

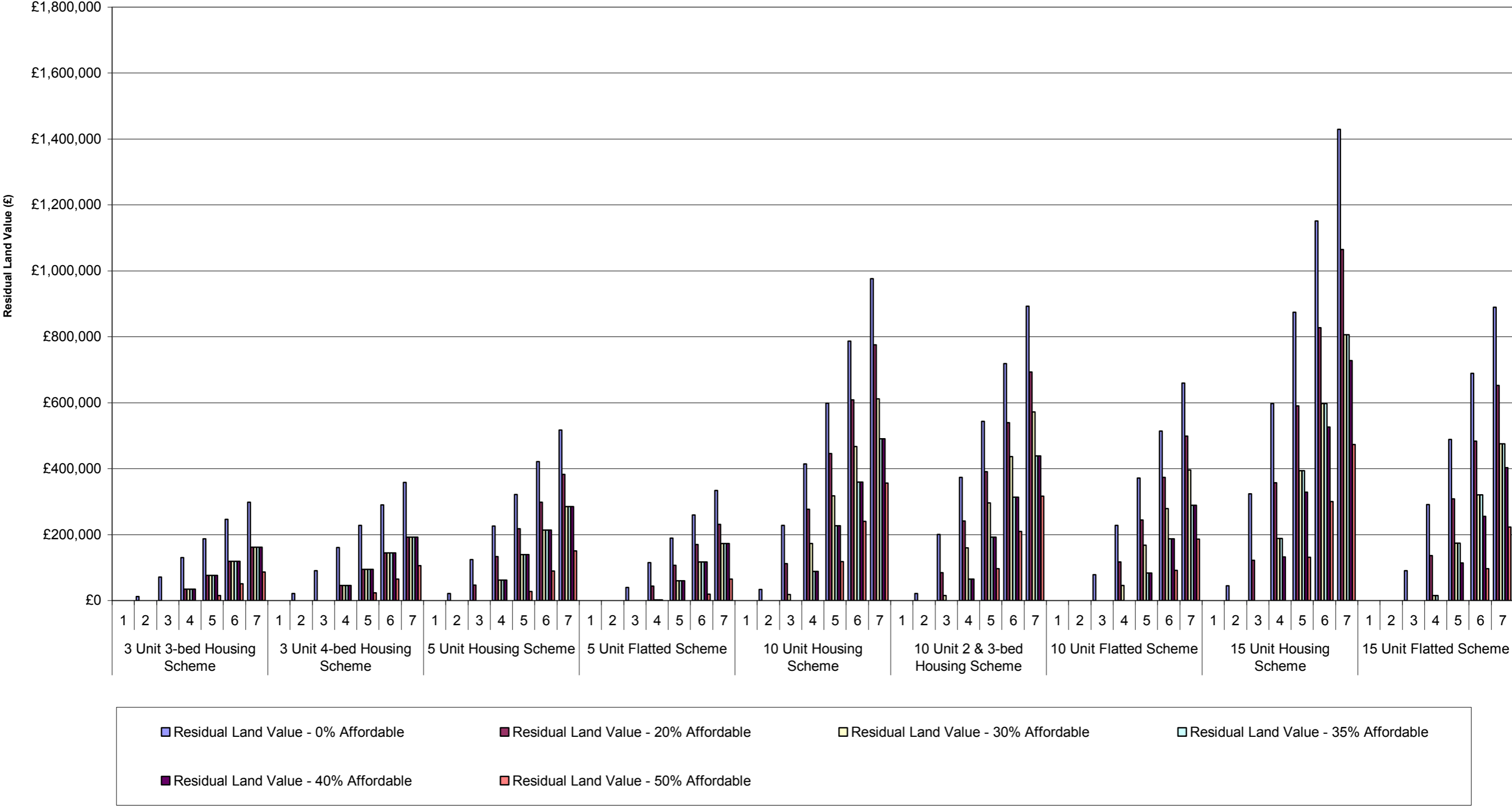
## Appendix II

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

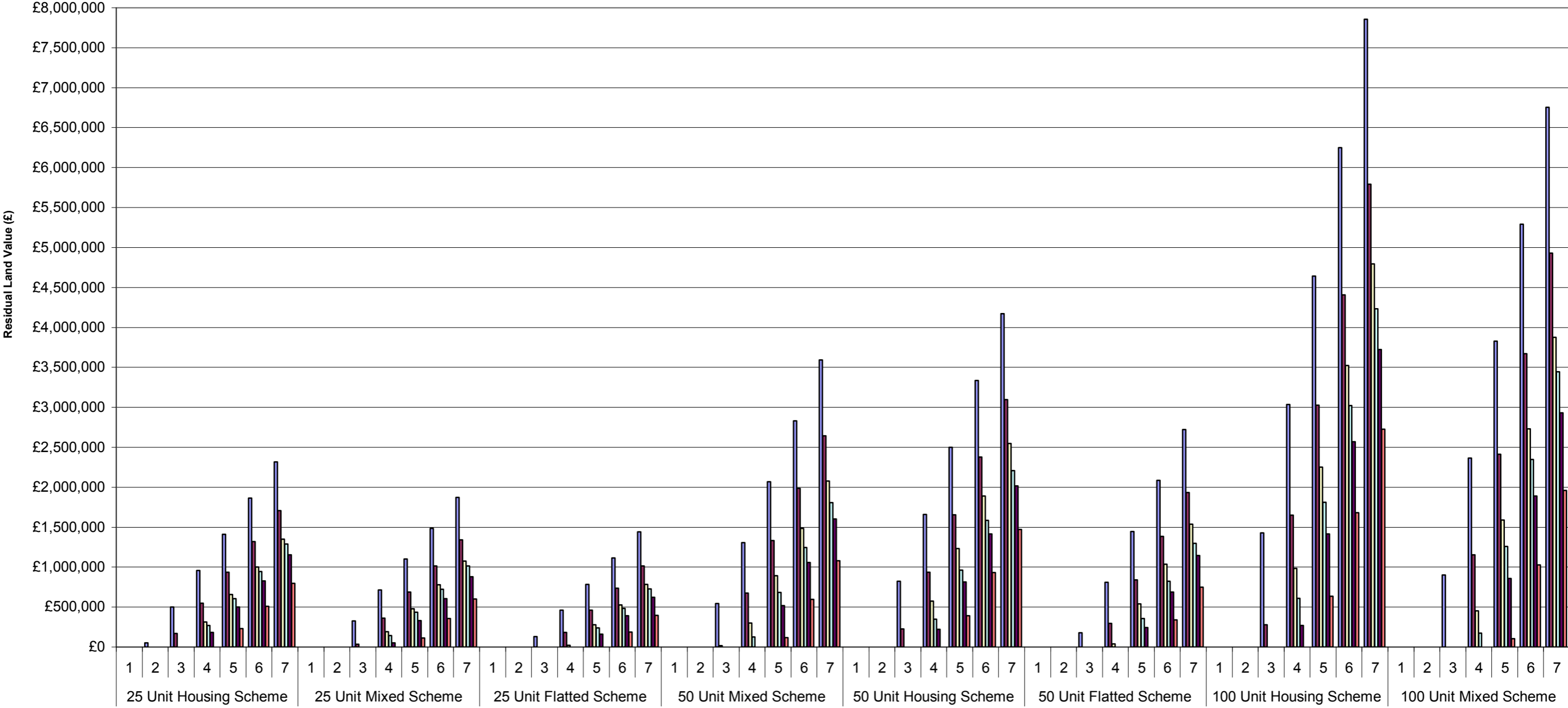
Development Scenario / Threshold	Value Point	Residual Land Value - 0% Affordable	Residual Land Value - 20% Affordable	Residual Land Value - 30% Affordable	Residual Land Value - 35% Affordable	Residual Land Value - 40% Affordable	Residual Land Value - 50% Affordable
3 Unit 3-bed Housing Scheme	1	£0	£0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

Source: Adams Integra, June 2009

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



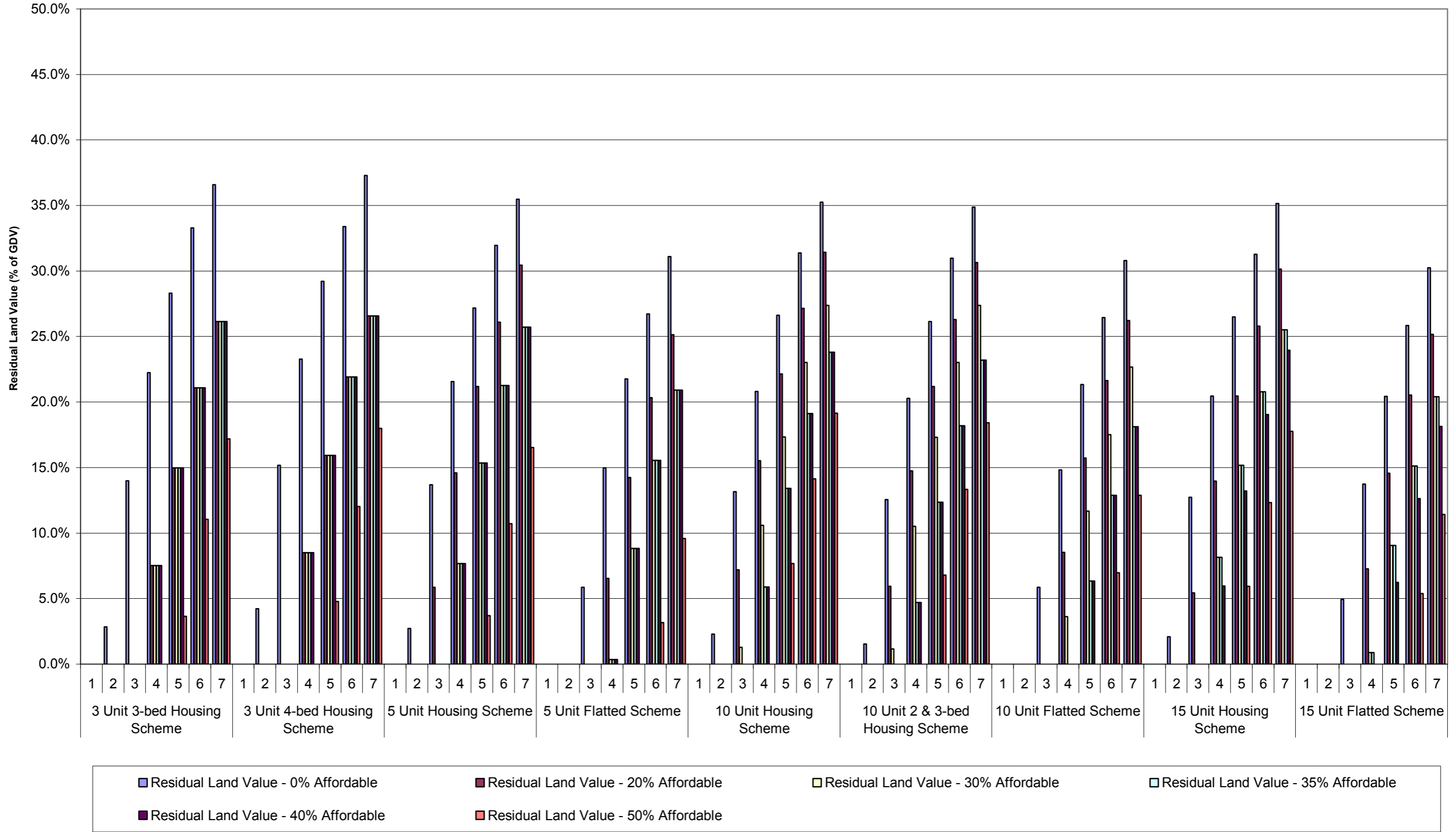
**Graph 1-ii: Summary of Residual Land Values at 0%, 20%, 30%, 35%, 40% & 50% Affordable Housing Across All Value Points -  
70% General Needs Rent/30% Intermediate Tenure Mix  
Planning Infrastructure Level - £5,000  
Units 25-100**



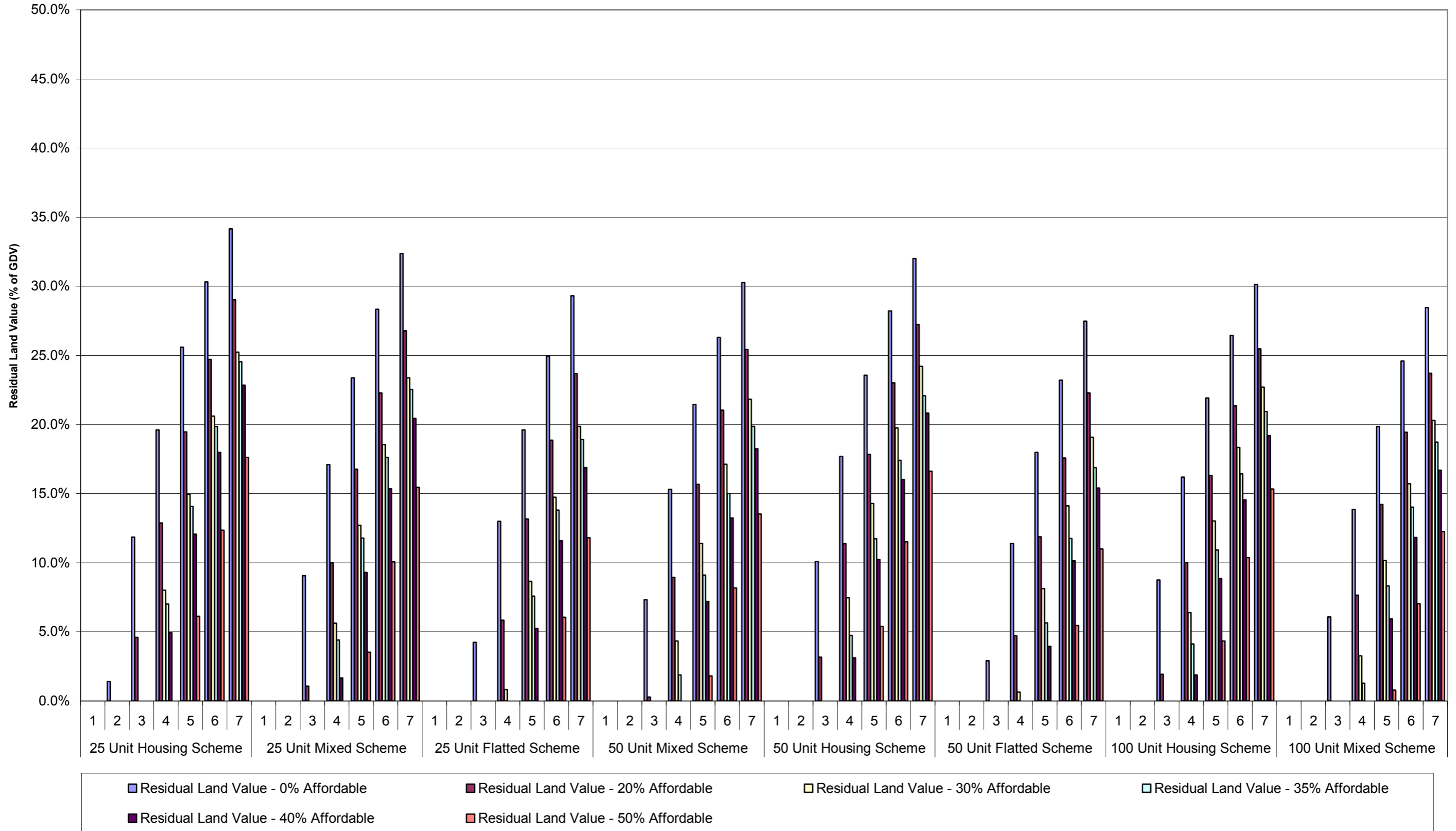
**Table 1a: Summary of Residual Land Value (as % of GDV) Appraisals for All Value Points - 70% General Needs Rent/30% Intermediate Tenure Mix Planning Infrastructure Level - £5,000**

Development Scenario / Threshold	Value Point	Residual Land Value - 0% Affordable	Residual Land Value - 20% Affordable	Residual Land Value - 30% Affordable	Residual Land Value - 35% Affordable	Residual Land Value - 40% Affordable	Residual Land Value - 50% Affordable
3 Unit 3-bed Housing Scheme	1	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	2	2.8%	0.0%	0.0%	0.0%	0.0%	0.0%
	3	14.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	4	22.2%	7.5%	7.5%	7.5%	7.5%	0.0%
	5	28.3%	15.0%	15.0%	15.0%	15.0%	3.8%
	6	33.3%	21.1%	21.1%	21.1%	21.1%	11.1%
	7	36.6%	26.1%	26.1%	26.1%	26.1%	17.2%
3 Unit 4-bed Housing Scheme	1	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	2	4.2%	0.0%	0.0%	0.0%	0.0%	0.0%
	3	15.2%	0.0%	0.0%	0.0%	0.0%	0.0%
	4	23.3%	8.5%	8.5%	8.5%	8.5%	0.0%
	5	29.2%	15.9%	15.9%	15.9%	15.9%	4.8%
	6	33.4%	21.9%	21.9%	21.9%	21.9%	12.0%
	7	37.3%	26.6%	26.6%	26.6%	26.6%	18.0%
5 Unit Housing Scheme	1	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	2	2.7%	0.0%	0.0%	0.0%	0.0%	0.0%
	3	13.7%	5.9%	0.0%	0.0%	0.0%	0.0%
	4	21.6%	14.6%	7.7%	7.7%	7.7%	0.0%
	5	27.2%	21.2%	15.3%	15.3%	15.3%	3.7%
	6	32.0%	26.1%	21.3%	21.3%	21.3%	10.7%
	7	35.5%	30.4%	25.7%	25.7%	25.7%	16.8%
5 Unit Flatted Scheme	1	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	2	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	3	5.9%	0.0%	0.0%	0.0%	0.0%	0.0%
	4	15.0%	6.6%	0.4%	0.4%	0.4%	0.0%
	5	21.8%	14.2%	8.8%	8.8%	8.8%	0.0%
	6	26.7%	20.3%	15.5%	15.5%	15.5%	3.2%
	7	31.1%	25.1%	20.9%	20.9%	20.9%	9.6%
10 Unit Housing Scheme	1	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	2	2.3%	0.0%	0.0%	0.0%	0.0%	0.0%
	3	13.2%	7.2%	1.3%	0.0%	0.0%	0.0%
	4	20.8%	15.5%	10.6%	5.9%	5.9%	0.0%
	5	26.6%	22.1%	17.3%	13.4%	13.4%	7.7%
	6	31.4%	27.2%	23.0%	19.1%	19.1%	14.1%
	7	35.3%	31.4%	27.4%	23.8%	23.8%	19.1%
10 Unit 2 & 3-bed Housing Scheme	1	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	2	1.8%	0.0%	0.0%	0.0%	0.0%	0.0%
	3	12.6%	5.9%	1.2%	0.0%	0.0%	0.0%
	4	20.3%	14.7%	10.6%	4.7%	4.7%	0.0%
	5	26.2%	21.2%	17.3%	12.3%	12.3%	6.8%
	6	31.0%	26.3%	23.0%	18.2%	18.2%	13.3%
	7	34.9%	30.6%	27.4%	23.2%	23.2%	18.4%
10 Unit Flatted Scheme	1	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	2	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	3	5.9%	0.0%	0.0%	0.0%	0.0%	0.0%
	4	14.8%	8.5%	3.6%	0.0%	0.0%	0.0%
	5	21.3%	15.7%	11.7%	6.3%	6.3%	0.0%
	6	26.4%	21.6%	17.5%	12.9%	12.9%	7.0%
	7	30.8%	26.2%	22.7%	18.1%	18.1%	12.9%
15 Unit Housing Scheme	1	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	2	2.1%	0.0%	0.0%	0.0%	0.0%	0.0%
	3	12.7%	5.4%	0.0%	0.0%	0.0%	0.0%
	4	20.5%	14.0%	8.1%	8.1%	6.0%	0.0%
	5	26.5%	20.5%	15.2%	15.2%	13.2%	5.9%
	6	31.3%	25.8%	20.8%	20.8%	19.1%	12.3%
	7	35.2%	30.2%	25.8%	25.5%	24.0%	17.8%
15 Unit Flatted Scheme	1	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	2	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	3	4.9%	0.0%	0.0%	0.0%	0.0%	0.0%
	4	13.7%	7.3%	0.9%	0.0%	0.0%	0.0%
	5	20.4%	14.6%	9.1%	9.1%	6.5%	0.0%
	6	25.8%	20.6%	15.1%	15.1%	12.6%	5.4%
	7	30.2%	25.2%	20.4%	20.4%	18.2%	11.4%
25 Unit Housing Scheme	1	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	2	1.4%	0.0%	0.0%	0.0%	0.0%	0.0%
	3	11.9%	4.6%	0.0%	0.0%	0.0%	0.0%
	4	19.6%	12.9%	8.0%	7.0%	4.9%	0.0%
	5	25.6%	19.5%	15.0%	14.1%	12.1%	6.1%
	6	30.3%	24.7%	20.6%	19.8%	18.0%	12.4%
	7	34.2%	29.0%	25.2%	24.6%	22.8%	17.6%
25 Unit Mixed Scheme	1	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	2	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	3	9.1%	1.1%	0.0%	0.0%	0.0%	0.0%
	4	17.1%	10.0%	5.6%	4.4%	1.7%	0.0%
	5	23.4%	16.8%	12.7%	11.8%	9.3%	3.5%
	6	28.3%	22.3%	18.6%	17.6%	15.4%	10.1%
	7	32.4%	26.8%	23.4%	22.5%	20.4%	15.5%
25 Unit Flatted Scheme	1	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	2	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	3	4.3%	0.0%	0.0%	0.0%	0.0%	0.0%
	4	13.0%	5.8%	0.8%	0.0%	0.0%	0.0%
	5	19.6%	13.2%	8.7%	7.6%	5.3%	0.0%
	6	25.0%	19.9%	14.7%	13.8%	11.6%	6.1%
	7	29.3%	23.7%	19.9%	18.9%	16.9%	11.8%
50 Unit Mixed Scheme	1	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	2	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	3	7.3%	0.3%	0.0%	0.0%	0.0%	0.0%
	4	15.3%	8.9%	4.3%	1.9%	0.0%	0.0%
	5	21.4%	15.7%	11.4%	9.1%	7.2%	1.8%
	6	26.3%	21.0%	17.1%	15.0%	13.2%	8.2%
	7	30.3%	25.4%	21.8%	19.9%	18.2%	13.5%
50 Unit Housing Scheme	1	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	2	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	3	10.1%	3.2%	0.0%	0.0%	0.0%	0.0%
	4	17.7%	11.4%	7.5%	4.7%	3.1%	0.0%
	5	23.6%	17.8%	14.3%	11.7%	10.2%	5.4%
	6	28.2%	23.0%	19.7%	17.4%	16.0%	11.5%
	7	32.0%	27.2%	24.2%	22.1%	20.8%	16.6%
50 Unit Flatted Scheme	1	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	2	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	3	2.9%	0.0%	0.0%	0.0%	0.0%	0.0%
	4	11.4%	4.7%	0.6%	0.0%	0.0%	0.0%
	5	18.0%	11.9%	8.1%	5.7%	4.0%	0.0%
	6	23.2%	17.6%	14.1%	11.8%	10.1%	5.5%
	7	27.5%	22.3%	19.1%	16.9%	15.4%	11.0%
100 Unit Housing Scheme	1	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	2	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	3	8.8%	4.9%	0.0%	0.0%	0.0%	0.0%
	4	16.2%	10.0%	6.4%	4.1%	3.0%	0.0%
	5	21.9%	16.3%	13.0%	10.9%	8.9%	4.3%
	6	26.4%	21.4%	18.3%	16.4%	14.5%	10.4%
	7	30.1%	25.5%	22.7%	20.9%	19.2%	15.3%
100 Unit Mixed Scheme	1	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	2	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	3	6.1%	0.0%	0.0%	0.0%	0.0%	0.0%
	4	13.9%	7.6%	3.3%	1.3%	0.0%	0.0%
	5	19.8%	14.2%	10.2%	8.3%	5.9%	0.8%
	6	24.6%	19.4%	15.7%	14.0%	11.8%	7.0%
	7	28.4%	23.7%	20.3%	18.7%	16.7%	12.3%

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



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



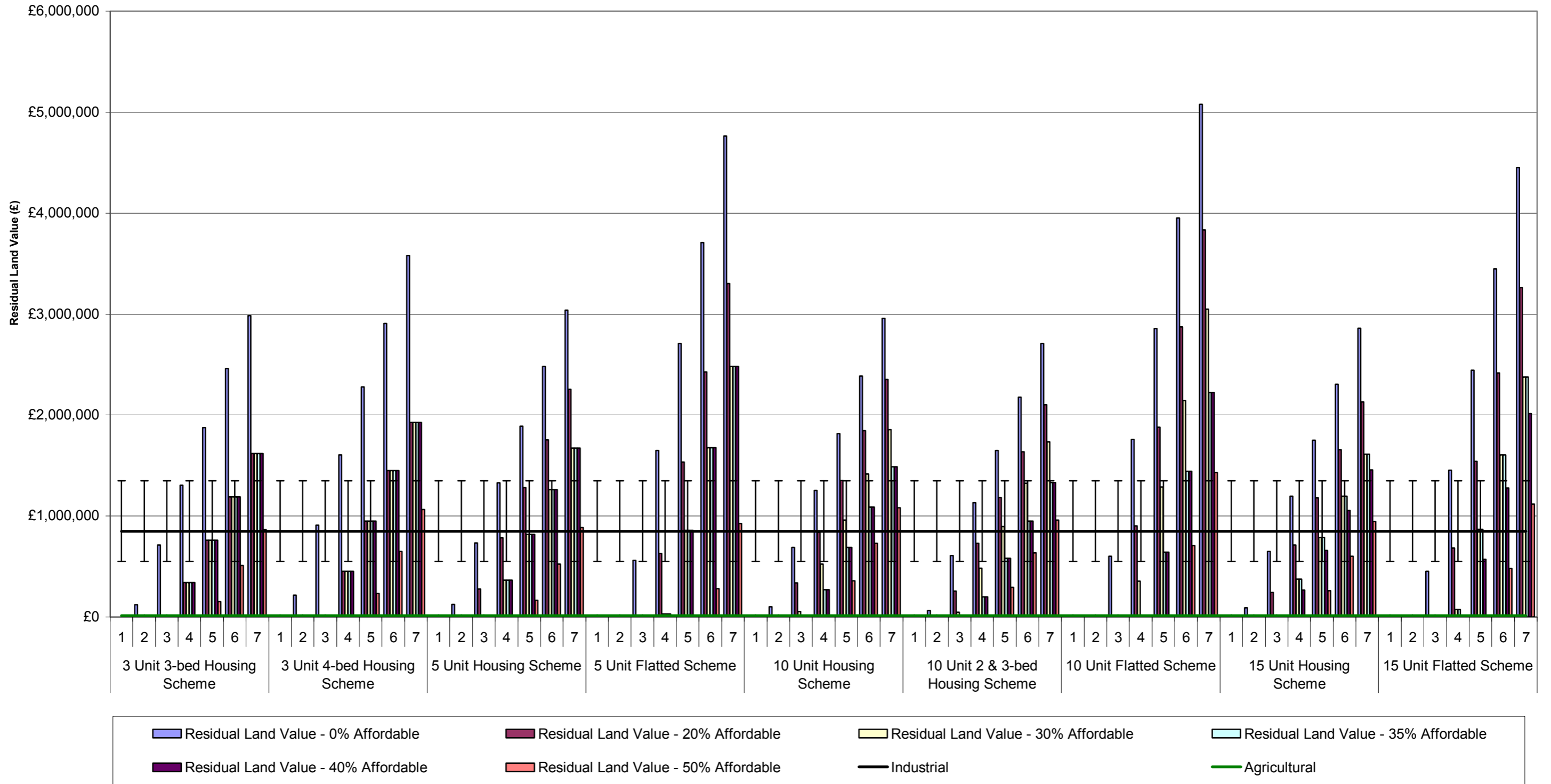
**Table 1b: Summary of Residual Land Value (£ per Ha) Appraisals for All Value Points - 70% General Needs Rent/30% Intermediate Tenure Mix  
Planning Infrastructure Level - £5,000**

Development Scenario / Threshold	Value Point	Site Size	Residual Land Value - 0% Affordable	Residual Land Value - 20% Affordable	Residual Land Value - 30% Affordable	Residual Land Value - 35% Affordable	Residual Land Value - 40% Affordable	Residual Land Value - 50% Affordable
3 Unit 3-bed Housing Scheme	1	0.10	£0	£0	£0	£0	£0	£0
	2	0.10	£122,726	£0	£0	£0	£0	£0
	3	0.10	£713,593	£0	£0	£0	£0	£0
	4	0.10	£1,304,460	£342,066	£342,066	£342,066	£342,066	£0
	5	0.10	£1,876,373	£761,646	£761,646	£761,646	£761,646	£151,438
	6	0.10	£2,461,331	£1,189,783	£1,189,783	£1,189,783	£1,189,783	£509,166
	7	0.10	£2,984,748	£1,617,919	£1,617,919	£1,617,919	£1,617,919	£866,893
3 Unit 4-bed Housing Scheme	1	0.10	£0	£0	£0	£0	£0	£0
	2	0.10	£215,401	£0	£0	£0	£0	£0
	3	0.10	£910,539	£0	£0	£0	£0	£0
	4	0.10	£1,605,676	£453,820	£453,820	£453,820	£453,820	£0
	5	0.10	£2,277,806	£951,470	£951,470	£951,470	£951,470	£233,578
	6	0.10	£2,906,073	£1,449,120	£1,449,120	£1,449,120	£1,449,120	£648,394
	7	0.10	£3,580,356	£1,927,303	£1,927,303	£1,927,303	£1,927,303	£1,063,210
5 Unit Housing Scheme	1	0.17	£0	£0	£0	£0	£0	£0
	2	0.17	£124,176	£0	£0	£0	£0	£0
	3	0.17	£732,615	£276,062	£0	£0	£0	£0
	4	0.17	£1,327,643	£785,650	£364,787	£364,787	£364,787	£0
	5	0.17	£1,891,007	£1,282,286	£818,622	£818,622	£818,622	£164,367
	6	0.17	£2,481,193	£1,755,471	£1,259,731	£1,259,731	£1,259,731	£524,289
	7	0.17	£3,039,715	£2,254,561	£1,674,501	£1,674,501	£1,674,501	£884,210
5 Unit Flatted Scheme	1	0.07	£0	£0	£0	£0	£0	£0
	2	0.07	£0	£0	£0	£0	£0	£0
	3	0.07	£559,993	£0	£0	£0	£0	£0
	4	0.07	£1,647,923	£627,329	£30,987	£30,987	£30,987	£0
	5	0.07	£2,708,485	£1,533,549	£859,523	£859,523	£859,523	£0
	6	0.07	£3,708,070	£2,427,878	£1,676,068	£1,676,068	£1,676,068	£280,261
	7	0.07	£4,764,363	£3,300,955	£2,479,558	£2,479,558	£2,479,558	£927,188
10 Unit Housing Scheme	1	0.33	£0	£0	£0	£0	£0	£0
	2	0.33	£101,677	£0	£0	£0	£0	£0
	3	0.33	£690,578	£339,229	£55,498	£0	£0	£0
	4	0.33	£1,254,628	£839,742	£523,269	£269,616	£269,616	£0
	5	0.33	£1,813,735	£1,350,431	£961,309	£688,938	£688,938	£366,857
	6	0.33	£2,385,777	£1,844,376	£1,417,515	£1,088,513	£1,088,513	£729,391
	7	0.33	£2,957,819	£2,352,242	£1,854,404	£1,486,520	£1,486,520	£1,081,220
10 Unit 2 & 3-bed Housing Scheme	1	0.33	£0	£0	£0	£0	£0	£0
	2	0.33	£63,743	£0	£0	£0	£0	£0
	3	0.33	£608,695	£266,518	£46,900	£0	£0	£0
	4	0.33	£1,130,965	£730,843	£484,572	£198,455	£198,455	£0
	5	0.33	£1,648,362	£1,183,335	£897,045	£581,871	£581,871	£292,505
	6	0.33	£2,177,418	£1,636,015	£1,324,055	£950,198	£950,198	£504,004
	7	0.33	£2,706,474	£2,100,897	£1,733,013	£1,330,281	£1,330,281	£958,564
10 Unit Flatted Scheme	1	0.13	£0	£0	£0	£0	£0	£0
	2	0.13	£0	£0	£0	£0	£0	£0
	3	0.13	£603,069	£0	£0	£0	£0	£0
	4	0.13	£1,756,939	£904,028	£354,478	£0	£0	£0
	5	0.13	£2,857,915	£1,877,893	£1,288,631	£641,291	£641,291	£0
	6	0.13	£3,953,204	£2,872,615	£2,143,574	£1,443,700	£1,443,700	£706,895
	7	0.13	£5,077,957	£3,833,666	£3,048,703	£2,225,907	£2,225,907	£1,430,815
15 Unit Housing Scheme	1	0.50	£0	£0	£0	£0	£0	£0
	2	0.50	£90,068	£0	£0	£0	£0	£0
	3	0.50	£647,458	£243,726	£0	£0	£0	£0
	4	0.50	£1,195,102	£714,494	£376,540	£376,540	£265,460	£0
	5	0.50	£1,749,420	£1,180,279	£787,849	£787,849	£688,550	£261,676
	6	0.50	£2,303,739	£1,655,041	£1,195,936	£1,195,936	£1,053,515	£600,601
	7	0.50	£2,858,057	£2,129,804	£1,612,146	£1,612,146	£1,455,269	£947,377
15 Unit Flatted Scheme	1	0.20	£0	£0	£0	£0	£0	£0
	2	0.20	£0	£0	£0	£0	£0	£0
	3	0.20	£453,874	£0	£0	£0	£0	£0
	4	0.20	£1,454,599	£682,622	£74,377	£74,377	£0	£0
	5	0.20	£2,443,487	£1,541,435	£868,862	£868,862	£571,488	£0
	6	0.20	£3,447,371	£2,416,656	£1,605,304	£1,605,304	£1,278,401	£481,494
	7	0.20	£4,451,254	£3,261,969	£2,375,955	£2,375,955	£2,014,672	£1,117,250
25 Unit Housing Scheme	1	0.83	£0	£0	£0	£0	£0	£0
	2	0.83	£51,908	£0	£0	£0	£0	£0
	3	0.83	£605,719	£207,162	£0	£0	£0	£0
	4	0.83	£1,152,391	£662,049	£377,651	£324,094	£220,328	£0
	5	0.83	£1,699,063	£1,126,175	£789,930	£730,011	£603,648	£275,966
	6	0.83	£2,245,735	£1,591,253	£1,208,007	£1,141,175	£996,902	£613,656
	7	0.83	£2,792,407	£2,056,331	£1,626,084	£1,552,338	£1,389,956	£959,709
25 Unit Mixed Scheme	1	0.50	£0	£0	£0	£0	£0	£0
	2	0.50	£0	£0	£0	£0	£0	£0
	3	0.50	£556,743	£58,579	£0	£0	£0	£0
	4	0.50	£1,424,751	£725,861	£378,931	£291,104	£105,908	£0
	5	0.50	£2,199,529	£1,372,501	£961,434	£870,948	£659,336	£227,435
	6	0.50	£2,974,308	£2,026,624	£1,557,001	£1,446,059	£1,206,566	£716,521
	7	0.50	£3,749,086	£2,682,327	£2,154,148	£2,031,730	£1,762,175	£1,203,091
25 Unit Flatted Scheme	1	0.33	£0	£0	£0	£0	£0	£0
	2	0.33	£0	£0	£0	£0	£0	£0
	3	0.33	£396,885	£0	£0	£0	£0	£0
	4	0.33	£1,393,521	£552,306	£72,303	£0	£0	£0
	5	0.33	£2,371,300	£1,400,110	£848,825	£727,490	£484,743	£0
	6	0.33	£3,375,445	£2,228,597	£1,601,159	£1,466,110	£1,184,451	£661,827
	7	0.33	£4,373,590	£3,076,703	£2,371,823	£2,206,125	£1,891,100	£1,196,556
50 Unit Mixed Scheme	1	1.00	£0	£0	£0	£0	£0	£0
	2	1.00	£0	£0	£0	£0	£0	£0
	3	1.00	£543,278	£19,438	£0	£0	£0	£0
	4	1.00	£1,305,887	£674,333	£302,069	£125,796	£0	£0
	5	1.00	£2,068,496	£1,330,765	£891,041	£682,479	£520,064	£119,570
	6	1.00	£2,831,105	£1,986,438	£1,459,128	£1,244,193	£1,059,329	£695,258
	7	1.00	£3,593,714	£2,643,629	£2,078,492	£1,808,944	£1,607,632	£1,078,767
50 Unit Housing Scheme	1	1.25	£0	£0	£0	£0	£0	£0
	2	1.25	£0	£0	£0	£0	£0	£0
	3	1.25	£657,514	£182,347	£0	£0	£0	£0
	4	1.25	£1,327,804	£750,195	£458,613	£277,577	£177,979	£0
	5	1.25	£1,998,094	£1,324,784	£984,659	£770,173	£651,473	£314,592
	6	1.25	£2,668,384	£1,900,587	£1,511,920	£1,267,452	£1,152,791	£744,123
	7	1.25	£3,338,674	£2,476,391	£2,039,180	£1,764,731	£1,614,108	£1,176,897
50 Unit Flatted Scheme	1	0.67	£0	£0	£0	£0	£0	£0
	2	0.67	£0	£0	£0	£0	£0	£0
	3	0.67	£269,657	£0	£0	£0	£0	£0
	4	0.67	£1,211,283	£443,331	£56,218	£0	£0	£0
	5	0.67	£2,161,081	£1,256,409	£803,790	£534,554	£362,729	£0
	6	0.67	£3,110,878	£2,068,392	£1,545,678	£1,228,857	£1,025,906	£508,433
	7	0.67	£4,060,675	£2,886,041	£2,295,498	£1,938,869	£1,711,406	£1,120,864
100 Unit Housing Scheme	1	2.50	£0	£0	£0	£0	£0	£0
	2	2.50	£0	£0	£0	£0	£0	£0
	3	2.50	£571,546	£111,682	£0	£0	£0	£0
	4	2.50	£1,214,398	£660,433	£393,618	£243,628	£107,578	£0
	5	2.50	£1,857,249	£1,211,501	£900,765	£725,526	£565,753	£255,017
	6	2.50	£2,500,100	£1,763,733	£1,409,369	£1,209,171	£1,027,367	£673,003
	7	2.50	£3,142,951	£2,315,966	£1,917,973	£1,692,817	£1,488,981	£1,090,988
100 Unit Mixed Scheme	1	2.00	£0	£0	£0	£0	£0	£0
	2	2.00	£0	£0	£0	£0	£0	£0
	3	2.00	£450,826	£0	£0	£0	£0	£0
	4	2.00	£1,182,217	£576,516	£277,110	£86,576	£0	£0
	5	2.00	£1,913,608	£1,206,077	£795,057	£628,720	£428,562	£52,687
	6	2.00	£2,644,999	£1,834,909	£1,365,346	£1,173,962	£945,752	£513,822
	7	2.00	£3,376,390	£2,465,197	£1,937,819	£1,721,753	£1,465,855	£979,977

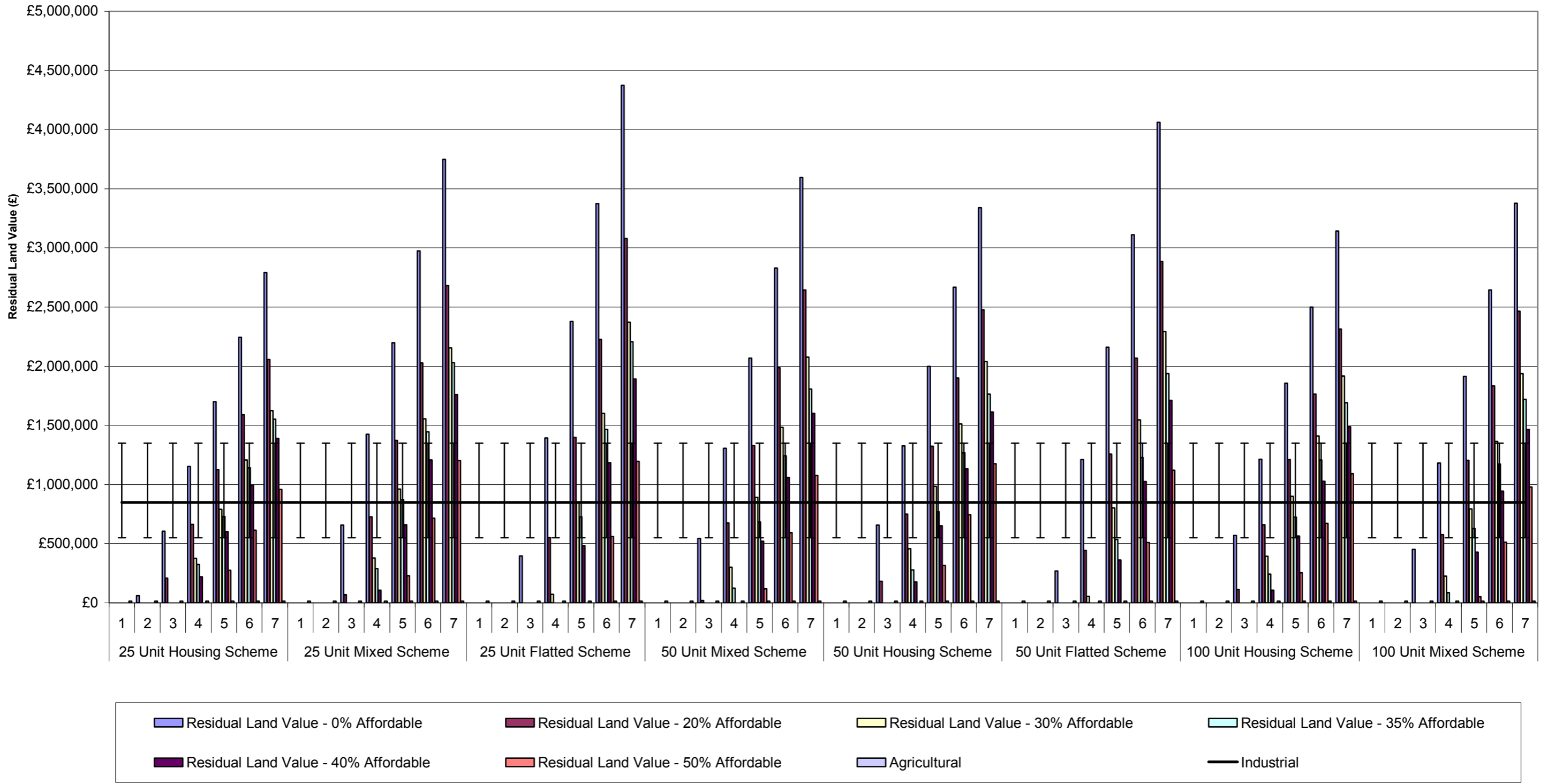
Source: Adams Integra, June 2009



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



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



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

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

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

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

Source: Adams Integra, June 2009

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

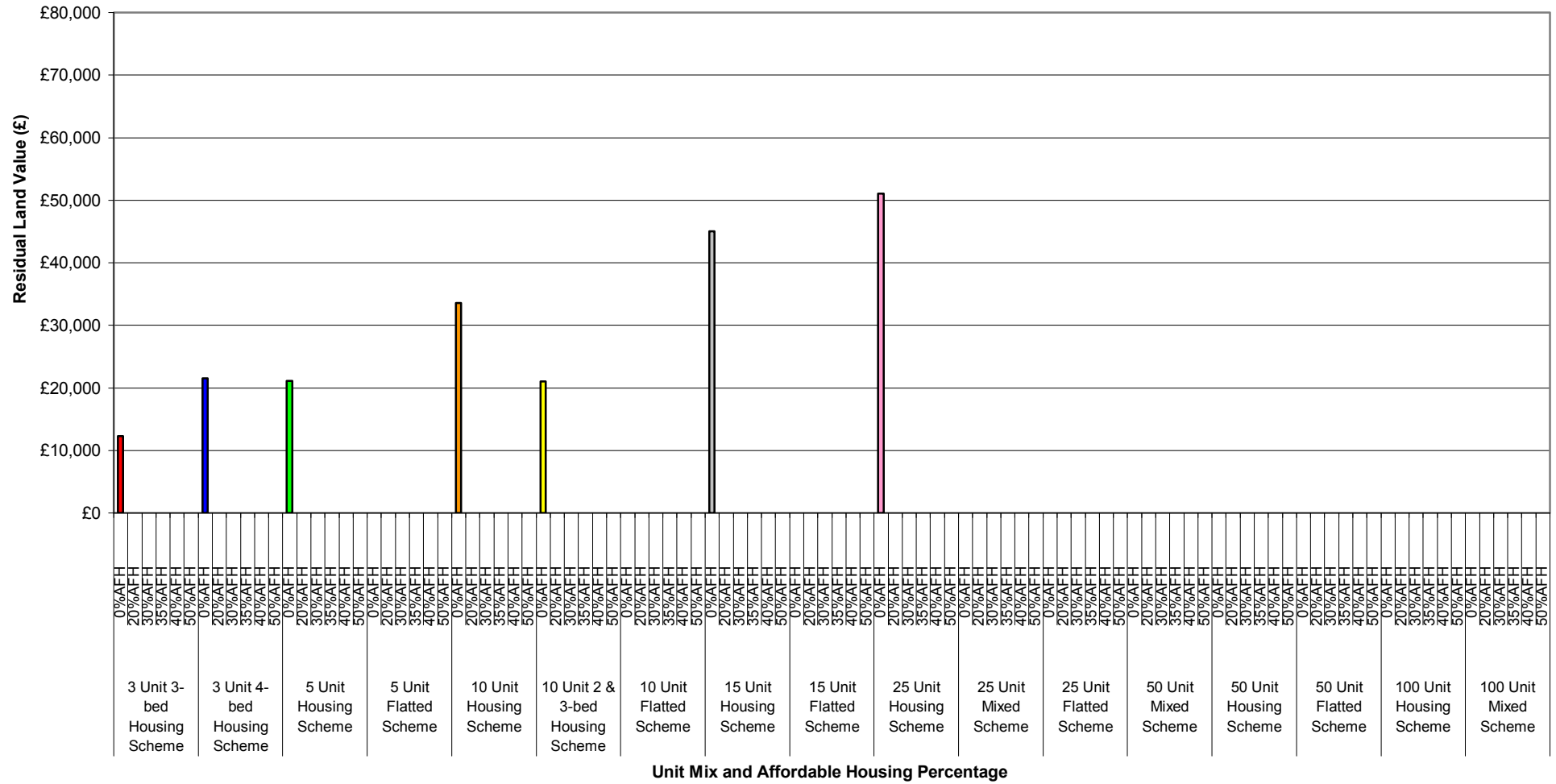
1	2	3	4	5	6	7	8	
Value Point	Number of Units	Scenario	GDV	Development Cost	Developer Profit (@15%)	Finance & Land Costs	Residual Land Price	% Land Residual (of GDV)
Value Point 2	3 Unit 3-bed Housing Scheme	0% Affordable Housing	£433,500	£315,293	£65,025	£40,910	£12,273	2.8%
		20% Affordable Housing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

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

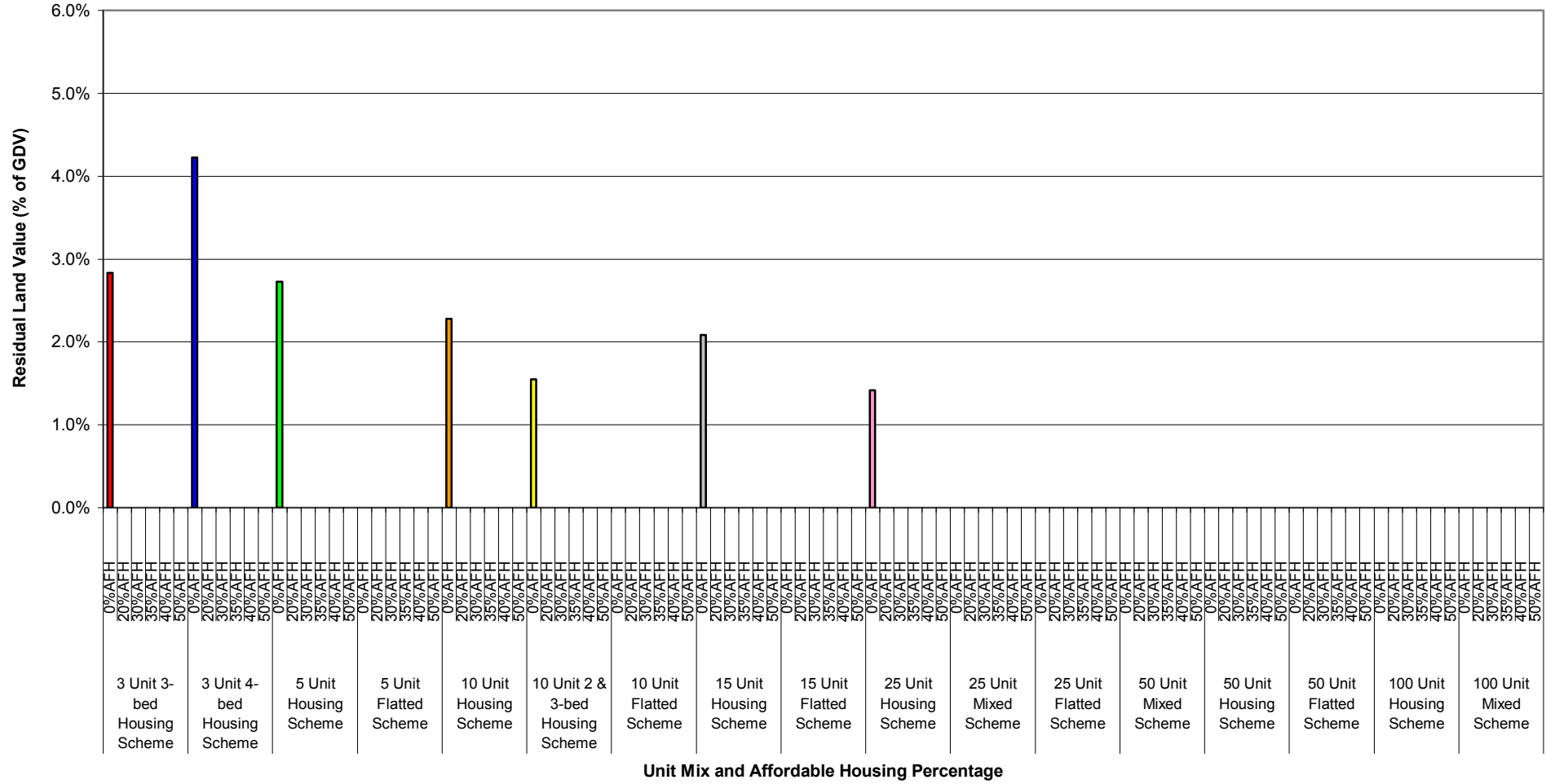
1	2	3	4	5	6	7	8	
Value Point	Number of Units	Scenario	GDV	Development Cost	Developer Profit (@15%)	Finance & Land Costs	Residual Land Price	% Land Residual (of GDV)
Value Point 2	25 Unit Housing Scheme	0% Affordable Housing	£3,604,000	£2,621,715	£540,600	£390,634	£51,051	1.4%
		20% Affordable Housing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

Source: Adams Integra, June 2009

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



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





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

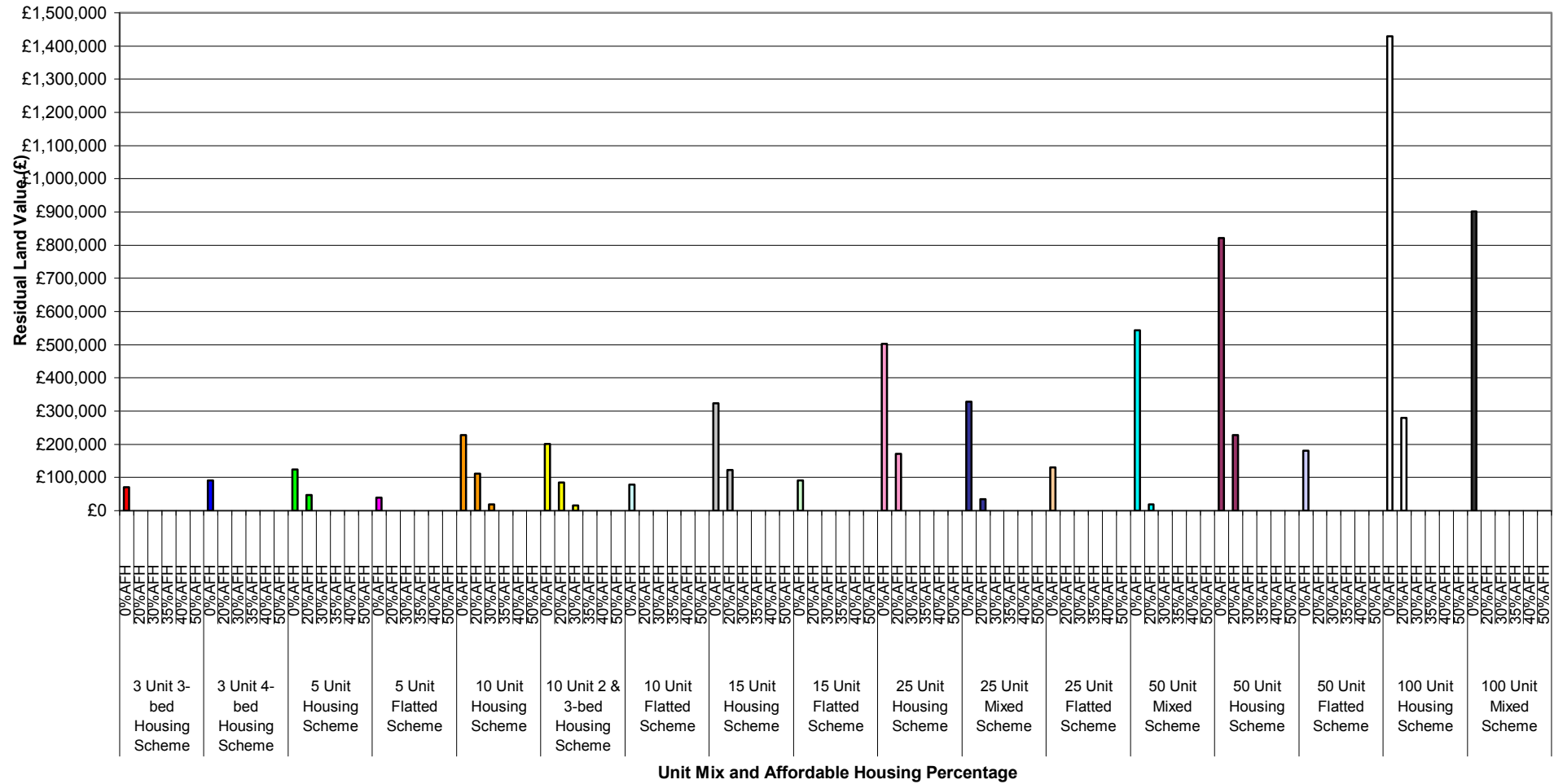
1	2	3	4	5	6	7	8	
Value Point	Number of Units	Scenario	GDV	Development Cost	Developer Profit (@15%)	Finance & Land Costs	Residual Land Price	% Land Residual (of GDV)
Value Point 3	3 Unit 3-bed Housing Scheme	0% Affordable Housing	£510,000	£315,293	£76,500	£46,848	£71,359	14.0%
		20% Affordable Housing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

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

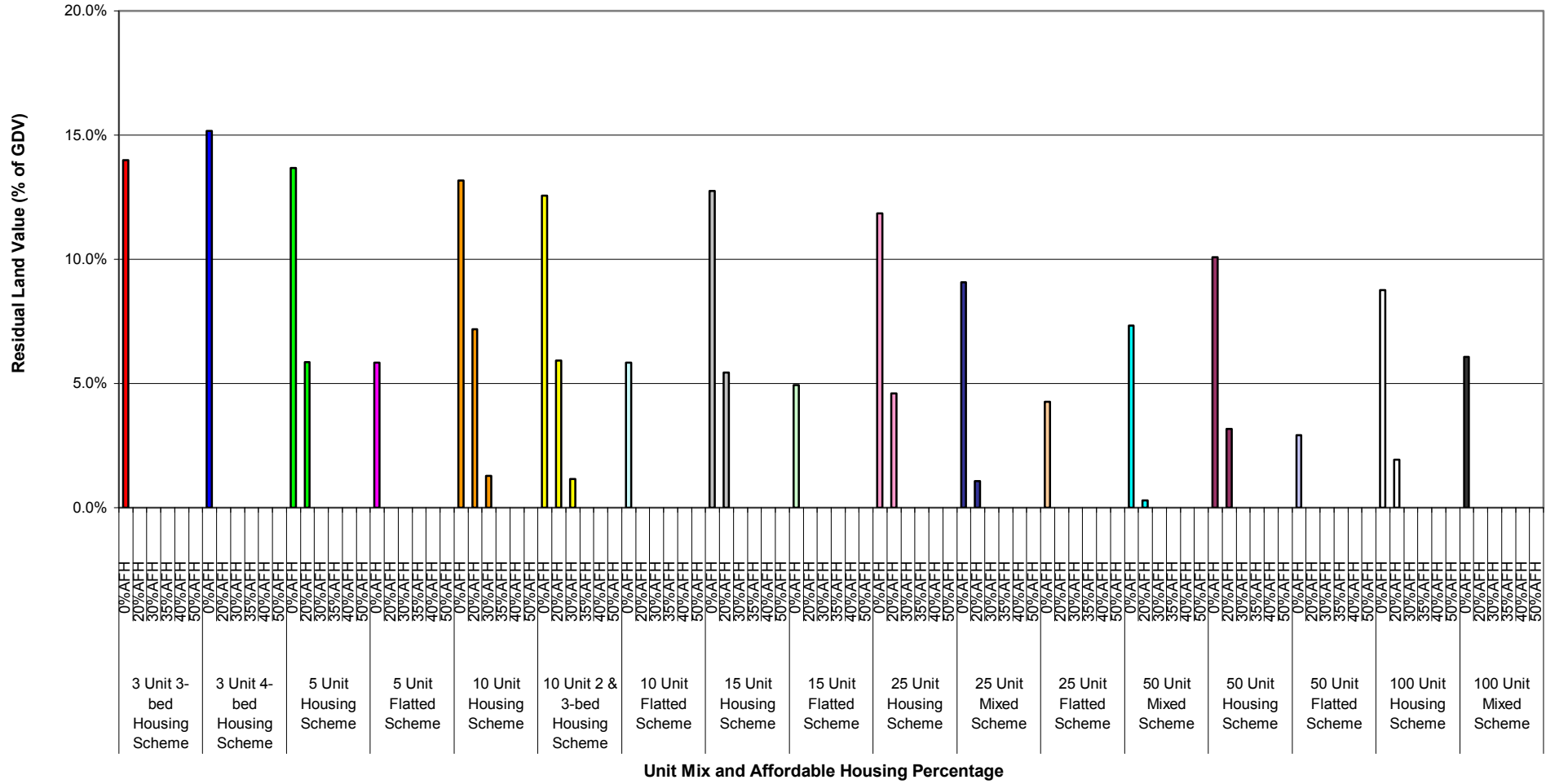
1	2	3	4	5	6	7	8	
Value Point	Number of Units	Scenario	GDV	Development Cost	Developer Profit (@15%)	Finance & Land Costs	Residual Land Price	% Land Residual (of GDV)
Value Point 3	25 Unit Housing Scheme	0% Affordable Housing	£4,240,000	£2,621,715	£636,000	£458,590	£502,747	11.9%
		20% Affordable Housing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

Source: Adams Integra, June 2009

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



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



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

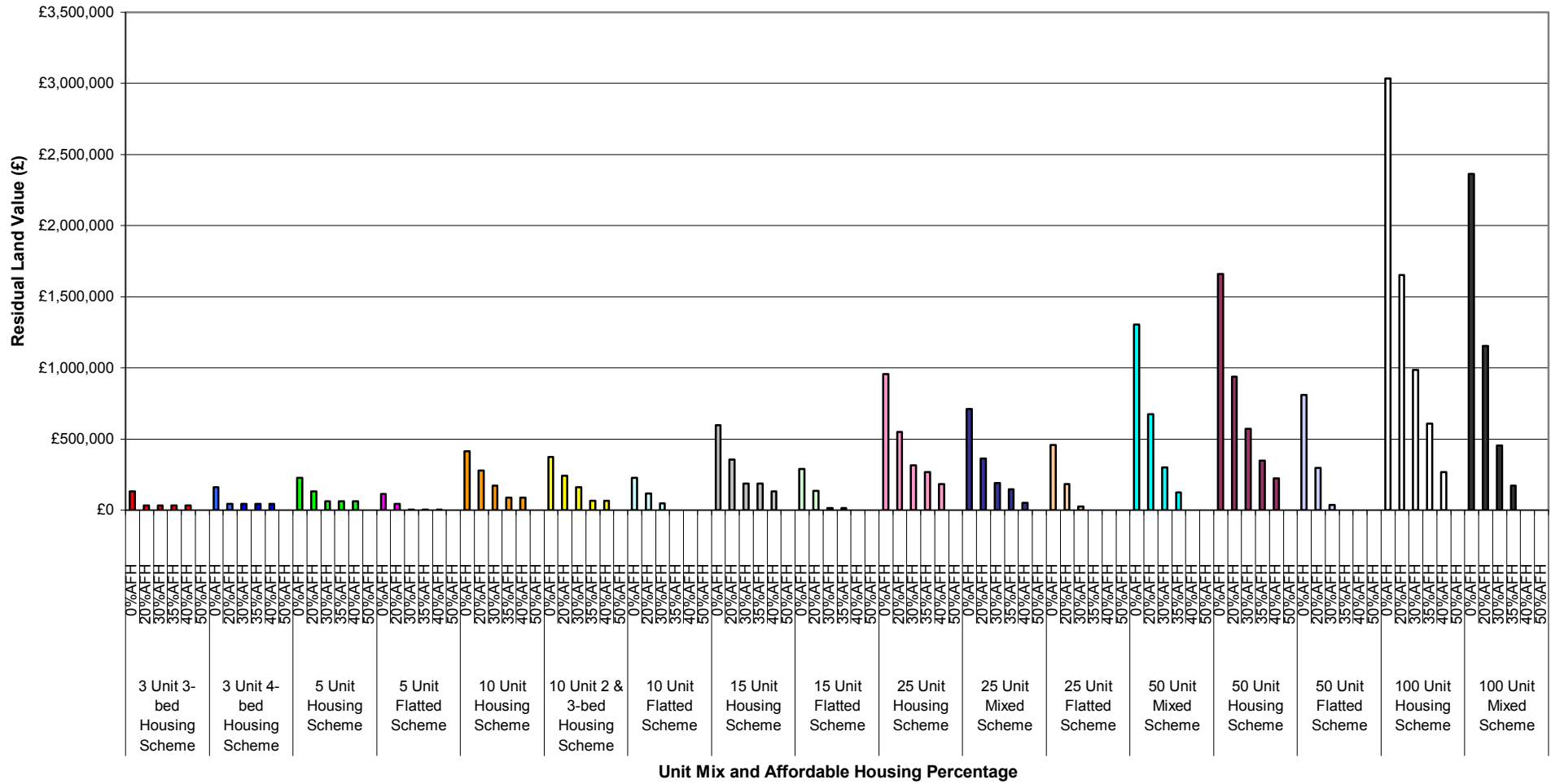
1	2	3	4	5	6	7	8	
Value Point	Number of Units	Scenario	GDV	Development Cost	Developer Profit (@15%)	Finance & Land Costs	Residual Land Price	% Land Residual (of GDV)
Value Point 4	3 Unit 3-bed Housing Scheme	0% Affordable Housing	£586,500	£315,293	£87,975	£52,787	£130,446	22.2%
		20% Affordable Housing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

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

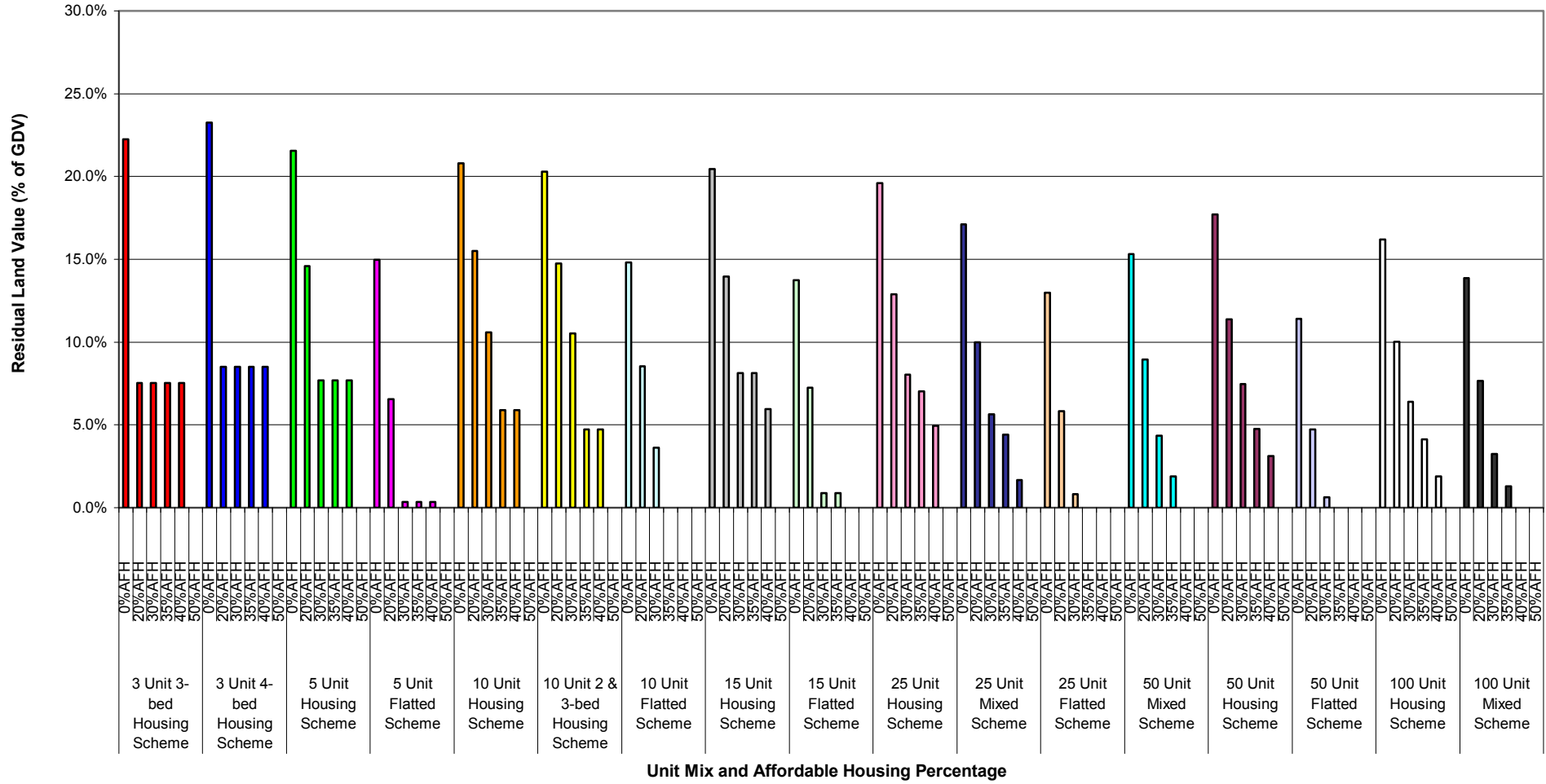
1	2	3	4	5	6	7	8	
Value Point	Number of Units	Scenario	GDV	Development Cost	Developer Profit (@15%)	Finance & Land Costs	Residual Land Price	% Land Residual (of GDV)
Value Point 4	25 Unit Housing Scheme	0% Affordable Housing	£4,876,000	£2,621,715	£731,400	£526,547	£956,485	19.6%
		20% Affordable Housing	£4,267,050	£2,621,715	£607,923	£465,015	£549,501	12.9%
		30% Affordable Housing	£3,906,100	£2,621,715	£532,446	£428,795	£313,450	8.0%
		35% Affordable Housing	£3,833,650	£2,621,715	£512,574	£422,044	£268,998	7.0%
		40% Affordable Housing	£3,702,150	£2,621,715	£487,089	£408,627	£182,872	4.9%
		50% Affordable Housing	£3,341,200	£2,621,715	£411,612	£356,927	£0	0.0%
	25 Unit Mixed Scheme	0% Affordable Housing	£4,163,000	£2,330,685	£624,450	£465,807	£712,375	17.1%
		20% Affordable Housing	£3,635,100	£2,330,685	£517,842	£412,418	£362,931	10.0%
		30% Affordable Housing	£3,667,878	£2,330,685	£459,965	£385,819	£189,465	5.6%
		35% Affordable Housing	£3,295,428	£2,330,685	£440,123	£379,068	£145,552	4.4%
		40% Affordable Housing	£3,163,928	£2,330,685	£414,638	£365,651	£52,954	1.7%
		50% Affordable Housing	£2,884,028	£2,330,685	£356,030	£331,453	£0	0.0%
	25 Unit Flatted Scheme	0% Affordable Housing	£3,539,700	£2,124,512	£530,955	£410,149	£459,862	13.0%
		20% Affordable Housing	£3,120,100	£2,124,512	£443,472	£368,014	£182,261	5.8%
		30% Affordable Housing	£2,884,278	£2,124,512	£391,235	£344,672	£23,860	0.8%
		35% Affordable Housing	£2,819,556	£2,124,512	£373,482	£338,641	£0	0.0%
		40% Affordable Housing	£2,719,456	£2,124,512	£353,607	£315,796	£0	0.0%
		50% Affordable Housing	£2,483,634	£2,124,512	£301,370	£312,258	£0	0.0%
	50 Unit Mixed Scheme	0% Affordable Housing	£8,530,700	£4,803,452	£1,279,605	£1,087,344	£1,305,887	15.3%
		20% Affordable Housing	£7,537,528	£4,803,452	£1,070,768	£960,878	£674,333	8.9%
		30% Affordable Housing	£6,952,706	£4,803,452	£952,050	£885,793	£302,089	4.3%
		35% Affordable Housing	£6,672,806	£4,803,452	£893,442	£850,116	£125,796	1.9%
		40% Affordable Housing	£6,451,084	£4,803,452	£845,570	£822,064	£0	0.0%
		50% Affordable Housing	£5,910,362	£4,803,452	£735,088	£768,515	£0	0.0%
	50 Unit Housing Scheme	0% Affordable Housing	£9,372,500	£5,054,588	£1,405,875	£1,183,126	£1,659,755	17.7%
		20% Affordable Housing	£8,239,150	£5,054,588	£1,169,169	£1,038,577	£937,744	11.4%
		30% Affordable Housing	£7,670,700	£5,054,588	£1,053,297	£965,663	£573,267	7.5%
		35% Affordable Housing	£7,309,750	£5,054,588	£977,820	£919,640	£346,971	4.7%
		40% Affordable Housing	£7,105,800	£5,054,588	£932,463	£894,028	£222,474	3.1%
		50% Affordable Housing	£6,537,350	£5,054,588	£816,591	£798,561	£0	0.0%
	50 Unit Flatted Scheme	0% Affordable Housing	£7,118,500	£4,270,333	£1,067,775	£935,018	£811,560	11.4%
		20% Affordable Housing	£6,298,256	£4,270,333	£890,427	£831,278	£297,032	4.7%
		30% Affordable Housing	£5,891,334	£4,270,333	£803,705	£779,630	£37,666	0.6%
		35% Affordable Housing	£5,642,834	£4,270,333	£750,707	£720,685	£0	0.0%
		40% Affordable Housing	£5,478,012	£4,270,333	£713,080	£718,212	£0	0.0%
		50% Affordable Housing	£5,071,090	£4,270,333	£626,357	£712,108	£0	0.0%
	100 Unit Housing Scheme	0% Affordable Housing	£18,745,000	£10,109,175	£2,811,750	£2,661,581	£3,035,994	16.2%
		20% Affordable Housing	£16,478,300	£10,109,175	£2,338,338	£2,310,909	£1,651,083	10.0%
		30% Affordable Housing	£15,385,450	£10,109,175	£2,109,237	£2,141,992	£984,044	6.4%
		35% Affordable Housing	£14,776,500	£10,109,175	£1,985,760	£2,047,117	£609,070	4.1%
		40% Affordable Housing	£14,211,600	£10,109,175	£1,864,926	£1,960,237	£268,944	1.9%
		50% Affordable Housing	£13,118,750	£10,109,175	£1,635,825	£1,795,707	£0	0.0%
100 Unit Mixed Scheme	0% Affordable Housing	£17,061,400	£9,606,903	£2,559,210	£2,432,335	£2,364,434	13.9%	
	20% Affordable Housing	£15,075,056	£9,606,903	£2,141,535	£2,125,542	£1,153,032	7.6%	
	30% Affordable Housing	£13,928,112	£9,606,903	£1,905,463	£1,947,478	£454,220	3.3%	
	35% Affordable Housing	£13,464,290	£9,606,903	£1,808,495	£1,875,739	£173,152	1.3%	
	40% Affordable Housing	£12,902,188	£9,606,903	£1,691,140	£1,742,024	£0	0.0%	
	50% Affordable Housing	£11,843,424	£9,606,903	£1,471,537	£1,726,143	£0	0.0%	

Source: Adams Integra, June 2009

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



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





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

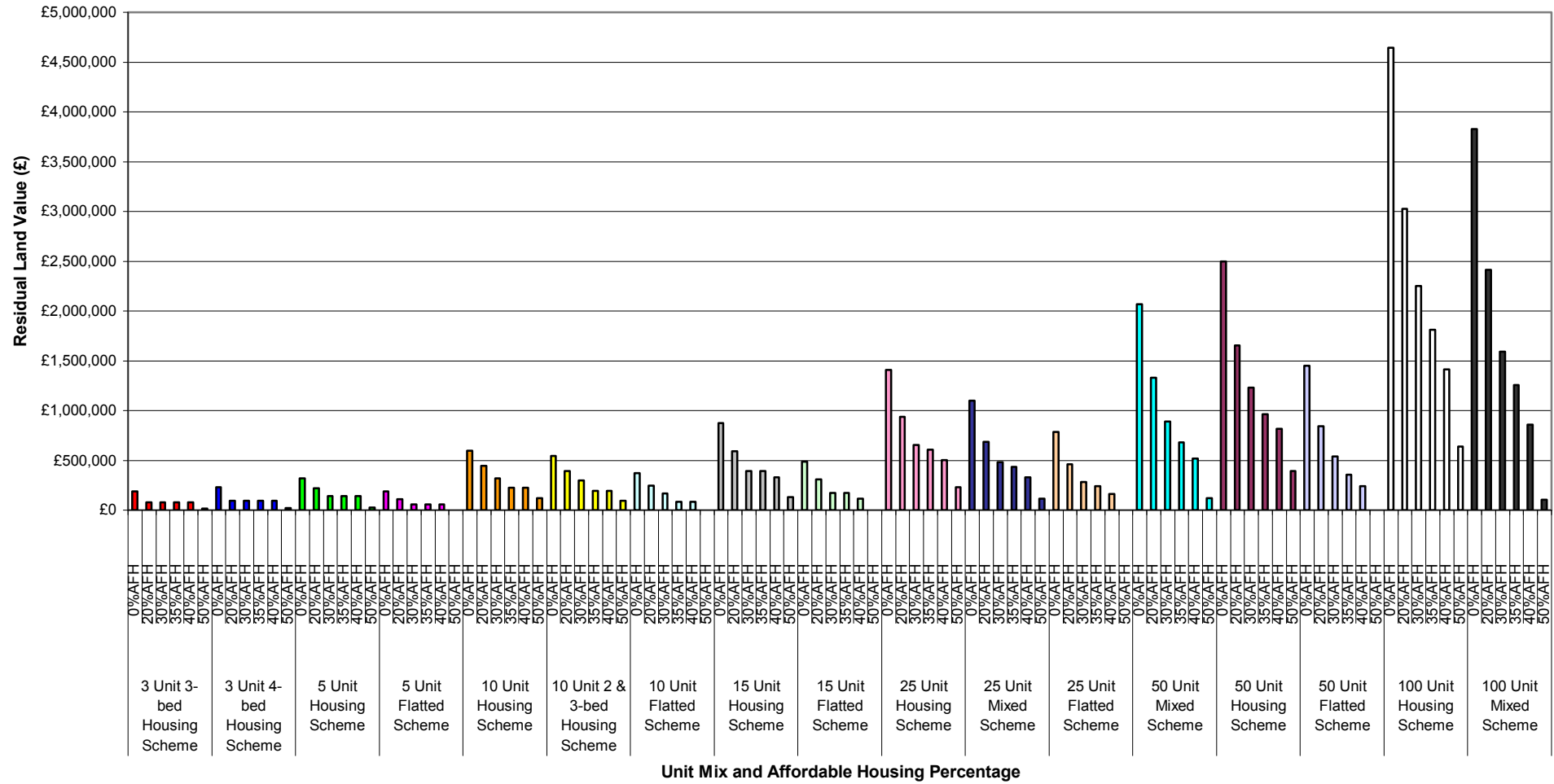
1	2	3	4	5	6	7	8	
Value Point	Number of Units	Scenario	GDV	Development Cost	Developer Profit (@15%)	Finance & Land Costs	Residual Land Price	% Land Residual (of GDV)
Value Point 5	3 Unit 3-bed Housing Scheme	0% Affordable Housing	£663,000	£315,293	£99,450	£58,725	£187,637	28.3%
		20% Affordable Housing	£509,000	£315,293	£70,320	£47,223	£76,165	15.0%
		30% Affordable Housing	£509,000	£315,293	£70,320	£47,223	£76,165	15.0%
		35% Affordable Housing	£509,000	£315,293	£70,320	£47,223	£76,165	15.0%
		40% Affordable Housing	£509,000	£315,293	£70,320	£47,223	£76,165	15.0%
	3 Unit 4-bed Housing Scheme	0% Affordable Housing	£780,000	£366,795	£117,000	£66,124	£227,781	29.2%
		20% Affordable Housing	£597,000	£366,795	£82,620	£52,438	£95,147	15.9%
		30% Affordable Housing	£597,000	£366,795	£82,620	£52,438	£95,147	15.9%
		35% Affordable Housing	£597,000	£366,795	£82,620	£52,438	£95,147	15.9%
		40% Affordable Housing	£597,000	£366,795	£82,620	£52,438	£95,147	15.9%
	5 Unit Housing Scheme	0% Affordable Housing	£1,183,000	£559,823	£177,450	£114,314	£321,471	27.2%
		20% Affordable Housing	£1,029,000	£559,823	£148,320	£100,667	£217,989	21.2%
		30% Affordable Housing	£907,180	£559,823	£117,611	£90,581	£139,166	15.3%
		35% Affordable Housing	£907,180	£559,823	£117,611	£90,581	£139,166	15.3%
		40% Affordable Housing	£907,180	£559,823	£117,611	£90,581	£139,166	15.3%
	5 Unit Flatted Scheme	0% Affordable Housing	£871,000	£458,998	£130,650	£89,843	£189,595	21.8%
		20% Affordable Housing	£753,800	£458,998	£107,940	£79,507	£107,355	14.2%
		30% Affordable Housing	£680,636	£458,998	£87,872	£73,600	£60,167	8.8%
		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%
	10 Unit Housing Scheme	0% Affordable Housing	£2,249,000	£1,068,143	£337,350	£220,036	£598,533	26.6%
		20% Affordable Housing	£2,013,100	£1,068,143	£286,756	£199,777	£445,642	22.1%
		30% Affordable Housing	£1,830,100	£1,068,143	£251,376	£183,538	£317,232	17.3%
		35% Affordable Housing	£1,695,100	£1,068,143	£225,726	£171,586	£227,350	13.4%
		40% Affordable Housing	£1,695,100	£1,068,143	£225,726	£171,586	£227,350	13.4%
	10 Unit 2 & 3-bed Housing Scheme	0% Affordable Housing	£2,080,000	£993,750	£312,000	£207,626	£543,959	26.2%
		20% Affordable Housing	£1,844,100	£993,750	£260,406	£187,366	£390,500	21.2%
		30% Affordable Housing	£1,709,100	£993,750	£234,756	£175,414	£296,025	17.3%
		35% Affordable Housing	£1,555,100	£993,750	£205,626	£161,767	£192,018	12.3%
		40% Affordable Housing	£1,555,100	£993,750	£205,626	£161,767	£192,018	12.3%
	10 Unit Flatted Scheme	0% Affordable Housing	£1,742,000	£917,995	£261,300	£179,688	£371,529	21.3%
		20% Affordable Housing	£1,551,636	£917,995	£218,522	£163,442	£244,126	15.7%
		30% Affordable Housing	£1,434,436	£917,995	£195,812	£153,107	£167,522	11.7%
		35% Affordable Housing	£1,317,236	£917,995	£173,102	£142,771	£83,368	6.3%
		40% Affordable Housing	£1,317,236	£917,995	£173,102	£142,771	£83,368	6.3%
	15 Unit Housing Scheme	0% Affordable Housing	£3,302,000	£1,570,740	£495,300	£324,803	£874,710	26.5%
		20% Affordable Housing	£2,883,100	£1,570,740	£409,326	£288,306	£590,139	20.5%
		30% Affordable Housing	£2,594,100	£1,570,740	£354,546	£262,706	£393,925	15.2%
		35% Affordable Housing	£2,594,100	£1,570,740	£354,546	£262,706	£393,925	15.2%
		40% Affordable Housing	£2,493,200	£1,570,740	£328,602	£254,399	£329,275	13.2%
	15 Unit Flatted Scheme	0% Affordable Housing	£2,204,200	£1,570,740	£273,822	£228,800	£130,838	5.9%
		20% Affordable Housing	£2,392,000	£1,270,445	£358,800	£253,695	£488,697	20.4%
		30% Affordable Housing	£2,117,636	£1,270,445	£299,282	£230,087	£308,287	14.6%
		35% Affordable Housing	£1,916,436	£1,270,445	£259,832	£212,386	£173,772	9.1%
		40% Affordable Housing	£1,828,636	£1,270,445	£238,896	£205,007	£114,298	6.3%
50% Affordable Housing	£1,627,436	£1,270,445	£199,436	£176,537	£0	0.0%		

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

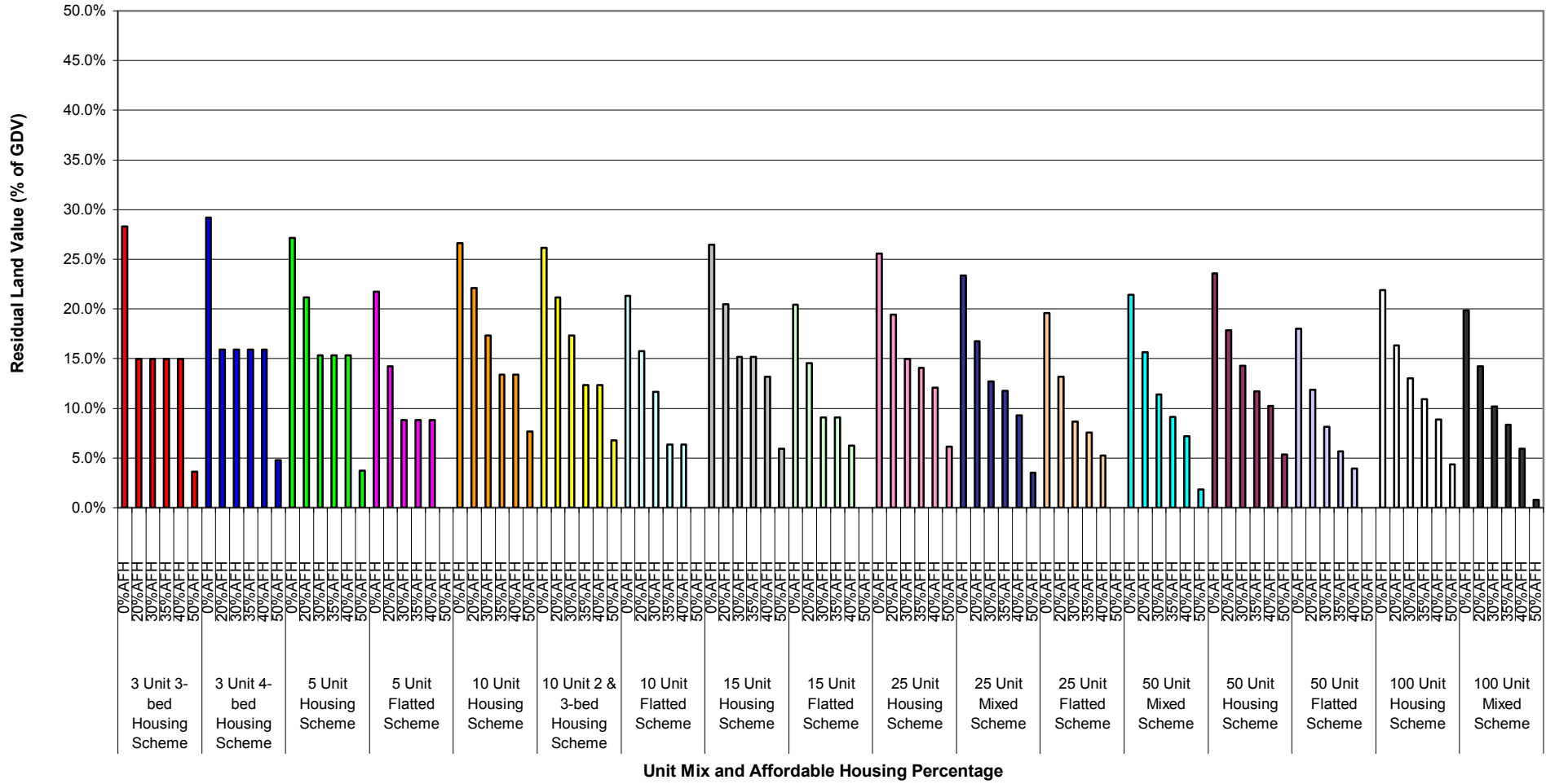
1	2	3	4	5	6	7	8	
Value Point	Number of Units	Scenario	GDV	Development Cost	Developer Profit (@15%)	Finance & Land Costs	Residual Land Price	% Land Residual (of GDV)
Value Point 5	25 Unit Housing Scheme	0% Affordable Housing	£5,512,000	£2,621,715	£826,800	£594,503	£1,410,222	25.6%
		20% Affordable Housing	£4,804,100	£2,621,715	£686,046	£522,667	£934,725	19.5%
		30% Affordable Housing	£4,385,200	£2,621,715	£600,072	£480,453	£655,642	15.0%
		35% Affordable Housing	£4,303,300	£2,621,715	£577,608	£472,821	£605,909	14.1%
		40% Affordable Housing	£4,149,300	£2,621,715	£548,478	£457,030	£501,194	12.1%
		50% Affordable Housing	£3,730,400	£2,621,715	£462,504	£414,816	£229,052	6.1%
	25 Unit Mixed Scheme	0% Affordable Housing	£4,706,000	£2,330,685	£705,900	£523,827	£1,099,765	23.4%
		20% Affordable Housing	£4,091,200	£2,330,685	£584,304	£461,367	£886,250	16.8%
		30% Affordable Housing	£3,790,036	£2,330,685	£518,366	£430,238	£490,717	12.7%
		35% Affordable Housing	£3,898,136	£2,330,685	£495,902	£422,607	£435,474	11.8%
		40% Affordable Housing	£3,544,136	£2,330,685	£466,772	£406,815	£329,668	9.3%
		50% Affordable Housing	£3,218,336	£2,330,685	£399,956	£373,977	£113,718	3.5%
	25 Unit Flatted Scheme	0% Affordable Housing	£4,001,400	£2,124,512	£600,210	£459,482	£784,509	19.6%
		20% Affordable Housing	£3,511,200	£2,124,512	£500,364	£409,999	£462,036	13.2%
		30% Affordable Housing	£3,236,836	£2,124,512	£440,846	£382,703	£280,112	8.7%
		35% Affordable Housing	£3,163,672	£2,124,512	£420,778	£375,885	£240,072	7.6%
		40% Affordable Housing	£3,046,472	£2,124,512	£386,068	£363,927	£159,965	5.3%
		50% Affordable Housing	£2,772,108	£2,124,512	£338,550	£316,585	£0	0.0%
	50 Unit Mixed Scheme	0% Affordable Housing	£9,643,400	£4,803,452	£1,446,510	£1,238,755	£2,068,496	21.4%
		20% Affordable Housing	£8,489,336	£4,803,452	£1,208,552	£1,091,119	£1,330,765	15.7%
		30% Affordable Housing	£7,807,972	£4,803,452	£1,073,134	£1,003,218	£891,041	11.4%
		35% Affordable Housing	£7,482,172	£4,803,452	£1,006,318	£961,487	£682,479	9.1%
		40% Affordable Housing	£7,226,008	£4,803,452	£951,870	£928,953	£520,064	7.2%
		50% Affordable Housing	£6,596,844	£4,803,452	£825,903	£847,920	£119,570	1.8%
	50 Unit Housing Scheme	0% Affordable Housing	£10,595,000	£5,054,588	£1,589,250	£1,349,477	£2,497,618	23.6%
		20% Affordable Housing	£9,280,300	£5,054,588	£1,319,658	£1,181,076	£1,655,980	17.8%
		30% Affordable Housing	£8,620,400	£5,054,588	£1,187,634	£1,096,070	£1,230,824	14.3%
		35% Affordable Housing	£8,201,500	£5,054,588	£1,101,660	£1,042,424	£962,716	11.7%
		40% Affordable Housing	£7,965,600	£5,054,588	£1,050,066	£1,012,674	£814,342	10.2%
		50% Affordable Housing	£7,305,700	£5,054,588	£918,042	£927,669	£393,240	5.4%
50 Unit Flatted Scheme	0% Affordable Housing	£8,047,000	£4,270,333	£1,207,050	£1,061,363	£1,447,924	18.0%	
	20% Affordable Housing	£7,092,072	£4,270,333	£1,004,908	£939,962	£841,794	11.9%	
	30% Affordable Housing	£6,616,508	£4,270,333	£905,940	£879,257	£538,539	8.1%	
	35% Affordable Housing	£6,327,508	£4,270,333	£845,544	£842,403	£358,151	5.7%	
	40% Affordable Housing	£6,137,144	£4,270,333	£802,767	£818,561	£243,029	4.0%	
	50% Affordable Housing	£5,661,580	£4,270,333	£703,799	£720,966	£0	0.0%	
100 Unit Housing Scheme	0% Affordable Housing	£21,190,000	£10,109,175	£3,178,500	£3,065,740	£4,643,122	21.9%	
	20% Affordable Housing	£18,560,600	£10,109,175	£2,639,316	£2,657,159	£3,028,752	16.3%	
	30% Affordable Housing	£17,293,900	£10,109,175	£2,378,454	£2,460,528	£2,251,913	13.0%	
	35% Affordable Housing	£16,586,000	£10,109,175	£2,237,700	£2,349,735	£1,813,815	10.9%	
	40% Affordable Housing	£15,931,200	£10,109,175	£2,100,132	£2,248,579	£1,414,382	8.9%	
	50% Affordable Housing	£14,664,500	£10,109,175	£1,839,270	£2,051,947	£637,543	4.3%	
100 Unit Mixed Scheme	0% Affordable Housing	£19,286,800	£9,606,903	£2,893,020	£2,800,193	£3,827,216	19.8%	
	20% Affordable Housing	£16,978,672	£9,606,903	£2,417,104	£2,442,005	£2,412,153	14.2%	
	30% Affordable Housing	£15,645,344	£9,606,903	£2,148,033	£2,234,039	£1,990,114	10.2%	
	35% Affordable Housing	£15,103,980	£9,606,903	£2,037,395	£2,149,850	£1,257,439	8.3%	
	40% Affordable Housing	£14,452,016	£9,606,903	£1,903,741	£2,048,535	£857,124	5.9%	
	50% Affordable Housing	£13,223,088	£9,606,903	£1,653,569	£1,857,243	£105,373	0.8%	

Source: Adams Integra, June 2009

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



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



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

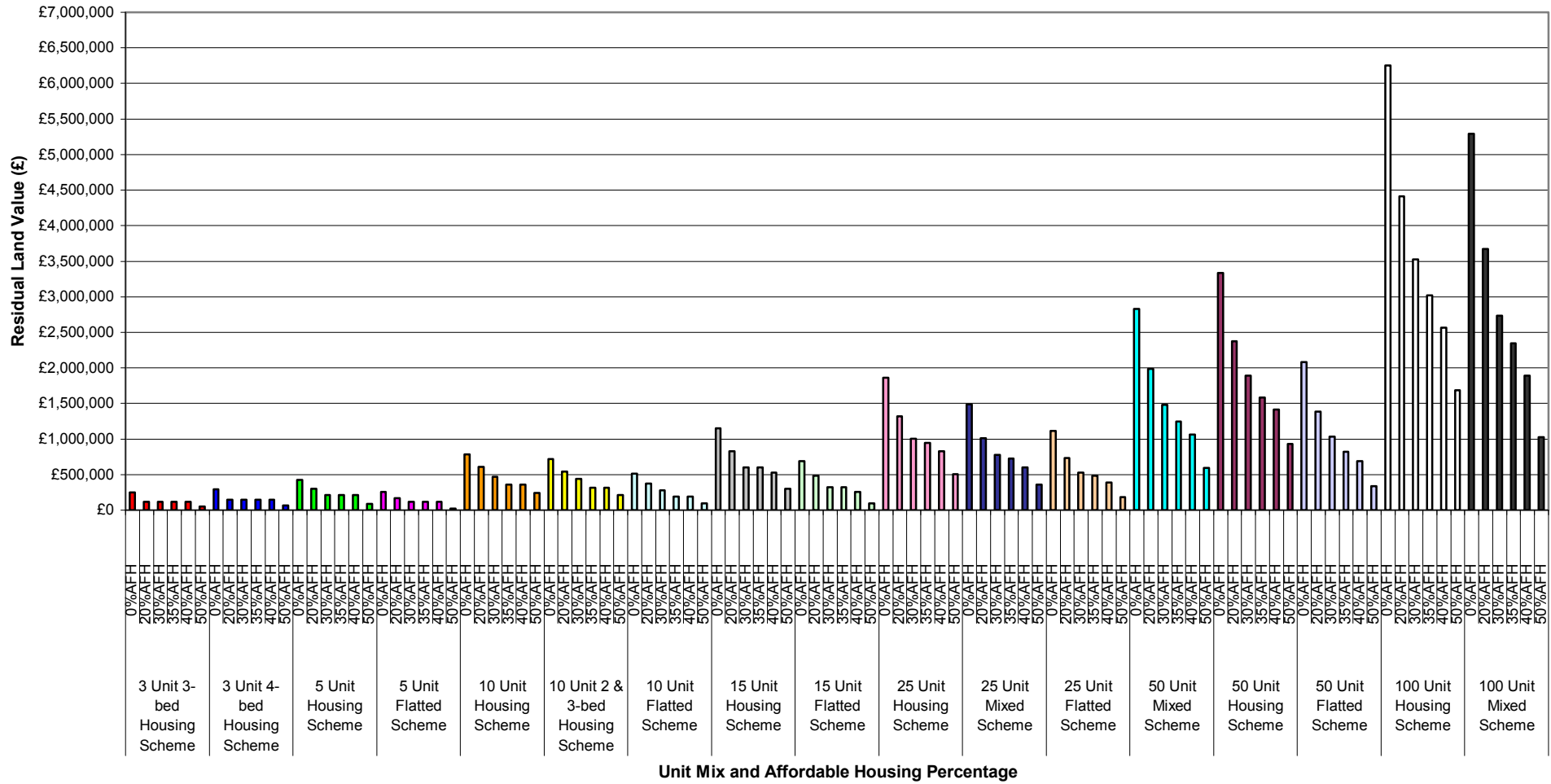
1	2	3	4	5	6	7	8	
Value Point	Number of Units	Scenario	GDV	Development Cost	Developer Profit (@15%)	Finance & Land Costs	Residual Land Price	% Land Residual (of GDV)
Value Point 6	3 Unit 3-bed Housing Scheme	0% Affordable Housing	£739,500	£315,293	£110,925	£64,663	£246,133	33.3%
		20% Affordable Housing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

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

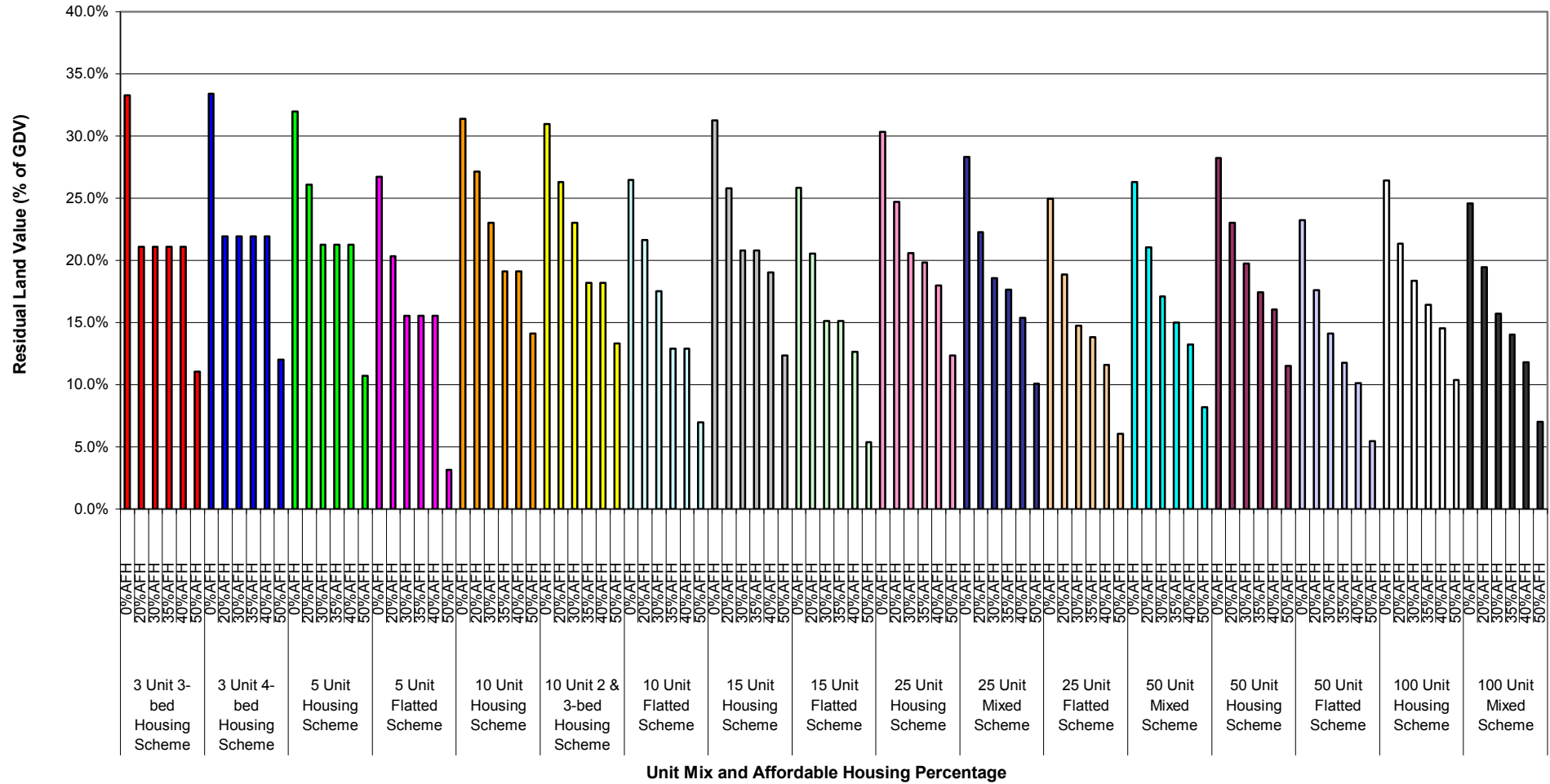
1	2	3	4	5	6	7	8	
Value Point	Number of Units	Scenario	GDV	Development Cost	Developer Profit (@15%)	Finance & Land Costs	Residual Land Price	% Land Residual (of GDV)
Value Point 6	25 Unit Housing Scheme	0% Affordable Housing	£5,148,000	£2,621,715	£922,200	£662,460	£1,863,960	30.3%
		20% Affordable Housing	£5,342,150	£2,621,715	£764,229	£580,435	£1,320,740	24.7%
		30% Affordable Housing	£4,866,300	£2,621,715	£667,818	£532,344	£1,002,646	20.6%
		35% Affordable Housing	£4,774,950	£2,621,715	£642,762	£523,832	£947,175	19.8%
		40% Affordable Housing	£4,599,450	£2,621,715	£610,047	£505,783	£827,429	18.0%
		50% Affordable Housing	£4,123,600	£2,621,715	£513,636	£457,692	£509,334	12.4%
	25 Unit Mixed Scheme	0% Affordable Housing	£5,249,000	£2,330,685	£787,350	£581,846	£1,487,154	28.3%
		20% Affordable Housing	£4,547,300	£2,330,685	£650,766	£510,316	£1,013,312	22.3%
		30% Affordable Housing	£4,193,194	£2,330,685	£576,798	£474,773	£778,500	18.6%
		35% Affordable Housing	£4,101,844	£2,330,685	£551,742	£466,262	£723,030	17.6%
		40% Affordable Housing	£3,926,344	£2,330,685	£519,027	£448,212	£603,283	15.4%
		50% Affordable Housing	£3,554,644	£2,330,685	£444,003	£410,616	£358,260	10.1%
	25 Unit Flatted Scheme	0% Affordable Housing	£4,463,100	£2,124,512	£669,465	£508,814	£1,113,897	25.0%
		20% Affordable Housing	£3,899,300	£2,124,512	£557,076	£451,632	£735,437	18.9%
		30% Affordable Housing	£3,585,394	£2,124,512	£490,218	£420,266	£528,382	14.7%
		35% Affordable Housing	£3,503,788	£2,124,512	£467,834	£412,663	£483,816	13.8%
		40% Affordable Housing	£3,368,488	£2,124,512	£442,229	£398,790	£390,869	11.6%
		50% Affordable Housing	£3,054,582	£2,124,512	£375,371	£367,424	£185,403	6.1%
	50 Unit Mixed Scheme	0% Affordable Housing	£10,756,100	£4,803,452	£1,613,415	£1,390,166	£2,831,105	26.3%
		20% Affordable Housing	£9,440,144	£4,803,452	£1,346,277	£1,221,210	£1,986,438	21.0%
		30% Affordable Housing	£8,663,238	£4,803,452	£1,194,218	£1,120,643	£1,483,128	17.1%
		35% Affordable Housing	£8,291,538	£4,803,452	£1,119,194	£1,072,858	£1,244,193	15.0%
		40% Affordable Housing	£8,000,932	£4,803,452	£1,058,171	£1,035,842	£1,059,329	13.2%
		50% Affordable Housing	£7,283,326	£4,803,452	£916,718	£943,096	£895,258	8.2%
	50 Unit Housing Scheme	0% Affordable Housing	£11,817,500	£5,054,588	£1,772,625	£1,515,829	£3,335,480	28.2%
		20% Affordable Housing	£10,323,450	£5,054,588	£1,470,267	£1,323,872	£2,375,734	23.0%
		30% Affordable Housing	£9,572,100	£5,054,588	£1,322,091	£1,226,776	£1,889,900	19.7%
		35% Affordable Housing	£9,096,250	£5,054,588	£1,225,680	£1,165,655	£1,584,315	17.4%
		40% Affordable Housing	£8,829,400	£5,054,588	£1,167,909	£1,131,916	£1,415,988	16.0%
		50% Affordable Housing	£8,078,050	£5,054,588	£1,019,733	£1,034,820	£930,154	11.5%
50 Unit Flatted Scheme	0% Affordable Housing	£8,975,900	£4,270,333	£1,346,325	£1,187,709	£2,084,288	23.2%	
	20% Affordable Housing	£7,880,888	£4,270,333	£1,119,089	£1,047,901	£1,385,823	17.6%	
	30% Affordable Housing	£7,334,682	£4,270,333	£1,007,756	£977,839	£1,035,604	14.1%	
	35% Affordable Housing	£7,003,182	£4,270,333	£939,842	£935,368	£823,334	11.8%	
	40% Affordable Housing	£6,786,276	£4,270,333	£891,854	£908,093	£687,357	10.1%	
	50% Affordable Housing	£5,240,070	£4,270,333	£780,520	£838,031	£340,650	5.5%	
100 Unit Housing Scheme	0% Affordable Housing	£23,635,000	£10,109,175	£3,545,250	£3,469,898	£6,250,250	26.4%	
	20% Affordable Housing	£20,646,900	£10,109,175	£2,940,534	£3,004,135	£4,409,333	21.4%	
	30% Affordable Housing	£19,207,350	£10,109,175	£2,647,971	£2,779,971	£3,523,423	18.3%	
	35% Affordable Housing	£18,401,500	£10,109,175	£2,490,000	£2,653,441	£3,022,928	16.4%	
	40% Affordable Housing	£17,658,800	£10,109,175	£2,335,818	£2,538,373	£2,568,417	14.5%	
	50% Affordable Housing	£16,219,250	£10,109,175	£2,043,255	£2,314,209	£1,682,507	10.4%	
100 Unit Mixed Scheme	0% Affordable Housing	£21,512,200	£9,606,903	£3,226,830	£3,168,052	£5,289,998	24.6%	
	20% Affordable Housing	£18,880,288	£9,606,903	£2,692,553	£2,758,105	£3,669,818	19.4%	
	30% Affordable Housing	£17,362,576	£9,606,903	£2,390,603	£2,520,600	£2,730,691	15.7%	
	35% Affordable Housing	£16,742,670	£9,606,903	£2,266,234	£2,423,779	£2,347,924	14.0%	
	40% Affordable Housing	£16,001,864	£9,606,903	£2,116,342	£2,308,302	£1,891,504	11.8%	
	50% Affordable Housing	£14,602,752	£9,606,903	£1,835,601	£2,089,786	£1,027,643	7.0%	

Source: Adams Integra, June 2009

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



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





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

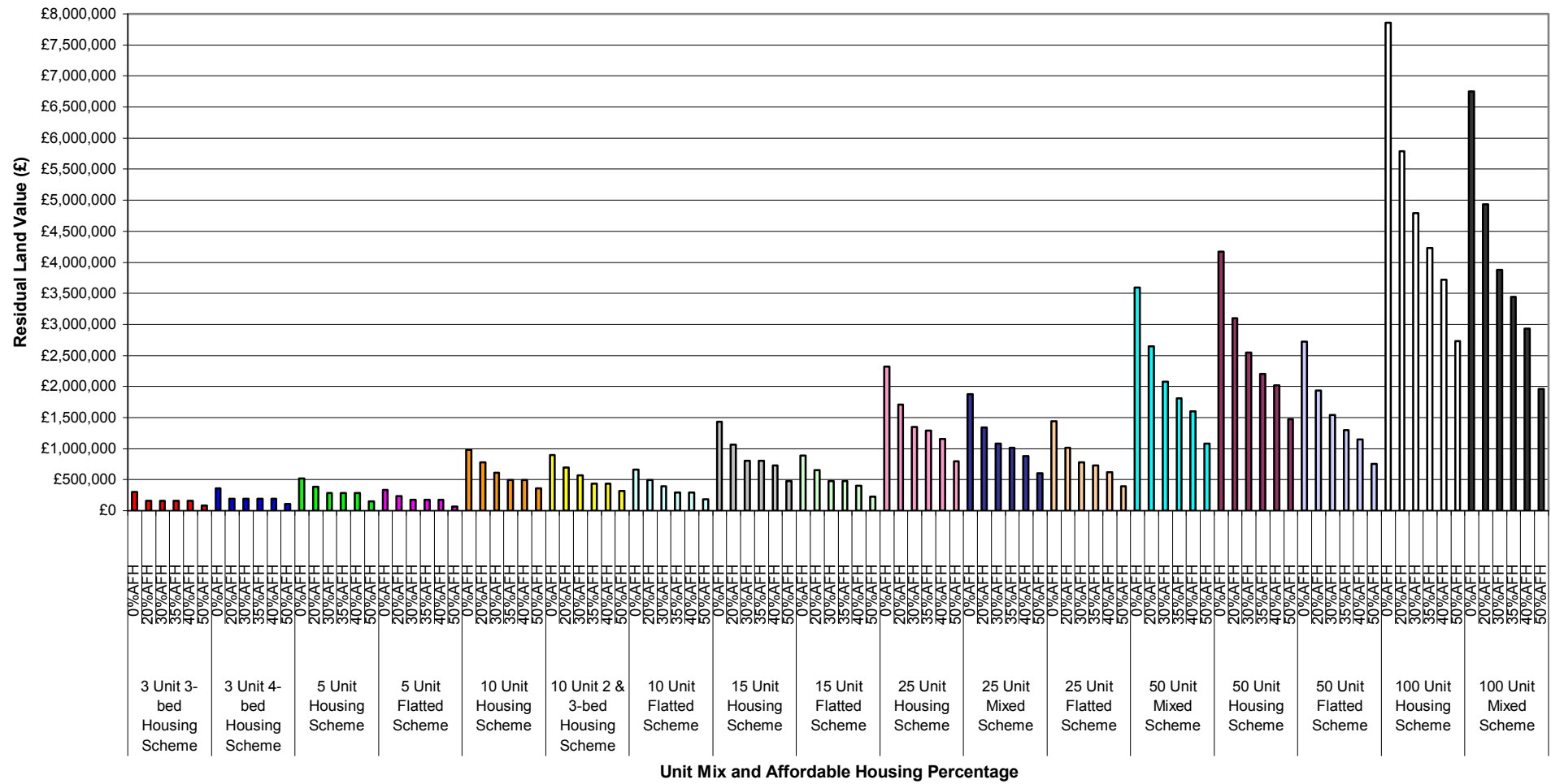
1	2	3	4	5	6	7	8	
Value Point	Number of Units	Scenario	GDV	Development Cost	Developer Profit (@15%)	Finance & Land Costs	Residual Land Price	% Land Residual (of GDV)
Value Point 6	3 Unit 3-bed Housing Scheme	0% Affordable Housing	£816,000	£315,293	£122,400	£70,601	£298,475	36.6%
		20% Affordable Housing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

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

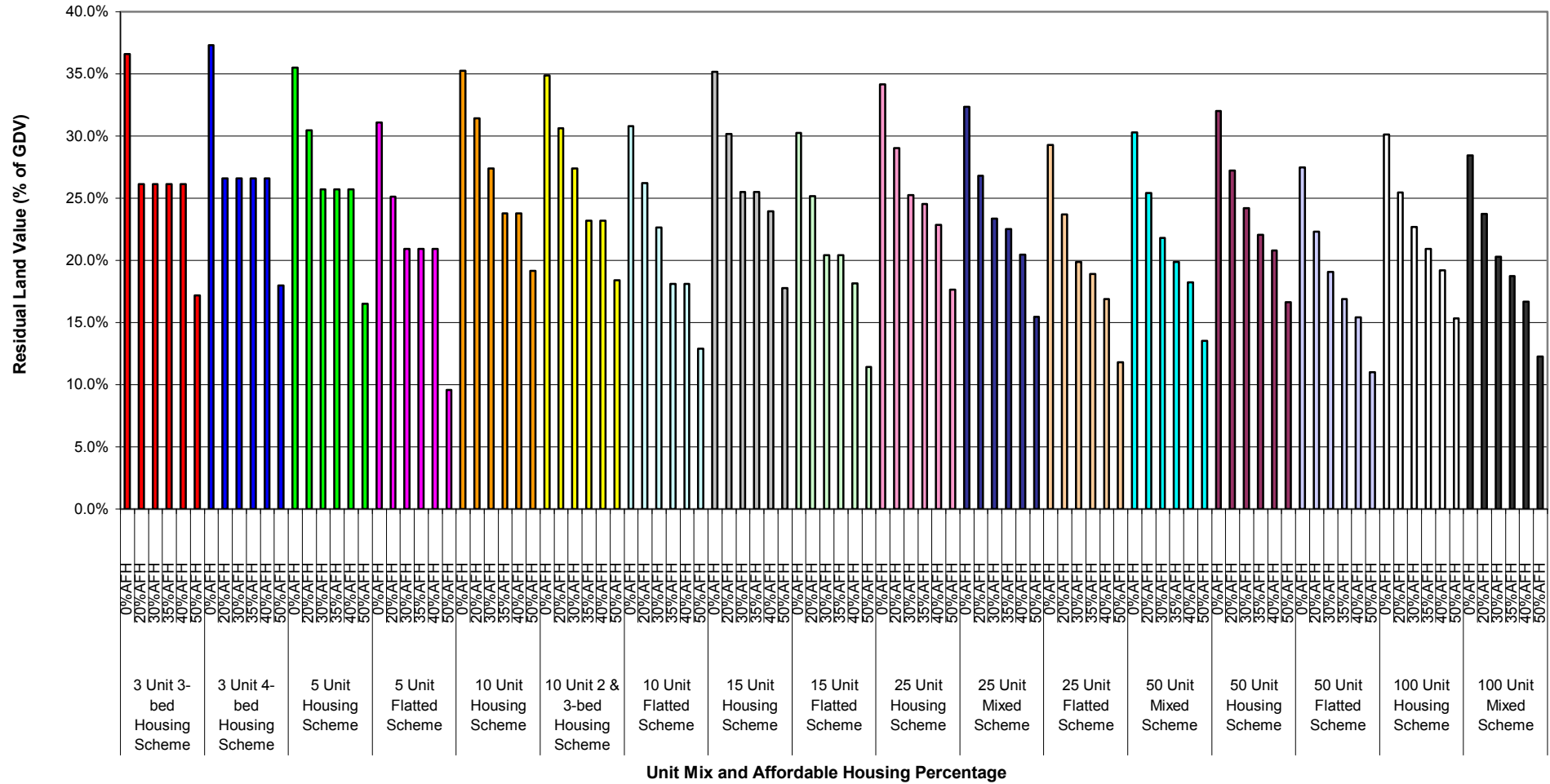
1	2	3	4	5	6	7	8	
Value Point	Number of Units	Scenario	GDV	Development Cost	Developer Profit (@15%)	Finance & Land Costs	Residual Land Price	% Land Residual (of GDV)
Value Point 6	25 Unit Housing Scheme	0% Affordable Housing	£6,784,000	£2,621,715	£1,017,600	£730,417	£2,317,698	34.2%
		20% Affordable Housing	£5,880,200	£2,621,715	£842,412	£638,204	£1,706,755	29.0%
		30% Affordable Housing	£5,347,400	£2,621,715	£735,564	£584,236	£1,349,650	25.2%
		35% Affordable Housing	£5,246,600	£2,621,715	£707,916	£574,844	£1,288,440	24.6%
		40% Affordable Housing	£5,049,600	£2,621,715	£671,616	£554,537	£1,153,663	22.8%
		50% Affordable Housing	£4,516,800	£2,621,715	£564,768	£500,569	£796,558	17.6%
	25 Unit Mixed Scheme	0% Affordable Housing	£5,792,000	£2,330,685	£868,800	£639,866	£1,874,543	32.4%
		20% Affordable Housing	£5,004,400	£2,330,685	£717,288	£559,382	£1,341,163	26.8%
		30% Affordable Housing	£4,607,352	£2,330,685	£635,289	£519,426	£1,077,074	23.4%
		35% Affordable Housing	£4,506,552	£2,330,685	£607,641	£510,033	£1,015,865	22.5%
		40% Affordable Housing	£4,309,552	£2,330,685	£571,341	£489,726	£881,087	20.4%
		50% Affordable Housing	£3,892,952	£2,330,685	£488,169	£447,488	£601,546	15.5%
	25 Unit Flatted Scheme	0% Affordable Housing	£4,924,800	£2,124,512	£738,720	£558,147	£1,443,285	29.3%
		20% Affordable Housing	£4,290,400	£2,124,512	£613,968	£493,616	£1,015,972	23.7%
		30% Affordable Housing	£3,937,952	£2,124,512	£539,829	£458,297	£762,702	19.9%
		35% Affordable Housing	£3,847,904	£2,124,512	£515,130	£449,907	£728,021	18.9%
		40% Affordable Housing	£3,695,504	£2,124,512	£486,690	£434,237	£624,063	16.9%
		50% Affordable Housing	£3,343,056	£2,124,512	£412,551	£398,917	£394,864	11.8%
	50 Unit Mixed Scheme	0% Affordable Housing	£11,868,800	£4,803,452	£1,780,320	£1,541,576	£3,593,714	30.3%
		20% Affordable Housing	£10,392,952	£4,803,452	£1,484,121	£1,351,599	£2,643,629	25.4%
		30% Affordable Housing	£9,621,504	£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%
		50% Affordable Housing	£7,973,808	£4,803,452	£1,007,772	£1,038,869	£1,078,767	13.5%
	50 Unit Housing Scheme	0% Affordable Housing	£13,040,000	£5,054,588	£1,956,000	£1,682,181	£4,173,343	32.0%
		20% Affordable Housing	£11,366,600	£5,054,588	£1,620,876	£1,466,669	£3,095,489	27.2%
		30% Affordable Housing	£10,523,800	£5,054,588	£1,456,548	£1,357,482	£2,548,975	24.2%
		35% Affordable Housing	£9,991,000	£5,054,588	£1,349,700	£1,288,886	£2,205,914	22.1%
		40% Affordable Housing	£9,693,200	£5,054,588	£1,285,752	£1,251,158	£2,017,635	20.8%
		50% Affordable Housing	£8,850,400	£5,054,588	£1,121,424	£1,141,970	£1,471,121	16.6%
50 Unit Flatted Scheme	0% Affordable Housing	£9,904,000	£4,270,333	£1,485,600	£1,314,055	£2,720,652	27.5%	
	20% Affordable Housing	£8,674,704	£4,270,333	£1,233,570	£1,156,585	£1,933,647	22.3%	
	30% Affordable Housing	£8,059,856	£4,270,333	£1,109,991	£1,077,466	£1,537,984	19.1%	
	35% Affordable Housing	£7,887,856	£4,270,333	£1,034,679	£1,029,675	£1,299,042	16.9%	
	40% Affordable Housing	£7,445,408	£4,270,333	£981,540	£999,116	£1,146,642	15.4%	
	50% Affordable Housing	£6,830,560	£4,270,333	£857,962	£919,997	£750,979	11.0%	
100 Unit Housing Scheme	0% Affordable Housing	£26,080,000	£10,109,175	£3,912,000	£3,874,057	£7,857,378	30.1%	
	20% Affordable Housing	£22,733,200	£10,109,175	£3,241,752	£3,351,112	£5,789,915	25.5%	
	30% Affordable Housing	£21,120,800	£10,109,175	£2,917,488	£3,099,415	£4,794,933	22.7%	
	35% Affordable Housing	£20,217,000	£10,109,175	£2,742,300	£2,957,148	£4,232,042	20.9%	
	40% Affordable Housing	£19,386,400	£10,109,175	£2,571,504	£2,828,167	£3,722,452	19.2%	
	50% Affordable Housing	£17,774,000	£10,109,175	£2,247,240	£2,576,470	£2,727,471	15.3%	
100 Unit Mixed Scheme	0% Affordable Housing	£23,737,600	£9,606,903	£3,560,640	£3,535,911	£6,752,781	28.4%	
	20% Affordable Housing	£20,785,904	£9,606,903	£2,968,242	£3,074,931	£4,930,395	23.7%	
	30% Affordable Housing	£19,085,808	£9,606,903	£2,633,532	£2,808,250	£3,875,637	20.3%	
	35% Affordable Housing	£18,388,360	£9,606,903	£2,495,494	£2,698,978	£3,443,506	18.7%	
	40% Affordable Housing	£17,559,712	£9,606,903	£2,329,423	£2,569,522	£2,931,710	16.7%	
	50% Affordable Housing	£15,990,416	£9,606,903	£2,018,113	£2,323,782	£1,959,953	12.3%	

Source: Adams Integra, June 2009

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



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



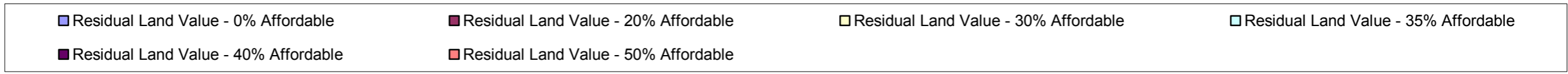
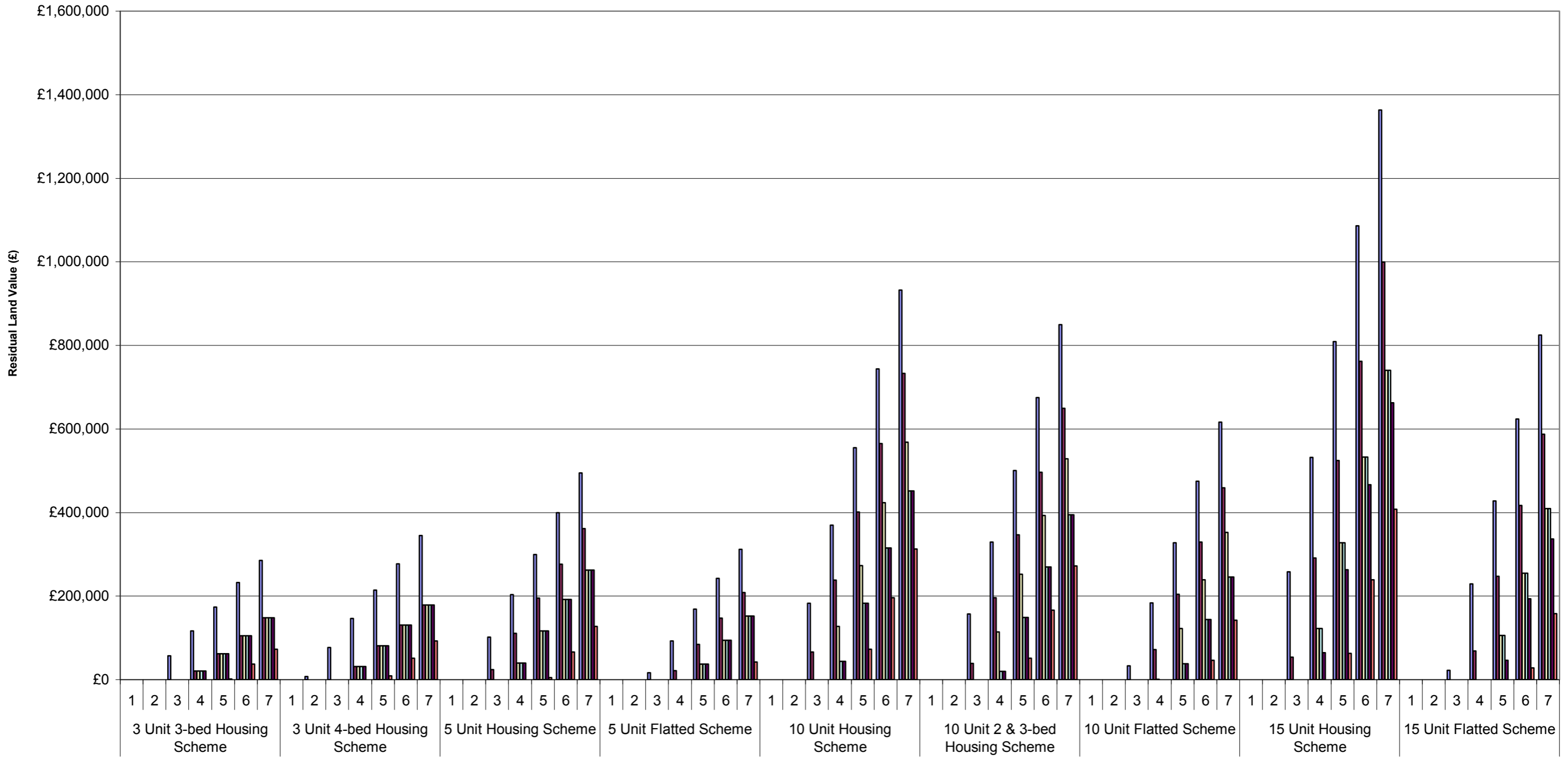
## **Appendix IIa**

**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**

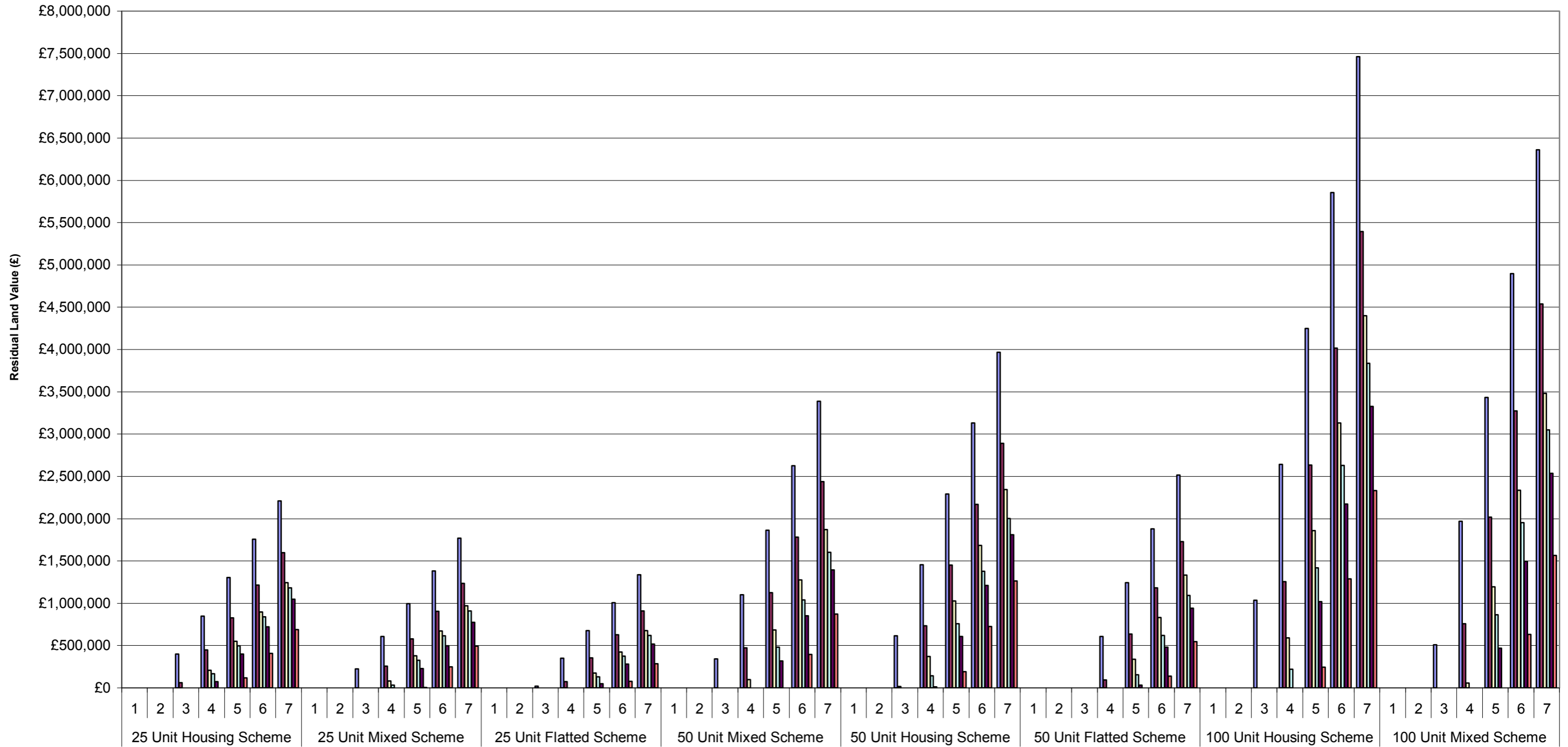
Development Scenario / Threshold	Value Point	Residual Land Value - 0% Affordable	Residual Land Value - 20% Affordable	Residual Land Value - 30% Affordable	Residual Land Value - 35% Affordable	Residual Land Value - 40% Affordable	Residual Land Value - 50% Affordable
3 Unit 3-bed Housing Scheme	1	£0	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0	£0
	3	£57,484	£0	£0	£0	£0	£0
	4	£116,571	£20,332	£20,332	£20,332	£20,332	£0
	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	£147,917	£147,917	£147,917	£147,917	£72,814
3 Unit 4-bed Housing Scheme	1	£0	£0	£0	£0	£0	£0
	2	£7,665	£0	£0	£0	£0	£0
	3	£77,179	£0	£0	£0	£0	£0
	4	£146,693	£31,507	£31,507	£31,507	£31,507	£0
	5	£214,044	£81,272	£81,272	£81,272	£81,272	£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
5 Unit Housing Scheme	1	£0	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0	£0
	3	£101,857	£24,243	£0	£0	£0	£0
	4	£203,239	£110,873	£39,326	£39,326	£39,326	£0
	5	£299,464	£195,528	£116,478	£116,478	£116,478	£5,255
	6	£399,796	£276,423	£191,694	£191,694	£191,694	£66,442
	7	£494,971	£361,268	£262,658	£262,658	£262,658	£127,628
5 Unit Flatted Scheme	1	£0	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0	£0
	3	£16,512	£0	£0	£0	£0	£0
	4	£92,667	£21,226	£0	£0	£0	£0
	5	£168,822	£84,668	£37,479	£37,479	£37,479	£0
	6	£242,528	£147,271	£94,637	£94,637	£94,637	£0
	7	£311,499	£208,606	£152,635	£152,635	£152,635	£42,216
10 Unit Housing Scheme	1	£0	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0	£0
	3	£182,970	£66,571	£0	£0	£0	£0
	4	£370,013	£237,907	£127,304	£43,598	£43,598	£0
	5	£554,973	£401,628	£273,218	£182,428	£182,428	£73,048
	6	£743,746	£565,084	£423,766	£315,195	£315,195	£195,778
	7	£932,520	£732,680	£568,393	£451,648	£451,648	£312,789
10 Unit 2 & 3-bed Housing Scheme	1	£0	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0	£0
	3	£157,523	£39,276	£0	£0	£0	£0
	4	£329,205	£196,257	£114,534	£20,115	£20,115	£0
	5	£500,399	£346,487	£252,011	£148,582	£148,582	£51,185
	6	£674,988	£496,325	£392,924	£269,552	£269,552	£165,960
	7	£849,576	£649,736	£528,334	£394,979	£394,979	£272,313
10 Unit Flatted Scheme	1	£0	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0	£0
	3	£33,024	£0	£0	£0	£0	£0
	4	£183,481	£72,149	£707	£0	£0	£0
	5	£327,515	£204,238	£122,147	£37,993	£37,993	£0
	6	£475,256	£329,426	£239,489	£144,202	£144,202	£46,495
	7	£616,574	£469,554	£352,448	£245,341	£245,341	£142,510
15 Unit Housing Scheme	1	£0	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0	£0
	3	£257,709	£53,800	£0	£0	£0	£0
	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	£1,086,529	£762,181	£532,628	£532,628	£466,224	£239,111
	7	£1,363,689	£999,562	£740,733	£740,733	£662,294	£407,668
15 Unit Flatted Scheme	1	£0	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0	£0
	3	£22,712	£0	£0	£0	£0	£0
	4	£229,536	£68,462	£0	£0	£0	£0
	5	£427,767	£247,262	£105,710	£105,710	£46,235	£0
	6	£624,134	£417,311	£255,040	£255,040	£193,570	£28,236
	7	£824,911	£587,054	£409,170	£409,170	£336,914	£157,645
25 Unit Housing Scheme	1	£0	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0	£0
	3	£400,071	£60,695	£0	£0	£0	£0
	4	£849,685	£447,312	£209,776	£166,067	£73,469	£0
	5	£1,303,422	£827,925	£548,842	£499,109	£398,502	£120,115
	6	£1,757,160	£1,213,940	£895,846	£840,375	£720,629	£406,728
	7	£2,210,898	£1,599,955	£1,242,850	£1,181,640	£1,046,863	£689,758
25 Unit Mixed Scheme	1	£0	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0	£0
	3	£225,005	£0	£0	£0	£0	£0
	4	£605,575	£255,018	£80,129	£34,302	£0	£0
	5	£992,965	£579,450	£377,812	£327,562	£226,328	£2,468
	6	£1,380,354	£906,512	£671,700	£616,230	£496,483	£250,348
	7	£1,767,743	£1,234,363	£970,274	£909,065	£774,287	£494,746
25 Unit Flatted Scheme	1	£0	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0	£0
	3	£19,722	£0	£0	£0	£0	£0
	4	£351,949	£72,862	£0	£0	£0	£0
	5	£677,709	£354,124	£175,750	£131,247	£49,715	£0
	6	£1,007,097	£626,637	£425,974	£375,904	£282,956	£76,026
	7	£1,356,485	£908,172	£675,902	£621,221	£517,263	£286,951
50 Unit Mixed Scheme	1	£0	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0	£0
	3	£341,600	£0	£0	£0	£0	£0
	4	£1,100,687	£474,020	£97,661	£0	£0	£0
	5	£1,863,296	£1,125,565	£685,841	£482,250	£318,144	£0
	6	£2,625,905	£1,781,238	£1,277,928	£1,038,993	£854,129	£94,121
	7	£3,388,514	£2,438,429	£1,872,292	£1,603,744	£1,396,432	£873,567
50 Unit Housing Scheme	1	£0	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0	£0
	3	£616,693	£16,486	£0	£0	£0	£0
	4	£1,454,555	£732,544	£371,901	£143,953	£10,971	£0
	5	£2,292,418	£1,450,780	£1,025,624	£757,516	£609,142	£189,735
	6	£3,130,280	£2,170,534	£1,684,700	£1,379,115	£1,210,788	£724,954
	7	£3,968,143	£2,890,289	£2,343,775	£2,000,714	£1,812,435	£1,265,921
50 Unit Flatted Scheme	1	£0	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0	£0
	3	£0	£0	£0	£0	£0	£0
	4	£606,360	£92,468	£0	£0	£0	£0
	5	£1,242,724	£636,594	£336,811	£155,478	£31,733	£0
	6	£1,879,088	£1,180,623	£830,404	£618,134	£482,157	£137,436
	7	£2,515,452	£1,728,447	£1,332,784	£1,093,842	£941,442	£545,779
100 Unit Housing Scheme	1	£0	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0	£0
	3	£1,038,266	£0	£0	£0	£0	£0
	4	£2,642,394	£1,257,483	£890,444	£222,204	£0	£0
	5	£4,249,522	£2,635,152	£1,858,313	£1,420,215	£1,020,782	£246,484
	6	£5,856,650	£4,015,733	£3,129,823	£2,629,328	£2,174,817	£1,288,907
	7	£7,463,778	£5,396,315	£4,401,333	£3,838,442	£3,328,852	£2,333,871
100 Unit Mixed Scheme	1	£0	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0	£0
	3	£508,052	£0	£0	£0	£0	£0
	4	£1,970,834	£759,432	£58,268	£0	£0	£0
	5	£3,433,616	£2,018,553	£1,196,514	£863,839	£468,352	£0
	6	£4,896,398	£3,276,218	£2,337,091	£1,954,324	£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

**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**

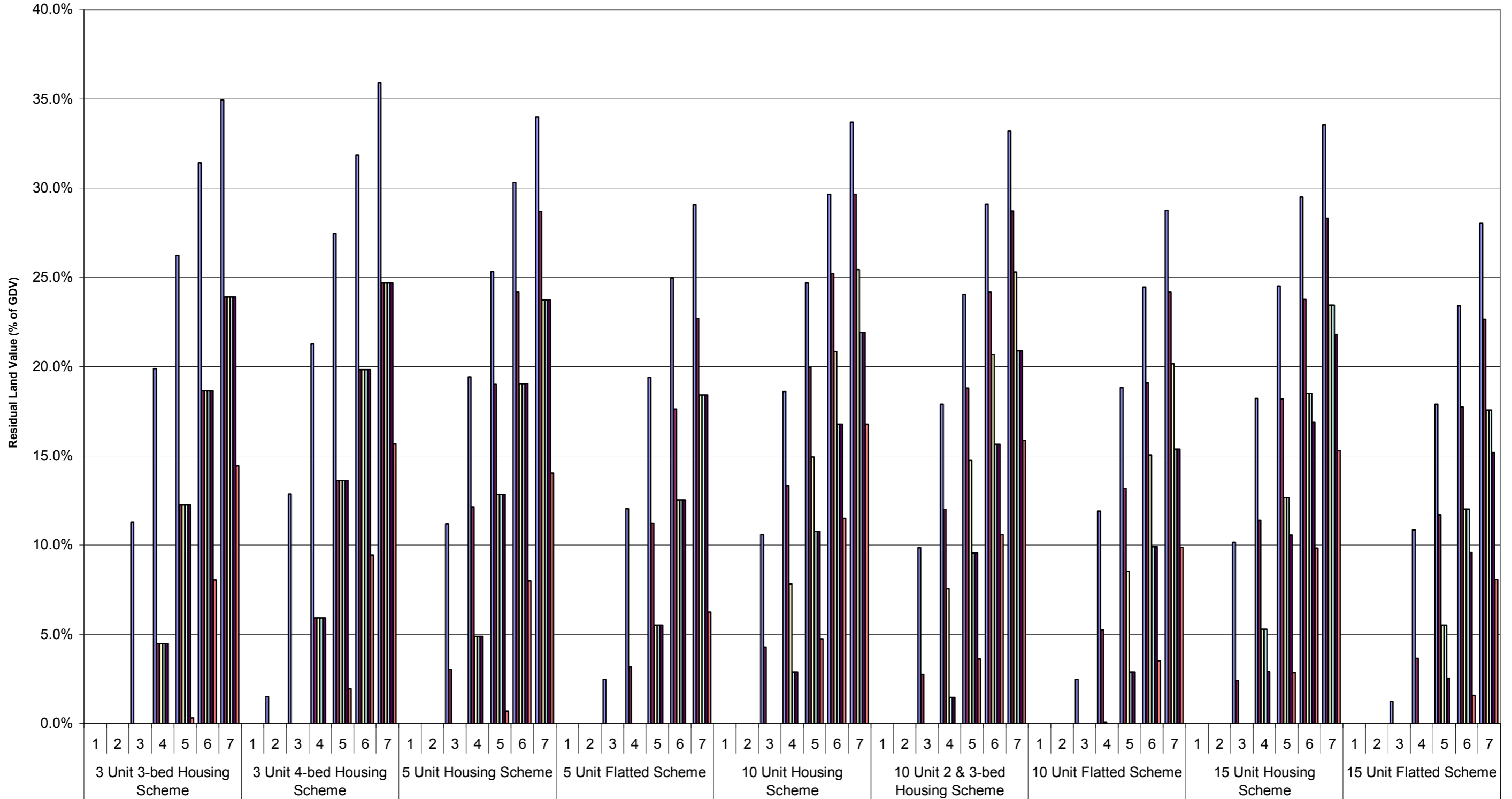




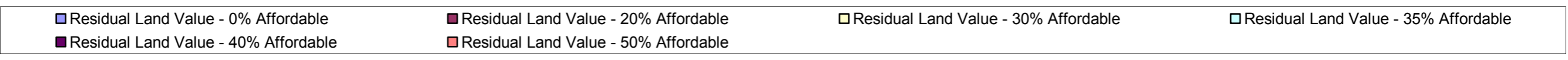
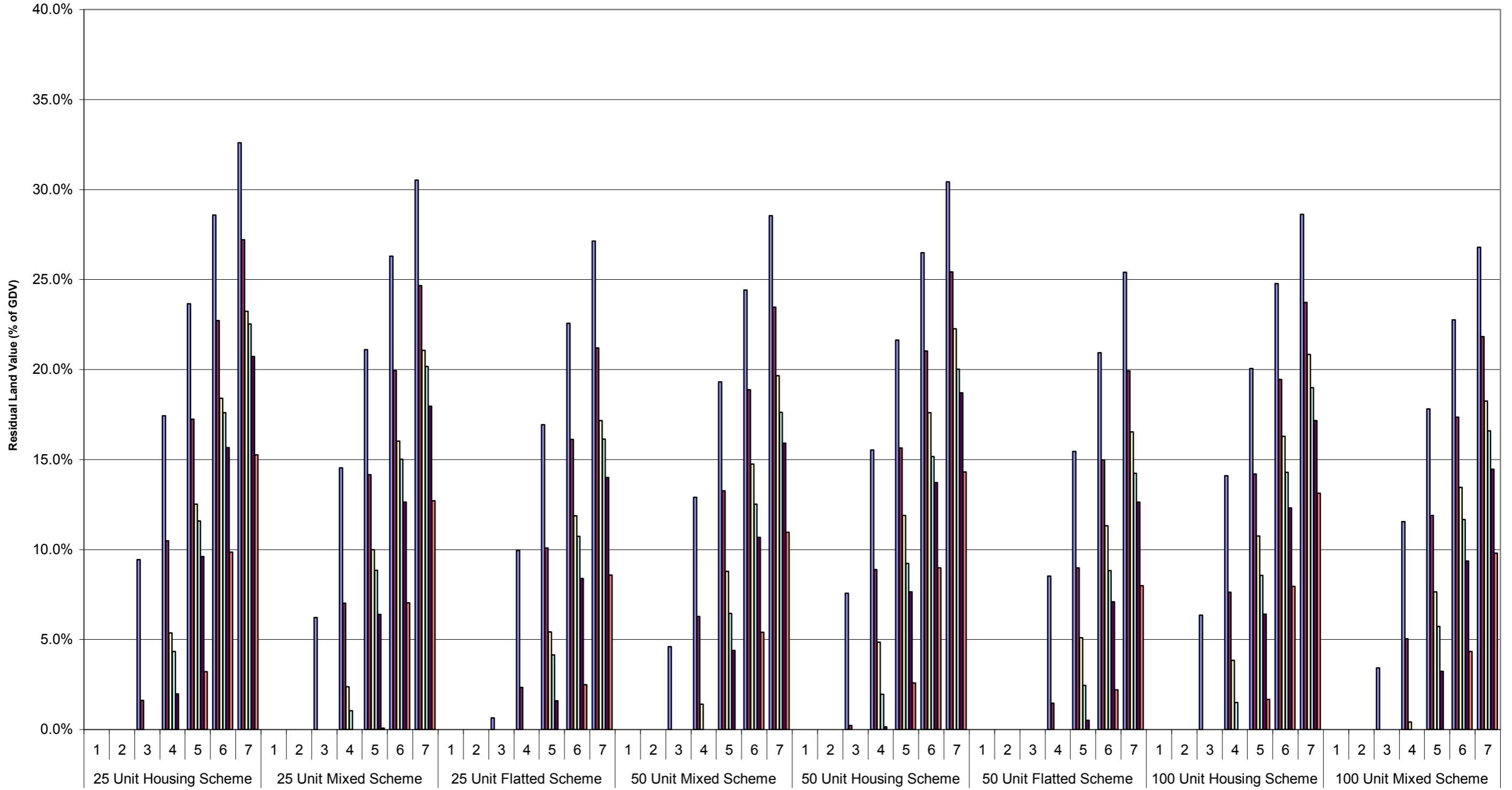
**Table 9a: Summary of Residual Land Value (as % of GDV) Appraisals for All Value Points - 70% General Needs Rent/30% Intermediate Tenure Mix Planning Infrastructure Level - £10,000**

Development Scenario / Threshold	Value Point	Residual Land Value - 0% Affordable	Residual Land Value - 20% Affordable	Residual Land Value - 30% Affordable	Residual Land Value - 35% Affordable	Residual Land Value - 40% Affordable	Residual Land Value - 50% Affordable
3 Unit 3-bed Housing Scheme	1	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	2	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	3	11.3%	0.0%	0.0%	0.0%	0.0%	0.0%
	4	19.9%	4.5%	4.5%	4.5%	4.5%	0.0%
	5	26.2%	12.2%	12.2%	12.2%	12.2%	0.3%
	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%
3 Unit 4-bed Housing Scheme	1	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	2	1.5%	0.0%	0.0%	0.0%	0.0%	0.0%
	3	12.9%	0.0%	0.0%	0.0%	0.0%	0.0%
	4	21.3%	5.9%	5.9%	5.9%	5.9%	0.0%
	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%	24.7%	24.7%	24.7%	24.7%	15.7%
5 Unit Housing Scheme	1	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	2	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	3	11.2%	3.0%	0.0%	0.0%	0.0%	0.0%
	4	19.4%	12.1%	4.9%	4.9%	4.9%	0.0%
	5	25.3%	19.0%	12.8%	12.8%	12.8%	0.7%
	6	30.3%	24.2%	19.0%	19.0%	19.0%	8.0%
	7	34.0%	28.7%	23.7%	23.7%	23.7%	14.0%
5 Unit Flatted Scheme	1	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	2	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	3	2.5%	0.0%	0.0%	0.0%	0.0%	0.0%
	4	12.0%	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%
10 Unit Housing Scheme	1	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	2	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	3	10.6%	4.3%	0.0%	0.0%	0.0%	0.0%
	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%
	6	29.6%	25.2%	20.8%	16.8%	16.8%	11.8%
	7	33.7%	29.7%	25.4%	21.9%	21.9%	16.8%
10 Unit 2 & 3-bed Housing Scheme	1	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	2	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	3	9.8%	2.8%	0.0%	0.0%	0.0%	0.0%
	4	17.9%	12.0%	7.5%	1.4%	1.4%	0.0%
	5	24.1%	18.8%	14.7%	9.6%	9.6%	3.8%
	6	29.1%	24.2%	20.7%	15.6%	15.6%	10.6%
	7	33.2%	28.7%	25.3%	20.9%	20.9%	15.9%
10 Unit Flatted Scheme	1	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	2	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	3	2.5%	0.0%	0.0%	0.0%	0.0%	0.0%
	4	11.9%	5.2%	0.1%	0.0%	0.0%	0.0%
	5	18.8%	13.2%	8.5%	2.9%	2.9%	0.0%
	6	24.5%	19.1%	15.1%	9.9%	9.9%	3.5%
	7	28.8%	24.2%	20.1%	15.4%	15.4%	9.9%
15 Unit Housing Scheme	1	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	2	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	3	10.1%	2.4%	0.0%	0.0%	0.0%	0.0%
	4	18.2%	11.4%	5.3%	5.3%	2.9%	0.0%
	5	24.5%	18.2%	12.6%	12.6%	10.6%	2.8%
	6	29.5%	23.8%	18.5%	18.5%	16.9%	9.8%
	7	33.6%	28.3%	23.4%	23.4%	21.8%	15.3%
15 Unit Flatted Scheme	1	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	2	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	3	1.2%	0.0%	0.0%	0.0%	0.0%	0.0%
	4	10.8%	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%	1.8%
	7	28.0%	22.7%	17.6%	17.6%	15.2%	8.1%
25 Unit Housing Scheme	1	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	2	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	3	9.4%	1.6%	0.0%	0.0%	0.0%	0.0%
	4	17.4%	10.5%	5.4%	4.3%	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%
	7	32.6%	27.2%	23.2%	22.5%	20.7%	15.3%
25 Unit Mixed Scheme	1	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	2	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	3	6.2%	0.0%	0.0%	0.0%	0.0%	0.0%
	4	14.5%	7.0%	2.4%	1.0%	0.0%	0.0%
	5	21.1%	14.2%	10.0%	8.9%	6.4%	0.1%
	6	26.3%	19.9%	16.0%	15.0%	12.6%	7.0%
	7	30.5%	24.7%	21.1%	20.2%	18.0%	12.7%
25 Unit Flatted Scheme	1	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	2	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	3	0.6%	0.0%	0.0%	0.0%	0.0%	0.0%
	4	9.9%	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%	21.2%	17.2%	16.1%	14.0%	8.8%
50 Unit Mixed Scheme	1	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	2	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	3	4.6%	0.0%	0.0%	0.0%	0.0%	0.0%
	4	12.9%	6.3%	1.4%	0.0%	0.0%	0.0%
	5	19.3%	13.3%	8.8%	6.4%	4.4%	0.0%
	6	24.4%	18.9%	14.8%	12.5%	10.7%	5.4%
	7	28.5%	23.5%	19.7%	17.6%	15.9%	11.0%
50 Unit Housing Scheme	1	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	2	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	3	7.6%	0.2%	0.0%	0.0%	0.0%	0.0%
	4	15.5%	8.9%	4.8%	2.0%	0.2%	0.0%
	5	21.6%	15.6%	11.9%	9.2%	7.6%	2.6%
	6	26.5%	21.0%	17.6%	15.2%	13.7%	9.0%
	7	30.4%	25.4%	22.3%	20.0%	18.7%	14.3%
50 Unit Flatted Scheme	1	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	2	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	3	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	4	8.5%	1.5%	0.0%	0.0%	0.0%	0.0%
	5	15.4%	9.0%	5.1%	2.5%	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%
100 Unit Housing Scheme	1	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	2	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	3	6.4%	0.0%	0.0%	0.0%	0.0%	0.0%
	4	14.1%	7.6%	3.8%	1.5%	0.0%	0.0%
	5	20.1%	14.2%	10.7%	8.6%	6.4%	1.7%
	6	24.8%	19.4%	16.3%	14.3%	12.3%	7.9%
	7	28.6%	23.7%	20.8%	19.0%	17.2%	13.1%
100 Unit Mixed Scheme	1	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	2	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	3	3.4%	0.0%	0.0%	0.0%	0.0%	0.0%
	4	11.6%	5.0%	0.4%	0.0%	0.0%	0.0%
	5	17.8%	11.9%	7.6%	5.7%	3.2%	0.0%
	6	22.8%	17.4%	13.5%	11.7%	9.4%	4.3%
	7	26.8%	21.8%	18.2%	16.6%	14.5%	9.8%

**Graph 14a-i: Summary of Residual Land Values (as % of GDV) at 0%, 20%, 30%, 35%, 40% & 50% Affordable Housing  
 Across all Value Points - 70% General Needs Rent/30% Intermediate Tenure Mix  
 Planning Infrastructure Level - £10,000  
 Units 3-15**



**Graph 14a-ii: Summary of Residual Land Values (as % of GDV) at 0%, 20%, 30%, 35%, 40% & 50% Affordable Housing  
 Across all Value Points - 70% General Needs Rent/30% Intermediate Tenure Mix  
 Planning Infrastructure Level - £10,000  
 Units 25-100**

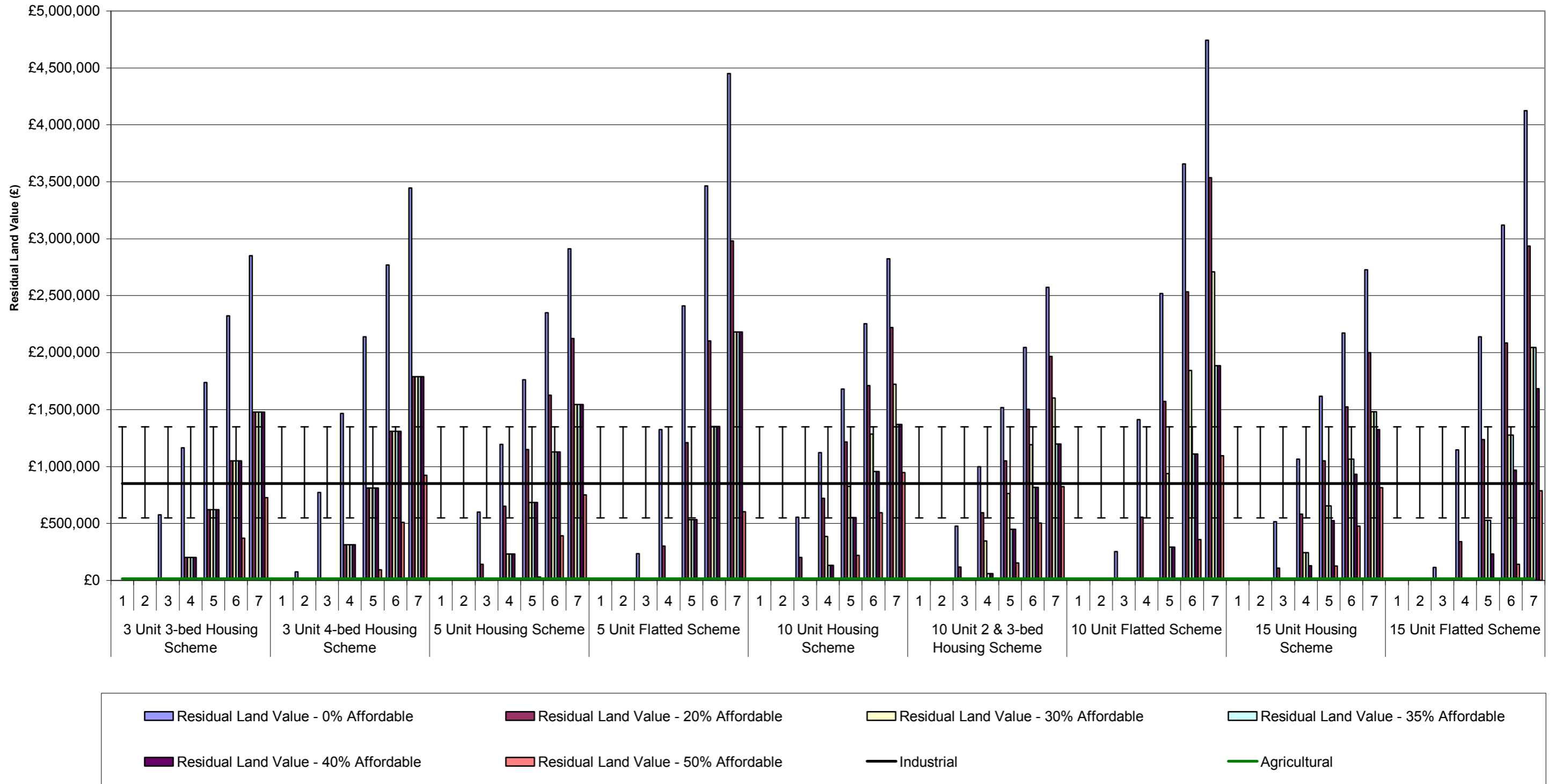


**Table 9b: Summary of Residual Land Value (£ per Ha) Appraisals for All Value Points - 70% General Needs Rent/30% Intermediate Tenure Mix  
Planning Infrastructure Level - £10,000**

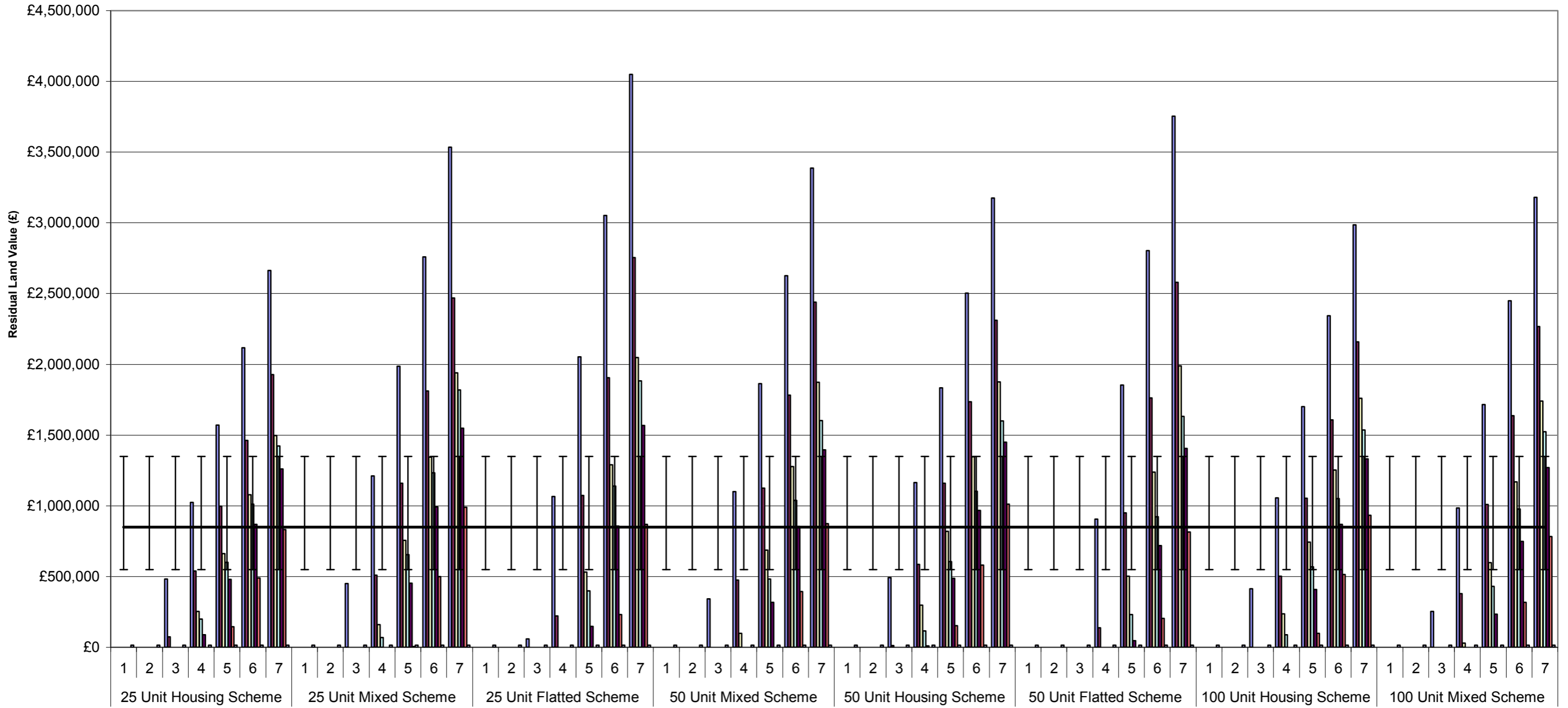
Development Scenario / Threshold	Value Point	Site Size	Residual Land Value - 0% Affordable	Residual Land Value - 20% Affordable	Residual Land Value - 30% Affordable	Residual Land Value - 35% Affordable	Residual Land Value - 40% Affordable	Residual Land Value - 50% Affordable
3 Unit 3-bed Housing Scheme	1	0.10	£0	£0	£0	£0	£0	£0
	2	0.10	£0	£0	£0	£0	£0	£0
	3	0.10	£374,843	£0	£0	£0	£0	£0
	4	0.10	£1,165,710	£203,316	£203,316	£203,316	£203,316	£0
	5	0.10	£1,739,011	£622,896	£622,896	£622,896	£622,896	£12,689
	6	0.10	£2,323,969	£1,051,033	£1,051,033	£1,051,033	£1,051,033	£370,415
	7	0.10	£2,860,161	£1,479,169	£1,479,169	£1,479,169	£1,479,169	£728,143
3 Unit 4-bed Housing Scheme	1	0.10	£0	£0	£0	£0	£0	£0
	2	0.10	£76,651	£0	£0	£0	£0	£0
	3	0.10	£771,789	£0	£0	£0	£0	£0
	4	0.10	£1,466,926	£315,070	£315,070	£315,070	£315,070	£0
	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	£1,310,370	£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
5 Unit Housing Scheme	1	0.17	£0	£0	£0	£0	£0	£0
	2	0.17	£0	£0	£0	£0	£0	£0
	3	0.17	£599,159	£142,606	£0	£0	£0	£0
	4	0.17	£1,195,521	£652,194	£231,332	£231,332	£231,332	£0
	5	0.17	£1,761,555	£1,150,164	£685,166	£685,166	£685,166	£30,912
	6	0.17	£2,351,741	£1,626,019	£1,127,610	£1,127,610	£1,127,610	£390,833
	7	0.17	£2,911,597	£2,125,109	£1,545,049	£1,545,049	£1,545,049	£750,754
5 Unit Flatted Scheme	1	0.07	£0	£0	£0	£0	£0	£0
	2	0.07	£0	£0	£0	£0	£0	£0
	3	0.07	£235,885	£0	£0	£0	£0	£0
	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	£3,045,680	£2,103,370	£1,351,961	£1,351,961	£1,351,961	£0
	7	0.07	£4,449,979	£2,980,089	£2,180,497	£2,180,497	£2,180,497	£603,081
10 Unit Housing Scheme	1	0.33	£0	£0	£0	£0	£0	£0
	2	0.33	£0	£0	£0	£0	£0	£0
	3	0.33	£554,453	£201,729	£0	£0	£0	£0
	4	0.33	£1,121,253	£720,931	£385,769	£132,116	£132,116	£0
	5	0.33	£1,681,735	£1,217,056	£827,934	£552,813	£552,813	£221,357
	6	0.33	£2,253,777	£1,712,376	£1,284,140	£955,138	£955,138	£593,286
	7	0.33	£2,825,919	£2,220,242	£1,722,404	£1,368,630	£1,368,630	£947,545
10 Unit 2 & 3-bed Housing Scheme	1	0.33	£0	£0	£0	£0	£0	£0
	2	0.33	£0	£0	£0	£0	£0	£0
	3	0.33	£477,343	£119,018	£0	£0	£0	£0
	4	0.33	£997,590	£594,718	£347,072	£60,955	£60,955	£0
	5	0.33	£1,516,362	£1,049,960	£763,670	£450,249	£450,249	£155,105
	6	0.33	£2,045,918	£1,504,016	£1,199,660	£816,623	£816,623	£502,908
	7	0.33	£2,574,474	£1,968,897	£1,601,013	£1,196,906	£1,196,906	£825,189
10 Unit Flatted Scheme	1	0.13	£0	£0	£0	£0	£0	£0
	2	0.13	£0	£0	£0	£0	£0	£0
	3	0.13	£254,030	£0	£0	£0	£0	£0
	4	0.13	£1,411,391	£554,990	£5,439	£0	£0	£0
	5	0.13	£2,519,347	£1,571,064	£939,593	£292,252	£292,252	£0
	6	0.13	£3,655,816	£2,534,048	£1,942,224	£1,109,244	£1,109,244	£357,656
	7	0.13	£4,742,880	£3,535,033	£2,711,136	£1,867,239	£1,867,239	£1,094,230
15 Unit Housing Scheme	1	0.50	£0	£0	£0	£0	£0	£0
	2	0.50	£0	£0	£0	£0	£0	£0
	3	0.50	£515,417	£107,601	£0	£0	£0	£0
	4	0.50	£1,064,422	£682,452	£244,218	£244,218	£129,335	£0
	5	0.50	£1,618,740	£1,049,599	£655,808	£655,808	£526,509	£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	£1,999,124	£1,481,466	£1,481,466	£1,324,589	£815,336
15 Unit Flatted Scheme	1	0.20	£0	£0	£0	£0	£0	£0
	2	0.20	£0	£0	£0	£0	£0	£0
	3	0.20	£113,562	£0	£0	£0	£0	£0
	4	0.20	£1,147,681	£342,309	£0	£0	£0	£0
	5	0.20	£2,138,837	£1,236,308	£528,549	£528,549	£231,175	£0
	6	0.20	£3,120,671	£2,086,553	£1,275,201	£1,275,201	£967,850	£141,181
	7	0.20	£4,124,554	£2,935,269	£2,045,851	£2,045,851	£1,684,569	£788,223
25 Unit Housing Scheme	1	0.83	£0	£0	£0	£0	£0	£0
	2	0.83	£0	£0	£0	£0	£0	£0
	3	0.83	£482,014	£73,126	£0	£0	£0	£0
	4	0.83	£1,023,717	£538,931	£252,742	£200,081	£88,517	£0
	5	0.83	£1,570,388	£997,500	£661,255	£601,337	£480,123	£144,717
	6	0.83	£2,117,060	£1,462,578	£1,079,332	£1,012,500	£868,227	£490,033
	7	0.83	£2,663,732	£1,927,656	£1,497,409	£1,423,663	£1,261,281	£831,034
25 Unit Mixed Scheme	1	0.50	£0	£0	£0	£0	£0	£0
	2	0.50	£0	£0	£0	£0	£0	£0
	3	0.50	£480,009	£0	£0	£0	£0	£0
	4	0.50	£1,211,151	£510,036	£160,269	£68,604	£0	£0
	5	0.50	£1,985,929	£1,158,901	£755,624	£655,123	£452,655	£4,935
	6	0.50	£2,760,708	£1,813,024	£1,343,401	£1,232,459	£992,966	£500,696
	7	0.50	£3,535,486	£2,468,727	£1,940,548	£1,818,130	£1,548,575	£989,491
25 Unit Flatted Scheme	1	0.33	£0	£0	£0	£0	£0	£0
	2	0.33	£0	£0	£0	£0	£0	£0
	3	0.33	£59,764	£0	£0	£0	£0	£0
	4	0.33	£1,066,514	£220,764	£0	£0	£0	£0
	5	0.33	£2,053,664	£1,073,102	£532,877	£397,718	£147,622	£0
	6	0.33	£3,051,809	£1,904,960	£1,290,830	£1,139,102	£857,443	£230,381
	7	0.33	£4,049,954	£2,755,066	£2,048,187	£1,882,489	£1,567,464	£869,549
50 Unit Mixed Scheme	1	1.00	£0	£0	£0	£0	£0	£0
	2	1.00	£0	£0	£0	£0	£0	£0
	3	1.00	£341,600	£0	£0	£0	£0	£0
	4	1.00	£1,100,687	£474,020	£97,661	£0	£0	£0
	5	1.00	£1,853,296	£1,125,565	£685,841	£482,250	£316,144	£0
	6	1.00	£2,625,905	£1,781,238	£1,277,928	£1,036,993	£854,129	£394,121
	7	1.00	£3,398,514	£2,438,429	£1,872,292	£1,603,744	£1,396,432	£873,567
50 Unit Housing Scheme	1	1.25	£0	£0	£0	£0	£0	£0
	2	1.25	£0	£0	£0	£0	£0	£0
	3	1.25	£493,354	£13,189	£0	£0	£0	£0
	4	1.25	£1,163,644	£586,035	£297,521	£115,162	£8,777	£0
	5	1.25	£1,833,934	£1,160,624	£820,499	£606,013	£487,313	£151,788
	6	1.25	£2,504,224	£1,736,427	£1,347,760	£1,103,292	£968,631	£579,963
	7	1.25	£3,174,514	£2,312,231	£1,875,020	£1,600,571	£1,449,948	£1,012,737
50 Unit Flatted Scheme	1	0.67	£0	£0	£0	£0	£0	£0
	2	0.67	£0	£0	£0	£0	£0	£0
	3	0.67	£0	£0	£0	£0	£0	£0
	4	0.67	£905,015	£138,012	£0	£0	£0	£0
	5	0.67	£1,854,812	£950,140	£502,704	£232,057	£47,363	£0
	6	0.67	£2,804,609	£1,762,123	£1,239,409	£922,588	£719,637	£205,128
	7	0.67	£3,754,407	£2,579,772	£1,989,229	£1,632,500	£1,405,138	£814,595
100 Unit Housing Scheme	1	2.50	£0	£0	£0	£0	£0	£0
	2	2.50	£0	£0	£0	£0	£0	£0
	3	2.50	£414,106	£0	£0	£0	£0	£0
	4	2.50	£1,056,958	£502,993	£236,178	£88,881	£0	£0
	5	2.50	£1,699,809	£1,054,061	£743,325	£568,086	£408,313	£98,694
	6	2.50	£2,342,660	£1,606,293	£1,251,929	£1,051,731	£869,927	£515,563
	7	2.50	£2,985,511	£2,158,626	£1,760,533	£1,535,377	£1,331,541	£933,548
100 Unit Mixed Scheme	1	2.00	£0	£0	£0	£0	£0	£0
	2	2.00	£0	£0	£0	£0	£0	£0
	3	2.00	£254,026	£0	£0	£0	£0	£0
	4	2.00	£985,417	£379,716	£29,134	£0	£0	£0
	5	2.00	£1,716,808	£1,009,277	£598,257	£431,920	£234,176	£0
	6	2.00	£2,448,199	£1,638,109	£1,168,546	£977,162	£748,952	£317,022
	7	2.00	£3,179,590	£2,268,397	£1,741,019	£1,524,953	£1,269,055	£783,177

Source: Adams Integra, June 2009

**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)
Value Point 1	3 Unit 3-bed Housing Scheme	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%
		30% Affordable Housing	£291,000	£315,293	£38,880	£50,069	£0	0.0%
		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%
	3 Unit 4-bed Housing Scheme	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%
		30% Affordable Housing	£341,000	£366,795	£45,660	£53,175	£0	0.0%
		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%
	5 Unit Housing Scheme	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%
		30% Affordable Housing	£508,020	£559,823	£64,501	£90,808	£0	0.0%
		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%
	5 Unit Flatted Scheme	0% Affordable Housing	£469,000	£458,998	£70,350	£84,692	£0	0.0%
		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%
		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%
	10 Unit Housing Scheme	0% Affordable Housing	£1,211,000	£1,068,143	£181,650	£181,715	£0	0.0%
		20% Affordable Housing	£1,100,900	£1,068,143	£154,884	£180,064	£0	0.0%
		30% Affordable Housing	£1,021,900	£1,068,143	£137,544	£178,879	£0	0.0%
		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%
	10 Unit 2 & 3-bed Housing Scheme	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%
		30% Affordable Housing	£951,900	£993,750	£128,304	£173,748	£0	0.0%
		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%
	10 Unit Flatted Scheme	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%
		30% Affordable Housing	£801,004	£917,995	£107,154	£167,329	£0	0.0%
		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	£0	0.0%
	15 Unit Housing Scheme	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%
		30% Affordable Housing	£1,464,900	£1,570,740	£194,994	£265,573	£0	0.0%
		35% Affordable Housing	£1,464,900	£1,570,740	£194,994	£265,573	£0	0.0%
		40% Affordable Housing	£1,412,800	£1,570,740	£181,158	£264,791	£0	0.0%
	15 Unit Flatted Scheme	0% Affordable Housing	£1,288,000	£1,270,445	£193,200	£246,446	£0	0.0%
		20% Affordable Housing	£1,167,804	£1,270,445	£162,804	£244,643	£0	0.0%
		30% Affordable Housing	£1,087,004	£1,270,445	£143,214	£243,431	£0	0.0%
		35% Affordable Housing	£1,087,004	£1,270,445	£143,214	£243,431	£0	0.0%
		40% Affordable Housing	£1,040,804	£1,270,445	£132,000	£242,738	£0	0.0%
50% Affordable Housing	£960,004	£1,270,445	£112,410	£241,526	£0	0.0%		

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

1	2	3	4	5	6	7	8	
Value Point	Number of Units	Scenario	GDV	Development Cost	Developer Profit (@15%)	Finance & Land Costs	Residual Land Price	% Land Residual (of GDV)
Value Point 1	25 Unit Housing Scheme	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%
		30% Affordable Housing	£2,465,800	£2,621,715	£329,388	£468,796	£0	0.0%
		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%
	25 Unit Mixed Scheme	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%
		30% Affordable Housing	£2,128,404	£2,330,685	£284,700	£445,118	£0	0.0%
		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%
	25 Unit Flatted Scheme	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%
		30% Affordable Housing	£1,826,604	£2,124,512	£242,400	£427,403	£0	0.0%
		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%
	50 Unit Mixed Scheme	0% Affordable Housing	£5,192,600	£4,803,452	£778,890	£1,007,748	£0	0.0%
		20% Affordable Housing	£4,881,104	£4,803,452	£657,354	£1,000,076	£0	0.0%
		30% Affordable Housing	£4,381,908	£4,803,452	£588,498	£995,588	£0	0.0%
		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	£991,649	£0	0.0%
		50% Affordable Housing	£3,844,916	£4,803,452	£462,283	£987,533	£0	0.0%
	50 Unit Housing Scheme	0% Affordable Housing	£5,705,000	£5,054,588	£855,750	£1,036,075	£0	0.0%
		20% Affordable Housing	£5,113,700	£5,054,588	£717,582	£1,027,206	£0	0.0%
		30% Affordable Housing	£4,821,600	£5,054,588	£650,286	£1,022,824	£0	0.0%
		35% Affordable Housing	£4,632,500	£5,054,588	£606,180	£1,019,988	£0	0.0%
		40% Affordable Housing	£4,522,400	£5,054,588	£579,414	£1,018,336	£0	0.0%
		50% Affordable Housing	£4,230,300	£5,054,588	£512,118	£1,013,955	£0	0.0%
50 Unit Flatted Scheme	0% Affordable Housing	£4,333,000	£4,270,333	£649,950	£951,037	£0	0.0%	
	20% Affordable Housing	£3,916,808	£4,270,333	£546,984	£944,794	£0	0.0%	
	30% Affordable Housing	£3,715,812	£4,270,333	£496,999	£941,779	£0	0.0%	
	35% Affordable Housing	£3,588,812	£4,270,333	£466,195	£939,874	£0	0.0%	
	40% Affordable Housing	£3,500,616	£4,270,333	£444,019	£938,551	£0	0.0%	
	50% Affordable Housing	£3,299,620	£4,270,333	£394,033	£935,536	£0	0.0%	
100 Unit Housing Scheme	0% Affordable Housing	£11,410,000	£10,109,175	£1,711,500	£2,270,076	£0	0.0%	
	20% Affordable Housing	£10,227,400	£10,109,175	£1,435,164	£2,252,337	£0	0.0%	
	30% Affordable Housing	£9,657,100	£10,109,175	£1,301,406	£2,243,782	£0	0.0%	
	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%	
100 Unit Mixed Scheme	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%	
	30% Affordable Housing	£8,766,416	£9,606,903	£1,177,153	£2,179,988	£0	0.0%	
	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%	

Source: Adams Integra, June 2009



**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**

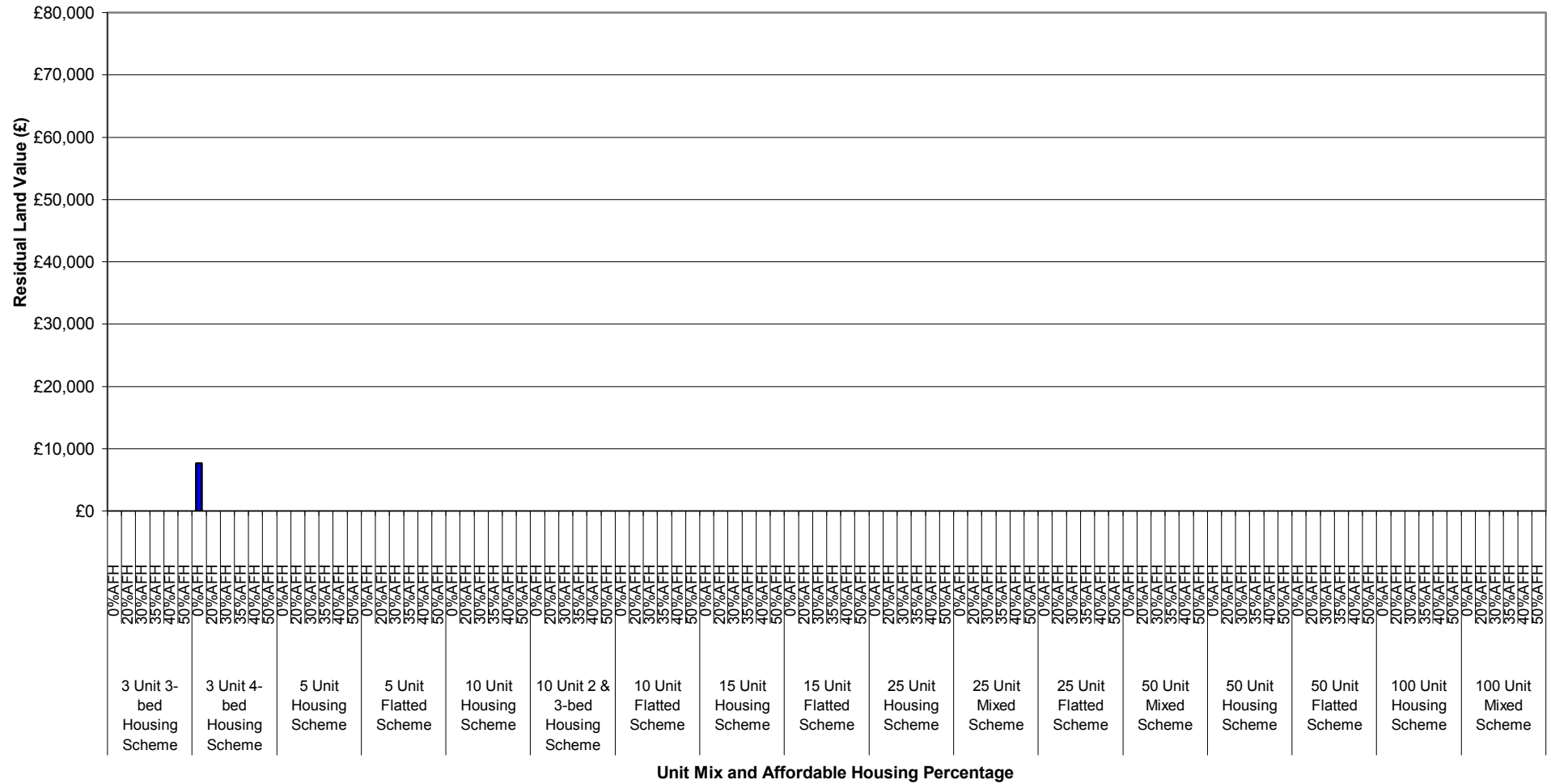
1	2	3	4	5	6	7	8	
Value Point	Number of Units	Scenario	GDV	Development Cost	Developer Profit (@15%)	Finance & Land Costs	Residual Land Price	% Land Residual (of GDV)
Value Point 2	3 Unit 3-bed Housing Scheme	0% Affordable Housing	£433,500	£315,293	£65,025	£54,785	£0	0.0%
		20% Affordable Housing	£346,000	£315,293	£46,770	£50,894	£0	0.0%
		30% Affordable Housing	£346,000	£315,293	£46,770	£50,894	£0	0.0%
		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%
	3 Unit 4-bed Housing Scheme	0% Affordable Housing	£285,310	£315,293	£30,124	£49,984	£0	0.0%
		20% Affordable Housing	£510,000	£366,795	£76,500	£59,040	£7,665	1.5%
		30% Affordable Housing	£405,000	£366,795	£54,900	£54,135	£0	0.0%
		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%
	5 Unit Housing Scheme	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%
		30% Affordable Housing	£607,810	£559,823	£77,779	£92,305	£0	0.0%
		35% Affordable Housing	£607,810	£559,823	£77,779	£92,305	£0	0.0%
	5 Unit Flatted Scheme	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%
		30% Affordable Housing	£455,762	£458,998	£58,099	£84,493	£0	0.0%
	10 Unit Housing Scheme	35% Affordable Housing	£455,762	£458,998	£58,099	£84,493	£0	0.0%
		40% Affordable Housing	£455,762	£458,998	£58,099	£84,493	£0	0.0%
		50% Affordable Housing	£389,862	£458,998	£43,894	£83,505	£0	0.0%
		0% Affordable Housing	£1,470,500	£1,068,143	£220,575	£185,608	£0	0.0%
		20% Affordable Housing	£1,329,450	£1,068,143	£187,632	£183,492	£0	0.0%
	10 Unit 2 & 3-bed Housing Scheme	30% Affordable Housing	£1,224,450	£1,068,143	£166,032	£181,917	£0	0.0%
		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%
	10 Unit Flatted Scheme	20% Affordable Housing	£1,218,950	£993,750	£171,057	£177,754	£0	0.0%
		30% Affordable Housing	£1,141,450	£993,750	£154,932	£176,591	£0	0.0%
		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	£120,562	£174,116	£0	0.0%
	15 Unit Housing Scheme	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%
		30% Affordable Housing	£959,362	£917,995	£129,319	£169,704	£0	0.0%
		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%
	15 Unit Flatted Scheme	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%
		30% Affordable Housing	£1,747,950	£1,570,740	£234,927	£269,818	£0	0.0%
		35% Affordable Housing	£1,747,950	£1,570,740	£234,927	£269,818	£0	0.0%
15 Unit Flatted Scheme	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	£1,584,000	£1,270,445	£234,600	£250,686	£0	0.0%	
	20% Affordable Housing	£1,405,262	£1,270,445	£196,924	£248,205	£0	0.0%	
	30% Affordable Housing	£1,294,362	£1,270,445	£172,369	£246,541	£0	0.0%	
15 Unit Flatted Scheme	35% Affordable Housing	£1,294,362	£1,270,445	£172,369	£246,541	£0	0.0%	
	40% Affordable Housing	£1,237,762	£1,270,445	£158,722	£245,692	£0	0.0%	
	50% Affordable Housing	£1,126,862	£1,270,445	£134,167	£244,029	£0	0.0%	

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

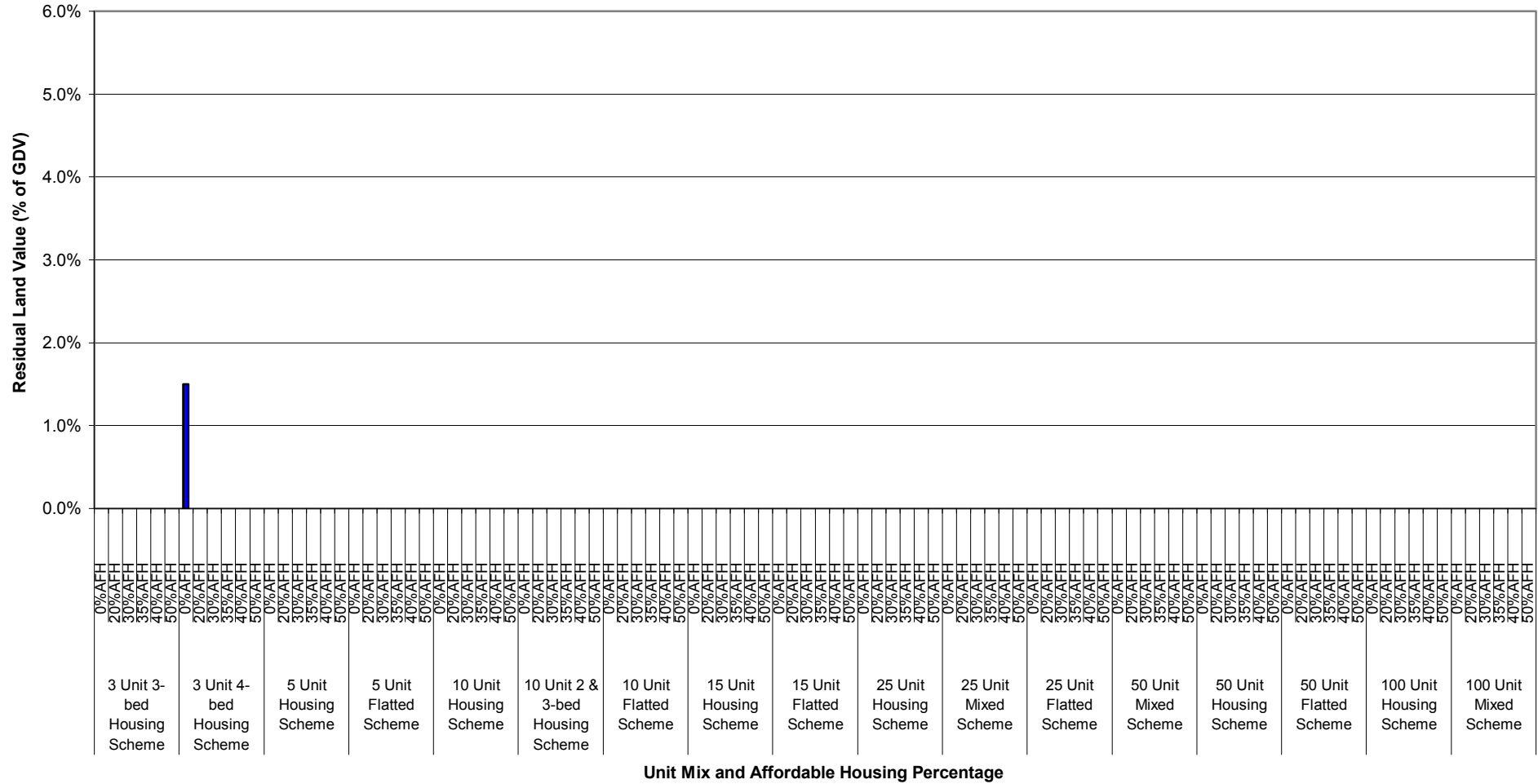
1	2	3	4	5	6	7	8	
Value Point	Number of Units	Scenario	GDV	Development Cost	Developer Profit (@15%)	Finance & Land Costs	Residual Land Price	% Land Residual (of GDV)
Value Point 2	25 Unit Housing Scheme	0% Affordable Housing	£3,604,000	£2,621,715	£540,600	£485,869	£0	0.0%
		20% Affordable Housing	£3,192,950	£2,621,715	£451,677	£479,703	£0	0.0%
		30% Affordable Housing	£2,946,900	£2,621,715	£387,134	£476,012	£0	0.0%
		35% Affordable Housing	£2,893,390	£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%
	25 Unit Mixed Scheme	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%
		30% Affordable Housing	£2,542,562	£2,330,685	£343,192	£451,331	£0	0.0%
		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	£448,215	£0	0.0%
		50% Affordable Housing	£2,212,412	£2,330,685	£267,997	£446,378	£0	0.0%
	25 Unit Flatted Scheme	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%
		30% Affordable Housing	£2,179,162	£2,124,512	£292,012	£432,691	£0	0.0%
		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%
	50 Unit Mixed Scheme	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%
		30% Affordable Housing	£5,240,174	£4,803,452	£709,762	£1,008,462	£0	0.0%
		35% Affordable Housing	£5,051,074	£4,803,452	£667,510	£1,005,625	£0	0.0%
		40% Affordable Housing	£4,898,236	£4,803,452	£632,789	£1,003,333	£0	0.0%
		50% Affordable Housing	£4,535,398	£4,803,452	£553,338	£997,890	£0	0.0%
	50 Unit Housing Scheme	0% Affordable Housing	£6,927,500	£5,054,588	£1,039,125	£1,054,413	£0	0.0%
		20% Affordable Housing	£6,156,850	£5,054,588	£868,191	£1,042,853	£0	0.0%
		30% Affordable Housing	£5,773,300	£5,054,588	£784,743	£1,037,100	£0	0.0%
		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%
50 Unit Flatted Scheme	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%	
	30% Affordable Housing	£4,440,986	£4,270,333	£599,234	£952,657	£0	0.0%	
	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%	
	50% Affordable Housing	£3,890,110	£4,270,333	£471,475	£944,394	£0	0.0%	
100 Unit Housing Scheme	0% Affordable Housing	£13,855,000	£10,109,175	£2,078,250	£2,306,751	£0	0.0%	
	20% Affordable Housing	£12,313,700	£10,109,175	£1,736,382	£2,283,631	£0	0.0%	
	30% Affordable Housing	£11,570,550	£10,109,175	£1,570,923	£2,272,484	£0	0.0%	
	35% Affordable Housing	£11,159,500	£10,109,175	£1,482,000	£2,266,318	£0	0.0%	
	40% Affordable Housing	£10,772,400	£10,109,175	£1,394,514	£2,260,512	£0	0.0%	
	50% Affordable Housing	£10,029,250	£10,109,175	£1,229,055	£2,249,365	£0	0.0%	
100 Unit Mixed Scheme	0% Affordable Housing	£12,610,600	£9,606,903	£1,891,590	£2,237,650	£0	0.0%	
	20% Affordable Housing	£11,267,824	£9,606,903	£1,590,397	£2,217,509	£0	0.0%	
	30% Affordable Housing	£10,489,648	£9,606,903	£1,420,083	£2,205,836	£0	0.0%	
	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%	

Source: Adams Integra, June 2009

**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**

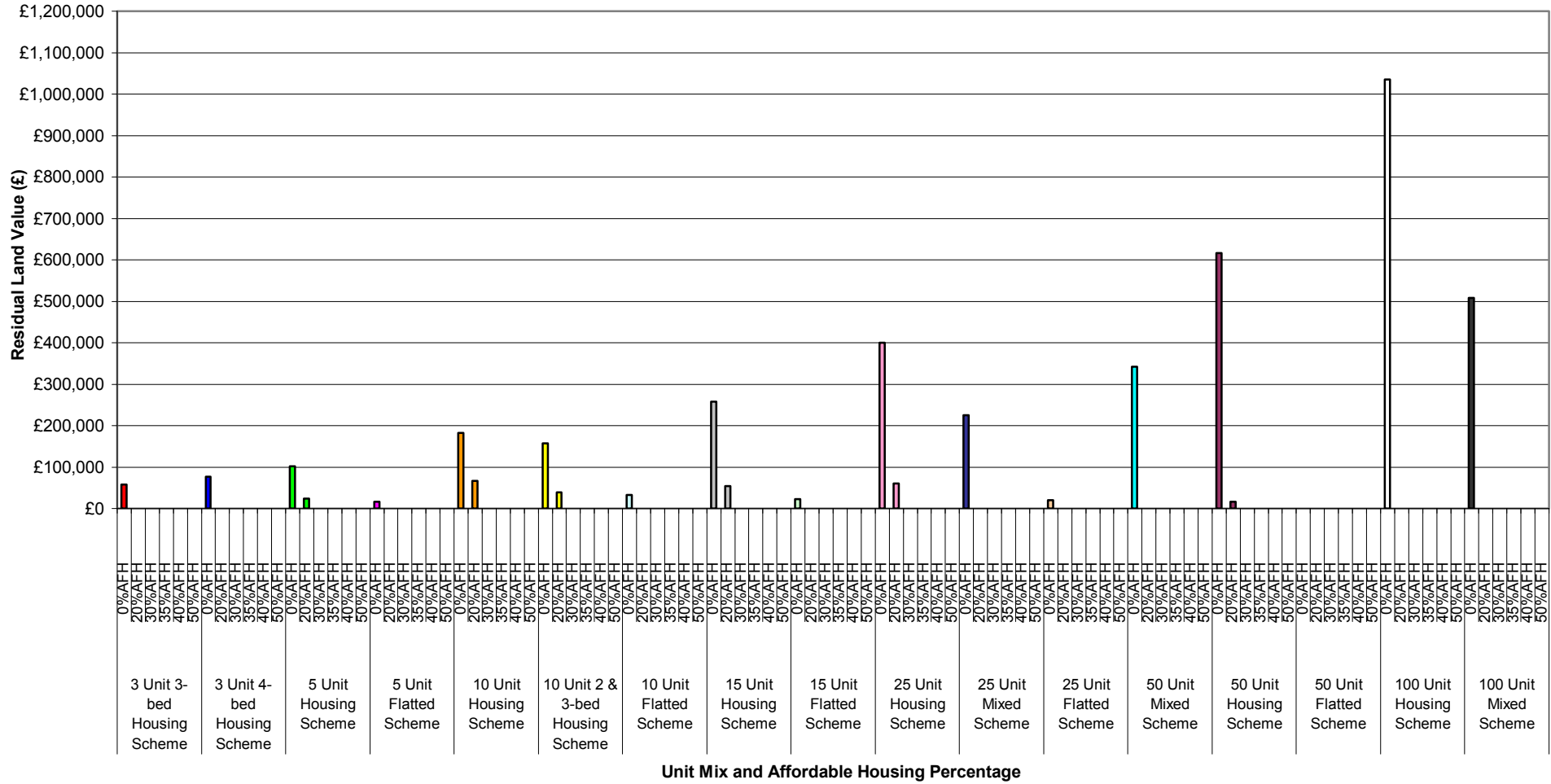
1	2	3	4	5	6	7	8	
Value Point	Number of Units	Scenario	GDV	Development Cost	Developer Profit (@15%)	Finance & Land Costs	Residual Land Price	% Land Residual (of GDV)
Value Point 3	3 Unit 3-bed Housing Scheme	0% Affordable Housing	£510,000	£315,293	£76,500	£80,723	£57,484	11.3%
		20% Affordable Housing	£401,000	£315,293	£54,660	£51,719	£0	0.0%
		30% Affordable Housing	£401,000	£315,293	£54,660	£51,719	£0	0.0%
		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%
	3 Unit 4-bed Housing Scheme	0% Affordable Housing	£600,000	£366,795	£90,000	£86,026	£77,179	12.9%
		20% Affordable Housing	£469,000	£366,795	£64,140	£55,095	£0	0.0%
		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%
		40% Affordable Housing	£469,000	£366,795	£64,140	£55,095	£0	0.0%
	5 Unit Housing Scheme	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%
		30% Affordable Housing	£707,600	£559,823	£91,056	£93,802	£0	0.0%
		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%
	5 Unit Flatted Scheme	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%
		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%
	10 Unit Housing Scheme	0% Affordable Housing	£1,730,000	£1,068,143	£259,500	£217,540	£182,970	10.6%
		20% Affordable Housing	£1,558,000	£1,068,143	£220,380	£202,907	£66,571	4.3%
		30% Affordable Housing	£1,427,000	£1,068,143	£194,520	£184,955	£0	0.0%
		35% Affordable Housing	£1,330,000	£1,068,143	£175,200	£183,500	£0	0.0%
		40% Affordable Housing	£1,330,000	£1,068,143	£175,200	£183,500	£0	0.0%
	10 Unit 2 & 3-bed Housing Scheme	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%
		30% Affordable Housing	£1,331,000	£993,750	£181,560	£179,435	£0	0.0%
		35% Affordable Housing	£1,222,000	£993,750	£159,720	£177,800	£0	0.0%
		40% Affordable Housing	£1,222,000	£993,750	£159,720	£177,800	£0	0.0%
	10 Unit Flatted Scheme	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%
		30% Affordable Housing	£1,117,720	£917,995	£151,483	£172,080	£0	0.0%
		35% Affordable Housing	£1,034,720	£917,995	£134,443	£170,835	£0	0.0%
		40% Affordable Housing	£1,034,720	£917,995	£134,443	£170,835	£0	0.0%
	15 Unit Housing Scheme	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%
		30% Affordable Housing	£2,031,000	£1,570,740	£274,860	£274,064	£0	0.0%
		35% Affordable Housing	£2,031,000	£1,570,740	£274,860	£274,064	£0	0.0%
		40% Affordable Housing	£1,956,000	£1,570,740	£255,060	£272,939	£0	0.0%
	15 Unit Flatted Scheme	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%
		30% Affordable Housing	£1,501,720	£1,270,445	£201,523	£249,652	£0	0.0%
		35% 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%
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**

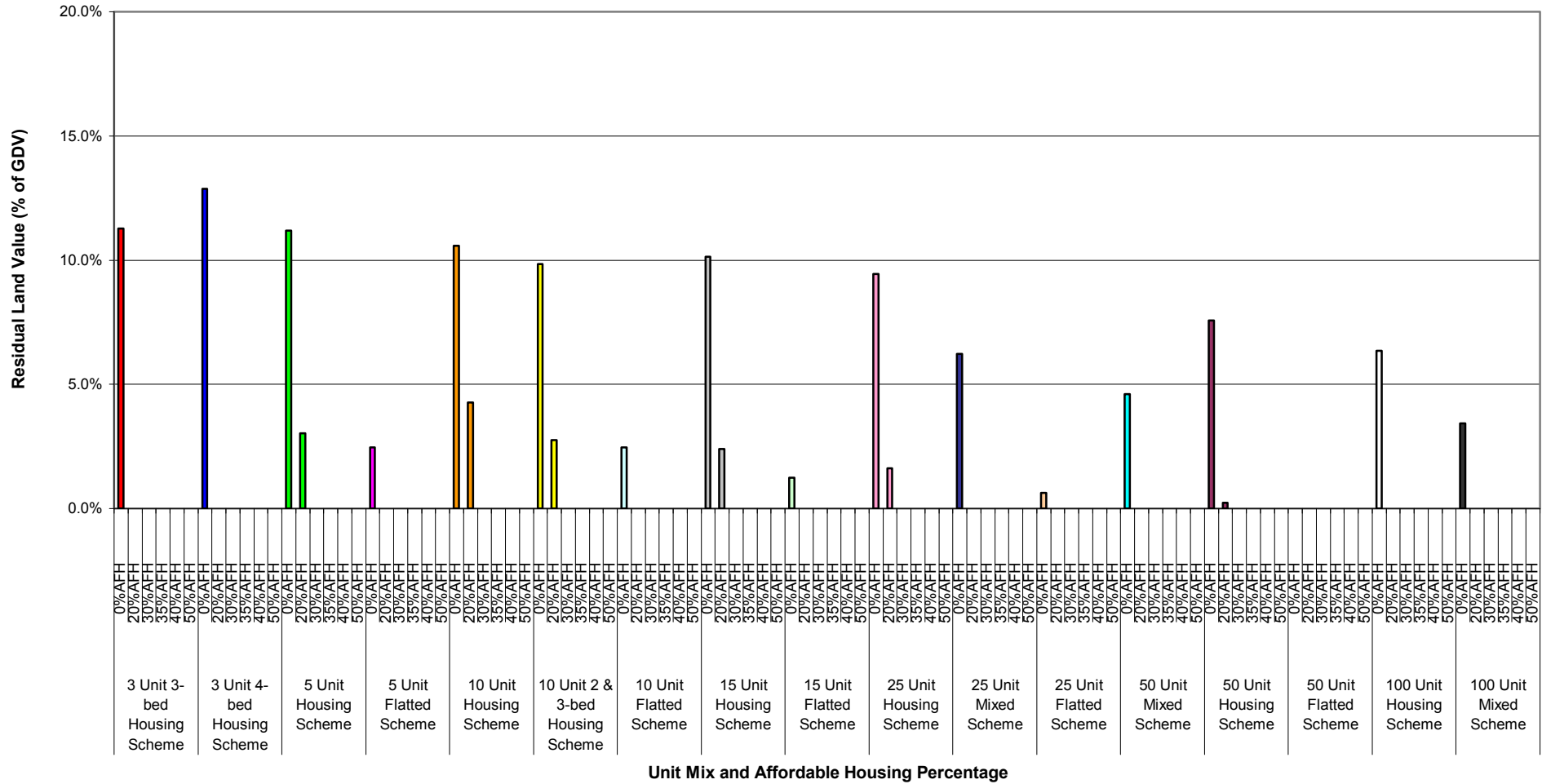
1	2	3	4	5	6	7	8	
Value Point	Number of Units	Scenario	GDV	Development Cost	Developer Profit (@15%)	Finance & Land Costs	Residual Land Price	% Land Residual (of GDV)
Value Point 3	25 Unit Housing Scheme	0% Affordable Housing	£4,240,000	£2,621,715	£536,000	£569,840	£400,071	9.4%
		20% Affordable Housing	£3,731,000	£2,621,715	£529,860	£518,730	£80,695	1.6%
		30% Affordable Housing	£3,428,000	£2,621,715	£464,880	£483,229	£0	0.0%
		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%
	25 Unit Mixed Scheme	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%
		30% Affordable Housing	£2,956,720	£2,330,685	£401,683	£457,543	£0	0.0%
		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%
	25 Unit Flatted Scheme	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%
		30% Affordable Housing	£2,531,720	£2,124,512	£341,623	£437,960	£0	0.0%
		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%
	50 Unit Mixed Scheme	0% Affordable Housing	£7,418,000	£4,803,452	£1,112,700	£1,149,884	£341,600	4.6%
		20% Affordable Housing	£6,586,720	£4,803,452	£933,043	£1,028,660	£0	0.0%
		30% Affordable Housing	£6,098,440	£4,803,452	£831,026	£1,021,336	£0	0.0%
		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%
		50% Affordable Housing	£5,225,880	£4,803,452	£644,393	£1,008,248	£0	0.0%
	50 Unit Housing Scheme	0% Affordable Housing	£8,150,000	£5,054,588	£1,222,500	£1,230,524	£616,693	7.6%
		20% Affordable Housing	£7,200,000	£5,054,588	£1,018,800	£1,110,127	£16,486	0.2%
		30% Affordable Housing	£6,725,000	£5,054,588	£919,200	£1,051,375	£0	0.0%
		35% Affordable Housing	£6,422,000	£5,054,588	£864,220	£1,046,830	£0	0.0%
		40% Affordable Housing	£6,250,000	£5,054,588	£815,100	£1,044,250	£0	0.0%
		50% Affordable Housing	£5,775,000	£5,054,588	£715,500	£1,037,125	£0	0.0%
	50 Unit Flatted Scheme	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	£775,946	£968,609	£0	0.0%
		30% Affordable Housing	£5,166,160	£4,270,333	£701,470	£963,535	£0	0.0%
		35% Affordable Housing	£4,958,160	£4,270,333	£655,870	£960,415	£0	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%
	100 Unit Housing Scheme	0% Affordable Housing	£16,300,000	£10,109,175	£2,445,000	£2,667,423	£1,035,266	6.4%
		20% Affordable Housing	£14,400,000	£10,109,175	£2,037,600	£2,314,926	£0	0.0%
		30% Affordable Housing	£13,484,000	£10,109,175	£1,840,440	£2,301,186	£0	0.0%
		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%
	100 Unit Mixed Scheme	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%
		30% Affordable Housing	£12,212,880	£9,606,903	£1,663,013	£2,231,685	£0	0.0%
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%	

Source: Adams Integra, June 2009

**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**

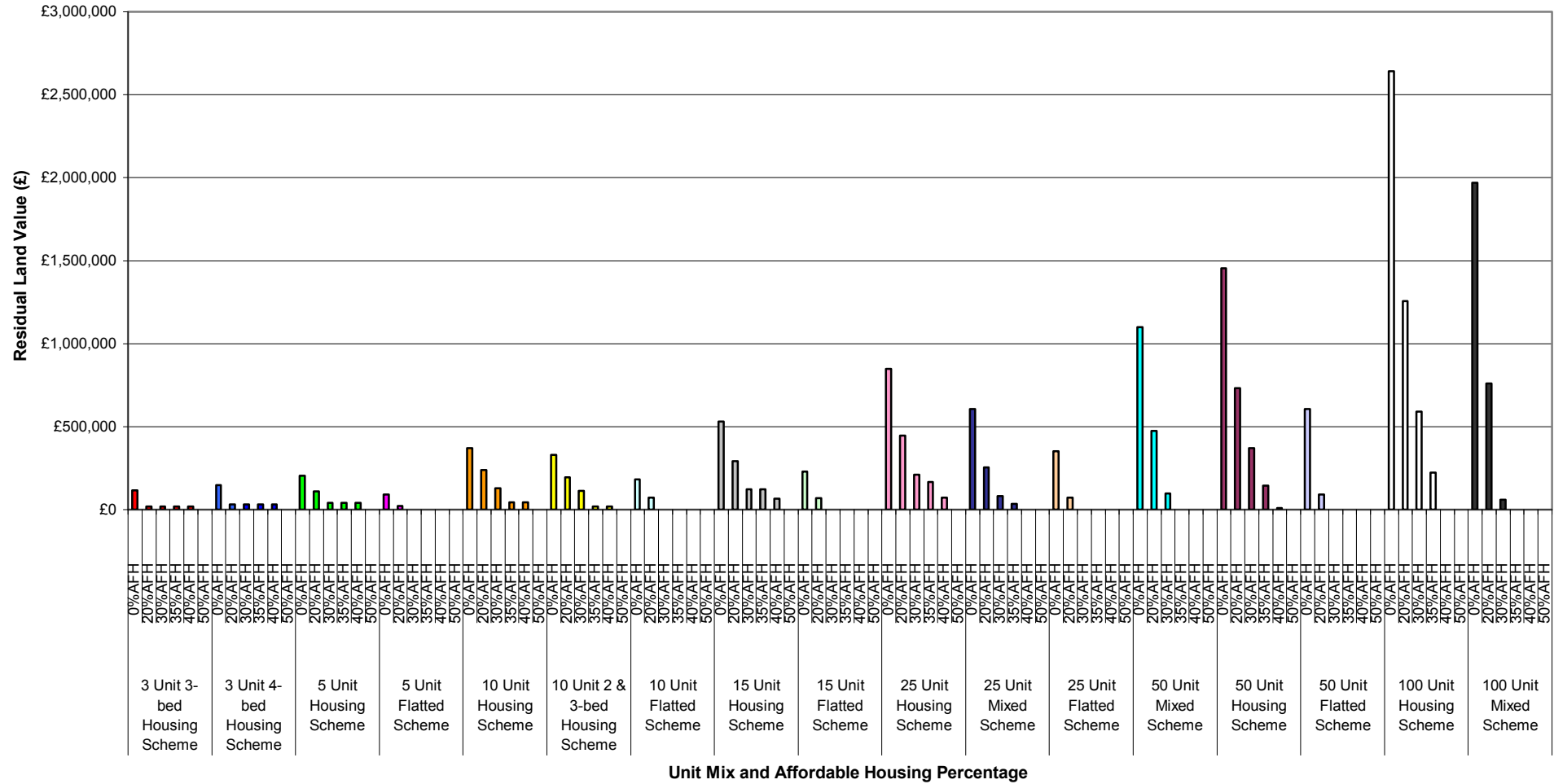
1	2	3	4	5	6	7	8	
Value Point	Number of Units	Scenario	GDV	Development Cost	Developer Profit (@15%)	Finance & Land Costs	Residual Land Price	% Land Residual (of GDV)
Value Point 4	3 Unit 3-bed Housing Scheme	0% Affordable Housing	£586,500	£315,293	£87,975	£66,662	£116,571	19.9%
		20% Affordable Housing	£455,000	£315,293	£62,490	£56,886	£20,332	4.5%
		30% 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%
	3 Unit 4-bed Housing Scheme	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%
		30% 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%
	5 Unit Housing Scheme	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%
		30% Affordable Housing	£807,390	£559,823	£104,333	£103,908	£39,326	4.9%
		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%
	5 Unit Flatted Scheme	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%
		30% Affordable Housing	£605,678	£458,998	£77,948	£86,742	£0	0.0%
		35% Affordable Housing	£605,678	£458,998	£77,948	£86,742	£0	0.0%
		40% Affordable Housing	£605,678	£458,998	£77,948	£86,742	£0	0.0%
	10 Unit Housing Scheme	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%
		30% Affordable Housing	£1,628,550	£1,068,143	£222,948	£210,156	£127,304	7.8%
		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%
	10 Unit 2 & 3-bed Housing Scheme	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%
		30% Affordable Housing	£1,519,550	£993,750	£206,128	£203,138	£114,534	7.5%
		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%
	10 Unit Flatted Scheme	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%
		30% Affordable Housing	£1,276,078	£917,995	£173,648	£183,728	£707	0.1%
		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%
	15 Unit Housing Scheme	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	£281,226	11.4%
		30% Affordable Housing	£2,312,050	£1,570,740	£314,673	£304,528	£122,109	5.3%
		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%
	15 Unit Flatted Scheme	0% Affordable Housing	£2,116,000	£1,270,445	£317,400	£296,300	£229,536	10.8%
		20% Affordable Housing	£1,890,178	£1,270,445	£265,163	£276,108	£68,462	3.6%
		30% Affordable Housing	£1,709,078	£1,270,445	£230,678	£252,762	£0	0.0%
		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**

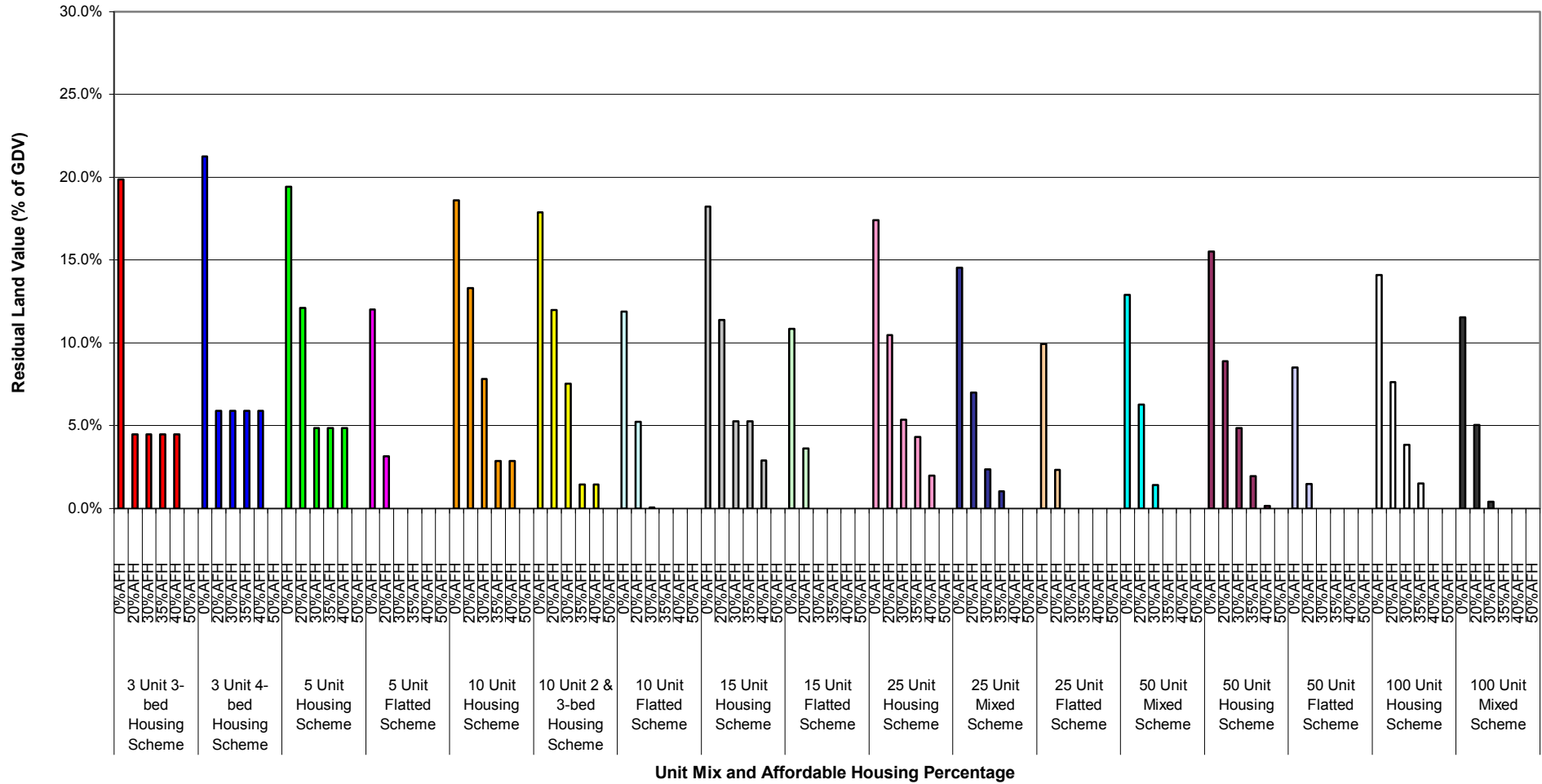
1	2	3	4	5	6	7	8	
Value Point	Number of Units	Scenario	GDV	Development Cost	Developer Profit (@15%)	Finance & Land Costs	Residual Land Price	% Land Residual (of GDV)
Value Point 4	25 Unit Housing Scheme	0% Affordable Housing	£4,876,000	£2,621,715	£731,400	£637,797	£849,685	17.4%
		20% Affordable Housing	£4,267,050	£2,621,715	£607,923	£576,265	£447,312	10.5%
		30% Affordable Housing	£3,906,100	£2,621,715	£532,446	£540,045	£209,776	5.4%
		35% Affordable Housing	£3,833,650	£2,621,715	£512,574	£533,294	£166,067	4.3%
		40% Affordable Housing	£3,702,150	£2,621,715	£487,089	£519,877	£73,469	2.0%
	50% Affordable Housing	£3,341,200	£2,621,715	£411,612	£481,927	£0	0.0%	
	25 Unit Mixed Scheme	0% Affordable Housing	£4,163,000	£2,330,685	£624,450	£577,057	£605,575	14.5%
		20% Affordable Housing	£3,635,100	£2,330,685	£517,842	£523,668	£285,018	7.0%
		30% Affordable Housing	£3,367,878	£2,330,685	£459,995	£497,069	£80,129	2.4%
		35% Affordable Housing	£3,295,428	£2,330,685	£440,123	£490,318	£34,302	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%	
	25 Unit Flatted Scheme	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%
		30% Affordable Housing	£2,884,278	£2,124,512	£391,235	£443,268	£0	0.0%
		35% Affordable Housing	£2,819,566	£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%	
	50 Unit Mixed Scheme	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%
		30% Affordable Housing	£6,952,706	£4,803,452	£952,050	£1,099,543	£97,661	1.4%
		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 Unit Housing Scheme	0% Affordable Housing	£9,372,500	£5,054,588	£1,405,875	£1,396,876	£1,454,555	15.5%
		20% Affordable Housing	£8,239,150	£5,054,588	£1,169,169	£1,252,327	£732,544	8.9%
		30% Affordable Housing	£7,670,700	£5,054,588	£1,053,297	£1,170,413	£371,901	4.8%
		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%	
50 Unit Flatted Scheme	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%	
	30% Affordable Housing	£5,891,334	£4,270,333	£803,705	£974,412	£0	0.0%	
	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%		
100 Unit Housing Scheme	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%	
	30% Affordable Housing	£15,385,450	£10,109,175	£2,109,237	£2,551,992	£590,444	3.8%	
	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	£0	0.0%		
100 Unit Mixed Scheme	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%	
	30% Affordable Housing	£13,928,112	£9,606,903	£1,905,463	£2,357,478	£58,268	0.4%	
	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%		

Source: Adams Integra, June 2009

**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**

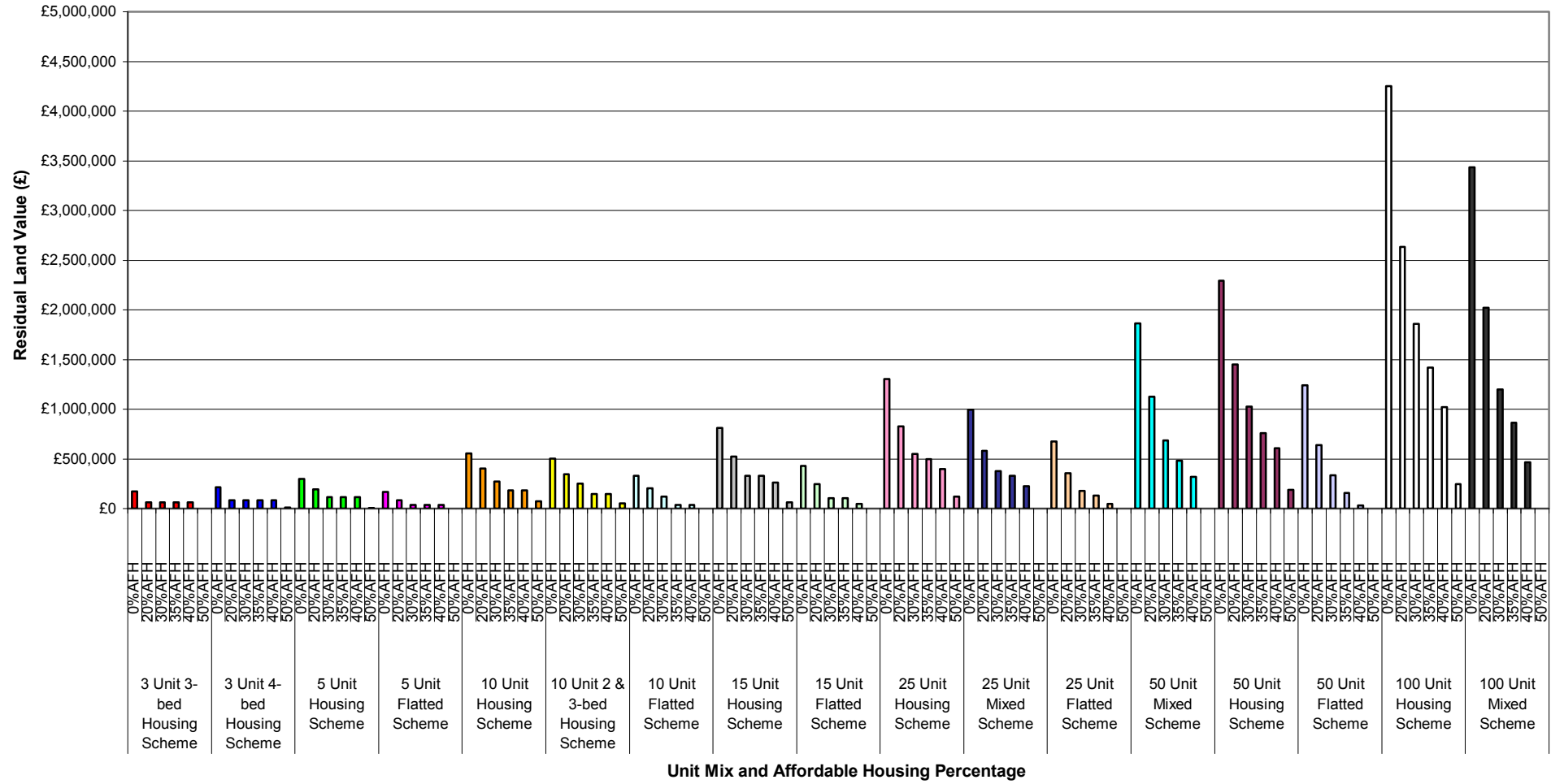
1	2	3	4	5	6	7	8	
Value Point	Number of Units	Scenario	GDV	Development Cost	Developer Profit (@15%)	Finance & Land Costs	Residual Land Price	% Land Residual (of GDV)
Value Point 5	3 Unit 3-bed Housing Scheme	0% Affordable Housing	£663,000	£315,293	£99,450	£72,600	£173,901	26.2%
		20% Affordable Housing	£509,000	£315,293	£70,320	£61,098	£62,290	12.2%
		30% Affordable Housing	£509,000	£315,293	£70,320	£61,098	£62,290	12.2%
		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%
	3 Unit 4-bed Housing Scheme	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%
		30% Affordable Housing	£597,000	£366,795	£82,620	£66,313	£81,272	13.6%
		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%
	5 Unit Housing Scheme	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%
		30% Affordable Housing	£907,180	£559,823	£117,611	£113,269	£116,478	12.8%
		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%
	5 Unit Flatted Scheme	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%
		30% Affordable Housing	£680,636	£458,998	£87,872	£96,287	£37,479	5.5%
		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%
	10 Unit Housing Scheme	0% Affordable Housing	£2,249,000	£1,068,143	£337,350	£265,411	£554,973	24.7%
		20% Affordable Housing	£2,013,100	£1,068,143	£285,756	£245,152	£401,628	20.0%
		30% Affordable Housing	£1,830,100	£1,068,143	£251,376	£228,913	£273,218	14.9%
		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%
	10 Unit 2 & 3-bed Housing Scheme	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%
		30% Affordable Housing	£1,709,100	£993,750	£234,756	£220,789	£252,011	14.7%
		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%
10 Unit Flatted Scheme	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	£208,617	£204,238	13.2%	
	30% Affordable Housing	£1,434,436	£917,995	£195,612	£196,482	£122,147	8.5%	
	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%	
15 Unit Housing Scheme	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%	
	30% Affordable Housing	£2,594,100	£1,570,740	£354,546	£330,769	£327,904	12.6%	
	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%	
15 Unit Flatted Scheme	0% Affordable Housing	£2,204,200	£1,570,740	£273,822	£296,862	£62,776	2.8%	
	20% Affordable Housing	£2,392,000	£1,270,445	£368,800	£321,758	£427,767	17.9%	
	30% Affordable Housing	£2,117,636	£1,270,445	£299,282	£298,150	£247,262	11.7%	
	35% Affordable Housing	£1,916,436	£1,270,445	£259,832	£280,449	£105,710	5.5%	
	40% Affordable Housing	£1,916,436	£1,270,445	£259,832	£280,449	£105,710	5.5%	
15 Unit Flatted Scheme	0% Affordable Housing	£1,828,636	£1,270,445	£238,896	£273,070	£46,235	2.5%	
	20% Affordable Housing	£1,627,436	£1,270,445	£199,436	£251,537	£0	0.0%	
	30% Affordable Housing	£1,627,436	£1,270,445	£199,436	£251,537	£0	0.0%	
	35% Affordable Housing	£1,627,436	£1,270,445	£199,436	£251,537	£0	0.0%	
	40% 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**

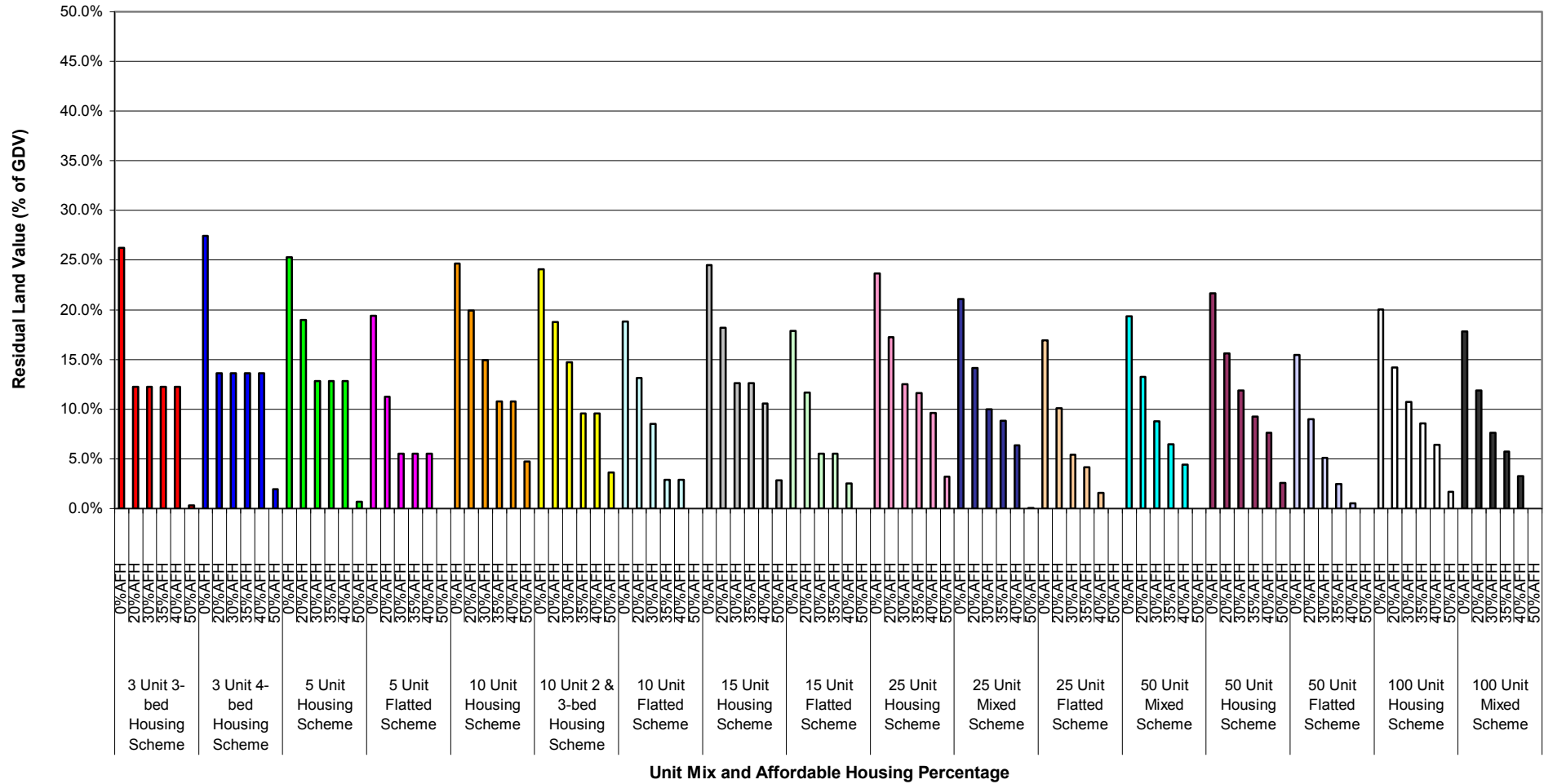
1	2	3	4	5	6	7	8	
Value Point	Number of Units	Scenario	GDV	Development Cost	Developer Profit (@15%)	Finance & Land Costs	Residual Land Price	% Land Residual (of GDV)
Value Point 5	25 Unit Housing Scheme	0% Affordable Housing	£5,512,000	£2,621,715	£826,800	£705,753	£1,303,422	23.6%
		20% Affordable Housing	£4,804,100	£2,621,715	£686,046	£633,917	£827,925	17.2%
		30% Affordable Housing	£4,385,200	£2,621,715	£600,072	£591,703	£548,842	12.5%
		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%
	25 Unit Mixed Scheme	0% Affordable Housing	£4,706,000	£2,330,685	£705,900	£635,077	£982,965	21.1%
		20% Affordable Housing	£4,091,200	£2,330,685	£584,304	£572,617	£579,450	14.2%
		30% Affordable Housing	£3,790,036	£2,330,685	£518,366	£541,488	£377,812	10.0%
		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%
	25 Unit Flatted Scheme	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%
		30% Affordable Housing	£3,236,836	£2,124,512	£440,846	£493,953	£175,750	5.4%
		35% Affordable Housing	£3,163,672	£2,124,512	£420,778	£487,135	£131,247	4.1%
		40% Affordable Housing	£3,046,472	£2,124,512	£398,068	£475,177	£48,715	1.6%
		50% Affordable Housing	£2,772,108	£2,124,512	£338,550	£441,585	£0	0.0%
	50 Unit Mixed Scheme	0% Affordable Housing	£9,643,400	£4,803,452	£1,446,510	£1,452,505	£1,863,296	19.3%
		20% Affordable Housing	£8,489,336	£4,803,452	£1,208,552	£1,304,869	£1,125,565	13.3%
		30% Affordable Housing	£7,807,972	£4,803,452	£1,073,134	£1,216,968	£685,841	8.8%
		35% Affordable Housing	£7,482,172	£4,803,452	£1,006,318	£1,175,237	£482,250	6.4%
		40% Affordable Housing	£7,226,008	£4,803,452	£951,870	£1,142,703	£318,144	4.4%
		50% Affordable Housing	£6,596,844	£4,803,452	£825,903	£1,028,812	£0	0.0%
	50 Unit Housing Scheme	0% Affordable Housing	£10,595,000	£5,054,588	£1,589,250	£1,563,227	£2,292,418	21.6%
		20% Affordable Housing	£9,280,300	£5,054,588	£1,319,658	£1,394,826	£1,450,780	15.6%
		30% Affordable Housing	£8,620,400	£5,054,588	£1,187,634	£1,309,820	£1,025,624	11.9%
		35% Affordable Housing	£8,201,500	£5,054,588	£1,101,660	£1,256,174	£757,516	9.2%
		40% Affordable Housing	£7,965,600	£5,054,588	£1,050,066	£1,226,424	£609,142	7.6%
		50% Affordable Housing	£7,305,700	£5,054,588	£918,042	£1,141,419	£189,735	2.6%
	50 Unit Flatted Scheme	0% Affordable Housing	£8,047,000	£4,270,333	£1,207,050	£1,275,113	£1,242,724	15.4%
		20% Affordable Housing	£7,092,072	£4,270,333	£1,004,908	£1,153,712	£636,594	9.0%
		30% Affordable Housing	£6,616,508	£4,270,333	£905,940	£1,093,007	£336,811	5.1%
		35% Affordable Housing	£6,327,508	£4,270,333	£845,544	£1,056,153	£155,478	2.5%
		40% Affordable Housing	£6,137,144	£4,270,333	£802,767	£1,032,311	£31,733	0.5%
		50% Affordable Housing	£5,661,580	£4,270,333	£703,799	£970,966	£0	0.0%
	100 Unit Housing Scheme	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%
		30% Affordable Housing	£17,293,900	£10,109,175	£2,378,454	£2,870,528	£1,858,313	10.7%
		35% Affordable Housing	£16,586,000	£10,109,175	£2,237,700	£2,759,735	£1,420,215	8.6%
		40% Affordable Housing	£15,931,200	£10,109,175	£2,100,132	£2,658,579	£1,020,782	6.4%
		50% Affordable Housing	£14,664,500	£10,109,175	£1,839,270	£2,461,947	£246,484	1.7%
100 Unit Mixed Scheme	0% Affordable Housing	£19,286,800	£9,606,903	£2,893,020	£3,210,193	£3,433,616	17.8%	
	20% Affordable Housing	£16,978,872	£9,606,903	£2,417,104	£2,852,005	£2,018,553	11.9%	
	30% Affordable Housing	£15,645,344	£9,606,903	£2,148,033	£2,644,039	£1,196,514	7.6%	
	35% Affordable Housing	£15,103,980	£9,606,903	£2,037,395	£2,559,850	£863,839	5.7%	
	40% Affordable Housing	£14,452,016	£9,606,903	£1,903,741	£2,458,535	£468,352	3.2%	
	50% Affordable Housing	£13,223,088	£9,606,903	£1,653,569	£2,246,838	£0	0.0%	

Source: Adams Integra, June 2009

**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**

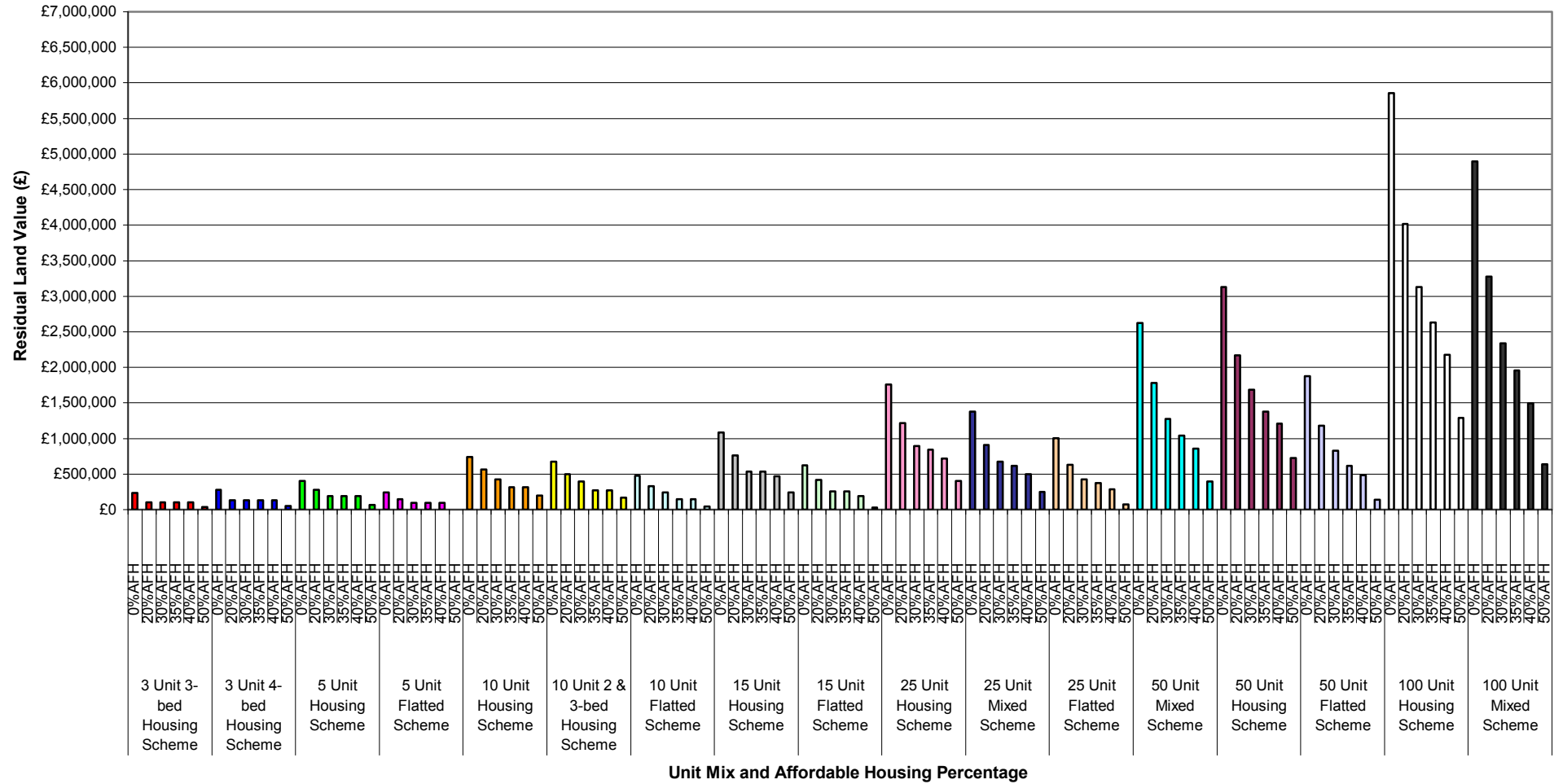
1	2	3	4	5	6	7	8	
Value Point	Number of Units	Scenario	GDV	Development Cost	Developer Profit (@15%)	Finance & Land Costs	Residual Land Price	% Land Residual (of GDV)
Value Point 6	3 Unit 3-bed Housing Scheme	0% Affordable Housing	£739,500	£315,293	£110,925	£78,538	£232,397	31.4%
		20% Affordable Housing	£564,000	£315,293	£78,210	£65,394	£105,103	18.6%
		30% Affordable Housing	£564,000	£315,293	£78,210	£65,394	£105,103	18.6%
		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%
	3 Unit 4-bed Housing Scheme	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%
		30% Affordable Housing	£661,000	£366,795	£91,860	£71,308	£131,037	19.8%
		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%
	5 Unit Housing Scheme	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%
		30% Affordable Housing	£1,006,970	£559,823	£130,888	£122,629	£191,694	19.0%
		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%
	5 Unit Flatted Scheme	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%
		30% Affordable Housing	£754,594	£458,998	£97,737	£103,223	£94,637	12.5%
		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%
	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%
		30% Affordable Housing	£2,032,650	£1,068,143	£279,864	£247,771	£423,766	20.8%
		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%
	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%
	10 Unit Flatted Scheme	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%
		30% Affordable Housing	£1,590,794	£917,995	£217,857	£213,034	£239,489	15.1%
		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%
	15 Unit Housing Scheme	0% Affordable Housing	£3,883,000	£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%
		30% Affordable Housing	£2,877,150	£1,570,740	£394,479	£357,110	£532,628	18.5%
		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%
	15 Unit Flatted Scheme	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%
		30% Affordable Housing	£2,121,794	£1,270,445	£288,867	£299,554	£255,040	12.0%
		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**

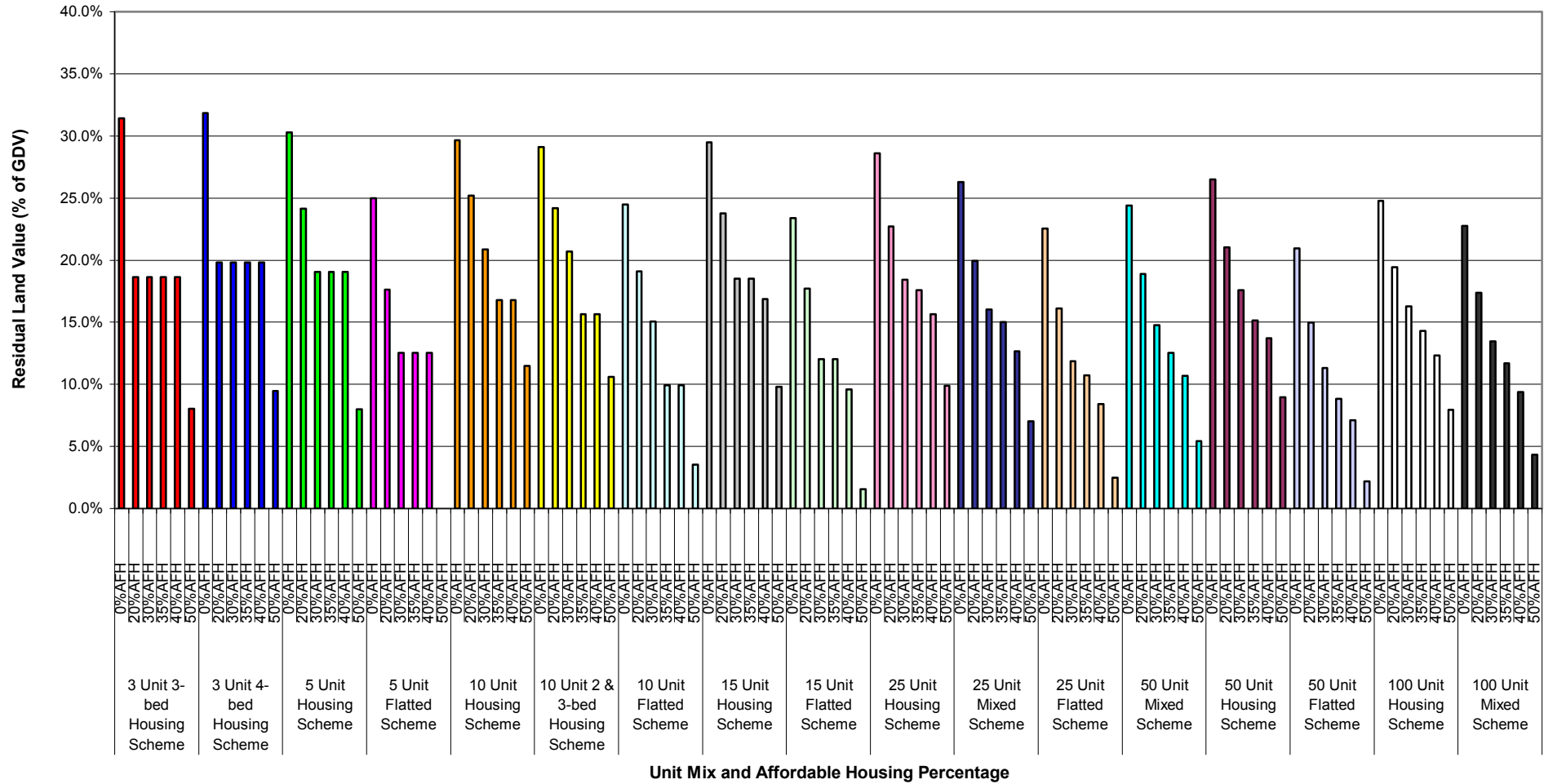
1	2	3	4	5	6	7	8	
Value Point	Number of Units	Scenario	GDV	Development Cost	Developer Profit (@15%)	Finance & Land Costs	Residual Land Price	% Land Residual (of GDV)
Value Point 6	25 Unit Housing Scheme	0% Affordable Housing	£5,148,000	£2,621,715	£922,200	£773,710	£1,757,160	28.6%
		20% Affordable Housing	£5,342,150	£2,621,715	£764,229	£691,685	£1,213,940	22.7%
		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%
	25 Unit Mixed Scheme	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%
		30% Affordable Housing	£4,193,194	£2,330,685	£576,798	£566,023	£671,700	16.0%
		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%
	25 Unit Flatted Scheme	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%
		30% Affordable Housing	£3,585,394	£2,124,512	£490,218	£531,516	£425,974	11.9%
		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%
		50% Affordable Housing	£7,283,326	£4,803,452	£916,718	£1,156,846	£394,121	5.4%
	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%
50 Unit Flatted Scheme	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%	
	30% Affordable Housing	£7,334,682	£4,270,333	£1,007,756	£1,191,589	£830,404	11.3%	
	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%	
100 Unit Housing Scheme	0% Affordable Housing	£23,635,000	£10,109,175	£3,545,250	£3,879,898	£5,856,650	24.8%	
	20% Affordable Housing	£20,646,900	£10,109,175	£2,940,534	£3,414,135	£4,015,733	19.4%	
	30% Affordable Housing	£19,207,350	£10,109,175	£2,647,971	£3,189,971	£3,129,823	16.3%	
	35% Affordable Housing	£18,401,500	£10,109,175	£2,490,000	£3,063,441	£2,629,328	14.3%	
	40% Affordable Housing	£17,658,800	£10,109,175	£2,335,818	£2,948,373	£2,174,817	12.3%	
	50% Affordable Housing	£16,219,250	£10,109,175	£2,043,255	£2,724,209	£1,288,907	7.9%	
100 Unit Mixed Scheme	0% Affordable Housing	£21,512,200	£9,606,903	£3,226,830	£3,578,052	£4,896,398	22.8%	
	20% Affordable Housing	£18,880,288	£9,606,903	£2,692,553	£3,168,105	£3,276,218	17.4%	
	30% Affordable Housing	£17,362,576	£9,606,903	£2,390,603	£2,930,600	£2,337,091	13.5%	
	35% Affordable Housing	£16,742,670	£9,606,903	£2,266,234	£2,833,779	£1,954,324	11.7%	
	40% Affordable Housing	£16,001,864	£9,606,903	£2,116,342	£2,718,302	£1,497,904	9.4%	
	50% Affordable Housing	£14,602,752	£9,606,903	£1,835,601	£2,499,786	£634,043	4.3%	

Source: Adams Integra, June 2009

**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**

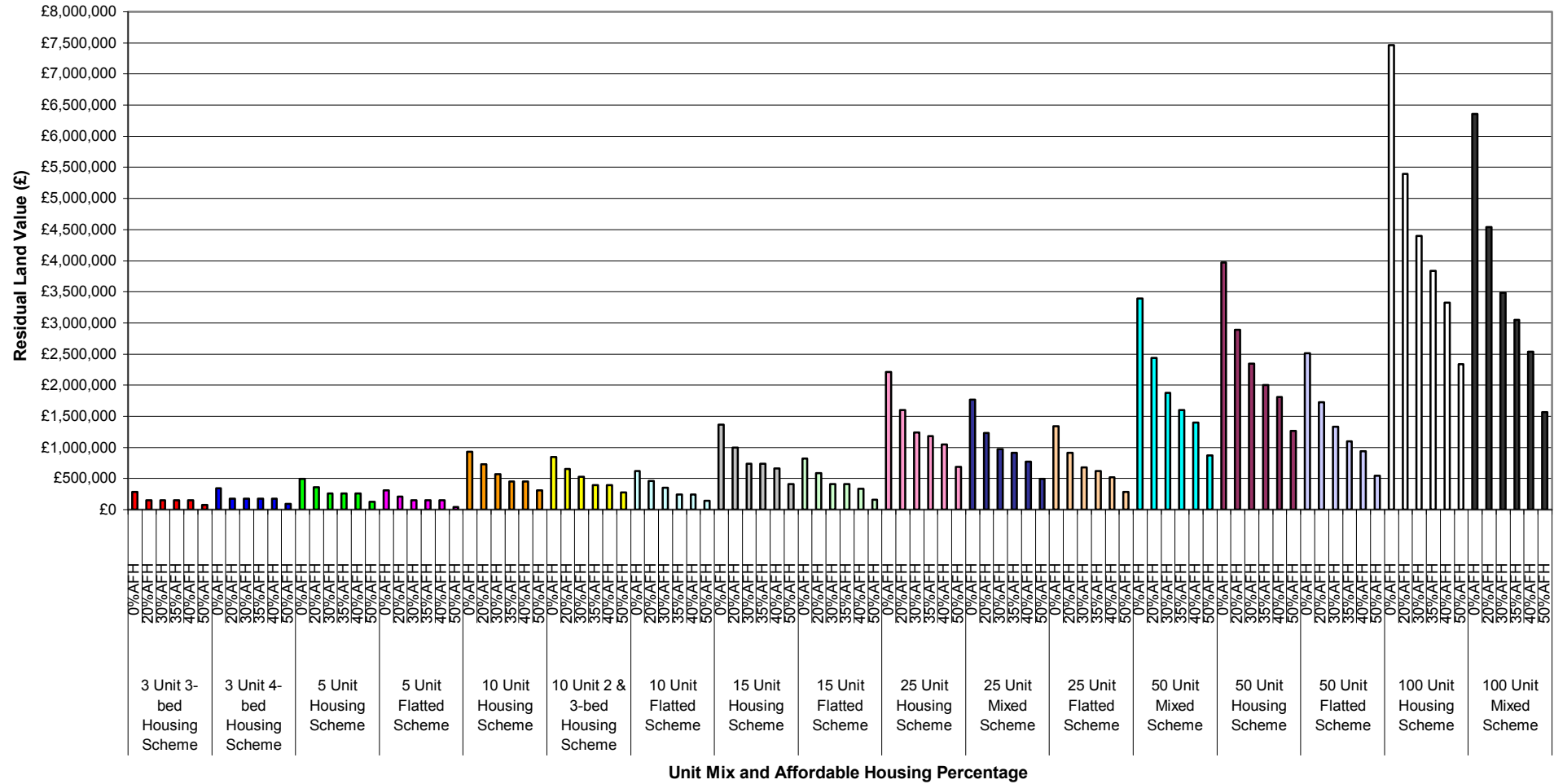
1	2	3	4	5	6	7	8	
Value Point	Number of Units	Scenario	GDV	Development Cost	Developer Profit (@15%)	Finance & Land Costs	Residual Land Price	% Land Residual (of GDV)
Value Point 6	3 Unit 3-bed Housing Scheme	0% Affordable Housing	£816,000	£315,293	£122,400	£84,476	£285,016	34.9%
		20% Affordable Housing	£619,000	£315,293	£86,100	£69,691	£147,917	23.9%
		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%
	3 Unit 4-bed Housing Scheme	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%
		30% Affordable Housing	£725,000	£366,795	£101,100	£76,303	£178,994	24.7%
		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%
	5 Unit Housing Scheme	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%
		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%
		40% Affordable Housing	£1,106,760	£559,823	£144,166	£131,990	£262,658	23.7%
	5 Unit Flatted Scheme	0% Affordable Housing	£1,072,000	£458,998	£160,800	£131,070	£311,499	29.1%
		20% Affordable Housing	£919,600	£458,998	£132,360	£117,529	£208,606	22.7%
		30% Affordable Housing	£829,552	£458,998	£107,661	£110,259	£152,635	18.4%
		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%
	10 Unit Housing Scheme	0% Affordable Housing	£2,768,000	£1,068,143	£415,200	£313,282	£932,620	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%
		35% Affordable Housing	£2,061,200	£1,068,143	£276,312	£251,129	£451,648	21.9%
		40% Affordable Housing	£2,061,200	£1,068,143	£276,312	£251,129	£451,648	21.9%
	10 Unit 2 & 3-bed Housing Scheme	0% Affordable Housing	£2,560,000	£993,750	£384,000	£297,275	£849,576	33.2%
		20% Affordable Housing	£2,262,200	£993,750	£320,052	£271,590	£649,736	28.7%
		30% Affordable Housing	£2,088,200	£993,750	£288,012	£256,090	£528,334	25.3%
		35% Affordable Housing	£1,891,200	£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%
	10 Unit Flatted Scheme	0% Affordable Housing	£1,717,200	£993,750	£219,672	£223,043	£272,313	15.6%
		20% Affordable Housing	£1,444,352	£917,995	£211,581	£214,247	£245,341	15.4%
		30% Affordable Housing	£1,249,152	£917,995	£240,021	£227,788	£352,448	20.1%
		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%
	15 Unit Housing Scheme	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%
		30% Affordable Housing	£3,160,200	£1,570,740	£434,412	£383,451	£740,733	23.4%
		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%
	15 Unit Flatted Scheme	0% Affordable Housing	£2,665,400	£1,570,740	£334,164	£340,220	£407,668	15.3%
		20% Affordable Housing	£2,844,000	£1,270,445	£441,600	£372,673	£824,911	28.0%
		30% Affordable Housing	£2,591,552	£1,270,445	£367,461	£342,132	£587,054	22.7%
		35% Affordable Housing	£2,329,152	£1,270,445	£318,021	£318,861	£409,170	17.6%
		40% Affordable Housing	£2,329,152	£1,270,445	£318,021	£318,861	£409,170	17.6%
15 Unit Flatted Scheme	0% Affordable Housing	£2,219,552	£1,270,445	£292,149	£309,624	£336,914	15.2%	
	20% Affordable Housing	£1,957,152	£1,270,445	£242,709	£286,353	£157,645	8.1%	
	30% Affordable Housing	£2,329,152	£1,270,445	£318,021	£318,861	£409,170	17.6%	
	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%	

**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**

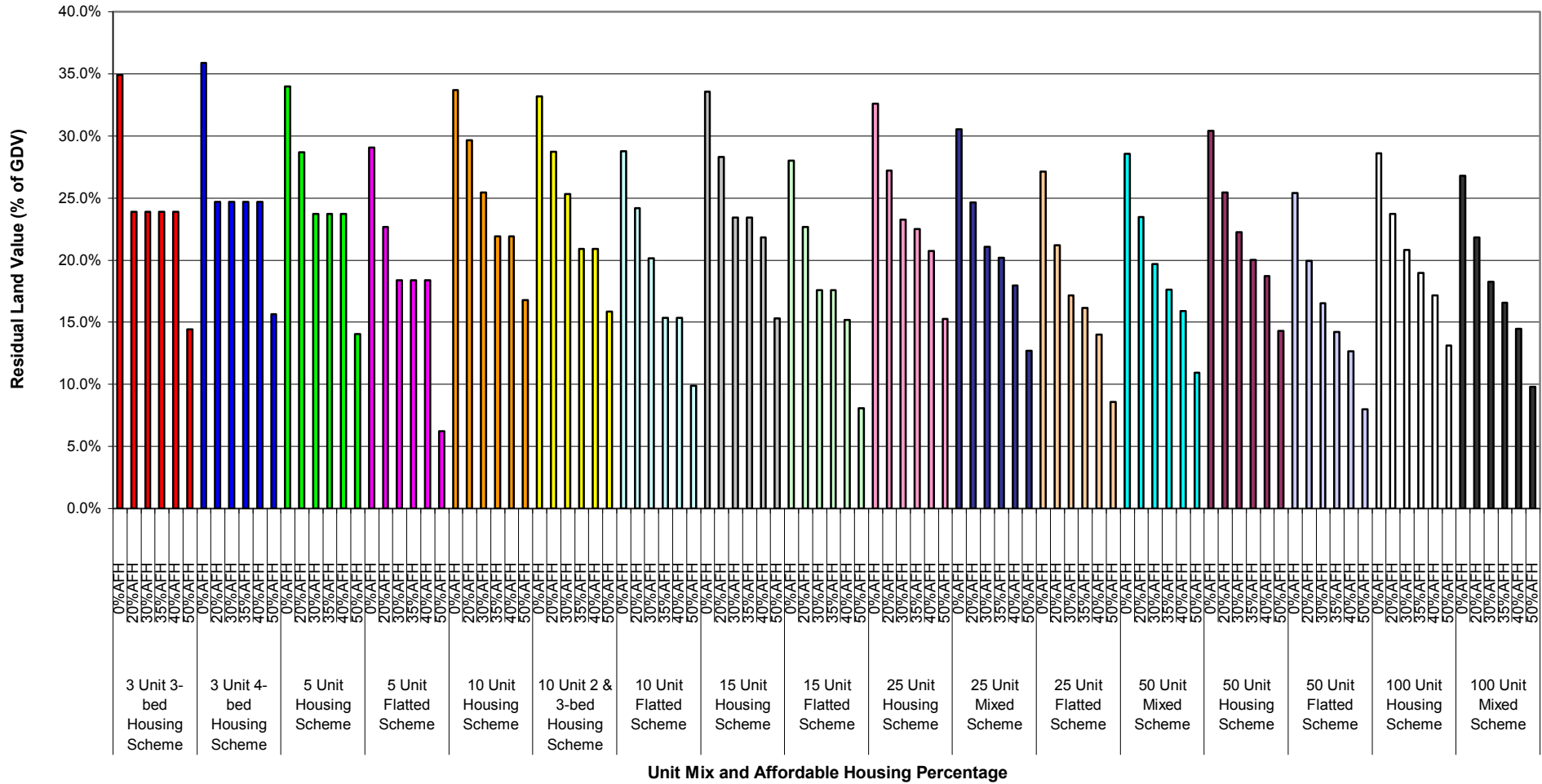
1	2	3	4	5	6	7	8	
Value Point	Number of Units	Scenario	GDV	Development Cost	Developer Profit (@15%)	Finance & Land Costs	Residual Land Price	% Land Residual (of GDV)
Value Point 6	25 Unit Housing Scheme	0% Affordable Housing	£5,784,000	£2,621,715	£1,017,600	£841,667	£2,210,898	32.6%
		20% Affordable Housing	£5,880,200	£2,621,715	£842,412	£749,454	£1,599,955	27.2%
		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%
	25 Unit Mixed Scheme	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%
		30% Affordable Housing	£4,607,952	£2,330,685	£635,289	£630,676	£970,274	21.1%
		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%
	25 Unit Flatted Scheme	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%
		30% Affordable Housing	£3,937,952	£2,124,512	£539,829	£569,547	£675,902	17.2%
		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	£9,621,904	£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	17.8%
		40% Affordable Housing	£8,779,856	£4,803,452	£1,164,711	£1,357,077	£1,398,432	15.9%
		50% Affordable Housing	£7,973,808	£4,803,452	£1,007,772	£1,252,619	£873,567	11.0%
	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	£1,620,878	£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%
50 Unit Flatted Scheme	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%	
	30% Affordable Housing	£8,059,856	£4,270,333	£1,109,991	£1,291,216	£1,332,784	16.5%	
	35% Affordable Housing	£7,887,856	£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%	
100 Unit Housing Scheme	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%	
	30% Affordable Housing	£21,120,800	£10,109,175	£2,917,488	£3,509,415	£4,401,333	20.8%	
	35% Affordable Housing	£20,217,000	£10,109,175	£2,742,300	£3,367,148	£3,838,442	19.0%	
	40% Affordable Housing	£19,386,400	£10,109,175	£2,571,504	£3,238,167	£3,328,852	17.2%	
	50% Affordable Housing	£17,774,000	£10,109,175	£2,247,240	£2,986,470	£2,333,871	13.1%	
100 Unit Mixed Scheme	0% Affordable Housing	£23,737,600	£9,606,903	£3,560,640	£3,945,911	£6,359,181	26.8%	
	20% Affordable Housing	£20,785,904	£9,606,903	£2,968,242	£3,484,931	£4,536,795	21.8%	
	30% Affordable Housing	£19,085,808	£9,606,903	£2,633,532	£3,218,250	£3,482,037	18.2%	
	35% Affordable Housing	£18,388,360	£9,606,903	£2,495,494	£3,108,978	£3,049,906	16.6%	
	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%	

Source: Adams Integra, June 2009

**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**



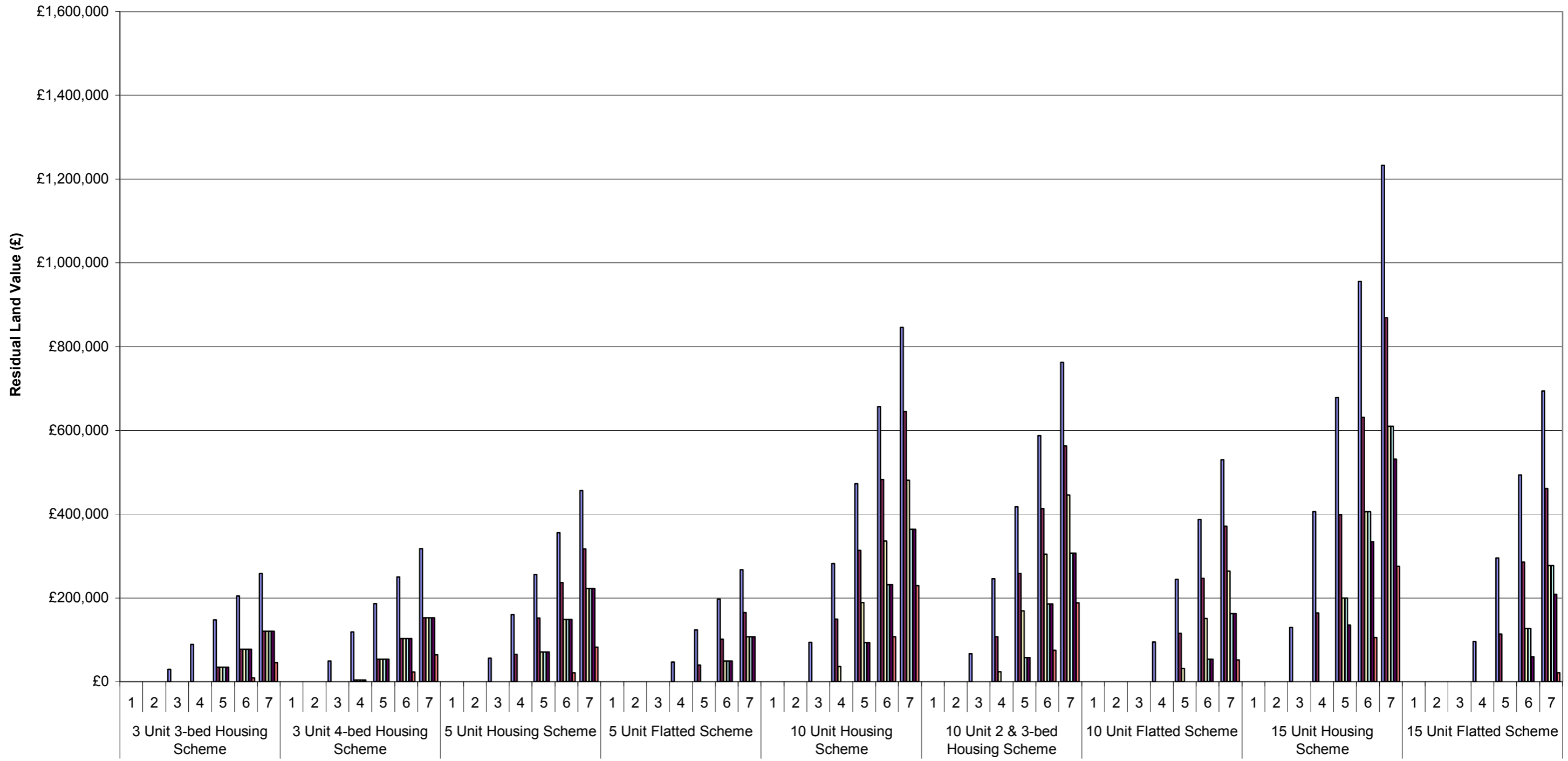


## **Appendix IIb**

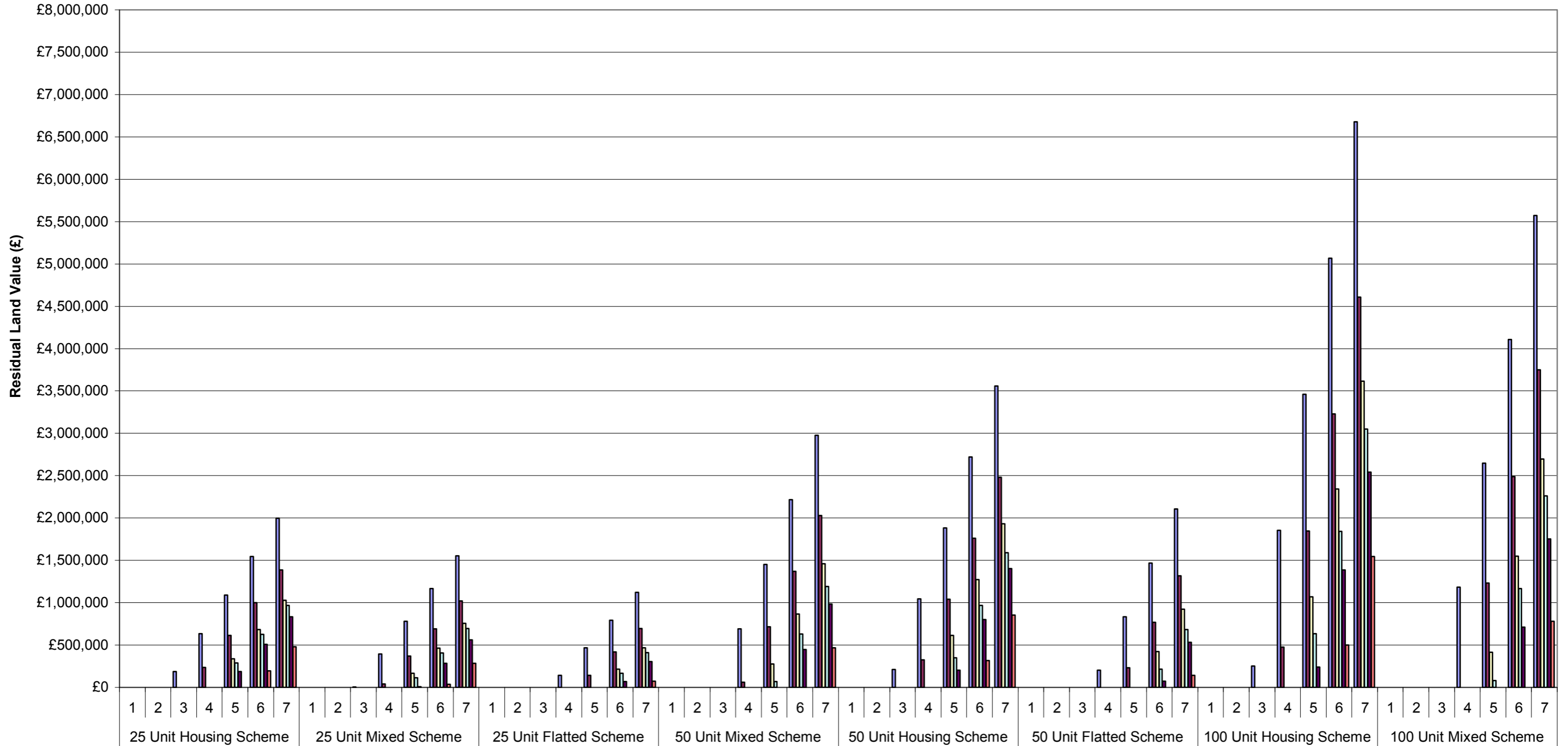
**Table 17: Summary of Residual Land Value (£) Appraisals for All Value Points - 70% General Needs  
Rent/30% Intermediate Tenure Mix  
Planning Infrastructure Level - £20,000**

Development Scenario / Threshold	Value Point	Residual Land Value - 0% Affordable	Residual Land Value - 20% Affordable	Residual Land Value - 30% Affordable	Residual Land Value - 35% Affordable	Residual Land Value - 40% Affordable	Residual Land Value - 50% Affordable
3 Unit 3-bed Housing Scheme	1	£0	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0	£0
	3	£29,734	£0	£0	£0	£0	£0
	4	£88,821	£0	£0	£0	£0	£0
	5	£147,908	£34,540	£34,540	£34,540	£34,540	£0
	6	£204,924	£77,353	£77,353	£77,353	£77,353	£9,292
	7	£259,099	£120,167	£120,167	£120,167	£120,167	£45,064
3 Unit 4-bed Housing Scheme	1	£0	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0	£0
	3	£49,429	£0	£0	£0	£0	£0
	4	£118,943	£3,757	£3,757	£3,757	£3,757	£0
	5	£186,572	£53,522	£53,522	£53,522	£53,522	£0
	6	£250,231	£103,287	£103,287	£103,287	£103,287	£23,214
	7	£317,659	£153,052	£153,052	£153,052	£153,052	£64,696
5 Unit Housing Scheme	1	£0	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0	£0
	3	£56,482	£0	£0	£0	£0	£0
	4	£159,917	£65,498	£0	£0	£0	£0
	5	£255,451	£152,128	£71,103	£71,103	£71,103	£0
	6	£355,782	£237,201	£148,255	£148,255	£148,255	£21,067
	7	£456,114	£317,255	£223,153	£223,153	£223,153	£82,253
5 Unit Flatted Scheme	1	£0	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0	£0
	3	£0	£0	£0	£0	£0	£0
	4	£47,292	£0	£0	£0	£0	£0
	5	£123,447	£39,293	£0	£0	£0	£0
	6	£197,606	£101,896	£49,262	£49,262	£49,262	£0
	7	£267,485	£165,338	£107,260	£107,260	£107,260	£0
10 Unit Housing Scheme	1	£0	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0	£0
	3	£94,068	£0	£0	£0	£0	£0
	4	£281,986	£149,560	£36,554	£0	£0	£0
	5	£472,726	£313,601	£189,009	£93,521	£93,521	£0
	6	£656,626	£482,943	£338,739	£231,852	£231,852	£107,005
	7	£845,400	£645,560	£481,273	£363,620	£363,620	£229,396
10 Unit 2 & 3-bed Housing Scheme	1	£0	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0	£0
	3	£66,773	£0	£0	£0	£0	£0
	4	£246,150	£107,489	£23,784	£0	£0	£0
	5	£417,584	£258,459	£169,055	£57,832	£57,832	£0
	6	£587,868	£413,468	£304,897	£185,267	£185,267	£75,210
	7	£762,456	£562,616	£445,810	£306,951	£306,951	£188,085
10 Unit Flatted Scheme	1	£0	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0	£0
	3	£0	£0	£0	£0	£0	£0
	4	£94,584	£0	£0	£0	£0	£0
	5	£244,426	£115,551	£31,397	£0	£0	£0
	6	£387,229	£246,376	£151,158	£53,452	£53,452	£0
	7	£529,454	£371,527	£264,420	£162,179	£162,179	£51,760
15 Unit Housing Scheme	1	£0	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0	£0
	3	£129,554	£0	£0	£0	£0	£0
	4	£405,714	£164,108	£0	£0	£0	£0
	5	£678,690	£398,225	£199,901	£199,901	£135,271	£0
	6	£955,849	£631,501	£406,135	£406,135	£334,183	£105,401
	7	£1,233,009	£868,882	£610,053	£610,053	£631,614	£275,627
15 Unit Flatted Scheme	1	£0	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0	£0
	3	£0	£0	£0	£0	£0	£0
	4	£95,730	£0	£0	£0	£0	£0
	5	£295,726	£113,634	£0	£0	£0	£0
	6	£493,454	£295,269	£126,803	£126,803	£89,400	£0
	7	£694,231	£461,128	£277,129	£277,129	£209,097	£21,520
25 Unit Housing Scheme	1	£0	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0	£0
	3	£188,045	£0	£0	£0	£0	£0
	4	£636,085	£236,260	£0	£0	£0	£0
	5	£1,089,822	£614,325	£338,734	£288,483	£186,444	£0
	6	£1,543,560	£1,000,340	£682,246	£626,775	£507,029	£194,839
	7	£1,997,298	£1,386,355	£1,029,250	£968,040	£833,263	£481,118
25 Unit Mixed Scheme	1	£0	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0	£0
	3	£4,777	£0	£0	£0	£0	£0
	4	£396,058	£40,405	£0	£0	£0	£0
	5	£779,365	£369,661	£166,997	£115,192	£6,114	£0
	6	£1,166,754	£692,912	£462,872	£406,824	£285,830	£35,591
	7	£1,554,143	£1,020,763	£756,674	£695,465	£560,687	£284,074
25 Unit Flatted Scheme	1	£0	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0	£0
	3	£0	£0	£0	£0	£0	£0
	4	£140,335	£0	£0	£0	£0	£0
	5	£468,943	£142,576	£0	£0	£0	£0
	6	£793,497	£419,360	£214,482	£165,030	£69,207	£0
	7	£1,122,885	£695,572	£467,117	£411,867	£306,826	£73,326
50 Unit Mixed Scheme	1	£0	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0	£0
	3	£0	£0	£0	£0	£0	£0
	4	£690,287	£61,180	£0	£0	£0	£0
	5	£1,452,896	£715,165	£278,311	£69,665	£0	£0
	6	£2,215,505	£1,370,838	£867,528	£628,593	£448,351	£0
	7	£2,978,114	£2,028,029	£1,461,892	£1,193,344	£986,032	£467,992
50 Unit Housing Scheme	1	£0	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0	£0
	3	£212,740	£0	£0	£0	£0	£0
	4	£1,044,155	£325,600	£0	£0	£0	£0
	5	£1,882,018	£1,040,380	£615,224	£350,732	£204,952	£0
	6	£2,719,880	£1,760,134	£1,274,300	£968,715	£800,388	£317,830
	7	£3,557,743	£2,479,889	£1,933,375	£1,590,314	£1,402,035	£855,521
50 Unit Flatted Scheme	1	£0	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0	£0
	3	£0	£0	£0	£0	£0	£0
	4	£202,084	£0	£0	£0	£0	£0
	5	£832,324	£233,263	£0	£0	£0	£0
	6	£1,468,688	£770,223	£424,379	£214,226	£74,747	£0
	7	£2,105,052	£1,318,047	£922,384	£683,442	£531,042	£141,019
100 Unit Housing Scheme	1	£0	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0	£0
	3	£250,650	£0	£0	£0	£0	£0
	4	£1,855,194	£475,182	£0	£0	£0	£0
	5	£3,462,322	£1,847,952	£1,071,113	£633,015	£240,881	£0
	6	£5,069,450	£3,228,533	£2,342,623	£1,842,128	£1,387,617	£501,707
	7	£6,676,578	£4,609,115	£3,614,133	£3,051,242	£2,541,652	£1,546,671
100 Unit Mixed Scheme	1	£0	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0	£0
	3	£0	£0	£0	£0	£0	£0
	4	£1,183,634	£0	£0	£0	£0	£0
	5	£2,646,416	£1,231,353	£413,578	£79,833	£0	£0
	6	£4,109,198	£2,489,018	£1,549,891	£1,167,124	£710,704	£0
	7	£5,571,981	£3,749,595	£2,694,837	£2,262,706	£1,750,910	£779,153

**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**



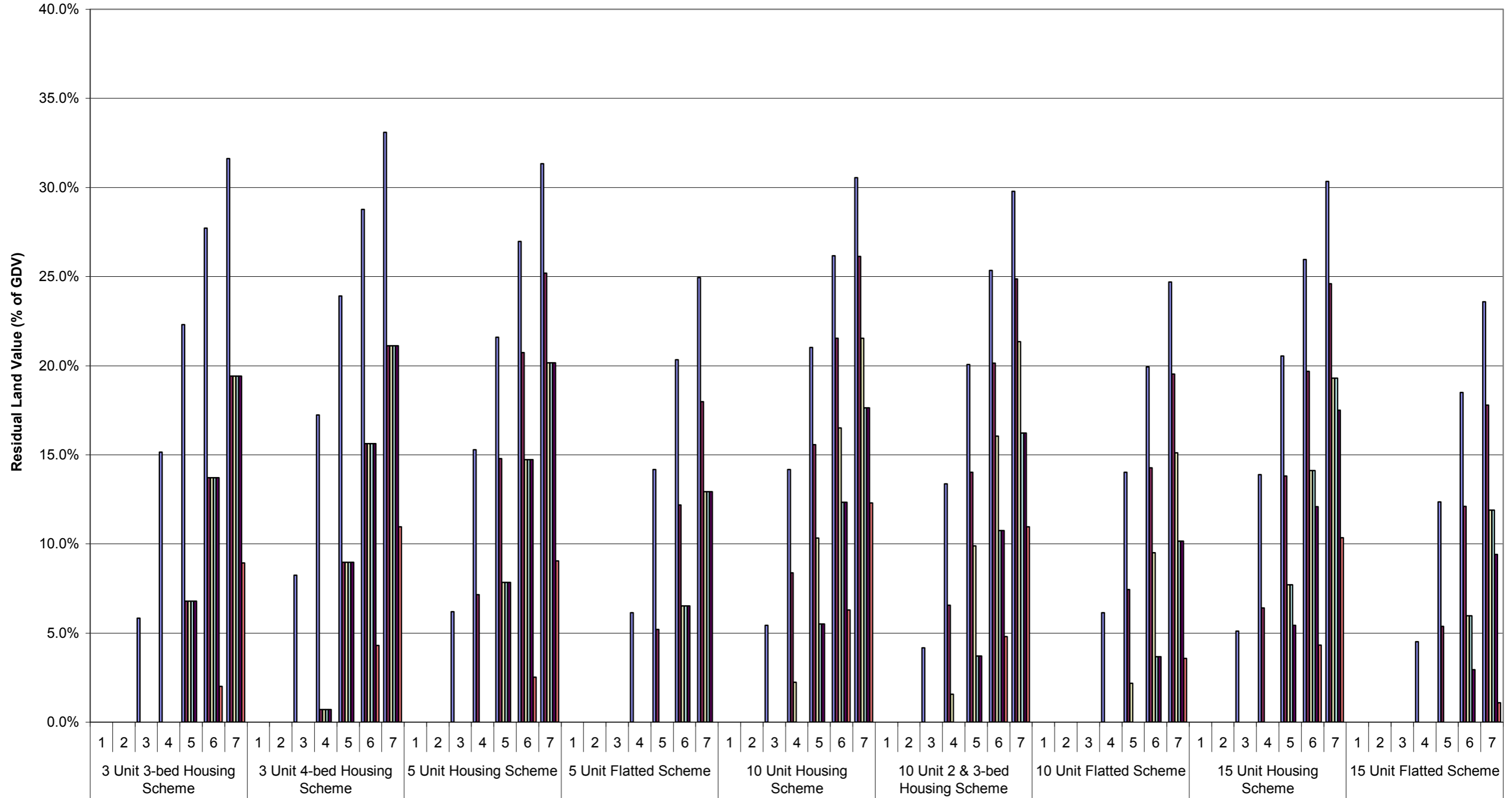
**Graph 27-ii: Summary of Residual Land Values at 0%, 20%, 30%, 35%, 40% & 50% Affordable Housing Across All Value Points -  
70% General Needs Rent/30% Intermediate Tenure Mix  
Planning Infrastructure Level - £20,000  
Units 25-100**



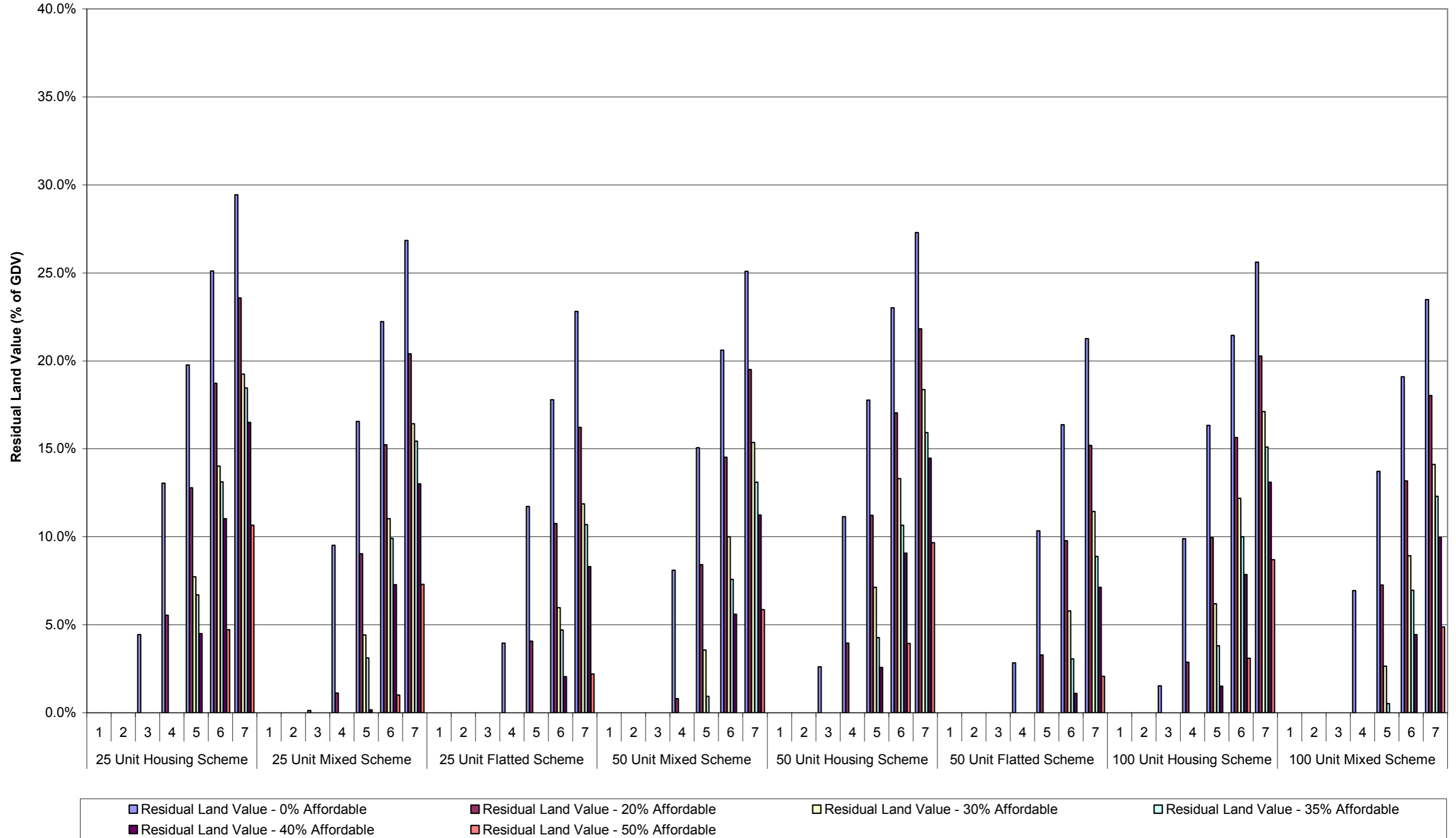
**Table 17a: Summary of Residual Land Value (as % of GDV) Appraisals for All Value Points - 70% General Needs Rent/30% Intermediate Tenure Mix Planning Infrastructure Level - £20,000**

Development Scenario / Threshold	Value Point	Residual Land Value - 0% Affordable	Residual Land Value - 20% Affordable	Residual Land Value - 30% Affordable	Residual Land Value - 35% Affordable	Residual Land Value - 40% Affordable	Residual Land Value - 50% Affordable
3 Unit 3-bed Housing Scheme	1	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	2	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	3	5.8%	0.0%	0.0%	0.0%	0.0%	0.0%
	4	15.1%	0.0%	0.0%	0.0%	0.0%	0.0%
	5	22.3%	6.8%	6.8%	6.8%	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%
3 Unit 4-bed Housing Scheme	1	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	2	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	3	8.2%	0.0%	0.0%	0.0%	0.0%	0.0%
	4	17.2%	0.7%	0.7%	0.7%	0.7%	0.0%
	5	23.9%	9.0%	9.0%	9.0%	9.0%	0.0%
	6	28.8%	15.6%	15.6%	15.6%	15.6%	4.3%
	7	33.1%	21.1%	21.1%	21.1%	21.1%	11.0%
5 Unit Housing Scheme	1	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	2	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	3	6.2%	0.0%	0.0%	0.0%	0.0%	0.0%
	4	15.3%	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%	25.2%	20.2%	20.2%	20.2%	9.0%
5 Unit Flatted Scheme	1	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	2	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	3	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	4	6.1%	0.0%	0.0%	0.0%	0.0%	0.0%
	5	14.2%	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%
10 Unit Housing Scheme	1	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	2	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	3	5.4%	0.0%	0.0%	0.0%	0.0%	0.0%
	4	14.2%	8.4%	2.2%	0.0%	0.0%	0.0%
	5	21.0%	15.6%	10.3%	5.5%	5.5%	0.0%
	6	26.2%	21.5%	16.5%	12.3%	12.3%	6.3%
	7	30.5%	26.1%	21.5%	17.6%	17.6%	12.3%
10 Unit 2 & 3-bed Housing Scheme	1	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	2	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	3	4.2%	0.0%	0.0%	0.0%	0.0%	0.0%
	4	13.4%	6.6%	1.6%	0.0%	0.0%	0.0%
	5	20.1%	14.0%	9.9%	3.7%	3.7%	0.0%
	6	25.3%	20.1%	16.1%	10.8%	10.8%	4.8%
	7	29.8%	24.9%	21.3%	16.2%	16.2%	11.0%
10 Unit Flatted Scheme	1	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	2	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	3	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	4	6.1%	0.0%	0.0%	0.0%	0.0%	0.0%
	5	14.0%	7.4%	2.2%	0.0%	0.0%	0.0%
	6	19.9%	14.3%	9.5%	3.7%	3.7%	0.0%
	7	24.7%	19.5%	15.1%	10.2%	10.2%	3.6%
15 Unit Housing Scheme	1	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	2	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	3	5.1%	0.0%	0.0%	0.0%	0.0%	0.0%
	4	13.9%	6.4%	0.0%	0.0%	0.0%	0.0%
	5	20.6%	13.8%	7.7%	7.7%	5.4%	0.0%
	6	26.0%	19.7%	14.1%	14.1%	12.1%	4.3%
	7	30.3%	24.6%	19.3%	19.3%	17.5%	10.3%
15 Unit Flatted Scheme	1	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	2	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	3	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	4	4.5%	0.0%	0.0%	0.0%	0.0%	0.0%
	5	12.4%	5.4%	0.0%	0.0%	0.0%	0.0%
	6	18.5%	12.1%	6.0%	6.0%	2.9%	0.0%
	7	23.6%	17.8%	11.9%	11.9%	9.4%	1.1%
25 Unit Housing Scheme	1	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	2	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	3	4.4%	0.0%	0.0%	0.0%	0.0%	0.0%
	4	13.0%	5.5%	0.0%	0.0%	0.0%	0.0%
	5	19.8%	12.8%	7.7%	6.7%	4.5%	0.0%
	6	25.1%	18.7%	14.0%	13.1%	11.0%	4.7%
	7	29.4%	23.6%	19.2%	18.5%	16.5%	10.7%
25 Unit Mixed Scheme	1	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	2	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	3	0.1%	0.0%	0.0%	0.0%	0.0%	0.0%
	4	9.5%	1.1%	0.0%	0.0%	0.0%	0.0%
	5	16.6%	9.0%	4.4%	3.1%	0.2%	0.0%
	6	22.2%	15.2%	11.0%	9.9%	7.3%	1.0%
	7	26.8%	20.4%	16.4%	15.4%	13.0%	7.3%
25 Unit Flatted Scheme	1	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	2	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	3	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	4	4.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	5	11.7%	4.1%	0.0%	0.0%	0.0%	0.0%
	6	17.8%	10.8%	6.0%	4.7%	2.1%	0.0%
	7	22.8%	16.2%	11.8%	10.7%	8.3%	2.8%
50 Unit Mixed Scheme	1	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	2	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	3	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	4	8.1%	0.8%	0.0%	0.0%	0.0%	0.0%
	5	15.1%	8.4%	3.6%	0.9%	0.0%	0.0%
	6	20.6%	14.5%	10.0%	7.6%	5.6%	0.0%
	7	25.1%	19.5%	15.4%	13.1%	11.2%	5.9%
50 Unit Housing Scheme	1	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	2	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	3	2.6%	0.0%	0.0%	0.0%	0.0%	0.0%
	4	11.1%	4.0%	0.0%	0.0%	0.0%	0.0%
	5	17.8%	11.2%	7.1%	4.3%	2.6%	0.0%
	6	23.0%	17.0%	13.3%	10.6%	9.1%	3.9%
	7	27.3%	21.8%	18.4%	15.9%	14.5%	9.7%
50 Unit Flatted Scheme	1	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	2	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	3	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	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	16.4%	9.8%	5.8%	3.1%	1.1%	0.0%
	7	21.3%	15.2%	11.4%	8.9%	7.1%	2.1%
100 Unit Housing Scheme	1	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	2	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	3	1.5%	0.0%	0.0%	0.0%	0.0%	0.0%
	4	9.9%	2.9%	0.0%	0.0%	0.0%	0.0%
	5	16.3%	10.0%	6.2%	3.8%	1.5%	0.0%
	6	21.4%	15.6%	12.2%	10.0%	7.9%	3.1%
	7	25.6%	20.3%	17.1%	15.1%	13.1%	8.7%
100 Unit Mixed Scheme	1	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	2	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	3	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	4	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%
	7	23.5%	18.0%	14.1%	12.3%	10.0%	4.9%

**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**



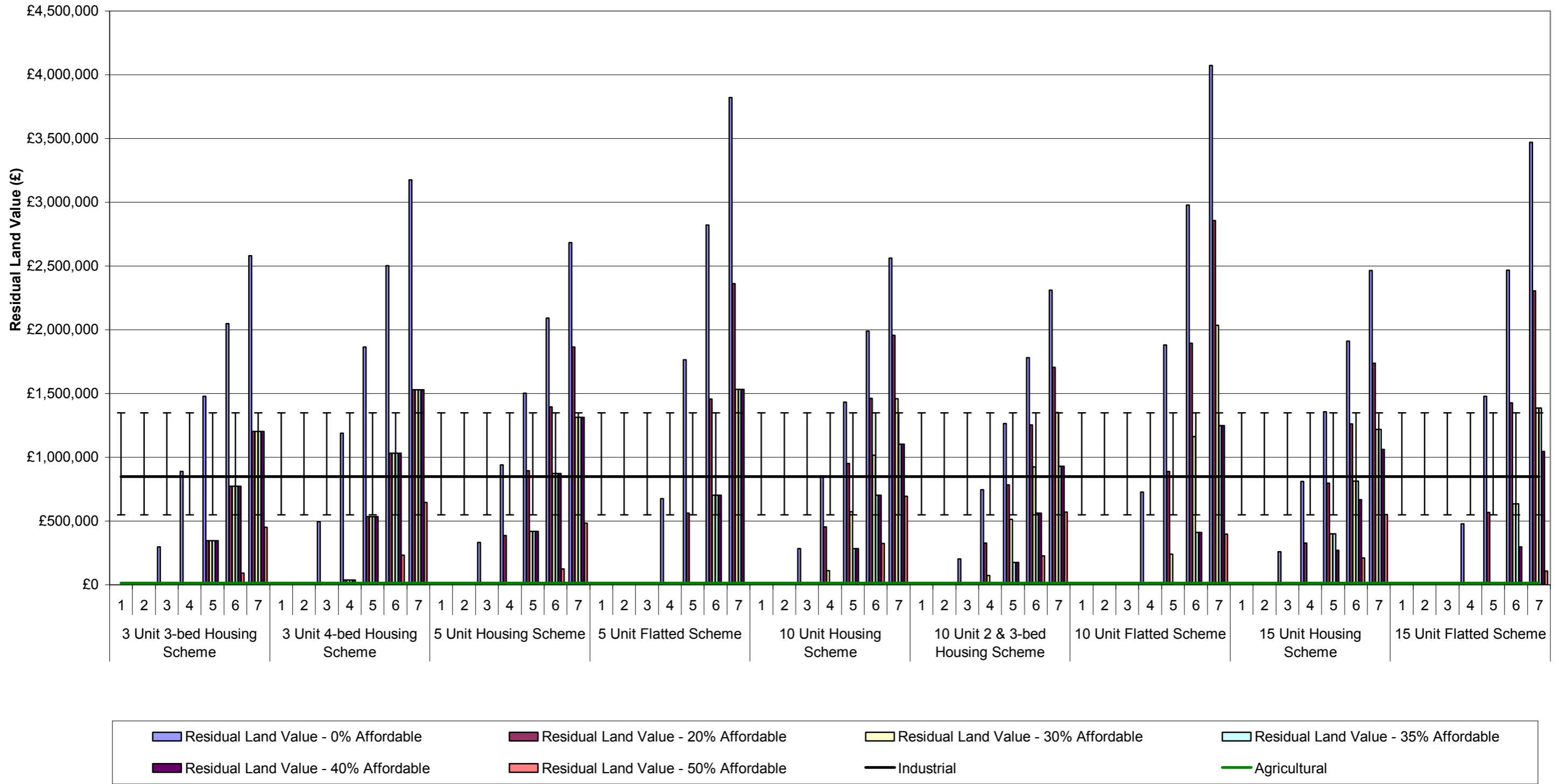
**Table 17b: Summary of Residual Land Value (£ per Ha) Appraisals for All Value Points - 70% General Needs Rent/30% Intermediate Tenure Mix  
Planning Infrastructure Level - £20,000**

Development Scenario / Threshold	Value Point	Site Size	Residual Land Value - 0% Affordable	Residual Land Value - 20% Affordable	Residual Land Value - 30% Affordable	Residual Land Value - 35% Affordable	Residual Land Value - 40% Affordable	Residual Land Value - 50% Affordable
3 Unit 3-bed Housing Scheme	1	0.10	£0	£0	£0	£0	£0	£0
	2	0.10	£0	£0	£0	£0	£0	£0
	3	0.10	£297,343	£0	£0	£0	£0	£0
	4	0.10	£888,210	£0	£0	£0	£0	£0
	5	0.10	£1,479,076	£345,396	£345,396	£345,396	£345,396	£0
	6	0.10	£2,049,244	£773,533	£773,533	£773,533	£773,533	£92,915
	7	0.10	£2,580,886	£1,201,669	£1,201,669	£1,201,669	£1,201,669	£450,643
3 Unit 4-bed Housing Scheme	1	0.10	£0	£0	£0	£0	£0	£0
	2	0.10	£0	£0	£0	£0	£0	£0
	3	0.10	£494,289	£0	£0	£0	£0	£0
	4	0.10	£1,189,426	£37,570	£37,570	£37,570	£37,570	£0
	5	0.10	£1,865,718	£535,220	£535,220	£535,220	£535,220	£0
	6	0.10	£2,502,310	£1,032,870	£1,032,870	£1,032,870	£1,032,870	£232,144
	7	0.10	£3,176,594	£1,530,520	£1,530,520	£1,530,520	£1,530,520	£646,960
5 Unit Housing Scheme	1	0.17	£0	£0	£0	£0	£0	£0
	2	0.17	£0	£0	£0	£0	£0	£0
	3	0.17	£332,247	£0	£0	£0	£0	£0
	4	0.17	£940,686	£385,282	£0	£0	£0	£0
	5	0.17	£1,502,651	£894,870	£418,254	£418,254	£418,254	£0
	6	0.17	£2,092,836	£1,395,302	£872,088	£872,088	£872,088	£123,921
	7	0.17	£2,663,022	£1,866,204	£1,312,663	£1,312,663	£1,312,663	£463,842
5 Unit Flatted Scheme	1	0.07	£0	£0	£0	£0	£0	£0
	2	0.07	£0	£0	£0	£0	£0	£0
	3	0.07	£0	£0	£0	£0	£0	£0
	4	0.07	£675,602	£0	£0	£0	£0	£0
	5	0.07	£1,763,532	£961,328	£0	£0	£0	£0
	6	0.07	£2,822,948	£1,455,656	£703,746	£703,746	£703,746	£0
	7	0.07	£3,821,211	£2,361,976	£1,532,283	£1,532,283	£1,532,283	£0
10 Unit Housing Scheme	1	0.33	£0	£0	£0	£0	£0	£0
	2	0.33	£0	£0	£0	£0	£0	£0
	3	0.33	£285,054	£0	£0	£0	£0	£0
	4	0.33	£854,503	£453,213	£110,769	£0	£0	£0
	5	0.33	£1,432,503	£950,306	£572,755	£283,397	£283,397	£0
	6	0.33	£1,989,777	£1,463,463	£1,017,390	£702,581	£702,581	£324,259
	7	0.33	£2,561,819	£1,956,242	£1,458,404	£1,101,880	£1,101,880	£695,138
10 Unit 2 & 3-bed Housing Scheme	1	0.33	£0	£0	£0	£0	£0	£0
	2	0.33	£0	£0	£0	£0	£0	£0
	3	0.33	£202,343	£0	£0	£0	£0	£0
	4	0.33	£745,909	£325,725	£72,072	£0	£0	£0
	5	0.33	£1,265,407	£783,210	£512,289	£175,249	£175,249	£0
	6	0.33	£1,781,418	£1,252,333	£923,930	£581,415	£581,415	£227,908
	7	0.33	£2,310,474	£1,704,897	£1,350,940	£930,156	£930,156	£569,954
10 Unit Flatted Scheme	1	0.13	£0	£0	£0	£0	£0	£0
	2	0.13	£0	£0	£0	£0	£0	£0
	3	0.13	£0	£0	£0	£0	£0	£0
	4	0.13	£727,571	£0	£0	£0	£0	£0
	5	0.13	£1,580,196	£988,857	£241,516	£0	£0	£0
	6	0.13	£2,975,682	£1,895,200	£1,162,755	£411,167	£411,167	£0
	7	0.13	£4,072,726	£2,857,898	£2,034,002	£1,247,531	£1,247,531	£398,153
15 Unit Housing Scheme	1	0.50	£0	£0	£0	£0	£0	£0
	2	0.50	£0	£0	£0	£0	£0	£0
	3	0.50	£299,108	£0	£0	£0	£0	£0
	4	0.50	£911,427	£328,216	£0	£0	£0	£0
	5	0.50	£1,357,380	£796,449	£399,802	£399,802	£270,542	£0
	6	0.50	£1,911,699	£1,263,001	£812,270	£812,270	£668,365	£210,802
	7	0.50	£2,466,017	£1,737,764	£1,220,106	£1,220,106	£1,063,229	£551,253
15 Unit Flatted Scheme	1	0.20	£0	£0	£0	£0	£0	£0
	2	0.20	£0	£0	£0	£0	£0	£0
	3	0.20	£0	£0	£0	£0	£0	£0
	4	0.20	£478,649	£0	£0	£0	£0	£0
	5	0.20	£1,476,630	£568,171	£0	£0	£0	£0
	6	0.20	£2,467,271	£1,426,346	£634,015	£634,015	£297,001	£0
	7	0.20	£3,471,154	£2,305,638	£1,385,645	£1,385,645	£1,045,484	£107,898
25 Unit Housing Scheme	1	0.83	£0	£0	£0	£0	£0	£0
	2	0.83	£0	£0	£0	£0	£0	£0
	3	0.83	£235,561	£0	£0	£0	£0	£0
	4	0.83	£766,367	£284,651	£0	£0	£0	£0
	5	0.83	£1,313,039	£740,151	£408,113	£347,570	£224,631	£0
	6	0.83	£1,859,711	£1,205,229	£821,983	£755,151	£610,878	£234,745
	7	0.83	£2,406,383	£1,670,307	£1,240,060	£1,166,314	£1,003,931	£579,660
25 Unit Mixed Scheme	1	0.50	£0	£0	£0	£0	£0	£0
	2	0.50	£0	£0	£0	£0	£0	£0
	3	0.50	£9,555	£0	£0	£0	£0	£0
	4	0.50	£792,117	£80,811	£0	£0	£0	£0
	5	0.50	£1,556,729	£739,323	£333,994	£230,385	£12,228	£0
	6	0.50	£2,333,508	£1,385,824	£925,745	£813,647	£571,660	£71,181
	7	0.50	£3,108,286	£2,041,527	£1,513,348	£1,390,930	£1,121,375	£568,149
25 Unit Flatted Scheme	1	0.33	£0	£0	£0	£0	£0	£0
	2	0.33	£0	£0	£0	£0	£0	£0
	3	0.33	£0	£0	£0	£0	£0	£0
	4	0.33	£425,256	£0	£0	£0	£0	£0
	5	0.33	£1,421,041	£432,048	£0	£0	£0	£0
	6	0.33	£2,404,536	£1,270,789	£649,945	£500,090	£209,719	£0
	7	0.33	£3,402,861	£2,107,794	£1,415,507	£1,246,063	£929,776	£222,199
50 Unit Mixed Scheme	1	1.00	£0	£0	£0	£0	£0	£0
	2	1.00	£0	£0	£0	£0	£0	£0
	3	1.00	£0	£0	£0	£0	£0	£0
	4	1.00	£690,287	£81,180	£0	£0	£0	£0
	5	1.00	£1,452,896	£715,165	£278,311	£69,665	£0	£0
	6	1.00	£2,215,905	£1,370,838	£867,526	£628,593	£448,351	£0
	7	1.00	£2,978,114	£2,026,029	£1,461,892	£1,191,344	£988,032	£467,992
50 Unit Housing Scheme	1	1.25	£0	£0	£0	£0	£0	£0
	2	1.25	£0	£0	£0	£0	£0	£0
	3	1.25	£170,192	£0	£0	£0	£0	£0
	4	1.25	£835,324	£260,400	£0	£0	£0	£0
	5	1.25	£1,506,614	£832,304	£492,179	£280,565	£163,962	£0
	6	1.25	£2,175,904	£1,408,107	£1,019,440	£774,972	£640,311	£254,264
	7	1.25	£2,846,194	£1,983,911	£1,546,700	£1,272,251	£1,121,628	£684,417
50 Unit Flatted Scheme	1	0.67	£0	£0	£0	£0	£0	£0
	2	0.67	£0	£0	£0	£0	£0	£0
	3	0.67	£0	£0	£0	£0	£0	£0
	4	0.67	£301,617	£0	£0	£0	£0	£0
	5	0.67	£1,242,275	£348,153	£0	£0	£0	£0
	6	0.67	£2,192,072	£1,149,586	£633,402	£319,740	£111,563	£0
	7	0.67	£3,141,869	£1,967,235	£1,376,692	£1,020,063	£792,600	£210,477
100 Unit Housing Scheme	1	2.50	£0	£0	£0	£0	£0	£0
	2	2.50	£0	£0	£0	£0	£0	£0
	3	2.50	£100,260	£0	£0	£0	£0	£0
	4	2.50	£742,078	£190,073	£0	£0	£0	£0
	5	2.50	£1,384,929	£739,181	£428,445	£253,206	£96,352	£0
	6	2.50	£2,027,780	£1,291,413	£937,049	£736,851	£555,047	£200,683
	7	2.50	£2,670,631	£1,843,646	£1,445,653	£1,220,497	£1,016,661	£618,668
100 Unit Mixed Scheme	1	2.00	£0	£0	£0	£0	£0	£0
	2	2.00	£0	£0	£0	£0	£0	£0
	3	2.00	£0	£0	£0	£0	£0	£0
	4	2.00	£591,817	£0	£0	£0	£0	£0
	5	2.00	£1,323,208	£615,677	£206,789	£39,916	£0	£0
	6	2.00	£2,054,699	£1,244,509	£774,946	£583,562	£355,352	£0
	7	2.00	£2,785,890	£1,874,797	£1,347,419	£1,131,353	£875,455	£389,577

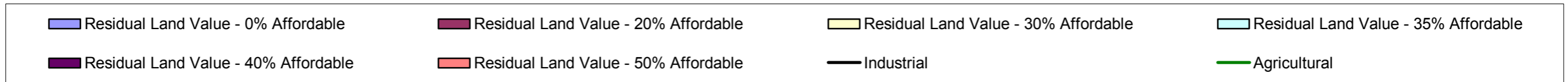
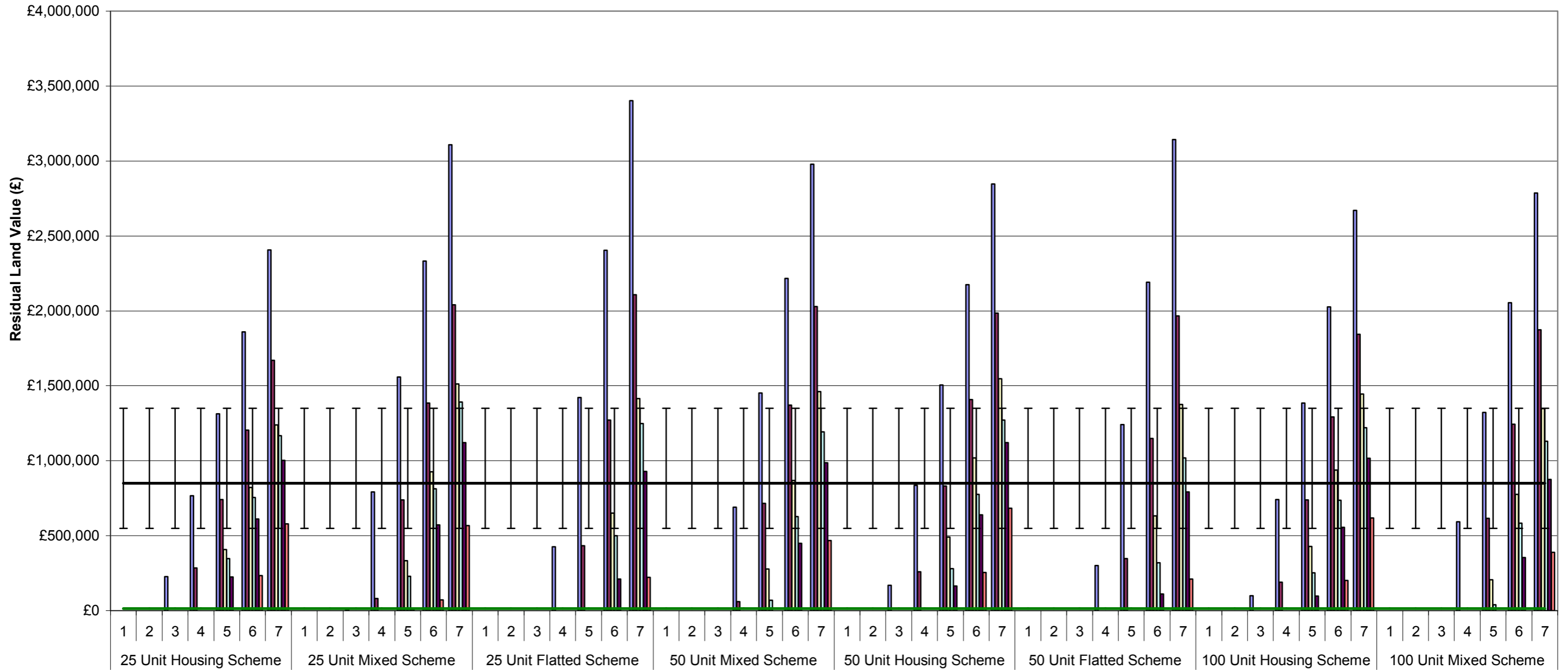
Source: Adams Integra, June 2009



**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**

1	2	3	4	5	6	7	8	
Value Point	Number of Units	Scenario	GDV	Development Cost	Developer Profit (@15%)	Finance & Land Costs	Residual Land Price	% Land Residual (of GDV)
Value Point 1	3 Unit 3-bed Housing Scheme	0% Affordable Housing	£357,000	£315,293	£53,550	£81,059	£0	0.0%
		20% Affordable Housing	£291,000	£315,293	£38,880	£80,069	£0	0.0%
		30% Affordable Housing	£291,000	£315,293	£38,880	£80,069	£0	0.0%
		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%
	3 Unit 4-bed Housing Scheme	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%
		30% Affordable Housing	£341,000	£366,795	£45,660	£83,175	£0	0.0%
		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%
	5 Unit Housing Scheme	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%
		30% Affordable Housing	£508,020	£559,823	£64,501	£140,808	£0	0.0%
		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%
	5 Unit Flatted Scheme	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%
		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%
	10 Unit Housing Scheme	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%
		30% Affordable Housing	£1,021,900	£1,068,143	£137,544	£278,879	£0	0.0%
		35% Affordable Housing	£963,900	£1,068,143	£124,614	£278,009	£0	0.0%
		40% Affordable Housing	£963,900	£1,068,143	£124,614	£278,009	£0	0.0%
	10 Unit 2 & 3-bed Housing Scheme	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%
		30% Affordable Housing	£951,900	£993,750	£128,304	£273,748	£0	0.0%
		35% Affordable Housing	£885,900	£993,750	£113,634	£272,758	£0	0.0%
		40% Affordable Housing	£885,900	£993,750	£113,634	£272,758	£0	0.0%
	10 Unit Flatted Scheme	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%
		30% Affordable Housing	£801,004	£917,995	£107,154	£267,329	£0	0.0%
		35% Affordable Housing	£752,204	£917,995	£95,784	£266,597	£0	0.0%
		40% Affordable Housing	£752,204	£917,995	£95,784	£266,597	£0	0.0%
	15 Unit Housing Scheme	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%
		30% Affordable Housing	£1,464,900	£1,570,740	£194,994	£415,573	£0	0.0%
		35% Affordable Housing	£1,464,900	£1,570,740	£194,994	£415,573	£0	0.0%
		40% Affordable Housing	£1,412,800	£1,570,740	£181,158	£414,791	£0	0.0%
	15 Unit Flatted Scheme	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%
		30% Affordable Housing	£1,087,004	£1,270,445	£143,214	£393,431	£0	0.0%
		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)
Value Point 1	25 Unit Housing Scheme	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%
		30% Affordable Housing	£2,465,800	£2,621,715	£329,388	£718,796	£0	0.0%
		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%
	25 Unit Mixed Scheme	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%
		30% Affordable Housing	£2,128,404	£2,330,685	£294,700	£695,118	£0	0.0%
		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%
	25 Unit Flatted Scheme	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%
		30% Affordable Housing	£1,826,604	£2,124,512	£242,400	£677,403	£0	0.0%
		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%
	50 Unit Mixed Scheme	0% Affordable Housing	£5,192,600	£4,803,452	£778,890	£1,507,748	£0	0.0%
		20% Affordable Housing	£4,881,104	£4,803,452	£657,354	£1,500,076	£0	0.0%
		30% Affordable Housing	£4,381,908	£4,803,452	£588,498	£1,495,588	£0	0.0%
		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%
		50% Affordable Housing	£3,844,916	£4,803,452	£462,283	£1,487,533	£0	0.0%
	50 Unit Housing Scheme	0% Affordable Housing	£5,705,000	£5,054,588	£855,750	£1,536,075	£0	0.0%
		20% Affordable Housing	£5,113,700	£5,054,588	£717,582	£1,527,206	£0	0.0%
		30% Affordable Housing	£4,821,600	£5,054,588	£650,286	£1,522,824	£0	0.0%
		35% Affordable Housing	£4,632,500	£5,054,588	£606,180	£1,519,988	£0	0.0%
		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%
50 Unit Flatted Scheme	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%	
	30% Affordable Housing	£3,715,812	£4,270,333	£496,999	£1,441,779	£0	0.0%	
	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%	
100 Unit Housing Scheme	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%	
	30% Affordable Housing	£9,657,100	£10,109,175	£1,301,406	£3,243,782	£0	0.0%	
	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%	
100 Unit Mixed Scheme	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%	
	30% Affordable Housing	£8,766,416	£9,606,903	£1,177,153	£3,179,988	£0	0.0%	
	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%	

Source: Adams Integra, June 2009

**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)
Value Point 2	3 Unit 3-bed Housing Scheme	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%
		30% Affordable Housing	£346,000	£315,293	£46,770	£80,894	£0	0.0%
		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%
	3 Unit 4-bed Housing Scheme	0% Affordable Housing	£285,310	£315,293	£30,124	£79,984	£0	0.0%
		20% Affordable Housing	£510,000	£366,795	£76,500	£85,710	£0	0.0%
		30% Affordable Housing	£405,000	£366,795	£54,900	£84,135	£0	0.0%
		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%
	5 Unit Housing Scheme	0% Affordable Housing	£333,600	£366,795	£35,316	£83,064	£0	0.0%
		20% Affordable Housing	£773,500	£559,823	£116,025	£144,790	£0	0.0%
		30% Affordable Housing	£686,000	£559,823	£97,770	£143,478	£0	0.0%
		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%
	5 Unit Flatted Scheme	0% Affordable Housing	£520,310	£559,823	£59,524	£140,993	£0	0.0%
		20% Affordable Housing	£569,500	£458,998	£85,425	£136,199	£0	0.0%
		30% Affordable Housing	£503,600	£458,998	£71,220	£135,211	£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%
	10 Unit Housing Scheme	0% Affordable Housing	£389,862	£458,998	£43,894	£133,505	£0	0.0%
		20% Affordable Housing	£1,470,500	£1,068,143	£220,575	£285,608	£0	0.0%
		30% Affordable Housing	£1,329,450	£1,068,143	£187,632	£283,492	£0	0.0%
		35% Affordable Housing	£1,224,450	£1,068,143	£166,032	£281,917	£0	0.0%
		40% Affordable Housing	£1,146,950	£1,068,143	£149,907	£280,755	£0	0.0%
	10 Unit 2 & 3-bed Housing Scheme	0% Affordable Housing	£1,146,950	£1,068,143	£149,907	£280,755	£0	0.0%
		20% Affordable Housing	£1,059,450	£1,068,143	£131,652	£279,442	£0	0.0%
		30% Affordable Housing	£1,360,000	£993,750	£204,000	£279,870	£0	0.0%
		35% Affordable Housing	£1,218,950	£993,750	£171,057	£277,754	£0	0.0%
		40% Affordable Housing	£1,141,450	£993,750	£154,932	£276,591	£0	0.0%
	10 Unit Flatted Scheme	0% Affordable Housing	£1,053,950	£993,750	£136,677	£275,279	£0	0.0%
		20% Affordable Housing	£1,053,950	£993,750	£136,677	£275,279	£0	0.0%
		30% Affordable Housing	£976,450	£993,750	£120,552	£274,116	£0	0.0%
		35% Affordable Housing	£1,139,000	£917,995	£170,850	£272,399	£0	0.0%
		40% Affordable Housing	£1,025,262	£917,995	£143,524	£270,693	£0	0.0%
	15 Unit Housing Scheme	0% Affordable Housing	£959,362	£917,995	£129,319	£269,704	£0	0.0%
		20% Affordable Housing	£893,462	£917,995	£115,114	£268,716	£0	0.0%
		30% Affordable Housing	£893,462	£917,995	£115,114	£268,716	£0	0.0%
		35% Affordable Housing	£827,562	£917,995	£100,909	£267,727	£0	0.0%
		40% Affordable Housing	£2,159,000	£1,570,740	£323,850	£425,984	£0	0.0%
	15 Unit Flatted Scheme	0% Affordable Housing	£1,912,950	£1,570,740	£269,307	£422,293	£0	0.0%
		20% Affordable Housing	£1,747,950	£1,570,740	£234,927	£419,818	£0	0.0%
		30% Affordable Housing	£1,747,950	£1,570,740	£234,927	£419,818	£0	0.0%
		35% Affordable Housing	£1,684,400	£1,570,740	£218,109	£418,865	£0	0.0%
		40% Affordable Housing	£1,519,400	£1,570,740	£183,729	£416,390	£0	0.0%
15 Unit Flatted Scheme	0% Affordable Housing	£1,564,000	£1,270,445	£234,600	£400,586	£0	0.0%	
	20% Affordable Housing	£1,405,262	£1,270,445	£196,924	£398,205	£0	0.0%	
	30% Affordable Housing	£1,294,362	£1,270,445	£172,369	£396,541	£0	0.0%	
	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)
Value Point 2	25 Unit Housing Scheme	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%
		30% Affordable Housing	£2,946,900	£2,621,715	£397,134	£726,012	£0	0.0%
		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%
	25 Unit Mixed Scheme	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	£394,918	£704,036	£0	0.0%
		30% Affordable Housing	£2,542,562	£2,330,685	£343,192	£701,331	£0	0.0%
		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%
	25 Unit Flatted Scheme	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%
		30% Affordable Housing	£2,179,162	£2,124,512	£292,012	£682,691	£0	0.0%
		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%
	50 Unit Mixed Scheme	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%
		30% Affordable Housing	£5,240,174	£4,803,452	£709,762	£1,508,462	£0	0.0%
		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%
		50% Affordable Housing	£4,535,398	£4,803,452	£553,338	£1,497,890	£0	0.0%
	50 Unit Housing Scheme	0% Affordable Housing	£6,927,500	£5,054,588	£1,039,125	£1,554,413	£0	0.0%
		20% Affordable Housing	£6,156,850	£5,054,588	£868,191	£1,542,853	£0	0.0%
		30% Affordable Housing	£5,773,300	£5,054,588	£784,743	£1,537,100	£0	0.0%
		35% Affordable Housing	£5,527,250	£5,054,588	£730,200	£1,533,409	£0	0.0%
		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	£613,909	£1,525,540	£0	0.0%
50 Unit Flatted Scheme	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%	
	30% Affordable Housing	£4,440,986	£4,270,333	£599,234	£1,452,657	£0	0.0%	
	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%	
100 Unit Housing Scheme	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%	
	30% Affordable Housing	£11,570,550	£10,109,175	£1,570,923	£3,272,484	£0	0.0%	
	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%	
100 Unit Mixed Scheme	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%	
	30% Affordable Housing	£10,489,648	£9,606,903	£1,420,083	£3,205,836	£0	0.0%	
	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%	

Source: Adams Integra, June 2009

**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)
Value Point 3	3 Unit 3-bed Housing Scheme	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%
		30% Affordable Housing	£401,000	£315,293	£54,660	£81,719	£0	0.0%
		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%
	3 Unit 4-bed Housing Scheme	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%
		30% Affordable Housing	£469,000	£366,795	£64,140	£85,095	£0	0.0%
		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%
	5 Unit Housing Scheme	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%
		30% Affordable Housing	£707,600	£559,823	£91,056	£143,802	£0	0.0%
		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%
	5 Unit Flatted Scheme	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%
		30% Affordable Housing	£530,720	£458,998	£68,023	£135,618	£0	0.0%
		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%
	10 Unit Housing Scheme	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%
		30% Affordable Housing	£1,427,000	£1,068,143	£194,520	£284,955	£0	0.0%
		35% Affordable Housing	£1,330,000	£1,068,143	£175,200	£283,500	£0	0.0%
		40% Affordable Housing	£1,330,000	£1,068,143	£175,200	£283,500	£0	0.0%
	10 Unit 2 & 3-bed Housing Scheme	0% Affordable Housing	£1,600,000	£993,750	£240,000	£299,477	£86,773	4.2%
		20% Affordable Housing	£1,428,000	£993,750	£200,880	£280,890	£0	0.0%
		30% Affordable Housing	£1,331,000	£993,750	£181,560	£279,435	£0	0.0%
		35% Affordable Housing	£1,222,000	£993,750	£159,720	£277,800	£0	0.0%
		40% Affordable Housing	£1,222,000	£993,750	£159,720	£277,800	£0	0.0%
	10 Unit Flatted Scheme	0% Affordable Housing	£1,340,000	£917,995	£201,000	£275,414	£0	0.0%
		20% Affordable Housing	£1,200,720	£917,995	£168,923	£273,325	£0	0.0%
		30% Affordable Housing	£1,117,720	£917,995	£151,483	£272,080	£0	0.0%
		35% Affordable Housing	£1,034,720	£917,995	£134,443	£270,835	£0	0.0%
		40% Affordable Housing	£1,034,720	£917,995	£134,443	£270,835	£0	0.0%
	15 Unit Housing Scheme	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%
		30% Affordable Housing	£2,031,000	£1,570,740	£274,860	£424,064	£0	0.0%
		35% Affordable Housing	£2,031,000	£1,570,740	£274,860	£424,064	£0	0.0%
		40% Affordable Housing	£1,956,000	£1,570,740	£255,060	£422,939	£0	0.0%
	15 Unit Flatted Scheme	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%
		30% Affordable Housing	£1,501,720	£1,270,445	£201,523	£399,652	£0	0.0%
		35% Affordable Housing	£1,501,720	£1,270,445	£201,523	£399,652	£0	0.0%
		40% Affordable Housing	£1,434,720	£1,270,445	£185,443	£398,647	£0	0.0%
50% Affordable Housing	£1,293,720	£1,270,445	£155,923	£396,532	£0	0.0%		

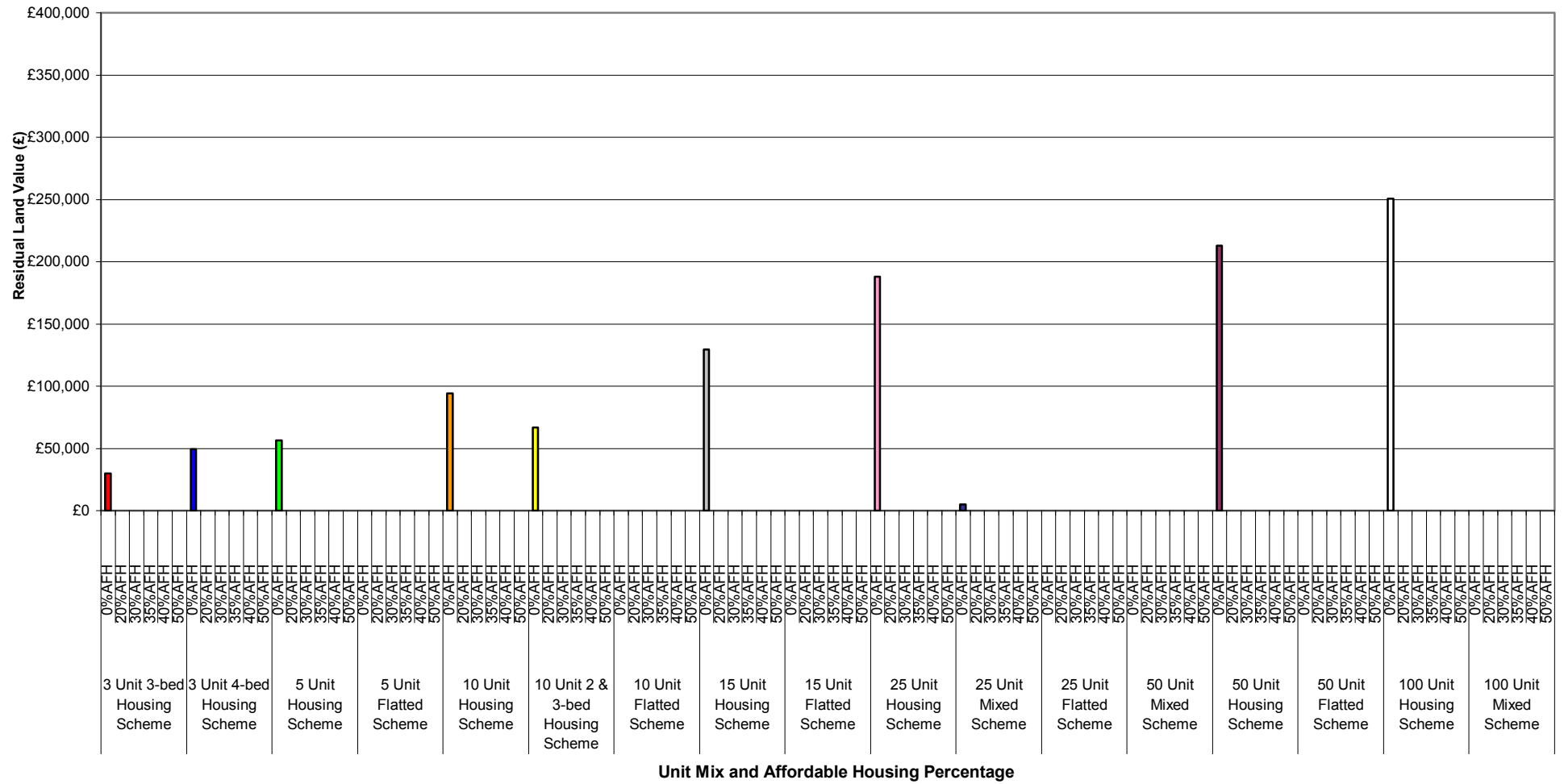
**Table 20: Summary Table Showing Results of Residual Land Value Appraisals and Reduction in Land Residual - Value Point 3  
70% General Needs Rent/30% Intermediate Tenure Mix  
Planning Infrastructure Level - £20,000**

1	2	3	4	5	6	7	8	
Value Point	Number of Units	Scenario	GDV	Development Cost	Developer Profit (@15%)	Finance & Land Costs	Residual Land Price	% Land Residual (of GDV)
Value Point 3	25 Unit Housing Scheme	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%
		30% Affordable Housing	£3,428,000	£2,621,715	£464,880	£733,229	£0	0.0%
		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%
	25 Unit Mixed Scheme	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%
		30% Affordable Housing	£2,956,720	£2,330,685	£401,683	£707,543	£0	0.0%
		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%
	25 Unit Flatted Scheme	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%
		30% Affordable Housing	£2,531,720	£2,124,512	£341,623	£687,980	£0	0.0%
		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%
	50 Unit Mixed Scheme	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%
		30% Affordable Housing	£6,098,440	£4,803,452	£831,026	£1,521,336	£0	0.0%
		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%
		50% Affordable Housing	£5,225,880	£4,803,452	£644,393	£1,508,248	£0	0.0%
	50 Unit Housing Scheme	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%
		30% Affordable Housing	£6,725,000	£5,054,588	£919,200	£1,551,375	£0	0.0%
		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%
	50 Unit Flatted Scheme	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%
		30% Affordable Housing	£5,166,160	£4,270,333	£701,470	£1,463,535	£0	0.0%
		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%
	100 Unit Housing Scheme	0% Affordable Housing	£16,300,000	£10,109,175	£2,445,000	£3,487,423	£250,650	1.5%
		20% Affordable Housing	£14,400,000	£10,109,175	£2,037,600	£3,314,926	£0	0.0%
		30% Affordable Housing	£13,484,000	£10,109,175	£1,840,440	£3,301,186	£0	0.0%
		35% Affordable Housing	£12,975,000	£10,109,175	£1,734,300	£3,293,551	£0	0.0%
		40% Affordable Housing	£12,500,000	£10,109,175	£1,630,200	£3,286,426	£0	0.0%
		50% Affordable Housing	£11,584,000	£10,109,175	£1,433,040	£3,272,686	£0	0.0%
	100 Unit Mixed Scheme	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%
		30% Affordable Housing	£12,212,880	£9,606,903	£1,663,013	£3,231,685	£0	0.0%
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%	

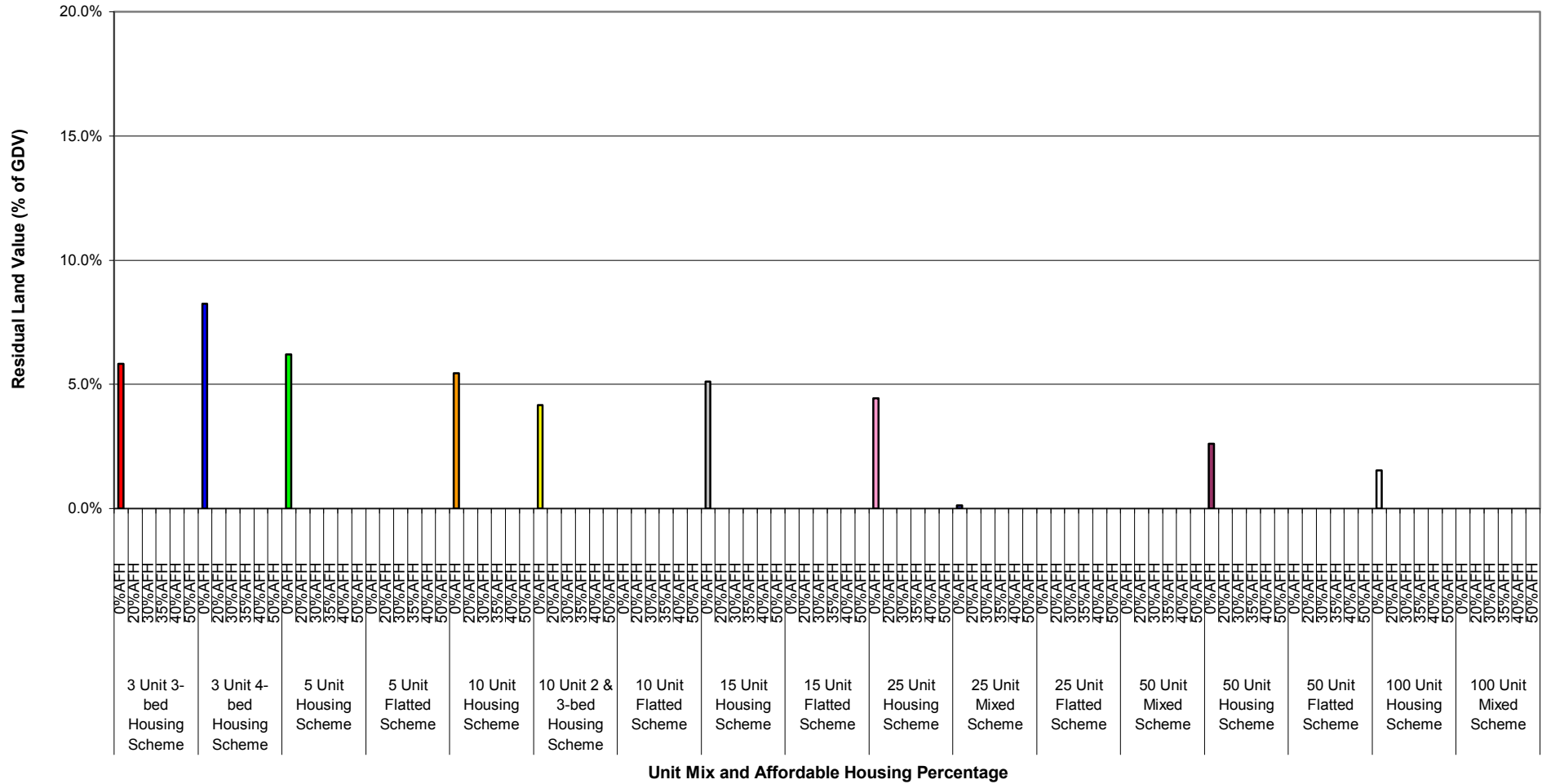
Source: Adams Integra, June 2009



**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**

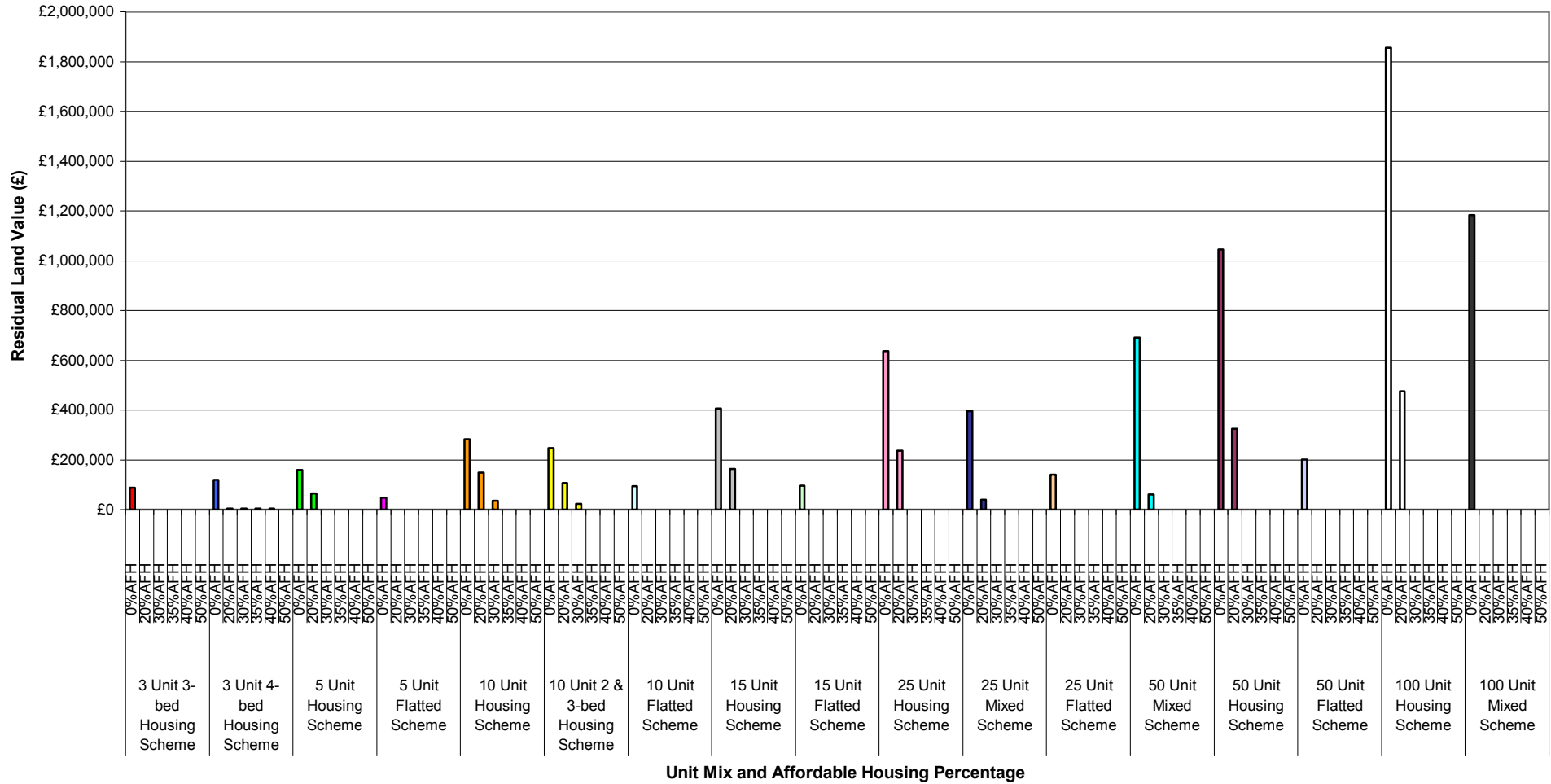
1	2	3	4	5	6	7	8	
Value Point	Number of Units	Scenario	GDV	Development Cost	Developer Profit (@15%)	Finance & Land Costs	Residual Land Price	% Land Residual (of GDV)
Value Point 4	3 Unit 3-bed Housing Scheme	0% Affordable Housing	£586,500	£315,293	£87,975	£94,412	£88,821	15.1%
		20% Affordable Housing	£455,000	£315,293	£62,490	£82,529	£0	0.0%
		30% Affordable Housing	£455,000	£315,293	£62,490	£82,529	£0	0.0%
		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%
	3 Unit 4-bed Housing Scheme	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%
		30% Affordable Housing	£533,000	£366,795	£73,380	£89,068	£3,757	0.7%
		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%
	5 Unit Housing Scheme	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	£95,498	7.2%
		30% Affordable Housing	£807,390	£559,823	£104,333	£145,299	£0	0.0%
		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%
	5 Unit Flatted Scheme	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%
		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%
	10 Unit Housing Scheme	0% Affordable Housing	£1,989,500	£1,068,143	£298,425	£332,225	£281,986	14.2%
		20% Affordable Housing	£1,785,550	£1,068,143	£253,068	£314,779	£149,560	8.4%
		30% Affordable Housing	£1,628,550	£1,068,143	£222,948	£300,906	£36,554	2.2%
		35% Affordable Housing	£1,512,050	£1,068,143	£200,433	£286,231	£0	0.0%
		40% Affordable Housing	£1,512,050	£1,068,143	£200,433	£286,231	£0	0.0%
	10 Unit 2 & 3-bed Housing Scheme	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%
		30% Affordable Housing	£1,519,550	£993,750	£208,128	£293,888	£23,784	1.6%
		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%
10 Unit Flatted Scheme	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%	
	30% Affordable Housing	£1,276,078	£917,995	£173,648	£274,455	£0	0.0%	
	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%	
15 Unit Housing Scheme	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%	
	30% Affordable Housing	£2,312,050	£1,570,740	£314,673	£428,280	£0	0.0%	
	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%	
15 Unit Flatted Scheme	0% Affordable Housing	£1,976,600	£1,570,740	£243,831	£423,248	£0	0.0%	
	20% Affordable Housing	£2,116,000	£1,270,445	£317,400	£432,425	£95,730	4.5%	
	30% Affordable Housing	£1,880,178	£1,270,445	£265,163	£405,329	£0	0.0%	
	35% Affordable Housing	£1,709,078	£1,270,445	£230,678	£402,762	£0	0.0%	
	40% Affordable Housing	£1,631,678	£1,270,445	£212,165	£401,601	£0	0.0%	
50% Affordable Housing	£1,460,578	£1,270,445	£177,680	£399,035	£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**

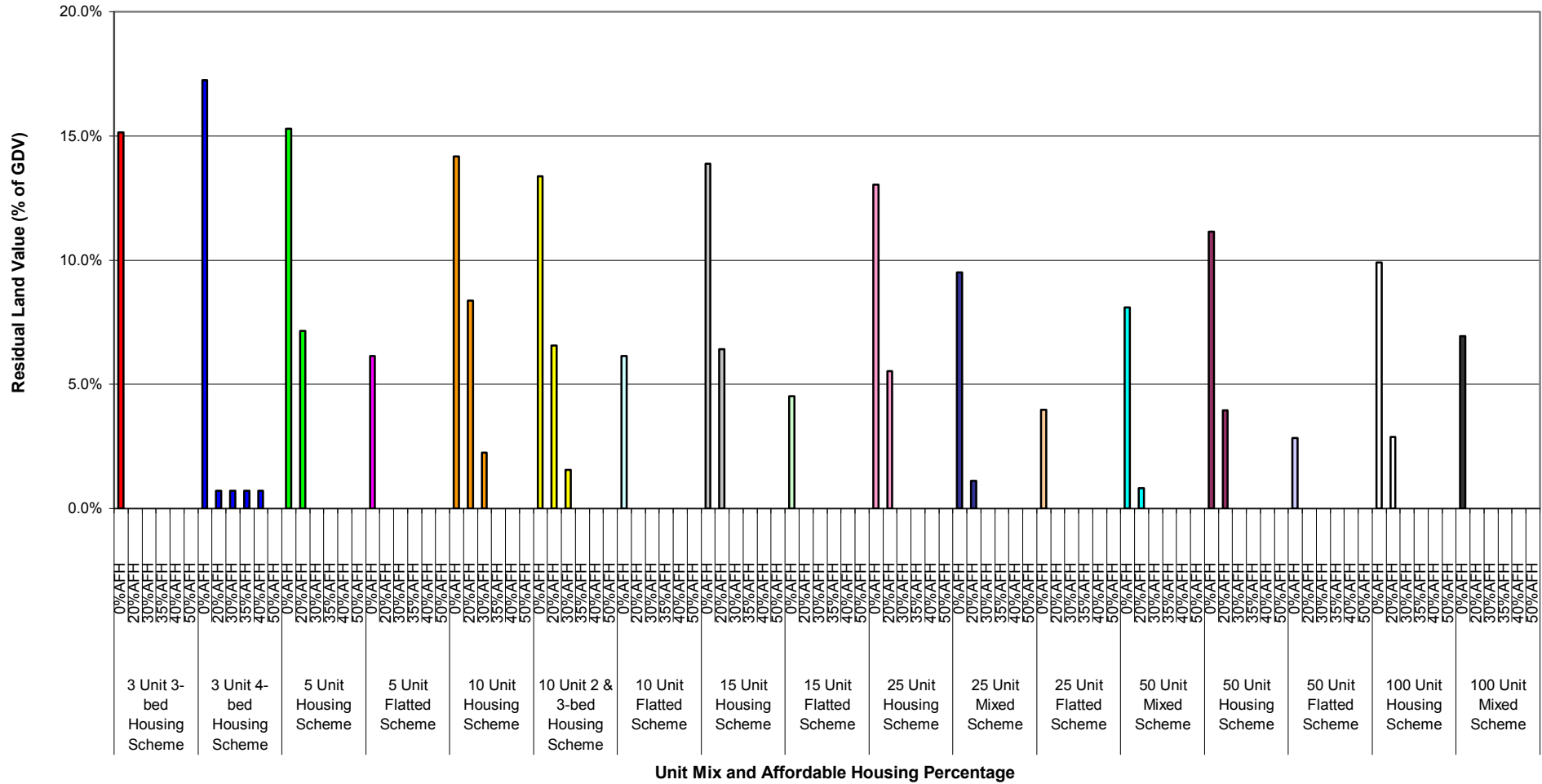
1	2	3	4	5	6	7	8	
Value Point	Number of Units	Scenario	GDV	Development Cost	Developer Profit (@15%)	Finance & Land Costs	Residual Land Price	% Land Residual (of GDV)
Value Point 4	25 Unit Housing Scheme	0% Affordable Housing	£4,876,000	£2,621,715	£731,400	£960,297	£536,085	13.0%
		20% Affordable Housing	£4,267,050	£2,621,715	£607,923	£798,765	£236,260	5.5%
		30% Affordable Housing	£3,906,100	£2,621,715	£532,446	£762,545	£0	0.0%
		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%
	25 Unit Mixed Scheme	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%
		30% Affordable Housing	£3,367,878	£2,330,685	£459,995	£713,710	£0	0.0%
		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%
	25 Unit Flatted Scheme	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%
		30% Affordable Housing	£2,884,278	£2,124,512	£391,235	£693,268	£0	0.0%
		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 Unit Mixed Scheme	0% Affordable Housing	£8,630,700	£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%
		30% Affordable Housing	£6,952,706	£4,803,452	£962,050	£1,534,150	£0	0.0%
		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%
		50% Affordable Housing	£5,910,362	£4,803,452	£735,088	£1,518,515	£0	0.0%
	50 Unit Housing Scheme	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%
		30% Affordable Housing	£7,670,700	£5,054,588	£1,053,297	£1,565,561	£0	0.0%
		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%
	50 Unit Flatted Scheme	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%
30% Affordable Housing		£5,891,334	£4,270,333	£803,705	£1,474,412	£0	0.0%	
35% Affordable Housing		£5,642,834	£4,270,333	£750,707	£1,470,885	£0	0.0%	
40% Affordable Housing		£5,478,012	£4,270,333	£713,080	£1,468,212	£0	0.0%	
100 Unit Housing Scheme	0% Affordable Housing	£17,061,400	£9,606,903	£2,559,210	£3,662,335	£1,183,834	6.9%	
	20% Affordable Housing	£15,075,056	£9,606,903	£2,141,535	£3,355,542	£0	0.0%	
	30% Affordable Housing	£13,928,112	£9,606,903	£1,905,463	£3,257,413	£0	0.0%	
	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%	
100 Unit Mixed Scheme	0% Affordable Housing	£17,061,400	£9,606,903	£2,559,210	£3,662,335	£1,183,834	6.9%	
	20% Affordable Housing	£15,075,056	£9,606,903	£2,141,535	£3,355,542	£0	0.0%	
	30% Affordable Housing	£13,928,112	£9,606,903	£1,905,463	£3,257,413	£0	0.0%	
	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	£3,228,143	£0	0.0%		

Source: Adams Integra, June 2009

**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**

1	2	3	4	5	6	7	8	
Value Point	Number of Units	Scenario	GDV	Development Cost	Developer Profit (@15%)	Finance & Land Costs	Residual Land Price	% Land Residual (of GDV)
Value Point 5	3 Unit 3-bed Housing Scheme	0% Affordable Housing	£663,000	£315,293	£99,450	£100,350	£147,908	22.3%
		20% Affordable Housing	£509,000	£315,293	£70,320	£88,848	£34,540	6.8%
		30% Affordable Housing	£509,000	£315,293	£70,320	£88,848	£34,540	6.8%
		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%
	3 Unit 4-bed Housing Scheme	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%
		30% Affordable Housing	£597,000	£366,795	£82,620	£94,063	£53,522	9.0%
		35% Affordable Housing	£597,000	£366,795	£82,620	£94,063	£53,522	9.0%
		40% Affordable Housing	£597,000	£366,795	£82,620	£94,063	£53,522	9.0%
	5 Unit Housing Scheme	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%
		30% Affordable Housing	£907,180	£559,823	£117,611	£158,644	£71,103	7.8%
		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%
	5 Unit Flatted Scheme	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%
		30% Affordable Housing	£680,636	£458,998	£87,872	£137,866	£0	0.0%
		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%
	10 Unit Housing Scheme	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%
		30% Affordable Housing	£1,830,100	£1,068,143	£251,376	£319,663	£189,009	10.3%
		35% Affordable Housing	£1,695,100	£1,068,143	£225,726	£307,711	£93,521	5.5%
		40% Affordable Housing	£1,695,100	£1,068,143	£225,726	£307,711	£93,521	5.5%
	10 Unit 2 & 3-bed Housing Scheme	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%
		30% Affordable Housing	£1,709,100	£993,750	£234,756	£311,539	£169,055	9.9%
		35% Affordable Housing	£1,555,100	£993,750	£205,626	£297,892	£57,832	3.7%
		40% Affordable Housing	£1,555,100	£993,750	£205,626	£297,892	£57,832	3.7%
10 Unit Flatted Scheme	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%	
	30% Affordable Housing	£1,434,436	£917,995	£195,812	£289,232	£31,397	2.2%	
	35% Affordable Housing	£1,317,236	£917,995	£173,102	£275,072	£0	0.0%	
	40% Affordable Housing	£1,317,236	£917,995	£173,102	£275,072	£0	0.0%	
15 Unit Housing Scheme	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%	
	30% Affordable Housing	£2,594,100	£1,570,740	£354,546	£466,894	£199,901	7.7%	
	35% Affordable Housing	£2,594,100	£1,570,740	£354,546	£466,894	£199,901	7.7%	
	40% Affordable Housing	£2,493,200	£1,570,740	£328,602	£458,587	£135,271	5.4%	
15 Unit Flatted Scheme	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%	
	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%	
	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%		

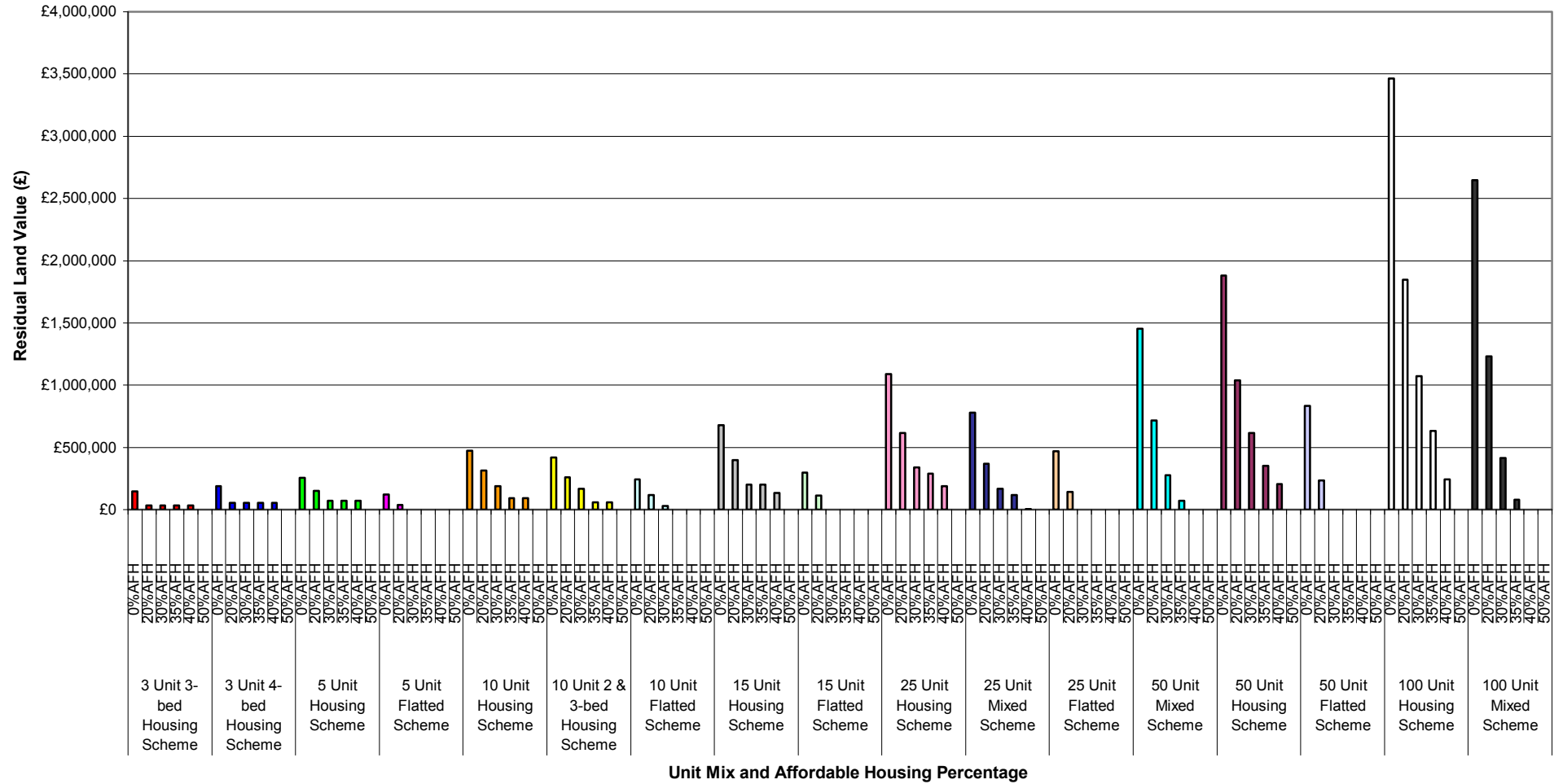
**Table 22: Summary Table Showing Results of Residual Land Value Appraisals and Reduction in Land Residual - Value Point 5  
70% General Needs Rent/30% Intermediate Tenure Mix  
Planning Infrastructure Level - £20,000**

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)
Value Point 5	25 Unit Housing Scheme	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%
		30% Affordable Housing	£4,385,200	£2,621,715	£600,072	£814,203	£338,734	7.7%
		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%
	25 Unit Mixed Scheme	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%
		30% Affordable Housing	£3,780,036	£2,330,685	£518,366	£763,988	£166,907	4.4%
		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%
	25 Unit Flatted Scheme	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%
		30% Affordable Housing	£3,236,836	£2,124,512	£440,846	£698,556	£0	0.0%
		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%
		50% Affordable Housing	£6,596,844	£4,803,452	£825,903	£1,528,812	£0	0.0%
	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%
50 Unit Flatted Scheme	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%	
	30% Affordable Housing	£6,616,508	£4,270,333	£905,940	£1,485,290	£0	0.0%	
	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%	
100 Unit Housing Scheme	0% Affordable Housing	£21,190,000	£10,109,175	£3,178,500	£4,296,740	£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%	
	30% Affordable Housing	£17,293,900	£10,109,175	£2,378,454	£3,690,528	£1,071,113	6.2%	
	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%	
100 Unit Mixed Scheme	0% Affordable Housing	£19,286,800	£9,606,903	£2,893,020	£4,030,193	£2,646,416	13.7%	
	20% Affordable Housing	£16,978,672	£9,606,903	£2,417,104	£3,672,005	£1,231,353	7.3%	
	30% Affordable Housing	£15,645,344	£9,606,903	£2,148,033	£3,464,039	£413,578	2.6%	
	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%	

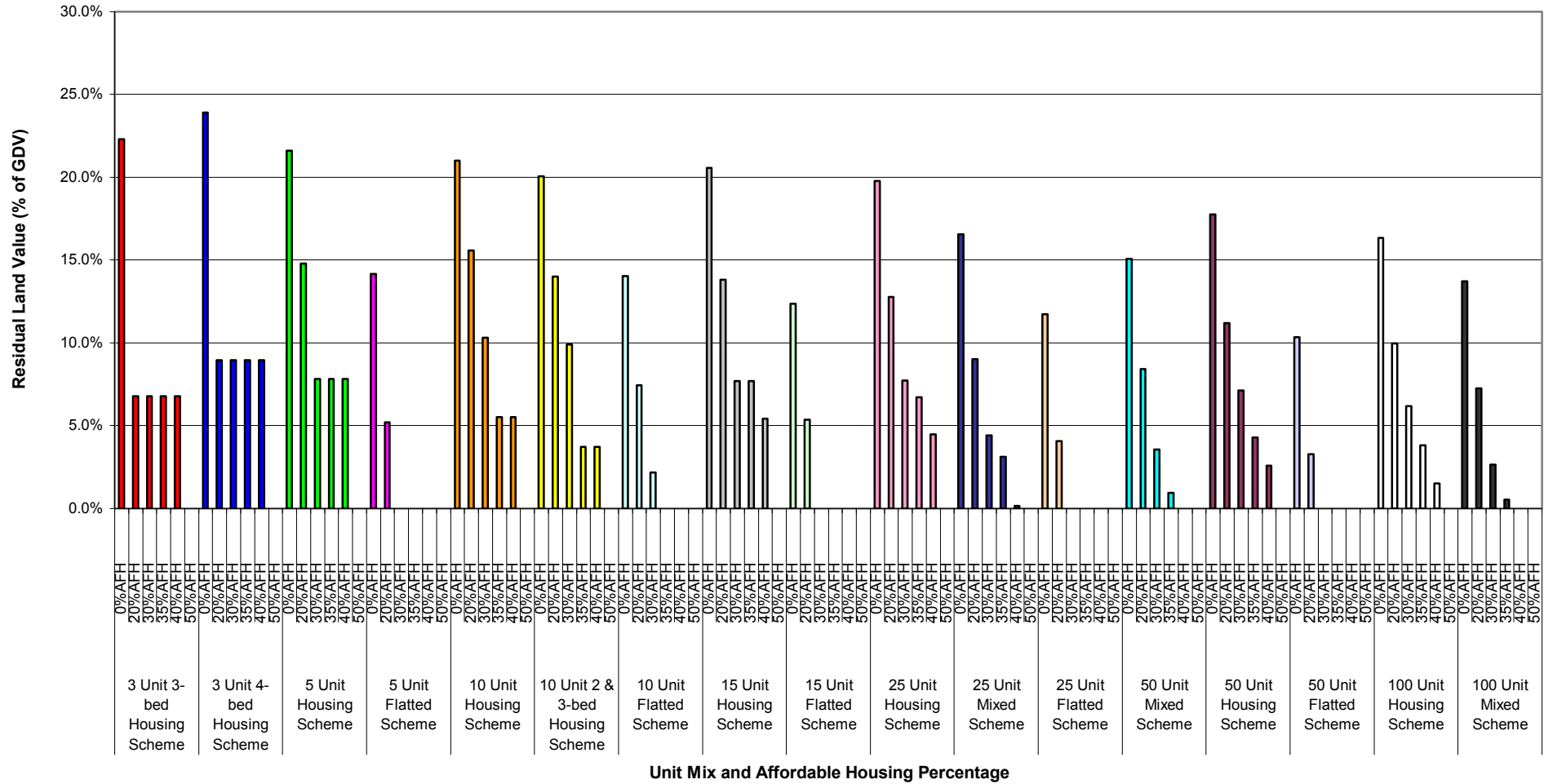
Source: Adams Integra, June 2009



**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**

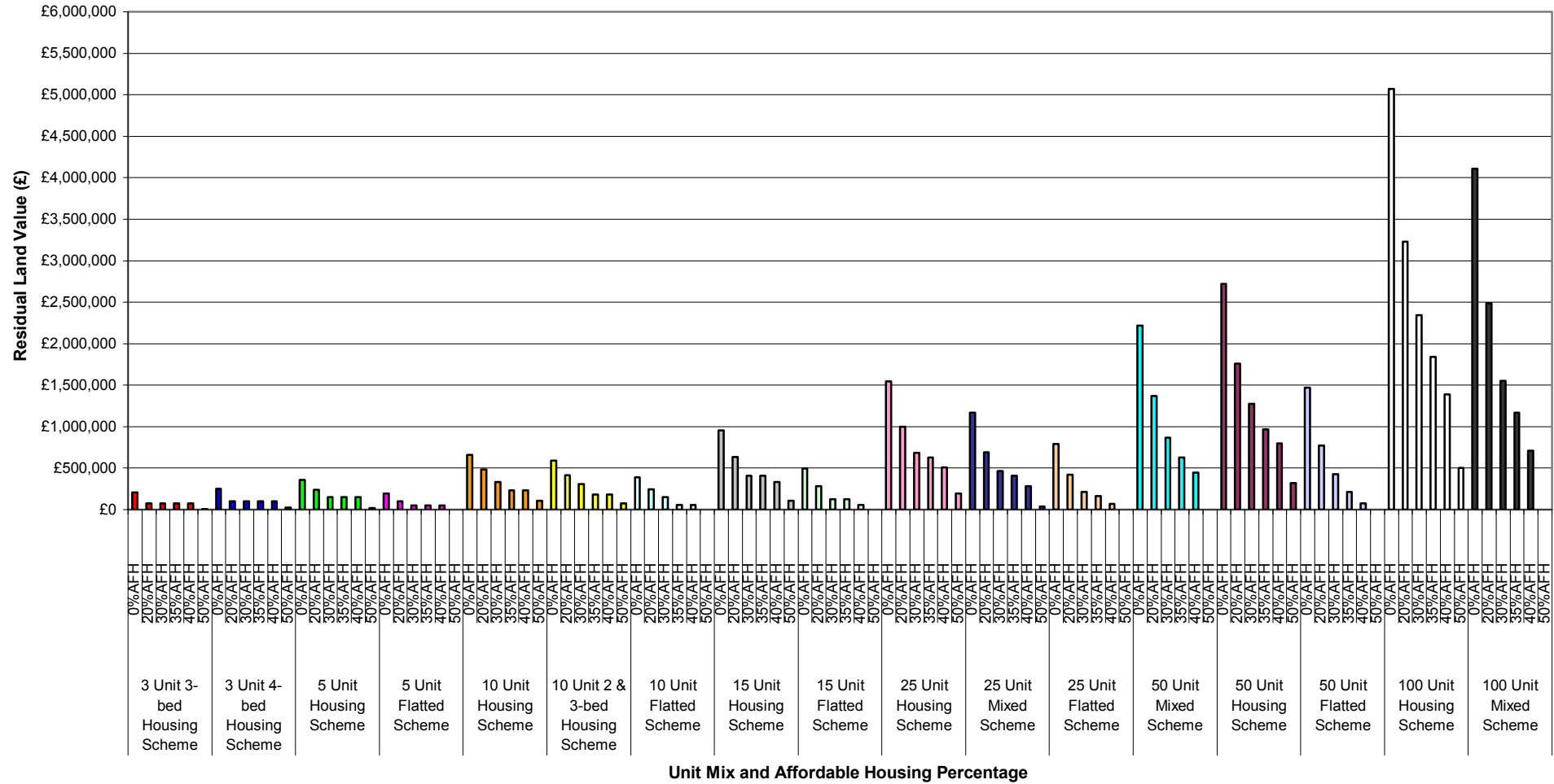
1	2	3	4	5	6	7	8	
Value Point	Number of Units	Scenario	GDV	Development Cost	Developer Profit (@15%)	Finance & Land Costs	Residual Land Price	% Land Residual (of GDV)
Value Point 6	3 Unit 3-bed Housing Scheme	0% Affordable Housing	£739,500	£315,293	£110,925	£106,288	£204,924	27.7%
		20% Affordable Housing	£564,000	£315,293	£78,210	£93,144	£77,353	13.7%
		30% Affordable Housing	£564,000	£315,293	£78,210	£93,144	£77,353	13.7%
		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%
	3 Unit 4-bed Housing Scheme	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%
		30% Affordable Housing	£661,000	£366,795	£91,860	£99,058	£103,287	15.6%
		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%
	5 Unit Housing Scheme	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%
		30% Affordable Housing	£1,006,970	£559,823	£130,888	£168,004	£148,255	14.7%
		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%
	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%
	10 Unit Housing Scheme	0% Affordable Housing	£2,508,500	£1,068,143	£376,275	£380,097	£656,626	26.2%
		20% Affordable Housing	£2,241,650	£1,068,143	£318,504	£357,124	£482,943	21.5%
		30% Affordable Housing	£2,032,650	£1,068,143	£279,864	£338,521	£335,739	16.5%
		35% Affordable Housing	£1,878,150	£1,068,143	£251,019	£324,795	£231,852	12.3%
		40% Affordable Housing	£1,878,150	£1,068,143	£251,019	£324,795	£231,852	12.3%
	10 Unit 2 & 3-bed Housing Scheme	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%
		30% Affordable Housing	£1,898,650	£993,750	£261,384	£329,189	£304,897	16.1%
		35% Affordable Housing	£1,723,150	£993,750	£228,669	£313,593	£185,267	10.8%
		40% Affordable Housing	£1,723,150	£993,750	£228,669	£313,593	£185,267	10.8%
	10 Unit Flatted Scheme	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%
		30% Affordable Housing	£1,590,794	£917,995	£217,857	£303,784	£151,158	9.5%
		35% Affordable Housing	£1,455,494	£917,995	£192,252	£291,796	£53,452	3.7%
		40% Affordable Housing	£1,455,494	£917,995	£192,252	£291,796	£53,452	3.7%
	15 Unit Housing Scheme	0% Affordable Housing	£3,883,000	£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%
		30% Affordable Housing	£2,877,150	£1,570,740	£394,479	£493,235	£406,135	14.1%
		35% 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%
	15 Unit Flatted Scheme	0% Affordable Housing	£2,434,800	£1,570,740	£303,993	£454,666	£105,401	4.3%
		20% Affordable Housing	£2,668,000	£1,270,445	£400,200	£483,340	£493,454	18.5%
		30% Affordable Housing	£2,354,094	£1,270,445	£333,342	£456,215	£285,269	12.1%
		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%
15 Unit Flatted Scheme	0% Affordable Housing	£2,022,594	£1,270,445	£265,428	£427,321	£59,400	2.9%	
	20% Affordable Housing	£1,790,294	£1,270,445	£220,953	£403,980	£0	0.0%	
	30% Affordable Housing	£1,790,294	£1,270,445	£220,953	£403,980	£0	0.0%	
	35% Affordable Housing	£1,790,294	£1,270,445	£220,953	£403,980	£0	0.0%	
	40% 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**

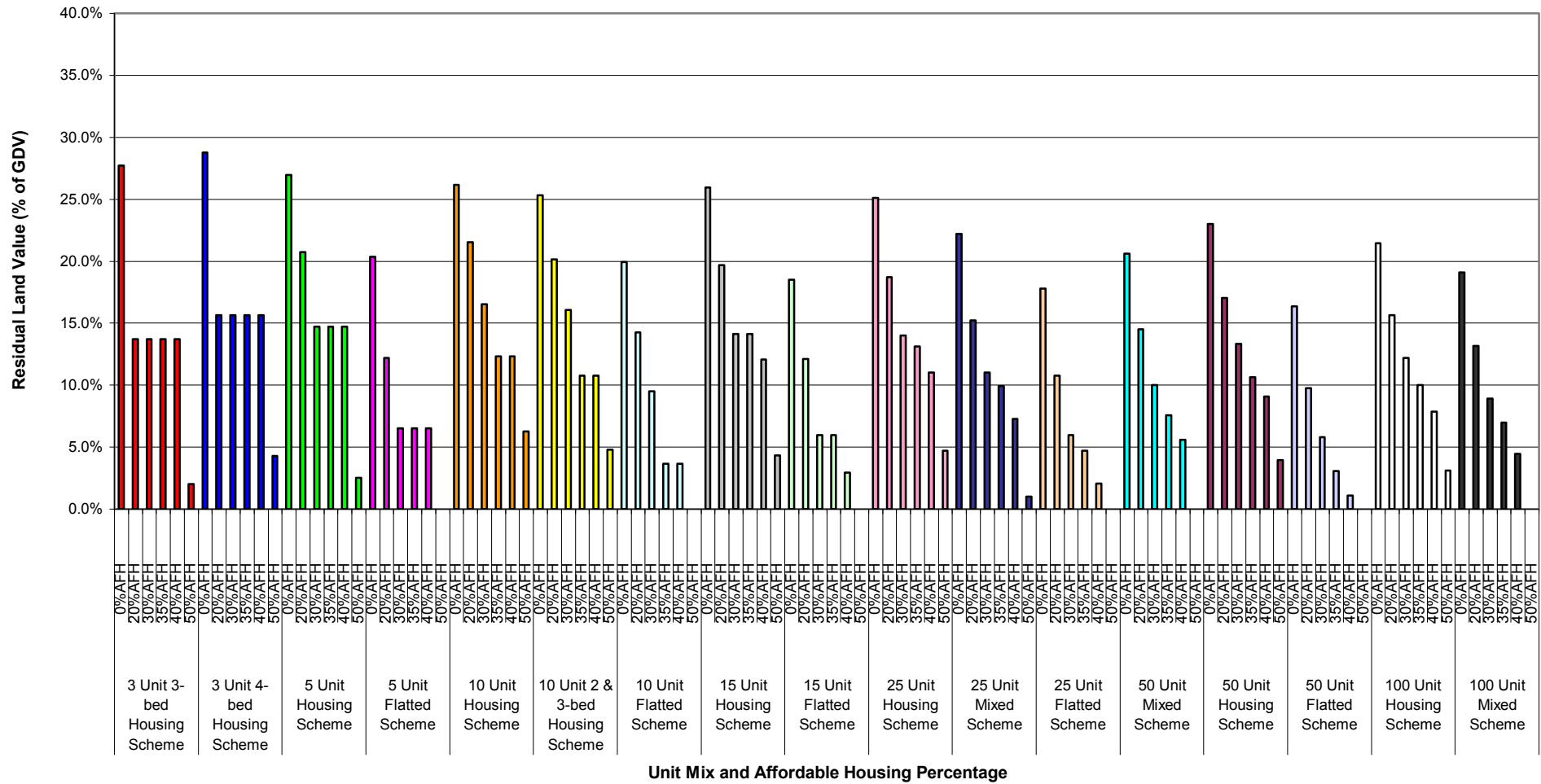
1	2	3	4	5	6	7	8	
Value Point	Number of Units	Scenario	GDV	Development Cost	Developer Profit (@15%)	Finance & Land Costs	Residual Land Price	% Land Residual (of GDV)
Value Point 6	25 Unit Housing Scheme	0% Affordable Housing	£5,148,000	£2,621,715	£922,200	£996,210	£1,543,560	25.1%
		20% Affordable Housing	£5,342,150	£2,621,715	£764,229	£914,185	£1,000,340	18.7%
		30% Affordable Housing	£4,866,300	£2,621,715	£667,818	£866,094	£682,246	14.0%
		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%
	25 Unit Mixed Scheme	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%
		30% Affordable Housing	£4,193,194	£2,330,685	£576,798	£808,523	£462,872	11.0%
		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	£744,368	£35,591	1.0%
	25 Unit Flatted Scheme	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%
		30% Affordable Housing	£3,585,394	£2,124,512	£490,218	£754,016	£214,482	6.0%
		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	£528,993	7.6%
		40% Affordable Housing	£8,000,932	£4,803,452	£1,058,171	£1,677,092	£448,351	5.6%
		50% Affordable Housing	£7,283,326	£4,803,452	£916,718	£1,584,346	£0	0.0%
	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	£1,780,134	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%
50 Unit Flatted Scheme	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%	
	30% Affordable Housing	£7,334,682	£4,270,333	£1,007,756	£1,619,089	£424,379	5.8%	
	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	£5,240,070	£4,270,333	£780,520	£1,479,643	£0	0.0%	
100 Unit Housing Scheme	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%	
	30% Affordable Housing	£19,207,350	£10,109,175	£2,647,971	£4,009,971	£2,342,623	12.2%	
	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%	
100 Unit Mixed Scheme	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%	
	30% Affordable Housing	£17,362,576	£9,606,903	£2,390,603	£3,750,600	£1,549,891	8.9%	
	35% Affordable Housing	£16,742,670	£9,606,903	£2,266,234	£3,653,779	£1,167,124	7.0%	
	40% Affordable Housing	£16,001,864	£9,606,903	£2,116,342	£3,538,302	£710,704	4.4%	
	50% Affordable Housing	£14,602,752	£9,606,903	£1,835,601	£3,267,533	£0	0.0%	

Source: Adams Integra, June 2009

**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)
Value Point 6	3 Unit 3-bed Housing Scheme	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%
		30% Affordable Housing	£619,000	£315,293	£86,100	£97,441	£120,167	19.4%
		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%
	3 Unit 4-bed Housing Scheme	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%
		30% Affordable Housing	£725,000	£366,795	£101,100	£104,053	£153,052	21.1%
		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%
	5 Unit Housing Scheme	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%
		30% Affordable Housing	£1,106,760	£559,823	£144,166	£177,365	£223,153	20.2%
		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%
	5 Unit Flatted Scheme	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%
		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%
	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%
		30% Affordable Housing	£2,235,200	£1,068,143	£308,352	£357,379	£481,273	21.5%
		35% Affordable Housing	£2,061,200	£1,068,143	£276,312	£341,879	£363,620	17.6%
		40% Affordable Housing	£2,061,200	£1,068,143	£276,312	£341,879	£363,620	17.6%
	10 Unit 2 & 3-bed Housing Scheme	0% Affordable Housing	£2,560,000	£993,750	£384,000	£388,025	£762,456	29.8%
		20% Affordable Housing	£2,262,200	£993,750	£320,052	£362,340	£562,616	24.9%
		30% Affordable Housing	£2,088,200	£993,750	£288,012	£346,840	£445,810	21.3%
		35% Affordable Housing	£1,891,200	£993,750	£251,712	£329,293	£306,951	16.2%
		40% Affordable Housing	£1,891,200	£993,750	£251,712	£329,293	£306,951	16.2%
	10 Unit Flatted Scheme	0% Affordable Housing	£1,717,200	£993,750	£219,672	£313,793	£188,085	11.0%
		20% Affordable Housing	£1,444,352	£917,995	£183,141	£291,456	£51,760	3.6%
		30% Affordable Housing	£1,299,752	£917,995	£158,581	£264,420	£162,179	10.2%
		35% Affordable Housing	£1,196,752	£917,995	£141,581	£240,997	£162,179	10.2%
		40% Affordable Housing	£1,196,752	£917,995	£141,581	£240,997	£162,179	10.2%
	15 Unit Housing Scheme	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%
		30% Affordable Housing	£3,160,200	£1,570,740	£434,412	£519,576	£610,053	19.3%
		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%
	15 Unit Flatted Scheme	0% Affordable Housing	£2,665,400	£1,570,740	£334,164	£476,345	£275,627	10.3%
		20% Affordable Housing	£2,844,000	£1,270,445	£441,600	£508,798	£694,231	23.6%
		30% Affordable Housing	£2,591,552	£1,270,445	£367,461	£478,257	£461,128	17.8%
		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%		

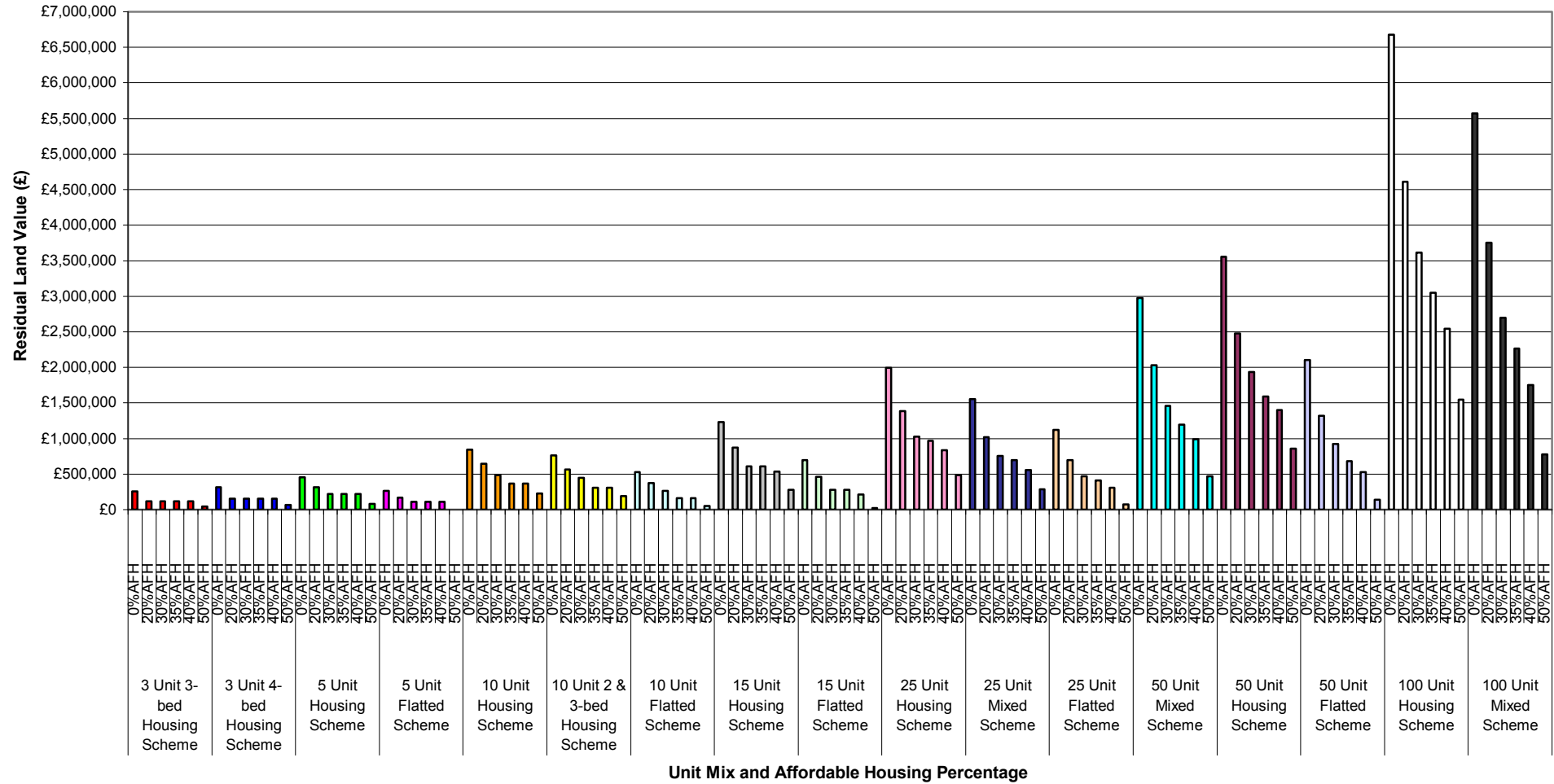
**Table 24: Summary Table Showing Results of Residual Land Value Appraisals and Reduction in Land Residual - Value Point 7  
70% General Needs Rent/30% Intermediate Tenure Mix  
Planning Infrastructure Level - £20,000**

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)
Value Point 6	25 Unit Housing Scheme	0% Affordable Housing	£5,784,000	£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%
		30% Affordable Housing	£5,347,400	£2,621,715	£735,564	£917,986	£1,029,250	19.2%
		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	£584,768	£834,319	£481,118	10.7%
	25 Unit Mixed Scheme	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%
		30% Affordable Housing	£4,607,952	£2,330,685	£635,289	£853,176	£756,674	16.4%
		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%
	25 Unit Flatted Scheme	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%
		30% Affordable Housing	£3,937,952	£2,124,512	£539,829	£792,047	£467,117	11.9%
		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	£9,621,904	£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	£886,032	11.2%
		50% Affordable Housing	£7,973,808	£4,803,452	£1,007,772	£1,680,119	£467,992	5.9%
	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	£1,620,878	£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%
50 Unit Flatted Scheme	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%	
	30% Affordable Housing	£8,059,856	£4,270,333	£1,109,991	£1,718,716	£922,384	11.4%	
	35% Affordable Housing	£7,887,856	£4,270,333	£1,034,679	£1,670,925	£883,442	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%	
100 Unit Housing Scheme	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%	
	30% Affordable Housing	£21,120,800	£10,109,175	£2,917,488	£4,329,415	£3,614,133	17.1%	
	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%	
100 Unit Mixed Scheme	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%	
	30% Affordable Housing	£19,085,808	£9,606,903	£2,633,532	£4,038,250	£2,694,837	14.1%	
	35% Affordable Housing	£18,388,360	£9,606,903	£2,495,494	£3,928,978	£2,262,706	12.3%	
	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%	

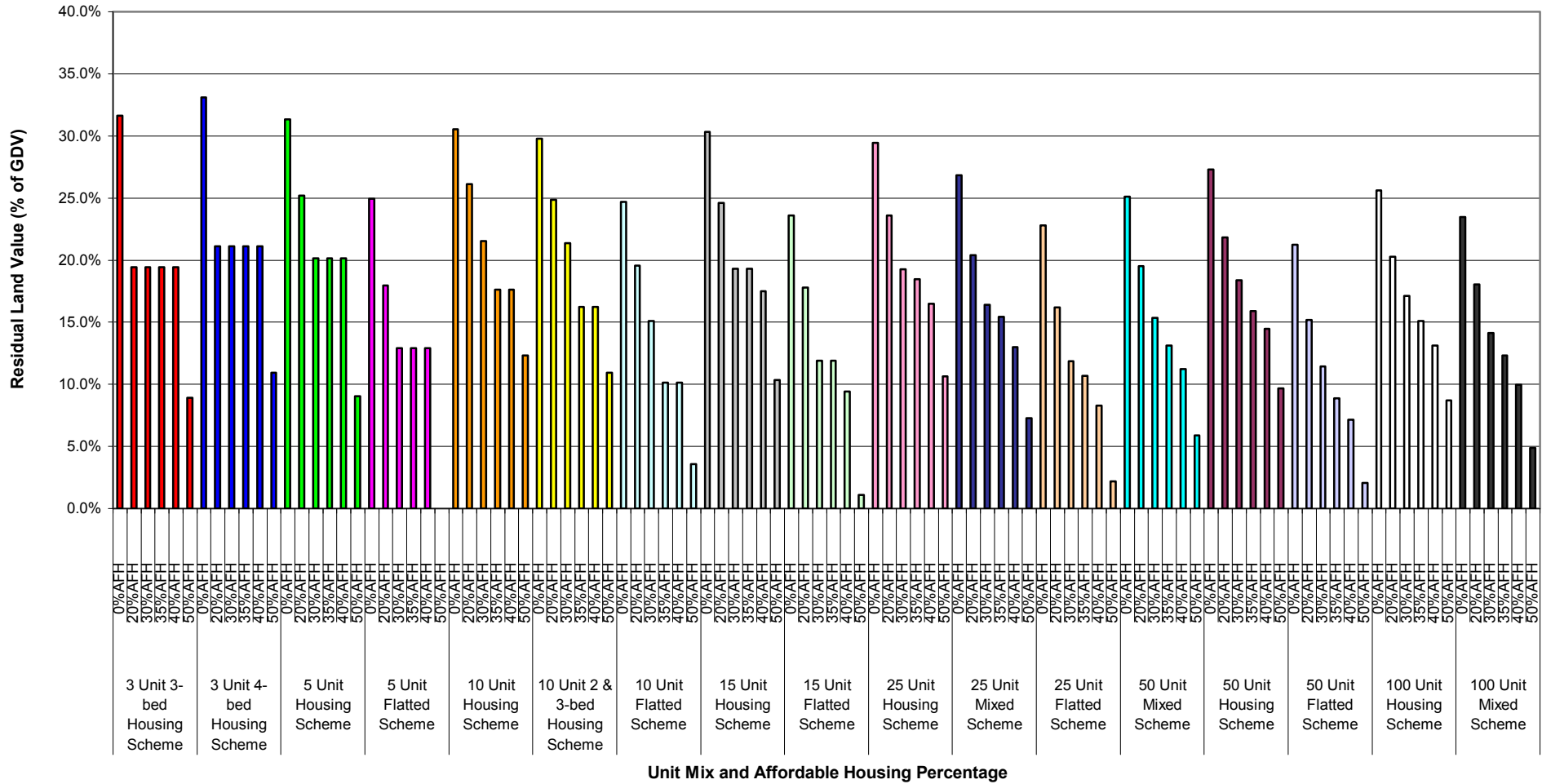
Source: Adams Integra, June 2009



**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**

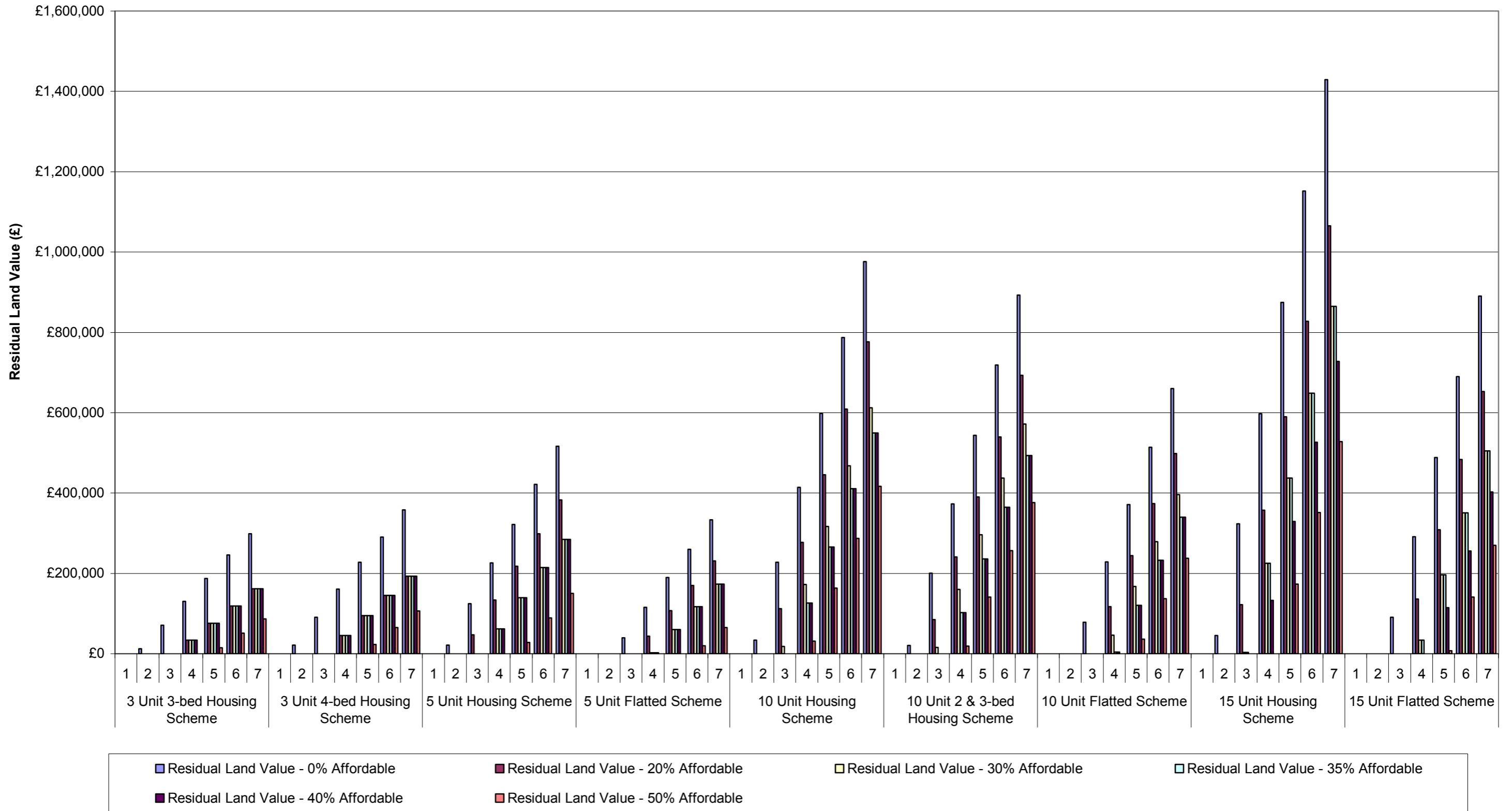


## **Appendix IIc**

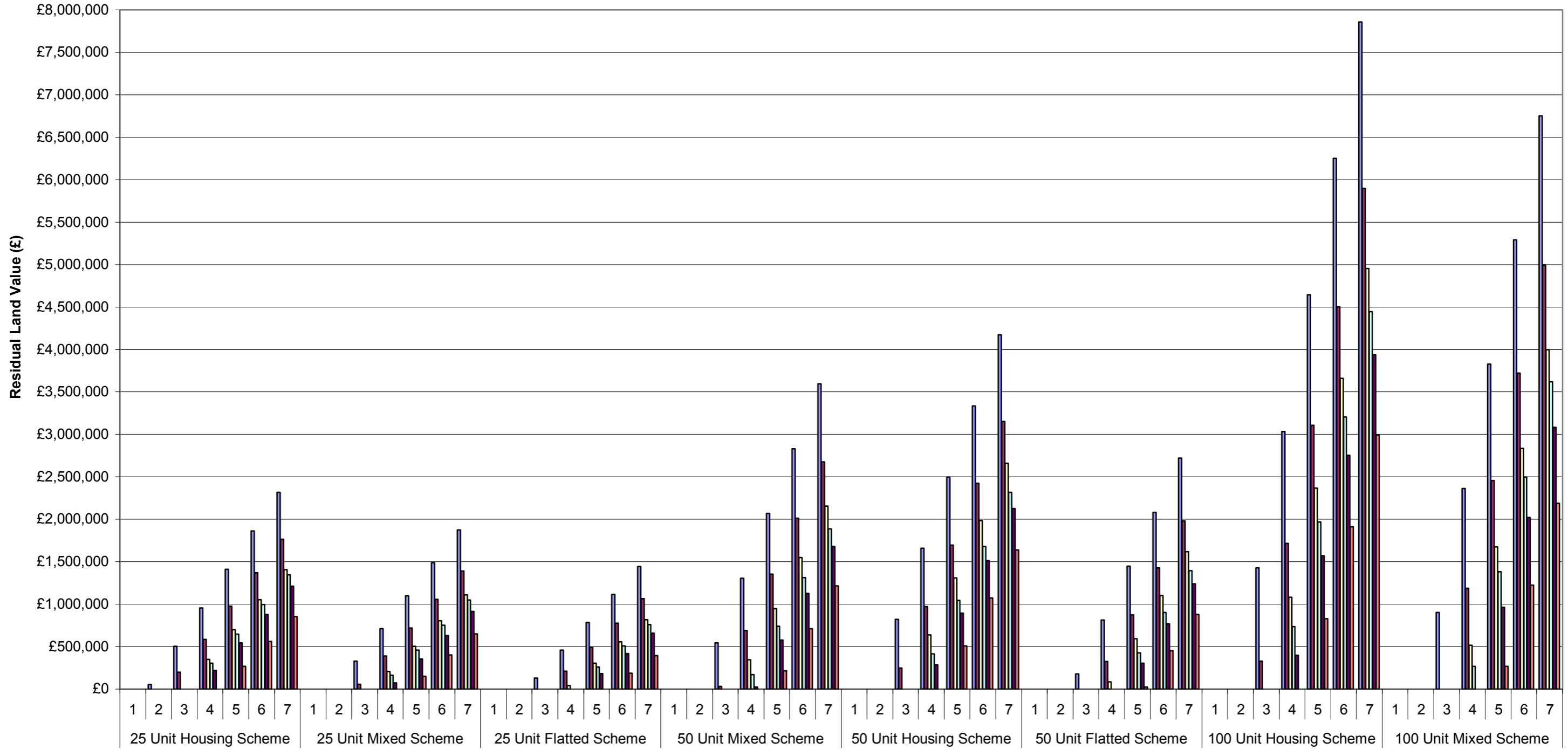
**Table 25: Summary of Residual Land Value (£) Appraisals for All Value Points - 60% General Needs  
Rent/40% Intermediate Tenure Mix  
Planning Infrastructure Level - £5,000**

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
3 Unit 3-bed Housing Scheme	1	£0	£0	£0	£0	£0	£0
	2	£12,273	£0	£0	£0	£0	£0
	3	£71,359	£0	£0	£0	£0	£0
	4	£130,446	£34,207	£34,207	£34,207	£34,207	£0
	5	£187,637	£76,165	£76,165	£76,165	£76,165	£15,144
	6	£246,133	£118,978	£118,978	£118,978	£118,978	£86,917
	7	£299,475	£161,792	£161,792	£161,792	£161,792	£86,669
3 Unit 4-bed Housing Scheme	1	£0	£0	£0	£0	£0	£0
	2	£21,540	£0	£0	£0	£0	£0
	3	£91,054	£0	£0	£0	£0	£0
	4	£160,568	£45,382	£45,382	£45,382	£45,382	£0
	5	£227,781	£95,147	£95,147	£95,147	£95,147	£23,358
	6	£290,607	£144,912	£144,912	£144,912	£144,912	£64,839
	7	£358,036	£192,730	£192,730	£192,730	£192,730	£106,321
5 Unit Housing Scheme	1	£0	£0	£0	£0	£0	£0
	2	£21,110	£0	£0	£0	£0	£0
	3	£124,544	£46,931	£0	£0	£0	£0
	4	£226,699	£133,560	£62,014	£62,014	£62,014	£0
	5	£321,471	£217,989	£139,166	£139,166	£139,166	£27,942
	6	£421,803	£298,430	£214,154	£214,154	£214,154	£89,129
	7	£516,751	£383,275	£284,665	£284,665	£284,665	£150,316
5 Unit Flatted Scheme	1	£0	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0	£0
	3	£39,199	£0	£0	£0	£0	£0
	4	£115,355	£43,913	£2,169	£2,169	£2,169	£0
	5	£189,595	£107,355	£60,167	£60,167	£60,167	£0
	6	£259,635	£169,958	£117,325	£117,325	£117,325	£19,618
	7	£333,505	£231,067	£173,569	£173,569	£173,569	£64,903
10 Unit Housing Scheme	1	£0	£0	£0	£0	£0	£0
	2	£33,553	£0	£0	£0	£0	£0
	3	£227,891	£111,946	£18,314	£0	£0	£0
	4	£414,027	£277,115	£172,679	£125,951	£125,951	£31,532
	5	£599,533	£445,642	£317,232	£265,994	£265,994	£162,997
	6	£787,306	£608,644	£467,780	£410,629	£410,629	£287,257
	7	£976,080	£776,240	£611,953	£549,541	£549,541	£416,406
10 Unit 2 & 3-bed Housing Scheme	1	£0	£0	£0	£0	£0	£0
	2	£21,035	£0	£0	£0	£0	£0
	3	£200,869	£94,851	£15,477	£0	£0	£0
	4	£373,218	£241,178	£189,909	£102,468	£102,468	£18,762
	5	£543,959	£390,500	£296,025	£236,146	£236,146	£141,134
	6	£718,548	£539,885	£436,938	£364,986	£364,986	£256,415
	7	£893,136	£693,296	£571,894	£493,456	£493,456	£375,930
10 Unit Flatted Scheme	1	£0	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0	£0
	3	£78,399	£0	£0	£0	£0	£0
	4	£228,402	£117,524	£46,082	£4,338	£4,338	£0
	5	£371,529	£244,126	£167,522	£120,333	£120,333	£36,179
	6	£513,917	£373,440	£278,665	£232,303	£232,303	£136,943
	7	£660,134	£498,377	£396,461	£340,125	£340,125	£237,823
15 Unit Housing Scheme	1	£0	£0	£0	£0	£0	£0
	2	£45,034	£0	£0	£0	£0	£0
	3	£323,729	£121,863	£3,616	£3,616	£3,616	£0
	4	£597,551	£367,247	£224,877	£224,877	£132,730	£0
	5	£874,710	£590,139	£437,161	£437,161	£329,275	£173,658
	6	£1,151,869	£827,521	£648,858	£648,858	£526,757	£351,721
	7	£1,429,029	£1,064,902	£865,062	£865,062	£727,634	£527,794
15 Unit Flatted Scheme	1	£0	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0	£0
	3	£90,775	£0	£0	£0	£0	£0
	4	£290,920	£136,524	£33,931	£33,931	£0	£0
	5	£486,597	£309,287	£196,467	£196,467	£114,298	£7,214
	6	£689,474	£483,331	£350,455	£350,455	£255,680	£141,372
	7	£890,251	£652,394	£504,783	£504,783	£402,934	£269,706
25 Unit Housing Scheme	1	£0	£0	£0	£0	£0	£0
	2	£51,051	£0	£0	£0	£0	£0
	3	£502,747	£197,936	£0	£0	£0	£0
	4	£956,485	£584,314	£348,626	£304,174	£218,774	£0
	5	£1,410,222	£976,691	£697,608	£647,875	£543,160	£266,828
	6	£1,863,960	£1,370,649	£1,052,555	£997,084	£877,337	£559,243
	7	£2,317,698	£1,764,606	£1,407,501	£1,346,292	£1,211,515	£854,410
25 Unit Mixed Scheme	1	£0	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0	£0
	3	£328,371	£56,287	£0	£0	£0	£0
	4	£712,375	£391,182	£207,966	£164,240	£71,642	£0
	5	£1,099,765	£721,053	£603,952	£458,951	£353,145	£149,970
	6	£1,487,154	£1,056,747	£807,031	£751,560	£631,814	£401,138
	7	£1,874,543	£1,390,441	£1,110,900	£1,049,690	£914,913	£650,824
25 Unit Flatted Scheme	1	£0	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0	£0
	3	£130,972	£0	£0	£0	£0	£0
	4	£459,862	£211,095	£42,548	£1,609	£162,327	£0
	5	£784,509	£492,075	£303,590	£258,599	£182,327	£0
	6	£1,113,897	£777,872	£556,913	£507,359	£419,696	£185,403
	7	£1,463,285	£1,065,250	£816,527	£761,947	£657,889	£394,864
50 Unit Mixed Scheme	1	£0	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0	£0
	3	£543,278	£32,092	£0	£0	£0	£0
	4	£1,305,887	£691,568	£346,623	£171,729	£25,931	£0
	5	£2,068,496	£1,353,087	£946,797	£738,234	£575,819	£217,447
	6	£2,831,105	£2,013,846	£1,551,303	£1,312,368	£1,127,504	£711,380
	7	£3,593,714	£2,676,124	£2,157,328	£1,888,779	£1,681,467	£1,214,179
50 Unit Housing Scheme	1	£0	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0	£0
	3	£821,893	£249,412	£0	£0	£0	£0
	4	£1,659,755	£971,188	£640,156	£414,557	£285,565	£0
	5	£2,497,618	£1,696,295	£1,311,455	£1,043,347	£894,973	£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	£3,151,065	£2,660,128	£2,317,066	£2,128,787	£1,637,850
50 Unit Flatted Scheme	1	£0	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0	£0
	3	£180,670	£0	£0	£0	£0	£0
	4	£811,560	£324,172	£83,599	£0	£0	£0
	5	£1,447,824	£875,228	£594,295	£425,716	£305,683	£22,499
	6	£2,084,288	£1,426,589	£1,103,779	£904,867	£768,890	£450,727
	7	£2,720,652	£1,980,987	£1,617,819	£1,393,722	£1,241,323	£878,154
100 Unit Housing Scheme	1	£0	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0	£0
	3	£1,428,866	£329,236	£0	£0	£0	£0
	4	£3,035,894	£1,715,234	£1,080,270	£737,372	£398,583	£0
	5	£4,643,122	£3,106,082	£2,367,909	£1,968,476	£1,569,043	£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	£5,896,517	£4,954,837	£4,445,247	£3,935,657	£2,993,977
100 Unit Mixed Scheme	1	£0	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0	£0
	3	£901,652	£0	£0	£0	£0	£0
	4	£2,364,434	£1,186,091	£517,588	£269,127	£0	£0
	5	£3,827,216	£2,454,969	£1,675,653	£1,381,643	£964,070	£266,777
	6	£5,289,998	£3,722,391	£2,835,174	£2,498,390	£2,022,273	£1,224,092
	7	£6,752,781	£4,992,725	£3,997,607	£3,618,777	£3,084,845	£2,188,526

**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**



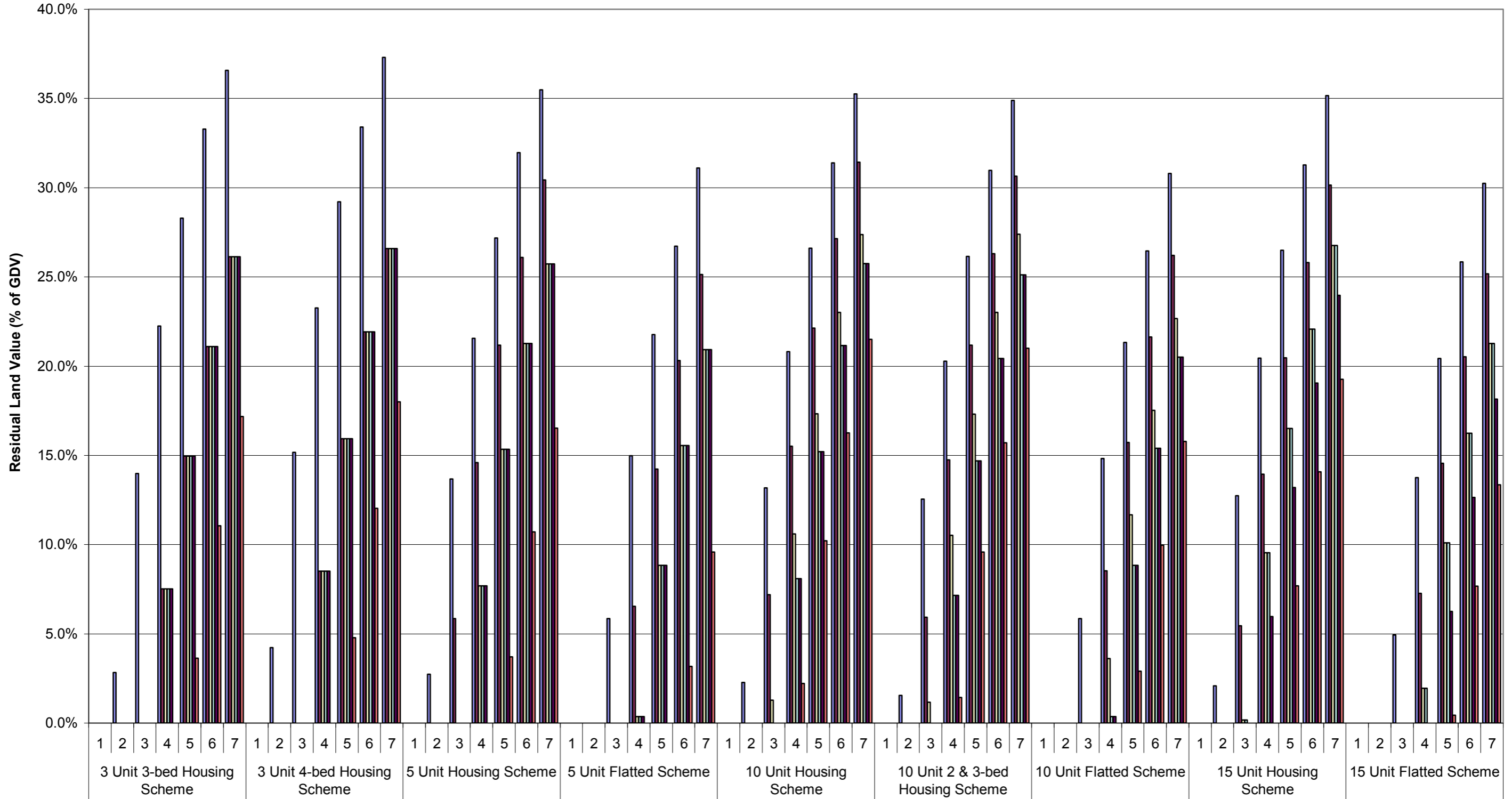
**Graph 38-ii: Summary of Residual Land Values at 0%, 20%, 30%, 35%, 40% & 50% Affordable Housing Across All Value Points -  
60% General Needs Rent/40% Intermediate Tenure Mix  
Planning Infrastructure Level - £5,000  
Units 25-100**



**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**

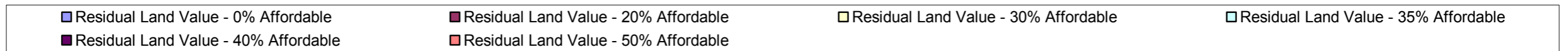
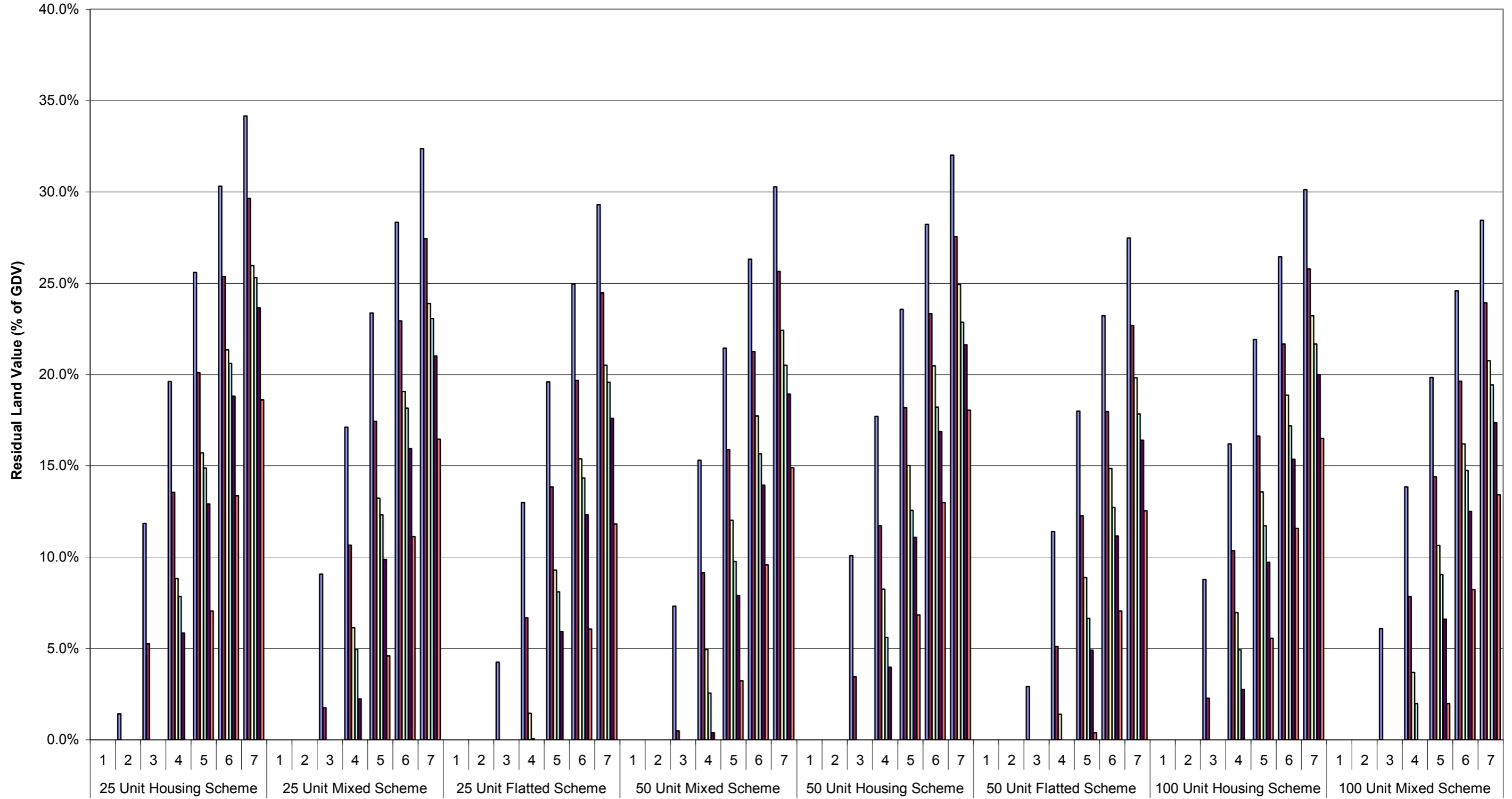
Development Scenario / Threshold	Value Point	Residual Land Value - 0% Affordable	Residual Land Value - 20% Affordable	Residual Land Value - 30% Affordable	Residual Land Value - 35% Affordable	Residual Land Value - 40% Affordable	Residual Land Value - 50% Affordable
3 Unit 3-bed Housing Scheme	1	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	2	2.8%	0.0%	0.0%	0.0%	0.0%	0.0%
	3	14.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	4	22.2%	7.5%	7.5%	7.5%	7.5%	0.0%
	5	28.3%	15.0%	15.0%	15.0%	15.0%	3.8%
	6	33.3%	21.1%	21.1%	21.1%	21.1%	11.1%
	7	36.6%	26.1%	26.1%	26.1%	26.1%	17.2%
3 Unit 4-bed Housing Scheme	1	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	2	4.2%	0.0%	0.0%	0.0%	0.0%	0.0%
	3	15.2%	0.0%	0.0%	0.0%	0.0%	0.0%
	4	23.3%	8.5%	8.5%	8.5%	8.5%	0.0%
	5	29.2%	15.9%	15.9%	15.9%	15.9%	4.8%
	6	33.4%	21.9%	21.9%	21.9%	21.9%	12.0%
	7	37.3%	26.6%	26.6%	26.6%	26.6%	18.0%
5 Unit Housing Scheme	1	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	2	2.7%	0.0%	0.0%	0.0%	0.0%	0.0%
	3	13.7%	5.9%	0.0%	0.0%	0.0%	0.0%
	4	21.6%	14.6%	7.7%	7.7%	7.7%	0.0%
	5	27.2%	21.2%	15.3%	15.3%	15.3%	3.7%
	6	32.0%	26.1%	21.3%	21.3%	21.3%	10.7%
	7	35.5%	30.4%	25.7%	25.7%	25.7%	16.8%
5 Unit Flatted Scheme	1	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	2	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	3	5.9%	0.0%	0.0%	0.0%	0.0%	0.0%
	4	15.0%	6.6%	0.4%	0.4%	0.4%	0.0%
	5	21.8%	14.2%	8.8%	8.8%	8.8%	0.0%
	6	26.7%	20.3%	15.5%	15.5%	15.5%	3.2%
	7	31.1%	25.1%	20.9%	20.9%	20.9%	9.6%
10 Unit Housing Scheme	1	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	2	2.3%	0.0%	0.0%	0.0%	0.0%	0.0%
	3	13.2%	7.2%	1.3%	0.0%	0.0%	0.0%
	4	20.8%	15.5%	10.6%	8.1%	8.1%	2.2%
	5	26.6%	22.1%	17.3%	15.2%	15.2%	10.2%
	6	31.4%	27.2%	23.0%	21.2%	21.2%	16.3%
	7	35.3%	31.4%	27.4%	25.7%	25.7%	21.6%
10 Unit 2 & 3-bed Housing Scheme	1	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	2	1.8%	0.0%	0.0%	0.0%	0.0%	0.0%
	3	12.6%	5.9%	1.2%	0.0%	0.0%	0.0%
	4	20.3%	14.7%	10.6%	7.2%	7.2%	1.4%
	5	26.2%	21.2%	17.3%	14.7%	14.7%	9.6%
	6	31.0%	26.3%	23.0%	20.4%	20.4%	15.7%
	7	34.9%	30.6%	27.4%	25.1%	25.1%	21.0%
10 Unit Flatted Scheme	1	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	2	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	3	5.9%	0.0%	0.0%	0.0%	0.0%	0.0%
	4	14.8%	8.5%	3.6%	0.4%	0.4%	0.0%
	5	21.3%	15.7%	11.7%	8.8%	8.8%	2.9%
	6	26.4%	21.6%	17.5%	15.4%	15.4%	10.0%
	7	30.8%	26.2%	22.7%	20.5%	20.5%	15.8%
15 Unit Housing Scheme	1	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	2	2.1%	0.0%	0.0%	0.0%	0.0%	0.0%
	3	12.7%	5.4%	0.2%	0.2%	0.0%	0.0%
	4	20.5%	14.0%	9.5%	9.5%	6.0%	0.0%
	5	26.5%	20.5%	16.5%	16.5%	13.2%	7.7%
	6	31.3%	25.8%	22.1%	22.1%	19.1%	14.1%
	7	35.2%	30.2%	26.8%	26.8%	24.0%	19.3%
15 Unit Flatted Scheme	1	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	2	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	3	4.9%	0.0%	0.0%	0.0%	0.0%	0.0%
	4	13.7%	7.3%	2.0%	2.0%	0.0%	0.0%
	5	20.4%	14.6%	10.1%	10.1%	6.3%	0.4%
	6	25.8%	20.6%	16.2%	16.2%	12.6%	7.7%
	7	30.2%	25.2%	21.3%	21.3%	18.2%	13.4%
25 Unit Housing Scheme	1	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	2	1.4%	0.0%	0.0%	0.0%	0.0%	0.0%
	3	11.9%	5.3%	0.0%	0.0%	0.0%	0.0%
	4	19.6%	13.6%	8.8%	7.8%	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%	29.6%	26.0%	25.3%	23.6%	18.6%
25 Unit Mixed Scheme	1	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	2	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	3	9.1%	1.8%	0.0%	0.0%	0.0%	0.0%
	4	17.1%	10.7%	6.1%	4.9%	2.2%	0.0%
	5	23.4%	17.4%	13.2%	12.3%	9.9%	4.6%
	6	28.3%	22.9%	19.1%	18.2%	15.9%	11.1%
	7	32.4%	27.4%	23.9%	23.1%	21.0%	16.5%
25 Unit Flatted Scheme	1	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	2	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	3	4.3%	0.0%	0.0%	0.0%	0.0%	0.0%
	4	13.0%	6.7%	1.5%	0.1%	0.0%	0.0%
	5	19.6%	13.8%	9.3%	8.1%	5.9%	0.0%
	6	25.0%	19.7%	15.4%	14.3%	12.3%	6.1%
	7	29.3%	24.5%	20.5%	19.6%	17.6%	11.8%
50 Unit Mixed Scheme	1	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	2	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	3	7.3%	0.5%	0.0%	0.0%	0.0%	0.0%
	4	15.3%	9.1%	4.9%	2.6%	0.4%	0.0%
	5	21.4%	15.9%	12.0%	9.8%	7.9%	3.2%
	6	26.3%	21.3%	17.7%	15.7%	13.9%	9.8%
	7	30.3%	25.6%	22.4%	20.5%	18.9%	14.9%
50 Unit Housing Scheme	1	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	2	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	3	10.1%	3.4%	0.0%	0.0%	0.0%	0.0%
	4	17.7%	11.7%	8.3%	5.6%	4.0%	0.0%
	5	23.6%	18.2%	15.0%	12.6%	11.1%	6.8%
	6	28.2%	23.3%	20.5%	18.2%	16.9%	13.0%
	7	32.0%	27.5%	24.9%	22.9%	21.6%	18.1%
50 Unit Flatted Scheme	1	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	2	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	3	2.9%	0.0%	0.0%	0.0%	0.0%	0.0%
	4	11.4%	5.1%	1.4%	0.0%	0.0%	0.0%
	5	18.0%	12.3%	8.9%	6.6%	4.9%	0.4%
	6	23.2%	18.0%	14.9%	12.7%	11.2%	7.1%
	7	27.5%	22.7%	19.8%	17.8%	16.4%	12.8%
100 Unit Housing Scheme	1	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	2	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	3	8.8%	2.3%	0.0%	0.0%	0.0%	0.0%
	4	16.2%	10.4%	7.0%	4.9%	2.6%	0.0%
	5	21.9%	16.6%	13.6%	11.7%	9.7%	5.8%
	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%
100 Unit Mixed Scheme	1	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	2	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	3	6.1%	0.0%	0.0%	0.0%	0.0%	0.0%
	4	13.9%	7.8%	3.7%	2.0%	0.0%	0.0%
	5	19.8%	14.4%	10.6%	9.0%	6.6%	2.0%
	6	24.6%	19.6%	16.2%	14.7%	12.5%	8.2%
	7	28.4%	23.9%	20.8%	19.4%	17.4%	13.4%

**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  
 Units 3-15**





**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**

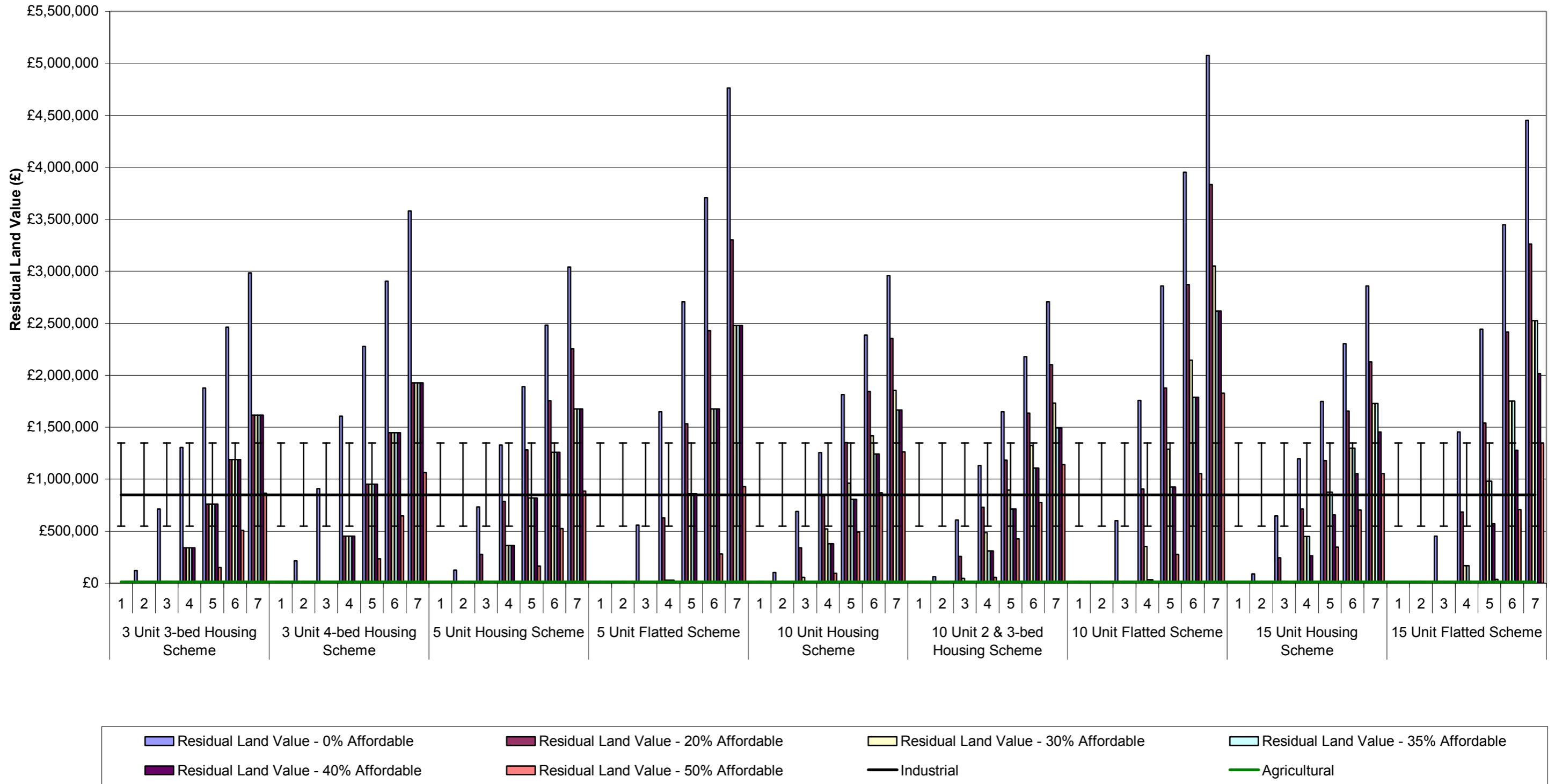


**Table 25b: Summary of Residual Land Value (£ per Ha) Appraisals for All Value Points - 60% General Needs  
Rent/40% Intermediate Tenure Mix  
Planning Infrastructure Level - £5,000**

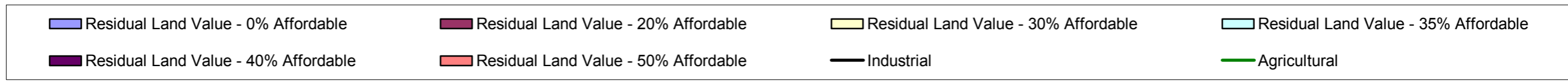
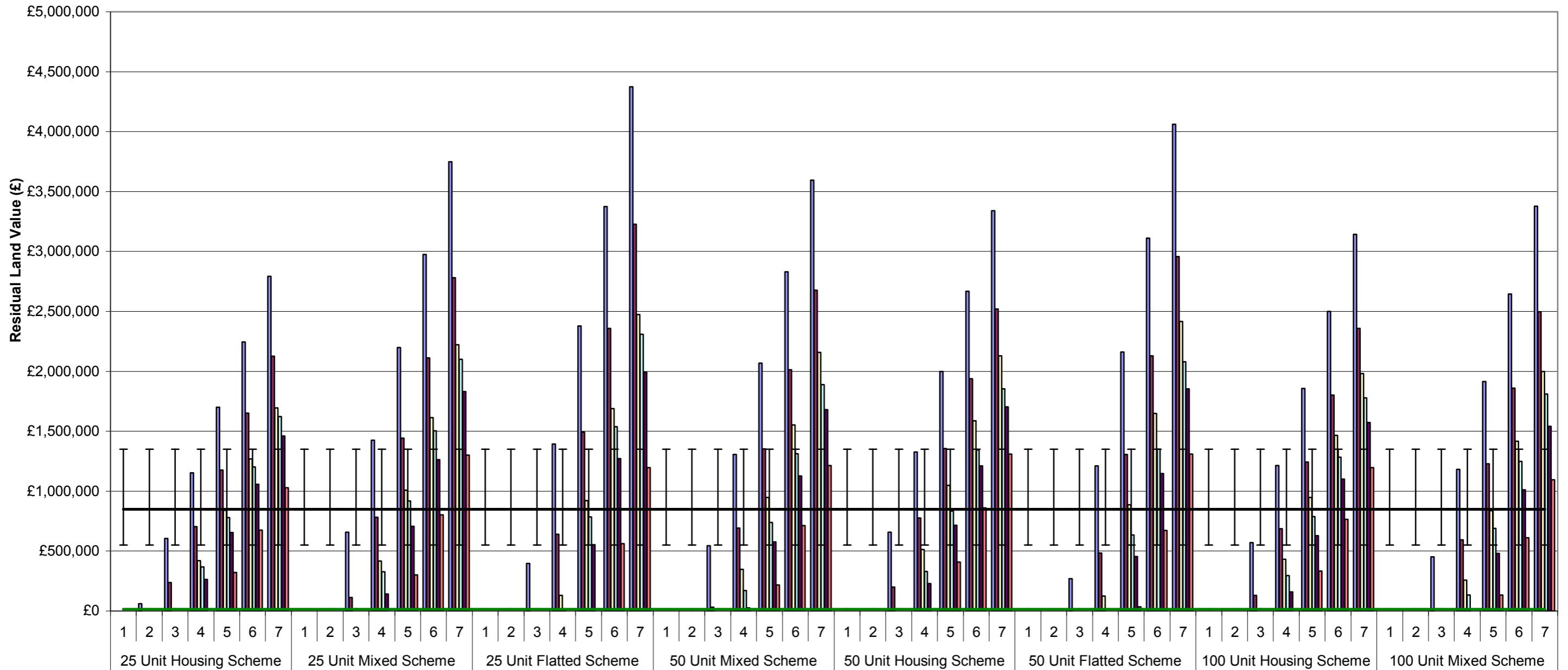
Development Scenario / Threshold	Value Point	Site Size	Residual Land Value - 0% Affordable	Residual Land Value - 20% Affordable	Residual Land Value - 30% Affordable	Residual Land Value - 35% Affordable	Residual Land Value - 40% Affordable	Residual Land Value - 50% Affordable
3 Unit 3-bed Housing Scheme	1	0.10	£0	£0	£0	£0	£0	£0
	2	0.10	£122,726	£0	£0	£0	£0	£0
	3	0.10	£713,993	£0	£0	£0	£0	£0
	4	0.10	£1,304,460	£342,066	£342,066	£342,066	£342,066	£0
	5	0.10	£1,676,373	£761,646	£761,646	£761,646	£761,646	£161,438
	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
3 Unit 4-bed Housing Scheme	1	0.10	£0	£0	£0	£0	£0	£0
	2	0.10	£215,401	£0	£0	£0	£0	£0
	3	0.10	£910,539	£0	£0	£0	£0	£0
	4	0.10	£1,605,676	£453,820	£453,820	£453,820	£453,820	£0
	5	0.10	£2,277,806	£951,470	£951,470	£951,470	£951,470	£233,578
	6	0.10	£2,906,073	£1,449,120	£1,449,120	£1,449,120	£1,449,120	£648,394
	7	0.10	£3,680,356	£1,927,303	£1,927,303	£1,927,303	£1,927,303	£1,063,210
5 Unit Housing Scheme	1	0.17	£0	£0	£0	£0	£0	£0
	2	0.17	£124,176	£0	£0	£0	£0	£0
	3	0.17	£732,615	£276,062	£0	£0	£0	£0
	4	0.17	£1,327,643	£785,660	£364,787	£364,787	£364,787	£0
	5	0.17	£1,891,007	£1,282,286	£818,622	£818,622	£818,622	£164,367
	6	0.17	£2,481,193	£1,755,471	£1,259,731	£1,259,731	£1,259,731	£524,289
	7	0.17	£3,039,715	£2,254,561	£1,674,501	£1,674,501	£1,674,501	£884,210
5 Unit Flatted Scheme	1	0.07	£0	£0	£0	£0	£0	£0
	2	0.07	£0	£0	£0	£0	£0	£0
	3	0.07	£569,993	£0	£0	£0	£0	£0
	4	0.07	£1,847,923	£627,329	£30,967	£30,967	£30,967	£0
	5	0.07	£2,706,495	£1,533,848	£859,523	£859,523	£859,523	£0
	6	0.07	£3,709,070	£2,427,978	£1,676,068	£1,676,068	£1,676,068	£280,261
	7	0.07	£4,764,363	£3,300,955	£2,479,558	£2,479,558	£2,479,558	£927,188
10 Unit Housing Scheme	1	0.33	£0	£0	£0	£0	£0	£0
	2	0.33	£101,677	£0	£0	£0	£0	£0
	3	0.33	£690,578	£339,229	£55,498	£0	£0	£0
	4	0.33	£1,254,628	£839,742	£523,269	£381,668	£381,668	£95,551
	5	0.33	£1,813,735	£1,350,431	£961,309	£806,041	£806,041	£483,930
	6	0.33	£2,385,777	£1,844,376	£1,417,515	£1,244,331	£1,244,331	£870,474
	7	0.33	£2,957,819	£2,362,842	£1,854,404	£1,665,275	£1,665,275	£1,261,837
10 Unit 2 & 3-bed Housing Scheme	1	0.33	£0	£0	£0	£0	£0	£0
	2	0.33	£63,743	£0	£0	£0	£0	£0
	3	0.33	£608,695	£256,518	£46,900	£0	£0	£0
	4	0.33	£1,130,965	£730,843	£484,572	£310,508	£310,508	£56,855
	5	0.33	£1,648,362	£1,183,335	£897,045	£715,594	£715,594	£427,678
	6	0.33	£2,177,418	£1,636,916	£1,326,955	£1,108,017	£1,108,017	£777,014
	7	0.33	£2,706,474	£2,100,697	£1,733,013	£1,495,321	£1,495,321	£1,139,181
10 Unit Flatted Scheme	1	0.13	£0	£0	£0	£0	£0	£0
	2	0.13	£0	£0	£0	£0	£0	£0
	3	0.13	£603,069	£0	£0	£0	£0	£0
	4	0.13	£1,756,939	£904,028	£354,478	£33,370	£33,370	£0
	5	0.13	£2,857,915	£1,877,893	£1,288,631	£925,640	£925,640	£278,300
	6	0.13	£3,953,204	£2,872,615	£2,143,574	£1,786,946	£1,786,946	£1,053,408
	7	0.13	£5,077,957	£3,833,666	£3,045,703	£2,616,348	£2,616,348	£1,829,409
15 Unit Housing Scheme	1	0.50	£0	£0	£0	£0	£0	£0
	2	0.50	£90,068	£0	£0	£0	£0	£0
	3	0.50	£647,458	£243,726	£7,231	£7,231	£7,231	£0
	4	0.50	£1,195,102	£714,494	£449,755	£449,755	£449,755	£265,460
	5	0.50	£1,749,420	£1,180,279	£874,323	£874,323	£874,323	£347,316
	6	0.50	£2,303,739	£1,655,041	£1,297,716	£1,297,716	£1,297,716	£703,442
	7	0.50	£2,858,057	£2,129,804	£1,730,123	£1,730,123	£1,730,123	£1,055,588
15 Unit Flatted Scheme	1	0.20	£0	£0	£0	£0	£0	£0
	2	0.20	£0	£0	£0	£0	£0	£0
	3	0.20	£453,874	£0	£0	£0	£0	£0
	4	0.20	£1,454,699	£682,622	£169,653	£169,653	£169,653	£0
	5	0.20	£2,443,487	£1,541,435	£982,336	£982,336	£982,336	£36,069
	6	0.20	£3,447,371	£2,416,656	£1,752,277	£1,752,277	£1,752,277	£706,858
	7	0.20	£4,451,254	£3,261,969	£2,523,914	£2,523,914	£2,523,914	£1,348,531
25 Unit Housing Scheme	1	0.83	£0	£0	£0	£0	£0	£0
	2	0.83	£51,588	£0	£0	£0	£0	£0
	3	0.83	£805,719	£238,477	£0	£0	£0	£0
	4	0.83	£1,152,391	£703,993	£420,032	£366,475	£263,583	£0
	5	0.83	£1,699,053	£1,176,736	£840,491	£780,573	£654,410	£321,479
	6	0.83	£2,245,735	£1,651,384	£1,268,138	£1,201,306	£1,057,033	£673,787
	7	0.83	£2,792,407	£2,126,031	£1,695,784	£1,622,038	£1,459,656	£1,029,409
25 Unit Mixed Scheme	1	0.50	£0	£0	£0	£0	£0	£0
	2	0.50	£0	£0	£0	£0	£0	£0
	3	0.50	£666,743	£112,574	£0	£0	£0	£0
	4	0.50	£1,424,751	£792,364	£416,833	£328,480	£143,384	£0
	5	0.50	£2,199,529	£1,442,106	£1,007,905	£917,903	£706,291	£299,940
	6	0.50	£2,974,308	£2,111,494	£1,614,062	£1,503,120	£1,263,628	£802,276
	7	0.50	£3,749,086	£2,780,883	£2,221,799	£2,099,381	£1,829,826	£1,301,648
25 Unit Flatted Scheme	1	0.33	£0	£0	£0	£0	£0	£0
	2	0.33	£0	£0	£0	£0	£0	£0
	3	0.33	£396,885	£0	£0	£0	£0	£0
	4	0.33	£1,393,521	£639,681	£128,932	£4,875	£0	£0
	5	0.33	£2,177,300	£1,401,138	£919,969	£783,937	£652,807	£0
	6	0.33	£3,375,445	£2,357,189	£1,687,615	£1,537,452	£1,271,807	£561,827
	7	0.33	£4,373,690	£3,228,030	£2,474,325	£2,308,627	£1,993,602	£1,196,556
50 Unit Mixed Scheme	1	1.00	£0	£0	£0	£0	£0	£0
	2	1.00	£0	£0	£0	£0	£0	£0
	3	1.00	£543,278	£32,092	£0	£0	£0	£0
	4	1.00	£1,305,887	£691,568	£346,623	£171,729	£25,931	£0
	5	1.00	£2,068,496	£1,353,087	£946,797	£738,234	£575,819	£217,447
	6	1.00	£2,831,105	£2,013,846	£1,551,303	£1,312,368	£1,121,904	£714,390
	7	1.00	£3,593,714	£2,676,124	£2,157,328	£1,885,779	£1,681,467	£1,214,179
50 Unit Housing Scheme	1	1.25	£0	£0	£0	£0	£0	£0
	2	1.25	£0	£0	£0	£0	£0	£0
	3	1.25	£657,514	£199,530	£0	£0	£0	£0
	4	1.25	£1,327,804	£776,951	£512,125	£331,646	£228,452	£0
	5	1.25	£1,998,094	£1,357,036	£1,049,164	£834,678	£715,978	£408,106
	6	1.25	£2,668,384	£1,938,944	£1,588,633	£1,344,165	£1,209,504	£859,193
	7	1.25	£3,336,674	£2,520,852	£2,128,102	£1,853,653	£1,703,030	£1,310,280
50 Unit Flatted Scheme	1	0.67	£0	£0	£0	£0	£0	£0
	2	0.67	£0	£0	£0	£0	£0	£0
	3	0.67	£269,657	£0	£0	£0	£0	£0
	4	0.67	£1,211,283	£483,838	£124,774	£0	£0	£0
	5	0.67	£2,161,081	£1,306,310	£887,007	£635,397	£456,244	£33,580
	6	0.67	£3,110,878	£2,129,238	£1,647,432	£1,350,548	£1,147,597	£672,727
	7	0.67	£4,060,675	£2,956,698	£2,414,656	£2,080,183	£1,852,720	£1,310,678
100 Unit Housing Scheme	1	2.50	£0	£0	£0	£0	£0	£0
	2	2.50	£0	£0	£0	£0	£0	£0
	3	2.50	£571,546	£131,694	£0	£0	£0	£0
	4	2.50	£1,214,398	£686,094	£432,108	£294,949	£189,433	£0
	5	2.50	£1,857,249	£1,242,433	£947,164	£787,390	£627,617	£332,348
	6	2.50	£2,500,100	£1,800,520	£1,464,549	£1,282,745	£1,100,940	£764,969
	7	2.50	£3,142,951	£2,358,607	£1,981,935	£1,778,099	£1,574,263	£1,197,991
100 Unit Mixed Scheme	1	2.00	£0	£0	£0	£0	£0	£0
	2	2.00	£0	£0	£0	£0	£0	£0
	3	2.00	£469,826	£0	£0	£0	£0	£0
	4	2.00	£1,182,217	£593,045	£258,794	£134,564	£0	£0
	5	2.00	£1,913,608	£1,227,484	£837,826	£690,821	£482,035	£133,389
	6	2.00	£2,644,999	£1,861,195	£1,417,587	£1,249,195	£1,011,137	£612,046
	7	2.00	£3,376,390	£2,496,363	£1,996,803	£1,809,388	£1,542,422	£1,094,263

Source: Adams Integra, June 2009

**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)
Value Point 1	3 Unit 3-bed Housing Scheme	0% Affordable Housing	£357,000	£315,293	£53,550	£36,059	£0	0.0%
		20% Affordable Housing	£291,000	£315,293	£38,880	£35,069	£0	0.0%
		30% Affordable Housing	£291,000	£315,293	£38,880	£35,069	£0	0.0%
		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%
	3 Unit 4-bed Housing Scheme	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%
		30% Affordable Housing	£341,000	£366,795	£45,660	£38,175	£0	0.0%
		35% Affordable Housing	£341,000	£366,795	£45,660	£38,175	£0	0.0%
		40% Affordable Housing	£341,000	£366,795	£45,660	£38,175	£0	0.0%
	5 Unit Housing Scheme	0% Affordable Housing	£637,000	£559,823	£95,550	£67,743	£0	0.0%
		20% Affordable Housing	£571,000	£559,823	£80,880	£66,753	£0	0.0%
		30% Affordable Housing	£508,020	£559,823	£64,501	£65,808	£0	0.0%
		35% Affordable Housing	£508,020	£559,823	£64,501	£65,808	£0	0.0%
		40% Affordable Housing	£508,020	£559,823	£64,501	£65,808	£0	0.0%
	5 Unit Flatted Scheme	0% Affordable Housing	£469,000	£458,998	£70,350	£59,692	£0	0.0%
		20% Affordable Housing	£420,200	£458,998	£58,980	£58,960	£0	0.0%
		30% Affordable Housing	£380,804	£458,998	£48,174	£58,369	£0	0.0%
		35% Affordable Housing	£380,804	£458,998	£48,174	£58,369	£0	0.0%
		40% Affordable Housing	£380,804	£458,998	£48,174	£58,369	£0	0.0%
	10 Unit Housing Scheme	0% Affordable Housing	£1,211,000	£1,068,143	£181,650	£131,715	£0	0.0%
		20% Affordable Housing	£1,100,900	£1,068,143	£154,884	£130,064	£0	0.0%
		30% Affordable Housing	£1,021,900	£1,068,143	£137,544	£128,879	£0	0.0%
		35% Affordable Housing	£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%
	10 Unit 2 & 3-bed Housing Scheme	0% Affordable Housing	£1,120,000	£993,750	£168,000	£126,270	£0	0.0%
		20% Affordable Housing	£1,009,900	£993,750	£141,234	£124,618	£0	0.0%
		30% Affordable Housing	£951,900	£993,750	£128,304	£123,748	£0	0.0%
		35% Affordable Housing	£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%
	10 Unit Flatted Scheme	0% Affordable Housing	£938,000	£917,995	£140,700	£119,384	£0	0.0%
		20% Affordable Housing	£849,804	£917,995	£118,524	£118,061	£0	0.0%
		30% Affordable Housing	£801,004	£917,995	£107,154	£117,329	£0	0.0%
		35% Affordable Housing	£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%
	15 Unit Housing Scheme	0% Affordable Housing	£1,778,000	£1,570,740	£266,700	£195,269	£0	0.0%
		20% Affordable Housing	£1,588,900	£1,570,740	£222,594	£192,433	£0	0.0%
		30% Affordable Housing	£1,478,800	£1,570,740	£195,828	£190,781	£0	0.0%
		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%
	15 Unit Flatted Scheme	0% Affordable Housing	£1,302,700	£1,270,445	£154,392	£188,140	£0	0.0%
		20% Affordable Housing	£1,288,000	£1,270,445	£193,200	£171,446	£0	0.0%
		30% Affordable Housing	£1,167,804	£1,270,445	£162,804	£169,643	£0	0.0%
		35% Affordable Housing	£1,089,604	£1,270,445	£143,370	£168,470	£0	0.0%
		40% Affordable Housing	£1,040,804	£1,270,445	£132,000	£167,738	£0	0.0%
50% Affordable Housing	£969,408	£1,270,445	£112,974	£166,667	£0	0.0%		

**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)
Value Point 1	25 Unit Housing Scheme	0% Affordable Housing	£2,968,000	£2,621,715	£445,200	£351,329	£0	0.0%
		20% Affordable Housing	£2,668,800	£2,621,715	£374,328	£346,841	£0	0.0%
		30% Affordable Housing	£2,479,700	£2,621,715	£330,222	£344,004	£0	0.0%
		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%
	25 Unit Mixed Scheme	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%
		30% Affordable Housing	£2,131,004	£2,330,685	£284,856	£320,157	£0	0.0%
		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%
	25 Unit Flatted Scheme	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%
		30% Affordable Housing	£1,829,204	£2,124,512	£242,556	£302,442	£0	0.0%
		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%
	50 Unit Mixed Scheme	0% Affordable Housing	£5,192,600	£4,803,452	£778,890	£757,748	£0	0.0%
		20% Affordable Housing	£4,883,704	£4,803,452	£657,510	£750,115	£0	0.0%
		30% Affordable Housing	£4,393,912	£4,803,452	£589,219	£745,768	£0	0.0%
		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%
		50% Affordable Housing	£3,870,820	£4,803,452	£463,837	£737,922	£0	0.0%
	50 Unit Housing Scheme	0% Affordable Housing	£5,705,000	£5,054,588	£855,750	£786,075	£0	0.0%
		20% Affordable Housing	£5,127,600	£5,054,588	£718,416	£777,414	£0	0.0%
		30% Affordable Housing	£4,849,400	£5,054,588	£651,954	£773,241	£0	0.0%
		35% Affordable Housing	£4,660,300	£5,054,588	£607,848	£770,405	£0	0.0%
		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%
	50 Unit Flatted Scheme	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%
		30% Affordable Housing	£3,727,816	£4,270,333	£497,719	£691,959	£0	0.0%
		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%
	100 Unit Housing Scheme	0% Affordable Housing	£11,410,000	£10,109,175	£1,711,500	£1,770,076	£0	0.0%
		20% Affordable Housing	£10,255,200	£10,109,175	£1,436,832	£1,752,754	£0	0.0%
		30% Affordable Housing	£9,698,800	£10,109,175	£1,303,908	£1,744,408	£0	0.0%
		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%
	100 Unit Mixed Scheme	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%
		30% Affordable Housing	£8,787,824	£9,606,903	£1,178,437	£1,680,309	£0	0.0%
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%	

Source: Adams Integra, June 2009

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

1	2	3	4	5	6	7	8	
Value Point	Number of Units	Scenario	GDV	Development Cost	Developer Profit (@15%)	Finance & Land Costs	Residual Land Price	% Land Residual (of GDV)
Value Point 2	3 Unit 3-bed Housing Scheme	0% Affordable Housing	£433,500	£315,293	£65,025	£40,910	£12,273	2.8%
		20% Affordable Housing	£346,000	£315,293	£46,770	£35,894	£0	0.0%
		30% Affordable Housing	£346,000	£315,293	£46,770	£35,894	£0	0.0%
		35% Affordable Housing	£346,000	£315,293	£46,770	£35,894	£0	0.0%
		40% Affordable Housing	£346,000	£315,293	£46,770	£35,894	£0	0.0%
	3 Unit 4-bed Housing Scheme	0% Affordable Housing	£510,000	£366,795	£76,500	£45,165	£21,540	4.2%
		20% Affordable Housing	£405,000	£366,795	£54,900	£39,135	£0	0.0%
		30% Affordable Housing	£405,000	£366,795	£54,900	£39,135	£0	0.0%
		35% Affordable Housing	£405,000	£366,795	£54,900	£39,135	£0	0.0%
		40% Affordable Housing	£405,000	£366,795	£54,900	£39,135	£0	0.0%
	5 Unit Housing Scheme	0% Affordable Housing	£773,500	£559,823	£116,025	£76,543	£21,110	2.7%
		20% Affordable Housing	£686,000	£559,823	£97,770	£68,478	£0	0.0%
		30% Affordable Housing	£607,810	£559,823	£77,779	£67,305	£0	0.0%
		35% Affordable Housing	£607,810	£559,823	£77,779	£67,305	£0	0.0%
		40% Affordable Housing	£607,810	£559,823	£77,779	£67,305	£0	0.0%
	5 Unit Flatted Scheme	0% Affordable Housing	£569,500	£458,998	£85,425	£61,199	£0	0.0%
		20% Affordable Housing	£503,600	£458,998	£71,220	£60,211	£0	0.0%
		30% Affordable Housing	£455,762	£458,998	£58,099	£59,493	£0	0.0%
		35% Affordable Housing	£455,762	£458,998	£58,099	£59,493	£0	0.0%
		40% Affordable Housing	£455,762	£458,998	£58,099	£59,493	£0	0.0%
	10 Unit Housing Scheme	0% Affordable Housing	£1,470,500	£1,068,143	£220,575	£148,229	£33,553	2.3%
		20% Affordable Housing	£1,329,450	£1,068,143	£187,632	£133,492	£0	0.0%
		30% Affordable Housing	£1,224,450	£1,068,143	£166,032	£131,917	£0	0.0%
		35% Affordable Housing	£1,170,900	£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%
	10 Unit 2 & 3-bed Housing Scheme	0% Affordable Housing	£1,360,000	£993,750	£204,000	£141,215	£21,035	1.5%
		20% Affordable Housing	£1,218,950	£993,750	£171,057	£127,754	£0	0.0%
		30% Affordable Housing	£1,141,450	£993,750	£154,932	£126,591	£0	0.0%
		35% Affordable Housing	£1,077,900	£993,750	£138,114	£125,638	£0	0.0%
		40% Affordable Housing	£1,077,900	£993,750	£138,114	£125,638	£0	0.0%
	10 Unit Flatted Scheme	0% Affordable Housing	£1,139,000	£917,995	£170,850	£122,399	£0	0.0%
		20% Affordable Housing	£1,025,262	£917,995	£143,524	£120,693	£0	0.0%
		30% Affordable Housing	£959,362	£917,995	£129,319	£119,704	£0	0.0%
		35% Affordable Housing	£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%
	15 Unit Housing Scheme	0% Affordable Housing	£2,159,000	£1,570,740	£323,850	£219,376	£45,034	2.1%
		20% Affordable Housing	£1,912,950	£1,570,740	£269,307	£197,293	£0	0.0%
		30% Affordable Housing	£1,771,900	£1,570,740	£236,364	£195,178	£0	0.0%
		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%
	15 Unit Flatted Scheme	0% Affordable Housing	£1,543,350	£1,270,445	£185,166	£191,749	£0	0.0%
		20% Affordable Housing	£1,405,262	£1,270,445	£196,924	£173,205	£0	0.0%
		30% Affordable Housing	£1,303,662	£1,270,445	£172,927	£171,681	£0	0.0%
		35% Affordable Housing	£1,303,662	£1,270,445	£172,927	£171,681	£0	0.0%
		40% Affordable Housing	£1,237,762	£1,270,445	£158,722	£170,692	£0	0.0%
50% Affordable Housing	£1,144,924	£1,270,445	£135,250	£169,300	£0	0.0%		

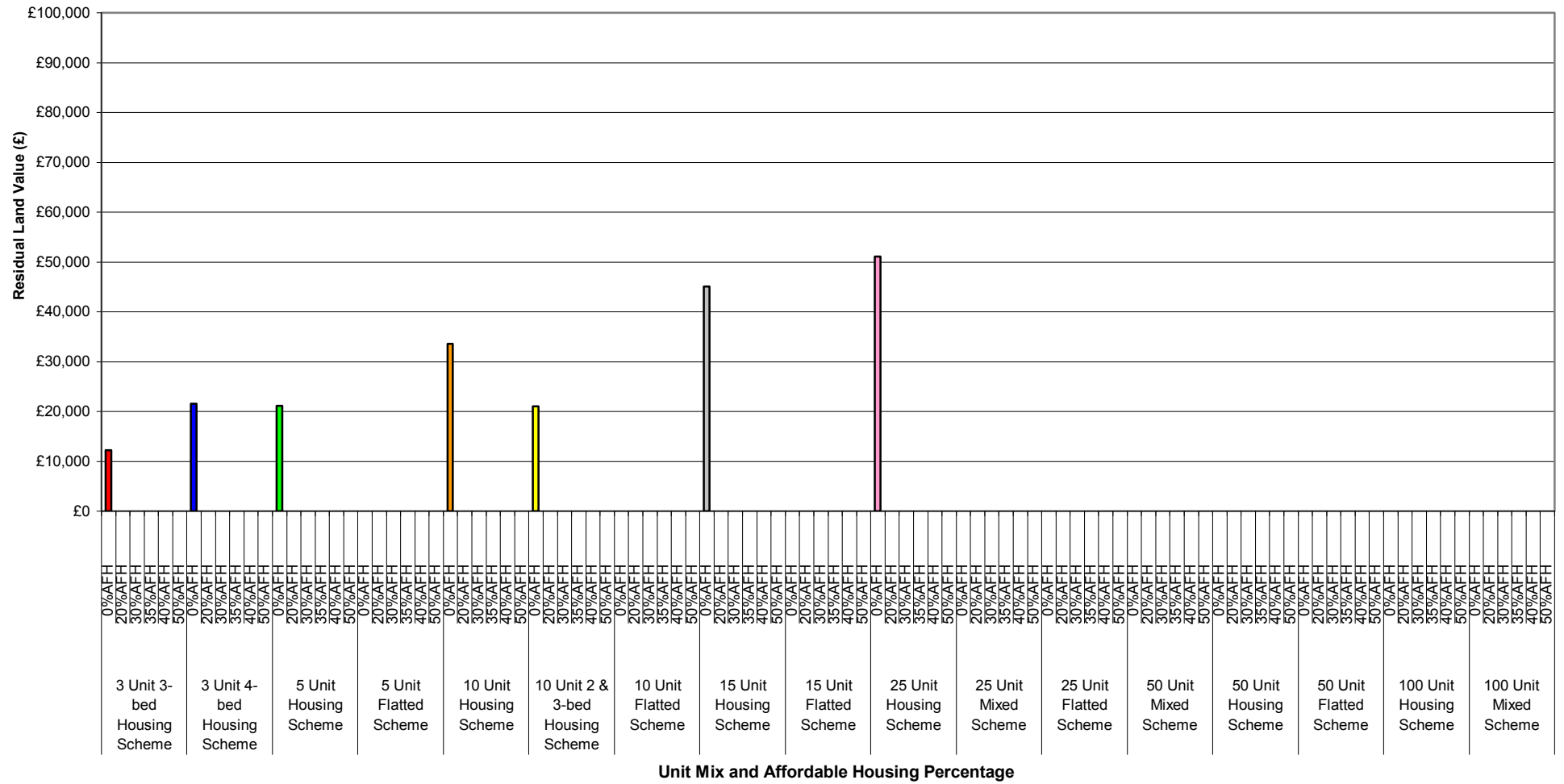
**Table 27: Summary Table Showing Results of Residual Land Value Appraisals and Reduction in Land Residual - Value Point 2  
60% General Needs Rent/40% Intermediate Tenure Mix  
Planning Infrastructure Level - £5,000**

1	2	3	4	5	6	7	8	
Value Point	Number of Units	Scenario	GDV	Development Cost	Developer Profit (@15%)	Finance & Land Costs	Residual Land Price	% Land Residual (of GDV)
Value Point 2	25 Unit Housing Scheme	0% Affordable Housing	£3,604,000	£2,621,715	£540,600	£390,634	£51,051	1.4%
		20% Affordable Housing	£3,216,900	£2,621,715	£453,114	£355,062	£0	0.0%
		30% Affordable Housing	£2,970,850	£2,621,715	£398,571	£351,372	£0	0.0%
		35% Affordable Housing	£2,917,300	£2,621,715	£383,883	£360,568	£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%
	25 Unit Mixed Scheme	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%
		30% Affordable Housing	£2,551,862	£2,330,685	£343,750	£326,470	£0	0.0%
		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%
	25 Unit Flatted Scheme	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%
		30% Affordable Housing	£2,188,462	£2,124,512	£292,570	£307,831	£0	0.0%
		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%
	50 Unit Mixed Scheme	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%
		30% Affordable Housing	£5,267,536	£4,803,452	£711,404	£758,872	£0	0.0%
		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%
		50% Affordable Housing	£4,586,710	£4,803,452	£556,417	£748,660	£0	0.0%
	50 Unit Housing Scheme	0% Affordable Housing	£6,927,500	£5,054,588	£1,039,125	£850,422	£0	0.0%
		20% Affordable Housing	£6,180,800	£5,054,588	£869,628	£793,212	£0	0.0%
		30% Affordable Housing	£5,821,200	£5,054,588	£787,617	£787,818	£0	0.0%
		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%
50 Unit Flatted Scheme	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%	
	30% Affordable Housing	£4,468,348	£4,270,333	£600,676	£703,067	£0	0.0%	
	35% Affordable Housing	£4,309,610	£4,270,333	£563,200	£700,686	£0	0.0%	
	40% Affordable Housing	£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%	
100 Unit Housing Scheme	0% Affordable Housing	£13,855,000	£10,109,175	£2,076,250	£1,806,751	£0	0.0%	
	20% Affordable Housing	£12,361,600	£10,109,175	£1,739,256	£1,784,350	£0	0.0%	
	30% Affordable Housing	£11,642,400	£10,109,175	£1,575,234	£1,773,562	£0	0.0%	
	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%	
100 Unit Mixed Scheme	0% Affordable Housing	£12,610,600	£9,606,903	£1,891,590	£1,737,650	£0	0.0%	
	20% Affordable Housing	£11,286,424	£9,606,903	£1,591,513	£1,717,788	£0	0.0%	
	30% Affordable Housing	£10,535,072	£9,606,903	£1,422,808	£1,706,517	£0	0.0%	
	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%	

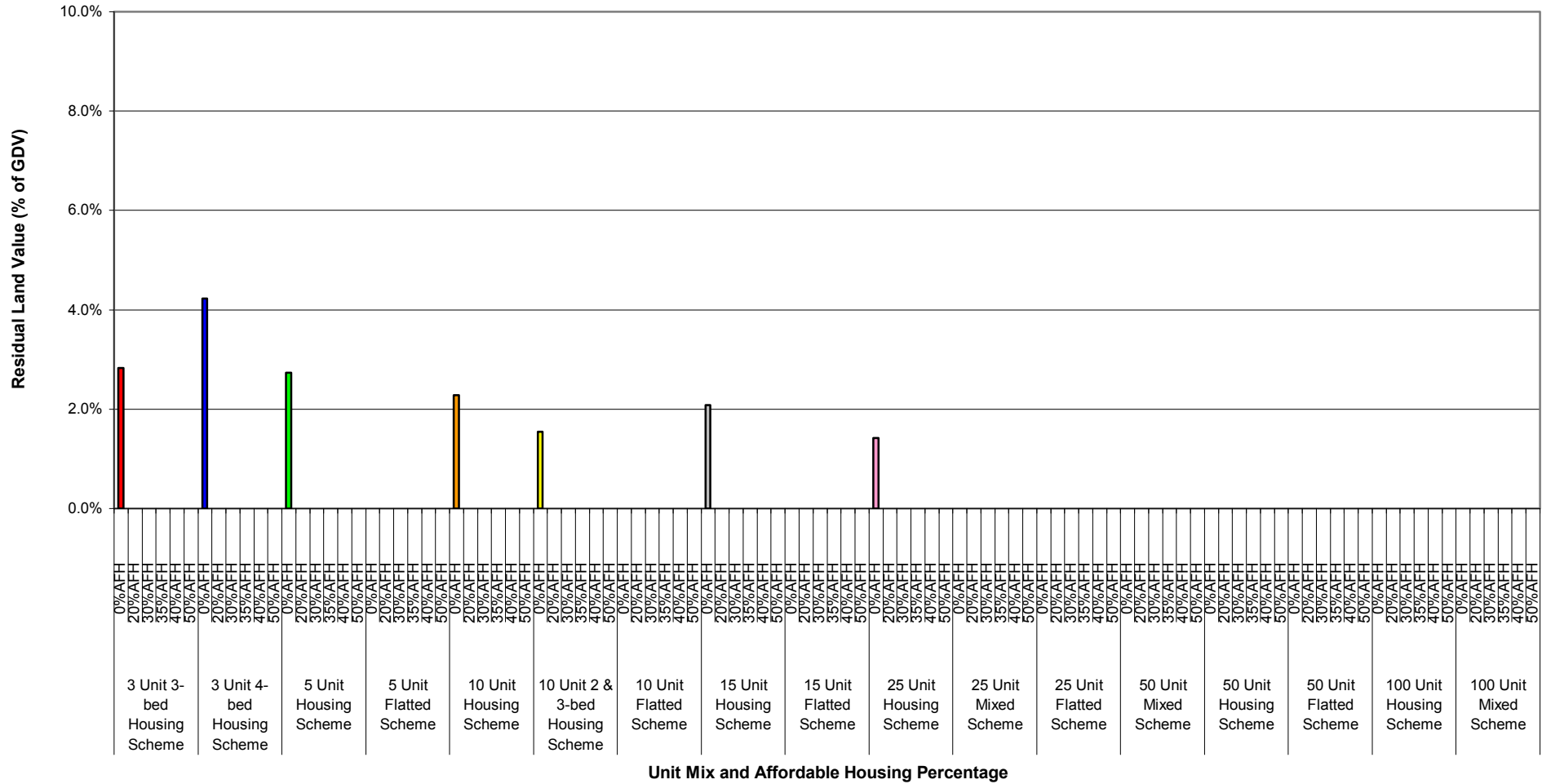
Source: Adams Integra, June 2009



**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**

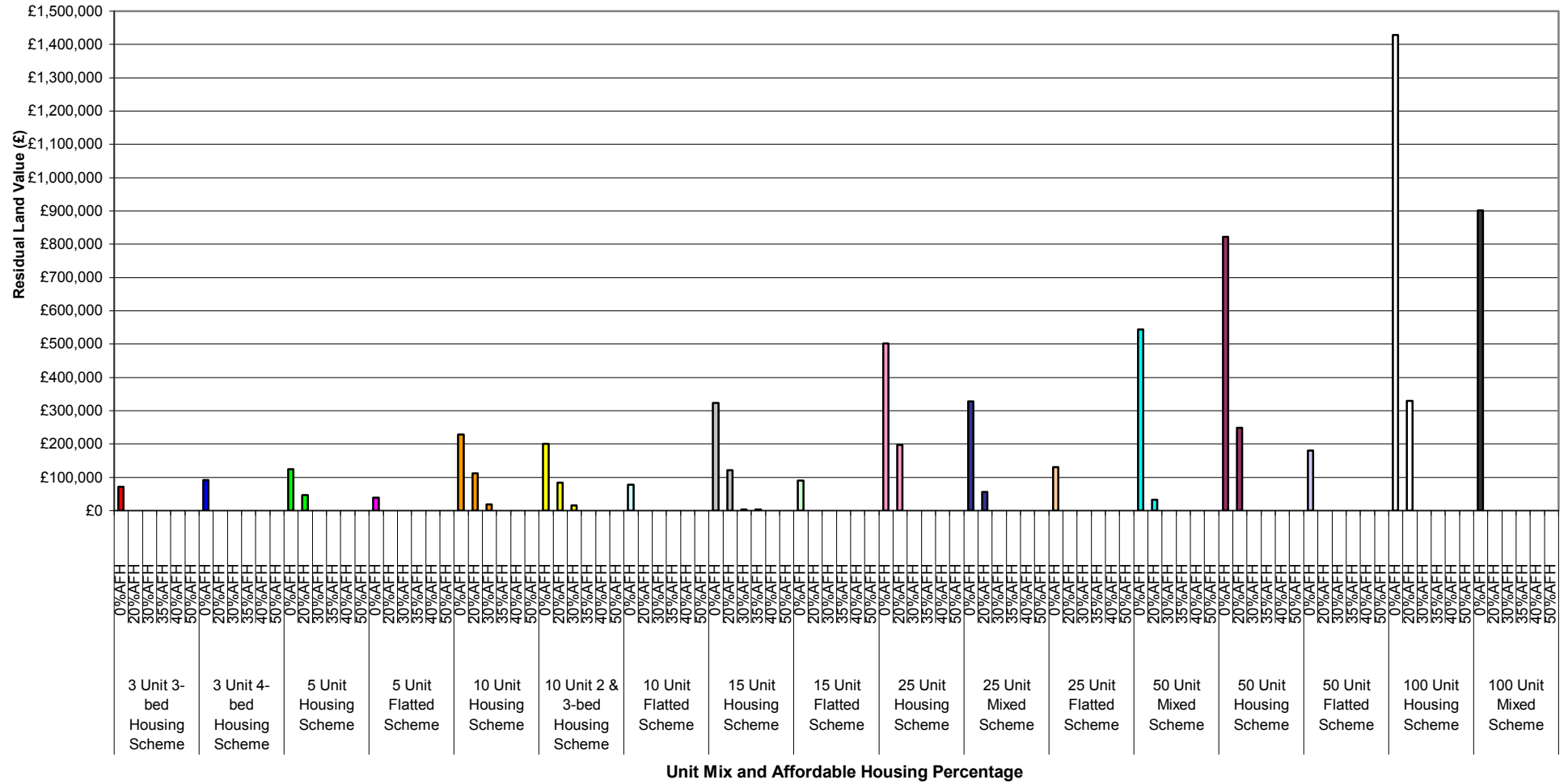
1	2	3	4	5	6	7	8	
Value Point	Number of Units	Scenario	GDV	Development Cost	Developer Profit (@15%)	Finance & Land Costs	Residual Land Price	% Land Residual (of GDV)
Value Point 3	3 Unit 3-bed Housing Scheme	0% Affordable Housing	£510,000	£315,293	£76,500	£46,848	£71,359	14.0%
		20% Affordable Housing	£401,000	£315,293	£54,660	£36,719	£0	0.0%
		30% Affordable Housing	£401,000	£315,293	£54,660	£36,719	£0	0.0%
		35% Affordable Housing	£401,000	£315,293	£54,660	£36,719	£0	0.0%
		40% Affordable Housing	£401,000	£315,293	£54,660	£36,719	£0	0.0%
	3 Unit 4-bed Housing Scheme	0% Affordable Housing	£600,000	£366,795	£90,000	£52,151	£91,054	15.2%
		20% Affordable Housing	£469,000	£366,795	£64,140	£40,095	£0	0.0%
		30% Affordable Housing	£469,000	£366,795	£64,140	£40,095	£0	0.0%
		35% Affordable Housing	£469,000	£366,795	£64,140	£40,095	£0	0.0%
		40% Affordable Housing	£469,000	£366,795	£64,140	£40,095	£0	0.0%
	5 Unit Housing Scheme	0% Affordable Housing	£910,000	£559,823	£136,500	£89,133	£124,544	13.7%
		20% Affordable Housing	£801,000	£559,823	£114,660	£70,587	£46,931	5.9%
		30% Affordable Housing	£707,600	£559,823	£91,056	£68,802	£0	0.0%
		35% Affordable Housing	£707,600	£559,823	£91,056	£68,802	£0	0.0%
		40% Affordable Housing	£707,600	£559,823	£91,056	£68,802	£0	0.0%
	5 Unit Flatted Scheme	0% Affordable Housing	£670,000	£458,998	£100,500	£71,303	£39,199	5.9%
		20% Affordable Housing	£587,000	£458,998	£83,460	£61,462	£0	0.0%
		30% Affordable Housing	£530,720	£458,998	£68,023	£60,618	£0	0.0%
		35% Affordable Housing	£530,720	£458,998	£68,023	£60,618	£0	0.0%
		40% Affordable Housing	£530,720	£458,998	£68,023	£60,618	£0	0.0%
	10 Unit Housing Scheme	0% Affordable Housing	£1,730,000	£1,068,143	£259,500	£172,165	£227,891	13.2%
		20% Affordable Housing	£1,558,000	£1,068,143	£220,380	£157,532	£111,946	7.2%
		30% Affordable Housing	£1,427,000	£1,068,143	£194,520	£146,023	£18,314	1.3%
		35% Affordable Housing	£1,364,000	£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%
	10 Unit 2 & 3-bed Housing Scheme	0% Affordable Housing	£1,600,000	£993,750	£240,000	£163,352	£200,869	12.6%
		20% Affordable Housing	£1,428,000	£993,750	£200,880	£148,719	£84,651	5.9%
		30% Affordable Housing	£1,331,000	£993,750	£181,560	£140,213	£15,477	1.2%
		35% Affordable Housing	£1,256,000	£993,750	£161,760	£128,310	£0	0.0%
		40% Affordable Housing	£1,256,000	£993,750	£161,760	£128,310	£0	0.0%
	10 Unit Flatted Scheme	0% Affordable Housing	£1,340,000	£917,995	£201,000	£142,606	£78,399	5.9%
		20% Affordable Housing	£1,200,720	£917,995	£168,923	£123,325	£0	0.0%
		30% Affordable Housing	£1,117,720	£917,995	£151,483	£122,080	£0	0.0%
		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%
	15 Unit Housing Scheme	0% Affordable Housing	£2,540,000	£1,570,740	£381,000	£254,519	£323,729	12.7%
		20% Affordable Housing	£2,237,000	£1,570,740	£316,020	£228,377	£121,863	5.4%
		30% Affordable Housing	£2,065,000	£1,570,740	£276,900	£213,744	£3,616	0.2%
		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%
	15 Unit Flatted Scheme	0% Affordable Housing	£1,840,000	£1,270,445	£276,000	£202,780	£90,775	4.9%
		20% Affordable Housing	£1,642,720	£1,270,445	£231,043	£176,767	£0	0.0%
		30% Affordable Housing	£1,517,720	£1,270,445	£202,483	£174,892	£0	0.0%
		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%
50% Affordable Housing	£1,320,440	£1,270,445	£157,526	£171,933	£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**

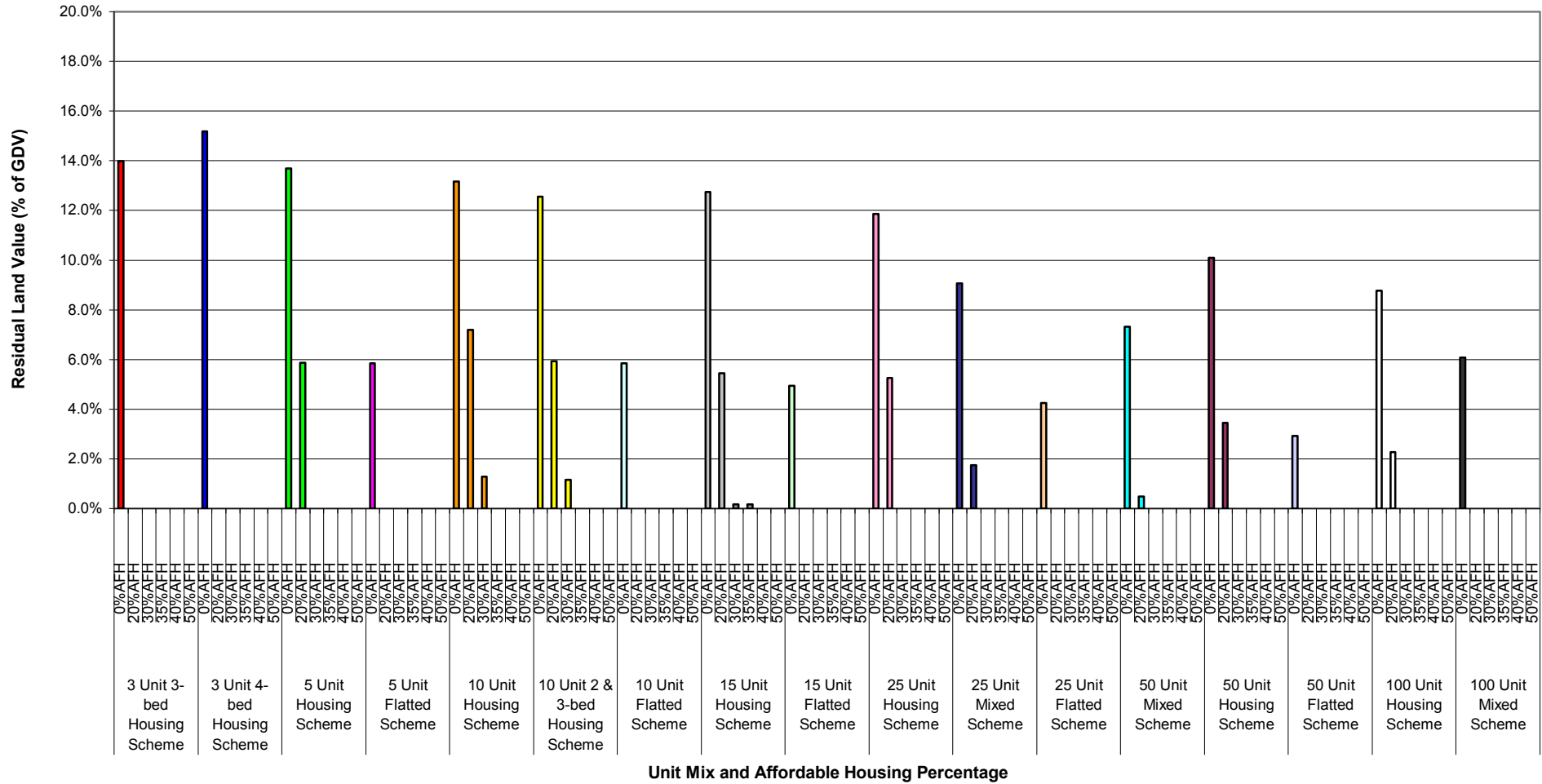
1	2	3	4	5	6	7	8	
Value Point	Number of Units	Scenario	GDV	Development Cost	Developer Profit (@15%)	Finance & Land Costs	Residual Land Price	% Land Residual (of GDV)
Value Point 3	25 Unit Housing Scheme	0% Affordable Housing	£4,240,000	£2,621,715	£636,000	£458,500	£502,747	11.9%
		20% Affordable Housing	£3,765,000	£2,621,715	£531,900	£411,450	£197,936	5.3%
		30% Affordable Housing	£3,462,000	£2,621,715	£466,920	£381,223	£0	0.0%
		35% Affordable Housing	£3,399,000	£2,621,715	£449,640	£367,794	£0	0.0%
		40% Affordable Housing	£3,290,000	£2,621,715	£427,800	£356,159	£0	0.0%
		50% Affordable Housing	£2,987,000	£2,621,715	£362,820	£351,614	£0	0.0%
	25 Unit Mixed Scheme	0% Affordable Housing	£3,620,000	£2,330,685	£543,000	£407,788	£328,371	9.1%
		20% Affordable Housing	£3,206,720	£2,330,685	£453,043	£366,705	£56,287	1.8%
		30% Affordable Housing	£2,972,720	£2,330,685	£402,643	£332,783	£0	0.0%
		35% Affordable Housing	£2,909,720	£2,330,685	£385,363	£331,838	£0	0.0%
		40% Affordable Housing	£2,800,720	£2,330,685	£363,523	£330,203	£0	0.0%
		50% Affordable Housing	£2,577,440	£2,330,685	£313,766	£326,854	£0	0.0%
	25 Unit Flatted Scheme	0% Affordable Housing	£3,078,000	£2,124,512	£461,700	£360,816	£130,972	4.3%
		20% Affordable Housing	£2,755,720	£2,124,512	£388,183	£316,340	£0	0.0%
		30% Affordable Housing	£2,547,720	£2,124,512	£342,563	£313,220	£0	0.0%
		35% Affordable Housing	£2,491,440	£2,124,512	£327,146	£312,375	£0	0.0%
		40% Affordable Housing	£2,408,440	£2,124,512	£310,106	£311,130	£0	0.0%
		50% Affordable Housing	£2,195,160	£2,124,512	£264,190	£307,931	£0	0.0%
	50 Unit Mixed Scheme	0% Affordable Housing	£7,418,000	£4,803,452	£1,112,700	£935,934	£543,278	7.3%
		20% Affordable Housing	£6,602,720	£4,803,452	£934,003	£833,173	£32,092	0.5%
		30% Affordable Housing	£6,141,160	£4,803,452	£833,590	£771,977	£0	0.0%
		35% Affordable Housing	£5,907,160	£4,803,452	£783,190	£768,467	£0	0.0%
		40% Affordable Housing	£5,719,880	£4,803,452	£741,893	£765,658	£0	0.0%
		50% Affordable Housing	£5,302,600	£4,803,452	£648,996	£759,398	£0	0.0%
	50 Unit Housing Scheme	0% Affordable Housing	£8,150,000	£5,054,588	£1,222,500	£1,016,774	£821,893	10.1%
		20% Affordable Housing	£7,234,000	£5,054,588	£1,020,840	£901,447	£249,412	3.4%
		30% Affordable Housing	£6,793,000	£5,054,588	£923,280	£845,992	£0	0.0%
		35% Affordable Housing	£6,490,000	£5,054,588	£858,300	£797,850	£0	0.0%
		40% Affordable Housing	£6,318,000	£5,054,588	£819,180	£795,270	£0	0.0%
		50% Affordable Housing	£5,877,000	£5,054,588	£721,620	£788,655	£0	0.0%
50 Unit Flatted Scheme	0% Affordable Housing	£6,190,000	£4,270,333	£928,500	£808,672	£180,670	2.9%	
	20% Affordable Housing	£5,531,160	£4,270,333	£777,550	£719,010	£0	0.0%	
	30% Affordable Housing	£5,208,880	£4,270,333	£704,033	£714,175	£0	0.0%	
	35% Affordable Housing	£5,011,600	£4,270,333	£659,076	£711,216	£0	0.0%	
	40% Affordable Housing	£4,872,320	£4,270,333	£626,599	£709,127	£0	0.0%	
	50% Affordable Housing	£4,550,040	£4,270,333	£553,082	£704,293	£0	0.0%	
100 Unit Housing Scheme	0% Affordable Housing	£16,300,000	£10,109,175	£2,445,000	£2,257,423	£1,428,866	8.9%	
	20% Affordable Housing	£14,468,000	£10,109,175	£2,041,680	£1,977,727	£329,236	2.3%	
	30% Affordable Housing	£13,586,000	£10,109,175	£1,846,560	£1,802,716	£0	0.0%	
	35% Affordable Housing	£13,111,000	£10,109,175	£1,742,460	£1,795,591	£0	0.0%	
	40% Affordable Housing	£12,636,000	£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%	
100 Unit Mixed 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	£1,868,006	£1,746,573	£0	0.0%	
	30% Affordable Housing	£12,282,320	£9,606,903	£1,667,179	£1,732,726	£0	0.0%	
	35% Affordable Housing	£11,930,040	£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%	
	50% Affordable Housing	£10,605,200	£9,606,903	£1,297,992	£1,707,569	£0	0.0%	

Source: Adams Integra, June 2009

**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**

1	2	3	4	5	6	7	8	
Value Point	Number of Units	Scenario	GDV	Development Cost	Developer Profit (@15%)	Finance & Land Costs	Residual Land Price	% Land Residual (of GDV)
Value Point 4	3 Unit 3-bed Housing Scheme	0% Affordable Housing	£586,500	£315,293	£87,975	£52,787	£130,446	22.2%
		20% Affordable Housing	£455,000	£315,293	£62,490	£43,011	£34,207	7.5%
		30% Affordable Housing	£455,000	£315,293	£62,490	£43,011	£34,207	7.5%
		35% Affordable Housing	£455,000	£315,293	£62,490	£43,011	£34,207	7.5%
		40% Affordable Housing	£455,000	£315,293	£62,490	£43,011	£34,207	7.5%
	3 Unit 4-bed Housing Scheme	0% Affordable Housing	£690,000	£366,795	£103,500	£59,137	£160,568	23.3%
		20% Affordable Housing	£533,000	£366,795	£73,380	£47,443	£45,382	8.5%
		30% Affordable Housing	£533,000	£366,795	£73,380	£47,443	£45,382	8.5%
		35% Affordable Housing	£533,000	£366,795	£73,380	£47,443	£45,382	8.5%
		40% Affordable Housing	£533,000	£366,795	£73,380	£47,443	£45,382	8.5%
	5 Unit Housing Scheme	0% Affordable Housing	£1,046,500	£559,823	£156,975	£101,723	£225,699	21.6%
		20% Affordable Housing	£915,000	£559,823	£131,490	£90,127	£133,560	14.6%
		30% Affordable Housing	£807,390	£559,823	£104,333	£81,220	£82,014	7.7%
		35% Affordable Housing	£807,390	£559,823	£104,333	£81,220	£82,014	7.7%
		40% Affordable Housing	£807,390	£559,823	£104,333	£81,220	£82,014	7.7%
	5 Unit Flatted Scheme	0% Affordable Housing	£770,500	£458,998	£115,575	£80,573	£115,355	15.0%
		20% Affordable Housing	£670,400	£458,998	£95,700	£71,789	£43,913	6.6%
		30% Affordable Housing	£605,678	£458,998	£77,948	£66,564	£2,169	0.4%
		35% Affordable Housing	£605,678	£458,998	£77,948	£66,564	£2,169	0.4%
		40% Affordable Housing	£605,678	£458,998	£77,948	£66,564	£2,169	0.4%
	10 Unit Housing Scheme	0% Affordable Housing	£1,989,500	£1,068,143	£298,425	£196,100	£414,027	20.8%
		20% Affordable Housing	£1,785,550	£1,068,143	£253,068	£178,654	£277,115	15.5%
		30% Affordable Housing	£1,628,550	£1,068,143	£222,948	£164,781	£172,679	10.6%
		35% Affordable Housing	£1,556,100	£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%
	10 Unit 2 & 3-bed Housing Scheme	0% Affordable Housing	£1,840,000	£993,750	£276,000	£185,489	£373,218	20.3%
		20% Affordable Housing	£1,636,050	£993,750	£230,643	£168,043	£241,178	14.7%
		30% Affordable Housing	£1,519,550	£993,750	£208,128	£157,763	£159,909	10.5%
		35% Affordable Housing	£1,432,100	£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%
	10 Unit Flatted Scheme	0% Affordable Housing	£1,541,000	£917,995	£231,150	£161,146	£228,402	14.8%
		20% Affordable Housing	£1,376,178	£917,995	£193,923	£147,137	£117,524	8.5%
		30% Affordable Housing	£1,276,078	£917,995	£173,648	£138,363	£46,082	3.6%
		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%
	15 Unit Housing Scheme	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%
		30% Affordable Housing	£2,356,100	£1,570,740	£317,316	£240,895	£224,877	9.5%
		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%
	15 Unit Flatted Scheme	0% Affordable Housing	£2,020,650	£1,570,740	£246,474	£211,853	£0	0.0%
		20% Affordable Housing	£1,880,178	£1,270,445	£265,163	£208,046	£136,524	7.3%
		30% Affordable Housing	£1,731,778	£1,270,445	£232,040	£195,363	£33,931	2.0%
		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%		

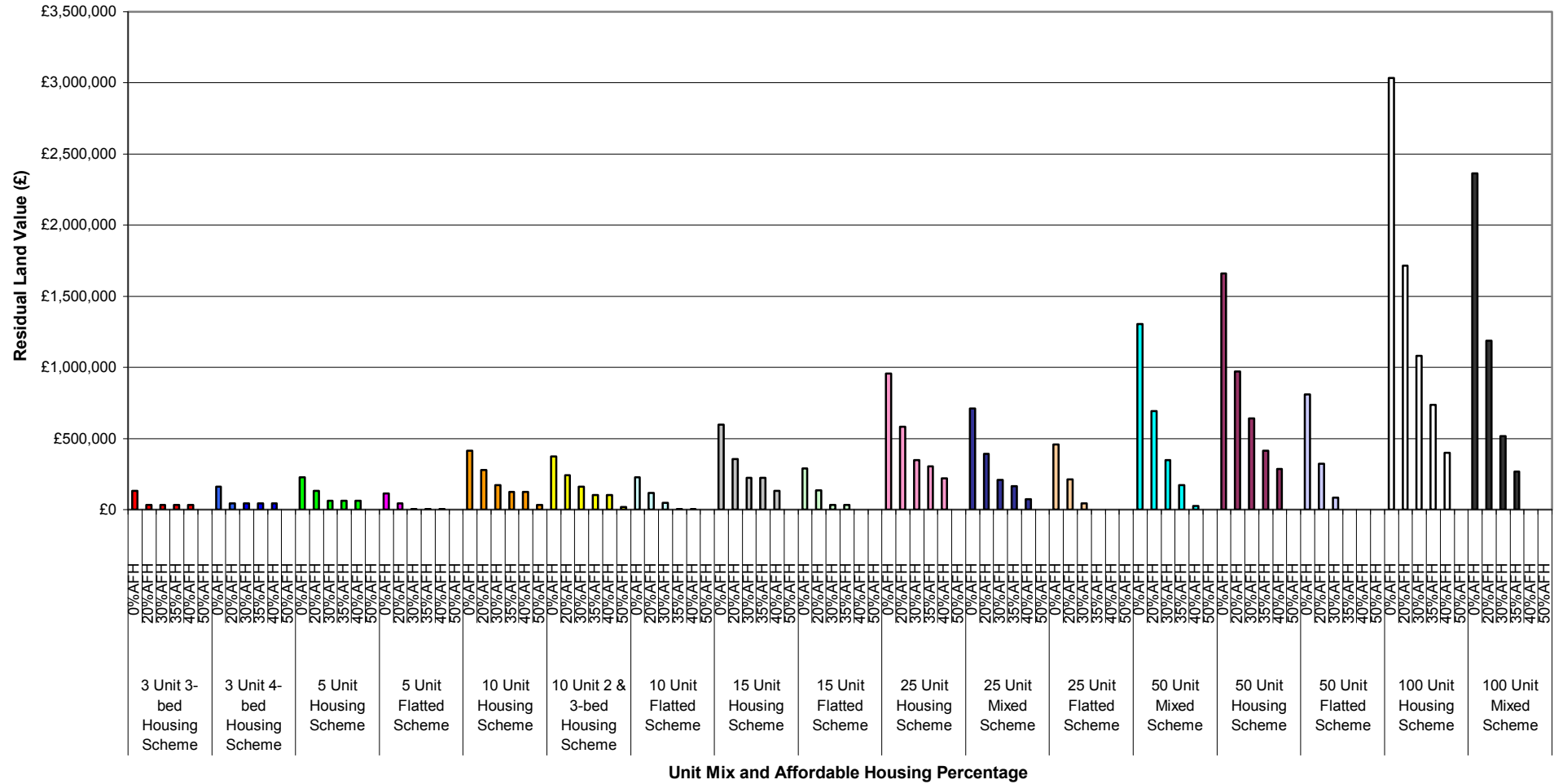
**Table 29: Summary Table Showing Results of Residual Land Value Appraisals and Reduction in Land Residual - Value Point 4  
60% General Needs Rent/40% Intermediate Tenure Mix  
Planning Infrastructure Level - £5,000**

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)
Value Point 4	25 Unit Housing Scheme	0% Affordable Housing	£4,876,000	£2,621,715	£731,400	£526,547	£956,485	19.6%
		20% Affordable Housing	£4,311,100	£2,621,715	£610,566	£470,158	£584,314	13.6%
		30% Affordable Housing	£3,950,150	£2,621,715	£535,089	£433,937	£348,626	8.8%
		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%
	25 Unit Mixed Scheme	0% Affordable Housing	£4,163,000	£2,330,685	£624,450	£465,807	£712,375	17.1%
		20% Affordable Housing	£3,670,478	£2,330,685	£519,965	£416,548	£391,182	10.7%
		30% Affordable Housing	£3,390,578	£2,330,685	£461,357	£389,469	£207,966	6.1%
		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%
	25 Unit Flatted Scheme	0% Affordable Housing	£3,539,700	£2,124,512	£530,955	£410,149	£459,862	13.0%
		20% Affordable Housing	£3,155,478	£2,124,512	£445,595	£372,145	£211,095	6.7%
		30% Affordable Housing	£2,906,978	£2,124,512	£392,997	£347,322	£42,548	1.5%
		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%
	50 Unit Mixed Scheme	0% Affordable Housing	£8,530,700	£4,803,452	£1,279,605	£1,087,344	£1,305,887	15.3%
		20% Affordable Housing	£7,560,228	£4,803,452	£1,072,130	£964,263	£891,568	9.1%
		30% Affordable Housing	£7,010,784	£4,803,452	£955,535	£894,454	£346,623	4.9%
		35% Affordable Housing	£6,730,884	£4,803,452	£896,927	£858,775	£171,729	2.6%
		40% Affordable Housing	£6,509,162	£4,803,452	£849,055	£830,722	£25,931	0.4%
		50% Affordable Housing	£6,012,490	£4,803,452	£741,215	£770,047	£0	0.0%
	50 Unit Housing Scheme	0% Affordable Housing	£9,372,500	£5,054,588	£1,405,875	£1,183,126	£1,659,755	17.7%
		20% Affordable Housing	£8,283,200	£5,054,588	£1,171,812	£1,045,146	£971,188	11.7%
		30% Affordable Housing	£7,758,800	£5,054,588	£1,058,583	£978,801	£640,156	8.3%
		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	£6,869,500	£5,054,588	£824,520	£800,543	£0	0.0%
	50 Unit Flatted Scheme	0% Affordable Housing	£7,118,500	£4,270,333	£1,067,775	£935,018	£811,560	11.4%
		20% Affordable Housing	£6,333,634	£4,270,333	£892,550	£836,554	£324,172	5.1%
		30% Affordable Housing	£5,949,412	£4,270,333	£807,190	£788,291	£83,599	1.4%
		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%
	100 Unit Housing Scheme	0% Affordable Housing	£18,745,000	£10,109,175	£2,811,750	£2,661,581	£3,035,994	16.2%
		20% Affordable Housing	£16,566,400	£10,109,175	£2,343,624	£2,326,899	£1,715,234	10.4%
		30% Affordable Housing	£15,517,600	£10,109,175	£2,117,166	£2,165,977	£1,080,270	7.0%
		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%
100 Unit Mixed Scheme	0% Affordable Housing	£17,061,400	£9,606,903	£2,559,210	£2,432,335	£2,364,434	13.9%	
	20% Affordable Housing	£15,120,456	£9,606,903	£2,144,259	£2,133,782	£1,186,091	7.8%	
	30% Affordable Housing	£14,021,568	£9,606,903	£1,911,070	£1,964,440	£517,588	3.7%	
	35% Affordable Housing	£13,601,796	£9,606,903	£1,816,746	£1,900,696	£269,127	2.0%	
	40% Affordable Housing	£13,018,324	£9,606,903	£1,698,109	£1,743,786	£0	0.0%	
	50% Affordable Housing	£12,024,980	£9,606,903	£1,482,431	£1,728,866	£0	0.0%	

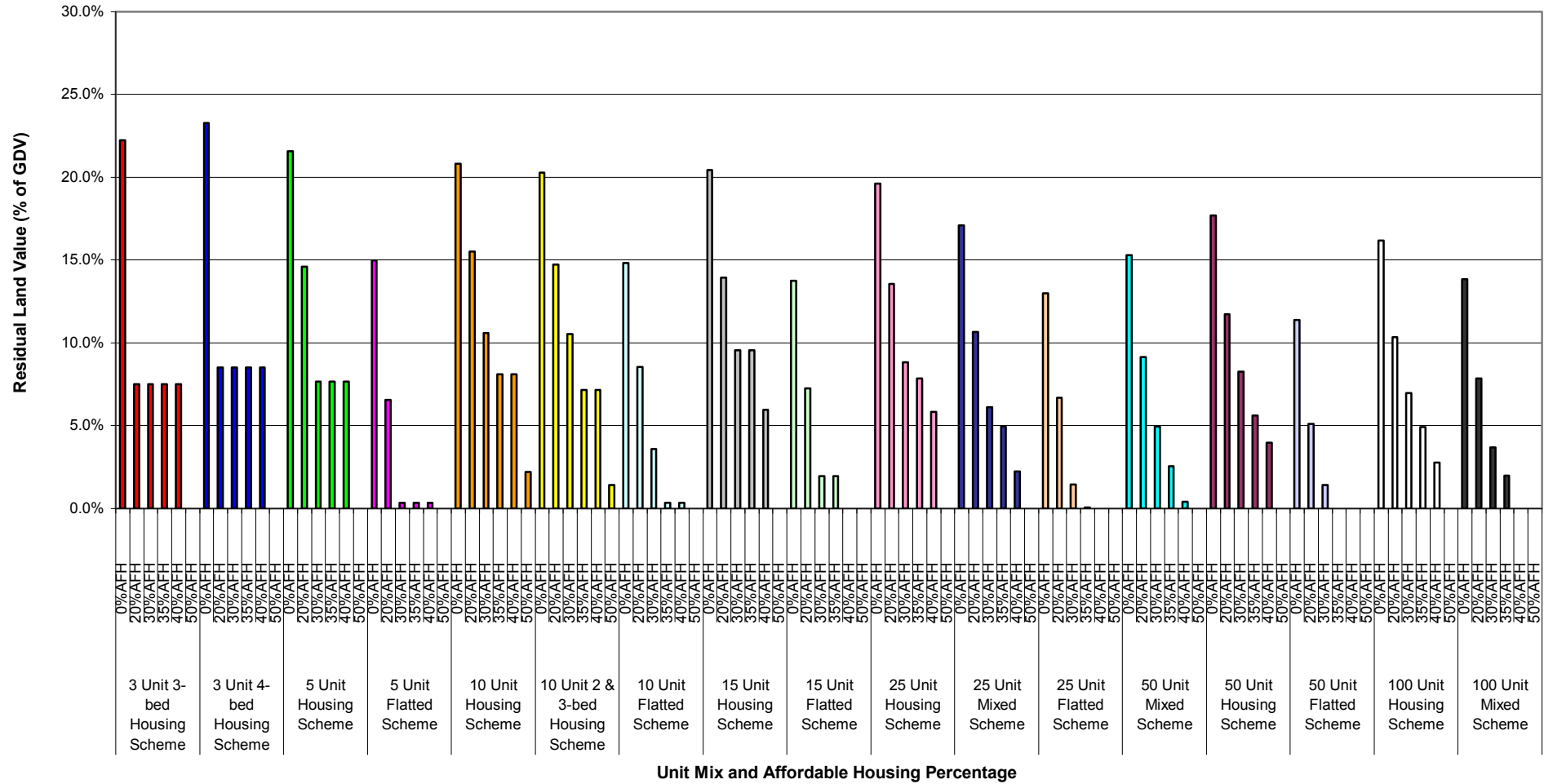
Source: Adams Integra, June 2009



**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**

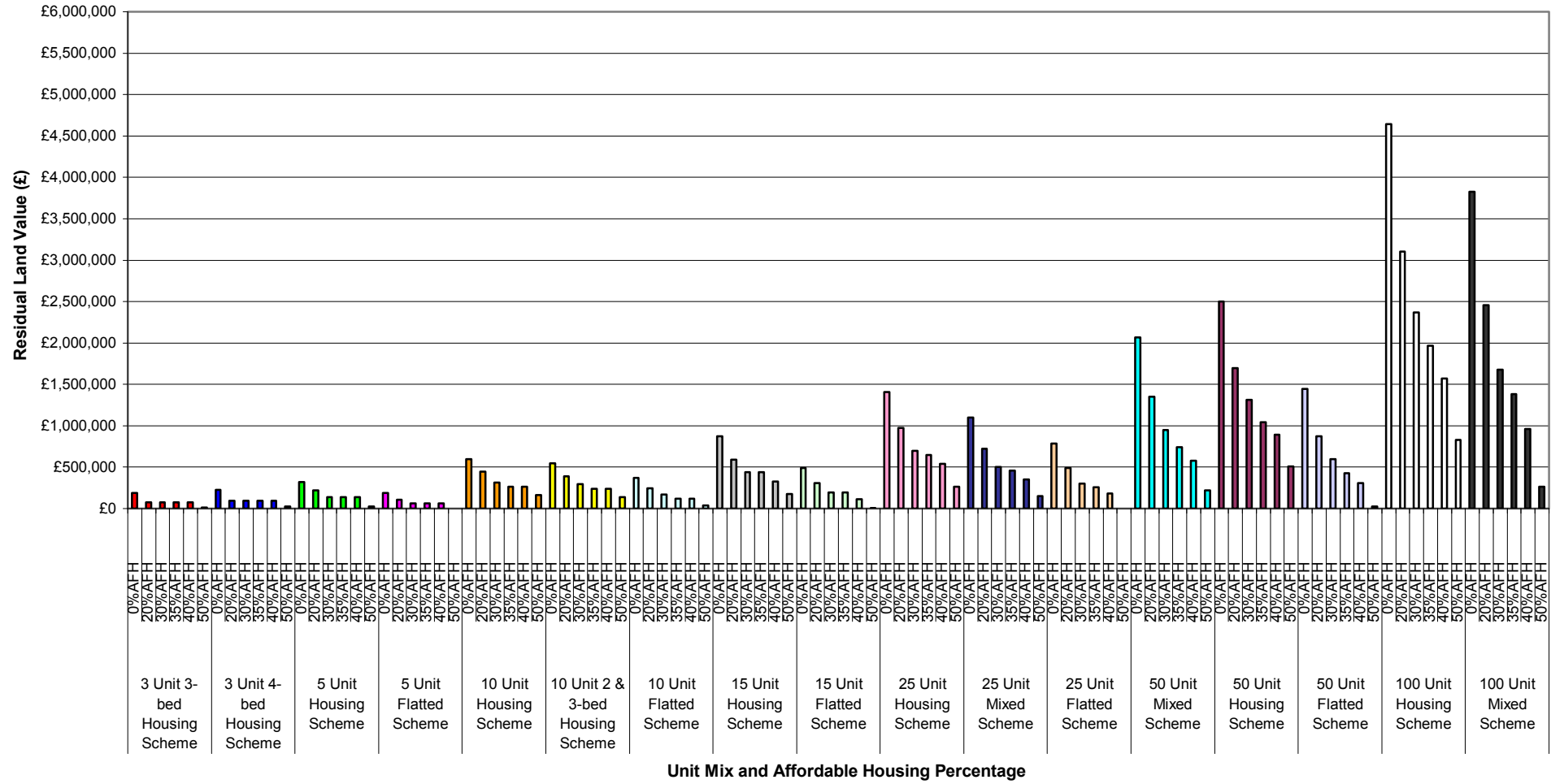
1	2	3	4	5	6	7	8	
Value Point	Number of Units	Scenario	GDV	Development Cost	Developer Profit (@15%)	Finance & Land Costs	Residual Land Price	% Land Residual (of GDV)
Value Point 5	3 Unit 3-bed Housing Scheme	0% Affordable Housing	£663,000	£315,293	£99,450	£58,725	£187,637	28.3%
		20% Affordable Housing	£509,000	£315,293	£70,320	£47,223	£76,165	15.0%
		30% Affordable Housing	£509,000	£315,293	£70,320	£47,223	£76,165	15.0%
		35% Affordable Housing	£509,000	£315,293	£70,320	£47,223	£76,165	15.0%
		40% Affordable Housing	£509,000	£315,293	£70,320	£47,223	£76,165	15.0%
	3 Unit 4-bed Housing Scheme	0% Affordable Housing	£780,000	£366,795	£117,000	£66,124	£227,781	29.2%
		20% Affordable Housing	£597,000	£366,795	£82,620	£52,438	£95,147	15.9%
		30% Affordable Housing	£597,000	£366,795	£82,620	£52,438	£95,147	15.9%
		35% Affordable Housing	£597,000	£366,795	£82,620	£52,438	£95,147	15.9%
		40% Affordable Housing	£597,000	£366,795	£82,620	£52,438	£95,147	15.9%
	5 Unit Housing Scheme	0% Affordable Housing	£1,183,000	£559,823	£177,450	£114,314	£321,471	27.2%
		20% Affordable Housing	£1,029,000	£559,823	£148,320	£100,667	£217,989	21.2%
		30% Affordable Housing	£907,180	£559,823	£117,611	£90,581	£139,166	15.3%
		35% Affordable Housing	£907,180	£559,823	£117,611	£90,581	£139,166	15.3%
		40% Affordable Housing	£907,180	£559,823	£117,611	£90,581	£139,166	15.3%
	5 Unit Flatted Scheme	0% Affordable Housing	£871,000	£458,998	£130,650	£89,843	£189,595	21.8%
		20% Affordable Housing	£753,800	£458,998	£107,940	£79,507	£107,355	14.2%
		30% Affordable Housing	£680,636	£458,998	£87,872	£73,600	£80,167	8.8%
		35% Affordable Housing	£680,636	£458,998	£87,872	£73,600	£80,167	8.8%
		40% Affordable Housing	£680,636	£458,998	£87,872	£73,600	£80,167	8.8%
	10 Unit Housing Scheme	0% Affordable Housing	£2,249,000	£1,068,143	£337,350	£220,036	£598,533	26.6%
		20% Affordable Housing	£2,013,100	£1,068,143	£285,756	£199,777	£445,642	22.1%
		30% Affordable Housing	£1,830,100	£1,068,143	£251,376	£183,538	£317,232	17.3%
		35% Affordable Housing	£1,748,200	£1,068,143	£228,912	£176,925	£265,994	15.2%
		40% Affordable Housing	£1,748,200	£1,068,143	£228,912	£176,925	£265,994	15.2%
	10 Unit 2 & 3-bed Housing Scheme	0% Affordable Housing	£2,080,000	£993,750	£312,000	£207,626	£543,959	26.2%
		20% Affordable Housing	£1,844,100	£993,750	£260,406	£187,366	£390,500	21.2%
		30% Affordable Housing	£1,709,100	£993,750	£234,756	£175,414	£296,025	17.3%
		35% Affordable Housing	£1,608,200	£993,750	£208,812	£167,107	£236,146	14.7%
		40% Affordable Housing	£1,608,200	£993,750	£208,812	£167,107	£236,146	14.7%
	10 Unit Flatted Scheme	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%
		30% Affordable Housing	£1,434,436	£917,995	£195,812	£153,107	£167,522	11.7%
		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%
	15 Unit Housing Scheme	0% Affordable Housing	£3,302,000	£1,570,740	£495,300	£324,803	£874,710	26.5%
		20% Affordable Housing	£2,883,100	£1,570,740	£409,326	£288,306	£590,139	20.5%
		30% Affordable Housing	£2,647,200	£1,570,740	£357,732	£268,046	£437,161	16.5%
		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%
	15 Unit Flatted Scheme	0% Affordable Housing	£2,257,300	£1,270,445	£277,008	£234,140	£173,658	7.7%
		20% Affordable Housing	£2,392,000	£1,270,445	£358,800	£253,695	£488,697	20.4%
30% Affordable Housing		£2,117,636	£1,270,445	£299,282	£230,087	£308,287	14.6%	
35% Affordable Housing		£1,945,836	£1,270,445	£261,596	£215,343	£196,467	10.1%	
40% Affordable Housing		£1,828,636	£1,270,445	£238,886	£205,007	£114,298	6.3%	
50% Affordable Housing	£1,671,472	£1,270,445	£202,078	£191,735	£7,214	0.4%		

**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**

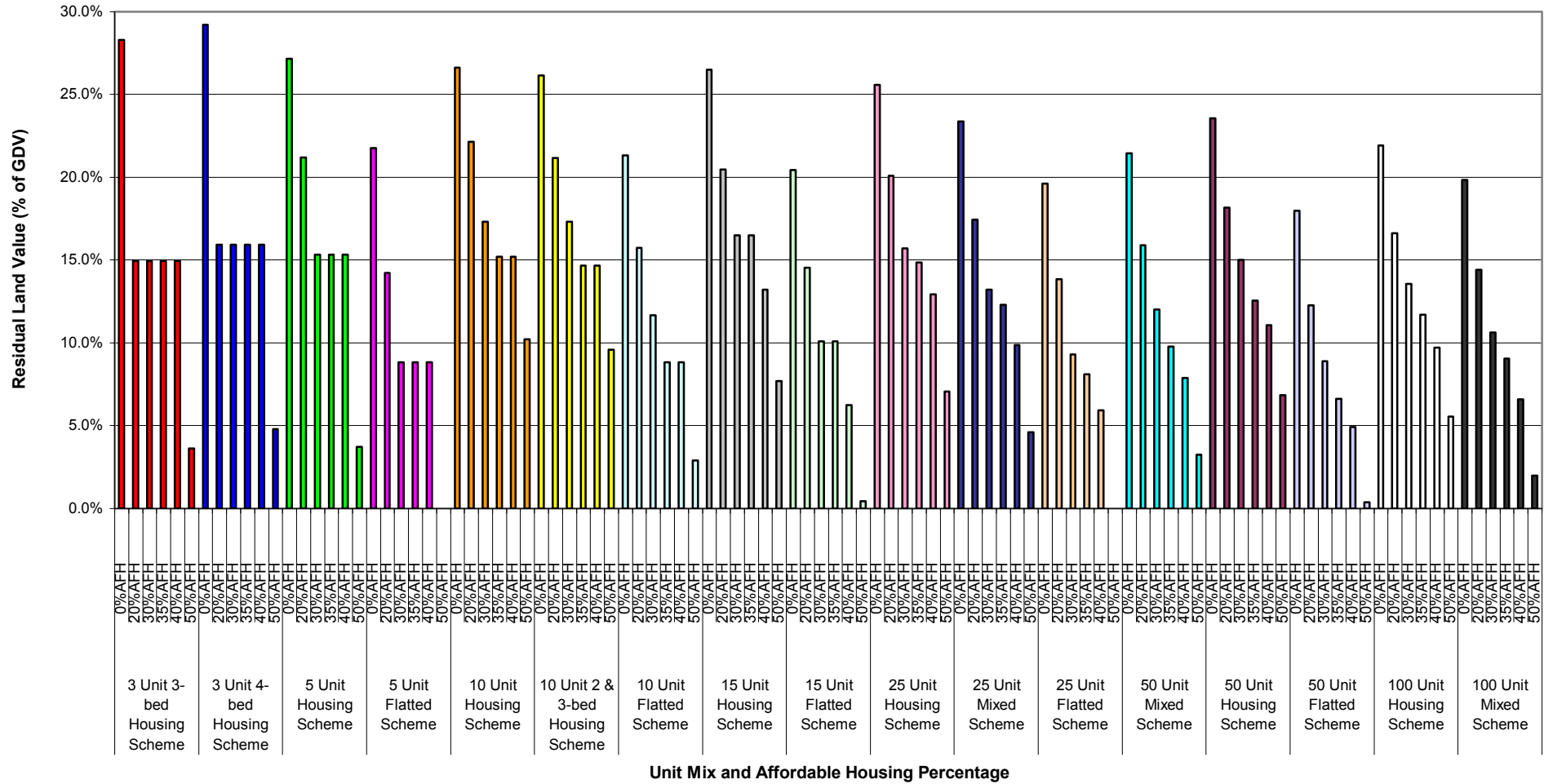
1	2	3	4	5	6	7	8	
Value Point	Number of Units	Scenario	GDV	Development Cost	Developer Profit (@15%)	Finance & Land Costs	Residual Land Price	% Land Residual (of GDV)
Value Point 5	25 Unit Housing Scheme	0% Affordable Housing	£5,512,000	£2,621,715	£826,800	£594,503	£1,410,222	25.6%
		20% Affordable Housing	£4,857,200	£2,621,715	£689,232	£528,866	£976,691	20.1%
		30% Affordable Housing	£4,438,300	£2,621,715	£603,258	£486,652	£697,608	15.7%
		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	£3,178,500	£2,621,715	£465,690	£421,015	£266,828	7.1%
	25 Unit Mixed Scheme	0% Affordable Housing	£4,706,000	£2,330,685	£705,900	£523,827	£1,099,765	23.4%
		20% Affordable Housing	£4,135,236	£2,330,685	£586,946	£466,508	£721,053	17.4%
		30% Affordable Housing	£3,809,436	£2,330,685	£520,130	£433,670	£503,952	13.2%
		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%
	25 Unit Flatted Scheme	0% Affordable Housing	£4,001,400	£2,124,512	£600,210	£459,482	£784,509	19.6%
		20% Affordable Housing	£3,555,236	£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%
		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%
	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	£8,518,736	£4,803,452	£1,210,316	£1,095,503	£1,353,087	15.9%
		30% Affordable Housing	£7,881,408	£4,803,452	£1,077,540	£1,014,169	£946,797	12.0%
		35% Affordable Housing	£7,555,608	£4,803,452	£1,010,724	£972,438	£738,234	9.8%
		40% Affordable Housing	£7,209,444	£4,803,452	£956,277	£939,904	£575,819	7.9%
		50% Affordable Housing	£6,723,380	£4,803,452	£833,495	£866,790	£217,447	3.2%
	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	£9,333,400	£5,054,588	£1,322,844	£1,188,994	£1,696,295	18.2%
		30% Affordable Housing	£8,726,600	£5,054,588	£1,194,006	£1,111,907	£1,311,455	15.0%
		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%
50 Unit Flatted Scheme	0% Affordable Housing	£8,047,000	£4,270,333	£1,207,050	£1,061,363	£1,447,924	18.0%	
	20% Affordable Housing	£7,136,108	£4,270,333	£1,007,550	£946,529	£875,228	12.3%	
	30% Affordable Housing	£6,689,944	£4,270,333	£910,347	£890,208	£594,295	8.9%	
	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%	
	50% Affordable Housing	£5,779,052	£4,270,333	£710,847	£775,374	£22,499	0.4%	
100 Unit Housing Scheme	0% Affordable Housing	£21,190,000	£10,109,175	£3,178,500	£3,065,740	£4,643,122	21.9%	
	20% Affordable Housing	£18,666,800	£10,109,175	£2,645,688	£2,676,435	£3,106,082	16.6%	
	30% Affordable Housing	£17,453,200	£10,109,175	£2,388,012	£2,489,441	£2,367,909	13.6%	
	35% Affordable Housing	£16,798,400	£10,109,175	£2,250,444	£2,388,285	£1,968,476	11.7%	
	40% Affordable Housing	£16,143,600	£10,109,175	£2,112,876	£2,287,129	£1,569,043	9.7%	
	50% Affordable Housing	£14,930,000	£10,109,175	£1,855,200	£2,100,136	£830,870	5.6%	
100 Unit Mixed Scheme	0% Affordable Housing	£19,286,800	£9,606,903	£2,893,020	£2,800,193	£3,827,216	19.8%	
	20% Affordable Housing	£17,037,472	£9,606,903	£2,420,632	£2,452,677	£2,454,969	14.4%	
	30% Affordable Housing	£15,762,816	£9,606,903	£2,155,081	£2,255,360	£1,675,653	10.6%	
	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%	

Source: Adams Integra, June 2009

**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)
Value Point 6	3 Unit 3-bed Housing Scheme	0% Affordable Housing	£739,500	£315,293	£110,925	£84,663	£246,133	33.3%
		20% Affordable Housing	£564,000	£315,293	£78,210	£51,519	£118,978	21.1%
		30% Affordable Housing	£564,000	£315,293	£78,210	£51,519	£118,978	21.1%
		35% Affordable Housing	£564,000	£315,293	£78,210	£51,519	£118,978	21.1%
		40% Affordable Housing	£564,000	£315,293	£78,210	£51,519	£118,978	21.1%
	3 Unit 4-bed Housing Scheme	0% Affordable Housing	£870,000	£366,795	£130,500	£73,118	£290,607	33.4%
		20% Affordable Housing	£661,000	£366,795	£91,860	£57,433	£144,912	21.9%
		30% Affordable Housing	£661,000	£366,795	£91,860	£57,433	£144,912	21.9%
		35% Affordable Housing	£661,000	£366,795	£91,860	£57,433	£144,912	21.9%
		40% Affordable Housing	£661,000	£366,795	£91,860	£57,433	£144,912	21.9%
	5 Unit Housing Scheme	0% Affordable Housing	£1,319,500	£559,823	£197,925	£126,904	£421,803	32.0%
		20% Affordable Housing	£1,144,000	£559,823	£165,210	£111,308	£298,430	26.1%
		30% Affordable Housing	£1,006,970	£559,823	£130,888	£99,942	£214,154	21.3%
		35% Affordable Housing	£1,006,970	£559,823	£130,888	£99,942	£214,154	21.3%
		40% Affordable Housing	£831,470	£559,823	£98,173	£84,345	£89,129	10.7%
	5 Unit Flatted Scheme	0% Affordable Housing	£971,500	£458,998	£145,725	£99,113	£259,635	26.7%
		20% Affordable Housing	£836,200	£458,998	£120,120	£87,124	£169,958	20.3%
		30% Affordable Housing	£754,594	£458,998	£97,737	£80,535	£117,325	15.5%
		35% Affordable Housing	£754,594	£458,998	£97,737	£80,535	£117,325	15.5%
		40% Affordable Housing	£754,594	£458,998	£97,737	£80,535	£117,325	15.5%
	10 Unit Housing Scheme	0% Affordable Housing	£2,508,500	£1,068,143	£376,275	£243,972	£787,306	31.4%
		20% Affordable Housing	£2,241,650	£1,068,143	£318,504	£220,999	£608,644	27.2%
		30% Affordable Housing	£2,032,650	£1,068,143	£279,864	£202,396	£467,780	23.0%
		35% Affordable Housing	£1,941,300	£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	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%
	10 Unit Flatted Scheme	0% Affordable Housing	£1,943,000	£917,995	£291,450	£198,225	£513,917	26.4%
		20% Affordable Housing	£1,726,094	£917,995	£243,462	£179,648	£373,440	21.6%
		30% Affordable Housing	£1,590,794	£917,995	£217,857	£167,659	£278,665	17.5%
		35% Affordable Housing	£1,509,188	£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%
	15 Unit Housing Scheme	0% Affordable Housing	£3,883,000	£1,570,740	£552,450	£359,946	£1,151,869	31.3%
		20% Affordable Housing	£3,207,150	£1,570,740	£456,039	£318,370	£827,521	25.8%
		30% Affordable Housing	£2,940,300	£1,570,740	£398,268	£295,398	£648,858	22.1%
		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%
	15 Unit Flatted Scheme	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%
		30% Affordable Housing	£2,157,894	£1,270,445	£291,033	£235,122	£350,455	16.2%
		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%		

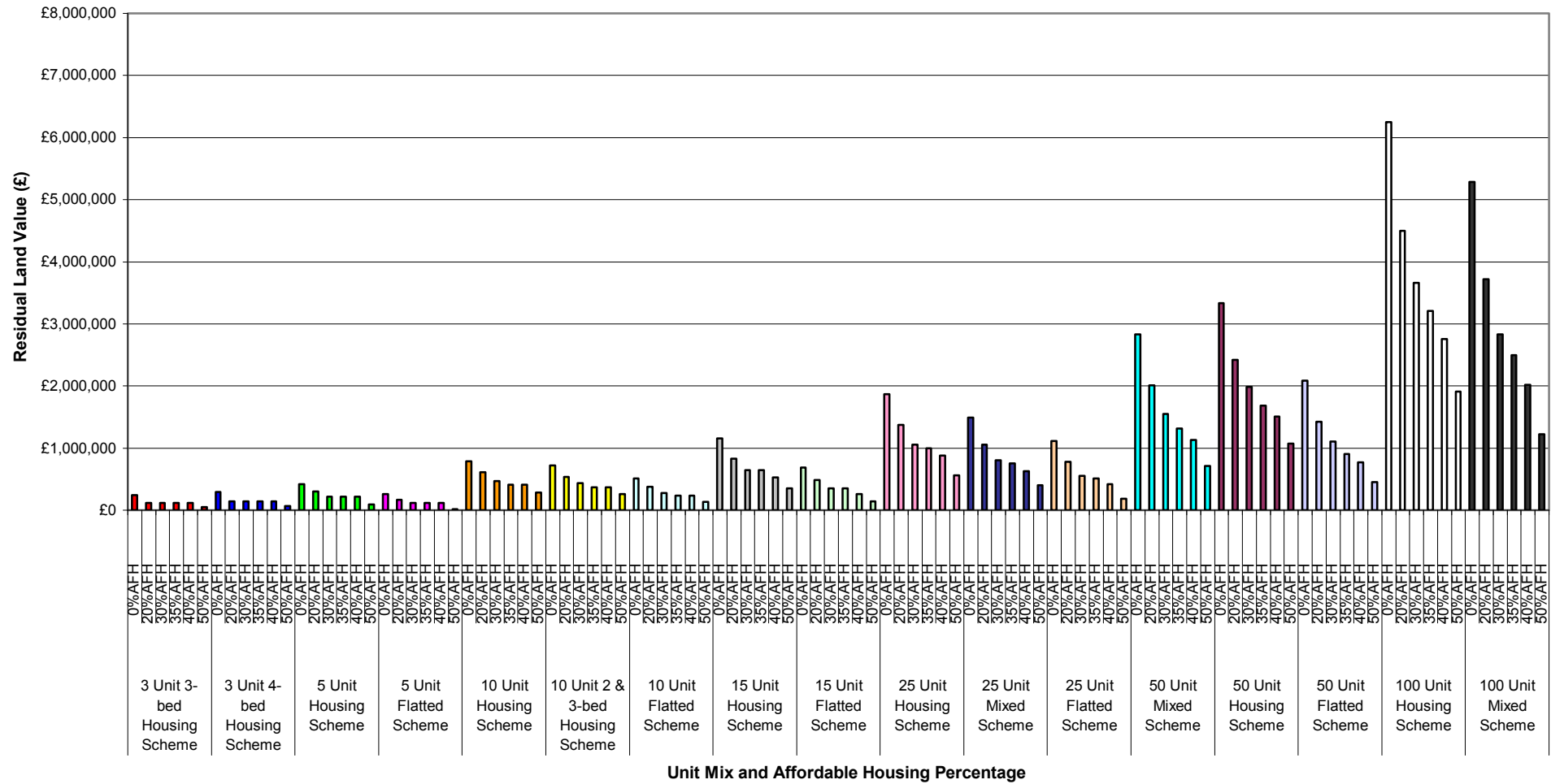
**Table 31: Summary Table Showing Results of Residual Land Value Appraisals and Reduction in Land Residual - Value Point 6  
60% General Needs Rent/40% Intermediate Tenure Mix  
Planning Infrastructure Level - £5,000**

1	2	3	4	5	6	7	8	
Value Point	Number of Units	Scenario	GDV	Development Cost	Developer Profit (@15%)	Finance & Land Costs	Residual Land Price	% Land Residual (of GDV)
Value Point 6	25 Unit Housing Scheme	0% Affordable Housing	£5,148,000	£2,621,715	£922,200	£662,460	£1,863,960	30.3%
		20% Affordable Housing	£5,405,300	£2,621,715	£768,018	£587,808	£1,370,649	25.4%
		30% Affordable Housing	£4,929,450	£2,621,715	£671,607	£539,717	£1,052,555	21.4%
		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%
	25 Unit Mixed Scheme	0% Affordable Housing	£5,249,000	£2,330,685	£787,350	£581,846	£1,487,154	28.3%
		20% Affordable Housing	£4,600,994	£2,330,685	£653,988	£516,585	£1,055,747	22.9%
		30% Affordable Housing	£4,229,294	£2,330,685	£578,964	£478,988	£807,031	19.1%
		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%
	25 Unit Flatted Scheme	0% Affordable Housing	£3,608,338	£2,330,685	£447,224	£416,885	£401,138	11.1%
		20% Affordable Housing	£4,463,100	£2,124,512	£669,465	£508,814	£1,113,897	25.0%
		30% Affordable Housing	£3,952,994	£2,124,512	£560,298	£457,901	£777,872	19.7%
		40% Affordable Housing	£3,621,494	£2,124,512	£492,384	£424,481	£556,913	15.4%
		50% Affordable Housing	£3,539,888	£2,124,512	£470,000	£416,877	£507,359	14.3%
	50 Unit Mixed Scheme	0% Affordable Housing	£3,404,588	£2,124,512	£444,395	£403,005	£419,696	12.3%
		20% Affordable Housing	£3,054,582	£2,124,512	£375,371	£367,424	£185,403	6.1%
		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%
	50 Unit Housing Scheme	40% Affordable Housing	£8,090,726	£4,803,452	£1,063,559	£1,049,232	£1,127,504	13.9%
		50% Affordable Housing	£7,436,270	£4,803,452	£925,894	£965,904	£711,380	9.6%
		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%
	50 Unit Flatted Scheme	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%	
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%	
100 Unit Housing Scheme	40% Affordable Housing	£6,893,664	£4,270,333	£898,297	£924,107	£768,890	11.2%	
	50% Affordable Housing	£5,383,558	£4,270,333	£789,129	£859,429	£450,727	7.1%	
	0% Affordable Housing	£23,635,000	£10,109,175	£3,545,250	£3,469,898	£6,250,250	26.4%	
	20% Affordable Housing	£20,773,200	£10,109,175	£2,948,112	£3,027,059	£4,501,300	21.7%	
	30% Affordable Housing	£19,396,800	£10,109,175	£2,659,338	£2,814,357	£3,661,373	18.9%	
	35% Affordable Housing	£18,654,100	£10,109,175	£2,505,156	£2,699,288	£3,206,862	17.2%	
100 Unit Mixed Scheme	40% Affordable Housing	£17,911,400	£10,109,175	£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%	
	30% Affordable Housing	£17,506,064	£9,606,903	£2,399,212	£2,546,643	£2,835,174	16.2%	
100 Unit Flatted Scheme	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%	

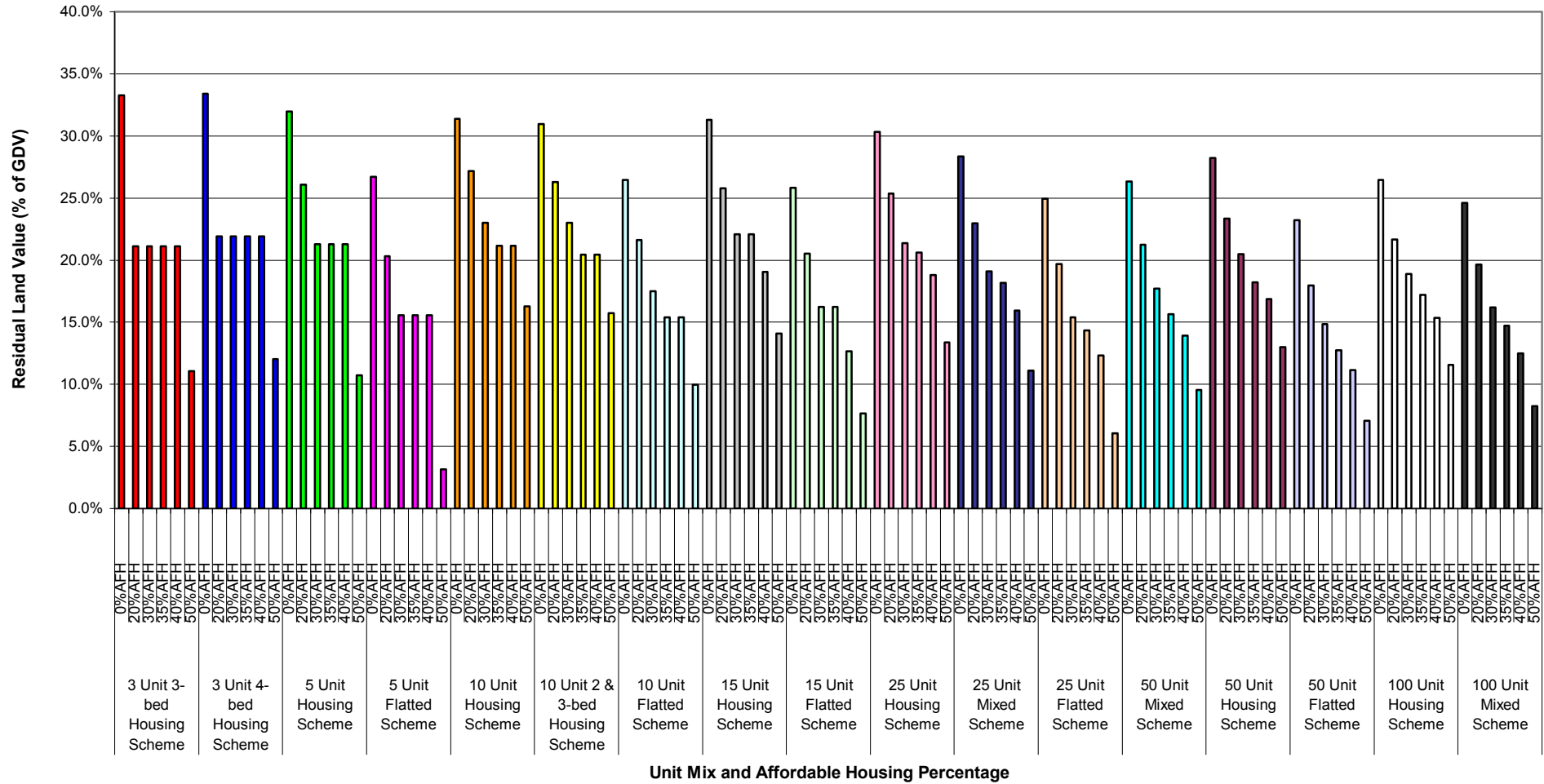
Source: Adams Integra, June 2009



**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**

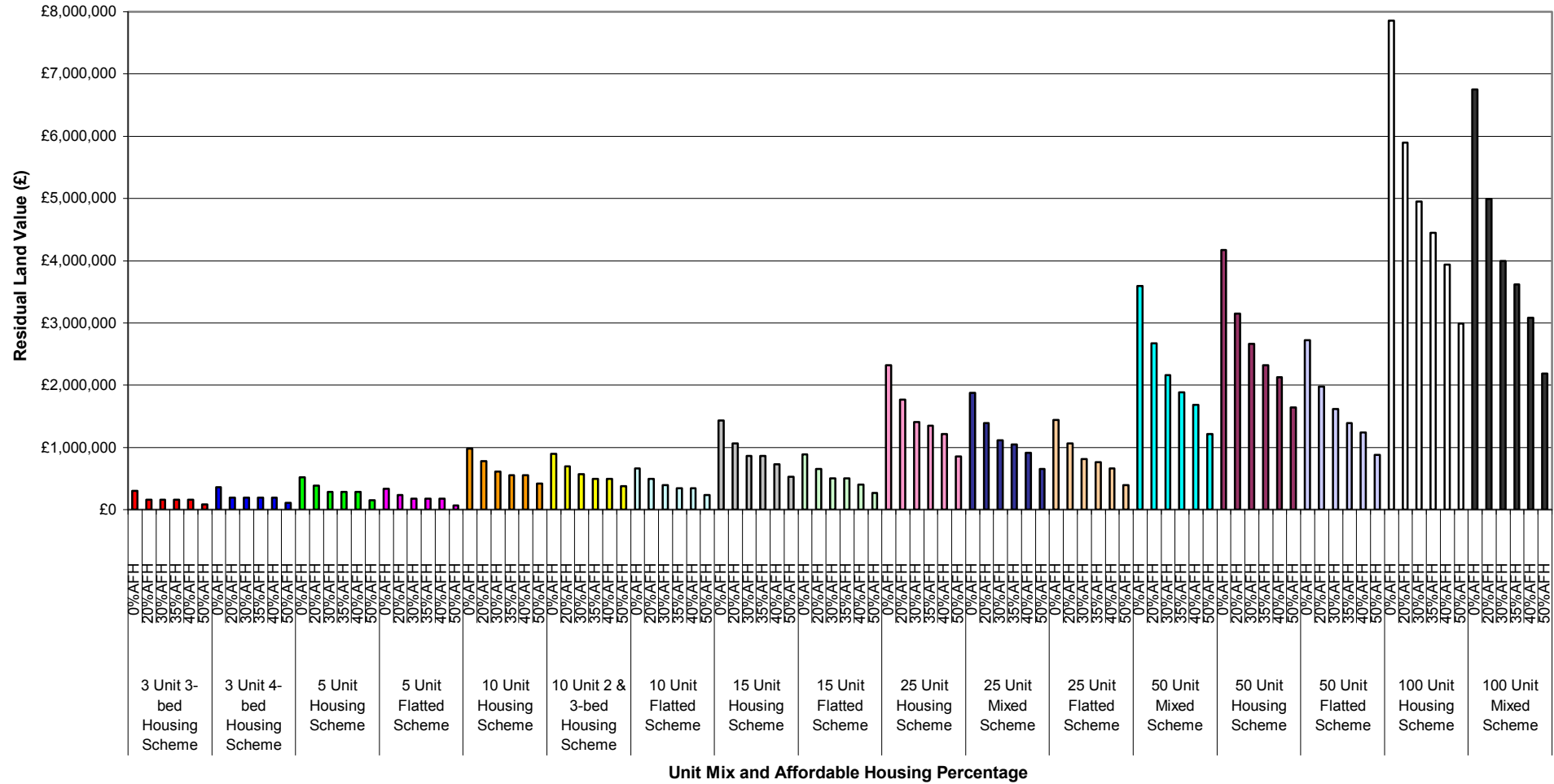
1	2	3	4	5	6	7	8	
Value Point	Number of Units	Scenario	GDV	Development Cost	Developer Profit (@15%)	Finance & Land Costs	Residual Land Price	% Land Residual (of GDV)
Value Point 6	3 Unit 3-bed Housing Scheme	0% Affordable Housing	£816,000	£315,293	£122,400	£70,601	£298,475	36.6%
		20% Affordable Housing	£619,000	£315,293	£86,100	£55,816	£161,792	26.1%
		30% Affordable Housing	£619,000	£315,293	£86,100	£55,816	£161,792	26.1%
		35% Affordable Housing	£619,000	£315,293	£86,100	£55,816	£161,792	26.1%
		40% Affordable Housing	£619,000	£315,293	£86,100	£55,816	£161,792	26.1%
	3 Unit 4-bed Housing Scheme	0% Affordable Housing	£960,000	£366,795	£144,000	£80,096	£358,036	37.3%
		20% Affordable Housing	£725,000	£366,795	£101,100	£62,428	£192,730	26.6%
		30% Affordable Housing	£725,000	£366,795	£101,100	£62,428	£192,730	26.6%
		35% Affordable Housing	£725,000	£366,795	£101,100	£62,428	£192,730	26.6%
		40% Affordable Housing	£725,000	£366,795	£101,100	£62,428	£192,730	26.6%
	5 Unit Housing Scheme	0% Affordable Housing	£1,456,000	£559,823	£218,400	£139,948	£516,751	35.5%
		20% Affordable Housing	£1,259,000	£559,823	£182,100	£121,948	£383,275	30.4%
		30% Affordable Housing	£1,106,760	£559,823	£144,166	£109,303	£284,665	25.7%
		35% Affordable Housing	£1,106,760	£559,823	£144,166	£109,303	£284,665	25.7%
		40% Affordable Housing	£1,106,760	£559,823	£144,166	£109,303	£284,665	25.7%
	5 Unit Flatted Scheme	0% Affordable Housing	£1,072,000	£458,998	£160,800	£108,382	£333,505	31.1%
		20% Affordable Housing	£919,600	£458,998	£132,360	£94,842	£231,067	25.1%
		30% Affordable Housing	£829,552	£458,998	£107,661	£87,571	£173,569	20.9%
		35% Affordable Housing	£829,552	£458,998	£107,661	£87,571	£173,569	20.9%
		40% Affordable Housing	£829,552	£458,998	£107,661	£87,571	£173,569	20.9%
	10 Unit Housing Scheme	0% Affordable Housing	£2,768,000	£1,068,143	£415,200	£267,907	£976,080	35.3%
		20% Affordable Housing	£2,470,200	£1,068,143	£351,252	£242,222	£776,240	31.4%
		30% Affordable Housing	£2,235,200	£1,068,143	£308,352	£221,254	£611,953	27.4%
		35% Affordable Housing	£2,134,400	£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%
	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	£893,296	30.6%
		30% Affordable Housing	£2,088,200	£993,750	£288,012	£210,715	£871,894	27.4%
		35% Affordable Housing	£1,964,400	£993,750	£256,104	£200,529	£849,456	25.1%
		40% Affordable Housing	£1,964,400	£993,750	£256,104	£200,529	£849,456	25.1%
10 Unit Flatted Scheme	0% Affordable Housing	£1,790,400	£993,750	£224,064	£185,030	£375,930	21.0%	
	20% Affordable Housing	£1,506,704	£917,995	£321,600	£216,765	£660,134	30.8%	
	30% Affordable Housing	£1,801,552	£917,995	£268,461	£195,954	£498,377	26.2%	
	35% Affordable Housing	£1,749,152	£917,995	£240,021	£182,413	£396,461	22.7%	
	40% Affordable Housing	£1,659,104	£917,995	£215,322	£175,142	£340,125	20.5%	
15 Unit Housing Scheme	0% Affordable Housing	£1,506,704	£917,995	£215,322	£175,142	£340,125	20.5%	
	20% Affordable Housing	£1,506,704	£917,995	£215,322	£175,142	£340,125	20.5%	
	30% Affordable Housing	£1,506,704	£917,995	£215,322	£175,142	£340,125	20.5%	
	35% Affordable Housing	£1,506,704	£917,995	£215,322	£175,142	£340,125	20.5%	
	40% Affordable Housing	£1,506,704	£917,995	£215,322	£175,142	£340,125	20.5%	
15 Unit Flatted Scheme	0% Affordable Housing	£4,064,000	£1,570,740	£609,600	£395,088	£1,429,029	35.2%	
	20% Affordable Housing	£3,531,200	£1,570,740	£502,752	£348,435	£1,064,902	30.2%	
	30% Affordable Housing	£3,233,400	£1,570,740	£438,804	£322,750	£865,062	26.8%	
	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%	
15 Unit Flatted Scheme	0% Affordable Housing	£2,738,600	£1,570,740	£338,556	£279,519	£527,794	19.3%	
	20% Affordable Housing	£2,844,000	£1,270,445	£441,600	£304,610	£890,251	30.2%	
	30% Affordable Housing	£2,591,552	£1,270,445	£367,461	£274,069	£652,394	25.2%	
	35% Affordable Housing	£2,371,952	£1,270,445	£320,589	£255,102	£504,783	21.3%	
	40% Affordable Housing	£2,371,952	£1,270,445	£320,589	£255,102	£504,783	21.3%	
15 Unit Flatted Scheme	0% Affordable Housing	£2,219,552	£1,270,445	£292,149	£241,562	£402,934	18.2%	
	20% Affordable Housing	£2,019,504	£1,270,445	£246,450	£224,561	£269,706	13.4%	
	30% Affordable Housing	£2,019,504	£1,270,445	£246,450	£224,561	£269,706	13.4%	
	35% Affordable Housing	£2,019,504	£1,270,445	£246,450	£224,561	£269,706	13.4%	
	40% Affordable Housing	£2,019,504	£1,270,445	£246,450	£224,561	£269,706	13.4%	

**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**

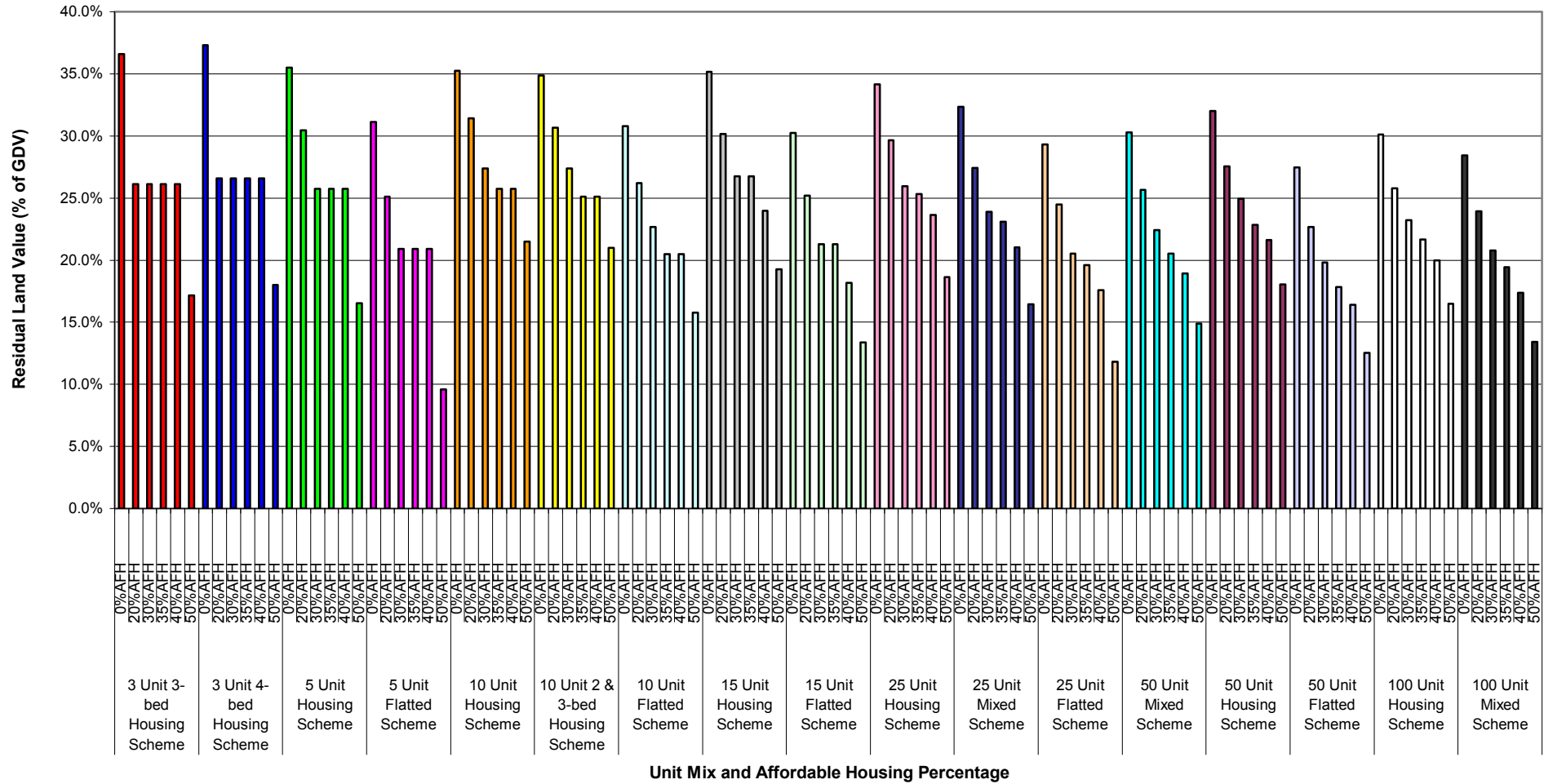
1	2	3	4	5	6	7	8	
Value Point	Number of Units	Scenario	GDV	Development Cost	Developer Profit (@15%)	Finance & Land Costs	Residual Land Price	% Land Residual (of GDV)
Value Point 6	25 Unit Housing Scheme	0% Affordable Housing	£5,784,000	£2,621,715	£1,017,600	£730,417	£2,317,698	34.2%
		20% Affordable Housing	£5,953,400	£2,621,715	£846,804	£646,750	£1,764,606	29.6%
		30% Affordable Housing	£5,420,600	£2,621,715	£739,956	£592,782	£1,407,501	26.0%
		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%
	25 Unit Mixed Scheme	0% Affordable Housing	£5,792,000	£2,330,685	£868,800	£639,866	£1,874,543	32.4%
		20% Affordable Housing	£5,066,752	£2,330,685	£721,029	£566,661	£1,390,441	27.4%
		30% Affordable Housing	£4,850,152	£2,330,685	£637,857	£524,423	£1,110,900	23.9%
		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%
	25 Unit Flatted Scheme	0% Affordable Housing	£4,924,800	£2,124,512	£738,720	£558,147	£1,443,285	29.3%
		20% Affordable Housing	£4,352,752	£2,124,512	£617,709	£500,896	£1,065,250	24.5%
		30% Affordable Housing	£3,980,752	£2,124,512	£542,397	£463,294	£816,527	20.5%
		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	20.8%
		40% Affordable Housing	£8,885,008	£4,803,452	£1,171,020	£1,159,008	£1,681,467	18.9%
		50% Affordable Housing	£8,152,160	£4,803,452	£1,018,474	£1,065,465	£1,214,179	14.9%
	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	£1,370,314	£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%
50 Unit Flatted Scheme	0% Affordable Housing	£9,904,000	£4,270,333	£1,485,600	£1,314,055	£2,720,652	27.5%	
	20% Affordable Housing	£8,737,056	£4,270,333	£1,237,311	£1,165,884	£1,980,987	22.7%	
	30% Affordable Housing	£8,165,008	£4,270,333	£1,116,300	£1,093,147	£1,617,819	19.8%	
	35% Affordable Housing	£7,812,560	£4,270,333	£1,042,162	£1,048,272	£1,393,722	17.8%	
	40% Affordable Housing	£7,570,112	£4,270,333	£989,023	£1,017,712	£1,241,323	16.4%	
	50% Affordable Housing	£5,998,064	£4,270,333	£868,012	£944,976	£878,154	12.5%	
100 Unit Housing Scheme	0% Affordable Housing	£26,080,000	£10,109,175	£3,912,000	£3,874,057	£7,857,378	30.1%	
	20% Affordable Housing	£22,879,600	£10,109,175	£3,250,536	£3,377,683	£5,896,517	25.8%	
	30% Affordable Housing	£21,340,400	£10,109,175	£2,930,664	£3,139,272	£4,954,837	23.2%	
	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%	
100 Unit Mixed Scheme	0% Affordable Housing	£23,737,600	£9,606,903	£3,560,640	£3,535,911	£6,752,781	28.4%	
	20% Affordable Housing	£20,871,504	£9,606,903	£2,973,378	£3,090,467	£4,992,725	23.9%	
	30% Affordable Housing	£19,253,312	£9,606,903	£2,643,583	£2,838,652	£3,997,607	20.8%	
	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%	

Source: Adams Integra, June 2009

**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**



## **Appendix II**

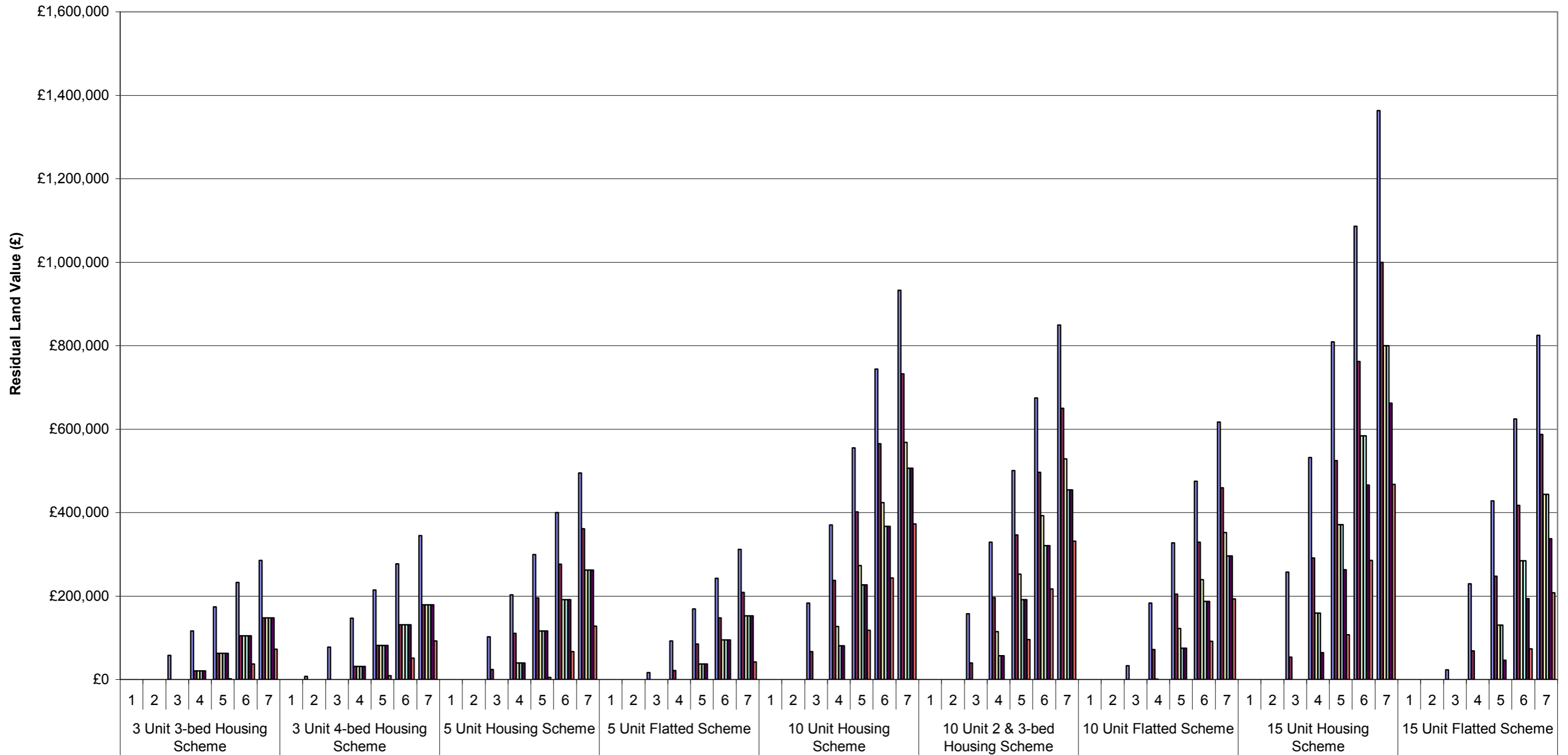
**Table 33: Summary of Residual Land Value (£) Appraisals for All Value Points - 60% General Needs  
Rent/40% Intermediate Tenure Mix  
Planning Infrastructure Level - £10,000**

Development Scenario / Threshold	Value Point	Residual Land Value - 0% Affordable	Residual Land Value - 20% Affordable	Residual Land Value - 30% Affordable	Residual Land Value - 35% Affordable	Residual Land Value - 40% Affordable	Residual Land Value - 50% Affordable
3 Unit 3-bed Housing Scheme	1	£0	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0	£0
	3	£57,484	£0	£0	£0	£0	£0
	4	£116,571	£20,332	£20,332	£20,332	£20,332	£0
	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	£147,917	£147,917	£147,917	£147,917	£72,814
3 Unit 4-bed Housing Scheme	1	£0	£0	£0	£0	£0	£0
	2	£7,665	£0	£0	£0	£0	£0
	3	£77,179	£0	£0	£0	£0	£0
	4	£146,693	£31,507	£31,507	£31,507	£31,507	£0
	5	£214,044	£81,272	£81,272	£81,272	£81,272	£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
5 Unit Housing Scheme	1	£0	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0	£0
	3	£101,857	£24,243	£0	£0	£0	£0
	4	£203,239	£110,873	£39,326	£39,326	£39,326	£0
	5	£299,464	£195,528	£116,478	£116,478	£116,478	£5,255
	6	£399,796	£276,423	£191,694	£191,694	£191,694	£66,442
	7	£494,971	£361,268	£262,658	£262,658	£262,658	£127,628
5 Unit Flatted Scheme	1	£0	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0	£0
	3	£16,512	£0	£0	£0	£0	£0
	4	£92,667	£21,226	£0	£0	£0	£0
	5	£168,822	£84,668	£37,479	£37,479	£37,479	£0
	6	£242,528	£147,271	£94,637	£94,637	£94,637	£0
	7	£311,499	£208,606	£152,635	£152,635	£152,635	£42,216
10 Unit Housing Scheme	1	£0	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0	£0
	3	£182,970	£66,571	£0	£0	£0	£0
	4	£370,013	£237,907	£127,304	£80,576	£80,576	£0
	5	£554,973	£401,628	£273,218	£226,557	£226,557	£117,622
	6	£743,746	£565,084	£423,766	£366,616	£366,616	£243,243
	7	£932,520	£732,680	£568,393	£505,981	£505,981	£372,392
10 Unit 2 & 3-bed Housing Scheme	1	£0	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0	£0
	3	£157,523	£39,276	£0	£0	£0	£0
	4	£329,205	£196,257	£114,534	£57,093	£57,093	£0
	5	£500,399	£346,487	£252,011	£191,225	£191,225	£95,759
	6	£674,988	£496,325	£392,924	£320,972	£320,972	£216,780
	7	£849,576	£649,736	£528,334	£454,582	£454,582	£331,916
10 Unit Flatted Scheme	1	£0	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0	£0
	3	£33,024	£0	£0	£0	£0	£0
	4	£183,481	£72,149	£707	£0	£0	£0
	5	£327,515	£204,238	£122,147	£74,958	£74,958	£0
	6	£475,256	£329,426	£239,489	£187,382	£187,382	£91,568
	7	£616,574	£469,554	£352,448	£296,112	£296,112	£192,902
15 Unit Housing Scheme	1	£0	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0	£0
	3	£257,709	£53,800	£0	£0	£0	£0
	4	£532,211	£291,226	£159,086	£159,086	£64,668	£0
	5	£809,370	£524,799	£371,141	£371,141	£263,254	£107,350
	6	£1,086,529	£762,181	£583,518	£583,518	£466,224	£285,700
	7	£1,363,689	£999,562	£799,722	£799,722	£662,294	£467,271
15 Unit Flatted Scheme	1	£0	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0	£0
	3	£22,712	£0	£0	£0	£0	£0
	4	£229,536	£68,462	£0	£0	£0	£0
	5	£427,767	£247,262	£130,389	£130,389	£46,235	£0
	6	£624,134	£417,311	£284,435	£284,435	£183,570	£73,309
	7	£824,911	£587,054	£444,020	£444,020	£336,914	£207,885
25 Unit Housing Scheme	1	£0	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0	£0
	3	£400,071	£88,685	£0	£0	£0	£0
	4	£849,685	£482,489	£245,677	£200,308	£109,734	£0
	5	£1,303,422	£869,891	£590,808	£541,075	£440,906	£163,830
	6	£1,757,160	£1,263,849	£945,755	£890,284	£770,537	£457,156
	7	£2,210,898	£1,657,806	£1,300,701	£1,239,492	£1,104,715	£747,610
25 Unit Mixed Scheme	1	£0	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0	£0
	3	£225,005	£0	£0	£0	£0	£0
	4	£605,575	£283,269	£98,817	£52,990	£0	£0
	5	£992,965	£614,253	£401,289	£351,039	£245,233	£38,720
	6	£1,380,354	£948,947	£700,231	£644,760	£525,014	£293,225
	7	£1,767,743	£1,283,641	£1,004,100	£942,890	£808,113	£544,024
25 Unit Flatted Scheme	1	£0	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0	£0
	3	£19,722	£0	£0	£0	£0	£0
	4	£351,949	£101,977	£0	£0	£0	£0
	5	£677,709	£389,289	£199,712	£155,450	£72,919	£0
	6	£1,007,097	£671,072	£454,802	£404,732	£311,784	£76,026
	7	£1,356,485	£958,450	£709,727	£655,047	£551,089	£286,951
50 Unit Mixed Scheme	1	£0	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0	£0
	3	£341,600	£0	£0	£0	£0	£0
	4	£1,100,687	£486,368	£143,594	£0	£0	£0
	5	£1,863,296	£1,147,887	£741,597	£533,034	£374,480	£5,894
	6	£2,625,905	£1,808,646	£1,346,103	£1,107,168	£922,304	£06,180
	7	£3,388,514	£2,470,924	£1,952,128	£1,683,579	£1,476,267	£1,008,979
50 Unit Housing Scheme	1	£0	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0	£0
	3	£616,693	£43,376	£0	£0	£0	£0
	4	£1,454,555	£765,988	£439,486	£211,492	£80,647	£0
	5	£2,292,418	£1,491,095	£1,106,255	£838,147	£689,773	£308,109
	6	£3,130,280	£2,218,480	£1,780,592	£1,475,007	£1,306,680	£868,792
	7	£3,968,143	£2,945,865	£2,454,928	£2,111,866	£1,923,587	£1,432,650
50 Unit Flatted Scheme	1	£0	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0	£0
	3	£0	£0	£0	£0	£0	£0
	4	£606,360	£120,448	£0	£0	£0	£0
	5	£1,242,724	£670,028	£393,148	£222,881	£101,387	£0
	6	£1,879,088	£1,221,389	£898,579	£699,667	£563,690	£243,389
	7	£2,515,452	£1,775,787	£1,412,619	£1,188,522	£1,036,123	£672,954
100 Unit Housing Scheme	1	£0	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0	£0
	3	£1,038,266	£0	£0	£0	£0	£0
	4	£2,642,394	£1,321,634	£886,670	£347,363	£910	£0
	5	£4,249,522	£2,712,482	£1,974,309	£1,574,876	£1,175,443	£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	£5,502,917	£4,561,237	£4,051,647	£3,542,057	£2,600,377
100 Unit Mixed Scheme	1	£0	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0	£0
	3	£508,052	£0	£0	£0	£0	£0
	4	£1,970,834	£792,491	£129,155	£0	£0	£0
	5	£3,433,616	£2,061,369	£1,282,053	£988,043	£570,470	£0
	6	£4,896,398	£3,328,791	£2,441,574	£2,104,790	£1,628,673	£830,492
	7	£6,359,181	£4,599,125	£3,604,007	£3,225,177	£2,691,245	£1,794,926

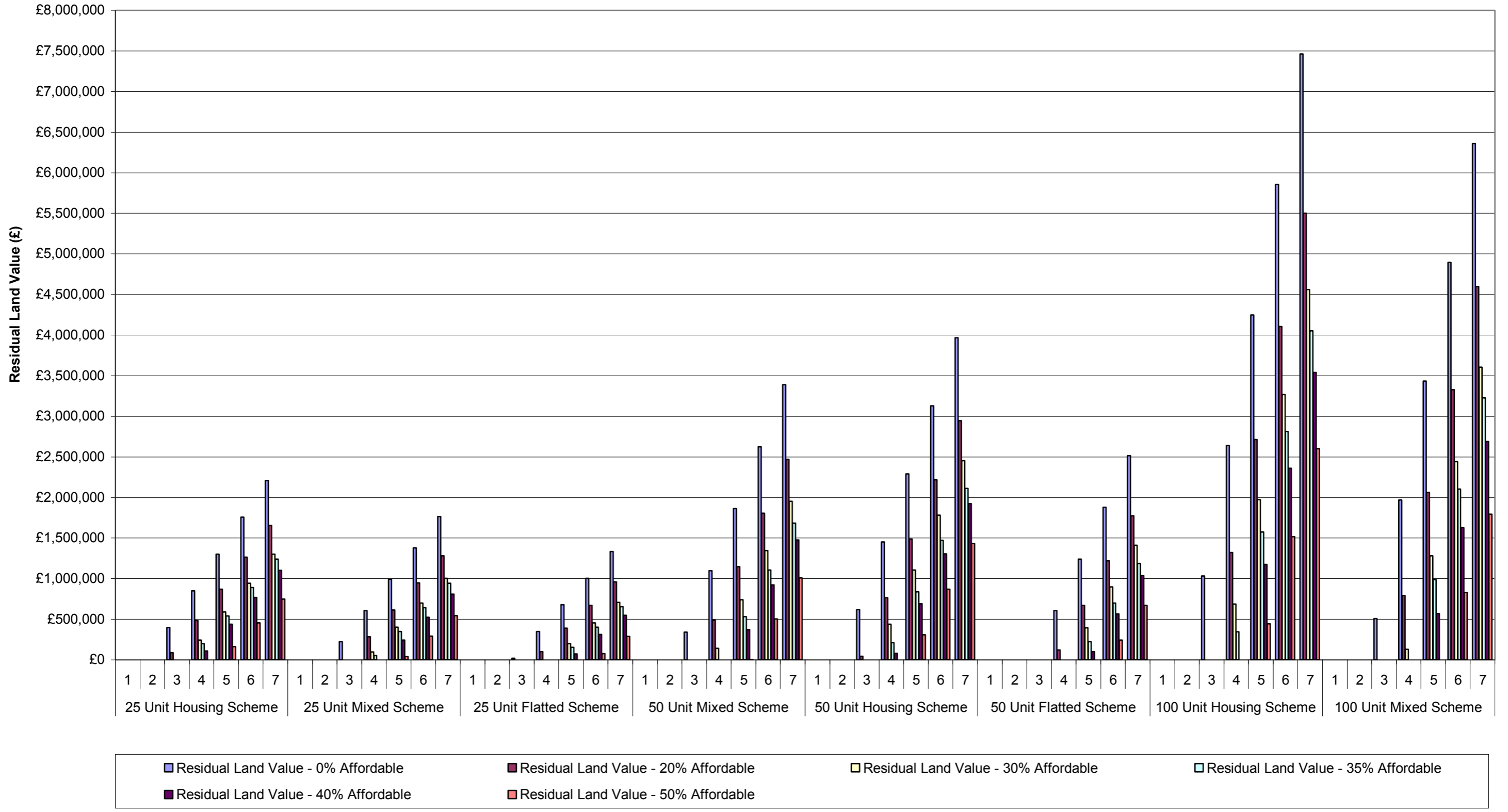
Source: Adams Integra, June 2009



**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**



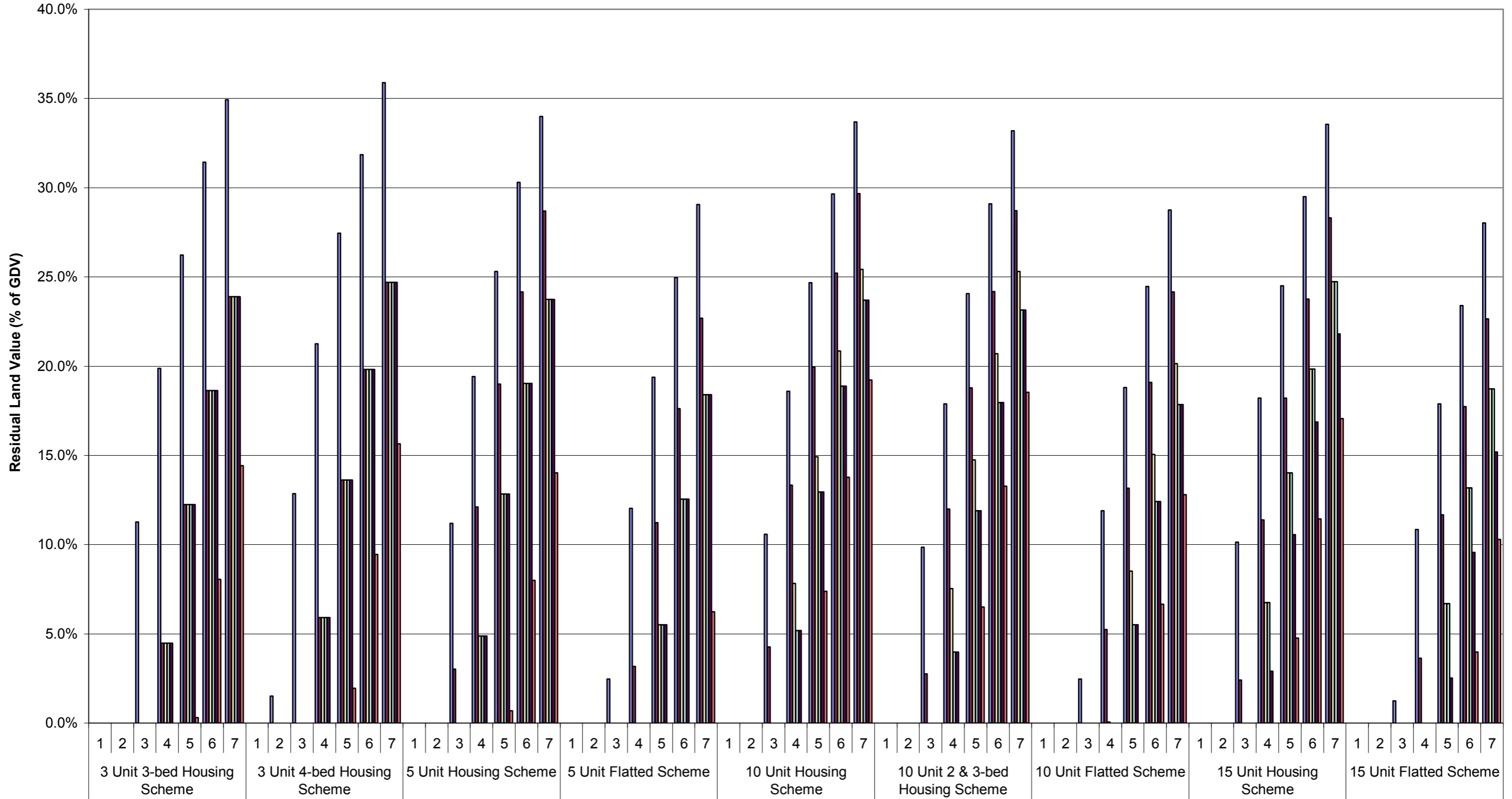
**Graph 51-ii: Summary of Residual Land Values at 0%, 20%, 30%, 35%, 40% & 50% Affordable Housing Across All Value Points -  
60% General Needs Rent/40% Intermediate Tenure Mix  
Planning Infrastructure Level - £10,000  
Units 25-100**



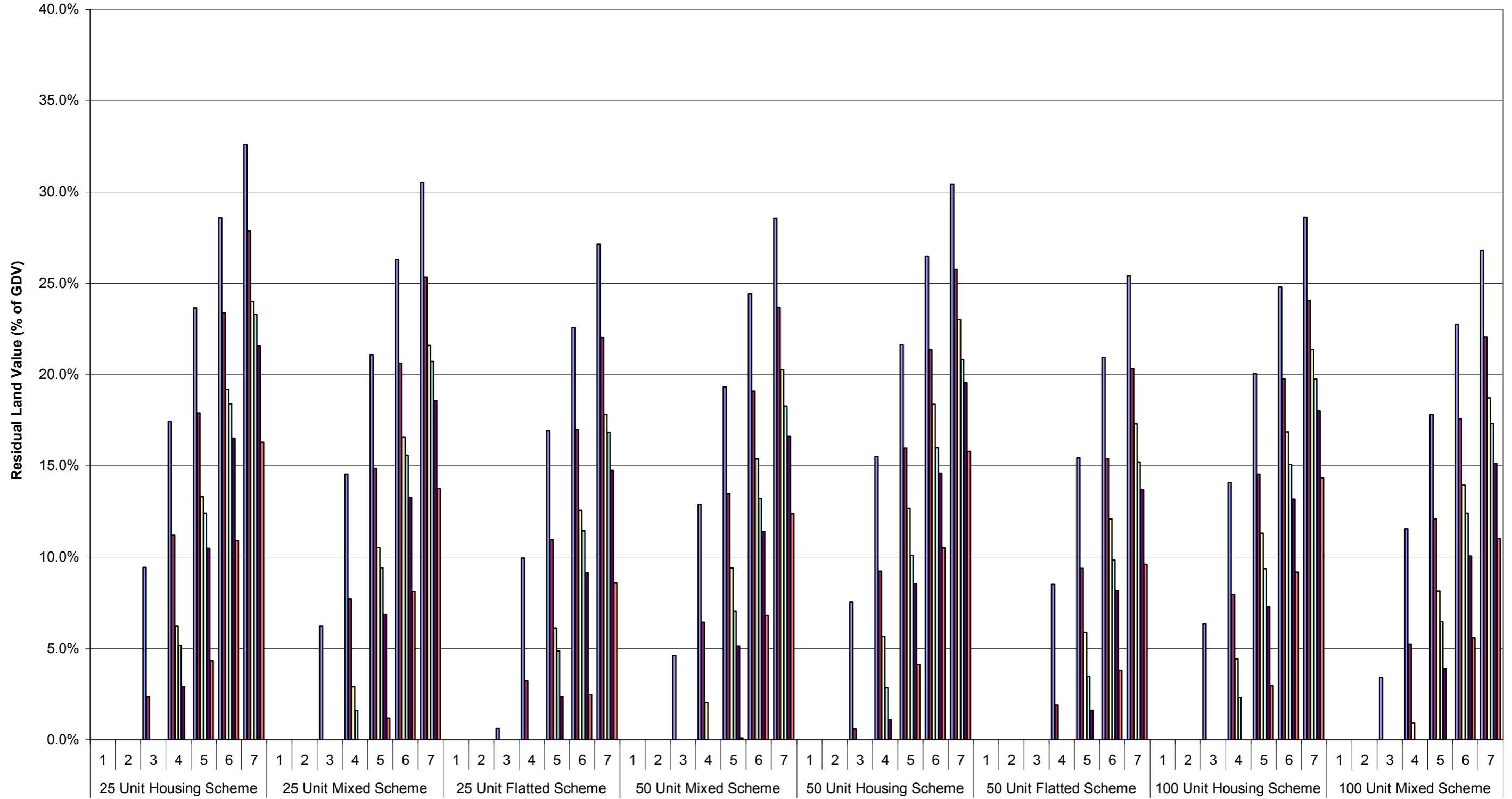
**Table 33a: Summary of Residual Land Value (as % of GDV) Appraisals for All Value Points -  
60% General Needs Rent/40% Intermediate Tenure Mix  
Planning Infrastructure Level - £10,000**

Development Scenario / Threshold	Value Point	Residual Land Value - 0% Affordable	Residual Land Value - 20% Affordable	Residual Land Value - 30% Affordable	Residual Land Value - 35% Affordable	Residual Land Value - 40% Affordable	Residual Land Value - 50% Affordable
3 Unit 3-bed Housing Scheme	1	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	2	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	3	11.3%	0.0%	0.0%	0.0%	0.0%	0.0%
	4	19.9%	4.5%	4.5%	4.5%	4.5%	0.0%
	5	26.2%	12.2%	12.2%	12.2%	12.2%	0.3%
	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%
3 Unit 4-bed Housing Scheme	1	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	2	1.5%	0.0%	0.0%	0.0%	0.0%	0.0%
	3	12.9%	0.0%	0.0%	0.0%	0.0%	0.0%
	4	21.3%	5.9%	5.9%	5.9%	5.9%	0.0%
	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%	24.7%	24.7%	24.7%	24.7%	15.7%
5 Unit Housing Scheme	1	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	2	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	3	11.2%	3.0%	0.0%	0.0%	0.0%	0.0%
	4	19.4%	12.1%	4.9%	4.9%	4.9%	0.0%
	5	25.3%	19.0%	12.8%	12.8%	12.8%	0.7%
	6	30.3%	24.2%	19.0%	19.0%	19.0%	8.0%
	7	34.0%	28.7%	23.7%	23.7%	23.7%	14.0%
5 Unit Flatted Scheme	1	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	2	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	3	2.5%	0.0%	0.0%	0.0%	0.0%	0.0%
	4	12.0%	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%
10 Unit Housing Scheme	1	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	2	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	3	10.6%	4.3%	0.0%	0.0%	0.0%	0.0%
	4	18.6%	13.3%	7.8%	5.2%	5.2%	0.0%
	5	24.7%	20.0%	14.9%	13.0%	13.0%	7.4%
	6	29.6%	25.2%	20.8%	18.9%	18.9%	13.8%
	7	33.7%	29.7%	25.4%	23.7%	23.7%	19.2%
10 Unit 2 & 3-bed Housing Scheme	1	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	2	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	3	9.8%	2.8%	0.0%	0.0%	0.0%	0.0%
	4	17.9%	12.0%	7.5%	4.0%	4.0%	0.0%
	5	24.1%	18.8%	14.7%	11.9%	11.9%	6.5%
	6	29.1%	24.2%	20.7%	18.0%	18.0%	13.3%
	7	33.2%	28.7%	25.3%	23.1%	23.1%	18.5%
10 Unit Flatted Scheme	1	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	2	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	3	2.5%	0.0%	0.0%	0.0%	0.0%	0.0%
	4	11.9%	5.2%	0.1%	0.0%	0.0%	0.0%
	5	18.8%	13.2%	8.5%	5.5%	5.5%	0.0%
	6	24.5%	19.1%	15.1%	12.4%	12.4%	6.7%
	7	28.8%	24.2%	20.1%	17.8%	17.8%	12.8%
15 Unit Housing Scheme	1	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	2	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	3	10.1%	2.4%	0.0%	0.0%	0.0%	0.0%
	4	18.2%	11.4%	6.8%	6.8%	2.9%	0.0%
	5	24.5%	18.2%	14.0%	14.0%	10.6%	4.8%
	6	29.5%	23.8%	19.8%	19.8%	16.9%	11.4%
	7	33.6%	28.3%	24.7%	24.7%	21.8%	17.1%
15 Unit Flatted Scheme	1	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	2	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	3	1.2%	0.0%	0.0%	0.0%	0.0%	0.0%
	4	10.8%	3.6%	0.0%	0.0%	0.0%	0.0%
	5	17.9%	11.7%	6.7%	6.7%	2.5%	0.0%
	6	23.4%	17.7%	13.2%	13.2%	9.6%	4.0%
	7	28.0%	22.7%	18.7%	18.7%	15.2%	10.3%
25 Unit Housing Scheme	1	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	2	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	3	9.4%	2.4%	0.0%	0.0%	0.0%	0.0%
	4	17.4%	11.2%	6.2%	5.2%	2.9%	0.0%
	5	23.6%	17.9%	13.3%	12.4%	10.5%	4.3%
	6	28.6%	23.4%	19.2%	18.4%	16.5%	10.9%
	7	32.6%	27.8%	24.0%	23.3%	21.6%	16.3%
25 Unit Mixed Scheme	1	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	2	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	3	6.2%	0.0%	0.0%	0.0%	0.0%	0.0%
	4	14.5%	7.7%	2.9%	1.6%	0.0%	0.0%
	5	21.1%	14.9%	10.5%	9.4%	6.9%	1.2%
	6	26.3%	20.6%	16.6%	15.6%	13.2%	8.1%
	7	30.5%	25.3%	21.6%	20.7%	18.6%	13.8%
25 Unit Flatted Scheme	1	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	2	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	3	0.6%	0.0%	0.0%	0.0%	0.0%	0.0%
	4	9.9%	3.2%	0.0%	0.0%	0.0%	0.0%
	5	16.9%	10.9%	6.1%	4.9%	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%	8.2%
50 Unit Mixed Scheme	1	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	2	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	3	4.6%	0.0%	0.0%	0.0%	0.0%	0.0%
	4	12.9%	6.4%	2.0%	0.0%	0.0%	0.0%
	5	19.3%	13.5%	9.4%	7.1%	5.1%	0.1%
	6	24.4%	19.1%	15.4%	13.2%	11.4%	6.8%
	7	28.5%	23.7%	20.3%	18.3%	16.6%	12.4%
50 Unit Housing Scheme	1	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	2	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	3	7.6%	0.6%	0.0%	0.0%	0.0%	0.0%
	4	15.5%	9.2%	5.7%	2.9%	1.1%	0.0%
	5	21.6%	16.0%	12.7%	10.1%	8.5%	4.1%
	6	26.5%	21.4%	18.4%	16.0%	14.6%	10.5%
	7	30.4%	25.8%	23.0%	20.8%	19.5%	15.8%
50 Unit Flatted Scheme	1	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	2	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	3	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%	3.5%	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%
100 Unit Housing Scheme	1	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	2	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	3	6.4%	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%
100 Unit Mixed Scheme	1	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	2	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	3	3.4%	0.0%	0.0%	0.0%	0.0%	0.0%
	4	11.6%	5.2%	0.9%	0.0%	0.0%	0.0%
	5	17.8%	12.1%	8.1%	6.5%	3.9%	0.0%
	6	22.8%	17.6%	13.9%	12.4%	10.1%	5.6%
	7	26.8%	22.0%	18.7%	17.3%	15.1%	11.0%

**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**

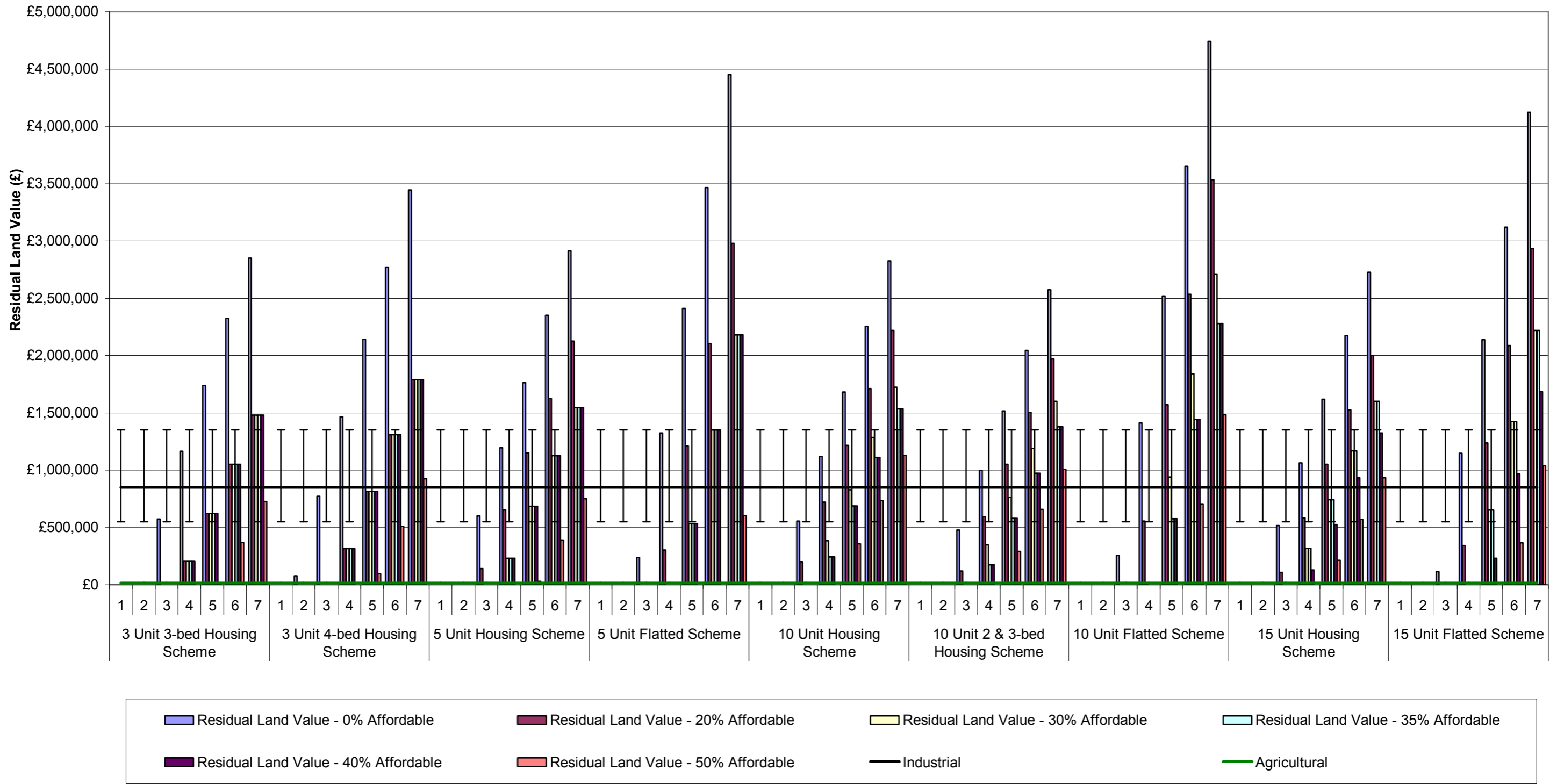


**Table 33b: Summary of Residual Land Value (£ per Ha) Appraisals for All Value Points - 60% General Needs  
Rent/40% Intermediate Tenure Mix  
Planning Infrastructure Level - £10,000**

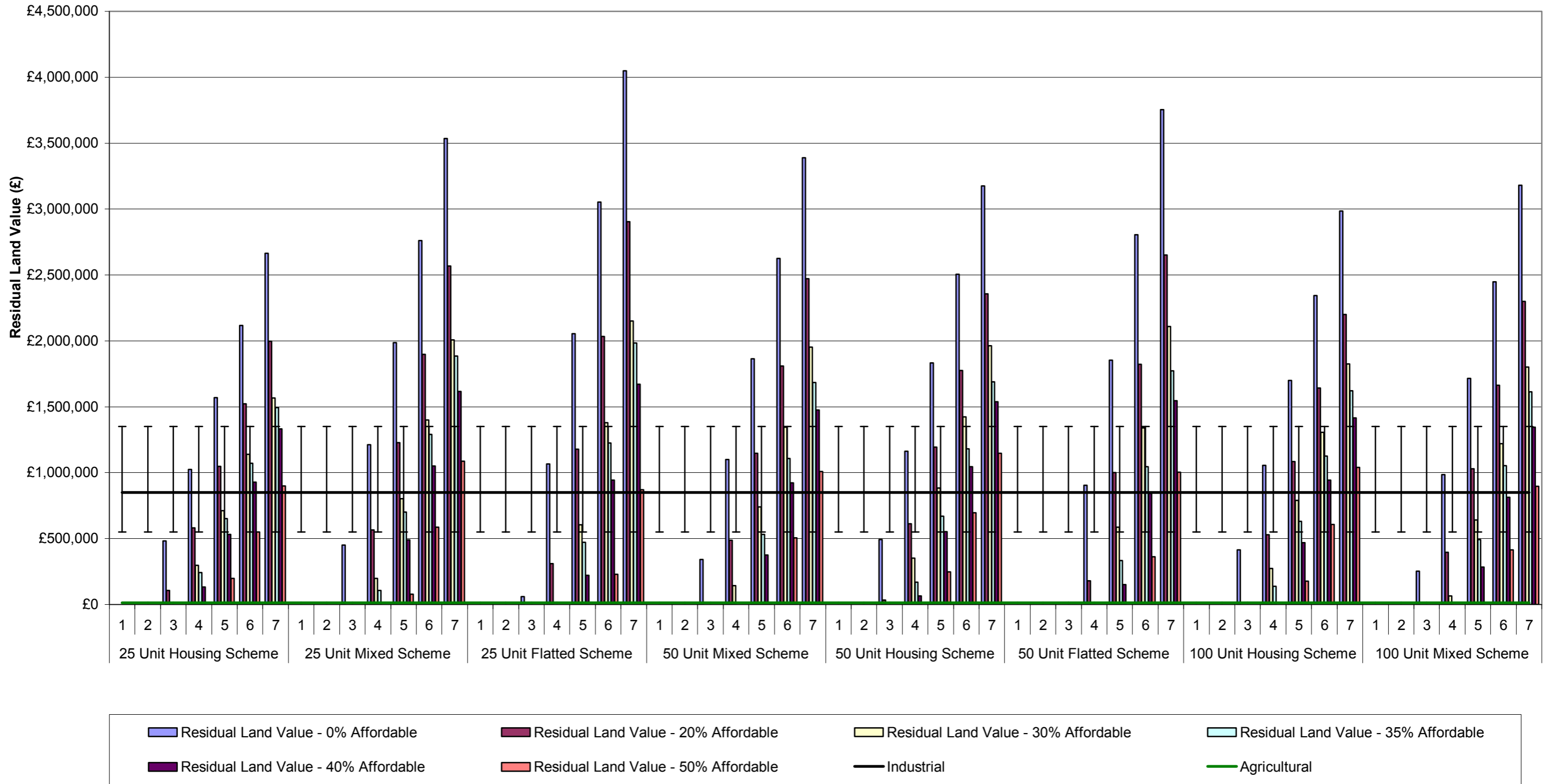
Development Scenario / Threshold	Value Point	Site Size	Residual Land Value - 0% Affordable	Residual Land Value - 20% Affordable	Residual Land Value - 30% Affordable	Residual Land Value - 35% Affordable	Residual Land Value - 40% Affordable	Residual Land Value - 50% Affordable
3 Unit 3-bed Housing Scheme	1	0.10	£0	£0	£0	£0	£0	£0
	2	0.10	£0	£0	£0	£0	£0	£0
	3	0.10	£574,843	£0	£0	£0	£0	£0
	4	0.10	£1,165,710	£203,316	£203,316	£203,316	£203,316	£0
	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	£2,850,161	£1,479,169	£1,479,169	£1,479,169	£1,479,169	£728,143
3 Unit 4-bed Housing Scheme	1	0.10	£0	£0	£0	£0	£0	£0
	2	0.10	£76,651	£0	£0	£0	£0	£0
	3	0.10	£771,789	£0	£0	£0	£0	£0
	4	0.10	£1,466,926	£315,070	£315,070	£315,070	£315,070	£0
	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	£1,310,370	£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
5 Unit Housing Scheme	1	0.17	£0	£0	£0	£0	£0	£0
	2	0.17	£0	£0	£0	£0	£0	£0
	3	0.17	£599,159	£142,606	£0	£0	£0	£0
	4	0.17	£1,195,521	£652,194	£231,332	£231,332	£231,332	£0
	5	0.17	£1,761,555	£1,150,164	£685,166	£685,166	£685,166	£30,912
	6	0.17	£2,351,741	£1,626,019	£1,127,610	£1,127,610	£1,127,610	£390,833
	7	0.17	£2,911,597	£2,125,109	£1,545,049	£1,545,049	£1,545,049	£750,754
5 Unit Flatted Scheme	1	0.07	£0	£0	£0	£0	£0	£0
	2	0.07	£0	£0	£0	£0	£0	£0
	3	0.07	£235,885	£0	£0	£0	£0	£0
	4	0.07	£1,323,816	£303,222	£0	£0	£0	£0
	5	0.07	£2,411,746	£1,208,942	£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	£1,128,462
	7	0.07	£4,449,979	£2,980,089	£2,180,497	£2,180,497	£2,180,497	£603,081
10 Unit Housing Scheme	1	0.33	£0	£0	£0	£0	£0	£0
	2	0.33	£0	£0	£0	£0	£0	£0
	3	0.33	£554,453	£201,729	£0	£0	£0	£0
	4	0.33	£1,121,253	£720,931	£385,769	£244,168	£244,168	£0
	5	0.33	£1,681,735	£1,217,056	£827,934	£686,535	£686,535	£366,430
	6	0.33	£2,253,777	£1,712,376	£1,284,140	£1,110,956	£1,110,956	£737,099
	7	0.33	£2,826,819	£2,220,242	£1,722,404	£1,533,275	£1,533,275	£1,128,462
10 Unit 2 & 3-bed Housing Scheme	1	0.33	£0	£0	£0	£0	£0	£0
	2	0.33	£0	£0	£0	£0	£0	£0
	3	0.33	£477,343	£119,018	£0	£0	£0	£0
	4	0.33	£997,690	£594,718	£347,072	£173,008	£173,008	£0
	5	0.33	£1,516,362	£1,049,960	£763,670	£579,469	£579,469	£290,178
	6	0.33	£2,045,418	£1,504,016	£1,190,680	£972,842	£972,842	£685,910
	7	0.33	£2,574,474	£1,968,897	£1,601,013	£1,377,522	£1,377,522	£1,005,806
10 Unit Flatted Scheme	1	0.13	£0	£0	£0	£0	£0	£0
	2	0.13	£0	£0	£0	£0	£0	£0
	3	0.13	£254,030	£0	£0	£0	£0	£0
	4	0.13	£1,411,391	£554,990	£5,439	£0	£0	£0
	5	0.13	£2,519,347	£1,571,064	£939,593	£576,602	£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	£4,742,880	£3,535,933	£2,711,436	£2,277,781	£2,277,781	£1,483,961
15 Unit Housing Scheme	1	0.50	£0	£0	£0	£0	£0	£0
	2	0.50	£0	£0	£0	£0	£0	£0
	3	0.50	£515,417	£107,601	£0	£0	£0	£0
	4	0.50	£1,064,422	£582,452	£318,173	£318,173	£129,335	£0
	5	0.50	£1,618,740	£1,049,599	£742,282	£742,282	£526,509	£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
15 Unit Flatted Scheme	1	0.20	£0	£0	£0	£0	£0	£0
	2	0.20	£0	£0	£0	£0	£0	£0
	3	0.20	£113,562	£0	£0	£0	£0	£0
	4	0.20	£1,147,681	£342,309	£0	£0	£0	£0
	5	0.20	£2,138,837	£1,236,308	£651,947	£651,947	£231,175	£0
	6	0.20	£3,120,671	£2,086,553	£1,422,174	£1,422,174	£967,850	£366,545
	7	0.20	£4,124,554	£2,935,269	£2,220,102	£2,220,102	£1,684,569	£1,039,426
25 Unit Housing Scheme	1	0.83	£0	£0	£0	£0	£0	£0
	2	0.83	£0	£0	£0	£0	£0	£0
	3	0.83	£482,014	£106,849	£0	£0	£0	£0
	4	0.83	£1,023,717	£581,312	£295,996	£241,335	£132,209	£0
	5	0.83	£1,570,388	£1,048,062	£711,817	£651,898	£531,212	£197,396
	6	0.83	£2,117,060	£1,522,709	£1,139,463	£1,072,631	£928,358	£550,791
	7	0.83	£2,663,732	£1,997,357	£1,567,110	£1,493,364	£1,330,981	£900,734
25 Unit Mixed Scheme	1	0.50	£0	£0	£0	£0	£0	£0
	2	0.50	£0	£0	£0	£0	£0	£0
	3	0.50	£450,009	£0	£0	£0	£0	£0
	4	0.50	£1,211,151	£566,539	£197,634	£105,980	£0	£0
	5	0.50	£1,985,929	£1,228,506	£802,579	£702,078	£490,966	£77,440
	6	0.50	£2,760,708	£1,897,894	£1,400,462	£1,289,520	£1,050,028	£586,451
	7	0.50	£3,535,486	£2,567,283	£2,008,199	£1,885,781	£1,616,226	£1,088,048
25 Unit Flatted Scheme	1	0.33	£0	£0	£0	£0	£0	£0
	2	0.33	£0	£0	£0	£0	£0	£0
	3	0.33	£59,764	£0	£0	£0	£0	£0
	4	0.33	£1,065,514	£309,021	£0	£0	£0	£0
	5	0.33	£2,053,664	£1,179,663	£605,188	£471,062	£220,966	£0
	6	0.33	£3,051,809	£2,033,553	£1,378,187	£1,226,469	£944,800	£230,381
	7	0.33	£4,049,954	£2,904,394	£2,150,689	£1,984,991	£1,669,966	£869,549
50 Unit Mixed Scheme	1	1.00	£0	£0	£0	£0	£0	£0
	2	1.00	£0	£0	£0	£0	£0	£0
	3	1.00	£341,600	£0	£0	£0	£0	£0
	4	1.00	£1,100,687	£486,368	£143,594	£0	£0	£0
	5	1.00	£1,863,296	£1,147,887	£741,597	£533,034	£374,480	£5,894
	6	1.00	£2,625,905	£1,806,646	£1,345,103	£1,107,168	£922,304	£305,180
	7	1.00	£3,368,514	£2,470,924	£1,952,128	£1,683,579	£1,476,267	£1,008,979
50 Unit Housing Scheme	1	1.25	£0	£0	£0	£0	£0	£0
	2	1.25	£0	£0	£0	£0	£0	£0
	3	1.25	£493,354	£34,701	£0	£0	£0	£0
	4	1.25	£1,163,644	£612,791	£351,589	£169,194	£64,518	£0
	5	1.25	£1,833,934	£1,192,876	£885,004	£670,518	£551,818	£246,487
	6	1.25	£2,504,224	£1,774,784	£1,424,473	£1,180,005	£1,045,344	£695,033
	7	1.25	£3,174,514	£2,356,892	£1,963,942	£1,689,493	£1,536,870	£1,146,120
50 Unit Flatted Scheme	1	0.67	£0	£0	£0	£0	£0	£0
	2	0.67	£0	£0	£0	£0	£0	£0
	3	0.67	£0	£0	£0	£0	£0	£0
	4	0.67	£905,015	£179,773	£0	£0	£0	£0
	5	0.67	£1,854,812	£1,000,042	£586,788	£332,658	£151,324	£0
	6	0.67	£2,804,609	£1,822,969	£1,341,163	£1,044,280	£841,329	£363,288
	7	0.67	£3,754,407	£2,660,429	£2,108,387	£1,773,914	£1,546,452	£1,004,409
100 Unit Housing Scheme	1	2.50	£0	£0	£0	£0	£0	£0
	2	2.50	£0	£0	£0	£0	£0	£0
	3	2.50	£414,106	£0	£0	£0	£0	£0
	4	2.50	£1,056,958	£528,654	£274,668	£138,941	£364	£0
	5	2.50	£1,699,809	£1,084,993	£789,724	£629,950	£470,177	£176,730
	6	2.50	£2,342,660	£1,643,080	£1,307,109	£1,125,305	£943,500	£607,529
	7	2.50	£2,985,511	£2,201,167	£1,824,495	£1,620,659	£1,416,823	£1,040,151
100 Unit Mixed Scheme	1	2.00	£0	£0	£0	£0	£0	£0
	2	2.00	£0	£0	£0	£0	£0	£0
	3	2.00	£254,026	£0	£0	£0	£0	£0
	4	2.00	£985,417	£396,245	£64,577	£0	£0	£0
	5	2.00	£1,716,808	£1,030,684	£641,026	£494,021	£285,235	£0
	6	2.00	£2,448,199	£1,664,395	£1,220,787	£1,052,395	£814,337	£415,246
	7	2.00	£3,179,590	£2,299,563	£1,802,003	£1,612,588	£1,345,622	£897,463

Source: Adams Integra, June 2009

**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 Residual (of GDV)
Value Point 1	3 Unit 3-bed Housing Scheme	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%
		30% Affordable Housing	£291,000	£315,293	£38,880	£50,069	£0	0.0%
		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%
	3 Unit 4-bed Housing Scheme	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%
		30% Affordable Housing	£341,000	£366,795	£45,660	£53,175	£0	0.0%
		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%
	5 Unit Housing Scheme	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%
		30% Affordable Housing	£508,020	£559,823	£64,501	£90,808	£0	0.0%
		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%
	5 Unit Flatted Scheme	0% Affordable Housing	£469,000	£458,998	£70,350	£84,692	£0	0.0%
		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%
		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%
	10 Unit Housing Scheme	0% Affordable Housing	£1,211,000	£1,068,143	£181,650	£181,715	£0	0.0%
		20% Affordable Housing	£1,100,900	£1,068,143	£154,884	£180,064	£0	0.0%
		30% Affordable Housing	£1,021,900	£1,068,143	£137,544	£178,879	£0	0.0%
		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%
	10 Unit 2 & 3-bed Housing Scheme	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%
		30% Affordable Housing	£951,900	£993,750	£128,304	£173,748	£0	0.0%
		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%
	10 Unit Flatted Scheme	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%
		30% Affordable Housing	£801,004	£917,995	£107,154	£167,329	£0	0.0%
		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%
	15 Unit Housing Scheme	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%
		30% Affordable Housing	£1,478,800	£1,570,740	£195,828	£265,781	£0	0.0%
		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%
	15 Unit Flatted Scheme	0% Affordable Housing	£1,302,700	£1,570,740	£154,392	£263,140	£0	0.0%
		20% Affordable Housing	£1,288,000	£1,270,445	£193,200	£246,446	£0	0.0%
		30% Affordable Housing	£1,167,804	£1,270,445	£162,804	£244,643	£0	0.0%
		35% Affordable Housing	£1,089,604	£1,270,445	£143,370	£243,470	£0	0.0%
		40% Affordable Housing	£1,040,804	£1,270,445	£132,000	£242,738	£0	0.0%
15 Unit Flatted Scheme	0% Affordable Housing	£969,408	£1,270,445	£112,974	£241,667	£0	0.0%	
	20% Affordable Housing	£969,408	£1,270,445	£112,974	£241,667	£0	0.0%	
	30% Affordable Housing	£969,408	£1,270,445	£112,974	£241,667	£0	0.0%	
	35% Affordable Housing	£969,408	£1,270,445	£112,974	£241,667	£0	0.0%	
	40% Affordable Housing	£969,408	£1,270,445	£112,974	£241,667	£0	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)
Value Point 1	25 Unit Housing Scheme	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%
		30% Affordable Housing	£2,479,700	£2,621,715	£330,222	£469,004	£0	0.0%
		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%
	25 Unit Mixed Scheme	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%
		30% Affordable Housing	£2,131,004	£2,330,685	£294,856	£445,157	£0	0.0%
		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%
	25 Unit Flatted Scheme	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%
		30% Affordable Housing	£1,829,204	£2,124,512	£242,556	£427,442	£0	0.0%
		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%
	50 Unit Mixed Scheme	0% Affordable Housing	£5,192,600	£4,803,452	£778,890	£1,007,748	£0	0.0%
		20% Affordable Housing	£4,883,704	£4,803,452	£657,510	£1,000,115	£0	0.0%
		30% Affordable Housing	£4,393,912	£4,803,452	£589,219	£995,768	£0	0.0%
		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%
		50% Affordable Housing	£3,870,820	£4,803,452	£463,837	£987,922	£0	0.0%
	50 Unit Housing Scheme	0% Affordable Housing	£5,705,000	£5,054,588	£855,750	£1,036,075	£0	0.0%
		20% Affordable Housing	£5,127,600	£5,054,588	£718,416	£1,027,414	£0	0.0%
		30% Affordable Housing	£4,849,400	£5,054,588	£651,954	£1,023,241	£0	0.0%
		35% Affordable Housing	£4,660,300	£5,054,588	£607,848	£1,020,405	£0	0.0%
		40% Affordable Housing	£4,550,200	£5,054,588	£581,082	£1,018,753	£0	0.0%
		50% Affordable Housing	£4,272,000	£5,054,588	£514,620	£1,014,580	£0	0.0%
50 Unit Flatted Scheme	0% Affordable Housing	£4,333,000	£4,270,333	£649,950	£951,037	£0	0.0%	
	20% Affordable Housing	£3,926,212	£4,270,333	£547,549	£944,935	£0	0.0%	
	30% Affordable Housing	£3,727,816	£4,270,333	£497,719	£941,959	£0	0.0%	
	35% Affordable Housing	£3,607,620	£4,270,333	£467,323	£940,156	£0	0.0%	
	40% Affordable Housing	£3,519,424	£4,270,333	£445,147	£938,833	£0	0.0%	
	50% Affordable Housing	£3,321,028	£4,270,333	£395,318	£935,858	£0	0.0%	
100 Unit Housing Scheme	0% Affordable Housing	£11,410,000	£10,109,175	£1,711,500	£2,270,076	£0	0.0%	
	20% Affordable Housing	£10,255,200	£10,109,175	£1,436,832	£2,252,754	£0	0.0%	
	30% Affordable Housing	£9,698,800	£10,109,175	£1,303,908	£2,244,408	£0	0.0%	
	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%	
100 Unit Mixed Scheme	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%	
	30% Affordable Housing	£8,787,824	£9,606,903	£1,178,437	£2,180,309	£0	0.0%	
	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%	

Source: Adams Integra, June 2009

**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**

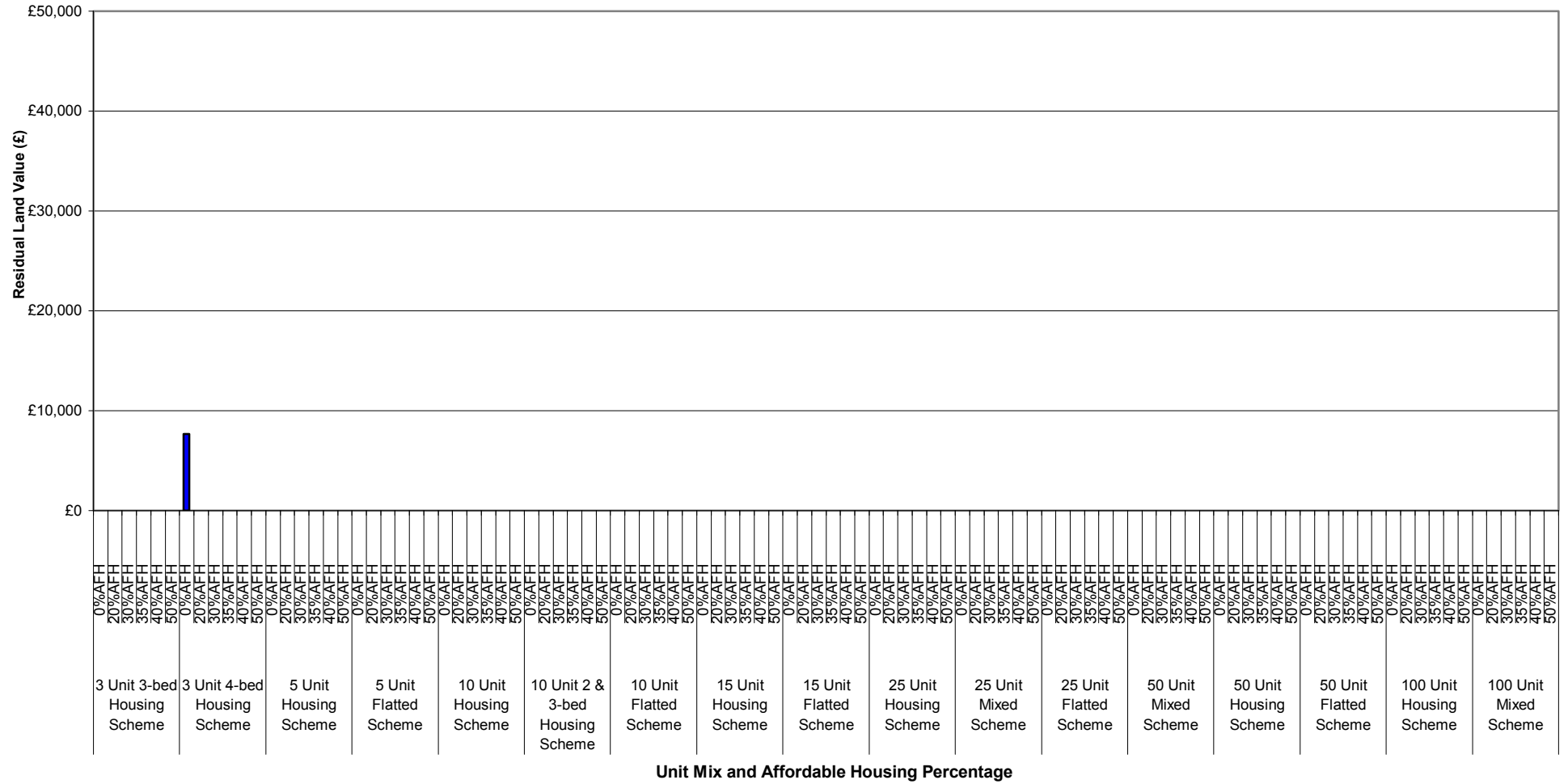
1	2	3	4	5	6	7	8	
Value Point	Number of Units	Scenario	GDV	Development Cost	Developer Profit (@15%)	Finance & Land Costs	Residual Land Price	% Land Residual (of GDV)
Value Point 2	3 Unit 3-bed Housing Scheme	0% Affordable Housing	£433,500	£315,293	£65,025	£54,785	£0	0.0%
		20% Affordable Housing	£346,000	£315,293	£46,770	£50,894	£0	0.0%
		30% Affordable Housing	£346,000	£315,293	£46,770	£50,894	£0	0.0%
		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%
	3 Unit 4-bed Housing Scheme	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%
		30% Affordable Housing	£405,000	£366,795	£54,900	£54,135	£0	0.0%
		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%
	5 Unit Housing Scheme	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%
		30% Affordable Housing	£607,810	£559,823	£77,779	£92,305	£0	0.0%
		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%
	5 Unit Flatted Scheme	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%
		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%
	10 Unit Housing Scheme	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%
		30% Affordable Housing	£1,224,450	£1,068,143	£166,032	£181,917	£0	0.0%
		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%
	10 Unit 2 & 3-bed Housing Scheme	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%
		30% Affordable Housing	£1,141,450	£993,750	£154,932	£176,591	£0	0.0%
		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%
	10 Unit Flatted Scheme	0% Affordable Housing	£1,000,400	£993,750	£121,989	£174,476	£0	0.0%
		20% Affordable Housing	£1,139,000	£917,995	£170,850	£172,399	£0	0.0%
		30% Affordable Housing	£1,025,262	£917,995	£143,524	£170,693	£0	0.0%
		35% Affordable Housing	£959,362	£917,995	£129,319	£169,704	£0	0.0%
		40% Affordable Housing	£911,524	£917,995	£116,197	£168,987	£0	0.0%
	15 Unit Housing Scheme	0% Affordable Housing	£911,524	£917,995	£116,197	£168,987	£0	0.0%
		20% Affordable Housing	£845,624	£917,995	£101,992	£167,998	£0	0.0%
		30% Affordable Housing	£2,159,000	£1,570,740	£323,850	£275,984	£0	0.0%
		35% Affordable Housing	£1,912,950	£1,570,740	£269,307	£272,293	£0	0.0%
		40% Affordable Housing	£1,771,900	£1,570,740	£236,364	£270,178	£0	0.0%
	15 Unit Flatted Scheme	0% Affordable Housing	£1,684,400	£1,570,740	£218,109	£268,865	£0	0.0%
		20% Affordable Housing	£1,543,350	£1,570,740	£185,166	£266,749	£0	0.0%
		30% Affordable Housing	£1,564,000	£1,270,445	£234,600	£250,586	£0	0.0%
		35% Affordable Housing	£1,405,262	£1,270,445	£196,924	£248,205	£0	0.0%
		40% Affordable Housing	£1,303,662	£1,270,445	£172,927	£246,681	£0	0.0%
15 Unit Flatted Scheme	0% Affordable Housing	£1,237,762	£1,270,445	£158,722	£245,692	£0	0.0%	
	20% Affordable Housing	£1,144,924	£1,270,445	£135,250	£244,300	£0	0.0%	
	30% Affordable Housing	£1,303,662	£1,270,445	£172,927	£246,681	£0	0.0%	
	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%	

**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**

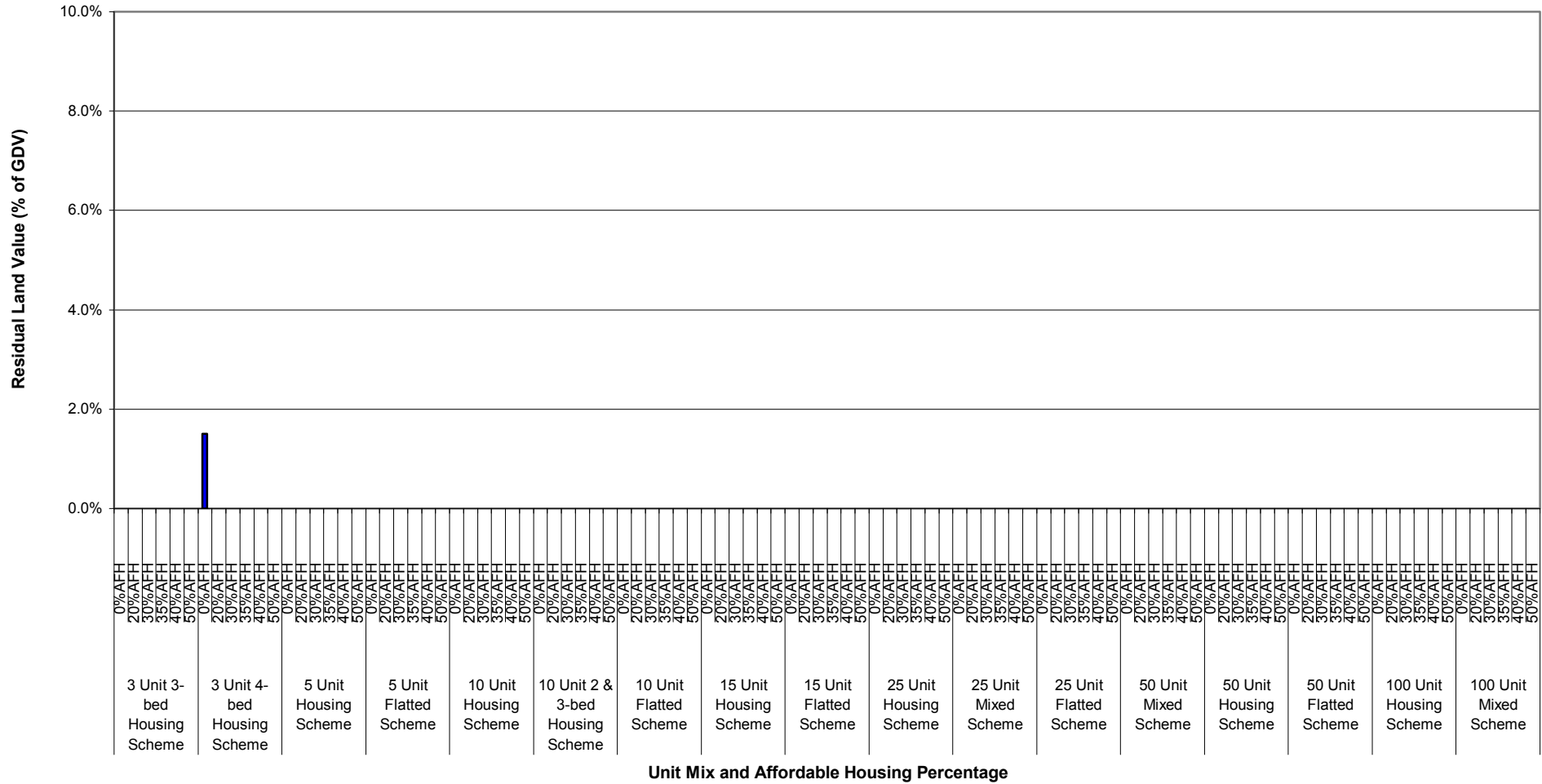
1	2	3	4	5	6	7	8	
Value Point	Number of Units	Scenario	GDV	Development Cost	Developer Profit (@15%)	Finance & Land Costs	Residual Land Price	% Land Residual (of GDV)
Value Point 2	25 Unit Housing Scheme	0% Affordable Housing	£3,604,000	£2,621,715	£540,600	£485,869	£0	0.0%
		20% Affordable Housing	£3,216,900	£2,621,715	£453,114	£480,062	£0	0.0%
		30% Affordable Housing	£2,970,850	£2,621,715	£398,571	£476,372	£0	0.0%
		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%
	25 Unit Mixed Scheme	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%
		30% Affordable Housing	£2,551,862	£2,330,685	£343,750	£451,470	£0	0.0%
		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%
	25 Unit Flatted Scheme	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%
		30% Affordable Housing	£2,188,462	£2,124,512	£292,570	£432,831	£0	0.0%
		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%
	50 Unit Mixed Scheme	0% Affordable Housing	£6,305,300	£4,803,452	£945,795	£1,024,439	£0	0.0%
		20% Affordable Housing	£5,643,212	£4,803,452	£795,757	£1,014,508	£0	0.0%
		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%
		50% Affordable Housing	£4,586,710	£4,803,452	£556,417	£998,660	£0	0.0%
	50 Unit Housing Scheme	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%
		30% Affordable Housing	£5,821,200	£5,054,588	£787,617	£1,037,818	£0	0.0%
		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%
50 Unit Flatted Scheme	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%	
	30% Affordable Housing	£4,468,348	£4,270,333	£600,676	£953,067	£0	0.0%	
	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%	
100 Unit Housing Scheme	0% Affordable Housing	£13,855,000	£10,109,175	£2,076,250	£2,306,751	£0	0.0%	
	20% Affordable Housing	£12,361,600	£10,109,175	£1,739,256	£2,284,350	£0	0.0%	
	30% Affordable Housing	£11,642,400	£10,109,175	£1,575,234	£2,273,562	£0	0.0%	
	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%	
100 Unit Mixed Scheme	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%	
	30% Affordable Housing	£10,535,072	£9,606,903	£1,422,808	£2,206,517	£0	0.0%	
	35% Affordable Housing	£10,250,284	£9,606,903	£1,354,619	£2,202,246	£0	0.0%	
	40% Affordable Housing	£9,851,196	£9,606,903	£1,268,862	£2,196,259	£0	0.0%	
	50% Affordable Housing	£9,173,420	£9,606,903	£1,112,833	£2,186,093	£0	0.0%	

Source: Adams Integra, June 2009

**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)
Value Point 3	3 Unit 3-bed Housing Scheme	0% Affordable Housing	£510,000	£315,293	£76,500	£80,723	£57,484	11.3%
		20% Affordable Housing	£401,000	£315,293	£54,660	£51,719	£0	0.0%
		30% Affordable Housing	£401,000	£315,293	£54,660	£51,719	£0	0.0%
		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%
	3 Unit 4-bed Housing Scheme	0% Affordable Housing	£600,000	£366,795	£90,000	£96,026	£77,179	12.9%
		20% Affordable Housing	£469,000	£366,795	£64,140	£55,095	£0	0.0%
		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%
		40% Affordable Housing	£469,000	£366,795	£64,140	£55,095	£0	0.0%
	5 Unit Housing Scheme	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%
		30% Affordable Housing	£707,600	£559,823	£91,056	£93,802	£0	0.0%
		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%
	5 Unit Flatted Scheme	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%
		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%
	10 Unit Housing Scheme	0% Affordable Housing	£1,730,000	£1,068,143	£259,500	£217,540	£182,970	10.6%
		20% Affordable Housing	£1,558,000	£1,068,143	£220,380	£202,907	£66,571	4.3%
		30% Affordable Housing	£1,427,000	£1,068,143	£194,520	£184,955	£0	0.0%
		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%
	10 Unit 2 & 3-bed Housing Scheme	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%
		30% Affordable Housing	£1,331,000	£993,750	£181,560	£179,435	£0	0.0%
		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%
	10 Unit Flatted Scheme	0% Affordable Housing	£1,159,000	£993,750	£142,440	£176,855	£0	0.0%
		20% Affordable Housing	£1,200,720	£917,995	£201,000	£187,981	£33,024	2.5%
		30% Affordable Housing	£1,117,720	£917,995	£151,483	£172,080	£0	0.0%
		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%
	15 Unit Housing Scheme	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%
		30% Affordable Housing	£2,065,000	£1,570,740	£276,900	£274,574	£0	0.0%
		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%
	15 Unit Flatted Scheme	0% Affordable Housing	£1,784,000	£1,570,740	£215,940	£270,359	£0	0.0%
		20% Affordable Housing	£1,840,000	£1,270,445	£276,000	£270,843	£22,712	1.2%
30% Affordable Housing		£1,642,720	£1,270,445	£231,043	£251,767	£0	0.0%	
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%		

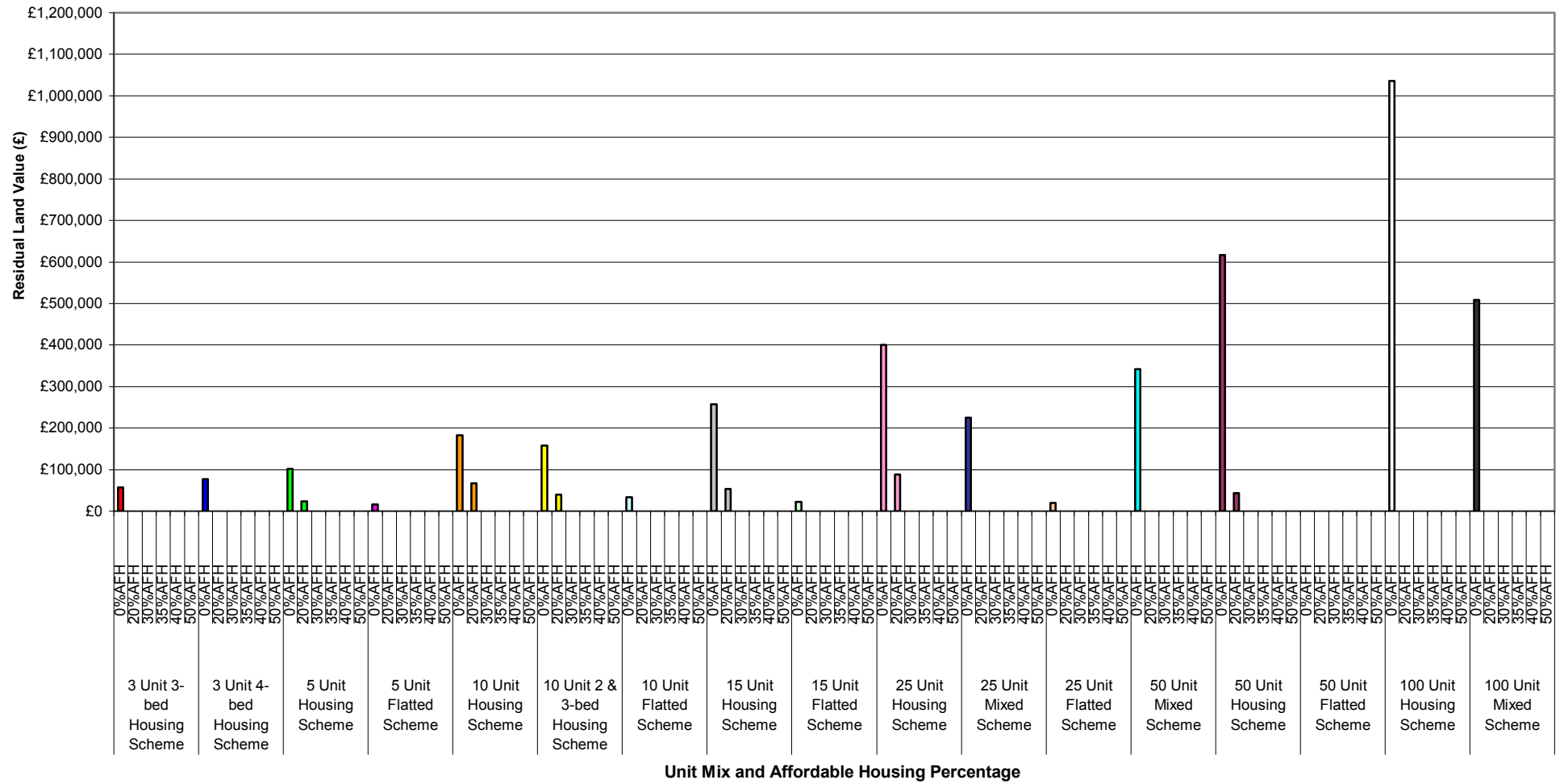
**Table 36: Summary Table Showing Results of Residual Land Value Appraisals and Reduction in Land Residual - Value Point 3  
60% General Needs Rent/40% Intermediate Tenure Mix  
Planning Infrastructure Level - £10,000**

1	2	3	4	5	6	7	8	
Value Point	Number of Units	Scenario	GDV	Development Cost	Developer Profit (@15%)	Finance & Land Costs	Residual Land Price	% Land Residual (of GDV)
Value Point 3	25 Unit Housing Scheme	0% Affordable Housing	£4,240,000	£2,621,715	£836,000	£569,840	£400,071	9.4%
		20% Affordable Housing	£3,765,000	£2,621,715	£531,900	£522,700	£88,685	2.4%
		30% Affordable Housing	£3,462,000	£2,621,715	£466,920	£483,739	£0	0.0%
		35% Affordable Housing	£3,399,000	£2,621,715	£449,640	£482,794	£0	0.0%
		40% Affordable Housing	£3,290,000	£2,621,715	£427,800	£481,159	£0	0.0%
		50% Affordable Housing	£2,987,000	£2,621,715	£362,820	£476,614	£0	0.0%
	25 Unit Mixed Scheme	0% Affordable Housing	£3,620,000	£2,330,685	£543,000	£519,038	£225,005	6.2%
		20% Affordable Housing	£3,206,720	£2,330,685	£453,043	£461,293	£0	0.0%
		30% Affordable Housing	£2,972,720	£2,330,685	£402,643	£457,783	£0	0.0%
		35% Affordable Housing	£2,909,720	£2,330,685	£385,363	£456,838	£0	0.0%
		40% Affordable Housing	£2,800,720	£2,330,685	£363,523	£455,203	£0	0.0%
		50% Affordable Housing	£2,577,440	£2,330,685	£313,766	£451,854	£0	0.0%
	25 Unit Flatted Scheme	0% Affordable Housing	£3,078,000	£2,124,512	£461,700	£472,066	£19,722	0.6%
		20% Affordable Housing	£2,755,720	£2,124,512	£388,183	£441,340	£0	0.0%
		30% Affordable Housing	£2,547,720	£2,124,512	£342,583	£438,220	£0	0.0%
		35% Affordable Housing	£2,491,440	£2,124,512	£327,146	£437,375	£0	0.0%
		40% Affordable Housing	£2,408,440	£2,124,512	£310,106	£436,130	£0	0.0%
		50% Affordable Housing	£2,195,160	£2,124,512	£264,190	£432,931	£0	0.0%
	50 Unit Mixed Scheme	0% Affordable Housing	£7,418,000	£4,803,452	£1,112,700	£1,149,684	£341,600	4.6%
		20% Affordable Housing	£6,602,720	£4,803,452	£934,003	£1,028,900	£0	0.0%
		30% Affordable Housing	£6,141,160	£4,803,452	£833,590	£1,021,977	£0	0.0%
		35% Affordable Housing	£5,907,160	£4,803,452	£783,190	£1,018,467	£0	0.0%
		40% Affordable Housing	£5,719,880	£4,803,452	£741,893	£1,015,658	£0	0.0%
		50% Affordable Housing	£5,302,600	£4,803,452	£648,996	£1,009,398	£0	0.0%
	50 Unit Housing Scheme	0% Affordable Housing	£8,150,000	£5,054,588	£1,222,500	£1,230,524	£616,693	7.6%
		20% Affordable Housing	£7,234,000	£5,054,588	£1,020,840	£1,115,197	£43,376	0.6%
		30% Affordable Housing	£6,793,000	£5,054,588	£923,280	£1,052,395	£0	0.0%
		35% Affordable Housing	£6,490,000	£5,054,588	£858,300	£1,047,850	£0	0.0%
		40% Affordable Housing	£6,318,000	£5,054,588	£819,180	£1,045,270	£0	0.0%
		50% Affordable Housing	£5,877,000	£5,054,588	£721,620	£1,038,655	£0	0.0%
50 Unit Flatted Scheme	0% Affordable Housing	£6,190,000	£4,270,333	£928,500	£1,022,422	£0	0.0%	
	20% Affordable Housing	£5,531,160	£4,270,333	£777,550	£969,010	£0	0.0%	
	30% Affordable Housing	£5,208,880	£4,270,333	£704,033	£964,175	£0	0.0%	
	35% Affordable Housing	£5,011,600	£4,270,333	£659,076	£961,216	£0	0.0%	
	40% Affordable Housing	£4,872,320	£4,270,333	£626,599	£959,127	£0	0.0%	
	50% Affordable Housing	£4,550,040	£4,270,333	£553,082	£954,293	£0	0.0%	
100 Unit Housing Scheme	0% Affordable Housing	£16,300,000	£10,109,175	£2,445,000	£2,667,423	£1,035,296	6.4%	
	20% Affordable Housing	£14,468,000	£10,109,175	£2,041,680	£2,387,727	£0	0.0%	
	30% Affordable Housing	£13,586,000	£10,109,175	£1,846,560	£2,302,716	£0	0.0%	
	35% Affordable Housing	£13,111,000	£10,109,175	£1,742,460	£2,295,591	£0	0.0%	
	40% Affordable Housing	£12,636,000	£10,109,175	£1,638,360	£2,288,466	£0	0.0%	
	50% Affordable Housing	£11,754,000	£10,109,175	£1,443,240	£2,275,236	£0	0.0%	
100 Unit Mixed 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%	
	30% 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%	
	50% Affordable Housing	£10,605,200	£9,606,903	£1,297,992	£2,207,569	£0	0.0%	

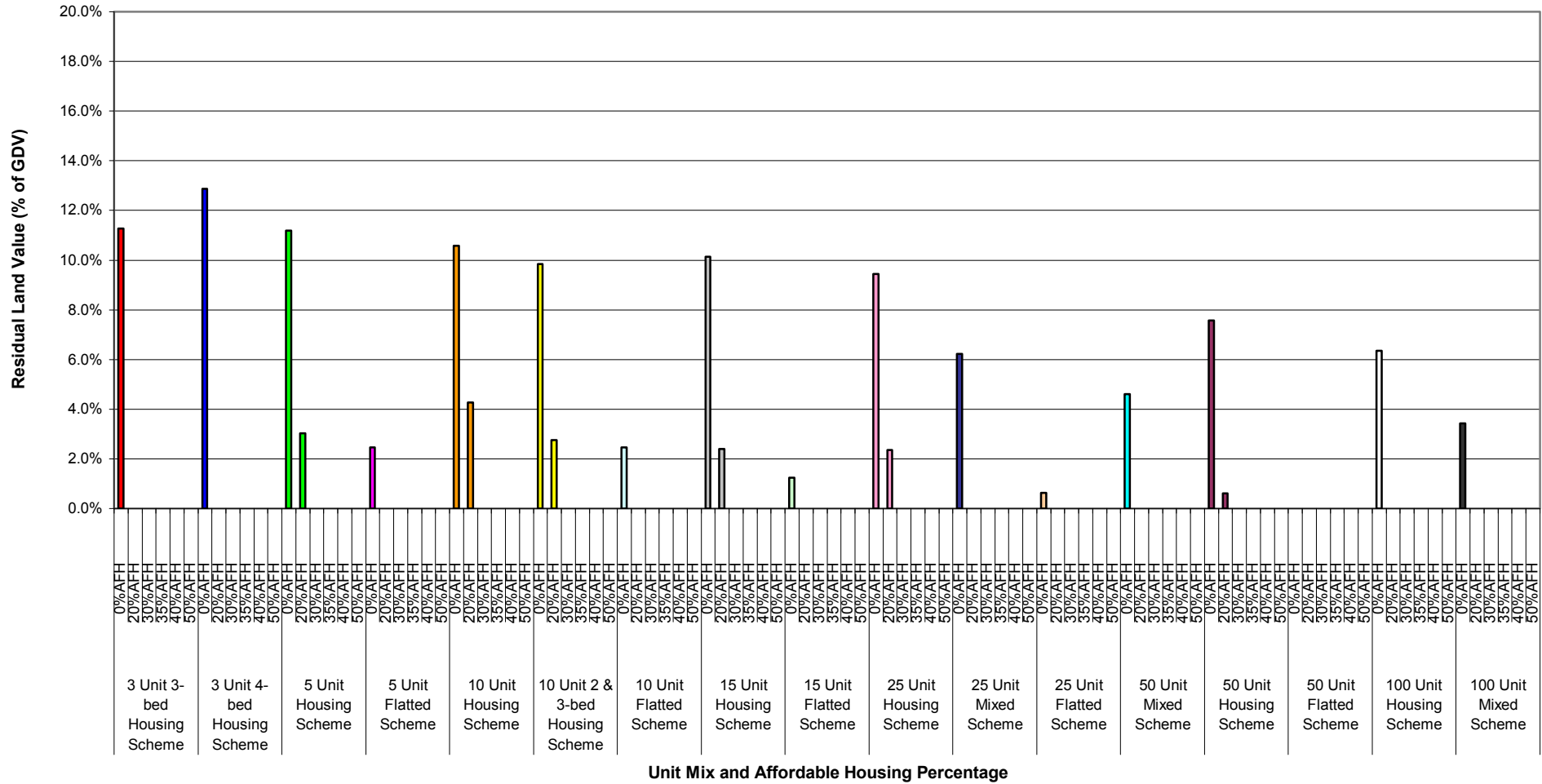
Source: Adams Integra, June 2009



**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**

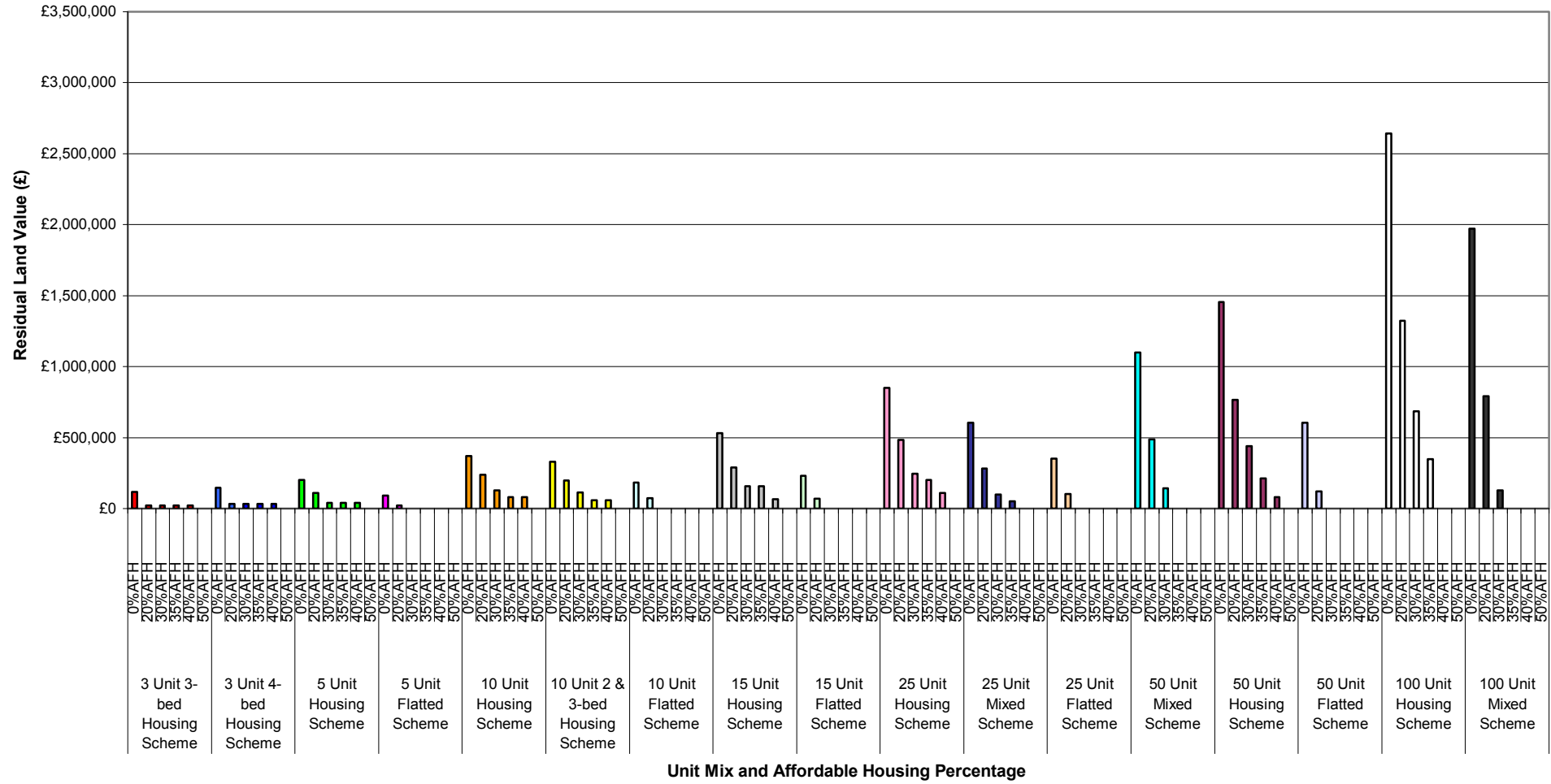
1	2	3	4	5	6	7	8	
Value Point	Number of Units	Scenario	GDV	Development Cost	Developer Profit (@15%)	Finance & Land Costs	Residual Land Price	% Land Residual (of GDV)
Value Point 4	3 Unit 3-bed Housing Scheme	0% Affordable Housing	£586,500	£315,293	£87,975	£66,662	£116,571	19.9%
		20% Affordable Housing	£455,000	£315,293	£62,490	£56,886	£20,332	4.5%
		30% Affordable Housing	£455,000	£315,293	£62,490	£56,886	£20,332	4.5%
		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%
	3 Unit 4-bed Housing Scheme	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%
		30% Affordable Housing	£533,000	£366,795	£73,380	£61,318	£31,507	5.9%
		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%
	5 Unit Housing Scheme	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%
		30% Affordable Housing	£807,390	£559,823	£104,333	£103,908	£39,326	4.9%
		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%
	5 Unit Flatted Scheme	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%
		30% Affordable Housing	£605,678	£458,998	£77,948	£86,742	£0	0.0%
		35% Affordable Housing	£605,678	£458,998	£77,948	£86,742	£0	0.0%
		40% Affordable Housing	£605,678	£458,998	£77,948	£86,742	£0	0.0%
	10 Unit Housing Scheme	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%
		30% Affordable Housing	£1,628,550	£1,068,143	£222,948	£210,156	£127,304	7.8%
		35% Affordable Housing	£1,556,100	£1,068,143	£203,076	£204,306	£80,576	5.2%
		40% Affordable Housing	£1,556,100	£1,068,143	£203,076	£204,306	£80,576	5.2%
	10 Unit 2 & 3-bed Housing Scheme	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%
		30% Affordable Housing	£1,519,550	£993,750	£208,128	£203,138	£114,534	7.5%
		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%
	10 Unit Flatted Scheme	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%
		30% Affordable Housing	£1,276,078	£917,995	£173,648	£183,728	£707	0.1%
		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%
	15 Unit Housing Scheme	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%
		30% Affordable Housing	£2,356,100	£1,570,740	£317,316	£308,958	£159,086	6.8%
		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%
	15 Unit Flatted Scheme	0% Affordable Housing	£2,020,650	£1,570,740	£246,474	£273,909	£0	0.0%
		20% Affordable Housing	£1,880,178	£1,270,445	£265,163	£276,108	£68,462	3.6%
		30% Affordable Housing	£1,731,778	£1,270,445	£232,040	£253,103	£0	0.0%
		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**

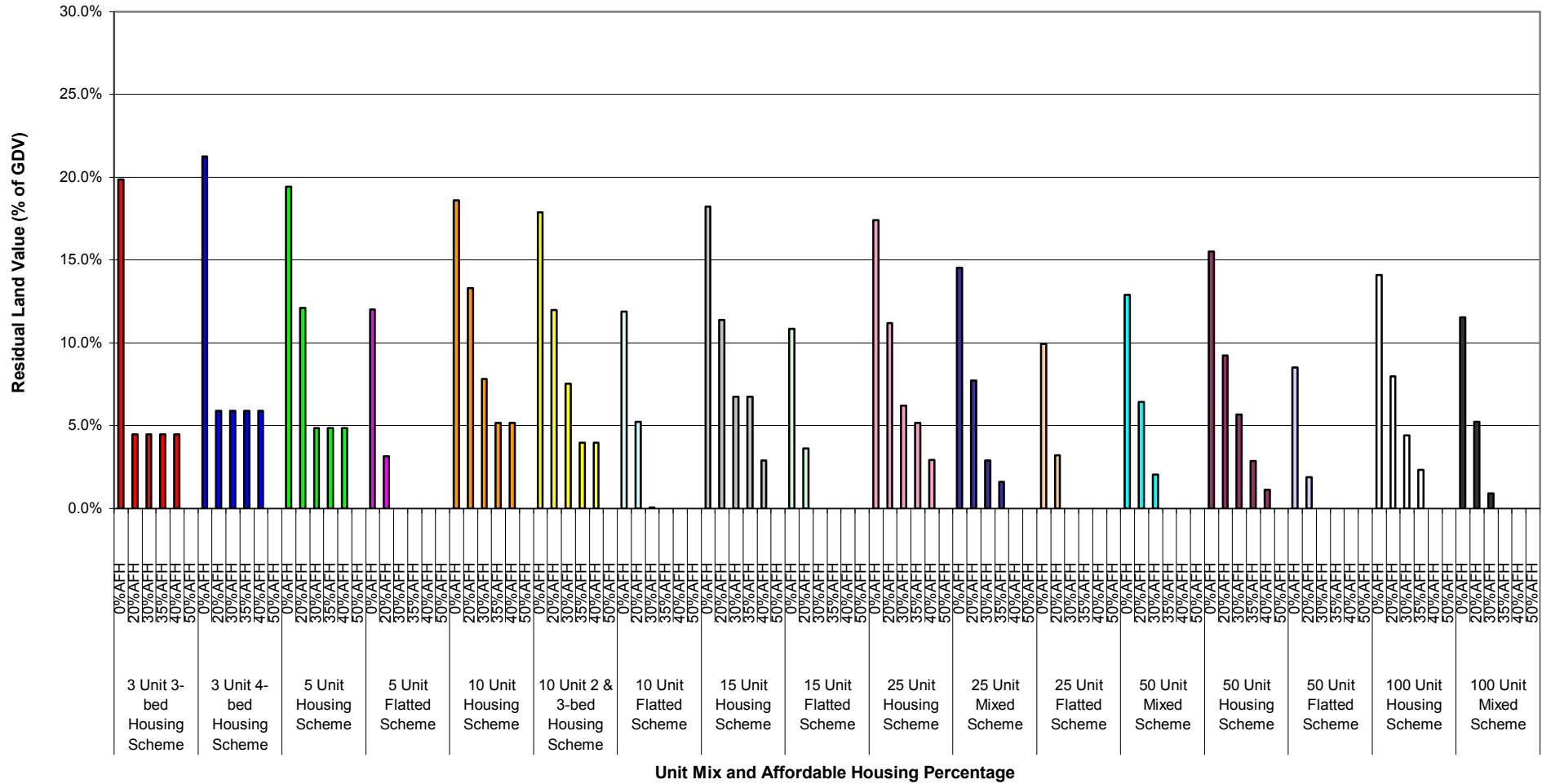
1	2	3	4	5	6	7	8	
Value Point	Number of Units	Scenario	GDV	Development Cost	Developer Profit (@15%)	Finance & Land Costs	Residual Land Price	% Land Residual (of GDV)
Value Point 4	25 Unit Housing Scheme	0% Affordable Housing	£4,876,000	£2,621,715	£731,400	£537,797	£849,685	17.4%
		20% Affordable Housing	£4,311,100	£2,621,715	£610,566	£581,408	£482,489	11.2%
		30% Affordable Housing	£3,950,150	£2,621,715	£535,089	£545,187	£245,677	6.2%
		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%
	25 Unit Mixed Scheme	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%
		30% Affordable Housing	£3,390,578	£2,330,685	£461,357	£499,719	£98,817	2.9%
		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%
	25 Unit Flatted Scheme	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%
		30% Affordable Housing	£2,906,978	£2,124,512	£392,997	£443,608	£0	0.0%
		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%
	50 Unit Mixed Scheme	0% Affordable Housing	£8,630,700	£4,803,452	£1,279,605	£1,301,094	£1,109,687	12.9%
		20% Affordable Housing	£7,560,228	£4,803,452	£1,072,130	£1,178,013	£486,368	6.4%
		30% Affordable Housing	£7,010,784	£4,803,452	£955,535	£1,108,204	£143,594	2.0%
		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%
		50% Affordable Housing	£6,012,490	£4,803,452	£741,215	£1,020,047	£0	0.0%
	50 Unit Housing Scheme	0% Affordable Housing	£9,372,500	£5,054,588	£1,405,875	£1,396,876	£1,454,555	15.5%
		20% Affordable Housing	£8,283,200	£5,054,588	£1,171,812	£1,258,896	£765,988	9.2%
		30% Affordable Housing	£7,758,800	£5,054,588	£1,058,583	£1,192,551	£439,486	5.7%
		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	£6,869,500	£5,054,588	£824,520	£1,050,543	£0	0.0%
	50 Unit Flatted Scheme	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%
		30% Affordable Housing	£5,949,412	£4,270,333	£807,190	£975,283	£0	0.0%
		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%
	100 Unit Housing Scheme	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%
		30% Affordable Housing	£15,517,600	£10,109,175	£2,117,166	£2,575,977	£686,670	4.4%
		35% Affordable Housing	£14,952,700	£10,109,175	£1,996,332	£2,489,097	£347,353	2.3%
		40% Affordable Housing	£14,387,800	£10,109,175	£1,875,498	£2,402,217	£910	0.0%
		50% Affordable Housing	£13,339,000	£10,109,175	£1,649,040	£2,299,011	£0	0.0%
100 Unit Mixed Scheme	0% Affordable Housing	£17,061,400	£9,606,903	£2,559,210	£2,842,335	£1,970,834	11.6%	
	20% Affordable Housing	£15,120,456	£9,606,903	£2,144,259	£2,543,782	£792,491	5.2%	
	30% Affordable Housing	£14,021,568	£9,606,903	£1,911,070	£2,374,440	£129,155	0.9%	
	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	£2,243,786	£0	0.0%	
	50% Affordable Housing	£12,024,980	£9,606,903	£1,482,431	£2,228,866	£0	0.0%	

Source: Adams Integra, June 2009

**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)
Value Point 5	3 Unit 3-bed Housing Scheme	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%
		30% Affordable Housing	£509,000	£315,293	£70,320	£61,098	£62,290	12.2%
		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%
	3 Unit 4-bed Housing Scheme	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%
		30% Affordable Housing	£597,000	£366,795	£82,620	£66,313	£81,272	13.6%
		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%
	5 Unit Housing Scheme	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%
		30% Affordable Housing	£907,180	£559,823	£117,611	£113,269	£116,478	12.8%
		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%
	5 Unit Flatted Scheme	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%
		30% Affordable Housing	£680,636	£458,998	£87,872	£96,287	£37,479	5.5%
		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%
	10 Unit Housing Scheme	0% Affordable Housing	£2,249,000	£1,068,143	£337,350	£265,411	£554,973	24.7%
		20% Affordable Housing	£2,013,100	£1,068,143	£285,756	£245,152	£401,628	20.0%
		30% Affordable Housing	£1,830,100	£1,068,143	£251,376	£228,913	£273,218	14.9%
		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%
	10 Unit 2 & 3-bed Housing Scheme	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%
		30% Affordable Housing	£1,709,100	£993,750	£234,756	£220,789	£252,011	14.7%
		35% Affordable Housing	£1,608,200	£993,750	£208,812	£212,482	£191,225	11.9%
		40% Affordable Housing	£1,608,200	£993,750	£208,812	£212,482	£191,225	11.9%
10 Unit Flatted Scheme	0% Affordable Housing	£1,742,000	£917,995	£261,300	£225,061	£327,515	18.8%	
	20% Affordable Housing	£1,551,636	£917,995	£218,922	£208,817	£204,238	13.2%	
	30% Affordable Housing	£1,434,436	£917,995	£195,812	£198,482	£122,147	8.5%	
	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%	
15 Unit Housing Scheme	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%	
	30% Affordable Housing	£2,647,200	£1,570,740	£357,732	£336,109	£371,141	14.0%	
	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%	
15 Unit Flatted Scheme	0% Affordable Housing	£2,257,300	£1,570,740	£277,008	£302,202	£107,350	4.8%	
	20% Affordable Housing	£2,392,000	£1,270,445	£358,800	£321,758	£427,767	17.9%	
	30% Affordable Housing	£2,117,636	£1,270,445	£299,282	£298,150	£247,262	11.7%	
	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	£238,896	£273,070	£46,235	2.5%	
50% Affordable Housing	£1,671,472	£1,270,445	£202,078	£252,198	£0	0.0%		

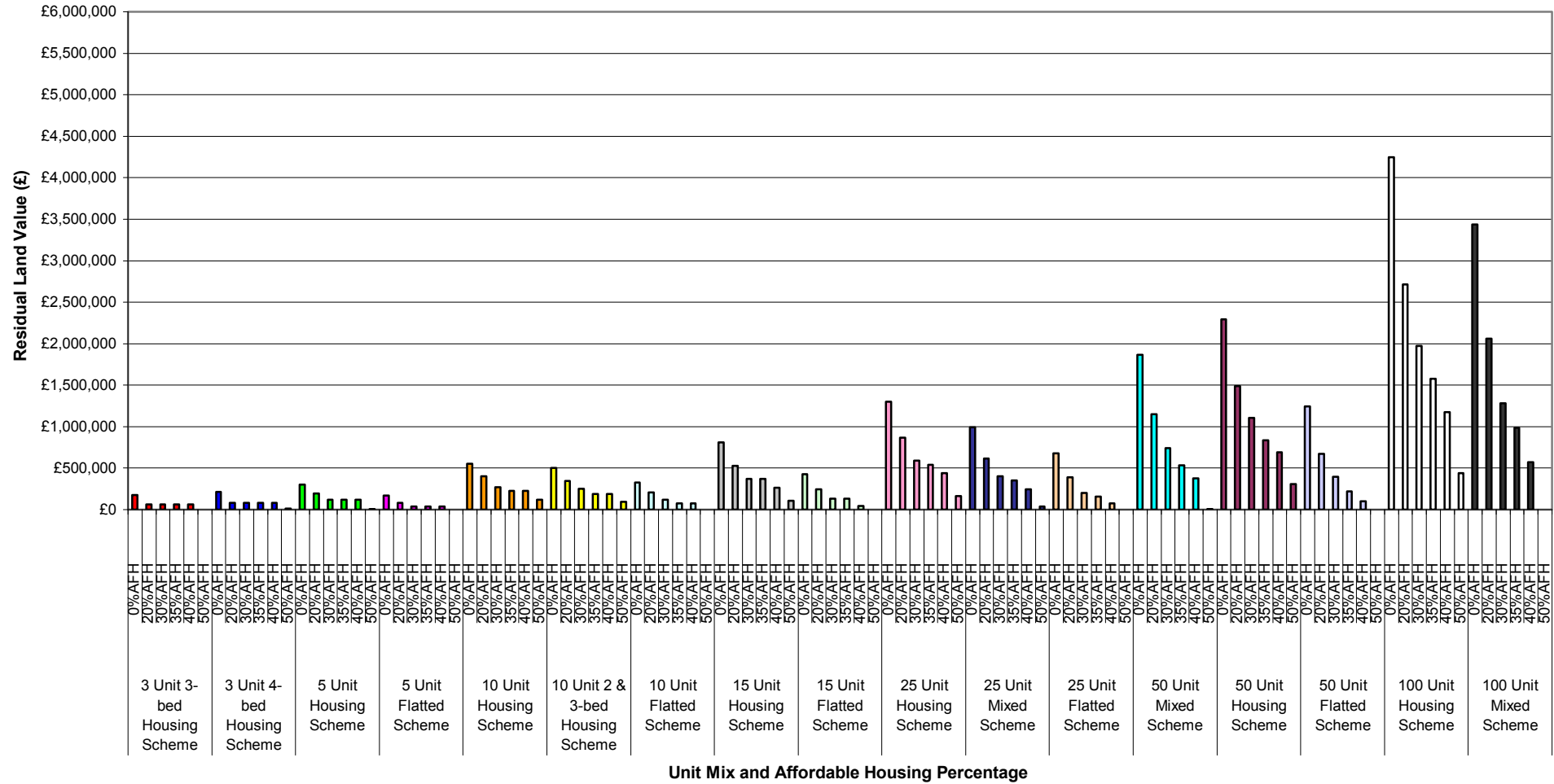
**Table 38: Summary Table Showing Results of Residual Land Value Appraisals and Reduction in Land Residual - Value Point 5  
60% General Needs Rent/40% Intermediate Tenure Mix  
Planning Infrastructure Level - £10,000**

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)
Value Point 5	25 Unit Housing Scheme	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%
		30% Affordable Housing	£4,438,300	£2,621,715	£603,258	£597,902	£590,808	13.3%
		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%
	25 Unit Mixed Scheme	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%
		30% Affordable Housing	£3,809,436	£2,330,685	£520,130	£544,920	£401,289	10.5%
		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%
	25 Unit Flatted Scheme	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%
		30% Affordable Housing	£3,266,236	£2,124,512	£442,610	£497,385	£199,712	6.1%
		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%
	50 Unit Mixed Scheme	0% Affordable Housing	£9,643,400	£4,803,452	£1,446,510	£1,452,505	£1,863,296	19.3%
		20% Affordable Housing	£8,518,736	£4,803,452	£1,210,316	£1,309,253	£1,147,887	13.5%
		30% Affordable Housing	£7,881,408	£4,803,452	£1,077,540	£1,227,919	£741,597	9.4%
		35% Affordable Housing	£7,555,608	£4,803,452	£1,010,724	£1,186,188	£533,034	7.1%
		40% Affordable Housing	£7,209,444	£4,803,452	£956,277	£1,153,654	£374,480	5.1%
		50% Affordable Housing	£6,723,380	£4,803,452	£833,495	£1,080,540	£5,894	0.1%
	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	£9,333,400	£5,054,588	£1,322,844	£1,402,744	£1,491,095	16.0%
		30% Affordable Housing	£8,726,600	£5,054,588	£1,194,006	£1,325,657	£1,106,255	12.7%
		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%
50 Unit Flatted Scheme	0% Affordable Housing	£8,047,000	£4,270,333	£1,207,050	£1,275,113	£1,242,724	15.4%	
	20% Affordable Housing	£7,136,108	£4,270,333	£1,007,550	£1,160,279	£670,028	9.4%	
	30% Affordable Housing	£6,689,944	£4,270,333	£910,347	£1,103,958	£393,148	5.9%	
	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%	
100 Unit Housing Scheme	0% Affordable Housing	£21,190,000	£10,109,175	£3,178,500	£3,475,740	£4,249,522	20.1%	
	20% Affordable Housing	£18,666,800	£10,109,175	£2,645,688	£3,086,435	£2,712,482	14.5%	
	30% Affordable Housing	£17,453,200	£10,109,175	£2,388,012	£2,899,441	£1,974,309	11.3%	
	35% Affordable Housing	£16,798,400	£10,109,175	£2,250,444	£2,798,285	£1,574,876	9.4%	
	40% Affordable Housing	£16,143,600	£10,109,175	£2,112,876	£2,697,129	£1,175,443	7.3%	
	50% Affordable Housing	£14,930,000	£10,109,175	£1,855,200	£2,510,136	£441,825	3.0%	
100 Unit Mixed Scheme	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%	
	30% Affordable Housing	£15,762,816	£9,606,903	£2,155,081	£2,665,360	£1,282,053	8.1%	
	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%	

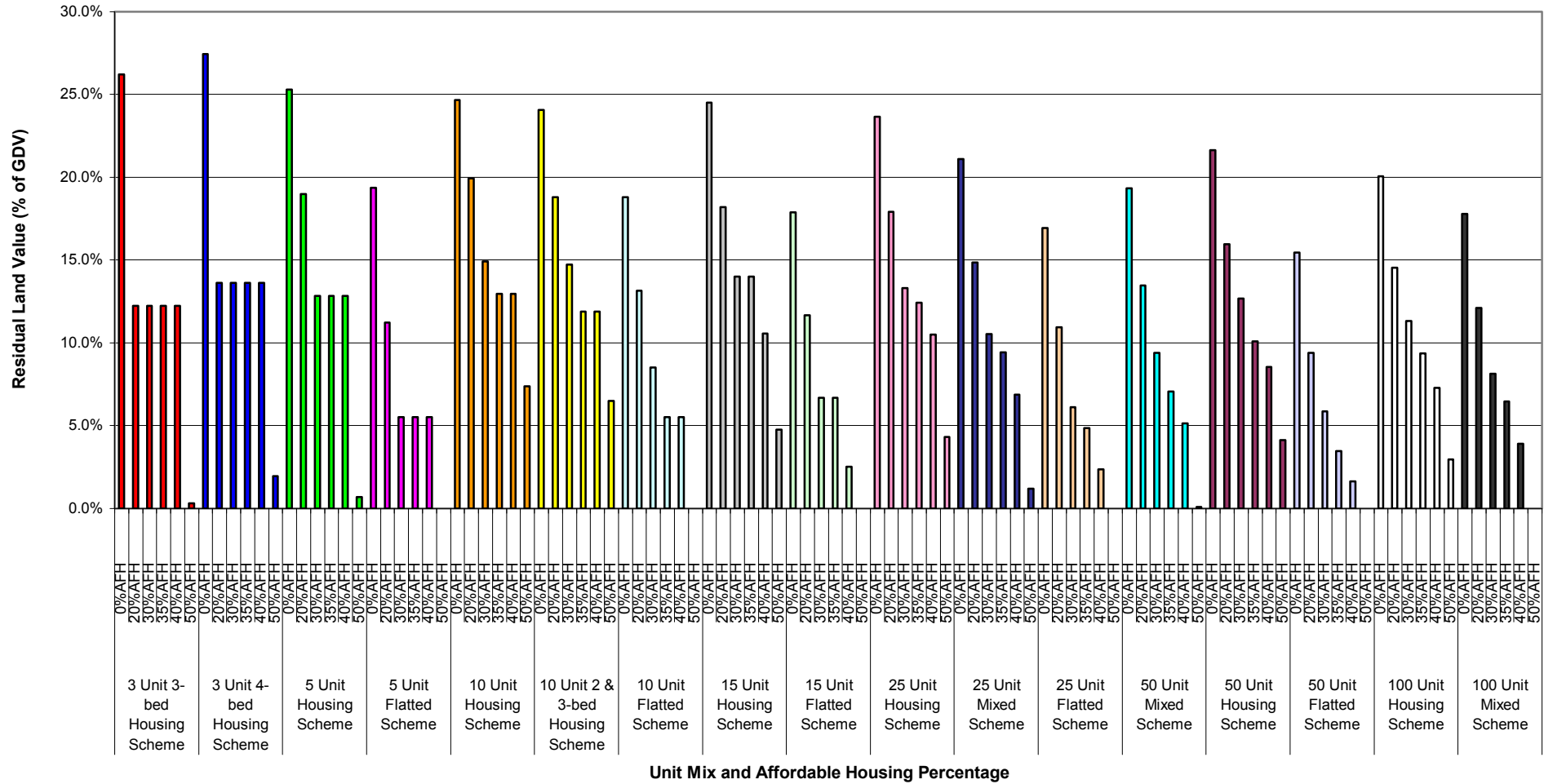
Source: Adams Integra, June 2009



**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**

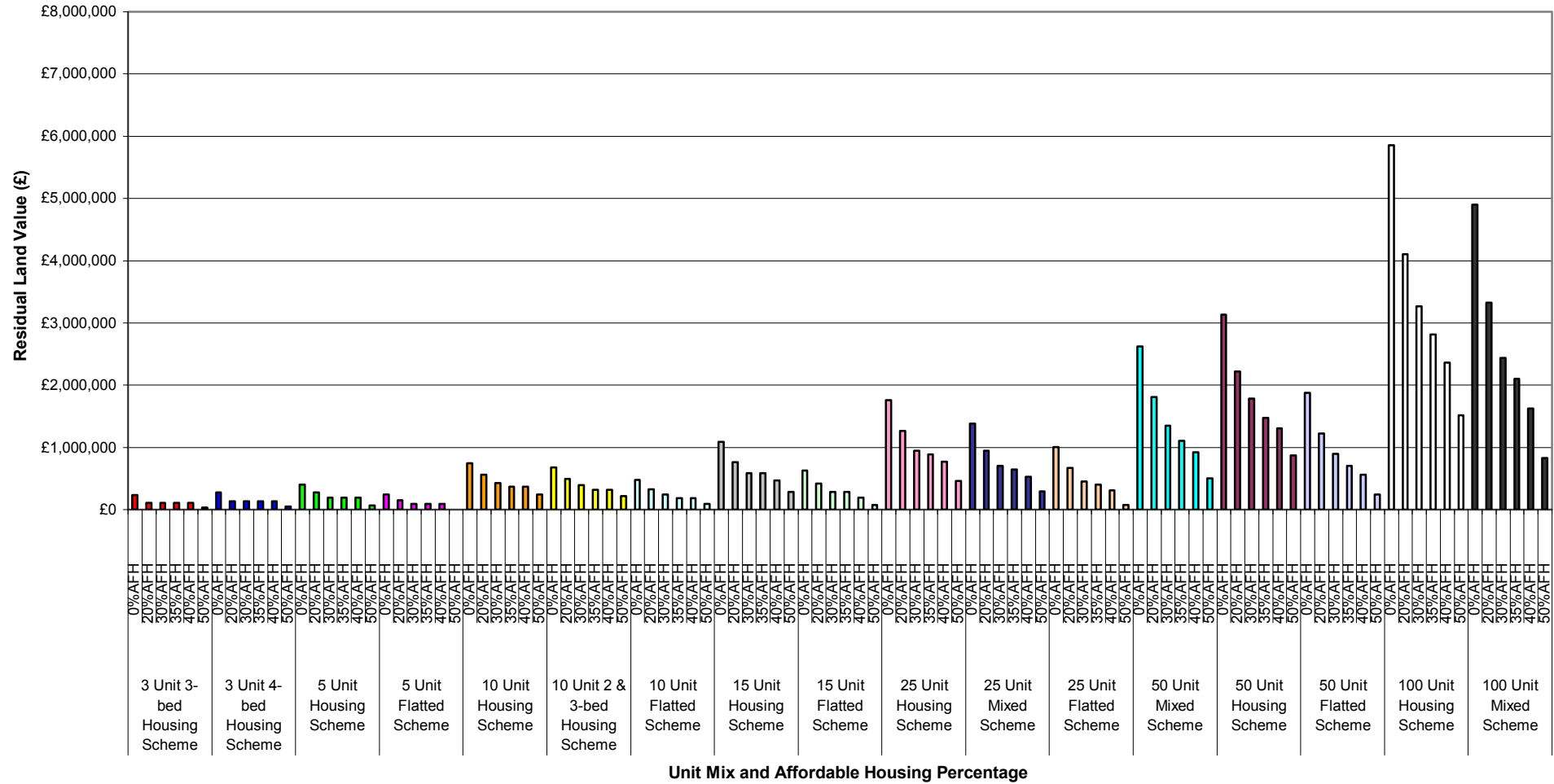
1	2	3	4	5	6	7	8	
Value Point	Number of Units	Scenario	GDV	Development Cost	Developer Profit (@15%)	Finance & Land Costs	Residual Land Price	% Land Residual (of GDV)
Value Point 6	3 Unit 3-bed Housing Scheme	0% Affordable Housing	£739,500	£315,293	£110,925	£78,538	£232,397	31.4%
		20% Affordable Housing	£564,000	£315,293	£78,210	£65,394	£105,103	18.6%
		30% Affordable Housing	£564,000	£315,293	£78,210	£65,394	£105,103	18.6%
		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%
	3 Unit 4-bed Housing Scheme	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%
		30% Affordable Housing	£661,000	£366,795	£91,860	£71,308	£131,037	19.8%
		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%
	5 Unit Housing Scheme	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%
		30% Affordable Housing	£1,006,970	£559,823	£130,888	£122,629	£191,694	19.0%
		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%
	5 Unit Flatted Scheme	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%
		30% Affordable Housing	£754,594	£458,998	£97,737	£103,223	£94,637	12.5%
		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%
	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%
		30% Affordable Housing	£2,032,650	£1,068,143	£279,864	£247,771	£423,766	20.8%
		35% Affordable Housing	£1,941,300	£1,068,143	£254,808	£240,395	£366,616	18.9%
		40% Affordable Housing	£1,941,300	£1,068,143	£254,808	£240,395	£366,616	18.9%
	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	£1,786,300	£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%
	10 Unit Flatted Scheme	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%
		30% Affordable Housing	£1,590,794	£917,995	£217,857	£213,034	£239,489	15.1%
		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%
	15 Unit Housing Scheme	0% Affordable Housing	£3,883,000	£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%
		30% Affordable Housing	£2,940,300	£1,570,740	£398,268	£363,461	£583,518	19.8%
		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%
	15 Unit Flatted Scheme	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%
		30% Affordable Housing	£2,157,894	£1,270,445	£291,033	£303,185	£284,435	13.2%
		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%
50% Affordable Housing	£1,843,988	£1,270,445	£224,174	£276,060	£73,309	4.0%		

**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**

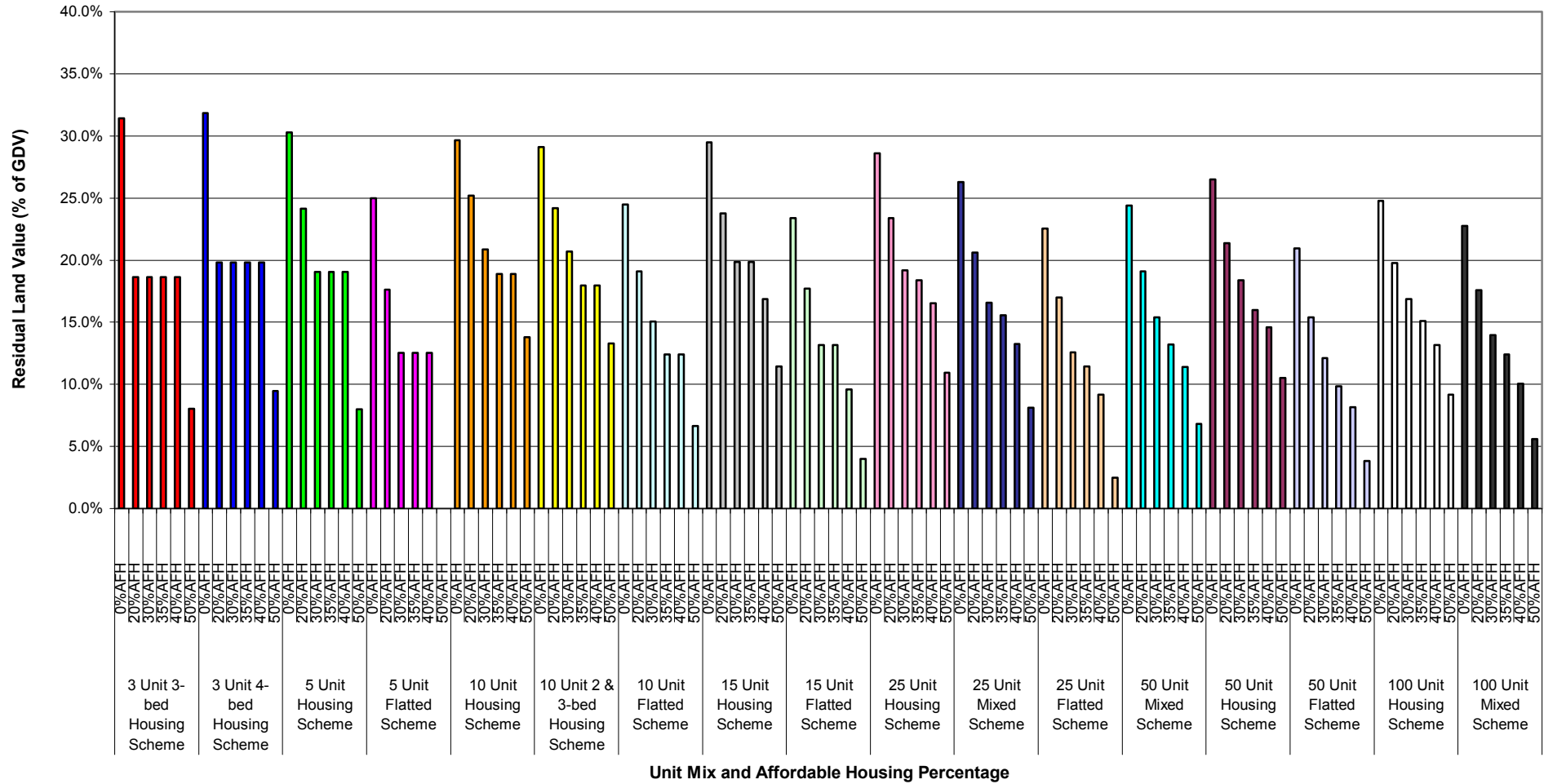
1	2	3	4	5	6	7	8	
Value Point	Number of Units	Scenario	GDV	Development Cost	Developer Profit (@15%)	Finance & Land Costs	Residual Land Price	% Land Residual (of GDV)
Value Point 6	25 Unit Housing Scheme	0% Affordable Housing	£5,148,000	£2,621,715	£922,200	£773,710	£1,757,160	28.6%
		20% Affordable Housing	£5,405,300	£2,621,715	£768,018	£699,058	£1,263,849	23.4%
		30% Affordable Housing	£4,929,450	£2,621,715	£671,607	£650,967	£945,755	19.2%
		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%
	25 Unit Mixed Scheme	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%
		30% Affordable Housing	£4,229,294	£2,330,685	£578,964	£590,238	£700,231	16.6%
		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%
	25 Unit Flatted Scheme	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%
		30% Affordable Housing	£3,621,494	£2,124,512	£492,384	£535,731	£454,802	12.6%
		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	£2,625,995	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%
		50% Affordable Housing	£7,436,270	£4,803,452	£925,894	£1,179,654	£506,180	6.8%
	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%
50 Unit Flatted Scheme	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%	
	30% Affordable Housing	£7,424,476	£4,270,333	£1,013,144	£1,204,980	£898,579	12.1%	
	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	£5,383,558	£4,270,333	£789,129	£1,073,179	£243,389	3.8%	
100 Unit Housing Scheme	0% Affordable Housing	£23,635,000	£10,109,175	£3,545,250	£3,879,898	£5,856,650	24.8%	
	20% Affordable Housing	£20,773,200	£10,109,175	£2,948,112	£3,437,059	£4,107,700	19.8%	
	30% Affordable Housing	£19,396,800	£10,109,175	£2,659,338	£3,224,357	£3,267,773	16.8%	
	35% Affordable Housing	£18,654,100	£10,109,175	£2,505,156	£3,109,288	£2,813,262	15.1%	
	40% Affordable Housing	£17,911,400	£10,109,175	£2,350,974	£2,994,220	£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%	
100 Unit Mixed Scheme	0% Affordable Housing	£21,512,200	£9,606,903	£3,226,830	£3,578,052	£4,896,398	22.8%	
	20% Affordable Housing	£18,952,488	£9,606,903	£2,696,885	£3,181,209	£3,328,791	17.6%	
	30% Affordable Housing	£17,506,064	£9,606,903	£2,399,212	£2,956,643	£2,441,574	13.9%	
	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%	

Source: Adams Integra, June 2009

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



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



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

1	2	3	4	5	6	7	8	
Value Point	Number of Units	Scenario	GDV	Development Cost	Developer Profit (@15%)	Finance & Land Costs	Residual Land Price	% Land Residual (of GDV)
Value Point 6	3 Unit 3-bed Housing Scheme	0% Affordable Housing	£816,000	£315,293	£122,400	£84,476	£285,016	34.9%
		20% Affordable Housing	£619,000	£315,293	£86,100	£69,691	£147,917	23.9%
		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%
	3 Unit 4-bed Housing Scheme	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%
		30% Affordable Housing	£725,000	£366,795	£101,100	£76,303	£178,994	24.7%
		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%
	5 Unit Housing Scheme	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%
		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%
		40% Affordable Housing	£1,106,760	£559,823	£144,166	£131,990	£262,658	23.7%
	5 Unit Flatted Scheme	0% Affordable Housing	£1,072,000	£458,998	£160,800	£131,070	£311,499	29.1%
		20% Affordable Housing	£919,600	£458,998	£132,360	£117,529	£208,606	22.7%
		30% Affordable Housing	£829,552	£458,998	£107,661	£110,259	£152,635	18.4%
		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%
	10 Unit Housing Scheme	0% Affordable Housing	£2,768,000	£1,068,143	£415,200	£313,282	£932,620	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%
		35% Affordable Housing	£2,134,400	£1,068,143	£280,704	£258,490	£505,981	23.7%
		40% Affordable Housing	£2,134,400	£1,068,143	£280,704	£258,490	£505,981	23.7%
	10 Unit 2 & 3-bed Housing Scheme	0% Affordable Housing	£2,560,000	£993,750	£384,000	£297,275	£849,576	33.2%
		20% Affordable Housing	£2,262,200	£993,750	£320,052	£271,590	£649,736	28.7%
		30% Affordable Housing	£2,088,200	£993,750	£288,012	£256,090	£528,334	25.3%
		35% Affordable Housing	£1,964,400	£993,750	£256,104	£245,904	£454,582	23.1%
		40% Affordable Housing	£1,964,400	£993,750	£256,104	£245,904	£454,582	23.1%
	10 Unit Flatted Scheme	0% Affordable Housing	£1,990,000	£917,995	£321,600	£262,140	£616,574	28.8%
		20% Affordable Housing	£1,801,552	£917,995	£268,461	£241,329	£459,554	24.2%
		30% Affordable Housing	£1,749,152	£917,995	£240,021	£227,788	£352,448	20.1%
		35% Affordable Housing	£1,659,104	£917,995	£215,322	£220,517	£296,112	17.8%
		40% Affordable Housing	£1,659,104	£917,995	£215,322	£220,517	£296,112	17.8%
	15 Unit Housing Scheme	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%
		30% Affordable Housing	£3,233,400	£1,570,740	£438,804	£390,813	£799,722	24.7%
		35% Affordable Housing	£3,233,400	£1,570,740	£438,804	£390,813	£799,722	24.7%
		40% Affordable Housing	£3,036,400	£1,570,740	£402,504	£373,266	£662,294	21.8%
	15 Unit Flatted Scheme	0% Affordable Housing	£2,738,600	£1,570,740	£338,556	£347,581	£467,271	17.1%
		20% Affordable Housing	£2,444,000	£1,270,445	£441,600	£372,673	£624,911	28.0%
		30% Affordable Housing	£2,591,552	£1,270,445	£367,461	£342,132	£587,054	22.7%
		35% Affordable Housing	£2,371,952	£1,270,445	£320,589	£323,165	£444,020	18.7%
		40% Affordable Housing	£2,371,952	£1,270,445	£320,589	£323,165	£444,020	18.7%
15 Unit Flatted Scheme	0% Affordable Housing	£2,219,552	£1,270,445	£292,149	£309,624	£336,914	15.2%	
	20% Affordable Housing	£2,019,504	£1,270,445	£246,450	£292,624	£207,885	10.3%	
	30% Affordable Housing	£2,019,504	£1,270,445	£246,450	£292,624	£207,885	10.3%	
	35% Affordable Housing	£2,019,504	£1,270,445	£246,450	£292,624	£207,885	10.3%	
	40% Affordable Housing	£2,019,504	£1,270,445	£246,450	£292,624	£207,885	10.3%	

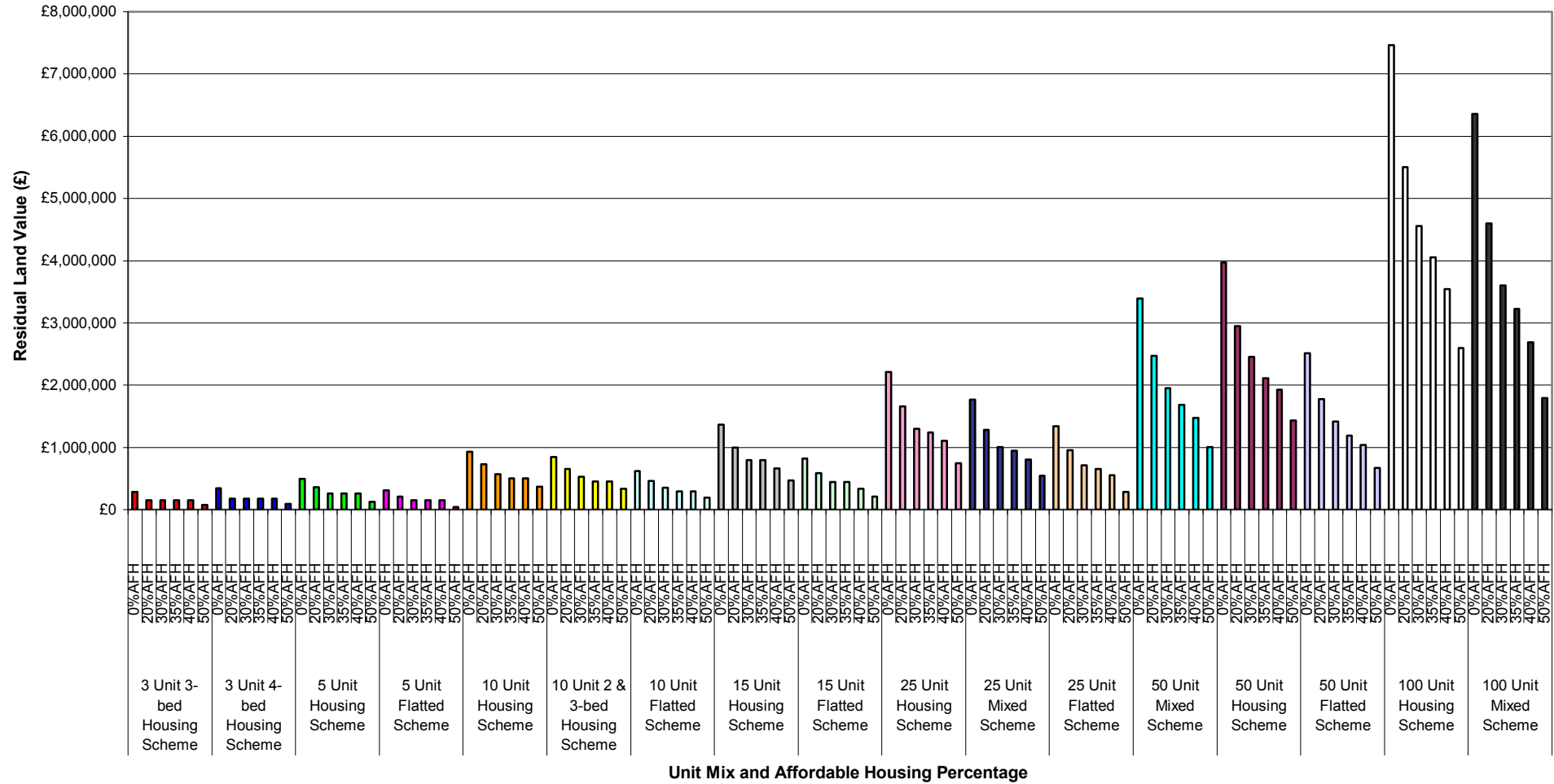
**Table 40: Summary Table Showing Results of Residual Land Value Appraisals and Reduction in Land Residual - Value Point 7  
60% General Needs Rent/40% Intermediate Tenure Mix  
Planning Infrastructure Level - £10,000**

1	2	3	4	5	6	7	8	
Value Point	Number of Units	Scenario	GDV	Development Cost	Developer Profit (@15%)	Finance & Land Costs	Residual Land Price	% Land Residual (of GDV)
Value Point 6	25 Unit Housing Scheme	0% Affordable Housing	£5,784,000	£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%
		30% Affordable Housing	£5,420,600	£2,621,715	£739,956	£704,032	£1,300,701	24.0%
		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%
	25 Unit Mixed Scheme	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%
		30% Affordable Housing	£4,650,152	£2,330,685	£637,857	£635,673	£1,004,100	21.6%
		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%
	25 Unit Flatted Scheme	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%
		30% Affordable Housing	£3,980,752	£2,124,512	£542,397	£574,544	£709,727	17.8%
		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%
		50% Affordable Housing	£8,152,160	£4,803,452	£1,018,474	£1,279,215	£1,008,979	12.4%
	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	£9,639,600	£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%
50 Unit Flatted Scheme	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%	
	30% Affordable Housing	£8,165,008	£4,270,333	£1,116,300	£1,306,897	£1,412,619	17.3%	
	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%	
100 Unit Housing Scheme	0% Affordable Housing	£26,080,000	£10,109,175	£3,912,000	£4,284,057	£7,463,778	28.6%	
	20% Affordable Housing	£22,879,600	£10,109,175	£3,250,536	£3,787,683	£5,502,917	24.1%	
	30% Affordable Housing	£21,340,400	£10,109,175	£2,930,664	£3,549,272	£4,561,237	21.4%	
	35% Affordable Housing	£20,509,800	£10,109,175	£2,759,868	£3,420,291	£4,051,647	19.8%	
	40% Affordable Housing	£19,679,200	£10,109,175	£2,589,072	£3,291,310	£3,542,057	18.0%	
	50% Affordable Housing	£18,140,000	£10,109,175	£2,269,200	£3,052,899	£2,600,377	14.3%	
100 Unit Mixed Scheme	0% Affordable Housing	£23,737,600	£9,606,903	£3,560,640	£3,945,911	£6,359,181	26.8%	
	20% Affordable Housing	£20,871,504	£9,606,903	£2,973,378	£3,500,467	£4,599,125	22.0%	
	30% Affordable Housing	£19,253,312	£9,606,903	£2,643,583	£3,248,652	£3,604,007	18.7%	
	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%	

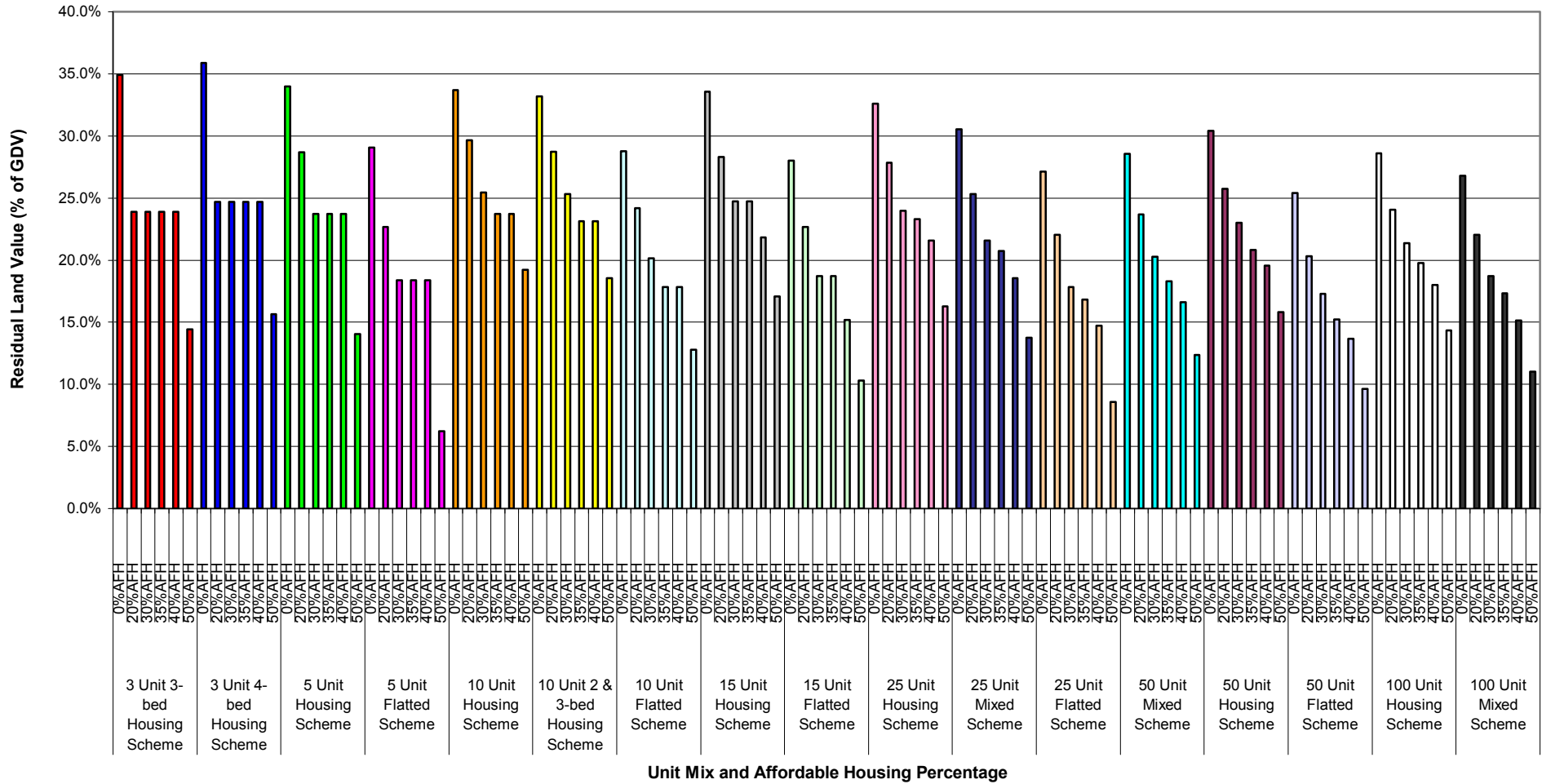
Source: Adams Integra, June 2009



**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**

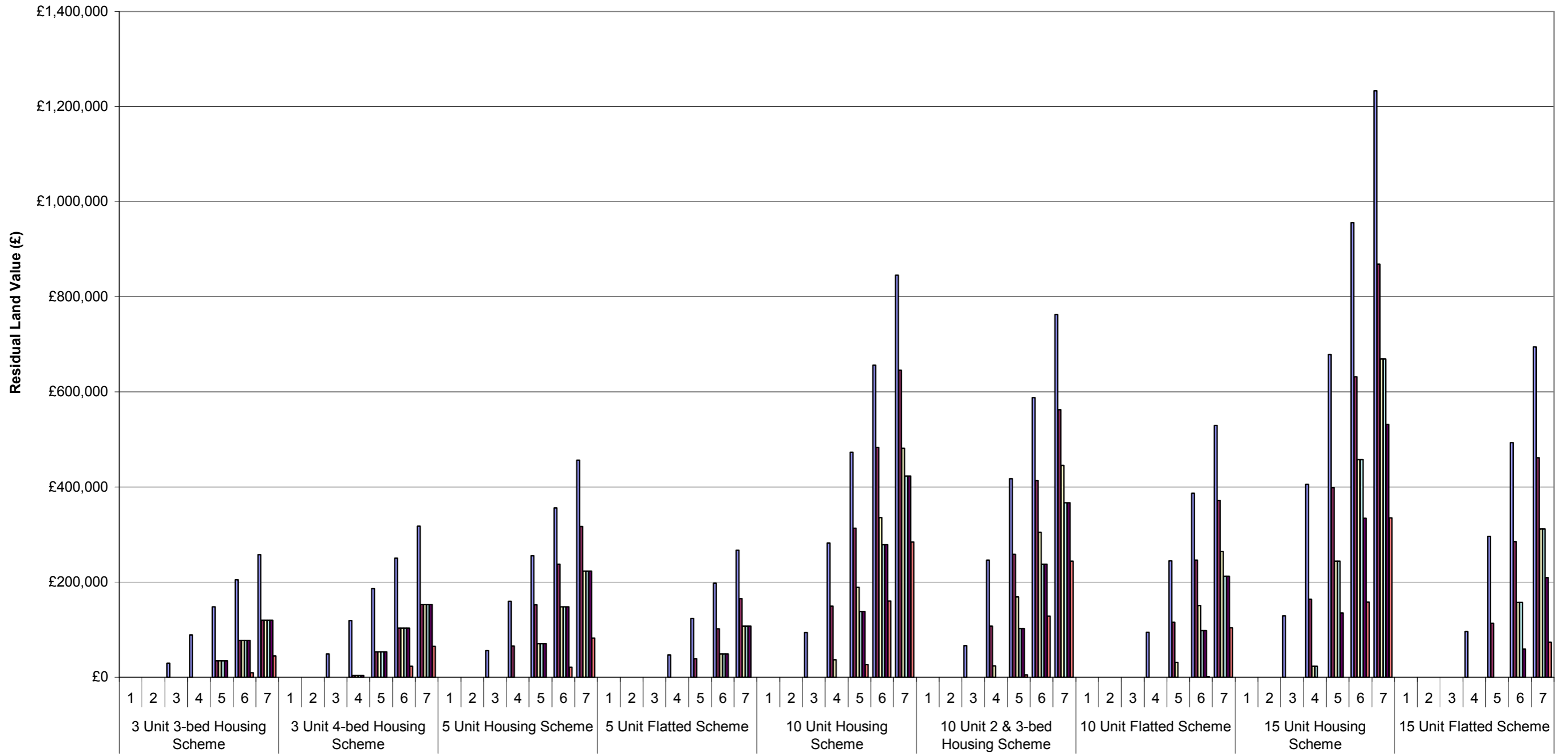


## **Appendix IIe**

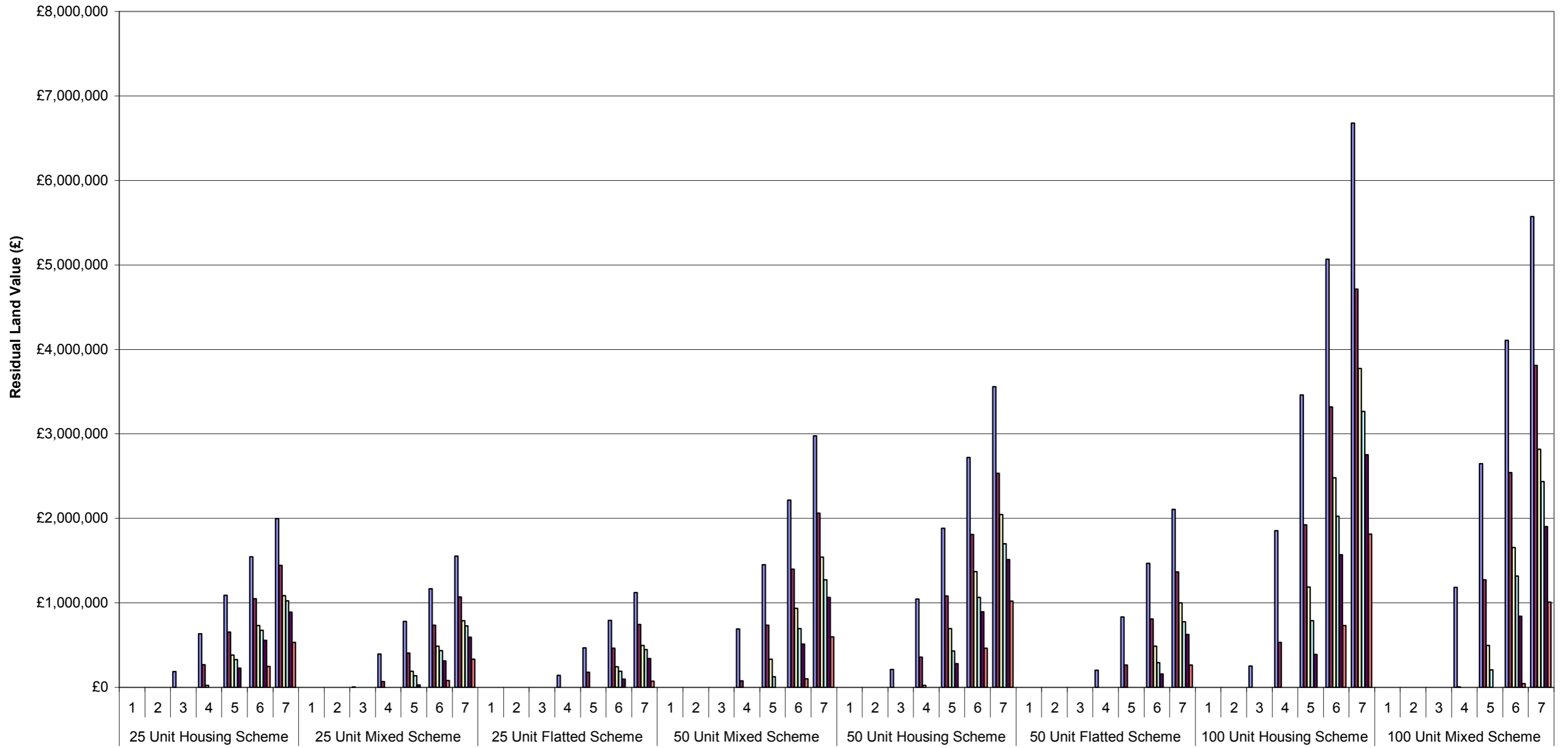
**Table 41: Summary of Residual Land Value (£) Appraisals for All Value Points - 60% General Needs  
Rent/40% Intermediate Tenure Mix  
Planning Infrastructure Level - £20,000**

Development Scenario / Threshold	Value Point	Residual Land Value - 0% Affordable	Residual Land Value - 20% Affordable	Residual Land Value - 30% Affordable	Residual Land Value - 35% Affordable	Residual Land Value - 40% Affordable	Residual Land Value - 50% Affordable
3 Unit 3-bed Housing Scheme	1	£0	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0	£0
	3	£29,734	£0	£0	£0	£0	£0
	4	£88,821	£0	£0	£0	£0	£0
	5	£147,908	£34,540	£34,540	£34,540	£34,540	£0
	6	£204,924	£77,353	£77,353	£77,353	£77,353	£9,292
	7	£259,099	£120,167	£120,167	£120,167	£120,167	£45,064
3 Unit 4-bed Housing Scheme	1	£0	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0	£0
	3	£49,429	£0	£0	£0	£0	£0
	4	£118,943	£3,757	£3,757	£3,757	£3,757	£0
	5	£186,572	£53,522	£53,522	£53,522	£53,522	£0
	6	£250,231	£103,287	£103,287	£103,287	£103,287	£23,214
	7	£317,659	£153,052	£153,052	£153,052	£153,052	£64,696
5 Unit Housing Scheme	1	£0	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0	£0
	3	£56,482	£0	£0	£0	£0	£0
	4	£159,917	£65,498	£0	£0	£0	£0
	5	£255,451	£152,128	£71,103	£71,103	£71,103	£0
	6	£355,782	£237,201	£148,255	£148,255	£148,255	£21,067
	7	£456,114	£317,255	£223,153	£223,153	£223,153	£82,253
5 Unit Flatted Scheme	1	£0	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0	£0
	3	£0	£0	£0	£0	£0	£0
	4	£47,292	£0	£0	£0	£0	£0
	5	£123,447	£39,293	£0	£0	£0	£0
	6	£197,606	£101,896	£49,262	£49,262	£49,262	£0
	7	£267,485	£165,338	£107,260	£107,260	£107,260	£0
10 Unit Housing Scheme	1	£0	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0	£0
	3	£94,068	£0	£0	£0	£0	£0
	4	£281,986	£149,560	£36,554	£0	£0	£0
	5	£472,726	£313,601	£189,009	£138,095	£138,095	£26,872
	6	£656,626	£482,943	£338,739	£278,588	£278,588	£160,016
	7	£845,400	£645,560	£481,273	£423,224	£423,224	£284,365
10 Unit 2 & 3-bed Housing Scheme	1	£0	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0	£0
	3	£66,773	£0	£0	£0	£0	£0
	4	£246,150	£107,489	£23,784	£0	£0	£0
	5	£417,584	£258,459	£169,055	£102,406	£102,406	£5,009
	6	£587,868	£413,468	£304,897	£237,747	£237,747	£128,220
	7	£762,456	£562,616	£445,810	£366,555	£366,555	£243,888
10 Unit Flatted Scheme	1	£0	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0	£0
	3	£0	£0	£0	£0	£0	£0
	4	£94,584	£0	£0	£0	£0	£0
	5	£244,426	£115,551	£31,397	£0	£0	£0
	6	£387,229	£246,376	£151,158	£98,524	£98,524	£818
	7	£529,454	£371,527	£264,420	£212,374	£212,374	£104,100
15 Unit Housing Scheme	1	£0	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0	£0
	3	£129,554	£0	£0	£0	£0	£0
	4	£405,714	£164,108	£22,961	£22,961	£0	£0
	5	£678,690	£398,225	£244,029	£244,029	£135,271	£0
	6	£955,849	£631,501	£457,555	£457,555	£334,183	£158,411
	7	£1,233,009	£868,882	£669,042	£669,042	£531,614	£335,230
15 Unit Flatted Scheme	1	£0	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0	£0
	3	£0	£0	£0	£0	£0	£0
	4	£95,730	£0	£0	£0	£0	£0
	5	£295,726	£113,634	£0	£0	£0	£0
	6	£493,454	£295,269	£157,107	£157,107	£89,400	£0
	7	£694,231	£461,128	£311,979	£311,979	£209,097	£73,860
25 Unit Housing Scheme	1	£0	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0	£0
	3	£188,045	£0	£0	£0	£0	£0
	4	£636,085	£266,664	£25,659	£0	£0	£0
	5	£1,089,822	£656,291	£381,137	£330,887	£229,721	£0
	6	£1,543,560	£1,050,249	£732,155	£676,684	£556,937	£246,307
	7	£1,997,298	£1,444,206	£1,087,101	£1,025,892	£891,115	£534,010
25 Unit Mixed Scheme	1	£0	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0	£0
	3	£4,777	£0	£0	£0	£0	£0
	4	£396,058	£69,530	£0	£0	£0	£0
	5	£779,365	£404,826	£189,289	£139,396	£30,317	£0
	6	£1,166,754	£735,347	£486,631	£435,651	£314,658	£79,794
	7	£1,554,143	£1,070,041	£790,500	£729,290	£594,513	£333,866
25 Unit Flatted Scheme	1	£0	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0	£0
	3	£0	£0	£0	£0	£0	£0
	4	£140,335	£0	£0	£0	£0	£0
	5	£468,943	£177,040	£0	£0	£0	£0
	6	£793,497	£462,238	£243,904	£192,802	£98,927	£0
	7	£1,122,885	£744,850	£486,127	£446,045	£341,004	£73,326
50 Unit Mixed Scheme	1	£0	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0	£0
	3	£0	£0	£0	£0	£0	£0
	4	£690,287	£79,133	£0	£0	£0	£0
	5	£1,452,896	£737,487	£334,647	£127,744	£0	£0
	6	£2,215,505	£1,398,246	£935,703	£696,768	£511,904	£99,770
	7	£2,978,114	£2,060,524	£1,541,728	£1,273,179	£1,065,867	£598,579
50 Unit Housing Scheme	1	£0	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0	£0
	3	£212,740	£0	£0	£0	£0	£0
	4	£1,044,155	£359,292	£25,579	£0	£0	£0
	5	£1,882,018	£1,080,695	£695,855	£432,203	£282,283	£0
	6	£2,719,880	£1,808,080	£1,370,192	£1,064,607	£896,280	£463,166
	7	£3,557,743	£2,535,465	£2,044,528	£1,701,466	£1,513,187	£1,022,250
50 Unit Flatted Scheme	1	£0	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0	£0
	3	£0	£0	£0	£0	£0	£0
	4	£202,084	£0	£0	£0	£0	£0
	5	£832,324	£262,332	£0	£0	£0	£0
	6	£1,468,688	£810,989	£488,179	£292,281	£159,677	£0
	7	£2,105,052	£1,365,387	£1,002,219	£778,122	£625,723	£265,289
100 Unit Housing Scheme	1	£0	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0	£0
	3	£250,650	£0	£0	£0	£0	£0
	4	£1,855,194	£534,434	£0	£0	£0	£0
	5	£3,462,322	£1,925,282	£1,187,109	£787,676	£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	£4,715,717	£3,774,037	£3,264,447	£2,754,857	£1,813,177
100 Unit Mixed Scheme	1	£0	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0	£0
	3	£0	£0	£0	£0	£0	£0
	4	£1,183,634	£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	£1,654,374	£1,317,590	£841,473	£45,096
	7	£5,571,981	£3,811,925	£2,816,807	£2,437,977	£1,904,045	£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**



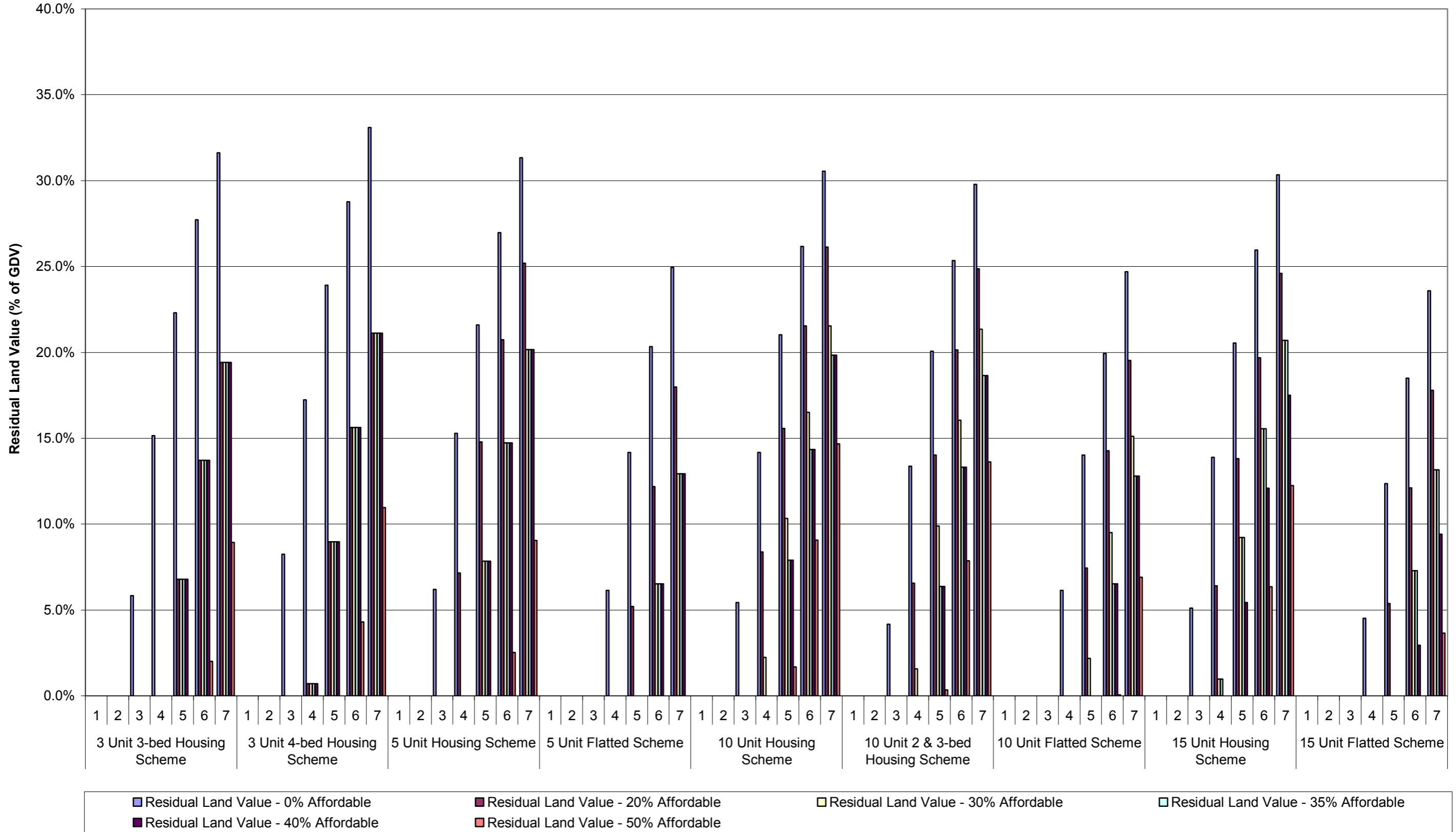
**Graph 64-ii: Summary of Residual Land Values at 0%, 20%, 30%, 35%, 40% & 50% Affordable Housing Across All Value Points -  
60% General Needs Rent/40% Intermediate Tenure Mix  
Planning Infrastructure Level - £20,000  
Units 25-100**



**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**

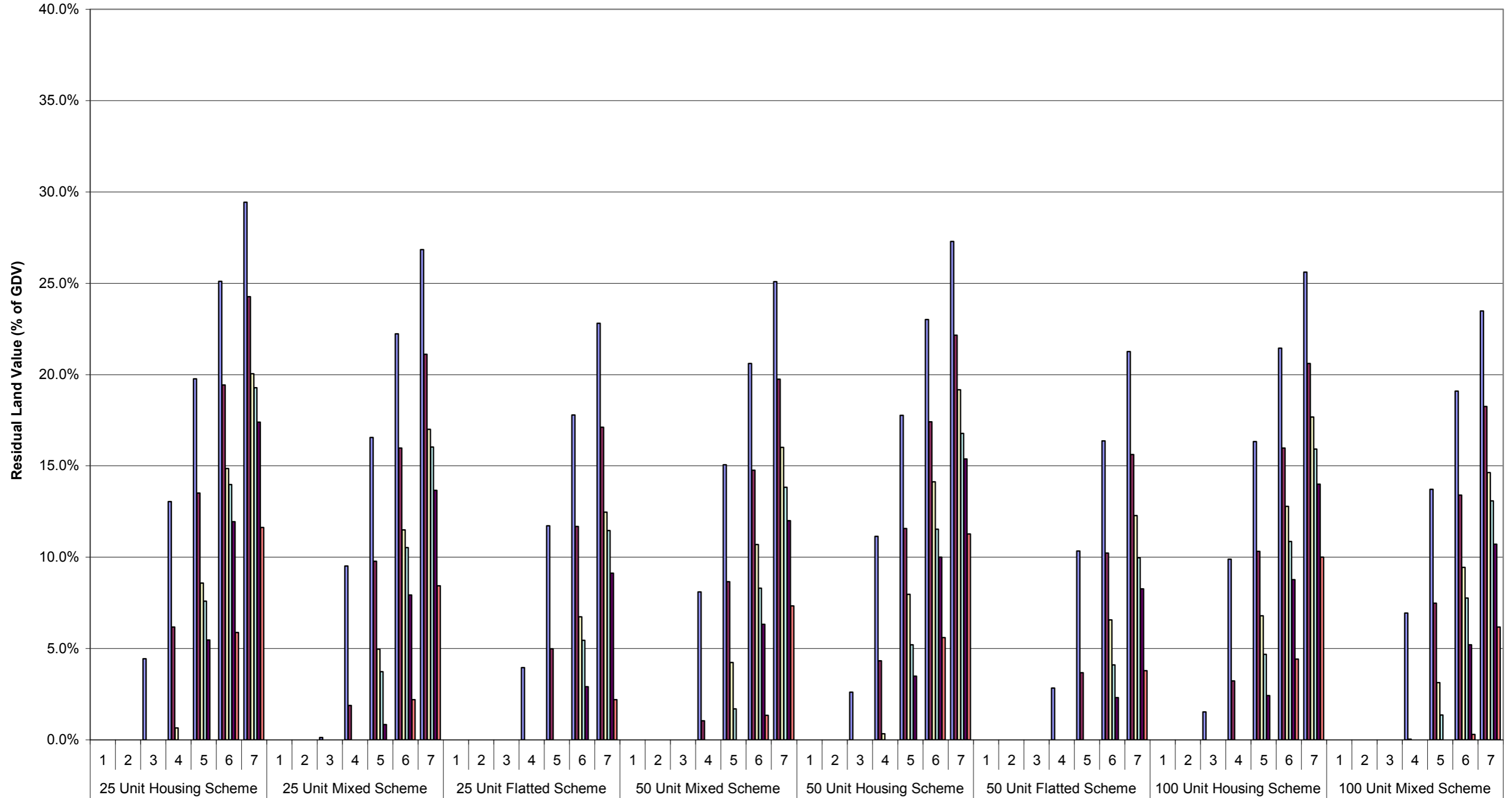
Development Scenario / Threshold	Value Point	Residual Land Value - 0% Affordable	Residual Land Value - 20% Affordable	Residual Land Value - 30% Affordable	Residual Land Value - 35% Affordable	Residual Land Value - 40% Affordable	Residual Land Value - 50% Affordable
3 Unit 3-bed Housing Scheme	1	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	2	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	3	5.8%	0.0%	0.0%	0.0%	0.0%	0.0%
	4	15.1%	0.0%	0.0%	0.0%	0.0%	0.0%
	5	22.3%	6.8%	6.8%	6.8%	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%
3 Unit 4-bed Housing Scheme	1	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	2	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	3	8.2%	0.0%	0.0%	0.0%	0.0%	0.0%
	4	17.2%	0.7%	0.7%	0.7%	0.7%	0.0%
	5	23.9%	9.0%	9.0%	9.0%	9.0%	0.0%
	6	28.8%	15.6%	15.6%	15.6%	15.6%	4.3%
	7	33.1%	21.1%	21.1%	21.1%	21.1%	11.0%
5 Unit Housing Scheme	1	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	2	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	3	6.2%	0.0%	0.0%	0.0%	0.0%	0.0%
	4	15.3%	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%	25.2%	20.2%	20.2%	20.2%	9.0%
5 Unit Flatted Scheme	1	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	2	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	3	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	4	6.1%	0.0%	0.0%	0.0%	0.0%	0.0%
	5	14.2%	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%
10 Unit Housing Scheme	1	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	2	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	3	5.4%	0.0%	0.0%	0.0%	0.0%	0.0%
	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%
	6	26.2%	21.5%	16.5%	14.4%	14.4%	9.1%
	7	30.5%	26.1%	21.5%	19.8%	19.8%	14.7%
10 Unit 2 & 3-bed Housing Scheme	1	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	2	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	3	4.2%	0.0%	0.0%	0.0%	0.0%	0.0%
	4	13.4%	6.6%	1.6%	0.0%	0.0%	0.0%
	5	20.1%	14.0%	9.9%	6.4%	6.4%	0.3%
	6	25.3%	20.1%	16.1%	13.3%	13.3%	7.9%
	7	29.8%	24.9%	21.3%	18.7%	18.7%	13.6%
10 Unit Flatted Scheme	1	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	2	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	3	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	4	6.1%	0.0%	0.0%	0.0%	0.0%	0.0%
	5	14.0%	7.4%	2.2%	0.0%	0.0%	0.0%
	6	19.9%	14.3%	9.5%	6.5%	6.5%	0.1%
	7	24.7%	19.5%	15.1%	12.8%	12.8%	6.9%
15 Unit Housing Scheme	1	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	2	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	3	5.1%	0.0%	0.0%	0.0%	0.0%	0.0%
	4	13.9%	6.4%	1.0%	1.0%	0.0%	0.0%
	5	20.6%	13.8%	9.2%	9.2%	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%
15 Unit Flatted Scheme	1	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	2	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	3	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	4	4.5%	0.0%	0.0%	0.0%	0.0%	0.0%
	5	12.4%	5.4%	0.0%	0.0%	0.0%	0.0%
	6	18.5%	12.1%	7.3%	7.3%	2.9%	0.0%
	7	23.6%	17.8%	13.2%	13.2%	9.4%	3.7%
25 Unit Housing Scheme	1	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	2	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	3	4.4%	0.0%	0.0%	0.0%	0.0%	0.0%
	4	13.0%	6.2%	0.6%	0.0%	0.0%	0.0%
	5	19.8%	13.5%	8.6%	7.6%	5.5%	0.0%
	6	25.1%	19.4%	14.9%	14.0%	11.9%	5.9%
	7	29.4%	24.3%	20.1%	19.3%	17.4%	11.6%
25 Unit Mixed Scheme	1	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	2	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	3	0.1%	0.0%	0.0%	0.0%	0.0%	0.0%
	4	9.5%	1.9%	0.0%	0.0%	0.0%	0.0%
	5	16.6%	9.8%	5.0%	3.7%	0.8%	0.0%
	6	22.2%	16.0%	11.5%	10.5%	7.9%	2.2%
	7	26.8%	21.1%	17.0%	16.0%	13.7%	8.4%
25 Unit Flatted Scheme	1	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	2	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	3	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	4	4.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	5	11.7%	5.0%	6.7%	5.4%	0.0%	0.0%
	6	17.8%	11.7%	6.7%	5.4%	2.9%	0.0%
	7	22.8%	17.1%	12.5%	11.5%	2.1%	2.8%
50 Unit Mixed Scheme	1	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	2	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	3	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	4	8.1%	1.0%	0.0%	0.0%	0.0%	0.0%
	5	15.1%	8.7%	4.2%	1.7%	0.0%	0.0%
	6	20.6%	14.8%	10.7%	8.3%	6.3%	1.3%
	7	25.1%	19.7%	16.0%	13.8%	12.0%	7.3%
50 Unit Housing Scheme	1	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	2	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	3	2.6%	0.0%	0.0%	0.0%	0.0%	0.0%
	4	11.1%	4.3%	0.3%	0.0%	0.0%	0.0%
	5	17.8%	11.6%	8.0%	5.2%	3.5%	0.0%
	6	23.0%	17.4%	14.1%	11.5%	10.0%	5.6%
	7	27.3%	22.2%	19.2%	16.8%	15.4%	11.3%
50 Unit Flatted Scheme	1	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	2	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	3	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	4	2.8%	0.0%	0.0%	0.0%	0.0%	0.0%
	5	10.3%	3.7%	0.0%	0.0%	0.0%	0.0%
	6	16.4%	10.2%	6.8%	4.1%	2.3%	0.0%
	7	21.3%	15.6%	12.3%	10.0%	8.3%	3.8%
100 Unit Housing Scheme	1	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	2	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	3	1.5%	0.0%	0.0%	0.0%	0.0%	0.0%
	4	9.9%	3.2%	0.0%	0.0%	0.0%	0.0%
	5	16.3%	10.3%	6.8%	4.7%	2.4%	0.0%
	6	21.4%	16.0%	12.8%	10.9%	8.8%	4.4%
	7	25.6%	20.6%	17.7%	15.9%	14.0%	10.0%
100 Unit Mixed Scheme	1	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	2	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	3	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	4	6.9%	0.0%	0.0%	0.0%	0.0%	0.0%
	5	13.7%	7.5%	3.1%	1.4%	0.0%	0.0%
	6	19.1%	13.4%	9.5%	7.8%	5.2%	0.3%
	7	23.5%	18.3%	14.6%	13.1%	10.7%	6.2%

**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**

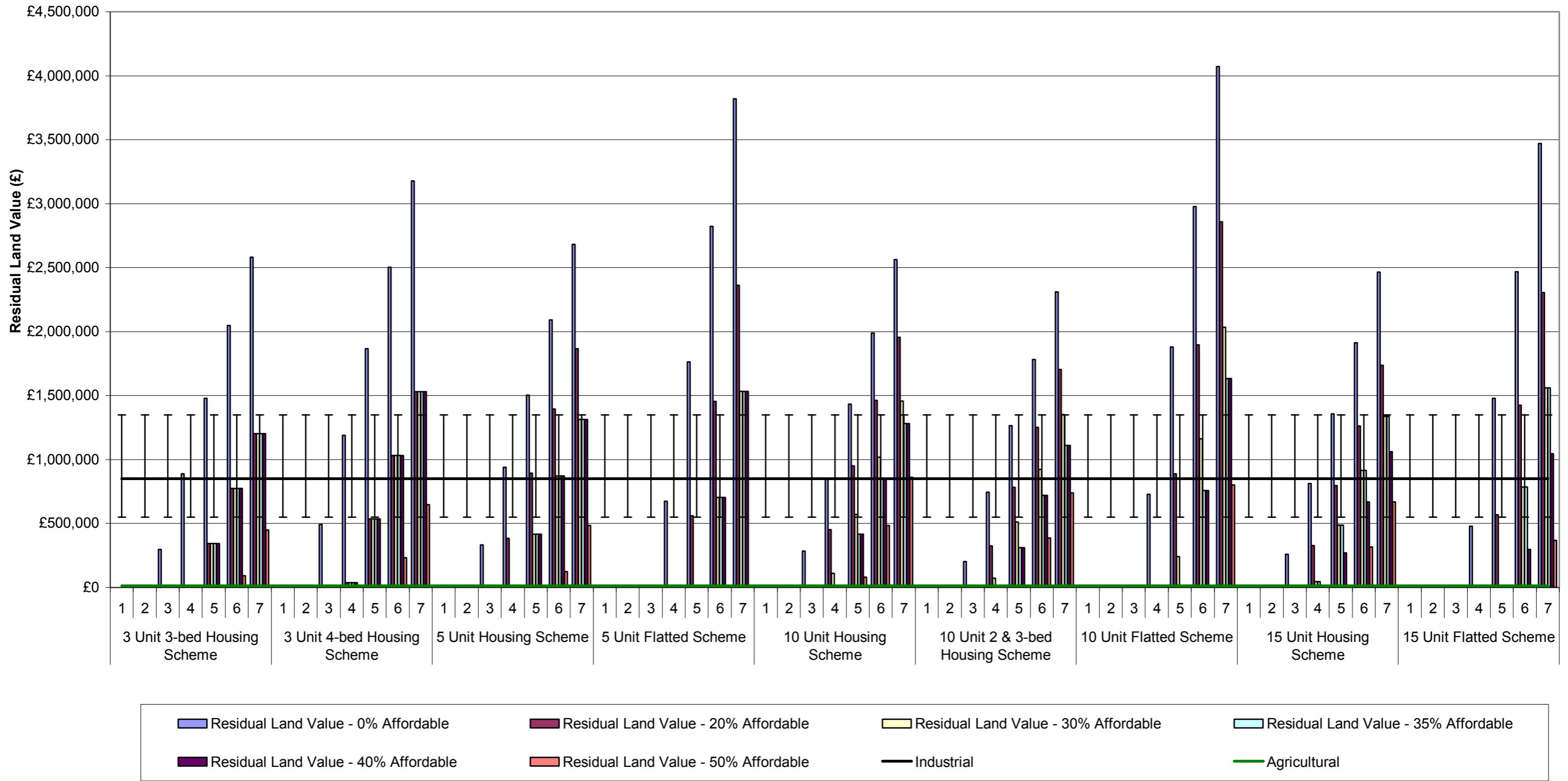


**Table 41b: Summary of Residual Land Value (£ per Ha) Appraisals for All Value Points - 60% General Needs  
Rent/40% Intermediate Tenure Mix  
Planning Infrastructure Level - £20,000**

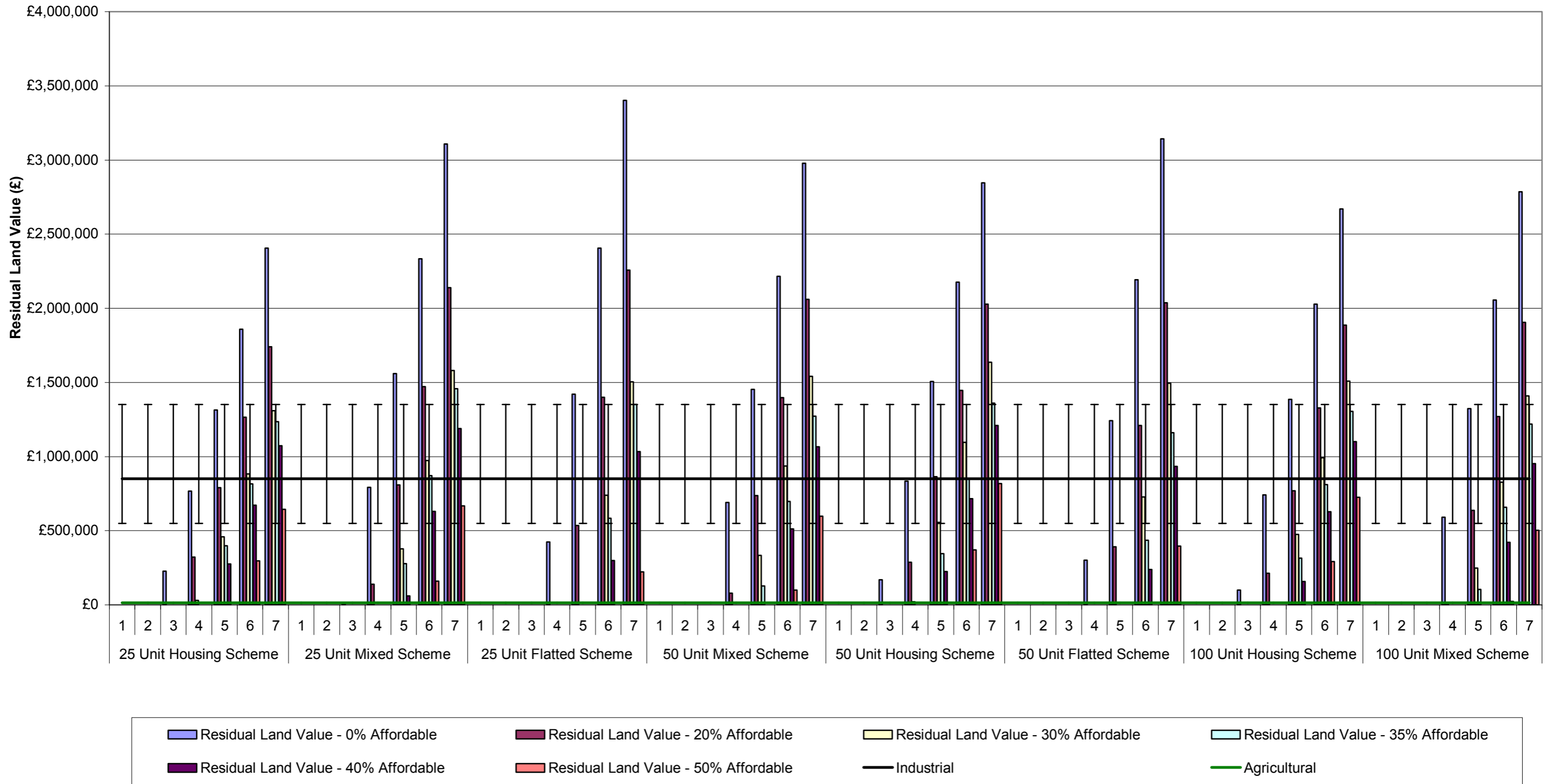
Development Scenario / Threshold	Value Point	Site Size	Residual Land Value - 0% Affordable	Residual Land Value - 20% Affordable	Residual Land Value - 30% Affordable	Residual Land Value - 35% Affordable	Residual Land Value - 40% Affordable	Residual Land Value - 50% Affordable
3 Unit 3-bed Housing Scheme	1	0.10	£0	£0	£0	£0	£0	£0
	2	0.10	£0	£0	£0	£0	£0	£0
	3	0.10	£297,543	£0	£0	£0	£0	£0
	4	0.10	£688,210	£0	£0	£0	£0	£0
	5	0.10	£1,479,076	£345,396	£345,396	£345,396	£345,396	£0
	6	0.10	£2,049,244	£773,533	£773,533	£773,533	£773,533	£92,915
	7	0.10	£2,580,986	£1,201,669	£1,201,669	£1,201,669	£1,201,669	£450,543
3 Unit 4-bed Housing Scheme	1	0.10	£0	£0	£0	£0	£0	£0
	2	0.10	£0	£0	£0	£0	£0	£0
	3	0.10	£494,289	£0	£0	£0	£0	£0
	4	0.10	£1,189,426	£37,570	£37,570	£37,570	£37,570	£0
	5	0.10	£1,865,718	£535,220	£535,220	£535,220	£535,220	£0
	6	0.10	£2,502,310	£1,032,870	£1,032,870	£1,032,870	£1,032,870	£232,144
	7	0.10	£3,176,594	£1,530,520	£1,530,520	£1,530,520	£1,530,520	£646,960
5 Unit Housing Scheme	1	0.17	£0	£0	£0	£0	£0	£0
	2	0.17	£0	£0	£0	£0	£0	£0
	3	0.17	£332,247	£0	£0	£0	£0	£0
	4	0.17	£940,686	£385,282	£0	£0	£0	£0
	5	0.17	£1,502,651	£894,870	£418,254	£418,254	£418,254	£0
	6	0.17	£2,092,836	£1,395,302	£872,088	£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
5 Unit Flatted Scheme	1	0.07	£0	£0	£0	£0	£0	£0
	2	0.07	£0	£0	£0	£0	£0	£0
	3	0.07	£0	£0	£0	£0	£0	£0
	4	0.07	£675,602	£0	£0	£0	£0	£0
	5	0.07	£1,763,532	£561,328	£0	£0	£0	£0
	6	0.07	£2,781,418	£1,456,656	£703,746	£703,746	£703,746	£0
	7	0.07	£3,821,211	£2,361,976	£1,532,283	£1,532,283	£1,532,283	£0
10 Unit Housing Scheme	1	0.33	£0	£0	£0	£0	£0	£0
	2	0.33	£0	£0	£0	£0	£0	£0
	3	0.33	£285,054	£0	£0	£0	£0	£0
	4	0.33	£854,503	£453,213	£110,769	£0	£0	£0
	5	0.33	£1,432,503	£950,306	£572,755	£418,470	£418,470	£81,430
	6	0.33	£1,989,777	£1,463,463	£1,017,390	£844,206	£844,206	£484,896
	7	0.33	£2,561,819	£1,956,242	£1,456,404	£1,282,497	£1,282,497	£86,712
10 Unit 2 & 3-bed Housing Scheme	1	0.33	£0	£0	£0	£0	£0	£0
	2	0.33	£0	£0	£0	£0	£0	£0
	3	0.33	£202,343	£0	£0	£0	£0	£0
	4	0.33	£745,909	£326,725	£72,072	£0	£0	£0
	5	0.33	£1,265,407	£783,210	£512,289	£310,322	£310,322	£15,178
	6	0.33	£1,781,418	£1,253,933	£929,930	£720,447	£720,447	£380,546
	7	0.33	£2,310,474	£1,704,897	£1,350,940	£1,110,772	£1,110,772	£739,056
10 Unit Flatted Scheme	1	0.13	£0	£0	£0	£0	£0	£0
	2	0.13	£0	£0	£0	£0	£0	£0
	3	0.13	£0	£0	£0	£0	£0	£0
	4	0.13	£727,571	£0	£0	£0	£0	£0
	5	0.13	£1,880,196	£888,857	£241,516	£0	£0	£0
	6	0.13	£2,978,682	£1,895,200	£1,162,755	£757,881	£757,881	£6,293
	7	0.13	£4,072,726	£2,857,898	£2,034,002	£1,633,649	£1,633,649	£800,773
15 Unit Housing Scheme	1	0.50	£0	£0	£0	£0	£0	£0
	2	0.50	£0	£0	£0	£0	£0	£0
	3	0.50	£289,108	£0	£0	£0	£0	£0
	4	0.50	£811,427	£326,216	£45,923	£45,923	£45,923	£0
	5	0.50	£1,357,380	£796,449	£488,059	£488,059	£270,542	£0
	6	0.50	£1,911,699	£1,263,001	£915,110	£915,110	£668,365	£316,823
	7	0.50	£2,466,017	£1,737,764	£1,338,083	£1,338,083	£1,063,229	£670,460
15 Unit Flatted Scheme	1	0.20	£0	£0	£0	£0	£0	£0
	2	0.20	£0	£0	£0	£0	£0	£0
	3	0.20	£0	£0	£0	£0	£0	£0
	4	0.20	£478,649	£0	£0	£0	£0	£0
	5	0.20	£1,476,630	£568,171	£0	£0	£0	£0
	6	0.20	£2,467,271	£1,426,346	£785,534	£785,534	£287,001	£0
	7	0.20	£3,471,154	£2,305,638	£1,559,896	£1,559,896	£1,045,484	£369,301
25 Unit Housing Scheme	1	0.83	£0	£0	£0	£0	£0	£0
	2	0.83	£0	£0	£0	£0	£0	£0
	3	0.83	£235,861	£0	£0	£0	£0	£0
	4	0.83	£766,367	£321,281	£30,914	£0	£0	£0
	5	0.83	£1,313,039	£790,712	£469,201	£398,659	£276,773	£0
	6	0.83	£1,859,711	£1,265,360	£882,114	£815,282	£671,009	£296,755
	7	0.83	£2,406,383	£1,740,007	£1,309,760	£1,236,014	£1,073,632	£643,385
25 Unit Mixed Scheme	1	0.50	£0	£0	£0	£0	£0	£0
	2	0.50	£0	£0	£0	£0	£0	£0
	3	0.50	£3,555	£0	£0	£0	£0	£0
	4	0.50	£792,117	£139,061	£0	£0	£0	£0
	5	0.50	£1,558,729	£809,653	£378,577	£278,792	£60,635	£0
	6	0.50	£2,333,508	£1,470,694	£973,262	£871,303	£629,315	£159,588
	7	0.50	£3,108,286	£2,140,083	£1,580,999	£1,458,581	£1,189,026	£667,731
25 Unit Flatted Scheme	1	0.33	£0	£0	£0	£0	£0	£0
	2	0.33	£0	£0	£0	£0	£0	£0
	3	0.33	£0	£0	£0	£0	£0	£0
	4	0.33	£425,256	£0	£0	£0	£0	£0
	5	0.33	£1,421,041	£536,406	£0	£0	£0	£0
	6	0.33	£2,404,536	£1,400,720	£739,103	£584,247	£299,778	£0
	7	0.33	£3,402,681	£2,257,121	£1,503,416	£1,351,653	£1,033,346	£222,199
50 Unit Mixed Scheme	1	1.00	£0	£0	£0	£0	£0	£0
	2	1.00	£0	£0	£0	£0	£0	£0
	3	1.00	£0	£0	£0	£0	£0	£0
	4	1.00	£690,287	£79,133	£0	£0	£0	£0
	5	1.00	£1,452,696	£737,487	£334,647	£127,744	£0	£0
	6	1.00	£2,215,905	£1,398,246	£939,703	£696,768	£511,904	£99,770
	7	1.00	£2,978,114	£2,065,824	£1,541,728	£1,273,179	£1,065,867	£598,579
50 Unit Housing Scheme	1	1.25	£0	£0	£0	£0	£0	£0
	2	1.25	£0	£0	£0	£0	£0	£0
	3	1.25	£170,192	£0	£0	£0	£0	£0
	4	1.25	£835,324	£287,434	£20,463	£0	£0	£0
	5	1.25	£1,505,614	£864,566	£556,684	£345,762	£225,827	£0
	6	1.25	£2,175,904	£1,446,464	£1,096,153	£851,685	£717,024	£370,533
	7	1.25	£2,846,194	£2,028,372	£1,635,622	£1,361,173	£1,120,850	£817,900
50 Unit Flatted Scheme	1	0.67	£0	£0	£0	£0	£0	£0
	2	0.67	£0	£0	£0	£0	£0	£0
	3	0.67	£0	£0	£0	£0	£0	£0
	4	0.67	£301,617	£0	£0	£0	£0	£0
	5	0.67	£1,242,275	£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	£3,141,869	£2,037,892	£1,495,850	£1,161,377	£933,914	£395,954
100 Unit Housing Scheme	1	2.50	£0	£0	£0	£0	£0	£0
	2	2.50	£0	£0	£0	£0	£0	£0
	3	2.50	£100,260	£0	£0	£0	£0	£0
	4	2.50	£742,078	£213,774	£0	£0	£0	£0
	5	2.50	£1,384,929	£770,113	£474,844	£315,070	£156,915	£0
	6	2.50	£2,027,780	£1,328,200	£992,229	£810,425	£628,620	£292,649
	7	2.50	£2,670,631	£1,886,287	£1,509,615	£1,305,779	£1,101,943	£726,271
100 Unit Mixed Scheme	1	2.00	£0	£0	£0	£0	£0	£0
	2	2.00	£0	£0	£0	£0	£0	£0
	3	2.00	£0	£0	£0	£0	£0	£0
	4	2.00	£591,817	£2,756	£0	£0	£0	£0
	5	2.00	£1,323,208	£837,084	£247,426	£103,560	£0	£0
	6	2.00	£2,054,599	£1,270,795	£827,187	£658,795	£420,737	£22,548
	7	2.00	£2,785,990	£1,905,963	£1,406,403	£1,218,988	£952,022	£503,863

Source: Adams Integra, June 2009

**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)
Value Point 1	3 Unit 3-bed Housing Scheme	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%
		30% Affordable Housing	£291,000	£315,293	£38,880	£80,069	£0	0.0%
		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%
	3 Unit 4-bed Housing Scheme	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%
		30% Affordable Housing	£341,000	£366,795	£45,660	£83,175	£0	0.0%
		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%
	5 Unit Housing Scheme	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%
		30% Affordable Housing	£508,020	£559,823	£64,501	£140,808	£0	0.0%
		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%
	5 Unit Flatted Scheme	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%
		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%
	10 Unit Housing Scheme	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%
		30% Affordable Housing	£1,021,900	£1,068,143	£137,544	£278,879	£0	0.0%
		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%
	10 Unit 2 & 3-bed Housing Scheme	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%
		30% Affordable Housing	£951,900	£993,750	£128,304	£273,748	£0	0.0%
		35% Affordable Housing	£899,800	£993,750	£114,468	£272,967	£0	0.0%
		40% Affordable Housing	£899,800	£993,750	£114,468	£272,967	£0	0.0%
	10 Unit Flatted Scheme	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%
		30% Affordable Housing	£801,004	£917,995	£107,154	£267,329	£0	0.0%
		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%
	15 Unit Housing Scheme	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%
		30% Affordable Housing	£1,478,800	£1,570,740	£195,828	£415,781	£0	0.0%
		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%
	15 Unit Flatted Scheme	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%
		30% Affordable Housing	£1,089,604	£1,270,445	£143,370	£393,470	£0	0.0%
		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%

**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)
Value Point 1	25 Unit Housing Scheme	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%
		30% Affordable Housing	£2,479,700	£2,621,715	£330,222	£719,004	£0	0.0%
		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%
	25 Unit Mixed Scheme	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%
		30% Affordable Housing	£2,131,004	£2,330,685	£294,856	£695,157	£0	0.0%
		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%
	25 Unit Flatted Scheme	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%
		30% Affordable Housing	£1,829,204	£2,124,512	£242,556	£677,442	£0	0.0%
		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%
	50 Unit Mixed Scheme	0% Affordable Housing	£5,192,600	£4,803,452	£778,890	£1,507,748	£0	0.0%
		20% Affordable Housing	£4,883,704	£4,803,452	£657,510	£1,500,115	£0	0.0%
		30% Affordable Housing	£4,393,912	£4,803,452	£589,219	£1,495,768	£0	0.0%
		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%
		50% Affordable Housing	£3,870,820	£4,803,452	£463,837	£1,487,922	£0	0.0%
	50 Unit Housing Scheme	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%
		30% Affordable Housing	£4,849,400	£5,054,588	£651,954	£1,523,241	£0	0.0%
		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%
	50 Unit Flatted Scheme	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%
		30% Affordable Housing	£3,727,816	£4,270,333	£497,719	£1,441,959	£0	0.0%
		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%
	100 Unit Housing Scheme	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%
		30% Affordable Housing	£9,698,800	£10,109,175	£1,303,908	£3,244,408	£0	0.0%
		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%
	100 Unit Mixed Scheme	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%
		30% Affordable Housing	£8,787,824	£9,606,903	£1,178,437	£3,180,309	£0	0.0%
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%	

Source: Adams Integra, June 2009

**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)
Value Point 2	3 Unit 3-bed Housing Scheme	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%
		30% Affordable Housing	£346,000	£315,293	£46,770	£80,894	£0	0.0%
		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%
	3 Unit 4-bed Housing Scheme	0% Affordable Housing	£285,310	£315,293	£30,124	£79,984	£0	0.0%
		20% Affordable Housing	£510,000	£366,795	£76,500	£85,714	£0	0.0%
		30% Affordable Housing	£405,000	£366,795	£54,900	£84,135	£0	0.0%
		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%
	5 Unit Housing Scheme	0% Affordable Housing	£333,600	£366,795	£35,316	£83,064	£0	0.0%
		20% Affordable Housing	£773,500	£559,823	£116,025	£144,790	£0	0.0%
		30% Affordable Housing	£686,000	£559,823	£97,770	£143,478	£0	0.0%
		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%
	5 Unit Flatted Scheme	0% Affordable Housing	£520,310	£559,823	£59,524	£140,993	£0	0.0%
		20% Affordable Housing	£569,500	£458,998	£85,425	£136,199	£0	0.0%
		30% Affordable Housing	£503,600	£458,998	£71,220	£135,211	£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%
	10 Unit Housing Scheme	0% Affordable Housing	£389,862	£458,998	£43,894	£133,505	£0	0.0%
		20% Affordable Housing	£1,470,500	£1,068,143	£220,575	£285,608	£0	0.0%
		30% Affordable Housing	£1,329,450	£1,068,143	£187,632	£283,492	£0	0.0%
		35% Affordable Housing	£1,224,450	£1,068,143	£166,032	£281,917	£0	0.0%
		40% Affordable Housing	£1,170,900	£1,068,143	£151,344	£281,114	£0	0.0%
	10 Unit 2 & 3-bed Housing Scheme	0% Affordable Housing	£1,170,900	£1,068,143	£151,344	£281,114	£0	0.0%
		20% Affordable Housing	£1,083,400	£1,068,143	£133,089	£279,801	£0	0.0%
		30% Affordable Housing	£1,360,000	£993,750	£204,000	£279,870	£0	0.0%
		35% Affordable Housing	£1,218,950	£993,750	£171,057	£277,754	£0	0.0%
		40% Affordable Housing	£1,141,450	£993,750	£154,932	£276,591	£0	0.0%
	10 Unit Flatted Scheme	0% Affordable Housing	£1,077,900	£993,750	£138,114	£275,638	£0	0.0%
		20% Affordable Housing	£1,077,900	£993,750	£138,114	£275,638	£0	0.0%
		30% Affordable Housing	£1,000,400	£993,750	£121,989	£274,476	£0	0.0%
		35% Affordable Housing	£1,139,000	£917,995	£170,850	£272,399	£0	0.0%
		40% Affordable Housing	£1,025,262	£917,995	£143,524	£270,693	£0	0.0%
	15 Unit Housing Scheme	0% Affordable Housing	£959,362	£917,995	£129,319	£269,704	£0	0.0%
		20% Affordable Housing	£911,524	£917,995	£116,197	£268,987	£0	0.0%
		30% Affordable Housing	£911,524	£917,995	£116,197	£268,987	£0	0.0%
		35% Affordable Housing	£845,624	£917,995	£101,992	£267,998	£0	0.0%
		40% Affordable Housing	£2,159,000	£1,570,740	£323,850	£425,984	£0	0.0%
	15 Unit Flatted Scheme	0% Affordable Housing	£1,912,950	£1,570,740	£269,307	£422,293	£0	0.0%
		20% Affordable Housing	£1,771,900	£1,570,740	£236,364	£420,178	£0	0.0%
		30% Affordable Housing	£1,771,900	£1,570,740	£236,364	£420,178	£0	0.0%
		35% Affordable Housing	£1,684,400	£1,570,740	£218,109	£418,865	£0	0.0%
		40% Affordable Housing	£1,543,350	£1,570,740	£185,166	£416,749	£0	0.0%
15 Unit Flatted Scheme	0% Affordable Housing	£1,564,000	£1,270,445	£234,600	£400,586	£0	0.0%	
	20% Affordable Housing	£1,405,262	£1,270,445	£196,924	£398,205	£0	0.0%	
	30% Affordable Housing	£1,303,662	£1,270,445	£172,927	£396,681	£0	0.0%	
	35% Affordable Housing	£1,303,662	£1,270,445	£172,927	£396,681	£0	0.0%	
	40% Affordable Housing	£1,237,762	£1,270,445	£158,722	£395,692	£0	0.0%	
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)
Value Point 2	25 Unit Housing Scheme	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%
		30% Affordable Housing	£2,970,850	£2,621,715	£398,571	£726,372	£0	0.0%
		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%
	25 Unit Mixed Scheme	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%
		30% Affordable Housing	£2,551,862	£2,330,685	£343,750	£701,470	£0	0.0%
		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%
	25 Unit Flatted Scheme	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%
		30% Affordable Housing	£2,188,462	£2,124,512	£292,570	£682,831	£0	0.0%
		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%
	50 Unit Mixed Scheme	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%
		30% Affordable Housing	£5,267,536	£4,803,452	£711,404	£1,508,872	£0	0.0%
		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%
		50% Affordable Housing	£4,586,710	£4,803,452	£556,417	£1,498,660	£0	0.0%
	50 Unit Housing Scheme	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%
		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%
50 Unit Flatted Scheme	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%	
	30% Affordable Housing	£4,468,348	£4,270,333	£600,676	£1,453,067	£0	0.0%	
	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%	
100 Unit Housing Scheme	0% Affordable Housing	£13,855,000	£10,109,175	£2,076,250	£3,306,751	£0	0.0%	
	20% Affordable Housing	£12,361,600	£10,109,175	£1,739,256	£3,284,350	£0	0.0%	
	30% Affordable Housing	£11,642,400	£10,109,175	£1,575,234	£3,273,562	£0	0.0%	
	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%	
100 Unit Mixed Scheme	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%	
	30% Affordable Housing	£10,535,072	£9,606,903	£1,422,808	£3,206,517	£0	0.0%	
	35% Affordable Housing	£10,250,284	£9,606,903	£1,354,619	£3,202,246	£0	0.0%	
	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%	

Source: Adams Integra, June 2009



**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**

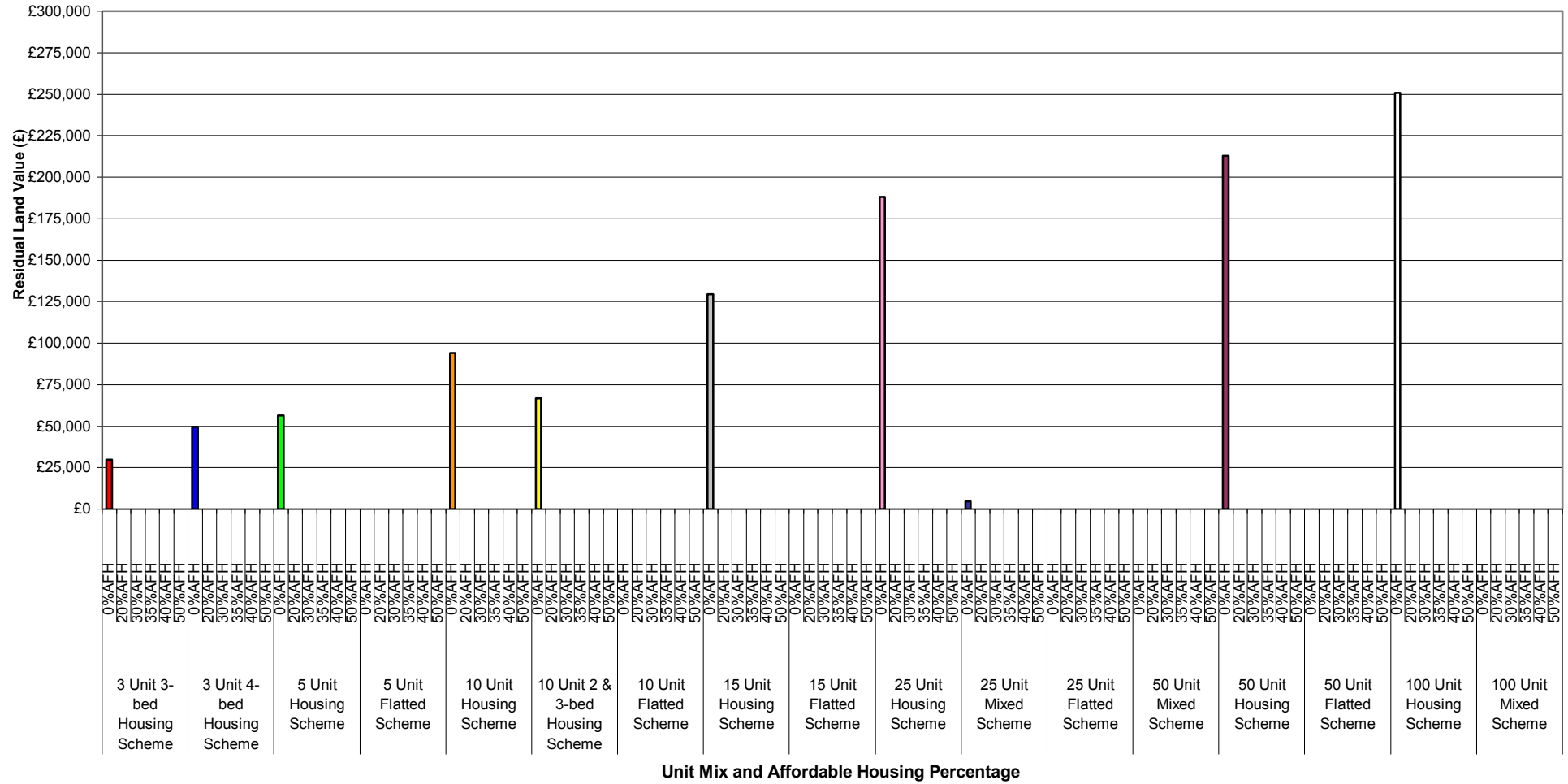
1	2	3	4	5	6	7	8	
Value Point	Number of Units	Scenario	GDV	Development Cost	Developer Profit (@15%)	Finance & Land Costs	Residual Land Price	% Land Residual (of GDV)
Value Point 3	3 Unit 3-bed Housing Scheme	0% Affordable Housing	£510,000	£315,293	£76,500	£88,473	£29,734	5.8%
		20% Affordable Housing	£401,000	£315,293	£54,660	£81,719	£0	0.0%
		30% Affordable Housing	£401,000	£315,293	£54,660	£81,719	£0	0.0%
		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%
	3 Unit 4-bed Housing Scheme	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%
		30% Affordable Housing	£469,000	£366,795	£64,140	£85,095	£0	0.0%
		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%
	5 Unit Housing Scheme	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%
		30% Affordable Housing	£707,600	£559,823	£91,056	£143,802	£0	0.0%
		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%
	5 Unit Flatted Scheme	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%
		30% Affordable Housing	£530,720	£458,998	£68,023	£135,618	£0	0.0%
		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%
	10 Unit Housing Scheme	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%
		30% Affordable Housing	£1,427,000	£1,068,143	£194,520	£284,955	£0	0.0%
		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%
	10 Unit 2 & 3-bed Housing Scheme	0% Affordable Housing	£1,600,000	£993,750	£240,000	£299,477	£86,773	4.2%
		20% Affordable Housing	£1,428,000	£993,750	£200,880	£280,890	£0	0.0%
		30% Affordable Housing	£1,331,000	£993,750	£181,560	£279,435	£0	0.0%
		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%
	10 Unit Flatted Scheme	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%
		30% Affordable Housing	£1,117,720	£917,995	£151,483	£272,080	£0	0.0%
		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%
	15 Unit Housing Scheme	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%
		30% Affordable Housing	£2,065,000	£1,570,740	£276,900	£424,574	£0	0.0%
		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%
	15 Unit Flatted Scheme	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%
		30% Affordable Housing	£1,517,720	£1,270,445	£202,483	£399,892	£0	0.0%
		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**

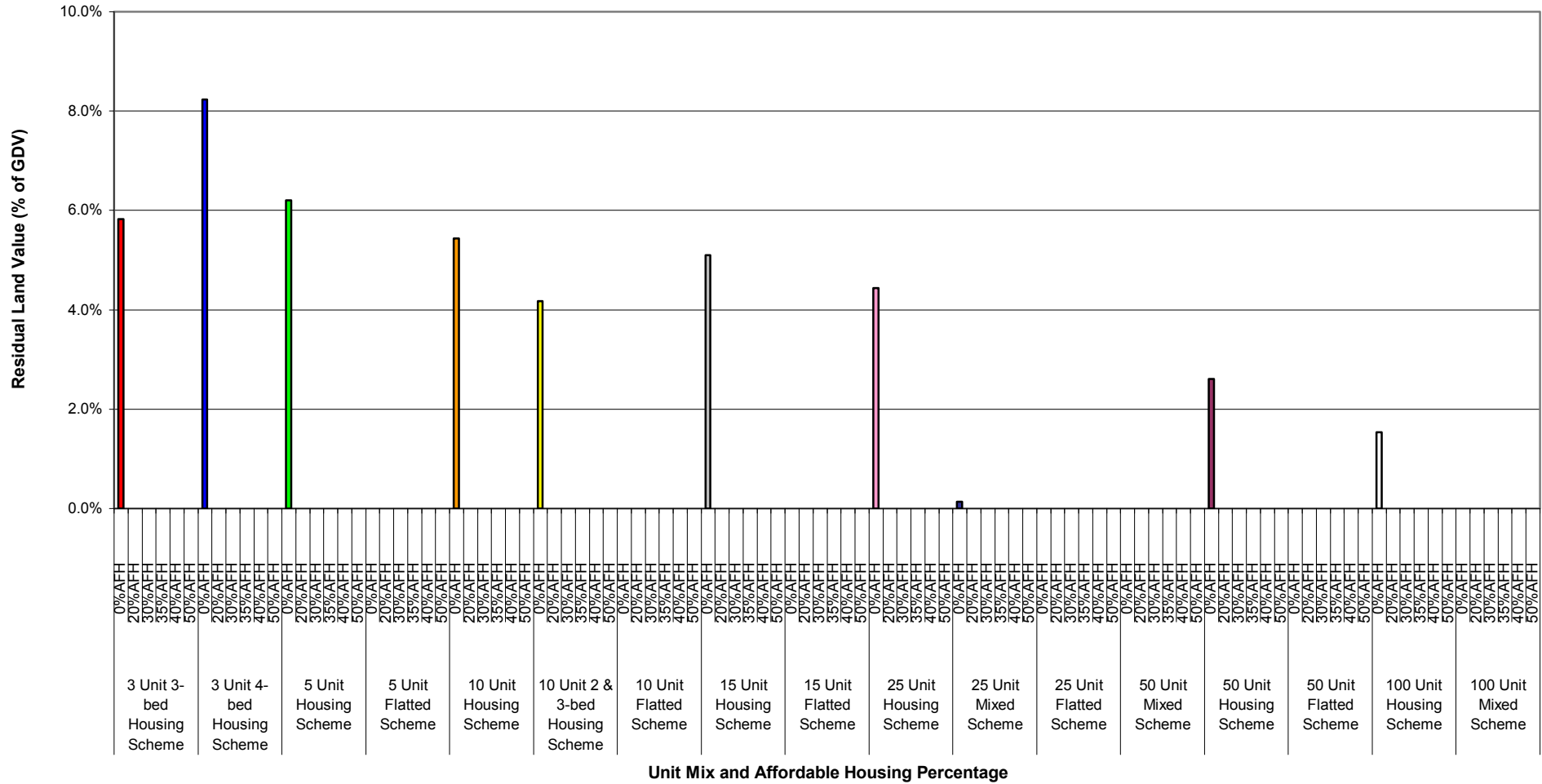
1	2	3	4	5	6	7	8	
Value Point	Number of Units	Scenario	GDV	Development Cost	Developer Profit (@15%)	Finance & Land Costs	Residual Land Price	% Land Residual (of GDV)
Value Point 3	25 Unit Housing Scheme	0% Affordable Housing	£4,240,000	£2,621,715	£636,000	£792,340	£188,045	4.4%
		20% Affordable Housing	£3,765,000	£2,621,715	£531,900	£738,284	£0	0.0%
		30% Affordable Housing	£3,462,000	£2,621,715	£466,920	£733,739	£0	0.0%
		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%
	25 Unit Mixed Scheme	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%
		30% Affordable Housing	£2,972,720	£2,330,685	£402,643	£707,783	£0	0.0%
		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%
	25 Unit Flatted Scheme	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%
		30% Affordable Housing	£2,547,720	£2,124,512	£342,583	£688,220	£0	0.0%
		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%
	50 Unit Mixed Scheme	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%
		30% Affordable Housing	£6,141,160	£4,803,452	£833,590	£1,521,977	£0	0.0%
		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%
		50% Affordable Housing	£5,302,600	£4,803,452	£648,996	£1,509,398	£0	0.0%
	50 Unit Housing Scheme	0% Affordable Housing	£8,150,000	£5,054,588	£1,222,500	£1,658,024	£212,740	2.6%
		20% Affordable Housing	£7,234,000	£5,054,588	£1,020,840	£1,559,010	£0	0.0%
		30% Affordable Housing	£6,793,000	£5,054,588	£923,280	£1,552,395	£0	0.0%
		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%
	50 Unit Flatted Scheme	0% Affordable Housing	£6,190,000	£4,270,333	£928,500	£1,478,892	£0	0.0%
		20% Affordable Housing	£5,531,160	£4,270,333	£777,550	£1,469,010	£0	0.0%
		30% Affordable Housing	£5,208,880	£4,270,333	£704,033	£1,464,175	£0	0.0%
		35% Affordable Housing	£5,011,600	£4,270,333	£659,076	£1,461,216	£0	0.0%
		40% Affordable Housing	£4,872,320	£4,270,333	£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%
	100 Unit Housing Scheme	0% Affordable Housing	£16,300,000	£10,109,175	£2,445,000	£3,487,423	£250,650	1.5%
		20% Affordable Housing	£14,468,000	£10,109,175	£2,041,680	£3,315,946	£0	0.0%
		30% Affordable Housing	£13,586,000	£10,109,175	£1,846,560	£3,302,716	£0	0.0%
		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%
100 Unit Mixed Scheme	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%	
	30% Affordable Housing	£12,282,320	£9,606,903	£1,667,179	£3,232,726	£0	0.0%	
	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%	

Source: Adams Integra, June 2009

**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**

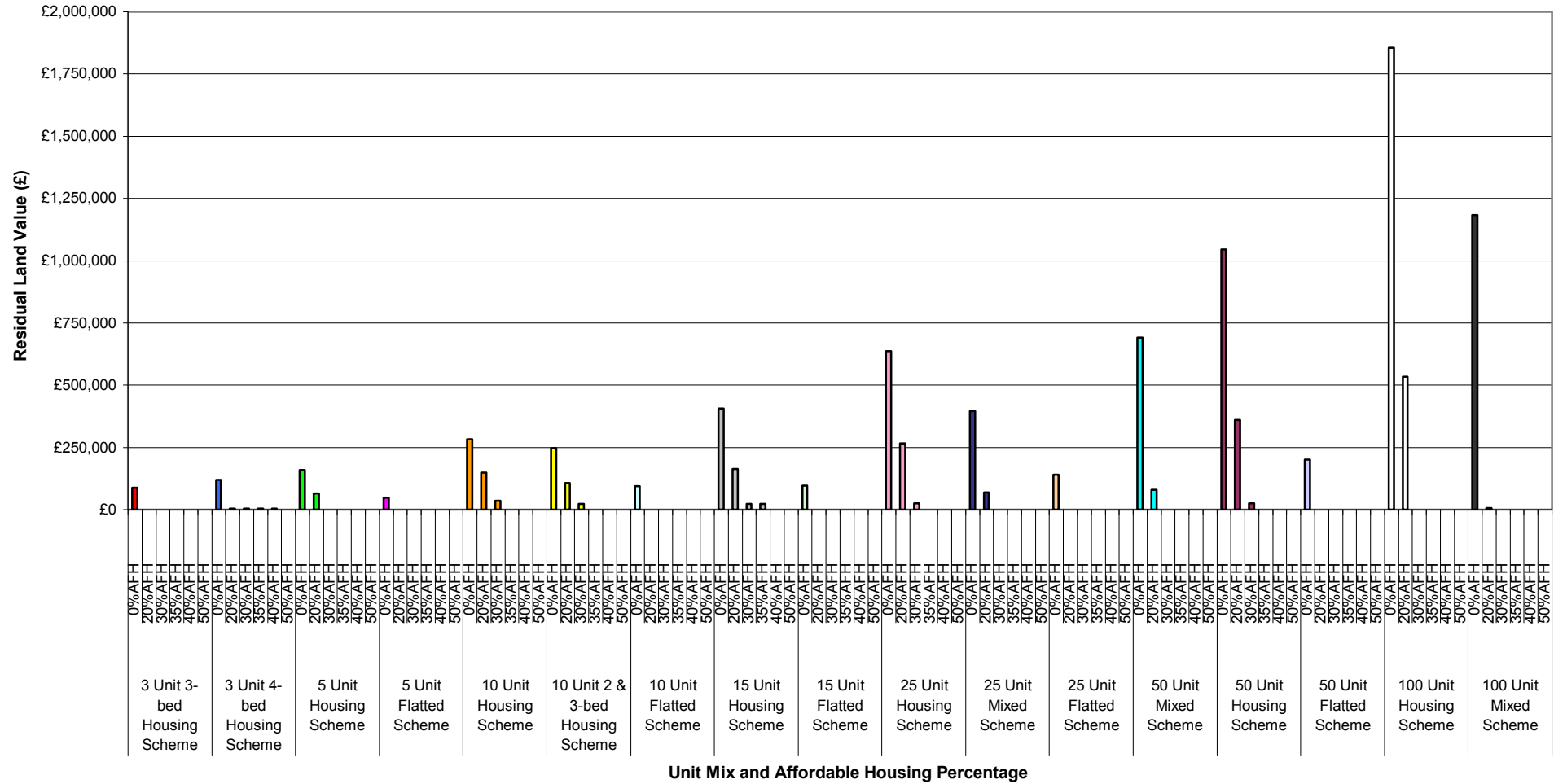
1	2	3	4	5	6	7	8	
Value Point	Number of Units	Scenario	GDV	Development Cost	Developer Profit (@15%)	Finance & Land Costs	Residual Land Price	% Land Residual (of GDV)
Value Point 4	3 Unit 3-bed Housing Scheme	0% Affordable Housing	£586,500	£315,293	£87,975	£94,412	£88,821	15.1%
		20% Affordable Housing	£455,000	£315,293	£62,490	£82,529	£0	0.0%
		30% Affordable Housing	£455,000	£315,293	£62,490	£82,529	£0	0.0%
		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%
	3 Unit 4-bed Housing Scheme	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%
		30% Affordable Housing	£533,000	£366,795	£73,380	£89,068	£3,757	0.7%
		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%
	5 Unit Housing Scheme	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	£95,498	7.2%
		30% Affordable Housing	£807,390	£559,823	£104,333	£145,299	£0	0.0%
		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%
	5 Unit Flatted Scheme	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%
		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%
	10 Unit Housing Scheme	0% Affordable Housing	£1,989,500	£1,068,143	£298,425	£332,225	£281,986	14.2%
		20% Affordable Housing	£1,785,550	£1,068,143	£253,068	£314,779	£149,560	8.4%
		30% Affordable Housing	£1,628,550	£1,068,143	£222,948	£300,906	£36,554	2.2%
		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%
	10 Unit 2 & 3-bed Housing Scheme	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%
		30% Affordable Housing	£1,519,550	£993,750	£208,128	£293,888	£23,784	1.6%
		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%
10 Unit Flatted Scheme	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%	
	30% Affordable Housing	£1,276,078	£917,995	£173,648	£274,455	£0	0.0%	
	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%	
15 Unit Housing Scheme	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%	
	30% Affordable Housing	£2,356,100	£1,570,740	£317,316	£445,083	£22,961	1.0%	
	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%	
15 Unit Flatted Scheme	0% Affordable Housing	£2,020,650	£1,570,740	£246,474	£423,909	£0	0.0%	
	20% Affordable Housing	£2,116,000	£1,270,445	£317,400	£432,425	£95,730	4.5%	
	30% Affordable Housing	£1,880,178	£1,270,445	£265,163	£405,329	£0	0.0%	
	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%	
50% Affordable Housing	£1,495,956	£1,270,445	£179,802	£399,565	£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**

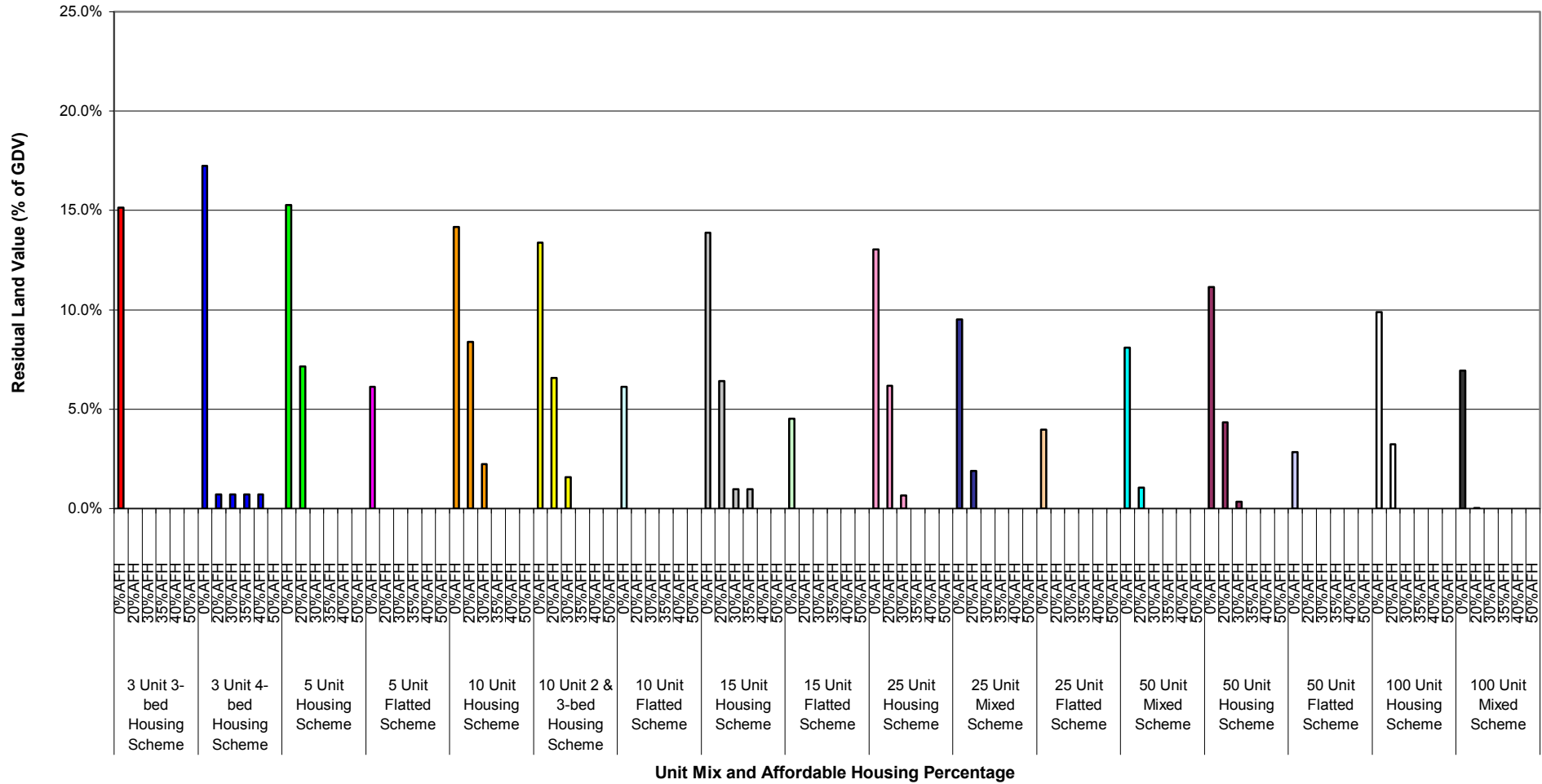
1	2	3	4	5	6	7	8	
Value Point	Number of Units	Scenario	GDV	Development Cost	Developer Profit (@15%)	Finance & Land Costs	Residual Land Price	% Land Residual (of GDV)
Value Point 4	25 Unit Housing Scheme	0% Affordable Housing	£4,876,000	£2,621,715	£731,400	£960,297	£536,085	13.0%
		20% Affordable Housing	£4,311,100	£2,621,715	£610,566	£803,908	£266,664	6.2%
		30% Affordable Housing	£3,950,150	£2,621,715	£535,089	£767,687	£25,659	0.6%
		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%
	25 Unit Mixed Scheme	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%
		30% Affordable Housing	£3,390,578	£2,330,685	£461,357	£714,051	£0	0.0%
		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%
	25 Unit Flatted Scheme	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%
		30% Affordable Housing	£2,906,978	£2,124,512	£392,997	£693,608	£0	0.0%
		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%
	50 Unit Mixed Scheme	0% Affordable Housing	£8,630,700	£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%
		30% Affordable Housing	£7,010,784	£4,803,452	£965,535	£1,535,021	£0	0.0%
		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	£840,055	£1,527,497	£0	0.0%
		50% Affordable Housing	£6,012,490	£4,803,452	£741,215	£1,520,047	£0	0.0%
	50 Unit Housing Scheme	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%
		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%
	50 Unit Flatted Scheme	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%
		30% Affordable Housing	£5,949,412	£4,270,333	£807,190	£1,475,283	£0	0.0%
		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%
	100 Unit Housing Scheme	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%
		30% Affordable Housing	£15,517,600	£10,109,175	£2,117,166	£3,331,690	£0	0.0%
		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%
100 Unit Mixed Scheme	0% Affordable Housing	£17,061,400	£9,606,903	£2,559,210	£3,662,335	£1,183,634	6.9%	
	20% Affordable Housing	£15,120,456	£9,606,903	£2,144,259	£3,363,782	£5,511	0.0%	
	30% Affordable Housing	£14,021,568	£9,606,903	£1,911,070	£3,258,815	£0	0.0%	
	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	£3,243,786	£0	0.0%	
	50% Affordable Housing	£12,024,980	£9,606,903	£1,482,431	£3,228,866	£0	0.0%	

Source: Adams Integra, June 2009

**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**

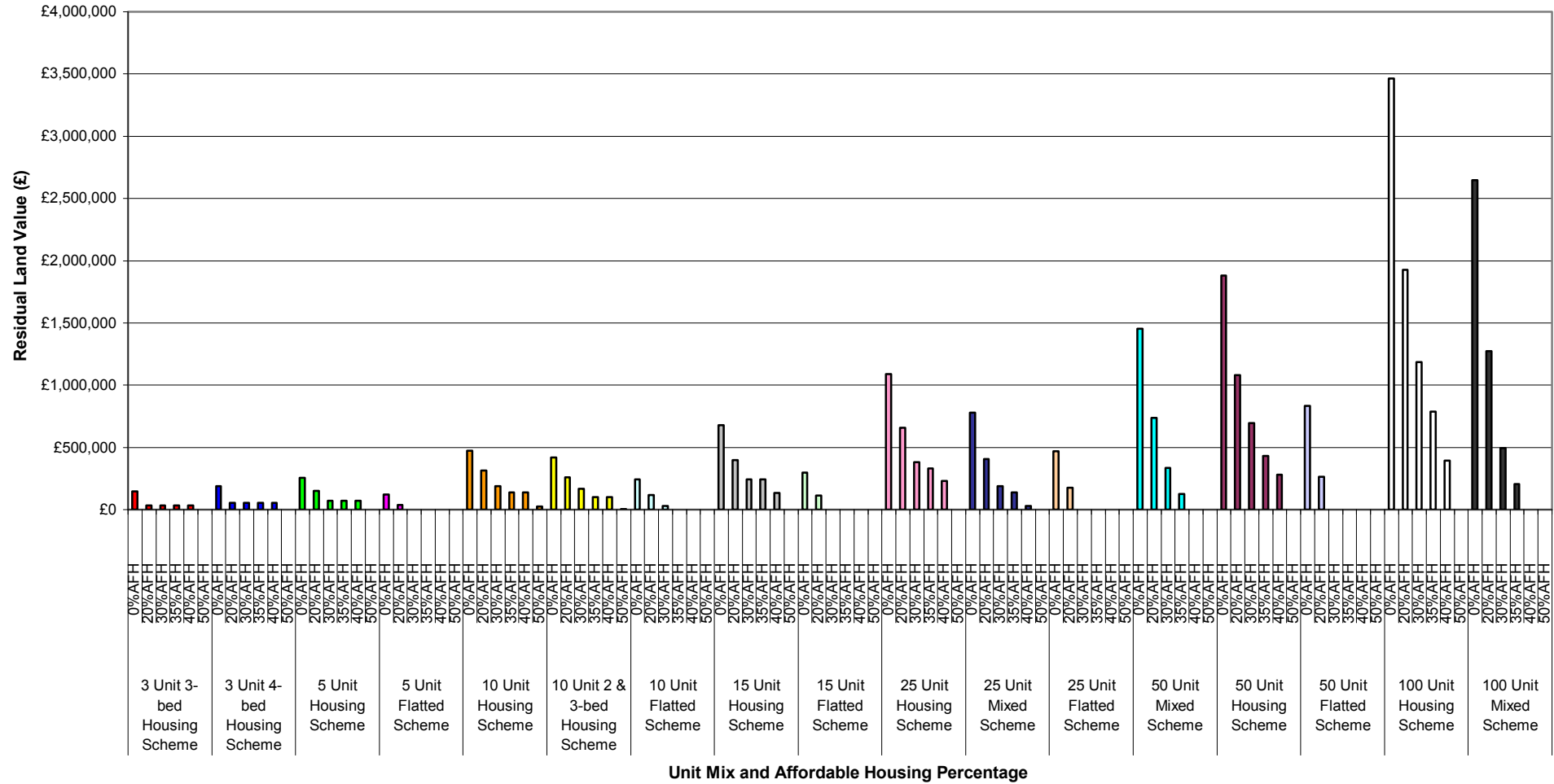
1	2	3	4	5	6	7	8	
Value Point	Number of Units	Scenario	GDV	Development Cost	Developer Profit (@15%)	Finance & Land Costs	Residual Land Price	% Land Residual (of GDV)
Value Point 5	3 Unit 3-bed Housing Scheme	0% Affordable Housing	£863,000	£315,293	£99,450	£100,350	£147,908	22.3%
		20% Affordable Housing	£509,000	£315,293	£70,320	£88,848	£34,540	6.8%
		30% Affordable Housing	£509,000	£315,293	£70,320	£88,848	£34,540	6.8%
		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%
	3 Unit 4-bed Housing Scheme	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%
		30% Affordable Housing	£597,000	£366,795	£82,620	£94,063	£53,522	9.0%
		35% Affordable Housing	£597,000	£366,795	£82,620	£94,063	£53,522	9.0%
		40% Affordable Housing	£597,000	£366,795	£82,620	£94,063	£53,522	9.0%
	5 Unit Housing Scheme	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%
		30% Affordable Housing	£907,180	£559,823	£117,611	£158,644	£71,103	7.8%
		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%
	5 Unit Flatted Scheme	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%
		30% Affordable Housing	£680,636	£458,998	£87,872	£137,866	£0	0.0%
		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%
	10 Unit Housing Scheme	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%
		30% Affordable Housing	£1,830,100	£1,068,143	£251,376	£319,663	£189,009	10.3%
		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%
	10 Unit 2 & 3-bed Housing Scheme	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%
		30% Affordable Housing	£1,709,100	£993,750	£234,756	£311,539	£169,055	9.9%
		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%
	10 Unit Flatted Scheme	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%
		30% Affordable Housing	£1,434,436	£917,995	£195,812	£289,232	£31,397	2.2%
		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%
	15 Unit Housing Scheme	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%
		30% Affordable Housing	£2,647,200	£1,570,740	£357,732	£472,234	£244,029	9.2%
		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%
	15 Unit Flatted Scheme	0% Affordable Housing	£2,292,000	£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%
		30% Affordable Housing	£1,945,836	£1,270,445	£261,596	£419,531	£0	0.0%
		35% Affordable Housing	£1,945,836	£1,270,445	£261,596	£419,531	£0	0.0%
		40% Affordable Housing	£1,828,636	£1,270,445	£238,886	£404,555	£0	0.0%
50% Affordable Housing	£1,671,472	£1,270,445	£202,078	£402,198	£0	0.0%		

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

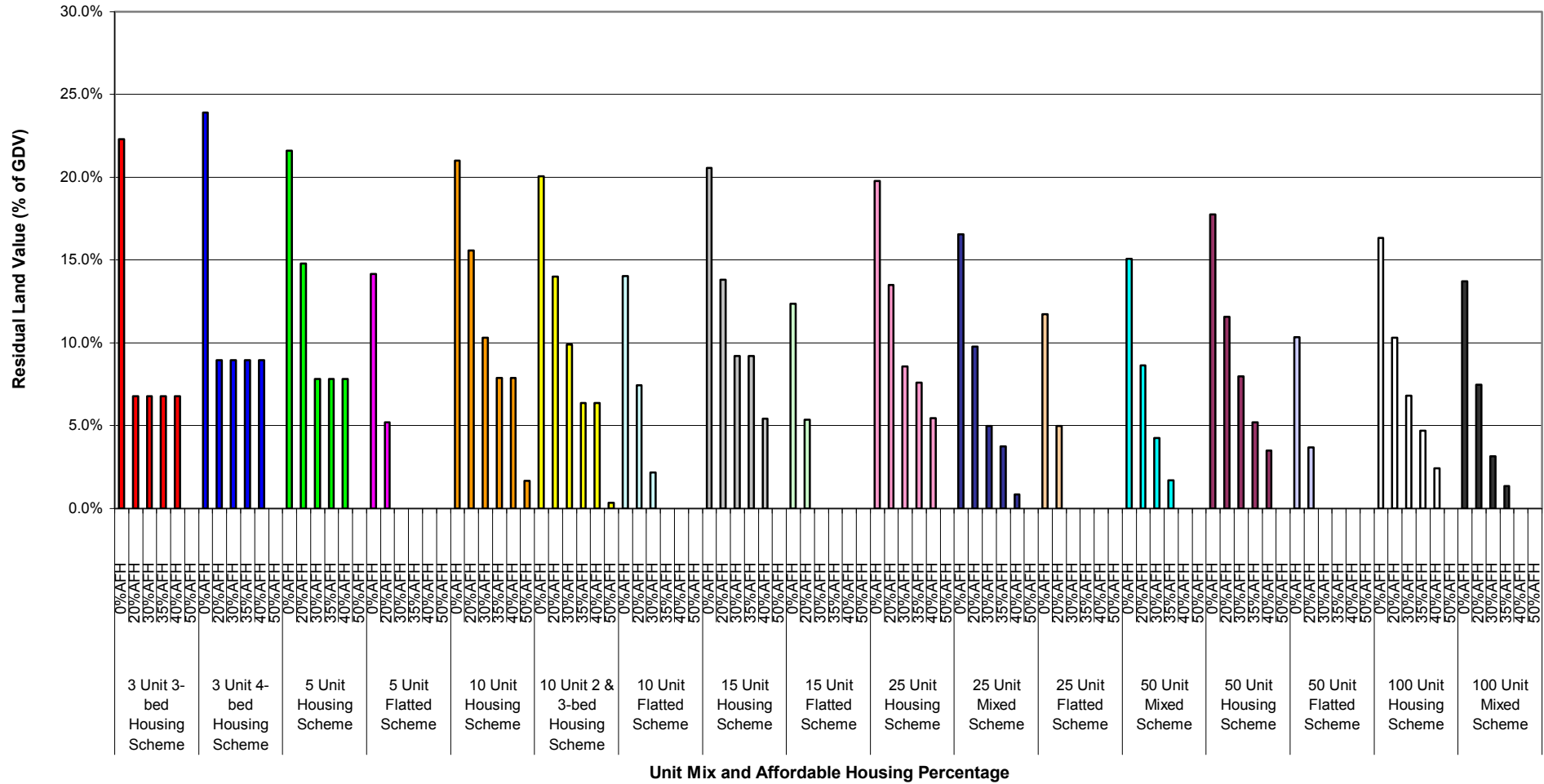
1	2	3	4	5	6	7	8	
Value Point	Number of Units	Scenario	GDV	Development Cost	Developer Profit (@15%)	Finance & Land Costs	Residual Land Price	% Land Residual (of GDV)
Value Point 5	25 Unit Housing Scheme	0% Affordable Housing	£5,512,000	£2,621,715	£826,800	£928,253	£1,089,822	19.8%
		20% Affordable Housing	£4,857,200	£2,621,715	£689,232	£862,616	£656,291	13.5%
		30% Affordable Housing	£4,438,300	£2,621,715	£603,258	£820,402	£381,137	8.6%
		35% Affordable Housing	£4,356,400	£2,621,715	£580,794	£812,771	£330,887	7.6%
		40% Affordable Housing	£4,202,400	£2,621,715	£551,664	£796,979	£229,721	5.5%
		50% Affordable Housing	£3,783,500	£2,621,715	£465,690	£738,561	£0	0.0%
	25 Unit Mixed Scheme	0% Affordable Housing	£4,706,000	£2,330,685	£705,900	£857,577	£779,365	16.6%
		20% Affordable Housing	£4,135,236	£2,330,685	£586,946	£800,258	£404,626	9.8%
		30% Affordable Housing	£3,809,436	£2,330,685	£520,130	£767,420	£189,289	5.0%
		35% Affordable Housing	£3,727,536	£2,330,685	£497,666	£759,789	£139,396	3.7%
		40% Affordable Housing	£3,573,536	£2,330,685	£468,536	£743,997	£30,317	0.8%
		50% Affordable Housing	£3,262,372	£2,330,685	£402,598	£712,128	£0	0.0%
	25 Unit Flatted Scheme	0% Affordable Housing	£4,001,400	£2,124,512	£600,210	£793,232	£468,943	11.7%
		20% Affordable Housing	£3,555,236	£2,124,512	£503,006	£748,890	£177,040	5.0%
		30% Affordable Housing	£3,266,236	£2,124,512	£442,610	£719,885	£0	0.0%
		35% Affordable Housing	£3,193,072	£2,124,512	£422,542	£697,900	£0	0.0%
		40% Affordable Housing	£3,075,872	£2,124,512	£399,832	£696,142	£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	£8,518,736	£4,803,452	£1,210,316	£1,736,753	£737,487	8.7%
		30% Affordable Housing	£7,881,408	£4,803,452	£1,077,540	£1,655,419	£334,647	4.2%
		35% Affordable Housing	£7,555,608	£4,803,452	£1,010,724	£1,613,688	£127,744	1.7%
		40% Affordable Housing	£7,299,444	£4,803,452	£956,277	£1,581,154	£0	0.0%
		50% Affordable Housing	£6,723,380	£4,803,452	£833,495	£1,530,710	£0	0.0%
	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	£9,333,400	£5,054,588	£1,322,844	£1,830,244	£1,080,696	11.6%
		30% Affordable Housing	£8,726,600	£5,054,588	£1,194,006	£1,753,157	£695,855	8.0%
		35% Affordable Housing	£8,307,700	£5,054,588	£1,108,032	£1,699,511	£432,203	5.2%
		40% Affordable Housing	£8,071,800	£5,054,588	£1,056,438	£1,669,761	£282,283	3.5%
		50% Affordable Housing	£7,465,000	£5,054,588	£927,600	£1,562,475	£0	0.0%
50 Unit Flatted Scheme	0% Affordable Housing	£8,047,000	£4,270,333	£1,207,050	£1,702,613	£832,324	10.3%	
	20% Affordable Housing	£7,136,108	£4,270,333	£1,007,550	£1,587,779	£262,332	3.7%	
	30% Affordable Housing	£6,689,944	£4,270,333	£910,347	£1,531,458	£0	0.0%	
	35% Affordable Housing	£6,415,580	£4,270,333	£850,829	£1,482,276	£0	0.0%	
	40% Affordable Housing	£6,225,216	£4,270,333	£808,051	£1,479,420	£0	0.0%	
	50% Affordable Housing	£5,779,052	£4,270,333	£710,847	£1,472,728	£0	0.0%	
100 Unit Housing Scheme	0% Affordable Housing	£21,190,000	£10,109,175	£3,178,500	£4,296,740	£3,462,322	16.3%	
	20% Affordable Housing	£18,666,800	£10,109,175	£2,645,688	£3,906,435	£1,925,282	10.3%	
	30% Affordable Housing	£17,453,200	£10,109,175	£2,388,012	£3,719,441	£1,187,109	6.8%	
	35% Affordable Housing	£16,798,400	£10,109,175	£2,250,444	£3,618,285	£787,676	4.7%	
	40% Affordable Housing	£16,143,600	£10,109,175	£2,112,876	£3,517,129	£392,287	2.4%	
	50% Affordable Housing	£14,930,000	£10,109,175	£1,855,200	£3,322,876	£0	0.0%	
100 Unit Mixed Scheme	0% Affordable Housing	£19,286,800	£9,606,903	£2,893,020	£4,030,193	£2,646,416	13.7%	
	20% Affordable Housing	£17,037,472	£9,606,903	£2,420,632	£3,682,677	£1,274,169	7.5%	
	30% Affordable Housing	£15,762,816	£9,606,903	£2,155,081	£3,485,360	£494,853	3.1%	
	35% Affordable Housing	£15,274,552	£9,606,903	£2,047,629	£3,410,808	£207,119	1.4%	
	40% Affordable Housing	£14,598,888	£9,606,903	£1,912,553	£3,267,475	£0	0.0%	
	50% Affordable Housing	£13,446,760	£9,606,903	£1,666,990	£3,250,193	£0	0.0%	

Source: Adams Integra, June 2009

**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**

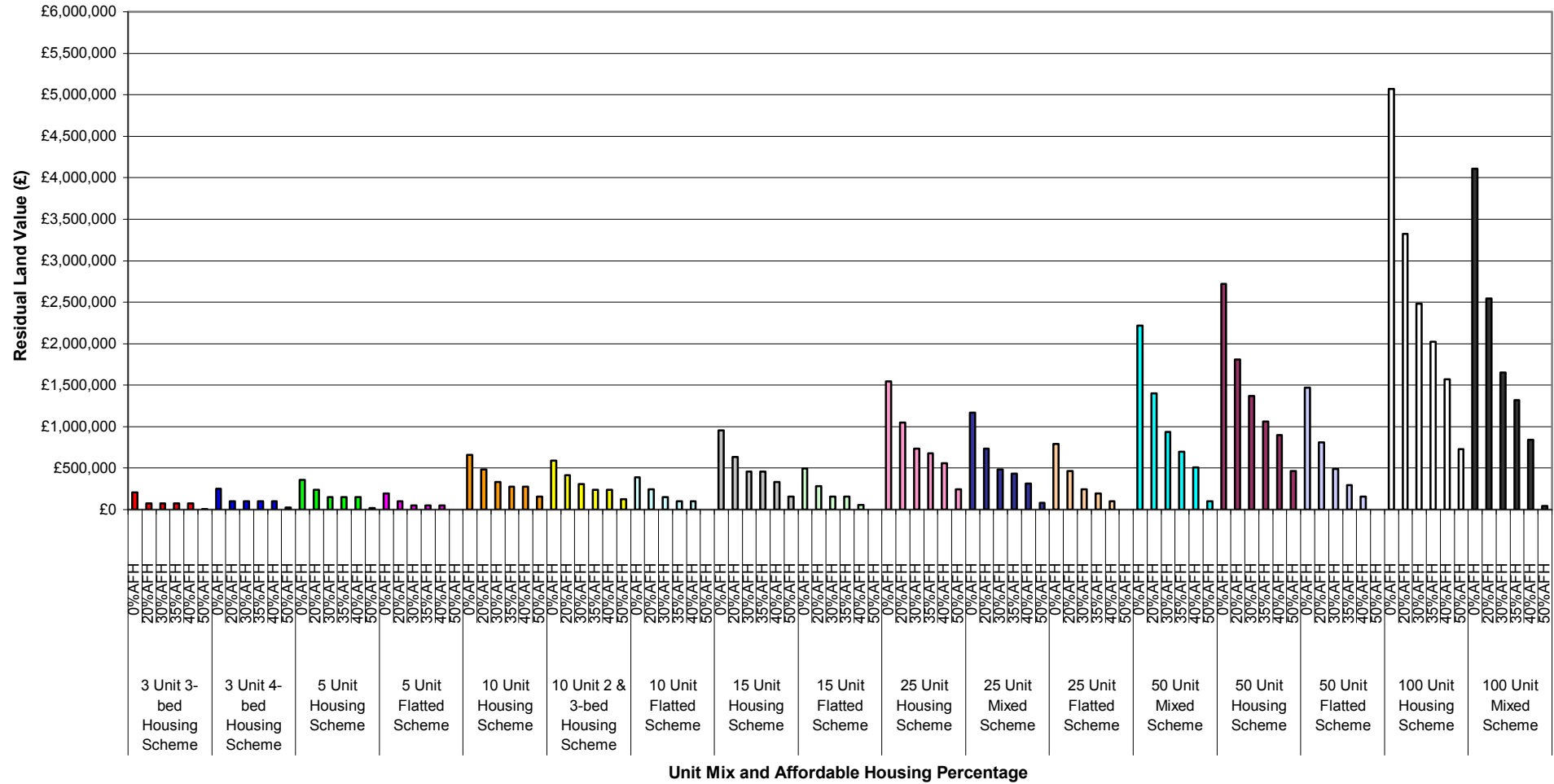
1	2	3	4	5	6	7	8	
Value Point	Number of Units	Scenario	GDV	Development Cost	Developer Profit (@15%)	Finance & Land Costs	Residual Land Price	% Land Residual (of GDV)
Value Point 6	3 Unit 3-bed Housing Scheme	0% Affordable Housing	£739,500	£315,293	£110,925	£106,288	£204,924	27.7%
		20% Affordable Housing	£564,000	£315,293	£78,210	£93,144	£77,353	13.7%
		30% Affordable Housing	£564,000	£315,293	£78,210	£93,144	£77,353	13.7%
		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%
	3 Unit 4-bed Housing Scheme	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%
		30% Affordable Housing	£661,000	£366,795	£91,860	£99,058	£103,287	15.6%
		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%
	5 Unit Housing Scheme	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%
		30% Affordable Housing	£1,006,970	£559,823	£130,888	£168,004	£148,255	14.7%
		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%
	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%
	10 Unit Housing Scheme	0% Affordable Housing	£2,508,500	£1,068,143	£376,275	£380,097	£656,626	26.2%
		20% Affordable Housing	£2,241,650	£1,068,143	£318,504	£357,124	£482,943	21.5%
		30% Affordable Housing	£2,032,650	£1,068,143	£279,864	£338,521	£335,739	16.5%
		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%
	10 Unit 2 & 3-bed Housing Scheme	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%
		30% Affordable Housing	£1,898,650	£993,750	£261,384	£329,189	£304,897	16.1%
		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%
	10 Unit Flatted Scheme	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%
		30% Affordable Housing	£1,590,794	£917,995	£217,857	£303,784	£151,158	9.5%
		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%
	15 Unit Housing Scheme	0% Affordable Housing	£3,883,000	£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%
		30% Affordable Housing	£2,940,300	£1,570,740	£398,268	£499,586	£457,555	15.6%
		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%
	15 Unit Flatted Scheme	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%
		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**

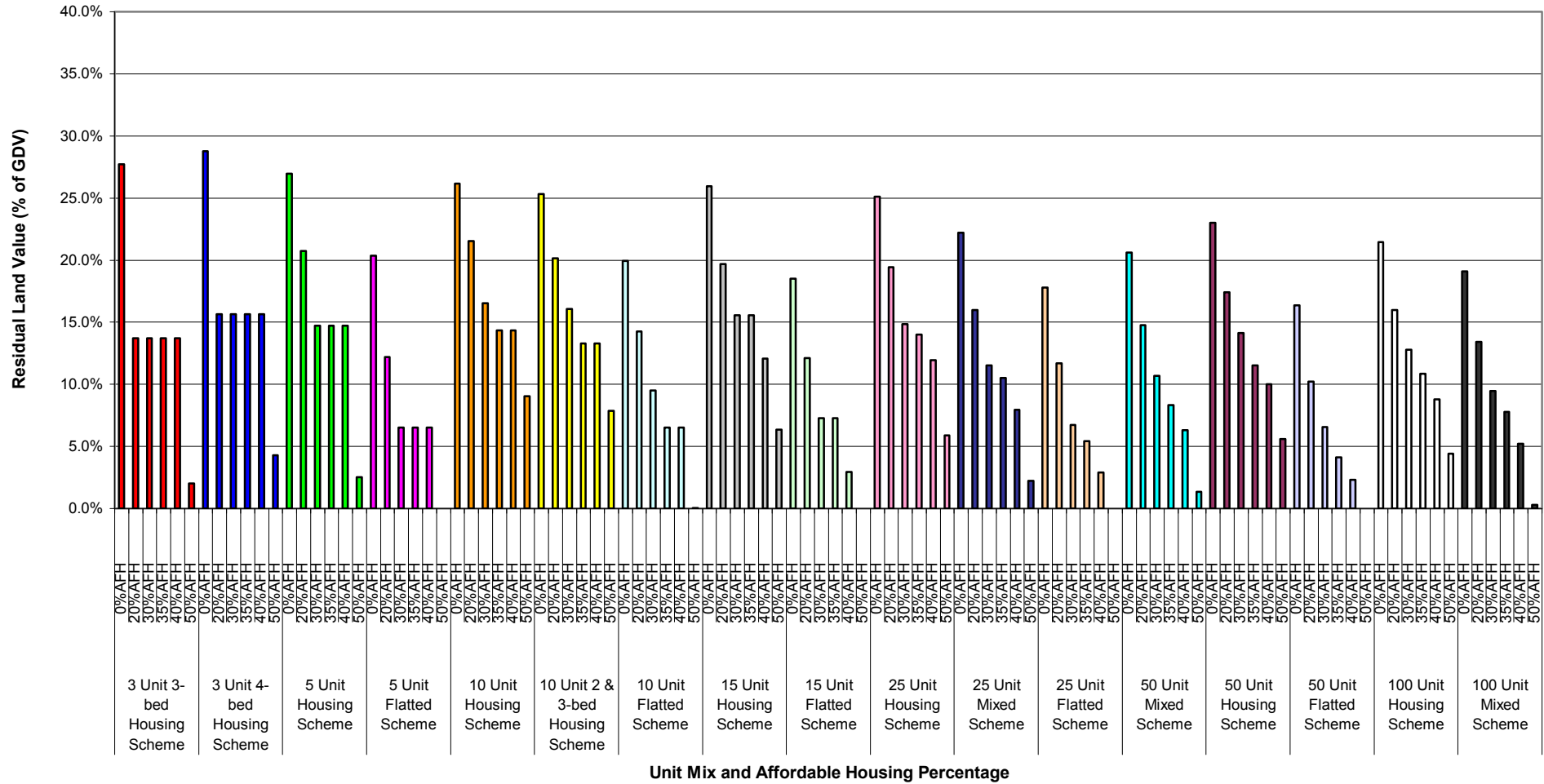
1	2	3	4	5	6	7	8	
Value Point	Number of Units	Scenario	GDV	Development Cost	Developer Profit (@15%)	Finance & Land Costs	Residual Land Price	% Land Residual (of GDV)
Value Point 6	25 Unit Housing Scheme	0% Affordable Housing	£5,148,000	£2,621,715	£922,200	£996,210	£1,543,560	25.1%
		20% Affordable Housing	£5,405,300	£2,621,715	£768,018	£921,558	£1,050,249	19.4%
		30% Affordable Housing	£4,929,450	£2,621,715	£671,607	£873,467	£732,155	14.9%
		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%
	25 Unit Mixed Scheme	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%
		30% Affordable Housing	£4,229,294	£2,330,685	£578,964	£812,738	£486,631	11.5%
		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%
	25 Unit Flatted Scheme	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%
		30% Affordable Housing	£3,621,494	£2,124,512	£492,384	£758,231	£243,904	6.7%
		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	£896,768	8.3%
		40% Affordable Housing	£8,090,728	£4,803,452	£1,063,559	£1,690,482	£511,904	6.3%
		50% Affordable Housing	£7,436,270	£4,803,452	£925,894	£1,607,154	£99,770	1.3%
	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	£10,386,600	£5,054,588	£1,474,056	£1,974,540	£1,808,080	17.4%
		30% Affordable Housing	£9,698,400	£5,054,588	£1,329,669	£1,886,861	£1,370,192	14.1%
		35% Affordable Housing	£9,222,550	£5,054,588	£1,233,258	£1,825,739	£1,064,607	11.5%
		40% Affordable Housing	£8,955,700	£5,054,588	£1,175,487	£1,792,000	£896,280	10.0%
		50% Affordable Housing	£8,267,500	£5,054,588	£1,031,100	£1,704,321	£463,166	5.6%
50 Unit Flatted Scheme	0% Affordable Housing	£8,975,500	£4,270,333	£1,346,325	£1,828,959	£1,468,888	16.4%	
	20% Affordable Housing	£7,934,582	£4,270,333	£1,122,311	£1,697,158	£810,989	10.2%	
	30% Affordable Housing	£7,424,476	£4,270,333	£1,013,144	£1,632,480	£488,179	6.6%	
	35% Affordable Housing	£7,110,570	£4,270,333	£946,285	£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	£5,383,558	£4,270,333	£789,129	£1,481,795	£0	0.0%	
100 Unit Housing Scheme	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%	
	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%	
100 Unit Mixed Scheme	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%	
	30% Affordable Housing	£17,906,064	£9,606,903	£2,399,212	£3,776,643	£1,654,374	9.5%	
	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%	

Source: Adams Integra, June 2009

**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**

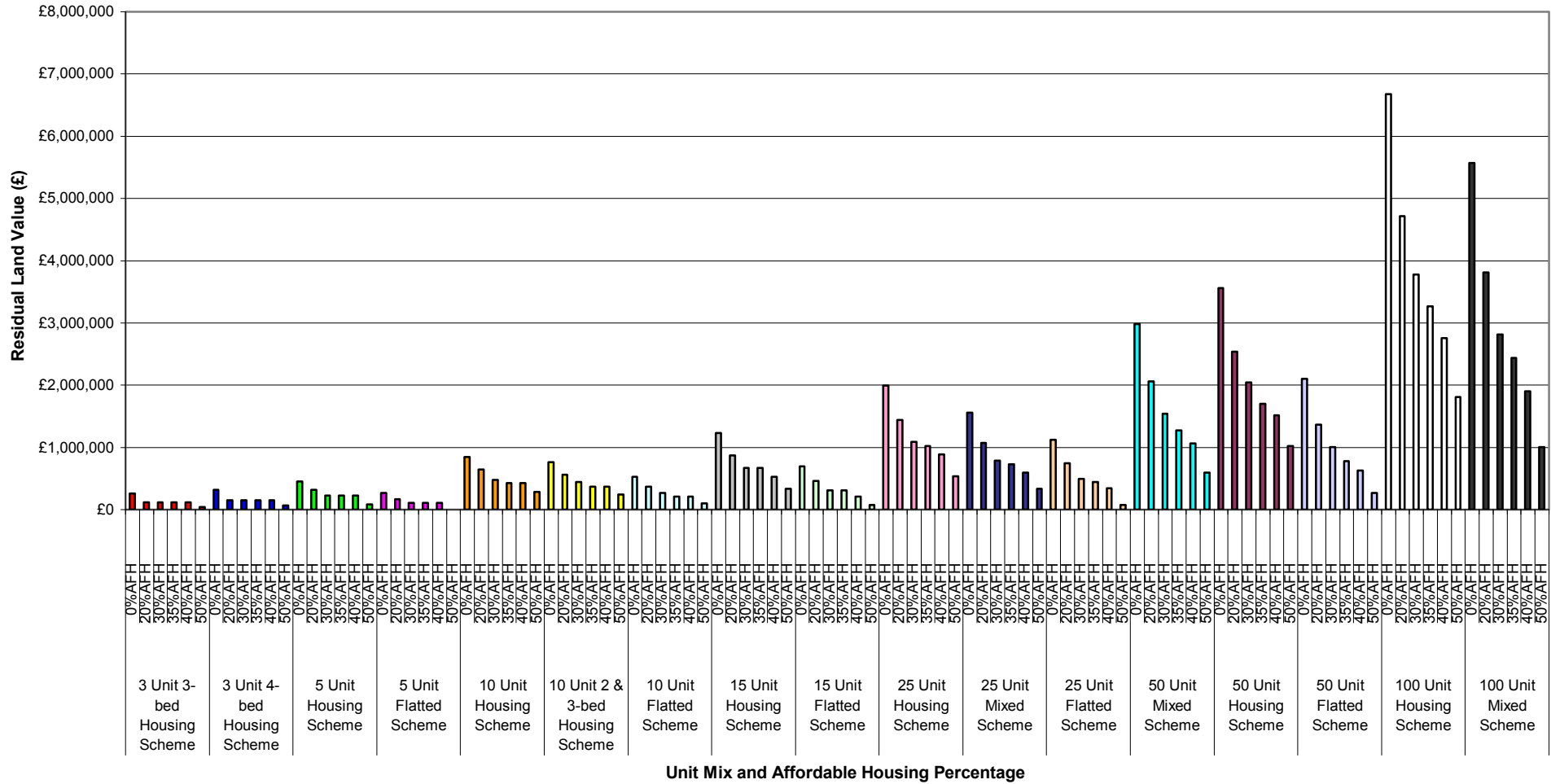
1	2	3	4	5	6	7	8	
Value Point	Number of Units	Scenario	GDV	Development Cost	Developer Profit (@15%)	Finance & Land Costs	Residual Land Price	% Land Residual (of GDV)
Value Point 6	3 Unit 3-bed Housing Scheme	0% Affordable Housing	£816,000	£315,293	£122,400	£112,226	£258,099	31.6%
		20% Affordable Housing	£619,000	£315,293	£86,100	£97,441	£120,167	19.4%
		30% Affordable Housing	£619,000	£315,293	£86,100	£97,441	£120,167	19.4%
		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%
	3 Unit 4-bed Housing Scheme	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%
		30% Affordable Housing	£725,000	£366,795	£101,100	£104,053	£153,052	21.1%
		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%
	5 Unit Housing Scheme	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%
		30% Affordable Housing	£1,106,760	£559,823	£144,166	£177,365	£223,153	20.2%
		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%
	5 Unit Flatted Scheme	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%
		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%
	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%
		30% Affordable Housing	£2,235,200	£1,068,143	£308,352	£357,379	£481,273	21.5%
		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%
	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%
	10 Unit Flatted Scheme	0% Affordable Housing	£1,790,400	£993,750	£224,064	£321,155	£243,888	13.6%
		20% Affordable Housing	£1,506,704	£917,995	£321,600	£352,890	£529,454	24.7%
		30% Affordable Housing	£1,801,552	£917,995	£268,461	£332,079	£371,527	19.5%
		35% Affordable Housing	£1,749,152	£917,995	£240,021	£318,538	£264,420	15.1%
		40% Affordable Housing	£1,659,104	£917,995	£215,322	£311,267	£212,374	12.8%
	15 Unit Housing Scheme	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%
		30% Affordable Housing	£3,233,400	£1,570,740	£438,804	£526,938	£669,042	20.7%
		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%
	15 Unit Flatted Scheme	0% Affordable Housing	£2,738,600	£1,570,740	£338,556	£483,706	£335,230	12.2%
		20% Affordable Housing	£2,844,000	£1,270,445	£441,600	£508,798	£694,231	23.6%
		30% Affordable Housing	£2,591,552	£1,270,445	£367,461	£478,257	£461,128	17.8%
		35% Affordable Housing	£2,371,952	£1,270,445	£320,589	£459,290	£311,979	13.2%
		40% Affordable Housing	£2,219,552	£1,270,445	£292,149	£445,749	£209,097	9.4%
50% Affordable Housing	£2,019,504	£1,270,445	£246,450	£428,749	£73,860	3.7%		

**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**

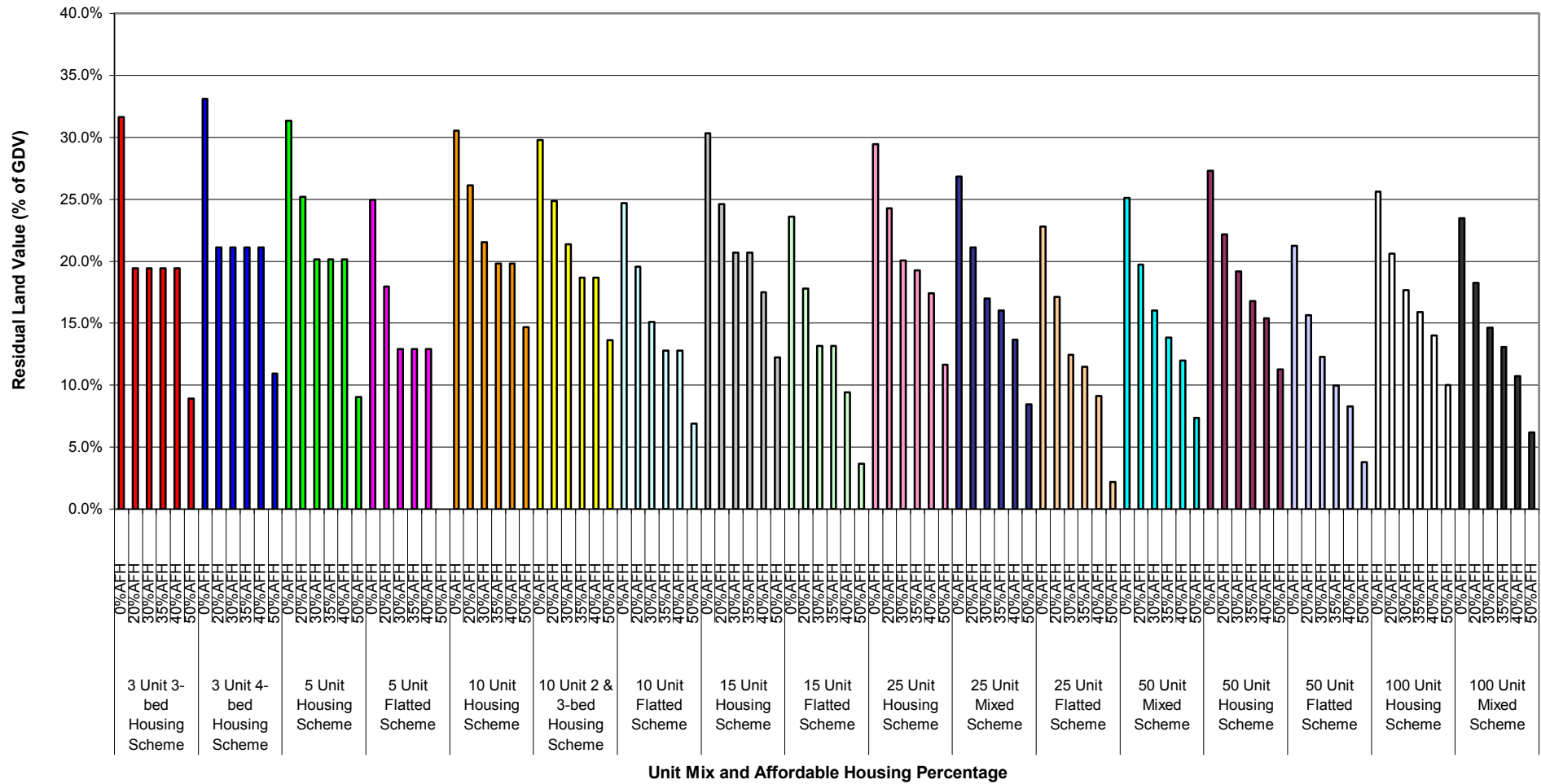
1	2	3	4	5	6	7	8	
Value Point	Number of Units	Scenario	GDV	Development Cost	Developer Profit (@15%)	Finance & Land Costs	Residual Land Price	% Land Residual (of GDV)
Value Point 6	25 Unit Housing Scheme	0% Affordable Housing	£5,784,000	£2,621,715	£1,017,600	£1,064,167	£1,997,298	29.4%
		20% Affordable Housing	£5,953,400	£2,621,715	£846,804	£980,500	£1,444,206	24.3%
		30% Affordable Housing	£5,420,600	£2,621,715	£739,956	£926,532	£1,087,101	20.1%
		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%
	25 Unit Mixed Scheme	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%
		30% Affordable Housing	£4,650,152	£2,330,685	£637,857	£858,173	£790,500	17.0%
		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%
	25 Unit Flatted Scheme	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%
		30% Affordable Housing	£3,980,752	£2,124,512	£542,397	£797,044	£496,127	12.5%
		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	£1,990,232	£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%
		50% Affordable Housing	£8,152,160	£4,803,452	£1,018,474	£1,706,715	£598,579	7.3%
	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	£9,639,600	£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%
50 Unit Flatted Scheme	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%	
	30% Affordable Housing	£8,165,008	£4,270,333	£1,116,300	£1,734,397	£1,002,219	12.3%	
	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	£5,998,064	£4,270,333	£868,012	£1,586,226	£265,289	3.8%	
100 Unit Housing Scheme	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%	
	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%	
100 Unit Mixed Scheme	0% Affordable Housing	£23,737,600	£9,606,903	£3,560,640	£4,765,911	£5,571,981	23.5%	
	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	£2,816,807	14.6%	
	35% Affordable Housing	£18,629,064	£9,606,903	£2,509,936	£3,972,666	£2,437,977	13.1%	
	40% Affordable Housing	£17,770,016	£9,606,903	£2,342,041	£3,837,692	£1,904,045	10.7%	
	50% Affordable Housing	£16,304,320	£9,606,903	£2,036,947	£3,610,756	£1,007,726	6.2%	

Source: Adams Integra, June 2009

**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**



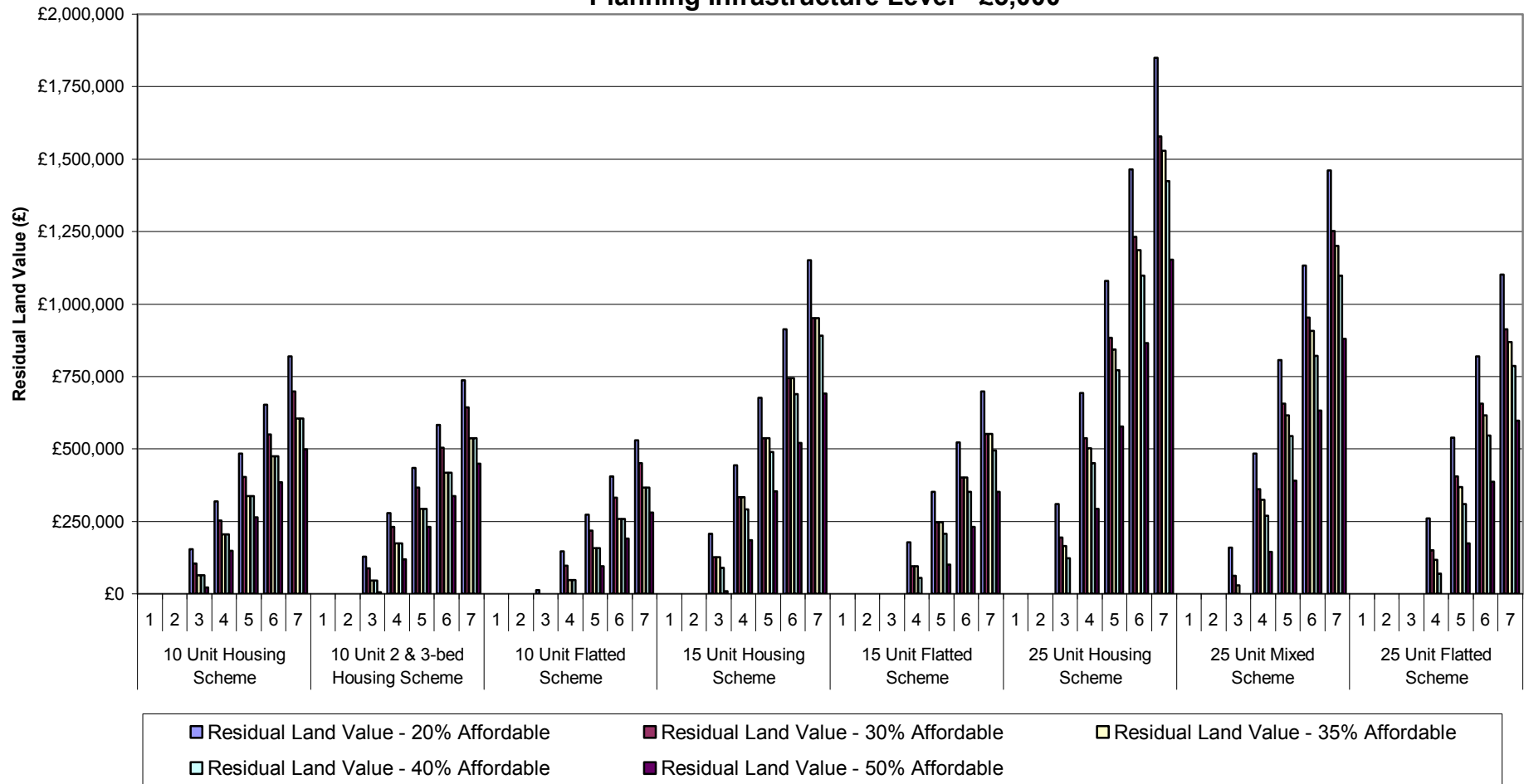
## **Appendix If**

**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**

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

Source: Adams Integra, June 2009

**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  
Planning Infrastructure Level - £5,000**



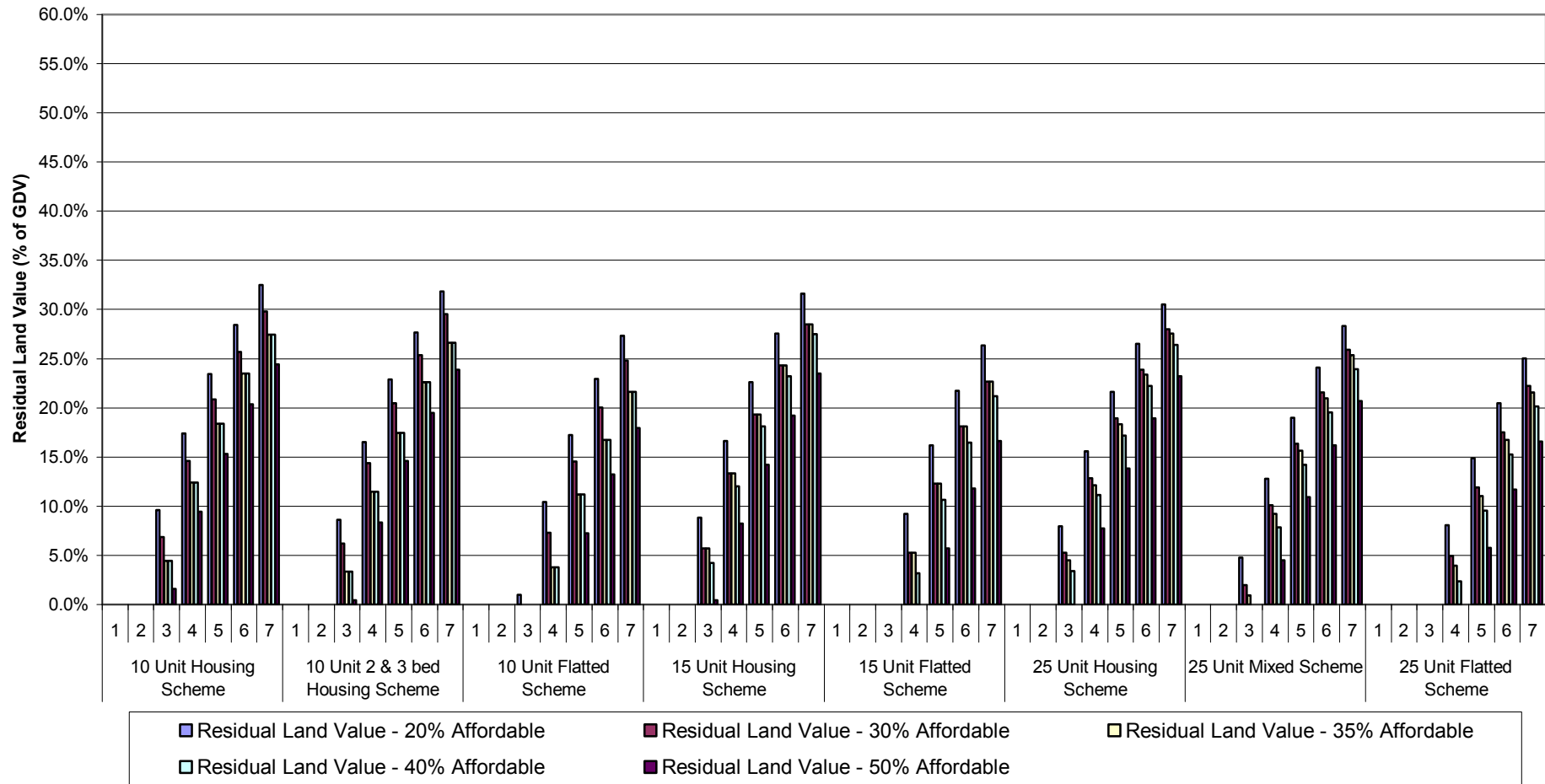
**Table 49a: Summary of Residual Land Value (as % of GDV) Appraisals for All Value Points  
70% General Needs Rent/30% Intermediate Tenure Mix  
With Grant  
Planning Infrastructure Level - £5,000**

Development Scenario / Threshold	Value Point	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
10 Unit Housing Scheme	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%
	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%
10 Unit 2 & 3 bed Housing Scheme	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%
	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%
10 Unit Flatted Scheme	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%
	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%
15 Unit Housing Scheme	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%
	4	16.6%	13.3%	13.3%	12.0%	8.2%
	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%
15 Unit Flatted Scheme	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%
	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%
25 Unit Housing Scheme	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%
	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%
25 Unit Mixed Scheme	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%
	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%
25 Unit Flatted Scheme	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%
	4	8.1%	5.0%	3.9%	2.4%	0.0%
	5	14.9%	11.9%	11.1%	9.5%	5.7%
	6	20.5%	17.5%	16.8%	15.3%	11.7%
	7	25.0%	22.2%	21.6%	20.1%	16.6%

Source: Adams Integra, June 2009



**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**

Development Scenario / Threshold	Value Point	Site Size	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
10 Unit Housing Scheme	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
	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
10 Unit 2 & 3-bed Housing Scheme	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
	4	0.33	£845,249	£699,701	£527,490	£527,490	£362,868
	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
10 Unit Flatted Scheme	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
	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
15 Unit Housing Scheme	1	0.5	£0	£0	£0	£0	£0
	2	0.5	£0	£0	£0	£0	£0
	3	0.5	£412,483	£252,347	£252,347	£181,063	£16,760
	4	0.5	£886,057	£665,891	£665,891	£582,710	£370,019
	5	0.5	£1,352,249	£1,074,188	£1,074,188	£977,973	£707,203
	6	0.5	£1,827,576	£1,489,350	£1,489,350	£1,379,243	£1,041,017
	7	0.5	£2,302,903	£1,904,512	£1,904,512	£1,780,514	£1,382,123
15 Unit Flatted Scheme	1	0.2	£0	£0	£0	£0	£0
	2	0.2	£0	£0	£0	£0	£0
	3	0.2	£0	£0	£0	£0	£0
	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
25 Unit Housing Scheme	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
	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
25 Unit Mixed Scheme	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
	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
25 Unit Flatted Scheme	1	0.33	£0	£0	£0	£0	£0
	2	0.33	£0	£0	£0	£0	£0
	3	0.33	£0	£0	£0	£0	£0
	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

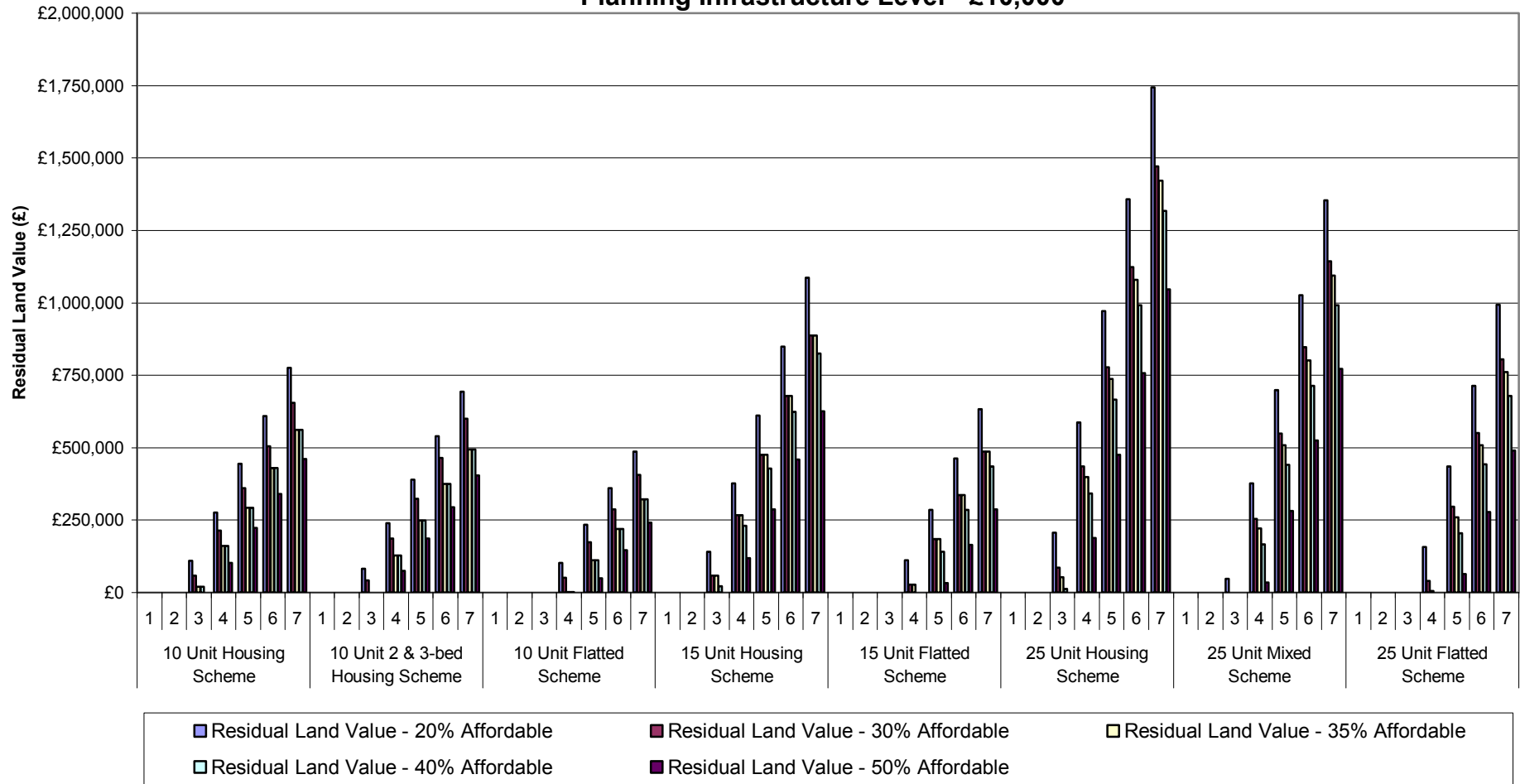
Source: Adams Integra, June 2009

**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**

Development Scenario / Threshold	Value Point	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
10 Unit Housing Scheme	1	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0
	3	£109,382	£59,401	£19,607	£19,607	£0
	4	£275,727	£213,581	£161,413	£161,413	£102,251
	5	£445,354	£360,099	£293,308	£293,308	£224,149
	6	£608,641	£505,665	£430,046	£430,046	£340,058
	7	£776,519	£654,943	£560,940	£560,940	£460,495
10 Unit 2 & 3-bed Housing Scheme	1	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0
	3	£82,087	£42,293	£0	£0	£0
	4	£239,762	£185,980	£128,697	£128,697	£74,371
	5	£390,212	£323,421	£249,733	£249,733	£186,715
	6	£539,882	£464,620	£374,631	£374,631	£293,745
	7	£693,575	£599,572	£494,379	£494,379	£404,547
10 Unit Flatted Scheme	1	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0
	3	£0	£0	£0	£0	£0
	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
15 Unit Housing Scheme	1	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0
	3	£140,262	£58,111	£58,111	£22,469	£0
	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
15 Unit Flatted Scheme	1	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0
	3	£0	£0	£0	£0	£0
	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
25 Unit Housing Scheme	1	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0
	3	£206,791	£85,882	£53,441	£11,900	£0
	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
25 Unit Mixed Scheme	1	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0
	3	£47,350	£0	£0	£0	£0
	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
25 Unit Flatted Scheme	1	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0
	3	£0	£0	£0	£0	£0
	4	£156,741	£39,511	£6,183	£0	£0
	5	£436,215	£296,975	£260,431	£205,285	£63,813
	6	£712,964	£549,897	£509,557	£443,478	£278,713
	7	£994,210	£805,881	£761,367	£678,748	£490,418

Source: Adams Integra, June 2009

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

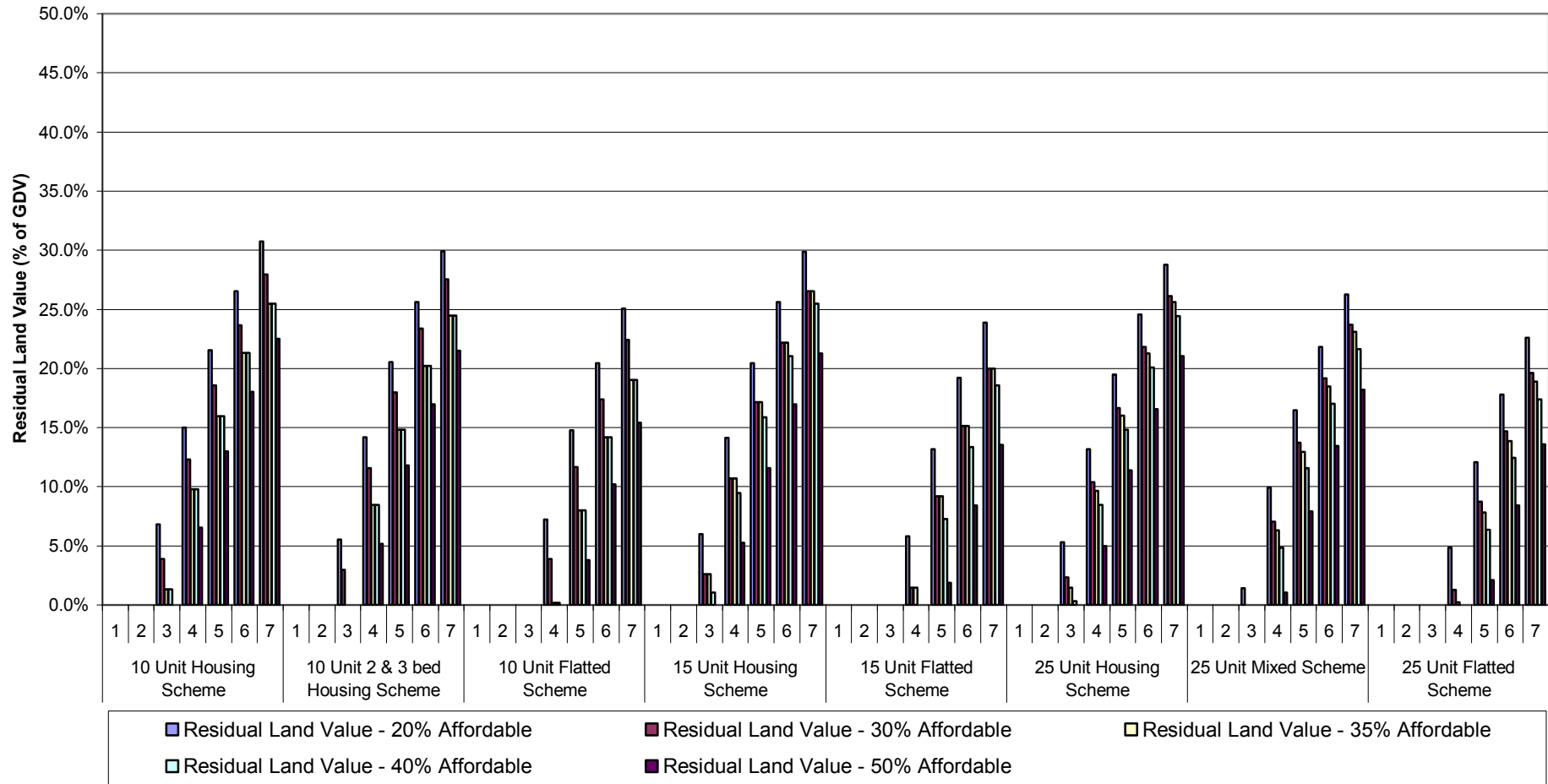


**Table 50a: Summary of Residual Land Value (as % of GDV) Appraisals for All Value Points  
70% General Needs Rent/30% Intermediate Tenure Mix  
With Grant  
Planning Infrastructure Level - £10,000**

Development Scenario / Threshold	Value Point	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
10 Unit Housing Scheme	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%	1.3%	1.3%	0.0%
	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%
10 Unit 2 & 3 bed Housing Scheme	1	0.0%	0.0%	0.0%	0.0%	0.0%
	2	0.0%	0.0%	0.0%	0.0%	0.0%
	3	5.6%	3.0%	0.0%	0.0%	0.0%
	4	14.2%	11.6%	8.5%	8.5%	5.2%
	5	20.6%	18.0%	14.8%	14.8%	11.8%
	6	25.6%	23.4%	20.2%	20.2%	17.0%
	7	29.9%	27.5%	24.5%	24.5%	21.5%
10 Unit Flatted Scheme	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%
	4	7.2%	3.9%	0.2%	0.2%	0.0%
	5	14.8%	11.7%	8.0%	8.0%	3.8%
	6	20.5%	17.4%	14.2%	14.2%	10.2%
	7	25.1%	22.4%	19.0%	19.0%	15.4%
15 Unit Housing Scheme	1	0.0%	0.0%	0.0%	0.0%	0.0%
	2	0.0%	0.0%	0.0%	0.0%	0.0%
	3	6.0%	2.6%	2.6%	1.0%	0.0%
	4	14.1%	10.7%	10.7%	9.5%	5.3%
	5	20.4%	17.2%	17.2%	15.9%	11.6%
	6	25.6%	22.2%	22.2%	21.0%	17.0%
	7	29.8%	26.5%	26.5%	25.5%	21.3%
15 Unit Flatted Scheme	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%
	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%
25 Unit Housing Scheme	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%
	4	13.2%	10.4%	9.7%	8.5%	5.0%
	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%
25 Unit Mixed Scheme	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%
	4	9.9%	7.1%	6.3%	4.8%	1.1%
	5	16.5%	13.7%	12.9%	11.6%	7.9%
	6	21.8%	19.2%	18.5%	17.0%	13.5%
	7	26.3%	23.7%	23.1%	21.6%	18.2%
25 Unit Flatted Scheme	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%
	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%

Source: Adams Integra, June 2009

**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**

Development Scenario / Threshold	Value Point	Site Size	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
10 Unit Housing Scheme	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
	4	0.33	£835,537	£647,216	£489,131	£489,131	£309,852
	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
10 Unit 2 & 3-bed Housing Scheme	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
	4	0.33	£726,552	£563,576	£389,990	£389,990	£225,368
	5	0.33	£1,182,461	£980,064	£756,768	£756,768	£565,802
	6	0.33	£1,636,006	£1,407,938	£1,135,246	£1,135,246	£890,136
	7	0.33	£2,101,742	£1,816,886	£1,498,119	£1,498,119	£1,225,901
10 Unit Flatted Scheme	1	0.13	£0	£0	£0	£0	£0
	2	0.13	£0	£0	£0	£0	£0
	3	0.13	£0	£0	£0	£0	£0
	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
15 Unit Housing Scheme	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
	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
15 Unit Flatted Scheme	1	0.2	£0	£0	£0	£0	£0
	2	0.2	£0	£0	£0	£0	£0
	3	0.2	£0	£0	£0	£0	£0
	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
25 Unit Housing Scheme	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
	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
25 Unit Mixed Scheme	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
	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
25 Unit Flatted Scheme	1	0.33	£0	£0	£0	£0	£0
	2	0.33	£0	£0	£0	£0	£0
	3	0.33	£0	£0	£0	£0	£0
	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

Source: Adams Integra, June 2009

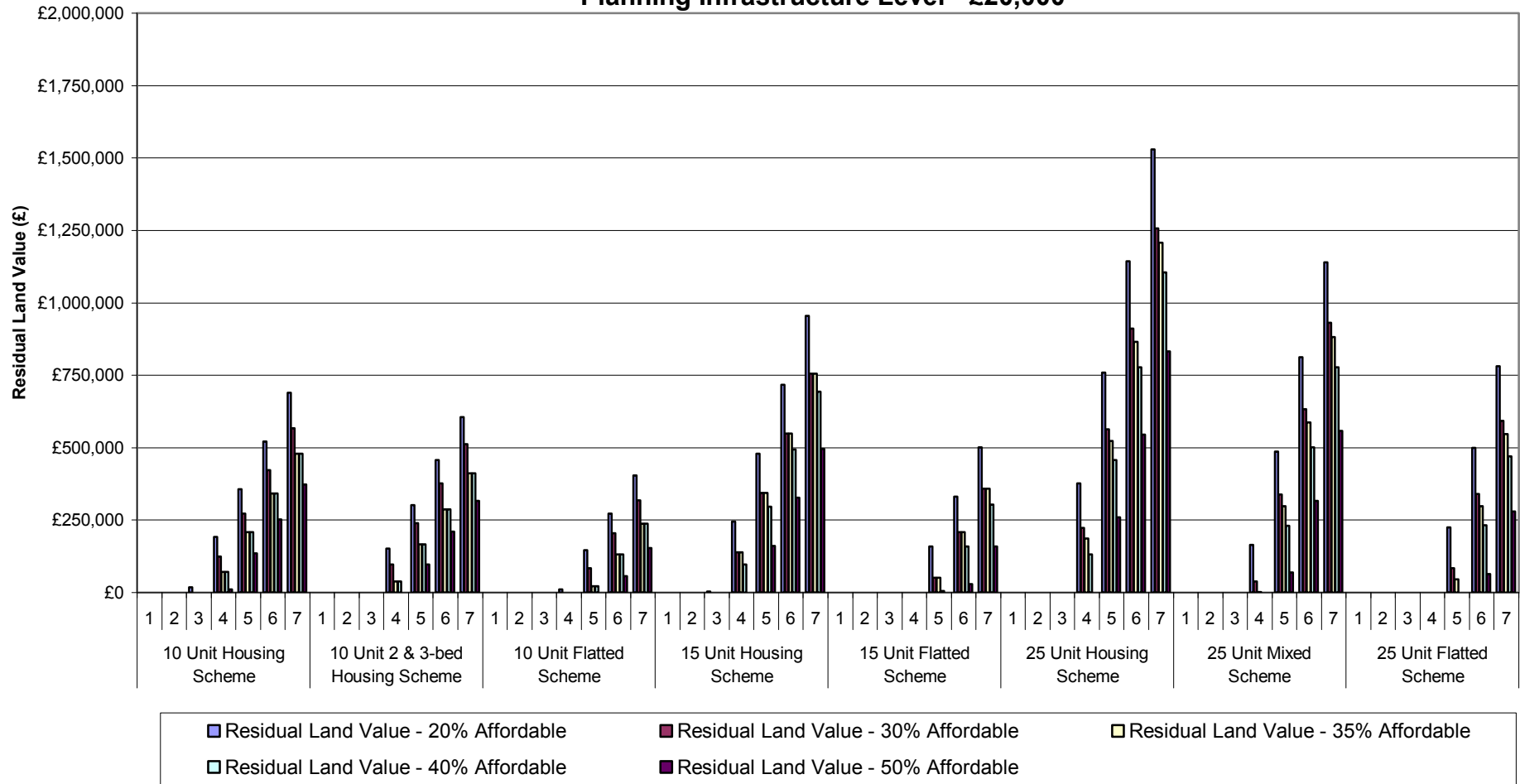
**Table 51: Summary of Residual Land Value (£) Appraisals for  
All Value Points  
70% General Needs Rent/30% Intermediate Tenure Mix  
With Grant  
Planning Infrastructure Level - £20,000**

Development Scenario / Threshold	Value Point	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
10 Unit Housing Scheme	1	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0
	3	£18,632	£0	£0	£0	£0
	4	£191,570	£124,989	£70,663	£70,663	£11,501
	5	£357,326	£272,072	£209,514	£209,514	£135,663
	6	£521,521	£422,905	£342,018	£342,018	£252,030
	7	£689,399	£567,823	£478,756	£478,756	£372,467
10 Unit 2 & 3-bed Housing Scheme	1	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0
	3	£0	£0	£0	£0	£0
	4	£151,434	£97,109	£37,947	£37,947	£0
	5	£302,185	£240,247	£166,707	£166,707	£97,851
	6	£457,478	£376,592	£286,604	£286,604	£209,959
	7	£606,455	£512,452	£411,502	£411,502	£316,520
10 Unit Flatted Scheme	1	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0
	3	£0	£0	£0	£0	£0
	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
15 Unit Housing Scheme	1	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0
	3	£4,137	£0	£0	£0	£0
	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
15 Unit Flatted Scheme	1	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0
	3	£0	£0	£0	£0	£0
	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
25 Unit Housing Scheme	1	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0
	3	£0	£0	£0	£0	£0
	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
25 Unit Mixed Scheme	1	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0
	3	£0	£0	£0	£0	£0
	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
25 Unit Flatted Scheme	1	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0
	3	£0	£0	£0	£0	£0
	4	£0	£0	£0	£0	£0
	5	£224,934	£83,660	£45,986	£0	£0
	6	£499,364	£339,800	£299,040	£232,347	£64,833
	7	£780,610	£592,281	£547,767	£469,993	£279,702

Source: Adams Integra, June 2009



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

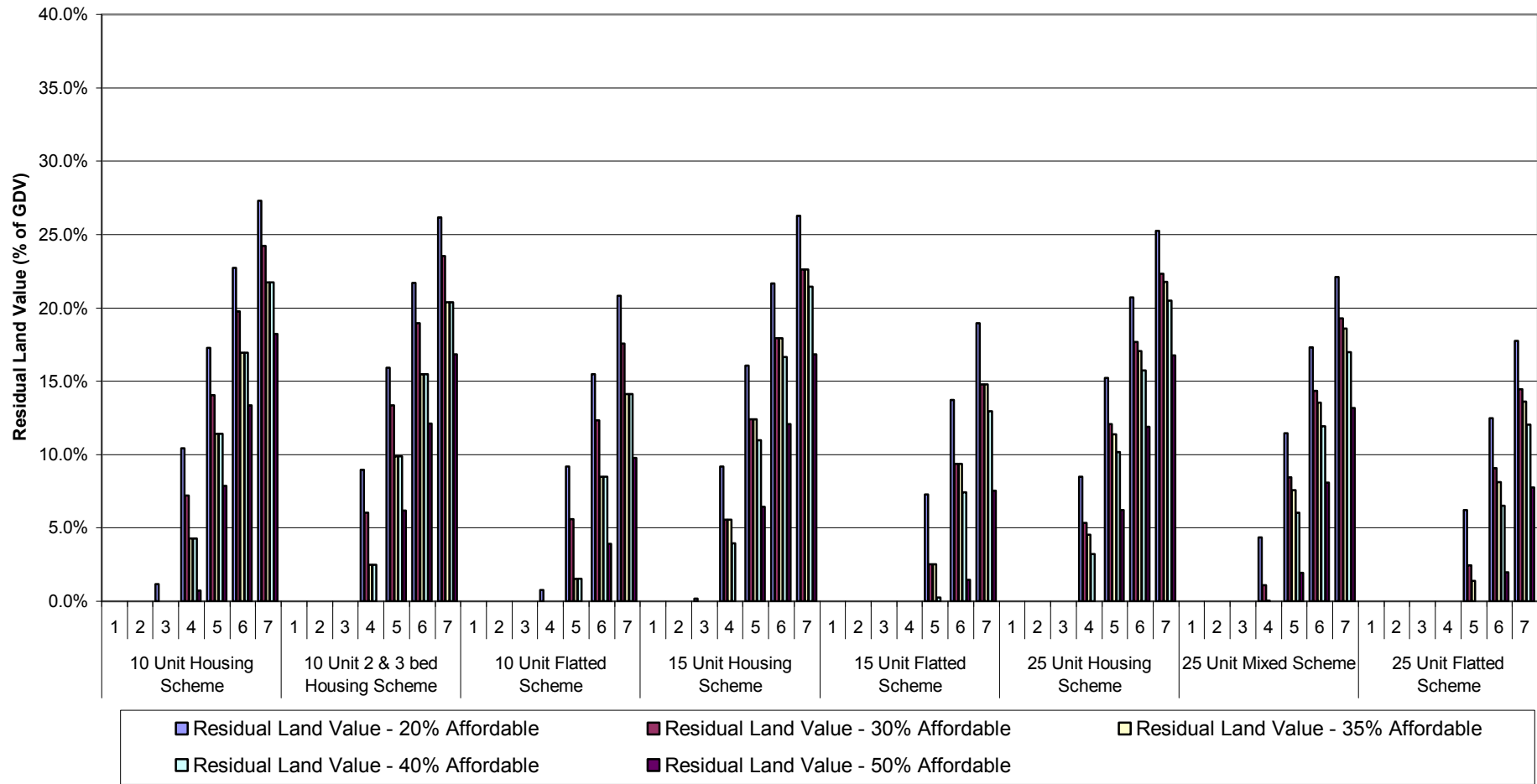


**Table 51a: Summary of Residual Land Value (as % of GDV) Appraisals for All Value Points  
70% General Needs Rent/30% Intermediate Tenure Mix  
With Grant  
Planning Infrastructure Level - £20,000**

Development Scenario / Threshold	Value Point	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
10 Unit Housing Scheme	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%
	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%
10 Unit 2 & 3 bed Housing Scheme	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%
	4	9.0%	6.0%	2.5%	2.5%	0.0%
	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%
10 Unit Flatted Scheme	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%
	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%
15 Unit Housing Scheme	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%
	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%
15 Unit Flatted Scheme	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%
	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%
25 Unit Housing Scheme	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%
	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%
25 Unit Mixed Scheme	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%
	4	4.4%	1.1%	0.0%	0.0%	0.0%
	5	11.4%	8.5%	7.6%	6.0%	1.9%
	6	17.3%	14.3%	13.6%	11.9%	8.1%
	7	22.1%	19.3%	18.6%	17.0%	13.2%
25 Unit Flatted Scheme	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%
	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%

Source: Adams Integra, June 2009

**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**

Development Scenario / Threshold	Value Point	Site Size	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
10 Unit Housing Scheme	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
	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
10 Unit 2 & 3-bed Housing Scheme	1	0.33	£0	£0	£0	£0	£0
	2	0.33	£0	£0	£0	£0	£0
	3	0.33	£0	£0	£0	£0	£0
	4	0.33	£458,891	£294,269	£114,990	£114,990	£0
	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
10 Unit Flatted Scheme	1	0.13	£0	£0	£0	£0	£0
	2	0.13	£0	£0	£0	£0	£0
	3	0.13	£0	£0	£0	£0	£0
	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
15 Unit Housing Scheme	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
	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
15 Unit Flatted Scheme	1	0.2	£0	£0	£0	£0	£0
	2	0.2	£0	£0	£0	£0	£0
	3	0.2	£0	£0	£0	£0	£0
	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
25 Unit Housing Scheme	1	0.83	£0	£0	£0	£0	£0
	2	0.83	£0	£0	£0	£0	£0
	3	0.83	£0	£0	£0	£0	£0
	4	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
25 Unit Mixed Scheme	1	0.5	£0	£0	£0	£0	£0
	2	0.5	£0	£0	£0	£0	£0
	3	0.5	£0	£0	£0	£0	£0
	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
25 Unit Flatted Scheme	1	0.33	£0	£0	£0	£0	£0
	2	0.33	£0	£0	£0	£0	£0
	3	0.33	£0	£0	£0	£0	£0
	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

Source: Adams Integra, June 2009

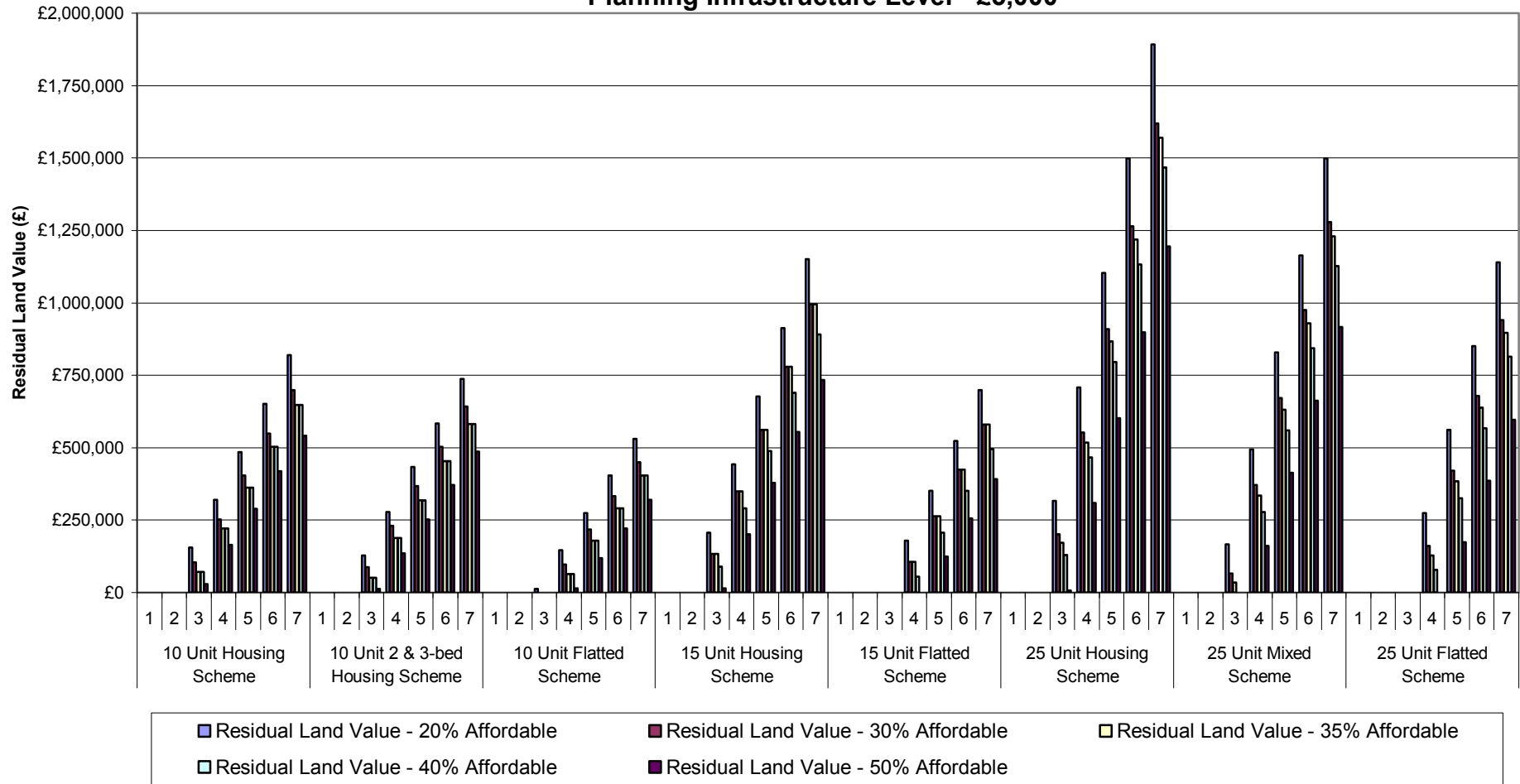
## **Appendix IIg**

**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**

Development Scenario / Threshold	Value Point	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
10 Unit Housing Scheme	1	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0
	3	£154,757	£104,776	£71,698	£71,698	£29,340
	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
10 Unit 2 & 3-bed Housing Scheme	1	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0
	3	£127,462	£87,668	£52,026	£52,026	£12,233
	4	£278,932	£230,901	£188,453	£188,453	£136,031
	5	£434,226	£367,435	£318,826	£318,826	£252,035
	6	£583,442	£503,390	£453,007	£453,007	£372,120
	7	£737,135	£643,132	£581,133	£581,133	£487,131
10 Unit Flatted Scheme	1	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0
	3	£11,945	£0	£0	£0	£0
	4	£147,110	£97,494	£63,512	£63,512	£13,896
	5	£273,807	£217,747	£179,716	£179,716	£119,203
	6	£404,917	£332,127	£290,565	£290,565	£222,265
	7	£530,501	£450,906	£405,044	£405,044	£319,922
15 Unit Housing Scheme	1	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0
	3	£206,242	£132,889	£132,889	£90,531	£15,096
	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
15 Unit Flatted Scheme	1	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0
	3	£0	£0	£0	£0	£0
	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
25 Unit Housing Scheme	1	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0
	3	£316,914	£201,680	£171,277	£129,736	£6,738
	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
25 Unit Mixed Scheme	1	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0
	3	£165,812	£66,453	£34,012	£0	£0
	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
25 Unit Flatted Scheme	1	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0
	3	£0	£0	£0	£0	£0
	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

Source: Adams Integra, June 2009

**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  
Planning Infrastructure Level - £5,000**



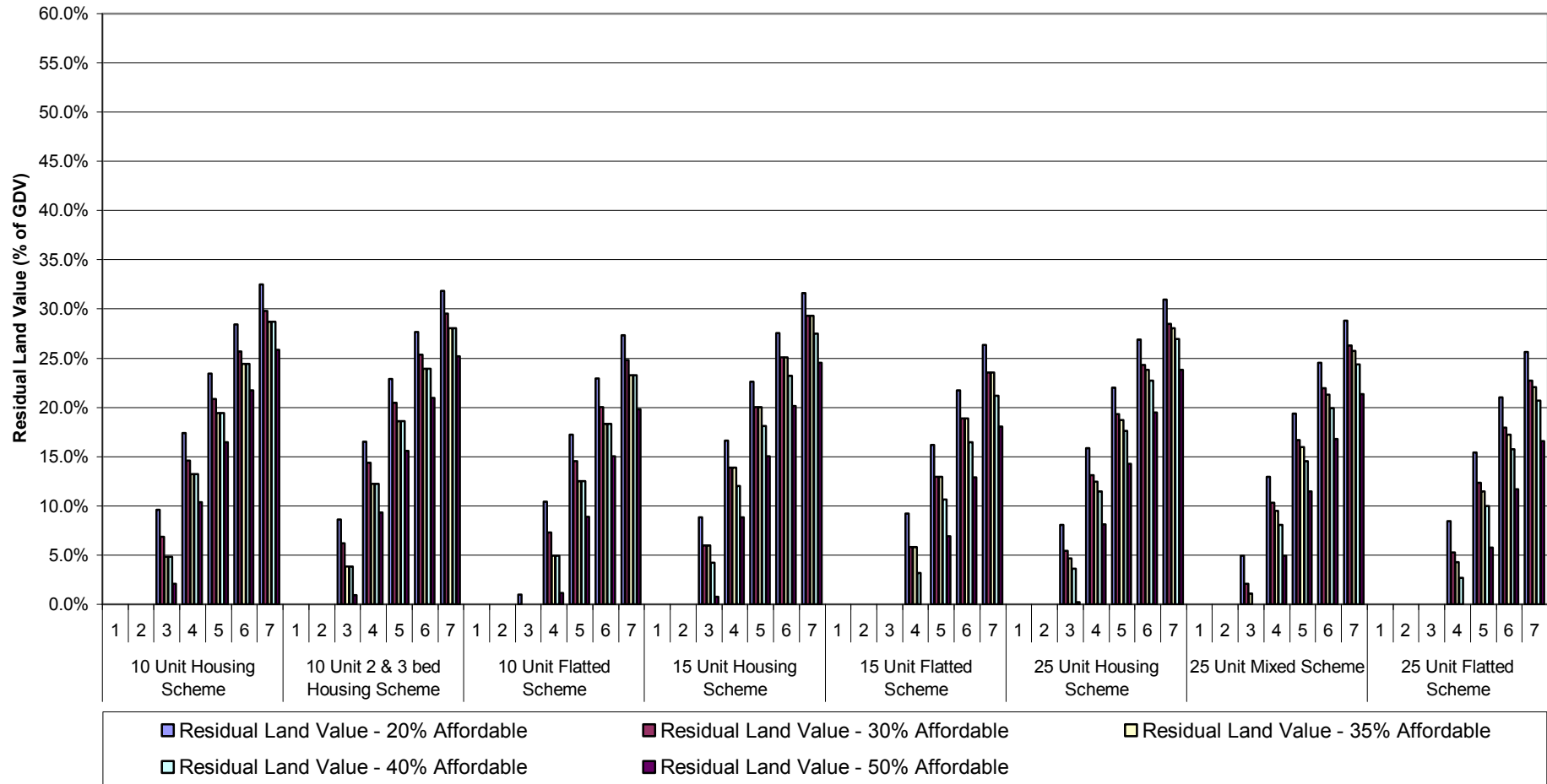
**Table 52a: Summary of Residual Land Value (as % of GDV) Appraisals for All Value Points  
60% General Needs Rent/40% Intermediate Tenure Mix  
With Grant  
Planning Infrastructure Level - £5,000**

Development Scenario / Threshold	Value Point	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
10 Unit Housing Scheme	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%
	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%
10 Unit 2 & 3 bed Housing Scheme	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%	3.8%	3.8%	0.9%
	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%
10 Unit Flatted Scheme	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%
	4	10.4%	7.3%	5.0%	5.0%	1.2%
	5	17.2%	14.5%	12.5%	12.5%	8.9%
	6	22.9%	20.1%	18.3%	18.3%	15.0%
	7	27.3%	24.8%	23.3%	23.3%	19.8%
15 Unit Housing Scheme	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%
	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%
15 Unit Flatted Scheme	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%
	4	9.2%	5.8%	5.8%	3.2%	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%
25 Unit Housing Scheme	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%
	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%
25 Unit Mixed Scheme	1	0.0%	0.0%	0.0%	0.0%	0.0%
	2	0.0%	0.0%	0.0%	0.0%	0.0%
	3	5.0%	2.1%	1.1%	0.0%	0.0%
	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%
25 Unit Flatted Scheme	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%
	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	25.6%	22.7%	22.1%	20.7%	16.6%

Source: Adams Integra, June 2009



**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**

Development Scenario / Threshold	Value Point	Site Size	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
10 Unit Housing Scheme	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
	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
10 Unit 2 & 3-bed Housing Scheme	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
	4	0.33	£845,249	£699,701	£571,070	£571,070	£412,216
	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
10 Unit Flatted Scheme	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
	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
15 Unit Housing Scheme	1	0.5	£0	£0	£0	£0	£0
	2	0.5	£0	£0	£0	£0	£0
	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
15 Unit Flatted Scheme	1	0.2	£0	£0	£0	£0	£0
	2	0.2	£0	£0	£0	£0	£0
	3	0.2	£0	£0	£0	£0	£0
	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
25 Unit Housing Scheme	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
	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
25 Unit Mixed Scheme	1	0.5	£0	£0	£0	£0	£0
	2	0.5	£0	£0	£0	£0	£0
	3	0.5	£331,624	£132,905	£68,024	£0	£0
	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
25 Unit Flatted Scheme	1	0.33	£0	£0	£0	£0	£0
	2	0.33	£0	£0	£0	£0	£0
	3	0.33	£0	£0	£0	£0	£0
	4	0.33	£832,799	£488,283	£387,292	£239,839	£0
	5	0.33	£1,700,098	£1,275,814	£1,165,074	£985,398	£525,189
	6	0.33	£2,575,983	£2,056,570	£1,934,326	£1,720,233	£1,171,591
	7	0.33	£3,451,868	£2,850,479	£2,715,590	£2,465,227	£1,809,752

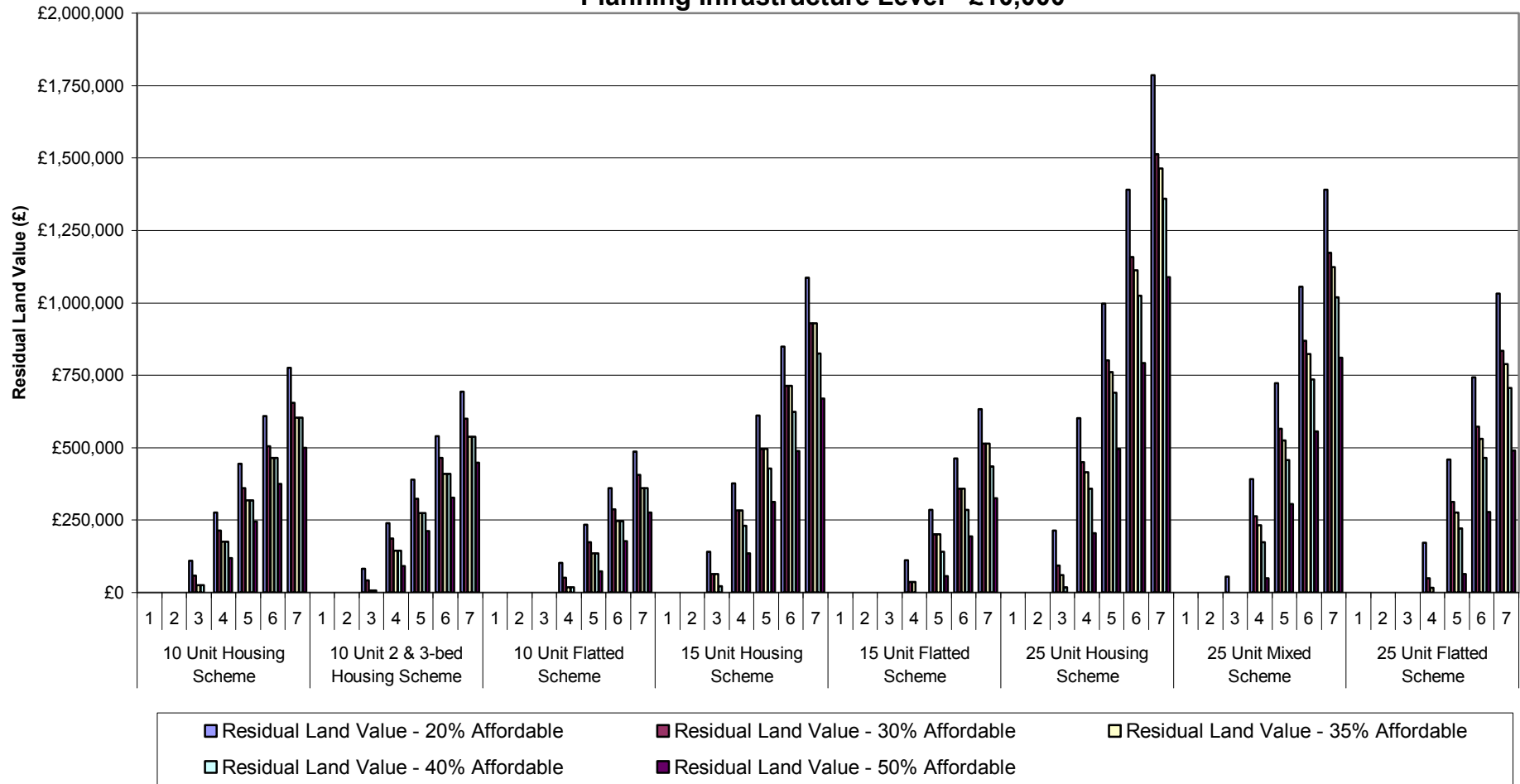
Source: Adams Integra, June 2009

**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**

Development Scenario / Threshold	Value Point	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
10 Unit Housing Scheme	1	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0
	3	£109,382	£59,401	£26,323	£26,323	£0
	4	£275,727	£213,581	£175,921	£175,921	£118,536
	5	£445,354	£360,099	£318,387	£318,387	£244,700
	6	£608,641	£505,665	£464,408	£464,408	£374,419
	7	£776,519	£654,943	£604,134	£604,134	£498,941
10 Unit 2 & 3-bed Housing Scheme	1	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0
	3	£82,087	£42,293	£6,651	£6,651	£0
	4	£239,762	£185,980	£144,982	£144,982	£90,656
	5	£390,212	£323,421	£274,812	£274,812	£212,311
	6	£539,882	£464,620	£408,993	£408,993	£328,107
	7	£693,575	£599,572	£537,573	£537,573	£448,191
10 Unit Flatted Scheme	1	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0
	3	£0	£0	£0	£0	£0
	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
15 Unit Housing Scheme	1	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0
	3	£140,262	£64,827	£64,827	£22,469	£0
	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
15 Unit Flatted Scheme	1	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0
	3	£0	£0	£0	£0	£0
	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
25 Unit Housing Scheme	1	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0
	3	£213,311	£92,468	£60,027	£18,486	£0
	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
25 Unit Mixed Scheme	1	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0
	3	£54,562	£0	£0	£0	£0
	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
25 Unit Flatted Scheme	1	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0
	3	£0	£0	£0	£0	£0
	4	£172,073	£49,884	£16,556	£0	£0
	5	£458,964	£313,106	£276,562	£221,749	£63,813
	6	£743,274	£571,868	£531,528	£465,678	£278,713
	7	£1,032,316	£833,858	£789,345	£706,725	£490,418

Source: Adams Integra, June 2009

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

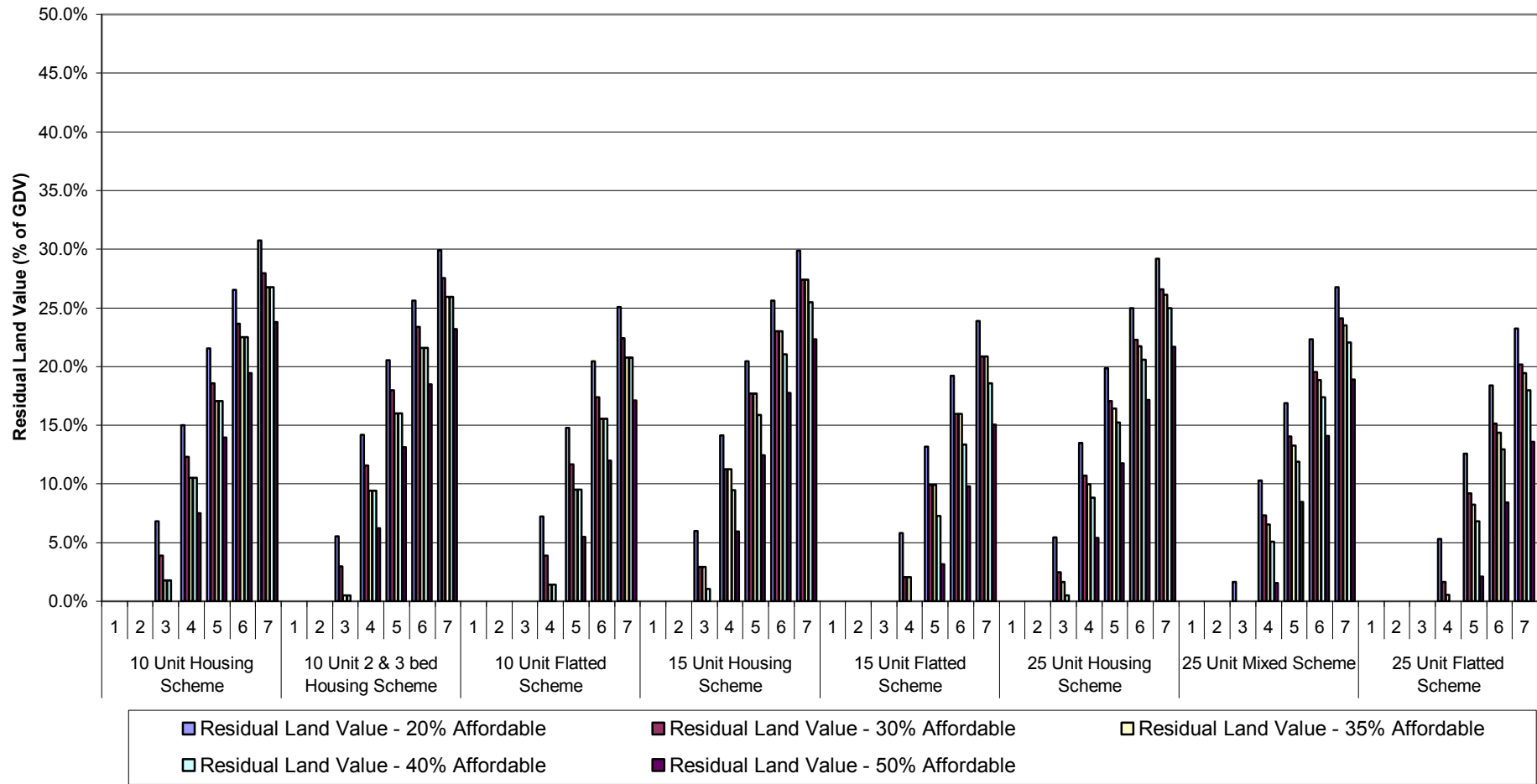


**Table 53a: Summary of Residual Land Value (as % of GDV) Appraisals for All Value Points  
60% General Needs Rent/40% Intermediate Tenure Mix  
With Grant  
Planning Infrastructure Level - £10,000**

Development Scenario / Threshold	Value Point	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
10 Unit Housing Scheme	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%
	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%
10 Unit 2 & 3 bed Housing Scheme	1	0.0%	0.0%	0.0%	0.0%	0.0%
	2	0.0%	0.0%	0.0%	0.0%	0.0%
	3	5.6%	3.0%	0.5%	0.5%	0.0%
	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%
10 Unit Flatted Scheme	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%
	4	7.2%	3.9%	1.4%	1.4%	0.0%
	5	14.8%	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%
15 Unit Housing Scheme	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%
	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%
15 Unit Flatted Scheme	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%
	4	5.8%	2.1%	2.1%	0.0%	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%
25 Unit Housing Scheme	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%
	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%
25 Unit Mixed Scheme	1	0.0%	0.0%	0.0%	0.0%	0.0%
	2	0.0%	0.0%	0.0%	0.0%	0.0%
	3	1.6%	0.0%	0.0%	0.0%	0.0%
	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%
25 Unit Flatted Scheme	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%
	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	23.2%	20.2%	19.4%	18.0%	13.6%

Source: Adams Integra, June 2009

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



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

Development Scenario / Threshold	Value Point	Site Size	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
10 Unit Housing Scheme	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
	4	0.33	£835,537	£647,216	£533,095	£533,095	£359,201
	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
10 Unit 2 & 3-bed Housing Scheme	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
	4	0.33	£726,552	£563,576	£439,338	£439,338	£274,716
	5	0.33	£1,182,461	£980,064	£832,765	£832,765	£643,366
	6	0.33	£1,636,006	£1,407,938	£1,239,372	£1,239,372	£994,262
	7	0.33	£2,101,742	£1,816,886	£1,629,010	£1,629,010	£1,358,156
10 Unit Flatted Scheme	1	0.13	£0	£0	£0	£0	£0
	2	0.13	£0	£0	£0	£0	£0
	3	0.13	£0	£0	£0	£0	£0
	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
15 Unit Housing Scheme	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
	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
15 Unit Flatted Scheme	1	0.2	£0	£0	£0	£0	£0
	2	0.2	£0	£0	£0	£0	£0
	3	0.2	£0	£0	£0	£0	£0
	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
25 Unit Housing Scheme	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
	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
25 Unit Mixed Scheme	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
	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
25 Unit Flatted Scheme	1	0.33	£0	£0	£0	£0	£0
	2	0.33	£0	£0	£0	£0	£0
	3	0.33	£0	£0	£0	£0	£0
	4	0.33	£521,435	£151,162	£50,171	£0	£0
	5	0.33	£1,390,800	£948,806	£838,067	£671,966	£193,372
	6	0.33	£2,252,347	£1,732,934	£1,610,690	£1,411,145	£844,583
	7	0.33	£3,128,232	£2,526,843	£2,391,953	£2,141,591	£1,486,115

Source: Adams Integra, June 2009

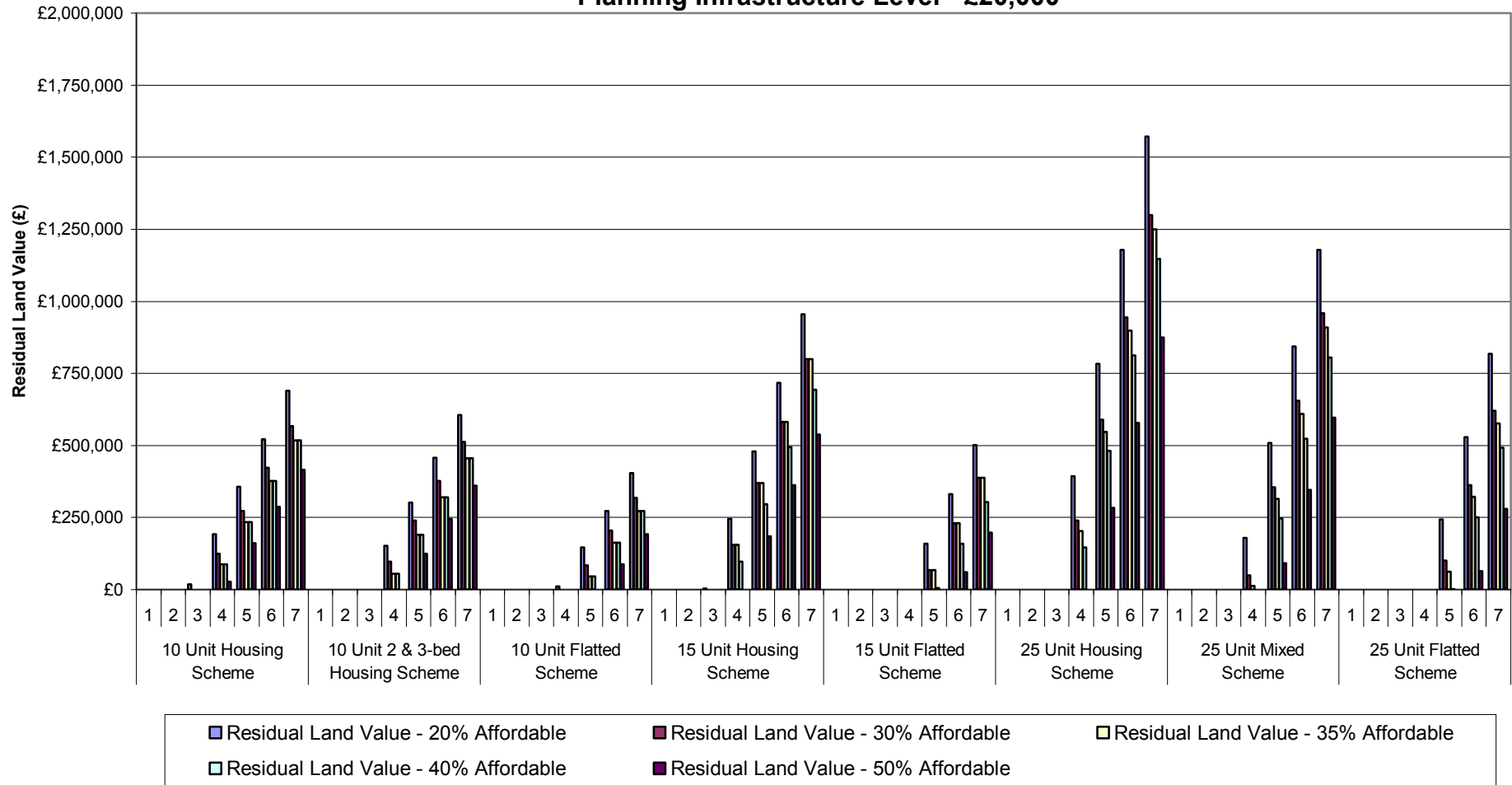
**Table 54: Summary of Residual Land Value (£) Appraisals for  
All Value Points  
60% General Needs Rent/40% Intermediate Tenure Mix  
With Grant  
Planning Infrastructure Level - £20,000**

Development Scenario / Threshold	Value Point	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
10 Unit Housing Scheme	1	£0	£0	£0	£0	£0
	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	£517,014	£416,111
10 Unit 2 & 3-bed Housing Scheme	1	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0
	3	£0	£0	£0	£0	£0
	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
10 Unit Flatted Scheme	1	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0
	3	£0	£0	£0	£0	£0
	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
15 Unit Housing Scheme	1	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0
	3	£4,137	£0	£0	£0	£0
	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
15 Unit Flatted Scheme	1	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0
	3	£0	£0	£0	£0	£0
	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
25 Unit Housing Scheme	1	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0
	3	£0	£0	£0	£0	£0
	4	£392,595	£239,792	£202,859	£146,887	£0
	5	£783,059	£588,302	£547,817	£481,256	£284,471
	6	£1,177,569	£944,079	£898,922	£811,578	£578,088
	7	£1,572,080	£1,299,855	£1,250,027	£1,146,862	£874,637
25 Unit Mixed Scheme	1	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0
	3	£0	£0	£0	£0	£0
	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
25 Unit Flatted Scheme	1	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0
	3	£0	£0	£0	£0	£0
	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

Source: Adams Integra, June 2009



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

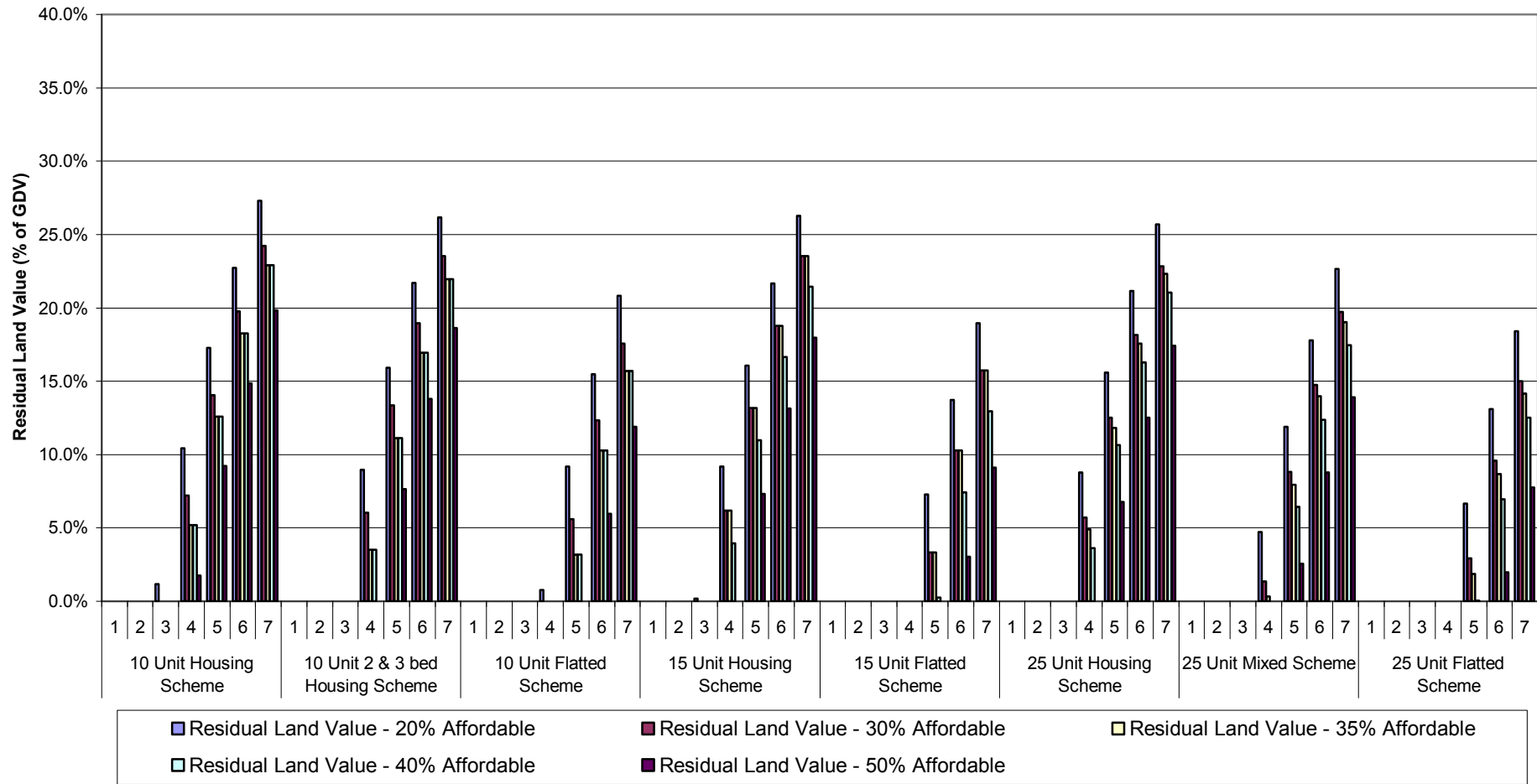


**Table 54a: Summary of Residual Land Value (as % of GDV) Appraisals for All Value Points  
60% General Needs Rent/40% Intermediate Tenure Mix  
With Grant  
Planning Infrastructure Level - £20,000**

Development Scenario / Threshold	Value Point	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
10 Unit Housing Scheme	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%
	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%
10 Unit 2 & 3 bed Housing Scheme	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%
	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%
10 Unit Flatted Scheme	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%
	4	0.8%	0.0%	0.0%	0.0%	0.0%
	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%
15 Unit Housing Scheme	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%
	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%
15 Unit Flatted Scheme	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%
	4	0.0%	0.0%	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%
25 Unit Housing Scheme	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%
	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%
25 Unit Mixed Scheme	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%
	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%
25 Unit Flatted Scheme	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%
	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	18.4%	15.0%	14.2%	12.5%	7.8%

Source: Adams Integra, June 2009

**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**

Development Scenario / Threshold	Value Point	Site Size	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
10 Unit Housing Scheme	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
	4	0.33	£580,514	£378,753	£263,480	£263,480	£84,201
	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
10 Unit 2 & 3-bed Housing Scheme	1	0.33	£0	£0	£0	£0	£0
	2	0.33	£0	£0	£0	£0	£0
	3	0.33	£0	£0	£0	£0	£0
	4	0.33	£458,891	£294,269	£164,338	£164,338	£0
	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
10 Unit Flatted Scheme	1	0.13	£0	£0	£0	£0	£0
	2	0.13	£0	£0	£0	£0	£0
	3	0.13	£0	£0	£0	£0	£0
	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
15 Unit Housing Scheme	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
	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
15 Unit Flatted Scheme	1	0.2	£0	£0	£0	£0	£0
	2	0.2	£0	£0	£0	£0	£0
	3	0.2	£0	£0	£0	£0	£0
	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
25 Unit Housing Scheme	1	0.83	£0	£0	£0	£0	£0
	2	0.83	£0	£0	£0	£0	£0
	3	0.83	£0	£0	£0	£0	£0
	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
25 Unit Mixed Scheme	1	0.5	£0	£0	£0	£0	£0
	2	0.5	£0	£0	£0	£0	£0
	3	0.5	£0	£0	£0	£0	£0
	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
25 Unit Flatted Scheme	1	0.33	£0	£0	£0	£0	£0
	2	0.33	£0	£0	£0	£0	£0
	3	0.33	£0	£0	£0	£0	£0
	4	0.33	£0	£0	£0	£0	£0
	5	0.33	£736,785	£303,908	£189,744	£4,511	£0
	6	0.33	£1,605,074	£1,096,970	£973,453	£757,130	£196,462
	7	0.33	£2,480,959	£1,879,570	£1,744,680	£1,494,318	£847,580

Source: Adams Integra, June 2009

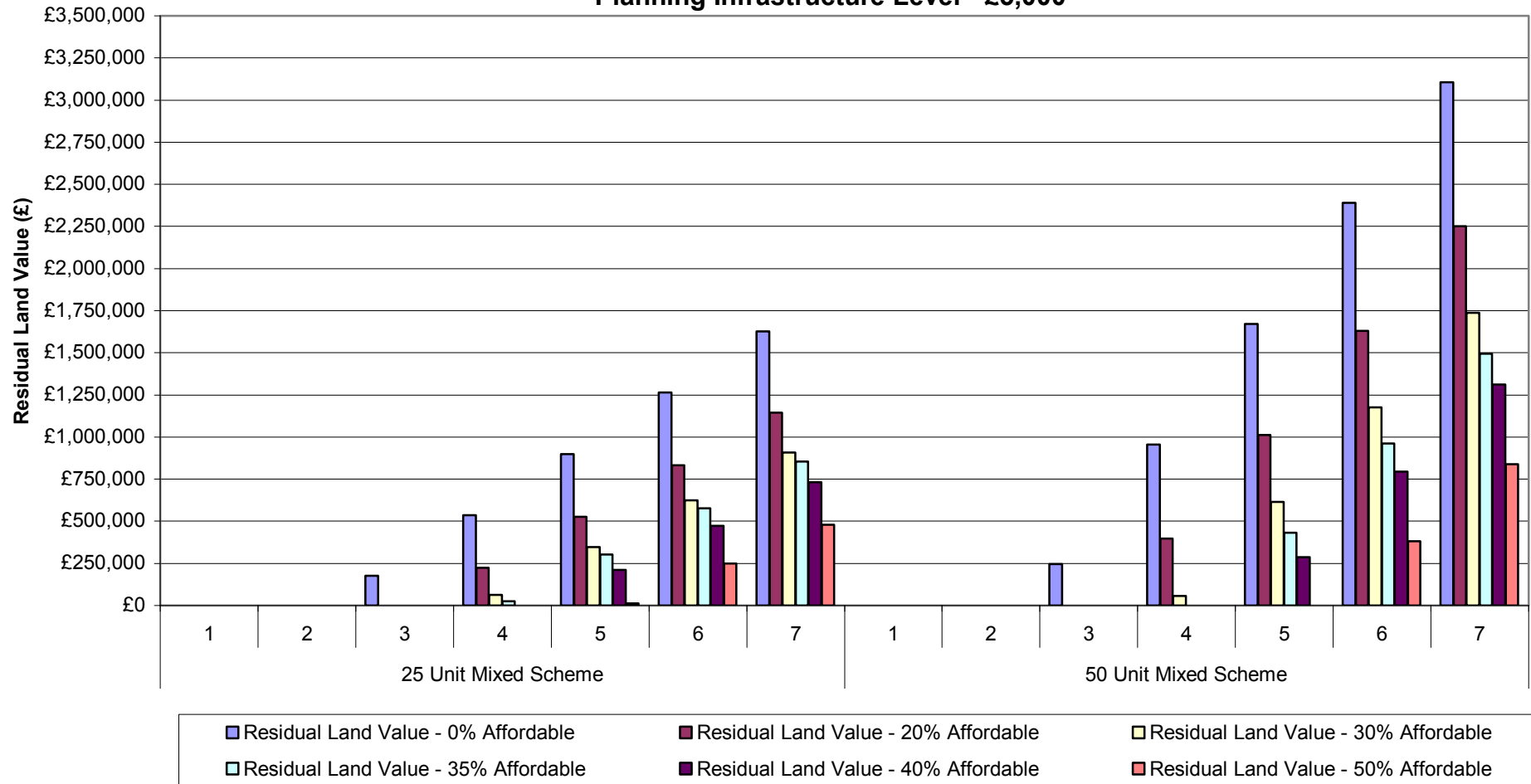
## **Appendix IIh**

**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 / 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
25 Unit Mixed Scheme	1	£0	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0	£0
	3	£175,663	£0	£0	£0	£0	£0
	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
50 Unit Mixed Scheme	1	£0	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0	£0
	3	£246,307	£0	£0	£0	£0	£0
	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

Source: Adams Integra, June 2009

**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  
Planning Infrastructure Level - £5,000**



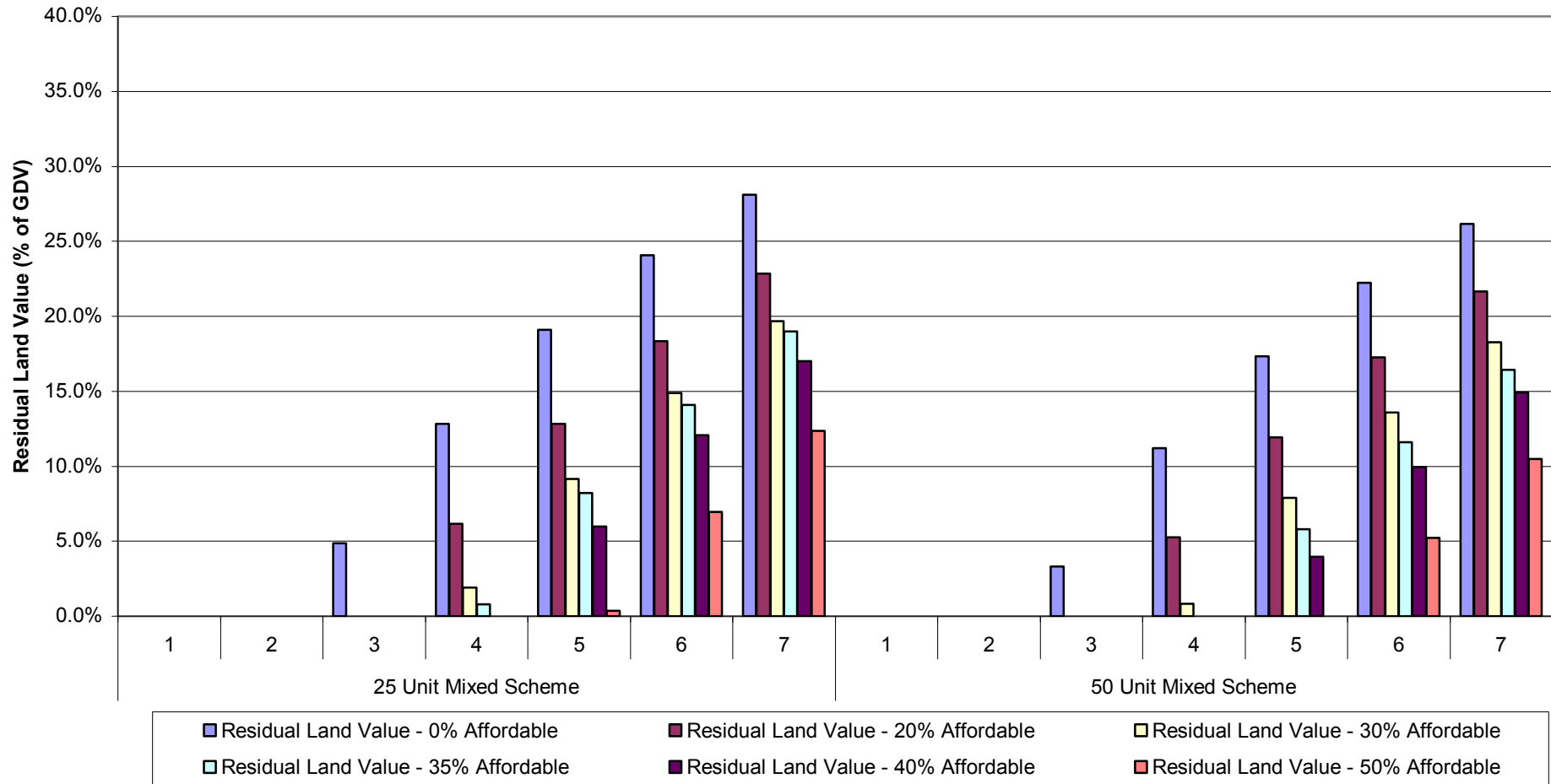
**Table 55a: Summary of Residual Land Value (as % of GDV) Appraisals for All Value Points  
70% General Needs Rent/30% Intermediate Tenure Mix  
20% Developer's Profit  
Planning Infrastructure Level - £5,000**

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
25 Unit Mixed Scheme	1	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	2	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	3	4.9%	0.0%	0.0%	0.0%	0.0%	0.0%
	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%
50 Unit Mixed Scheme	1	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	2	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	3	3.3%	0.0%	0.0%	0.0%	0.0%	0.0%
	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%

Source: Adams Integra, June 2009



**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
25 Unit Mixed Scheme	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
	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
50 Unit Mixed Scheme	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
	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

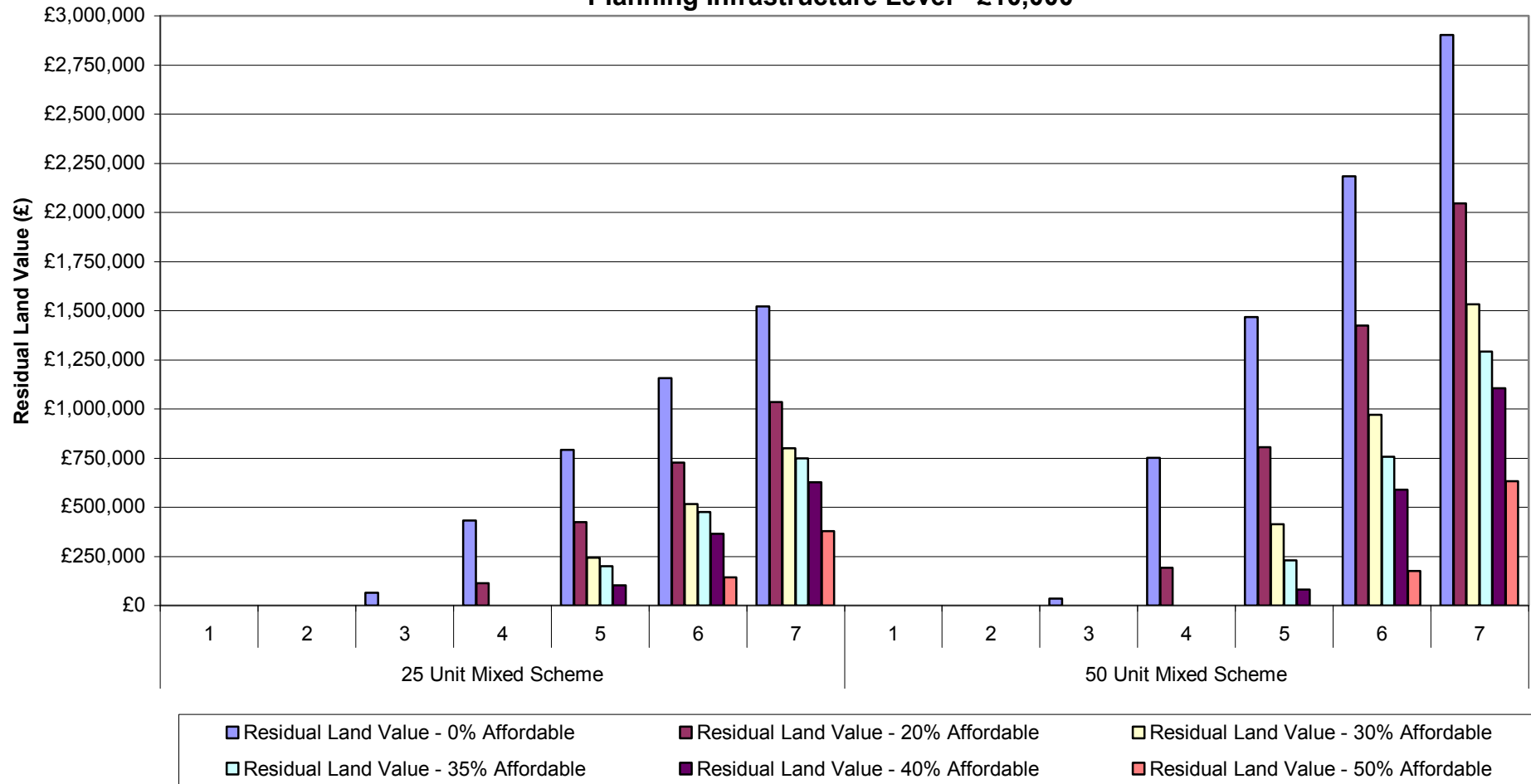
Source: Adams Integra, June 2009

**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**

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
25 Unit Mixed Scheme	1	£0	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0	£0
	3	£66,187	£0	£0	£0	£0	£0
	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
50 Unit Mixed Scheme	1	£0	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0	£0
	3	£35,045	£0	£0	£0	£0	£0
	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

Source: Adams Integra, June 2009

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

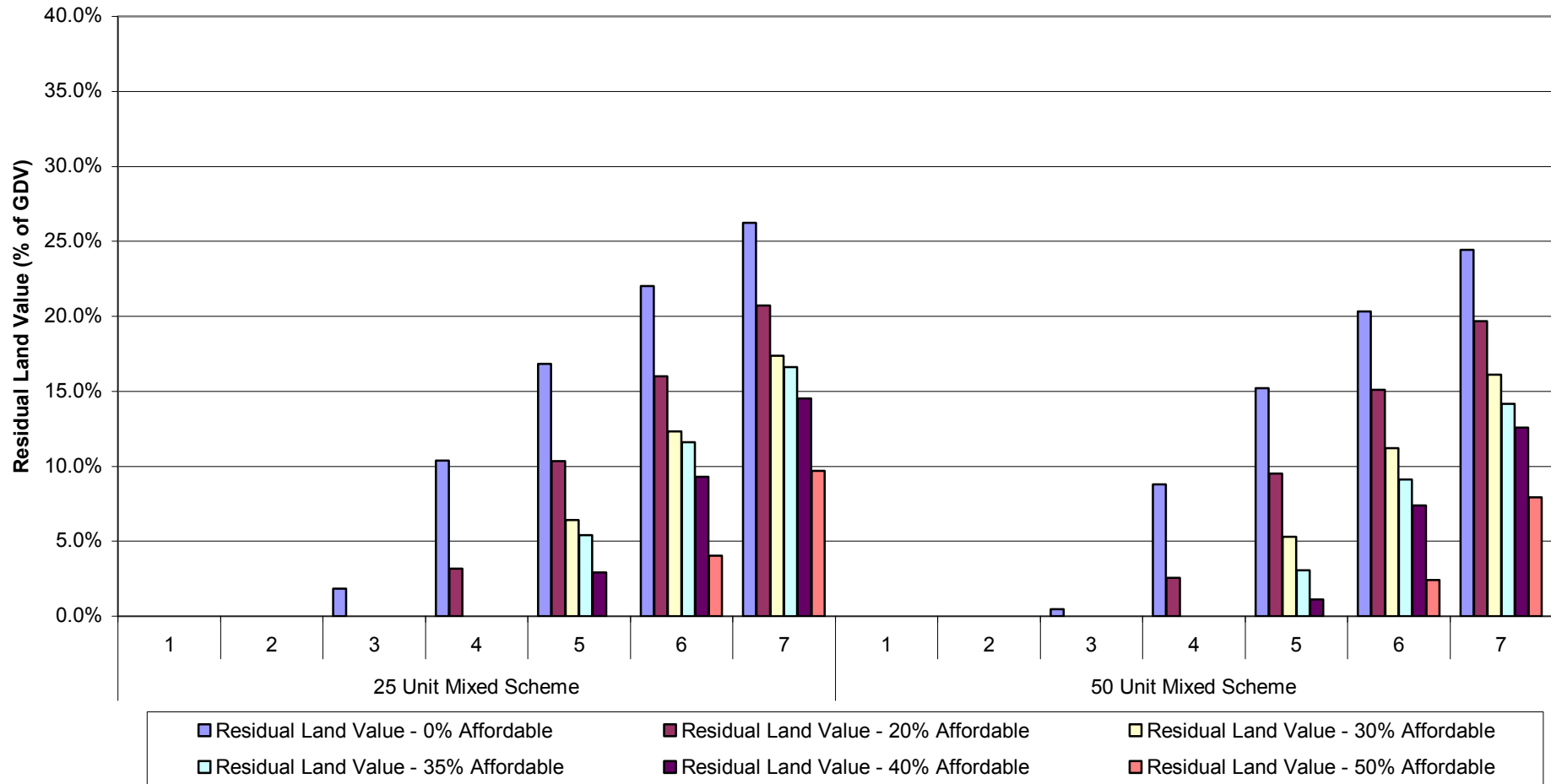


**Table 56a: Summary of Residual Land Value (as % of GDV) Appraisals for All Value Points  
70% General Needs Rent/30% Intermediate Tenure Mix  
20% Developer's Profit  
Planning Infrastructure Level - £10,000**

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
25 Unit Mixed Scheme	1	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	2	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	3	1.8%	0.0%	0.0%	0.0%	0.0%	0.0%
	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%
50 Unit Mixed Scheme	1	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	2	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	3	0.5%	0.0%	0.0%	0.0%	0.0%	0.0%
	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%

Source: Adams Integra, June 2009

**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
25 Unit Mixed Scheme	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
	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
50 Unit Mixed Scheme	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
	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

Source: Adams Integra, June 2009

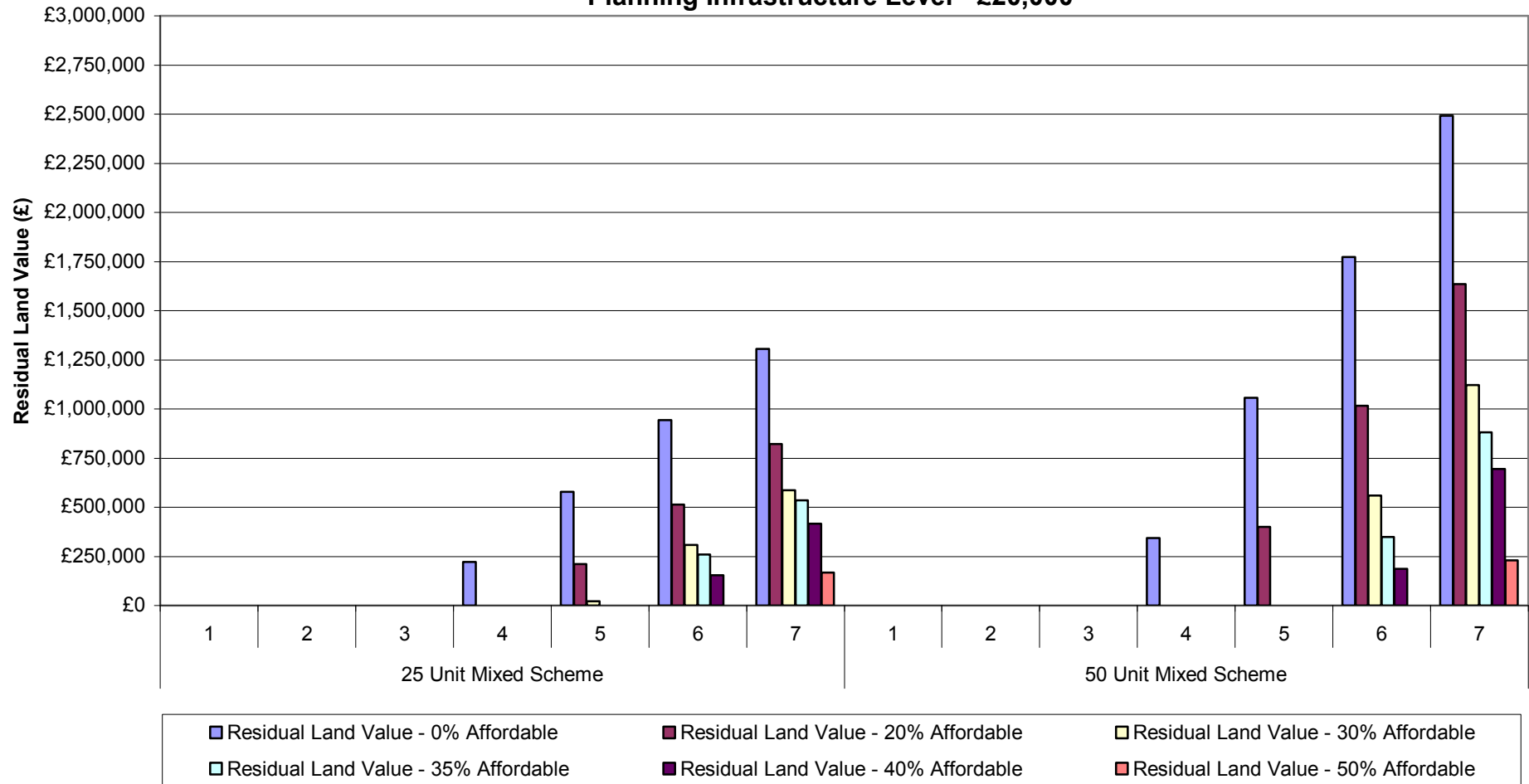
**Table 57: Summary of Residual Land Value (£) Appraisals for  
All Value Points  
70% General Needs Rent/30% Intermediate Tenure Mix  
20% Developer's Profit  
Planning Infrastructure Level - £20,000**

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
25 Unit Mixed Scheme	1	£0	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0	£0
	3	£0	£0	£0	£0	£0	£0
	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
50 Unit Mixed Scheme	1	£0	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0	£0
	3	£0	£0	£0	£0	£0	£0
	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

Source: Adams Integra, June 2009



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

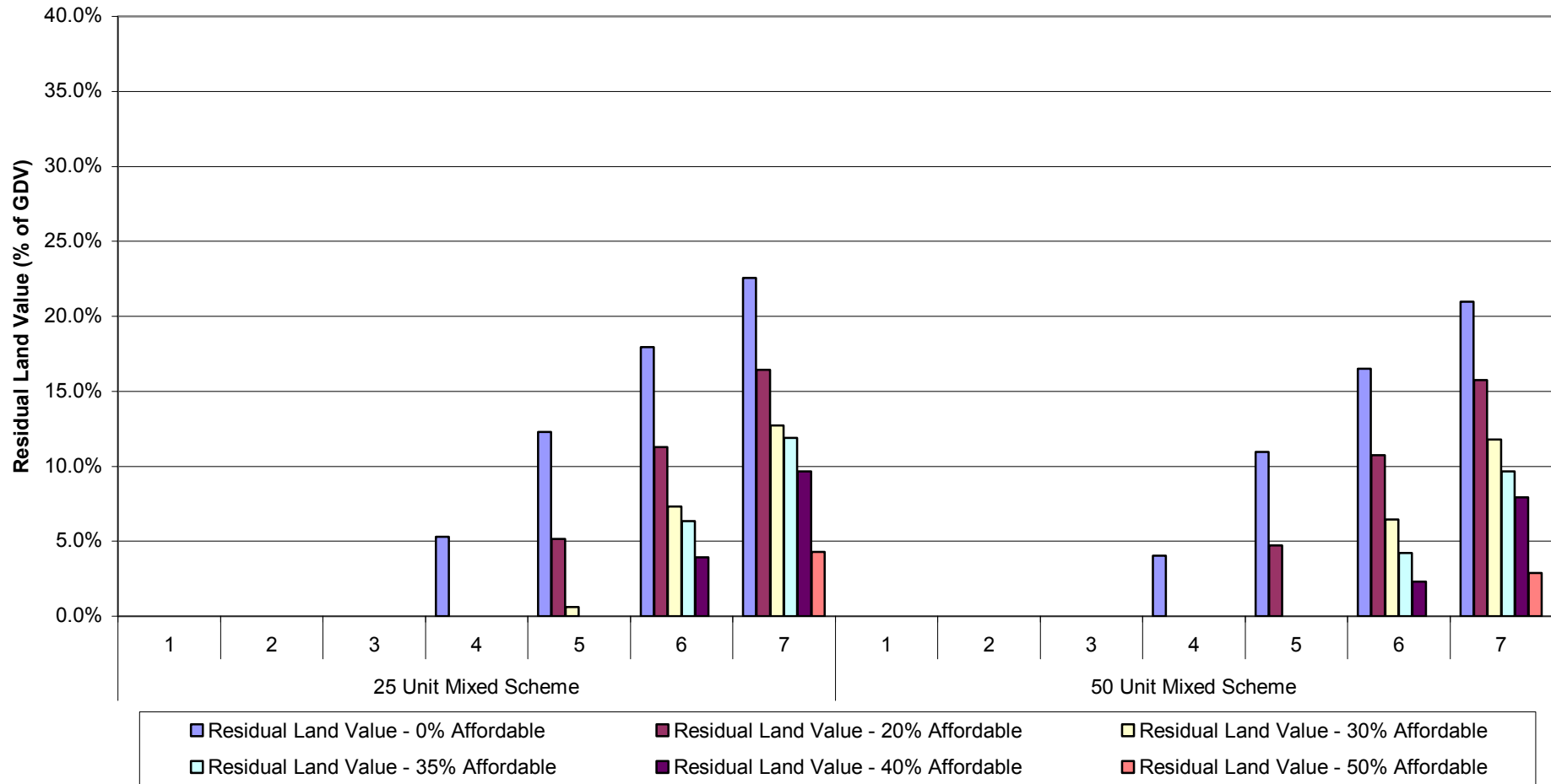


**Table 57a: Summary of Residual Land Value (as % of GDV) Appraisals for All Value Points  
70% General Needs Rent/30% Intermediate Tenure Mix  
20% Developer's Profit  
Planning Infrastructure Level - £20,000**

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
25 Unit Mixed Scheme	1	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	2	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	3	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	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%
50 Unit Mixed Scheme	1	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	2	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	3	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	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%

Source: Adams Integra, June 2009

**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
25 Unit Mixed Scheme	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
	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
50 Unit Mixed Scheme	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
	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

Source: Adams Integra, June 2009

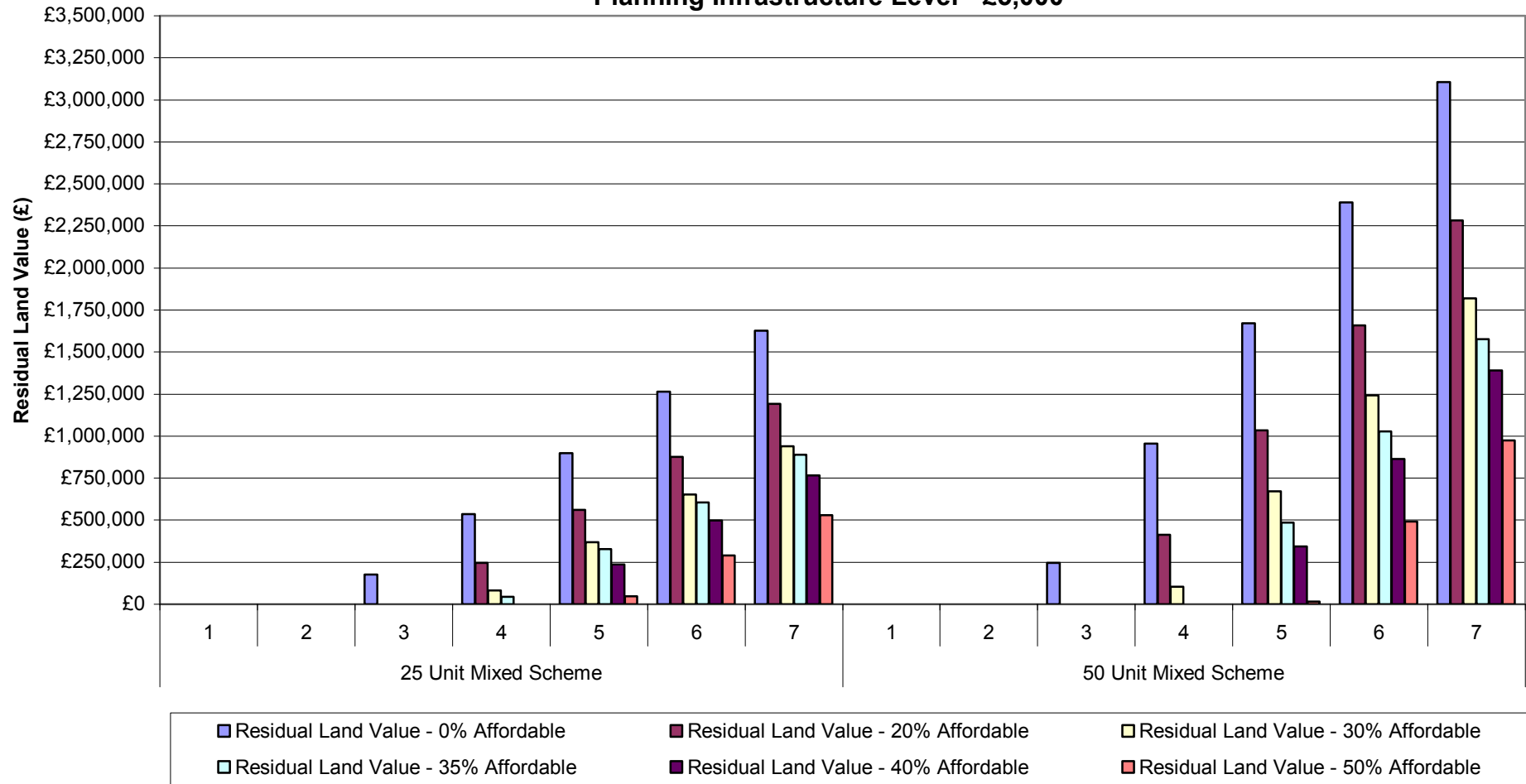
## Appendix Ili

**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**

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
25 Unit Mixed Scheme	1	£0	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0	£0
	3	£175,663	£0	£0	£0	£0	£0
	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
50 Unit Mixed Scheme	1	£0	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0	£0
	3	£246,307	£0	£0	£0	£0	£0
	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

Source: Adams Integra, June 2009

**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  
Planning Infrastructure Level - £5,000**



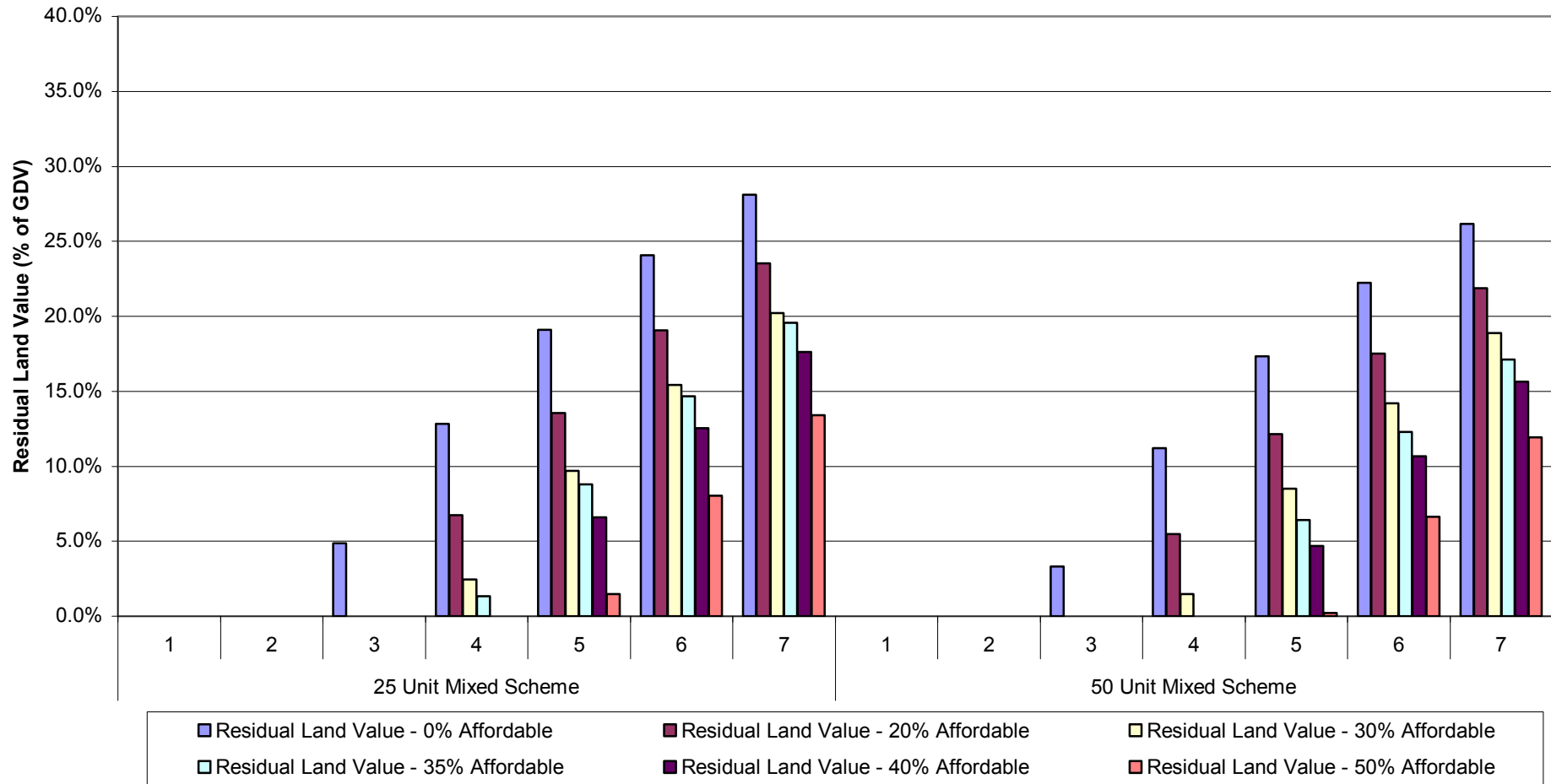
**Table 58a: Summary of Residual Land Value (as % of GDV) Appraisals for All Value Points  
60% General Needs Rent/40% Intermediate Tenure Mix  
20% Developer's Profit  
Planning Infrastructure Level - £5,000**

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
25 Unit Mixed Scheme	1	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	2	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	3	4.9%	0.0%	0.0%	0.0%	0.0%	0.0%
	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%
50 Unit Mixed Scheme	1	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	2	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	3	3.3%	0.0%	0.0%	0.0%	0.0%	0.0%
	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%

Source: Adams Integra, June 2009



**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
25 Unit Mixed Scheme	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
	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
50 Unit Mixed Scheme	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
	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

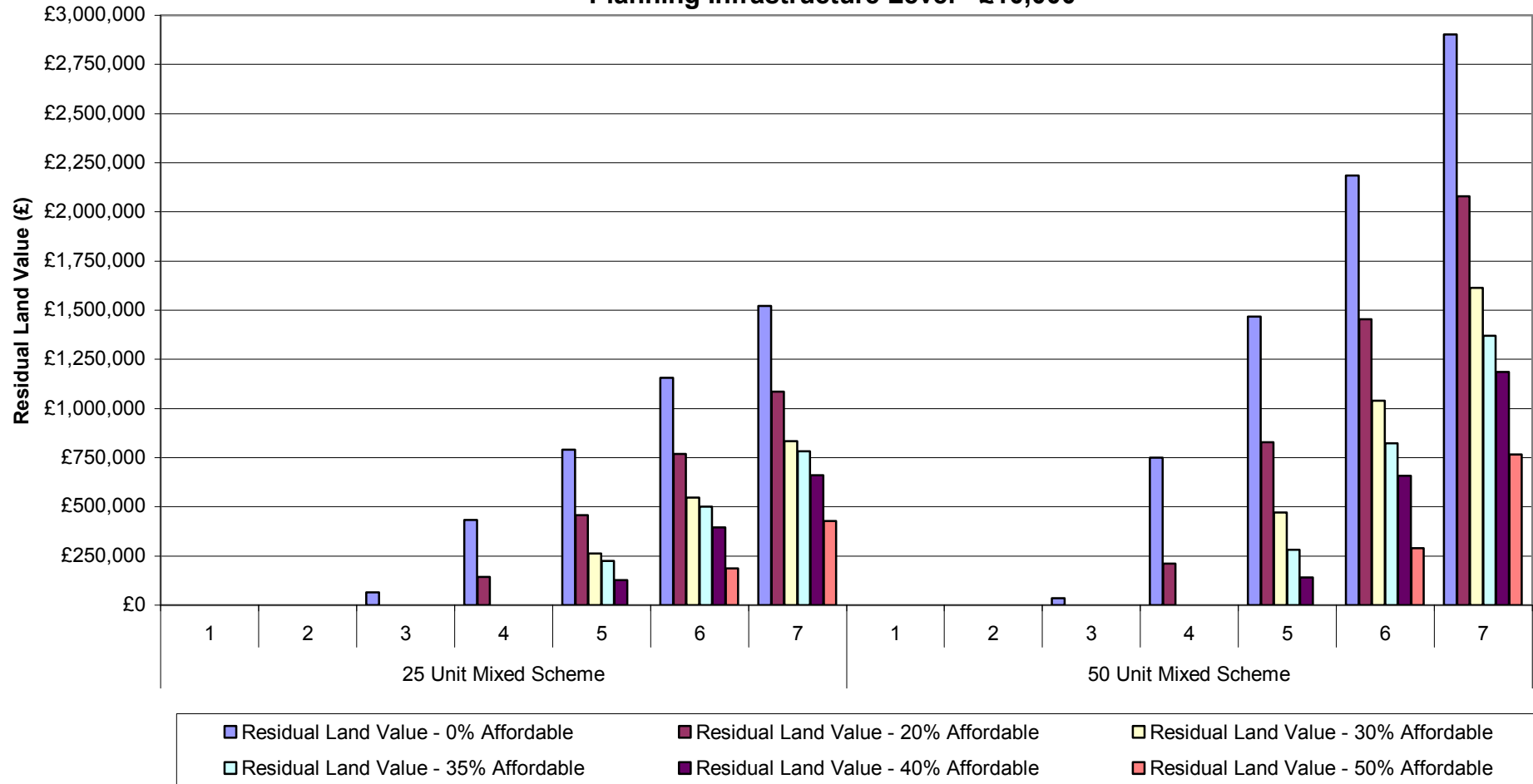
Source: Adams Integra, June 2009

**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**

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
25 Unit Mixed Scheme	1	£0	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0	£0
	3	£66,187	£0	£0	£0	£0	£0
	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
50 Unit Mixed Scheme	1	£0	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0	£0
	3	£35,045	£0	£0	£0	£0	£0
	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

Source: Adams Integra, June 2009

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

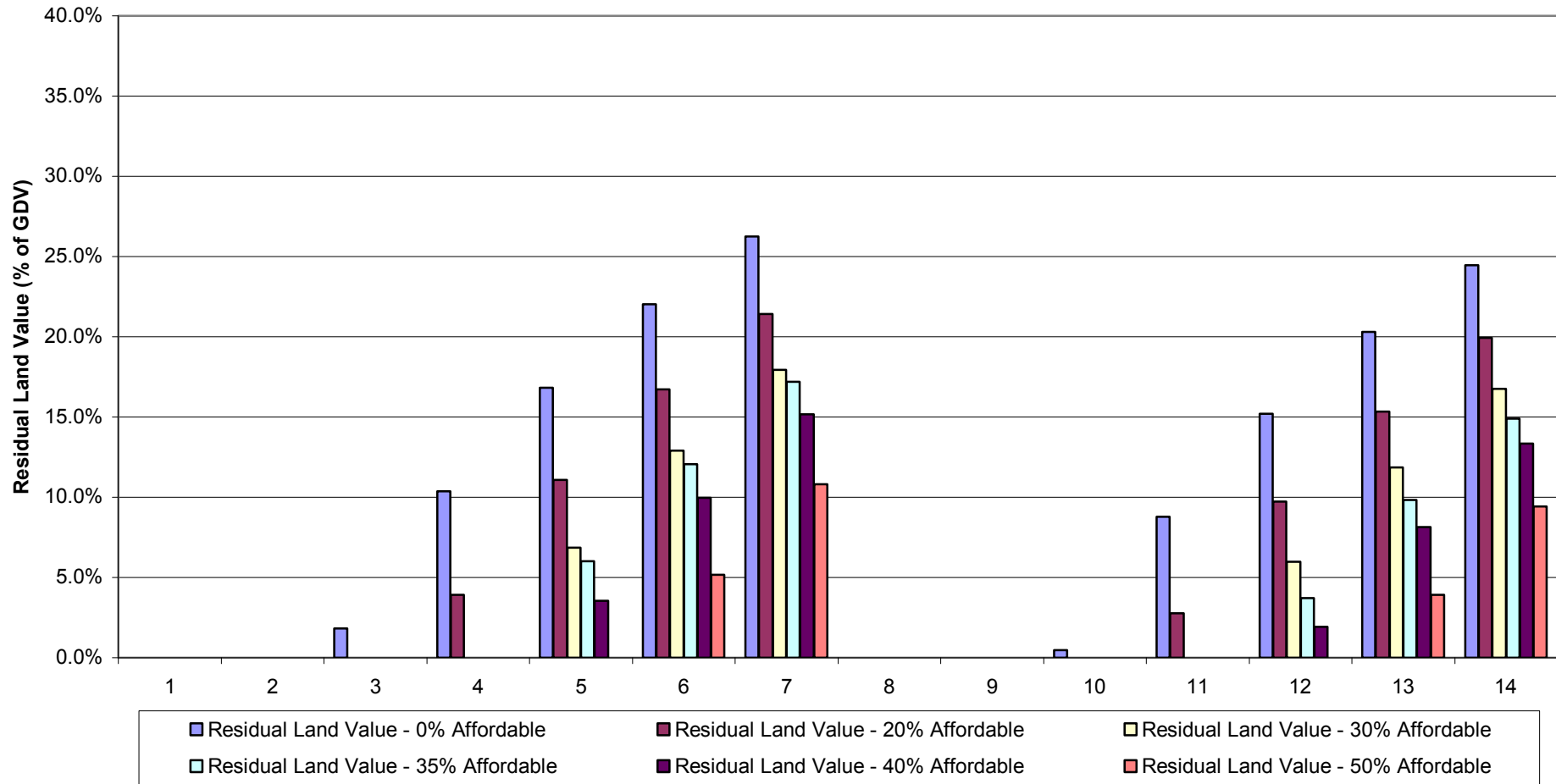


**Table 59a: Summary of Residual Land Value (as % of GDV) Appraisals for All Value Points  
60% General Needs Rent/40% Intermediate Tenure Mix  
20% Developer's Profit  
Planning Infrastructure Level - £10,000**

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
25 Unit Mixed Scheme	1	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	2	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	3	1.8%	0.0%	0.0%	0.0%	0.0%	0.0%
	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%
50 Unit Mixed Scheme	1	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	2	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	3	0.5%	0.0%	0.0%	0.0%	0.0%	0.0%
	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%

Source: Adams Integra, June 2009

**Graph 85a: 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 - £10,000**



**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
25 Unit Mixed Scheme	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
	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
50 Unit Mixed Scheme	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
	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

Source: Adams Integra, June 2009

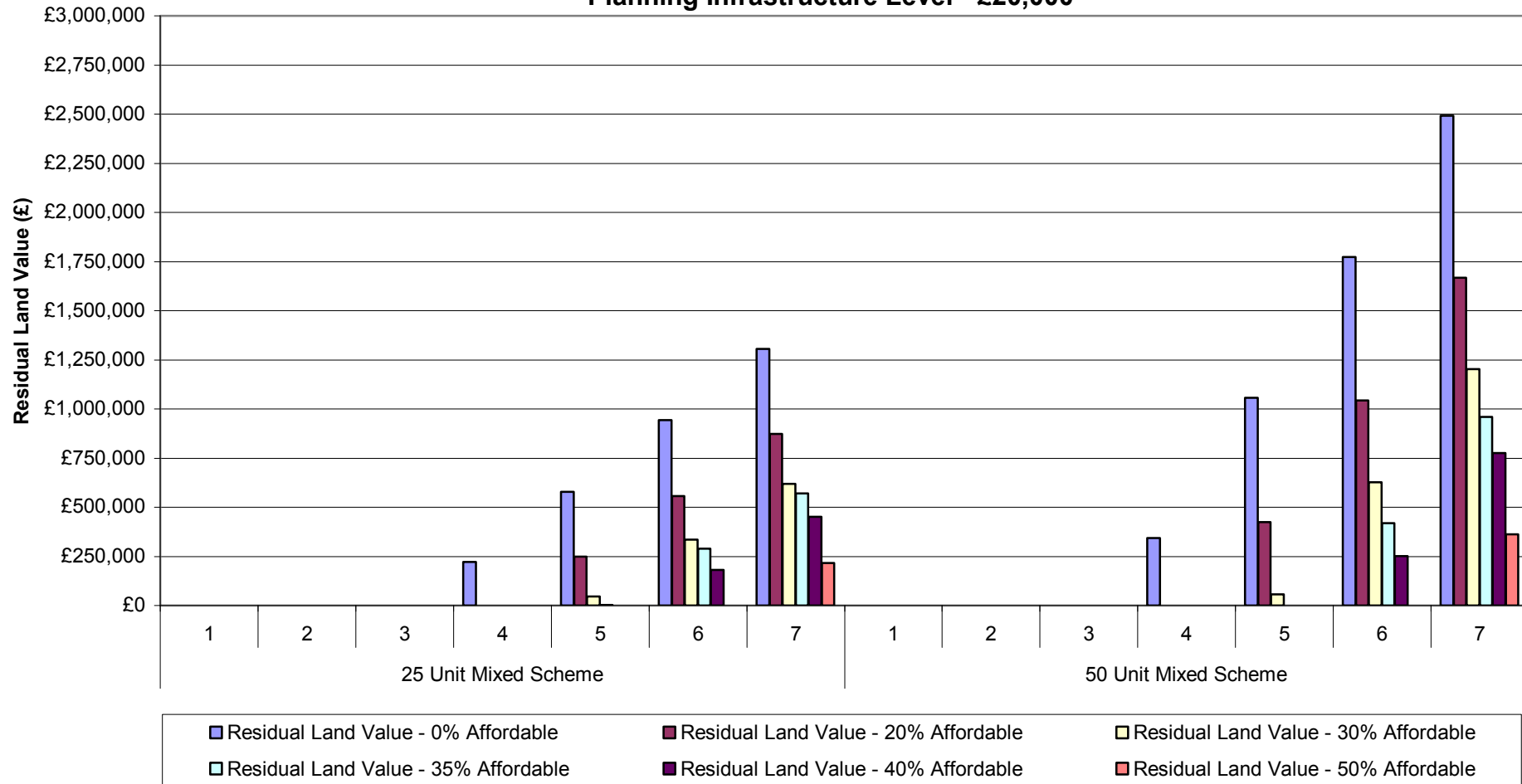
**Table 60: Summary of Residual Land Value (£) Appraisals for  
All Value Points  
60% General Needs Rent/40% Intermediate Tenure Mix  
20% Developer's Profit  
Planning Infrastructure Level - £20,000**

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
25 Unit Mixed Scheme	1	£0	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0	£0
	3	£0	£0	£0	£0	£0	£0
	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
50 Unit Mixed Scheme	1	£0	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0	£0
	3	£0	£0	£0	£0	£0	£0
	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

Source: Adams Integra, June 2009



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

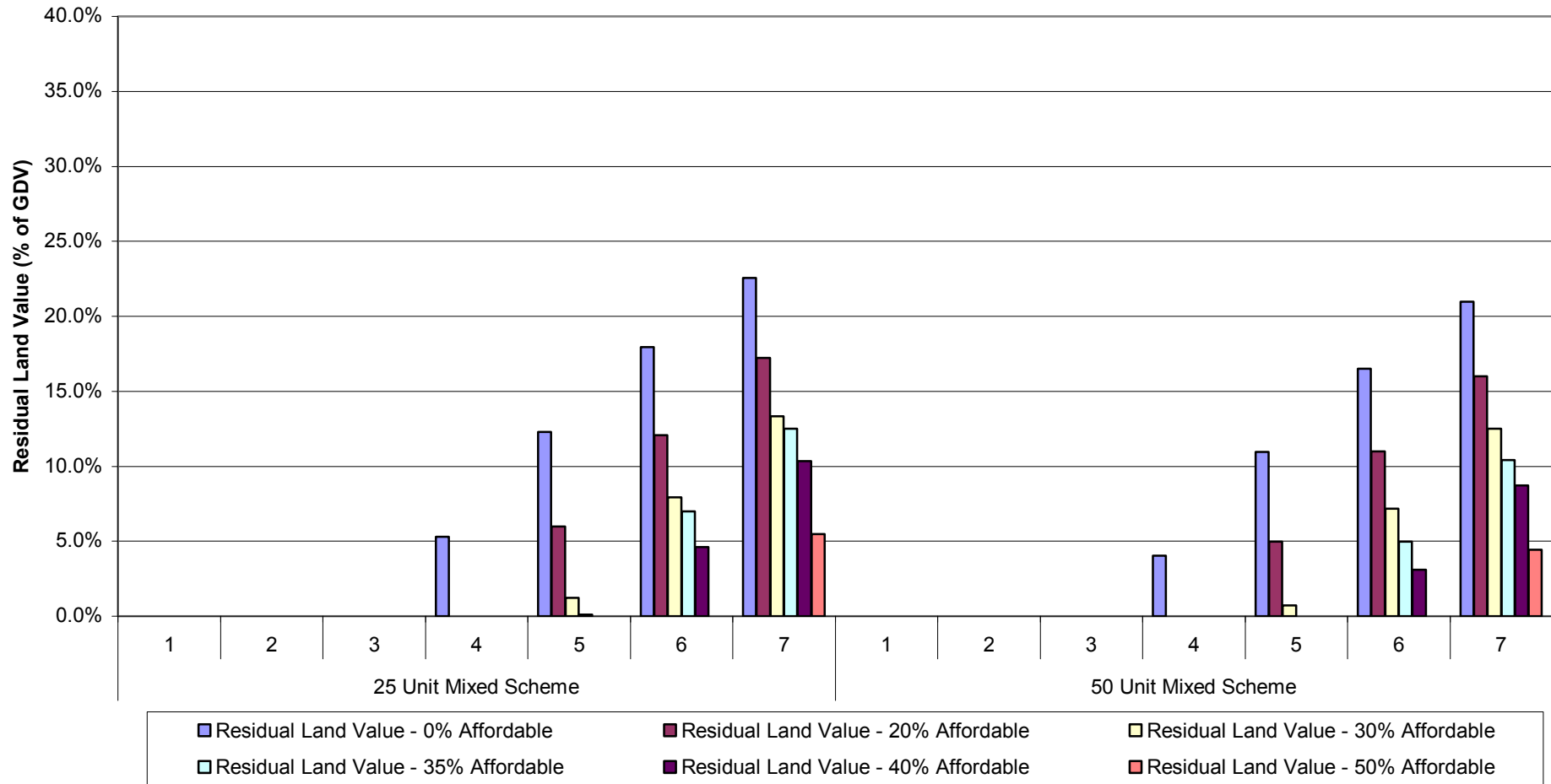


**Table 60a: Summary of Residual Land Value (as % of GDV) Appraisals for All Value Points  
60% General Needs Rent/40% Intermediate Tenure Mix  
20% Developer's Profit  
Planning Infrastructure Level - £20,000**

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
25 Unit Mixed Scheme	1	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	2	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	3	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	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%
50 Unit Mixed Scheme	1	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	2	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	3	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	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%

Source: Adams Integra, June 2009

**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
25 Unit Mixed Scheme	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
	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
50 Unit Mixed Scheme	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
	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

Source: Adams Integra, June 2009

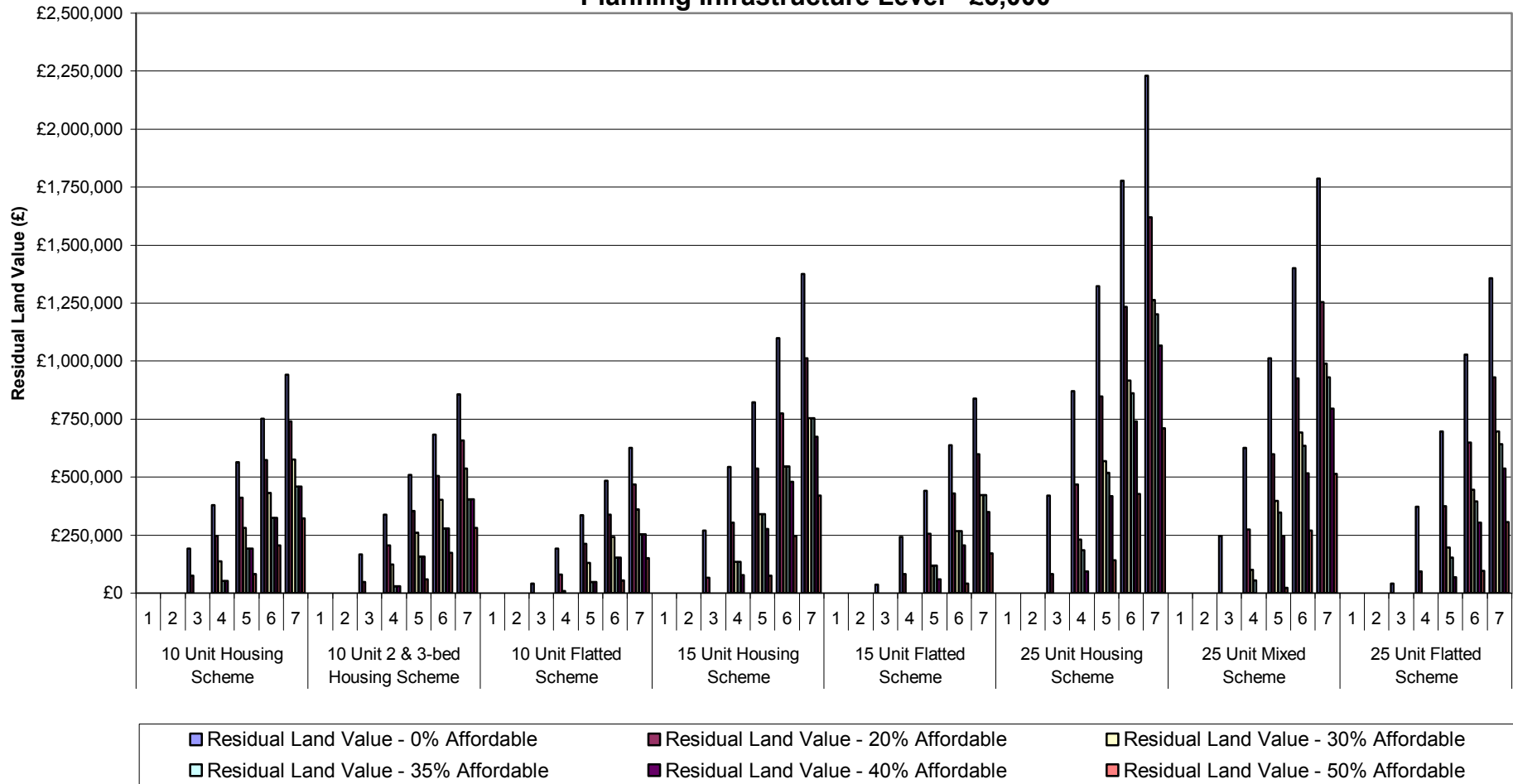
## **Appendix IIj**

**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**

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
10 Unit Housing Scheme	1	£0	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0	£0
	3	£191,736	£75,425	£0	£0	£0	£0
	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
10 Unit 2 & 3-bed Housing Scheme	1	£0	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0	£0
	3	£166,378	£48,131	£0	£0	£0	£0
	4	£337,794	£205,023	£123,389	£28,970	£28,970	£0
	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
10 Unit Flatted Scheme	1	£0	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0	£0
	3	£41,879	£0	£0	£0	£0	£0
	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
15 Unit Housing Scheme	1	£0	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0	£0
	3	£270,592	£67,082	£0	£0	£0	£0
	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
15 Unit Flatted Scheme	1	£0	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0	£0
	3	£35,994	£0	£0	£0	£0	£0
	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
25 Unit Housing Scheme	1	£0	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0	£0
	3	£420,380	£81,631	£0	£0	£0	£0
	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
25 Unit Mixed Scheme	1	£0	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0	£0
	3	£245,732	£0	£0	£0	£0	£0
	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
25 Unit Flatted Scheme	1	£0	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0	£0
	3	£40,659	£0	£0	£0	£0	£0
	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

Source: Adams Integra, June 2009

**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  
Planning Infrastructure Level - £5,000**



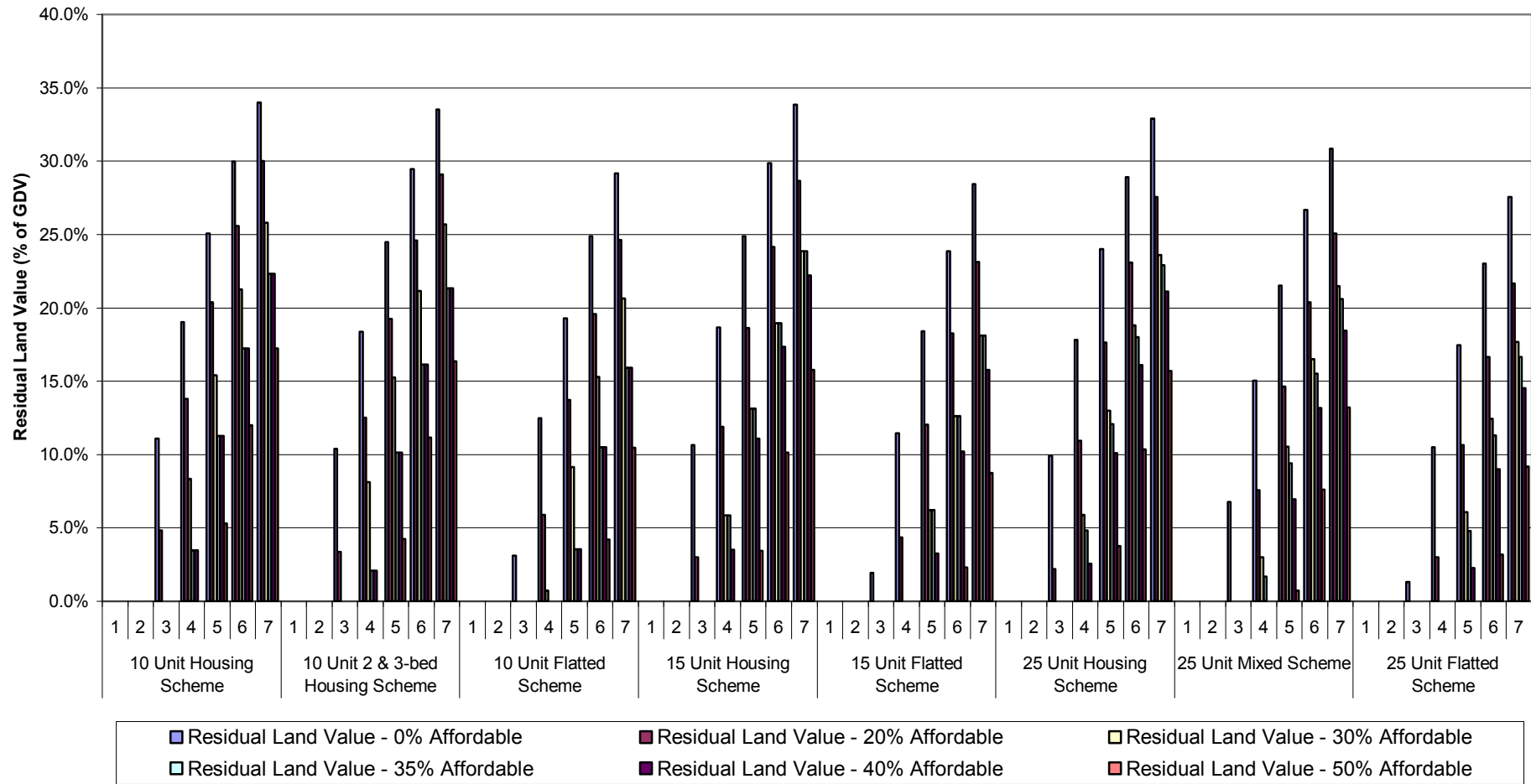
**Table 61a: Summary of Residual Land Value (as % of GDV) Appraisals for All Value Points  
70% General Needs Rent/30% Intermediate Tenure Mix  
20% Renewable Requirement  
Planning Infrastructure Level - £5,000**

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
10 Unit Housing Scheme	1	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	2	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	3	11.1%	4.8%	0.0%	0.0%	0.0%	0.0%
	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%
10 Unit 2 & 3-bed Housing Scheme	1	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	2	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	3	10.4%	3.4%	0.0%	0.0%	0.0%	0.0%
	4	18.4%	12.5%	8.1%	2.1%	2.1%	0.0%
	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%
10 Unit Flatted Scheme	1	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	2	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	3	3.1%	0.0%	0.0%	0.0%	0.0%	0.0%
	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%
15 Unit Housing Scheme	1	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	2	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	3	10.7%	3.0%	0.0%	0.0%	0.0%	0.0%
	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%
15 Unit Flatted Scheme	1	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	2	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	3	2.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	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%
25 Unit Housing Scheme	1	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	2	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	3	9.9%	2.2%	0.0%	0.0%	0.0%	0.0%
	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%
25 Unit Mixed Scheme	1	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	2	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	3	6.8%	0.0%	0.0%	0.0%	0.0%	0.0%
	4	15.0%	7.6%	3.0%	1.7%	0.0%	0.0%
	5	21.5%	14.7%	10.5%	9.4%	7.0%	0.7%
	6	26.7%	20.4%	16.5%	15.5%	13.2%	7.6%
	7	30.9%	25.1%	21.5%	20.6%	18.4%	13.2%
25 Unit Flatted Scheme	1	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	2	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	3	1.3%	0.0%	0.0%	0.0%	0.0%	0.0%
	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%

Source: Adams Integra, June 2009



**Graph 87a: 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 - £5,000**



**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**

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
10 Unit Housing Scheme	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
	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
10 Unit 2 & 3-bed Housing Scheme	1	0.33	£0	£0	£0	£0	£0	£0
	2	0.33	£0	£0	£0	£0	£0	£0
	3	0.33	£504,176	£145,851	£0	£0	£0	£0
	4	0.33	£1,023,617	£621,282	£373,905	£87,788	£87,788	£0
	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
10 Unit Flatted Scheme	1	0.13	£0	£0	£0	£0	£0	£0
	2	0.13	£0	£0	£0	£0	£0	£0
	3	0.13	£322,143	£0	£0	£0	£0	£0
	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
15 Unit Housing Scheme	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
	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
15 Unit Flatted Scheme	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
	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
25 Unit Housing Scheme	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
	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
25 Unit Mixed Scheme	1	0.5	£0	£0	£0	£0	£0	£0
	2	0.5	£0	£0	£0	£0	£0	£0
	3	0.5	£491,463	£0	£0	£0	£0	£0
	4	0.5	£1,251,349	£550,653	£202,131	£110,477	£0	£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
25 Unit Flatted Scheme	1	0.33	£0	£0	£0	£0	£0	£0
	2	0.33	£0	£0	£0	£0	£0	£0
	3	0.33	£123,208	£0	£0	£0	£0	£0
	4	0.33	£1,128,054	£284,207	£0	£0	£0	£0
	5	0.33	£2,114,570	£1,134,642	£595,386	£461,161	£211,066	£0
	6	0.33	£3,112,715	£1,965,866	£1,352,371	£1,200,643	£918,983	£293,824
	7	0.33	£4,110,860	£2,815,972	£2,109,093	£1,943,395	£1,628,370	£931,089

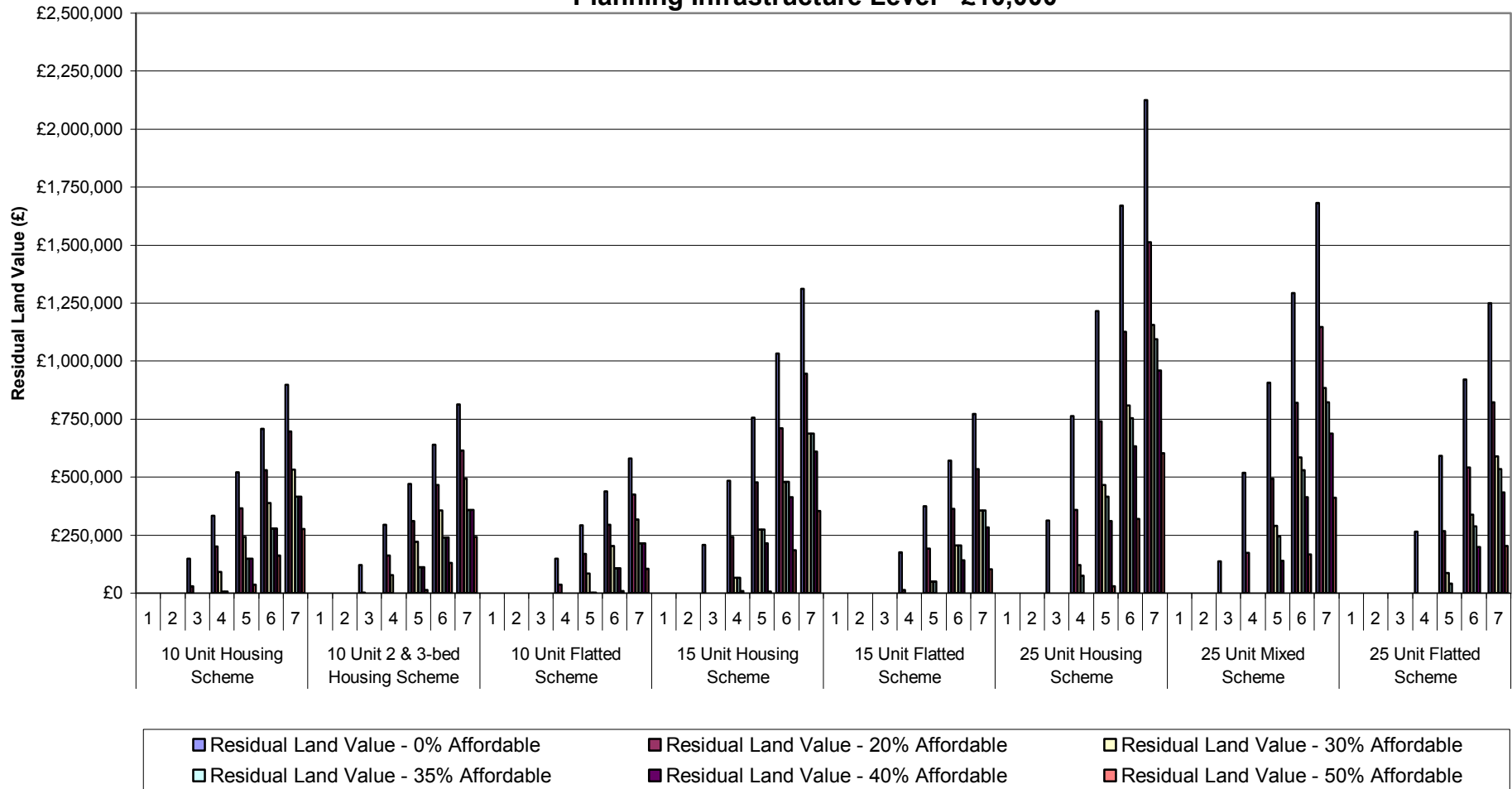
Source: Adams Integra, June 2009

**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**

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
10 Unit Housing Scheme	1	£0	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0	£0
	3	£148,297	£30,050	£0	£0	£0	£0
	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
10 Unit 2 & 3-bed Housing Scheme	1	£0	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0	£0
	3	£121,003	£2,756	£0	£0	£0	£0
	4	£293,780	£161,719	£78,014	£0	£0	£0
	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
10 Unit Flatted Scheme	1	£0	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0	£0
	3	£0	£0	£0	£0	£0	£0
	4	£148,814	£35,628	£0	£0	£0	£0
	5	£292,090	£169,781	£85,627	£1,472	£1,472	£0
	6	£439,831	£294,001	£203,334	£107,681	£107,681	£9,975
	7	£581,515	£424,130	£317,023	£214,245	£214,245	£105,990
15 Unit Housing Scheme	1	£0	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0	£0
	3	£208,790	£0	£0	£0	£0	£0
	4	£484,618	£242,998	£67,329	£67,329	£9,887	£0
	5	£756,751	£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
15 Unit Flatted Scheme	1	£0	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0	£0
	3	£0	£0	£0	£0	£0	£0
	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
25 Unit Housing Scheme	1	£0	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0	£0
	3	£312,467	£0	£0	£0	£0	£0
	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
25 Unit Mixed Scheme	1	£0	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0	£0
	3	£136,964	£0	£0	£0	£0	£0
	4	£518,874	£172,592	£0	£0	£0	£0
	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
25 Unit Flatted Scheme	1	£0	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0	£0
	3	£0	£0	£0	£0	£0	£0
	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

Source: Adams Integra, June 2009

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

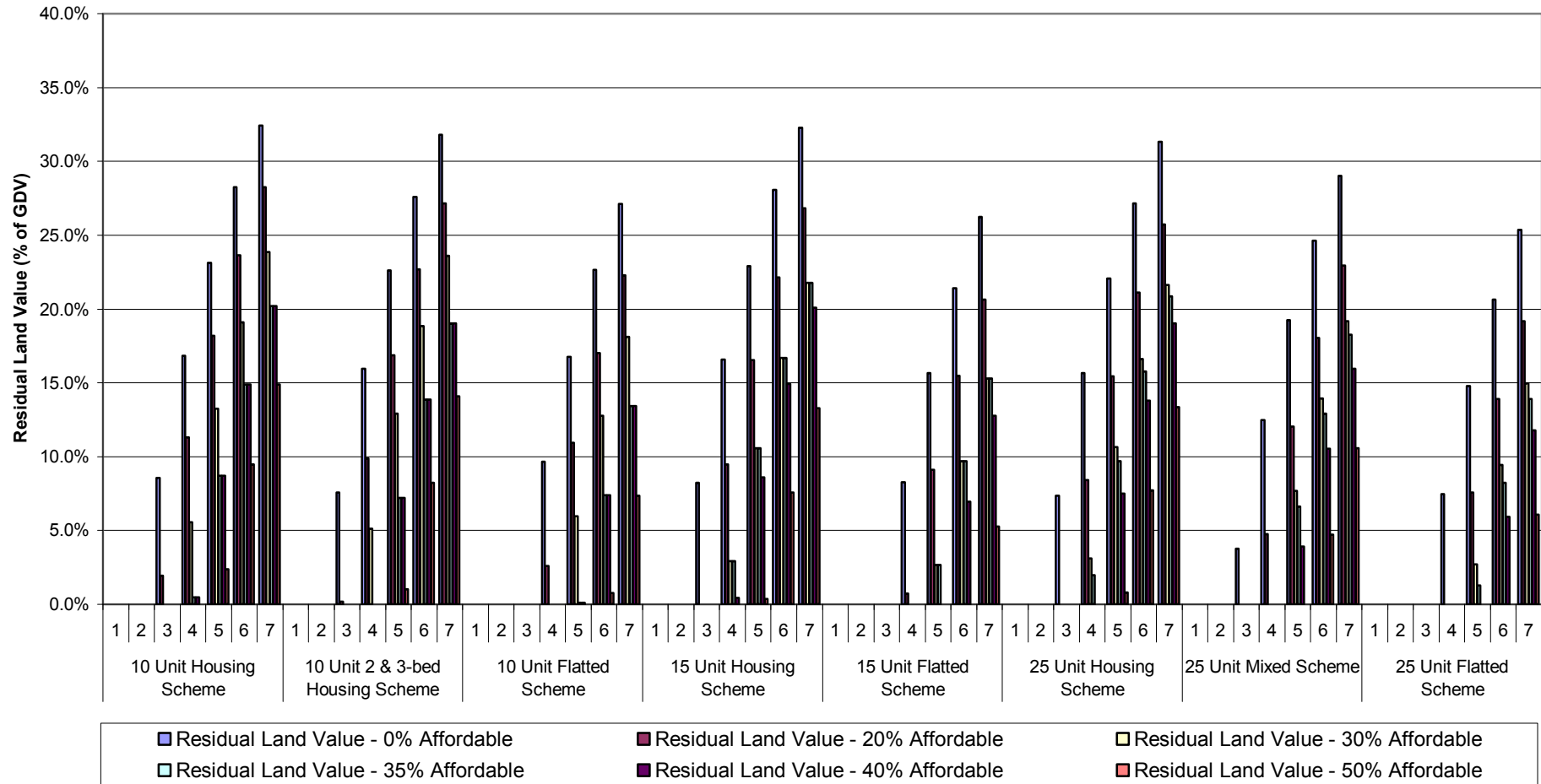


**Table 62a: Summary of Residual Land Value (as % of GDV) Appraisals for All Value Points  
70% General Needs Rent/30% Intermediate Tenure Mix  
20% Renewable Requirement  
Planning Infrastructure Level - £10,000**

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
10 Unit Housing Scheme	1	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	2	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	3	8.6%	1.9%	0.0%	0.0%	0.0%	0.0%
	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%
10 Unit 2 & 3-bed Housing Scheme	1	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	2	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	3	7.6%	0.2%	0.0%	0.0%	0.0%	0.0%
	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%
10 Unit Flatted Scheme	1	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	2	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	3	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	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%
15 Unit Housing Scheme	1	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	2	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	3	8.2%	0.0%	0.0%	0.0%	0.0%	0.0%
	4	16.6%	9.5%	2.9%	2.9%	0.4%	0.0%
	5	22.9%	16.5%	10.6%	10.6%	8.6%	0.4%
	6	28.1%	22.1%	16.7%	16.7%	14.9%	7.6%
	7	32.3%	26.8%	21.8%	21.8%	20.1%	13.3%
15 Unit Flatted Scheme	1	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	2	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	3	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	4	8.3%	0.7%	0.0%	0.0%	0.0%	0.0%
	5	15.7%	9.1%	2.7%	2.7%	0.0%	0.0%
	6	21.4%	15.5%	9.7%	9.7%	7.0%	0.0%
	7	26.2%	20.6%	15.3%	15.3%	12.8%	5.3%
25 Unit Housing Scheme	1	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	2	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	3	7.4%	0.0%	0.0%	0.0%	0.0%	0.0%
	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%
25 Unit Mixed Scheme	1	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	2	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	3	3.8%	0.0%	0.0%	0.0%	0.0%	0.0%
	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%
25 Unit Flatted Scheme	1	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	2	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	3	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	4	7.5%	0.0%	0.0%	0.0%	0.0%	0.0%
	5	14.8%	7.6%	2.7%	1.3%	0.0%	0.0%
	6	20.6%	13.9%	9.4%	8.2%	5.9%	0.0%
	7	25.4%	19.2%	15.0%	13.9%	11.8%	6.1%

Source: Adams Integra, June 2009

**Graph 88a: 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 - £10,000**



**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**

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
10 Unit Housing Scheme	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
	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
10 Unit 2 & 3-bed Housing Scheme	1	0.33	£0	£0	£0	£0	£0	£0
	2	0.33	£0	£0	£0	£0	£0	£0
	3	0.33	£366,676	£8,351	£0	£0	£0	£0
	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
10 Unit Flatted Scheme	1	0.13	£0	£0	£0	£0	£0	£0
	2	0.13	£0	£0	£0	£0	£0	£0
	3	0.13	£0	£0	£0	£0	£0	£0
	4	0.13	£1,144,722	£274,064	£0	£0	£0	£0
	5	0.13	£2,246,849	£1,306,008	£658,667	£11,327	£11,327	£0
	6	0.13	£3,383,318	£2,261,550	£1,564,107	£828,319	£828,319	£76,731
	7	0.13	£4,473,191	£3,262,535	£2,438,638	£1,648,035	£1,648,035	£815,304
15 Unit Housing Scheme	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
	4	0.5	£969,236	£485,996	£134,657	£134,657	£19,774	£0
	5	0.5	£1,513,562	£954,258	£549,534	£549,534	£428,899	£15,990
	6	0.5	£2,067,880	£1,419,183	£960,078	£960,078	£826,173	£369,756
	7	0.5	£2,622,199	£1,893,945	£1,376,287	£1,376,287	£1,219,410	£709,062
15 Unit Flatted Scheme	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
	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
25 Unit Housing Scheme	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
	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
25 Unit Mixed Scheme	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
	4	0.5	£1,037,749	£345,183	£0	£0	£0	£0
	5	0.5	£1,812,527	£985,499	£580,416	£489,810	£276,601	£0
	6	0.5	£2,587,306	£1,639,621	£1,169,999	£1,059,057	£828,102	£335,554
	7	0.5	£3,362,084	£2,295,325	£1,767,146	£1,644,728	£1,375,173	£824,590
25 Unit Flatted Scheme	1	0.33	£0	£0	£0	£0	£0	£0
	2	0.33	£0	£0	£0	£0	£0	£0
	3	0.33	£0	£0	£0	£0	£0	£0
	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

Source: Adams Integra, June 2009

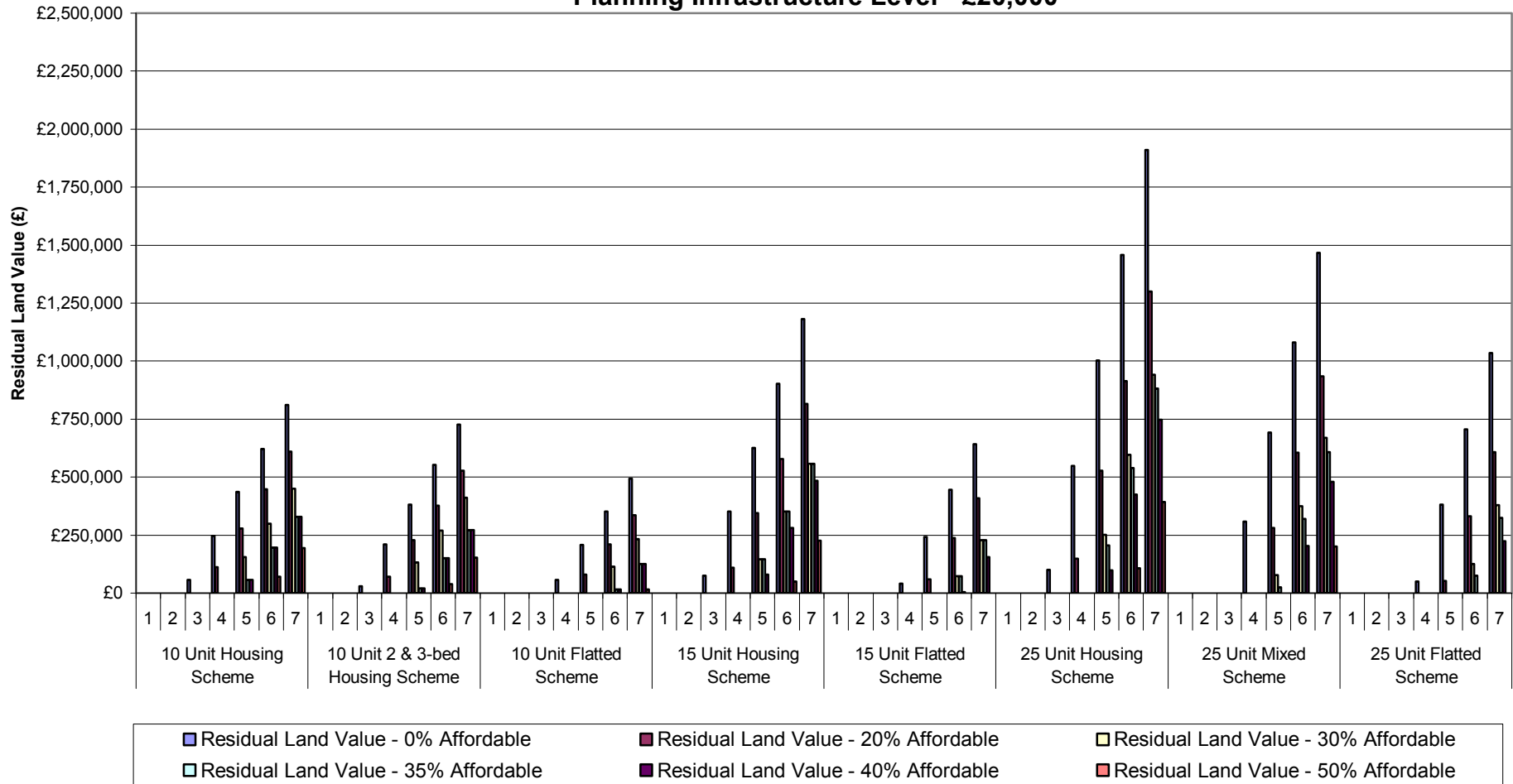
**Table 63: Summary of Residual Land Value (£) Appraisals for  
All Value Points  
70% General Needs Rent/30% Intermediate Tenure Mix  
20% Renewable Requirement  
Planning Infrastructure Level - £20,000**

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
10 Unit Housing Scheme	1	£0	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0	£0
	3	£57,547	£0	£0	£0	£0	£0
	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
10 Unit 2 & 3-bed Housing Scheme	1	£0	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0	£0
	3	£30,253	£0	£0	£0	£0	£0
	4	£209,995	£70,969	£0	£0	£0	£0
	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
10 Unit Flatted Scheme	1	£0	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0	£0
	3	£0	£0	£0	£0	£0	£0
	4	£58,064	£0	£0	£0	£0	£0
	5	£208,270	£79,031	£0	£0	£0	£0
	6	£351,804	£210,221	£114,638	£16,931	£16,931	£0
	7	£494,395	£336,102	£233,717	£125,659	£125,659	£15,240
15 Unit Housing Scheme	1	£0	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0	£0
	3	£74,773	£0	£0	£0	£0	£0
	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
15 Unit Flatted Scheme	1	£0	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0	£0
	3	£0	£0	£0	£0	£0	£0
	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
25 Unit Housing Scheme	1	£0	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0	£0
	3	£99,631	£0	£0	£0	£0	£0
	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
25 Unit Mixed Scheme	1	£0	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0	£0
	3	£0	£0	£0	£0	£0	£0
	4	£308,454	£0	£0	£0	£0	£0
	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
25 Unit Flatted Scheme	1	£0	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0	£0
	3	£0	£0	£0	£0	£0	£0
	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
	7	£1,036,184	£608,871	£379,513	£324,263	£223,742	£0

Source: Adams Integra, June 2009



**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**

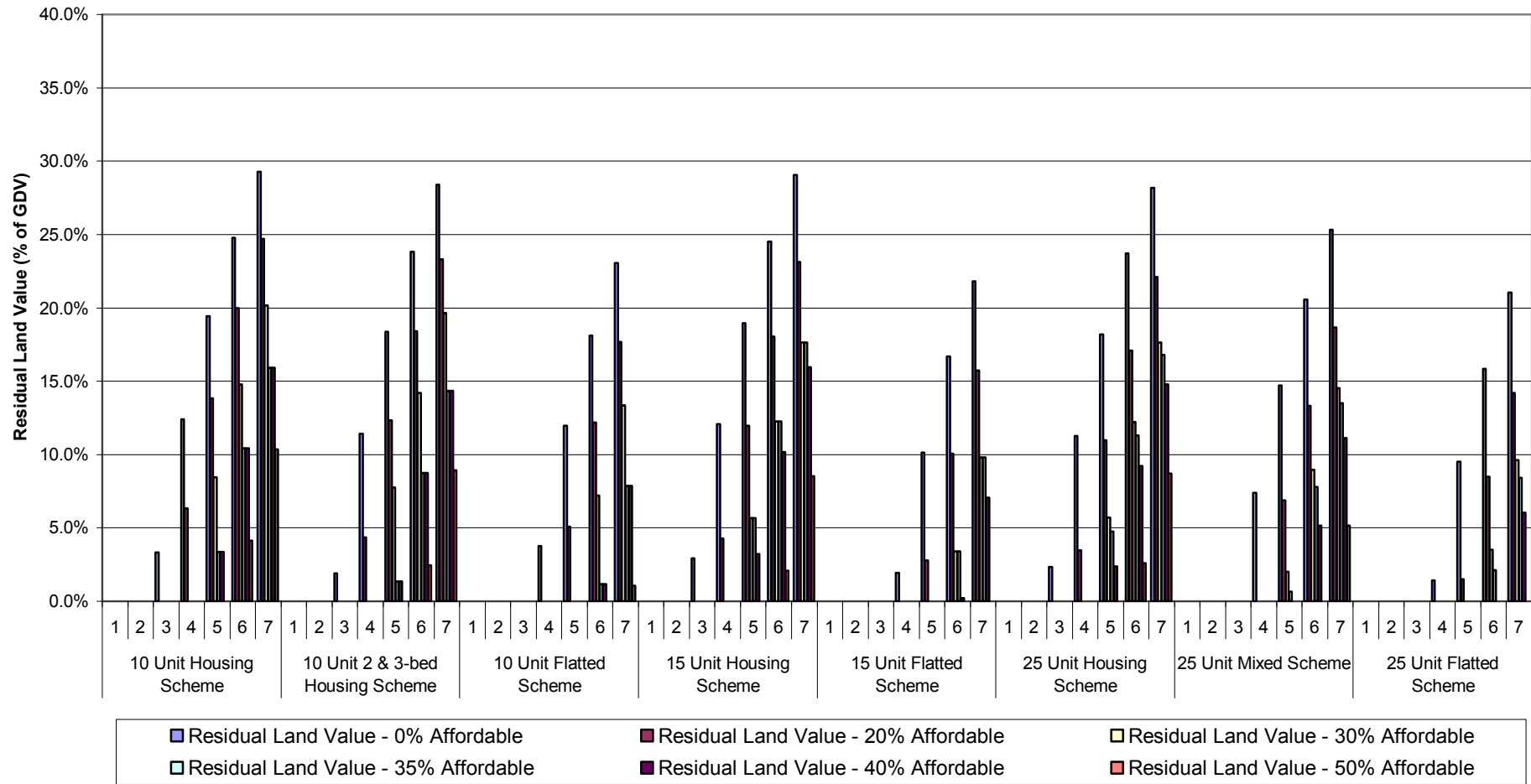


**Table 63a: Summary of Residual Land Value (as % of GDV) Appraisals for All Value Points  
70% General Needs Rent/30% Intermediate Tenure Mix  
20% Renewable Requirement  
Planning Infrastructure Level - £20,000**

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
10 Unit Housing Scheme	1	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	2	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	3	3.3%	0.0%	0.0%	0.0%	0.0%	0.0%
	4	12.4%	6.3%	0.0%	0.0%	0.0%	0.0%
	5	19.4%	13.8%	8.4%	3.4%	3.4%	0.0%
	6	24.8%	20.0%	14.8%	10.4%	10.4%	4.1%
	7	29.3%	24.7%	20.2%	15.9%	15.9%	10.4%
10 Unit 2 & 3-bed Housing Scheme	1	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	2	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	3	1.9%	0.0%	0.0%	0.0%	0.0%	0.0%
	4	11.4%	4.3%	0.0%	0.0%	0.0%	0.0%
	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%
10 Unit Flatted Scheme	1	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	2	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	3	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	4	3.8%	0.0%	0.0%	0.0%	0.0%	0.0%
	5	12.0%	5.1%	0.0%	0.0%	0.0%	0.0%
	6	18.1%	12.2%	7.2%	1.2%	1.2%	0.0%
	7	23.1%	17.7%	13.4%	7.9%	7.9%	1.1%
15 Unit Housing Scheme	1	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	2	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	3	2.9%	0.0%	0.0%	0.0%	0.0%	0.0%
	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%
15 Unit Flatted Scheme	1	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	2	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	3	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	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%
25 Unit Housing Scheme	1	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	2	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	3	2.3%	0.0%	0.0%	0.0%	0.0%	0.0%
	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%
25 Unit Mixed Scheme	1	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	2	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	3	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	4	7.4%	0.0%	0.0%	0.0%	0.0%	0.0%
	5	14.7%	6.9%	2.0%	0.7%	0.0%	0.0%
	6	20.6%	13.3%	8.9%	7.8%	5.2%	0.0%
	7	25.3%	18.7%	14.5%	13.5%	11.1%	5.2%
25 Unit Flatted Scheme	1	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	2	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	3	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	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%

Source: Adams Integra, June 2009

**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**

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
10 Unit Housing Scheme	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
	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
10 Unit 2 & 3-bed Housing Scheme	1	0.33	£0	£0	£0	£0	£0	£0
	2	0.33	£0	£0	£0	£0	£0	£0
	3	0.33	£91,676	£0	£0	£0	£0	£0
	4	0.33	£636,348	£215,058	£0	£0	£0	£0
	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
10 Unit Flatted Scheme	1	0.13	£0	£0	£0	£0	£0	£0
	2	0.13	£0	£0	£0	£0	£0	£0
	3	0.13	£0	£0	£0	£0	£0	£0
	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
15 Unit Housing Scheme	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
	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
15 Unit Flatted Scheme	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
	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
25 Unit Housing Scheme	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
	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
25 Unit Mixed Scheme	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
	4	0.5	£616,909	£0	£0	£0	£0	£0
	5	0.5	£1,385,327	£564,114	£153,367	£49,757	£0	£0
	6	0.5	£2,160,106	£1,212,421	£750,536	£638,439	£404,626	£0
	7	0.5	£2,934,884	£1,868,125	£1,339,946	£1,217,528	£957,848	£401,042
25 Unit Flatted Scheme	1	0.33	£0	£0	£0	£0	£0	£0
	2	0.33	£0	£0	£0	£0	£0	£0
	3	0.33	£0	£0	£0	£0	£0	£0
	4	0.33	£151,579	£0	£0	£0	£0	£0
	5	0.33	£1,155,574	£158,371	£0	£0	£0	£0
	6	0.33	£2,141,805	£1,005,321	£382,833	£226,412	£0	£0
	7	0.33	£3,139,950	£1,845,063	£1,150,040	£982,616	£678,006	£0

Source: Adams Integra, June 2009

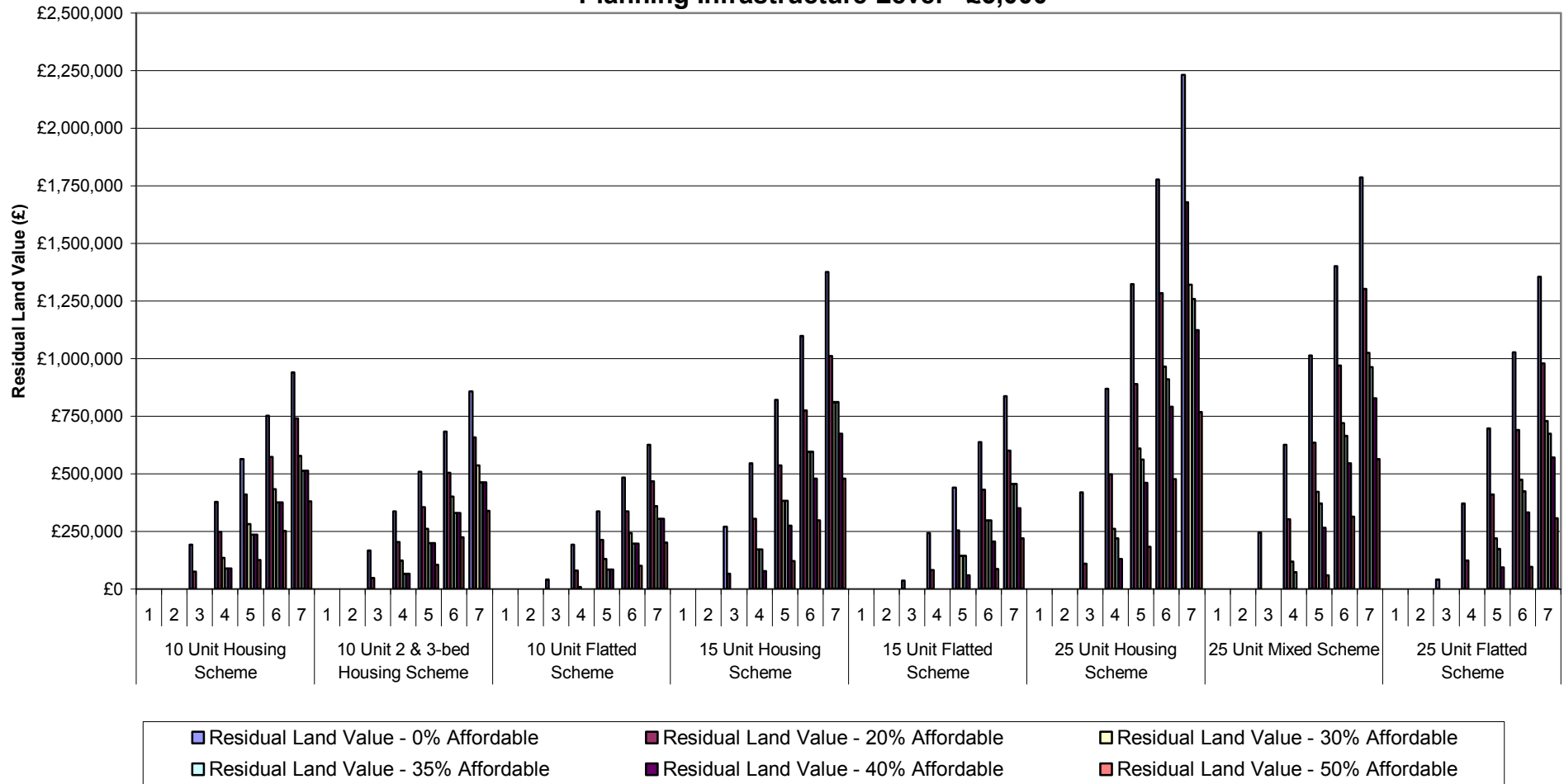
## **Appendix IIk**

**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**

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
10 Unit Housing Scheme	1	£0	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0	£0
	3	£191,736	£75,425	£0	£0	£0	£0
	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
10 Unit 2 & 3-bed Housing Scheme	1	£0	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0	£0
	3	£166,378	£48,131	£0	£0	£0	£0
	4	£337,794	£205,023	£123,389	£65,947	£65,947	£0
	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
10 Unit Flatted Scheme	1	£0	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0	£0
	3	£41,879	£0	£0	£0	£0	£0
	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
15 Unit Housing Scheme	1	£0	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0	£0
	3	£270,592	£67,082	£0	£0	£0	£0
	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
15 Unit Flatted Scheme	1	£0	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0	£0
	3	£35,994	£0	£0	£0	£0	£0
	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
25 Unit Housing Scheme	1	£0	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0	£0
	3	£420,380	£109,621	£0	£0	£0	£0
	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
25 Unit Mixed Scheme	1	£0	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0	£0
	3	£245,732	£0	£0	£0	£0	£0
	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
25 Unit Flatted Scheme	1	£0	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0	£0
	3	£40,659	£0	£0	£0	£0	£0
	4	£372,258	£122,913	£0	£0	£0	£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

Source: Adams Integra, June 2009

**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  
Planning Infrastructure Level - £5,000**



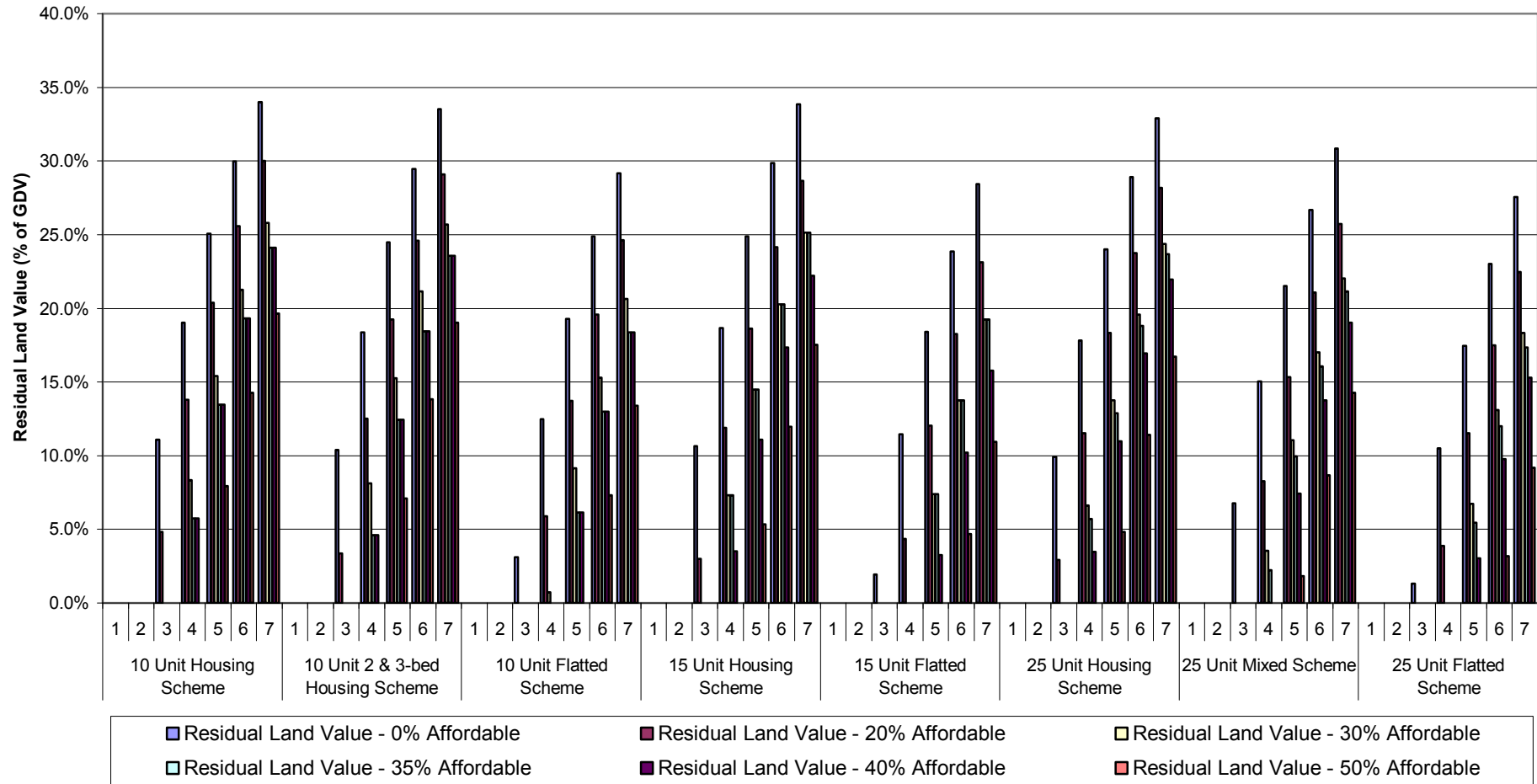
**Table 64a: Summary of Residual Land Value (as % of GDV) Appraisals for All Value Points  
60% General Needs Rent/40% Intermediate Tenure Mix  
20% Renewable Requirement  
Planning Infrastructure Level - £5,000**

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
10 Unit Housing Scheme	1	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	2	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	3	11.1%	4.8%	0.0%	0.0%	0.0%	0.0%
	4	19.0%	13.8%	8.4%	5.7%	5.7%	0.0%
	5	25.1%	20.4%	15.4%	13.5%	13.5%	7.9%
	6	30.0%	25.6%	21.3%	19.3%	19.3%	14.3%
	7	34.0%	30.0%	25.8%	24.1%	24.1%	19.7%
10 Unit 2 & 3-bed Housing Scheme	1	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	2	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	3	10.4%	3.4%	0.0%	0.0%	0.0%	0.0%
	4	18.4%	12.5%	8.1%	4.6%	4.6%	0.0%
	5	24.5%	19.3%	15.2%	12.4%	12.4%	7.1%
	6	29.5%	24.6%	21.1%	18.4%	18.4%	13.8%
	7	33.5%	29.1%	25.7%	23.6%	23.6%	19.0%
10 Unit Flatted Scheme	1	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	2	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	3	3.1%	0.0%	0.0%	0.0%	0.0%	0.0%
	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%
15 Unit Housing Scheme	1	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	2	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	3	10.7%	3.0%	0.0%	0.0%	0.0%	0.0%
	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%
15 Unit Flatted Scheme	1	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	2	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	3	2.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	4	11.5%	4.3%	0.0%	0.0%	0.0%	0.0%
	5	18.4%	12.0%	7.4%	7.4%	3.3%	0.0%
	6	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%
25 Unit Housing Scheme	1	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	2	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	3	9.9%	2.9%	0.0%	0.0%	0.0%	0.0%
	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%
25 Unit Mixed Scheme	1	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	2	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	3	6.8%	0.0%	0.0%	0.0%	0.0%	0.0%
	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%
25 Unit Flatted Scheme	1	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	2	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	3	1.3%	0.0%	0.0%	0.0%	0.0%	0.0%
	4	10.5%	3.9%	0.0%	0.0%	0.0%	0.0%
	5	17.4%	11.5%	6.7%	5.5%	3.1%	0.0%
	6	23.0%	17.5%	13.1%	12.0%	9.8%	3.2%
	7	27.5%	22.5%	18.3%	17.4%	15.3%	9.2%

Source: Adams Integra, June 2009



**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**

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
10 Unit Housing Scheme	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
	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
10 Unit 2 & 3-bed Housing Scheme	1	0.33	£0	£0	£0	£0	£0	£0
	2	0.33	£0	£0	£0	£0	£0	£0
	3	0.33	£504,176	£145,851	£0	£0	£0	£0
	4	0.33	£1,023,617	£621,282	£373,905	£199,840	£199,840	£0
	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
10 Unit Flatted Scheme	1	0.13	£0	£0	£0	£0	£0	£0
	2	0.13	£0	£0	£0	£0	£0	£0
	3	0.13	£322,143	£0	£0	£0	£0	£0
	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
15 Unit Housing Scheme	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
	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
15 Unit Flatted Scheme	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
	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
25 Unit Housing Scheme	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
	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
25 Unit Mixed Scheme	1	0.5	£0	£0	£0	£0	£0	£0
	2	0.5	£0	£0	£0	£0	£0	£0
	3	0.5	£491,463	£0	£0	£0	£0	£0
	4	0.5	£1,251,349	£607,155	£239,507	£147,852	£0	£0
	5	0.5	£2,026,127	£1,268,704	£843,196	£742,695	£531,082	£119,313
	6	0.5	£2,800,906	£1,938,092	£1,440,660	£1,329,718	£1,090,225	£627,067
	7	0.5	£3,575,684	£2,607,481	£2,048,397	£1,925,979	£1,656,424	£1,128,245
25 Unit Flatted Scheme	1	0.33	£0	£0	£0	£0	£0	£0
	2	0.33	£0	£0	£0	£0	£0	£0
	3	0.33	£123,208	£0	£0	£0	£0	£0
	4	0.33	£1,128,054	£372,465	£0	£0	£0	£0
	5	0.33	£2,114,570	£1,241,203	£667,997	£529,160	£284,410	£0
	6	0.33	£3,112,715	£2,094,459	£1,439,727	£1,288,000	£1,006,340	£293,824
	7	0.33	£4,110,860	£2,965,300	£2,211,595	£2,045,897	£1,730,872	£931,089

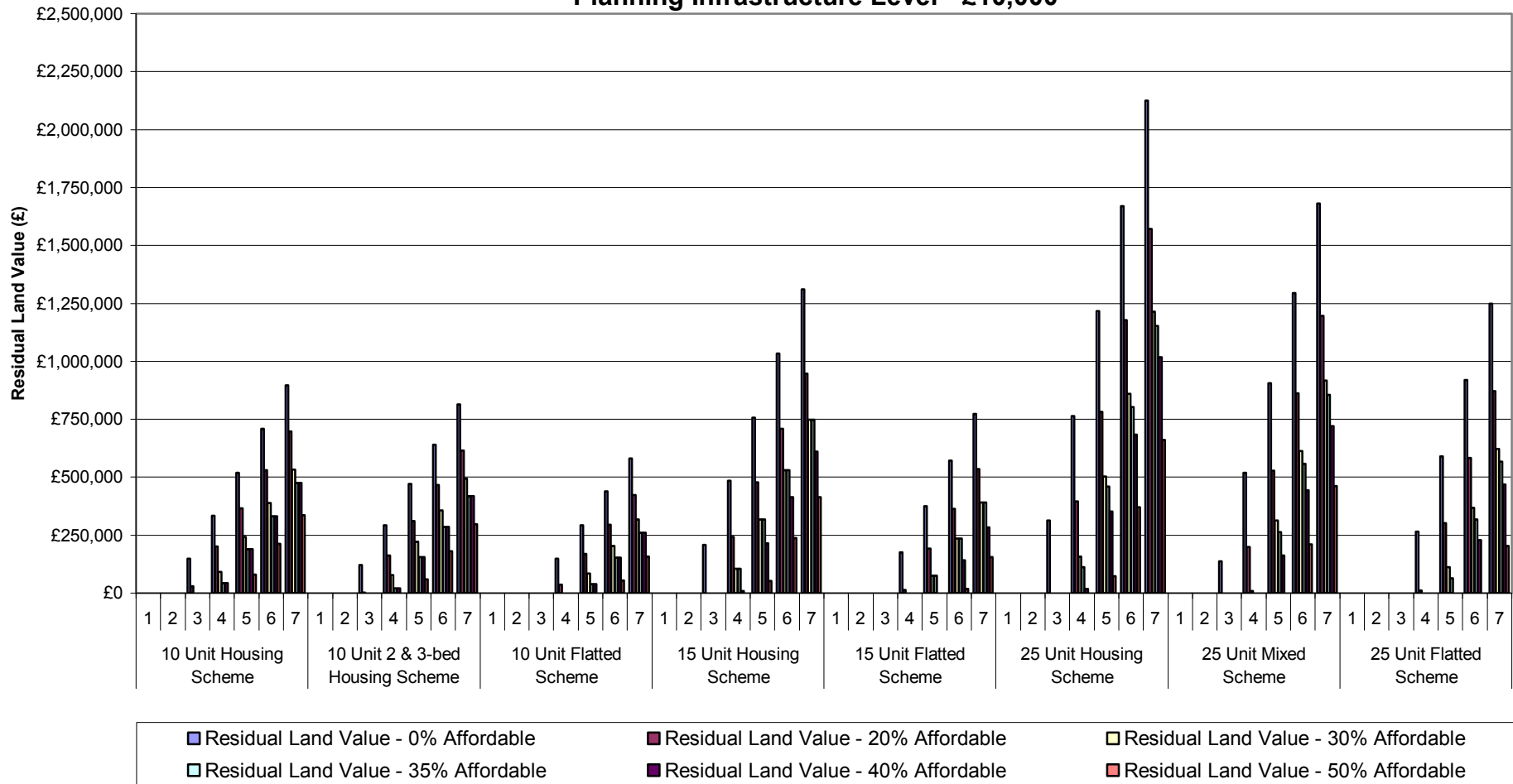
Source: Adams Integra, June 2009

**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**

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
10 Unit Housing Scheme	1	£0	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0	£0
	3	£148,297	£30,050	£0	£0	£0	£0
	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
10 Unit 2 & 3-bed Housing Scheme	1	£0	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0	£0
	3	£121,003	£2,756	£0	£0	£0	£0
	4	£293,780	£161,719	£78,014	£20,572	£20,572	£0
	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
10 Unit Flatted Scheme	1	£0	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0	£0
	3	£0	£0	£0	£0	£0	£0
	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
15 Unit Housing Scheme	1	£0	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0	£0
	3	£208,790	£0	£0	£0	£0	£0
	4	£484,618	£242,998	£104,306	£104,306	£9,887	£0
	5	£756,781	£477,129	£318,004	£318,004	£214,450	£52,569
	6	£1,033,940	£709,591	£530,929	£530,929	£413,087	£237,358
	7	£1,311,099	£946,973	£747,132	£747,132	£609,705	£414,134
15 Unit Flatted Scheme	1	£0	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0	£0
	3	£0	£0	£0	£0	£0	£0
	4	£175,304	£13,681	£0	£0	£0	£0
	5	£374,630	£193,029	£75,609	£75,609	£0	£0
	6	£571,545	£364,173	£236,067	£236,067	£140,745	£18,529
	7	£772,322	£534,464	£390,883	£390,883	£283,777	£155,205
25 Unit Housing Scheme	1	£0	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0	£0
	3	£312,467	£0	£0	£0	£0	£0
	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
25 Unit Mixed Scheme	1	£0	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0	£0
	3	£136,964	£0	£0	£0	£0	£0
	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
25 Unit Flatted Scheme	1	£0	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0	£0
	3	£0	£0	£0	£0	£0	£0
	4	£264,345	£11,663	£0	£0	£0	£0
	5	£591,008	£301,685	£111,416	£65,137	£0	£0
	6	£920,396	£584,371	£367,198	£317,127	£228,802	£0
	7	£1,249,784	£871,749	£623,026	£568,346	£469,225	£203,457

Source: Adams Integra, June 2009

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

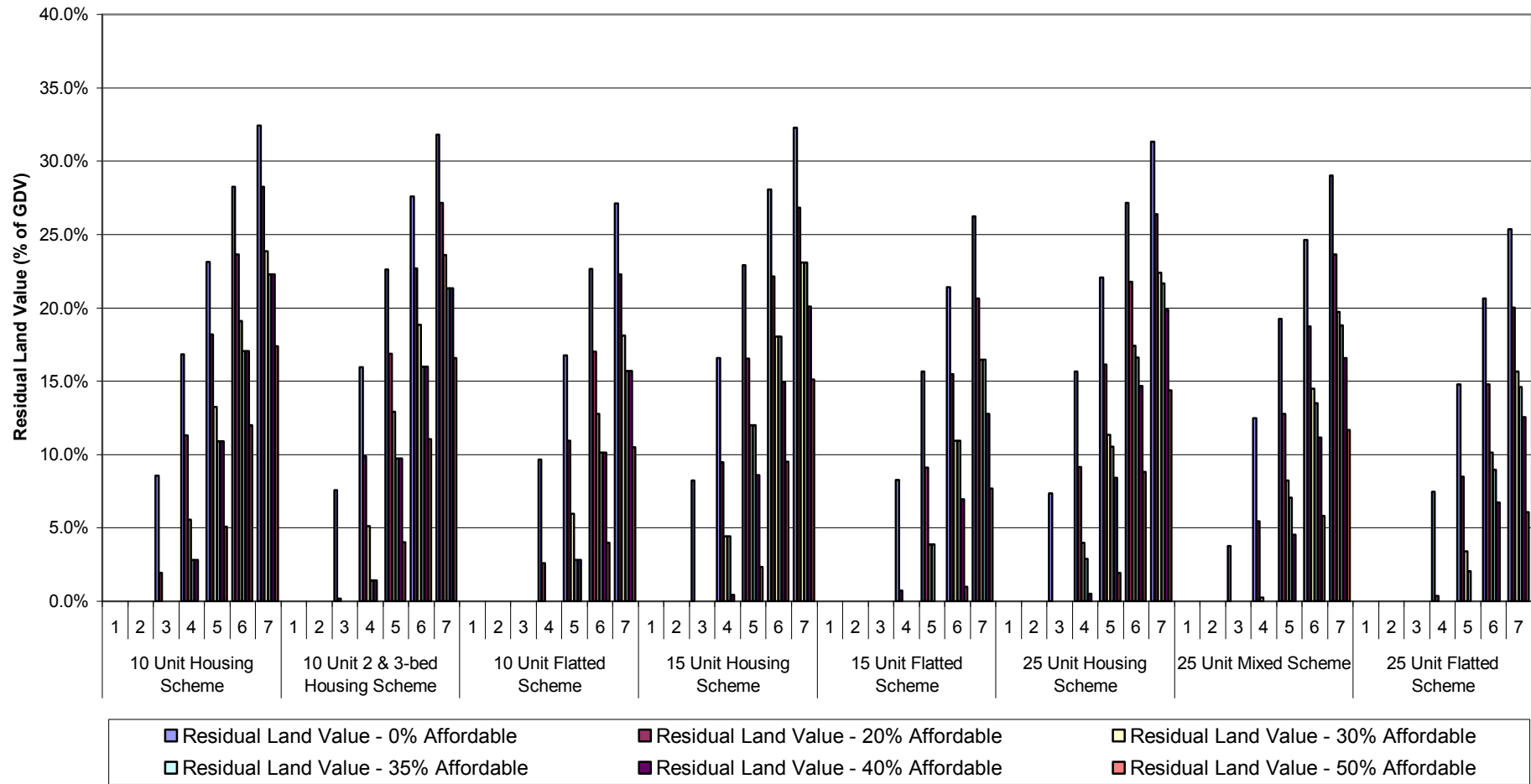


**Table 65a: Summary of Residual Land Value (as % of GDV) Appraisals for All Value Points  
60% General Needs Rent/40% Intermediate Tenure Mix  
20% Renewable Requirement  
Planning Infrastructure Level - £10,000**

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
10 Unit Housing Scheme	1	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	2	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	3	8.6%	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%
10 Unit 2 & 3-bed Housing Scheme	1	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	2	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	3	7.6%	0.2%	0.0%	0.0%	0.0%	0.0%
	4	16.0%	9.9%	5.1%	1.4%	1.4%	0.0%
	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%
10 Unit Flatted Scheme	1	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	2	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	3	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	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%
15 Unit Housing Scheme	1	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	2	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	3	8.2%	0.0%	0.0%	0.0%	0.0%	0.0%
	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%
15 Unit Flatted Scheme	1	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	2	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	3	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	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%
25 Unit Housing Scheme	1	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	2	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	3	7.4%	0.0%	0.0%	0.0%	0.0%	0.0%
	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%
25 Unit Mixed Scheme	1	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	2	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	3	3.8%	0.0%	0.0%	0.0%	0.0%	0.0%
	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%
25 Unit Flatted Scheme	1	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	2	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	3	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	4	7.5%	0.4%	0.0%	0.0%	0.0%	0.0%
	5	14.8%	8.5%	3.4%	2.0%	0.0%	0.0%
	6	20.6%	14.8%	10.1%	9.0%	6.7%	0.0%
	7	25.4%	20.0%	15.7%	14.6%	12.6%	6.1%

Source: Adams Integra, June 2009

**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**

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
10 Unit Housing Scheme	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
	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
10 Unit 2 & 3-bed Housing Scheme	1	0.33	£0	£0	£0	£0	£0	£0
	2	0.33	£0	£0	£0	£0	£0	£0
	3	0.33	£366,676	£8,351	£0	£0	£0	£0
	4	0.33	£890,242	£490,058	£236,405	£62,340	£62,340	£0
	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
10 Unit Flatted Scheme	1	0.13	£0	£0	£0	£0	£0	£0
	2	0.13	£0	£0	£0	£0	£0	£0
	3	0.13	£0	£0	£0	£0	£0	£0
	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
15 Unit Housing Scheme	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
	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
15 Unit Flatted Scheme	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
	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
25 Unit Housing Scheme	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
	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
25 Unit Mixed Scheme	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
	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
25 Unit Flatted Scheme	1	0.33	£0	£0	£0	£0	£0	£0
	2	0.33	£0	£0	£0	£0	£0	£0
	3	0.33	£0	£0	£0	£0	£0	£0
	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

Source: Adams Integra, June 2009

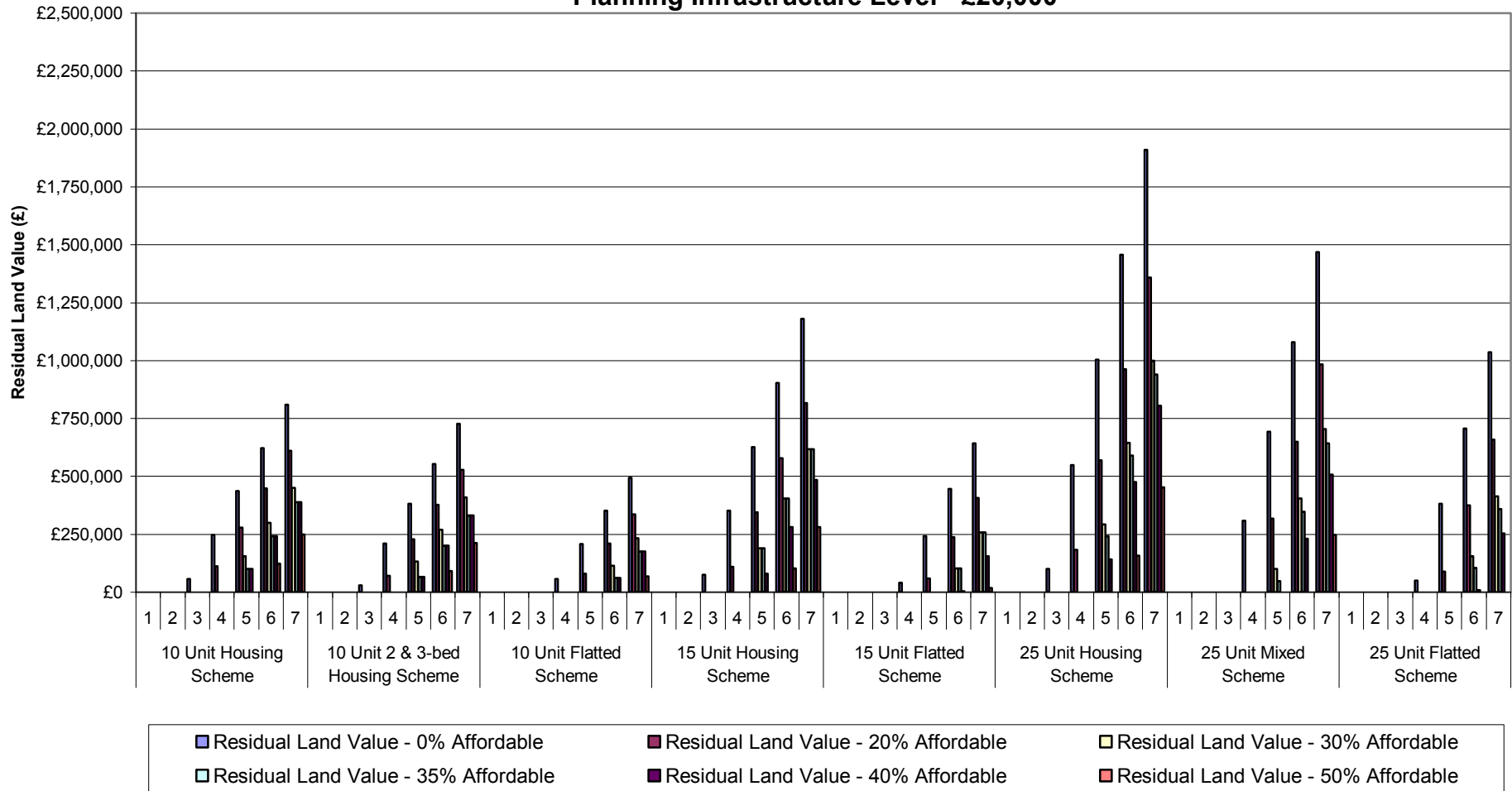
**Table 66: Summary of Residual Land Value (£) Appraisals for  
All Value Points  
60% General Needs Rent/40% Intermediate Tenure Mix  
20% Renewable Requirement  
Planning Infrastructure Level - £20,000**

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
10 Unit Housing Scheme	1	£0	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0	£0
	3	£57,547	£0	£0	£0	£0	£0
	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
10 Unit 2 & 3-bed Housing Scheme	1	£0	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0	£0
	3	£30,253	£0	£0	£0	£0	£0
	4	£209,995	£70,969	£0	£0	£0	£0
	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
10 Unit Flatted Scheme	1	£0	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0	£0
	3	£0	£0	£0	£0	£0	£0
	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	£233,717	£176,219	£176,219	£67,580
15 Unit Housing Scheme	1	£0	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0	£0
	3	£74,773	£0	£0	£0	£0	£0
	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
15 Unit Flatted Scheme	1	£0	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0	£0
	3	£0	£0	£0	£0	£0	£0
	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
25 Unit Housing Scheme	1	£0	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0	£0
	3	£99,631	£0	£0	£0	£0	£0
	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
25 Unit Mixed Scheme	1	£0	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0	£0
	3	£0	£0	£0	£0	£0	£0
	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
25 Unit Flatted Scheme	1	£0	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0	£0
	3	£0	£0	£0	£0	£0	£0
	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

Source: Adams Integra, June 2009



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

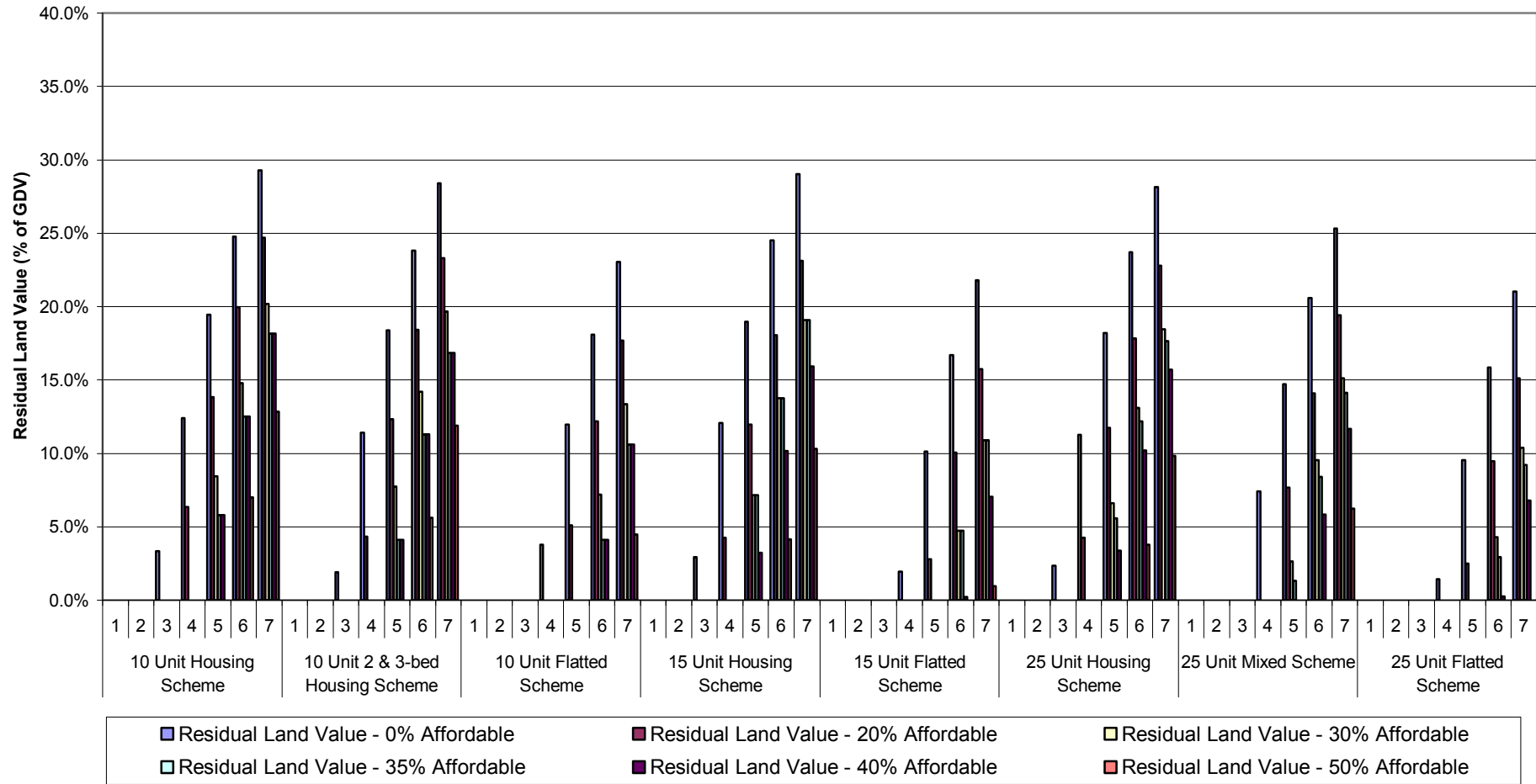


**Table 66a: Summary of Residual Land Value (as % of GDV) Appraisals for All Value Points  
60% General Needs Rent/40% Intermediate Tenure Mix  
20% Renewable Requirement  
Planning Infrastructure Level - £20,000**

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
10 Unit Housing Scheme	1	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	2	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	3	3.3%	0.0%	0.0%	0.0%	0.0%	0.0%
	4	12.4%	6.3%	0.0%	0.0%	0.0%	0.0%
	5	19.4%	13.8%	8.4%	5.8%	5.8%	0.0%
	6	24.8%	20.0%	14.8%	12.5%	12.5%	7.0%
	7	29.3%	24.7%	20.2%	18.2%	18.2%	12.8%
10 Unit 2 & 3-bed Housing Scheme	1	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	2	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	3	1.9%	0.0%	0.0%	0.0%	0.0%	0.0%
	4	11.4%	4.3%	0.0%	0.0%	0.0%	0.0%
	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%
10 Unit Flatted Scheme	1	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	2	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	3	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	4	3.8%	0.0%	0.0%	0.0%	0.0%	0.0%
	5	12.0%	5.1%	0.0%	0.0%	0.0%	0.0%
	6	18.1%	12.2%	7.2%	4.1%	4.1%	0.0%
	7	23.1%	17.7%	13.4%	10.6%	10.6%	4.5%
15 Unit Housing Scheme	1	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	2	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	3	2.9%	0.0%	0.0%	0.0%	0.0%	0.0%
	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%
15 Unit Flatted Scheme	1	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	2	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	3	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	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%
25 Unit Housing Scheme	1	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	2	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	3	2.3%	0.0%	0.0%	0.0%	0.0%	0.0%
	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%
25 Unit Mixed Scheme	1	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	2	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	3	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	4	7.4%	0.0%	0.0%	0.0%	0.0%	0.0%
	5	14.7%	7.7%	2.6%	1.3%	0.0%	0.0%
	6	20.6%	14.1%	9.6%	8.4%	5.8%	0.0%
	7	25.3%	19.4%	15.1%	14.1%	11.7%	6.2%
25 Unit Flatted Scheme	1	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	2	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	3	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	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%

Source: Adams Integra, June 2009

**Graph 92a: 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 - £20,000**



**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**

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
10 Unit Housing Scheme	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
	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
10 Unit 2 & 3-bed Housing Scheme	1	0.33	£0	£0	£0	£0	£0	£0
	2	0.33	£0	£0	£0	£0	£0	£0
	3	0.33	£91,676	£0	£0	£0	£0	£0
	4	0.33	£636,348	£215,058	£0	£0	£0	£0
	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
10 Unit Flatted Scheme	1	0.13	£0	£0	£0	£0	£0	£0
	2	0.13	£0	£0	£0	£0	£0	£0
	3	0.13	£0	£0	£0	£0	£0	£0
	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
15 Unit Housing Scheme	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
	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
15 Unit Flatted Scheme	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
	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
25 Unit Housing Scheme	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
	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
25 Unit Mixed Scheme	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
	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
25 Unit Flatted Scheme	1	0.33	£0	£0	£0	£0	£0	£0
	2	0.33	£0	£0	£0	£0	£0	£0
	3	0.33	£0	£0	£0	£0	£0	£0
	4	0.33	£151,579	£0	£0	£0	£0	£0
	5	0.33	£1,155,574	£268,227	£0	£0	£0	£0
	6	0.33	£2,141,805	£1,135,253	£472,891	£316,471	£26,100	£0
	7	0.33	£3,139,950	£1,994,391	£1,253,609	£1,086,186	£767,879	£0

Source: Adams Integra, June 2009

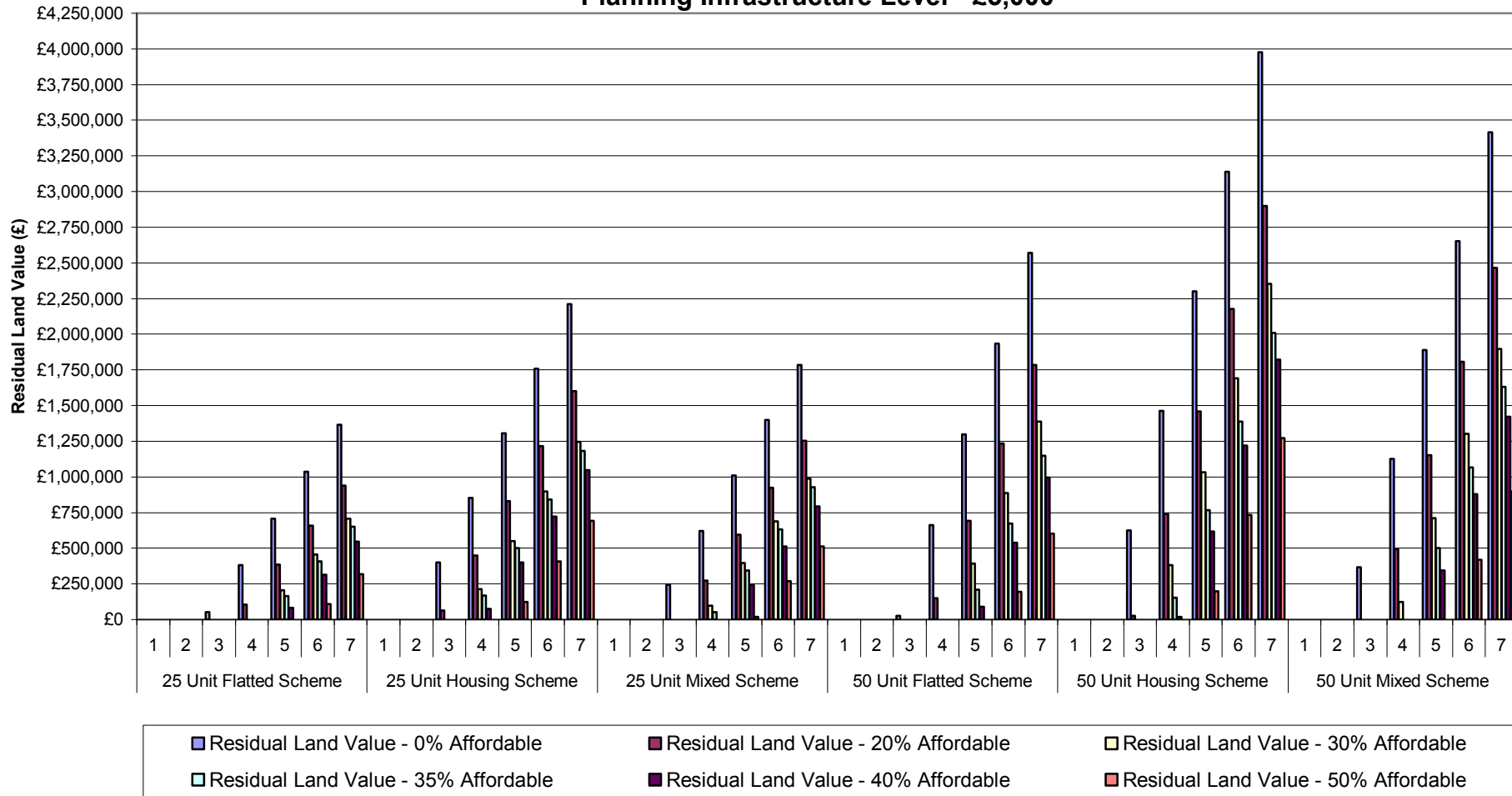
## **Appendix III**

**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**

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
25 Unit Flatted Scheme	1	£0	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0	£0
	3	£51,548	£0	£0	£0	£0	£0
	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
25 Unit Housing Scheme	1	£0	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0	£0
	3	£401,858	£62,536	£0	£0	£0	£0
	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
25 Unit Mixed Scheme	1	£0	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0	£0
	3	£242,666	£0	£0	£0	£0	£0
	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
50 Unit Flatted Scheme	1	£0	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0	£0
	3	£26,423	£0	£0	£0	£0	£0
	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
50 Unit Housing Scheme	1	£0	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0	£0
	3	£624,621	£24,744	£0	£0	£0	£0
	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
50 Unit Mixed Scheme	1	£0	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0	£0
	3	£367,513	£0	£0	£0	£0	£0
	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

Source: Adams Integra, June 2009

**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  
Planning Infrastructure Level - £5,000**



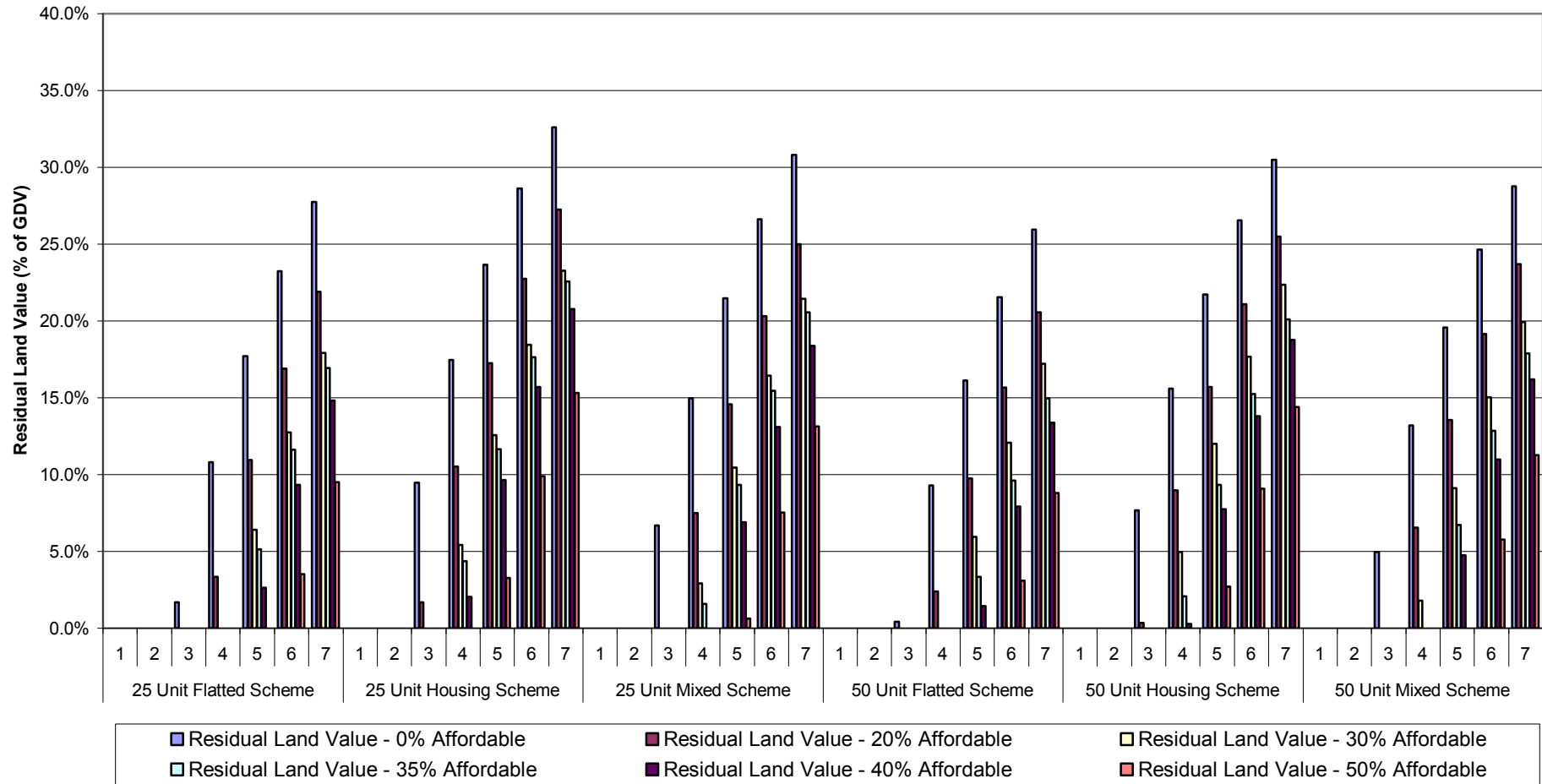
**Table 67a: Summary of Residual Land Value (as % of GDV) Appraisals for All Value Points  
70% General Needs Rent/30% Intermediate Tenure Mix  
CfSH Level 4  
Planning Infrastructure Level - £5,000**

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
25 Unit Flatted Scheme	1	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	2	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	3	1.7%	0.0%	0.0%	0.0%	0.0%	0.0%
	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%
25 Unit Housing Scheme	1	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	2	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	3	9.5%	1.7%	0.0%	0.0%	0.0%	0.0%
	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%
25 Unit Mixed Scheme	1	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	2	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	3	6.7%	0.0%	0.0%	0.0%	0.0%	0.0%
	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%
50 Unit Flatted Scheme	1	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	2	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	3	0.4%	0.0%	0.0%	0.0%	0.0%	0.0%
	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%
50 Unit Housing Scheme	1	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	2	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	3	7.7%	0.3%	0.0%	0.0%	0.0%	0.0%
	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%
50 Unit Mixed Scheme	1	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	2	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	3	5.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	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%

Source: Adams Integra, June 2009



**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**

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
25 Unit Flatted Scheme	1	0.33	£0	£0	£0	£0	£0	£0
	2	0.33	£0	£0	£0	£0	£0	£0
	3	0.33	£156,205	£0	£0	£0	£0	£0
	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
25 Unit Housing Scheme	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
	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
25 Unit Mixed Scheme	1	0.50	£0	£0	£0	£0	£0	£0
	2	0.50	£0	£0	£0	£0	£0	£0
	3	0.50	£485,332	£0	£0	£0	£0	£0
	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
50 Unit Flatted Scheme	1	0.67	£0	£0	£0	£0	£0	£0
	2	0.67	£0	£0	£0	£0	£0	£0
	3	0.67	£39,437	£0	£0	£0	£0	£0
	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
50 Unit Housing Scheme	1	1.25	£0	£0	£0	£0	£0	£0
	2	1.25	£0	£0	£0	£0	£0	£0
	3	1.25	£499,697	£19,796	£0	£0	£0	£0
	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
50 Unit Mixed Scheme	1	1.00	£0	£0	£0	£0	£0	£0
	2	1.00	£0	£0	£0	£0	£0	£0
	3	1.00	£367,513	£0	£0	£0	£0	£0
	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

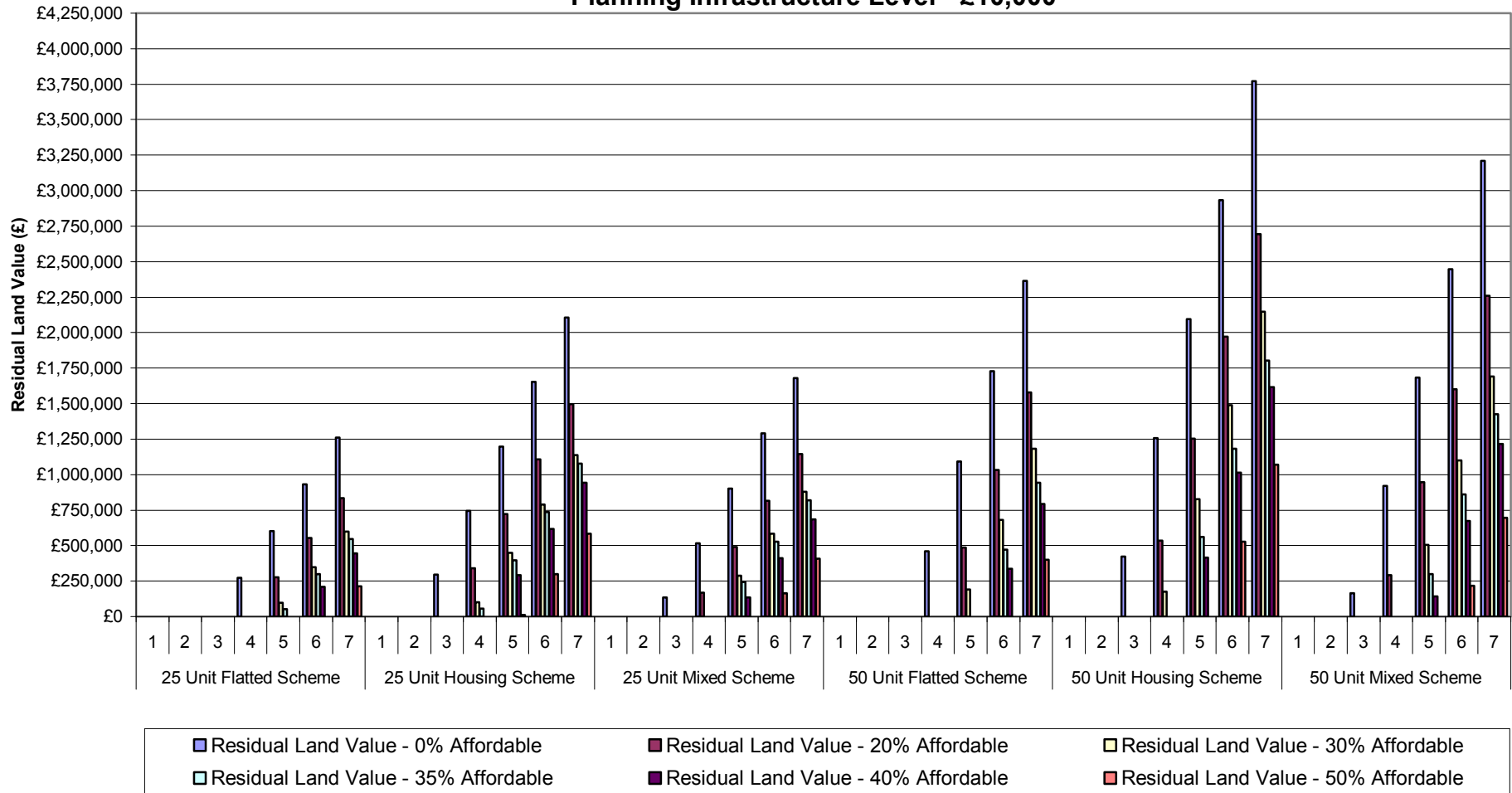
Source: Adams Integra, June 2009

**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**

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
25 Unit Flatted Scheme	1	£0	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0	£0
	3	£0	£0	£0	£0	£0	£0
	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
25 Unit Housing Scheme	1	£0	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0	£0
	3	£293,945	£0	£0	£0	£0	£0
	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
25 Unit Mixed Scheme	1	£0	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0	£0
	3	£133,867	£0	£0	£0	£0	£0
	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
50 Unit Flatted Scheme	1	£0	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0	£0
	3	£0	£0	£0	£0	£0	£0
	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
50 Unit Housing Scheme	1	£0	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0	£0
	3	£423,790	£0	£0	£0	£0	£0
	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
50 Unit Mixed Scheme	1	£0	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0	£0
	3	£165,130	£0	£0	£0	£0	£0
	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

Source: Adams Integra, June 2009

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

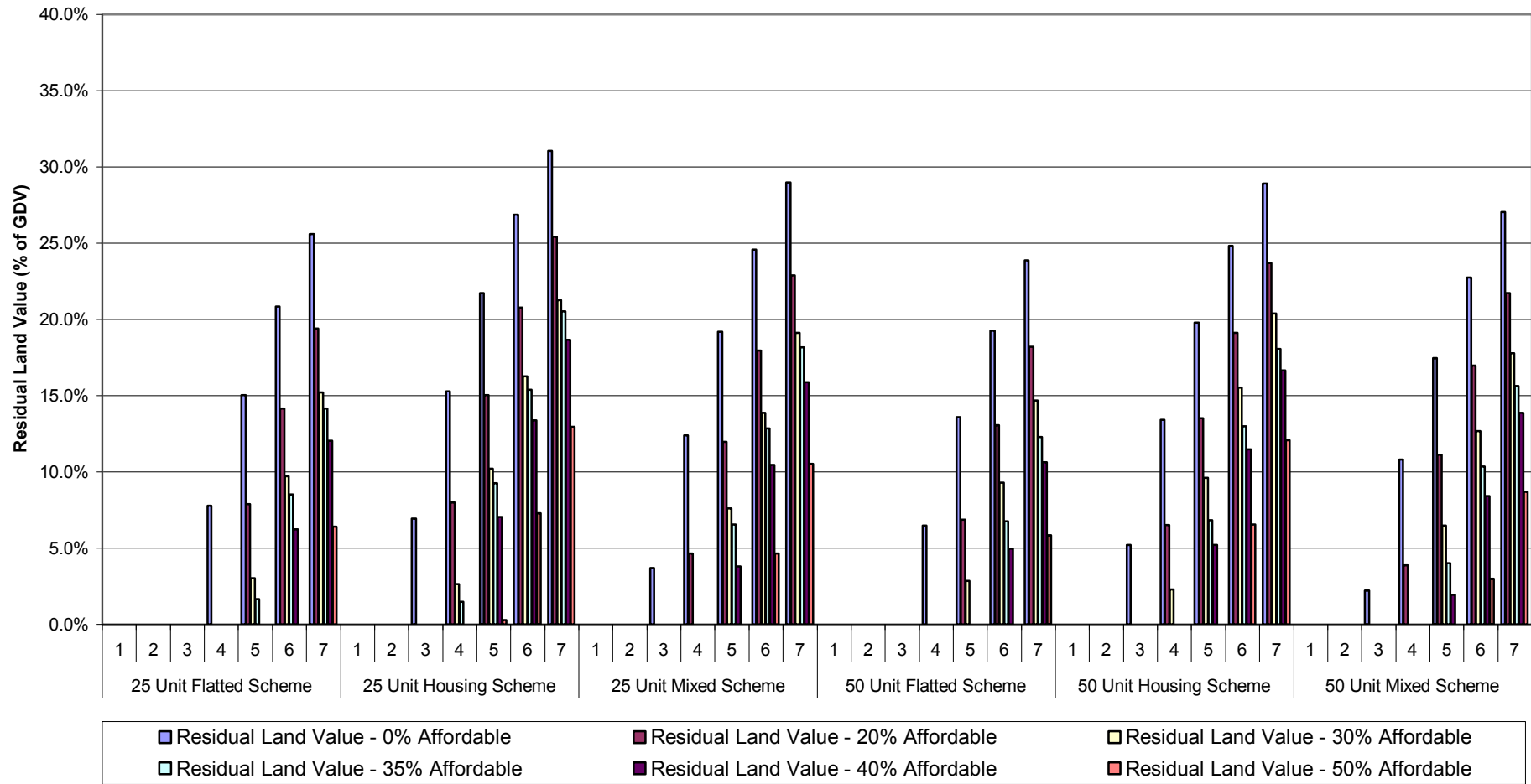


**Table 68a: Summary of Residual Land Value (as % of GDV) Appraisals for All Value Points  
70% General Needs Rent/30% Intermediate Tenure Mix  
CfSH Level 4  
Planning Infrastructure Level - £10,000**

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
25 Unit Flatted Scheme	1	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	2	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	3	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	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%
25 Unit Housing Scheme	1	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	2	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	3	6.9%	0.0%	0.0%	0.0%	0.0%	0.0%
	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%
25 Unit Mixed Scheme	1	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	2	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	3	3.7%	0.0%	0.0%	0.0%	0.0%	0.0%
	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%
50 Unit Flatted Scheme	1	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	2	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	3	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	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%
50 Unit Housing Scheme	1	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	2	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	3	5.2%	0.0%	0.0%	0.0%	0.0%	0.0%
	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%
50 Unit Mixed Scheme	1	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	2	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	3	2.2%	0.0%	0.0%	0.0%	0.0%	0.0%
	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%

Source: Adams Integra, June 2009

**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**

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
25 Unit Flatted Scheme	1	0.33	£0	£0	£0	£0	£0	£0
	2	0.33	£0	£0	£0	£0	£0	£0
	3	0.33	£0	£0	£0	£0	£0	£0
	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
25 Unit Housing Scheme	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
	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
25 Unit Mixed Scheme	1	0.50	£0	£0	£0	£0	£0	£0
	2	0.50	£0	£0	£0	£0	£0	£0
	3	0.50	£267,734	£0	£0	£0	£0	£0
	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
50 Unit Flatted Scheme	1	0.67	£0	£0	£0	£0	£0	£0
	2	0.67	£0	£0	£0	£0	£0	£0
	3	0.67	£0	£0	£0	£0	£0	£0
	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
50 Unit Housing Scheme	1	1.25	£0	£0	£0	£0	£0	£0
	2	1.25	£0	£0	£0	£0	£0	£0
	3	1.25	£339,032	£0	£0	£0	£0	£0
	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
50 Unit Mixed Scheme	1	1.00	£0	£0	£0	£0	£0	£0
	2	1.00	£0	£0	£0	£0	£0	£0
	3	1.00	£165,130	£0	£0	£0	£0	£0
	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

Source: Adams Integra, June 2009

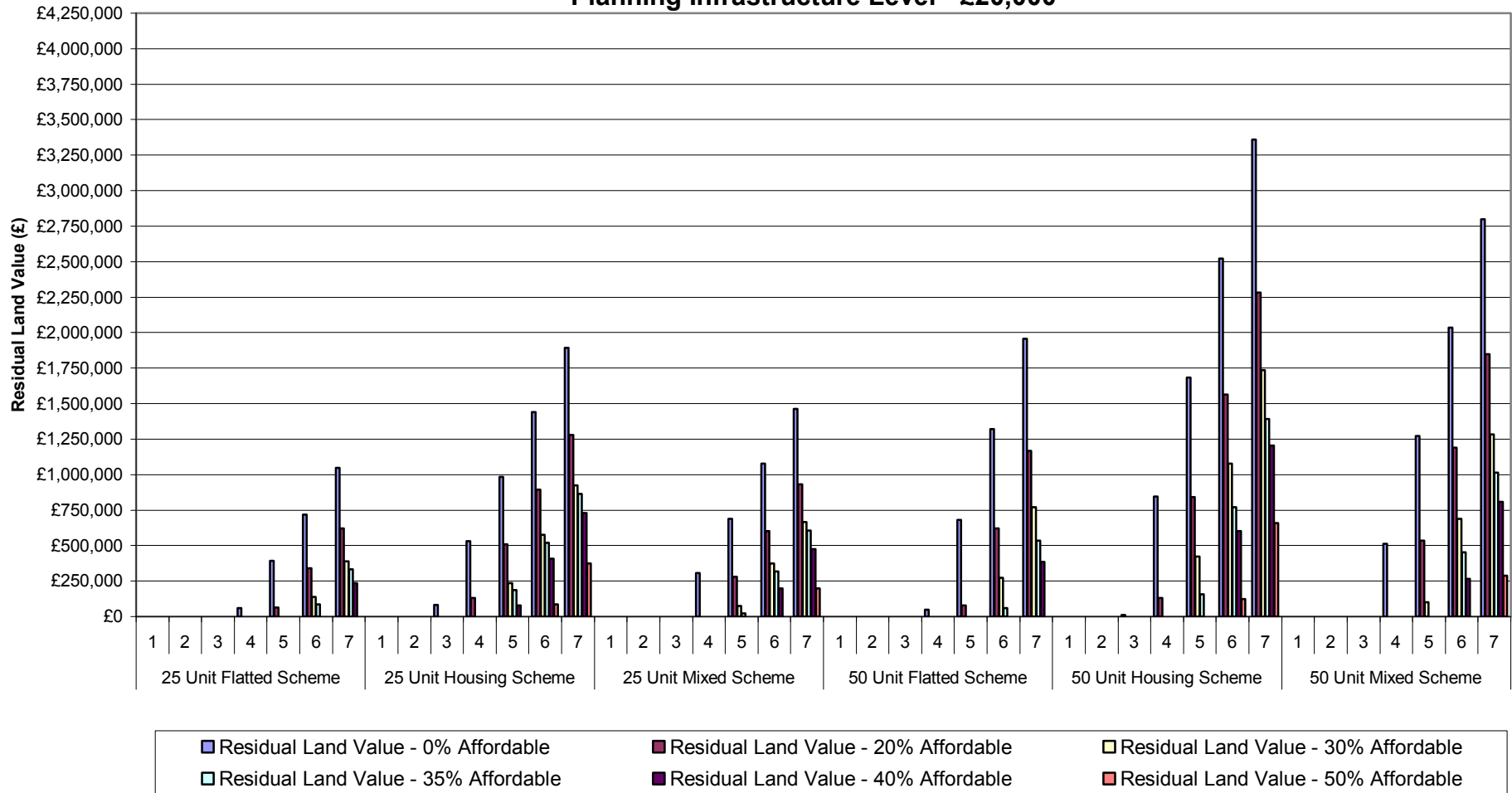
**Table 69: Summary of Residual Land Value (£) Appraisals for  
All Value Points  
70% General Needs Rent/30% Intermediate Tenure Mix  
CfSH Level 4  
Planning Infrastructure Level - £20,000**

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
25 Unit Flatted Scheme	1	£0	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0	£0
	3	£0	£0	£0	£0	£0	£0
	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
25 Unit Housing Scheme	1	£0	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0	£0
	3	£80,536	£0	£0	£0	£0	£0
	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
25 Unit Mixed Scheme	1	£0	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0	£0
	3	£0	£0	£0	£0	£0	£0
	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
50 Unit Flatted Scheme	1	£0	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0	£0
	3	£0	£0	£0	£0	£0	£0
	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
50 Unit Housing Scheme	1	£0	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0	£0
	3	£9,397	£0	£0	£0	£0	£0
	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
50 Unit Mixed Scheme	1	£0	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0	£0
	3	£0	£0	£0	£0	£0	£0
	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

Source: Adams Integra, June 2009



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

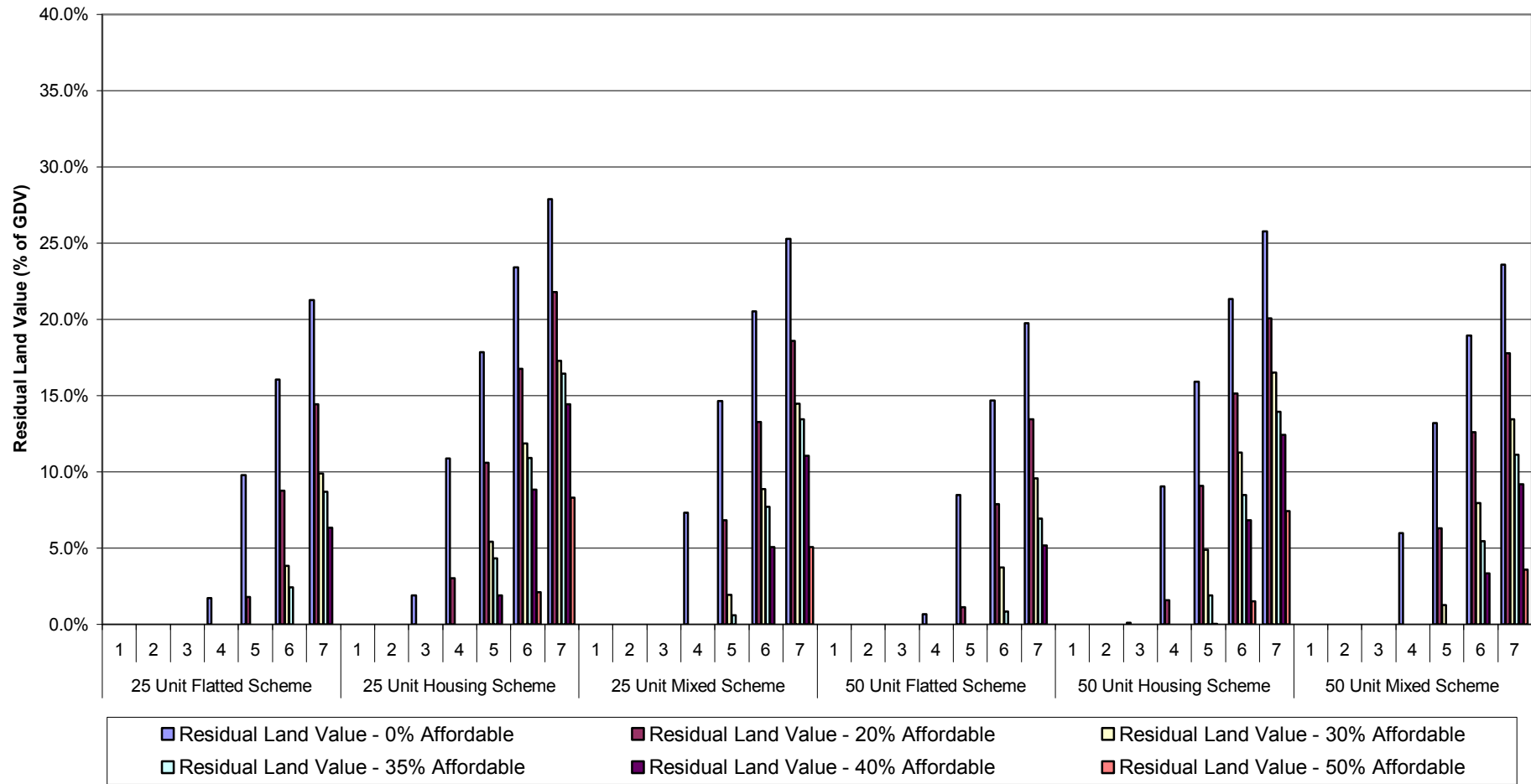


**Table 69a: Summary of Residual Land Value (as % of GDV) Appraisals for All Value Points  
70% General Needs Rent/30% Intermediate Tenure Mix  
CfSH Level 4  
Planning Infrastructure Level - £20,000**

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
25 Unit Flatted Scheme	1	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	2	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	3	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	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%
25 Unit Housing Scheme	1	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	2	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	3	1.9%	0.0%	0.0%	0.0%	0.0%	0.0%
	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%
25 Unit Mixed Scheme	1	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	2	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	3	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	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%
50 Unit Flatted Scheme	1	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	2	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	3	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	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%
50 Unit Housing Scheme	1	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	2	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	3	0.1%	0.0%	0.0%	0.0%	0.0%	0.0%
	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%
50 Unit Mixed Scheme	1	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	2	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	3	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	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%

Source: Adams Integra, June 2009

**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**

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
25 Unit Flatted Scheme	1	0.33	£0	£0	£0	£0	£0	£0
	2	0.33	£0	£0	£0	£0	£0	£0
	3	0.33	£0	£0	£0	£0	£0	£0
	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
25 Unit Housing Scheme	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
	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
25 Unit Mixed Scheme	1	0.50	£0	£0	£0	£0	£0	£0
	2	0.50	£0	£0	£0	£0	£0	£0
	3	0.50	£0	£0	£0	£0	£0	£0
	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
50 Unit Flatted Scheme	1	0.67	£0	£0	£0	£0	£0	£0
	2	0.67	£0	£0	£0	£0	£0	£0
	3	0.67	£0	£0	£0	£0	£0	£0
	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
50 Unit Housing Scheme	1	1.25	£0	£0	£0	£0	£0	£0
	2	1.25	£0	£0	£0	£0	£0	£0
	3	1.25	£7,518	£0	£0	£0	£0	£0
	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
50 Unit Mixed Scheme	1	1.00	£0	£0	£0	£0	£0	£0
	2	1.00	£0	£0	£0	£0	£0	£0
	3	1.00	£0	£0	£0	£0	£0	£0
	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

Source: Adams Integra, June 2009

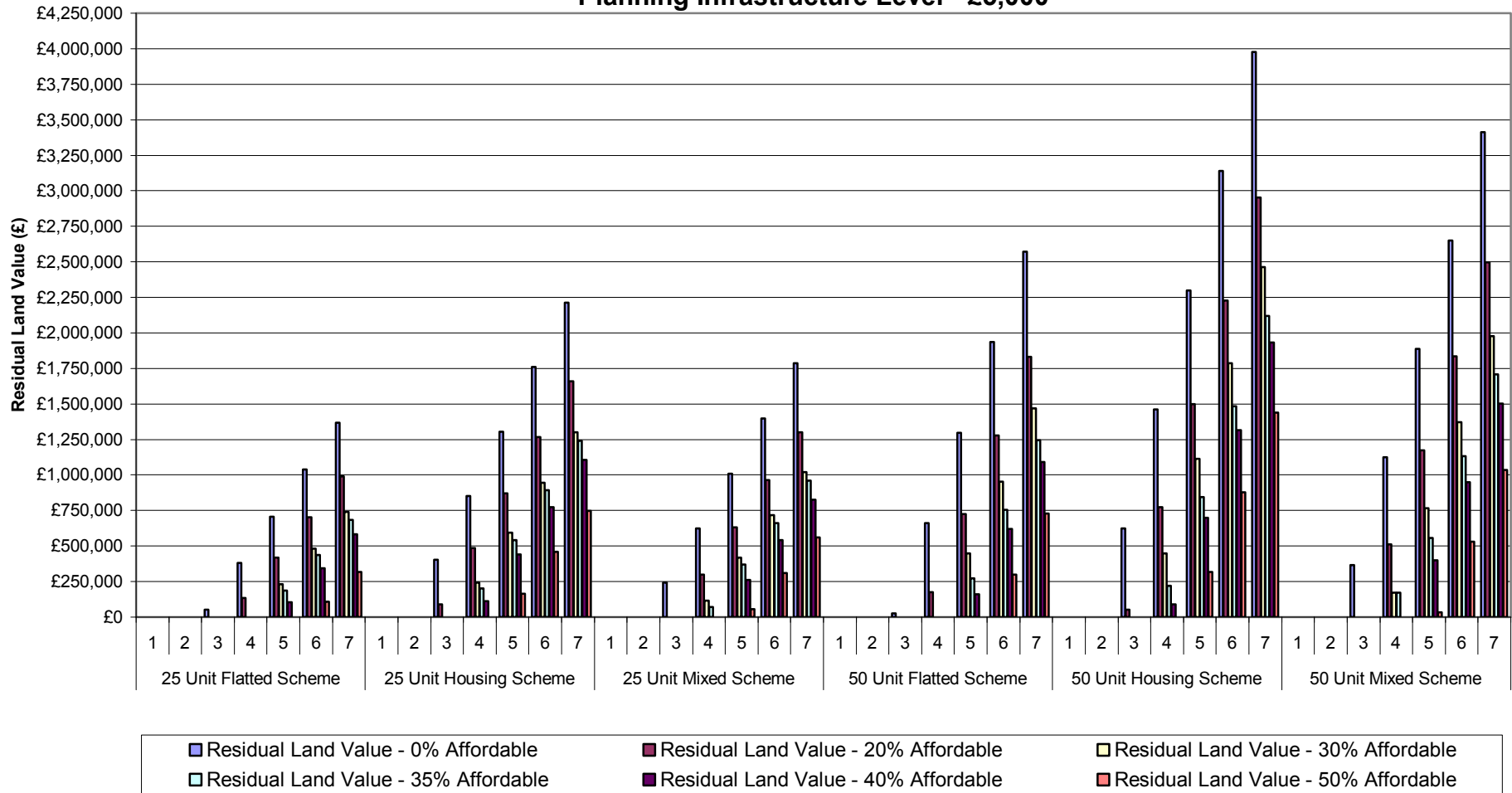
## **Appendix II**

**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**

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
25 Unit Flatted Scheme	1	£0	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0	£0
	3	£51,548	£0	£0	£0	£0	£0
	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
25 Unit Housing Scheme	1	£0	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0	£0
	3	£401,858	£90,527	£0	£0	£0	£0
	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
25 Unit Mixed Scheme	1	£0	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0	£0
	3	£242,666	£0	£0	£0	£0	£0
	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
50 Unit Flatted Scheme	1	£0	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0	£0
	3	£26,423	£0	£0	£0	£0	£0
	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
50 Unit Housing Scheme	1	£0	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0	£0
	3	£624,621	£51,634	£0	£0	£0	£0
	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
50 Unit Mixed Scheme	1	£0	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0	£0
	3	£367,513	£0	£0	£0	£0	£0
	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

Source: Adams Integra, June 2009

**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  
Planning Infrastructure Level - £5,000**



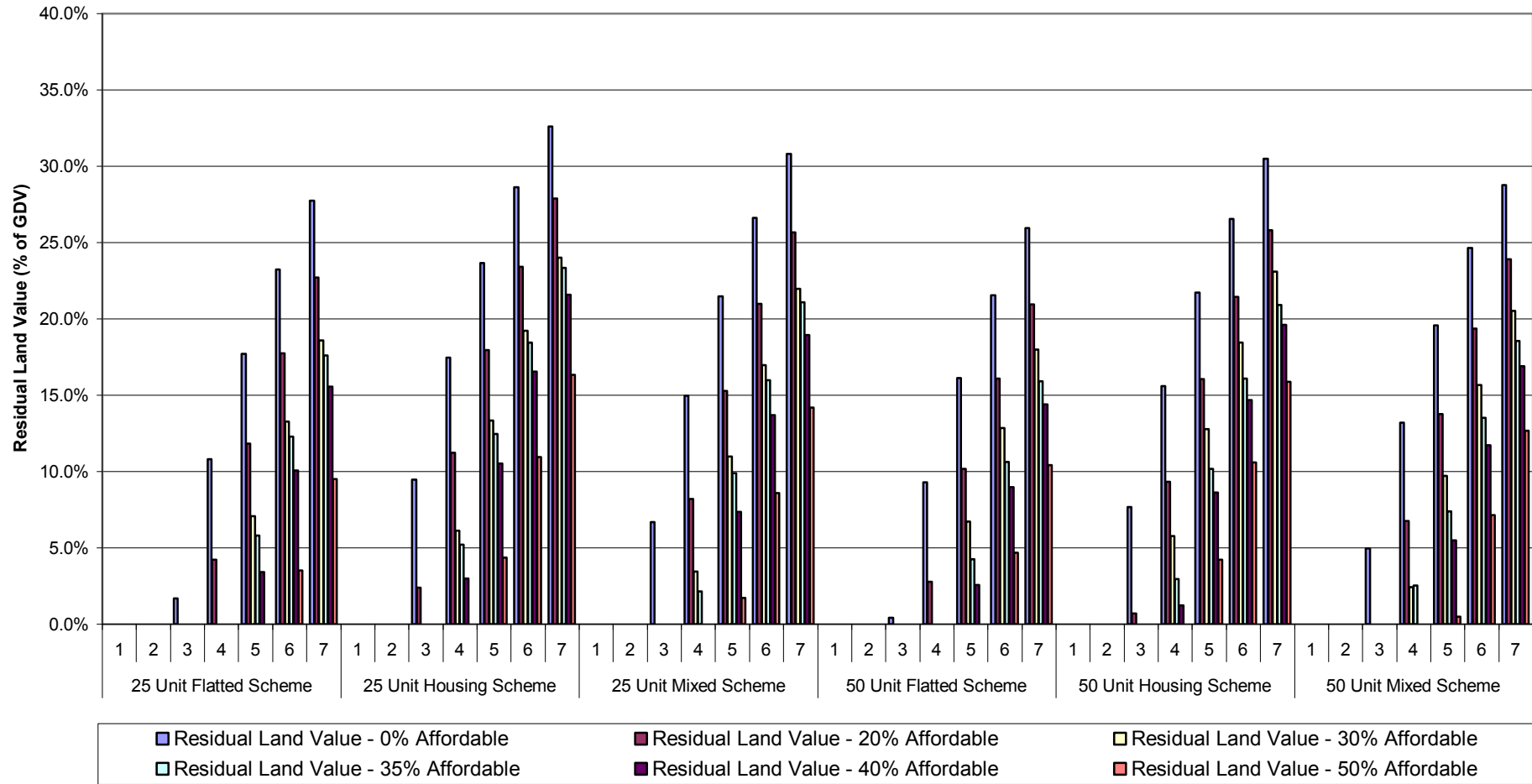
**Table 70a: Summary of Residual Land Value (as % of GDV) Appraisals for All Value Points  
60% General Needs Rent/40% Intermediate Tenure Mix  
CfSH Level 4  
Planning Infrastructure Level - £5,000**

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
25 Unit Flatted Scheme	1	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	2	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	3	1.7%	0.0%	0.0%	0.0%	0.0%	0.0%
	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%
25 Unit Housing Scheme	1	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	2	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	3	9.5%	2.4%	0.0%	0.0%	0.0%	0.0%
	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%
25 Unit Mixed Scheme	1	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	2	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	3	6.7%	0.0%	0.0%	0.0%	0.0%	0.0%
	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%
50 Unit Flatted Scheme	1	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	2	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	3	0.4%	0.0%	0.0%	0.0%	0.0%	0.0%
	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%
50 Unit Housing Scheme	1	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	2	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	3	7.7%	0.7%	0.0%	0.0%	0.0%	0.0%
	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%
50 Unit Mixed Scheme	1	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	2	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	3	5.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	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%

Source: Adams Integra, June 2009



**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**

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
25 Unit Flatted Scheme	1	0.33	£0	£0	£0	£0	£0	£0
	2	0.33	£0	£0	£0	£0	£0	£0
	3	0.33	£156,205	£0	£0	£0	£0	£0
	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
25 Unit Housing Scheme	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
	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
25 Unit Mixed Scheme	1	0.50	£0	£0	£0	£0	£0	£0
	2	0.50	£0	£0	£0	£0	£0	£0
	3	0.50	£485,332	£0	£0	£0	£0	£0
	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
50 Unit Flatted Scheme	1	0.67	£0	£0	£0	£0	£0	£0
	2	0.67	£0	£0	£0	£0	£0	£0
	3	0.67	£39,437	£0	£0	£0	£0	£0
	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
50 Unit Housing Scheme	1	1.25	£0	£0	£0	£0	£0	£0
	2	1.25	£0	£0	£0	£0	£0	£0
	3	1.25	£499,697	£41,307	£0	£0	£0	£0
	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
50 Unit Mixed Scheme	1	1.00	£0	£0	£0	£0	£0	£0
	2	1.00	£0	£0	£0	£0	£0	£0
	3	1.00	£367,513	£0	£0	£0	£0	£0
	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

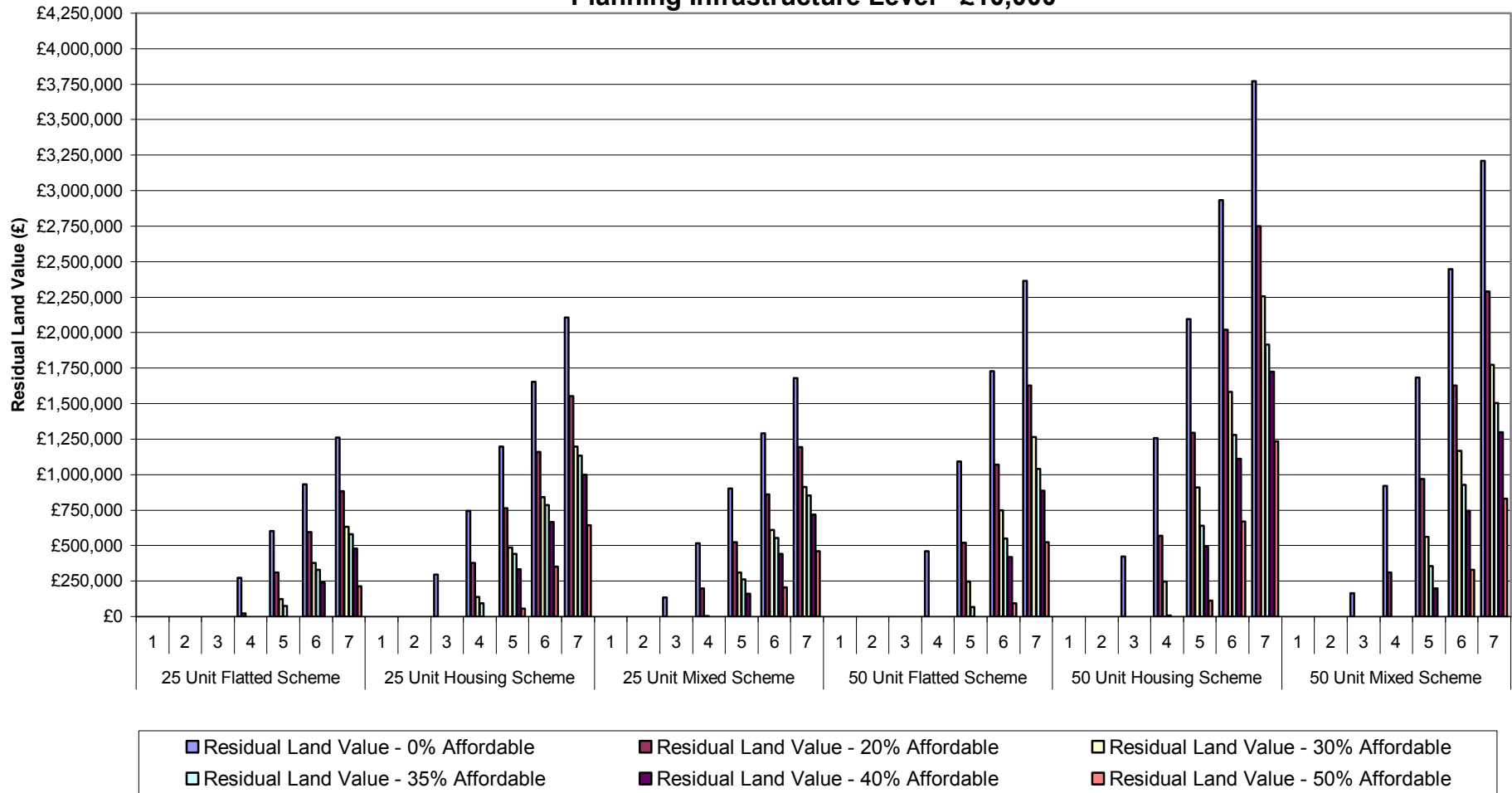
Source: Adams Integra, June 2009

**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**

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
25 Unit Flatted Scheme	1	£0	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0	£0
	3	£0	£0	£0	£0	£0	£0
	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
25 Unit Housing Scheme	1	£0	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0	£0
	3	£293,945	£0	£0	£0	£0	£0
	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
25 Unit Mixed Scheme	1	£0	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0	£0
	3	£133,867	£0	£0	£0	£0	£0
	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
50 Unit Flatted Scheme	1	£0	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0	£0
	3	£0	£0	£0	£0	£0	£0
	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
50 Unit Housing Scheme	1	£0	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0	£0
	3	£423,790	£0	£0	£0	£0	£0
	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
50 Unit Mixed Scheme	1	£0	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0	£0
	3	£165,130	£0	£0	£0	£0	£0
	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

Source: Adams Integra, June 2009

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

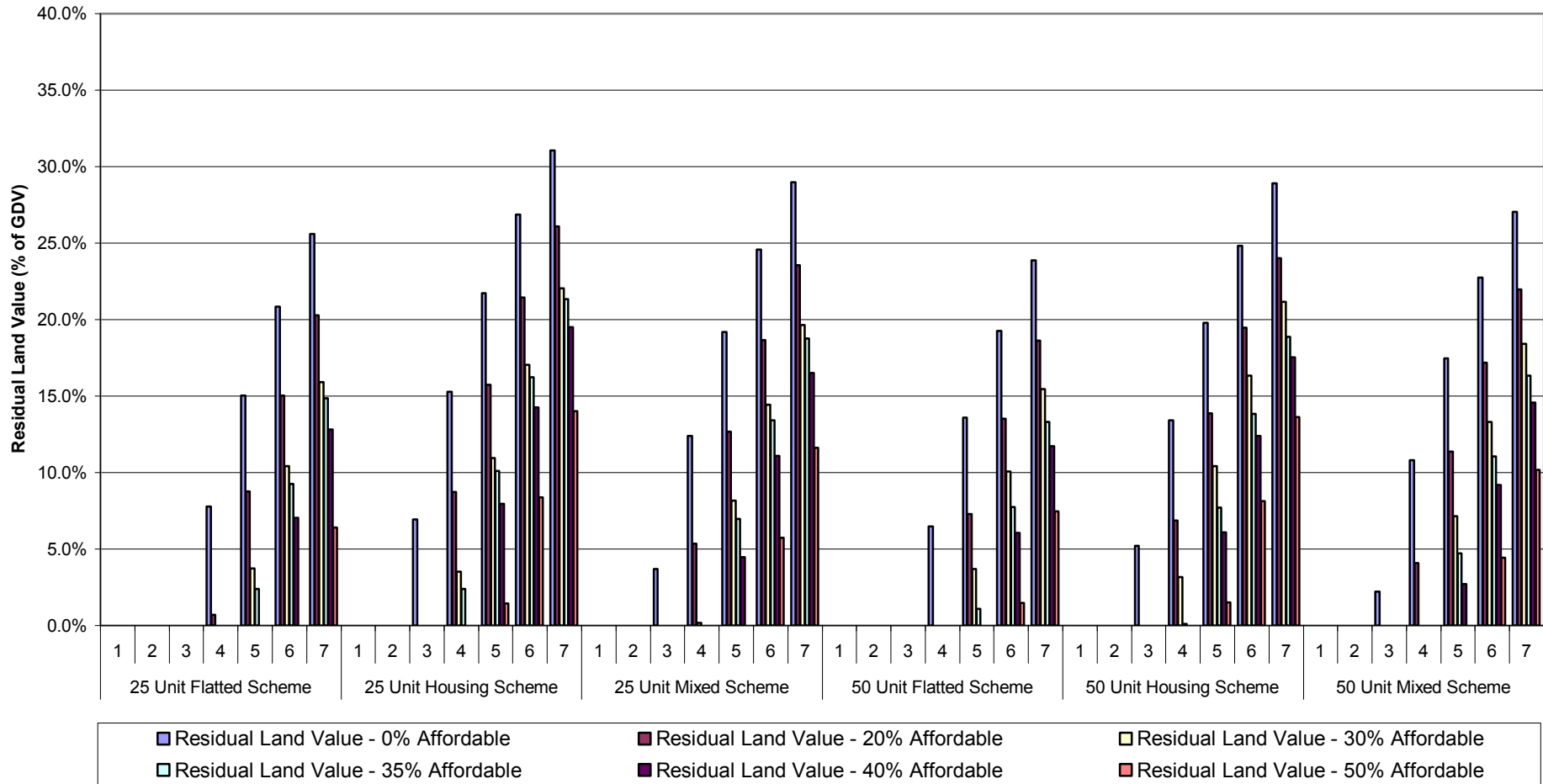


**Table 71a: Summary of Residual Land Value (as % of GDV) Appraisals for All Value Points  
60% General Needs Rent/40% Intermediate Tenure Mix  
CfSH Level 4  
Planning Infrastructure Level - £10,000**

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
25 Unit Flatted Scheme	1	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	2	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	3	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	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%
25 Unit Housing Scheme	1	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	2	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	3	6.9%	0.0%	0.0%	0.0%	0.0%	0.0%
	4	15.3%	8.7%	3.5%	2.4%	0.0%	0.0%
	5	21.7%	15.7%	10.9%	10.1%	8.0%	1.4%
	6	26.9%	21.4%	17.1%	16.2%	14.3%	8.4%
	7	31.0%	26.1%	22.1%	21.3%	19.5%	14.0%
25 Unit Mixed Scheme	1	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	2	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	3	3.7%	0.0%	0.0%	0.0%	0.0%	0.0%
	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%
50 Unit Flatted Scheme	1	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	2	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	3	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	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%
50 Unit Housing Scheme	1	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	2	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	3	5.2%	0.0%	0.0%	0.0%	0.0%	0.0%
	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%
50 Unit Mixed Scheme	1	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	2	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	3	2.2%	0.0%	0.0%	0.0%	0.0%	0.0%
	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%

Source: Adams Integra, June 2009

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



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

Development Scenario / Threshold	Value Point	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
25 Unit Flatted Scheme	1	0.33	£0	£0	£0	£0	£0	£0
	2	0.33	£0	£0	£0	£0	£0	£0
	3	0.33	£0	£0	£0	£0	£0	£0
	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
25 Unit Housing Scheme	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
	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
25 Unit Mixed Scheme	1	0.50	£0	£0	£0	£0	£0	£0
	2	0.50	£0	£0	£0	£0	£0	£0
	3	0.50	£267,734	£0	£0	£0	£0	£0
	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
50 Unit Flatted Scheme	1	0.67	£0	£0	£0	£0	£0	£0
	2	0.67	£0	£0	£0	£0	£0	£0
	3	0.67	£0	£0	£0	£0	£0	£0
	4	0.67	£688,486	£0	£0	£0	£0	£0
	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
50 Unit Housing Scheme	1	1.25	£0	£0	£0	£0	£0	£0
	2	1.25	£0	£0	£0	£0	£0	£0
	3	1.25	£339,032	£0	£0	£0	£0	£0
	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
50 Unit Mixed Scheme	1	1.00	£0	£0	£0	£0	£0	£0
	2	1.00	£0	£0	£0	£0	£0	£0
	3	1.00	£165,130	£0	£0	£0	£0	£0
	4	1.00	£921,134	£310,010	£0	£0	£0	£0
	5	1.00	£1,683,743	£968,333	£562,043	£357,163	£197,037	£0
	6	1.00	£2,446,351	£1,629,093	£1,166,550	£927,614	£742,751	£330,028
	7	1.00	£3,208,960	£2,291,371	£1,772,574	£1,504,026	£1,296,713	£829,425

Source: Adams Integra, June 2009

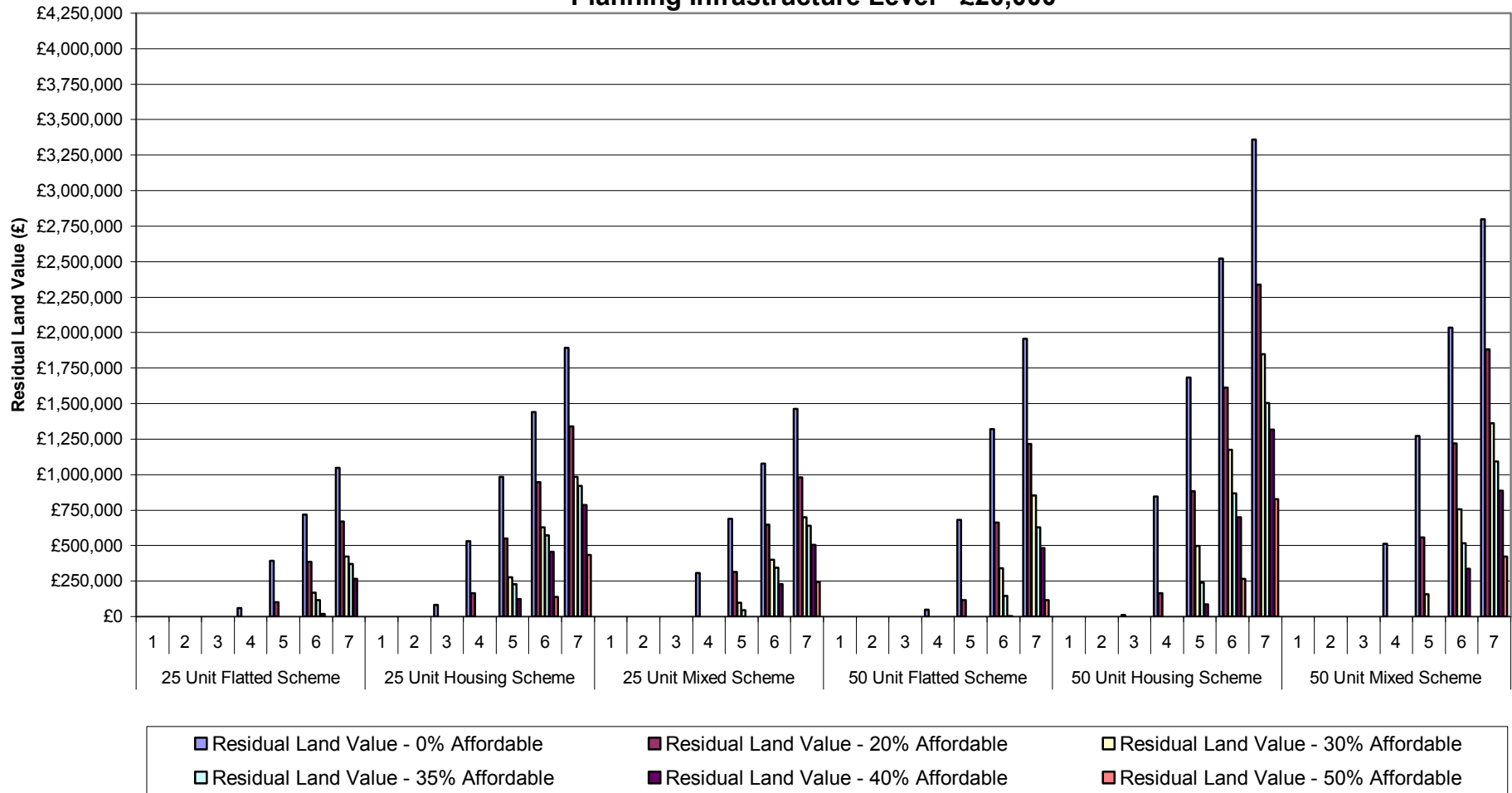
**Table 72: Summary of Residual Land Value (£) Appraisals for  
All Value Points  
60% General Needs Rent/40% Intermediate Tenure Mix  
CfSH Level 4  
Planning Infrastructure Level - £20,000**

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
25 Unit Flatted Scheme	1	£0	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0	£0
	3	£0	£0	£0	£0	£0	£0
	4	£60,910	£0	£0	£0	£0	£0
	5	£391,902	£99,404	£0	£0	£0	£0
	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
25 Unit Housing Scheme	1	£0	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0	£0
	3	£80,536	£0	£0	£0	£0	£0
	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
25 Unit Mixed Scheme	1	£0	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0	£0
	3	£0	£0	£0	£0	£0	£0
	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
50 Unit Flatted Scheme	1	£0	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0	£0
	3	£0	£0	£0	£0	£0	£0
	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
50 Unit Housing Scheme	1	£0	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0	£0
	3	£9,397	£0	£0	£0	£0	£0
	4	£846,884	£164,913	£0	£0	£0	£0
	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
50 Unit Mixed Scheme	1	£0	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0	£0
	3	£0	£0	£0	£0	£0	£0
	4	£510,734	£0	£0	£0	£0	£0
	5	£1,273,343	£557,933	£157,962	£0	£0	£0
	6	£2,035,951	£1,218,693	£756,150	£517,214	£335,813	£0
	7	£2,798,560	£1,880,971	£1,362,174	£1,093,626	£886,313	£423,390

Source: Adams Integra, June 2009



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

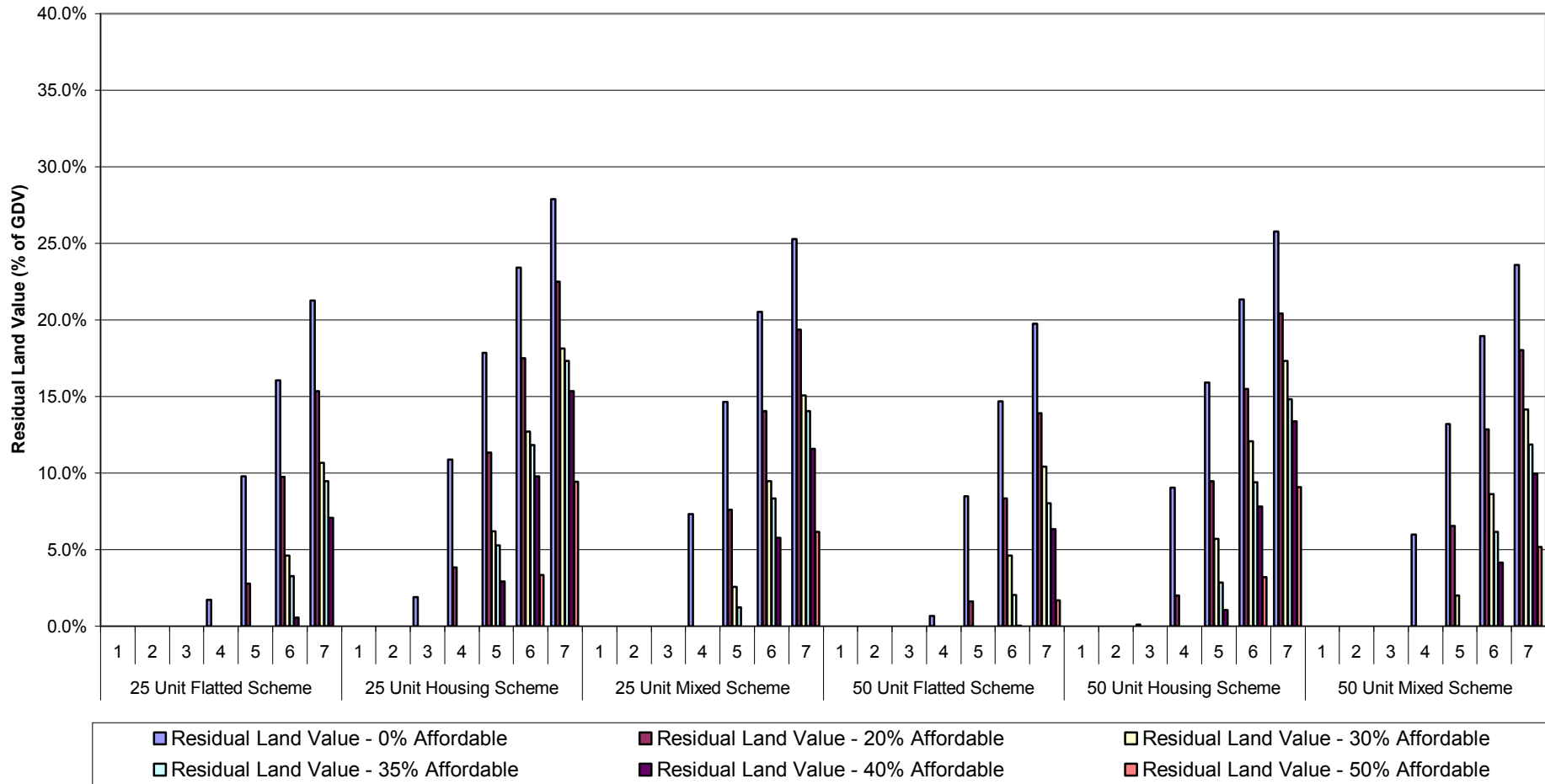


**Table 72a: Summary of Residual Land Value (as % of GDV) Appraisals for All Value Points  
60% General Needs Rent/40% Intermediate Tenure Mix  
CfSH Level 4  
Planning Infrastructure Level - £20,000**

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
25 Unit Flatted Scheme	1	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	2	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	3	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	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%
25 Unit Housing Scheme	1	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	2	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	3	1.9%	0.0%	0.0%	0.0%	0.0%	0.0%
	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%
25 Unit Mixed Scheme	1	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	2	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	3	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	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%
50 Unit Flatted Scheme	1	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	2	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	3	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	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%
50 Unit Housing Scheme	1	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	2	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	3	0.1%	0.0%	0.0%	0.0%	0.0%	0.0%
	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%
50 Unit Mixed Scheme	1	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	2	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	3	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	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%

Source: Adams Integra, June 2009

**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**

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
25 Unit Flatted Scheme	1	0.33	£0	£0	£0	£0	£0	£0
	2	0.33	£0	£0	£0	£0	£0	£0
	3	0.33	£0	£0	£0	£0	£0	£0
	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
25 Unit Housing Scheme	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
	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
25 Unit Mixed Scheme	1	0.50	£0	£0	£0	£0	£0	£0
	2	0.50	£0	£0	£0	£0	£0	£0
	3	0.50	£0	£0	£0	£0	£0	£0
	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
50 Unit Flatted Scheme	1	0.67	£0	£0	£0	£0	£0	£0
	2	0.67	£0	£0	£0	£0	£0	£0
	3	0.67	£0	£0	£0	£0	£0	£0
	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
50 Unit Housing Scheme	1	1.25	£0	£0	£0	£0	£0	£0
	2	1.25	£0	£0	£0	£0	£0	£0
	3	1.25	£7,518	£0	£0	£0	£0	£0
	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
50 Unit Mixed Scheme	1	1.00	£0	£0	£0	£0	£0	£0
	2	1.00	£0	£0	£0	£0	£0	£0
	3	1.00	£0	£0	£0	£0	£0	£0
	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

Source: Adams Integra, June 2009

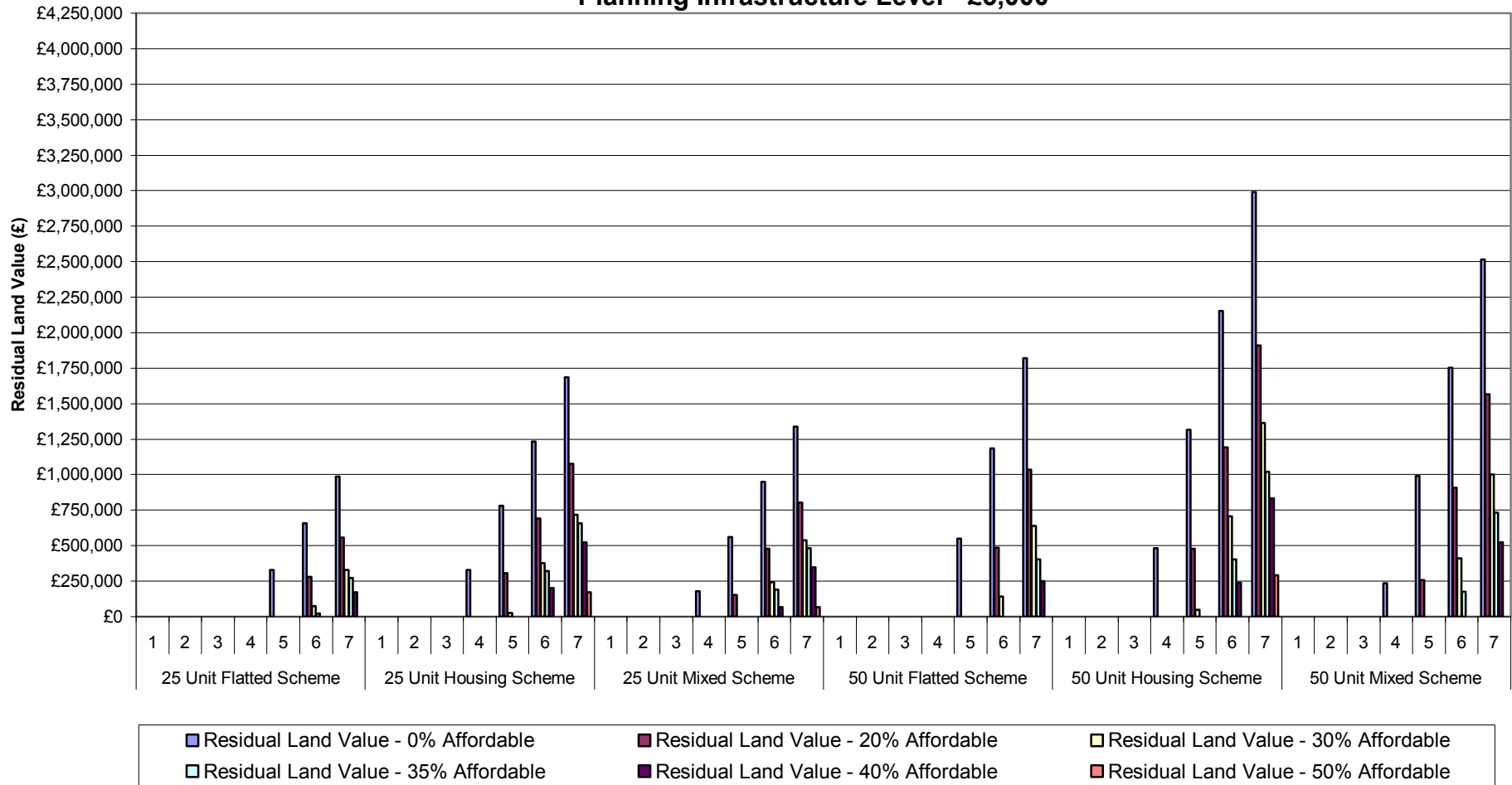
## **Appendix II**

**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**

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
25 Unit Flatted Scheme	1	£0	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0	£0
	3	£0	£0	£0	£0	£0	£0
	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
25 Unit Housing Scheme	1	£0	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0	£0
	3	£0	£0	£0	£0	£0	£0
	4	£329,691	£0	£0	£0	£0	£0
	5	£780,030	£307,705	£26,510	£0	£0	£0
	6	£1,233,767	£690,547	£376,333	£320,284	£203,400	£0
	7	£1,687,505	£1,076,562	£719,457	£658,248	£523,470	£173,297
25 Unit Mixed Scheme	1	£0	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0	£0
	3	£0	£0	£0	£0	£0	£0
	4	£179,781	£0	£0	£0	£0	£0
	5	£561,723	£154,384	£0	£0	£0	£0
	6	£949,112	£480,221	£242,963	£190,769	£67,960	£0
	7	£1,336,501	£803,122	£539,032	£482,800	£346,619	£66,150
50 Unit Flatted Scheme	1	£0	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0	£0
	3	£0	£0	£0	£0	£0	£0
	4	£0	£0	£0	£0	£0	£0
	5	£548,945	£0	£0	£0	£0	£0
	6	£1,185,309	£486,844	£142,318	£0	£0	£0
	7	£1,821,674	£1,034,669	£639,005	£404,231	£250,243	£0
50 Unit Housing Scheme	1	£0	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0	£0
	3	£0	£0	£0	£0	£0	£0
	4	£481,084	£0	£0	£0	£0	£0
	5	£1,313,987	£477,269	£49,159	£0	£0	£0
	6	£2,151,849	£1,192,103	£706,268	£404,857	£239,618	£0
	7	£2,989,712	£1,911,857	£1,365,344	£1,022,283	£834,003	£290,485
50 Unit Mixed Scheme	1	£0	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0	£0
	3	£0	£0	£0	£0	£0	£0
	4	£235,708	£0	£0	£0	£0	£0
	5	£991,174	£256,083	£0	£0	£0	£0
	6	£1,753,783	£909,116	£410,033	£173,824	£0	£0
	7	£2,516,392	£1,566,307	£1,000,170	£731,622	£524,309	£1,505

Source: Adams Integra, June 2009

**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  
Planning Infrastructure Level - £5,000**



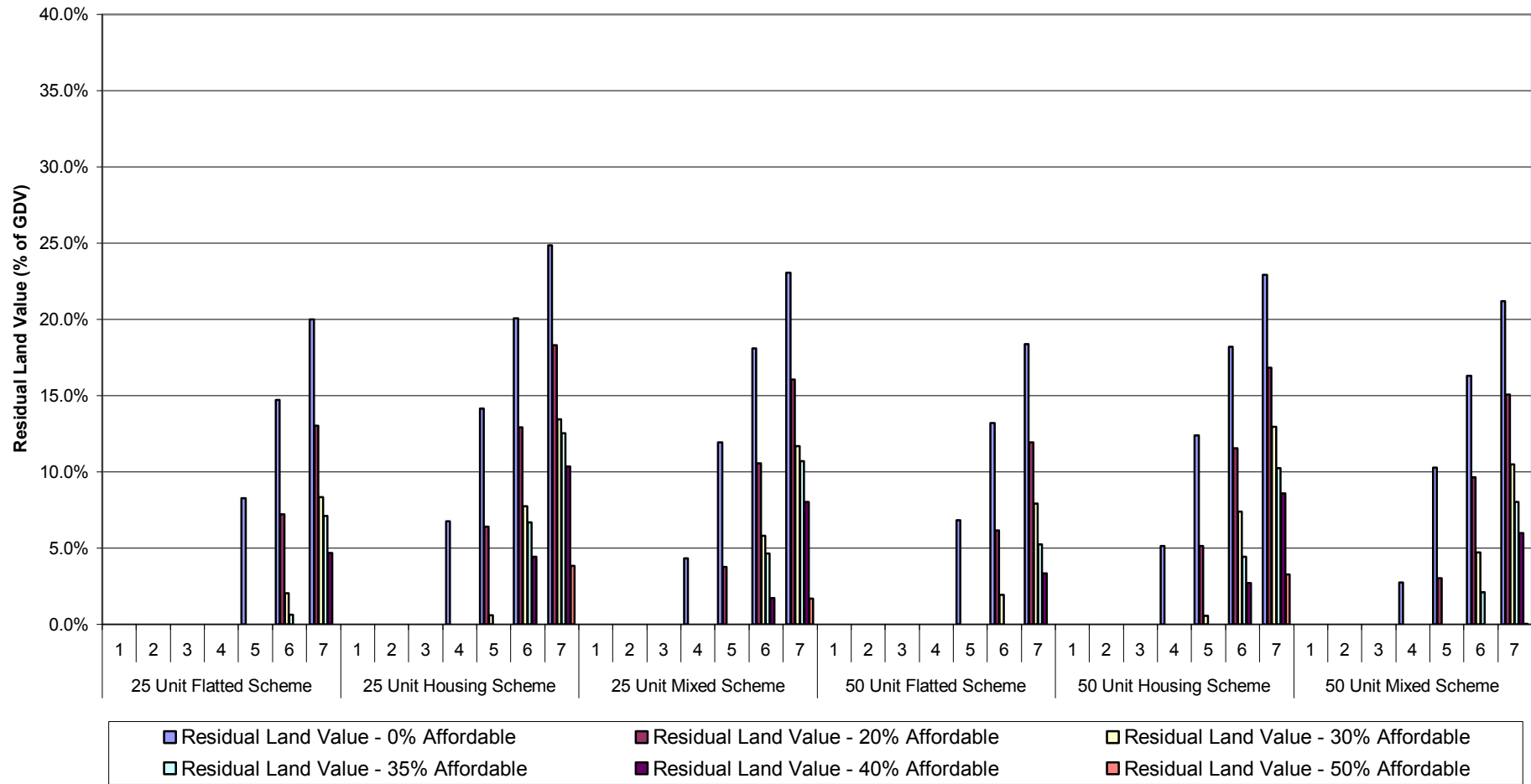
**Table 73a: Summary of Residual Land Value (as % of GDV) Appraisals for All Value Points  
70% General Needs Rent/30% Intermediate Tenure Mix  
CfSH Level 6  
Planning Infrastructure Level - £5,000**

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
25 Unit Flatted Scheme	1	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	2	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	3	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	4	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	5	8.3%	0.0%	0.0%	0.0%	0.0%	0.0%
	6	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%
25 Unit Housing Scheme	1	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	2	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	3	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	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%
	6	20.1%	12.9%	7.7%	6.7%	4.4%	0.0%
	7	24.9%	18.3%	13.5%	12.5%	10.4%	3.8%
25 Unit Mixed Scheme	1	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	2	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	3	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	4	4.3%	0.0%	0.0%	0.0%	0.0%	0.0%
	5	11.9%	3.8%	0.0%	0.0%	0.0%	0.0%
	6	18.1%	10.6%	5.8%	4.7%	1.7%	0.0%
	7	23.1%	16.0%	11.7%	10.7%	8.0%	1.7%
50 Unit Flatted Scheme	1	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	2	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	3	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	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%	6.2%	1.9%	0.0%	0.0%	0.0%
	7	18.4%	11.9%	7.9%	5.3%	3.4%	0.0%
50 Unit Housing Scheme	1	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	2	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	3	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	4	5.1%	0.0%	0.0%	0.0%	0.0%	0.0%
	5	12.4%	5.1%	0.6%	0.0%	0.0%	0.0%
	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%
50 Unit Mixed Scheme	1	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	2	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	3	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	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%
	7	21.2%	15.1%	10.5%	8.0%	6.0%	0.0%

Source: Adams Integra, June 2009



**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**

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
25 Unit Flatted Scheme	1	0.33	£0	£0	£0	£0	£0	£0
	2	0.33	£0	£0	£0	£0	£0	£0
	3	0.33	£0	£0	£0	£0	£0	£0
	4	0.33	£0	£0	£0	£0	£0	£0
	5	0.33	£1,001,307	£0	£0	£0	£0	£0
	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
25 Unit Housing Scheme	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
	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
25 Unit Mixed Scheme	1	0.50	£0	£0	£0	£0	£0	£0
	2	0.50	£0	£0	£0	£0	£0	£0
	3	0.50	£0	£0	£0	£0	£0	£0
	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
50 Unit Flatted Scheme	1	0.67	£0	£0	£0	£0	£0	£0
	2	0.67	£0	£0	£0	£0	£0	£0
	3	0.67	£0	£0	£0	£0	£0	£0
	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
50 Unit Housing Scheme	1	1.25	£0	£0	£0	£0	£0	£0
	2	1.25	£0	£0	£0	£0	£0	£0
	3	1.25	£0	£0	£0	£0	£0	£0
	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
50 Unit Mixed Scheme	1	1.00	£0	£0	£0	£0	£0	£0
	2	1.00	£0	£0	£0	£0	£0	£0
	3	1.00	£0	£0	£0	£0	£0	£0
	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

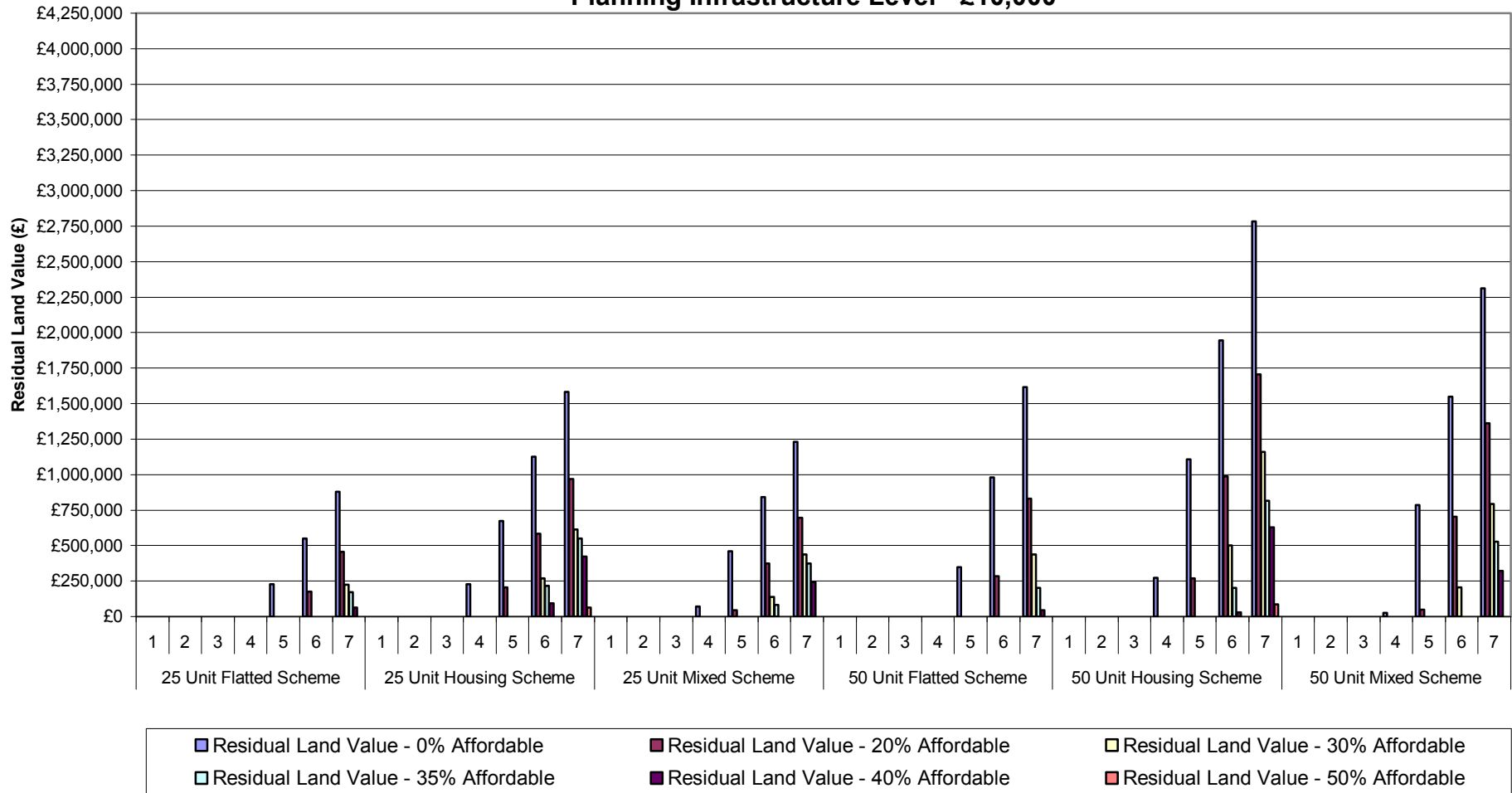
Source: Adams Integra, June 2009

**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**

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
25 Unit Flatted Scheme	1	£0	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0	£0
	3	£0	£0	£0	£0	£0	£0
	4	£0	£0	£0	£0	£0	£0
	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
25 Unit Housing Scheme	1	£0	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0	£0
	3	£0	£0	£0	£0	£0	£0
	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
25 Unit Mixed Scheme	1	£0	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0	£0
	3	£0	£0	£0	£0	£0	£0
	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
50 Unit Flatted Scheme	1	£0	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0	£0
	3	£0	£0	£0	£0	£0	£0
	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
50 Unit Housing Scheme	1	£0	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0	£0
	3	£0	£0	£0	£0	£0	£0
	4	£273,746	£0	£0	£0	£0	£0
	5	£1,108,787	£269,931	£0	£0	£0	£0
	6	£1,946,649	£986,903	£501,068	£201,592	£28,289	£0
	7	£2,784,512	£1,706,657	£1,160,144	£817,083	£628,803	£85,719
50 Unit Mixed Scheme	1	£0	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0	£0
	3	£0	£0	£0	£0	£0	£0
	4	£24,339	£0	£0	£0	£0	£0
	5	£785,974	£50,253	£0	£0	£0	£0
	6	£1,548,583	£703,916	£206,875	£0	£0	£0
	7	£2,311,192	£1,361,107	£794,970	£526,422	£322,433	£0

Source: Adams Integra, June 2009

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

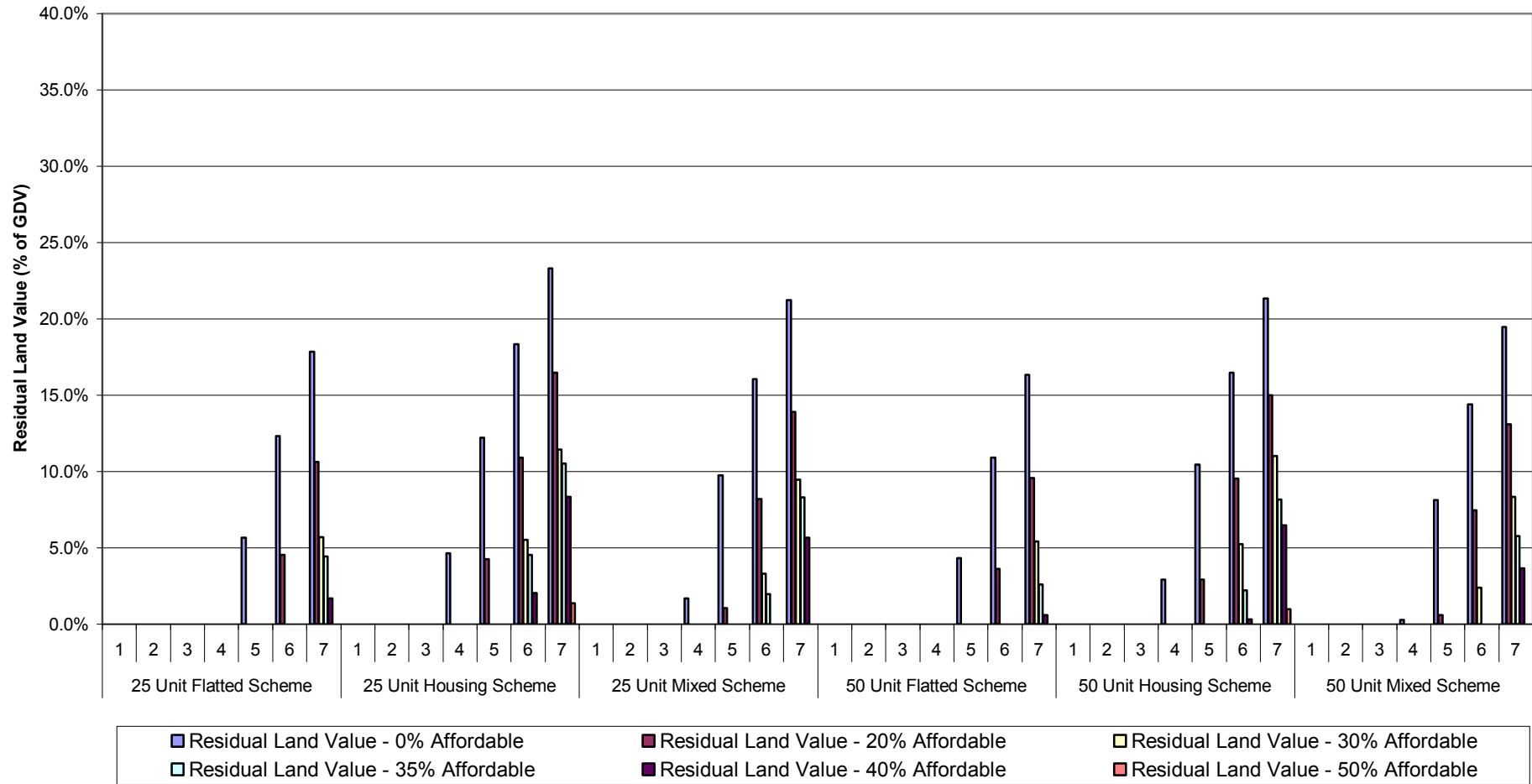


**Table 74a: Summary of Residual Land Value (as % of GDV) Appraisals for All Value Points  
70% General Needs Rent/30% Intermediate Tenure Mix  
CfSH Level 6  
Planning Infrastructure Level - £10,000**

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
25 Unit Flatted Scheme	1	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	2	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	3	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	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%
25 Unit Housing Scheme	1	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	2	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	3	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	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%
25 Unit Mixed Scheme	1	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	2	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	3	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	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%
50 Unit Flatted Scheme	1	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	2	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	3	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	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%
50 Unit Housing Scheme	1	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	2	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	3	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	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%
50 Unit Mixed Scheme	1	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	2	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	3	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	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%

Source: Adams Integra, June 2009

**Graph 100a: 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 £10,000**



**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**

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
25 Unit Flatted Scheme	1	0.33	£0	£0	£0	£0	£0	£0
	2	0.33	£0	£0	£0	£0	£0	£0
	3	0.33	£0	£0	£0	£0	£0	£0
	4	0.33	£0	£0	£0	£0	£0	£0
	5	0.33	£688,202	£0	£0	£0	£0	£0
	6	0.33	£1,665,493	£534,852	£0	£0	£0	£0
	7	0.33	£2,663,638	£1,383,008	£682,554	£516,847	£188,696	£0
25 Unit Housing Scheme	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
	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
25 Unit Mixed Scheme	1	0.50	£0	£0	£0	£0	£0	£0
	2	0.50	£0	£0	£0	£0	£0	£0
	3	0.50	£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
50 Unit Flatted Scheme	1	0.67	£0	£0	£0	£0	£0	£0
	2	0.67	£0	£0	£0	£0	£0	£0
	3	0.67	£0	£0	£0	£0	£0	£0
	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
50 Unit Housing Scheme	1	1.25	£0	£0	£0	£0	£0	£0
	2	1.25	£0	£0	£0	£0	£0	£0
	3	1.25	£0	£0	£0	£0	£0	£0
	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
50 Unit Mixed Scheme	1	1.00	£0	£0	£0	£0	£0	£0
	2	1.00	£0	£0	£0	£0	£0	£0
	3	1.00	£0	£0	£0	£0	£0	£0
	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

Source: Adams Integra, June 2009

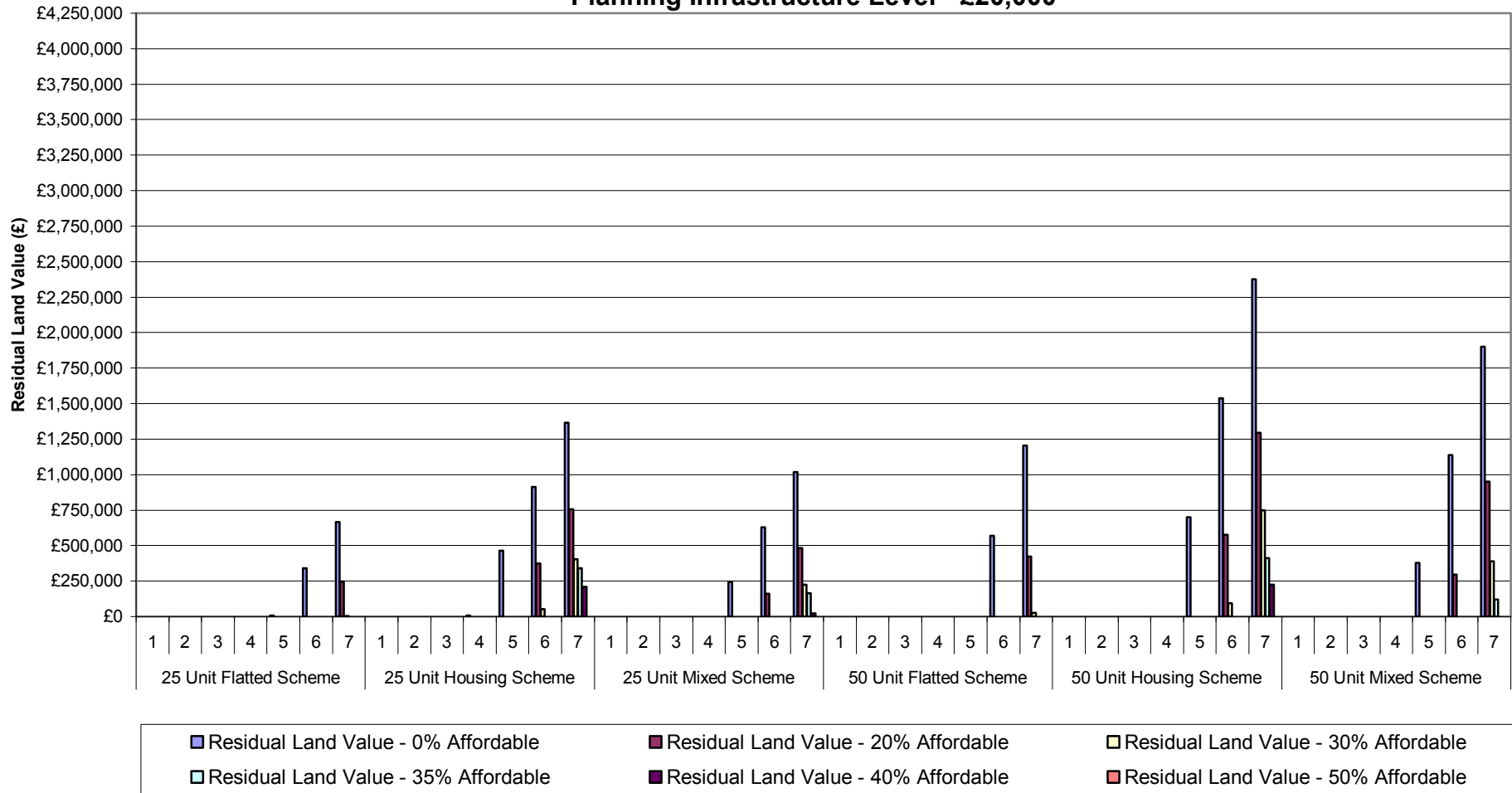
**Table 75: Summary of Residual Land Value (£) Appraisals for  
All Value Points  
70% General Needs Rent/30% Intermediate Tenure Mix  
CfSH Level 6  
Planning Infrastructure Level - £20,000**

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
25 Unit Flatted Scheme	1	£0	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0	£0
	3	£0	£0	£0	£0	£0	£0
	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	£245,528	£5,018	£0	£0	£0
25 Unit Housing Scheme	1	£0	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0	£0
	3	£0	£0	£0	£0	£0	£0
	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
25 Unit Mixed Scheme	1	£0	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0	£0
	3	£0	£0	£0	£0	£0	£0
	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
50 Unit Flatted Scheme	1	£0	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0	£0
	3	£0	£0	£0	£0	£0	£0
	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
50 Unit Housing Scheme	1	£0	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0	£0
	3	£0	£0	£0	£0	£0	£0
	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
50 Unit Mixed Scheme	1	£0	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0	£0
	3	£0	£0	£0	£0	£0	£0
	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

Source: Adams Integra, June 2009



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

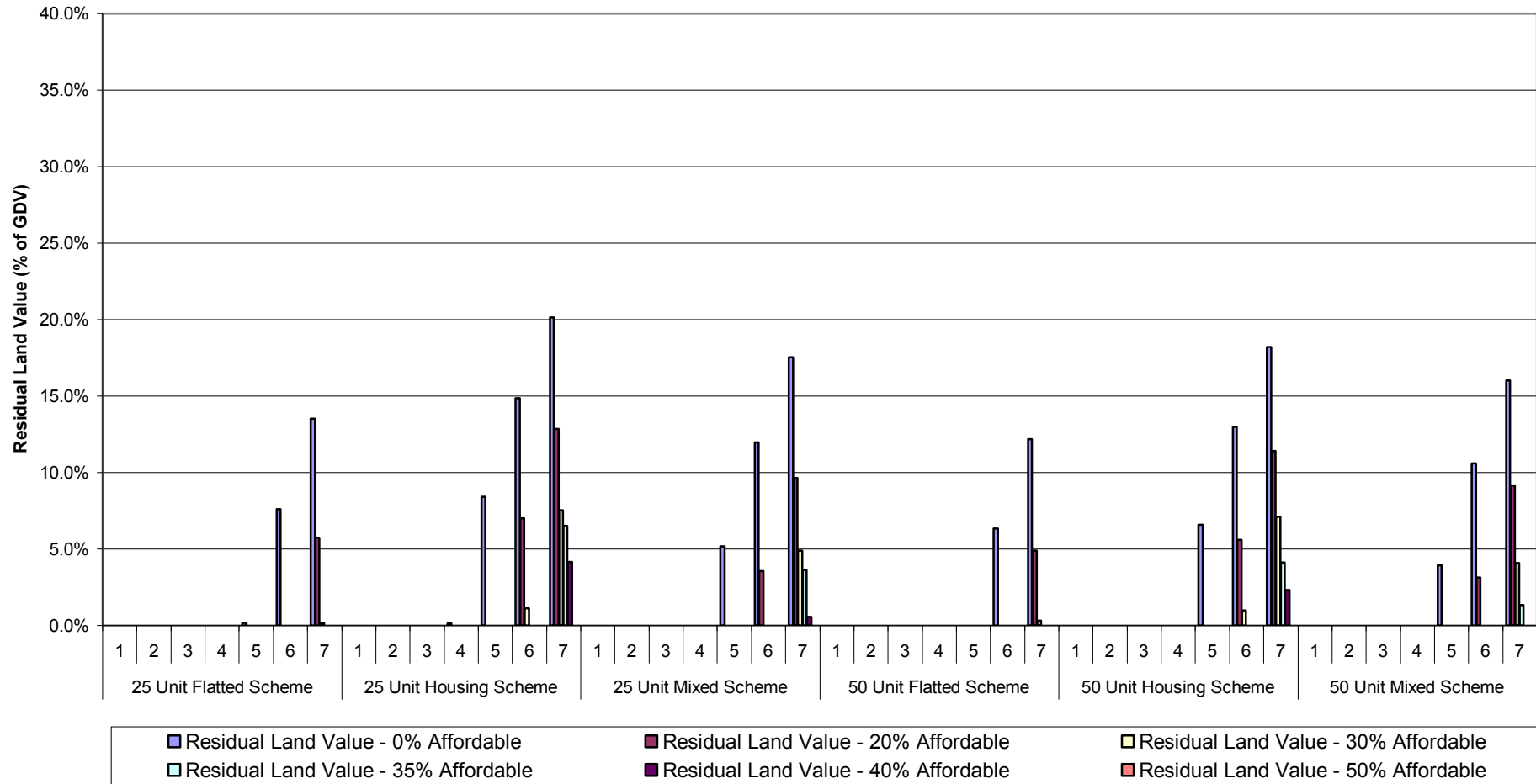


**Table 75a: Summary of Residual Land Value (as % of GDV) Appraisals for All Value Points  
70% General Needs Rent/30% Intermediate Tenure Mix  
CfSH Level 6  
Planning Infrastructure Level - £20,000**

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
25 Unit Flatted Scheme	1	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	2	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	3	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	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%
25 Unit Housing Scheme	1	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	2	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	3	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	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%
25 Unit Mixed Scheme	1	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	2	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	3	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	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%
50 Unit Flatted Scheme	1	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	2	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	3	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	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%
50 Unit Housing Scheme	1	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	2	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	3	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	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%
50 Unit Mixed Scheme	1	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	2	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	3	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	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%

Source: Adams Integra, June 2009

**Graph 101a: 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 £20,000**



**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**

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
25 Unit Flatted Scheme	1	0.33	£0	£0	£0	£0	£0	£0
	2	0.33	£0	£0	£0	£0	£0	£0
	3	0.33	£0	£0	£0	£0	£0	£0
	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
25 Unit Housing Scheme	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
	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
25 Unit Mixed Scheme	1	0.50	£0	£0	£0	£0	£0	£0
	2	0.50	£0	£0	£0	£0	£0	£0
	3	0.50	£0	£0	£0	£0	£0	£0
	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
50 Unit Flatted Scheme	1	0.67	£0	£0	£0	£0	£0	£0
	2	0.67	£0	£0	£0	£0	£0	£0
	3	0.67	£0	£0	£0	£0	£0	£0
	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
50 Unit Housing Scheme	1	1.25	£0	£0	£0	£0	£0	£0
	2	1.25	£0	£0	£0	£0	£0	£0
	3	1.25	£0	£0	£0	£0	£0	£0
	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
50 Unit Mixed Scheme	1	1.00	£0	£0	£0	£0	£0	£0
	2	1.00	£0	£0	£0	£0	£0	£0
	3	1.00	£0	£0	£0	£0	£0	£0
	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

Source: Adams Integra, June 2009

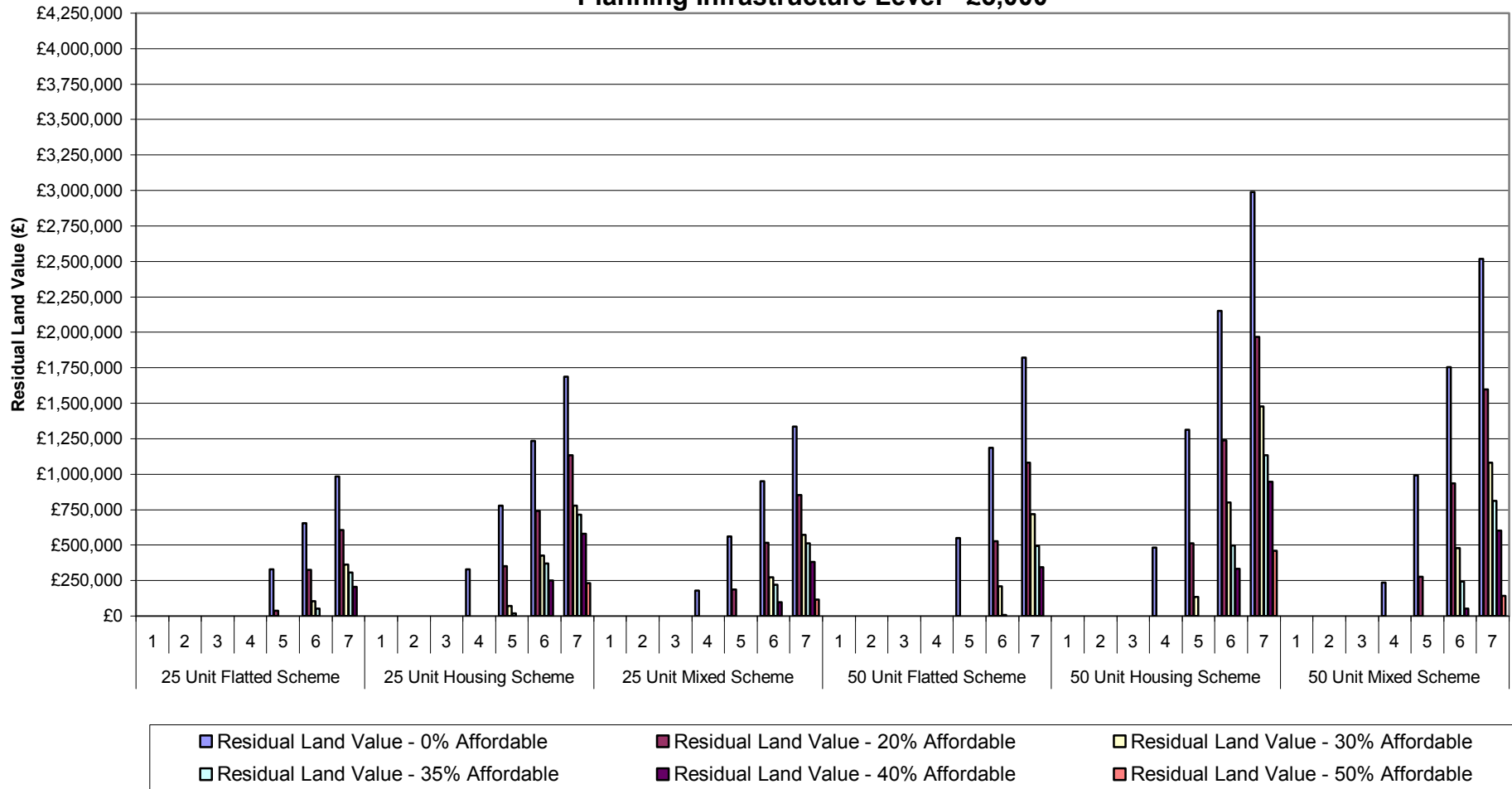
## **Appendix Ilo**

**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**

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
25 Unit Flatted Scheme	1	£0	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0	£0
	3	£0	£0	£0	£0	£0	£0
	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
25 Unit Housing Scheme	1	£0	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0	£0
	3	£0	£0	£0	£0	£0	£0
	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
25 Unit Mixed Scheme	1	£0	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0	£0
	3	£0	£0	£0	£0	£0	£0
	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
50 Unit Flatted Scheme	1	£0	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0	£0
	3	£0	£0	£0	£0	£0	£0
	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
50 Unit Housing Scheme	1	£0	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0	£0
	3	£0	£0	£0	£0	£0	£0
	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
50 Unit Mixed Scheme	1	£0	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0	£0
	3	£0	£0	£0	£0	£0	£0
	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

Source: Adams Integra, June 2009

**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  
Planning Infrastructure Level - £5,000**



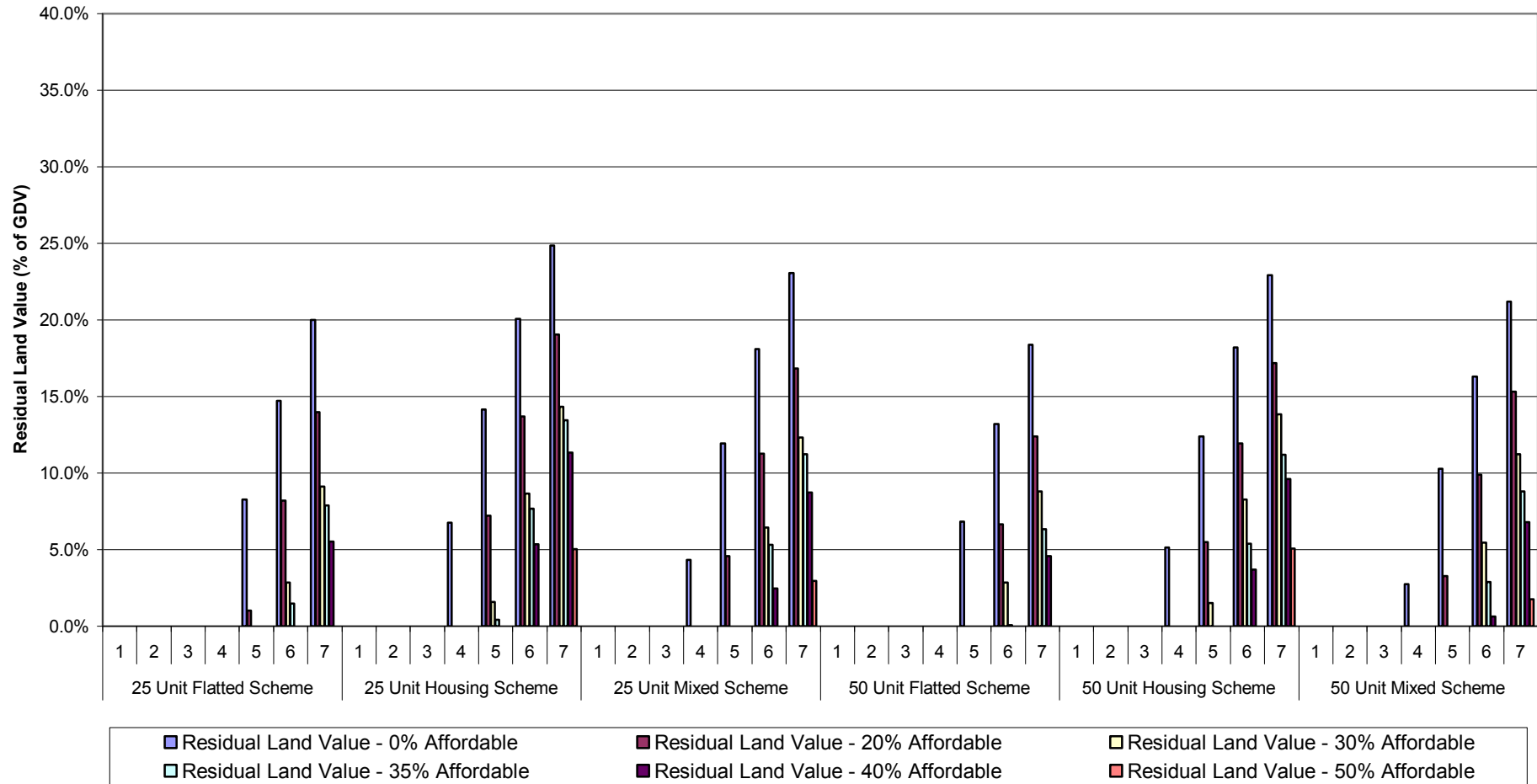
**Table 76a: Summary of Residual Land Value (as % of GDV) Appraisals for All Value Points  
60% General Needs Rent/40% Intermediate Tenure Mix  
CfSH Level 6  
Planning Infrastructure Level - £5,000**

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
25 Unit Flatted Scheme	1	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	2	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	3	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	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%
25 Unit Housing Scheme	1	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	2	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	3	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	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%
25 Unit Mixed Scheme	1	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	2	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	3	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	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%
50 Unit Flatted Scheme	1	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	2	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	3	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	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%
50 Unit Housing Scheme	1	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	2	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	3	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	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%
50 Unit Mixed Scheme	1	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	2	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	3	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	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%

Source: Adams Integra, June 2009



**Graph 102a: 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 6**  
**Planning Infrastructure Level £5,000**



**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**

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
25 Unit Flatted Scheme	1	0.33	£0	£0	£0	£0	£0	£0
	2	0.33	£0	£0	£0	£0	£0	£0
	3	0.33	£0	£0	£0	£0	£0	£0
	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
25 Unit Housing Scheme	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
	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
25 Unit Mixed Scheme	1	0.50	£0	£0	£0	£0	£0	£0
	2	0.50	£0	£0	£0	£0	£0	£0
	3	0.50	£0	£0	£0	£0	£0	£0
	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
50 Unit Flatted Scheme	1	0.67	£0	£0	£0	£0	£0	£0
	2	0.67	£0	£0	£0	£0	£0	£0
	3	0.67	£0	£0	£0	£0	£0	£0
	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
50 Unit Housing Scheme	1	1.25	£0	£0	£0	£0	£0	£0
	2	1.25	£0	£0	£0	£0	£0	£0
	3	1.25	£0	£0	£0	£0	£0	£0
	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
50 Unit Mixed Scheme	1	1.00	£0	£0	£0	£0	£0	£0
	2	1.00	£0	£0	£0	£0	£0	£0
	3	1.00	£0	£0	£0	£0	£0	£0
	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

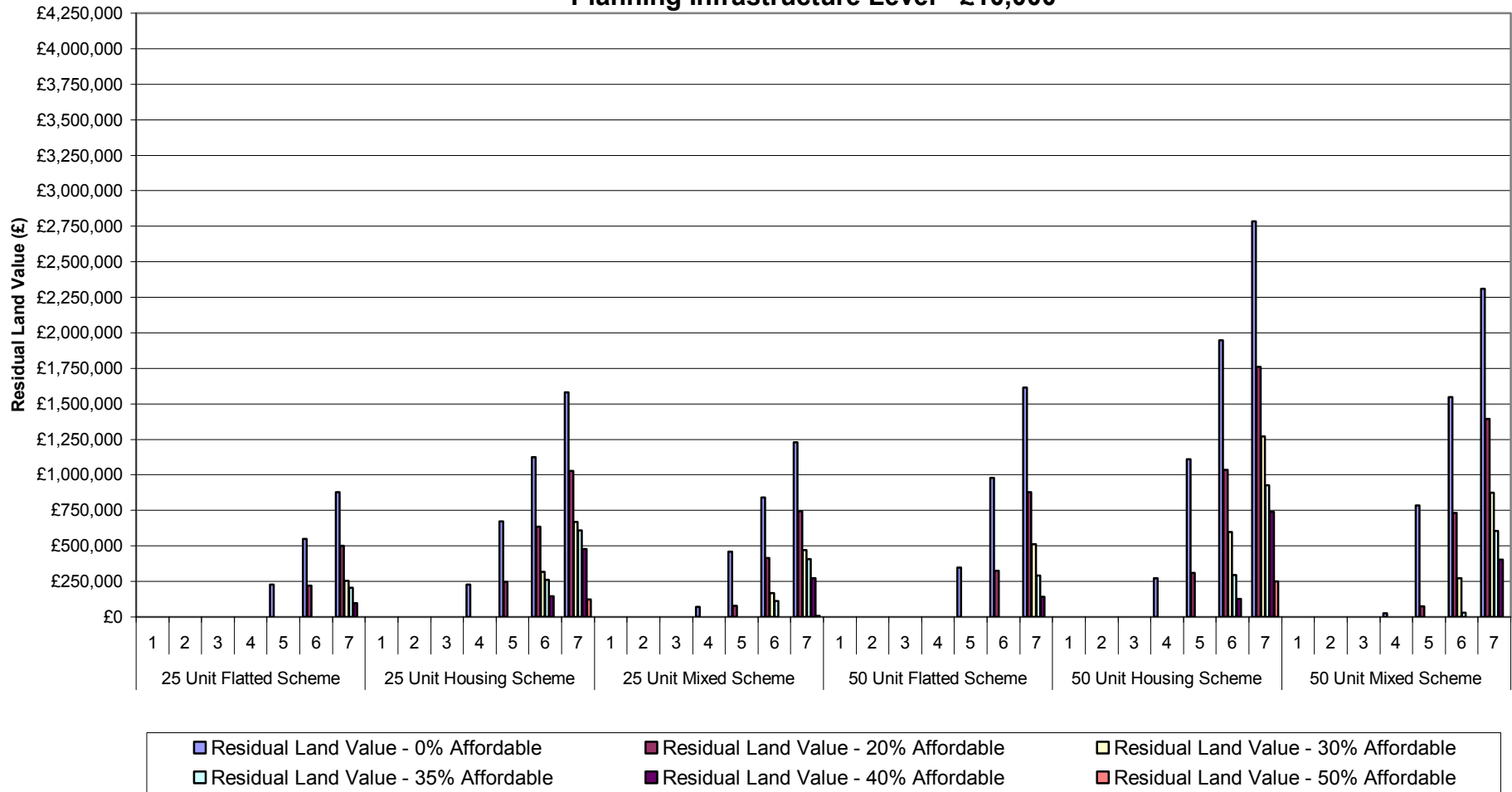
Source: Adams Integra, June 2009

**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**

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
25 Unit Flatted Scheme	1	£0	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0	£0
	3	£0	£0	£0	£0	£0	£0
	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
25 Unit Housing Scheme	1	£0	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0	£0
	3	£0	£0	£0	£0	£0	£0
	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
25 Unit Mixed Scheme	1	£0	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0	£0
	3	£0	£0	£0	£0	£0	£0
	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
50 Unit Flatted Scheme	1	£0	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0	£0
	3	£0	£0	£0	£0	£0	£0
	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
50 Unit Housing Scheme	1	£0	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0	£0
	3	£0	£0	£0	£0	£0	£0
	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
50 Unit Mixed Scheme	1	£0	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0	£0
	3	£0	£0	£0	£0	£0	£0
	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

Source: Adams Integra, June 2009

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

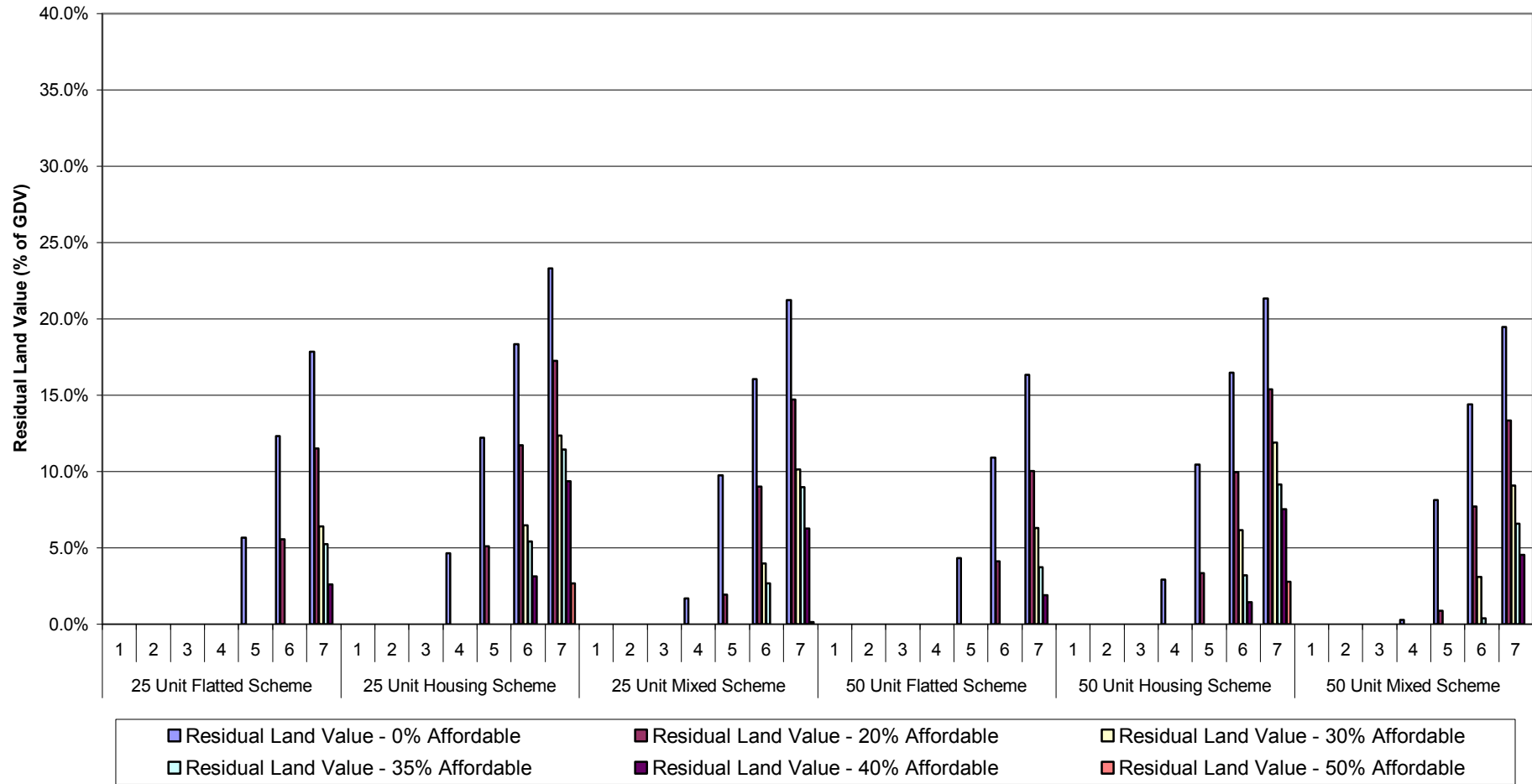


**Table 77a: Summary of Residual Land Value (as % of GDV) Appraisals for All Value Points  
60% General Needs Rent/40% Intermediate Tenure Mix  
CfSH Level 6  
Planning Infrastructure Level - £10,000**

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
25 Unit Flatted Scheme	1	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	2	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	3	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	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%
25 Unit Housing Scheme	1	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	2	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	3	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	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%
25 Unit Mixed Scheme	1	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	2	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	3	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	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%
50 Unit Flatted Scheme	1	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	2	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	3	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	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%
50 Unit Housing Scheme	1	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	2	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	3	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	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%
50 Unit Mixed Scheme	1	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	2	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	3	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	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%

Source: Adams Integra, June 2009

**Graph 103a: 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 6**  
**Planning Infrastructure Level £10,000**



**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**

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
25 Unit Flatted Scheme	1	0.33	£0	£0	£0	£0	£0	£0
	2	0.33	£0	£0	£0	£0	£0	£0
	3	0.33	£0	£0	£0	£0	£0	£0
	4	0.33	£0	£0	£0	£0	£0	£0
	5	0.33	£688,202	£0	£0	£0	£0	£0
	6	0.33	£1,665,493	£667,463	£0	£0	£0	£0
	7	0.33	£2,663,638	£1,518,078	£772,335	£617,384	£295,469	£0
25 Unit Housing Scheme	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
	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
25 Unit Mixed Scheme	1	0.50	£0	£0	£0	£0	£0	£0
	2	0.50	£0	£0	£0	£0	£0	£0
	3	0.50	£0	£0	£0	£0	£0	£0
	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
50 Unit Flatted Scheme	1	0.67	£0	£0	£0	£0	£0	£0
	2	0.67	£0	£0	£0	£0	£0	£0
	3	0.67	£0	£0	£0	£0	£0	£0
	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
50 Unit Housing Scheme	1	1.25	£0	£0	£0	£0	£0	£0
	2	1.25	£0	£0	£0	£0	£0	£0
	3	1.25	£0	£0	£0	£0	£0	£0
	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
50 Unit Mixed Scheme	1	1.00	£0	£0	£0	£0	£0	£0
	2	1.00	£0	£0	£0	£0	£0	£0
	3	1.00	£0	£0	£0	£0	£0	£0
	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

Source: Adams Integra, June 2009

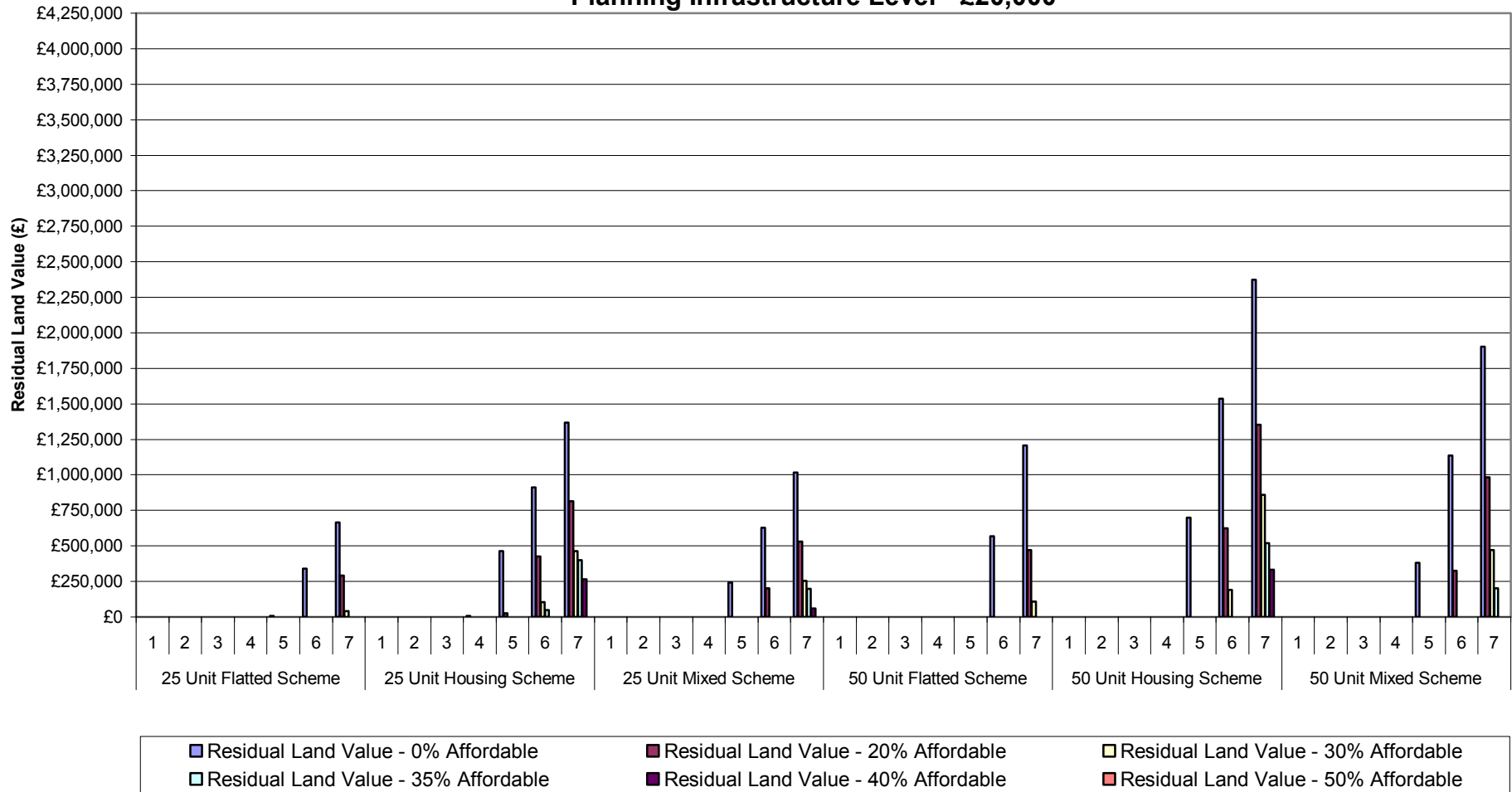
**Table 78: Summary of Residual Land Value (£) Appraisals for  
All Value Points  
60% General Needs Rent/40% Intermediate Tenure Mix  
CfSH Level 6  
Planning Infrastructure Level - £20,000**

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
25 Unit Flatted Scheme	1	£0	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0	£0
	3	£0	£0	£0	£0	£0	£0
	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
25 Unit Housing Scheme	1	£0	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0	£0
	3	£0	£0	£0	£0	£0	£0
	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
25 Unit Mixed Scheme	1	£0	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0	£0
	3	£0	£0	£0	£0	£0	£0
	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
50 Unit Flatted Scheme	1	£0	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0	£0
	3	£0	£0	£0	£0	£0	£0
	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
50 Unit Housing Scheme	1	£0	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0	£0
	3	£0	£0	£0	£0	£0	£0
	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
50 Unit Mixed Scheme	1	£0	£0	£0	£0	£0	£0
	2	£0	£0	£0	£0	£0	£0
	3	£0	£0	£0	£0	£0	£0
	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

Source: Adams Integra, June 2009



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

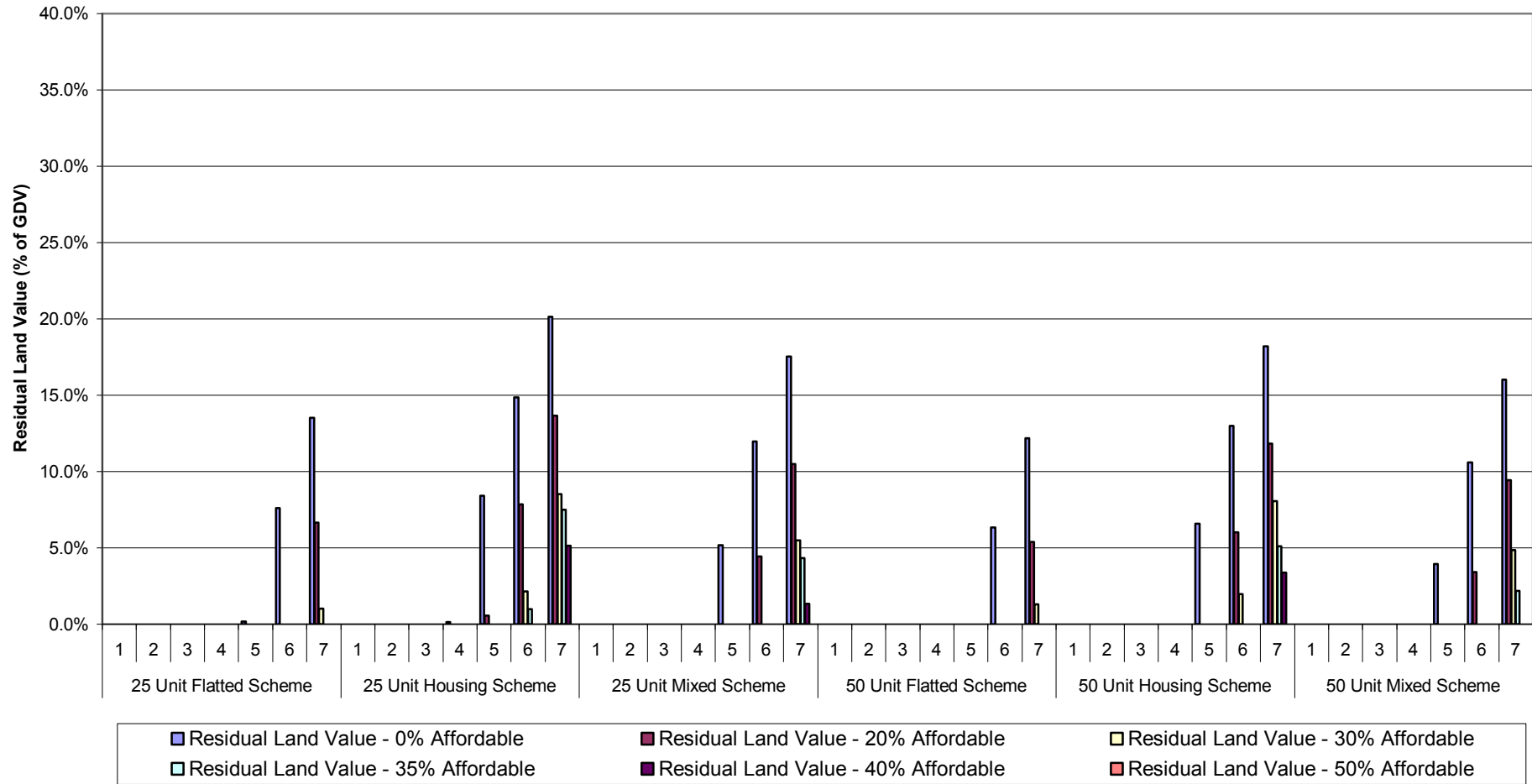


**Table 78a: Summary of Residual Land Value (as % of GDV) Appraisals for All Value Points  
60% General Needs Rent/40% Intermediate Tenure Mix  
CfSH Level 6  
Planning Infrastructure Level - £20,000**

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
25 Unit Flatted Scheme	1	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	2	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	3	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	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%
25 Unit Housing Scheme	1	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	2	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	3	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	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%
25 Unit Mixed Scheme	1	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	2	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	3	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	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%
50 Unit Flatted Scheme	1	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	2	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	3	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	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%
50 Unit Housing Scheme	1	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	2	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	3	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	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%
50 Unit Mixed Scheme	1	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	2	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	3	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	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%

Source: Adams Integra, June 2009

**Graph 104a: 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 6**  
**Planning Infrastructure Level £20,000**



**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**

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
25 Unit Flatted Scheme	1	0.33	£0	£0	£0	£0	£0	£0
	2	0.33	£0	£0	£0	£0	£0	£0
	3	0.33	£0	£0	£0	£0	£0	£0
	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
25 Unit Housing Scheme	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
	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
25 Unit Mixed Scheme	1	0.50	£0	£0	£0	£0	£0	£0
	2	0.50	£0	£0	£0	£0	£0	£0
	3	0.50	£0	£0	£0	£0	£0	£0
	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
50 Unit Flatted Scheme	1	0.67	£0	£0	£0	£0	£0	£0
	2	0.67	£0	£0	£0	£0	£0	£0
	3	0.67	£0	£0	£0	£0	£0	£0
	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
50 Unit Housing Scheme	1	1.25	£0	£0	£0	£0	£0	£0
	2	1.25	£0	£0	£0	£0	£0	£0
	3	1.25	£0	£0	£0	£0	£0	£0
	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
50 Unit Mixed Scheme	1	1.00	£0	£0	£0	£0	£0	£0
	2	1.00	£0	£0	£0	£0	£0	£0
	3	1.00	£0	£0	£0	£0	£0	£0
	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

Source: Adams Integra, June 2009