3%
50 Unit 30% Affordable Housing £6,952,706 £4,803,452 £952,050 £1,099,543 Mixed	£97,661	1.4%
Scheme         35% Affordable Housing         £6,672,806         £4,803,452         £893,442         £1,029,951	£0	0.0%
40% Affordable Housing £6,451,084 £4,803,452 £845,570 £1,026,626	£0	0.0%
50% Affordable Housing £5,910,362 £4,803,452 £735,088 £1,018,515	£0	0.0%
50% Affordable Housing £5,910,362 £4,803,452 £735,088 £1,018,515 0% Affordable Housing £9,372,500 £5,054,588 £1,405,875 £1,396,879	£1,454,555	15.5%
20% Affordable Housing £8,239,150 £5,054,588 £1,169,169 £1,252,327	£732,544	8.9%
50 Unit 30% Affordable Housing £7,670,700 £5,054,588 £1,053,297 £1,179,413	£371,901	4.8%
Housing   Scheme   35% Affordable Housing   £7,309,750   £5,054,588   £977,820   £1,133,390	£143,953	2.0%
40% Affordable Housing £7,105,800 £5,054,588 £932,463 £1,107,778	£10,971	0.2%
50% Affordable Housing £6,537,350 £5,054,588 £816,591 £1,048,561	£0	0.0%
0% Affordable Housing £7,118,500 £4,270,333 £1,067,775 £1,148,768	£606,360	8.5%
20% Affordable Housing £6,298,256 £4,270,333 £890,427 £1,045,028	£92,468	1.5%
50 Unit 30% Affordable Housing £5,891,334 £4,270,333 £803,705 £974,412	£0	0.0%
Flatted   Scheme   35% Affordable Housing   £5,642,834   £4,270,333   £750,707   £970,685	£0	0.0%
40% Affordable Housing £5,478,012 £4,270,333 £713,080 £968,212	£0	0.0%
50% Affordable Housing £5,071,090 £4,270,333 £626,357 £962,108	£0	0.0%
0% Affordable Housing £18,745,000 £10,109,175 £2,811,750 £3,071,581	£2,642,394	14.1%
20% Affordable Housing £16,478,300 £10,109,175 £2,338,338 £2,720,909	£1,257,483	7.6%
100 Unit 30% Affordable Housing £15,385,450 £10,109,175 £2,109,237 £2,551,992	£590,444	3.8%
Housing   Scheme   35% Affordable Housing   £14,776,500   £10,109,175   £1,985,760   £2,457,117	£222,204	1.5%
40% Affordable Housing £14,211,600 £10,109,175 £1,864,926 £2,312,100	£0	0.0%
50% Affordable Housing £13,118,750 £10,109,175 £1,635,825 £2,295,707	60	0.0%
0% Affordable Housing £17,061,400 £9,606,903 £2,559,210 £2,842,335	£1,970,834	11.6%
20% Affordable Housing £15,075,056 £9,606,903 £2,141,535 £2,535,542	£759,432	5.0%
100 Unit 30% Affordable Housing £13,928,112 £9,606,903 £1,905,463 £2,357,478	£58,268	0.4%
Mixed Scheme         35% Affordable Housing         £13,464,290         £9,606,903         £1,808,495         £2,250,456	£0	0.0%
40% Affordable Housing £12,902,168 £9,606,903 £1,691,140 £2,242,024	£0	0.0%
50% Affordable Housing £11,843,424 £9,606,903 £1,471,537 £2,226,143	£0	0.0%

Graph 19 - Residual Land Value (£) - Value Point 4 70% General Needs Rent/30% Intermediate Tenure Mix Planning Infrastructure Level - £10,000



Graph 20 - Residual Land Value (% of GDV) - Value Point 4 70% General Needs Rent/30% Intermediate Tenure Mix Planning Infrastructure Level - £10,000

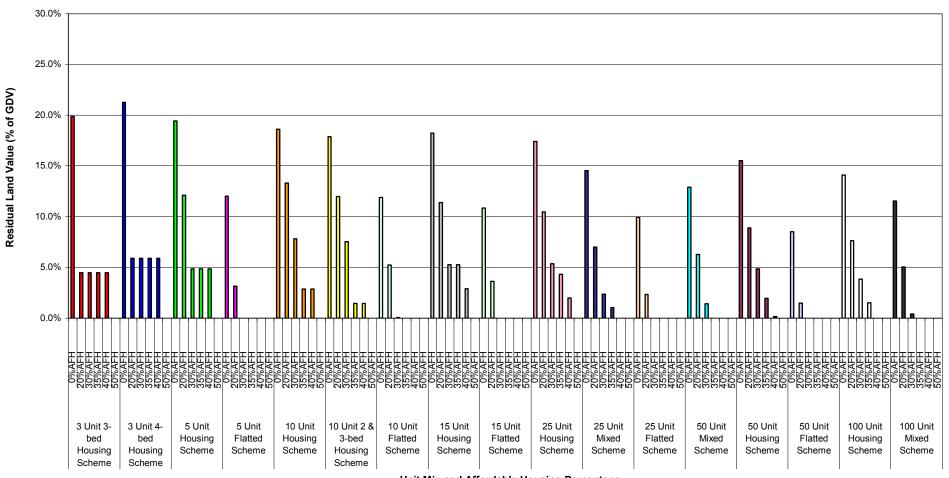


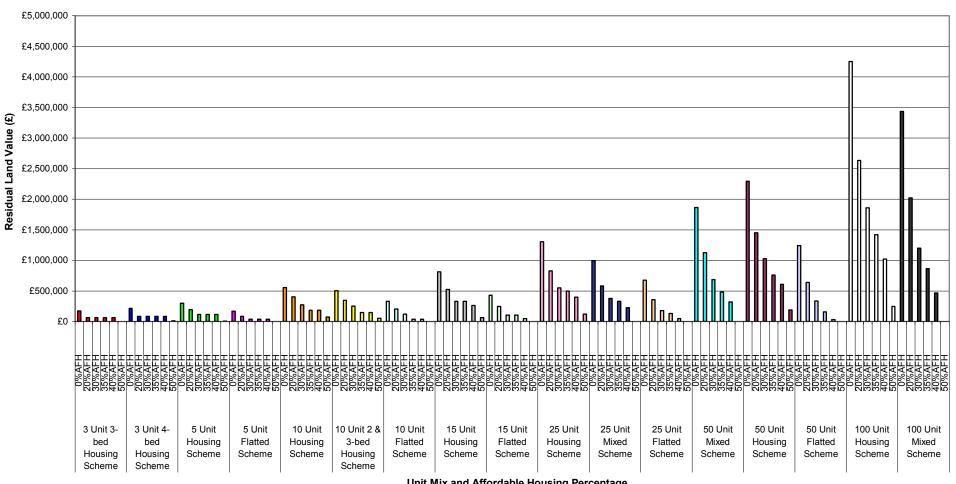
Table 14: Summary Table Showing Results of Residual Land Value Appraisals and Reduction in Land Residual - Value Point 5 70% General Needs Rent/30% Intermediate Tenure Mix Planning Infrastructure Level - £10,000

				g intrastructure				
1 Value Point	Number of Units	2 Scenario	GDV	Development Cost	5 Developer Profit (@15%)	Finance & Land Costs	7  Residual Land  Price	% Land Residua (of GDV)
		0% Affordable Housing	£663,000	£315,293	£99,450	£72,600	£173,901	26.2%
		20% Affordable Housing	£509,000	£315,293	£70,320	£61,098	£62,290	12.2%
	3 Unit 3-bed	30% Affordable Housing	£509,000	£315,293	£70,320	£61,098	£62,290	12.2%
	Housing Scheme	35% Affordable Housing	£509,000	£315,293	£70,320	£61,098	£62,290	12.2%
	1	40% Affordable Housing	£509,000	£315,293	£70,320	£61,098	£62,290	12.2%
	-	50% Affordable Housing	£416,180	£315.293	£44,861	£54,758	£1,269	0.3%
		0% Affordable Housing	£780.000	£366,795	£117,000	£79,999	£214,044	27.4%
	1	20% Affordable Housing	£597,000	£366,795	£82,620	£66,313	£81,272	13.6%
	3 Unit 4-bed	30% Affordable Housing	£597,000	£366,795	£82,620	£66,313	£81,272	13.6%
	Housing Scheme	35% Affordable Housing	£597,000	£366,795	£82,620	£66,313	£81,272	13.6%
	1	40% Affordable Housing	£597,000	£366,795	£82,620	£66,313	£81,272	13.6%
	-	50% Affordable Housing	£487,800	£366,795	£52,668	£58,854	£9,483	1.9%
		0% Affordable Housing	£1,183,000	£559,823	£177,450	£137,001	£299,464	25.3%
	-	20% Affordable Housing	£1,029,000	£559.823	£148,320	£123,355	£195,528	19.0%
	5 Unit	30% Affordable Housing	£1,025,000 £907 180	£559,823	£117,611	£113,269	£116.478	12.8%
	Housing -	35% Affordable Housing	£907,180	£559,823	£117,611	£113,269	£116,478	12.8%
	Scrience	40% Affordable Housing		£559,623	£117,611			
	-		£907,180	,		£113,269	£116,478	12.8%
		50% Affordable Housing	£753,180	£559,823	£88,481	£99,622	£5,255	0.7%
	-	0% Affordable Housing	£871,000	£458,998	£130,650	£112,530	£168,822	19.4%
	511-19	20% Affordable Housing	£753,800	£458,998	£107,940	£102,195	£84,668	11.2%
	5 Unit Flatted	30% Affordable Housing	£680,636	£458,998	£87,872	£96,287	£37,479	5.5%
	Scheme	35% Affordable Housing	£680,636	£458,998	£87,872	£96,287	£37,479	5.5%
	-	40% Affordable Housing	£680,636	£458,998	£87,872	£96,287	£37,479	5.5%
		50% Affordable Housing	£563,436	£458,998	£65,162	£86,108	£0	0.0%
	10 Unit Housing Scheme	0% Affordable Housing	£2,249,000	£1,068,143	£337,350	£265,411	£554,973	24.7%
5		20% Affordable Housing	£2,013,100	£1,068,143	£285,756	£245,152	£401,628	20.0%
Value Point 5		30% Affordable Housing	£1,830,100	£1,068,143	£251,376	£228,913	£273,218	14.9%
Value		35% Affordable Housing	£1,695,100	£1,068,143	£225,726	£216,961	£182,428	10.8%
		40% Affordable Housing	£1,695,100	£1,068,143	£225,726	£216,961	£182,428	10.8%
		50% Affordable Housing	£1,541,100	£1,068,143	£196,596	£203,314	£73,048	4.7%
		0% Affordable Housing	£2,080,000	£993,750	£312,000	£253,001	£500,399	24.1%
		20% Affordable Housing	£1,844,100	£993,750	£260,406	£232,741	£346,487	18.8%
	10 Unit 2 & 3-bed	30% Affordable Housing	£1,709,100	£993,750	£234,756	£220,789	£252,011	14.7%
	Housing Scheme	35% Affordable Housing	£1,555,100	£993,750	£205,626	£207,142	£148,582	9.6%
		40% Affordable Housing	£1,555,100	£993,750	£205,626	£207,142	£148,582	9.6%
		50% Affordable Housing	£1,420,100	£993,750	£179,976	£195,189	£51,185	3.6%
		0% Affordable Housing	£1,742,000	£917,995	£261,300	£225,061	£327,515	18.8%
		20% Affordable Housing	£1,551,636	£917,995	£218,522	£208,817	£204,238	13.2%
	10 Unit Flatted	30% Affordable Housing	£1,434,436	£917,995	£195,812	£198,482	£122,147	8.5%
	Scheme	35% Affordable Housing	£1,317,236	£917,995	£173,102	£188,146	£37,993	2.9%
		40% Affordable Housing	£1,317,236	£917,995	£173,102	£188,146	£37,993	2.9%
		50% Affordable Housing	£1,200,036	£917,995	£150,392	£173,314	£0	0.0%
		0% Affordable Housing	£3,302,000	£1,570,740	£495,300	£392,866	£809,370	24.5%
		20% Affordable Housing	£2,883,100	£1,570,740	£409,326	£356,368	£524,799	18.2%
	15 Unit	30% Affordable Housing	£2,594,100	£1,570,740	£354,546	£330,769	£327,904	12.6%
	Housing - Scheme	35% Affordable Housing	£2,594,100	£1,570,740	£354,546	£330,769	£327,904	12.6%
		40% Affordable Housing	£2,493,200	£1,570,740	£328,602	£322,462	£263,254	10.6%
		50% Affordable Housing	£2,204,200	£1,570,740	£273,822	£296,862	£62,776	2.8%
		0% Affordable Housing	£2,392,000	£1,270,445	£358,800	£321,758	£427,767	17.9%
		20% Affordable Housing	£2,117,636	£1,270,445	£299,282	£298,150	£247,262	11.7%
	15 Unit	30% Affordable Housing	£1,916,436	£1,270,445	£259,832	£280,449	£105,710	5.5%
	Flatted Scheme	35% Affordable Housing	£1,916,436	£1,270,445	£259,832	£280,449	£105,710	5.5%
		40% Affordable Housing	£1,828,636	£1,270,445	£238,886	£273,070	£46,235	2.5%
		50% Affordable Housing	£1,627,436	£1,270,445	£199,436	£251,537	£0	0.0%
		SS. STANGROUND FROMING	,027,400	2.,2.0,440	2100,400		2	0.076

Table 14: 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 - £10,000

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)
		0% Affordable Housing	£5,512,000	£2,621,715	£826,800	£705,753	£1,303,422	23.6%
		20% Affordable Housing	£4,804,100	£2,621,715	£686,046	£633,917	£827,925	17.2%
	25 Unit Housing	30% Affordable Housing	£4,385,200	£2,621,715	£600,072	£591,703	£548,842	12.5%
	Scheme	35% Affordable Housing	£4,303,300	£2,621,715	£577,608	£584,071	£499,109	11.6%
		40% Affordable Housing	£4,149,300	£2,621,715	£548,478	£568,280	£398,502	9.6%
		50% Affordable Housing	£3,730,400	£2,621,715	£462,504	£526,066	£120,115	3.2%
		0% Affordable Housing	£4,706,000	£2,330,685	£705,900	£635,077	£992,965	21.1%
		20% Affordable Housing	£4,091,200	£2,330,685	£584,304	£572,617	£579,450	14.2%
	25 Unit Mixed	30% Affordable Housing	£3,780,036	£2,330,685	£518,366	£541,488	£377,812	10.0%
	Scheme	35% Affordable Housing	£3,698,136	£2,330,685	£495,902	£533,857	£327,562	8.9%
		40% Affordable Housing	£3,544,136	£2,330,685	£466,772	£518,065	£226,328	6.4%
		50% Affordable Housing	£3,218,336	£2,330,685	£399,956	£485,227	£2,468	0.1%
		0% Affordable Housing	£4,001,400	£2,124,512	£600,210	£570,732	£677,709	16.9%
		20% Affordable Housing	£3,511,200	£2,124,512	£500,364	£521,249	£354,124	10.1%
	25 Unit Flatted	30% Affordable Housing	£3,236,836	£2,124,512	£440,846	£493,953	£175,750	5.4%
	Scheme	35% Affordable Housing	£3,163,672	£2,124,512	£420,778	£487,135	£131,247	4.1%
		40% Affordable Housing	£3,046,472	£2,124,512	£398,068	£475,177	£48,715	1.6%
		50% Affordable Housing	£2,772,108	£2,124,512	£338,550	£441,585	£0	0.0%
	50 Unit Mixed Scheme	0% Affordable Housing	£9,643,400	£4,803,452	£1,446,510	£1,452,505	£1,863,296	19.3%
		20% Affordable Housing	£8,489,336	£4,803,452	£1,208,552	£1,304,869	£1,125,565	13.3%
		30% Affordable Housing	£7,807,972	£4,803,452	£1,073,134	£1,216,968	£685,841	8.8%
		35% Affordable Housing	£7,482,172	£4,803,452	£1,006,318	£1,175,237	£482,250	6.4%
		40% Affordable Housing	£7,226,008	£4,803,452	£951,870	£1,142,703	£318,144	4.4%
Value Point 5		50% Affordable Housing	£6,596,844	£4,803,452	£825,903	£1,028,812	£0	0.0%
alue P	50 Unit Housing Scheme	0% Affordable Housing	£10,595,000	£5,054,588	£1,589,250	£1,563,227	£2,292,418	21.6%
>		20% Affordable Housing	£9,280,300	£5,054,588	£1,319,658	£1,394,826	£1,450,780	15.6%
		30% Affordable Housing	£8,620,400	£5,054,588	£1,187,634	£1,309,820	£1,025,624	11.9%
		35% Affordable Housing	£8,201,500	£5,054,588	£1,101,660	£1,256,174	£757,516	9.2%
		40% Affordable Housing	£7,965,600	£5,054,588	£1,050,066	£1,226,424	£609,142	7.6%
		50% Affordable Housing	£7,305,700	£5,054,588	£918,042	£1,141,419	£189,735	2.6%
	50 Unit Flatted Scheme	0% Affordable Housing	£8,047,000	£4,270,333	£1,207,050	£1,275,113	£1,242,724	15.4%
		20% Affordable Housing	£7,092,072	£4,270,333	£1,004,908	£1,153,712	£636,594	9.0%
		30% Affordable Housing	£6,616,508	£4,270,333	£905,940	£1,093,007	£336,811	5.1%
		35% Affordable Housing	£6,327,508	£4,270,333	£845,544	£1,056,153	£155,478	2.5%
		40% Affordable Housing	£6,137,144	£4,270,333	£802,767	£1,032,311	£31,733	0.5%
		50% Affordable Housing	£5,661,580	£4,270,333	£703,799	£970,966	£0	0.0%
		0% Affordable Housing	£21,190,000	£10,109,175	£3,178,500	£3,475,740	£4,249,522	20.1%
		20% Affordable Housing	£18,560,600	£10,109,175	£2,639,316	£3,067,159	£2,635,152	14.2%
	100 Unit	30% Affordable Housing	£17,293,900	£10,109,175	£2,378,454	£2,870,528	£1,858,313	10.7%
	Housing Scheme	35% Affordable Housing	£16,586,000	£10,109,175	£2,237,700	£2,759,735	£1,420,215	8.6%
		40% Affordable Housing	£15,931,200	£10,109,175	£2,100,132	£2,658,579	£1,020,782	6.4%
		50% Affordable Housing	£14,664,500	£10,109,175	£1,839,270	£2,461,947	£246,484	1.7%
		0% Affordable Housing	£19,286,800	£9,606,903	£2,893,020	£3,210,193	£3,433,616	17.8%
	100 Unit Mixed Scheme	20% Affordable Housing	£16,978,672	£9,606,903	£2,417,104	£2,852,005	£2,018,553	11.9%
		30% Affordable Housing	£15,645,344	£9,606,903	£2,148,033	£2,644,039	£1,196,514	7.6%
		35% Affordable Housing	£15,103,980	£9,606,903	£2,037,395	£2,559,850	£863,839	5.7%
		40% Affordable Housing	£14,452,016	£9.606.903	£1,903,741	£2,458,535	£468,352	3.2%
		50% Affordable Housing	£13,223,088	£9,606,903	£1,653,569	£2,246,838	£0	0.0%
		50 /s Alloradule nousing	£ 10,223,000	28,000,903	£1,033,309	12,240,030	20	0.0%

Graph 21 - Residual Land Value (£) - Value Point 5 70% General Needs Rent/30% Intermediate Tenure Mix Planning Infrastructure Level - £10,000



Graph 22 - Residual Land Value (% of GDV) - Value Point 5 70% General Needs Rent/30% Intermediate Tenure Mix Planning Infrastructure Level - £10,000

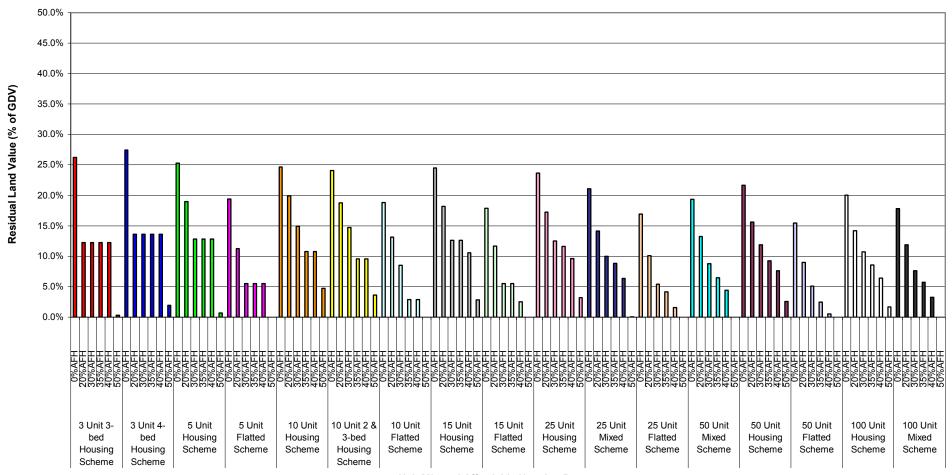


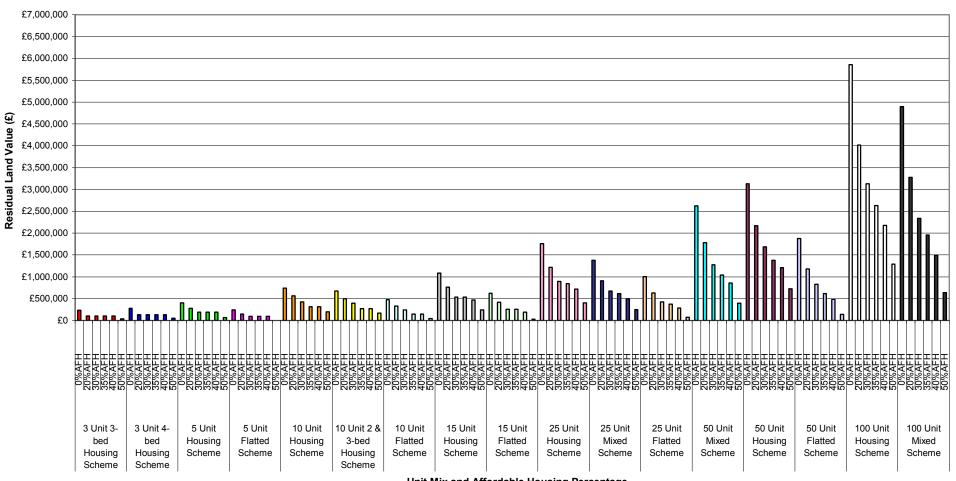
Table 15: Summary Table Showing Results of Residual Land Value Appraisals and Reduction in Land Residual - Value Point 6 70% General Needs Rent/30% Intermediate Tenure Mix Planning Infrastructure Level - £10,000

1	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)
		0% Affordable Housing	£739,500	£315,293	£110,925	£78,538	£232,397	31.4%
		20% Affordable Housing	£564,000	£315,293	£78,210	£65,394	£105,103	18.6%
	3 Unit 3-bed	30% Affordable Housing	£564,000	£315,293	£78,210	£65,394	£105,103	18.6%
	Housing Scheme	35% Affordable Housing	£564,000	£315,293	£78,210	£65,394	£105,103	18.6%
		40% Affordable Housing	£564,000	£315,293	£78,210	£65,394	£105,103	18.6%
		50% Affordable Housing	£460,470	£315,293	£49,813	£58,323	£37,042	8.0%
		0% Affordable Housing	£870,000	£366,795	£130,500	£86,985	£277,149	31.9%
		20% Affordable Housing	£661,000	£366,795	£91,860	£71,308	£131,037	19.8%
	3 Unit 4-bed	30% Affordable Housing	£661,000	£366,795	£91,860	£71,308	£131,037	19.8%
	Housing Scheme	35% Affordable Housing	£661,000	£366,795	£91,860	£71,308	£131,037	19.8%
		40% Affordable Housing	£661,000	£366,795	£91,860	£71,308	£131,037	19.8%
		50% Affordable Housing	£539.200	£366.795	£58.452	£62,989	£50.964	9.5%
		0% Affordable Housing	£1,319,500	£559.823	£197,925	£149,592	£399,796	30.3%
		20% Affordable Housing	£1,319,500 £1,144,000	£559,823	£165,210	£133,995	£276,423	24.2%
	511-7							
	5 Unit Housing	30% Affordable Housing	£1,006,970	£559,823	£130,888	£122,629	£191,694	19.0%
	Scheme	35% Affordable Housing	£1,006,970	£559,823	£130,888	£122,629	£191,694	19.0%
		40% Affordable Housing	£1,006,970	£559,823	£130,888	£122,629	£191,694	19.0%
		50% Affordable Housing	£831,470	£559,823	£98,173	£107,033	£66,442	8.0%
		0% Affordable Housing	£971,500	£458,998	£145,725	£121,800	£242,528	25.0%
		20% Affordable Housing	£836,200	£458,998	£120,120	£109,812	£147,271	17.6%
	5 Unit Flatted	30% Affordable Housing	£754,594	£458,998	£97,737	£103,223	£94,637	12.5%
	Scheme	35% Affordable Housing	£754,594	£458,998	£97,737	£103,223	£94,637	12.5%
		40% Affordable Housing	£754,594	£458,998	£97,737	£103,223	£94,637	12.5%
		50% Affordable Housing	£619,294	£458,998	£72,132	£91,234	£0	0.0%
	10 Unit Housing Scheme	0% Affordable Housing	£2,508,500	£1,068,143	£376,275	£289,347	£743,746	29.6%
t6		20% Affordable Housing	£2,241,650	£1,068,143	£318,504	£266,374	£565,084	25.2%
Value Point 6		30% Affordable Housing	£2,032,650	£1,068,143	£279,864	£247,771	£423,766	20.8%
Value		35% Affordable Housing	£1,878,150	£1,068,143	£251,019	£234,045	£315,195	16.8%
		40% Affordable Housing	£1,878,150	£1,068,143	£251,019	£234,045	£315,195	16.8%
		50% Affordable Housing	£1,702,650	£1,068,143	£218,304	£218,448	£195,778	11.5%
		0% Affordable Housing	£2,320,000	£993,750	£348,000	£275,138	£674,988	29.1%
	10 Unit 2 & 3-bed Housing Scheme	20% Affordable Housing	£2,053,150	£993,750	£290,229	£252,165	£496,325	24.2%
		30% Affordable Housing	£1,898,650	£993,750	£261,384	£238,439	£392,924	20.7%
		35% Affordable Housing	£1,723,150	£993,750	£228,669	£222,843	£269,552	15.6%
		40% Affordable Housing	£1,723,150	£993,750	£228,669	£222,843	£269,552	15.6%
		50% Affordable Housing	£1,568,650	£993,750	£199,824	£209,116	£165,960	10.6%
		0% Affordable Housing	£1,943,000	£917,995	£291,450	£243,600	£475,256	24.5%
		20% Affordable Housing	£1,726,094	£917,995	£243,462	£225,023	£329,426	19.1%
	10 Unit Flatted	30% Affordable Housing	£1,590,794	£917,995	£217,857	£213,034	£239,489	15.1%
	Scheme	35% Affordable Housing	£1,455,494	£917,995	£192,252	£201,046	£144,202	9.9%
		40% Affordable Housing	£1,455,494	£917,995	£192,252	£201,046	£144,202	9.9%
		50% Affordable Housing	£1,320,194	£917,995	£166,647	£189,057	£46,495	3.5%
		0% Affordable Housing	£3,683,000	£1,570,740	£552,450	£428,008	£1,086,529	29.5%
		20% Affordable Housing	£3,207,150	£1,570,740	£456,039	£386,433	£762,181	23.8%
	15 Unit	30% Affordable Housing	£2,877,150	£1,570,740	£394,479	£357,110	£532,628	18.5%
	Housing Scheme	35% Affordable Housing	£2,877,150	£1,570,740	£394,479	£357,110	£532,628	18.5%
		40% Affordable Housing	£2,764,800	£1,570,740	£365,553	£347,864	£466,224	16.9%
		50% Affordable Housing	£2,434,800	£1,570,740	£303,993	£318,541	£239,111	9.8%
		0% Affordable Housing	£2,668,000	£1,270,445	£400,200	£347,215	£624,134	23.4%
		20% Affordable Housing	£2,354,094	£1,270,445	£333,342	£320,090	£417,311	17.7%
	15 Unit	30% Affordable Housing	£2,121,794	£1,270,445	£288,867	£299,554	£255,040	12.0%
	Flatted Scheme	35% Affordable Housing	£2,121,794	£1,270,445	£288,867	£299,554	£255,040	12.0%
		40% Affordable Housing	£2,022,594	£1,270,445	£265,428	£291,196	£193,570	9.6%
		50% Affordable Housing	£1,790,294	£1,270,445	£220,953	£270,660	£28,236	1.6%

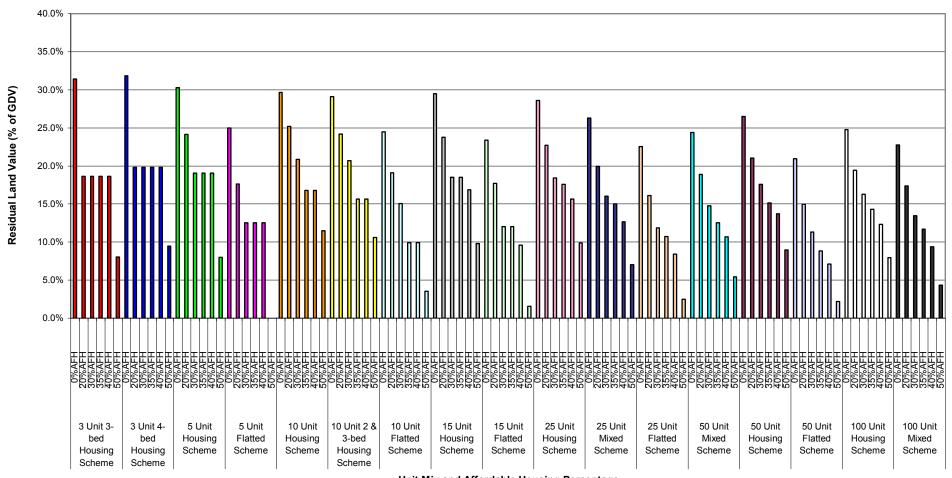
Table 15: Summary Table Showing Results of Residual Land Value Appraisals and Reduction in Land Residual - Value Point 6 70% General Needs Rent/30% Intermediate Tenure Mix Planning Infrastructure Level - £10,000

1	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)
		0% Affordable Housing	£6,148,000	£2,621,715	£922,200	£773,710	£1,757,160	28.6%
		20% Affordable Housing	£5,342,150	£2,621,715	£764,229	£691,685	£1,213,940	22.7%
	25 Unit Housing	30% Affordable Housing	£4,866,300	£2,621,715	£667,818	£643,594	£895,846	18.4%
	Scheme	35% Affordable Housing	£4,774,950	£2,621,715	£642,762	£635,082	£840,375	17.6%
		40% Affordable Housing	£4,599,450	£2,621,715	£610,047	£617,033	£720,629	15.7%
		50% Affordable Housing	£4,123,600	£2,621,715	£513,636	£568,942	£406,728	9.9%
		0% Affordable Housing	£5,249,000	£2,330,685	£787,350	£693,096	£1,380,354	26.3%
		20% Affordable Housing	£4,547,300	£2,330,685	£650,766	£621,566	£906,512	19.9%
	25 Unit Mixed	30% Affordable Housing	£4,193,194	£2,330,685	£576,798	£586,023	£671,700	16.0%
	Scheme	35% Affordable Housing	£4,101,844	£2,330,685	£551,742	£577,512	£616,230	15.0%
		40% Affordable Housing	£3,926,344	£2,330,685	£519,027	£559,462	£496,483	12.6%
		50% Affordable Housing	£3,554,644	£2,330,685	£444,003	£521,866	£250,348	7.0%
		0% Affordable Housing	£4,463,100	£2,124,512	£669,465	£620,064	£1,007,097	22.6%
		20% Affordable Housing	£3,899,300	£2,124,512	£557,076	£562,882	£628,637	16.1%
	25 Unit	30% Affordable Housing	£3,585,394	£2,124,512	£490,218	£531,516	£425,974	11.9%
	Flatted Scheme	35% Affordable Housing	£3,503,788	£2,124,512	£467,834	£523,913	£375,904	10.7%
		40% Affordable Housing	£3,368,488	£2,124,512	£442,229	£510,040	£282,956	8.4%
		50% Affordable Housing	£3,054,582	£2,124,512	£375,371	£478,674	£76,026	2.5%
	50 Unit Mixed Scheme	0% Affordable Housing	£10,756,100	£4,803,452	£1,613,415	£1,603,916	£2,625,905	24.4%
		20% Affordable Housing	£9,440,144	£4,803,452	£1,346,277	£1,434,960	£1,781,238	18.9%
		30% Affordable Housing	£8,663,238	£4,803,452	£1,194,218	£1,334,393	£1,277,928	14.8%
		35% Affordable Housing	£8,291,538	£4,803,452	£1,119,194	£1,286,608	£1,038,993	12.5%
		40% Affordable Housing	£8,000,932	£4,803,452	£1,058,171	£1,249,592	£854,129	10.7%
oint 6		50% Affordable Housing	£7,283,326	£4,803,452	£916,718	£1,156,846	£394,121	5.4%
Value Point 6	50 Unit Housing Scheme	0% Affordable Housing	£11,817,500	£5,054,588	£1,772,625	£1,729,579	£3,130,280	26.5%
<b>&gt;</b>		20% Affordable Housing	£10,323,450	£5,054,588	£1,470,267	£1,537,622	£2,170,534	21.0%
		30% Affordable Housing	£9,572,100	£5,054,588	£1,322,091	£1,440,526	£1,684,700	17.6%
		35% Affordable Housing	£9,096,250	£5,054,588	£1,225,680	£1,379,405	£1,379,115	15.2%
		40% Affordable Housing	£8,829,400	£5,054,588	£1,167,909	£1,345,666	£1,210,788	13.7%
		50% Affordable Housing	£8,078,050	£5,054,588	£1,019,733	£1,248,570	£724,954	9.0%
		0% Affordable Housing	£8.975.500	£4,270,333	£1,346,325	£1,401,459	£1,879,088	20.9%
		20% Affordable Housing	£7,880,888	£4,270,333	£1,119,089	£1,261,651	£1,180,623	15.0%
	50 Unit	30% Affordable Housing	£7,334,682	£4,270,333	£1,007,756	£1,191,589	£830,404	11.3%
	Flatted Scheme	35% Affordable Housing	£7,003,182	£4,270,333	£939,842	£1,149,118	£618,134	8.8%
		40% Affordable Housing	£6,786,276	£4,270,333	£891,854	£1,121,843	£482,157	7.1%
		50% Affordable Housing	£6,240,070	£4,270,333	£780,520	£1,051,781	£137,436	2.2%
			£23,635,000		£3,545,250	£3,879,898	£5,856,650	24.8%
		0% Affordable Housing		£10,109,175	£3,545,250 £2,940,534		£5,856,650 £4,015,733	19.4%
	100 Unit	20% Affordable Housing 30% Affordable Housing	£20,646,900 £19,207,350	£10,109,175 £10,109,175	£2,940,534 £2,647,971	£3,414,135 £3,189,971	£4,015,733 £3 129 823	19.4%
	100 Unit Housing Scheme	-	,,		,,	,		
		35% Affordable Housing 40% Affordable Housing	£18,401,500 £17,658,800	£10,109,175 £10,109,175	£2,490,000 £2,335,818	£3,063,441 £2,948,373	£2,629,328 £2,174,817	14.3%
		-	£17,658,800 £16,219,250		,,.			
		50% Affordable Housing		£10,109,175	£2,043,255	£2,724,209	£1,288,907	7.9%
	100 Unit Mixed Scheme	0% Affordable Housing	£21,512,200	£9,606,903	£3,226,830	£3,578,052	£4,896,398	22.8%
		20% Affordable Housing	£18,880,288	£9,606,903	£2,692,553	£3,168,105	£3,276,218	17.4%
		30% Affordable Housing	£17,362,576	£9,606,903	£2,390,603	£2,930,600	£2,337,091	13.5%
		35% Affordable Housing	£16,742,670	£9,606,903	£2,266,234	£2,833,779	£1,954,324	11.7%
		40% Affordable Housing	£16,001,864	£9,606,903	£2,116,342	£2,718,302	£1,497,904	9.4%
		50% Affordable Housing	£14,602,752	£9,606,903	£1,835,601	£2,499,786	£634,043	4.3%

Graph 23 - Residual Land Value (£) - Value Point 6 70% General Needs Rent/30% Intermediate Tenure Mix Planning Infrastructure Level - £10,000



Graph 24 - Residual Land Value (% of GDV) - Value Point 6 70% General Needs Rent/30% Intermediate Tenure Mix Planning Infrastructure Level - £10,000



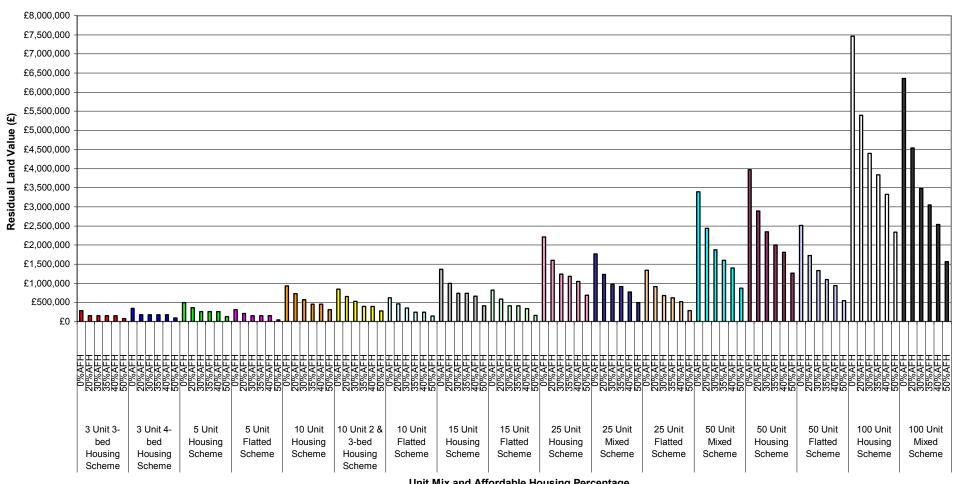
#### Table 16: Summary Table Showing Results of Residual Land Value Appraisals and Reduction in Land Residual - Value Point 7 70% General Needs Rent/30% Intermediate Tenure Mix Planning Infrastructure Level - £10,000

		2	3	4	5	6	7	8
20% Affordament Numbers   0510,000   0510,		Scenario	GDV		Developer Profit (@15%)			% Land Residual (of GDV)
No.   Process		0% Affordable Housing	£816,000	£315,293	£122,400	£84,476	£285,016	34.9%
Robert   R		20% Affordable Housing	£619,000	£315,293	£86,100	£69,691	£147,917	23.9%
Bibliogram   Company   C		30% Affordable Housing	£619,000	£315,293	£86,100	£69,691	£147,917	23.9%
SEA ARTICLATE   COLUMN   COL		35% Affordable Housing	£619,000	£315,293	£86,100	£69,691	£147,917	23.9%
		40% Affordable Housing	£619,000	£315,293	£86,100	£69,691	£147,917	23.9%
201, Albridde Houring		50% Affordable Housing	£504,760	£315,293	£54,766	£61,888	£72,814	14.4%
State   Company   Compan		0% Affordable Housing	£960,000	£366,795	£144,000	£93,971	£344,577	35.9%
		20% Affordable Housing	£725,000	£366,795	£101,100	£76,303	£178,994	24.7%
Solvery		30% Affordable Housing	£725,000	£366,795	£101,100	£76,303	£178,994	24.7%
SON_ARCIDIDA FOLIAGO    ESOLUTION   ESOL	cheme	35% Affordable Housing	£725,000	£366,795	£101,100	£76,303	£178,994	24.7%
1999    1.00		40% Affordable Housing	£725,000	£366,795	£101,100	£76,303	£178,994	24.7%
SURT		50% Affordable Housing	£590,600	£366,795	£64,236	£67,123	£92,446	15.7%
Part		0% Affordable Housing	£1,456,000	£559,823	£218,400	£162,182	£494,971	34.0%
		20% Affordable Housing	£1,259,000	£559,823	£182,100	£144,636	£361,268	28.7%
	Unit							23.7%
All				£559,823			£262,658	23.7%
SON, Affordable Novaring								23.7%
10 Unit   2								14.0%
Sunt								29.1%
SUNK   Scheme   Strike   Scheme   Sch	-							22.7%
Patroid   Scheme   S914, Affordable Housing   £1820,502   £480,098   £107,661   £110,259   £152,635   £152,635   £450,098   £107,661   £110,259   £152,635   £152,6	Linit				· ·			18.4%
### A019 Affordable Housing £520 562 £480,008 £107,601 £110,229 £152,635    50% Affordable Housing £677,152 £480,008 £77,221 £66,718 £42,216     0% Affordable Housing £2,470,000 £1,008,443 £315,222 £287,507 £732,600     20% Affordable Housing £2,280,000 £1,008,143 £315,222 £287,507 £732,600     20% Affordable Housing £2,280,000 £1,008,143 £315,222 £287,507 £732,600     30% Affordable Housing £2,280,000 £1,008,143 £273,312 £251,129 £851,648     40% Affordable Housing £2,200,000 £1,008,143 £273,312 £251,129 £851,648     50% Affordable Housing £2,000 £1,008,143 £273,312 £251,129 £851,648     50% Affordable Housing £1,864,200 £1,008,143 £270,312 £251,129 £851,648     50% Affordable Housing £2,200,000 £500,750 £300,000 £277,755 £840,776     20% Affordable Housing £2,200,000 £500,750 £300,000 £277,755 £840,776     20% Affordable Housing £2,200,000 £500,750 £200,052 £771,500 £640,776     30 Affordable Housing £1,861,200 £500,750 £250,752 £250,000 £500,376     40% Affordable Housing £1,861,200 £500,750 £251,712 £28,543 £394,979     40% Affordable Housing £1,861,200 £500,750 £251,712 £28,543 £394,979     50% Affordable Housing £1,861,200 £500,750 £251,712 £28,543 £394,979     50% Affordable Housing £1,961,200 £960,750 £211,971 £250,543 £394,979     50% Affordable Housing £1,961,500 £977,965 £211,961 £244,247 £245,341     50% Affordable Housing £1,960,750 £977,965 £211,961 £244,247 £245,341     50% Affordable Housing £1,960,750 £11,970,740 £444,412 £283,461 £240,273     50% Affordable Housing £1,960,800 £1,977,740 £444,412 £363,461 £740,773     50% Affordable Housing £1,960,800 £1,970,740 £444,412 £363,461 £740,773     50% Affordable Housing £1,960,800 £1,970,740 £444,600 £372,200 £622,244     50% Affordable Housing £2,340,000 £1,970,740 £444,600 £372,200 £622,344     50% Affordable Housing £2,340,000 £1,970,740 £444,600 £372,207 £623,461 £740,773     50% Affordable Housing £2,340,000 £1,970,740 £444,600 £372,207 £622,341     50% Affordable Housing £2,340,000 £1,970,740 £444,600 £372,207 £622,341     50% Affordable Housi	latted				· ·	,		18.4%
10 Unit   10 U	_					,		18.4%
19 Unit   19 Unit   2   2007 Affordable Housing   E2.708.000   E1.088,143   E915.200   E313.202   E902.500				, i	,	,		
10 Unit   10 U								6.2%
10 Unit Housing Scheme	_							33.7%
### ### ##############################								29.7%
### ### #### #########################	ousing							25.4%
S0% Affordable Housing	THEITIE							21.9%
10 Unit 2	_			,,			,	21.9%
10 Unit 2 a   30% Affordable Housing   E2,882,200   E993,750   E320,052   E271,550   E549,736   E549,730   E								16.8%
10 Unit 2 & 3-bod   10 Unit 2 & 30% Affordable Housing	_			,	,	,	,-	33.2%
3-bed   39% Affordable Housing   £2,88,200   £983,750   £28,012   £266,080   £528,34   £394,979	Unit 2 &			,				28.7%
Scheme	3-bed							25.3%
S0% Affordable Housing				,				20.9%
10 Unit Flatted 20% Affordable Housing E1,901,562 E917,995 E321,600 E282,140 E616,574 E241,329 E469,554 E1,901,562 E917,995 E228,461 E241,329 E469,554 E1,901,562 E917,995 E240,021 E227,788 E352,448 E352,448 E354,445 E241,247 E245,341 E246,347 E24	_				, i			20.9%
20% Affordable Housing £1,901,552 £917,995 £228,461 £241,329 £459,554 £  30% Affordable Housing £1,749,152 £917,995 £240,021 £227,788 £352,448 £352,448 £356, Affordable Housing £1,566,752 £917,995 £211,581 £214,247 £245,341 £  40% Affordable Housing £1,566,752 £917,995 £211,581 £214,247 £245,341 £  50% Affordable Housing £1,444,352 £917,995 £118,811 £200,706 £142,510 £142,510 £142,510 £144,352 £917,995 £183,141 £200,706 £142,510 £142,510 £1,570,740 £600,600 £483,151 £1,383,889 £20% Affordable Housing £3,531,200 £1,570,740 £502,752 £416,498 £999,562 £15,570,740 £502,752 £416,498 £999,562 £15,570,740 £434,412 £333,451 £740,733 £150,000 £1,570,740 £434,412 £333,451 £740,733 £150,000 £1,570,740 £434,412 £333,451 £740,733 £150,000 £1,570,740 £434,412 £333,451 £740,733 £150,000 £1,570,740 £402,004 £373,266 £662,294 £306,400 £1,570,740 £402,004 £373,266 £662,294 £306,400 £1,570,740 £402,004 £373,266 £662,294 £306,400 £1,570,740 £341,64 £340,220 £407,668 £150,600 £1,570,740 £341,64 £340,220 £407,668 £150,600 £1,570,740 £341,64 £340,220 £407,668 £150,600 £1,570,740 £341,64 £340,220 £407,668 £150,600 £1,570,740 £341,64 £340,220 £407,668 £150,600 £1,570,740 £341,64 £340,220 £407,668 £150,600 £1,570,740 £341,64 £340,220 £407,668 £150,600 £1,570,740 £341,64 £340,220 £407,668 £150,600 £1,570,740 £341,64 £341,600 £372,673 £824,911 £150,600 £1,570,740 £341,640 £341				·	·			15.9%
10 Unit Flatted   30% Affordable Housing   £1,740,152   £917,995   £240,021   £227,788   £352,448   E352,448   E352,448   E352,448   E354,447   E245,341   E244,247   £245,341   E244,247   £245,341   E244,247   E245,341   E244,441				,				28.8%
Flated Scheme   35% Affordable Housing   £1,596,752   £917,995   £211,581   £214,247   £245,341				2011,000	,		,	24.2%
### ### ### ### #### #################		30% Affordable Housing	£1,749,152	£917,995	£240,021	£227,788	£352,448	20.1%
S0% Affordable Housing   £1,444,352   £917,995   £183,141   £200,706   £142,510	cheme	35% Affordable Housing	£1,596,752	£917,995	£211,581	£214,247	£245,341	15.4%
15 Unit Housing   EA,064,000   £1,570,740   £809,800   £463,151   £1,363,889		40% Affordable Housing	£1,596,752	£917,995	£211,581	£214,247	£245,341	15.4%
15 Unit			£1,444,352	£917,995	£183,141		£142,510	9.9%
15 Unit Housing   15 Unit Housing   15 160,200   15 1570,740   15 144,412   15 183,451   15 140,733   15 160,200   15 1570,740   15 144,412   15 183,451   15 140,733   15 140,841   15 1		0% Affordable Housing	£4,064,000	£1,570,740	£609,600	£463,151	£1,363,689	33.6%
Housing   23% Affordable Housing   £3,160,200   £1,570,740   £434,412   £383,451   £740,733		20% Affordable Housing	£3,531,200	£1,570,740	£502,752	£416,498	£999,562	28.3%
Scheme		30% Affordable Housing	£3,160,200	£1,570,740	£434,412	£383,451	£740,733	23.4%
50% Affordable Housing   £2,865,400   £1,570,740   £334,164   £340,220   £407,688		35% Affordable Housing	£3,160,200	£1,570,740	£434,412	£383,451	£740,733	23.4%
0% Affordable Housing £2,944,000 £1,270,445 £41,600 £372,673 £824,911 20% Affordable Housing £2,591,562 £1,270,445 £367,461 £342,132 £587,054 15 Unit 30% Affordable Housing £2,321,152 £1,270,445 £318,021 £318,861 £409,170 Flatted Scheme 35% Affordable Housing £2,329,152 £1,270,445 £318,021 £318,861 £409,170		40% Affordable Housing	£3,036,400	£1,570,740	£402,504	£373,266	£662,294	21.8%
20% Affordable Housing £2,591,562 £1,270,445 £367,461 £342,132 £587,054  15 Unit Flatted Scheme 35% Affordable Housing £2,329,152 £1,270,445 £318,021 £318,861 £409,170		50% Affordable Housing	£2,665,400	£1,570,740	£334,164	£340,220	£407,668	15.3%
15 Unit Flatted Scheme 35% Affordable Housing £2,329,152 £1,270,445 £318,021 £318,861 £409,170 £318,861 £409,170		0% Affordable Housing	£2,944,000	£1,270,445	£441,600	£372,673	£824,911	28.0%
Flatted Scheme 35% Affordable Housing £2,329,152 £1,270,445 £318,021 £318,861 £409,170		20% Affordable Housing	£2,591,552	£1,270,445	£367,461	£342,132	£587,054	22.7%
Scheme 35% Affordable Housing £2,329,152 £1,270,445 £318,021 £318,861 £409,170		30% Affordable Housing	£2,329,152	£1,270,445	£318,021	£318,861	£409,170	17.6%
40% Affordable Housing £2,219,552 £1,270,445 £292,149 £309,624 £336,914		35% Affordable Housing	£2,329,152	£1,270,445	£318,021	£318,861	£409,170	17.6%
		40% Affordable Housing	£2,219,552	£1,270,445	£292,149	£309,624	£336,914	15.2%
50% Affordable Housing £1,957,152 £1,270,445 £242,709 £286,353 £157,645		50% Affordable Housing	£1,957,152	£1,270,445	£242,709	£286,353	£157,645	8.1%

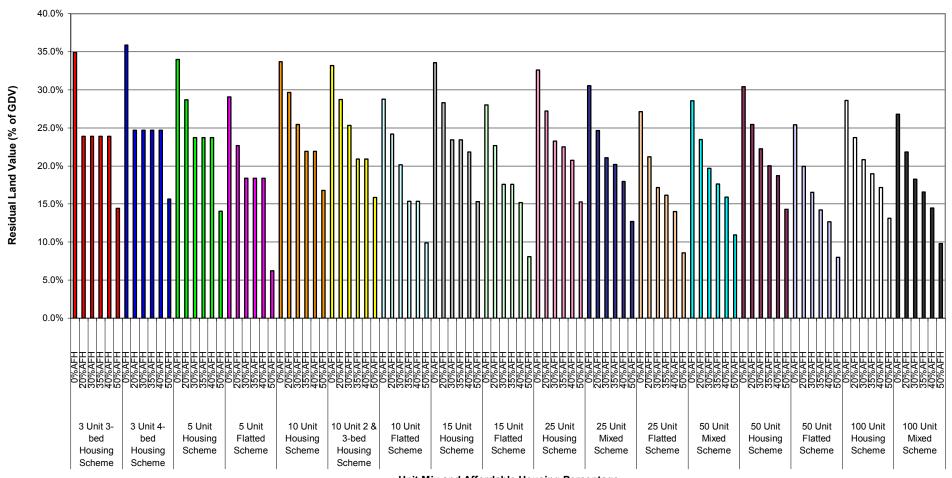
Table 16: Summary Table Showing Results of Residual Land Value Appraisals and Reduction in Land Residual - Value Point 7 70% General Needs Rent/30% Intermediate Tenure Mix Planning Infrastructure Level - £10,000

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)
		0% Affordable Housing	£6,784,000	£2,621,715	£1,017,600	£841,667	£2,210,898	32.6%
		20% Affordable Housing	£5,880,200	£2,621,715	£842,412	£749,454	£1,599,955	27.2%
	25 Unit Housing	30% Affordable Housing	£5,347,400	£2,621,715	£735,564	£695,486	£1,242,850	23.2%
	Scheme	35% Affordable Housing	£5,246,600	£2,621,715	£707,916	£686,094	£1,181,640	22.5%
		40% Affordable Housing	£5,049,600	£2,621,715	£671,616	£665,787	£1,046,863	20.7%
		50% Affordable Housing	£4,516,800	£2,621,715	£564,768	£611,819	£689,758	15.3%
		0% Affordable Housing	£5,792,000	£2,330,685	£868,800	£751,116	£1,767,743	30.5%
		20% Affordable Housing	£5,004,400	£2,330,685	£717,288	£670,632	£1,234,363	24.7%
	25 Unit Mixed	30% Affordable Housing	£4,607,352	£2,330,685	£635,289	£630,676	£970,274	21.1%
	Scheme	35% Affordable Housing	£4,506,552	£2,330,685	£607,641	£621,283	£909,065	20.2%
		40% Affordable Housing	£4,309,552	£2,330,685	£571,341	£600,976	£774,287	18.0%
		50% Affordable Housing	£3,892,952	£2,330,685	£488,169	£558,738	£494,746	12.7%
		0% Affordable Housing	£4,924,800	£2,124,512	£738,720	£669,397	£1,336,485	27.1%
		20% Affordable Housing	£4,290,400	£2,124,512	£613,968	£604,866	£909,172	21.2%
	25 Unit	30% Affordable Housing	£3,937,952	£2,124,512	£539,829	£569,547	£675,902	17.2%
	Flatted Scheme	35% Affordable Housing	£3,847,904	£2,124,512	£515,130	£561,157	£621,221	16.1%
		40% Affordable Housing	£3,695,504	£2,124,512	£486,690	£545,487	£517,263	14.0%
		50% Affordable Housing	£3,343,056	£2,124,512	£412,551	£510,167	£286,951	8.6%
	50 Unit Mixed Scheme	0% Affordable Housing	£11,868,800	£4,803,452	£1,780,320	£1,755,326	£3,388,514	28.5%
		20% Affordable Housing	£10,392,952	£4,803,452	£1,484,121	£1,565,349	£2,438,429	23.5%
		30% Affordable Housing	£9,521,504	£4,803,452	£1,315,482	£1,452,266	£1,872,292	19.7%
		35% Affordable Housing	£9,104,904	£4,803,452	£1,232,310	£1,398,576	£1,603,744	17.6%
		40% Affordable Housing	£8,779,856	£4,803,452	£1,164,711	£1,357,077	£1,396,432	15.9%
Value Point 6		50% Affordable Housing	£7,973,808	£4,803,452	£1,007,772	£1,252,619	£873,567	11.0%
lue P	50 Unit Housing Scheme	0% Affordable Housing	£13,040,000	£5,054,588	£1,956,000	£1,895,931	£3,968,143	30.4%
>		20% Affordable Housing	£11,366,600	£5,054,588	£1,620,876	£1,680,419	£2,890,289	25.4%
		30% Affordable Housing	£10,523,800	£5,054,588	£1,456,548	£1,571,232	£2,343,775	22.3%
		35% Affordable Housing	£9,991,000	£5,054,588	£1,349,700	£1,502,636	£2,000,714	20.0%
		40% Affordable Housing	£9,693,200	£5,054,588	£1,285,752	£1,464,908	£1,812,435	18.7%
		50% Affordable Housing	£8,850,400	£5,054,588	£1,121,424	£1,355,720	£1,265,921	14.3%
		0% Affordable Housing	£9,904,000	£4,270,333	£1,485,600	£1,527,805	£2,515,452	25.4%
		20% Affordable Housing	£8,674,704	£4,270,333	£1,233,570	£1,370,335	£1,728,447	19.9%
	50 Unit	30% Affordable Housing	£8,059,856	£4,270,333	£1,109,991	£1,291,216	£1,332,784	16.5%
	Flatted Scheme	35% Affordable Housing	£7,687,856	£4,270,333	£1,034,679	£1,243,425	£1,093,842	14.2%
		40% Affordable Housing	£7,445,408	£4,270,333	£981,540	£1,212,866	£941,442	12.6%
		50% Affordable Housing	£6,830,560	£4,270,333	£857,962	£1,133,747	£545,779	8.0%
		0% Affordable Housing	£26,080,000	£10,109,175	£3,912,000	£4,284,057	£7,463,778	28.6%
		20% Affordable Housing	£22,733,200	£10,109,175	£3,241,752	£3,761,112	£5,396,315	23.7%
	100 Unit	30% Affordable Housing	£21,120,800	£10,109,175	£2,917,488	£3,509,415	£4,401,333	20.8%
	Housing Scheme	35% Affordable Housing	£20,217,000	£10,109,175	£2,742,300	£3,367,148	£3,838,442	19.0%
		40% Affordable Housing	£19,386,400	£10,109,175	£2,571,504	£3,238,167	£3,328,852	17.2%
		50% Affordable Housing	£17,774,000	£10,109,175	£2,247,240	£2,986,470	£2,333,871	13.1%
	100 Unit Mixed Scheme	0% Affordable Housing	£23,737,600	£9,606,903	£3,560,640	£3,945,911	£6,359,181	26.8%
		20% Affordable Housing	£20,785,904	£9,606,903	£2,968,242	£3,484,931	£4,536,795	21.8%
		30% Affordable Housing	£19,085,808	£9,606,903	£2,633,532	£3,218,250	£3,482,037	18.2%
						£3,216,230 £3,108,978	£3,049,906	16.6%
		35% Affordable Housing	£18,388,360	£9,606,903	£2,495,494			
		40% Affordable Housing	£17,559,712	£9,606,903	£2,329,423	£2,979,522	£2,538,110	14.5%
		50% Affordable Housing	£15,990,416	£9,606,903	£2,018,113	£2,733,782	£1,566,353	9.8%

Graph 25 - Residual Land Value (£) - Value Point 7 70% General Needs Rent/30% Intermediate Tenure Mix Planning Infrastructure Level - £10,000



Graph 26 - Residual Land Value (% of GDV) - Value Point 7 70% General Needs Rent/30% Intermediate Tenure Mix Planning Infrastructure Level - £10,000



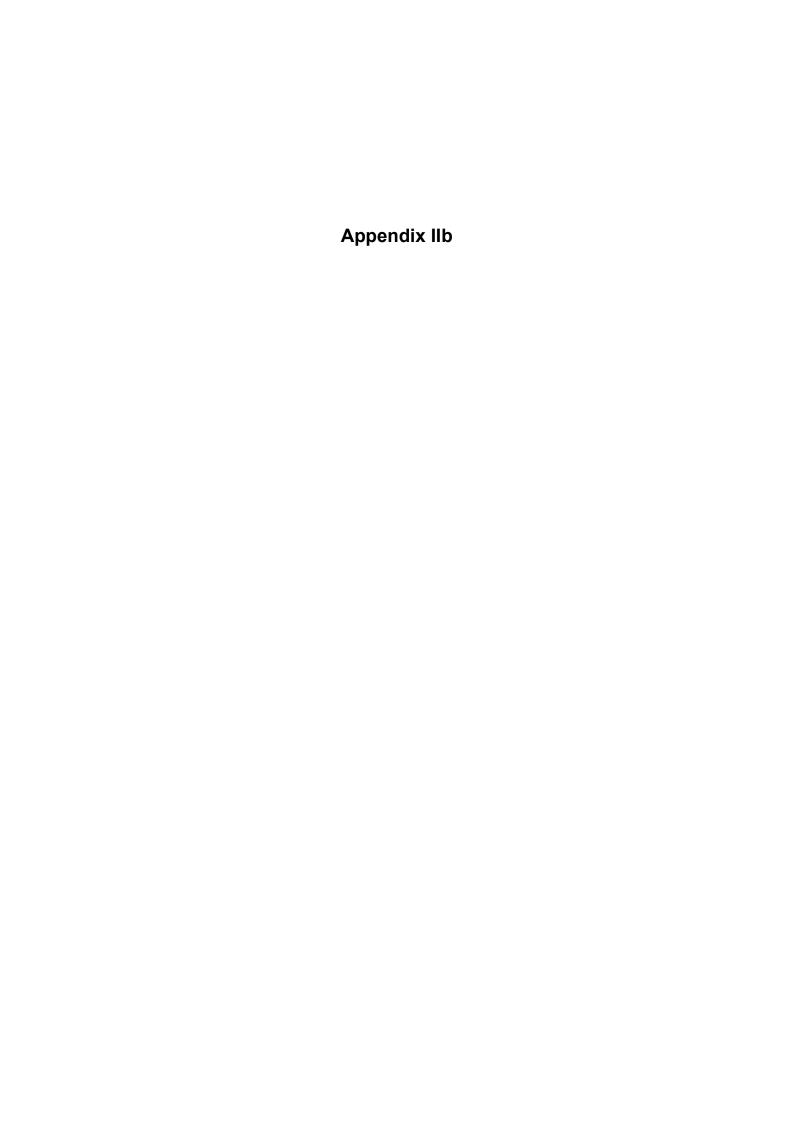


Table 17: Summary of Residual Land Value (£) Appraisals for All Value Points - 70% General Needs Rent/30% Intermediate Tenure Mix Planning Infrastructure Level - £20,000

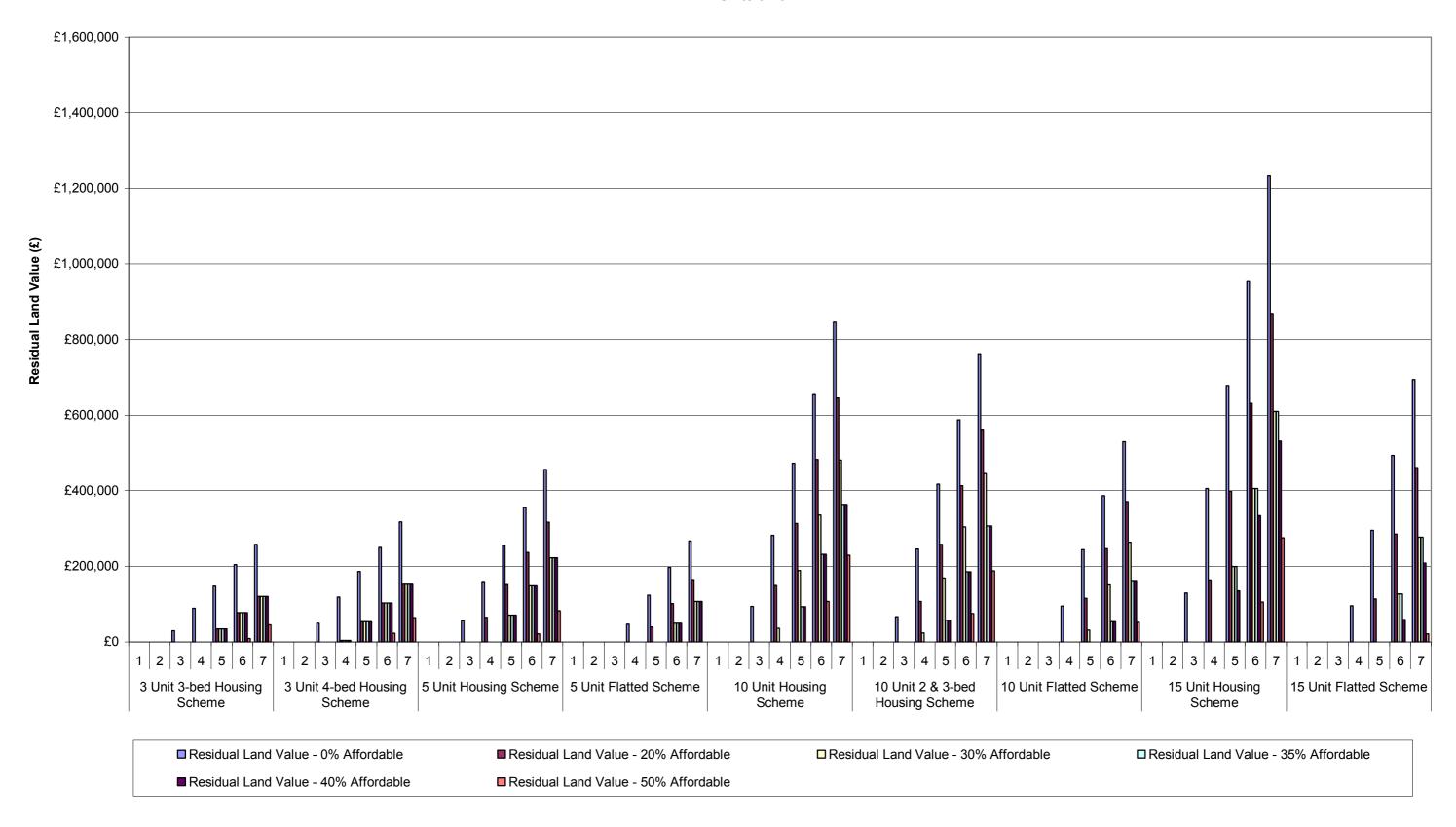
Development Scenario / Threshold	Value Point	Residual Land Value - 0% Affordable £0	Residual Land Value - 20% Affordable £0	Residual Land Value - 30% Affordable £0	Residual Land Value - 35% Affordable £0	Residual Land Value - 40% Affordable £0	Residual Land Value - 50% Affordable £0
	2	£0	£0	£0	£0	£0	£0
3 Unit 3-bed Housing	3 4	£29,734 £88,821	£0 £0	£0 £0	£0	£0	£0 £0
Scheme	5	£147,908	£34,540	£34,540	£34,540	£34,540	£0
	6 7	£204,924 £258,099	£77,353 £120,167	£77,353 £120,167	£77,353 £120,167	£77,353 £120,167	£9,292 £45,064
	1	£256,099	£120,167	£120,167	£120,167	£120,167	£45,064
	2	£0	£0	£0	£0	£0	£0
3 Unit 4-bed Housing Scheme	3 4	£49,429 £118,943	£3,757	£3,757	£3,757	£0 £3,757	£0
Scheme	5	£186,572	£53,522	£53,522	£53,522	£53,522	£0
	<u>6</u> 7	£250,231 £317,659	£103,287 £153,052	£103,287 £153,052	£103,287 £153,052	£103,287 £153,052	£23,214 £64,696
	1	£0	£0	£0	£0	£0	£0
	3	£0 £56,482	£0	£0 £0	£0	£0 £0	£0 £0
5 Unit Housing Scheme	4	£159,917	£65,498	£0	£0	£0	£0
	5 6	£255,451 £355,782	£152,128 £237,201	£71,103 £148,255	£71,103 £148,255	£71,103 £148,255	£0 £21,067
	7	£456,114	£317,255	£223,153	£223,153	£223,153	£82,253
	1	£0	£0	£0	£0	£0	£0
	3	£0 £0	£0 £0	£0 £0	£0 £0	£0	£0 £0
5 Unit Flatted Scheme	4	£47,292	£0	£0	£0	£0	£0
	5 6	£123,447 £197,606	£39,293 £101,896	£0 £49,262	£0 £49,262	£0 £49,262	£0 £0
	7	£267,485	£165,338	£107,260	£107,260	£107,260	£0
	1	£0	£0	£0	£0	£0	£0
	3	£0 £94,068	£0	£0	£0	£0	£0
10 Unit Housing Scheme	4	£281,986	£149,560	£36,554	£0	£0	£0
	5 6	£472,726 £656,626	£313,601 £482,943	£189,009 £335,739	£93,521 £231,852	£93,521 £231,852	£0 £107,005
	7	£845,400	£645,560	£481,273	£363,620	£363,620	£229,396
	1 2	£0 £0	£0	£0 £0	£0 £0	£0 £0	£0 £0
10 Unit 2 & 3-bed Housing	3	£66,773	£0	£0	£0	£0	£0
Scheme	5	£246,150 £417,584	£107,489 £258,459	£23,784 £169,055	£0 £57,832	£0 £57,832	£0 £0
	6 7	£587,868 £762,456	£413,468 £562,616	£304,897 £445,810	£185,267 £306,951	£185,267 £306,951	£75,210 £188,085
	1	£0	£0	£0	£0	£0	£0
	3	£0 £0	£0	£0 £0	£0 £0	£0 £0	£0 £0
10 Unit Flatted Scheme	4	£94,584	£0	£0	£0	£0	£0
	5 6	£244,426 £387,229	£115,551 £246,376	£31,397 £151,158	£0 £53,452	£0 £53,452	£0
	7	£529,454 £0	£371,527 £0	£264,420 £0	£162,179 £0	£162,179 £0	£51,760 £0
	2	£0	£0	£0	£0	£0	£0
15 Unit Housing Scheme	<u>3</u>	£129,554 £405,714	£0 £164,108	£0	£0	£0	£0
• • • • • • • • • • • • • • • • • • • •	5	£678,690	£398,225	£199,901	£199,901	£135,271	£0
	7	£955,849 £1,233,009	£631,501 £868,882	£406,135 £610,053	£406,135 £610,053	£334,183 £531,614	£105,401 £275,627
	1	£0	£0	£0	£0	£0	£0
	3	£0	£0	£0	£0	£0	£0
15 Unit Flatted Scheme	<u>4</u> 5	£95,730 £295,726	£0 £113,634	£0 £0	£0	£0	£0 £0
	6	£493,454	£285,269	£126,803	£126,803	£59,400	£0
	7	£694,231 £0	£461,128 £0	£277,129 £0	£277,129 £0	£209,097 £0	£21,520 £0
	2	£0	£0	£0	£0	£0	£0
25 Unit Housing Scheme	3 4	£188,045 £636,085	£0 £236,260	£0	£0	£0	£0
	5 6	£1,089,822 £1,543,560	£614,325 £1,000,340	£338,734 £682,246	£288,483 £626,775	£186,444 £507,029	£0 £194,839
	7	£1,997,298	£1,386,355	£1,029,250	£968,040	£833,263	£481,118
	2	£0	£0	£0 £0	£0	£0	£0 £0
25 Unit Mixed Scheme	3	£4,777	£0	£0	£0	£0	£0
25 Unit wixed Scheme	<u>4</u> 5	£396,058 £779,365	£40,405 £369,661	£0 £166,997	£0 £115,192	£0 £6,114	£0
	6 7	£1,166,754 £1,554,143	£692,912 £1,020,763	£462,872 £756,674	£406,824 £695,465	£285,830 £560.687	£35,591 £284,074
	1	£0	£0	£0	£0	£0	£0
	3	£0	£0 £0	£0	£0	£0	£0 £0
25 Unit Flatted Scheme	4	£140,335	£0	£0	£0	£0	£0
	5 6	£468,943 £793,497	£142,576 £419,360	£0 £214,482	£0 £165,030	£0 £69,207	£0 £0
	7	£1,122,885 £0	£695,572 £0	£467,117 £0	£411,867 £0	£306,826 £0	£73,326 £0
	2	£0	£0	£0	£0	£0	£0
50 Unit Mixed Scheme	3 4	£0 £690,287	£0 £61,180	£0	£0	£0	£0
	5	£1,452,896	£715,165	£278,311	£69,665	£0	£0
	6 7	£2,215,505 £2,978,114	£1,370,838 £2,028,029	£867,528 £1,461,892	£628,593 £1,193,344	£448,351 £986,032	£0 £467,992
	1 2	£0	£0	£0	£0	£0	£0
E0 Unit Housing California	3	£212,740	£0	£0	£0	£0	£0
50 Unit Housing Scheme	- 4 - 5	£1,044,155 £1,882,018	£325,500 £1,040,380	£0 £615,224	£0 £350,732	£0 £204,952	£0
	6	£2,719,880	£1,760,134	£1,274,300	£968,715	£800,388	£317,830
	7	£3,557,743 £0	£2,479,889 £0	£1,933,375 £0	£1,590,314 £0	£1,402,035 £0	£855,521 £0
	2 3	£0 £0	£0	£0	£0	£0	£0
50 Unit Flatted Scheme	4	£202,084	£0	£0	£0	£0	£0
	5 6	£832,324 £1,468,688	£233,263 £770,223	£0 £424,379	£0 £214,226	£0 £74,747	£0 £0
	7	£2,105,052	£1,318,047	£922,384	£683,442	£531,042	£141,019
	1 2	£0	£0	£0	£0	£0	£0
100 Unit Housing Scheme	3	£250,650	£0	£0	£0	£0	£0
O Juaning Julienie	<u>4</u> 5	£1,855,194 £3,462,322	£475,182 £1,847,952	£0 £1,071,113	£0 £633,015	£0 £240,881	£0 £0
	6 7	£5,069,450 £6,676,578	£3,228,533 £4,609,115	£2,342,623 £3,614,133	£1,842,128 £3,051,242	£1,387,617 £2,541,652	£501,707 £1,546,671
	1	£0	£0	£0	£0	£0	£0
	3	£0 £0	£0	£0 £0	£0	£0	£0 £0
100 Unit Mixed Scheme	4	£1,183,634	£0	£0	£0	£0	£0
	5 6	£2,646,416 £4,109,198	£1,231,353 £2,489,018	£413,578 £1,549,891	£79,833 £1,167,124	£0 £710,704	£0
	7	£5,571,981	£3,749,595	£2,694,837	£2,262,706	£1,750,910	£779,153

Source: Adams Integra, June 2009 Appendix Ib

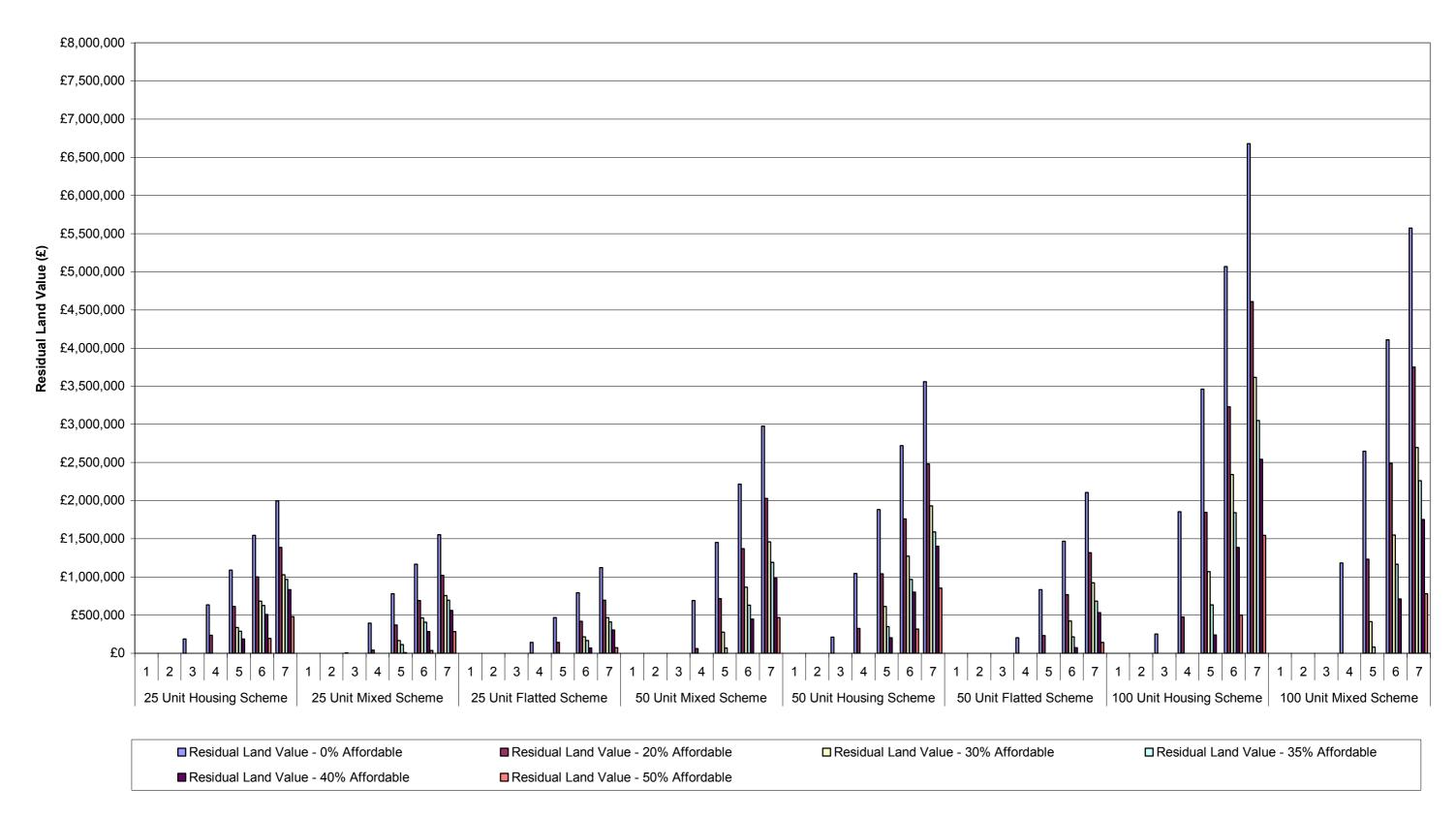
Graph 27-i: Summary of Residual Land Values at 0%, 20%, 30%, 35%, 40% & 50% Affordable Housing Across All Value Points - 70% General Needs Rent/30% Intermediate Tenure Mix

Planning Infrastructure Level - £20,000

Units 3-15



# Graph 27-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 - £20,000 Units 25-100

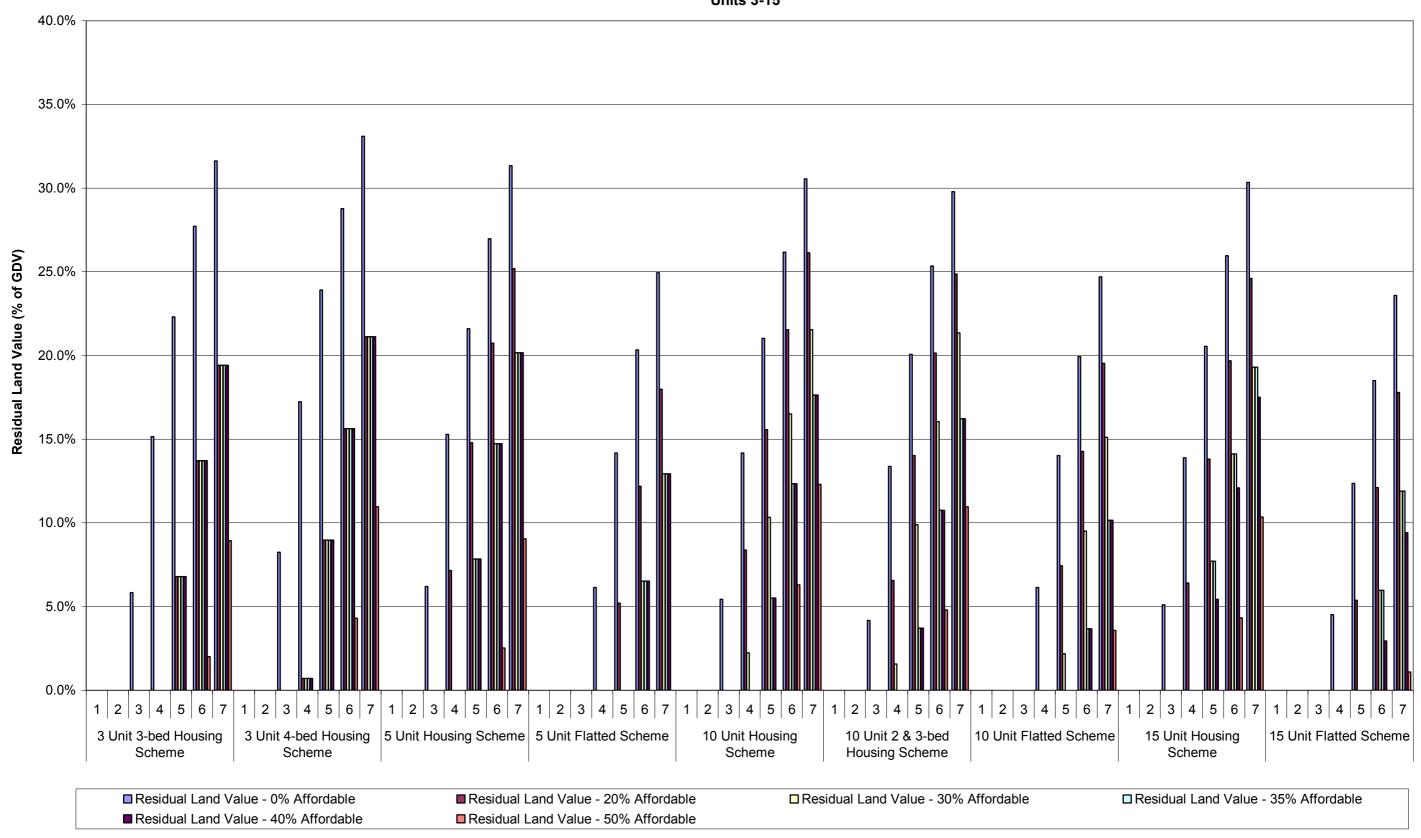


### Table 17a: Summary of Residual Land Value (as % of GDV) Appraisals for All Value Points - 70% General Needs Rent/30% Intermediate Tenure Mix Planning Infrastructure Level - £20,000

Development Scenario / Threshold	Value Point	Residual Land Value - 0% Affordable 0.0%	Residual Land Value - 20% Affordable 0.0%	Residual Land Value - 30% Affordable 0.0%	Residual Land Value - 35% Affordable 0.0%	Residual Land Value - 40% Affordable 0.0%	Residual Lan Value - 50% Affordable 0.0%
	2	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Unit 3-bed Housing	3 4	5.8% 15.1%	0.0%	0.0%	0.0%	0.0%	0.0%
Scheme	5	22.3%	6.8%	6.8%	6.8%	6.8%	0.0%
	<u>6</u> 7	27.7% 31.6%	13.7% 19.4%	13.7% 19.4%	13.7% 19.4%	13.7% 19.4%	2.0% 8.9%
	1	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	3	0.0% 8.2%	0.0%	0.0%	0.0%	0.0%	0.0%
Unit 4-bed Housing Scheme	4	17.2%	0.7%	0.7%	0.7%	0.7%	0.0%
	5 6	23.9% 28.8%	9.0% 15.6%	9.0% 15.6%	9.0% 15.6%	9.0% 15.6%	0.0% 4.3%
	7	33.1%	21.1%	21.1%	21.1%	21.1%	11.0%
	2	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	3	0.0% 6.2%	0.0%	0.0%	0.0%	0.0%	0.0%
Unit Housing Scheme	4	15.3%	7.2%	0.0%	0.0%	0.0%	0.0%
	5 6	21.6% 27.0%	14.8% 20.7%	7.8% 14.7%	7.8% 14.7%	7.8% 14.7%	0.0% 2.5%
	7	31.3%	25.2%	20.2%	20.2%	20.2%	9.0%
	2	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	3	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Unit Flatted Scheme	4 5	6.1% 14.2%	0.0% 5.2%	0.0%	0.0%	0.0%	0.0%
	6	20.3%	12.2%	6.5%	6.5%	6.5%	0.0%
	7	25.0% 0.0%	18.0% 0.0%	12.9% 0.0%	12.9% 0.0%	12.9% 0.0%	0.0%
	2	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
0 Unit Housing Scheme	3 4	5.4%	0.0% 8.4%	0.0% 2.2%	0.0% 0.0%	0.0% 0.0%	0.0%
	5	14.2% 21.0%	8.4% 15.6%	10.3%	5.5%	0.0% 5.5%	0.0%
	6	26.2%	21.5%	16.5%	12.3%	12.3%	6.3%
	7	30.5% 0.0%	26.1% 0.0%	21.5% 0.0%	17.6% 0.0%	17.6% 0.0%	12.3% 0.0%
	3	0.0% 4.2%	0.0% 0.0%	0.0%	0.0%	0.0%	0.0% 0.0%
10 Unit 2 & 3-bed Housing Scheme	4	13.4%	6.6% 14.0%	1.6%	0.0%	0.0%	0.0%
	5 6	25.3%	20.1%	9.9% 16.1%	3.7% 10.8%	3.7% 10.8%	0.0% 4.8%
	7	29.8% 0.0%	24.9% 0.0%	21.3% 0.0%	16.2% 0.0%	16.2% 0.0%	11.0% 0.0%
	2	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
I0 Unit Flatted Scheme	3 4	0.0% 6.1%	0.0%	0.0%	0.0%	0.0%	0.0%
	5 6	14.0% 19.9%	7.4% 14.3%	2.2% 9.5%	0.0% 3.7%	0.0% 3.7%	0.0%
	7	24.7%	19.5%	15.1%	10.2%	10.2%	3.6%
	2	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
5 Unit Housing Scheme	3 4	5.1%	0.0%	0.0%	0.0%	0.0%	0.0%
o one nousing ocheme	5	13.9% 20.6%	6.4% 13.8%	0.0% 7.7%	0.0% 7.7%	0.0% 5.4%	0.0%
	<u>6</u> 7	26.0%	19.7% 24.6%	14.1% 19.3%	14.1% 19.3%	12.1% 17.5%	4.3% 10.3%
	1	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	3	0.0%	0.0%	0.0%	0.0%	0.0%	0.0% 0.0%
15 Unit Flatted Scheme	<u>4</u> 5	4.5% 12.4%	0.0% 5.4%	0.0%	0.0%	0.0%	0.0% 0.0%
	6	18.5%	12.1%	6.0%	6.0%	2.9%	0.0%
	7	23.6% 0.0%	17.8% 0.0%	11.9% 0.0%	11.9% 0.0%	9.4% 0.0%	1.1% 0.0%
	3	0.0% 4.4%	0.0% 0.0%	0.0%	0.0%	0.0% 0.0%	0.0% 0.0%
25 Unit Housing Scheme	4	13.0%	5.5%	0.0%	0.0%	0.0%	0.0%
	5 6	19.8% 25.1%	12.8% 18.7%	7.7% 14.0%	6.7% 13.1%	4.5% 11.0%	0.0% 4.7%
	7	29.4% 0.0%	23.6% 0.0%	19.2% 0.0%	18.5% 0.0%	16.5% 0.0%	10.7% 0.0%
	2	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
25 Unit Mixed Scheme	3 4	0.1% 9.5%	0.0% 1.1%	0.0%	0.0%	0.0%	0.0% 0.0%
	5	16.6%	9.0%	4.4%	3.1%	0.2%	0.0%
	- 6 7	22.2% 26.8%	15.2% 20.4%	11.0% 16.4%	9.9% 15.4%	7.3% 13.0%	1.0% 7.3%
	1 2	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
OF Unit Flatted Cabana	3	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
5 Unit Flatted Scheme	<u>4</u> 5	4.0% 11.7%	0.0% 4.1%	0.0%	0.0%	0.0%	0.0%
	6 7	17.8% 22.8%	10.8% 16.2%	6.0%	4.7%	2.1% 8.3%	0.0%
	1	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	3	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
0 Unit Mixed Scheme	4	8.1%	0.8%	0.0%	0.0%	0.0%	0.0%
	5 6	15.1% 20.6%	8.4% 14.5%	3.6% 10.0%	0.9% 7.6%	0.0% 5.6%	0.0% 0.0%
	7	25.1% 0.0%	19.5% 0.0%	15.4% 0.0%	13.1% 0.0%	11.2% 0.0%	5.9% 0.0%
	2	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
0 Unit Housing Scheme	3 4	2.6% 11.1%	0.0% 4.0%	0.0%	0.0%	0.0%	0.0%
	5 6	17.8% 23.0%	11.2% 17.0%	7.1% 13.3%	4.3% 10.6%	2.6% 9.1%	0.0% 3.9%
	7	27.3%	21.8%	18.4%	15.9%	14.5%	9.7%
	1 2	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
0 Unit Flatted Scheme	3 4	0.0%	0.0%	0.0%	0.0%	0.0%	0.0% 0.0%
	5	10.3%	3.3%	0.0%	0.0%	0.0%	0.0%
	6 7	16.4% 21.3%	9.8% 15.2%	5.8% 11.4%	3.1% 8.9%	1.1% 7.1%	0.0% 2.1%
	1	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	3	0.0% 1.5%	0.0%	0.0%	0.0%	0.0%	0.0%
00 Unit Housing Scheme	4	9.9%	2.9%	0.0%	0.0%	0.0%	0.0%
	5 6	16.3% 21.4%	10.0% 15.6%	6.2% 12.2%	3.8% 10.0%	1.5% 7.9%	0.0% 3.1%
	7	25.6% 0.0%	20.3% 0.0%	17.1% 0.0%	15.1% 0.0%	13.1% 0.0%	8.7% 0.0%
	2	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
00 Unit Mixed Scheme	3 4	0.0% 6.9%	0.0%	0.0%	0.0%	0.0%	0.0%
	5	13.7%	7.3%	2.6%	0.5%	0.0%	0.0%
	6	19.1%	13.2%	8.9%	7.0%	4.4%	0.0%

Source: Adams Integra, June 2009 Appendix IIb

Graph 27a-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 - £20,000
Units 3-15



Graph 27a-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 - £20,000

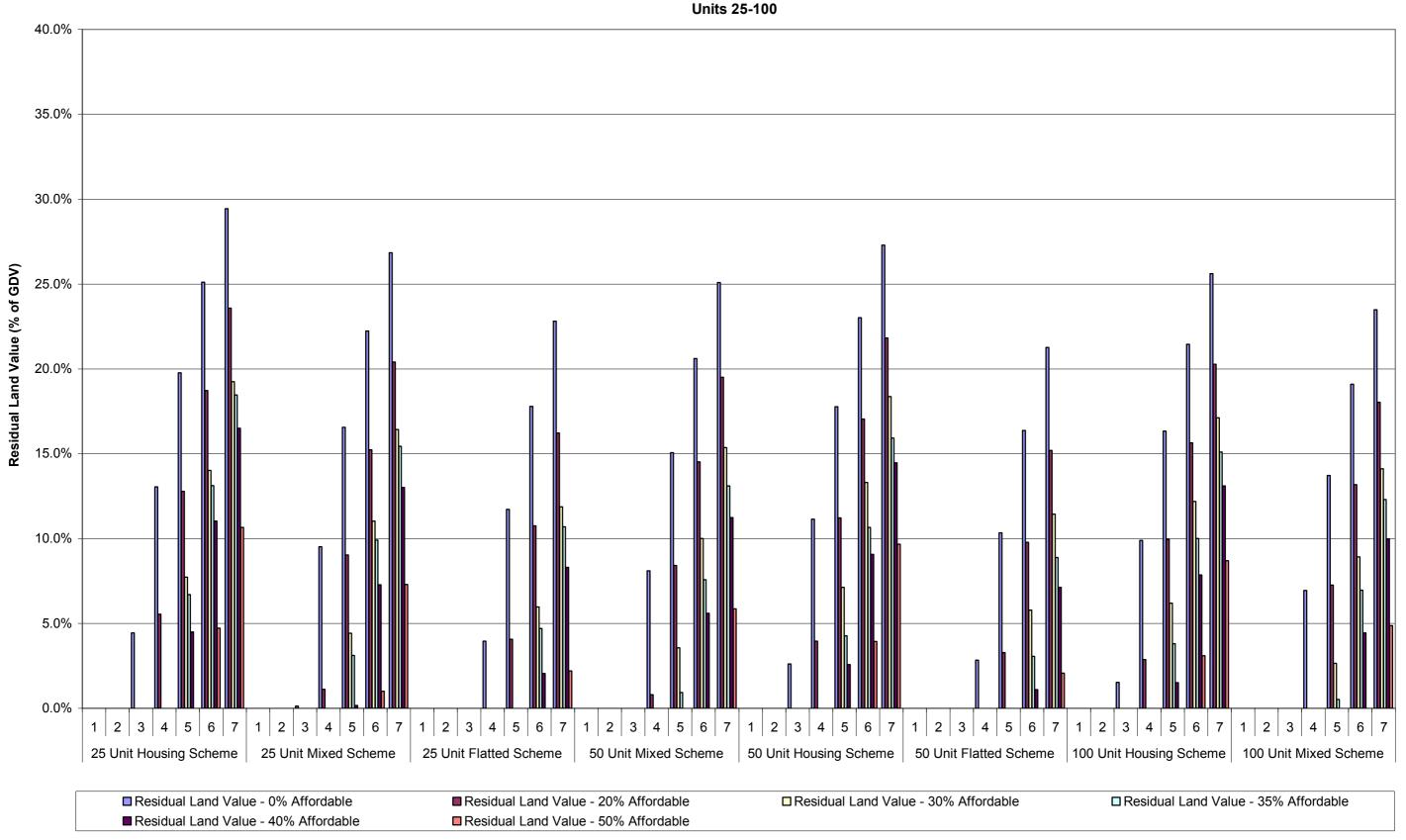
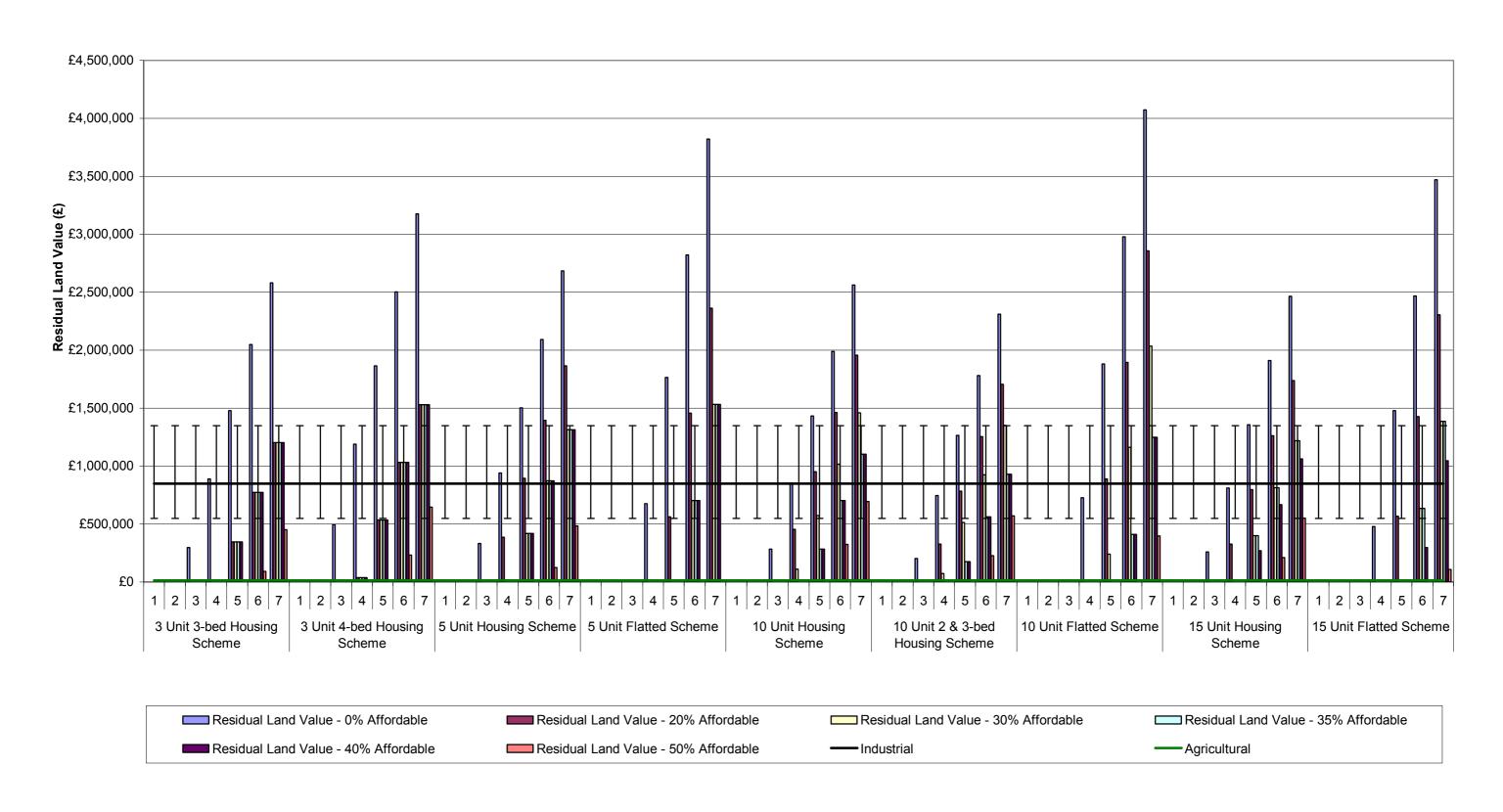


Table 17b: Summary of Residual Land Value (£ per Ha) Appraisals for All Value Points - 70% General Needs Rent/30% Intermediate Tenure Mix
Planning Infrastructure Level - £20,000

Davidson and Comments (			Residual Land	Residual Land	Residual Land	Residual Land	Residual Land	Residual Lan
Development Scenario / Threshold	Value Point	Site Size	Value - 0% Affordable	Value - 20% Affordable	Value - 30% Affordable	Value - 35% Affordable	Value - 40% Affordable	Value - 50% Affordable
	1	0.10	£0	£0	£0	£0	£0	£0
	3	0.10 0.10	£0 £297,343	£0	£0	£0	£0	£0
	4	0.10	£888,210	£0	£0	£0	£0	£0
scrienie	5	0.10	£1,479,076	£345,396	£345,396	£345,396	£345,396	£0
	- 6 7	0.10 0.10	£2,049,244 £2,580,986	£773,533 £1,201,669	£773,533 £1,201,669	£773,533 £1,201,669	£773,533 £1.201.669	£92,915 £450.643
	1	0.10	£0	£0	£0	£0	£0	£0
3 Unit 3-bed Housing Scheme  3 Unit 4-bed Housing Scheme  5 Unit Housing Scheme  10 Unit 2 & 3-bed Housing Scheme  10 Unit Flatted Scheme  10 Unit Flatted Scheme  15 Unit Housing Scheme  25 Unit Housing Scheme  25 Unit Housing Scheme	2	0.10	£0	£0	£0	£0	£0	£0
	3 4	0.10 0.10	£494,289 £1,189,426	£0 £37,570	£0 £37,570	£0 £37,570	£0 £37,570	£0 £0
	5	0.10	£1,865,718	£535,220	£57,570 £535,220	£535,220	£535,220	£0
	6	0.10	£2,502,310	£1,032,870	£1,032,870	£1,032,870	£1,032,870	£232,144
	7	0.10 0.17						£646,960 £0
	2	0.17						£0
	3	0.17	£332,247	£0	£0	£0	£0	£0
5 Unit Housing Scheme	4	0.17	£940,686	£385,282	£0	£0	£0	£0
	5 6	0.17 0.17						£0 £123,921
	7	0.17						£483,842
	1	0.07	£0	£0	£0	£0	£0	£0
	3	0.07						£0
5 Unit Flatted Scheme	4	0.07		£0	£0		£0	£0
	5	0.07	£1,763,532	£561,328	£0	£0	£0	£0
	7	0.07						£0
	1	0.07	£3,821,211 £0	£2,361,976 £0	£1,532,283 £0	£1,532,283 £0	£1,532,283 £0	£0
	2	0.33	£0	£0	£0	£0	£0	£0
10 Unit Housing Scheme	3 4	0.33						£0
•	5	0.33	£1,432,503	£950,306	£572,755	£283,397	£283,397	£0
	6 7	0.33				£702,581	£702,581	£324,259 £695,138
	1	0.33	£0	£0	£0	£0	£0	£0
	2	0.33	£0	£0	£0	£0	£0	£0
	4	0.33	£202,343 £745,909	£0 £325,725	£0 £72,072	£0	£0 £0	£0
ociieM0	5	0.33	£1,265,407	£783,210	£512,289	£175,249	£175,249	£0
	7	0.33					£561,415 £930,156	£227,908 £569,954
	1	0.13	£0	£0	£0	£0	£0	£0
	3	0.13 0.13						£0
10 Unit Flatted Scheme	4	0.13	£727,571	£0	£0	£0	£0	£0
	5	0.13	£1,880,196	£888,857	£241,516	£0	£0	£0
	7	0.13 0.13	£2,978,682 £4,072,726	£1,895,200 £2,857,898	£1,162,755 £2,034,002	£411,167 £1,247,531	£411,167 £1,247,531	£0 £398,153
	1	0.50	£0	£0	£0	£0	£0	£0
0 Unit Flatted Scheme 5 Unit Housing Scheme 5 Unit Flatted Scheme	3	0.50 0.50						£0
	4	0.50	£811,427	£328,216	£0	£0	£0	£0
	5	0.50	£1,357,380	£796,449	£399,802	£399,802	£270,542	£0
	<u>6</u> 7	0.50 0.50		£1,263,001 £1,737,764				£210,802 £551,253
	1	0.20	£0	£0	£0	£0	£0	£0
	3	0.20 0.20						£0
15 Unit Flatted Scheme	4	0.20	£478,649	£0	£0	£0	£0	£0
	<u>5</u>	0.20 0.20						£0
	7	0.20	£3,471,154	£2,305,638	£1,385,645	£1,385,645	£1,045,484	£107,598
	1	0.83				£0		£0
	3	0.83	£226.561	£0	£0	£0	£0	£0
25 Unit Housing Scheme	4	0.83	£766,367	£284,651	£0	£0	£0	£0
	5 6	0.83						£0 £234,745
	7	0.83	£2,406,383	£1,670,307	£1,240,060	£1,166,314	£1,003,931	£579,660
	2	0.50	£0	£0	£0	£0	£0	£0
	3	0.50 0.50						£0
25 Unit Mixed Scheme	4	0.50	£792,117	£80,811	£0	£0	£0	£0
	5 6	0.50 0.50	£1,558,729 £2,333,508					£0 £71,181
	7	0.50	£3,108,286	£2,041,527	£1,513,348	£1,390,930	£1,121,375	£568,149
	1 2	0.33						£0 £0
	3	0.33	£0	£0	£0	£0	£0	£0
25 Unit Flatted Scheme	4 5	0.33	£425,256	£0	£0	£0	£0	£0
	6	0.33	£2,404,536	£1,270,789	£649,945	£500,090	£209,719	£0
	7	0.33 1.00	£3,402,681	£2,107,794	£1,415,507	£1,248,083	£929,776	£222,199 £0
	2	1.00	£0	£0	£0	£0	£0	£0
50 Unit Miyed Scheme	3	1.00	£0	£0	£0	£0	£0	£0
o o o o o o o o o o o o o o o o o o o	<u>4</u> 5	1.00	£690,287 £1,452,896					£0
5 Unit Housing Scheme  5 Unit Mixed Scheme  5 Unit Flatted Scheme	6	1.00	£2,215,505	£1,370,838	£867,528	£628,593	£448,351	£0
	7	1.00						£467,992 £0
					£n	£0		
	1 2	1.25	£0	£0	£0	£0	£0	£0
50 Unit Housing Scheme	3	1.25 1.25	£0 £170,192	£0	£0	£0	£0	£0
50 Unit Housing Scheme	2 3 4 5	1.25 1.25 1.25 1.25	£0 £170,192 £835,324 £1,505,614	£0 £0 £260,400 £832,304	£0 £0 £0 £492,179	£0 £0 £0 £280,585	£0 £0 £163,962	£0 £0 £0
50 Unit Housing Scheme	2 3 4 5	1.25 1.25 1.25 1.25 1.25	0		£0 £0 £0 £254,264			
50 Unit Housing Scheme	2 3 4 5	1.25 1.25 1.25 1.25 1.25 1.25 1.25 0.67	£0 £170,192 £835,324 £1,505,614 £2,175,904 £2,846,194 £0	£0 £0 £260,400 £832,304 £1,408,107 £1,983,911 £0	£0 £0 £0 £492,179 £1,019,440 £1,546,700 £0	£0 £0 £0 £280,585 £774,972 £1,272,251	£0 £0 £163,962 £640,311 £1,121,628	£0 £0 £0 £254,264 £684,417 £0
50 Unit Housing Scheme	2 3 4 5 6 7	1.25 1.25 1.25 1.25 1.25 1.25 1.25 0.67 0.67	£0 £170,192 £835,324 £1,505,614 £2,175,904 £2,846,194 £0 £0	£0 £0 £260,400 £832,304 £1,408,107 £1,983,911 £0 £0	£0 £0 £0 £492,179 £1,019,440 £1,546,700 £0	£0 £0 £0 £280,585 £774,972 £1,272,251 £0 £0	£0 £0 £163,962 £640,311 £1,121,628 £0	£0 £0 £0 £254,264 £684,417 £0
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Graph 27b-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 - £20,000 - Units 3-15



Graph 27b-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 - £20,000 - Units 25-100

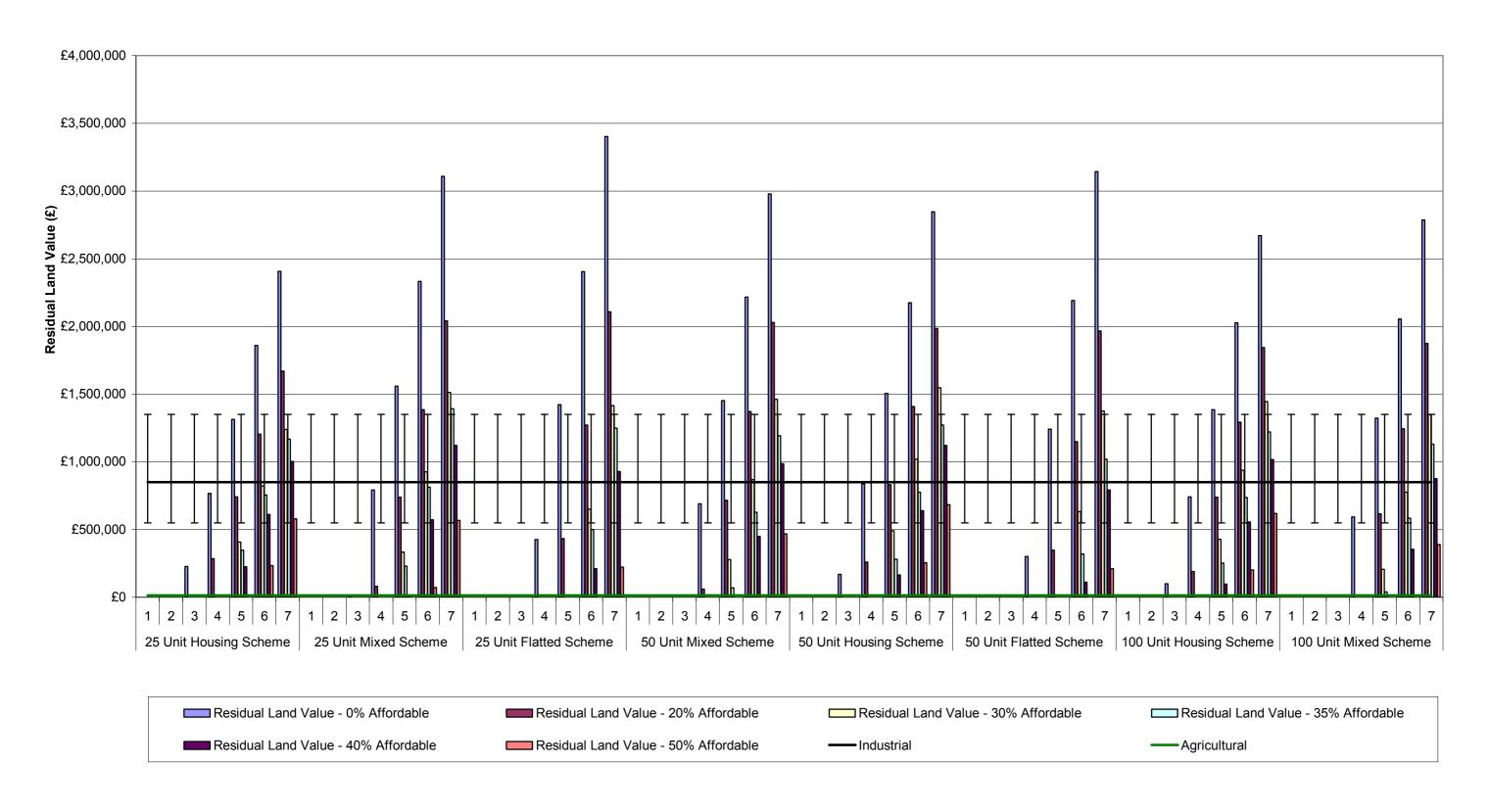


Table 18: Summary Table Showing Results of Residual Land Value Appraisals and Reduction in Land Residual - Value Point 1 70% General Needs Rent/30% Intermediate Tenure Mix Planning Infrastructure Level - £20,000

		Planning Infrastructure Level - £20,000							
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 Residu (of GDV)	
		0% Affordable Housing	£357,000	£315,293	£53,550	£81,059	£0	0.0%	
		20% Affordable Housing	£291,000	£315,293	£38,880	£80,069	£0	0.0%	
	3 Unit 3-bed Housing	30% Affordable Housing	£291,000	£315,293	£38,880	£80,069	£0	0.0%	
	Scheme	35% Affordable Housing	£291,000	£315,293	£38,880	£80,069	£0	0.0%	
		40% Affordable Housing	£291,000	£315,293	£38,880	£80,069	£0	0.0%	
		50% Affordable Housing	£241,020	£315,293	£25,171	£79,320	£0	0.0%	
		0% Affordable Housing	£420,000	£366,795	£63,000	£84,360	£0	0.0%	
		20% Affordable Housing	£341,000	£366,795	£45,660	£83,175	£0	0.0%	
	3 Unit 4-bed Housing	30% Affordable Housing	£341,000	£366,795	£45,660	£83,175	£0	0.0%	
	Scheme	35% Affordable Housing	£341,000	£366,795	£45,660	£83,175	£0	0.0%	
		40% Affordable Housing	£341,000	£366,795	£45,660	£83,175	£0	0.0%	
		50% Affordable Housing	£282,200	£366,795	£29,532	£82,293	£0	0.0%	
		0% Affordable Housing	£637,000	£559,823	£95,550	£142,743	£0	0.0%	
		20% Affordable Housing	£571,000	£559,823	£80,880	£141,753	£0	0.0%	
	5 Unit	30% Affordable Housing	£508,020	£559,823	£64,501	£140,808	£0	0.0%	
	Housing Scheme	35% Affordable Housing	£508,020	£559,823	£64,501	£140,808	£0	0.0%	
		40% Affordable Housing	£508,020	£559,823	£64,501	£140,808	£0	0.0%	
		50% Affordable Housing	£442,020	£559,823	£49,831	£139,818	£0	0.0%	
		0% Affordable Housing	£469,000	£458,998	£70,350	£134,692	£0	0.0%	
		20% Affordable Housing	£420,200	£458,998	£58,980	£133,960	£0	0.0%	
	5 Unit	30% Affordable Housing	£380,804	£458,998	£48,174	£133,369	£0	0.0%	
	Flatted Scheme	35% Affordable Housing	£380,804	£458,998	£48,174	£133,369	£0	0.0%	
		40% Affordable Housing	£380,804	£458,998	£48,174	£133,369	£0	0.0%	
		50% Affordable Housing	£332,004	£458,998	£36,804	£132,637	£0	0.0%	
		0% Affordable Housing	£1,211,000	£1,068,143	£181,650	£281,715	£0	0.0%	
		20% Affordable Housing	£1,100,900	£1,068,143	£154,884	£280,064	£0	0.0%	
oint 1	10 Unit	30% Affordable Housing	£1,021,900	£1,068,143	£137,544	£278,879			
Value Point1	Housing Scheme	35% Affordable Housing	£963,900	£1,068,143	£124,614	£278,009			
<b>8</b>		40% Affordable Housing	£963,900	£1,068,143	£124,614	£278,009		£0 0.0% £0 0.0% £0 0.0% £0 0.0%	
		50% Affordable Housing	£897,900	£1,068,143	£109,944	£277,019			
		0% Affordable Housing	£1,120,000	£993,750	£168,000	£276,270			
		20% Affordable Housing	£1,009,900	£993.750	£141.234	£274,618			
	10 Unit 2 &	30% Affordable Housing	£951,900	£993,750	£128,304	£273,748			
	3-bed Housing	35% Affordable Housing	£885,900	£993,750	£120,304 £113,634	£273,746 £272,758			
	Scheme	40% Affordable Housing	£885,900	£993,750	£113,634	£272,758			
	-	50% Affordable Housing	£827,900	£993,750	£113,634 £100,704	£272,736 £271,888			
			£938,000	£993,790 £917.995	£140,700	£271,886			
		0% Affordable Housing	£849.804	,					
	10 Unit	20% Affordable Housing		£917,995	£118,524	£268,061			
	Flatted Scheme	30% Affordable Housing	£801,004	£917,995	£107,154	£267,329			
	Scrience	35% Affordable Housing	£752,204	£917,995	£95,784	£266,597	£0 00%  £0 00%		
		40% Affordable Housing	£752,204	£917,995	£95,784	£266,597		ED	
		50% Affordable Housing	£703,404	£917,995	£84,414	£265,865			
		0% Affordable Housing	£1,778,000	£1,570,740	£266,700	£420,269			
		20% Affordable Housing	£1,588,900	£1,570,740	£222,594	£417,433	60 60 60 60 60 60 60 60 60 60 60 60 60 6		
	15 Unit Housing	30% Affordable Housing	£1,464,900	£1,570,740	£194,994	£415,573			
	Scheme	35% Affordable Housing	£1,464,900	£1,570,740	£194,994	£415,573	9         £0         0.0%           9         £0         0.0%           9         £0         0.0%           9         £0         0.0%           9         £0         0.0%           0         £0         0.0%           5         £0         0.0%           5         £0         0.0%           5         £0         0.0%           6         £0         0.0%           6         £0         0.0%           6         £0         0.0%           6         £0         0.0%           6         £0         0.0%           6         £0         0.0%           6         £0         0.0%           6         £0         0.0%           6         £0         0.0%           6         £0         0.0%           6         £0         0.0%           6         £0         0.0%           6         £0         0.0%           6         £0         0.0%           6         £0         0.0%           6         £0         0.0%           6         £0 </td		
		40% Affordable Housing	£1,412,800	£1,570,740	£181,158	£414,791			
		50% Affordable Housing	£1,288,800	£1,570,740	£153,558	£412,931	£0	0.0%	
		0% Affordable Housing	£1,288,000	£1,270,445	£193,200	£396,446	£0	0.0%	
		20% Affordable Housing	£1,167,804	£1,270,445	£162,804	£394,643	£0	0.0%	
	15 Unit Flatted	30% Affordable Housing	£1,087,004	£1,270,445	£143,214	£393,431	£0	0.0%	
	Scheme	35% Affordable Housing	£1,087,004	£1,270,445	£143,214	£393,431	£0	0.0%	
		40% Affordable Housing	£1,040,804	£1,270,445	£132,000	£392,738	£0	0.0%	
		50% Affordable Housing	£960,004	£1,270,445	£112,410	£391,526	£0	0.0%	

Table 18: 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 - £20,000

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)
		0% Affordable Housing	£2,968,000	£2,621,715	£445,200	£726,329	£0	0.0%
		20% Affordable Housing	£2,654,900	£2,621,715	£373,494	£721,632	£0	0.0%
	25 Unit Housing	30% Affordable Housing	£2,465,800	£2,621,715	£329,388	£718,796	£0	0.0%
	Scheme	35% Affordable Housing	£2,421,700	£2,621,715	£317,292	£718,134	£0	0.0%
		40% Affordable Housing	£2,355,700	£2,621,715	£302,622	£717,144	£0	0.0%
		50% Affordable Housing	£2,166,600	£2,621,715	£258,516	£714,308	£0	0.0%
		0% Affordable Housing	£2,534,000	£2,330,685	£380,100	£701,202	£0	0.0%
		20% Affordable Housing	£2,265,800	£2,330,685	£318,396	£697,179	£0	0.0%
	25 Unit	30% Affordable Housing	£2,128,404	£2,330,685	£284,700	£695,118	£0	0.0%
	Mixed Scheme	35% Affordable Housing	£2,084,304	£2,330,685	£272,604	£694,457	£0	0.0%
		40% Affordable Housing	£2,018,304	£2,330,685	£257,934	£693,467	£0	0.0%
		50% Affordable Housing	£1,874,104	£2,330,685	£223,830	£691,304	£0	0.0%
		0% Affordable Housing	£2,154,600	£2,124,512	£323,190	£682,323	£0	0.0%
		20% Affordable Housing	£1,946,800	£2,124,512	£272,796	£679,206	£0	0.0%
	25 Unit	30% Affordable Housing	£1,826,604	£2,124,512	£242,400	£677,403	£0	0.0%
	Flatted Scheme	35% Affordable Housing	£1,787,208	£2,124,512	£231,594	£676,812	£0	0.0%
		40% Affordable Housing	£1,738,408	£2,124,512	£220,224	£676,080	£0	0.0%
		50% Affordable Housing	£1,618,212	£2,124,512	£189,829	£674,277	£0	0.0%
		0% Affordable Housing	£5,192,600	£4,803,452	£778,890	£1,507,748	£0	0.0%
		20% Affordable Housing	£4,681,104	£4,803,452	£657,354	£1,500,076	£0	0.0%
	50 Unit	30% Affordable Housing	£4,381,908	£4,803,452	£588,498	£1,495,588	£0	
	Mixed Scheme	35% Affordable Housing	£4,237,708	£4,803,452	£554,394	£1,493,425	£0	
		40% Affordable Housing	£4,119,312	£4,803,452	£526,249	£1,491,649	£0	
Ē		50% Affordable Housing	£3,844,916	£4,803,452	£462,283	£1,487,533	£0	(of GDV)  (of GDV)  0.0%
Value Point 1		0% Affordable Housing	£5,705,000	£5,054,588	£855,750	£1,536,075	£0	
<u>a</u> >		20% Affordable Housing	£5,705,000 £5,113,700	£5,054,588	£717,582	£1,536,075 £1,527,206	£0	
	50 Unit	30% Affordable Housing	£4,821,600	£5,054,588	£717,362 £650,286		£0	
	Housing Scheme					£1,522,824	£0	
	Continu	35% Affordable Housing	£4,632,500	£5,054,588	£606,180	£1,519,988		
		40% Affordable Housing	£4,522,400	£5,054,588	£579,414	£1,518,336	£0	
		50% Affordable Housing	£4,230,300	£5,054,588	£512,118	£1,513,955	£0	
		0% Affordable Housing	£4,333,000	£4,270,333	£649,950	£1,451,037	£0	
		20% Affordable Housing	£3,916,808	£4,270,333	£546,984	£1,444,794	£0	
	50 Unit Flatted	30% Affordable Housing	£3,715,812	£4,270,333	£496,999	£1,441,779	£0	
	Scheme	35% Affordable Housing	£3,588,812	£4,270,333	£466,195	£1,439,874	£0	
		40% Affordable Housing	£3,500,616	£4,270,333	£444,019	£1,438,551	£0	
		50% Affordable Housing	£3,299,620	£4,270,333	£394,033	£1,435,536	£0	0.0%
		0% Affordable Housing	£11,410,000	£10,109,175	£1,711,500	£3,270,076	£0	0.0%
		20% Affordable Housing	£10,227,400	£10,109,175	£1,435,164	£3,252,337	£0	0.0%
	100 Unit Housing	30% Affordable Housing	£9,657,100	£10,109,175	£1,301,406	£3,243,782	£0	0.0%
	Scheme	35% Affordable Housing	£9,344,000	£10,109,175	£1,229,700	£3,239,086	£0	0.0%
		40% Affordable Housing	£9,044,800	£10,109,175	£1,158,828	£3,234,598	£0	0.0%
		50% Affordable Housing	£8,474,500	£10,109,175	£1,025,070	£3,226,043	£0	0.0%
		0% Affordable Housing	£10,385,200	£9,606,903	£1,557,780	£3,204,269	£0	0.0%
		20% Affordable Housing	£9,362,208	£9,606,903	£1,314,708	£3,188,924	£0	0.0%
	100 Unit Mixed	30% Affordable Housing	£8,766,416	£9,606,903	£1,177,153	£3,179,988	£0	0.0%
	Scheme	35% Affordable Housing	£8,535,220	£9,606,903	£1,121,197	£3,176,520	£0	0.0%
		40% Affordable Housing	£8,238,624	£9,606,903	£1,052,497	£3,172,071	£0	0.0%
		50% Affordable Housing	£7,692,432	£9,606,903	£924,722	£3,163,878	£0	0.0%

#### Table 19: 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 - £20,000

1	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)
		0% Affordable Housing	£433,500	£315,293	£65,025	£82,207	£0	0.0%
		20% Affordable Housing	£346,000	£315,293	£46,770	£80,894	£0	0.0%
	3 Unit 3-bed	30% Affordable Housing	£346,000	£315,293	£46,770	£80,894	£0	0.0%
	Housing Scheme	35% Affordable Housing	£346,000	£315,293	£46,770	£80,894	£0	0.0%
		40% Affordable Housing	£346,000	£315,293	£46,770	£80,894	£0	0.0%
		50% Affordable Housing	£285,310	£315,293	£30,124	£79,984	£0	0.0%
		0% Affordable Housing	£510,000	£366,795	£76,500	£85,710	£0	0.0%
		20% Affordable Housing	£405,000	£366,795	£54,900	£84,135	£0	0.0%
	3 Unit 4-bed	30% Affordable Housing	£405,000	£366,795	£54,900	£84,135	£0	0.0%
	Housing Scheme	35% Affordable Housing	£405,000	£366,795	£54,900	£84,135	£0	0.0%
		40% Affordable Housing	£405,000	£366,795	£54,900	£84,135	£0	0.0%
		50% Affordable Housing	£333,600	£366,795	£35,316	£83,064	£0	0.0%
		0% Affordable Housing	£773,500	£559,823	£116,025	£144,790	£0	0.0%
		20% Affordable Housing	£686,000	£559,823	£97,770	£143,478	£0	0.0%
	5 Unit	30% Affordable Housing	£607,810	£559,823	£77,779	£142,305	£0	0.0%
	Housing Scheme	35% Affordable Housing	£607,810	£559,823	£77,779	£142,305	£0	0.0%
		40% Affordable Housing	£607,810	£559,823	£77,779	£142,305	£0	0.0%
		50% Affordable Housing	£520,310	£559,823	£59,524	£140,993	£0	0.0%
		0% Affordable Housing	£569,500	£458,998	£85,425	£136,199	£0	0.0%
		20% Affordable Housing	£503,600	£458,998	£71,220	£135,211	£0	0.0%
	5 Unit	30% Affordable Housing	£455,762	£458,998	£58,099	£134,493	£0	0.0%
	Flatted Scheme	35% Affordable Housing	£455,762	£458.998	£58.099	£134,493	£0	0.0%
		40% Affordable Housing	£455,762	£458,998	£58,099	£134,493	£0	0.0%
		50% Affordable Housing	£389,862	£458,998	£43,894	£133,505	£0	0.0%
		0% Affordable Housing	£1,470,500	£1,068,143	£220,575	£285,608	£0	0.0%
		20% Affordable Housing	£1,329,450	£1,068,143	£187,632	£283,492	£0	0.0%
int2	10 Unit	30% Affordable Housing	£1,224,450	£1,068,143	£166,032	£281,917	£0	0.0%
Value Point 2	Housing Scheme	35% Affordable Housing	£1,146,950	£1,068,143	£149,907	£280,755	£0	0.0%
\a		40% Affordable Housing	£1,146,950	£1,068,143	£149,907	£280,755	£0	0.0%
		50% Affordable Housing	£1,059,450	£1,068,143	£131,652	£279.442	£0	0.0%
		0% Affordable Housing	£1,360,000	£993,750	£204,000	£279,870	£0	0.0%
		20% Affordable Housing	£1,218,950	£993,750	£171,057	£277,754	£0	0.0%
	10 Unit 2 &	30% Affordable Housing	£1,141,450	£993,750	£154,932	£276,591	£0	0.0%
	3-bed Housing	35% Affordable Housing	£1,053,950	£993,750	£136,677	£275,279	£0	0.0%
	Scheme	40% Affordable Housing	£1,053,950	£993,750	£136,677	£275,279	£0	0.0%
		50% Affordable Housing	£976,450	£993,750	£120,552	£274,116	£0	0.0%
		0% Affordable Housing	£1,139,000	£917,995	£170,850	£272,399	£0	0.0%
		0% Affordable Housing	£1,139,000 £1.025.262	£917,995	£170,850 £143,524	£272,399 £270.693	£0	0.0%
	10 Unit	20% Affordable Housing 30% Affordable Housing	£1,025,262 £959.362	£917,995	£143,524 £129,319	£270,693 £269.704	£0	0.0%
	Flatted Scheme	35% Affordable Housing	£893,462	£917,995	£129,319 £115,114	£269,704 £268,716	£0	0.0%
					£115,114			
		40% Affordable Housing	£893,462 £827,562	£917,995	£115,114 £100,909	£268,716	£0	0.0%
		50% Affordable Housing				£267,727		
		0% Affordable Housing	£2,159,000	£1,570,740	£323,850	£425,984	£0	0.0%
	15 Unit	20% Affordable Housing	£1,912,950	£1,570,740	£269,307	£422,293	£0	0.0%
	Housing	30% Affordable Housing	£1,747,950	£1,570,740	£234,927	£419,818	£0	0.0%
	Scheme	35% Affordable Housing	£1,747,950	£1,570,740	£234,927	£419,818	£0	0.0%
		40% Affordable Housing	£1,684,400	£1,570,740	£218,109	£418,865	£0	0.0%
		50% Affordable Housing	£1,519,400	£1,570,740	£183,729	£416,390	£0	0.0%
		0% Affordable Housing	£1,564,000	£1,270,445	£234,600	£400,586	£0	0.0%
		20% Affordable Housing	£1,405,262	£1,270,445	£196,924	£398,205	£0	0.0%
	15 Unit Flatted	30% Affordable Housing	£1,294,362	£1,270,445	£172,369	£396,541	£0	0.0%
	Scheme	35% Affordable Housing	£1,294,362	£1,270,445	£172,369	£396,541	£0	0.0%
		40% Affordable Housing	£1,237,762	£1,270,445	£158,722	£395,692	£0	0.0%
		50% Affordable Housing	£1,126,862	£1,270,445	£134,167	£394,029	£0	0.0%

Table 19: 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 - £20,000

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)
		0% Affordable Housing	£3,604,000	£2,621,715	£540,600	£735,869	£0	0.0%
		20% Affordable Housing	£3,192,950	£2,621,715	£451,677	£729,703	£0	0.0%
	25 Unit Housing	30% Affordable Housing	£2,946,900	£2,621,715	£397,134	£726,012	£0	0.0%
	Scheme	35% Affordable Housing	£2,893,350	£2,621,715	£382,446	£725,209	£0	0.0%
		40% Affordable Housing	£2,805,850	£2,621,715	£364,191	£723,897	£0	0.0%
		50% Affordable Housing	£2,559,800	£2,621,715	£309,648	£720,206	£0	0.0%
		0% Affordable Housing	£3,077,000	£2,330,685	£461,550	£709,347	£0	0.0%
		20% Affordable Housing	£2,722,900	£2,330,685	£384,918	£704,036	£0	0.0%
	25 Unit	30% Affordable Housing	£2,542,562	£2,330,685	£343,192	£701,331	£0	0.0%
	Mixed Scheme	35% Affordable Housing	£2,489,012	£2,330,685	£328,504	£700,527	£0	0.0%
		40% Affordable Housing	£2,401,512	£2,330,685	£310,249	£699,215	£0	0.0%
		50% Affordable Housing	£2,212,412	£2,330,685	£267,997	£696,378	£0	0.0%
		0% Affordable Housing	£2,616,300	£2,124,512	£392,445	£689,248	£0	0.0%
		20% Affordable Housing	£2,337,900	£2,124,512	£329,688	£685,072	£0	0.0%
	25 Unit	30% Affordable Housing	£2,179,162	£2,124,512	£292,012	£682,691	£0	0.0%
	Flatted Scheme	35% Affordable Housing	£2,131,324	£2,124,512	£278,890	£681,974	£0	0.0%
		40% Affordable Housing	£2,065,424	£2,124,512	£264,685	£680,985	£0	
		50% Affordable Housing	£1,906,686	£2,124,512	£227,009	£678,604	£0	
		0% Affordable Housing	£6.305.300	£4,803,452	£945,795	£1,524,439	£0	
		20% Affordable Housing	£5,633,912	£4,803,452	£795,199	£1,514,368	£0	
	50 Unit	30% Affordable Housing	£5,240,174	£4,803,452	£709,762	£1,508,462	£0	
	Mixed Scheme	35% Affordable Housing	£5,051,074	£4,803,452	£667,510	£1,505,625	£0	
		40% Affordable Housing	£4.898.236	£4,003,452	£632.789	£1,503,025	£0	
int 2		50% Affordable Housing	£4,535,398	£4,803,452	£553,338	£1,503,333 £1,497,890	£0	(of GDV)  (of GD
Value Point 2								
Valt		0% Affordable Housing	£6,927,500	£5,054,588	£1,039,125	£1,554,413	£0	
	50 Unit	20% Affordable Housing	£6,156,850	£5,054,588	£868,191	£1,542,853	£0	
	Housing Scheme	30% Affordable Housing	£5,773,300	£5,054,588	£784,743	£1,537,100	£0	
	Scrienie	35% Affordable Housing	£5,527,250	£5,054,588	£730,200	£1,533,409	£0	
		40% Affordable Housing	£5,386,200	£5,054,588	£697,257	£1,531,293	£0	
		50% Affordable Housing	£5,002,650	£5,054,588	£613,809	£1,525,540	£0	
		0% Affordable Housing	£5,261,500	£4,270,333	£789,225	£1,464,965	£0	
		20% Affordable Housing	£4,710,624	£4,270,333	£661,465	£1,456,701	£0	
	50 Unit Flatted	30% Affordable Housing	£4,440,986	£4,270,333	£599,234	£1,452,657	£0	
	Scheme	35% Affordable Housing	£4,273,486	£4,270,333	£561,032	£1,450,144	£0	
		40% Affordable Housing	£4,159,748	£4,270,333	£533,706	£1,448,438	£0	0.0%
		50% Affordable Housing	£3,890,110	£4,270,333	£471,475	£1,444,394	£0	0.0%
		0% Affordable Housing	£13,855,000	£10,109,175	£2,078,250	£3,306,751	£0	0.0%
		20% Affordable Housing	£12,313,700	£10,109,175	£1,736,382	£3,283,631	£0	0.0%
	100 Unit Housing	30% Affordable Housing	£11,570,550	£10,109,175	£1,570,923	£3,272,484	£0	0.0%
	Scheme	35% Affordable Housing	£11,159,500	£10,109,175	£1,482,000	£3,266,318	£0	
		40% Affordable Housing	£10,772,400	£10,109,175	£1,394,514	£3,260,512	£0	0.0%
		50% Affordable Housing	£10,029,250	£10,109,175	£1,229,055	£3,249,365	£0	0.0%
		0% Affordable Housing	£12,610,600	£9,606,903	£1,891,590	£3,237,650	£0	0.0%
		20% Affordable Housing	£11,267,824	£9,606,903	£1,590,397	£3,217,509	£0	0.0%
	100 Unit Mixed	30% Affordable Housing	£10,489,648	£9,606,903	£1,420,083	£3,205,836	£0	0.0%
	Scheme	35% Affordable Housing	£10,180,910	£9,606,903	£1,350,457	£3,201,205	£0	0.0%
		40% Affordable Housing	£9,796,472	£9,606,903	£1,265,578	£3,195,438	£0	0.0%
		50% Affordable Housing	£9,080,096	£9,606,903	£1,107,234	£3,184,693	£0	0.0%

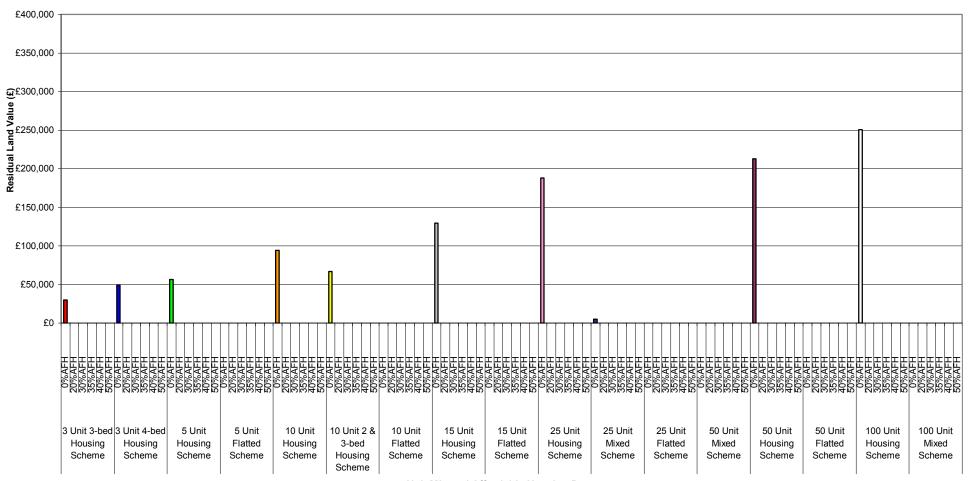
## Table 20: Summary Table Showing Results of Residual Land Value Appraisals and Reduction in Land Residual - Value Point 3 70% General Needs Rent/30% Intermediate Tenure Mix Planning Infrastructure Level - £20,000

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)
		0% Affordable Housing	£510,000	£315,293	£76,500	£88,473	£29,734	5.8%
		20% Affordable Housing	£401,000	£315,293	£54,660	£81,719	£0	0.0%
	3 Unit 3-bed	30% Affordable Housing	£401,000	£315,293	£54,660	£81,719	£0	0.0%
	Housing Scheme	35% Affordable Housing	£401,000	£315,293	£54,660	£81,719	£0	0.0%
		40% Affordable Housing	£401,000	£315,293	£54,660	£81,719	£0	0.0%
		50% Affordable Housing	£329,600	£315,293	£35,076	£80,648	£0	0.0%
		0% Affordable Housing	£600,000	£366,795	£90,000	£93,776	£49,429	8.2%
		20% Affordable Housing	£469,000	£366,795	£64,140	£85,095	£0	0.0%
	3 Unit 4-bed	30% Affordable Housing	£469,000	£366,795	£64,140	£85,095	£0	0.0%
	Housing Scheme	35% Affordable Housing	£469,000	£366,795	£64,140	£85,095	£0	0.0%
		40% Affordable Housing	£469,000	£366,795	£64,140	£85,095	£0	0.0%
		50% Affordable Housing	£385,000	£366,795	£41,100	£83,835	£0	0.0%
		0% Affordable Housing	£910,000	£559,823	£136,500	£157,196	£56,482	6.2%
		20% Affordable Housing	£801,000	£559,823	£114,660	£145,203	£0	0.0%
	5 Unit	30% Affordable Housing	£707,600	£559,823	£91,056	£143,802	£0	0.0%
	Housing Scheme	35% Affordable Housing	£707,600	£559,823	£91,056	£143,802	£0	0.0%
		40% Affordable Housing	£707,600	£559,823	£91,056	£143,802	£0	0.0%
		50% Affordable Housing	£598,600	£559,823	£69,216	£142,167	£0	0.0%
		0% Affordable Housing	£670,000	£458,998	£100,500	£137,707	£0	0.0%
		20% Affordable Housing	£587,000	£458,998	£83,460	£136,462	£0	0.0%
	5 Unit	30% Affordable Housing	£530,720	£458,998	£68,023	£135,618	£0	0.0%
	Flatted Scheme	35% Affordable Housing	£530.720	£458.998	£68.023	£135.618	£0	0.0%
		40% Affordable Housing	£530,720	£458,998	£68,023	£135,618	£0	0.0%
		50% Affordable Housing	£447,720	£458,998	£50,983	£134,373	£0	0.0%
		0% Affordable Housing	£1,730,000	£1,068,143	£259,500	£308,290	£94,068	5.4%
	10 Unit	20% Affordable Housing	£1,558,000	£1,068,143	£220,380	£286,920	£0	0.0%
int3		30% Affordable Housing	£1,427,000	£1,068,143	£194,520	£284,955	£0	0.0%
Value Point 3	Housing Scheme	35% Affordable Housing	£1,330,000	£1,068,143	£175,200	£283,500	£0	0.0%
Na Na		40% Affordable Housing	£1,330,000	£1,068,143	£175.200	£283.500	£0	0.0%
		50% Affordable Housing	£1,221,000	£1,068,143	£153,360	£281,865	£0	0.0%
		0% Affordable Housing	£1,600,000	£993.750	£240.000	£299.477	£66,773	4.2%
		20% Affordable Housing	£1,428,000	£993,750	£200,880	£280,890	£0	0.0%
	10 Unit 2 &	30% Affordable Housing	£1,331,000	£993,750	£181,560	£279,435	£0	0.0%
	3-bed Housing	35% Affordable Housing	£1,222,000	£993,750	£159,720	£277,800	£0	0.0%
	Scheme	40% Affordable Housing	£1,222,000	£993,750	£159,720	£277,800	£0	0.0%
		50% Affordable Housing	£1,125,000	£993,750	£140,400	£276,345	£0	0.0%
		0% Affordable Housing	£1,340,000	£917,995	£201,000			0.0%
		20% Affordable Housing	£1,340,000 £1,200,720	£917,995 £917,995	£168.523	£275,414 £273.325	£0 £0	0.0%
	10 Unit	30% Affordable Housing	£1,200,720 £1,117,720	£917,995	£151,483	£273,325	£0	0.0%
	Flatted Scheme	30% Affordable Housing 35% Affordable Housing	£1,117,720 £1,034,720	£917,995	£151,483 £134,443	£272,080 £270,835	£0	0.0%
		40% Affordable Housing	£1,034,720	£917,995	£134,443	£270,835	£0	0.0%
		40% Affordable Housing	£1,034,720 £951,720	£917,995	£134,443 £117,403	£270,835 £269,590	£0	0.0%
		0% Affordable Housing	£951,720 £2,540,000	£1,570,740	£381,000	£458,706	£129,554	5.1%
			£2,540,000 £2,237,000		, i	£458,706 £427,154	£129,554 £0	0.0%
	15 Unit	20% Affordable Housing		£1,570,740	£316,020 £274,860	£427,154 £424,064	£0	
	Housing Scheme	30% Affordable Housing	£2,031,000	£1,570,740				0.0%
	- Co.venile	35% Affordable Housing	£2,031,000	£1,570,740	£274,860	£424,064	£0 £0	0.0%
		40% Affordable Housing	£1,956,000	£1,570,740	£255,060 £213.900	£422,939	£0	0.0%
		50% Affordable Housing  0% Affordable Housing	£1,750,000 £1,840,000	£1,570,740 £1,270,445	,,,,,,,,	£419,849		
					£276,000	£404,726	£0	0.0%
	15 Unit	20% Affordable Housing	£1,642,720	£1,270,445	£231,043	£401,767	£0	0.0%
	Flatted	30% Affordable Housing	£1,501,720	£1,270,445	£201,523	£399,652	£0	0.0%
	Scheme	35% Affordable Housing	£1,501,720	£1,270,445	£201,523	£399,652	£0	0.0%
		40% Affordable Housing	£1,434,720	£1,270,445	£185,443	£398,647	£0	0.0%
		50% Affordable Housing	£1,293,720	£1,270,445	£155,923	£396,532	£0	0.0%

Table 20: 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 - £20,000

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)
		0% Affordable Housing	£4,240,000	£2,621,715	£636,000	£792,340	£188,045	4.4%
		20% Affordable Housing	£3,731,000	£2,621,715	£529,860	£737,774	£0	0.0%
	25 Unit Housing	30% Affordable Housing	£3,428,000	£2,621,715	£464,880	£733,229	£0	0.0%
	Scheme	35% Affordable Housing	£3,365,000	£2,621,715	£447,600	£732,284	£0	0.0%
		40% Affordable Housing	£3,256,000	£2,621,715	£425,760	£730,649	£0	0.0%
		50% Affordable Housing	£2,953,000	£2,621,715	£360,780	£726,104	£0	0.0%
		0% Affordable Housing	£3,620,000	£2,330,685	£543,000	£741,538	£4,777	0.1%
		20% Affordable Housing	£3,180,000	£2,330,685	£451,440	£710,892	£0	0.0%
	25 Unit Mixed	30% Affordable Housing	£2,956,720	£2,330,685	£401,683	£707,543	£0	0.0%
	Scheme	35% Affordable Housing	£2,893,720	£2,330,685	£384,403	£706,598	£0	0.0%
		40% Affordable Housing	£2,784,720	£2,330,685	£362,563	£704,963	£0	0.0%
		50% Affordable Housing	£2,550,720	£2,330,685	£312,163	£701,453	£0	0.0%
		0% Affordable Housing	£3,078,000	£2,124,512	£461,700	£696,174	£0	0.0%
		20% Affordable Housing	£2,729,000	£2,124,512	£386,580	£690,939	£0	0.0%
	25 Unit	30% Affordable Housing	£2,531,720	£2,124,512	£341,623	£687,980	£0	0.0%
	Flatted Scheme	35% Affordable Housing	£2,475,440	£2,124,512	£326,186	£687,135	£0	0.0%
		40% Affordable Housing	£2,392,440	£2,124,512	£309,146	£685,890	£0	0.0%
		50% Affordable Housing	£2,195,160	£2,124,512	£264,190	£682,931	£0	0.0%
		0% Affordable Housing	£7,418,000	£4,803,452	£1,112,700	£1,541,129	£0	0.0%
		20% Affordable Housing	£6,586,720	£4,803,452	£933,043	£1,528,660	£0	0.0%
	50 Unit	30% Affordable Housing	£6,098,440	£4,803,452	£831,026	£1,521,336	£0	0.0%
	Mixed Scheme	35% Affordable Housing	£5,864,440	£4,803,452	£780,626	£1,517,826	£0	0.0%
		40% Affordable Housing	£5,677,160	£4.803.452	£739.330	£1.515.017	£0	0.0%
oint 3		50% Affordable Housing	£5,225,880	£4,803,452	£644,393	£1,508,248	£0	(of GDV)  4.4%  0.0%
Value Point 3		0% Affordable Housing	£8,150,000	£5,054,588	£1,222,500	£1,658,024	£212,740	
\   		20% Affordable Housing	£7,200,000	£5,054,588	£1,018,800	£1,558,500	£0	
	50 Unit	30% Affordable Housing	£6,725,000	£5,054,588	£919,200	£1,551,375	£0	
	Housing Scheme	35% Affordable Housing	£6,422,000	£5,054,588	£854,220	£1,546,830	£0	
		40% Affordable Housing	£6,250,000	£5,054,588	£815,100	£1,544,250	£0	
		50% Affordable Housing	£5,775,000	£5,054,588	£715,500	£1,537,125	£0	
		0% Affordable Housing	£6,190,000	£4,270,333	£928.500	£1,478,892	£0	0.0%
		20% Affordable Housing	£5,504,440	£4,270,333	£775,946	£1,468,609	£0	
	50 Unit	30% Affordable Housing	£5,166,160	£4,270,333	£701,470	£1,463,535	£0	
	Flatted Scheme	35% Affordable Housing	£4,958,160	£4,270,333	£655,870	£1,460,415	£0	
		40% Affordable Housing	£4,818,880	£4,270,333	£623,393	£1,458,325	£0	
		50% Affordable Housing	£4,480,600	£4,270,333	£548,916	£1,453,251	£0	
		0% Affordable Housing	£16,300,000	£10,109,175	£2,445,000	£3,487,423	£250,650	
		0% Affordable Housing 20% Affordable Housing		£10,109,175 £10,109,175				
	100 Unit	20% Affordable Housing 30% Affordable Housing	£14,400,000	£10,109,175 £10,109,175	£2,037,600 £1,840,440	£3,314,926 £3,301,186	£0 £0	
	Housing Scheme		2.0,10.1,000			20,001,100		
	ochenie .	35% Affordable Housing	£12,975,000	£10,109,175	£1,734,300	£3,293,551 £3,286,426	03	
		40% Affordable Housing	£12,500,000	£10,109,175	£1,630,200		£0	
		50% Affordable Housing	£11,584,000	£10,109,175	£1,433,040	£3,272,686	£0	
		0% Affordable Housing	£14,836,000	£9,606,903	£2,225,400	£3,271,031	£0	
		20% Affordable Housing	£13,173,440	£9,606,903	£1,866,086	£3,246,093	£0	
	100 Unit Mixed	30% Affordable Housing	£12,212,880	£9,606,903	£1,663,013	£3,231,685	£0	
	Scheme	35% Affordable Housing	£11,826,600	£9,606,903	£1,579,716	£3,225,890	£0	
		40% Affordable Housing	£11,354,320	£9,606,903	£1,478,659	£3,218,806	£0	0.0%
		50% Affordable Housing	£10,467,760	£9,606,903	£1,289,746	£3,205,508	£0	0.0%

## Graph 28 - Residual Land Value (£) - Value Point 3 70% General Needs Rent/30% Intermediate Tenure Mix Planning Infrastructure Level - £20,000



Graph 29 - Residual Land Value (% of GDV) - Value Point 3 70% General Needs Rent/30% Intermediate Tenure Mix Planning Infrastructure Level - £20,000

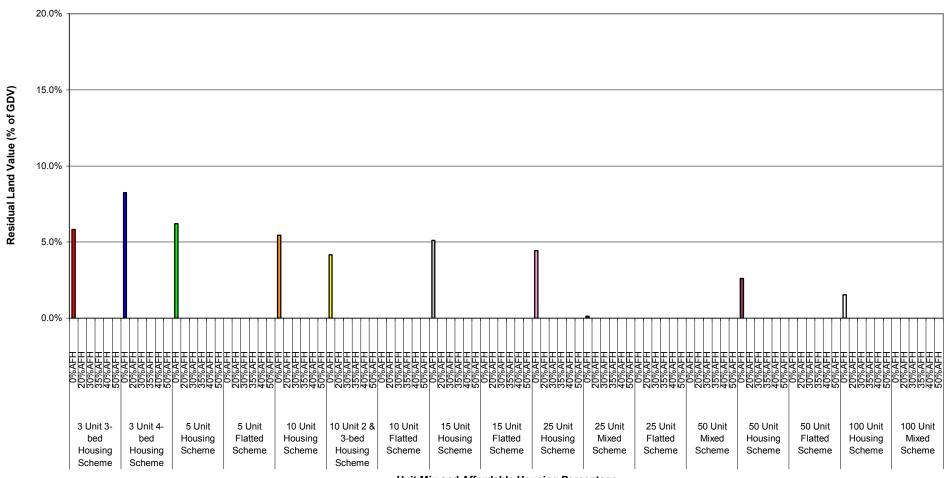


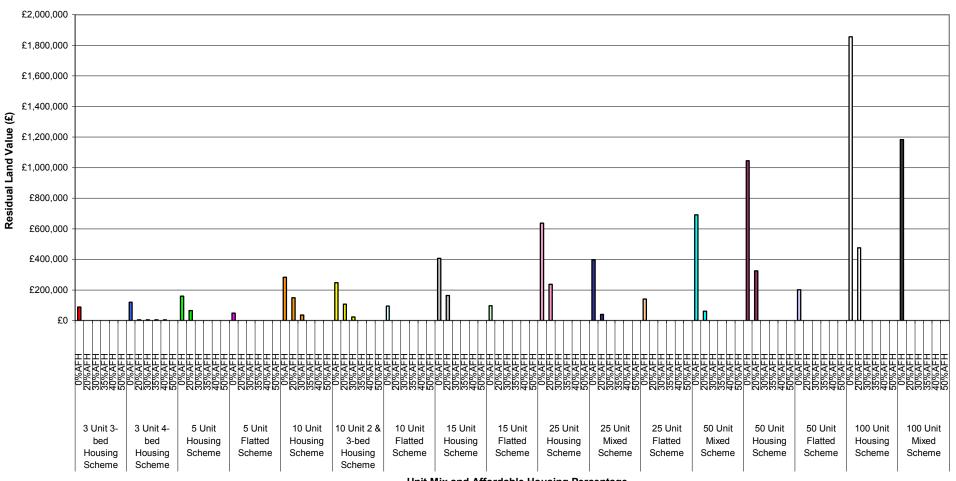
Table 21: Summary Table Showing Results of Residual Land Value Appraisals and Reduction in Land Residual - Value Point 4 70% General Needs Rent/30% Intermediate Tenure Mix Planning Infrastructure Level - £20,000

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)
		0% Affordable Housing	£586,500	£315,293	£87,975	£94,412	£88,821	15.1%
		20% Affordable Housing	£455,000	£315,293	£62,490	£82,529	£0	0.0%
	3 Unit 3-bed Housing	30% Affordable Housing	£455,000	£315,293	£62,490	£82,529	£0	0.0%
	Scheme	35% Affordable Housing	£455,000	£315,293	£62,490	£82,529	£0	0.0%
		40% Affordable Housing	£455,000	£315,293	£62,490	£82,529	£0	0.0%
		50% Affordable Housing	£372,890	£315,293	£39,968	£81,298	£0	0.0%
		0% Affordable Housing	£690,000	£366,795	£103,500	£100,762	£118,943	17.2%
		20% Affordable Housing	£533,000	£366,795	£73,380	£89,068	£3,757	0.7%
	3 Unit 4-bed	30% Affordable Housing	£533,000	£366,795	£73,380	£89,068	£3,757	0.7%
	Housing Scheme	35% Affordable Housing	£533,000	£366,795	£73,380	£89,068	£3,757	0.7%
		40% Affordable Housing	£533,000	£366,795	£73,380	£89,068	£3,757	0.7%
		50% Affordable Housing	£436,400	£366,795	£46,884	£84,606	£0	0.0%
		0% Affordable Housing	£1,046,500	£559,823	£156,975	£169,786	£159,917	15.3%
		20% Affordable Housing	£915,000	£559,823	£131,490	£158,190	£65,498	7.2%
	5 Unit	30% Affordable Housing	£807,390	£559,823	£104,333	£145,299	£0	0.0%
	Housing Scheme	35% Affordable Housing	£807,390	£559,823	£104,333	£145,299	£0	0.0%
		40% Affordable Housing	£807,390	£559,823	£104,333	£145,299	£0	0.0%
		50% Affordable Housing				£143,326	£0	0.0%
		0% Affordable Housing				£148,635	£47,292	6.1%
		20% Affordable Housing				£137,713	£0	0.0%
	5 Unit	30% Affordable Housing				£136,742	£0	0.0%
	Flatted Scheme	35% Affordable Housing	,			£136.742	£0	0.0%
		40% Affordable Housing			,	£136,742	£0	0.0%
		50% Affordable Housing	### Cost	£135,241	£0	0.0%		
		0% Affordable Housing				£133,241 £332,225	£281,986	14.2%
	10 Unit	20% Affordable Housing				£332,225 £314,779		8.4%
int 4	10 Unit					£300,906	£149,560 £36,554	2.2%
Value Point 4	Housing Scheme	30% Affordable Housing				£286,231		0.0%
\aj	Continu	35% Affordable Housing				£286,231	£0 £0	0.0%
		40% Affordable Housing		,,				
		50% Affordable Housing				£284,259	£0	0.0%
		0% Affordable Housing	,,	,	,	£321,614	£246,150	13.4%
	10 Unit 2 &	20% Affordable Housing			, i	£304,168	£107,489	6.6%
	3-bed Housing	30% Affordable Housing				£293,888	£23,784	1.6%
	Scheme	35% Affordable Housing		,	, i	£280,290	£0	0.0%
		40% Affordable Housing				£280,290	£0	0.0%
		50% Affordable Housing		·	·	£278,543	£0	0.0%
		0% Affordable Housing				£297,271	£94,584	6.1%
		20% Affordable Housing				£275,957	£0	0.0%
	10 Unit Flatted	30% Affordable Housing	£1,276,078	£917,995	£173,648	£274,455	£0	0.0%
	Scheme	35% Affordable Housing		· ·		£272,954	£0	0.0%
		40% Affordable Housing				£272,954	£0	0.0%
		50% Affordable Housing				£271,452	£0	0.0%
		0% Affordable Housing			, i	£493,849	£405,714	13.9%
		20% Affordable Housing	£2,560,050	£1,570,740	£362,673	£462,529	£164,108	6.4%
	15 Unit Housing	30% Affordable Housing	£2,312,050	£1,570,740	£314,673	£428,280	£0	0.0%
	Scheme	35% Affordable Housing	£2,312,050	£1,570,740	£314,673	£428,280	£0	0.0%
		40% Affordable Housing	£2,224,600	£1,570,740	£291,831	£426,968	£0	0.0%
		50% Affordable Housing	£1,976,600	£1,570,740	£243,831	£423,248	£0	0.0%
		0% Affordable Housing	£2,116,000	£1,270,445	£317,400	£432,425	£95,730	4.5%
		20% Affordable Housing	£1,880,178	£1,270,445	£265,163	£405,329	£0	0.0%
	15 Unit Flatted	30% Affordable Housing	£1,709,078	£1,270,445	£230,678	£402,762	£0	0.0%
		35% Affordable Housing	£1 709 078	£1,270,445	£230,678	£402,762	£0	0.0%
	Scheme	35% Allordable Housing	21,100,010		The second second			
	Scheme	40% Affordable Housing				£401,601	£0	0.0%

Table 21: 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 - £20,000

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)
		0% Affordable Housing	£4,876,000	£2,621,715	£731,400	£860,297	£636,085	13.0%
		20% Affordable Housing	£4,267,050	£2,621,715	£607,923	£798,765	£236,260	5.5%
	25 Unit Housing	30% Affordable Housing	£3,906,100	£2,621,715	£532,446	£762,545	£0	0.0%
	Scheme	35% Affordable Housing	£3,833,650	£2,621,715	£512,574	£739,314	£0	0.0%
		40% Affordable Housing	£3,702,150	£2,621,715	£487,089	£737,341	£0	0.0%
		50% Affordable Housing	£3,341,200	£2,621,715	£411,612	£731,927	£0	0.0%
		0% Affordable Housing	£4,163,000	£2,330,685	£624,450	£799,557	£396,058	9.5%
		20% Affordable Housing	£3,635,100	£2,330,685	£517,842	£746,168	£40,405	1.1%
	25 Unit Mixed	30% Affordable Housing	£3,367,878	£2,330,685	£459,995	£713,710	£0	0.0%
	Scheme	35% Affordable Housing	£3,295,428	£2,330,685	£440,123	£712,624	£0	0.0%
		40% Affordable Housing	£3,163,928	£2,330,685	£414,638	£710,651	£0	0.0%
		50% Affordable Housing	£2,884,028	£2,330,685	£356,030	£706,453	£0	0.0%
		0% Affordable Housing	£3,539,700	£2,124,512	£530,955	£743,899	£140,335	4.0%
		20% Affordable Housing	£3,120,100	£2,124,512	£443,472	£696,805	£0	0.0%
	25 Unit	30% Affordable Housing	£2,884,278	£2,124,512	£391,235	£693,268	£0	0.0%
	Flatted Scheme	35% Affordable Housing	£2,819,556	£2,124,512	£373,482	£692,297	£0	0.0%
		40% Affordable Housing	£2,719,456	£2,124,512	£353,607	£690,796	£0	0.0%
		50% Affordable Housing	£2,483,634	£2,124,512	£301,370	£687,258	£0	0.0%
		0% Affordable Housing	£8,530,700	£4,803,452	£1,279,605	£1,728,594	£690,287	8.1%
		20% Affordable Housing	£7,537,528	£4,803,452	£1,070,768	£1,602,128	£61,180	0.8%
	50 Unit	30% Affordable Housing	£6,952,706	£4,803,452	£952,050	£1,534,150	£0	0.0%
	Mixed Scheme	35% Affordable Housing	£6,672,806	£4,803,452	£893,442	£1,529,951	£0	0.0%
		40% Affordable Housing	£6,451,084	£4,803,452	£845,570	£1,526,626	£0	0.0%
oint 4		50% Affordable Housing	£5,910,362	£4,803,452	£735,088	£1,518,515	£0	0.0%
Value Point 4		0% Affordable Housing	£9,372,500	£5,054,588	£1,405,875	£1,824,376	£1,044,155	11.1%
>		20% Affordable Housing	£8,239,150	£5,054,588	£1,169,169	£1,679,827	£325,500	4.0%
	50 Unit	30% Affordable Housing	£7,670,700	£5,054,588	£1,053,297	£1,565,561	£0	0.0%
	Housing Scheme	35% Affordable Housing	£7,309,750	£5,054,588	£977,820	£1,560,147	£0	0.0%
		40% Affordable Housing	£7,105,800	£5,054,588	£932,463	£1,557,087	£0	0.0%
		50% Affordable Housing	£6,537,350	£5,054,588	£816,591	£1,548,561	£0	0.0%
		0% Affordable Housing	£7,118,500	£4,270,333	£1,067,775	£1,576,268	£202,084	2.8%
		20% Affordable Housing	£6,298,256	£4,270,333	£890,427	£1,480,516	£0	0.0%
	50 Unit	30% Affordable Housing	£5,891,334	£4,270,333	£803,705	£1,474,412	£0	0.0%
	Flatted Scheme	35% Affordable Housing	£5,642,834	£4,270,333	£750,707	£1,470,685	£0	0.0%
		40% Affordable Housing	£5,478,012	£4,270,333	£713,080	£1,468,212	£0	0.0%
		50% Affordable Housing	£5,071,090	£4,270,333	£626,357	£1,462,108	£0	0.0%
		0% Affordable Housing	£18,745,000	£10,109,175	£2,811,750	£3,891,581	£1,855,194	9.9%
		20% Affordable Housing	£16,478,300	£10,109,175	£2,338,338	£3,540,909	£475,182	2.9%
	100 Unit	30% Affordable Housing	£15,385,450	£10,109,175	£2,109,237	£3,329,708	£0	0.0%
	Housing Scheme	35% Affordable Housing	£14,776,500	£10,109,175	£1,985,760	£3,320,573	£0	0.0%
		40% Affordable Housing	£14,211,600	£10,109,175	£1,864,926	£3,312,100	£0	0.0%
		50% Affordable Housing	£13,118,750	£10,109,175	£1,635,825	£3,295,707	£0	0.0%
		0% Affordable Housing	£13,116,750 £17,061,400	£9,606,903	£1,639,829 £2,559,210	£3,662,335	£1,183,634	6.9%
		20% Affordable Housing	£15,075,056	£9,606,903	£2,559,210 £2,141,535	£3,355,542	£1,163,634 £0	0.0%
	100 Unit				£2,141,535 £1,905,463	£3,355,542 £3,257,413		0.0%
	Mixed Scheme	30% Affordable Housing	£13,928,112	£9,606,903			03	
	Generile	35% Affordable Housing	£13,464,290	£9,606,903	£1,808,495	£3,250,456	£0	0.0%
		40% Affordable Housing	£12,902,168	£9,606,903	£1,691,140	£3,242,024	£0	0.0%
		50% Affordable Housing	£11,843,424	£9,606,903	£1,471,537	£3,226,143	£0	0.0%

### Graph 30 - Residual Land Value (£) - Value Point 4 70% General Needs Rent/30% Intermediate Tenure Mix Planning Infrastructure Level - £20,000



Graph 31 - Residual Land Value (% of GDV) - Value Point 4 70% General Needs Rent/30% Intermediate Tenure Mix Planning Infrastructure Level - £20,000

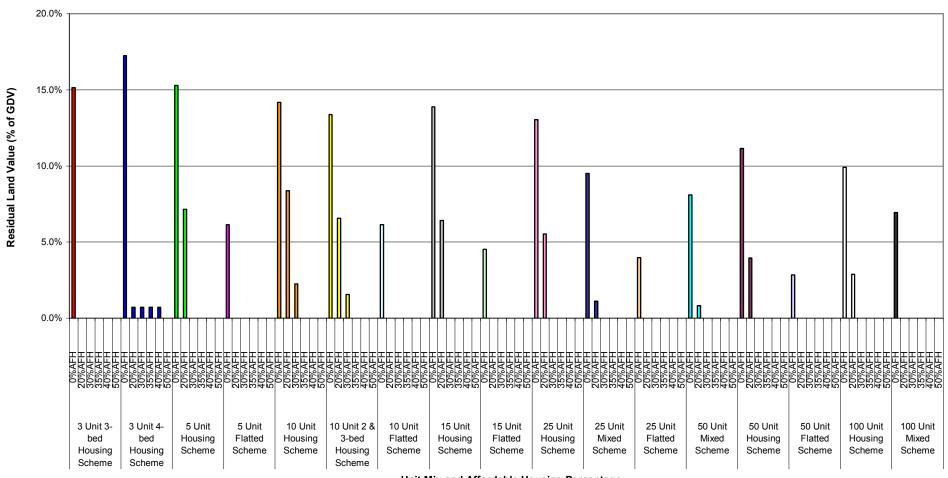


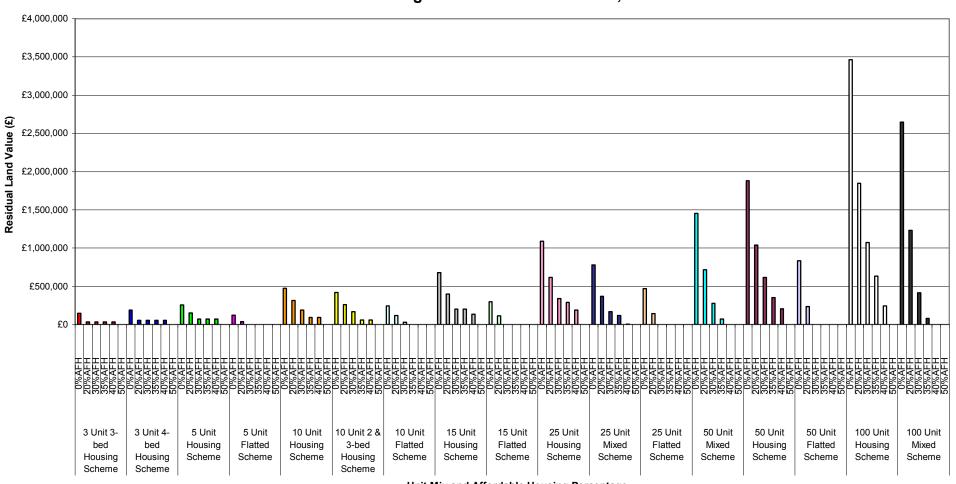
Table 22: Summary Table Showing Results of Residual Land Value Appraisals and Reduction in Land Residual - Value Point 5 70% General Needs Rent/30% Intermediate Tenure Mix Planning Infrastructure Level - £20,000

Marchane									
Part	1 Value Point		2 Scenario	GDV		Developer Profit			% Land Residual
			0% Affordable Housing	£663,000	£315,293	£99,450	£100,350	£147,908	22.3%
Notice   Company   Compa			20% Affordable Housing	£509,000	£315,293	Developer Profit         Finance & Land Costs           £99,450         £100,350           £70,320         £88,848           £70,320         £88,848           £70,320         £88,848           £70,320         £88,848           £70,320         £88,848           £70,320         £88,848           £48,861         £81,947           £117,000         £107,749           £82,620         £94,083           £82,620         £94,083           £82,620         £94,083           £82,620         £94,083           £82,620         £94,083           £82,620         £94,083           £82,620         £94,083           £82,620         £94,083           £82,620         £94,083           £82,620         £94,083           £82,620         £94,083           £82,620         £94,083           £82,620         £94,083           £82,620         £94,083           £82,620         £94,083           £82,620         £94,083           £82,620         £94,083           £82,620         £94,083           £82,620         £94,083           <	£34,540	6.8%	
Part			30% Affordable Housing	£509,000	£315,293	£70,320	£88,848	£34,540	6.8%
		Scheme	35% Affordable Housing	£509,000	£315,293	£70,320	£88,848	£34,540	6.8%
1996    1996			40% Affordable Housing	£509,000	£315,293	£70,320	£88,848	£34,540	6.8%
200, Affordish Housing			50% Affordable Housing	£416,180	£315,293	£44,861	£81,947	£0	0.0%
		_	0% Affordable Housing	£780,000	£366,795	£117,000	£107,749	Residual Land Price	23.9%
No. No. Afforded No. No. Afforded No. No. Afforded No. No. No. Afforded No. No. Afforded No. A			20% Affordable Housing	£597,000	£366,795	£82,620	£94,063	£53,522	9.0%
### A PART			30% Affordable Housing	£597,000	£366,795	£82,620	£94,063	£53,522	9.0%
			35% Affordable Housing	£597,000	£366,795	£82,620	£94,063	£53,522	9.0%
1999			40% Affordable Housing	£597,000	£366,795	£82,620	£94,063	£53,522	9.0%
Substance			50% Affordable Housing	£487,800	£366,795	£52,668	£85,377	£0	0.0%
State			0% Affordable Housing	£1,183,000	£559,823	£177,450	£182,376	£255,451	21.6%
No.			20% Affordable Housing	£1,029,000	£559,823	£148,320	£168,730	£152,128	14.8%
Scheme			30% Affordable Housing	£907,180	£559,823	£117,611	£158,644	£71,103	7.8%
1999   1999			35% Affordable Housing	£907,180	£559,823	£117,611	£158,644	£71,103	7.8%
On Advalable Housing			40% Affordable Housing	£907,180	£559,823	£117,611	£158,644	£71,103	7.8%
2006   2007   Affordable Housing   E753,800   E458,900   E107,840   E117,750   E102,200   C.76, 100   C.76, 110   E102,200   E102,2			50% Affordable Housing	£753,180	£559,823	£88,481	£144,486	£0	0.0%
Survival			0% Affordable Housing	£871,000	£458,998	£130,650	£157,905	£123,447	14.2%
Falland Scheme			20% Affordable Housing	£753,800	£458,998	£107,940	£147,570	£39,293	5.2%
Scheme   50% Attroducte Housing   £680,058   £448,968   £37,872   £17,868   £0   £0   £0   £0   £0   £0   £0   £			30% Affordable Housing	£680,636	£458,998	£87,872	£137,866	£0	0.0%
10 Unit 2 a			35% Affordable Housing	£680,636	£458,998	£87,872	£137,866	£0	0.0%
19 Unit   24   20% Affordable Housing   £1,266,000   £1,086,143   £337,360   £366,161   £472,726   £1,086   1.086,143   £237,360   £338,802   £338,801   1.6,9%   1.0,9%   1			40% Affordable Housing	£680,636	£458,998	£87,872	£137,866	£0	0.0%
19 Unit   10 Unit   20% Affordable Housing   £2,013,000			50% Affordable Housing	£563,436	£458,998	£65,162	£136,108	£0	0.0%
10 Unit   10 U			0% Affordable Housing	£2,249,000	£1,068,143	£337,350	£356,161	£472,726	21.0%
Adriv Abdrodable Housing   E1995.100   E1095.143   E225.726   E207.711   E30.521   5.5%	22		20% Affordable Housing	£2,013,100	£1,068,143	£285,756	£335,902	£313,601	15.6%
Adriv Abdrodable Housing   E1995.100   E1095.143   E225.726   E207.711   E30.521   5.5%	Point		30% Affordable Housing	£1,830,100	£1,068,143	£251,376	£319,663	£189,009	10.3%
Adriv Abdrodable Housing   E1995.100   E1095.143   E225.726   E207.711   E30.521   5.5%	/alue		35% Affordable Housing	£1,695,100	£1,068,143	£225,726	£307,711	£93,521	5.5%
10 Unit 2 al			40% Affordable Housing	£1,695,100	£1,068,143	£225,726	£307,711	£93,521	5.5%
10 Unit 2			50% Affordable Housing	£1,541,100	£1,068,143	£196,596	£286,667	£0	0.0%
10 Unit 2   3-0-d   30% Affordable Housing			0% Affordable Housing	£2,080,000	£993,750	£312,000	£343,751	£417,584	20.1%
3-bed   30% Affordable Housing   £1,700,100   £390,760   £234,766   £311,539   £160,055   9.9%			20% Affordable Housing	£1,844,100	£993,750	£260,406	£323,491	£258,459	14.0%
Scheme   35% Affordable Housing   £1,555,100   £963,750   £205,626   £207,802   £57,832   3,7%		3-bed	30% Affordable Housing	£1,709,100	£993,750	£234,756	£311,539	£169,055	9.9%
10 Unit Flatted   10 Unit Fl			35% Affordable Housing	£1,555,100	£993,750	£205,626	£297,892	£57,832	3.7%
10 Unit Flatted Scheme			40% Affordable Housing	£1,555,100	£993,750	£205,626	£297,892	£57,832	3.7%
10 Unit Flatted Scheme  20% Affordable Housing £1,851,636 £917,995 £218,622 £299,567 £115,551 7.4% 30% Affordable Housing £1,347,236 £917,995 £195,812 £289,232 £31,397 2.2% 40% Affordable Housing £1,317,236 £917,995 £173,102 £275,072 £0 0.0% 50% Affordable Housing £1,317,236 £917,995 £1173,102 £275,072 £0 0.0% 50% Affordable Housing £1,317,236 £917,995 £1153,392 £275,072 £0 0.0% 50% Affordable Housing £1,307,236 £917,995 £1150,392 £275,072 £0 0.0% 50% Affordable Housing £1,300,000 £1,570,740 £495,300 £528,991 £678,690 20,6% 20% Affordable Housing £2,883,100 £1,570,740 £495,300 £528,991 £678,690 20,6% 40% Affordable Housing £2,841,000 £1,570,740 £384,546 £468,894 £199,001 7.7% 40% Affordable Housing £2,841,000 £1,570,740 £384,546 £468,894 £199,001 7.7% 50% Affordable Housing £2,493,200 £1,570,740 £328,602 £458,687 £135,271 5.4% 50% Affordable Housing £2,204,200 £1,570,740 £238,602 £458,687 £135,271 5.4% 50% Affordable Housing £2,204,000 £1,570,740 £273,822 £426,682 £0 0.0% 0% Affordable Housing £2,204,000 £1,570,740 £273,822 £426,682 £0 0.0% 10% Affordable Housing £2,204,000 £1,570,740 £273,822 £426,682 £0 0.0% 10% Affordable Housing £2,204,000 £1,570,740 £273,822 £426,682 £0 0.0% 10% Affordable Housing £2,176,636 £1,270,445 £259,832 £434,275 £113,634 5.4% 13 Unit Flatted Scheme 100,000 £1,570,445 £259,832 £405,872 £0 0.0% 100,000 £1,570,445 £259,832 £405,872 £0 0.0% 100,000 £1,570,445 £259,832 £405,872 £0 0.0% 100,000 £1,570,445 £259,832 £405,872 £0 0.0% 100,000 £1,570,445 £259,832 £405,872 £0 0.0% 100,000 £1,570,445 £259,832 £405,872 £0 0.0% 100,000 £1,570,445 £259,832 £405,872 £0 0.0% 100,000 £1,570,445 £259,832 £405,872 £0 0.0% 100,000 £1,570,445 £259,832 £405,872 £0 0.0% 100,000 £1,570,445 £259,832 £405,872 £0 0.0% 100,000 £1,570,445 £259,832 £405,872 £0 0.0% 100,000 £1,570,445 £259,832 £405,872 £0 0.0% 100,000 £1,570,445 £259,832 £405,872 £0 0.0% 100,000 £1,570,445 £259,832 £405,872 £0 0.0% 100,000 £1,570,445 £259,832 £405,872 £0 0.0% 100,000 £1,570,445 £259,832 £405,872 £0 0.0% 100,000 £1,570,445 £259,832			50% Affordable Housing	£1,420,100	£993,750	£179,976	£280,771	£0	0.0%
10 Unit Flatted Scheme 30% Affordable Housing £1,434,436 £917,995 £195,812 £289,232 £31,397 £2.%			0% Affordable Housing	£1,742,000	£917,995	£261,300	£315,811	£244,426	14.0%
Flated Scheme 35% Affordable Housing £1.317,236 £917,995 £173,102 £275,072 £0 0.0%   44% Affordable Housing £1.317,236 £917,995 £173,102 £275,072 £0 0.0%   55% Affordable Housing £1.200,036 £917,995 £150,392 £273,314 £0 0.0%   0% Affordable Housing £1.200,036 £917,740 £495,300 £528,991 £678,890 20.6%   20% Affordable Housing £2.83,100 £1.570,740 £495,300 £528,991 £678,890 20.6%   20% Affordable Housing £2.84,100 £1.570,740 £354,546 £468,894 £199,001 7.7%   40% Affordable Housing £2.594,100 £1.570,740 £354,546 £468,894 £199,001 7.7%   40% Affordable Housing £2.493,200 £1.570,740 £354,546 £468,894 £199,001 7.7%   50% Affordable Housing £2.493,200 £1.570,740 £328,602 £458,587 £135,271 5.4%   50% Affordable Housing £2.294,200 £1.570,740 £273,822 £426,662 £0 0.0%   0% Affordable Housing £2.392,000 £1.570,740 £273,822 £426,662 £0 0.0%   15 Unit Flatted Scheme \$2.294,200 £1.570,745 £238,800 £457,883 £295,728 12.4%   20% Affordable Housing £2.117,636 £1.270,445 £258,830 £454,275 £113,634 5.4%   15 Unit Flatted Scheme \$2.394,000 £1.570,445 £258,832 £405,872 £0 0.0%   15 Unit Flatted Scheme \$2.294,200 £1.570,445 £258,832 £405,872 £0 0.0%   16 Unit Flatted Scheme \$2.294,200 £1.570,445 £258,832 £405,872 £0 0.0%   16 Unit Flatted Scheme \$2.294,200 £1.570,445 £258,830 £405,872 £0 0.0%   16 Unit Flatted Scheme \$2.294,200 £1.570,445 £258,832 £405,872 £0 0.0%   17 Unit Flatted Scheme \$2.294,200 £1.570,445 £258,830 £405,872 £0 0.0%   18 Unit Flatted Scheme \$2.294,200 £1.570,445 £258,830 £405,872 £0 0.0%   18 Unit Flatted Scheme \$2.294,200 £1.570,445 £258,830 £405,872 £0 0.0%   18 Unit Flatted Scheme \$2.294,200 £1.570,445 £258,830 £405,872 £0 0.0%   18 Unit Flatted Scheme \$2.294,200 £1.570,445 £258,830 £405,872 £0 0.0%   18 Unit Flatted Scheme \$2.294,200 £1.570,445 £258,830 £405,872 £0 0.0%   18 Unit Flatted Scheme \$2.294,200 £1.570,445 £258,830 £405,872 £0 0.0%   18 Unit Flatted Scheme \$2.294,200 £1.570,445 £258,830 £405,872 £0 0.0%   18 Unit Flatted Scheme \$2.294,200 £1.570,445 £258,830 £405,872 £0 0.0%   18 Unit Flatted Scheme			20% Affordable Housing	£1,551,636	£917,995	£218,522	£299,567	£115,551	7.4%
Scheme   35% Affordable Housing   £1.317.236			30% Affordable Housing	£1,434,436	£917,995	£195,812	£289,232	£31,397	2.2%
S0% Affordable Housing   £1,200,036   £917,995   £150,392   £273,314   £0   0.0%			35% Affordable Housing	£1,317,236	£917,995	£173,102	£275,072	£0	0.0%
0% Affordable Housing £3.302,000 £1.570,740 £495,300 £528,991 £678,690 20.6% 20% Affordable Housing £2.883,100 £1.570,740 £409,326 £402,403 £398,225 13.8% 30% Affordable Housing £2.594,100 £1.570,740 £335,546 £468,894 £199,001 7.7% 40% Affordable Housing £2.594,100 £1.570,740 £335,546 £468,894 £199,001 7.7% 40% Affordable Housing £2.493,200 £1.570,740 £328,602 £458,887 £135,271 5.4% 50% Affordable Housing £2.204,200 £1.570,740 £273,822 £426,862 £0 0.0% 0% Affordable Housing £2.204,200 £1.570,740 £273,822 £426,862 £0 0.0% 10% Affordable Housing £2.392,000 £1.570,740 £273,822 £426,862 £0 0.0% 10% Affordable Housing £2.176,386 £1.270,445 £258,800 £457,883 £295,726 12.4% 13 Unit Flatted Scheme £1,916,436 £1.270,445 £259,832 £405,872 £0 0.0% 40% Affordable Housing £1.916,436 £1.270,445 £259,832 £405,872 £0 0.0% 40% Affordable Housing £1.916,436 £1.270,445 £259,832 £405,872 £0 0.0%			40% Affordable Housing	£1,317,236	£917,995	£173,102	£275,072	### Residual Land ### Land Residual Land ### (of GD    ### E147,908   22.39    ### E34,540   6.8%    ### E33,522   9.0%    ### E34,540   14.8%    ### E71,103   7.8%    ### E71,	0.0%
15 Unit Housing   E2.883,100   E1.570,740   E409,326   E492,493   E398,225   13.8%			50% Affordable Housing	£1,200,036	£917,995	£150,392	£273,314		0.0%
16 Unit Housing Scheme 35% Affordable Housing £2.594,100 £1.570,740 £384,546 £466,894 £199,001 7.7%   40% Affordable Housing £2.594,100 £1.570,740 £338,652 £468,884 £199,001 7.7%   40% Affordable Housing £2.493,200 £1.570,740 £328,602 £458,887 £135,271 5.4%   50% Affordable Housing £2.204,200 £1.570,740 £273,822 £428,662 £0 0.0%   0% Affordable Housing £2.392,000 £1.270,445 £388,800 £457,883 £295,726 12.4%   20% Affordable Housing £2.117,636 £1.270,445 £299,282 £434,275 £113,634 5.4%   15 Unit Flatted Scheme 35% Affordable Housing £1.916,436 £1.270,445 £259,832 £405,872 £0 0.0%   40% Affordable Housing £1.916,436 £1.270,445 £259,832 £405,872 £0 0.0%   40% Affordable Housing £1.916,436 £1.270,445 £259,832 £405,872 £0 0.0%   40% Affordable Housing £1.916,436 £1.270,445 £259,832 £405,872 £0 0.0%   40% Affordable Housing £1.916,436 £1.270,445 £259,832 £405,872 £0 0.0%   40% Affordable Housing £1.828,636 £1.270,445 £259,832 £405,872 £0 0.0%   40% Affordable Housing £1.828,636 £1.270,445 £259,832 £405,872 £0 0.0%   40% Affordable Housing £1.828,636 £1.270,445 £259,832 £405,872 £0 0.0%   40% Affordable Housing £1.828,636 £1.270,445 £259,836 £404,555 £0 0.0%			0% Affordable Housing	£3,302,000	£1,570,740	£495,300	£528,991	E313,601  £180,009  £33,521  £33,521  £03,521  £0417,584  £258,459  £160,055  £57,832  £57,832  £57,832  £115,551  £31,397  £0  £0  £0,600  £308,225	20.6%
Housing   Scheme   35% Affordable Housing   £2,594,100   £1,570,740   £336,546   £466,894   £199,901   7.7%			20% Affordable Housing	£2,883,100	£1,570,740	£409,326	£492,493	£398,225	13.8%
Scheme   35% Affordable Housing   £2.594,100   £1,570,740   £354,546   £466,894   £199,001   7.7%			30% Affordable Housing	£2,594,100	£1,570,740	£354,546	£466,894	£199,901	7.7%
50% Affordable Housing   £2,204,200   £1,570,740   £273,822   £426,662   £0   0.0%			35% Affordable Housing	£2,594,100	£1,570,740	£354,546	£466,894	£199,901	7.7%
0% Affordable Housing £2.392,000 £1.270,445 £358,800 £457,833 £295,726 12.4%  20% Affordable Housing £2.117,636 £1.270,445 £299,282 £434,275 £113,634 5.4%  15 Unit Flatted Scheme 35% Affordable Housing £1.916,436 £1.270,445 £259,832 £405,872 £0 0.0%  40% Affordable Housing £1.916,436 £1.270,445 £259,832 £405,872 £0 0.0%  40% Affordable Housing £1.828,636 £1.270,445 £238,886 £404,555 £0 0.0%			40% Affordable Housing	£2,493,200	£1,570,740	£328,602	£458,587	E34,540 6.8% E34,540 6.8% E0 0.0% E168,572 23.9% E53,522 9.0% E50 0.0% E71,103 7.8%	5.4%
20% Affordable Housing £2.117,636 £1.270,445 £299,282 £434,275 £113,634 5.4%  15 Unit Platted Scheme 35% Affordable Housing £1.916,436 £1.270,445 £259,832 £405,872 £0 0.0%  40% Affordable Housing £1.916,436 £1.270,445 £259,832 £405,872 £0 0.0%  40% Affordable Housing £1.828,636 £1.270,445 £238,886 £404,555 £0 0.0%			50% Affordable Housing	£2,204,200	£1,570,740	£273,822	£426,662	£0	0.0%
15 Unit Flatted Scheme 35% Affordable Housing £1,916,436 £1,270,445 £259,832 £405,872 £0 0.0%   40% Affordable Housing £1,916,436 £1,270,445 £259,832 £405,872 £0 0.0%   40% Affordable Housing £1,828,636 £1,270,445 £238,886 £404,555 £0 0.0%			0% Affordable Housing	£2,392,000	£1,270,445	£358,800	£457,883	£295,726	12.4%
Flatted Scheme 35% Affordable Housing £1,916,436 £1,270,445 £259,832 £405,872 £0 0.0% 40% Affordable Housing £1,828,636 £1,270,445 £238,886 £404,555 £0 0.0%			20% Affordable Housing	£2,117,636	£1,270,445	£299,282	£434,275	£113,634	5.4%
Scheme         35% Affordable Housing         £1,916,436         £1,270,445         £259,832         £405,872         £0         0.0%           40% Affordable Housing         £1,828,636         £1,270,445         £238,886         £404,555         £0         0.0%			30% Affordable Housing	£1,916,436	£1,270,445	£259,832	£405,872	£0	0.0%
			35% Affordable Housing	£1,916,436	£1,270,445	£259,832	£405,872	£0	0.0%
50% Affordable Housing £1,627,436 £1,270,445 £199,436 £401,537 £0 0.0%			40% Affordable Housing	£1,828,636	£1,270,445	£238,886	£404,555	£0	0.0%
			50% Affordable Housing	£1,627,436	£1,270,445	£199,436	£401,537	£0	0.0%

Table 22: 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 - £20,000

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)
		0% Affordable Housing	£5,512,000	£2,621,715	£826,800	£928,253	£1,089,822	19.8%
		20% Affordable Housing	£4,804,100	£2,621,715	£686,046	£856,417	£614,325	12.8%
	25 Unit Housing	30% Affordable Housing	£4,385,200	£2,621,715	£600,072	£814,203	£338,734	7.7%
	Scheme	35% Affordable Housing	£4,303,300	£2,621,715	£577,608	£806,571	£288,483	6.7%
		40% Affordable Housing	£4,149,300	£2,621,715	£548,478	£790,780	£186,444	4.5%
		50% Affordable Housing	£3,730,400	£2,621,715	£462,504	£737,765	£0	0.0%
		0% Affordable Housing	£4,706,000	£2,330,685	£705,900	£857,577	£779,365	16.6%
		20% Affordable Housing	£4,091,200	£2,330,685	£584,304	£795,117	£369,661	9.0%
	25 Unit Mixed	30% Affordable Housing	£3,780,036	£2,330,685	£518,366	£763,988	£166,997	4.4%
	Scheme	35% Affordable Housing	£3,698,136	£2,330,685	£495,902	£756,357	£115,192	3.1%
		40% Affordable Housing	£3,544,136	£2,330,685	£466,772	£740,565	£6,114	0.2%
		50% Affordable Housing	£3,218,336	£2,330,685	£399,956	£711,467	£0	0.0%
		0% Affordable Housing	£4,001,400	£2,124,512	£600,210	£793,232	£468,943	11.7%
		20% Affordable Housing	£3,511,200	£2,124,512	£500,364	£743,749	£142,576	4.1%
	25 Unit	30% Affordable Housing	£3,236,836	£2,124,512	£440,846	£698,556	£0	0.0%
	Flatted Scheme	35% Affordable Housing	£3,163,672	£2,124,512	£420,778	£697,459	£0	0.0%
		40% Affordable Housing	£3,046,472	£2,124,512	£398,068	£695,701	£0	0.0%
		50% Affordable Housing	£2,772,108	£2,124,512	£338,550	£691,585	£0	0.0%
	50 Unit Mixed Scheme	0% Affordable Housing	£9,643,400	£4,803,452	£1,446,510	£1,880,005	£1,452,896	15.1%
		20% Affordable Housing	£8,489,336	£4,803,452	£1,208,552	£1,732,369	£715,165	8.4%
		30% Affordable Housing	£7,807,972	£4,803,452	£1,073,134	£1,644,468	£278,311	3.6%
		35% Affordable Housing	£7,482,172	£4,803,452	£1,006,318	£1,602,737	£69,665	0.9%
		40% Affordable Housing	£7.226.008	£4.803.452	£951.870	£1.538.249	£0	0.0%
oint 5		50% Affordable Housing	£6,596,844	£4,803,452	£825,903	£1,528,812	£0	0.0%
Value Point 5	50 Unit Housing Scheme	0% Affordable Housing	£10,595,000	£5,054,588	£1,589,250	£1,990,727	£1,882,018	17.8%
\ 8		20% Affordable Housing	£9,280,300	£5,054,588	£1,319,658	£1,822,326	£1,040,380	11.2%
		30% Affordable Housing	£8,620,400	£5,054,588	£1,187,634	£1,737,320	£615,224	7.1%
		35% Affordable Housing	£8,201,500	£5,054,588	£1,101,660	£1,683,674	£350,732	4.3%
		40% Affordable Housing	£7,965,600	£5,054,588	£1,050,066	£1,653,924	£204,952	2.6%
		50% Affordable Housing	£7,305,700	£5,054,588	£918,042	£1,560,086	£0	0.0%
		0% Affordable Housing	£8,047,000	£4,270,333	£1,207,050	£1,702,613	£832.324	10.3%
		20% Affordable Housing	£7,092,072	£4,270,333	£1,004,908	£1,581,212	£233,263	3.3%
	50 Unit	30% Affordable Housing	£6,616,508	£4,270,333	£905,940	£1,485,290	£0	0.0%
	Flatted Scheme	35% Affordable Housing	£6,327,508	£4,270,333	£845,544	£1,480,955	£0	0.0%
		40% Affordable Housing	£6,137,144	£4,270,333	£802,767	£1,478,099	£0	0.0%
		50% Affordable Housing	£5,661,580	£4,270,333	£703,799	£1,470,966	£0	0.0%
		0% Affordable Housing	£21,190,000	£10,109,175	£3,178,500	£4,295,740	£3,462,322	16.3%
		20% Affordable Housing	£18,560,600	£10,109,175	£3,176,500 £2,639,316	£4,295,740 £3,887,159	£1,847,952	10.0%
	100 Unit	20% Affordable Housing 30% Affordable Housing	£18,560,600 £17,293,900	£10,109,175 £10,109,175	£2,639,316 £2,378,454	£3,887,159 £3,690,528	£1,847,952 £1,071,113	6.2%
	Housing Scheme	-		£10,109,175	£2,376,454 £2,237,700			3.8%
	Junu3	35% Affordable Housing 40% Affordable Housing	£16,586,000 £15,931,200	£10,109,175 £10,109,175	£2,237,700 £2,100,132	£3,579,735 £3,478,579	£633,015 £240,881	1.5%
		40% Affordable Housing 50% Affordable Housing		£10,109,175 £10,109,175				
		-	£14,664,500		£1,839,270	£3,318,893	03 C2 C4C 44C	0.0%
		0% Affordable Housing	£19,286,800	£9,606,903	£2,893,020	£4,030,193	£2,646,416	13.7%
	400 ** **	20% Affordable Housing	£16,978,672	£9,606,903	£2,417,104	£3,672,005	£1,231,353	7.3%
	100 Unit Mixed	30% Affordable Housing	£15,645,344	£9,606,903	£2,148,033	£3,464,039	£413,578	2.6%
	Scheme	35% Affordable Housing	£15,103,980	£9,606,903	£2,037,395	£3,379,850	£79,833	0.5%
		40% Affordable Housing	£14,452,016	£9,606,903	£1,903,741	£3,265,272	£0	0.0%
		50% Affordable Housing	£13,223,088	£9,606,903	£1,653,569	£3,246,838	£0	0.0%

Graph 32 - Residual Land Value (£) - Value Point 5 70% General Needs Rent/30% Intermediate Tenure Mix Planning Infrastructure Level - £20,000



Graph 33 - Residual Land Value (% of GDV) - Value Point 5 70% General Needs Rent/30% Intermediate Tenure Mix Planning Infrastructure Level - £20,000

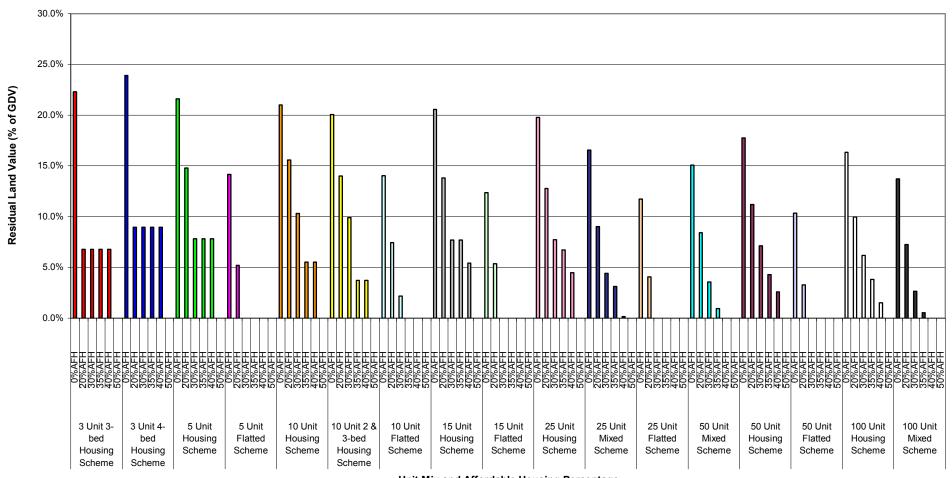


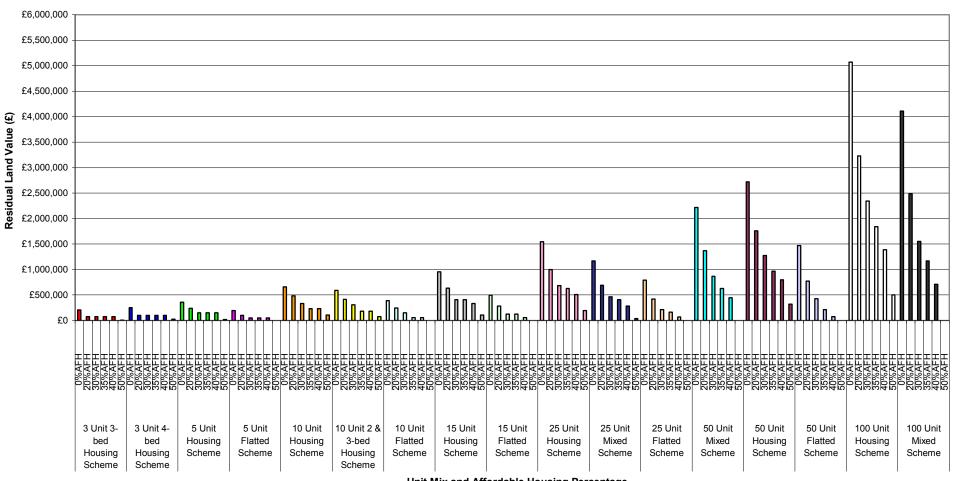
Table 23: Summary Table Showing Results of Residual Land Value Appraisals and Reduction in Land Residual - Value Point 6 70% General Needs Rent/30% Intermediate Tenure Mix Planning Infrastructure Level - £20,000

Table			Planning Infrastructure Level - £20,000							
Page	Value Point		2 Scenario	GDV		Developer Profit			% Land Residual	
March Sales   1987			0% Affordable Housing	£739,500	£315,293	£110,925	£106,288	£204,924	27.7%	
Note   1998			20% Affordable Housing	£564,000	£315,293	£78,210	£93,144	£77,353	13.7%	
Page			30% Affordable Housing	£564,000	£315,293	£78,210	£93,144	£77,353	13.7%	
1996   1996		Scheme	35% Affordable Housing	£564,000	£315,293	£78,210	£93,144	£77,353	13.7%	
Part			40% Affordable Housing	£564,000	£315,293	£78,210	£93,144	£77,353	13.7%	
200.0000000000000000000000000000000000		-	50% Affordable Housing	£460,470	£315,293	£49,813	£86,073	£9,292	2.0%	
			0% Affordable Housing	£870,000	£366,795	£130,500	£114,735	£250,231	28.8%	
No.		-	20% Affordable Housing	£661,000	£366,795	£91,860	£99,058	£103,287	15.6%	
Packward			30% Affordable Housing	£661,000	£366,795	£91,860	£99,058	£103,287	15.6%	
Control   Cont			35% Affordable Housing	£661,000	£366,795	£91,860	£99,058	£103,287	15.6%	
Part		-	40% Affordable Housing	£661,000	£366,795	£91,860	£99,058	£103,287	15.6%	
State			50% Affordable Housing	£539,200	£366,795	£58,452	£90,739	£23,214	4.3%	
State   200   Afterdate Housing   C1.00x.070   C505.022   C1.00x86   C140x04   C140x05   14.7%			0% Affordable Housing	£1,319,500	£559,823	£197,925	£194,967	£355,782	27.0%	
No. No. Price   Pric		-		£1,144,000	£559,823	£165,210	£179,370	£237,201	20.7%	
Schemic   900 Afferdate Name   £1,000,000   £500,020   £10,000		5 Unit	30% Affordable Housing	£1,006,970	£559,823	£130,888	£168,004	£148,255	14.7%	
STAN Affordable Housing			35% Affordable Housing	£1,006,970	£559,823	£130,888	£168,004	£148,255	14.7%	
STAN Affordable Housing			40% Affordable Housing	£1.006.970			£168.004			
1999   1999		-								
2004   2004			0% Affordable Housing	£971.500						
Page   1998   1998   1999		Flatted					£155.187	£101.896		
Platford   Scheme										
40% Affordable Housing   10 Unit										
10 Unit 2 A   3-bad   Nordrodele Housing   £196,204   £466,008   £72,102   £196,044   £0   £0   £0   £0   £0   £0   £0										
10 Unit   10 U							, i			
19 Unit   10 U										
10 Unit   Housing Scheme		Housing Scheme  10 Unit 2 & 3-bed Housing								
## 10 Unit 2 & 3-76 Hordrable Housing	int 6						· ·			
## 10 Unit 2 & 3-76 Hordrable Housing	ue Po					· ·				
S0% Affordable Housing   E1,702,660   E1,088,143   E218,304   E300,198   E107,005   6,3%	Val						· ·			
10 Unit 2						·	·			
10 Unit 2										
10 Unit 2							, i			
Housing Scheme 35% Affordable Housing E1723.150 E993.750 E228.669 E313.593 E185.287 10.8% Affordable Housing E1.723.150 E993.750 E228.669 E313.593 E185.287 10.8% E955.490 E957.500 E959.750 E199.824 E209.866 E75.210 4.8% E957.600 E957.750 E209.866 E75.210 E387.229 E99% E209.866 E209.866 E75.210 E209.866 E75.210 E209.866			-			·				
### A0% Affordable Housing					,	·	,	· ·		
10 Unit Flated   10 U						,	, i			
10 Unit Flatted Scheme  10 Unit Flatted Scheme  10 Unit Flatted Scheme  11 Unit Flatted Scheme  12 0 Affordable Housing		-	<del>-</del>	, .,	·					
10 Unit Flatted Scheme  20% Affordable Housing £1,726,094 £917,995 £243,462 £315,773 £246,376 14.3% 19.5% 19.5% 19.5% 19.5% 19.252 £291,796 £53,452 3.7% 19.5% 19.252 £291,796 £53,452 3.7% 19.5% 19.252 £291,796 £53,452 3.7% 19.5% 19.252 £291,796 £53,452 3.7% 19.5% 19.252 £291,796 £53,452 3.7% 19.5% 19.252 £291,796 £53,452 3.7% 19.5% 19.252 £291,796 £53,452 3.7% 19.252 £291,796 £53,452 3.7% 19.252 £291,796 £53,452 3.7% 19.252 £291,796 £53,452 3.7% 19.252 £291,796 £53,452 3.7% 19.252 £291,796 £53,452 3.7% 19.252 £291,796 £53,452 3.7% 19.252 £291,796 £53,452 3.7% 19.252 £291,796 £53,452 3.7% 19.252 £291,796 £53,452 19.252 £291,796 £53,452 3.7% 19.252 £252,570 £1,570,740 £552,450 £564,133 £955,849 £60,705 £1,570,740 £456,039 £522,558 £631,501 19.7% 19.252 £1,570,740 £394,479 £432,235 £406,135 14.1% 19.252 £1,570,740 £394,479 £432,235 £406,135 14.1% 19.252 £1,570,740 £303,479 £432,235 £406,135 14.1% 19.252 £1,570,740 £303,933 £446,666 £105,401 4.3% 19.252 £1,570,740 £303,933 £446,666 £105,401 4.3% 19.252 £1,570,740 £303,933 £446,666 £105,401 4.3% 19.252 £1,570,740 £333,342 £433,340 £433,344 18.5% 19.252 £1,570,740 £333,342 £465,215 £256,256 £1256,300 £1,570,740 £333,342 £456,215 £256,256 £1256,300 £1,570,740 £333,342 £456,215 £256,256 £1256,300 £1,570,740 £333,342 £456,215 £256,256 £1256,300 £1,570,740 £333,342 £456,215 £256,256 £1256,300 £1,570,740 £333,342 £456,215 £256,256 £1256,300 £1,570,740 £333,342 £456,215 £256,256 £1256,300 £1,570,740 £333,342 £456,215 £256,256 £1256,300 £1,570,740 £356,570 £136,803 £456,					·					
10 Unit Flatted Scheme  30% Affordable Housing £1,590,794 £917,995 £217,857 £203,784 £151,158 9.5%   40% Affordable Housing £1,455,494 £917,995 £192,252 £291,796 £53,452 3.7%   50% Affordable Housing £1,455,494 £917,995 £192,252 £291,796 £53,452 3.7%   50% Affordable Housing £1,200,194 £917,995 £192,252 £291,796 £53,452 3.7%   50% Affordable Housing £1,200,194 £917,995 £196,647 £275,117 £0 0.0%   0.0% Affordable Housing £3,833,000 £1,570,740 £552,450 £564,133 £955,849 26,0%   20% Affordable Housing £2,327,150 £1,570,740 £466,039 £522,558 £631,501 19,7%   15 Unit Housing 35% Affordable Housing £2,871,150 £1,570,740 £394,479 £493,235 £406,135 14,1%   40% Affordable Housing £2,871,150 £1,570,740 £394,479 £493,235 £406,135 14,1%   50% Affordable Housing £2,784,800 £1,570,740 £305,553 £483,999 £334,183 12,1%   50% Affordable Housing £2,434,800 £1,570,740 £303,993 £454,666 £105,401 4.3%   0% Affordable Housing £2,268,000 £1,270,445 £803,000 £433,340 £483,454 18,5%   20% Affordable Housing £2,254,094 £1,270,445 £333,342 £466,215 £285,269 12,1%   Flatted Scheme 35% Affordable Housing £2,121,794 £1,270,445 £288,867 £435,679 £126,803 6.0%   40% Affordable Housing £2,121,794 £1,270,445 £288,867 £435,679 £126,803 6.0%   40% Affordable Housing £2,121,794 £1,270,445 £288,867 £435,679 £126,803 6.0%   40% Affordable Housing £2,121,794 £1,270,445 £288,867 £435,679 £126,803 6.0%   40% Affordable Housing £2,121,794 £1,270,445 £288,867 £435,679 £126,803 6.0%   40% Affordable Housing £2,121,794 £1,270,445 £288,867 £435,679 £126,803 6.0%   40% Affordable Housing £2,121,794 £1,270,445 £288,867 £435,679 £126,803 6.0%   40% Affordable Housing £2,121,794 £1,270,445 £288,867 £435,679 £126,803 6.0%   40% Affordable Housing £2,21,794 £1,270,445 £288,867 £435,679 £126,803 6.0%   40% Affordable Housing £2,22,594 £1,270,445 £288,867 £435,679 £126,803 6.0%   40% Affordable Housing £2,22,594 £1,270,445 £288,867 £435,679 £126,803 6.0%   40% Affordable Housing £2,22,594 £1,270,445 £288,867 £435,679 £126,803 6.0%   40% Affordable Housing £2,22,594		-					· ·			
Flated Scheme   35% Affordable Housing   £1.455,494   £917,995   £192,252   £291,796   £53.452   3.7%		10 Unit				· ·				
### 40% Affordable Housing ### £1,455,494 £917,995 £192,252 £291,796 £53,452 3.7%  ### 50% Affordable Housing £1,320,194 £917,995 £168,647 £275,117 £0 0.0%  ### 0% Affordable Housing £3,833,000 £1,570,740 £552,450 £564,133 £955,849 £60%  ### 20% Affordable Housing £3,207,150 £1,570,740 £456,039 £522,558 £631,501 19,7%  ### Housing 30% Affordable Housing £2,877,150 £1,570,740 £394,479 £493,235 £406,135 14,1%  ### 40% Affordable Housing £2,877,150 £1,570,740 £394,479 £493,235 £406,135 14,1%  ### 40% Affordable Housing £2,764,800 £1,570,740 £365,553 £483,989 £334,183 12,1%  ### 50% Affordable Housing £2,348,800 £1,570,740 £303,993 £454,666 £105,401 4.3%  ### 0% Affordable Housing £2,348,000 £1,270,445 £803,993 £434,666 £105,401 4.3%  ### 50% Affordable Housing £2,354,094 £1,270,445 £333,342 £465,215 £285,269 12,1%  ### 15 Unit Flatted Scheme ### 22,344,094 £1,270,445 £288,867 £435,679 £128,803 6.0%  ### 40% Affordable Housing £2,121,794 £1,270,445 £288,867 £435,679 £128,803 6.0%  ### 40% Affordable Housing £2,121,794 £1,270,445 £288,867 £435,679 £128,803 6.0%  ### 40% Affordable Housing £2,121,794 £1,270,445 £288,867 £435,679 £128,803 6.0%  ### 40% Affordable Housing £2,121,794 £1,270,445 £288,867 £435,679 £128,803 6.0%		Flatted				· ·				
S0% Affordable Housing   £1.320,194   £917,995   £168,647   £275,117   £0   0.0%		Scrience			· ·	· ·				
15 Unit Housing   E3,883,000   E1,570,740   E552,450   E564,133   E955,849   26,0%		-			,	· ·				
15 Unit Housing   E3.207,150   E1,570,740   E456,039   E522,558   E631,501   19.7%										
15 Unit Housing Scheme										
Housing   Scheme   35% Affordable Housing   £2,871,150   £1,570,740   £394,479   £493,235   £406,135   14,1%		451: 1								
40% Affordable Housing £2,784,800 £1,570,740 £385,553 £483,889 £334,183 12,1% 50% Affordable Housing £2,434,800 £1,570,740 £303,993 £454,666 £105,401 4.3% 0% Affordable Housing £2,886,000 £1,270,445 £400,200 £483,340 £493,454 18,5% 20% Affordable Housing £2,354,094 £1,270,445 £333,342 £456,215 £285,269 12,1% 15 Unit Platted Scheme 35% Affordable Housing £2,121,794 £1,270,445 £288,667 £435,679 £126,803 6.0% 40% Affordable Housing £2,121,794 £1,270,445 £288,667 £435,679 £126,803 6.0% 40% Affordable Housing £2,122,594 £1,270,445 £288,667 £435,679 £126,803 6.0% 40% Affordable Housing £2,022,594 £1,270,445 £285,428 £427,321 £59,400 2.9%		Housing				· ·		· ·		
50% Affordable Housing   £2,434,800   £1,570,740   £303,993   £454,686   £105,401   4.3%										
0% Affordable Housing £2.688,000 £1.270.445 £400.200 £483.340 £493.454 18.5% 20% Affordable Housing £2.354,094 £1.270,445 £333.342 £456,215 £285,289 12.1%  15 Unit Flatted Scheme 35% Affordable Housing £2.121,794 £1.270,445 £288.867 £435,679 £128,803 6.0% 40% Affordable Housing £2.121,794 £1.270,445 £288.867 £435,679 £128,803 6.0% 40% Affordable Housing £2.022,594 £1.270,445 £285,428 £427,321 £59,400 2.9%										
20% Affordable Housing £2,354,094 £1,270,445 £288,867 £435,679 £128,803 6.0%  15 Unit Flatted Scheme 35% Affordable Housing £2,121,794 £1,270,445 £288,867 £435,679 £128,803 6.0%  40% Affordable Housing £2,121,794 £1,270,445 £288,867 £435,679 £128,803 6.0%  40% Affordable Housing £2,022,594 £1,270,445 £285,428 £427,321 £59,400 2.9%						·				
15 Unit Flatted Scheme 35% Affordable Housing £2,121,794 £1,270,445 £288,867 £435,679 £126,803 6.0% 40% Affordable Housing £2,121,794 £1,270,445 £288,867 £435,679 £126,803 6.0% 40% Affordable Housing £2,022,594 £1,270,445 £265,428 £427,321 £59,400 2.9%				12,000,000		,	2.00,010	2.00,101		
Flatted Scheme 35% Affordable Housing £2,121,794 £1,270,445 £288,867 £435,679 £126,803 6.0% 40% Affordable Housing £2,022,594 £1,270,445 £265,428 £427,321 £59,400 2.9%								,		
40% Affordable Housing £2,022,594 £1,270,445 £265,428 £427,321 £59,400 2.9%		Flatted	30% Affordable Housing							
		Scheme	35% Affordable Housing	£2,121,794	£1,270,445	£288,867	£435,679	£126,803	6.0%	
50% Affordable Housing £1,790,294 £1,270,445 £220,953 £403,980 £0 0.0%			40% Affordable Housing	£2,022,594	£1,270,445	£265,428	£427,321	£59,400	2.9%	
			50% Affordable Housing	£1,790,294	£1,270,445	£220,953	£403,980	£0	0.0%	

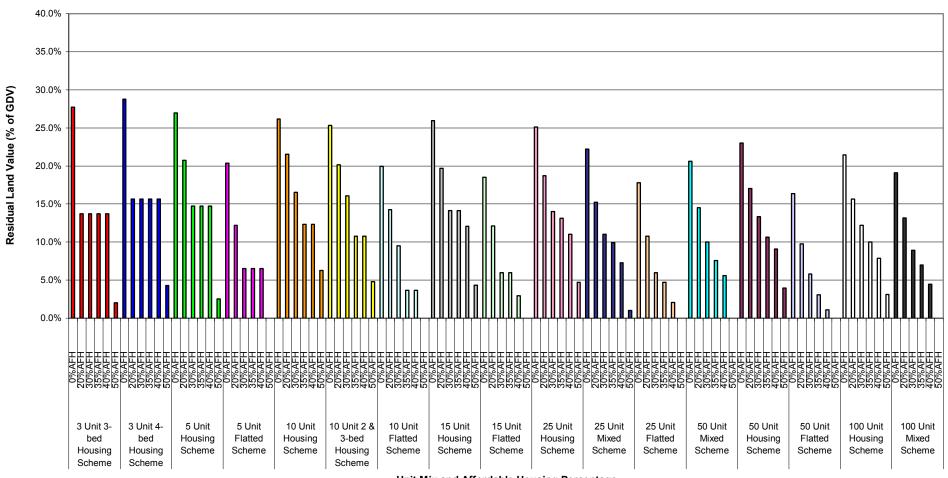
Table 23: Summary Table Showing Results of Residual Land Value Appraisals and Reduction in Land Residual - Value Point 6 70% General Needs Rent/30% Intermediate Tenure Mix Planning Infrastructure Level - £20,000

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)
		0% Affordable Housing	£6,148,000	£2,621,715	£922,200	£996,210	£1,543,560	25.1%
		20% Affordable Housing	£5,342,150	£2,621,715	£764,229	£914,185	£1,000,340	18.7%
	25 Unit Housing	30% Affordable Housing	£4,866,300	£2,621,715	£667,818	£866,094	£682,246	14.0%
	Scheme	35% Affordable Housing	£4,774,950	£2,621,715	£642,762	£857,582	£626,775	13.1%
		40% Affordable Housing	£4,599,450	£2,621,715	£610,047	£839,533	£507,029	11.0%
		50% Affordable Housing	£4,123,600	£2,621,715	£513,636	£791,442	£194,839	4.7%
		0% Affordable Housing	£5,249,000	£2,330,685	£787,350	£915,596	£1,166,754	22.2%
		20% Affordable Housing	£4,547,300	£2,330,685	£650,766	£844,066	£692,912	15.2%
	25 Unit Mixed	30% Affordable Housing	£4,193,194	£2,330,685	£576,798	£808,523	£462,872	11.0%
	Scheme	35% Affordable Housing	£4,101,844	£2,330,685	£551,742	£800,012	£406,824	9.9%
		40% Affordable Housing	£3,926,344	£2,330,685	£519,027	£781,962	£285,830	7.3%
		50% Affordable Housing	£3,554,644	£2,330,685	£444,003	£744,366	£35,591	1.0%
		0% Affordable Housing	£4,463,100	£2,124,512	£669,465	£842,564	£793,497	17.8%
		20% Affordable Housing	£3,899,300	£2,124,512	£557,076	£785,382	£419,360	10.8%
	25 Unit	30% Affordable Housing	£3,585,394	£2,124,512	£490,218	£754,016	£214,482	6.0%
	Flatted Scheme	35% Affordable Housing	£3,503,788	£2,124,512	£467,834	£746,413	£165,030	4.7%
		40% Affordable Housing	£3,368,488	£2,124,512	£442,229	£732,540	£69,207	2.1%
		50% Affordable Housing	£3,054,582	£2,124,512	£375,371	£695,822	£0	0.0%
	50 Unit Mixed Scheme	0% Affordable Housing	£10,756,100	£4,803,452	£1,613,415	£2,031,416	£2,215,505	20.6%
		20% Affordable Housing	£9,440,144	£4,803,452	£1,346,277	£1,862,460	£1,370,838	14.5%
		30% Affordable Housing	£8,663,238	£4,803,452	£1,194,218	£1,761,893	£867,528	10.0%
		35% Affordable Housing	£8,291,538	£4,803,452	£1,119,194	£1,714,108	£628,593	7.6%
		40% Affordable Housing	£8,000,932	£4,803,452	£1,058,171	£1,677,092	£448,351	5.6%
Value Point 6		50% Affordable Housing	£7,283,326	£4,803,452	£916,718	£1,584,346	£0	0.0%
lue P	50 Unit Housing Scheme	0% Affordable Housing	£11,817,500	£5,054,588	£1,772,625	£2,157,079	£2,719,880	23.0%
>		20% Affordable Housing	£10,323,450	£5,054,588	£1,470,267	£1,965,122	£1,760,134	17.0%
		30% Affordable Housing	£9,572,100	£5,054,588	£1,322,091	£1,868,026	£1,274,300	13.3%
		35% Affordable Housing	£9,096,250	£5,054,588	£1,225,680	£1,806,905	£968,715	10.6%
		40% Affordable Housing	£8,829,400	£5,054,588	£1,167,909	£1,773,166	£800,388	9.1%
		50% Affordable Housing	£8,078,050	£5,054,588	£1,019,733	£1,676,070	£317,830	3.9%
		0% Affordable Housing	£8,975,500	£4,270,333	£1,346,325	£1,828,959	£1,468,688	16.4%
		20% Affordable Housing	£7,880,888	£4,270,333	£1,119,089	£1,689,151	£770,223	9.8%
	50 Unit	30% Affordable Housing	£7,334,682	£4,270,333	£1,007,756	£1,619,089	£424,379	5.8%
	Flatted Scheme	35% Affordable Housing	£7,003,182	£4,270,333	£939,842	£1,576,618	£214,226	3.1%
		40% Affordable Housing	£6,786,276	£4,270,333	£891,854	£1,549,343	£74,747	1.1%
		50% Affordable Housing	£6,240,070	£4,270,333	£780,520	£1,479,643	£0	0.0%
		0% Affordable Housing	£23,635,000	£10,109,175	£3,545,250	£4,699,898	£5,069,450	21.4%
		20% Affordable Housing	£20,646,900	£10,109,175	£2,940,534	£4,234,135	£3,228,533	15.6%
	100 Unit	30% Affordable Housing	£19,207,350	£10,109,175	£2,647,971	£4,009,971	£2,342,623	12.2%
	Housing Scheme	35% Affordable Housing	£18,401,500	£10,109,175	£2,490,000	£3,883,441	£1,842,128	10.0%
		40% Affordable Housing	£17,658,800	£10,109,175	£2,335,818	£3,768,373	£1,387,617	7.9%
		50% Affordable Housing	£16,219,250	£10,109,175	£2,043,255	£3,544,209	£501,707	3.1%
		0% Affordable Housing	£21,512,200	£9,606,903	£3,226,830	£4,398,052	£4,109,198	19.1%
		20% Affordable Housing	£18,880,288	£9,606,903	£2,692,553	£3,988,105	£2,489,018	13.2%
	100 Unit	30% Affordable Housing	£17,362,576	£9,606,903	£2,390,603	£3,750,600	£1,549,891	8.9%
	Mixed Scheme	35% Affordable Housing	£16,742,670	£9,606,903	£2,266,234	£3,653,779	£1,167,124	7.0%
	Scheme			£9,606,903	£2,200,234 £2,116,342	£3,538,302	£1,167,124 £710,704	
		40% Affordable Housing	£16,001,864 £14,602,752	£9,606,903	£2,116,342 £1,835,601	£3,538,302 £3,267,533	£/10,/04 £0	4.4%
		50% Affordable Housing	£ 14,002,732	19,000,903	£1,030,001	13,207,333	ž.U	0.0%

Graph 34 - Residual Land Value (£) - Value Point 6 70% General Needs Rent/30% Intermediate Tenure Mix Planning Infrastructure Level - £20,000



Graph 35 - Residual Land Value (% of GDV) - Value Point 6 70% General Needs Rent/30% Intermediate Tenure Mix Planning Infrastructure Level - £20,000



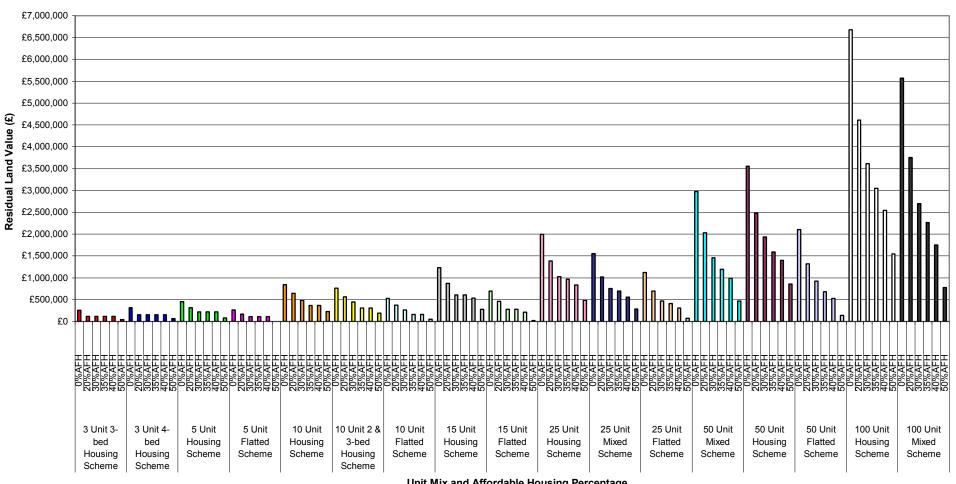
## Table 24: Summary Table Showing Results of Residual Land Value Appraisals and Reduction in Land Residual - Value Point 7 70% General Needs Rent/30% Intermediate Tenure Mix Planning Infrastructure Level - £20,000

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)
		0% Affordable Housing	£816,000	£315,293	£122,400	£112,226	£258,099	31.6%
		20% Affordable Housing	£619,000	£315,293	£86,100	£97,441	£120,167	19.4%
	3 Unit 3-bed	30% Affordable Housing	£619,000	£315,293	£86,100	£97,441	£120,167	19.4%
	Housing Scheme	35% Affordable Housing	£619,000	£315,293	£86,100	£97,441	£120,167	19.4%
		40% Affordable Housing	£619,000	£315,293	£86,100	£97,441	£120,167	19.4%
		50% Affordable Housing	£504,760	£315,293	£54,766	£89,638	£45,064	8.9%
		0% Affordable Housing	£960,000	£366,795	£144,000	£121,721	£317,659	33.1%
		20% Affordable Housing	£725,000	£366,795	£101,100	£104,053	£153,052	21.1%
	3 Unit 4-bed	30% Affordable Housing	£725,000	£366,795	£101,100	£104,053	£153,052	21.1%
	Housing Scheme	35% Affordable Housing	£725,000	£366,795	£101,100	£104,053	£153,052	21.1%
		40% Affordable Housing	£725,000	£366,795	£101,100	£104,053	£153,052	21.1%
		50% Affordable Housing	£590,600	£366,795	£64,236	£94,873	£64,696	11.0%
		0% Affordable Housing	£1,456,000	£559,823	£218,400	£207,557	£456,114	31.3%
		20% Affordable Housing	£1,259,000	£559,823	£182,100	£190,011	£317,255	25.2%
	5 Unit	30% Affordable Housing	£1,106,760	£559,823	£144,166	£177,365	£223,153	20.2%
	Housing Scheme	35% Affordable Housing	£1,106,760	£559,823	£144,166	£177,365	£223,153	20.2%
		40% Affordable Housing	£1,106,760	£559,823	£144,166	£177,365	£223,153	20.2%
		50% Affordable Housing	£909,760	£559,823	£107,866	£159,819	£82,253	9.0%
		0% Affordable Housing	£1,072,000	£458,998	£160,800	£176,445	£267,485	25.0%
	5 Unit Flatted Scheme	20% Affordable Housing	£919,600	£458,998	£132,360	£162,904	£165,338	18.0%
		30% Affordable Housing	£829,552	£458,998	£107,661	£155,634	£107,260	12.9%
		35% Affordable Housing	£829,552	£458,998	£107,661	£155,634	£107,260	12.9%
		40% Affordable Housing	£829,552	£458,998	£107,661	£155,634	£107,260	12.9%
		50% Affordable Housing	£677,152	£458,998	£79,221	£142,093	£0	0.0%
	10 Unit Housing Scheme	0% Affordable Housing	£2,768,000	£1,068,143	£415,200	£404,032	£845,400	30.5%
		20% Affordable Housing	£2,470,200	£1,068,143	£351,252	£378,347	£645,560	26.1%
/alue Point 6		30% Affordable Housing	£2,235,200	£1,068,143	£308,352	£357,379	£481,273	21.5%
alue P		35% Affordable Housing	£2,061,200	£1,068,143	£276,312	£341,879	£363,620	17.6%
>		40% Affordable Housing	£2,061,200	£1,068,143	£276,312	£341,879	£363,620	17.6%
		50% Affordable Housing	£1,864,200	£1,068,143	£240,012	£324,333	£229,396	12.3%
	10 Unit 2 & 3-bed Housing Scheme	0% Affordable Housing	£2,560,000	£993,750	£384,000	£388,025	£762,456	29.8%
		20% Affordable Housing	£2,262,200	£993,750	£320,052	£362,340	£562,616	24.9%
		30% Affordable Housing	£2,088,200	£993,750	£288,012	£346,840	£445,810	21.3%
		35% Affordable Housing	£1,891,200	£993,750	£251,712	£329,293	£306,951	16.2%
		40% Affordable Housing	£1,891,200	£993,750	£251,712	£329,293	£306,951	16.2%
		50% Affordable Housing	£1,717,200	£993,750	£219,672	£313,793	£188,085	11.0%
		0% Affordable Housing	£2,144,000	£917,995	£321,600	£352,890	£529,454	24.7%
		20% Affordable Housing	£1,901,552	£917,995	£268,461	£332,079	£371,527	19.5%
	10 Unit	30% Affordable Housing	£1,749,152	£917,995	£240,021	£318,538	£264,420	15.1%
	Flatted Scheme	35% Affordable Housing	£1,596,752	£917,995	£211,581	£304,997	£162,179	10.2%
		40% Affordable Housing	£1,596,752	£917,995	£211,581	£304,997	£162,179	10.2%
		50% Affordable Housing	£1,444,352	£917,995	£183,141	£291,456	£51,760	3.6%
		0% Affordable Housing	£4,064,000	£1,570,740	£609,600	£599,276	£1,233,009	30.3%
		20% Affordable Housing	£3,531,200	£1,570,740	£502,752	£552,623	£868,882	24.6%
	15 Unit	30% Affordable Housing	£3,160,200	£1,570,740	£434,412	£519,576	£610,053	19.3%
	Housing Scheme	35% Affordable Housing	£3,160,200	£1,570,740	£434,412	£519,576	£610,053	19.3%
		40% Affordable Housing	£3,036,400	£1,570,740	£402,504	£509,391	£531,614	17.5%
		50% Affordable Housing	£2,665,400	£1,570,740	£334,164	£476,345	£275,627	10.3%
		0% Affordable Housing	£2,944,000	£1,270,445	£441,600	£508,798	£694,231	23.6%
		20% Affordable Housing	£2,591,552	£1,270,445	£367,461	£478,257	£461,128	17.8%
	15 Unit	30% Affordable Housing	£2,329,152	£1,270,445	£318,021	£454,986	£277,129	11.9%
	Flatted Scheme	35% Affordable Housing	£2,329,152	£1,270,445	£318,021	£454,986	£277,129	11.9%
	Scheme	40% Affordable Housing	£2,219,552	£1,270,445	£292,149	£445,749	£209,097	9.4%
		50% Affordable Housing	£1,957,152	£1,270,445	£242,709	£422,478	£21,520	1.1%
		50 /e Anti-reable Housing	L1,037,132	£1,270,440	1242,109	1422,410	£21,020	1.170

Table 24: 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 - £20,000

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)
		0% Affordable Housing	£6,784,000	£2,621,715	£1,017,600	£1,064,167	£1,997,298	29.4%
		20% Affordable Housing	£5,880,200	£2,621,715	£842,412	£971,954	£1,386,355	23.6%
	25 Unit Housing	30% Affordable Housing	£5,347,400	£2,621,715	£735,564	£917,986	£1,029,250	19.2%
	Scheme	35% Affordable Housing	£5,246,600	£2,621,715	£707,916	£908,594	£968,040	18.5%
		40% Affordable Housing	£5,049,600	£2,621,715	£671,616	£888,287	£833,263	16.5%
		50% Affordable Housing	£4,516,800	£2,621,715	£564,768	£834,319	£481,118	10.7%
		0% Affordable Housing	£5,792,000	£2,330,685	£868,800	£973,616	£1,554,143	26.8%
		20% Affordable Housing	£5,004,400	£2,330,685	£717,288	£893,132	£1,020,763	20.4%
	25 Unit Mixed	30% Affordable Housing	£4,607,352	£2,330,685	£635,289	£853,176	£756,674	16.4%
	Scheme	35% Affordable Housing	£4,506,552	£2,330,685	£607,641	£843,783	£695,465	15.4%
		40% Affordable Housing	£4,309,552	£2,330,685	£571,341	£823,476	£560,687	13.0%
		50% Affordable Housing	£3,892,952	£2,330,685	£488,169	£781,238	£284,074	7.3%
		0% Affordable Housing	£4,924,800	£2,124,512	£738,720	£891,897	£1,122,885	22.8%
		20% Affordable Housing	£4,290,400	£2,124,512	£613,968	£827,366	£695,572	16.2%
	25 Unit	30% Affordable Housing	£3,937,952	£2,124,512	£539,829	£792,047	£467,117	11.9%
	Flatted Scheme	35% Affordable Housing	£3,847,904	£2,124,512	£515,130	£783,657	£411,867	10.7%
		40% Affordable Housing	£3,695,504	£2,124,512	£486,690	£767,987	£306,826	8.3%
		50% Affordable Housing	£3,343,056	£2,124,512	£412,551	£732,667	£73,326	2.2%
	50 Unit Mixed Scheme	0% Affordable Housing	£11,868,800	£4,803,452	£1,780,320	£2,182,826	£2,978,114	25.1%
		20% Affordable Housing	£10,392,952	£4,803,452	£1,484,121	£1,992,849	£2,028,029	19.5%
		30% Affordable Housing	£9,521,504	£4,803,452	£1,315,482	£1,879,766	£1,461,892	15.4%
		35% Affordable Housing	£9,104,904	£4,803,452	£1,232,310	£1,826,076	£1,193,344	13.1%
		40% Affordable Housing	£8,779,856	£4,803,452	£1,164,711	£1,784,577	£986,032	11.2%
Value Point 6		50% Affordable Housing	£7,973,808	£4,803,452	£1,007,772	£1,680,119	£467,992	5.9%
lue P	50 Unit Housing Scheme	0% Affordable Housing	£13,040,000	£5,054,588	£1,956,000	£2,323,431	£3,557,743	27.3%
>		20% Affordable Housing	£11,366,600	£5,054,588	£1,620,876	£2,107,919	£2,479,889	21.8%
		30% Affordable Housing	£10,523,800	£5,054,588	£1,456,548	£1,998,732	£1,933,375	18.4%
		35% Affordable Housing	£9,991,000	£5,054,588	£1,349,700	£1,930,136	£1,590,314	15.9%
		40% Affordable Housing	£9,693,200	£5,054,588	£1,285,752	£1,892,408	£1,402,035	14.5%
		50% Affordable Housing	£8,850,400	£5,054,588	£1,121,424	£1,783,220	£855,521	9.7%
		0% Affordable Housing	£9,904,000	£4,270,333	£1,485,600	£1,955,305	£2,105,052	21.3%
		20% Affordable Housing	£8,674,704	£4,270,333	£1,233,570	£1,797,835	£1,318,047	15.2%
	50 Unit	30% Affordable Housing	£8,059,856	£4,270,333	£1,109,991	£1,718,716	£922,384	11.4%
	Flatted Scheme	35% Affordable Housing	£7,687,856	£4,270,333	£1,034,679	£1,670,925	£683,442	8.9%
		40% Affordable Housing	£7,445,408	£4,270,333	£981,540	£1,640,366	£531,042	7.1%
		50% Affordable Housing	£6,830,560	£4,270,333	£857,962	£1,561,247	£141,019	2.1%
		0% Affordable Housing	£26,080,000	£10,109,175	£3,912,000	£5,104,057	£6,676,578	25.6%
		20% Affordable Housing	£22,733,200	£10,109,175	£3,241,752	£4,581,112	£4,609,115	20.3%
	100 Unit	30% Affordable Housing	£21,120,800	£10,109,175	£2,917,488	£4,329,415	£3,614,133	17.1%
	Housing Scheme	35% Affordable Housing	£20,217,000	£10,109,175	£2,742,300	£4,187,148	£3,051,242	15.1%
		40% Affordable Housing	£19,386,400	£10,109,175	£2,571,504	£4,058,167	£2,541,652	13.1%
		50% Affordable Housing	£17,774,000	£10,109,175	£2,247,240	£3,806,470	£1,546,671	8.7%
		0% Affordable Housing	£23,737,600	£9,606,903	£3,560,640	£4,765,911	£5,571,981	23.5%
		20% Affordable Housing	£20,785,904	£9,606,903	£2,968,242	£4,304,931	£3,749,595	18.0%
	100 Unit	30% Affordable Housing	£19,085,808	£9,606,903	£2,633,532	£4,038,250	£3,749,595 £2,694,837	14.1%
	Mixed Scheme					£3,928,978	£2,094,637 £2,262,706	12.3%
	Scheme	35% Affordable Housing	£18,388,360	£9,606,903	£2,495,494			
		40% Affordable Housing	£17,559,712	£9,606,903	£2,329,423	£3,799,522	£1,750,910	10.0%
		50% Affordable Housing	£15,990,416	£9,606,903	£2,018,113	£3,553,782	£779,153	4.9%

### Graph 36 - Residual Land Value (£) - Value Point 7 70% General Needs Rent/30% Intermediate Tenure Mix Planning Infrastructure Level - £20,000



Graph 37 - Residual Land Value (% of GDV) - Value Point 7 70% General Needs Rent/30% Intermediate Tenure Mix Planning Infrastructure Level - £20,000

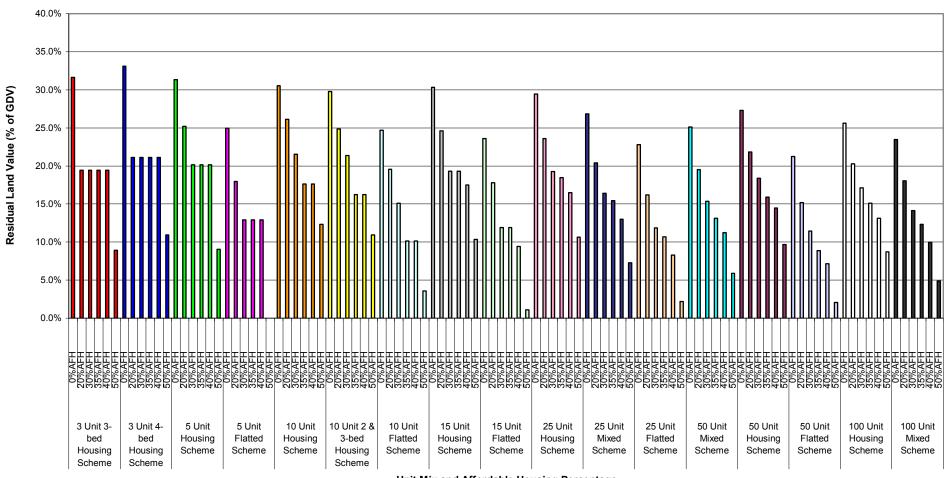




Table 25: Summary of Residual Land Value (£) Appraisals for All Value Points - 60% General Needs Rent/40% Intermediate Tenure Mix Planning Infrastructure Level - £5,000

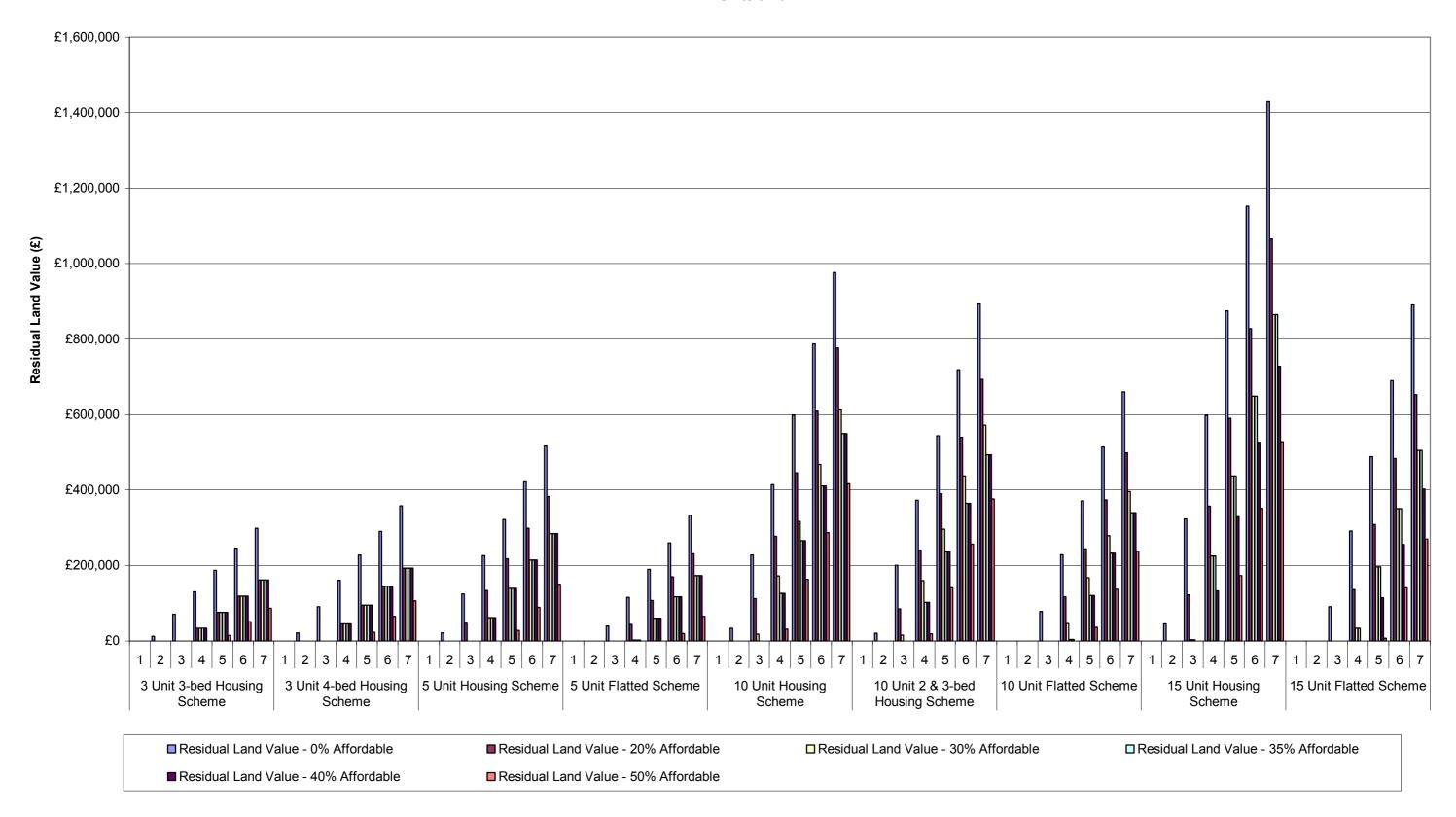
Development Scenario / Threshold	Value Point	Residual Land Value - 0% Affordable	Residual Land Value - 20% Affordable	Residual Land Value - 30% Affordable	Residual Land Value - 35% Affordable	Residual Land Value - 40% Affordable	Residual Land Value - 50% Affordable
	2	£0 £12,273	£0 £0	£0 £0	£0	£0 £0	£0
3 Unit 3-bed Housing	3	£71,359	£0	£0	£0	£0	£0
Scheme	5	£130,446 £187,637	£34,207 £76,165	£34,207 £76,165	£34,207 £76,165	£34,207 £76,165	£0 £15,144
	6	£246,133	£118,978	£118,978	£118,978	£118,978	£50,917
	7	£298,475 £0	£161,792 £0	£161,792 £0	£161,792 £0	£161,792 £0	£86,689 £0
	2	£21,540	£0	£0	£0	£0	£0
3 Unit 4-bed Housing	3	£91,054	£0	£0	£0	£0	£0
Scheme	5	£160,568 £227,781	£45,382 £95,147	£45,382 £95.147	£45,382 £95,147	£45,382 £95,147	£0 £23,358
	6	£290,607	£144,912	£144,912	£144,912	£144,912	£64,839
	7	£358,036 £0	£192,730 £0	£192,730 £0	£192,730 £0	£192,730 £0	£106,321 £0
	2	£21,110	£0	£0	£0	£0	£0
5 Unit Housing Scheme	3 4	£124,544 £225,699	£46,931 £133,560	£0 £62,014	£0 £62.014	£0 £62,014	£0
onit riousing ocheme	5	£321,471	£133,560 £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 £0	£383,275 £0	£284,665 £0	£284,665 £0	£284,665 £0	£150,316 £0
	2	£0	£0	£0	£0	£0	£0
5 Unit Flatted Scheme	3 4	£39,199 £115,355	£0 £43,913	£0 £2,169	£0 £2,169	£0 £2,169	£0
one ration denome	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 £0	£231,067 £0	£173,569 £0	£173,569 £0	£173,569 £0	£64,903 £0
	2	£33,553	£0	£0	£0	£0	£0
10 Unit Housing Scheme	3 4	£227,891 £414,027	£111,946 £277,115	£18,314 £172,679	£0 £125,951	£0 £125,951	£0 £31,532
	5	£414,027 £598,533	£277,115 £445,642	£172,679 £317,232	£125,951 £265,994	£125,951 £265,994	£31,532 £162,997
	6	£787,306	£608,644	£467,780	£410,629	£410,629	£287,257
	7	£976,080 £0	£776,240 £0	£611,953 £0	£549,541 £0	£549,541 £0	£416,406 £0
	2 3	£21,035 £200,869	£0 £84,651	£0 £15,477	£0	£0	£0
10 Unit 2 & 3-bed Housing Scheme	4	£373,218	£241,178	£159,909	£0 £102,468	£0 £102,468	£0 £18,762
	5 6	£543,959 £718,548	£390,500 £539,885	£296,025 £436,938	£236,146 £364,986	£236,146 £364,986	£141,134 £256,415
	7	£893,136	£693,296	£571,894 £0	£493,456 £0	£493,456 £0	£375,930 £0
	2	£0 £0	£0 £0	£0	£0	£0	£0
10 Unit Flatted Scheme	3 4	£78,399 £228,402	£0 £117,524	£0 £46,082	£0 £4,338	£0 £4,338	£0
	5	£371,529	£244,126	£167,522	£120,333	£120,333	£36,179
	6 7	£513,917 £660,134	£373,440 £498,377	£278,665 £396,461	£232,303 £340,125	£232,303 £340,125	£136,943 £237,823
	1	£0	£0	£0	£0	£0	£0
	3	£45,034 £323,729	£0 £121,863	£0 £3,616	£0 £3,616	£0 £0	£0 £0
15 Unit Housing Scheme	<u>4</u> 5	£597,551 £874,710	£357,247 £590,139	£224,877 £437,161	£224,877 £437,161	£132,730 £329,275	£0 £173,658
	6	£1,151,869	£827,521	£648,858	£648,858	£526,757	£351,721
	7	£1,429,029 £0	£1,064,902 £0	£865,062 £0	£865,062 £0	£727,634 £0	£527,794 £0
	2 3	£0 £90,775	£0	£0	£0	£0	£0
15 Unit Flatted Scheme	4	£290,920	£136,524	£33,931	£33,931	£0	£0
	5 6	£488,697 £689,474	£308,287 £483,331	£196,467 £350,455	£196,467 £350,455	£114,298 £255,680	£7,214 £141,372
	7	£890,251	£652,394	£504,783	£504,783	£402,934	£269,706
	2	£0 £51,051	£0	£0 £0	£0	£0 £0	£0
25 Unit Housing Scheme	3 4	£502,747 £956,485	£197,936 £584,314	£0 £348,626	£0 £304,174	£0 £218,774	£0
20 Ome riodomy Conomo	5	£1,410,222	£976,691	£697,608	£647,875	£543,160	£266,828
	7	£1,863,960 £2,317,698	£1,370,649 £1,764,606	£1,052,555 £1,407,501	£997,084 £1,346,292	£877,337 £1,211,515	£559,243 £854,410
	1	£0	£0	£0	£0	£0	£0
	3	£0 £328,371	£0 £56,287	£0	£0	£0	£0
25 Unit Mixed Scheme	<u>4</u> 5	£712,375 £1,099,765	£391,182 £721,053	£207,966 £503,952	£164,240 £458,951	£71,642 £353,145	£0 £149,970
	6	£1,487,154	£1,055,747	£807,031	£751,560	£631,814	£401,138
	7	£1,874,543 £0	£1,390,441 £0	£1,110,900 £0	£1,049,690 £0	£914,913 £0	£650,824 £0
	2 3	£0 £130,972	£0	£0	£0	£0 £0	£0 £0
25 Unit Flatted Scheme	4	£459,862	£211,095	£42,548	£1,609	£0	£0
	5 6	£784,509 £1,113,897	£492,075 £777,872	£303,590 £556,913	£258,699 £507,359	£182,327 £419,696	£0 £185,403
	7	£1,443,285	£1,065,250 £0	£816,527	£761,847	£657,889	£394,864 £0
	2	£0 £0	£0	£0	£0	£0	£0
50 Unit Mixed Scheme	3 4	£543,278 £1,305,887	£32,092 £691,568	£0 £346,623	£0 £171,729	£0 £25,931	£0 £0
	5	£2,068,496	£1,353,087	£946,797	£738,234	£575,819	£217,447
	6 7	£2,831,105 £3,593,714	£2,013,846 £2,676,124	£1,551,303 £2,157,328	£1,312,368 £1,888,779	£1,127,504 £1,681,467	£711,380 £1,214,179
	1 2	£0	£0	£0	£0	£0	£0
O Unit Housing California	3	£821,893	£249,412	£0	£0	£0	£0
50 Unit Housing Scheme	<u>4</u> 5	£1,659,755 £2,497,618	£971,188 £1,696,295	£640,156 £1,311,455	£414,557 £1,043,347	£285,565 £894,973	£0 £510,133
	6 7	£3,335,480 £4,173,343	£2,423,680 £3,151,065	£1,985,792 £2,660,128	£1,680,207 £2,317,066	£1,511,880 £2,128,787	£1,073,992 £1,637,850
	1	£0	£0	£0	£0	£0	£0
	3	£0 £180,670	£0 £0	£0 £0	£0 £0	£0 £0	£0
0 Unit Flatted Scheme	4	£811,560	£324,172	£83,599	£0	£0	£0
	5 6	£1,447,924 £2,084,288	£875,228 £1,426,589	£594,295 £1,103,779	£425,716 £904,867	£305,683 £768,890	£22,499 £450,727
	7	£2,720,652	£1,980,987	£1,617,819	£1,393,722	£1,241,323	£878,154
	2	£0 £0	£0 £0	£0	£0	£0	£0 £0
100 Unit Housing Scheme	3 4	£1,428,866 £3,035,994	£329,236 £1,715,234	£0 £1,080,270	£0 £737,372	£0 £398,583	£0
	5	£4,643,122	£3,106,082	£2,367,909	£1,968,476	£1,569,043	£830,870
	<u>6</u> 7	£6,250,250 £7,857,378	£4,501,300 £5,896,517	£3,661,373 £4,954,837	£3,206,862 £4,445,247	£2,752,350 £3,935,657	£1,912,423 £2,993,977
	1	£0	£0	£0	£0	£0	£0
	3	£0 £901,652	£0 £0	£0 £0	£0 £0	£0 £0	£0
100 Unit Mixed Scheme	<u>4</u> 5	£2,364,434 £3,827,216	£1,186,091 £2,454,969	£517,588 £1,675,653	£269,127 £1,381,643	£0 £964,070	£0 £266,777
	6	£5,289,998	£3,722,391	£2,835,174	£2,498,390	£2,022,273	£1,224,092
	7	£6,752,781	£4,992,725	£3,997,607	£3,618,777	£3,084,845	£2,188,526

Source: Adams Integra, June 2009 Appendix IIc

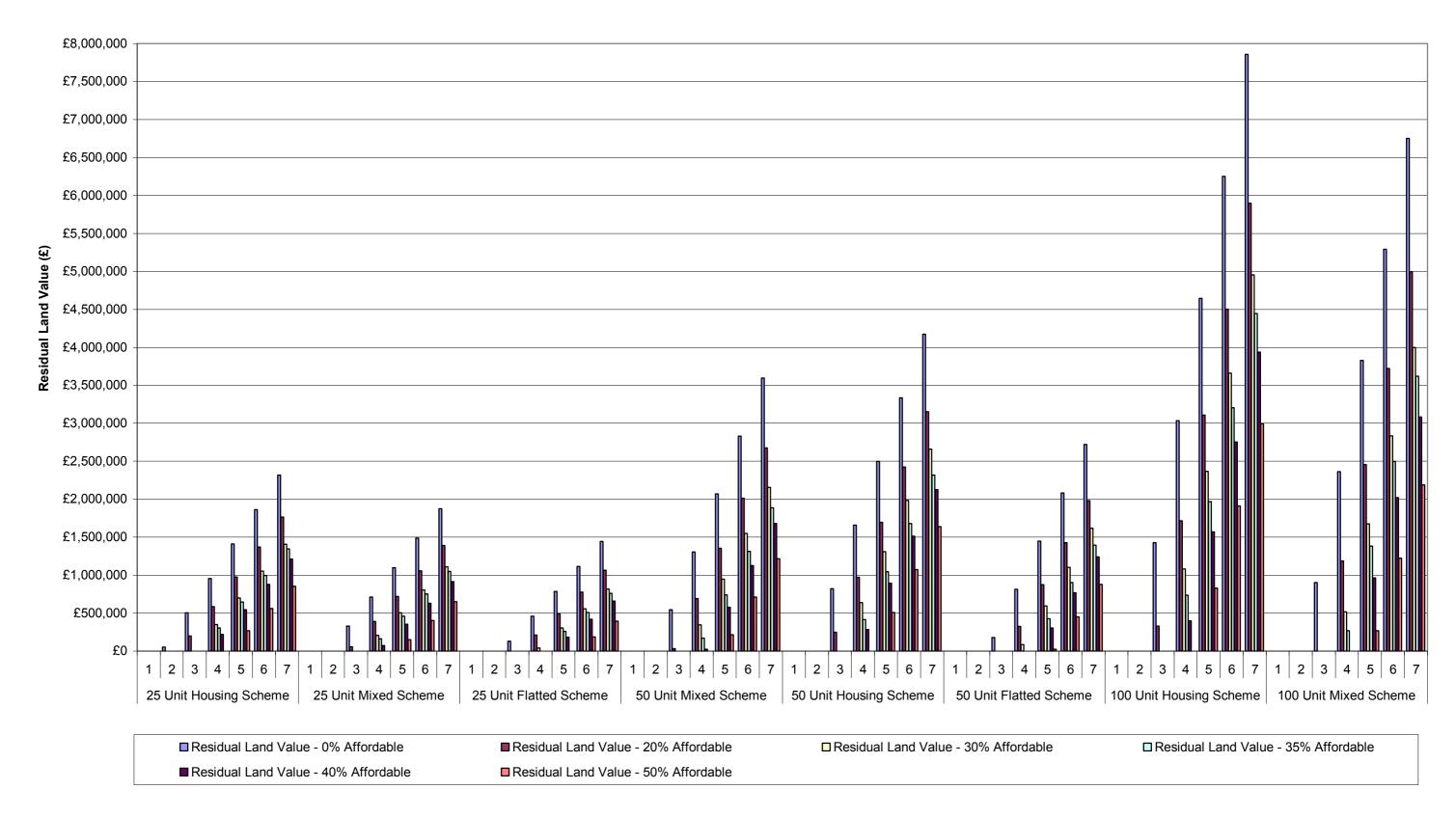
Graph 38-i: Summary of Residual Land Values at 0%, 20%, 30%, 35%, 40% & 50% Affordable Housing Across All Value Points - 60% General Needs Rent/40% Intermediate Tenure Mix

Planning Infrastructure Level - £5,000

Units 3-15



# Graph 38-ii: Summary of Residual Land Values at 0%, 20%, 30%, 35%, 40% & 50% Affordable Housing Across All Value Points 60% General Needs Rent/40% Intermediate Tenure Mix Planning Infrastructure Level - £5,000 Units 25-100

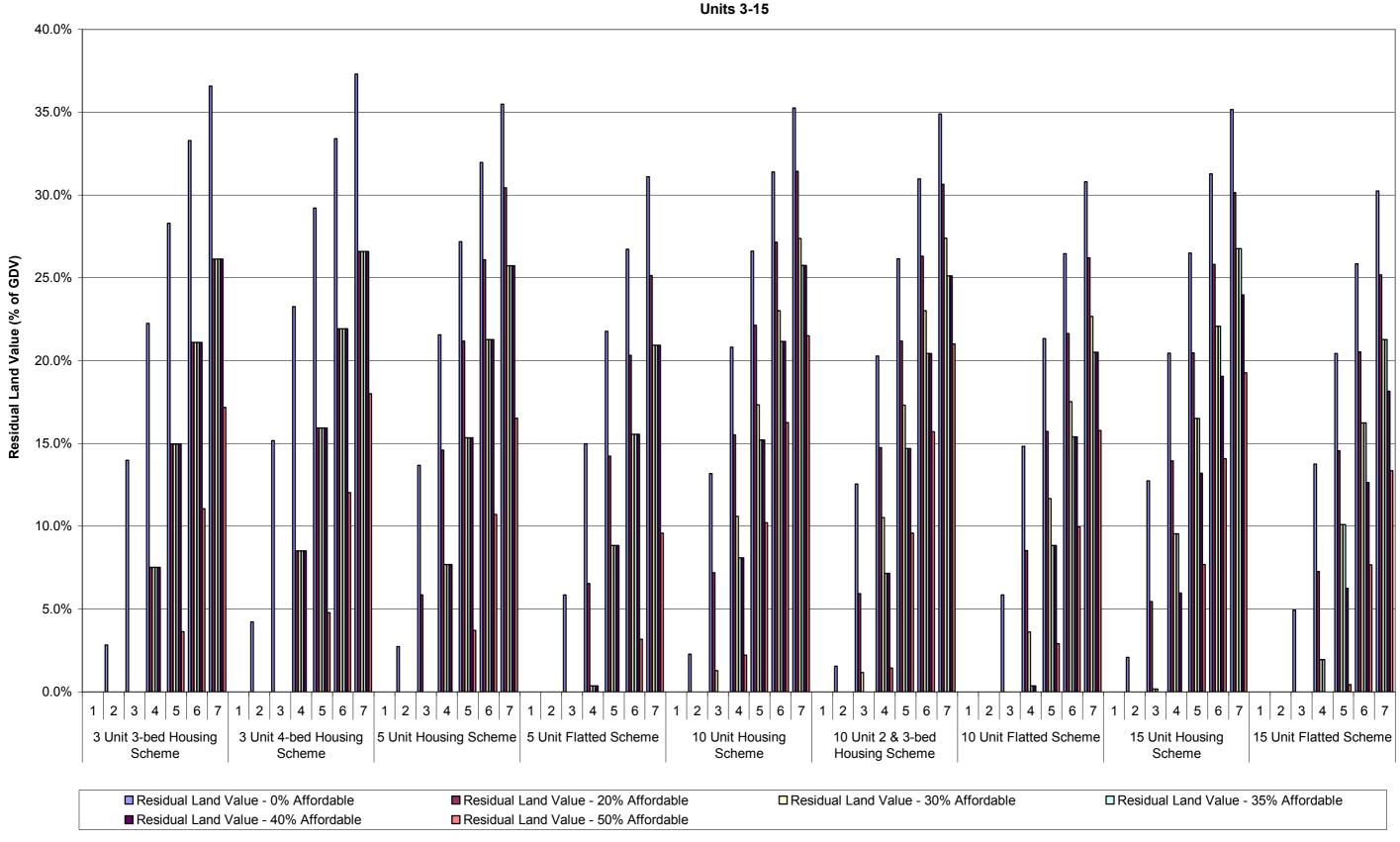


# Table 25a: Summary of Residual Land Value (as % of GDV) Appraisals for All Value Points - 60% General Needs Rent/40% Intermediate Tenure Mix Planning Infrastructure Level - £5,000

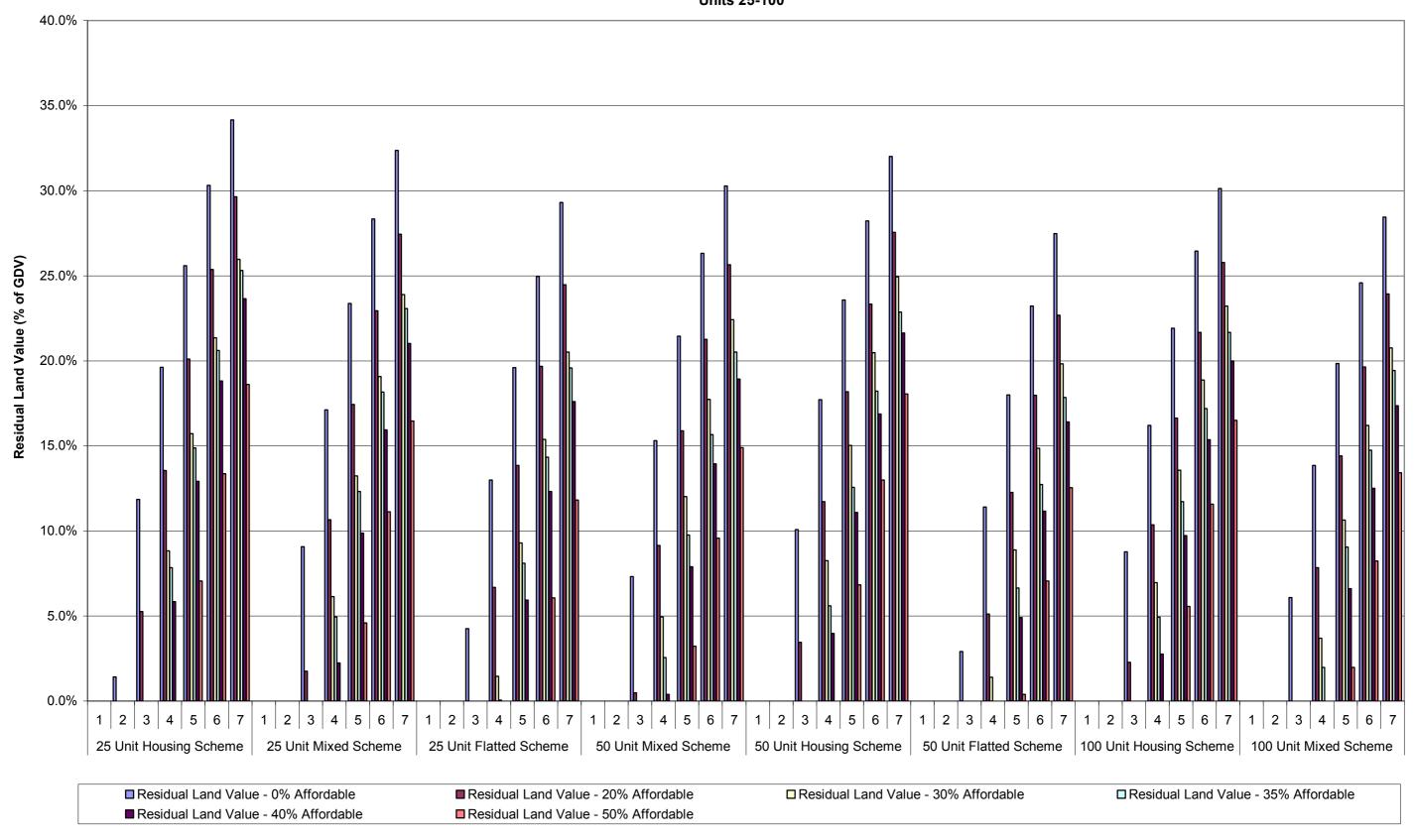
Development Scenario / Threshold	Value Point	Residual Land Value - 0% Affordable 0.0%	Residual Land Value - 20% Affordable 0.0%	Residual Land Value - 30% Affordable 0.0%	Residual Land Value - 35% Affordable 0.0%	Residual Land Value - 40% Affordable 0.0%	Residual Lan Value - 50% Affordable 0.0%
	2	2.8%	0.0%	0.0%	0.0%	0.0%	0.0%
Unit 3-bed Housing	3	14.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Scheme	- 4 5	22.2% 28.3%	7.5% 15.0%	7.5% 15.0%	7.5% 15.0%	7.5% 15.0%	0.0% 3.6%
	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%
	1	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	3	4.2%	0.0%	0.0%	0.0%	0.0%	0.0%
Unit 4-bed Housing	4	15.2% 23.3%	0.0% 8.5%	0.0% 8.5%	0.0% 8.5%	0.0% 8.5%	0.0%
Scheme	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% 0.0%	26.6% 0.0%	26.6%	26.6% 0.0%	26.6% 0.0%	18.0% 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%
Unit Housing Scheme	4	21.6%	14.6%	7.7%	7.7%	7.7%	0.0%
	5 6	27.2% 32.0%	21.2% 26.1%	15.3% 21.3%	15.3% 21.3%	15.3% 21.3%	3.7% 10.7%
	7	35.5%	30.4%	25.7%	25.7%	25.7%	16.5%
	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%
Unit Flatted Scheme	3 4	5.9% 15.0%	0.0% 6.6%	0.0%	0.0%	0.0% 0.4%	0.0%
ome ration conomo	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%
	1	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	3	2.3% 13.2%	0.0% 7.2%	0.0% 1.3%	0.0%	0.0%	0.0%
Unit Housing Scheme	4	20.8%	15.5%	10.6%	8.1%	8.1%	2.2%
	5	26.6%	22.1%	17.3%	15.2%	15.2%	10.2%
	6	31.4%	27.2%	23.0%	21.2%	21.2%	16.3%
	7	35.3% 0.0%	31.4% 0.0%	27.4% 0.0%	25.7% 0.0%	25.7% 0.0%	21.5% 0.0%
	2	1.5%	0.0%	0.0%	0.0%	0.0%	0.0%
0 Unit 2 & 3-bed Housing	3 4	12.6% 20.3%	5.9% 14.7%	1.2% 10.5%	0.0% 7.2%	0.0% 7.2%	0.0% 1.4%
cheme	5	26.2%	21.2%	17.3%	14.7%	14.7%	9.6%
	6	31.0%	26.3%	23.0%	20.4%	20.4%	15.7%
	7	34.9% 0.0%	30.6% 0.0%	27.4% 0.0%	25.1% 0.0%	25.1% 0.0%	21.0% 0.0%
	2	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
0 Unit Flatted Scheme	3 4	5.9% 14.8%	0.0% 8.5%	0.0% 3.6%	0.0%	0.0% 0.4%	0.0%
	5	21.3%	15.7%	11.7%	8.8%	8.8%	2.9%
	6	26.4%	21.6%	17.5%	15.4%	15.4%	10.0%
	7	30.8% 0.0%	26.2% 0.0%	22.7% 0.0%	20.5% 0.0%	20.5% 0.0%	15.8% 0.0%
	2	2.1%	0.0%	0.0%	0.0%	0.0%	0.0%
5 Unit Housing Scheme	3 4	12.7% 20.5%	5.4% 14.0%	0.2% 9.5%	0.2% 9.5%	0.0% 6.0%	0.0%
o onit riousing ocheme	5	26.5%	20.5%	16.5%	16.5%	13.2%	7.7%
	6	31.3%	25.8%	22.1%	22.1%	19.1%	14.1%
	7	35.2% 0.0%	30.2% 0.0%	26.8% 0.0%	26.8% 0.0%	24.0% 0.0%	19.3% 0.0%
	2	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
5 Unit Flatted Scheme	3	4.9%	0.0%	0.0%	0.0%	0.0%	0.0%
o onit i latted ocheme	- 4 5	13.7% 20.4%	7.3% 14.6%	2.0% 10.1%	2.0% 10.1%	0.0% 6.3%	0.0%
	6	25.8%	20.5%	16.2%	16.2%	12.6%	7.7%
	7	30.2% 0.0%	25.2% 0.0%	21.3% 0.0%	21.3% 0.0%	18.2% 0.0%	13.4% 0.0%
	2	1.4%	0.0%	0.0%	0.0%	0.0%	0.0%
5 Unit Housing Scheme	3	11.9% 19.6%	5.3%	0.0%	0.0%	0.0%	0.0%
o onit riousing achemie	- 4 - 5	19.6%	13.6% 20.1%	8.8% 15.7%	7.8% 14.9%	5.8% 12.9%	0.0% 7.1%
	6	30.3%	25.4%	21.4%	20.6%	18.8%	13.4%
	7	34.2% 0.0%	29.6% 0.0%	26.0% 0.0%	25.3% 0.0%	23.6% 0.0%	18.6% 0.0%
	2	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
5 Unit Mixed Scheme	3	9.1%	1.8%	0.0%	0.0%	0.0%	0.0%
	<u>4</u> 5	17.1% 23.4%	10.7% 17.4%	6.1% 13.2%	4.9% 12.3%	2.2% 9.9%	0.0% 4.6%
	6	28.3%	22.9%	19.1%	18.2%	15.9%	11.1%
	7	32.4% 0.0%	27.4% 0.0%	23.9%	23.1% 0.0%	21.0% 0.0%	16.5% 0.0%
	2	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
5 Unit Flatted Scheme	3	4.3%	0.0%	0.0%	0.0%	0.0%	0.0%
introd delibility	- 4 5	13.0% 19.6%	6.7% 13.8%	1.5% 9.3%	0.1% 8.1%	0.0% 5.9%	0.0%
	6	25.0%	19.7%	15.4%	14.3%	12.3%	6.1%
	7	29.3% 0.0%	24.5% 0.0%	20.5%	19.6% 0.0%	17.6% 0.0%	11.8%
	2	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Unit Mixed Scheme	3	7.3%	0.5%	0.0%	0.0%	0.0%	0.0%
S.III MINEU SCHEINE	- 4 5	15.3% 21.4%	9.1% 15.9%	4.9% 12.0%	2.6% 9.8%	0.4% 7.9%	0.0% 3.2%
	6	26.3%	21.3%	17.7%	15.7%	13.9%	9.6%
	7	30.3% 0.0%	25.6%	22.4%	20.5%	18.9%	14.9%
	2	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Unit Housing Scheme	3	10.1%	3.4%	0.0%	0.0%	0.0%	0.0%
. c.m mousing ocheme	<u>4</u> 5	17.7% 23.6%	11.7% 18.2%	8.3% 15.0%	5.6% 12.6%	4.0% 11.1%	0.0% 6.8%
	6	28.2%	23.3%	20.5%	18.2%	16.9%	13.0%
	7	32.0% 0.0%	27.5% 0.0%	24.9% 0.0%	22.9% 0.0%	21.6% 0.0%	18.1% 0.0%
	2	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Unit Flotted Cabania	3	2.9%	0.0%	0.0%	0.0%	0.0%	0.0%
Unit Flatted Scheme	<u>4</u> 5	11.4% 18.0%	5.1% 12.3%	1.4% 8.9%	0.0% 6.6%	0.0% 4.9%	0.0%
	6	23.2%	18.0%	14.9%	12.7%	11.2%	7.1%
	7	27.5%	22.7%	19.8%	17.8%	16.4%	12.5%
	2	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	3	8.8%	2.3%	0.0%	0.0%	0.0%	0.0%
00 Unit Housing Scheme	<u>4</u> 5	16.2% 21.9%	10.4%	7.0% 13.6%	4.9% 11.7%	2.8% 9.7%	0.0% 5.6%
	6	21.9% 26.4%	16.6% 21.7%	13.6%	11.7% 17.2%	9.7% 15.4%	11.6%
	7	30.1%	25.8%	23.2%	21.7%	20.0%	16.5%
	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%
0 Unit Mixed Scheme	4	13.9%	7.8%	3.7%	2.0%	0.0%	0.0%
	5 6	19.8% 24.6%	14.4% 19.6%	10.6% 16.2%	9.0% 14.7%	6.6% 12.5%	2.0% 8.2%
	7	28.4%	23.9%	20.8%	19.4%	17.4%	13.4%

Source: Adams Integra, June 2009 Appendix IIc

Graph 38a-i: Summary of Residual Land Values (as % of GDV) at 0%, 20%, 30%, 35%, 40% & 50% Affordable Housing
Across all Value Points - 60% General Needs Rent/40% Intermediate Tenure Mix
Planning Infrastructure Level - £5,000



Graph 38a-ii: Summary of Residual Land Values (as % of GDV) at 0%, 20%, 30%, 35%, 40% & 50% Affordable Housing
Across all Value Points - 60% General Needs Rent/40% Intermediate Tenure Mix
Planning Infrastructure Level - £5,000
Units 25-100



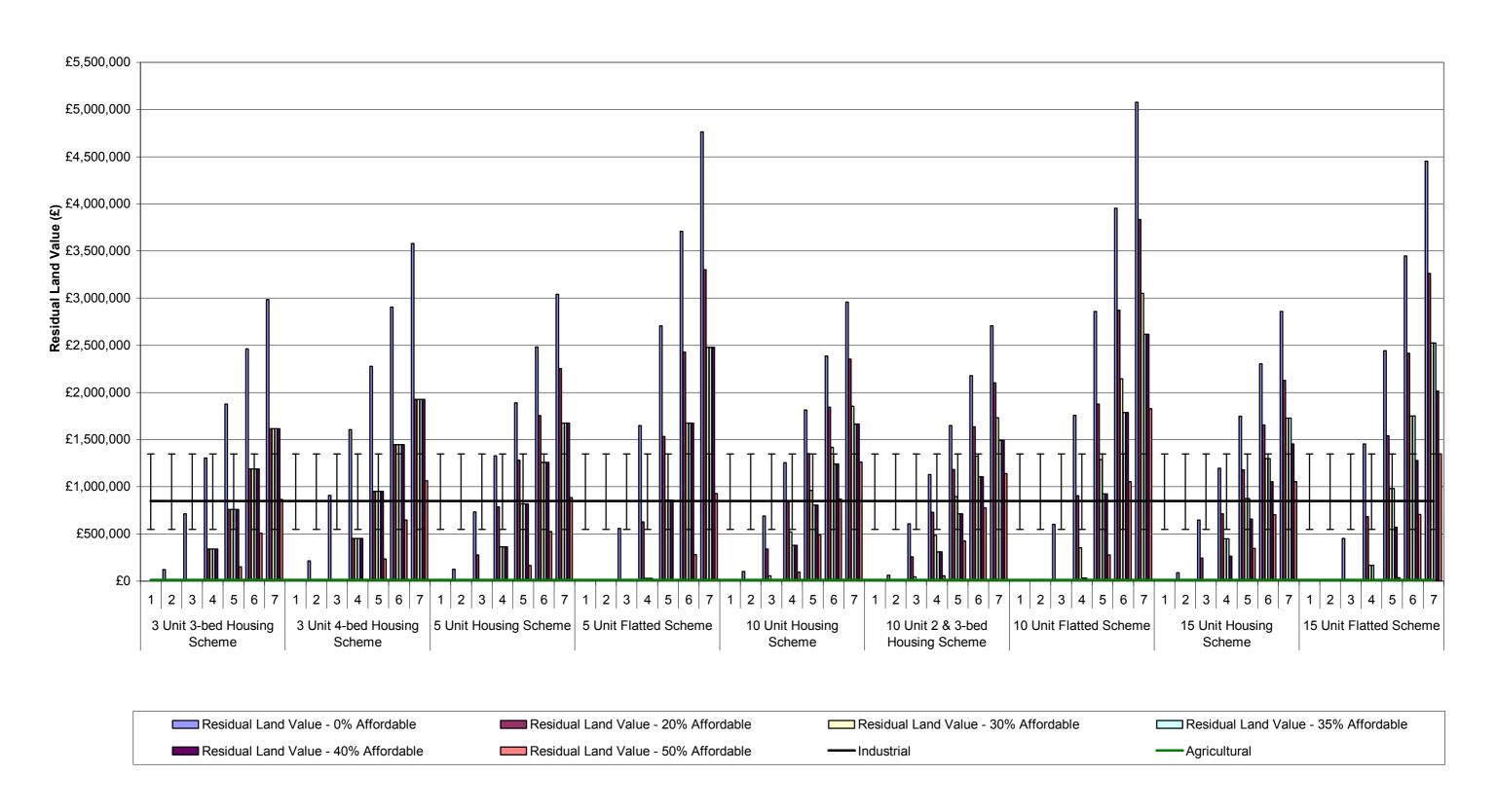
#### Table 25b: Summary of Residual Land Value (£ per Ha) Appraisals for All Value Points - 60% General Needs Rent/40% Intermediate Tenure Mix Planning Infrastructure Level - £5,000

			anning iniras		0. 20,000			
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
	2	0.10 0.10	£0 £122,726	£0	£0 £0	£0 £0	£0 £0	£0
3 Unit 3-bed Housing	3 4	0.10	£713,593	£0	£0	£0	£0	£0
Scheme	5	0.10 0.10	£1,304,460 £1,876,373	£342,066 £761,646	£342,066 £761,646	£342,066 £761,646	£342,066 £761,646	£0 £151,438
	6	0.10	£2,461,331	£1,189,783	£1,189,783	£1,189,783	£1,189,783	£509,165 £866.893
	7	0.10 0.10	£2,984,748 £0	£1,617,919 £0	£1,617,919 £0	£1,617,919 £0	£1,617,919 £0	£866,893
	2	0.10	£215,401	£0	£0	£0	£0	£0
3 Unit 4-bed Housing Scheme	3 4	0.10 0.10	£910,539 £1,605,676	£0 £453,820	£0 £453,820	£0 £453,820	£0 £453,820	£0
scheme	5	0.10	£2,277,806	£951,470	£951,470	£951,470	£951,470	£233,578
	<u>6</u> 7	0.10 0.10	£2,906,073 £3,580,356	£1,449,120 £1,927,303	£1,449,120 £1,927,303	£1,449,120 £1,927,303	£1,449,120 £1,927,303	£648,394 £1,063,210
	11	0.17	£0	£0	£0	£0	£0	£0
	3	0.17 0.17	£124,176 £732,615	£0 £276,062	£0	£0	£0	£0
5 Unit Housing Scheme	4	0.17	£1,327,643	£785,650	£364,787	£364,787	£364,787	£0
	- 5 6	0.17 0.17	£1,891,007 £2,481,193	£1,282,286 £1,755,471	£818,622 £1,259,731	£818,622 £1,259,731	£818,622 £1,259,731	£164,367 £524,289
	7	0.17	£3,039,715	£2,254,561	£1,674,501	£1,674,501	£1,674,501	£884,210
	2	0.07	£0	£0	£0	£0	£0	£0
5 Unit Flatted Scheme	3	0.07	£559,993	£0	£0	£0	£0	£0
o Unit Flatted Scheme	5	0.07	£1,647,923 £2,708,495	£627,329 £1.533.649	£30,987 £859,523	£30,987 £859,523	£30,987 £859,523	£0
	6	0.07	£3,709,070	£2,427,978	£1,676,068	£1,676,068	£1,676,068	£280,261
	7	0.07	£4,764,363 £0	£3,300,955 £0	£2,479,558 £0	£2,479,558 £0	£2,479,558 £0	£927,188 £0
	2 3	0.33 0.33	£101,677 £690,578	£0 £339,229	£0 £55,498	£0 £0	£0 £0	£0 £0
10 Unit Housing Scheme	4	0.33	£1,254,628	£839,742	£523,269	£381,668	£381,668	£95,551
	5 6	0.33	£1,813,735 £2,385,777	£1,350,431 £1,844,376	£961,309 £1,417,515	£806,041 £1,244,331	£806,041 £1,244,331	£493,930 £870,474
	7	0.33 0.33	£2,957,819 £0	£2,352,242 £0	£1,854,404 £0	£1,665,275	£1,665,275	£1,261,837 £0
	2	0.33	£63,743	£0	£0	£0	£0	£0
10 Unit 2 & 3-bed Housing	3 4	0.33 0.33	£608,695 £1,130,965	£256,518 £730,843	£46,900 £484,572	£0 £310,508	£0 £310,508	£0 £56,855
Scheme	5	0.33 0.33	£1,648,362 £2,177,418	£1,183,335 £1,636,016	£897,045 £1,324,055	£715,594 £1,106,017	£715,594 £1,106,017	£427,678 £777,014
	7	0.33	£2,706,474	£2,100,897	£1,733,013	£1,495,321	£1,495,321	£1,139,181
	2	0.13 0.13	£0	£0	£0 £0	£0	£0	£0
10 Unit Flatted Scheme	3	0.13	£603,069	£0	£0	£0	£0	£0
TO OTHE Flatted Scrience	5	0.13 0.13	£1,756,939 £2,857,915	£904,028 £1,877,893	£354,478 £1,288,631	£33,370 £925,640	£33,370 £925,640	£0 £278,300
	6 7	0.13 0.13	£3,953,204 £5,077,957	£2,872,615 £3,833,666	£2,143,574 £3,049,703	£1,786,946 £2,616,348	£1,786,946 £2,616,348	£1,053,408 £1,829,409
	1	0.50	£0	£0	£0	£0	£0	£0
	3	0.50 0.50	£90,068 £647,458	£0 £243,726	£0 £7,231	£0 £7,231	£0	£0
15 Unit Housing Scheme	4	0.50	£1,195,102	£714,494	£449,755	£449,755	£265,460	£0
	5 6	0.50 0.50	£1,749,420 £2,303,739	£1,180,279 £1,655,041	£874,323 £1,297,716	£874,323 £1,297,716	£658,550 £1,053,515	£347,316 £703,442
	7	0.50 0.20	£2,858,057	£2,129,804 £0	£1,730,123 £0	£1,730,123 £0	£1,455,269 £0	£1,055,588 £0
	2	0.20	£0	£0	£0	£0	£0	£0
15 Unit Flatted Scheme	<u>3</u>	0.20	£453,874 £1,454,599	£0 £682,622	£0 £169,653	£0 £169,653	£0	£0
	5 6	0.20 0.20	£2,443,487 £3,447,371	£1,541,435 £2,416,656	£982,336 £1,752,277	£982,336 £1,752,277	£571,488 £1,278,401	£36,069 £706,858
	7	0.20	£4,451,254	£3,261,969	£2,523,914	£2,523,914	£2,014,672	£1,348,531
	2	0.83	£0 £61,508	£0	£0	£0	£0	£0
25 Unit Housing Scheme	3	0.83	£605,719	£238,477	£0	£0	£0	£0
20 Offic Floriding Ochemie	5	0.83	£1,152,391 £1,699,063	£703,993 £1,176,736	£420,032 £840,491	£366,475 £780,573	£263,583 £654,410	£0 £321,479
	<u>6</u> 7	0.83 0.83	£2,245,735 £2,792,407	£1,651,384 £2,126,031	£1,268,138 £1,695,784	£1,201,306 £1,622,038	£1,057,033 £1,459,656	£673,787 £1,029,409
	1	0.50	£0	£0	£0	£0	£0	£0
	3	0.50 0.50	£0 £656,743	£0 £112,574	£0	£0	£0	£0
25 Unit Mixed Scheme	4	0.50	£1,424,751	£782,364	£415,933	£328,480	£143,284	£0
	5 6	0.50 0.50	£2,199,529 £2,974,308	£1,442,106 £2,111,494	£1,007,905 £1,614,062	£917,903 £1,503,120	£706,291 £1,263,628	£299,940 £802,276
	7	0.50 0.33	£3,749,086 £0	£2,780,883 £0	£2,221,799 £0	£2,099,381 £0	£1,829,826 £0	£1,301,648 £0
	2	0.33	£0	£0	£0	£0	£0	£0
25 Unit Flatted Scheme	3 4	0.33	£396,885 £1,393,521	£0 £639,681	£0 £128,932	£0 £4,875	£0 £0	£0 £0
	5 6	0.33 0.33	£2,377,300 £3,375,445	£1,491,138 £2,357,189	£919,969 £1,687,615	£783,937 £1,537,452	£552,507 £1,271,807	£0 £561,827
	7	0.33	£4,373,590	£3,228,030	£2,474,325	£2,308,627	£1,993,602	£1,196,556
	1 2	1.00 1.00	£0 £0	£0	£0	£0 £0	£0 £0	£0 £0
50 Unit Mixed Scheme	3 4	1.00 1.00	£543,278 £1,305,887	£32,092 £691,568	£0 £346,623	£0 £171,729	£0 £25,931	£0 £0
	5	1.00	£2,068,496	£1,353,087	£946,797	£738,234	£575,819	£217,447
	7	1.00 1.00	£2,831,105 £3,593,714	£2,013,846 £2,676,124	£1,551,303 £2,157,328	£1,312,368 £1,888,779	£1,127,504 £1,681,467	£711,380 £1,214,179
	1 2	1.25	£0	£0	£0	£0	£0	£0
	3	1.25	£657,514	£199,530	£0	£0	£0	£0
50 Unit Housing Scheme	5	1.25 1.25	£1,327,804 £1,998,094	£776,951 £1,357,036	£512,125 £1,049,164	£331,646 £834,678	£228,452 £715,978	£0 £408,106
	6	1.25	£2,668,384	£1,938,944	£1,588,633	£1,344,165	£1,209,504	£859,193
	7	1.25 0.67	£3,338,674 £0	£2,520,852 £0	£2,128,102 £0	£1,853,653 £0	£1,703,030 £0	£1,310,280 £0
	2 3	0.67 0.67	£0 £269,657	£0	£0	£0	£0	£0
50 Unit Flatted Scheme	4	0.67	£1,211,283	£483,838	£124,774	£0	£0	£0
	5 6	0.67 0.67	£2,161,081 £3,110,878	£1,306,310 £2,129,238	£887,007 £1,647,432	£635,397 £1,350,548	£456,244 £1,147,597	£33,580 £672,727
	7	0.67	£4,060,675	£2,956,698	£2,414,656	£2,080,183	£1,852,720	£1,310,678
	1 2	2.50 2.50	£0	£0	£0	£0	£0 £0	£0 £0
100 Unit Housing Scheme	3	2.50 2.50	£571,546 £1,214,398	£131,694 £686,094	£0 £432,108	£0 £294,949	£0 £159,433	£0 £0
	5	2.50	£1,857,249	£1,242,433	£947,164	£787,390	£627,617	£332,348
	7	2.50 2.50	£2,500,100 £3,142,951	£1,800,520 £2,358,607	£1,464,549 £1,981,935	£1,282,745 £1,778,099	£1,100,940 £1,574,263	£764,969 £1,197,591
	1	2.00	£0	£0	£0	£0	£0	£0
	3	2.00	£0 £450,826	£0	£0	£0	£0	£0
100 Unit Mixed Scheme	4 5	2.00 2.00	£1,182,217	£593,045 £1,227,484	£258,794	£134,564	£0	£0 £133,389
	6	2.00	£1,913,608 £2,644,999	£1,861,195	£837,826 £1,417,587	£690,821 £1,249,195	£482,035 £1,011,137	£612,046
	7	2.00	£3,376,390	£2,496,363	£1,998,803	£1,809,388	£1,542,422	£1,094,263

Graph 38b-i: Summary of Residual Land Values (£ per Ha) at 0%, 20%, 30%, 35%, 40% & 50% Affordable Housing Across All Value Points - 60% General Needs

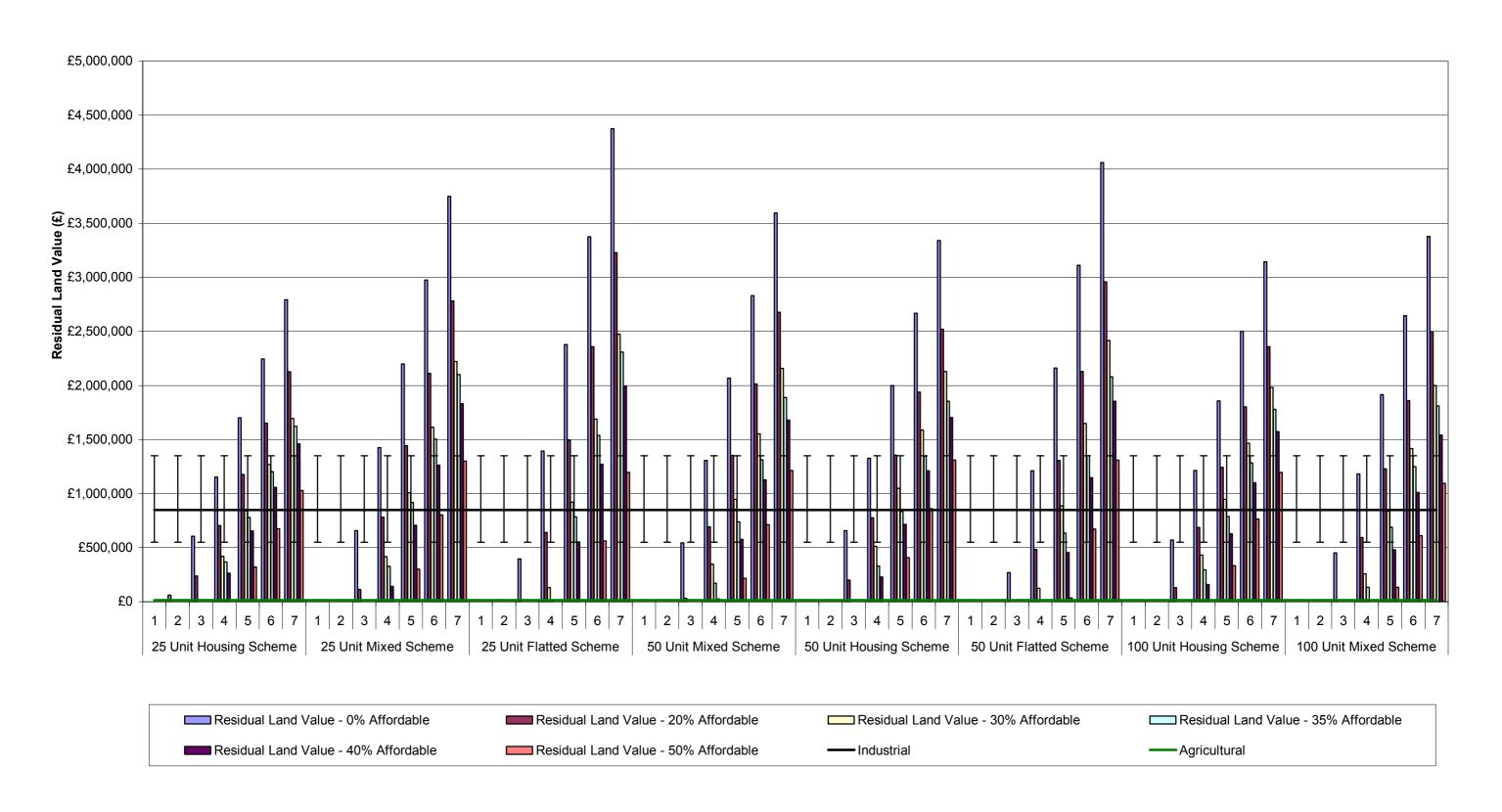
Rent/40% Intermediate Tenure Mix

Planning Infrastructure Level - £5,000 - Units 3-15



Graph 38b-ii: Summary of Residual Land Values (per Ha) at 0%, 20%, 30%, 35%, 40% & 50% Affordable Housing Across All Value Points - 60% General Needs Rent/40% Intermediate Tenure Mix

Planning Infrastructure Level - £5,000 - Units 25-100



#### Table 26: Summary Table Showing Results of Residual Land Value Appraisals and Reduction in Land Residual - Value Point 1 60% General Needs Rent/40% 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)
		0% Affordable Housing	£357,000	£315,293	£53,550	£36,059	£0	0.0%
		20% Affordable Housing	£291,000	£315,293	£38,880	£35,069	£0	0.0%
	3 Unit 3-bed	30% Affordable Housing	£291,000	£315,293	£38,880	£35,069	£0	0.0%
	Housing Scheme	35% Affordable Housing	£291,000	£315,293	£38,880	£35,069	£0	0.0%
		40% Affordable Housing	£291,000	£315,293	£38,880	£35,069	£0	0.0%
		50% Affordable Housing	£241,020	£315,293	£25,171	£34,320	£0	0.0%
		0% Affordable Housing	£420,000	£366,795	£63,000	£39,360	£0	0.0%
		20% Affordable Housing	£341,000	£366,795	£45,660	£38,175	£0	0.0%
	3 Unit 4-bed	30% Affordable Housing	£341,000	£366,795	£45,660	£38,175	£0	0.0%
	Housing Scheme	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%
		50% Affordable Housing	£282,200	£366,795	£29,532	£37,293	£0	0.0%
		0% Affordable Housing	£637,000	£559,823	£95,550	£67,743	£0	0.0%
		20% Affordable Housing	£571,000	£559,823	£80,880	£66,753	£0	0.0%
	5 Unit	30% Affordable Housing	£508,020	£559,823	£64,501	£65,808	£0	0.0%
	Housing Scheme	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%
		50% Affordable Housing	£442,020	£559,823	£49,831	£64,818	£0	0.0%
		0% Affordable Housing	£469,000	£458,998	£70,350	£59,692	£0	0.0%
	5 Unit	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%
	Flatted Scheme	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%
		50% Affordable Housing	£332,004	£458,998	£36,804	£57,637	£0	0.0%
		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%
/alue Point1	10 Unit	30% Affordable Housing	£1,021,900	£1,068,143	£137,544	£128,879	£0	0.0%
alue P	Housing Scheme	35% Affordable Housing	£977,800	£1,068,143	£125,448	£128,217	£0	0.0%
>		40% Affordable Housing	£977,800	£1,068,143	£125,448	£128,217	£0	0.0%
		50% Affordable Housing	£911,800	£1,068,143	£110,778	£127,227	£0	0.0%
		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%
	10 Unit 2 & 3-bed	30% Affordable Housing	£951,900	£993,750	£128,304	£123,748	£0	0.0%
	Housing Scheme	35% Affordable Housing	£899,800	£993,750	£114,468	£122,967	£0	0.0%
		40% Affordable Housing	£899,800	£993,750	£114,468	£122,967	£0	0.0%
		50% Affordable Housing	£841,800	£993,750	£101,538	£122,097	£0	0.0%
		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%
	10 Unit	30% Affordable Housing	£801,004	£917,995	£107,154	£117,329	£0	0.0%
	Flatted Scheme	35% Affordable Housing	£761,608	£917,995	£96,348	£116,738	£0	0.0%
		40% Affordable Housing	£761,608	£917,995	£96,348	£116,738	£0	0.0%
		50% Affordable Housing	£712,808	£917,995	£84,978	£116,006	£0	0.0%
		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%
	15 Unit	30% Affordable Housing	£1,478,800	£1,570,740	£195,828	£190,781	£0	0.0%
	Housing Scheme	35% Affordable Housing	£1,478,800	£1,570,740	£195,828	£190,781	£0	0.0%
		40% Affordable Housing	£1,412,800	£1,570,740	£181,158	£189,791	£0	0.0%
		50% Affordable Housing	£1,302,700	£1,570,740	£154,392	£188,140	£0	0.0%
		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%
	15 Unit	30% Affordable Housing	£1,089,604	£1,270,445	£143,370	£168,470	£0	0.0%
	Flatted Scheme	35% Affordable Housing	£1,089,604	£1,270,445	£143,370	£168,470	£0	0.0%
		40% Affordable Housing	£1,040,804	£1,270,445	£132,000	£167,738	£0	0.0%
		50% Affordable Housing	£969,408	£1,270,445	£112,974	£166,667	£0	0.0%
		and a state of the state	2223,100		22074	2.23,007		2.070

Table 26: Summary Table Showing Results of Residual Land Value Appraisals and Reduction in Land Residual - Value Point 1 60% General Needs Rent/40% Intermediate Tenure Mix Planning Infrastructure Level - £5,000

1	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)
		0% Affordable Housing	£2,968,000	£2,621,715	£445,200	£351,329	£0	0.0%
		20% Affordable Housing	£2,668,800	£2,621,715	£374,328	£346,841	£0	0.0%
	25 Unit Housing	30% Affordable Housing	£2,479,700	£2,621,715	£330,222	£344,004	£0	0.0%
	Scheme	35% Affordable Housing	£2,435,600	£2,621,715	£318,126	£343,343	£0	0.0%
		40% Affordable Housing	£2,369,600	£2,621,715	£303,456	£342,353	£0	0.0%
		50% Affordable Housing	£2,180,500	£2,621,715	£259,350	£339,516	£0	0.0%
		0% Affordable Housing	£2,534,000	£2,330,685	£380,100	£326,202	£0	0.0%
		20% Affordable Housing	£2,275,204	£2,330,685	£318,960	£322,320	£0	0.0%
	25 Unit	30% Affordable Housing	£2,131,004	£2,330,685	£284,856	£320,157	£0	0.0%
	Mixed Scheme	35% Affordable Housing	£2,086,904	£2,330,685	£272,760	£319,496	£0	0.0%
		40% Affordable Housing	£2,020,904	£2,330,685	£258,090	£318,506	£0	0.0%
		50% Affordable Housing	£1,883,508	£2,330,685	£224,394	£316,445	£0	0.0%
		0% Affordable Housing	£2,154,600	£2,124,512	£323,190	£307,323	£0	0.0%
	25 Unit	20% Affordable Housing	£1,956,204	£2,124,512	£273,360	£304,347	£0	0.0%
		30% Affordable Housing	£1,829,204	£2,124,512	£242,556	£302,442	£0	0.0%
	Flatted Scheme	35% Affordable Housing	£1,789,808	£2,124,512	£231,750	£301,851	£0	0.0%
		40% Affordable Housing	£1,741,008	£2,124,512	£220,380	£301,119	£0	0.0%
		50% Affordable Housing	£1,618,212	£2,124,512	£189,829	£299,277	£0	0.0%
		0% Affordable Housing	£5,192,600	£4,803,452	£778,890	£757,748	£0	0.0%
		20% Affordable Housing	£4,683,704	£4,803,452	£657,510	£750,115	£0	0.0%
	50 Unit	30% Affordable Housing	£4,393,912	£4,803,452	£589,219	£745,768	£0	0.0%
	Mixed Scheme	35% Affordable Housing	£4,249,712	£4,803,452	£555,115	£743,605	£0	0.0%
		40% Affordable Housing	£4,131,316	£4,803,452	£526,969	£741.829	£0	0.0%
Ē		50% Affordable Housing	£3,870,820	£4,803,452	£463,837	£737,922	£0	0.0%
Value Point 1		0% Affordable Housing	£5,705,000	£5,054,588	£855,750	£786,075	£0	0.0%
<u>a</u> >		20% Affordable Housing	£5,705,000 £5,127,600	£5,054,588	£718,416	£777,414	£0	0.0%
	50 Unit	30% Affordable Housing		£5,054,588	£651,954	£777,414 £773,241	£0	0.0%
	Housing Scheme		£4,849,400				£0	0.0%
	Continu	35% Affordable Housing	£4,660,300	£5,054,588	£607,848	£770,405		
		40% Affordable Housing	£4,550,200	£5,054,588	£581,082	£768,753	£0	0.0%
		50% Affordable Housing	£4,272,000	£5,054,588	£514,620	£764,580	£0	0.0%
		0% Affordable Housing	£4,333,000	£4,270,333	£649,950	£701,037	£0	0.0%
		20% Affordable Housing	£3,926,212	£4,270,333	£547,549	£694,935	£0	0.0%
	50 Unit Flatted	30% Affordable Housing	£3,727,816	£4,270,333	£497,719	£691,959	£0	0.0%
	Scheme	35% Affordable Housing	£3,607,620	£4,270,333	£467,323	£690,156	£0	0.0%
		40% Affordable Housing	£3,519,424	£4,270,333	£445,147	£688,833	£0	0.0%
		50% Affordable Housing	£3,321,028	£4,270,333	£395,318	£685,858	£0	0.0%
		0% Affordable Housing	£11,410,000	£10,109,175	£1,711,500	£1,770,076	£0	0.0%
		20% Affordable Housing	£10,255,200	£10,109,175	£1,436,832	£1,752,754	£0	0.0%
	100 Unit Housing	30% Affordable Housing	£9,698,800	£10,109,175	£1,303,908	£1,744,408	£0	0.0%
	Scheme	35% Affordable Housing	£9,399,600	£10,109,175	£1,233,036	£1,739,920	£0	0.0%
		40% Affordable Housing	£9,100,400	£10,109,175	£1,162,164	£1,735,432	£0	0.0%
		50% Affordable Housing	£8,544,000	£10,109,175	£1,029,240	£1,727,086	£0	0.0%
		0% Affordable Housing	£10,385,200	£9,606,903	£1,557,780	£1,704,269	£0	0.0%
		20% Affordable Housing	£9,367,408	£9,606,903	£1,315,020	£1,689,002	£0	0.0%
	100 Unit Mixed	30% Affordable Housing	£8,787,824	£9,606,903	£1,178,437	£1,680,309	£0	0.0%
	Scheme	35% Affordable Housing	£8,570,528	£9,606,903	£1,123,316	£1,677,049	£0	0.0%
		40% Affordable Housing	£8,262,632	£9,606,903	£1,053,938	£1,672,431	£0	0.0%
		50% Affordable Housing	£7,741,640	£9,606,903	£927,674	£1,664,616	£0	0.0%

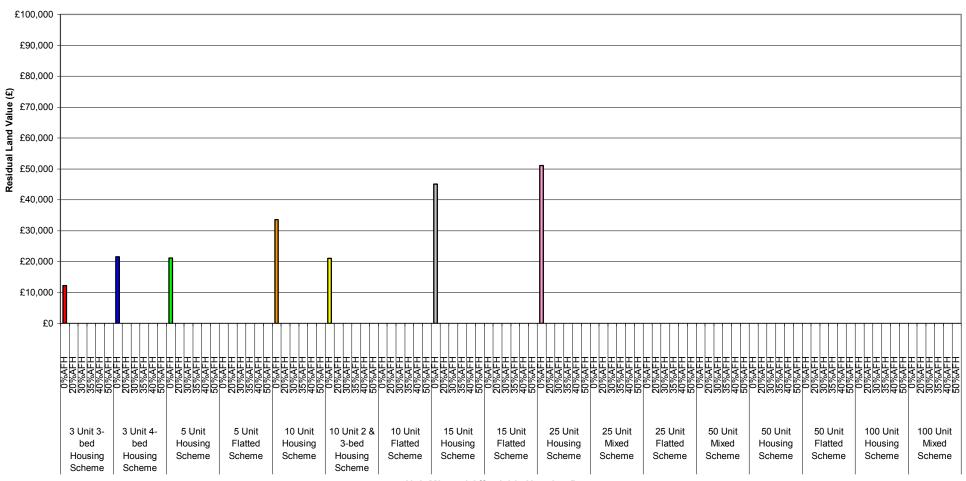
Table 27: Summary Table Showing Results of Residual Land Value Appraisals and Reduction in Land Residual - Value Point 2 60% General Needs Rent/40% Intermediate Tenure Mix Planning Infrastructure Level - £5,000

Table		PIANNING INTRASTRUCTURE LEVEI - L5,UUU								
Part	1 Value Point		2 Scenario	GDV		Developer Profit			% Land Residual	
March See   Salva Michael Having   Carlotto   Carlott			0% Affordable Housing	£433,500	£315,293	£65,025	£40,910	£12,273	2.8%	
No.			20% Affordable Housing	£346,000	£315,293	£46,770	£35,894	£0	0.0%	
Marchane			30% Affordable Housing	£346,000	£315,293	£46,770	£35,894	£0	0.0%	
		Scheme	35% Affordable Housing	£346,000	£315,293	£46,770	£35,894	£0	0.0%	
1996   1997			40% Affordable Housing	£346,000	£315,293	£46,770	£35,894	£0	0.0%	
200.0000000000000000000000000000000000			50% Affordable Housing	£285,310	£315,293	£30,124	£34,984	£0	0.0%	
Part Action   20% Affended Housing			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%	
Part			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%	
Page			40% Affordable Housing	£405,000	£366,795	£54,900	£39,135	£0	0.0%	
Substance			50% Affordable Housing	£333,600	£366,795	£35,316	£38,064	£0	0.0%	
			0% Affordable Housing	£773,500	£559,823	£116,025	£76,543	£21,110	2.7%	
No. No. Provincie Housing   E007.810   C059.820   E77.779   E07.305   E0   O. D.			20% Affordable Housing	£686,000	£559,823	£97,770	£68,478	£0	0.0%	
Scheme			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%	
Only Affordable Housing			40% Affordable Housing	£607,810	£559,823	£77,779	£67,305	£0	0.0%	
2014			50% Affordable Housing	£520,310	£559,823	£59,524	£65,993	£0	0.0%	
Fulfild   Scheme   20% Affordable Housing   6:65,702   6:46,908   6:50,009   6:50,403   6:0   0.0%			0% Affordable Housing	£569,500	£458,998	£85,425	£61,199	£0	0.0%	
Platford Scheme   30% Affordable Housing   £465,762   £469,098   £59,090   £59,403   £0   0.0%			20% Affordable Housing	£503,600	£458,998	£71,220	£60,211	£0	0.0%	
Scheme   30h Atherdoble Housing   5405,762   5448,098   559,099   50,400   50   0.0%			30% Affordable Housing	£455,762	£458,998	£58,099	£59,493	£0	0.0%	
10 Unit 2			35% Affordable Housing	£455,762	£458,998	£58,099	£59,493	£0	0.0%	
10 Unit   10 Unit   2			40% Affordable Housing	£455,762	£458,998	£58,099	£59,493	£0	0.0%	
10 Unit 2			50% Affordable Housing	£389,862	£458,998	£43,894	£58,505	£0	0.0%	
10 Unit   No.   10 Unit   No			0% Affordable Housing	£1,470,500	£1,068,143	£220,575	£148,229	£33,553	2.3%	
### ### ### ### ### ### ### ### ### ##	2		20% Affordable Housing	£1,329,450	£1,068,143	£187,632	£133,492	£0	0.0%	
### ### ### ### ### ### ### ### ### ##	Point	Housing	30% Affordable Housing	£1,224,450	£1,068,143	£166,032	£131,917	£0	0.0%	
### ### ### ### ### ### ### ### ### ##	alue l		35% Affordable Housing	£1,170,900	£1,068,143	£151,344	£131,114	£0	0.0%	
10 Unit 2   1.0	,		40% Affordable Housing	£1,170,900	£1,068,143	£151,344	£131,114	£0	0.0%	
20% Affordable Housing   £1,218,950   £993,750   £171,657   £127,754   £0   0.0%			50% Affordable Housing	£1,083,400	£1,068,143	£133,089	£129,801	£0	0.0%	
10 Unit 2   3-0-6d   1-41-450   6:903.750   6:104.932   6:126.591   6:0   0.0%			0% Affordable Housing	£1,360,000	£993,750	£204,000	£141,215	£21,035	1.5%	
3-bad   30% Affordable Housing   £1,141,450   £398,750   £158,932   £125,691   £0   0.0%			20% Affordable Housing	£1,218,950	£993,750	£171,057	£127,754	£0	0.0%	
Scheme   35% Affordable Housing   £1,077,900   £393,750   £138,114   £125,638   £0   0.0%		3-bed	30% Affordable Housing	£1,141,450	£993,750	£154,932	£126,591	£0	0.0%	
S9% Affordable Housing			35% Affordable Housing	£1,077,900	£993,750	£138,114	£125,638	£0	0.0%	
10 Unit   10 Unit   20% Affordable Housing   £1,035,082   £917,995   £170,850   £122,399   £0   0.0%			40% Affordable Housing	£1,077,900	£993,750	£138,114	£125,638	£0	0.0%	
10 Unit Flatted Scheme			50% Affordable Housing	£1,000,400	£993,750	£121,989	£124,476	£0	0.0%	
10 Unit Flatted Scheme			0% Affordable Housing	£1,139,000	£917,995	£170,850	£122,399	£0	0.0%	
Flatted   Scheme   35% Affordable Housing   E911,524   E917,995   E116,197   E118,987   E0   0.0%			20% Affordable Housing	£1,025,262	£917,995	£143,524	£120,693	£0	0.0%	
Scheme   35% Affordable Housing   £911,524   £917,995   £116,197   £118,987   £0   0.0%			30% Affordable Housing	£959,362	£917,995	£129,319	£119,704	£0	0.0%	
S0% Affordable Housing   E845,624   E917,995   E101,992   E117,998   E0   0.0%			35% Affordable Housing	£911,524	£917,995	£116,197	£118,987	£0	0.0%	
0% Affordable Housing £1,912,960 £1,570,740 £323,850 £219,376 £45,034 £1% 20% Affordable Housing £1,912,960 £1,570,740 £289,307 £197,233 £0 £0.0% £1,570,740 £289,307 £197,233 £0 £0.0% £1,570,740 £289,307 £197,233 £0 £0.0% £1,570,740 £236,364 £195,178 £0 £0.0% £1,570,740 £236,364 £195,178 £0 £0.0% £1,570,740 £1,570,740 £236,364 £195,178 £0 £0.0% £1,570,740 £1,570,740 £236,364 £195,178 £0 £0.0% £1,570,740 £1,570,740 £18,109 £193,865 £0 £0.0% £1,570,740 £1,570,740 £18,109 £193,865 £0 £0.0% £1,570,740 £1,570,740 £185,166 £191,749 £0 £0.0% £1,570,740 £1,570,74			40% Affordable Housing	£911,524	£917,995	£116,197	£118,987	£0	0.0%	
15 Unit   Housing   E1,912,960   E1,570,740   E280,307   E197,293   E0   0.0%			50% Affordable Housing	£845,624	£917,995	£101,992	£117,998	£0	0.0%	
15 Unit Housing Scheme 25% Affordable Housing £1,771,900 £1,570,740 £236,364 £195,178 £0 0.0%   40% Affordable Housing £1,771,900 £1,570,740 £236,364 £195,178 £0 0.0%   40% Affordable Housing £1,684,400 £1,570,740 £218,109 £193,865 £0 0.0%   50% Affordable Housing £1,643,350 £1,570,740 £185,166 £191,749 £0 0.0%   0% Affordable Housing £1,643,000 £1,270,445 £234,600 £175,586 £0 0.0%   20% Affordable Housing £1,640,000 £1,270,445 £196,924 £173,205 £0 0.0%   15 Unit Flatted Scheme 35% Affordable Housing £1,303,662 £1,270,445 £172,927 £171,681 £0 0.0%   40% Affordable Housing £1,303,662 £1,270,445 £172,927 £171,681 £0 0.0%   40% Affordable Housing £1,303,662 £1,270,445 £172,927 £171,681 £0 0.0%   40% Affordable Housing £1,237,762 £1,270,445 £158,722 £170,692 £0 0.0%			0% Affordable Housing	£2,159,000	£1,570,740	£323,850	£219,376	£45,034	2.1%	
Housing   Scheme   35% Affordable Housing   £1,771,900   £1,570,740   £236,364   £195,178   £0   0.0%			20% Affordable Housing	£1,912,950	£1,570,740	£269,307	£197,293	£0	0.0%	
Scheme   35% Affordable Housing   £1,771,900			30% Affordable Housing	£1,771,900	£1,570,740	£236,364	£195,178	£0	0.0%	
S5% Affordable Housing   £1,543,350   £1,570,740   £185,166   £191,749   £0   0.0%			35% Affordable Housing	£1,771,900	£1,570,740	£236,364	£195,178	£0	0.0%	
0% Affordable Housing   £1,564,000   £1,270,445   £234,600   £175,586   £0   0.0%			40% Affordable Housing	£1,684,400	£1,570,740	£218,109	£193,865	£0	0.0%	
20% Affordable Housing £1,405,262 £1,270,445 £196,924 £173,205 £0 0.0%  15 Unit Flatted Scheme 35% Affordable Housing £1,303,662 £1,270,445 £172,927 £171,681 £0 0.0%  40% Affordable Housing £1,203,662 £1,270,445 £172,927 £171,681 £0 0.0%  40% Affordable Housing £1,237,762 £1,270,445 £158,722 £170,692 £0 0.0%			50% Affordable Housing	£1,543,350	£1,570,740	£185,166	£191,749	£0	0.0%	
15 Unit   30% Affordable Housing   £1,303,662   £1,270,445   £172,927   £171,881   £0   0.0%			0% Affordable Housing	£1,564,000	£1,270,445	£234,600	£175,586	£0	0.0%	
Flatted			20% Affordable Housing	£1,405,262	£1,270,445	£196,924	£173,205	£0	0.0%	
Scheme         35% Affordable Housing         £1,203,662         £1,270,445         £172,927         £171,681         £0         0.0%           40% Affordable Housing         £1,237,762         £1,270,445         £158,722         £170,692         £0         0.0%			30% Affordable Housing	£1,303,662	£1,270,445	£172,927	£171,681	£0	0.0%	
			35% Affordable Housing	£1,303,662	£1,270,445	£172,927	£171,681	£0	0.0%	
50% Affordable Housing £1,144,924 £1,270,445 £135,250 £169,300 £0 0.0%			40% Affordable Housing	£1,237,762	£1,270,445	£158,722	£170,692	£0	0.0%	
			50% Affordable Housing	£1,144,924	£1,270,445	£135,250	£169,300	£0	0.0%	

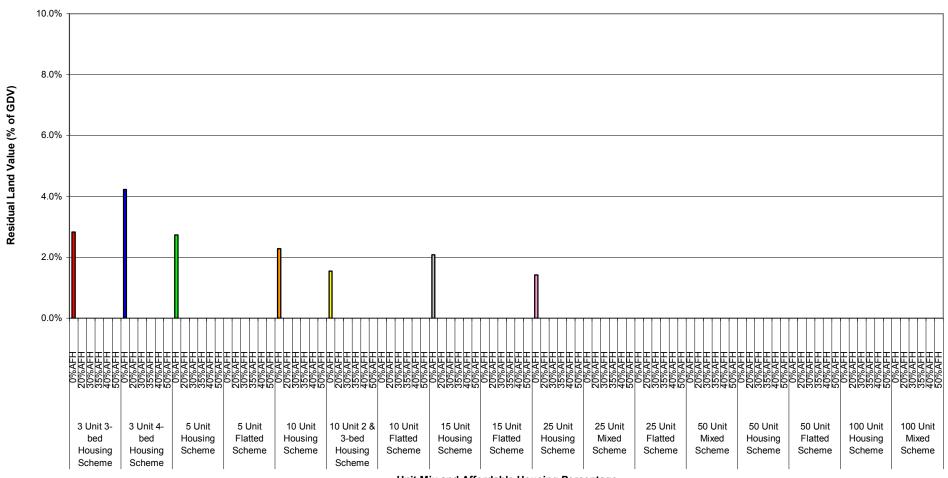
Table 27: Summary Table Showing Results of Residual Land Value Appraisals and Reduction in Land Residual - Value Point 2 60% General Needs Rent/40% Intermediate Tenure Mix Planning Infrastructure Level - £5,000

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 Residua (of GDV)		
		0% Affordable Housing	£3,604,000	£2,621,715	£540,600	£390,634	£51,051	1.4%		
		20% Affordable Housing	£3,216,900	£2,621,715	£453,114	£355,062	£0	0.0%		
	25 Unit Housing	30% Affordable Housing	£2,970,850	£2,621,715	£398,571	£351,372	£0	0.0%		
	Scheme	35% Affordable Housing	£2,917,300	£2,621,715	£383,883	£350,568	£0	0.0%		
		40% Affordable Housing	£2,829,800	£2,621,715	£365,628	£349,256	£0	0.0%		
		50% Affordable Housing	£2,583,750	£2,621,715	£311,085	£345,565	£0	0.0%		
		0% Affordable Housing	£3,077,000	£2,330,685	£461,550	£334,347	£0	0.0%		
		20% Affordable Housing	£2,740,962	£2,330,685	£386,002	£329,307	£0	0.0%		
	25 Unit Mixed	30% Affordable Housing	£2,551,862	£2,330,685	£343,750	£326,470	£0	0.0%		
	Scheme	35% Affordable Housing	£2,498,312	£2,330,685	£329,062	£325,667	£0	0.0%		
		40% Affordable Housing	£2,410,812	£2,330,685	£310,807	£324,354	£0	0.0%		
		50% Affordable Housing	£2,230,474	£2,330,685	£269,080	£321,649	£0	0.0%		
		0% Affordable Housing	£2,616,300	£2,124,512	£392,445	£314,248	£0	0.0%		
		20% Affordable Housing	£2,355,962	£2,124,512	£330,772	£310,343	£0	0.0%		
	25 Unit	30% Affordable Housing	£2,188,462	£2,124,512	£292,570	£307,831	£0	0.0%		
	Flatted Scheme	35% Affordable Housing	£2,140,624	£2,124,512	£279,448	£307,113	£0	0.0%		
		40% Affordable Housing	£2,074,724	£2,124,512	£265,243	£306,125	£0	0.0%		
		50% Affordable Housing	£1,906,686	£2,124,512	£227,009	£303,604	£0	0.0%		
		0% Affordable Housing	£6,305,300	£4,803,452	£945,795	£774,439	£0	0.0%		
		20% Affordable Housing	£5,643,212	£4,803,452	£795,757	£764,508	£0	0.0%		
	50 Unit	30% Affordable Housing	£5,267,536	£4,803,452	£711,404	£758,872	£0	0.0%		
	Mixed Scheme	35% Affordable Housing	£5,078,436	£4,803,452	£669,152	£756,036	£0	0.0%		
		40% Affordable Housing	£4,925,598	£4,803,452	£634,431	£753,743	£0	0.0%		
oint 2		50% Affordable Housing	£4,586,710	£4,803,452	£556,417	£748,660	£0	0.0%		
Value Point 2		0% Affordable Housing	£6,927,500	£5,054,588	£1,039,125	£850,422	£0	0.0%		
\ \ 	-	20% Affordable Housing	£6,180,800	£5,054,588	£869,628	£793,212	£0	0.0%		
	50 Unit	30% Affordable Housing	£5,821,200	£5,054,588	£787,617	£787,818	£0	0.0%		
	Housing Scheme	35% Affordable Housing	£5,575,150	£5,054,588	£733,074	£784,128	£0	0.0%		
		40% Affordable Housing	£5,434,100	£5,054,588	£700,131	£782,012	£0	0.0%		
		50% Affordable Housing	£5,074,500	£5,054,588	£618,120	£776,618	£0	0.0%		
		0% Affordable Housing	£5,261,500	£4,270,333	£789,225	£714,965	£0	0.0%		
		20% Affordable Housing	£4,728,686	£4,270,333	£662,549	£706,972	£0	0.0%		
	50 Unit		£4,728,000 £4,468,348	£4,270,333	£600.876		£0	0.0%		
	Flatted Scheme	30% Affordable Housing	,,.	, .,		£703,067				
	Scrience	35% Affordable Housing 40% Affordable Housing	£4,309,610	£4,270,333	£563,200	£700,686	£0	0.0%		
			£4,195,872	£4,270,333	£535,873	£698,980	£0	0.0%		
		50% Affordable Housing	£3,935,534	£4,270,333	£474,200	£695,075	£0	0.0%		
		0% Affordable Housing	£13,855,000	£10,109,175	£2,078,250	£1,806,751	£0	0.0%		
	400 ** **	20% Affordable Housing	£12,361,600	£10,109,175	£1,739,256	£1,784,350	£0	0.0%		
	100 Unit Housing	30% Affordable Housing	£11,642,400	£10,109,175	£1,575,234	£1,773,562	£0	0.0%		
	Scheme	35% Affordable Housing	£11,255,300	£10,109,175	£1,487,748	£1,767,755	£0	0.0%		
		40% Affordable Housing	£10,868,200	£10,109,175	£1,400,262	£1,761,949	£0	0.0%		
		50% Affordable Housing	£10,149,000	£10,109,175	£1,236,240	£1,751,161	£0	0.0%		
		0% Affordable Housing	£12,610,600	£9,606,903	£1,891,590	£1,737,650	£0	0.0%		
		20% Affordable Housing	£11,286,424	£9,606,903	£1,591,513	£1,717,788	£0	0.0%		
	100 Unit Mixed	30% Affordable Housing	£10,535,072	£9,606,903	£1,422,808	£1,706,517	£0	0.0%		
	Scheme	35% Affordable Housing	£10,250,284	£9,606,903	£1,354,619	£1,702,246	£0	0.0%		
		40% Affordable Housing	£9,851,196	£9,606,903	£1,268,862	£1,696,259	£0	0.0%		
		50% Affordable Housing	£9,173,420	£9,606,903	£1,112,833	£1,686,093	£0	0.0%		

# Graph 39 - Residual Land Value (£) - Value Point 2 60% General Needs Rent/40% Intermediate Tenure Mix Planning Infrastructure Level - £5,000



Graph 40 - Residual Land Value (% of GDV) - Value Point 2 60% General Needs Rent/40% Intermediate Tenure Mix Planning Infrastructure Level - £5,000



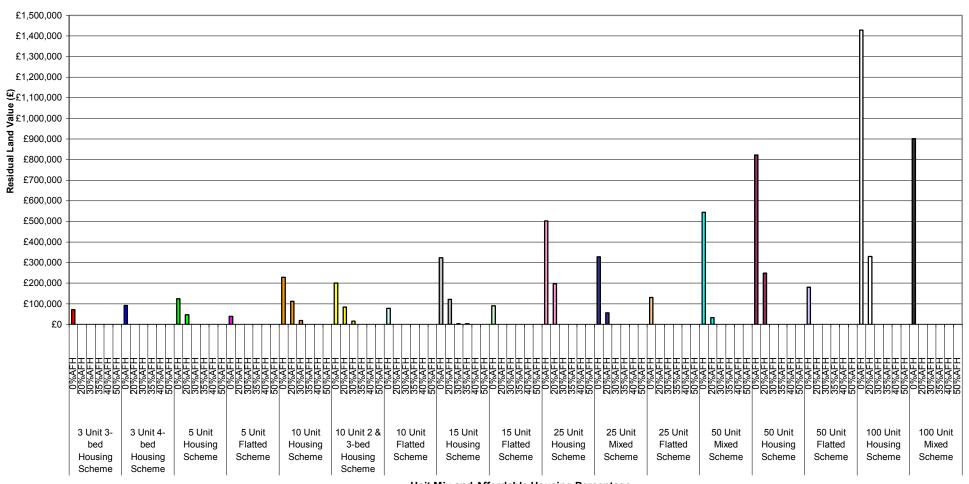
#### Table 28: Summary Table Showing Results of Residual Land Value Appraisals and Reduction in Land Residual - Value Point 3 60% General Needs Rent/40% Intermediate Tenure Mix Planning Infrastructure Level - £5,000

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)
		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%
	3 Unit 3-bed Housing	30% Affordable Housing	£401,000	£315,293	£54,660	£36,719	£0	0.0%
	Scheme	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%
		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%
	3 Unit 4-bed Housing	30% Affordable Housing	£469,000	£366,795	£64,140	£40,095	£0	0.0%
	Scheme	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%
		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%
	5 Unit Housing	30% Affordable Housing	£707,600	£559,823	£91,056	£68,802	£0	0.0%
	Scheme	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%
		0% Affordable Housing	£670,000	£458,998	£100,500	£71,303	£39,199	5.9%
	5 Unit	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%
	Flatted Scheme	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	£50,983	£59,373	£0	0.0%
		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%
Value Point 3	10 Unit	30% Affordable Housing	£1,427,000	£1,068,143	£194,520	£146,023	£18,314	1.3%
alue F	Housing Scheme	35% Affordable Housing	£1,364,000	£1,068,143	£177,240	£134,010	£0	0.0%
>		40% Affordable Housing	£1,364,000	£1,068,143	£177,240	£134,010	£0	0.0%
		50% Affordable Housing	£1,255,000	£1,068,143	£155,400	£132,375	£0	0.0%
		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%
	10 Unit 2 & 3-bed	30% Affordable Housing	£1,331,000	£993,750	£181,560	£140,213	£15,477	1.2%
	Housing Scheme	35% Affordable Housing	£1,256,000	£993,750	£161,760	£128,310	£0	0.0%
		40% Affordable Housing	£1,256,000	£993,750	£161,760	£128,310	£0	0.0%
		50% Affordable Housing	£1,159,000	£993,750	£142,440	£126,855	£0	0.0%
		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%
	10 Unit Flatted	30% Affordable Housing	£1,117,720	£917,995	£151,483	£122,080	£0	0.0%
	Scheme	35% Affordable Housing	£1,061,440	£917,995	£136,046	£121,235	£0	0.0%
		40% Affordable Housing	£1,061,440	£917,995	£136,046	£121,235	£0	0.0%
		50% Affordable Housing	£978,440	£917,995	£119,006	£119,990	£0	0.0%
		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%
	15 Unit	30% Affordable Housing	£2,065,000	£1,570,740	£276,900	£213,744	£3,616	0.2%
	Housing Scheme	35% Affordable Housing	£2,065,000	£1,570,740	£276,900	£213,744	£3,616	0.2%
		40% Affordable Housing	£1,956,000	£1,570,740	£255,060	£197,939	£0	0.0%
		50% Affordable Housing	£1,784,000	£1,570,740	£215,940	£195,359	£0	0.0%
		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%
	15 Unit	30% Affordable Housing	£1,517,720	£1,270,445	£202,483	£174,892	£0	0.0%
	15 Unit Flatted Scheme	35% Affordable Housing	£1,517,720	£1,270,445	£202,483	£174,892	£0	0.0%
		40% Affordable Housing	£1,434,720	£1,270,445	£185,443	£173,647	£0	0.0%

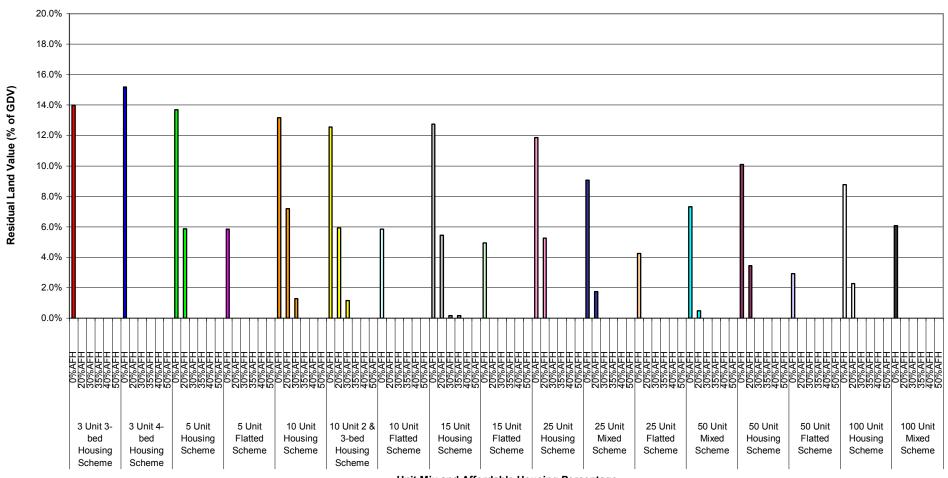
Table 28: Summary Table Showing Results of Residual Land Value Appraisals and Reduction in Land Residual - Value Point 3 60% General Needs Rent/40% Intermediate Tenure Mix Planning Infrastructure Level - £5,000

	1		2	3	4	5	6	7	8
25   Left   200   Company   Compan	Value Point		Scenario	GDV					% Land Residual
			0% Affordable Housing	£4,240,000	£2,621,715	£636,000	£458,590	£502,747	11.9%
No.			20% Affordable Housing	£3,765,000	£2,621,715	£531,900	£411,450	£197,936	5.3%
Scheme			30% Affordable Housing	£3,462,000	£2,621,715	£466,920	£381,223	£0	0.0%
		Scheme	35% Affordable Housing	£3,399,000	£2,621,715	£449,640	£357,794	£0	0.0%
Page			40% Affordable Housing	£3,290,000	£2,621,715	£427,800	£356,159	£0	0.0%
25 Unit   25 U			50% Affordable Housing	£2,987,000	£2,621,715	£362,820	£351,614	£0	0.0%
March   Scheme   Sc			0% Affordable Housing	£3,620,000	£2,330,685	£543,000	£407,788	£328,371	9.1%
Microst   200, Whatelake Housing   12,000,720   12,300,000   120,000,0			20% Affordable Housing	£3,206,720	£2,330,685	£453,043	£366,705	£56,287	1.8%
Scheme   90, Americale Housing   12,800,700   12,300,808   1231,808   10   0.0%			30% Affordable Housing	£2,972,720	£2,330,685	£402,643	£332,783	£0	0.0%
1999   1999			35% Affordable Housing	£2,909,720	£2,330,685	£385,363	£331,838	£0	0.0%
Control   Cont			40% Affordable Housing	£2,800,720	£2,330,685	£363,523	£330,203	£0	0.0%
25 Unit   100   200   Affordable Housing   C2-750, 720   C2-72-572   C2-72-572-572   C2-72-572   C2-			50% Affordable Housing	£2,577,440	£2,330,685	£313,766	£326,854	£0	0.0%
25 Unit   30% Affordable Housing   12,241,720   12,124,512   1242,523   1213,220   10   0.0%			0% Affordable Housing	£3,078,000	£2,124,512	£461,700	£360,816	£130,972	4.3%
Flatted Schwere			20% Affordable Housing	£2,755,720	£2,124,512	£388,183	£316,340	£0	0.0%
Schwere   290 Arthrighte Housing   22.481,440   22.12.6312   22.27.66   231.2375   20   0.0%			30% Affordable Housing	£2,547,720	£2,124,512	£342,583	£313,220	£0	0.0%
### SOLINA Microslabe Housing			35% Affordable Housing	£2,491,440	£2,124,512	£327,146	£312,375	£0	0.0%
100   Affordable Housing   E7.418.000   E4.803.482   E1.112.700   E905.504   E543.278   7.3%			40% Affordable Housing	£2,408,440	£2,124,512	£310,106	£311,130	£0	0.0%
100   Affordable Housing   E7.418.000   E4.803.482   E1.112.700   E905.504   E543.278   7.3%			50% Affordable Housing	£2,195,160	£2,124,512	£264,190	£307,931	£0	0.0%
SO Unit   Mount   Solik Affordable Housing   E8,141,160   E4,803,462   E833,500   E771,977   E0   0.0%				£7,418,000	£4,803,452	£1,112,700	£935,934	£543,278	7.3%
SO Unit   Mount   Solik Affordable Housing   E8,141,160   E4,803,462   E833,500   E771,977   E0   0.0%				£6,602,720	£4,803,452	£934,003	£833,173	£32,092	0.5%
Mixed   Scheme   35% Affordable Housing   E5,007,160   E4,803,452   E783,190   E786,467   E0   0.0%		50 Unit		£6.141.160	£4.803.452	£833.590	£771.977	£0	0.0%
A0% Affordable Housing   E5,710,880   E4,803,462   E741,863   E765,656   E0   0.0%						· ·			
S0% Affordable Housing   E.S.302,800   E.A.803.452   E.S.40,806   E.759.398   ED   0.0%						· ·			0.0%
### SO Unit Housing ### SP 2734,000 E 5,054,588 E 1,020,840 E 501,447 E 249,412 3.4% Housing ### SP 273,000 E 5,054,588 E 523,280 E 645,592 £0 0.0% Housing ### SP 273,000 E 5,054,588 E 588,000 E 777,850 £0 0.0% ### SP 273,000 E 5,054,588 E 588,000 E 777,850 £0 0.0% ### SP 273,000 E 5,054,588 E 589,000 E 777,850 £0 0.0% ### SP 273,000 E 5,054,588 E 519,180 E 785,270 £0 0.0% ### SP 273,000 E 5,054,588 E 519,180 E 785,270 £0 0.0% ### SP 273,000 E 5,054,588 E 519,180 E 578,655 £0 0.0% ### SP 273,000 E 5,054,588 E 519,180 E 578,655 £0 0.0% ### SP 273,000 E 5,054,588 E 5721,620 E 788,655 £0 0.0% ### SP 273,000 E 5,054,588 E 7721,620 E 788,655 £0 0.0% ### SP 273,000 E 5,054,588 E 777,550 E 778,000 E 50,054,589 E 777,550 E 774,000 E 50,054,589 E 774,033 E 777,550 E 774,003 E 774,033 E 774,03	oint 3			, .,		,			
### SO Unit Housing ### SP 2734,000 E 5,054,588 E 1,020,840 E 501,447 E 249,412 3.4% Housing ### SP 273,000 E 5,054,588 E 523,280 E 645,592 £0 0.0% Housing ### SP 273,000 E 5,054,588 E 588,000 E 777,850 £0 0.0% ### SP 273,000 E 5,054,588 E 588,000 E 777,850 £0 0.0% ### SP 273,000 E 5,054,588 E 589,000 E 777,850 £0 0.0% ### SP 273,000 E 5,054,588 E 519,180 E 785,270 £0 0.0% ### SP 273,000 E 5,054,588 E 519,180 E 785,270 £0 0.0% ### SP 273,000 E 5,054,588 E 519,180 E 578,655 £0 0.0% ### SP 273,000 E 5,054,588 E 519,180 E 578,655 £0 0.0% ### SP 273,000 E 5,054,588 E 5721,620 E 788,655 £0 0.0% ### SP 273,000 E 5,054,588 E 7721,620 E 788,655 £0 0.0% ### SP 273,000 E 5,054,588 E 777,550 E 778,000 E 50,054,589 E 777,550 E 774,000 E 50,054,589 E 774,033 E 777,550 E 774,003 E 774,033 E 774,03	ue Pa		-						
S0 Unit Housing   E6,793,000   E5,064,588   E923,280   E845,992   E0	\alpha		, and the second						
Bousing   Scheme   35% Affordable Housing   E6.490,000   E5.054.588   E588,300   E797,850   ED   0.0%		50 Unit							
40% Affordable Housing		Housing							
S0 Unit						· ·			
100 Unit Housing   E6,190,000   E4,270,333   E926,500   E808,672   E180,670   2.9%									
20% Affordable Housing   £5,531,160   £4,270,333   £777,550   £719,010   £0   0.0%						,	·		
So Unit Flated Scheme   30% Affordable Housing   £5,208,880   £4,270,333   £704,033   £714,175   £0   0.0%						,,,,,,			
Flated Scheme  35% Affordable Housing  £5,011,600  £4,270,333  £659,076  £711,216  £0 0.0%  50% Affordable Housing  £4,550,040  £4,270,333  £555,082  £704,233  £055,089  £709,127  £0 0.0%  0% Affordable Housing  £4,550,040  £4,270,333  £555,082  £704,233  £055,082  £704,233  £0,000  £0 0,0%  0% Affordable Housing  £16,300,000  £10,100,175  £2,445,000  £1,977,727  £22,8236  £3%  £1,428,866  £0 0.0%  100,0%  100,0%  100,0%  £10,000,175  £1,846,560  £1,802,716  £0 0.0%  £1,802,716  £0 0.0%  £10,000,175  £1,742,460  £1,765,511  £0 0.0%  £0% Affordable Housing  £12,636,000  £10,100,175  £1,638,380  £1,788,466  £0 0.0%  50% Affordable Housing  £11,754,000  £10,100,175  £1,443,240  £1,775,236  £0 0.0%  0% Affordable Housing  £14,856,000  £9,606,903  £2,225,400  £2,064,476  £901,652  £1,744,673  £0 0.0%  100 Unit Mixed Scheme  £14,850,004  £15,806,603  £1,865,502  £1,779  £1,732,726  £0 0.0%  £0,00%  £0,00%  £1,865,502  £1,777,442  £0 0.0%		50 11-14							
40% Affordable Housing   £4,872,320   £4,270,333   £826,599   £709,127   £0   0.0%		Flatted							
100 Unit Housing   E4.550,040   E4.270,333   E553,082   E704.283   E0   0.0%		Scrieme							
0% Affordable Housing £16,300,000 £10,109,175 £2,445,000 £2,257,423 £1,428,866 8.8% 20% Affordable Housing £14,488,000 £10,109,175 £2,041,880 £19,77,727 £329,238 2.3% 2.3% 2.3% Affordable Housing £13,588,000 £10,109,175 £1,845,560 £1,802,716 £0 0.0% 2.3% Affordable Housing £13,111,000 £10,109,175 £1,846,560 £1,795,591 £0 0.0% 2.0% 2.0% Affordable Housing £12,638,000 £10,109,175 £1,638,360 £1,788,466 £0 0.0% 2.0% 2.0% Affordable Housing £11,754,000 £10,109,175 £1,638,360 £1,783,466 £0 0.0% 2.0% 2.0% Affordable Housing £14,838,000 £9,606,903 £2,254,400 £2,254,400 £2,264,476 £901,852 6.1% 2.0% Affordable Housing £14,285,400 £9,606,903 £1,688,006 £1,746,73 £0 0.0% 2.0% Affordable Housing £13,205,440 £9,606,903 £1,687,179 £1,732,726 £0 0.0% 2.0% Affordable Housing £12,282,320 £9,606,903 £1,687,179 £1,732,726 £0 0.0% 2.0% Affordable Housing £11,390,040 £9,606,903 £1,585,922 £1,727,442 £0 0.0% 40% Affordable Housing £11,390,040 £9,606,903 £1,483,786 £1,720,088 £0 0.0%									
20% Affordable Housing £14,488,000 £10,109,175 £2,041,880 £1,977,727 £329,238 £2,3%   100 Unit Housing £13,588,000 £10,109,175 £1,846,560 £1,802,716 £0 0.0%   35% Affordable Housing £13,111,000 £10,109,175 £1,742,460 £1,795,591 £0 0.0%   40% Affordable Housing £12,638,000 £10,109,175 £1,638,360 £1,788,466 £0 0.0%   55% Affordable Housing £11,754,000 £10,109,175 £1,432,400 £1,752,66 £0 0.0%   0% Affordable Housing £14,838,000 £9,606,903 £2,225,400 £2,084,476 £901,852 6.1%   20% Affordable Housing £13,205,440 £9,606,903 £1,868,006 £1,746,73 £0 0.0%   100 Unit Mixed Scheme £10,000,400 £10,000,400 £10,000,003 £1,667,179 £1,732,726 £0 0.0%   40% Affordable Housing £11,390,040 £9,606,903 £1,667,179 £1,732,726 £0 0.0%   40% Affordable Housing £11,390,040 £9,606,903 £1,868,006 £1,727,442 £0 0.0%   40% Affordable Housing £11,390,040 £9,606,903 £1,883,786 £1,720,088 £0 0.0%									
100 Unit Housing \$13,586,000 £10,109,175 £1,846,560 £1,802,716 £0 0.0% \$1,802,716 £0 0.0% \$1,802,716 £0 0.0% \$1,802,716 £0 0.0% \$1,802,716 £1,846,560 £1,802,716 £0 0.0% \$1,802,716 £1,846,560 £1,795,591 £0 0.0% \$1,802,716 £1,716,846 £0 0.0% \$1,802,840 £1,716,846 £0 0.0% \$1,802,840 £1,716,846 £0 0.0% \$1,802,840 £1,716,846 £0 0.0% \$1,802,840 £1,716,846 £0 0.0% \$1,802,840 £1,716,846 £0 0.0% \$1,802,840 £1,716,846 £0 0.0% \$1,802,840 £1,843,840 £1,716,846 £0 0.0% \$1,802,840 £1,843,840 £									
Housing   Scheme   35% Affordable Housing   £13,111,000   £10,109,175   £1,742,460   £1,795,591   £0   0.0%   40% Affordable Housing   £12,638,000   £10,109,175   £1,638,360   £1,788,466   £0   0.0%   50% Affordable Housing   £11,754,000   £10,109,175   £1,443,240   £1,775,236   £0   0.0%   0.0%   0.0% Affordable Housing   £14,838,000   £9,606,903   £2,225,400   £2,064,476   £501,652   6.1%   20% Affordable Housing   £13,205,440   £9,606,903   £1,888,006   £1,746,573   £0   0.0%   100									
40% Affordable Housing £12,638,000 £10,109,175 £1,638,360 £1,788,466 £0 0.0% 50% Affordable Housing £11,754,000 £10,109,175 £1,443,240 £1,775,236 £0 0.0% 0% Affordable Housing £14,836,000 £9,606,903 £2,225,400 £2,064,476 £501,652 6.1% 20% Affordable Housing £13,205,440 £9,606,903 £1,886,006 £1,746,573 £0 0.0% 0% 0% Affordable Housing £12,282,320 £9,606,903 £1,687,179 £1,732,728 £0 0.0% 0% 0% 0% Affordable Housing £11,390,040 £9,606,903 £1,585,922 £1,727,442 £0 0.0% 0% 0% Affordable Housing £11,390,760 £9,606,903 £1,483,786 £1,720,088 £0 0.0%		Housing	-	2.0,000,000					
50% Affordable Housing   £11,754,000   £10,109,175   £1,443,240   £1,775,236   £0   0.0%		Scheme							
0% Affordable Housing £14,836,000 £9,606,903 £2,225,400 £2,064,476 £901,652 6.1% 20% Affordable Housing £13,205,440 £9,606,903 £1,886,006 £1,746,573 £0 0.0%  100 Unit Mixed Scheme 35% Affordable Housing £12,282,320 £9,606,903 £1,667,179 £1,732,726 £0 0.0% 35% Affordable Housing £11,690,040 £9,606,903 £1,585,922 £1,727,442 £0 0.0% 40% Affordable Housing £11,439,760 £9,606,903 £1,483,786 £1,720,088 £0 0.0%			-						
20% Affordable Housing £13,205,440 £9,606,903 £1,868,006 £1,746,573 £0 0.0%  100 Unit Mixed Scheme 35% Affordable Housing £12,282,320 £9,606,903 £1,667,179 £1,732,726 £0 0.0%  35% Affordable Housing £11,390,040 £9,606,903 £1,585,922 £1,727,442 £0 0.0%  40% Affordable Housing £11,439,760 £9,606,903 £1,483,786 £1,720,088 £0 0.0%									
100 Unit Mixed Scheme 35% Affordable Housing £12,282,320 £9,606,903 £1,667,179 £1,732,726 £0 0.0%    \$1,607,179 £1,732,726 £0 0.0%    \$1,607,179 £1,732,726 £0 0.0%    \$1,607,179 £1,732,726 £0 0.0%    \$1,607,179 £1,732,726 £0 0.0%    \$1,607,179 £1,732,726 £0 0.0%    \$1,607,179 £1,732,726 £0 0.0%    \$1,607,179 £1,732,736 £0 0.0%			0% Affordable Housing	£14,836,000	£9,606,903	£2,225,400	£2,064,476	£901,652	6.1%
Mixed			20% Affordable Housing	£13,205,440	£9,606,903	£1,868,006	£1,746,573	£0	0.0%
Scheme         35% Affordable Housing         £11,330,040         £9,606,903         £1,585,922         £1,727,442         £0         0.0%           40% Affordable Housing         £11,439,760         £9,606,903         £1,483,786         £1,720,088         £0         0.0%			30% Affordable Housing	£12,282,320	£9,606,903	£1,667,179	£1,732,726	£0	0.0%
		Scheme	35% Affordable Housing	£11,930,040	£9,606,903	£1,585,922	£1,727,442	£0	0.0%
50% Affordable Housing £10,605,200 £9,606,903 £1,297,992 £1,707,569 £0 0.0%			40% Affordable Housing	£11,439,760	£9,606,903	£1,483,786	£1,720,088	£0	0.0%
			50% Affordable Housing	£10,605,200	£9,606,903	£1,297,992	£1,707,569	£0	0.0%

Graph 41 - Residual Land Value (£) - Value Point 3 60% General Needs Rent/40% Intermediate Tenure Mix Planning Infrastructure Level - £5,000



Graph 42 - Residual Land Value (% of GDV) - Value Point 3 60% General Needs Rent/40% Intermediate Tenure Mix Planning Infrastructure Level - £5,000



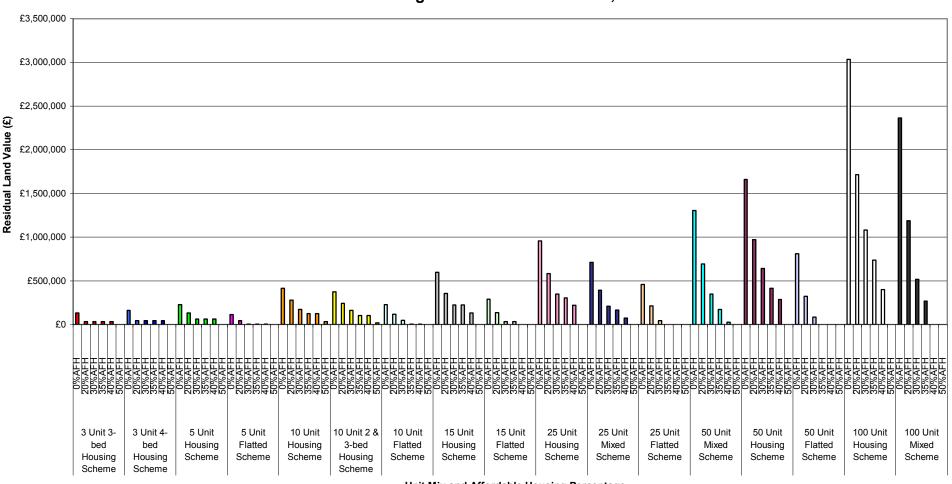
#### Table 29: Summary Table Showing Results of Residual Land Value Appraisals and Reduction in Land Residual - Value Point 4 60% General Needs Rent/40% Intermediate Tenure Mix Planning Infrastructure Level - £5,000

		Planning intrastructure Level - £5,000								
Value Point	Number of Units	2 Scenario	GDV	Development Cost	Developer Profit (@15%)	Finance & Land Costs	Residual Land Price	% Land Residual (of GDV)		
		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%		
	3 Unit 3-bed Housing	30% Affordable Housing	£455,000	£315,293	£62,490	£43,011	£34,207	7.5%		
	Scheme	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%		
		50% Affordable Housing	£372,890	£315,293	£39,968	£36,298	£0	0.0%		
		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%		
	3 Unit 4-bed Housing	30% Affordable Housing	£533,000	£366,795	£73,380	£47,443	£45,382	8.5%		
	Scheme	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%		
		50% Affordable Housing	£436,400	£366,795	£46,884	£39,606	£0	0.0%		
		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%		
	5 Unit Housing	30% Affordable Housing	£807,390	£559,823	£104,333	£81,220	£62,014	7.7%		
	Scheme	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%		
		50% Affordable Housing	£675,890	£559,823	£78,848	£68,326	£0	0.0%		
		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%		
	5 Unit Flatted Scheme	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%		
		50% Affordable Housing	£505,578	£458,998	£58,073	£60,241	£0	0.0%		
		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%		
Value Point 4	10 Unit	30% Affordable Housing	£1,628,550	£1,068,143	£222,948	£164,781	£172,679	10.6%		
alue	Housing Scheme	35% Affordable Housing	£1,556,100	£1,068,143	£203,076	£158,931	£125,951	8.1%		
>		40% Affordable Housing	£1,556,100	£1,068,143	£203,076	£158,931	£125,951	8.1%		
		50% Affordable Housing	£1,424,600	£1,068,143	£177,591	£147,335	£31,532	2.2%		
		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%		
	10 Unit 2 & 3-bed	30% Affordable Housing	£1,519,550	£993,750	£208,128	£157,763	£159,909	10.5%		
	Housing Scheme	35% Affordable Housing	£1,432,100	£993,750	£185,286	£150,596	£102,468	7.2%		
		40% Affordable Housing	£1,432,100	£993,750	£185,286	£150,596	£102,468	7.2%		
		50% Affordable Housing	£1,315,600	£993,750	£162,771	£140,317	£18,762	1.4%		
		0% Affordable Housing	£1,541,000	£917,995	£231,150	£161,146	£228,402	14.8%		
		20% Affordable Housing	£1,376,178	£917,995	£193,523	£147,137	£117,524	8.5%		
	10 Unit	30% Affordable Housing	£1,276,078	£917,995	£173,648	£138,353	£46,082	3.6%		
	Flatted Scheme	35% Affordable Housing	£1,211,356	£917,995	£155,895	£133,127	£4,338	0.4%		
		40% Affordable Housing	£1,211,356	£917,995	£155,895	£133,127	£4,338	0.4%		
		50% Affordable Housing	£1,111,256	£917,995	£136,020	£121,983	£0	0.0%		
		0% Affordable Housing	£2,921,000	£1,570,740	£438,150	£289,661	£597,551	20.5%		
		20% Affordable Housing	£2,560,050	£1,570,740	£362,673	£258,341	£357,247	14.0%		
	15 Unit Housing	30% Affordable Housing	£2,356,100	£1,570,740	£317,316	£240,895	£224,877	9.5%		
	Scheme	35% Affordable Housing	£2,356,100	£1,570,740	£317,316	£240,895	£224,877	9.5%		
		40% Affordable Housing	£2,224,600	£1,570,740	£291,831	£229,299	£132,730	6.0%		
		50% Affordable Housing	£2,020,650	£1,570,740	£246,474	£211,853	£0	0.0%		
		0% Affordable Housing	£2,116,000	£1,270,445	£317,400	£228,238	£290,920	13.7%		
		20% Affordable Housing	£1,880,178	£1,270,445	£265,163	£208,046	£136,524	7.3%		
	15 Unit	30% Affordable Housing	£1,731,778	£1,270,445	£232,040	£195,363	£33,931	2.0%		
	Flatted Scheme	35% Affordable Housing	£1,731,778	£1,270,445	£232,040	£195,363	£33,931	2.0%		
		40% Affordable Housing	£1,631,678	£1,270,445	£212,165	£176,601	£0	0.0%		
		50% Affordable Housing	£1,495,956	£1,270,445	£179,802	£174,565	£0	0.0%		

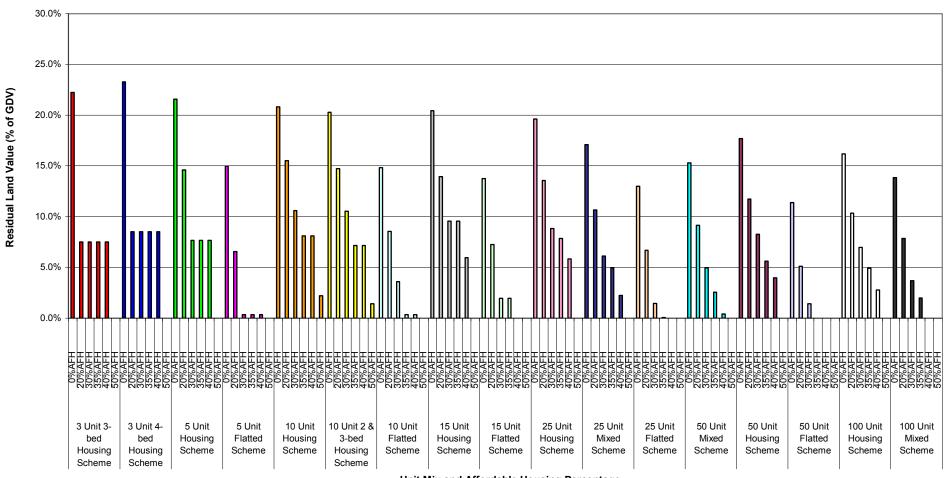
Table 29: Summary Table Showing Results of Residual Land Value Appraisals and Reduction in Land Residual - Value Point 4 60% General Needs Rent/40% Intermediate Tenure Mix Planning Infrastructure Level - £5,000

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)
		0% Affordable Housing	£4,876,000	£2,621,715	£731,400	£526,547	£956,485	19.6%
		20% Affordable Housing	£4,311,100	£2,621,715	£610,566	£470,158	£584,314	13.6%
	25 Unit Housing	30% Affordable Housing	£3,950,150	£2,621,715	£535,089	£433,937	£348,626	8.8%
	Scheme	35% Affordable Housing	£3,877,700	£2,621,715	£515,217	£427,187	£304,174	7.8%
		40% Affordable Housing	£3,746,200	£2,621,715	£489,732	£413,769	£218,774	5.8%
		50% Affordable Housing	£3,385,250	£2,621,715	£414,255	£357,588	£0	0.0%
		0% Affordable Housing	£4,163,000	£2,330,685	£624,450	£465,807	£712,375	17.1%
		20% Affordable Housing	£3,670,478	£2,330,685	£519,965	£416,548	£391,182	10.7%
	25 Unit Mixed	30% Affordable Housing	£3,390,578	£2,330,685	£461,357	£388,469	£207,966	6.1%
	Scheme	35% Affordable Housing	£3,318,128	£2,330,685	£441,485	£381,718	£164,240	4.9%
		40% Affordable Housing	£3,186,628	£2,330,685	£416,000	£368,301	£71,642	2.2%
		50% Affordable Housing	£2,919,406	£2,330,685	£358,152	£331,983	£0	0.0%
		0% Affordable Housing	£3,539,700	£2,124,512	£530,955	£410,149	£459,862	13.0%
		20% Affordable Housing	£3,155,478	£2,124,512	£445,595	£372,145	£211,095	6.7%
	25 Unit	30% Affordable Housing	£2,906,978	£2,124,512	£392,597	£347,322	£42,548	1.5%
	Flatted Scheme	35% Affordable Housing	£2,842,256	£2,124,512	£374,844	£341,291	£1,609	0.1%
		40% Affordable Housing	£2,742,156	£2,124,512	£354,969	£316,136	£0	0.0%
		50% Affordable Housing	£2,483,634	£2,124,512	£301,370	£312,258	£0	0.0%
		0% Affordable Housing	£8,530,700	£4,803,452	£1,279,605	£1,087,344	£1,305,887	15.3%
		20% Affordable Housing	£7,560,228	£4,803,452	£1,072,130	£964,263	£691,568	9.1%
	50 Unit	30% Affordable Housing	£7,010,784	£4,803,452	£955,535	£894,454	£346,623	4.9%
	Mixed Scheme	35% Affordable Housing	£6,730,884	£4,803,452	£896,927	£858,777	£171,729	2.6%
		40% Affordable Housing	£6,509,162	£4,803,452	£849,055	£830,725	£25,931	0.4%
oint 4		50% Affordable Housing	£6,012,490	£4,803,452	£741,215	£770,047	£0	0.0%
Value Point 4		0% Affordable Housing	£9,372,500	£5,054,588	£1,405,875	£1,183,126	£1,659,755	17.7%
>		20% Affordable Housing	£8,283,200	£5,054,588	£1,171,812	£1,045,146	£971,188	11.7%
	50 Unit	30% Affordable Housing	£7,758,800	£5,054,588	£1,058,583	£978,801	£640,156	8.3%
	Housing Scheme	35% Affordable Housing	£7,397,850	£5,054,588	£983,106	£932,778	£414,557	5.6%
		40% Affordable Housing	£7,193,900	£5,054,588	£937,749	£907,166	£285,565	4.0%
		50% Affordable Housing	£6,669,500	£5,054,588	£824,520	£800,543	£0	0.0%
		0% Affordable Housing	£7,118,500	£4,270,333	£1,067,775	£935,018	£811,560	11.4%
		20% Affordable Housing	£6,333,634	£4,270,333	£892,550	£836,554	£324,172	5.1%
	50 Unit	30% Affordable Housing	£5,949,412	£4,270,333	£807,190	£788,291	£83,599	1.4%
	Flatted Scheme	35% Affordable Housing	£5,713,590	£4,270,333	£754,952	£721,746	£0	0.0%
		40% Affordable Housing	£5,548,768	£4,270,333	£717,325	£719,274	£0	0.0%
		50% Affordable Housing	£5,164,546	£4,270,333	£631,965	£713,510	£0	0.0%
		0% Affordable Housing	£18,745,000	£10,109,175	£2,811,750	£2,661,581	£3,035,994	16.2%
		20% Affordable Housing	£16,566,400	£10,109,175	£2,343,624	£2,326,899	£1,715,234	10.4%
	100 Unit	30% Affordable Housing	£15,517,600	£10,109,175	£2,117,166	£2,165,977	£1,080,270	7.0%
	Housing Scheme	35% Affordable Housing	£14,952,700	£10,109,175	£1,996,332	£2,079,097	£737,372	4.9%
		40% Affordable Housing	£14,387,800	£10,109,175	£1,875,498	£1,992,217	£398,583	2.8%
		50% Affordable Housing	£13,339,000	£10,109,175	£1,649,040	£1,799,011	£0	0.0%
		0% Affordable Housing	£17,061,400	£9,606,903	£2,559,210	£2,432,335	£2,364,434	13.9%
		20% Affordable Housing	£15,120,456	£9,606,903	£2,144,259	£2,133,782	£1,186,091	7.8%
	100 Unit	30% Affordable Housing	£15,120,456 £14,021,568	£9,606,903	£2,144,259 £1,911,070	£2,133,762 £1,964,440	£1,186,091 £517,588	3.7%
	Mixed Scheme	35% Affordable Housing		£9,606,903	£1,816,746	£1,900,696	£317,366 £269,127	2.0%
	Coeme		£13,601,796					
		40% Affordable Housing	£13,018,324 £12,024,980	£9,606,903	£1,698,109	£1,743,766	£0 £0	0.0%
		50% Affordable Housing	£12,024,980	£9,606,903	£1,482,431	£1,728,866	20	0.0%

# Graph 43 - Residual Land Value (£) - Value Point 4 60% General Needs Rent/40% Intermediate Tenure Mix Planning Infrastructure Level - £5,000



Graph 44 - Residual Land Value (% of GDV) - Value Point 4 60% General Needs Rent/40% Intermediate Tenure Mix Planning Infrastructure Level - £5,000



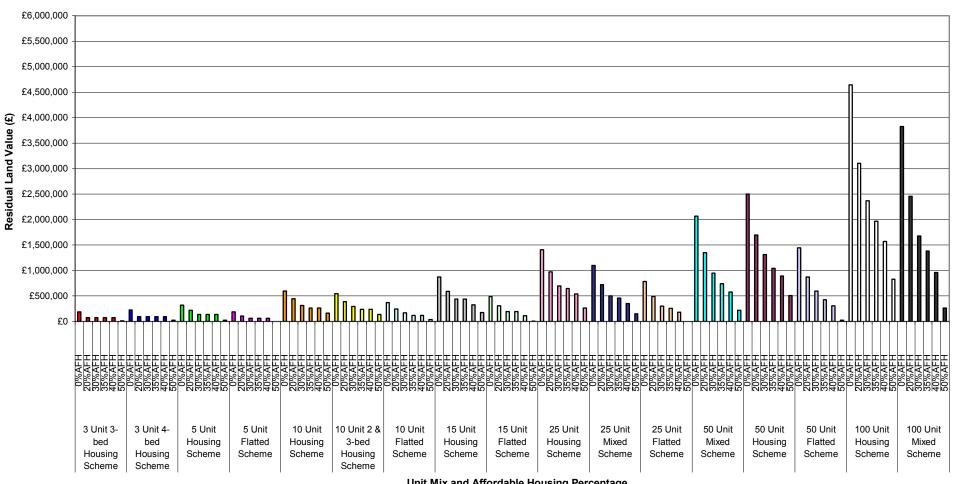
#### Table 30: Summary Table Showing Results of Residual Land Value Appraisals and Reduction in Land Residual - Value Point 5 60% General Needs Rent/40% Intermediate Tenure Mix Planning Infrastructure Level - £5,000

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)
		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%
	3 Unit 3-bed	30% Affordable Housing	£509,000	£315,293	£70,320	£47,223	£76,165	15.0%
	Housing Scheme	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%
		50% Affordable Housing	£416,180	£315,293	£44,861	£40,883	£15,144	3.6%
		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%
	3 Unit 4-bed	30% Affordable Housing	£597,000	£366,795	£82,620	£52,438	£95,147	15.9%
	Housing Scheme	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%
		50% Affordable Housing	£487,800	£366,795	£52,668	£44,979	£23,358	4.8%
		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%
	5 Unit	30% Affordable Housing	£907,180	£559,823	£117,611	£90,581	£139,166	15.3%
	Housing Scheme	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%
		50% Affordable Housing	£753,180	£559,823	£88,481	£76,934	£27,942	3.7%
		0% Affordable Housing	£871,000	£458,998	£130,650	£89,843	£189,595	21.8%
	5 Unit	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	£60,167	8.8%
	Flatted Scheme	35% Affordable Housing	£680.636	£458.998	£87,872	£73 600	£60.167	8.8%
		40% Affordable Housing	£680,636	£458,998	£87,872	£73,600	£60,167	8.8%
		50% Affordable Housing	£563,436	£458,998	£65,162	£61,108	£0	0.0%
		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	£285,756	£199,777	£445,642	22.1%
int 5	10 Unit	30% Affordable Housing	£1,830,100	£1,068,143	£251,376	£183,538	£317,232	17.3%
/alue Point 5	Housing Scheme	35% Affordable Housing	£1,748,200	£1,068,143	£228,912	£176,925	£265,994	15.2%
Val		40% Affordable Housing	£1,748,200	£1,068,143	£228,912	£176,925	£265,994	15.2%
		50% Affordable Housing	£1,594,200	£1,068,143	£199,782	£163.279	£162,997	10.2%
		0% Affordable Housing	£2.080.000	£993.750	£312.000	£207.626	£543,959	26.2%
		20% Affordable Housing	£2,080,000 £1,844,100	£993,750	£260,406	£187,366	£390,500	21.2%
	10 Unit 2 &							
	3-bed Housing	30% Affordable Housing	£1,709,100	£993,750	£234,756	£175,414	£296,025 £236,146	17.3%
	Scheme	35% Affordable Housing	£1,608,200		£208,812	£167,107		14.7%
		40% Affordable Housing	£1,608,200	£993,750	£208,812	£167,107	£236,146	14.7%
		50% Affordable Housing	£1,473,200	£993,750	£183,162	£155,154	£141,134	9.6%
		0% Affordable Housing 20% Affordable Housing	£1,742,000	£917,995	£261,300 £218.522	£179,686 £163.442	£371,529 £244 126	21.3%
			21,001,000	2011,000		,	2211,120	
	10 Unit Flatted	30% Affordable Housing	£1,434,436	£917,995	£195,812	£153,107	£167,522	11.7%
	Scheme	35% Affordable Housing	£1,361,272	£917,995	£175,744	£147,199	£120,333	8.8%
		40% Affordable Housing	£1,361,272	£917,995	£175,744	£147,199	£120,333	8.8%
		50% Affordable Housing	£1,244,072	£917,995	£153,034	£136,864	£36,179	2.9%
		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%
	15 Unit Housing	30% Affordable Housing	£2,647,200	£1,570,740	£357,732	£268,046	£437,161	16.5%
	Scheme	35% Affordable Housing	£2,647,200	£1,570,740	£357,732	£268,046	£437,161	16.5%
		40% Affordable Housing	£2,493,200	£1,570,740	£328,602	£254,399	£329,275	13.2%
		50% Affordable Housing	£2,257,300	£1,570,740	£277,008	£234,140	£173,658	7.7%
		0% Affordable Housing	£2,392,000	£1,270,445	£358,800	£253,695	£488,697	20.4%
		20% Affordable Housing	£2,117,636	£1,270,445	£299,282	£230,087	£308,287	14.6%
	15 Unit Flatted	30% Affordable Housing	£1,945,836	£1,270,445	£261,596	£215,343	£196,467	10.1%
	Scheme	35% Affordable Housing	£1,945,836	£1,270,445	£261,596	£215,343	£196,467	10.1%
	Scheme	40% Affordable Housing	£1,828,636	£1,270,445	£238,886	£205,007	0444.000	6.3%
		40 / Allordable Flodsing	£1,020,000	21,270,445	2230,000	1203,007	£114,298	0.070

Table 30: Summary Table Showing Results of Residual Land Value Appraisals and Reduction in Land Residual - Value Point 5 60% General Needs Rent/40% Intermediate Tenure Mix Planning Infrastructure Level - £5,000

1	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)
		0% Affordable Housing	£5,512,000	£2,621,715	£826,800	£594,503	£1,410,222	25.6%
		20% Affordable Housing	£4,857,200	£2,621,715	£689,232	£528,866	£976,691	20.1%
	25 Unit Housing	30% Affordable Housing	£4,438,300	£2,621,715	£603,258	£486,652	£697,608	15.7%
	Scheme	35% Affordable Housing	£4,356,400	£2,621,715	£580,794	£479,021	£647,875	14.9%
		40% Affordable Housing	£4,202,400	£2,621,715	£551,664	£463,229	£543,160	12.9%
		50% Affordable Housing	£3,783,500	£2,621,715	£465,690	£421,015	£266,828	7.1%
		0% Affordable Housing	£4,706,000	£2,330,685	£705,900	£523,827	£1,099,765	23.4%
		20% Affordable Housing	£4,135,236	£2,330,685	£586,946	£466,508	£721,053	17.4%
	25 Unit Mixed	30% Affordable Housing	£3,809,436	£2,330,685	£520,130	£433,670	£503,952	13.2%
	Scheme	35% Affordable Housing	£3,727,536	£2,330,685	£497,666	£426,039	£458,951	12.3%
		40% Affordable Housing	£3,573,536	£2,330,685	£468,536	£410,247	£353,145	9.9%
		50% Affordable Housing	£3,262,372	£2,330,685	£402,598	£379,118	£149,970	4.6%
		0% Affordable Housing	£4,001,400	£2,124,512	£600,210	£459,482	£784,509	19.6%
		20% Affordable Housing	£3,555,236	£2,124,512	£503,006	£415,140	£492,075	13.8%
	25 Unit	30% Affordable Housing	£3,266,236	£2,124,512	£442,610	£386,135	£303,590	9.3%
	Flatted Scheme	35% Affordable Housing	£3,193,072	£2,124,512	£422,542	£379,318	£258,699	8.1%
		40% Affordable Housing	£3,075,872	£2,124,512	£399,832	£367,359	£182,327	5.9%
		50% Affordable Housing	£2,772,108	£2,124,512	£338,550	£316,585	£0	0.0%
		0% Affordable Housing	£9,643,400	£4,803,452	£1,446,510	£1,238,755	£2,068,496	21.4%
		20% Affordable Housing	£8,518,736	£4,803,452	£1,210,316	£1,095,503	£1,353,087	15.9%
	50 Unit	30% Affordable Housing	£7,881,408	£4,803,452	£1,077,540	£1,014,169	£946,797	12.0%
	Mixed Scheme	35% Affordable Housing	£7,555,608	£4,803,452	£1,010,724	£972,438	£738,234	9.8%
		40% Affordable Housing	£7.299.444	£4.803.452	£956.277	£939.904	£575.819	7.9%
oint 5		50% Affordable Housing	£6,723,380	£4,803,452	£833,495	£866,790	£217,447	3.2%
/alue Point 5		0% Affordable Housing	£10,595,000	£5,054,588	£1,589,250	£1,349,477	£2,497,618	23.6%
\   		20% Affordable Housing	£9,333,400	£5,054,588	£1,322,844	£1,188,994	£1,696,295	18.2%
	50 Unit	30% Affordable Housing	£8,726,600	£5,054,588	£1,194,006	£1,111,907	£1,311,455	15.0%
	Housing Scheme	35% Affordable Housing	£8,307,700	£5,054,588	£1,108,032	£1,058,261	£1,043,347	12.6%
		40% Affordable Housing	£8,071,800	£5,054,588	£1,056,438	£1,028,511	£894,973	11.1%
		50% Affordable Housing	£7,465,000	£5,054,588	£927,600	£951,424	£510,133	6.8%
		0% Affordable Housing	£8,047,000	£4,270,333	£1,207,050	£1,061,363	£1,447,924	18.0%
		20% Affordable Housing	£7,136,108	£4,270,333	£1,007,550	£946,529	£875,228	12.3%
	50 Unit	30% Affordable Housing	£6,689,944	£4,270,333	£910,347	£890,208	£594,295	8.9%
	Flatted Scheme	35% Affordable Housing	£6,415,580	£4,270,333	£850,829	£855,537	£425,716	6.6%
		40% Affordable Housing	£6,225,216	£4,270,333	£808,051	£831,695	£305,683	4.9%
			£5,779,052	£4,270,333	£710,847	£775,374	£22,499	0.4%
		50% Affordable Housing	£21,190,000			£3,065,740	£4,643,122	21.9%
		0% Affordable Housing		£10,109,175	£3,178,500 £2,645,688			16.6%
	100 Unit	20% Affordable Housing 30% Affordable Housing	£18,666,800	£10,109,175 £10,109,175	£2,645,688 £2,388,012	£2,676,435 £2,489,441	£3,106,082 £2,367,909	16.6%
	Housing Scheme	-	2.11,100,200			,,		
	Generile	35% Affordable Housing	£16,798,400	£10,109,175	£2,250,444 £2,112,876	£2,388,285 £2,287,129	£1,968,476	11.7%
		40% Affordable Housing	£16,143,600	£10,109,175			£1,569,043	9.7%
		50% Affordable Housing	£14,930,000	£10,109,175	£1,855,200	£2,100,136	£830,870	5.6%
		0% Affordable Housing	£19,286,800	£9,606,903	£2,893,020	£2,800,193	£3,827,216	19.8%
		20% Affordable Housing	£17,037,472	£9,606,903	£2,420,632	£2,452,677	£2,454,969	14.4%
	100 Unit Mixed	30% Affordable Housing	£15,762,816	£9,606,903	£2,155,081	£2,255,360	£1,675,653	10.6%
	Scheme	35% Affordable Housing	£15,274,552	£9,606,903	£2,047,629	£2,180,808	£1,381,643	9.0%
		40% Affordable Housing	£14,598,888	£9,606,903	£1,912,553	£2,075,192	£964,070	6.6%
		50% Affordable Housing	£13,446,760	£9,606,903	£1,666,990	£1,897,839	£266,777	2.0%

# Graph 45 - Residual Land Value (£) - Value Point 5 60% General Needs Rent/40% Intermediate Tenure Mix Planning Infrastructure Level - £5,000



Graph 46 - Residual Land Value (% of GDV) - Value Point 5 60% General Needs Rent/40% Intermediate Tenure Mix Planning Infrastructure Level - £5,000

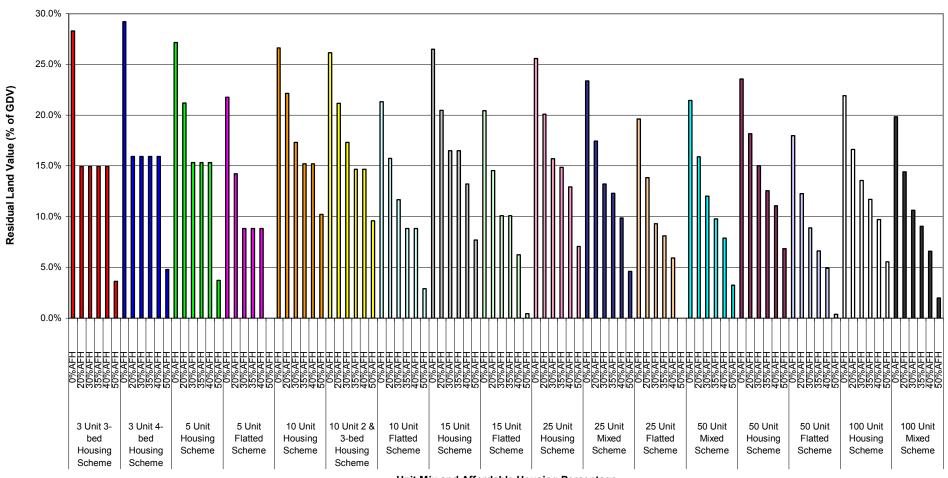


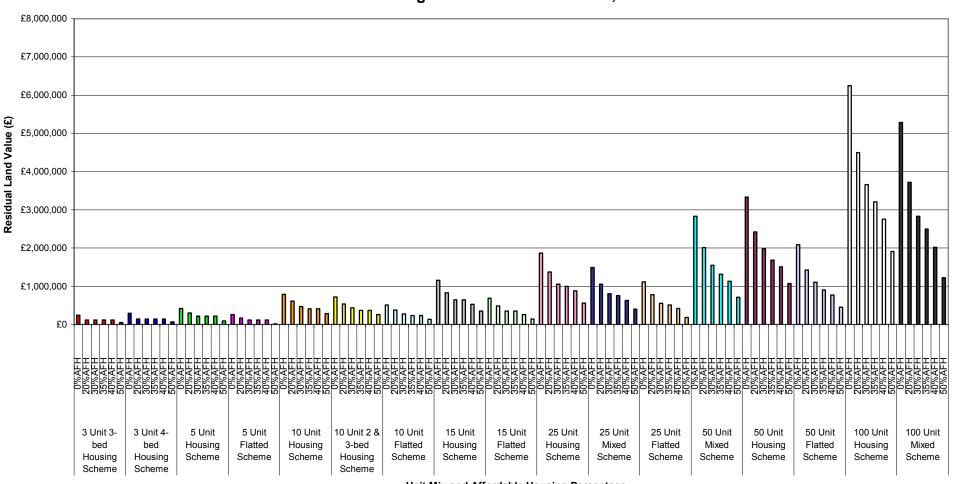
Table 31: Summary Table Showing Results of Residual Land Value Appraisals and Reduction in Land Residual - Value Point 6 60% General Needs Rent/40% Intermediate Tenure Mix Planning Infrastructure Level - £5,000

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)
		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%
	3 Unit 3-bed	30% Affordable Housing	£564,000	£315,293	£78,210	£51,519	£118,978	21.1%
	Housing Scheme	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%
		50% Affordable Housing	£460,470	£315,293	£49,813	£44,448	£50,917	11.1%
		0% Affordable Housing	£870,000	£366,795	£130,500	£73,110	£290,607	33.4%
		20% Affordable Housing	£661,000	£366,795	£91,860	£57,433	£144,912	21.9%
	3 Unit 4-bed	30% Affordable Housing	£661,000	£366,795	£91,860	£57,433	£144,912	21.9%
	Housing Scheme	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%
		50% Affordable Housing	£539,200	£366,795	£58,452	£49,114	£64,839	12.0%
		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%
	5 Unit	30% Affordable Housing	£1,006,970	£559,823	£130,888	£99,942	£214,154	21.3%
	Housing Scheme	35% Affordable Housing	£1,006,970	£559,823	£130.888	£99,942	£214,154	21.3%
		40% Affordable Housing	£1,006,970	£559,823	£130,888	£99,942	£214,154	21.3%
		50% Affordable Housing	£831,470	£559,823	£98,173	£84,345	£89,129	10.7%
		0% Affordable Housing	£971,500	£458,998	£145,725	£99,113	£259,635	26.7%
		· ·	£836,200			£87,124		20.7%
	5 Unit	20% Affordable Housing 30% Affordable Housing	· ·	£458,998	£120,120	£80,535	£169,958	15.5%
	Flatted		£754,594	£458,998	£97,737	,	£117,325	
	Scheme	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%
		50% Affordable Housing	£619,294	£458,998	£72,132	£68,547	£19,618	3.2%
	10 Unit Housing Scheme	0% Affordable Housing	£2,508,500	£1,068,143	£376,275	£243,972	£787,306	31.4%
16		20% Affordable Housing	£2,241,650	£1,068,143	£318,504	£220,999	£608,644	27.2%
/alue Point6		30% Affordable Housing	£2,032,650	£1,068,143	£279,864	£202,396	£467,780	23.0%
Valu		35% Affordable Housing	£1,941,300	£1,068,143	£254,808	£195,020	£410,629	21.2%
		40% Affordable Housing	£1,941,300	£1,068,143	£254,808	£195,020	£410,629	21.2%
	10 Unit 2 & 3-bed Housing Scheme	50% Affordable Housing	£1,765,800	£1,068,143	£222,093	£179,424	£287,257	16.3%
		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	£1,786,300	£993,750	£232,458	£183,818	£364,986	20.4%
		40% Affordable Housing	£1,786,300	£993,750	£232,458	£183,818	£364,986	20.4%
		50% Affordable Housing	£1,631,800	£993,750	£203,613	£170,092	£256,415	15.7%
		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%
	10 Unit Flatted	30% Affordable Housing	£1,590,794	£917,995	£217,857	£167,659	£278,665	17.5%
	Scheme	35% Affordable Housing	£1,509,188	£917,995	£195,473	£161,070	£232,303	15.4%
		40% Affordable Housing	£1,509,188	£917,995	£195,473	£161,070	£232,303	15.4%
		50% Affordable Housing	£1,373,888	£917,995	£169,868	£149,082	£136,943	10.0%
		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%
	15 Unit Housing	30% Affordable Housing	£2,940,300	£1,570,740	£398,268	£295,398	£648,858	22.1%
	Scheme	35% Affordable Housing	£2,940,300	£1,570,740	£398,268	£295,398	£648,858	22.1%
		40% Affordable Housing	£2,764,800	£1,570,740	£365,553	£279,801	£526,757	19.1%
		50% Affordable Housing	£2,497,950	£1,570,740	£307,782	£256,829	£351,721	14.1%
		0% Affordable Housing	£2,668,000	£1,270,445	£400,200	£279,153	£689,474	25.8%
		20% Affordable Housing	£2,354,094	£1,270,445	£333,342	£252,028	£483,331	20.5%
	15 Unit	30% Affordable Housing	£2,157,894	£1,270,445	£291,033	£235,122	£350,455	16.2%
	Flatted Scheme	35% Affordable Housing	£2,157,894	£1,270,445	£291,033	£235,122	£350,455	16.2%
		40% Affordable Housing	£2,022,594	£1,270,445	£265,428	£223,134	£255,680	12.6%
		50% Affordable Housing	£1,843,988	£1,270,445	£224,174	£207,997	£141,372	7.7%

Table 31: Summary Table Showing Results of Residual Land Value Appraisals and Reduction in Land Residual - Value Point 6 60% General Needs Rent/40% Intermediate Tenure Mix Planning Infrastructure Level - £5,000

1	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)
		0% Affordable Housing	£6,148,000	£2,621,715	£922,200	£662,460	£1,863,960	30.3%
		20% Affordable Housing	£5,405,300	£2,621,715	£768,018	£587,808	£1,370,649	25.4%
	25 Unit Housing	30% Affordable Housing	£4,929,450	£2,621,715	£671,607	£539,717	£1,052,555	21.4%
	Scheme	35% Affordable Housing	£4,838,100	£2,621,715	£646,551	£531,205	£997,084	20.6%
		40% Affordable Housing	£4,662,600	£2,621,715	£613,836	£513,156	£877,337	18.8%
		50% Affordable Housing	£4,186,750	£2,621,715	£517,425	£465,065	£559,243	13.4%
		0% Affordable Housing	£5,249,000	£2,330,685	£787,350	£581,846	£1,487,154	28.3%
		20% Affordable Housing	£4,600,994	£2,330,685	£653,988	£516,585	£1,055,747	22.9%
	25 Unit Mixed	30% Affordable Housing	£4,229,294	£2,330,685	£578,964	£478,988	£807,031	19.1%
	Scheme	35% Affordable Housing	£4,137,944	£2,330,685	£553,908	£470,476	£751,560	18.2%
		40% Affordable Housing	£3,962,444	£2,330,685	£521,193	£452,427	£631,814	15.9%
		50% Affordable Housing	£3,608,338	£2,330,685	£447,224	£416,885	£401,138	11.1%
		0% Affordable Housing	£4,463,100	£2,124,512	£669,465	£508,814	£1,113,897	25.0%
		20% Affordable Housing	£3,952,994	£2,124,512	£560,298	£457,901	£777,872	19.7%
	25 Unit	30% Affordable Housing	£3,621,494	£2,124,512	£492,384	£424,481	£556,913	15.4%
	Flatted Scheme	35% Affordable Housing	£3,539,888	£2,124,512	£470,000	£416,877	£507,359	14.3%
		40% Affordable Housing	£3,404,588	£2,124,512	£444,395	£403,005	£419,696	12.3%
		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	£9,476,244	£4,803,452	£1,348,443	£1,226,593	£2,013,846	21.3%
		30% Affordable Housing	£8,753,032	£4,803,452	£1,199,606	£1,134,034	£1,551,303	17.7%
		35% Affordable Housing	£8,381,332	£4,803,452	£1,124,582	£1,086,249	£1,312,368	15.7%
		40% Affordable Housing	£8,090,726	£4,803,452	£1,063,559	£1,049,232	£1,127,504	13.9%
oint 6		50% Affordable Housing	£7,436,270	£4,803,452	£925,894	£965,904	£711,380	9.6%
Value Point 6	50 Unit Housing Scheme	0% Affordable Housing	£11,817,500	£5,054,588	£1,772,625	£1,515,829	£3,335,480	28.2%
<b>&gt;</b>		20% Affordable Housing	£10,386,600	£5,054,588	£1,474,056	£1,333,290	£2,423,680	23.3%
		30% Affordable Housing	£9,698,400	£5,054,588	£1,329,669	£1,245,611	£1,985,792	20.5%
		35% Affordable Housing	£9,222,550	£5,054,588	£1,233,258	£1,184,489	£1,680,207	18.2%
		40% Affordable Housing	£8,955,700	£5,054,588	£1,175,487	£1,150,750	£1,511,880	16.9%
		50% Affordable Housing	£8,267,500	£5,054,588	£1,031,100	£1,063,071	£1,073,992	13.0%
		0% Affordable Housing	£8.975.500	£4,270,333	£1,346,325	£1,187,709	£2,084,288	23.2%
		20% Affordable Housing	£7,934,582	£4,270,333	£1,122,311	£1,055,908	£1,426,589	18.0%
	50 Unit	30% Affordable Housing	£7,424,476	£4,270,333	£1,013,144	£991,230	£1,103,779	14.9%
	Flatted Scheme	35% Affordable Housing	£7,110,570	£4,270,333	£946,285	£951,382	£904.867	12.7%
		40% Affordable Housing	£6,893,664	£4,270,333	£898,297	£924,107	£768,890	11.2%
		50% Affordable Housing	£6,383,558	£4,270,333	£789,129	£859,429	£450,727	7.1%
		0% Affordable Housing	£23,635,000	£10,109,175	£3,545,250	£3,469,898	£6,250,250	26.4%
		20% Affordable Housing	£20,773,200	£10,109,175	£3,945,290 £2,948,112	£3,027,059	£4,501,300	21.7%
	100 Unit	20% Affordable Housing 30% Affordable Housing	£19.396.800	£10,109,175 £10,109,175	£2,948,112 £2,659,338	£3,027,059 £2.814.357	£4,501,300 £3.661,373	18.9%
	Housing Scheme	-	,,	£10,109,175		£2,614,357 £2,699,288	£3,206,862	17.2%
	30	35% Affordable Housing 40% Affordable Housing	£18,654,100 £17,911,400	£10,109,175 £10.109.175	£2,505,156 £2,350,974	£2,584,220	£3,206,862 £2,752,350	17.2%
		-	£17,911,400 £16,535,000	,,		£2,584,220 £2,371,517		
		50% Affordable Housing		£10,109,175	£2,062,200 £3,226,830		£1,912,423	11.6%
		0% Affordable Housing	£21,512,200	£9,606,903		£3,168,052	£5,289,998	
	100 Unit Mixed Scheme	20% Affordable Housing	£18,952,488	£9,606,903	£2,696,885	£2,771,209	£3,722,391	19.6%
		30% Affordable Housing	£17,506,064	£9,606,903	£2,399,212	£2,546,643	£2,835,174	16.2%
		35% Affordable Housing	£16,949,308	£9,606,903	£2,278,632	£2,461,283	£2,498,390	14.7%
		40% Affordable Housing	£16,181,452	£9,606,903	£2,127,117	£2,340,897	£2,022,273	12.5%
		50% Affordable Housing	£14,872,540	£9,606,903	£1,851,788	£2,138,753	£1,224,092	8.2%

# Graph 47 - Residual Land Value (£) - Value Point 6 60% General Needs Rent/40% Intermediate Tenure Mix Planning Infrastructure Level - £5,000



Graph 48 - Residual Land Value (% of GDV) - Value Point 6 60% General Needs Rent/40% Intermediate Tenure Mix Planning Infrastructure Level - £5,000

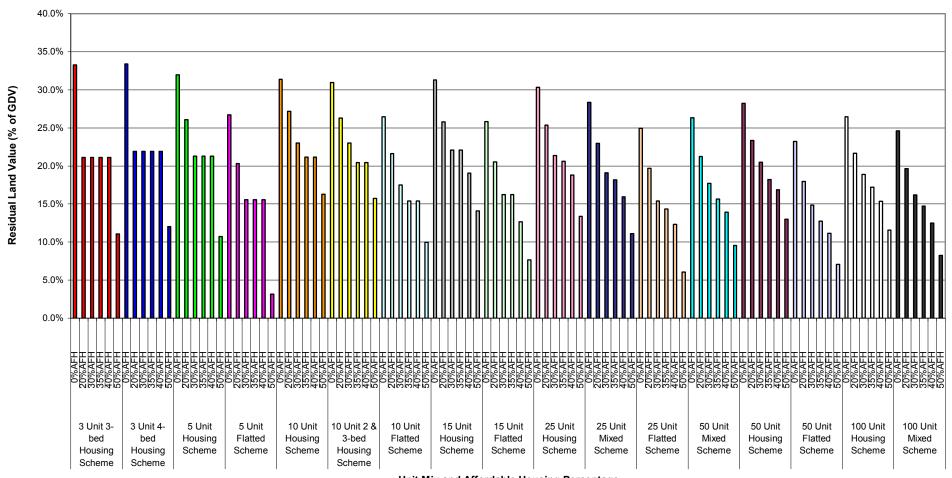


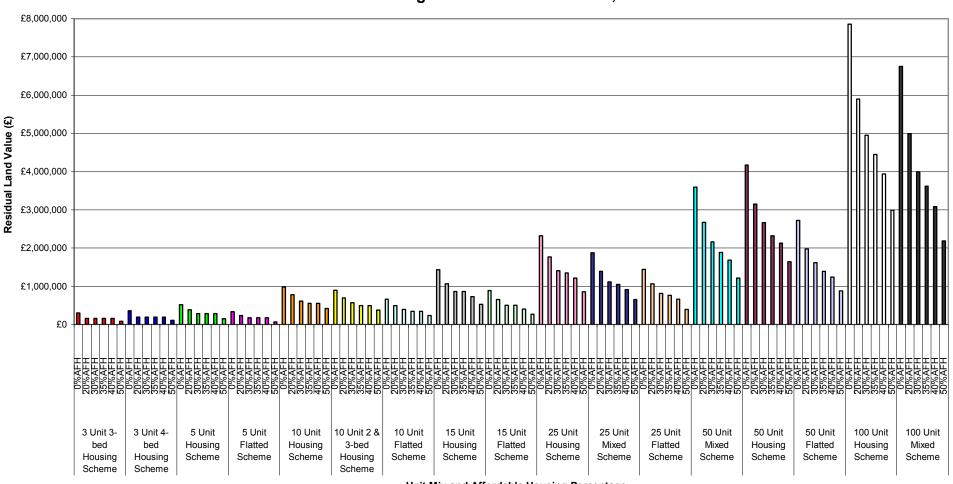
Table 32: Summary Table Showing Results of Residual Land Value Appraisals and Reduction in Land Residual - Value Point 7 60% General Needs Rent/40% Intermediate Tenure Mix
Planning Infrastructure Level - £5,000

				g intrastructure				
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 Residua (of GDV)
		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%
	3 Unit 3-bed Housing	30% Affordable Housing	£619,000	£315,293	£86,100	£55,816	£161,792	26.1%
	Scheme	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%
		50% Affordable Housing	£504,760	£315,293	£54,766	£48,013	£86,689	17.2%
		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%
	3 Unit 4-bed Housing	30% Affordable Housing	£725,000	£366,795	£101,100	£62,428	£192,730	26.6%
	Scheme	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%
		50% Affordable Housing	£590,600	£366,795	£64,236	£53,248	£106,321	18.0%
		0% Affordable Housing	£1,456,000	£559,823	£218,400	£139,495	£516,751	35.5%
		20% Affordable Housing	£1,259,000	£559,823	£182,100	£121,948	£383,275	30.4%
	5 Unit Housing	30% Affordable Housing	£1,106,760	£559,823	£144,166	£109,303	£284,665	25.7%
	Scheme	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%
		50% Affordable Housing	£909,760	£559,823	£107,866	£91,756	£150,316	16.5%
	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%
		50% Affordable Housing	£677,152	£458,998	£79,221	£74,030	£64,903	9.6%
	10 Unit Housing Scheme	0% Affordable Housing	£2,768,000	£1,068,143	£415,200	£267,907	£976,080	35.3%
9		20% Affordable Housing	£2,470,200	£1,068,143	£351,252	£242,222	£776,240	31.4%
Value Point 6		30% Affordable Housing	£2,235,200	£1,068,143	£308,352	£221,254	£611,953	27.4%
/alue		35% Affordable Housing	£2,134,400	£1,068,143	£280,704	£213,115	£549,541	25.7%
		40% Affordable Housing	£2,134,400	£1,068,143	£280,704	£213,115	£549,541	25.7%
		50% Affordable Housing	£1,937,400	£1,068,143	£244,404	£195,569	£416,406	21.5%
		0% Affordable Housing	£2,560,000	£993,750	£384,000	£251,900	£893,136	34.9%
	10 Unit 2 & 3-bed Housing Scheme	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	£1,964,400	£993,750	£256,104	£200,529	£493,456	25.1%
		40% Affordable Housing	£1,964,400	£993,750	£256,104	£200,529	£493,456	25.1%
		50% Affordable Housing	£1,790,400	£993,750	£224,064	£185,030	£375,930	21.0%
		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%
	10 Unit Flatted	30% Affordable Housing	£1,749,152	£917,995	£240,021	£182,413	£396,461	22.7%
	Scheme	35% Affordable Housing	£1,659,104	£917,995	£215,322	£175,142	£340,125	20.5%
		40% Affordable Housing	£1,659,104	£917,995	£215,322	£175,142	£340,125	20.5%
		50% Affordable Housing	£1,506,704	£917,995	£186,882	£161,601	£237,823	15.8%
		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%
	15 Unit Housing	30% Affordable Housing	£3,233,400	£1,570,740	£438,804	£322,750	£865,062	26.8%
	Scheme	35% Affordable Housing	£3,233,400	£1,570,740	£438,804	£322,750	£865,062	26.8%
		40% Affordable Housing	£3,036,400	£1,570,740	£402,504	£305,204	£727,634	24.0%
		50% Affordable Housing	£2,738,600	£1,570,740	£338,556	£279,519	£527,794	19.3%
	15 Unit Flatted Scheme	0% Affordable Housing	£2,944,000	£1,270,445	£441,600	£304,610	£890,251	30.2%
		20% Affordable Housing	£2,591,552	£1,270,445	£367,461	£274,069	£652,394	25.2%
		30% Affordable Housing	£2,371,952	£1,270,445	£320,589	£255,102	£504,783	21.3%
		35% Affordable Housing	£2,371,952	£1,270,445	£320,589	£255,102	£504,783	21.3%
		40% Affordable Housing	£2,219,552	£1,270,445	£292,149	£241,562	£402,934	18.2%

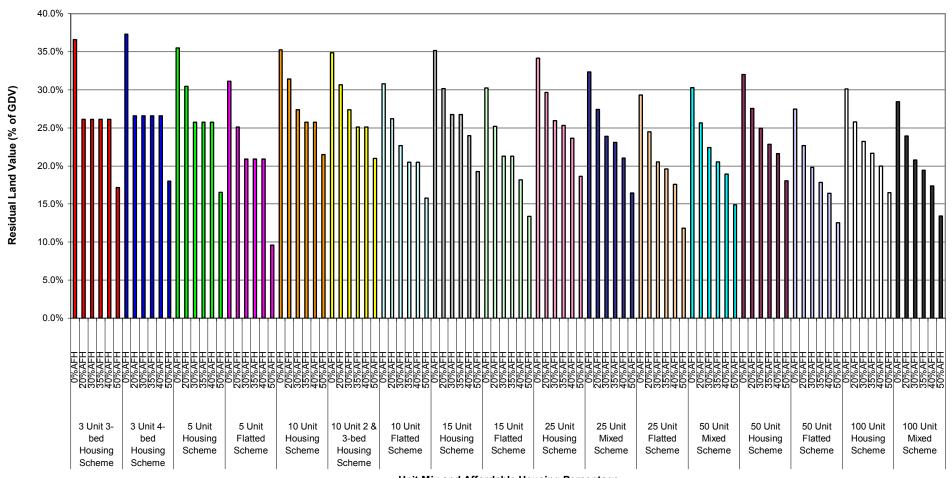
Table 32: Summary Table Showing Results of Residual Land Value Appraisals and Reduction in Land Residual - Value Point 7 60% General Needs Rent/40% Intermediate Tenure Mix Planning Infrastructure Level - £5,000

1	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)
		0% Affordable Housing	£6,784,000	£2,621,715	£1,017,600	£730,417	£2,317,698	34.2%
		20% Affordable Housing	£5,953,400	£2,621,715	£846,804	£646,750	£1,764,606	29.6%
	25 Unit Housing	30% Affordable Housing	£5,420,600	£2,621,715	£739,956	£592,782	£1,407,501	26.0%
	Scheme	35% Affordable Housing	£5,319,800	£2,621,715	£712,308	£583,390	£1,346,292	25.3%
		40% Affordable Housing	£5,122,800	£2,621,715	£676,008	£563,083	£1,211,515	23.6%
		50% Affordable Housing	£4,590,000	£2,621,715	£569,160	£509,115	£854,410	18.6%
		0% Affordable Housing	£5,792,000	£2,330,685	£868,800	£639,866	£1,874,543	32.4%
		20% Affordable Housing	£5,066,752	£2,330,685	£721,029	£566,661	£1,390,441	27.4%
	25 Unit Mixed	30% Affordable Housing	£4,650,152	£2,330,685	£637,857	£524,423	£1,110,900	23.9%
	Scheme	35% Affordable Housing	£4,549,352	£2,330,685	£610,209	£515,030	£1,049,690	23.1%
		40% Affordable Housing	£4,352,352	£2,330,685	£573,909	£494,723	£914,913	21.0%
		50% Affordable Housing	£3,955,304	£2,330,685	£491,910	£454,767	£650,824	16.5%
		0% Affordable Housing	£4,924,800	£2,124,512	£738,720	£558,147	£1,443,285	29.3%
		20% Affordable Housing	£4,352,752	£2,124,512	£617,709	£500,896	£1,065,250	24.5%
	25 Unit	30% Affordable Housing	£3,980,752	£2,124,512	£542,397	£463,294	£816,527	20.5%
	Flatted Scheme	35% Affordable Housing	£3,890,704	£2,124,512	£517,698	£454,904	£761,847	19.6%
		40% Affordable Housing	£3,738,304	£2,124,512	£489,258	£439,233	£657,889	17.6%
		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	£10,435,752	£4,803,452	£1,486,689	£1,357,982	£2,676,124	25.6%
		30% Affordable Housing	£9,626,656	£4,803,452	£1,321,791	£1,254,197	£2,157,328	22.4%
		35% Affordable Housing	£9,210,056	£4,803,452	£1,238,619	£1,200,507	£1,888,779	20.5%
		40% Affordable Housing	£8,885,008	£4,803,452	£1,171,020	£1,159,008	£1,681,467	18.9%
oint 6		50% Affordable Housing	£8,152,160	£4,803,452	£1,018,474	£1,065,465	£1,214,179	14.9%
Value Point 6	50 Unit Housing Scheme	0% Affordable Housing	£13,040,000	£5,054,588	£1,956,000	£1,682,181	£4,173,343	32.0%
<b>&gt;</b>		20% Affordable Housing	£11,439,800	£5,054,588	£1,625,268	£1,477,585	£3,151,065	27.5%
		30% Affordable Housing	£10,670,200	£5,054,588	£1,465,332	£1,379,314	£2,660,128	24.9%
		35% Affordable Housing	£10,137,400	£5,054,588	£1,358,484	£1,310,718	£2,317,066	22.9%
		40% Affordable Housing	£9,839,600	£5,054,588	£1,294,536	£1,272,990	£2,128,787	21.6%
		50% Affordable Housing	£9,070,000	£5,054,588	£1,134,600	£1,174,718	£1,637,850	18.1%
		0% Affordable Housing	£9,904,000	£4,270,333	£1,485,600	£1,314,055	£2,720,652	27.5%
		20% Affordable Housing	£8,737,056	£4,270,333	£1,237,311	£1,165,884	£1,980,987	22.7%
	50 Unit	30% Affordable Housing	£8,165,008	£4,270,333	£1,116,300	£1,093,147	£1,617,819	19.8%
	Flatted Scheme	35% Affordable Housing	£7,812,560	£4,270,333	£1,042,162	£1,048,272	£1,393,722	17.8%
		40% Affordable Housing	£7,570,112	£4,270,333	£989,023	£1,017,712	£1,241,323	16.4%
		50% Affordable Housing	£6,998,064	£4,270,333	£868,012	£944,976	£878,154	12.5%
		0% Affordable Housing	£26,080,000	£10,109,175	£3,912,000	£3,874,057	£7,857,378	30.1%
		20% Affordable Housing	£22,879,600	£10,109,175	£3,250,536	£3,377,683	£5,896,517	25.8%
	100 Unit	20% Affordable Housing 30% Affordable Housing	£22,879,600 £21,340,400	£10,109,175 £10,109,175	£3,250,536 £2,930,664	£3,377,683 £3,139,272	£5,896,517 £4 954 837	25.8%
	Housing Scheme	-	£20,509,800	£10,109,175		£3,010,291	2 1,02 1,021	23.2%
	30	35% Affordable Housing 40% Affordable Housing	£19,679,200	£10,109,175 £10.109.175	£2,759,868 £2,589,072	£3,010,291 £2,881,310	£4,445,247 £3,935,657	21.7%
			£19,679,200 £18,140,000	,,	,,.		£3,935,657 £2,993,977	
		50% Affordable Housing		£10,109,175	£2,269,200	£2,642,899		16.5%
		0% Affordable Housing	£23,737,600	£9,606,903	£3,560,640	£3,535,911	£6,752,781	28.4%
		20% Affordable Housing	£20,871,504	£9,606,903	£2,973,378	£3,090,467	£4,992,725	23.9%
	100 Unit Mixed	30% Affordable Housing	£19,253,312	£9,606,903	£2,643,583	£2,838,652	£3,997,607	20.8%
	Scheme	35% Affordable Housing	£18,629,064	£9,606,903	£2,509,936	£2,742,666	£3,618,777	19.4%
		40% Affordable Housing	£17,770,016	£9,606,903	£2,342,041	£2,607,692	£3,084,845	17.4%
		50% Affordable Housing	£16,304,320	£9,606,903	£2,036,947	£2,380,756	£2,188,526	13.4%

# Graph 49 - Residual Land Value (£) - Value Point 7 60% General Needs Rent/40% Intermediate Tenure Mix Planning Infrastructure Level - £5,000



Graph 50 - Residual Land Value (% of GDV) - Value Point 7 60% General Needs Rent/40% Intermediate Tenure Mix Planning Infrastructure Level - £5,000



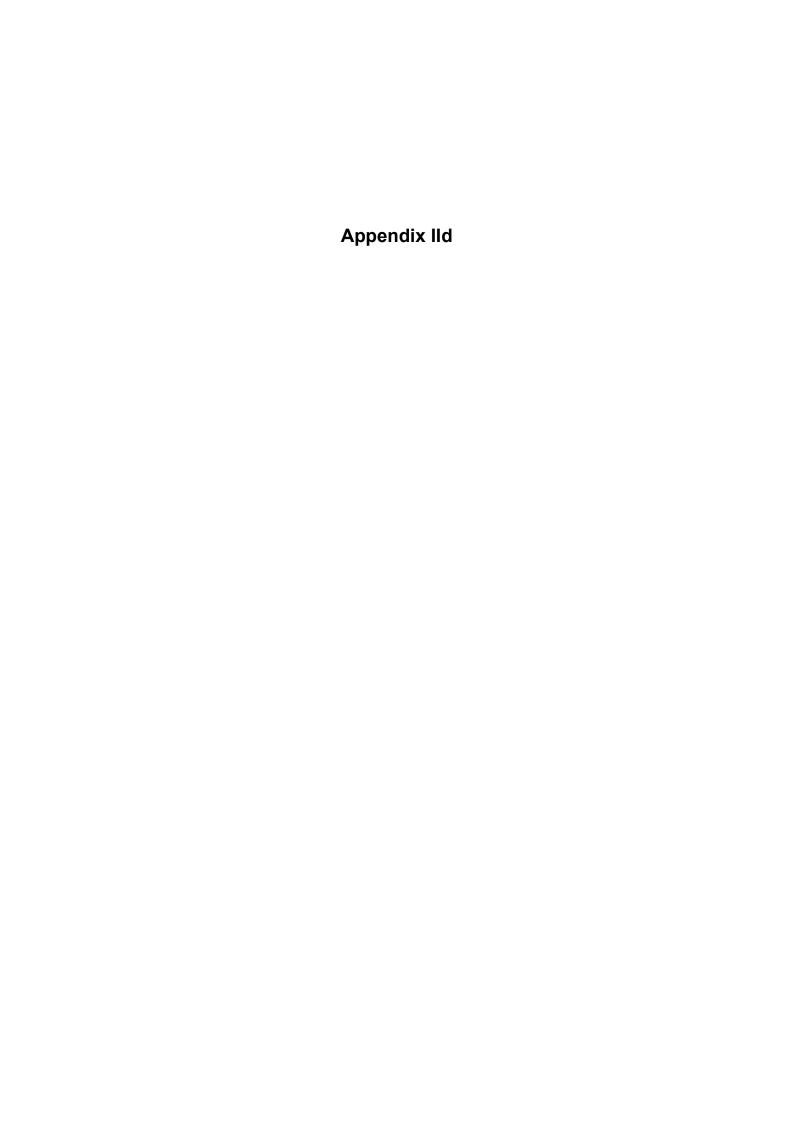


Table 33: Summary of Residual Land Value (£) Appraisals for All Value Points - 60% General Needs Rent/40% Intermediate Tenure Mix Planning Infrastructure Level - £10,000

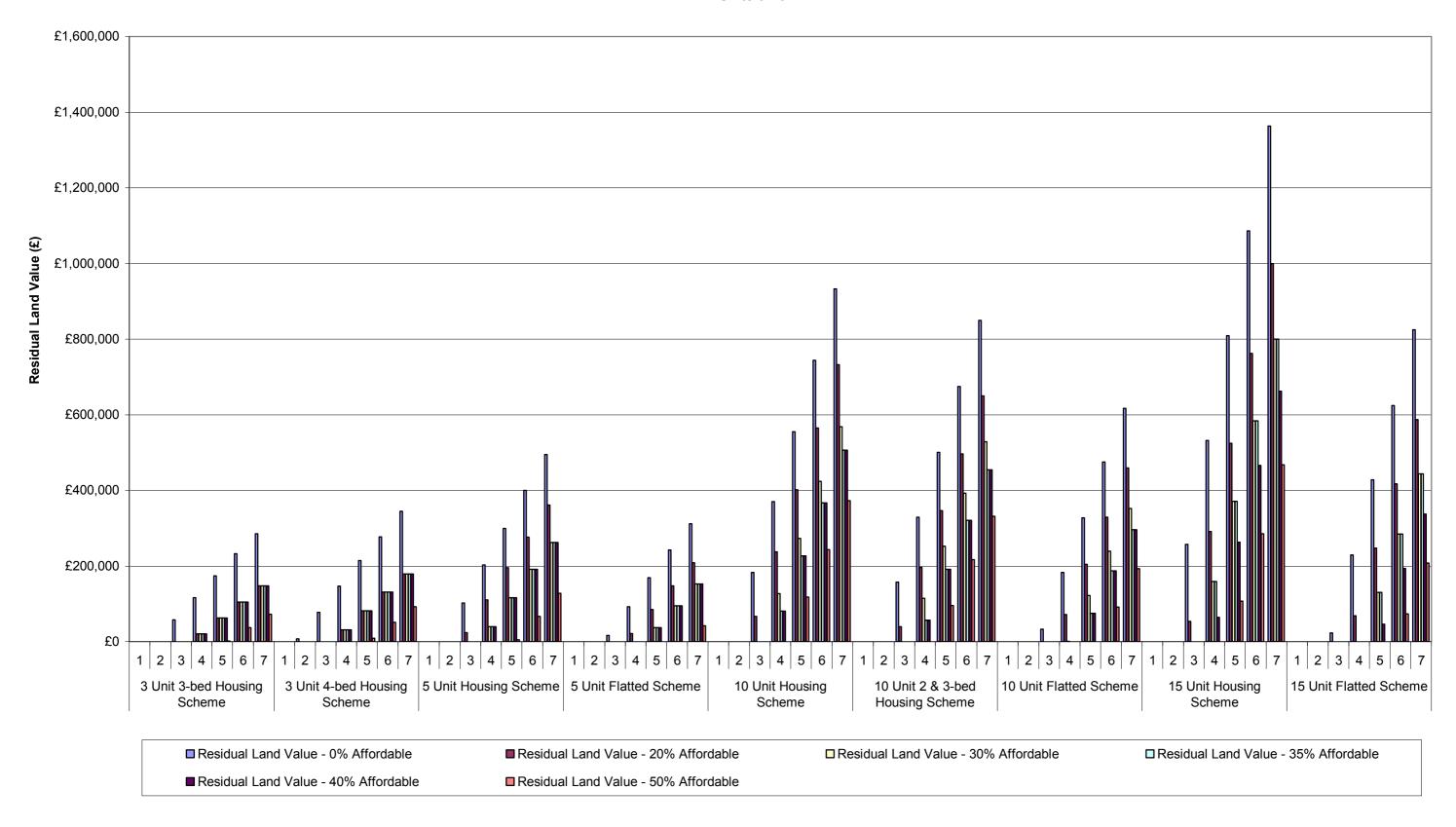
Development Scenario / Threshold	Value Point	Residual Land Value - 0% Affordable £0	Residual Land Value - 20% Affordable £0	Residual Land Value - 30% Affordable £0	Residual Land Value - 35% Affordable £0	Residual Land Value - 40% Affordable £0	Residual Land Value - 50% Affordable £0
	2	£0	£0	£0	£0	£0	£0
3 Unit 3-bed Housing	3 4	£57,484 £116,571	£0 £20,332	£0 £20,332	£0 £20,332	£0 £20,332	£0 £0
Scheme	5	£173,901	£62,290	£62,290	£62,290	£62,290	£1,269
	6 7	£232,397	£105,103	£105,103	£105,103	£105,103	£37,042
	1	£285,016 £0	£147,917 £0	£147,917 £0	£147,917 £0	£147,917 £0	£72,814 £0
	2	£7,665	£0	£0	£0	£0	£0
3 Unit 4-bed Housing Scheme	3 4	£77,179 £146,693	£0 £31,507	£0 £31,507	£0 £31,507	£0 £31,507	£0 £0
scheme	5	£214,044	£81,272	£81,272	£81,272	£81,272	£9,483
	<u>6</u> 7	£277,149 £344,577	£131,037 £178,994	£131,037 £178,994	£131,037 £178,994	£131,037 £178,994	£50,964 £92,446
	1	£0	£0	£0	£0	£0	£0
	3	£0 £101,857	£0 £24,243	£0 £0	£0 £0	£0 £0	£0 £0
5 Unit Housing Scheme	4	£203,239	£110,873	£39,326	£39,326	£39,326	£0
	5 6	£299,464 £399,796	£195,528 £276,423	£116,478 £191,694	£116,478 £191,694	£116,478 £191,694	£5,255 £66,442
	7	£494,971	£361,268	£262,658	£262,658	£262,658	£127,628
	2	£0	£0 £0	£0 £0	£0 £0	£0	£0 £0
	3	£16,512	£0	£0	£0	£0	£0
5 Unit Flatted Scheme	4	£92,667	£21,226	£0	£0	£0	£0
	5 6	£168,822 £242,528	£84,668 £147,271	£37,479 £94,637	£37,479 £94,637	£37,479 £94,637	£0
	7	£311,499	£208,606	£152,635	£152,635	£152,635	£42,216
	2	£0 £0	£0 £0	£0 £0	£0 £0	£0 £0	£0 £0
10 Unit Housing Scheme	3	£182,970	£66,571	£0	£0	£0	£0
To July Housing Scheme	- 4 - 5	£370,013 £554,973	£237,907 £401,628	£127,304 £273,218	£80,576 £226,557	£80,576 £226,557	£0 £117,622
	6	£743,746	£565,084	£423,766	£366,616	£366,616	£243,243
	7	£932,520 £0	£732,680 £0	£568,393 £0	£505,981 £0	£505,981 £0	£372,392 £0
	2 3	£0 £157,523	£0 £39,276	£0	£0	£0	£0
10 Unit 2 & 3-bed Housing Scheme	4	£329,205	£196,257	£114,534	£57,093	£57,093	£0
	5 6	£500,399 £674,988	£346,487 £496,325	£252,011 £392,924	£191,225 £320,972	£191,225 £320,972	£95,759 £216,780
	7	£849,576 £0	£649,736 £0	£528,334 £0	£454,582 £0	£454,582 £0	£331,916 £0
	2	£0	£0	£0	£0	£0	£0
10 Unit Flatted Scheme	<u>3</u>	£33,024 £183,481	£0 £72,149	£0 £707	£0 £0	£0	£0
	5 6	£327,515 £475,256	£204,238 £329,426	£122,147 £239,489	£74,958 £187,382	£74,958 £187,382	£0 £91,568
	7	£616,574	£459,554	£352,448	£296,112	£296,112	£192,902
	2	£0	£0	£0 £0	£0 £0	£0	£0 £0
15 Unit Housing Schomo	3	£257,709	£53,800	£0	£0	£0	£0
15 Unit Housing Scheme	5	£532,211 £809,370	£291,226 £524,799	£159,086 £371,141	£159,086 £371,141	£64,668 £263,254	£0 £107,350
	6 7	£1,086,529 £1,363,689	£762,181 £999,562	£583,518 £799,722	£583,518 £799,722	£466,224 £662,294	£285,700 £467,271
	1	£0	£0	£0	£0	£0	£0
	3	£0 £22,712	£0	£0	£0	£0	£0
15 Unit Flatted Scheme	4 5	£229,536 £427,767	£68,462 £247,262	£0 £130,389	£0 £130,389	£0 £46,235	£0 £0
	6	£624,134	£417,311	£284,435	£284,435	£193,570	£73,309
	7	£824,911 £0	£587,054 £0	£444,020 £0	£444,020 £0	£336,914 £0	£207,885 £0
	2	£0	£0	£0	£0	£0	£0
25 Unit Housing Scheme	3 4	£400,071 £849,685	£88,685 £482,489	£0 £245,677	£0 £200,308	£0 £109,734	£0 £0
	<u>5</u>	£1,303,422 £1,757,160	£869,891 £1,263,849	£590,808 £945,755	£541,075 £890,284	£440,906 £770,537	£163,830 £457,156
	7	£2,210,898	£1,657,806	£1,300,701	£1,239,492	£1,104,715	£747,610
	1 2	£0	£0 £0	£0	£0 £0	£0	£0 £0
25 Unit Mixed Scheme	3 4	£225,005 £605,575	£0 £283,269	£0 £98,817	£0 £52,990	£0	£0 £0
	5	£992,965	£614,253	£401,289	£351,039	£245,233	£38,720
	7	£1,380,354 £1,767,743	£948,947 £1,283,641	£700,231 £1,004,100	£644,760 £942,890	£525,014 £808,113	£293,225 £544,024
	2	£0	£0	£0	£0	£0	£0 £0
25 Unit Flatted Scheme	3	£19,722	£0	£0	£0	£0	£0
LO OIIIL FIALLEU SCHEME	5	£351,949 £677,709	£101,977 £389,289	£0 £199,712	£0 £155,450	£0 £72,919	£0 £0
	6 7	£1,007,097 £1,336,485	£671,072 £958,450	£454,802 £709,727	£404,732 £655,047	£311,784 £551,089	£76,026 £286,951
	1	£0	£0	£0	£0	£0	£0
	3	£0 £341,600	£0	£0	£0	£0 £0	£0 £0
50 Unit Mixed Scheme	4 5	£1,100,687 £1,863,296	£486,368 £1,147,887	£143,594 £741,597	£0 £533,034	£0 £374,480	£0 £5,894
	6	£2,625,905	£1,808,646	£1,346,103	£1,107,168	£922,304	£506,180
	7	£3,388,514 £0	£2,470,924 £0	£1,952,128 £0	£1,683,579 £0	£1,476,267 £0	£1,008,979 £0
	3	£0 £616,693	£0 £43,376	£0	£0	£0	£0
50 Unit Housing Scheme	4	£1,454,555	£765,988	£439,486	£211,492	£80,647	£0
	5 6	£2,292,418 £3,130,280	£1,491,095 £2,218,480	£1,106,255 £1,780,592	£838,147 £1,475,007	£689,773 £1,306,680	£308,109 £868,792
	7	£3,968,143	£2,945,865	£2,454,928	£2,111,866	£1,923,587	£1,432,650
	2	£0 £0	£0 £0	£0 £0	£0	£0	£0 £0
50 Unit Flatted Scheme	3 4	£0 £606,360	£0 £120,448	£0 £0	£0 £0	£0 £0	£0 £0
	5	£1,242,724	£670,028	£393,148	£222,881	£101,387	£0
	<u>6</u> 7	£1,879,088 £2,515,452	£1,221,389 £1,775,787	£898,579 £1,412,619	£699,667 £1,188,522	£563,690 £1,036,123	£243,389 £672,954
	1 2	£0	£0	£0	£0	£0	£0
100 Unit Haveing Colors	3	£1,035,266	£0	£0	£0	£0	£0
100 Unit Housing Scheme	<u>4</u> 5	£2,642,394 £4,249,522	£1,321,634 £2,712,482	£686,670 £1,974,309	£347,353 £1,574,876	£910 £1,175,443	£0 £441,825
	6	£5,856,650	£4,107,700	£3,267,773	£2,813,262	£2,358,750	£1,518,823
	7	£7,463,778 £0	£5,502,917 £0	£4,561,237 £0	£4,051,647 £0	£3,542,057 £0	£2,600,377 £0
	2 3	£0 £508,052	£0	£0 £0	£0	£0	£0 £0
100 Unit Mixed Scheme	4	£1,970,834	£792,491	£129,155	£0	£0	£0
	5 6	£3,433,616 £4,896,398	£2,061,369 £3,328,791	£1,282,053 £2,441,574	£988,043 £2,104,790	£570,470 £1,628,673	£0 £830,492
	7	£6,359,181	£4,599,125	£3,604,007	£3,225,177	£2,691,245	£1,794,926

Source: Adams Integra, June 2009 Appendix Ild

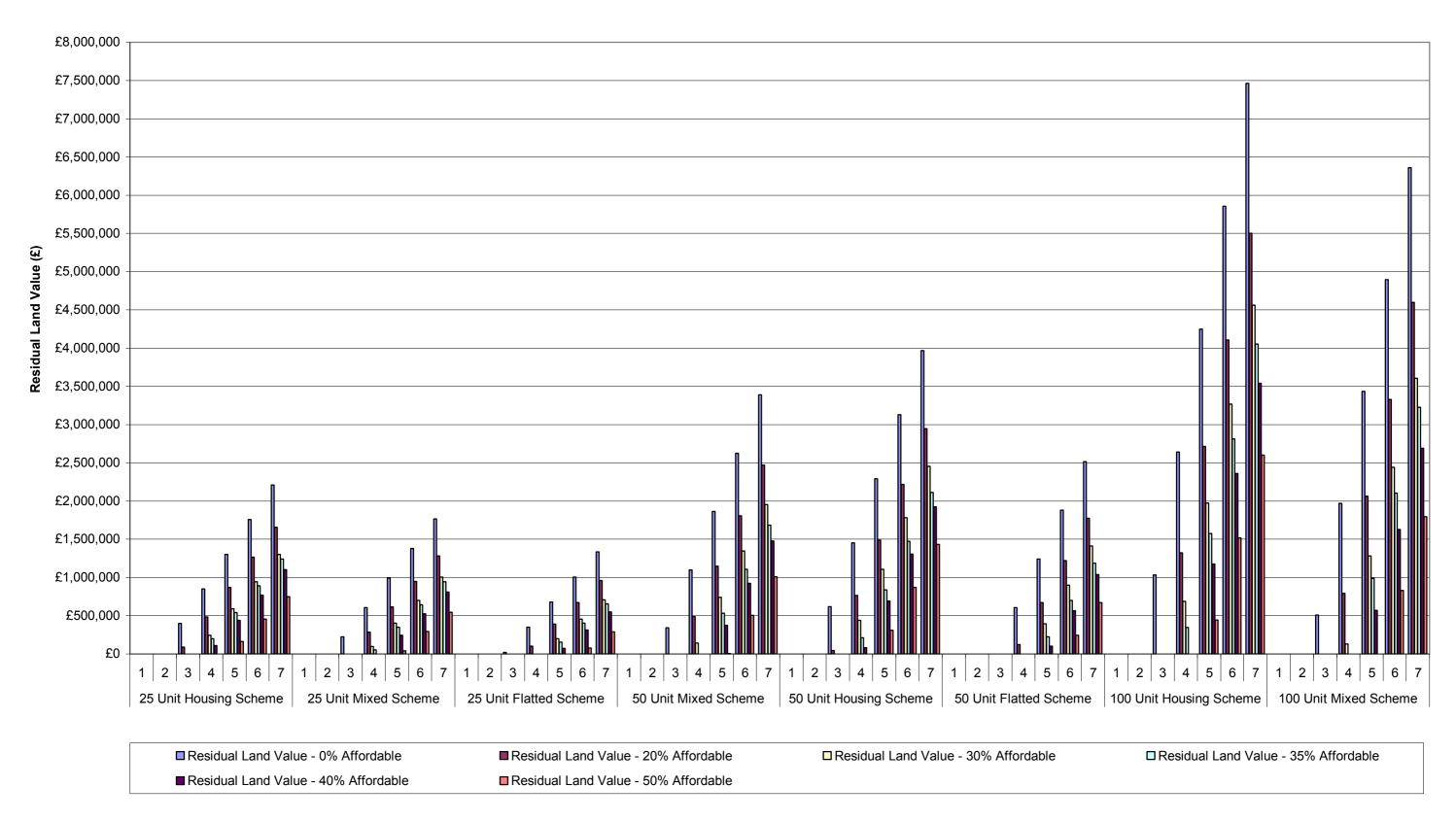
Graph 51-i: Summary of Residual Land Values at 0%, 20%, 30%, 35%, 40% & 50% Affordable Housing Across All Value Points - 60% General Needs Rent/40% Intermediate Tenure Mix

Planning Infrastructure Level - £10,000

Units 3-15



# Graph 51-ii: Summary of Residual Land Values at 0%, 20%, 30%, 35%, 40% & 50% Affordable Housing Across All Value Points 60% General Needs Rent/40% Intermediate Tenure Mix Planning Infrastructure Level - £10,000 Units 25-100

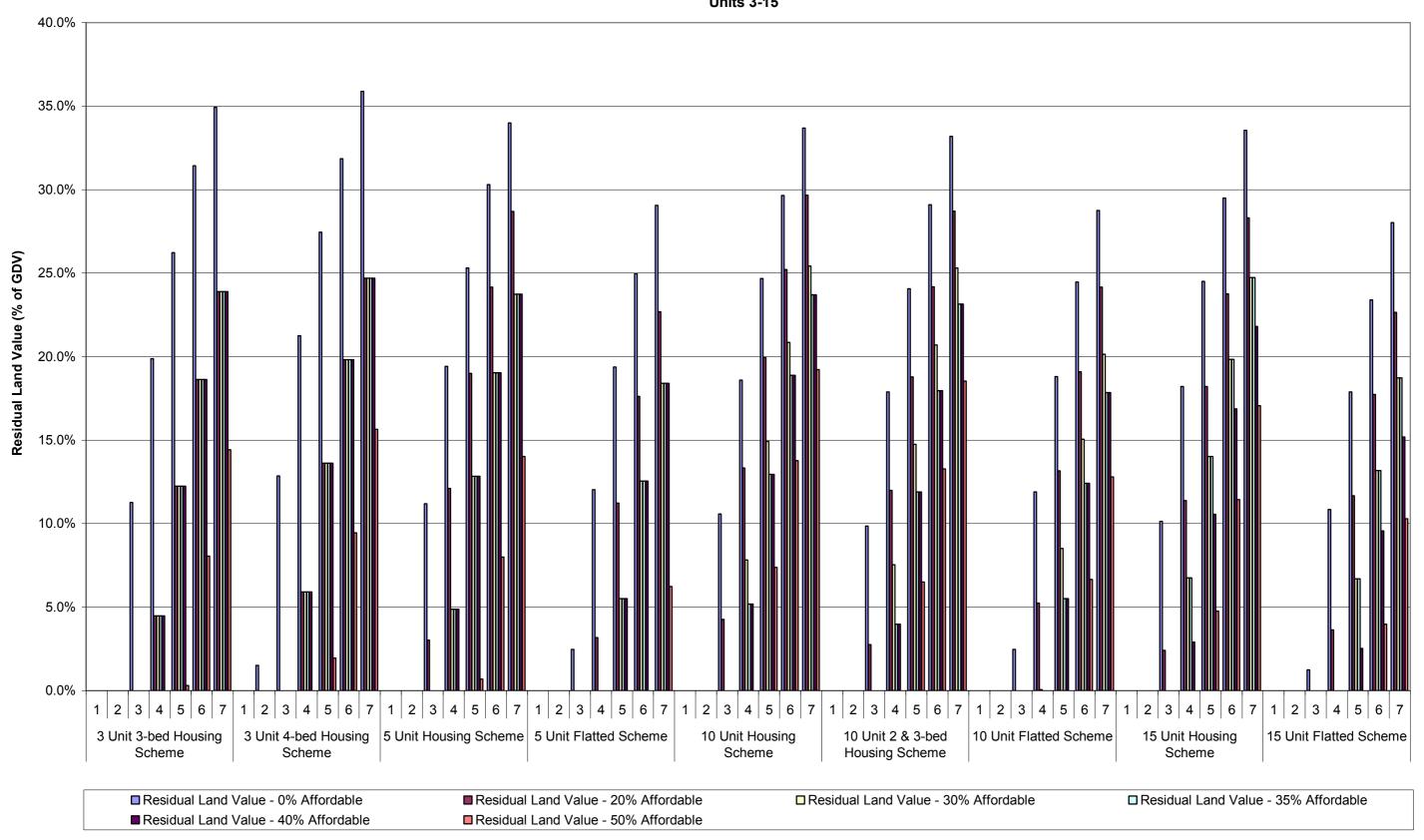


# Table 33a: Summary of Residual Land Value (as % of GDV) Appraisals for All Value Points - 60% General Needs Rent/40% Intermediate Tenure Mix Planning Infrastructure Level - £10,000

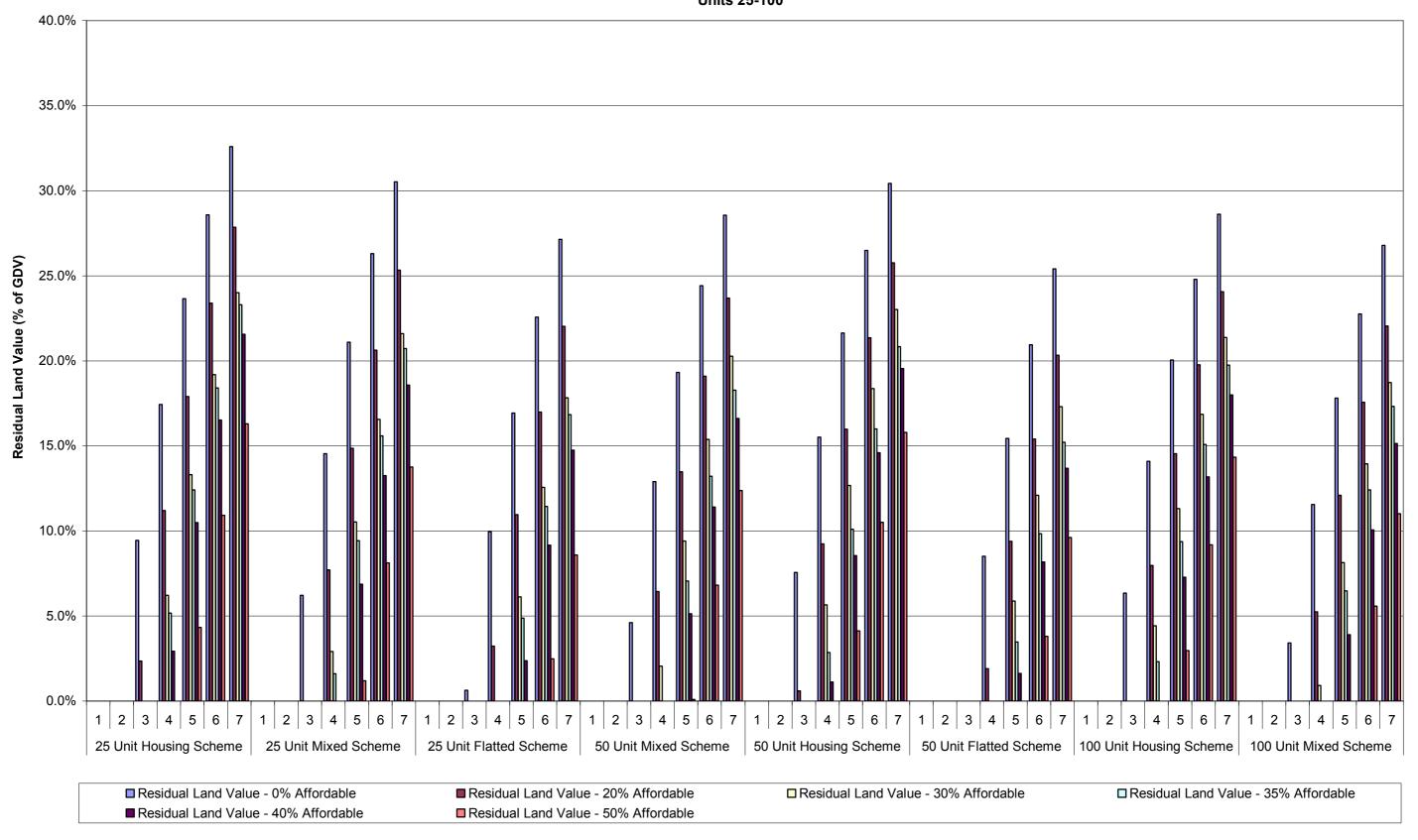
2	Development Scenario / Threshold	Value Point	Residual Land Value - 0% Affordable 0.0%	Residual Land Value - 20% Affordable 0.0%	Residual Land Value - 30% Affordable 0.0%	Residual Land Value - 35% Affordable 0.0%	Residual Land Value - 40% Affordable 0.0%	Residual La Value - 50% Affordable 0.0%
Date   March   Company								
Annes	Unit 3-bed Housing							
Section	cheme							
1								
Dark Abed Mousing   2								
Unit Fund deptidency  4 21755								
Amening Amenin	Heli Alba di Harrata a							
Unit Housing Scheme    E	Unit 4-bea Housing cheme							
Unit Housing Scheme  7   38.9%   24.7%   24.7%   24.7%   24.7%   24.7%   12.7%								
Unit Florida Scheme    1								
Unit Housing Scheme  4 1 1-25 35% 0-95 0-95 0-95 0-95 0-95 0-95 0-95 0-95								
Unit Fields Scheme  4 19-45								
Unit Fletted Scheme    S	Unit Housing Scheme							
Unit Flatted Scheme  7								
1								
Unit Flatted Scheme  2 2 9.9%								
Unit Flatted Scheme  4 12976, 3276, 0.996, 0.996, 0.996, 0.997, 0.976  6 194% 11296, 12296, 12296, 12296, 12296, 0.976, 0.976  7 20575, 20575, 122966, 122966, 122966, 122966, 122966, 122966, 122966, 122966, 122966, 1229								
S								
Control   Cont	Unit Flatted Scheme							
Unit Flatted Scheme    7								
Unit Housing Scheme  2 0 09% 09% 09% 09% 09% 09% 09% 09% 09% 0								
Unit Housing Scheme  4 16.6% 4.3% 0.5% 0.5% 0.5% 0.5% 0.5% 0.5% 0.5% 0.5								
Unit Flated Scheme								
Company   Comp	Unit Housing Scheme							
1								
Unit Plated Scheme  1 00% 00% 00% 00% 00% 00% 00% 00% 00% 00								
Unit Plated Scheme  Unit Plated Scheme  1 Unit Plated Scheme  Unit		1						
Unit Flatted Scheme			0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Unit Flatted Scheme	Unit 2 & 3-bed Housing	4	17.9%	12.0%	7.5%	4.0%	4.0%	0.0%
Unit Flatted Scheme  1	one me		24.1%	18.8%	14.7%	11.9%	11.9%	6.5%
Unit Flatted Scheme  1								
Unit Flatted Scheme  4 119% 5.2% 0.0% 0.0% 0.0% 0.0% 0.0% 0.0% 0.0% 0								
S								
Company   Comp	Unit Flatted Scheme	4	11.9%	5.2%	0.1%		0.0%	0.0%
Unit Flated Scheme    7								
Unit Housing Scheme		7	28.8%	24.2%	20.1%	17.8%	17.8%	12.8%
Unit Housing Scheme  4 16,2% 11,14% 6,8% 6,8% 6,9% 2,9% 6,0% 6,0% 6,0% 6,0% 6,0% 6,0% 6,0% 6,0								
S		3	10.1%	2.4%	0.0%	0.0%	0.0%	0.0%
Company   1987   1987   1987   1987   1987   1987   1987   1987   177	5 Unit Housing Scheme							
Unit Flatted Scheme  1 Unit Mixed Scheme  1 Unit Housing Scheme  1 Unit Housing Scheme  1 Unit Housing Scheme  1 Unit Housing Scheme  1 Unit Hixed Scheme		6						
Unit Flatted Scheme								
Unit Flatted Scheme								
Unit Mixed Scheme	5 Unit Flatted Scheme							
1	, ome i lactor conomo							
Unit Housing Scheme								
Unit Housing Scheme  2 0.0% 0.0% 0.0% 0.0% 0.0% 0.0% 0.0% 0.0								
Unit Housing Scheme			0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
S	5 Unit Housing Scheme							
Unit Mixed Scheme  1 0.25.8% 27.8% 24.0% 23.3% 21.6% 16.3% 16.3% 1.00% 0.0% 0.0% 0.0% 0.0% 0.0% 0.0% 0.						12.4%	10.5%	
Unit Mixed Scheme  1 0.0% 0.0% 0.0% 0.0% 0.0% 0.0% 0.0% 0.0		6 	28.6% 32.6%	23.4%	19.2%	10.470	16.5% 21.6%	10.9%
Unit Mixed Scheme  3			0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Unit Mixed Scheme  4 14.5% 7.7% 2.9% 1.6% 0.0% 0.0% 1.2% 6.9% 1.2% 6.9% 1.2% 6.9% 1.2% 6.9% 1.2% 6.9% 1.2% 6.9% 1.2% 6.9% 1.2% 6.9% 1.2% 6.0% 1.6.6% 15.6% 15.6% 13.2% 8.1% 7.7 30.5% 25.3% 21.6% 20.7% 16.6% 13.2% 8.1% 1.00% 0.0% 0.0% 0.0% 0.0% 0.0% 0.0%								
Company	Unit Mixed Scheme	4	14.5%	7.7%	2.9%	1.6%	0.0%	0.0%
T								
S Unit Flatted Scheme  2		7	30.5%	25.3%	21.6%		18.6%	13.8%
Unit Flatted Scheme  3								
S		3	0.6%	0.0%	0.0%	0.0%	0.0%	0.0%
Company	Unit Flatted Scheme							
1		6	22.6%	17.0%	12.6%	11.4%	9.2%	2.5%
Unit Mixed Scheme  2 0.0% 0.0% 0.0% 0.0% 0.0% 0.0% 0.0% 0.0						10.070	, ,	0.070
Unit Mixed Scheme  4 12.9% 6.4% 2.0% 0.0% 0.0% 0.0% 0.0%  5 19.3% 13.5% 9.4% 7.1% 5.1% 0.1%  6 24.4% 19.1% 15.4% 13.2% 11.4% 6.8%  7 26.5% 23.7% 20.3% 10.3% 16.5% 12.4%  2 0.0% 0.0% 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%
S	Unit Mixed Scheme							
Company								
Unit Housing Scheme  1 0.0% 0.0% 0.0% 0.0% 0.0% 0.0% 0.0% 0.0		6	24.4%	19.1%	15.4%	13.2%	11.4%	6.8%
Unit Housing Scheme  2 0.0% 0.0% 0.0% 0.0% 0.0% 0.0% 0.0% 0.0		1	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Unit Housing Scheme  4 15.5% 9.2% 5.7% 2.9% 1.1% 0.0% 5 21.6% 16.0% 12.7% 10.1% 8.6% 4.1% 6 26.5% 21.4% 18.4% 16.0% 14.6% 10.5% 7 30.4% 25.5% 23.0% 20.6% 19.5% 15.8% 2 0.0% 0.0% 0.0% 0.0% 0.0% 0.0% 0.0% 0.0								
S	Unit Housing Scheme							
7 30.4% 25.8% 23.0% 20.8% 19.5% 18.8% 18.8% 0.0% 0.0% 0.0% 0.0% 0.0% 0.0% 0.0%		5	21.6%	16.0%	12.7%	10.1%	8.5%	4.1%
Unit Flatted Scheme  1								
Unit Flatted Scheme  3 0.0% 0.0% 0.0% 0.0% 0.0% 0.0% 0.0% 0.0		1	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Unit Flatted Scheme  4 8.5% 1.9% 0.0% 0.0% 0.0% 0.0% 0.0% 0.0%  5 15.4% 3.4% 5.9% 3.5% 1.6% 0.0%  6 20.9% 15.4% 12.1% 9.8% 8.2% 3.8% 3.8% 7 2.26.4% 20.3% 17.3% 15.2% 13.7% 9.8% 3.8% 10.0% 0.0% 0.0% 0.0% 0.0% 0.0% 0.0% 0.								
6 20.9% 15.4% 12.1% 9.8% 8.2% 3.8% 3.8% 7 25.4% 10.0% 20.0% 15.2% 13.7% 9.6% 20.0% 20.0% 0.0% 0.0% 0.0% 0.0% 0.0% 0	Unit Flatted Scheme	4	8.5%	1.9%	0.0%	0.0%	0.0%	0.0%
7 25.4% 20.3% 17.3% 15.2% 13.7% 9.6% 1 0.0% 0.0% 0.0% 0.0% 0.0% 0.0% 0.0% 0		5	15.4%	9.4%	5.9%		1.6%	0.0%
1 0.0% 0.0% 0.0% 0.0% 0.0% 0.0% 0.0% 0.0								
0 Unit Housing Scheme  3 6.4% 0.0% 0.0% 0.0% 0.0% 0.0% 0.0% 0.0%  4 14.1% 8.0% 4.4% 2.3% 0.0% 0.0%  5 20.1% 14.5% 11.3% 9.4% 7.3% 3.0%  6 24.8% 19.8% 16.8% 15.1% 13.2% 9.2%  7 28.6% 24.1% 21.4% 19.8% 18.0% 14.3%  1 0.0% 0.0% 0.0% 0.0% 0.0% 0.0% 0.0% 0.0			0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
0 Unit Housing Scheme  4 14.1% 8.0% 4.4% 2.3% 0.0% 0.0% 5 20.1% 14.5% 11.3% 9.4% 7.3% 3.0% 6 24.8% 19.9% 16.8% 15.1% 13.2% 9.2% 7 28.6% 24.1% 21.4% 19.8% 18.0% 14.3% 1 0.0% 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% 0.0% 0.0								
6 24.8% 19.8% 16.8% 15.1% 13.2% 9.2% 7 28.6% 24.1% 21.4% 18.8% 18.0% 14.3% 9.2% 1 0.0% 0.0% 0.0% 0.0% 0.0% 0.0% 0.0% 0	0 Unit Housing Scheme	4	14.1%	8.0%	4.4%	2.3%	0.0%	0.0%
7 28.6% 24.1% 21.4% 19.8% 18.0% 14.3% 1 .0.0% 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% 0.0% 0.0		7	28.6%	24.1%	21.4%	19.8%	18.0%	14.3%
0 Unit Mixed Scheme 3 3.4.% 0.0% 0.0% 0.0% 0.0% 0.0% 0.0% 0.0%								
0 Unit Mixed Scheme 4 11.6% 5.2% 0.9% 0.0% 0.0% 0.0% 5 17.8% 12.1% 8.1% 6.5% 3.9% 0.0%								
	0 Unit Mixed Scheme	4	11.6%	5.2%	0.9%	0.0%	0.0%	0.0%
b 22,8% 17.6% 13.9% 12.4% 10.1% 5.6%		5 6	17.8% 22.8%	12.1% 17.6%	8.1% 13.9%	6.5% 12.4%	3.9% 10.1%	0.0% 5.6%

Source: Adams Integra, June 2009 Appendix Ild

Graph 51a-i: Summary of Residual Land Values (as % of GDV) at 0%, 20%, 30%, 35%, 40% & 50% Affordable Housing
Across all Value Points - 60% General Needs Rent/40% Intermediate Tenure Mix
Planning Infrastructure Level - £10,000
Units 3-15



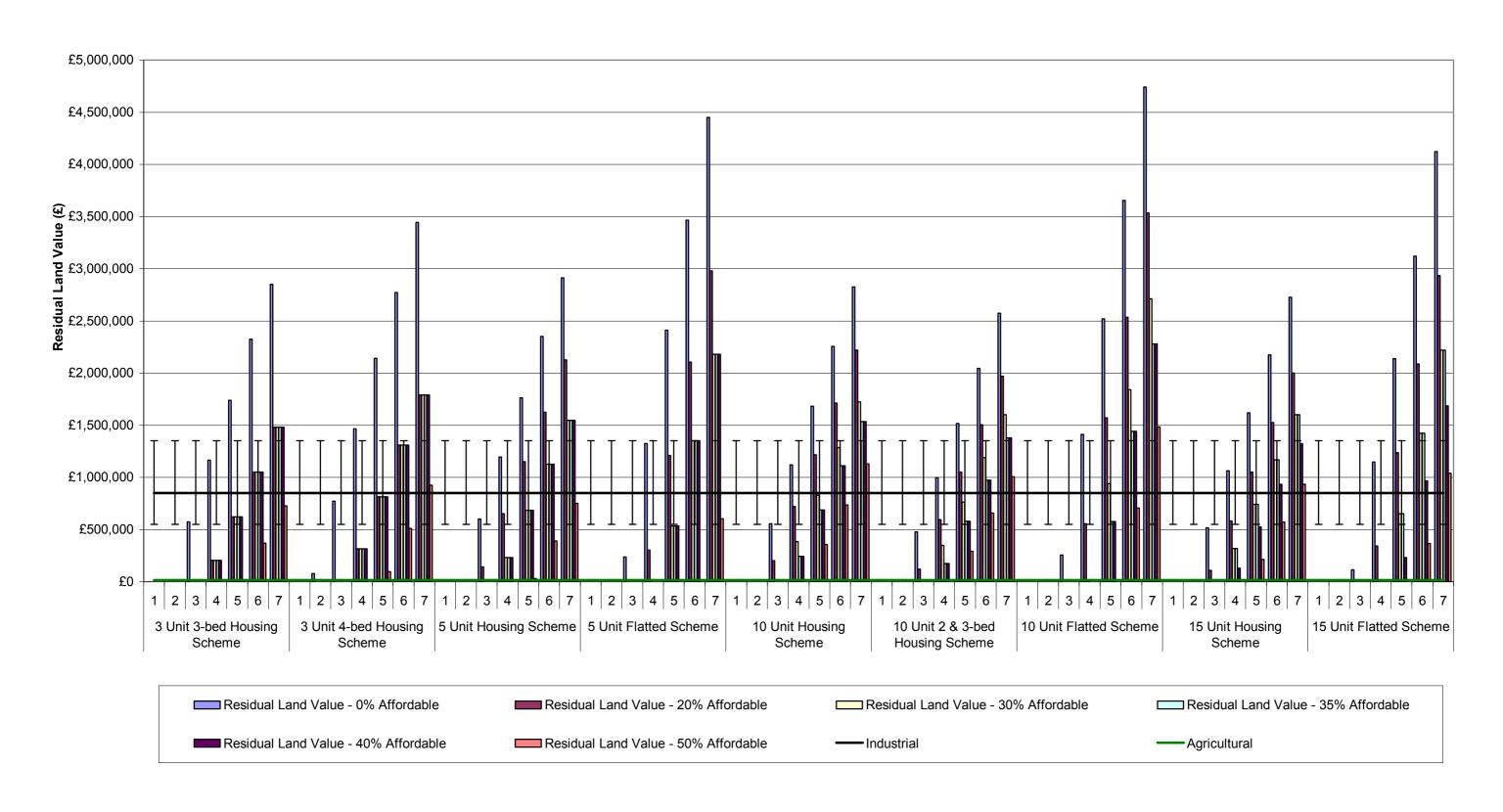
Graph 51a-ii: Summary of Residual Land Values (as % of GDV) at 0%, 20%, 30%, 35%, 40% & 50% Affordable Housing
Across all Value Points - 60% General Needs Rent/40% Intermediate Tenure Mix
Planning Infrastructure Level - £10,000
Units 25-100



## Table 33b: Summary of Residual Land Value (£ per Ha) Appraisals for All Value Points - 60% General Needs Rent/40% Intermediate Tenure Mix Planning Infrastructure Level - £10,000

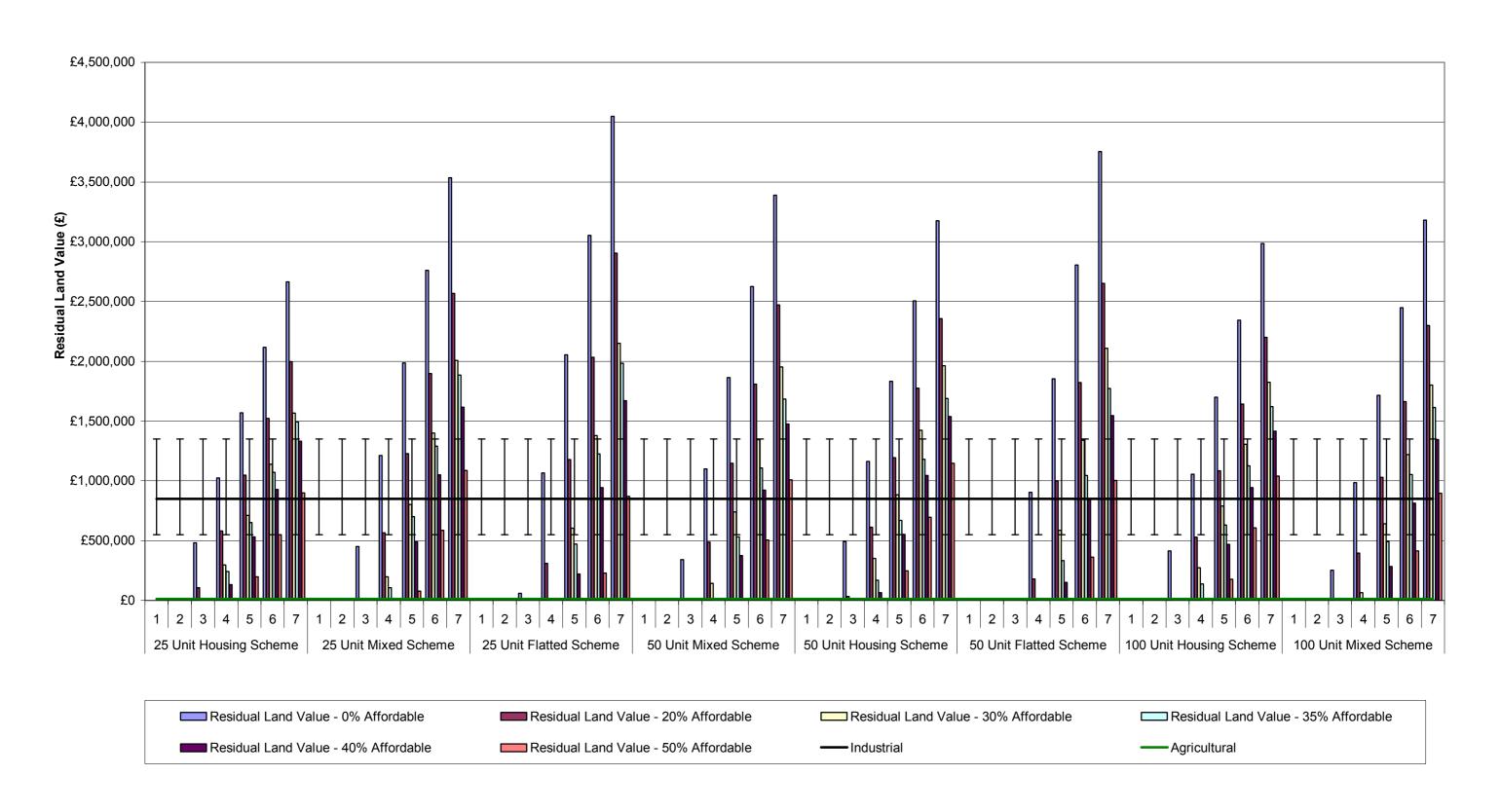
			Residual Land	Residual La				
Development Scenario / Threshold	Value Point	Site Size	Value - 0% Affordable	Value - 20% Affordable	Value - 30% Affordable	Value - 35% Affordable	Value - 40% Affordable	Value - 50° Affordable
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5 Unit Mixed Scheme 5 Unit Flatted Scheme 0 Unit Mixed Scheme 0 Unit Housing Scheme	1 1 2 3 3 4 5 6 6 7 7 1 2 3 3 4 5 6 6 7 7 1 2 3 3 4 5 6 6 7 7 1 2 3 3 4 5 6 6 7 7 1 1 2 3 3 4 5 6 6 7 7 1 1 2 3 3 4 5 6 6 7 7 1 1 2 3 3 4 5 6 6 7 7 1 1 2 3 3 4 5 6 6 7 7 1 1 2 3 3 4 5 6 6 7 7 1 1 2 3 3 4 5 6 6 7 7 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	0.83 0.83 0.83 0.83 0.83 0.83 0.83 0.83	£0 £842.014 £1.023,717 £1.570,388 £2.117,080 £2.683,732 £0 £0 £0 £450,009 £1.211,151 £1.985,299 £2.760,708 £3.535,486 £0 £59,764 £3.001,009 £1.100,6574 £1.603,504 £2.053,684 £3.081,509 £4,049,354 £0 £59,764 £1.100,6574 £1.100,6574 £1.100,6574 £2.053,664 £3.081,309 £3.183,944 £2.053,684 £3.174,174,174 £1.183,944 £2.183,394 £2.504,224 £3.374,514	£0 £00 £106,849 £581,312 £1,048,062 £1,522,709 £1,997,357 £0 £0 £0 £0 £0 £566,839 £1,228,566 £1,397,894 £2,567,283 £0 £0 £0 £0 £0 £1,228,566 £1,397,894 £2,567,283 £2,904,394 £1,147,887	E0 E0 E10 E295,996 E7111,817 E7113,943 E1,1567,110 E0 E0 E0 E197,634 E197,634 E197,634 E2,008,199 E0 E0 E0 E0 E0 E0 E197,634 E198,199 E0 E0 E0 E0 E0 E1,378,187 E2,150,689 E0 E1,378,167 E2,150,689 E0 E0 E1,43,594 E741,597 E1,346,103 E1,952,128 E0 E0 E0 E0 E3351,589 E885,004 E1,424,473 E1,958,047	E0 E0 E0 E241,335 E651,898 E1,072,631 E1,493,364 E0 E0 E0 E100,898 E1,692,078 E1,289,520 E0 E0 E471,062 E1,286,459 E0 E0 E0 E533,034 E1,107,168 E1,683,679 E0 E0 E1,683,679 E0 E0 E1,683,679 E0 E0 E1,683,679 E0 E1,683,679 E0 E1,683,679 E1,683,679 E0 E1,683,679 E0 E1,683,491	£0 £0 £0 £132.209 £531.212 £928.358 £1,330,981 £0 £0 £0 £0 £0 £0 £0 £0 £0 £0 £0 £0 £490,466 £1,050,028 £1,616,226 £0 £0 £0 £0 £0 £0 £0 £0 £0 £0 £0 £0 £0	E0
5 Unit Mixed Scheme 5 Unit Flatted Scheme 0 Unit Mixed Scheme 0 Unit Housing Scheme	1 2 3 4 5 6 6 7 7 1 2 2 3 3 4 5 6 6 7 7 1 2 2 3 3 4 5 6 6 7 7 1 2 2 3 3 4 5 6 6 7 7 1 2 2 3 3 4 5 6 6 7 7 1 2 2 3 3 4 5 6 6 7 7 1 2 2 3 3 5 6 6 7 7 7 1 2 2 3 3 5 6 6 7 7 7 1 2 2 3 3 5 6 6 7 7 7 1 2 2 3 3 5 6 6 7 7 7 1 2 2 3 3 5 6 6 7 7 7 1 2 2 3 3 5 6 6 7 7 7 1 2 2 3 3 5 6 6 7 7 7 1 2 2 3 3 5 6 6 7 7 7 1 2 3 3 5 6 6 7 7 7 1 2 3 3 5 6 6 7 7 7 1 2 3 3 5 6 6 7 7 7 1 2 3 3 5 6 6 7 7 7 1 2 3 3 5 6 6 7 7 7 1 2 3 3 5 6 6 7 7 7 1 2 3 3 5 7 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	0.83 0.83 0.83 0.83 0.83 0.83 0.83 0.83	E0 E0 6482,014 E1,023,717 E1,670,388 E2,117,080 E2,663,732 E0 E0 E450,009 E1,211,151 E1,985,523 E2,760,708 E3,535,486 E0	E0 E0 F106.849 E581,312 E1.048,082 E1.522,709 E1.997,357 E0 E0 E566,539 E1.228,506 E0	E0 E0 E10 E295,996 E711,817 E711,817 E0 E711,817 E0 E0 E1597,614 E802,579 E1,400,662 E2,008,199 E0 E0 E0 E0 E0 E107,834 E802,579 E1,400,662 E2,008,199 E0	E0 E0 E0 E241,335 E651,898 E1,072,631 E1,493,364 E0 E0 E1,072,631 E1,493,364 E0 E0 E1,083,084 E0 E0 E1,083,087 E1,289,520 E1,885,781 E0 E0 E0 E0 E0 E0 E1,084,991 E1,984,991 E1,683,579 E0 E1,683,579 E0 E0 E0 E0 E1,683,579	E0 E0 E10 E132,209 E531,212 E223,358 E1,330,981 E0	E0
5 Unit Mixed Scheme 5 Unit Flatted Scheme 0 Unit Mixed Scheme 0 Unit Housing Scheme	1 1 2 3 3 4 5 6 6 7 7 1 2 3 3 4 5 6 6 7 7 1 2 3 3 4 5 6 6 7 7 1 2 3 3 4 5 6 6 7 7 1 1 2 3 3 4 5 6 6 7 7 1 1 2 3 3 4 5 6 6 7 7 1 1 2 3 3 4 5 6 6 7 7 1 1 2 3 3 4 5 6 6 7 7 1 1 2 3 3 4 5 6 6 7 7 1 1 2 3 3 4 5 6 6 7 7 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	0.83 0.83 0.83 0.83 0.83 0.83 0.83 0.83	E0 E842.014 E1.023,717 E1.570,388 E2.117,080 E2.683,732 E0 E0 E469.099 E1.211,151 E1.985,299 E2.780,708 E3.535,486 E0 E0 E1.086,514 E2.053,684	E0 E0 E106,849 E581,312 E1,048,062 E1,522,709 E1,997,357 E0 E0 E0 E0 E0 E1,228,506 E1,328,506 E1,328,506 E1,328,506 E1,328,506 E1,228,506 E1,228,506 E1,228,506 E1,228,506 E1,228,506 E1,228,506 E1,228,506 E1,228,506 E1,228,506 E0 E0 E1,228,506 E0 E1,228,506 E0 E0 E1,228,506 E0 E0 E0 E1,228,701 E1,192,876 E1,174,784 E0 E0 E0 E0 E1,237,701 E1,192,876 E1,174,784 E0 E0 E0 E0 E1,297,73 E1,000,042	E0 E0 E10 E295,996 E711,817 E711,817 E711,817 E711,817 E0 E0 E0 E0 E197,634 E197,634 E197,634 E20,679 E1,400,462 E2,008,199 E0 E0 E0 E0 E0 E0 E1378,187 E2,180,689 E0 E143,784 E741,597 E2,180,689 E0 E0 E143,584 E741,597 E1,346,103 E1,952,128 E0 E0 E0 E0 E0 E1381,589 E885,004 E1,242,473 E1,958,342 E0 E0 E0 E0 E0 E0 E15885,004	E0 E0 E0 E241,335 E651,898 E1,072,631 E1,493,364 E0 E0 E0 E100 E100 E100,380 E100,278 E1,289,520 E1,885,791 E0 E0 E0 E100,580 E1,885,791 E0 E0 E0 E1,225,499 E1,884,991 E0 E0 E0 E0 E1,225,499 E1,884,991 E0 E0 E0 E0 E1,125,499 E1,125	E0 E0 E0 E132.209 E551.212 E928.358 E1,330,981 E0 E0 E0 E0 E0 E0 E0 E10 E490,466 E1,050,028 E1,616,226 E0	E0 E
5 Unit Mixed Scheme 5 Unit Flatted Scheme 0 Unit Mixed Scheme 0 Unit Housing Scheme	1 1 2 3 3 4 5 5 6 7 7 1 2 3 3 4 5 6 6 7 7 1 1 2 2 3 3 4 5 6 6 7 7 1 1 2 2 3 3 4 5 6 6 7 7 1 1 2 2 3 3 4 5 6 6 7 7 1 1 2 2 3 3 4 5 6 6 7 7 1 1 2 2 3 3 4 5 6 6 7 7 1 1 2 2 3 3 4 5 6 6 7 7 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	0.83 0.83 0.83 0.83 0.83 0.83 0.83 0.83	E0 E848,2014 E1,023,717 E1,570,388 E2,117,080 E2,683,732 E0 E0 E469,009 E1,211,151 E1,985,229 E2,780,708 E3,535,486 E0 E0 E1,211,151 E1,985,229 E2,780,708 E3,535,486 E0 E0 E1,086,514 E2,053,684 E1,086,514 E2,053,684 E1,086,514 E2,053,684 E1,086,514 E2,053,684 E1,163,384 E1,163,384 E1,163,384 E1,163,384 E1,163,384 E1,163,884 E1,163,384 E2,504,224 E3,174,514 E0 E0 E0,015	E0 E0 E106,849 E581,312 E1,048,062 E1,522,709 E1,997,357 E0 E0 E0 E0 E0 E1,228,506 E1,328,506 E1,328,506 E1,328,506 E1,328,506 E1,228,506 E1,228,506 E1,228,506 E1,228,506 E1,228,506 E1,228,506 E1,228,506 E1,228,506 E1,228,506 E0 E0 E1,228,506 E0 E1,228,506 E0 E1,228,506 E0 E0 E0 E1,228,506 E1,238,506 E1,238,506 E1,248,506 E1,248	E0 E0 E10 E295,996 E7111,817 E7113,943 E1,1567,110 E0 E0 E0 E197,634 E197,634 E20,579 E1,400,462 E2,008,199 E0 E0 E0 E0 E0 E0 E0 E0 E1,278,187 E2,180,689 E0 E1,288,189 E0 E0 E1,288,189 E0 E0 E0 E1,288,189 E0 E0 E0 E3,189,189 E5,189,189 E5,189,189 E5,189,189 E5,189,189 E5,189,189 E5,189,189	E0 E0 E0 E10 E241,335 E651,898 E1,072,631 E1,493,364 E0 E0 E0 E10 E10 E10 E10 E10 E10 E10 E1	E0 E0 E0 E132.209 E551.212 E928.358 E1,330,981 E0 E0 E0 E0 E0 E0 E0 E490,466 E1,050,028 E1,616,226 E0	E0
5 Unit Mixed Scheme 5 Unit Flatted Scheme 0 Unit Mixed Scheme 0 Unit Housing Scheme	1 2 3 4 5 6 6 7 7 1 2 2 3 3 4 5 6 6 7 7 1 2 2 3 3 4 5 6 6 7 7 1 1 2 2 3 3 4 5 6 6 7 7 1 1 2 2 3 3 4 5 6 6 7 7 1 1 2 2 3 3 4 5 6 6 7 7 1 1 2 2 3 3 4 5 6 6 7 7 1 1 2 2 2 2 3 3 4 5 6 6 7 7 1 1 2 2 2 2 3 3 4 5 6 6 7 7 1 1 2 2 2 2 3 3 4 5 6 6 7 7 1 1 2 2 2 2 3 3 4 5 6 6 7 7 1 1 2 2 2 2 3 3 4 5 6 6 7 7 1 1 2 2 2 2 3 3 4 5 6 6 7 7 1 1 2 2 2 2 3 3 4 5 6 6 7 7 1 1 2 2 2 2 3 3 4 5 6 6 7 7 1 1 2 2 2 2 3 3 4 5 6 6 7 7 1 1 2 2 2 2 3 3 4 5 6 6 7 7 1 1 2 2 2 2 3 3 4 5 6 6 7 7 1 1 2 2 2 2 3 3 4 5 6 6 7 7 1 1 2 2 2 2 3 3 4 5 6 6 7 7 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	0.83 0.83 0.83 0.83 0.83 0.83 0.83 0.83	E0 E0 E482,014 E1,023,717 E1,670,388 E2,117,080 E2,663,732 E0 E0 E450,009 E4,211,151 E1,985,923 E2,760,708 E3,535,486 E0 E0 E0 E0 E0 E0 E0 E0,665,744 E2,053,664 E3,051,809 E4,4049,954 E0 E0 E0 E1,1163,644 E2,053,388,514 E0 E0 E0 E1,1163,644 E1,153,944 E	E0 E0 E106.849 E581.312 E1.048,082 E1.522.709 E1.997.357 E0 E0 E0 E586.539 E1.228.506 E0 E0 E586.539 E1.228.506 E0	E0 E0 E10 E295,996 E711,817 E113,463 E1,567,110 E0 E0 E197,634 E802,579 E1,400,462 E2,008,199 E0	E0 E0 E0 E241,335 E651,898 E1,072,631 E1,493,364 E0 E0 E1,072,631 E1,493,364 E0 E0 E1,072,078 E1,299,520 E1,885,781 E0	E0 E0 E0 E132,209 E531,212 E232,358 E1,330,981 E0 E0 E0 E0 E0 E490,466 E1,050,028 E1,614,226 E0	E0
5 Unit Mixed Scheme  5 Unit Flatted Scheme  0 Unit Mixed Scheme  0 Unit Housing Scheme	1 1 2 3 3 4 5 6 6 7 7 1 2 3 3 4 5 6 6 7 7 1 2 3 3 4 5 6 6 7 7 1 2 3 3 4 5 6 6 7 7 1 1 2 3 3 4 5 6 6 7 7 1 1 2 3 3 3 4 5 6 6 7 7 1 1 2 3 3 3 4 5 6 6 7 7 1 1 2 3 3 3 4 5 6 6 7 7 1 1 2 3 3 3 4 5 6 6 7 7 1 1 2 3 3 3 3 5 6 6 7 7 1 1 2 3 3 3 3 5 6 6 7 7 1 1 2 3 3 3 3 5 6 6 7 7 1 1 2 3 3 3 3 5 6 6 7 7 1 1 2 3 3 3 3 5 6 6 7 7 1 1 2 3 3 3 3 5 6 6 7 7 1 1 2 3 3 3 3 5 6 6 7 7 1 1 2 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3	0.83 0.83 0.83 0.83 0.83 0.83 0.83 0.83	E0 E842,014 E1,023,717 E1,570,388 E2,117,080 E2,683,732 E0 E0 E469,009 E1,211,151 E1,985,229 E2,760,708 E3,535,486 E0 E0 E1,086,514 E2,053,684 E3,3051,809 E4,049,954 E0 E341,680,286 E2,625,305 E3,308,514 E0 E341,580,386 E1,163,684 E1,163,684 E2,053,684 E3,174,514 E0 E0 E0,0515	E0 E0 E106,849 E581,312 E1,048,062 E1,522,709 E1,997,357 E0 E0 E0 E0 E1,228,506 E1,328,506 E0 E0 E1,228,506 E1,228,506 E0 E1,228,506 E0 E0 E1,228,506 E0 E0 E1,239,502 E1,239,603 E1,147,887 E1,147,88	E0 E0 E10 E295,996 E7111,817 E7113,943 E71,139,463 E71,567,110 E0 E0 E197,634 E197,634 E20,579 E1,400,462 E2,008,199 E0 E0 E0 E0 E0 E0 E0 E0 E0 E1,378,187 E2,150,689 E0 E1,378,187 E2,150,689 E0 E1,378,187 E2,150,689 E0 E1,378,187 E1,346,103 E1,952,128 E0 E0 E0 E351,589 E351,589 E351,589 E351,589 E3585,004 E1,424,473 E0 E0 E0 E0 E586,788 E1,341,163	E0 E0 E0 E241,335 E651,898 E1,072,631 E1,493,364 E0 E0 E0 E100 E100 E100,380 E100,278 E1,289,520 E1,289,520 E1,285,791 E0 E0 E0 E0 E0 E1,225,459 E1,225,45	E0 E0 E0 E132.209 E551.212 E928.358 E1,330,981 E0 E0 E0 E0 E0 E0 E0 E490,466 E1,050,028 E1,616,226 E0	E0 E
5 Unit Mixed Scheme  5 Unit Flatted Scheme  0 Unit Mixed Scheme  0 Unit Housing Scheme	1 2 3 4 5 6 6 7 7 1 2 2 3 3 4 5 6 6 7 7 1 2 2 3 3 4 5 6 6 7 7 1 1 2 2 3 3 4 5 6 6 7 7 1 1 2 2 3 3 4 5 6 6 7 7 1 1 2 2 3 3 4 5 6 6 7 7 1 1 2 2 3 3 4 5 6 6 7 7 1 1 2 2 2 2 3 3 4 5 6 6 7 7 1 1 2 2 2 2 3 3 4 5 6 6 7 7 1 1 2 2 2 2 3 3 4 5 6 6 7 7 1 1 2 2 2 2 3 3 4 5 6 6 7 7 1 1 2 2 2 2 3 3 4 5 6 6 7 7 1 1 2 2 2 2 3 3 4 5 6 6 7 7 1 1 2 2 2 2 3 3 4 5 6 6 7 7 1 1 2 2 2 2 3 3 4 5 6 6 7 7 1 1 2 2 2 2 3 3 4 5 6 6 7 7 1 1 2 2 2 2 3 3 4 5 6 6 7 7 1 1 2 2 2 2 3 3 4 5 6 6 7 7 1 1 2 2 2 2 3 3 4 5 6 6 7 7 1 1 2 2 2 2 3 3 4 5 6 6 7 7 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	0.83 0.83 0.83 0.83 0.83 0.83 0.83 0.83	E0 E0 E482,014 E1,023,717 E1,670,388 E2,117,080 E2,663,732 E0 E0 E450,009 E4,211,151 E1,985,923 E2,760,708 E3,535,486 E0 E0 E0 E0 E0 E0 E0 E0,665,744 E2,053,664 E3,051,809 E4,4049,954 E0 E0 E0 E1,1163,644 E2,053,388,514 E0 E0 E0 E1,1163,644 E1,153,944 E	E0 E0 E106.849 E581.312 E1.048,082 E1.522.709 E1.997.357 E0 E0 E0 E586.539 E1.228.506 E0 E0 E586.539 E1.228.506 E0	E0 E0 E10 E295,996 E711,817 E113,463 E1,567,110 E0 E0 E197,634 E802,579 E1,400,462 E2,008,199 E0	E0 E0 E0 E241,335 E651,898 E1,072,631 E1,493,364 E0 E0 E1,072,631 E1,493,364 E0 E0 E1,072,078 E1,299,520 E1,885,781 E0	E0 E0 E0 E132,209 E531,212 E232,358 E1,330,981 E0 E0 E0 E0 E0 E490,466 E1,050,028 E1,614,226 E0	E0
5 Unit Mixed Scheme  5 Unit Flatted Scheme  0 Unit Mixed Scheme  0 Unit Housing Scheme	1 2 3 4 5 6 6 7 7 1 2 3 3 4 4 5 6 6 7 7 1 2 3 3 4 5 6 6 7 7 1 1 2 3 3 4 5 6 6 7 7 1 1 2 3 3 4 5 6 6 7 7 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	0.83 0.83 0.83 0.83 0.83 0.83 0.83 0.83	E0 E0 E482,014 E1,023,717 E1,670,388 E2,117,080 E2,663,732 E0 E0 E450,009 E1,211,151 E1,865,938 E2,760,708 E3,535,486 E0	E0 E0 E106,849 E581,312 E1,048,062 E1,052,709 E1,997,357 E0 E0 E0 E0 E10 E10 E10 E128,506 E1,287,684 E2,567,283 E0 E0 E0 E1,297,684 E1,697,894 E1,697,894 E2,697,283 E0 E0 E0 E1,177,663 E2,094,394 E0 E0 E0 E1,177,4784 E1,286,646 E2,470,924 E0 E0 E34,701 E61,774,784 E1,286,682 E1,1774,784 E2,366,692 E0 E1,1774,784 E2,366,692 E0 E1,291 E1,192,876 E1,774,784 E2,366,692 E0 E0 E1,291 E1,286,646 E2,470,924 E0 E0 E0 E1,291 E1,286,646 E1,291 E1,286,646 E2,366,682 E1,291 E1,286,646 E2,366,682 E1,291 E1,286,646 E2,366,682 E1,291 E1,286,646 E2,366,682 E0 E0 E0 E1,296,646 E1,296,646 E2,366,682 E1,296,646 E2,366,682 E1,296,646 E1,206,646	E0 E0 E10 E295,996 E711,817 E113,463 E1,567,110 E0 E0 E0 E1597,634 E1567,579 E1,400,462 E2,008,199 E0 E0 E0 E0 E0 E0 E0 E143,738,187 E0 E0 E0 E143,594 E744,597 E1,346,103 E1,952,128 E0 E0 E0 E143,594 E741,597 E1,346,103 E1,952,128 E0 E0 E0 E143,594 E741,597 E1,346,103 E1,952,128 E0 E0 E0 E1,341,163 E1,953,942 E0 E0 E1,424,473 E1,663,942 E0 E0 E1,424,473 E1,663,942 E0 E0 E0,E886,708 E1,341,163 E1,863,942 E0 E0 E0,E886,708 E1,341,163 E1,863,942 E0 E0,E886,708 E1,341,163 E1,863,942 E0 E0,E886,708 E1,341,163 E1,683,942 E0 E0,E886,708 E1,341,163 E1,683,942 E0 E0,E886,708 E1,341,163 E1,683,947 E0,E886,708 E1,341,163 E1,683,947 E0,E886,708 E1,341,163 E1,688,387	E0 E0 E0 E241,335 E651,898 E1,072,631 E1,493,364 E0 E0 E1,072,631 E1,493,364 E0 E0 E1,072,078 E1,299,520 E1,885,791 E0 E0 E0 E471,062 E1,226,459 E0 E0 E0 E1,884,991 E1,884,991 E1,884,991 E1,884,991 E1,107,168 E1,683,579 E0 E0 E0 E0 E1,107,168 E1,1683,579 E0 E0 E0 E0 E1,104,4280 E1,107,13914 E0 E0 E0 E332,658 E1,044,280 E1,044,280 E1,044,280 E1,044,280 E1,044,280 E1,044,280 E1,044,280 E0 E0 E0 E0 E332,658 E1,044,280 E0 E0 E0 E0 E332,658 E1,044,280	E0 E0 E0 E132,209 E531,212 E522,358 E1,330,961 E0	E0
5 Unit Mixed Scheme  5 Unit Flatted Scheme  0 Unit Mixed Scheme  0 Unit Housing Scheme	1 1 2 3 3 4 5 6 6 7 7 1 2 3 3 4 5 6 6 7 7 1 2 3 3 4 5 6 6 7 7 1 2 3 3 4 5 6 6 7 7 1 1 2 3 3 4 5 6 6 7 7 1 1 2 3 3 4 5 6 6 7 7 1 1 2 3 3 4 5 6 6 7 7 1 1 2 3 3 4 5 6 6 7 7 1 1 2 3 3 4 5 6 6 7 7 1 1 2 3 3 4 5 6 6 7 7 1 1 2 3 3 4 5 6 6 7 7 1 1 2 3 3 4 5 6 6 7 7 1 1 2 3 3 4 5 6 6 7 7 1 1 2 3 3 4 5 6 6 7 7 1 1 2 3 3 4 5 6 6 7 7 1 1 2 3 3 4 5 6 6 7 7 1 1 2 3 3 4 5 6 6 7 7 1 1 2 3 3 4 5 6 6 7 7 1 1 2 3 3 4 5 6 6 7 7 1 1 2 3 3 4 5 6 6 7 7 1 1 2 3 3 4 5 6 6 7 7 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	0.83 0.83 0.83 0.83 0.83 0.83 0.83 0.83	E0 E842,014 E1,023,717 E1,570,388 E2,117,080 E2,683,732 E0 E0 E440,009 E1,211,151 E1,985,229 E2,760,708 E3,535,486 E0 E0 E1,086,514 E2,083,684 E2,084,689 E2,084,689 E2,084,684	E0 E0 E106,849 E581,312 E1,048,062 E1,522,709 E1,997,357 E0 E0 E0 E0 E1,228,506 E1,328,506 E0 E0 E0 E1,228,506 E1,228,506 E0 E1,228,506 E0 E1,228,506 E0 E1,239,502 E1,230,646 E2,470,524 E0 E0 E1,231,646 E1,331,646 E1,341,646	E0 E0 E10 E296,996 E7111,817 E7113,813 E1,1567,110 E0 E0 E197,634 E1,567,110 E0 E197,634 E1,200,479 E1,400,462 E2,008,199 E0 E0 E0 E0 E0 E0 E0 E0 E0 E1,378,187 E2,190,689 E0 E0 E1,378,187 E2,190,689 E0 E0 E0 E1,378,187 E2,190,689 E0 E0 E0 E1,378,187 E2,190,689 E0 E0 E1,378,187 E2,190,689 E0 E0 E1,378,187 E2,190,689 E0 E0 E1,423,594 E743,594 E758,595 E758,596,788 E1,341,163 E2,108,387 E0 E0 E0 E5586,788 E1,341,163 E2,108,387 E0 E0 E0 E1,341,163 E2,108,387	E0 E0 E0 E241,335 E651,898 E1,072,631 E1,493,364 E0 E0 E0 E100 E100,380 E100,278 E1,289,520 E0 E0 E0 E0 E1,289,520 E1,289,530	E0 E0 E0 E132,209 E531,212 E923,358 E1,330,981 E0 E0 E0 E0 E0 E490,466 E1,050,028 E1,616,226 E0	E0 E
5 Unit Mixed Scheme  5 Unit Flatted Scheme  0 Unit Mixed Scheme  0 Unit Housing Scheme	1 2 3 4 5 6 6 7 7 1 2 3 3 4 4 5 6 6 7 7 1 2 3 3 4 5 6 6 7 7 1 1 2 3 3 4 5 6 6 7 7 1 1 2 3 3 4 5 6 6 7 7 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	0.83 0.83 0.83 0.83 0.83 0.83 0.83 0.83	E0 E842,014 E1,023,717 E1,570,388 E2,117,080 E2,683,732 E0 E0 E448,009 E1,211,151 E1,985,229 E2,760,708 E3,535,486 E0 E0 E1,985,529 E2,760,708 E3,535,486 E0 E0 E1,086,514 E2,083,894 E1,086,514 E2,083,894 E3,084,084 E3,08	E0 E0 E106,849 E581,312 E1,048,062 E1,052,709 E1,997,357 E0 E0 E0 E0 E10 E10 E10 E128,506 E1,287,684 E2,567,283 E0 E0 E0 E1,297,684 E1,697,894 E1,697,894 E2,697,283 E0 E0 E0 E1,177,663 E2,094,394 E0 E0 E0 E1,177,4784 E1,286,646 E2,470,924 E0 E0 E34,701 E61,774,784 E1,286,682 E1,1774,784 E2,366,692 E0 E1,1774,784 E2,366,692 E0 E1,291 E1,192,876 E1,774,784 E2,366,692 E0 E0 E1,291 E1,286,646 E2,470,924 E0 E0 E0 E1,291 E1,286,646 E1,291 E1,286,646 E2,366,682 E1,291 E1,286,646 E2,366,682 E1,291 E1,286,646 E2,366,682 E1,291 E1,286,646 E2,366,682 E0 E0 E0 E1,296,646 E1,296,646 E2,366,682 E1,296,646 E2,366,682 E1,296,646 E1,206,646	E0 E0 E10 E295,996 E711,817 E113,463 E1,567,110 E0 E0 E0 E1597,634 E1567,579 E1,400,462 E2,008,199 E0 E0 E0 E0 E0 E0 E0 E143,738,187 E0 E0 E0 E143,594 E744,597 E1,346,103 E1,952,128 E0 E0 E0 E143,594 E741,597 E1,346,103 E1,952,128 E0 E0 E0 E143,594 E741,597 E1,346,103 E1,952,128 E0 E0 E0 E1,341,163 E1,953,942 E0 E0 E1,424,473 E1,663,942 E0 E0 E1,424,473 E1,663,942 E0 E0 E0,E886,708 E1,341,163 E1,863,942 E0 E0 E0,E886,708 E1,341,163 E1,863,942 E0 E0,E886,708 E1,341,163 E1,863,942 E0 E0,E886,708 E1,341,163 E1,683,942 E0 E0,E886,708 E1,341,163 E1,683,942 E0 E0,E886,708 E1,341,163 E1,683,947 E0,E886,708 E1,341,163 E1,683,947 E0,E886,708 E1,341,163 E1,688,387	E0 E0 E0 E241,335 E651,898 E1,072,631 E1,493,364 E0 E0 E1,072,631 E1,493,364 E0 E0 E1,072,078 E1,299,520 E1,885,791 E0 E0 E0 E471,062 E1,226,459 E0 E0 E0 E1,884,991 E1,884,991 E1,884,991 E1,884,991 E1,107,168 E1,683,579 E0 E0 E0 E0 E1,107,168 E1,1683,579 E0 E0 E0 E0 E1,104,4280 E1,107,13914 E0 E0 E0 E332,658 E1,044,280 E1,044,280 E1,044,280 E1,044,280 E1,044,280 E1,044,280 E1,044,280 E0 E0 E0 E0 E332,658 E1,044,280 E0 E0 E0 E0 E332,658 E1,044,280 E1,044,280 E1,044,280 E1,044,280 E0	E0 E0 E0 E132,209 E531,212 E522,358 E1,330,961 E0	E0
5 Unit Mixed Scheme  5 Unit Flatted Scheme  0 Unit Mixed Scheme  0 Unit Housing Scheme	1 1 2 3 4 5 6 6 7 7 1 2 3 3 4 5 6 6 7 7 1 1 2 3 3 4 5 6 6 7 7 1 1 2 3 3 4 5 6 6 7 7 1 1 2 3 3 4 5 6 6 7 7 1 1 2 3 3 3 4 5 6 6 7 7 1 1 2 3 3 3 4 5 6 6 7 7 1 1 2 3 3 3 4 5 6 6 7 7 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	0.83 0.83 0.83 0.83 0.83 0.83 0.83 0.83	E0 E0 E482,014 E1,023,717 E1,570,388 E2,117,080 E2,663,732 E0 E450,009 E1,211,161 E1,221,161 E2,220 E0,220	E0 E0 E106,849 E581,312 E1,048,062 E1,048,062 E1,522,709 E1,997,357 E0 E0 E0 E0 E0 E1,228,506 E1,288,508 E1,288,508 E0	E0 E0 E10 E295,996 E711,817 E11,39,463 E1,1597,110 E0 E0 E0 E10 E0 E0 E0 E10 E0	E0 E0 E0 E10 E241,335 E651,898 E1,072,631 E1,493,364 E0 E0 E0 E10 E0 E128,520 E1,885,781 E0 E0 E0 E0 E471,062 E1,226,459 E0 E0 E0 E1,236,4591 E1,883,674 E0 E0 E0 E1,177,188 E1,180,005 E1,689,493 E1,180,005 E1,177,314 E0 E0 E0 E1,777,314	E0 E0 E0 E132,209 E531,212 E528,358 E1,330,961 E0 E0 E0 E0 E0 E0 E0 E1,650,028 E1,616,226 E0	E0
5 Unit Mixed Scheme	1 1 2 3 3 4 5 6 6 7 7 1 2 3 3 4 5 6 6 7 7 1 2 3 3 4 5 6 6 7 7 1 1 2 3 3 4 5 6 6 7 7 1 1 2 3 3 4 5 6 6 7 7 1 1 2 3 3 4 5 6 6 7 7 1 1 2 3 3 4 5 6 6 7 7 1 1 2 3 3 4 5 6 6 7 7 1 1 2 3 3 4 5 6 6 7 7 1 1 2 3 3 3 5 6 6 7 7 1 1 2 3 3 3 5 6 6 7 7 1 1 2 3 3 3 5 6 6 7 7 1 1 2 3 3 3 5 6 6 7 7 1 1 2 3 3 3 5 6 6 7 7 1 1 2 3 3 3 5 6 6 7 7 1 1 2 2 3 3 3 5 6 6 7 7 1 1 2 2 3 3 3 5 6 6 7 7 1 1 2 2 3 3 3 5 6 6 7 7 1 1 2 2 3 3 3 5 6 6 7 7 1 1 2 2 3 3 3 5 6 6 7 7 1 1 2 2 3 3 3 5 6 6 7 7 1 1 2 2 3 3 3 5 6 6 7 7 1 1 2 2 3 3 3 5 6 6 7 7 1 1 2 2 3 3 3 5 6 6 7 7 1 1 2 2 3 3 3 5 6 6 7 7 1 1 2 2 3 3 3 5 6 6 7 7 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	0.83 0.83 0.83 0.83 0.83 0.83 0.83 0.83	E0 E842,014 E1,023,717 E1,570,388 E2,117,080 E2,683,732 E0 E0 E448,009 E1,211,151 E1,985,229 E2,760,708 E3,535,486 E0 E0 E1,985,529 E2,760,708 E3,535,486 E0 E0 E1,086,514 E2,083,894 E1,086,514 E2,083,894 E3,084,084 E3,08	E0 E0 E106,849 E581,312 E1,048,062 E1,522,709 E1,997,357 E0 E0 E0 E0 E566,639 E1,228,506 E1,328,506 E0 E0 E0 E309,021 E1,179,663 E2,304,394 E0 E0 E0 E486,368 E2,470,524 E0 E0 E487,701 E612,791 E612,791 E612,791 E612,791 E774,784 E2,356,692 E0 E0 E1,774,784 E0 E0 E0 E1,774,784 E1,192,676 E1,774,784 E1,192,676 E1,192,67	E0 E0 E10 E296,996 E711,817 E7	E0 E0 E0 E241,335 E651,898 E1,072,631 E1,493,364 E0 E0 E0 E100 E100 E100 E100,380 E1,298,520 E1,289,520 E1,289,520 E1,289,520 E0 E0 E0 E0 E0 E0 E0 E1,226,459 E1,394,991 E0 E0 E0 E0 E1,264,598 E1,1964,991 E0 E0 E0 E0 E1,264,699 E0 E0 E1,264,699 E1,264,699 E0 E0 E1,264,699	E0 E0 E0 E132,209 E531,212 E923,358 E1,330,981 E0 E0 E0 E0 E0 E0 E10 E0 E10 E0 E10 E0 E10 E0 E10 E0 E0 E1,646,426 E0	E0

Graph 51b-i: Summary of Residual Land Values (£ per Ha) at 0%, 20%, 30%, 35%, 40% & 50% Affordable Housing Across All Value Points - 60% General Needs
Rent/40% Intermediate Tenure Mix
Planning Infrastructure Level - £10,000 - Units 3-15



Graph 51b-ii: Summary of Residual Land Values (per Ha) at 0%, 20%, 30%, 35%, 40% & 50% Affordable Housing Across All Value Points - 60% General Needs Rent/40% Intermediate Tenure Mix

Planning Infrastructure Level - £10,000 - Units 25-100



# Table 34: Summary Table Showing Results of Residual Land Value Appraisals and Reduction in Land Residual - Value Point 1 60% General Needs Rent/40% Intermediate Tenure Mix Planning Infrastructure Level - £10,000

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 Residua (of GDV)
		0% Affordable Housing	£357,000	£315,293	£53,550	£51,059	£0	0.0%
		20% Affordable Housing	£291,000	£315,293	£38,880	£50,069	£0	0.0%
	3 Unit 3-bed Housing	30% Affordable Housing	£291,000	£315,293	£38,880	£50,069	£0	0.0%
	Scheme	35% Affordable Housing	£291,000	£315,293	£38,880	£50,069	£0	0.0%
		40% Affordable Housing	£291,000	£315,293	£38,880	£50,069	£0	0.0%
		50% Affordable Housing	£241,020	£315,293	£25,171	£49,320	£0	0.0%
		0% Affordable Housing	£420,000	£366,795	£63,000	£54,360	£0	0.0%
		20% Affordable Housing	£341,000	£366,795	£45,660	£53,175	£0	0.0%
	3 Unit 4-bed Housing	30% Affordable Housing	£341,000	£366,795	£45,660	£53,175	£0	0.0%
	Scheme	35% Affordable Housing	£341,000	£366,795	£45,660	£53,175	£0	0.0%
		40% Affordable Housing	£341,000	£366,795	£45,660	£53,175	£0	0.0%
		50% Affordable Housing	£282,200	£366,795	£29,532	£52,293	£0	0.0%
		0% Affordable Housing	£637,000	£559,823	£95,550	£92,743	£0	0.0%
	511-7	20% Affordable Housing	£571,000	£559,823	£80,880	£91,753	£0	0.0%
	5 Unit Housing Scheme	30% Affordable Housing 35% Affordable Housing	£508,020	£559,823	£64,501	£90,808	£0	0.0%
	Scrienie		£508,020	£559,823	£64,501	£90,808	£0	0.0%
		40% Affordable Housing	£508,020	£559,823 £559,823	£64,501	£90,808	£0	0.0%
		50% Affordable Housing 0% Affordable Housing	£442,020 £469,000	£559,823 £458,998	£49,831 £70,350	£89,818 £84,692	£0	0.0%
	5 Unit Flatted Scheme	20% Affordable Housing	£420,200	£458,998	£70,330	£83,960	£0	0.0%
		30% Affordable Housing	£380,804	£458,998	£48,174	£83,369	£0	0.0%
		35% Affordable Housing	£380,804	£458,998	£48,174	£83,369	£0	0.0%
		40% Affordable Housing	£380,804	£458.998	£48,174	£83,369	£0	0.0%
		50% Affordable Housing	£332.004	£458.998	£36.804	£82.637	£0	0.0%
		0% Affordable Housing	£1,211,000	£1,068,143	£181,650	£181,715	£0	0.0%
		20% Affordable Housing	£1,100,900	£1,068,143	£154,884	£180,064	£0	0.0%
oint 1	10 Unit Housing Scheme	30% Affordable Housing	£1,021,900	£1,068,143	£137,544	£178,879	£0	0.0%
Value Point 1		35% Affordable Housing	£977,800	£1,068,143	£125,448	£178,217	£0	0.0%
>		40% Affordable Housing	£977,800	£1,068,143	£125,448	£178,217	£0	0.0%
		50% Affordable Housing	£911,800	£1,068,143	£110,778	£177,227	£0	0.0%
		0% Affordable Housing	£1,120,000	£993,750	£168,000	£176,270	£0	0.0%
		20% Affordable Housing	£1,009,900	£993,750	£141,234	£174,618	£0	0.0%
	10 Unit 2 & 3-bed	30% Affordable Housing	£951,900	£993,750	£128,304	£173,748	£0	0.0%
	Housing Scheme	35% Affordable Housing	£899,800	£993,750	£114,468	£172,967	£0	0.0%
		40% Affordable Housing	£899,800	£993,750	£114,468	£172,967	£0	0.0%
		50% Affordable Housing	£841,800	£993,750	£101,538	£172,097	£0	0.0%
		0% Affordable Housing	£938,000	£917,995	£140,700	£169,384	£0	0.0%
		20% Affordable Housing	£849,804	£917,995	£118,524	£168,061	£0	0.0%
	10 Unit Flatted	30% Affordable Housing	£801,004	£917,995	£107,154	£167,329	£0	0.0%
	Scheme	35% Affordable Housing	£761,608	£917,995	£96,348	£166,738	£0	0.0%
		40% Affordable Housing	£761,608	£917,995	£96,348	£166,738	£0	0.0%
		50% Affordable Housing	£712,808	£917,995	£84,978	£166,006	£0	0.0%
		0% Affordable Housing	£1,778,000	£1,570,740	£266,700	£270,269	£0	0.0%
		20% Affordable Housing	£1,588,900	£1,570,740	£222,594	£267,433	£0	0.0%
	15 Unit Housing	30% Affordable Housing	£1,478,800	£1,570,740	£195,828	£265,781	£0	0.0%
	Scheme	35% Affordable Housing	£1,478,800	£1,570,740	£195,828	£265,781	£0	0.0%
		40% Affordable Housing	£1,412,800	£1,570,740	£181,158	£264,791	£0	0.0%
		50% Affordable Housing	£1,302,700	£1,570,740	£154,392	£263,140	£0	0.0%
		0% Affordable Housing	£1,288,000	£1,270,445	£193,200	22.13,110	£0	0.0%
	15 Unit	20% Affordable Housing	£1,167,804	£1,270,445	£162,804 £143,370	£244,643		
	Flatted Scheme	30% Affordable Housing 35% Affordable Housing	£1,089,604 £1,089,604	£1,270,445 £1,270,445	£143,370 £143,370	£243,470	£0	0.0%
	Contente	35% Affordable Housing 40% Affordable Housing	£1,089,604 £1,040,804	£1,270,445 £1,270,445	£143,370 £132,000	£243,470 £242,738	£0	0.0%
			£1,040,804 £969,408	£1,270,445 £1,270,445	£132,000 £112,974	£242,738 £241,667	£0	0.0%
		50% Affordable Housing	2,503,400	£1,270,445	L112,974	2241,007	20	0.0%

#### Table 34: Summary Table Showing Results of Residual Land Value Appraisals and Reduction in Land Residual - Value Point 1 60% General Needs Rent/40% Intermediate Tenure Mix Planning Infrastructure Level - £10,000

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)
		0% Affordable Housing	£2,968,000	£2,621,715	£445,200	£476,329	£0	0.0%
		20% Affordable Housing	£2,668,800	£2,621,715	£374,328	£471,841	£0	0.0%
	25 Unit Housing	30% Affordable Housing	£2,479,700	£2,621,715	£330,222	£469,004	£0	0.0%
	Scheme	35% Affordable Housing	£2,435,600	£2,621,715	£318,126	£468,343	£0	0.0%
		40% Affordable Housing	£2,369,600	£2,621,715	£303,456	£467,353	£0	0.0%
		50% Affordable Housing	£2,180,500	£2,621,715	£259,350	£464,516	£0	0.0%
		0% Affordable Housing	£2,534,000	£2,330,685	£380,100	£451,202	£0	0.0%
		20% Affordable Housing	£2,275,204	£2,330,685	£318,960	£447,320	£0	0.0%
	25 Unit	30% Affordable Housing	£2,131,004	£2,330,685	£284,856	£445,157	£0	0.0%
	Mixed Scheme	35% Affordable Housing	£2,086,904	£2,330,685	£272,760	£444,496	£0	0.0%
		40% Affordable Housing	£2,020,904	£2,330,685	£258,090	£443,506	£0	0.0%
		50% Affordable Housing	£1,883,508	£2,330,685	£224,394	£441,445	£0	0.0%
		0% Affordable Housing	£2,154,600	£2,124,512	£323,190	£432,323	£0	0.0%
		20% Affordable Housing	£1,956,204	£2,124,512	£273,360	£429,347	£0	0.0%
	25 Unit	30% Affordable Housing	£1,829,204	£2,124,512	£242,556	£427,442	£0	0.0%
	Flatted Scheme	35% Affordable Housing	£1,789,808	£2,124,512	£231,750	£426,851	£0	0.0%
		40% Affordable Housing	£1,741,008	£2,124,512	£220,380	£426,119	£0	0.0%
		50% Affordable Housing	£1,618,212	£2,124,512	£189,829	£424,277	£0	0.0%
		0% Affordable Housing	£5,192,600	£4,803,452	£778,890	£1,007,748	£0	0.0%
	-	20% Affordable Housing	£4,683,704	£4,803,452	£657,510	£1,000,115	£0	0.0%
	50 Unit	30% Affordable Housing	£4,393,912	£4,803,452	£589,219	£995,768	£0	0.0%
	Mixed Scheme	35% Affordable Housing	£4,249,712	£4,803,452	£555,115	£993,605	£0	0.0%
		40% Affordable Housing	£4,131,316	£4 803 452	£526.969	£991.829	£0	0.0%
oint 1		50% Affordable Housing	£3,870,820	£4,803,452	£463,837	£987,922	£0	0.0%
Value Point 1		0% Affordable Housing	£5,705,000	£5,054,588	£855,750	£1,036,075	£0	0.0%
∧al	-	20% Affordable Housing	£5,127,600	£5,054,588	£718,416	£1,030,013	£0	0.0%
	50 Unit	30% Affordable Housing	£4,849,400	£5,054,588	£651,954	£1,023,241	£0	0.0%
	Housing Scheme	35% Affordable Housing	£4,660,300	£5,054,588	£607,848	£1,020,405	£0	0.0%
	-							0.0%
		40% Affordable Housing 50% Affordable Housing	£4,550,200 £4,272,000	£5,054,588 £5,054,588	£581,082 £514,620	£1,018,753 £1,014,580	£0 £0	0.0%
		<u> </u>	£4,333,000	£4,270,333	£649.950	£951,037	£0	0.0%
		0% Affordable Housing 20% Affordable Housing	£3,926,212	£4,270,333	£547,549	£944,935	£0	0.0%
	50 Unit							
	Flatted Scheme	30% Affordable Housing	£3,727,816	£4,270,333	£497,719	£941,959	£0	0.0%
	- Coeiile	35% Affordable Housing	£3,607,620	£4,270,333 £4,270,333	£467,323	£940,156	£0	0.0%
		40% Affordable Housing	£3,519,424	, .,	£445,147	£938,833	03	0.0%
		50% Affordable Housing	£3,321,028	£4,270,333	£395,318	£935,858	£0	0.0%
		0% Affordable Housing	£11,410,000	£10,109,175	£1,711,500	£2,270,076	£0	0.0%
	400 !!=!*	20% Affordable Housing	£10,255,200	£10,109,175	£1,436,832	£2,252,754	£0	0.0%
	100 Unit Housing	30% Affordable Housing	£9,698,800	£10,109,175	£1,303,908	£2,244,408	£0	0.0%
	Scheme	35% Affordable Housing	£9,399,600	£10,109,175	£1,233,036	£2,239,920	£0	0.0%
		40% Affordable Housing	£9,100,400	£10,109,175	£1,162,164	£2,235,432	£0	0.0%
		50% Affordable Housing	£8,544,000	£10,109,175	£1,029,240	£2,227,086	£0	0.0%
		0% Affordable Housing	£10,385,200	£9,606,903	£1,557,780	£2,204,269	£0	0.0%
		20% Affordable Housing	£9,367,408	£9,606,903	£1,315,020	£2,189,002	£0	0.0%
	100 Unit Mixed	30% Affordable Housing	£8,787,824	£9,606,903	£1,178,437	£2,180,309	£0	0.0%
	Scheme	35% Affordable Housing	£8,570,528	£9,606,903	£1,123,316	£2,177,049	£0	0.0%
		40% Affordable Housing	£8,262,632	£9,606,903	£1,053,938	£2,172,431	£0	0.0%
		50% Affordable Housing	£7,741,640	£9,606,903	£927,674	£2,164,616	£0	0.0%

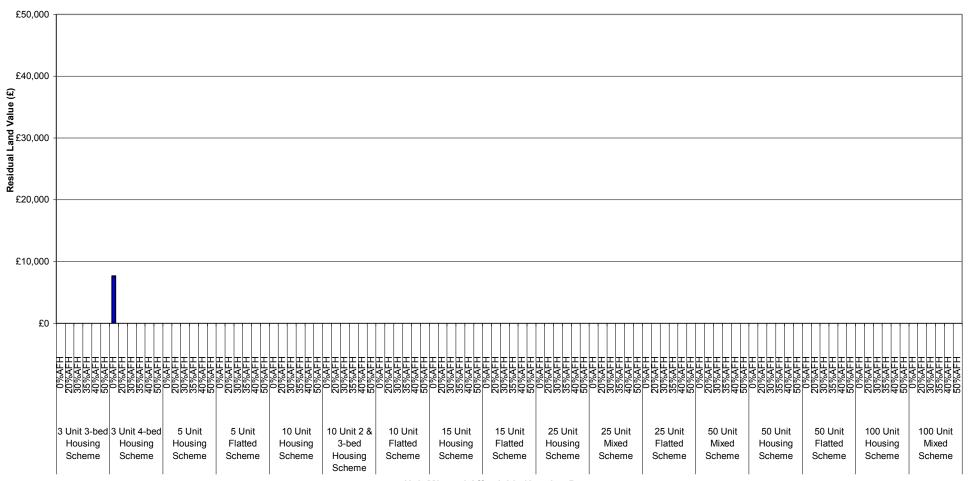
### Table 35: Summary Table Showing Results of Residual Land Value Appraisals and Reduction in Land Residual - Value Point 2 60% General Needs Rent/40% Intermediate Tenure Mix Planning Infrastructure Level - £10,000

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)
		0% Affordable Housing	£433,500	£315,293	£65,025	£54,785	£0	0.0%
		20% Affordable Housing	£346,000	£315,293	£46,770	£50,894	£0	0.0%
	3 Unit 3-bed	30% Affordable Housing	£346,000	£315,293	£46,770	£50,894	£0	0.0%
	Housing Scheme	35% Affordable Housing	£346,000	£315,293	£46,770	£50,894	£0	0.0%
		40% Affordable Housing	£346,000	£315,293	£46,770	£50,894	£0	0.0%
		50% Affordable Housing	£285,310	£315,293	£30,124	£49,984	£0	0.0%
		0% Affordable Housing	£510,000	£366,795	£76,500	£59,040	£7,665	1.5%
		20% Affordable Housing	£405,000	£366,795	£54,900	£54,135	£0	0.0%
	3 Unit 4-bed	30% Affordable Housing	£405,000	£366,795	£54,900	£54,135	£0	0.0%
	Housing Scheme	35% Affordable Housing	£405,000	£366,795	£54,900	£54,135	£0	0.0%
		40% Affordable Housing	£405,000	£366,795	£54,900	£54,135	£0	0.0%
		50% Affordable Housing	£333,600	£366,795	£35,316	£53,064	£0	0.0%
		0% Affordable Housing	£773,500	£559,823	£116,025	£99,230	£0	0.0%
		20% Affordable Housing	£686,000	£559,823	£97,770	£93,478	£0	0.0%
	5 Unit	30% Affordable Housing	£607,810	£559,823	£77,779	£92,305	£0	0.0%
	Housing Scheme	35% Affordable Housing	£607,810	£559,823	£77,779	£92,305	£0	0.0%
		40% Affordable Housing	£607,810	£559,823	£77,779	£92,305	£0	0.0%
		50% Affordable Housing	£520,310	£559,823	£59,524	£90,993	£0	0.0%
		0% Affordable Housing	£569,500	£458,998	£85,425	£86,199	£0	0.0%
		20% Affordable Housing	£503,600	£458,998	£71,220	£85,211	£0	0.0%
	5 Unit	30% Affordable Housing	£455,762	£458,998	£58,099	£84,493	£0	0.0%
	Flatted Scheme	35% Affordable Housing	£455,762	£458,998	£58,099	£84,493	£0	0.0%
		40% Affordable Housing	£455,762	£458,998	£58,099	£84,493	£0	0.0%
		50% Affordable Housing	£389,862	£458,998	£43,894	£83,505	£0	0.0%
		0% Affordable Housing	£1,470,500	£1,068,143	£220,575	£185,608	£0	0.0%
		20% Affordable Housing	£1,329,450	£1,068,143	£187,632	£183,492	£0	0.0%
oint 2	10 Unit	30% Affordable Housing	£1,224,450	£1,068,143	£166,032	£181,917	£0	0.0%
Value Point 2	Housing Scheme	35% Affordable Housing	£1,170,900	£1,068,143	£151,344	£181,114	£0	0.0%
>		40% Affordable Housing	£1,170,900	£1,068,143	£151,344	£181,114	£0	0.0%
		50% Affordable Housing	£1,083,400	£1,068,143	£133,089	£179,801	£0	0.0%
		0% Affordable Housing	£1,360,000	£993,750	£204,000	£179,870	£0	0.0%
		20% Affordable Housing	£1,218,950	£993,750	£171,057	£177,754	£0	0.0%
	10 Unit 2 & 3-bed	30% Affordable Housing	£1,141,450	£993,750	£154,932	£176,591	£0	0.0%
	Housing Scheme	35% Affordable Housing	£1,077,900	£993,750	£138,114	£175,638	£0	0.0%
		40% Affordable Housing	£1,077,900	£993,750	£138,114	£175,638	£0	0.0%
		50% Affordable Housing	£1,000,400	£993,750	£121,989	£174,476	£0	0.0%
		0% Affordable Housing	£1,139,000	£917,995	£170,850	£172,399	£0	0.0%
		20% Affordable Housing	£1,025,262	£917,995	£143,524	£170,693	£0	0.0%
	10 Unit	30% Affordable Housing	£959,362	£917,995	£129,319	£169,704	£0	0.0%
	Flatted Scheme	35% Affordable Housing	£911,524	£917,995	£116,197	£168,987	£0	0.0%
		40% Affordable Housing	£911,524	£917,995	£116,197	£168,987	£0	0.0%
		50% Affordable Housing	£845,624	£917,995	£101,992	£167,998	£0	0.0%
		0% Affordable Housing	£2,159,000	£1,570,740	£323,850	£275,984	£0	0.0%
		20% Affordable Housing	£1,912,950	£1,570,740	£269,307	£272,293	£0	0.0%
	15 Unit	30% Affordable Housing	£1,771,900	£1,570,740	£236,364	£270,178	£0	0.0%
	Housing Scheme	35% Affordable Housing	£1,771,900	£1,570,740	£236,364	£270,178	£0	0.0%
		40% Affordable Housing	£1,684,400	£1,570,740	£218,109	£268,865	£0	0.0%
		50% Affordable Housing	£1,543,350	£1,570,740	£185,166	£266,749	£0	0.0%
		0% Affordable Housing	£1,564,000	£1,270,445	£234,600	£250,586	£0	0.0%
		20% Affordable Housing	£1,405,262	£1,270,445	£196,924	£248,205	£0	0.0%
	15 Unit	30% Affordable Housing	£1,303,662	£1,270,445	£172,927	£246,681	£0	0.0%
	Flatted Scheme	35% Affordable Housing	£1,303,662	£1,270,445	£172,927	£246,681	£0	0.0%
		40% Affordable Housing	£1,237,762	£1,270,445	£158,722	£245,692	£0	0.0%
		50% Affordable Housing	£1,144,924	£1,270,445	£135,250	£244,300	£0	0.0%
		CONTROL CADID FIGURING	21,144,024	21,270,440	2100,200	22-1,000		5.576

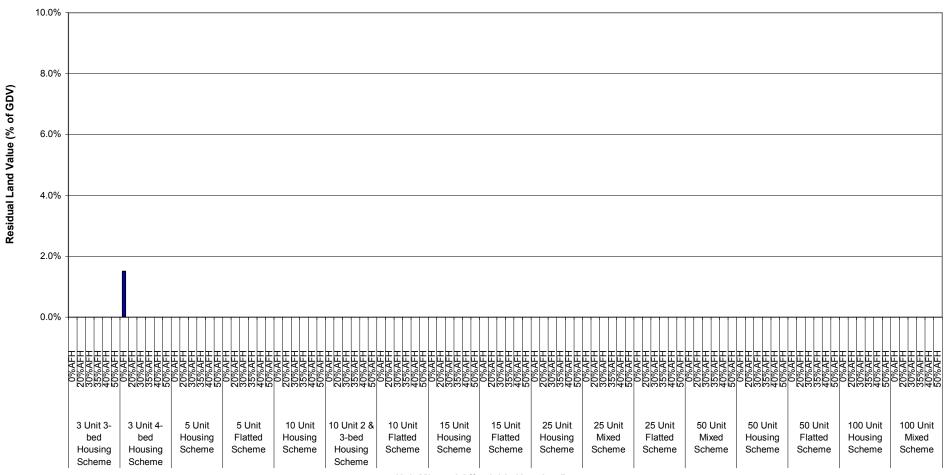
#### Table 35: Summary Table Showing Results of Residual Land Value Appraisals and Reduction in Land Residual - Value Point 2 60% General Needs Rent/40% Intermediate Tenure Mix Planning Infrastructure Level - £10,000

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)
		0% Affordable Housing	£3,604,000	£2,621,715	£540,600	£485,869	£0	0.0%
		20% Affordable Housing	£3,216,900	£2,621,715	£453,114	£480,062	£0	0.0%
	25 Unit Housing	30% Affordable Housing	£2,970,850	£2,621,715	£398,571	£476,372	£0	0.0%
	Scheme	35% Affordable Housing	£2,917,300	£2,621,715	£383,883	£475,568	£0	0.0%
		40% Affordable Housing	£2,829,800	£2,621,715	£365,628	£474,256	£0	0.0%
		50% Affordable Housing	£2,583,750	£2,621,715	£311,085	£470,565	£0	0.0%
		0% Affordable Housing	£3,077,000	£2,330,685	£461,550	£459,347	£0	0.0%
		20% Affordable Housing	£2,740,962	£2,330,685	£386,002	£454,307	£0	0.0%
	25 Unit Mixed	30% Affordable Housing	£2,551,862	£2,330,685	£343,750	£451,470	£0	0.0%
	Scheme	35% Affordable Housing	£2,498,312	£2,330,685	£329,062	£450,667	£0	0.0%
		40% Affordable Housing	£2,410,812	£2,330,685	£310,807	£449,354	£0	0.0%
		50% Affordable Housing	£2,230,474	£2,330,685	£269,080	£446,649	£0	0.0%
		0% Affordable Housing	£2,616,300	£2,124,512	£392,445	£439,248	£0	0.0%
		20% Affordable Housing	£2,355,962	£2,124,512	£330,772	£435,343	£0	0.0%
	25 Unit	30% Affordable Housing	£2,188,462	£2,124,512	£292,570	£432,831	£0	0.0%
	Flatted Scheme	35% Affordable Housing	£2,140,624	£2,124,512	£279,448	£432,113	£0	0.0%
		40% Affordable Housing	£2,074,724	£2,124,512	£265,243	£431,125	£0	0.0%
		50% Affordable Housing	£1,906,686	£2,124,512	£227,009	£428,604	£0	0.0%
		0% Affordable Housing	£6,305,300	£4,803,452	£945,795	£1,024,439	£0	0.0%
		20% Affordable Housing	£5,643,212	£4,803,452	£795,757	£1,014,508	£0	0.0%
	50 Unit	30% Affordable Housing	£5,267,536	£4,803,452	£711,404	£1,008,872	£0	0.0%
	Mixed Scheme	35% Affordable Housing	£5,078,436	£4,803,452	£669,152	£1,006,036	£0	0.0%
		40% Affordable Housing	£4,925,598	£4,803,452	£634,431	£1,003,743	£0	0.0%
Value Point 2		50% Affordable Housing	£4,586,710	£4,803,452	£556,417	£998,660	£0	0.0%
lue P		0% Affordable Housing	£6,927,500	£5,054,588	£1,039,125	£1,054,413	£0	0.0%
>	-	20% Affordable Housing	£6,180,800	£5,054,588	£869,628	£1,043,212	£0	0.0%
	50 Unit	30% Affordable Housing	£5,821,200	£5,054,588	£787,617	£1,037,818	£0	0.0%
	Housing Scheme	35% Affordable Housing	£5,575,150	£5,054,588	£733,074	£1,034,128	£0	0.0%
		40% Affordable Housing	£5,434,100	£5,054,588	£700,131	£1,032,012	£0	0.0%
		50% Affordable Housing	£5,074,500	£5,054,588	£618,120	£1,026,618	£0	0.0%
		0% Affordable Housing	£5,261,500	£4,270,333	£789,225	£964,965	£0	0.0%
		20% Affordable Housing	£4,728,686	£4,270,333	£662,549	£956,972	£0	0.0%
	50 Unit	30% Affordable Housing	£4,468,348	£4,270,333	£600,876	£953,067	£0	0.0%
	Flatted Scheme	35% Affordable Housing	£4,309,610	£4,270,333	£563,200	£950,686	£0	0.0%
		40% Affordable Housing	£4,195,872	£4,270,333	£535,873	£948,980	£0	0.0%
		50% Affordable Housing	£3,935,534	£4,270,333	£474,200	£945,075	£0	0.0%
		0% Affordable Housing	£13,855,000	£10,109,175	£2,078,250	£2,306,751	£0	0.0%
		20% Affordable Housing	£12,361,600	£10,109,175	£1,739,256	£2,284,350	£0	0.0%
	100 Unit	30% Affordable Housing	£11,642,400	£10,109,175	£1,575,234	£2,273,562	£0	0.0%
	Housing Scheme	35% Affordable Housing	£11,255,300	£10,109,175	£1,487,748	£2,267,755	£0	0.0%
		40% Affordable Housing	£10,868,200	£10,109,175	£1,400,262	£2,261,949	£0	0.0%
		50% Affordable Housing	£10,149,000	£10,109,175	£1,236,240	£2,251,161	£0	0.0%
		0% Affordable Housing	£12,610,600	£9,606,903	£1,891,590	£2,237,650	£0	0.0%
		20% Affordable Housing	£11,286,424	£9,606,903	£1,591,513	£2,217,788	£0	0.0%
	100 Unit	30% Affordable Housing	£10,535,072	£9,606,903	£1,422,808	£2,206,517	£0	0.0%
	Mixed Scheme	35% Affordable Housing	£10,250,284	£9,606,903	£1,354,619	£2,200,317	£0	0.0%
		40% Affordable Housing	£9,851,196	£9,606,903	£1,268,862	£2,196,259	£0	0.0%
			£9,173,420	£9,606,903	£1,200,002 £1,112,833	£2,196,259 £2,186,093	£0	0.0%
		50% Affordable Housing	19,173,420	19,000,903	£1,112,833	12,180,093	žU	0.0%

# Graph 52 - Residual Land Value (£) - Value Point 2 60% General Needs Rent/40% Intermediate Tenure Mix Planning Infrastructure Level - £10,000



Graph 53 - Residual Land Value (% of GDV) - Value Point 2 60% General Needs Rent/40% Intermediate Tenure Mix Planning Infrastructure Level - £10,000



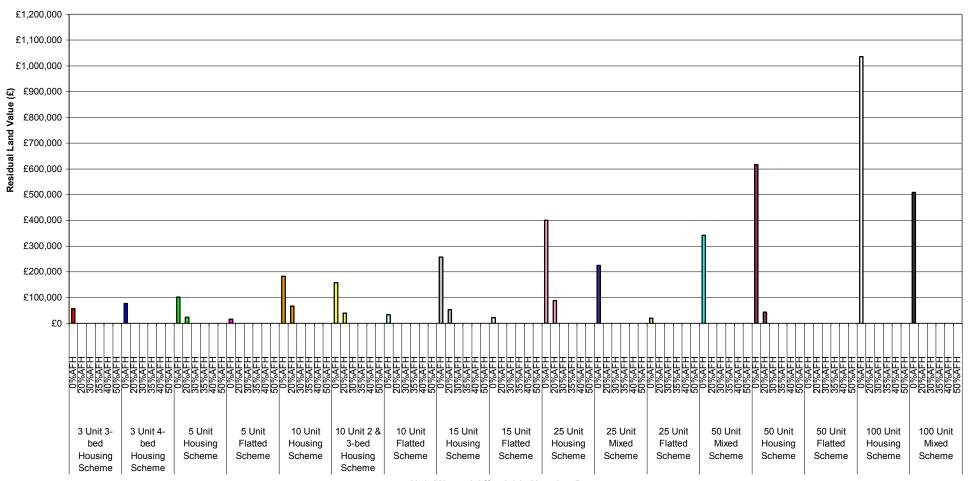
# Table 36: Summary Table Showing Results of Residual Land Value Appraisals and Reduction in Land Residual - Value Point 3 60% General Needs Rent/40% Intermediate Tenure Mix Planning Infrastructure Level - £10,000

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)
		0% Affordable Housing	£510,000	£315,293	£76,500	£60,723	£57,484	11.3%
		20% Affordable Housing	£401,000	£315,293	£54,660	£51,719	£0	0.0%
	3 Unit 3-bed	30% Affordable Housing	£401,000	£315,293	£54,660	£51,719	£0	0.0%
	Housing Scheme	35% Affordable Housing	£401,000	£315,293	£54,660	£51,719	£0	0.0%
		40% Affordable Housing	£401,000	£315,293	£54,660	£51,719	£0	0.0%
		50% Affordable Housing	£329,600	£315,293	£35,076	£50,648	£0	0.0%
		0% Affordable Housing	£600,000	£366,795	£90,000	£66,026	£77,179	12.9%
		20% Affordable Housing	£469,000	£366,795	£64,140	£55,095	£0	0.0%
	3 Unit 4-bed Housing	30% Affordable Housing	£469,000	£366,795	£64,140	£55,095	£0	0.0%
	Scheme	35% Affordable Housing	£469,000	£366,795	£64,140	£55,095	£0	0.0%
		40% Affordable Housing	£469,000	£366,795	£64,140	£55,095	£0	0.0%
		50% Affordable Housing	£385,000	£366,795	£41,100	£53,835	£0	0.0%
		0% Affordable Housing	£910,000	£559,823	£136,500	£111,821	£101,857	11.2%
		20% Affordable Housing	£801,000	£559,823	£114,660	£102,274	£24,243	3.0%
	5 Unit Housing	30% Affordable Housing	£707,600	£559,823	£91,056	£93,802	£0	0.0%
	Scheme	35% Affordable Housing	£707,600	£559,823	£91,056	£93,802	£0	0.0%
		40% Affordable Housing	£707,600	£559,823	£91,056	£93,802	£0	0.0%
		50% Affordable Housing	£598,600	£559,823	£69,216	£92,167	£0	0.0%
		0% Affordable Housing	£670,000	£458,998	£100,500	£93,991	£16,512	2.5%
		20% Affordable Housing	£587,000	£458,998	£83,460	£86,462	£0	0.0%
	5 Unit Flatted Scheme	30% Affordable Housing	£530,720	£458,998	£68,023	£85,618	£0	0.0%
		35% Affordable Housing	£530,720	£458,998	£68,023	£85,618	£0	0.0%
		40% Affordable Housing	£530,720	£458,998	£68,023	£85,618	£0	0.0%
		50% Affordable Housing	£447,720	£458,998	£50,983	£84,373	£0	0.0%
		0% Affordable Housing	£1,730,000	£1,068,143	£259,500	£217,540	£182,970	10.6%
, m		20% Affordable Housing	£1,558,000	£1,068,143	£220,380	£202,907	£66,571	4.3%
/alue Point3	10 Unit Housing Scheme	30% Affordable Housing	£1,427,000	£1,068,143	£194,520	£184,955	£0	0.0%
/alue		35% Affordable Housing	£1,364,000	£1,068,143	£177,240	£184,010	£0	0.0%
		40% Affordable Housing	£1,364,000	£1,068,143	£177,240	£184,010	£0	0.0%
		50% Affordable Housing	£1,255,000	£1,068,143	£155,400	£182,375	£0	0.0%
		0% Affordable Housing	£1,600,000	£993,750	£240,000	£208,727	£157,523	9.8%
		20% Affordable Housing	£1,428,000	£993,750	£200,880	£194,094	£39,276	2.8%
	10 Unit 2 & 3-bed	30% Affordable Housing	£1,331,000	£993,750	£181,560	£179,435	£0	0.0%
	Housing Scheme	35% Affordable Housing	£1,256,000	£993,750	£161,760	£178,310	£0	0.0%
		40% Affordable Housing	£1,256,000	£993,750	£161,760	£178,310	£0	0.0%
		50% Affordable Housing	£1,159,000	£993,750	£142,440	£176,855	£0	0.0%
		0% Affordable Housing	£1,340,000	£917,995	£201,000	£187,981	£33,024	2.5%
		20% Affordable Housing	£1,200,720	£917,995	£168,523	£173,325	£0	0.0%
	10 Unit Flatted	30% Affordable Housing	£1,117,720	£917,995	£151,483	£172,080	£0	0.0%
	Scheme	35% Affordable Housing	£1,061,440	£917,995	£136,046	£171,235	£0	0.0%
		40% Affordable Housing	£1,061,440	£917,995	£136,046	£171,235	£0	0.0%
		50% Affordable Housing	£978,440	£917,995	£119,006	£169,990	£0	0.0%
		0% Affordable Housing	£2,540,000	£1,570,740	£381,000	£322,581	£257,709	10.1%
		20% Affordable Housing	£2,237,000	£1,570,740	£316,020	£296,440	£53,800	2.4%
	15 Unit Housing	30% Affordable Housing	£2,065,000	£1,570,740	£276,900	£274,574	£0	0.0%
	Scheme	35% Affordable Housing	£2,065,000	£1,570,740	£276,900	£274,574	£0	0.0%
		40% Affordable Housing	£1,956,000	£1,570,740	£255,060	£272,939	£0	0.0%
		50% Affordable Housing	£1,784,000	£1,570,740	£215,940	£270,359	£0	0.0%
		0% Affordable Housing	£1,840,000	£1,270,445	£276,000	£270,843	£22,712	1.2%
		20% Affordable Housing	£1,642,720	£1,270,445	£231,043	£251,767	£0	0.0%
	15 Unit Flatted	30% Affordable Housing	£1,517,720	£1,270,445	£202,483	£249,892	£0	0.0%
	Scheme	35% Affordable Housing	£1,517,720	£1,270,445	£202,483	£249,892	£0	0.0%
		40% Affordable Housing	£1,434,720	£1,270,445	£185,443	£248,647	£0	0.0%
		50% Affordable Housing	£1,320,440	£1,270,445	£157,526	£246,933	£0	0.0%

# Table 36: Summary Table Showing Results of Residual Land Value Appraisals and Reduction in Land Residual - Value Point 3 60% General Needs Rent/40% Intermediate Tenure Mix Planning Infrastructure Level - £10,000

	1		2	3	4	5	6	7	8
Part	Value Point		Scenario	GDV					% Land Residual
			0% Affordable Housing	£4,240,000	£2,621,715	£636,000	£569,840	£400,071	9.4%
			20% Affordable Housing	£3,765,000	£2,621,715	£531,900	£522,700	£88,685	2.4%
Schwere			30% Affordable Housing	£3,462,000	£2,621,715	£466,920	£483,739	£0	0.0%
		Scheme	35% Affordable Housing	£3,399,000	£2,621,715	£449,640	£482,794	£0	0.0%
Page			40% Affordable Housing	£3,290,000	£2,621,715	£427,800	£481,159	£0	0.0%
25 Link			50% Affordable Housing	£2,987,000	£2,621,715	£362,820	£476,614	£0	0.0%
25 Unit   20% Affectable Housing   C2/97/270   C2/30/866   6/05/843   640/785   C0   0.0%			0% Affordable Housing	£3,620,000	£2,330,685	£543,000	£519,038	£225,005	6.2%
None   200   100			20% Affordable Housing	£3,206,720	£2,330,685	£453,043	£461,293	£0	0.0%
Scheme			30% Affordable Housing	£2,972,720	£2,330,685	£402,643	£457,783	£0	0.0%
1999   1999			35% Affordable Housing	£2,909,720	£2,330,685	£385,363	£456,838	£0	0.0%
ON Affordable Housing			40% Affordable Housing	£2,800,720	£2,330,685	£363,523	£455,203	£0	0.0%
25 Unit   25 U			50% Affordable Housing	£2,577,440	£2,330,685	£313,766	£451,854	£0	0.0%
28 Limit   30% Affordable Housing   C2.547.720   C2.124.512   C342.623   C438.220   C0   0.0%			0% Affordable Housing	£3,078,000	£2,124,512	£461,700	£472,066	£19,722	0.6%
Finited Scheme			20% Affordable Housing	£2,755,720	£2,124,512	£388,183	£441,340	£0	0.0%
Scheme   200 Attribute Housing   22-401-440   £2.124.512   £227.46   £417.273   £0   £0.0%			30% Affordable Housing	£2,547,720	£2,124,512	£342,583	£438,220	£0	0.0%
SO LNR			35% Affordable Housing	£2,491,440	£2,124,512	£327,146	£437,375	£0	0.0%
Company   Comp			40% Affordable Housing	£2,408,440	£2,124,512	£310,106	£436,130	£0	0.0%
20% Affordable Housing   E6,802,720   E4,803,452   E504,003   E1,028,500   E0   O.0%			50% Affordable Housing	£2,195,160	£2,124,512	£264,190	£432,931	£0	0.0%
Set Unit   Schwins				£7,418,000	£4,803,452	£1,112,700	£1,149,684	£341,600	4.6%
Set Unit   Schwins			20% Affordable Housing	£6,602,720	£4,803,452	£934,003	£1,028,900	£0	0.0%
Milord Scheme   35% Affordable Housing   E5.907.160   E4.803.452   E783.190   E1.018.467   E0   0.0%		50 Unit		£6,141,160	£4,803,452	£833,590	£1,021,977		0.0%
Solic   Affordable Housing   E.5,302,500   E.4,803,442   E.548,996   E.1,002,999   E.0   O.0%					£4,803,452	£783,190		£0	0.0%
Solita   Horistable Housing   E5.302,000   E4.803.452   E648,966   E1.009.366   E0   0.0%			40% Affordable Housing	£5.719.880	£4.803.452	£741.893	£1.015.658	£0	0.0%
SO Unit Housing	oint 3			£5,302,600	£4.803.452	£648.996	£1.009.398	£0	0.0%
SO Unit Housing	lue Pc		-						
SO Unit Housing   E6,793,000   E5,664,588   E923,280   E1,052,395   E0   0.0%	\ \ 	-	, and the second						
Housing   Scheme   Site   Affordable Housing   E8.490,000   E5.654.588   E888.300   E1,047.850   E0   0.0%		50 Unit							
### A0% Affordable Housing		Housing Scheme							
S0% Affordable Housing   £5,877.000   £5,054,588   £721,620   £1,038,655   £0   0.0%						· ·			
0% Affordable Housing £6,190,000 £4,270,333 £926,500 £1,022,422 £0 0.0% 20% Affordable Housing £5,531,160 £4,270,333 £777,550 £669,010 £0 0.0% 30% Affordable Housing £5,011,600 £4,270,333 £704,033 £696,175 £0 0.0% 40% Affordable Housing £5,011,600 £4,270,333 £856,076 £861,216 £0 0.0% 40% Affordable Housing £4,872,320 £4,270,333 £856,090 £869,127 £0 0.0% 50% Affordable Housing £4,550,040 £4,270,333 £555,082 £664,238 £0 0.0% 0% Affordable Housing £16,300,000 £10,109,175 £2,445,000 £2,674,23 £1,035,266 6.4% 20% Affordable Housing £14,486,000 £10,109,175 £2,445,000 £2,387,727 £0 0.0% 100 Unit Housing 35% Affordable Housing £13,386,000 £10,109,175 £1,846,560 £2,327,16 £0 0.0% 40% Affordable Housing £13,111,000 £10,109,175 £1,846,560 £2,265,991 £0 0.0% 40% Affordable Housing £12,286,000 £10,109,175 £1,843,240 £2,265,991 £0 0.0% 50% Affordable Housing £11,754,000 £10,109,175 £1,443,240 £2,256,591 £0 0.0% 50% Affordable Housing £11,754,000 £10,109,175 £1,683,380 £2,246,673 £0 0.0% 100 Unit Mixed Scheme £11,754,000 £10,109,175 £1,683,800 £2,246,573 £0 0.0% 100 Unit Mixed Scheme £11,754,000 £10,009,175 £1,685,502 £2,274,476 £508,052 3.4% 20% Affordable Housing £14,830,000 £9,966,903 £1,667,179 £2,227,246 £0 0.0% 100 Unit Mixed Scheme £11,754,000 £10,009,175 £1,865,502 £2,274,476 £508,052 3.4% 100 Unit Mixed Scheme £11,754,000 £10,009,175 £1,865,502 £2,274,476 £508,052 3.4% 100 Unit Mixed Scheme £11,754,000 £10,009,175 £1,865,502 £2,274,476 £508,052 3.4% 100 Unit Mixed Scheme £11,754,000 £10,009,175 £1,865,502 £2,274,474 £508,052 3.4% 100 Unit Mixed Scheme £11,754,000 £10,009,175 £1,865,502 £2,274,476 £508,052 3.4% 100 Unit Mixed Scheme £11,754,000 £10,009,175 £1,865,502 £2,274,476 £508,052 3.4% 100 Unit Mixed Scheme £11,754,000 £10,009,175 £1,865,502 £2,274,476 £508,052 3.4% 100 Unit Mixed Scheme £11,754,000 £10,009,175 £1,865,502 £2,274,476 £508,052 3.4% 100 Unit Mixed Scheme £11,754,000 £10,009,175 £1,865,502 £2,274,472 £0 0.0%									
20% Affordable Housing   £5,531,160   £4,270,333   £777,550   £969,010   £0   0.0%									
\$0 Unit Flatted Scheme						,,			
Plated Scheme   35% Affordable Housing   £5,011,600   £4,270,333   £650,076   £961,216   £0   0.0%		50 Unit							
### Afterdable Housing		Flatted							
S0% Affordable Housing   £4,550,040   £4,270,333   £563,082   £964,283   £0   0.0%		Scrience							
0% Affordable Housing £16,300,000 £10,109,175 £2,445,000 £2,667,423 £1,035,266 6.4%  20% Affordable Housing £14,468,000 £10,109,175 £2,041,680 £2,387,727 £0 0.0%  30% Affordable Housing £13,586,000 £10,109,175 £1,846,560 £2,302,716 £0 0.0%  40% Affordable Housing £13,111,000 £10,109,175 £1,742,480 £2,255,591 £D 0.0%  40% Affordable Housing £12,636,000 £10,109,175 £1,638,380 £2,288,466 £D 0.0%  50% Affordable Housing £11,754,000 £10,109,175 £1,443,240 £2,275,236 £D 0.0%  0% Affordable Housing £14,836,000 £9,606,903 £2,255,400 £2,474,476 £558,052 3.4%  20% Affordable Housing £14,836,000 £9,606,903 £1,687,179 £2,232,726 £D 0.0%  100 Unit Mixed Scheme £12,282,320 £9,606,903 £1,687,179 £2,232,726 £D 0.0%  40% Affordable Housing £11,390,040 £9,606,903 £1,585,522 £2,227,442 £D 0.0%  40% Affordable Housing £11,390,040 £9,606,903 £1,585,522 £2,227,442 £D 0.0%					, .,				
20% Affordable Housing £14,488,000 £10,109,175 £2,041,880 £2.387,727 £0 0.0%  100 Unit Housing £13,588,000 £10,109,175 £1,846,560 £2.302,716 £0 0.0%  35% Affordable Housing £13,111,000 £10,109,175 £1,742,480 £2.255,591 £0 0.0%  40% Affordable Housing £12,636,000 £10,109,175 £1,638,380 £2.288,466 £0 0.0%  50% Affordable Housing £11,754,000 £10,109,175 £1,432,400 £2.275,236 £0 0.0%  0% Affordable Housing £14,836,000 £9,606,903 £2,225,400 £2,474,476 £508,052 3.4%  20% Affordable Housing £13,205,440 £9,606,903 £1,868,006 £2,246,573 £0 0.0%  100 Unit Mixed Scheme £12,282,320 £9,606,903 £1,667,179 £2,232,726 £0 0.0%  40% Affordable Housing £11,390,040 £9,606,903 £1,565,522 £2,227,442 £0 0.0%  40% Affordable Housing £11,390,040 £9,606,903 £1,868,060 £2,246,573 £0 0.0%									
100 Unit Housing \$13,886,000 £10,109,175 £1,846,560 £2,302,716 £0 0.0% \$35% Affordable Housing £13,111,000 £10,109,175 £1,742,460 £2,295,591 £0 0.0% \$40% Affordable Housing £12,636,000 £10,109,175 £1,638,380 £2,288,466 £0 0.0% \$50% Affordable Housing £11,754,000 £10,109,175 £1,432,400 £2,275,236 £0 0.0% \$0% Affordable Housing £14,836,000 £9,606,903 £2,225,400 £2,474,476 £508,052 3.4% \$20% Affordable Housing £13,205,440 £9,606,903 £1,868,006 £2,246,573 £0 0.0% \$100 Unit Mixed \$35% Affordable Housing £12,282,320 £9,606,903 £1,667,179 £2,232,726 £0 0.0% \$100 Unit Mixed \$									
Housing   Scheme   35% Affordable Housing   £13,111,000   £10,109,175   £1,742,480   £2,295,591   £0   0.0%		400 11-17							
40% Affordable Housing £12,636,000 £10,109,175 £1,638,360 £2,288,466 £0 0.0% 50% Affordable Housing £11,754,000 £10,109,175 £1,443,240 £2,275,236 £0 0.0% 0.0% 0.0% Affordable Housing £14,836,000 £9,606,903 £2,225,400 £2,474,476 £508,052 3.4% 2.0% Affordable Housing £13,205,440 £9,606,903 £1,868,006 £2,246,573 £0 0.0% 0.0% 0.0% 0.0% 0.0% 0.0% 0.0% 0		Housing		2.10,000,000					
50% Affordable Housing   £11,754,000   £10,109,175   £1,443,240   £2,275,236   £0   0.0%		Scheme					. , ,		
0% Affordable Housing £14,836,000 £9,606,903 £2,225,400 £2,474,476 £508,052 3.4% 20% Affordable Housing £13,205,440 £9,606,903 £1,868,006 £2,246,573 £0 0.0%  100 Unit Mixed Scheme 35% Affordable Housing £12,282,320 £9,606,903 £1,667,179 £2,232,726 £0 0.0% 35% Affordable Housing £11,930,040 £9,606,903 £1,585,922 £2,227,442 £0 0.0% 40% Affordable Housing £11,439,760 £9,606,903 £1,483,786 £2,220,088 £0 0.0%			-						
20% Affordable Housing £13,205,440 £9,606,903 £1,868,006 £2,246,573 £0 0.0%  100 Unit Mixed Scheme 35% Affordable Housing £12,282,320 £9,606,903 £1,667,179 £2,232,726 £0 0.0%  40% Affordable Housing £11,930,040 £9,606,903 £1,585,922 £2,227,442 £0 0.0%  40% Affordable Housing £11,439,760 £9,606,903 £1,483,786 £2,220,088 £0 0.0%									
100 Unit   30% Affordable Housing   £12,282,320			0% Affordable Housing						
Mixed   Scheme   35% Affordable Housing   £11,930,040   £9,806,903   £1,585,922   £2,227,442   £0   0.0%			20% Affordable Housing	£13,205,440	£9,606,903		£2,246,573	£0	0.0%
Scheme         35% Affordable Housing         £11,930,040         £9,606,903         £1,585,922         £2,227,442         £0         0.0%           40% Affordable Housing         £11,439,760         £9,606,903         £1,483,786         £2,220,088         £0         0.0%		Mixed	30% Affordable Housing	£12,282,320	£9,606,903	£1,667,179	£2,232,726	£0	0.0%
		Scheme	35% Affordable Housing	£11,930,040	£9,606,903	£1,585,922	£2,227,442	£0	0.0%
50% Affordable Housing £10,605,200 £9,606,903 £1,297,992 £2,207,569 £0 0.0%			40% Affordable Housing	£11,439,760	£9,606,903	£1,483,786	£2,220,088	£0	0.0%
			50% Affordable Housing	£10,605,200	£9,606,903	£1,297,992	£2,207,569	£0	0.0%

# Graph 54 - Residual Land Value (£) - Value Point 3 60% General Needs Rent/40% Intermediate Tenure Mix Planning Infrastructure Level - £10,000



Graph 55 - Residual Land Value (% of GDV) - Value Point 3 60% General Needs Rent/40% Intermediate Tenure Mix Planning Infrastructure Level - £10,000

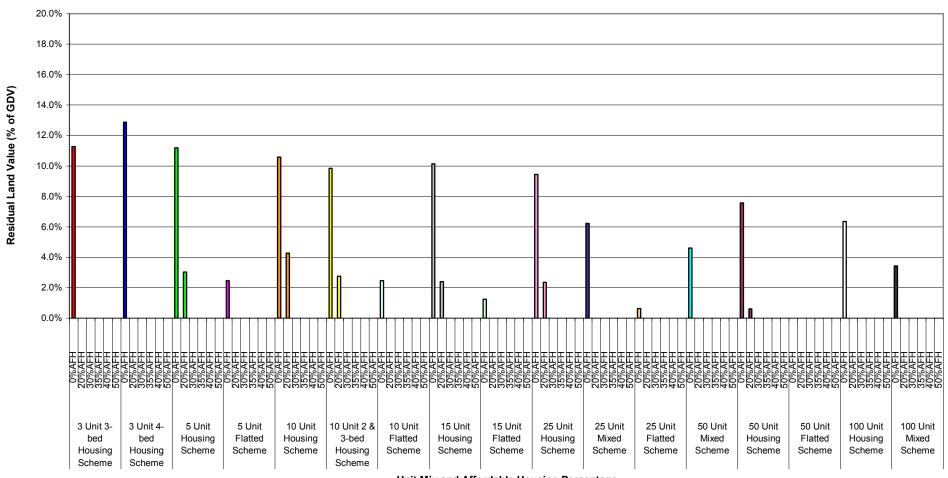


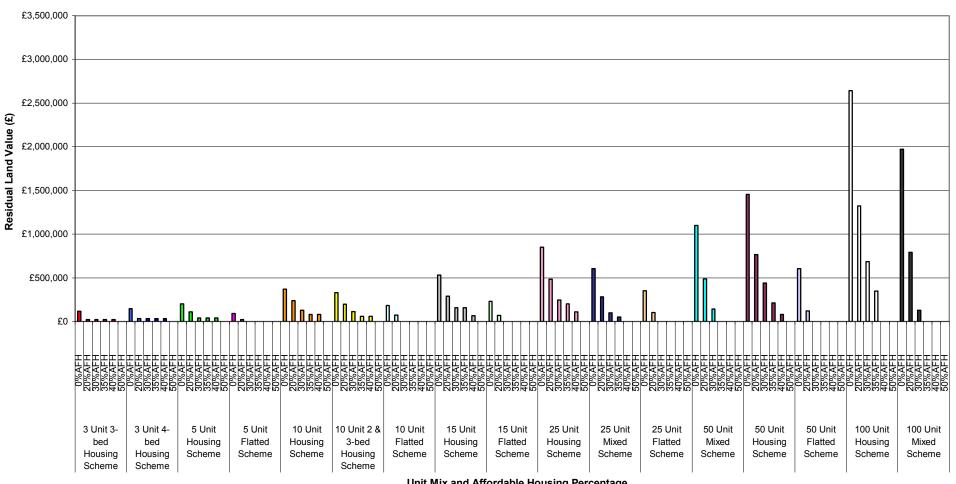
Table 37: Summary Table Showing Results of Residual Land Value Appraisals and Reduction in Land Residual - Value Point 4 60% General Needs Rent/40% Intermediate Tenure Mix Planning Infrastructure Level - £10,000

		Planning infrastructure Level - £10,000							
Value Point	Number of Units	2 Scenario	GDV	Development Cost	Developer Profit (@15%)	Finance & Land Costs	Residual Land Price	% Land Residual (of GDV)	
		0% Affordable Housing	£586,500	£315,293	£87,975	£66,662	£116,571	19.9%	
		20% Affordable Housing	£455,000	£315,293	£62,490	£56,886	£20,332	4.5%	
	3 Unit 3-bed Housing	30% Affordable Housing	£455,000	£315,293	£62,490	£56,886	£20,332	4.5%	
	Scheme	35% Affordable Housing	£455,000	£315,293	£62,490	£56,886	£20,332	4.5%	
		40% Affordable Housing	£455,000	£315,293	£62,490	£56,886	£20,332	4.5%	
		50% Affordable Housing	£372,890	£315,293	£39,968	£51,298	£0	0.0%	
		0% Affordable Housing	£690,000	£366,795	£103,500	£73,012	£146,693	21.3%	
		20% Affordable Housing	£533,000	£366,795	£73,380	£61,318	£31,507	5.9%	
	3 Unit 4-bed Housing	30% Affordable Housing	£533,000	£366,795	£73,380	£61,318	£31,507	5.9%	
	Scheme	35% Affordable Housing	£533,000	£366,795	£73,380	£61,318	£31,507	5.9%	
		40% Affordable Housing	£533,000	£366,795	£73,380	£61,318	£31,507	5.9%	
		50% Affordable Housing	£436,400	£366,795	£46,884	£54,606	£0	0.0%	
		0% Affordable Housing	£1,046,500	£559,823	£156,975	£124,411	£203,239	19.4%	
		20% Affordable Housing	£915,000	£559,823	£131,490	£112,815	£110,873	12.1%	
	5 Unit Housing	30% Affordable Housing	£807,390	£559,823	£104,333	£103,908	£39,326	4.9%	
	Scheme	35% Affordable Housing	£807,390	£559,823	£104,333	£103,908	£39,326	4.9%	
		40% Affordable Housing	£807,390	£559,823	£104,333	£103,908	£39,326	4.9%	
		50% Affordable Housing	£675,890	£559,823	£78,848	£93,326	£0	0.0%	
		0% Affordable Housing	£770,500	£458,998	£115,575	£103,260	£92,667	12.0%	
		20% Affordable Housing	£670,400	£458,998	£95,700	£94,477	£21,226	3.2%	
	5 Unit Flatted Scheme	30% Affordable Housing	£605,678	£458,998	£77,948	£86,742	£0	0.0%	
		35% Affordable Housing	£605,678	£458,998	£77,948	£86,742	£0	0.0%	
		40% Affordable Housing	£605,678	£458,998	£77,948	£86,742	£0	0.0%	
		50% Affordable Housing	£505,578	£458,998	£58,073	£85,241	£0	0.0%	
		0% Affordable Housing	£1,989,500	£1,068,143	£298,425	£241,475	£370,013	18.6%	
4		20% Affordable Housing	£1,785,550	£1,068,143	£253,068	£224,029	£237,907	13.3%	
Value Point 4	10 Unit Housing Scheme	30% Affordable Housing	£1,628,550	£1,068,143	£222,948	£210,156	£127,304	7.8%	
/alue		35% Affordable Housing	£1,556,100	£1,068,143	£203,076	£204,306	£80,576	5.2%	
		40% Affordable Housing	£1,556,100	£1,068,143	£203,076	£204,306	£80,576	5.2%	
		50% Affordable Housing	£1,424,600	£1,068,143	£177,591	£184,919	£0	0.0%	
		0% Affordable Housing	£1,840,000	£993,750	£276,000	£230,864	£329,205	17.9%	
		20% Affordable Housing	£1,636,050	£993,750	£230,643	£213,418	£196,257	12.0%	
	10 Unit 2 & 3-bed	30% Affordable Housing	£1,519,550	£993,750	£208,128	£203,138	£114,534	7.5%	
	Housing Scheme	35% Affordable Housing	£1,432,100	£993,750	£185,286	£195,971	£57,093	4.0%	
		40% Affordable Housing	£1,432,100	£993,750	£185,286	£195,971	£57,093	4.0%	
		50% Affordable Housing	£1,315,600	£993,750	£162,771	£179,204	£0	0.0%	
		0% Affordable Housing	£1,541,000	£917,995	£231,150	£206,521	£183,481	11.9%	
		20% Affordable Housing	£1,376,178	£917,995	£193,523	£192,512	£72,149	5.2%	
	10 Unit Flatted	30% Affordable Housing	£1,276,078	£917,995	£173,648	£183,728	£707	0.1%	
	Scheme	35% Affordable Housing	£1,211,356	£917,995	£155,895	£173,484	£0	0.0%	
		40% Affordable Housing	£1,211,356	£917,995	£155,895	£173,484	£0	0.0%	
		50% Affordable Housing	£1,111,256	£917,995	£136,020	£171,983	£0	0.0%	
		0% Affordable Housing	£2,921,000	£1,570,740	£438,150	£357,724	£532,211	18.2%	
		20% Affordable Housing	£2,560,050	£1,570,740	£362,673	£326,404	£291,226	11.4%	
	15 Unit Housing	30% Affordable Housing	£2,356,100	£1,570,740	£317,316	£308,958	£159,086	6.8%	
	Scheme	35% Affordable Housing	£2,356,100	£1,570,740	£317,316	£308,958	£159,086	6.8%	
		40% Affordable Housing	£2,224,600	£1,570,740	£291,831	£297,361	£64,668	2.9%	
		50% Affordable Housing	£2,020,650	£1,570,740	£246,474	£273,909	£0	0.0%	
		0% Affordable Housing	£2,116,000	£1,270,445	£317,400	£296,300	£229,536	10.8%	
		20% Affordable Housing	£1,880,178	£1,270,445	£265,163	£276,108	£68,462	3.6%	
	15 Unit Flatted	30% Affordable Housing	£1,731,778	£1,270,445	£232,040	£253,103	£0	0.0%	
	Scheme	35% Affordable Housing	£1,731,778	£1,270,445	£232,040	£253,103	£0	0.0%	
		40% Affordable Housing	£1,631,678	£1,270,445	£212,165	£251,601	£0	0.0%	
		50% Affordable Housing	£1,495,956	£1,270,445	£179,802	£249,565	£0	0.0%	

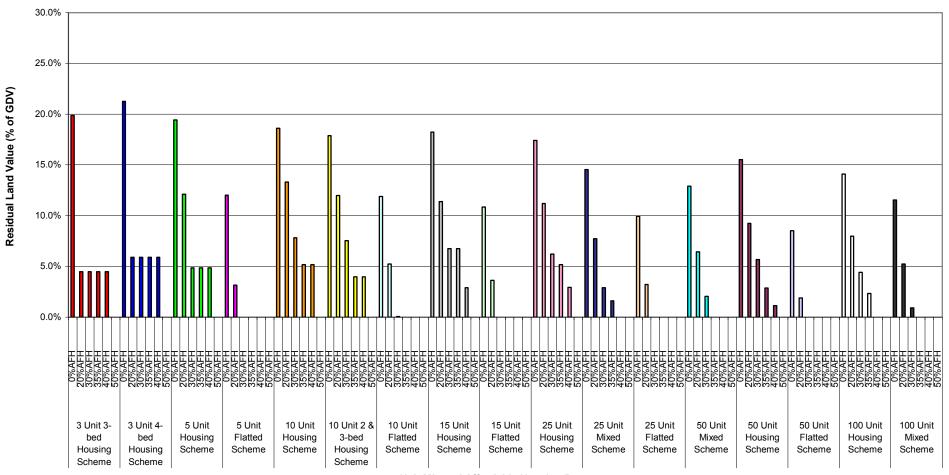
Table 37: Summary Table Showing Results of Residual Land Value Appraisals and Reduction in Land Residual - Value Point 4 60% General Needs Rent/40% Intermediate Tenure Mix Planning Infrastructure Level - £10,000

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 Residua (of GDV)	
		0% Affordable Housing	£4,876,000	£2,621,715	£731,400	£637,797	£849,685	17.4%	
		20% Affordable Housing	£4,311,100	£2,621,715	£610,566	£581,408	£482,489	11.2%	
	25 Unit Housing	30% Affordable Housing	£3,950,150	£2,621,715	£535,089	£545,187	£245,677	6.2%	
	Scheme	35% Affordable Housing	£3,877,700	£2,621,715	£515,217	£538,437	£200,308	5.2%	
		40% Affordable Housing	£3,746,200	£2,621,715	£489,732	£525,019	£109,734	2.9%	
		50% Affordable Housing	£3,385,250	£2,621,715	£414,255	£482,588	£0	0.0%	
		0% Affordable Housing	£4,163,000	£2,330,685	£624,450	£577,057	£605,575	14.5%	
		20% Affordable Housing	£3,670,478	£2,330,685	£519,965	£527,798	£283,269	7.7%	
	25 Unit Mixed	30% Affordable Housing	£3,390,578	£2,330,685	£461,357	£499,719	£98,817	2.9%	
	Scheme	35% Affordable Housing	£3,318,128	£2,330,685	£441,485	£492,968	£52,990	1.6%	
		40% Affordable Housing	£3,186,628	£2,330,685	£416,000	£460,992	£0	0.0%	
		50% Affordable Housing	£2,919,406	£2,330,685	£358,152	£456,983	£0	0.0%	
		0% Affordable Housing	£3,539,700	£2,124,512	£530,955	£521,399	£351,949	9.9%	
		20% Affordable Housing	£3,155,478	£2,124,512	£445,595	£483,395	£101,977	3.2%	
	25 Unit Flatted	30% Affordable Housing	£2,906,978	£2,124,512	£392,597	£443,608	£0	0.0%	
	Scheme	35% Affordable Housing	£2,842,256	£2,124,512	£374,844	£442,638	£0	0.0%	
		40% Affordable Housing	£2,742,156	£2,124,512	£354,969	£441,136	£0	0.0%	
		50% Affordable Housing	£2,483,634	£2,124,512	£301,370	£437,258	£0	0.0%	
		0% Affordable Housing	£8,530,700	£4,803,452	£1,279,605	£1,301,094	£1,100,687	12.9%	
		20% Affordable Housing	£7,560,228	£4,803,452	£1,072,130	£1,178,013	£486,368	6.4%	
	50 Unit	30% Affordable Housing	£7,010,784	£4,803,452	£955,535	£1,108,204	£143,594	2.0%	
	Mixed Scheme	35% Affordable Housing	£6,730,884	£4,803,452	£896,927	£1,030,823	£0	0.0%	
		40% Affordable Housing	£6,509,162	£4,803,452	£849,055	£1,027,497	£0	0.0%	
Value Point 4		50% Affordable Housing	£6,012,490	£4,803,452	£741,215	£1,020,047	£0	0.0%	
alue P		0% Affordable Housing	£9,372,500	£5,054,588	£1,405,875	£1,396,876	£1,454,555	15.5%	
Š		20% Affordable Housing	£8,283,200	£5,054,588	£1,171,812	£1,258,896	£765,988	9.2%	
	50 Unit	30% Affordable Housing	£7,758,800	£5,054,588	£1,058,583	£1,192,551	£439,486	5.7%	
	Housing Scheme	35% Affordable Housing	£7,397,850	£5,054,588	£983,106	£1,146,528	£211,492	2.9%	
		40% Affordable Housing	£7,193,900	£5,054,588	£937,749	£1,120,916	£80,647	1.1%	
		50% Affordable Housing	£6,669,500	£5,054,588	£824,520	£1,050,543	£0	0.0%	
		0% Affordable Housing	£7,118,500	£4,270,333	£1,067,775	£1,148,768	£606,360	8.5%	
		20% Affordable Housing	£6,333,634	£4,270,333	£892,550	£1,050,304	£120,448	1.9%	
	50 Unit	30% Affordable Housing	£5,949,412	£4,270,333	£807,190	£975,283	£0	0.0%	
	Flatted Scheme	35% Affordable Housing	£5,713,590	£4,270,333	£754,952	£971,746	£0	0.0%	
		40% Affordable Housing	£5,548,768	£4,270,333	£717,325	£969,274	£0	0.0%	
		50% Affordable Housing	£5,164,546	£4,270,333	£631,965	£963,510	£0	0.0%	
		0% Affordable Housing	£18,745,000	£10,109,175	£2,811,750	£3,071,581	£2,642,394	14.1%	
		20% Affordable Housing	£16,566,400	£10,109,175	£2,343,624	£2,736,899	£1,321,634	8.0%	
	100 Unit	30% Affordable Housing	£15.517.600	£10,109,175	£2,117,166	£2,575,977	£686,670	4.4%	
	Housing Scheme	35% Affordable Housing	£14,952,700	£10,109,175	£1,996,332	£2,489,097	£347,353	2.3%	
		40% Affordable Housing	£14,952,700 £14,387,800	£10,109,175	£1,896,332 £1,875,498	£2,469,097 £2,402,217	£347,353 £910	0.0%	
		50% Affordable Housing	£13,339,000	£10,109,175	£1,649,040	F2 299 011	£0	0.0%	
		50% Апогавое Housing  0% Affordable Housing	£13,339,000 £17,061,400	£10,109,175 £9,606,903	£1,649,040 £2,559,210	£2,299,011 £2,842,335	£1,970,834	11.6%	
	100 Unit	20% Affordable Housing	£15,120,456	£9,606,903	£2,144,259	£2,543,782	£792,491	5.2%	
	Mixed	30% Affordable Housing	£14,021,568	£9,606,903	£1,911,070	£2,374,440	£129,155	0.9%	
	Scheme	35% Affordable Housing	£13,601,796	£9,606,903	£1,816,746	£2,252,518	£0	0.0%	
		40% Affordable Housing	£13,018,324	£9,606,903	£1,698,109	£2,243,766	£0	0.0%	
		50% Affordable Housing	£12,024,980	£9,606,903	£1,482,431	£2,228,866	£0	0.0%	

# Graph 56 - Residual Land Value (£) - Value Point 4 60% General Needs Rent/40% Intermediate Tenure Mix Planning Infrastructure Level - £10,000



Graph 57 - Residual Land Value (% of GDV) - Value Point 4 60% General Needs Rent/40% Intermediate Tenure Mix Planning Infrastructure Level - £10,000



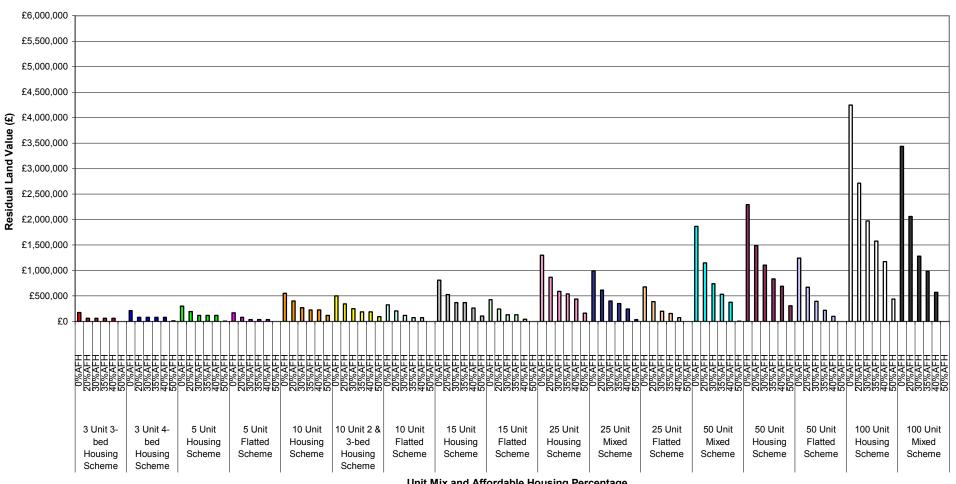
### Table 38: Summary Table Showing Results of Residual Land Value Appraisals and Reduction in Land Residual - Value Point 5 60% General Needs Rent/40% Intermediate Tenure Mix Planning Infrastructure Level - £10,000

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)
		0% Affordable Housing	£663,000	£315,293	£99,450	£72,600	£173,901	26.2%
		20% Affordable Housing	£509,000	£315,293	£70,320	£61,098	£62,290	12.2%
	3 Unit 3-bed	30% Affordable Housing	£509,000	£315,293	£70,320	£61,098	£62,290	12.2%
	Housing Scheme	35% Affordable Housing	£509,000	£315,293	£70,320	£61,098	£62,290	12.2%
		40% Affordable Housing	£509,000	£315,293	£70,320	£61,098	£62,290	12.2%
		50% Affordable Housing	£416,180	£315,293	£44,861	£54,758	£1,269	0.3%
		0% Affordable Housing	£780,000	£366,795	£117,000	£79,999	£214,044	27.4%
		20% Affordable Housing	£597,000	£366,795	£82,620	£66,313	£81,272	13.6%
	3 Unit 4-bed	30% Affordable Housing	£597,000	£366,795	£82,620	£66,313	£81,272	13.6%
	Housing Scheme	35% Affordable Housing	£597,000	£366,795	£82,620	£66,313	£81,272	13.6%
		40% Affordable Housing	£597,000	£366,795	£82,620	£66,313	£81,272	13.6%
		50% Affordable Housing	£487,800	£366,795	£52,668	£58,854	£9,483	1.9%
		0% Affordable Housing	£1,183,000	£559,823	£177,450	£137,001	£299,464	25.3%
		20% Affordable Housing	£1,029,000	£559,823	£148,320	£123,355	£195,528	19.0%
	5 Unit	30% Affordable Housing	£907,180	£559,823	£117,611	£113,269	£116,478	12.8%
	Housing Scheme	35% Affordable Housing	£907,180	£559.823	£117,611	£113,269	£116,478	12.8%
		40% Affordable Housing	£907,180	£559,823	£117,611	£113,269	£116,478	12.8%
		50% Affordable Housing	£753,180	£559,823	£88,481	£99,622	£5,255	0.7%
		0% Affordable Housing	£871,000	£458,998	£130,650	£112,530	£168,822	19.4%
			£753,800	£458,998		£102,195	£84,668	11.2%
	5 Unit	20% Affordable Housing 30% Affordable Housing	£680,636	£458,998	£107,940 £87,872	£96.287	£37,479	5.5%
	Flatted Scheme		,			,	,	
	Scheme	35% Affordable Housing	£680,636	£458,998	£87,872	£96,287	£37,479	5.5%
		40% Affordable Housing	£680,636	£458,998	£87,872	£96,287	£37,479	5.5%
		50% Affordable Housing	£563,436	£458,998	£65,162	£86,108	£0	0.0%
		0% Affordable Housing	£2,249,000	£1,068,143	£337,350	£265,411	£554,973	24.7%
at 5		20% Affordable Housing	£2,013,100	£1,068,143	£285,756	£245,152	£401,628	20.0%
/alue Point 5	10 Unit Housing Scheme	30% Affordable Housing	£1,830,100	£1,068,143	£251,376	£228,913	£273,218	14.9%
Valt		35% Affordable Housing	£1,748,200	£1,068,143	£228,912	£222,300	£226,557	13.0%
		40% Affordable Housing	£1,748,200	£1,068,143	£228,912	£222,300	£226,557	13.0%
		50% Affordable Housing	£1,594,200	£1,068,143	£199,782	£208,654	£117,622	7.4%
		0% Affordable Housing	£2,080,000	£993,750	£312,000	£253,001	£500,399	24.1%
	10 Unit 2 &	20% Affordable Housing	£1,844,100	£993,750	£260,406	£232,741	£346,487	18.8%
	3-bed Housing	30% Affordable Housing	£1,709,100	£993,750	£234,756	£220,789	£252,011	14.7%
	Scheme	35% Affordable Housing	£1,608,200	£993,750	£208,812	£212,482	£191,225	11.9%
		40% Affordable Housing	£1,608,200	£993,750	£208,812	£212,482	£191,225	11.9%
		50% Affordable Housing	£1,473,200	£993,750	£183,162	£200,529	£95,759	6.5%
		0% Affordable Housing	£1,742,000	£917,995	£261,300	£225,061	£327,515	18.8%
		20% Affordable Housing	£1,551,636	£917,995	£218,522	£208,817	£204,238	13.2%
	10 Unit Flatted	30% Affordable Housing	£1,434,436	£917,995	£195,812	£198,482	£122,147	8.5%
	Scheme	35% Affordable Housing	£1,361,272	£917,995	£175,744	£192,574	£74,958	5.5%
		40% Affordable Housing	£1,361,272	£917,995	£175,744	£192,574	£74,958	5.5%
		50% Affordable Housing	£1,244,072	£917,995	£153,034	£173,975	£0	0.0%
		0% Affordable Housing	£3,302,000	£1,570,740	£495,300	£392,866	£809,370	24.5%
		20% Affordable Housing	£2,883,100	£1,570,740	£409,326	£356,368	£524,799	18.2%
	15 Unit Housing	30% Affordable Housing	£2,647,200	£1,570,740	£357,732	£336,109	£371,141	14.0%
	Scheme	35% Affordable Housing	£2,647,200	£1,570,740	£357,732	£336,109	£371,141	14.0%
		40% Affordable Housing	£2,493,200	£1,570,740	£328,602	£322,462	£263,254	10.6%
		50% Affordable Housing	£2,257,300	£1,570,740	£277,008	£302,202	£107,350	4.8%
		0% Affordable Housing	£2,392,000	£1,270,445	£358,800	£321,758	£427,767	17.9%
		20% Affordable Housing	£2,117,636	£1,270,445	£299,282	£298,150	£247,262	11.7%
	15 Unit Flatted	30% Affordable Housing	£1,945,836	£1,270,445	£261,596	£283,406	£130,389	6.7%
	Scheme	35% Affordable Housing	£1,945,836	£1,270,445	£261,596	£283,406	£130,389	6.7%
		40% Affordable Housing	£1,828,636	£1,270,445	£238,886	£273,070	£46,235	2.5%
		50% Affordable Housing	£1,671,472	£1,270,445	£202,078	£252,198	£0	0.0%

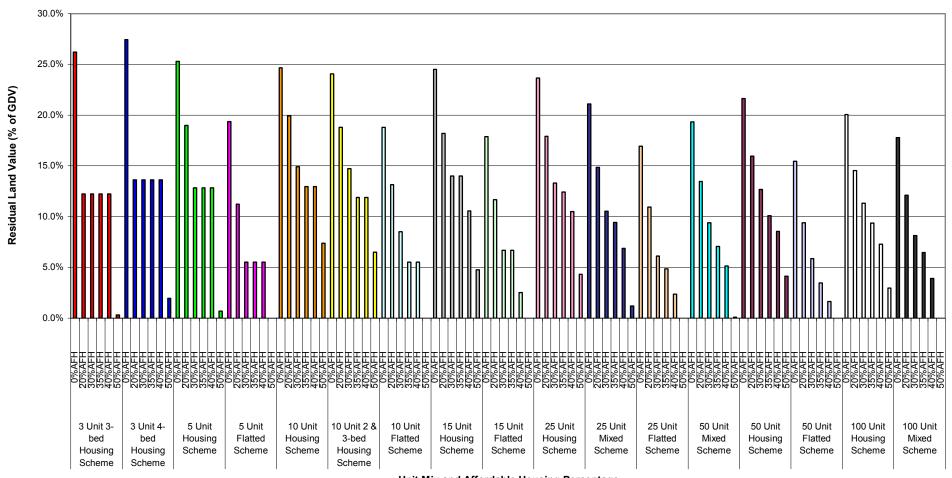
Table 38: Summary Table Showing Results of Residual Land Value Appraisals and Reduction in Land Residual - Value Point 5 60% General Needs Rent/40% Intermediate Tenure Mix Planning Infrastructure Level - £10,000

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)
		0% Affordable Housing	£5,512,000	£2,621,715	£826,800	£705,753	£1,303,422	23.6%
		20% Affordable Housing	£4,857,200	£2,621,715	£689,232	£640,116	£869,891	17.9%
	25 Unit Housing	30% Affordable Housing	£4,438,300	£2,621,715	£603,258	£597,902	£590,808	13.3%
	Scheme	35% Affordable Housing	£4,356,400	£2,621,715	£580,794	£590,271	£541,075	12.4%
		40% Affordable Housing	£4,202,400	£2,621,715	£551,664	£574,479	£440,906	10.5%
		50% Affordable Housing	£3,783,500	£2,621,715	£465,690	£532,265	£163,830	4.3%
		0% Affordable Housing	£4,706,000	£2,330,685	£705,900	£635,077	£992,965	21.1%
		20% Affordable Housing	£4,135,236	£2,330,685	£586,946	£577,758	£614,253	14.9%
	25 Unit Mixed	30% Affordable Housing	£3,809,436	£2,330,685	£520,130	£544,920	£401,289	10.5%
	Scheme	35% Affordable Housing	£3,727,536	£2,330,685	£497,666	£537,289	£351,039	9.4%
		40% Affordable Housing	£3,573,536	£2,330,685	£468,536	£521,497	£245,233	6.9%
		50% Affordable Housing	£3,262,372	£2,330,685	£402,598	£490,368	£38,720	1.2%
		0% Affordable Housing	£4,001,400	£2,124,512	£600,210	£570,732	£677,709	16.9%
		20% Affordable Housing	£3,555,236	£2,124,512	£503,006	£526,390	£389,289	10.9%
	25 Unit	30% Affordable Housing	£3,266,236	£2,124,512	£442,610	£497,385	£199,712	6.1%
	Flatted Scheme	35% Affordable Housing	£3,193,072	£2,124,512	£422,542	£490,568	£155,450	4.9%
		40% Affordable Housing	£3,075,872	£2,124,512	£399,832	£478,609	£72,919	2.4%
		50% Affordable Housing	£2,772,108	£2,124,512	£338,550	£441,585	£0	0.0%
		0% Affordable Housing	£9,643,400	£4,803,452	£1,446,510	£1,452,505	£1,863,296	19.3%
		20% Affordable Housing	£8,518,736	£4,803,452	£1,210,316	£1,309,253	£1,147,887	13.5%
	50 Unit	30% Affordable Housing	£7,881,408	£4,803,452	£1,077,540	£1,227,919	£741,597	9.4%
	Mixed Scheme	35% Affordable Housing	£7,555,608	£4,803,452	£1,010,724	£1,186,188	£533,034	7.1%
		40% Affordable Housing	£7,299,444	£4,803,452	£956,277	£1,153,654	£374,480	5.1%
oint 5		50% Affordable Housing	£6,723,380	£4,803,452	£833,495	£1,080,540	£5,894	0.1%
/alue Point 5		0% Affordable Housing	£10,595,000	£5,054,588	£1,589,250	£1,563,227	£2,292,418	21.6%
, s	-	20% Affordable Housing	£9,333,400	£5,054,588	£1,322,844	£1,402,744	£1,491,095	16.0%
	50 Unit	30% Affordable Housing	£8,726,600	£5,054,588	£1,194,006	£1,325,657	£1,106,255	12.7%
	Housing Scheme	35% Affordable Housing	£8,307,700	£5,054,588	£1,108,032	£1,272,011	£838,147	10.1%
		40% Affordable Housing	£8,071,800	£5,054,588	£1,056,438	£1,242,261	£689,773	8.5%
		50% Affordable Housing	£7,465,000	£5,054,588	£927,600	£1,165,174	£308,109	4.1%
		0% Affordable Housing	£8,047,000	£4,270,333	£1,207,050	£1,275,113	£1,242,724	15.4%
		20% Affordable Housing	£7,136,108	£4,270,333	£1,007,550	£1,160,279	£670,028	9.4%
	50 Unit	30% Affordable Housing	£6,689,944	£4,270,333	£910,347	£1,103,958	£393,148	5.9%
	Flatted Scheme	35% Affordable Housing	£6,415,580	£4,270,333	£850,829	£1,069,287	£222,881	3.5%
		40% Affordable Housing	£6,225,216	£4,270,333	£808,051	£1,045,445	£101,387	1.6%
		50% Affordable Housing	£5,779,052	£4,270,333	£710,847	£972,728	£0	0.0%
		0% Affordable Housing	£21,190,000	£10,109,175	£3,178,500	£3,475,740	£4,249,522	20.1%
	100 Unit	20% Affordable Housing 30% Affordable Housing	£18,666,800 £17,453,200	£10,109,175 £10,109,175	£2,645,688 £2,388,012	£3,086,435 £2,899,441	£2,712,482 £1,974,309	14.5%
	Housing Scheme	-				,,	- , , ,	
	ochenie .	35% Affordable Housing	£16,798,400	£10,109,175	£2,250,444	£2,798,285 £2,697,129	£1,574,876	9.4%
		40% Affordable Housing	£16,143,600	£10,109,175	£2,112,876		£1,175,443	7.3%
		50% Affordable Housing	£14,930,000	£10,109,175	£1,855,200	£2,510,136	£441,825	3.0%
		0% Affordable Housing	£19,286,800	£9,606,903	£2,893,020	£3,210,193	£3,433,616	17.8%
		20% Affordable Housing	£17,037,472	£9,606,903	£2,420,632	£2,862,677	£2,061,369	12.1%
	100 Unit Mixed	30% Affordable Housing	£15,762,816	£9,606,903	£2,155,081	£2,665,360	£1,282,053	8.1%
	Scheme	35% Affordable Housing	£15,274,552	£9,606,903	£2,047,629	£2,590,808	£988,043	6.5%
		40% Affordable Housing	£14,598,888	£9,606,903	£1,912,553	£2,485,192	£570,470	3.9%
		50% Affordable Housing	£13,446,760	£9,606,903	£1,666,990	£2,250,193	£0	0.0%

# Graph 58 - Residual Land Value (£) - Value Point 5 60% General Needs Rent/40% Intermediate Tenure Mix Planning Infrastructure Level - £10,000



Graph 59 - Residual Land Value (% of GDV) - Value Point 5 60% General Needs Rent/40% Intermediate Tenure Mix Planning Infrastructure Level - £10,000



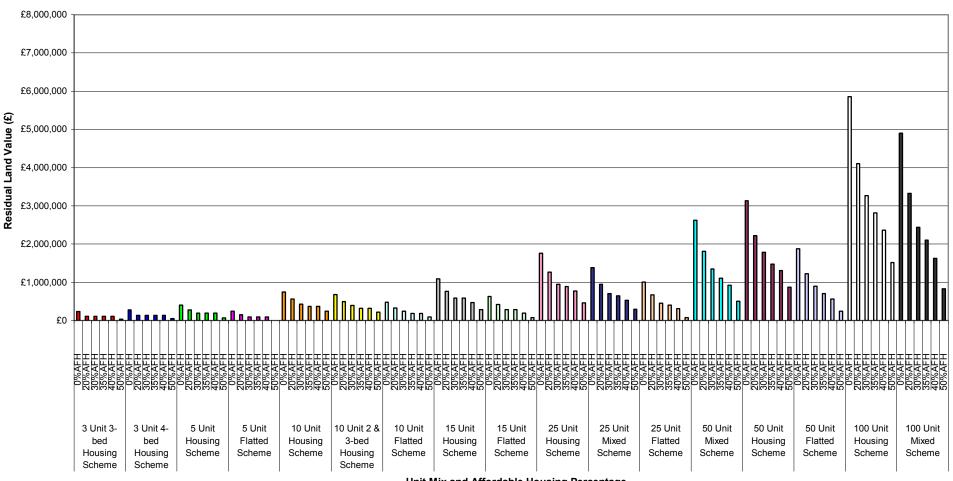
### Table 39: Summary Table Showing Results of Residual Land Value Appraisals and Reduction in Land Residual - Value Point 6 60% General Needs Rent/40% Intermediate Tenure Mix Planning Infrastructure Level - £10,000

Value Point	Number of Units	Scenario	GDV	Development Cost	Developer Profit (@15%)	Finance & Land Costs	Residual Land Price	% Land Residual (of GDV)
		0% Affordable Housing	£739,500	£315,293	£110,925	£78,538	£232,397	31.4%
		20% Affordable Housing	£564,000	£315,293	£78,210	£65,394	£105,103	18.6%
	3 Unit 3-bed	30% Affordable Housing	£564,000	£315,293	£78,210	£65,394	£105,103	18.6%
	Housing Scheme	35% Affordable Housing	£564,000	£315,293	£78,210	£65,394	£105,103	18.6%
		40% Affordable Housing	£564,000	£315,293	£78,210	£65,394	£105,103	18.6%
		50% Affordable Housing	£460,470	£315,293	£49,813	£58,323	£37,042	8.0%
		0% Affordable Housing	£870,000	£366,795	£130,500	£86,985	£277,149	31.9%
	-	20% Affordable Housing	£661,000	£366,795	£91,860	£71,308	£131,037	19.8%
	3 Unit 4-bed	30% Affordable Housing	£661,000	£366,795	£91,860	£71,308	£131,037	19.8%
	Housing Scheme	35% Affordable Housing	£661,000	£366,795	£91,860	£71,308	£131,037	19.8%
	-	40% Affordable Housing	£661,000	£366,795	£91,860	£71,308	£131,037	19.8%
		50% Affordable Housing	£539,200	£366,795	£58,452	£62,989	£50,964	9.5%
		0% Affordable Housing	£1,319,500	£559,823	£197,925	£149,592	£399,796	30.3%
	-	20% Affordable Housing	£1,144,000	£559,823	£165,210	£133,995	£276,423	24.2%
	5 Unit	30% Affordable Housing	£1,006,970	£559,823	£130,888	£122,629	£191,694	19.0%
	Housing Scheme	35% Affordable Housing	£1,006,970	£559,823	£130,888	£122,629	£191,694	19.0%
		40% Affordable Housing	£1,006,970	£559,823	£130,888	£122,629	£191,694	19.0%
		50% Affordable Housing	£831,470	£559.823	£98,173	£107,033	£66,442	8.0%
		0% Affordable Housing	£971,500	£458,998	£145,725	£121,800	£242,528	25.0%
	-	20% Affordable Housing	£836,200	£458,998	£120,120	£109,812	£147,271	17.6%
	5 Unit	30% Affordable Housing	£754.594	£458,998	£97,737	£103,223	£94,637	12.5%
	Flatted Scheme	35% Affordable Housing	£754,594	£458,998		£103,223	£94,637	12.5%
	Scheme	40% Affordable Housing	£754,594 £754.594	£458,998	£97,737 £97,737	£103,223	£94,637	12.5%
		50% Affordable Housing	,	, i	· ·	· ·	, i	
			£619,294	£458,998	£72,132	£91,234	03	0.0%
	10 Unit Housing Scheme	0% Affordable Housing	£2,508,500	£1,068,143	£376,275	£289,347	£743,746	29.6%
nte		20% Affordable Housing	£2,241,650	£1,068,143	£318,504	£266,374	£565,084	25.2%
Value Point 6		30% Affordable Housing	£2,032,650	£1,068,143	£279,864	£247,771	£423,766	20.8%
Valt		35% Affordable Housing	£1,941,300	£1,068,143	£254,808	£240,395	£366,616	18.9%
		40% Affordable Housing	£1,941,300	£1,068,143	£254,808	£240,395	£366,616	18.9%
		50% Affordable Housing	£1,765,800	£1,068,143	£222,093	£224,799	£243,243	13.8%
	-	0% Affordable Housing	£2,320,000	£993,750	£348,000	£275,138	£674,988	29.1%
	10 Unit 2 & 3-bed Housing Scheme	20% Affordable Housing	£2,053,150	£993,750	£290,229	£252,165	£496,325	24.2%
		30% Affordable Housing	£1,898,650	£993,750	£261,384	£238,439	£392,924	20.7%
		35% Affordable Housing	£1,786,300	£993,750	£232,458	£229,193	£320,972	18.0%
		40% Affordable Housing	£1,786,300	£993,750	£232,458	£229,193	£320,972	18.0%
		50% Affordable Housing	£1,631,800	£993,750	£203,613	£215,467	£216,780	13.3%
	-	0% Affordable Housing	£1,943,000	£917,995	£291,450	£243,600	£475,256	24.5%
	-	20% Affordable Housing	£1,726,094	£917,995	£243,462	£225,023	£329,426	19.1%
	10 Unit Flatted	30% Affordable Housing	£1,590,794	£917,995	£217,857	£213,034	£239,489	15.1%
	Scheme	35% Affordable Housing	£1,509,188	£917,995	£195,473	£206,445	£187,382	12.4%
		40% Affordable Housing	£1,509,188	£917,995	£195,473	£206,445	£187,382	12.4%
		50% Affordable Housing	£1,373,888	£917,995	£169,868	£194,457	£91,568	6.7%
		0% Affordable Housing	£3,683,000	£1,570,740	£552,450	£428,008	£1,086,529	29.5%
		20% Affordable Housing	£3,207,150	£1,570,740	£456,039	£386,433	£762,181	23.8%
	15 Unit Housing	30% Affordable Housing	£2,940,300	£1,570,740	£398,268	£363,461	£583,518	19.8%
	Scheme	35% Affordable Housing	£2,940,300	£1,570,740	£398,268	£363,461	£583,518	19.8%
		40% Affordable Housing	£2,764,800	£1,570,740	£365,553	£347,864	£466,224	16.9%
		50% Affordable Housing	£2,497,950	£1,570,740	£307,782	£324,892	£285,700	11.4%
		0% Affordable Housing	£2,668,000	£1,270,445	£400,200	£347,215	£624,134	23.4%
		20% Affordable Housing	£2,354,094	£1,270,445	£333,342	£320,090	£417,311	17.7%
	15 Unit	30% Affordable Housing	£2,157,894	£1,270,445	£291,033	£303,185	£284,435	13.2%
	Flatted Scheme	35% Affordable Housing	£2,157,894	£1,270,445	£291,033	£303,185	£284,435	13.2%
		40% Affordable Housing	£2,022,594	£1,270,445	£265,428	£291,196	£193,570	9.6%

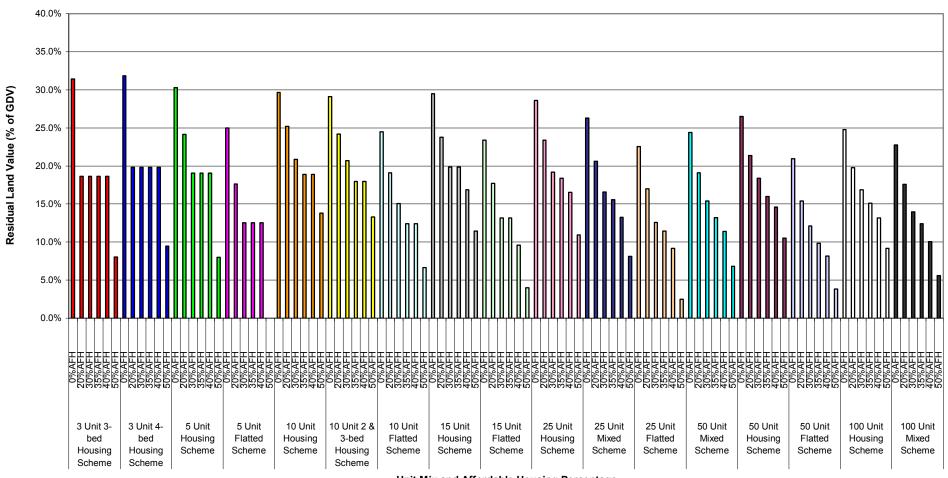
#### Table 39: Summary Table Showing Results of Residual Land Value Appraisals and Reduction in Land Residual - Value Point 6 60% General Needs Rent/40% Intermediate Tenure Mix Planning Infrastructure Level - £10,000

1	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)
		0% Affordable Housing	£6,148,000	£2,621,715	£922,200	£773,710	£1,757,160	28.6%
		20% Affordable Housing	£5,405,300	£2,621,715	£768,018	£699,058	£1,263,849	23.4%
	25 Unit Housing	30% Affordable Housing	£4,929,450	£2,621,715	£671,607	£650,967	£945,755	19.2%
	Scheme	35% Affordable Housing	£4,838,100	£2,621,715	£646,551	£642,455	£890,284	18.4%
		40% Affordable Housing	£4,662,600	£2,621,715	£613,836	£624,406	£770,537	16.5%
		50% Affordable Housing	£4,186,750	£2,621,715	£517,425	£576,315	£457,156	10.9%
		0% Affordable Housing	£5,249,000	£2,330,685	£787,350	£693,096	£1,380,354	26.3%
		20% Affordable Housing	£4,600,994	£2,330,685	£653,988	£627,835	£948,947	20.6%
	25 Unit Mixed	30% Affordable Housing	£4,229,294	£2,330,685	£578,964	£590,238	£700,231	16.6%
	Scheme	35% Affordable Housing	£4,137,944	£2,330,685	£553,908	£581,726	£644,760	15.6%
		40% Affordable Housing	£3,962,444	£2,330,685	£521,193	£563,677	£525,014	13.2%
		50% Affordable Housing	£3,608,338	£2,330,685	£447,224	£528,135	£293,225	8.1%
		0% Affordable Housing	£4,463,100	£2,124,512	£669,465	£620,064	£1,007,097	22.6%
		20% Affordable Housing	£3,952,994	£2,124,512	£560,298	£569,151	£671,072	17.0%
	25 Unit	30% Affordable Housing	£3,621,494	£2,124,512	£492,384	£535,731	£454,802	12.6%
	Flatted Scheme	35% Affordable Housing	£3,539,888	£2,124,512	£470,000	£528,127	£404,732	11.4%
		40% Affordable Housing	£3,404,588	£2,124,512	£444,395	£514,255	£311,784	9.2%
		50% Affordable Housing	£3,054,582	£2,124,512	£375,371	£478,674	£76,026	2.5%
	50 Unit Mixed Scheme	0% Affordable Housing	£10,756,100	£4,803,452	£1,613,415	£1,603,916	£2,625,905	24.4%
		20% Affordable Housing	£9,476,244	£4,803,452	£1,348,443	£1,440,343	£1,808,646	19.1%
		30% Affordable Housing	£8,753,032	£4,803,452	£1,199,606	£1,347,784	£1,346,103	15.4%
		35% Affordable Housing	£8,381,332	£4,803,452	£1,124,582	£1,299,999	£1,107,168	13.2%
		40% Affordable Housing	£8,090,726	£4,803,452	£1,063,559	£1,262,982	£922,304	11.4%
oint 6		50% Affordable Housing	£7,436,270	£4,803,452	£925,894	£1,179,654	£506,180	6.8%
Value Point 6	50 Unit Housing Scheme	0% Affordable Housing	£11,817,500	£5,054,588	£1,772,625	£1,729,579	£3,130,280	26.5%
<b>&gt;</b>		20% Affordable Housing	£10,386,600	£5,054,588	£1,474,056	£1,547,040	£2,218,480	21.4%
		30% Affordable Housing	£9,698,400	£5,054,588	£1,329,669	£1,459,361	£1,780,592	18.4%
		35% Affordable Housing	£9,222,550	£5,054,588	£1,233,258	£1,398,239	£1,475,007	16.0%
		40% Affordable Housing	£8,955,700	£5,054,588	£1,175,487	£1,364,500	£1,306,680	14.6%
		50% Affordable Housing	£8,267,500	£5,054,588	£1,031,100	£1,276,821	£868,792	10.5%
		0% Affordable Housing	£8.975.500	£4,270,333	£1,346,325	£1,401,459	£1,879,088	20.9%
		20% Affordable Housing	£7,934,582	£4,270,333	£1,122,311	£1,269,658	£1,221,389	15.4%
	50 Unit	30% Affordable Housing	£7,424,476	£4,270,333	£1,013,144	£1,204,980	£898,579	12.1%
	Flatted Scheme	35% Affordable Housing	£7,110,570	£4,270,333	£946,285	£1,165,132	£699,667	9.8%
		40% Affordable Housing	£6,893,664	£4,270,333	£898,297	£1,137,857	£563,690	8.2%
		50% Affordable Housing	£6,383,558	£4,270,333	£789,129	£1,073,179	£243,389	3.8%
			£23,635,000		£3,545,250	£3,879,898	£5,856,650	24.8%
		0% Affordable Housing		£10,109,175				19.8%
	100 Unit	20% Affordable Housing 30% Affordable Housing	£20,773,200 £19,396,800	£10,109,175 £10,109,175	£2,948,112 £2,659,338	£3,437,059 £3,224,357	£4,107,700	19.8%
	Housing Scheme	-	,,			,		
	Generile	35% Affordable Housing	£18,654,100	£10,109,175 £10,109,175	£2,505,156	£3,109,288 £2,994,220	£2,813,262	15.1%
		40% Affordable Housing	£17,911,400	,,	£2,350,974		£2,358,750	13.2%
		50% Affordable Housing	£16,535,000	£10,109,175	£2,062,200	£2,781,517	£1,518,823	9.2%
		0% Affordable Housing	£21,512,200	£9,606,903	£3,226,830	£3,578,052	£4,896,398	22.8%
		20% Affordable Housing	£18,952,488	£9,606,903	£2,696,885	£3,181,209	£3,328,791	17.6%
	100 Unit Mixed	30% Affordable Housing	£17,506,064	£9,606,903	£2,399,212	£2,956,643	£2,441,574	13.9%
	Scheme	35% Affordable Housing	£16,949,308	£9,606,903	£2,278,632	£2,871,283	£2,104,790	12.4%
		40% Affordable Housing	£16,181,452	£9,606,903	£2,127,117	£2,750,897	£1,628,673	10.1%
		50% Affordable Housing	£14,872,540	£9,606,903	£1,851,788	£2,548,753	£830,492	5.6%

# Graph 60 - Residual Land Value (£) - Value Point 6 60% General Needs Rent/40% Intermediate Tenure Mix Planning Infrastructure Level - £10,000



Graph 61 - Residual Land Value (% of GDV) - Value Point 6 60% General Needs Rent/40% Intermediate Tenure Mix Planning Infrastructure Level - £10,000



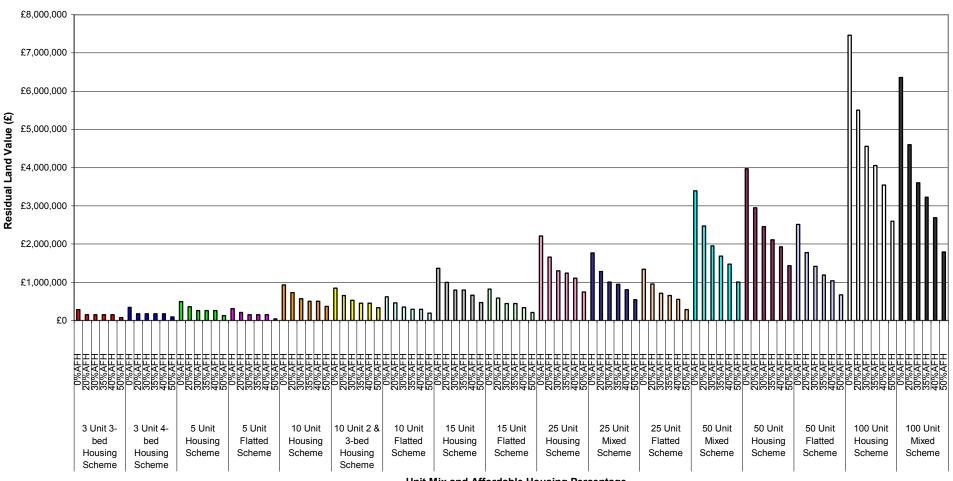
### Table 40: Summary Table Showing Results of Residual Land Value Appraisals and Reduction in Land Residual - Value Point 7 60% General Needs Rent/40% Intermediate Tenure Mix Planning Infrastructure Level - £10,000

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)
		0% Affordable Housing	£816,000	£315,293	£122,400	£84,476	£285,016	34.9%
		20% Affordable Housing	£619,000	£315,293	£86,100	£69,691	£147,917	23.9%
	3 Unit 3-bed Housing	30% Affordable Housing	£619,000	£315,293	£86,100	£69,691	£147,917	23.9%
	Scheme	35% Affordable Housing	£619,000	£315,293	£86,100	£69,691	£147,917	23.9%
		40% Affordable Housing	£619,000	£315,293	£86,100	£69,691	£147,917	23.9%
		50% Affordable Housing	£504,760	£315,293	£54,766	£61,888	£72,814	14.4%
		0% Affordable Housing	£960,000	£366,795	£144,000	£93,971	£344,577	35.9%
		20% Affordable Housing	£725,000	£366,795	£101,100	£76,303	£178,994	24.7%
	3 Unit 4-bed Housing	30% Affordable Housing	£725,000	£366,795	£101,100	£76,303	£178,994	24.7%
	Scheme	35% Affordable Housing	£725,000	£366,795	£101,100	£76,303	£178,994	24.7%
		40% Affordable Housing	£725,000	£366,795	£101,100	£76,303	£178,994	24.7%
		50% Affordable Housing	£590,600	£366,795	£64,236	£67,123	£92,446	15.7%
		0% Affordable Housing	£1,456,000	£559,823	£218,400	£162,182	£494,971	34.0%
		20% Affordable Housing	£1,259,000	£559,823	£182,100	£144,636	£361,268	28.7%
	5 Unit Housing	30% Affordable Housing	£1,106,760	£559,823	£144,166	£131,990	£262,658	23.7%
	Scheme	35% Affordable Housing	£1,106,760	£559,823	£144,166	£131,990	£262,658	23.7%
		40% Affordable Housing	£1,106,760	£559,823	£144,166	£131,990	£262,658	23.7%
		50% Affordable Housing	£909,760	£559,823	£107,866	£114,444	£127,628	14.0%
	5 Unit	0% Affordable Housing	£1,072,000	£458,998	£160,800	£131,070	£311,499	29.1%
		20% Affordable Housing	£919,600	£458,998	£132,360	£117,529	£208,606	22.7%
		30% Affordable Housing	£829,552	£458,998	£107,661	£110,259	£152,635	18.4%
	Flatted Scheme	35% Affordable Housing	£829,552	£458,998	£107,661	£110,259	£152,635	18.4%
		40% Affordable Housing	£829,552	£458,998	£107,661	£110,259	£152,635	18.4%
		50% Affordable Housing	£677,152	£458,998	£79,221	£96,718	£42,216	6.2%
	10 Unit Housing Scheme	0% Affordable Housing	£2,768,000	£1,068,143	£415,200	£313,282	£932,520	33.7%
		20% Affordable Housing	£2,470,200	£1,068,143	£351,252	£287,597	£732,680	29.7%
/alue Point 6		30% Affordable Housing	£2,235,200	£1,068,143	£308,352	£266,629	£568,393	25.4%
alue F		35% Affordable Housing	£2,134,400	£1,068,143	£280,704	£258,490	£505,981	23.7%
>		40% Affordable Housing	£2,134,400	£1,068,143	£280,704	£258,490	£505,981	23.7%
		50% Affordable Housing	£1,937,400	£1,068,143	£244,404	£240,944	£372,392	19.2%
	10 Unit 2 & 3-bed Housing Scheme	0% Affordable Housing	£2,560,000	£993,750	£384,000	£297,275	£849,576	33.2%
		20% Affordable Housing	£2,262,200	£993,750	£320,052	£271,590	£649,736	28.7%
		30% Affordable Housing	£2,088,200	£993,750	£288,012	£256,090	£528,334	25.3%
		35% Affordable Housing	£1,964,400	£993,750	£256,104	£245,904	£454,582	23.1%
		40% Affordable Housing	£1,964,400	£993,750	£256,104	£245,904	£454,582	23.1%
		50% Affordable Housing	£1,790,400	£993,750	£224,064	£230,405	£331,916	18.5%
		0% Affordable Housing	£2,144,000	£917,995	£321,600	£262,140	£616,574	28.8%
		20% Affordable Housing	£1,901,552	£917,995	£268,461	£241,329	£459,554	24.2%
	10 Unit Flatted	30% Affordable Housing	£1,749,152	£917,995	£240,021	£227,788	£352,448	20.1%
	Scheme	35% Affordable Housing	£1,659,104	£917,995	£215,322	£220,517	£296,112	17.8%
		40% Affordable Housing	£1,659,104	£917,995	£215,322	£220,517	£296,112	17.8%
		50% Affordable Housing	£1,506,704	£917,995	£186,882	£206,976	£192,902	12.8%
		0% Affordable Housing	£4,064,000	£1,570,740	£609,600	£463,151	£1,363,689	33.6%
		20% Affordable Housing	£3,531,200	£1,570,740	£502,752	£416,498	£999,562	28.3%
	15 Unit	30% Affordable Housing	£3,233,400	£1,570,740	£438,804	£390,813	£799,722	24.7%
	Housing Scheme	35% Affordable Housing	£3,233,400	£1,570,740	£438,804	£390,813	£799,722	24.7%
		40% Affordable Housing	£3,036,400	£1,570,740	£402,504	£373,266	£662,294	21.8%
		50% Affordable Housing	£2,738,600	£1,570,740	£338,556	£347,581	£467,271	17.1%
		0% Affordable Housing	£2,944,000	£1,270,445	£441,600	£372,673	£824,911	28.0%
		20% Affordable Housing	£2,591,552	£1,270,445	£367,461	£342,132	£587,054	22.7%
	15 Unit	30% Affordable Housing	£2,371,952	£1,270,445	£320,589	£323,165	£444,020	18.7%
	Flatted Scheme	35% Affordable Housing	£2,371,952	£1,270,445	£320,589	£323,165	£444,020	18.7%
		40% Affordable Housing	£2,219,552	£1,270,445	£292,149	£309,624	£336,914	15.2%
		50% Affordable Housing	£2,019,504	£1,270,445	£246,450	£292,624	£207,885	10.3%
		9		-, -,		,		

# Table 40: Summary Table Showing Results of Residual Land Value Appraisals and Reduction in Land Residual - Value Point 7 60% General Needs Rent/40% Intermediate Tenure Mix Planning Infrastructure Level - £10,000

1	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)
		0% Affordable Housing	£6,784,000	£2,621,715	£1,017,600	£841,667	£2,210,898	32.6%
		20% Affordable Housing	£5,953,400	£2,621,715	£846,804	£758,000	£1,657,806	27.8%
	25 Unit Housing	30% Affordable Housing	£5,420,600	£2,621,715	£739,956	£704,032	£1,300,701	24.0%
	Scheme	35% Affordable Housing	£5,319,800	£2,621,715	£712,308	£694,640	£1,239,492	23.3%
		40% Affordable Housing	£5,122,800	£2,621,715	£676,008	£674,333	£1,104,715	21.6%
		50% Affordable Housing	£4,590,000	£2,621,715	£569,160	£620,365	£747,610	16.3%
		0% Affordable Housing	£5,792,000	£2,330,685	£868,800	£751,116	£1,767,743	30.5%
		20% Affordable Housing	£5,066,752	£2,330,685	£721,029	£677,911	£1,283,641	25.3%
	25 Unit Mixed	30% Affordable Housing	£4,650,152	£2,330,685	£637,857	£635,673	£1,004,100	21.6%
	Scheme	35% Affordable Housing	£4,549,352	£2,330,685	£610,209	£626,280	£942,890	20.7%
		40% Affordable Housing	£4,352,352	£2,330,685	£573,909	£605,973	£808,113	18.6%
		50% Affordable Housing	£3,955,304	£2,330,685	£491,910	£566,017	£544,024	13.8%
		0% Affordable Housing	£4,924,800	£2,124,512	£738,720	£669,397	£1,336,485	27.1%
		20% Affordable Housing	£4,352,752	£2,124,512	£617,709	£612,146	£958,450	22.0%
	25 Unit	30% Affordable Housing	£3,980,752	£2,124,512	£542,397	£574,544	£709,727	17.8%
	Flatted Scheme	35% Affordable Housing	£3,890,704	£2,124,512	£517,698	£566,154	£655,047	16.8%
		40% Affordable Housing	£3,738,304	£2,124,512	£489,258	£550,483	£551,089	14.7%
		50% Affordable Housing	£3,343,056	£2,124,512	£412,551	£510,167	£286,951	8.6%
	50 Unit Mixed Scheme	0% Affordable Housing	£11,868,800	£4,803,452	£1,780,320	£1,755,326	£3,388,514	28.5%
		20% Affordable Housing	£10,435,752	£4,803,452	£1,486,689	£1,571,732	£2,470,924	23.7%
		30% Affordable Housing	£9,626,656	£4,803,452	£1,321,791	£1,467,947	£1,952,128	20.3%
		35% Affordable Housing	£9,210,056	£4,803,452	£1,238,619	£1,414,257	£1,683,579	18.3%
		40% Affordable Housing	£8,885,008	£4,803,452	£1,171,020	£1,372,758	£1,476,267	16.6%
oint 6		50% Affordable Housing	£8,152,160	£4,803,452	£1,018,474	£1,279,215	£1,008,979	12.4%
Value Point 6	50 Unit Housing Scheme	0% Affordable Housing	£13,040,000	£5,054,588	£1,956,000	£1,895,931	£3,968,143	30.4%
<b>&gt;</b>		20% Affordable Housing	£11,439,800	£5,054,588	£1,625,268	£1,691,335	£2,945,865	25.8%
		30% Affordable Housing	£10,670,200	£5,054,588	£1,465,332	£1,593,064	£2,454,928	23.0%
		35% Affordable Housing	£10,137,400	£5,054,588	£1,358,484	£1,524,468	£2,111,866	20.8%
		40% Affordable Housing	£9,839,600	£5,054,588	£1,294,536	£1,486,740	£1,923,587	19.5%
		50% Affordable Housing	£9,070,000	£5,054,588	£1,134,600	£1,388,468	£1,432,650	15.8%
		0% Affordable Housing	£9,904,000	£4,270,333	£1,485,600	£1,527,805	£2,515,452	25.4%
		20% Affordable Housing	£8,737,056	£4,270,333	£1,237,311	£1,379,634	£1,775,787	20.3%
	50 Unit	30% Affordable Housing	£8,165,008	£4,270,333	£1,116,300	£1,306,897	£1,412,619	17.3%
	Flatted Scheme	35% Affordable Housing	£7,812,560	£4,270,333	£1,042,162	£1,262,022	£1,188,522	15.2%
		40% Affordable Housing	£7,570,112	£4,270,333	£989,023	£1,231,462	£1,036,123	13.7%
		50% Affordable Housing	£6,998,064	£4,270,333	£868,012	£1,158,726	£672,954	9.6%
			£26,080,000		£3,912,000			28.6%
		0% Affordable Housing		£10,109,175	£3,912,000 £3,250,536	£4,284,057	£7,463,778	28.6%
	100 Unit	20% Affordable Housing 30% Affordable Housing	£22,879,600 £21,340,400	£10,109,175 £10,109,175	£3,250,536 £2,930,664	£3,787,683	£5,502,917 £4,561,237	24.1%
	Housing Scheme	-	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,					
	- Coeiile	35% Affordable Housing 40% Affordable Housing	£20,509,800 £19,679,200	£10,109,175 £10,109,175	£2,759,868 £2,589,072	£3,420,291 £3,291,310	£4,051,647 £3,542,057	19.8%
		40% Affordable Housing 50% Affordable Housing	£19,679,200 £18,140,000	,,	,,.			
		-		£10,109,175	£2,269,200	£3,052,899	£2,600,377	14.3%
		0% Affordable Housing	£23,737,600	£9,606,903	£3,560,640	£3,945,911	£6,359,181	26.8%
	400 *** **	20% Affordable Housing	£20,871,504	£9,606,903	£2,973,378	£3,500,467	£4,599,125	22.0%
	100 Unit Mixed	30% Affordable Housing	£19,253,312	£9,606,903	£2,643,583	£3,248,652	£3,604,007	18.7%
	Scheme	35% Affordable Housing	£18,629,064	£9,606,903	£2,509,936	£3,152,666	£3,225,177	17.3%
		40% Affordable Housing	£17,770,016	£9,606,903	£2,342,041	£3,017,692	£2,691,245	15.1%
		50% Affordable Housing	£16,304,320	£9,606,903	£2,036,947	£2,790,756	£1,794,926	11.0%

# Graph 62 - Residual Land Value (£) - Value Point 7 60% General Needs Rent/40% Intermediate Tenure Mix Planning Infrastructure Level - £10,000



Graph 63 - Residual Land Value (% of GDV) - Value Point 7 60% General Needs Rent/40% Intermediate Tenure Mix Planning Infrastructure Level - £10,000

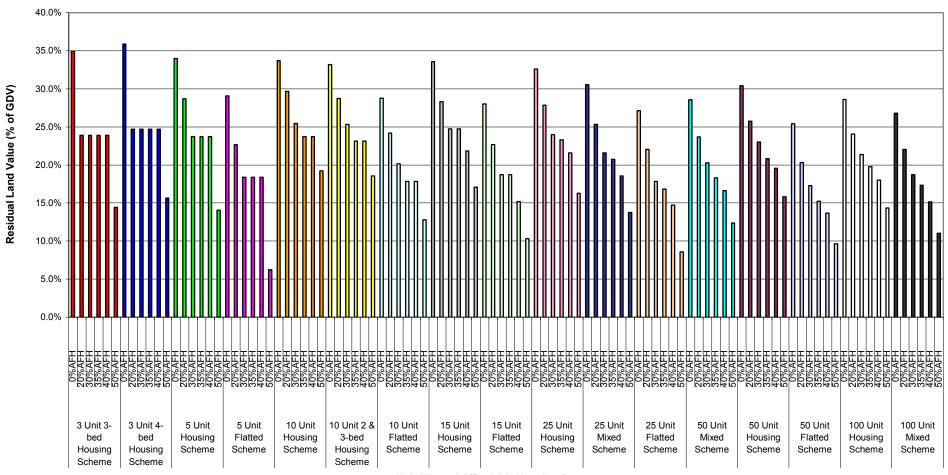




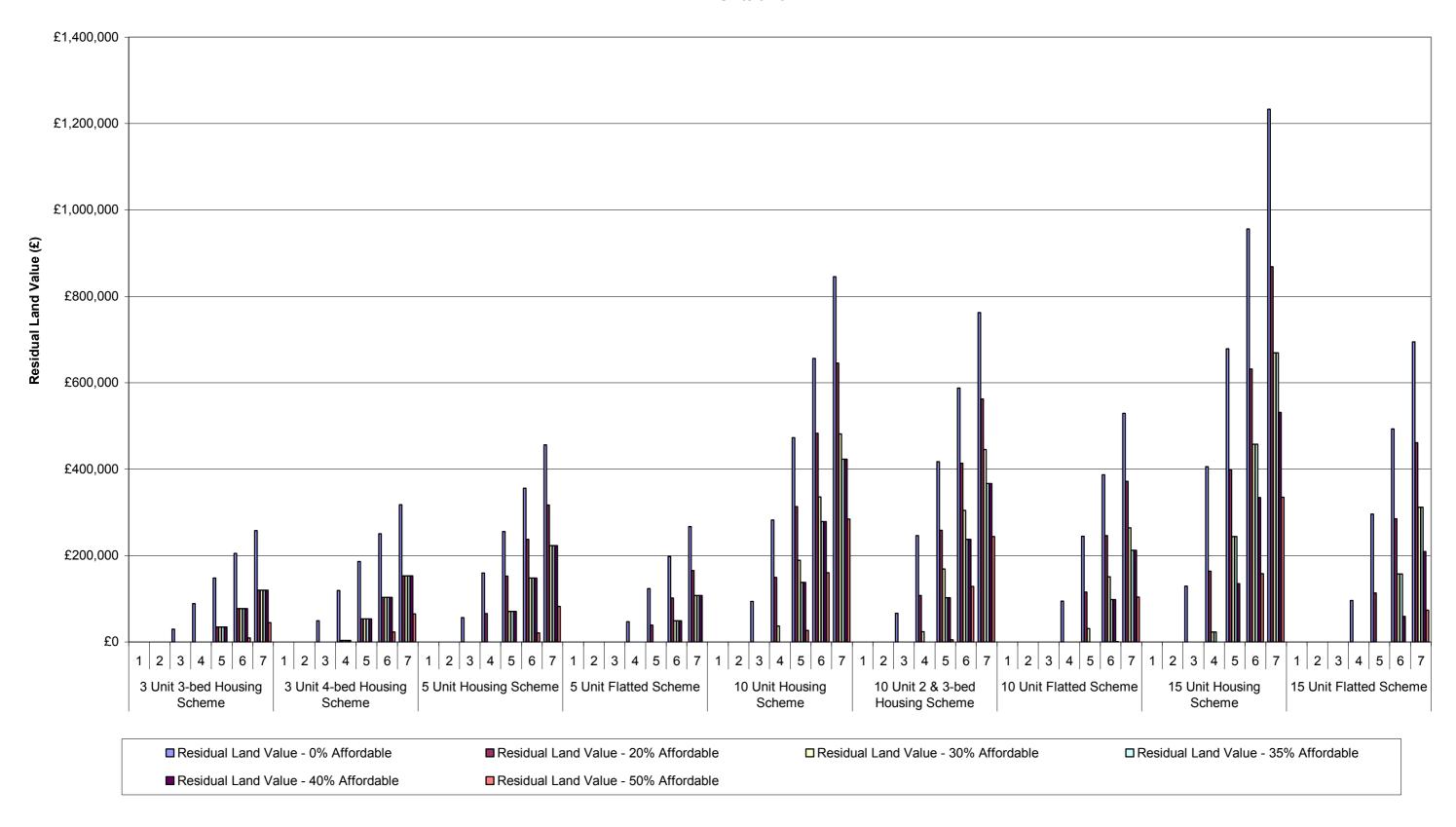
Table 41: Summary of Residual Land Value (£) Appraisals for All Value Points - 60% General Needs Rent/40% Intermediate Tenure Mix Planning Infrastructure Level - £20,000

Development Scenario /		Residual Land Value - 0%	Residual Land Value - 20%	Residual Land Value - 30%	Residual Land Value - 35%	Residual Land Value - 40%	Residual Land Value - 50%
Threshold	Value Point	Affordable	Affordable	Affordable	Affordable	Affordable	Affordable
	2	£0	£0	£0	£0	£0	£0
3 Unit 3-bed Housing	3	£29,734	£0	£0	£0	£0	£0
Scheme	<u>4</u> 5	£88,821 £147,908	£0 £34,540	£0 £34,540	£0 £34,540	£0 £34,540	£0
	6	£204,924	£77,353	£77,353	£77,353	£77,353	£9,292
	7	£258,099	£120,167	£120,167 £0	£120,167	£120,167 £0	£45,064 £0
	2	£0 £0	£0	£0	£0 £0	£0	£0
3 Unit 4-bed Housing	3	£49,429	£0	£0	£0	£0	£0
Scheme	5	£118,943 £186,572	£3,757 £53,522	£3,757 £53,522	£3,757 £53,522	£3,757 £53,522	£0
	6	£250,231	£103,287	£103,287	£103,287	£103,287	£23,214
	7	£317,659 £0	£153,052 £0	£153,052 £0	£153,052 £0	£153,052 £0	£64,696 £0
	2	£0	£0	£0	£0	£0	£0
5 Unit Housing Scheme	3 4	£56,482 £159,917	£0 £65,498	£0 £0	£0	£0	£0 £0
• • • • • • • • • • • • • • • • • • • •	5	£255,451	£152,128	£71,103	£71,103	£71,103	£0
	7	£355,782 £456,114	£237,201 £317,255	£148,255 £223,153	£148,255 £223,153	£148,255 £223,153	£21,067 £82,253
	1	£0	£0	£0	£0	£0	£0
	3	£0	£0 £0	£0	£0 £0	£0 £0	£0
5 Unit Flatted Scheme	4	£47,292	£0	£0	£0	£0	£0
	5	£123,447	£39,293	£0	£0	£0	£0
	7	£197,606 £267,485	£101,896 £165,338	£49,262 £107,260	£49,262 £107,260	£49,262 £107,260	£0 £0
	1	£0	£0	£0	£0	£0	£0
	3	£0 £94,068	£0	£0	£0	£0	£0
10 Unit Housing Scheme	4	£281,986	£149,560	£36,554	£0	£0	£0
	5 6	£472,726 £656,626	£313,601 £482,943	£189,009 £335,739	£138,095 £278,588	£138,095 £278,588	£26,872 £160,016
	7	£845,400	£645,560	£481,273	£423,224	£423,224	£284,365
	1 2	£0	£0	£0	£0	£0	£0
10 Unit 2 & 3-bed Housing	3 4	£66,773 £246,150	£0 £107,489	£0 £23,784	£0 £0	£0	£0 £0
Scheme	5	£417,584	£258,459	£169,055	£102,406	£102,406	£5,009
	6 7	£587,868 £762,456	£413,468 £562,616	£304,897 £445,810	£237,747 £366,555	£237,747 £366,555	£128,220 £243,888
	2	£0 £0	£0 £0	£0 £0	£0	£0	£0 £0
10 Unit Flatted Scheme	3	£0	£0	£0	£0	£0	£0
To Onit Flatted Scheme	5	£94,584 £244,426	£0 £115,551	£0 £31,397	£0	£0	£0
	6 7	£387,229 £529,454	£246,376 £371.527	£151,158 £264,420	£98,524 £212,374	£98,524 £212,374	£818 £104,100
	1	£0	£0	£0	£0	£0	£0
	3	£0 £129,554	£0	£0	£0	£0	£0
15 Unit Housing Scheme	<u>4</u> 5	£405,714 £678,690	£164,108 £398,225	£22,961 £244,029	£22,961 £244,029	£0 £135,271	£0 £0
	6	£955,849	£631,501	£457,555	£457,555	£334,183	£158,411
	7	£1,233,009 £0	£868,882 £0	£669,042 £0	£669,042 £0	£531,614 £0	£335,230 £0
	2 3	£0 £0	£0	£0 £0	£0 £0	£0	£0 £0
15 Unit Flatted Scheme	4	£95,730	£0	£0	£0	£0	£0
	5 6	£295,726 £493,454	£113,634 £285,269	£0 £157,107	£0 £157,107	£0 £59,400	£0 £0
	7	£694,231 £0	£461,128 £0	£311,979 £0	£311,979 £0	£209,097	£73,860 £0
	2	£0	£0	£0	£0	£0	£0
25 Unit Housing Scheme	<u>3</u>	£188,045 £636,085	£0 £266,664	£0 £25,659	£0	£0	£0
-	5	£1,089,822	£656,291	£381,137	£330,887	£229,721	£0
	6 7	£1,543,560 £1,997,298	£1,050,249 £1,444,206	£732,155 £1,087,101	£676,684 £1,025,892	£556,937 £891,115	£246,307 £534,010
	2	£0 £0	£0 £0	£0 £0	£0 £0	£0	£0 £0
25 Unit Mixed Scheme	3	£4,777	£0	£0	£0	£0	£0
25 OHR MIXED SCHEME	<u>4</u> 5	£396,058 £779,365	£69,530 £404,826	£0 £189,289	£0 £139,396	£0 £30,317	£0
	6 7	£1,166,754 £1,554,143	£735,347 £1,070,041	£486,631 £790,500	£435,651 £729.290	£314,658 £594.513	£79,794 £333,866
	1	£0	£0	£0	£0	£0	£0
	3	£0 £0	£0	£0	£0	£0	£0
25 Unit Flatted Scheme	4 5	£140,335 £468,943	£0 £177,040	£0	£0 £0	£0 £0	£0
	6	£793,497	£462,238	£243,904	£192,802	£98,927	£0
	7	£1,122,885 £0	£744,850 £0	£496,127 £0	£446,045 £0	£341,004 £0	£73,326 £0
	3	£0 £0	£0	£0 £0	£0	£0	£0
50 Unit Mixed Scheme	4	£690,287	£79,133	£0	£0	£0	£0
	5 6	£1,452,896 £2,215,505	£737,487 £1,398,246	£334,647 £935,703	£127,744 £696,768	£0 £511,904	£0 £99,770
	7	£2,978,114 £0	£2,060,524	£1,541,728 £0	£1,273,179	£1,065,867	£598,579 £0
	2	£0	£0	£0	£0	£0	£0
50 Unit Housing Scheme	3 4	£212,740 £1,044,155	£0 £359,292	£0 £25,579	£0	£0	£0
	5	£1,882,018	£1,080,695	£695,855	£432,203	£282,283	£0
	6 7	£2,719,880 £3,557,743	£1,808,080 £2,535,465	£1,370,192 £2,044,528	£1,064,607 £1,701,466	£896,280 £1,513,187	£463,166 £1,022,250
	2	£0	£0	£0	£0	£0	£0
50 Unit Flatted Scheme	3	£0	£0	£0	£0	£0	£0
So Sint i latted Scrienie	4 5	£202,084 £832,324	£0 £262,332	£0 £0	£0 £0	£0 £0	£0
	<u>6</u> 7	£1,468,688 £2,105,052	£810,989 £1,365,387	£488,179 £1,002,219	£292,281 £778,122	£159,677 £625,723	£0 £265,289
	1	£0	£0	£0	£0	£0	£0
	3	£0 £250,650	£0	£0	£0	£0	£0
100 Unit Housing Scheme	4 5	£1,855,194 £3,462,322	£534,434 £1,925,282	£0	£0 £787,676	£0 £392,287	£0
	6	£5,069,450	£3,320,500	£1,187,109 £2,480,573	£2,026,062	£1,571,550	£731,623
	7	£6,676,578 £0	£4,715,717 £0	£3,774,037 £0	£3,264,447 £0	£2,754,857 £0	£1,813,177 £0
	2	£0	£0	£0	£0	£0	£0
100 Unit Mixed Scheme	3 4	£0 £1,183,634	£0 £5,511	£0	£0	£0	£0
	5 6	£2,646,416 £4,109,198	£1,274,169 £2,541,591	£494,853 £1,654,374	£207,119 £1,317,590	£0 £841,473	£0 £45,096
	7	£4,109,198 £5,571,981	£2,541,591 £3,811,925	£1,654,374 £2,816,807	£1,317,590 £2,437,977	£841,473 £1,904,045	£45,096 £1,007,726

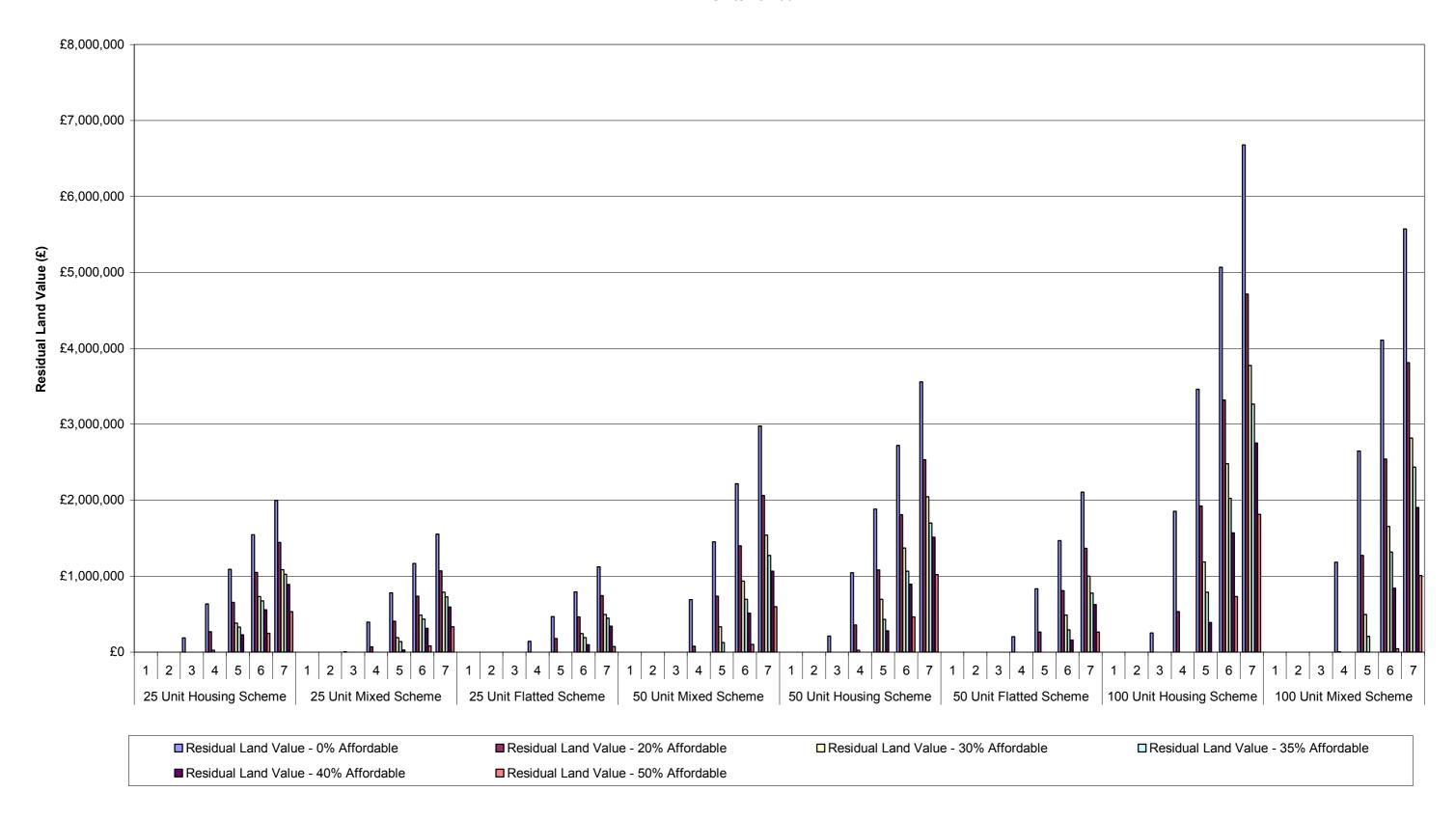
Graph 64-i: Summary of Residual Land Values at 0%, 20%, 30%, 35%, 40% & 50% Affordable Housing Across All Value Points - 60% General Needs Rent/40% Intermediate Tenure Mix

Planning Infrastructure Level - £20,000

Units 3-15



## Graph 64-ii: Summary of Residual Land Values at 0%, 20%, 30%, 35%, 40% & 50% Affordable Housing Across All Value Points 60% General Needs Rent/40% Intermediate Tenure Mix Planning Infrastructure Level - £20,000 Units 25-100

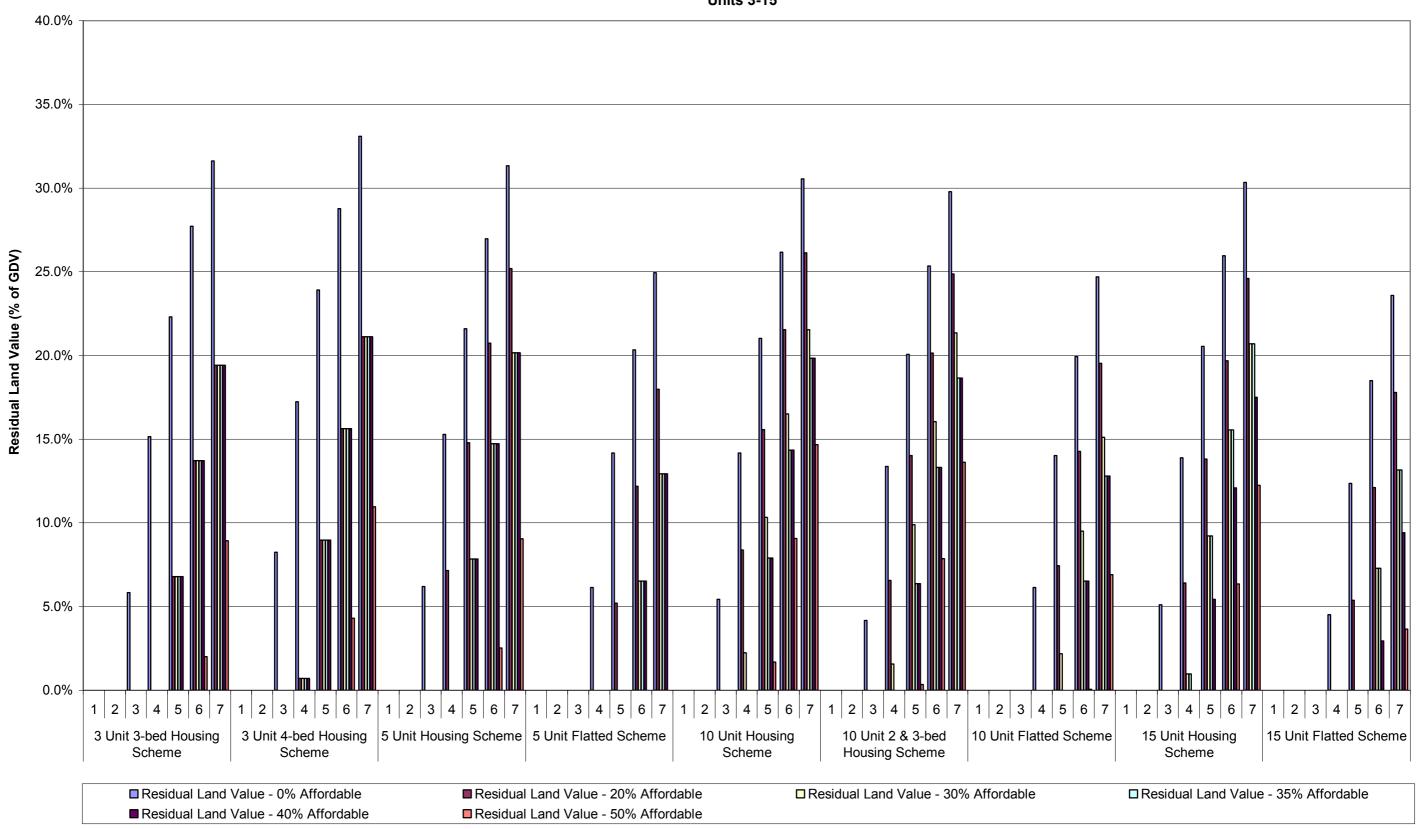


### Table 41a: Summary of Residual Land Value (as % of GDV) Appraisals for All Value Points - 60% General Needs Rent/40% Intermediate Tenure Mix Planning Infrastructure Level - £20,000

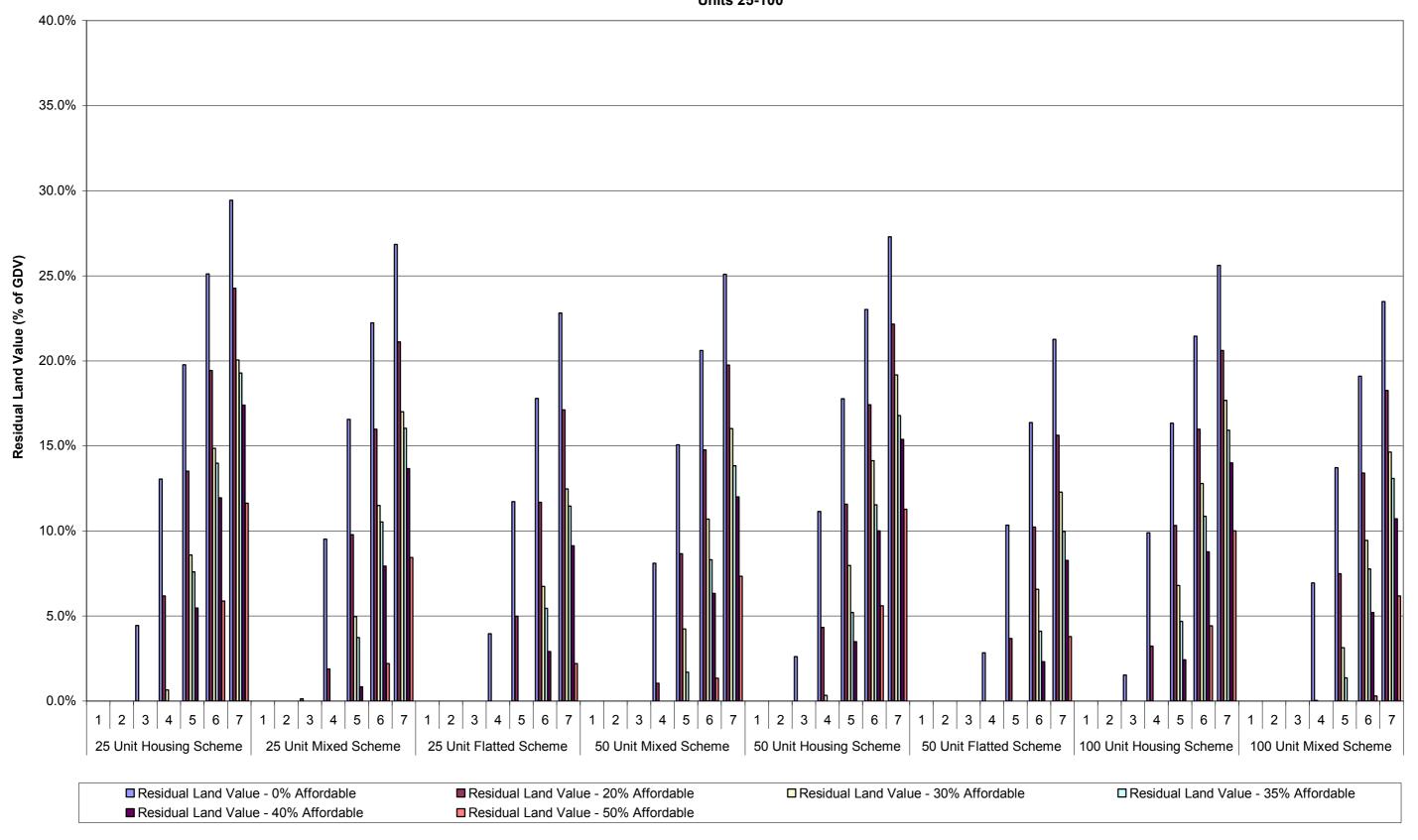
Development Scenario / Threshold	Value Point	Residual Land Value - 0% Affordable	Residual Land Value - 20% Affordable 0.0%	Residual Land Value - 30% Affordable 0.0%	Residual Land Value - 35% Affordable	Residual Land Value - 40% Affordable	Residual La Value - 50% Affordable
	2	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Unit 3-bed Housing	3	5.8%	0.0%	0.0%	0.0%	0.0%	0.0%
cheme	- 4 5	15.1% 22.3%	0.0% 6.8%	0.0% 6.8%	0.0% 6.8%	0.0% 6.8%	0.0%
	6	27.7%	13.7%	13.7%	13.7%	13.7%	2.0%
	7	31.6%	19.4%	19.4%	19.4%	19.4%	8.9%
	2	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Halfa de la della contra co	3	8.2%	0.0%	0.0%	0.0%	0.0%	0.0%
Unit 4-bed Housing cheme	4	17.2%	0.7%	0.7%	0.7%	0.7%	0.0%
	5	23.9%	9.0%	9.0%	9.0%	9.0%	0.0%
	6 7	28.8% 33.1%	15.6% 21.1%	15.6% 21.1%	15.6% 21.1%	15.6% 21.1%	4.3% 11.0%
	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%
Unit Housing Scheme	3 4	6.2% 15.3%	0.0% 7.2%	0.0%	0.0%	0.0%	0.0%
-	5	21.6%	14.8%	7.8%	7.8%	7.8%	0.0%
	6	27.0%	20.7%	14.7%	14.7%	14.7%	2.5%
	7	31.3% 0.0%	25.2% 0.0%	20.2%	20.2%	20.2% 0.0%	9.0%
	2	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	3	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Unit Flatted Scheme	- 4 - 5	6.1% 14.2%	0.0% 5.2%	0.0%	0.0%	0.0%	0.0%
	6	20.3%	12.2%	6.5%	6.5%	6.5%	0.0%
	7	25.0%	18.0%	12.9%	12.9%	12.9%	0.0%
	11	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	3	0.0% 5.4%	0.0%	0.0%	0.0%	0.0%	0.0%
Unit Housing Scheme	4	14.2%	8.4%	2.2%	0.0%	0.0%	0.0%
	5	21.0%	15.6%	10.3%	7.9%	7.9%	1.7%
	7	26.2% 30.5%	21.5%	16.5% 21.5%	14.4%	14.4% 19.8%	9.1%
	1	30.5% 0.0%	26.1% 0.0%	21.5% 0.0%	19.8%	19.8% 0.0%	14.7% 0.0%
	2	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Unit 2 & 3-bed Housing cheme	3 4	4.2% 13.4%	0.0% 6.6%	0.0% 1.6%	0.0%	0.0% 0.0%	0.0% 0.0%
cheine	5 6	20.1% 25.3%	14.0% 20.1%	9.9% 16.1%	6.4% 13.3%	6.4% 13.3%	0.3% 7.9%
	7	29.8%	24.9%	21.3%	18.7%	18.7%	13.6%
	1	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	3	0.0%	0.0%	0.0%	0.0%	0.0% 0.0%	0.0%
Unit Flatted Scheme	4	6.1%	0.0%	0.0%	0.0%	0.0%	0.0%
	- 5 6	14.0% 19.9%	7.4% 14.3%	2.2% 9.5%	0.0% 6.5%	0.0% 6.5%	0.0% 0.1%
	7	24.7%	19.5%	15.1%	12.8%	12.8%	6.9%
	1	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	3	0.0% 5.1%	0.0%	0.0%	0.0%	0.0%	0.0%
5 Unit Housing Scheme	4	13.9%	6.4%	1.0%	1.0%	0.0%	0.0%
	5 6	20.6% 26.0%	13.8% 19.7%	9.2% 15.6%	9.2% 15.6%	5.4% 12.1%	0.0% 6.3%
	7	30.3%	24.6%	20.7%	20.7%	17.5%	12.2%
	2	0.0%	0.0%	0.0%	0.0%	0.0% 0.0%	0.0%
	3	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
5 Unit Flatted Scheme	5	4.5% 12.4%	0.0% 5.4%	0.0%	0.0%	0.0% 0.0%	0.0%
	6	18.5%	12.1%	7.3%	7.3%	2.9%	0.0%
	7	23.6% 0.0%	17.8% 0.0%	13.2% 0.0%	13.2% 0.0%	9.4% 0.0%	3.7% 0.0%
	2	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
5 Unit Housing Scheme	<u>3</u>	4.4% 13.0%	0.0% 6.2%	0.0%	0.0%	0.0% 0.0%	0.0%
o one riouonig conomo	5	19.8%	13.5%	8.6%	7.6%	5.5%	0.0%
	6	25.1%	19.4%	14.9%	14.0%	11.9%	5.9%
	7	29.4% 0.0%	24.3% 0.0%	20.1%	19.3% 0.0%	17.4% 0.0%	11.6% 0.0%
	2	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Unit Mixed Scheme	<u>3</u>	0.1% 9.5%	0.0% 1.9%	0.0%	0.0%	0.0%	0.0%
	5	16.6%	9.8%	5.0%	3.7%	0.8%	0.0%
	<u>6</u> 7	22.2% 26.8%	16.0% 21.1%	11.5% 17.0%	10.5% 16.0%	7.9% 13.7%	2.2% 8.4%
	1	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	3	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
5 Unit Flatted Scheme	4	4.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	<u>5</u>	11.7% 17.8%	5.0% 11.7%	0.0% 6.7%	0.0% 5.4%	0.0% 2.9%	0.0%
	7	22.8%	17.1%	12.5%	11.5%	9.1%	2.2%
	1 2	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	3	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Unit Mixed Scheme	4	8.1%	1.0%	0.0%	0.0%	0.0%	0.0%
	5 6	15.1% 20.6%	8.7% 14.8%	4.2% 10.7%	1.7% 8.3%	0.0% 6.3%	0.0% 1.3%
	7	25.1%	19.7%	16.0%	13.8%	12.0%	7.3%
	1 2	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Unit Housing Scheme	3	2.6%	0.0%	0.0%	0.0%	0.0%	0.0%
omit nousing scheme	<u>4</u> 5	11.1% 17.8%	4.3% 11.6%	0.3% 8.0%	0.0% 5.2%	0.0% 3.5%	0.0%
	6	23.0%	17.4%	14.1%	11.5%	10.0%	5.6%
	7	27.3% 0.0%	22.2% 0.0%	19.2% 0.0%	16.8% 0.0%	15.4% 0.0%	11.3% 0.0%
		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	2		0.0%	0.0%	0.0%	0.0%	0.0%
Unit Flatted Schome	3	0.0%		0.0%	0.0%	0.0%	0.0%
Unit Flatted Scheme		0.0% 2.8% 10.3%	0.0% 3.7%	0.0%	0.0%	0.0%	0.0%
Unit Flatted Scheme	3 4 5 6	2.8% 10.3% 16.4%	0.0% 3.7% 10.2%	0.0% 6.6%	0.0% 4.1%	0.0% 2.3%	0.0%
) Unit Flatted Scheme	3 4 5 6	2.8% 10.3% 16.4% 21.3%	0.0% 3.7% 10.2% 15.6%	0.0% 6.6% 12.3%	0.0% 4.1% 10.0%	0.0% 2.3% 8.3%	0.0% 3.8%
) Unit Flatted Scheme	3 4 5 6 7 1	2.8% 10.3% 16.4% 21.3% 0.0%	0.0% 3.7% 10.2% 15.6% 0.0%	0.0% 6.6% 12.3% 0.0%	0.0% 4.1% 10.0% 0.0% 0.0%	0.0% 2.3% 8.3% 0.0% 0.0%	0.0% 3.8% 0.0% 0.0%
	3 4 5 6 7 1 2	2.8% 10.3% 16.4% 21.3% 0.0% 0.0%	0.0% 3.7% 10.2% 15.6% 0.0% 0.0%	0.0% 6.6% 12.3% 0.0% 0.0%	0.0% 4.1% 10.0% 0.0% 0.0% 0.0%	0.0% 2.3% 8.3% 0.0% 0.0%	0.0% 3.8% 0.0% 0.0% 0.0%
) Unit Flatted Scheme	3 4 5 6 7 1 2 3 4 5	2.8% 10.3% 16.4% 21.3% 0.0% 0.0% 1.5% 9.9% 16.3%	0.0% 3.7% 10.2% 15.6% 0.0% 0.0% 0.0% 3.2% 10.3%	0.0% 6.6% 12.3% 0.0% 0.0% 0.0% 6.8%	0.0% 4.1% 10.0% 0.0% 0.0% 0.0% 4.7%	0.0% 2.3% 8.3% 0.0% 0.0% 0.0% 2.4%	0.0% 3.8% 0.0% 0.0% 0.0% 0.0%
	3 4 5 6 7 1 2 3 4 5 6	2.8% 10.3% 16.4% 21.3% 0.0% 0.0% 1.5% 9.9% 16.3% 21.4%	0.0% 3.7% 10.2% 15.6% 0.0% 0.0% 0.0% 10.3% 16.0%	0.0% 6.6% 12.3% 0.0% 0.0% 0.0% 6.8% 12.8%	0.0% 4.1% 10.0% 0.0% 0.0% 0.0% 4.7% 10.9%	0.0% 2.3% 8.3% 0.0% 0.0% 0.0% 0.0% 2.4% 8.8%	0.0% 3.8% 0.0% 0.0% 0.0% 0.0% 0.0%
	3 4 5 6 7 1 2 3 4 5	2.8% 10.3% 16.4% 21.3% 0.0% 0.0% 1.5% 9.9% 16.3%	0.0% 3.7% 10.2% 15.6% 0.0% 0.0% 0.0% 3.2% 10.3%	0.0% 6.6% 12.3% 0.0% 0.0% 0.0% 6.8%	0.0% 4.1% 10.0% 0.0% 0.0% 0.0% 4.7%	0.0% 2.3% 8.3% 0.0% 0.0% 0.0% 2.4%	0.0% 3.8% 0.0% 0.0% 0.0% 0.0%
	3 4 5 6 7 1 2 3 4 5 6 7 1 1 2	2.8% 10.3% 16.4% 21.3% 0.0% 1.5% 9.9% 21.4% 25.6% 0.0%	0.0% 3.7% 10.2% 15.6% 0.0% 0.0% 3.2% 10.3% 16.0% 20.6% 0.0%	0.0% 6.6% 12.3% 0.0% 0.0% 0.0% 6.8% 12.8% 17.7% 0.0%	0.0% 4.1% 10.0% 0.0% 0.0% 0.0% 4.7% 10.9% 10.9% 4.7% 10.9% 15.9% 0.0%	0.0% 2.3% 8.3% 0.0% 0.0% 0.0% 2.4% 8.8% 14.0% 0.0%	0.0% 3.8% 0.0% 0.0% 0.0% 0.0% 0.0% 0.0% 4.4% 10.0% 0.0% 0.0%
0 Unit Housing Scheme	3 4 5 6 7 1 2 3 4 5 6 7 7	2.8% 10.3% 16.4% 21.3% 0.0% 0.0% 1.5% 16.3% 21.4% 25.6% 0.0% 0.0%	0.0% 3.7% 10.2% 15.6% 0.0% 0.0% 0.0% 10.3% 16.0% 20.6% 0.0% 0.0%	0.0% 6.6% 12.3% 0.0% 0.0% 0.0% 6.8% 12.8% 17.7% 0.0%	0.0% 4.1% 10.0% 0.0% 0.0% 0.0% 4.7% 4.7% 10.9% 15.9% 0.0% 0.0%	0.0% 2.3% 8.3% 0.0% 0.0% 0.0% 0.0% 2.4% 8.8% 14.0% 0.0% 0.0%	0.0% 3.8% 0.0% 0.0% 0.0% 0.0% 0.0% 0.0% 0.0% 0
	3 4 5 6 7 1 1 2 3 4 5 6 7 7 1 1 2 3 3 4 5 5	2.8% 10.3% 16.4% 21.3% 0.0% 1.5% 9.9% 21.4% 25.6% 0.0%	0.0% 3.7% 10.2% 15.6% 0.0% 0.0% 3.2% 10.3% 16.0% 20.6% 0.0%	0.0% 6.6% 12.3% 0.0% 0.0% 0.0% 6.8% 12.8% 17.7% 0.0%	0.0% 4.1% 10.0% 0.0% 0.0% 0.0% 4.7% 10.9% 10.9% 4.7% 10.9% 15.9% 0.0%	0.0% 2.3% 8.3% 0.0% 0.0% 0.0% 2.4% 8.8% 14.0% 0.0%	0.0% 3.8% 0.0% 0.0% 0.0% 0.0% 0.0% 0.0% 0.0% 4.4% 10.0% 0.0% 0.0%

Source: Adams Integra, June 2009 Appendix Ile

Graph 64a-i: Summary of Residual Land Values (as % of GDV) at 0%, 20%, 30%, 35%, 40% & 50% Affordable Housing
Across all Value Points - 60% General Needs Rent/40% Intermediate Tenure Mix
Planning Infrastructure Level - £20,000
Units 3-15



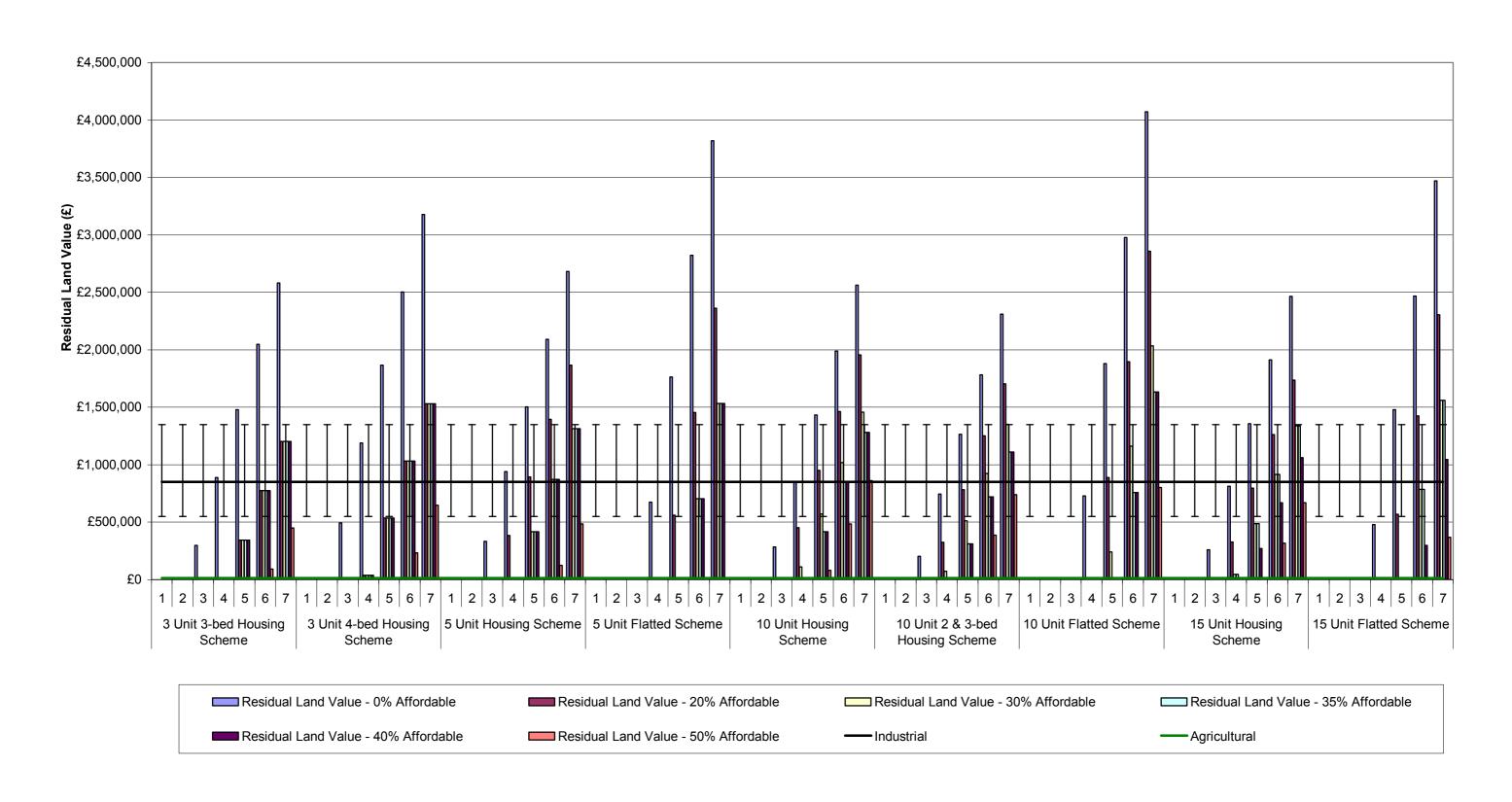
Graph 64a-ii: Summary of Residual Land Values (as % of GDV) at 0%, 20%, 30%, 35%, 40% & 50% Affordable Housing
Across all Value Points - 60% General Needs Rent/40% Intermediate Tenure Mix
Planning Infrastructure Level - £20,000
Units 25-100



#### Table 41b: Summary of Residual Land Value (£ per Ha) Appraisals for All Value Points - 60% General Needs Rent/40% Intermediate Tenure Mix Planning Infrastructure Level - £20,000

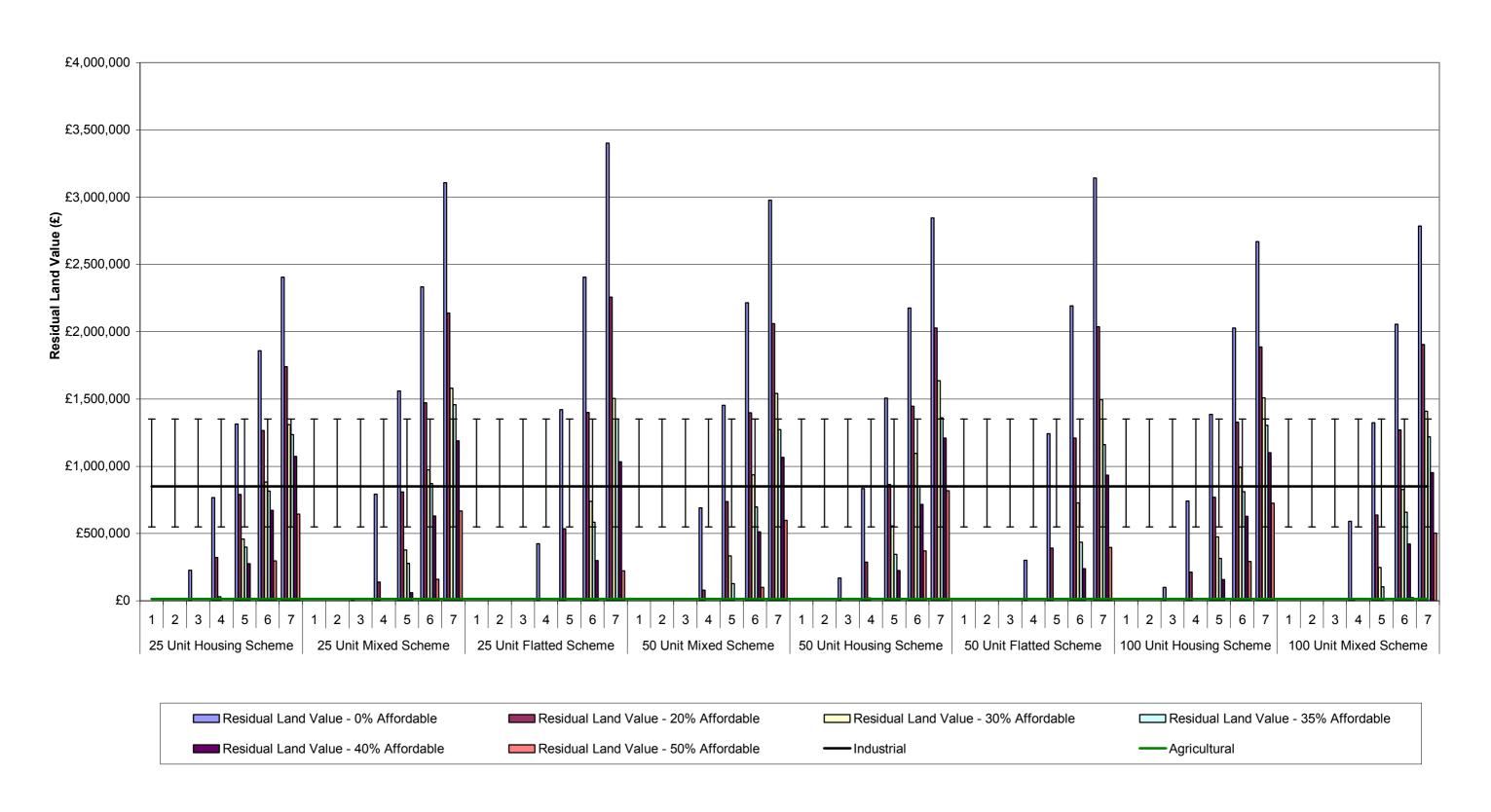
		Pic						
Development Scenario / Threshold	Value Point	Site Size	Residual Land Value - 0% Affordable	Residual Land Value - 20% Affordable	Residual Land Value - 30% Affordable	Residual Land Value - 35% Affordable	Residual Land Value - 40% Affordable	Residual La Value - 50% Affordable
	1 2	0.10	£0	£0	£0	£0	£0	£0
Half O had Harraina	3	0.10 0.10	£0 £297,343	£0	£0	£0 £0	£0 £0	£0
Unit 3-bed Housing icheme	4	0.10	£888,210	£0	£0	£0	£0	£0
	- 5 6	0.10 0.10	£1,479,076 £2,049,244	£345,396 £773,533	£345,396 £773,533	£345,396 £773,533	£345,396 £773,533	£0 £92,915
	7	0.10	£2,580,986	£1,201,669	£1,201,669	£1,201,669	£1,201,669	£450,643
	1	0.10	£0	£0	£0	£0	£0	£0
	3	0.10 0.10	£0 £494,289	£0	£0	£0	£0	£0
Unit 4-bed Housing cheme	4	0.10	£1,189,426	£37,570	£37,570	£37,570	£37,570	£0
	5 6	0.10 0.10	£1,865,718 £2,502,310	£535,220	£535,220 £1,032,870	£535,220 £1,032,870	£535,220 £1,032,870	£0 £232,144
	7	0.10	£3,176,594	£1,032,870 £1,530,520	£1,530,520	£1,530,520	£1,530,520	£646,960
	1	0.17	£0	£0	£0	£0	£0	£0
	3	0.17 0.17	£0 £332,247	£0	£0	£0	£0	£0
Unit Housing Scheme	4	0.17	£940,686	£385,282	£0	£0	£0	£0
	- 5 6	0.17 0.17	£1,502,651 £2,092,836	£894,870 £1.395.302	£418,254 £872,088	£418,254 £872,088	£418,254 £872,088	£0 £123.921
	7	0.17	£2,683,022	£1,866,204	£1,312,663	£1,312,663	£1,312,663	£483,842
	1	0.07	£0	£0	£0	£0	£0	£0
	3	0.07	£0	£0	£0	£0	£0 £0	£0
Unit Flatted Scheme	4	0.07	£675,602	£0	£0	£0	£0	£0
	5	0.07	£1,763,532	£561,328	£0	£0	£0	£0
	- 6 7	0.07	£2,822,948 £3,821,211	£1,455,656 £2,361,976	£703,746 £1,532,283	£703,746 £1,532,283	£703,746 £1,532,283	£0
	1 2	0.33 0.33	£0	£0	£0 £0	£0	£0	£0 £0
	3	0.33	£285,054	£0	£0	£0	£0	£0
Unit Housing Scheme	4	0.33	£854,503	£453,213	£110,769	£0	£0	£0
	5 6	0.33	£1,432,503 £1,989,777	£950,306 £1,463,463	£572,755 £1,017,390	£418,470 £844,206	£418,470 £844,206	£81,430 £484,896
	7	0.33	£2,561,819	£1,956,242	£1,458,404	£1,282,497	£1,282,497	£861,712
	2	0.33	£0	£0	£0	£0	£0	£0
Unit 2 & 3-bed Housing	3 4	0.33	£202,343 £745,909	£0 £325,725	£0 £72,072	£0	£0	£0
cheme	5	0.33	£1,265,407	£783,210	£512,289	£310,322	£310,322	£15,178
	6	0.33 0.33	£1,781,418 £2,310,474	£1,252,933 £1,704,897	£923,930 £1,350,940	£720,447 £1.110.772	£720,447 £1,110,772	£388,546 £739,056
	1	0.13	£0	£0	£0	£0	£0	£0
	2 3	0.13 0.13	£0	£0 £0	£0 £0	£0 £0	£0	£0 £0
Unit Flatted Scheme	4	0.13	£727,571	£0	£0	£0	£0	£0
	5	0.13	£1,880,196	£888,857	£241,516	£0 £757,881	£0	£0
	- 6 7	0.13 0.13	£2,978,682 £4,072,726	£1,895,200 £2,857,898	£1,162,755 £2,034,002	£1,633,649	£757,881 £1,633,649	£6,293 £800,773
	1 2	0.50 0.50	£0	£0	£0	£0 £0	£0	£0
	3	0.50	£259,108	£0	£0	£0	£0	£0
5 Unit Housing Scheme	4	0.50	£811,427	£328,216	£45,923	£45,923	£0	£0
	<u>5</u>	0.50 0.50	£1,357,380 £1,911,699	£796,449 £1,263,001	£488,059 £915,110	£488,059 £915,110	£270,542 £668,365	£0 £316,823
	7	0.50	£2,466,017	£1,737,764	£1,338,083	£1,338,083	£1,063,229	£670,460
	2	0.20	£0	£0	£0	£0	£0	£0
5 Unit Flatted Scheme	3 4	0.20	£0	£0	£0	£0	£0	£0
o one riatted ocheme	5	0.20	£478,649 £1,478,630	£0 £568,171	£0	£0	£0	£0
	6 7	0.20 0.20	£2,467,271	£1,426,346	£785,534	£785,534 £1,559,896	£297,001 £1.045.484	£0
	1	0.20	£3,471,154 £0	£2,305,638 £0	£1,559,896 £0	£1,559,696	£1,045,464	£369,301 £0
	2	0.83 0.83	£0 £226,561	£0 £0	£0 £0	£0 £0	£0	£0 £0
5 Unit Housing Scheme	3 4	0.83	£766,367	£321,281	£30,914	£0	£0	£0
	5	0.83	£1,313,039	£790,712	£459,201 £882,114	£398,659	£276,773	£0
	- 6 7	0.83 0.83	£1,859,711 £2,406,383	£1,265,360 £1,740,007	£1,309,760	£815,282 £1,236,014	£671,009 £1,073,632	£296,755 £643,385
	1 2	0.50 0.50	£0	£0	£0	£0	£0	£0
	3	0.50	£0 £9,555	£0	£0	£0	£0	£0
5 Unit Mixed Scheme	4	0.50	£792,117	£139,061	£0	£0	£0	£0
	5 6	0.50	£1,558,729 £2,333,508	£809,653 £1,470,694	£378,577 £973,262	£278,792 £871,303	£60,635 £629,315	£0 £159,588
	7	0.50	£3,108,286	£2,140,083	£1,580,999	£1,458,581	£1,189,026	£667,731
	2	0.33	£0	£0	£0	£0	£0	£0
5 Unit Flatted Scheme	3	0.33	£0	£0	£0	£0	£0	£0
J CK I INCOME SCHEINE	<u>4</u> 5	0.33	£425,256 £1,421,041	£0 £536,486	£0	£0	£0	£0
	6	0.33	£2,404,536	£1,400,720	£739,103	£584,247	£299,778	£0
	7	0.33 1.00	£3,402,681 £0	£2,257,121 £0	£1,503,416 £0	£1,351,653 £0	£1,033,346 £0	£222,199 £0
	2	1.00	£0	£0	£0	£0	£0	£0
Unit Mixed Scheme	3 4	1.00	£0 £690,287	£0 £79,133	£0	£0	£0	£0
	5	1.00	£1,452,896	£737,487	£334,647	£127,744	£0	£0
	- 6 7	1.00	£2,215,505 £2,978,114	£1,398,246 £2,060,524	£935,703 £1,541,728	£696,768 £1,273,179	£511,904 £1,065,867	£99,770 £598,579
	1	1.25	£0	£0	£0	£0	£0	£0
	3	1.25 1.25	£0 £170,192	£0	£0	£0	£0	£0
Unit Housing Scheme	4	1.25	£835,324	£287,434 £864,556	£20,463	£0	£0	£0
	5 6	1.25 1.25	£1,505,614 £2,175,904	£864,556 £1,446,464	£556,684 £1,096,153	£345,762 £851,685	£225,827 £717,024	£0 £370,533
	7	1.25	£2,846,194	£2,028,372	£1,635,622	£1,361,173	£1,210,550	£817,800
	2	0.67 0.67	£0	£0	£0	£0	£0	£0
Unit Flatted Scheme	3	0.67	£0	£0	£0	£0	£0	£0
Joint Flatted Scriente	<u>4</u> 5	0.67 0.67	£301,617 £1,242,275	£0 £391,541	£0	£0	£0	£0
	6	0.67	£2,192,072	£1,210,432	£728,626	£436,240	£238,324	£0
	7	0.67 2.50	£3,141,869 £0	£2,037,892 £0	£1,495,850 £0	£1,161,377 £0	£933,914 £0	£395,954 £0
	2	2.50	£0	£0	£0	£0	£0	£0
00 Unit Housing Scheme	3 4	2.50 2.50	£100,260 £742,078	£0 £213,774	£0	£0	£0 £0	£0
	5	2.50	£1,384,929	£770,113	£474,844	£315,070	£156,915	£0
or one nousing scheme		2.50	£2,027,780	£1,328,200	£992,229	£810,425	£628,620	£292,649
o one nousing scheme	6 7			£1 886 287	£1 500 615	£1 305 770	£1 101 043	
orial riousing scheme	7	2.50 2.00	£2,670,631 £0	£1,886,287 £0	£1,509,615 £0	£1,305,779 £0	£1,101,943 £0	£0
of the Housing Scheme	7 1 2	2.50 2.00 2.00	£2,670,631 £0 £0	£0	£0	£0	£0	£0
	7 1 2 3 4	2.50 2.00 2.00 2.00 2.00	£2,670,631 £0 £0 £0 £591,817	£0 £0 £0 £2,756	£0 £0 £0	£0 £0 £0	£0 £0 £0	£0 £0
00 Unit Mixed Scheme	7 1 2 3	2.50 2.00 2.00 2.00	£2,670,631 £0 £0	£0 £0	£0 £0	£0 £0	£0 £0	£0 £0

Graph 64b-i: Summary of Residual Land Values (£ per Ha) at 0%, 20%, 30%, 35%, 40% & 50% Affordable Housing Across All Value Points - 60% General Needs
Rent/40% Intermediate Tenure Mix
Planning Infrastructure Level - £20,000 - Units 3-15



Graph 64b-ii: Summary of Residual Land Values (per Ha) at 0%, 20%, 30%, 35%, 40% & 50% Affordable Housing Across All Value Points - 60% General Needs Rent/40% Intermediate Tenure Mix

Planning Infrastructure Level - £20,000 - Units 25-100



#### Table 42: Summary Table Showing Results of Residual Land Value Appraisals and Reduction in Land Residual - Value Point 1 60% General Needs Rent/40% Intermediate Tenure Mix Planning Infrastructure Level - £20,000

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)
		0% Affordable Housing	£357,000	£315,293	£53,550	£81,059	£0	0.0%
		20% Affordable Housing	£291,000	£315,293	£38,880	£80,069	£0	0.0%
	3 Unit 3-bed	30% Affordable Housing	£291,000	£315,293	£38,880	£80,069	£0	0.0%
	Housing Scheme	35% Affordable Housing	£291,000	£315,293	£38,880	£80,069	£0	0.0%
		40% Affordable Housing	£291,000	£315,293	£38,880	£80,069	£0	0.0%
		50% Affordable Housing	£241,020	£315,293	£25,171	£79,320	£0	0.0%
		0% Affordable Housing	£420,000	£366,795	£63,000	£84,360	£0	0.0%
		20% Affordable Housing	£341,000	£366,795	£45,660	£83,175	£0	0.0%
	3 Unit 4-bed	30% Affordable Housing	£341,000	£366,795	£45,660	£83,175	£0	0.0%
	Housing Scheme	35% Affordable Housing	£341,000	£366,795	£45,660	£83,175	£0	0.0%
		40% Affordable Housing	£341,000	£366,795	£45,660	£83,175	£0	0.0%
		50% Affordable Housing	£282,200	£366,795	£29,532	£82,293	£0	0.0%
		0% Affordable Housing	£637,000	£559,823	£95,550	£142,743	£0	0.0%
		20% Affordable Housing	£571,000	£559,823	£80,880	£141,753	£0	0.0%
	5 Unit	30% Affordable Housing	£508,020	£559,823	£64,501	£140,808	£0	0.0%
	Housing Scheme	35% Affordable Housing	£508,020	£559,823	£64,501	£140,808	£0	0.0%
		40% Affordable Housing	£508,020	£559,823	£64,501	£140,808	£0	0.0%
		50% Affordable Housing	£442,020	£559,823	£49,831	£139,818	£0	0.0%
		0% Affordable Housing	£469,000	£458,998	£70,350	£134,692	£0	0.0%
		20% Affordable Housing	£420,200	£458,998	£58,980	£133,960	£0	0.0%
	5 Unit	30% Affordable Housing	£380,804	£458,998	£48,174	£133,369	£0	0.0%
	Flatted Scheme	35% Affordable Housing	£380.804	£458.998	£48.174	£133.369	£0	0.0%
		40% Affordable Housing	£380,804	£458,998	£48,174	£133,369	£0	0.0%
		50% Affordable Housing	£332,004	£458,998	£36,804	£132,637	£0	0.0%
		0% Affordable Housing	£1,211,000	£1,068,143	£181,650	£281,715	£0	0.0%
		20% Affordable Housing	£1,100,900	£1,068,143	£154,884	£280,064	£0	0.0%
in 1	10 Unit Housing Scheme	30% Affordable Housing	£1,021,900	£1,068,143	£137,544	£278,879	£0	0.0%
Value Point 1		35% Affordable Housing	£977,800	£1,068,143	£125,448	£278,217	£0	0.0%
Š		40% Affordable Housing	£977,800	£1,068,143	£125,448	£278,217	£0	0.0%
		50% Affordable Housing	£911,800	£1,068,143	£110,778	£277,227	£0	0.0%
		0% Affordable Housing	£1.120.000	£993.750	£168.000	£276.270	£0	0.0%
		20% Affordable Housing	£1,009,900	£993,750	£141,234	£274,618	£0	0.0%
	10 Unit 2 &	30% Affordable Housing	£951,900	£993,750	£128,304	£273,748	£0	0.0%
	3-bed Housing	35% Affordable Housing	£899,800	£993,750	£114,468	£272,967	£0	0.0%
	Scheme	40% Affordable Housing	£899,800	£993,750	£114,468	£272,967	£0	0.0%
		50% Affordable Housing	£841.800	£993,750	£101,538	£272,097	£0	0.0%
		0% Affordable Housing	£938,000	£917,995	£140,700	£269,384	£0	0.0%
		20% Affordable Housing	£849,804	£917,995	£118,524	£268,061	£0	0.0%
	10 Unit	30% Affordable Housing	£801,004	£917,995	£107,154	£267,329	£0	0.0%
	Flatted Scheme	35% Affordable Housing	£761,608	£917,995	£96,348	£266,738	£0	0.0%
		40% Affordable Housing	£761,608	£917,995	£96,348	£266,738	£0	0.0%
		50% Affordable Housing	£712,808	£917,995	£84,978	£266,006	£0	0.0%
		0% Affordable Housing	£1,778,000	£1,570,740	£266,700	£420,269	£0	0.0%
		20% Affordable Housing	£1,588,900	£1,570,740	£222,594	£417,433	£0	0.0%
	15 Unit	30% Affordable Housing	£1,478,800	£1,570,740 £1,570,740	£195,828	£417,433	£0	0.0%
	Housing Scheme	35% Affordable Housing	£1,478,800	£1,570,740 £1,570,740	£195,828	£415,781	£0	0.0%
		40% Affordable Housing	£1,478,800 £1,412,800	£1,570,740 £1,570,740	£181,158	£414,791	£0	0.0%
		50% Affordable Housing	£1,412,800 £1,302,700	£1,570,740 £1,570,740	£154,392	£414,791 £413,140	£0	0.0%
		50% Affordable Housing  0% Affordable Housing	£1,302,700 £1,288,000	£1,570,740 £1,270,445	£154,392 £193,200	£413,140 £396,446	£0	0.0%
		20% Affordable Housing	£1,288,000 £1,167,804	£1,270,445	£193,200 £162,804	£396,446 £394,643	£0	0.0%
	15 Unit	20% Affordable Housing 30% Affordable Housing	£1,167,804 £1,089,604	£1,270,445 £1,270,445	£162,804 £143,370	£394,643 £393,470	£0	0.0%
	Flatted		£1,089,604 £1,089,604				£0	0.0%
	- Co.veille	35% Affordable Housing		£1,270,445	£143,370	£393,470		0.0%
		40% Affordable Housing	£1,040,804	£1,270,445	£132,000	£392,738	£0	
		50% Affordable Housing	£969,408	£1,270,445	£112,974	£391,667	£0	0.0%

Table 42: Summary Table Showing Results of Residual Land Value Appraisals and Reduction in Land Residual - Value Point 1 60% General Needs Rent/40% Intermediate Tenure Mix Planning Infrastructure Level - £20,000

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)
		0% Affordable Housing	£2,968,000	£2,621,715	£445,200	£726,329	£0	0.0%
		20% Affordable Housing	£2,668,800	£2,621,715	£374,328	£721,841	£0	0.0%
	25 Unit Housing	30% Affordable Housing	£2,479,700	£2,621,715	£330,222	£719,004	£0	0.0%
	Scheme	35% Affordable Housing	£2,435,600	£2,621,715	£318,126	£718,343	£0	0.0%
		40% Affordable Housing	£2,369,600	£2,621,715	£303,456	£717,353	£0	0.0%
		50% Affordable Housing	£2,180,500	£2,621,715	£259,350	£714,516	£0	0.0%
		0% Affordable Housing	£2,534,000	£2,330,685	£380,100	£701,202	£0	0.0%
		20% Affordable Housing	£2,275,204	£2,330,685	£318,960	£697,320	£0	0.0%
	25 Unit Mixed	30% Affordable Housing	£2,131,004	£2,330,685	£284,856	£695,157	£0	0.0%
	Scheme	35% Affordable Housing	£2,086,904	£2,330,685	£272,760	£694,496	£0	0.0%
		40% Affordable Housing	£2,020,904	£2,330,685	£258,090	£693,506	£0	0.0%
		50% Affordable Housing	£1,883,508	£2,330,685	£224,394	£691,445	£0	0.0%
		0% Affordable Housing	£2,154,600	£2,124,512	£323,190	£682,323	£0	0.0%
		20% Affordable Housing	£1,956,204	£2,124,512	£273,360	£679,347	£0	0.0%
	25 Unit Flatted	30% Affordable Housing	£1,829,204	£2,124,512	£242,556	£677,442	£0	0.0%
	Scheme	35% Affordable Housing	£1,789,808	£2,124,512	£231,750	£676,851	£0	0.0%
		40% Affordable Housing	£1,741,008	£2,124,512	£220,380	£676,119	£0	0.0%
		50% Affordable Housing	£1,618,212	£2,124,512	£189,829	£674,277	£0	0.0%
		0% Affordable Housing	£5,192,600	£4,803,452	£778,890	£1,507,748	£0	0.0%
		20% Affordable Housing	£4,683,704	£4,803,452	£657,510	£1,500,115	£0	0.0%
	50 Unit Mixed	30% Affordable Housing	£4,393,912	£4,803,452	£589,219	£1,495,768	£0	0.0%
	Scheme	35% Affordable Housing	£4,249,712	£4,803,452	£555,115	£1,493,605	£0	0.0%
_		40% Affordable Housing	£4,131,316	£4,803,452	£526,969	£1,491,829	£0	0.0%
Value Point 1		50% Affordable Housing	£3,870,820	£4,803,452	£463,837	£1,487,922	£0	0.0%
/alue		0% Affordable Housing	£5,705,000	£5,054,588	£855,750	£1,536,075	£0	0.0%
		20% Affordable Housing	£5,127,600	£5,054,588	£718,416	£1,527,414	£0	0.0%
	50 Unit Housing	30% Affordable Housing	£4,849,400	£5,054,588	£651,954	£1,523,241	£0	0.0%
	Scheme	35% Affordable Housing	£4,660,300	£5,054,588	£607,848	£1,520,405	£0	0.0%
		40% Affordable Housing	£4,550,200	£5,054,588	£581,082	£1,518,753	£0	0.0%
		50% Affordable Housing	£4,272,000	£5,054,588	£514,620	£1,514,580	£0	0.0%
		0% Affordable Housing	£4,333,000	£4,270,333	£649,950	£1,451,037	£0	0.0%
		20% Affordable Housing	£3,926,212	£4,270,333	£547,549	£1,444,935	£0	0.0%
	50 Unit Flatted	30% Affordable Housing	£3,727,816	£4,270,333	£497,719	£1,441,959	£0	0.0%
	Scheme	35% Affordable Housing	£3,607,620	£4,270,333	£467,323	£1,440,156	£0	0.0%
		40% Affordable Housing	£3,519,424	£4,270,333	£445,147	£1,438,833	£0	0.0%
		50% Affordable Housing	£3,321,028	£4,270,333	£395,318	£1,435,858	£0	0.0%
		0% Affordable Housing	£11,410,000	£10,109,175	£1,711,500	£3,270,076	£0	0.0%
		20% Affordable Housing	£10,255,200	£10,109,175	£1,436,832	£3,252,754	£0	0.0%
	100 Unit Housing	30% Affordable Housing	£9,698,800	£10,109,175	£1,303,908	£3,244,408	£0	0.0%
	Scheme	35% Affordable Housing	£9,399,600	£10,109,175	£1,233,036	£3,239,920	£0	0.0%
		40% Affordable Housing	£9,100,400	£10,109,175	£1,162,164	£3,235,432	£0	0.0%
		50% Affordable Housing	£8,544,000	£10,109,175	£1,029,240	£3,227,086	£0	0.0%
		0% Affordable Housing	£10,385,200	£9,606,903	£1,557,780	£3,204,269	£0	0.0%
		20% Affordable Housing	£9,367,408	£9,606,903	£1,315,020	£3,189,002	£0	0.0%
	100 Unit Mixed	30% Affordable Housing	£8,787,824	£9,606,903	£1,178,437	£3,180,309	£0	0.0%
	Scheme	35% Affordable Housing	£8,570,528	£9,606,903	£1,123,316	£3,177,049	£0	0.0%
		40% Affordable Housing	£8,262,632	£9,606,903	£1,053,938	£3,172,431	£0	0.0%
		50% Affordable Housing	£7,741,640	£9,606,903	£927,674	£3,164,616	£0	0.0%

#### Table 43: Summary Table Showing Results of Residual Land Value Appraisals and Reduction in Land Residual - Value Point 2 60% General Needs Rent/40% Intermediate Tenure Mix Planning Infrastructure Level - £20,000

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)
		0% Affordable Housing	£433,500	£315,293	£65,025	£82,207	£0	0.0%
		20% Affordable Housing	£346,000	£315,293	£46,770	£80,894	£0	0.0%
	3 Unit 3-bed Housing	30% Affordable Housing	£346,000	£315,293	£46,770	£80,894	£0	0.0%
	Scheme	35% Affordable Housing	£346,000	£315,293	£46,770	£80,894	£0	0.0%
		40% Affordable Housing	£346,000	£315,293	£46,770	£80,894	£0	0.0%
		50% Affordable Housing	£285,310	£315,293	£30,124	£79,984	£0	0.0%
		0% Affordable Housing	£510,000	£366,795	£76,500	£85,710	£0	0.0%
		20% Affordable Housing	£405,000	£366,795	£54,900	£84,135	£0	0.0%
	3 Unit 4-bed Housing	30% Affordable Housing	£405,000	£366,795	£54,900	£84,135	£0	0.0%
	Scheme	35% Affordable Housing	£405,000	£366,795	£54,900	£84,135	£0	0.0%
		40% Affordable Housing	£405,000	£366,795	£54,900	£84,135	£0	0.0%
		50% Affordable Housing	£333,600	£366,795	£35,316	£83,064	£0	0.0%
		0% Affordable Housing	£773,500	£559,823	£116,025	£144,790	£0	0.0%
		20% Affordable Housing	£686,000	£559,823	£97,770	£143,478	£0	0.0%
	5 Unit Housing	30% Affordable Housing	£607,810	£559,823	£77,779	£142,305	£0	0.0%
	Scheme	35% Affordable Housing	£607,810	£559,823	£77,779	£142,305	£0	0.0%
		40% Affordable Housing	£607,810	£559,823	£77,779	£142,305	£0	0.0%
		50% Affordable Housing	£520,310	£559,823	£59,524	£140,993	£0	0.0%
		0% Affordable Housing	£569,500	£458,998	£85,425	£136,199	£0	0.0%
		20% Affordable Housing	£503,600	£458,998	£71,220	£135,211	£0	0.0%
	5 Unit Flatted	30% Affordable Housing	£455,762	£458,998	£58,099	£134,493	£0	0.0%
	Scheme	35% Affordable Housing	£455,762	£458,998	£58,099	£134,493	£0	0.0%
		40% Affordable Housing	£455,762	£458,998	£58,099	£134,493	£0	0.0%
		50% Affordable Housing	£389,862	£458,998	£43,894	£133,505	£0	0.0%
	10 Unit Housing Scheme	0% Affordable Housing	£1,470,500	£1,068,143	£220,575	£285,608	£0	0.0%
2		20% Affordable Housing	£1,329,450	£1,068,143	£187,632	£283,492	£0	0.0%
Value Point2		30% Affordable Housing	£1,224,450	£1,068,143	£166,032	£281,917	£0	0.0%
Value		35% Affordable Housing	£1,170,900	£1,068,143	£151,344	£281,114	£0	0.0%
		40% Affordable Housing	£1,170,900	£1,068,143	£151,344	£281,114	£0	0.0%
		50% Affordable Housing	£1,083,400	£1,068,143	£133,089	£279,801	£0	0.0%
		0% Affordable Housing	£1,360,000	£993,750	£204,000	£279,870	£0	0.0%
	10 Unit 2 &	20% Affordable Housing	£1,218,950	£993,750	£171,057	£277,754	£0	0.0%
	3-bed Housing	30% Affordable Housing	£1,141,450	£993,750	£154,932	£276,591	£0	0.0%
	Scheme	35% Affordable Housing	£1,077,900	£993,750	£138,114	£275,638	£0	0.0%
		40% Affordable Housing	£1,077,900	£993,750	£138,114	£275,638	£0	0.0%
		50% Affordable Housing	£1,000,400	£993,750	£121,989	£274,476	£0	0.0%
		0% Affordable Housing	£1,139,000	£917,995	£170,850	£272,399	£0	0.0%
		20% Affordable Housing	£1,025,262	£917,995	£143,524	£270,693	£0	0.0%
	10 Unit Flatted	30% Affordable Housing	£959,362	£917,995	£129,319	£269,704	£0	0.0%
	Scheme	35% Affordable Housing	£911,524	£917,995	£116,197	£268,987	£0	0.0%
		40% Affordable Housing	£911,524	£917,995	£116,197	£268,987	£0	0.0%
		50% Affordable Housing	£845,624	£917,995	£101,992	£267,998	£0	0.0%
		0% Affordable Housing	£2,159,000	£1,570,740	£323,850	£425,984	£0	0.0%
	15 Unit	20% Affordable Housing	£1,912,950	£1,570,740	£269,307	£422,293	£0	0.0%
	Housing Scheme	30% Affordable Housing	£1,771,900	£1,570,740	£236,364	£420,178	03	0.0%
	оспете	35% Affordable Housing	£1,771,900	£1,570,740	£236,364	£420,178	£0	0.0%
		40% Affordable Housing	£1,684,400	£1,570,740	£218,109	£418,865	£0	0.0%
		50% Affordable Housing  0% Affordable Housing	£1,543,350 £1,564,000	£1,570,740 £1,270,445	£185,166 £234,600	£416,749	£0	0.0%
		0% Affordable Housing 20% Affordable Housing	£1,564,000 £1,405,262	£1,270,445 £1,270,445	£234,600 £196,924	£400,586 £398,205	£0	0.0%
	15 Unit	20% Affordable Housing 30% Affordable Housing	£1,405,262 £1,303,662	£1,270,445 £1,270,445	£196,924 £172,927	£398,205 £396,681	£0	0.0%
	Flatted Scheme					£396,681 £396,681		
	COeme	35% Affordable Housing	£1,303,662 £1,237,762	£1,270,445 £1,270,445	£172,927 £158,722	£396,681 £395,692	£0	0.0%
		40% Affordable Housing						
		50% Affordable Housing	£1,144,924	£1,270,445	£135,250	£394,300	£0	0.0%

Table 43: Summary Table Showing Results of Residual Land Value Appraisals and Reduction in Land Residual - Value Point 2 60% General Needs Rent/40% Intermediate Tenure Mix Planning Infrastructure Level - £20,000

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)
		0% Affordable Housing	£3,604,000	£2,621,715	£540,600	£735,869	£0	0.0%
		20% Affordable Housing	£3,216,900	£2,621,715	£453,114	£730,062	£0	0.0%
	25 Unit Housing	30% Affordable Housing	£2,970,850	£2,621,715	£398,571	£726,372	£0	0.0%
	Scheme	35% Affordable Housing	£2,917,300	£2,621,715	£383,883	£725,568	£0	0.0%
		40% Affordable Housing	£2,829,800	£2,621,715	£365,628	£724,256	£0	0.0%
		50% Affordable Housing	£2,583,750	£2,621,715	£311,085	£720,565	£0	0.0%
		0% Affordable Housing	£3,077,000	£2,330,685	£461,550	£709,347	£0	0.0%
		20% Affordable Housing	£2,740,962	£2,330,685	£386,002	£704,307	£0	0.0%
	25 Unit Mixed	30% Affordable Housing	£2,551,862	£2,330,685	£343,750	£701,470	£0	0.0%
	Scheme	35% Affordable Housing	£2,498,312	£2,330,685	£329,062	£700,667	£0	0.0%
		40% Affordable Housing	£2,410,812	£2,330,685	£310,807	£699,354	£0	0.0%
		50% Affordable Housing	£2,230,474	£2,330,685	£269,080	£696,649	£0	0.0%
		0% Affordable Housing	£2,616,300	£2,124,512	£392,445	£689,248	£0	0.0%
	25 Unit	20% Affordable Housing	£2,355,962	£2,124,512	£330,772	£685,343	£0	0.0%
		30% Affordable Housing	£2,188,462	£2,124,512	£292,570	£682,831	£0	0.0%
	Flatted Scheme	35% Affordable Housing	£2,140,624	£2,124,512	£279,448	£682,113	£0	0.0%
		40% Affordable Housing	£2,074,724	£2,124,512	£265,243	£681,125	£0	0.0%
		50% Affordable Housing	£1,906,686	£2,124,512	£227,009	£678,604	£0	0.0%
		0% Affordable Housing	£6,305,300	£4,803,452	£945,795	£1,524,439	£0	0.0%
		20% Affordable Housing	£5,643,212	£4,803,452	£795,757	£1,514,508	£0	0.0%
	50 Unit	30% Affordable Housing	£5,267,536	£4,803,452	£711,404	£1,508,872	£0	0.0%
	Mixed Scheme	35% Affordable Housing	£5,078,436	£4,803,452	£669,152	£1,506,036	£0	0.0%
		40% Affordable Housing	£4,925,598	£4,803,452	£634,431	£1,503,743	£0	0.0%
Value Point 2	•	50% Affordable Housing	£4,586,710	£4,803,452	£556,417	£1,498,660	£0	0.0%
lue P		0% Affordable Housing	£6,927,500	£5,054,588	£1,039,125	£1,554,413	£0	0.0%
>		20% Affordable Housing	£6,180,800	£5,054,588	£869,628	£1,543,212	£0	0.0%
	50 Unit	30% Affordable Housing	£5,821,200	£5,054,588	£787,617	£1,537,818	£0	0.0%
	Housing Scheme	35% Affordable Housing	£5,575,150	£5,054,588	£733,074	£1,534,128	£0	0.0%
		40% Affordable Housing	£5,434,100	£5,054,588	£700,131	£1,532,012	£0	0.0%
		50% Affordable Housing	£5,074,500	£5,054,588	£618,120	£1,526,618	£0	0.0%
		0% Affordable Housing	£5,261,500	£4,270,333	£789,225	£1,464,965	£0	0.0%
		20% Affordable Housing	£4,728,686	£4,270,333	£662,549	£1,456,972	£0	0.0%
	50 Unit	30% Affordable Housing	£4,468,348	£4,270,333	£600,876	£1,453,067	£0	0.0%
	Flatted Scheme	35% Affordable Housing	£4,309,610	£4,270,333	£563,200	£1,450,686	£0	0.0%
		40% Affordable Housing	£4,195,872	£4,270,333	£535,873	£1,448,980	£0	0.0%
		50% Affordable Housing	£3,935,534	£4,270,333	£474,200	£1,445,075	£0	0.0%
		0% Affordable Housing	£13,855,000	£10,109,175	£2,078,250	£3,306,751	£0	0.0%
		20% Affordable Housing	£12,361,600	£10,109,175	£1,739,256	£3,284,350	£0	0.0%
	100 Unit	30% Affordable Housing	£11,642,400	£10,109,175	£1,575,234	£3,273,562	£0	0.0%
	Housing Scheme	35% Affordable Housing	£11,255,300	£10,109,175	£1,487,748	£3,267,755	£0	0.0%
		40% Affordable Housing	£10,868,200	£10,109,175	£1,400,262	£3,261,949	£0	0.0%
		50% Affordable Housing	£10,149,000	£10,109,175	£1,236,240	£3,251,161	£0	0.0%
		0% Affordable Housing	£12,610,600	£9,606,903	£1,891,590	£3,237,650	£0	0.0%
		20% Affordable Housing	£11,286,424	£9,606,903	£1,591,513	£3,217,788	£0	0.0%
	100 Unit	30% Affordable Housing	£11,286,424 £10,535,072	£9,606,903	£1,422,808	£3,217,766 £3,206,517	£0	0.0%
	Mixed Scheme		£10,555,072 £10,250,284	£9,606,903	£1,422,608 £1,354,619		£0	0.0%
		35% Affordable Housing				£3,202,246		
		40% Affordable Housing	£9,851,196	£9,606,903	£1,268,862	£3,196,259	£0	0.0%
		50% Affordable Housing	£9,173,420	£9,606,903	£1,112,833	£3,186,093	£0	0.0%

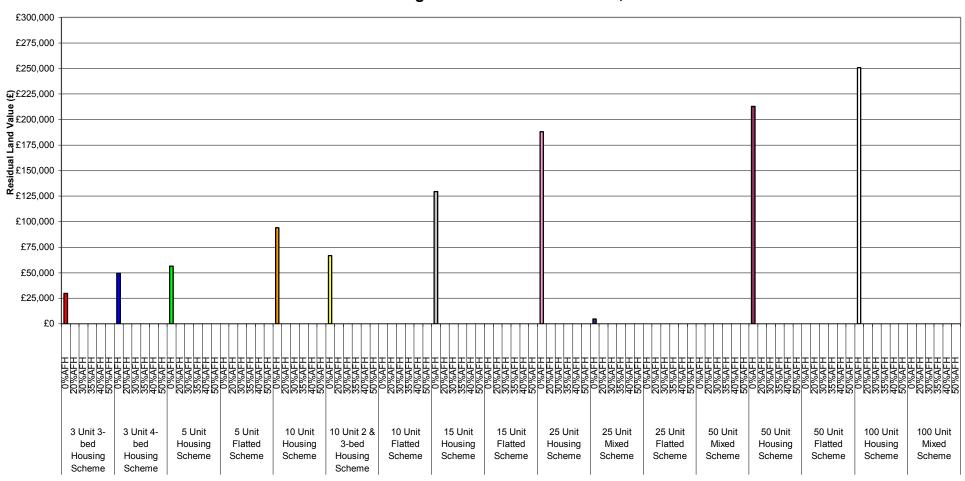
#### Table 44: Summary Table Showing Results of Residual Land Value Appraisals and Reduction in Land Residual - Value Point 3 60% General Needs Rent/40% Intermediate Tenure Mix Planning Infrastructure Level - £20,000

		Planning Infrastructure Level - £20,000								
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 Residu (of GDV)		
		0% Affordable Housing	£510,000	£315,293	£76,500	£88,473	£29,734	5.8%		
		20% Affordable Housing	£401,000	£315,293	£54,660	£81,719	£0	0.0%		
	3 Unit 3-bed Housing	30% Affordable Housing	£401,000	£315,293	£54,660	£81,719	£0	0.0%		
	Scheme	35% Affordable Housing	£401,000	£315,293	£54,660	£81,719	£0	0.0%		
		40% Affordable Housing	£401,000	£315,293	£54,660	£81,719	£0	0.0%		
		50% Affordable Housing	£329,600	£315,293	£35,076	£80,648	£0	0.0%		
		0% Affordable Housing	£600,000	£366,795	£90,000	£93,776	£49,429	8.2%		
		20% Affordable Housing	£469,000	£366,795	£64,140	£85,095	£0	0.0%		
	3 Unit 4-bed Housing	30% Affordable Housing	£469,000	£366,795	£64,140	£85,095	£0	0.0%		
	Scheme	35% Affordable Housing	£469,000	£366,795	£64,140	£85,095	£0	0.0%		
		40% Affordable Housing	£469,000	£366,795	£64,140	£85,095	£0	0.0%		
		50% Affordable Housing	£385,000	£366,795	£41,100	£83,835	£0	0.0%		
		0% Affordable Housing	£910,000	£559,823	£136,500	£157,196	£56,482	6.2%		
		20% Affordable Housing	£801,000	£559,823	£114,660	£145,203	£0	0.0%		
	5 Unit Housing	30% Affordable Housing	£707,600	£559,823	£91,056	£143,802	£0	0.0%		
	Scheme	35% Affordable Housing	£707,600	£559,823	£91,056	£143,802	£0	0.0%		
		40% Affordable Housing	£707,600	£559,823	£91,056	£143,802	£0	0.0%		
		50% Affordable Housing	£598,600	£559,823	£69,216	£142,167	£0	0.0%		
		0% Affordable Housing	£670,000	£458,998	£100,500	£137,707	£0	0.0%		
		20% Affordable Housing	£587,000	£458,998	£83,460	£136,462	£0	0.0%		
	5 Unit	30% Affordable Housing	£530,720	£458,998	£68,023	£135,618	£0	0.0%		
	Flatted Scheme	35% Affordable Housing	£530,720	£458,998	£68,023	£135,618	£0	0.0%		
		40% Affordable Housing	£530,720	£458,998	£68,023	£135,618	£0	0.0%		
		50% Affordable Housing	£447,720	£458,998	£50,983	£134,373	£0	0.0%		
		0% Affordable Housing	£1,730,000	£1,068,143	£259,500	£308,290	£94,068	5.4%		
		20% Affordable Housing	£1,558,000	£1,068,143	£220,380	£286,920	£0	0.0%		
Value Point 3	10 Unit	30% Affordable Housing	£1,427,000	£1,068,143	£194,520	£284,955	£0	0.0%		
alue P	Housing Scheme	35% Affordable Housing	£1,364,000	£1,068,143	£177,240	£284,010	£0	0.0%		
>		40% Affordable Housing	£1,364,000	£1,068,143	£177,240	£284,010	£0	0.0%		
		50% Affordable Housing	£1,255,000	£1,068,143	£155,400	£282,375	£0	0.0%		
		0% Affordable Housing	£1,600,000	£993,750	£240,000	£299,477	£66,773	4.2%		
		20% Affordable Housing	£1,428,000	£993,750	£200,880	£280,890	£0	0.0%		
	10 Unit 2 & 3-bed	30% Affordable Housing	£1,331,000	£993,750	£181,560	£279,435	£0	0.0%		
	Housing Scheme	35% Affordable Housing	£1,256,000	£993,750	£161,760	£278,310	£0	0.0%		
	Scheme	40% Affordable Housing	£1,256,000	£993,750	£161,760	£278,310	£0	0.0%		
		50% Affordable Housing	£1,159,000	£993,750	£142,440	£276,855	£0	0.0%		
		0% Affordable Housing	£1,340,000	£917,995	£201,000	£275,414	£0	0.0%		
		20% Affordable Housing	£1,200,720	£917,995	£168,523	£273,325	£0	0.0%		
	10 Unit	30% Affordable Housing	£1,117,720	£917,995	£151,483	£272,080	£0	0.0%		
	Flatted Scheme	35% Affordable Housing	£1,061,440	£917,995	£136,046	£271,235	£0	0.0%		
		40% Affordable Housing	£1,061,440	£917,995	£136,046	£271,235	£0	0.0%		
		50% Affordable Housing	£978,440	£917,995	£119,006	£269,990	£0	0.0%		
		0% Affordable Housing	£2,540,000	£1,570,740	£381,000	£458,706	£129,554	5.1%		
	-	20% Affordable Housing	£2,237,000	£1,570,740	£316,020	£427,154	£0	0.0%		
	15 Unit	30% Affordable Housing	£2,065,000	£1,570,740	£276,900	£424,574	£0	0.0%		
	Housing Scheme	35% Affordable Housing	£2,065,000	£1,570,740 £1,570,740	£276,900	£424,574	£0	0.0%		
	-	40% Affordable Housing	£2,065,000 £1,956,000	£1,570,740 £1,570,740	£276,900 £255,060	£424,574 £422,939	£0	0.0%		
							£0	0.0%		
		50% Affordable Housing	£1,784,000 £1,840,000	£1,570,740 £1,270,445	£215,940 £276,000	£420,359 £404,726	£0	0.0%		
		0% Affordable Housing			£276,000 £231,043					
	15 Unit	20% Affordable Housing 30% Affordable Housing	£1,642,720	£1,270,445		£401,767	£0	0.0%		
		30% Affordable Housing	£1,517,720	£1,270,445	£202,483	£399,892	£0	0.0%		
	Flatted									
		35% Affordable Housing 40% Affordable Housing	£1,517,720 £1,434,720	£1,270,445 £1,270,445	£202,483 £185,443	£399,892 £398,647	£0 £0	0.0%		

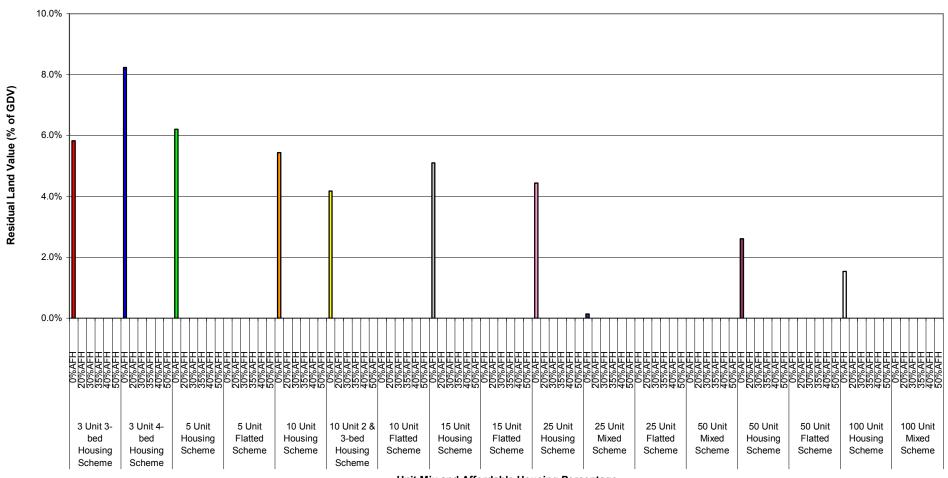
### Table 44: Summary Table Showing Results of Residual Land Value Appraisals and Reduction in Land Residual - Value Point 3 60% General Needs Rent/40% Intermediate Tenure Mix Planning Infrastructure Level - £20,000

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)
		0% Affordable Housing	£4,240,000	£2,621,715	£636,000	£792,340	£188,045	4.4%
		20% Affordable Housing	£3,765,000	£2,621,715	£531,900	£738,284	£0	0.0%
	25 Unit Housing	30% Affordable Housing	£3,462,000	£2,621,715	£466,920	£733,739	£0	0.0%
	Scheme	35% Affordable Housing	£3,399,000	£2,621,715	£449,640	£732,794	£0	0.0%
		40% Affordable Housing	£3,290,000	£2,621,715	£427,800	£731,159	£0	0.0%
		50% Affordable Housing	£2,987,000	£2,621,715	£362,820	£726,614	£0	0.0%
		0% Affordable Housing	£3,620,000	£2,330,685	£543,000	£741,538	£4,777	0.1%
		20% Affordable Housing	£3,206,720	£2,330,685	£453,043	£711,293	£0	0.0%
	25 Unit	30% Affordable Housing	£2,972,720	£2,330,685	£402,643	£707,783	£0	0.0%
	Mixed Scheme	35% Affordable Housing	£2,909,720	£2,330,685	£385,363	£706,838	£0	0.0%
		40% Affordable Housing	£2,800,720	£2,330,685	£363,523	£705,203	£0	0.0%
		50% Affordable Housing	£2,577,440	£2,330,685	£313,766	£701,854	£0	0.0%
		0% Affordable Housing	£3,078,000	£2,124,512	£461,700	£696,174	£0	0.0%
		20% Affordable Housing	£2,755,720	£2,124,512	£388,183	£691,340	£0	0.0%
	25 Unit	30% Affordable Housing	£2,547,720	£2,124,512	£342,583	£688,220	£0	0.0%
	Flatted Scheme	35% Affordable Housing	£2,491,440	£2,124,512	£327,146	£687,375	£0	0.0%
		40% Affordable Housing	£2,408,440	£2,124,512	£310,106	£686,130	£0	0.0%
		50% Affordable Housing	£2,195,160	£2,124,512	£264,190	£682,931	£0	0.0%
		0% Affordable Housing	£7,418,000	£4,803,452	£1,112,700	£1,541,129	£0	0.0%
		20% Affordable Housing	£6,602,720	£4,803,452	£934,003	£1,528,900	£0	0.0%
	50 Unit	30% Affordable Housing	£6,141,160	£4,803,452	£833.590	£1,521,977	£0	0.0%
	Mixed Scheme	35% Affordable Housing	£5,907,160	£4,803,452	£783,190	£1,518,467	£0	0.0%
		40% Affordable Housing	£5.719.880	£4 803 452	£741.893	£1.515.658	£0	0.0%
oint 3		50% Affordable Housing	£5,302,600	£4,803,452	£648,996	£1,509,398	£0	0.0%
Value Point 3		0% Affordable Housing	£8,150,000	£5,054,588	£1,222,500	£1,658,024	£212,740	2.6%
/sal		20% Affordable Housing	£7,234,000	£5,054,588	£1,020,840	£1,559,010	£0	0.0%
	50 Unit	30% Affordable Housing	£6,793,000	£5,054,588	£923,280	£1,552,395	£0	0.0%
	Housing Scheme	35% Affordable Housing	£6,490,000	£5,054,588	£858,300	£1,547,850	£0	0.0%
		40% Affordable Housing	£6,318,000	£5,054,588	£819,180	£1,545,270	£0	0.0%
		50% Affordable Housing	£5,877,000	£5,054,588	£721,620	£1,538,655	£0	0.0%
			£6,190,000	£4,270,333	£928,500	£1,478,892	£0	0.0%
		0% Affordable Housing 20% Affordable Housing	£5,531,160	£4,270,333	£777,550	£1,476,692 £1,469,010	£0	0.0%
	50 Unit							
	Flatted Scheme	30% Affordable Housing	£5,208,880	£4,270,333 £4,270,333	£704,033	£1,464,175	03	0.0%
	- Jonesine	35% Affordable Housing	£5,011,600	£4,270,333 £4,270,333	£659,076	£1,461,216	03	0.0%
		40% Affordable Housing	£4,872,320	, .,	£626,599	£1,459,127	£0	0.0%
		50% Affordable Housing	£4,550,040	£4,270,333	£553,082	£1,454,293	£0	0.0%
		0% Affordable Housing	£16,300,000	£10,109,175	£2,445,000	£3,487,423	£250,650	1.5%
	400 11-11	20% Affordable Housing	£14,468,000	£10,109,175	£2,041,680	£3,315,946	£0	0.0%
	100 Unit Housing	30% Affordable Housing	2.13,000,000	£10,109,175	£1,846,560	£3,302,716	£0	0.0%
	Scheme	35% Affordable Housing	£13,111,000	£10,109,175	£1,742,460	£3,295,591	£0	0.0%
		40% Affordable Housing	£12,636,000	£10,109,175	£1,638,360	£3,288,466	£0	0.0%
		50% Affordable Housing	£11,754,000	£10,109,175	£1,443,240	£3,275,236	£0	0.0%
		0% Affordable Housing	£14,836,000	£9,606,903	£2,225,400	£3,271,031	£0	0.0%
		20% Affordable Housing	£13,205,440	£9,606,903	£1,868,006	£3,246,573	£0	0.0%
	100 Unit Mixed	30% Affordable Housing	£12,282,320	£9,606,903	£1,667,179	£3,232,726	£0	0.0%
	Scheme	35% Affordable Housing	£11,930,040	£9,606,903	£1,585,922	£3,227,442	£0	0.0%
		40% Affordable Housing	£11,439,760	£9,606,903	£1,483,786	£3,220,088	£0	0.0%
		50% Affordable Housing	£10,605,200	£9,606,903	£1,297,992	£3,207,569	£0	0.0%

#### Graph 65 - Residual Land Value (£) - Value Point 3 60% General Needs Rent/40% Intermediate Tenure Mix Planning Infrastructure Level - £20,000



Graph 66 - Residual Land Value (% of GDV) - Value Point 3 60% General Needs Rent/40% Intermediate Tenure Mix Planning Infrastructure Level - £20,000



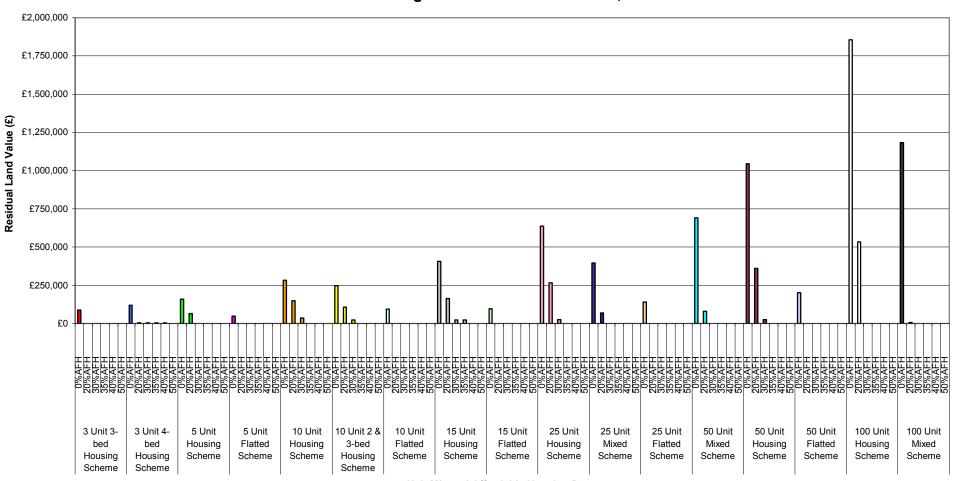
#### Table 45: Summary Table Showing Results of Residual Land Value Appraisals and Reduction in Land Residual - Value Point 4 60% General Needs Rent/40% Intermediate Tenure Mix Planning Infrastructure Level - £20,000

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)
		0% Affordable Housing	£586,500	£315,293	£87,975	£94,412	£88,821	15.1%
		20% Affordable Housing	£455,000	£315,293	£62,490	£82,529	£0	0.0%
	3 Unit 3-bed Housing	30% Affordable Housing	£455,000	£315,293	£62,490	£82,529	£0	0.0%
	Scheme	35% Affordable Housing	£455,000	£315,293	£62,490	£82,529	£0	0.0%
		40% Affordable Housing	£455,000	£315,293	£62,490	£82,529	£0	0.0%
		50% Affordable Housing	£372,890	£315,293	£39,968	£81,298	£0	0.0%
		0% Affordable Housing	£690,000	£366,795	£103,500	£100,762	£118,943	17.2%
		20% Affordable Housing	£533,000	£366,795	£73,380	£89,068	£3,757	0.7%
	3 Unit 4-bed Housing	30% Affordable Housing	£533,000	£366,795	£73,380	£89,068	£3,757	0.7%
	Scheme	35% Affordable Housing	£533,000	£366,795	£73,380	£89,068	£3,757	0.7%
		40% Affordable Housing	£533,000	£366,795	£73,380	£89,068	£3,757	0.7%
		50% Affordable Housing	£436,400	£366,795	£46,884	£84,606	£0	0.0%
		0% Affordable Housing	£1,046,500	£559,823	£156,975	£169,786	£159,917	15.3%
		20% Affordable Housing	£915,000	£559,823	£131,490	£158,190	£65,498	7.2%
	5 Unit Housing	30% Affordable Housing	£807,390	£559,823	£104,333	£145,299	£0	0.0%
	Scheme	35% Affordable Housing	£807,390	£559,823	£104,333	£145,299	£0	0.0%
		40% Affordable Housing	£807,390	£559,823	£104,333	£145,299	£0	0.0%
		50% Affordable Housing	£675,890	£559,823	£78,848	£143,326	£0	0.0%
		0% Affordable Housing	£770,500	£458,998	£115,575	£148,635	£47,292	6.1%
		20% Affordable Housing	£670,400	£458,998	£95,700	£137,713	£0	0.0%
	5 Unit Flatted	30% Affordable Housing	£605,678	£458,998	£77,948	£136,742	£0	0.0%
	Scheme	35% Affordable Housing	£605,678	£458,998	£77,948	£136,742	£0	0.0%
		40% Affordable Housing	£605,678	£458,998	£77,948	£136,742	£0	0.0%
		50% Affordable Housing	£505,578	£458,998	£58,073	£135,241	£0	0.0%
		0% Affordable Housing	£1,989,500	£1,068,143	£298,425	£332,225	£281,986	14.2%
4		20% Affordable Housing	£1,785,550	£1,068,143	£253,068	£314,779	£149,560	8.4%
Value Point 4	10 Unit Housing	30% Affordable Housing	£1,628,550	£1,068,143	£222,948	£300,906	£36,554	2.2%
/alue	Scheme	35% Affordable Housing	£1,556,100	£1,068,143	£203,076	£286,892	£0	0.0%
		40% Affordable Housing	£1,556,100	£1,068,143	£203,076	£286,892	£0	0.0%
		50% Affordable Housing	£1,424,600	£1,068,143	£177,591	£284,919	£0	0.0%
		0% Affordable Housing	£1,840,000	£993,750	£276,000	£321,614	£246,150	13.4%
		20% Affordable Housing	£1,636,050	£993,750	£230,643	£304,168	£107,489	6.6%
	10 Unit 2 & 3-bed	30% Affordable Housing	£1,519,550	£993,750	£208,128	£293,888	£23,784	1.6%
	Housing Scheme	35% Affordable Housing	£1,432,100	£993,750	£185,286	£280,951	£0	0.0%
		40% Affordable Housing	£1,432,100	£993,750	£185,286	£280,951	£0	0.0%
		50% Affordable Housing	£1,315,600	£993,750	£162,771	£279,204	£0	0.0%
		0% Affordable Housing	£1,541,000	£917,995	£231,150	£297,271	£94,584	6.1%
		20% Affordable Housing	£1,376,178	£917,995	£193,523	£275,957	£0	0.0%
	10 Unit Flatted	30% Affordable Housing	£1,276,078	£917,995	£173,648	£274,455	£0	0.0%
	Scheme	35% Affordable Housing	£1,211,356	£917,995	£155,895	£273,484	£0	0.0%
		40% Affordable Housing	£1,211,356	£917,995	£155,895	£273,484	£0	0.0%
		50% Affordable Housing	£1,111,256	£917,995	£136,020	£271,983	£0	0.0%
		0% Affordable Housing	£2,921,000	£1,570,740	£438,150	£493,849	£405,714	13.9%
		20% Affordable Housing	£2,560,050	£1,570,740	£362,673	£462,529	£164,108	6.4%
	15 Unit Housing	30% Affordable Housing	£2,356,100	£1,570,740	£317,316	£445,083	£22,961	1.0%
	Scheme	35% Affordable Housing	£2,356,100	£1,570,740	£317,316	£445,083	£22,961	1.0%
		40% Affordable Housing	£2,224,600	£1,570,740	£291,831	£426,968	£0	0.0%
		50% Affordable Housing	£2,020,650	£1,570,740	£246,474	£423,909	£0	0.0%
		0% Affordable Housing	£2,116,000	£1,270,445	£317,400	£432,425	£95,730	4.5%
		20% Affordable Housing	£1,880,178	£1,270,445	£265,163	£405,329	£0	0.0%
	15 Unit Flatted	30% Affordable Housing	£1,731,778	£1,270,445	£232,040	£403,103	£0	0.0%
	Scheme	35% Affordable Housing	£1,731,778	£1,270,445	£232,040	£403,103	£0	0.0%
		40% Affordable Housing	£1,631,678	£1,270,445	£212,165	£401,601	£0	0.0%

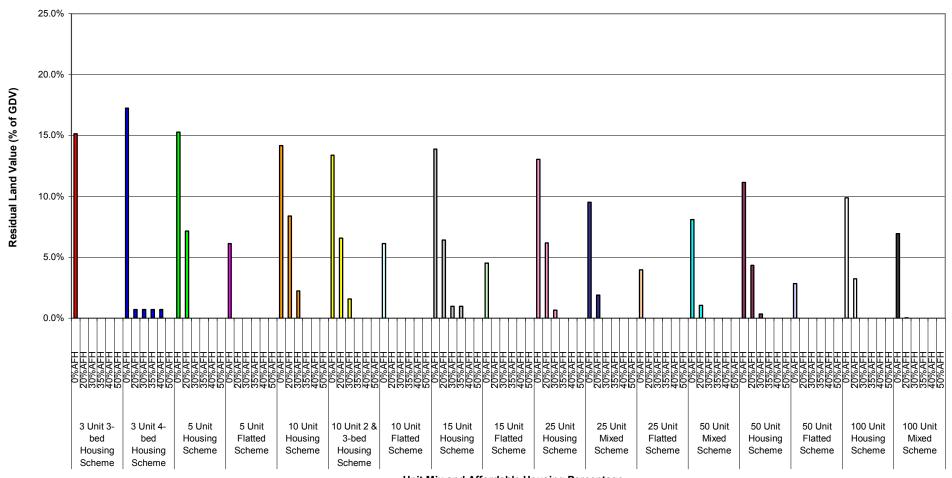
Table 45: Summary Table Showing Results of Residual Land Value Appraisals and Reduction in Land Residual - Value Point 4 60% General Needs Rent/40% Intermediate Tenure Mix Planning Infrastructure Level - £20,000

1	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)
		0% Affordable Housing	£4,876,000	£2,621,715	£731,400	£860,297	£636,085	13.0%
		20% Affordable Housing	£4,311,100	£2,621,715	£610,566	£803,908	£266,664	6.2%
	25 Unit Housing	30% Affordable Housing	£3,950,150	£2,621,715	£535,089	£767,687	£25,659	0.6%
	Scheme	35% Affordable Housing	£3,877,700	£2,621,715	£515,217	£760,937	£0	0.0%
		40% Affordable Housing	£3,746,200	£2,621,715	£489,732	£738,002	£0	0.0%
		50% Affordable Housing	£3,385,250	£2,621,715	£414,255	£732,588	£0	0.0%
		0% Affordable Housing	£4,163,000	£2,330,685	£624,450	£799,557	£396,058	9.5%
		20% Affordable Housing	£3,670,478	£2,330,685	£519,965	£750,298	£69,530	1.9%
	25 Unit Mixed	30% Affordable Housing	£3,390,578	£2,330,685	£461,357	£714,051	£0	0.0%
	Scheme	35% Affordable Housing	£3,318,128	£2,330,685	£441,485	£712,964	£0	0.0%
		40% Affordable Housing	£3,186,628	£2,330,685	£416,000	£710,992	£0	0.0%
		50% Affordable Housing	£2,919,406	£2,330,685	£358,152	£706,983	£0	0.0%
		0% Affordable Housing	£3,539,700	£2,124,512	£530,955	£743,899	£140,335	4.0%
		20% Affordable Housing	£3,155,478	£2,124,512	£445,595	£697,336	£0	0.0%
	25 Unit	30% Affordable Housing	£2,906,978	£2,124,512	£392,597	£693,608	£0	0.0%
	Flatted Scheme	35% Affordable Housing	£2,842,256	£2,124,512	£374,844	£692,638	£0	0.0%
		40% Affordable Housing	£2,742,156	£2,124,512	£354,969	£691,136	£0	0.0%
		50% Affordable Housing	£2,483,634	£2,124,512	£301,370	£687,258	£0	0.0%
		0% Affordable Housing	£8,530,700	£4,803,452	£1,279,605	£1,728,594	£690,287	8.1%
		20% Affordable Housing	£7,560,228	£4,803,452	£1,072,130	£1,605,513	£79,133	1.0%
	50 Unit	30% Affordable Housing	£7,010,784	£4,803,452	£955,535	£1,535,021	£0	0.0%
	Mixed Scheme	35% Affordable Housing	£6,730,884	£4,803,452	£896,927	£1,530,823	£0	0.0%
		40% Affordable Housing	£6,509,162	£4,803,452	£849,055	£1,527,497	£0	0.0%
oint 4		50% Affordable Housing	£6,012,490	£4,803,452	£741,215	£1,520,047	£0	0.0%
Value Point 4		0% Affordable Housing	£9,372,500	£5,054,588	£1,405,875	£1,824,376	£1,044,155	11.1%
>		20% Affordable Housing	£8,283,200	£5,054,588	£1,171,812	£1,686,396	£359,292	4.3%
	50 Unit	30% Affordable Housing	£7,758,800	£5,054,588	£1,058,583	£1,620,051	£25,579	0.3%
	Housing Scheme	35% Affordable Housing	£7,397,850	£5,054,588	£983,106	£1,561,468	£0	0.0%
		40% Affordable Housing	£7,193,900	£5,054,588	£937,749	£1,558,409	£0	0.0%
		50% Affordable Housing	£6,669,500	£5,054,588	£824,520	£1,550,543	£0	0.0%
		0% Affordable Housing	£7,118,500	£4,270,333	£1,067,775	£1,576,268	£202,084	2.8%
		20% Affordable Housing	£6,333,634	£4,270,333	£892,550	£1,481,047	£0	0.0%
	50 Unit	30% Affordable Housing	£5,949,412	£4,270,333	£807,190	£1,475,283	£0	0.0%
	Flatted Scheme	35% Affordable Housing	£5,713,590	£4,270,333	£754,952	£1,471,746	£0	0.0%
		40% Affordable Housing	£5,548,768	£4,270,333	£717,325	£1,469,274	£0	0.0%
		50% Affordable Housing	£5,164,546	£4,270,333	£631,965	£1,463,510	£0	0.0%
		0% Affordable Housing	£18,745,000	£10,109,175	£2,811,750	£3,891,581	£1,855,194	9.9%
		20% Affordable Housing	£16,566,400	£10,109,175	£2,343,624	£3,556,899	£534,434	3.2%
	100 Unit	30% Affordable Housing	£15,517,600	£10,109,175	£2,117,166	£3,331,690	£0	0.0%
	Housing Scheme	35% Affordable Housing	£14,952,700	£10,109,175	£1,996,332	£3.323.216	£0	0.0%
		40% Affordable Housing	£14,387,800	£10,109,175	£1,875,498	£3,314,743	£0	0.0%
		50% Affordable Housing	£13,339,000	£10,109,175	£1,649,040	£3,299,011	£0	0.0%
		0% Affordable Housing	£17,061,400	£9,606,903	£1,649,040 £2,559,210	£3,662,335	£1,183,634	6.9%
			£17,061,400 £15,120,456	£9,606,903	£2,559,210 £2,144,259	£3,862,335 £3,363,782	£1,183,634 £5,511	0.0%
	100 Unit	20% Affordable Housing						0.0%
	Mixed Scheme	30% Affordable Housing	£14,021,568	£9,606,903	£1,911,070	£3,258,815	£0	
	Generile	35% Affordable Housing	£13,601,796	£9,606,903	£1,816,746	£3,252,518	£0	0.0%
		40% Affordable Housing	£13,018,324	£9,606,903	£1,698,109	£3,243,766	£0	0.0%
		50% Affordable Housing	£12,024,980	£9,606,903	£1,482,431	£3,228,866	£0	0.0%

Graph 67 - Residual Land Value (£) - Value Point 4 60% General Needs Rent/40% Intermediate Tenure Mix Planning Infrastructure Level - £20,000



Graph 68 - Residual Land Value (% of GDV) - Value Point 4 60% General Needs Rent/40% Intermediate Tenure Mix Planning Infrastructure Level - £20,000



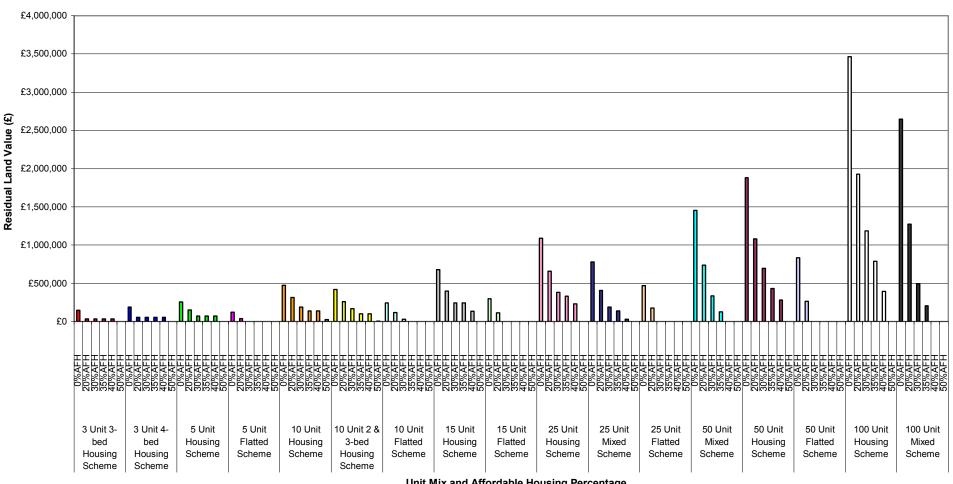
#### Table 46: Summary Table Showing Results of Residual Land Value Appraisals and Reduction in Land Residual - Value Point 5 60% General Needs Rent/40% Intermediate Tenure Mix Planning Infrastructure Level - £20,000

Table		Planning imrastructure Level - £20,000								
1986   200, Pricease House   100,000   1015,000   101	Value Point		2 Scenario	GDV		Developer Profit			% Land Residual	
Name			0% Affordable Housing	£663,000	£315,293	£99,450	£100,350	£147,908	22.3%	
No.			20% Affordable Housing	£509,000	£315,293	£70,320	£88,848	£34,540	6.8%	
Section			30% Affordable Housing	£509,000	£315,293	£70,320	£88,848	£34,540	6.8%	
		Scheme	35% Affordable Housing	£509,000	£315,293	£70,320	£88,848	£34,540	6.8%	
1996    1996			40% Affordable Housing	£509,000	£315,293	£70,320	£88,848	£34,540	6.8%	
2004   2004 Abrilde Name   C007.000   C007.700   C00.000   C00.0000   C00.000   C00.			50% Affordable Housing	£416,180	£315,293	£44,861	£81,947	£0	0.0%	
Part Action			0% Affordable Housing	£780,000	£366,795	£117,000	£107,749	£186,572	23.9%	
			20% Affordable Housing	£597,000	£366,795	£82,620	£94,063	£53,522	9.0%	
Solution			30% Affordable Housing	£597,000	£366,795	£82,620	£94,063	£53,522	9.0%	
			35% Affordable Housing	£597,000	£366,795	£82,620	£94,063	£53,522	9.0%	
			40% Affordable Housing	£597,000	£366,795	£82,620	£94,063	£53,522	9.0%	
Succession   Communication			50% Affordable Housing	£487,800	£366,795	£52,668	£85,377	£0	0.0%	
Substance   Subs			0% Affordable Housing	£1,183,000	£559,823	£177,450	£182,376	£255,451	21.6%	
No.			20% Affordable Housing	£1,029,000	£559,823	£148,320	£168,730	£152,128	14.8%	
Scheme			30% Affordable Housing	£907,180	£559,823	£117,611	£158,644	£71,103	7.8%	
10 Unit   10 U			35% Affordable Housing	£907,180	£559,823	£117,611	£158,644	£71,103	7.8%	
Only Affordable Housing			40% Affordable Housing	£907,180	£559,823	£117,611	£158,644	£71,103	7.8%	
2014   2017			50% Affordable Housing	£753,180	£559,823	£88,481	£144,486	£0	0.0%	
Fulfild   30% Affordate Housing   £000,050			0% Affordable Housing	£871,000	£458,998	£130,650	£157,905	£123,447	14.2%	
Platford Scheme   30% Affordable Housing   £500,050   £449,098   £37,872   £137,860   £0   0.0%			20% Affordable Housing	£753,800	£458,998	£107,940	£147,570	£39,293	5.2%	
Scheme   200 APArdedobe Housing   £680,035   £448,068   £27,272   £137,866   £0   0.0%		Flatted	30% Affordable Housing	£680,636	£458,998	£87,872	£137,866	£0	0.0%	
10 Unit   2			35% Affordable Housing	£680,636	£458,998	£87,872	£137,866	£0	0.0%	
19 Unit   2			40% Affordable Housing	£680,636	£458,998	£87,872	£137,866	£0	0.0%	
10 Unit   2   20% Affordable Housing   E2,013,100   E1,086,143   E286,756   E336,502   E313,001   15,09k			50% Affordable Housing	£563,436	£458,998	£65,162	£136,108	£0	0.0%	
10 Unit   Housing			0% Affordable Housing	£2,249,000	£1,068,143	£337,350	£356,161	£472,726	21.0%	
### ### ### ### #### #### ############	ı,		20% Affordable Housing	£2,013,100	£1,068,143	£285,756	£335,902	£313,601	15.6%	
### ### ### ### #### #### ############	Point	Housing	30% Affordable Housing	£1,830,100	£1,068,143	£251,376	£319,663	£189,009	10.3%	
### ### ### ### #### #### ############	/alue		35% Affordable Housing	£1,748,200	£1,068,143	£228,912	£313,050	£138,095	7.9%	
10 Unit 2   20% Affordable Housing   E2,080,000   E983,750   E312,000   E343,751   E417,584   20.1%			40% Affordable Housing	£1,748,200	£1,068,143	£228,912	£313,050	£138,095	7.9%	
20% Affordable Housing £1,844,100 £993,750 £260,406 £323,491 £258,499 14.0% Affordable Housing £1,700,100 £993,750 £234,756 £311,539 £160,055 9.9% Affordable Housing £1,800,200 £993,750 £208,812 £303,232 £102,406 6.4% £40% Affordable Housing £1,800,200 £993,750 £208,812 £303,232 £102,406 6.4% £500,400,400,400,400,400,400,400,400,400,			50% Affordable Housing	£1,594,200	£1,068,143	£199,782	£299,404	£26,872	1.7%	
10 Unit 2   3-0-6d   1-3-4-50			0% Affordable Housing	£2,080,000	£993,750	£312,000	£343,751	£417,584	20.1%	
3-bad   30% Affordable Housing   £1,700,100   £360,750   £234,756   £31,539   £160,055   9.9%			20% Affordable Housing	£1,844,100	£993,750	£260,406	£323,491	£258,459	14.0%	
Scheme   35% Affordable Housing   £1,008,200   £390,750   £208,812   £303,232   £102,406   £4%		3-bed	30% Affordable Housing	£1,709,100	£993,750	£234,756	£311,539	£169,055	9.9%	
S9% Affordable Housing			35% Affordable Housing	£1,608,200	£993,750	£208,812	£303,232	£102,406	6.4%	
10 Unit   10 Unit   20% Affordable Housing   £1,824,000   £917,995   £261,300   £315,811   £244,426   14.0%			40% Affordable Housing	£1,608,200	£993,750	£208,812	£303,232	£102,406	6.4%	
10 Unit Flatted Scheme			50% Affordable Housing	£1,473,200	£993,750	£183,162	£291,279	£5,009	0.3%	
10 Unit Flatted Scheme			0% Affordable Housing	£1,742,000	£917,995	£261,300	£315,811	£244,426	14.0%	
Flatted   Scheme   35% Affordable Housing   £1,361,272   £917,995   £175,744   £275,733   £0   0.0%			20% Affordable Housing	£1,551,636	£917,995	£218,522	£299,567	£115,551	7.4%	
Scheme   35% Affordable Housing   £1.361,272   £917,995   £175,744   £275,733   £0   0.0%			30% Affordable Housing	£1,434,436	£917,995	£195,812	£289,232	£31,397	2.2%	
S0% Affordable Housing   £1,244,072   £917,995   £153,034   £273,975   £0   0.0%			35% Affordable Housing	£1,361,272	£917,995	£175,744	£275,733	£0	0.0%	
0% Affordable Housing £3,302,000 £1,570,740 £496,300 £528,891 £576,690 20.6% 20% 20% Affordable Housing £2,883,100 £1,570,740 £409,326 £402,493 £386,225 13.8% 20% Affordable Housing £2,847,200 £1,570,740 £357,732 £472,234 £244,029 9.2% 20% 20% 20% 20% 20% 20% 20% 20% 20% 2			40% Affordable Housing	£1,361,272	£917,995	£175,744	£275,733	£0	0.0%	
20% Affordable Housing   £2,883,100   £1,570,740   £400,326   £402,493   £398,225   13,8%			50% Affordable Housing	£1,244,072	£917,995	£153,034	£273,975	£0	0.0%	
15 Unit Housing 53% Affordable Housing £2,647,200 £1,570,740 £357,732 £472,234 £244,029 9.2%   25% Affordable Housing £2,647,200 £1,570,740 £357,732 £472,234 £244,029 9.2%   45% Affordable Housing £2,647,200 £1,570,740 £357,732 £472,234 £244,029 9.2%   45% Affordable Housing £2,643,200 £1,570,740 £328,602 £485,857 £135,271 5.4%   55% Affordable Housing £2,257,300 £1,570,740 £277,008 £427,459 £0 0.0%   0% Affordable Housing £2,392,200 £1,270,445 £358,800 £457,883 £295,726 12.4%   20% Affordable Housing £2,117,636 £1,270,445 £299,282 £434,275 £113,634 5.4%   15 Unit Flatted Scheme 35% Affordable Housing £1,945,836 £1,270,445 £261,596 £419,531 £0 0.0%   40% Affordable Housing £1,945,836 £1,270,445 £261,596 £419,531 £0 0.0%   40% Affordable Housing £1,826,636 £1,270,445 £288,886 £404,555 £0 0.0%			0% Affordable Housing	£3,302,000	£1,570,740	£495,300	£528,991	£678,690	20.6%	
Housing   Scheme   25% Affordable Housing   £2,847,200   £1,570,740   £357,732   £472,234   £244,029   9,2%			20% Affordable Housing	£2,883,100	£1,570,740	£409,326	£492,493	£398,225	13.8%	
Scheme   35% Affordable Housing   £2,647,200   £1,570,740   £357,732   £472,234   £244,029   £2.56   £456,567   £135,271   £4.56   £1,570,740   £326,602   £458,587   £135,271   £4.56   £135,271   £4.56   £135,271   £4.56   £135,271   £4.56   £135,271   £4.56   £135,271   £4.56   £135,271   £4.56   £135,271   £4.56   £135,271   £4.56   £135,271   £4.56   £1270,445   £270,088   £427,459   £0   £1270,45   £1358,800   £427,459   £10   £1270,45   £1358,800   £457,883   £285,726   £12.46   £1270,445   £290,282   £342,475   £113,634   £4.56   £1270,445   £290,282   £342,475   £113,634   £4.56   £1270,445   £281,596   £419,531   £0   £135,600   £1358,600   £1358,600   £1358,600   £1358,600   £1358,600   £1358,600   £149,531   £10   £1358,600   £1358,600   £149,531   £10   £1358,600   £1358,600   £149,531   £10   £1358,600   £1358,600   £149,531   £10   £1358,600   £149,531   £10   £1358,600   £1358,600   £1358,600   £1358,600   £1358,600   £1358,600   £1358,600   £1358,600   £1358,600   £1358,600   £1358,600   £1358,600   £1358,600   £1358,600   £1358,600   £1358,600   £1358,600			30% Affordable Housing	£2,647,200	£1,570,740	£357,732	£472,234	£244,029	9.2%	
55% Affordable Housing   £2,257,300   £1,570,740   £277,008   £427,459   £0   0.0%			35% Affordable Housing	£2,647,200	£1,570,740	£357,732	£472,234	£244,029	9.2%	
15 Unit   Flated   Scheme			40% Affordable Housing	£2,493,200	£1,570,740	£328,602	£458,587	£135,271	5.4%	
20% Affordable Housing £2,117,636 £1,270,445 £299,282 £434,275 £113,634 5.4%  15 Unit Flatted Scheme 35% Affordable Housing £1,945,836 £1,270,445 £261,596 £419,531 £0 0.0%  40% Affordable Housing £1,945,836 £1,270,445 £261,596 £419,531 £0 0.0%  40% Affordable Housing £1,826,836 £1,270,445 £283,886 £404,555 £0 0.0%			50% Affordable Housing	£2,257,300	£1,570,740	£277,008	£427,459	£0	0.0%	
15 Unit Flatted Scheme 35% Affordable Housing £1,945,836 £1,270,445 £261,596 £419,531 £0 0.0%   40% Affordable Housing £1,945,836 £1,270,445 £261,596 £419,531 £0 0.0%   40% Affordable Housing £1,826,636 £1,270,445 £238,886 £404,555 £0 0.0%			0% Affordable Housing	£2,392,000	£1,270,445	£358,800	£457,883	£295,726	12.4%	
Flatted			20% Affordable Housing	£2,117,636	£1,270,445	£299,282	£434,275	£113,634	5.4%	
Scheme         35% Affordable Housing         £1,945,836         £1,270,445         £261,596         £419,531         £0         0.0%           40% Affordable Housing         £1,828,636         £1,270,445         £238,886         £404,555         £0         0.0%			30% Affordable Housing	£1,945,836	£1,270,445	£261,596	£419,531	£0	0.0%	
			35% Affordable Housing	£1,945,836	£1,270,445	£261,596	£419,531	£0	0.0%	
50% Affordable Housing £1,671,472 £1,270,445 £202,078 £402,198 £0 0.0%			40% Affordable Housing	£1,828,636	£1,270,445	£238,886	£404,555	£0	0.0%	
			50% Affordable Housing	£1,671,472	£1,270,445	£202,078	£402,198	£0	0.0%	

Table 46: Summary Table Showing Results of Residual Land Value Appraisals and Reduction in Land Residual - Value Point 5 60% General Needs Rent/40% Intermediate Tenure Mix Planning Infrastructure Level - £20,000

	1		2	3	4	5	6	7	8
25 Line	Value Point		Scenario	GDV					% Land Residual
			0% Affordable Housing	£5,512,000	£2,621,715	£826,800	£928,253	£1,089,822	19.8%
No.			20% Affordable Housing	£4,857,200	£2,621,715	£689,232	£862,616	£656,291	13.5%
Schwere			30% Affordable Housing	£4,438,300	£2,621,715	£603,258	£820,402	£381,137	8.6%
### STA Ministales Hearing		Scheme	35% Affordable Housing	£4,356,400	£2,621,715	£580,794	£812,771	£330,887	7.6%
Page			40% Affordable Housing	£4,202,400	£2,621,715	£551,664	£796,979	£229,721	5.5%
25 Unit   20% Affordate Housing			50% Affordable Housing	£3,783,500	£2,621,715	£465,690	£738,561	£0	0.0%
25 Units   200, Affordate Housing   C3,000,400   C2,000,000   C000,000   C100,200   C1			0% Affordable Housing	£4,706,000	£2,330,685	£705,900	£857,577	£779,365	16.6%
Minest   Scheme   Sport Minester Pouning   C1,372,586   C2,330,666   C697,566   C793,797   C193,306   3.75   C193,306   3.75   C193,306   3.75   C193,306   3.75   C193,306   3.75   C193,306   C193,306   C193,306   C193,307   C193,306   C193,307   C193,306   C193,307   C193			20% Affordable Housing	£4,135,236	£2,330,685	£586,946	£800,258	£404,826	9.8%
Schemo			30% Affordable Housing	£3,809,436	£2,330,685	£520,130	£767,420	£189,289	5.0%
1999   1999			35% Affordable Housing	£3,727,536	£2,330,685	£497,666	£759,789	£139,396	3.7%
Control   Cont			40% Affordable Housing	£3,573,536	£2,330,685	£468,536	£743,997	£30,317	0.8%
25 Unit Provincing Co. 15,556,229 Co. 17,145,172 E500,000 Co. 17,146,800 Co. 177,160 Co. 10,000 Filtered Schemes Schemes Schemes Schemes Co. 18,160,272 Co. 18,160,275 Co.			50% Affordable Housing	£3,262,372	£2,330,685	£402,598	£712,128	£0	0.0%
25 Unit   Scheme			0% Affordable Housing	£4,001,400	£2,124,512	£600,210	£793,232	£468,943	11.7%
Flatted			20% Affordable Housing	£3,555,236	£2,124,512	£503,006	£748,890	£177,040	5.0%
Scheme   200 Arthrodoche Housing   £1,100,072   £2,124,512   £422,542   £207,500   £0   £0   £0   £0   £0   £0   £0			30% Affordable Housing	£3,266,236	£2,124,512	£442,610	£719,885	£0	0.0%
### 600 Inth			35% Affordable Housing	£3,193,072	£2,124,512	£422,542	£697,900	£0	0.0%
10   Microtable Housing   25,043,400   64,803,452   £1,446,510   £1,890,005   £1,452,866   15.1%			40% Affordable Housing	£3,075,872	£2,124,512	£399,832	£696,142	£0	0.0%
200   Affordable Housing   E.S.18.738   E.R.803.452   E.1.210.316   E.1.708.753   E.737.487   E.7%			50% Affordable Housing	£2,772,108	£2,124,512	£338,550	£691,585	£0	0.0%
SO Unit   Microsoft Housing   E7.881,408   E4.803,452   E1.077,540   E1.656,419   E334,647   4.2%			0% Affordable Housing	£9,643,400	£4,803,452	£1,446,510	£1,880,005	£1,452,896	15.1%
SO Unit   Mount   Schwing			20% Affordable Housing	£8,518,736	£4,803,452	£1,210,316	£1,736,753	£737,487	8.7%
Mixed   Scheme   35% Affordable Housing   E7,555,008   E4,803,452   E1,010,724   E1,613,688   E1,27,744   1,7%   1,7%   4,00% Affordable Housing   E7,229,444   E4,803,452   E956,277   E1,581,154   ED   0,0%   1,7%   1		50 Unit	30% Affordable Housing	£7,881,408	£4,803,452			£334,647	4.2%
SOV Affordable Housing   E6,723.380   E4,803.442   E533.496   E1,500,700   E0				£7,555,608	£4,803,452			£127,744	1.7%
Soli Affordable Housing   E8,723,380   E4,803,462   E833,496   E1,500,710   E0   0.0%			40% Affordable Housing	£7.299.444	£4.803.452	£956.277	£1.581.154	£0	0.0%
### SO Unit Housing	oint 5			£6.723.380	£4.803.452	£833.495	£1.530.710	£0	0.0%
### SO Unit Housing	lue Pc								
S0 Unit Housing   E8,726,600   E5,054,588   E1,194,006   E1,753,157   E965,855   8.0%	\ \ \	-							
Housing   Scheme   S5% Affordable Housing   £8,307,700   £5,054,588   £1,108,032   £1,690,511   £432,203   £2%   40% Affordable Housing   £8,071,800   £5,054,588   £1,056,438   £1,069,761   £282,283   3.5%   50% Affordable Housing   £7,465,000   £5,054,588   £927,600   £1,502,475   £0   0.0%   \$0.0% Affordable Housing   £7,465,000   £4,270,333   £1,207,050   £1,702,613   £832,324   10.3%   \$20% Affordable Housing   £7,136,109   £4,270,333   £1,007,550   £1,587,779   £262,332   3.7%   \$30% Affordable Housing   £6,899,944   £4,270,333   £910,347   £1,531,458   £0   0.0%   \$40% Affordable Housing   £6,899,944   £4,270,333   £850,829   £1,482,276   £0   0.0%   \$40% Affordable Housing   £6,252,216   £4,270,333   £850,829   £1,482,276   £0   0.0%   \$50% Affordable Housing   £5,279,052   £4,270,333   £850,829   £1,482,276   £0   0.0%   \$50% Affordable Housing   £5,779,052   £4,270,333   £808,051   £1,479,420   £0   0.0%   \$50% Affordable Housing   £5,779,052   £4,270,333   £710,847   £1,472,728   £0   0.0%   \$100,0175   £3,178,500   £4,295,740   £3,462,322   16.3%   \$20% Affordable Housing   £18,668,800   £10,109,175   £2,845,888   £3,908,435   £1,925,282   10.3%   \$20% Affordable Housing   £16,788,400   £10,109,175   £2,286,012   £3,719,441   £1,187,109   £8%   \$20% Affordable Housing   £16,788,400   £10,109,175   £2,250,444   £3,618,285   £787,676   4.7%   \$20% Affordable Housing   £16,788,400   £10,109,175   £2,250,444   £3,618,285   £787,676   4.7%   \$20% Affordable Housing   £16,143,900   £10,109,175   £2,250,444   £3,618,285   £787,676   4.7%   \$20% Affordable Housing   £16,782,816   £9,060,903   £2,250,645   £3,252,877   £1,274,169   7.5%   \$20% Affordable Housing   £15,776,816   £9,060,903   £2,407,629   £3,410,808   £207,119   1.4%   \$20% Affordable Housing   £15,274,552   £9,060,903   £2,247,629   £3,410,808   £207,119   1.4%   \$20% Affordable Housing   £14,588,808   £9,060,903   £2,047,629   £3,410,808   £2,27,119   1.4%   \$20% Affordable Housing   £14,588,808   £9,060,903   £2,407,629   £3,410,808   £2,2		50 Unit							
### A0% Affordable Housing		Housing Scheme							
S0 Unit									
### SO Unit Plated ### SO Unit P									
20% Affordable Housing E7,186,108 E4,270,333 E1,007,550 E1,587,779 E282,332 3.7%  30% Affordable Housing E6,689,944 E4,270,333 E910,347 E1,531,458 ED 0,0%  35% Affordable Housing E6,415,580 E4,270,333 E850,829 E1,482,276 ED 0,0%  40% Affordable Housing E6,225,216 E4,270,333 E850,829 E1,482,276 ED 0,0%  50% Affordable Housing E5,770,052 E4,270,333 E710,847 E1,472,728 ED 0,0%  0% Affordable Housing E21,190,000 E10,109,175 E3,178,500 E4,255,740 E3,462,322 16,3%  20% Affordable Housing E18,666,800 E10,109,175 E2,645,688 E3,906,435 E1,925,282 10,3%  Housing Scheme S1% Affordable Housing E16,786,400 E10,109,175 E2,284,441 E1,187,109 6,8%  40% Affordable Housing E16,786,400 E10,109,175 E2,280,444 E3,618,285 E767,676 4,7%  40% Affordable Housing E16,143,600 E10,109,175 E2,283,000 E3,322,876 ED 0,0%  0% Affordable Housing E16,143,600 E10,109,175 E2,112,876 E3,517,129 E392,287 2,4%  50% Affordable Housing E16,143,000 E10,109,175 E2,112,876 E3,517,129 E392,287 2,4%  50% Affordable Housing E19,286,800 E9,069,003 E2,893,000 E4,030,193 E2,646,418 13,7%  100 Unit Mixed Scheme S1% Affordable Housing E17,037,472 E9,069,003 E2,893,000 E4,030,193 E2,646,418 13,7%  20% Affordable Housing E19,286,800 E9,069,003 E2,803,000 E4,030,193 E2,646,418 13,7%  20% Affordable Housing E17,037,472 E9,069,003 E2,805,000 E3,348,530 E44,853 3,1%  Mixed Scheme S1% Affordable Housing E15,724,552 E9,069,003 E2,155,081 E3,485,360 E44,853 3,1%  Mixed Scheme S1% Affordable Housing E15,724,552 E9,069,003 E2,047,629 E3,410,008 E207,119 1,4%  40% Affordable Housing E15,724,552 E9,069,003 E2,047,629 E3,410,008 E207,119 1,4%			<del>-</del>			·			
\$0 Unit Flated Scheme  30% Affordable Housing £6,689,044 £4,270,333 £910,347 £1,531,458 £0 0.0%    35% Affordable Housing £6,275,216 £4,270,333 £860,629 £1,482,276 £0 0.0%    50% Affordable Housing £6,225,216 £4,270,333 £710,847 £1,472,728 £0 0.0%    50% Affordable Housing £1,780,622 £4,270,333 £710,847 £1,472,728 £0 0.0%    0% Affordable Housing £21,190,000 £10,100,175 £3,178,500 £4,255,740 £3,462,322 16,3%    20% Affordable Housing £18,666,800 £10,100,175 £2,645,688 £3,968,435 £1,925,282 10,3%    190 Unit Housing 30% Affordable Housing £17,433,200 £10,100,175 £2,284,411 £1,187,109 6,8%    30% Affordable Housing £16,784,400 £10,100,175 £2,280,444 £3,618,285 £787,676 4,7%    40% Affordable Housing £16,143,6000 £10,100,175 £2,2112,876 £3,517,129 £392,287 2,4%    50% Affordable Housing £14,30,000 £10,100,175 £2,112,876 £3,322,876 £0 0.0%    0% Affordable Housing £14,930,000 £10,100,175 £2,112,876 £3,322,876 £0 0.0%    0% Affordable Housing £19,286,800 £9,966,903 £2,893,000 £4,030,193 £2,646,419 13,7%    20% Affordable Housing £19,286,800 £9,966,903 £2,803,000 £4,030,193 £2,646,419 13,7%    100 Unit Mixed Scheme 30% Affordable Housing £15,762,816 £9,966,903 £2,406,632 £3,485,360 £44,853 3.1%    Mixed Scheme 20% Affordable Housing £15,762,816 £9,666,903 £2,967,629 £3,410,808 £207,119 1.4%    40% Affordable Housing £15,762,816 £9,666,903 £2,947,629 £3,410,808 £207,119 1.4%    40% Affordable Housing £15,688,888 £9,666,903 £2,947,629 £3,410,808 £207,119 1.4%    40% Affordable Housing £15,688,888 £9,666,903 £2,947,629 £3,410,808 £207,119 1.4%    40% Affordable Housing £15,688,888 £9,666,903 £2,947,629 £3,410,808 £207,119 1.4%    40% Affordable Housing £14,598,888 £9,666,903 £2,947,629 £3,410,808 £207,119 1.4%    40% Affordable Housing £14,598,888 £9,666,903 £2,947,629 £3,410,808 £207,119 1.4%    40% Affordable Housing £14,598,888 £9,666,903 £2,947,629 £3,410,808 £207,119 1.4%    40% Affordable Housing £14,598,888 £9,666,903 £2,947,629 £3,410,808 £207,119 1.4%    40% Affordable Housing £14,598,888 £9,666,903 £2,947,629								,	
Flated Scheme  35% Affordable Housing £8,415,580 £4,270,333 £880,829 £1,482,276 £0 0.0%  40% Affordable Housing £6,225,216 £4,270,333 £808,051 £1,472,728 £0 0.0%  50% Affordable Housing £1,778,052 £4,270,333 £710,847 £1,472,728 £0 0.0%  0% Affordable Housing £11,90,000 £10,100,175 £3,178,500 £4,255,740 £3,462,322 £18,3% £10,000 £10,100,175 £2,264,5,888 £3,908,435 £1,902,5282 £10,3% £10,000,175 £2,264,5,888 £3,908,435 £1,902,5282 £10,3% £10,000,175 £2,380,012 £3,719,441 £1,187,109 £8,% 50% Affordable Housing £16,788,400 £10,100,175 £2,250,444 £3,618,285 £787,676 £7,767 £7,767 £7,767 £1,767,129 £392,287 £4% £50% Affordable Housing £14,30,000 £10,100,175 £2,112,876 £3,252,876 £0 0.0%  0% Affordable Housing £14,930,000 £10,100,175 £1,855,200 £3,322,876 £0 0.0%  0% Affordable Housing £19,286,800 £9,906,903 £2,803,020 £4,030,193 £2,646,410 £13,7% £100 Unit Mixed Scheme £15,776,516 £15,774,552 £9,606,903 £2,155,061 £3,485,360 £44,853 3.1% Mixed Scheme		50 Unit							
### 40% Affordable Housing		Flatted							
Solik Affordable Housing   E5.779.052   E4.270.333   E710.847   E1.472.728   E0   0.0%		Conomic							
0% Affordable Housing £21,190,000 £10,109,175 £3,178,500 £4,295,740 £3,462,322 16,3% 20% Affordable Housing £18,668,800 £10,109,175 £2,645,688 £3,066,435 £1,825,282 10,3% 20% Affordable Housing £17,453,200 £10,109,175 £2,288,012 £3,719,441 £1,187,109 6.8% 35% Affordable Housing £16,788,400 £10,109,175 £2,250,444 £3,618,285 £787,676 4.7% 40% Affordable Housing £16,143,600 £10,109,175 £2,2112,876 £3,517,129 £392,287 2.4% 50% Affordable Housing £14,930,000 £10,109,175 £1,855,200 £3,322,876 £0.00% 0% Affordable Housing £19,286,800 £9,806,903 £2,803,020 £4,030,193 £2,646,418 13,7% 20% Affordable Housing £19,286,800 £9,806,903 £2,280,322 £3,882,677 £1,274,169 7.5% 100 Unit Mixed Scheme \$15,762,816 £9,666,903 £2,155,081 £3,485,360 £494,853 3.1% Mixed Scheme \$14,908,808 £9,666,903 £2,047,629 £3,410,808 £207,119 1.4% 40% Affordable Housing £15,274,552 £9,666,903 £2,047,629 £3,410,808 £207,119 1.4%					, .,				
20% Affordable Housing £18,668,800 £10,109,175 £2,645,688 £3,906,435 £1,825,282 10,3% Housing £17,453,200 £10,109,175 £2,388,012 £3,719,441 £1,187,109 6.8% 35% Affordable Housing £16,789,400 £10,109,175 £2,250,444 £3,618,285 £787,676 4.7% 40% Affordable Housing £16,143,600 £10,109,175 £2,112,876 £3,517,129 £392,287 2.4% 55% Affordable Housing £14,930,000 £10,109,175 £1,885,200 £3,322,876 £0 0.0% 0% Affordable Housing £19,286,800 £9,806,903 £2,803,020 £4,030,193 £2,646,416 13,7% 20% Affordable Housing £17,037,472 £9,806,903 £2,420,632 £3,682,677 £1,274,169 7.5% 100 Unit Mixed Scheme \$15,762,816 £9,806,903 £2,155,081 £3,485,360 £494,853 3.1% Mixed Scheme \$15,762,816 £9,806,903 £2,047,629 £3,410,808 £207,119 1.4% 40% Affordable Housing £15,274,552 £9,606,903 £2,047,629 £3,410,808 £207,119 1.4%									
100 Unit Housing \$17,453,200 £10,109,175 £2,388,012 £3,719,441 £1,187,109 6.8%   35% Affordable Housing £16,789,400 £10,109,175 £2,260,444 £3,618,285 £787,676 4.7%   40% Affordable Housing £16,143,6000 £10,109,175 £2,112,876 £3,517,129 £389,287 2.4%   50% Affordable Housing £14,930,0000 £10,109,175 £1,855,200 £3,322,876 £0 0.0%   0% Affordable Housing £19,286,800 £9,806,903 £2,803,020 £4,030,193 £2,646,416 13,7%   20% Affordable Housing £17,037,472 £9,806,903 £2,420,832 £3,882,677 £1,274,169 7.5%   100 Unit Mixed Scheme \$15,782,816 £9,806,903 £2,155,081 £3,485,360 £494,853 3.1%   Mixed Scheme \$15,782,816 £9,806,903 £2,047,629 £3,410,808 £207,119 1.4%   40% Affordable Housing £15,274,552 £9,606,903 £2,047,629 £3,410,808 £207,119 1.4%									
Housing   Scheme   35% Affordable Housing   £16,788,400   £10,109,175   £2,260,444   £3,618,285   £787,676   4.7%   4.7%   4.0% Affordable Housing   £16,143,600   £10,109,175   £2,112,876   £3,517,129   £392,287   2.4%   50% Affordable Housing   £14,930,000   £10,109,175   £1,855,200   £3,322,876   £0   0.0%   0.0%   0.0% Affordable Housing   £19,286,800   £9,806,903   £2,803,020   £4,030,193   £2,646,416   13,7%   2.0% Affordable Housing   £17,037,472   £9,806,903   £2,420,832   £3,882,677   £1,274,169   7.5%   1.00 Unit Mixed   50% Affordable Housing   £15,762,816   £9,806,903   £2,155,081   £3,485,360   £494,853   3.1%   Mixed   35% Affordable Housing   £15,274,552   £9,606,903   £2,047,629   £3,410,808   £207,119   1.4%   4.0% Affordable Housing   £14,598,888   £9,606,903   £1,912,553   £3,267,475   £0   0.0%		100 !!=:							
40% Affordable Housing £16,143,600 £10,109,175 £2,112,876 £3,517,129 £382,287 2.4% 55% Affordable Housing £14,930,000 £10,109,175 £1,855,200 £3,322,876 £0 0.0% 0% Affordable Housing £19,286,800 £9,606,903 £2,803,020 £4,030,193 £2,646,416 13,7% 20% Affordable Housing £17,037,472 £9,606,903 £2,420,632 £3,682,677 £1,274,169 7.5% 100 Unit Mixed Scheme £15,762,816 £9,606,903 £2,155,081 £3,485,360 £494,853 3.1% Mixed Scheme 35% Affordable Housing £15,762,816 £9,606,903 £2,047,629 £3,410,808 £207,119 1.4% 40% Affordable Housing £14,596,888 £9,606,903 £1,912,553 £3,267,475 £0 0.0%		Housing	-						
50% Affordable Housing £14,390,000 £10,109,175 £1,856,200 £3,322,876 £0 0.0%  0% Affordable Housing £19,286,800 £9,606,903 £2,893,020 £4,030,193 £2,646,416 13,7%  20% Affordable Housing £17,037,472 £9,606,903 £2,420,832 £3,882,677 £1,274,169 7.5%  100 Unit Mixed Scheme 35% Affordable Housing £15,762,816 £9,606,903 £2,155,081 £3,485,360 £494,853 3.1%  40% Affordable Housing £15,274,552 £9,606,903 £2,047,629 £3,410,808 £207,119 1.4%  40% Affordable Housing £14,598,888 £9,606,903 £1,912,553 £3,267,475 £0 0.0%		Scrieme							
0% Affordable Housing £19,286,800 £9,606,903 £2,883,020 £4,030,193 £2,646,416 13.7% 20% Affordable Housing £17,037,472 £9,606,903 £2,420,632 £3,682,677 £1,274,169 7.5% 30% Affordable Housing £15,762,816 £9,606,903 £2,155,081 £3,455,360 £494,853 3.1% Affordable Housing £15,274,552 £9,606,903 £2,047,629 £3,410,808 £207,119 1.4% 40% Affordable Housing £14,596,888 £9,606,903 £1,912,653 £3,267,475 £0 0.0%									
20% Affordable Housing £17,037,472 £9,606,903 £2,420,632 £3,682,677 £1,274,169 7.5%  100 Unit Mixed Scheme 35% Affordable Housing £15,782,816 £9,606,903 £2,155,081 £3,485,360 £494,853 3.1%  40% Affordable Housing £15,274,562 £9,606,903 £2,047,629 £3,410,808 £207,119 1.4%  40% Affordable Housing £14,596,888 £9,606,903 £1,912,653 £3,267,475 £0 0.0%			-						
100 Unit Mixed Scheme 35% Affordable Housing £15,762,816 £9,606,903 £2,155,081 £3,485,360 £494,853 3.1%   40% Affordable Housing £15,274,562 £9,606,903 £2,047,629 £3,410,808 £207,119 1.4%   40% Affordable Housing £14,596,888 £9,606,903 £1,912,553 £3,267,475 £0 0.0%									
Mixed         35% Affordable Housing         £15,274,552         £9,806,903         £2,047,829         £3,410,808         £207,119         1,4%           40% Affordable Housing         £14,598,888         £9,506,903         £1,912,553         £3,267,475         £0         0.0%									
Scheme         35% Affordable Housing         £15,274,552         £9,606,903         £2,047,629         £3,410,808         £207,119         1,4%           40% Affordable Housing         £14,598,888         £9,606,903         £1,912,553         £3,267,475         £0         0.0%		Mixed	30% Affordable Housing	£15,762,816				£494,853	3.1%
		Scheme	35% Affordable Housing	£15,274,552	£9,606,903	£2,047,629	£3,410,808	£207,119	1.4%
50% Affordable Housing £13,446,760 £9,606,903 £1,666,990 £3,250,193 £0 0.0%			40% Affordable Housing	£14,598,888	£9,606,903	£1,912,553	£3,267,475	£0	0.0%
			50% Affordable Housing	£13,446,760	£9,606,903	£1,666,990	£3,250,193	£0	0.0%

#### Graph 69 - Residual Land Value (£) - Value Point 5 60% General Needs Rent/40% Intermediate Tenure Mix Planning Infrastructure Level - £20,000



Graph 70 - Residual Land Value (% of GDV) - Value Point 5 60% General Needs Rent/40% Intermediate Tenure Mix Planning Infrastructure Level - £20,000

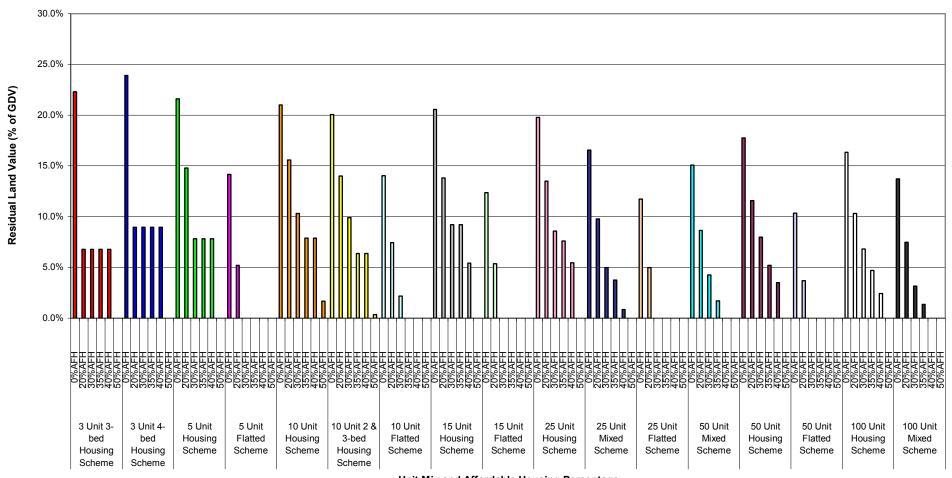


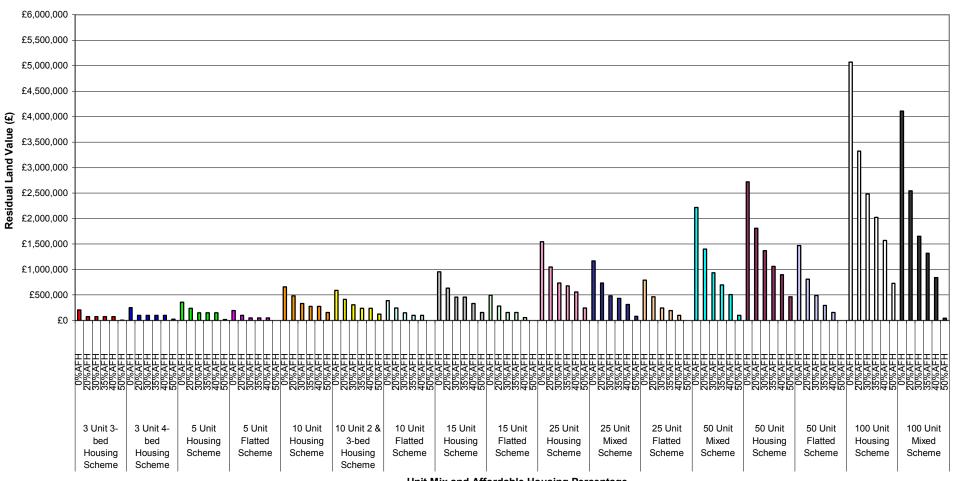
Table 47: Summary Table Showing Results of Residual Land Value Appraisals and Reduction in Land Residual - Value Point 6 60% General Needs Rent/40% Intermediate Tenure Mix Planning Infrastructure Level - £20,000

STATE   Section   December   De	1 Value Point		2 Scenario	3 GDV		Developer Profit			% Land Residual (of GDV)
STATE   Section   December   De									
Number   1986			0% Affordable Housing	£739,500	£315,293	£110,925	£106,288	£204,924	27.7%
			20% Affordable Housing	£564,000	£315,293	£78,210	£93,144	£77,353	13.7%
Part			30% Affordable Housing	£564,000	£315,293	£78,210	£93,144	£77,353	13.7%
		Scheme	35% Affordable Housing	£564,000	£315,293	£78,210	£93,144	£77,353	13.7%
1996   1997   1998   1999			40% Affordable Housing	£564,000	£315,293	£78,210	£93,144	£77,353	13.7%
2014 A Deck			50% Affordable Housing	£460,470	£315,293	£49,813	£86,073	£9,292	2.0%
			0% Affordable Housing	£870,000	£366,795	£130,500	£114,735	£250,231	28.8%
			20% Affordable Housing	£661,000	£366,795	£91,860	£99,058	£103,287	15.6%
Scientify   100			30% Affordable Housing	£661,000	£366,795	£91,860	£99,058	£103,287	15.6%
### STATE   COLUMN			35% Affordable Housing	£661,000	£366,795	£91,860	£99,058	£103,287	15.6%
Page			40% Affordable Housing	£661,000	£366,795	£91,860	£99,058	£103,287	15.6%
2014 Abroticke Housing			50% Affordable Housing	£539,200	£366,795	£58,452	£90,739	£23,214	4.3%
### PATENT			0% Affordable Housing	£1,319,500	£559,823	£197,925	£194,967	£355,782	27.0%
Notating   Chemic   She Afforder Housing   C1,008,070   C508,820   C108,080   C188,004   C148,255   14,7%   C508,827   C508,828   C518,004   C148,005   C148,005   C148,005   C148,005   C148,005   C508,007			20% Affordable Housing	£1,144,000	£559,823	£165,210	£179,370	£237,201	20.7%
Bit			30% Affordable Housing	£1,006,970	£559,823	£130,888	£168,004	£148,255	14.7%
CON_Administrations   CON_ADMINISTRATION   CON_AD			35% Affordable Housing	£1,006,970	£559,823	£130,888	£168,004	£148,255	14.7%
1999			40% Affordable Housing	£1,006,970	£559,823	£130,888	£168,004	£148,255	14.7%
Sum   2004 Affordable Housing   C500,000   C400,000   C100,100   C100,107   C101,000   122%   C101,000   C10			50% Affordable Housing	£831,470	£559,823	£98,173	£152,408	£21,067	2.5%
Full   Solid   Solid   Housing   C794.994   C406.998   C97.777   C146.998   C49.202   C.9%			0% Affordable Housing	£971,500	£458,998	£145,725	£167,175	£197,606	20.3%
Palabod   Scheme   Strike   Scheme   Scheme   Strike   Scheme			20% Affordable Housing	£836,200	£458,998	£120,120	£155,187	£101,896	12.2%
Scheme   35% Affordable Housing   £774.59%   £489.09%   £97.737   £148,59%   £49.20%   £5%   £			30% Affordable Housing	£754,594	£458,998	£97,737	£148,598	E148,255  E21,067  E197,006  E101,896  E49,262  E49,262  E49,262  E0  E656,626  E482,943  E335,739  E278,588	6.5%
10 Unit   10 U			35% Affordable Housing	£754,594	£458,998	£97,737	£148,598	£49,262	6.5%
10 Unit 2   10 U			40% Affordable Housing	£754,594	£458,998	£97,737	£148,598	£49,262	6.5%
19 Unit 2			50% Affordable Housing	£619,294	£458,998	£72,132	£136,946	£0	0.0%
10 Unit Notating Schwine			0% Affordable Housing	£2,508,500	£1,068,143	£376,275	£380,097	£656,626	26.2%
### ### ### ### #### #### ############	g		20% Affordable Housing	£2,241,650	£1,068,143	£318,504	£357,124	£482,943	21.5%
### ### ### ### #### #### ############	Point		30% Affordable Housing	£2,032,650	£1,068,143	£279,864	£338,521	£335,739	16.5%
### ### ### ### #### #### ############	/alue		35% Affordable Housing	£1,941,300	£1,068,143	£254,808	£331,145	£278,588	14.4%
0% Affordable Housing £2,320,000 £983,750 £348,000 £985,888 £587,868 £537,968 253% 250% Affordable Housing £2,053,150 £983,750 £200,229 £342,915 £413,468 20.1% 28.3-8-act Housing 35% Affordable Housing £1,898,050 £983,750 £281,884 £329,189 £304,897 16.1% 13.3% £50% Affordable Housing £1,786,300 £983,750 £222,458 £319,943 £237,147 13.3% 50% Affordable Housing £1,786,300 £983,750 £222,458 £319,943 £237,747 13.3% 50% Affordable Housing £1,831,800 £983,750 £203,813 £308,217 £122,200 7.79% 20% Affordable Housing £1,831,800 £917,996 £201,450 £334,350 £387,229 19.9% 20% Affordable Housing £1,730,004 £917,996 £243,462 £315,773 £246,376 14.3% 10.01 £917,996 £243,462 £315,773 £246,376 14.3% 20% Affordable Housing £1,500,188 £917,996 £195,473 £207,196 £98,524 6.5% 65% 65% 65% Affordable Housing £1,500,188 £917,996 £195,473 £207,196 £98,524 6.5% 65% 65% Affordable Housing £1,373,888 £917,996 £195,473 £207,196 £98,524 6.5% 65% 65% 65% Affordable Housing £1,373,888 £917,996 £195,473 £207,196 £98,524 6.5% 65% 65% 65% 65% 65% Affordable Housing £2,403,000 £1,570,740 £552,450 £98,555 £831,501 19.7% 65% Affordable Housing £2,240,300 £1,570,740 £368,553 £49,596 £47,555 15.6% 65% 65% Affordable Housing £2,240,300 £1,570,740 £368,553 £49,596 £47,555 15.6% 65% 65% Affordable Housing £2,240,300 £1,570,740 £368,553 £483,890 £334,183 12.1% 65% 65% Affordable Housing £2,240,300 £1,570,740 £368,553 £483,890 £341,531 12.1% 65% Affordable Housing £2,240,300 £1,570,740 £368,553 £483,890 £334,183 12.1% 65% Affordable Housing £2,240,300 £1,570,740 £365,553 £483,890 £334,183 12.1% 65% 65% Affordable Housing £2,240,300 £1,570,740 £365,553 £483,890 £334,183 12.1% 65% 65% Affordable Housing £2,240,300 £1,570,740 £365,553 £483,310 £157,107 7.3% 65% Affordable Housing £2,240,300 £1,570,740 £365,553 £483,300 £1,570,770 £365,553 £483,300 £1,570,770 £365,553 £483,300 £1,570,770 £365,553 £483,300 £1,570,770 £365,553 £483,300 £1,570,770 £365,553 £483,300 £1,570,770 £365,553 £483,300 £1,570,770 £365,553 £483,300 £1,570,770 £365,553 £483,300 £1,570,770 £3			40% Affordable Housing	£1,941,300	£1,068,143	£254,808	£331,145	£278,588	14.4%
10 Unit 2   2.0% Affordable Housing   E2.053.150   E963.750   E290.229   E342.915   E413.468   20.1%			50% Affordable Housing	£1,765,800	£1,068,143	£222,093	£315,549	£160,016	9.1%
10 Unit 2 & 3-bud Housing £1,886,550 £993,750 £261,384 £329,189 £304,897 16.1% Housing Scheme \$1,786,300 £993,750 £222,459 £319,943 £237,747 13.3% £377,47 13.3% £507, Affordable Housing £1,881,800 £993,750 £232,459 £319,943 £237,747 13.3% £377,47 13.3% £507, Affordable Housing £1,631,800 £993,750 £203,613 £306,217 £128,220 7.9% €203,613 £306,217 £128,220 19.9% £207, Affordable Housing £1,631,800 £917,965 £291,450 £334,350 £387,229 19.9% £207, Affordable Housing £1,726,004 £917,965 £214,450 £334,450 £387,229 19.9% £207, Affordable Housing £1,500,784 £917,965 £217,857 £303,784 £151,158 9.5% £483,860 £387,240 £315,773 £246,376 14.3% £307, Affordable Housing £1,500,188 £917,965 £165,473 £207,195 £38,524 6.5% £308,524 6.5% £308,524 £308			0% Affordable Housing	£2,320,000	£993,750	£348,000	£365,888	£587,868	25.3%
3-bed 30% Affordable Housing £1,986,860 £990,750 £261,384 £226,189 £304,997 16,1% Housing 55% Affordable Housing £1,786,300 £993,750 £232,458 £319,443 £237,747 13,3% £50% Affordable Housing £1,786,300 £993,750 £232,458 £319,043 £237,747 13,3% £50% Affordable Housing £1,831,800 £993,750 £232,458 £319,043 £237,747 13,3% £50% Affordable Housing £1,831,800 £993,750 £232,458 £319,043 £237,747 13,3% £50% Affordable Housing £1,520,004 £917,995 £291,450 £334,380 £387,229 19,9% £1,920,004 £917,995 £243,462 £315,773 £243,376 14,3% £243,376 £143,3% £207,760 £151,158 9.5% £151,158			20% Affordable Housing	£2,053,150	£993,750	£290,229	£342,915	£413,468	20.1%
Scheme		3-bed	30% Affordable Housing	£1,898,650	£993,750	£261,384	£329,189	£304,897	16.1%
S0% Affordable Housing   £1,631,800   £993,750   £203,613   £306,217   £128,220   7.9%			35% Affordable Housing	£1,786,300	£993,750	£232,458	£319,943	38.144 E77.353 88.073 £9.292 1114.735 £250.231 199.058 £103.287 199.058 £103.287 199.058 £103.287 199.058 £103.287 199.058 £103.287 199.058 £103.287 199.058 £103.287 199.058 £103.287 199.058 £103.287 199.058 £103.287 199.058 £103.287 199.058 £103.287 199.058 £103.287 199.058 £103.287 199.058 £103.287 199.058 £103.287 199.058 £103.287 199.058 £103.287 199.079 £23.7201 188.004 £148.255 188.004 £148.255 188.004 £148.255 189.004 £148.255 189.004 £148.255 189.004 £148.255 189.004 £148.255 189.004 £101.896 185.167 £101.896 185.167 £101.896 185.167 £101.896 185.167 £101.896 185.167 £101.896 185.167 £101.896 185.167 £101.896 185.168 £49.262 186.006 £49.262 186.007 £556.626 185.167 £101.896 185.168 £49.262 186.007 £556.626 185.7124 £482.943 185.145 £278.588 185.145 £278.588 185.145 £278.588 185.145 £278.588 185.145 £278.588 185.145 £278.588 185.145 £277.588 185.145 £277.588 185.145 £277.588 185.145 £277.588 185.145 £277.588 185.145 £277.588 185.145 £277.588 185.145 £277.588 185.145 £277.588 185.145 £277.588 185.145 £277.588 185.145 £277.747 185.246.376 18	13.3%
10 Unit Flated   10 U			40% Affordable Housing	£1,786,300	£993,750	£232,458	£319,943	£237,747	13.3%
10 Unit Flatted Scheme 20% Affordable Housing £1,726,094 £917,995 £243,462 £315,773 £246,376 14.3% 19.5% 10 Unit Flatted Scheme 35% Affordable Housing £1,500,188 £917,995 £195,473 £297,195 £98,524 6.5% 6.5% 6.5% 6.5% 6.5% 6.5% 6.5% 6.5%			50% Affordable Housing	£1,631,800	£993,750	£203,613	£306,217	£128,220	7.9%
10 Unit Flatted Scheme			0% Affordable Housing	£1,943,000	£917,995	£291,450	£334,350	£387,229	19.9%
Flated   Scheme   35% Affordable Housing   £1,500,188   £917,995   £195,473   £297,195   £98,524   6.5%   40% Affordable Housing   £1,500,188   £917,995   £195,473   £297,195   £98,524   6.5%   50% Affordable Housing   £1,373,888   £917,995   £169,888   £285,207   £818   0.1%   0			20% Affordable Housing	£1,726,094	£917,995	£243,462	£315,773	£246,376	14.3%
Scheme   35% Affordable Housing   £1,500,188   £917,995   £195,473   £297,195   £86,524   £.5%			30% Affordable Housing	£1,590,794	£917,995	£217,857	£303,784	£151,158	9.5%
S0% Affordable Housing   £1,373,888			35% Affordable Housing	£1,509,188	£917,995	£195,473	£297,195	£98,524	6.5%
0% Affordable Housing £3,883,000 £1,570,740 £582,450 £584,133 £985,849 £80%   20% Affordable Housing £3,207,150 £1,570,740 £486,039 £522,558 £831,501 19,7%   30% Affordable Housing £2,940,300 £1,570,740 £398,288 £499,586 £457,555 15,6%   35% Affordable Housing £2,940,300 £1,570,740 £398,288 £499,588 £457,555 15,6%   40% Affordable Housing £2,748,800 £1,570,740 £385,553 £483,889 £334,183 12,1%   55% Affordable Housing £2,477,950 £1,570,740 £307,782 £461,017 £158,411 6,3%   0% Affordable Housing £2,868,000 £1,270,445 £80,200 £483,340 £433,340 £433,454 18,5%   20% Affordable Housing £2,540,944 £1,270,445 £333,342 £456,215 £255,289 12,1%   30% Affordable Housing £2,157,894 £1,270,445 £291,033 £439,310 £157,107 7,3%   40% Affordable Housing £2,157,894 £1,270,445 £291,033 £439,310 £157,107 7,3%   40% Affordable Housing £2,157,894 £1,270,445 £291,033 £439,310 £157,107 7,3%   40% Affordable Housing £2,157,894 £1,270,445 £291,033 £439,310 £157,107 7,3%   40% Affordable Housing £2,157,894 £1,270,445 £291,033 £439,310 £157,107 7,3%   40% Affordable Housing £2,157,894 £1,270,445 £291,033 £439,310 £157,107 7,3%   40% Affordable Housing £2,157,894 £1,270,445 £291,033 £439,310 £157,107 7,3%   40% Affordable Housing £2,157,894 £1,270,445 £291,033 £439,310 £157,107 7,3%   40% Affordable Housing £2,157,894 £1,270,445 £291,033 £439,310 £157,107 7,3%   40% Affordable Housing £2,157,894 £1,270,445 £291,033 £439,310 £157,107 7,3%   40% Affordable Housing £2,157,894 £1,270,445 £291,033 £439,310 £157,107 7,3%   40% Affordable Housing £2,157,894 £1,270,445 £291,033 £439,310 £157,107 7,3%   40% Affordable Housing £2,157,894 £1,270,445 £291,033 £439,310 £157,107 7,3%   40% Affordable Housing £2,157,894 £1,270,445 £291,033 £439,310 £157,107 7,3%   40% Affordable Housing £2,157,894 £1,270,445 £291,033 £439,310 £157,107 7,3%   40% Affordable Housing £2,157,894 £1,270,445 £291,033 £439,310 £157,107 7,3%   40% Affordable Housing £2,157,894 £1,270,445 £291,033 £439,310 £157,107 7,3%   40% Affordable Housing £2,157,894 £1,270,445 £291,033 £439,			40% Affordable Housing	£1,509,188	£917,995	£195,473	£297,195	£98,524	6.5%
20% Affordable Housing £3,207,150 £1,570,740 £456,039 £522,588 £631,501 19,7% Housing Scheme £2,940,300 £1,570,740 £398,288 £499,588 £457,555 15,6% 40% Affordable Housing £2,940,300 £1,570,740 £398,288 £499,588 £457,555 15,6% 40% Affordable Housing £2,748,800 £1,570,740 £398,288 £498,588 £3457,555 15,6% 40% Affordable Housing £2,748,800 £1,570,740 £385,553 £483,989 £334,183 12,1% 50% Affordable Housing £2,477,950 £1,570,740 £307,782 £461,017 £158,411 6.3% 0% Affordable Housing £2,868,000 £1,270,445 £400,200 £483,340 £493,340 £493,454 18,5% 20% Affordable Housing £2,354,094 £1,270,445 £333,342 £456,215 £285,289 12,1% 15 Unit 30% Affordable Housing £2,157,894 £1,270,445 £291,033 £439,310 £157,107 7.3% £141dd Scheme			50% Affordable Housing	£1,373,888	£917,995	£169,868	£285,207	£818	0.1%
15 Unit Housing Scheme 35% Affordable Housing £2,940,300 £1,570,740 £398,288 £499,586 £457,555 15,6% 15,6% 40% Affordable Housing £2,940,300 £1,570,740 £398,288 £499,586 £457,555 15,6% 40% Affordable Housing £2,748,800 £1,570,740 £395,553 £483,089 £334,183 12,1% 50% Affordable Housing £2,477,960 £1,570,740 £307,782 £461,017 £158,411 6,3% 0% Affordable Housing £2,886,000 £1,270,445 £400,200 £483,340 £493,454 18,5% 20% Affordable Housing £2,354,094 £1,270,445 £333,342 £458,215 £285,289 12,1% 15,100 £1,1			0% Affordable Housing	£3,683,000	£1,570,740	£552,450	£564,133	£955,849	26.0%
Housing			20% Affordable Housing	£3,207,150	£1,570,740	£456,039	£522,558	£631,501	19.7%
Scheme         35% Affordable Housing         £2,040,300         £1,570,740         £398,288         £499,588         £457,555         15,6%           40% Affordable Housing         £2,764,800         £1,570,740         £365,553         £483,389         £334,183         12,1%           50% Affordable Housing         £2,497,950         £1,570,740         £307,782         £461,017         £158,411         £3%           0% Affordable Housing         £2,688,000         £1,270,445         £402,000         £483,340         £493,454         18,5%           20% Affordable Housing         £2,157,894         £1,270,445         £333,342         £462,215         £285,269         12,1%           15 Unit Flatted Scheme         35% Affordable Housing         £2,157,894         £1,270,445         £291,033         £439,310         £157,107         7,3%           40% Affordable Housing         £2,157,894         £1,270,445         £291,033         £439,310         £157,107         7,3%           40% Affordable Housing         £2,157,894         £1,270,445         £291,033         £439,310         £157,107         7,3%           40% Affordable Housing         £2,022,594         £1,270,445         £265,428         £427,321         £59,400         £9%			30% Affordable Housing	£2,940,300	£1,570,740	£398,268	£499,586	£457,555	15.6%
50% Affordable Housing £2,497,950 £1,570,740 £307,782 £461,017 £158,411 6.3%  0% Affordable Housing £2,688,000 £1,270,445 £400,200 £483,340 £489,454 18.5%  20% Affordable Housing £2,354,094 £1,270,445 £333,342 £458,215 £285,289 12,1%  15 Unit Flatted Scheme 35% Affordable Housing £2,157,894 £1,270,445 £291,033 £439,310 £157,107 7.3%  40% Affordable Housing £2,157,894 £1,270,445 £291,033 £439,310 £157,107 7.3%  40% Affordable Housing £2,254,094 £1,270,445 £291,034 £49,310 £157,107 2.3%			35% Affordable Housing	£2,940,300	£1,570,740	£398,268	£499,586	£457,555	15.6%
0% Affordable Housing £2,686,000 £1,270,445 £400,200 £483,340 £493,454 18.5% 20% Affordable Housing £2,354,004 £1,270,445 £333,342 £456,215 £285,289 12.1% 30% Affordable Housing £2,157,894 £1,270,445 £291,033 £439,310 £157,107 7.3% Flatted Scheme 35% Affordable Housing £2,157,894 £1,270,445 £291,033 £439,310 £157,107 7.3% 40% Affordable Housing £2,022,594 £1,270,445 £265,428 £427,321 £59,400 2.9%			40% Affordable Housing	£2,764,800	£1,570,740	£365,553	£483,989	£334,183	12.1%
20% Affordable Housing £2,354,094 £1,270,445 £333,342 £456,215 £285,289 12,1%  15 Unit			50% Affordable Housing	£2,497,950	£1,570,740	£307,782	£461,017	£158,411	6.3%
15 Unit Flatted Scheme 35% Affordable Housing £2,157,894 £1,270,445 £291,033 £439,310 £157,107 7.3%   40% Affordable Housing £2,157,894 £1,270,445 £291,033 £439,310 £157,107 7.3%   40% Affordable Housing £2,022,594 £1,270,445 £265,428 £427,321 £59,400 2.9%			0% Affordable Housing	£2,668,000	£1,270,445	£400,200	£483,340	£493,454	18.5%
Flatted Scheme 35% Affordable Housing £2,157,894 £1,270,445 £291,033 £439,310 £157,107 7.3% 40% Affordable Housing £2,022,594 £1,270,445 £265,428 £427,321 £59,400 2.9%			20% Affordable Housing	£2,354,094	£1,270,445	£333,342	£456,215	£285,269	12.1%
Scheme         35% Affordable Housing         £2,157,894         £1,270,445         £291,033         £439,310         £157,107         7.3%           40% Affordable Housing         £2,022,594         £1,270,445         £265,428         £427,321         £59,400         2.9%			30% Affordable Housing	£2,157,894	£1,270,445	£291,033	£439,310	£157,107	7.3%
			35% Affordable Housing	£2,157,894	£1,270,445	£291,033	£439,310	£157,107	7.3%
50% Affordable Housing £1,843,988 £1,270,445 £224,174 £404,786 £0 0.0%			40% Affordable Housing	£2,022,594	£1,270,445	£265,428	£427,321	£59,400	2.9%
			50% Affordable Housing	£1,843,988	£1,270,445	£224,174	£404,786	£0	0.0%

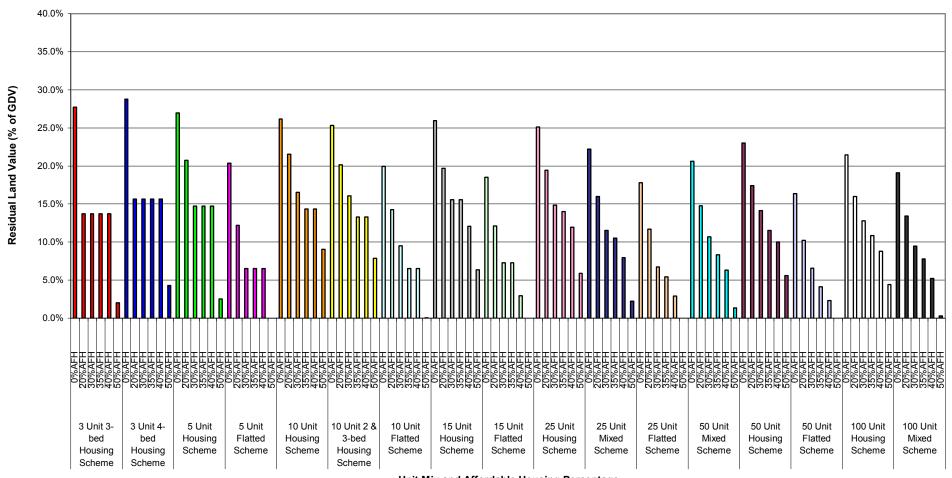
Table 47: Summary Table Showing Results of Residual Land Value Appraisals and Reduction in Land Residual - Value Point 6 60% General Needs Rent/40% Intermediate Tenure Mix Planning Infrastructure Level - £20,000

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 Residua (of GDV)
		0% Affordable Housing	£6,148,000	£2,621,715	£922,200	£996,210	£1,543,560	25.1%
		20% Affordable Housing	£5,405,300	£2,621,715	£768,018	£921,558	£1,050,249	19.4%
	25 Unit Housing	30% Affordable Housing	£4,929,450	£2,621,715	£671,607	£873,467	£732,155	14.9%
	Scheme	35% Affordable Housing	£4,838,100	£2,621,715	£646,551	£864,955	£676,684	14.0%
		40% Affordable Housing	£4,662,600	£2,621,715	£613,836	£846,906	£556,937	11.9%
		50% Affordable Housing	£4,186,750	£2,621,715	£517,425	£798,815	£246,307	5.9%
		0% Affordable Housing	£5,249,000	£2,330,685	£787,350	£915,596	£1,166,754	22.2%
		20% Affordable Housing	£4,600,994	£2,330,685	£653,988	£850,335	£735,347	16.0%
	25 Unit Mixed	30% Affordable Housing	£4,229,294	£2,330,685	£578,964	£812,738	£486,631	11.5%
	Scheme	35% Affordable Housing	£4,137,944	£2,330,685	£553,908	£804,226	£435,651	10.5%
		40% Affordable Housing	£3,962,444	£2,330,685	£521,193	£786,177	£314,658	7.9%
		50% Affordable Housing	£3,608,338	£2,330,685	£447,224	£750,635	£79,794	2.2%
		0% Affordable Housing	£4,463,100	£2,124,512	£669,465	£842,564	£793,497	17.8%
		20% Affordable Housing	£3,952,994	£2,124,512	£560,298	£791,651	£462,238	11.7%
	25 Unit	30% Affordable Housing	£3,621,494	£2,124,512	£492,384	£758,231	£243,904	6.7%
	Flatted Scheme	35% Affordable Housing	£3,539,888	£2,124,512	£470,000	£750,627	£192,802	5.4%
		40% Affordable Housing	£3,404,588	£2,124,512	£444,395	£736,755	£98,927	2.9%
		50% Affordable Housing	£3,054,582	£2,124,512	£375,371	£695,822	£0	0.0%
	50 Unit Mixed Scheme	0% Affordable Housing	£10,756,100	£4,803,452	£1,613,415	£2,031,416	£2,215,505	20.6%
		20% Affordable Housing	£9,476,244	£4,803,452	£1,348,443	£1,867,843	£1,398,246	14.8%
		30% Affordable Housing	£8,753,032	£4,803,452	£1,199,606	£1,775,284	£935,703	10.7%
		35% Affordable Housing	£8,381,332	£4,803,452	£1,124,582	£1,727,499	£696,768	8.3%
		40% Affordable Housing	£8,090,726	£4,803,452	£1,063,559	£1,690,482	£511,904	6.3%
oint 6		50% Affordable Housing	£7,436,270	£4,803,452	£925,894	£1,607,154	£99,770	1.3%
Value Point 6	50 Unit Housing Scheme	0% Affordable Housing	£11,817,500	£5,054,588	£1,772,625	£2,157,079	£2,719,880	23.0%
۸		20% Affordable Housing	£10,386,600	£5,054,588	£1,474,056	£1,974,540	£1,808,080	17.4%
		30% Affordable Housing	£9,698,400	£5,054,588	£1,329,669	£1,886,861	£1,370,192	14.1%
		35% Affordable Housing	£9,222,550	£5,054,588	£1,233,258	£1,825,739	£1,064,607	11.5%
		40% Affordable Housing	£8,955,700	£5,054,588	£1,175,487	£1,792,000	£896,280	10.0%
		50% Affordable Housing	£8,267,500	£5,054,588	£1,031,100	£1,704,321	£463,166	5.6%
		0% Affordable Housing	£8,975,500	£4,270,333	£1,346,325	£1,828,959	£1,468,688	16.4%
		20% Affordable Housing	£7,934,582	£4,270,333	£1,122,311	£1,697,158	£810.989	10.2%
	50 Unit	30% Affordable Housing	£7.424.476	£4,270,333	£1,013,144	£1.632.480	£488.179	6.6%
	Flatted Scheme	35% Affordable Housing	£7,110,570	£4,270,333	£1,013,144 £946.285	£1,592,632	£292,281	4.1%
	Conomic	40% Affordable Housing	£6,893,664	£4,270,333	£898,297	£1,592,632 £1,565,357	£159,677	2.3%
					£789,129			
		50% Affordable Housing	£6,383,558	£4,270,333		£1,481,795	£0	0.0%
		0% Affordable Housing	£23,635,000	£10,109,175 £10,109,175	£3,545,250 £2,948,112	£4,699,898	£5,069,450 £3,320,500	21.4%
	100 Unit	20% Affordable Housing	£20,773,200			£4,257,059		16.0%
	Housing	30% Affordable Housing	£19,396,800	£10,109,175	£2,659,338	£4,044,357	£2,480,573	12.8%
	Scheme	35% Affordable Housing	£18,654,100	£10,109,175	£2,505,156	£3,929,288	£2,026,062	10.9%
		40% Affordable Housing	£17,911,400	£10,109,175	£2,350,974	£3,814,220	£1,571,550	8.8%
		50% Affordable Housing	£16,535,000	£10,109,175	£2,062,200	£3,601,517	£731,623	4.4%
		0% Affordable Housing	£21,512,200	£9,606,903	£3,226,830	£4,398,052	£4,109,198	19.1%
		20% Affordable Housing	£18,952,488	£9,606,903	£2,696,885	£4,001,209	£2,541,591	13.4%
	100 Unit Mixed	30% Affordable Housing	£17,506,064	£9,606,903	£2,399,212	£3,776,643	£1,654,374	9.5%
	Scheme	35% Affordable Housing	£16,949,308	£9,606,903	£2,278,632	£3,691,283	£1,317,590	7.8%
		40% Affordable Housing	£16,181,452	£9,606,903	£2,127,117	£3,570,897	£841,473	5.2%
		50% Affordable Housing	£14,872,540	£9,606,903	£1,851,788	£3,368,753	£45,096	0.3%

Graph 71 - Residual Land Value (£) - Value Point 6 60% General Needs Rent/40% Intermediate Tenure Mix Planning Infrastructure Level - £20,000



Graph 72 - Residual Land Value (% of GDV) - Value Point 6 60% General Needs Rent/40% Intermediate Tenure Mix Planning Infrastructure Level - £20,000



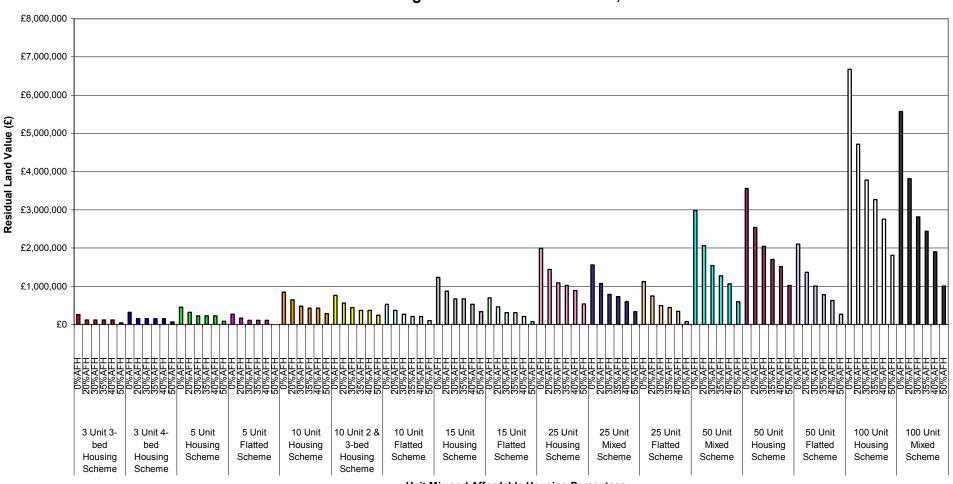
#### Table 48: Summary Table Showing Results of Residual Land Value Appraisals and Reduction in Land Residual - Value Point 7 60% General Needs Rent/40% Intermediate Tenure Mix Planning Infrastructure Level - £20,000

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)
		0% Affordable Housing	£816,000	£315,293	£122,400	£112,226	£258,099	31.6%
		20% Affordable Housing	£619,000	£315,293	£86,100	£97,441	£120,167	19.4%
	3 Unit 3-bed Housing	30% Affordable Housing	£619,000	£315,293	£86,100	£97,441	£120,167	19.4%
	Scheme	35% Affordable Housing	£619,000	£315,293	£86,100	£97,441	£120,167	19.4%
		40% Affordable Housing	£619,000	£315,293	£86,100	£97,441	£120,167	19.4%
		50% Affordable Housing	£504,760	£315,293	£54,766	£89,638	£45,064	8.9%
		0% Affordable Housing	£960,000	£366,795	£144,000	£121,721	£317,659	33.1%
		20% Affordable Housing	£725,000	£366,795	£101,100	£104,053	£153,052	21.1%
	3 Unit 4-bed Housing	30% Affordable Housing	£725,000	£366,795	£101,100	£104,053	£153,052	21.1%
	Scheme	35% Affordable Housing	£725,000	£366,795	£101,100	£104,053	£153,052	21.1%
		40% Affordable Housing	£725,000	£366,795	£101,100	£104,053	£153,052	21.1%
		50% Affordable Housing	£590,600	£366,795	£64,236	£94,873	£64,696	11.0%
		0% Affordable Housing	£1,456,000	£559,823	£218,400	£207,557	£456,114	31.3%
		20% Affordable Housing	£1,259,000	£559,823	£182,100	£190,011	£317,255	25.2%
	5 Unit Housing	30% Affordable Housing	£1,106,760	£559,823	£144,166	£177,365	£223,153	20.2%
	Scheme	35% Affordable Housing	£1,106,760	£559,823	£144,166	£177,365	£223,153	20.2%
		40% Affordable Housing	£1,106,760	£559,823	£144,166	£177,365	£223,153	20.2%
		50% Affordable Housing	£909,760	£559,823	£107,866	£159,819	£82,253	9.0%
		0% Affordable Housing	£1,072,000	£458,998	£160,800	£176,445	£267,485	25.0%
		20% Affordable Housing	£919,600	£458,998	£132,360	£162,904	£165,338	18.0%
	5 Unit Flatted	30% Affordable Housing	£829,552	£458,998	£107,661	£155,634	£107,260	12.9%
	Scheme	35% Affordable Housing	£829,552	£458,998	£107,661		£107,260	12.9%
		40% Affordable Housing	£829,552	£458,998	£107,661	£155,634	£107,260	12.9%
		50% Affordable Housing	£677,152	£458,998	£79,221	£142,093	£0	0.0%
	10 Unit Housing Scheme	0% Affordable Housing	£2,768,000	£1,068,143	£415,200	£404,032	£845,400	30.5%
		20% Affordable Housing	£2,470,200	£1,068,143	£351,252	£378,347	£645,560	26.1%
Value Point 6		30% Affordable Housing	£2,235,200	£1,068,143	£308,352	£357,379	£481,273	21.5%
alue F		35% Affordable Housing	£2,134,400	£1,068,143	£280,704	£349,240	£423,224	19.8%
>		40% Affordable Housing	£2,134,400	£1,068,143	£280,704	£349,240	£423,224	19.8%
		50% Affordable Housing	£1,937,400	£1,068,143	£244,404	£331,694	£284,365	14.7%
	10 Unit 2 & 3-bed	0% Affordable Housing	£2,560,000	£993,750	£384,000	£388,025	£762,456	29.8%
		20% Affordable Housing	£2,262,200	£993,750	£320,052	£362,340	£562,616	24.9%
		30% Affordable Housing	£2,088,200	£993,750	£288,012	£346,840	£445,810	21.3%
	Housing Scheme	35% Affordable Housing	£1,964,400	£993,750	£256,104	£336,654	£366,555	18.7%
		40% Affordable Housing	£1,964,400	£993,750	£256,104	£336,654	£366,555	18.7%
		50% Affordable Housing	£1,790,400	£993,750	£224,064	£321,155	£243,888	13.6%
		0% Affordable Housing	£2,144,000	£917,995	£321,600	£352,890	£529,454	24.7%
		20% Affordable Housing	£1,901,552	£917,995	£268,461	£332,079	£371,527	19.5%
	10 Unit Flatted	30% Affordable Housing	£1,749,152	£917,995	£240,021	£318,538	£264,420	15.1%
	Scheme	35% Affordable Housing	£1,659,104	£917,995	£215,322	£311,267	£212,374	12.8%
		40% Affordable Housing	£1,659,104	£917,995	£215,322	£311,267	£212,374	12.8%
		50% Affordable Housing	£1,506,704	£917,995	£186,882	£297,726	£104,100	6.9%
		0% Affordable Housing	£4,064,000	£1,570,740	£609,600	£599,276	£1,233,009	30.3%
		20% Affordable Housing	£3,531,200	£1,570,740	£502,752	£552,623	£868,882	24.6%
	15 Unit	30% Affordable Housing	£3,233,400	£1,570,740	£438,804	£526,938	£669,042	20.7%
	Housing Scheme	35% Affordable Housing	£3,233,400	£1,570,740	£438,804	£526,938	£669,042	20.7%
		40% Affordable Housing	£3,036,400	£1,570,740	£402,504	£509,391	£531,614	17.5%
		50% Affordable Housing	£2,738,600	£1,570,740	£338,556	£483,706	£335,230	12.2%
		0% Affordable Housing	£2,944,000	£1,270,445	£441,600	£508,798	£694,231	23.6%
		20% Affordable Housing	£2,591,552	£1,270,445	£367,461	£478,257	£461,128	17.8%
	15 Unit	30% Affordable Housing	£2,371,952	£1,270,445	£320,589	£459,290	£311,979	13.2%
	Flatted Scheme	35% Affordable Housing	£2,371,952	£1,270,445	£320,589	£459,290	£311,979	13.2%
		40% Affordable Housing	£2,219,552	£1,270,445	£292,149	£445,749	£209,097	9.4%
		50% Affordable Housing	£2,019,504	£1,270,445	£246,450	£428,749	£73,860	3.7%
		9		-, -,			,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	

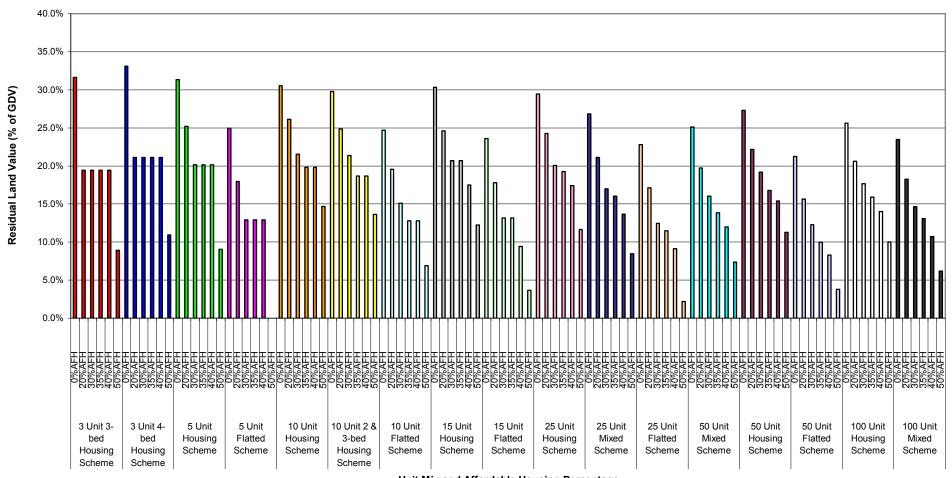
Table 48: Summary Table Showing Results of Residual Land Value Appraisals and Reduction in Land Residual - Value Point 7 60% General Needs Rent/40% Intermediate Tenure Mix Planning Infrastructure Level - £20,000

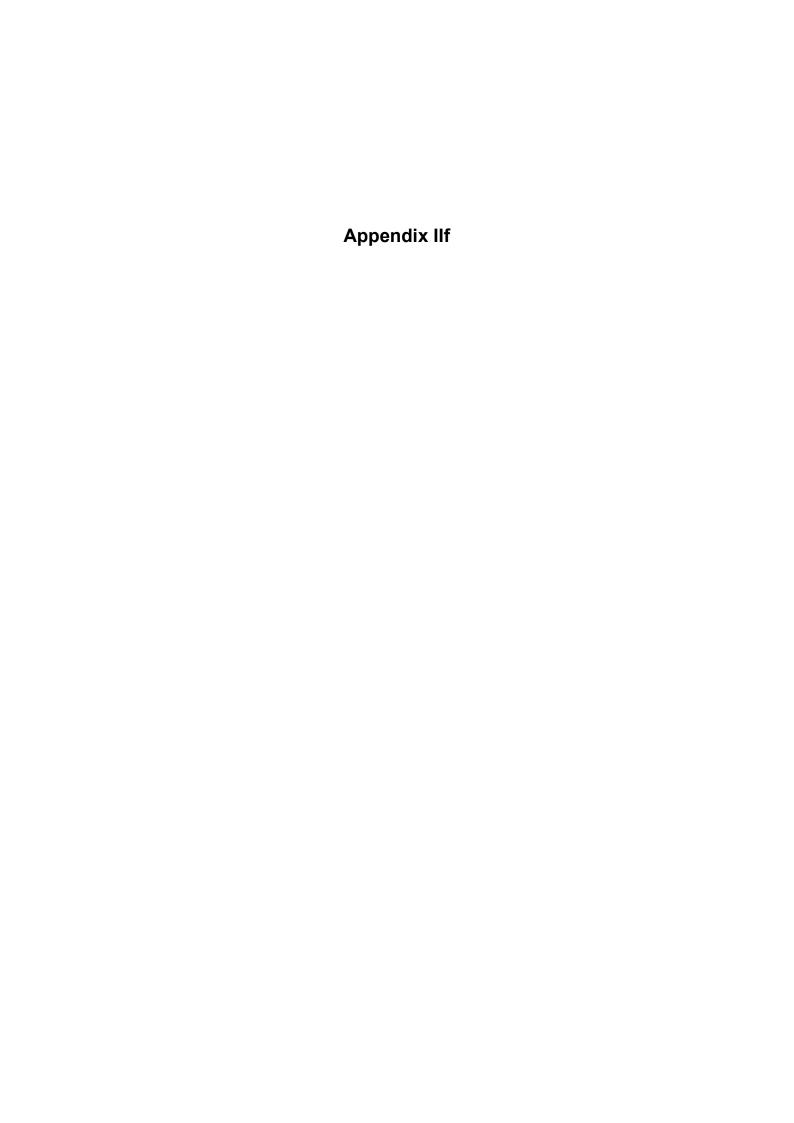
1	1	2	3	4	5	6	7	8
Value Point	Number of Units	Scenario	GDV	Development Cost	Developer Profit (@15%)	Finance & Land Costs	Residual Land Price	% Land Residual (of GDV)
		0% Affordable Housing	£6,784,000	£2,621,715	£1,017,600	£1,064,167	£1,997,298	29.4%
		20% Affordable Housing	£5,953,400	£2,621,715	£846,804	£980,500	£1,444,206	24.3%
	25 Unit Housing	30% Affordable Housing	£5,420,600	£2,621,715	£739,956	£926,532	£1,997,298	20.1%
	Scheme	35% Affordable Housing	£5,319,800	£2,621,715	£712,308	E917.140 E1.025,892 E896,833 E891,115 E842,885 E834,010 E973,616 E1,554,143 E900,411 E1,070,041 E858,173 E790,500 E848,780 E729,290 E828,473 E594,513 E788,517 E333,866 E891,897 E1,122,885 E834,646 E744,850 E797,044 E496,127 E788,654 E446,045 E772,983 E341,004 E732,667 E73,326 G E1,999,232 E2,000,524 G E1,891,787 E1,273,179 G E1,895,447 E1,541,728 G E1,895,447 E1,541,728 G E1,895,447 E1,541,728 G E1,800,258 E1,065,867 G E1,800,258 E1,065,867 G E2,323,431 E3,557,743 G E2,323,431 E3,557,743 G E2,323,431 E3,557,743 G E2,005,564 E2,044,528 G E1,991,968 E1,701,466 G E1,919,988 E1,701,466	19.3%	
		40% Affordable Housing	£5,122,800	£2,621,715	£676,008	£896,833	£891,115	17.4%
		50% Affordable Housing	£4,590,000	£2,621,715	£569,160	£842,865	£534,010	11.6%
		0% Affordable Housing	£5,792,000	£2,330,685	£868,800	£973,616	£1,554,143	26.8%
		20% Affordable Housing	£5,066,752	£2,330,685	£721,029	£900,411	£1,070,041	21.1%
	25 Unit Mixed	30% Affordable Housing	£4,650,152	£2,330,685	£637,857	£858,173	£790,500	17.0%
	Scheme	35% Affordable Housing	£4,549,352	£2,330,685	£610,209	£848,780	£729,290	16.0%
		40% Affordable Housing	£4,352,352	£2,330,685	£573,909	£828,473	£594,513	13.7%
		50% Affordable Housing	£3,955,304	£2,330,685	£491,910	£788,517	£333,866	8.4%
		0% Affordable Housing	£4,924,800	£2,124,512	£738,720	£891,897	£1,122,885	22.8%
		20% Affordable Housing	£4,352,752	£2,124,512	£617,709	£834,646	£744,850	17.1%
	25 Unit	30% Affordable Housing	£3,980,752	£2,124,512	£542,397	£797,044	£496,127	12.5%
	Flatted Scheme	35% Affordable Housing	£3,890,704	£2,124,512	£517,698	£788,654	£446,045	11.5%
		40% Affordable Housing	£3,738,304	£2,124,512	£489,258	£772,983	£341,004	9.1%
		50% Affordable Housing	£3,343,056	£2,124,512	£412,551	£732,667	£73,326	2.2%
		0% Affordable Housing	£11,868,800	£4,803,452	£1,780,320	£2,182,826	£2,978,114	25.1%
		20% Affordable Housing	£10,435,752	£4,803,452	£1,486,689	£1,999,232	£2,060,524	19.7%
	50 Unit	30% Affordable Housing	£9,626,656	£4,803,452	£1,321,791	£1,895,447	E341,004 E73,326 3 E2,978,114 2 E2,080,524 7 E1,541,728 7 E1,273,179 3 E1,065,867 5 E586,579 1 E3,557,743	16.0%
	Mixed Scheme	35% Affordable Housing	£9,210,056	£4,803,452	£1,238,619	£1,841,757		13.8%
		40% Affordable Housing	£8,885,008	£4,803,452	£1,171,020	£1,800,258	£1,065,867	12.0%
oint 6		50% Affordable Housing	£8,152,160	£4,803,452	£1,018,474	£1,706,715	£598,579	7.3%
Value Point 6	50 Unit Housing Scheme	0% Affordable Housing	£13,040,000	£5,054,588	£1,956,000			27.3%
۸a		20% Affordable Housing	£11,439,800	£5,054,588	£1,625,268			22.2%
		30% Affordable Housing	£10,670,200	£5,054,588	£1,465,332			19.2%
		35% Affordable Housing	£10,137,400	£5,054,588	£1,358,484			16.8%
		40% Affordable Housing	£9,839,600	£5,054,588	£1,294,536			15.4%
		50% Affordable Housing	£9,070,000	£5,054,588	£1,134,600			11.3%
		0% Affordable Housing	£9,904,000	£4,270,333	£1,485,600	£1,955,305		21.3%
		20% Affordable Housing	£8,737,056	£4,270,333	£1,237,311	£1,807,134		15.6%
	50 Unit	30% Affordable Housing	£8,165,008	£4,270,333	£1,116,300	£1,734,397		12.3%
	Flatted Scheme	35% Affordable Housing	£7,812,560	£4,270,333	£1,042,162	£1,689,522		10.0%
		40% Affordable Housing	£7,570,112	£4.270.333	£989,023	£1,658,962		8.3%
			£6,998,064	£4,270,333	£868,012	£1,586,226		3.8%
		50% Affordable Housing 0% Affordable Housing	£26,080,000	£10,109,175	£3,912,000	£1,586,226 £5,104,057		25.6%
		20% Affordable Housing	£22,879,600	£10,109,175	£3,250,536	£4,607,683		20.6%
	100 Unit	20% Affordable Housing 30% Affordable Housing	£22,879,600 £21,340,400	£10,109,175 £10,109,175	£3,250,536 £2,930,664	£4,607,683 £4,369,272		17.7%
	Housing Scheme	-	£21,540,400 £20,509,800	£10,109,175		,,	22,111,221	15.9%
	30	35% Affordable Housing 40% Affordable Housing	£20,509,800 £19,679,200	£10,109,175 £10,109,175	£2,759,868 £2,589,072	£4,240,291 £4,111,310		15.9%
		40% Affordable Housing 50% Affordable Housing	£19,679,200 £18,140,000		,,.			
		-		£10,109,175	£2,269,200	£3,872,899		10.0%
		0% Affordable Housing	£23,737,600	£9,606,903	£3,560,640	£4,765,911		
	100 Unit	20% Affordable Housing	£20,871,504	£9,606,903	£2,973,378	£4,320,467		18.3%
	Mixed	30% Affordable Housing	£19,253,312	£9,606,903	£2,643,583	£4,068,652	£2,816,807	14.6%
	Scheme	35% Affordable Housing	£18,629,064	£9,606,903	£2,509,936	£3,972,666	£2,437,977	13.1%
		40% Affordable Housing	£17,770,016	£9,606,903	£2,342,041	£3,837,692	£1,904,045	10.7%
		50% Affordable Housing	£16,304,320	£9,606,903	£2,036,947	£3,610,756	£1,007,726	6.2%

#### Graph 73 - Residual Land Value (£) - Value Point 7 60% General Needs Rent/40% Intermediate Tenure Mix Planning Infrastructure Level - £20,000



Graph 74 - Residual Land Value (% of GDV) - Value Point 7 60% General Needs Rent/40% Intermediate Tenure Mix Planning Infrastructure Level - £20,000

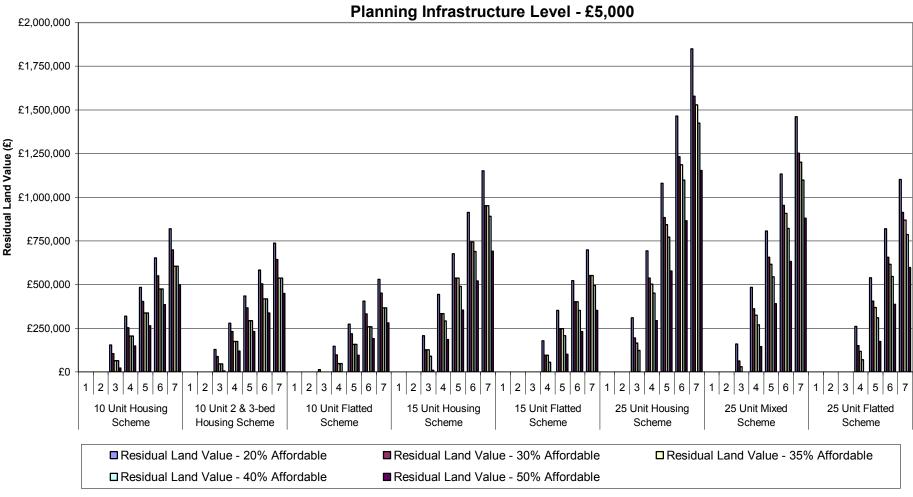




# Table 49: Summary of Residual Land Value (£) Appraisals for All Value Points 70% General Needs Rent/30% Intermediate Tenure Mix With Grant Planning Infrastructure Level - £5,000

		Residual Land	Residual Land	Residual Land	Residual Land	Residual Land
Development Scenario /		Value - 20%	Value - 30%	Value - 35%	Value - 40%	Value - 50%
Threshold	Value Point	Affordable	Affordable	Affordable	Affordable	Affordable
	1	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0
	3	£154,757	£104,776	£64,982	£64,982	£22,625
10 Unit Housing Scheme	4	£319,741	£253,280	£204,720	£204,720	£147,626
	5	£484,323	£404,113	£337,322	£337,322	£263,634
	6	£652,201	£549,225	£474,060	£474,060	£384,071
	7	£820,079	£698,503	£604,500	£604,500	£499,307
	1	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0
	3	£127,462	£87,668	£45,311	£45,311	£5,517
10 Unit 2 & 3-bed Housing	4	£278,932	£230,901	£174,072	£174,072	£119,746
Scheme	5	£434,226	£367,435	£293,747	£293,747	£231,636
	6	£583,442	£503,390	£418,645	£418,645	£337,759
	7	£737,135	£643,132	£537,939	£537,939	£448,561
	1	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0
	3	£11,945	£0	£0	£0	£0
10 Unit Flatted Scheme	4	£11,945 £147,110	£97,494	£47,878	£47,878	£0
Jim i iattoa Gollollio	5	£147,110 £273,807	· · · · · · · · · · · · · · · · · · ·	£47,676 £157,618	£47,676 £157,618	£95,289
			£217,747			
	6	£404,917	£332,127	£259,337	£259,337	£190,393
	7	£530,501	£450,906	£365,784	£365,784	£280,662
	1	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0
45 Hait Harrison Oakana	3	£206,242	£126,174	£126,174	£90,531	£8,380
15 Unit Housing Scheme	4	£443,029	£332,946	£332,946	£291,355	£185,010
	5	£676,125	£537,094	£537,094	£488,986	£353,601
	6	£913,788	£744,675	£744,675	£689,622	£520,509
	7	£1,151,451	£952,256	£952,256	£890,257	£691,061
	1	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0
	3	£0	£0	£0	£0	£0
15 Unit Flatted Scheme	4	£178,578	£94,828	£94,828	£55,789	£0
	5	£351,811	£247,096	£247,096	£207,272	£101,412
	6	£523,201	£402,208	£402,208	£352,054	£230,262
	7	£698,218	£551,574	£551,574	£495,858	£352,851
	1	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0
	3	£310,526	£195,160	£164,691	£123,150	£152
25 Unit Housing Scheme	4	£693,616	£537,594	£501,779	£450,726	£293,078
	5	£1,079,117	£884,361	£843,875	£772,353	£577,597
	6	£1,464,618	£1,231,127	£1,185,970	£1,098,627	£865,137
	7	£1,850,119	£1,577,894	£1,528,065	£1,424,901	£1,152,676
	1	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0
	3	£158,600	£62,336	£29,896	£0	£0
25 Unit Mixed Scheme	4	£484,231	£361,436	£325,249	£268,968	£145,735
	5	£806,221	£655,577	£615,091	£543,569	£390,400
	6	£1,133,203	£953,444	£908,287	£820,944	£632,845
	7	£1,460,186	£1,251,311	£1,201,483	£1,098,318	£879,315
	1	£0	£1,251,511	£0	£0	£0
	2	£0	£0	£0	£0	£0
	3	£0	£0	£0	£0	£0
25 Unit Flatted Scheme	4					
Lo office i acted officiale		£259,951	£150,761	£117,433	£68,774	£0
	5	£538,518	£404,888	£368,344	£309,051	£173,312
	6	£819,764	£656,697	£616,357	£545,706	£386,625
	7	£1,101,010	£912,681	£868,167	£785,548	£597,218

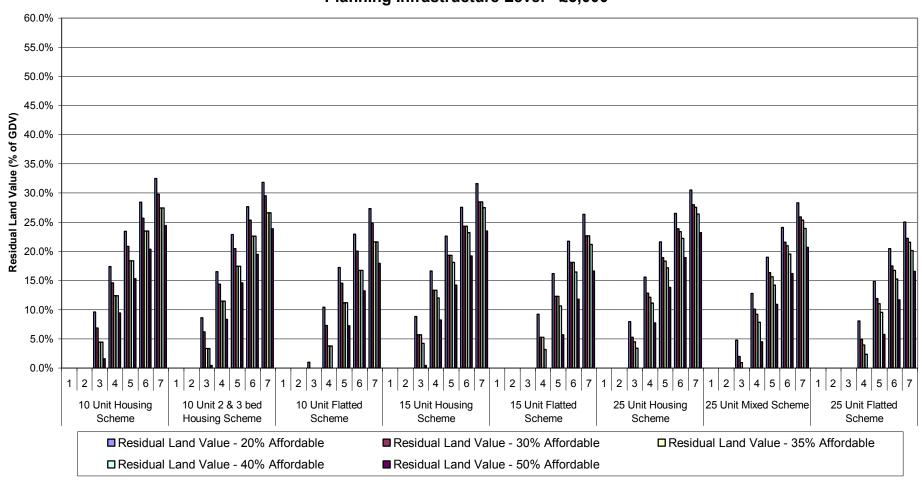
# Graph 75: Summary of Residual Land Values at 20%, 30,% 35%, 40% & 50% Affordable Housing Across All Value Points 70% General Needs Rent/30% Intermediate Tenure Mix With Grant



## Table 49a: Summary of Residual Land Value (as % of GDV) Appraisals for All Value Points 70% General Needs Rent/30% Intermediate Tenure Mix With Grant Planning Infrastructure Level - £5,000

		Residual Land				
Development Scenario /		Value - 20%	Value - 30%	Value - 35%	Value - 40%	Value - 50%
Threshold	Value Point	Affordable	Affordable	Affordable	Affordable	Affordable
	1	0.0%	0.0%	0.0%	0.0%	0.0%
	2	0.0%	0.0%	0.0%	0.0%	0.0%
	3	9.6%	6.8%	4.4%	4.4%	1.6%
10 Unit Housing Scheme	4	17.4%	14.6%	12.4%	12.4%	9.4%
	5	23.4%	20.9%	18.4%	18.4%	15.3%
	6	28.4%	25.7%	23.5%	23.5%	20.4%
	7	32.5%	29.8%	27.4%	27.4%	24.4%
	1	0.0%	0.0%	0.0%	0.0%	0.0%
	2	0.0%	0.0%	0.0%	0.0%	0.0%
	3	8.6%	6.2%	3.4%	3.4%	0.4%
10 Unit 2 & 3 bed Housing						
Scheme	4	16.5%	14.4%	11.5%	11.5%	8.3%
	5	22.9%	20.4%	17.4%	17.4%	14.6%
	6	27.7%	25.3%	22.6%	22.6%	19.5%
	7	31.8%	29.5%	26.6%	26.6%	23.9%
	1	0.0%	0.0%	0.0%	0.0%	0.0%
	2	0.0%	0.0%	0.0%	0.0%	0.0%
	3	1.0%	0.0%	0.0%	0.0%	0.0%
10 Unit Flatted Scheme	4	10.4%	7.3%	3.8%	3.8%	0.0%
	5	17.2%	14.5%	11.2%	11.2%	7.2%
	6	22.9%	20.1%	16.8%	16.8%	13.2%
	7	27.3%	24.8%	21.6%	21.6%	17.9%
	1	0.0%	0.0%	0.0%	0.0%	0.0%
	2	0.0%	0.0%	0.0%	0.0%	0.0%
	3	8.8%	5.7%	5.7%	4.2%	0.4%
15 Unit Housing Scheme	4	16.6%			12.0%	8.2%
13 Office Housing Scheme			13.3%	13.3%		
	5	22.6%	19.3%	19.3%	18.1%	14.2%
	6	27.6%	24.3%	24.3%	23.2%	19.2%
	7	31.6%	28.5%	28.5%	27.5%	23.5%
	1	0.0%	0.0%	0.0%	0.0%	0.0%
	2	0.0%	0.0%	0.0%	0.0%	0.0%
	3	0.0%	0.0%	0.0%	0.0%	0.0%
15 Unit Flatted Scheme	4	9.2%	5.3%	5.3%	3.2%	0.0%
	5	16.2%	12.3%	12.3%	10.7%	5.7%
	6	21.7%	18.1%	18.1%	16.4%	11.8%
	7	26.4%	22.7%	22.7%	21.2%	16.6%
	1	0.0%	0.0%	0.0%	0.0%	0.0%
	2	0.0%	0.0%	0.0%	0.0%	0.0%
	3	7.9%	5.3%	4.5%	3.4%	0.0%
25 Unit Housing Scheme	4	15.6%	12.8%	12.1%	11.2%	7.7%
	5	21.6%	18.9%	18.3%	17.2%	13.8%
	6	26.5%	23.9%	23.4%	22.2%	18.9%
	7	30.5%	28.0%	27.5%	26.4%	23.2%
	1	0.0%	0.0%	0.0%	0.0%	0.0%
	2	0.0%	0.0%	0.0%	0.0%	0.0%
	3	4.8%	2.0%	1.0%	0.0%	0.0%
25 Unit Mixed Scheme	4	12.8%	10.1%	9.2%	7.8%	4.5%
	5	19.0%	16.4%	15.6%	14.2%	10.9%
	6	24.1%	21.6%	20.9%	19.5%	16.2%
	7	28.3%	25.9%	25.3%	24.0%	20.7%
	1	0.0%	0.0%	0.0%	0.0%	0.0%
	2	0.0%	0.0%	0.0%	0.0%	0.0%
	3	0.0%	0.0%	0.0%	0.0%	0.0%
25 Unit Flatted Scheme	4	8.1%	5.0%	3.9%	2.4%	0.0%
	5	14.9%	11.9%		9.5%	5.7%
				11.1%		
	6	20.5%	17.5%	16.8%	15.3%	11.7%
	7	25.0%	22.2%	21.6%	20.1%	16.6%

# Graph 75a: Summary of Residual Land Values (as % of GDV) at 20%, 30%, 35%, 40% & 50% Affordable Housing Across all Value Points 70% General Needs Rent/30% Intermediate Tenure Mix With Grant Planning Infrastructure Level - £5,000



### Table 49b: Summary of Residual Land Value (£ / Ha) Appraisals for All Value Points 70% General Needs Rent/30% Intermediate Tenure Mix With Grant Planning Infrastructure Level - £5,000

			Residual Land				
Development Scenario /			Value - 20%	Value - 30%	Value - 35%	Value - 40%	Value - 50%
Threshold	Value Point	Site Size	Affordable	Affordable	Affordable	Affordable	Affordable
	1	0.33	£0	£0	£0	£0	£0
	2	0.33	£0	£0	£0	£0	£0
	3	0.33	£468,960	£317,504	£196,916	£196,916	£68,560
10 Unit Housing Scheme	4	0.33	£968,912	£767,516	£620,365	£620,365	£447,352
	5	0.33	£1,467,644	£1,224,585	£1,022,189	£1,022,189	£798,892
	6	0.33	£1,976,366	£1,664,318	£1,436,545	£1,436,545	£1,163,853
	7	0.33	£2,485,087	£2,116,675	£1,831,819	£1,831,819	£1,513,052
	1	0.33	£0	£0	£0	£0	£0
	2	0.33	£0	£0	£0	£0	£0
	3	0.33	£386,250	£265,662	£137,306	£137,306	£16,718
10 Unit 2 & 3-bed Housing	4	0.33	£845,249	£699,701	£527,490	£527,490	£362,868
Scheme	5	0.33	£1,315,836	£1,113,439	£890,143	£890,143	£701,927
	6	0.33	£1,768,006	£1,525,423	£1,268,621	£1,268,621	£1,023,511
	7	0.33	£2,233,742	£1,948,886	£1,630,119	£1,630,119	£1,359,276
	1	0.13	£0	£0	£0	£0	£0
	2	0.13	£0	£0	£0	£0	£0
	3	0.13	£91,888	£0	£0	£0	£0
10 Unit Flatted Scheme	4	0.13	£1,131,619	£749,956	£368,293	£368.293	£0
	5	0.13	£2,106,210	£1,674,978	£1,212,444	£1,212,444	£732,991
	6	0.13	£3,114,749	£2,554,823	£1,994,897	£1,994,897	£1,464,558
	7	0.13	£4,080,780	£3,468,506	£2,813,723	£2,813,723	£2,158,941
	1	0.5	£0	£0	£0	£0	£0
15 Unit Housing Scheme	2	0.5	£0	£0	£0	£0	£0
	3	0.5	£412,483	£252,347	£252,347	£181.063	£16,760
	4	0.5	£886,057	£665,891	£665,891	£582,710	£370,019
	5	0.5	£1,352,249	£1,074,188	£1,074,188	£977,973	£707,203
	6	0.5	£1,827,576	£1,489,350	£1,489,350	£1,379,243	£1,041,017
	7	0.5	£2,302,903	£1,904,512	£1,904,512	£1,780,514	£1,382,123
	1	0.2	£0	£0	£0	£0	£0
	2	0.2	£0	£0	£0	£0	£0
	3	0.2	£0	£0	£0	£0	£0
15 Unit Flatted Scheme	4	0.2	£892,889	£474,142	£474,142	£278,945	£0
	5	0.2	£1,759,053	£1,235,478	£1,235,478	£1,036,359	£507,060
	6	0.2	£2,616,004	£2,011,039	£2,011,039	£1,760,268	£1,151,311
	7	0.2	£3,491,091	£2,757,872	£2,757,872	£2,479,288	£1,764,257
	1	0.83	£0	£0	£0	£0	£0
	2	0.83	£0	£0	£0	£0	£0
	3	0.83	£374,127	£235,133	£198,423	£148,374	£184
25 Unit Housing Scheme	4	0.83	£835,682	£647,703	£604,554	£543,043	£353,107
	5	0.83	£1,300,141	£1,065,495	£1,016,717	£930,546	£695,900
	6	0.83	£1,764,600	£1,483,286	£1,428,880	£1,323,647	£1,042,333
	7	0.83	£2,229,059	£1,901,077	£1,841,043	£1,716,748	£1,388,767
	1	0.5	£0	£0	£0	£0	£0
	2	0.5	£0	£0	£0	£0	£0
	3	0.5	£317,201	£124,673	£59,792	£0	£0
25 Unit Mixed Scheme	4	0.5	£968,462	£722,872	£650,497	£537,936	£291,470
	5	0.5	£1,612,442	£1,311,154	£1,230,182	£1,087,139	£780,800
	6	0.5	£2,266,407	£1,906,888	£1,816,574	£1,641,887	£1,265,690
	7	0.5	£2,920,371	£2,502,622	£2,402,965	£2,196,636	£1,758,630
	1	0.33	£0	£0	£0	£0	£0
	2	0.33	£0	£0	£0	£0	£0
	3	0.33	£0	£0	£0	£0	£0
25 Unit Flatted Scheme	4	0.33	£787,732	£456,850	£355,859	£208,406	£0
	5	0.33	£1,631,872	£1,226,933	£1,116,193	£936,517	£525,189
	6	0.33	£2,484,134	£1,989,992	£1,867,748	£1,653,655	£1,171,591
	7	0.33	£3,336,395	£2,765,699	£2,630,810	£2,380,447	£1,809,752

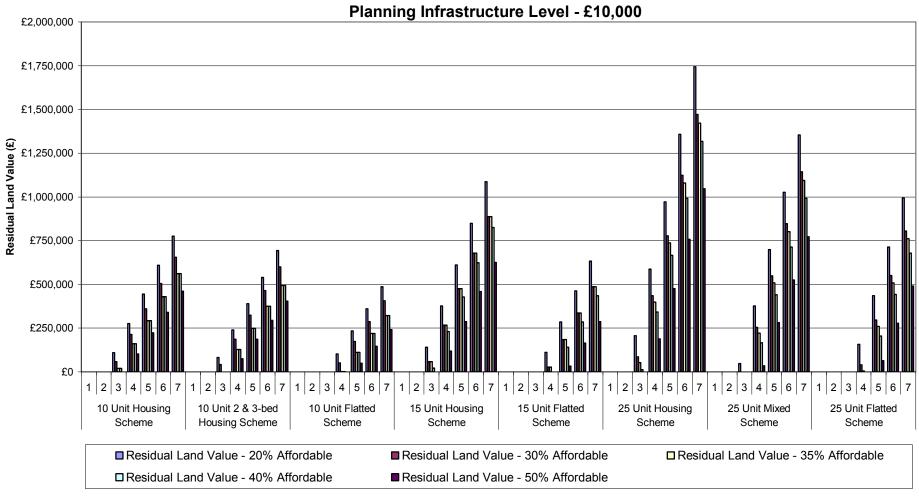
#### Table 50: Summary of Residual Land Value (£) Appraisals for All Value Points

#### 70% General Needs Rent/30% Intermediate Tenure Mix With Grant

Planning Infrastructure Level - £10,000

		Residual Land	Residual Land	Residual Land	Residual Land	Residual Land
Development Scenario /		Value - 20%	Value - 30%	Value - 35%	Value - 40%	Value - 50%
Threshold	Value Point	Affordable	Affordable	Affordable	Affordable	Affordable
	1	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0
	3	£109,382	£59,401	£19,607	£19,607	£0
10 Unit Housing Scheme	4	£275,727	£213,581	£161,413	£161,413	£102,251
	5	£445,354	£360,099	£293,308	£293,308	£224,149
	6	£608,641	£505,665	£430,046	£430,046	£340,058
	7	£776,519	£654,943	£560,940	£560,940	£460,495
	1	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0
	3	£82,087	£42,293	£0	£0	£0
10 Unit 2 & 3-bed Housing Scheme	4	£239,762	£185,980	£128,697	£128,697	£74,371
	5	£390,212	£323,421	£249,733	£249,733	£186,715
	6	£539,882	£464,620	£374,631	£374,631	£293,745
	7	£693,575	£599,572	£494,379	£494,379	£404,547
	1	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0
	3	£0	£0	£0	£0	£0
10 Unit Flatted Scheme	4	£101,735	£52,119	£2,503	£2,503	£0
To Gille Flatted Gollonia	5	£234,532	£174,572	£112,243	£112,243	£49,914
	6	£360,904	£288,113	£219,763	£219,763	£146,941
	7	£486,941	£406,892	£321,770	£321,770	£241,528
	1	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0
	3	£140,262	£58,111	£58,111	£22,469	£0
15 Unit Housing Scheme	4	· · · · · · · · · · · · · · · · · · ·	£266,925	· ·	,	£118,816
To Office Housing Octionic	5	£377,008 £610,785	,	£266,925	£229,980	·
	6	· · · · · · · · · · · · · · · · · · ·	£476,668	£476,668	£428,059	£287,581
	7	£848,448	£679,335	£679,335	£624,282	£459,910
		£1,086,111	£886,916	£886,916	£824,917 £0	£625,721
	2	£0	£0	£0		£0
		£0	£0	£0	£0	£0
15 Unit Flatted Scheme	3	£0	£0		£0	£0
15 Offic Flatted Scheme	4	£112,319	£26,766	£26,766	£0	£0
	5	£285,790	£184,809	£184,809	£141,303	£33,350
	6	£462,630	£336,187	£336,187	£286,033	£164,526
	7	£632,878	£486,234	£486,234	£435,002	£286,831
	1	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0
25 Unit Housing Schoms	3	£206,791	£85,882	£53,441	£11,900	£0
25 Unit Housing Scheme	4	£586,816	£435,281	£399,094	£342,813	£188,984
	5	£972,317	£777,561	£737,075	£665,553	£475,701
	6	£1,357,818	£1,124,327	£1,079,170	£991,827	£758,337
	7	£1,743,319	£1,471,094	£1,421,265	£1,318,101	£1,045,876
	1	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0
25 Unit Missad Cabarra	3	£47,350	£0	£0	£0	£0
25 Unit Mixed Scheme	4	£376,318	£253,524	£221,817	£166,037	£34,485
	5	£699,421	£548,777	£508,291	£441,319	£282,487
	6	£1,026,403	£846,644	£801,487	£714,144	£526,045
	7	£1,353,386	£1,144,511	£1,094,683	£991,518	£772,515
	1	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0
05.11.24.51.44.4.5.3	3	£0	£0	£0	£0	£0
25 Unit Flatted Scheme	4	£156,741	£39,511	£6,183	£0	£0
	5	£436,215	£296,975	£260,431	£205,285	£63,813
	6	£712,964	£549,897	£509,557	£443,478	£278,713
	7	£994,210	£805,881	£761,367	£678,748	£490,418

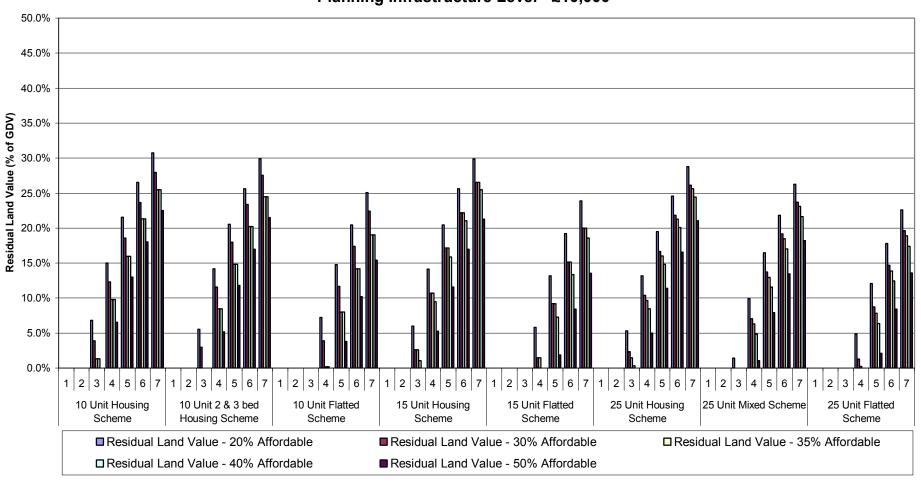
## Graph 76: Summary of Residual Land Values at 20%, 30,% 35%, 40% & 50% Affordable Housing Across All Value Points 70% General Needs Rent/30% Intermediate Tenure Mix With Grant



### Table 50a: Summary of Residual Land Value (as % of GDV) Appraisals for All Value Points 70% General Needs Rent/30% Intermediate Tenure Mix With Grant Planning Infrastructure Level - £10,000

		Residual Land	Residual Land	Residual Land	Residual Land	Residual Land
Development Scenario /		Value - 20%	Value - 30%	Value - 35%	Value - 40%	Value - 50%
Threshold	Value Point	Affordable	Affordable	Affordable	Affordable	Affordable
	1	0.0%	0.0%	0.0%	0.0%	0.0%
	2	0.0%	0.0%	0.0%	0.0%	0.0%
40 Umit Umaria a Oakaasa	3	6.8%	3.9%	1.3%	1.3%	0.0%
10 Unit Housing Scheme	4	15.0%	12.3%	9.8%	9.8%	6.5%
	5	21.5%	18.6%	16.0%	16.0%	13.0%
	6	26.5%	23.6%	21.3%	21.3%	18.0%
	7	30.8%	28.0%	25.5%	25.5%	22.5%
	1	0.0%	0.0%	0.0%	0.0%	0.0%
	3	0.0%	0.0%	0.0%	0.0%	0.0%
10 Unit 2 & 3 bed Housing	4	5.6% 14.2%	3.0%	0.0%	0.0%	0.0% 5.2%
Scheme	5	20.6%	11.6% 18.0%	8.5% 14.8%	8.5% 14.8%	11.8%
		25.6%			20.2%	
	7		23.4%	20.2% 24.5%		17.0%
		29.9%	27.5%		24.5%	21.5%
	1	0.0%	0.0%	0.0%	0.0%	0.0%
	3	0.0%	0.0%	0.0%	0.0%	0.0%
10 Unit Flatted Scheme		0.0%	0.0%	0.0%	0.0%	0.0%
To Omit i latted Scheme	<u>4</u> 5	7.2% 14.8%	3.9% 11.7%	0.2% 8.0%	0.2% 8.0%	0.0% 3.8%
		20.5%	17.4%	14.2%	14.2%	10.2%
	7	20.5%	22.4%	19.0%	19.0%	15.4%
	1	0.0%	0.0%	0.0%	0.0%	0.0%
	2	0.0%	0.0%	0.0%	0.0%	0.0%
	3	6.0%	2.6%	2.6%	1.0%	0.0%
15 Unit Housing Scheme	4	14.1%				
13 Offic Flousing Scheme	5	20.4%	10.7% 17.2%	10.7% 17.2%	9.5% 15.9%	5.3% 11.6%
	6	25.6%	22.2%	22.2%	21.0%	17.0%
	7	29.8%	26.5%	26.5%	25.5%	21.3%
	1	0.0%	0.0%	0.0%	0.0%	0.0%
	2	0.0%	0.0%	0.0%	0.0%	0.0%
	3	0.0%	0.0%	0.0%	0.0%	0.0%
15 Unit Flatted Scheme	4	5.8%	1.5%	1.5%	0.0%	0.0%
	5	13.2%	9.2%	9.2%	7.3%	1.9%
	6	19.2%	15.1%	15.1%	13.4%	8.4%
	7	23.9%	20.0%	20.0%	18.6%	13.5%
	1	0.0%	0.0%	0.0%	0.0%	0.0%
	2	0.0%	0.0%	0.0%	0.0%	0.0%
	3	5.3%	2.3%	1.5%	0.3%	0.0%
25 Unit Housing Scheme	4	13.2%	10.4%	9.7%	8.5%	5.0%
<b>J</b> ,	5	19.5%	16.6%	16.0%	14.8%	11.4%
	6	24.6%	21.8%	21.3%	20.1%	16.6%
	7	28.8%	26.1%	25.6%	24.4%	21.1%
	1	0.0%	0.0%	0.0%	0.0%	0.0%
	2	0.0%	0.0%	0.0%	0.0%	0.0%
	3	1.4%	0.0%	0.0%	0.0%	0.0%
25 Unit Mixed Scheme	4	9.9%	7.1%	6.3%	4.8%	1.1%
	5	16.5%	13.7%	12.9%	11.6%	7.9%
	6	21.8%	19.2%	18.5%	17.0%	13.5%
	7	26.3%	23.7%	23.1%	21.6%	18.2%
	1	0.0%	0.0%	0.0%	0.0%	0.0%
	2	0.0%	0.0%	0.0%	0.0%	0.0%
	3	0.0%	0.0%	0.0%	0.0%	0.0%
25 Unit Flatted Scheme	4	4.9%	1.3%	0.2%	0.0%	0.0%
	5	12.1%	8.8%	7.8%	6.3%	2.1%
	6	17.8%	14.7%	13.9%	12.4%	8.4%
	7	22.6%	19.6%	18.9%	17.4%	13.6%
						,,,,

# Graph 76a: Summary of Residual Land Values (as % of GDV) at 20%, 30%, 35%, 40% & 50% Affordable Housing Across all Value Points 70% General Needs Rent/30% Intermediate Tenure Mix With Grant Planning Infrastructure Level - £10,000



### Table 50b: Summary of Residual Land Value (£ / Ha) Appraisals for All Value Points 70% General Needs Rent/30% Intermediate Tenure Mix With Grant Planning Infrastructure Level - £10,000

			Residual Land				
Development Scenario /			Value - 20%	Value - 30%	Value - 35%	Value - 40%	Value - 50%
Threshold	Value Point	Site Size	Affordable	Affordable	Affordable	Affordable	Affordable
	1	0.33	£0	£0	£0	£0	£0
	2	0.33	£0	£0	£0	£0	£0
	3	0.33	£331,460	£180,004	£59,416	£59,416	£0
10 Unit Housing Scheme	4	0.33	£835,537	£647,216	£489,131	£489,131	£309,852
Ū	5	0.33	£1,349,557	£1,091,210	£888,814	£888,814	£679,239
	6	0.33	£1,844,366	£1,532,318	£1,303,170	£1,303,170	£1,030,478
	7	0.33	£2,353,087	£1,984,675	£1,699,819	£1,699,819	£1,395,438
	1	0.33	£0	£0	£0	£0	£0
	2	0.33	£0	£0	£0	£0	£0
	3	0.33	£248,750	£128,162	£0	£0	£0
10 Unit 2 & 3-bed Housing	4	0.33	£726,552	£563,576	£389,990	£389,990	£225,368
Scheme	5	0.33	£1,182,461	£980,064	£756,768	£756,768	£565,802
	6	0.33	£1,636,006	£1,407,938	£1,135,246	£1,135,246	£890,136
	7	0.33	£2,101,742	£1,816,886	£1,498,119	£1,498,119	£1,225,901
	2	0.13	£0	£0	£0	£0	£0
		0.13			£0		£0
10 Unit Flatted Scheme	3	0.13	£0	£0	£0	£0	£0
TO OTHE FIAMEN SCHEME	4	0.13	£782,581	£400,918	£19,255	£19,255	£0
	5	0.13	£1,804,089	£1,342,859	£863,405	£863,405	£383,952
	6	0.13	£2,776,182	£2,216,256	£1,690,481	£1,690,481	£1,130,313
	7	0.13	£3,745,703	£3,129,939	£2,475,156	£2,475,156	£1,857,907
	1	0.5	£0	£0	£0	£0	£0
	2	0.5	£0	£0	£0	£0	£0
	3	0.5	£280,525	£116,222	£116,222	£44,938	£0
15 Unit Housing Scheme	4	0.5	£754,016	£533,850	£533,850	£459,961	£237,632
	5	0.5	£1,221,569	£953,336	£953,336	£856,119	£575,161
	6	0.5	£1,696,896	£1,358,670	£1,358,670	£1,248,563	£919,820
	7	0.5	£2,172,223	£1,773,832	£1,773,832	£1,649,834	£1,251,443
	1	0.2	£0	£0	£0	£0	£0
	2	0.2	£0	£0	£0	£0	£0
	3	0.2	£0	£0	£0	£0	£0
15 Unit Flatted Scheme	4	0.2	£561,595	£133,829	£133,829	£0	£0
	5	0.2	£1,428,949	£924,043	£924,043	£706,515	£166,748
	6	0.2	£2,313,151	£1,680,936	£1,680,936	£1,430,165	£822,628
	7	0.2	£3,164,391	£2,431,172	£2,431,172	£2,175,011	£1,434,154
	1	0.83	£0	£0	£0	£0	£0
	2	0.83	£0	£0	£0	£0	£0
	3	0.83	£249,146	£103,472	£64,387	£14,338	£0
25 Unit Housing Scheme	4	0.83	£707,007	£524,435	£480,836	£413,028	£227,691
	5	0.83	£1,171,466	£936,820	£888,042	£801,871	£573,134
	6	0.83	£1,635,925	£1,354,611	£1,300,205	£1,194,972	£913,658
	7	0.83	£2,100,384	£1,772,403	£1,712,368	£1,588,073	£1,260,092
	1	0.5	£0	£0	£0	£0	£0
	2	0.5	£0	£0	£0	£0	£0
	3	0.5	£94,701	£0	£0	£0	£0
25 Unit Mixed Scheme	4	0.5	£752,637	£507,047	£443,635	£332,073	£68,970
	5	0.5	£1,398,842	£1,097,554	£1,016,582	£882,638	£564,975
	6	0.5	£2,052,807	£1,693,288	£1,602,974	£1,428,287	£1,052,090
	7	0.5	£2,706,771	£2,289,022	£2,189,365	£1,983,036	£1,545,030
	1	0.33	£0	£0	£0	£0	£0
	2	0.33	£0	£0	£0	£0	£0
	3	0.33	£0	£0	£0	£0	£0
25 Unit Flatted Scheme	4	0.33	£474,973	£119,729	£18,738	£0	£0
	5	0.33	£1,321,863	£899,925	£789,186	£622,077	£193,372
	6	0.33	£2,160,497	£1,666,355	£1,544,112	£1,343,873	£844,583
	7	0.33	£3,012,759	£2,442,063	£2,307,173	£2,056,811	£1,486,115
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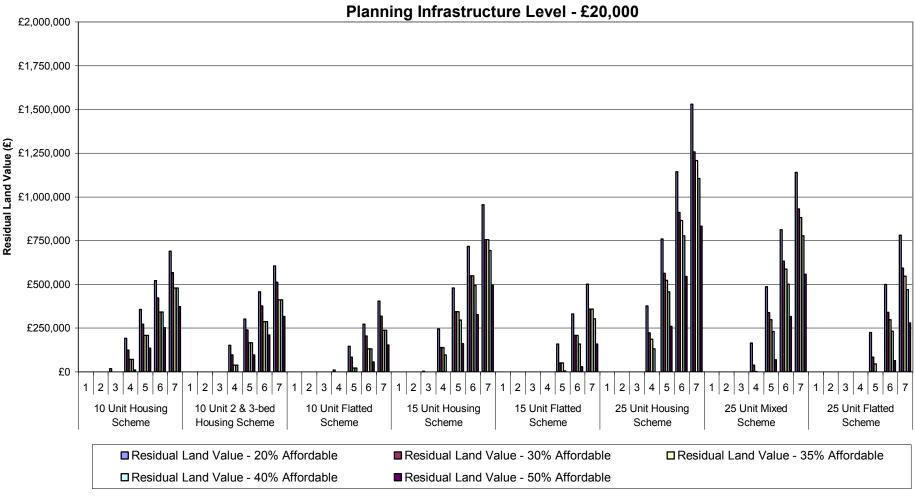
#### Table 51: Summary of Residual Land Value (£) Appraisals for All Value Points

#### 70% General Needs Rent/30% Intermediate Tenure Mix With Grant

Planning Infrastructure Level - £20,000

		Residual Land	Residual Land	Residual Land	Residual Land	Residual Land
Development Scenario /		Value - 20%	Value - 30%	Value - 35%	Value - 40%	Value - 50%
Threshold	Value Point	Affordable	Affordable	Affordable	Affordable	Affordable
	1	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0
	3	£18,632	£0	£0	£0	£0
10 Unit Housing Scheme	4	£191,570	£124,989	£70,663	£70,663	£11,501
	5	£357,326	£272,072	£209,514	£209,514	£135,663
	6	£521,521	£422,905	£342,018	£342,018	£252,030
	7	£689,399	£567,823	£478,756	£478,756	£372,467
	1	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0
	3	£0	£0	£0	£0	£0
10 Unit 2 & 3-bed Housing Scheme	4	£151,434	£97,109	£37,947	£37,947	£0
	5	£302,185	£240,247	£166,707	£166,707	£97,851
	6	£457,478	£376,592	£286,604	£286,604	£209,959
	7	£606,455	£512,452	£411,502	£411,502	£316,520
	1	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0
	3	£0	£0	£0	£0	£0
10 Unit Flatted Scheme	4	£10,985	£0	£0	£0	£0
	5	£146,151	£83,822	£21.493	£21,493	£0
	6	£272,876	£204,211	£131,232	£131,232	£56,191
	7	£403,986	£318,865	£238,562	£238,562	£153,218
	1	£0	£0	£0	£0	£133,210
	2	£0	£0	£0	£0	£0
	3	£4,137	£0	£0	£0	£0
15 Unit Housing Scheme	4	£244,967	£139,056	£139,056	£96,178	£0
To Office Housing Octionic	5	·	· · · · · · · · · · · · · · · · · · ·		·	
	6	£480,105	£344,627	£344,627	£296,018	£160,350
	7	£717,768	£548,655	£548,655	£493,602	£327,869
		£955,431	£756,236	£756,236	£694,237 £0	£495,041
	2	£0	£0	£0		£0
		£0	£0	£0	£0	£0
15 Unit Flatted Scheme	3	£0	£0	£0	£0	£0
15 Offic Flatted Scheme	4	£0	£0	£0	£0	£0
	5	£158,504	£50,550	£50,550	£5,178	£0
	6	£330,589	£208,355	£208,355	£158,754	£28,401
	7	£502,198	£359,258	£359,258	£302,961	£159,577
	1	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0
25 Unit Housing Cahama	3	£0	£0	£0	£0	£0
25 Unit Housing Scheme	4	£377,103	£223,981	£187,048	£130,916	£0
	5	£758,717	£563,961	£523,475	£456,661	£259,876
	6	£1,144,218	£910,727	£865,570	£778,227	£544,737
	7	£1,529,719	£1,257,494	£1,207,665	£1,104,501	£832,276
	1	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0
25 Unit Missad Cabarra	3	£0	£0	£0	£0	£0
25 Unit Mixed Scheme	4	£165,457	£38,864	£1,558	£0	£0
	5	£485,821	£338,668	£297,761	£230,143	£68,724
	6	£812,803	£633,044	£587,887	£500,544	£315,700
	7	£1,139,786	£930,911	£881,083	£777,918	£558,915
	1	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0
0511-7-51-7-2-0-1	3	£0	£0	£0	£0	£0
25 Unit Flatted Scheme	4	£0	£0	£0	£0	£0
	5	£224,934	£83,660	£45,986	£0	£0
	6	£499,364	£339,800	£299,040	£232,347	£64,833
	7	£780,610	£592,281	£547,767	£469,993	£279,702

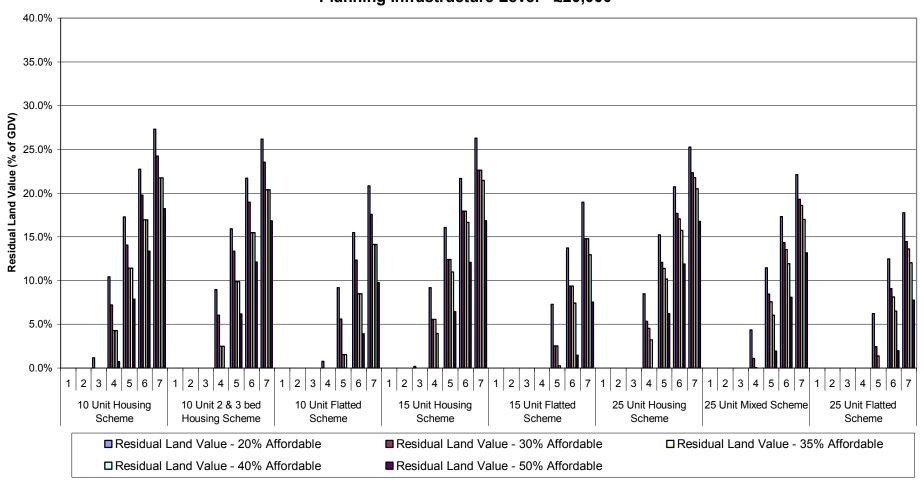
## Graph 77: Summary of Residual Land Values at 20%, 30,% 35%, 40% & 50% Affordable Housing Across All Value Points 70% General Needs Rent/30% Intermediate Tenure Mix With Grant



### Table 51a: Summary of Residual Land Value (as % of GDV) Appraisals for All Value Points 70% General Needs Rent/30% Intermediate Tenure Mix With Grant Planning Infrastructure Level - £20,000

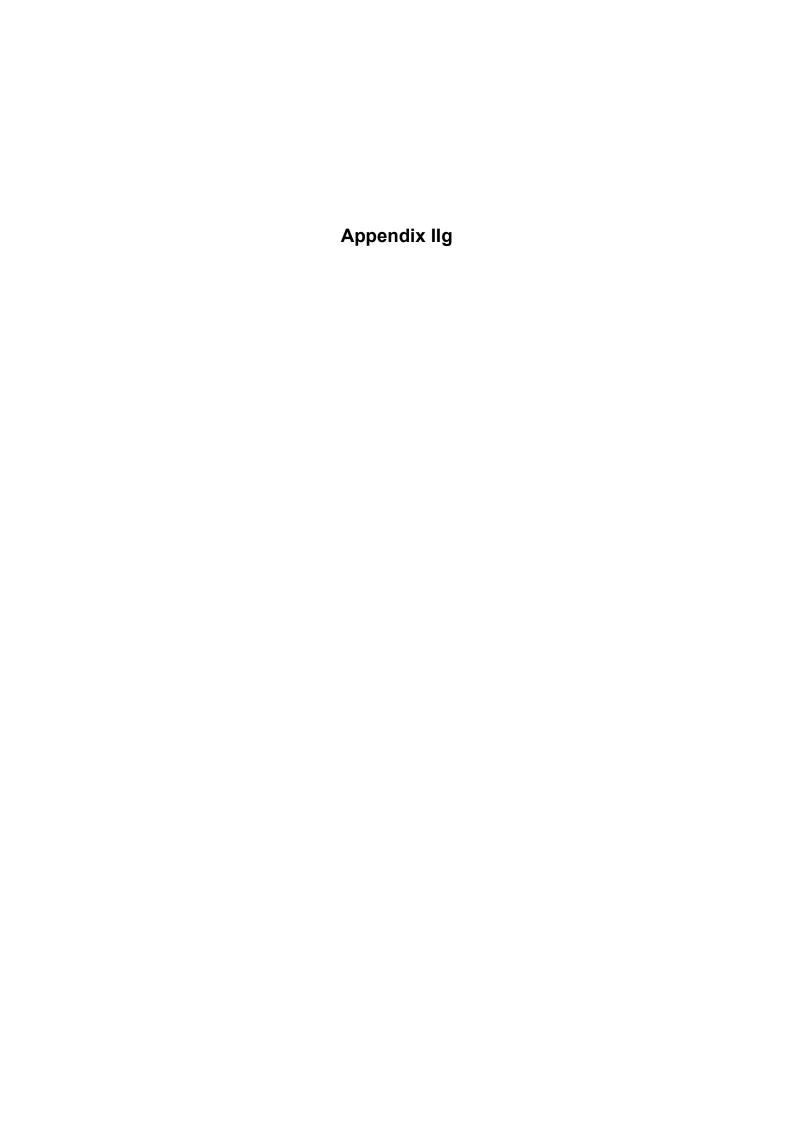
		Residual Land				
Development Scenario /		Value - 20%	Value - 30%	Value - 35%	Value - 40%	Value - 50%
Threshold	Value Point	Affordable	Affordable	Affordable	Affordable	Affordable
	1	0.0%	0.0%	0.0%	0.0%	0.0%
	2	0.0%	0.0%	0.0%	0.0%	0.0%
	3	1.2%	0.0%	0.0%	0.0%	0.0%
10 Unit Housing Scheme	4	10.4%	7.2%	4.3%	4.3%	0.7%
	5	17.3%	14.0%	11.4%	11.4%	7.9%
	6	22.7%	19.8%	16.9%	16.9%	13.4%
	7	27.3%	24.2%	21.7%	21.7%	18.2%
	1	0.0%	0.0%	0.0%	0.0%	0.0%
	2	0.0%	0.0%	0.0%	0.0%	0.0%
10 Unit 2 & 3 bed Housing	3	0.0%	0.0%	0.0%	0.0%	0.0%
Scheme	4	9.0%	6.0%	2.5%	2.5%	0.0%
Concine	5	15.9%	13.4%	9.9%	9.9%	6.2%
	6	21.7%	19.0%	15.5%	15.5%	12.1%
	7	26.2%	23.5%	20.4%	20.4%	16.8%
	1	0.0%	0.0%	0.0%	0.0%	0.0%
	2	0.0%	0.0%	0.0%	0.0%	0.0%
	3	0.0%	0.0%	0.0%	0.0%	0.0%
10 Unit Flatted Scheme	4	0.8%	0.0%	0.0%	0.0%	0.0%
	5	9.2%	5.6%	1.5%	1.5%	0.0%
	6	15.5%	12.3%	8.5%	8.5%	3.9%
	7	20.8%	17.6%	14.1%	14.1%	9.8%
	1	0.0%	0.0%	0.0%	0.0%	0.0%
	2	0.0%	0.0%	0.0%	0.0%	0.0%
	3	0.2%	0.0%	0.0%	0.0%	0.0%
15 Unit Housing Scheme	4	9.2%	5.6%	5.6%	4.0%	0.0%
	5	16.1%	12.4%	12.4%	11.0%	6.5%
	6	21.7%	17.9%	17.9%	16.6%	12.1%
	7	26.3%	22.6%	22.6%	21.4%	16.8%
	1	0.0%	0.0%	0.0%	0.0%	0.0%
	2	0.0%	0.0%	0.0%	0.0%	0.0%
	3	0.0%	0.0%	0.0%	0.0%	0.0%
15 Unit Flatted Scheme	4	0.0%	0.0%	0.0%	0.0%	0.0%
	5	7.3%	2.5%	2.5%	0.3%	0.0%
	6	13.7%	9.4%	9.4%	7.4%	1.5%
	7	19.0%	14.8%	14.8%	12.9%	7.5%
	1	0.0%	0.0%	0.0%	0.0%	0.0%
	2	0.0%	0.0%	0.0%	0.0%	0.0%
	3	0.0%	0.0%	0.0%	0.0%	0.0%
25 Unit Housing Scheme	4	8.5%	5.3%	4.5%	3.2%	0.0%
	5	15.2%	12.1%	11.4%	10.2%	6.2%
	6	20.7%	17.7%	17.0%	15.7%	11.9%
	7	25.2%	22.3%	21.8%	20.5%	16.8%
	1	0.0%	0.0%	0.0%	0.0%	0.0%
	2	0.0%	0.0%	0.0%	0.0%	0.0%
	3	0.0%	0.0%	0.0%	0.0%	0.0%
25 Unit Mixed Scheme	4	4.4%	1.1%	0.0%	0.0%	0.0%
	5	11.4%	8.5%	7.6%	6.0%	1.9%
	6	17.3%	14.3%	13.6%	11.9%	8.1%
	7	22.1%	19.3%	18.6%	17.0%	13.2%
	1	0.0%	0.0%	0.0%	0.0%	0.0%
	2	0.0%	0.0%	0.0%	0.0%	0.0%
25 Unit Flatted Calcura	3	0.0%	0.0%	0.0%	0.0%	0.0%
25 Unit Flatted Scheme	4	0.0%	0.0%	0.0%	0.0%	0.0%
	5	6.2%	2.5%	1.4%	0.0%	0.0%
	6	12.5%	9.1%	8.1%	6.5%	2.0%
	7	17.7%	14.4%	13.6%	12.1%	7.8%

# Graph 77a: Summary of Residual Land Values (as % of GDV) at 20%, 30%, 35%, 40% & 50% Affordable Housing Across all Value Points 70% General Needs Rent/30% Intermediate Tenure Mix With Grant Planning Infrastructure Level - £20,000



### Table 51b: Summary of Residual Land Value (£ / Ha) Appraisals for All Value Points 70% General Needs Rent/30% Intermediate Tenure Mix With Grant Planning Infrastructure Level - £20,000

			Residual Land				
Development Scenario /			Value - 20%	Value - 30%	Value - 35%	Value - 40%	Value - 50%
Threshold	Value Point	Site Size	Affordable	Affordable	Affordable	Affordable	Affordable
	1	0.33	£0	£0	£0	£0	£0
	2	0.33	£0	£0	£0	£0	£0
	3	0.33	£56,460	£0	£0	£0	£0
10 Unit Housing Scheme	4	0.33	£580,514	£378,753	£214,131	£214,131	£34,852
	5	0.33	£1,082,807	£824,460	£634,890	£634,890	£411,100
	6	0.33	£1,580,366	£1,281,530	£1,036,420	£1,036,420	£763,728
	7	0.33	£2,089,087	£1,720,675	£1,450,776	£1,450,776	£1,128,688
	1	0.33	£0	£0	£0	£0	£0
	2	0.33	£0	£0	£0	£0	£0
	3	0.33	£0	£0	£0	£0	£0
10 Unit 2 & 3-bed Housing	4	0.33	£458,891		£114,990	£114,990	£0
Scheme				£294,269			
	5	0.33	£915,711	£728,022	£505,173	£505,173	£296,517
	6	0.33	£1,386,298	£1,141,188	£868,496	£868,496	£636,240
	7	0.33	£1,837,742	£1,552,886	£1,246,975	£1,246,975	£959,151
	1	0.13	£0	£0	£0	£0	£0
	2	0.13	£0	£0	£0	£0	£0
	3	0.13	£0	£0	£0	£0	£0
10 Unit Flatted Scheme	4	0.13	£84,504	£0	£0	£0	£0
	5	0.13	£1,124,235	£644,782	£165,329	£165,329	£0
	6	0.13	£2,099,047	£1,570,856	£1,009,479	£1,009,479	£432,236
	7	0.13	£3,107,586	£2,452,804	£1,835,094	£1,835,094	£1,178,597
	1	0.5	£0	£0	£0	£0	£0
15 Unit Housing Scheme	2	0.5	£0	£0	£0	£0	£0
	3	0.5	£8,275	£0	£0	£0	£0
	4	0.5	£489,933	£278,111	£278,111	£192,357	£0
	5	0.5	£960,209	£689,254	£689,254	£592,036	£320,700
	6	0.5	£1,435,536	£1,097,310	£1,097,310	£987,203	£655,737
	7	0.5	£1,910,863	£1,512,472	£1,512,472	£1,388,474	£990,083
	1	0.2	£0	£0	£0	£0	£0
	2	0.2	£0	£0	£0	£0	£0
	3	0.2	£0	£0	£0	£0	£0
15 Unit Flatted Scheme	4	0.2	£0	£0	£0	£0	£0
	5	0.2	£792,519	£252,751	£252,751	£25,890	£0
	6	0.2	£1,652,945	£1,041,775	£1,041,775	£793,772	£142,003
	7	0.2	£2,510,991	£1,796,290	£1,796,290	£1,514,804	£797,884
	1	0.83	£0	£1,730,230	£1,730,230	£1,514,004	£0
	2	0.83	£0	£0	£0	£0	£0
	3		£0	£0	£0	£0	£0
25 Unit Housing Scheme	4	0.83					
23 Onit Housing Scheme		0.83	£454,341	£269,857	£225,358	£157,730	£0
	5	0.83	£914,117	£679,471	£630,693	£550,194	£313,103
	6	0.83	£1,378,576	£1,097,262	£1,042,856	£937,623	£656,309
	7	0.83	£1,843,035	£1,515,053	£1,455,019	£1,330,724	£1,002,743
	1	0.5	£0	£0	£0	£0	£0
	2	0.5	£0	£0	£0	£0	£0
	3	0.5	£0	£0	£0	£0	£0
25 Unit Mixed Scheme	4	0.5	£330,914	£77,729	£3,116	£0	£0
	5	0.5	£971,642	£677,337	£595,522	£460,287	£137,448
	6	0.5	£1,625,607	£1,266,088	£1,175,774	£1,001,087	£631,399
	7	0.5	£2,279,571	£1,861,822	£1,762,165	£1,555,836	£1,117,830
	1	0.33	£0	£0	£0	£0	£0
	2	0.33	£0	£0	£0	£0	£0
	3	0.33	£0	£0	£0	£0	£0
25 Unit Flatted Scheme	4	0.33	£0	£0	£0	£0	£0
	5	0.33	£681,618	£253,515	£139,351	£0	£0
	6	0.33	£1,513,225	£1,029,698	£906,181	£704,081	£196,462
	7	0.33	£2,365,486	£1,794,790	£1,659,901	£1,424,221	£847,580
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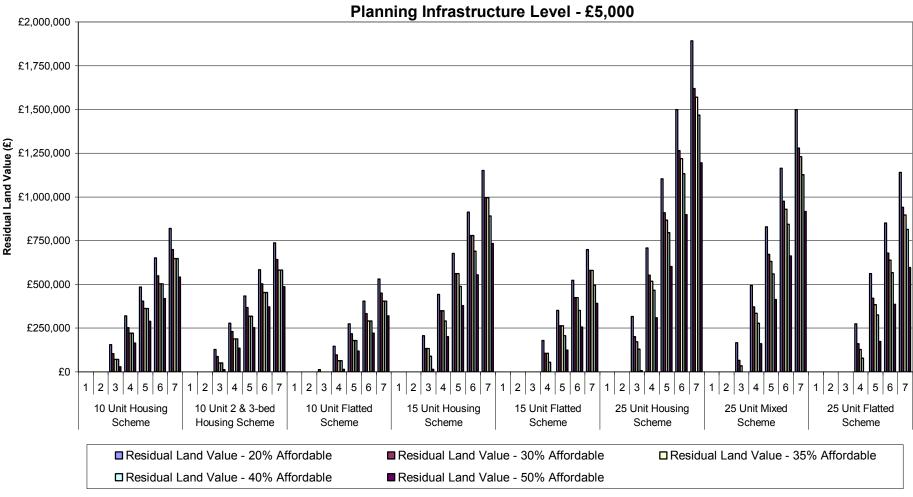
#### Table 52: Summary of Residual Land Value (£) Appraisals for All Value Points

#### 60% General Needs Rent/40% Intermediate Tenure Mix With Grant

Planning Infrastructure Level - £5,000

		Residual Land	Residual Land	Residual Land	Residual Land	Residual Land
Development Scenario /		Value - 20%	Value - 30%	Value - 35%	Value - 40%	Value - 50%
Threshold	Value Point	Affordable	Affordable	Affordable	Affordable	Affordable
	1	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0
	3	£154,757	£104,776	£71,698	£71,698	£29,340
10 Unit Housing Scheme	4	£319,741	£253,280	£220,843	£220,843	£163,911
	5	£484,323	£404,113	£362,401	£362,401	£288,713
	6	£652,201	£549,225	£503,180	£503,180	£418,433
	7	£820,079	£698,503	£647,694	£647,694	£542,501
	1	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0
	3	£127,462	£87,668	£52,026	£52,026	£12,233
10 Unit 2 & 3-bed Housing Scheme	4	£278,932	£230,901	£188,453	£188,453	£136,031
	5	£434,226	£367,435	£318,826	£318,826	£252,035
	6	£583,442	£503,390	£453,007	£453,007	£372,120
	7	£737,135	£643,132	£581,133	£581,133	£487,131
	1	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0
	3	£11,945	£0	£0	£0	£0
10 Unit Flatted Scheme	4	£11,945 £147,110	£97,494	£63,512	£63,512	£13,896
	5	£273,807	£97,494 £217,747	£179,716	£179,716	£13,696 £119.203
	6	£404,917	£332,127	£290,565	£290,565	£222,265
	7		£352,127 £450.906		£405,044	-
	1	£530,501 £0	£450,906	£405,044 £0	£405,044	£319,922 £0
	2		111	177	£0	
		£0	£0	£0	1.7.7	£0
15 Unit Housing Schome	3	£206,242	£132,889	£132,889	£90,531	£15,096
15 Unit Housing Scheme	4	£443,029	£348,742	£348,742	£291,355	£201,132
	5	£676,125	£561,915	£561,915	£488,986	£378,680
	6	£913,788	£778,682	£778,682	£689,622	£554,516
	7	£1,151,451	£995,450	£995,450	£890,257	£734,255
	1	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0
	3	£0	£0	£0	£0	£0
15 Unit Flatted Scheme	4	£178,578	£105,405	£105,405	£55,789	£0
	5	£351,811	£263,544	£263,544	£207,272	£125,326
	6	£523,201	£424,844	£424,844	£352,054	£256,839
	7	£698,218	£580,102	£580,102	£495,858	£392,111
	1	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0
	3	£316,914	£201,680	£171,277	£129,736	£6,738
25 Unit Housing Scheme	4	£708,948	£552,926	£517,112	£466,218	£308,570
	5	£1,103,459	£908,702	£868,217	£796,695	£601,939
	6	£1,497,969	£1,264,479	£1,219,322	£1,131,978	£898,488
	7	£1,892,480	£1,620,255	£1,570,427	£1,467,262	£1,195,037
	1	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0
	3	£165,812	£66,453	£34,012	£0	£0
25 Unit Mixed Scheme	4	£493,958	£371,498	£335,310	£279,030	£161,067
	5	£828,736	£671,541	£631,056	£559,534	£413,149
	6	£1,163,514	£975,415	£930,258	£842,915	£663,155
	7	£1,498,292	£1,279,288	£1,229,460	£1,126,295	£917,421
	1	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0
	3	£0	£0	£0	£0	£0
25 Unit Flatted Scheme	4	£274,824	£161,134	£127,806	£79,147	£0
	5	£561,032	£421,019	£384,475	£325,181	£173,312
	6	£850,074	£678,668	£638,328	£567,677	£386,625
	7	£1,139,116	£940,658	£896,145	£813,525	£597,218
		21,100,110	2040,000	2000, 170	2010,020	2001,210

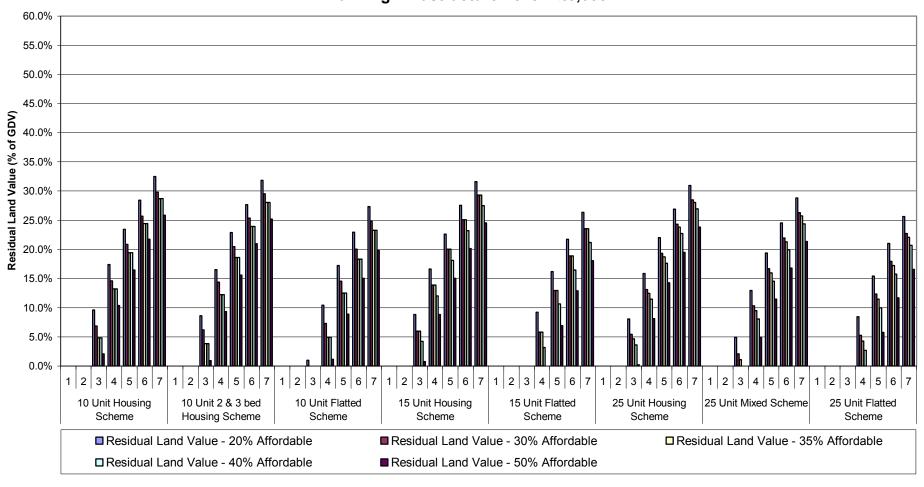
## Graph 78: Summary of Residual Land Values at 20%, 30,% 35%, 40% & 50% Affordable Housing Across All Value Points 60% General Needs Rent/40% Intermediate Tenure Mix With Grant



### Table 52a: Summary of Residual Land Value (as % of GDV) Appraisals for All Value Points 60% General Needs Rent/40% Intermediate Tenure Mix With Grant Planning Infrastructure Level - £5,000

		Residual Land				
Development Scenario /		Value - 20%	Value - 30%	Value - 35%	Value - 40%	Value - 50%
Threshold	Value Point	Affordable	Affordable	Affordable	Affordable	Affordable
	1	0.0%	0.0%	0.0%	0.0%	0.0%
	2	0.0%	0.0%	0.0%	0.0%	0.0%
	3	9.6%	6.8%	4.9%	4.9%	2.1%
10 Unit Housing Scheme	4	17.4%	14.6%	13.2%	13.2%	10.4%
	5	23.4%	20.9%	19.4%	19.4%	16.5%
	6	28.4%	25.7%	24.4%	24.4%	21.7%
	7	32.5%	29.8%	28.7%	28.7%	25.8%
	1	0.0%	0.0%	0.0%	0.0%	0.0%
	2	0.0%			0.0%	0.0%
			0.0%	0.0%		
10 Unit 2 & 3 bed Housing	3	8.6%	6.2%	3.8%	3.8%	0.9%
Scheme	4	16.5%	14.4%	12.3%	12.3%	9.3%
	5	22.9%	20.4%	18.6%	18.6%	15.6%
	6	27.7%	25.3%	23.9%	23.9%	21.0%
	7	31.8%	29.5%	28.0%	28.0%	25.2%
	1	0.0%	0.0%	0.0%	0.0%	0.0%
	2	0.0%	0.0%	0.0%	0.0%	0.0%
	3	1.0%	0.0%	0.0%	0.0%	0.0%
10 Unit Flatted Scheme	4	10.4%	7.3%	5.0%	5.0%	1.2%
To Chile Flattou Conomo	5	17.2%	14.5%	12.5%	12.5%	8.9%
			20.1%			8.9% 15.0%
	6	22.9%		18.3%	18.3%	
	7	27.3%	24.8%	23.3%	23.3%	19.8%
	1	0.0%	0.0%	0.0%	0.0%	0.0%
	2	0.0%	0.0%	0.0%	0.0%	0.0%
	3	8.8%	6.0%	6.0%	4.2%	0.7%
15 Unit Housing Scheme	4	16.6%	13.9%	13.9%	12.0%	8.8%
	5	22.6%	20.0%	20.0%	18.1%	15.1%
	6	27.6%	25.1%	25.1%	23.2%	20.1%
	7	31.6%	29.3%	29.3%	27.5%	24.5%
	1	0.0%	0.0%	0.0%	0.0%	0.0%
	2	0.0%	0.0%	0.0%	0.0%	0.0%
	3	0.0%	0.0%	0.0%	0.0%	0.0%
15 Unit Flatted Scheme	4	9.2%			3.2%	
13 Onit Flatted Scheme			5.8%	5.8%		0.0%
	5	16.2%	13.0%	13.0%	10.7%	6.9%
	6	21.7%	18.9%	18.9%	16.4%	12.9%
	7	26.4%	23.5%	23.5%	21.2%	18.1%
	1	0.0%	0.0%	0.0%	0.0%	0.0%
	2	0.0%	0.0%	0.0%	0.0%	0.0%
	3	8.1%	5.4%	4.7%	3.6%	0.2%
25 Unit Housing Scheme	4	15.9%	13.1%	12.5%	11.5%	8.1%
	5	22.0%	19.3%	18.7%	17.6%	14.3%
	6	26.9%	24.3%	23.8%	22.7%	19.5%
	7	30.9%	28.5%	28.0%	26.9%	23.8%
	1	0.0%	0.0%	0.0%	0.0%	0.0%
	2	0.0%	0.0%	0.0%	0.0%	0.0%
25 Unit Miyad Sahama	3	5.0%	2.1%	1.1%	0.0%	0.0%
25 Unit Mixed Scheme	4	13.0%	10.3%	9.5%	8.1%	5.0%
	5	19.4%	16.7%	16.0%	14.6%	11.5%
	6	24.6%	22.0%	21.3%	19.9%	16.8%
	7	28.8%	26.3%	25.7%	24.4%	21.4%
	1	0.0%	0.0%	0.0%	0.0%	0.0%
	2	0.0%	0.0%	0.0%	0.0%	0.0%
	3	0.0%	0.0%	0.0%	0.0%	0.0%
25 Unit Flatted Scheme	4	8.5%	5.3%	4.3%	2.7%	0.0%
	5	15.4%	12.3%	11.5%	10.0%	5.7%
	6	21.0%	18.0%	17.2%	15.8%	11.7%
	7					
	7	25.6%	22.7%	22.1%	20.7%	16.6%

# Graph 78a: Summary of Residual Land Values (as % of GDV) at 20%, 30%, 35%, 40% & 50% Affordable Housing Across all Value Points 60% General Needs Rent/40% Intermediate Tenure Mix With Grant Planning Infrastructure Level - £5,000



### Table 52b: Summary of Residual Land Value (£ / Ha) Appraisals for All Value Points 60% General Needs Rent/40% Intermediate Tenure Mix With Grant - Planning Infrastructure Level - £5,000

			Residual Land				
Development Scenario /			Value - 20%	Value - 30%	Value - 35%	Value - 40%	Value - 50%
Threshold	Value Point	Site Size	Affordable	Affordable	Affordable	Affordable	Affordable
	1	0.33	£0	£0	£0	£0	£0
	2	0.33	£0	£0	£0	£0	£0
	3	0.33	£468,960	£317,504	£217,266	£217,266	£88,910
10 Unit Housing Scheme	4	0.33	£968,912	£767,516	£669,220	£669,220	£496,701
	5	0.33	£1,467,644	£1,224,585	£1,098,186	£1,098,186	£874,889
	6	0.33	£1,976,366	£1,664,318	£1,524,787	£1,524,787	£1,267,979
	7	0.33	£2,485,087	£2,116,675	£1,962,710	£1,962,710	£1,643,944
	1	0.33	£0	£0	£0	£0	£0
	2	0.33	£0	£0	£0	£0	£0
	3	0.33	£386,250	£265,662	£157,656	£157,656	£37,068
10 Unit 2 & 3-bed Housing Scheme	4	0.33	£845,249	£699,701	£571,070	£571,070	£412,216
Scheme	5	0.33	£1,315,836	£1,113,439	£966,140	£966,140	£763,744
	6	0.33	£1,768,006	£1,525,423	£1,372,747	£1,372,747	£1,127,637
	7	0.33	£2,233,742	£1,948,886	£1,761,010	£1,761,010	£1,476,154
	1	0.13	£0	£0	£0	£0	£0
	2	0.13	£0	£0	£0	£0	£0
	3	0.13	£91,888	£0	£0	£0	£0
10 Unit Flatted Scheme	4	0.13	£1,131,619	£749,956	£488,552	£488,552	£106,889
	5	0.13	£2,106,210	£1,674,978	£1,382,433	£1,382,433	£916,944
	6	0.13	£3,114,749	£2,554,823	£2,235,115	£2,235,115	£1,709,729
	7	0.13	£4,080,780	£3,468,506	£3,115,724	£3,115,724	£2,460,942
	1	0.5	£0	£0	£0	£0	£0
	2	0.5	£0	£0	£0	£0	£0
15 Unit Housing Scheme	3	0.5	£412,483	£265,778	£265,778	£181,063	£30,191
	4	0.5	£886,057	£697,485	£697,485	£582,710	£402,264
	5	0.5	£1,352,249	£1,123,829	£1,123,829	£977,973	£757,361
	6	0.5	£1,827,576	£1,557,364	£1,557,364	£1,379,243	£1,109,032
	7	0.5	£2,302,903	£1,990,900	£1,990,900	£1,780,514	£1,468,511
	1	0.2	£0	£0	£0	£0	£0
	2	0.2	£0	£0	£0	£0	£0
	3	0.2	£0	£0	£0	£0	£0
15 Unit Flatted Scheme	4	0.2	£892,889	£527,026	£527,026	£278,945	£0
	5	0.2	£1,759,053	£1,317,718	£1,317,718	£1,036,359	£626,630
	6	0.2	£2,616,004	£2,124,220	£2,124,220	£1,760,268	£1,284,194
	7	0.2	£3,491,091	£2,900,509	£2,900,509	£2,479,288	£1,960,557
	1	0.83	£0	£0	£0	£0	£0
	2	0.83	£0	£0	£0	£0	£0
	3	0.83	£381,824	£242,988	£206,358	£156,309	£8,118
25 Unit Housing Scheme	4	0.83	£854,154	£666,176	£623,026	£561,708	£371,771
	5	0.83	£1,329,468	£1,094,822	£1,046,044	£959,873	£725,227
	6	0.83	£1,804,782	£1,523,468	£1,469,062	£1,363,829	£1,082,516
	7	0.83	£2,280,096	£1,952,115	£1,892,080	£1,767,786	£1,439,804
	1	0.5	£0	£0	£0	£0	£0
	2	0.5	£0	£0	£0	£0	£0
25 Unit Miyod Cahama	3	0.5	£331,624	£132,905	£68,024	£0	£0
25 Unit Mixed Scheme	4	0.5	£987,915	£742,996	£670,621	£558,059	£322,134
	5	0.5	£1,657,471	£1,343,083	£1,262,111	£1,119,068	£826,298
	6	0.5	£2,327,027	£1,950,830	£1,860,516	£1,685,829	£1,326,311
	7	0.5	£2,996,583	£2,558,577	£2,458,920	£2,252,591	£1,834,842
	1	0.33	£0	£0	£0	£0	£0
	3	0.33	£0	£0	£0	£0	£0
25 Unit Flatted Scheme	4	0.33					£0
20 Onit i latted Gollellie	5	0.33	£832,799 £1,700,098	£488,283 £1,275,814	£387,292 £1,165,074	£239,839 £985,398	£525,189
	6	0.33 0.33	£1,700,098 £2,575,983	£1,275,814 £2,056,570	£1,165,074 £1,934,326	£1,720,233	£525,189 £1,171,591
	7	0.33	£3,451,868	£2,056,570 £2,850,479	£1,934,326 £2,715,590	£1,720,233 £2,465,227	£1,171,591 £1,809,752
	ı	0.33	23,431,000	22,000,479	£2,1 10,090	22,400,221	£1,003,732

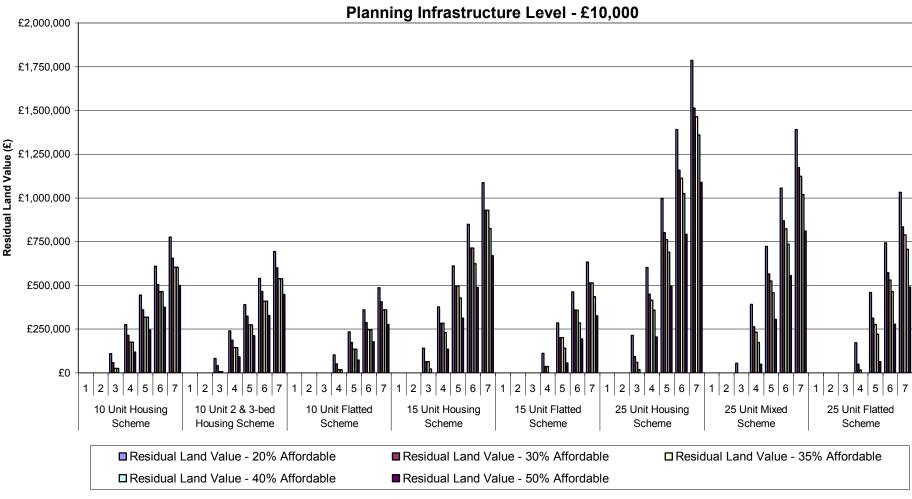
#### Table 53: Summary of Residual Land Value (£) Appraisals for All Value Points

#### 60% General Needs Rent/40% Intermediate Tenure Mix With Grant

Planning Infrastructure Level - £10,000

		Residual Land	Residual Land	Residual Land	Residual Land	Residual Land
Development Scenario /		Value - 20%	Value - 30%	Value - 35%	Value - 40%	Value - 50%
Threshold	Value Point	Affordable	Affordable	Affordable	Affordable	Affordable
	1	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0
	3	£109,382	£59,401	£26,323	£26,323	£0
10 Unit Housing Scheme	4	£275,727	£213,581	£175,921	£175,921	£118,536
	5	£445,354	£360,099	£318,387	£318,387	£244,700
	6	£608,641	£505,665	£464,408	£464,408	£374,419
	7	£776,519	£654,943	£604,134	£604,134	£498,941
	1	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0
	3	£82,087	£42,293	£6,651	£6,651	£0
10 Unit 2 & 3-bed Housing	4	£239,762	£185,980	£144,982	£144,982	£90,656
Scheme	5	£390,212	£323,421	£274,812	£274,812	£212,311
	6	£539,882	£464,620	£408,993	£408,993	£328,107
	7	£693,575	£599,572	£537,573	£537,573	£448,191
				•		
	1	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0
40 Unit Flatted Schome	3	£0	£0	£0	£0	£0
10 Unit Flatted Scheme	4	£101,735	£52,119	£18,137	£18,137	£0
	5	£234,532	£174,572	£136,157	£136,157	£73,828
	6	£360,904	£288,113	£246,551	£246,551	£177,343
	7	£486,941	£406,892	£361,030	£361,030	£275,909
	1	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0
	3	£140,262	£64,827	£64,827	£22,469	£0
15 Unit Housing Scheme	4	£377,008	£282,722	£282,722	£229,980	£135,101
	5	£610,785	£496,575	£496,575	£428,059	£312,660
	6	£848,448	£713,342	£713,342	£624,282	£489,176
	7	£1,086,111	£930,110	£930,110	£824,917	£668,915
	1	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0
	3	£0	£0	£0	£0	£0
15 Unit Flatted Scheme	4	£112,319	£37,343	£37,343	£0	£0
	5	£285,790	£201,596	£201,596	£141,303	£57,263
	6	£462,630	£358,823	£358,823	£286,033	£194,753
	7	£632,878	£514,762	£514,762	£435,002	£326,091
	1	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0
	3	£213,311	£92,468	£60,027	£18,486	£0
25 Unit Housing Scheme	4	£602,148	£450,773	£414,586	£358,305	£204,795
	5	£996,659	£801,902	£761,417	£689,895	£495,139
	6	£1,391,169	£1,157,679	£1,112,522	£1,025,178	£791,688
	7	£1,785,680	£1,513,455	£1,112,522 £1,463,627	£1,360,462	£1,088,237
	1	£1,785,880	£1,513,455 £0	£1,463,627	£1,360,462 £0	£1,088,237
	2	£0	£0	£0	£0	£0
25 Unit Mixed Scheme	3	£54,562	£0	£0	£0	£0
25 Offic Wilden Scheiffe	4	£391,191	£263,585	£232,087	£174,645	£49,817
	5	£721,936	£564,741	£524,256	£457,450	£305,237
	6	£1,056,714	£868,615	£823,458	£736,115	£556,355
	7	£1,391,492	£1,172,488	£1,122,660	£1,019,495	£810,621
	1	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0
	3	£0	£0	£0	£0	£0
25 Unit Flatted Scheme	4	£172,073	£49,884	£16,556	£0	£0
	5	£458,964	£313,106	£276,562	£221,749	£63,813
				0504.500	0.44- 4-4	0070 740
	6	£743,274	£571,868	£531,528	£465,678	£278,713

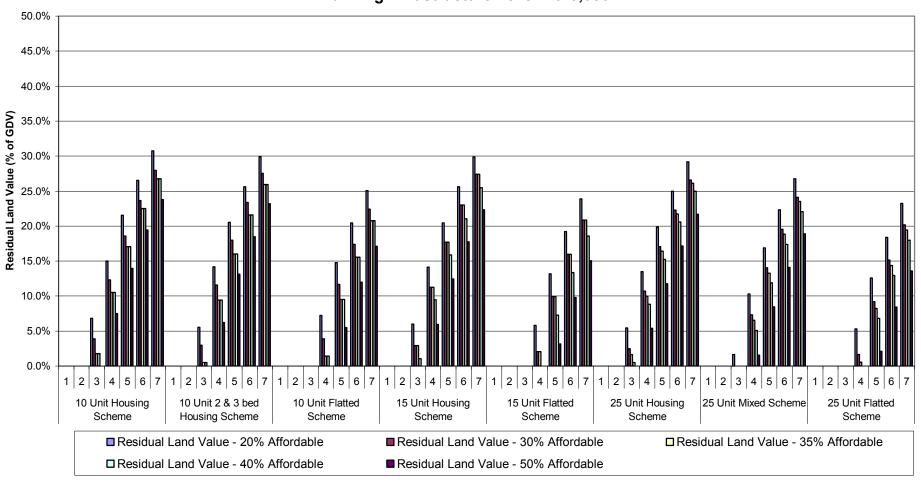
## Graph 79: Summary of Residual Land Values at 20%, 30,% 35%, 40% & 50% Affordable Housing Across All Value Points 60% General Needs Rent/40% Intermediate Tenure Mix With Grant



### Table 53a: Summary of Residual Land Value (as % of GDV) Appraisals for All Value Points 60% General Needs Rent/40% Intermediate Tenure Mix With Grant Planning Infrastructure Level - £10,000

		Residual Land				
Development Scenario /		Value - 20%	Value - 30%	Value - 35%	Value - 40%	Value - 50%
Threshold	Value Point	Affordable	Affordable	Affordable	Affordable	Affordable
	1	0.0%	0.0%	0.0%	0.0%	0.0%
	2	0.0%	0.0%	0.0%	0.0%	0.0%
	3	6.8%	3.9%	1.8%	1.8%	0.0%
10 Unit Housing Scheme	4	15.0%	12.3%	10.5%	10.5%	7.5%
	5	21.5%	18.6%	17.1%	17.1%	13.9%
	6	26.5%	23.6%	22.5%	22.5%	19.4%
	7	30.8%	28.0%	26.8%	26.8%	23.8%
	1	0.0%	0.0%	0.0%	0.0%	0.0%
	2	0.0%			0.0%	0.0%
			0.0%	0.0%		
10 Unit 2 & 3 bed Housing	3	5.6%	3.0%	0.5%	0.5%	0.0%
Scheme	4	14.2%	11.6%	9.4%	9.4%	6.2%
	5	20.6%	18.0%	16.0%	16.0%	13.1%
	6	25.6%	23.4%	21.6%	21.6%	18.5%
	7	29.9%	27.5%	25.9%	25.9%	23.2%
	1	0.0%	0.0%	0.0%	0.0%	0.0%
	2	0.0%	0.0%	0.0%	0.0%	0.0%
	3	0.0%	0.0%	0.0%	0.0%	0.0%
10 Unit Flatted Scheme	4	7.2%	3.9%	1.4%	1.4%	0.0%
Cint i lattoa contino	5	14.8%	3.9% 11.7%	9.5%	9.5%	5.5%
	6	20.5%	17.4%	15.5%	15.5%	12.0%
	7	25.1%	22.4%	20.8%	20.8%	17.1%
	1	0.0%	0.0%	0.0%	0.0%	0.0%
	2	0.0%	0.0%	0.0%	0.0%	0.0%
	3	6.0%	2.9%	2.9%	1.0%	0.0%
15 Unit Housing Scheme	4	14.1%	11.2%	11.2%	9.5%	5.9%
	5	20.4%	17.7%	17.7%	15.9%	12.4%
	6	25.6%	23.0%	23.0%	21.0%	17.8%
	7	29.8%	27.4%	27.4%	25.5%	22.3%
	1	0.0%	0.0%	0.0%	0.0%	0.0%
	2	0.0%	0.0%	0.0%	0.0%	0.0%
	3	0.0%	0.0%	0.0%	0.0%	0.0%
15 Unit Flatted Scheme	4	5.8%	2.1%	2.1%	0.0%	
13 Onit Flatted Scheme						0.0%
	5	13.2%	9.9%	9.9%	7.3%	3.2%
	6	19.2%	16.0%	16.0%	13.4%	9.8%
	7	23.9%	20.9%	20.9%	18.6%	15.0%
	1	0.0%	0.0%	0.0%	0.0%	0.0%
	2	0.0%	0.0%	0.0%	0.0%	0.0%
	3	5.4%	2.5%	1.6%	0.5%	0.0%
25 Unit Housing Scheme	4	13.5%	10.7%	10.0%	8.8%	5.4%
	5	19.9%	17.0%	16.4%	15.3%	11.8%
	6	25.0%	22.3%	21.7%	20.6%	17.2%
	7	29.2%	26.6%	26.1%	25.0%	21.7%
	1	0.0%	0.0%	0.0%	0.0%	0.0%
	2	0.0%	0.0%	0.0%	0.0%	0.0%
25 Unit Mixed Scheme	3	1.6%	0.0%	0.0%	0.0%	0.0%
23 Offic wixed Scheme	4	10.3%	7.3%	6.6%	5.1%	1.5%
	5	16.9%	14.0%	13.3%	11.9%	8.5%
	6	22.3%	19.6%	18.9%	17.4%	14.1%
	7	26.7%	24.1%	23.5%	22.1%	18.9%
	1	0.0%	0.0%	0.0%	0.0%	0.0%
	2	0.0%	0.0%	0.0%	0.0%	0.0%
	3	0.0%	0.0%	0.0%	0.0%	0.0%
25 Unit Flatted Scheme	4	5.3%	1.6%	0.6%	0.0%	0.0%
	5	12.6%	9.2%	8.3%	6.8%	2.1%
	6	18.4%	15.1%	14.3%	12.9%	8.4%
	7					
	1	23.2%	20.2%	19.4%	18.0%	13.6%

# Graph 79a: Summary of Residual Land Values (as % of GDV) at 20%, 30%, 35%, 40% & 50% Affordable Housing Across all Value Points 60% General Needs Rent/40% Intermediate Tenure Mix With Grant Planning Infrastructure Level - £10,000



### Table 53b: Summary of Residual Land Value (£ / Ha) Appraisals for All Value Points 60% General Needs Rent/40% Intermediate Tenure Mix With Grant - Planning Infrastructure Level - £10,000

Development Scenario				Residual Land	Residual Land	Residual Land	Residual Land	Residual Land
Threshold Value Point Site Size Affordable A	Development Scenario /							
10 Unit Housing Scheme  2		Value Point	Site Size		Affordable	Affordable		Affordable
10 Unit Housing Scheme  2		1	0.33	£0	£0	£0	£0	£0
10 Unit Housing Scheme								
10 Unit Housing Scheme  4		3						
S	10 Unit Housing Scheme	_		· · · · · · · · · · · · · · · · · · ·			·	
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5 0.5 £1,443,871 £1,129,483 £1,048,511 £914,900 £610,473 6 0.5 £2,113,427 £1,737,230 £1,646,916 £1,472,229 £1,112,711 7 0.5 £2,782,983 £2,344,977 £2,245,320 £2,038,991 £1,621,242  1 0.33 £0 £0 £0 £0 £0 £0 £0 2 0.33 £0 £0 £0 £0 £0 £0 3 0.33 £0 £0 £0 £0 £0 £0 4 0.33 £521,435 £151,162 £50,171 £0 £0 5 0.33 £1,390,800 £948,806 £838,067 £671,966 £193,372 6 0.33 £2,252,347 £1,732,934 £1,610,690 £1,411,145 £844,583	25 Unit Miyod Cahama			· · · · · · · · · · · · · · · · · · ·				
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7 0.5 £2,782,983 £2,344,977 £2,245,320 £2,038,991 £1,621,242  1 0.33 £0 £0 £0 £0 £0 £0 £0  2 0.33 £0 £0 £0 £0 £0 £0  3 0.33 £0 £0 £0 £0 £0 £0  4 0.33 £521,435 £151,162 £50,171 £0 £0  5 0.33 £1,390,800 £948,806 £838,067 £671,966 £193,372  6 0.33 £2,252,347 £1,732,934 £1,610,690 £1,411,145 £844,583								
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25 Unit Flatted Scheme  4 0.33 £521,435 £151,162 £50,171 £0 £0  5 0.33 £1,390,800 £948,806 £838,067 £671,966 £193,372  6 0.33 £2,252,347 £1,732,934 £1,610,690 £1,411,145 £844,583			0.33		£0	£0	£0	£0
5     0.33     £1,390,800     £948,806     £838,067     £671,966     £193,372       6     0.33     £2,252,347     £1,732,934     £1,610,690     £1,411,145     £844,583			0.33	£0	£0	£0	£0	£0
6 0.33 £2,252,347 £1,732,934 £1,610,690 £1,411,145 £844,583	25 Unit Flatted Scheme	4	0.33	£521,435	£151,162	£50,171	£0	£0
		5	0.33	£1,390,800	£948,806	£838,067	£671,966	£193,372
7 0.33 £3,128,232 £2,526,843 £2,391,953 £2,141,591 £1,486,115		6	0.33	£2,252,347	£1,732,934	£1,610,690		£844,583
		7	0.33	£3,128,232	£2,526,843	£2,391,953	£2,141,591	£1,486,115

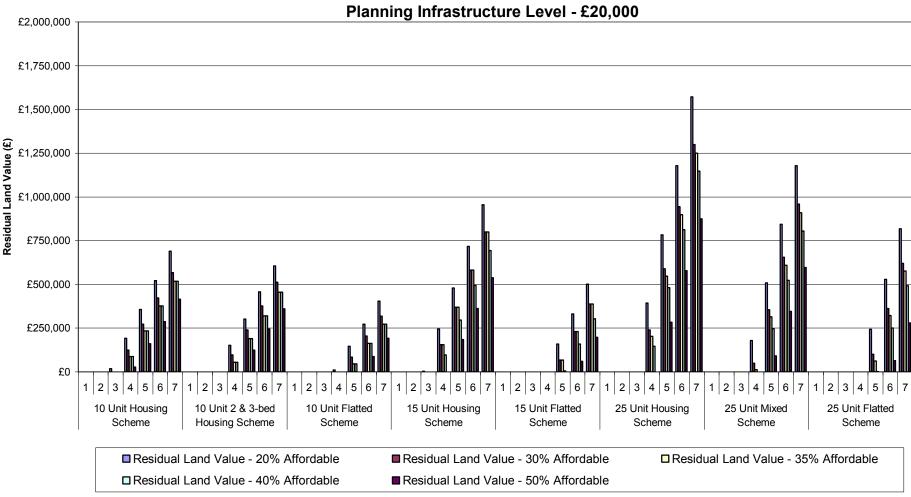
#### Table 54: Summary of Residual Land Value (£) Appraisals for All Value Points

#### 60% General Needs Rent/40% Intermediate Tenure Mix With Grant

Planning Infrastructure Level - £20,000

Residual Land   Residual Land   Residual Land   Residual Land   Residual Land										
Development Scenario /		Value - 20%	Value - 30%	Value - 35%	Value - 40%	Value - 50%				
Threshold	Value Point	Affordable	Affordable	Affordable	Affordable	Affordable				
	1	£0	£0	£0	£0	£0				
	2	£0	£0	£0	£0	£0				
	3	£18,632	£0	£0	£0	£0				
10 Unit Housing Scheme	4	£191,570	£124,989	£86,948	£86,948	£27,786				
	5	£357,326	£272,072	£235,110	£235,110	£161,518				
	6	£521,521	£422,905	£376,380	£376,380	£286,392				
	7	·	•			•				
		£689,399	£567,823	£517,014	£517,014	£416,111				
	1	£0	£0	£0	£0	£0				
	2	£0	£0	£0	£0	£0				
10 Unit 2 & 3-bed Housing	3	£0	£0	£0	£0	£0				
Scheme	4	£151,434	£97,109	£54,232	£54,232	£0				
	5	£302,185	£240,247	£190,636	£190,636	£123,705				
	6	£457,478	£376,592	£320,965	£320,965	£245,029				
	7	£606,455	£512,452	£455,146	£455,146	£360,164				
	1	£0	£0	£0	£0	£0				
	2	£0	£0	£0	£0	£0				
	3	£0	£0	£0	£0	£0				
10 Unit Flatted Scheme	4	£10,985	£0	£0	£0	£0				
	5	£146,151	£83,822	£45,407	£45,407	£0				
	6	£272,876	£204,211	£163,426	£163,426	£88,385				
	7	£403,986	£318,865	£273,003	£273,003	£191,755				
	1	£0	£0	£0	£0	£0				
	2	£0	£0	£0	£0	£0				
	3	£4,137	£0	£0	£0	£0				
15 Unit Housing Scheme	4	£244,967	£155,341	£155,341	£96,178	£0				
To Child Housing Continue	5	£480,105	£369,706	£369,706	£296,018	£184,343				
	6	£717,768	£582,662	£582,662	£493,602	£362,230				
	7	£955,431	£799,430			£538,235				
	1	£955,431	,	£799,430 £0	£694,237 £0	£536,235 £0				
			£0							
	2	£0	£0	£0	£0	£0				
45.11.11.51.11.11.10.11.11.11	3	£0	£0	£0	£0	£0				
15 Unit Flatted Scheme	4	£0	£0	£0	£0	£0				
	5	£158,504	£67,507	£67,507	£5,178	£0				
	6	£330,589	£231,458	£231,458	£158,754	£60,595				
	7	£502,198	£388,083	£388,083	£302,961	£198,051				
	1	£0	£0	£0	£0	£0				
	2	£0	£0	£0	£0	£0				
	3	£0	£0	£0	£0	£0				
25 Unit Housing Scheme	4	£392,595	£239,792	£202,859	£146,887	£0				
	5	£783,059	£588,302	£547,817	£481,256	£284,471				
	6	£1,177,569	£944,079	£898,922	£811,578	£578,088				
	7	£1,572,080	£1,299,855	£1,250,027	£1,146,862	£874,637				
	1	£0	£0	£0	£0	£0				
	2	£0	£0	£0	£0	£0				
	3	£0	£0	£0	£0	£0				
25 Unit Mixed Scheme	4	£178,981	£49,237	£11,931	£0	£0				
	5	£508,336	£354,799	£313,892	£246,607	£92,177				
	6	£843,114	£655,015	£609,858	£522,515	£346,326				
	7	£1,177,892	£958,888	£909,060	£805,895	£597,021				
	1	£1,177,032	£0	£0	£005,035	£0				
25 Unit Eletted Schomo	2									
		£0	£0	£0	£0	£0				
	3	£0	£0	£0	£0	£0				
25 Unit Flatted Scheme	4	£0	£0	£0	£0	£0				
	5	£243,139	£100,290	£62,616	£1,489	£0				
	6	£529,674	£362,000	£321,239	£249,853	£64,833				
	7	£818,716	£620,258	£575,745	£493,125	£279,702				

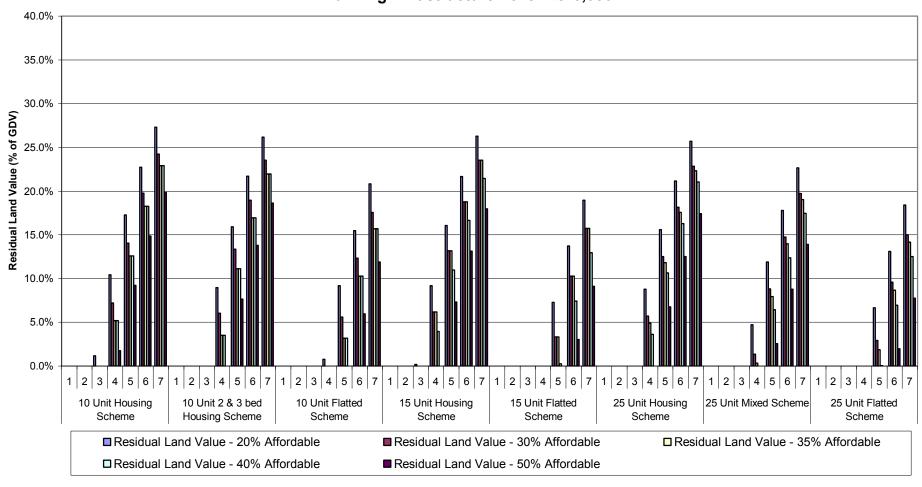
## Graph 80: Summary of Residual Land Values at 20%, 30,% 35%, 40% & 50% Affordable Housing Across All Value Points 60% General Needs Rent/40% Intermediate Tenure Mix With Grant



### Table 54a: Summary of Residual Land Value (as % of GDV) Appraisals for All Value Points 60% General Needs Rent/40% Intermediate Tenure Mix With Grant Planning Infrastructure Level - £20,000

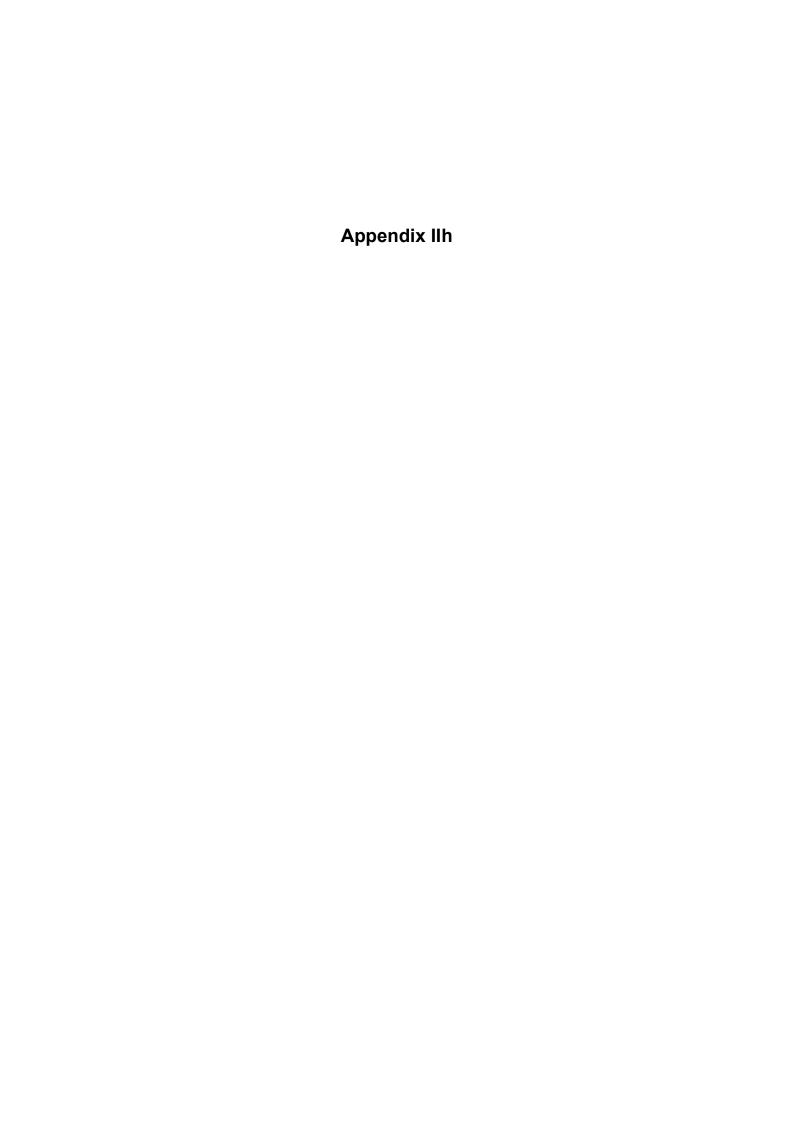
		Residual Land				
Development Scenario /		Value - 20%	Value - 30%	Value - 35%	Value - 40%	Value - 50%
Threshold	Value Point	Affordable	Affordable	Affordable	Affordable	Affordable
	1	0.0%	0.0%	0.0%	0.0%	0.0%
	2	0.0%	0.0%	0.0%	0.0%	0.0%
	3	1.2%	0.0%	0.0%	0.0%	0.0%
10 Unit Housing Scheme	4	10.4%	7.2%	5.2%	5.2%	1.8%
	5	17.3%	14.0%	12.6%	12.6%	9.2%
	6	22.7%	19.8%	18.3%	18.3%	14.9%
	7	27.3%	24.2%	22.9%	22.9%	19.8%
	1	0.0%	0.0%	0.0%	0.0%	0.0%
	2	0.0%			0.0%	0.0%
			0.0%	0.0%		
10 Unit 2 & 3 bed Housing	3	0.0%	0.0%	0.0%	0.0%	0.0%
Scheme	4	9.0%	6.0%	3.5%	3.5%	0.0%
	5	15.9%	13.4%	11.1%	11.1%	7.7%
	6	21.7%	19.0%	16.9%	16.9%	13.8%
	7	26.2%	23.5%	22.0%	22.0%	18.6%
	1	0.0%	0.0%	0.0%	0.0%	0.0%
	2	0.0%	0.0%	0.0%	0.0%	0.0%
	3	0.0%	0.0%	0.0%	0.0%	0.0%
10 Unit Flatted Scheme	4	0.8%	0.0%	0.0%	0.0%	0.0%
Cint i lattoa contino	5	9.2%	5.6%	3.2%	3.2%	0.0%
	6	15.5%	12.3%	10.3%	10.3%	6.0%
	7	20.8%	17.6%	15.7%	15.7%	11.9%
	1	0.0%	0.0%	0.0%	0.0%	0.0%
	2	0.0%	0.0%	0.0%	0.0%	0.0%
	3	0.2%	0.0%	0.0%	0.0%	0.0%
15 Unit Housing Scheme	4	9.2%	6.2%	6.2%	4.0%	0.0%
	5	16.1%	13.2%	13.2%	11.0%	7.3%
	6	21.7%	18.8%	18.8%	16.6%	13.2%
	7	26.3%	23.5%	23.5%	21.4%	18.0%
	1	0.0%	0.0%	0.0%	0.0%	0.0%
	2	0.0%	0.0%	0.0%	0.0%	0.0%
	3	0.0%	0.0%	0.0%	0.0%	0.0%
15 Unit Flatted Scheme	4		0.0%		0.0%	
13 Offic Flatted Scheme		0.0%		0.0%		0.0%
	5	7.3%	3.3%	3.3%	0.3%	0.0%
	6	13.7%	10.3%	10.3%	7.4%	3.0%
	7	19.0%	15.7%	15.7%	12.9%	9.1%
	1	0.0%	0.0%	0.0%	0.0%	0.0%
	2	0.0%	0.0%	0.0%	0.0%	0.0%
	3	0.0%	0.0%	0.0%	0.0%	0.0%
25 Unit Housing Scheme	4	8.8%	5.7%	4.9%	3.6%	0.0%
	5	15.6%	12.5%	11.8%	10.6%	6.8%
	6	21.2%	18.2%	17.6%	16.3%	12.5%
	7	25.7%	22.8%	22.3%	21.1%	17.4%
	1	0.0%	0.0%	0.0%	0.0%	0.0%
	2	0.0%	0.0%	0.0%	0.0%	0.0%
25 Unit Mixed Scheme	3	0.0%	0.0%	0.0%	0.0%	0.0%
25 Offic with a Scheme	4	4.7%	1.4%	0.3%	0.0%	0.0%
	5	11.9%	8.8%	7.9%	6.4%	2.6%
	6	17.8%	14.7%	14.0%	12.4%	8.8%
	7	22.6%	19.7%	19.0%	17.4%	13.9%
	1	0.0%	0.0%	0.0%	0.0%	0.0%
	2	0.0%	0.0%	0.0%	0.0%	0.0%
	3	0.0%	0.0%	0.0%	0.0%	0.0%
25 Unit Flatted Scheme	4	0.0%	0.0%	0.0%	0.0%	0.0%
	5	6.7%	2.9%	1.9%	0.0%	0.0%
	6	13.1%	9.6%	8.7%	6.9%	2.0%
	7					
	7	18.4%	15.0%	14.2%	12.5%	7.8%

# Graph 80a: Summary of Residual Land Values (as % of GDV) at 20%, 30%, 35%, 40% & 50% Affordable Housing Across all Value Points 60% General Needs Rent/40% Intermediate Tenure Mix With Grant Planning Infrastructure Level - £20,000



### Table 54b: Summary of Residual Land Value (£ / Ha) Appraisals for All Value Points 60% General Needs Rent/40% Intermediate Tenure Mix With Grant - Planning Infrastructure Level - £20,000

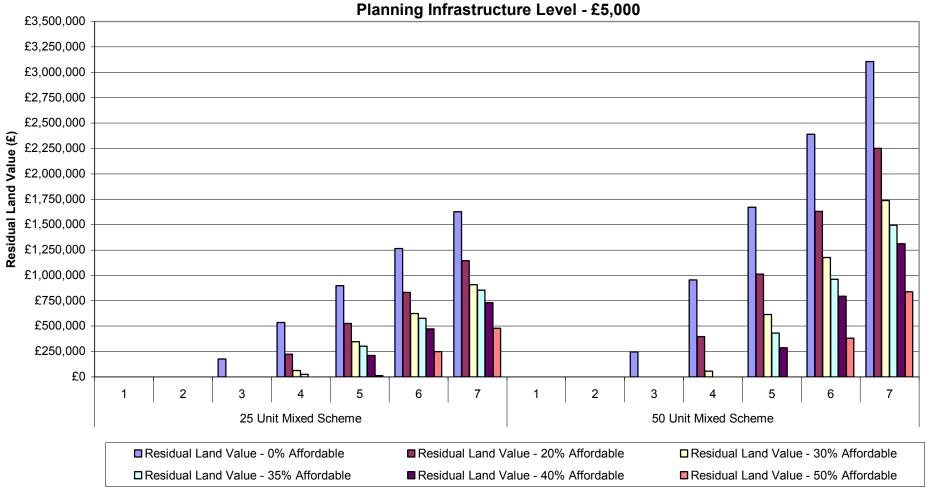
			Residual Land	Residual Land	Residual Land	Residual Land	Residual Land
Development Scenario /			Value - 20%	Value - 30%	Value - 35%	Value - 40%	Value - 50%
Threshold	Value Point	Site Size	Affordable	Affordable	Affordable	Affordable	Affordable
	1	0.33	£0	£0	£0	£0	£0
	2	0.33	£0	£0	£0	£0	£0
	3	0.33	£56,460	£0	£0	£0	£0
10 Unit Housing Scheme	4	0.33	£580.514	£378,753	£263,480	£263,480	£84,201
g	5	0.33	£1,082,807	£824,460	£712,454	£712,454	£489,448
	6	0.33	£1,580,366	£1,281,530	£1,140,545	£1,140,545	£867,854
	7	0.33	£2,089,087	£1,720,675	£1,566,710	£1,566,710	£1,260,943
	1	0.33	£0	£0	£0	£0	£0
	2	0.33	£0	£0	£0	£0	£0
	3	0.33	£0	£0	£0	£0	£0
10 Unit 2 & 3-bed Housing	4	0.33	£458,891	£294,269		£164.338	£0
Scheme	5			,	£164,338	, , , , , , , , , , , , , , , , , , , ,	
	6	0.33	£915,711	£728,022	£577,686	£577,686	£374,865
	7	0.33	£1,386,298	£1,141,188	£972,622	£972,622	£742,513
		0.33	£1,837,742	£1,552,886	£1,379,229	£1,379,229	£1,091,406
	1	0.13	£0	£0	£0	£0	£0
	2	0.13	£0	£0	£0	£0	£0
40 Unit Flotted October	3	0.13	£0	£0	£0	£0	£0
10 Unit Flatted Scheme	4	0.13	£84,504	£0	£0	£0	£0
	5	0.13	£1,124,235	£644,782	£349,282	£349,282	£0
	6	0.13	£2,099,047	£1,570,856	£1,257,126	£1,257,126	£679,883
	7	0.13	£3,107,586	£2,452,804	£2,100,022	£2,100,022	£1,475,039
	1	0.5	£0	£0	£0	£0	£0
	2	0.5	£0	£0	£0	£0	£0
	3	0.5	£8,275	£0	£0	£0	£0
15 Unit Housing Scheme	4	0.5	£489,933	£310,681	£310,681	£192,357	£0
	5	0.5	£960,209	£739,412	£739,412	£592,036	£368,685
	6	0.5	£1,435,536	£1,165,324	£1,165,324	£987,203	£724,461
	7	0.5	£1,910,863	£1,598,860	£1,598,860	£1,388,474	£1,076,471
	1	0.2	£0	£0	£0	£0	£0
	2	0.2	£0	£0	£0	£0	£0
	3	0.2	£0	£0	£0	£0	£0
15 Unit Flatted Scheme	4	0.2	£0	£0	£0	£0	£0
	5	0.2	£792,519	£337,535	£337,535	£25,890	£0
	6	0.2	£1,652,945	£1,157,290	£1,157,290	£793,772	£302,974
	7	0.2	£2,510,991	£1,940,413	£1,940,413	£1,514,804	£990,253
	1	0.83	£0	£0	£0	£0	£0
	2	0.83	£0	£0	£0	£0	£0
	3	0.83	£0	£0	£0	£0	£0
25 Unit Housing Scheme	4	0.83	£473,006	£288,906	£244,408	£176,972	£0
	5	0.83	£943,444	£708,798	£660,020	£579,827	£342,737
	6	0.83	£1,418,758	£1,137,444	£1,083,038	£977,805	£696,492
	7	0.83	£1,894,072	£1,566,091	£1,506,056	£1,381,762	£1,053,780
	1	0.5	£0	£0	£0	£0	£0
	2	0.5	£0	£0	£0	£0	£0
	3	0.5	£0	£0	£0	£0	£0
25 Unit Mixed Scheme	4	0.5	£357,963	£98,475	£23,862	£0	£0
	5	0.5	£1,016,671	£709,598	£627,783	£493,214	£184,354
	6	0.5	£1,686,227	£1,310,030	£1,219,716	£1,045,029	£692,651
	7	0.5	£2,355,783	£1,917,777	£1,818,120	£1,611,791	£1,194,042
	1	0.33	£0	£0	£0	£0	£0
	2	0.33	£0	£0	£0	£0	£0
	3	0.33	£0	£0	£0	£0	£0
25 Unit Flatted Scheme	4	0.33	£0	£0	£0	£0	£0
	5	0.33	£736,785	£303,908	£189,744	£4,511	£0
	6	0.33	£1,605,074	£1,096,970	£973,453	£757,130	£196,462
	7	0.33	£2,480,959	£1,879,570	£1,744,680	£1,494,318	£847,580
	1	บ.งง	22,400,303	21,013,310	£1,744,000	£1,434,310	2047,300



#### Table 55: Summary of Residual Land Value (£) Appraisals for All Value Points 70% General Needs Rent/30% Intermediate Tenure Mix 20% Developer's Profit Planning Infrastructure Level - £5,000

Development Scenario /		Residual Land Value - 0%	Residual Land Value - 20%	Residual Land Value - 30%	Residual Land Value - 35%	Residual Land Value - 40%	Residual Land Value - 50%
Threshold	Value Point	Affordable	Affordable	Affordable	Affordable	Affordable	Affordable
	1	£0	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0	£0
	3	£175,663	£0	£0	£0	£0	£0
25 Unit Mixed Scheme	4	£534,532	£223,693	£63,851	£25,700	£0	£0
	5	£898,724	£525,418	£345,887	£304,054	£212,072	£11,439
	6	£1,262,917	£833,922	£624,136	£577,957	£473,624	£247,603
	7	£1,627,109	£1,143,216	£906,741	£855,784	£732,627	£480,699
	1	£0	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0	£0
	3	£246,307	£0	£0	£0	£0	£0
50 Unit Mixed Scheme	4	£955,787	£396,376	£57,340	£0	£0	£0
	5	£1,672,731	£1,011,934	£615,318	£432,771	£286,670	£0
	6	£2,389,675	£1,630,818	£1,175,591	£960,697	£795,709	£380,429
	7	£3,106,619	£2,251,221	£1,738,141	£1,496,121	£1,310,740	£837,386

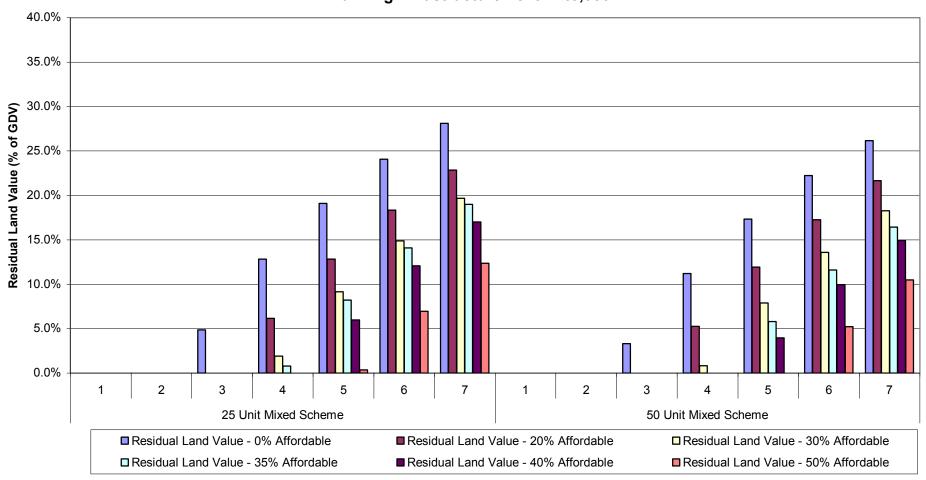
## Graph 81: Summary of Residual Land Values at 0%, 20%, 30,% 35%, 40% & 50% Affordable Housing Across All Value Points 70% General Needs Rent/30% Intermediate Tenure Mix 20% Developer's Profit



### Table 55a: Summary of Residual Land Value (as % of GDV) Appraisals for All Value Points 70% General Needs Rent/30% Intermediate Tenure Mix 20% Developer's Profit Planning Infrastructure Level - £5,000

		Residual Land					
Development Scenario /		Value - 0%	Value - 20%	Value - 30%	Value - 35%	Value - 40%	Value - 50%
Threshold	Value Point	Affordable	Affordable	Affordable	Affordable	Affordable	Affordable
	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%
25 Unit Mixed Scheme	4	12.8%	6.2%	1.9%	0.8%	0.0%	0.0%
	5	19.1%	12.8%	9.2%	8.2%	6.0%	0.4%
	6	24.1%	18.3%	14.9%	14.1%	12.1%	7.0%
	7	28.1%	22.8%	19.7%	19.0%	17.0%	12.3%
	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	3.3%	0.0%	0.0%	0.0%	0.0%	0.0%
50 Unit Mixed Scheme	4	11.2%	5.3%	0.8%	0.0%	0.0%	0.0%
	5	17.3%	11.9%	7.9%	5.8%	4.0%	0.0%
	6	22.2%	17.3%	13.6%	11.6%	9.9%	5.2%
	7	26.2%	21.7%	18.3%	16.4%	14.9%	10.5%

# Graph 81a: 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 20% Developer's Profit Planning Infrastructure Level - £5,000



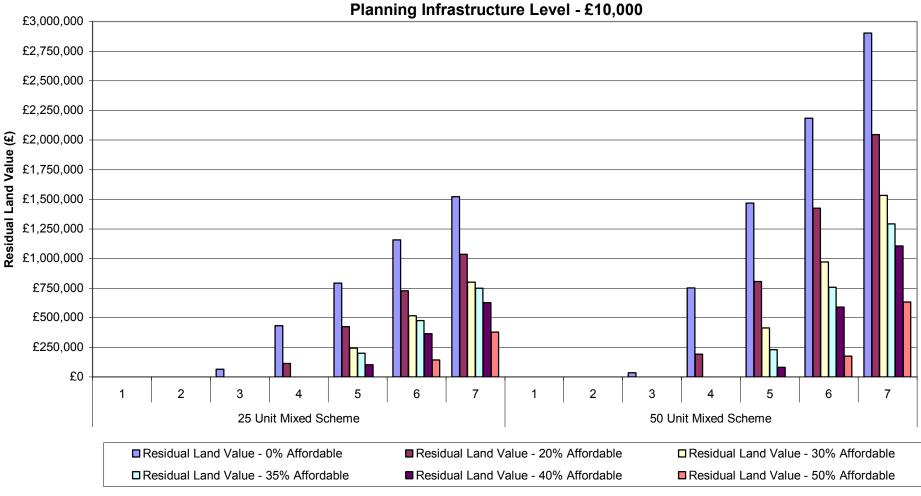
### Table 55b: Summary of Residual Land Value (£ / Ha) Appraisals for All Value Points - 70% General Needs Rent/30% Intermediate Tenure Mix 20% Developer's Profit - Planning Infrastructure Level - £5,000

Development Scenario /	Walna Balat	014- 01	Residual Land Value - 0%	Residual Land Value - 20%	Residual Land Value - 30%	Residual Land Value - 35%	Residual Land Value - 40%	Residual Land Value - 50%
Threshold	Value Point	Site Size	Affordable	Affordable	Affordable	Affordable	Affordable	Affordable
	1	0.5	£0	£0	£0	£0	£0	£0
	2	0.5	£0	£0	£0	£0	£0	£0
	3	0.5	£351,326	£0	£0	£0	£0	£0
25 Unit Mixed Scheme	4	0.5	£1,069,064	£447,386	£127,702	£51,400	£0	£0
	5	0.5	£1,797,449	£1,050,836	£691,774	£608,108	£424,143	£22,878
	6	0.5	£2,525,833	£1,667,844	£1,248,272	£1,155,913	£947,247	£495,205
	7	0.5	£3,254,218	£2,286,432	£1,813,482	£1,711,569	£1,465,254	£961,399
	1	1.0	£0	£0	£0	£0	£0	£0
	2	1.0	£0	£0	£0	£0	£0	£0
	3	1.0	£246,307	£0	£0	£0	£0	£0
50 Unit Mixed Scheme	4	1.0	£955,787	£396,376	£57,340	£0	£0	£0
	5	1.0	£1,672,731	£1,011,934	£615,318	£432,771	£286,670	£0
	6	1.0	£2,389,675	£1,630,818	£1,175,591	£960,697	£795,709	£380,429
	7	1.0	£3,106,619	£2,251,221	£1,738,141	£1,496,121	£1,310,740	£837,386

### Table 56: Summary of Residual Land Value (£) Appraisals for All Value Points 70% General Needs Rent/30% Intermediate Tenure Mix 20% Developer's Profit Planning Infrastructure Level - £10,000

		Residual Land					
Development Scenario /		Value - 0%	Value - 20%	Value - 30%	Value - 35%	Value - 40%	Value - 50%
Threshold	Value Point	Affordable	Affordable	Affordable	Affordable	Affordable	Affordable
	1	£0	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0	£0
	3	£66,187	£0	£0	£0	£0	£0
25 Unit Mixed Scheme	4	£432,188	£114,703	£0	£0	£0	£0
	5	£791,924	£422,979	£242,881	£200,186	£102,964	£0
	6	£1,156,117	£727,122	£517,336	£476,065	£365,711	£144,010
	7	£1,520,309	£1,036,416	£799,941	£748,984	£625,827	£377,794
	1	£0	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0	£0
	3	£35,045	£0	£0	£0	£0	£0
50 Unit Mixed Scheme	4	£750,587	£192,937	£0	£0	£0	£0
	5	£1,467,531	£806,734	£414,390	£230,082	£81,786	£0
	6	£2,184,475	£1,425,618	£970,391	£755,497	£590,509	£176,660
	7	£2,901,419	£2,046,021	£1,532,941	£1,290,921	£1,105,540	£632,186

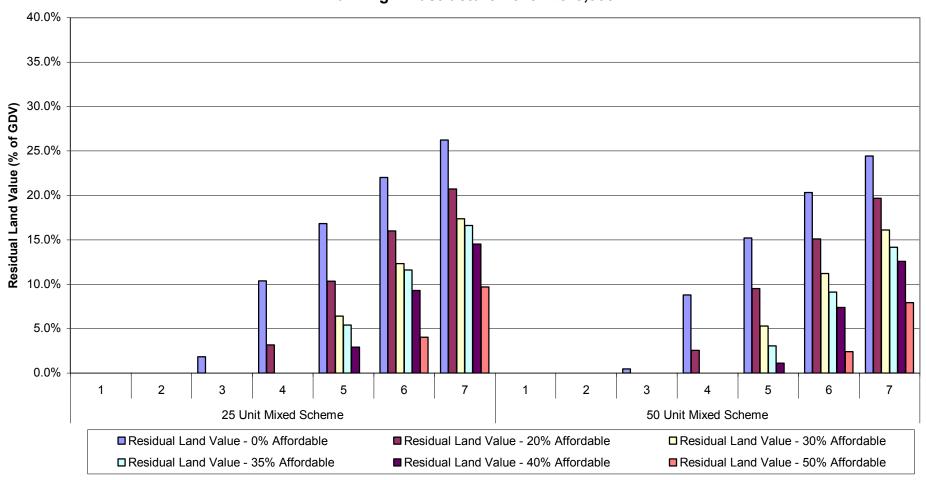
## Graph 82: Summary of Residual Land Values at 0%, 20%, 30,% 35%, 40% & 50% Affordable Housing Across All Value Points 70% General Needs Rent/30% Intermediate Tenure Mix 20% Developer's Profit



## Table 56a: Summary of Residual Land Value (as % of GDV) Appraisals for All Value Points 70% General Needs Rent/30% Intermediate Tenure Mix 20% Developer's Profit Planning Infrastructure Level - £10,000

		Residual Land					
Development Scenario /		Value - 0%	Value - 20%	Value - 30%	Value - 35%	Value - 40%	Value - 50%
Threshold	Value Point	Affordable	Affordable	Affordable	Affordable	Affordable	Affordable
	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	1.8%	0.0%	0.0%	0.0%	0.0%	0.0%
25 Unit Mixed Scheme	4	10.4%	3.2%	0.0%	0.0%	0.0%	0.0%
	5	16.8%	10.3%	6.4%	5.4%	2.9%	0.0%
	6	22.0%	16.0%	12.3%	11.6%	9.3%	4.1%
	7	26.2%	20.7%	17.4%	16.6%	14.5%	9.7%
	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	0.5%	0.0%	0.0%	0.0%	0.0%	0.0%
50 Unit Mixed Scheme	4	8.8%	2.6%	0.0%	0.0%	0.0%	0.0%
	5	15.2%	9.5%	5.3%	3.1%	1.1%	0.0%
	6	20.3%	15.1%	11.2%	9.1%	7.4%	2.4%
	7	24.4%	19.7%	16.1%	14.2%	12.6%	7.9%

# Graph 82a: 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 20% Developer's Profit Planning Infrastructure Level - £10,000



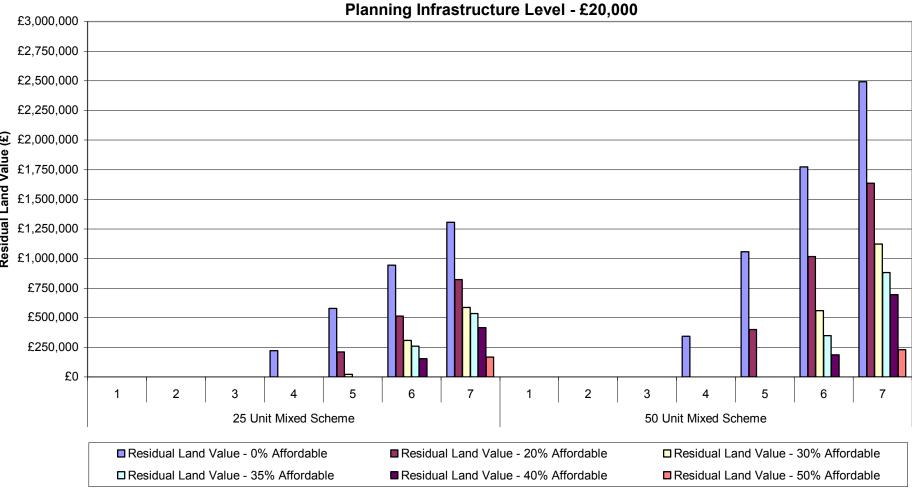
### Table 56b: Summary of Residual Land Value (£ / Ha) Appraisals for All Value Points - 70% General Needs Rent/30% Intermediate Tenure Mix 20% Developer's Profit - Planning Infrastructure Level - £10,000

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
	1	0.5	£0	£0	£0	£0	£0	£0
	2	0.5	£0	£0	£0	£0	£0	£0
	3	0.5	£132,375	£0	£0	£0	£0	£0
25 Unit Mixed Scheme	4	0.5	£864,375	£229,405	£0	£0	£0	£0
	5	0.5	£1,583,849	£845,958	£485,763	£400,371	£205,927	£0
	6	0.5	£2,312,233	£1,454,244	£1,034,672	£952,129	£731,422	£288,021
	7	0.5	£3,040,618	£2,072,832	£1,599,882	£1,497,969	£1,251,654	£755,588
	1	1.0	£0	£0	£0	£0	£0	£0
	2	1.0	£0	£0	£0	£0	£0	£0
	3	1.0	£35,045	£0	£0	£0	£0	£0
50 Unit Mixed Scheme	4	1.0	£750,587	£192,937	£0	£0	£0	£0
	5	1.0	£1,467,531	£806,734	£414,390	£230,082	£81,786	£0
	6	1.0	£2,184,475	£1,425,618	£970,391	£755,497	£590,509	£176,660
	7	1.0	£2,901,419	£2,046,021	£1,532,941	£1,290,921	£1,105,540	£632,186

## Table 57: Summary of Residual Land Value (£) Appraisals for All Value Points 70% General Needs Rent/30% Intermediate Tenure Mix 20% Developer's Profit Planning Infrastructure Level - £20,000

		Residual Land					
Development Scenario /		Value - 0%	Value - 20%	Value - 30%	Value - 35%	Value - 40%	Value - 50%
Threshold	Value Point	Affordable	Affordable	Affordable	Affordable	Affordable	Affordable
	1	£0	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0	£0
	3	£0	£0	£0	£0	£0	£0
25 Unit Mixed Scheme	4	£220,824	£0	£0	£0	£0	£0
	5	£578,324	£211,425	£22,835	£0	£0	£0
	6	£942,517	£513,522	£306,900	£260,240	£154,522	£0
	7	£1,306,709	£822,816	£586,341	£535,384	£416,521	£166,979
	1	£0	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0	£0
	3	£0	£0	£0	£0	£0	£0
50 Unit Mixed Scheme	4	£343,731	£0	£0	£0	£0	£0
	5	£1,057,131	£400,462	£0	£0	£0	£0
	6	£1,774,075	£1,015,218	£559,991	£348,691	£185,737	£0
	7	£2,491,019	£1,635,621	£1,122,541	£880,521	£695,140	£228,717

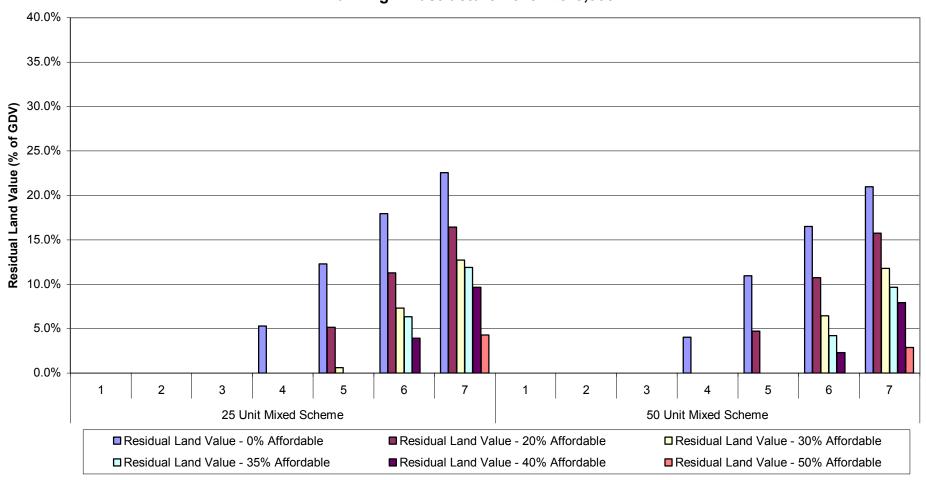
## Graph 83: Summary of Residual Land Values at 0%, 20%, 30,% 35%, 40% & 50% Affordable Housing Across All Value Points 70% General Needs Rent/30% Intermediate Tenure Mix 20% Developer's Profit



## Table 57a: Summary of Residual Land Value (as % of GDV) Appraisals for All Value Points 70% General Needs Rent/30% Intermediate Tenure Mix 20% Developer's Profit Planning Infrastructure Level - £20,000

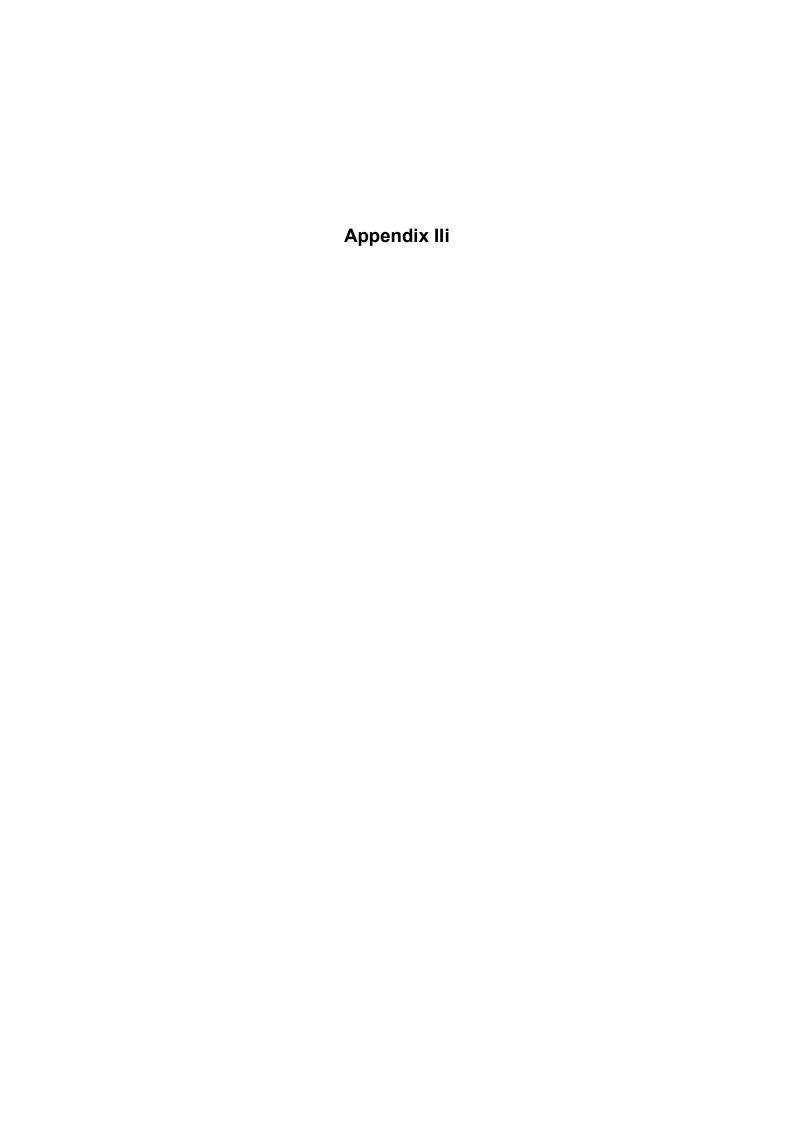
		Residual Land					
Development Scenario /		Value - 0%	Value - 20%	Value - 30%	Value - 35%	Value - 40%	Value - 50%
Threshold	Value Point	Affordable	Affordable	Affordable	Affordable	Affordable	Affordable
	1	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	2	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	3	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
25 Unit Mixed Scheme	4	5.3%	0.0%	0.0%	0.0%	0.0%	0.0%
	5	12.3%	5.2%	0.6%	0.0%	0.0%	0.0%
	6	18.0%	11.3%	7.3%	6.3%	3.9%	0.0%
	7	22.6%	16.4%	12.7%	11.9%	9.7%	4.3%
	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	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
50 Unit Mixed Scheme	4	4.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	5	11.0%	4.7%	0.0%	0.0%	0.0%	0.0%
	6	16.5%	10.8%	6.5%	4.2%	2.3%	0.0%
	7	21.0%	15.7%	11.8%	9.7%	7.9%	2.9%

# Graph 83a: 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 20% Developer's Profit Planning Infrastructure Level - £20,000



### Table 57b: Summary of Residual Land Value (£ / Ha) Appraisals for All Value Points - 70% General Needs Rent/30% Intermediate Tenure Mix 20% Developer's Profit - Planning Infrastructure Level - £20,000

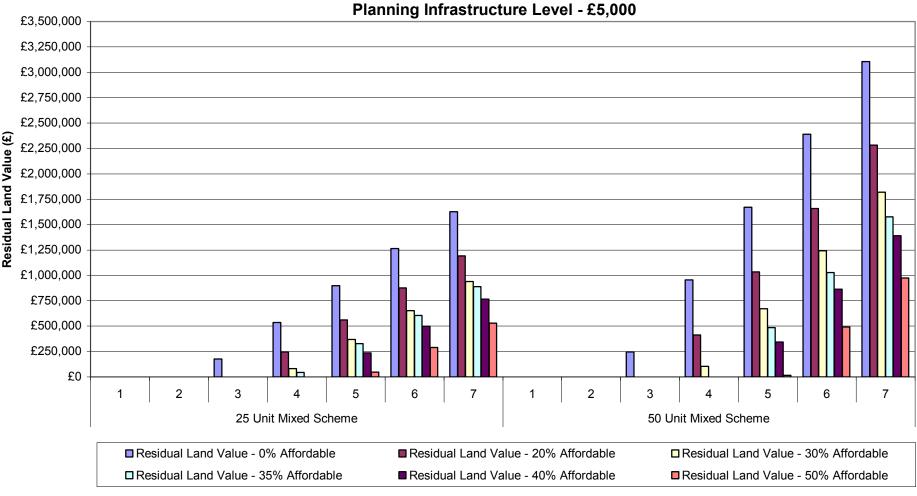
Development Scenario / Threshold	Value Point	Site Size	Residual Land Value - 0% Affordable	Residual Land Value - 20% Affordable	Residual Land Value - 30% Affordable	Residual Land Value - 35% Affordable	Residual Land Value - 40% Affordable	Residual Land Value - 50% Affordable
Tillediloid	1	0.5	£0	£0	£0	£0	£0	£0
	2	0.5	£0	£0	£0	£0	£0	£0
	3	0.5	£0	£0	£0	£0	£0	£0
25 Unit Mixed Scheme	4	0.5	£441,647	£0	£0	£0	£0	£0
	5	0.5	£1,156,649	£422,850	£45,670	£0	£0	£0
	6	0.5	£1,885,033	£1,027,044	£613,800	£520,479	£309,043	£0
	7	0.5	£2,613,418	£1,645,632	£1,172,682	£1,070,769	£833,042	£333,957
	1	1.0	£0	£0	£0	£0	£0	£0
	2	1.0	£0	£0	£0	£0	£0	£0
	3	1.0	£0	£0	£0	£0	£0	£0
50 Unit Mixed Scheme	4	1.0	£343,731	£0	£0	£0	£0	£0
	5	1.0	£1,057,131	£400,462	£0	£0	£0	£0
	6	1.0	£1,774,075	£1,015,218	£559,991	£348,691	£185,737	£0
	7	1.0	£2,491,019	£1,635,621	£1,122,541	£880,521	£695,140	£228,717



## Table 58: Summary of Residual Land Value (£) Appraisals for All Value Points 60% General Needs Rent/40% Intermediate Tenure Mix 20% Developer's Profit Planning Infrastructure Level - £5,000

		Residual Land					
Development Scenario /		Value - 0%	Value - 20%	Value - 30%	Value - 35%	Value - 40%	Value - 50%
Threshold	Value Point	Affordable	Affordable	Affordable	Affordable	Affordable	Affordable
	1	£0	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0	£0
	3	£175,663	£0	£0	£0	£0	£0
25 Unit Mixed Scheme	4	£534,532	£247,425	£82,539	£44,388	£0	£0
	5	£898,724	£560,221	£369,365	£327,531	£236,033	£47,691
	6	£1,262,917	£876,357	£652,666	£606,487	£497,271	£290,480
	7	£1,627,109	£1,192,494	£940,567	£889,610	£766,453	£529,977
	1	£0	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0	£0
	3	£246,307	£0	£0	£0	£0	£0
50 Unit Mixed Scheme	4	£955,787	£413,791	£103,272	£0	£0	£0
	5	£1,672,731	£1,034,255	£671,074	£484,065	£343,006	£15,350
	6	£2,389,675	£1,658,226	£1,243,766	£1,028,872	£863,884	£492,628
	7	£3,106,619	£2,283,716	£1,817,976	£1,575,956	£1,390,576	£972,798

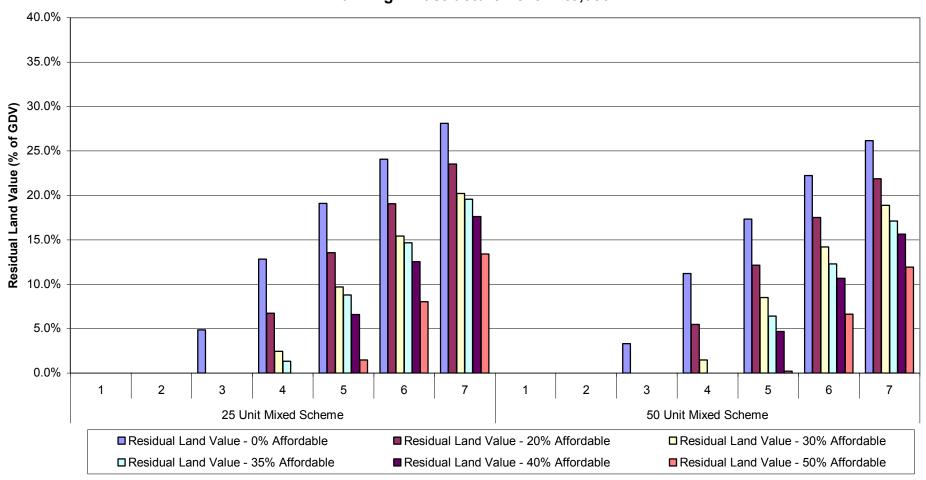
# Graph 84: Summary of Residual Land Values at 0%, 20%, 30,% 35%, 40% & 50% Affordable Housing Across All Value Points 60% General Needs Rent/40% Intermediate Tenure Mix 20% Developer's Profit



## Table 58a: Summary of Residual Land Value (as % of GDV) Appraisals for All Value Points 60% General Needs Rent/40% Intermediate Tenure Mix 20% Developer's Profit Planning Infrastructure Level - £5,000

		Residual Land					
Development Scenario /		Value - 0%	Value - 20%	Value - 30%	Value - 35%	Value - 40%	Value - 50%
Threshold	Value Point	Affordable	Affordable	Affordable	Affordable	Affordable	Affordable
	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%
25 Unit Mixed Scheme	4	12.8%	6.7%	2.4%	1.3%	0.0%	0.0%
	5	19.1%	13.5%	9.7%	8.8%	6.6%	1.5%
	6	24.1%	19.0%	15.4%	14.7%	12.5%	8.1%
	7	28.1%	23.5%	20.2%	19.6%	17.6%	13.4%
	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	3.3%	0.0%	0.0%	0.0%	0.0%	0.0%
50 Unit Mixed Scheme	4	11.2%	5.5%	1.5%	0.0%	0.0%	0.0%
	5	17.3%	12.1%	8.5%	6.4%	4.7%	0.2%
	6	22.2%	17.5%	14.2%	12.3%	10.7%	6.6%
	7	26.2%	21.9%	18.9%	17.1%	15.7%	11.9%

# Graph 84a: Summary of Residual Land Values (as % of GDV) at 0%, 20%, 30%, 35%, 40% & 50% Affordable Housing Across all Value Points 60% General Needs Rent/40% Intermediate Tenure Mix 20% Developer's Profit Planning Infrastructure Level - £5,000



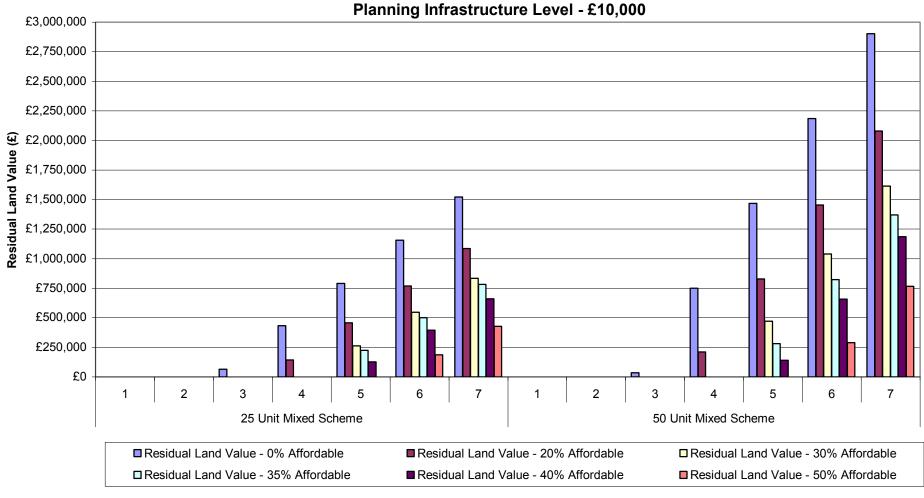
#### Table 58b: Summary of Residual Land Value (£ / Ha) Appraisals for All Value Points - 60% General Needs Rent/40% Intermediate Tenure Mix 20% Developer's Profit - Planning Infrastructure Level - £5,000

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
	1	0.5	£0	£0	£0	£0	£0	£0
	2	0.5	£0	£0	£0	£0	£0	£0
	3	0.5	£351,326	£0	£0	£0	£0	£0
25 Unit Mixed Scheme	4	0.5	£1,069,064	£494,850	£165,078	£88,776	£0	£0
	5	0.5	£1,797,449	£1,120,441	£738,729	£655,063	£472,066	£95,383
	6	0.5	£2,525,833	£1,752,715	£1,305,333	£1,212,974	£994,543	£580,960
	7	0.5	£3,254,218	£2,384,988	£1,881,133	£1,779,220	£1,532,905	£1,059,955
	1	1.0	£0	£0	£0	£0	£0	£0
	2	1.0	£0	£0	£0	£0	£0	£0
	3	1.0	£246,307	£0	£0	£0	£0	£0
50 Unit Mixed Scheme	4	1.0	£955,787	£413,791	£103,272	£0	£0	£0
	5	1.0	£1,672,731	£1,034,255	£671,074	£484,065	£343,006	£15,350
	6	1.0	£2,389,675	£1,658,226	£1,243,766	£1,028,872	£863,884	£492,628
	7	1.0	£3,106,619	£2,283,716	£1,817,976	£1,575,956	£1,390,576	£972,798

## Table 59: Summary of Residual Land Value (£) Appraisals for All Value Points 60% General Needs Rent/40% Intermediate Tenure Mix 20% Developer's Profit Planning Infrastructure Level - £10,000

		Residual Land					
Development Scenario /		Value - 0%	Value - 20%	Value - 30%	Value - 35%	Value - 40%	Value - 50%
Threshold	Value Point	Affordable	Affordable	Affordable	Affordable	Affordable	Affordable
	1	£0	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0	£0
	3	£66,187	£0	£0	£0	£0	£0
25 Unit Mixed Scheme	4	£432,188	£143,827	£0	£0	£0	£0
	5	£791,924	£458,144	£261,452	£224,147	£127,167	£0
	6	£1,156,117	£769,557	£545,866	£499,687	£394,539	£186,332
	7	£1,520,309	£1,085,694	£833,767	£782,810	£659,653	£427,586
	1	£0	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0	£0
	3	£35,045	£0	£0	£0	£0	£0
50 Unit Mixed Scheme	4	£750,587	£210,710	£0	£0	£0	£0
	5	£1,467,531	£829,055	£470,727	£281,770	£139,865	£0
	6	£2,184,475	£1,453,026	£1,038,566	£823,672	£658,684	£290,422
	7	£2,901,419	£2,078,516	£1,612,776	£1,370,756	£1,185,376	£767,598

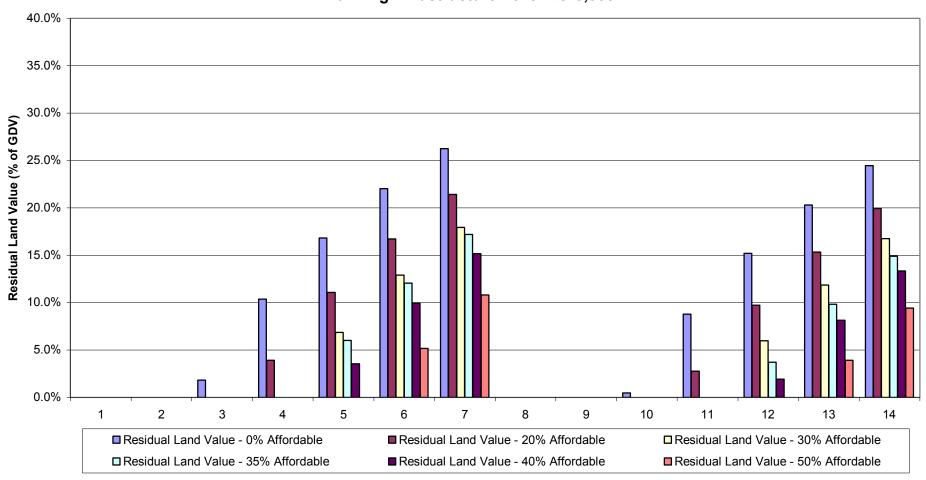
# Graph 85: Summary of Residual Land Values at 0%, 20%, 30,% 35%, 40% & 50% Affordable Housing Across All Value Points 60% General Needs Rent/40% Intermediate Tenure Mix 20% Developer's Profit



## Table 59a: Summary of Residual Land Value (as % of GDV) Appraisals for All Value Points 60% General Needs Rent/40% Intermediate Tenure Mix 20% Developer's Profit Planning Infrastructure Level - £10,000

		Residual Land					
Development Scenario /		Value - 0%	Value - 20%	Value - 30%	Value - 35%	Value - 40%	Value - 50%
Threshold	Value Point	Affordable	Affordable	Affordable	Affordable	Affordable	Affordable
	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	1.8%	0.0%	0.0%	0.0%	0.0%	0.0%
25 Unit Mixed Scheme	4	10.4%	3.9%	0.0%	0.0%	0.0%	0.0%
	5	16.8%	11.1%	6.9%	6.0%	3.6%	0.0%
	6	22.0%	16.7%	12.9%	12.1%	10.0%	5.2%
	7	26.2%	21.4%	17.9%	17.2%	15.2%	10.8%
	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	0.5%	0.0%	0.0%	0.0%	0.0%	0.0%
50 Unit Mixed Scheme	4	8.8%	2.8%	0.0%	0.0%	0.0%	0.0%
	5	15.2%	9.7%	6.0%	3.7%	1.9%	0.0%
	6	20.3%	15.3%	11.9%	9.8%	8.1%	3.9%
	7	24.4%	19.9%	16.8%	14.9%	13.3%	9.4%

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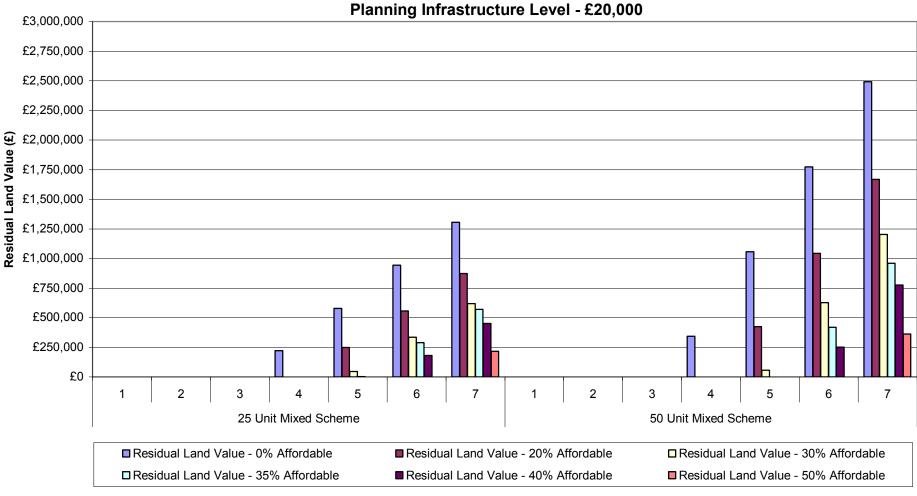
#### Table 59b: Summary of Residual Land Value (£ / Ha) Appraisals for All Value Points - 60% General Needs Rent/40% Intermediate Tenure Mix 20% Developer's Profit - Planning Infrastructure Level - £10,000

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
	1	0.5	£0	£0	£0	£0	£0	£0
	2	0.5	£0	£0	£0	£0	£0	£0
	3	0.5	£132,375	£0	£0	£0	£0	£0
25 Unit Mixed Scheme	4	0.5	£864,375	£287,655	£0	£0	£0	£0
	5	0.5	£1,583,849	£916,288	£522,904	£448,294	£254,334	£0
	6	0.5	£2,312,233	£1,539,115	£1,091,733	£999,374	£789,078	£372,664
	7	0.5	£3,040,618	£2,171,388	£1,667,533	£1,565,620	£1,319,305	£855,171
	1	1.0	£0	£0	£0	£0	£0	£0
	2	1.0	£0	£0	£0	£0	£0	£0
	3	1.0	£35,045	£0	£0	£0	£0	£0
50 Unit Mixed Scheme	4	1.0	£750,587	£210,710	£0	£0	£0	£0
	5	1.0	£1,467,531	£829,055	£470,727	£281,770	£139,865	£0
	6	1.0	£2,184,475	£1,453,026	£1,038,566	£823,672	£658,684	£290,422
	7	1.0	£2,901,419	£2,078,516	£1,612,776	£1,370,756	£1,185,376	£767,598

## Table 60: Summary of Residual Land Value (£) Appraisals for All Value Points 60% General Needs Rent/40% Intermediate Tenure Mix 20% Developer's Profit Planning Infrastructure Level - £20,000

		Residual Land					
Development Scenario /		Value - 0%	Value - 20%	Value - 30%	Value - 35%	Value - 40%	Value - 50%
Threshold	Value Point	Affordable	Affordable	Affordable	Affordable	Affordable	Affordable
	1	£0	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0	£0
	3	£0	£0	£0	£0	£0	£0
25 Unit Mixed Scheme	4	£220,824	£0	£0	£0	£0	£0
	5	£578,324	£247,315	£47,038	£3,911	£0	£0
	6	£942,517	£555,957	£335,728	£289,067	£182,399	£0
	7	£1,306,709	£872,094	£620,167	£569,210	£450,699	£216,127
	1	£0	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0	£0
	3	£0	£0	£0	£0	£0	£0
50 Unit Mixed Scheme	4	£343,731	£0	£0	£0	£0	£0
	5	£1,057,131	£423,016	£57,785	£0	£0	£0
	6	£1,774,075	£1,042,626	£628,166	£417,577	£250,870	£0
	7	£2,491,019	£1,668,116	£1,202,376	£960,356	£774,976	£360,919

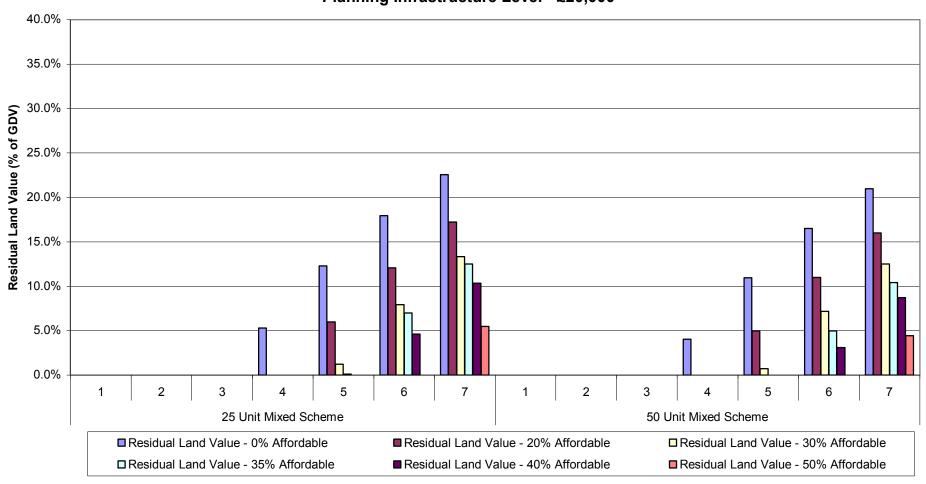
## Graph 86: Summary of Residual Land Values at 0%, 20%, 30,% 35%, 40% & 50% Affordable Housing Across All Value Points 60% General Needs Rent/40% Intermediate Tenure Mix 20% Developer's Profit



## Table 60a: Summary of Residual Land Value (as % of GDV) Appraisals for All Value Points 60% General Needs Rent/40% Intermediate Tenure Mix 20% Developer's Profit Planning Infrastructure Level - £20,000

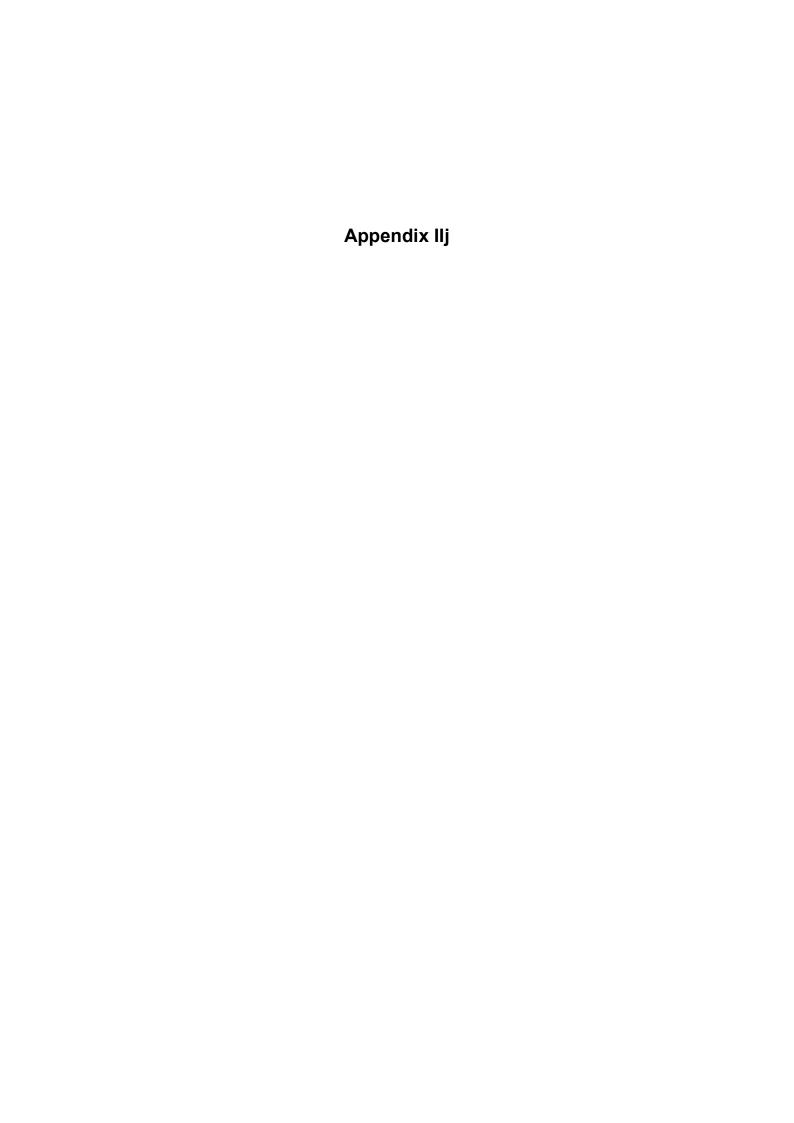
		Residual Land					
Development Scenario /		Value - 0%	Value - 20%	Value - 30%	Value - 35%	Value - 40%	Value - 50%
Threshold	Value Point	Affordable	Affordable	Affordable	Affordable	Affordable	Affordable
	1	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	2	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	3	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
25 Unit Mixed Scheme	4	5.3%	0.0%	0.0%	0.0%	0.0%	0.0%
	5	12.3%	6.0%	1.2%	0.1%	0.0%	0.0%
	6	18.0%	12.1%	7.9%	7.0%	4.6%	0.0%
	7	22.6%	17.2%	13.3%	12.5%	10.4%	5.5%
	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	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
50 Unit Mixed Scheme	4	4.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	5	11.0%	5.0%	0.7%	0.0%	0.0%	0.0%
	6	16.5%	11.0%	7.2%	5.0%	3.1%	0.0%
	7	21.0%	16.0%	12.5%	10.4%	8.7%	4.4%

# Graph 86a: Summary of Residual Land Values (as % of GDV) at 0%, 20%, 30%, 35%, 40% & 50% Affordable Housing Across all Value Points 60% General Needs Rent/40% Intermediate Tenure Mix 20% Developer's Profit Planning Infrastructure Level - £20,000



#### Table 60b: Summary of Residual Land Value (£ / Ha) Appraisals for All Value Points - 60% General Needs Rent/40% Intermediate Tenure Mix 20% Developer's Profit - Planning Infrastructure Level - £20,000

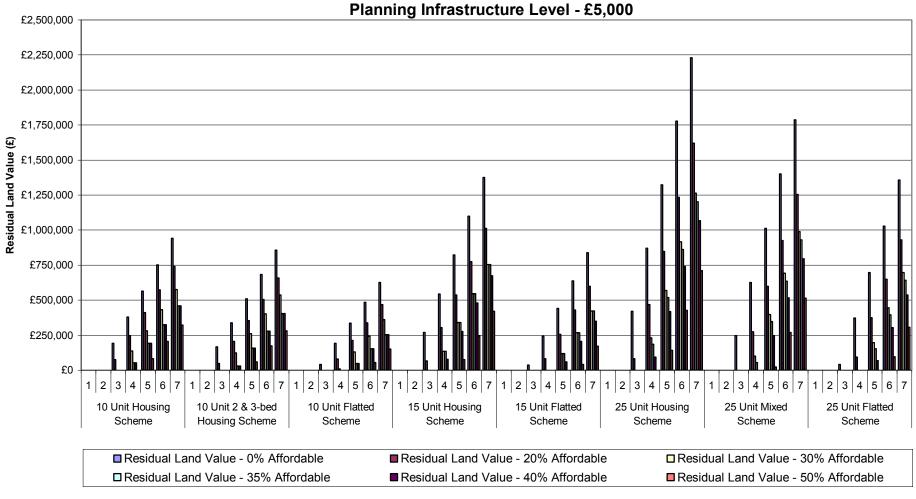
Development Scenario / Threshold	Value Point	Site Size	Residual Land Value - 0% Affordable	Residual Land Value - 20% Affordable	Residual Land Value - 30% Affordable	Residual Land Value - 35% Affordable	Residual Land Value - 40% Affordable	Residual Land Value - 50% Affordable
Tillesiloid	value Foliit							
	1	0.5	£0	£0	£0	£0	£0	£0
	2	0.5	£0	£0	£0	£0	£0	£0
	3	0.5	£0	£0	£0	£0	£0	£0
25 Unit Mixed Scheme	4	0.5	£441,647	£0	£0	£0	£0	£0
	5	0.5	£1,156,649	£494,630	£94,077	£7,822	£0	£0
	6	0.5	£1,885,033	£1,111,915	£671,455	£578,135	£364,797	£0
	7	0.5	£2,613,418	£1,744,188	£1,240,333	£1,138,420	£901,398	£432,253
	1	1.0	£0	£0	£0	£0	£0	£0
	2	1.0	£0	£0	£0	£0	£0	£0
	3	1.0	£0	£0	£0	£0	£0	£0
50 Unit Mixed Scheme	4	1.0	£343,731	£0	£0	£0	£0	£0
	5	1.0	£1,057,131	£423,016	£57,785	£0	£0	£0
	6	1.0	£1,774,075	£1,042,626	£628,166	£417,577	£250,870	£0
	7	1.0	£2,491,019	£1,668,116	£1,202,376	£960,356	£774,976	£360,919



## Table 61: Summary of Residual Land Value (£) Appraisals for All Value Points 70% General Needs Rent/30% Intermediate Tenure Mix 20% Renewable Requirement Planning Infrastructure Level - £5,000

		Residual Land	Residual Land	Residual Land	Residual Land	Residual Land	Residual Land
Development Scenario /	V.1 - B	Value - 0%	Value - 20%	Value - 30%	Value - 35%	Value - 40%	Value - 50%
Threshold	Value Point	Affordable	Affordable	Affordable	Affordable	Affordable	Affordable
	1	£0	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0	£0
	3	£191,736	£75,425	£0	£0	£0	£0
10 Unit Housing Scheme	4	£378,602	£246,673	£136,158	£52,453	£52,453	£0
	5	£563,473	£410,218	£281,807	£191,194	£191,194	£81,902
	6	£752,247	£573,584	£432,355	£323,784	£323,784	£204,544
	7	£941,021	£741,181	£576,894	£460,237	£460,237	£321,378
	1	£0	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0	£0
10 Unit 2.9.2 had Housing	3	£166,378	£48,131	£0	£0	£0	£0
10 Unit 2 & 3-bed Housing Scheme	4	£337,794	£205,023	£123,389	£28,970	£28,970	£0
Scheme	5	£508,900	£355,076	£260,600	£157,437	£157,437	£60,039
	6	£683,488	£504,826	£401,514	£278,141	£278,141	£174,814
	7	£858,077	£658,237	£536,835	£403,568	£403,568	£280,902
	1	£0	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0	£0
	3	£41,879	£0	£0	£0	£0	£0
10 Unit Flatted Scheme	4	£192,247	£81,003	£9,562	£0	£0	£0
	5	£336,104	£213,004	£131,002	£46,847	£46,847	£0
	6	£483,845	£338,015	£243,240	£153,056	£153,056	£55,350
	7	£625,075	£468,143	£361,037	£253,930	£253,930	£151,365
	1	£0	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0	£0
	3						
45 Hait Haveiner Oaksens		£270,592	£67,082	£0	£0	£0	£0
15 Unit Housing Scheme	4	£544,962	£304,110	£135,391	£135,391	£77,950	£0
	5	£822,121	£537,550	£340,787	£340,787	£276,138	£76,058
	6	£1,099,280	£774,931	£545,379	£545,379	£479,107	£247,164
	7	£1,376,439	£1,012,313	£753,483	£753,483	£675,045	£420,551
	1	£0	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0	£0
	3	£35,994	£0	£0	£0	£0	£0
15 Unit Flatted Scheme	4	£242,685	£81,744	£0	£0	£0	£0
	5	£440,651	£255,150	£118,992	£118,992	£59,517	£0
	6	£636,885	£430,194	£267,924	£267,924	£206,719	£41,518
	7	£837,662	£599,804	£422,054	£422,054	£349,797	£170,927
	1	£0	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0	£0
	3	£420,380	£81,631	£0	£0	£0	£0
25 Unit Housing Scheme	4	£869,784	£467,621	£230,503	£185,134	£94,406	£0
	5	£1,323,521	£848,024	£568,941	£519,208	£418,811	£141,052
	6	£1,777,259	£1,234,039	£915,945	£860,474	£740,728	£427,036
	7	£2,230,997	£1,620,054	£1,262,949	£1,201,739	£1,066,962	£709,857
	1	£0	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0	£0
	3	£245,732	£0	£0	£0	£0	£0
25 Unit Mixed Scheme	4	£625,674	£275.326	£101.066	£55.238	£0	£0
	5	£1,013,064	£599,549	£398,120	£347,870	£247,055	£23,404
	6	£1,400,453	£926,611	£691,799	£636,328	£516,582	£270,656
	7	£1,787,842	£1,254,462	£990,373	£929,164	£794,386	£514,845
	1	£1,767,642 £0	£1,254,462 £0	£990,373	£929,164 £0	£/94,366 £0	£514,645 £0
	2						
		£0	£0	£0	£0	£0	£0
25 Unit Flotted Cohom -	3	£40,659	£0	£0	£0	£0	£0
25 Unit Flatted Scheme	4	£372,258	£93,788	£0	£0	£0	£0
	5	£697,808	£374,432	£196,477	£152,183	£69,652	£0
	6	£1,027,196	£648,736	£446,282	£396,212	£303,264	£96,962
	7	£1,356,584	£929,271	£696,001	£641,320	£537,362	£307,259

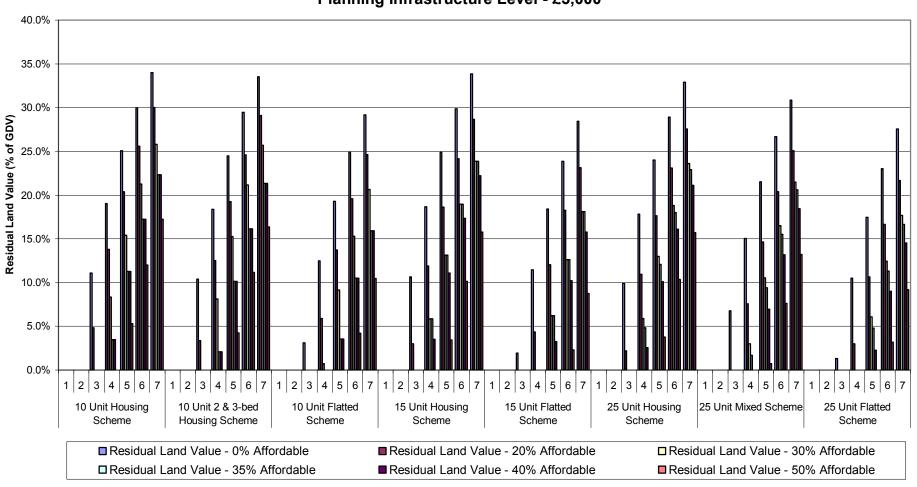
# Graph 87: Summary of Residual Land Values at 0%, 20%, 30,% 35%, 40% & 50% Affordable Housing Across All Value Points 70% General Needs Rent/30% Intermediate Tenure Mix 20% Renewable Requirement



## Table 61a: Summary of Residual Land Value (as % of GDV) Appraisals for All Value Points 70% General Needs Rent/30% Intermediate Tenure Mix 20% Renewable Requirement Planning Infrastructure Level - £5,000

		Residual Land					
Development Scenario /		Value - 0%	Value - 20%	Value - 30%	Value - 35%	Value - 40%	Value - 50%
Threshold	Value Point	Affordable	Affordable	Affordable	Affordable	Affordable	Affordable
	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	11.1%	4.8%	0.0%	0.0%	0.0%	0.0%
10 Unit Housing Scheme	4	19.0%	13.8%	8.4%	3.5%	3.5%	0.0%
	5	25.1%	20.4%	15.4%	11.3%	11.3%	5.3%
	6	30.0%	25.6%	21.3%	17.2%	17.2%	12.0%
	7	34.0%	30.0%	25.8%	22.3%	22.3%	17.2%
	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%
40 11-14 0 0 0 5 - 4 11	3	10.4%	3.4%	0.0%	0.0%	0.0%	0.0%
10 Unit 2 & 3-bed Housing	4	18.4%	12.5%	8.1%	2.1%	2.1%	0.0%
Scheme	5	24.5%	19.3%	15.2%	10.1%	10.1%	4.2%
	6	29.5%	24.6%	21.1%	16.1%	16.1%	11.1%
	7	33.5%	29.1%	25.7%	21.3%	21.3%	16.4%
	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	3.1%	0.0%	0.0%	0.0%	0.0%	0.0%
10 Unit Flatted Scheme	4	12.5%	5.9%	0.7%	0.0%	0.0%	0.0%
	5	19.3%	13.7%	9.1%	3.6%	3.6%	0.0%
	6	24.9%	19.6%	15.3%	10.5%	10.5%	4.2%
	7	29.2%					
			24.6%	20.6%	15.9%	15.9%	10.5%
	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%
45 11-14 11-1-1-1-1 0-1-1-1	3	10.7%	3.0%	0.0%	0.0%	0.0%	0.0%
15 Unit Housing Scheme	4	18.7%	11.9%	5.9%	5.9%	3.5%	0.0%
	5	24.9%	18.6%	13.1%	13.1%	11.1%	3.5%
	6	29.8%	24.2%	19.0%	19.0%	17.3%	10.2%
	7	33.9%	28.7%	23.8%	23.8%	22.2%	15.8%
	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	2.0%	0.0%	0.0%	0.0%	0.0%	0.0%
15 Unit Flatted Scheme	4	11.5%	4.3%	0.0%	0.0%	0.0%	0.0%
	5	18.4%	12.0%	6.2%	6.2%	3.3%	0.0%
	6	23.9%	18.3%	12.6%	12.6%	10.2%	2.3%
	7	28.5%	23.1%	18.1%	18.1%	15.8%	8.7%
	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	9.9%	2.2%	0.0%	0.0%	0.0%	0.0%
25 Unit Housing Scheme	4	17.8%	11.0%	5.9%	4.8%	2.6%	0.0%
	5	24.0%	17.7%	13.0%	12.1%	10.1%	3.8%
	6	28.9%	23.1%	18.8%	18.0%	16.1%	10.4%
	7	32.9%	27.6%	23.6%	22.9%	21.1%	15.7%
	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	6.8%	0.0%	0.0%	0.0%	0.0%	0.0%
25 Unit Mixed Scheme	4	15.0%	7.6%	3.0%	1.7%	0.0%	0.0%
25 Unit Mixed Scheme	5	21.5%	14.7%	10.5%	9.4%	7.0%	0.7%
	7	26.7%	20.4%	16.5%	15.5%	13.2%	7.6%
		30.9%	25.1%	21.5%	20.6%	18.4%	13.2%
	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%
05 H-16 Fl-46 - 2 O - 1	3	1.3%	0.0%	0.0%	0.0%	0.0%	0.0%
25 Unit Flatted Scheme	4	10.5%	3.0%	0.0%	0.0%	0.0%	0.0%
	5	17.4%	10.7%	6.1%	4.8%	2.3%	0.0%
	6	23.0%	16.6%	12.4%	11.3%	9.0%	3.2%
	7	27.5%	21.7%	17.7%	16.7%	14.5%	9.2%

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#### Table 61b: Summary of Residual Land Value (£ per Ha) Appraisals for All Value Points

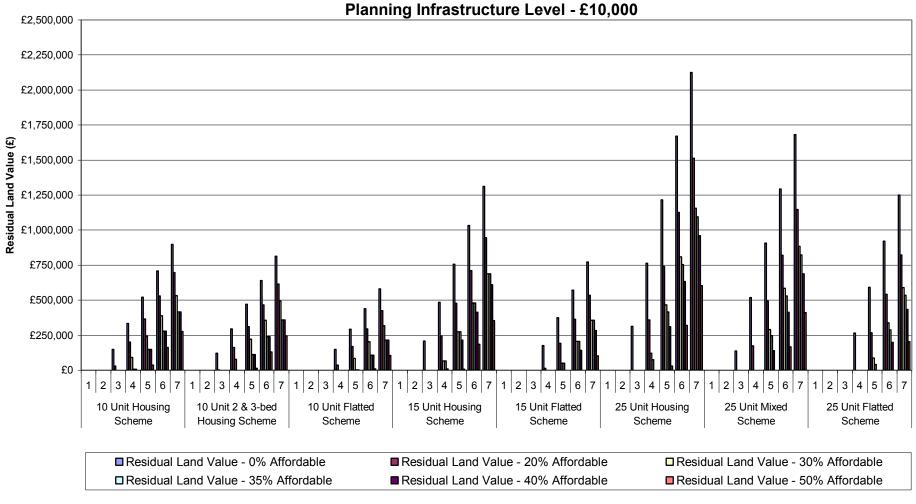
#### 70% General Needs Rent/30% Intermediate Tenure Mix 20% Renewable Requirement Planning Infrastructure Level - £5,000

			Residual Land	Residual Land	Residual Land	Residual Land	Residual Land	Residual Land
Development Scenario /			Value - 0%	Value - 20%	Value - 30%	Value - 35%	Value - 40%	Value - 50%
Threshold	Value Point	Site Size	Affordable	Affordable	Affordable	Affordable	Affordable	Affordable
	1	0.33	£0	£0	£0	£0	£0	£0
	2	0.33	£0	£0	£0	£0	£0	£0
	3	0.33	£581,017	£228,561	£0	£0	£0	£0
10 Unit Housing Scheme	4	0.33	£1,147,280	£747,495	£412,602	£158,948	£158,948	£0
	5	0.33	£1,707,494	£1,243,083	£853,962	£579,377	£579,377	£248,189
	6	0.33	£2,279,536	£1,738,135	£1,310,168	£981,165	£981,165	£619,830
	7	0.33	£2,851,578	£2,246,002	£1,748,164	£1,394,657	£1,394,657	£973,873
	1	0.33	£0	£0	£0	£0	£0	£0
	2	0.33	£0	£0	£0	£0	£0	£0
10 Unit 2 & 3-bed Housing	3	0.33	£504,176	£145,851	£0	£0	£0	£0
Scheme	4	0.33	£1,023,617	£621,282	£373,905	£87,788	£87,788	£0
Ocheme	5	0.33	£1,542,121	£1,075,987	£789,698	£477,081	£477,081	£181,937
	6	0.33	£2,071,177	£1,529,775	£1,216,708	£842,851	£842,851	£529,740
	7	0.33	£2,600,233	£1,994,656	£1,626,772	£1,222,933	£1,222,933	£851,217
	1	0.13	£0	£0	£0	£0	£0	£0
	2	0.13	£0	£0	£0	£0	£0	£0
	3	0.13	£322,143	£0	£0	£0	£0	£0
10 Unit Flatted Scheme	4	0.13	£1,478,823	£623,103	£73,552	£0	£0	£0
	5	0.13	£2,585,417	£1,638,496	£1,007,706	£360,365	£360,365	£0
	6	0.13	£3,721,886	£2,600,117	£1,871,077	£1,177,357	£1,177,357	£425,769
	7	0.13	£4,808,268	£3,601,102	£2,777,206	£1,953,309	£1,953,309	£1,164,342
	1	0.5	£0	£0	£0	£0	£0	£0
	2	0.5	£0	£0	£0	£0	£0	£0
	3	0.5	£541,184	£134,165	£0	£0	£0	£0
15 Unit Housing Scheme	4	0.5	£1,089,924	£608,219	£270,782	£270,782	£155,899	£0
	5	0.5	£1,644,242	£1,075,100	£681,575	£681,575	£552,276	£152,115
	6	0.5	£2,198,560	£1,549,863	£1,090,758	£1,090,758	£958,215	£494,327
	7	0.5	£2,752,879	£2,024,625	£1,506,967	£1,506,967	£1,350,090	£841,103
	1	0.2	£0	£0	£0	£0	£0	£0
	2	0.2	£0	£0	£0	£0	£0	£0
	3	0.2	£179,972	£0	£0	£0	£0	£0
15 Unit Flatted Scheme	4	0.2	£1,213,427	£408,719	£0	£0	£0	£0
	5	0.2	£2,203,254	£1,275,750	£594,959	£594,959	£297,585	£0
	6	0.2	£3,184,424	£2,150,970	£1,339,619	£1,339,619	£1,033,596	£207,591
	7	0.2	£4,188,308	£2,999,022	£2,110,269	£2,110,269	£1,748,987	£854,633
	1	0.83	£0	£0	£0	£0	£0	£0
	2	0.83	£0	£0	£0	£0	£0	£0
	3	0.83	£506,482	£98,351	£0	£0	£0	£0
25 Unit Housing Scheme	4	0.83	£1,047,932	£563,398	£277,714	£223,053	£113,742	£0
	5	0.83	£1,594,604	£1,021,716	£685,471	£625,552	£504,591	£169,942
	6	0.83	£2,141,276	£1,486,794	£1,103,548	£1,036,716	£892,443	£514,501
	7	0.83	£2,687,948	£1,951,872	£1,521,625	£1,447,879	£1,285,496	£855,249
	1	0.5	£0	£0	£0	£0	£0	£0
	2	0.5	£0	£0	£0	£0	£0	£0
25 Unit Miyod Cahama	3	0.5	£491,463	£0	£0	£0	£0	£0
25 Unit Mixed Scheme	4	0.5	£1,251,349	£550,653	£202,131	£110,477	03	£0
	5	0.5	£2,026,127	£1,199,099	£796,241	£695,740	£494,110	£46,808
	6	0.5	£2,800,906	£1,853,221	£1,383,599	£1,272,657	£1,033,164	£541,312
	7	0.5	£3,575,684	£2,508,925	£1,980,746	£1,858,328	£1,588,773	£1,029,689
	1	0.33	£0	£0 £0	£0	£0	£0	£0
	2	0.33						
25 Unit Flatted Scheme	3 4	0.33	£123,208 £1,128,054	£0 £284,207	£0	£0	£0	£0
Lo office ration officiale	5	0.33	£1,128,054 £2,114,570	£284,207 £1,134,642	£595,386	£0 £461,161	£0 £211,066	£0
	6	0.33	£2,114,570 £3,112,715	£1,134,642 £1,965,866	£1,352,371	£461,161 £1,200,643	£211,066 £918,983	£293,824
	7	0.33	£3,112,715 £4,110,860	£1,965,866 £2,815,972	£1,352,371 £2,109,093	£1,200,643 £1,943,395	£1,628,370	£293,824 £931,089
	- 1	0.33	£4, 110,000	22,010,312	£2,103,033	たり、ライン、ンラン	£1,020,370	2331,003

## Table 62: Summary of Residual Land Value (£) Appraisals for All Value Points 70% General Needs Rent/30% Intermediate Tenure Mix 20% Renewable Requirement Planning Infrastructure Level - £10,000

		Residual Land	Residual Land	Residual Land	Residual Land	Residual Land	Residual Land
Development Scenario /	V.1 . B.1.4	Value - 0%	Value - 20%	Value - 30%	Value - 35%	Value - 40%	Value - 50%
Threshold	Value Point	Affordable	Affordable	Affordable	Affordable	Affordable	Affordable
	1	£0	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0	£0
	3	£148,297	£30,050	£0	£0	£0	£0
10 Unit Housing Scheme	4	£334,589	£201,752	£90,783	£7,078	£7,078	£0
	5	£519,913	£366,204	£242,697	£147,751	£147,751	£36,527
	6	£708,687	£530,024	£388,342	£279,771	£279,771	£161,235
	7	£897,461	£697,621	£533,334	£416,223	£416,223	£277,364
	1	£0	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0	£0
10 Unit 2 & 3-bed Housing	3	£121,003	£2,756	£0	£0	£0	£0
Scheme	4	£293,780	£161,719	£78,014	£0	£0	£0
Scheme	5	£470,187	£311,062	£221,052	£112,062	£112,062	£14,664
	6	£639,928	£466,071	£357,500	£238,954	£238,954	£129,439
	7	£814,517	£614,677	£493,275	£359,554	£359,554	£241,772
	1	£0	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0	£0
	3	£0	£0	£0	£0	£0	£0
10 Unit Flatted Scheme	4	£148,814	£35,628	£0	£0	£0	£0
	5	£292.090	£169,781	£85,627	£1,472	£1,472	£0
	6	, , , , , , , , , , , , , , , , , , , ,	£294,001				£9.975
	7	£439,831	£424,130	£203,334	£107,681	£107,681 £214,245	£9,975 £105,990
		£581,515	,	£317,023	£214,245	, ,	,
	1	£0	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0	£0
4511.7411	3	£208,790	£0	£0	£0	£0	£0
15 Unit Housing Scheme	4	£484,618	£242,998	£67,329	£67,329	£9,887	£0
	5	£756,781	£477,129	£274,767	£274,767	£214,450	£7,995
	6	£1,033,940	£709,591	£480,039	£480,039	£413,087	£184,878
	7	£1,311,099	£946,973	£688,143	£688,143	£609,705	£354,531
	1	£0	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0	£0
	3	£0	£0	£0	£0	£0	£0
15 Unit Flatted Scheme	4	£175,304	£13,681	£0	£0	£0	£0
	5	£374,630	£193,029	£50,929	£50,929	£0	£0
	6	£571,545	£364,173	£206,066	£206,066	£140,745	£0
	7	£772,322	£534,464	£356,033	£356,033	£283,777	£102,864
	1	£0	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0	£0
	3	£312,467	£0	£0	£0	£0	£0
25 Unit Housing Scheme	4	£762,984	£359,708	£121,581	£75,754	£0	£0
_	5	£1,216,721	£741,224	£466,955	£416,704	£310,898	£29,802
	6	£1,670,459	£1,127,239	£809,145	£753,674	£633,928	£319,123
	7	£2,124,197	£1,513,254	£1,156,149	£1,094,939	£960,162	£603,057
	1	£0	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0	£0
	3	£136,964	£0	£0	£0	£0	£0
25 Unit Mixed Scheme	4	£518,874	£172.592	£0	£0	£0	£0
300000	5	£906,264	£492,749	£290,208	£244,905	£138,300	£0
	6	£1,293,653	£819,811	£584,999	£529,528	£414,051	£167,777
	7	£1,681,042	£1,147,662	£883,573	£822,364	£687,586	£412,295
	1	£0	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0	£0
OF Hall Flatted College	3	£0	£0	£0	£0	£0	£0
25 Unit Flatted Scheme	4	£264,345	£0	£0	£0	£0	£0
	5	£591,008	£266,520	£87,212	£40,933	£0	£0
	6	£920,396	£541,936	£338,370	£288,300	£199,380	£0
	7	£1,249,784	£822,471	£589,201	£534,520	£435,047	£203,457

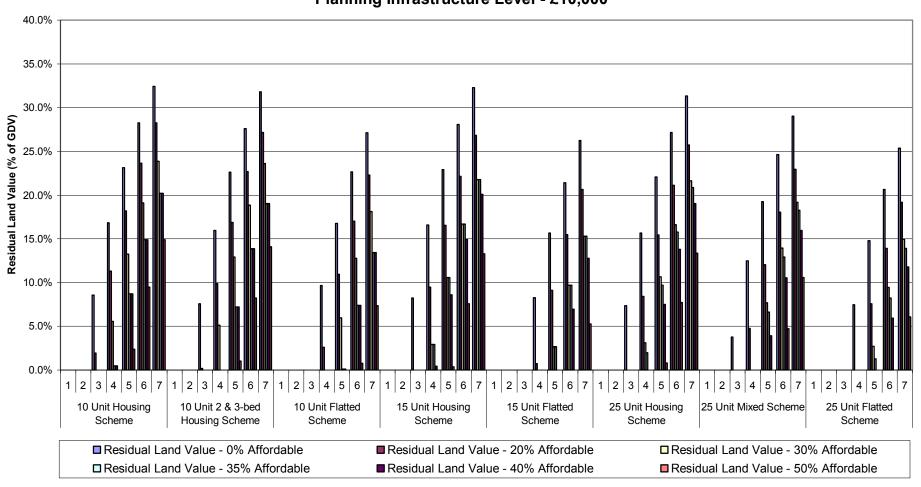
# Graph 88: Summary of Residual Land Values at 0%, 20%, 30,% 35%, 40% & 50% Affordable Housing Across All Value Points 70% General Needs Rent/30% Intermediate Tenure Mix 20% Renewable Requirement



## Table 62a: Summary of Residual Land Value (as % of GDV) Appraisals for All Value Points 70% General Needs Rent/30% Intermediate Tenure Mix 20% Renewable Requirement Planning Infrastructure Level - £10,000

		Residual Land					
Development Scenario /		Value - 0%	Value - 20%	Value - 30%	Value - 35%	Value - 40%	Value - 50%
Threshold	Value Point	Affordable	Affordable	Affordable	Affordable	Affordable	Affordable
	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	8.6%	1.9%	0.0%	0.0%	0.0%	0.0%
10 Unit Housing Scheme	4	16.8%	11.3%	5.6%	0.5%	0.5%	0.0%
	5	23.1%	18.2%	13.3%	8.7%	8.7%	2.4%
	6	28.3%	23.6%	19.1%	14.9%	14.9%	9.5%
	7	32.4%	28.2%	23.9%	20.2%	20.2%	14.9%
	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%
10 Unit 2 & 3-bed Housing	3	7.6%	0.2%	0.0%	0.0%	0.0%	0.0%
Scheme	4	16.0%	9.9%	5.1%	0.0%	0.0%	0.0%
J	5	22.6%	16.9%	12.9%	7.2%	7.2%	1.0%
	6	27.6%	22.7%	18.8%	13.9%	13.9%	8.3%
	7	31.8%	27.2%	23.6%	19.0%	19.0%	14.1%
	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	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
10 Unit Flatted Scheme	4	9.7%	2.6%	0.0%	0.0%	0.0%	0.0%
	5	16.8%	10.9%	6.0%	0.1%	0.1%	0.0%
	6	22.6%	17.0%	12.8%	7.4%	7.4%	0.8%
	7	27.1%	22.3%	18.1%	13.4%	13.4%	7.3%
	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	8.2%	0.0%	0.0%	0.0%	0.0%	0.0%
15 Unit Housing Scheme	4	16.6%	9.5%	2.9%	2.9%	0.4%	0.0%
	5	22.9%	16.5%	10.6%	10.6%	8.6%	0.4%
	6	28.1%	22.1%	16.7%	16.7%	14.9%	7.6%
	7	32.3%	26.8%	21.8%	21.8%	20.1%	13.3%
	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	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
15 Unit Flatted Scheme	4	8.3%	0.7%	0.0%	0.0%	0.0%	0.0%
lo omit i latted ocheme	5		9.1%	2.7%	2.7%	0.0%	0.0%
	6	15.7%				7.0%	
		21.4%	15.5%	9.7%	9.7%		0.0%
	7	26.2%	20.6%	15.3%	15.3%	12.8%	5.3%
	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%
25 Unit Hausin - Cahama	3	7.4%	0.0%	0.0%	0.0%	0.0%	0.0%
25 Unit Housing Scheme	4	15.6%	8.4%	3.1%	2.0%	0.0%	0.0%
	5	22.1%	15.4%	10.6%	9.7%	7.5%	0.8%
	6	27.2%	21.1%	16.6%	15.8%	13.8%	7.7%
	7	31.3%	25.7%	21.6%	20.9%	19.0%	13.4%
	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%
05 11-14 88 4 0 1	3	3.8%	0.0%	0.0%	0.0%	0.0%	0.0%
25 Unit Mixed Scheme	4	12.5%	4.7%	0.0%	0.0%	0.0%	0.0%
	5	19.3%	12.0%	7.7%	6.6%	3.9%	0.0%
	6	24.6%	18.0%	14.0%	12.9%	10.5%	4.7%
	7	29.0%	22.9%	19.2%	18.2%	16.0%	10.6%
	4	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	1			0.0%	0.0%	0.0%	0.0%
	2	0.0%	0.0%	0.0 /6	0.070	0.070	0.070
		0.0% 0.0%	0.0% 0.0%	0.0%	0.0%	0.0%	0.0%
25 Unit Flatted Scheme	2						
25 Unit Flatted Scheme	2 3	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
25 Unit Flatted Scheme	2 3 4	0.0% 7.5%	0.0% 0.0%	0.0% 0.0%	0.0% 0.0%	0.0% 0.0%	0.0% 0.0%

#### 



#### Table 62b: Summary of Residual Land Value (£ per Ha) Appraisals for All Value Points

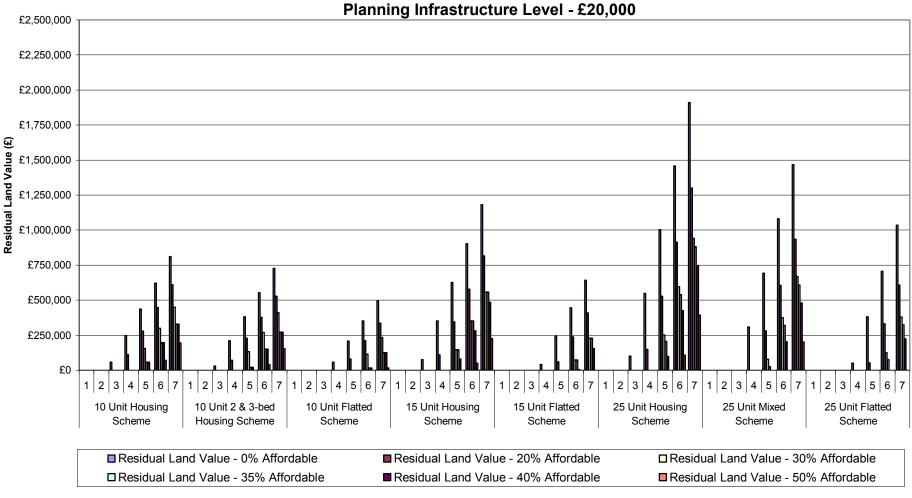
#### 70% General Needs Rent/30% Intermediate Tenure Mix 20% Renewable Requirement Planning Infrastructure Level - £10,000

			Residual Land					
Development Scenario /			Value - 0%	Value - 20%	Value - 30%	Value - 35%	Value - 40%	Value - 50%
Threshold	Value Point	Site Size	Affordable	Affordable	Affordable	Affordable	Affordable	Affordable
	1	0.33	£0	£0	£0	£0	£0	£0
	2	0.33	£0	£0	£0	£0	£0	£0
	3	0.33	£449,386	£91,061	£0	£0	£0	£0
10 Unit Housing Scheme	4	0.33	£1,013,905	£611,370	£275,102	£21,448	£21,448	£0
	5	0.33	£1,575,494	£1,109,708	£735,444	£447,729	£447,729	£110,689
	6	0.33	£2,147,536	£1,606,135	£1,176,793	£847,790	£847,790	£488,591
	7	0.33	£2,719,578	£2,114,002	£1,616,164	£1,261,282	£1,261,282	£840,498
	1	0.33	£0	£0	£0	£0	£0	£0
	2	0.33	£0	£0	£0	£0	£0	£0
10 Unit 2 & 3-bed Housing	3	0.33	£366,676	£8,351	£0	£0	£0	£0
Scheme	4	0.33	£890,242	£490,058	£236,405	£0	£0	£0
Ocheme	5	0.33	£1,424,809	£942,612	£669,855	£339,581	£339,581	£44,437
	6	0.33	£1,939,177	£1,412,335	£1,083,333	£724,104	£724,104	£392,240
	7	0.33	£2,468,233	£1,862,656	£1,494,772	£1,089,558	£1,089,558	£732,643
	1	0.13	£0	£0	£0	£0	£0	£0
	2	0.13	£0	£0	£0	£0	£0	£0
	3	0.13	£0	£0	£0	£0	£0	£0
10 Unit Flatted Scheme	4	0.13	£1,144,722	£274,064	£0	£0	£0	£0
	5	0.13	£2,246,849	£1,306,008	£658,667	£11,327	£11,327	£0
	6	0.13	£3,383,318	£2,261,550	£1,564,107	£828,319	£828,319	£76,731
	7	0.13	£4,473,191	£3,262,535	£2,438,638	£1,648,035	£1,648,035	£815,304
	1	0.5	£0	£0	£0	£0	£0	£0
	2	0.5	£0	£0	£0	£0	£0	£0
	3	0.5	£417,579	£0	£0	£0	£0	£0
15 Unit Housing Scheme	4	0.5	£969,236	£485,996	£134,657	£134,657	£19,774	£0
	5	0.5	£1,513,562	£954,258	£549,534	£549,534	£428,899	£15,990
	6	0.5	£2,067,880	£1,419,183	£960,078	£960,078	£826,173	£369,756
	7	0.5	£2,622,199	£1,893,945	£1,376,287	£1,376,287	£1,219,410	£709,062
	1	0.2	£0	£0	£0	£0	£0	£0
	2	0.2	£0	£0	£0	£0	£0	£0
	3	0.2	£0	£0	£0	£0	£0	£0
15 Unit Flatted Scheme	4	0.2	£876,518	£68,407	£0	£0	£0	£0
	5	0.2	£1,873,151	£965,144	£254,647	£254,647	£0	£0
	6	0.2	£2,857,724	£1,820,867	£1,030,330	£1,030,330	£703,724	£0
	7	0.2	£3,861,608	£2,672,322	£1,780,166	£1,780,166	£1,418,884	£514,320
	1	0.83	£0	£0	£0	£0	£0	£0
	2	0.83	£0	£0	£0	£0	£0	£0
	3	0.83	£376,467	£0	£0	£0	£0	£0
25 Unit Housing Scheme	4	0.83	£919,257	£433,383	£146,483	£91,269	£0	£0
	5	0.83	£1,465,929	£893,041	£562,596	£502,053	£374,576	£35,906
	6	0.83	£2,012,601	£1,358,119	£974,873	£908,041	£763,768	£384,486
	7	0.83	£2,559,273	£1,823,197	£1,392,950	£1,319,204	£1,156,822	£726,575
	1	0.5	£0	£0	£0	£0	£0	£0
	2	0.5	£0	£0	£0	£0	£0	£0
	3	0.5	£273,927	£0	£0	£0	£0	£0
25 Unit Mixed Scheme	4	0.5	£1,037,749	£345,183	£0	£0	£0	£0
	5	0.5	£1,812,527	£985,499	£580,416	£489,810	£276,601	£0
	6	0.5	£2,587,306	£1,639,621	£1,169,999	£1,059,057	£828,102	£335,554
	7	0.5	£3,362,084	£2,295,325	£1,767,146	£1,644,728	£1,375,173	£824,590
	1	0.33	£0	£0	£0	£0	£0	£0
	2	0.33	£0	£0	£0	£0	£0	£0
	3	0.33	£0	£0	£0	£0	£0	£0
25 Unit Flatted Scheme	4	0.33	£801,046	£0	£0	£0	£0	£0
	5	0.33	£1,790,933	£807,635	£264,279	£124,040	£0	£0
	6	0.33	£2,789,078	£1,642,230	£1,025,363	£873,635	£604,181	£0
	7	0.33	£3,787,223	£2,492,336	£1,785,456	£1,619,759	£1,318,324	£616,537

## Table 63: Summary of Residual Land Value (£) Appraisals for All Value Points 70% General Needs Rent/30% Intermediate Tenure Mix 20% Renewable Requirement Planning Infrastructure Level - £20,000

		Residual Land	Residual Land	Residual Land	Residual Land	Residual Land	Residual Land
Development Scenario /	V(1 - B.1.4	Value - 0%	Value - 20%	Value - 30%	Value - 35%	Value - 40%	Value - 50%
Threshold	Value Point	Affordable	Affordable	Affordable	Affordable	Affordable	Affordable
	1	£0	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0	£0
	3	£57,547	£0	£0	£0	£0	£0
10 Unit Housing Scheme	4	£246,561	£113,040	£33	£0	£0	£0
	5	£437,301	£278,176	£154,398	£57,001	£57,001	£0
	6	£621,567	£447,518	£300,314	£195,697	£195,697	£70,485
	7	£810,341	£610,501	£450,862	£328,196	£328,196	£193,241
	1	£0	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0	£0
40 Unit 2 9 2 had Uassains	3	£30,253	£0	£0	£0	£0	£0
10 Unit 2 & 3-bed Housing Scheme	4	£209,995	£70,969	£0	£0	£0	£0
Scheme	5	£382,160	£227,633	£132,535	£21,312	£21,312	£0
	6	£552,808	£378,043	£269,472	£150,618	£150,618	£38,689
	7	£727,397	£527,557	£410,386	£271,527	£271,527	£153,464
	1	£0	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0	£0
	3	£0	£0	£0	£0	£0	£0
10 Unit Flatted Scheme	4	£58,064	£0	£0	£0	£0	£0
	5	£208,270	£79,031	£0	£0	£0	£0
	6						£0
	7	£351,804 £494,395	£210,221 £336,102	£114,638 £233,717	£16,931 £125,659	£16,931 £125,659	£15,240
		,,,,,,		,	,	,	,
	1	£0	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0	£0
	3	£74,773	£0	£0	£0	£0	£0
15 Unit Housing Scheme	4	£352,577	£109,328	£0	£0	£0	£0
	5	£626,101	£345,088	£147,140	£147,140	£80,491	£0
	6	£903,260	£578,911	£352,998	£352,998	£281,045	£50,620
	7	£1,180,419	£816,293	£557,463	£557,463	£484,015	£227,077
	1	£0	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0	£0
	3	£0	£0	£0	£0	£0	£0
15 Unit Flatted Scheme	4	£40,949	£0	£0	£0	£0	£0
	5	£242,589	£58,854	£0	£0	£0	£0
	6	£445,457	£236,918	£72,023	£72,023	£4,620	£0
	7	£641,642	£407,991	£228,610	£228,610	£156,428	£0
	1	£0	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0	£0
	3	£99,631	£0	£0	£0	£0	£0
25 Unit Housing Scheme	4	£549,384	£148,333	£0	£0	£0	£0
_	5	£1,003,121	£527,624	£251,130	£205,021	£98,014	£0
	6	£1,456,859	£913,639	£595,545	£540,074	£424,706	£106,493
	7	£1,910,597	£1,299,654	£942,549	£881,339	£746,562	£393,514
	1	£0	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0	£0
	3	£0	£0	£0	£0	£0	£0
25 Unit Mixed Scheme	4		£0	£0	£0	£0	£0
20 Offic Milked Ochemie		£308,454					
	5	£692,664	£282,057	£76,683	£24,879	£0	£0
	6	£1,080,053	£606,211	£375,268	£319,219	£202,313	£0
	7	£1,467,442	£934,062	£669,973	£608,764	£478,924	£200,521
	1	£0	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0	£0
	3	£0	£0	£0	£0	£0	£0
25 Unit Flatted Scheme	4	£50,021	£0	£0	£0	£0	£0
	5	£381,339	£52,262	£0	£0	£0	£0
	6	£706,796	£331,756	£126,335	£74,716	£0	£0

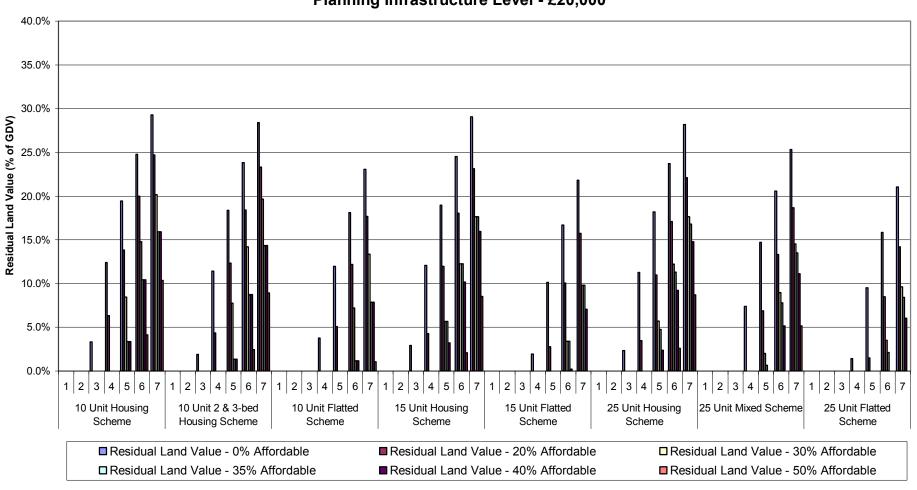
## Graph 89: Summary of Residual Land Values at 0%, 20%, 30,% 35%, 40% & 50% Affordable Housing Across All Value Points 70% General Needs Rent/30% Intermediate Tenure Mix 20% Renewable Requirement



### Table 63a: Summary of Residual Land Value (as % of GDV) Appraisals for All Value Points 70% General Needs Rent/30% Intermediate Tenure Mix 20% Renewable Requirement Planning Infrastructure Level - £20,000

		Residual Land					
Development Scenario /		Value - 0%	Value - 20%	Value - 30%	Value - 35%	Value - 40%	Value - 50%
Threshold	Value Point	Affordable	Affordable	Affordable	Affordable	Affordable	Affordable
	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%
O Unit Housing Scheme	3	3.3%	0.0%	0.0%	0.0%	0.0%	0.0%
	4	12.4%	6.3%	0.0%	0.0%	0.0%	0.0%
	5	19.4%	13.8%	8.4%	3.4%	3.4%	0.0%
	6	24.8%	20.0%	14.8%	10.4%	10.4%	4.1%
	7	29.3%	24.7%	20.2%	15.9%	15.9%	10.4%
	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%
10 Unit 2 & 3-bed Housing	3	1.9%	0.0%	0.0%	0.0%	0.0%	0.0%
Scheme	4	11.4%	4.3%	0.0%	0.0%	0.0%	0.0%
Concinc	5	18.4%	12.3%	7.8%	1.4%	1.4%	0.0%
	6	23.8%	18.4%	14.2%	8.7%	8.7%	2.5%
	7	28.4%	23.3%	19.7%	14.4%	14.4%	8.9%
	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	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
10 Unit Flatted Scheme	4	3.8%	0.0%	0.0%	0.0%	0.0%	0.0%
	5	12.0%	5.1%	0.0%	0.0%	0.0%	0.0%
	6	18.1%	12.2%	7.2%	1.2%	1.2%	0.0%
	7	23.1%	17.7%	13.4%	7.9%	7.9%	1.1%
	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%
15 Unit Housing Scheme	4	12.1%	4.3%	0.0%	0.0%	0.0%	0.0%
	5	19.0%	12.0%	5.7%	5.7%	3.2%	0.0%
	6	24.5%	18.1%	12.3%	12.3%	10.2%	2.1%
	7	29.0%	23.1%	17.6%	17.6%	15.9%	8.5%
	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	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
15 Unit Flatted Scheme	4	1.9%	0.0%	0.0%	0.0%	0.0%	0.0%
15 Ont 1 latted ocheme	5	10.1%	2.8%	0.0%	0.0%	0.0%	0.0%
	6						
		16.7%	10.1%	3.4%	3.4%	0.2%	0.0%
	7	21.8%	15.7%	9.8%	9.8%	7.0%	0.0%
	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%
OF Unit Hausian Cahama	3	2.3%	0.0%	0.0%	0.0%	0.0%	0.0%
25 Unit Housing Scheme	4	11.3%	3.5%	0.0%	0.0%	0.0%	0.0%
	5	18.2%	11.0%	5.7%	4.8%	2.4%	0.0%
	6	23.7%	17.1%	12.2%	11.3%	9.2%	2.6%
	7	28.2%	22.1%	17.6%	16.8%	14.8%	8.7%
	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%
05 11-24 882 4 0 2	3	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
25 Unit Mixed Scheme	4	7.4%	0.0%	0.0%	0.0%	0.0%	0.0%
	5	14.7%	6.9%	2.0%	0.7%	0.0%	0.0%
	6	20.6%	13.3%	8.9%	7.8%	5.2%	0.0%
	7	25.3%	18.7%	14.5%	13.5%	11.1%	5.2%
	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	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
25 Unit Flatted Scheme	4	1.4%	0.0%	0.0%	0.0%	0.0%	0.0%
5 Unit Flatted Scheme							0.00/
	5	9.5%	1.5%	0.0%	0.0%	0.0%	0.0%
	5 6	9.5% 15.8%	1.5% 8.5%	0.0% 3.5%	0.0% 2.1%	0.0%	0.0%

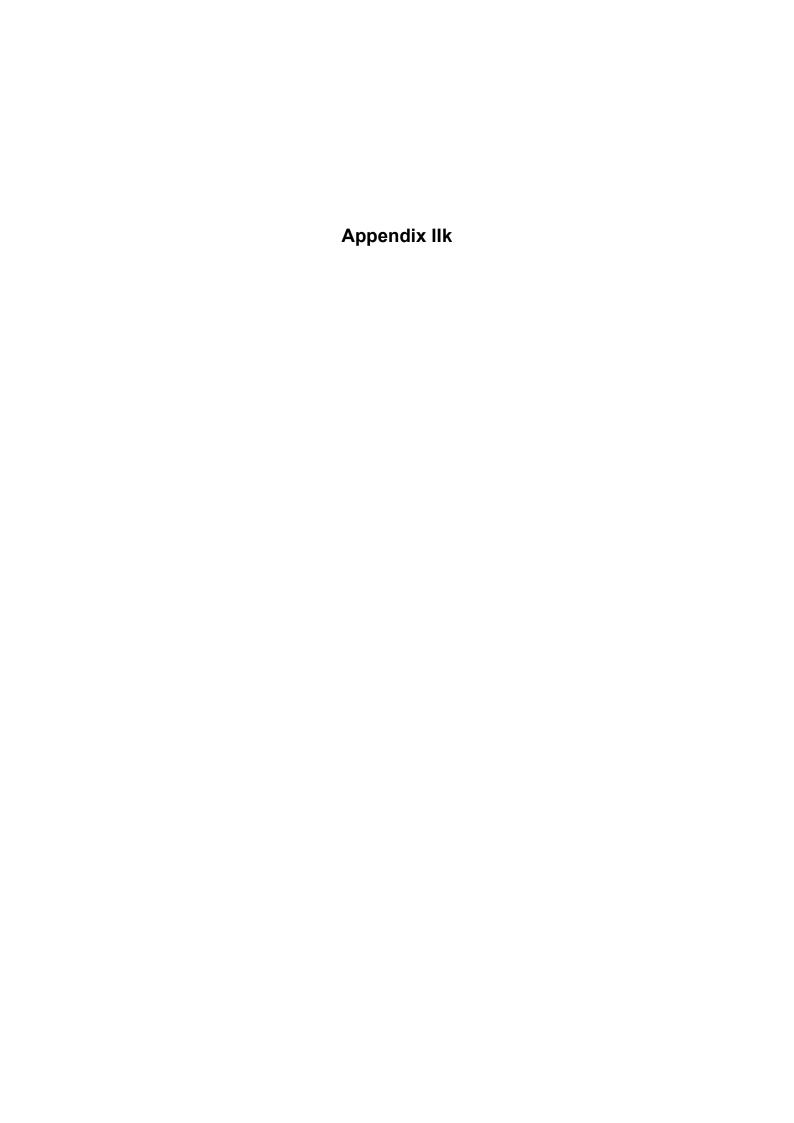
# Graph 89a: Summary of Residual Land Values (as % of GDV) at 0%, 20%, 30%, 35%, 40% & 50% Affordable Housing Across all Value Points 70% General Needs Rent/30% Intermediate Tenure Mix 20% Renewable Requirement Planning Infrastructure Level - £20,000



### Table 63b: Summary of Residual Land Value (£ per Ha) Appraisals for All Value Points

#### 70% General Needs Rent/30% Intermediate Tenure Mix 20% Renewable Requirement Planning Infrastructure Level - £20,000

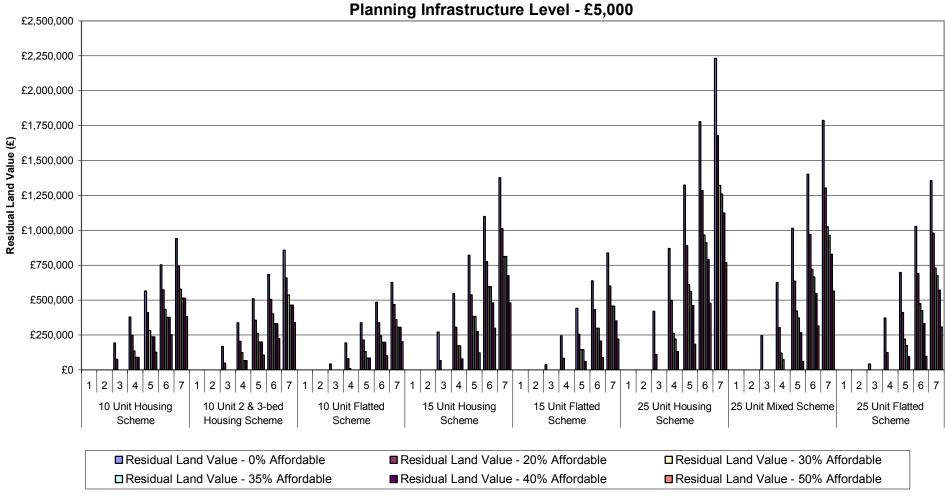
			Residual Land					
Development Scenario /			Value - 0%	Value - 20%	Value - 30%	Value - 35%	Value - 40%	Value - 50%
Threshold	Value Point	Site Size	Affordable	Affordable	Affordable	Affordable	Affordable	Affordable
	1	0.33	£0	£0	£0	£0	£0	£0
	2	0.33	£0	£0	£0	£0	£0	£0
	3	0.33	£174,386	£0	£0	£0	£0	£0
10 Unit Housing Scheme	4	0.33	£747,155	£342,545	£102	£0	£0	£0
	5	0.33	£1,325,156	£842,958	£467,873	£172,729	£172,729	£0
	6	0.33	£1,883,536	£1,356,115	£910,043	£593,020	£593,020	£213,591
	7	0.33	£2,455,578	£1,850,002	£1,366,249	£994,532	£994,532	£585,578
	1	0.33	£0	£0	£0	£0	£0	£0
	2	0.33	£0	£0	£0	£0	£0	£0
10 Unit 2 & 3-bed Housing	3	0.33	£91,676	£0	£0	£0	£0	£0
Scheme	4	0.33	£636,348	£215,058	£0	£0	£0	£0
Ocheme	5	0.33	£1,158,059	£689,797	£401,621	£64,581	£64,581	£0
	6	0.33	£1,675,177	£1,145,585	£816,583	£456,418	£456,418	£117,240
	7	0.33	£2,204,233	£1,598,656	£1,243,593	£822,808	£822,808	£465,043
	1	0.13	£0	£0	£0	£0	£0	£0
	2	0.13	£0	£0	£0	£0	£0	£0
	3	0.13	£0	£0	£0	£0	£0	£0
10 Unit Flatted Scheme	4	0.13	£446,645	£0	£0	£0	£0	£0
	5	0.13	£1,602,080	£607,931	£0	£0	£0	£0
	6	0.13	£2,706,184	£1,617,083	£881,830	£130,242	£130,242	£0
	7	0.13	£3,803,038	£2,585,401	£1,797,823	£966,605	£966,605	£117,227
	1	0.5	£0	£0	£0	£0	£0	£0
	2	0.5	£0	£0	£0	£0	£0	£0
	3	0.5	£149,547	£0	£0	£0	£0	£0
15 Unit Housing Scheme	4	0.5	£705,153	£218,655	£0	£0	£0	£0
	5	0.5	£1,252,202	£690,175	£294,280	£294,280	£160,981	£0
	6	0.5	£1,806,520	£1,157,823	£705,996	£705,996	£562,091	£101,241
	7	0.5	£2,360,839	£1,632,585	£1,114,927	£1,114,927	£968,030	£454,154
	1	0.2	£0	£0	£0	£0	£0	£0
	2	0.2	£0	£0	£0	£0	£0	£0
	3	0.2	£0	£0	£0	£0	£0	£0
15 Unit Flatted Scheme	4	0.2	£204,747	£0	£0	£0	£0	£0
	5	0.2	£1,212,945	£294,268	£0	£0	£0	£0
	6	0.2	£2,227,286	£1,184,592	£360,113	£360,113	£23,099	£0
	7	0.2	£3,208,208	£2,039,953	£1,143,052	£1,143,052	£782,142	£0
	1	0.83	£0	£0	£0	£0	£0	£0
	2	0.83	£0	£0	£0	£0	£0	£0
	3	0.83	£120,038	£0	£0	£0	£0	£0
25 Unit Housing Scheme	4	0.83	£661,908	£178,715	£0	£0	£0	£0
	5	0.83	£1,208,580	£635,692	£302,566	£247,013	£118,089	£0
	6	0.83	£1,755,252	£1,100,770	£717,524	£650,691	£511,694	£128,305
	7	0.83	£2,301,924	£1,565,848	£1,135,601	£1,061,855	£899,472	£474,113
	1	0.5	£0	£0	£0	£0	£0	£0
	2	0.5	£0	£0	£0	£0	£0	£0
	3	0.5	£0	£0	£0	£0	£0	£0
25 Unit Mixed Scheme	4	0.5	£616,909	£0	£0	£0	£0	£0
	5	0.5	£1,385,327	£564,114	£153,367	£49,757	£0	£0
	6	0.5	£2,160,106	£1,212,421	£750,536	£638,439	£404,626	£0
	7	0.5	£2,934,884	£1,868,125	£1,339,946	£1,217,528	£957,848	£401,042
	1	0.33	£0	£0	£0	£0	£0	£0
	2	0.33	£0	£0	£0	£0	£0	£0
	3	0.33	£0	£0	£0	£0	£0	£0
25 Unit Flatted Scheme	4	0.33	£151,579	£0	£0	£0	£0	£0
	5	0.33	£1,155,574	£158,371	£0	£0	£0	£0
	6	0.33	£2,141,805	£1,005,321	£382,833	£226,412	£0	£0
	7	0.33	£3,139,950	£1,845,063	£1,150,040	£982,616	£678,006	£0



## Table 64: Summary of Residual Land Value (£) Appraisals for All Value Points 60% General Needs Rent/40% Intermediate Tenure Mix 20% Renewable Requirement Planning Infrastructure Level - £5,000

							-
		Residual Land					
Development Scenario /	37.1 . 5.1.4	Value - 0%	Value - 20%	Value - 30%	Value - 35%	Value - 40%	Value - 50%
Threshold	Value Point	Affordable	Affordable	Affordable	Affordable	Affordable	Affordable
	1	£0	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0	£0
	3	£191,736	£75,425	£0	£0	£0	£0
) Unit Housing Scheme	4	£378,602	£246,673	£136,158	£89,430	£89,430	£0
	5	£563,473	£410,218	£281,807	£235,323	£235,323	£126,477
	6	£752,247	£573,584	£432,355	£375,205	£375,205	£251,832
	7	£941,021	£741,181	£576,894	£514,481	£514,481	£380,981
	1	£0	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0	£0
10 Unit 2.9.2 had Housing	3	£166,378	£48,131	£0	£0	£0	£0
10 Unit 2 & 3-bed Housing Scheme	4	£337,794	£205,023	£123,389	£65,947	£65,947	£0
Scheme	5	£508,900	£355,076	£260,600	£199,991	£199,991	£104,614
	6	£683,488	£504,826	£401,514	£329,561	£329,561	£225,547
	7	£858,077	£658,237	£536,835	£463,171	£463,171	£340,505
	1	£0	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0	£0
	3	£41,879	£0	£0	£0	£0	£0
10 Unit Flatted Scheme	4	£192,247	£81,003	£9,562	£0	£0	£0
	5	£336,104	£213,004	£131,002	£83,813	£83,813	£0
	6	£483,845	£338,015	£243,240	£196,148	£196,148	£100,423
	7	£625,075	£468,143	£361,037	£304.701	£304.701	£201,668
	1	£0	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0	£0
	3			£0		£0	
15 Unit Housing Cohomo		£270,592	£67,082		£0		£0
15 Unit Housing Scheme	4	£544,962	£304,110	£172,368	£172,368	£77,950	£0
	5	£822,121	£537,550	£384,024	£384,024	£276,138	£120,632
	6	£1,099,280	£774,931	£596,269	£596,269	£479,107	£298,584
	7	£1,376,439	£1,012,313	£812,472	£812,472	£675,045	£480,155
	1	£0	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0	£0
	3	£35,994	£0	£0	£0	£0	£0
15 Unit Flatted Scheme	4	£242,685	£81,744	£0	£0	£0	£0
	5	£440,651	£255,150	£143,671	£143,671	£59,517	£0
	6	£636,885	£430,194	£297,318	£297,318	£206,719	£86,591
	7	£837,662	£599,804	£456,904	£456,904	£349,797	£221,034
	1	£0	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0	£0
	3	£420,380	£109,621	£0	£0	£0	£0
25 Unit Housing Scheme	4	£869,784	£497,613	£261,022	£221,035	£130,670	£0
	5	£1,323,521	£889,990	£610,907	£561,174	£461,214	£182,919
	6	£1,777,259	£1,283,948	£965,853	£910,383	£790,636	£477,464
	7	£2,230,997	£1,677,905	£1,320,800	£1,259,591	£1,124,814	£767,708
	1	£0	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0	£0
	3	£245,732	£0	£0	£0	£0	£0
25 Unit Mixed Scheme	4	£625,674	£303,578	£119,753	£73,926	£0	£0
	5	£1,013,064	£634,352	£421,598	£371,347	£265,541	£59,657
	6	£1,400,453	£969,046	£720,330	£664,859	£545,113	£313,534
	7	£1,787,842	£1,303,740	£1,024,199	£962,989	£828,212	£564,123
	1	£0	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0	£0
	3	£40,659	£0	£0	£0	£0	£0
25 Unit Flatted Scheme				£0	£0	£0	
20 Omit i latted ocheme	4	£372,258	£122,913				£0
	5	£697,808	£409,597	£220,439	£174,623	£93,855	£0
	6	£1,027,196	£691,171	£475,110	£425,040	£332,092	£96,962
	7	£1,356,584	£978,549	£729,826	£675,146	£571,188	£307,259

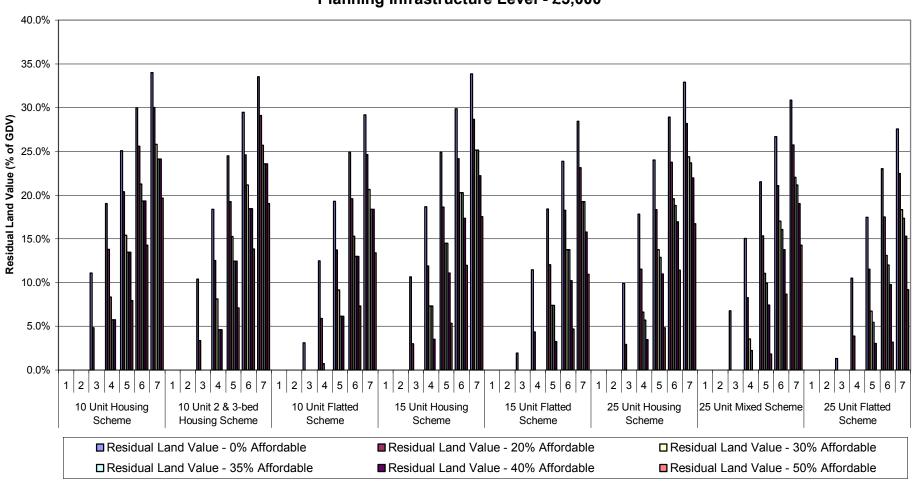
# Graph 90: Summary of Residual Land Values at 0%, 20%, 30,% 35%, 40% & 50% Affordable Housing Across All Value Points 60% General Needs Rent/40% Intermediate Tenure Mix 20% Renewable Requirement



### Table 64a: Summary of Residual Land Value (as % of GDV) Appraisals for All Value Points 60% General Needs Rent/40% Intermediate Tenure Mix 20% Renewable Requirement Planning Infrastructure Level - £5,000

		Residual Land	Residual Land	Residual Land	Residual Land	Residual Land	Residual Land
Development Scenario /		Value - 0%	Value - 20%	Value - 30%	Value - 35%	Value - 40%	Value - 50%
Threshold	Value Point	Affordable	Affordable	Affordable	Affordable	Affordable	Affordable
	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%
Unit Housing Scheme	3	11.1%	4.8%	0.0%	0.0%	0.0%	0.0%
	4	19.0%	13.8%	8.4%	5.7%	5.7%	0.0%
	5	25.1%	20.4%	15.4%	13.5%	13.5%	7.9%
	6	30.0%	25.6%	21.3%	19.3%	19.3%	14.3%
	7	34.0%	30.0%	25.8%	24.1%	24.1%	19.7%
	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%
10 Unit 2 & 3-bed Housing	3	10.4%	3.4%	0.0%	0.0%	0.0%	0.0%
Scheme	4	18.4%	12.5%	8.1%	4.6%	4.6%	0.0%
	5	24.5%	19.3%	15.2%	12.4%	12.4%	7.1%
	6	29.5%	24.6%	21.1%	18.4%	18.4%	13.8%
	7	33.5%	29.1%	25.7%	23.6%	23.6%	19.0%
	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	3.1%	0.0%	0.0%	0.0%	0.0%	0.0%
10 Unit Flatted Scheme	4	12.5%	5.9%	0.7%	0.0%	0.0%	0.0%
	5	19.3%	13.7%	9.1%	6.2%	6.2%	0.0%
	6	24.9%	19.6%	15.3%	13.0%	13.0%	7.3%
	7	29.2%	24.6%	20.6%	18.4%	18.4%	13.4%
	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	10.7%	3.0%	0.0%	0.0%	0.0%	0.0%
15 Unit Housing Scheme	4	18.7%	11.9%	7.3%	7.3%	3.5%	0.0%
l	5	24.9%	18.6%	14.5%	14.5%	11.1%	5.3%
	6	29.8%	24.2%	20.3%	20.3%	17.3%	12.0%
	7	33.9%	28.7%	25.1%	25.1%	22.2%	17.5%
	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	2.0%	0.0%	0.0%	0.0%	0.0%	0.0%
15 Unit Flatted Scheme	4	11.5%	4.3%	0.0%	0.0%	0.0%	0.0%
l onit i latted ocheme	5	18.4%	12.0%	7.4%	7.4%		0.0%
	6					3.3%	
		23.9%	18.3%	13.8%	13.8%	10.2%	4.7%
	7	28.5%	23.1%	19.3%	19.3%	15.8%	10.9%
	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%
OF Unit Hausian Caham	3	9.9%	2.9%	0.0%	0.0%	0.0%	0.0%
25 Unit Housing Scheme	4	17.8%	11.5%	6.6%	5.7%	3.5%	0.0%
	5	24.0%	18.3%	13.8%	12.9%	11.0%	4.8%
	6	28.9%	23.8%	19.6%	18.8%	17.0%	11.4%
	7	32.9%	28.2%	24.4%	23.7%	22.0%	16.7%
	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%
05 11-24 882 4 0 2	3	6.8%	0.0%	0.0%	0.0%	0.0%	0.0%
25 Unit Mixed Scheme	4	15.0%	8.3%	3.5%	2.2%	0.0%	0.0%
	5	21.5%	15.3%	11.1%	10.0%	7.4%	1.8%
	6	26.7%	21.1%	17.0%	16.1%	13.8%	8.7%
			0.5.70/	22.0%	21.2%	19.0%	14.3%
	7	30.9%	25.7%				
	7	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	7				0.0% 0.0%	0.0%	0.0% 0.0%
	7	0.0%	0.0%	0.0%			
25 Unit Flatted Scheme	7 1 2	0.0% 0.0%	0.0% 0.0%	0.0% 0.0%	0.0%	0.0%	0.0%
25 Unit Flatted Scheme	7 1 2 3	0.0% 0.0% 1.3%	0.0% 0.0% 0.0%	0.0% 0.0% 0.0%	0.0% 0.0%	0.0% 0.0%	0.0% 0.0%
25 Unit Flatted Scheme	7 1 2 3 4	0.0% 0.0% 1.3% 10.5%	0.0% 0.0% 0.0% 3.9%	0.0% 0.0% 0.0% 0.0%	0.0% 0.0% 0.0%	0.0% 0.0% 0.0%	0.0% 0.0% 0.0%

# Graph 90a: Summary of Residual Land Values (as % of GDV) at 0%, 20%, 30%, 35%, 40% & 50% Affordable Housing Across all Value Points 60% General Needs Rent/40% Intermediate Tenure Mix 20% Renewable Requirement Planning Infrastructure Level - £5,000



### Table 64b: Summary of Residual Land Value (£ per Ha) Appraisals for All Value Points

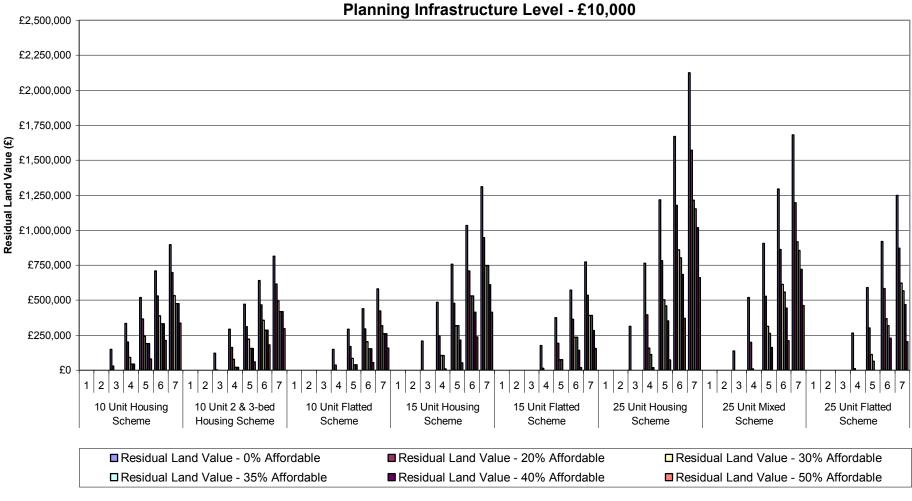
#### 60% General Needs Rent/40% Intermediate Tenure Mix 20% Renewable Requirement Planning Infrastructure Level - £5,000

			Residual Land					
Development Scenario /			Value - 0%	Value - 20%	Value - 30%	Value - 35%	Value - 40%	Value - 50%
Threshold	Value Point	Site Size	Affordable	Affordable	Affordable	Affordable	Affordable	Affordable
	1	0.33	£0	£0	£0	£0	£0	£0
	2	0.33	£0	£0	£0	£0	£0	£0
	3	0.33	£581,017	£228,561	£0	£0	£0	£0
10 Unit Housing Scheme	4	0.33	£1,147,280	£747,495	£412,602	£271,001	£271,001	£0
	5	0.33	£1,707,494	£1,243,083	£853,962	£713,099	£713,099	£383,262
	6	0.33	£2,279,536	£1,738,135	£1,310,168	£1,136,984	£1,136,984	£763,127
	7	0.33	£2,851,578	£2,246,002	£1,748,164	£1,559,034	£1,559,034	£1,154,489
	1	0.33	£0	£0	£0	£0	£0	£0
	2	0.33	£0	£0	£0	£0	£0	£0
10 Unit 2 & 3-bed Housing	3	0.33	£504,176	£145,851	£0	£0	£0	£0
Scheme	4	0.33	£1,023,617	£621,282	£373,905	£199,840	£199,840	£0
Cheme	5	0.33	£1,542,121	£1,075,987	£789,698	£606,033	£606,033	£317,011
	6	0.33	£2,071,177	£1,529,775	£1,216,708	£998,670	£998,670	£683,474
	7	0.33	£2,600,233	£1,994,656	£1,626,772	£1,403,549	£1,403,549	£1,031,833
	1	0.13	£0	£0	£0	£0	£0	£0
	2	0.13	£0	£0	£0	£0	£0	£0
	3	0.13	£322,143	£0	£0	£0	£0	£0
10 Unit Flatted Scheme	4	0.13	£1,478,823	£623,103	£73,552	£0	£0	£0
	5	0.13	£2,585,417	£1,638,496	£1,007,706	£644,715	£644,715	£0
	6	0.13	£3,721,886	£2,600,117	£1,871,077	£1,508,830	£1,508,830	£772,483
	7	0.13	£4,808,268	£3,601,102	£2,777,206	£2,343,850	£2,343,850	£1,551,293
	1	0.5	£0	£0	£0	£0	£0	£0
	2	0.5	£0	£0	£0	£0	£0	£0
	3	0.5	£541,184	£134,165	£0	£0	£0	£0
15 Unit Housing Scheme	4	0.5	£1,089,924	£608,219	£344,737	£344,737	£155,899	£0
	5	0.5	£1,644,242	£1,075,100	£768,049	£768,049	£552,276	£241,263
	6	0.5	£2,198,560	£1,549,863	£1,192,538	£1,192,538	£958,215	£597,168
	7	0.5	£2,752,879	£2,024,625	£1,624,945	£1,624,945	£1,350,090	£960,310
	1	0.2	£0	£0	£0	£0	£0	£0
	2	0.2	£0	£0	£0	£0	£0	£0
	3	0.2	£179,972	£0	£0	£0	£0	£0
15 Unit Flatted Scheme	4	0.2	£1,213,427	£408,719	£0	£0	£0	£0
	5	0.2	£2,203,254	£1,275,750	£718,357	£718,357	£297,585	£0
	6	0.2	£3,184,424	£2,150,970	£1,486,592	£1,486,592	£1,033,596	£432,955
	7	0.2	£4,188,308	£2,999,022	£2,284,520	£2,284,520	£1,748,987	£1,105,172
	1	0.83	£0	£0	£0	£0	£0	£0
	2	0.83	£0	£0	£0	£0	£0	£0
	3	0.83	£506,482	£132,074	£0	£0	£0	£0
25 Unit Housing Scheme	4	0.83	£1,047,932	£599,534	£314,485	£266,307	£157,434	£0
	5	0.83	£1,594,604	£1,072,277	£736,032	£676,114	£555,679	£220,384
	6	0.83	£2,141,276	£1,546,925	£1,163,679	£1,096,847	£952,574	£575,258
	7	0.83	£2,687,948	£2,021,572	£1,591,325	£1,517,579	£1,355,197	£924,950
	1	0.5	£0	£0	£0	£0	£0	£0
	2	0.5	£0	£0	£0	£0	£0	£0
	3	0.5	£491,463	£0	£0	£0	£0	£0
25 Unit Mixed Scheme	4	0.5	£1,251,349	£607,155	£239,507	£147,852	£0	£0
	5	0.5	£2,026,127	£1,268,704	£843,196	£742,695	£531,082	£119,313
	6	0.5	£2,800,906	£1,938,092	£1,440,660	£1,329,718	£1,090,225	£627,067
	7	0.5	£3,575,684	£2,607,481	£2,048,397	£1,925,979	£1,656,424	£1,128,245
	1	0.33	£0	£0	£0	£0	£0	£0
	2	0.33	£0	£0	£0	£0	£0	£0
	3	0.33	£123,208	£0	£0	£0	£0	£0
25 Unit Flatted Scheme	4	0.33	£1,128,054	£372,465	£0	£0	£0	£0
	5	0.33	£2,114,570	£1,241,203	£667,997	£529,160	£284,410	£0
	6	0.33	£3,112,715	£2,094,459	£1,439,727	£1,288,000	£1,006,340	£293,824
	7	0.33	£4,110,860	£2,965,300	£2,211,595	£2,045,897	£1,730,872	£931,089

## Table 65: Summary of Residual Land Value (£) Appraisals for All Value Points 60% General Needs Rent/40% Intermediate Tenure Mix 20% Renewable Requirement Planning Infrastructure Level - £10,000

		Residual Land	Residual Land	Residual Land	Residual Land	Residual Land	Residual Land
Development Scenario /		Value - 0%	Value - 20%	Value - 30%	Value - 35%	Value - 40%	Value - 50%
Threshold	Value Point	Affordable	Affordable	Affordable	Affordable	Affordable	Affordable
	1	£0	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0	£0
	3	£148,297	£30,050	£0	£0	£0	£0
Unit Housing Scheme	4	£334,589	£201,752	£90,783	£44,055	£44,055	£0
	5	£519,913	£366,204	£242,697	£190,402	£190,402	£81,102
	6	£708,687	£530,024	£388,342	£331,191	£331,191	£212,103
	7	£897,461	£697,621	£533,334	£475,827	£475,827	£336,968
	1	£0	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0	£0
40 Hait 0 0 0 had Hawaina	3	£121,003	£2,756	£0	£0	£0	£0
10 Unit 2 & 3-bed Housing Scheme	4	£293,780	£161,719	£78,014	£20,572	£20,572	£0
Scheme	5	£470,187	£311,062	£221,052	£156,636	£156,636	£59,239
	6	£639,928	£466,071	£357,500	£285,547	£285,547	£180,625
	7	£814,517	£614,677	£493,275	£419,158	£419,158	£296,491
	1	£0	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0	£0
	3	£0	£0	£0	£0	£0	£0
10 Unit Flatted Scheme	4	£148,814	£35,628	£0	£0	£0	£0
	5	£292,090	£169,781	£85,627	£38,438	£38,438	£0
	6	£439,831	£294,001	£203,334	£152.754	£152,754	£55,048
	7	£581,515	£424,130	£317,023	£260,687	£260,687	£158,330
	1	£0		£0	£200,007	£200,087	
			£0				£0
	2	£0 £208.790	£0	£0	£0	£0	£0
45 Hait Haveine Oakama	3	,		17.7	111	122	£0
15 Unit Housing Scheme	4	£484,618	£242,998	£104,306	£104,306	£9,887	£0
	5	£756,781	£477,129	£318,004	£318,004	£214,450	£52,569
	6	£1,033,940	£709,591	£530,929	£530,929	£413,087	£237,358
	7	£1,311,099	£946,973	£747,132	£747,132	£609,705	£414,134
	1	£0	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0	£0
	3	£0	£0	£0	£0	£0	£0
15 Unit Flatted Scheme	4	£175,304	£13,681	£0	£0	£0	£0
	5	£374,630	£193,029	£75,609	£75,609	£0	£0
	6	£571,545	£364,173	£236,067	£236,067	£140,745	£18,529
	7	£772,322	£534,464	£390,883	£390,883	£283,777	£155,205
	1	£0	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0	£0
	3	£312,467	£0	£0	£0	£0	£0
25 Unit Housing Scheme	4	£762,984	£394,884	£157,845	£112,018	£19,420	£0
	5	£1,216,721	£783,190	£504,107	£459,107	£353,301	£73,516
	6	£1,670,459	£1,177,148	£859,053	£803,583	£683,836	£369,552
	7	£2,124,197	£1,571,105	£1,214,000	£1,152,791	£1,018,014	£660,908
	1	£0	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0	£0
	3	£136,964	£0	£0	£0	£0	£0
25 Unit Mixed Scheme	4	£518,874	£199,700	£8,503	£0	£0	£0
	5	£906,264	£527,552	£313,685	£263,435	£162,504	£0
	6	£1,293,653	£862,246	£613,530	£558,059	£442,879	£209,861
	7	£1,681,042	£1,196,940	£917,399	£856,189	£721,412	£462,086
	1	£0	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0	£0
	3	£0	£0	£0	£0	£0	£0
25 Unit Flatted Scheme	4	£264,345	£11,663	£0	£0	£0	£0
	5	£591,008	£301,685	£111,416	£65,137	£0	£0
	6	£920,396	£584,371	£367,198	£317,127	£228,802	£0
	7	£1,249,784	£871,749	£623,026	£568,346	£469,225	£203,457
	1	£1,249,704	LO1 1,149	2023,020	2000,340	1403,223	£203,437

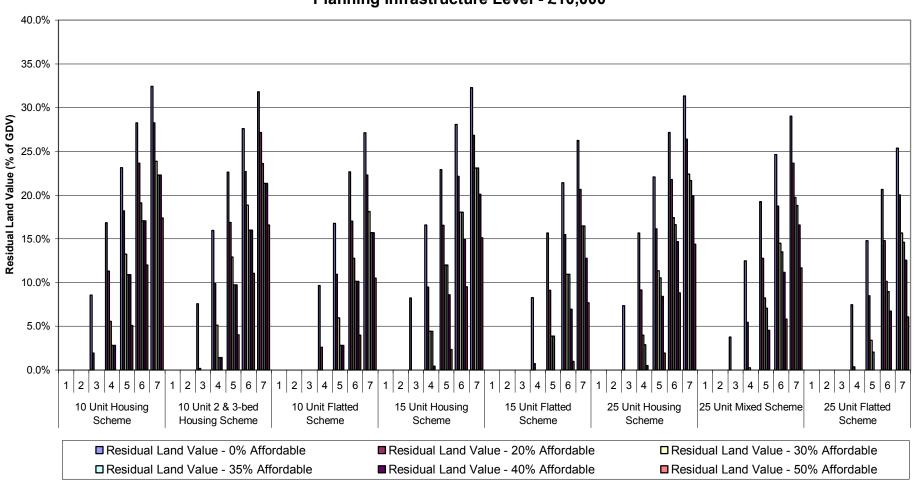
# Graph 91: Summary of Residual Land Values at 0%, 20%, 30,% 35%, 40% & 50% Affordable Housing Across All Value Points 60% General Needs Rent/40% Intermediate Tenure Mix 20% Renewable Requirement



### Table 65a: Summary of Residual Land Value (as % of GDV) Appraisals for All Value Points 60% General Needs Rent/40% Intermediate Tenure Mix 20% Renewable Requirement Planning Infrastructure Level - £10,000

		Residual Land					
Development Scenario /		Value - 0%	Value - 20%	Value - 30%	Value - 35%	Value - 40%	Value - 50%
Threshold	Value Point	Affordable	Affordable	Affordable	Affordable	Affordable	Affordable
	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%
) Unit Housing Scheme	3	8.6%	1.9%	0.0%	0.0%	0.0%	0.0%
	4	16.8%	11.3%	5.6%	2.8%	2.8%	0.0%
	5	23.1%	18.2%	13.3%	10.9%	10.9%	5.1%
	6	28.3%	23.6%	19.1%	17.1%	17.1%	12.0%
	7	32.4%	28.2%	23.9%	22.3%	22.3%	17.4%
	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%
40 Unit 0 9 2 had University	3	7.6%	0.2%	0.0%	0.0%	0.0%	0.0%
10 Unit 2 & 3-bed Housing Scheme	4	16.0%	9.9%	5.1%	1.4%	1.4%	0.0%
Scheme	5	22.6%	16.9%	12.9%	9.7%	9.7%	4.0%
	6	27.6%	22.7%	18.8%	16.0%	16.0%	11.1%
	7	31.8%	27.2%	23.6%	21.3%	21.3%	16.6%
	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	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
10 Unit Flatted Scheme	4	9.7%	2.6%	0.0%	0.0%	0.0%	0.0%
	5	16.8%	10.9%	6.0%	2.8%	2.8%	0.0%
	6	22.6%	17.0%	12.8%	10.1%	10.1%	4.0%
	7	27.1%	22.3%	18.1%	15.7%	15.7%	10.5%
	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%
45 Unit Hausing Cahama	3	8.2%	0.0%	0.0%	0.0%	0.0%	0.0%
15 Unit Housing Scheme	4	16.6%	9.5%	4.4%	4.4%	0.4%	0.0%
	5	22.9%	16.5%	12.0%	12.0%	8.6%	2.3%
	6	28.1%	22.1%	18.1%	18.1%	14.9%	9.5%
	7	32.3%	26.8%	23.1%	23.1%	20.1%	15.1%
	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	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
15 Unit Flatted Scheme	4	8.3%	0.7%	0.0%	0.0%	0.0%	0.0%
	5	15.7%	9.1%	3.9%	3.9%	0.0%	0.0%
	6	21.4%	15.5%	10.9%	10.9%	7.0%	1.0%
	7	26.2%	20.6%	16.5%	16.5%	12.8%	7.7%
	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	7.4%	0.0%	0.0%	0.0%	0.0%	0.0%
25 Unit Housing Scheme	4	15.6%	9.2%	4.0%	2.9%	0.5%	0.0%
	5	22.1%	16.1%	11.4%	10.5%	8.4%	1.9%
	6	27.2%	21.8%	17.4%	16.6%	14.7%	8.8%
	7	31.3%	26.4%	22.4%	21.7%	19.9%	14.4%
	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	3.8%	0.0%	0.0%	0.0%	0.0%	0.0%
25 Unit Mixed Scheme	4	12.5%	5.4%	0.3%	0.0%	0.0%	0.0%
	5	19.3%	12.8%	8.2%	7.1%	4.5%	0.0%
	6	24.6%	18.7%	14.5%	13.5%	11.2%	5.8%
	7	29.0%	23.6%	19.7%	18.8%	16.6%	11.7%
	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%
25 Unit Flatted Cahama	3	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
25 Unit Flatted Scheme	4	7.5%	0.4%	0.0%	0.0%	0.0%	0.0%
	5	14.8%	8.5%	3.4%	2.0%	0.0%	0.0%
	6	20.6%	14.8%	10.1%	9.0%	6.7%	0.0%
	7	25.4%	20.0%	15.7%	14.6%	12.6%	6.1%

# Graph 91a: Summary of Residual Land Values (as % of GDV) at 0%, 20%, 30%, 35%, 40% & 50% Affordable Housing Across all Value Points 60% General Needs Rent/40% Intermediate Tenure Mix 20% Renewable Requirement Planning Infrastructure Level - £10,000



### Table 65b: Summary of Residual Land Value (£ per Ha) Appraisals for All Value Points

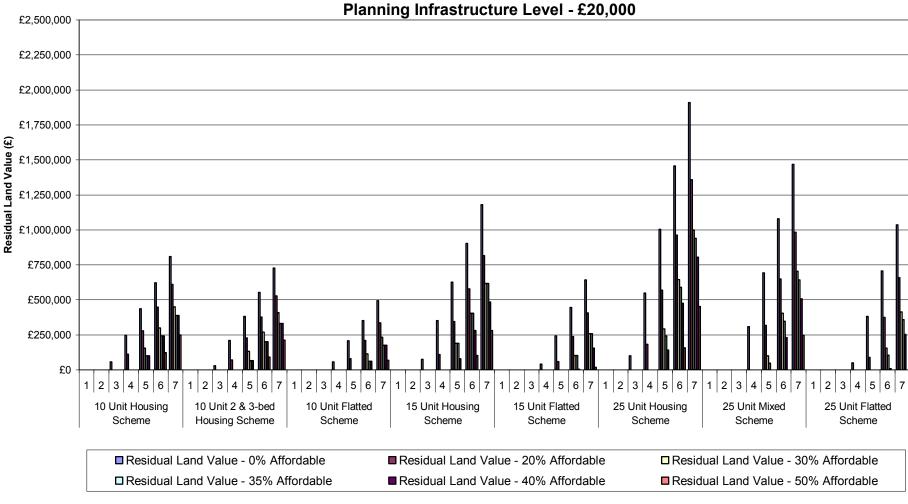
#### 60% General Needs Rent/40% Intermediate Tenure Mix 20% Renewable Requirement Planning Infrastructure Level - £10,000

			Residual Land					
Development Scenario /			Value - 0%	Value - 20%	Value - 30%	Value - 35%	Value - 40%	Value - 50%
Threshold	Value Point	Site Size	Affordable	Affordable	Affordable	Affordable	Affordable	Affordable
	1	0.33	£0	£0	£0	£0	£0	£0
	2	0.33	£0	£0	£0	£0	£0	£0
	3	0.33	£449,386	£91,061	£0	£0	£0	£0
10 Unit Housing Scheme	4	0.33	£1,013,905	£611,370	£275,102	£133,501	£133,501	£0
	5	0.33	£1,575,494	£1,109,708	£735,444	£576,974	£576,974	£245,762
	6	0.33	£2,147,536	£1,606,135	£1,176,793	£1,003,609	£1,003,609	£642,736
	7	0.33	£2,719,578	£2,114,002	£1,616,164	£1,441,899	£1,441,899	£1,021,114
	1	0.33	£0	£0	£0	£0	£0	£0
	2	0.33	£0	£0	£0	£0	£0	£0
10 Unit 2 & 3-bed Housing	3	0.33	£366,676	£8,351	£0	£0	£0	£0
Scheme	4	0.33	£890,242	£490,058	£236,405	£62,340	£62,340	£0
Ocheme	5	0.33	£1,424,809	£942,612	£669,855	£474,654	£474,654	£179,511
	6	0.33	£1,939,177	£1,412,335	£1,083,333	£865,295	£865,295	£547,349
	7	0.33	£2,468,233	£1,862,656	£1,494,772	£1,270,174	£1,270,174	£898,458
	1	0.13	£0	£0	£0	£0	£0	£0
	2	0.13	£0	£0	£0	£0	£0	£0
	3	0.13	£0	£0	£0	£0	£0	£0
10 Unit Flatted Scheme	4	0.13	£1,144,722	£274,064	£0	£0	£0	£0
	5	0.13	£2,246,849	£1,306,008	£658,667	£295,676	£295,676	£0
	6	0.13	£3,383,318	£2,261,550	£1,564,107	£1,175,032	£1,175,032	£423,444
	7	0.13	£4,473,191	£3,262,535	£2,438,638	£2,005,283	£2,005,283	£1,217,924
	1	0.5	£0	£0	£0	£0	£0	£0
	2	0.5	£0	£0	£0	£0	£0	£0
	3	0.5	£417,579	£0	£0	£0	£0	£0
15 Unit Housing Scheme	4	0.5	£969,236	£485,996	£208,612	£208,612	£19,774	£0
	5	0.5	£1,513,562	£954,258	£636,008	£636,008	£428,899	£105,138
	6	0.5	£2,067,880	£1,419,183	£1,061,858	£1,061,858	£826,173	£474,717
	7	0.5	£2,622,199	£1,893,945	£1,494,265	£1,494,265	£1,219,410	£828,268
	1	0.2	£0	£0	£0	£0	£0	£0
	2	0.2	£0	£0	£0	£0	£0	£0
	3	0.2	£0	£0	£0	£0	£0	£0
15 Unit Flatted Scheme	4	0.2	£876,518	£68,407	£0	£0	£0	£0
	5	0.2	£1,873,151	£965,144	£378,044	£378,044	£0	£0
	6	0.2	£2,857,724	£1,820,867	£1,180,334	£1,180,334	£703,724	£92,643
	7	0.2	£3,861,608	£2,672,322	£1,954,417	£1,954,417	£1,418,884	£776,023
	1	0.83	£0	£0	£0	£0	£0	£0
	2	0.83	£0	£0	£0	£0	£0	£0
	3	0.83	£376,467	£0	£0	£0	£0	£0
25 Unit Housing Scheme	4	0.83	£919,257	£475,764	£190,175	£134,961	£23,398	£0
	5	0.83	£1,465,929	£943,603	£607,358	£553,142	£425,664	£88,574
	6	0.83	£2,012,601	£1,418,250	£1,035,004	£968,172	£823,899	£445,243
	7	0.83	£2,559,273	£1,892,898	£1,462,651	£1,388,905	£1,226,522	£796,275
	1	0.5	£0	£0	£0	£0	£0	£0
	2	0.5	£0	£0	£0	£0	£0	£0
	3	0.5	£273,927	£0	£0	£0	£0	£0
25 Unit Mixed Scheme	4	0.5	£1,037,749	£399,399	£17,007	£0	£0	£0
	5	0.5	£1,812,527	£1,055,104	£627,371	£526,870	£325,008	£0
	6	0.5	£2,587,306	£1,724,492	£1,227,060	£1,116,118	£885,757	£419,722
	7	0.5	£3,362,084	£2,393,881	£1,834,797	£1,712,379	£1,442,824	£924,173
	1	0.33	£0	£0	£0	£0	£0	£0
	2	0.33	£0	£0	£0	£0	£0	£0
	3	0.33	£0	£0	£0	£0	£0	£0
25 Unit Flatted Scheme	4	0.33	£801,046	£35,344	£0	£0	£0	£0
	5	0.33	£1,790,933	£914,196	£337,623	£197,384	£0	£0
	6	0.33	£2,789,078	£1,770,822	£1,112,720	£960,992	£693,339	£0
	7	0.33	£3,787,223	£2,641,663	£1,887,958	£1,722,261	£1,421,894	£616,537

## Table 66: Summary of Residual Land Value (£) Appraisals for All Value Points 60% General Needs Rent/40% Intermediate Tenure Mix 20% Renewable Requirement Planning Infrastructure Level - £20,000

		Residual Land	Residual Land	Residual Land	Residual Land	Residual Land	Residual Land
Development Scenario /	V.1 - B	Value - 0%	Value - 20%	Value - 30%	Value - 35%	Value - 40%	Value - 50%
Threshold	Value Point	Affordable	Affordable	Affordable	Affordable	Affordable	Affordable
	1	£0	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0	£0
	3	£57,547	£0	£0	£0	£0	£0
10 Unit Housing Scheme	4	£246,561	£113,040	£33	£0	£0	£0
	5	£437,301	£278,176	£154,398	£101,575	£101,575	£0
	6	£621,567	£447,518	£300,314	£243,163	£243,163	£123,495
	7	£810,341	£610,501	£450,862	£387,799	£387,799	£248,940
	1	£0	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0	£0
40 Unit 2 9 2 had Universe	3	£30,253	£0	£0	£0	£0	£0
10 Unit 2 & 3-bed Housing Scheme	4	£209,995	£70,969	£0	£0	£0	£0
Scheme	5	£382,160	£227,633	£132,535	£65,886	£65,886	£0
	6	£552,808	£378,043	£269,472	£201,592	£201,592	£91,700
	7	£727,397	£527,557	£410,386	£331,130	£331,130	£212,762
	1	£0	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0	£0
	3	£0	£0	£0	£0	£0	£0
10 Unit Flatted Scheme	4	£58,064	£0	£0	£0	£0	£0
	5	£208,270	£79,031	£0	£0	£0	£0
	6	£351,804	£210,221	£114,638	£62,004	£62,004	£0
	7	£494,395	£336,102	£114,636 £233.717	£176,219	£176,219	£67,580
		,	,	,	,	,	,
	1	£0	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0	£0
4511.7411	3	£74,773	£0	£0	£0	£0	£0
15 Unit Housing Scheme	4	£352,577	£109,328	£0	£0	£0	£0
	5	£626,101	£345,088	£189,797	£189,797	£80,491	£0
	6	£903,260	£578,911	£404,418	£404,418	£281,045	£103,631
	7	£1,180,419	£816,293	£616,452	£616,452	£484,015	£282,093
	1	£0	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0	£0
	3	£0	£0	£0	£0	£0	£0
15 Unit Flatted Scheme	4	£40,949	£0	£0	£0	£0	£0
	5	£242,589	£58,854	£0	£0	£0	£0
	6	£445,457	£236,918	£102,326	£102,326	£4,620	£0
	7	£641,642	£407,991	£258,842	£258,842	£156,428	£19,080
	1	£0	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0	£0
	3	£99,631	£0	£0	£0	£0	£0
25 Unit Housing Scheme	4	£549,384	£182,751	£0	£0	£0	£0
	5	£1,003,121	£569,590	£293,533	£243,282	£141,728	£0
	6	£1,456,859	£963,548	£645,453	£589,983	£475,135	£158,481
	7	£1,910,597	£1,357,505	£1,000,400	£939,191	£804,414	£451,968
	1	£0	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0	£0
	3	£0	£0	£0	£0	£0	£0
25 Unit Mixed Scheme	4	£308,454	£0	£0	£0	£0	£0
	5	£692,664	£317,222	£100,887	£49,082	£0	£0
	6	£1,080,053	£648,646	£404,096	£348,047	£231,735	£0
	7	£1,467,442	£983,340	£703,799	£642,589	£507,812	£246,261
	1	£0	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0	£0
05 Unit Flowed 0	3	£0	£0	£0	£0	£0	£0
25 Unit Flatted Scheme	4	£50,021	£0	£0	£0	£0	£0
	5	£381,339	£88,515	£0	£0	£0	£0
	6	£706,796	£374,634	£156,054	£104,435	£8,613	£0
	7	£1,036,184	£658,149	£413,691	£358,441	£253,400	£0

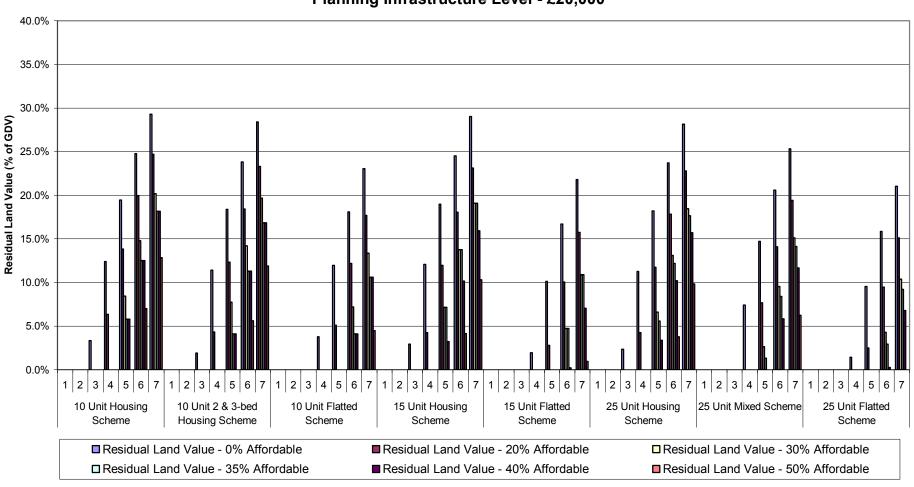
# Graph 92: Summary of Residual Land Values at 0%, 20%, 30,% 35%, 40% & 50% Affordable Housing Across All Value Points 60% General Needs Rent/40% Intermediate Tenure Mix 20% Renewable Requirement



### Table 66a: Summary of Residual Land Value (as % of GDV) Appraisals for All Value Points 60% General Needs Rent/40% Intermediate Tenure Mix 20% Renewable Requirement Planning Infrastructure Level - £20,000

		Residual Land					
Development Scenario /		Value - 0%	Value - 20%	Value - 30%	Value - 35%	Value - 40%	Value - 50%
Threshold	Value Point	Affordable	Affordable	Affordable	Affordable	Affordable	Affordable
	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%
Unit Housing Scheme	3	3.3%	0.0%	0.0%	0.0%	0.0%	0.0%
	4	12.4%	6.3%	0.0%	0.0%	0.0%	0.0%
	5	19.4%	13.8%	8.4%	5.8%	5.8%	0.0%
	6	24.8%	20.0%	14.8%	12.5%	12.5%	7.0%
	7	29.3%	24.7%	20.2%	18.2%	18.2%	12.8%
	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%
10 Unit 2 & 3-bed Housing	3	1.9%	0.0%	0.0%	0.0%	0.0%	0.0%
Scheme	4	11.4%	4.3%	0.0%	0.0%	0.0%	0.0%
Concinc	5	18.4%	12.3%	7.8%	4.1%	4.1%	0.0%
	6	23.8%	18.4%	14.2%	11.3%	11.3%	5.6%
	7	28.4%	23.3%	19.7%	16.9%	16.9%	11.9%
	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	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
10 Unit Flatted Scheme	4	3.8%	0.0%	0.0%	0.0%	0.0%	0.0%
	5	12.0%	5.1%	0.0%	0.0%	0.0%	0.0%
	6	18.1%	12.2%	7.2%	4.1%	4.1%	0.0%
	7	23.1%	17.7%	13.4%	10.6%	10.6%	4.5%
	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%
15 Unit Housing Scheme	4	12.1%	4.3%	0.0%	0.0%	0.0%	0.0%
	5	19.0%	12.0%	7.2%	7.2%	3.2%	0.0%
	6	24.5%	18.1%	13.8%	13.8%	10.2%	4.1%
	7	29.0%	23.1%	19.1%	19.1%	15.9%	10.3%
	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	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
15 Unit Flatted Scheme	4	1.9%	0.0%	0.0%	0.0%	0.0%	0.0%
13 Office Talled Scheme	5	10.1%	2.8%	0.0%	0.0%	0.0%	0.0%
	6						
		16.7%	10.1%	4.7%	4.7%	0.2%	0.0%
	7	21.8%	15.7%	10.9%	10.9%	7.0%	0.9%
	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%
OF Unit Hausian Cahama	3	2.3%	0.0%	0.0%	0.0%	0.0%	0.0%
25 Unit Housing Scheme	4	11.3%	4.2%	0.0%	0.0%	0.0%	0.0%
	5	18.2%	11.7%	6.6%	5.6%	3.4%	0.0%
	6	23.7%	17.8%	13.1%	12.2%	10.2%	3.8%
	7	28.2%	22.8%	18.5%	17.7%	15.7%	9.8%
	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%
OF Unit Missaul Calanna	3	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
25 Unit Mixed Scheme	4	7.4%	0.0%	0.0%	0.0%	0.0%	0.0%
	5	14.7%	7.7%	2.6%	1.3%	0.0%	0.0%
	6	20.6%	14.1%	9.6%	8.4%	5.8%	0.0%
	7	25.3%	19.4%	15.1%	14.1%	11.7%	6.2%
	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	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
25 Unit Flatted Scheme	4	1.4%	0.0%	0.0%	0.0%	0.0%	0.0%
	5	9.5%	2.5%	0.0%	0.0%	0.0%	0.0%
	6	15.8%	9.5%	4.3%	3.0%	0.3%	0.0%

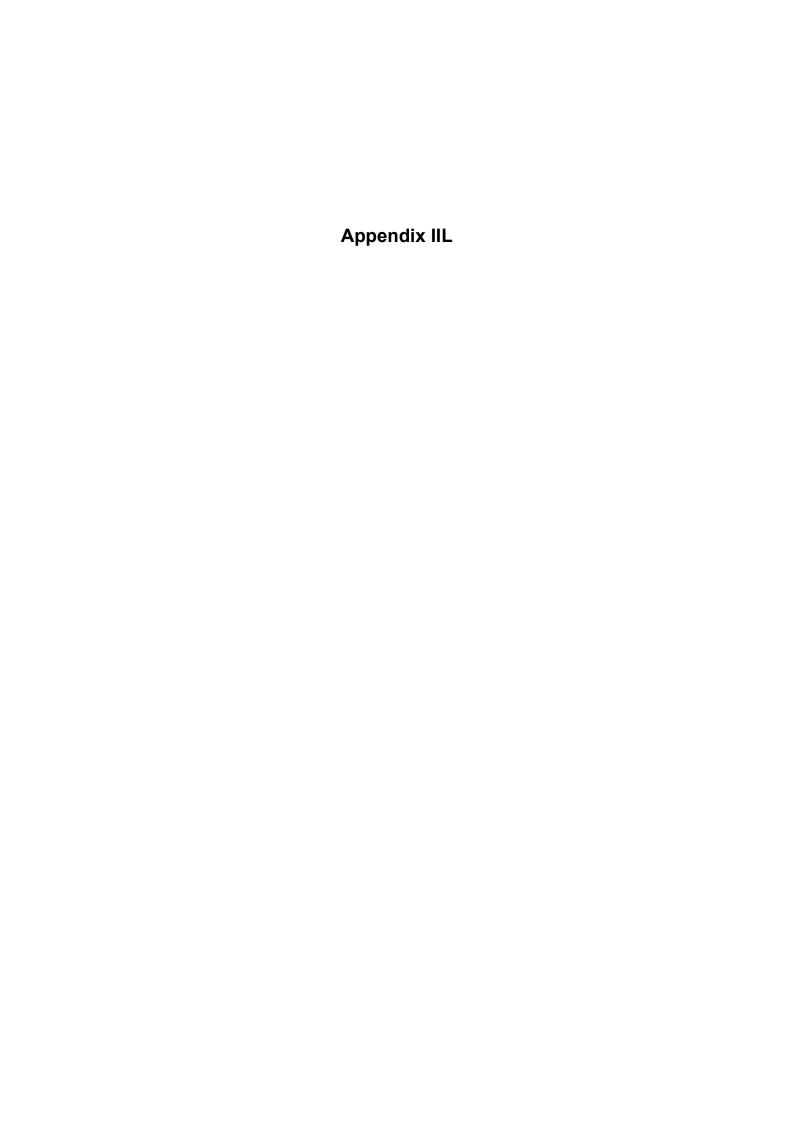
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### Table 66b: Summary of Residual Land Value (£ per Ha) Appraisals for All Value Points

#### 60% General Needs Rent/40% Intermediate Tenure Mix 20% Renewable Requirement Planning Infrastructure Level - £20,000

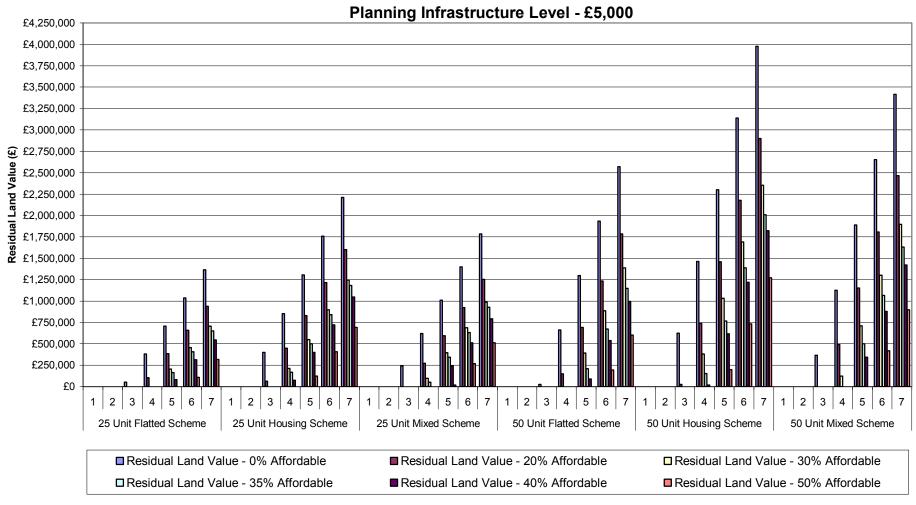
				Desidual Land		Decidual Land	Daniel was Laure	Decidual Land
Davidanimant Casmania /			Residual Land	Residual Land	Residual Land	Residual Land	Residual Land	Residual Land
Development Scenario / Threshold	Value Point	Site Size	Value - 0% Affordable	Value - 20% Affordable	Value - 30% Affordable	Value - 35% Affordable	Value - 40% Affordable	Value - 50% Affordable
Threshold								
	1	0.33	£0	£0	£0	£0	£0	£0
	2	0.33	£0	£0	£0	£0	£0	£0
	3	0.33	£174,386	£0	£0	£0	£0	£0
10 Unit Housing Scheme	4	0.33	£747,155	£342,545	£102	£0	£0	£0
	5	0.33	£1,325,156	£842,958	£467,873	£307,802	£307,802	£0
	6	0.33	£1,883,536	£1,356,115	£910,043	£736,859	£736,859	£374,229
	7	0.33	£2,455,578	£1,850,002	£1.366.249	£1,175,149	£1,175,149	£754.364
	1	0.33	£0	£0	£0	£0	£0	£0
	2	0.33	£0	£0	£0	£0	£0	£0
	3	0.33	£91,676	£0	£0	£0	£0	£0
10 Unit 2 & 3-bed Housing	4	0.33	£636.348	£215.058	£0	£0	£0	£0
Scheme	5	0.33	£1,158,059	£689,797	£401,621	£199,654	£199,654	£0
						,		
	6	0.33	£1,675,177	£1,145,585	£816,583	£610,886	£610,886	£277,878
	7	0.33	£2,204,233	£1,598,656	£1,243,593	£1,003,424	£1,003,424	£644,733
	1	0.13	£0	£0	£0	£0	£0	£0
	2	0.13	£0	£0	£0	£0	£0	£0
	3	0.13	£0	£0	£0	£0	£0	£0
10 Unit Flatted Scheme	4	0.13	£446,645	£0	£0	£0	£0	£0
	5	0.13	£1,602,080	£607,931	£0	£0	£0	£0
	6	0.13	£2,706,184	£1,617,083	£881,830	£476,955	£476,955	£0
	7	0.13	£3,803,038	£2,585,401	£1,797,823	£1,355,533	£1,355,533	£519,847
	1	0.5	£0	£0	£0	£0	£0	£0
	2	0.5	£0	£0	£0	£0	£0	£0
	3	0.5	£149,547	£0	£0	£0	£0	£0
5 Unit Housing Scheme	4	0.5	£705,153	£218,655	£0	£0	£0	£0
	5	0.5	£1,252,202	£690,175	£379,594	£379,594	£160,981	£0
	6	0.5	£1,806,520	£1,157,823	£808,836	£808,836	£562,091	£207,262
	7	0.5	£2,360,839	£1,632,585	£1,232,905	£1,232,905	£968,030	£564,186
	1	0.3	£2,360,639	£1,032,303	£1,232,903	£1,232,903	£908,030	£0
	2	0.2	£0	£0	£0	£0	£0	£0
	3	0.2	£0	£0	£0	£0	£0	£0
15 Unit Flatted Scheme	4	0.2	£204,747	£0	£0	£0	£0	£0
	5	0.2	£1,212,945	£294,268	£0	£0	£0	£0
	6	0.2	£2,227,286	£1,184,592	£511,631	£511,631	£23,099	£0
	7	0.2	£3,208,208	£2,039,953	£1,294,210	£1,294,210	£782,142	£95,398
	1	0.83	£0	£0	£0	£0	£0	£0
	2	0.83	£0	£0	£0	£0	£0	£0
	3	0.83	£120,038	£0	£0	£0	£0	£0
25 Unit Housing Scheme	4	0.83	£661,908	£220,182	£0	£0	£0	£0
	5	0.83	£1,208,580	£686,253	£353,654	£293,111	£170,757	£0
	6	0.83	£1,755,252	£1,160,901	£777,655	£710,822	£572,451	£190,941
	7	0.83	£2,301,924	£1,635,548	£1,205,301	£1,131,555	£969,173	£544,540
	1	0.5	£0	£0	£0	£0	£0	£0
	2	0.5	£0	£0	£0	£0	£0	£0
	3	0.5	£0	£0	£0	£0	£0	£0
25 Unit Mixed Scheme	4	0.5	£616.909	£0	£0	£0	£0	£0
20 OTHE MIXED SCHEINE			,					
	5	0.5	£1,385,327	£634,445	£201,774	£98,164	£0	£0
	6	0.5	£2,160,106	£1,297,292	£808,192	£696,094	£463,470	£0
	7	0.5	£2,934,884	£1,966,681	£1,407,597	£1,285,179	£1,015,624	£492,523
	1	0.33	£0	£0	£0	£0	£0	£0
	2	0.33	£0	£0	£0	£0	£0	£0
	3	0.33	£0	£0	£0	£0	£0	£0
25 Unit Flatted Scheme	4	0.33	£151,579	£0	£0	£0	£0	£0
	5	0.33	£1,155,574	£268,227	£0	£0	£0	£0
	6	0.33	£2,141,805	£1,135,253	£472,891	£316,471	£26,100	£0
	7	0.33	£3,139,950	£1,994,391	£1,253,609	£1,086,186	£767,879	£0
		0.00	20, .00,000	~.,554,661	~.,_00,000	~.,000,100	2. 0.,010	~~



## Table 67: Summary of Residual Land Value (£) Appraisals for All Value Points 70% General Needs Rent/30% Intermediate Tenure Mix CfSH Level 4 Planning Infrastructure Level - £5,000

		Residual Land					
Development Scenario /		Value - 0%	Value - 20%	Value - 30%	Value - 35%	Value - 40%	Value - 50%
Threshold	Value Point	Affordable	Affordable	Affordable	Affordable	Affordable	Affordable
	1	£0	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0	£0
5 Unit Flatted Scheme	3	£51,548	£0	£0	£0	£0	£0
25 Unit Flatted Scheme	4	£382,820	£104,678	£0	£0	£0	£0
	5	£708,262	£384,995	£207,258	£163,072	£80,541	£0
	6	£1,037,649	£659,190	£456,845	£406,775	£313,827	£107,851
	7	£1,367,037	£939,725	£706,454	£651,774	£547,816	£317,822
	1	£0	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0	£0
	3	£401,858	£62,536	£0	£0	£0	£0
25 Unit Housing Scheme	4	£851,453	£449,099	£211,599	£167,909	£75,311	£0
	5	£1,305,190	£829,693	£550,610	£500,877	£400,289	£121,957
	6	£1,758,928	£1,215,708	£897,614	£842,143	£722,397	£408,514
	7	£2,212,666	£1,601,723	£1,244,618	£1,183,408	£1,048,631	£691,526
	1	£0	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0	£0
	3	£242,666	£0	£0	£0	£0	£0
25 Unit Mixed Scheme	4	£622,702	£272,323	£97,969	£52,142	£0	£0
	5	£1,010,091	£596,577	£395,117	£344,866	£243,989	£20,308
	6	£1,397,480	£923,638	£688,827	£633,356	£513,610	£267,653
	7	£1,784,869	£1,251,490	£987,400	£926,191	£791,414	£511,872
	1	£0	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0	£0
	3	£26,423	£0	£0	£0	£0	£0
50 Unit Flatted Scheme	4	£661,730	£150,145	£0	£0	£0	£0
	5	£1,298,094	£691,964	£392,758	£211,024	£89,411	£0
	6	£1,934,458	£1,235,993	£885,774	£673,504	£537,527	£193,162
	7	£2,570,823	£1,783,818	£1,388,154	£1,149,212	£996,813	£601,149
	1	£0	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0	£0
	3	£624,621	£24,744	£0	£0	£0	£0
50 Unit Housing Scheme	4	£1,462,484	£740,472	£379,911	£152,211	£19,230	£0
	5	£2,300,346	£1,458,708	£1,033,552	£765,444	£617,070	£197,911
	6	£3,138,208	£2,178,462	£1,692,628	£1,387,043	£1,218,716	£732,882
	7	£3,976,071	£2,898,217	£2,351,703	£2,008,642	£1,820,363	£1,273,849
	1	£0	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0	£0
	3	£367,513	£0	£0	£0	£0	£0
50 Unit Mixed Scheme	4	£1,126,334	£494,780	£124,376	£0	£0	£0
	5	£1,888,943	£1,151,211	£711,488	£502,925	£344,057	£0
	6	£2,651,551	£1,806,884	£1,303,574	£1,064,639	£879,776	£420,035
	7	£3,414,160	£2,464,075	£1,897,939	£1,629,390	£1,422,078	£899,213

## Graph 93: 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 CfSH Level 4

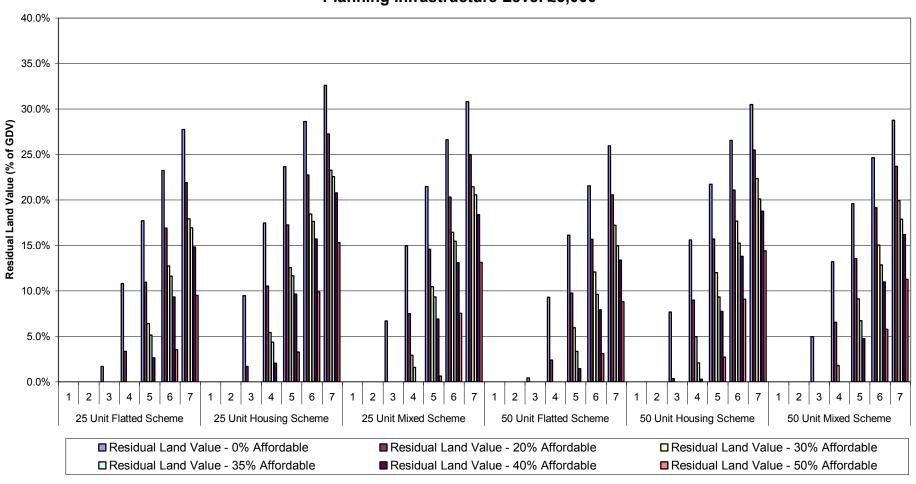


### Table 67a: Summary of Residual Land Value (as % of GDV) Appraisals for All Value Points 70% General Needs Rent/30% Intermediate Tenure Mix CfSH Level 4

Planning Infrastructure Level - £5,000

		Residual Land					
Development Scenario /		Value - 0%	Value - 20%	Value - 30%	Value - 35%	Value - 40%	Value - 50%
Threshold	Value Point	Affordable	Affordable	Affordable	Affordable	Affordable	Affordable
	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	1.7%	0.0%	0.0%	0.0%	0.0%	0.0%
25 Unit Flatted Scheme	4	10.8%	3.4%	0.0%	0.0%	0.0%	0.0%
	5	17.7%	11.0%	6.4%	5.2%	2.6%	0.0%
	6	23.2%	16.9%	12.7%	11.6%	9.3%	3.5%
	7	27.8%	21.9%	17.9%	16.9%	14.8%	9.5%
	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	9.5%	1.7%	0.0%	0.0%	0.0%	0.0%
25 Unit Housing Scheme	4	17.5%	10.5%	5.4%	4.4%	2.0%	0.0%
	5	23.7%	17.3%	12.6%	11.6%	9.6%	3.3%
	6	28.6%	22.8%	18.4%	17.6%	15.7%	9.9%
	7	32.6%	27.2%	23.3%	22.6%	20.8%	15.3%
	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	6.7%	0.0%	0.0%	0.0%	0.0%	0.0%
25 Unit Mixed Scheme	4	15.0%	7.5%	2.9%	1.6%	0.0%	0.0%
	5	21.5%	14.6%	10.5%	9.3%	6.9%	0.6%
	6	26.6%	20.3%	16.4%	15.4%	13.1%	7.5%
	7	30.8%	25.0%	21.4%	20.6%	18.4%	13.1%
	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	0.4%	0.0%	0.0%	0.0%	0.0%	0.0%
50 Unit Flatted Scheme	4	9.3%	2.4%	0.0%	0.0%	0.0%	0.0%
	5	16.1%	9.8%	5.9%	3.3%	1.5%	0.0%
	6	21.6%	15.7%	12.1%	9.6%	7.9%	3.1%
	7	26.0%	20.6%	17.2%	14.9%	13.4%	8.8%
	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	7.7%	0.3%	0.0%	0.0%	0.0%	0.0%
50 Unit Housing Scheme	4	15.6%	9.0%	5.0%	2.1%	0.3%	0.0%
	5	21.7%	15.7%	12.0%	9.3%	7.7%	2.7%
	6	26.6%	21.1%	17.7%	15.2%	13.8%	9.1%
	7	30.5%	25.5%	22.3%	20.1%	18.8%	14.4%
	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	5.0%	0.0%	0.0%	0.0%	0.0%	0.0%
50 Unit Mixed Scheme	4	13.2%	6.6%	1.8%	0.0%	0.0%	0.0%
	5	19.6%	13.6%	9.1%	6.7%	4.8%	0.0%
	6	24.7%	19.1%	15.0%	12.8%	11.0%	5.8%
	7	28.8%	23.7%	19.9%	17.9%	16.2%	11.3%

# Graph 93a: 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 CfSH Level 4 Planning Infrastructure Level £5,000



### Table 67b: Summary of Residual Land Value (£ per Ha) Appraisals for All Value Points

#### 70% General Needs Rent/30% Intermediate Tenure Mix CfSH Level 4

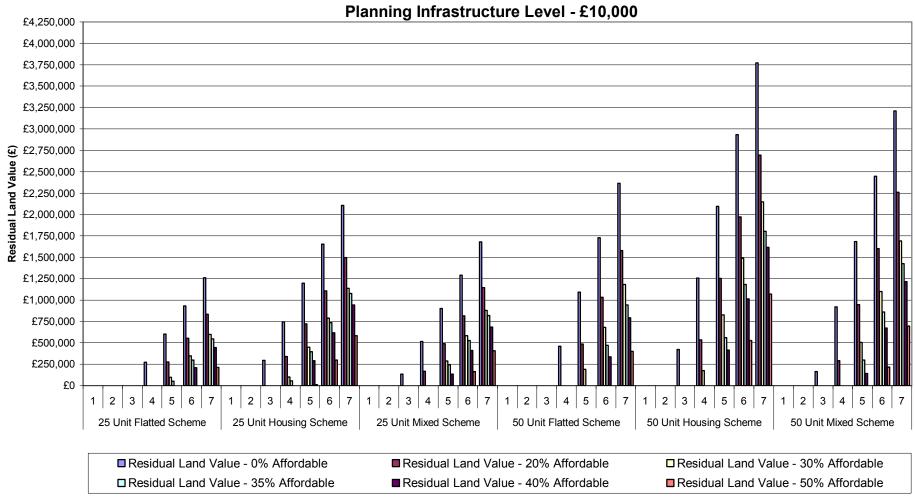
Planning Infrastructure Level - £5,000

			Residual Land					
Development Scenario /			Value - 0%	Value - 20%	Value - 30%	Value - 35%	Value - 40%	Value - 50%
Threshold	Value Point	Site Size	Affordable	Affordable	Affordable	Affordable	Affordable	Affordable
	1	0.33	£0	£0	£0	£0	£0	£0
	2	0.33	£0	£0	£0	£0	£0	£0
	3	0.33	£156,205	£0	£0	£0	£0	£0
25 Unit Flatted Scheme	4	0.33	£1,160,062	£317,205	£0	£0	£0	£0
	5	0.33	£2,146,247	£1,166,650	£628,054	£494,159	£244,064	£0
	6	0.33	£3,144,392	£1,997,544	£1,384,378	£1,232,651	£950,991	£326,822
	7	0.33	£4,142,537	£2,847,650	£2,140,770	£1,975,073	£1,660,048	£963,097
	1	0.83	£0	£0	£0	£0	£0	£0
	2	0.83	£0	£0	£0	£0	£0	£0
	3	0.83	£484,166	£75,345	£0	£0	£0	£0
25 Unit Housing Scheme	4	0.83	£1,025,846	£541,083	£254,938	£202,300	£90,736	£0
	5	0.83	£1,572,518	£999,630	£663,385	£603,467	£482,276	£146,936
	6	0.83	£2,119,190	£1,464,708	£1,081,462	£1,014,630	£870,357	£492,185
	7	0.83	£2,665,862	£1,929,786	£1,499,539	£1,425,793	£1,263,411	£833,164
	1	0.50	£0	£0	£0	£0	£0	£0
	2	0.50	£0	£0	£0	£0	£0	£0
	3	0.50	£485,332	£0	£0	£0	£0	£0
25 Unit Mixed Scheme	4	0.50	£1,245,404	£544,646	£195,938	£104,284	£0	£0
	5	0.50	£2,020,182	£1,193,154	£790,234	£689,733	£487,979	£40,615
	6	0.50	£2,794,960	£1,847,276	£1,377,653	£1,266,712	£1,027,219	£535,305
	7	0.50	£3,569,739	£2,502,980	£1,974,801	£1,852,382	£1,582,828	£1,023,744
	1	0.67	£0	£0	£0	£0	£0	£0
	2	0.67	£0	£0	£0	£0	£0	£0
	3	0.67	£39,437	£0	£0	£0	£0	£0
50 Unit Flatted Scheme	4	0.67	£987,657	£224,098	£0	£0	£0	£0
	5	0.67	£1,937,454	£1,032,783	£586,206	£314,961	£133,449	£0
	6	0.67	£2,887,251	£1,844,765	£1,322,051	£1,005,230	£802,279	£288,302
	7	0.67	£3,837,049	£2,662,414	£2,071,871	£1,715,242	£1,487,780	£897,237
	1	1.25	£0	£0	£0	£0	£0	£0
	2	1.25	£0	£0	£0	£0	£0	£0
	3	1.25	£499,697	£19,796	£0	£0	£0	£0
50 Unit Housing Scheme	4	1.25	£1,169,987	£592,378	£303,929	£121,769	£15,384	£0
	5	1.25	£1,840,277	£1,166,966	£826,842	£612,355	£493,656	£158,329
	6	1.25	£2,510,567	£1,742,770	£1,354,102	£1,109,634	£974,973	£586,305
	7	1.25	£3,180,857	£2,318,573	£1,881,363	£1,606,914	£1,456,290	£1,019,080
	1	1.00	£0	£0	£0	£0	£0	£0
	2	1.00	£0	£0	£0	£0	£0	£0
	3	1.00	£367,513	£0	£0	£0	£0	£0
50 Unit Mixed Scheme	4	1.00	£1,126,334	£494,780	£124,376	£0	£0	£0
	5	1.00	£1,888,943	£1,151,211	£711,488	£502,925	£344,057	£0
	6	1.00	£2,651,551	£1,806,884	£1,303,574	£1,064,639	£879,776	£420,035
	7	1.00	£3,414,160	£2,464,075	£1,897,939	£1,629,390	£1,422,078	£899,213

## Table 68: Summary of Residual Land Value (£) Appraisals for All Value Points 70% General Needs Rent/30% Intermediate Tenure Mix CfSH Level 4 Planning Infrastructure Level - £10,000

		Residual Land					
Development Scenario /		Value - 0%	Value - 20%	Value - 30%	Value - 35%	Value - 40%	Value - 50%
Threshold	Value Point	Affordable	Affordable	Affordable	Affordable	Affordable	Affordable
	1	£0	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0	£0
	3	£0	£0	£0	£0	£0	£0
25 Unit Flatted Scheme	4	£274,908	£0	£0	£0	£0	£0
	5	£601,462	£277,082	£98,101	£51,822	£0	£0
	6	£930,849	£552,390	£348,932	£298,862	£210,160	£0
	7	£1,260,237	£832,925	£599,654	£544,974	£445,610	£214,237
	1	£0	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0	£0
	3	£293,945	£0	£0	£0	£0	£0
25 Unit Housing Scheme	4	£744,653	£341,186	£102,486	£56,659	£0	£0
	5	£1,198,390	£722,893	£448,433	£398,182	£292,376	£10,707
	6	£1,652,128	£1,108,908	£790,814	£735,343	£615,597	£300,601
	7	£2,105,866	£1,494,923	£1,137,818	£1,076,608	£941,831	£584,726
	1	£0	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0	£0
	3	£133,867	£0	£0	£0	£0	£0
25 Unit Mixed Scheme	4	£515,902	£169,495	£0	£0	£0	£0
	5	£903,291	£489,777	£287,204	£241,839	£135,204	£0
	6	£1,290,680	£816,838	£582,027	£526,556	£411,047	£164,681
	7	£1,678,069	£1,144,690	£880,600	£819,391	£684,614	£409,292
	1	£0	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0	£0
	3	£0	£0	£0	£0	£0	£0
50 Unit Flatted Scheme	4	£461,286	£0	£0	£0	£0	£0
	5	£1,092,894	£486,764	£189,244	£0	£0	£0
	6	£1,729,258	£1,030,793	£680,574	£473,182	£335,789	£0
	7	£2,365,623	£1,578,618	£1,182,954	£944,012	£791,613	£400,073
	1	£0	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0	£0
	3	£423,790	£0	£0	£0	£0	£0
50 Unit Housing Scheme	4	£1,257,284	£535,272	£176,132	£0	£0	£0
	5	£2,095,146	£1,253,508	£828,352	£560,244	£416,160	£0
	6	£2,933,008	£1,973,262	£1,487,428	£1,181,843	£1,013,516	£527,682
	7	£3,770,871	£2,693,017	£2,146,503	£1,803,442	£1,615,163	£1,068,649
	1	£0	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0	£0
	3	£165,130	£0	£0	£0	£0	£0
50 Unit Mixed Scheme	4	£921,134	£292,596	£0	£0	£0	£0
	5	£1,683,743	£946,011	£506,288	£300,826	£140,948	£0
	6	£2,446,351	£1,601,684	£1,098,374	£859,439	£674,576	£217,083
	7	£3,208,960	£2,258,875	£1,692,739	£1,424,190	£1,216,878	£694,013

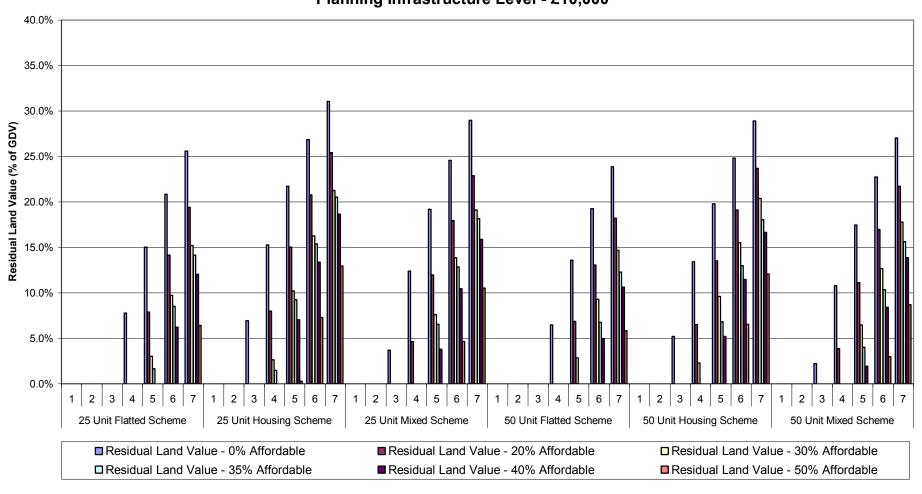
## Graph 94: Summary of Residual Land Values at 0%, 20%, 30,% 35%, 40% & 50% Affordable Housing Across All Value Points 70% General Needs Rent/30% Intermediate Tenure Mix CfSH Level 4



### Table 68a: Summary of Residual Land Value (as % of GDV) Appraisals for All Value Points 70% General Needs Rent/30% Intermediate Tenure Mix CfSH Level 4 Planning Infrastructure Level - £10,000

		Residual Land					
Development Scenario /		Value - 0%	Value - 20%	Value - 30%	Value - 35%	Value - 40%	Value - 50%
Threshold	Value Point	Affordable	Affordable	Affordable	Affordable	Affordable	Affordable
	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	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
25 Unit Flatted Scheme	4	7.8%	0.0%	0.0%	0.0%	0.0%	0.0%
	5	15.0%	7.9%	3.0%	1.6%	0.0%	0.0%
	6	20.9%	14.2%	9.7%	8.5%	6.2%	0.0%
	7	25.6%	19.4%	15.2%	14.2%	12.1%	6.4%
	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	6.9%	0.0%	0.0%	0.0%	0.0%	0.0%
25 Unit Housing Scheme	4	15.3%	8.0%	2.6%	1.5%	0.0%	0.0%
	5	21.7%	15.0%	10.2%	9.3%	7.0%	0.3%
	6	26.9%	20.8%	16.3%	15.4%	13.4%	7.3%
	7	31.0%	25.4%	21.3%	20.5%	18.7%	12.9%
	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	3.7%	0.0%	0.0%	0.0%	0.0%	0.0%
25 Unit Mixed Scheme	4	12.4%	4.7%	0.0%	0.0%	0.0%	0.0%
	5	19.2%	12.0%	7.6%	6.5%	3.8%	0.0%
	6	24.6%	18.0%	13.9%	12.8%	10.5%	4.6%
	7	29.0%	22.9%	19.1%	18.2%	15.9%	10.5%
	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	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
50 Unit Flatted Scheme	4	6.5%	0.0%	0.0%	0.0%	0.0%	0.0%
	5	13.6%	6.9%	2.9%	0.0%	0.0%	0.0%
	6	19.3%	13.1%	9.3%	6.8%	4.9%	0.0%
	7	23.9%	18.2%	14.7%	12.3%	10.6%	5.9%
	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	5.2%	0.0%	0.0%	0.0%	0.0%	0.0%
50 Unit Housing Scheme	4	13.4%	6.5%	2.3%	0.0%	0.0%	0.0%
	5	19.8%	13.5%	9.6%	6.8%	5.2%	0.0%
	6	24.8%	19.1%	15.5%	13.0%	11.5%	6.5%
	7	28.9%	23.7%	20.4%	18.1%	16.7%	12.1%
	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	2.2%	0.0%	0.0%	0.0%	0.0%	0.0%
50 Unit Mixed Scheme	4	10.8%	3.9%	0.0%	0.0%	0.0%	0.0%
	5	17.5%	11.1%	6.5%	4.0%	2.0%	0.0%
	6	22.7%	17.0%	12.7%	10.4%	8.4%	3.0%
	7	27.0%	21.7%	17.8%	15.6%	13.9%	8.7%

# Graph 94a: 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 CfSH Level 4 Planning Infrastructure Level - £10,000



### Table 68b: Summary of Residual Land Value (£ per Ha) Appraisals for All Value Points

#### 70% General Needs Rent/30% Intermediate Tenure Mix CfSH Level 4

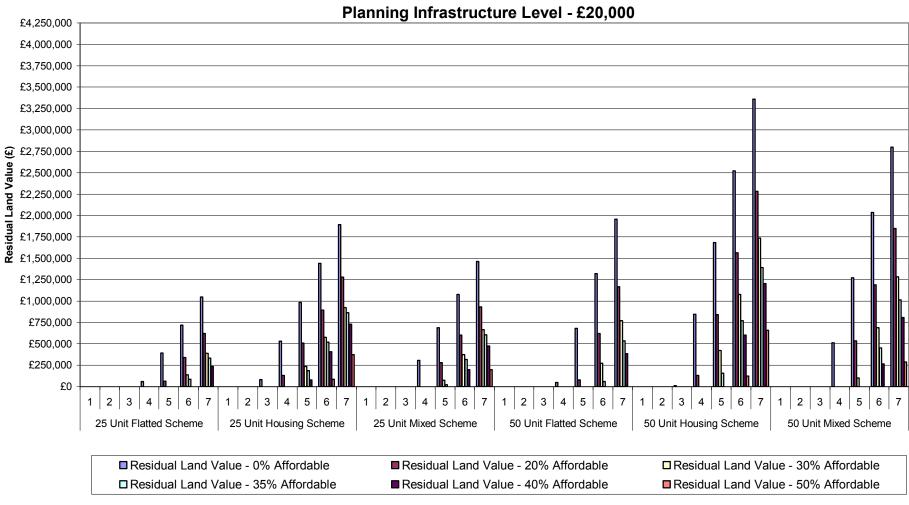
#### Planning Infrastructure Level - £10,000

			Residual Land					
Development Scenario /			Value - 0%	Value - 20%	Value - 30%	Value - 35%	Value - 40%	Value - 50%
Threshold	Value Point	Site Size	Affordable	Affordable	Affordable	Affordable	Affordable	Affordable
	1	0.33	£0	£0	£0	£0	£0	£0
	2	0.33	£0	£0	£0	£0	£0	£0
	3	0.33	£0	£0	£0	£0	£0	£0
25 Unit Flatted Scheme	4	0.33	£833,054	£0	£0	£0	£0	£0
	5	0.33	£1,822,611	£839,643	£297,277	£157,038	£0	£0
	6	0.33	£2,820,756	£1,673,908	£1,057,371	£905,643	£636,849	£0
	7	0.33	£3,818,901	£2,524,014	£1,817,134	£1,651,436	£1,350,332	£649,204
	1	0.83	£0	£0	£0	£0	£0	£0
	2	0.83	£0	£0	£0	£0	£0	£0
	3	0.83	£354,151	£0	£0	£0	£0	£0
25 Unit Housing Scheme	4	0.83	£897,172	£411,068	£123,477	£68,264	£0	£0
	5	0.83	£1,443,844	£870,956	£540,281	£479,738	£352,261	£12,900
	6	0.83	£1,990,516	£1,336,034	£952,788	£885,955	£741,683	£362,170
	7	0.83	£2,537,187	£1,801,112	£1,370,865	£1,297,118	£1,134,736	£704,489
	1	0.50	£0	£0	£0	£0	£0	£0
	2	0.50	£0	£0	£0	£0	£0	£0
	3	0.50	£267,734	£0	£0	£0	£0	£0
25 Unit Mixed Scheme	4	0.50	£1,031,804	£338,991	£0	£0	£0	£0
	5	0.50	£1,806,582	£979,554	£574,409	£483,679	£270,408	£0
	6	0.50	£2,581,360	£1,633,676	£1,164,053	£1,053,112	£822,094	£329,361
	7	0.50	£3,356,139	£2,289,380	£1,761,201	£1,638,782	£1,369,228	£818,583
	1	0.67	£0	£0	£0	£0	£0	£0
	2	0.67	£0	£0	£0	£0	£0	£0
	3	0.67	£0	£0	£0	£0	£0	£0
50 Unit Flatted Scheme	4	0.67	£688,486	£0	£0	£0	£0	£0
	5	0.67	£1,631,185	£726,514	£282,454	£0	£0	£0
	6	0.67	£2,580,983	£1,538,497	£1,015,782	£706,242	£501,178	£0
	7	0.67	£3,530,780	£2,356,146	£1,765,603	£1,408,974	£1,181,511	£597,124
	1	1.25	£0	£0	£0	£0	£0	£0
	2	1.25	£0	£0	£0	£0	£0	£0
	3	1.25	£339,032	£0	£0	£0	£0	£0
50 Unit Housing Scheme	4	1.25	£1,005,827	£428,218	£140,906	£0	£0	£0
	5	1.25	£1,676,117	£1,002,806	£662,682	£448,195	£332,928	£0
	6	1.25	£2,346,407	£1,578,610	£1,189,942	£945,474	£810,813	£422,145
	7	1.25	£3,016,697	£2,154,413	£1,717,203	£1,442,754	£1,292,130	£854,920
	1	1.00	£0	£0	£0	£0	£0	£0
	2	1.00	£0	£0	£0	£0	£0	£0
	3	1.00	£165,130	£0	£0	£0	£0	£0
50 Unit Mixed Scheme	4	1.00	£921,134	£292,596	£0	£0	£0	£0
	5	1.00	£1,683,743	£946,011	£506,288	£300,826	£140,948	£0
	6	1.00	£2,446,351	£1,601,684	£1,098,374	£859,439	£674,576	£217,083
	7	1.00	£3,208,960	£2,258,875	£1,692,739	£1,424,190	£1,216,878	£694,013

## Table 69: Summary of Residual Land Value (£) Appraisals for All Value Points 70% General Needs Rent/30% Intermediate Tenure Mix CfSH Level 4 Planning Infrastructure Level - £20,000

		Residual Land					
Development Scenario /		Value - 0%	Value - 20%	Value - 30%	Value - 35%	Value - 40%	Value - 50%
Threshold	Value Point	Affordable	Affordable	Affordable	Affordable	Affordable	Affordable
	1	£0	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0	£0
	3	£0	£0	£0	£0	£0	£0
25 Unit Flatted Scheme	4	£60,910	£0	£0	£0	£0	£0
	5	£391,902	£63,152	£0	£0	£0	£0
	6	£717,249	£342,319	£137,224	£85,605	£0	£0
	7	£1,046,637	£619,325	£390,076	£334,826	£234,522	£0
	1	£0	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0	£0
	3	£80,536	£0	£0	£0	£0	£0
25 Unit Housing Scheme	4	£531,053	£129,238	£0	£0	£0	£0
	5	£984,790	£509,293	£237,404	£186,117	£78,919	£0
	6	£1,438,528	£895,308	£577,214	£521,743	£406,184	£87,398
	7	£1,892,266	£1,281,323	£924,218	£863,008	£728,231	£374,992
	1	£0	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0	£0
	3	£0	£0	£0	£0	£0	£0
25 Unit Mixed Scheme	4	£305,451	£0	£0	£0	£0	£0
	5	£689,691	£279,054	£73,587	£21,782	£0	£0
	6	£1,077,080	£603,238	£372,265	£316,216	£199,247	£0
	7	£1,464,469	£931,090	£667,000	£605,791	£475,920	£197,456
	1	£0	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0	£0
	3	£0	£0	£0	£0	£0	£0
50 Unit Flatted Scheme	4	£48,052	£0	£0	£0	£0	£0
	5	£682,494	£79,546	£0	£0	£0	£0
	6	£1,318,858	£620,393	£272,989	£60,317	£0	£0
	7	£1,955,223	£1,168,218	£772,554	£533,612	£385,183	£0
	1	£0	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0	£0
	3	£9,397	£0	£0	£0	£0	£0
50 Unit Housing Scheme	4	£846,884	£130,075	£0	£0	£0	£0
	5	£1,684,746	£843,108	£422,306	£156,087	£1,531	£0
	6	£2,522,608	£1,562,862	£1,077,028	£771,443	£603,116	£122,168
	7	£3,360,471	£2,282,617	£1,736,103	£1,393,042	£1,204,763	£658,249
	1	£0	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0	£0
	3	£0	£0	£0	£0	£0	£0
50 Unit Mixed Scheme	4	£510,734	£0	£0	£0	£0	£0
	5	£1,273,343	£535,611	£99,883	£0	£0	£0
	6	£2,035,951	£1,191,284	£687,974	£453,717	£266,927	£0
	7	£2,798,560	£1,848,475	£1,282,339	£1,013,790	£806,478	£286,567

## Graph 95: 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 CfSH Level 4

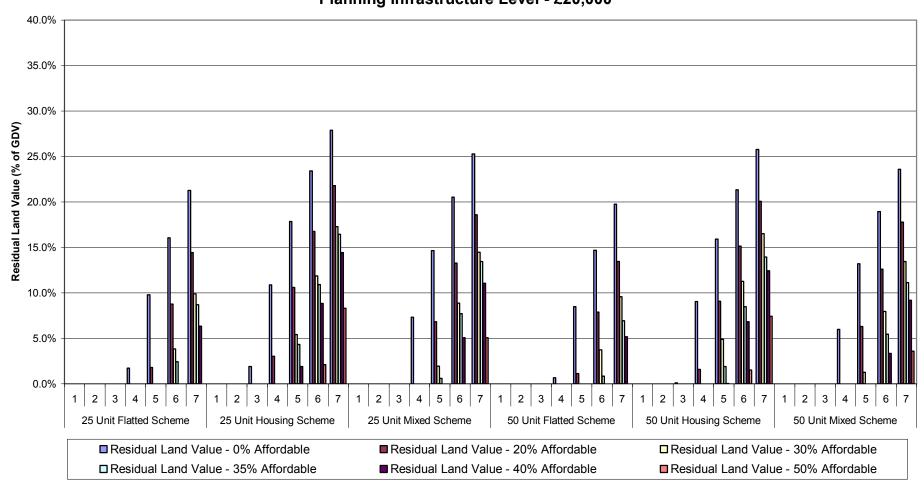


### Table 69a: Summary of Residual Land Value (as % of GDV) Appraisals for All Value Points 70% General Needs Rent/30% Intermediate Tenure Mix CfSH Level 4

Planning Infrastructure Level - £20,000

		Residual Land					
Development Scenario /		Value - 0%	Value - 20%	Value - 30%	Value - 35%	Value - 40%	Value - 50%
Threshold	Value Point	Affordable	Affordable	Affordable	Affordable	Affordable	Affordable
	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	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
25 Unit Flatted Scheme	4	1.7%	0.0%	0.0%	0.0%	0.0%	0.0%
	5	9.8%	1.8%	0.0%	0.0%	0.0%	0.0%
	6	16.1%	8.8%	3.8%	2.4%	0.0%	0.0%
	7	21.3%	14.4%	9.9%	8.7%	6.3%	0.0%
	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	1.9%	0.0%	0.0%	0.0%	0.0%	0.0%
25 Unit Housing Scheme	4	10.9%	3.0%	0.0%	0.0%	0.0%	0.0%
	5	17.9%	10.6%	5.4%	4.3%	1.9%	0.0%
	6	23.4%	16.8%	11.9%	10.9%	8.8%	2.1%
	7	27.9%	21.8%	17.3%	16.4%	14.4%	8.3%
	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	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
25 Unit Mixed Scheme	4	7.3%	0.0%	0.0%	0.0%	0.0%	0.0%
	5	14.7%	6.8%	1.9%	0.6%	0.0%	0.0%
	6	20.5%	13.3%	8.9%	7.7%	5.1%	0.0%
	7	25.3%	18.6%	14.5%	13.4%	11.0%	5.1%
	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	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
50 Unit Flatted Scheme	4	0.7%	0.0%	0.0%	0.0%	0.0%	0.0%
	5	8.5%	1.1%	0.0%	0.0%	0.0%	0.0%
	6	14.7%	7.9%	3.7%	0.9%	0.0%	0.0%
	7	19.7%	13.5%	9.6%	6.9%	5.2%	0.0%
	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	0.1%	0.0%	0.0%	0.0%	0.0%	0.0%
50 Unit Housing Scheme	4	9.0%	1.6%	0.0%	0.0%	0.0%	0.0%
	5	15.9%	9.1%	4.9%	1.9%	0.0%	0.0%
	6	21.3%	15.1%	11.3%	8.5%	6.8%	1.5%
	7	25.8%	20.1%	16.5%	13.9%	12.4%	7.4%
	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	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
50 Unit Mixed Scheme	4	6.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	5	13.2%	6.3%	1.3%	0.0%	0.0%	0.0%
	6	18.9%	12.6%	7.9%	5.5%	3.3%	0.0%
	7	23.6%	17.8%	13.5%	11.1%	9.2%	3.6%

# Graph 95a: 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 CfSH Level 4 Planning Infrastructure Level - £20,000



### Table 69b: Summary of Residual Land Value (£ per Ha) Appraisals for All Value Points

#### 70% General Needs Rent/30% Intermediate Tenure Mix CfSH Level 4

Planning Infrastructure Level - £20,000

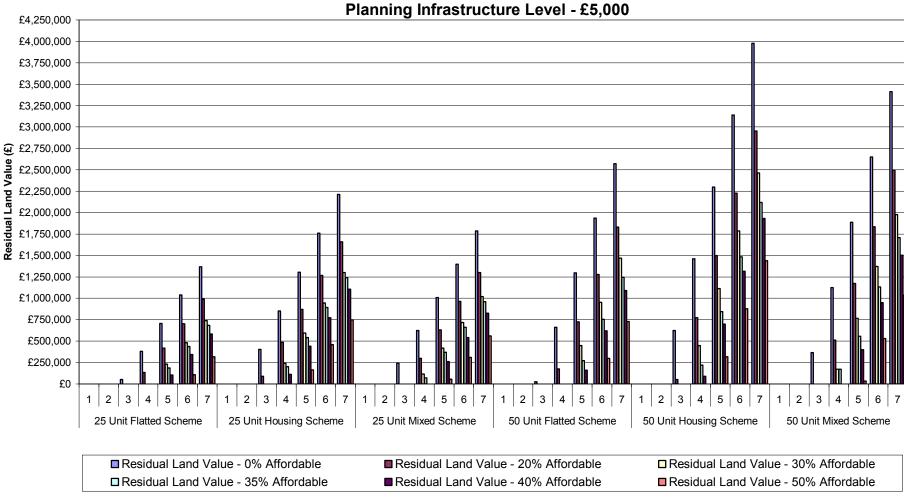
			Residual Land					
Development Scenario /			Value - 0%	Value - 20%	Value - 30%	Value - 35%	Value - 40%	Value - 50%
Threshold	Value Point	Site Size	Affordable	Affordable	Affordable	Affordable	Affordable	Affordable
	1	0.33	£0	£0	£0	£0	£0	£0
	2	0.33	£0	£0	£0	£0	£0	£0
	3	0.33	£0	£0	£0	£0	£0	£0
25 Unit Flatted Scheme	4	0.33	£184,576	£0	£0	£0	£0	£0
	5	0.33	£1,187,581	£191,369	£0	£0	£0	£0
	6	0.33	£2,173,483	£1,037,329	£415,830	£259,410	£0	£0
	7	0.33	£3,171,628	£1,876,741	£1,182,047	£1,014,624	£710,674	£0
	1	0.83	£0	£0	£0	£0	£0	£0
	2	0.83	£0	£0	£0	£0	£0	£0
	3	0.83	£97,032	£0	£0	£0	£0	£0
25 Unit Housing Scheme	4	0.83	£639,822	£155,709	£0	£0	£0	£0
	5	0.83	£1,186,494	£613,606	£286,029	£224,238	£95,083	£0
	6	0.83	£1,733,166	£1,078,684	£695,438	£628,606	£489,378	£105,299
	7	0.83	£2,279,838	£1,543,762	£1,113,515	£1,039,769	£877,387	£451,797
	1	0.50	£0	£0	£0	£0	£0	£0
	2	0.50	£0	£0	£0	£0	£0	£0
	3	0.50	£0	£0	£0	£0	£0	£0
25 Unit Mixed Scheme	4	0.50	£610,902	£0	£0	£0	£0	£0
	5	0.50	£1,379,382	£558,107	£147,174	£43,564	£0	£0
	6	0.50	£2,154,160	£1,206,476	£744,529	£632,432	£398,495	£0
	7	0.50	£2,928,939	£1,862,180	£1,334,001	£1,211,582	£951,840	£394,911
	1	0.67	£0	£0	£0	£0	£0	£0
	2	0.67	£0	£0	£0	£0	£0	£0
	3	0.67	£0	£0	£0	£0	£0	£0
50 Unit Flatted Scheme	4	0.67	£71,720	£0	£0	£0	£0	£0
	5	0.67	£1,018,648	£118,726	£0	£0	£0	£0
	6	0.67	£1,968,445	£925,959	£407,446	£90,025	£0	£0
	7	0.67	£2.918,243	£1,743,608	£1.153.065	£796.436	£574.901	£0
	1	1.25	£0	£0	£0	£0	£0	£0
	2	1.25	£0	£0	£0	£0	£0	£0
	3	1.25	£7,518	£0	£0	£0	£0	£0
50 Unit Housing Scheme	4	1.25	£677,507	£104,060	£0	£0	£0	£0
_	5	1.25	£1,347,797	£674,486	£337.845	£124.870	£1.225	£0
	6	1.25	£2,018,087	£1,250,290	£861.622	£617,154	£482.493	£97.735
	7	1.25	£2,688,377	£1,826,093	£1,388,883	£1,114,434	£963,810	£526,600
	1	1.00	£0	£0	£0	£0	£0	£0
	2	1.00	£0	£0	£0	£0	£0	£0
	3	1.00	£0	£0	£0	£0	£0	£0
50 Unit Mixed Scheme	4	1.00	£510,734	£0	£0	£0	£0	£0
	5	1.00	£1,273,343	£535,611	£99,883	£0	£0	£0
	6	1.00	£2,035,951	£1,191,284	£687,974	£453,717	£266,927	£0
	7	1.00	£2,798,560	£1,848,475	£1,282,339	£1,013,790	£806,478	£286,567



## Table 70: Summary of Residual Land Value (£) Appraisals for All Value Points 60% General Needs Rent/40% Intermediate Tenure Mix CfSH Level 4 Planning Infrastructure Level - £5,000

		Residual Land					
Development Scenario /		Value - 0%	Value - 20%	Value - 30%	Value - 35%	Value - 40%	Value - 50%
Threshold	Value Point	Affordable	Affordable	Affordable	Affordable	Affordable	Affordable
	1	£0	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0	£0
	3	£51,548	£0	£0	£0	£0	£0
25 Unit Flatted Scheme	4	£382,820	£133,803	£0	£0	£0	£0
	5	£708,262	£420,160	£231,219	£185,403	£104,745	£0
	6	£1,037,649	£701,625	£480,666	£435,602	£342,655	£107,851
	7	£1,367,037	£989,003	£740,280	£685,600	£581,641	£317,822
	1	£0	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0	£0
	3	£401,858	£90,527	£0	£0	£0	£0
25 Unit Housing Scheme	4	£851,453	£484,275	£242,500	£202,131	£111,575	£0
	5	£1,305,190	£871,659	£592,576	£542,843	£442,692	£165,672
	6	£1,758,928	£1,265,617	£947,522	£892,052	£772,305	£458,942
	7	£2,212,666	£1,659,574	£1,302,469	£1,241,260	£1,106,482	£749,377
	1	£0	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0	£0
	3	£242,666	£0	£0	£0	£0	£0
25 Unit Mixed Scheme	4	£622,702	£300,574	£116,657	£70,830	£0	£0
	5	£1,010,091	£631,379	£418,594	£368,344	£262,538	£56,560
	6	£1,397,480	£966,074	£717,357	£661,886	£542,140	£310,530
	7	£1,784,869	£1,300,768	£1,021,226	£960,017	£825,240	£561,150
	1	£0	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0	£0
	3	£26,423	£0	£0	£0	£0	£0
50 Unit Flatted Scheme	4	£661,730	£176,344	£0	£0	£0	£0
	5	£1,298,094	£725,398	£449,095	£274,325	£159,065	£0
	6	£1,934,458	£1,276,759	£953,949	£755,038	£619,060	£299,336
	7	£2,570,823	£1,831,158	£1,467,989	£1,243,893	£1,091,493	£728,325
	1	£0	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0	£0
	3	£624,621	£51,634	£0	£0	£0	£0
50 Unit Housing Scheme	4	£1,462,484	£773,917	£447,497	£219,668	£88,906	£0
	5	£2,300,346	£1,499,024	£1,114,183	£846,075	£697,701	£316,120
	6	£3,138,208	£2,226,408	£1,788,520	£1,482,935	£1,314,608	£876,720
	7	£3,976,071	£2,953,793	£2,462,856	£2,119,795	£1,931,515	£1,440,579
	1	£0	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0	£0
	3	£367,513	£0	£0	£0	£0	£0
50 Unit Mixed Scheme	4	£1,126,334	£512,014	£170,309	£171,729	£0	£0
	5	£1,888,943	£1,173,533	£767,243	£558,680	£400,394	£32,609
	6	£2,651,551	£1,834,293	£1,371,750	£1,132,814	£947,951	£531,826
	7	£3,414,160	£2,496,571	£1,977,774	£1,709,226	£1,501,913	£1,034,625

# Graph 96: Summary of Residual Land Values at 0%, 20%, 30,% 35%, 40% & 50% Affordable Housing Across All Value Points 60% General Needs Rent/40% Intermediate Tenure Mix CfSH Level 4

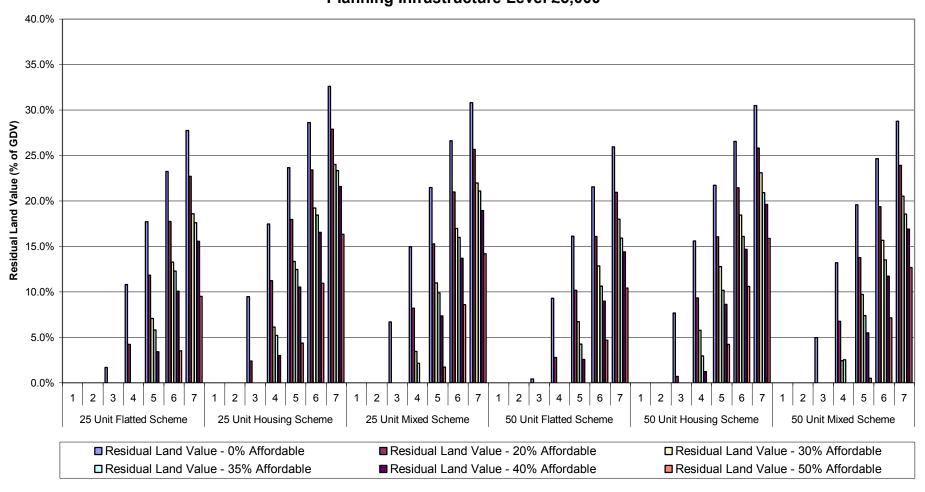


## Table 70a: Summary of Residual Land Value (as % of GDV) Appraisals for All Value Points 60% General Needs Rent/40% Intermediate Tenure Mix CfSH Level 4

### Planning Infrastructure Level - £5,000

		Residual Land					
Development Scenario /		Value - 0%	Value - 20%	Value - 30%	Value - 35%	Value - 40%	Value - 50%
Threshold	Value Point	Affordable	Affordable	Affordable	Affordable	Affordable	Affordable
	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	1.7%	0.0%	0.0%	0.0%	0.0%	0.0%
25 Unit Flatted Scheme	4	10.8%	4.2%	0.0%	0.0%	0.0%	0.0%
	5	17.7%	11.8%	7.1%	5.8%	3.4%	0.0%
	6	23.2%	17.7%	13.3%	12.3%	10.1%	3.5%
	7	27.8%	22.7%	18.6%	17.6%	15.6%	9.5%
	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	9.5%	2.4%	0.0%	0.0%	0.0%	0.0%
25 Unit Housing Scheme	4	17.5%	11.2%	6.1%	5.2%	3.0%	0.0%
	5	23.7%	17.9%	13.4%	12.5%	10.5%	4.4%
	6	28.6%	23.4%	19.2%	18.4%	16.6%	11.0%
	7	32.6%	27.9%	24.0%	23.3%	21.6%	16.3%
	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	6.7%	0.0%	0.0%	0.0%	0.0%	0.0%
25 Unit Mixed Scheme	4	15.0%	8.2%	3.4%	2.1%	0.0%	0.0%
	5	21.5%	15.3%	11.0%	9.9%	7.3%	1.7%
	6	26.6%	21.0%	17.0%	16.0%	13.7%	8.6%
	7	30.8%	25.7%	22.0%	21.1%	19.0%	14.2%
	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	0.4%	0.0%	0.0%	0.0%	0.0%	0.0%
50 Unit Flatted Scheme	4	9.3%	2.8%	0.0%	0.0%	0.0%	0.0%
	5	16.1%	10.2%	6.7%	4.3%	2.6%	0.0%
	6	21.6%	16.1%	12.8%	10.6%	9.0%	4.7%
	7	26.0%	21.0%	18.0%	15.9%	14.4%	10.4%
	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	7.7%	0.7%	0.0%	0.0%	0.0%	0.0%
50 Unit Housing Scheme	4	15.6%	9.3%	5.8%	3.0%	1.2%	0.0%
	5	21.7%	16.1%	12.8%	10.2%	8.6%	4.2%
	6	26.6%	21.4%	18.4%	16.1%	14.7%	10.6%
	7	30.5%	25.8%	23.1%	20.9%	19.6%	15.9%
	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	5.0%	0.0%	0.0%	0.0%	0.0%	0.0%
50 Unit Mixed Scheme	4	13.2%	6.8%	2.4%	2.6%	0.0%	0.0%
	5	19.6%	13.8%	9.7%	7.4%	5.5%	0.5%
	6	24.7%	19.4%	15.7%	13.5%	11.7%	7.2%
	7	28.8%	23.9%	20.5%	18.6%	16.9%	12.7%

# Graph 96a: Summary of Residual Land Values (as % of GDV) at 0%, 20%, 30%, 35%, 40% & 50% Affordable Housing Across all Value Points 60% General Needs Rent/40% Intermediate Tenure Mix CfSH Level 4 Planning Infrastructure Level £5,000



### Table 70b: Summary of Residual Land Value (£ per Ha) Appraisals for All Value Points

### 60% General Needs Rent/40% Intermediate Tenure Mix CfSH Level 4

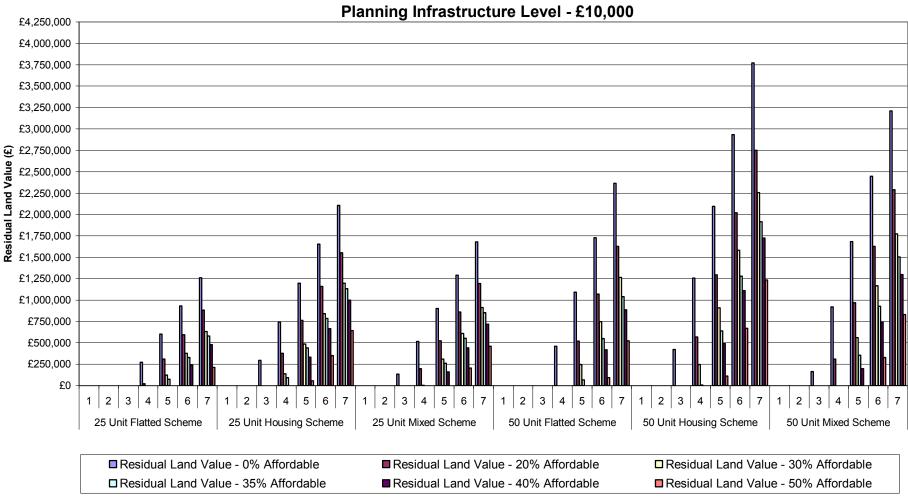
Planning Infrastructure Level - £5,000

			Residual Land					
Development Scenario /			Value - 0%	Value - 20%	Value - 30%	Value - 35%	Value - 40%	Value - 50%
Threshold	Value Point	Site Size	Affordable	Affordable	Affordable	Affordable	Affordable	Affordable
	1	0.33	£0	£0	£0	£0	£0	£0
	2	0.33	£0	£0	£0	£0	£0	£0
	3	0.33	£156,205	£0	£0	£0	£0	£0
25 Unit Flatted Scheme	4	0.33	£1,160,062	£405,462	£0	£0	£0	£0
	5	0.33	£2,146,247	£1,273,211	£700,665	£561,828	£317,408	£0
	6	0.33	£3,144,392	£2,126,136	£1,456,563	£1,320,007	£1,038,348	£326,822
	7	0.33	£4,142,537	£2,996,978	£2,243,272	£2,077,575	£1,762,550	£963,097
	1	0.83	£0	£0	£0	£0	£0	£0
	2	0.83	£0	£0	£0	£0	£0	£0
	3	0.83	£484,166	£109,068	£0	£0	£0	£0
25 Unit Housing Scheme	4	0.83	£1,025,846	£583,464	£292,169	£243,532	£134,428	£0
	5	0.83	£1,572,518	£1,050,192	£713,947	£654,028	£533,364	£199,604
	6	0.83	£2,119,190	£1,524,839	£1,141,593	£1,074,761	£930,488	£552,943
	7	0.83	£2,665,862	£1,999,487	£1,569,240	£1,495,494	£1,333,111	£902,864
	1	0.50	£0	£0	£0	£0	£0	£0
	2	0.50	£0	£0	£0	£0	£0	£0
	3	0.50	£485,332	£0	£0	£0	£0	£0
25 Unit Mixed Scheme	4	0.50	£1,245,404	£601,148	£233,314	£141,660	£0	£0
	5	0.50	£2,020,182	£1,262,759	£837,188	£736,687	£525,075	£113,120
	6	0.50	£2,794,960	£1,932,147	£1,434,715	£1,323,773	£1,084,280	£621,060
	7	0.50	£3,569,739	£2,601,536	£2,042,452	£1,920,034	£1,650,479	£1,122,300
	1	0.67	£0	£0	£0	£0	£0	£0
	2	0.67	£0	£0	£0	£0	£0	£0
	3	0.67	£39,437	£0	£0	£0	£0	£0
50 Unit Flatted Scheme	4	0.67	£987,657	£263,200	£0	£0	£0	£0
	5	0.67	£1,937,454	£1,082,684	£670,291	£409,441	£237,410	£0
	6	0.67	£2,887,251	£1,905,611	£1,423,805	£1,126,922	£923,971	£446,771
	7	0.67	£3,837,049	£2,733,071	£2,191,029	£1,856,556	£1,629,094	£1,087,052
	1	1.25	£0	£0	£0	£0	£0	£0
	2	1.25	£0	£0	£0	£0	£0	£0
	3	1.25	£499,697	£41,307	£0	£0	£0	£0
50 Unit Housing Scheme	4	1.25	£1,169,987	£619,133	£357,998	£175,735	£71,125	£0
	5	1.25	£1,840,277	£1,199,219	£891,347	£676,860	£558,161	£252,896
	6	1.25	£2,510,567	£1,781,127	£1,430,816	£1,186,348	£1,051,687	£701,376
	7	1.25	£3,180,857	£2,363,034	£1,970,285	£1,695,836	£1,545,212	£1,152,463
	1	1.00	£0	£0	£0	£0	£0	£0
	2	1.00	£0	£0	£0	£0	£0	£0
	3	1.00	£367,513	£0	£0	£0	£0	£0
50 Unit Mixed Scheme	4	1.00	£1,126,334	£512,014	£170,309	£171,729	£0	£0
	5	1.00	£1,888,943	£1,173,533	£767,243	£558,680	£400,394	£32,609
	6	1.00	£2,651,551	£1,834,293	£1,371,750	£1,132,814	£947,951	£531,826
	7	1.00	£3,414,160	£2,496,571	£1,977,774	£1,709,226	£1,501,913	£1,034,625

## Table 71: Summary of Residual Land Value (£) Appraisals for All Value Points 60% General Needs Rent/40% Intermediate Tenure Mix CfSH Level 4 Planning Infrastructure Level - £10,000

		Residual Land					
Development Scenario /		Value - 0%	Value - 20%	Value - 30%	Value - 35%	Value - 40%	Value - 50%
Threshold	Value Point	Affordable	Affordable	Affordable	Affordable	Affordable	Affordable
	1	£0	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0	£0
	3	£0	£0	£0	£0	£0	£0
25 Unit Flatted Scheme	4	£274,908	£22,553	£0	£0	£0	£0
	5	£601,462	£312,247	£122,305	£76,026	£0	£0
	6	£930,849	£594,825	£377,760	£327,690	£239,582	£0
	7	£1,260,237	£882,203	£633,480	£578,800	£479,788	£214,237
	1	£0	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0	£0
	3	£293,945	£0	£0	£0	£0	£0
25 Unit Housing Scheme	4	£744,653	£376,362	£138,750	£92,923	£325	£0
	5	£1,198,390	£764,859	£485,776	£440,585	£334,779	£54,422
	6	£1,652,128	£1,158,817	£840,722	£785,252	£665,505	£351,030
	7	£2,105,866	£1,552,774	£1,195,669	£1,134,460	£999,682	£642,577
	1	£0	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0	£0
	3	£133,867	£0	£0	£0	£0	£0
25 Unit Mixed Scheme	4	£515,902	£196,634	£5,407	£0	£0	£0
	5	£903,291	£524,579	£310,682	£260,431	£159,407	£0
	6	£1,290,680	£859,274	£610,557	£555,086	£439,875	£206,795
	7	£1,678,069	£1,193,968	£914,426	£853,217	£718,440	£459,083
	1	£0	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0	£0
	3	£0	£0	£0	£0	£0	£0
50 Unit Flatted Scheme	4	£461,286	£0	£0	£0	£0	£0
	5	£1,092,894	£520,198	£246,742	£69,059	£0	£0
	6	£1,729,258	£1,071,559	£748,749	£549,838	£418,172	£94,844
	7	£2,365,623	£1,625,958	£1,262,789	£1,038,693	£886,293	£523,125
	1	£0	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0	£0
	3	£423,790	£0	£0	£0	£0	£0
50 Unit Housing Scheme	4	£1,257,284	£568,717	£245,111	£8,137	£0	£0
	5	£2,095,146	£1,293,824	£908,983	£640,875	£492,501	£112,147
	6	£2,933,008	£2,021,208	£1,583,320	£1,277,735	£1,109,408	£671,520
	7	£3,770,871	£2,748,593	£2,257,656	£1,914,595	£1,726,315	£1,235,379
	1	£0	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0	£0
	3	£165,130	£0	£0	£0	£0	£0
50 Unit Mixed Scheme	4	£921,134	£310,010	£0	£0	£0	£0
	5	£1,683,743	£968,333	£562,043	£357,163	£197,037	£0
	6	£2,446,351	£1,629,093	£1,166,550	£927,614	£742,751	£330,028
	7	£3,208,960	£2,291,371	£1,772,574	£1,504,026	£1,296,713	£829,425

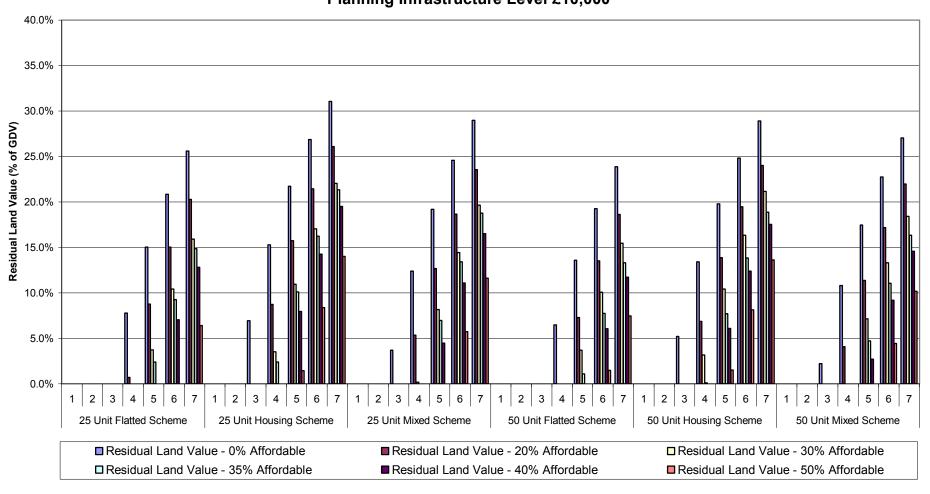
# Graph 97: Summary of Residual Land Values at 0%, 20%, 30,% 35%, 40% & 50% Affordable Housing Across All Value Points 60% General Needs Rent/40% Intermediate Tenure Mix CfSH Level 4



## Table 71a: Summary of Residual Land Value (as % of GDV) Appraisals for All Value Points 60% General Needs Rent/40% Intermediate Tenure Mix CfSH Level 4 Planning Infrastructure Level - £10,000

		Residual Land					
Development Scenario /		Value - 0%	Value - 20%	Value - 30%	Value - 35%	Value - 40%	Value - 50%
Threshold	Value Point	Affordable	Affordable	Affordable	Affordable	Affordable	Affordable
	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	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
25 Unit Flatted Scheme	4	7.8%	0.7%	0.0%	0.0%	0.0%	0.0%
	5	15.0%	8.8%	3.7%	2.4%	0.0%	0.0%
	6	20.9%	15.0%	10.4%	9.3%	7.0%	0.0%
	7	25.6%	20.3%	15.9%	14.9%	12.8%	6.4%
	1	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
5 Unit Housing Scheme	2	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	3	6.9%	0.0%	0.0%	0.0%	0.0%	0.0%
	4	15.3%	8.7%	3.5%	2.4%	0.0%	0.0%
	5	21.7%	15.7%	10.9%	10.1%	8.0%	1.4%
	6	26.9%	21.4%	17.1%	16.2%	14.3%	8.4%
	7	31.0%	26.1%	22.1%	21.3%	19.5%	14.0%
	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	3.7%	0.0%	0.0%	0.0%	0.0%	0.0%
25 Unit Mixed Scheme	4	12.4%	5.4%	0.2%	0.0%	0.0%	0.0%
	5	19.2%	12.7%	8.2%	7.0%	4.5%	0.0%
	6	24.6%	18.7%	14.4%	13.4%	11.1%	5.7%
	7	29.0%	23.6%	19.7%	18.8%	16.5%	11.6%
	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	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
50 Unit Flatted Scheme	4	6.5%	0.0%	0.0%	0.0%	0.0%	0.0%
	5	13.6%	7.3%	3.7%	1.1%	0.0%	0.0%
	6	19.3%	13.5%	10.1%	7.7%	6.1%	1.5%
	7	23.9%	18.6%	15.5%	13.3%	11.7%	7.5%
	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	5.2%	0.0%	0.0%	0.0%	0.0%	0.0%
50 Unit Housing Scheme	4	13.4%	6.9%	3.2%	0.1%	0.0%	0.0%
	5	19.8%	13.9%	10.4%	7.7%	6.1%	1.5%
	6	24.8%	19.5%	16.3%	13.9%	12.4%	8.1%
	7	28.9%	24.0%	21.2%	18.9%	17.5%	13.6%
	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	2.2%	0.0%	0.0%	0.0%	0.0%	0.0%
50 Unit Mixed Scheme	4	10.8%	4.1%	0.0%	0.0%	0.0%	0.0%
	5	17.5%	11.4%	7.1%	4.7%	2.7%	0.0%
	6	22.7%	17.2%	13.3%	11.1%	9.2%	4.4%
	7	27.0%	22.0%	18.4%	16.3%	14.6%	10.2%

# Graph 97a: Summary of Residual Land Values (as % of GDV) at 0%, 20%, 30%, 35%, 40% & 50% Affordable Housing Across all Value Points 60% General Needs Rent/40% Intermediate Tenure Mix CfSH Level 4 Planning Infrastructure Level £10,000



## Table 71b: Summary of Residual Land Value (£ per Ha) Appraisals for All Value Points 60% General Needs Rent/40% Intermediate Tenure Mix CfSH Level 4

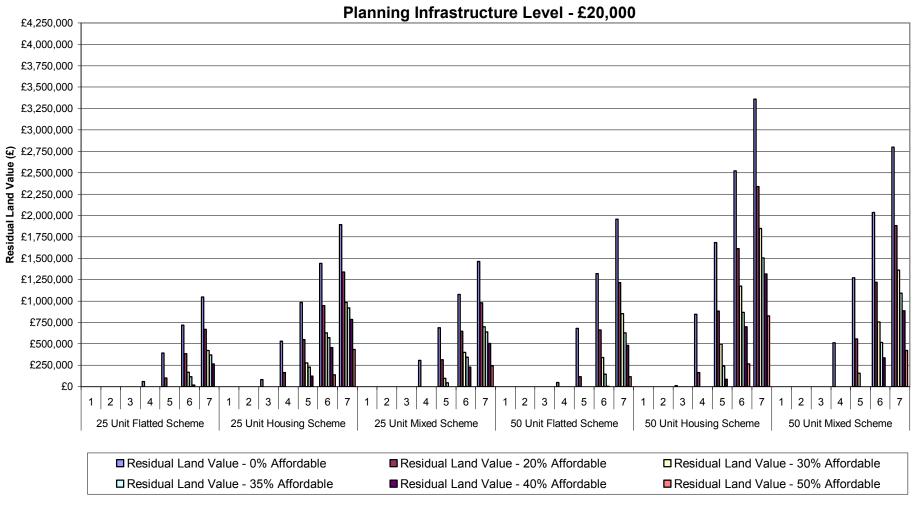
### Planning Infrastructure Level - £10,000

Development Scenario / Threshold	Value Point		3/-1 00/					
Threshold	Value Boint		Value - 0%	Value - 20%	Value - 30%	Value - 35%	Value - 40%	Value - 50%
	Value Follit	Site Size	Affordable	Affordable	Affordable	Affordable	Affordable	Affordable
	1	0.33	£0	£0	£0	£0	£0	£0
	2	0.33	£0	£0	£0	£0	£0	£0
	3	0.33	£0	£0	£0	£0	£0	£0
25 Unit Flatted Scheme	4	0.33	£833,054	£68,341	£0	£0	£0	£0
	5	0.33	£1,822,611	£946,203	£370,621	£230,382	£0	£0
	6	0.33	£2,820,756	£1,802,500	£1,144,727	£993,000	£726,007	£0
	7	0.33	£3,818,901	£2,673,341	£1,919,636	£1,753,938	£1,453,902	£649,204
	1	0.83	£0	£0	£0	£0	£0	£0
	2	0.83	£0	£0	£0	£0	£0	£0
	3	0.83	£354,151	£0	£0	£0	£0	£0
25 Unit Housing Scheme	4	0.83	£897,172	£453,449	£167,169	£111,955	£392	£0
	5	0.83	£1,443,844	£921,517	£585,272	£530,826	£403,349	£65,568
	6	0.83	£1,990,516	£1,396,165	£1,012,919	£946,086	£801,814	£422,928
	7	0.83	£2,537,187	£1,870,812	£1,440,565	£1,366,819	£1,204,437	£774,190
	1	0.50	£0	£0	£0	£0	£0	£0
	2	0.50	£0	£0	£0	£0	£0	£0
	3	0.50	£267,734	£0	£0	£0	£0	£0
25 Unit Mixed Scheme	4	0.50	£1,031,804	£393,268	£10,814	£0	£0	£0
	5	0.50	£1,806,582	£1,049,159	£621,363	£520,862	£318,815	£0
	6	0.50	£2,581,360	£1,718,547	£1,221,115	£1,110,173	£879,750	£413,591
	7	0.50	£3,356,139	£2,387,936	£1,828,852	£1,706,434	£1,436,879	£918,166
	1	0.67	£0	£0	£0	£0	£0	£0
	2	0.67	£0	£0	£0	£0	£0	£0
	3	0.67	£0	£0	£0	£0	£0	£0
50 Unit Flatted Scheme	4	0.67	£688,486	£0	£0	£0	£0	£0
	5	0.67	£1,631,185	£776,415	£368,271	£103,074	£0	£0
To the second se	6	0.67	£2,580,983	£1,599,342	£1,117,536	£820,653	£624,137	£141,559
To the second se	7	0.67	£3,530,780	£2,426,803	£1,884,760	£1,550,288	£1,322,825	£780,783
	1	1.25	£0	£0	£0	£0	£0	£0
	2	1.25	£0	£0	£0	£0	£0	£0
	3	1.25	£339,032	£0	£0	£0	£0	£0
50 Unit Housing Scheme	4	1.25	£1,005,827	£454,973	£196,089	£6,510	£0	£0
	5	1.25	£1,676,117	£1,035,059	£727,187	£512,700	£394,001	£89,717
	6	1.25	£2,346,407	£1,616,967	£1,266,656	£1,022,188	£887,527	£537,216
	7	1.25	£3,016,697	£2,198,874	£1,806,125	£1,531,676	£1,381,052	£988,303
	1	1.00	£0	£0	£0	£0	£0	£0
	2	1.00	£0	£0	£0	£0	£0	£0
	3	1.00	£165,130	£0	£0	£0	£0	£0
50 Unit Mixed Scheme	4	1.00	£921,134	£310,010	£0	£0	£0	£0
	5	1.00	£1,683,743	£968,333	£562,043	£357,163	£197,037	£0
	6	1.00	£2,446,351	£1,629,093	£1,166,550	£927,614	£742,751	£330,028
-	7	1.00	£3,208,960	£2,291,371	£1,772,574	£1,504,026	£1,296,713	£829.425

## Table 72: Summary of Residual Land Value (£) Appraisals for All Value Points 60% General Needs Rent/40% Intermediate Tenure Mix CfSH Level 4 Planning Infrastructure Level - £20,000

			Desidual Land	Desirent Level			Desidual Land
Development Scenario /		Residual Land Value - 0%	Residual Land Value - 20%	Residual Land Value - 30%	Residual Land Value - 35%	Residual Land Value - 40%	Residual Land Value - 50%
Threshold	Value Point	Affordable	Affordable	Affordable	Affordable	Affordable	Affordable
Tillesiloid	1	£0	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0	£0
	3	£0	£0	£0	£0	£0	£0
25 Unit Flatted Scheme	4	£60.910	£0	£0	£0	£0	£0
25 Office Flatted Scheme	5	,		£0	£0	£0	£0
	_	£391,902	£99,404				
	6	£717,249	£385,196	£166,943	£115,325	£19,502	£0
	7	£1,046,637	£668,603	£424,254	£369,004	£263,963	£0
	1	£0	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0	£0
	3	£80,536	£0	£0	£0	£0	£0
25 Unit Housing Scheme	4	£531,053	£165,502	£0	£0	£0	£0
	5	£984,790	£551,259	£275,011	£229,395	£122,633	£0
	6	£1,438,528	£945,217	£627,122	£571,652	£456,613	£139,387
	7	£1,892,266	£1,339,174	£982,069	£920,860	£786,082	£433,446
	1	£0	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0	£0
	3	£0	£0	£0	£0	£0	£0
25 Unit Mixed Scheme	4	£305,451	£0	£0	£0	£0	£0
	5	£689,691	£314,219	£97,790	£45,986	£0	£0
	6	£1,077,080	£645,674	£401,092	£345,044	£228,670	£0
	7	£1,464,469	£980,368	£700,826	£639,617	£504,840	£243,258
	1	£0	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0	£0
	3	£0	£0	£0	£0	£0	£0
50 Unit Flatted Scheme	4	£48,052	£0	£0	£0	£0	£0
	5	£682,494	£114,373	£0	£0	£0	£0
	6	£1,318,858	£661,159	£341,874	£145,247	£3.605	£0
	7	£1,955,223	£1,215,558	£852,389	£628,293	£480,850	£117.421
	1	£0	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0	£0
	3	£9,397	£0	£0	£0	£0	£0
50 Unit Housing Scheme	4	£846,884	£164,913	£0	£0	£0	£0
3	5	£1,684,746	£883,424	£498,583	£237,677	£85,522	£0
	6	£2,522,608	£1,610,808	£1,172,920	£867,335	£699,008	£263.840
	7	£3,360,471	£2,338,193	£1,847,256	£1,504,195	£1,315,915	£824,979
	1	£0	£2,330,193	£1,047,230	£1,364,193	£1,515,915	£024,979
	2	£0	£0	£0	£0	£0	£0
	3	£0	£0	£0	£0	£0	£0
50 Unit Mixed Scheme	4	£510,734	£0	£0	£0	£0	£0
or other mixed ocheme	5	£1,273,343	£557,933	£157,962	£0	£0	£0
	6				£517,214	£335,813	£0
	7	£2,035,951 £2,798,560	£1,218,693	£756,150 £1,362,174	£517,214 £1,093,626	£886,313	£423,390
	1	£2,798,56U	£1,880,971	21,302,174	た1,093,626	2000,313	£423,390

# Graph 98: Summary of Residual Land Values at 0%, 20%, 30,% 35%, 40% & 50% Affordable Housing Across All Value Points 60% General Needs Rent/40% Intermediate Tenure Mix CfSH Level 4

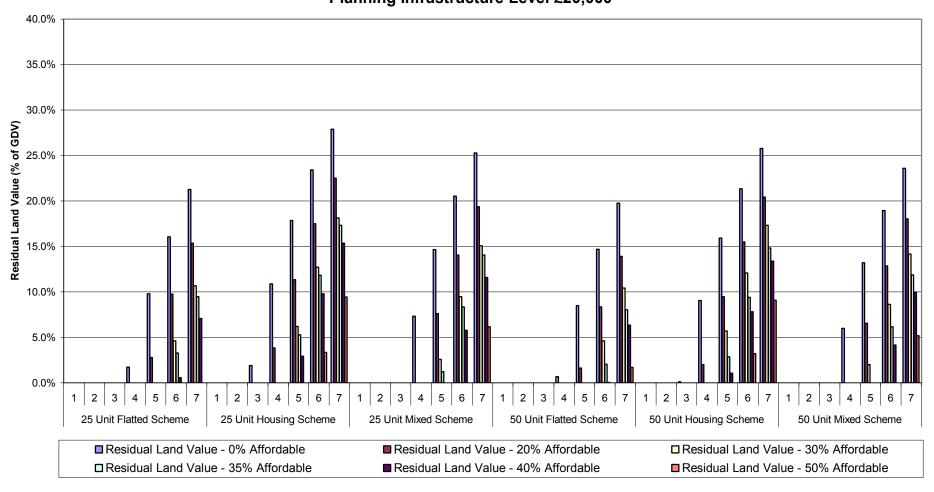


## Table 72a: Summary of Residual Land Value (as % of GDV) Appraisals for All Value Points 60% General Needs Rent/40% Intermediate Tenure Mix CfSH Level 4

Planning Infrastructure Level - £20,000

		Residual Land					
Development Scenario /		Value - 0%	Value - 20%	Value - 30%	Value - 35%	Value - 40%	Value - 50%
Threshold	Value Point	Affordable	Affordable	Affordable	Affordable	Affordable	Affordable
	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	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
25 Unit Flatted Scheme	4	1.7%	0.0%	0.0%	0.0%	0.0%	0.0%
	5	9.8%	2.8%	0.0%	0.0%	0.0%	0.0%
	6	16.1%	9.7%	4.6%	3.3%	0.6%	0.0%
	7	21.3%	15.4%	10.7%	9.5%	7.1%	0.0%
	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	1.9%	0.0%	0.0%	0.0%	0.0%	0.0%
25 Unit Housing Scheme	4	10.9%	3.8%	0.0%	0.0%	0.0%	0.0%
	5	17.9%	11.3%	6.2%	5.3%	2.9%	0.0%
	6	23.4%	17.5%	12.7%	11.8%	9.8%	3.3%
	7	27.9%	22.5%	18.1%	17.3%	15.3%	9.4%
	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	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
25 Unit Mixed Scheme	4	7.3%	0.0%	0.0%	0.0%	0.0%	0.0%
	5	14.7%	7.6%	2.6%	1.2%	0.0%	0.0%
	6	20.5%	14.0%	9.5%	8.3%	5.8%	0.0%
	7	25.3%	19.3%	15.1%	14.1%	11.6%	6.2%
	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	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
50 Unit Flatted Scheme	4	0.7%	0.0%	0.0%	0.0%	0.0%	0.0%
	5	8.5%	1.6%	0.0%	0.0%	0.0%	0.0%
	6	14.7%	8.3%	4.6%	2.0%	0.1%	0.0%
	7	19.7%	13.9%	10.4%	8.0%	6.4%	1.7%
	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	0.1%	0.0%	0.0%	0.0%	0.0%	0.0%
50 Unit Housing Scheme	4	9.0%	2.0%	0.0%	0.0%	0.0%	0.0%
	5	15.9%	9.5%	5.7%	2.9%	1.1%	0.0%
	6	21.3%	15.5%	12.1%	9.4%	7.8%	3.2%
	7	25.8%	20.4%	17.3%	14.8%	13.4%	9.1%
	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	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
50 Unit Mixed Scheme	4	6.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	5	13.2%	6.5%	2.0%	0.0%	0.0%	0.0%
	6	18.9%	12.9%	8.6%	6.2%	4.2%	0.0%
	7	23.6%	18.0%	14.2%	11.9%	10.0%	5.2%

# Graph 98a: Summary of Residual Land Values (as % of GDV) at 0%, 20%, 30%, 35%, 40% & 50% Affordable Housing Across all Value Points 60% General Needs Rent/40% Intermediate Tenure Mix CfSH Level 4 Planning Infrastructure Level £20,000

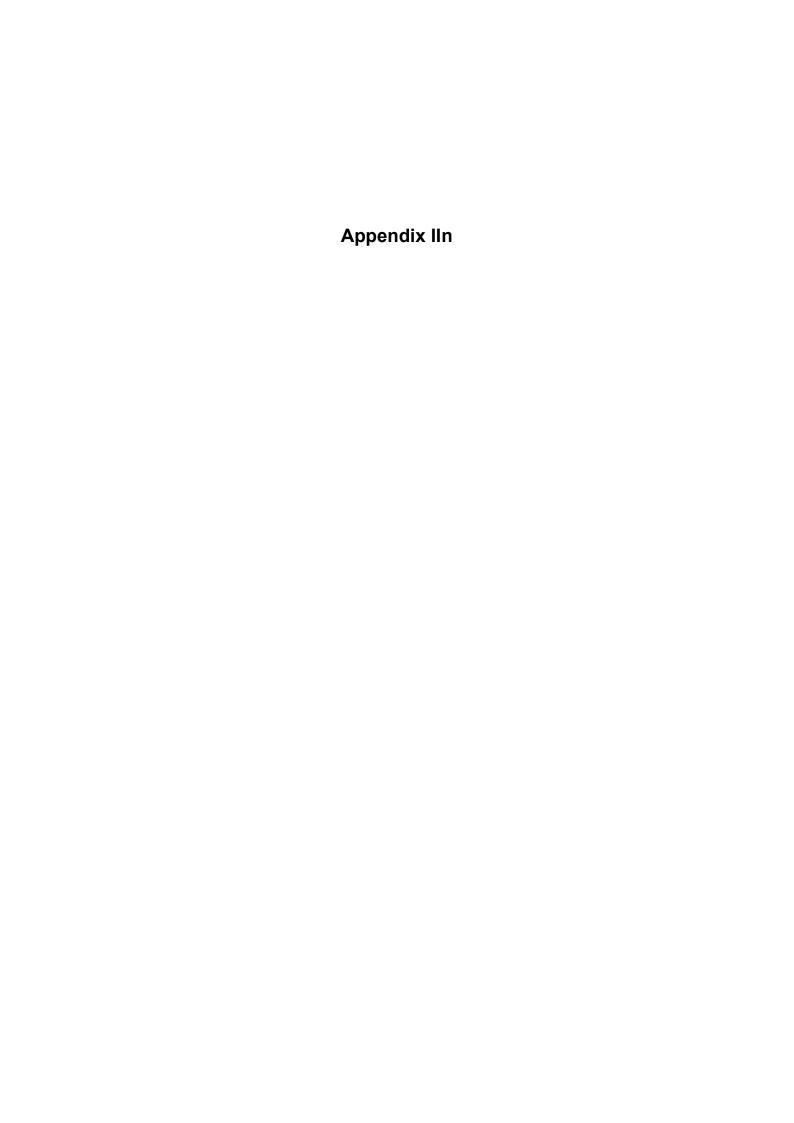


## Table 72b: Summary of Residual Land Value (£ per Ha) Appraisals for All Value Points

### 60% General Needs Rent/40% Intermediate Tenure Mix CfSH Level 4

Planning Infrastructure Level - £20,000

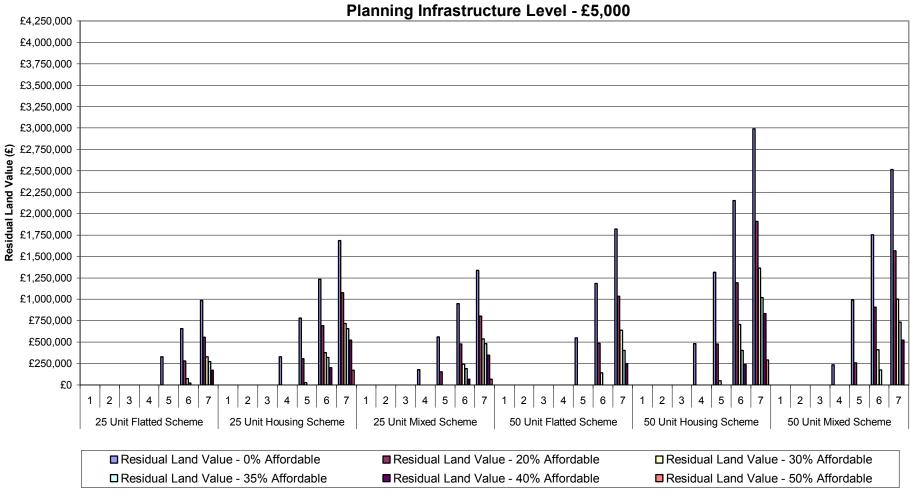
			Residual Land					
Development Scenario /			Value - 0%	Value - 20%	Value - 30%	Value - 35%	Value - 40%	Value - 50%
Threshold	Value Point	Site Size	Affordable	Affordable	Affordable	Affordable	Affordable	Affordable
	1	0.33	£0	£0	£0	£0	£0	£0
	2	0.33	£0	£0	£0	£0	£0	£0
	3	0.33	£0	£0	£0	£0	£0	£0
25 Unit Flatted Scheme	4	0.33	£184,576	£0	£0	£0	£0	£0
	5	0.33	£1,187,581	£301,225	£0	£0	£0	£0
	6	0.33	£2,173,483	£1,167,261	£505,889	£349,469	£59,098	£0
	7	0.33	£3,171,628	£2,026,068	£1,285,617	£1,118,193	£799,887	£0
	1	0.83	£0	£0	£0	£0	£0	£0
	2	0.83	£0	£0	£0	£0	£0	£0
	3	0.83	£97,032	£0	£0	£0	£0	£0
25 Unit Housing Scheme	4	0.83	£639,822	£199,401	£0	£0	£0	£0
	5	0.83	£1,186,494	£664,168	£331,338	£276,379	£147,751	£0
	6	0.83	£1,733,166	£1,138,815	£755,569	£688,737	£550,136	£167,936
	7	0.83	£2,279,838	£1,613,463	£1,183,216	£1,109,470	£947,087	£522,224
	1	0.50	£0	£0	£0	£0	£0	£0
	2	0.50	£0	£0	£0	£0	£0	£0
	3	0.50	£0	£0	£0	£0	£0	£0
25 Unit Mixed Scheme	4	0.50	£610,902	£0	£0	£0	£0	£0
	5	0.50	£1,379,382	£628,437	£195,581	£91,972	£0	£0
	6	0.50	£2,154,160	£1,291,347	£802,185	£690,087	£457,339	£0
	7	0.50	£2,928,939	£1,960,736	£1,401,652	£1,279,234	£1,009,679	£486,516
	1	0.67	£0	£0	£0	£0	£0	£0
	2	0.67	£0	£0	£0	£0	£0	£0
	3	0.67	£0	£0	£0	£0	£0	£0
50 Unit Flatted Scheme	4	0.67	£71,720	£0	£0	£0	£0	£0
	5	0.67	£1,018,648	£170,706	£0	£0	£0	£0
	6	0.67	£1,968,445	£986,805	£510,260	£216,787	£5,380	£0
	7	0.67	£2,918,243	£1,814,265	£1,272,223	£937,750	£717,687	£175,256
	1	1.25	£0	£0	£0	£0	£0	£0
	2	1.25	£0	£0	£0	£0	£0	£0
	3	1.25	£7,518	£0	£0	£0	£0	£0
50 Unit Housing Scheme	4	1.25	£677,507	£131,930	£0	£0	£0	£0
	5	1.25	£1,347,797	£706,739	£398,867	£190,142	£68,418	£0
	6	1.25	£2,018,087	£1,288,647	£938,336	£693,868	£559,207	£211,072
	7	1.25	£2,688,377	£1,870,554	£1,477,805	£1,203,356	£1,052,732	£659,983
	1	1.00	£0	£0	£0	£0	£0	£0
	2	1.00	£0	£0	£0	£0	£0	£0
	3	1.00	£0	£0	£0	£0	£0	£0
50 Unit Mixed Scheme	4	1.00	£510,734	£0	£0	£0	£0	£0
	5	1.00	£1,273,343	£557,933	£157,962	£0	£0	£0
	6	1.00	£2,035,951	£1,218,693	£756,150	£517,214	£335,813	£0
	7	1.00	£2,798,560	£1,880,971	£1,362,174	£1,093,626	£886,313	£423.390



## Table 73: Summary of Residual Land Value (£) Appraisals for All Value Points 70% General Needs Rent/30% Intermediate Tenure Mix CfSH Level 6 Planning Infrastructure Level - £5,000

		Residual Land	Residual Land	Residual Land	Residual Land	Residual Land	Residual Land
Development Scenario /		Value - 0%	Value - 20%	Value - 30%	Value - 35%	Value - 40%	Value - 50%
Threshold	Value Point	Affordable	Affordable	Affordable	Affordable	Affordable	Affordable
Till delitera	1	£0	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0	£0
	3	£0	£0	£0	£0	£0	£0
25 Unit Flatted Scheme	4	£0	£0	£0	£0	£0	£0
25 Onit i latted ocheme	5	£330.431	£0	£0	£0	£0	£0
	6	£656,413	£280,848	£73,852	£22,234	£0	£0
	7	£985,800	£558.488	£328,605	£273,355	£173,520	£0
	1	£905,000	£00,400	£328,605 £0	£273,355	£173,520	£0
	2	£0	£0	£0	£0	£0	£0
				100		111	
25 Unit Hausing Sahama	3	£0	£0	£0	£0	03.	£0
25 Unit Housing Scheme	4	£329,691	£0	£0	£0	£0	£0
	5	£780,030	£307,705	£26,510	£0	£0	£0
	6	£1,233,767	£690,547	£376,333	£320,284	£203,400	£0
	7	£1,687,505	£1,076,562	£719,457	£658,248	£523,470	£173,297
	1	£0	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0	£0
	3	£0	£0	£0	£0	£0	£0
25 Unit Mixed Scheme	4	£179,781	£0	£0	£0	£0	£0
	5	£561,723	£154,384	£0	£0	£0	£0
	6	£949,112	£480,221	£242,963	£190,769	£67,960	£0
	7	£1,336,501	£803,122	£539,032	£482,800	£346,619	£66,150
	1	£0	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0	£0
	3	£0	£0	£0	£0	£0	£0
50 Unit Flatted Scheme	4	£0	£0	£0	£0	£0	£0
	5	£548,945	£0	£0	£0	£0	£0
	6	£1,185,309	£486,844	£142,318	£0	£0	£0
	7	£1,821,674	£1,034,669	£639,005	£404,231	£250,243	£0
	1	£0	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0	£0
	3	£0	£0	£0	£0	£0	£0
50 Unit Housing Scheme	4	£481.084	£0	£0	£0	£0	£0
	5	£1,313,987	£477,269	£49,159	£0	£0	£0
	6	£2,151,849	£1,192,103	£706,268	£404,857	£239,618	£0
	7	£2,989,712	£1,911,857	£1,365,344	£1,022,283	£834,003	£290,485
	1	£0	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0	£0
	3	£0	£0	£0	£0	£0	£0
50 Unit Mixed Scheme	4	£235,708	£0	£0	£0	£0	£0
	5	£991,174	£256,083	£0	£0	£0	£0
	6	£1,753,783	£909,116	£410,033	£173,824	£0	£0
	7	£2,516,392	£1,566,307	£1,000,170	£731,622	£524,309	£1,505
	1	22,010,002	£1,000,00 <i>1</i>	۱,000,170	L131,022	2024,000	۱,505

# Graph 99: 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 CfSH Level 6



## Table 73a: Summary of Residual Land Value (as % of GDV) Appraisals for All Value Points 70% General Needs Rent/30% Intermediate Tenure Mix CfSH Level 6 Planning Infrastructure Level - £5,000

esidual Lan esidual Land esidual Land Residual Land esidual Land Residual Land Development Scenario / Value - 0% Value - 20% Value - 30% Value - 35% Value - 40% Value - 50% Threshold Value Point Affordable Affordable Affordable Affordable Affordable Affordable 0.0% 0.0% 0.0% 0.0% 0.0% 0.0% 1 2 0.0% 0.0% 0.0% 0.0% 0.0% 0.0% 3 0.0% 0.0% 0.0% 0.0% 0.0% 0.0% 25 Unit Flatted Scheme 0.0% 4 0.0% 0.0% 0.0% 0.0% 0.0% 5 8.3% 0.0% 0.0% 0.0% 0.0% 0.0% 14.7% 7.2% 2.1% 0.6% 0.0% 0.0% 7 20.0% 13.0% 8.3% 7.1% 4.7% 0.0% 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 0.0% 0.0% 0.0% 0.0% 0.0% 0.0% 25 Unit Housing Scheme 4 6.8% 0.0% 0.0% 0.0% 0.0% 0.0% 5 14.2% 6.4% 0.6% 0.0% 0.0% 0.0% 20.1% 12.9% 7.7% 6.7% 4.4% 0.0% 6 7 24.9% 18.3% 13.5% 12.5% 10.4% 3.8% 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 0.0% 0.0% 0.0% 0.0% 0.0% 0.0% 25 Unit Mixed Scheme 4 4.3% 0.0% 0.0% 0.0% 0.0% 0.0% 11.9% 3.8% 0.0% 0.0% 0.0% 5 0.0% 6 18.1% 10.6% 5.8% 4.7% 1.7% 0.0% 23.1% 16.0% 11.7% 10.7% 8.0% 1.7% 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 0.0% 0.0% 0.0% 0.0% 0.0% 0.0% 50 Unit Flatted Scheme 0.0% 4 0.0% 0.0% 0.0% 0.0% 0.0% 5 6.8% 0.0% 0.0% 0.0% 0.0% 0.0% 6 13.2% 6.2% 1.9% 0.0% 0.0% 0.0% 7 18.4% 11.9% 5.3% 3.4% 0.0% 7.9% 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% 0.0% 0.0% 0.0% 0.0% 0.0% 0.0% 3 50 Unit Housing Scheme 4 5.1% 0.0% 0.0% 0.0% 0.0% 0.0% 12.4% 5.1% 0.6% 0.0% 0.0% 0.0% 5 6 18.2% 11.5% 7.4% 4.5% 2.7% 0.0% 7 22.9% 16.8% 13.0% 10.2% 8.6% 3.3% 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 0.0% 0.0% 0.0% 0.0% 0.0% 0.0% 50 Unit Mixed Scheme 4 2.8% 0.0% 0.0% 0.0% 0.0% 0.0% 5 10.3% 3.0% 0.0% 0.0% 0.0% 0.0% 6 16.3% 9.6% 4.7% 2.1% 0.0% 0.0%

15.1%

10.5%

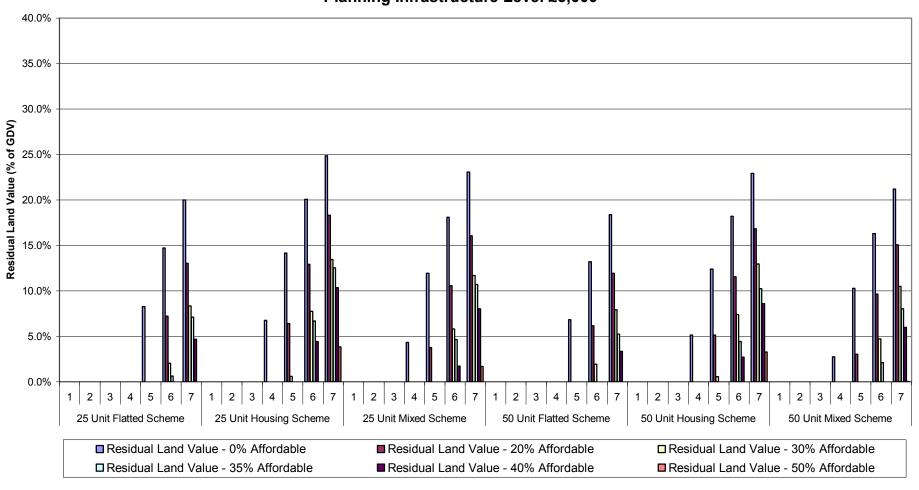
8.0%

6.0%

0.0%

21.2%

# Graph 99a: 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 CfSH Level 6 Planning Infrastructure Level £5,000



### Table 73b: Summary of Residual Land Value (£ per Ha) Appraisals for All Value Points

### 70% General Needs Rent/30% Intermediate Tenure Mix CfSH Level 6

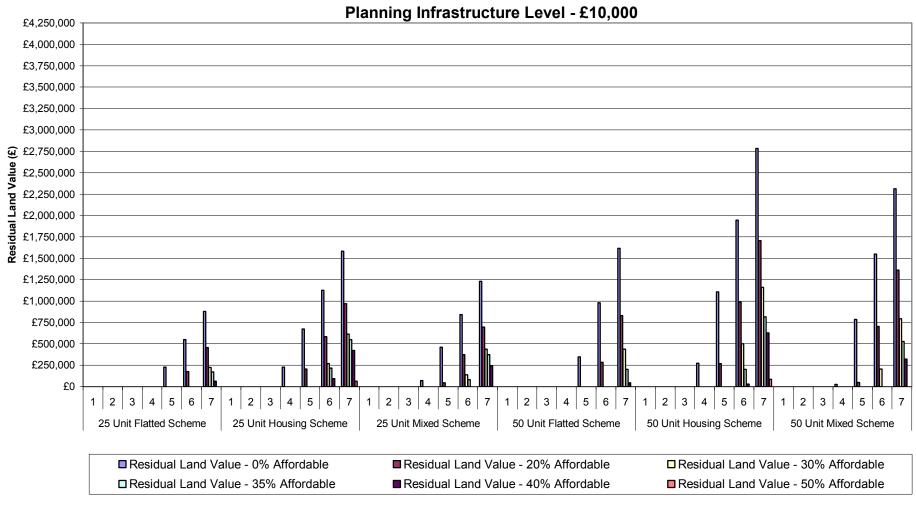
Planning Infrastructure Level - £5,000

			Residual Land					
Development Scenario /	Value Beint	Cita Cina	Value - 0%	Value - 20%	Value - 30%	Value - 35%	Value - 40%	Value - 50%
Threshold	Value Point	Site Size	Affordable	Affordable	Affordable	Affordable	Affordable	Affordable
	1	0.33	£0	£0	£0	£0	£0	£0
	2	0.33	£0	03	£0	£0	£0	£0
25 Unit Flatted Scheme	3	0.33	£0	£0	£0	£0	£0	£0
25 Offit Flatted Scheme	<u>4</u> 5	0.33	£0	£0	£0	£0	£0	£0 £0
	·	0.33	£1,001,307					
	6	0.33	£1,989,129	£851,055	£223,795	£67,375	£0	£0
	7	0.33	£2,987,274	£1,692,387	£995,773	£828,349	£525,817	£0
	1	0.83	£0	£0	£0	£0	£0	£0
	2	0.83	£0	£0	£0	£0	£0	£0
05 11-14 111 0-1	3	0.83	£0	£0	£0	£0	£0	£0
25 Unit Housing Scheme	4	0.83	£397,218	£0	£0	£0	£0	£0
	5	0.83	£939,795	£370,729	£31,939	£0	£0	£0
	6	0.83	£1,486,467	£831,985	£453,413	£385,884	£245,060	£0
	7	0.83	£2,033,139	£1,297,063	£866,816	£793,070	£630,687	£208,792
	1	0.50	£0	£0	£0	£0	£0	£0
	2	0.50	£0	£0	£0	£0	£0	£0
	3	0.50	£0	£0	£0	£0	£0	£0
25 Unit Mixed Scheme	4	0.50	£359,563	£0	£0	£0	£0	£0
	5	0.50	£1,123,446	£308,768	£0	£0	£0	£0
	6	0.50	£1,898,224	£960,441	£485,927	£381,537	£135,919	£0
	7	0.50	£2,673,002	£1,606,243	£1,078,064	£965,600	£693,238	£132,300
	1	0.67	£0	£0	£0	£0	£0	£0
	2	0.67	£0	£0	£0	£0	£0	£0
	3	0.67	£0	£0	£0	£0	£0	£0
50 Unit Flatted Scheme	4	0.67	£0	£0	£0	£0	£0	£0
	5	0.67	£819,321	£0	£0	£0	£0	£0
	6	0.67	£1,769,119	£726,633	£212,415	£0	£0	£0
	7	0.67	£2,718,916	£1,544,282	£953,739	£603,330	£373,498	£0
	1	1.25	£0	£0	£0	£0	£0	£0
	2	1.25	£0	£0	£0	£0	£0	£0
	3	1.25	£0	£0	£0	£0	£0	£0
50 Unit Housing Scheme	4	1.25	£384,867	£0	£0	£0	£0	£0
	5	1.25	£1,051,189	£381,815	£39,327	£0	£0	£0
	6	1.25	£1,721,479	£953,682	£565,015	£323,886	£191,695	£0
	7	1.25	£2,391,769	£1,529,486	£1,092,275	£817,826	£667,203	£232,388
	1	1.00	£0	£0	£0	£0	£0	£0
	2	1.00	£0	£0	£0	£0	£0	£0
	3	1.00	£0	£0	£0	£0	£0	£0
50 Unit Mixed Scheme	4	1.00	£235,708	£0	£0	£0	£0	£0
	5	1.00	£991,174	£256,083	£0	£0	£0	£0
	6	1.00	£1,753,783	£909,116	£410,033	£173,824	£0	£0
	7	1.00	£2,516,392	£1,566,307	£1,000,170	£731,622	£524,309	£1,505

## Table 74: Summary of Residual Land Value (£) Appraisals for All Value Points 70% General Needs Rent/30% Intermediate Tenure Mix CfSH Level 6 Planning Infrastructure Level - £10,000

		Residual Land	Residual Land	Residual Land	Residual Land	Residual Land	Residual Land
Development Scenario /		Value - 0%	Value - 20%	Value - 30%	Value - 35%	Value - 40%	Value - 50%
Threshold	Value Point	Affordable	Affordable	Affordable	Affordable	Affordable	Affordable
Till conord	1	£0	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0	£0
	3	£0	£0	£0	£0	£0	£0
25 Unit Flatted Scheme	4	£0	£0	£0	£0	£0	£0
20 Ome i lattea Geneme	5	£227,107	£0	£0	£0	£0	£0
	6	£549,613	£176,501	£0	£0	£0	£0
	7	£879,000	£456.393	£225,243	£170.559	£62.270	£0
	1	£079,000	£456,393	£225,243 £0	,	£62,270	£0
	2	£0	£0	£0	£0	£0	£0
				100		111	
25 Unit Hausing Sahama	3	£0	£0	£0	£0	03.	£0
25 Unit Housing Scheme	4	£226,351	£0	£0	£0	£0	£0
	5	£673,230	£203,912	£0	£0	£0	£0
	6	£1,126,967	£583,747	£268,420	£216,750	£94,204	£0
	7	£1,580,705	£969,762	£612,657	£551,448	£421,011	£62,047
	1	£0	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0	£0
	3	£0	£0	£0	£0	£0	£0
25 Unit Mixed Scheme	4	£70,347	£0	£0	£0	£0	£0
	5	£459,662	£43,134	£0	£0	£0	£0
	6	£842,312	£372,308	£139,228	£81,445	£0	£0
	7	£1,229,701	£696,322	£436,735	£374,888	£243,628	£0
	1	£0	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0	£0
	3	£0	£0	£0	£0	£0	£0
50 Unit Flatted Scheme	4	£0	£0	£0	£0	£0	£0
	5	£347,326	£0	£0	£0	£0	£0
	6	£980,109	£284,578	£0	£0	£0	£0
	7	£1,616,474	£829,469	£438,324	£200,953	£44,233	£0
	1	£0	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0	£0
	3	£0	£0	£0	£0	£0	£0
50 Unit Housing Scheme	4	£273.746	£0	£0	£0	£0	£0
_	5	£1,108,787	£269,931	£0	£0	£0	£0
	6	£1,946,649	£986,903	£501,068	£201,592	£28,289	£0
	7	£2,784,512	£1,706,657	£1,160,144	£817,083	£628,803	£85,719
	1	£0	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0	£0
	3	£0	£0	£0	£0	£0	£0
50 Unit Mixed Scheme	4	£24,339	£0	£0	£0	£0	£0
	5	£785,974	£50,253	£0	£0	£0	£0
	6	£1,548,583	£703,916	£206,875	£0	£0	£0
	7	£2,311,192	£1,361,107	£794,970	£526,422	£322,433	£0
	-	44,011,104	۱,301,101	L134,310	LUZU,422	2022,400	40

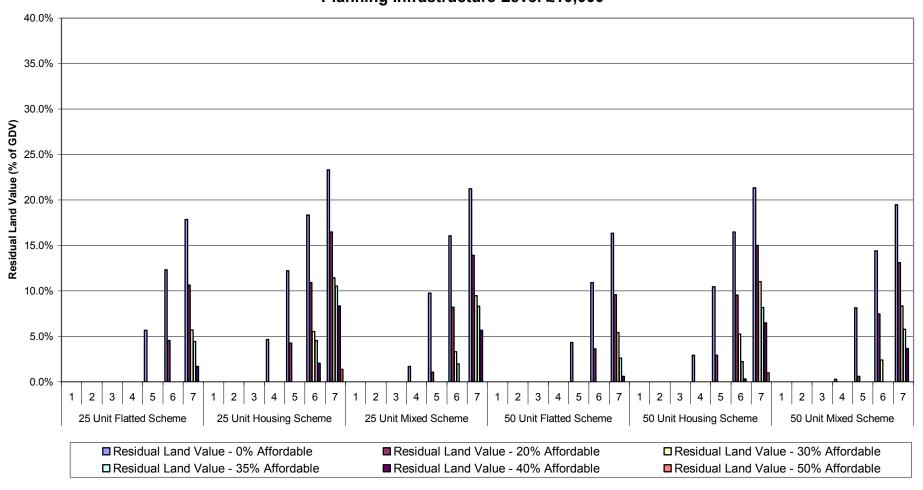
# Graph 100: Summary of Residual Land Values at 0%, 20%, 30,% 35%, 40% & 50% Affordable Housing Across All Value Points 70% General Needs Rent/30% Intermediate Tenure Mix CfSH Level 6



## Table 74a: Summary of Residual Land Value (as % of GDV) Appraisals for All Value Points 70% General Needs Rent/30% Intermediate Tenure Mix CfSH Level 6 Planning Infrastructure Level - £10,000

		Residual Land					
Development Scenario /		Value - 0%	Value - 20%	Value - 30%	Value - 35%	Value - 40%	Value - 50%
Threshold	Value Point	Affordable	Affordable	Affordable	Affordable	Affordable	Affordable
	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	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
25 Unit Flatted Scheme	4	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	5	5.7%	0.0%	0.0%	0.0%	0.0%	0.0%
	6	12.3%	4.5%	0.0%	0.0%	0.0%	0.0%
	7	17.8%	10.6%	5.7%	4.4%	1.7%	0.0%
	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	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
25 Unit Housing Scheme	4	4.6%	0.0%	0.0%	0.0%	0.0%	0.0%
	5	12.2%	4.2%	0.0%	0.0%	0.0%	0.0%
	6	18.3%	10.9%	5.5%	4.5%	2.0%	0.0%
	7	23.3%	16.5%	11.5%	10.5%	8.3%	1.4%
	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	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
25 Unit Mixed Scheme	4	1.7%	0.0%	0.0%	0.0%	0.0%	0.0%
	5	9.8%	1.1%	0.0%	0.0%	0.0%	0.0%
	6	16.0%	8.2%	3.3%	2.0%	0.0%	0.0%
	7	21.2%	13.9%	9.5%	8.3%	5.7%	0.0%
	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	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
50 Unit Flatted Scheme	4	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	5	4.3%	0.0%	0.0%	0.0%	0.0%	0.0%
	6	10.9%	3.6%	0.0%	0.0%	0.0%	0.0%
	7	16.3%	9.6%	5.4%	2.6%	0.6%	0.0%
	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	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
50 Unit Housing Scheme	4	2.9%	0.0%	0.0%	0.0%	0.0%	0.0%
	5	10.5%	2.9%	0.0%	0.0%	0.0%	0.0%
	6	16.5%	9.6%	5.2%	2.2%	0.3%	0.0%
	7	21.4%	15.0%	11.0%	8.2%	6.5%	1.0%
	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	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
50 Unit Mixed Scheme	4	0.3%	0.0%	0.0%	0.0%	0.0%	0.0%
	5	8.2%	0.6%	0.0%	0.0%	0.0%	0.0%
	6	14.4%	7.5%	2.4%	0.0%	0.0%	0.0%
	7	19.5%	13.1%	8.3%	5.8%	3.7%	0.0%

### 



### Table 74b: Summary of Residual Land Value (£ per Ha) Appraisals for All Value Points

### 70% General Needs Rent/30% Intermediate Tenure Mix CfSH Level 6

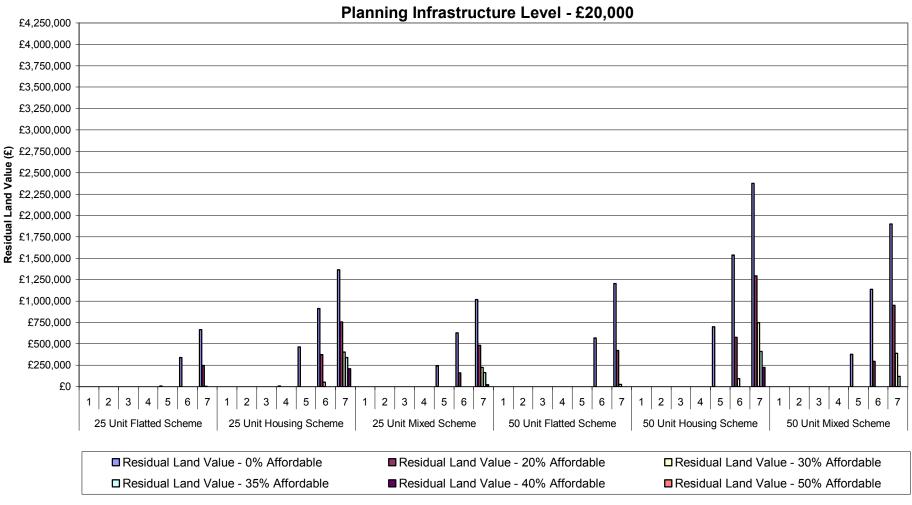
Planning Infrastructure Level - £10,000

			Residual Land					
Development Scenario /			Value - 0%	Value - 20%	Value - 30%	Value - 35%	Value - 40%	Value - 50%
Threshold	Value Point	Site Size	Affordable	Affordable	Affordable	Affordable	Affordable	Affordable
	1	0.33	£0	£0	£0	£0	£0	£0
	2	0.33	£0	£0	£0	£0	£0	£0
25 Unit Flatted Scheme	3	0.33	£0	£0	£0	£0	£0	£0
	4	0.33	£0	£0	£0	£0	£0	£0
	5	0.33	£688,202	£0	£0	£0	£0	£0
	6	0.33	£1,665,493	£534,852	£0	£0	£0	£0
	7	0.33	£2,663,638	£1,383,008	£682,554	£516,847	£188,696	£0
	1	0.83	£0	£0	£0	£0	£0	£0
	2	0.83	£0	£0	£0	£0	£0	£0
	3	0.83	£0	£0	£0	£0	£0	£0
25 Unit Housing Scheme	4	0.83	£272,712	£0	£0	£0	£0	£0
	5	0.83	£811,120	£245,677	£0	£0	£0	£0
	6	0.83	£1,357,792	£703,310	£323,398	£261,145	£113,499	£0
	7	0.83	£1,904,464	£1,168,388	£738,141	£664,395	£507,242	£74,756
	1	0.50	£0	£0	£0	£0	£0	£0
	2	0.50	£0	£0	£0	£0	£0	£0
	3	0.50	£0	£0	£0	£0	£0	£0
25 Unit Mixed Scheme	4	0.50	£140,695	£0	£0	£0	£0	£0
	5	0.50	£919,323	£86,268	£0	£0	£0	£0
	6	0.50	£1,684,624	£744,616	£278,455	£162,891	£0	£0
	7	0.50	£2,459,402	£1,392,643	£873,469	£749,775	£487,257	£0
	1	0.67	£0	£0	£0	£0	£0	£0
	2	0.67	£0	£0	£0	£0	£0	£0
	3	0.67	£0	£0	£0	£0	£0	£0
50 Unit Flatted Scheme	4	0.67	£0	£0	£0	£0	£0	£0
	5	0.67	£518,397	£0	£0	£0	£0	£0
	6	0.67	£1,462,850	£424,743	£0	£0	£0	£0
	7	0.67	£2,412,647	£1,238,013	£654,215	£299,930	£66,019	£0
	1	1.25	£0	£0	£0	£0	£0	£0
	2	1.25	£0	£0	£0	£0	£0	£0
	3	1.25	£0	£0	£0	£0	£0	£0
50 Unit Housing Scheme	4	1.25	£218,997	£0	£0	£0	£0	£0
	5	1.25	£887,029	£215,945	£0	£0	£0	£0
	6	1.25	£1,557,319	£789,522	£400,855	£161,274	£22,631	£0
	7	1.25	£2,227,609	£1,365,326	£928,115	£653,666	£503,043	£68,575
	1	1.00	£0	£0	£0	£0	£0	£0
	2	1.00	£0	£0	£0	£0	£0	£0
	3	1.00	£0	£0	£0	£0	£0	£0
50 Unit Mixed Scheme	4	1.00	£24,339	£0	£0	£0	£0	£0
	5	1.00	£785,974	£50,253	£0	£0	£0	£0
	6	1.00	£1,548,583	£703,916	£206,875	£0	£0	£0
	7	1.00	£2,311,192	£1,361,107	£794,970	£526,422	£322,433	£0

## Table 75: Summary of Residual Land Value (£) Appraisals for All Value Points 70% General Needs Rent/30% Intermediate Tenure Mix CfSH Level 6 Planning Infrastructure Level - £20,000

		Residual Land	Residual Land	Residual Land	Residual Land	Residual Land	Residual Land
Development Scenario /		Value - 0%	Value - 20%	Value - 30%	Value - 35%	Value - 40%	Value - 50%
Threshold	Value Point	Affordable	Affordable	Affordable	Affordable	Affordable	Affordable
	1	£0	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0	£0
	3	£0	£0	£0	£0	£0	£0
25 Unit Flatted Scheme	4	£0	£0	£0	£0	£0	£0
20 Ome i lattea Concine	5	£6.901	£0	£0	£0	£0	£0
	6	£339,513	£0	£0	£0	£0	£0
	7	£665,400	£245,528	£5.018	£0	£0	£0
	1	£005,400	£245,526 £0	£5,016 £0	£0	£0	£0
	2	£0	£0	£0	£0	£0	£0
	3	£0	£0	100	£0	111	£0
25 Unit Hausing Sahama				£0		03.	
25 Unit Housing Scheme	4	£6,137	£0	£0	£0	£0	£0
	5	£464,417	£0	£0	£0	£0	£0
	6	£913,367	£374,003	£54,222	£0	£0	£0
	7	£1,367,105	£756,162	£403,214	£341,367	£209,416	£0
	1	£0	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0	£0
	3	£0	£0	£0	£0	£0	£0
25 Unit Mixed Scheme	4	£0	£0	£0	£0	£0	£0
	5	£243,837	£0	£0	£0	£0	£0
	6	£628,712	£161,323	£0	£0	£0	£0
	7	£1,016,101	£482,722	£225,464	£163,982	£23,589	£0
	1	£0	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0	£0
	3	£0	£0	£0	£0	£0	£0
50 Unit Flatted Scheme	4	£0	£0	£0	£0	£0	£0
	5	£0	£0	£0	£0	£0	£0
	6	£569,709	£0	£0	£0	£0	£0
	7	£1,206,074	£423,434	£24,380	£0	£0	£0
	1	£0	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0	£0
	3	£0	£0	£0	£0	£0	£0
50 Unit Housing Scheme	4	£0	£0	£0	£0	£0	£0
	5	£698,387	£0	£0	£0	£0	£0
	6	£1,536,249	£576,503	£94,446	£0	£0	£0
	7	£2,374,112	£1,296,257	£749,744	£410,919	£225,229	£0
	1	£0	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0	£0
	3	£0	£0	£0	£0	£0	£0
50 Unit Mixed Scheme	4	£0	£0	£0	£0	£0	£0
	5	£379,486	£0	£0	£0	£0	£0
	6	£1,138,183	£296,573	£0	£0	£0	£0
	7	£1,900,792	£950,707	£388,576	£120,856	£0	£0
	1	21,300,132	230,101	2300,370	£ 120,000	7.0	40

# Graph 101: 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 CfSH Level 6

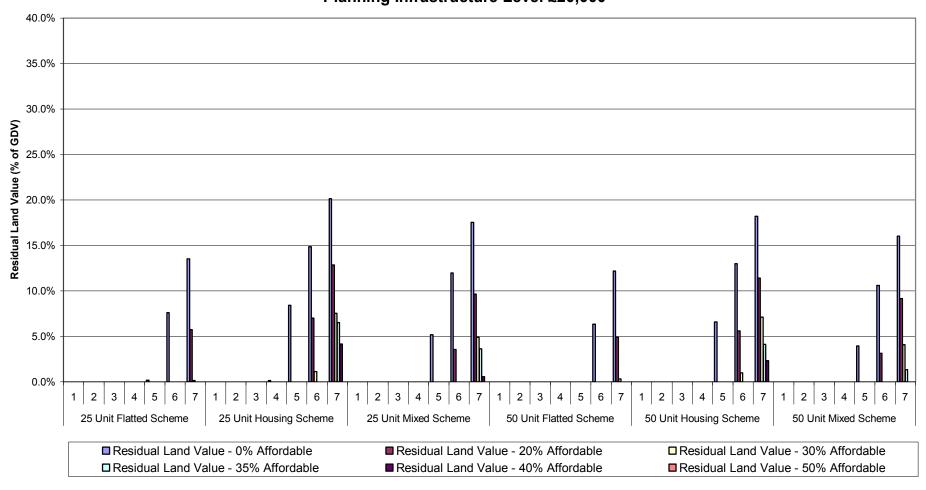


## Table 75a: Summary of Residual Land Value (as % of GDV) Appraisals for All Value Points 70% General Needs Rent/30% Intermediate Tenure Mix CfSH Level 6

Planning Infrastructure Level - £20,000

		Residual Land					
Development Scenario /		Value - 0%	Value - 20%	Value - 30%	Value - 35%	Value - 40%	Value - 50%
Threshold	Value Point	Affordable	Affordable	Affordable	Affordable	Affordable	Affordable
	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	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
25 Unit Flatted Scheme	4	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	5	0.2%	0.0%	0.0%	0.0%	0.0%	0.0%
	6	7.6%	0.0%	0.0%	0.0%	0.0%	0.0%
	7	13.5%	5.7%	0.1%	0.0%	0.0%	0.0%
	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	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
25 Unit Housing Scheme	4	0.1%	0.0%	0.0%	0.0%	0.0%	0.0%
	5	8.4%	0.0%	0.0%	0.0%	0.0%	0.0%
	6	14.9%	7.0%	1.1%	0.0%	0.0%	0.0%
	7	20.2%	12.9%	7.5%	6.5%	4.1%	0.0%
	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	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
25 Unit Mixed Scheme	4	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	5	5.2%	0.0%	0.0%	0.0%	0.0%	0.0%
	6	12.0%	3.5%	0.0%	0.0%	0.0%	0.0%
	7	17.5%	9.6%	4.9%	3.6%	0.5%	0.0%
	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	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
50 Unit Flatted Scheme	4	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	5	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	6	6.3%	0.0%	0.0%	0.0%	0.0%	0.0%
	7	12.2%	4.9%	0.3%	0.0%	0.0%	0.0%
	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	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
50 Unit Housing Scheme	4	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	5	6.6%	0.0%	0.0%	0.0%	0.0%	0.0%
	6	13.0%	5.6%	1.0%	0.0%	0.0%	0.0%
	7	18.2%	11.4%	7.1%	4.1%	2.3%	0.0%
	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	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
50 Unit Mixed Scheme	4	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	5	3.9%	0.0%	0.0%	0.0%	0.0%	0.0%
	6	10.6%	3.1%	0.0%	0.0%	0.0%	0.0%
	7	16.0%	9.1%	4.1%	1.3%	0.0%	0.0%

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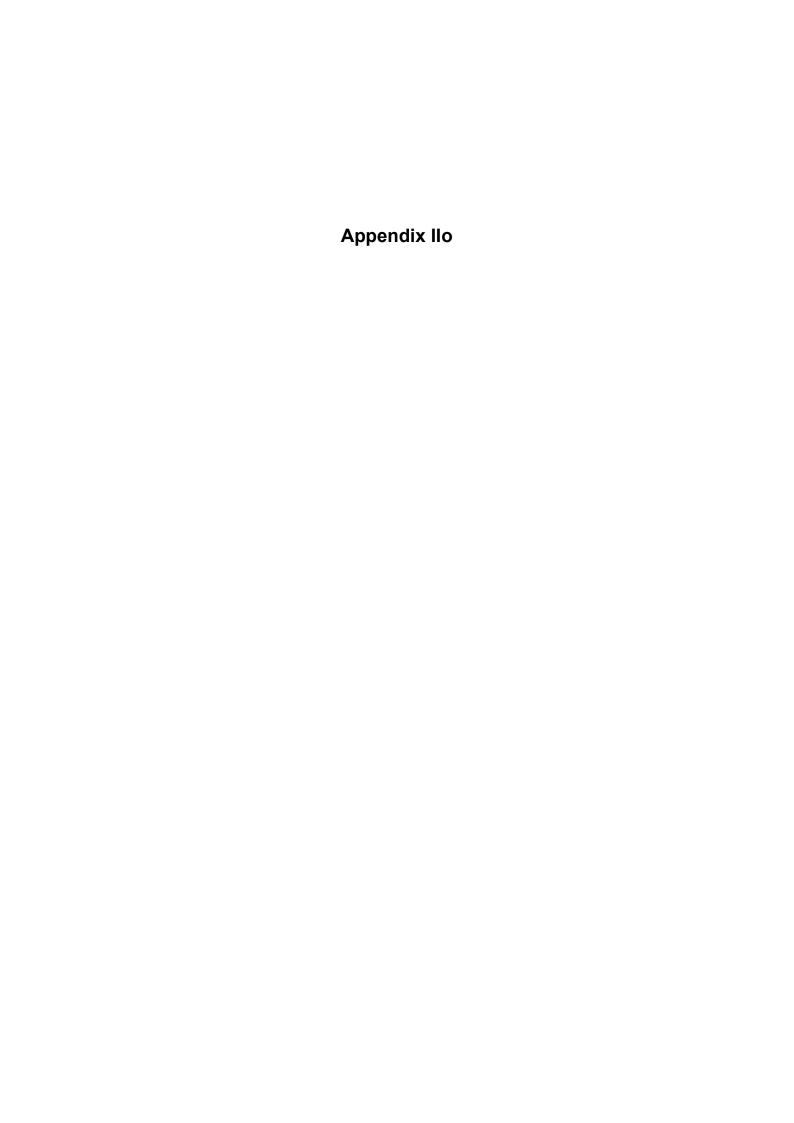


### Table 75b: Summary of Residual Land Value (£ per Ha) Appraisals for All Value Points

### 70% General Needs Rent/30% Intermediate Tenure Mix CfSH Level 6

Planning Infrastructure Level - £20,000

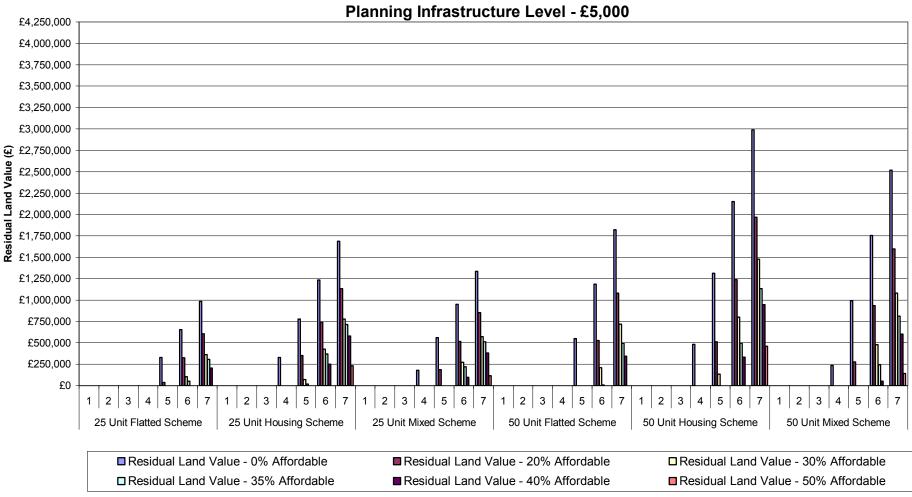
			Residual Land					
Development Scenario /			Value - 0%	Value - 20%	Value - 30%	Value - 35%	Value - 40%	Value - 50%
Threshold	Value Point	Site Size	Affordable	Affordable	Affordable	Affordable	Affordable	Affordable
	1	0.33	£0	£0	£0	£0	£0	£0
	2	0.33	£0	£0	£0	£0	£0	£0
	3	0.33	£0	£0	£0	£0	£0	£0
25 Unit Flatted Scheme	4	0.33	£0	£0	£0	£0	£0	£0
	5	0.33	£20,911	£0	£0	£0	£0	£0
	6	0.33	£1,028,826	£0	£0	£0	£0	£0
	7	0.33	£2,016,365	£744,024	£15,206	£0	£0	£0
	1	0.83	£0	£0	£0	£0	£0	£0
	2	0.83	£0	£0	£0	£0	£0	£0
	3	0.83	£0	£0	£0	£0	£0	£0
25 Unit Housing Scheme	4	0.83	£7,395	£0	£0	£0	£0	£0
	5	0.83	£559,539	£0	£0	£0	£0	£0
	6	0.83	£1,100,443	£450,606	£65,328	£0	£0	£0
	7	0.83	£1,647,114	£911,039	£485,800	£411,286	£252,309	£0
	1	0.50	£0	£0	£0	£0	£0	£0
	2	0.50	£0	£0	£0	£0	£0	£0
	3	0.50	£0	£0	£0	£0	£0	£0
25 Unit Mixed Scheme	4	0.50	£0	£0	£0	£0	£0	£0
	5	0.50	£487,673	£0	£0	£0	£0	£0
	6	0.50	£1,257,424	£322,646	£0	£0	£0	£0
	7	0.50	£2,032,202	£965,443	£450,929	£327,964	£47,178	£0
	1	0.67	£0	£0	£0	£0	£0	£0
	2	0.67	£0	£0	£0	£0	£0	£0
	3	0.67	£0	£0	£0	£0	£0	£0
50 Unit Flatted Scheme	4	0.67	£0	£0	£0	£0	£0	£0
	5	0.67	£0	£0	£0	£0	£0	£0
	6	0.67	£850,313	£0	£0	£0	£0	£0
	7	0.67	£1,800,110	£631,991	£36,388	£0	£0	£0
	1	1.25	£0	£0	£0	£0	£0	£0
	2	1.25	£0	£0	£0	£0	£0	£0
	3	1.25	£0	£0	£0	£0	£0	£0
50 Unit Housing Scheme	4	1.25	£0	£0	£0	£0	£0	£0
	5	1.25	£558,709	£0	£0	£0	£0	£0
	6	1.25	£1,228,999	£461,202	£75,557	£0	£0	£0
	7	1.25	£1,899,289	£1,037,006	£599,795	£328,735	£180,183	£0
	1	1.00	£0	£0	£0	£0	£0	£0
	2	1.00	£0	£0	£0	£0	£0	£0
	3	1.00	£0	£0	£0	£0	£0	£0
50 Unit Mixed Scheme	4	1.00	£0	£0	£0	£0	£0	£0
	5	1.00	£379,486	£0	£0	£0	£0	£0
	6	1.00	£1,138,183	£296,573	£0	£0	£0	£0
	7	1.00	£1,900,792	£950,707	£388,576	£120,856	£0	£0



## Table 76: Summary of Residual Land Value (£) Appraisals for All Value Points 60% General Needs Rent/40% Intermediate Tenure Mix CfSH Level 6 Planning Infrastructure Level - £5,000

		Residual Land					
Development Scenario /		Value - 0%	Value - 20%	Value - 30%	Value - 35%	Value - 40%	Value - 50%
Threshold	Value Point	Affordable	Affordable	Affordable	Affordable	Affordable	Affordable
	1	£0	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0	£0
	3	£0	£0	£0	£0	£0	£0
25 Unit Flatted Scheme	4	£0	£0	£0	£0	£0	£0
	5	£330,431	£36,033	£0	£0	£0	£0
	6	£656,413	£323,726	£103,572	£51,953	£0	£0
	7	£985,800	£607,766	£362,783	£307,533	£206,667	£0
	1	£0	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0	£0
	3	£0	£0	£0	£0	£0	£0
25 Unit Housing Scheme	4	£329,691	£0	£0	£0	£0	£0
	5	£780,030	£350,108	£70,224	£18,419	£0	£0
	6	£1,233,767	£740,456	£426,761	£370,713	£249,719	£0
	7	£1,687,505	£1,134,413	£777,308	£716,099	£581,322	£231,224
	1	£0	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0	£0
	3	£0	£0	£0	£0	£0	£0
25 Unit Mixed Scheme	4	£179,781	£0	£0	£0	£0	£0
	5	£561,723	£188,730	£0	£0	£0	£0
	6	£949,112	£517,705	£271,791	£220,191	£97,679	£0
	7	£1,336,501	£852,400	£572,858	£511,649	£380,797	£117,481
	1	£0	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0	£0
	3	£0	£0	£0	£0	£0	£0
50 Unit Flatted Scheme	4	£0	£0	£0	£0	£0	£0
	5	£548,945	£0	£0	£0	£0	£0
	6	£1,185,309	£527,611	£211,201	£6,134	£0	£0
	7	£1,821,674	£1,082,009	£718,841	£494,744	£345,910	£0
	1	£0	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0	£0
	3	£0	£0	£0	£0	£0	£0
50 Unit Housing Scheme	4	£481,084	£0	£0	£0	£0	£0
	5	£1,313,987	£512,664	£133,150	£0	£0	£0
	6	£2,151,849	£1,240,049	£802,160	£496,576	£331,668	£0
	7	£2,989,712	£1,967,434	£1,476,497	£1,133,435	£945,156	£458,951
	1	£0	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0	£0
	3	£0	£0	£0	£0	£0	£0
50 Unit Mixed Scheme	4	£235,708	£0	£0	£0	£0	£0
	5	£991,174	£278,637	£0	£0	£0	£0
	6	£1,753,783	£936,524	£478,918	£242,391	£52,273	£0
	7	£2,516,392	£1,598,802	£1,080,006	£811,457	£604,145	£142,559

# Graph 102: Summary of Residual Land Values at 0%, 20%, 30,% 35%, 40% & 50% Affordable Housing Across All Value Points 60% General Needs Rent/40% Intermediate Tenure Mix CfSH Level 6

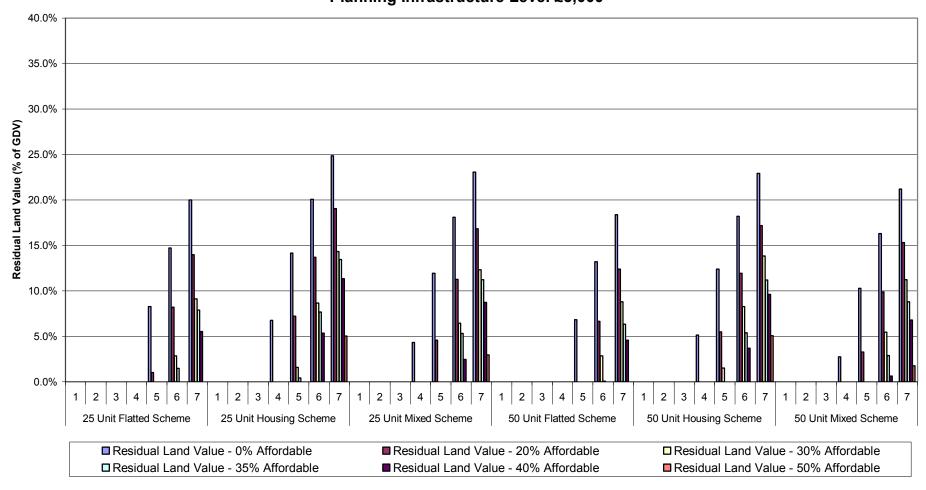


## Table 76a: Summary of Residual Land Value (as % of GDV) Appraisals for All Value Points 60% General Needs Rent/40% Intermediate Tenure Mix CfSH Level 6

### Planning Infrastructure Level - £5,000

		Residual Land					
Development Scenario /		Value - 0%	Value - 20%	Value - 30%	Value - 35%	Value - 40%	Value - 50%
Threshold	Value Point	Affordable	Affordable	Affordable	Affordable	Affordable	Affordable
	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	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
25 Unit Flatted Scheme	4	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	5	8.3%	1.0%	0.0%	0.0%	0.0%	0.0%
	6	14.7%	8.2%	2.9%	1.5%	0.0%	0.0%
	7	20.0%	14.0%	9.1%	7.9%	5.5%	0.0%
	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	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
25 Unit Housing Scheme	4	6.8%	0.0%	0.0%	0.0%	0.0%	0.0%
	5	14.2%	7.2%	1.6%	0.4%	0.0%	0.0%
	6	20.1%	13.7%	8.7%	7.7%	5.4%	0.0%
	7	24.9%	19.1%	14.3%	13.5%	11.3%	5.0%
	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	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
25 Unit Mixed Scheme	4	4.3%	0.0%	0.0%	0.0%	0.0%	0.0%
	5	11.9%	4.6%	0.0%	0.0%	0.0%	0.0%
	6	18.1%	11.3%	6.4%	5.3%	2.5%	0.0%
	7	23.1%	16.8%	12.3%	11.2%	8.7%	3.0%
	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	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
50 Unit Flatted Scheme	4	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	5	6.8%	0.0%	0.0%	0.0%	0.0%	0.0%
	6	13.2%	6.6%	2.8%	0.1%	0.0%	0.0%
	7	18.4%	12.4%	8.8%	6.3%	4.6%	0.0%
	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	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
50 Unit Housing Scheme	4	5.1%	0.0%	0.0%	0.0%	0.0%	0.0%
	5	12.4%	5.5%	1.5%	0.0%	0.0%	0.0%
	6	18.2%	11.9%	8.3%	5.4%	3.7%	0.0%
	7	22.9%	17.2%	13.8%	11.2%	9.6%	5.1%
	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	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
50 Unit Mixed Scheme	4	2.8%	0.0%	0.0%	0.0%	0.0%	0.0%
	5	10.3%	3.3%	0.0%	0.0%	0.0%	0.0%
	6	16.3%	9.9%	5.5%	2.9%	0.6%	0.0%
	7	21.2%	15.3%	11.2%	8.8%	6.8%	1.7%

### 



## Table 76b: Summary of Residual Land Value (£ per Ha) Appraisals for All Value Points

#### 60% General Needs Rent/40% Intermediate Tenure Mix CfSH Level 6

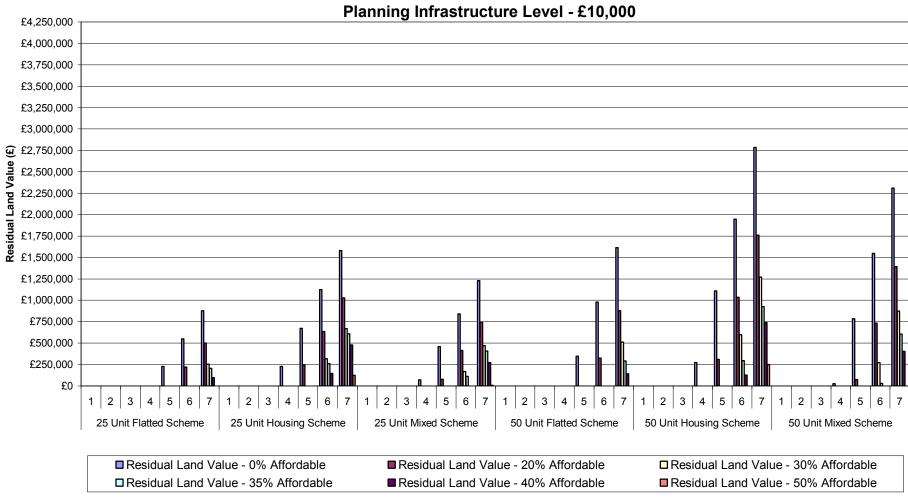
Planning Infrastructure Level - £5,000

			Residual Land					
Development Scenario /			Value - 0%	Value - 20%	Value - 30%	Value - 35%	Value - 40%	Value - 50%
Threshold	Value Point	Site Size	Affordable	Affordable	Affordable	Affordable	Affordable	Affordable
	1	0.33	£0	£0	£0	£0	£0	£0
	2	0.33	£0	£0	£0	£0	£0	£0
	3	0.33	£0	£0	£0	£0	£0	£0
25 Unit Flatted Scheme	4	0.33	£0	£0	£0	£0	£0	£0
	5	0.33	£1,001,307	£109,189	£0	£0	£0	£0
	6	0.33	£1,989,129	£980,986	£313,853	£157,433	£0	£0
	7	0.33	£2,987,274	£1,841,714	£1,099,343	£931,919	£626,264	£0
	1	0.83	£0	£0	£0	£0	£0	£0
	2	0.83	£0	£0	£0	£0	£0	£0
	3	0.83	£0	£0	£0	£0	£0	£0
25 Unit Housing Scheme	4	0.83	£397,218	£0	£0	£0	£0	£0
	5	0.83	£939,795	£421,817	£84,607	£22,192	£0	£0
	6	0.83	£1,486,467	£892,116	£514,170	£446,642	£300,866	£0
	7	0.83	£2,033,139	£1,366,763	£936,516	£862,770	£700,388	£278,583
	1	0.50	£0	£0	£0	£0	£0	£0
	2	0.50	£0	£0	£0	£0	£0	£0
	3	0.50	£0	£0	£0	£0	£0	£0
25 Unit Mixed Scheme	4	0.50	£359,563	£0	£0	£0	£0	£0
	5	0.50	£1,123,446	£377,460	£0	£0	£0	£0
	6	0.50	£1,898,224	£1,035,411	£543,582	£440,381	£195,358	£0
	7	0.50	£2,673,002	£1,704,799	£1,145,716	£1,023,297	£761,594	£234,962
	1	0.67	£0	£0	£0	£0	£0	£0
	2	0.67	£0	£0	£0	£0	£0	£0
	3	0.67	£0	£0	£0	£0	£0	£0
50 Unit Flatted Scheme	4	0.67	£0	£0	£0	£0	£0	£0
	5	0.67	£819,321	£0	£0	£0	£0	£0
	6	0.67	£1,769,119	£787,478	£315,225	£9,155	£0	£0
	7	0.67	£2,718,916	£1,614,938	£1,072,896	£738,424	£516,283	£0
	1	1.25	£0	£0	£0	£0	£0	£0
	2	1.25	£0	£0	£0	£0	£0	£0
	3	1.25	£0	£0	£0	£0	£0	£0
50 Unit Housing Scheme	4	1.25	£384,867	£0	£0	£0	£0	£0
	5	1.25	£1,051,189	£410,131	£106,520	£0	£0	£0
	6	1.25	£1,721,479	£992,039	£641,728	£397,260	£265,335	£0
	7	1.25	£2,391,769	£1,573,947	£1,181,198	£906,748	£756,125	£367,161
	1	1.00	£0	£0	£0	£0	£0	£0
	2	1.00	£0	£0	£0	£0	£0	£0
	3	1.00	£0	£0	£0	£0	£0	£0
50 Unit Mixed Scheme	4	1.00	£235,708	£0	£0	£0	£0	£0
	5	1.00	£991,174	£278,637	£0	£0	£0	£0
	6	1.00	£1,753,783	£936,524	£478,918	£242,391	£52,273	£0
	7	1.00	£2,516,392	£1,598,802	£1,080,006	£811,457	£604,145	£142,559

# Table 77: Summary of Residual Land Value (£) Appraisals for All Value Points 60% General Needs Rent/40% Intermediate Tenure Mix CfSH Level 6 Planning Infrastructure Level - £10,000

		Residual Land					
Development Scenario /		Value - 0%	Value - 20%	Value - 30%	Value - 35%	Value - 40%	Value - 50%
Threshold	Value Point	Affordable	Affordable	Affordable	Affordable	Affordable	Affordable
	1	£0	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0	£0
	3	£0	£0	£0	£0	£0	£0
25 Unit Flatted Scheme	4	£0	£0	£0	£0	£0	£0
	5	£227,107	£0	£0	£0	£0	£0
	6	£549,613	£220,263	£0	£0	£0	£0
	7	£879,000	£500,966	£254,871	£203,737	£97,505	£0
	1	£0	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0	£0
	3	£0	£0	£0	£0	£0	£0
25 Unit Housing Scheme	4	£226,351	£0	£0	£0	£0	£0
	5	£673,230	£247,189	£0	£0	£0	£0
	6	£1,126,967	£633,656	£318,849	£262,800	£146,192	£0
	7	£1,580,705	£1,027,613	£670,508	£609,299	£479,465	£122,309
	1	£0	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0	£0
	3	£0	£0	£0	£0	£0	£0
25 Unit Mixed Scheme	4	£70,347	£0	£0	£0	£0	£0
	5	£459,662	£79,387	£0	£0	£0	£0
	6	£842,312	£415,186	£168,947	£111,165	£0	£0
	7	£1,229,701	£745,600	£470,913	£409,066	£272,885	£6,231
	1	£0	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0	£0
	3	£0	£0	£0	£0	£0	£0
50 Unit Flatted Scheme	4	£0	£0	£0	£0	£0	£0
	5	£347,326	£0	£0	£0	£0	£0
	6	£980,109	£325,769	£0	£0	£0	£0
	7	£1,616,474	£876,809	£513,641	£292,560	£142,858	£0
	1	£0	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0	£0
	3	£0	£0	£0	£0	£0	£0
50 Unit Housing Scheme	4	£273,746	£0	£0	£0	£0	£0
	5	£1,108,787	£310,667	£0	£0	£0	£0
	6	£1,946,649	£1,034,849	£596,960	£294,411	£128,176	£0
	7	£2,784,512	£1,762,234	£1,271,297	£928,235	£739,956	£251,613
	1	£0	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0	£0
	3	£0	£0	£0	£0	£0	£0
50 Unit Mixed Scheme	4	£24,339	£0	£0	£0	£0	£0
	5	£785,974	£73,505	£0	£0	£0	£0
	6	£1,548,583	£731,324	£271,581	£31,089	£0	£0
	7	£2,311,192	£1,393,602	£874,806	£606,257	£403,101	£0

# Graph 103: Summary of Residual Land Values at 0%, 20%, 30,% 35%, 40% & 50% Affordable Housing Across All Value Points 60% General Needs Rent/40% Intermediate Tenure Mix CfSH Level 6

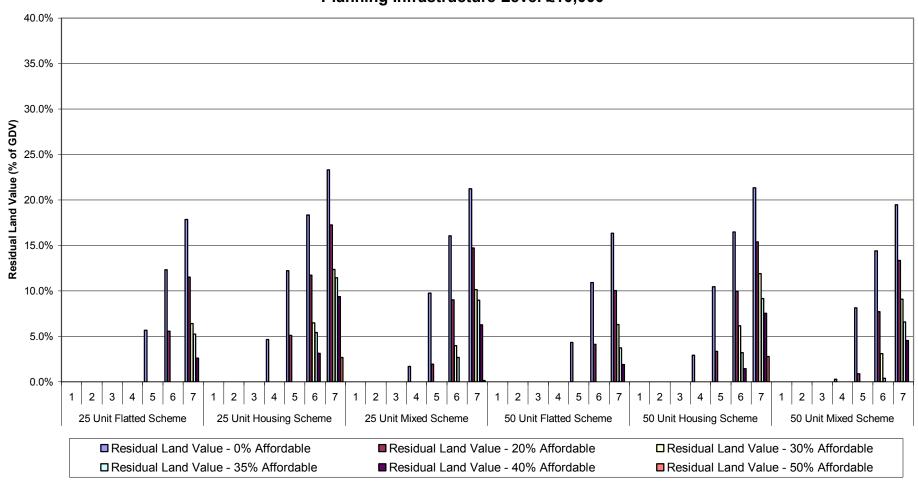


## Table 77a: Summary of Residual Land Value (as % of GDV) Appraisals for All Value Points 60% General Needs Rent/40% Intermediate Tenure Mix CfSH Level 6

Planning Infrastructure Level - £10,000

		Residual Land					
Development Scenario /		Value - 0%	Value - 20%	Value - 30%	Value - 35%	Value - 40%	Value - 50%
Threshold	Value Point	Affordable	Affordable	Affordable	Affordable	Affordable	Affordable
	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	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
25 Unit Flatted Scheme	4	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	5	5.7%	0.0%	0.0%	0.0%	0.0%	0.0%
	6	12.3%	5.6%	0.0%	0.0%	0.0%	0.0%
	7	17.8%	11.5%	6.4%	5.2%	2.6%	0.0%
	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	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
25 Unit Housing Scheme	4	4.6%	0.0%	0.0%	0.0%	0.0%	0.0%
	5	12.2%	5.1%	0.0%	0.0%	0.0%	0.0%
	6	18.3%	11.7%	6.5%	5.4%	3.1%	0.0%
	7	23.3%	17.3%	12.4%	11.5%	9.4%	2.7%
	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	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
25 Unit Mixed Scheme	4	1.7%	0.0%	0.0%	0.0%	0.0%	0.0%
	5	9.8%	1.9%	0.0%	0.0%	0.0%	0.0%
	6	16.0%	9.0%	4.0%	2.7%	0.0%	0.0%
	7	21.2%	14.7%	10.1%	9.0%	6.3%	0.2%
	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	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
50 Unit Flatted Scheme	4	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	5	4.3%	0.0%	0.0%	0.0%	0.0%	0.0%
	6	10.9%	4.1%	0.0%	0.0%	0.0%	0.0%
	7	16.3%	10.0%	6.3%	3.7%	1.9%	0.0%
	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	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
50 Unit Housing Scheme	4	2.9%	0.0%	0.0%	0.0%	0.0%	0.0%
	5	10.5%	3.3%	0.0%	0.0%	0.0%	0.0%
	6	16.5%	10.0%	6.2%	3.2%	1.4%	0.0%
	7	21.4%	15.4%	11.9%	9.2%	7.5%	2.8%
	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	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
50 Unit Mixed Scheme	4	0.3%	0.0%	0.0%	0.0%	0.0%	0.0%
	5	8.2%	0.9%	0.0%	0.0%	0.0%	0.0%
	6	14.4%	7.7%	3.1%	0.4%	0.0%	0.0%
	7	19.5%	13.4%	9.1%	6.6%	4.5%	0.0%

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## Table 77b: Summary of Residual Land Value (£ per Ha) Appraisals for All Value Points 60% General Needs Rent/40% Intermediate Tenure Mix

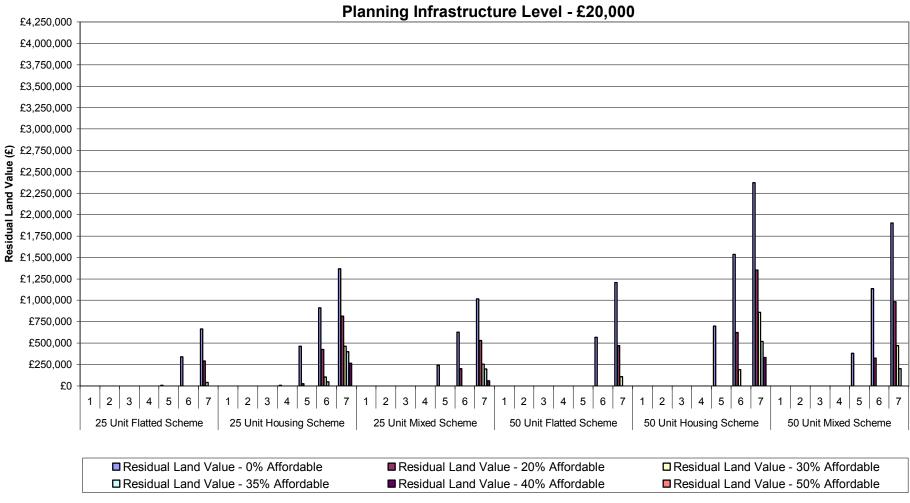
### CfSH Level 6 Planning Infrastructure Level - £10,000

			Residual Land					
Development Scenario /			Value - 0%	Value - 20%	Value - 30%	Value - 35%	Value - 40%	Value - 50%
Threshold	Value Point	Site Size	Affordable	Affordable	Affordable	Affordable	Affordable	Affordable
	1	0.33	£0	£0	£0	£0	£0	£0
	2	0.33	£0	£0	£0	£0	£0	£0
	3	0.33	£0	£0	£0	£0	£0	£0
25 Unit Flatted Scheme	4	0.33	£0	£0	£0	£0	£0	£0
	5	0.33	£688,202	£0	£0	£0	£0	£0
	6	0.33	£1,665,493	£667,463	£0	£0	£0	£0
	7	0.33	£2,663,638	£1,518,078	£772,335	£617,384	£295,469	£0
	1	0.83	£0	£0	£0	£0	£0	£0
	2	0.83	£0	£0	£0	£0	£0	£0
	3	0.83	£0	£0	£0	£0	£0	£0
25 Unit Housing Scheme	4	0.83	£272,712	£0	£0	£0	£0	£0
	5	0.83	£811,120	£297,818	£0	£0	£0	£0
	6	0.83	£1,357,792	£763,441	£384,155	£316,627	£176,135	£0
	7	0.83	£1,904,464	£1,238,088	£807,841	£734,095	£577,668	£147,360
	1	0.50	£0	£0	£0	£0	£0	£0
	2	0.50	£0	£0	£0	£0	£0	£0
	3	0.50	£0	£0	£0	£0	£0	£0
25 Unit Mixed Scheme	4	0.50	£140,695	£0	£0	£0	£0	£0
	5	0.50	£919,323	£158,773	£0	£0	£0	£0
	6	0.50	£1,684,624	£830,371	£337,894	£222,330	£0	£0
	7	0.50	£2,459,402	£1,491,199	£941,825	£818,132	£545,769	£12,462
	1	0.67	£0	£0	£0	£0	£0	£0
	2	0.67	£0	£0	£0	£0	£0	£0
	3	0.67	£0	£0	£0	£0	£0	£0
50 Unit Flatted Scheme	4	0.67	£0	£0	£0	£0	£0	£0
	5	0.67	£518,397	£0	£0	£0	£0	£0
	6	0.67	£1,462,850	£486,222	£0	£0	£0	£0
	7	0.67	£2,412,647	£1,308,670	£766,628	£436,656	£213,221	£0
	1	1.25	£0	£0	£0	£0	£0	£0
	2	1.25	£0	£0	£0	£0	£0	£0
	3	1.25	£0	£0	£0	£0	£0	£0
50 Unit Housing Scheme	4	1.25	£218,997	£0	£0	£0	£0	£0
	5	1.25	£887,029	£248,534	£0	£0	£0	£0
	6	1.25	£1,557,319	£827,879	£477,568	£235,529	£102,541	£0
	7	1.25	£2,227,609	£1,409,787	£1,017,038	£742,588	£591,965	£201,291
	1	1.00	£0	£0	£0	£0	£0	£0
	2	1.00	£0	£0	£0	£0	£0	£0
	3	1.00	£0	£0	£0	£0	£0	£0
50 Unit Mixed Scheme	4	1.00	£24,339	£0	£0	£0	£0	£0
	5	1.00	£785,974	£73,505	£0	£0	£0	£0
	6	1.00	£1,548,583	£731,324	£271,581	£31,089	£0	£0
	7	1.00	£2,311,192	£1,393,602	£874,806	£606,257	£403,101	£0

# Table 78: Summary of Residual Land Value (£) Appraisals for All Value Points 60% General Needs Rent/40% Intermediate Tenure Mix CfSH Level 6 Planning Infrastructure Level - £20,000

		Residual Land					
Development Scenario /		Value - 0%	Value - 20%	Value - 30%	Value - 35%	Value - 40%	Value - 50%
Threshold	Value Point	Affordable	Affordable	Affordable	Affordable	Affordable	Affordable
	1	£0	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0	£0
	3	£0	£0	£0	£0	£0	£0
25 Unit Flatted Scheme	4	£0	£0	£0	£0	£0	£0
	5	£6,901	£0	£0	£0	£0	£0
	6	£339,513	£0	£0	£0	£0	£0
	7	£665,400	£290,359	£40,253	£0	£0	£0
	1	£0	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0	£0
	3	£0	£0	£0	£0	£0	£0
25 Unit Housing Scheme	4	£6,137	£0	£0	£0	£0	£0
	5	£464,417	£27,186	£0	£0	£0	£0
	6	£913,367	£424,432	£106,210	£48,428	£0	£0
	7	£1,367,105	£814,013	£461,668	£399,821	£263,640	£0
	1	£0	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0	£0
	3	£0	£0	£0	£0	£0	£0
25 Unit Mixed Scheme	4	£0	£0	£0	£0	£0	£0
	5	£243,837	£0	£0	£0	£0	£0
	6	£628,712	£203,471	£0	£0	£0	£0
	7	£1,016,101	£532,000	£255,088	£197,225	£58,824	£0
	1	£0	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0	£0
	3	£0	£0	£0	£0	£0	£0
50 Unit Flatted Scheme	4	£0	£0	£0	£0	£0	£0
	5	£0	£0	£0	£0	£0	£0
	6	£569,709	£0	£0	£0	£0	£0
	7	£1,206,074	£471,267	£107,542	£0	£0	£0
	1	£0	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0	£0
	3	£0	£0	£0	£0	£0	£0
50 Unit Housing Scheme	4	£0	£0	£0	£0	£0	£0
	5	£698,387	£0	£0	£0	£0	£0
	6	£1,536,249	£624,449	£192,391	£0	£0	£0
	7	£2,374,112	£1,351,834	£860,897	£517,835	£332,989	£0
	1	£0	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0	£0
	3	£0	£0	£0	£0	£0	£0
50 Unit Mixed Scheme	4	£0	£0	£0	£0	£0	£0
	5	£379,486	£0	£0	£0	£0	£0
	6	£1,138,183	£324,267	£0	£0	£0	£0
	7	£1,900,792	£983,202	£469,243	£201,978	£0	£0

# Graph 104: Summary of Residual Land Values at 0%, 20%, 30,% 35%, 40% & 50% Affordable Housing Across All Value Points 60% General Needs Rent/40% Intermediate Tenure Mix CfSH Level 6

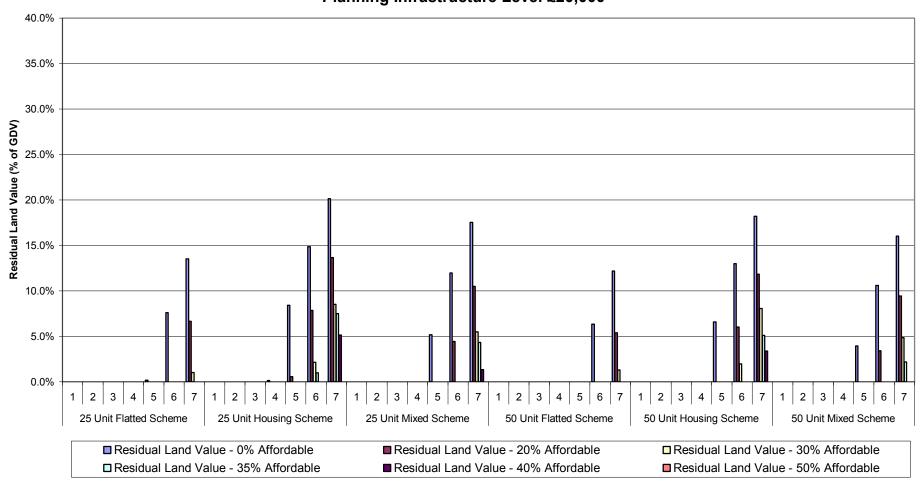


## Table 78a: Summary of Residual Land Value (as % of GDV) Appraisals for All Value Points 60% General Needs Rent/40% Intermediate Tenure Mix CfSH Level 6

Planning Infrastructure Level - £20,000

		Residual Land					
Development Scenario /		Value - 0%	Value - 20%	Value - 30%	Value - 35%	Value - 40%	Value - 50%
Threshold	Value Point	Affordable	Affordable	Affordable	Affordable	Affordable	Affordable
	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	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
25 Unit Flatted Scheme	4	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	5	0.2%	0.0%	0.0%	0.0%	0.0%	0.0%
	6	7.6%	0.0%	0.0%	0.0%	0.0%	0.0%
	7	13.5%	6.7%	1.0%	0.0%	0.0%	0.0%
	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	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
25 Unit Housing Scheme	4	0.1%	0.0%	0.0%	0.0%	0.0%	0.0%
	5	8.4%	0.6%	0.0%	0.0%	0.0%	0.0%
	6	14.9%	7.9%	2.2%	1.0%	0.0%	0.0%
	7	20.2%	13.7%	8.5%	7.5%	5.1%	0.0%
	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	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
25 Unit Mixed Scheme	4	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	5	5.2%	0.0%	0.0%	0.0%	0.0%	0.0%
	6	12.0%	4.4%	0.0%	0.0%	0.0%	0.0%
	7	17.5%	10.5%	5.5%	4.3%	1.4%	0.0%
	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	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
50 Unit Flatted Scheme	4	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	5	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	6	6.3%	0.0%	0.0%	0.0%	0.0%	0.0%
	7	12.2%	5.4%	1.3%	0.0%	0.0%	0.0%
	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	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
50 Unit Housing Scheme	4	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	5	6.6%	0.0%	0.0%	0.0%	0.0%	0.0%
	6	13.0%	6.0%	2.0%	0.0%	0.0%	0.0%
	7	18.2%	11.8%	8.1%	5.1%	3.4%	0.0%
	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	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
50 Unit Mixed Scheme	4	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	5	3.9%	0.0%	0.0%	0.0%	0.0%	0.0%
	6	10.6%	3.4%	0.0%	0.0%	0.0%	0.0%
	7	16.0%	9.4%	4.9%	2.2%	0.0%	0.0%

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# Table 78b: Summary of Residual Land Value (£ per Ha) Appraisals for All Value Points 60% General Needs Rent/40% Intermediate Tenure Mix CfSH Level 6

#### Planning Infrastructure Level - £20,000

			Residual Land					
Development Scenario /			Value - 0%	Value - 20%	Value - 30%	Value - 35%	Value - 40%	Value - 50%
Threshold	Value Point	Site Size	Affordable	Affordable	Affordable	Affordable	Affordable	Affordable
	1	0.33	£0	£0	£0	£0	£0	£0
	2	0.33	£0	£0	£0	£0	£0	£0
	3	0.33	£0	£0	£0	£0	£0	£0
25 Unit Flatted Scheme	4	0.33	£0	£0	£0	£0	£0	£0
	5	0.33	£20,911	£0	£0	£0	£0	£0
	6	0.33	£1,028,826	£0	£0	£0	£0	£0
	7	0.33	£2,016,365	£879,876	£121,979	£0	£0	£0
	1	0.83	£0	£0	£0	£0	£0	£0
	2	0.83	£0	£0	£0	£0	£0	£0
	3	0.83	£0	£0	£0	£0	£0	£0
25 Unit Housing Scheme	4	0.83	£7,395	£0	£0	£0	£0	£0
	5	0.83	£559,539	£32,754	£0	£0	£0	£0
	6	0.83	£1,100,443	£511,363	£127,964	£58,347	£0	£0
	7	0.83	£1,647,114	£980,739	£556,226	£481,712	£317,638	£0
	1	0.50	£0	£0	£0	£0	£0	£0
	2	0.50	£0	£0	£0	£0	£0	£0
	3	0.50	£0	£0	£0	£0	£0	£0
25 Unit Mixed Scheme	4	0.50	£0	£0	£0	£0	£0	£0
	5	0.50	£487,673	£0	£0	£0	£0	£0
	6	0.50	£1,257,424	£406,942	£0	£0	£0	£0
	7	0.50	£2,032,202	£1,063,999	£510,175	£394,450	£117,648	£0
	1	0.67	£0	£0	£0	£0	£0	£0
	2	0.67	£0	£0	£0	£0	£0	£0
	3	0.67	£0	£0	£0	£0	£0	£0
50 Unit Flatted Scheme	4	0.67	£0	£0	£0	£0	£0	£0
	5	0.67	£0	£0	£0	£0	£0	£0
	6	0.67	£850,313	£0	£0	£0	£0	£0
	7	0.67	£1,800,110	£703,384	£160,511	£0	£0	£0
	1	1.25	£0	£0	£0	£0	£0	£0
	2	1.25	£0	£0	£0	£0	£0	£0
	3	1.25	£0	£0	£0	£0	£0	£0
50 Unit Housing Scheme	4	1.25	£0	£0	£0	£0	£0	£0
	5	1.25	£558,709	£0	£0	£0	£0	£0
	6	1.25	£1,228,999	£499,559	£153,912	£0	£0	£0
	7	1.25	£1,899,289	£1,081,467	£688,718	£414,268	£266,391	£0
	1	1.00	£0	£0	£0	£0	£0	£0
	2	1.00	£0	£0	£0	£0	£0	£0
	3	1.00	£0	£0	£0	£0	£0	£0
50 Unit Mixed Scheme	4	1.00	£0	£0	£0	£0	£0	£0
	5	1.00	£379,486	£0	£0	£0	£0	£0
	6	1.00	£1,138,183	£324,267	£0	£0	£0	£0
	7	1.00	£1,900,792	£983,202	£469,243	£201,978	£0	£0