

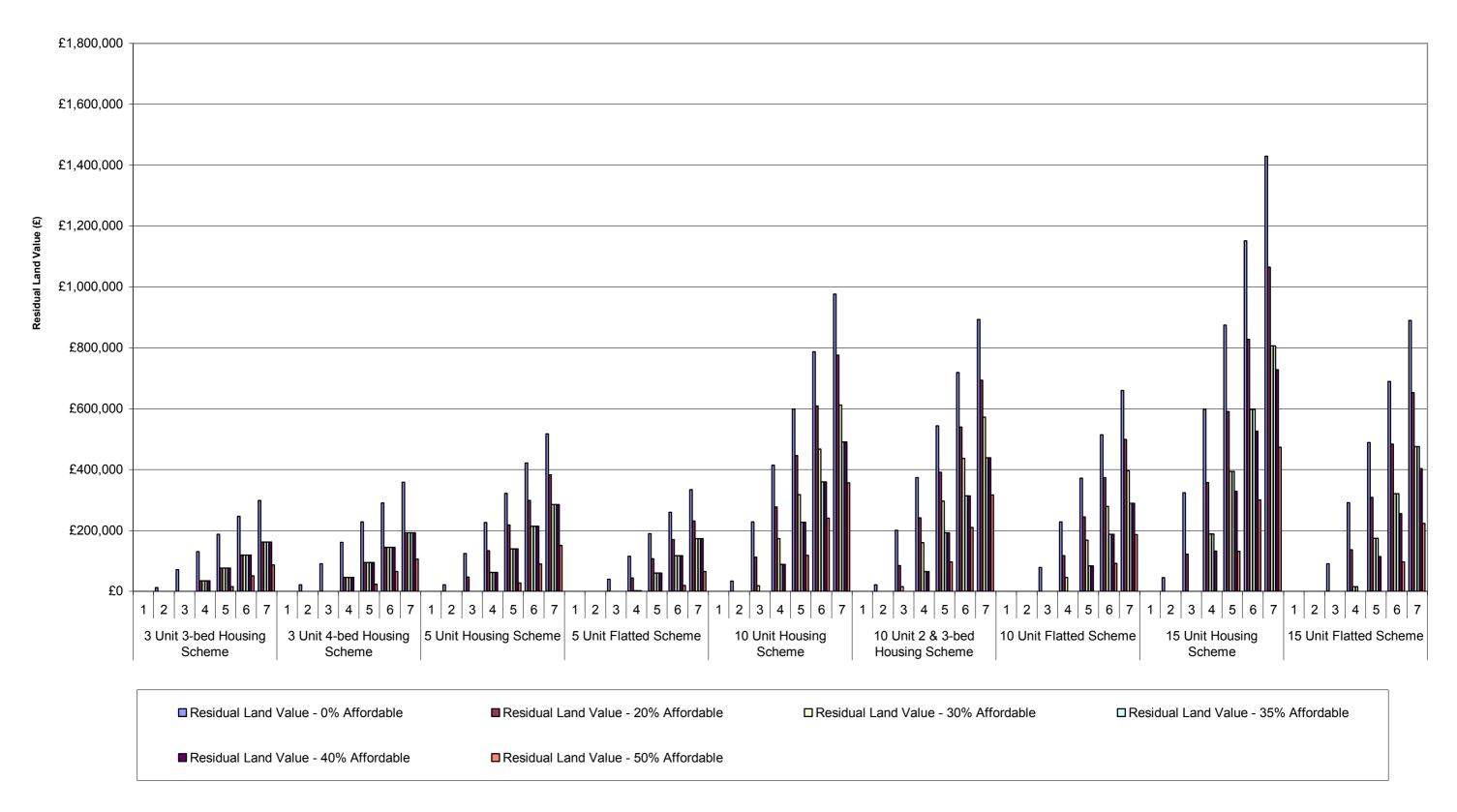
Table 1: Summary of Residual Land Value (£) Appraisals for All Value Points - 70% General Needs Rent/30% Intermediate Tenure Mix Planning Infrastructure Level - £5,000

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

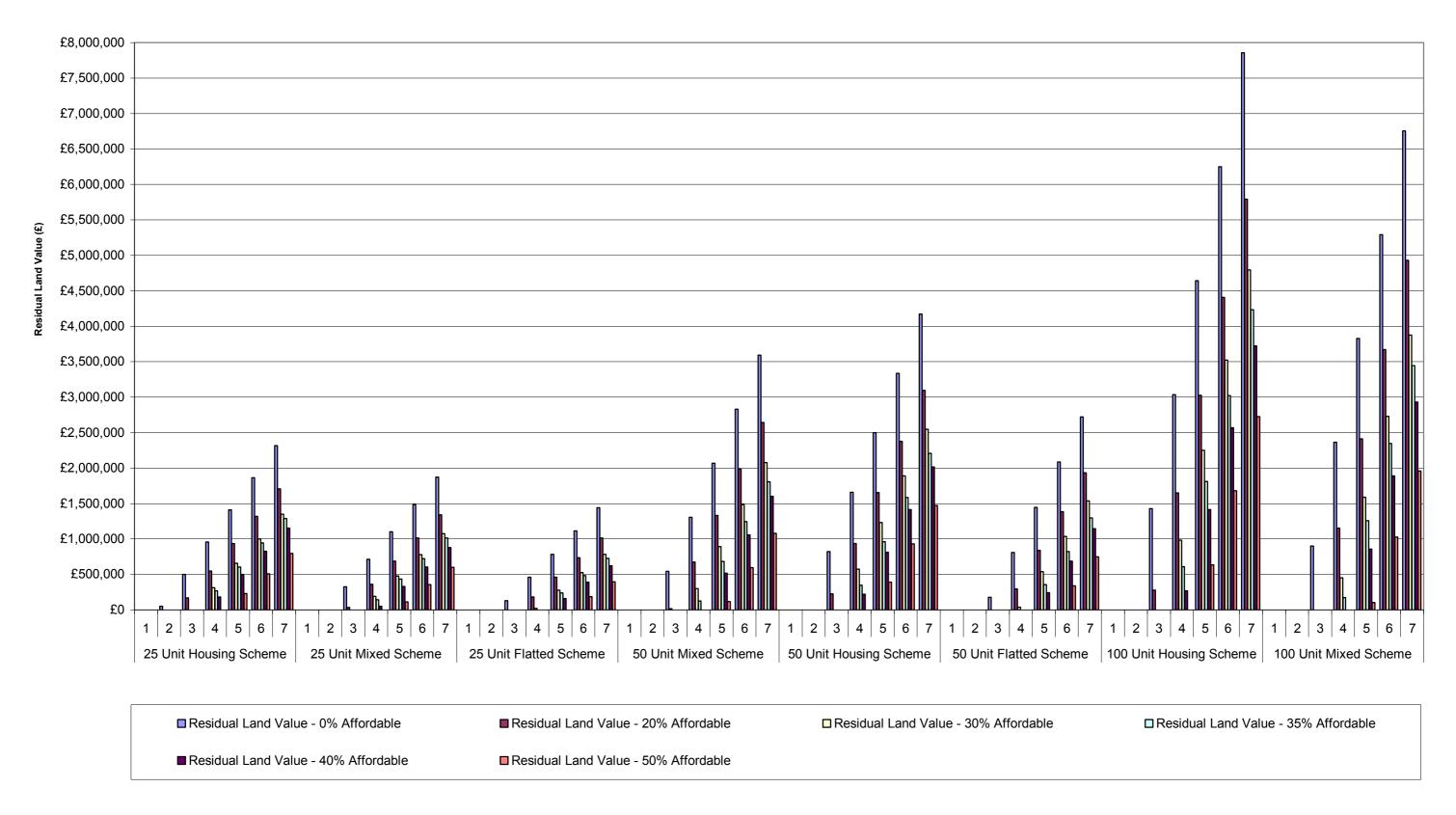
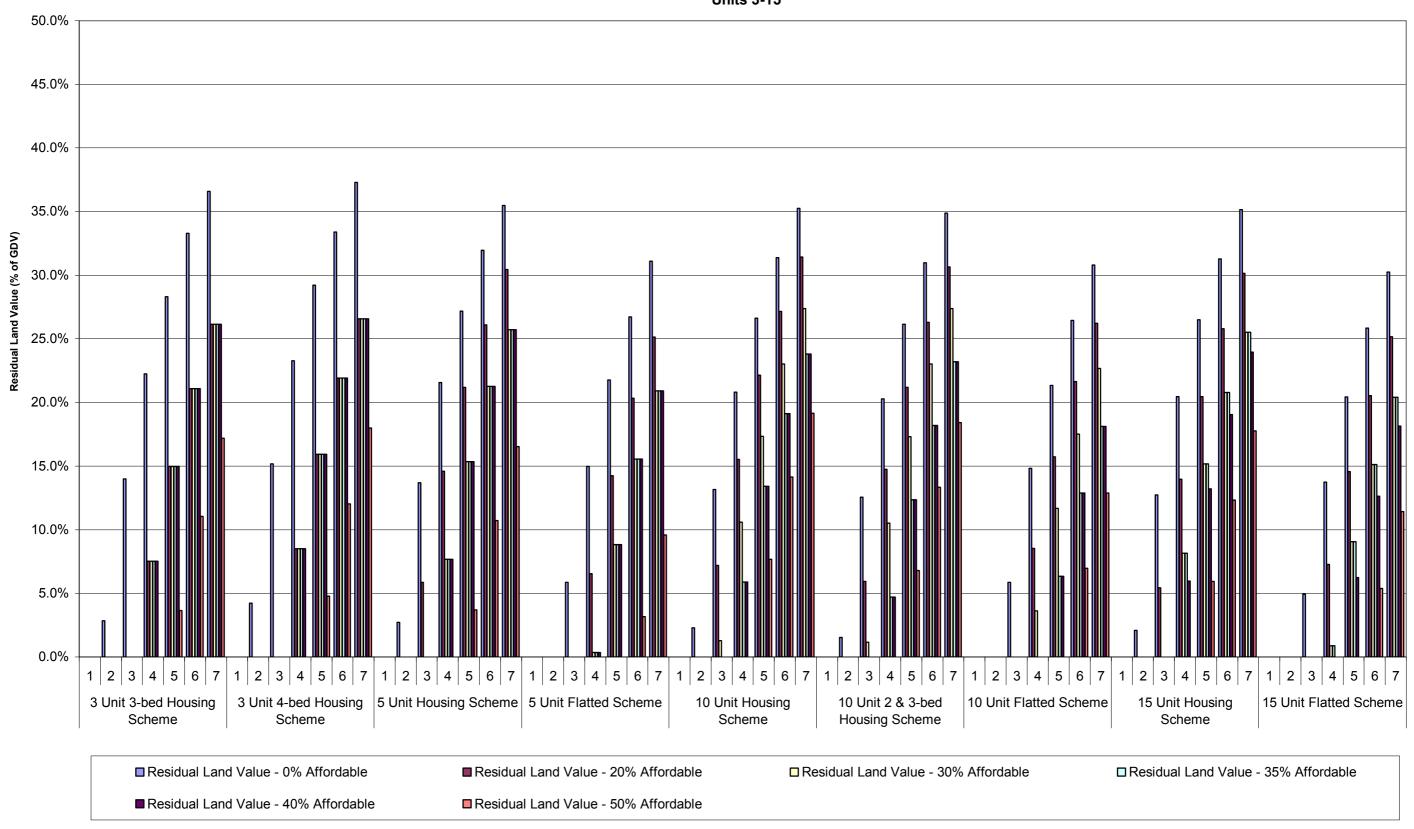


Table 1a: Summary of Residual Land Value (as % of GDV) Appraisals for All Value Points - 70% General Needs Rent/30% Intermediate Tenure Mix Planning Infrastructure Level - £5,000

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

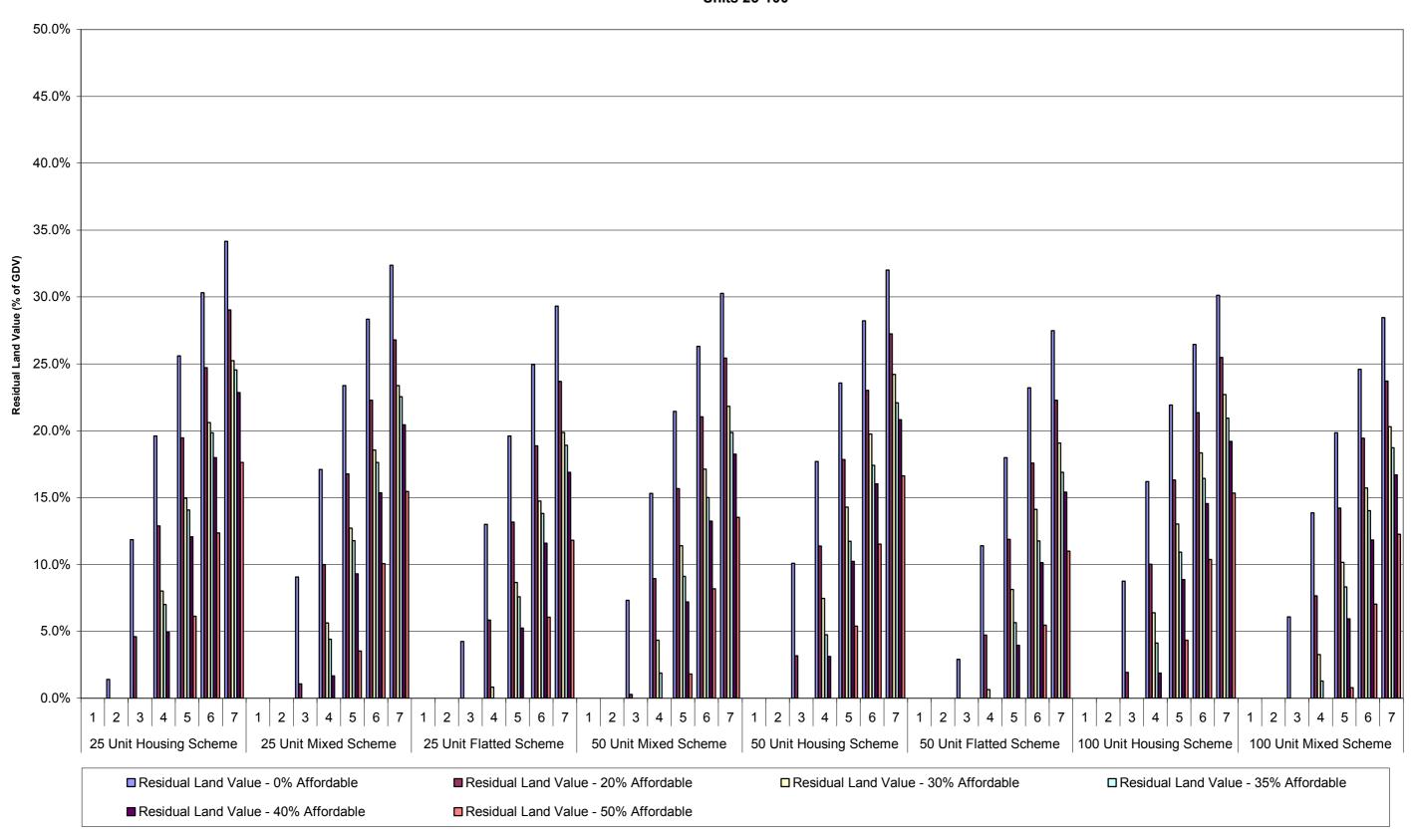
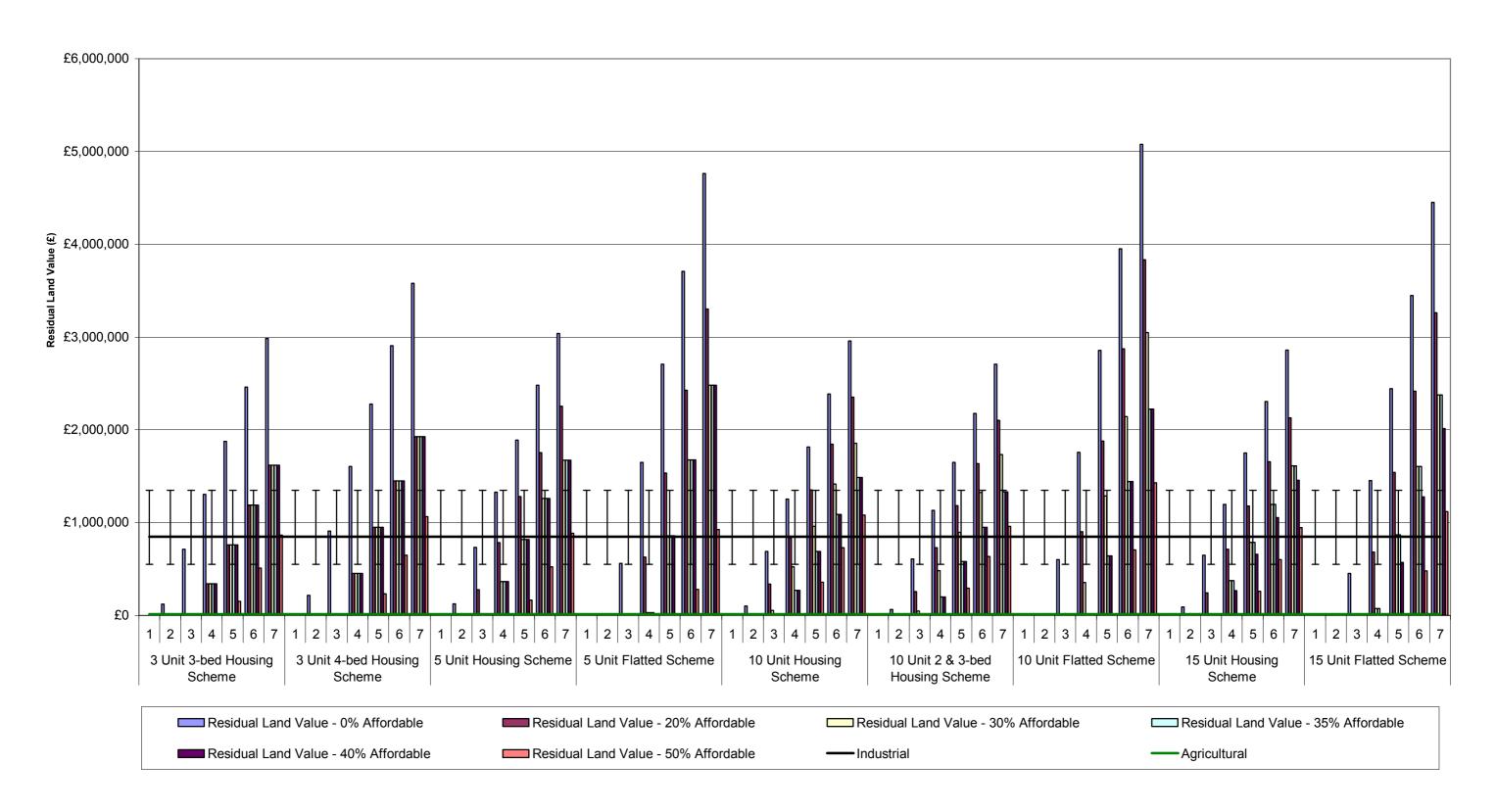


Table 1b: Summary of Residual Land Value (£ per Ha) Appraisals for All Value Points - 70% General Needs Rent/30% Intermediate Tenure Mix
Planning Infrastructure Level - £5,000

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	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
	7	0.10	£2,984,748	£1,617,919	£1,617,919	£1,617,919	£1,617,919	£866,893
	2	0.10 0.10	£0 £215,401	£0	£0	£0	£0	£0
3 Unit 4-bed Housing	3	0.10	£910,539	£0	£0	£0	£0	£0
Scheme	<u>4</u> 5	0.10 0.10	£1,605,676 £2,277,806	£453,820 £951,470	£453,820 £951,470	£453,820 £951,470	£453,820 £951,470	£0 £233,578
	6	0.10	£2,277,806 £2,906,073	£951,470 £1,449,120	£951,470 £1,449,120	£951,470 £1,449,120	£951,470 £1,449,120	£233,578 £648,394
	7	0.10	£3,580,356	£1,927,303	£1,927,303	£1,927,303	£1,927,303	£1,063,210
	2	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
	1	0.07	£0	£0	£0	£0	£0	£0
	3	0.07	£0 £559,993	£0	£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	0.07	£2,708,495	£1,533,649	£859,523	£859,523	£859,523	£0
	6 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 £690,578	£0 £339,229	£0 £55,498	£0	£0 £0	£0
10 Unit Housing Scheme	4	0.33	£1,254,628	£839,742	£523,269	£269,616	£269,616	£0
	5 6	0.33 0.33	£1,813,735 £2,385,777	£1,350,431 £1,844,376	£961,309 £1,417,515	£688,938 £1,088,513	£688,938 £1.088.513	£358,857 £729,391
	7	0.33	£2,957,819	£2,352,242	£1,854,404	£1,486,520	£1,486,520	£1,081,220
	1 2	0.33 0.33	£0	£0	£0	£0	£0	£0
10 Unit 2 & 3-bed Housing	3	0.33	£63,743 £608,695	£256,518	£46,900	£0	£0	£0
Scheme	4 5	0.33 0.33	£1,130,965 £1,648,362	£730,843 £1,183,335	£484,572 £897.045	£198,455 £581.871	£198,455 £581.871	£0 £292.605
	6	0.33	£2,177,418	£1,636,016	£1,324,055	£950,198	£950,198	£634,004
	7	0.33 0.13	£2,706,474 £0	£2,100,897 £0	£1,733,013 £0	£1,330,281 £0	£1,330,281 £0	£958,564 £0
	2	0.13	£0	£0	£0	£0	£0	£0
10 Unit Flatted Scheme	3	0.13 0.13	£603,069 £1,756,939	£0 £904,028	£0 £354,478	£0	£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	£1,430,815 £0
	2	0.50 0.50	£90,068	£0	£0	£0	£0	£0
15 Unit Housing Scheme	3 4	0.50	£647,458 £1,195,102	£243,726 £714,494	£376,540	£376,540	£265,460	£0
	5	0.50	£1,749,420	£1,180,279	£787,849	£787,849	£658,550	£261,676
	<u>6</u> 7	0.50 0.50	£2,303,739 £2,858,057	£1,655,041 £2,129,804	£1,195,936 £1,612,146	£1,195,936 £1,612,146	£1,053,515 £1,455,269	£600,601 £947,377
	1	0.20	£0	£0	£0	£0	£0	£0
	3	0.20 0.20	£0 £453,874	£0	£0	£0	£0 £0	£0
15 Unit Flatted Scheme	4	0.20	£1,454,599	£682,622	£74,377	£74,377	£0	£0
	5 6	0.20 0.20	£2,443,487 £3,447,371	£1,541,435 £2,416,656	£868,862 £1,605,304	£868,862 £1,605,304	£571,488 £1,278,401	£0 £481,494
	7	0.20	£4,451,254	£3,261,969	£2,375,955	£2,375,955	£2,014,672	£1,117,250
	2	0.83	£0 £61,508	£0	£0	£0	£0	£0
Of Helt Herreine Ceberre	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 £0	£1,626,084	£1,552,338 £0	£1,389,956 £0	£959,709
	2	0.50	£0	£0	£0	£0	£0	£0
25 Unit Mixed Scheme	3 4	0.50 0.50	£656,743 £1,424,751	£68,579 £725.861	£0 £378,931	£0 £291,104	£0 £105,908	£0
	5	0.50	£2,199,529	£1,372,501	£961,434	£870,948	£659,336	£227,435
	6 7	0.50 0.50	£2,974,308 £3,749,086	£2,026,624 £2,682,327	£1,557,001 £2,154,148	£1,446,059 £2,031,730	£1,206,566 £1,762,175	£716,521 £1,203,091
	1	0.33	£0	£0	£0	£0	£0	£0
	2	0.33 0.33	£0 £396,885	£0 £0	£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 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	£3,375,445 £4,373,590	£2,228,597 £3,078,703	£2,371,823	£1,466,110 £2,206,125	£1,184,451 £1,891,100	£561,827 £1,196,556
	1 2	1.00 1.00	£0	£0 £0	£0 £0	£0	£0 £0	£0 £0
	3	1.00	£543,278	£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
	7	1.00	£3,593,714	£2,643,629	£2,077,492	£1,808,944	£1,601,632	£1,078,767
	2	1.25 1.25	£0	£0	£0	£0	£0	£0
50 Unit Housing Cohomo	3	1.25	£657,514	£182,347	£0	£0	£0	£0
50 Unit Housing Scheme	<u>4</u> 5	1.25 1.25	£1,327,804 £1,998,094	£750,195 £1,324,784	£458,613 £984,659	£277,577 £770,173	£177,979 £651,473	£0 £314,592
	6	1.25	£2,668,384	£1,900,587	£1,511,920	£1,267,452	£1,132,791	£744,123
	7	1.25 0.67	£3,338,674 £0	£2,476,391 £0	£2,039,180 £0	£1,764,731 £0	£1,614,108 £0	£1,176,897 £0
	2	0.67	£0	£0	£0	£0	£0	£0
50 Unit Flatted Scheme	3 4	0.67 0.67	£269,657 £1,211,283	£0 £443,331	£0 £56,218	£0	£0	£0
	5	0.67	£2,161,081	£1,256,409	£803,790	£534,554	£362,729	£0
	- 6 7	0.67 0.67	£3,110,878 £4.060.675	£2,068,392 £2,886,041	£1,545,678 £2,295,498	£1,228,857 £1,938,869	£1,025,906 £1,711,406	£508,433 £1,120,864
	1	2.50	£0	£0	£0	£0	£0	£0
	2 3	2.50	£0	£0	£0	£0	£0	£0
100 Unit Housing Scheme	4	2.50 2.50	£571,546 £1,214,398	£111,682 £660,433	£0 £393,618	£0 £243,628	£0 £107,578	£0
	5	2.50	£1,857,249	£1,211,501	£900,765	£725,526	£565,753	£255,017
	6 7	2.50 2.50	£2,500,100 £3,142,951	£1,763,733 £2,315,966	£1,409,369 £1,917,973	£1,209,171 £1,692,817	£1,027,367 £1,488,981	£673,003 £1,090,988
	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	2.00	£1,182,217	£576,516	£227,110	£86,576	£0	£0
	5 6	2.00	£1,913,608 £2,644,999	£1,206,077 £1,834,909	£795,057	£628,720 £1,173,962	£428,562 £945,752	£52,687 £513,822
					£1,365,346			

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

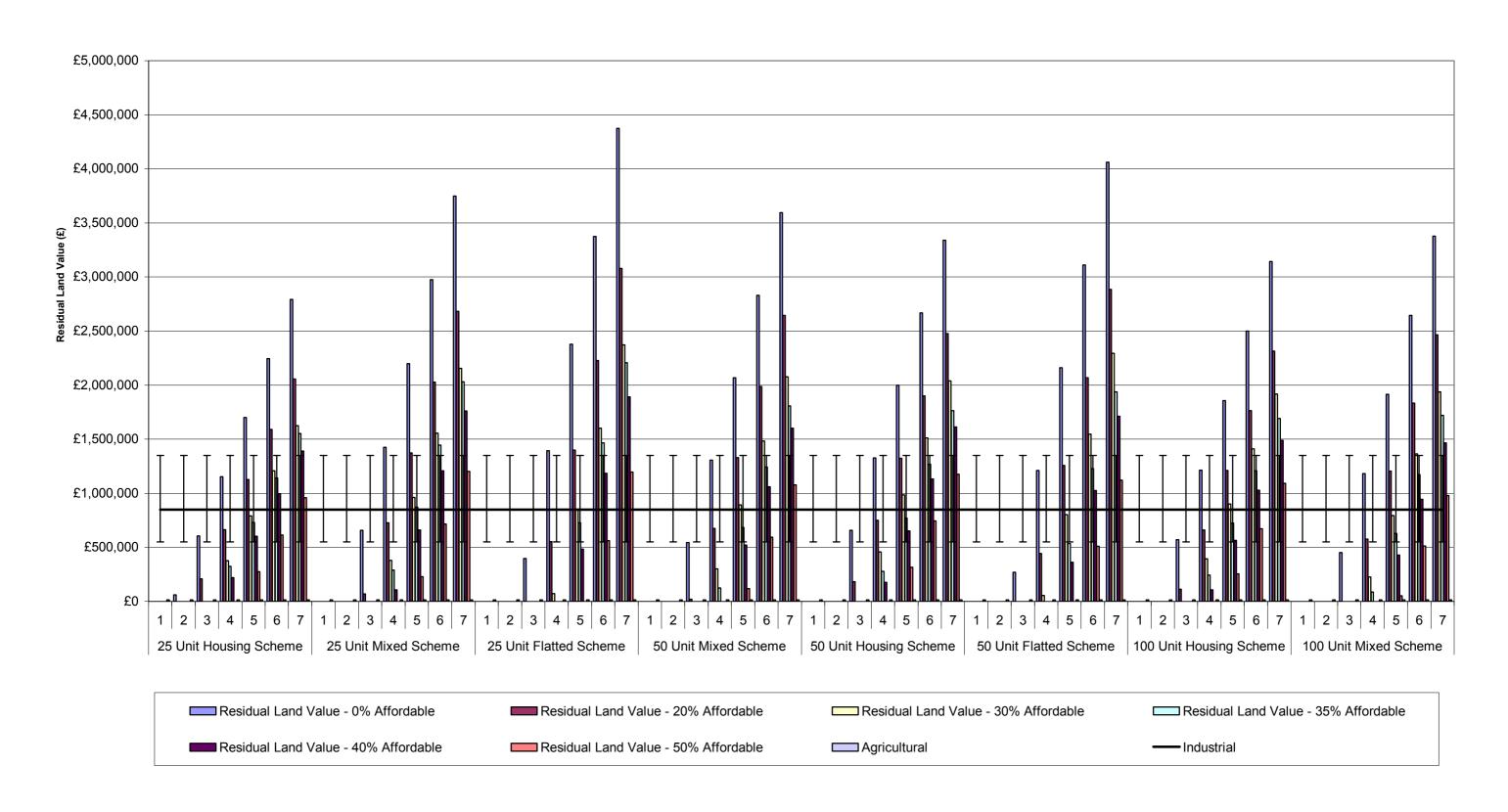


Table 2: Summary Table Showing Results of Residual Land Value Appraisals and Reduction in Land Residual - Value Point 1 70% General Needs Rent/30% Intermediate Tenure Mix Planning Infrastructure Level - £5,000

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	£0	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	£0	0.0%
		40% Affordable Housing	£1,040,804	£1,270,445	£132,000	£167,738	£0	0.0%
		50% Affordable Housing	£960,004	£1,270,445	£112,410	£166,526	£0	0.0%

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

1 Value Point	Number of Units	2 Scenario	GDV	Development Cost	5 Developer Profit (@15%)	Finance & Land Costs	7 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	30% Affordable Housing	£2,128,404	£2,330,685	£284,700	£320,118	£0	0.0%
	Mixed 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	0.0%
		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	0.0%
	Mixed Scheme	35% Affordable Housing	£4,237,708	£4,803,452	£554.394	£743,425	£0	0.0%
		40% Affordable Housing	£4,119,312	£4,803,452	£526.249	£741,649	£0	0.0%
int 1		50% Affordable Housing	£3,844,916	£4,803,452	£462.283	£737,533	£0	0.0%
Value Point 1		0% Affordable Housing	£5,705,000	£5,054,588	£855,750	£786,075	£0	0.0%
A		20% Affordable Housing	£5,705,000 £5,113,700	£5,054,588	£717,582	£777,206	£0	0.0%
	50 Unit	30% Affordable Housing	£4,821,600	£5,054,588	£650,286	£7772,824	£0	0.0%
	Housing Scheme							
	Scheme	35% Affordable Housing	£4,632,500	£5,054,588	£606,180	£769,988	£0	0.0%
		40% Affordable Housing	£4,522,400	£5,054,588	£579,414	£768,336	£0	0.0%
		50% Affordable Housing	£4,230,300	£5,054,588	£512,118	£763,955	£0	0.0%
		0% Affordable Housing	£4,333,000	£4,270,333	£649,950	£701,037	£0	0.0%
		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%

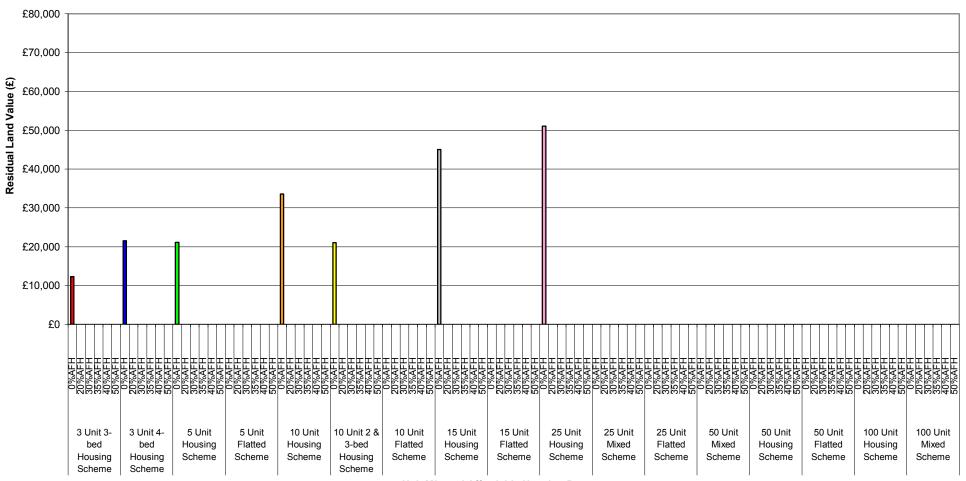
Table 3: Summary Table Showing Results of Residual Land Value Appraisals and Reduction in Land Residual - Value Point 2 70% General Needs Rent/30% Intermediate Tenure Mix Planning Infrastructure Level - £5,000

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%
	-	0% Affordable Housing 20% Affordable Housing	£346,000	£315,293	£46,770	£35,894	£12,273	0.0%
	3 Unit 3-bed	30% Affordable Housing	£346,000	£315,293	£46,770	£35,894	£0	0.0%
	Housing Scheme	35% Affordable Housing	£346,000	£315,293	£46,770	£35,894	£0	0.0%
	-	40% Affordable Housing	£346,000	£315,293	£46,770	£35,894	£0	0.0%
	H	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%
	Flatted Scheme	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	0.0%
		0% Affordable Housing	£1,470,500	£1,068,143	£220,575	£148,229	£33,553	2.3%
7	10 Unit	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%
/alue	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%
		20% Affordable Housing	£1,218,950	£993,750	£171,057	£127,754	£0	0.0%
	10 Unit 2 & 3-bed	30% Affordable Housing	£1,141,450	£993,750	£154,932	£126,591	£0	0.0%
	Housing Scheme	35% Affordable Housing	£1,053,950	£993,750	£136,677	£125,279	£0	0.0%
		40% Affordable Housing	£1,053,950	£993,750	£136,677	£125,279	£0	0.0%
		50% Affordable Housing	£976,450	£993,750	£120,552	£124,116	£0	0.0%
		0% Affordable Housing	£1,139,000	£917,995	£170,850	£122,399	£0	0.0%
		20% Affordable Housing	£1,025,262	£917,995	£143,524	£120,693	£0	0.0%
	10 Unit Flatted	30% Affordable Housing	£959,362	£917,995	£129,319	£119,704	£0	0.0%
	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 Housing	30% Affordable Housing	£1,747,950	£1,570,740	£234,927	£194,818	03	0.0%
	Scheme	35% Affordable Housing	£1,747,950	£1,570,740	£234,927	£194,818	03	0.0%
		40% Affordable Housing	£1,684,400	£1,570,740	£218,109	£193,865	03	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	03	0.0%
		20% Affordable Housing	£1,405,262	£1,270,445	£196,924	£173,205	03	0.0%
	15 Unit Flatted	30% Affordable Housing	£1,294,362	£1,270,445	£172,369	£171,541	£0	0.0%
	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	03	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	30% Affordable Housing	£2,179,162	£2,124,512	£292,012	£307,691	£0	0.0%
	Flatted 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	£667,510	£755,625	£0	0.0%
		40% Affordable Housing	£4,898,236	£4,803,452	£632,789	£753,333	£0	0.0%
oint 2		50% Affordable Housing	£4,535,398	£4,803,452	£553,338	£747,890	£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	£6,156,850	£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	£1,760,510	£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	£1,749,365 £1,737,650	£0	0.0%
			£12,610,600 £11,267,824	£9,606,903	£1,591,590 £1,590,397		£0	0.0%
	100 Unit	20% Affordable Housing 30% Affordable Housing				£1,717,509	£0	0.0%
	Mixed Scheme		£10,489,648	£9,606,903	£1,420,083	£1,705,836		
	Generille	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

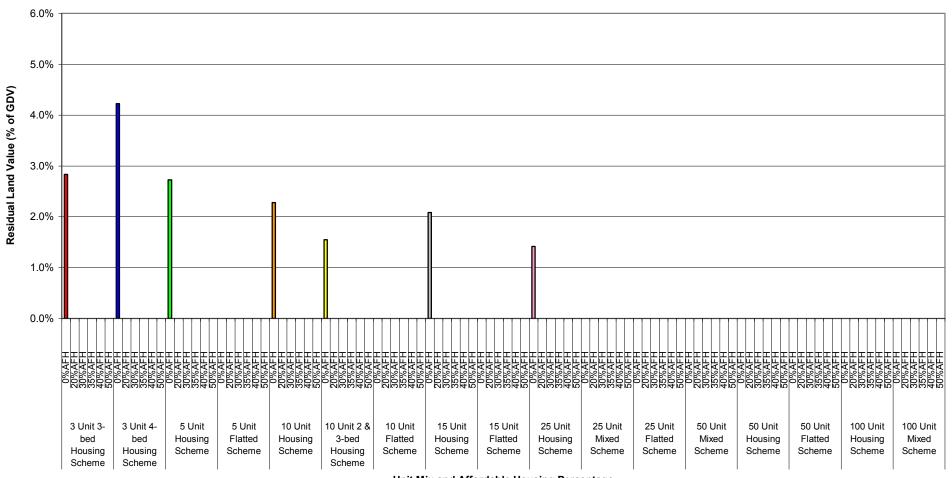


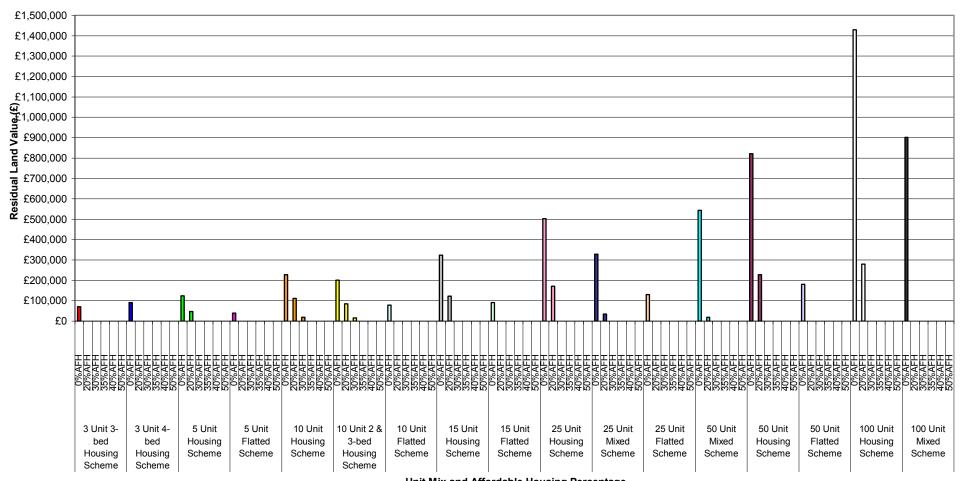
Table 4: Summary Table Showing Results of Residual Land Value Appraisals and Reduction in Land Residual - Value Point 3 70% General Needs Rent/30% Intermediate Tenure Mix Planning Infrastructure Level - £5,000

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	£227,891	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	35% Affordable Housing	£5,864,440	£4,803,452	£780,626	£767,826	£0	0.0%
		40% Affordable Housing	£5,677,160	£4,803,452	£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

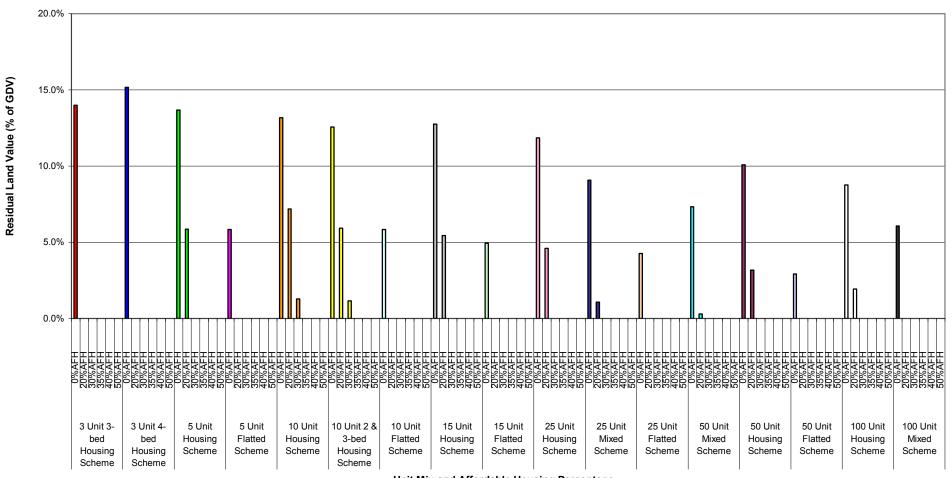


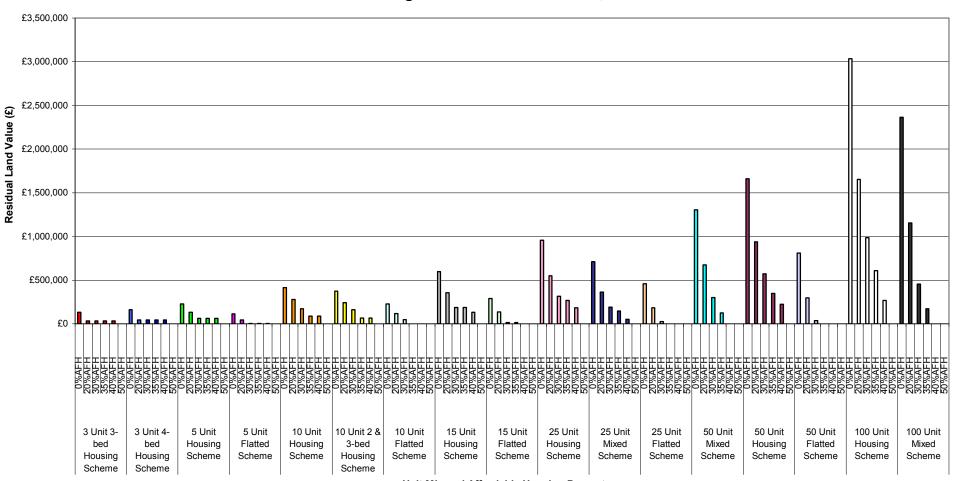
Table 5: Summary Table Showing Results of Residual Land Value Appraisals and Reduction in Land Residual - Value Point 4 70% General Needs Rent/30% Intermediate Tenure Mix Planning Infrastructure Level - £5,000

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>	£770,500	£458,998	£10,646 £115,575		£115,355	15.0%
	-	0% Affordable Housing				£80,573		
	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	£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%
14	10 Unit	20% Affordable Housing	£1,785,550	£1,068,143	£253,068	£178,654	£277,115	15.5%
Value Point 4	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	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	£0	0.0%
int 4	-	50% Affordable Housing	£5,910,362	£4,803,452	£735,088	£768,515	£0 £1,305,887	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	£222,474	3.1%
		50% Affordable Housing	£6,537,350	£5,054,588	£816,591		£0	
	-	0% Affordable Housing	£7,118,500	£4,270,333	£1,067,775	£935,018	£811,560	11.4%
	50 11-14	20% Affordable Housing	£6,298,256	£4,270,333	£890,427	£831,278	£297,032	4.7%
	50 Unit Flatted Scheme	30% Affordable Housing	£5,891,334	£4,270,333	£803,705	£779,630	£37,666	0.6%
	Scheme	35% Affordable Housing	£5,642,834	£4,270,333	£750,707	£720,685	£0	0.0%
	-	40% Affordable Housing	£5,478,012	£4,270,333	£713,080	£718,212	£0	0.0%
		50% Affordable Housing	£5,071,090	£4,270,333	£626,357	£712,108	£0	0.0%
		0% Affordable Housing	£18,745,000	£10,109,175	£2,811,750	£2,661,581	£3,035,994	16.2%
		20% Affordable Housing	£16,478,300	£10,109,175	£2,338,338	£2,310,909	£1,651,083	10.0%
	100 Unit Housing	30% Affordable Housing	£15,385,450	£10,109,175	£2,109,237	£2,141,992	£984,044	6.4%
	Scheme	35% Affordable Housing	£14,776,500	£10,109,175	£1,985,760	£2,047,117	£609,070	4.1%
		40% Affordable Housing	£14,211,600	£10,109,175	£1,864,926	£1,960,237	£268,944	1.9%
		50% Affordable Housing	£13,118,750	£10,109,175	£1,635,825	£1,795,707	£0	0.0%
		0% Affordable Housing	£17,061,400	£9,606,903	£2,559,210	£2,432,335	£2,364,434	13.9%
		20% Affordable Housing	£15,075,056	£9,606,903	£2,141,535	£2,125,542	£1,153,032	7.6%
	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

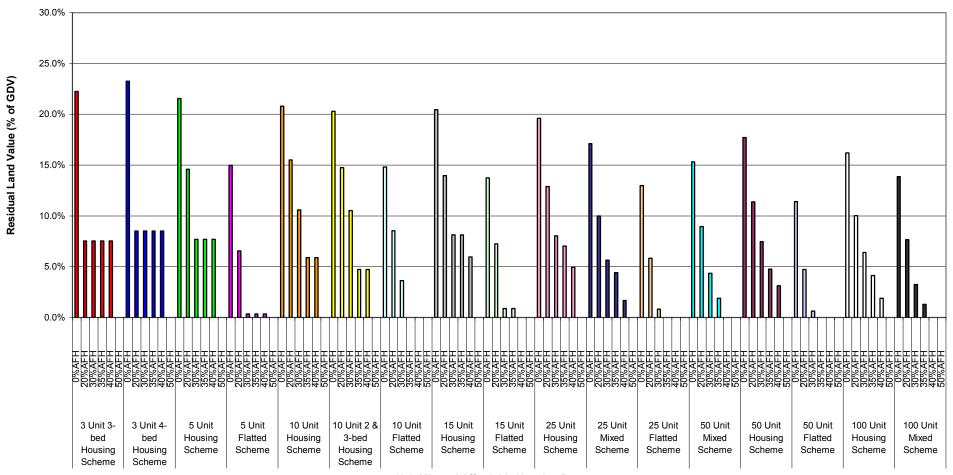


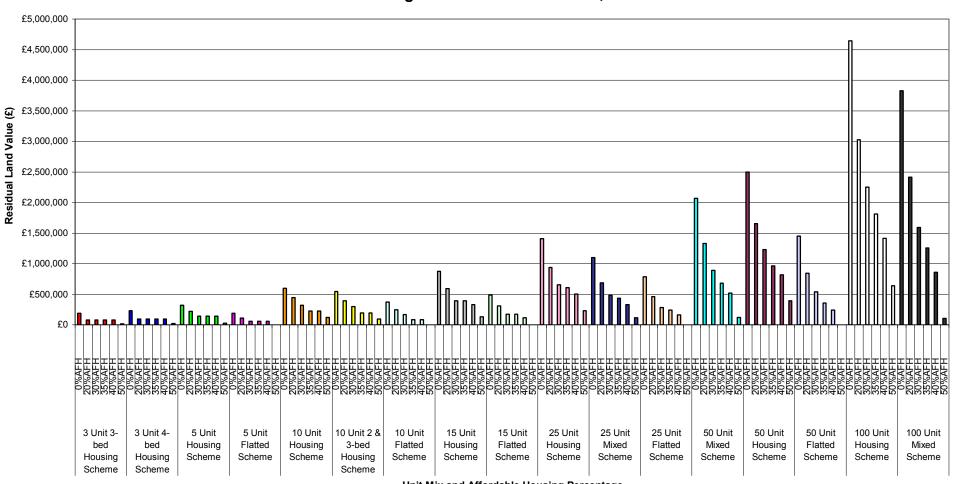
Table 6: Summary Table Showing Results of Residual Land Value Appraisals and Reduction in Land Residual - Value Point 5 70% General Needs Rent/30% Intermediate Tenure Mix Planning Infrastructure Level - £5,000

1 Value Point	Number of Units	2 Scenario	GDV	Development Cost	5 Developer Profit (@15%)	Finance & Land Costs	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%
		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%
	1	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 £458,998	£88,481	£76,934	£27,942 £189.595	3.7% 21.8%
	-	0% Affordable Housing	£871,000		£130,650 £107,940	£89,843	£107,355	
	5 Unit	20% Affordable Housing	£753,800	£458,998	· ·	£79,507		14.2%
	Flatted Scheme	30% Affordable Housing	£680,636	£458,998	£87,872	£73,600	£60,167	8.8%
	Scrienie	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%
115	-	20% Affordable Housing	£2,013,100	£1,068,143	£285,756	£199,777	£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%
		20% Affordable Housing	£1,844,100	£993,750	£260,406	£187,366	£390,500	21.2%
	10 Unit 2 & 3-bed	30% Affordable Housing	£1,709,100	£993,750	£234,756	£175,414	£296,025	17.3%
	Housing 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	30% Affordable Housing	£2,594,100	£1,570,740	£354,546	£262,706	£393,925	15.2%
	Housing 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	30% Affordable Housing	£1,916,436	£1,270,445	£259,832	£212,386	£173,772	9.1%
	Flatted Scheme	35% Affordable Housing	£1,916,436	£1,270,445	£259,832	£212,386	£173,772	9.1%
		40% Affordable Housing	£1,818,636	£1,270,445	£238,886	£212,366 £205,007	£114,298	6.3%
				£1,270,445	£199,436	£176,537	£114,290	0.0%
		50% Affordable Housing	£1,627,436	£1,270,445	£ 199,430	£170,537	žU	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 Housing Scheme	30% Affordable Housing	£17,293,900	£10,109,175	£2,378,454	£2,460,528	£2.251.913	13.0%
		35% Affordable Housing	£16,586,000	£10,109,175	£2,237,700	£2,349,735	£1,813,815	10.9%
		40% Affordable Housing	£15,931,200	£10,109,175	£2,100,132	£2,248,579	£1,414,382	8.9%
		50% Affordable Housing	£14,664,500	£10,109,175	£1,839,270	£2,051,947	£637,543	4.3%
		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

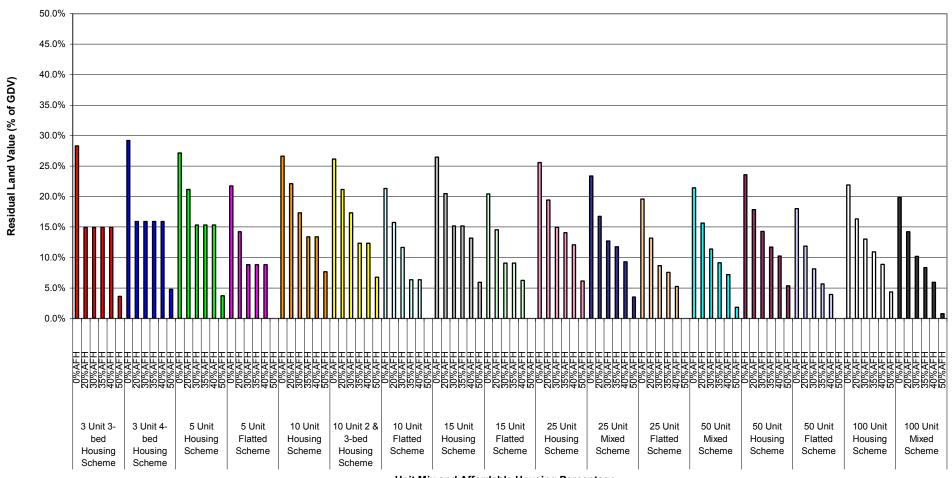


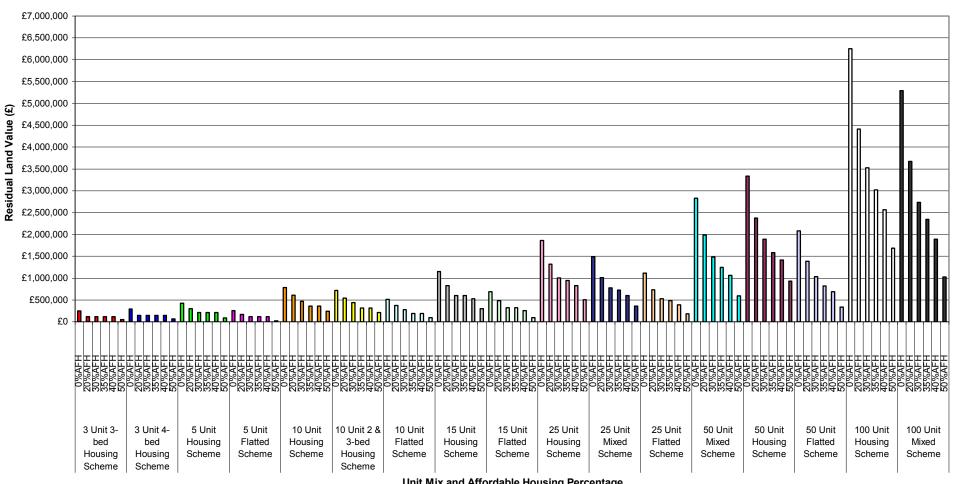
Table 7: Summary Table Showing Results of Residual Land Value Appraisals and Reduction in Land Residual - Value Point 6 70% General Needs Rent/30% Intermediate Tenure Mix Planning Infrastructure Level - £5,000

		Planning intrastructure Level - 2.5,000							
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	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%
Value Point 6		50% Affordable Housing	£7,283,326	£4,803,452	£916,718	£943,096	£595,258	8.2%
alue P	50 Unit Housing Scheme	0% Affordable Housing	£11,817,500	£5,054,588	£1,772,625	£1,515,829	£3,335,480	28.2%
Š		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%
		0% Affordable Housing	£23.635.000	£10,109,175	£3,545,250	£3,469,898	£6,250,250	26.4%
		20% Affordable Housing	£20,646,900	£10,109,175	£2,940,534	£3,004,135	£4,409,333	21.4%
	100 Unit Housing Scheme	30% Affordable Housing	£19,207,350	£10,109,175	£2,647,971	£2,779,971	£3,523,423	18.3%
		35% Affordable Housing	£18,401,500	£10,109,175	£2,490,000	£2,653,441	£3,022,928	16.4%
		40% Affordable Housing	£17.658.800	£10,109,175	£2,335,818	£2,538,373	£2,568,417	14.5%
		50% Affordable Housing	£16,219,250	£10,109,175	£2,043,255	£2,314,209	£1,682,507	10.4%
		0% Affordable Housing	£16,219,250 £21,512,200	£9,606,903	£3,226,830	£3,168,052	£1,082,507 £5,289,998	24.6%
		20% Affordable Housing	£21,512,200 £18,880,288	£9,606,903	£3,226,830 £2,692,553	£3,168,052 £2,758,105	£3,669,818	19.4%
	100 Unit					£2,758,105 £2,520,600		
	100 Unit Mixed Scheme	30% Affordable Housing	£17,362,576	£9,606,903	£2,390,603		£2,730,691	15.7%
		35% Affordable Housing	£16,742,670	£9,606,903	£2,266,234	£2,423,779	£2,347,924	14.0%
		40% Affordable Housing	£16,001,864	£9,606,903	£2,116,342	£2,308,302	£1,891,504	11.8%
		50% Affordable Housing	£14,602,752	£9,606,903	£1,835,601	£2,089,786	£1,027,643	7.0%

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

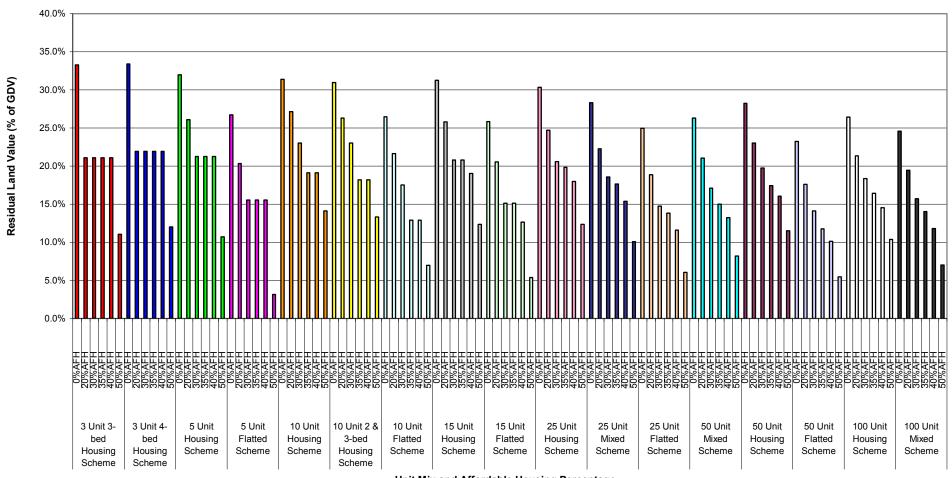


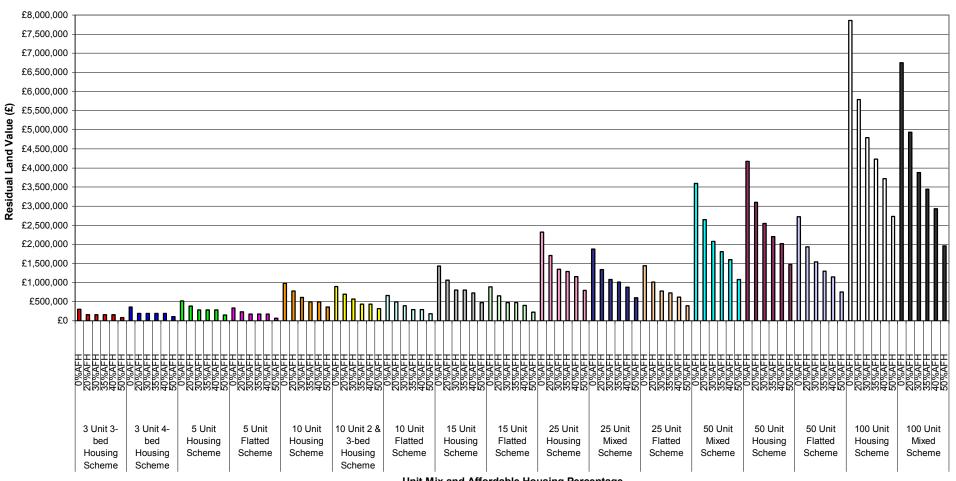
Table 8: Summary Table Showing Results of Residual Land Value Appraisals and Reduction in Land Residual - Value Point 7 70% General Needs Rent/30% Intermediate Tenure Mix Planning Infrastructure Level - £5,000

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%
\ag{a}		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	£1,444,352	£917,995	£183,141	£155,331	£186,006	12.9%
		0% Affordable Housing	£4,064,000	£917,995 £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	£348,435	£1,429,029 £1,064,902	30.2%
	15 Unit Housing Scheme	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%
		35% Affordable Housing 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%
		-	£3,036,400 £2.665.400					17.8%
		50% Affordable Housing		£1,570,740	£334,164	£272,157	£473,688	
		0% Affordable Housing	£2,944,000	£1,270,445	£441,600	£304,610	£890,251	30.2%
	15 Unit	20% Affordable Housing	£2,591,552	£1,270,445	£367,461	£274,069	£652,394	25.2%
	Flatted Scheme	30% Affordable Housing	£2,329,152	£1,270,445	£318,021	£250,798	£475,191	20.4%
	Scheine	35% Affordable Housing	£2,329,152	£1,270,445	£318,021	£250,798	£475,191	20.4%
		40% Affordable Housing	£2,219,552	£1,270,445	£292,149	£241,562	£402,934	18.2%
		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

		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 Scheme	30% Affordable Housing	£5,347,400	£2,621,715	£735,564	£584,236	£1,349,650	25.2%
		35% Affordable Housing	£5,246,600	£2,621,715	£707,916	£574,844	£1,288,440	24.6%
		40% Affordable Housing	£5,049,600	£2,621,715	£671,616	£554,537	£1,153,663	22.8%
		50% Affordable Housing	£4,516,800	£2,621,715	£564,768	£500,569	£796,558	17.6%
		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%
int 6		50% Affordable Housing	£7,973,808	£4,803,452	£1,007,772	£1,038,869	£1,001,032	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%
≅ >	50 Unit Housing Scheme	20% Affordable Housing	£13,040,000 £11,366,600	£5,054,588	£1,620,876	£1,466,669	£4,173,343 £3,095,489	27.2%
		30% Affordable Housing	£10,523,800	£5,054,588	£1,456,548	£1,357,482	£2,548,975	24.2%
		35% Affordable Housing	£9,991,000	£5,054,588	£1,349,700	£1,288,886	£2,205,914	
		40% Affordable Housing	£9,693,200	£5,054,588	£1,285,752	£1,251,158	£2,017,635	20.8%
		50% Affordable Housing	£8,850,400	£5,054,588	£1,121,424	£1,141,970	£1,471,121	16.6%
		0% Affordable Housing	£9,904,000	£4,270,333	£1,485,600	£1,314,055	£2,720,652	27.5%
		20% Affordable Housing	£8,674,704	£4,270,333	£1,233,570	£1,156,585	£1,933,647	22.3%
	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%
		20% Affordable Housing	£22,733,200	£10,109,175	£3,241,752	£3,351,112	£5,789,915	25.5%
	100 Unit Housing	30% Affordable Housing	£21,120,800	£10,109,175	£2,917,488	£3,099,415	£4,794,933	22.7%
	Scheme	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

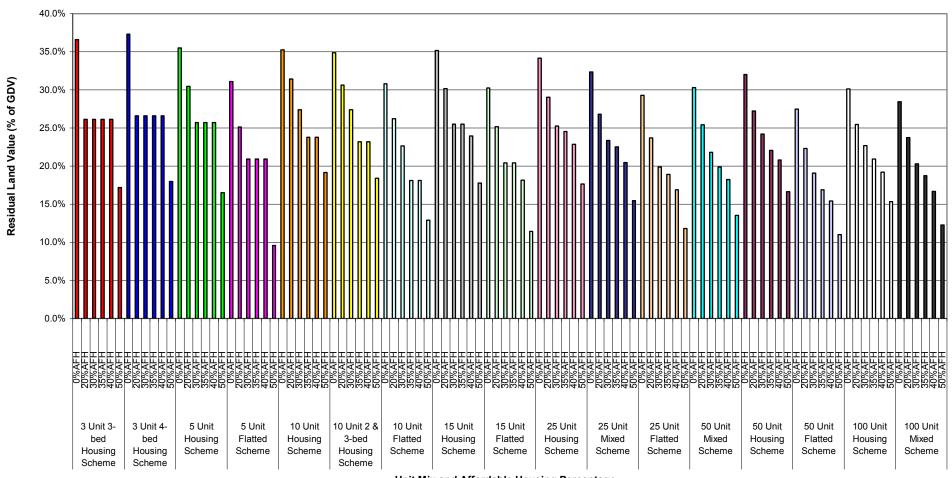




Table 9: Summary of Residual Land Value (£) Appraisals for All Value Points - 70% General Needs Rent/30% Intermediate Tenure Mix Planning Infrastructure Level - £10,000

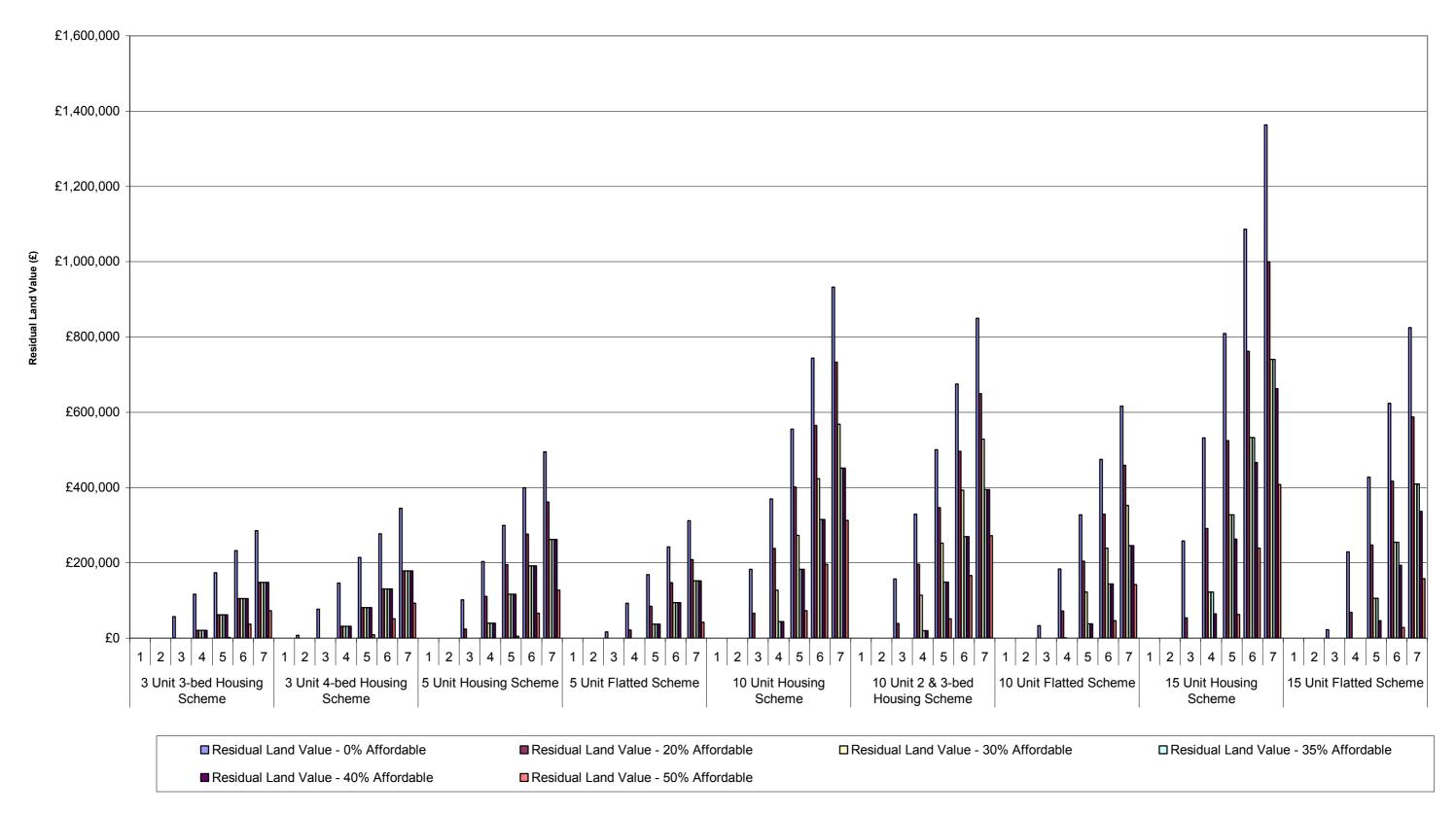
Development Scenario / Threshold	Value Point	Residual Land Value - 0% Affordable £0	Residual Land Value - 20% Affordable £0	Residual Land Value - 30% Affordable £0	Residual Land Value - 35% Affordable £0	Residual Land Value - 40% Affordable £0	Residual Lan Value - 50% Affordable £0
	2	£0	£0	£0	£0	£0	£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
	2	£0	£0	£0	£0	£0	£0
Unit Flatted Scheme	3 4	£16,512 £92,667	£0 £21,226	£0	£0 £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
A 11-14 11-11 A	3	£182,970	£66,571	£0	£0	£0	£0
0 Unit Housing Scheme	5	£370,013	£237,907	£127,304	£43,598 £182,428	£43,598 £182,428	£0 £73,048
	6	£554,973 £743,746	£401,628 £565,084	£273,218 £423,766	£182,428 £315,195	£182,428 £315,195	£73,048 £195,778
	7	£932,520	£732,680	£568,393	£451,648	£451,648	£312,789
	2	£0	£0	£0	£0	£0	£0
0 Unit 2 & 3-bed Housing	3	£157,523	£39,276	£0	£0	£0	£0
cheme	5	£329,205 £500,399	£196,257 £346,487	£114,534 £252,011	£20,115 £148,582	£20,115 £148,582	£0 £51,185
	6	£674,988	£496,325	£392,924	£269,552	£269,552	£165,960
	7	£849,576 £0	£649,736 £0	£528,334 £0	£394,979 £0	£394,979 £0	£272,313 £0
	2	£0	£0	£0	£0	£0	£0
0 Unit Flatted Scheme	4	£33,024 £183,481	£0 £72,149	£0 £707	£0 £0	£0	£0
	5	£327,515	£204,238	£122,147	£37,993	£37,993	£0
	7	£475,256 £616,574	£329,426 £459,554	£239,489 £352,448	£144,202 £245,341	£144,202 £245,341	£46,495 £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	£809,370	£524,799	£327,904	£327,904	£263,254	£62,776
	6 7	£1,086,529 £1,363,689	£762,181 £999,562	£532,628 £740,733	£532,628 £740,733	£466,224 £662,294	£239,111 £407,668
	1 2	£0	£0	£0	£0	£0	£0
	3	£22,712	£0	£0	£0	£0	£0
5 Unit Flatted Scheme	<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	£46,235 £193,570	£28,236
	7	£824,911	£587,054	£409,170	£409,170	£336,914	£157,645
	2	£0 £0	£0	£0	£0	£0 £0	£0
Filmit Hausing Cabama	3	£400,071	£60,695	£0	£0	£0	£0
5 Unit Housing Scheme	4 5	£849,685 £1,303,422	£447,312 £827,925	£209,776 £548,842	£166,067 £499,109	£73,469 £398,502	£0 £120,115
	6	£1,757,160	£1,213,940	£895,846	£840,375	£720,629	£406,728
	7	£2,210,898 £0	£1,599,955 £0	£1,242,850 £0	£1,181,640 £0	£1,046,863 £0	£689,758 £0
	2	£0	£0	£0	£0	£0	£0
5 Unit Mixed Scheme	3 4	£225,005 £605,575	£0 £255,018	£0 £80,129	£0 £34,302	£0	£0
	5	£992,965	£579,450	£377,812	£327,562	£226,328	£2,468
	6 7	£1,380,354 £1,767,743	£906,512 £1,234,363	£671,700 £970,274	£616,230 £909,065	£496,483 £774,287	£250,348 £494,746
	1	£0	£0	£0	£0	£0	£0
	3	£0 £19,722	£0	£0	£0 £0	£0 £0	£0
5 Unit Flatted Scheme	4	£351,949	£72,852	£0	£0	£0	£0
	5 6	£677,709 £1,007,097	£354,124 £628,637	£175,750 £425,974	£131,247 £375,904	£48,715 £282,956	£0 £76,026
	7	£1,336,485	£909,172	£675,902	£621,221	£517,263	£286,951
	1 2	£0	£0	£0	£0	£0 £0	£0
	3	£341,600	£0	£0	£0	£0	£0
0 Unit Mixed Scheme	- 4 5	£1,100,687 £1,863,296	£474,020 £1,125,565	£97,661 £685,841	£0 £482,250	£0 £318,144	£0 £0
	6	£2,625,905	£1,781,238	£1,277,928	£1,038,993	£854,129	£394,121
	7	£3,388,514 £0	£2,438,429 £0	£1,872,292 £0	£1,603,744 £0	£1,396,432 £0	£873,567 £0
	2	£0	£0	£0	£0	£0	£0
0 Unit Housing Scheme	3 4	£616,693 £1,454,555	£16,486 £732,544	£0 £371,901	£0 £143,953	£0 £10,971	£0 £0
•	5	£2,292,418	£1,450,780	£1,025,624	£757,516	£609,142	£189,735
	<u>6</u> 7	£3,130,280 £3,968,143	£2,170,534 £2,890,289	£1,684,700 £2,343,775	£1,379,115 £2,000,714	£1,210,788 £1,812,435	£724,954 £1,265,921
	1	£0	£0	£0	£0	£0	£0
	3	£0 £0	£0 £0	£0 £0	£0 £0	£0 £0	£0
Unit Flatted Scheme	4	£606,360	£92,468	£0	£0	£0	£0
	5 6	£1,242,724 £1,879,088	£636,594	£336,811 £830,404	£155,478 £618,134	£31,733 £482 157	£0 £137_436
	- 6 7	£1,879,088 £2,515,452	£1,180,623 £1,728,447	£830,404 £1,332,784	£618,134 £1,093,842	£482,157 £941,442	£137,436 £545,779
	1	£0	£0	£0	£0	£0	£0
	3	£0 £1,035,266	£0 £0	£0	£0	£0 £0	£0 £0
00 Unit Housing Scheme	4	£2,642,394	£1,257,483	£590,444	£222,204	£0	£0
	5 6	£4,249,522 £5,856,650	£2,635,152 £4,015,733	£1,858,313 £3,129,823	£1,420,215 £2,629,328	£1,020,782 £2,174,817	£246,484 £1,288,907
	7	£7,463,778	£5,396,315	£4,401,333	£3,838,442	£3,328,852	£2,333,871
	2	£0	£0	£0	£0	£0	£0
	3	£508,052	£0	£0	£0	£0	£0
00 Unit Mixed Scheme	<u>4</u> 5	£1,970,834 £3,433,616	£759,432	£58,268 £1,196,514	£863 839	£0 £468 352	£0 £0
	6	£3,433,616 £4,896,398	£2,018,553 £3,276,218	£1,196,514 £2,337,091	£863,839 £1,954,324	£468,352 £1,497,904	£634,043
	7	£6,359,181	£4,536,795	£3,482,037	£3,049,906	£2,538,110	£1,566,353

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

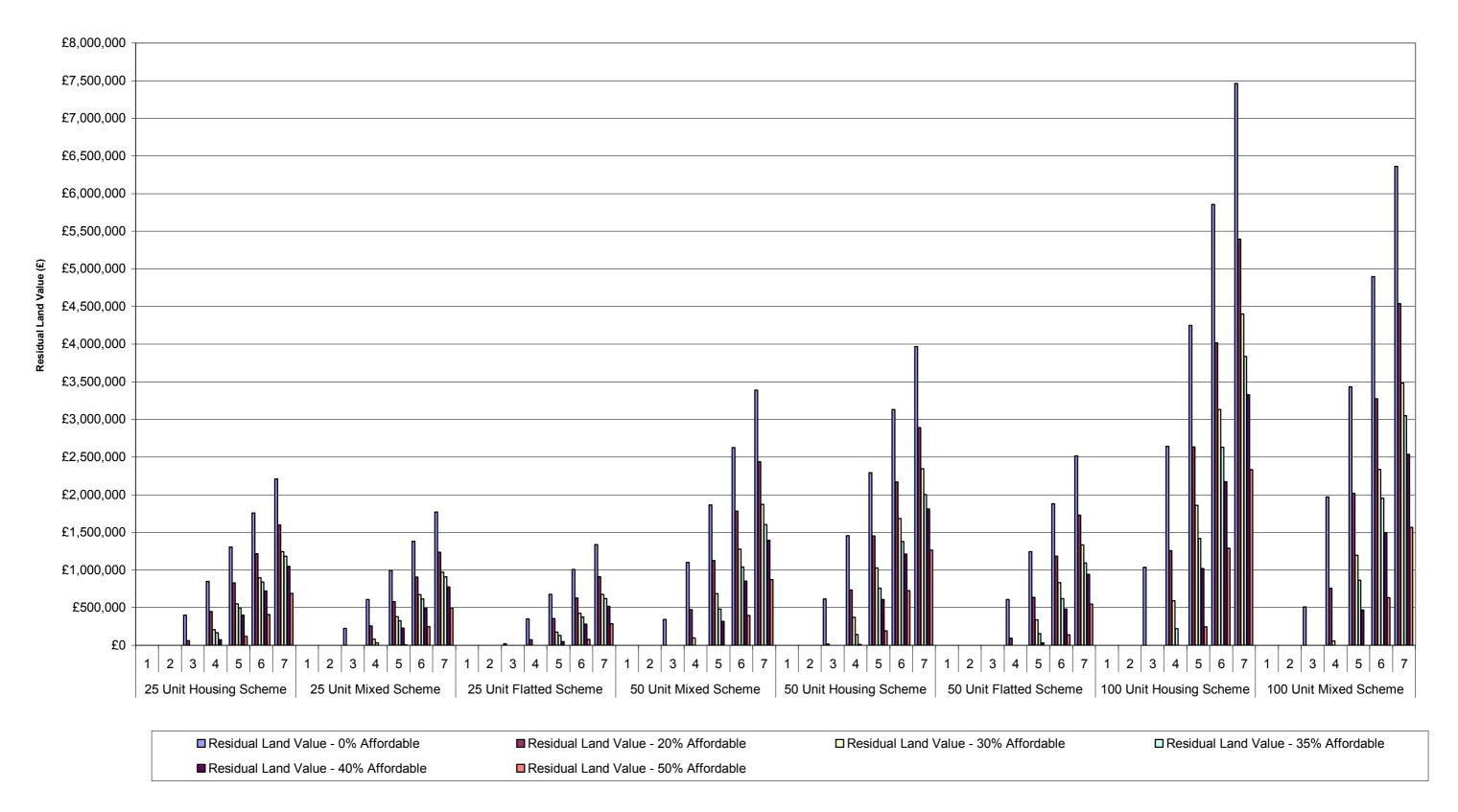
Units 3-15



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

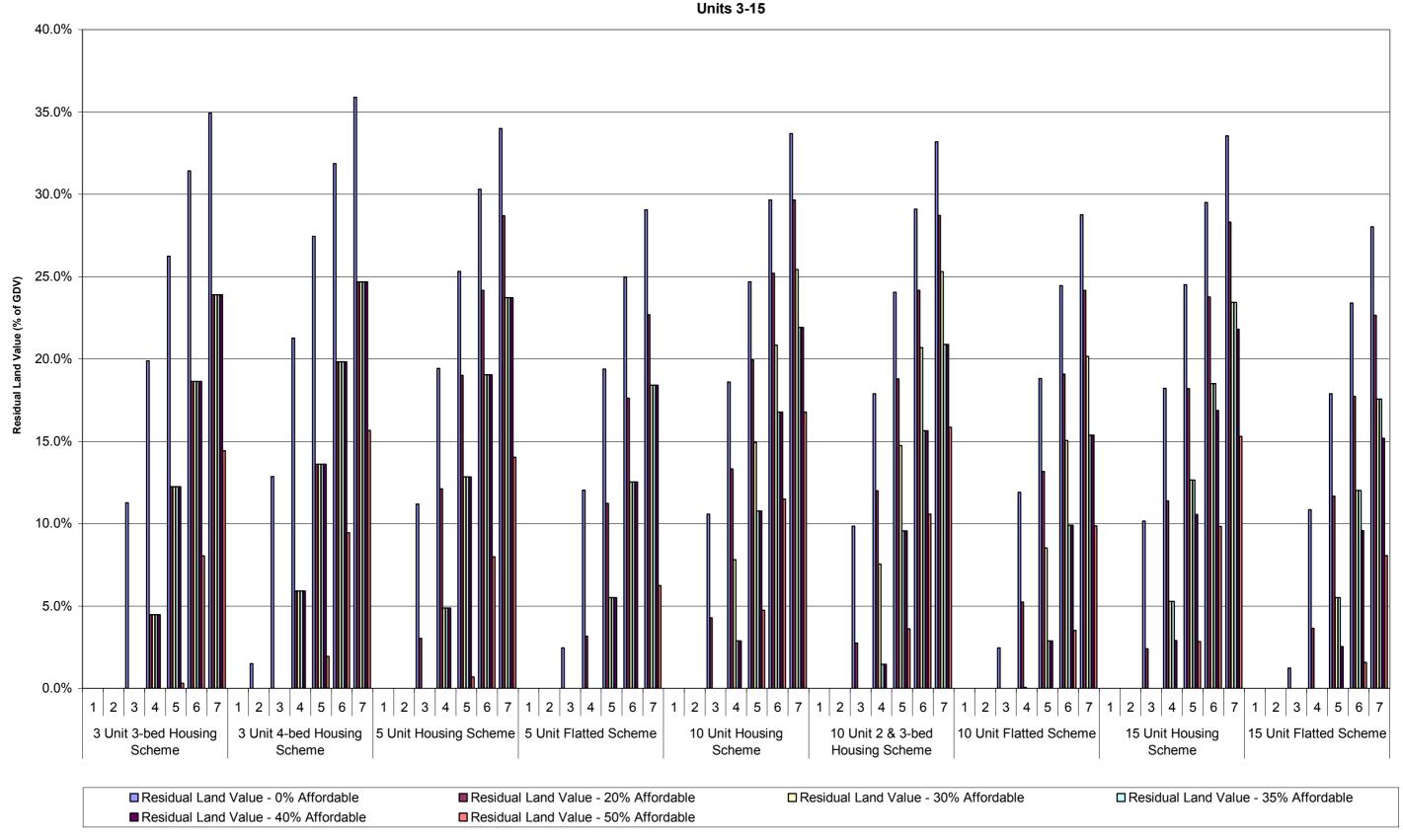
Planning Infrastructure Level - £10,000

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 Scheme	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%
cheme	5	24.1%	18.8%	14.7%	9.6%	9.6%	3.6%
	6 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	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 7	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%
	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	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	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%
00 Unit United Street	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 2	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



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

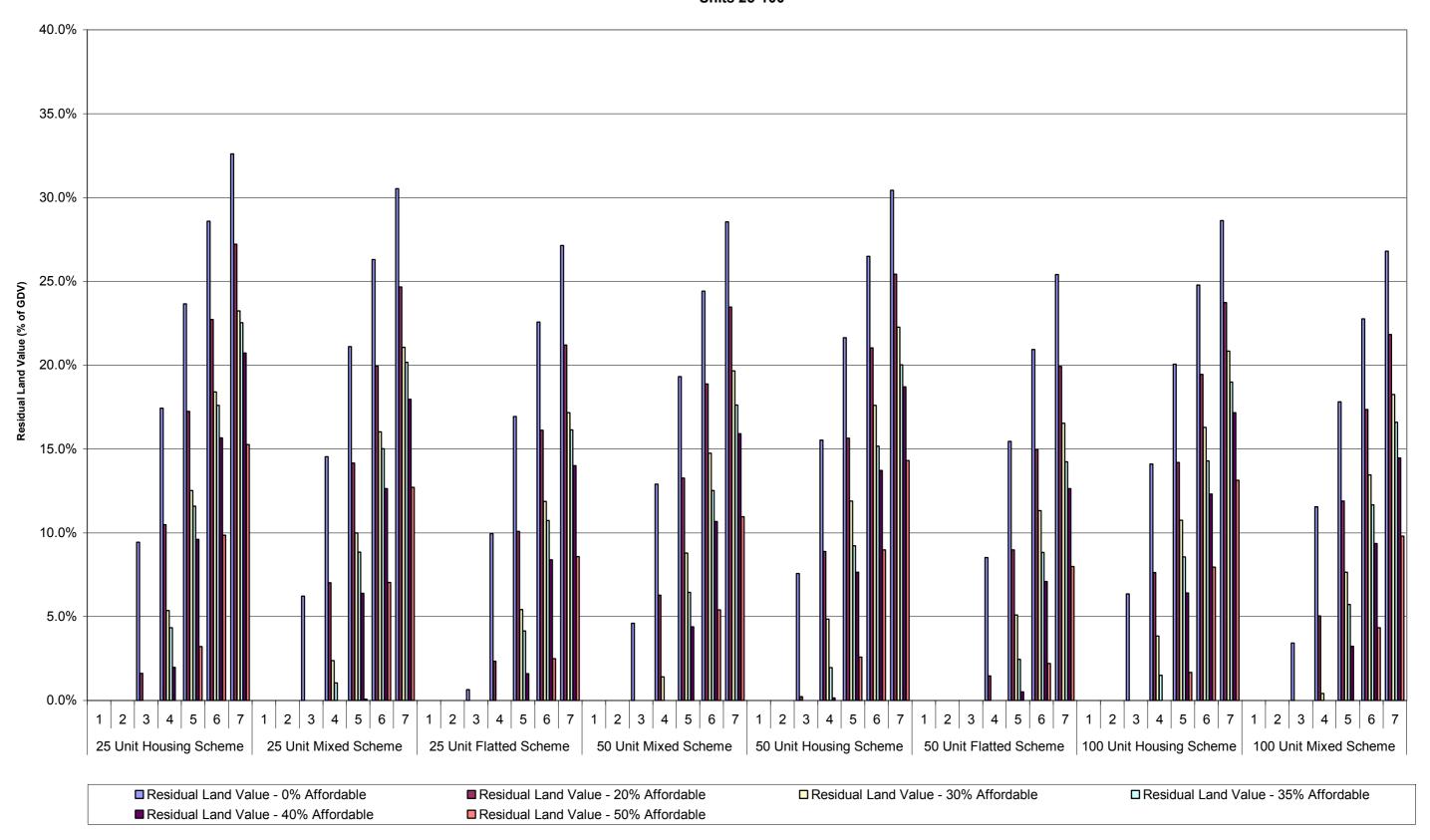
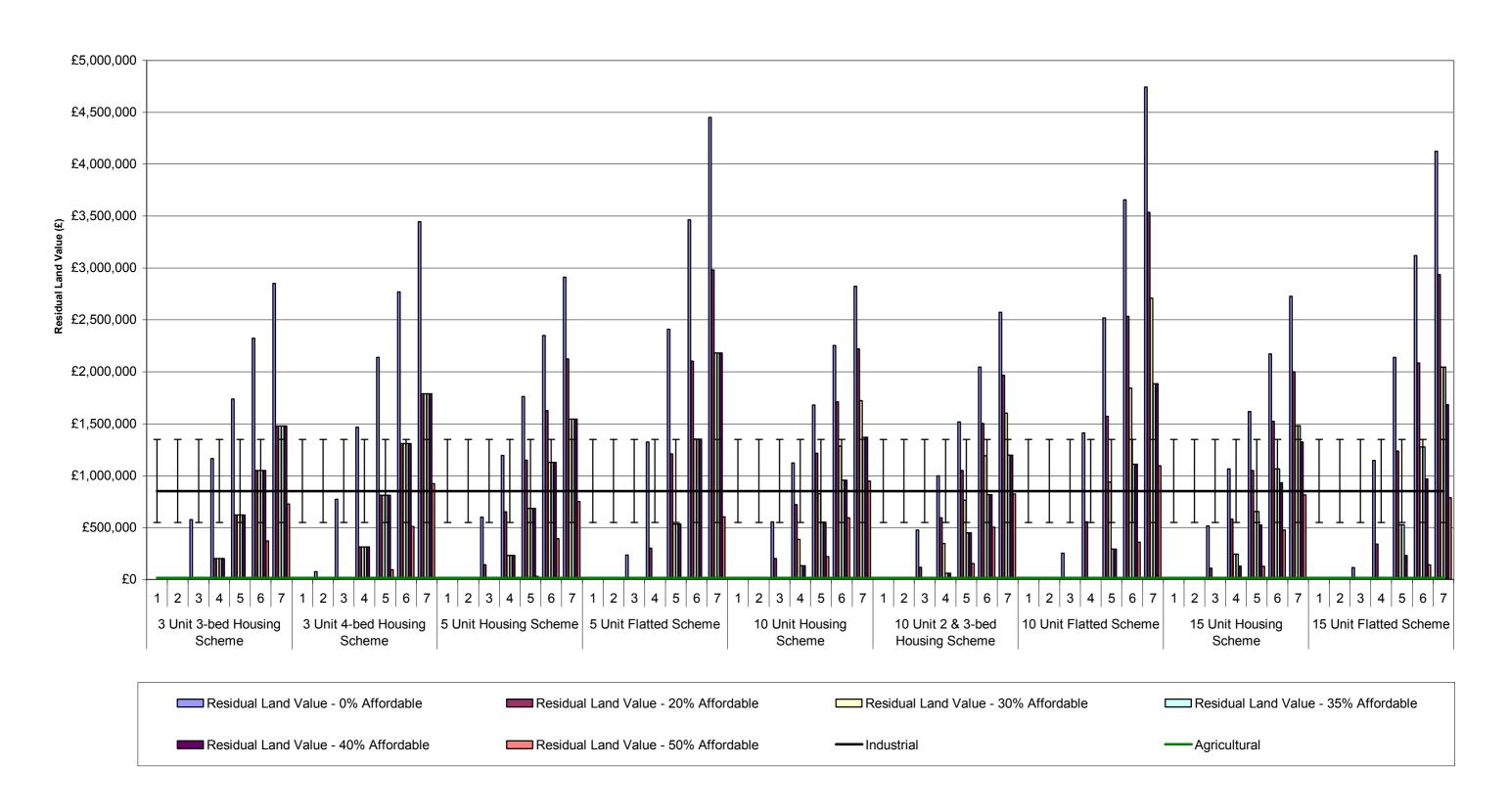


Table 9b: Summary of Residual Land Value (£ per Ha) Appraisals for All Value Points - 70% General Needs Rent/30% Intermediate Tenure Mix
Planning Infrastructure Level - £10,000

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	£100,223
	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

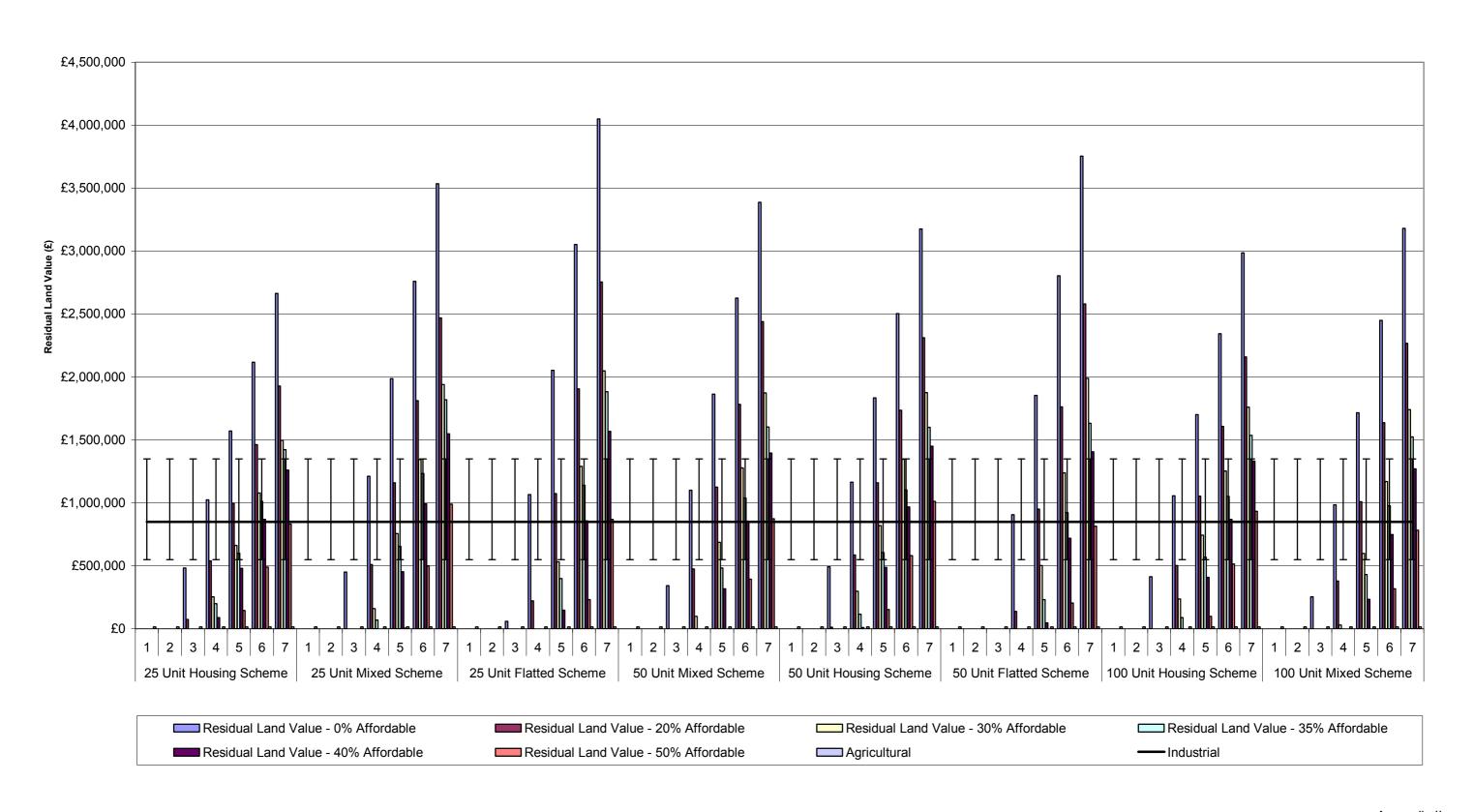


Table 10: Summary Table Showing Results of Residual Land Value Appraisals and Reduction in Land Residual - Value Point 1 70% General Needs Rent/30% Intermediate Tenure Mix Planning Infrastructure Level - £10,000

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%
Ξ		20% Affordable Housing	£1,100,900	£1,068,143	£154,884	£180,064	£0	0.0%
Value Point 1	10 Unit Housing	30% Affordable Housing	£1,021,900	£1,068,143	£137,544	£178,879	£0	0.0%
Value	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	£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	£752,204	£917,995	£95,784	£166,597	£0	0.0%
		40% Affordable Housing	£752,204	£917,995	£95,784	£166,597	03	0.0%
		50% Affordable Housing	£703,404	£917,995	£84,414	£165,865	03	0.0%
		0% Affordable Housing	£1,778,000	£1,570,740	£266,700	£270,269	£0	0.0%
	15 Unit	20% Affordable Housing	£1,588,900	£1,570,740	£222,594	£267,433	£0	0.0%
	Housing Scheme	30% Affordable Housing	£1,464,900	£1,570,740	£194,994	£265,573	03	0.0%
	ocheme	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	03	0.0%
		50% Affordable Housing	£1,288,800 £1,288,000	£1,570,740	£153,558 £193,200	£262,931	£0	0.0%
		0% Affordable Housing	,,	£1,270,445		22.13,110	£0 £0	0.0%
	15 Unit	20% Affordable Housing	£1,167,804	£1,270,445	£162,804	£244,643		
	Flatted Scheme	30% Affordable Housing 35% Affordable Housing	£1,087,004	£1,270,445	£143,214	£243,431	03	0.0%
	Scheine		£1,087,004	£1,270,445	£143,214	£243,431	03	0.0%
		40% Affordable Housing	£1,040,804	£1,270,445	£132,000	£242,738	03	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%
		-	£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%

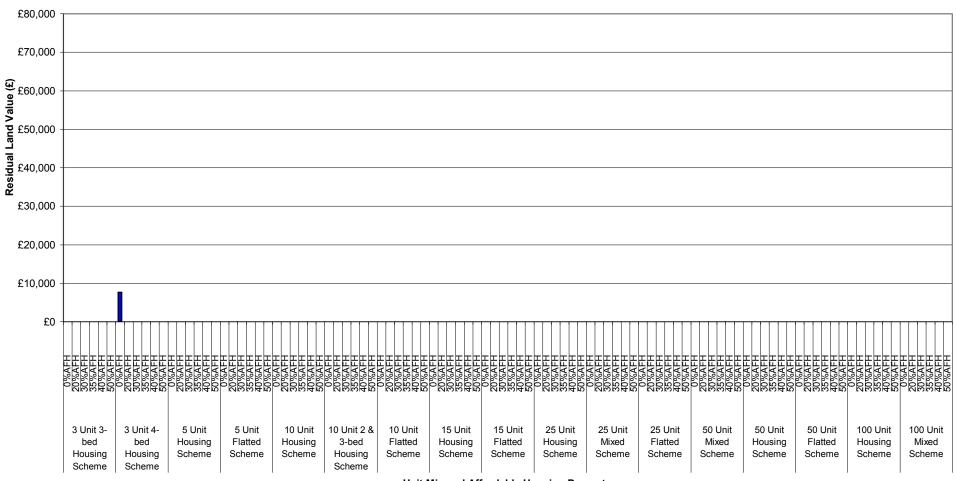
Table 11: Summary Table Showing Results of Residual Land Value Appraisals and Reduction in Land Residual - Value Point 2 70% General Needs Rent/30% Intermediate Tenure Mix Planning Infrastructure Level - £10,000

				g intrastructure i	20101 210,000			
1 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 Flatted	30% Affordable Housing	£455,762	£458,998	£58,099	£84,493	£0	0.0%
	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%
7	10 Unit Housing Scheme	20% Affordable Housing	£1,329,450	£1,068,143	£187,632	£183,492	£0	0.0%
Value Point 2		30% Affordable Housing	£1,224,450	£1,068,143	£166,032	£181,917	£0	0.0%
/alue		35% Affordable Housing	£1,146,950	£1,068,143	£149,907	£180,755	£0	0.0%
		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%
		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 Flatted	30% Affordable Housing	£959,362	£917,995	£129,319	£169,704	£0	0.0%
	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 Housing	30% Affordable Housing	£1,747,950	£1,570,740	£234,927	£269,818	£0	0.0%
	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%
		0% Affordable Housing	£1,564,000	£1,270,445	£234,600	£250,586	£0	0.0%
			£1,405,262	£1,270,445	£196,924	£248,205	£0	0.0%
		20% Affordable Housing	£1,405,262	21,270,440				
	15 Unit Flatted	20% Affordable Housing 30% Affordable Housing	£1,405,262 £1,294,362	£1,270,445	£172,369	£246,541	£0	0.0%
						£246,541 £246,541	£0	0.0%
	Flatted	30% Affordable Housing	£1,294,362	£1,270,445	£172,369			

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

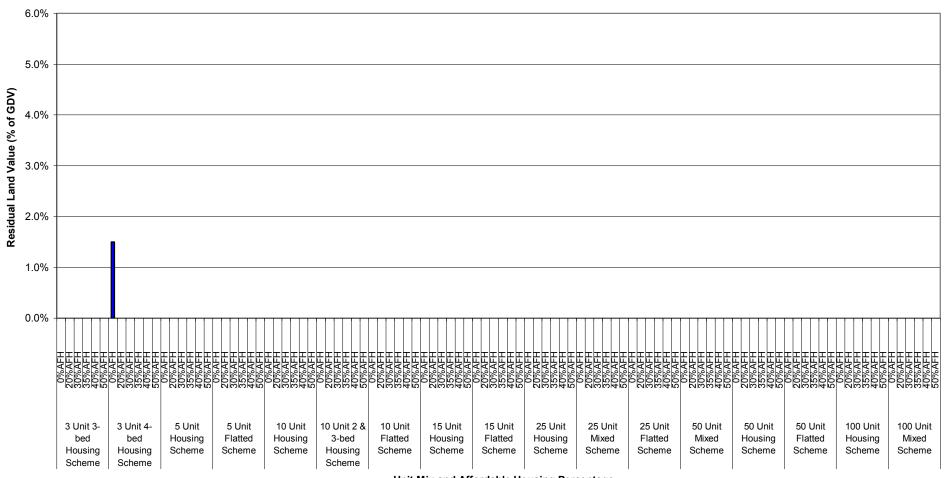


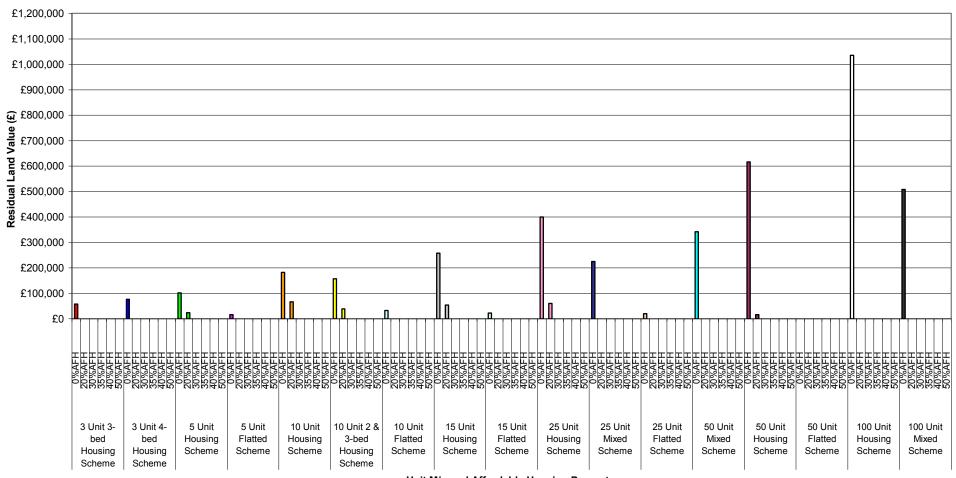
Table 12: Summary Table Showing Results of Residual Land Value Appraisals and Reduction in Land Residual - Value Point 3 70% General Needs Rent/30% Intermediate Tenure Mix Planning Infrastructure Level - £10,000

					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 E187,951 E33,024 2.5% E993,750 E197,955 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 ED 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			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

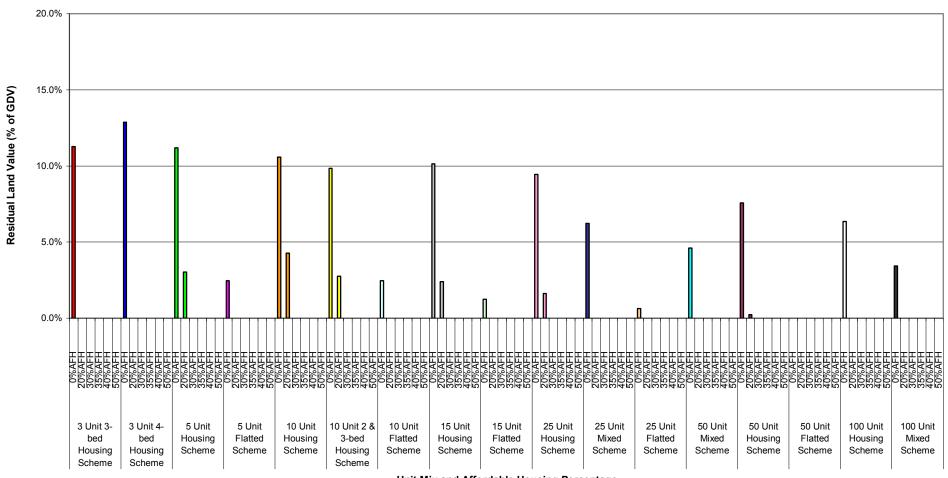


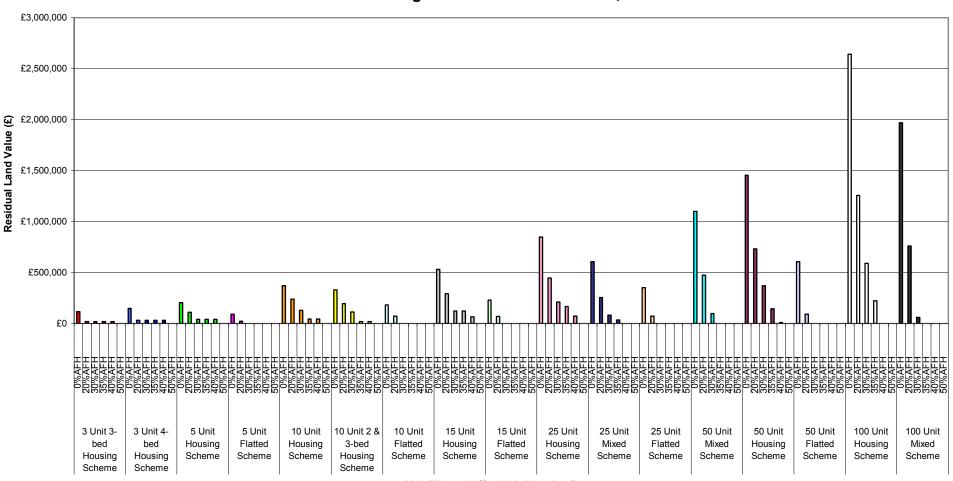
Table 13: Summary Table Showing Results of Residual Land Value Appraisals and Reduction in Land Residual - Value Point 4 70% General Needs Rent/30% Intermediate Tenure Mix Planning Infrastructure Level - £10,000

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 8	£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 Hausina 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

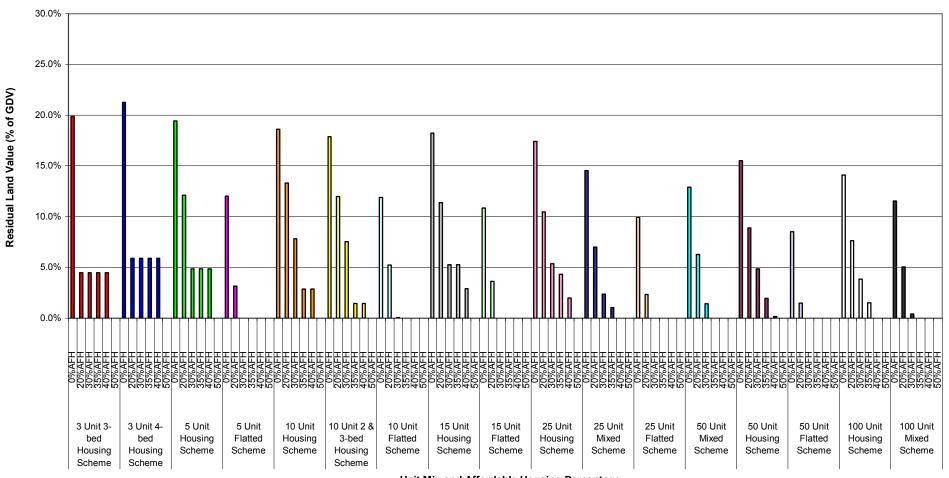


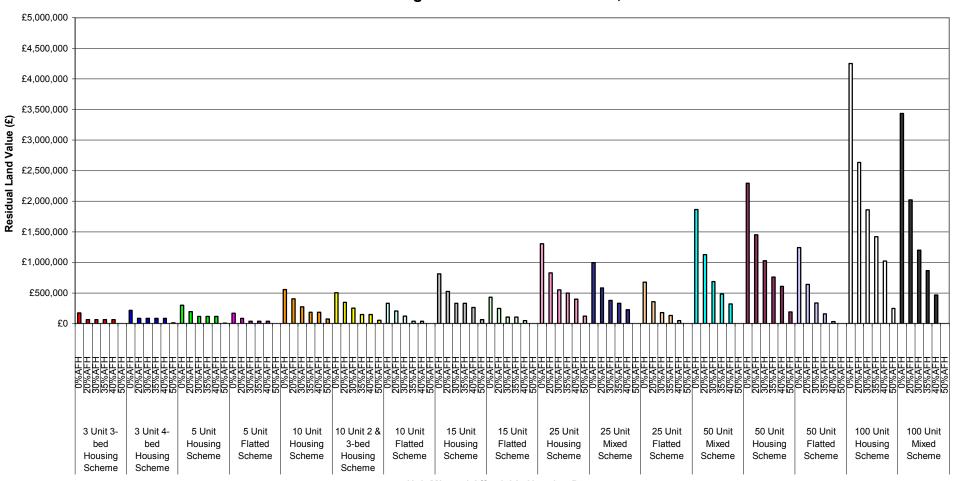
Table 14: Summary Table Showing Results of Residual Land Value Appraisals and Reduction in Land Residual - Value Point 5 70% General Needs Rent/30% Intermediate Tenure Mix Planning Infrastructure Level - £10,000

1 Value Point	Number of Units	2 Scenario	3 GDV	Development Cost	5 Developer Profit (@15%)	Finance & Land	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%
		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%
	1	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	£1,183,000 £1,029,000	£559,823	£177,430 £148,320	£137,001 £123,355	£195,528	19.0%
	5 Unit		£1,029,000 £907 180	,				
	Housing	30% Affordable Housing 35% Affordable Housing	2001,100	£559,823	£117,611	£113,269	£116,478	12.8%
	Scheme		£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%
		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	30% Affordable Housing	£1,434,436	£917,995	£195,812	£198,482	£122,147	8.5%
	Flatted 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	£1,916,436 £1,828,636	£1,270,445 £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%

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%
		0% Affordable Housing	£9,643,400	£4,803,452	£1,446,510	£1,452,505	£1,863,296	19.3%
	50 Unit Mixed Scheme	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%
		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%
	50 Unit	30% Affordable Housing	£6,616,508	£4,270,333	£905,940	£1,093,007	£336,811	5.1%
	Flatted Scheme	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	£2,039,310 £2,378,454	£3,067,159 £2,870,528	£2,655,152 £1,858,313	10.7%
	Housing Scheme	-	, , , , , , ,	2.4,.04,	£2,376,454 £2,237,700	£2,759,735	£1,636,313 £1,420,215	8.6%
	Scheme	35% Affordable Housing 40% Affordable Housing	£16,586,000 £15,931,200	£10,109,175 £10,109,175	£2,237,700 £2,100,132	£2,759,735 £2,658,579	£1,420,215 £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%
	400 ** **	20% Affordable Housing	£16,978,672	£9,606,903	£2,417,104	£2,852,005	£2,018,553	11.9%
	100 Unit Mixed	30% Affordable Housing	£15,645,344	£9,606,903	£2,148,033	£2,644,039	£1,196,514	7.6%
	Scheme	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%

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

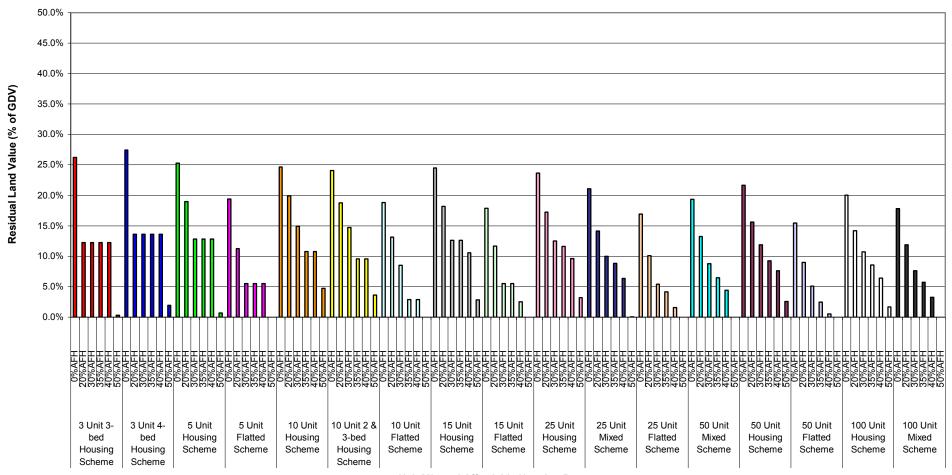


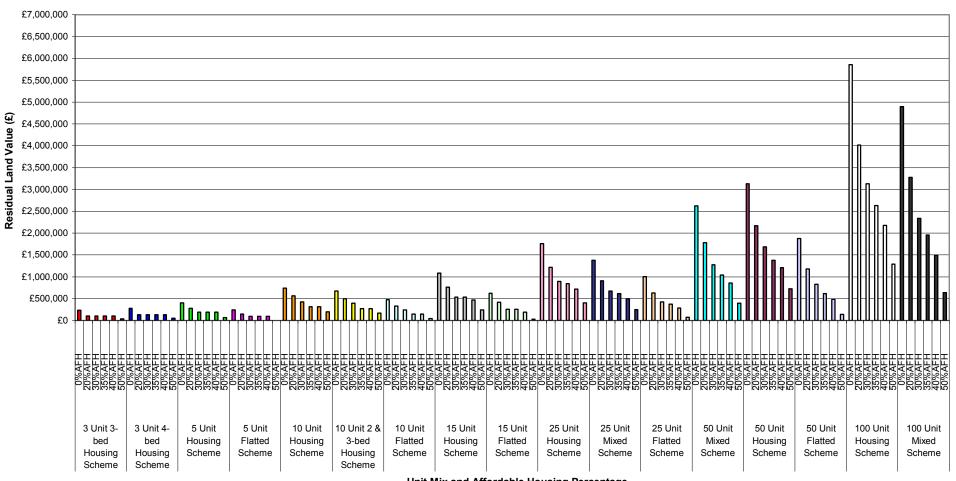
Table 15: Summary Table Showing Results of Residual Land Value Appraisals and Reduction in Land Residual - Value Point 6 70% General Needs Rent/30% Intermediate Tenure Mix Planning Infrastructure Level - £10,000

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%
	E 11-1-	20% Affordable Housing	£1,144,000	£559,823	£165,210	£133,995	£276,423	24.2%
	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%
£		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%
Valu		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%
	10 Unit 2 & 3-bed Housing Scheme	0% Affordable Housing	£2,320,000	£993,750	£348,000	£275,138	£674,988	29.1%
		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 Housing	30% Affordable Housing	£2,877,150	£1,570,740	£394,479	£357,110	£532,628	18.5%
	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 Scheme	30% Affordable Housing	£4,866,300	£2,621,715	£667,818	£643,594	£895,846	18.4%
		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%
>		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%
		0% Affordable Housing	£21,512,200	£9,606,903	£3,226,830	£3,578,052	£4,896,398	22.8%
	400 !!=!*	20% Affordable Housing	£18,880,288	£9,606,903	£2,692,553	£3,168,105	£3,276,218	17.4%
	100 Unit Mixed	30% Affordable Housing	£17,362,576	£9,606,903	£2,390,603	£2,930,600	£2,337,091	13.5%
	Scheme	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

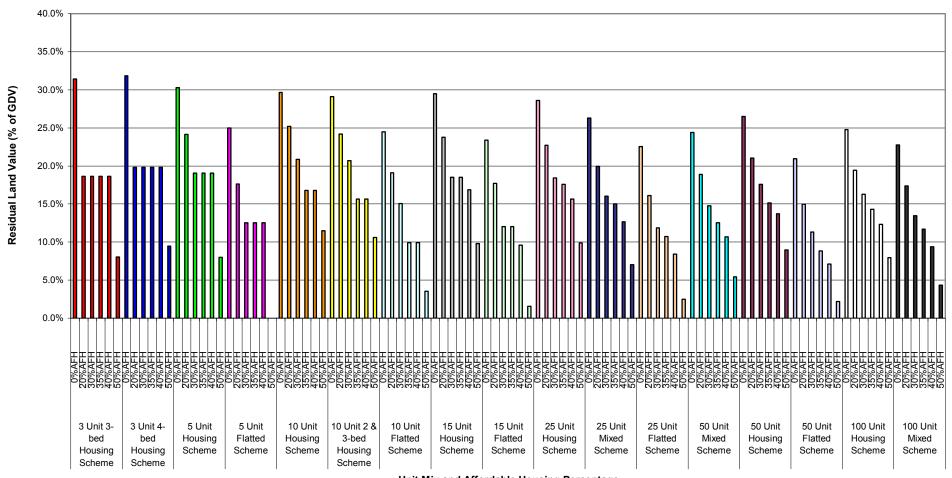


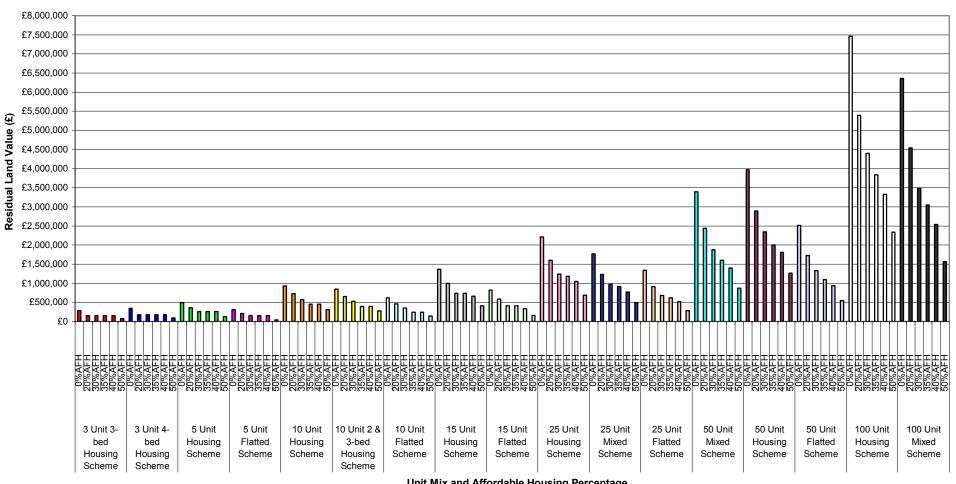
Table 16: Summary Table Showing Results of Residual Land Value Appraisals and Reduction in Land Residual - Value Point 7 70% General Needs Rent/30% Intermediate Tenure Mix Planning Infrastructure Level - £10,000

31	Unit 3-bed Housing Scheme	Scenario 0% Affordable Housing	GDV	Development Cost	Developer Profit (@15%)	Finance & Land Costs	Residual Land Price	% Land Residual
31	Housing							(of GDV)
31	Housing	CONT. Afficiately Harrison	£816,000	£315,293	£122,400	£84,476	£285,016	34.9%
31	Housing	20% Affordable Housing	£619,000	£315,293	£86,100	£69,691	£147,917	23.9%
31		30% Affordable Housing	£619,000	£315,293	£86,100	£69,691	£147,917	23.9%
		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%
	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%
		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%
	5 Unit Flatted	30% Affordable Housing	£829,552	£458,998	£107,661	£110,259	£152,635	18.4%
	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%
		30% Affordable Housing	£2,235,200	£1,068,143	£308,352	£266,629	£568,393	25.4%
alue		35% Affordable Housing	£2,061,200	£1,068,143	£276,312	£251,129	£451,648	21.9%
1		40% Affordable Housing	£2,061,200	£1,068,143	£276,312	£251,129	£451,648	21.9%
		50% Affordable Housing	£1,864,200	£1,068,143	£240,012	£233,583	£312,789	16.8%
		0% Affordable Housing	£2,560,000	£993,750	£384,000	£297,275	£849,576	33.2%
	10 Unit 2 & 3-bed Housing Scheme	20% Affordable Housing	£2,262,200	£993,750	£320,052	£271,590	£649,736	28.7%
10		30% Affordable Housing	£2,088,200	£993,750	£288,012	£256,090	£528,334	25.3%
		35% Affordable Housing	£1,891,200	£993,750	£251,712	£238,543	£394,979	20.9%
		40% Affordable Housing	£1,891,200	£993,750	£251,712	£238,543	£394,979	20.9%
		50% Affordable Housing	£1,717,200	£993,750	£219,672	£223,043	£272,313	15.9%
		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	£1,596,752	£917,995	£211,581	£214,247	£245,341	15.4%
		40% Affordable Housing	£1,596,752	£917,995	£211,581	£214,247	£245,341	15.4%
		50% Affordable Housing	£1,444,352	£917,995	£183,141	£200,706	£142,510	9.9%
		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 Housing	30% Affordable Housing	£3,160,200	£1,570,740	£434,412	£383,451	£740,733	23.4%
	Scheme	35% Affordable Housing	£3,160,200	£1,570,740	£434,412	£383,451	£740,733	23.4%
		40% Affordable Housing	£3,036,400	£1,570,740	£402,504	£373,266	£662,294	21.8%
		50% Affordable Housing	£2,665,400	£1,570,740	£334,164	£340,220	£407,668	15.3%
		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 Flatted	30% Affordable Housing	£2,329,152	£1,270,445	£318,021	£318,861	£409,170	17.6%
	Scheme	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	8.1%

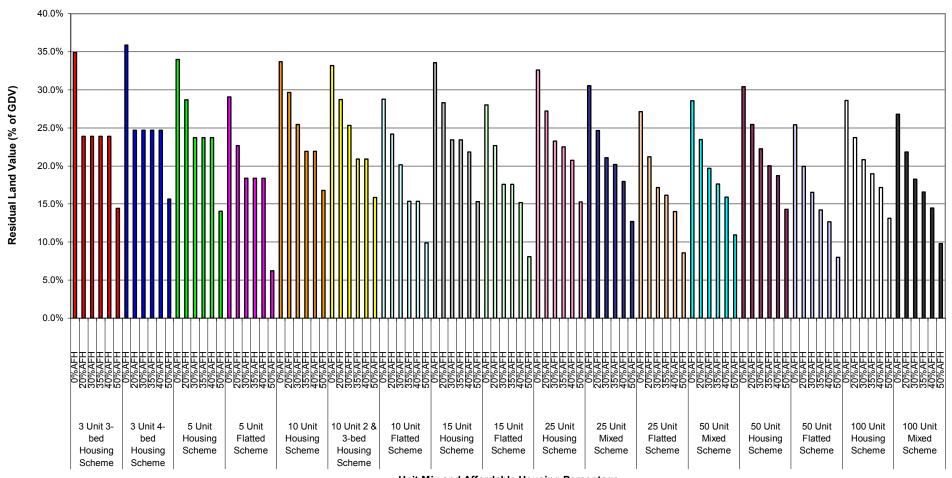
Table 16: Summary Table Showing Results of Residual Land Value Appraisals and Reduction in Land Residual - Value Point 7 70% General Needs Rent/30% Intermediate Tenure Mix Planning Infrastructure Level - £10,000

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 Scheme	30% Affordable Housing	£5,347,400	£2,621,715	£735,564	£695,486	£1,242,850	23.2%
		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%
		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%
	100 Unit	30% Affordable Housing	£19,085,808	£9,606,903	£2,633,532	£3,218,250	£3,482,037	18.2%
	Mixed Scheme					£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



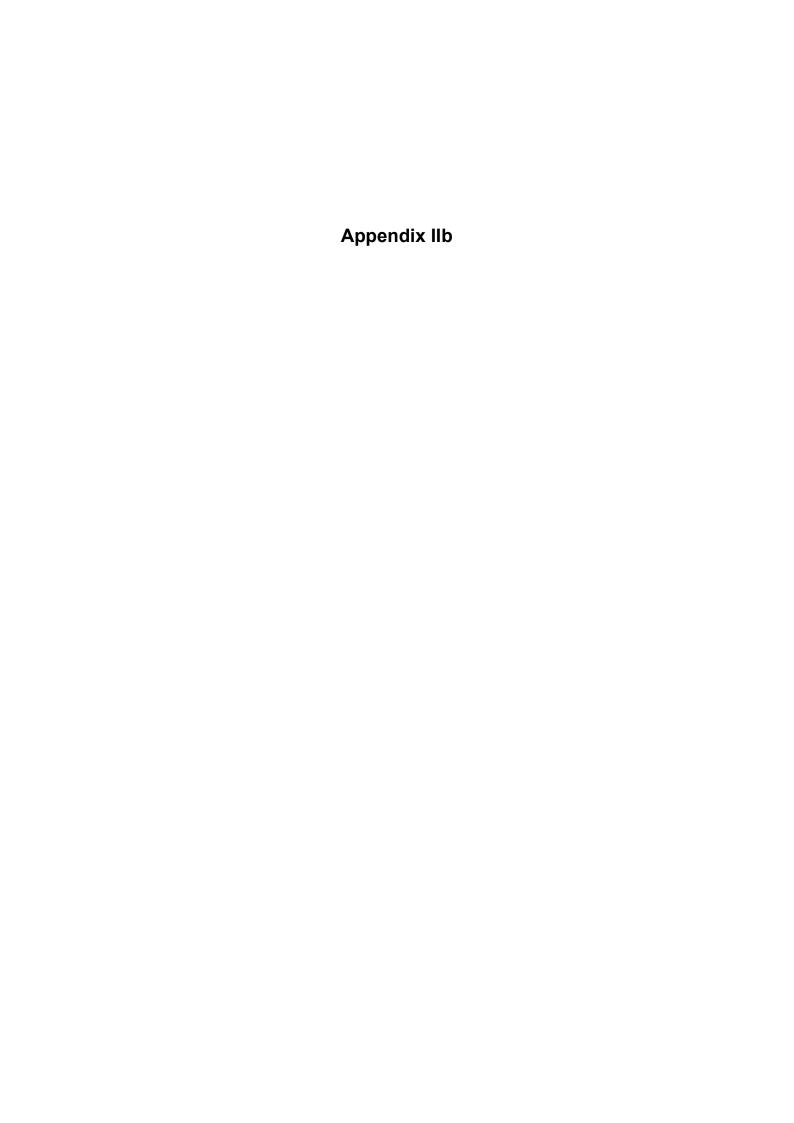


Table 17: Summary of Residual Land Value (£) Appraisals for All Value Points - 70% General Needs Rent/30% Intermediate Tenure Mix Planning Infrastructure Level - £20,000

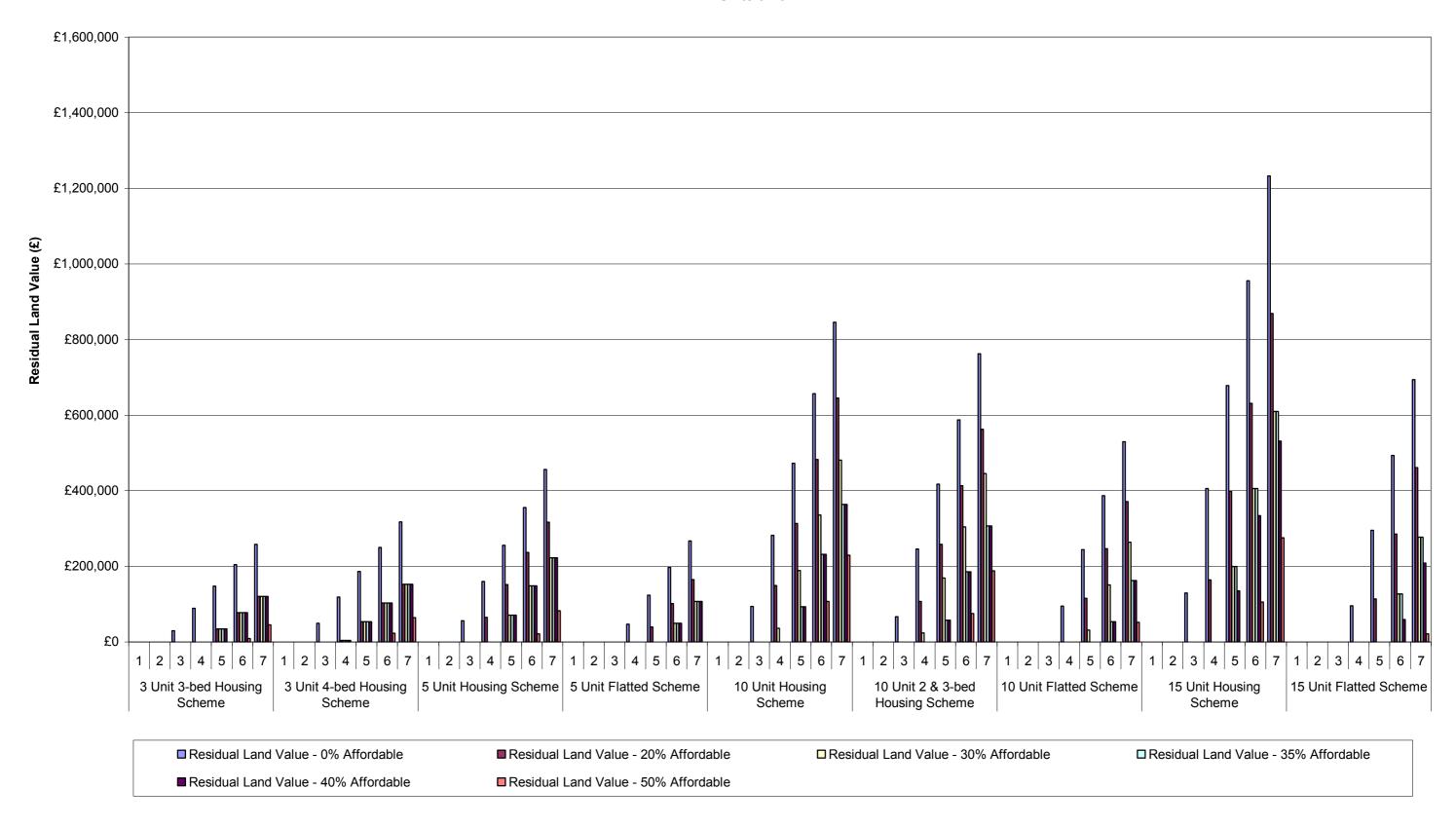
Development Scenario / Threshold	Value Point	Residual Land Value - 0% Affordable £0	Residual Land Value - 20% Affordable £0	Residual Land Value - 30% Affordable £0	Residual Land Value - 35% Affordable £0	Residual Land Value - 40% Affordable £0	Residual Land Value - 50% Affordable £0
	2	£0	£0	£0	£0	£0	£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	£255,451	£152,128	£71,103	£71,103	£71,103	£0 £21,067
	7	£355,782 £456,114	£237,201 £317,255	£148,255 £223,153	£148,255 £223,153	£148,255 £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
	2	£0	£0	£0	£0	£0	£0 £0
	3	£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
	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 £0
Scheme	5	£417,584	£258,459	£169,055	£57,832	£57,832	£0
	<u>6</u> 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 2	£0	£0	£0	£0	£0	£0
10 Unit Flatted Scheme	3	£0	£0	£0	£0	£0	£0
to onit Flatted Scheme	<u>4</u> 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	£53,452 £162,179	£53,452 £162,179	£0 £51,760
	1	£0	£0	£0	£0	£0	£0
	3	£0 £129,554	£0	£0 £0	£0 £0	£0 £0	£0
15 Unit Housing Scheme	4	£405,714	£164,108	£0	£0	£0	£0
	5 6	£678,690 £955,849	£398,225 £631,501	£199,901 £406,135	£199,901 £406,135	£135,271 £334,183	£0 £105,401
	7	£1,233,009 £0	£868,882 £0	£610,053 £0	£610,053 £0	£531,614 £0	£275,627 £0
	2	£0	£0	£0	£0	£0	£0
15 Unit Flatted Scheme	3 4	£0 £95,730	£0	£0	£0	£0	£0
	5 6	£295,726 £493,454	£113,634 £285,269	£0 £126,803	£0 £126,803	£0 £59,400	£0 £0
	7	£694,231	£461,128	£277,129	£277,129	£209,097	£21,520
	2	£0	£0	£0	£0	£0	£0
25 Unit Housing Scheme	<u>3</u>	£188,045 £636,085	£0 £236,260	£0	£0	£0	£0 £0
•	5	£1,089,822	£614,325	£338,734	£288,483	£186,444	£0
	6 7	£1,543,560 £1,997,298	£1,000,340 £1,386,355	£682,246 £1,029,250	£626,775 £968,040	£507,029 £833,263	£194,839 £481,118
	1 2	£0 £0	£0 £0	£0	£0	£0	£0 £0
25 Unit Mixed Scheme	3	£4,777	£0	£0	£0	£0	£0
25 Unit Mixed 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	£692,912	£462,872	£406,824	£285,830 £560.687	£35,591
	1	£1,554,143 £0	£1,020,763 £0	£756,674 £0	£695,465 £0	£560,687	£284,074 £0
	3	£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
	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 6	£1,452,896 £2,215,505	£715,165 £1,370,838	£278,311 £867,528	£69,665 £628,593	£0 £448,351	£0 £0
	7	£2,978,114	£2,028,029	£1,461,892	£1,193,344	£986,032	£467,992
	2	£0	£0	£0	£0	£0	£0
50 Unit Housing Scheme	3 4	£212,740	£0	£0	£0	£0	£0
Joing Colletine	5	£1,044,155 £1,882,018	£325,500 £1,040,380	£0 £615,224	£350,732	£204,952	£0
	7	£2,719,880 £3,557,743	£1,760,134 £2,479,889	£1,274,300 £1,933,375	£968,715 £1,590,314	£800,388 £1,402,035	£317,830 £855,521
	1	£0	£0	£0	£0	£0	£0
	3	£0	£0 £0	£0 £0	£0 £0	£0 £0	£0
50 Unit Flatted Scheme	5	£202,084 £832,324	£0 £233,263	£0 £0	£0	£0	£0 £0
	6	£1,468,688	£770,223	£424,379	£214,226	£74,747	£0
	7	£2,105,052 £0	£1,318,047 £0	£922,384 £0	£683,442 £0	£531,042 £0	£141,019 £0
	2	£0 £250,650	£0	£0	£0	£0	£0
100 Unit Housing Scheme	4	£1,855,194	£475,182	£0	£0	£0 £0	£0
	5 6	£3,462,322 £5,069,450	£1,847,952 £3,228,533	£1,071,113 £2,342,623	£633,015 £1,842,128	£240,881 £1,387,617	£0 £501,707
	7	£6,676,578	£4,609,115	£3,614,133	£3,051,242	£2,541,652	£1,546,671
	2	£0	£0	£0	£0	£0 £0	£0 £0
100 Unit Mixed Scheme	3 4	£0 £1,183,634	£0	£0	£0	£0	£0 £0
	5	£2,646,416	£1,231,353	£413,578	£79,833	£0	£0
	6 7	£4,109,198 £5,571,981	£2,489,018 £3,749,595	£1,549,891 £2,694,837	£1,167,124 £2,262,706	£710,704 £1,750,910	£0 £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

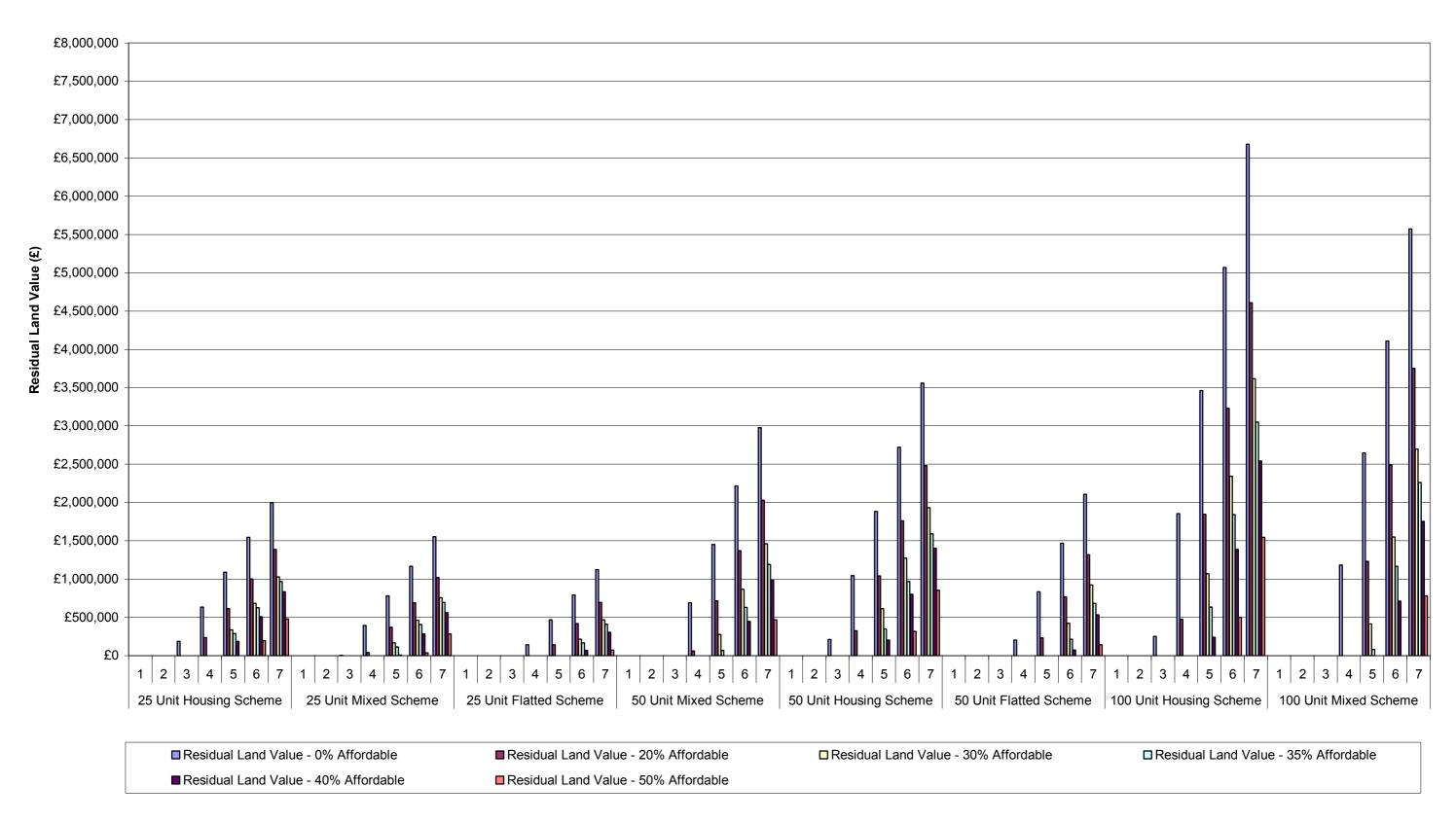
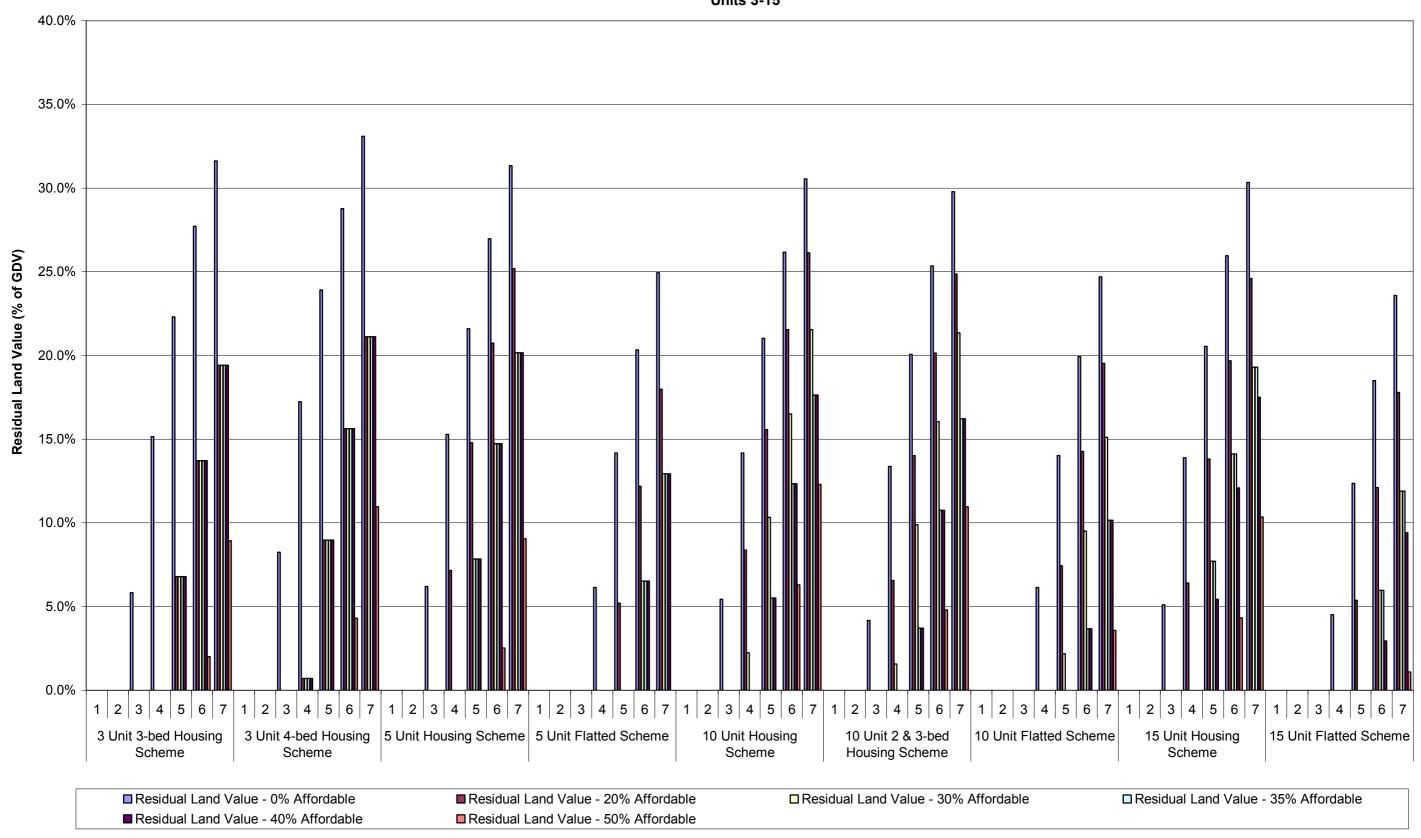


Table 17a: Summary of Residual Land Value (as % of GDV) Appraisals for All Value Points - 70% General Needs Rent/30% Intermediate Tenure Mix Planning Infrastructure Level - £20,000

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
Units 25-100

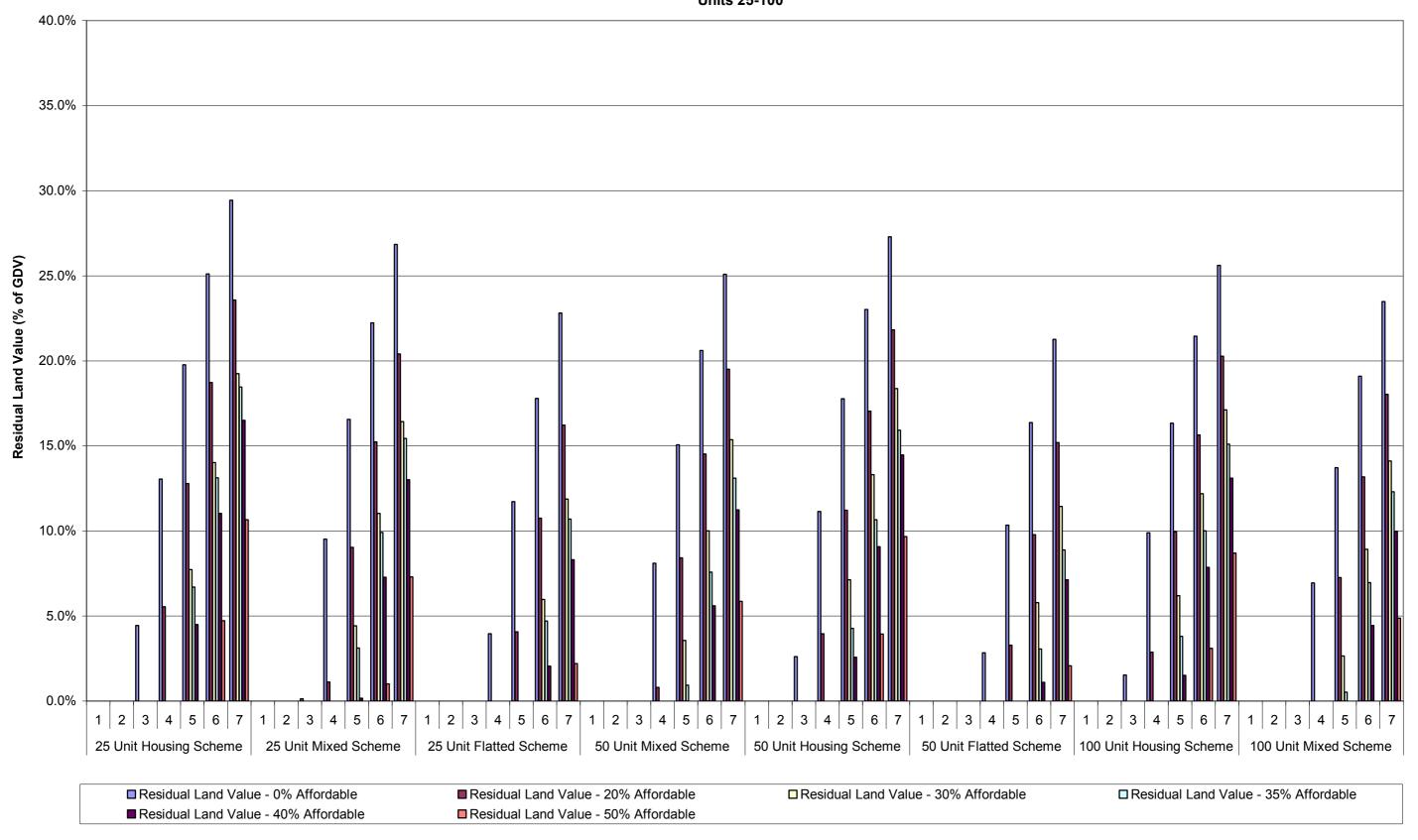
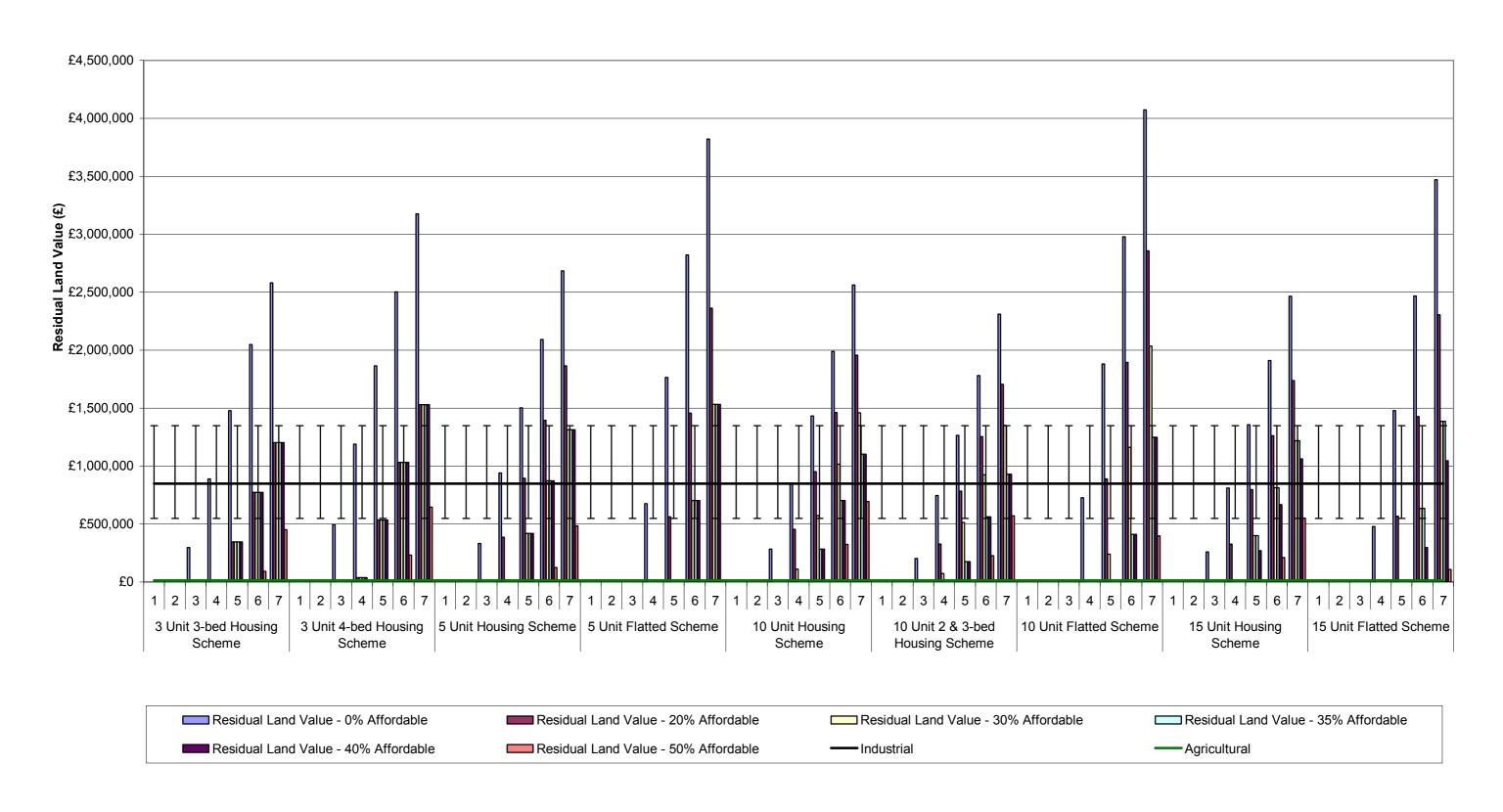


Table 17b: Summary of Residual Land Value (£ per Ha) Appraisals for All Value Points - 70% General Needs Rent/30% Intermediate Tenure Mix
Planning Infrastructure Level - £20,000

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
3 Unit 3-bed Housing Scheme	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		£92,915 £450.643
	1	0.10	£0	£0	£0	£0	£0	£0
	2	0.10	£0	£0	£0	£0	£0	£0
3 Unit 4-bed Housing	3 4	0.10 0.10	£494,289 £1,189,426	£0 £37,570	£0 £37,570	£0 £37,570		£0 £0
Scheme	5	0.10	£1,865,718	£535,220	£57,570 £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	£3,176,594 £0	£1,530,520 £0	£1,530,520 £0	£1,530,520 £0		£646,960 £0
	2	0.17	£0	£0	£0	£0	£0	£0
	3	0.17	£332,247	£0	£0	£0	£0	£0
5 Unit Housing Scheme	<u>4</u> 5	0.17 0.17	£940,686 £1.502.651	£385,282 £894.870	£0 £418.254	£0 £418.254		£0
	6	0.17	£1,502,651 £2,092,836	£1,395,302	£872,088	£872,088		£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
5 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
	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		£0
	1	0.33	£0	£0	£0	£0	£0	£0
	2 3	0.33 0.33	£0 £285,054	£0 £0	£0	£0	£0	£0
10 Unit Housing Scheme	4	0.33	£854,503	£453,213	£110,769	£0	£0	£0
	5 6	0.33 0.33	£1,432,503 £1,989,777	£950,306 £1,463,463	£572,755 £1,017,390	£283,397 £702,581	£283,397 £702 581	£0 £324,259
	7	0.33	£1,989,777 £2,561,819	£1,463,463 £1,956,242	£1,017,390 £1,458,404	£702,581 £1,101,880	£702,581 £1,101,880	£324,259 £695,138
	1 2	0.33	£0	£0	£0	£0	£0	£0
10 Unit 2 & 3-bed Housing	3	0.33	£0 £202,343	£0	£0	£0	£0 £0	£0
Scheme	4 5	0.33	£745,909	£325,725	£72,072	£0	£0	£0
	6	0.33	£1,265,407 £1,781,418	£783,210 £1,252,933	£512,289 £923,930	£175,249 £561,415	£561,415	£227,908
	7	0.33	£2,310,474	£1,704,897	£1,350,940	£930,156	£930,156	£569,954
	2	0.13 0.13	£0	£0	£0	£0	£0 £0	£0
10 Unit Flatted Schomo	3	0.13	£0	£0	£0	£0	£0	£0
10 Unit Flatted Scheme	5	0.13 0.13	£727,571 £1,880,196	£0 £888,857	£0 £241,516	£0		£0
	6	0.13	£2,978,682	£1,895,200	£1,162,755	£411,167	£411,167	£0
	7	0.13 0.50	£4,072,726 £0	£2,857,898 £0	£2,034,002 £0	£1,247,531 £0		£398,153 £0
	2	0.50	£0	£0	£0	£0	£0	£0
15 Unit Housing Scheme	3 4	0.50 0.50	£259,108	£0	£0	£0	£0	£0
13 Other rousing Scheme	5	0.50	£811,427 £1,357,380	£328,216 £796.449	£0 £399.802	£0 £399.802	£270.542	£0
	6	0.50	£1,911,699	£1,263,001	£812,270	£812,270	Affordable	£210,802
	7	0.50 0.20	£2,466,017 £0	£1,737,764 £0	£1,220,106 £0	£1,220,106 £0		£551,253 £0
	2	0.20	£0	£0	£0	£0		£0
15 Unit Flatted Scheme	<u>3</u>	0.20 0.20	£0 £478.649	£0 £0	£0 £0	£0		£0 £0
	5	0.20	£1,478,630	£568,171	£0	£0		£0
	- 6 7	0.20	£2,467,271 £3,471,154	£1,426,346 £2,305,638	£634,015 £1,385,645	£634,015 £1.385.645		£0 £107.598
	1	0.20	£3,471,154	£2,309,636	£1,365,645	£1,365,645		£107,536
	2	0.83	£0	£0	£0	£0		£0
25 Unit Housing Scheme	3 4	0.83	£226,561 £766,367	£0 £284,651	£0	£0		£0
	5	0.83	£1,313,039	£740,151	£408,113	£347,570	£224,631	£0
	<u>6</u> 7	0.83	£1,859,711 £2,406,383	£1,205,229 £1,670,307	£821,983 £1,240,060	£755,151 £1,166,314		£234,745 £579,660
	1	0.50	£0	£0	£0	£0	£0	£0
	3	0.50 0.50	£0 £9,555	£0	£0	£0		£0
25 Unit Mixed Scheme	4	0.50	£792,117	£80,811	£0	£0		£0
	5	0.50	£1,558,729 £2,333,508	£739,323	£333,994	£230,385		£0
	7	0.50 0.50	£3,108,286	£1,385,824 £2,041,527	£925,745 £1,513,348	£813,647 £1,390,930		£71,181 £568,149
	1 2	0.33 0.33	£0	£0	£0	£0		£0
	3	0.33	£0	£0	£0	£0		£0
25 Unit Flatted Scheme	4	0.33	£425,256	£0	£0	£0	£0	£0
	5 6	0.33	£1,421,041 £2,404,536	£432,048 £1,270,789	£0 £649,945	£0 £500,090		£0
	7	0.33	£3,402,681	£2,107,794	£1,415,507	£1,248,083	£929,776	£222,199
	2	1.00	£0	£0 £0	£0 £0	£0		£0
EO Unit Missad Cohomo	3	1.00	£0	£0	£0	£0	£0	£0
50 Unit Mixed Scheme	<u>4</u> 5	1.00 1.00	£690,287 £1,452,896	£61,180 £715,165	£0 £278,311	£0 £69,665		£0
	6	1.00	£2,215,505	£1,370,838	£867,528	£628,593	£448,351	£0
	7	1.00 1.25	£2,978,114 £0	£2,028,029 £0	£1,461,892 £0	£1,193,344 £0		£467,992 £0
	2	1.25	£0	£0	£0	£0		£0
50 Unit Housing Scheme	3 4	1.25 1.25	£170,192 £835,324	£0 £260,400	£0 £0	£0		£0 £0
	5	1.25	£1,505,614	£832,304	£492,179	£280,585	£163,962	£0
			£2,175,904	£1,408,107	£1,019,440 £1,546,700	£774,972 £1,272,251	£640,311	£254,264
	6 7	1.25						£684,417
	6 7 1	1.25 1.25 0.67	£2,846,194 £0	£1,983,911 £0	£1,546,700	£1,272,251		£0
	7 1 2	1.25 0.67 0.67	£2,846,194 £0 £0	£1,983,911 £0 £0	£0 £0	£0	£0 £0	£0
50 Unit Flatted Scheme	7	1.25 0.67	£2,846,194 £0	£1,983,911 £0	£0	£0	£0 £0	
50 Unit Flatted Scheme	7 1 2 3 4 5	1.25 0.67 0.67 0.67 0.67	£2,846,194 £0 £0 £0 £0 £301,617 £1,242,275	£1,983,911 £0 £0 £0 £0 £0 £348,153	£0 £0 £0 £0	£0 £0 £0 £0	£0 £0 £0 £0	£0 £0 £0
50 Unit Flatted Scheme	7 1 2 3 4 5	1.25 0.67 0.67 0.67 0.67 0.67 0.67	£2,846,194 £0 £0 £0 £301,617 £1,242,275 £2,192,072	£1,983,911 £0 £0 £0 £0 £0 £348,153 £1,149,586	£0 £0 £0 £0 £0 £0 £633,402	£0 £0 £0 £0 £0 £0 £319,740	£0 £0 £0 £0 £0 £111,563	£0 £0 £0 £0
50 Unit Flatted Scheme	7 1 2 3 4 5	1.25 0.67 0.67 0.67 0.67 0.67 0.67 0.67 2.50	£2,846,194 £0 £0 £0 £0 £301,617 £1,242,275	£1,983,911 £0 £0 £0 £0 £0 £348,153	£0 £0 £0 £0	£0 £0 £0 £0	£0 £0 £0 £0 £0 £111,563 £792,600	£0 £0 £0
50 Unit Flatted Scheme	7 1 2 3 4 5 6 7	1.25 0.67 0.67 0.67 0.67 0.67 0.67 0.67 2.50	£2,846,194 £0 £0 £0 £301,617 £1,242,275 £2,192,072 £3,141,869 £0	£1,983,911 £0 £0 £0 £0 £348,153 £1,149,586 £1,967,235 £0 £0	£0 £0 £0 £0 £0 £1,376,692 £1,376,692	£0 £0 £0 £0 £0 £10,020,063 £0 £0	£0 £0 £0 £0 £0 £111,563 £792,600 £0	£0 £0 £0 £0 £0 £210,477 £0 £0
	7 1 2 3 4 5 6 7 1 2 3	1.25 0.67 0.67 0.67 0.67 0.67 0.67 0.67 2.50 2.50 2.50	£2,846,194 £0 £0 £0 £301,617 £1,242,275 £2,192,072 £3,141,869 £0 £100,260	£1,983,911 £0 £0 £0 £0 £348,153 £1,149,586 £1,967,235 £0 £0	£0 £0 £0 £0 £0 £633,402 £1,376,692 £0 £0	£0 £0 £0 £0 £0 £319,740 £1,020,063 £0 £0	£0 £0 £0 £0 £0 £111,563 £792,600 £0 £0	£0 £0 £0 £0 £0 £0 £210,477 £0 £0
	7 1 2 3 4 5 6 7 1 1 2 3 4 5 5 6 7	1.25 0.67 0.67 0.67 0.67 0.67 0.67 2.50 2.50 2.50 2.50	£2,846,194 £0 £0 £0 £301,617 £1,242,275 £2,192,072 £3,141,869 £0 £0 £100,260 £742,078 £1,384,929	£1,983,911 £0 £0 £0 £0 £348,153 £1,149,586 £1,967,235 £0 £0 £0 £190,073 £739,181	£0 £0 £0 £0 £0 £0 £1,376,692 £1,376,692 £0 £0 £0 £0 £428,445	£0 £0 £0 £0 £1,740 £1,020,063 £0 £0 £0 £253,206	£0 £0 £0 £0 £111,563 £792,600 £0 £0 £0 £0 £0 £0	£0 £0 £0 £0 £0 £0 £210,477 £0 £0 £0
	7 1 2 3 4 5 6 7 7 1 1 2 3 4 4 5 6 6 7 6	1.25 0.67 0.67 0.67 0.67 0.67 0.67 0.67 2.50 2.50 2.50 2.50 2.50	£2,846,194 £0 £0 £0 £301,617 £1,242,275 £2,192,072 £3,141,869 £0 £100,260 £742,078 £1,384,929 £2,027,780	£1,983,911 £0 £0 £0 £0 £348,153 £1,149,586 £1,967,235 £0 £0 £190,073 £739,181 £1,291,413	£0 £0 £0 £0 £0 £0 £633,402 £1,376,692 £0 £0 £0 £0 £0 £0 £0 £0 £0 £0 £0 £0	£0 £0 £0 £0 £0 £19,740 £1,020,063 £0 £0 £0 £0 £253,206 £736,881	£0 £0 £0 £0 £0 £111,563 £792,600 £0 £0 £0 £0 £0 £0 £0 £0 £0	£0 £0 £0 £0 £0 £210,477 £0 £0 £0 £0 £0 £0
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50 Unit Flatted Scheme 100 Unit Housing Scheme	7 1 2 3 4 5 6 7 1 1 2 3 4 4 5 6 7 7 1 1 2 3 4 4 5 6 7 7 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	1.25 0.67 0.67 0.67 0.67 0.67 0.67 2.50 2.50 2.50 2.50 2.50 2.50 2.50 2.50	E2,846,194 £0 £0 £0 £0 £301,617 £1,242,275 £2,192,072 £3,141,869 £0 £100,260 £742,078 £1,349,29 £2,027,780 £2,670,631 £0 £0	£1,983,911 £0 £0 £0 £0 £0 £348,153 £1,149,556 £1,967,235 £0 £0 £1,90,073 £739,181 £1,291,413 £1,291,413 £1,291,413 £1,201,413 £1,201,413 £1,201,413	£0 £0 £0 £0 £0 £0 £1,376,692 £1,376,692 £0 £0 £0 £0 £0 £428,445 £337,049 £1,445,653 £0 £0	£0 £0 £0 £0 £0 £1,020,063 £1,020,063 £0 £0 £0 £0 £0 £253,206 £736,851 £1,220,497 £0	£0 £0 £0 £0 £11.563 £792.600 £0 £0 £0 £0 £0 £0 £1.6661 £0 £1.6661	£0 £0 £0 £0 £0 £10,477 £0 £0 £0 £0 £0 £0 £0 £0,683 £618,668 £0
100 Unit Housing Scheme	7 1 2 3 4 5 6 7 1 1 2 2 3 4 5 6 7 1 1 2 3 4 4 5 6 7 1 1 2 3 3 4 4 5 6 7 7 1 1 2 3 3 4 4 5 6 7 7 1 1 2 3 3 4 4 6 7 7 1 1 2 3 3 4 4 6 7 7 1 1 2 3 3 4 4 6 7 7 1 1 2 3 3 4 6 7 7 1 1 2 3 3 4 6 7 7 1 1 2 3 3 4 6 7 7 1 1 2 3 3 4 6 7 7 1 1 2 3 3 4 6 7 7 1 1 2 3 3 4 6 7 7 7 1 1 2 3 3 4 6 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7	1.25 0.67 0.67 0.67 0.67 0.67 0.67 2.50 2.50 2.50 2.50 2.50 2.50 2.50 2.50	E2,846,194 £0 £0 £0 £0 £301,617 £1,242,275 £2,192,072 £3,141,869 £0 £100,260 £742,078 £1,384,929 £2,027,780 £2,670,631 £0	£1,983,911 £0 £0 £0 £0 £248,153 £1,149,586 £1,967,235 £0 £0 £190,073 £739,181 £1,243,646 £0 £0	£0 £0 £0 £0 £0 £0 £633,402 £1,376,692 £0 £0 £0 £0 £428,445 £937,049 £1,445,653 £0	£0 £0 £0 £0 £19,740 £1,020,063 £0 £0 £0 £0 £0 £1253,206 £736,851 £1,220,497 £0	£0 £0 £0 £0 £111,563 £792,600 £0 £0 £0 £0 £0 £0 £10,661 £1,6661 £0 £0 £0	£0 £0 £0 £0 £0 £210,477 £0 £0 £0 £0 £0 £0 £0 £0 £0 £0 £0 £0 £0

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

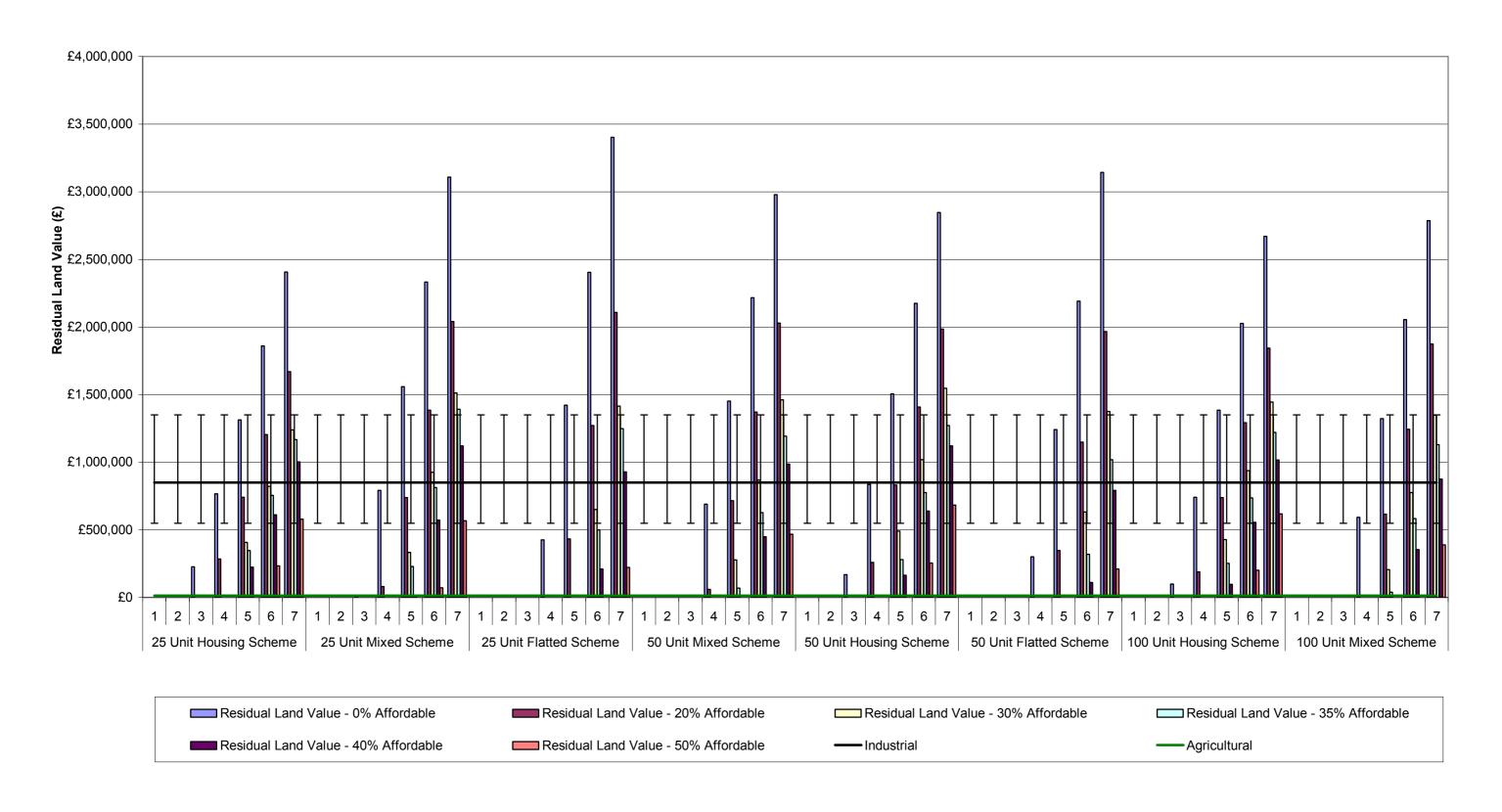


Table 18: Summary Table Showing Results of Residual Land Value Appraisals and Reduction in Land Residual - Value Point 1 70% General Needs Rent/30% Intermediate Tenure Mix Planning Infrastructure Level - £20,000

		ļ.		g Infrastructure I				
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	E0 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		
>		40% Affordable Housing	£963,900	£1,068,143	£124,614	£278,009		0.0%
		50% Affordable Housing	£897,900	£1,068,143	£109,944	£277,019		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		
	3-bed Housing	35% Affordable Housing	£885,900	£993,750	£113,634	£272,758		
	Scheme	40% Affordable Housing	£885,900	£993,750	£113,634	£272,758		
	-	50% Affordable Housing	£827,900	£993,750	£100,704	£271,888		
		0% Affordable Housing	£938,000	£917.995	£140,700	£269,384		
	-	20% Affordable Housing	£849.804	£917,995	£118,524	£268,061		
	10 Unit	30% Affordable Housing	£801.004	£917,995	£107,154	£267.329		
	Flatted -	35% Affordable Housing	£752,204	£917,995	£95,784	£266,597		
	-	40% Affordable Housing	£752,204	£917.995	£95.784	£266,597	60 60 60 60 60 60 60 60 60 60 60 60 60 6	
	-	50% Affordable Housing	£703,404	£917,995	£84,414	£265,865		0.0% 0.0% 0.0% 0.0% 0.0% 0.0% 0.0% 0.0%
		0% Affordable Housing	£1,778,000	£1,570,740	£266,700	£420,269		
	-		£1,778,000 £1,588,900					
	15 Unit	20% Affordable Housing		£1,570,740	£222,594	£417,433		
	Housing Scheme	30% Affordable Housing	£1,464,900	£1,570,740	£194,994	£415,573		
	Jeneme	35% Affordable Housing	£1,464,900	£1,570,740	£194,994	£415,573	E0 0.0% ED 0.0%	
	-	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% Affordable Housing	£1,288,000	£1,270,445	£193,200	£396,446		
		20% Affordable Housing	£1,167,804	£1,270,445	£162,804	£394,643		
	15 Unit Flatted	30% Affordable Housing	£1,087,004	£1,270,445	£143,214	£393,431		
	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	0.0%
	Mixed Scheme	35% Affordable Housing	£4,237,708	£4,803,452	£554,394	£1,493,425	£0	0.0%
		40% Affordable Housing	£4,119,312	£4,803,452	£526,249	£1,491,649	£0	0.0%
Ē		50% Affordable Housing	£3,844,916	£4,803,452	£462,283	£1,487,533	£0	0.0%
Value Point 1		0% Affordable Housing	£5,705,000	£5,054,588	£855,750	£1,536,075	£0	0.0%
<u>a</u> >		20% Affordable Housing	£5,705,000 £5,113,700	£5,054,588	£717,582	£1,536,075 £1,527,206	£0	0.0%
	50 Unit	30% Affordable Housing	£4,821,600	£5,054,588	£650,286		£0	0.0%
	Housing Scheme					£1,522,824	£0	0.0%
	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	0.0%
		50% Affordable Housing	£4,230,300	£5,054,588	£512,118	£1,513,955	£0	0.0%
		0% Affordable Housing	£4,333,000	£4,270,333	£649,950	£1,451,037	£0	0.0%
		20% Affordable Housing	£3,916,808	£4,270,333	£546,984	£1,444,794	£0	0.0%
	50 Unit Flatted	30% Affordable Housing	£3,715,812	£4,270,333	£496,999	£1,441,779	£0	0.0%
	Scheme	35% Affordable Housing	£3,588,812	£4,270,333	£466,195	£1,439,874	£0	0.0%
		40% Affordable Housing	£3,500,616	£4,270,333	£444,019	£1,438,551	£0	0.0%
		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	Price (of GDV) 7	0.0%
		50% Affordable Housing	£389,862	£458,998	£43,894	£133,505	£0	
		0% Affordable Housing	£1,470,500	£1,068,143	£220,575	£285,608		
		20% Affordable Housing	£1,329,450	£1,068,143	£187,632	£283,492		
int2	10 Unit	30% Affordable Housing	£1,224,450	£1,068,143	£166,032	£281,917		
Value Point 2	Housing Scheme	35% Affordable Housing	£1,146,950	£1,068,143	£149,907	£280,755		
\a		40% Affordable Housing	£1,146,950	£1,068,143	£149,907	£280,755		
		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		
		20% Affordable Housing	£1,218,950	£993,750	£171,057	£277,754		
	10 Unit 2 &	30% Affordable Housing	£1,141,450	£993,750	£154,932	£276,591		
	3-bed Housing	35% Affordable Housing	£1,053,950	£993,750	£136,677	£275,279		
	Scheme	40% Affordable Housing	£1,053,950	£993,750	£136,677	£275,279		
		50% Affordable Housing	£976,450	£993,750	£120,552	£274,116		
		0% Affordable Housing	£1,139,000	£917,995	£170,850	£272,399		
		0% Affordable Housing	£1,139,000 £1.025.262	£917,995	£170,850 £143,524	£272,399 £270.693		
	10 Unit	20% Affordable Housing 30% Affordable Housing	£1,025,262 £959.362	£917,995	£143,524 £129,319	£270,693 £269.704		
	Flatted Scheme	35% Affordable Housing	£893,462	£917,995	£129,319 £115,114	£269,704 £268,716		
					£115,114			
		40% Affordable Housing	£893,462 £827,562	£917,995	£115,114 £100,909	£268,716		
		50% Affordable Housing				£267,727		
		0% Affordable Housing	£2,159,000	£1,570,740	£323,850	£425,984		
	15 Unit	20% Affordable Housing	£1,912,950	£1,570,740	£269,307	£422,293		
	Housing	30% Affordable Housing	£1,747,950	£1,570,740	£234,927	£419,818		
	Scheme	35% Affordable Housing	£1,747,950	£1,570,740	£234,927	£419,818		
		40% Affordable Housing	£1,684,400	£1,570,740	£218,109	£418,865		
		50% Affordable Housing	£1,519,400	£1,570,740	£183,729	£416,390		
		0% Affordable Housing	£1,564,000	£1,270,445	£234,600	£400,586		
		20% Affordable Housing	£1,405,262	£1,270,445	£196,924	£398,205		
	15 Unit Flatted	30% Affordable Housing	£1,294,362	£1,270,445	£172,369	£396,541		
	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	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	£5,633,912	£4,803,452	£795,199	£1,514,368	£0	0.0%
	50 Unit	30% Affordable Housing	£5,240,174	£4,803,452	£709,762	£1,508,462	£0	0.0%
	Mixed Scheme	35% Affordable Housing	£5,051,074	£4,803,452	£667,510	£1,505,625	£0	0.0%
		40% Affordable Housing	£4.898.236	£4,803,452	£632.789	£1,503,333	£0	0.0%
int 2		50% Affordable Housing	£4,535,398	£4,803,452	£553,338	£1,497,890	£0	0.0%
Value Point 2		0% Affordable Housing	£6,927,500	£5,054,588	£1,039,125	£1,554,413	£0	0.0%
<u>a</u> >		20% Affordable Housing	£6,156,850	£5,054,588	£1,039,125 £868,191	£1,554,413 £1,542,853	£0	0.0%
	50 Unit	30% Affordable Housing	£5,773,300	£5,054,588			£0	0.0%
	Housing Scheme				£784,743	£1,537,100	£0	0.0%
	Continu	35% Affordable Housing	£5,527,250	£5,054,588	£730,200	£1,533,409		
		40% Affordable Housing	£5,386,200	£5,054,588	£697,257	£1,531,293	£0	0.0%
		50% Affordable Housing	£5,002,650	£5,054,588	£613,809	£1,525,540	£0	0.0%
		0% Affordable Housing	£5,261,500	£4,270,333	£789,225	£1,464,965	£0	0.0%
		20% Affordable Housing	£4,710,624	£4,270,333	£661,465	£1,456,701	£0	0.0%
	50 Unit Flatted	30% Affordable Housing	£4,440,986	£4,270,333	£599,234	£1,452,657	£0	0.0%
	Scheme	35% Affordable Housing	£4,273,486	£4,270,333	£561,032	£1,450,144	£0	0.0%
		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	0.0%
		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%

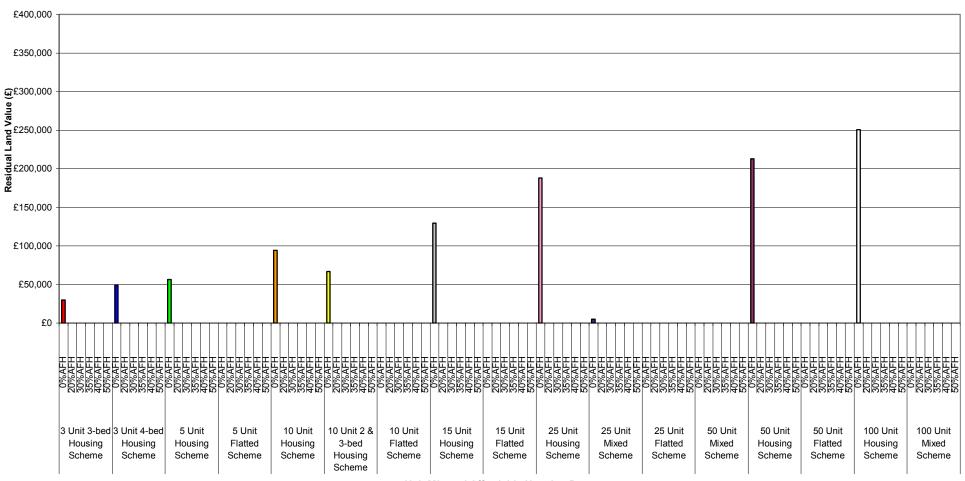
Table 20: Summary Table Showing Results of Residual Land Value Appraisals and Reduction in Land Residual - Value Point 3 70% General Needs Rent/30% Intermediate Tenure Mix Planning Infrastructure Level - £20,000

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	Color Colo
		0% Affordable Housing	£1,730,000	£1,068,143	£259,500	£308,290	£94,068	
		20% Affordable Housing	£1,558,000	£1,068,143	£220,380	£286,920	£0	
int3	10 Unit	30% Affordable Housing	£1,427,000	£1,068,143	£194,520	£284,955	£0	
Value Point 3	Housing Scheme	35% Affordable Housing	£1,330,000	£1,068,143	£175,200	£283,500	£0	
Na Na		40% Affordable Housing	£1,330,000	£1,068,143	£175.200	£283.500	£0	
		50% Affordable Housing	£1,221,000	£1,068,143	£153,360	£281,865	£0	
		0% Affordable Housing	£1,600,000	£993.750	£240.000	£299.477	£66,773	
		20% Affordable Housing	£1,428,000	£993,750	£200,880	£280,890	£0	
	10 Unit 2 &	30% Affordable Housing	£1,331,000	£993,750	£181,560	£279,435	£0	
	3-bed Housing	35% Affordable Housing	£1,222,000	£993,750	£159,720	£277,800	£0	
	Scheme	40% Affordable Housing	£1,222,000	£993,750	£159,720	£277,800	£0	
		50% Affordable Housing	£1,125,000	£993,750	£140,400	£276,345	£0	
		0% Affordable Housing	£1,340,000	£917,995	£201,000			
		20% Affordable Housing	£1,340,000 £1,200,720	£917,995 £917,995	£168.523	£275,414 £273.325	£0 £0	
	10 Unit	30% Affordable Housing	£1,200,720 £1,117,720	£917,995	£151,483	£273,325	£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	
		40% Affordable Housing	£1,034,720	£917,995	£134,443	£270,835	£0	
		40% Affordable Housing	£1,034,720 £951,720	£917,995	£134,443 £117,403	£270,835 £269,590	£0	
		0% Affordable Housing	£951,720 £2,540,000	£1,570,740	£381,000	£458,706	£129,554	
			£2,540,000 £2,237,000		, i	£458,706 £427,154	£129,554 £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				
	- Co.venile	35% Affordable Housing	£2,031,000	£1,570,740	£274,860	£424,064	£0 £0	
		40% Affordable Housing	£1,956,000	£1,570,740	£255,060 £213.900	£422,939	£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	
	15 Unit	20% Affordable Housing	£1,642,720	£1,270,445	£231,043	£401,767	£0	
	Flatted	30% Affordable Housing	£1,501,720	£1,270,445	£201,523	£399,652	£0	
	Scheme	35% Affordable Housing	£1,501,720	£1,270,445	£201,523	£399,652	£0	
		40% Affordable Housing	£1,434,720	£1,270,445	£185,443	£398,647	£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	0.0%
Value Point 3		0% Affordable Housing	£8,150,000	£5,054,588	£1,222,500	£1,658,024	£212,740	2.6%
\ 		20% Affordable Housing	£7,200,000	£5,054,588	£1,018,800	£1,558,500	£0	0.0%
	50 Unit	30% Affordable Housing	£6,725,000	£5,054,588	£919,200	£1,551,375	£0	0.0%
	Housing Scheme	35% Affordable Housing	£6,422,000	£5,054,588	£854,220	£1,546,830	£0	0.0%
		40% Affordable Housing	£6,250,000	£5,054,588	£815,100	£1,544,250	£0	0.0%
		50% Affordable Housing	£5,775,000	£5,054,588	£715,500	£1,537,125	£0	0.0%
		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	0.0%
	50 Unit	30% Affordable Housing	£5,166,160	£4,270,333	£701,470	£1,463,535	£0	0.0%
	Flatted Scheme	35% Affordable Housing	£4,958,160	£4,270,333	£655,870	£1,460,415	£0	0.0%
		40% Affordable Housing	£4,818,880	£4,270,333	£623,393	£1,458,325	£0	0.0%
		50% Affordable Housing	£4,480,600	£4,270,333	£548,916	£1,453,251	£0	0.0%
		0% Affordable Housing	£16,300,000	£10,109,175	£2,445,000	£3,487,423	£250,650	1.5%
		0% Affordable Housing 20% Affordable Housing		£10,109,175 £10,109,175				0.0%
	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	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	0.0%
		40% Affordable Housing	£12,500,000	£10,109,175	£1,630,200		£0	0.0%
		50% Affordable Housing	£11,584,000	£10,109,175	£1,433,040	£3,272,686	£0	0.0%
		0% Affordable Housing	£14,836,000	£9,606,903	£2,225,400	£3,271,031	£0	0.0%
		20% Affordable Housing	£13,173,440	£9,606,903	£1,866,086	£3,246,093	£0	0.0%
	100 Unit Mixed	30% Affordable Housing	£12,212,880	£9,606,903	£1,663,013	£3,231,685	£0	0.0%
	Scheme	35% Affordable Housing	£11,826,600	£9,606,903	£1,579,716	£3,225,890	£0	0.0%
		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

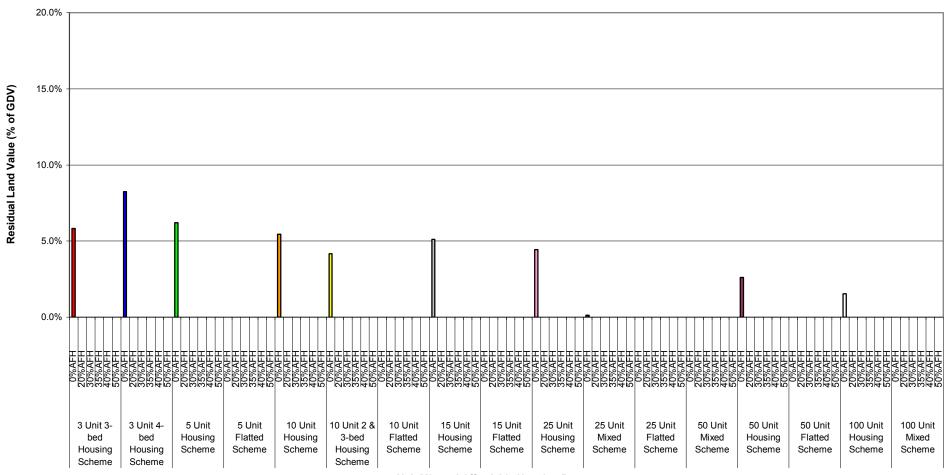


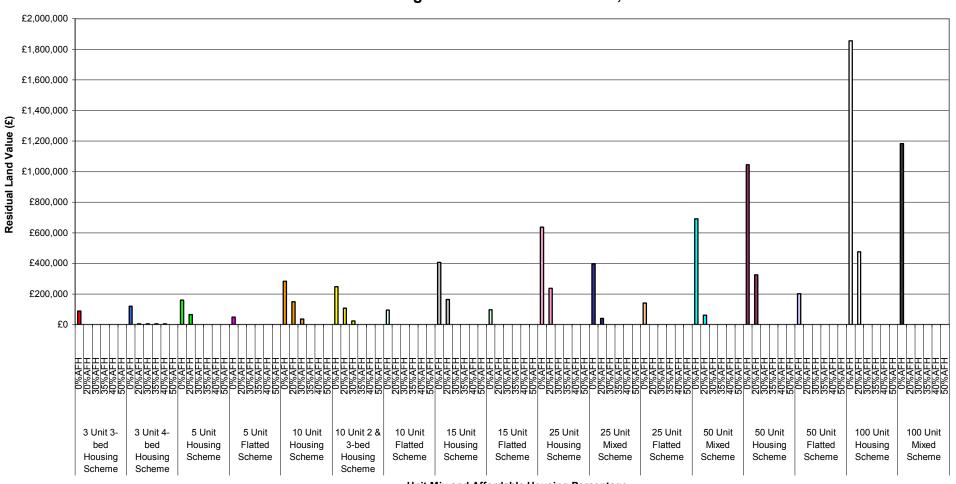
Table 21: Summary Table Showing Results of Residual Land Value Appraisals and Reduction in Land Residual - Value Point 4 70% General Needs Rent/30% Intermediate Tenure Mix Planning Infrastructure Level - £20,000

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	£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	30% Affordable Housing	£605.678	£458,998	£77,948	£136,742	£0	0.0%
	Flatted 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	£133,241 £332,225	£281,986	14.2%
		20% Affordable Housing	£1,785,550	£1,068,143	£253,068	£332,225 £314,779		8.4%
int 4	10 Unit		£1,785,550 £1,628,550	£1,068,143	£222,948	£300,906	£149,560 £36,554	2.2%
Value Point 4	Housing Scheme	30% Affordable Housing			£200,433	£286,231		0.0%
\aj	Continu	35% Affordable Housing	£1,512,050 £1,512,050	£1,068,143 £1,068,143	£200,433	£286,231	£0 £0	0.0%
		40% Affordable Housing		,,				
		50% Affordable Housing	£1,380,550	£1,068,143	£174,948	£284,259	£0	0.0%
		0% Affordable Housing	£1,840,000	£993,750	£276,000	£321,614	£246,150	13.4%
	10 Unit 2 &	20% Affordable Housing	£1,636,050	£993,750	£230,643	£304,168	£107,489	6.6%
	3-bed Housing	30% Affordable Housing	£1,519,550	£993,750	£208,128	£293,888	£23,784	1.6%
	Scheme	35% Affordable Housing	£1,388,050	£993,750	£182,643	£280,290	£0	0.0%
		40% Affordable Housing	£1,388,050	£993,750	£182,643	£280,290	£0	0.0%
		50% Affordable Housing	£1,271,550	£993,750	£160,128	£278,543	£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	£1,175,978	£917,995	£153,773	£272,954	£0	0.0%
		40% Affordable Housing	£1,175,978	£917,995	£153,773	£272,954	£0	0.0%
		50% Affordable Housing	£1,075,878	£917,995	£133,898	£271,452	£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	£2,312,050	£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 Hodsing	21,100,010		The second second			
	Scheme	40% Affordable Housing	£1,631,678	£1,270,445	£212,165	£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

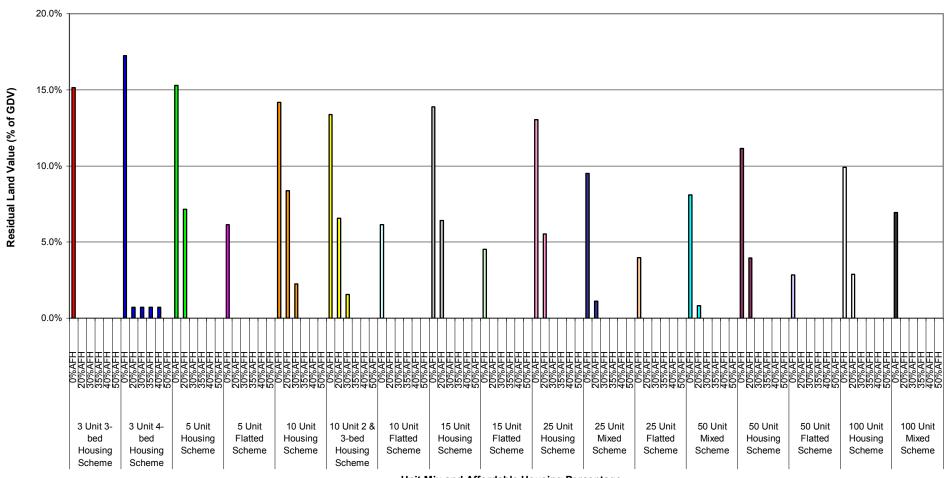


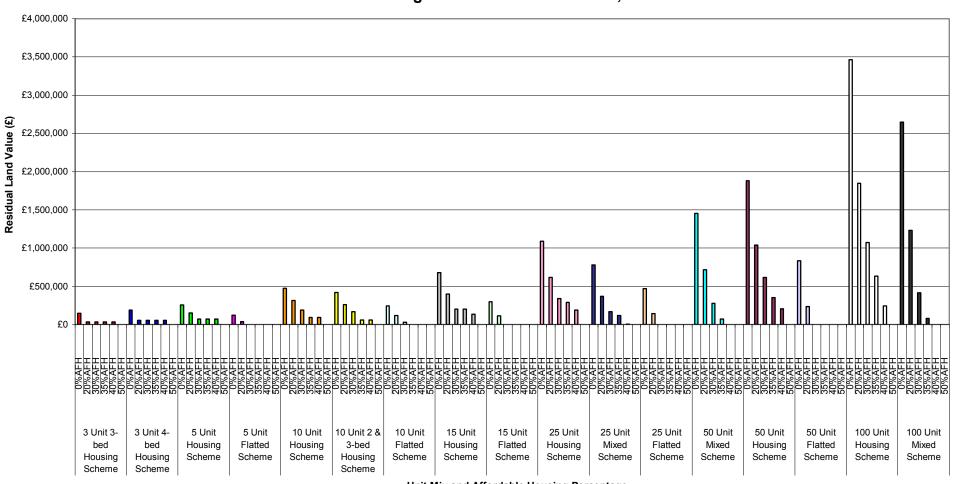
Table 22: Summary Table Showing Results of Residual Land Value Appraisals and Reduction in Land Residual - Value Point 5 70% General Needs Rent/30% Intermediate Tenure Mix Planning Infrastructure Level - £20,000

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	£70,320	£88,848	£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	E147,908 E34,540 E34,540 E34,540 E34,540 E34,540 E34,540 E0 E166,572 E53,522 E541,103 E71,103	6.8%
1996 1996			40% Affordable Housing	£509,000	£315,293	£70,320	£88,848		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	£186,572	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%
		Scheme	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 1.08, 143 £286,756 £385,802 £313,801 1.6,9% 2.0% Affordable Housing £1,800,000 £1,086,143 £22,173 £116,063 £180,000 £1,086,143 £22,173 £116,063 £180,000 £1,086,143 £22,173 £116,063 £180,000 £1,086,143 £22,173 £116,063 £180,000 £1,086,143 £22,173 £10,000,143 £22,000 £1,000,143 £22,000 £1,000,143 £22,000 £1,000,143 £22,000 £1,000,143 £22,000 £1,000,143 £22,000 £1,000,143 £22,000 £1,000,143 £22,000 £1,000,143 £22,000 £1,000,143 £22,000 £1,000,143 £22,000 £1,000,143 £22,000 £1,000,143 £22,000,000 £1,000,143 £22,000 £1,000,143 £1,000,143 £22,000 £1,000,143 £1,000,143 £22,000 £1,000,143			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 11 Unit Flatted Scheme 12 Unit Flatted Scheme 13 W. Affordable Housing E1.317,236 E917,995 E195.812 E298,232 E31.397 2.2% 14 Unit Flatted Scheme 15 Unit Flatted Scheme 16 Unit Flatted Scheme 17 Unit Flatted Scheme 18 Unit Flatted Scheme 18 Unit Flatted Scheme 18 Unit Flatted Scheme 19 Unit Flatted Scheme 19 Unit Flatted Scheme 19 Unit Flatted Scheme 19 Unit Flatted Scheme 10 Unit Flatted Scheme 11 Unit Flatted Scheme 12 Unit Flatted Scheme 12 Unit Flatted Scheme 13 Unit Flatted Scheme 14 Unit Flatted Scheme 15 Unit Flatted Scheme 15 Unit Flatted Scheme 15 Unit Flatted Scheme 15 Unit Flatted Scheme 16 Unit Flatted Scheme 17 Unit Flatted Scheme 17 Unit Flatted Scheme 18 Unit Flatted Scheme 1			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 £1153,392 £273,314 £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% 50% Affordable Housing £2,204,000 £1,570,740 £273,822 £426,682 £0 0.0% 50% Affordable Housing £2,204,000 £1,570,740 £273,822 £426,682 £0 0.0% 50% Affordable Housing £2,204,000 £1,570,740 £273,822 £426,682 £0 0.0% 50% Affordable Housing £2,117,638 £1,270,445 £259,832 £434,275 £113,634 5.4% 5.4% 50% Affordable Housing £2,117,638 £1,270,445 £259,832 £405,872 £0 0.0% 50% Affordable Housing £1,916,438 £1,270,445 £259,832 £405,872 £0 0.0% 50% 50% Affordable Housing £1,916,438 £1,270,445 £259,832 £405,872 £0 0.0% 50% 50% 50% Affordable Housing £1,916,438 £1,270,445 £259,832 £405,872 £0 0.0% 50% 50% 50% 50% 50% 50% 50% 50% 50% 5			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	E0 0.00 E0 0.00 E0 0.00 E0 0.00 E10 0.00 E10 0.00 E10 0.00 E100.00	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	0.0%
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	£678,690	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	E34,540 E0 E186,572 E53,522 E53,522 E53,522 E53,522 E0 E255,451 E152,128 E71,103 E71,103 E0 E123,447 E30,293 E0 E0 E0 E0 E0 E0 E0 E71,103 E0 E12,147 E30,293 E0 E0 E0 E0 E0 E0 E0 E0 E71,756 E313,801 E180,009 E93,521 E0 E417,584 E258,459 E160,055 E57,832 E0 E244,426 E115,551 E31,397 E0 E0 E72,600 E30,225 E190,901	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	Price (of GDV) E147,908 22.3% E34,540 6.8% E34,540 6.8% E34,540 6.8% E34,540 6.8% E34,540 6.8% E0 0.0% E186,572 23.9% E53,522 9.0% E53,522 9.0% E53,522 9.0% E53,522 9.0% E53,522 9.0% E152,524 14.8% E71,103 7.8% E71,103 7.8% E71,103 7.8% E71,103 7.8% E71,103 7.8% E71,103 7.8% E71,103 1.8% E	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		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%
/alue Point 5		50% Affordable Housing	£6,596,844	£4,803,452	£825,903	£1,528,812	£0	0.0%
alue P	50 Unit Housing Scheme	0% Affordable Housing	£10,595,000	£5,054,588	£1,589,250	£1,990,727	£1,882,018	17.8%
>		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	£2,639,316	£3,887,159	£1,847,952	10.0%
	100 Unit	30% Affordable Housing	£17,293,900	£10,109,175	£2,378,454	£3,690,528	£1,071,113	6.2%
	Housing Scheme	35% Affordable Housing	£16,586,000	£10,109,175	£2,237,700	£3,579,735	£633,015	3.8%
		40% Affordable Housing	£15,931,200	£10,109,175	£2,100,132	£3,478,579	£240,881	1.5%
		50% Affordable Housing	£14,664,500	£10,109,175	£1,839,270	£3,318,893	£0	0.0%
		0% Affordable Housing	£19,286,800	£9,606,903	£1,839,270 £2,893,020	£4,030,193	£2,646,416	13.7%
			£19,286,600 £16,978,672	£9,606,903	£2,417,104	£3,672,005	£1,231,353	
	100 Unit	20% Affordable Housing					£1,231,353 £413.578	7.3%
	Mixed	30% Affordable Housing	£15,645,344	£9,606,903	£2,148,033	£3,464,039		
	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

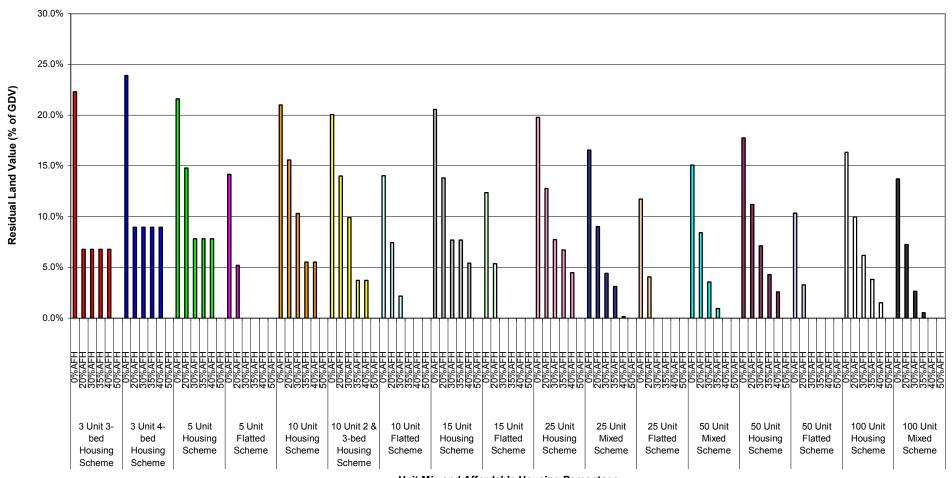


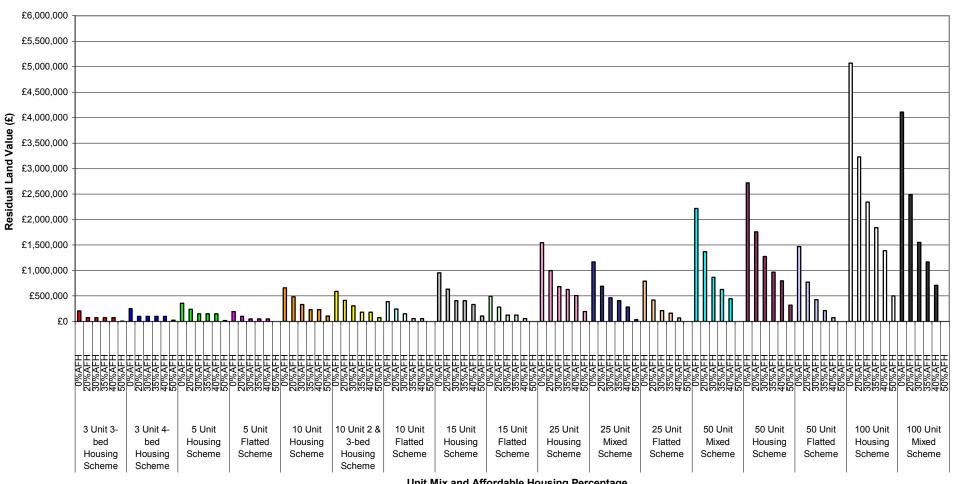
Table 23: Summary Table Showing Results of Residual Land Value Appraisals and Reduction in Land Residual - Value Point 6 70% General Needs Rent/30% Intermediate Tenure Mix Planning Infrastructure Level - £20,000

Table					-				,
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					,	·	,	· ·	
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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			· ·	· ·			
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15 Unit Housing E3.207,150 E1,570,740 E456,039 E522,558 E631,501 19.7%									
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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				· ·		· ·	
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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% 0.0%
		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

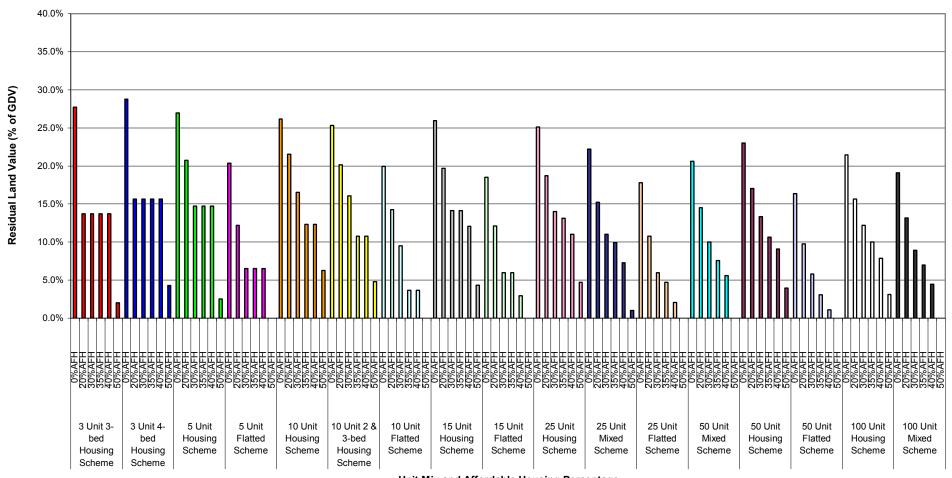


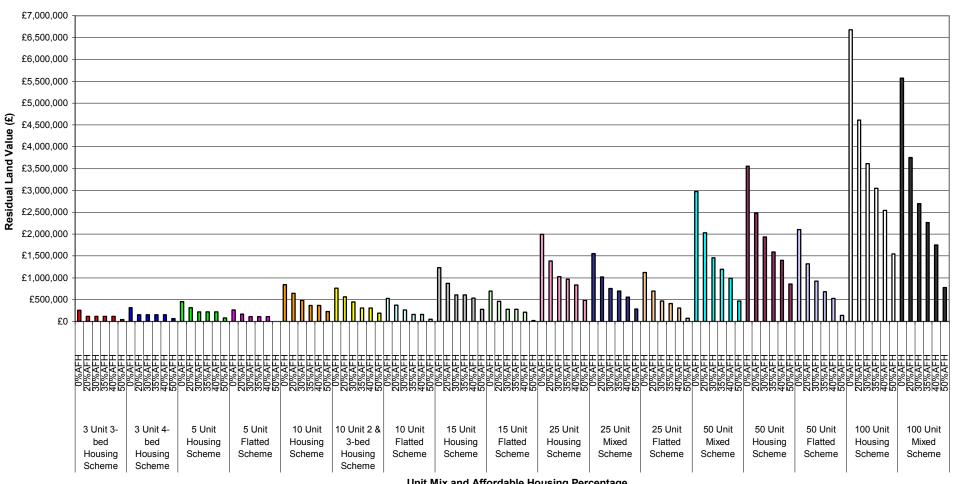
Table 24: Summary Table Showing Results of Residual Land Value Appraisals and Reduction in Land Residual - Value Point 7 70% General Needs Rent/30% Intermediate Tenure Mix Planning Infrastructure Level - £20,000

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 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	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%
		20% Affordable Housing	£919,600	£458,998	£132,360	£162,904	£165,338	18.0%
	5 Unit Flatted Scheme	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%
int6		30% Affordable Housing	£2,235,200	£1,068,143	£308,352	£357,379	£481,273	21.5%
Value Point 6		35% Affordable Housing	£2,061,200	£1,068,143	£276,312	£341,879	£363,620	17.6%
Na Va		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%
		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%
	10 Unit 2 &	30% Affordable Housing	£2,088,200	£993,750	£288,012	£346,840	£445,810	21.3%
	3-bed Housing Scheme	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%
				£917.995	·	·	£529.454	
		0% Affordable Housing 20% Affordable Housing	£2,144,000 £1,901,552	£917,995	£321,600 £268.461	£352,890 £332,079	£529,454 £371.527	24.7%
	10 Unit	20% Affordable Housing 30% Affordable Housing	£1,901,552 £1,749,152	£917,995	£268,461 £240.021	£332,079 £318.538	£3/1,52/ £264.420	15.1%
	Flatted	35% Affordable Housing						
	Concinc	3	£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%
	45	20% Affordable Housing	£3,531,200	£1,570,740	£502,752	£552,623	£868,882	24.6%
	15 Unit Housing	30% Affordable Housing	£3,160,200	£1,570,740	£434,412	£519,576	£610,053	19.3%
	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 Flatted	30% Affordable Housing	£2,329,152	£1,270,445	£318,021	£454,986	£277,129	11.9%
	Scheme	35% Affordable Housing	£2,329,152	£1,270,445	£318,021	£454,986	£277,129	11.9%
		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%

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

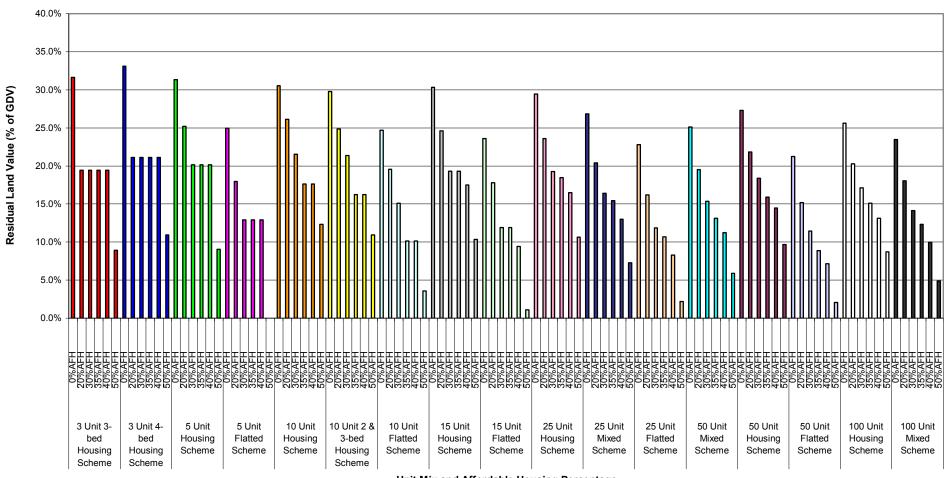




Table 25: Summary of Residual Land Value (£) Appraisals for All Value Points - 60% General Needs Rent/40% Intermediate Tenure Mix Planning Infrastructure Level - £5,000

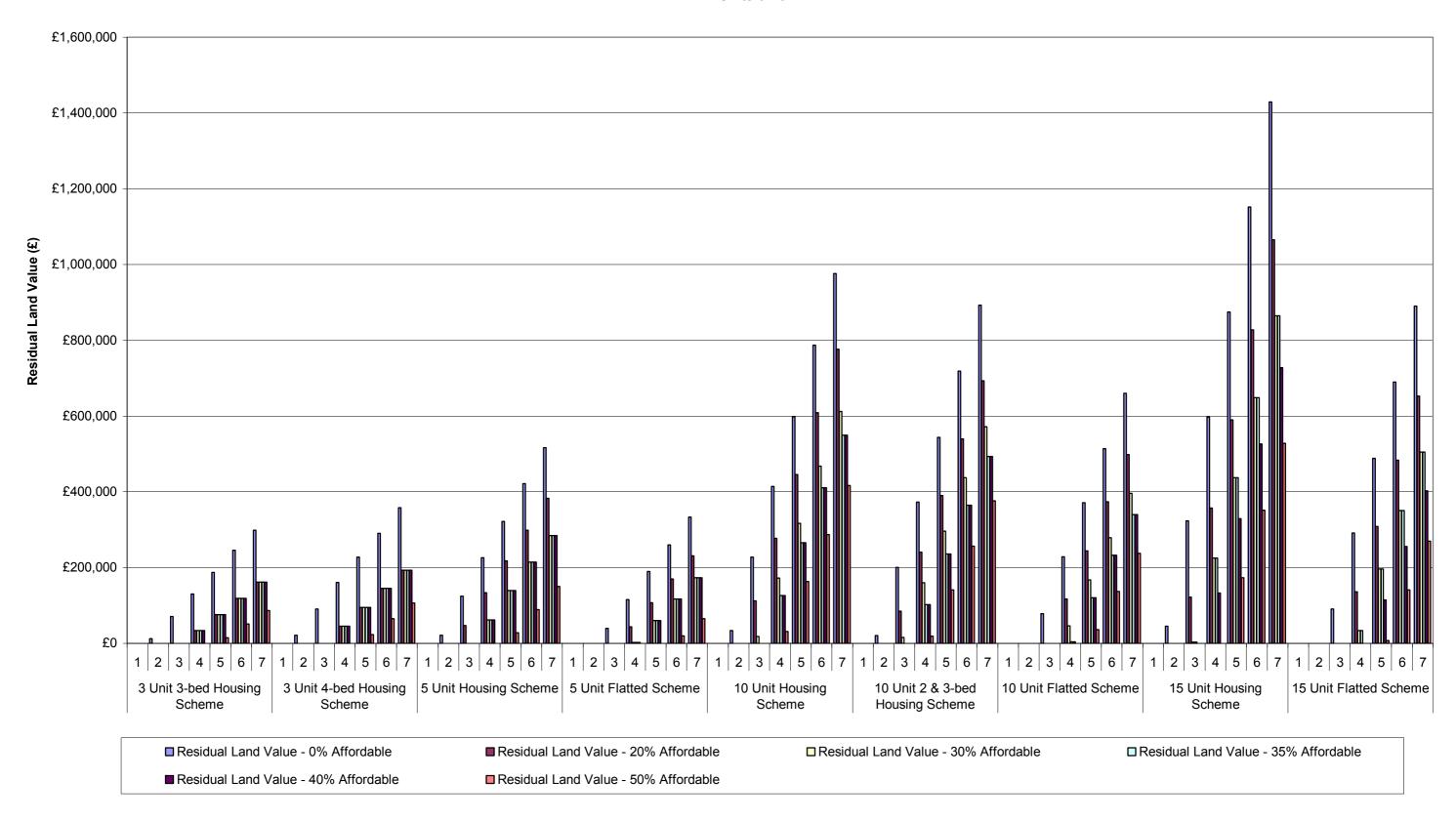
Development Scenario / Threshold	Value Point	Residual Land Value - 0% Affordable	Residual Land Value - 20% Affordable	Residual Land Value - 30% Affordable	Residual Land Value - 35% Affordable	Residual Land Value - 40% Affordable	Residual Land Value - 50% Affordable
	2	£0 £12,273	£0 £0	£0 £0	£0	£0 £0	£0 £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 £0
o one riousing ocheme	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
5 Unit Flatted Scheme	3 4	£39,199 £115,355	£0 £43,913	£0 £2,169	£0 £2,169	£0 £2,169	£0 £0
one riacio a donomo	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
Joing John He	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	£493,456	£493,456	£375,930
	2	£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
	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
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	£0	£0	£0	£0	£0	£0
15 Unit Flatted Scheme	3 4	£90,775 £290,920	£0 £136,524	£0 £33,931	£0 £33,931	£0 £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 £0	£0 £0
25 Unit Housing Scheme	3	£502,747	£197,936	£0 £348,626	£0	£0	£0
25 Offic Housing Scheme	- 4 - 5	£956,485 £1,410,222	£584,314 £976,691	£697,608	£304,174 £647,875	£218,774 £543,160	£0 £266,828
	6	£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	£0 £0	£0 £0
25 Unit Mixed Scheme	<u>4</u> 5	£712,375	£391,182	£207,966 £503,952	£164,240	£71,642 £353,145	£0 £149,970
	6	£1,099,765 £1,487,154	£721,053 £1,055,747	£503,952 £807,031	£458,951 £751,560	£353,145 £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	£0	£0	£0	£0	£0	£0
25 Unit Flatted Scheme	3 4	£130,972 £459,862	£0 £211,095	£0 £42,548	£0 £1,609	£0 £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	£816,527	£761,847	£657,889	£394,864
	2	£0	£0	£0	£0	£0	£0
50 Unit Mixed Scheme	3 4	£543,278	£32,092	£0	£0	£0	£0
	5	£1,305,887 £2,068,496	£691,568 £1,353,087	£346,623 £946,797	£171,729 £738,234	£25,931 £575,819	£0 £217,447
	<u>6</u> 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
	11	£0	£0	£0	£0	£0	£0
	3	£0 £821,893	£0 £249,412	£0 £0	£0 £0	£0 £0	£0
50 Unit Housing Scheme	4 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	£3,335,480	£2,423,680	£1,985,792	£1,680,207	£1,511,880	£1,073,992
	7	£4,173,343 £0	£3,151,065 £0	£2,660,128 £0	£2,317,066 £0	£2,128,787 £0	£1,637,850 £0
	2	£0	£0	£0	£0	£0	£0
0 Unit Flatted Scheme	3 4	£180,670 £811,560	£0 £324,172	£0 £83,599	£0 £0	£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
	1 2	£0	£0	£0	£0	£0	£0
IOO Unit Housing Cabana	3	£1,428,866	£329,236	£0	£0	£0	£0
100 Unit Housing Scheme	<u>4</u> 5	£3,035,994 £4,643,122	£1,715,234 £3,106,082	£1,080,270 £2,367,909	£737,372 £1,968,476	£398,583 £1,569,043	£0 £830,870
	6	£6,250,250	£4,501,300	£3,661,373	£3,206,862	£2,752,350	£1,912,423
	7	£7,857,378 £0	£5,896,517 £0	£4,954,837 £0	£4,445,247 £0	£3,935,657 £0	£2,993,977 £0
	2 3	£0 £901,652	£0	£0 £0	£0 £0	£0	£0 £0
100 Unit Mixed Scheme	4	£2,364,434	£1,186,091	£517,588	£269,127	£0	£0
	5 6	£3,827,216 £5,289,998	£2,454,969 £3,722,391	£1,675,653 £2,835,174	£1,381,643 £2,498,390	£964,070 £2,022,273	£266,777 £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

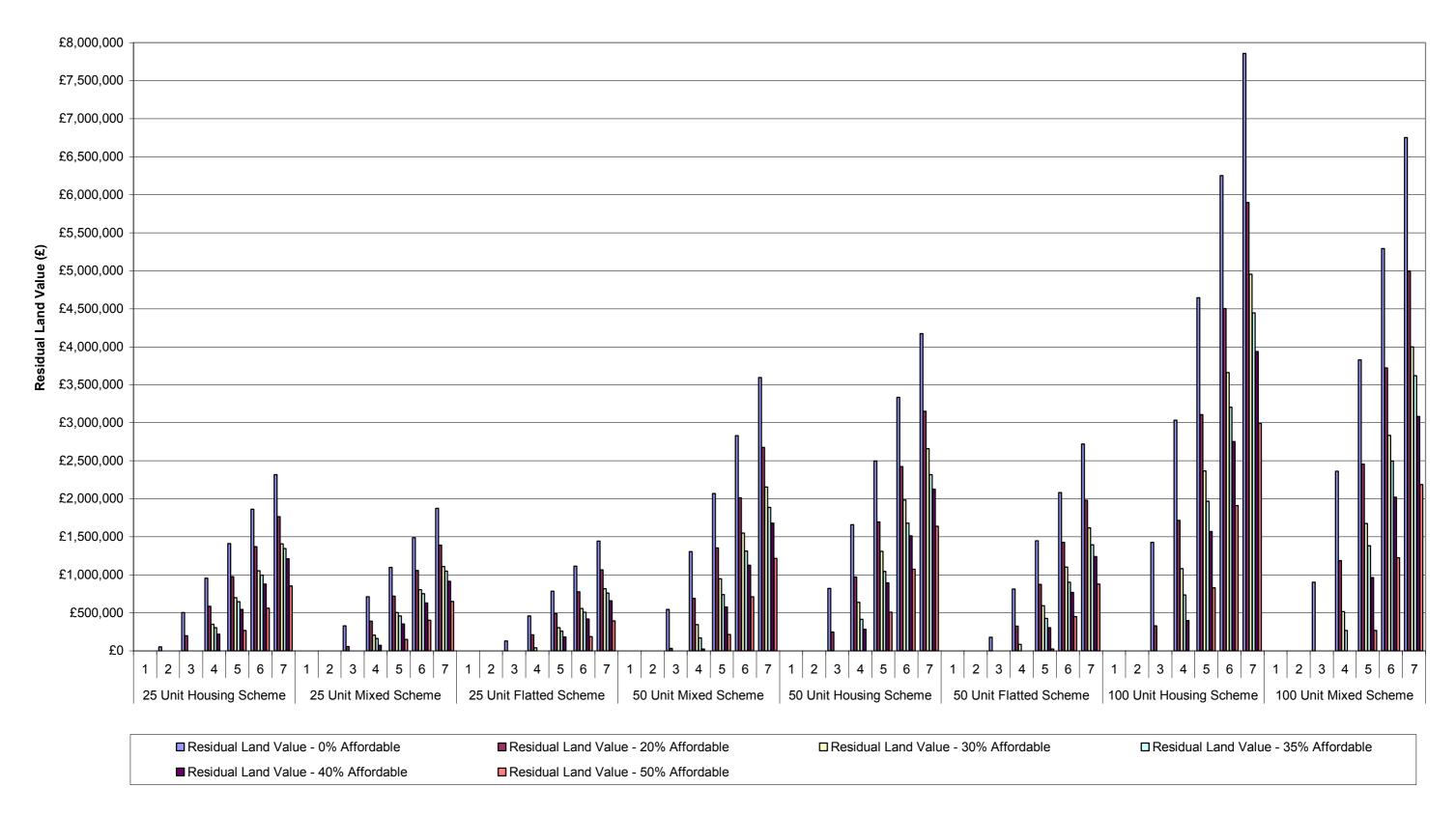
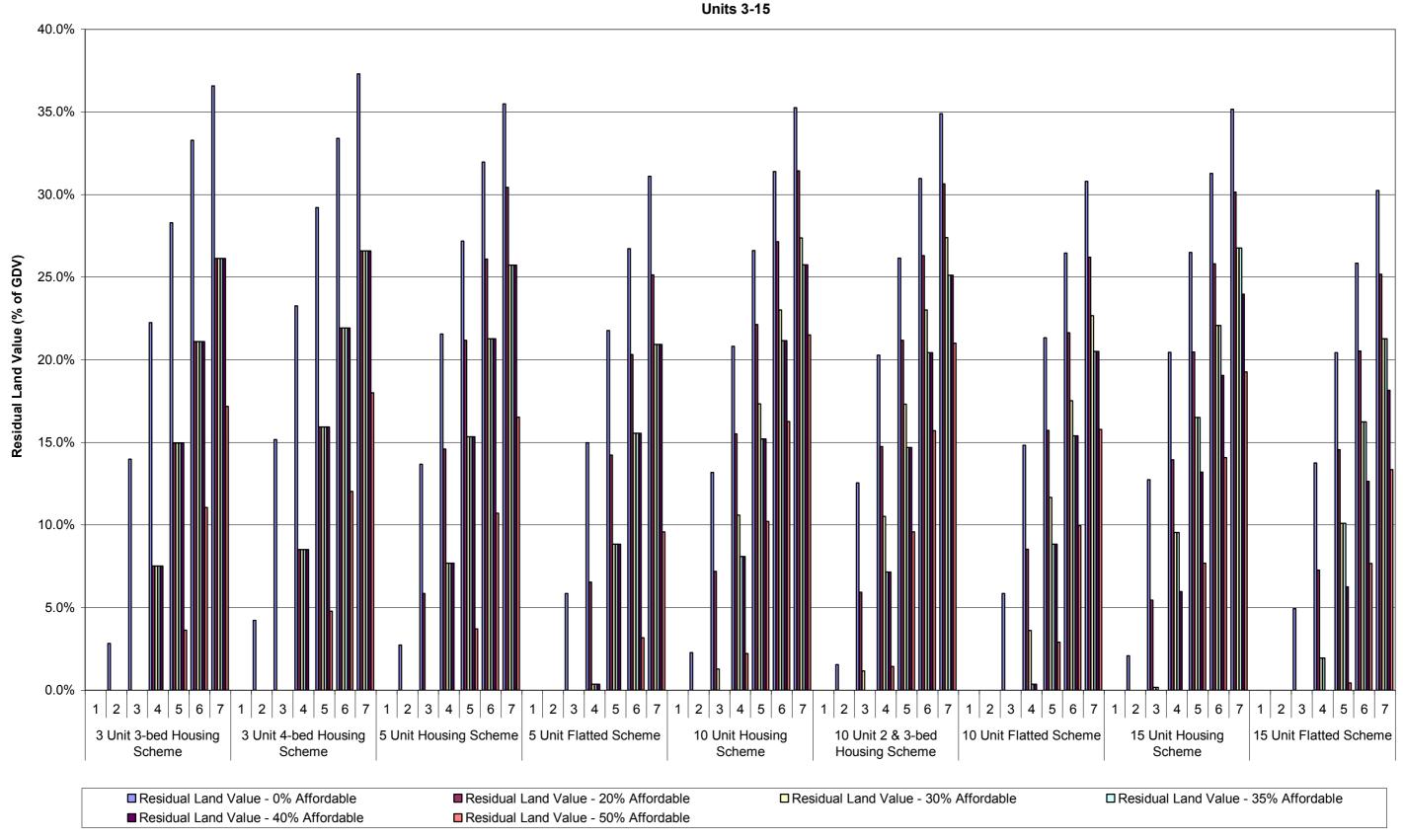


Table 25a: Summary of Residual Land Value (as % of GDV) Appraisals for All Value Points - 60% General Needs Rent/40% Intermediate Tenure Mix Planning Infrastructure Level - £5,000

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%	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%
	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%
	2	0.0% 2.3%	0.0%	0.0%	0.0%	0.0%	0.0%
	3	13.2%	7.2%	1.3%	0.0%	0.0%	0.0%
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 7	31.4% 35.3%	27.2%	23.0% 27.4%	21.2%	21.2%	16.3%
	1	35.3% 0.0%	31.4% 0.0%	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	<u>3</u>	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%
	<u>6</u> 7	31.0% 34.9%	26.3% 30.6%	23.0% 27.4%	20.4% 25.1%	20.4% 25.1%	15.7% 21.0%
	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%
0 Unit Flatted Scheme	3	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%
	<u>6</u> 7	26.4%	21.6%	17.5%	15.4%	15.4%	10.0%
	1	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%
	5	26.5%	20.5%	16.5%	16.5%	13.2%	7.7%
	6 7	31.3%	25.8%	22.1%	22.1%	19.1%	14.1%
	1	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	4.9% 13.7%	0.0% 7.3%	0.0% 2.0%	0.0% 2.0%	0.0%	0.0%
	5	20.4%	14.6%	10.1%	10.1%	6.3%	0.4%
	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 4	11.9% 19.6%	5.3% 13.6%	0.0% 8.8%	0.0% 7.8%	0.0% 5.8%	0.0%
	5	25.6%	20.1%	15.7%	14.9%	12.9%	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	<u>3</u>	9.1% 17.1%	1.8% 10.7%	0.0% 6.1%	0.0% 4.9%	0.0% 2.2%	0.0%
	5	23.4%	10.7%	13.2%	4.9% 12.3%	9.9%	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% 0.0%	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	4.3% 13.0%	0.0% 6.7%	0.0% 1.5%	0.0% 0.1%	0.0%	0.0%
	5	13.0%	13.8%	9.3%	0.1% 8.1%	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% 0.0%	19.6% 0.0%	17.6% 0.0%	11.8% 0.0%
	2	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Unit Mixed Scheme	3 4	7.3% 15.3%	0.5% 9.1%	0.0% 4.9%	0.0% 2.6%	0.0% 0.4%	0.0%
	5	21.4%	15.9%	12.0%	9.8%	7.9%	3.2%
	6 7	26.3%	21.3%	17.7%	15.7%	13.9%	9.6%
	1	30.3% 0.0%	25.6% 0.0%	22.4% 0.0%	20.5% 0.0%	18.9% 0.0%	14.9%
	2	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Unit Housing Scheme	3 4	10.1% 17.7%	3.4% 11.7%	0.0% 8.3%	0.0% 5.6%	0.0% 4.0%	0.0%
	- 4 - 5	23.6%	18.2%	15.0%	12.6%	4.0% 11.1%	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 Flatted Scheme	3	2.9%	0.0%	0.0%	0.0%	0.0%	0.0%
J I INCHES SCHEINE	- 4 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% 0.0%	22.7% 0.0%	19.8%	17.8% 0.0%	16.4% 0.0%	12.5% 0.0%
	2	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
0 Unit Housing Schom-	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% 16.6%	7.0% 13.6%	4.9% 11.7%	2.8% 9.7%	0.0% 5.6%
	6	26.4%	21.7%	18.9%	17.2%	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%
00 Umit Min - 1 O-1	3	6.1%	0.0%	0.0%	0.0%	0.0%	0.0%
00 Unit Mixed Scheme	<u>4</u> 5	13.9% 19.8%	7.8% 14.4%	3.7% 10.6%	2.0% 9.0%	0.0% 6.6%	0.0% 2.0%
	6	19.8% 24.6%	14.4%	10.6%	9.0%	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

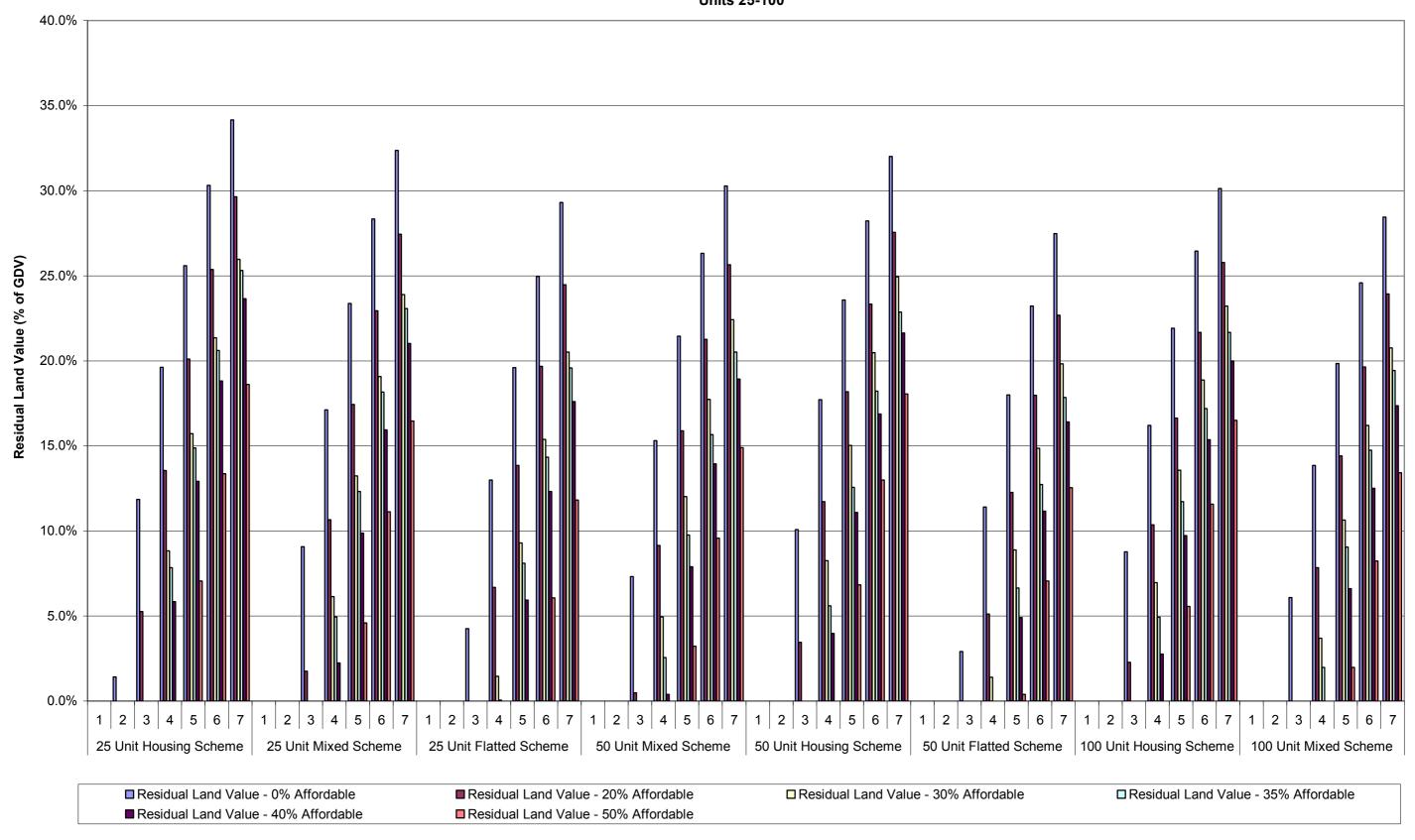
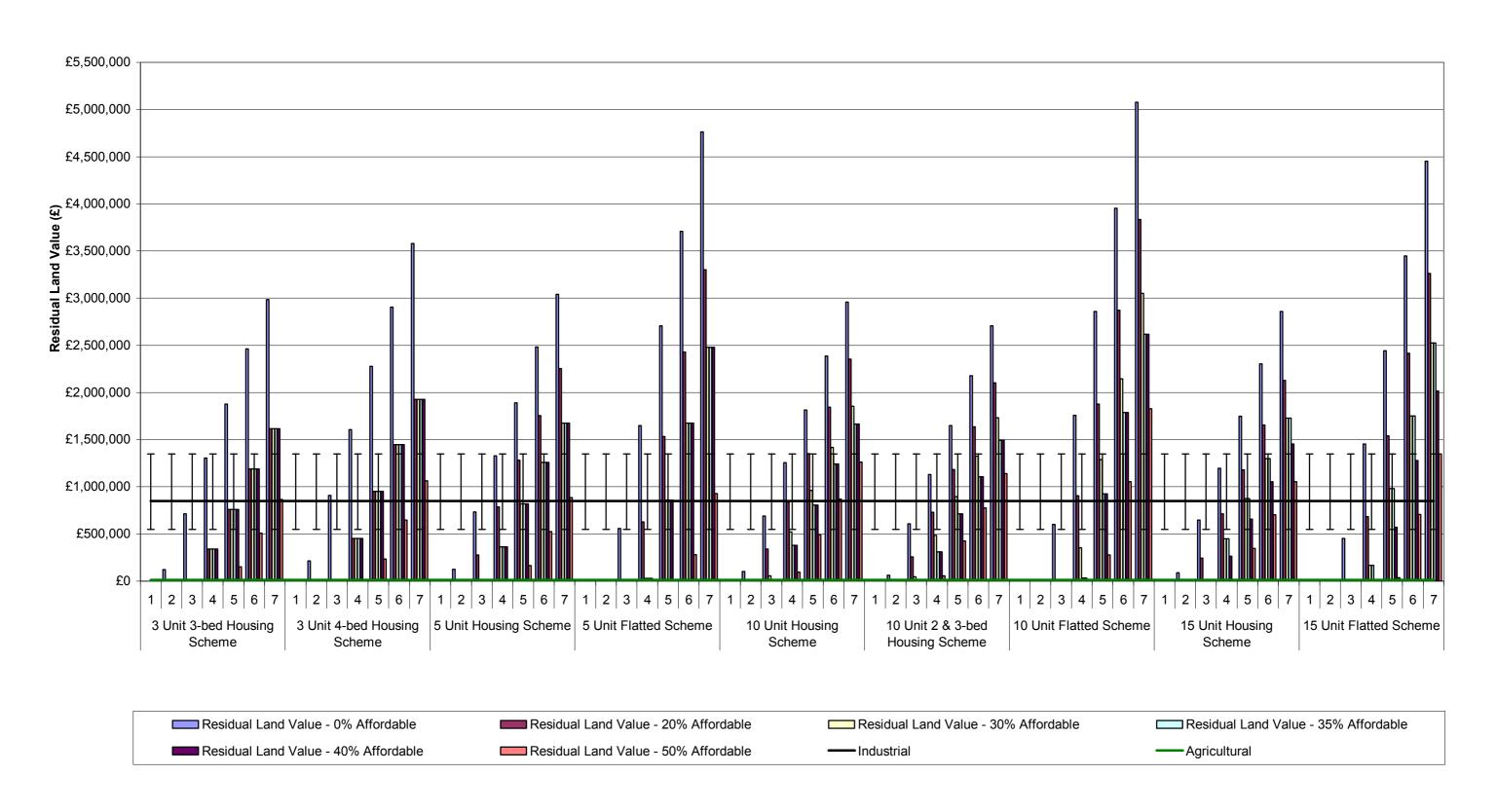


Table 25b: Summary of Residual Land Value (£ per Ha) Appraisals for All Value Points - 60% General Needs Rent/40% Intermediate Tenure Mix Planning Infrastructure Level - £5,000

Development Source* Value From Sale 500 Make - 200				anning iniras	structure Lev	61 - 23,000			
Color June Color				Value - 0% Affordable	Value - 20% Affordable	Value - 30% Affordable	Value - 35% Affordable	Value - 40% Affordable	Residual Land Value - 50% Affordable
Control									
Control Cont	Unit 3-bed Housing		0.10	£713,593	£0	£0	£0	£0	£0
Continues Cont	Scheme								
1						£1,189,783			£509,165
Deep Company				£2,984,748		£1,617,919		£1,617,919	£866,893
Unit Hand Robers 2									
## Charter	Unit 4-hed Housing								
Content Cont	Scheme								
The Company									
Unit Floritory Scheme		7	0.10	£3,580,356	£1,927,303	£1,927,303	£1,927,303	£1,927,303	£1,063,210
Unit Housing Scheme									
Unit Mousing Scheme 4									
Unit Flatted Scheme 6	Unit Housing Scheme	4				£364,787	£364,787		
Unit Platted Scheme 7									
Unit Flatted Scheme 1									
Unit Fielded Scheme 4 0.07 C1.467.2012 (1927) 20 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0			0.07	£0		£0	£0	£0	£0
Unit Patient Scheme 4 0.07 (17.04.6) 5 0.07 (17.04.6) 5 0.07 (17.04.6) 5 0.07 (17.04.6) 6 0.07 (17.04.6) 7 0.07 (17.04.6) 7 0.07 (17.04.6) 1 0.03 (17.04.6) 1 0.04 (1									
S	Unit Flatted Scheme								
9 Unit Housing Scheme 1									
1									
Duth Housing Scheme									
9 Unit Housing Scheme 4		2	0.33	£101,677	£0	£0	£0	£0	£0
S	0 Unit Housing Scheme				£339,229 £839.742				
Durit Platted Scheme	•	5	0.33	£1,813,735	£1,350,431	£961,309	£806,041	£806,041	£493,930
1		6 7							£870,474 £1 261 837
0 Unit Platted Scheme 3			0.33	£0	£0	£0	£0	£0	£0
Charles				£63,743	£0				
0 Unit Flatted Scheme		4	0.33	£1,130,965	£730,843	£484,572	£310,508	£310,508	£56,855
1	, control lib			£1,648,362				£715,594	£427,678
9 Unit Flatted Schame 1		7	0.33	£2,706,474		£1,733,013		£1,495,321	£1,139,181
Unit Platted Scheme 4 0.13 0.776,593 0.904.028 0.534,779 0.533,770 0.533,77							£0	£0	£0
6 0.13									
Sunt Housing Scheme	0 Unit Flatted Scheme							£33,370	
Part									
S Unit Flatted Scheme 2 0.50 830,088 20 60 60 60 60 60 60 60 60 60 60 60 60 60		7	0.13	£5,077,957	£3,833,666	£3,049,703	£2,616,348	£2,616,348	£1,829,409
Unit Housing Scheme 4 0.50									
S		3	0.50	£647,458	£243,726	£7,231	£7,231	£0	£0
6 0.00	5 Unit Housing Scheme								
1									
S Unit Flatted Scheme 2 0 0.20						£1,730,123			£1,055,588
SUNIT Flatted Scheme			0.20						
S	5 Unit Flatted Scheme								
8 0 0.20	o one riacted ocheme		0.20				£982,336		
S Unit Housing Scheme 2 0.83							£1,752,277		£706,858
Unit Housing Scheme 4 0,83									
Sunt Housing Scheme									
S	5 Unit Housing Scheme								
T 0.83 £2,792,407 £2,126,031 £1,695,784 £1,622,038 £1,495,655 £1,029,40 £0 £0 £0 £0 £0 £0 £0 £0 £0 £0 £0 £0 £0			0.83	£1,699,063	£1,176,736	£840,491	£780,573	£654,410	£321,479
5 Unit Mixed Scheme 1 0.50									
S Unit Mixed Scheme 3 0.50			0.50	£0	£0	£0	£0	£0	£0
Sunit Mixed Scheme									
6 0.50	5 Unit Mixed Scheme	4	0.50	£1,424,751	£782,364	£415,933	£328,480	£143,284	£0
7 0.50 E3,749,086 E2,789,083 E2,221,799 E2,099,381 E1,829,826 E1,301,64 1 0.33 E0									£299,940 £802,276
5 Unit Flatted Scheme 1 0.33		7	0.50	£3,749,086	£2,780,883	£2,221,799		£1,829,826	£1,301,648
Sunit Flatted Scheme 3 0.33 £398,885 £0 £0 £0 £0 £0 £0 £0 £0 £0 £0 £0 £0 £0		1	0.33	£0				00	£0
\$ Unit Flatted Scheme 4				£396,885				£0	
6 0.33	5 Unit Flatted Scheme			£1,393,521					
7 0.33 E4,373,590 E3,228,030 E2,474,325 E2,308,627 E1,993,602 E1,1995,602 E1,1		6	0.33	£3,375,445	£2,357,189	£1,687,615	£1,537,452	£1,271,807	£561,827
0 Unit Mixed Scheme 2 1.00 E0 E									£1,196,556
Unit Mixed Scheme 3 1.00 £543.278 £32.092 £0 £0 £0 £0 £0 £0 £0 £0 £0 £0 £0 £0 £0				£0					
1.00	in Unit Mixed Scheme	3	1.00						
6 1.00 £2,831,105 £2,013,846 £1,851,033 £1,312,368 £1,127,504 £711,306 } 7 1.00 £3,93,714 £2,676,124 £2,157,238 £1,812,868 £1,127,504 £711,316 } 2 1.125 £0 £0 £0 £0 £0 £0 £0 £0 £0 £0 £0 £0 £0									£0 £217,447
1 1.25 E0			1.00	£2,831,105		£1,551,303	£1,312,368	£1,127,504	£711,380
0 Unit Housing Scheme 2 1.25									
0 Unit Housing Scheme 4 1.25		2	1.25	£0	£0	£0	£0	£0	£0
5 1.25 £1,936,094 £1,357,036 £1,049,144 £834,678 £715,978 £408,106 6 1.25 £2,668,344 £1,359,036 £1,588,633 £1,344,165 £1,209,504 £893,193	0 Unit Housing Scheme								
7 1.25		5	1.25	£1,998,094	£1,357,036	£1,049,164	£834,678	£715,978	£408,106
1 0.67 E0									£859,193 £1,310,280
Unit Flatted Scheme 3 0.67 £269.657 £0 £0 £0 £0 £0 £0 £0 £0 £0 £0 £0 £0 £0		1	0.67	£0	£0	£0	£0	£0	£0
Unit Flatted Scheme 4 0.67 £1,211,283 £483,838 £124,774 £0 £0 £0 £0 £0 £0 £0 £0 £0 £0 £0 £0 £0									
5 0.67 £2,161,081 £1,306,310 £887,007 £685,397 £466,244 £33,500 6 0.67 £3,110,878 £2,129,238 £1,647,432 £1,330,548 £1,147,597 £672,727 7 0.67 £4,060,675 £2,986,698 £2,414,656 £2,080,183 £1,852,720 £1,310,67 1 2.50 £0 £0 £0 £0 £0 £0 £0 £0 £0 £0 £0 £0 £0	0 Unit Flatted Scheme	4					£0		
7 0.67 £4,060,675 £2,956,898 £2,414,656 £2,000,183 £1,852,720 £1,310,67 1 2.50 £0 £0 £0 £0 £0 £0 £0 £0 £0 £0 £0 £0 £0			0.67	£2,161,081	£1,306,310	£887,007		£456,244	
1 2.50 £0 £0 £0 £0 £0 £0 £0 £0 £0 £0 £0 £0 £0									£6/2,/2/ £1,310,678
3 2.50 £571,548 £131,694 £0 £0 £0 £0 £0 £0 £0 £0 £0 £0 £0 £0 £0			2.50	£0	£0	£0	£0	£0	£0
00 Unit Housing Scheme 4 2.50 £1,214,398 £686,094 £432,108 £294,949 £159,433 £0 5 2.50 £1,857,249 £1,242,433 £947,164 £787,390 £627,617 £332,248 6 2.50 £2,500,100 £1,500,520 £1,464,549 £1,262,745 £1,100,940 £764,569 7 2.50 £3,142,951 £2,358,607 £1,981,935 £1,778,099 £1,574,635 £1,197,630 1 2.00 £0 £0 £0 £0 £0 £0 £0 £0 2 2.00 £0 £0 £0 £0 £0 £0 £0 2 2.00 £458,025 £0 £0 £0 £0 £0 £0 10 Unit Mixed Scheme 4 2.00 £1,162,217 £693,045 £258,794 £134,564 £0 £0 5 2.00 £1,152,217 £693,045 £258,794 £134,564 £0 £0 6 2.00 £2,644,999 £1,287,484 £837,626 £690,821 £482,035 £133,389 6 2.00 £2,644,999 £1,287,484 £837,626 £690,821 £442,035 £133,389									
6 2.50 £2,500,100 £1,800,520 £1,464,549 £1,282,745 £1,100,940 £764,956 7 2.50 £3,142,951 £2,358,607 £1,981,935 £1,778,099 £1,574,263 £1,197,59 1 2.00 £0 £0 £0 £0 £0 £0 £0 £0 £0 2 2.00 £0 £0 £0 £0 £0 £0 £0 £0 3 2.00 £648,828 £0 £0 £0 £0 £0 £0 £0 0 Unit Mixed Scheme 4 2.00 £1,182,217 £583,045 £258,794 £134,564 £0 £0 5 2.00 £1,913,060 £1,227,484 £837,826 £99,821 £482,035 £133,398 6 2.00 £2,644,999 £1,481,195 £1447,587 £249,195 £1,111,137	00 Unit Housing Scheme	4	2.50	£1,214,398	£686,094	£432,108	£294,949	£159,433	£0
7 2.50 £3,142,951 £2,358,607 £1,981,935 £1,778,099 £1,574,253 £1,197,58 1 2.00 £0 £0 £0 £0 £0 £0 £0 £0 2 2.00 £0 £0 £0 £0 £0 £0 £0 £0 3 2.00 £459,826 £0 £0 £0 £0 £0 £0 60 Unit Mixed Scheme 4 2.00 £1,182,217 £693,045 £258,794 £134,564 £0 £0 5 2.00 £1,913,608 £1,227,484 £337,626 £690,821 £482,035 £133,386 6 2.00 £2,644,999 £1,481,195 £1417,587 £149,195 £1,011,137	Too offic frousing scrieme								
1 2.00 £0 £0 £0 £0 £0 £0 £0 £0 £0 £0 £0 £0 £									£1,197,591
3 2.00 £450,826 £0 £0 £0 £0 £0 £0 Unit Mixed Scheme 4 2.00 £1,182,217 £593,045 £258,794 £134,564 £0 £0 5 2.00 £1,193,508 £1,227,484 £837,826 £690,821 £482,035 £133,389 6 2.00 £2,644,999 £1,861,195 £1,417,567 £1,249,195 £1,011,137 £612,046						£0	£0		£0
00 Unit Mixed Scheme 4 2.00 £1,182,217 £593,045 £258,794 £134,564 £0 £0 £0 £0 £0 £0 £0 £0 £0 £0 £0 £0 £0	100 Unit Mixed Scheme								
6 2.00 £2,644,999 £1,861,195 £1,417,587 £1,249,195 £1,011,137 £612,046		3							
	00 Unit Mixed Scheme	4	2.00	£1,182,217	£593,045	£258,794	£134,564	£0	
	00 Unit Mixed Scheme	4 5	2.00 2.00	£1,182,217 £1,913,608	£593,045 £1,227,484	£258,794 £837,826	£134,564 £690,821	£0 £482,035	

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

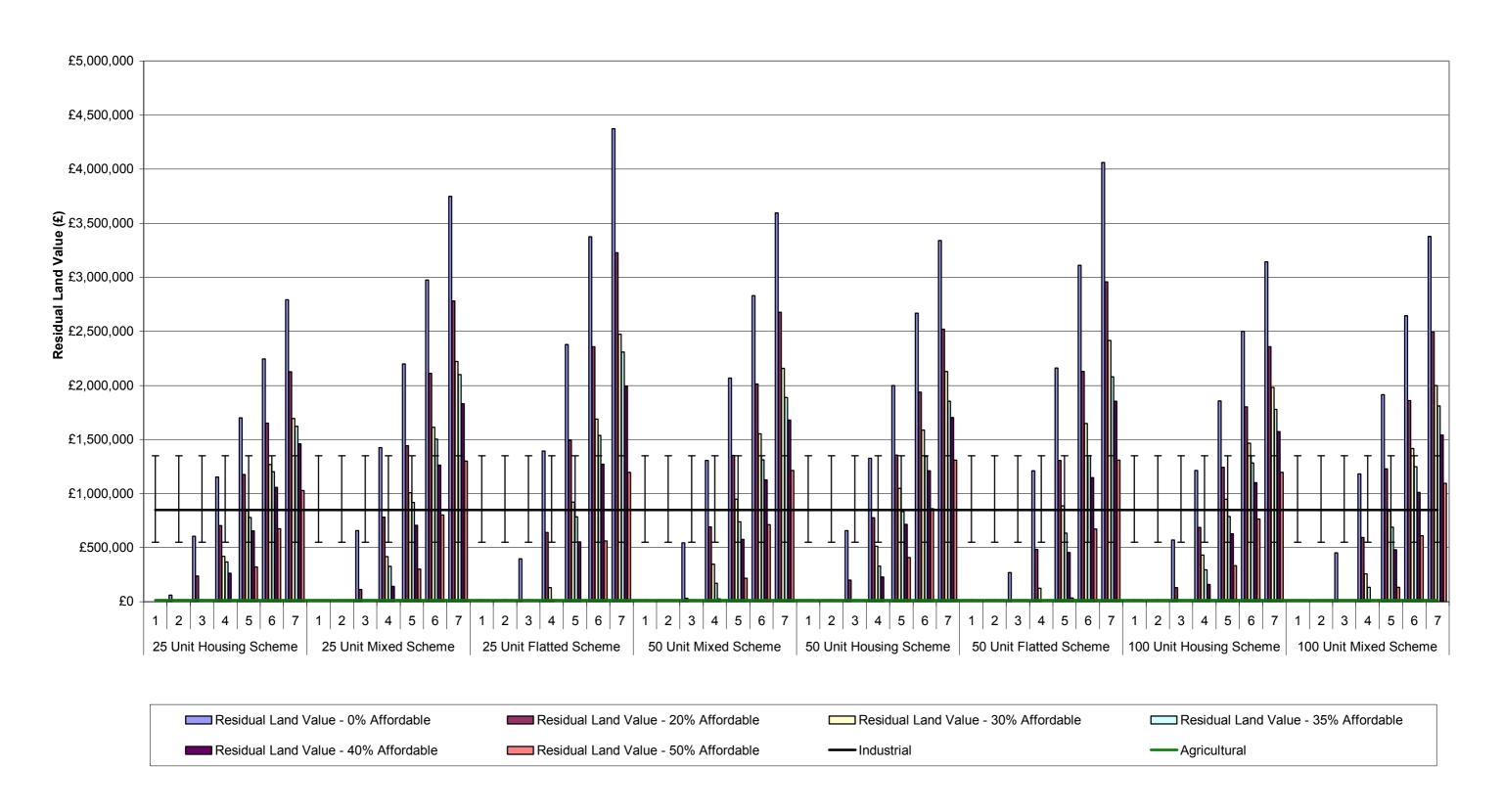


Table 26: Summary Table Showing Results of Residual Land Value Appraisals and Reduction in Land Residual - Value Point 1 60% General Needs Rent/40% Intermediate Tenure Mix Planning Infrastructure Level - £5,000

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 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%
-		20% Affordable Housing	£1,100,900	£1,068,143	£154,884	£130,064	£0	0.0%
/alue Point 1	10 Unit Housing	30% Affordable Housing	£1,021,900	£1,068,143	£137,544	£128,879	£0	0.0%
/alue	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 Flatted	30% Affordable Housing	£801,004	£917,995	£107,154	£117,329	£0	0.0%
	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 Housing	30% Affordable Housing	£1,478,800	£1,570,740	£195,828	£190,781	£0	0.0%
	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 Flatted	30% Affordable Housing	£1,089,604	£1,270,445	£143,370	£168,470	£0	0.0%
	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%

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%
		20% Affordable Housing	£1,956,204	£2,124,512	£273,360	£304,347	£0	0.0%
	25 Unit	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%

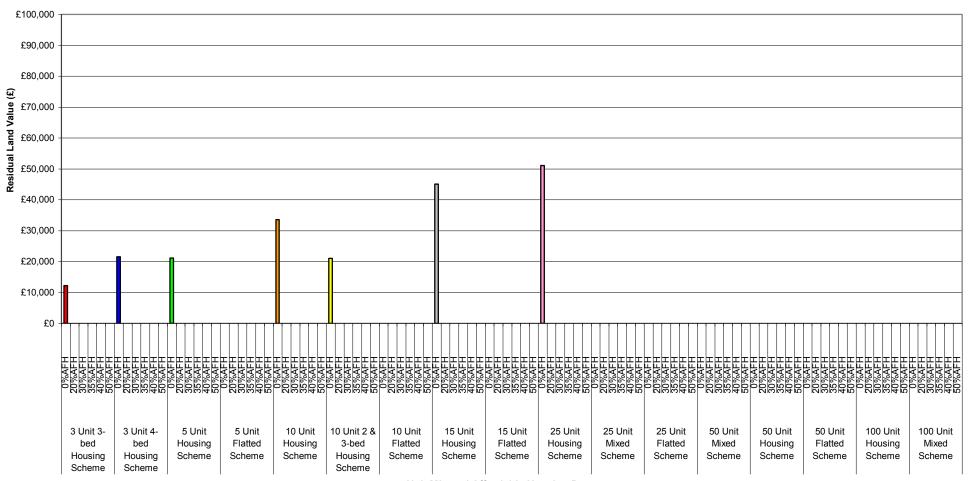
Table 27: Summary Table Showing Results of Residual Land Value Appraisals and Reduction in Land Residual - Value Point 2 60% General Needs Rent/40% Intermediate Tenure Mix Planning Infrastructure Level - £5,000

	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	£433,500	£315,293	£65,025	£40,910	£12,273	2.8%		
		20% Affordable Housing	£346,000	£315,293	£46,770	£35,894	£0	0.0%		
	3 Unit 3-bed	30% Affordable Housing	£346,000	£315,293	£46,770	£35,894	£0	0.0%		
	Housing Scheme	35% Affordable Housing	£346,000	£315,293	£46,770	£35,894	£0	0.0%		
		40% Affordable Housing	£346,000	£315,293	£46,770	£35,894	£0	0.0%		
		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 Housing	30% Affordable Housing	£405,000	£366,795	£54,900	£39,135	£0	0.0%		
	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	30% Affordable Housing	£455,762	£458,998	£58,099	£59,493	£0	0.0%		
	Flatted 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	0.0%		
		0% Affordable Housing	£1,470,500	£1,068,143	£220,575	£148,229	£33,553	2.3%		
		20% Affordable Housing	£1,329,450	£1,068,143	£187,632	£133,492	£0	0.0%		
oint 2	10 Unit	30% Affordable Housing	£1,224,450	£1,068,143	£166,032	£131,917	£0	0.0%		
Value Point 2	Housing Scheme	35% Affordable Housing	£1,170,900	£1,068,143	£151,344	£131,114	£0	0.0%		
>		40% Affordable Housing	£1,170,900	£1,068,143	£151,344	£131,114	£0	0.0%		
		50% Affordable Housing	£1,083,400	£1,068,143	£133,089	£129,801	£0	0.0%		
		0% Affordable Housing	£1,360,000	£993,750	£204,000	£141,215	£21,035	1.5%		
		20% Affordable Housing	£1,218,950	£993,750	£171,057	£127,754	£0	0.0%		
	10 Unit 2 & 3-bed	30% Affordable Housing	£1,141,450	£993,750	£154,932	£126,591	£0	0.0%		
	Housing Scheme	35% Affordable Housing	£1,077,900	£993,750	£138,114	£125,638	£0	0.0%		
	Continu	40% Affordable Housing	£1,077,900	£993,750	£138,114	£125,638	£0	0.0%		
	-	50% Affordable Housing	£1,000,400	£993,750	£121,989	£124,476	£0	0.0%		
		0% Affordable Housing	£1,139,000	£917,995	£170,850	£122,399	£0	0.0%		
	-	20% Affordable Housing	£1,025,262	£917,995	£143,524	£120,693	£0	0.0%		
	10 Unit	30% Affordable Housing	£959,362	£917,995	£129,319	£119,704	£0	0.0%		
	Flatted Scheme	35% Affordable Housing	£911,524	£917,995	£116,197	£118,987	£0	0.0%		
		40% Affordable Housing	£911,524	£917,995	£116,197	£118,987	£0	0.0%		
	-	50% Affordable Housing	£845,624	£917,995	£101,992	£117,998	£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	£1,771,900	£1,570,740	£236,364	£195,178	£0	0.0%		
	Housing Scheme	35% 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	£1,543,350	£1,570,740	£185,166	£191,749	£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	£1,403,262 £1,303,662	£1,270,445	£172,927	£173,205 £171,681	£0	0.0%		
	Flatted Scheme	35% Affordable Housing	£1,303,662	£1,270,445	£172,927	£171,681	£0	0.0%		
			£1,303,662 £1,237,762	£1,270,445 £1,270,445	£172,927 £158,722	£171,681 £170,692		0.0%		
		40% Affordable Housing					03			
		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	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

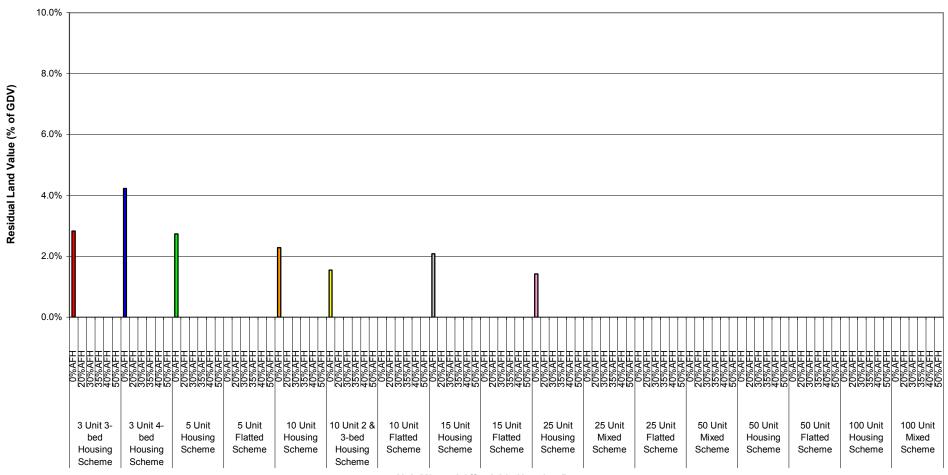


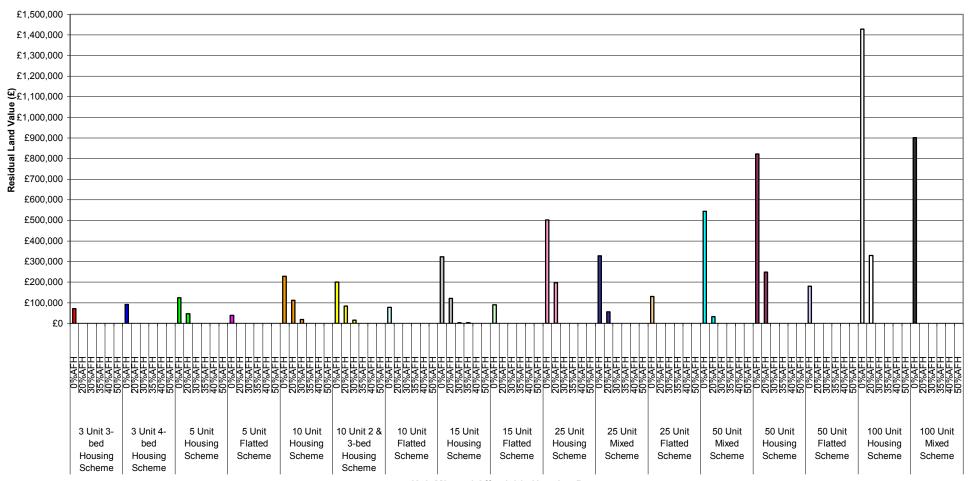
Table 28: Summary Table Showing Results of Residual Land Value Appraisals and Reduction in Land Residual - Value Point 3 60% General Needs Rent/40% Intermediate Tenure Mix Planning Infrastructure Level - £5,000

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%
		20% Affordable Housing	£587,000	£458,998	£83,460	£61,462	£0	0.0%
	5 Unit	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% 40% Affordable Housing E5,202,800 E4,803,452 E741,893 E765,558 E0 0.0% 60% Affordable Housing E5,202,800 E6,4803,452 E741,893 E765,558 E0 0.0% 60% Affordable Housing E8,150,000 E5,054,898 E1,222,500 E1,010,774 E221,893 10.1% 20% Affordable Housing E7,234,000 E5,054,588 E1,020,840 E001,477 E246,412 3.4% E0,031,93 E0,003,000 E5,054,588 E1,020,840 E001,447 E246,412 3.4% E0,031,93 E0,003,000 E5,054,588 E3,000,840 E0,041,000 E0,044,592 E0 0.0% E0,044,640 E0,044,64		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 593,000 E 777,750 £0 0.0% ### SP 273,000 E 5,054,588 E 588,000 E 777,750 £0 0.0% ### SP 273,000 E 5,054,588 E 593,000 E 777,750 £0 0.0% ### SP 273,000 E 5,054,588 E 593,000 E 778,600 £0 0.0% ### SP 273,000 E 5,054,588 E 593,000 E 5,054,589 E 5,054	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 593,000 E 777,750 £0 0.0% ### SP 273,000 E 5,054,588 E 588,000 E 777,750 £0 0.0% ### SP 273,000 E 5,054,588 E 593,000 E 777,750 £0 0.0% ### SP 273,000 E 5,054,588 E 593,000 E 778,600 £0 0.0% ### SP 273,000 E 5,054,588 E 593,000 E 5,054,589 E 5,054	ue Pa		-						
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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							
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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 £									
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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% 8			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

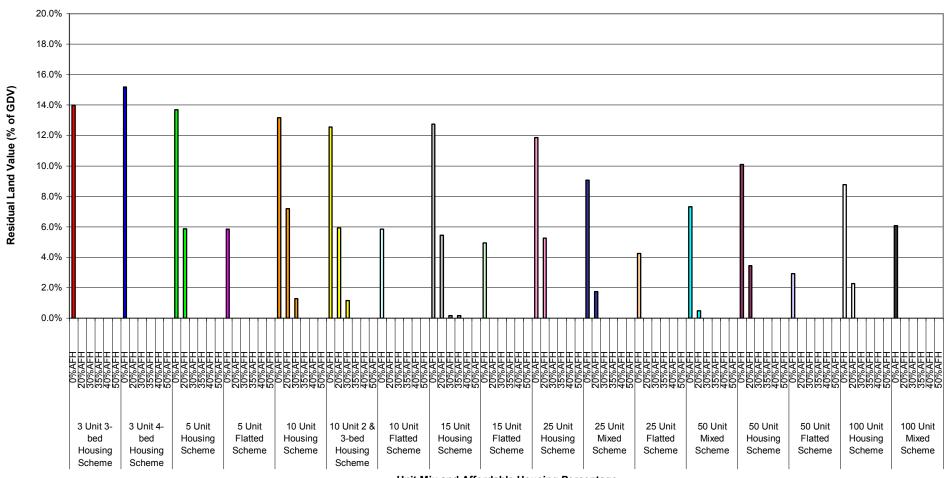


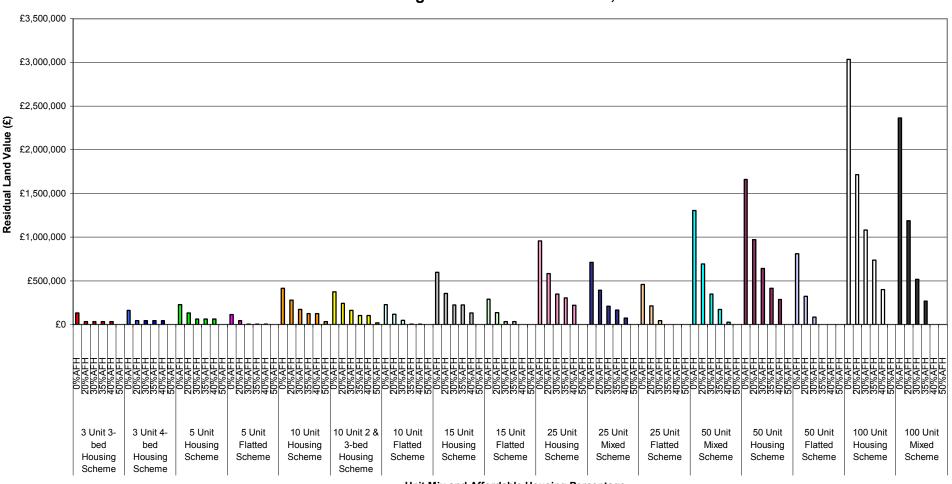
Table 29: Summary Table Showing Results of Residual Land Value Appraisals and Reduction in Land Residual - Value Point 4 60% General Needs Rent/40% Intermediate Tenure Mix Planning Infrastructure Level - £5,000

	Planning intrastructure Level - 25,000									
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	30% Affordable Housing	£2,356,100	£1,570,740	£317,316	£240,895	£224,877	9.5%		
	Housing - 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

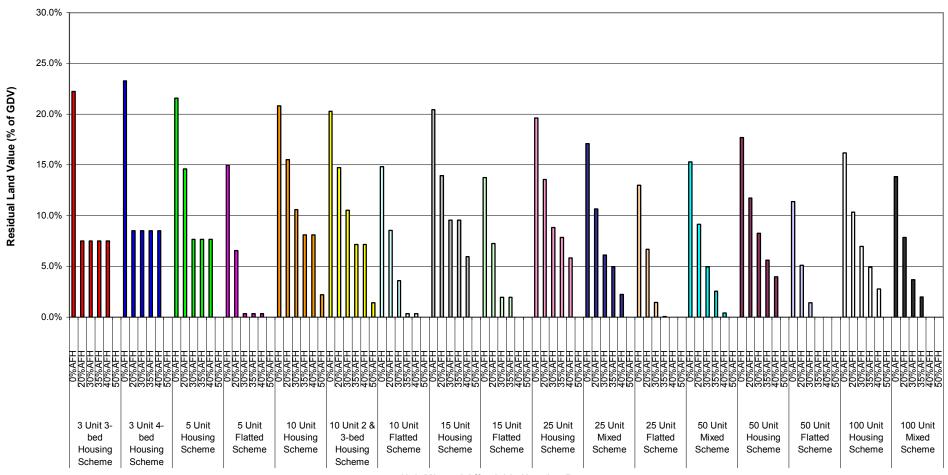


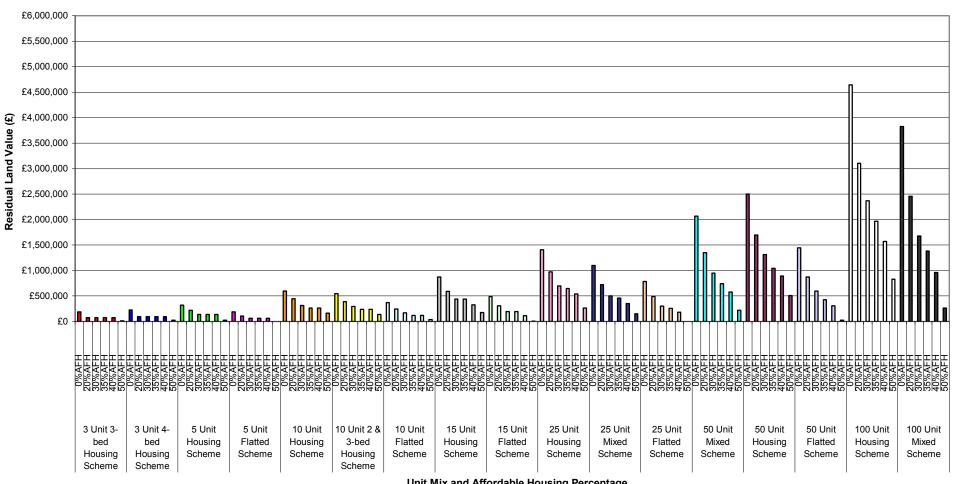
Table 30: Summary Table Showing Results of Residual Land Value Appraisals and Reduction in Land Residual - Value Point 5 60% General Needs Rent/40% Intermediate Tenure Mix Planning Infrastructure Level - £5,000

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	Concinc	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%
	25 Unit	20% Affordable Housing	£3,555,236	£2,124,512	£503,006	£415,140	£492,075	13.8%
		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	£3,779,032 £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

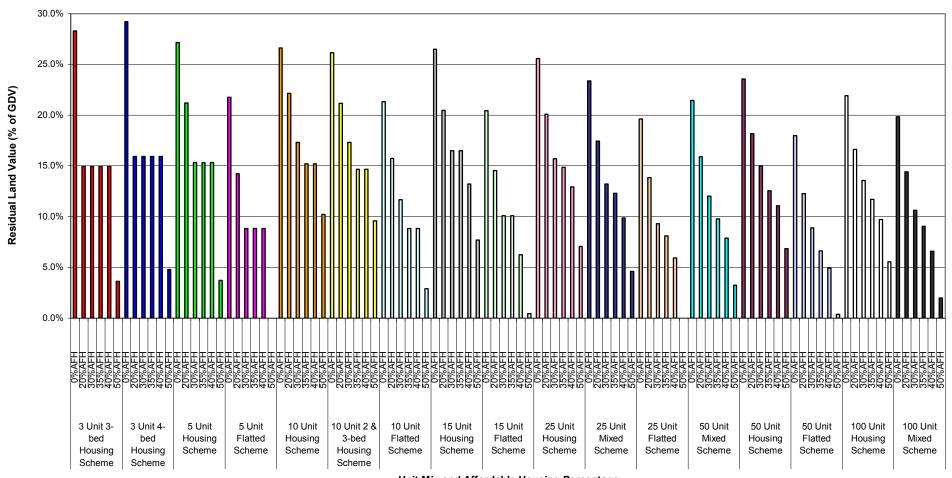


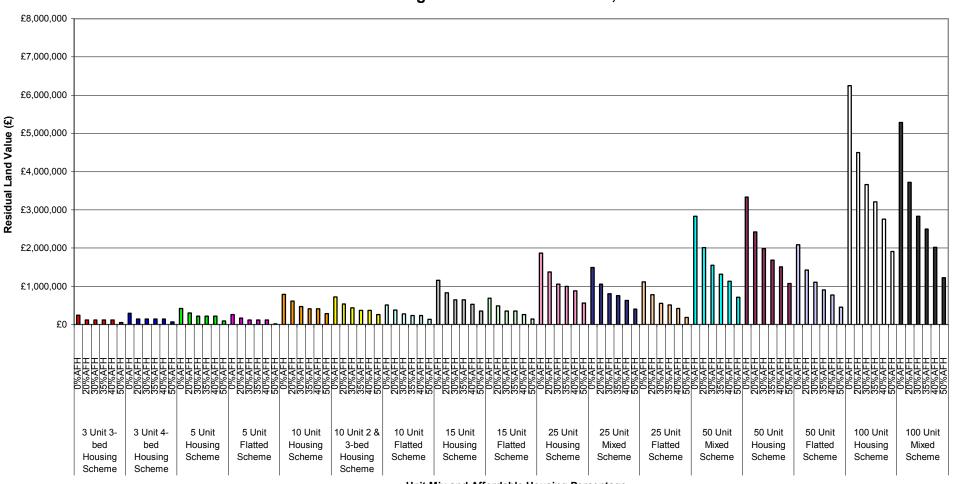
Table 31: Summary Table Showing Results of Residual Land Value Appraisals and Reduction in Land Residual - Value Point 6 60% General Needs Rent/40% Intermediate Tenure Mix Planning Infrastructure Level - £5,000

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%
		20% Affordable Housing	£836,200	£458,998	£120,120	£87,124	£169,958	20.3%
	5 Unit	30% Affordable Housing	£754.594	£458,998	£97,737	£80.535	£117,325	15.5%
	Flatted Scheme	35% Affordable Housing	£754,594	£458,998	£97,737	£80,535	£117,325	15.5%
	Scheme	40% Affordable Housing	£754,594 £754.594	£458,998	£97,737	£80,535	£117,325	15.5%
		50% Affordable Housing	,		· ·	, i		
		-	£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%
nt6		20% Affordable Housing	£2,241,650	£1,068,143	£318,504	£220,999	£608,644	27.2%
/alue Point 6		30% Affordable Housing	£2,032,650	£1,068,143	£279,864	£202,396	£467,780	23.0%
Valt		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%
\ 		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 Flatted Scheme	30% Affordable Housing	£7,424,476	£4,270,333	£1,013,144	£991,230	£1,103,779	14.9%
		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%
			£23,635,000		£3,545,250	£3,469,898	£6,250,250	26.4%
		0% Affordable Housing		£10,109,175				
	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	£3,027,059 £2.814,357	£4,501,300 £3,661,373	21.7%
	Housing Scheme	-	,,			,.	,	
	Generile	35% Affordable Housing	£18,654,100	£10,109,175 £10,109,175	£2,505,156	£2,699,288	£3,206,862	17.2%
		40% Affordable Housing	£17,911,400	,,	£2,350,974	£2,584,220	£2,752,350	15.4%
		50% Affordable Housing	£16,535,000	£10,109,175	£2,062,200	£2,371,517	£1,912,423	11.6%
		0% Affordable Housing	£21,512,200	£9,606,903	£3,226,830	£3,168,052	£5,289,998	24.6%
		20% Affordable Housing	£18,952,488	£9,606,903	£2,696,885	£2,771,209	£3,722,391	19.6%
	100 Unit Mixed Scheme	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

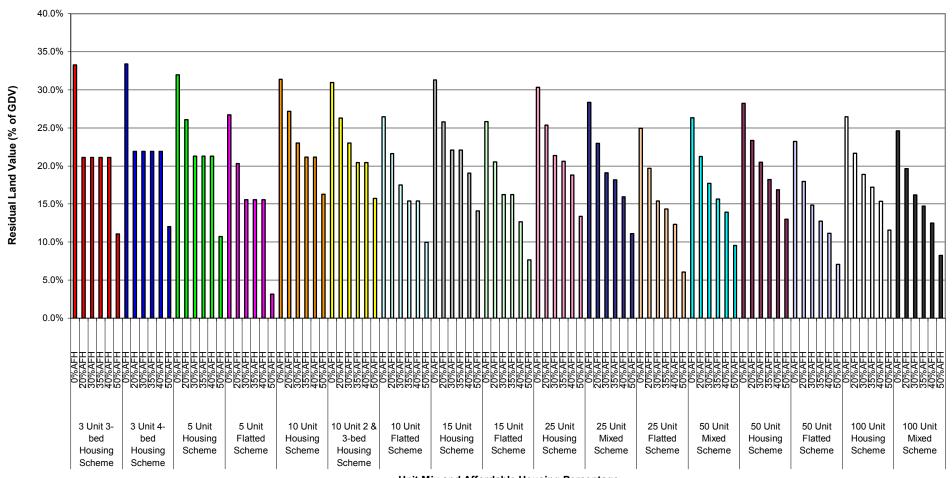


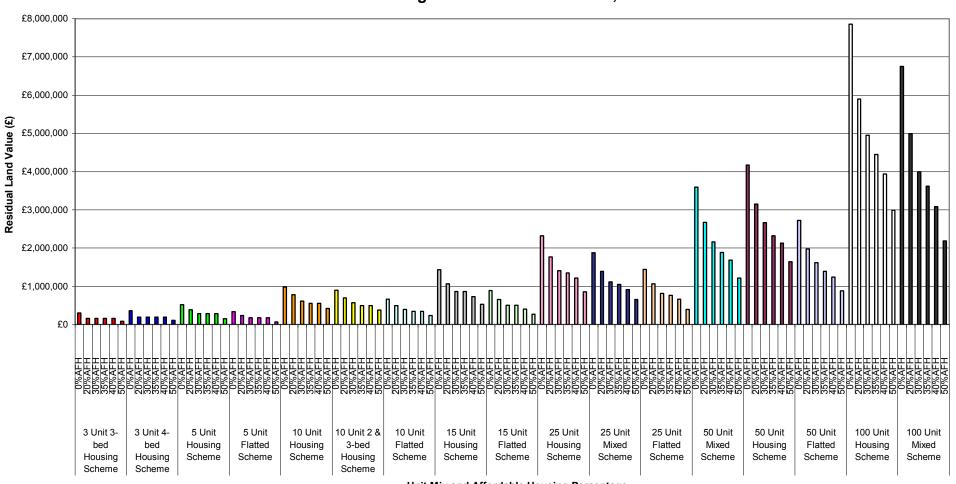
Table 32: Summary Table Showing Results of Residual Land Value Appraisals and Reduction in Land Residual - Value Point 7 60% General Needs Rent/40% Intermediate Tenure Mix
Planning Infrastructure Level - £5,000

				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%
		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%
	15 Unit Flatted	30% Affordable Housing	£2,371,952	£1,270,445	£320,589	£255,102	£504,783	21.3%
	Flatted Scheme	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%

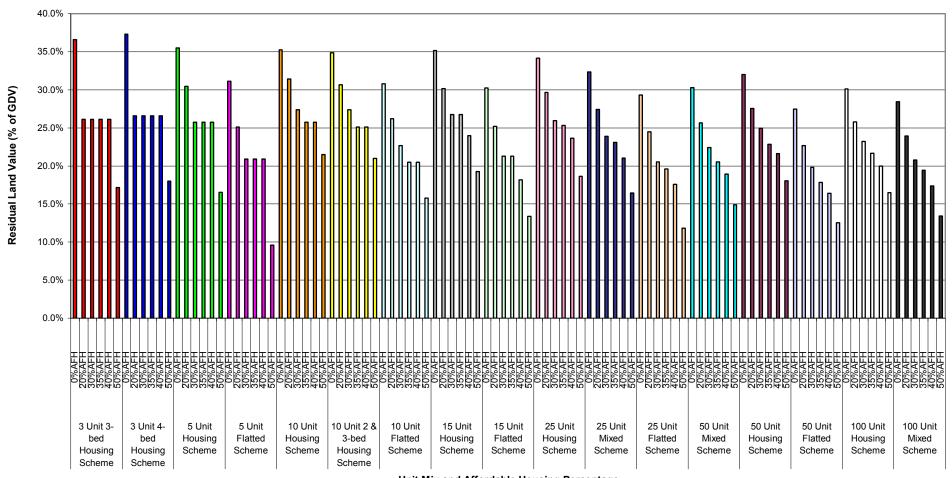
Table 32: Summary Table Showing Results of Residual Land Value Appraisals and Reduction in Land Residual - Value Point 7 60% General Needs Rent/40% Intermediate Tenure Mix Planning Infrastructure Level - £5,000

1		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%
\ \ 		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%
	Conomic	40% Affordable Housing	£7,570,112	£4,270,333	£1,042,162 £989,023	£1,046,272 £1,017,712	£1,393,722 £1,241,323	16.4%
			£6,998,064	£4,270,333	£868,012	£944,976	£878,154	12.5%
		50% Affordable Housing						
		0% Affordable Housing	£26,080,000	£10,109,175	£3,912,000	£3,874,057	£7,857,378	30.1%
	100 !!=:	20% Affordable Housing	£22,879,600	£10,109,175	£3,250,536 £2,930,664	£3,377,683	£5,896,517 £4,954,837	25.8%
	100 Unit Housing	30% Affordable Housing	£21,340,400	£10,109,175			- 1,000 1,000	23.2%
	Scheme	35% Affordable Housing	£20,509,800	£10,109,175	£2,759,868	£3,010,291	£4,445,247	21.7%
		40% Affordable Housing	£19,679,200	£10,109,175	£2,589,072	£2,881,310	£3,935,657	20.0%
		50% Affordable Housing	£18,140,000	£10,109,175	£2,269,200	£2,642,899	£2,993,977	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



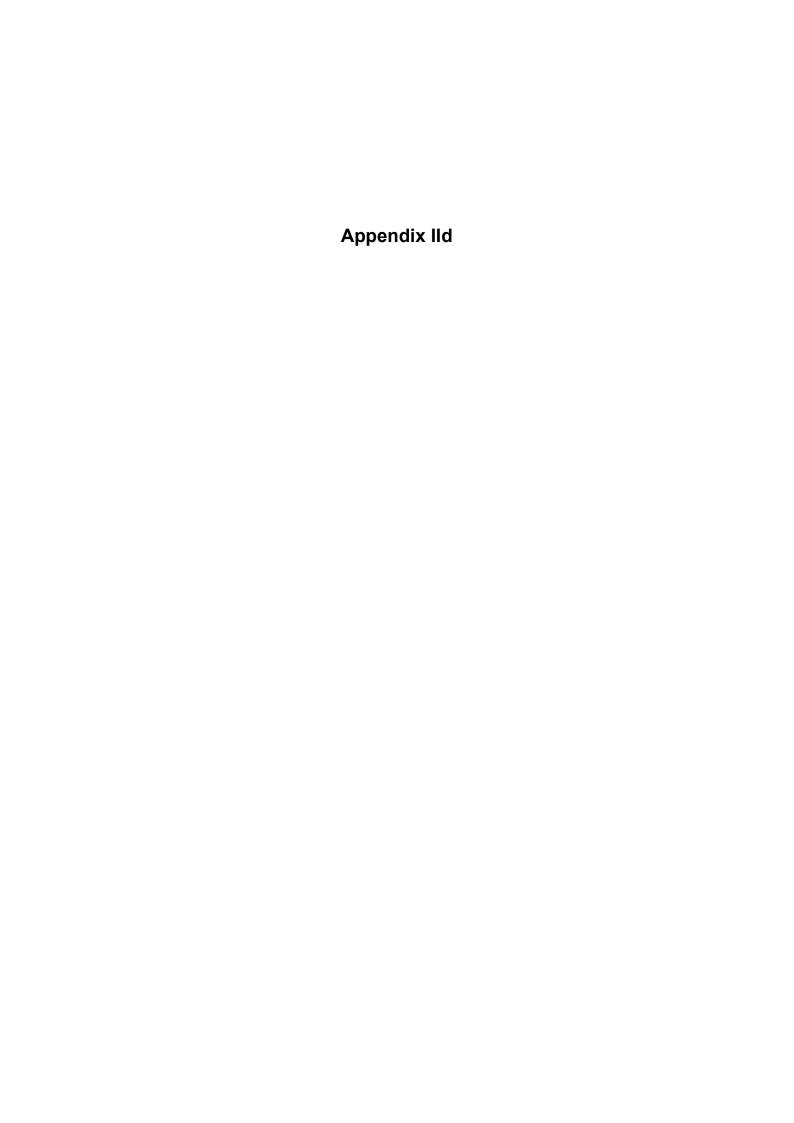


Table 33: Summary of Residual Land Value (£) Appraisals for All Value Points - 60% General Needs Rent/40% Intermediate Tenure Mix Planning Infrastructure Level - £10,000

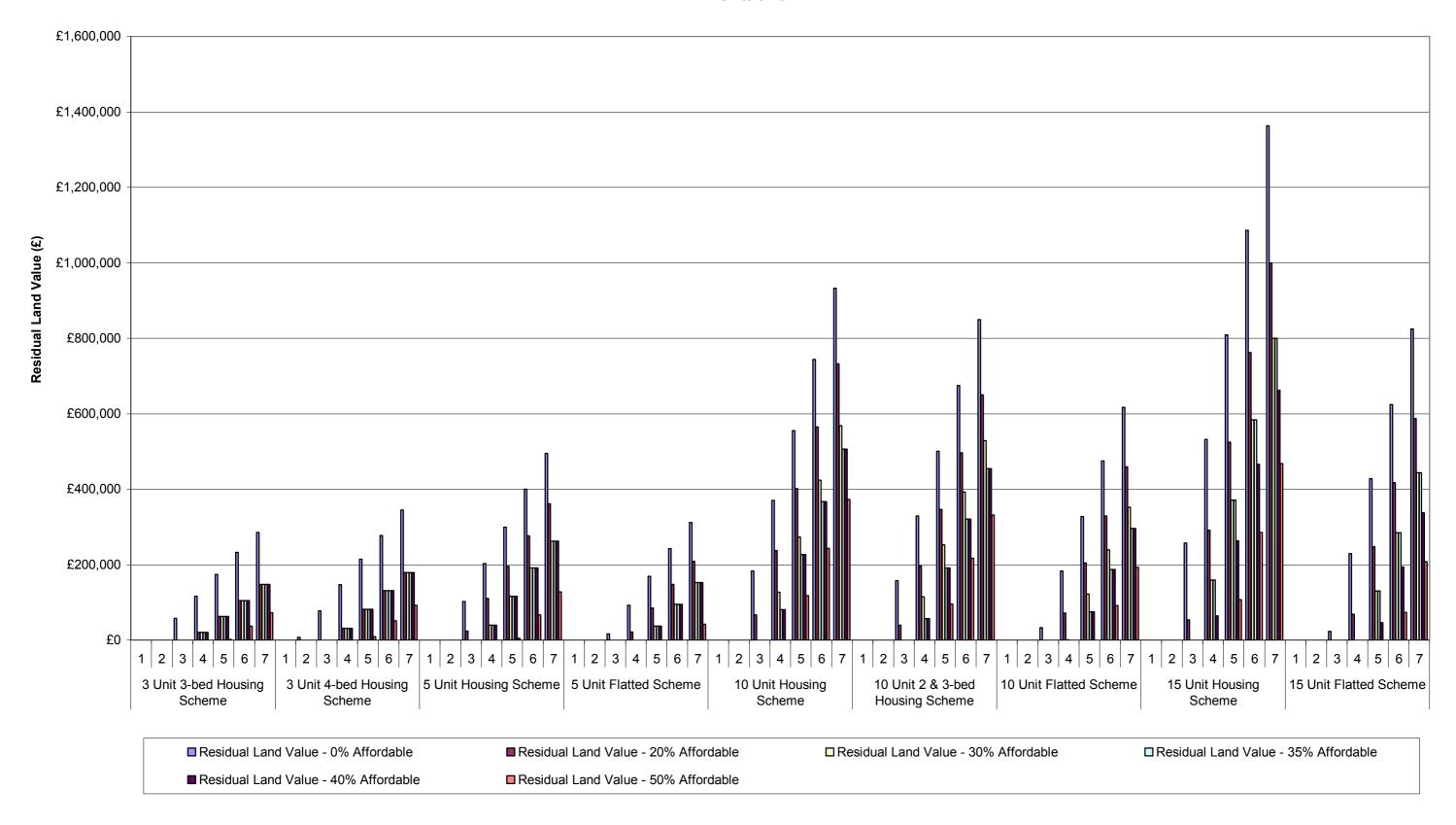
Development Scenario / Threshold	Value Point	Residual Land Value - 0% Affordable £0	Residual Land Value - 20% Affordable £0	Residual Land Value - 30% Affordable £0	Residual Land Value - 35% Affordable £0	Residual Land Value - 40% Affordable £0	Residual Land Value - 50% Affordable £0
	2	£0	£0	£0	£0	£0	£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
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 £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
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

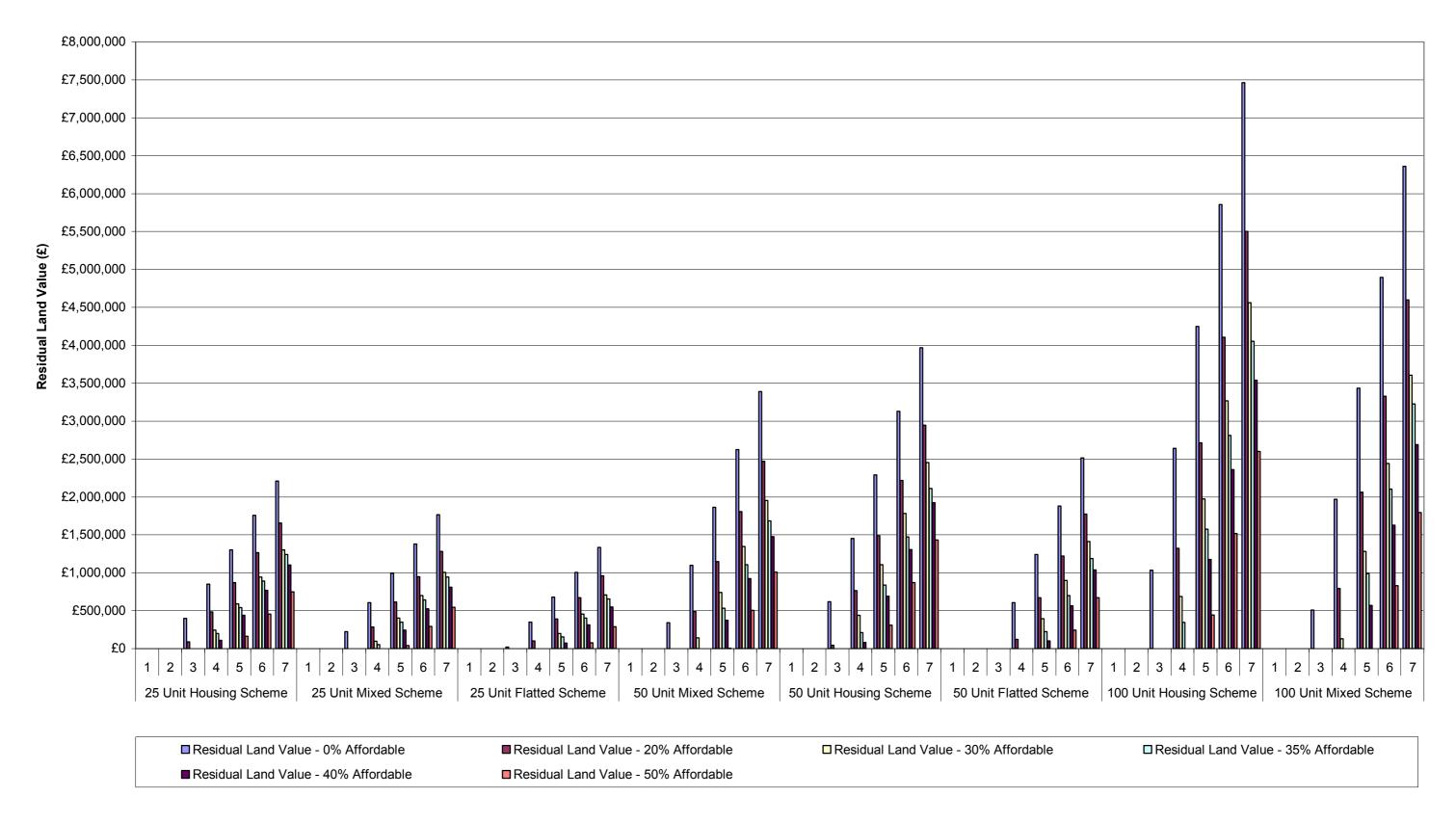
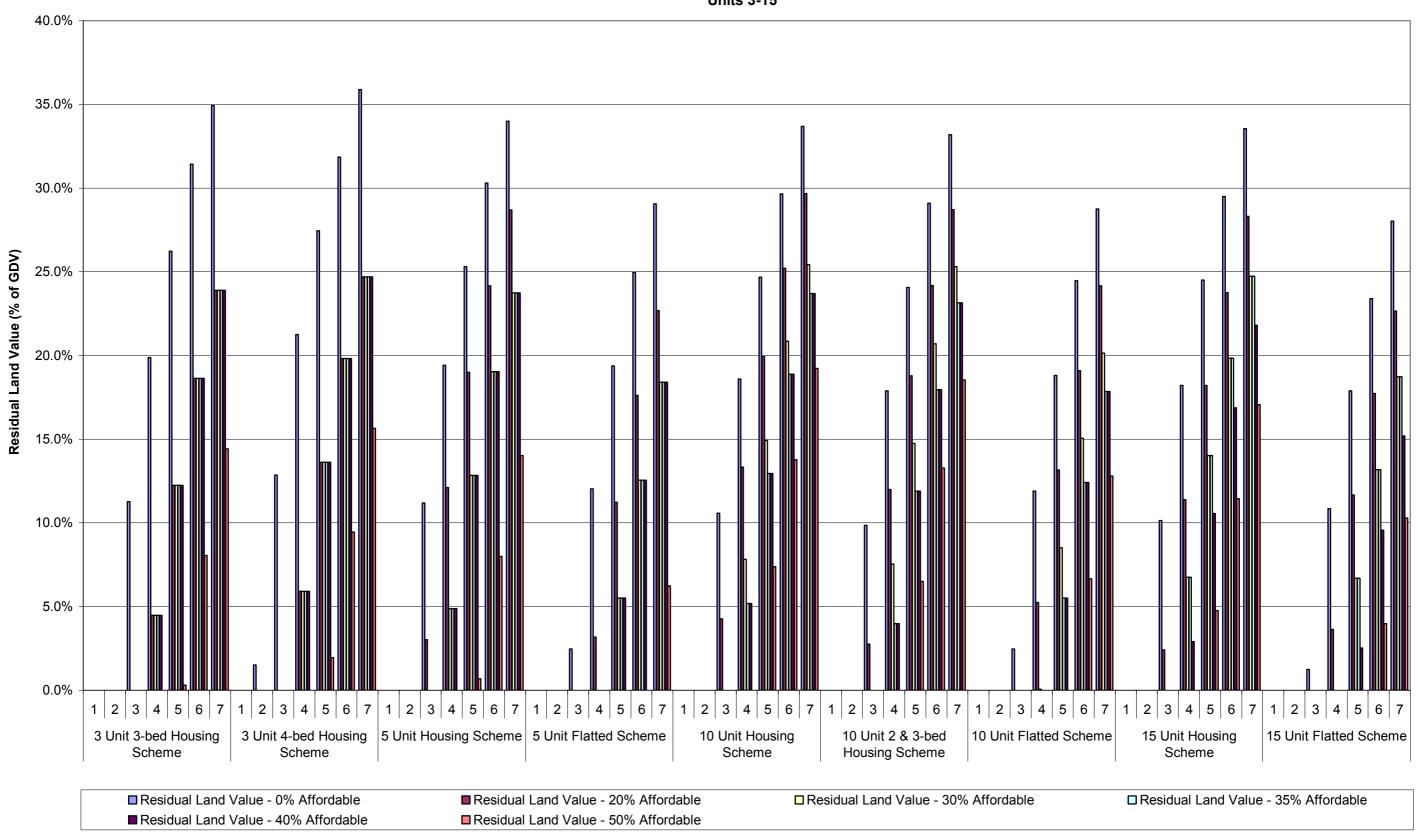


Table 33a: Summary of Residual Land Value (as % of GDV) Appraisals for All Value Points - 60% General Needs Rent/40% Intermediate Tenure Mix Planning Infrastructure Level - £10,000

Unit Javel Housing Scheme 2 0.9%	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%
Unit Parlet Scheme 2 1 11-25								0.0%
Chemin	Unit 3-bed Housing							0.0%
Color								0.0%
Unit Fields Scheme 1 0 09% 0								8.0%
Unit Acked Housing Cheme 2 1 19% 3 1125% 4 2 123% 4 187%								14.4%
Unit Plated Scheme Unit Sc								0.0%
Channe 4 9.71-5. 3.97	Half A hard Harreton							0.0%
Company Comp								0.0%
1								1.9%
Unit Floreing Scheme 1								15.7%
Unit Housing Scheme 4 11-95, 12-15, 13-95, 10-95, 0.95, 0.95, 0.95, 0.95 4 11-95, 12-15, 13-95, 12-15, 12								0.0%
Unit Fouring Scheme 4 19-5% 12-7% 14-9% 14-9% 14-9% 12-9% 10-9% 1								0.0%
S	Unit Housing Scheme							0.0%
Unit Flatted Scheme 7 340% 287% 227% 227% 227% 424								0.7%
Unit Flatted Scheme 1								8.0%
Unit Flatted Scheme 2								0.0%
Unit Flatted Scheme 4 19.2/% 1.25% 0.0% 0.0% 0.0% 0.0% 0.0% 0.0% 0.0% 0.		2						0.0%
S	Ilait Flatta d Cabana							0.0%
C 280% 174% 125	Unit Flatted Scheme							0.0%
Unit Flatted Scheme 1								0.0%
2		7	29.1%	22.7%	18.4%	18.4%	18.4%	6.2%
Unit Housing Scheme 4 10-0%								0.0%
Unit Housing Scheme								0.0%
Unit Flatted Scheme 6	Unit Housing Scheme							0.0%
1								7.4%
Unit 2 & 3-bed Housing here 2 0.0% 0.0% 0.0% 0.0% 0.0% 0.0% 0.0% 0.0								13.8% 19.2%
Unit 2 & 3-bed Housing Cheme 2		1						0.0%
Second Processor 4			0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Section Sect		4	17.9%	12.0%	7.5%	4.0%	4.0%	0.0%
Unit Flatted Scheme 1 0.05% 0	one nite		24.1%	18.8%	14.7%	11.9%	11.9%	6.5% 13.3%
Unit Finted Scheme 1 0.0% 0.0% 0.0% 0.0% 0.0% 0.0% 0.0% 0.0								13.3%
Unit Flatted Scheme 4 11.9%								0.0%
S								0.0%
Continue	Unit Flatted Scheme							0.0%
1								0.0% 6.7%
Unit Housing Scheme 2		7	28.8%	24.2%	20.1%	17.8%	17.8%	12.8%
Unit Housing Scheme 4 18.2½ 11.4½ 6.8½ 6.8½ 2.9½ 0.0½ 0.0½ 0.0½ 1								0.0%
S		3	10.1%	2.4%	0.0%	0.0%	0.0%	0.0%
Unit Flatted Scheme	5 Unit Housing Scheme							0.0%
Unit Flatted Scheme		6						11.4%
S Unit Flatted Scheme 2 0.0% 0.0% 0.0% 0.0% 0.0% 0.0% 0.0% 0.0								17.1%
S Unit Flatted Scheme 4								0.0%
S	5 Unit Flatted Scheme							0.0%
T 28.0% 22.7% 18.7% 18.7% 16.2% 10.0% 0.0% 0.0% 0.0% 0.0% 0.0% 0.0% 0.	, ome i lacou conomo							0.0%
Unit Housing Scheme 1								4.0%
S Unit Housing Scheme 2 0.0% 0.0% 0.0% 0.0% 0.0% 0.0% 0.0% 0.0								0.0%
5 Unit Housing Scheme 4			0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
S	5 Unit Housing Scheme							0.0%
Tourist Time						12.4%	10.5%	4.3%
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% 16.3%
S Unit Mixed Scheme 3			0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
5 Unit Mixed Scheme 4								0.0%
Company Comp	Unit Mixed Scheme	4	14.5%	7.7%	2.9%	1.6%	0.0%	0.0%
Told								1.2% 8.1%
Unit Flatted Scheme 2		7	30.5%	25.3%	21.6%		18.6%	13.8%
S Unit Flatted Scheme 3 0.6% 0.0% 0.0% 0.0% 0.0% 0.0% 0.0% 4 9.9% 3.2% 0.0% 0.0% 0.0% 0.0% 0.0% 5 16.9% 10.9% 6.1% 4.3% 2.4% 0.0 6 22.6% 17.0% 12.6% 11.4% 9.2% 2.5% 7 27.1% 22.0% 17.8% 16.8% 14.7% 8.6 1 0.0% 0.0% 0.0% 0.0% 0.0% 0.0% 0.0% 0.0								0.0%
1		3						0.0%
Company Comp	Unit Flatted Scheme							0.0%
Unit Mixed Scheme 1 0.0% 0.0% 0.0% 0.0% 0.0% 0.0% 0.0% 0.0		6						2.5%
Unit Mixed Scheme 2			,			10.070	, ,	8.6% 0.0%
Unit Mixed Scheme 3								0.0%
S	Unit Mixed Schome		4.6%	0.0%	0.0%	0.0%	0.0%	0.0%
Continue	C.At mixed Schelife							0.0% 0.1%
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								12.4% 0.0%
Unit Housing Scheme		2	0.0%					0.0%
5 21.6% 16.0% 12.7% 10.1% 8.5% 4.1% 6 26.55% 21.4% 10.4% 10.0% 14.6% 10.1% 7 30.4% 25.8% 23.0% 20.8% 19.5% 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 0.0% 0.0% 0.0% 0.0% 0.0% 0.0% 4 8.5% 1.9% 0.0% 0.0% 0.0% 0.0% 5 15.4% 9.4% 5.9% 3.3% 1.6% 0.0 6 22.9% 15.4% 12.1% 9.8% 8.2% 3.8 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 Unit Housing Scheme 4 14.1% 8.0% 4.4% 2.3% 0.0% 0.0% 0.0 0 Unit Housing Scheme 4 14.1% 8.0% 4.4% 2.3% 0.0% 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% 15.0% 14.3 1 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% 19.8% 15.0% 0.0	Unit Housing Scheme							0.0%
7 30.4% 25.8% 23.0% 20.8% 19.5% 15.8 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 3 0.0% 0.0% 0.0% 0.0% 0.0% 0.0% 0.0 5 15.4% 9.4% 5.9% 3.5% 1.6% 0.0 6 20.9% 15.4% 12.1% 9.8% 8.2% 3.8 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 Unit Housing Scheme 4 14.1% 8.0% 4.4% 2.3% 0.0% 0.0% 0.0 0 Unit Housing Scheme 5 20.1% 14.5% 11.3% 9.4% 7.3% 3.0 6 22.4% 14.5% 11.3% 9.4% 20.3% 13.3% 15.2% 3.8% 3.0% 3.8% 3.0% 3.0% 3.0% 3.0% 3.0% 3.0% 3.0% 3.0		5	21.6%	16.0%	12.7%	10.1%	8.5%	4.1%
1 0.0% 0.0% 0.0% 0.0% 0.0% 0.0% 0.0% 0.0								10.5% 15.8%
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 8.8% 1.9% 0.0% 0.0% 0.0% 0.0% 5 15.4% 9.4% 5.9% 3.5% 1.6% 0.0 6 20.3% 15.4% 12.1% 9.8% 8.2% 3.8 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 2 0.0% 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% 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% 14.0 1 0.0% 0.0% 0.0% 0.0% 0.0% 0.0% 14.3 2 0.0% 0.0% 0.0% 0.0% 0.0% 0.0% 0.0% 14.3								0.0%
5 15.4% 9.4% 5.9% 3.5% 1.6% 0.0 6 20.9% 15.8% 12.1% 9.8% 8.2% 3.8 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 2 0.0% 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% 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 2 44.8% 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% 1.0 2 0.0% 0.0% 0.0% 0.0% 0.0% 0.0% 0.0%	Unit Flatted Scheme							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 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% 0.0 6 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 22.6% 24.1% 21.4% 19.8% 18.0% 14.3 1 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 2 0.0% 0.0% 0.0% 0.0% 0.0% 0.0% 0.0 0 0.0% 0.0%		5	15.4%	9.4%	5.9%	3.5%	1.6%	0.0%
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 3 6.4% 0.0% 0.0% 0.0% 0.0% 0.0% 0.0 6 14,11% 8.0% 4.4% 2.3% 0.0% 0.0 6 22.1% 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% 14.0 1 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% 9.6%
0 Unit Housing Scheme 3 6.4% 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		1	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% 19.8% 16.8% 15.1% 13.2% 9.2 7 28.6% 24.1% 21.4% 19.8% 18.0% 18.0% 14.3 11.3 11.3 11.3 11.3 11.3 11.3 11.3								0.0%
6 24.8% 19.8% 16.8% 15.1% 13.2% 9.2 7 28.6% 24.1% 21.4% 19.8% 16.0% 14.3 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% 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%								3.0% 9.2%
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%								9.2% 14.3%
		1	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
U.U% U.U% U.U%		3	0.0% 3.4%	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	0 Unit Mixed Scheme	4	11.6%	5.2%	0.9%	0.0%	0.0%	0.0%
								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

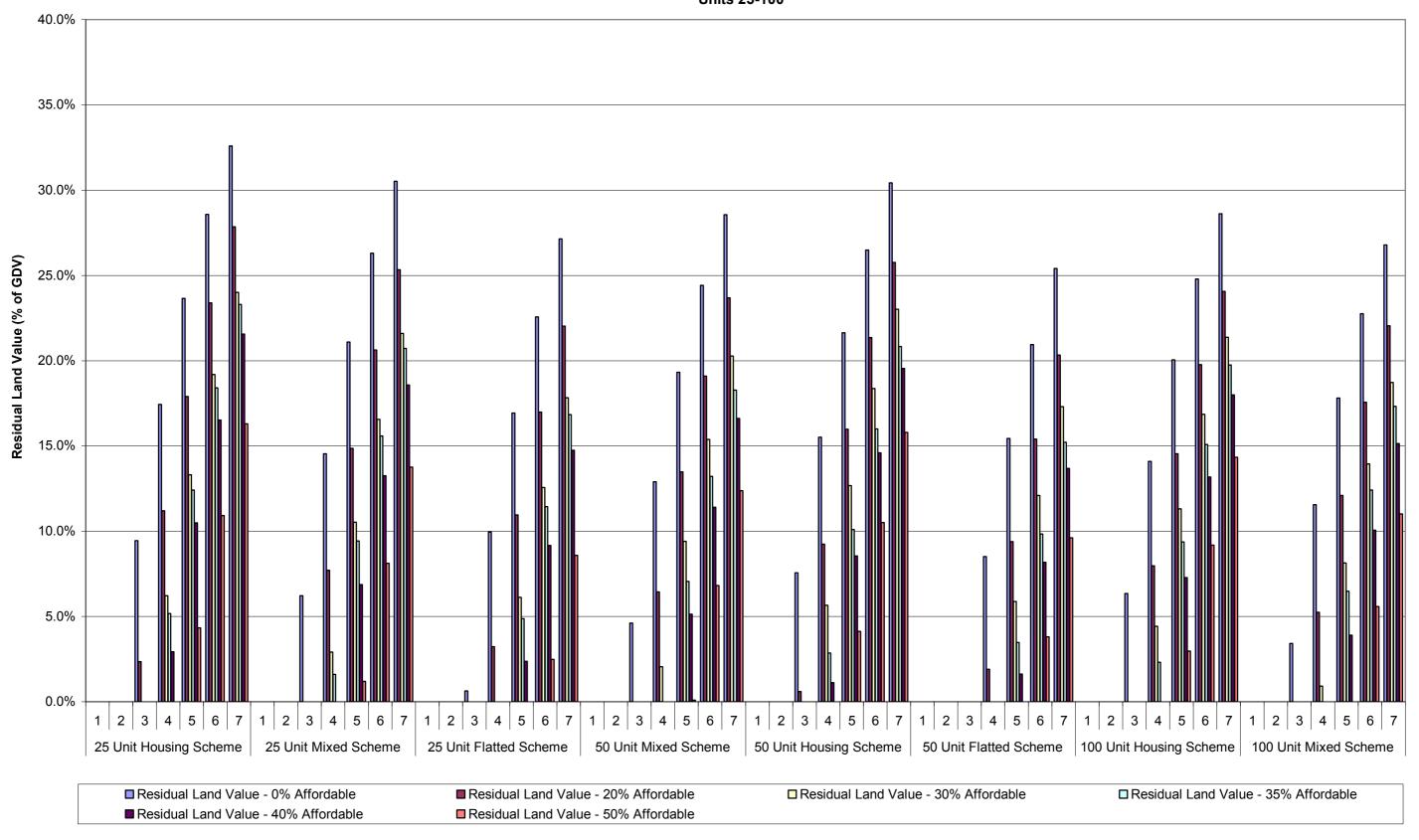
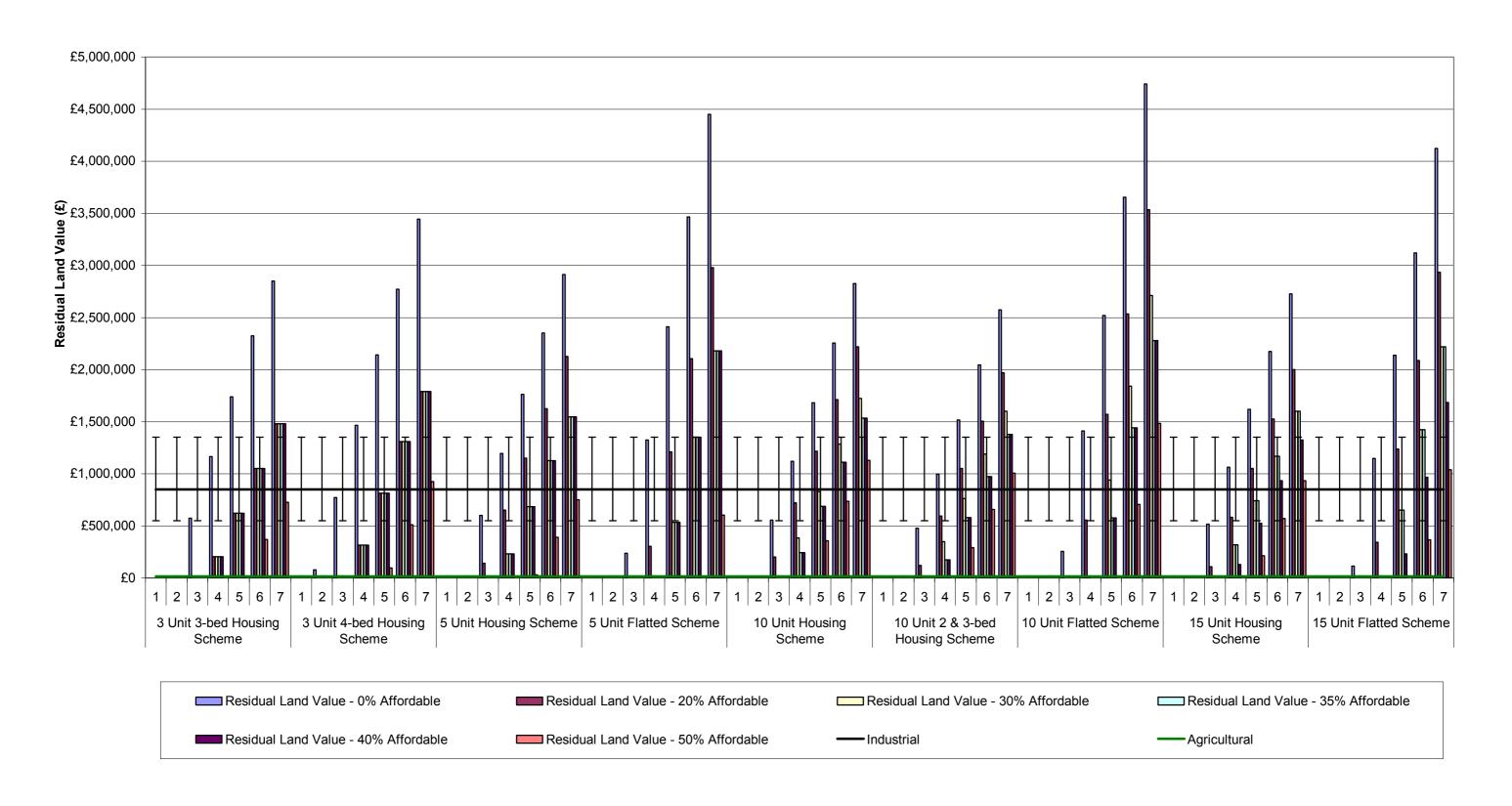


Table 33b: Summary of Residual Land Value (£ per Ha) Appraisals for All Value Points - 60% General Needs Rent/40% Intermediate Tenure Mix Planning Infrastructure Level - £10,000

			Residual Land	Residual Land	Residual Land	Residual Land	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
THI 63HOIG	1	0.10	£0	£0	£0	£0	£0	£0
	2	0.10	£0	£0	£0	£0	£0	£0
3 Unit 3-bed Housing	3 4	0.10	£574,843	£0	£0	£0	£0	£0
Scheme	5	0.10 0.10	£1,165,710 £1,739,011	£203,316 £622,896	£203,316 £622,896	£203,316 £622,896	£203,316 £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	£2,850,161	£1,479,169	£1,479,169	£1,479,169	£1,479,169	£728,143
	1	0.10	£0	£0	£0	£0	£0	£0
	3	0.10 0.10	£76,651 £771,789	£0	£0	£0	£0	£0
Unit 4-bed Housing Scheme	4	0.10	£1,466,926	£315,070	£315,070	£315,070	£315,070	£0
CHOILE	5	0.10	£2,140,443	£812,720	£812,720	£812,720	£812,720	£94,828
	6	0.10	£2,771,485	£1,310,370	£1,310,370 £1,789,940	£1,310,370	£1,310,370	£509,644
	7	0.10 0.17	£3,445,769 £0	£1,789,940 £0	£1,789,940 £0	£1,789,940 £0	£1,789,940 £0	£924,460 £0
	2	0.17	£0	£0	£0	£0	£0	£0
	3	0.17	£599,159	£142,606	£0	£0	£0	£0
Unit Housing Scheme	<u>4</u> 5	0.17	£1,195,521	£652,194	£231,332	£231,332	£231,332	£0
	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	£0
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
	6	0.07	£3,464,680	£2,103,870	£1,351,961	£1,351,961	£1,351,961	£0
	7	0.07	£4,449,979 £0	£2,980,089 £0	£2,180,497 £0	£2,180,497 £0	£2,180,497 £0	£603,081
	2	0.33	£0	£0	£0	£0	£0	£0
0 Unit Housing Scheme	3 4	0.33 0.33	£554,453 £1,121,253	£201,729 £720.931	£0 £385,769	£0 £244,168	£0 £244,168	£0
o o Housing ocheme	5	0.33	£1,121,253 £1,681,735	£720,931 £1,217,056	£385,769 £827,934	£244,168 £686,535	£244,168 £686,535	£0 £356,430
	6	0.33	£2,253,777	£1,712,376	£1,284,140	£1,110,956	£1,110,956	£737,099
	7	0.33 0.33	£2,825,819 £0	£2,220,242 £0	£1,722,404 £0	£1,533,275 £0	£1,533,275 £0	£1,128,46 £0
	2	0.33	£0	£0	£0	£0	£0	£0
0 Unit 2 & 3-bed Housing	3 4	0.33 0.33	£477,343 £997,590	£119,018 £594,718	£0 £347.072	£0 £173.008	£0 £173.008	£0 £0
Scheme	5	0.33	£997,590 £1,516,362	£594,718 £1,049,960	£347,072 £763,670	£173,008 £579,469	£173,008 £579,469	£0 £290,178
	6	0.33	£2,045,418	£1,504,016	£1,190,680	£972,642	£972,642	£656,910
	7	0.33	£2,574,474 £0	£1,968,897 £0	£1,601,013 £0	£1,377,522 £0	£1,377,522 £0	£1,005,80 £0
	2	0.13	£0	£0	£0	£0	£0	£0
0 Unit Flatted Scheme	3	0.13	£254,030	£0	£0	£0	£0	£0
o onit i latted ocheme	<u>4</u> 5	0.13 0.13	£1,411,391 £2.519.347	£554,990 £1.571.064	£5,439 £939.593	£0 £576.602	£0 £576.602	£0
	6	0.13	£3,655,816	£2,534,048	£1,842,224	£1,441,398	£1,441,398	£704,370
	7	0.13 0.50	£4,742,880 £0	£3,535,033 £0	£2,711,136 £0	£2,277,781 £0	£2,277,781 £0	£1,483,86 £0
	2	0.50	£0	£0	£0	£0	£0	£0
	3	0.50	£515,417	£107,601	£0	£0	£0	£0
5 Unit Housing Scheme	5	0.50 0.50	£1,064,422 £1,618,740	£582,452 £1,049,599	£318,173 £742,282	£318,173 £742,282	£129,335 £526,509	£0 £214,699
	6	0.50	£2,173,059	£1,524,361	£1,167,036	£1,167,036	£932,448	£571,401
	7	0.50	£2,727,377	£1,999,124	£1,599,443	£1,599,443	£1,324,589	£934,543
	2	0.20	£0	£0	£0	£0	£0	£0
	3	0.20	£113,562	£0	£0	£0	£0	£0
15 Unit Flatted Scheme	5	0.20	£1,147,681 £2,138,837	£342,309	£0 £651,947	£0 £651,947	£0 £231,175	£0
	6	0.20	£3,120,671	£1,236,308 £2,086,553	£1,422,174	£1,422,174	£967,850	£366,545
	7	0.20		£2,935,269			04 00 4 800	
			£4,124,554		£2,220,102	£2,220,102	£1,684,569	
	1	0.83	£0	£0	£0	£0	£0	£0
	1 2 3	0.83 0.83 0.83	£0 £0 £482,014	£0 £0 £106,849	£0 £0 £0	£0 £0	£0 £0	£0 £0
25 Unit Housing Scheme	1 2 3 4	0.83 0.83 0.83 0.83	£0 £0 £482,014 £1,023,717	£0 £0 £106,849 £581,312	£0 £0 £0 £295,996	£0 £0 £0 £241,335	£0 £0 £0 £132,209	£0 £0 £0
25 Unit Housing Scheme	1 2 3 4 5	0.83 0.83 0.83 0.83 0.83	£0 £0 £482,014 £1,023,717 £1,570,388	£0 £0 £106,849 £581,312 £1,048,062	£0 £0 £0 £295,996 £711,817	£0 £0 £0 £241,335 £651,898	£0 £0 £0 £132,209 £531,212	£0 £0 £0 £0 £197,386
5 Unit Housing Scheme	1 2 3 4 5 6	0.83 0.83 0.83 0.83 0.83 0.83 0.83	£0 £482,014 £1,023,717 £1,570,388 £2,117,060 £2,663,732	£0 £106,849 £581,312 £1,048,062 £1,522,709 £1,997,357	£0 £0 £0 £295,996 £711,817 £1,139,463 £1,567,110	£0 £0 £241,335 £651,898 £1,072,631 £1,493,364	£0 £0 £0 £132,209 £531,212 £928,358 £1,330,981	£0 £0 £0 £0 £197,386 £550,791 £900,734
25 Unit Housing Scheme	1 2 3 4 5 6 7	0.83 0.83 0.83 0.83 0.83 0.83 0.83 0.83	£0 £0 £482,014 £1,023,717 £1,570,388 £2,117,060 £2,663,732 £0	£0 £0 £106,849 £581,312 £1,048,062 £1,522,709 £1,997,357 £0	£0 £0 £0 £295,996 £711,817 £1,139,463 £1,567,110 £0	£0 £0 £0 £241,335 £651,898 £1,072,631 £1,493,364 £0	£0 £0 £0 £132,209 £531,212 £928,358 £1,330,981 £0	£0 £0 £0 £0 £197,386 £550,791 £900,734
	1 2 3 4 5 6	0.83 0.83 0.83 0.83 0.83 0.83 0.83	£0 £482,014 £1,023,717 £1,570,388 £2,117,060 £2,663,732	£0 £106,849 £581,312 £1,048,062 £1,522,709 £1,997,357	£0 £0 £0 £295,996 £711,817 £1,139,463 £1,567,110	£0 £0 £241,335 £651,898 £1,072,631 £1,493,364	£0 £0 £0 £132,209 £531,212 £928,358 £1,330,981	£0 £0 £0 £0 £197,386 £550,791 £900,734
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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 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 E2,760,708 E3,535,486 E0 E0 E1,211,151 E1,985,229 E2,760,708 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 E0 E1,228,506 E1,239,502 E1,239,503 E2,304,394 E0 E0 E0 E1,239,606 E0 E0 E1,237,701 E11,22,706 E1,774,784 E0 E0 E0 E1,774,784 E0 E0 E0 E1,774,784 E1,192,876 E1,774,784 E2,366,662 E0 E1,797,73 E1,1000,042 E1,229,999 E2,650,429	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 E1.048,062 E1.522.709 E1.997.357 E0 E0 E0 E566.539 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 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 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 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 E0 E1,228,506 E0 E0 E1,228,506 E0 E1,228,506 E0 E0 E1,228,506 E0 E0 E1,238,506 E0 E1,238,507 E1,23	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 E1,389,342 E0 E0 E0 E588,788	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 E1.048,062 E1.522.709 E1.997.357 E0 E0 E0 E566.539 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,E886,788 E1,341,163 E1,683,947 E0,E886,788 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 E1,107,168 E1,1683,579 E0 E0 E0 E0 E0 E0 E1,104,280 E1,107,108 E1,108,005 E1,683,493 E1,104,280 E1,1044,280 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 E2,084,684	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 E0 E1,239,502 E1,248,506 E1,147,887	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 E71,341,163 E70 E0 E0 E5586,788 E1,341,163 E2,108,387 E0 E0 E0 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 E2,083,884 E2,084,284 E3,174,514 E0 E0 E0 E0,084,689 E3,374,407 E0 E0 E0,086,988 E3,1784,407 E0 E0,086,988 E3,1784,407 E0 E0 E414,106	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,E886,788 E1,341,163 E1,683,947 E0,E886,788 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 E1,107,168 E1,1683,579 E0 E0 E0 E0 E0 E0 E1,104,280 E1,107,108 E1,108,005 E1,683,493 E1,104,280 E1,1044,280 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 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 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 E2,221,161 E3,261 E3,261 E3,261 E3,388,514 E0 E0 E3,221,161 E3,261 E	E0 E0 E106,849 E581,312 E1,048,062 E1,052,709 E1,997,357 E0 E0 E0 E0 E0 E102,856,633 E1,228,506 E1,228,506 E1,228,506 E1,238,507,233 E0	E0 E0 E10 E295,996 E711,817 E11,39,463 E1,139,463 E1,567,110 E0 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 E10 E132,209 E531,212 E528,358 E1,330,961 E0 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 E2,083,884 E2,084,284 E3,174,514 E0 E0 E0 E0,084,689 E3,374,407 E0 E0 E0,086,988 E3,1784,407 E0 E0,086,988 E3,1784,407 E0 E0 E414,106	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 E1,289,520 E1,289,520 E1,289,520 E1,289,520 E0 E0 E0 E0 E0 E0 E1,284,991 E0 E0 E0 E0 E0 E1,284,991 E1,1984,991 E0 E0 E0 E1,284,993 E1,1984,993 E0 E0 E0 E1,284,993 E0 E0 E0 E1,284,993 E0 E0 E0 E1,284,993 E1,284,993 E0 E0 E1,284,993 E1,284,995 E1,1285,995 E1,1285,995	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

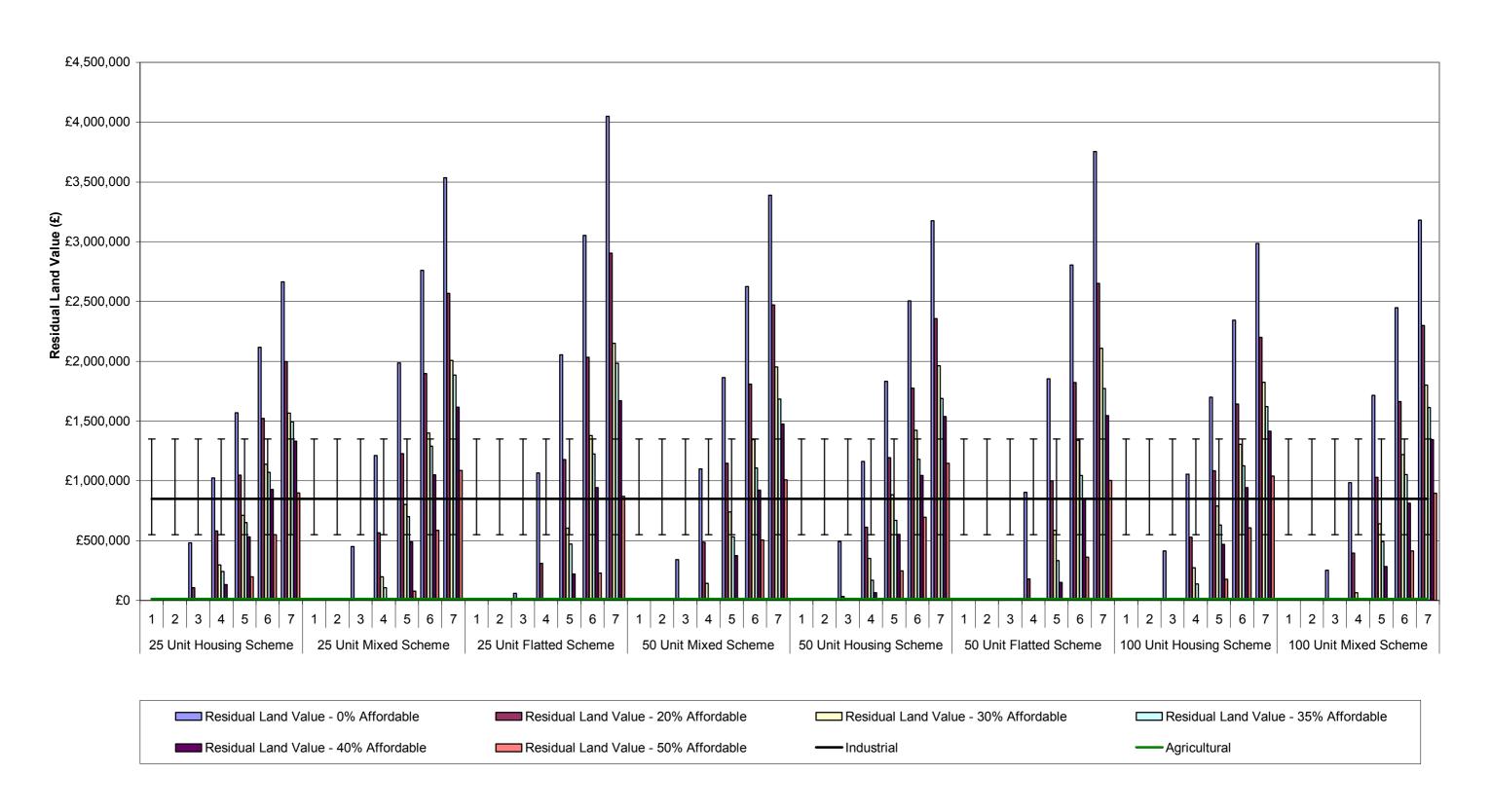


Table 34: Summary Table Showing Results of Residual Land Value Appraisals and Reduction in Land Residual - Value Point 1 60% General Needs Rent/40% Intermediate Tenure Mix Planning Infrastructure Level - £10,000

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	30% Affordable Housing 35% Affordable Housing	£508,020	£559,823	£64,501	£90,808	£0	0.0%
	Scheme		£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%
	10 Unit Housing Scheme	20% Affordable Housing	£1,100,900	£1,068,143	£154,884	£180,064	£0	0.0%
oint 1		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%

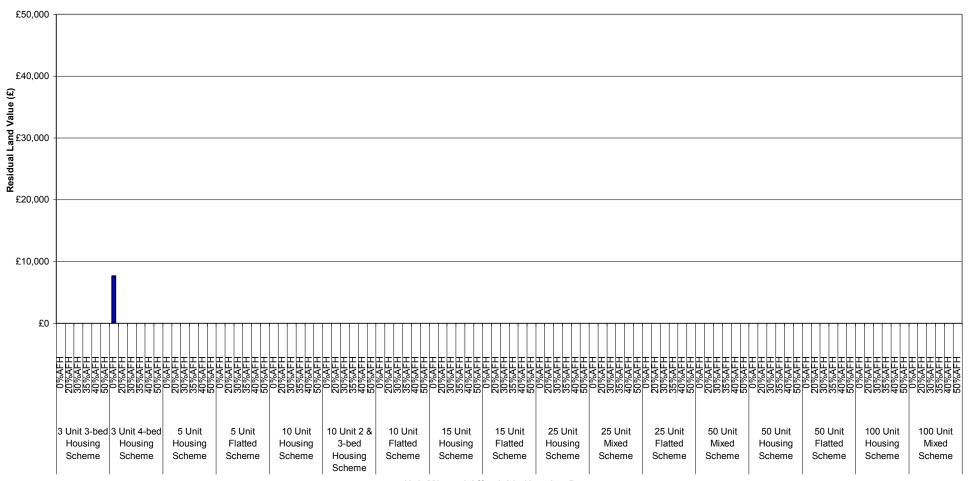
Table 35: Summary Table Showing Results of Residual Land Value Appraisals and Reduction in Land Residual - Value Point 2 60% General Needs Rent/40% Intermediate Tenure Mix Planning Infrastructure Level - £10,000

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 Flatted Scheme	30% Affordable Housing	£455,762	£458,998	£58,099	£84,493	£0	0.0%
		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 Housing Scheme	30% Affordable Housing	£1,224,450	£1,068,143	£166,032	£181,917	£0	0.0%
Value Point 2		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%
	50 Unit Mixed Scheme	20% Affordable Housing	£5,643,212	£4,803,452	£795,757	£1,014,508	£0	0.0%
		30% Affordable Housing	£5,267,536	£4,803,452	£711,404	£1,008,872	£0	0.0%
		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

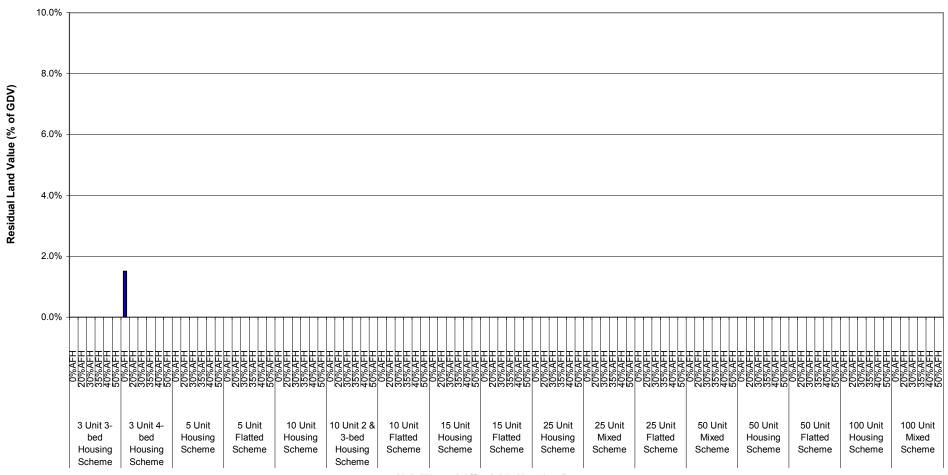


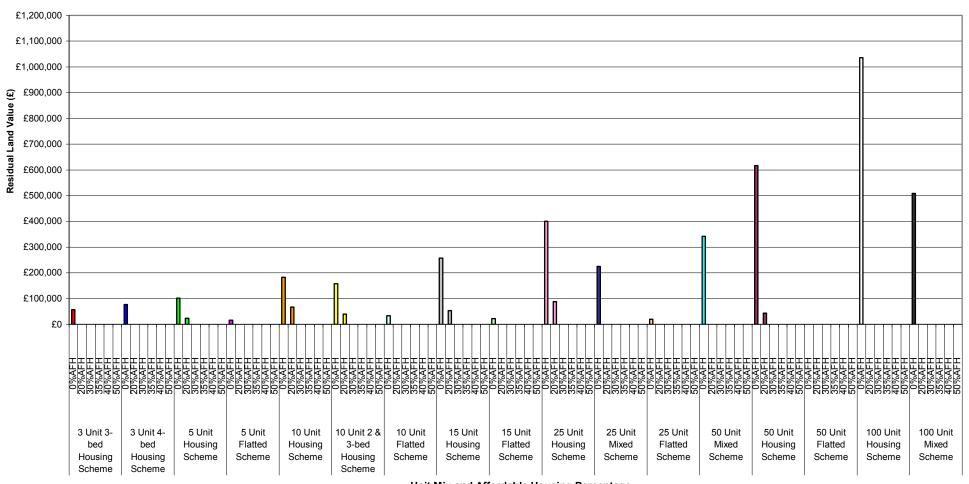
Table 36: Summary Table Showing Results of Residual Land Value Appraisals and Reduction in Land Residual - Value Point 3 60% General Needs Rent/40% Intermediate Tenure Mix Planning Infrastructure Level - £10,000

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%
Finite			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 ED O.0%					£4,803,452	£783,190		£0	0.0%
Solita Horistable Housing E5,302,600 E4,803,462 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 E7.234,000 E5.054,588 E1.020,840 E1.115,197 E43,376 0.6%	oint 3			£5,302,600	£4.803.452	£648.996	£1.009.398	£0	0.0%
SO Unit Housing E7.234,000 E5.054,588 E1.020,840 E1.115,197 E43,376 0.6%	lue Pc		-						
SO Unit Housing E6,793,000 E5,064,588 E923,280 E1,052,395 E0 0.0%	\ \ 		,						
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							
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Housing Scheme 35% Affordable Housing £13,111,000 £10,109,175 £1,742,480 £2,295,591 £0 0.0%		400 11-17							
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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

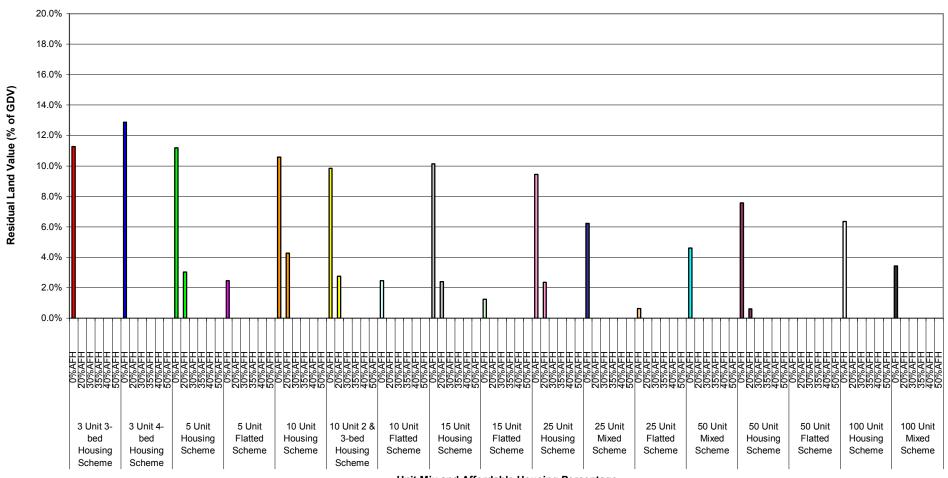


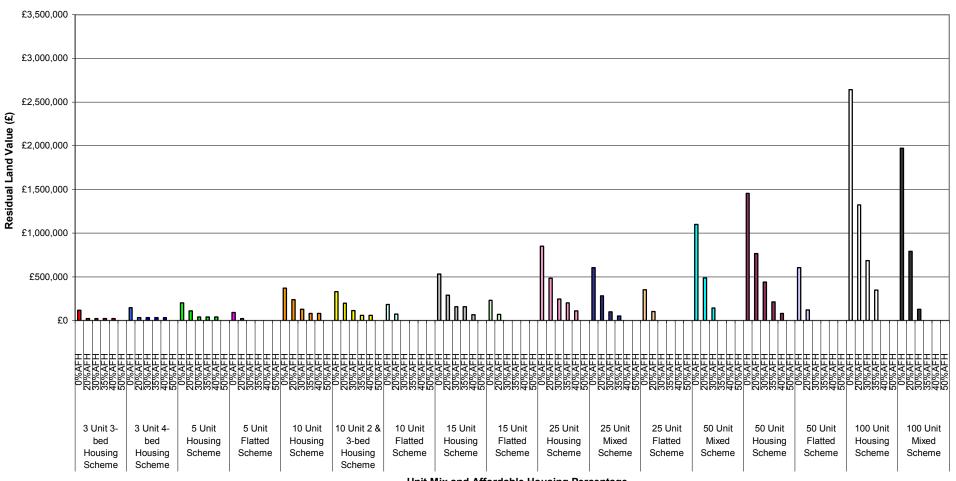
Table 37: Summary Table Showing Results of Residual Land Value Appraisals and Reduction in Land Residual - Value Point 4 60% General Needs Rent/40% Intermediate Tenure Mix Planning Infrastructure Level - £10,000

		Planning Intrastructure 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	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%
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%
7		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	30% Affordable Housing	£1,731,778	£1,270,445	£232,040	£253,103	£0	0.0%
	Flatted 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% Алогоарие 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

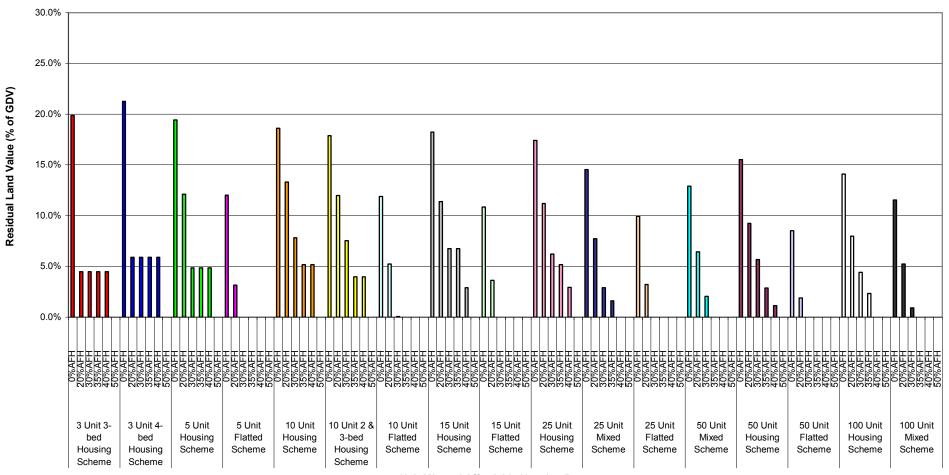


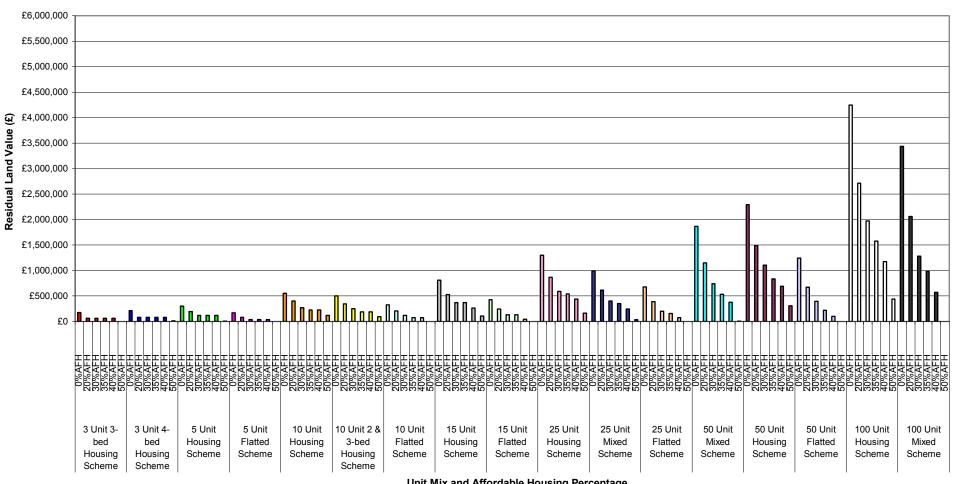
Table 38: Summary Table Showing Results of Residual Land Value Appraisals and Reduction in Land Residual - Value Point 5 60% General Needs Rent/40% Intermediate Tenure Mix Planning Infrastructure Level - £10,000

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%
		20% Affordable Housing	£753,800	£458,998	£107,940	£102,195	£84,668	11.2%
	5 Unit	30% Affordable Housing	£680,636	£458,998	£87,872	£96,287	£37,479	5.5%
	Flatted 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%
	10 Unit Housing Scheme	20% Affordable Housing	£2,013,100	£1,068,143	£285,756	£245,152	£401,628	20.0%
oint 5		30% Affordable Housing	£1,830,100	£1,068,143	£251,376	£228,913	£273,218	14.9%
/alue Point 5		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%
		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	£1,608,200	£993,750	£208,812	£212,482	£191,225	11.9%
	Concinc	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	30% Affordable Housing	£1,434,436	£917,995	£195,812	£198,482	£122,147	8.5%
	Flatted 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	30% Affordable Housing	£2,647,200	£1,570,740	£357,732	£336,109	£371,141	14.0%
	Housing 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	30% Affordable Housing	£1,945,836	£1,270,445	£261,596	£283,406	£130,389	6.7%
	Flatted 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%
Value 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

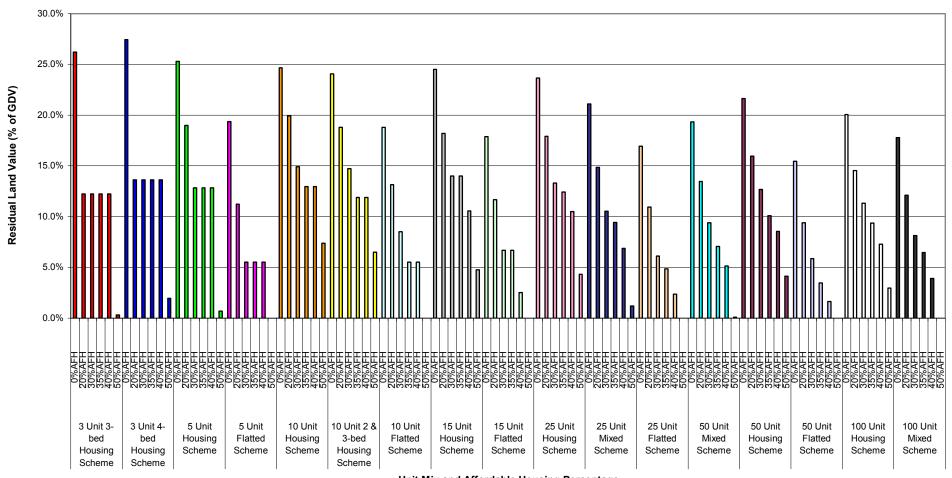


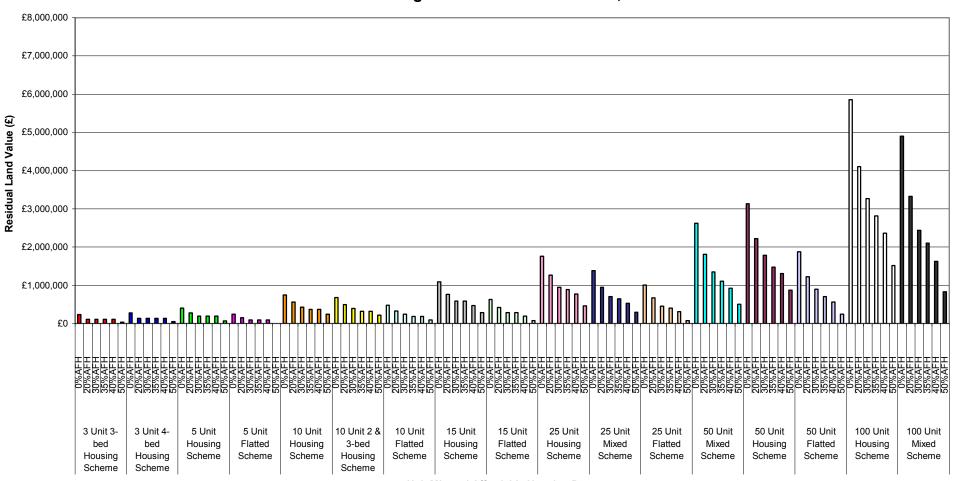
Table 39: Summary Table Showing Results of Residual Land Value Appraisals and Reduction in Land Residual - Value Point 6 60% General Needs Rent/40% Intermediate Tenure Mix Planning Infrastructure Level - £10,000

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	£1,144,000	£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	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	£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%
nt 6		20% Affordable Housing	£2,241,650	£1,068,143	£318,504	£266,374	£565,084	25.2%
√alue Point6		30% Affordable Housing	£2,032,650	£1,068,143	£279,864	£247,771	£423,766	20.8%
Vali		35% Affordable Housing	£1,941,300	£1,068,143	£254,808	£240,395	£366,616	18.9%
		40% Affordable Housing	£1,941,300	,,			£366,616	
	10 Unit 2 & 3-bed Housing Scheme	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%
		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 Flatted	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%
>		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

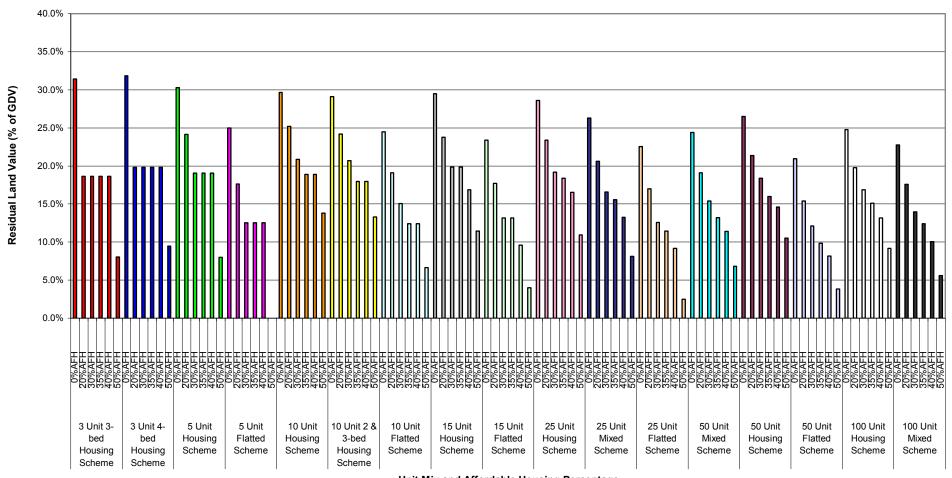


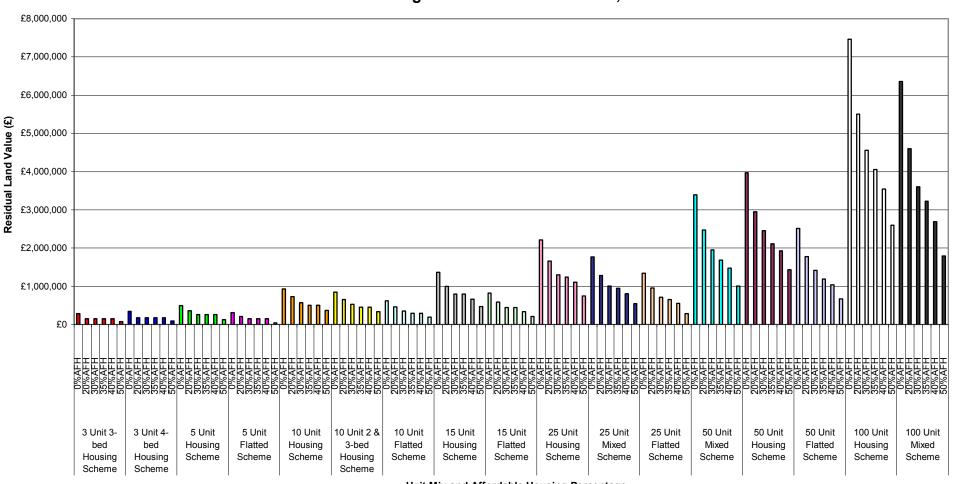
Table 40: Summary Table Showing Results of Residual Land Value Appraisals and Reduction in Land Residual - Value Point 7 60% General Needs Rent/40% Intermediate Tenure Mix Planning Infrastructure Level - £10,000

No. No. Security	1		2	3	4	5	6	7	8
2015 Affordate Housing	Value Point		Scenario	GDV		Developer Profit (@15%)			% Land Residual (of GDV)
Name Section Company			0% Affordable Housing	£816,000	£315,293	£122,400	£84,476	£285,016	34.9%
Notating Schemic Str. Aller Cales Schemic Sche			20% Affordable Housing	£619,000	£315,293	£86,100	£69,691	£147,917	23.9%
Billion			30% Affordable Housing	£619,000	£315,293	£86,100	£69,691	£147,917	23.9%
1974 Procedure Financing			35% Affordable Housing	£619,000	£315,293	£86,100	£69,691	£147,917	23.9%
19 Affordate Housing CR00.000 CR00.706 C144.000 C01.700 C144.07 C144.07 C144.07 C144.07 C144.07 C175.000 C			40% Affordable Housing	£619,000	£315,293	£86,100	£69,691	£147,917	23.9%
200 Affordate Housing C725.000 C906.760 C90.100 C705.000 C776.000 C776.0			50% Affordable Housing	£504,760	£315,293	£54,766	£61,888	£72,814	14.4%
19 19 18 18 18 19 19 19			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%
Schwere			30% Affordable Housing	£725,000	£366,795	£101,100	£76,303	£178,994	24.7%
STA Affordate Housing		Scheme	35% Affordable Housing	£725,000	£366,795	£101,100	£76,303	£178,994	24.7%
10 Arthodole No.mary			40% Affordable Housing	£725,000	£366,795	£101,100	£76,303	£178,994	24.7%
Substance			50% Affordable Housing	£590,600	£366,795	£64,236	£67,123	£92,446	15.7%
Substance Subs			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%
Scheme		5 Unit	30% Affordable Housing	£1,106,760	£559,823	£144,166	£131,990	£262,658	23.7%
			35% Affordable Housing	£1,106,760	£559,823	£144,166	£131,990	£262,658	23.7%
Page Color			40% Affordable Housing	£1,106,760	£559,823	£144,166	£131,990	£262,658	23.7%
SUBJECT SUBJ			50% Affordable Housing	£909,760	£559,823	£107,866	£114,444	£127,628	14.0%
SUNE SUNE SON, Affordable Housing E820,562 E446,568 E107,661 E110,250 E152,055			0% Affordable Housing	£1,072,000	£458,998	£160,800	£131,070	£311,499	29.1%
Patrice Scheme 20% Affordable Housing E820,552 £468,968 £107,661 £110,259 £152,255 £152,255 £468,968 £107,661 £110,259 £152,255 £152,255 £468,968 £107,661 £110,259 £152,255 £152,255 £468,968 £107,661 £110,259 £152,255			20% Affordable Housing	£919,600	£458,998	£132,360	£117,529	£208,606	22.7%
Scheme 30% Affordable Housing E80,052 £458,068 £107,661 £110,259 £152,635			30% Affordable Housing	£829,552	£458,998	£107,661	£110,259	£152,635	18.4%
10 Unit 2			35% Affordable Housing	£829,552	£458,998	£107,661	£110,259	£152,635	18.4%
10 Unit 10 U			40% Affordable Housing	£829,552	£458,998	£107,661	£110,259	£152,635	18.4%
10 Unit 10 U			50% Affordable Housing	£677,152	£458,998	£79,221	£96,718	£42,216	6.2%
10 Unit Housing Scheme		Housing	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%
### ### ##############################	ointe		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%
01% Affordable Housing £2,560,000 £993,750 £384,000 £297,275 £840,576 20% Affordable Housing £2,262,200 £993,750 £320,052 £271,590 £640,736 1	,		40% Affordable Housing	£2,134,400	£1,068,143	£280,704	£258,490	£505,981	23.7%
10 Unit 2.8 3-bad 3-bad 30% Affordable Housing £2,282,200 £993,750 £288,012 £256,000 £528,334 Housing 35% Affordable Housing £1,984,400 £993,750 £286,012 £265,000 £444,882 £445,882 £456,400 £993,750 £286,104 £245,904 £454,882 £456,400 £993,750 £256,104 £245,904 £454,882 £50% Affordable Housing £1,984,400 £993,750 £256,104 £245,904 £454,882 £50% Affordable Housing £1,790,400 £993,750 £224,064 £234,005 £331,916 £331,916 £20% Affordable Housing £1,901,552 £917,905 £321,800 £282,140 £616,574 £250,405 £331,916 £20% Affordable Housing £1,901,552 £917,905 £268,461 £241,329 £456,554 £456,574 £20% Affordable Housing £1,749,152 £917,905 £240,021 £227,788 £352,448 £456,554 £50% Affordable Housing £1,859,104 £917,905 £215,322 £220,517 £296,112 £40% Affordable Housing £1,859,104 £917,905 £215,322 £220,517 £296,112 £50% Affordable Housing £1,859,104 £917,905 £168,882 £206,976 £192,902 £0% Affordable Housing £1,506,704 £917,905 £186,882 £206,976 £192,902 £0% Affordable Housing £3,531,200 £1,570,740 £500,600 £463,151 £1,363,689 £20% Affordable Housing £3,233,400 £1,570,740 £438,804 £908,813 £790,722 £416,488 £990,962 £1,570,740 £438,804 £308,813 £790,722 £40% Affordable Housing £3,233,400 £1,570,740 £438,804 £308,813 £790,722 £40% Affordable Housing £3,233,400 £1,570,740 £438,804 £308,813 £790,722 £40% Affordable Housing £2,234,400 £1,570,740 £438,804 £308,813 £790,722 £416,488 £308,814 £308			50% Affordable Housing	£1,937,400	£1,068,143	£244,404	£240,944	£372,392	19.2%
10 Unit 2 & 3-bed Housing		3-bed Housing	0% Affordable Housing	£2,560,000	£993,750	£384,000	£297,275	£849,576	33.2%
3-bed SVP, Affordable Housing £2,088,200 £185,740 £285,012 £255,040 £245,954 £245,652 £256,040 £245,652 £256,040 £245,954 £455,652 £256,040 £245,954 £455,652 £256,040 £245,954 £455,652 £256,040 £245,954 £455,652 £256,040 £245,954 £455,652 £256,040 £245,954 £455,652 £256,040 £256,040 £256,040 £256,040 £256,040 £256,040 £256,040 £256,040 £256,040 £256,040 £256,040 £256,040 £256,040 £256,040 £256,040 £256,040 £256,040 £256,054 £256,054 £256,054 £256,054 £256,054 £256,0554 £256			20% Affordable Housing	£2,262,200	£993,750	£320,052	£271,590	£649,736	28.7%
Scheme			30% Affordable Housing	£2,088,200	£993,750	£288,012	£256,090	£528,334	25.3%
S0% Affordable Housing £1,790,400 £993,750 £224,064 £230,405 £331,916			35% Affordable Housing	£1,964,400	£993,750	£256,104	£245,904	£454,582	23.1%
0% Affordable Housing £2,144,000 £917,995 £321,600 £282,140 £616,574 20% Affordable Housing £1,901,552 £917,995 £288,461 £241,329 £450,554 10 Unit Flatted 30% Affordable Housing £1,749,152 £917,995 £244,021 £227,788 £352,448 35% Affordable Housing £1,659,104 £917,995 £215,322 £220,517 £296,112 40% Affordable Housing £1,659,104 £917,995 £215,322 £220,517 £296,112 50% Affordable Housing £1,659,004 £917,995 £186,882 £206,976 £192,902 0% Affordable Housing £4,064,000 £1,570,740 £600,000 £483,151 £1,363,899 20% Affordable Housing £3,231,200 £1,570,740 £502,752 £416,488 £999,562 15 Unit Housing £3,233,400 £1,570,740 £438,804 £390,813 £799,722 40% Affordable Housing £3,233,400 £1,570,740 £438,804 £390,813 £799,722 40% Affordable Housing £3,233,400 £1,570,740 £438,804 £390,813 £799,722 40% Affordable Housing £3,236,400 £1,570,740 £438,804 £390,813 £799,722 50% Affordable Housing £3,236,400 £1,570,740 £438,804 £390,813 £799,722 40% Affordable Housing £2,244,000 £1,570,740 £438,804 £390,813 £799,722 50% Affordable Housing £2,244,000 £1,570,740 £338,556 £347,581 £467,271 0% Affordable Housing £2,944,000 £1,270,445 £441,600 £372,673 £824,911 20% Affordable Housing £2,840,000 £1,270,445 £367,461 £342,132 £587,054 15 Unit Housing £2,840,000 £1,270,445 £367,461 £342,132 £587,054			40% Affordable Housing	£1,964,400	£993,750	£256,104	£245,904	£454,582	23.1%
10 Unit Flatted 20% Affordable Housing £1,901,552 £917,995 £288,461 £241,329 £459,554			50% Affordable Housing	£1,790,400	£993,750	£224,064	£230,405	£331,916	18.5%
10 Unit Flatted Scheme 30% Affordable Housing £1,749,152 £917,995 £240,021 £227,788 £352,448 £352,448 £358, Affordable Housing £1,659,104 £917,995 £215,322 £220,517 £286,112 £205,117 £266,112 £205,117 £206,117 £206,117			0% Affordable Housing	£2,144,000	£917,995	£321,600	£262,140	£616,574	28.8%
Flated Scheme 35% Affordable Housing £1,659,104 £917,995 £215,322 £220,517 £296,112			20% Affordable Housing	£1,901,552	£917,995	£268,461	£241,329	£459,554	24.2%
Scheme			30% Affordable Housing	£1,749,152	£917,995	£240,021	£227,788	£352,448	20.1%
S0% Affordable Housing £1,506,704 £917,995 £186,882 £206,976 £192,902		Scheme	35% Affordable Housing	£1,659,104	£917,995	£215,322	£220,517	£296,112	17.8%
15 Unit Housing £4,064,000 £1,570,740 £500,600 £463,151 £1,363,689 20% Affordable Housing £3,531,200 £1,570,740 £502,752 £416,488 £599,562 £15,70,740 £438,804 £399,813 £799,722 £1,570,740 £438,804 £390,813 £799,722 £1,570,740 £438,804 £390,813 £799,722 £1,570,740 £438,804 £390,813 £799,722 £1,570,740 £438,804 £390,813 £799,722 £1,570,740 £438,804 £390,813 £799,722 £1,570,740 £438,804 £390,813 £799,722 £1,570,740 £438,804 £390,813 £799,722 £1,570,740 £438,804 £391,806 £246,800 £1,570,740 £338,556 £347,581 £467,271 £1,570,740 £1,570,740 £338,556 £347,581 £467,271 £1,570,740			40% Affordable Housing	£1,659,104	£917,995	£215,322	£220,517	£296,112	17.8%
20% Affordable Housing £3,531,200 £1,570,740 £502,752 £416,468 £990,562 15 Unit Housing 30% Affordable Housing £3,233,400 £1,570,740 £438,804 £390,813 £799,722 40% Affordable Housing £3,233,400 £1,570,740 £438,804 £390,813 £799,722 40% Affordable Housing £3,036,400 £1,570,740 £402,504 £373,286 £662,284 50% Affordable Housing £2,738,800 £1,570,740 £338,556 £347,581 £467,271 00% Affordable Housing £2,944,000 £1,270,445 £441,600 £372,673 £824,911 20% Affordable Housing £2,591,552 £1,270,445 £367,461 £342,132 £587,054 15 Unit 30% Affordable Housing £2,371,962 £1,270,445 £320,589 £323,165 £444,020			50% Affordable Housing	£1,506,704	£917,995	£186,882	£206,976	£192,902	12.8%
15 Unit Housing 15 23, 233, 400 15, 1570, 740 15438, 804 1580, 813 15790, 722			0% Affordable Housing	£4,064,000	£1,570,740	£609,600	£463,151	£1,363,689	33.6%
Housing Scheme 35% Affordable Housing £3,233,400 £1,570,740 £438,804 £390,813 £799,722			20% Affordable Housing	£3,531,200	£1,570,740	£502,752	£416,498	£999,562	28.3%
Scheme 35% Affordable Housing £3,233,400		Housing	30% Affordable Housing	£3,233,400	£1,570,740	£438,804	£390,813	£799,722	24.7%
50% Affordable Housing £2,738,600 £1,570,740 £338,556 £347,581 £467,271 0% Affordable Housing £2,944,000 £1,270,445 £441,600 £372,673 £824,911 20% Affordable Housing £2,591,552 £1,270,445 £367,461 £342,132 £587,064 15 Unit			35% Affordable Housing	£3,233,400	£1,570,740	£438,804	£390,813	£799,722	24.7%
0% Affordable Housing £2,944,000 £1,270,445 £441,600 £372,673 £824,911 20% Affordable Housing £2,591,552 £1,270,445 £367,461 £342,132 £587,054 15 Unit 30% Affordable Housing £2,371,952 £1,270,445 £320,589 £323,165 £444,020 Flatted			40% Affordable Housing	£3,036,400	£1,570,740	£402,504	£373,266	£662,294	21.8%
20% Affordable Housing £2,591,552 £1,270,445 £367,461 £342,132 £587,064 15 Unit 30% Affordable Housing £2,371,952 £1,270,445 £320,589 £323,165 £444,020 Flatted			50% Affordable Housing	£2,738,600	£1,570,740	£338,556	£347,581	£467,271	17.1%
15 Unit 30% Affordable Housing £2,371,952 £1,270,445 £320,589 £323,165 £444,020 Flatted			0% Affordable Housing	£2,944,000	£1,270,445	£441,600	£372,673	£824,911	28.0%
Flatted			20% Affordable Housing	£2,591,552	£1,270,445	£367,461	£342,132	£587,054	22.7%
			30% Affordable Housing	£2,371,952	£1,270,445	£320,589	£323,165	£444,020	18.7%
			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		-	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			50% Affordable Housing	£2,019,504	£1,270,445	£246,450	£292,624	£207,885	10.3%

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%
>		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	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%
		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

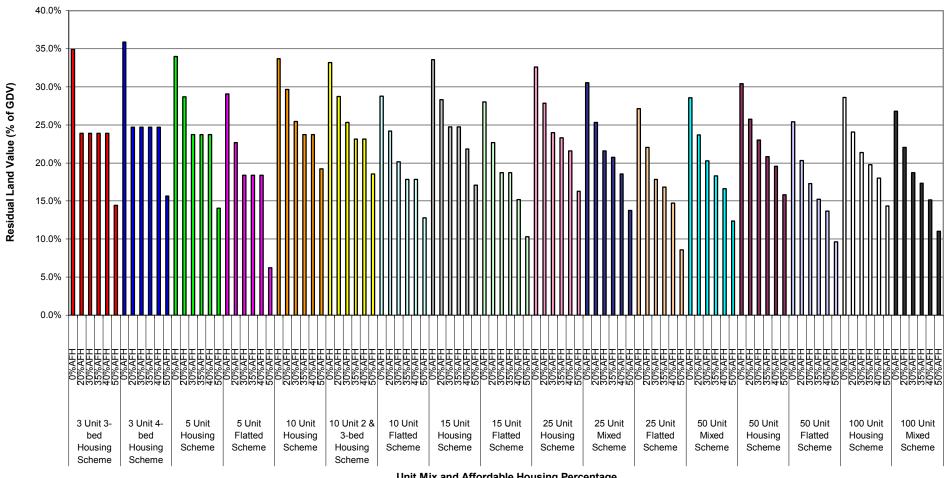




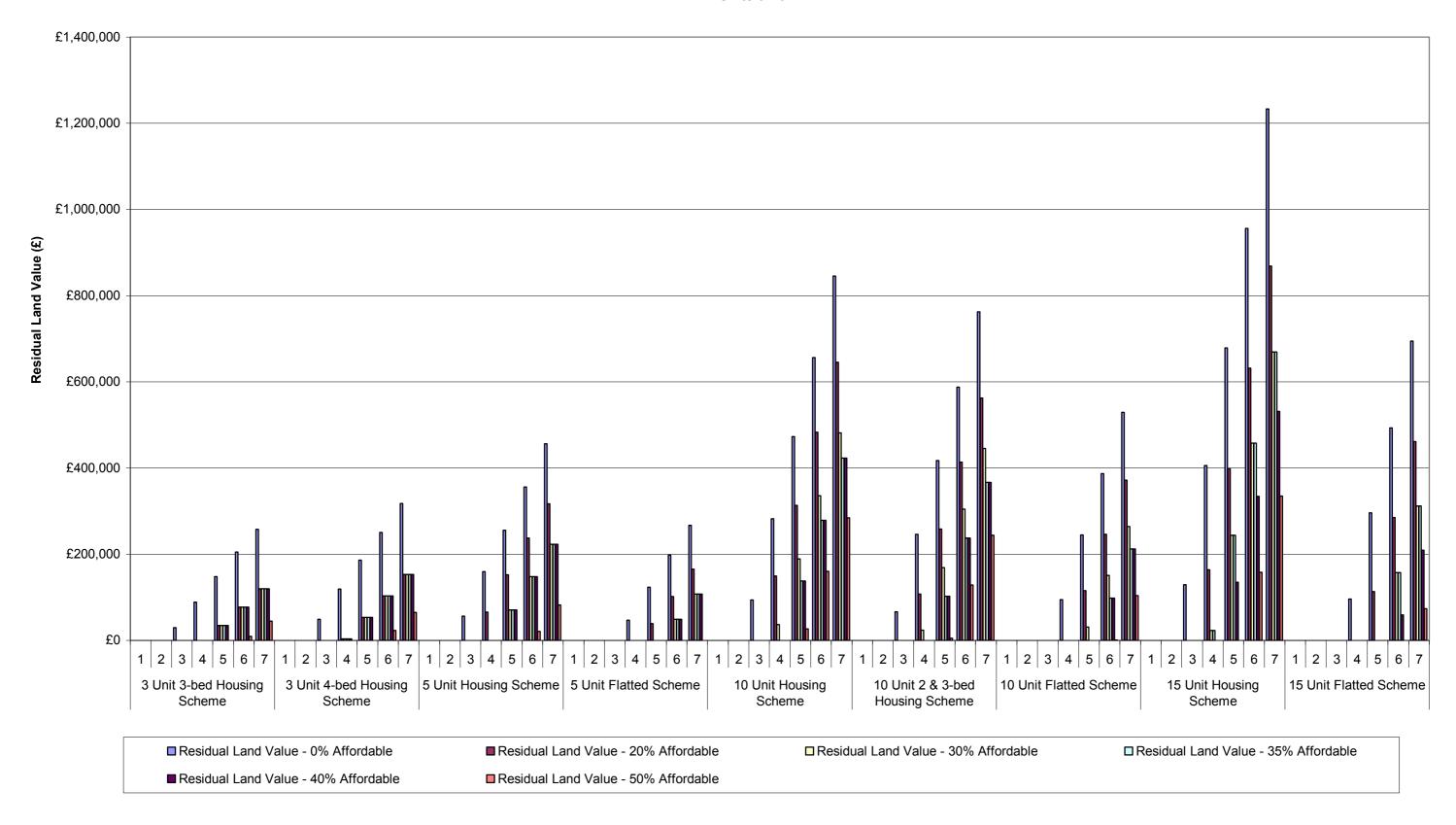
Table 41: Summary of Residual Land Value (£) Appraisals for All Value Points - 60% General Needs Rent/40% Intermediate Tenure Mix Planning Infrastructure Level - £20,000

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	£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	£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	£66,773 £246,150	£0 £107,489	£0 £23,784	£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	4	£405,714	£164,108	£22,961	£22,961	£0	£0
	5 6	£678,690 £955,849	£398,225 £631,501	£244,029 £457,555	£244,029 £457,555	£135,271 £334,183	£0 £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
25 Unit Flatted Scheme	4 5	£140,335 £468,943	£0 £177,040	£0 £0	£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 £0	£1,541,728 £0	£1,273,179 £0	£1,065,867 £0	£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 £1,370,192	£432,203	£282,283	£0 £463,166
	7	£2,719,880 £3,557,743	£1,808,080 £2,535,465	£2,044,528	£1,064,607 £1,701,466	£896,280 £1,513,187	£1,022,250
	2	£0	£0	£0	£0	£0	£0
50 Unit Flatted Scheme	3 4	£0	£0	£0	£0	£0	£0
J	5	£202,084 £832,324	£262,332	£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 £1,187,109	£0 £787,676	£0 £392,287	£0
	6	£5,069,450	£3,320,500	£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	£2,646,416	£1,274,169	£494,853	£207,119	£0	£0
	6	£4,109,198	£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

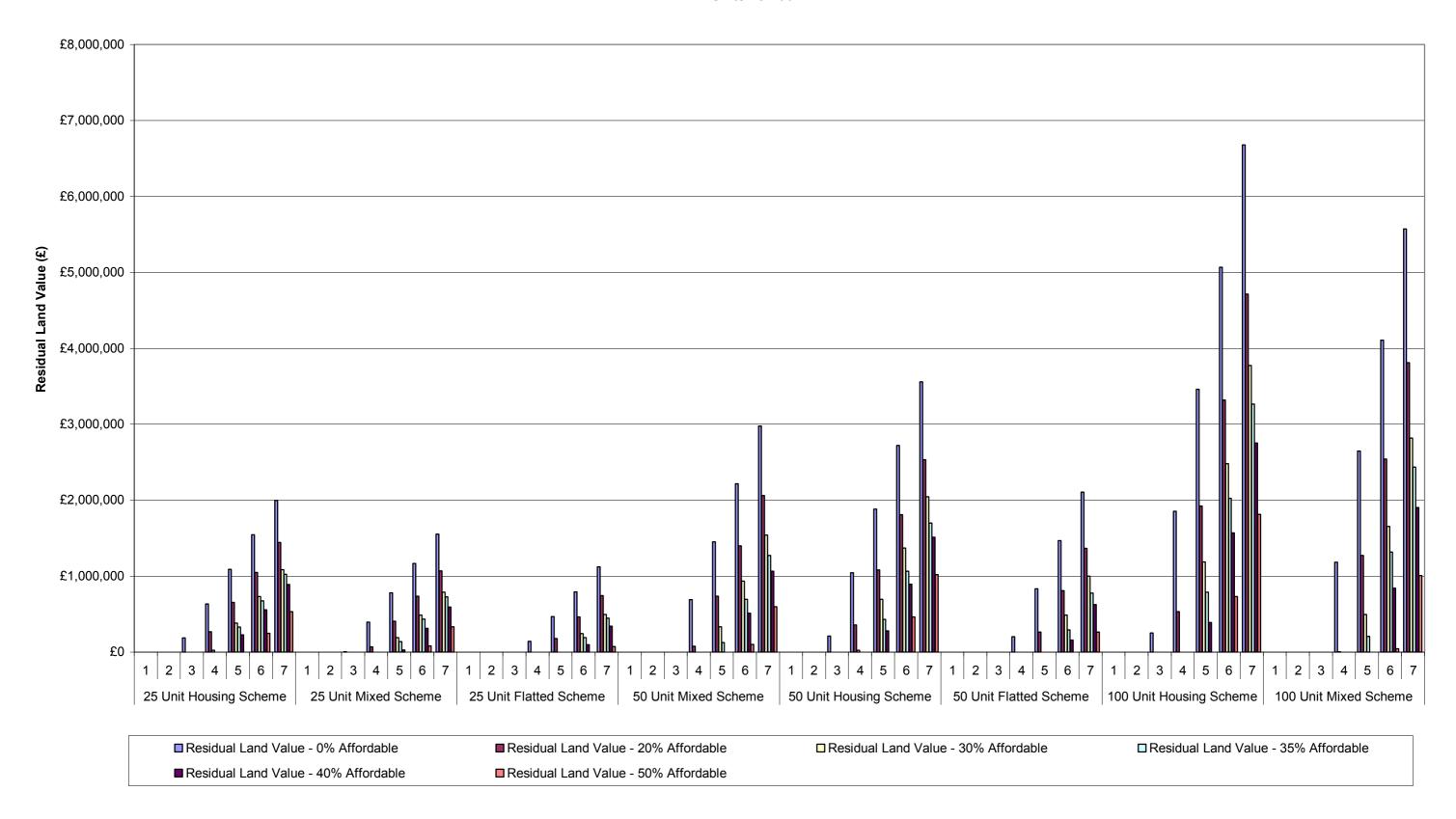
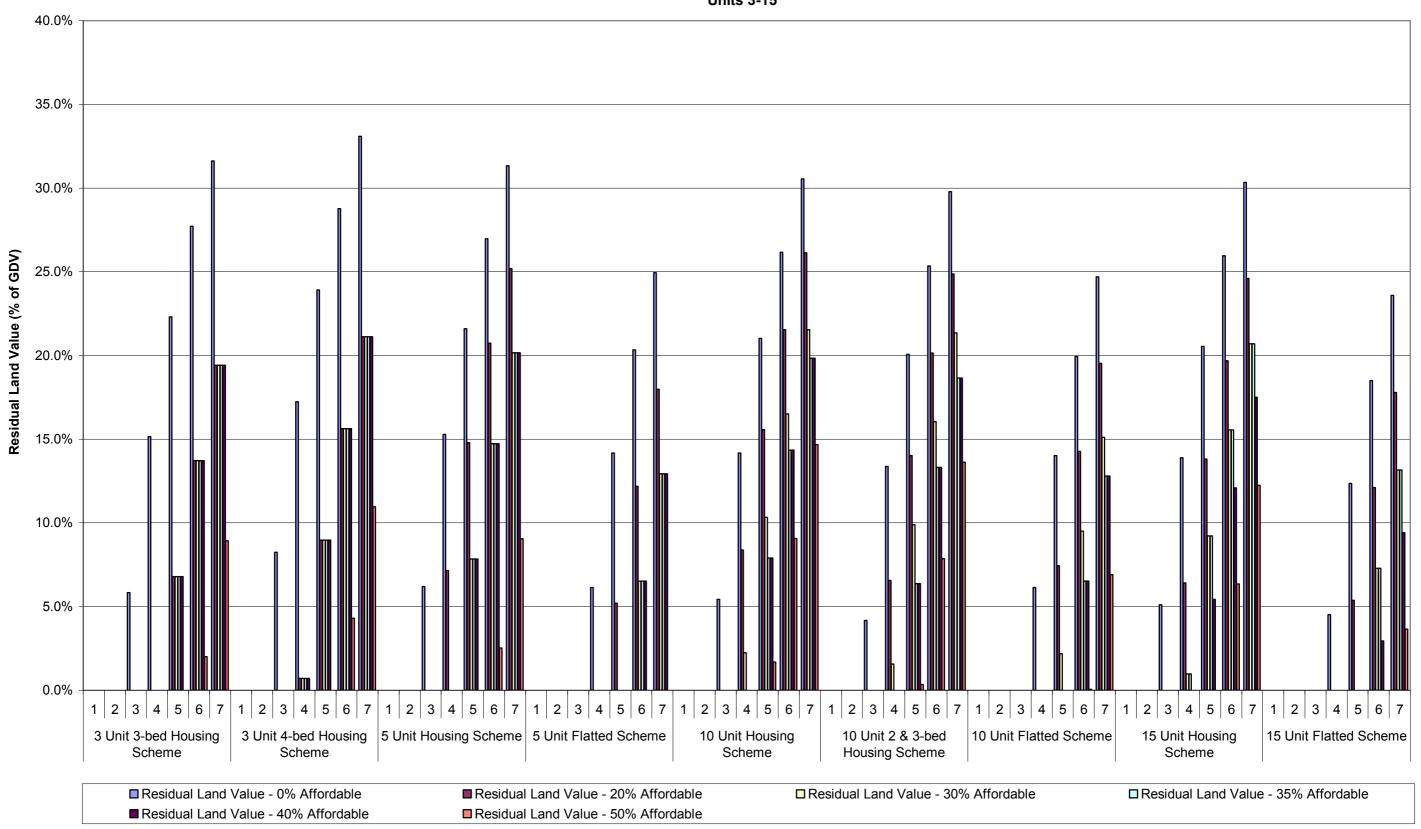


Table 41a: Summary of Residual Land Value (as % of GDV) Appraisals for All Value Points - 60% General Needs Rent/40% Intermediate Tenure Mix Planning Infrastructure Level - £20,000

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%
Half A hard Harrette o	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%
	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%	20.2% 0.0%	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%
	1	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%
	<u>6</u> 7	26.2% 30.5%	21.5% 26.1%	16.5% 21.5%	14.4% 19.8%	14.4% 19.8%	9.1% 14.7%
	1	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	3	0.0% 4.2%	0.0%	0.0%	0.0% 0.0%	0.0% 0.0%	0.0% 0.0%
Unit 2 & 3-bed Housing cheme	4	13.4%	6.6%	1.6%	0.0%	0.0%	0.0%
	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%
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%
	2	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	3	5.1%	0.0%	0.0%	0.0%	0.0%	0.0%
5 Unit Housing Scheme	- 4 - 5	13.9% 20.6%	6.4% 13.8%	1.0% 9.2%	1.0% 9.2%	0.0% 5.4%	0.0%
	6	26.0%	19.7%	15.6%	15.6%	12.1%	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%
5 Unit Flatted Scheme	3	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
o onit riatted ocheme	<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%	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	3 4	4.4% 13.0%	0.0% 6.2%	0.0%	0.0%	0.0% 0.0%	0.0%
·	5	19.8%	13.5%	8.6%	7.6%	5.5%	0.0%
	6 7	25.1% 29.4%	19.4% 24.3%	14.9% 20.1%	14.0%	11.9% 17.4%	5.9% 11.6%
	1	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	3	0.0% 0.1%	0.0%	0.0%	0.0%	0.0%	0.0%
5 Unit Mixed Scheme	4	9.5%	1.9%	0.0%	0.0%	0.0%	0.0%
	5 6	16.6% 22.2%	9.8% 16.0%	5.0% 11.5%	3.7% 10.5%	0.8% 7.9%	0.0% 2.2%
	7	26.8%	21.1%	17.0%	16.0%	13.7%	8.4%
	1 2	0.0%	0.0% 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%
Unit Flatted Scheme	4	4.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	5 6	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% 0.0%	17.1% 0.0%	12.5% 0.0%	11.5% 0.0%	9.1% 0.0%	2.2% 0.0%
	2	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Unit Mixed Scheme	3	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
C.At mixed Schellie	- 4 5	8.1% 15.1%	1.0% 8.7%	0.0% 4.2%	0.0% 1.7%	0.0%	0.0%
				10.7%		6.3%	1.3%
	6	20.6%	14.8%		8.3%		
		20.6% 25.1% 0.0%	14.8% 19.7% 0.0%	16.0%	13.8% 0.0%	12.0% 0.0%	7.3%
	6 7 1 2	25.1% 0.0% 0.0%	19.7% 0.0% 0.0%	16.0% 0.0% 0.0%	13.8% 0.0% 0.0%	12.0% 0.0% 0.0%	7.3% 0.0% 0.0%
Unit Housing Scheme	6 7 1	25.1% 0.0%	19.7% 0.0%	16.0% 0.0%	13.8% 0.0%	12.0% 0.0%	7.3% 0.0%
Unit Housing Scheme	6 7 1 2 3 4 5	25.1% 0.0% 0.0% 2.6% 11.1%	19.7% 0.0% 0.0% 0.0% 4.3% 11.6%	16.0% 0.0% 0.0% 0.0% 0.0% 0.3% 8.0%	13.8% 0.0% 0.0% 0.0% 0.0% 5.2%	12.0% 0.0% 0.0% 0.0% 0.0% 0.0%	7.3% 0.0% 0.0% 0.0% 0.0% 0.0%
Unit Housing Scheme	6 7 1 2 3	25.1% 0.0% 0.0% 2.6% 11.1%	19.7% 0.0% 0.0% 0.0% 4.3%	16.0% 0.0% 0.0% 0.0% 0.3%	13.8% 0.0% 0.0% 0.0% 0.0%	12.0% 0.0% 0.0% 0.0% 0.0%	7.3% 0.0% 0.0% 0.0% 0.0%
Unit Housing Scheme	6 7 1 2 3 4 5 6 7	25.1% 0.0% 0.0% 2.6% 11.1% 17.8% 23.0% 27.3% 0.0%	19.7% 0.0% 0.0% 0.0% 4.3% 11.6% 17.4% 22.2% 0.0%	16.0% 0.0% 0.0% 0.0% 0.3% 8.0% 14.1% 19.2% 0.0%	13.8% 0.0% 0.0% 0.0% 0.0% 5.2% 11.5% 16.8% 0.0%	12.0% 0.0% 0.0% 0.0% 0.0% 1.0% 0.0% 1.5.4% 0.0%	7.3% 0.0% 0.0% 0.0% 0.0% 0.0% 5.6% 11.3%
Unit Housing Scheme	6 7 1 2 3 4 5 6 7 1	25.1% 0.0% 0.0% 2.6% 11.1% 17.8% 23.0% 27.3% 0.0%	19.7% 0.0% 0.0% 0.0% 4.3% 11.6% 17.4% 22.2% 0.0% 0.0%	16.0% 0.0% 0.0% 0.0% 0.3% 8.0% 14.1% 19.2% 0.0%	13.8% 0.0% 0.0% 0.0% 0.0% 5.2% 11.5% 16.8% 0.0% 0.0%	12.0% 0.0% 0.0% 0.0% 0.0% 0.0% 15.4% 0.0% 0.0%	7.3% 0.0% 0.0% 0.0% 0.0% 0.0% 5.6% 11.3% 0.0%
	6 7 1 2 3 4 5 6 7	25.1% 0.0% 0.0% 2.6% 11.1% 17.8% 23.0% 27.3% 0.0%	19.7% 0.0% 0.0% 0.0% 4.3% 11.6% 17.4% 22.2% 0.0%	16.0% 0.0% 0.0% 0.0% 0.3% 8.0% 14.1% 19.2% 0.0%	13.8% 0.0% 0.0% 0.0% 0.0% 5.2% 11.5% 16.8% 0.0%	12.0% 0.0% 0.0% 0.0% 0.0% 1.0% 0.0% 1.5.4% 0.0%	7.3% 0.0% 0.0% 0.0% 0.0% 0.0% 5.6% 11.3% 0.0% 0.0% 0.0%
	6 7 1 1 2 3 4 5 6 7 1 1 2 3 4 4 5 5	25.1% 0.0% 0.09% 2.6% 11.1% 23.0% 27.3% 0.0% 0.0% 0.0% 10.3%	19.7% 0.0% 0.0% 0.0% 4.3% 11.6% 17.4% 22.2% 0.0% 0.0% 0.0% 0.0% 3.7%	16.0% 0.0% 0.0% 0.09% 0.09% 0.3% 14.1% 19.2% 0.0% 0.0% 0.0% 0.0%	13.8% 0.0% 0.09% 0.09% 0.09% 1.52% 11.5% 16.8% 0.09% 0.09% 0.09% 0.09%	12.0% 0.0% 0.0% 0.0% 0.0% 0.0% 1.0% 15.4% 0.0% 0.0% 0.0% 0.0% 0.0% 0.0%	7.3% 0.0% 0.0% 0.0% 0.0% 0.0% 0.0% 0.0% 0
	6 7 1 2 3 4 5 6 7 1 1 2 3 4	25.1% 0.0% 0.0% 2.6% 11.1% 17.8% 23.0% 27.3% 0.0% 0.0% 0.0% 2.8%	19.7% 0.0% 0.0% 0.0% 4.3% 11.6% 22.2% 0.0% 0.0% 0.0%	16.0% 0.0% 0.0% 0.0% 0.0% 0.3% 8.0% 14.1% 19.2% 0.0% 0.0% 0.0%	13.8% 0.0% 0.0% 0.0% 0.0% 5.2% 11.5% 16.8% 0.0% 0.0% 0.0%	12.0% 0.0% 0.0% 0.0% 0.0% 0.0% 1.0% 0.0% 0	7.3% 0.0% 0.0% 0.0% 0.0% 0.0% 5.6% 11.3% 0.0% 0.0% 0.0% 0.0%
D Unit Housing Scheme D Unit Flatted Scheme	6 7 1 2 3 4 5 6 7 1 1 2 3 3 4 5 6 6 7 7	25.1% 0.0% 0.0% 2.6% 11.1% 17.8% 23.0% 27.3% 0.0% 0.0% 0.0% 16.4% 11.3% 16.4%	19.7% 0.0% 0.0% 0.0% 0.0% 4.3% 11.6% 17.4% 22.2% 0.0% 0.0% 0.0% 10.0% 10.2% 10.2%	16.0% 0.0% 0.0% 0.0% 0.0% 0.0% 0.0% 8.0% 14.1% 19.2% 0.0% 0.0% 0.0% 6.6% 12.3%	13.8% 0.0% 0.0% 0.0% 0.0% 0.0% 5.2% 11.5% 16.8% 0.0% 0.0% 0.0% 10.0% 0.0% 0.0% 0.0% 0.	12.0% 0.0% 0.0% 0.0% 0.0% 0.0% 3.5% 10.0% 15.4% 0.0% 0.0% 0.0% 0.0% 0.0% 0.0% 0.0% 0	7.3% 0.0% 0.0% 0.0% 0.0% 0.0% 0.0% 11.3% 0.0% 0.0% 0.0% 0.0% 0.0% 0.0% 0.0% 0
	6 7 1 2 3 4 4 5 6 6 7 1 1 2 2 3 4 4 5 6 6 7 7 1 1 2 2 3 4 4 5 6 6 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7	25.1% 0.0% 0.0% 2.6% 11.1% 17.8% 23.0% 27.3% 0.0% 0.0% 10.3% 10.3% 11.3% 10.3%	19.7% 0.0% 0.0% 0.0% 0.0% 4.3% 11.6% 17.4% 22.2% 0.0% 0.0% 0.0% 0.0% 10.2% 15.6% 0.0%	16.0% 0.0% 0.0% 0.0% 0.0% 0.0% 0.3% 8.0% 14.1% 19.2% 0.0% 0.0% 0.0% 0.0% 0.0% 0.0% 0.0% 0	13.8% 0.0% 0.0% 0.0% 0.0% 0.0% 0.0% 5.2% 11.5% 16.8% 0.0% 0.0% 0.0% 1.0% 0.0% 0.0% 0.0% 0.0	12.0% 0.0% 0.0% 0.0% 0.0% 0.0% 10.0% 10.0% 15.4% 0.0% 0.0% 0.0% 0.0% 0.0% 0.0% 0.0% 0	7.3% 0.0% 0.0% 0.0% 0.0% 0.0% 11.3% 0.0% 0.0% 0.0% 0.0% 0.0% 0.0% 0.0% 0
	6 7 7 1 2 2 3 4 4 5 5 6 6 7 7 1 1 2 2 3 3 4 4 5 5 6 6 7 7 1 1 2 2 3 3 4 4 5 5 6 6 7 7 1 1 2 2 3 3 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4	25.1% 0.0% 0.0% 0.0% 2.6% 11.1% 17.8% 23.0% 27.3% 0.0% 0.0% 0.0% 1.0.3% 16.4% 21.3% 0.0% 1.5% 9.9%	19.7% 0.0% 0.0% 0.0% 0.0% 4.3% 11.6% 17.4% 22.2% 0.0% 0.0% 0.0% 0.0% 0.0% 3.7% 0.0% 0.0% 3.2%	16.0% 0.0% 0.0% 0.0% 0.0% 0.0% 0.0% 0.0%	13.8% 0.0% 0.0% 0.0% 0.0% 0.0% 5.2% 11.5% 16.8% 0.0% 0.0% 0.0% 0.0% 0.0% 0.0% 0.0% 0	12.0% 10.0%	7.3% 0.0% 0.0% 0.0% 0.0% 5.6% 0.0% 0.0% 0.0% 0.0% 0.0% 0.0% 0.0% 0
Unit Flatted Scheme	6 7 1 2 3 4 5 6 7 7 1 1 2 2 3 4 4 5 5 6 6 7 7 7	25.1% 0.0% 0.0% 2.6% 11.1% 17.8% 27.3% 0.0% 2.0% 27.3% 0.0% 0.0% 0.0% 10.3% 16.4% 21.3% 0.0% 15.5% 9.9%	19.7% 0.0% 0.0% 0.0% 0.0% 4.3% 11.6% 22.2% 0.0% 0.0% 0.0% 0.0% 0.0% 0.0% 0.	16.0% 0.0% 0.0% 0.0% 0.0% 0.0% 0.3% 8.0% 14.1% 19.2% 0.0% 0.0% 0.0% 0.0% 0.0% 0.0% 0.0% 0	13.8% 0.0% 0.0% 0.0% 0.0% 0.0% 5.2% 16.8% 0.0% 0.0% 0.0% 0.0% 0.0% 0.0% 0.0% 0	12.0% 0.0% 0.0% 0.0% 0.0% 0.0% 3.5% 10.0% 15.4% 0.0% 0.0% 0.0% 0.0% 0.0% 0.0% 0.0% 0	7.3% 0.0% 0.0% 0.0% 0.0% 0.0% 5.5% 11.3% 0.0% 0.0% 0.0% 0.0% 0.0% 0.0% 0.0% 0
Unit Flatted Scheme	6 7 1 2 3 4 5 6 7 7 1 2 2 3 4 5 6 6 7 7 1 2 2 3 4 5 6 7 7 1 2 2 3 4 5 6 6 7 7 1 1 2 2 3 3 4 5 6 6 7 7 7 7 7 7 7 7 7 7 8 7 8 7 7 7 7 7	25.1% 0.0% 0.0% 2.6% 11.1% 17.8% 23.0% 27.3% 0.0% 0.0% 0.0% 10.3% 10.3% 10.3% 10.3% 10.3% 10.3% 10.3% 10.3% 10.4% 11.5% 11.5% 11.5% 11.5% 11.5% 11.5% 11.5% 11.5%	19.7% 0.0% 0.0% 0.0% 0.0% 4.3% 11.6% 22.2% 0.0% 0.0% 0.0% 0.0% 0.0% 0.0% 0.	16.0% 0.0% 0.0% 0.0% 0.0% 0.0% 0.3% 8.0% 14.1% 19.2% 0.0% 0.0% 0.0% 0.0% 0.0% 0.0% 0.0% 0	13.8% 0.0% 0.0% 0.0% 0.0% 0.0% 5.2% 11.5% 16.8% 0.0% 0.0% 0.0% 0.0% 0.0% 0.0% 0.0% 1.00% 1	12.0% 0.0% 0.0% 0.0% 0.0% 0.0% 1.0% 10.0% 15.4% 0.0% 0.0% 0.0% 0.0% 0.0% 0.0% 0.0% 0	7.3% 0.0% 0.0% 0.0% 0.0% 0.0% 0.0% 11.3% 0.0% 0.0% 0.0% 0.0% 0.0% 0.0% 0.0% 0
Unit Flatted Scheme	6 7 7 1 1 2 2 3 3 4 4 5 5 6 6 7 7 1 1 2 2 3 3 4 4 5 5 6 6 7 7 1 1 2 2 3 3 4 4 5 5 6 6 7 7 1 1 2 2 3 3 4 4 5 5 6 6 7 7 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	25.1% 25.1% 0.0% 0.0% 0.0% 2.6% 11.1% 17.8% 23.0% 27.3% 0.0% 0.0% 0.0% 0.0% 16.4% 21.3% 0.0% 16.4% 21.3% 0.0% 0.0% 0.0% 0.0% 0.0% 0.0% 0.0% 0	19.7% 0.0% 0.0% 0.0% 0.0% 0.0% 1.6% 11.6% 17.4% 22.2% 0.0% 0.0% 0.0% 0.0% 0.0% 3.7% 10.2% 15.6% 0.0% 0.0% 0.0% 0.0% 0.0% 0.0% 0.0% 0	16.0% 0.0% 0.0% 0.0% 0.0% 0.0% 0.0% 0.0%	13.8% 0.0% 0.0% 0.0% 0.0% 0.0% 5.2% 11.5% 16.8% 0.0% 0.0% 0.0% 0.0% 0.0% 0.0% 1.1% 10.0% 1.1% 10.0% 1.1% 10.0% 0.0%	12.0% 0.0% 0.0% 0.0% 0.0% 0.0% 0.0% 10.0% 10.0% 10.0% 0.0%	7.3% 0.0% 0.0% 0.0% 0.0% 0.0% 0.0% 0.0% 0
Unit Flatted Scheme O Unit Housing Scheme	6 7 1 2 3 4 5 6 7 7 1 2 2 3 4 5 6 6 7 7 1 2 2 3 4 5 6 7 7 1 2 2 3 4 5 6 6 7 7 1 1 2 2 3 3 4 5 6 6 7 7 7 7 7 7 7 7 7 7 8 7 8 7 7 7 7 7	25.1% 0.0% 0.0% 2.6% 11.1% 17.8% 23.0% 27.3% 0.0% 0.0% 0.0% 10.3% 10.3% 10.3% 10.3% 10.3% 10.3% 10.3% 10.3% 10.4% 11.5% 11.5% 11.5% 11.5% 11.5% 11.5% 11.5% 11.5%	19.7% 0.0% 0.0% 0.0% 0.0% 4.3% 11.6% 22.2% 0.0% 0.0% 0.0% 0.0% 0.0% 0.0% 0.	16.0% 0.0% 0.0% 0.0% 0.0% 0.0% 0.3% 8.0% 14.1% 19.2% 0.0% 0.0% 0.0% 0.0% 0.0% 0.0% 0.0% 0	13.8% 0.0% 0.0% 0.0% 0.0% 0.0% 5.2% 11.5% 16.8% 0.0% 0.0% 0.0% 0.0% 0.0% 0.0% 0.0% 1.00% 1	12.0% 0.0% 0.0% 0.0% 0.0% 0.0% 1.0% 10.0% 15.4% 0.0% 0.0% 0.0% 0.0% 0.0% 0.0% 0.0% 0	7.3% 0.0% 0.0% 0.0% 0.0% 0.0% 0.0% 11.3% 0.0% 0.0% 0.0% 0.0% 0.0% 0.0% 0.0% 0
Unit Flatted Scheme	6 7 7 1 2 3 4 5 6 7 7 1 2 2 3 4 4 5 6 6 7 7 1 2 2 3 3 4 4 5 6 6 7 7 1 1 2 2 3 3 4 4 5 6 6 7 7 1 1 2 2 3 3 4 4 5 6 6 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7	25.1% 0.0% 0.0% 0.0% 2.6% 11.1% 17.8% 23.0% 27.3% 0.0% 0.0% 0.0% 10.3% 16.3% 21.3% 0.0% 16.3% 21.3% 0.0% 0.0% 0.0% 0.0% 0.0% 0.0% 0.0% 0	19.7% 0.0% 0.0% 0.0% 0.0% 1.6% 11.6% 17.4% 22.2% 0.0% 0.0% 0.0% 0.0% 0.0% 3.7% 0.0% 0.0% 15.6% 0.0% 0.0% 0.0% 0.0% 0.0% 0.0% 0.0% 0	16.0% 0.0% 0.0% 0.0% 0.0% 0.0% 0.0% 8.0% 14.1% 19.2% 0.0% 0.0% 0.0% 0.0% 0.0% 12.3% 0.0% 12.3% 0.0% 12.3% 0.0% 12.3% 0.0% 12.3% 0.0% 12.3% 0.0% 0.0% 0.0% 0.0% 0.0% 0.0% 0.0% 0	13.8% 0.0% 0.0% 0.0% 0.0% 0.0% 5.2% 11.5% 16.8% 0.0% 0.0% 0.0% 0.0% 0.0% 0.0% 1.0.0% 0.0%	12.0% 0.0% 0.0% 0.0% 0.0% 0.0% 0.0% 10.0% 15.4% 0.0% 0.0% 0.0% 0.0% 0.0% 0.0% 0.0% 0	7.3% 0.0% 0.0% 0.0% 0.0% 11.3% 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

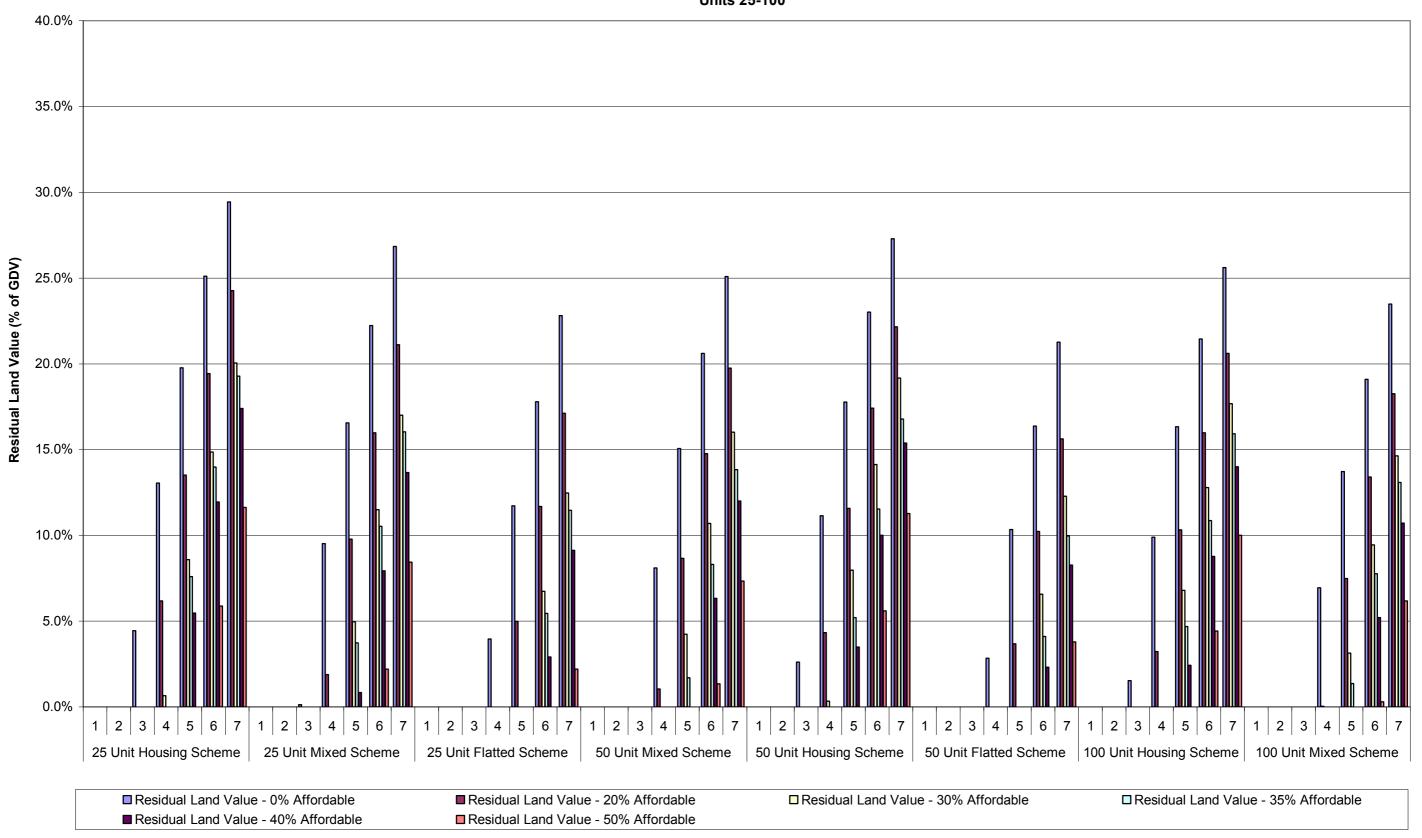


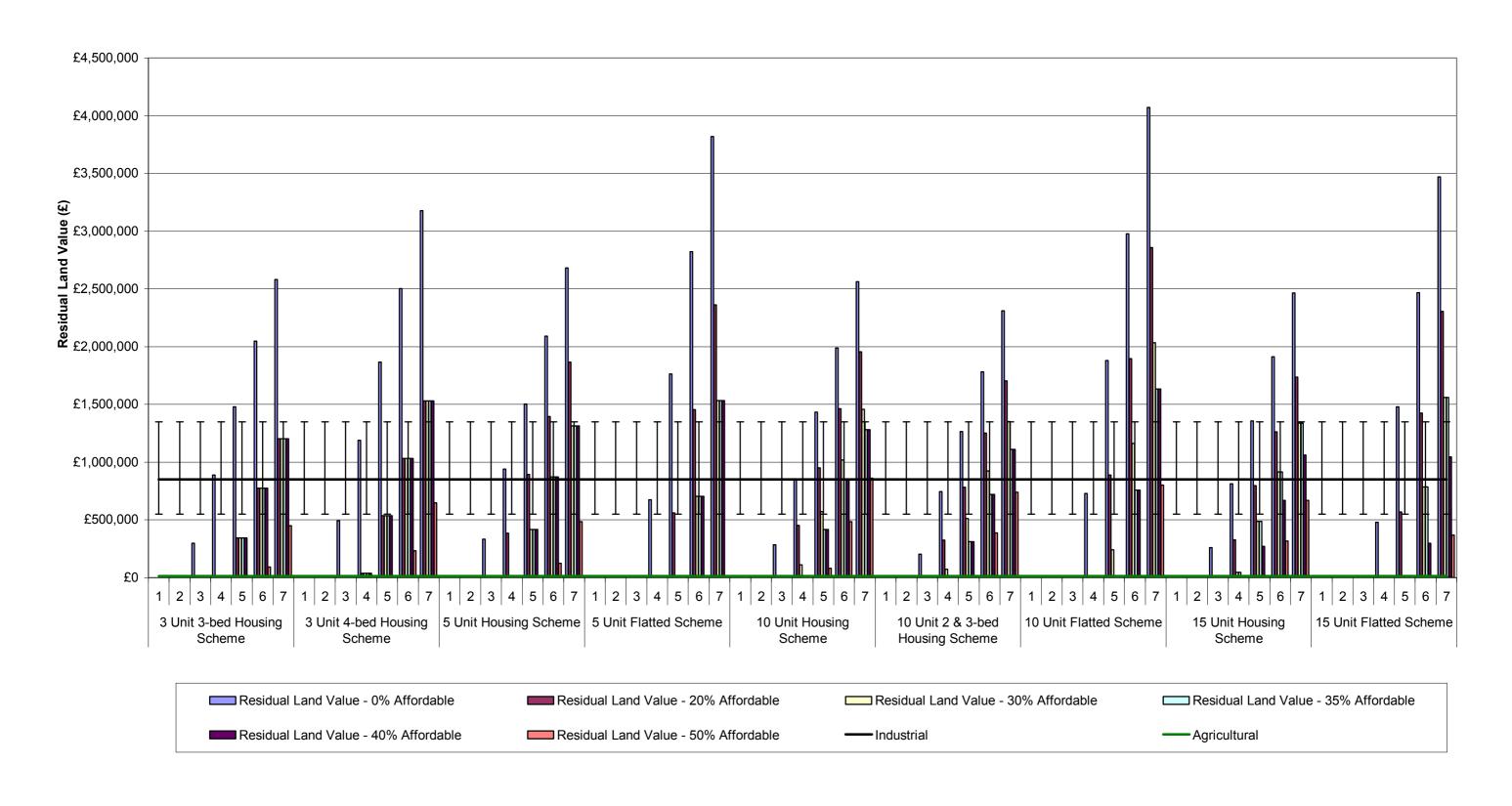
Table 41b: Summary of Residual Land Value (£ per Ha) Appraisals for All Value Points - 60% General Needs Rent/40% Intermediate Tenure Mix Planning Infrastructure Level - £20,000

			inning iniras		•			
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
Halt O had Harrian	3	0.10 0.10	£0 £297,343	£0	£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
	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
5 Unit Flatted Scheme	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 £0	£369,301 £0
	3	0.83 0.83	£0 £226,561	£0	£0	£0	£0	£0
5 Unit Housing Scheme	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
O C.M I IALLOU 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 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 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
00 Unit Housing Scheme			CO 007 700	£1,328,200	£992,229	£810,425	£628,620	£292,649
00 Unit Housing Scheme	6	2.50	£2,027,780 £2,670,631					£725 274
00 Unit Housing Scheme	6 7 1	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
00 Unit Housing Scheme	6 7 1 2	2.50 2.00 2.00	£2,670,631 £0 £0	£1,886,287 £0 £0	£1,509,615 £0 £0	£1,305,779 £0 £0	£1,101,943 £0 £0	£0
	6 7 1 2 3 4	2.50 2.00 2.00 2.00 2.00	£2,670,631 £0 £0 £0 £591,817	£1,886,287 £0 £0 £0 £2,756	£1,509,615 £0 £0 £0 £0	£1,305,779 £0 £0 £0	£1,101,943 £0 £0 £0	£0 £0 £0
00 Unit Housing Scheme 00 Unit Mixed Scheme	6 7 1 2 3	2.50 2.00 2.00 2.00	£2,670,631 £0 £0	£1,886,287 £0 £0	£1,509,615 £0 £0	£1,305,779 £0 £0 £0	£1,101,943 £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

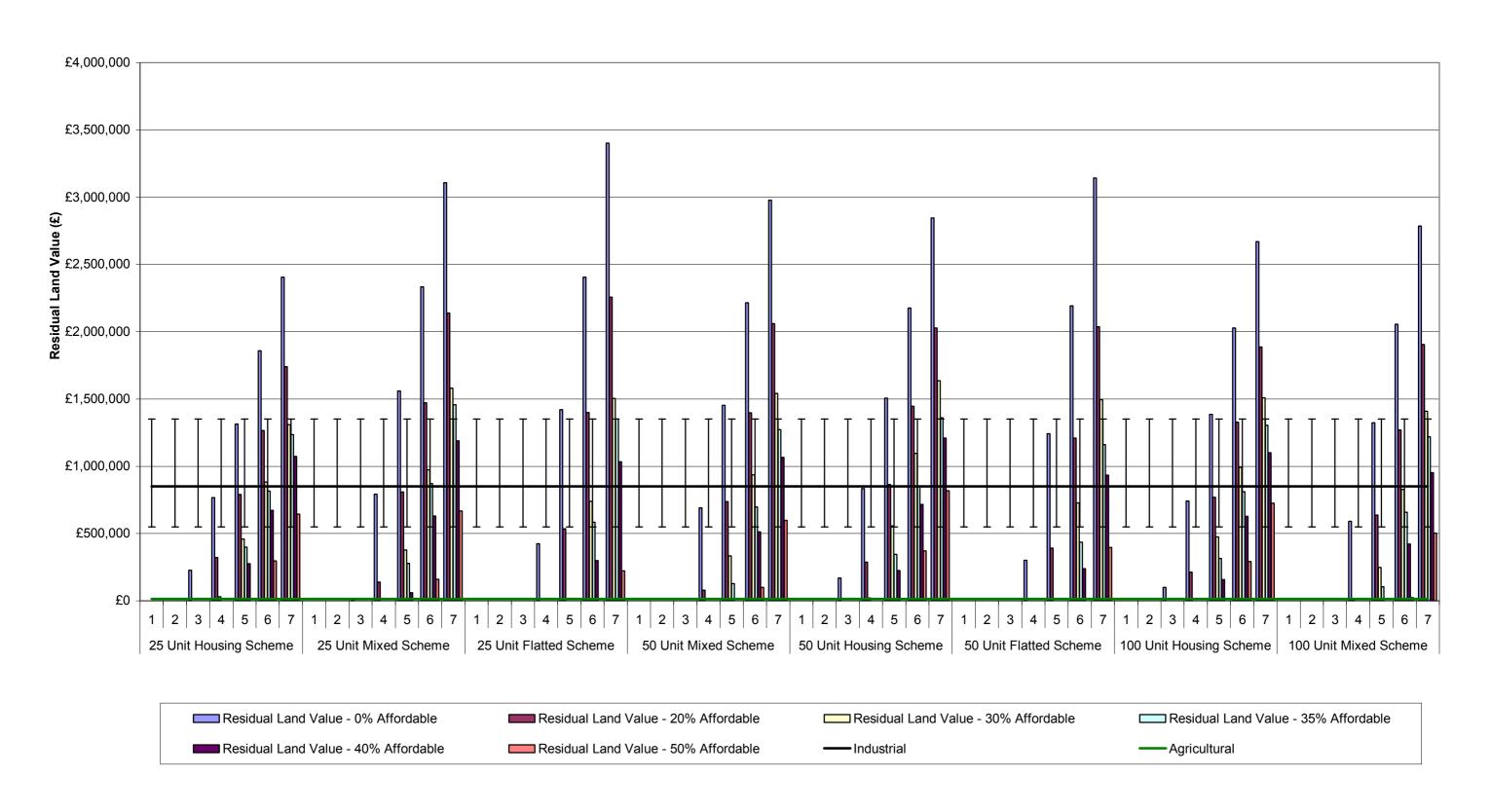


Table 42: Summary Table Showing Results of Residual Land Value Appraisals and Reduction in Land Residual - Value Point 1 60% General Needs Rent/40% Intermediate Tenure Mix Planning Infrastructure Level - £20,000

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 Flatted Scheme	30% Affordable Housing	£380,804	£458,998	£48,174	£133,369	£0	0.0%
		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%
ont 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%
>		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 & 3-bed	30% Affordable Housing	£951,900	£993,750	£128,304	£273,748	£0	0.0%
	Housing Scheme	35% Affordable Housing	£899,800	£993,750	£114,468	£272,967	£0	0.0%
	Scheine	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	£195,828	£415,781	£0	0.0%
	Housing Scheme	35% Affordable Housing	£1,478,800	£1,570,740	£195,828	£415,781	£0	0.0%
		40% Affordable Housing	£1,412,800	£1,570,740	£181,158	£414,791	£0	0.0%
		50% Affordable Housing	£1,302,700	£1,570,740	£154,392	£413,140	£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	30% Affordable Housing	£1,089,604	£1,270,445	£143,370	£393,470	£0	0.0%
	Flatted Scheme	35% Affordable Housing	£1,089,604	£1,270,445	£143,370	£393,470	£0	0.0%
		40% Affordable Housing	£1,040,804	£1,270,445	£132,000	£392,738	£0	0.0%
		50% Affordable Housing	£969,408	£1,270,445	£112,974	£391,667	£0	0.0%
		50 /e Anti-readile Housing	L008,400	£1,£70,440	L112,974	L381,001	20	0.076

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 Scheme	30% Affordable Housing	£455,762	£458,998	£58,099	£134,493	£0	0.0%
		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%
2	10 Unit Housing Scheme	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	03	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		
	Contente	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%
		20% Affordable Housing	£2,355,962	£2,124,512	£330,772	£685,343	£0	0.0%
	25 Unit	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	50 Unit	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%
		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%

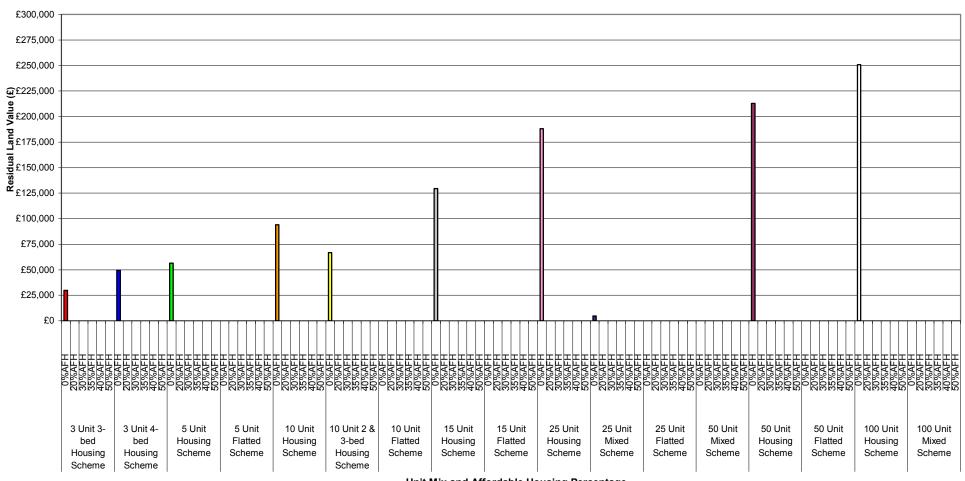
Table 44: Summary Table Showing Results of Residual Land Value Appraisals and Reduction in Land Residual - Value Point 3 60% General Needs Rent/40% Intermediate Tenure Mix Planning Infrastructure Level - £20,000

		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 Flatted	30% Affordable Housing	£530,720	£458,998	£68,023	£135,618	£0	0.0%	
	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 Housing	30% Affordable Housing	£1,427,000	£1,068,143	£194,520	£284,955	£0	0.0%	
Value	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%	
		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 Flatted	30% Affordable Housing	£1,117,720	£917,995	£151,483	£272,080	£0	0.0%	
	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 Housing	30% Affordable Housing	£2,065,000	£1,570,740	£276,900	£424,574	£0	0.0%	
	Scheme	35% Affordable Housing	£2,065,000	£1,570,740	£276,900	£424,574	£0	0.0%	
		40% Affordable Housing	£1,956,000	£1,570,740	£255,060	£422,939	£0	0.0%	
		50% Affordable Housing	£1,784,000	£1,570,740	£215,940	£420,359	£0	0.0%	
		0% Affordable Housing	£1,840,000	£1,270,445	£276,000	£404,726	£0	0.0%	
		20% Affordable Housing	£1,642,720	£1,270,445	£231,043	£401,767	£0	0.0%	
	15 Unit	30% Affordable Housing	£1,517,720	£1,270,445	£202,483	£399,892	£0	0.0%	
	Flatted Scheme	35% Affordable Housing	£1,517,720	£1,270,445	£202,483	£399,892	£0	0.0%	
		40% Affordable Housing	£1,434,720	£1,270,445	£185,443	£398,647	£0	0.0%	
		50% Affordable Housing	£1,320,440	£1,270,445	£157,526	£396,933	£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

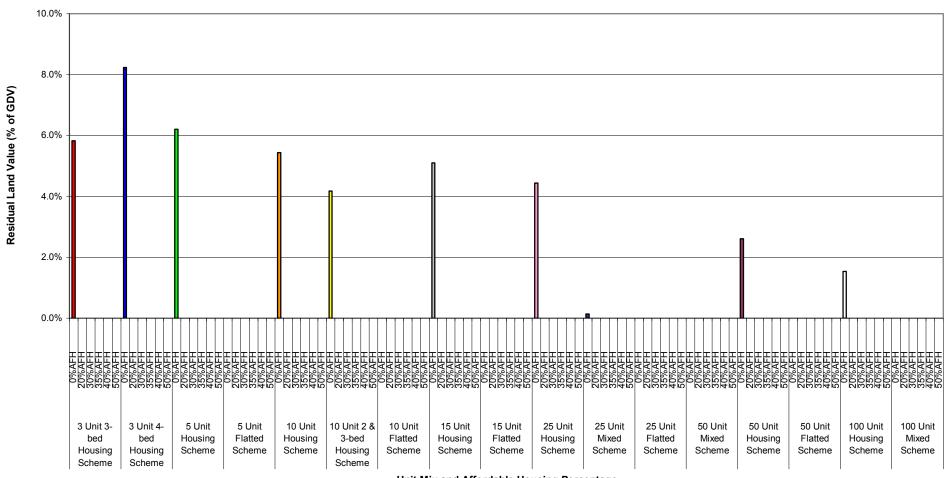


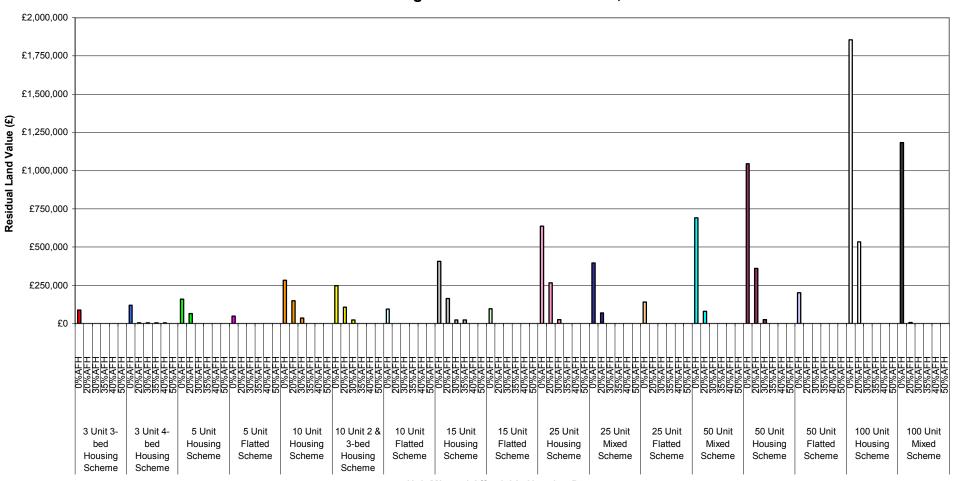
Table 45: Summary Table Showing Results of Residual Land Value Appraisals and Reduction in Land Residual - Value Point 4 60% General Needs Rent/40% Intermediate Tenure Mix Planning Infrastructure Level - £20,000

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%
	5 Unit Flatted Scheme	20% Affordable Housing	£670,400	£458,998	£95,700	£137,713	£0	0.0%
		30% Affordable Housing	£605,678	£458,998	£77,948	£136,742	£0	0.0%
		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 Scheme	30% Affordable Housing	£1,628,550	£1,068,143	£222,948	£300,906	£36,554	2.2%
/alue		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	50 Unit	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%
		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

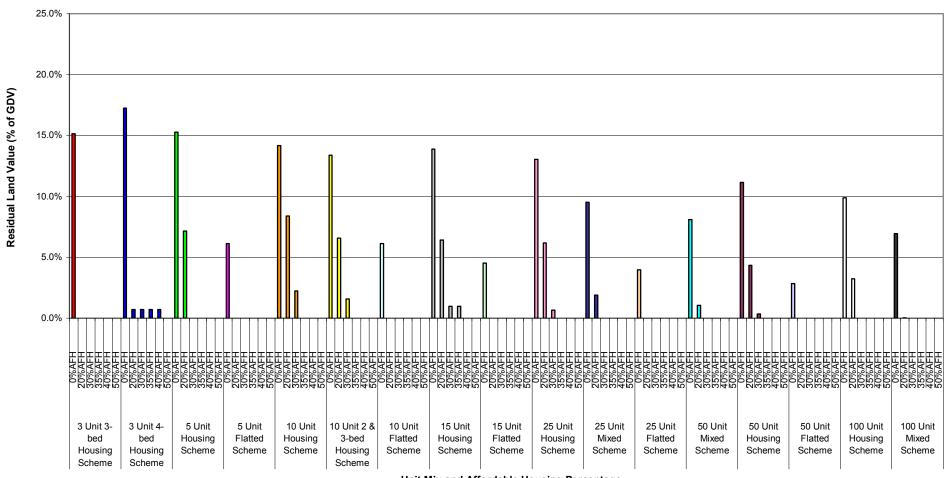


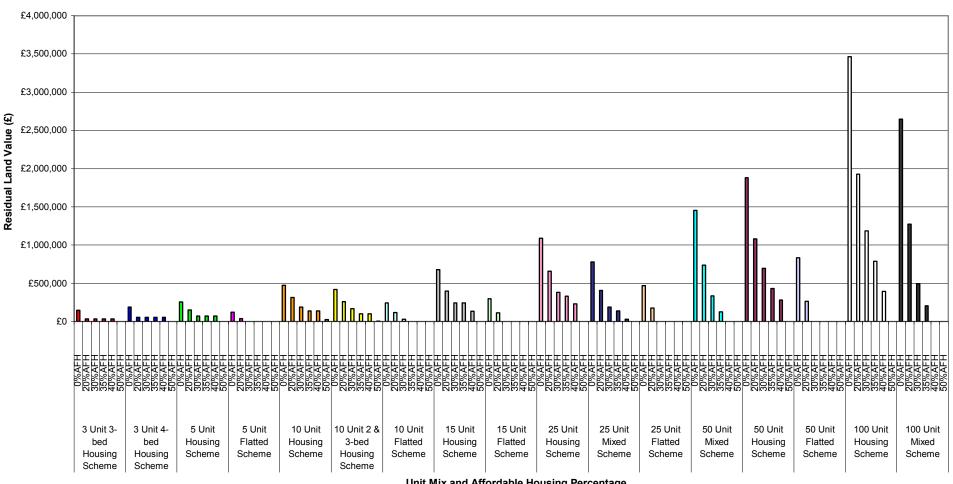
Table 46: Summary Table Showing Results of Residual Land Value Appraisals and Reduction in Land Residual - Value Point 5 60% General Needs Rent/40% Intermediate Tenure Mix Planning Infrastructure Level - £20,000

		Planning infrastructure Level - £20,000								
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	£663,000	£315,293	£99,450	£100,350	£147,908	22.3%		
		20% Affordable Housing	£509,000	£315,293	£70,320	£88,848	£34,540	6.8%		
	3 Unit 3-bed	30% Affordable Housing	£509,000	£315,293	£70,320	£88,848	£34,540	6.8%		
	Housing Scheme	35% Affordable Housing	£509,000	£315,293	£70,320	£88,848	£34,540	6.8%		
		40% Affordable Housing	£509,000	£315,293	£70,320	£88,848	£34,540	6.8%		
		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	£186,572	23.9%		
		20% Affordable Housing	£597,000	£366,795	£82,620	£94,063	£53,522	9.0%		
	3 Unit 4-bed Housing	30% Affordable Housing	£597,000	£366,795	£82,620	£94,063	£53,522	9.0%		
	Scheme	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%		
		50% Affordable Housing	£487,800	£366,795	£52,668	£85,377	£0	0.0%		
		0% Affordable Housing	£1,183,000	£559,823	£177,450	£182,376	£255,451	21.6%		
		20% Affordable Housing	£1,029,000	£559,823	£148,320	£168,730	£152,128	14.8%		
	5 Unit Housing	30% Affordable Housing	£907,180	£559,823	£117,611	£158,644	£71,103	7.8%		
	Scheme	35% Affordable Housing	£907,180	£559,823	£117,611	£158,644	£71,103	7.8%		
		40% Affordable Housing	£907,180	£559,823	£117,611	£158,644	£71,103	7.8%		
		50% Affordable Housing	£753,180	£559,823	£88,481	£144,486	£0	0.0%		
		0% Affordable Housing	£871,000	£458,998	£130,650	£157,905	£123,447	14.2%		
		20% Affordable Housing	£753,800	£458,998	£107,940	£147,570	£39,293	5.2%		
	5 Unit	30% Affordable Housing	£680,636	£458,998	£87,872	£137,866	£0	0.0%		
	Flatted Scheme	35% Affordable Housing	£680,636	£458,998	£87,872	£137,866	£0	0.0%		
		40% Affordable Housing	£680,636	£458,998	£87,872	£137,866	£0	0.0%		
	-	50% Affordable Housing	£563,436	£458,998	£65,162	£136,108	£0	0.0%		
		0% Affordable Housing	£2,249,000	£1,068,143	£337,350	£356,161	£472,726	21.0%		
		20% Affordable Housing	£2,013,100	£1,068,143	£285,756	£335,902	£313,601	15.6%		
Value Point 5	10 Unit Housing Scheme	30% Affordable Housing	£1,830,100	£1,068,143	£251,376	£319,663	£189,009	10.3%		
alue P		35% Affordable Housing	£1,748,200	£1,068,143	£228,912	£313,050	£138,095	7.9%		
>		40% Affordable Housing	£1,748,200	£1,068,143	£228,912	£313,050	£138,095	7.9%		
		50% Affordable Housing	£1,594,200	£1,068,143	£199,782	£299,404	£26,872	1.7%		
		0% Affordable Housing	£2,080,000	£993,750	£312,000	£343,751	£417,584	20.1%		
	-	20% Affordable Housing	£1,844,100	£993,750	£260,406	£323,491	£258,459	14.0%		
	10 Unit 2 & 3-bed	30% Affordable Housing	£1,709,100	£993,750	£234,756	£311,539	£169,055	9.9%		
	Housing Scheme	35% Affordable Housing	£1,608,200	£993,750	£208,812	£303,232	£102,406	6.4%		
		40% Affordable Housing	£1,608,200	£993,750	£208,812	£303,232	£102,406	6.4%		
		50% Affordable Housing	£1,473,200	£993,750	£183,162	£291,279	£5,009	0.3%		
		0% Affordable Housing	£1,742,000	£917,995	£261,300	£315,811	£244,426	14.0%		
		20% Affordable Housing	£1,551,636	£917,995	£218,522	£299,567	£115,551	7.4%		
	10 Unit	30% Affordable Housing	£1,434,436	£917,995	£195,812	£289,232	£31,397	2.2%		
	Flatted Scheme	35% Affordable Housing	£1,361,272	£917,995	£175,744	£275,733	£0	0.0%		
		40% Affordable Housing	£1,361,272	£917,995	£175,744	£275,733	£0	0.0%		
		50% Affordable Housing	£1,244,072	£917,995	£153,034	£273,975	£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	£492,493	£398,225	13.8%		
	15 Unit	30% Affordable Housing	£2,647,200	£1,570,740	£357,732	£472,234	£244,029	9.2%		
	Housing Scheme	35% Affordable Housing	£2,647,200	£1,570,740	£357,732	£472,234	£244,029	9.2%		
		40% Affordable Housing	£2,493,200	£1,570,740	£328,602	£458,587	£135,271	5.4%		
		50% Affordable Housing	£2,257,300	£1,570,740	£277,008	£427,459	£0	0.0%		
		0% Affordable Housing	£2,392,000	£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	30% Affordable Housing	£1,945,836	£1,270,445	£261,596	£419,531	£0	0.0%		
	Flatted 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%		
		50% Affordable Housing	£1,671,472	£1,270,445	£202,078	£402,198	£0	0.0%		
		CO TO THIS CALDIE I TOUGHTY	21,071,472	21,270,440	22,070	2.102,100	-20	5.070		

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 E50,000 Co. 17,146,800 E177,140 E50,000 E178,1800 E177,140 E50,000 E178,1800 E177,140 E50,000 E50,400			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 £00			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% E.7% Mixed Scheme 30% Affordable Housing E.7.566.008 E.R.803.452 E.1.077.540 E.1.656.419 E.3.M.647 4.2% 4.2% 4.0% Affordable Housing E.7.566.008 E.R.803.452 E.1.077.540 E.1.656.419 E.3.M.647 4.2% 4.2% 4.0% Affordable Housing E.7.566.008 E.R.803.452 E.1.07.7540 E.1.656.419 E.3.M.647 4.2% 4.0% Affordable Housing E.7.206.044 E.R.803.452 E.9.62.77 E.1.561.154 E.0 0.0% 6.0% Affordable Housing E.9.733.800 E.R.803.452 E.8.83.465 E.1.500.710 E.0 0.0% 6.0% Affordable Housing E.9.733.800 E.8.604.880 E.1.199.250 E.1.802.019 E.1.80		÷	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%	\ \ \	50 Unit							
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		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

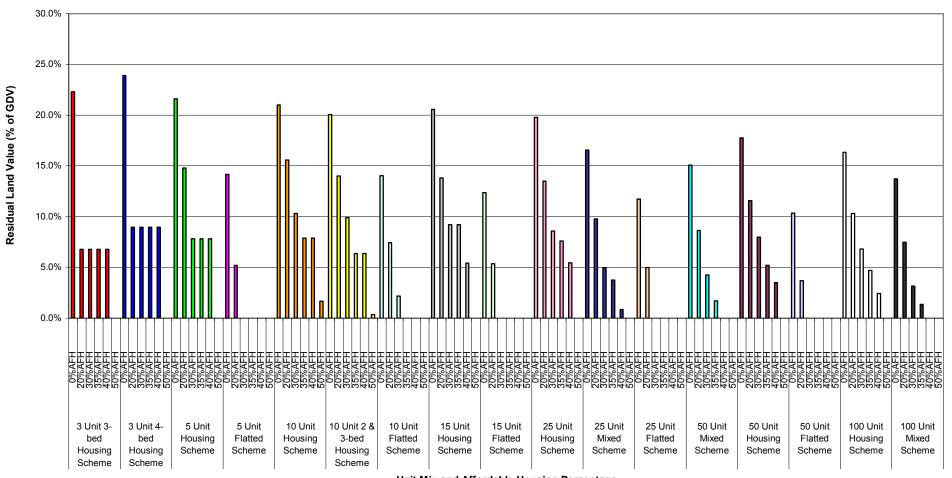


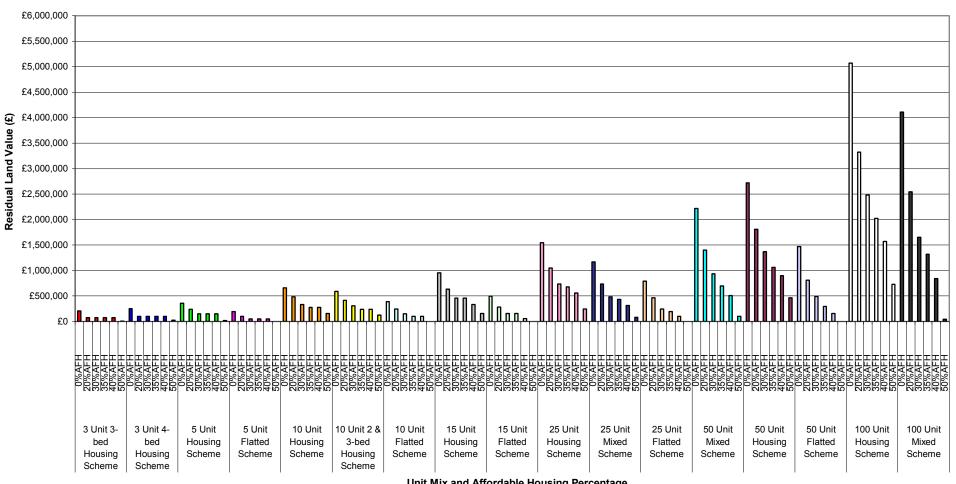
Table 47: Summary Table Showing Results of Residual Land Value Appraisals and Reduction in Land Residual - Value Point 6 60% General Needs Rent/40% Intermediate Tenure Mix Planning Infrastructure Level - £20,000

		Planning Infrastructure Level - £20,000							
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	£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%	
	3 Unit 3-bed Housing	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%	
		40% Affordable Housing	£564,000	£315,293	£78,210	£93,144	£77,353	13.7%	
		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%	
	3 Unit 4-bed Housing	30% Affordable Housing	£661,000	£366,795	£91,860	£99,058	£103,287	15.6%	
	Scheme	35% Affordable Housing	£661,000	£366,795	£91,860	£99,058	£103,287	15.6%	
		40% Affordable Housing	£661,000	£366,795	£91,860	£99,058	£103,287	15.6%	
		50% Affordable Housing	£539,200	£366,795	£58,452	£90,739	£23,214	4.3%	
		0% Affordable Housing	£1,319,500	£559,823	£197,925	£194,967	£355,782	27.0%	
		20% Affordable Housing	£1,144,000	£559,823	£165,210	£179,370	£237,201	20.7%	
	5 Unit Housing	30% Affordable Housing	£1,006,970	£559,823	£130,888	£168,004	£148,255	14.7%	
	Scheme	35% Affordable Housing	£1,006,970	£559,823	£130,888	£168,004	£148,255	14.7%	
		40% Affordable Housing	£1,006,970	£559,823	£130,888	£168,004	£148,255	14.7%	
		50% Affordable Housing	£831,470	£559,823	£98,173	£152,408	£21,067	2.5%	
	5 Unit Flatted Scheme	0% Affordable Housing	£971,500	£458,998	£145,725	£167,175	£197,606	20.3%	
		20% Affordable Housing	£836,200	£458,998	£120,120	£155,187	£101,896	12.2%	
		30% Affordable Housing	£754,594	£458,998	£97,737	£148,598	£49,262	6.5%	
		35% Affordable Housing	£754,594	£458,998	£97,737	£148,598	£49,262	6.5%	
		40% Affordable Housing	£754,594	£458,998	£97,737	£148,598	£49,262	6.5%	
		50% Affordable Housing	£619,294	£458,998	£72,132	£136,946	£0	0.0%	
		0% Affordable Housing	£2,508,500	£1,068,143	£376,275	£380,097	£656,626	26.2%	
ø		20% Affordable Housing	£2,241,650	£1,068,143	£318,504	£357,124	£482,943	21.5%	
Value Point 6	10 Unit Housing	30% Affordable Housing	£2,032,650	£1,068,143	£279,864	£338,521	£335,739	16.5%	
/alue	Scheme	35% Affordable Housing	£1,941,300	£1,068,143	£254,808	£331,145	£278,588	14.4%	
		40% Affordable Housing	£1,941,300	£1,068,143	£254,808	£331,145	£278,588	14.4%	
		50% Affordable Housing	£1,765,800	£1,068,143	£222,093	£315,549	£160,016	9.1%	
		0% Affordable Housing	£2,320,000	£993,750	£348,000	£365,888	£587,868	25.3%	
		20% Affordable Housing	£2,053,150	£993,750	£290,229	£342,915	£413,468	20.1%	
	10 Unit 2 & 3-bed	30% Affordable Housing	£1,898,650	£993,750	£261,384	£329,189	£304,897	16.1%	
	Housing Scheme	35% Affordable Housing	£1,786,300	£993,750	£232,458	£319,943	£237,747	13.3%	
		40% Affordable Housing	£1,786,300	£993,750	£232,458	£319,943	£237,747	13.3%	
		50% Affordable Housing	£1,631,800	£993,750	£203,613	£306,217	£128,220	7.9%	
		0% Affordable Housing	£1,943,000	£917,995	£291,450	£334,350	£387,229	19.9%	
		20% Affordable Housing	£1,726,094	£917,995	£243,462	£315,773	£246,376	14.3%	
	10 Unit Flatted	30% Affordable Housing	£1,590,794	£917,995	£217,857	£303,784	£151,158	9.5%	
	Scheme	35% Affordable Housing	£1,509,188	£917,995	£195,473	£297,195	£98,524	6.5%	
		40% Affordable Housing	£1,509,188	£917,995	£195,473	£297,195	£98,524	6.5%	
		50% Affordable Housing	£1,373,888	£917,995	£169,868	£285,207	£818	0.1%	
		0% Affordable Housing	£3,683,000	£1,570,740	£552,450	£564,133	£955,849	26.0%	
		20% Affordable Housing	£3,207,150	£1,570,740	£456,039	£522,558	£631,501	19.7%	
	15 Unit Housing	30% Affordable Housing	£2,940,300	£1,570,740	£398,268	£499,586	£457,555	15.6%	
	Housing Scheme	35% Affordable Housing	£2,940,300	£1,570,740	£398,268	£499,586	£457,555	15.6%	
		40% Affordable Housing	£2,764,800	£1,570,740	£365,553	£483,989	£334,183	12.1%	
		50% Affordable Housing	£2,497,950	£1,570,740	£307,782	£461,017	£158,411	6.3%	
	15 Unit Flatted	0% Affordable Housing	£2,668,000	£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%	
		30% Affordable Housing	£2,157,894	£1,270,445	£291,033	£439,310	£157,107	7.3%	
	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%	
		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	F925 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%	
∧al		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	£1,792,000	£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		£7,424,476	£4,270,333		£1,632,480	£488.179	6.6%	
	Flatted Scheme	30% Affordable Housing	,	, .,	£1,013,144 £946.285	,,			
	Scrience	35% Affordable Housing	£7,110,570	£4,270,333		£1,592,632	£292,281	4.1%	
		40% Affordable Housing	£6,893,664	£4,270,333	£898,297	£1,565,357	£159,677	2.3%	
		50% Affordable Housing	£6,383,558	£4,270,333	£789,129	£1,481,795	£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	£20,773,200	£10,109,175	£2,948,112	£4,257,059	£3,320,500	16.0%	
	100 Unit Housing Scheme	30% Affordable Housing	£19,396,800	£10,109,175	£2,659,338	£4,044,357	£2,480,573	12.8%	
		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

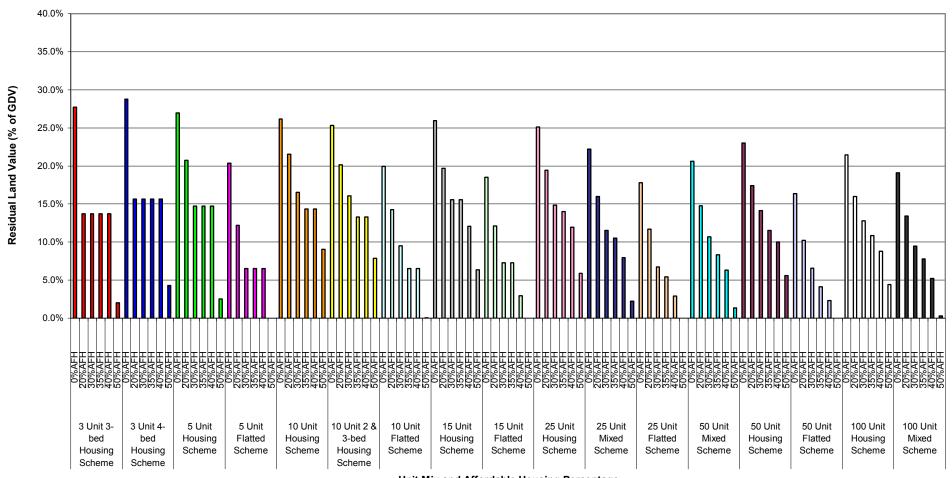


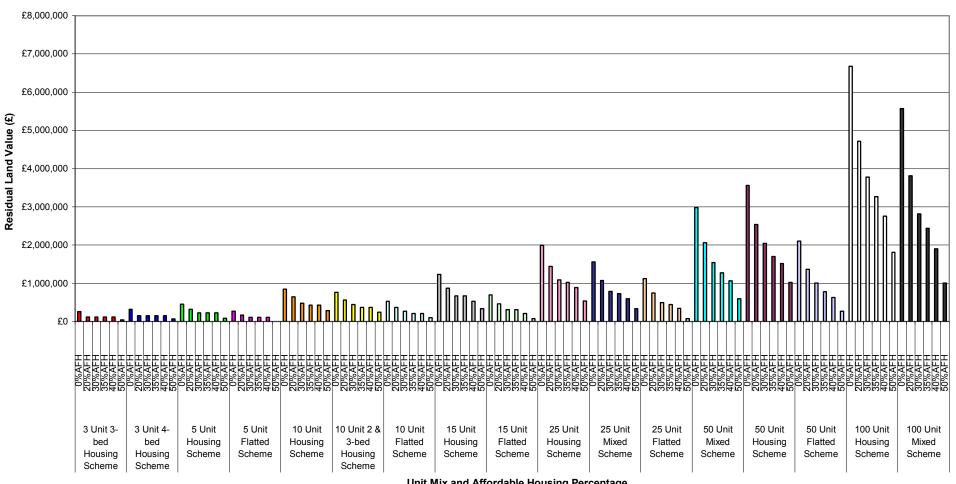
Table 48: Summary Table Showing Results of Residual Land Value Appraisals and Reduction in Land Residual - Value Point 7 60% General Needs Rent/40% Intermediate Tenure Mix Planning Infrastructure Level - £20,000

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%
	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%
lue P		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 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	£1,964,400	£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	30% Affordable Housing	£1,749,152	£917,995	£240,021	£318,538	£264,420	15.1%
	Flatted 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%
	Scheme	40% Affordable Housing	£2,371,952 £2,219,552	£1,270,445	£320,589 £292,149	£459,290 £445,749	£209,097	9.4%
			£2,019,504	£1,270,445	£246,450	£445,749	£73,860	3.7%
		50% Affordable Housing	12,019,504	£1,2/0,445	1240,450	1426,749	2.13,800	3.7%

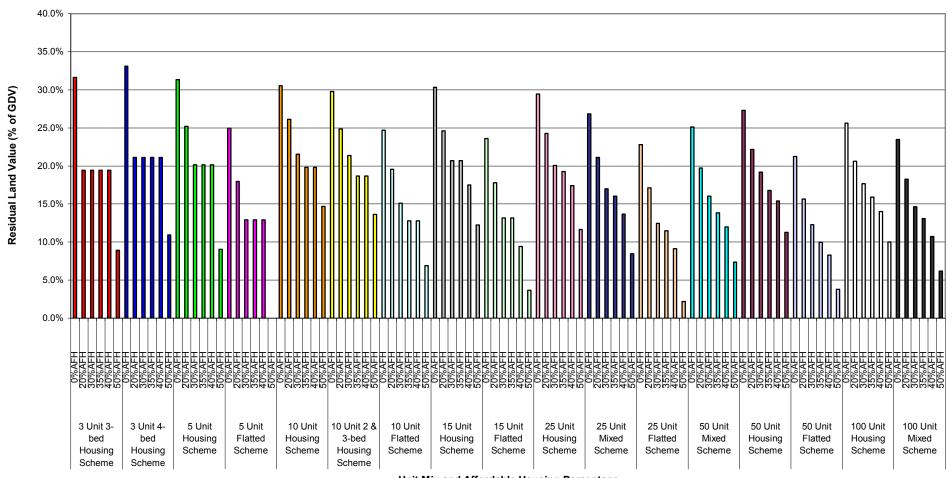
Table 48: Summary Table Showing Results of Residual Land Value Appraisals and Reduction in Land Residual - Value Point 7 60% General Needs Rent/40% Intermediate Tenure Mix Planning Infrastructure Level - £20,000

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	£1,087,101	20.1%
	Scheme	35% Affordable Housing	£5,319,800	£2,621,715	£712,308	£917,140	£1,025,892	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%
	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	£10,435,752	£4,803,452	£1,486,689	£1,999,232	£2,060,524	19.7%
		30% Affordable Housing	£9,626,656	£4,803,452	£1,321,791	£1,895,447	£1,541,728	16.0%
		35% Affordable Housing	£9,210,056	£4,803,452	£1,238,619	£1,841,757	£1,273,179	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	£2,323,431	£3,557,743	27.3%
>		20% Affordable Housing	£11,439,800	£5,054,588	£1,625,268	£2,118,835	£2,535,465	22.2%
		30% Affordable Housing	£10,670,200	£5,054,588	£1,465,332	£2,020,564	£2,044,528	19.2%
		35% Affordable Housing	£10,137,400	£5,054,588	£1,358,484	£1,951,968	£1,701,466	16.8%
		40% Affordable Housing	£9,839,600	£5,054,588	£1,294,536	£1,914,240	£1,513,187	15.4%
		50% Affordable Housing	£9,070,000	£5,054,588	£1,134,600	£1,815,968	£1,022,250	11.3%
		0% Affordable Housing	£9,904,000	£4,270,333	£1,485,600	£1,955,305	£2,105,052	21.3%
		20% Affordable Housing	£8,737,056	£4,270,333	£1,237,311	£1,807,134	£1,365,387	15.6%
	50 Unit	30% Affordable Housing	£8,165,008	£4,270,333	£1,116,300	£1,734,397	£1,002,219	12.3%
	Flatted Scheme	35% Affordable Housing	£7,812,560	£4,270,333	£1,042,162	£1,689,522	£778,122	10.0%
		40% Affordable Housing	£7,570,112	£4,270,333	£989,023	£1,658,962	£625,723	8.3%
		50% Affordable Housing	£6,998,064	£4,270,333	£868,012	£1,586,226	£265,289	3.8%
		0% Affordable Housing	£26,080,000	£10,109,175	£3,912,000	£5,104,057	£6,676,578	25.6%
		20% Affordable Housing	£22,879,600	£10,109,175	£3,250,536	£4,607,683	£4,715,717	20.6%
	100 Unit Housing Scheme	30% Affordable Housing	£21,340,400	£10,109,175	£2,930,664	£4,369,272	£3,774,037	17.7%
		35% Affordable Housing	£20,509,800	£10,109,175	£2,759,868	£4,240,291	£3,264,447	15.9%
		40% Affordable Housing	£19,679,200	£10,109,175	£2,589,072	£4,111,310	£2,754,857	14.0%
		50% Affordable Housing	£18,140,000	£10,109,175	£2,269,200	£3,872,899	£1,813,177	10.0%
		0% Affordable Housing	£23,737,600	£9,606,903	£3,560,640	£4,765,911	£5,571,981	23.5%
	100 Unit Mixed Scheme	20% Affordable Housing	£20,871,504	£9,606,903	£2,973,378	£4,320,467	£3,811,925	18.3%
		30% Affordable Housing	£19,253,312	£9,606,903	£2,643,583	£4,068,652	£3,811,925 £2,816,807	14.6%
			£19,253,312 £18,629,064			£3,972,666	£2,616,607 £2,437,977	13.1%
		35% Affordable Housing		£9,606,903	£2,509,936			
		40% Affordable Housing 50% Affordable Housing	£17,770,016	£9,606,903	£2,342,041 £2,036,947	£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



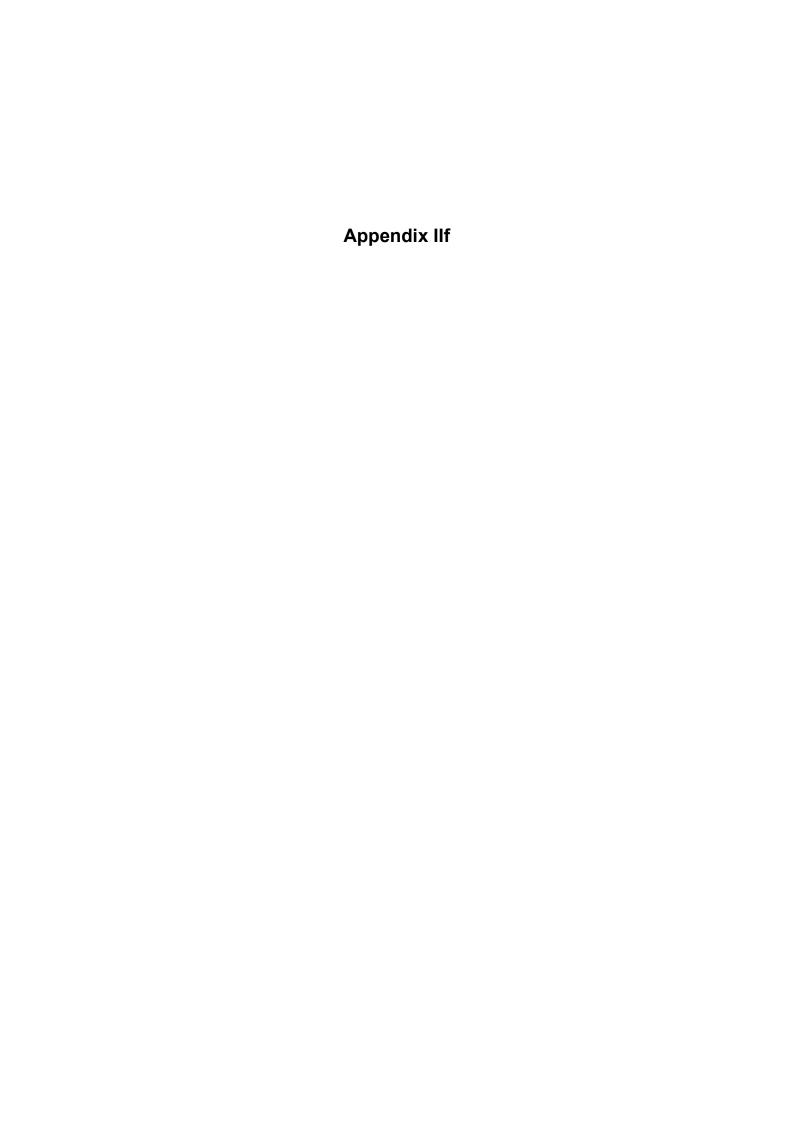


Table 49: Summary of Residual Land Value (£) Appraisals for All Value Points 70% General Needs Rent/30% Intermediate Tenure Mix With Grant

Planning Infrastructure Level - £5,000

Residual Land Residual Land Residual Land Residual Land Residual Land Value - 20% Development Scenario / Value - 30% Value - 35% Value - 40% Value - 50% Threshold **Value Point** Affordable Affordable Affordable Affordable Affordable £0 £0 £0 £0 £0 £0 £0 £0 £0 £0 3 £154,757 £104,776 £64,982 £64,982 £22,625 10 Unit Housing Scheme £319,741 £253,280 £204,720 £204,720 £147,626 4 5 £484,323 £404,113 £337,322 £337,322 £263,634 £652,201 £549.225 £474.060 £474.060 £384.071 6 £820,079 £698,503 £604,500 £604,500 £499,307 £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 £278,932 £230,901 £174,072 £119.746 £174.072 4 Scheme £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 £0 £0 2 £0 £0 £0 £0 3 £11,945 £0 £0 £0 10 Unit Flatted Scheme £47,878 £47,878 £97,494 4 £147,110 £0 £217,747 £95,289 5 £273,807 £157,618 £157,618 6 £404,917 £332,127 £259,337 £259,337 £190,393 £530,501 £450,906 £365,784 £365,784 £280,662 1 £0 £0 £0 £0 £0 2 £0 £0 £0 £0 £0 £206,242 £126,174 £126,174 £90,531 £8,380 3 15 Unit Housing Scheme 4 £443,029 £332,946 £332,946 £291,355 £185,010 £676,125 £537,094 £537,094 £488,986 £353,601 5 £913,788 £744,675 £744,675 £689,622 £520,509 6 £1,151,451 £952.256 £952,256 £890,257 £691,061 £0 £0 £0 £0 £0 2 £0 £0 £0 £0 £0 £0 £0 £0 £0 3 £0 15 Unit Flatted Scheme 4 £178,578 £94,828 £94,828 £55,789 £0 £101,412 £247.096 £247,096 £207,272 5 £351.811 £402,208 £402,208 £352,054 £230,262 6 £523,201 £551,574 7 £698,218 £551.574 £495.858 £352.851 £0 £0 £0 £0 1 £0 2 £0 £0 £0 £0 £0 £310,526 £195,160 £164,691 £123,150 £152 3 25 Unit Housing Scheme 4 £537,594 £501,779 £450,726 £293,078 £693,616 £1,079,117 £772,353 5 £884,361 £843,875 £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 £0 £0 £0 1 £0 £0 2 £0 £0 £0 £0 £0 3 £158,600 £62,336 £29,896 £0 £0 25 Unit Mixed Scheme £484,231 £361,436 £325,249 £268,968 £145,735 4 5 £806,221 £655,577 £615,091 £543,569 £390,400 £953,444 £908.287 £632.845 6 £1.133.203 £820.944 7 £1,460,186 £1,251,311 £1,201,483 £1,098,318 £879,315 £0 £0 £0 £0 £0 £0 £0 £0 £0 £0 3 £0 £0 £0 £0 £0 25 Unit Flatted Scheme £259,951 £150,761 £117,433 £68,774 £0 4 5 £538,518 £404,888 £368,344 £309,051 £173,312 £819,764 £656,697 £616,357 £545,706 £386.625 6

£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

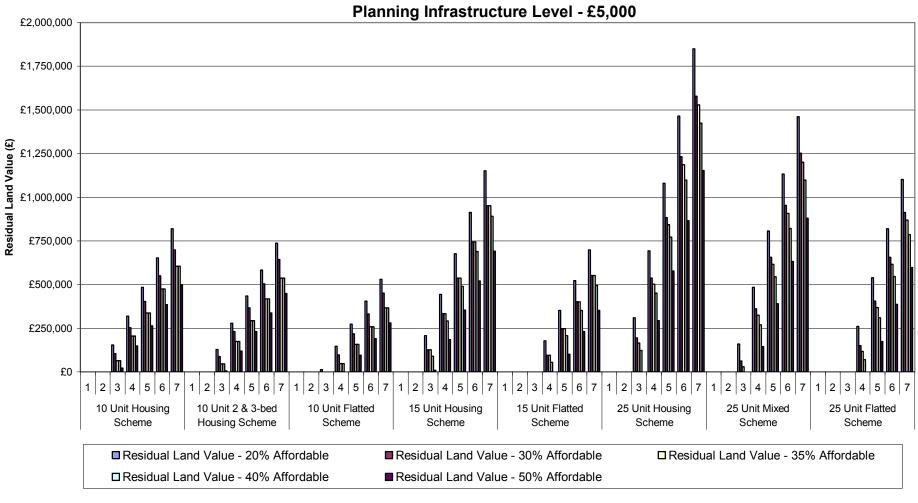


Table 49a: Summary of Residual Land Value (as % of GDV) Appraisals for All Value Points 70% General Needs Rent/30% Intermediate Tenure Mix With Grant Planning Infrastructure Level - £5,000

		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

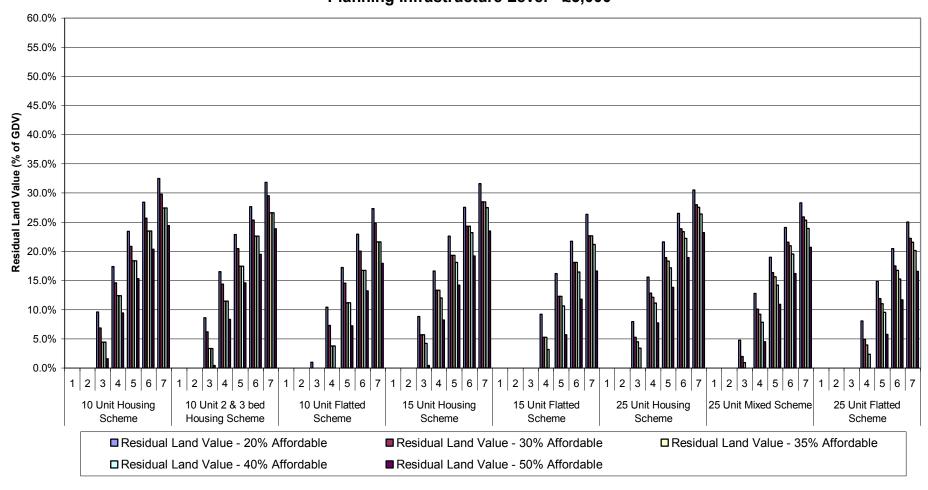


Table 49b: Summary of Residual Land Value (£ / Ha) Appraisals for All Value Points 70% General Needs Rent/30% Intermediate Tenure Mix With Grant Planning Infrastructure Level - £5,000

			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
3 · · · · · ·	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
3	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	4		£42,293 £185,980	£128,697	£128,697	£74,371
Scheme	5	£239,762				
		£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
40 11 - 11 - 11 - 11 - 11 - 11	3	£0	£0	£0	£0	£0
10 Unit Flatted Scheme	4	£101,735	£52,119	£2,503	£2,503	£0
	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	£377,008	£266,925	£266,925	£229,980	£118,816
	5	£610,785	£476,668	£476,668	£428,059	£287,581
	6	£848,448	£679,335	£679,335	£624,282	£459,910
	7	£1,086,111	£886,916	£886,916	£824,917	£625,721
	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	£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
	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
	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
	3	£0	£0	£0	£0	£0
25 Unit Flatted Scheme	4	£156,741	£39,511	£6,183	£0	£0
	5	£436,215	£296,975		£205,285	
	6	£712,964		£260,431	£443,478	£63,813
		·	£549,897	£509,557		£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

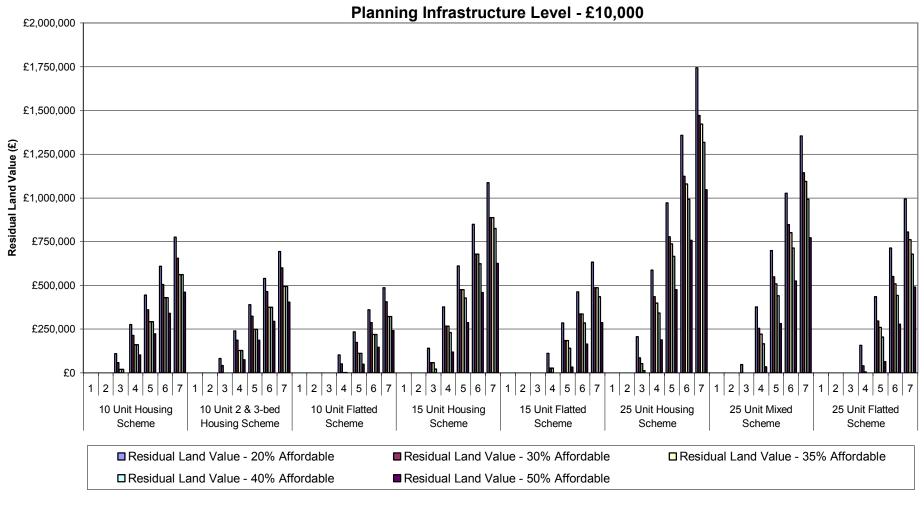


Table 50a: Summary of Residual Land Value (as % of GDV) Appraisals for All Value Points 70% General Needs Rent/30% Intermediate Tenure Mix With Grant Planning Infrastructure Level - £10,000

		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 Cabana	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	4	0.0% 7.2%	0.0% 3.9%	0.0% 0.2%	0.0% 0.2%	0.0% 0.0%
To office Platted Scheme	5	7.2% 14.8%	3.9% 11.7%			
				8.0%	8.0%	3.8%
	7	20.5%	17.4%	14.2%	14.2%	10.2%
		25.1%	22.4%	19.0%	19.0%	15.4%
	2	0.0%	0.0%	0.0%	0.0%	0.0%
	3	6.0%	2.6%			
15 Unit Housing Scheme		14.1%		2.6%	1.0%	0.0%
13 Offic Flousing Scheme	<u>4</u> 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%
3	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%
20 Olik Mixed Gelielle	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

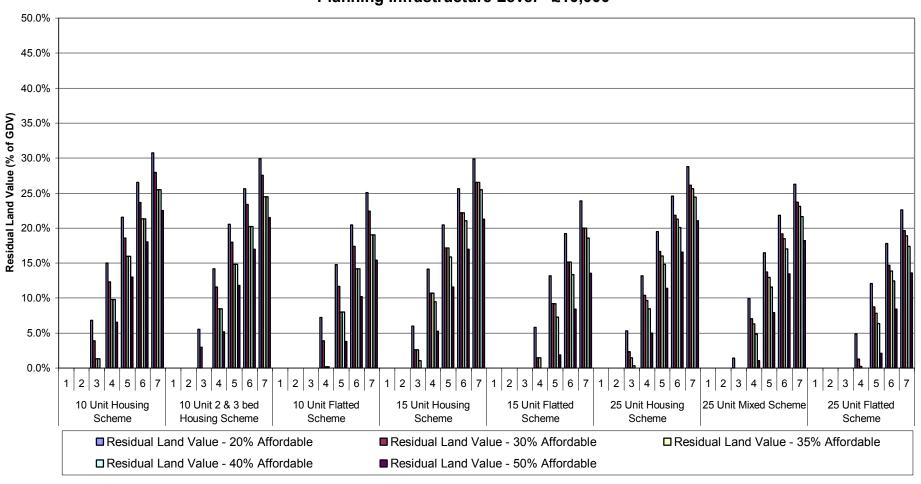


Table 50b: Summary of Residual Land Value (£ / Ha) Appraisals for All Value Points 70% General Needs Rent/30% Intermediate Tenure Mix With Grant Planning Infrastructure Level - £10,000

			Residual Land	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	£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		£1,498,119		£1,225,901
	1	0.33		£1,816,886	£1,498,119 £0	£1,498,119 £0	
	2		£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
				,,	,,	,,	,,

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				
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
3	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	4		£97,109	£37,947	111	£0
Scheme	5	£151,434			£37,947	
		£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
40.11.11.51.41.11.0	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	£0
	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
	5	£480,105	£344,627	£344,627	£296,018	£160,350
	6	£717,768	£548,655	£548,655	£493,602	£327,869
	7	£955,431	£756,236	£756,236	£694,237	£495,041
	1	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0
	3	£0	£0	£0	£0	£0
15 Unit 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
	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
	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
	3	£0	£0	£0	£0	£0
25 Unit Flatted Scheme	4	£0	£0	£0	£0	£0
	5		£83,660		£0	£0
		£224,934	,	£45,986	£232,347	
	6	£499,364	£339,800	£299,040		£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

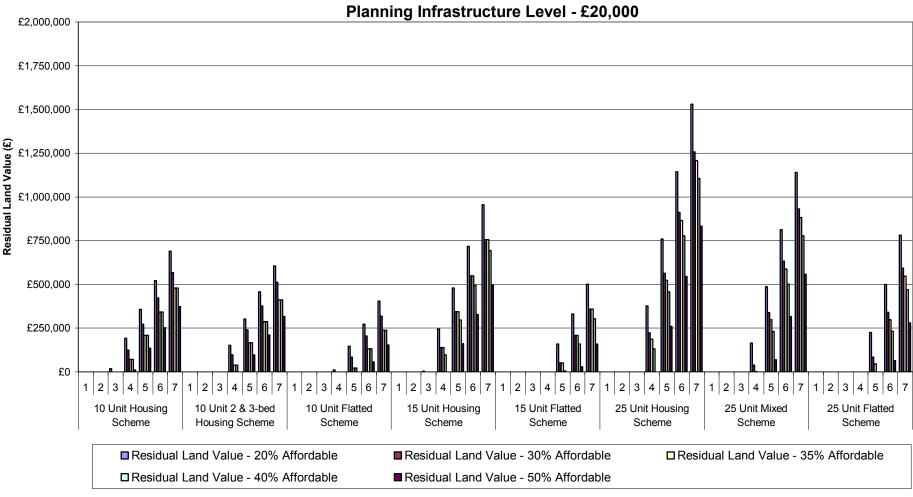


Table 51a: Summary of Residual Land Value (as % of GDV) Appraisals for All Value Points 70% General Needs Rent/30% Intermediate Tenure Mix With Grant Planning Infrastructure Level - £20,000

		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%
25 Unit Mixed Scheme	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%
	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%
		11.170	1-1-70	10.070	12.170	1.570

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

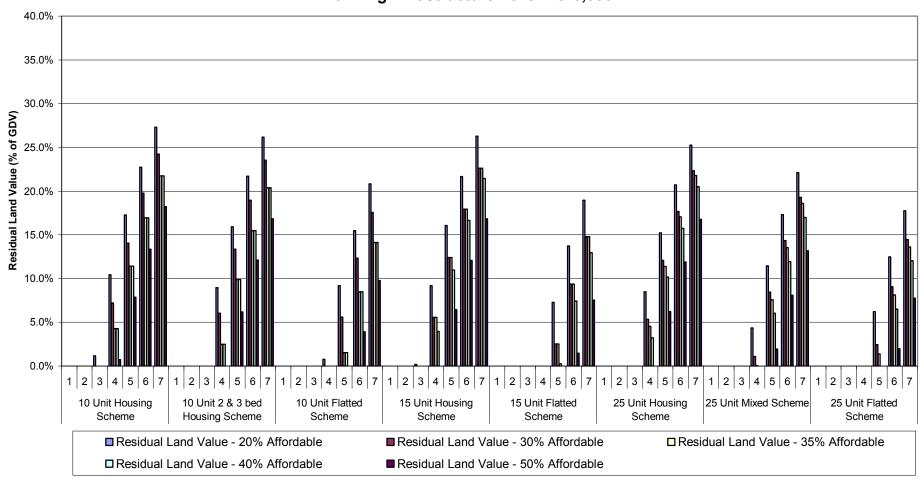


Table 51b: Summary of Residual Land Value (£ / Ha) Appraisals for All Value Points 70% General Needs Rent/30% Intermediate Tenure Mix With Grant Planning Infrastructure Level - £20,000

			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
	•	5.00	~=,000,400	~.,. 5-1,100	~.,550,601	~ . , ,	~0.7,000

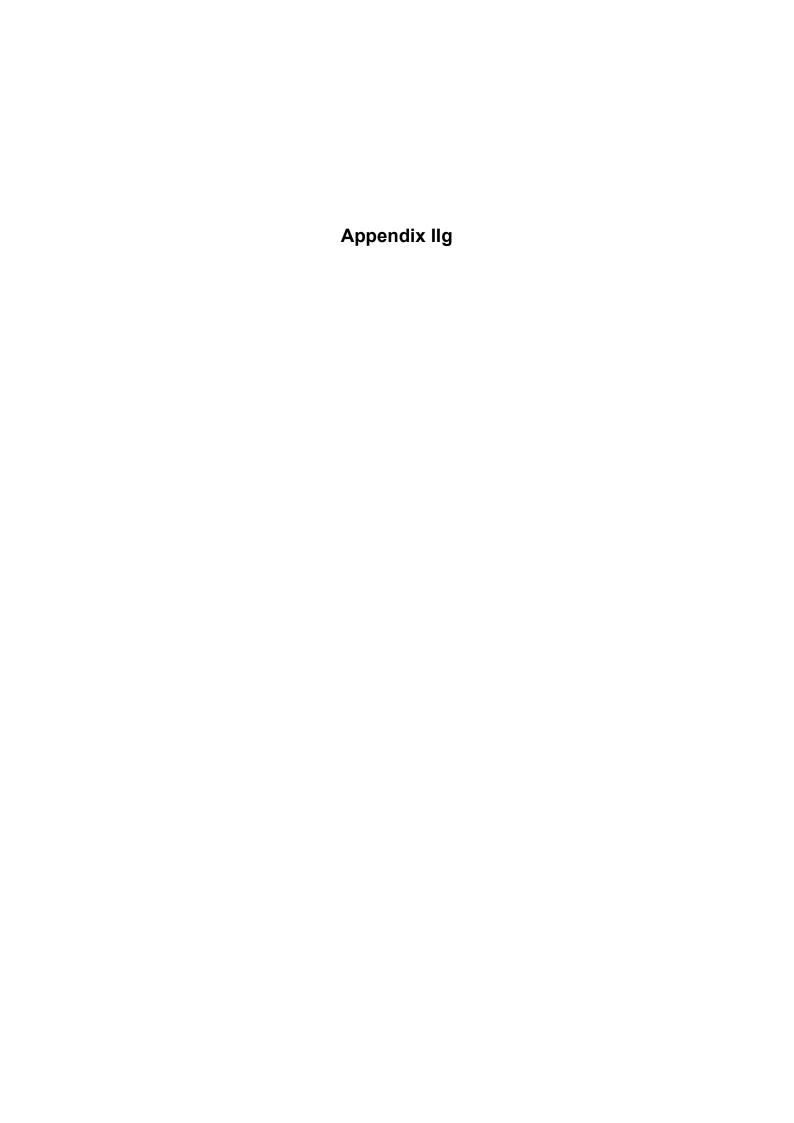


Table 52: Summary of Residual Land Value (£) Appraisals for All Value Points

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	4	£278,932	£230,901	£188,453	£188,453	£136,031
Scheme	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
Jim i iattoa Gollollio	5	£147,110 £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	·	£450.906		£405,044	-
	1	£530,501		£405,044	,	£319,922
		£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0
45 Unit Univaina Cabama	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
		21,133,110	2340,000	2030, 143	2013,323	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

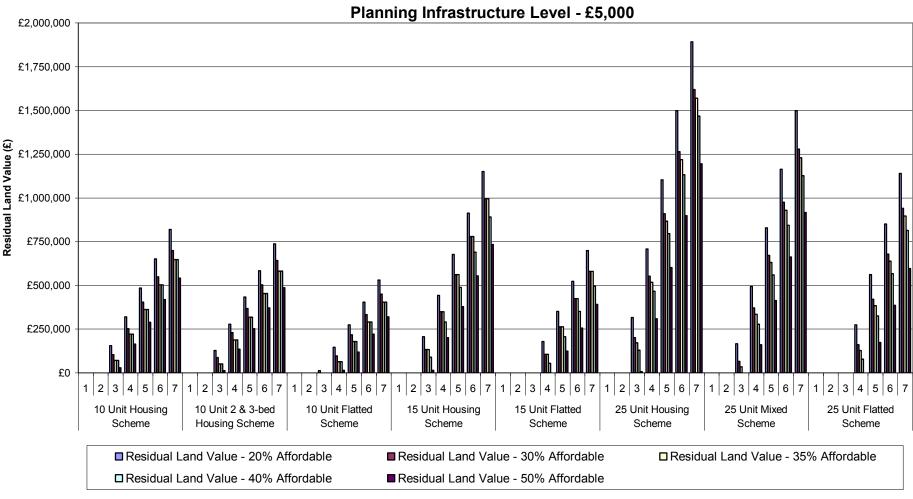


Table 52a: Summary of Residual Land Value (as % of GDV) Appraisals for All Value Points 60% General Needs Rent/40% Intermediate Tenure Mix With Grant Planning Infrastructure Level - £5,000

		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

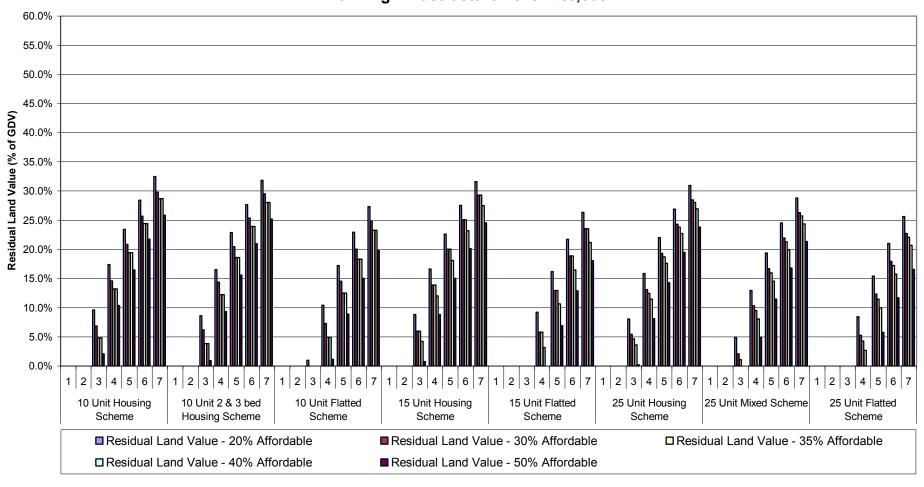


Table 52b: Summary of Residual Land Value (£ / Ha) Appraisals for All Value Points 60% General Needs Rent/40% Intermediate Tenure Mix With Grant - Planning Infrastructure Level - £5,000

			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
scneme	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
3	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		£42,293 £185,980			£90,656
Scheme	5	£239,762		£144,982	£144,982	•
	_	£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 11 - 11 - 11 - 11 - 11 - 11	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	£1,463,627	£1,360,462	£1,088,237
	1	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0
	3	£54,562	£0	£0	£0	£0
25 Unit Mixed Scheme	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	
	6	·			£221,749 £465,678	£63,813
		£743,274	£571,868	£531,528		£278,713
	7	£1,032,316	£833,858	£789,345	£706,725	£490,418

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

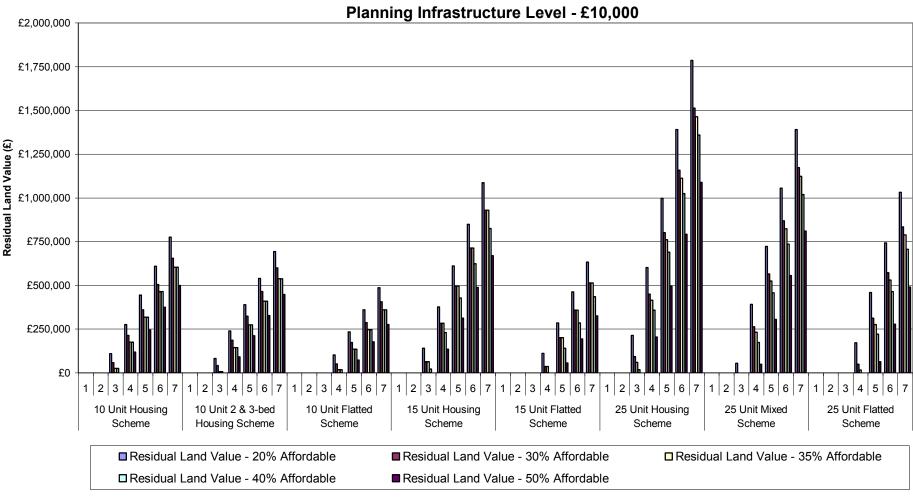


Table 53a: Summary of Residual Land Value (as % of GDV) Appraisals for All Value Points 60% General Needs Rent/40% Intermediate Tenure Mix With Grant Planning Infrastructure Level - £10,000

		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

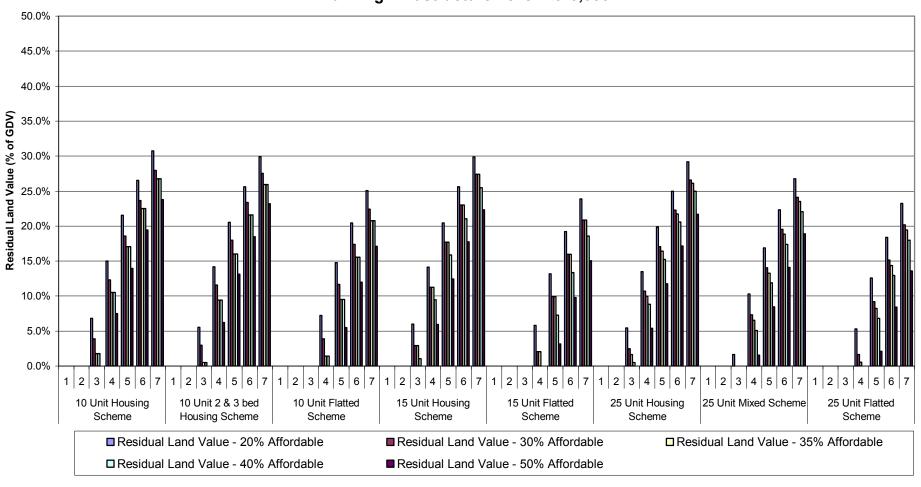


Table 53b: Summary of Residual Land Value (£ / Ha) Appraisals for All Value Points 60% General Needs Rent/40% Intermediate Tenure Mix With Grant - Planning Infrastructure Level - £10,000

			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	£79,766	£79,766	£0
10 Unit Housing Scheme	4	0.33	£835,537	£647,216	£533,095	£533,095	£359.201
3	5	0.33	£1,349,557	£1,091,210	£964,811	£964,811	£741,514
	6	0.33	£1,844,366	£1,532,318	£1,407,295	£1,407,295	£1,134,604
	7	0.33	£2,353,087	£1,984,675	£1,830,710	£1,830,710	£1,511,944
	1	0.33	£0	£0	£0	£0	£0
	2	0.33	£0	£0	£0	£0	£0
	3	0.33	£248,750	£128,162	£20,156	£20,156	£0
10 Unit 2 & 3-bed Housing	4	0.33	£726,552	£563,576	£439.338	£439,338	£274,716
Scheme	5	0.33	,	,	,		
	6		£1,182,461	£980,064	£832,765	£832,765	£643,366
	7	0.33	£1,636,006	£1,407,938	£1,239,372	£1,239,372	£994,262
		0.33	£2,101,742	£1,816,886	£1,629,010	£1,629,010	£1,358,156
	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	£782,581	£400,918	£139,514	£139,514	£0
	5	0.13	£1,804,089	£1,342,859	£1,047,359	£1,047,359	£567,905
	6	0.13	£2,776,182	£2,216,256	£1,896,547	£1,896,547	£1,364,180
	7	0.13	£3,745,703	£3,129,939	£2,777,157	£2,777,157	£2,122,374
	1	0.5	£0	£0	£0	£0	£0
	2	0.5	£0	£0	£0	£0	£0
	3	0.5	£280,525	£129,653	£129,653	£44,938	£0
15 Unit Housing Scheme	4	0.5	£754,016	£565,443	£565,443	£459,961	£270,202
	5	0.5	£1,221,569	£993,149	£993,149	£856,119	£625,320
	6	0.5	£1,696,896	£1,426,684	£1,426,684	£1,248,563	£978,352
	7	0.5	£2,172,223	£1,860,220	£1,860,220	£1,649,834	£1,337,831
	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	£186,714	£186,714	£0	£0
	5	0.2	£1,428,949	£1,007,978	£1,007,978	£706,515	£286,317
	6	0.2	£2,313,151	£1,794,117	£1,794,117	£1,430,165	£973,763
	7	0.2	£3,164,391	£2,573,809	£2,573,809	£2,175,011	£1,630,454
	1	0.83	£0	£0	£0	£0	£0
	2	0.83	£0	£0	£0	£0	£0
	3	0.83	£257,001	£111,407	£72,322	£22,273	£0
25 Unit Housing Scheme	4	0.83	£725,479	£543,100	£499,501	£431,693	£246,741
	5	0.83	£1,200,793	£966,147	£917,369	£831,199	£596,553
	6	0.83	£1,676,108	£1,394,794	£1,340,388	£1,235,155	£953,841
	7	0.83	£2,151,422	£1,823,440	£1,763,406	£1,639,111	£1,311,129
	1	0.5	£0	£0	£0	£0	£0
	2	0.5	£0	£0	£0	£0	£0
	3	0.5	£109,124	£0	£0	£0	£0
25 Unit Mixed Scheme	4	0.5	£782,381	£527,171	£464,173	£349,291	£99,634
	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
	2	0.33	£0	£0	£0	£0	£0
	3	0.33	£0	£0	£0	£0	£0
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
	7	0.33	£3,128,232	£2,526,843	£2,391,953	£2,141,591	£1,486,115
	1	บ.งง	23,120,232	22,020,040	£2,351,553	22,141,031	21,400,110

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					
10 Unit Housing Scheme	2	£0	£0	£0	£0	£0					
	3	£18,632	£0	£0	£0	£0					
	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	•					
	1	£009,399	£007,023	£517,014 £0	£917,014	£416,111 £0					
	2	£0	£0	£0	£0	£0					
			£0	177	£0						
10 Unit 2 & 3-bed Housing	3	£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					
	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	£799,430	£694,237	£538,235					
	1	£0	£0	£0	£0	£0					
	2	£0	£0	£0	£0	£0					
	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					
9	5	£783,059	£588,302	£547,817	£481,256	£284,471					
	6	£1,177,569	£944,079	£898,922	£811,578	£578,088					
	7	£1,177,369 £1,572,080	£1,299,855	£1,250,027	£1,146,862	£874,637					
	1	£1,572,080 £0	£1,299,855 £0	£1,250,027	£1,146,862 £0	£074,637 £0					
	2	£0	£0	£0	£0	£0					
25 Unit Mixed Scheme	3	£0	£0	£0	£0	£0					
20 OTHE MIXED OCHEMIE	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	£0	£0	£0	£0	£0					
	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

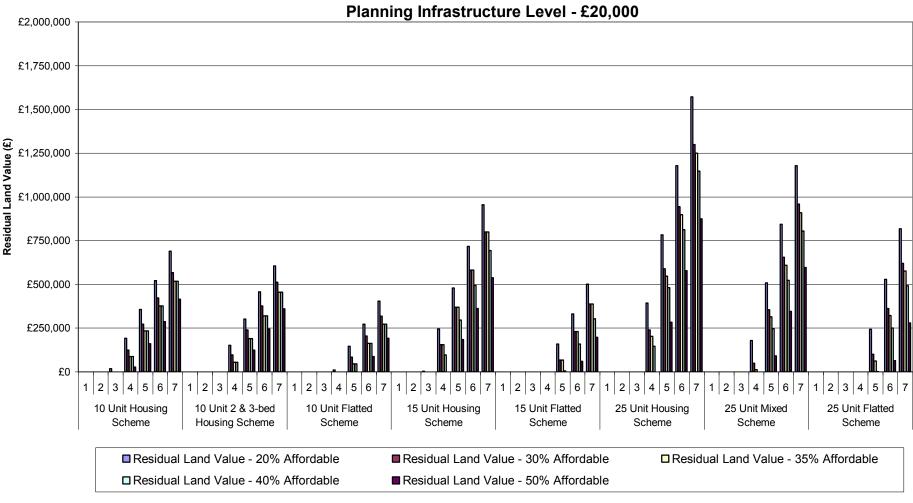


Table 54a: Summary of Residual Land Value (as % of GDV) Appraisals for All Value Points 60% General Needs Rent/40% Intermediate Tenure Mix With Grant Planning Infrastructure Level - £20,000

		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%
10 Unit Housing Scheme	3	1.2%	0.0%	0.0%	0.0%	0.0%
	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

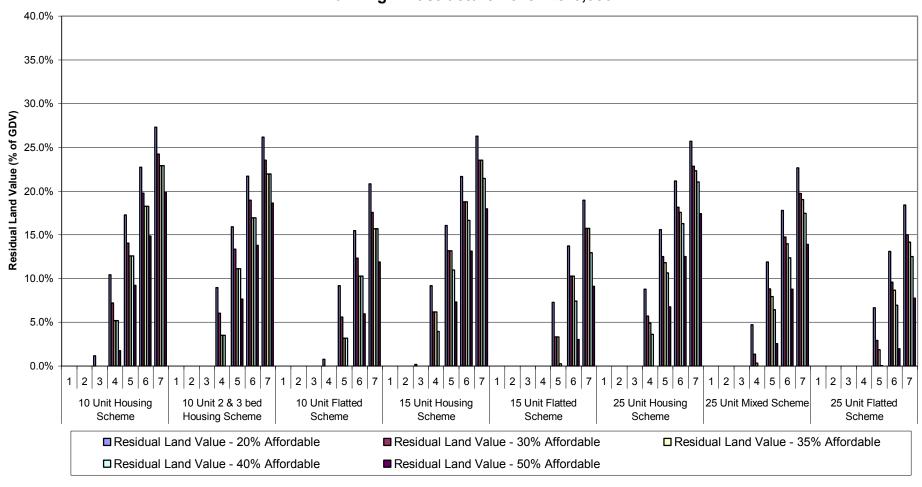


Table 54b: Summary of Residual Land Value (£ / Ha) Appraisals for All Value Points 60% General Needs Rent/40% Intermediate Tenure Mix With Grant - Planning Infrastructure Level - £20,000

			Residual Land				
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	-		,	,	£164,338	,,,,,,	
	5	0.33	£915,711	£728,022	£577,686	£577,686	£374,865
	6	0.33	£1,386,298	£1,141,188	£972,622	£972,622	£742,513
	7	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
40.11 11 51 11 11 5	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	£0	£0	£0	£0
	3	0.33	£0		£0		
25 Unit Flatted Scheme		0.33		£0		£0	£0
20 Ont Flatted Scheine	4	0.33	£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

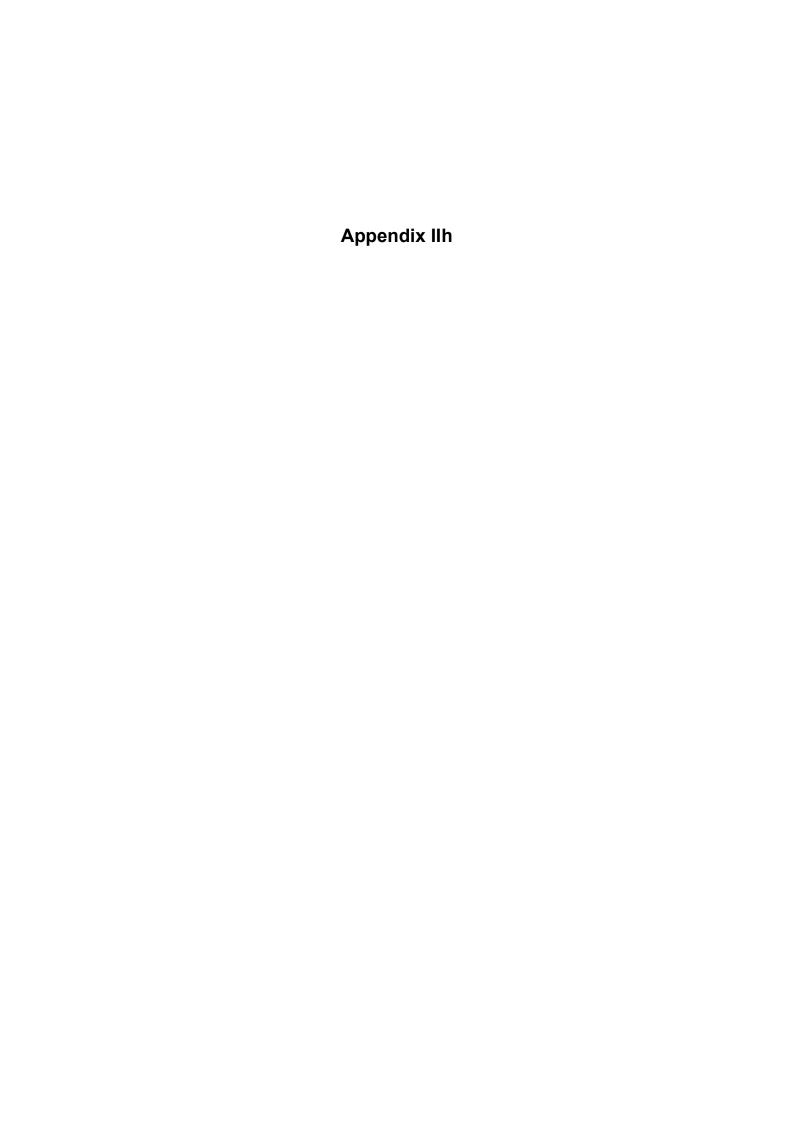


Table 55: Summary of Residual Land Value (£) Appraisals for All Value Points 70% General Needs Rent/30% Intermediate Tenure Mix 20% Developer's Profit Planning Infrastructure Level - £5,000

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

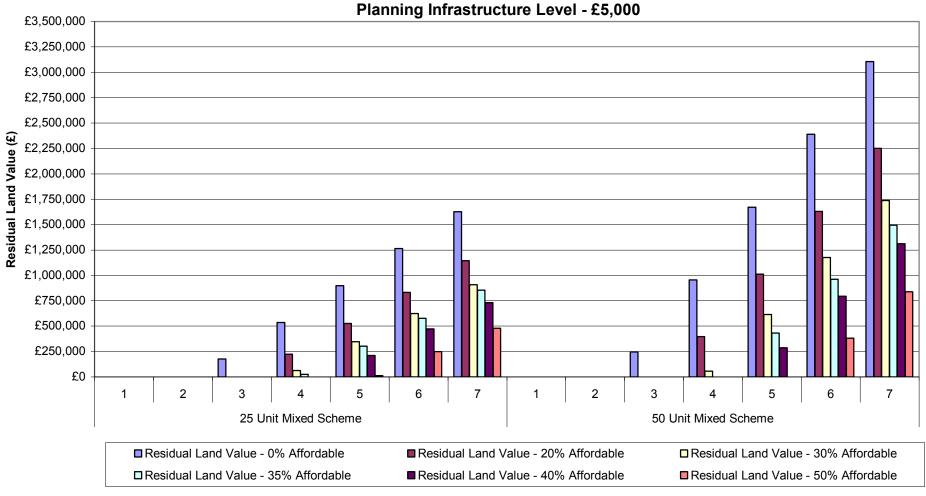


Table 55a: Summary of Residual Land Value (as % of GDV) Appraisals for All Value Points 70% General Needs Rent/30% Intermediate Tenure Mix 20% Developer's Profit Planning Infrastructure Level - £5,000

		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

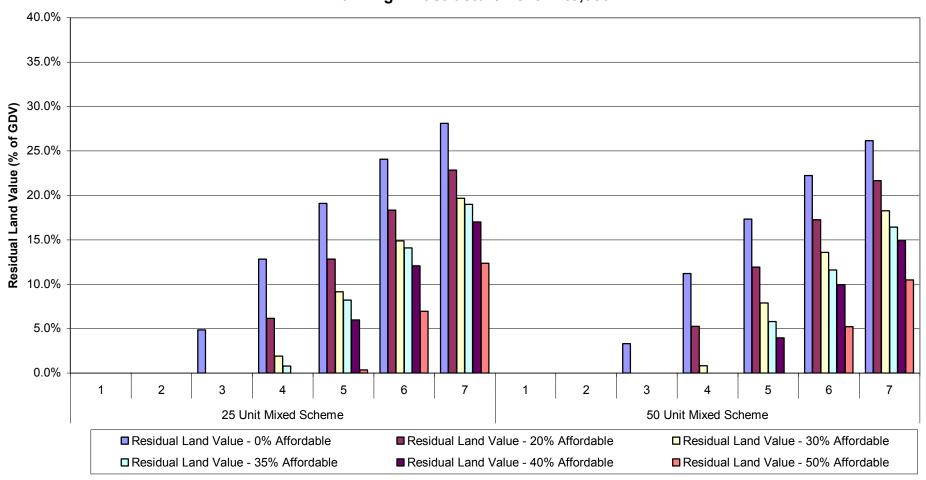


Table 55b: Summary of Residual Land Value (£ / Ha) Appraisals for All Value Points - 70% General Needs Rent/30% Intermediate Tenure Mix 20% Developer's Profit - Planning Infrastructure Level - £5,000

Development Scenario / 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
rnresnoia	value Point	Site Size	Alfordable	Alfordable	Allordable	Allordable	Alfordable	Allordable
	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

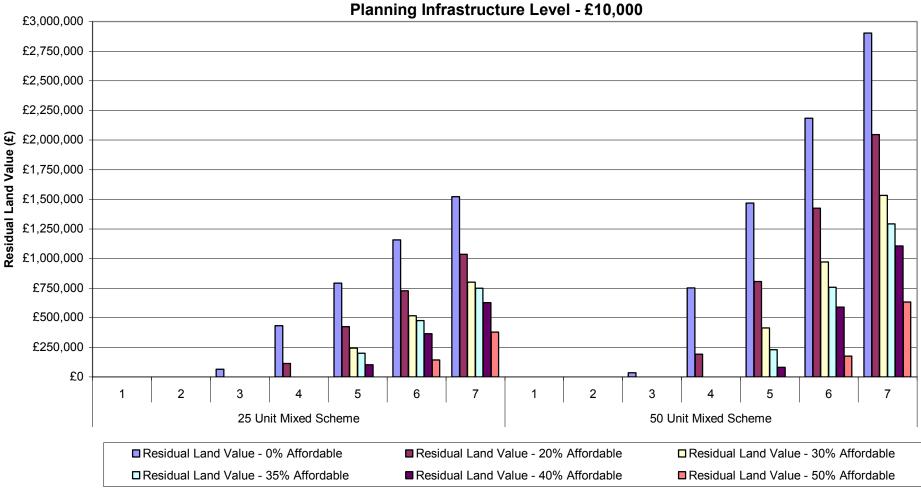


Table 56a: Summary of Residual Land Value (as % of GDV) Appraisals for All Value Points 70% General Needs Rent/30% Intermediate Tenure Mix 20% Developer's Profit Planning Infrastructure Level - £10,000

		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

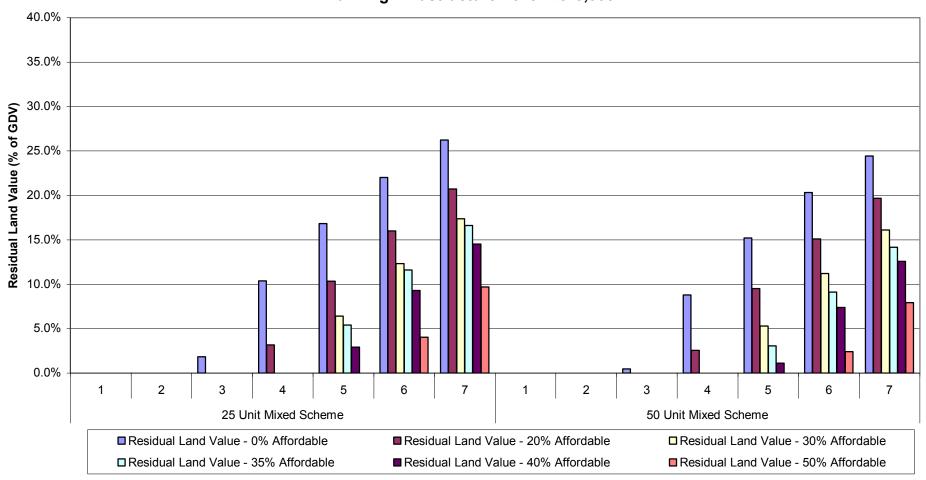


Table 56b: Summary of Residual Land Value (£ / Ha) Appraisals for All Value Points - 70% General Needs Rent/30% Intermediate Tenure Mix 20% Developer's Profit - Planning Infrastructure Level - £10,000

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

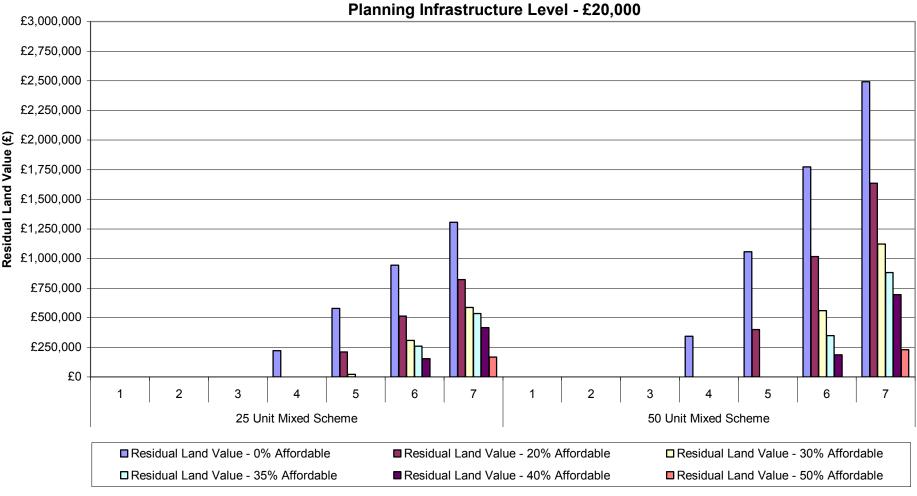


Table 57a: Summary of Residual Land Value (as % of GDV) Appraisals for All Value Points 70% General Needs Rent/30% Intermediate Tenure Mix 20% Developer's Profit Planning Infrastructure Level - £20,000

		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

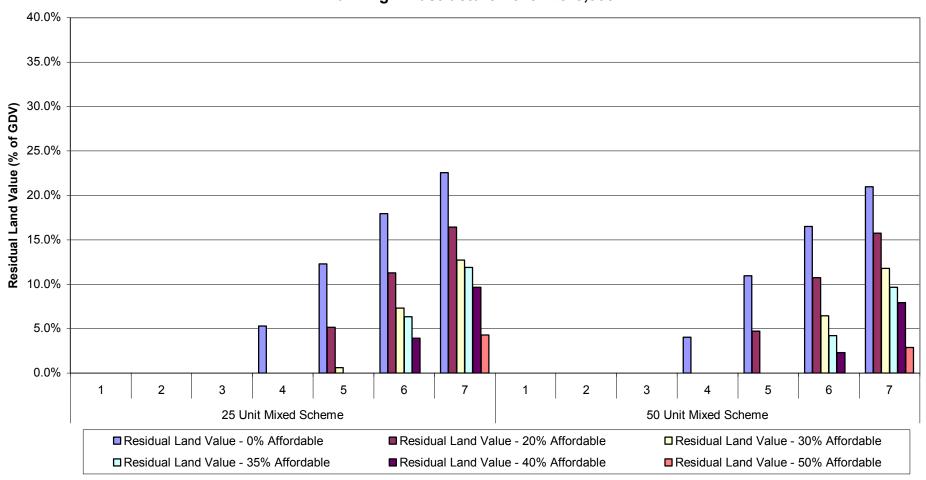


Table 57b: Summary of Residual Land Value (£ / Ha) Appraisals for All Value Points - 70% General Needs Rent/30% Intermediate Tenure Mix 20% Developer's Profit - Planning Infrastructure Level - £20,000

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
	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

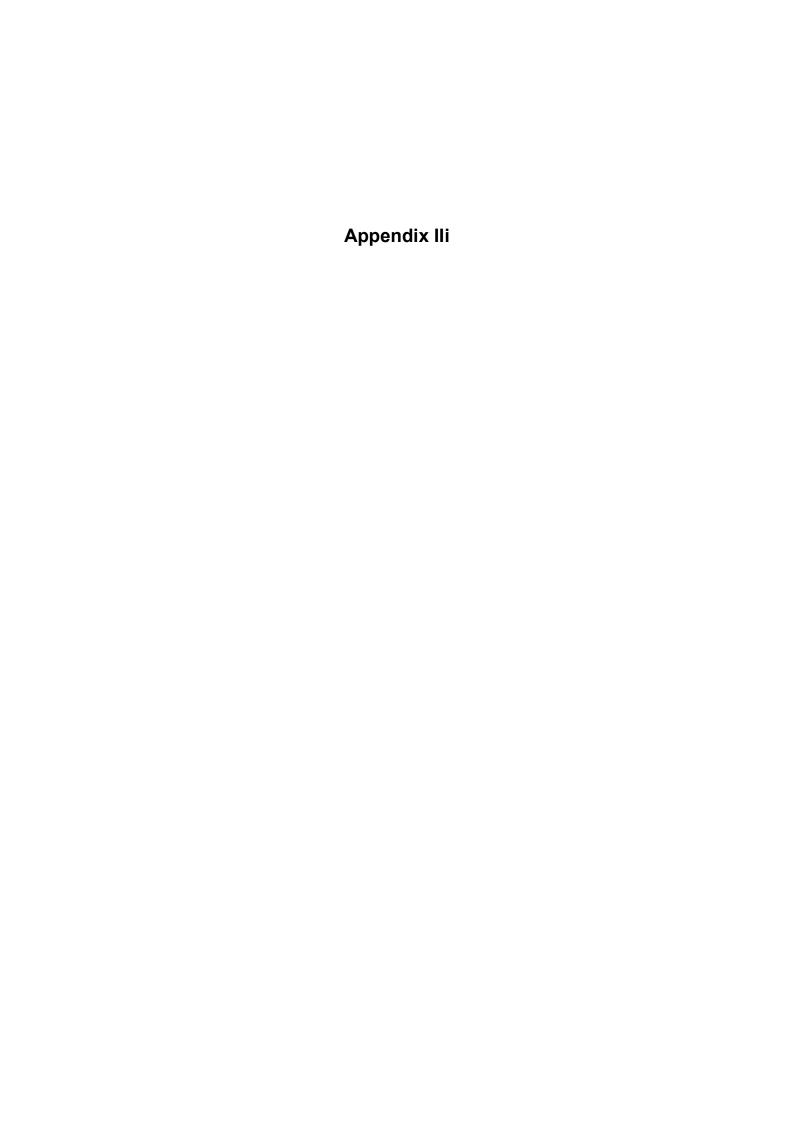


Table 58: Summary of Residual Land Value (£) Appraisals for All Value Points 60% General Needs Rent/40% Intermediate Tenure Mix 20% Developer's Profit Planning Infrastructure Level - £5,000

		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

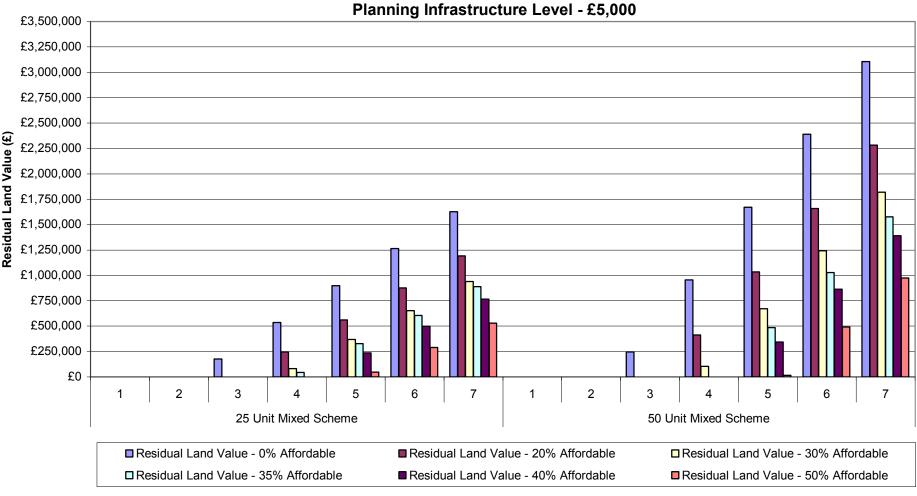


Table 58a: Summary of Residual Land Value (as % of GDV) Appraisals for All Value Points 60% General Needs Rent/40% Intermediate Tenure Mix 20% Developer's Profit Planning Infrastructure Level - £5,000

		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

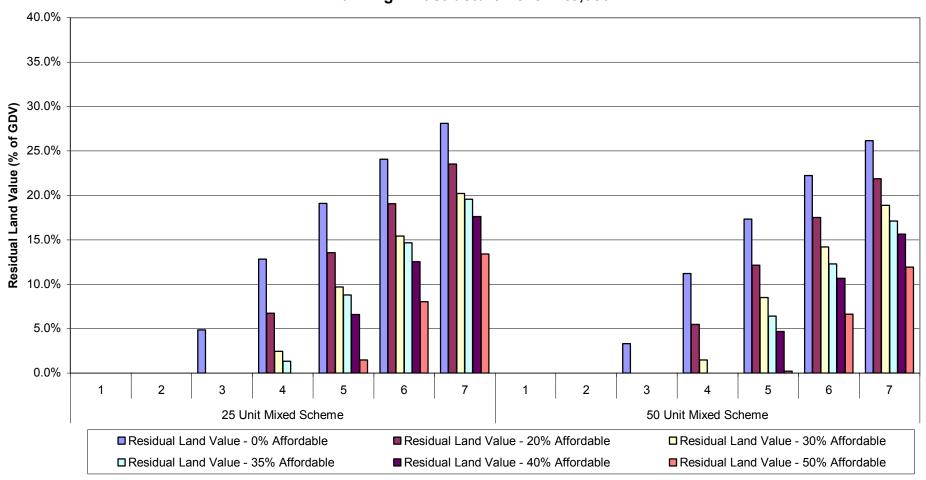


Table 58b: Summary of Residual Land Value (£ / Ha) Appraisals for All Value Points - 60% General Needs Rent/40% Intermediate Tenure Mix 20% Developer's Profit - Planning Infrastructure Level - £5,000

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

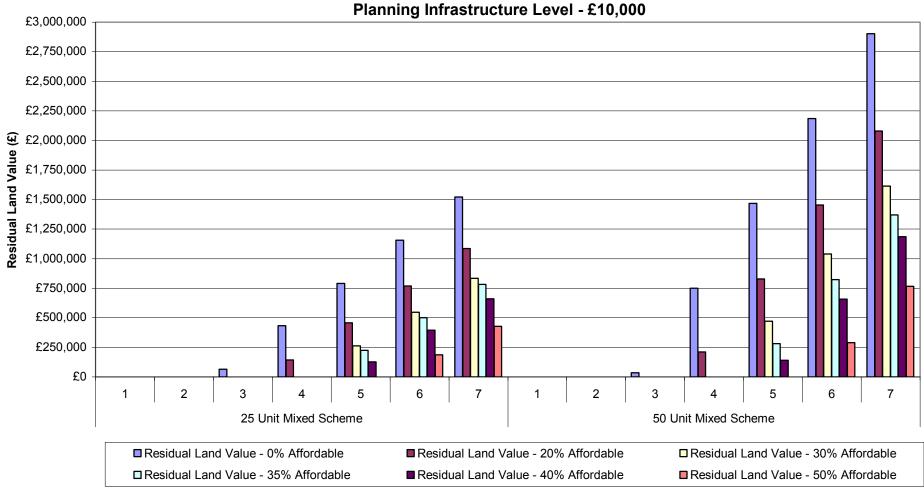


Table 59a: Summary of Residual Land Value (as % of GDV) Appraisals for All Value Points 60% General Needs Rent/40% Intermediate Tenure Mix 20% Developer's Profit Planning Infrastructure Level - £10,000

		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%

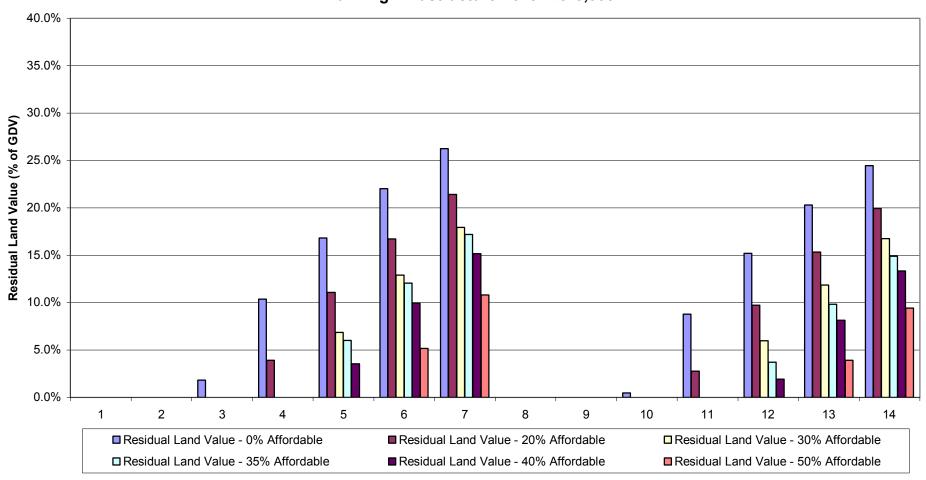


Table 59b: Summary of Residual Land Value (£ / Ha) Appraisals for All Value Points - 60% General Needs Rent/40% Intermediate Tenure Mix 20% Developer's Profit - Planning Infrastructure Level - £10,000

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

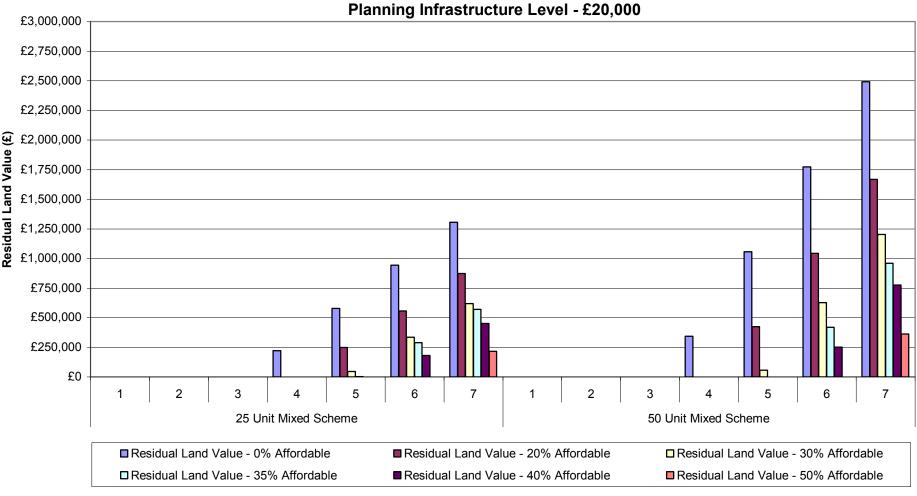


Table 60a: Summary of Residual Land Value (as % of GDV) Appraisals for All Value Points 60% General Needs Rent/40% Intermediate Tenure Mix 20% Developer's Profit Planning Infrastructure Level - £20,000

		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

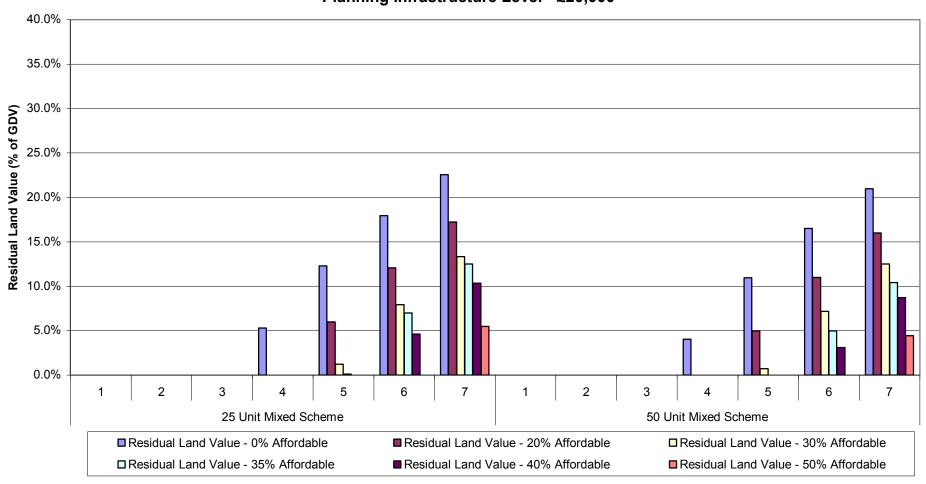


Table 60b: Summary of Residual Land Value (£ / Ha) Appraisals for All Value Points - 60% General Needs Rent/40% Intermediate Tenure Mix 20% Developer's Profit - Planning Infrastructure Level - £20,000

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

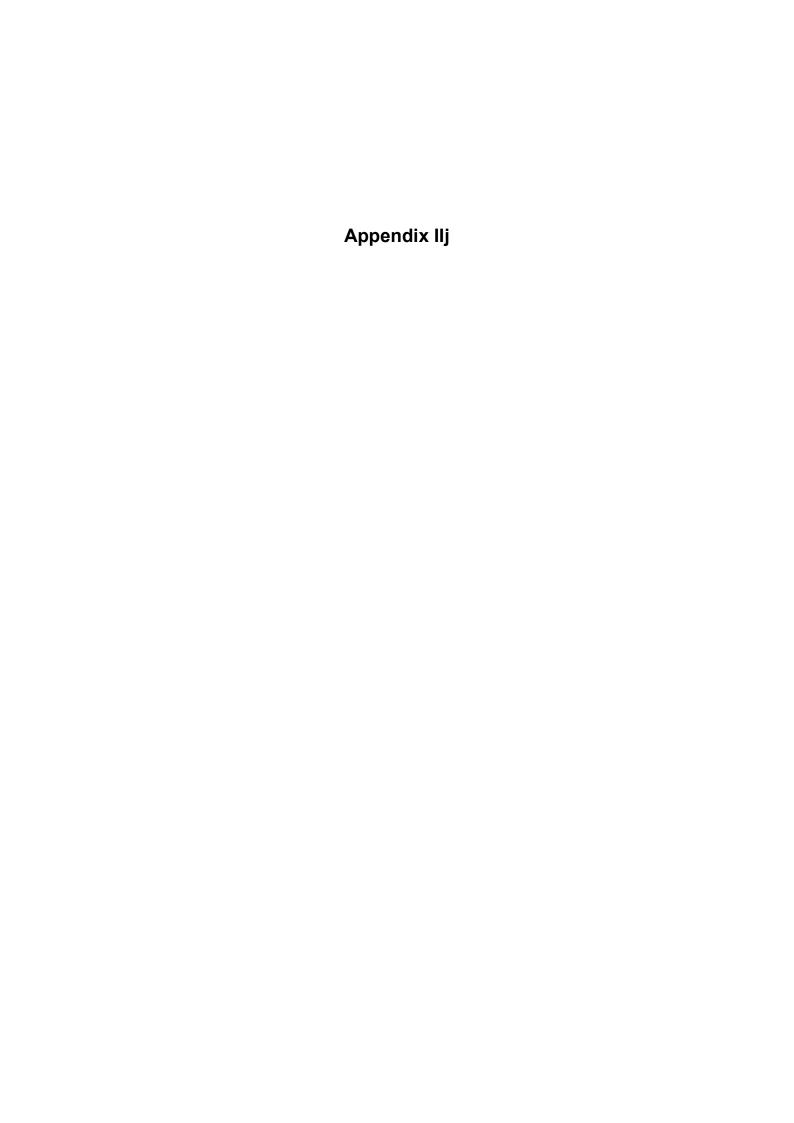


Table 61: Summary of Residual Land Value (£) Appraisals for All Value Points 70% General Needs Rent/30% Intermediate Tenure Mix 20% Renewable Requirement Planning Infrastructure Level - £5,000

		Residual Land	Residual Land	Residual Land	Residual Land	Residual Land	Residual Land
Development Scenario /	V.1 - 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
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

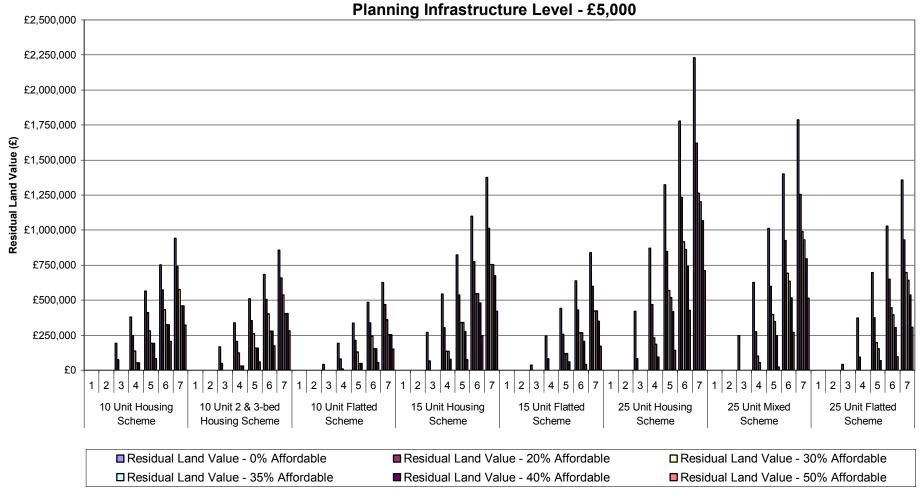


Table 61a: Summary of Residual Land Value (as % of GDV) Appraisals for All Value Points 70% General Needs Rent/30% Intermediate Tenure Mix 20% Renewable Requirement Planning Infrastructure Level - £5,000

		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 Omt 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%

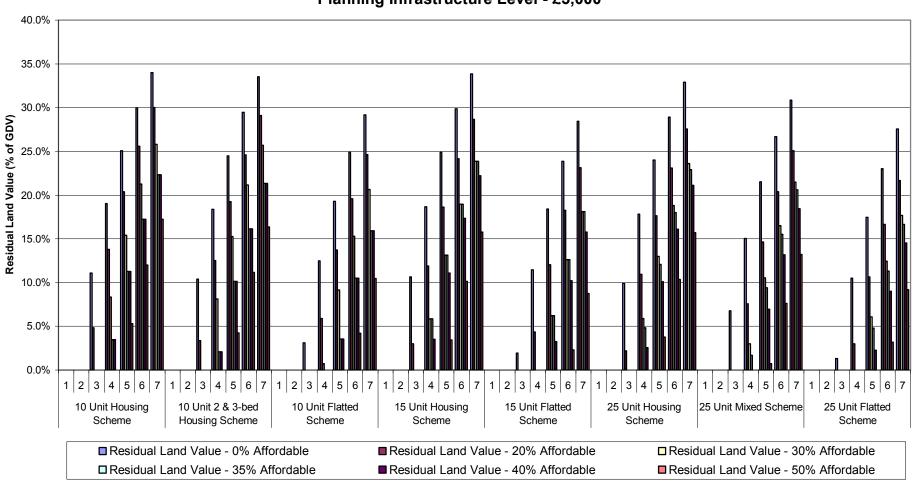


Table 61b: Summary of Residual Land Value (£ per Ha) Appraisals for All Value Points

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
	2	0.33	£0	£0 £0	£0	£0	£0	£0
	3	0.33	£123,208	£0	£0	£0	£0	£0
25 Unit Flatted Scheme	4	0.33	£123,208 £1,128,054	£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
	/	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	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

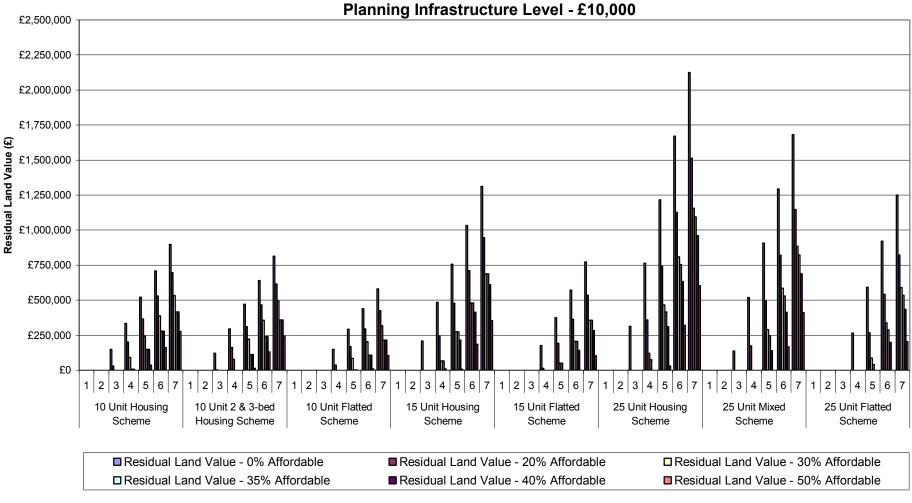


Table 62a: Summary of Residual Land Value (as % of GDV) Appraisals for All Value Points 70% General Needs Rent/30% Intermediate Tenure Mix 20% Renewable Requirement Planning Infrastructure Level - £10,000

		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%
	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%
g	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%
15 Omit i latted Scheme	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 Housing Cohom	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 11-14 181-1-1 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%
	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%
			0.00/	0.0%	0.0%	0.0%	0.0%
	3	0.0%	0.0%	0.070	0.070		
25 Unit Flatted Scheme		0.0% 7.5%	0.0%	0.0%	0.0%	0.0%	0.0%
25 Unit Flatted Scheme	3						
25 Unit Flatted Scheme	3 4	7.5%	0.0%	0.0%	0.0%	0.0%	0.0%

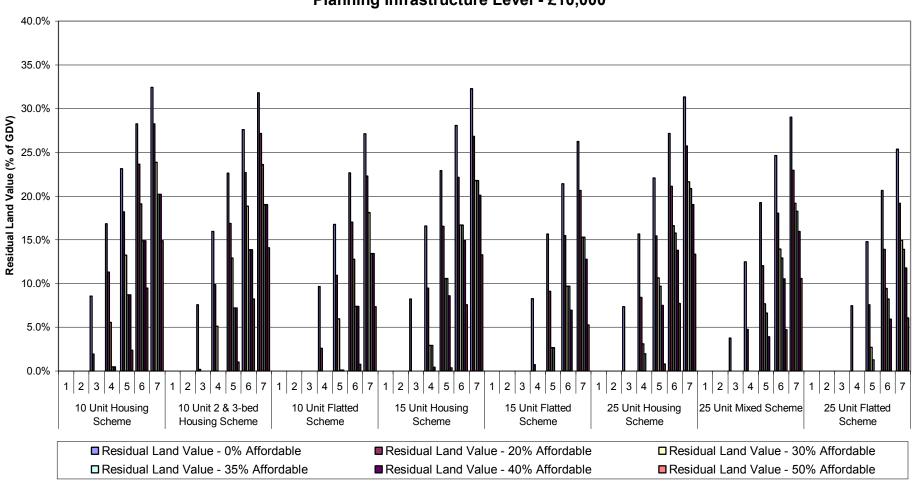


Table 62b: Summary of Residual Land Value (£ per Ha) Appraisals for All Value Points

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

			Residual Land	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	£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
	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 2	0.13 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
To other latted ochemie	5	0.13	£1,144,722 £2,246,849	£274,064 £1,306,008	£658.667	£11,327	£11,327	£0
	6	0.13	£2,246,849 £3,383,318	£1,306,008 £2,261,550	£1,564,107	£11,327 £828,319	£11,327 £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	0.15	£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
3	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
25 Unit Mixed Scheme	3 4	0.5 0.5	£273,927 £1,037,749	£0 £345,183	£0	£0	£0	£0
Lo offic mixed officiale	5	0.5	£1,037,749 £1,812,527	£345,183 £985,499	£0 £580,416	£0 £489,810	£0 £276,601	£0
	6	0.5	£1,812,527 £2,587,306	£985,499 £1,639,621	£580,416 £1,169,999	£489,810 £1,059,057	£276,601 £828,102	£335.554
	7	0.5	£2,587,306 £3,362,084	£1,639,621 £2,295,325	£1,767,146	£1,059,057 £1,644,728	£1,375,173	£824,590
	1	0.33	£3,362,064 £0	£2,295,325 £0	£1,767,146 £0	£1,644,726	£1,375,173	£024,590
	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 Onit mixed officine		£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

Planning Infrastructure Level - £20,000

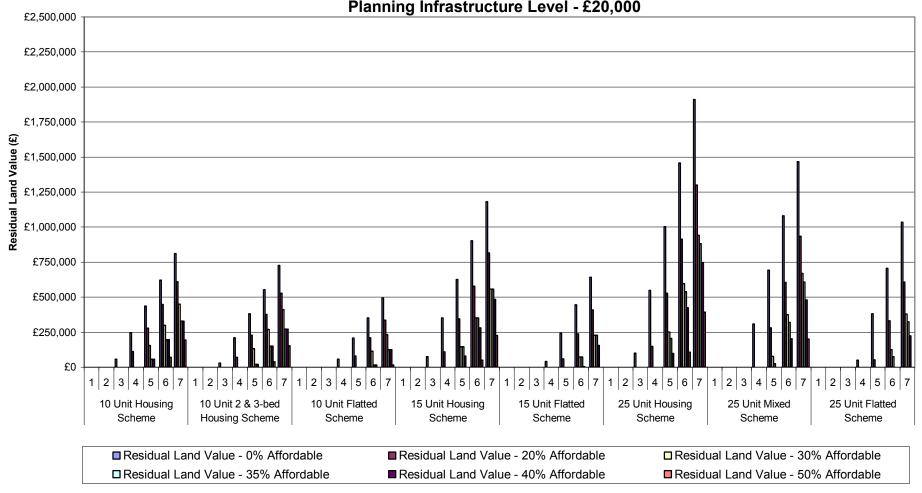


Table 63a: Summary of Residual Land Value (as % of GDV) Appraisals for All Value Points 70% General Needs Rent/30% Intermediate Tenure Mix 20% Renewable Requirement Planning Infrastructure Level - £20,000

		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%
) Unit Housing Scheme	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%
10 Unit Housing Scheme	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%
40 Unit 0 9 2 had University	3	1.9%	0.0%	0.0%	0.0%	0.0%	0.0%
10 Unit 2 & 3-bed Housing Scheme	4	11.4%	4.3%	0.0%	0.0%	0.0%	0.0%
Scheme	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%
Jim i idada oononio	5	12.0%	5.1%	0.0%	0.0%	0.0%	0.0%
	6	12.0%	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%
	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%
	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%
	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%
		20.6%					0.0%
	6		13.3%	8.9%	7.8%	5.2%	
	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%
05 Half Flatter 2 0 1	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%	1.5%	0.0%	0.0%	0.0%	0.0%
	6	15.8%	8.5%	3.5%	2.1%	0.0%	0.0%
	7	21.0%	14.2%	9.6%	8.4%	6.1%	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

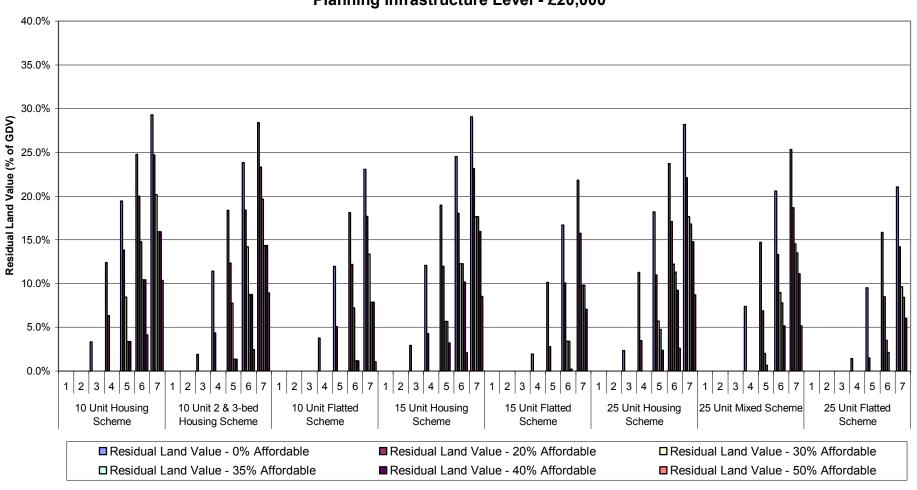


Table 63b: Summary of Residual Land Value (£ per Ha) Appraisals for All Value Points

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

			Residual Land	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	£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
25 Unit Mixed Scheme	3	0.5	£0	£0	£0	£0	£0	£0
25 OHIL WILKER 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 7	0.5 0.5	£2,160,106	£1,212,421	£750,536	£638,439	£404,626	£0
			£2,934,884	£1,868,125	£1,339,946	£1,217,528	£957,848	£401,042
	2	0.33	£0	£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
20 Ollic Fractor Scheine	5	0.33	£151,579 £1,155,574	£158,371	£0	£0	£0	£0
	6	0.33	£1,155,574 £2,141,805	£158,371 £1,005,321	£382,833	£0 £226,412	£0	£0
	7	0.33	£2,141,805 £3,139,950	£1,005,321 £1,845,063	£1,150,040	£226,412 £982,616	£678,006	£0
	,	0.33	23, 133,330	£1,040,003	21,130,040	2302,010	2010,000	£U



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
0 Unit Housing Scheme	3	£191,736	£75,425	£0	£0	£0	£0
10 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

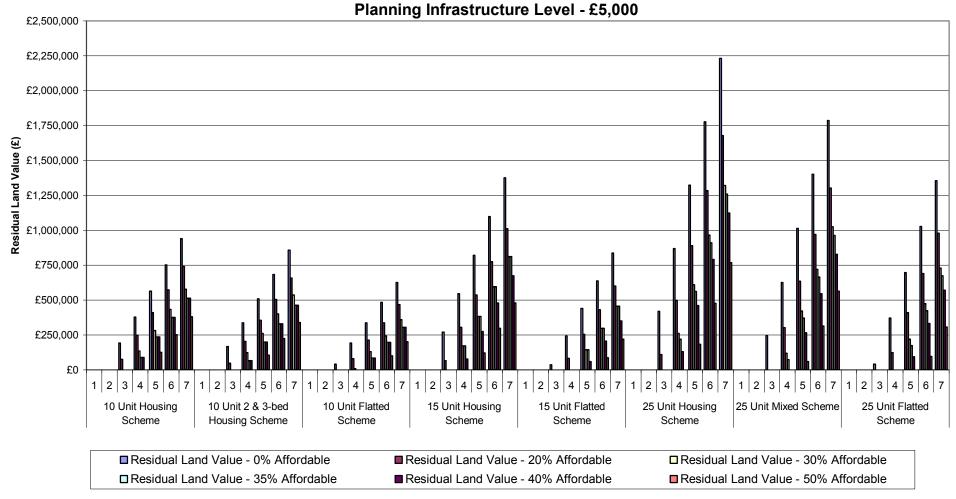


Table 64a: Summary of Residual Land Value (as % of GDV) Appraisals for All Value Points 60% General Needs Rent/40% Intermediate Tenure Mix 20% Renewable Requirement Planning Infrastructure Level - £5,000

		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%
10 Unit Housing Scheme	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%
Concine	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%
	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%
13 Ollit i latted Scheme	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 Cahama	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%
OF Unit Missaul Calary	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%
	7	30.9%	25.7%	22.0%	21.2%	19.0%	14.3%
	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	1.3%	0.0%	0.0%	0.0%	0.0%	0.0%
			0.00/	0.0%	0.0%	0.0%	0.0%
Onit Flatted Scheme	4	10.5%	3.9%	0.078	0.070	0.070	*****
25 Unit Flatted Scheme	4 5	10.5% 17.4%	3.9% 11.5%	6.7%	5.5%	3.1%	0.0%
25 Unit Flatted Scheme							

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

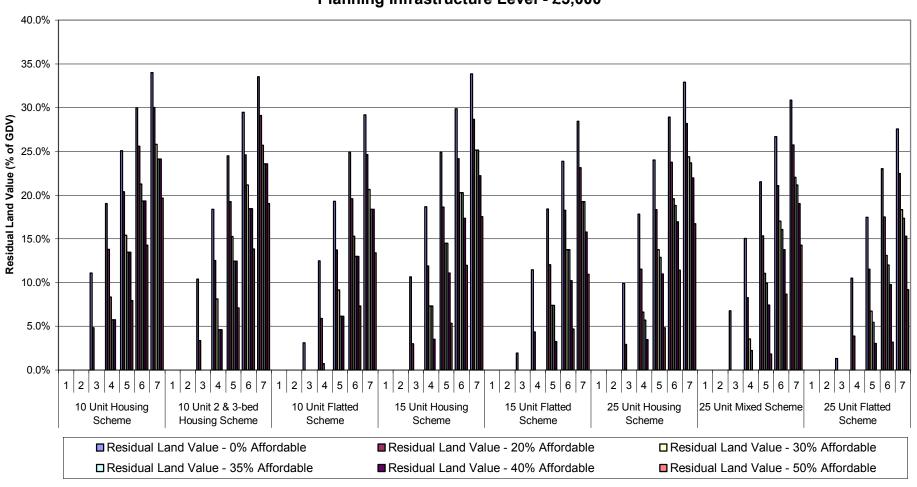


Table 64b: Summary of Residual Land Value (£ per Ha) Appraisals for All Value Points

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

			Residual Land	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	£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
Ocheme	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
Of Unit Missad October	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	03	£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
	2	0.33	£0	£0 £0	£0	£0	£0	£0
	3	0.33	£123,208	£0	£0	£0	£0	£0
25 Unit Flatted Scheme	4	0.33	£123,208 £1,128,054	£372,465	£0	£0	£0	£0
20 Ollic i latted Scheille	5	0.33	£1,128,054 £2,114,570	£372,465 £1,241,203	£667,997	£529,160	£0 £284,410	£0
	6	0.33	£2,114,570 £3,112,715	£1,241,203 £2,094,459	£1,439,727	£1,288,000	£284,410 £1,006,340	£293,824
	7	0.33	£3,112,715 £4,110,860	£2,965,300	£1,439,727 £2,211,595	£1,288,000 £2,045,897	£1,730,872	£293,824 £931,089
	- 1	0.33	£4, 110,000	22,303,300	£4,4 i 1,090	22,040,091	£1,13U,01Z	2331,003

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
10 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 Harraina	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
Scrienie	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	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0	£0
	3	£208.790	£0	£0	£0	£0	£0
15 Unit Housing Scheme	4	£484,618	£242,998	£104,306	£104,306	£9.887	£0
To office floading ochemic	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		£946,973		,	£609,705	,
	1	£1,311,099 £0	£946,973 £0	£747,132 £0	£747,132 £0	£009,705	£414,134 £0
	2	£0	£0	£0	£0	£0	£0
		£0	£0	£0		£0	£0
15 Unit Flatted Scheme	3 4			£0	£0	£0	£0
15 Unit Flatted Scheme		£175,304	£13,681				
	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	03	£0	£0	£0	£0	£0
25 Unit Hausing Cabas:	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
OF Harit Missaul C. I.	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
			£871,749	£623,026	£568,346	£469,225	

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

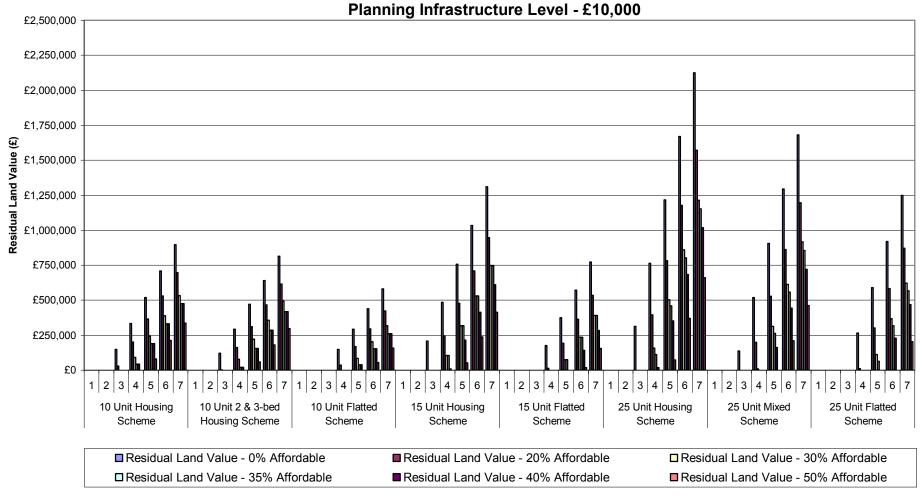


Table 65a: Summary of Residual Land Value (as % of GDV) Appraisals for All Value Points 60% General Needs Rent/40% Intermediate Tenure Mix 20% Renewable Requirement Planning Infrastructure Level - £10,000

		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%
0 Unit Housing Scheme	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%
	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 Schome	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%
	3	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
25 Unit Flatted Scheme	4						
20 Omit i latted Scheme		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

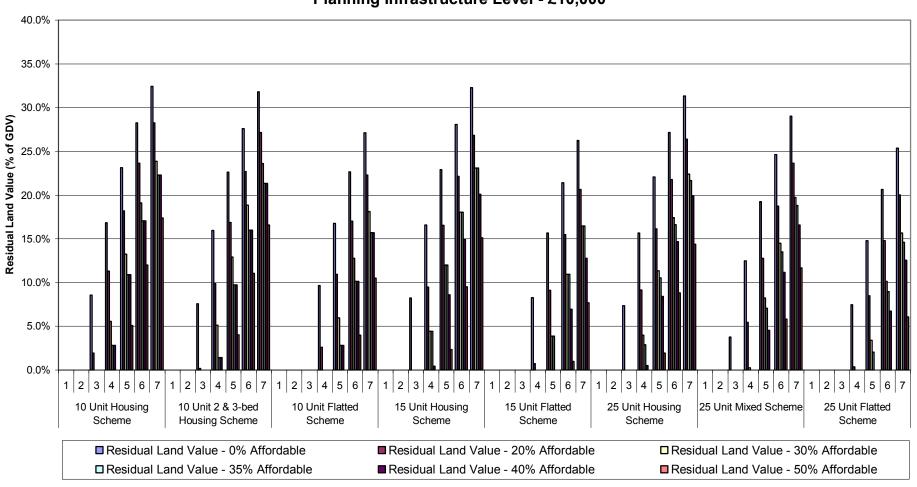


Table 65b: Summary of Residual Land Value (£ per Ha) Appraisals for All Value Points

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
OF Unit Flatted October	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 - 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
0 Unit Housing Scheme	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 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	£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 Flatted 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

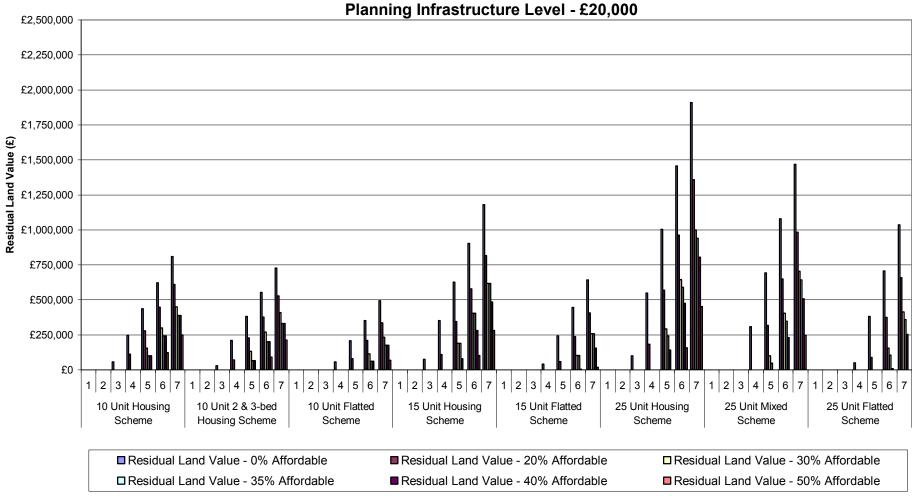


Table 66a: Summary of Residual Land Value (as % of GDV) Appraisals for All Value Points 60% General Needs Rent/40% Intermediate Tenure Mix 20% Renewable Requirement Planning Infrastructure Level - £20,000

		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%
O Unit Housing Scheme	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%
10 Unit Housing Scheme	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%
40 11=:40 0 0 0 0 0 0 11 0 11 0 1	3	1.9%	0.0%	0.0%	0.0%	0.0%	0.0%
10 Unit 2 & 3-bed Housing Scheme	4	11.4%	4.3%	0.0%	0.0%	0.0%	0.0%
Scheme	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%
Jim i idada oononio	5	12.0%	5.1%	0.0%	0.0%	0.0%	0.0%
	6	12.0%	12.2%	7.2%	0.0% 4.1%	0.0% 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%
	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%
	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%
	3	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
25 Unit Mixed Scheme	4						
20 STIR HILAGO SCHEINE		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%
A-11 1/ -1 //	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%
	7	21.0%	15.1%	10.4%	9.2%	6.8%	0.0%

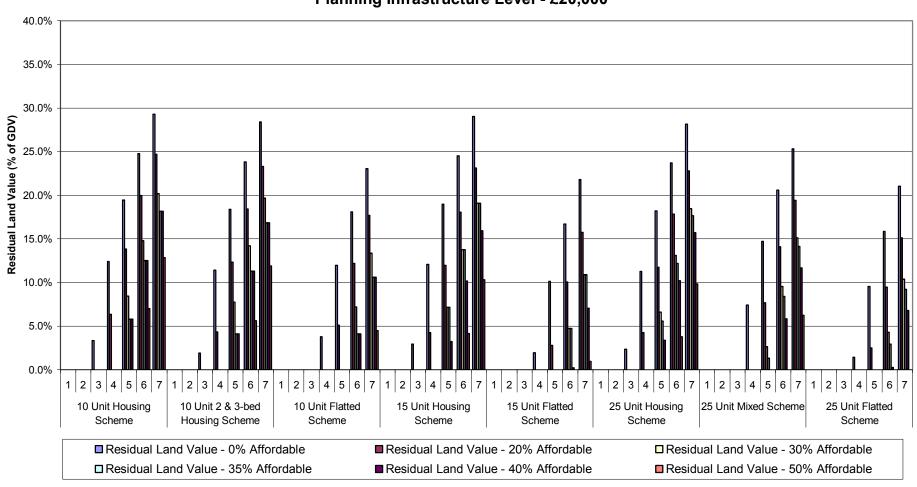


Table 66b: Summary of Residual Land Value (£ per Ha) Appraisals for All Value Points

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

			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	£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
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	£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
15 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	0.2	£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	£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
25 Unit Miyod Cahama	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	£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
25 Unit Flatted Scheme	3	0.33	£0	£0	£0	£0	£0	£0
25 OHIL FIALLED SCHEME	4	0.33	£151,579	£0	£0	£0	£0	£0
	5	0.33	£1,155,574	£268,227	£0	£0	£0	£0 £0
	6 7	0.33	£2,141,805	£1,135,253	£472,891	£316,471	£26,100	£0
	1	0.33	£3,139,950	£1,994,391	£1,253,609	£1,086,186	£767,879	2.0

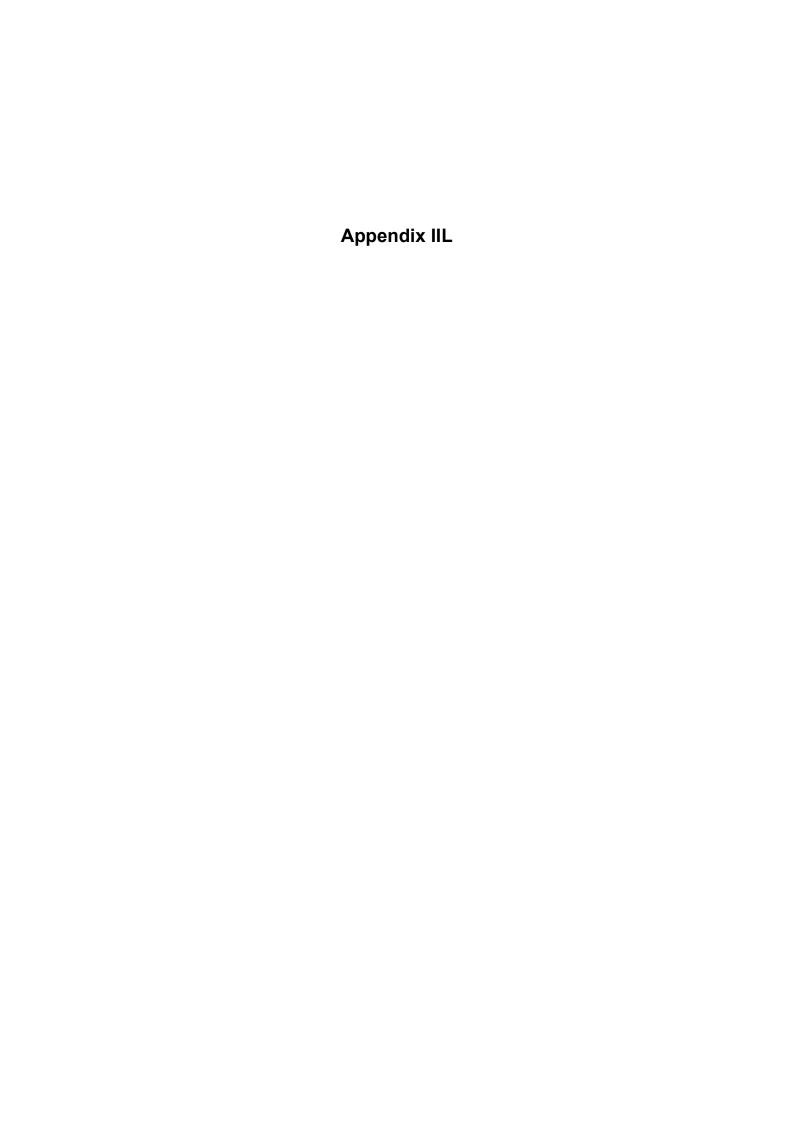


Table 67: Summary of Residual Land Value (£) Appraisals for All Value Points 70% General Needs Rent/30% Intermediate Tenure Mix CfSH Level 4 Planning Infrastructure Level - £5,000

		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
	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

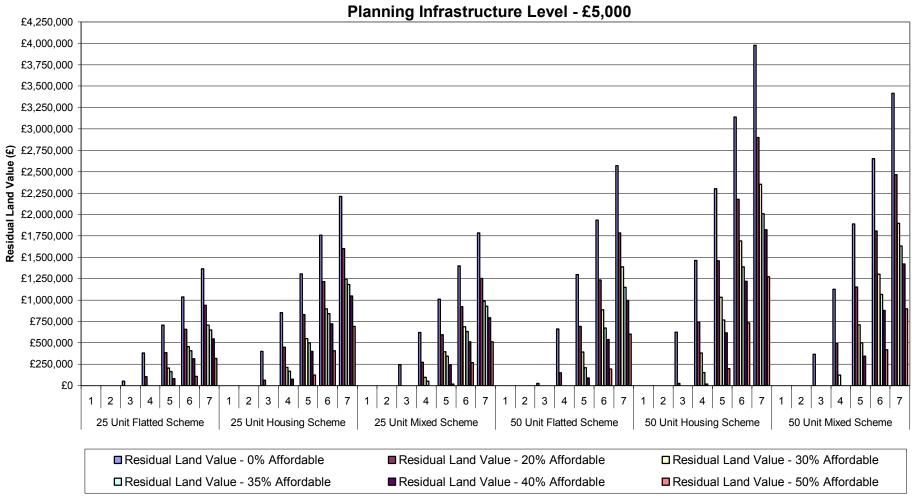


Table 67a: Summary of Residual Land Value (as % of GDV) Appraisals for All Value Points 70% General Needs Rent/30% Intermediate Tenure Mix CfSH Level 4

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

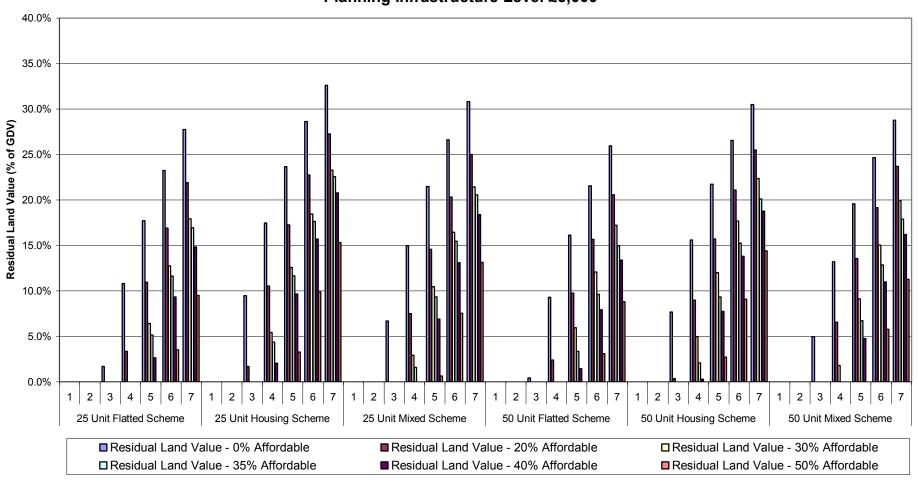


Table 67b: Summary of Residual Land Value (£ per Ha) Appraisals for All Value Points

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

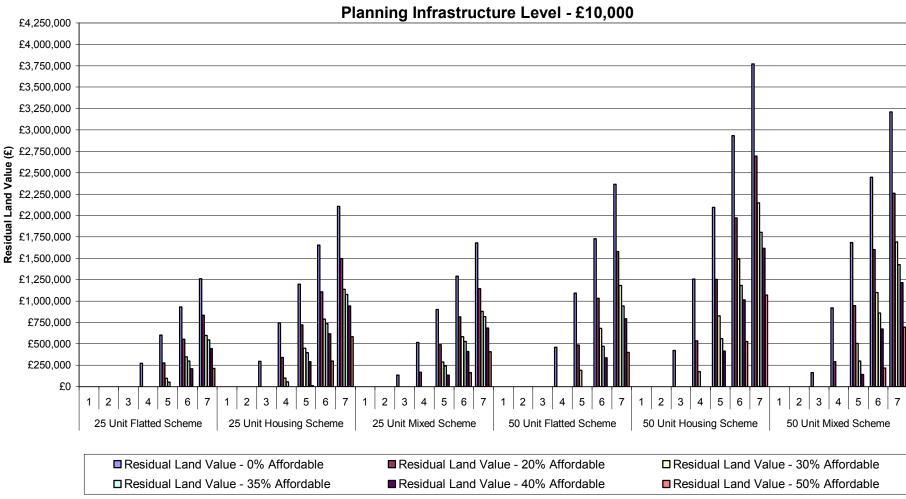


Table 68a: Summary of Residual Land Value (as % of GDV) Appraisals for All Value Points 70% General Needs Rent/30% Intermediate Tenure Mix CfSH Level 4 Planning Infrastructure Level - £10,000

		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

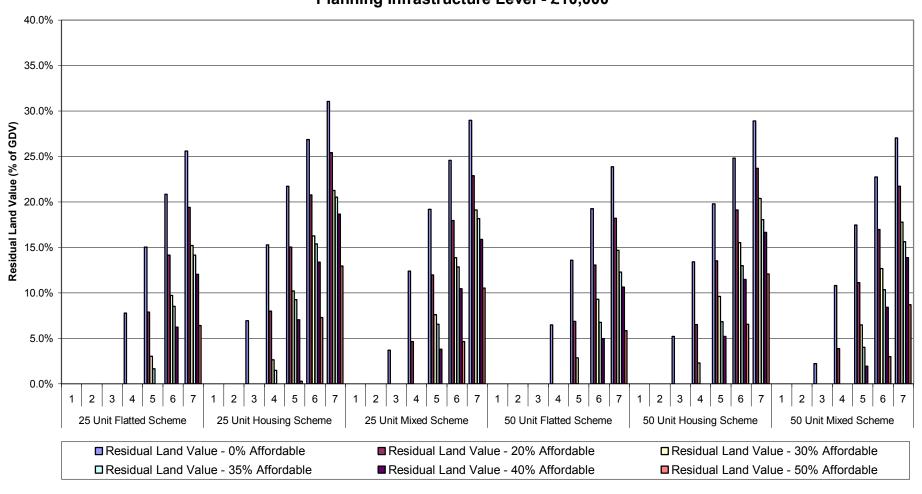


Table 68b: Summary of Residual Land Value (£ per Ha) Appraisals for All Value Points

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

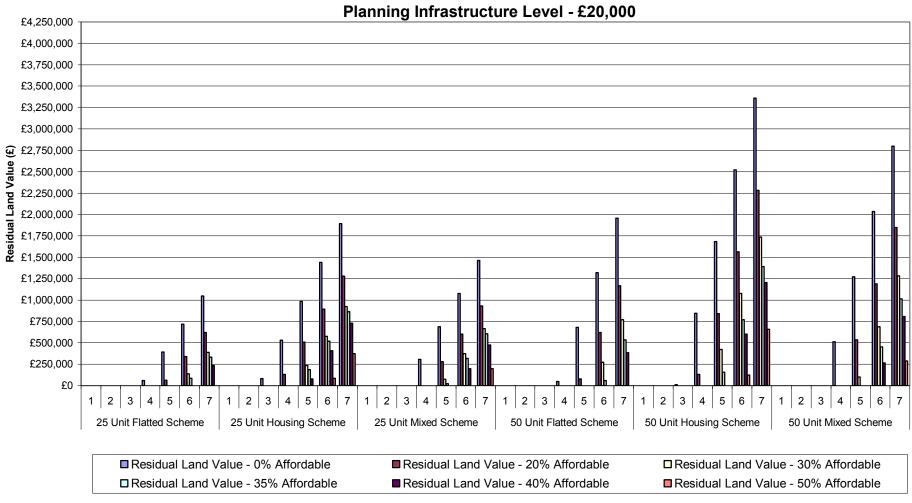


Table 69a: Summary of Residual Land Value (as % of GDV) Appraisals for All Value Points 70% General Needs Rent/30% Intermediate Tenure Mix CfSH Level 4

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

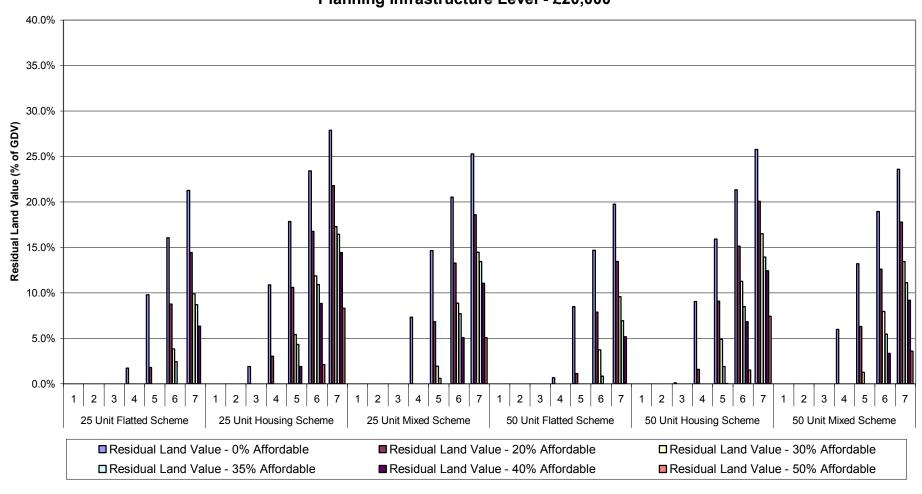


Table 69b: Summary of Residual Land Value (£ per Ha) Appraisals for All Value Points

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

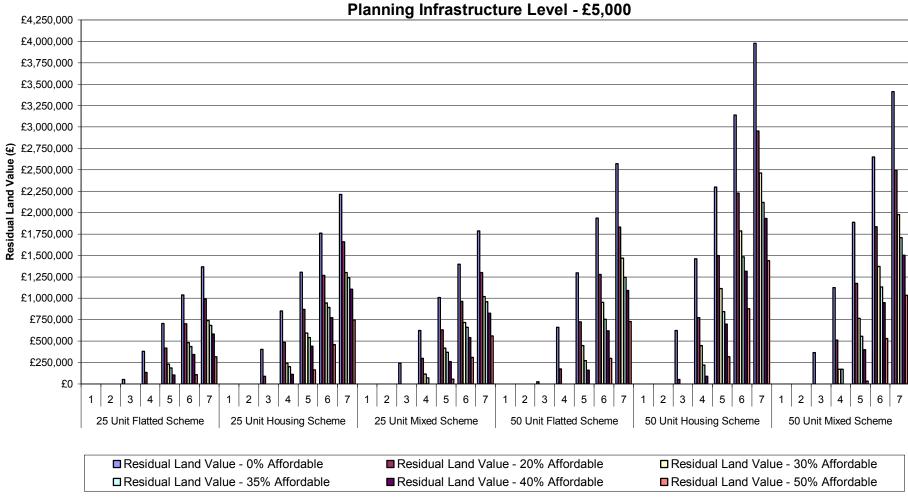


Table 70a: Summary of Residual Land Value (as % of GDV) Appraisals for All Value Points 60% General Needs Rent/40% Intermediate Tenure Mix CfSH Level 4

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

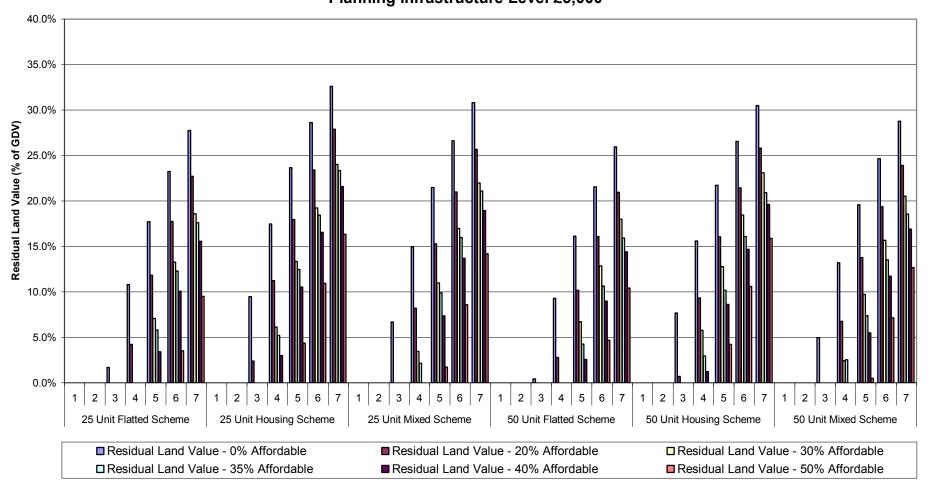


Table 70b: Summary of Residual Land Value (£ per Ha) Appraisals for All Value Points

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

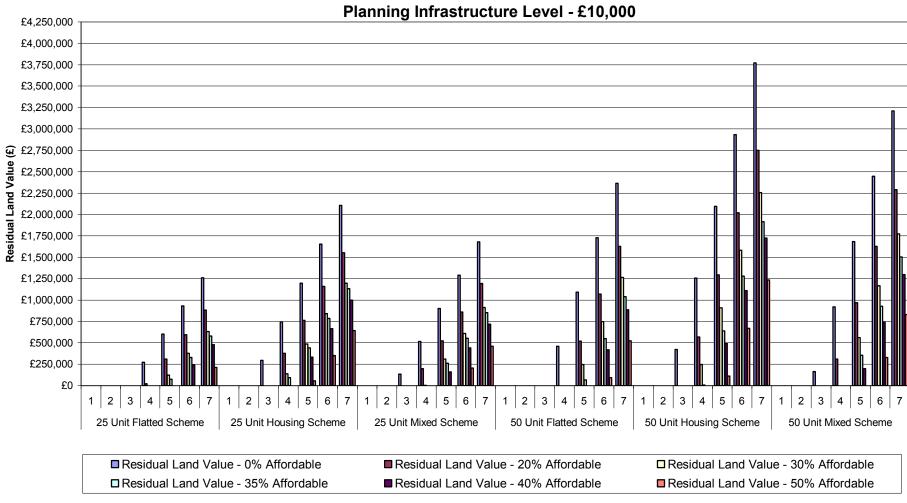


Table 71a: Summary of Residual Land Value (as % of GDV) Appraisals for All Value Points 60% General Needs Rent/40% Intermediate Tenure Mix CfSH Level 4 Planning Infrastructure Level - £10,000

		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%
5 Unit Flatted Scheme	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%
	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%	8.7%	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

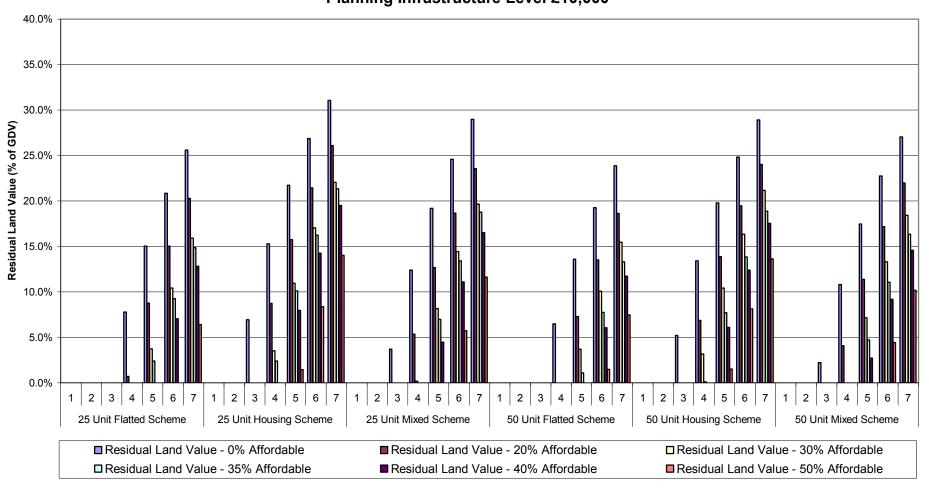


Table 71b: Summary of Residual Land Value (£ per Ha) Appraisals for All Value Points 60% General Needs Rent/40% Intermediate Tenure Mix CfSH Level 4

Planning Infrastructure Level - £10,000

			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	£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
Ī	2	0.67	£0	£0	£0	£0	£0	£0
Ī	3	0.67	£0	£0	£0	£0	£0	£0
50 Unit Flatted Scheme	4	0.67	£688,486	£0	£0	£0	£0	£0
Ī	5	0.67	£1,631,185	£776,415	£368,271	£103,074	£0	£0
	6	0.67	£2,580,983	£1,599,342	£1,117,536	£820,653	£624,137	£141,559
	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
					. , ,		,	

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

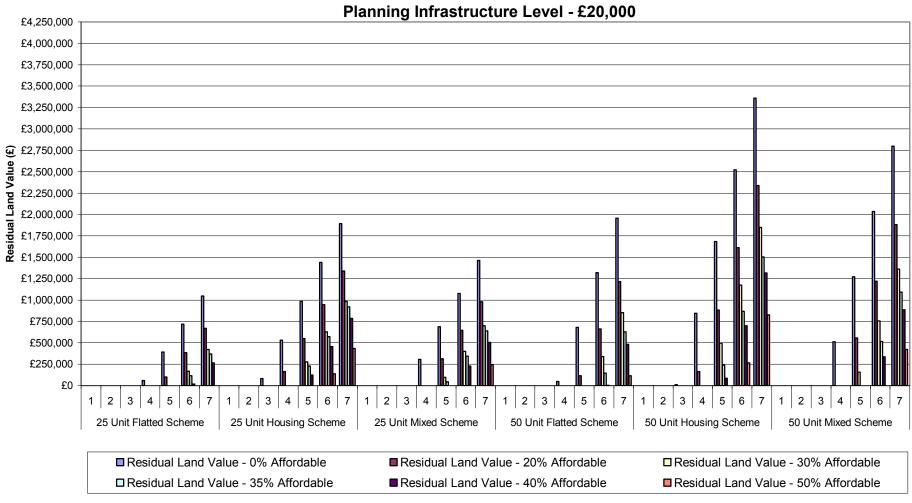


Table 72a: Summary of Residual Land Value (as % of GDV) Appraisals for All Value Points 60% General Needs Rent/40% Intermediate Tenure Mix CfSH Level 4

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

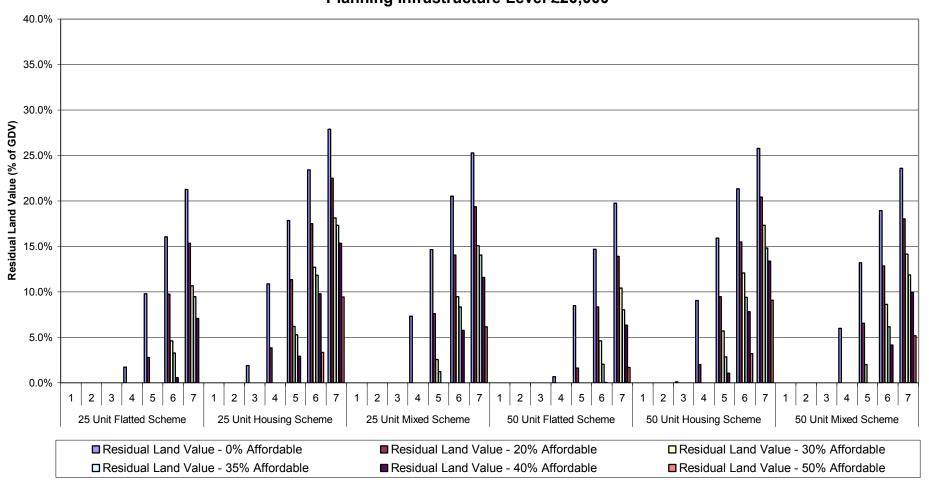


Table 72b: Summary of Residual Land Value (£ per Ha) Appraisals for All Value Points

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

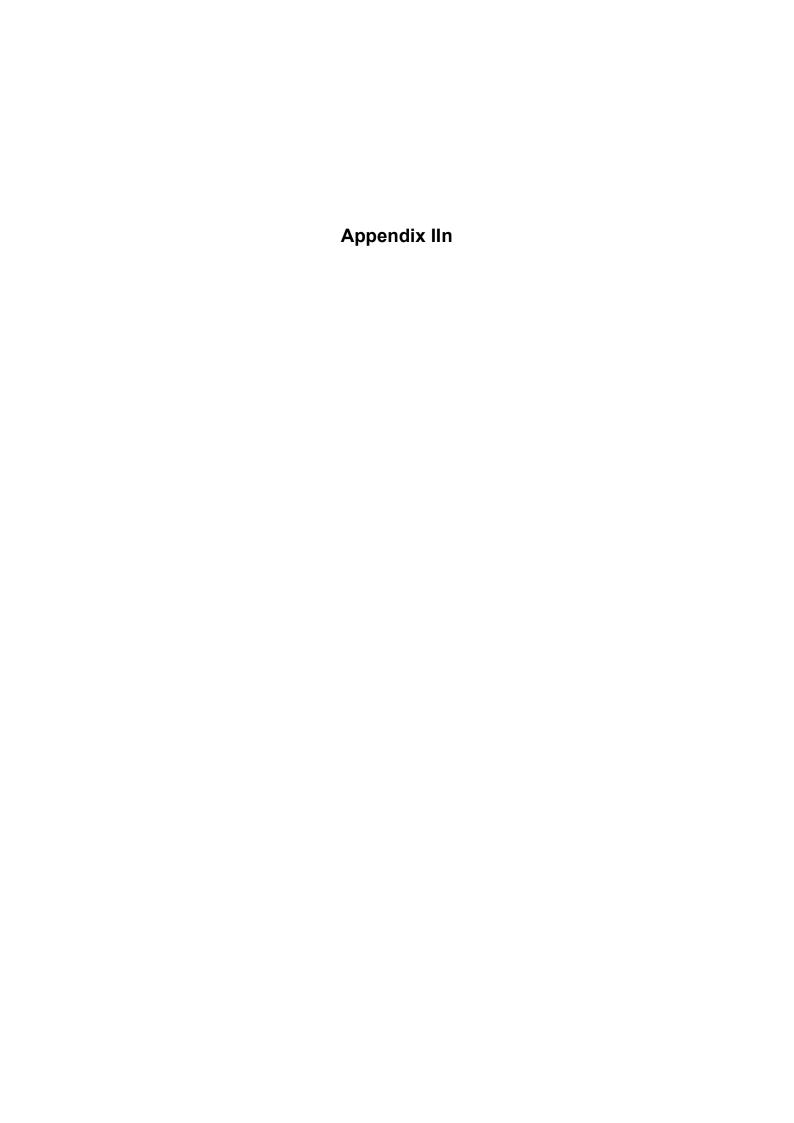


Table 73: Summary of Residual Land Value (£) Appraisals for All Value Points 70% General Needs Rent/30% Intermediate Tenure Mix CfSH Level 6 Planning Infrastructure Level - £5,000

		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
Tillosilola	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	£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	£0	£036,466	£0	£0	£173,320	£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
25 One riodoing Concine	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	£1,667,505	£1,076,562	£7 19,457 £0	£038,248	£323,470	£173,297
	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
25 Offic Milked Scheme	5			£0	£0	£0	£0
		£561,723	£154,384				
	6 7	£949,112	£480,221	£242,963	£190,769	£67,960	£0
	1	£1,336,501 £0	£803,122 £0	£539,032 £0	£482,800 £0	£346,619 £0	£66,150 £0
	2	£0	£0	£0	£0	£0	£0
	3	£0	£0	£0	£0	£0	£0
50 Unit Flatted Scheme	4	17.7	177	£0	111	£0	£0
30 Office Talled Scheme	5	£0 £548,945	£0	£0	£0	£0	£0
	6	£1,185,309	£486.844	£142,318	£0	£0	£0
	7	£1,185,309 £1.821.674	£1.034.669	£639.005	£404.231	£250,243	£0
		, , , , ,	£1,034,669 £0	£639,005 £0	, ,	£250,245 £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
or other riousing ochemic	5	£1,313,987	£477,269	£49,159	£0	£0	£0
	6	£1,313,987 £2,151,849	£1,192,103	£706,268	£404,857	£239,618	£0
	7	£2,151,649 £2,989,712	£1,192,103 £1,911,857	£1,365,344	£1.022.283	£834,003	£290.485
	1	£2,969,712 £0	£1,911,657	£1,365,344 £0	£1,022,283	£034,003	£290,465 £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
or other mixed ochemie	5	£991,174	£256,083	£0	£0	£0	£0
	6	£991,174 £1,753,783	£256,083 £909,116	£410,033	£173,824	£0	£0
	7				£731,622	£524,309	£1,505
	1	£2,516,392	£1,566,307	£1,000,170	2/31,022	2024,309	21,505

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

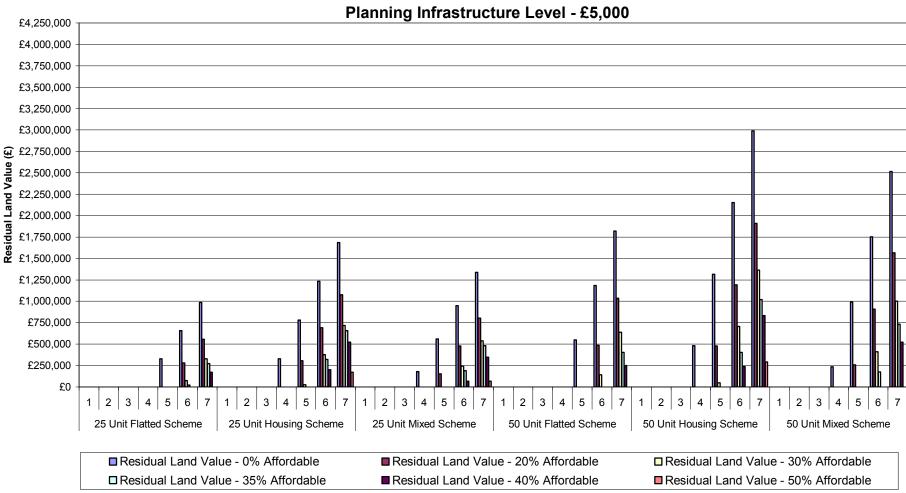


Table 73a: Summary of Residual Land Value (as % of GDV) Appraisals for All Value Points 70% General Needs Rent/30% Intermediate Tenure Mix CfSH Level 6 Planning Infrastructure Level - £5,000

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

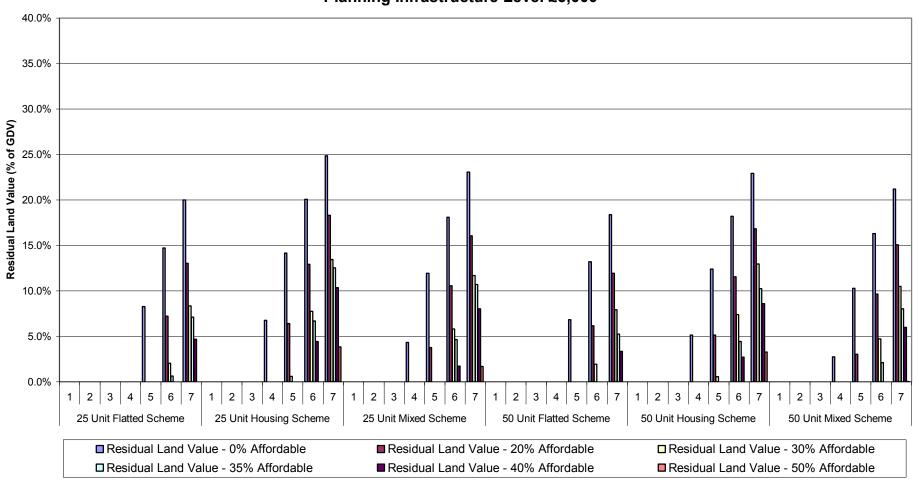


Table 73b: Summary of Residual Land Value (£ per Ha) Appraisals for All Value Points

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 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
20 Ome i lattea Concine	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		,		,	, , ,	£0
		£0	£0	£0	£0	£0	
	2	03	£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	£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
9	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	£1,700,037	£1,100,144 £0	£017,003	£020,003	£03,719
	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
JO OTHE WILKER SCHEINE	5	,	177	£0	£0	£0	£0
		£785,974	£50,253		111		
	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

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

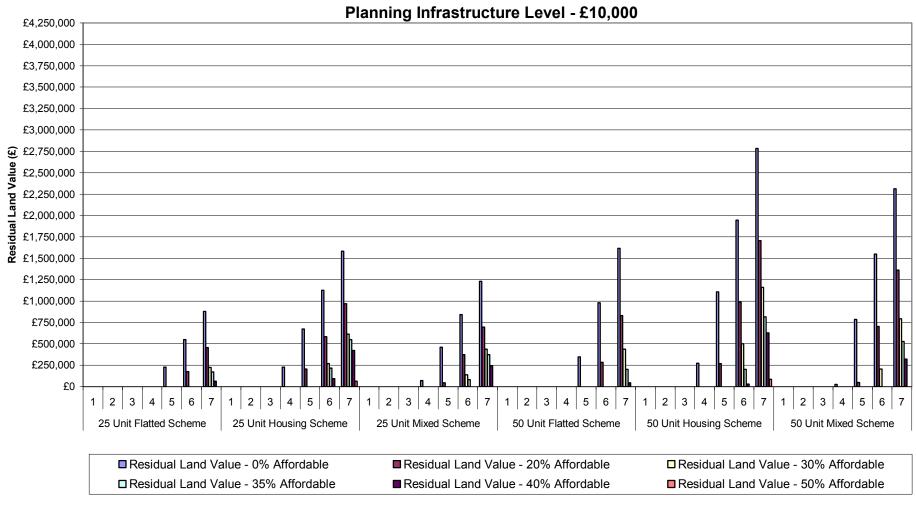


Table 74a: Summary of Residual Land Value (as % of GDV) Appraisals for All Value Points 70% General Needs Rent/30% Intermediate Tenure Mix CfSH Level 6 Planning Infrastructure Level - £10,000

		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%

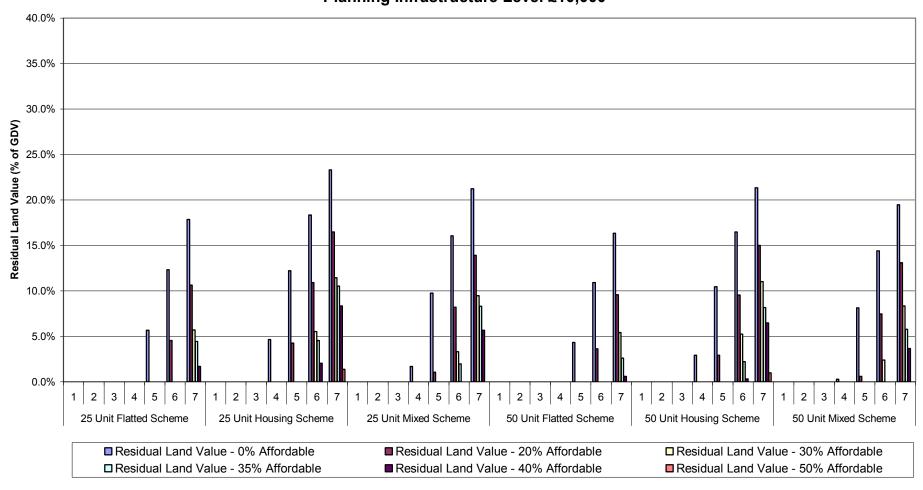


Table 74b: Summary of Residual Land Value (£ per Ha) Appraisals for All Value Points

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
	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	£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
25 Unit Mixed Scheme	2	0.50	£0	£0	£0	£0	£0	£0
	3	0.50	£0	£0	£0	£0	£0	£0
	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	LU

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

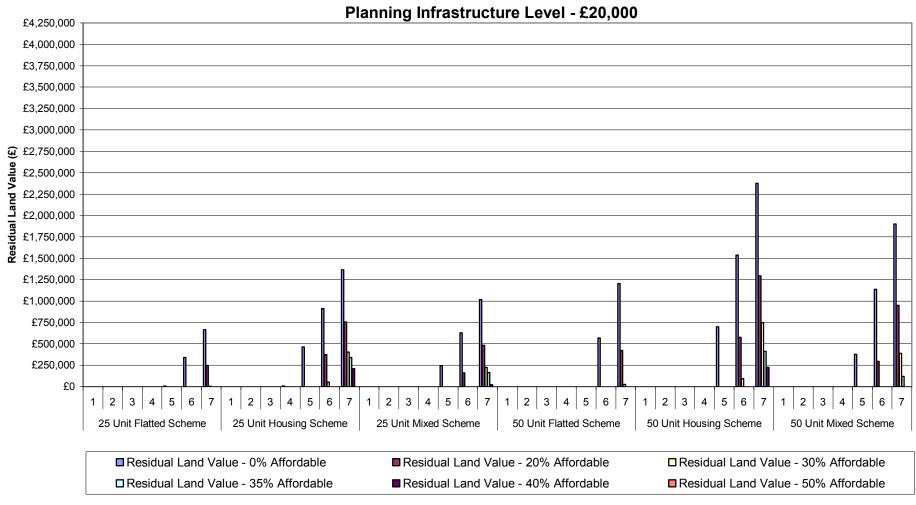


Table 75a: Summary of Residual Land Value (as % of GDV) Appraisals for All Value Points 70% General Needs Rent/30% Intermediate Tenure Mix CfSH Level 6

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%

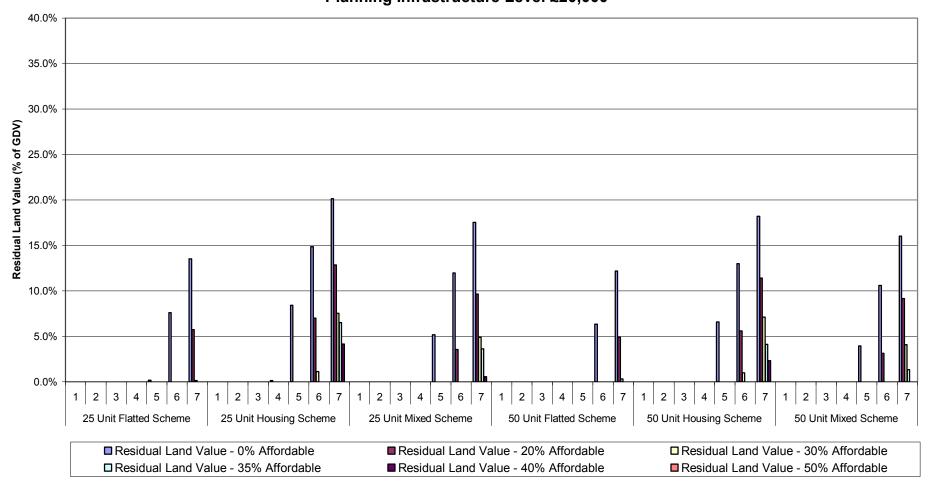


Table 75b: Summary of Residual Land Value (£ per Ha) Appraisals for All Value Points

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

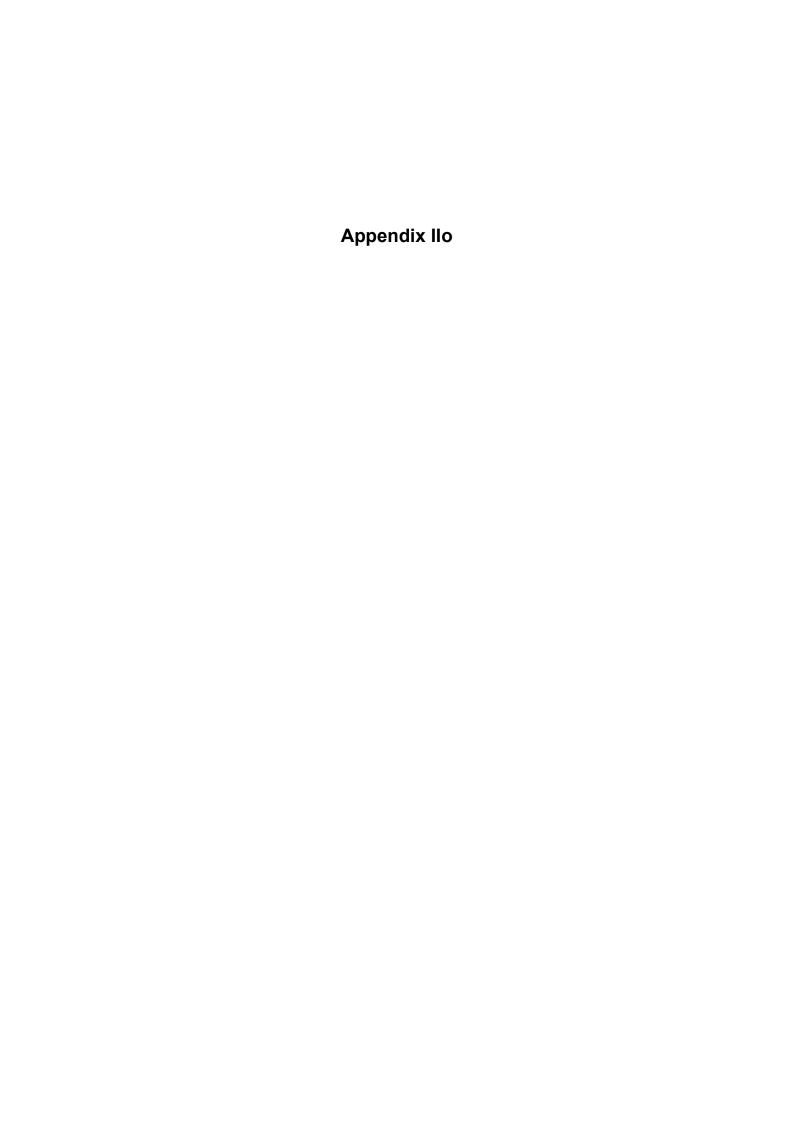


Table 76: Summary of Residual Land Value (£) Appraisals for All Value Points 60% General Needs Rent/40% Intermediate Tenure Mix CfSH Level 6 Planning Infrastructure Level - £5,000

		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

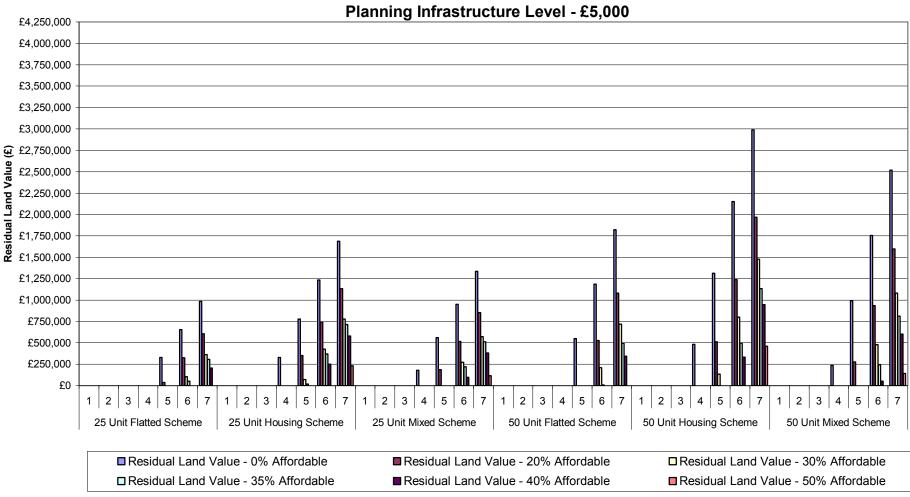


Table 76a: Summary of Residual Land Value (as % of GDV) Appraisals for All Value Points 60% General Needs Rent/40% Intermediate Tenure Mix CfSH Level 6

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%

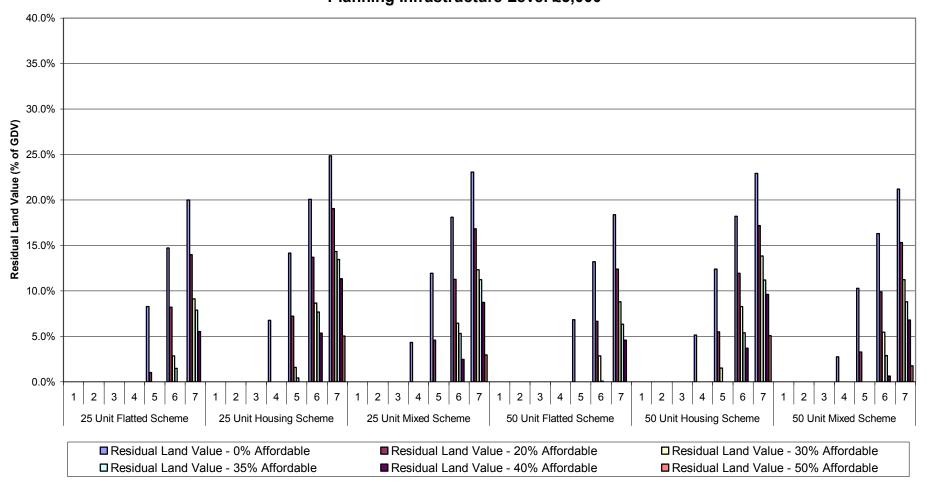


Table 76b: Summary of Residual Land Value (£ per Ha) Appraisals for All Value Points

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

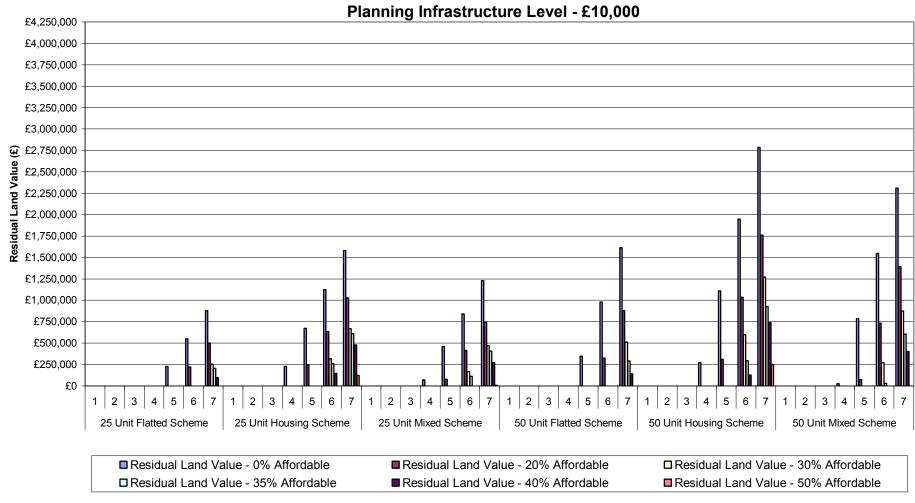


Table 77a: Summary of Residual Land Value (as % of GDV) Appraisals for All Value Points 60% General Needs Rent/40% Intermediate Tenure Mix CfSH Level 6

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%

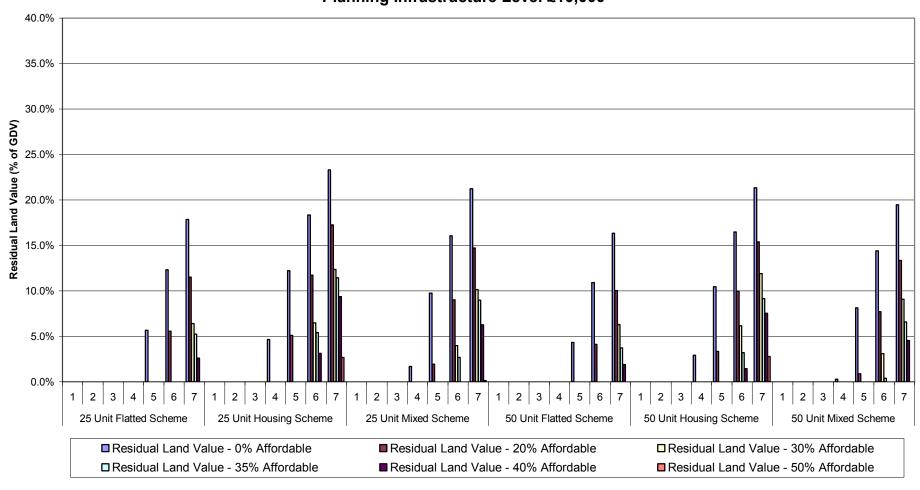


Table 77b: Summary of Residual Land Value (£ per Ha) Appraisals for All Value Points 60% General Needs Rent/40% Intermediate Tenure Mix

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

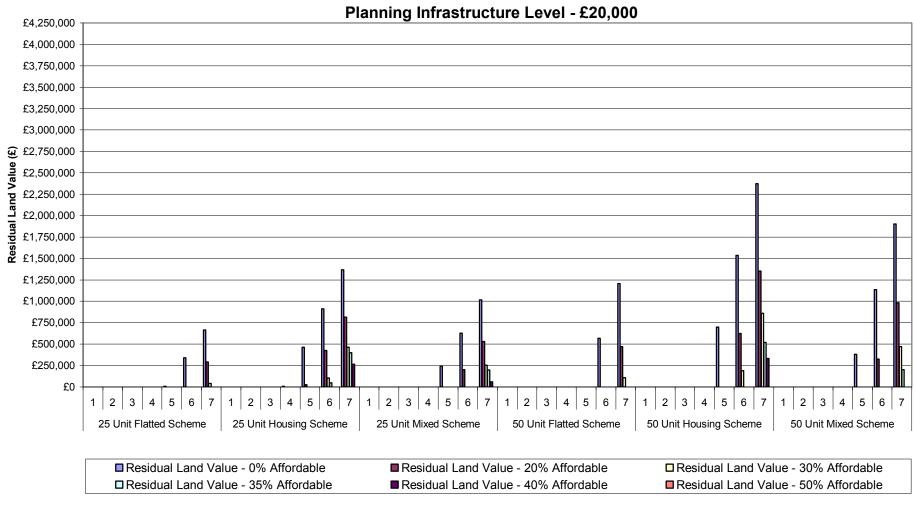


Table 78a: Summary of Residual Land Value (as % of GDV) Appraisals for All Value Points 60% General Needs Rent/40% Intermediate Tenure Mix CfSH Level 6

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%

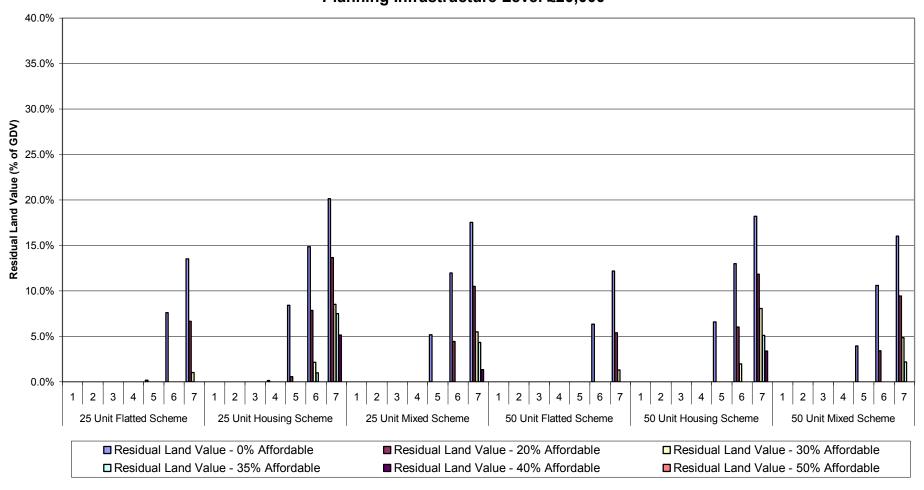


Table 78b: Summary of Residual Land Value (£ per Ha) Appraisals for All Value Points 60% General Needs Rent/40% Intermediate Tenure Mix CfSH Level 6

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