

RB Kingston - 50% affordable

	AH percentage	Tenure		Affordable Rent - % of market rent	Section 106 (per unit)	CSH		Grant	Profit	EUV	Build costs	Wheelchair (costs +10%)
		Affordable Rent	Intermediate			Private	Affordable					
Model 1	50%	70%	30%	60%	Education only	Level 4	Level 4	No	17%	Base	Base	10% of all units
Model 2	50%	70%	30%	60%	Education only	Level 4	Level 4	No	20%	Base	Base	10% of all units
Model 3	50%	70%	30%	60%	Mid-point	Level 4	Level 4	No	17%	Base	Base	10% of all units
Model 4	50%	70%	30%	60%	Mid-point	Level 4	Level 4	No	20%	Base	Base	10% of all units
Model 5	50%	70%	30%	60%	Full tariff	Level 4	Level 4	No	17%	Base	Base	10% of all units
Model 6	50%	70%	30%	60%	Full tariff	Level 4	Level 4	No	20%	Base	Base	10% of all units
Model 7	50%	60%	40%	60%	Education only	Level 4	Level 4	No	17%	Base	Base	10% of all units
Model 8	50%	60%	40%	60%	Education only	Level 4	Level 4	No	20%	Base	Base	10% of all units
Model 9	50%	60%	40%	60%	Mid-point	Level 4	Level 4	No	17%	Base	Base	10% of all units
Model 10	50%	60%	40%	60%	Mid-point	Level 4	Level 4	No	20%	Base	Base	10% of all units
Model 11	50%	60%	40%	60%	Full tariff	Level 4	Level 4	No	17%	Base	Base	10% of all units
Model 12	50%	60%	40%	60%	Full tariff	Level 4	Level 4	No	20%	Base	Base	10% of all units
Model 13	50%	70%	30%	70%	Education only	Level 4	Level 4	No	17%	Base	Base	10% of all units
Model 14	50%	70%	30%	70%	Education only	Level 4	Level 4	No	20%	Base	Base	10% of all units
Model 15	50%	70%	30%	70%	Mid-point	Level 4	Level 4	No	17%	Base	Base	10% of all units
Model 16	50%	70%	30%	70%	Mid-point	Level 4	Level 4	No	20%	Base	Base	10% of all units
Model 17	50%	70%	30%	70%	Full tariff	Level 4	Level 4	No	17%	Base	Base	10% of all units
Model 18	50%	70%	30%	70%	Full tariff	Level 4	Level 4	No	20%	Base	Base	10% of all units
Model 19	50%	60%	40%	70%	Education only	Level 4	Level 4	No	17%	Base	Base	10% of all units
Model 20	50%	60%	40%	70%	Education only	Level 4	Level 4	No	20%	Base	Base	10% of all units
Model 21	50%	60%	40%	70%	Mid-point	Level 4	Level 4	No	17%	Base	Base	10% of all units
Model 22	50%	60%	40%	70%	Mid-point	Level 4	Level 4	No	20%	Base	Base	10% of all units
Model 23	50%	60%	40%	70%	Full tariff	Level 4	Level 4	No	17%	Base	Base	10% of all units
Model 24	50%	60%	40%	70%	Full tariff	Level 4	Level 4	No	20%	Base	Base	10% of all units
Model 25	50%	70%	30%	80%	Education only	Level 4	Level 4	No	17%	Base	Base	10% of all units
Model 26	50%	70%	30%	80%	Education only	Level 4	Level 4	No	20%	Base	Base	10% of all units
Model 27	50%	70%	30%	80%	Mid-point	Level 4	Level 4	No	17%	Base	Base	10% of all units
Model 28	50%	70%	30%	80%	Mid-point	Level 4	Level 4	No	20%	Base	Base	10% of all units
Model 29	50%	70%	30%	80%	Full tariff	Level 4	Level 4	No	17%	Base	Base	10% of all units
Model 30	50%	70%	30%	80%	Full tariff	Level 4	Level 4	No	20%	Base	Base	10% of all units
Model 31	50%	60%	40%	80%	Education only	Level 4	Level 4	No	17%	Base	Base	10% of all units
Model 32	50%	60%	40%	80%	Education only	Level 4	Level 4	No	20%	Base	Base	10% of all units
Model 33	50%	60%	40%	80%	Mid-point	Level 4	Level 4	No	17%	Base	Base	10% of all units
Model 34	50%	60%	40%	80%	Mid-point	Level 4	Level 4	No	20%	Base	Base	10% of all units
Model 35	50%	60%	40%	80%	Full tariff	Level 4	Level 4	No	17%	Base	Base	10% of all units
Model 36	50%	60%	40%	80%	Full tariff	Level 4	Level 4	No	20%	Base	Base	10% of all units

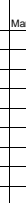
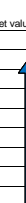
AFFORDABLE HOUSING VIABILITY ASSESSMENT

MODEL 1

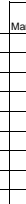
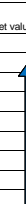
Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph
Build costs ->								
Sales value psm								
	£3,444	2,768,588	4,341,721	3,312,983	2,065,524	- 2,943,330	- 7,982,832	14,813,999
	£4,026	3,530,761	5,739,117	5,091,977	4,555,550	320,550	- 3,913,823	9,718,004
	£4,607	4,292,933	7,136,512	6,858,292	7,045,577	3,562,379	127,776	4,622,010
	£5,188	5,053,804	8,533,908	8,624,605	9,535,603	6,779,240	4,141,468	431,004
	£5,770	5,813,048	9,931,303	10,390,920	12,025,631	9,985,617	8,136,323	5,423,180
	£6,351	6,537,884	11,260,385	12,087,033	14,388,067	13,018,400	11,881,197	10,106,194
	£6,932	7,191,811	12,456,875	13,557,256	16,486,093	15,693,436	14,207,401	10,560,983
	£7,513	7,845,739	13,653,363	15,047,480	18,575,609	18,368,472	18,515,096	15,269,376
	£8,095	8,499,667	14,849,853	16,537,704	20,665,126	21,043,508	21,827,045	22,409,814
	£8,676	9,153,594	16,046,342	18,027,928	22,754,643	23,718,544	25,138,994	26,511,021
	£9,257	9,807,521	17,242,832	19,518,151	24,844,160	26,389,796	28,450,943	30,607,755
	£9,838	10,461,449	18,439,322	21,008,376	26,933,676	29,050,529	31,762,893	34,679,887
	£10,420	11,115,377	19,635,811	22,498,699	29,023,193	31,711,261	35,074,842	38,752,018
	£11,033	11,805,633	20,898,773	24,071,613	31,228,794	34,519,812	38,568,006	43,050,380

All Hsg	50%
% SR	70%
% SO	30%
S106 (private)	£4,015 per unit
S106 (affordable)	£8,717 per unit
CIL	
CSH (% uplift on Private)	11%
CSH (% uplift on AH)	11%
Grant	No
Developer's profit	17%
EVV	0% change from base
Build costs	0% change from base

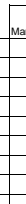
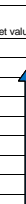
RLVs less existing use value **£14,352,000 per hectare** **£5,810,526 per acre** **Secondary offices**

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph	Sales value psm	Market value range 2010	Market value range 2007
Build costs ->											
Sales value psm											
	£3,444								£3,444		
	£4,026							£4,026			
	£4,607							£4,607			
	£5,188							£5,188			
	£5,770							£5,770			
	£6,351							£6,351			
	£6,932							£6,932			
	£7,513							£7,513			
	£8,095							£8,095			
	£8,676							£8,676			
	£9,257							£9,257			
	£9,838							£9,838			
	£10,420							£10,420			
	£11,033							£11,033			

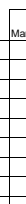

RLVs less existing use value **£18,825,467 per hectare** **£7,621,647 per acre** **Existing residential**

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph	Sales value psm	Market value range 2010	Market value range 2007
Build costs ->											
Sales value psm											
	£3,444								£3,444		
	£4,026							£4,026			
	£4,607							£4,607			
	£5,188							£5,188			
	£5,770							£5,770			
	£6,351							£6,351			
	£6,932							£6,932			
	£7,513							£7,513			
	£8,095							£8,095			
	£8,676							£8,676			
	£9,257							£9,257			
	£9,838							£9,838			
	£10,420							£10,420			
	£11,033							£11,033			

RLVs less existing use value **£7,534,800 per hectare** **£3,050,526 per acre** **Pubs/petrol stations**

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph	Sales value psm	Market value range 2010	Market value range 2007
Build costs ->											
Sales value psm											
	£3,444								£3,444		
	£4,026							£4,026			
	£4,607							£4,607			
	£5,188							£5,188			
	£5,770							£5,770			
	£6,351							£6,351			
	£6,932							£6,932			
	£7,513							£7,513			
	£8,095							£8,095			
	£8,676							£8,676			
	£9,257							£9,257			
	£9,838							£9,838			
	£10,420							£10,420			
	£11,033							£11,033			

RLVs less existing use value **£1 per hectare** **£0 per acre** **LA Land (estate redevelopments)**

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph	Sales value psm	Market value range 2010	Market value range 2007
Build costs ->											
Sales value psm											
	£3,444								£3,444		
	£4,026							£4,026			
	£4,607							£4,607			
	£5,188							£5,188			
	£5,770							£5,770			
	£6,351							£6,351			
	£6,932							£6,932			
	£7,513							£7,513			
	£8,095							£8,095			
	£8,676							£8,676			
	£9,257							£9,257			
	£9,838							£9,838			
	£10,420							£10,420			
	£11,033							£11,033			

MODEL

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph
Build costs ->	E915 per sqm E1023 per sqm E1292 per sqm E1507 per sqm E1830 per sqm E2045 per sqm E2207 per sqm E2368 per sqm							
Sales value psm	Sales value psm							
E3,444	2,628,188	4,084,830	2,985,426	1,607,376	3,541,880	8,723,893	15,733,808	24,021,231
E4,026	3,366,667	5,438,875	4,711,859	4,021,517	367,497	4,777,546	10,789,950	18,344,257
E4,607	4,105,146	6,792,920	6,425,283	6,435,660	2,776,618	845,071	5,846,092	12,667,284
E5,188	4,842,832	8,146,965	8,137,733	8,849,801	5,904,923	3,047,643	926,426	6,990,310
E5,770	5,578,439	9,591,011	9,850,183	11,263,942	9,014,612	6,934,125	3,933,792	1,349,459
E6,351	6,279,639	10,787,876	11,472,433	13,550,493	11,959,707	10,569,251	8,468,576	3,816,340
E6,932	6,909,931	11,941,119	12,908,794	15,574,104	14,529,055	13,761,531	12,421,540	8,493,264
E7,513	7,540,222	13,094,361	14,345,153	17,590,927	17,107,402	16,853,771	16,374,511	13,053,315
E8,095	8,170,515	14,247,604	15,781,514	19,604,919	19,685,751	20,146,012	20,327,481	17,582,185
E8,676	8,800,806	15,400,947	17,217,875	21,618,911	22,264,039	23,338,252	24,280,451	22,111,054
E9,257	9,431,097	16,554,090	18,654,234	23,632,903	24,842,446	26,530,482	28,233,423	26,639,924
E9,838	10,061,389	17,707,333	20,090,595	25,646,895	27,411,458	29,722,733	32,170,632	31,168,794
E10,420	10,691,680	18,860,576	21,526,955	27,660,887	29,976,019	32,914,973	36,095,578	35,697,663
E11,033	11,356,988	20,077,887	23,043,114	29,786,767	32,683,056	36,284,560	40,238,578	40,478,137

All Hsg	50%
% SR	70%
% SO	30%
S106 (private)	£4,015 per unit
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CIL	
CSH (% uplift on Private)	11%
CSH (% uplift on AH)	11%
Grant	No
Developer's profit	20%
EVV	0% change from base
Build costs	0% change from base

RLVs less existing use value £14,352,000 per hectare
£5,810,526 per acre Secondary offices

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph	Sales value pper sq m	Market value range 2010	Market value range 2007
Build costs ->	E915 per sqm E1023 per sqm E1292 per sqm E1507 per sqm E1830 per sqm E2045 per sqm E2207 per sqm E2368 per sqm										
E3,444	⊘	⊘	⊘	⊘	⊘	⊘	⊘	⊘	£3,444		
E4,026	⊘	⊘	⊘	⊘	⊘	⊘	⊘	⊘	£4,026		
E4,607	⊘	⊘	⊘	⊘	⊘	⊘	⊘	⊘	£4,607		
E5,188	⊘	⊘	⊘	⊘	⊘	⊘	⊘	⊘	£5,188		
E5,770	⊘	⊘	⊘	⊘	⊘	⊘	⊘	⊘	£5,770		
E6,351	⊘	⊘	⊘	⊘	⊘	⊘	⊘	⊘	£6,351		
E6,932	⊘	⊘	⊘	⊘	⊘	⊘	⊘	⊘	£6,932		
E7,513	⊘	⊘	⊘	⊘	⊘	⊘	⊘	⊘	£7,513		
E8,095	⊘	⊘	⊘	⊘	⊘	⊘	⊘	⊘	£8,095		
E8,676	⊘	⊘	⊘	⊘	⊘	⊘	⊘	⊘	£8,676		
E9,257	⊘	⊘	⊘	⊘	⊘	⊘	⊘	⊘	£9,257		
E9,838	⊘	⊘	⊘	⊘	⊘	⊘	⊘	⊘	£9,838		
E10,420	⊘	⊘	⊘	⊘	⊘	⊘	⊘	⊘	£10,420		
E11,033	⊘	⊘	⊘	⊘	⊘	⊘	⊘	⊘	£11,033		

RLVs less existing use value £18,825,467 per hectare
£7,621,647 per acre Existing residential

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph	Sales value pper sq m	Market value range 2010	Market value range 2007
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E3,444	⊘	⊘	⊘	⊘	⊘	⊘	⊘	⊘	£3,444		
E4,026	⊘	⊘	⊘	⊘	⊘	⊘	⊘	⊘	£4,026		
E4,607	⊘	⊘	⊘	⊘	⊘	⊘	⊘	⊘	£4,607		
E5,188	⊘	⊘	⊘	⊘	⊘	⊘	⊘	⊘	£5,188		
E5,770	⊘	⊘	⊘	⊘	⊘	⊘	⊘	⊘	£5,770		
E6,351	⊘	⊘	⊘	⊘	⊘	⊘	⊘	⊘	£6,351		
E6,932	⊘	⊘	⊘	⊘	⊘	⊘	⊘	⊘	£6,932		
E7,513	⊘	⊘	⊘	⊘	⊘	⊘	⊘	⊘	£7,513		
E8,095	⊘	⊘	⊘	⊘	⊘	⊘	⊘	⊘	£8,095		
E8,676	⊘	⊘	⊘	⊘	⊘	⊘	⊘	⊘	£8,676		
E9,257	⊘	⊘	⊘	⊘	⊘	⊘	⊘	⊘	£9,257		
E9,838	⊘	⊘	⊘	⊘	⊘	⊘	⊘	⊘	£9,838		
E10,420	⊘	⊘	⊘	⊘	⊘	⊘	⊘	⊘	£10,420		
E11,033	⊘	⊘	⊘	⊘	⊘	⊘	⊘	⊘	£11,033		

RLVs less existing use value £7,534,800 per hectare
£3,050,526 per acre Pubs/petrol stations

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph	Sales value pper sq m	Market value range 2010	Market value range 2007
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E3,444	⊘	⊘	⊘	⊘	⊘	⊘	⊘	⊘	£3,444		
E4,026	⊘	⊘	⊘	⊘	⊘	⊘	⊘	⊘	£4,026		
E4,607	⊘	⊘	⊘	⊘	⊘	⊘	⊘	⊘	£4,607		
E5,188	⊘	⊘	⊘	⊘	⊘	⊘	⊘	⊘	£5,188		
E5,770	⊘	⊘	⊘	⊘	⊘	⊘	⊘	⊘	£5,770		
E6,351	⊘	⊘	⊘	⊘	⊘	⊘	⊘	⊘	£6,351		
E6,932	⊘	⊘	⊘	⊘	⊘	⊘	⊘	⊘	£6,932		
E7,513	⊘	⊘	⊘	⊘	⊘	⊘	⊘	⊘	£7,513		
E8,095	⊘	⊘	⊘	⊘	⊘	⊘	⊘	⊘	£8,095		
E8,676	⊘	⊘	⊘	⊘	⊘	⊘	⊘	⊘	£8,676		
E9,257	⊘	⊘	⊘	⊘	⊘	⊘	⊘	⊘	£9,257		
E9,838	⊘	⊘	⊘	⊘	⊘	⊘	⊘	⊘	£9,838		
E10,420	⊘	⊘	⊘	⊘	⊘	⊘	⊘	⊘	£10,420		
E11,033	⊘	⊘	⊘	⊘	⊘	⊘	⊘	⊘	£11,033		

RLVs less existing use value £1 per hectare
£0 per acre LA Land (estate redevelopments)

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph	Sales value pper sq m	Market value range 2010	Market value range 2007
Build costs ->	E915 per sqm E1023 per sqm E1292 per sqm E1507 per sqm E1830 per sqm E2045 per sqm E2207 per sqm E2368 per sqm										
E3,444	⊘	⊘	⊘	⊘	⊘	⊘	⊘	⊘	£3,444		
E4,026	⊘	⊘	⊘	⊘	⊘	⊘	⊘	⊘	£4,026		
E4,607	⊘	⊘	⊘	⊘	⊘	⊘	⊘	⊘	£4,607		
E5,188	⊘	⊘	⊘	⊘	⊘	⊘	⊘	⊘	£5,188		
E5,770	⊘	⊘	⊘	⊘	⊘	⊘	⊘	⊘	£5,770		
E6,351	⊘	⊘	⊘	⊘	⊘	⊘	⊘	⊘	£6,351		
E6,932	⊘	⊘	⊘	⊘	⊘	⊘	⊘	⊘	£6,932		
E7,513	⊘	⊘	⊘	⊘	⊘	⊘	⊘	⊘	£7,513		
E8,095	⊘	⊘	⊘	⊘	⊘	⊘	⊘	⊘	£8,095		
E8,676	⊘	⊘	⊘	⊘	⊘	⊘	⊘	⊘	£8,676		
E9,257	⊘	⊘	⊘	⊘	⊘	⊘	⊘	⊘	£9,257		
E9,838	⊘	⊘	⊘	⊘	⊘	⊘	⊘	⊘	£9,838		
E10,420	⊘	⊘	⊘	⊘	⊘	⊘	⊘	⊘	£10,420		
E11,033	⊘	⊘	⊘	⊘	⊘	⊘	⊘	⊘	£11,033		

AFFORDABLE HOUSING VIABILITY ASSESSMENT

MODEL 3

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm
Sales value psm	£3,444	2,528,332	3,889,817	2,538,562	966,748 - 4,477,000	- 9,881,660	17,326,840 - 26,032,912	3,444
	£4,026	3,290,503	5,287,213	4,319,243	3,464,322 - 1,194,725	- 5,812,651	12,230,845 - 20,181,916	4,026
	£4,607	4,052,676	6,684,608	6,093,530	5,954,348 - 2,047,104	- 1,748,279	7,134,850 - 14,330,920	4,607
	£5,188	4,814,848	8,082,003	7,859,845	8,444,375 - 5,282,375	- 2,265,415	2,052,079 - 8,479,923	5,188
	£5,770	5,575,870	9,479,399	9,626,159	10,934,401 - 8,498,753	- 6,278,107	2,969,878 - 2,853,893	5,770
	£6,351	6,300,706	10,812,095	11,302,271	13,296,838 - 11,521,536	- 10,037,936	7,652,892 - 2,783,771	6,351
	£6,932	6,954,633	12,010,683	12,792,496	15,396,334 - 14,196,571	- 13,349,886	11,754,098 - 7,532,330	6,932
	£7,513	7,608,560	13,207,172	14,282,719	17,495,829 - 16,871,608	- 16,661,835	15,855,305 - 12,276,139	7,513
	£8,095	8,262,488	14,403,662	15,772,943	19,587,508 - 19,546,643	- 19,973,784	19,956,512 - 16,974,841	8,095
	£8,676	8,816,416	15,600,151	17,263,167	21,677,025 - 22,221,680	- 23,286,733	24,057,720 - 21,673,543	8,676
	£9,257	9,570,343	16,796,640	18,753,381	23,766,542 - 24,896,715	- 26,597,683	28,158,926 - 26,372,245	9,257
	£9,838	10,224,271	17,993,130	20,243,614	25,856,059 - 27,571,751	- 29,909,631	32,256,392 - 31,070,948	9,838
	£10,420	10,878,198	19,189,620	21,733,839	27,945,576 - 30,232,622	- 33,221,581	36,328,524 - 35,769,650	10,420
	£11,033	11,568,455	20,452,581	23,306,853	30,151,176 - 33,041,372	- 36,717,528	40,626,885 - 40,729,391	11,033

Aff Hsg	50%
% SR	70%
% SO	30%
§106 (private)	£10,504 per unit
§106 (affordable)	£15,683 per unit
CIL	
CSH (% uplift on Private)	11%
CSH (% uplift on AH)	11%
Grant	No
Developer's profit	17%
EVV	0% change from base
Build costs	0% change from base

RLVs less existing use value £14,352,000 per hectare
£5,810,526 per acre Secondary offices

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph	Sales value per sq m	Market value range 2010	Market value range 2007
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm	£3,444		
£3,444									£3,444		
£4,026									£4,026		
£4,607									£4,607		
£5,188									£5,188		
£5,770									£5,770		
£6,351									£6,351		
£6,932									£6,932		
£7,513									£7,513		
£8,095									£8,095		
£8,676									£8,676		
£9,257									£9,257		
£9,838									£9,838		
£10,420									£10,420		
£11,033									£11,033		

RLVs less existing use value £18,825,467 per hectare
£7,621,647 per acre Existing residential

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph	Sales value per sq m	Market value range 2010	Market value range 2007
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm	£3,444		
£3,444									£3,444		
£4,026									£4,026		
£4,607									£4,607		
£5,188									£5,188		
£5,770									£5,770		
£6,351									£6,351		
£6,932									£6,932		
£7,513									£7,513		
£8,095									£8,095		
£8,676									£8,676		
£9,257									£9,257		
£9,838									£9,838		
£10,420									£10,420		
£11,033									£11,033		

RLVs less existing use value £7,534,800 per hectare
£3,050,526 per acre Pubs/petrol stations

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph	Sales value per sq m	Market value range 2010	Market value range 2007
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm	£3,444		
£3,444									£3,444		
£4,026									£4,026		
£4,607									£4,607		
£5,188									£5,188		
£5,770									£5,770		
£6,351									£6,351		
£6,932									£6,932		
£7,513									£7,513		
£8,095									£8,095		
£8,676									£8,676		
£9,257									£9,257		
£9,838									£9,838		
£10,420									£10,420		
£11,033									£11,033		

RLVs less existing use value £1 per hectare
£0 per acre LA Land (estate redevelopments)

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph	Sales value per sq m	Market value range 2010	Market value range 2007
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm	£3,444		
£3,444									£3,444		
£4,026									£4,026		
£4,607									£4,607		
£5,188									£5,188		
£5,770									£5,770		
£6,351									£6,351		
£6,932									£6,932		
£7,513									£7,513		
£8,095									£8,095		
£8,676									£8,676		
£9,257									£9,257		
£9,838									£9,838		
£10,420									£10,420		
£11,033									£11,033		

AFFORDABLE HOUSING VIABILITY ASSESSMENT

MODEL 4

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph
Build costs ->								
Sales value psm								
	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm

	£3,444	£4,026	£4,607	£5,188	£5,770	£6,351	£6,932	£7,513	£8,095	£8,676	£9,257	£9,838	£10,420	£11,033
Build costs ->														
Sales value psm														
	£3,444	£4,026	£4,607	£5,188	£5,770	£6,351	£6,932	£7,513	£8,095	£8,676	£9,257	£9,838	£10,420	£11,033

All Hsg	50%
% SR	70%
% SO	30%
S106 (private)	£10,504 per unit
S106 (affordable)	£15,683 per unit
CIL	
CSH (% uplift on Private)	11%
CSH (% uplift on AH)	11%
Grant	No
Developer's profit	20%
EVV	0% change from base
Build costs	0% change from base

RLVs less existing use value **£14,352,000 per hectare** **£5,810,526 per acre** **Secondary offices**

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph	Sales value psm	Market value range 2010	Market value range 2007
Build costs ->											
Sales value psm											
	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm			

	£3,444	£4,026	£4,607	£5,188	£5,770	£6,351	£6,932	£7,513	£8,095	£8,676	£9,257	£9,838	£10,420	£11,033
Build costs ->														
Sales value psm														
	£3,444	£4,026	£4,607	£5,188	£5,770	£6,351	£6,932	£7,513	£8,095	£8,676	£9,257	£9,838	£10,420	£11,033

RLVs less existing use value **£18,825,467 per hectare** **£7,621,647 per acre** **Existing residential**

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph	Sales value psm	Market value range 2010	Market value range 2007
Build costs ->											
Sales value psm											
	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm			

	£3,444	£4,026	£4,607	£5,188	£5,770	£6,351	£6,932	£7,513	£8,095	£8,676	£9,257	£9,838	£10,420	£11,033
Build costs ->														
Sales value psm														
	£3,444	£4,026	£4,607	£5,188	£5,770	£6,351	£6,932	£7,513	£8,095	£8,676	£9,257	£9,838	£10,420	£11,033

RLVs less existing use value **£7,534,800 per hectare** **£3,050,526 per acre** **Pubs/petrol stations**

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph	Sales value psm	Market value range 2010	Market value range 2007
Build costs ->											
Sales value psm											
	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm			

	£3,444	£4,026	£4,607	£5,188	£5,770	£6,351	£6,932	£7,513	£8,095	£8,676	£9,257	£9,838	£10,420	£11,033
Build costs ->														
Sales value psm														
	£3,444	£4,026	£4,607	£5,188	£5,770	£6,351	£6,932	£7,513	£8,095	£8,676	£9,257	£9,838	£10,420	£11,033

RLVs less existing use value **£1 per hectare** **£0 per acre** **LA Land (estate redevelopments)**

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph	Sales value psm	Market value range 2010	Market value range 2007
Build costs ->											
Sales value psm											
	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm			

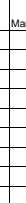
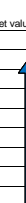
	£3,444	£4,026	£4,607	£5,188	£5,770	£6,351	£6,932	£7,513	£8,095	£8,676	£9,257	£9,838	£10,420	£11,033
Build costs ->														
Sales value psm														
	£3,444	£4,026	£4,607	£5,188	£5,770	£6,351	£6,932	£7,513	£8,095	£8,676	£9,257	£9,838	£10,420	£11,033

MODEL 5

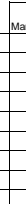
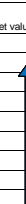
Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph		
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm		
Sales value psm										
	£3,444	2,288,074	3,437,913	1,764,142	- 138,081	- 6,010,669	- 11,780,489	19,839,681	- 29,096,951	3,444
	£4,026	3,050,247	4,835,309	3,544,823	2,373,092	- 2,724,161	- 7,711,479	14,743,686	- 23,245,956	4,026
	£4,607	3,812,418	6,232,703	5,325,503	4,863,119	531,829	- 3,642,470	9,647,691	- 17,394,959	4,607
	£5,188	4,574,591	7,630,099	7,095,083	7,353,147	3,773,659	- 389,360	4,551,696	- 11,543,963	5,188
	£5,770	5,338,762	9,027,495	8,861,398	9,843,173	6,991,888	4,403,053	492,010	- 5,692,987	5,770
	£6,351	6,063,528	10,360,191	10,537,511	12,205,610	10,024,671	8,194,676	5,195,590	- 244,881	6,351
	£6,932	6,717,455	11,559,551	12,027,734	14,305,105	12,699,707	11,496,624	9,300,796	4,503,677	6,932
	£7,513	7,371,382	12,758,912	13,517,959	16,404,601	15,374,743	14,808,574	13,402,004	9,252,236	7,513
	£8,095	8,025,310	13,957,470	15,008,182	18,504,096	18,049,779	18,120,523	17,503,211	13,981,604	8,095
	£8,676	8,679,237	15,153,960	16,498,406	20,599,407	20,724,814	21,432,473	21,604,418	18,680,307	8,676
	£9,257	9,333,165	16,350,449	17,988,630	22,688,924	23,399,851	24,744,421	25,705,624	23,379,008	9,257
	£9,838	9,987,093	17,546,939	19,478,854	24,778,441	26,074,886	28,056,371	29,806,831	28,077,711	9,838
	£10,420	10,641,020	18,743,428	20,969,077	26,867,958	28,749,923	31,368,320	33,905,028	32,776,413	10,420
	£11,033	11,331,277	20,006,389	22,542,092	29,073,559	31,562,934	34,864,266	38,203,390	37,736,154	11,033

Aff Hsg	50%
% SR	70%
% SO	30%
S106 (private)	£16,994 per unit
S106 (affordable)	£22,649 per unit
CIL	
CSH (% uplift on Private)	11%
CSH (% uplift on AH)	11%
Grant	No
Developer's profit	17%
EVV	0% change from base
Build costs	0% change from base

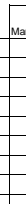
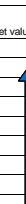
RLVs less existing use value £14,352,000 per hectare Secondary offices
 £5,810,526 per acre

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph	Sales value psm	Market value range 2010	Market value range 2007
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm			
Sales value psm											
	£3,444								£3,444		
	£4,026								£4,026		
	£4,607								£4,607		
	£5,188								£5,188		
	£5,770								£5,770		
	£6,351								£6,351		
	£6,932								£6,932		
	£7,513								£7,513		
	£8,095								£8,095		
	£8,676								£8,676		
	£9,257								£9,257		
	£9,838								£9,838		
	£10,420								£10,420		
	£11,033								£11,033		

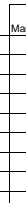
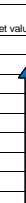
RLVs less existing use value £18,825,467 per hectare Existing residential
 £7,621,647 per acre

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph	Sales value psm	Market value range 2010	Market value range 2007
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm			
Sales value psm											
	£3,444								£3,444		
	£4,026								£4,026		
	£4,607								£4,607		
	£5,188								£5,188		
	£5,770								£5,770		
	£6,351								£6,351		
	£6,932								£6,932		
	£7,513								£7,513		
	£8,095								£8,095		
	£8,676								£8,676		
	£9,257								£9,257		
	£9,838								£9,838		
	£10,420								£10,420		
	£11,033								£11,033		

RLVs less existing use value £7,534,800 per hectare Pubs/petrol stations
 £3,050,526 per acre

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph	Sales value psm	Market value range 2010	Market value range 2007
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm			
Sales value psm											
	£3,444								£3,444		
	£4,026								£4,026		
	£4,607								£4,607		
	£5,188								£5,188		
	£5,770								£5,770		
	£6,351								£6,351		
	£6,932								£6,932		
	£7,513								£7,513		
	£8,095								£8,095		
	£8,676								£8,676		
	£9,257								£9,257		
	£9,838								£9,838		
	£10,420								£10,420		
	£11,033								£11,033		

RLVs less existing use value £1 per hectare LA Land (estate redevelopments)
 £0 per acre

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph	Sales value psm	Market value range 2010	Market value range 2007
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm			
Sales value psm											
	£3,444								£3,444		
	£4,026								£4,026		
	£4,607								£4,607		
	£5,188								£5,188		
	£5,770								£5,770		
	£6,351								£6,351		
	£6,932								£6,932		
	£7,513								£7,513		
	£8,095								£8,095		
	£8,676								£8,676		
	£9,257								£9,257		
	£9,838								£9,838		
	£10,420								£10,420		
	£11,033								£11,033		

AFFORDABLE HOUSING VIABILITY ASSESSMENT

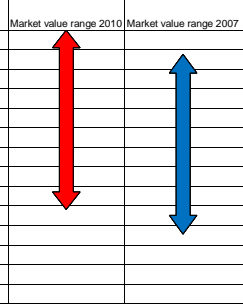
MODEL 6

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph	
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm	Sales value psm
Sales value psm									
£3,444	2,147,674	3,181,021	1,436,585	601,522	6,609,219	12,521,550	20,759,490	30,149,309	3,444
£4,026	2,886,153	4,535,067	3,163,018	1,839,061	3,421,785	8,575,203	15,815,632	24,472,336	4,026
£4,607	3,624,633	5,889,112	4,889,451	4,253,202	253,931	4,628,857	10,871,773	18,795,362	4,607
£5,188	4,363,111	7,243,157	6,608,212	6,667,343	2,890,184	704,466	5,927,915	13,119,389	5,188
£5,770	5,101,591	8,597,202	8,320,661	9,081,484	6,026,882	3,188,248	1,015,481	7,441,415	5,770
£6,351	5,805,218	9,886,548	9,942,911	11,368,035	8,958,977	6,882,769	3,561,966	2,140,966	6,351
£6,932	6,435,575	11,042,558	11,379,272	13,391,646	11,535,325	10,055,009	7,514,936	2,435,958	6,932
£7,513	7,065,866	12,198,568	12,815,631	15,415,256	14,113,674	13,247,249	11,467,907	7,012,882	7,513
£8,095	7,696,158	13,354,578	14,251,992	17,438,866	16,692,021	16,439,490	15,420,878	11,589,806	8,095
£8,676	8,326,449	14,508,464	15,686,353	19,462,476	19,270,388	19,631,730	19,373,848	16,124,580	8,676
£9,257	8,956,741	15,661,707	17,124,713	21,477,667	21,848,717	22,823,970	23,326,818	20,653,450	9,257
£9,838	9,587,033	16,814,949	18,561,073	23,491,660	24,427,065	26,016,211	27,279,789	25,182,320	9,838
£10,420	10,217,324	17,968,192	19,997,433	25,505,651	27,005,413	29,208,451	31,232,759	29,711,190	10,420
£11,033	10,882,632	19,185,505	21,515,592	27,631,532	29,726,178	32,578,037	35,391,588	34,491,663	11,033

All Hsg	50%
% SR	70%
% SO	30%
S106 (private)	£16,994 per unit
S106 (affordable)	£22,649 per unit
CIL	
CSH (% uplift on Private)	11%
CSH (% uplift on AH)	11%
Grant	No
Developer's profit	20%
EVV	0% change from base
Build costs	0% change from base

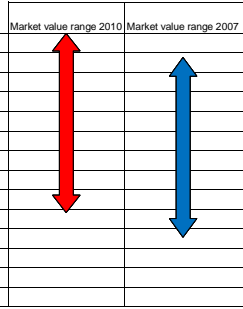
RLVs less existing use value £18,352,000 per hectare £5,810,526 per acre Secondary offices

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph	
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm	Sales value psm
Sales value psm									
£3,444									£3,444
£4,026									£4,026
£4,607									£4,607
£5,188									£5,188
£5,770									£5,770
£6,351									£6,351
£6,932									£6,932
£7,513									£7,513
£8,095									£8,095
£8,676									£8,676
£9,257									£9,257
£9,838									£9,838
£10,420									£10,420
£11,033									£11,033



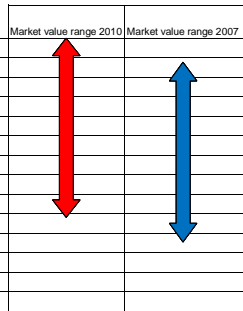
RLVs less existing use value £18,825,467 per hectare £7,621,647 per acre Existing residential

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph	
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm	Sales value psm
Sales value psm									
£3,444									£3,444
£4,026									£4,026
£4,607									£4,607
£5,188									£5,188
£5,770									£5,770
£6,351									£6,351
£6,932									£6,932
£7,513									£7,513
£8,095									£8,095
£8,676									£8,676
£9,257									£9,257
£9,838									£9,838
£10,420									£10,420
£11,033									£11,033



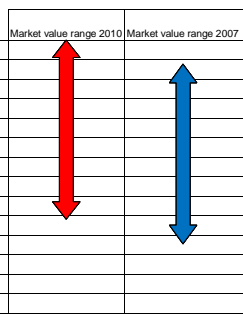
RLVs less existing use value £7,534,800 per hectare £3,050,526 per acre Pubs/petrol stations

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph	
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm	Sales value psm
Sales value psm									
£3,444									£3,444
£4,026									£4,026
£4,607									£4,607
£5,188									£5,188
£5,770									£5,770
£6,351									£6,351
£6,932									£6,932
£7,513									£7,513
£8,095									£8,095
£8,676									£8,676
£9,257									£9,257
£9,838									£9,838
£10,420									£10,420
£11,033									£11,033



RLVs less existing use value £1 per hectare £0 per acre LA Land (estate redevelopments)

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph	
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm	Sales value psm
Sales value psm									
£3,444									£3,444
£4,026									£4,026
£4,607									£4,607
£5,188									£5,188
£5,770									£5,770
£6,351									£6,351
£6,932									£6,932
£7,513									£7,513
£8,095									£8,095
£8,676									£8,676
£9,257									£9,257
£9,838									£9,838
£10,420									£10,420
£11,033									£11,033



AFFORDABLE HOUSING VIABILITY ASSESSMENT

MODEL 7

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph		
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm		
Sales value psm										
	£3,444	2,768,399	4,346,257	3,335,527	2,118,671	- 2,823,740	- 7,797,370	14,533,959	- 22,598,227	3,444
	£4,026	3,566,130	5,809,664	5,206,255	4,738,875	618,076	- 3,503,246	9,142,337	- 16,401,776	4,026
	£4,607	4,363,860	7,273,072	7,064,599	7,359,079	4,039,375	755,257	3,750,715	- 10,205,324	4,607
	£5,188	5,158,915	8,736,478	8,922,943	9,979,282	7,427,104	4,991,151	1,582,987	- 4,008,873	5,188
	£5,770	5,953,264	10,197,382	10,781,288	12,539,487	10,810,594	9,194,155	8,848,253	2,105,140	5,770
	£6,351	6,701,737	11,569,377	12,519,384	15,048,570	13,952,626	13,096,672	11,725,201	7,772,199	6,351
	£6,932	7,355,665	12,765,867	14,009,588	17,139,394	16,637,662	16,408,621	15,826,409	12,505,585	6,932
	£7,513	8,009,592	13,962,356	16,499,811	19,228,910	19,312,698	19,720,570	19,927,616	17,204,287	7,513
	£8,095	8,663,519	15,158,846	16,990,036	21,318,426	21,987,734	23,032,519	24,028,823	21,902,889	8,095
	£8,676	9,317,447	16,355,335	18,480,259	23,407,943	24,661,097	26,344,469	28,130,029	26,601,891	8,676
	£9,257	9,971,375	17,551,824	19,970,483	25,497,460	27,321,829	29,656,418	32,205,446	31,300,394	9,257
	£9,838	10,625,302	18,748,314	21,460,707	27,586,977	29,982,562	32,968,367	36,277,577	35,999,096	9,838
	£10,420	11,279,229	19,944,803	22,950,931	29,676,494	32,643,294	36,280,316	40,349,709	40,697,798	10,420
	£11,033	11,968,486	21,207,765	24,523,944	31,882,095	35,451,845	39,757,902	44,648,069	45,657,540	11,033

Aff Hsg	50%
% SR	60%
% SO	40%
S106 (private)	£4,015 per unit
S106 (affordable)	£8,717 per unit
CIL	
CSH (% uplift on Private)	11%
CSH (% uplift on AH)	11%
Grant	No
Developer's profit	17%
EVV	0% change from base
Build costs	0% change from base

RLVs less existing use value **£14,352,000 per hectare** **£5,810,526 per acre** **Secondary offices**

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph	Sales value psm	Market value range 2010	Market value range 2007
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm			
Sales value psm											
	£3,444								£3,444		
	£4,026								£4,026		
	£4,607								£4,607		
	£5,188								£5,188		
	£5,770								£5,770		
	£6,351								£6,351		
	£6,932								£6,932		
	£7,513								£7,513		
	£8,095								£8,095		
	£8,676								£8,676		
	£9,257								£9,257		
	£9,838								£9,838		
	£10,420								£10,420		
	£11,033								£11,033		

RLVs less existing use value **£18,825,467 per hectare** **£7,621,647 per acre** **Existing residential**

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph	Sales value psm	Market value range 2010	Market value range 2007
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm			
Sales value psm											
	£3,444								£3,444		
	£4,026								£4,026		
	£4,607								£4,607		
	£5,188								£5,188		
	£5,770								£5,770		
	£6,351								£6,351		
	£6,932								£6,932		
	£7,513								£7,513		
	£8,095								£8,095		
	£8,676								£8,676		
	£9,257								£9,257		
	£9,838								£9,838		
	£10,420								£10,420		
	£11,033								£11,033		

RLVs less existing use value **£7,534,800 per hectare** **£3,050,526 per acre** **Pubs/petrol stations**

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph	Sales value psm	Market value range 2010	Market value range 2007
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm			
Sales value psm											
	£3,444								£3,444		
	£4,026								£4,026		
	£4,607								£4,607		
	£5,188								£5,188		
	£5,770								£5,770		
	£6,351								£6,351		
	£6,932								£6,932		
	£7,513								£7,513		
	£8,095								£8,095		
	£8,676								£8,676		
	£9,257								£9,257		
	£9,838								£9,838		
	£10,420								£10,420		
	£11,033								£11,033		

RLVs less existing use value **£1 per hectare** **£0 per acre** **LA Land (estate redevelopments)**

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph	Sales value psm	Market value range 2010	Market value range 2007
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm			
Sales value psm											
	£3,444								£3,444		
	£4,026								£4,026		
	£4,607								£4,607		
	£5,188								£5,188		
	£5,770								£5,770		
	£6,351								£6,351		
	£6,932								£6,932		
	£7,513								£7,513		
	£8,095								£8,095		
	£8,676								£8,676		
	£9,257								£9,257		
	£9,838								£9,838		
	£10,420								£10,420		
	£11,033								£11,033		

AFFORDABLE HOUSING VIABILITY ASSESSMENT

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm
Sales value psm								
£3,444	2,528,142	3,894,353	2,561,106	1,020,600	- 4,357,409	- 9,696,199	17,046,800	- 25,662,267
£4,026	3,325,872	5,357,760	4,435,065	3,647,847	- 897,199	- 5,402,074	11,655,177	- 19,465,815
£4,607	4,123,602	6,821,168	6,299,839	6,267,850	2,524,101	- 1,120,796	6,263,555	- 13,269,364
£5,188	4,921,333	8,284,574	8,158,183	8,888,054	5,930,239	3,115,097	900,096	- 7,072,913
£5,770	5,716,086	9,747,982	10,016,527	11,508,258	9,313,729	7,340,894	4,394,951	923,513
£6,351	6,464,558	11,123,185	11,754,603	13,958,342	12,465,761	11,243,410	9,271,900	4,743,547
£6,932	7,118,486	12,319,675	13,244,827	16,057,837	15,140,798	14,555,360	13,373,107	9,492,105
£7,513	7,772,414	13,516,164	14,725,051	18,151,293	17,815,833	17,867,309	17,474,314	14,211,050
£8,095	8,426,341	14,712,854	16,225,274	20,240,809	20,490,869	21,179,259	21,575,521	18,909,753
£8,676	9,080,268	15,909,144	17,715,499	22,330,325	23,165,905	24,491,207	25,676,727	23,606,454
£9,257	9,734,197	17,105,633	19,205,722	24,419,842	25,840,941	27,803,157	29,777,934	28,307,157
£9,838	10,388,124	18,302,123	20,695,946	26,509,359	28,504,123	31,115,106	33,854,082	33,005,859
£10,420	11,042,051	19,498,612	22,186,170	28,598,876	31,164,855	34,427,056	37,926,213	37,704,562
£11,033	11,732,308	20,761,573	23,759,184	30,804,477	33,973,406	37,923,002	42,224,575	42,664,303

All Hsg	50%
% SR	60%
% SO	40%
S106 (private)	£10,504 per unit
S106 (affordable)	£15,683 per unit
CIL	
CSH (% uplift on Private)	11%
CSH (% uplift on AH)	11%
Grant	No
Developer's profit	17%
EVV	0% change from base
Build costs	0% change from base

RLVs less existing use value **£14,352,000 per hectare** **Secondary offices**
£5,810,526 per acre

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph	Sales value per sq m	Market value range 2010	Market value range 2007
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm			
£3,444	⊘	⊘	⊘	⊘	⊘	⊘	⊘	⊘	£3,444		
£4,026	⊘	⊘	⊘	⊘	⊘	⊘	⊘	£4,026			
£4,607	⊘	⊘	⊘	⊘	⊘	⊘	⊘	£4,607			
£5,188	⊘	⊘	⊘	⊘	⊘	⊘	⊘	£5,188			
£5,770	⊘	⊘	⊘	⊘	⊘	⊘	⊘	£5,770			
£6,351	⊘	⊘	⊘	⊘	⊘	⊘	⊘	£6,351			
£6,932	⊘	⊘	⊘	⊘	⊘	⊘	⊘	£6,932			
£7,513	⊘	⊘	⊘	⊘	⊘	⊘	⊘	£7,513			
£8,095	⊘	⊘	⊘	⊘	⊘	⊘	⊘	£8,095			
£8,676	⊘	⊘	⊘	⊘	⊘	⊘	⊘	£8,676			
£9,257	⊘	⊘	⊘	⊘	⊘	⊘	⊘	£9,257			
£9,838	⊘	⊘	⊘	⊘	⊘	⊘	⊘	£9,838			
£10,420	⊘	⊘	⊘	⊘	⊘	⊘	⊘	£10,420			
£11,033	⊘	⊘	⊘	⊘	⊘	⊘	⊘	£11,033			

RLVs less existing use value **£18,825,467 per hectare** **Existing residential**
£7,621,647 per acre

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph	Sales value per sq m	Market value range 2010	Market value range 2007
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm			
£3,444	⊘	⊘	⊘	⊘	⊘	⊘	⊘	⊘	£3,444		
£4,026	⊘	⊘	⊘	⊘	⊘	⊘	⊘	£4,026			
£4,607	⊘	⊘	⊘	⊘	⊘	⊘	⊘	£4,607			
£5,188	⊘	⊘	⊘	⊘	⊘	⊘	⊘	£5,188			
£5,770	⊘	⊘	⊘	⊘	⊘	⊘	⊘	£5,770			
£6,351	⊘	⊘	⊘	⊘	⊘	⊘	⊘	£6,351			
£6,932	⊘	⊘	⊘	⊘	⊘	⊘	⊘	£6,932			
£7,513	⊘	⊘	⊘	⊘	⊘	⊘	⊘	£7,513			
£8,095	⊘	⊘	⊘	⊘	⊘	⊘	⊘	£8,095			
£8,676	⊘	⊘	⊘	⊘	⊘	⊘	⊘	£8,676			
£9,257	⊘	⊘	⊘	⊘	⊘	⊘	⊘	£9,257			
£9,838	⊘	⊘	⊘	⊘	⊘	⊘	⊘	£9,838			
£10,420	⊘	⊘	⊘	⊘	⊘	⊘	⊘	£10,420			
£11,033	⊘	⊘	⊘	⊘	⊘	⊘	⊘	£11,033			

RLVs less existing use value **£7,534,800 per hectare** **Pubs/petrol stations**
£3,050,526 per acre

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph	Sales value per sq m	Market value range 2010	Market value range 2007
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm			
£3,444	⊘	⊘	⊘	⊘	⊘	⊘	⊘	⊘	£3,444		
£4,026	⊘	⊘	⊘	⊘	⊘	⊘	⊘	£4,026			
£4,607	⊘	⊘	⊘	⊘	⊘	⊘	⊘	£4,607			
£5,188	⊘	⊘	⊘	⊘	⊘	⊘	⊘	£5,188			
£5,770	⊘	⊘	⊘	⊘	⊘	⊘	⊘	£5,770			
£6,351	⊘	⊘	⊘	⊘	⊘	⊘	⊘	£6,351			
£6,932	⊘	⊘	⊘	⊘	⊘	⊘	⊘	£6,932			
£7,513	⊘	⊘	⊘	⊘	⊘	⊘	⊘	£7,513			
£8,095	⊘	⊘	⊘	⊘	⊘	⊘	⊘	£8,095			
£8,676	⊘	⊘	⊘	⊘	⊘	⊘	⊘	£8,676			
£9,257	⊘	⊘	⊘	⊘	⊘	⊘	⊘	£9,257			
£9,838	⊘	⊘	⊘	⊘	⊘	⊘	⊘	£9,838			
£10,420	⊘	⊘	⊘	⊘	⊘	⊘	⊘	£10,420			
£11,033	⊘	⊘	⊘	⊘	⊘	⊘	⊘	£11,033			

RLVs less existing use value **£1 per hectare** **LA Land (estate redevelopments)**
£0 per acre

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph	Sales value per sq m	Market value range 2010	Market value range 2007
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm			
£3,444	⊘	⊘	⊘	⊘	⊘	⊘	⊘	⊘	£3,444		
£4,026	⊘	⊘	⊘	⊘	⊘	⊘	⊘	£4,026			
£4,607	⊘	⊘	⊘	⊘	⊘	⊘	⊘	£4,607			
£5,188	⊘	⊘	⊘	⊘	⊘	⊘	⊘	£5,188			
£5,770	⊘	⊘	⊘	⊘	⊘	⊘	⊘	£5,770			
£6,351	⊘	⊘	⊘	⊘	⊘	⊘	⊘	£6,351			
£6,932	⊘	⊘	⊘	⊘	⊘	⊘	⊘	£6,932			
£7,513	⊘	⊘	⊘	⊘	⊘	⊘	⊘	£7,513			
£8,095	⊘	⊘	⊘	⊘	⊘	⊘	⊘	£8,095			
£8,676	⊘	⊘	⊘	⊘	⊘	⊘	⊘	£8,676			
£9,257	⊘	⊘	⊘	⊘	⊘	⊘	⊘	£9,257			
£9,838	⊘	⊘	⊘	⊘	⊘	⊘	⊘	£9,838			
£10,420	⊘	⊘	⊘	⊘	⊘	⊘	⊘	£10,420			
£11,033	⊘	⊘	⊘	⊘	⊘	⊘	⊘	£11,033			

MODEL 11

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph	
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm	Sales value psm
Sales value psm									
£3,444	2,387,741	3,637,462	2,233,549	557,159	- 4,955,959	- 10,437,260	17,966,609	- 26,714,624	3,444
£4,026	3,161,779	5,057,518	4,053,260	3,113,614	- 1,586,702	- 6,265,798	12,727,123	- 20,692,195	4,026
£4,607	3,935,817	6,477,575	5,866,830	5,657,932	1,738,339	- 2,094,337	7,487,638	- 14,669,767	4,607
£5,188	4,709,854	7,897,632	7,671,310	8,202,250	5,055,922	2,021,271	2,257,627	- 8,647,339	5,188
£5,770	5,481,478	9,317,689	9,475,790	10,746,570	8,342,724	6,136,186	2,905,564	- 2,847,862	5,770
£6,351	6,206,314	10,650,676	11,160,003	13,120,768	11,396,068	9,921,504	7,634,276	2,847,462	6,351
£6,932	6,836,606	11,803,919	12,596,364	15,144,378	13,976,416	13,113,744	11,587,247	7,424,386	6,932
£7,513	7,466,898	12,957,162	14,032,724	17,166,610	16,554,764	16,305,985	15,540,217	11,994,989	7,513
£8,095	8,097,189	14,110,405	15,469,084	19,180,602	19,133,112	19,498,225	19,493,187	16,523,859	8,095
£8,676	8,727,460	15,263,648	16,905,444	21,194,594	21,711,460	22,690,465	23,446,158	21,052,729	8,676
£9,257	9,357,772	16,416,891	18,341,805	23,208,586	24,289,807	25,882,706	27,399,128	25,581,589	9,257
£9,838	9,988,064	17,570,134	19,778,166	25,222,578	26,865,052	29,074,946	31,344,827	30,110,468	9,838
£10,420	10,618,355	18,723,376	21,214,625	27,236,570	29,429,613	32,267,186	35,269,773	34,639,338	10,420
£11,033	11,283,663	19,940,688	22,730,683	29,362,450	32,136,650	35,636,773	39,412,772	39,419,812	11,033

Aff Hsg	50%
% SR	60%
% SO	
£106 (private)	£10,504 per unit
£106 (affordable)	£15,683 per unit
CIL	
CSH (% uplift on Private)	11%
CSH (% uplift on AH)	11%
Grant	No
Developer's profit	20%
EVV	0% change from base
Build costs	0% change from base

RLVs less existing use value £14,352,000 per hectare £5,810,526 per acre Secondary offices

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph	Sales value pper sq m	Market value range 2010	Market value range 2007
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm			
£3,444									£3,444		
£4,026									£4,026		
£4,607									£4,607		
£5,188									£5,188		
£5,770									£5,770		
£6,351									£6,351		
£6,932									£6,932		
£7,513									£7,513		
£8,095									£8,095		
£8,676									£8,676		
£9,257									£9,257		
£9,838									£9,838		
£10,420									£10,420		
£11,033									£11,033		

RLVs less existing use value £18,825,467 per hectare £7,621,647 per acre Existing residential

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph	Sales value pper sq m	Market value range 2010	Market value range 2007
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm			
£3,444									£3,444		
£4,026									£4,026		
£4,607									£4,607		
£5,188									£5,188		
£5,770									£5,770		
£6,351									£6,351		
£6,932									£6,932		
£7,513									£7,513		
£8,095									£8,095		
£8,676									£8,676		
£9,257									£9,257		
£9,838									£9,838		
£10,420									£10,420		
£11,033									£11,033		

RLVs less existing use value £7,534,800 per hectare £3,050,526 per acre Pubs/petrol stations

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph	Sales value pper sq m	Market value range 2010	Market value range 2007
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm			
£3,444									£3,444		
£4,026									£4,026		
£4,607									£4,607		
£5,188									£5,188		
£5,770									£5,770		
£6,351									£6,351		
£6,932									£6,932		
£7,513									£7,513		
£8,095									£8,095		
£8,676									£8,676		
£9,257									£9,257		
£9,838									£9,838		
£10,420									£10,420		
£11,033									£11,033		

RLVs less existing use value £1 per hectare £0 per acre LA Land (estate redevelopments)

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph	Sales value pper sq m	Market value range 2010	Market value range 2007
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm			
£3,444									£3,444		
£4,026									£4,026		
£4,607									£4,607		
£5,188									£5,188		
£5,770									£5,770		
£6,351									£6,351		
£6,932									£6,932		
£7,513									£7,513		
£8,095									£8,095		
£8,676									£8,676		
£9,257									£9,257		
£9,838									£9,838		
£10,420									£10,420		
£11,033									£11,033		

AFFORDABLE HOUSING VIABILITY ASSESSMENT

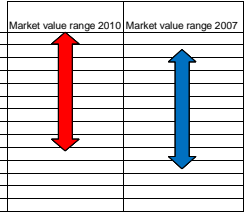
MODEL 11

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm
Sales value per sq m								

All Hsg	50%
% SR	60%
% SO	40%
S106 (private)	£16,994 per unit
S106 (affordable)	£22,649 per unit
CSH (% uplift on AV)	11%
Grant	No
Developer's profit	17%
EVV	0% change from base
Build costs	0% change from base

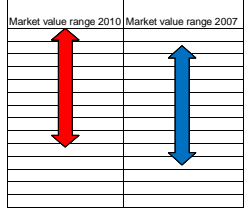
RLVs less existing use value £14,352,000 per hectare Secondary offices
£5,810,526 per acre

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm
Sales value per sq m								
	£3,444	£4,026	£4,607	£5,188	£5,770	£6,351	£6,932	£7,513
	£8,095	£8,676	£9,257	£9,838	£10,420	£11,003		



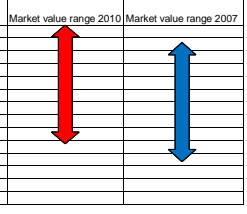
RLVs less existing use value £18,825,467 per hectare Existing residential
£7,621,647 per acre

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm
Sales value per sq m								
	£3,444	£4,026	£4,607	£5,188	£5,770	£6,351	£6,932	£7,513
	£8,095	£8,676	£9,257	£9,838	£10,420	£11,003		



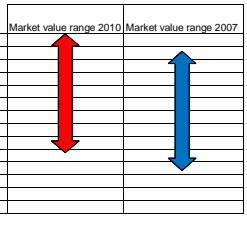
RLVs less existing use value £7,534,800 per hectare Pubs/petrol stations
£3,050,526 per acre

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm
Sales value per sq m								
	£3,444	£4,026	£4,607	£5,188	£5,770	£6,351	£6,932	£7,513
	£8,095	£8,676	£9,257	£9,838	£10,420	£11,003		



RLVs less existing use value £1 per hectare LA Land (estate redevelopments)
£0 per acre

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm
Sales value per sq m								
	£3,444	£4,026	£4,607	£5,188	£5,770	£6,351	£6,932	£7,513
	£8,095	£8,676	£9,257	£9,838	£10,420	£11,003		



MODEL 11

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph	
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm	
Sales value psm	Sales value psm								
£3,444	2,287,885	3,442,449	1,786,686	84,228	-5,891,079	-11,595,028	19,559,640	-28,726,306	3,444
£4,026	3,085,616	4,905,856	3,660,645	2,556,417	-2,422,748	-7,300,904	14,168,018	-22,529,855	4,026
£4,607	3,883,346	6,369,263	5,534,603	5,176,621	1,008,826	-3,006,779	8,776,396	-16,333,403	4,607
£5,188	4,681,076	7,832,670	7,393,421	7,796,826	4,430,124	1,239,043	3,384,775	-10,136,952	5,188
£5,770	5,478,806	9,296,077	9,251,766	10,417,629	7,816,865	5,474,336	1,935,828	-3,982,165	5,770
£6,351	6,227,380	10,673,218	10,989,842	12,867,113	10,968,897	9,380,149	6,818,588	-1,714,894	6,351
£6,932	6,881,307	11,872,579	12,480,066	14,966,609	13,643,933	12,702,099	10,919,805	6,463,452	6,932
£7,513	7,535,236	13,069,973	13,970,290	17,066,104	16,318,969	16,014,049	15,021,012	11,212,011	7,513
£8,095	8,189,163	14,266,462	15,460,514	19,163,191	18,994,005	19,325,997	19,122,219	15,916,516	8,095
£8,676	8,843,080	15,462,952	16,950,737	21,252,708	21,669,041	22,637,947	23,223,425	20,615,218	8,676
£9,257	9,497,018	16,659,441	18,440,961	23,342,225	24,344,077	25,949,896	27,324,633	25,313,920	9,257
£9,838	10,150,946	17,855,931	19,931,185	25,431,741	27,019,113	29,261,846	31,425,840	30,012,622	9,838
£10,420	10,804,873	19,052,421	21,421,409	27,521,258	29,686,416	32,573,794	35,502,719	34,711,325	10,420
£11,033	11,495,130	20,315,382	22,994,423	29,726,859	32,494,966	36,069,741	39,801,079	39,671,066	11,033

All Hsg	50%
% SR	60%
% SO	40%
S106 (private)	£16,994 per unit
S106 (affordable)	£22,649 per unit
CIL	
CSH (% uplift on Private)	11%
CSH (% uplift on AH)	11%
Grant	No
Developer's profit	17%
EVV	0% change from base
Build costs	0% change from base

RLVs less existing use value **£14,352,000 per hectare** **£5,810,526 per acre** **Secondary offices**

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph		Market value range 2010	Market value range 2007
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm			
Sales value pper sq m	Sales value pper sq m										
£3,444	⊘	⊘	⊘	⊘	⊘	⊘	⊘	⊘	£3,444		
£4,026	⊘	⊘	⊘	⊘	⊘	⊘	⊘	⊘	£4,026		
£4,607	⊘	⊘	⊘	⊘	⊘	⊘	⊘	⊘	£4,607		
£5,188	⊘	⊘	⊘	⊘	⊘	⊘	⊘	⊘	£5,188		
£5,770	⊘	⊘	⊘	⊘	⊘	⊘	⊘	⊘	£5,770		
£6,351	⊘	⊘	⊘	⊘	⊘	⊘	⊘	⊘	£6,351		
£6,932	⊘	⊘	⊘	⊘	⊘	⊘	⊘	⊘	£6,932		
£7,513	⊘	⊘	⊘	⊘	⊘	⊘	⊘	⊘	£7,513		
£8,095	⊘	⊘	⊘	⊘	⊘	⊘	⊘	⊘	£8,095		
£8,676	⊘	⊘	⊘	⊘	⊘	⊘	⊘	⊘	£8,676		
£9,257	⊘	⊘	⊘	⊘	⊘	⊘	⊘	⊘	£9,257		
£9,838	⊘	⊘	⊘	⊘	⊘	⊘	⊘	⊘	£9,838		
£10,420	⊘	⊘	⊘	⊘	⊘	⊘	⊘	⊘	£10,420		
£11,033	⊘	⊘	⊘	⊘	⊘	⊘	⊘	⊘	£11,033		

RLVs less existing use value **£18,825,467 per hectare** **£7,621,647 per acre** **Existing residential**

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph		Market value range 2010	Market value range 2007
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm			
Sales value pper sq m	Sales value pper sq m										
£3,444	⊘	⊘	⊘	⊘	⊘	⊘	⊘	⊘	£3,444		
£4,026	⊘	⊘	⊘	⊘	⊘	⊘	⊘	⊘	£4,026		
£4,607	⊘	⊘	⊘	⊘	⊘	⊘	⊘	⊘	£4,607		
£5,188	⊘	⊘	⊘	⊘	⊘	⊘	⊘	⊘	£5,188		
£5,770	⊘	⊘	⊘	⊘	⊘	⊘	⊘	⊘	£5,770		
£6,351	⊘	⊘	⊘	⊘	⊘	⊘	⊘	⊘	£6,351		
£6,932	⊘	⊘	⊘	⊘	⊘	⊘	⊘	⊘	£6,932		
£7,513	⊘	⊘	⊘	⊘	⊘	⊘	⊘	⊘	£7,513		
£8,095	⊘	⊘	⊘	⊘	⊘	⊘	⊘	⊘	£8,095		
£8,676	⊘	⊘	⊘	⊘	⊘	⊘	⊘	⊘	£8,676		
£9,257	⊘	⊘	⊘	⊘	⊘	⊘	⊘	⊘	£9,257		
£9,838	⊘	⊘	⊘	⊘	⊘	⊘	⊘	⊘	£9,838		
£10,420	⊘	⊘	⊘	⊘	⊘	⊘	⊘	⊘	£10,420		
£11,033	⊘	⊘	⊘	⊘	⊘	⊘	⊘	⊘	£11,033		

RLVs less existing use value **£7,534,800 per hectare** **£3,050,526 per acre** **Pubs/petrol stations**

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph		Market value range 2010	Market value range 2007
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm			
Sales value pper sq m	Sales value pper sq m										
£3,444	⊘	⊘	⊘	⊘	⊘	⊘	⊘	⊘	£3,444		
£4,026	⊘	⊘	⊘	⊘	⊘	⊘	⊘	⊘	£4,026		
£4,607	⊘	⊘	⊘	⊘	⊘	⊘	⊘	⊘	£4,607		
£5,188	⊘	⊘	⊘	⊘	⊘	⊘	⊘	⊘	£5,188		
£5,770	⊘	⊘	⊘	⊘	⊘	⊘	⊘	⊘	£5,770		
£6,351	⊘	⊘	⊘	⊘	⊘	⊘	⊘	⊘	£6,351		
£6,932	⊘	⊘	⊘	⊘	⊘	⊘	⊘	⊘	£6,932		
£7,513	⊘	⊘	⊘	⊘	⊘	⊘	⊘	⊘	£7,513		
£8,095	⊘	⊘	⊘	⊘	⊘	⊘	⊘	⊘	£8,095		
£8,676	⊘	⊘	⊘	⊘	⊘	⊘	⊘	⊘	£8,676		
£9,257	⊘	⊘	⊘	⊘	⊘	⊘	⊘	⊘	£9,257		
£9,838	⊘	⊘	⊘	⊘	⊘	⊘	⊘	⊘	£9,838		
£10,420	⊘	⊘	⊘	⊘	⊘	⊘	⊘	⊘	£10,420		
£11,033	⊘	⊘	⊘	⊘	⊘	⊘	⊘	⊘	£11,033		

RLVs less existing use value **£1 per hectare** **£0 per acre** **LA Land (estate redevelopments)**

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph		Market value range 2010	Market value range 2007
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm			
Sales value pper sq m	Sales value pper sq m										
£3,444	⊘	⊘	⊘	⊘	⊘	⊘	⊘	⊘	£3,444		
£4,026	⊘	⊘	⊘	⊘	⊘	⊘	⊘	⊘	£4,026		
£4,607	⊘	⊘	⊘	⊘	⊘	⊘	⊘	⊘	£4,607		
£5,188	⊘	⊘	⊘	⊘	⊘	⊘	⊘	⊘	£5,188		
£5,770	⊘	⊘	⊘	⊘	⊘	⊘	⊘	⊘	£5,770		
£6,351	⊘	⊘	⊘	⊘	⊘	⊘	⊘	⊘	£6,351		
£6,932	⊘	⊘	⊘	⊘	⊘	⊘	⊘	⊘	£6,932		
£7,513	⊘	⊘	⊘	⊘	⊘	⊘	⊘	⊘	£7,513		
£8,095	⊘	⊘	⊘	⊘	⊘	⊘	⊘	⊘	£8,095		
£8,676	⊘	⊘	⊘	⊘	⊘	⊘	⊘	⊘	£8,676		
£9,257	⊘	⊘	⊘	⊘	⊘	⊘	⊘	⊘	£9,257		
£9,838	⊘	⊘	⊘	⊘	⊘	⊘	⊘	⊘	£9,838		
£10,420	⊘	⊘	⊘	⊘	⊘	⊘	⊘	⊘	£10,420		
£11,033	⊘	⊘	⊘	⊘	⊘	⊘	⊘	⊘	£11,033		

AFFORDABLE HOUSING VIABILITY ASSESSMENT

MODEL 12

Table with columns for Density (units/ha) from 35 uph to 405 uph, Build costs (€915 per sqm to €2368 per sqm), Sales value per sqm, and Aff Hsrg (50%, % SR 60%, % SO 40%, S106 (private) €16,994 per sqm, S106 (affordable) €22,649 per unit, CSH (% uplift on Private) 11%, CSH (% uplift on AH) 11%, Grant No, Developer's profit 20%, EUV 0% change from base, Build costs 0% change from base).

RLVs less existing use value €14,352,000 per hectare €5,810,526 per acre Secondary offices

Table with columns for Density (units/ha) from 35 uph to 405 uph, Build costs (€915 per sqm to €2368 per sqm), Sales value per sqm, Market value range 2010, and Market value range 2007.

RLVs less existing use value €18,825,467 per hectare €7,621,647 per acre Existing residential

Table with columns for Density (units/ha) from 35 uph to 405 uph, Build costs (€915 per sqm to €2368 per sqm), Sales value per sqm, Market value range 2010, and Market value range 2007.

RLVs less existing use value €7,534,800 per hectare €3,050,526 per hectare Pubs/petrol stations

Table with columns for Density (units/ha) from 35 uph to 405 uph, Build costs (€915 per sqm to €2368 per sqm), Sales value per sqm, Market value range 2010, and Market value range 2007.

RLVs less existing use value €1 per hectare €0 per acre LA Land (estate redevelopments)

Table with columns for Density (units/ha) from 35 uph to 405 uph, Build costs (€915 per sqm to €2368 per sqm), Sales value per sqm, Market value range 2010, and Market value range 2007.

AFFORDABLE HOUSING VIABILITY ASSESSMENT

MODEL 12

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph	
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm	
Sales value psm									Sales value psm
£3,444	2,147,484	3,185,558	1,459,129	547,670	6,489,629	-12,336,089	20,479,450	-29,778,664	3,444
£4,026	2,921,522	4,805,615	3,278,840	2,022,385	3,120,371	-8,164,627	15,239,964	-23,756,236	4,026
£4,607	3,695,559	6,025,671	5,098,551	4,566,704	223,065	-3,993,165	10,000,479	-17,733,807	4,607
£5,188	4,469,597	7,445,728	6,906,550	7,111,022	3,546,650	145,217	4,760,994	-11,711,379	5,188
£5,770	5,243,636	8,865,785	8,711,030	9,853,340	6,845,859	4,260,131	428,338	-5,688,850	5,770
£6,351	5,969,138	10,199,575	10,395,242	12,029,539	9,901,204	8,068,244	5,180,974	-181,191	6,351
£6,932	6,599,427	11,355,585	11,831,603	14,053,149	12,479,551	11,260,484	9,133,945	4,395,733	6,932
£7,513	7,229,719	12,510,970	13,267,963	16,076,759	15,057,899	14,452,724	13,086,915	8,972,657	7,513
£8,095	7,860,011	13,664,213	14,704,323	18,100,369	17,636,248	17,644,965	17,039,885	13,530,622	8,095
£8,676	8,490,302	14,817,456	16,140,884	20,116,976	20,214,595	20,837,205	20,992,856	18,059,492	8,676
£9,257	9,120,594	15,970,699	17,577,043	22,130,968	22,792,943	24,029,445	24,945,827	22,588,362	9,257
£9,838	9,750,885	17,123,942	19,013,404	24,144,960	25,371,291	27,221,686	28,898,797	27,117,231	9,838
£10,420	10,381,177	18,277,185	20,449,765	26,158,952	27,949,639	30,413,926	32,846,279	31,646,101	10,420
£11,033	11,046,485	19,494,497	21,965,923	28,284,832	30,658,211	33,783,512	36,989,277	36,426,575	11,033

Aff Hsg	50%
% SR	60%
% SO	
S106 (private)	£16,994 per unit
S106 (affordable)	£22,649 per unit
CIL	
CSH (% uplift on Private)	11%
CSH (% uplift on AH)	11%
Grant	No
Developer's profit	20%
EVV	0% change from base
Build costs	0% change from base

RLVs less existing use value **£14,352,000 per hectare** **£5,810,526 per acre** **Secondary offices**

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph			
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm			
Sales value psm									Sales value psm	Market value range 2010	Market value range 2007
£3,444									£3,444		
£4,026									£4,026		
£4,607									£4,607		
£5,188									£5,188		
£5,770									£5,770		
£6,351									£6,351		
£6,932									£6,932		
£7,513									£7,513		
£8,095									£8,095		
£8,676									£8,676		
£9,257									£9,257		
£9,838									£9,838		
£10,420									£10,420		
£11,033									£11,033		

RLVs less existing use value **£18,825,467 per hectare** **£7,621,647 per acre** **Existing residential**

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph			
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm			
Sales value psm									Sales value psm	Market value range 2010	Market value range 2007
£3,444									£3,444		
£4,026									£4,026		
£4,607									£4,607		
£5,188									£5,188		
£5,770									£5,770		
£6,351									£6,351		
£6,932									£6,932		
£7,513									£7,513		
£8,095									£8,095		
£8,676									£8,676		
£9,257									£9,257		
£9,838									£9,838		
£10,420									£10,420		
£11,033									£11,033		

RLVs less existing use value **£7,534,800 per hectare** **£3,050,526 per acre** **Pubs/petrol stations**

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph			
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm			
Sales value psm									Sales value psm	Market value range 2010	Market value range 2007
£3,444									£3,444		
£4,026									£4,026		
£4,607									£4,607		
£5,188									£5,188		
£5,770									£5,770		
£6,351									£6,351		
£6,932									£6,932		
£7,513									£7,513		
£8,095									£8,095		
£8,676									£8,676		
£9,257									£9,257		
£9,838									£9,838		
£10,420									£10,420		
£11,033									£11,033		

RLVs less existing use value **£1 per hectare** **£0 per acre** **LA Land (estate redevelopments)**

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph			
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm			
Sales value psm									Sales value psm	Market value range 2010	Market value range 2007
£3,444									£3,444		
£4,026									£4,026		
£4,607									£4,607		
£5,188									£5,188		
£5,770									£5,770		
£6,351									£6,351		
£6,932									£6,932		
£7,513									£7,513		
£8,095									£8,095		
£8,676									£8,676		
£9,257									£9,257		
£9,838									£9,838		
£10,420									£10,420		
£11,033									£11,033		

AFFORDABLE HOUSING VIABILITY ASSESSMENT

MODEL 13

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph	
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm	Sales value psm
£3,444	3,101,276	4,959,333	4,201,591	3,305,648	- 1,211,571	- 5,838,284	11,997,725	- 19,677,916	3,444
£4,026	3,863,449	6,356,728	5,968,697	5,795,676	2,030,258	- 1,769,275	6,901,731	- 13,826,919	4,026
£4,607	4,623,011	7,754,124	7,735,012	8,285,702	5,260,126	2,244,557	1,816,013	- 7,975,922	4,607
£5,188	5,382,255	9,149,985	9,501,326	10,775,729	8,466,504	6,255,516	3,201,857	- 2,147,732	5,188
£5,770	6,141,499	10,541,977	11,267,639	13,285,755	11,672,680	10,225,315	8,167,188	3,623,974	5,770
£6,351	6,866,335	11,870,095	12,945,753	15,621,473	14,705,664	13,980,190	12,850,201	3,061,408	6,351
£6,932	7,520,262	13,066,584	14,433,977	17,710,990	17,380,700	17,292,139	16,951,407	13,778,717	6,932
£7,513	8,174,189	14,263,074	15,924,200	19,800,506	20,055,736	20,604,089	21,052,614	18,477,418	7,513
£8,095	8,828,118	15,459,564	17,414,425	21,890,022	22,730,771	23,916,037	25,153,822	23,176,121	8,095
£8,676	9,482,045	16,656,053	18,904,648	23,979,539	25,394,745	27,227,987	29,243,452	27,674,823	8,676
£9,257	10,135,972	17,852,542	20,394,672	26,069,056	28,055,479	30,539,936	33,315,583	32,573,525	9,257
£9,838	10,789,900	19,049,031	21,885,096	28,158,573	30,716,211	33,851,886	37,387,715	37,272,228	9,838
£10,420	11,443,827	20,245,521	23,375,319	30,248,090	33,376,943	37,153,025	41,459,846	41,970,929	10,420
£11,033	12,134,084	21,508,482	24,946,333	32,453,691	36,185,494	40,630,279	45,758,208	46,930,671	11,033

Aff Hsg	50%
% SR	70%
% SO	30%
£106 (private)	£4,015 per unit
£106 (affordable)	£8,717 per unit
CIL	
CSH (% uplift on Private)	11%
CSH (% uplift on AH)	11%
Grant	No
Developer's profit	17%
EVV	0% change from base
Build costs	0% change from base

RLVs less existing use value **£14,352,000 per hectare** **£5,810,526 per acre** **Secondary offices**

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph	Sales value psm	Market value range 2010	Market value range 2007
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm	Sales value psm		
£3,444	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	£3,444		
£4,026	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	£4,026		
£4,607	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	£4,607		
£5,188	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	£5,188		
£5,770	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	£5,770		
£6,351	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	£6,351		
£6,932	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	£6,932		
£7,513	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	£7,513		
£8,095	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	£8,095		
£8,676	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	£8,676		
£9,257	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	£9,257		
£9,838	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	£9,838		
£10,420	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	£10,420		
£11,033	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	£11,033		

RLVs less existing use value **£18,825,467 per hectare** **£7,621,647 per acre** **Existing residential**

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph	Sales value psm	Market value range 2010	Market value range 2007
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm	Sales value psm		
£3,444	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	£3,444		
£4,026	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	£4,026		
£4,607	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	£4,607		
£5,188	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	£5,188		
£5,770	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	£5,770		
£6,351	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	£6,351		
£6,932	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	£6,932		
£7,513	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	£7,513		
£8,095	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	£8,095		
£8,676	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	£8,676		
£9,257	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	£9,257		
£9,838	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	£9,838		
£10,420	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	£10,420		
£11,033	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	£11,033		

RLVs less existing use value **£7,534,800 per hectare** **£3,050,526 per acre** **Pubs/petrol stations**

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph	Sales value psm	Market value range 2010	Market value range 2007
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm	Sales value psm		
£3,444	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	£3,444		
£4,026	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	£4,026		
£4,607	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	£4,607		
£5,188	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	£5,188		
£5,770	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	£5,770		
£6,351	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	£6,351		
£6,932	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	£6,932		
£7,513	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	£7,513		
£8,095	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	£8,095		
£8,676	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	£8,676		
£9,257	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	£9,257		
£9,838	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	£9,838		
£10,420	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	£10,420		
£11,033	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	£11,033		

RLVs less existing use value **£1 per hectare** **£0 per acre** **LA Land (estate redevelopments)**

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph	Sales value psm	Market value range 2010	Market value range 2007
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm	Sales value psm		
£3,444	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	£3,444		
£4,026	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	£4,026		
£4,607	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	£4,607		
£5,188	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	£5,188		
£5,770	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	£5,770		
£6,351	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	£6,351		
£6,932	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	£6,932		
£7,513	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	£7,513		
£8,095	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	£8,095		
£8,676	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	£8,676		
£9,257	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	£9,257		
£9,838	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	£9,838		
£10,420	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	£10,420		
£11,033	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	£11,033		

MODEL 14

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph	Sales value psm
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm	
£3,444	2,960,876	4,702,442	3,874,034	2,847,502	1,809,745	6,579,346	12,917,535	20,730,273	3,444
£4,026	3,699,355	6,056,487	5,589,552	5,261,643	1,342,211	2,632,998	7,973,676	15,053,300	4,026
£4,607	4,435,674	7,410,532	7,302,003	7,675,784	4,482,497	1,271,711	3,029,818	9,376,326	4,607
£5,188	5,171,282	8,763,969	9,014,453	10,089,926	7,592,186	5,164,425	1,853,730	3,700,547	5,188
£5,770	5,908,880	10,112,774	10,726,804	12,594,667	10,701,875	9,023,118	6,677,800	1,889,524	5,770
£6,351	6,608,090	11,397,586	12,349,153	14,737,940	13,637,970	12,658,284	11,212,577	7,165,323	6,351
£6,932	7,238,382	12,550,829	13,785,513	16,801,832	16,216,319	15,850,524	15,165,547	11,732,488	6,932
£7,513	7,868,673	13,704,072	15,221,874	18,815,824	18,794,666	19,042,764	19,118,517	16,261,358	7,513
£8,095	8,498,965	14,857,315	16,658,234	20,829,815	21,373,014	22,235,005	23,071,489	20,790,228	8,095
£8,676	9,129,257	16,010,558	18,094,594	22,943,806	23,946,017	25,427,245	27,024,459	25,319,098	8,676
£9,257	9,759,548	17,163,800	19,530,954	24,857,798	26,512,579	28,619,485	30,953,514	29,847,967	9,257
£9,838	10,389,840	18,317,043	20,967,315	26,871,792	29,077,139	31,811,726	34,878,460	34,376,836	9,838
£10,420	11,020,131	19,470,286	22,403,676	28,885,783	31,641,700	35,003,966	38,803,406	38,905,706	10,420
£11,033	11,685,439	20,687,598	23,919,833	31,011,664	34,348,738	38,356,200	42,946,406	43,686,179	11,033

All Hsg	50%
% SR	70%
% SO	30%
S106 (private)	£4,015 per unit
S106 (affordable)	£8,717 per unit
CIL	
CSH (% uplift on Private)	11%
CSH (% uplift on AH)	11%
Grant	No
Developer's profit	20%
EUV	0% change from base
Build costs	0% change from base

RLVs less existing use value **£14,352,000 per hectare** **Secondary offices**
£5,810,526 per acre

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph	Sales value psm	Market value range 2010	Market value range 2007
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm			
£3,444									£3,444		
£4,026									£4,026		
£4,607									£4,607		
£5,188									£5,188		
£5,770									£5,770		
£6,351									£6,351		
£6,932									£6,932		
£7,513									£7,513		
£8,095									£8,095		
£8,676									£8,676		
£9,257									£9,257		
£9,838									£9,838		
£10,420									£10,420		
£11,033									£11,033		

RLVs less existing use value **£18,825,467 per hectare** **Existing residential**
£7,621,647 per acre

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph	Sales value psm	Market value range 2010	Market value range 2007
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm			
£3,444									£3,444		
£4,026									£4,026		
£4,607									£4,607		
£5,188									£5,188		
£5,770									£5,770		
£6,351									£6,351		
£6,932									£6,932		
£7,513									£7,513		
£8,095									£8,095		
£8,676									£8,676		
£9,257									£9,257		
£9,838									£9,838		
£10,420									£10,420		
£11,033									£11,033		

RLVs less existing use value **£7,534,800 per hectare** **Pubs/petrol stations**
£3,050,526 per acre

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph	Sales value psm	Market value range 2010	Market value range 2007
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm			
£3,444									£3,444		
£4,026									£4,026		
£4,607									£4,607		
£5,188									£5,188		
£5,770									£5,770		
£6,351									£6,351		
£6,932									£6,932		
£7,513									£7,513		
£8,095									£8,095		
£8,676									£8,676		
£9,257									£9,257		
£9,838									£9,838		
£10,420									£10,420		
£11,033									£11,033		

RLVs less existing use value **£1 per hectare** **LA Land (estate redevelopments)**
£0 per acre

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph	Sales value psm	Market value range 2010	Market value range 2007
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm			
£3,444									£3,444		
£4,026									£4,026		
£4,607									£4,607		
£5,188									£5,188		
£5,770									£5,770		
£6,351									£6,351		
£6,932									£6,932		
£7,513									£7,513		
£8,095									£8,095		
£8,676									£8,676		
£9,257									£9,257		
£9,838									£9,838		
£10,420									£10,420		
£11,033									£11,033		

AFFORDABLE HOUSING VIABILITY ASSESSMENT

MODEL 15

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph	
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm	Sales value per sqm
£3,444	2,861,020	4,507,429	3,427,170	2,214,420	- 2,744,865	- 7,737,113	14,510,566	- 22,741,955	3,444
£4,026	3,623,191	5,904,824	5,203,936	4,704,446	- 514,984	- 3,668,103	9,414,571	- 16,890,958	4,026
£4,607	4,385,364	7,302,220	6,970,250	7,194,473	3,756,813	368,503	4,318,576	- 11,039,962	4,607
£5,188	5,145,076	8,699,615	8,736,565	9,684,500	6,969,639	4,382,196	728,077	- 5,188,966	5,188
£5,770	5,904,320	10,095,785	10,502,879	12,174,527	10,176,016	8,372,055	5,713,896	595,324	5,770
£6,351	6,629,157	11,423,903	12,178,992	14,636,964	13,205,799	12,126,929	10,396,898	6,032,755	6,351
£6,932	7,283,084	12,620,393	13,669,216	16,633,372	15,883,835	15,438,879	14,498,106	10,781,313	6,932
£7,513	7,937,011	13,816,882	15,159,440	18,722,889	18,558,871	18,750,827	18,599,313	15,484,182	7,513
£8,095	8,590,939	15,013,372	16,649,663	20,812,405	21,233,907	22,062,777	22,700,520	20,182,883	8,095
£8,676	9,244,867	16,209,861	18,139,887	22,901,922	23,908,943	25,374,726	26,801,726	24,881,586	8,676
£9,257	9,898,794	17,406,351	19,630,111	24,991,438	26,577,039	28,686,676	30,892,089	29,580,288	9,257
£9,838	10,552,721	18,602,841	21,120,335	27,080,955	29,237,771	31,998,624	34,964,220	34,278,991	9,838
£10,420	11,206,649	19,799,330	22,610,558	29,170,472	31,898,503	35,310,574	39,036,352	38,977,693	10,420
£11,033	11,896,906	21,062,291	24,183,573	31,376,073	34,707,054	38,799,830	43,334,713	43,937,434	11,033

Aff Hsg	50%
% SR	70%
% SO	30%
§106 (private)	£10,504 per unit
§106 (affordable)	£15,683 per unit
CIL	
CSH (% uplift on Private)	11%
CSH (% uplift on AH)	11%
Grant	No
Developer's profit	17%
EVV	0% change from base
Build costs	0% change from base

RLVs less existing use value **£14,352,000 per hectare** **£5,810,526 per acre** Secondary offices

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph		Market value range 2010	Market value range 2007
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm	Sales value per sqm		
£3,444									£3,444		
£4,026									£4,026		
£4,607									£4,607		
£5,188									£5,188		
£5,770									£5,770		
£6,351									£6,351		
£6,932									£6,932		
£7,513									£7,513		
£8,095									£8,095		
£8,676									£8,676		
£9,257									£9,257		
£9,838									£9,838		
£10,420									£10,420		
£11,033									£11,033		

RLVs less existing use value **£18,825,467 per hectare** **£7,621,647 per acre** Existing residential

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph		Market value range 2010	Market value range 2007
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm	Sales value per sqm		
£3,444									£3,444		
£4,026									£4,026		
£4,607									£4,607		
£5,188									£5,188		
£5,770									£5,770		
£6,351									£6,351		
£6,932									£6,932		
£7,513									£7,513		
£8,095									£8,095		
£8,676									£8,676		
£9,257									£9,257		
£9,838									£9,838		
£10,420									£10,420		
£11,033									£11,033		

RLVs less existing use value **£7,534,800 per hectare** **£3,050,526 per acre** Pubs/petrol stations

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph		Market value range 2010	Market value range 2007
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm	Sales value per sqm		
£3,444									£3,444		
£4,026									£4,026		
£4,607									£4,607		
£5,188									£5,188		
£5,770									£5,770		
£6,351									£6,351		
£6,932									£6,932		
£7,513									£7,513		
£8,095									£8,095		
£8,676									£8,676		
£9,257									£9,257		
£9,838									£9,838		
£10,420									£10,420		
£11,033									£11,033		

RLVs less existing use value **£1 per hectare** **£0 per acre** LA Land (estate redevelopments)

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph		Market value range 2010	Market value range 2007
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm	Sales value per sqm		
£3,444									£3,444		
£4,026									£4,026		
£4,607									£4,607		
£5,188									£5,188		
£5,770									£5,770		
£6,351									£6,351		
£6,932									£6,932		
£7,513									£7,513		
£8,095									£8,095		
£8,676									£8,676		
£9,257									£9,257		
£9,838									£9,838		
£10,420									£10,420		
£11,033									£11,033		

AFFORDABLE HOUSING VIABILITY ASSESSMENT

MODEL 16 table with columns for Density - units/ha -> (35 uph, 65 uph, 110 uph, 155 uph, 210 uph, 260 uph, 340 uph, 405 uph) and Build costs -> (£915 per sqm, £1023 per sqm, £1292 per sqm, £1507 per sqm, £1830 per sqm, £2045 per sqm, £2207 per sqm, £2368 per sqm). Rows include sales value per sqm and various cost items like E3.444, E4.026, etc.

Summary table for Aff Hsg with 50% density, % SR, % SO, S106 (private) at £10,504 per unit, S106 (affordable) at £15,683 per unit, and CSN (% uplift on Private) at 11%.

RLVs less existing use value £14,352,000 per hectare £5,810,526 per acre Secondary offices

Table for Secondary offices with density and build cost columns, and market value range 2010 and 2007 columns. Includes red and blue arrows indicating value changes.

RLVs less existing use value £18,825,467 per hectare £7,621,647 per acre Existing residential

Table for Existing residential with density and build cost columns, and market value range 2010 and 2007 columns. Includes red and blue arrows indicating value changes.

RLVs less existing use value £7,534,800 per hectare £3,050,526 per acre Pubs/petrol stations

Table for Pubs/petrol stations with density and build cost columns, and market value range 2010 and 2007 columns. Includes red and blue arrows indicating value changes.

RLVs less existing use value £1 per hectare £0 per acre LA Land (estate redevelopments) £0

Table for LA Land (estate redevelopments) with density and build cost columns, and market value range 2010 and 2007 columns. Includes red and blue arrows indicating value changes.

MODEL 16

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph	
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm	
Sales value psm	£3,444	2,720,619	4,250,537	3,099,613	1,756,272	-3,343,415	-8,478,174	15,430,375	-23,794,313
	£4,026	3,459,098	5,804,583	4,824,790	4,170,415	-173,063	-4,531,827	10,486,517	-18,117,339
	£4,607	4,197,577	6,958,627	6,537,241	6,584,556	2,971,052	-604,343	5,542,659	-12,440,366
	£5,188	4,934,103	8,312,673	8,249,692	8,998,697	6,095,322	3,288,370	6,293,353	-6,763,392
	£5,770	5,669,711	9,696,522	9,962,143	11,412,838	9,205,010	7,169,858	4,224,498	-1,129,129
	£6,351	6,370,912	10,951,394	11,594,392	13,698,390	12,141,106	10,805,023	8,759,275	4,136,670
	£6,932	7,001,204	12,104,637	13,020,752	15,723,000	14,719,453	13,997,264	12,712,246	8,713,594
	£7,513	7,631,495	13,257,880	14,457,113	17,738,206	17,297,801	17,189,503	16,665,216	13,268,121
	£8,095	8,261,786	14,411,123	15,893,473	19,752,198	19,876,150	20,381,743	20,618,187	17,796,991
	£8,676	8,892,078	15,564,366	17,329,833	21,786,190	22,454,497	23,573,984	24,571,157	22,325,861
	£9,257	9,522,370	16,717,609	18,766,194	23,780,182	25,032,845	26,766,224	28,524,127	26,854,730
	£9,838	10,152,662	17,870,852	20,202,553	25,794,174	27,598,701	29,958,464	32,454,965	31,383,600
	£10,420	10,782,953	19,024,095	21,638,914	27,808,166	30,163,262	33,150,704	36,379,912	35,912,470
	£11,033	11,448,261	20,241,406	23,155,072	29,934,046	32,870,298	36,520,292	40,522,910	40,692,943

All Hsg	50%
% SR	70%
% SO	30%
S106 (private)	£10,504 per unit
S106 (affordable)	£15,683 per unit
CIL	
CSH (% uplift on Private)	11%
CSH (% uplift on AH)	11%
Grant	No
Developer's profit	20%
EVV	0% change from base
Build costs	0% change from base

RLVs less existing use value £14,352,000 per hectare £5,810,526 per acre **Secondary offices**

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph	
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm	
Sales value per sq m	£3,444								£3,444
	£4,026								£4,026
	£4,607								£4,607
	£5,188								£5,188
	£5,770								£5,770
	£6,351								£6,351
	£6,932								£6,932
	£7,513								£7,513
	£8,095								£8,095
	£8,676								£8,676
	£9,257								£9,257
	£9,838								£9,838
	£10,420								£10,420
	£11,033								£11,033

RLVs less existing use value £18,825,467 per hectare £7,621,647 per acre **Existing residential**

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph	
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm	
Sales value per sq m	£3,444								£3,444
	£4,026								£4,026
	£4,607								£4,607
	£5,188								£5,188
	£5,770								£5,770
	£6,351								£6,351
	£6,932								£6,932
	£7,513								£7,513
	£8,095								£8,095
	£8,676								£8,676
	£9,257								£9,257
	£9,838								£9,838
	£10,420								£10,420
	£11,033								£11,033

RLVs less existing use value £7,534,800 per hectare £3,050,526 per acre **Pubs/petrol stations**

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph	
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm	
Sales value per sq m	£3,444								£3,444
	£4,026								£4,026
	£4,607								£4,607
	£5,188								£5,188
	£5,770								£5,770
	£6,351								£6,351
	£6,932								£6,932
	£7,513								£7,513
	£8,095								£8,095
	£8,676								£8,676
	£9,257								£9,257
	£9,838								£9,838
	£10,420								£10,420
	£11,033								£11,033

RLVs less existing use value £1 per hectare £0 per acre **LA Land (estate redevelopments)**

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph	
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm	
Sales value per sq m	£3,444								£3,444
	£4,026								£4,026
	£4,607								£4,607
	£5,188								£5,188
	£5,770								£5,770
	£6,351								£6,351
	£6,932								£6,932
	£7,513								£7,513
	£8,095								£8,095
	£8,676								£8,676
	£9,257								£9,257
	£9,838								£9,838
	£10,420								£10,420
	£11,033								£11,033

AFFORDABLE HOUSING VIABILITY ASSESSMENT

MODEL 17

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph	
Build costs ->									
Sales value psm									
	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm	Sales value psm
£3,444	2,620,763	4,055,525	2,652,750	1,118,701	- 4,278,534	- 9,635,942	17,023,407	- 25,805,994	3,444
£4,026	3,382,935	5,452,920	4,433,430	3,613,218	- 1,000,291	- 5,566,932	11,927,412	- 19,954,998	4,026
£4,607	4,145,107	6,850,315	6,205,490	6,103,245	2,241,537	- 1,507,551	6,831,416	- 14,104,002	4,607
£5,188	4,907,279	8,247,711	7,971,804	8,593,271	5,472,774	2,006,141	1,755,007	8,253,005	5,188
£5,770	5,667,142	9,845,107	9,738,118	11,083,298	8,679,152	6,518,794	3,260,583	2,433,332	5,770
£6,351	6,391,978	10,977,712	11,414,231	13,445,735	11,711,935	10,273,668	7,943,597	3,004,102	6,351
£6,932	7,045,906	12,174,202	12,904,455	15,545,230	14,386,970	13,585,617	12,044,804	7,752,660	6,932
£7,513	7,699,833	13,370,690	14,394,678	17,644,725	17,062,006	16,897,567	16,146,011	12,490,945	7,513
£8,095	8,353,760	14,567,180	15,884,903	19,734,788	19,737,042	20,209,516	20,247,218	17,189,647	8,095
£8,676	9,007,688	15,763,670	17,375,126	21,824,304	22,412,078	23,521,465	24,348,424	21,888,350	8,676
£9,257	9,661,616	16,960,158	18,865,350	23,913,821	25,087,114	26,833,414	28,449,631	26,587,051	9,257
£9,838	10,315,543	18,156,649	20,355,574	26,003,337	27,759,333	30,145,364	32,540,725	31,285,754	9,838
£10,420	10,969,471	19,353,139	21,845,798	28,092,854	30,420,065	33,457,313	36,612,856	35,984,456	10,420
£11,033	11,659,728	20,616,100	23,418,811	30,298,455	33,228,615	36,953,259	40,911,218	40,944,197	11,033

All Hsg	50%
% SR	70%
% SO	30%
S106 (private)	£16,994 per unit
S106 (affordable)	£22,649 per unit
CIL	
CSH (% uplift on Private)	11%
CSH (% uplift on AH)	11%
Grant	No
Developer's profit	17%
EVV	0% change from base
Build costs	0% change from base

RLVs less existing use value **£14,352,000 per hectare**
£5,810,526 per acre **Secondary offices**

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph	Sales value psm	Market value range 2010	Market value range 2007
Build costs ->											
Sales value psm											
	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm	Sales value psm	Market value range 2010	Market value range 2007
£3,444									£3,444		
£4,026									£4,026		
£4,607									£4,607		
£5,188									£5,188		
£5,770									£5,770		
£6,351									£6,351		
£6,932									£6,932		
£7,513									£7,513		
£8,095									£8,095		
£8,676									£8,676		
£9,257									£9,257		
£9,838									£9,838		
£10,420									£10,420		
£11,033									£11,033		

RLVs less existing use value **£18,825,467 per hectare**
£7,621,647 per acre **Existing residential**

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph	Sales value psm	Market value range 2010	Market value range 2007
Build costs ->											
Sales value psm											
	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm	Sales value psm	Market value range 2010	Market value range 2007
£3,444									£3,444		
£4,026									£4,026		
£4,607									£4,607		
£5,188									£5,188		
£5,770									£5,770		
£6,351									£6,351		
£6,932									£6,932		
£7,513									£7,513		
£8,095									£8,095		
£8,676									£8,676		
£9,257									£9,257		
£9,838									£9,838		
£10,420									£10,420		
£11,033									£11,033		

RLVs less existing use value **£7,534,800 per hectare**
£3,050,526 per acre **Pubs/petrol stations**

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph	Sales value psm	Market value range 2010	Market value range 2007
Build costs ->											
Sales value psm											
	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm	Sales value psm	Market value range 2010	Market value range 2007
£3,444									£3,444		
£4,026									£4,026		
£4,607									£4,607		
£5,188									£5,188		
£5,770									£5,770		
£6,351									£6,351		
£6,932									£6,932		
£7,513									£7,513		
£8,095									£8,095		
£8,676									£8,676		
£9,257									£9,257		
£9,838									£9,838		
£10,420									£10,420		
£11,033									£11,033		

RLVs less existing use value **£1 per hectare**
£0 per acre **LA Land (estate redevelopments)**

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph	Sales value psm	Market value range 2010	Market value range 2007
Build costs ->											
Sales value psm											
	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm	Sales value psm	Market value range 2010	Market value range 2007
£3,444									£3,444		
£4,026									£4,026		
£4,607									£4,607		
£5,188									£5,188		
£5,770									£5,770		
£6,351									£6,351		
£6,932									£6,932		
£7,513									£7,513		
£8,095									£8,095		
£8,676									£8,676		
£9,257									£9,257		
£9,838									£9,838		
£10,420									£10,420		
£11,033									£11,033		

MODEL 18

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph		
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm	Sales value per sqm	
Sales value per sqm	£3,444	2,480,362	3,798,633	2,325,193	655,260	- 4,877,084	- 10,377,002	17,943,216	- 26,858,352	3,444
	£4,026	3,218,841	5,152,679	4,051,626	3,079,185	- 1,689,650	- 6,430,656	12,999,358	- 21,181,378	4,026
	£4,607	3,957,321	6,506,724	5,772,481	5,493,327	1,455,777	- 2,484,309	8,055,499	- 15,504,405	4,607
	£5,188	4,695,800	7,860,769	7,484,931	7,907,468	4,598,457	1,412,316	3,112,438	- 9,827,431	5,188
	£5,770	5,432,533	9,214,814	9,197,382	10,321,610	7,708,146	5,395,030	1,764,676	- 4,157,782	5,770
	£6,351	6,133,733	10,504,160	10,819,831	12,668,161	10,644,241	8,361,762	6,305,973	1,108,017	6,351
	£6,932	6,764,025	11,658,446	12,255,992	14,631,772	13,222,589	12,144,002	10,258,944	5,684,941	6,932
	£7,513	7,394,317	12,811,688	13,692,352	16,655,381	15,800,937	15,336,242	14,211,914	10,261,866	7,513
	£8,095	8,024,608	13,964,931	15,128,712	18,674,580	18,379,284	18,528,483	18,164,884	14,803,754	8,095
	£8,676	8,654,900	15,118,174	16,565,979	20,688,572	20,957,633	21,720,723	22,117,855	19,332,624	8,676
	£9,257	9,285,191	16,271,417	18,001,432	22,702,564	23,535,981	24,912,963	26,070,825	23,861,493	9,257
	£9,838	9,915,483	17,424,660	19,437,793	24,716,556	26,114,328	28,105,204	30,023,796	28,390,363	9,838
	£10,420	10,545,775	18,577,903	20,874,154	26,730,548	28,684,823	31,297,444	33,956,416	32,919,233	10,420
	£11,033	11,211,083	19,795,214	22,390,312	28,856,428	31,391,860	34,667,030	38,099,415	37,699,706	11,033

All Hsg	50%
% SR	70%
% SO	30%
S106 (private)	£16,994 per unit
S106 (affordable)	£22,649 per unit
CIL	
CSH (% uplift on Private)	11%
CSH (% uplift on AH)	11%
Grant	No
Developer's profit	20%
EVV	0% change from base
Build costs	0% change from base

RLVs less existing use value **£14,352,000 per hectare** **Secondary offices**
£5,810,526 per acre

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph		Market value range 2010	Market value range 2007
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm	Sales value per sqm		
Sales value per sqm	£3,444								£3,444	Market value range 2010	Market value range 2007
	£4,026								£4,026		
	£4,607								£4,607		
	£5,188								£5,188		
	£5,770								£5,770		
	£6,351								£6,351		
	£6,932								£6,932		
	£7,513								£7,513		
	£8,095								£8,095		
	£8,676								£8,676		
	£9,257								£9,257		
	£9,838								£9,838		
	£10,420								£10,420		
	£11,033								£11,033		

RLVs less existing use value **£18,825,467 per hectare** **Existing residential**
£7,621,647 per acre

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph		Market value range 2010	Market value range 2007
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm	Sales value per sqm		
Sales value per sqm	£3,444								£3,444	Market value range 2010	Market value range 2007
	£4,026								£4,026		
	£4,607								£4,607		
	£5,188								£5,188		
	£5,770								£5,770		
	£6,351								£6,351		
	£6,932								£6,932		
	£7,513								£7,513		
	£8,095								£8,095		
	£8,676								£8,676		
	£9,257								£9,257		
	£9,838								£9,838		
	£10,420								£10,420		
	£11,033								£11,033		

RLVs less existing use value **£7,534,800 per hectare** **Pubs/petrol stations**
£3,050,526 per acre

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph		Market value range 2010	Market value range 2007
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm	Sales value per sqm		
Sales value per sqm	£3,444								£3,444	Market value range 2010	Market value range 2007
	£4,026								£4,026		
	£4,607								£4,607		
	£5,188								£5,188		
	£5,770								£5,770		
	£6,351								£6,351		
	£6,932								£6,932		
	£7,513								£7,513		
	£8,095								£8,095		
	£8,676								£8,676		
	£9,257								£9,257		
	£9,838								£9,838		
	£10,420								£10,420		
	£11,033								£11,033		

RLVs less existing use value **£1 per hectare** **LA Land (estate redevelopments)**
£0 per acre

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph		Market value range 2010	Market value range 2007
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm	Sales value per sqm		
Sales value per sqm	£3,444								£3,444	Market value range 2010	Market value range 2007
	£4,026								£4,026		
	£4,607								£4,607		
	£5,188								£5,188		
	£5,770								£5,770		
	£6,351								£6,351		
	£6,932								£6,932		
	£7,513								£7,513		
	£8,095								£8,095		
	£8,676								£8,676		
	£9,257								£9,257		
	£9,838								£9,838		
	£10,420								£10,420		
	£11,033								£11,033		

MODEL 20

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph		
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm		
Sales value per sqm										
	£3,444	2,913,159	4,618,748	3,769,633	2,723,489	- 1,937,603	- 6,700,248	13,039,818	- 20,829,764	3,444
	£4,026	3,687,198	6,038,804	5,578,584	5,267,807	1,395,494	- 2,528,786	7,800,334	- 14,807,336	4,026
	£4,607	4,458,758	7,458,861	7,383,064	7,812,126	4,712,210	1,596,796	2,560,848	- 8,784,907	4,607
	£5,188	5,229,472	8,976,817	9,187,546	10,356,444	7,999,012	5,711,710	2,605,737	- 2,775,586	5,188
	£5,770	6,000,185	10,290,728	10,992,926	12,990,763	11,285,915	9,782,523	7,710,874	3,165,533	5,770
	£6,351	6,725,021	11,619,476	12,676,239	15,268,155	14,341,158	13,565,351	12,439,584	8,660,959	6,351
	£6,932	7,355,313	12,772,719	14,112,599	17,280,147	16,919,506	16,757,571	16,392,555	13,209,108	6,932
	£7,513	7,985,605	13,925,962	15,548,959	19,294,139	19,497,855	19,049,811	20,345,525	17,737,977	7,513
	£8,095	8,615,897	15,079,205	16,985,319	21,308,130	22,076,202	23,142,052	24,298,495	22,266,847	8,095
	£8,676	9,246,188	16,232,448	18,421,580	23,322,123	24,642,096	26,334,292	28,239,425	26,795,717	8,676
	£9,257	9,876,479	17,385,691	19,858,040	25,336,114	27,206,656	29,526,532	32,164,371	31,324,587	9,257
	£9,838	10,506,771	18,538,934	21,294,400	27,350,107	29,771,218	32,718,773	36,089,317	35,853,456	9,838
	£10,420	11,137,063	19,692,177	22,730,761	29,364,098	32,335,779	35,899,915	40,014,264	40,382,326	10,420
	£11,033	11,802,370	20,909,489	24,246,919	31,489,979	35,042,816	39,251,485	44,157,263	45,162,799	11,033

All Hsq	50%
% SR	60%
% SO	40%
£106 (private)	£4,015 per unit
£106 (affordable)	£8,717 per unit
CIL	
CSH (% uplift on Private)	11%
CSH (% uplift on AH)	11%
Grant	No
Developer's profit	20%
EVV	0% change from base
Build costs	0% change from base

RLVs less existing use value **£14,352,000 per hectare** **£5,810,526 per acre** **Secondary offices**

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph	Sales value per sq m	Market value range 2010	Market value range 2007
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm			
	£3,444								£3,444		
	£4,026								£4,026		
	£4,607								£4,607		
	£5,188								£5,188		
	£5,770								£5,770		
	£6,351								£6,351		
	£6,932								£6,932		
	£7,513								£7,513		
	£8,095								£8,095		
	£8,676								£8,676		
	£9,257								£9,257		
	£9,838								£9,838		
	£10,420								£10,420		
	£11,033								£11,033		

RLVs less existing use value **£18,825,467 per hectare** **£7,621,647 per acre** **Existing residential**

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph	Sales value per sq m	Market value range 2010	Market value range 2007
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm			
	£3,444								£3,444		
	£4,026								£4,026		
	£4,607								£4,607		
	£5,188								£5,188		
	£5,770								£5,770		
	£6,351								£6,351		
	£6,932								£6,932		
	£7,513								£7,513		
	£8,095								£8,095		
	£8,676								£8,676		
	£9,257								£9,257		
	£9,838								£9,838		
	£10,420								£10,420		
	£11,033								£11,033		

RLVs less existing use value **£7,534,800 per hectare** **£3,050,526 per acre** **Pubs/petrol stations**

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph	Sales value per sq m	Market value range 2010	Market value range 2007
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm			
	£3,444								£3,444		
	£4,026								£4,026		
	£4,607								£4,607		
	£5,188								£5,188		
	£5,770								£5,770		
	£6,351								£6,351		
	£6,932								£6,932		
	£7,513								£7,513		
	£8,095								£8,095		
	£8,676								£8,676		
	£9,257								£9,257		
	£9,838								£9,838		
	£10,420								£10,420		
	£11,033								£11,033		

RLVs less existing use value **£1 per hectare** **£0 per acre** **LA Land (estate redevelopments)**

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph	Sales value per sq m	Market value range 2010	Market value range 2007
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm			
	£3,444								£3,444		
	£4,026								£4,026		
	£4,607								£4,607		
	£5,188								£5,188		
	£5,770								£5,770		
	£6,351								£6,351		
	£6,932								£6,932		
	£7,513								£7,513		
	£8,095								£8,095		
	£8,676								£8,676		
	£9,257								£9,257		
	£9,838								£9,838		
	£10,420								£10,420		
	£11,033								£11,033		

MODEL 21

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph	
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm	
Sales value psm									Sales value psm
£3,444	2,813,303	4,423,734	3,322,771	2,090,407	- 2,872,723	- 7,858,016	14,632,850	- 22,841,446	3,444
£4,026	3,611,034	5,887,142	5,192,969	4,710,610	568,266	- 3,563,891	9,241,229	- 16,644,994	4,026
£4,607	4,408,764	7,350,549	7,051,313	7,330,815	3,989,565	693,588	3,849,606	- 10,448,543	4,607
£5,188	5,203,266	8,813,956	8,909,657	9,951,019	7,376,465	4,929,481	1,482,895	- 4,252,092	5,188
£5,770	5,997,616	10,273,799	10,769,801	12,571,222	10,759,955	9,131,459	6,746,957	1,961,330	5,770
£6,351	6,746,088	11,645,794	12,506,077	15,021,306	13,911,987	13,033,976	11,623,906	7,528,389	6,351
£6,932	7,400,015	12,842,284	13,996,301	17,111,687	16,587,024	16,345,925	15,725,113	12,262,099	6,932
£7,513	8,053,942	14,038,773	16,486,625	19,201,204	19,262,059	19,657,874	19,826,320	16,960,801	7,513
£8,095	8,707,871	15,235,263	16,976,748	21,290,721	21,937,096	22,969,824	23,927,526	21,659,504	8,095
£8,676	9,361,798	16,431,752	18,466,973	23,380,237	24,610,386	26,281,773	28,028,733	26,358,206	8,676
£9,257	10,015,725	17,628,242	19,957,196	25,469,753	27,271,118	29,593,722	32,102,946	31,056,908	9,257
£9,838	10,669,653	18,824,732	21,447,420	27,559,270	29,931,850	32,905,671	36,175,077	35,755,610	9,838
£10,420	11,323,580	20,021,221	22,937,644	29,648,787	32,592,582	36,217,621	40,247,209	40,454,313	10,420
£11,033	12,013,837	21,284,182	24,510,658	31,854,388	35,401,133	39,695,115	44,545,570	45,414,054	11,033

Aff Hsg	50%
% SR	60%
% SO	40%
S106 (private)	£10,504 per unit
S106 (affordable)	£15,683 per unit
CIL	
CSH (% uplift on Private)	11%
CSH (% uplift on AH)	11%
Grant	No
Developer's profit	17%
EVV	0% change from base
Build costs	0% change from base

RLVs less existing use value £14,352,000 per hectare
£5,810,526 per acre **Secondary offices**

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph	
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm	
Sales value psm									Sales value psm
£3,444									£3,444
£4,026									£4,026
£4,607									£4,607
£5,188									£5,188
£5,770									£5,770
£6,351									£6,351
£6,932									£6,932
£7,513									£7,513
£8,095									£8,095
£8,676									£8,676
£9,257									£9,257
£9,838									£9,838
£10,420									£10,420
£11,033									£11,033

Market value range 2010

Market value range 2007

RLVs less existing use value £18,825,467 per hectare
£7,621,647 per acre **Existing residential**

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph	
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm	
Sales value psm									Sales value psm
£3,444									£3,444
£4,026									£4,026
£4,607									£4,607
£5,188									£5,188
£5,770									£5,770
£6,351									£6,351
£6,932									£6,932
£7,513									£7,513
£8,095									£8,095
£8,676									£8,676
£9,257									£9,257
£9,838									£9,838
£10,420									£10,420
£11,033									£11,033

Market value range 2010

Market value range 2007

RLVs less existing use value £7,534,800 per hectare
£3,050,526 per acre **Pubs/petrol stations**

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph	
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm	
Sales value psm									Sales value psm
£3,444									£3,444
£4,026									£4,026
£4,607									£4,607
£5,188									£5,188
£5,770									£5,770
£6,351									£6,351
£6,932									£6,932
£7,513									£7,513
£8,095									£8,095
£8,676									£8,676
£9,257									£9,257
£9,838									£9,838
£10,420									£10,420
£11,033									£11,033

Market value range 2010

Market value range 2007

RLVs less existing use value £1 per hectare
£0 per acre **LA Land (estate redevelopments)**

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph	
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm	
Sales value psm									Sales value psm
£3,444									£3,444
£4,026									£4,026
£4,607									£4,607
£5,188									£5,188
£5,770									£5,770
£6,351									£6,351
£6,932									£6,932
£7,513									£7,513
£8,095									£8,095
£8,676									£8,676
£9,257									£9,257
£9,838									£9,838
£10,420									£10,420
£11,033									£11,033

Market value range 2010

Market value range 2007

AFFORDABLE HOUSING VIABILITY ASSESSMENT

MODEL 24

Table with columns for Density (units/ha) and Build costs (per sqm) across various unit types (35 uph to 405 uph). Rows include unit prices and a list of scenarios (E3.444 to E11.033).

Summary table for Aff Hsg with metrics: % SR (60%), % SO (40%), S106 (private) (£16,994 per unit), S106 (affordable) (£22,649 per unit), CSH (% uplift on AHV) (11%), Grant (No), Developer's profit (20%), EUV (0% change from base), Build costs (0% change from base).

RLVs less existing use value £14,352,000 per hectare £5,810,526 per acre Secondary offices

Table with columns for Density (units/ha) and Build costs (per sqm) for secondary offices. Includes market value ranges for 2010 and 2007 with red and blue arrows.

RLVs less existing use value £18,825,467 per hectare £7,621,647 per acre Existing residential

Table with columns for Density (units/ha) and Build costs (per sqm) for existing residential. Includes market value ranges for 2010 and 2007 with red and blue arrows.

RLVs less existing use value £7,534,800 per hectare £3,050,526 per acre Pubs/petrol stations

Table with columns for Density (units/ha) and Build costs (per sqm) for pubs/petrol stations. Includes market value ranges for 2010 and 2007 with red and blue arrows.

RLVs less existing use value £1 per hectare £0 per acre LA Land (estate redevelopments)

Table with columns for Density (units/ha) and Build costs (per sqm) for LA Land (estate redevelopments). Includes market value ranges for 2010 and 2007 with red and blue arrows.

MODEL 24

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm
Sales value psm								
£3,444	2,432,645	3,714,939	2,220,793	529,572	- 5,004,942	- 10,497,905	18,065,500	- 26,957,843
£4,026	3,206,684	5,134,995	4,040,504	3,085,349	- 1,635,684	- 6,326,444	12,826,015	- 20,935,414
£4,607	3,980,721	6,555,053	5,853,542	5,629,668	1,688,529	- 2,155,313	7,586,529	- 14,912,986
£5,188	4,754,759	7,975,109	7,658,024	8,173,987	5,005,283	1,959,602	2,357,619	- 8,890,557
£5,770	5,528,828	9,395,166	9,462,504	10,718,305	8,292,085	6,074,516	2,404,268	- 2,891,773
£6,351	6,250,665	10,727,094	11,146,717	13,092,503	11,347,430	9,858,809	7,532,980	2,603,652
£6,932	6,880,957	11,880,337	12,583,077	15,116,114	13,925,778	13,051,049	11,485,951	7,180,577
£7,513	7,511,248	13,033,579	14,019,437	17,138,904	16,504,125	16,243,289	15,438,921	11,761,504
£8,095	8,141,539	14,186,822	15,455,797	19,152,896	19,082,473	19,435,530	19,391,891	16,280,374
£8,676	8,771,831	15,340,065	16,892,158	21,166,887	21,660,821	22,627,770	23,344,863	20,869,244
£9,257	9,402,123	16,493,308	18,328,519	23,180,880	24,239,169	25,820,010	27,297,833	25,338,113
£9,838	10,032,415	17,646,551	19,764,878	25,194,871	26,814,340	29,012,251	31,242,327	29,866,882
£10,420	10,662,706	18,799,794	21,201,239	27,208,864	29,378,901	32,204,491	35,167,273	34,395,852
£11,033	11,328,014	20,017,105	22,717,397	29,334,744	32,085,938	35,574,077	39,310,273	39,176,325

All Hsg	50%
% SR	60%
% SO	40%
S106 (private)	£16,994 per unit
S106 (affordable)	£22,649 per unit
CIL	
CSH (% uplift on Private)	11%
CSH (% uplift on AH)	11%
Grant	No
Developer's profit	20%
EVV	0% change from base
Build costs	0% change from base

RLVs less existing use value **£14,352,000 per hectare** **£5,810,526 per acre** **Secondary offices**

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm
Sales value pper sq m								
£3,444	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖
£4,026	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖
£4,607	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖
£5,188	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖
£5,770	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖
£6,351	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖
£6,932	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖
£7,513	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖
£8,095	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖
£8,676	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖
£9,257	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖
£9,838	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖
£10,420	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖
£11,033	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖

RLVs less existing use value **£18,825,467 per hectare** **£7,621,647 per acre** **Existing residential**

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm
Sales value pper sq m								
£3,444	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖
£4,026	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖
£4,607	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖
£5,188	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖
£5,770	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖
£6,351	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖
£6,932	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖
£7,513	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖
£8,095	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖
£8,676	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖
£9,257	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖
£9,838	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖
£10,420	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖
£11,033	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖

RLVs less existing use value **£7,534,800 per hectare** **£3,050,526 per acre** **Pubs/petrol stations**

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm
Sales value pper sq m								
£3,444	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖
£4,026	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖
£4,607	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖
£5,188	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖
£5,770	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖
£6,351	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖
£6,932	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖
£7,513	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖
£8,095	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖
£8,676	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖
£9,257	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖
£9,838	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖
£10,420	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖
£11,033	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖

RLVs less existing use value **£1 per hectare** **£0 per acre** **LA Land (estate redevelopments)**

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm
Sales value pper sq m								
£3,444	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖
£4,026	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖
£4,607	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖
£5,188	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖
£5,770	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖
£6,351	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖
£6,932	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖
£7,513	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖
£8,095	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖
£8,676	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖
£9,257	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖
£9,838	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖
£10,420	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖
£11,033	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖

MODEL 26

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph	
Build costs ->	E915 per sqm	E1023 per sqm	E1292 per sqm	E1507 per sqm	E1830 per sqm	E2045 per sqm	E2207 per sqm	E2368 per sqm	Sales value psm
Sales value psm									
E3,444	3,276,838	5,289,834	4,710,923	4,026,948	- 175,851	- 4,539,729	10,239,059	- 17,600,341	3,444
E4,026	4,012,446	6,843,879	6,423,374	6,441,089	2,968,264	- 607,795	5,295,201	- 11,923,368	4,026
E4,607	4,748,054	7,995,102	8,135,825	8,855,230	6,087,203	3,284,920	379,259	- 6,246,394	4,607
E5,188	5,483,662	9,343,847	9,848,275	11,269,373	9,196,892	7,159,807	4,470,450	- 6,103,535	5,188
E5,770	6,219,270	10,692,591	11,560,726	13,879,698	12,306,582	11,009,898	9,287,544	- 4,989,536	5,770
E6,351	6,920,470	11,977,463	13,182,376	15,952,902	15,242,676	14,645,063	13,822,320	- 10,254,693	6,351
E6,932	7,550,761	13,330,705	14,619,335	17,966,795	17,821,025	17,837,304	17,775,291	- 14,783,563	6,932
E7,513	8,181,053	14,283,948	16,055,696	19,980,786	20,399,372	21,029,544	21,728,261	- 19,312,433	7,513
E8,095	8,811,345	15,437,191	17,492,056	21,994,778	22,967,636	24,221,783	25,678,956	- 23,841,302	8,095
E8,676	9,441,638	16,590,434	18,928,417	24,008,770	25,532,198	27,414,024	29,603,903	- 28,370,172	8,676
E9,257	10,071,927	17,743,677	20,364,777	26,022,762	28,096,759	30,606,264	33,528,848	- 32,899,042	9,257
E9,838	10,702,219	18,896,920	21,801,137	28,036,754	30,661,320	33,790,826	37,453,795	- 37,427,911	9,838
E10,420	11,332,511	20,050,163	23,237,498	30,050,746	33,225,882	36,965,997	41,378,741	- 41,966,781	10,420
E11,033	11,997,819	21,267,475	24,753,655	32,176,627	35,932,918	40,317,566	45,521,740	- 46,737,255	11,033

Aff Hsg	50%
% SR	70%
% SO	30%
S106 (private)	E4,015 per unit
S106 (affordable)	E8,717 per unit
CIL	
CSH (% uplift on Private)	11%
CSH (% uplift on AH)	11%
Grant	No
Developer's profit	20%
EVV	0% change from base
Build costs	0% change from base

RLVs less existing use value **E14,352,000 per hectare** **E5,810,526 per acre** **Secondary offices**

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph			
Build costs ->	E915 per sqm	E1023 per sqm	E1292 per sqm	E1507 per sqm	E1830 per sqm	E2045 per sqm	E2207 per sqm	E2368 per sqm	Sales value psm	Market value range 2010	Market value range 2007
Sales value psm											
E3,444									E3,444	↕	↕
E4,026									E4,026		
E4,607									E4,607		
E5,188									E5,188		
E5,770									E5,770		
E6,351									E6,351		
E6,932									E6,932		
E7,513									E7,513		
E8,095									E8,095		
E8,676									E8,676		
E9,257									E9,257		
E9,838									E9,838		
E10,420									E10,420		
E11,033									E11,033		

RLVs less existing use value **E18,825,467 per hectare** **E7,621,647 per acre** **Existing residential**

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph			
Build costs ->	E915 per sqm	E1023 per sqm	E1292 per sqm	E1507 per sqm	E1830 per sqm	E2045 per sqm	E2207 per sqm	E2368 per sqm	Sales value psm	Market value range 2010	Market value range 2007
Sales value psm											
E3,444									E3,444	↕	↕
E4,026									E4,026		
E4,607									E4,607		
E5,188									E5,188		
E5,770									E5,770		
E6,351									E6,351		
E6,932									E6,932		
E7,513									E7,513		
E8,095									E8,095		
E8,676									E8,676		
E9,257									E9,257		
E9,838									E9,838		
E10,420									E10,420		
E11,033									E11,033		

RLVs less existing use value **E7,534,800 per hectare** **E3,050,526 per acre** **Pubs/petrol stations**

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph			
Build costs ->	E915 per sqm	E1023 per sqm	E1292 per sqm	E1507 per sqm	E1830 per sqm	E2045 per sqm	E2207 per sqm	E2368 per sqm	Sales value psm	Market value range 2010	Market value range 2007
Sales value psm											
E3,444									E3,444	↕	↕
E4,026									E4,026		
E4,607									E4,607		
E5,188									E5,188		
E5,770									E5,770		
E6,351									E6,351		
E6,932									E6,932		
E7,513									E7,513		
E8,095									E8,095		
E8,676									E8,676		
E9,257									E9,257		
E9,838									E9,838		
E10,420									E10,420		
E11,033									E11,033		

RLVs less existing use value **E1 per hectare** **E0 per acre** **LA Land (estate redevelopments)**

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph			
Build costs ->	E915 per sqm	E1023 per sqm	E1292 per sqm	E1507 per sqm	E1830 per sqm	E2045 per sqm	E2207 per sqm	E2368 per sqm	Sales value psm	Market value range 2010	Market value range 2007
Sales value psm											
E3,444									E3,444	↕	↕
E4,026									E4,026		
E4,607									E4,607		
E5,188									E5,188		
E5,770									E5,770		
E6,351									E6,351		
E6,932									E6,932		
E7,513									E7,513		
E8,095									E8,095		
E8,676									E8,676		
E9,257									E9,257		
E9,838									E9,838		
E10,420									E10,420		
E11,033									E11,033		

MODEL 27

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph		
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm		
Sales value psm										
	£3,444	3,177,430	5,094,820	4,271,445	3,393,866	- 1,100,793	- 5,697,497	11,832,090	- 19,612,023	3,444
	£4,026	3,938,968	6,492,216	6,037,759	5,883,893	2,141,037	- 1,631,981	6,736,096	- 13,761,026	4,026
	£4,607	4,698,212	7,889,612	7,804,072	8,373,919	5,367,968	2,381,712	1,654,973	- 7,910,030	4,607
	£5,188	5,457,456	9,283,671	9,570,387	10,863,947	8,574,345	6,389,034	3,358,299	- 2,086,373	5,188
	£5,770	6,216,700	10,675,662	11,336,701	13,353,973	11,780,722	10,358,834	8,323,628	- 3,685,332	5,770
	£6,351	6,941,636	12,003,781	13,012,614	15,708,818	14,815,505	14,113,708	13,006,642	- 3,122,767	6,351
	£6,932	7,595,463	13,200,270	14,503,038	17,798,335	17,488,541	17,425,657	17,107,849	- 18,536,554	6,932
	£7,513	8,249,391	14,396,760	15,993,262	19,887,851	20,163,577	20,737,607	21,209,056	- 18,536,554	7,513
	£8,095	8,903,319	15,593,250	17,483,485	21,977,368	22,838,613	24,049,556	25,310,264	- 23,233,959	8,095
	£8,676	9,557,246	16,789,738	18,973,710	24,066,885	25,500,487	27,361,505	29,395,291	- 27,932,660	8,676
	£9,257	10,211,173	17,986,228	20,463,933	26,156,401	28,161,220	30,673,454	33,467,423	- 32,631,363	9,257
	£9,838	10,865,101	19,182,718	21,954,157	28,245,918	30,821,953	33,985,404	37,539,554	- 37,330,065	9,838
	£10,420	11,519,029	20,379,207	23,444,381	30,335,435	33,482,685	37,283,943	41,611,686	- 42,028,768	10,420
	£11,033	12,209,285	21,642,169	25,017,395	32,541,036	36,291,235	40,761,197	45,910,048	- 46,988,509	11,033

All Hsg	50%
% SR	70%
% SO	30%
S106 (private)	£10,504 per unit
S106 (affordable)	£15,683 per unit
CIL	
CSH (% uplift on Private)	11%
CSH (% uplift on AH)	11%
Grant	No
Developer's profit	17%
EVV	0% change from base
Build costs	0% change from base

RLVs less existing use value **£14,352,000 per hectare** **£5,810,526 per acre** **Secondary offices**

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph	Sales value pper sq m	Market value range 2010	Market value range 2007
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm			
	£3,444								£3,444		
	£4,026								£4,026		
	£4,607								£4,607		
	£5,188								£5,188		
	£5,770								£5,770		
	£6,351								£6,351		
	£6,932								£6,932		
	£7,513								£7,513		
	£8,095								£8,095		
	£8,676								£8,676		
	£9,257								£9,257		
	£9,838								£9,838		
	£10,420								£10,420		
	£11,033								£11,033		

RLVs less existing use value **£18,825,467 per hectare** **£7,621,647 per acre** **Existing residential**

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph	Sales value pper sq m	Market value range 2010	Market value range 2007
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm			
	£3,444								£3,444		
	£4,026								£4,026		
	£4,607								£4,607		
	£5,188								£5,188		
	£5,770								£5,770		
	£6,351								£6,351		
	£6,932								£6,932		
	£7,513								£7,513		
	£8,095								£8,095		
	£8,676								£8,676		
	£9,257								£9,257		
	£9,838								£9,838		
	£10,420								£10,420		
	£11,033								£11,033		

RLVs less existing use value **£7,534,800 per hectare** **£3,050,526 per acre** **Pubs/petrol stations**

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph	Sales value pper sq m	Market value range 2010	Market value range 2007
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm			
	£3,444								£3,444		
	£4,026								£4,026		
	£4,607								£4,607		
	£5,188								£5,188		
	£5,770								£5,770		
	£6,351								£6,351		
	£6,932								£6,932		
	£7,513								£7,513		
	£8,095								£8,095		
	£8,676								£8,676		
	£9,257								£9,257		
	£9,838								£9,838		
	£10,420								£10,420		
	£11,033								£11,033		

RLVs less existing use value **£1 per hectare** **£0 per acre** **LA Land (estate redevelopments)**

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph	Sales value pper sq m	Market value range 2010	Market value range 2007
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm			
	£3,444								£3,444		
	£4,026								£4,026		
	£4,607								£4,607		
	£5,188								£5,188		
	£5,770								£5,770		
	£6,351								£6,351		
	£6,932								£6,932		
	£7,513								£7,513		
	£8,095								£8,095		
	£8,676								£8,676		
	£9,257								£9,257		
	£9,838								£9,838		
	£10,420								£10,420		
	£11,033								£11,033		

MODEL 28

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm
Sales value psm								
£3,444	3,037,029	4,837,930	3,944,742	2,935,719	- 1,696,033	- 6,438,559	12,751,900	- 20,664,380
£4,026	3,775,268	6,191,975	5,658,613	5,349,861	1,452,990	- 2,492,211	7,808,041	- 14,987,407
£4,607	4,510,876	7,546,020	7,371,063	7,764,002	4,990,339	1,408,865	2,864,183	- 9,310,433
£5,188	5,246,483	8,897,655	9,083,514	10,178,143	7,700,028	5,301,579	2,014,770	- 3,639,188
£5,770	5,982,091	10,246,399	10,795,965	12,592,284	10,809,716	9,156,636	6,834,242	1,960,883
£6,351	6,683,291	11,531,272	12,419,214	14,875,194	13,745,612	12,791,802	11,369,016	7,226,682
£6,932	7,313,583	12,684,515	13,854,575	16,889,177	16,324,159	15,984,042	15,321,989	11,790,326
£7,513	7,943,874	13,837,758	15,290,935	18,903,168	18,902,508	19,176,282	19,274,959	16,319,195
£8,095	8,574,167	14,991,000	16,727,295	20,917,161	21,480,856	22,368,523	23,227,930	20,848,065
£8,676	9,204,458	16,144,243	18,163,855	22,931,152	24,053,758	25,560,763	27,180,408	23,376,935
£9,257	9,834,749	17,297,486	19,600,016	24,945,145	26,618,320	28,753,003	31,105,354	29,905,805
£9,838	10,465,041	18,450,729	21,036,377	26,959,137	29,182,881	31,945,244	35,030,300	34,434,674
£10,420	11,095,332	19,603,972	22,472,736	28,973,129	31,747,442	35,135,548	38,955,246	38,963,544
£11,033	11,760,640	20,821,284	23,988,895	31,099,009	34,454,480	38,487,118	43,098,245	43,744,018

Aff Hsg	50%
% SR	70%
% SO	30%
S106 (private)	£10,504 per unit
S106 (affordable)	£15,683 per unit
CIL	
CSH (% uplift on Private)	11%
CSH (% uplift on AH)	11%
Grant	No
Developer's profit	20%
EVV	0% change from base
Build costs	0% change from base

RLVs less existing use value **£14,352,000 per hectare** **£5,810,526 per acre** Secondary offices

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm
Sales value pper sq m								
£3,444	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗
£4,026	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗
£4,607	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗
£5,188	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗
£5,770	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗
£6,351	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗
£6,932	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗
£7,513	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗
£8,095	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗
£8,676	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗
£9,257	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗
£9,838	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗
£10,420	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗
£11,033	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗

RLVs less existing use value **£18,825,467 per hectare** **£7,621,647 per acre** Existing residential

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm
Sales value pper sq m								
£3,444	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗
£4,026	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗
£4,607	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗
£5,188	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗
£5,770	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗
£6,351	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗
£6,932	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗
£7,513	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗
£8,095	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗
£8,676	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗
£9,257	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗
£9,838	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗
£10,420	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗
£11,033	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗

RLVs less existing use value **£7,534,800 per hectare** **£3,050,526 per acre** Pubs/petrol stations

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm
Sales value pper sq m								
£3,444	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗
£4,026	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗
£4,607	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗
£5,188	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗
£5,770	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗
£6,351	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗
£6,932	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗
£7,513	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗
£8,095	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗
£8,676	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗
£9,257	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗
£9,838	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗
£10,420	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗
£11,033	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗

RLVs less existing use value **£1 per hectare** **£0 per acre** LA Land (estate redevelopments)

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm
Sales value pper sq m								
£3,444	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗
£4,026	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗
£4,607	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗
£5,188	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗
£5,770	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗
£6,351	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗
£6,932	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗
£7,513	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗
£8,095	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗
£8,676	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗
£9,257	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗
£9,838	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗
£10,420	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗
£11,033	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗

AFFORDABLE HOUSING VIABILITY ASSESSMENT

MODEL 29

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph
Build costs ->	E915 per sqm	E1023 per sqm	E1292 per sqm	E1507 per sqm	E1830 per sqm	E2045 per sqm	E2207 per sqm	E2368 per sqm
Sales value psm								
	E3,444	2,937,173	4,642,917	3,497,879	2,302,637	- 2,631,153	- 7,596,326	14,344,931
	E4,026	3,699,345	6,040,312	5,272,997	4,792,664	625,762	- 3,527,317	9,248,936
	E4,607	4,461,033	7,437,708	7,039,312	7,282,691	3,867,591	505,657	4,152,942
	E5,188	5,220,278	8,835,103	8,805,626	9,772,717	7,077,480	4,519,351	889,117
	E5,770	5,979,522	10,229,471	10,571,941	12,262,744	10,263,858	8,505,572	5,123,073
	E6,351	6,704,358	11,567,589	12,248,053	14,625,182	13,516,641	12,260,447	6,956,679
	E6,932	7,358,285	12,754,079	13,738,277	16,720,717	15,991,676	15,572,397	14,654,548
	E7,513	8,012,212	13,950,568	15,228,501	18,810,233	18,666,713	18,884,346	18,755,755
	E8,095	8,666,140	15,147,058	16,718,725	20,899,750	21,341,749	22,196,295	22,856,961
	E8,676	9,320,068	16,343,548	18,208,948	22,989,267	24,016,794	25,508,244	26,956,168
	E9,257	9,973,995	17,540,037	19,699,172	25,078,784	26,682,781	28,820,194	31,043,928
	E9,838	10,627,923	18,736,526	21,189,396	27,168,300	29,343,513	32,132,143	35,116,060
	E10,420	11,281,850	19,933,015	22,679,620	29,257,817	32,004,245	35,444,092	39,188,191
	E11,033	11,972,107	21,195,977	24,252,633	31,463,418	34,812,796	38,930,749	43,486,552

Aff Hsg	50%
% SR	70%
% SO	30%
S106 (private)	E16,994 per unit
S106 (affordable)	E22,649 per unit
CIL	
CSH (% uplift on Private)	11%
CSH (% uplift on AH)	11%
Grant	No
Developer's profit	17%
EVV	0% change from base
Build costs	0% change from base

RLVs less existing use value **E14,352,000 per hectare** **E5,810,526 per acre** **Secondary offices**

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph
Build costs ->	E915 per sqm	E1023 per sqm	E1292 per sqm	E1507 per sqm	E1830 per sqm	E2045 per sqm	E2207 per sqm	E2368 per sqm
Sales value psm								
	E3,444							
	E4,026							
	E4,607							
	E5,188							
	E5,770							
	E6,351							
	E6,932							
	E7,513							
	E8,095							
	E8,676							
	E9,257							
	E9,838							
	E10,420							
	E11,033							

Market value range 2010	
Market value range 2007	

RLVs less existing use value **E18,825,467 per hectare** **E7,621,647 per acre** **Existing residential**

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph
Build costs ->	E915 per sqm	E1023 per sqm	E1292 per sqm	E1507 per sqm	E1830 per sqm	E2045 per sqm	E2207 per sqm	E2368 per sqm
Sales value psm								
	E3,444							
	E4,026							
	E4,607							
	E5,188							
	E5,770							
	E6,351							
	E6,932							
	E7,513							
	E8,095							
	E8,676							
	E9,257							
	E9,838							
	E10,420							
	E11,033							

Market value range 2010	
Market value range 2007	

RLVs less existing use value **E7,534,800 per hectare** **E3,050,526 per acre** **Pubs/petrol stations**

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph
Build costs ->	E915 per sqm	E1023 per sqm	E1292 per sqm	E1507 per sqm	E1830 per sqm	E2045 per sqm	E2207 per sqm	E2368 per sqm
Sales value psm								
	E3,444							
	E4,026							
	E4,607							
	E5,188							
	E5,770							
	E6,351							
	E6,932							
	E7,513							
	E8,095							
	E8,676							
	E9,257							
	E9,838							
	E10,420							
	E11,033							

Market value range 2010	
Market value range 2007	

RLVs less existing use value **E1 per hectare** **E0 per acre** **LA Land (estate redevelopments)**

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph
Build costs ->	E915 per sqm	E1023 per sqm	E1292 per sqm	E1507 per sqm	E1830 per sqm	E2045 per sqm	E2207 per sqm	E2368 per sqm
Sales value psm								
	E3,444							
	E4,026							
	E4,607							
	E5,188							
	E5,770							
	E6,351							
	E6,932							
	E7,513							
	E8,095							
	E8,676							
	E9,257							
	E9,838							
	E10,420							
	E11,033							

Market value range 2010	
Market value range 2007	

MODEL 31

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph		
Build costs ->	E915 per sqm	E1023 per sqm	E1292 per sqm	E1507 per sqm	E1830 per sqm	E2045 per sqm	E2207 per sqm	E2368 per sqm		
Sales value psm										
	E3,444	3,324,769	5,379,118	4,814,089	4,192,590	56,001	- 4,210,945	9,824,173	- 17,094,607	3,444
	E4,026	4,119,500	6,842,525	6,672,434	8,812,793	3,477,300	59,356	4,432,552	- 10,898,156	4,026
	E4,607	4,913,849	8,302,712	8,530,779	9,432,997	6,865,301	4,295,250	913,362	- 4,701,705	4,607
	E5,188	5,708,198	9,759,870	10,389,123	12,053,201	10,248,792	8,498,590	6,183,811	1,425,810	5,188
	E5,770	6,502,548	11,217,028	12,247,467	14,862,527	13,632,282	12,687,874	11,437,182	7,538,865	5,770
	E6,351	7,251,020	12,588,023	13,985,543	17,098,328	16,784,314	16,580,190	16,314,131	13,171,841	6,351
	E6,932	7,904,947	13,785,513	15,475,767	19,187,844	19,459,351	19,902,139	20,415,338	17,870,543	6,932
	E7,513	8,558,875	14,982,003	16,965,991	21,277,361	22,125,229	23,214,089	24,516,545	22,569,244	7,513
	E8,095	9,212,803	16,178,492	18,456,214	23,366,878	24,785,961	26,526,038	28,589,607	27,267,947	8,095
	E8,676	9,866,730	17,374,982	19,946,439	25,436,394	27,446,693	29,837,987	32,681,799	31,966,649	8,676
	E9,257	10,520,658	18,571,471	21,436,662	27,545,911	30,107,426	33,141,002	36,733,871	36,665,352	9,257
	E9,838	11,174,585	19,767,960	22,926,886	29,635,427	32,768,159	36,435,241	40,806,002	41,364,054	9,838
	E10,420	11,828,513	20,964,450	24,417,110	31,724,944	35,428,891	39,729,481	44,878,134	46,062,756	10,420
	E11,033	12,518,769	22,227,411	25,990,124	33,930,545	38,237,442	43,206,735	49,176,495	51,021,165	11,033

Aff Hsg	50%
% SR	60%
% SO	40%
S106 (private)	E4,015 per unit
S106 (affordable)	E8,717 per unit
CIL	
CSH (% uplift on Private)	11%
CSH (% uplift on AH)	11%
Grant	No
Developer's profit	17%
EVV	0% change from base
Build costs	0% change from base

RLVs less existing use value **E14,352,000 per hectare** **E5,810,526 per acre** **Secondary offices**

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph			
Build costs ->	E915 per sqm	E1023 per sqm	E1292 per sqm	E1507 per sqm	E1830 per sqm	E2045 per sqm	E2207 per sqm	E2368 per sqm			
Sales value psm											
	E3,444								E3,444	Market value range 2010	Market value range 2007
	E4,026								E4,026		
	E4,607								E4,607		
	E5,188								E5,188		
	E5,770								E5,770		
	E6,351								E6,351		
	E6,932								E6,932		
	E7,513								E7,513		
	E8,095								E8,095		
	E8,676								E8,676		
	E9,257								E9,257		
	E9,838								E9,838		
	E10,420								E10,420		
	E11,033								E11,033		

RLVs less existing use value **E18,825,467 per hectare** **E7,621,647 per acre** **Existing residential**

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph			
Build costs ->	E915 per sqm	E1023 per sqm	E1292 per sqm	E1507 per sqm	E1830 per sqm	E2045 per sqm	E2207 per sqm	E2368 per sqm			
Sales value psm											
	E3,444								E3,444	Market value range 2010	Market value range 2007
	E4,026								E4,026		
	E4,607								E4,607		
	E5,188								E5,188		
	E5,770								E5,770		
	E6,351								E6,351		
	E6,932								E6,932		
	E7,513								E7,513		
	E8,095								E8,095		
	E8,676								E8,676		
	E9,257								E9,257		
	E9,838								E9,838		
	E10,420								E10,420		
	E11,033								E11,033		

RLVs less existing use value **E7,534,800 per hectare** **E3,050,526 per acre** **Pubs/petrol stations**

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph			
Build costs ->	E915 per sqm	E1023 per sqm	E1292 per sqm	E1507 per sqm	E1830 per sqm	E2045 per sqm	E2207 per sqm	E2368 per sqm			
Sales value psm											
	E3,444								E3,444	Market value range 2010	Market value range 2007
	E4,026								E4,026		
	E4,607								E4,607		
	E5,188								E5,188		
	E5,770								E5,770		
	E6,351								E6,351		
	E6,932								E6,932		
	E7,513								E7,513		
	E8,095								E8,095		
	E8,676								E8,676		
	E9,257								E9,257		
	E9,838								E9,838		
	E10,420								E10,420		
	E11,033								E11,033		

RLVs less existing use value **E1 per hectare** **E0 per acre** **LA Land (estate redevelopments)**

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph			
Build costs ->	E915 per sqm	E1023 per sqm	E1292 per sqm	E1507 per sqm	E1830 per sqm	E2045 per sqm	E2207 per sqm	E2368 per sqm			
Sales value psm											
	E3,444								E3,444	Market value range 2010	Market value range 2007
	E4,026								E4,026		
	E4,607								E4,607		
	E5,188								E5,188		
	E5,770								E5,770		
	E6,351								E6,351		
	E6,932								E6,932		
	E7,513								E7,513		
	E8,095								E8,095		
	E8,676								E8,676		
	E9,257								E9,257		
	E9,838								E9,838		
	E10,420								E10,420		
	E11,033								E11,033		

MODEL 32

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph	
Build costs ->	E915 per sqm	E1023 per sqm	E1292 per sqm	E1507 per sqm	E1830 per sqm	E2045 per sqm	E2207 per sqm	E2368 per sqm	
Sales value psm									
E3,444	3,184,368	5,122,226	4,488,808	3,734,442	534,331	4,952,006	10,743,983	18,146,965	3,444
E4,026	3,955,799	6,542,283	6,283,288	6,278,762	2,789,253	792,511	5,504,498	12,124,537	4,026
E4,607	4,726,512	7,959,943	8,097,770	8,823,080	6,087,672	3,322,403	294,009	6,102,108	4,607
E5,188	5,497,225	9,373,854	9,902,250	11,367,398	9,374,474	7,416,103	4,842,660	1,27,005	5,188
E5,770	6,267,939	10,787,765	11,706,730	13,904,419	12,861,276	11,485,477	9,947,794	6,914,115	5,770
E6,351	6,992,778	12,116,514	13,300,943	16,254,694	15,716,621	15,268,254	14,676,507	11,235,445	6,351
E6,932	7,623,067	13,269,757	14,827,303	18,278,687	18,294,969	18,460,524	18,629,478	18,824,315	6,932
E7,513	8,253,358	14,423,000	16,263,664	20,292,678	20,870,843	21,652,765	22,582,448	20,353,185	7,513
E8,095	8,883,651	15,576,243	17,700,025	22,306,671	23,435,404	24,845,005	26,521,909	24,882,054	8,095
E8,676	9,513,942	16,729,486	19,136,384	24,320,662	25,999,965	28,037,245	30,446,855	29,410,924	8,676
E9,257	10,144,234	17,882,728	20,572,745	26,334,655	28,564,527	31,229,486	34,371,802	33,939,794	9,257
E9,838	10,774,525	19,035,971	22,009,105	28,348,646	31,129,087	34,405,915	38,296,748	38,468,663	9,838
E10,420	11,404,816	20,189,214	23,445,465	30,362,638	33,693,648	37,581,087	42,221,694	42,997,532	10,420
E11,033	12,070,124	21,406,527	24,961,623	32,488,519	36,400,686	40,932,656	46,364,692	47,778,006	11,033

Aff Hsg	50%
% SR	60%
% SO	40%
S106 (private)	E4,015 per unit
S106 (affordable)	E8,717 per unit
CIL	
CSH (% uplift on Private)	11%
CSH (% uplift on AH)	11%
Grant	No
Developer's profit	20%
EVV	0% change from base
Build costs	0% change from base

RLVs less existing use value E14,352,000 per hectare Secondary offices
E5,810,526 per acre

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph	Sales value E per sq m	Market value range 2010	Market value range 2007
Build costs ->	E915 per sqm	E1023 per sqm	E1292 per sqm	E1507 per sqm	E1830 per sqm	E2045 per sqm	E2207 per sqm	E2368 per sqm			
E3,444	☹	☹	☹	☹	☹	☹	☹	☹	E3,444		
E4,026	☹	☹	☹	☹	☹	☹	☹	☹	E4,026		
E4,607	☹	☹	☹	☹	☹	☹	☹	☹	E4,607		
E5,188	☹	☹	☹	☹	☹	☹	☹	☹	E5,188		
E5,770	☹	☹	☹	☹	☹	☹	☹	☹	E5,770		
E6,351	☹	☹	☹	☹	☹	☹	☹	☹	E6,351		
E6,932	☹	☹	☹	☹	☹	☹	☹	☹	E6,932		
E7,513	☹	☹	☹	☹	☹	☹	☹	☹	E7,513		
E8,095	☹	☹	☹	☹	☹	☹	☹	☹	E8,095		
E8,676	☹	☹	☹	☹	☹	☹	☹	☹	E8,676		
E9,257	☹	☹	☹	☹	☹	☹	☹	☹	E9,257		
E9,838	☹	☹	☹	☹	☹	☹	☹	☹	E9,838		
E10,420	☹	☹	☹	☹	☹	☹	☹	☹	E10,420		
E11,033	☹	☹	☹	☹	☹	☹	☹	☹	E11,033		

RLVs less existing use value E18,825,467 per hectare Existing residential
E7,621,647 per acre

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph	Sales value E per sq m	Market value range 2010	Market value range 2007
Build costs ->	E915 per sqm	E1023 per sqm	E1292 per sqm	E1507 per sqm	E1830 per sqm	E2045 per sqm	E2207 per sqm	E2368 per sqm			
E3,444	☹	☹	☹	☹	☹	☹	☹	☹	E3,444		
E4,026	☹	☹	☹	☹	☹	☹	☹	☹	E4,026		
E4,607	☹	☹	☹	☹	☹	☹	☹	☹	E4,607		
E5,188	☹	☹	☹	☹	☹	☹	☹	☹	E5,188		
E5,770	☹	☹	☹	☹	☹	☹	☹	☹	E5,770		
E6,351	☹	☹	☹	☹	☹	☹	☹	☹	E6,351		
E6,932	☹	☹	☹	☹	☹	☹	☹	☹	E6,932		
E7,513	☹	☹	☹	☹	☹	☹	☹	☹	E7,513		
E8,095	☹	☹	☹	☹	☹	☹	☹	☹	E8,095		
E8,676	☹	☹	☹	☹	☹	☹	☹	☹	E8,676		
E9,257	☹	☹	☹	☹	☹	☹	☹	☹	E9,257		
E9,838	☹	☹	☹	☹	☹	☹	☹	☹	E9,838		
E10,420	☹	☹	☹	☹	☹	☹	☹	☹	E10,420		
E11,033	☹	☹	☹	☹	☹	☹	☹	☹	E11,033		

RLVs less existing use value E7,534,800 per hectare Pubs/petrol stations
E3,050,526 per acre

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph	Sales value E per sq m	Market value range 2010	Market value range 2007
Build costs ->	E915 per sqm	E1023 per sqm	E1292 per sqm	E1507 per sqm	E1830 per sqm	E2045 per sqm	E2207 per sqm	E2368 per sqm			
E3,444	☹	☹	☹	☹	☹	☹	☹	☹	E3,444		
E4,026	☹	☹	☹	☹	☹	☹	☹	☹	E4,026		
E4,607	☹	☹	☹	☹	☹	☹	☹	☹	E4,607		
E5,188	☹	☹	☹	☹	☹	☹	☹	☹	E5,188		
E5,770	☹	☹	☹	☹	☹	☹	☹	☹	E5,770		
E6,351	☹	☹	☹	☹	☹	☹	☹	☹	E6,351		
E6,932	☹	☹	☹	☹	☹	☹	☹	☹	E6,932		
E7,513	☹	☹	☹	☹	☹	☹	☹	☹	E7,513		
E8,095	☹	☹	☹	☹	☹	☹	☹	☹	E8,095		
E8,676	☹	☹	☹	☹	☹	☹	☹	☹	E8,676		
E9,257	☹	☹	☹	☹	☹	☹	☹	☹	E9,257		
E9,838	☹	☹	☹	☹	☹	☹	☹	☹	E9,838		
E10,420	☹	☹	☹	☹	☹	☹	☹	☹	E10,420		
E11,033	☹	☹	☹	☹	☹	☹	☹	☹	E11,033		

RLVs less existing use value E1 per hectare LA Land (estate redevelopments)
E0 per acre

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph	Sales value E per sq m	Market value range 2010	Market value range 2007
Build costs ->	E915 per sqm	E1023 per sqm	E1292 per sqm	E1507 per sqm	E1830 per sqm	E2045 per sqm	E2207 per sqm	E2368 per sqm			
E3,444	☹	☹	☹	☹	☹	☹	☹	☹	E3,444		
E4,026	☹	☹	☹	☹	☹	☹	☹	☹	E4,026		
E4,607	☹	☹	☹	☹	☹	☹	☹	☹	E4,607		
E5,188	☹	☹	☹	☹	☹	☹	☹	☹	E5,188		
E5,770	☹	☹	☹	☹	☹	☹	☹	☹	E5,770		
E6,351	☹	☹	☹	☹	☹	☹	☹	☹	E6,351		
E6,932	☹	☹	☹	☹	☹	☹	☹	☹	E6,932		
E7,513	☹	☹	☹	☹	☹	☹	☹	☹	E7,513		
E8,095	☹	☹	☹	☹	☹	☹	☹	☹	E8,095		
E8,676	☹	☹	☹	☹	☹	☹	☹	☹	E8,676		
E9,257	☹	☹	☹	☹	☹	☹	☹	☹	E9,257		
E9,838	☹	☹	☹	☹	☹	☹	☹	☹	E9,838		
E10,420	☹	☹	☹	☹	☹	☹	☹	☹	E10,420		
E11,033	☹	☹	☹	☹	☹	☹	☹	☹	E11,033		

AFFORDABLE HOUSING VIABILITY ASSESSMENT

MODEL 35

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph		
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm	Sales value per sqm	
	£3,444	2,844,255	4,475,310	3,272,746	2,010,132	- 2,994,351	- 8,008,603	14,849,855	- 23,222,686	3,444
	£4,026	3,641,986	5,938,716	5,142,912	4,630,336	446,751	- 3,714,477	9,458,233	- 17,026,235	4,026
	£4,607	4,439,493	7,402,124	7,001,257	7,250,539	3,868,050	543,141	4,066,611	- 10,829,784	4,607
	£5,188	5,233,842	8,865,531	8,859,601	9,870,744	7,255,062	4,779,034	1,266,202	- 4,633,333	5,188
	£5,770	6,028,191	10,324,645	10,717,945	12,490,948	10,638,553	8,981,152	6,530,578	- 1,461,258	5,770
	£6,351	6,776,664	11,896,641	12,456,022	14,941,031	13,750,596	12,983,669	11,407,527	7,148,318	6,351
	£6,932	7,430,591	12,893,130	13,946,245	17,032,609	16,465,621	16,195,617	15,508,734	11,884,069	6,932
	£7,513	8,084,518	14,089,619	15,436,469	19,122,125	19,140,658	19,507,567	19,609,942	16,582,771	7,513
	£8,095	8,738,446	15,286,109	16,926,692	21,211,642	21,815,693	22,819,516	23,711,148	21,281,474	8,095
	£8,676	9,392,373	16,482,598	18,416,917	23,301,159	24,489,815	26,131,466	27,812,355	25,980,176	8,676
	£9,257	10,046,301	17,679,088	19,907,140	25,390,676	27,150,548	29,443,414	31,886,881	30,676,878	9,257
	£9,838	10,700,229	18,875,578	21,397,364	27,480,193	29,811,281	32,755,364	35,959,012	35,377,580	9,838
	£10,420	11,354,156	20,072,067	22,887,588	29,569,708	32,472,013	36,067,313	40,031,144	40,076,283	10,420
	£11,033	12,044,413	21,335,028	24,460,602	31,775,310	35,280,563	39,545,838	44,329,504	45,036,024	11,033

All Hsg	50%
% SR	60%
% SO	40%
S106 (private)	£16,994 per unit
S106 (affordable)	£22,649 per unit
CIL	
CSH (% uplift on Private)	11%
CSH (% uplift on AH)	11%
Grant	No
Developer's profit	17%
EVV	0% change from base
Build costs	0% change from base

RLVs less existing use value **£14,352,000 per hectare** **£5,810,526 per acre** **Secondary offices**

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph		
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm	Sales value per sqm	
	£3,444								£3,444	Market value range 2010 Market value range 2007
	£4,026								£4,026	
	£4,607								£4,607	
	£5,188								£5,188	
	£5,770								£5,770	
	£6,351								£6,351	
	£6,932								£6,932	
	£7,513								£7,513	
	£8,095								£8,095	
	£8,676								£8,676	
	£9,257								£9,257	
	£9,838								£9,838	
	£10,420								£10,420	
	£11,033								£11,033	

RLVs less existing use value **£18,825,467 per hectare** **£7,621,647 per acre** **Existing residential**

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph		
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm	Sales value per sqm	
	£3,444								£3,444	Market value range 2010 Market value range 2007
	£4,026								£4,026	
	£4,607								£4,607	
	£5,188								£5,188	
	£5,770								£5,770	
	£6,351								£6,351	
	£6,932								£6,932	
	£7,513								£7,513	
	£8,095								£8,095	
	£8,676								£8,676	
	£9,257								£9,257	
	£9,838								£9,838	
	£10,420								£10,420	
	£11,033								£11,033	

RLVs less existing use value **£7,534,800 per hectare** **£3,050,526 per acre** **Pubs/petrol stations**

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph		
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm	Sales value per sqm	
	£3,444								£3,444	Market value range 2010 Market value range 2007
	£4,026								£4,026	
	£4,607								£4,607	
	£5,188								£5,188	
	£5,770								£5,770	
	£6,351								£6,351	
	£6,932								£6,932	
	£7,513								£7,513	
	£8,095								£8,095	
	£8,676								£8,676	
	£9,257								£9,257	
	£9,838								£9,838	
	£10,420								£10,420	
	£11,033								£11,033	

RLVs less existing use value **£1 per hectare** **£0 per acre** **LA Land (estate redevelopments)**

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph		
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm	Sales value per sqm	
	£3,444								£3,444	Market value range 2010 Market value range 2007
	£4,026								£4,026	
	£4,607								£4,607	
	£5,188								£5,188	
	£5,770								£5,770	
	£6,351								£6,351	
	£6,932								£6,932	
	£7,513								£7,513	
	£8,095								£8,095	
	£8,676								£8,676	
	£9,257								£9,257	
	£9,838								£9,838	
	£10,420								£10,420	
	£11,033								£11,033	

MODEL 36

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph
Build costs ->	E915 per sqm	E1023 per sqm	E1292 per sqm	E1507 per sqm	E1830 per sqm	E2045 per sqm	E2207 per sqm	E2368 per sqm
Sales value psm								

E3,444	2,703,854	4,218,418	2,945,189	1,551,985	- 3,592,900	- 8,749,664	15,769,664	- 24,275,044	3,444
E4,026	3,477,892	5,838,475	4,783,766	4,096,304	- 241,296	- 4,578,201	10,530,179	- 18,252,615	4,026
E4,607	4,251,929	7,058,531	6,568,248	6,640,622	3,082,289	- 429,706	5,290,694	- 12,230,187	4,607
E5,188	5,022,869	8,478,589	8,372,728	9,184,941	6,380,745	3,685,209	91,228	- 6,207,758	5,188
E5,770	5,793,582	9,895,383	10,177,809	11,729,259	9,667,648	7,778,956	5,041,191	- 243,190	5,770
E6,351	6,518,419	11,224,132	11,861,422	14,103,458	12,722,891	11,561,762	8,769,903	5,252,234	6,351
E6,932	7,148,711	12,377,375	13,297,782	16,123,451	15,301,240	14,754,002	13,722,874	9,829,158	6,932
E7,513	7,779,002	13,530,617	14,734,142	18,137,443	17,879,588	17,946,243	17,675,845	14,366,711	7,513
E8,095	8,409,294	14,683,860	16,170,503	20,151,435	20,457,935	21,138,483	21,628,815	18,895,580	8,095
E8,676	9,039,585	15,837,103	17,606,862	22,165,427	23,036,283	24,330,723	25,881,786	23,424,450	8,676
E9,257	9,669,877	16,990,346	19,043,223	24,179,419	25,607,648	27,522,963	29,524,812	27,963,320	9,257
E9,838	10,300,169	18,143,589	20,479,583	26,193,411	28,172,209	30,715,204	33,449,758	32,482,189	9,838
E10,420	10,930,460	19,296,832	21,915,943	28,207,403	30,736,770	33,907,444	37,374,704	37,011,059	10,420
E11,033	11,595,768	20,514,143	23,432,101	30,333,283	33,443,808	37,271,760	41,517,702	41,791,533	11,033

All Hsg	50%
% SR	60%
% SO	40%
S106 (private)	E16,994 per unit
S106 (affordable)	E22,649 per unit
CIL	
CSH (% uplift on Private)	11%
CSH (% uplift on AH)	11%
Grant	No
Developer's profit	20%
EVV	0% change from base
Build costs	0% change from base

RLVs less existing use value **E14,352,000 per hectare** **Secondary offices**
E5,810,526 per acre

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph	Sales value psm	Market value range 2010	Market value range 2007
E3,444	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E3,444		
E4,026	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E4,026			
E4,607	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E4,607			
E5,188	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E5,188			
E5,770	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E5,770			
E6,351	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E6,351			
E6,932	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E6,932			
E7,513	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E7,513			
E8,095	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E8,095			
E8,676	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E8,676			
E9,257	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E9,257			
E9,838	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E9,838			
E10,420	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E10,420			
E11,033	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E11,033			

RLVs less existing use value **E18,825,467 per hectare** **Existing residential**
E7,621,647 per acre

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph	Sales value psm	Market value range 2010	Market value range 2007
E3,444	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E3,444		
E4,026	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E4,026			
E4,607	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E4,607			
E5,188	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E5,188			
E5,770	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E5,770			
E6,351	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E6,351			
E6,932	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E6,932			
E7,513	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E7,513			
E8,095	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E8,095			
E8,676	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E8,676			
E9,257	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E9,257			
E9,838	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E9,838			
E10,420	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E10,420			
E11,033	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E11,033			

RLVs less existing use value **E7,534,800 per hectare** **Pubs/petrol stations**
E3,050,526 per acre

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph	Sales value psm	Market value range 2010	Market value range 2007
E3,444	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E3,444		
E4,026	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E4,026			
E4,607	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E4,607			
E5,188	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E5,188			
E5,770	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E5,770			
E6,351	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E6,351			
E6,932	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E6,932			
E7,513	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E7,513			
E8,095	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E8,095			
E8,676	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E8,676			
E9,257	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E9,257			
E9,838	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E9,838			
E10,420	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E10,420			
E11,033	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E11,033			

RLVs less existing use value **E1 per hectare** **LA Land (estate redevelopments)**
E0 per acre

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph	Sales value psm	Market value range 2010	Market value range 2007
E3,444	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E3,444		
E4,026	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E4,026			
E4,607	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E4,607			
E5,188	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E5,188			
E5,770	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E5,770			
E6,351	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E6,351			
E6,932	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E6,932			
E7,513	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E7,513			
E8,095	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E8,095			
E8,676	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E8,676			
E9,257	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E9,257			
E9,838	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E9,838			
E10,420	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E10,420			
E11,033	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E11,033			

RB Kingston - 40% affordable

	AH percentage	Tenure		Affordable Rent - % of market rent	Section 106 (per unit)	CSH		Grant	Profit	EUV	Build costs	Wheelchair (costs +10%)
		Affordable Rent	Intermediate			Private	Affordable					
Model 1	40%	70%	30%	60%	Education only	Level 4	Level 4	No	17%	Base	Base	10% of all units
Model 2	40%	70%	30%	60%	Education only	Level 4	Level 4	No	20%	Base	Base	10% of all units
Model 3	40%	70%	30%	60%	Mid-point	Level 4	Level 4	No	17%	Base	Base	10% of all units
Model 4	40%	70%	30%	60%	Mid-point	Level 4	Level 4	No	20%	Base	Base	10% of all units
Model 5	40%	70%	30%	60%	Full tariff	Level 4	Level 4	No	17%	Base	Base	10% of all units
Model 6	40%	70%	30%	60%	Full tariff	Level 4	Level 4	No	20%	Base	Base	10% of all units
Model 7	40%	60%	40%	60%	Education only	Level 4	Level 4	No	17%	Base	Base	10% of all units
Model 8	40%	60%	40%	60%	Education only	Level 4	Level 4	No	20%	Base	Base	10% of all units
Model 9	40%	60%	40%	60%	Mid-point	Level 4	Level 4	No	17%	Base	Base	10% of all units
Model 10	40%	60%	40%	60%	Mid-point	Level 4	Level 4	No	20%	Base	Base	10% of all units
Model 11	40%	60%	40%	60%	Full tariff	Level 4	Level 4	No	17%	Base	Base	10% of all units
Model 12	40%	60%	40%	60%	Full tariff	Level 4	Level 4	No	20%	Base	Base	10% of all units
Model 13	40%	70%	30%	70%	Education only	Level 4	Level 4	No	17%	Base	Base	10% of all units
Model 14	40%	70%	30%	70%	Education only	Level 4	Level 4	No	20%	Base	Base	10% of all units
Model 15	40%	70%	30%	70%	Mid-point	Level 4	Level 4	No	17%	Base	Base	10% of all units
Model 16	40%	70%	30%	70%	Mid-point	Level 4	Level 4	No	20%	Base	Base	10% of all units
Model 17	40%	70%	30%	70%	Full tariff	Level 4	Level 4	No	17%	Base	Base	10% of all units
Model 18	40%	70%	30%	70%	Full tariff	Level 4	Level 4	No	20%	Base	Base	10% of all units
Model 19	40%	60%	40%	70%	Education only	Level 4	Level 4	No	17%	Base	Base	10% of all units
Model 20	40%	60%	40%	70%	Education only	Level 4	Level 4	No	20%	Base	Base	10% of all units
Model 21	40%	60%	40%	70%	Mid-point	Level 4	Level 4	No	17%	Base	Base	10% of all units
Model 22	40%	60%	40%	70%	Mid-point	Level 4	Level 4	No	20%	Base	Base	10% of all units
Model 23	40%	60%	40%	70%	Full tariff	Level 4	Level 4	No	17%	Base	Base	10% of all units
Model 24	40%	60%	40%	70%	Full tariff	Level 4	Level 4	No	20%	Base	Base	10% of all units
Model 25	40%	70%	30%	80%	Education only	Level 4	Level 4	No	17%	Base	Base	10% of all units
Model 26	40%	70%	30%	80%	Education only	Level 4	Level 4	No	20%	Base	Base	10% of all units
Model 27	40%	70%	30%	80%	Mid-point	Level 4	Level 4	No	17%	Base	Base	10% of all units
Model 28	40%	70%	30%	80%	Mid-point	Level 4	Level 4	No	20%	Base	Base	10% of all units
Model 29	40%	70%	30%	80%	Full tariff	Level 4	Level 4	No	17%	Base	Base	10% of all units
Model 30	40%	70%	30%	80%	Full tariff	Level 4	Level 4	No	20%	Base	Base	10% of all units
Model 31	40%	60%	40%	80%	Education only	Level 4	Level 4	No	17%	Base	Base	10% of all units
Model 32	40%	60%	40%	80%	Education only	Level 4	Level 4	No	20%	Base	Base	10% of all units
Model 33	40%	60%	40%	80%	Mid-point	Level 4	Level 4	No	17%	Base	Base	10% of all units
Model 34	40%	60%	40%	80%	Mid-point	Level 4	Level 4	No	20%	Base	Base	10% of all units
Model 35	40%	60%	40%	80%	Full tariff	Level 4	Level 4	No	17%	Base	Base	10% of all units
Model 36	40%	60%	40%	80%	Full tariff	Level 4	Level 4	No	20%	Base	Base	10% of all units

3 AFFORDABLE HOUSING VIABILITY ASSESSMENT

MODEL Density - units/ha -> 35 uph 65 uph 110 uph 155 uph 210 uph 260 uph 340 uph 405 uph Build costs -> E915 per sqm E1023 per sqm E1292 per sqm E1507 per sqm E1830 per sqm E2045 per sqm E2207 per sqm E2368 per sqm Sales value per sqm

All Hsg 40% % SR 70% % SO 30% S106 (private) E10,504 per unit S106 (affordable) E15,683 per unit CSH (% uplift on Private) 11% Grant 1% Developer's profit 17% EUV 0% change from base Build costs 0% change from base

RLVs less existing use value E14,352,000 per hectare E5,810,526 per acre Secondary offices

Density - units/ha -> 35 uph 65 uph 110 uph 155 uph 210 uph 260 uph 340 uph 405 uph Build costs -> E915 per sqm E1023 per sqm E1292 per sqm E1507 per sqm E1830 per sqm E2045 per sqm E2207 per sqm E2368 per sqm Sales value per sqm Market value range 2010 Market value range 2007

RLVs less existing use value E18,825,467 per hectare E7,621,647 per acre Existing residential

Density - units/ha -> 35 uph 65 uph 110 uph 155 uph 210 uph 260 uph 340 uph 405 uph Build costs -> E915 per sqm E1023 per sqm E1292 per sqm E1507 per sqm E1830 per sqm E2045 per sqm E2207 per sqm E2368 per sqm Sales value per sqm Market value range 2010 Market value range 2007

RLVs less existing use value E7,534,800 per hectare E3,050,526 per acre Pubs/petrol stations

Density - units/ha -> 35 uph 65 uph 110 uph 155 uph 210 uph 260 uph 340 uph 405 uph Build costs -> E915 per sqm E1023 per sqm E1292 per sqm E1507 per sqm E1830 per sqm E2045 per sqm E2207 per sqm E2368 per sqm Sales value per sqm Market value range 2010 Market value range 2007

RLVs less existing use value E1 per hectare E0 per acre LA Land (estate redevelopments)

Density - units/ha -> 35 uph 65 uph 110 uph 155 uph 210 uph 260 uph 340 uph 405 uph Build costs -> E915 per sqm E1023 per sqm E1292 per sqm E1507 per sqm E1830 per sqm E2045 per sqm E2207 per sqm E2368 per sqm Sales value per sqm Market value range 2010 Market value range 2007

AFFORDABLE HOUSING VIABILITY ASSESSMENT

MODEL 3

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph	
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm	
Sales value psm									Sales value psm
£3,444	2,811,695	4,382,671	3,142,948	1,808,152	-3,427,293	-8,586,882	15,645,615	-24,164,435	3,444
£4,026	3,683,631	5,980,331	5,167,831	4,641,134	271,919	-3,974,209	9,885,174	-17,557,785	4,026
£4,607	4,555,568	7,577,992	7,187,192	7,472,953	3,946,750	598,867	4,124,732	-10,951,136	4,607
£5,188	5,427,504	9,175,653	9,196,333	10,304,773	7,598,018	5,148,659	1,569,260	-4,350,845	5,188
£5,770	6,299,440	10,773,313	11,205,474	13,136,592	11,233,134	9,676,135	7,199,336	2,165,943	5,770
£6,351	7,143,495	12,319,215	13,142,454	15,866,340	14,729,376	14,004,814	12,586,229	8,415,314	6,351
£6,932	7,928,747	13,758,447	14,930,723	18,385,735	17,939,419	17,979,154	17,507,677	14,101,156	6,932
£7,513	8,713,461	15,197,681	16,718,991	20,905,130	21,149,462	21,953,492	22,429,126	19,739,599	7,513
£8,095	9,498,174	16,636,734	18,507,260	23,414,313	24,359,505	25,927,832	27,350,574	25,378,042	8,095
£8,676	10,282,887	18,072,521	20,295,528	25,921,732	27,569,548	29,902,171	32,272,022	31,016,485	8,676
£9,257	11,067,599	19,508,309	22,083,797	28,429,152	30,779,591	33,876,510	37,180,831	36,654,927	9,257
£9,838	11,852,313	20,944,096	23,872,066	30,936,572	33,976,159	37,850,849	42,067,389	42,293,370	9,838
£10,420	12,637,026	22,379,884	25,660,334	33,443,992	37,169,037	41,825,188	46,953,947	47,931,812	10,420
£11,033	13,465,334	23,895,437	27,547,951	36,090,713	40,539,298	46,016,033	52,111,981	53,883,502	11,033

Aff Hsg	40%
% SR	70%
% SO	30%
S106 (private)	£10,504 per unit
S106 (affordable)	£15,683 per unit
CIL	
CSH (% uplift on Private)	11%
CSH (% uplift on AH)	11%
Grant	No
Developer's profit	17%
EVV	0% change from base
Build costs	0% change from base

RLVs less existing use value **£14,352,000 per hectare**
£5,810,526 per acre **Secondary offices**

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph	
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm	
Sales value psm									Sales value psm
£3,444									£3,444
£4,026									£4,026
£4,607									£4,607
£5,188									£5,188
£5,770									£5,770
£6,351									£6,351
£6,932									£6,932
£7,513									£7,513
£8,095									£8,095
£8,676									£8,676
£9,257									£9,257
£9,838									£9,838
£10,420									£10,420
£11,033									£11,033

Market value range 2010

Market value range 2007

RLVs less existing use value **£18,825,467 per hectare**
£7,621,647 per acre **Existing residential**

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph	
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm	
Sales value psm									Sales value psm
£3,444									£3,444
£4,026									£4,026
£4,607									£4,607
£5,188									£5,188
£5,770									£5,770
£6,351									£6,351
£6,932									£6,932
£7,513									£7,513
£8,095									£8,095
£8,676									£8,676
£9,257									£9,257
£9,838									£9,838
£10,420									£10,420
£11,033									£11,033

Market value range 2010

Market value range 2007

RLVs less existing use value **£7,534,800 per hectare**
£3,050,526 per acre **Pubs/petrol stations**

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph	
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm	
Sales value psm									Sales value psm
£3,444									£3,444
£4,026									£4,026
£4,607									£4,607
£5,188									£5,188
£5,770									£5,770
£6,351									£6,351
£6,932									£6,932
£7,513									£7,513
£8,095									£8,095
£8,676									£8,676
£9,257									£9,257
£9,838									£9,838
£10,420									£10,420
£11,033									£11,033

Market value range 2010

Market value range 2007

RLVs less existing use value **£1 per hectare**
£0 per acre **LA Land (estate redevelopments)**

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph	
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm	
Sales value psm									Sales value psm
£3,444									£3,444
£4,026									£4,026
£4,607									£4,607
£5,188									£5,188
£5,770									£5,770
£6,351									£6,351
£6,932									£6,932
£7,513									£7,513
£8,095									£8,095
£8,676									£8,676
£9,257									£9,257
£9,838									£9,838
£10,420									£10,420
£11,033									£11,033

Market value range 2010

Market value range 2007

AFFORDABLE HOUSING VIABILITY ASSESSMENT

MODEL 4

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph		
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm		
Sales value psm										
	£3,444	2,643,214	4,074,401	2,749,879	1,252,023	- 4,145,552	- 9,476,155	16,749,386	- 25,427,265	3,444
	£4,026	3,486,719	5,820,042	4,709,665	4,000,295	- 553,738	- 5,010,678	11,171,509	- 19,029,443	4,026
	£4,607	4,330,224	7,165,681	6,667,581	6,741,052	3,003,837	- 568,548	5,593,631	- 12,631,620	4,607
	£5,188	5,173,729	8,711,322	8,612,086	9,481,809	6,548,838	3,636,067	59,657	- 6,233,798	5,188
	£5,770	6,017,235	10,256,963	10,556,591	12,222,567	10,067,928	8,233,499	5,412,074	- 36,603	5,770
	£6,351	6,832,858	11,750,843	12,428,935	14,661,251	13,446,143	12,418,527	10,621,081	6,140,012	6,351
	£6,932	7,590,491	13,338,055	14,152,567	17,289,584	16,542,161	16,249,216	15,364,645	11,632,322	6,932
	£7,513	8,346,841	14,525,267	15,876,199	19,717,916	19,636,179	20,079,903	20,108,209	17,080,326	7,513
	£8,095	9,103,191	15,912,480	17,599,831	22,142,064	22,730,196	23,910,592	24,851,774	22,514,970	8,095
	£8,676	9,859,541	17,297,927	19,323,464	24,538,854	25,824,213	27,741,280	29,895,338	27,949,613	8,676
	£9,257	10,615,891	18,681,818	21,047,097	26,975,644	28,818,231	31,571,969	34,338,904	33,384,257	9,257
	£9,838	11,372,241	20,065,710	22,770,728	29,392,435	32,009,274	35,402,657	39,056,284	38,818,900	9,838
	£10,420	12,128,590	21,449,602	24,494,361	31,809,225	35,086,747	39,233,345	43,766,218	44,263,544	10,420
	£11,033	12,926,960	22,910,376	26,313,751	34,360,281	38,335,191	43,276,850	48,737,817	49,990,112	11,033

Aff Hsg	40%
% SR	70%
% SO	30%
S106 (private)	£10,504 per unit
S106 (affordable)	£15,683 per unit
CIL	
CSH (% uplift on Private)	11%
CSH (% uplift on AH)	11%
Grant	No
Developer's profit	20%
EVV	0% change from base
Build costs	0% change from base

RLVs less existing use value **£14,352,000 per hectare** **£5,810,526 per acre** **Secondary offices**

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph	Sales value psm	Market value range 2010	Market value range 2007
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm			
Sales value psm											
	£3,444								£3,444		
	£4,026								£4,026		
	£4,607								£4,607		
	£5,188								£5,188		
	£5,770								£5,770		
	£6,351								£6,351		
	£6,932								£6,932		
	£7,513								£7,513		
	£8,095								£8,095		
	£8,676								£8,676		
	£9,257								£9,257		
	£9,838								£9,838		
	£10,420								£10,420		
	£11,033								£11,033		

RLVs less existing use value **£18,825,467 per hectare** **£7,621,647 per acre** **Existing residential**

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph	Sales value psm	Market value range 2010	Market value range 2007
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm			
Sales value psm											
	£3,444								£3,444		
	£4,026								£4,026		
	£4,607								£4,607		
	£5,188								£5,188		
	£5,770								£5,770		
	£6,351								£6,351		
	£6,932								£6,932		
	£7,513								£7,513		
	£8,095								£8,095		
	£8,676								£8,676		
	£9,257								£9,257		
	£9,838								£9,838		
	£10,420								£10,420		
	£11,033								£11,033		

RLVs less existing use value **£7,534,800 per hectare** **£3,050,526 per acre** **Pubs/petrol stations**

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph	Sales value psm	Market value range 2010	Market value range 2007
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm			
Sales value psm											
	£3,444								£3,444		
	£4,026								£4,026		
	£4,607								£4,607		
	£5,188								£5,188		
	£5,770								£5,770		
	£6,351								£6,351		
	£6,932								£6,932		
	£7,513								£7,513		
	£8,095								£8,095		
	£8,676								£8,676		
	£9,257								£9,257		
	£9,838								£9,838		
	£10,420								£10,420		
	£11,033								£11,033		

RLVs less existing use value **£1 per hectare** **£0 per acre** **LA Land (estate redevelopments)**

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph	Sales value psm	Market value range 2010	Market value range 2007
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm			
Sales value psm											
	£3,444								£3,444		
	£4,026								£4,026		
	£4,607								£4,607		
	£5,188								£5,188		
	£5,770								£5,770		
	£6,351								£6,351		
	£6,932								£6,932		
	£7,513								£7,513		
	£8,095								£8,095		
	£8,676								£8,676		
	£9,257								£9,257		
	£9,838								£9,838		
	£10,420								£10,420		
	£11,033								£11,033		

AFFORDABLE HOUSING VIABILITY ASSESSMENT

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph		
Build costs ->	E915 per sqm	E1023 per sqm	E1292 per sqm	E1507 per sqm	E1830 per sqm	E2045 per sqm	E2207 per sqm	E2368 per sqm		
Sales value psm	E3,444	2,573,139	3,933,966	2,374,010	711,145	- 4,950,104	- 10,472,267	18,140,665	- 27,206,781	3,444
	E4,026	3,445,075	5,531,627	4,388,893	3,557,631	- 1,232,628	- 5,859,594	12,380,224	- 20,600,132	4,026
	E4,607	4,317,012	7,129,288	6,423,777	6,389,451	2,442,203	- 1,263,904	6,619,782	- 13,993,482	4,607
	E5,188	5,188,948	8,726,949	8,436,987	9,221,270	6,111,752	3,285,887	896,244	- 7,386,832	5,188
	E5,770	6,060,884	10,324,609	10,446,128	12,053,990	9,746,868	7,833,672	4,783,403	841,287	5,770
	E6,351	6,904,939	11,870,509	12,383,108	14,792,937	13,243,109	12,164,674	10,150,297	5,408,104	6,351
	E6,932	7,691,535	13,309,743	14,171,376	17,302,232	16,453,152	16,139,014	15,071,745	11,106,374	6,932
	E7,513	8,477,962	14,748,975	15,959,645	19,821,626	19,663,195	20,113,352	19,993,193	16,767,554	7,513
	E8,095	9,262,674	16,188,208	17,747,913	22,341,021	22,873,238	24,087,692	24,914,642	22,405,997	8,095
	E8,676	10,047,387	17,627,441	19,536,182	24,851,744	26,083,291	28,062,031	29,836,090	28,044,440	8,676
	E9,257	10,832,101	19,065,276	21,324,451	27,359,164	29,293,324	32,036,370	34,757,538	33,682,882	9,257
	E9,838	11,616,814	20,501,064	23,112,719	29,866,584	32,503,368	36,010,709	39,661,052	39,321,325	9,838
	E10,420	12,401,526	21,936,851	24,900,888	32,374,004	35,701,066	39,985,048	44,547,610	44,969,767	10,420
	E11,033	13,229,835	23,452,405	26,788,605	35,020,725	39,071,326	44,180,184	49,705,643	50,911,457	11,033

Alt Hsq	40%
% SR	70%
% SO	30%
S106 (private)	E16,994 per unit
S106 (affordable)	E22,649 per unit
CIL	
CSH (% uplift on Private)	11%
CSH (% uplift on AH)	11%
Grant	No
Developer's profit	17%
EUV	0% change from base
Build costs	0% change from base

RLVs less existing use value £14,352,000 per hectare Secondary offices

£5,810,526 per acre

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph
Build costs ->	E915 per sqm	E1023 per sqm	E1292 per sqm	E1507 per sqm	E1830 per sqm	E2045 per sqm	E2207 per sqm	E2368 per sqm
Sales value per sq m	E3,444							
	E4,026							
	E4,607							
	E5,188							
	E5,770							
	E6,351							
	E6,932							
	E7,513							
	E8,095							
	E8,676							
	E9,257							
	E9,838							
	E10,420							
	E11,033							

Market value range 2010	Market value range 2007
↑	↑
↓	↓

RLVs less existing use value £18,825,467 per hectare Existing residential

£7,621,647 per acre

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph
Build costs ->	E915 per sqm	E1023 per sqm	E1292 per sqm	E1507 per sqm	E1830 per sqm	E2045 per sqm	E2207 per sqm	E2368 per sqm
Sales value per sq m	E3,444							
	E4,026							
	E4,607							
	E5,188							
	E5,770							
	E6,351							
	E6,932							
	E7,513							
	E8,095							
	E8,676							
	E9,257							
	E9,838							
	E10,420							
	E11,033							

Market value range 2010	Market value range 2007
↑	↑
↓	↓

RLVs less existing use value £7,534,800 per hectare Pubs/petrol stations

£3,050,526 per acre

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph
Build costs ->	E915 per sqm	E1023 per sqm	E1292 per sqm	E1507 per sqm	E1830 per sqm	E2045 per sqm	E2207 per sqm	E2368 per sqm
Sales value per sq m	E3,444							
	E4,026							
	E4,607							
	E5,188							
	E5,770							
	E6,351							
	E6,932							
	E7,513							
	E8,095							
	E8,676							
	E9,257							
	E9,838							
	E10,420							
	E11,033							

Market value range 2010	Market value range 2007
↑	↑
↓	↓

RLVs less existing use value £1 per hectare LA Land (estate redevelopments)

£0 per acre

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph
Build costs ->	E915 per sqm	E1023 per sqm	E1292 per sqm	E1507 per sqm	E1830 per sqm	E2045 per sqm	E2207 per sqm	E2368 per sqm
Sales value per sq m	E3,444							
	E4,026							
	E4,607							
	E5,188							
	E5,770							
	E6,351							
	E6,932							
	E7,513							
	E8,095							
	E8,676							
	E9,257							
	E9,838							
	E10,420							
	E11,033							

Market value range 2010	Market value range 2007
↑	↑
↓	↓

7 AFFORDABLE HOUSING VIABILITY ASSESSMENT

MODEL

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm
Sales value psm								
£3,444	3,050,100	4,835,004	3,929,921	2,935,335	- 1,808,810	- 6,553,128	12,926,533	- 20,825,572
£4,026	3,950,482	6,485,474	6,028,820	5,871,297	2,014,486	- 1,763,926	6,929,590	- 13,942,559
£4,607	4,850,866	8,135,945	8,111,585	8,807,258	5,825,770	2,963,625	959,523	- 7,059,546
£5,188	5,751,248	9,786,414	10,194,350	11,743,219	9,602,576	7,686,495	4,932,147	- 232,354
£5,770	6,650,267	11,436,894	12,277,115	14,679,181	13,379,383	12,362,541	10,775,326	- 6,557,273
£6,351	7,510,616	13,018,342	14,253,666	17,478,046	16,971,023	16,809,334	16,317,369	13,882,688
£6,932	8,295,329	14,455,385	16,051,934	19,992,101	20,181,066	20,783,673	21,238,816	18,621,130
£7,513	9,080,042	15,891,173	17,840,203	22,499,521	23,391,109	24,758,012	26,160,265	24,269,573
£8,095	9,864,755	17,326,961	19,628,471	25,006,941	26,601,152	28,732,351	31,081,713	29,898,015
£8,676	10,649,468	18,762,748	21,416,739	27,514,361	29,803,999	32,706,691	35,976,761	35,536,458
£9,257	11,434,181	20,198,536	23,205,008	30,021,780	32,996,878	36,681,029	40,865,319	41,174,901
£9,838	12,218,894	21,634,323	24,993,277	32,529,201	36,189,757	40,655,368	45,751,877	46,813,344
£10,420	13,003,607	23,070,110	26,811,646	35,036,620	39,382,636	44,612,734	50,638,435	52,451,787
£11,033	13,831,915	24,585,664	28,669,162	37,683,342	42,752,896	48,785,438	55,796,468	58,403,476

All Hsg	40%
% SR	60%
% SO	40%
S106 (private)	£4,015 per unit
S106 (affordable)	£8,717 per unit
CIL	
CSH (% uplift on Private)	11%
CSH (% uplift on AH)	11%
Grant	No
Developer's profit	17%
EVV	0% change from base
Build costs	0% change from base

RLVs less existing use value **£14,352,000 per hectare** **£5,810,526 per acre** **Secondary offices**

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph	Sales value psm	Market value range 2010	Market value range 2007
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm			
£3,444									£3,444		
£4,026								£4,026			
£4,607								£4,607			
£5,188								£5,188			
£5,770								£5,770			
£6,351								£6,351			
£6,932								£6,932			
£7,513								£7,513			
£8,095								£8,095			
£8,676								£8,676			
£9,257								£9,257			
£9,838								£9,838			
£10,420								£10,420			
£11,033								£11,033			

RLVs less existing use value **£18,825,467 per hectare** **£7,621,647 per acre** **Existing residential**

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph	Sales value psm	Market value range 2010	Market value range 2007
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm			
£3,444									£3,444		
£4,026								£4,026			
£4,607								£4,607			
£5,188								£5,188			
£5,770								£5,770			
£6,351								£6,351			
£6,932								£6,932			
£7,513								£7,513			
£8,095								£8,095			
£8,676								£8,676			
£9,257								£9,257			
£9,838								£9,838			
£10,420								£10,420			
£11,033								£11,033			

RLVs less existing use value **£7,534,800 per hectare** **£3,050,526 per acre** **Pubs/petrol stations**

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph	Sales value psm	Market value range 2010	Market value range 2007
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm			
£3,444									£3,444		
£4,026								£4,026			
£4,607								£4,607			
£5,188								£5,188			
£5,770								£5,770			
£6,351								£6,351			
£6,932								£6,932			
£7,513								£7,513			
£8,095								£8,095			
£8,676								£8,676			
£9,257								£9,257			
£9,838								£9,838			
£10,420								£10,420			
£11,033								£11,033			

RLVs less existing use value **£1 per hectare** **£0 per acre** **LA Land (estate redevelopments)**

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph	Sales value psm	Market value range 2010	Market value range 2007
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm			
£3,444									£3,444		
£4,026								£4,026			
£4,607								£4,607			
£5,188								£5,188			
£5,770								£5,770			
£6,351								£6,351			
£6,932								£6,932			
£7,513								£7,513			
£8,095								£8,095			
£8,676								£8,676			
£9,257								£9,257			
£9,838								£9,838			
£10,420								£10,420			
£11,033								£11,033			

AFFORDABLE HOUSING VIABILITY ASSESSMENT

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm
Sales value psm								
£3,444	2,881,618	4,526,735	3,536,852	2,385,559	- 2,527,070	- 7,442,401	14,030,304	- 22,088,402
£4,026	3,753,570	6,125,184	5,571,261	5,230,458	1,188,830	- 2,796,831	8,215,925	- 15,414,215
£4,607	4,625,522	7,723,634	7,591,974	8,075,357	4,889,980	1,796,209	2,408,368	- 8,740,030
£5,188	5,497,473	9,322,084	9,610,103	10,920,256	8,553,396	6,378,586	3,322,766	- 2,095,732
£5,770	6,369,737	10,920,533	11,629,231	13,765,155	12,214,176	10,919,905	8,989,062	4,467,933
£6,351	7,200,723	12,449,970	13,550,146	16,473,357	15,685,751	15,223,046	14,352,219	10,715,043
£6,932	7,957,072	13,836,479	15,273,778	18,901,112	18,783,808	19,053,735	19,095,784	16,165,656
£7,513	8,713,423	15,220,370	16,997,411	21,317,901	21,877,626	22,884,423	23,839,349	21,600,300
£8,095	9,469,773	16,604,262	18,721,043	23,734,692	24,971,844	26,715,112	28,582,913	27,034,943
£8,676	10,226,122	17,988,133	20,444,575	26,151,482	28,065,861	30,545,799	33,320,901	32,469,588
£9,257	10,982,472	19,372,045	22,168,308	28,568,273	31,145,398	34,376,488	38,030,836	37,904,231
£9,838	11,738,822	20,755,936	23,891,941	30,985,064	34,222,872	38,207,176	42,740,772	43,338,875
£10,420	12,495,172	22,139,827	25,615,572	33,401,854	37,300,345	42,034,660	47,450,707	48,773,518
£11,033	13,293,541	23,600,602	27,434,962	35,952,910	40,548,789	46,056,543	52,422,306	54,510,086

All Hsg	40%
% SR	60%
% SO	60%
S106 (private)	£4,015 per unit
S106 (affordable)	£8,717 per unit
CIL	
CSH (% uplift on Private)	11%
CSH (% uplift on AH)	11%
Grant	No
Developer's profit	20%
EVV	0% change from base
Build costs	0% change from base

RLVs less existing use value **£14,352,000 per hectare** **Secondary offices**
£5,810,526 per acre

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph	Sales value Eper sq m	Market value range 2010	Market value range 2007
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm			
£3,444									£3,444		
£4,026									£4,026		
£4,607									£4,607		
£5,188									£5,188		
£5,770									£5,770		
£6,351									£6,351		
£6,932									£6,932		
£7,513									£7,513		
£8,095									£8,095		
£8,676									£8,676		
£9,257									£9,257		
£9,838									£9,838		
£10,420									£10,420		
£11,033									£11,033		

RLVs less existing use value **£18,825,467 per hectare** **Existing residential**
£7,621,647 per acre

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph	Sales value Eper sq m	Market value range 2010	Market value range 2007
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm			
£3,444									£3,444		
£4,026									£4,026		
£4,607									£4,607		
£5,188									£5,188		
£5,770									£5,770		
£6,351									£6,351		
£6,932									£6,932		
£7,513									£7,513		
£8,095									£8,095		
£8,676									£8,676		
£9,257									£9,257		
£9,838									£9,838		
£10,420									£10,420		
£11,033									£11,033		

RLVs less existing use value **£7,534,800 per hectare** **Pubs/petrol stations**
£3,050,526 per acre

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph	Sales value Eper sq m	Market value range 2010	Market value range 2007
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm			
£3,444									£3,444		
£4,026									£4,026		
£4,607									£4,607		
£5,188									£5,188		
£5,770									£5,770		
£6,351									£6,351		
£6,932									£6,932		
£7,513									£7,513		
£8,095									£8,095		
£8,676									£8,676		
£9,257									£9,257		
£9,838									£9,838		
£10,420									£10,420		
£11,033									£11,033		

RLVs less existing use value **£1 per hectare** **LA Land (estate redevelopments)**
£0 per acre

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph	Sales value Eper sq m	Market value range 2010	Market value range 2007
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm			
£3,444									£3,444		
£4,026									£4,026		
£4,607									£4,607		
£5,188									£5,188		
£5,770									£5,770		
£6,351									£6,351		
£6,932									£6,932		
£7,513									£7,513		
£8,095									£8,095		
£8,676									£8,676		
£9,257									£9,257		
£9,838									£9,838		
£10,420									£10,420		
£11,033									£11,033		

AFFORDABLE HOUSING VIABILITY ASSESSMENT

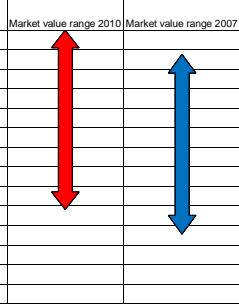
MODEL 9

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm
Sales value psm								
£3,444	2,811,543	4,386,300	3,160,983	1,851,234	-3,331,621	-8,438,513	15,421,583	-23,867,918
£4,026	3,711,927	6,036,770	5,260,488	4,787,793	509,940	-3,645,747	9,424,639	-16,984,905
£4,607	4,612,309	7,687,239	7,352,239	7,723,755	4,328,346	1,100,853	3,427,696	-10,101,891
£5,188	5,512,693	9,337,709	9,435,004	10,659,716	8,116,310	5,628,405	2,490,846	-3,239,564
£5,770	6,413,075	10,988,180	11,517,768	13,595,677	11,893,116	10,522,401	8,339,394	-3,550,063
£6,351	7,275,117	12,569,636	13,504,319	16,395,543	15,484,757	14,969,194	13,881,436	9,983,134
£6,932	8,059,830	14,008,869	15,292,587	18,914,937	18,694,799	18,943,533	18,802,884	15,649,085
£7,513	8,844,543	15,448,102	17,080,856	21,429,533	21,904,842	22,917,872	23,724,332	21,287,528
£8,095	9,629,256	16,883,928	18,869,125	23,936,952	25,114,886	26,892,211	28,645,780	26,925,971
£8,676	10,413,969	18,319,716	20,657,394	26,444,373	28,324,939	30,866,551	33,567,229	32,564,414
£9,257	11,198,682	19,755,503	22,445,662	28,951,792	31,528,907	34,840,889	38,458,983	38,202,857
£9,838	11,983,396	21,191,291	24,233,930	31,459,213	34,721,785	38,815,228	43,345,541	43,841,299
£10,420	12,768,108	22,627,078	26,022,199	33,966,633	37,914,664	42,789,568	48,232,099	49,479,742
£11,033	13,596,416	24,142,631	27,909,816	36,613,354	41,284,925	46,967,949	53,390,132	55,431,432

Aff Hsg	40%
% SR	60%
% SO	60%
S106 (private)	£10,504 per unit
S106 (affordable)	£15,683 per unit
CIL	
CSH (% uplift on Private)	11%
CSH (% uplift on AH)	11%
Grant	No
Developer's profit	17%
EVV	0% change from base
Build costs	0% change from base

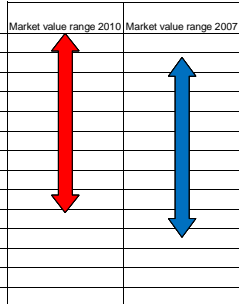
RLVs less existing use value £14,352,000 per hectare £5,810,526 per acre Secondary offices

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm
Sales value psm								
£3,444								
£4,026								
£4,607								
£5,188								
£5,770								
£6,351								
£6,932								
£7,513								
£8,095								
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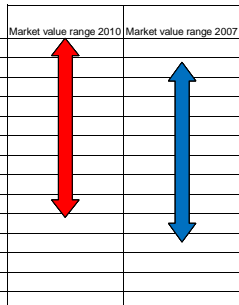
RLVs less existing use value £18,825,467 per hectare £7,621,647 per acre Existing residential

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm
Sales value psm								
£3,444								
£4,026								
£4,607								
£5,188								
£5,770								
£6,351								
£6,932								
£7,513								
£8,095								
£8,676								
£9,257								
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£11,033								



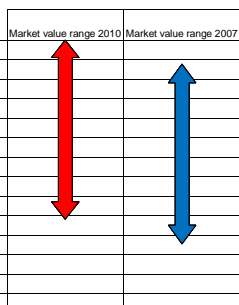
RLVs less existing use value £7,534,800 per hectare £3,050,526 per acre Pubs/petrol stations

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm
Sales value psm								
£3,444								
£4,026								
£4,607								
£5,188								
£5,770								
£6,351								
£6,932								
£7,513								
£8,095								
£8,676								
£9,257								
£9,838								
£10,420								
£11,033								



RLVs less existing use value £1 per hectare £0 per acre LA Land (estate redevelopments)

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm
Sales value psm								
£3,444								
£4,026								
£4,607								
£5,188								
£5,770								
£6,351								
£6,932								
£7,513								
£8,095								
£8,676								
£9,257								
£9,838								
£10,420								
£11,033								



AFFORDABLE HOUSING VIABILITY ASSESSMENT

MODEL 10

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph	
Build costs ->									
Sales value psm									
	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm	Sales value psm
£3,444	2,643,062	4,078,031	2,767,914	1,295,105	- 4,049,880	- 9,327,787	16,525,354	- 25,130,747	3,444
£4,026	3,515,014	5,876,480	4,802,323	4,146,955	- 315,716	- 4,682,217	10,710,974	- 18,456,562	4,026
£4,607	4,386,966	7,274,929	6,832,628	6,991,854	3,385,434	- 66,562	4,896,596	- 11,782,375	4,607
£5,188	5,258,918	8,873,378	8,850,736	9,836,753	7,067,129	4,515,813	861,929	- 5,108,189	5,188
£5,770	6,130,870	10,471,828	10,868,885	12,681,651	10,727,910	9,079,765	8,552,129	1,480,723	5,770
£6,351	6,985,224	12,001,264	12,790,799	15,390,455	14,203,524	13,385,906	11,916,287	7,707,833	6,351
£6,932	7,721,574	13,388,477	14,514,432	17,818,786	17,297,541	17,213,595	16,659,851	13,193,612	6,932
£7,513	8,477,923	14,775,889	16,238,064	20,247,119	20,391,560	21,044,283	21,403,416	18,628,255	7,513
£8,095	9,234,273	16,161,229	17,961,697	22,664,704	23,485,577	24,874,972	26,146,981	24,062,899	8,095
£8,676	9,990,623	17,545,121	19,685,329	25,081,494	26,579,594	28,705,659	30,880,545	29,497,542	8,676
£9,257	10,746,973	18,929,013	21,408,961	27,498,285	29,673,612	32,536,348	35,624,500	34,932,187	9,257
£9,838	11,503,323	20,312,903	23,132,594	29,915,075	32,754,900	36,367,036	40,334,435	40,366,830	9,838
£10,420	12,259,673	21,696,795	24,856,226	32,331,866	35,832,373	40,197,725	45,044,371	45,801,474	10,420
£11,033	13,058,042	23,157,569	26,675,616	34,882,922	39,080,818	44,239,055	50,015,969	51,538,041	11,033

Aff Hsg	40%
% SR	60%
% SO	40%
S106 (private)	£10,504 per unit
S106 (affordable)	£15,683 per unit
CIL	
CSH (% uplift on Private)	11%
CSH (% uplift on AH)	11%
Grant	No
Developer's profit	20%
EVV	0% change from base
Build costs	0% change from base

RLVs less existing use value **£14,352,000 per hectare** **£5,810,526 per acre** **Secondary offices**

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph	
Build costs ->									
Sales value psm									
	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm	Sales value psm
£3,444									£3,444
£4,026									£4,026
£4,607									£4,607
£5,188									£5,188
£5,770									£5,770
£6,351									£6,351
£6,932									£6,932
£7,513									£7,513
£8,095									£8,095
£8,676									£8,676
£9,257									£9,257
£9,838									£9,838
£10,420									£10,420
£11,033									£11,033

Market value range 2010	
Market value range 2007	

RLVs less existing use value **£18,825,467 per hectare** **£7,621,647 per acre** **Existing residential**

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph	
Build costs ->									
Sales value psm									
	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm	Sales value psm
£3,444									£3,444
£4,026									£4,026
£4,607									£4,607
£5,188									£5,188
£5,770									£5,770
£6,351									£6,351
£6,932									£6,932
£7,513									£7,513
£8,095									£8,095
£8,676									£8,676
£9,257									£9,257
£9,838									£9,838
£10,420									£10,420
£11,033									£11,033

Market value range 2010	
Market value range 2007	

RLVs less existing use value **£7,534,800 per hectare** **£3,050,526 per acre** **Pubs/petrol stations**

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph	
Build costs ->									
Sales value psm									
	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm	Sales value psm
£3,444									£3,444
£4,026									£4,026
£4,607									£4,607
£5,188									£5,188
£5,770									£5,770
£6,351									£6,351
£6,932									£6,932
£7,513									£7,513
£8,095									£8,095
£8,676									£8,676
£9,257									£9,257
£9,838									£9,838
£10,420									£10,420
£11,033									£11,033

Market value range 2010	
Market value range 2007	

RLVs less existing use value **£1 per hectare** **£0 per acre** **LA Land (estate redevelopments)**

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph	
Build costs ->									
Sales value psm									
	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm	Sales value psm
£3,444									£3,444
£4,026									£4,026
£4,607									£4,607
£5,188									£5,188
£5,770									£5,770
£6,351									£6,351
£6,932									£6,932
£7,513									£7,513
£8,095									£8,095
£8,676									£8,676
£9,257									£9,257
£9,838									£9,838
£10,420									£10,420
£11,033									£11,033

Market value range 2010	
Market value range 2007	

AFFORDABLE HOUSING VIABILITY ASSESSMENT

MODEL 11

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph	
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm	
Sales value psm									Sales value psm
£3,444	2,572,987	3,937,595	2,392,046	754,228	- 4,854,432	- 10,323,898	17,916,633	- 26,910,265	3,444
£4,026	3,473,371	5,888,065	4,491,551	3,704,291	- 994,607	- 5,531,133	11,919,689	- 20,027,251	4,026
£4,607	4,373,753	7,238,535	6,591,056	6,640,252	2,823,800	- 761,919	5,922,746	- 13,144,237	4,607
£5,188	5,274,137	8,899,005	8,675,657	9,576,214	6,630,043	3,965,633	25,343	- 6,261,224	5,188
£5,770	6,174,519	10,539,475	10,759,423	12,512,175	10,406,849	8,682,261	5,803,462	542,853	5,770
£6,351	7,037,728	12,120,932	12,744,972	15,312,040	13,958,490	13,129,054	11,445,503	6,976,924	6,351
£6,932	7,824,323	13,560,165	14,533,242	17,831,435	17,208,533	17,103,393	16,366,952	12,674,194	6,932
£7,513	8,609,044	14,999,397	16,321,510	20,350,829	20,418,575	21,077,733	21,288,400	18,315,484	7,513
£8,095	9,393,757	16,438,631	18,109,778	22,866,964	23,628,619	25,052,071	26,209,848	23,953,926	8,095
£8,676	10,178,470	17,876,883	19,898,047	25,374,385	26,838,682	29,026,411	31,131,296	29,592,369	8,676
£9,257	10,963,183	19,312,471	21,686,315	27,881,804	30,048,705	33,000,750	36,052,646	35,230,811	9,257
£9,838	11,747,896	20,748,258	23,474,584	30,389,224	33,253,814	36,975,088	40,939,204	40,869,254	9,838
£10,420	12,532,609	22,184,046	25,262,853	32,896,645	36,446,692	40,949,428	45,825,762	46,507,697	10,420
£11,033	13,360,918	23,699,599	27,150,469	35,543,366	39,816,953	45,144,563	50,983,796	52,459,387	11,033

Aff Hsg	40%
% SR	60%
% SO	60%
S106 (private)	£16,994 per unit
S106 (affordable)	£22,649 per unit
CIL	
CSH (% uplift on Private)	11%
CSH (% uplift on AH)	11%
Grant	No
Developer's profit	17%
EVV	0% change from base
Build costs	0% change from base

RLVs less existing use value **£14,352,000 per hectare** **£5,810,526 per acre** **Secondary offices**

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph			
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm			
Sales value psm									Sales value psm	Market value range 2010	Market value range 2007
£3,444									£3,444		
£4,026									£4,026		
£4,607									£4,607		
£5,188									£5,188		
£5,770									£5,770		
£6,351									£6,351		
£6,932									£6,932		
£7,513									£7,513		
£8,095									£8,095		
£8,676									£8,676		
£9,257									£9,257		
£9,838									£9,838		
£10,420									£10,420		
£11,033									£11,033		

RLVs less existing use value **£18,825,467 per hectare** **£7,621,647 per acre** **Existing residential**

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph			
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm			
Sales value psm									Sales value psm	Market value range 2010	Market value range 2007
£3,444									£3,444		
£4,026									£4,026		
£4,607									£4,607		
£5,188									£5,188		
£5,770									£5,770		
£6,351									£6,351		
£6,932									£6,932		
£7,513									£7,513		
£8,095									£8,095		
£8,676									£8,676		
£9,257									£9,257		
£9,838									£9,838		
£10,420									£10,420		
£11,033									£11,033		

RLVs less existing use value **£7,534,800 per hectare** **£3,050,526 per acre** **Pubs/petrol stations**

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph			
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm			
Sales value psm									Sales value psm	Market value range 2010	Market value range 2007
£3,444									£3,444		
£4,026									£4,026		
£4,607									£4,607		
£5,188									£5,188		
£5,770									£5,770		
£6,351									£6,351		
£6,932									£6,932		
£7,513									£7,513		
£8,095									£8,095		
£8,676									£8,676		
£9,257									£9,257		
£9,838									£9,838		
£10,420									£10,420		
£11,033									£11,033		

RLVs less existing use value **£1 per hectare** **£0 per acre** **LA Land (estate redevelopments)**

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph			
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm			
Sales value psm									Sales value psm	Market value range 2010	Market value range 2007
£3,444									£3,444		
£4,026									£4,026		
£4,607									£4,607		
£5,188									£5,188		
£5,770									£5,770		
£6,351									£6,351		
£6,932									£6,932		
£7,513									£7,513		
£8,095									£8,095		
£8,676									£8,676		
£9,257									£9,257		
£9,838									£9,838		
£10,420									£10,420		
£11,033									£11,033		

AFFORDABLE HOUSING VIABILITY ASSESSMENT

MODEL 12

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph	
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm	
Sales value psm									Sales value psm
£3,444	2,404,507	3,629,325	1,998,977	198,098	- 5,572,691	- 11,213,171	19,020,404	- 28,173,094	3,444
£4,026	3,276,458	5,227,775	4,033,385	3,063,452	- 1,820,500	- 6,567,601	13,206,024	- 21,498,908	4,026
£4,607	4,148,410	6,826,225	6,067,793	5,908,351	1,880,887	- 1,929,334	7,391,645	- 14,824,721	4,607
£5,188	5,020,362	8,424,674	8,091,411	8,753,250	5,580,862	2,653,042	1,603,574	- 6,150,535	5,188
£5,770	5,892,314	10,023,124	10,109,539	11,598,149	9,241,643	7,235,418	4,116,196	- 1,536,486	5,770
£6,351	6,727,090	11,552,560	12,031,453	14,306,951	12,717,257	11,542,766	8,480,355	4,700,623	6,351
£6,932	7,485,255	12,939,772	13,755,085	16,735,284	15,811,274	15,373,455	14,223,919	10,192,931	6,932
£7,513	8,242,425	14,326,985	15,478,718	19,163,616	18,905,293	19,204,143	18,967,484	15,656,211	7,513
£8,095	8,998,774	15,714,197	17,202,350	21,591,947	21,999,310	23,034,832	23,711,048	21,090,854	8,095
£8,676	9,755,124	17,101,410	18,925,982	24,011,506	25,093,327	26,865,520	28,454,613	26,525,498	8,676
£9,257	10,511,474	18,485,980	20,649,615	26,428,297	28,187,345	30,696,208	33,198,177	31,960,141	9,257
£9,838	11,267,824	19,869,872	22,373,247	28,845,087	31,281,362	34,526,897	37,928,098	37,394,786	9,838
£10,420	12,024,174	21,253,762	24,096,880	31,261,878	34,364,402	38,357,585	42,638,034	42,829,429	10,420
£11,033	12,822,543	22,714,537	25,916,269	33,812,934	37,612,846	42,401,089	47,609,633	48,565,997	11,033

All Hsg	40%
% SR	60%
% SO	40%
S106 (private)	£16,994 per unit
S106 (affordable)	£22,649 per unit
CIL	
CSH (% uplift on Private)	11%
CSH (% uplift on AH)	11%
Grant	No
Developer's profit	20%
EVV	0% change from base
Build costs	0% change from base

RLVs less existing use value **£14,352,000 per hectare** **£5,810,526 per acre** **Secondary offices**

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph	
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm	
Sales value psm									Sales value psm
£3,444									£3,444
£4,026									£4,026
£4,607									£4,607
£5,188									£5,188
£5,770									£5,770
£6,351									£6,351
£6,932									£6,932
£7,513									£7,513
£8,095									£8,095
£8,676									£8,676
£9,257									£9,257
£9,838									£9,838
£10,420									£10,420
£11,033									£11,033

Market value range 2010	
Market value range 2007	

RLVs less existing use value **£18,825,467 per hectare** **£7,621,647 per acre** **Existing residential**

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph	
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm	
Sales value psm									Sales value psm
£3,444									£3,444
£4,026									£4,026
£4,607									£4,607
£5,188									£5,188
£5,770									£5,770
£6,351									£6,351
£6,932									£6,932
£7,513									£7,513
£8,095									£8,095
£8,676									£8,676
£9,257									£9,257
£9,838									£9,838
£10,420									£10,420
£11,033									£11,033

Market value range 2010	
Market value range 2007	

RLVs less existing use value **£7,534,800 per hectare** **£3,050,526 per acre** **Pubs/petrol stations**

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph	
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm	
Sales value psm									Sales value psm
£3,444									£3,444
£4,026									£4,026
£4,607									£4,607
£5,188									£5,188
£5,770									£5,770
£6,351									£6,351
£6,932									£6,932
£7,513									£7,513
£8,095									£8,095
£8,676									£8,676
£9,257									£9,257
£9,838									£9,838
£10,420									£10,420
£11,033									£11,033

Market value range 2010	
Market value range 2007	

RLVs less existing use value **£1 per hectare** **£0 per acre** **LA Land (estate redevelopments)**

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph	
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm	
Sales value psm									Sales value psm
£3,444									£3,444
£4,026									£4,026
£4,607									£4,607
£5,188									£5,188
£5,770									£5,770
£6,351									£6,351
£6,932									£6,932
£7,513									£7,513
£8,095									£8,095
£8,676									£8,676
£9,257									£9,257
£9,838									£9,838
£10,420									£10,420
£11,033									£11,033

Market value range 2010	
Market value range 2007	

16 AFFORDABLE HOUSING VIABILITY ASSESSMENT

MODEL

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm
Sales value per sq m								

RLVs less existing use value
 £14,352,000 per hectare
 £5,810,526 per acre

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm
Sales value per sq m								

RLVs less existing use value
 £18,825,467 per hectare
 £7,621,647 per acre

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm
Sales value per sq m								

RLVs less existing use value
 £7,534,800 per hectare
 £3,050,526 per acre

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm
Sales value per sq m								

RLVs less existing use value
 £1 per hectare
 £0 per acre

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm
Sales value per sq m								

All Hsg	40%
% SR	70%
% SO	30%
S106 (private)	£10,504 per unit
S106 (affordable)	£15,683 per unit
CSH (% uplift on Private)	11%
CSH (% uplift on All)	11%
Grant	No
Developer's profit	20%
EUV	0% change from base
Build costs	0% change from base

Market value range 2010	Market value range 2007
£3,444	£3,444
£4,026	£4,026
£4,607	£4,607
£5,188	£5,188
£5,770	£5,770
£6,351	£6,351
£6,932	£6,932
£7,513	£7,513
£8,095	£8,095
£8,676	£8,676
£9,257	£9,257
£9,838	£9,838
£10,420	£10,420
£11,033	£11,033

Market value range 2010	Market value range 2007
£3,444	£3,444
£4,026	£4,026
£4,607	£4,607
£5,188	£5,188
£5,770	£5,770
£6,351	£6,351
£6,932	£6,932
£7,513	£7,513
£8,095	£8,095
£8,676	£8,676
£9,257	£9,257
£9,838	£9,838
£10,420	£10,420
£11,033	£11,033

Market value range 2010	Market value range 2007
£3,444	£3,444
£4,026	£4,026
£4,607	£4,607
£5,188	£5,188
£5,770	£5,770
£6,351	£6,351
£6,932	£6,932
£7,513	£7,513
£8,095	£8,095
£8,676	£8,676
£9,257	£9,257
£9,838	£9,838
£10,420	£10,420
£11,033	£11,033

Market value range 2010	Market value range 2007
£3,444	£3,444
£4,026	£4,026
£4,607	£4,607
£5,188	£5,188
£5,770	£5,770
£6,351	£6,351
£6,932	£6,932
£7,513	£7,513
£8,095	£8,095
£8,676	£8,676
£9,257	£9,257
£9,838	£9,838
£10,420	£10,420
£11,033	£11,033

AFFORDABLE HOUSING VIABILITY ASSESSMENT

MODEL 20

Table with columns for density (units/ha) and build costs (per sqm) for various unit types (35 uph to 405 uph). Includes Sales value per sqm and a 'Sales value per sqm' column on the right.

Table with Aff Hsq (40%), % SR (60%), % SO (40%), S106 (private) (£4.015 per unit), S106 (affordable) (£8,717 per unit), CSH (% uplift on Private) (11%), Grant (11%), Developer's profit (17%), EUV (0% change from base), and Build costs (0% change from base).

RLVs less existing use value

£14,352,000 per hectare

Secondary offices

£5,810,526 per acre

Table with columns for density (units/ha) and build costs (per sqm) for various unit types (35 uph to 405 uph). Includes Sales value per sqm and a 'Sales value per sq m' column on the right.

Table with Market value range 2010 and Market value range 2007. Includes vertical red and blue arrows indicating value changes.

RLVs less existing use value

£18,825,467 per hectare

Existing residential

£7,621,647 per acre

Table with columns for density (units/ha) and build costs (per sqm) for various unit types (35 uph to 405 uph). Includes Sales value per sqm and a 'Sales value per sq m' column on the right.

Table with Market value range 2010 and Market value range 2007. Includes vertical red and blue arrows indicating value changes.

RLVs less existing use value

£7,534,800 per hectare

Pubs/petrol stations

£3,050,526 per acre

Table with columns for density (units/ha) and build costs (per sqm) for various unit types (35 uph to 405 uph). Includes Sales value per sqm and a 'Sales value per sq m' column on the right.

Table with Market value range 2010 and Market value range 2007. Includes vertical red and blue arrows indicating value changes.

RLVs less existing use value

£1 per hectare

LA Land (estate redevelopments)

£0 per acre

Table with columns for density (units/ha) and build costs (per sqm) for various unit types (35 uph to 405 uph). Includes Sales value per sqm and a 'Sales value per sq m' column on the right.

Table with Market value range 2010 and Market value range 2007. Includes vertical red and blue arrows indicating value changes.

MODEL 24

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm
Sales value psm								
£3,444	2,632,635	4,052,831	2,608,308	1,059,892	- 4,384,942	- 9,742,624	17,089,244	- 25,916,437
£4,026	3,504,587	5,851,280	4,642,716	3,913,824	- 647,891	- 5,097,054	11,274,865	- 19,242,251
£4,607	4,376,539	7,249,730	6,674,461	6,758,722	3,053,259	- 477,827	5,460,486	- 12,568,065
£5,188	5,248,491	8,848,180	8,692,590	9,603,622	6,737,842	4,104,550	302,819	- 5,893,879
£5,770	6,120,443	10,446,623	10,710,718	12,448,520	10,398,623	8,672,077	5,997,801	701,388
£6,351	6,954,948	11,976,065	12,632,633	15,157,323	13,874,238	12,975,218	11,381,959	6,928,498
£6,932	7,711,297	13,363,278	14,356,265	17,585,655	16,968,255	16,805,907	16,105,524	12,420,806
£7,513	8,467,647	14,750,490	16,079,897	20,013,987	20,062,273	20,636,595	20,849,089	17,856,012
£8,095	9,223,998	16,136,284	17,803,529	22,434,645	23,156,290	24,467,284	25,592,653	23,290,656
£8,676	9,980,347	17,520,175	19,527,162	24,851,436	26,250,308	28,297,972	30,336,217	28,725,299
£9,257	10,736,697	18,904,067	21,250,794	27,268,226	29,344,326	32,128,660	35,074,959	34,159,943
£9,838	11,493,048	20,287,958	22,974,426	29,685,016	32,429,110	35,959,349	39,784,895	39,594,686
£10,420	12,249,397	21,671,850	24,698,059	32,101,806	35,506,584	39,790,037	44,494,830	45,029,230
£11,033	13,047,766	23,132,624	26,517,449	34,652,863	38,755,028	43,833,541	49,466,429	50,765,797

All Hsg	40%
% SR	60%
% SO	40%
S106 (private)	£16,994 per unit
S106 (affordable)	£22,649 per unit
CIL	
CSH (% uplift on Private)	11%
CSH (% uplift on AH)	11%
Grant	No
Developer's profit	20%
EVV	0% change from base
Build costs	0% change from base

RLVs less existing use value **£14,352,000 per hectare** **£5,810,526 per acre** **Secondary offices**

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm
Sales value pper sq m								
£3,444	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗
£4,026	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗
£4,607	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗
£5,188	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗
£5,770	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗
£6,351	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗
£6,932	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗
£7,513	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗
£8,095	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗
£8,676	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗
£9,257	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗
£9,838	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗
£10,420	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗
£11,033	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗

RLVs less existing use value **£18,825,467 per hectare** **£7,621,647 per acre** **Existing residential**

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm
Sales value pper sq m								
£3,444	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗
£4,026	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗
£4,607	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗
£5,188	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗
£5,770	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗
£6,351	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗
£6,932	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗
£7,513	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗
£8,095	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗
£8,676	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗
£9,257	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗
£9,838	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗
£10,420	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗
£11,033	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗

RLVs less existing use value **£7,534,800 per hectare** **£3,050,526 per acre** **Pubs/petrol stations**

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm
Sales value pper sq m								
£3,444	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗
£4,026	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗
£4,607	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗
£5,188	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗
£5,770	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗
£6,351	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗
£6,932	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗
£7,513	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗
£8,095	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗
£8,676	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗
£9,257	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗
£9,838	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗
£10,420	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗
£11,033	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗

RLVs less existing use value **£1 per hectare** **£0 per acre** **LA Land (estate redevelopments)**

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm
Sales value pper sq m								
£3,444	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗
£4,026	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗
£4,607	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗
£5,188	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗
£5,770	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗
£6,351	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗
£6,932	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗
£7,513	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗
£8,095	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗
£8,676	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗
£9,257	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗
£9,838	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗
£10,420	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗
£11,033	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗

AFFORDABLE HOUSING VIABILITY ASSESSMENT

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm
Sales value per sq m								

RLVs less existing use value **£14,352,000 per hectare** **Secondary offices**
£5,810,526 per acre

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm
Sales value per sq m								

All Hsg	40%
% SR	70%
% SO	30%
S106 (private)	£4,015 per unit
S106 (affordable)	£8,717 per unit
CSH (% uplift on Private)	11%
CSH (% uplift on AH)	11%
Grant	No
Developer's profit	17%
EUV	0% change from base
Build costs	0% change from base

Market value range 2010	Market value range 2007
↑	↓

RLVs less existing use value **£18,825,467 per hectare** **Existing residential**
£7,621,647 per acre

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm
Sales value per sq m								

Market value range 2010	Market value range 2007
↑	↓

RLVs less existing use value **£7,534,800 per hectare** **Pubs/petrol stations**
£3,050,526 per acre

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm
Sales value per sq m								

Market value range 2010	Market value range 2007
↑	↓

RLVs less existing use value **£1 per hectare** **LA Land (estate redevelopments)**
£0 per acre

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm
Sales value per sq m								

Market value range 2010	Market value range 2007
↑	↓

AFFORDABLE HOUSING VIABILITY ASSESSMENT

MODEL 25

Table showing density and build costs for Model 25 across various unit types (35 uph to 405 uph) and sales values per sq m.

Summary table for Model 25 including Aff Hsg (40%), % SR (70%), % SO (30%), S106 (private) (£4,015 per unit), S106 (affordable) (£8,717 per unit), CIL, CSH (% uplift on Private) (11%), CSH (% uplift on AH) (11%), Grant (No), Developer's profit (17%), EUV (0% change from base), and Build costs (0% change from base).

RLVs less existing use value £14,352,000 per hectare £5,810,526 per acre Secondary offices

Table for Secondary offices showing density and build costs, and a comparison of market value range 2010 vs 2007 with red and blue arrows.

RLVs less existing use value £18,825,467 per hectare £7,621,647 per acre Existing residential

Table for Existing residential showing density and build costs, and a comparison of market value range 2010 vs 2007 with red and blue arrows.

RLVs less existing use value £7,534,800 per hectare £3,050,526 per acre Pubs/petrol stations

Table for Pubs/petrol stations showing density and build costs, and a comparison of market value range 2010 vs 2007 with red and blue arrows.

RLVs less existing use value £1 per hectare £0 per acre LA Land (estate redevelopments)

Table for LA Land (estate redevelopments) showing density and build costs, and a comparison of market value range 2010 vs 2007 with red and blue arrows.

MODEL 26

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph
Build costs ->	E915 per sqm	E1023 per sqm	E1292 per sqm	E1507 per sqm	E1830 per sqm	E2045 per sqm	E2207 per sqm	E2368 per sqm
Sales value psm								
	E3,444	3,401,048	5,487,109	4,905,807	4,278,698	61,844	- 4,243,439	9,858,537
	E4,026	4,244,553	7,032,749	6,850,857	7,019,455	3,619,418	193,600	4,280,660
	E4,607	5,088,021	8,578,390	8,795,362	9,760,212	7,149,590	4,598,216	1,242,938
	E5,188	5,928,625	10,124,030	10,739,867	12,500,969	10,668,681	8,977,287	6,096,141
	E5,770	6,769,227	11,687,863	12,684,371	15,241,726	14,187,771	13,334,256	12,131,004
	E6,351	7,582,304	13,157,063	14,556,715	17,873,568	17,567,986	17,319,284	17,340,013
	E6,932	8,338,655	14,540,955	16,280,347	20,290,359	20,662,003	21,349,973	22,083,578
	E7,513	9,095,004	15,924,847	18,003,980	22,707,149	23,756,021	25,180,661	26,827,143
	E8,095	9,851,354	17,308,738	19,727,612	25,123,940	26,844,715	29,011,349	31,559,344
	E8,676	10,607,704	18,692,630	21,451,244	27,540,729	29,922,188	32,842,037	36,269,278
	E9,257	11,364,054	20,076,520	23,174,676	29,957,520	32,999,662	36,672,726	40,979,215
	E9,838	12,120,404	21,460,412	24,898,509	32,374,310	36,077,136	40,491,450	45,689,150
	E10,420	12,876,754	22,844,304	26,622,142	34,791,101	39,154,608	44,301,655	50,399,086
	E11,033	13,675,124	24,305,078	28,441,531	37,342,157	42,403,053	48,323,539	55,370,685

Aff Hsg	40%
% SR	70%
% SO	30%
S106 (private)	E4,015 per unit
S106 (affordable)	E8,717 per unit
CIL	
CSH (% uplift on Private)	11%
CSH (% uplift on AH)	11%
Grant	No
Developer's profit	20%
EVV	0% change from base
Build costs	0% change from base

RLVs less existing use value **E14,352,000 per hectare** **E5,810,526 per acre** **Secondary offices**

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph	Sales value psm	Market value range 2010	Market value range 2007
Build costs ->	E915 per sqm	E1023 per sqm	E1292 per sqm	E1507 per sqm	E1830 per sqm	E2045 per sqm	E2207 per sqm	E2368 per sqm			
Sales value psm											
	E3,444								E3,444		
	E4,026								E4,026		
	E4,607								E4,607		
	E5,188								E5,188		
	E5,770								E5,770		
	E6,351								E6,351		
	E6,932								E6,932		
	E7,513								E7,513		
	E8,095								E8,095		
	E8,676								E8,676		
	E9,257								E9,257		
	E9,838								E9,838		
	E10,420								E10,420		
	E11,033								E11,033		

RLVs less existing use value **E18,825,467 per hectare** **E7,621,647 per acre** **Existing residential**

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph	Sales value psm	Market value range 2010	Market value range 2007
Build costs ->	E915 per sqm	E1023 per sqm	E1292 per sqm	E1507 per sqm	E1830 per sqm	E2045 per sqm	E2207 per sqm	E2368 per sqm			
Sales value psm											
	E3,444								E3,444		
	E4,026								E4,026		
	E4,607								E4,607		
	E5,188								E5,188		
	E5,770								E5,770		
	E6,351								E6,351		
	E6,932								E6,932		
	E7,513								E7,513		
	E8,095								E8,095		
	E8,676								E8,676		
	E9,257								E9,257		
	E9,838								E9,838		
	E10,420								E10,420		
	E11,033								E11,033		

RLVs less existing use value **E7,534,800 per hectare** **E3,050,526 per acre** **Pubs/petrol stations**

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph	Sales value psm	Market value range 2010	Market value range 2007
Build costs ->	E915 per sqm	E1023 per sqm	E1292 per sqm	E1507 per sqm	E1830 per sqm	E2045 per sqm	E2207 per sqm	E2368 per sqm			
Sales value psm											
	E3,444								E3,444		
	E4,026								E4,026		
	E4,607								E4,607		
	E5,188								E5,188		
	E5,770								E5,770		
	E6,351								E6,351		
	E6,932								E6,932		
	E7,513								E7,513		
	E8,095								E8,095		
	E8,676								E8,676		
	E9,257								E9,257		
	E9,838								E9,838		
	E10,420								E10,420		
	E11,033								E11,033		

RLVs less existing use value **E1 per hectare** **E0 per acre** **LA Land (estate redevelopments)**

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph	Sales value psm	Market value range 2010	Market value range 2007
Build costs ->	E915 per sqm	E1023 per sqm	E1292 per sqm	E1507 per sqm	E1830 per sqm	E2045 per sqm	E2207 per sqm	E2368 per sqm			
Sales value psm											
	E3,444								E3,444		
	E4,026								E4,026		
	E4,607								E4,607		
	E5,188								E5,188		
	E5,770								E5,770		
	E6,351								E6,351		
	E6,932								E6,932		
	E7,513								E7,513		
	E8,095								E8,095		
	E8,676								E8,676		
	E9,257								E9,257		
	E9,838								E9,838		
	E10,420								E10,420		
	E11,033								E11,033		

AFFORDABLE HOUSING VIABILITY ASSESSMENT

MODEL 27

Table with columns for Density - units/ha -> (35 uph, 65 uph, 110 uph, 155 uph, 210 uph, 260 uph, 340 uph, 405 uph) and Build costs -> (£915 per sqm, £1023 per sqm, £1292 per sqm, £1507 per sqm, £1830 per sqm, £2045 per sqm, £2207 per sqm, £2368 per sqm). Rows include Sales value per sq m and various cost codes (E3.444 to E11.033).

Table with columns for Aff Hsg (40%), % SR (70%), % SO (30%), S106 (private) (£10,504 per sqm), S106 (affordable) (£15,683 per unit), CSH (% uplift on Private) (11%), Grant (1%), Developer's profit (17%), EUV (0% change from base), and Build costs (0% change from base).

RLVs less existing use value £14,352,000 per hectare £5,810,526 per acre Secondary offices

Table with columns for Density - units/ha -> (35 uph, 65 uph, 110 uph, 155 uph, 210 uph, 260 uph, 340 uph, 405 uph) and Build costs -> (£915 per sqm, £1023 per sqm, £1292 per sqm, £1507 per sqm, £1830 per sqm, £2045 per sqm, £2207 per sqm, £2368 per sqm). Rows include Sales value per sq m and Market value range 2010 and Market value range 2007.

RLVs less existing use value £18,825,467 per hectare £7,621,647 per acre Existing residential

Table with columns for Density - units/ha -> (35 uph, 65 uph, 110 uph, 155 uph, 210 uph, 260 uph, 340 uph, 405 uph) and Build costs -> (£915 per sqm, £1023 per sqm, £1292 per sqm, £1507 per sqm, £1830 per sqm, £2045 per sqm, £2207 per sqm, £2368 per sqm). Rows include Sales value per sq m and Market value range 2010 and Market value range 2007.

RLVs less existing use value £7,534,800 per hectare £3,050,526 per acre Pubs/petrol stations

Table with columns for Density - units/ha -> (35 uph, 65 uph, 110 uph, 155 uph, 210 uph, 260 uph, 340 uph, 405 uph) and Build costs -> (£915 per sqm, £1023 per sqm, £1292 per sqm, £1507 per sqm, £1830 per sqm, £2045 per sqm, £2207 per sqm, £2368 per sqm). Rows include Sales value per sq m and Market value range 2010 and Market value range 2007.

RLVs less existing use value £1 per hectare £0 per acre LA Land (estate redevelopments)

Table with columns for Density - units/ha -> (35 uph, 65 uph, 110 uph, 155 uph, 210 uph, 260 uph, 340 uph, 405 uph) and Build costs -> (£915 per sqm, £1023 per sqm, £1292 per sqm, £1507 per sqm, £1830 per sqm, £2045 per sqm, £2207 per sqm, £2368 per sqm). Rows include Sales value per sq m and Market value range 2010 and Market value range 2007.

28 AFFORDABLE HOUSING VIABILITY ASSESSMENT

MODEL 28 Density - units/ha -> Build costs -> Sales value per sq m

All Hsq 40% % SR 70% % SO 30% S106 (private) £10,504 per sqm S106 (affordable) £15,683 per unit CSH (% uplift on Private) 11% CSH (% uplift on AHV) 11% Grant No Developer's profit 20% EUV 0% change from base Build costs 0% change from base

RLVs less existing use value £14,352,000 per hectare £5,810,526 per acre Secondary offices

Density - units/ha -> Build costs -> Sales value per sq m

Market value range 2010 Market value range 2007

RLVs less existing use value £18,825,467 per hectare £7,621,647 per acre Existing residential

Density - units/ha -> Build costs -> Sales value per sq m

Market value range 2010 Market value range 2007

RLVs less existing use value £7,534,800 per hectare £3,050,526 per hectare Pubs/petrol stations

Density - units/ha -> Build costs -> Sales value per sq m

Market value range 2010 Market value range 2007

RLVs less existing use value £1 per hectare £0 per acre LA Land (estate redevelopments)

Density - units/ha -> Build costs -> Sales value per sq m

Market value range 2010 Market value range 2007

MODEL 28

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph
Build costs ->	E915 per sqm	E1023 per sqm	E1292 per sqm	E1507 per sqm	E1830 per sqm	E2045 per sqm	E2207 per sqm	E2368 per sqm
Sales value psm								
	E3,444	3,162,493	5,038,404	4,136,869	3,195,196	- 1,442,703	- 6,128,825	12,353,587
	E4,026	4,005,997	6,584,045	6,091,510	5,935,953	2,114,872	- 1,669,172	6,775,709
	E4,607	4,849,503	8,129,685	8,036,015	8,676,710	5,663,323	2,735,444	1,222,566
	E5,188	5,693,008	9,675,325	9,980,520	11,417,467	9,182,414	7,157,147	4,260,208
	E5,770	6,533,729	11,220,966	11,925,025	14,158,224	12,701,504	11,494,116	9,895,074
	E6,351	7,346,865	12,714,031	13,797,969	16,796,909	16,081,719	15,679,144	14,904,081
	E6,932	8,103,155	14,097,923	15,521,000	19,220,370	19,175,796	19,509,833	19,647,645
	E7,513	8,859,506	15,481,814	17,244,633	21,637,161	22,269,754	23,340,521	24,391,210
	E8,095	9,615,855	16,865,706	18,968,266	24,053,952	25,363,771	27,171,209	29,134,775
	E8,676	10,372,205	18,249,597	20,691,898	26,470,741	28,454,216	31,001,898	33,862,943
	E9,257	11,128,555	19,633,488	22,415,530	28,887,532	31,531,690	34,832,586	38,572,878
	E9,838	11,884,905	21,017,380	24,139,162	31,304,322	34,609,164	38,663,275	43,282,814
	E10,420	12,641,255	22,401,271	25,862,795	33,721,113	37,686,637	42,484,167	47,992,749
	E11,033	13,439,624	23,862,045	27,682,184	36,272,169	40,935,081	46,506,050	52,964,347

Aff Hsg	40%
% SR	70%
% SO	30%
S106 (private)	E10,504 per unit
S106 (affordable)	E15,683 per unit
CIL	
CSH (% uplift on Private)	11%
CSH (% uplift on AH)	11%
Grant	No
Developer's profit	20%
EVV	0% change from base
Build costs	0% change from base

RLVs less existing use value **E14,352,000 per hectare** **E5,810,526 per acre** **Secondary offices**

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph
Build costs ->	E915 per sqm	E1023 per sqm	E1292 per sqm	E1507 per sqm	E1830 per sqm	E2045 per sqm	E2207 per sqm	E2368 per sqm
Sales value psm								
	E3,444							
	E4,026							
	E4,607							
	E5,188							
	E5,770							
	E6,351							
	E6,932							
	E7,513							
	E8,095							
	E8,676							
	E9,257							
	E9,838							
	E10,420							
	E11,033							

RLVs less existing use value **E18,825,467 per hectare** **E7,621,647 per acre** **Existing residential**

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph
Build costs ->	E915 per sqm	E1023 per sqm	E1292 per sqm	E1507 per sqm	E1830 per sqm	E2045 per sqm	E2207 per sqm	E2368 per sqm
Sales value psm								
	E3,444							
	E4,026							
	E4,607							
	E5,188							
	E5,770							
	E6,351							
	E6,932							
	E7,513							
	E8,095							
	E8,676							
	E9,257							
	E9,838							
	E10,420							
	E11,033							

RLVs less existing use value **E7,534,800 per hectare** **E3,050,526 per acre** **Pubs/petrol stations**

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph
Build costs ->	E915 per sqm	E1023 per sqm	E1292 per sqm	E1507 per sqm	E1830 per sqm	E2045 per sqm	E2207 per sqm	E2368 per sqm
Sales value psm								
	E3,444							
	E4,026							
	E4,607							
	E5,188							
	E5,770							
	E6,351							
	E6,932							
	E7,513							
	E8,095							
	E8,676							
	E9,257							
	E9,838							
	E10,420							
	E11,033							

RLVs less existing use value **E1 per hectare** **E0 per acre** **LA Land (estate redevelopments)**

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph
Build costs ->	E915 per sqm	E1023 per sqm	E1292 per sqm	E1507 per sqm	E1830 per sqm	E2045 per sqm	E2207 per sqm	E2368 per sqm
Sales value psm								
	E3,444							
	E4,026							
	E4,607							
	E5,188							
	E5,770							
	E6,351							
	E6,932							
	E7,513							
	E8,095							
	E8,676							
	E9,257							
	E9,838							
	E10,420							
	E11,033							

AFFORDABLE HOUSING VIABILITY ASSESSMENT

MODEL 30

Table with columns for Density (units/ha), Build costs, and Sales value per sq m. Rows include various site IDs like E3.444, E4.026, E4.607, etc., with values for different unit types (35 uph to 405 uph).

Summary table for Aff Hsg showing % SR (70%), % SO (30%), S106 (private) cost (£16,994 per unit), S106 (affordable) cost (£22,649 per unit), CSH (% uplift on Private) (11%), Grant (11%), Developer's profit (20%), EUV (0% change from base), and Build costs (0% change from base).

RLVs less existing use value £14,352,000 per hectare £5,810,526 per acre Secondary offices

Table for Secondary offices showing Density, Build costs, and Sales value per sq m for various site IDs.

Market value comparison table for Secondary offices comparing Market value range 2010 and Market value range 2007 for various site IDs.

RLVs less existing use value £18,825,467 per hectare £7,621,647 per acre Existing residential

Table for Existing residential showing Density, Build costs, and Sales value per sq m for various site IDs.

Market value comparison table for Existing residential comparing Market value range 2010 and Market value range 2007 for various site IDs.

RLVs less existing use value £7,534,800 per hectare £3,050,526 per acre Pubs/petrol stations

Table for Pubs/petrol stations showing Density, Build costs, and Sales value per sq m for various site IDs.

Market value comparison table for Pubs/petrol stations comparing Market value range 2010 and Market value range 2007 for various site IDs.

RLVs less existing use value £1 per hectare £0 per acre LA Land (estate redevelopments)

Table for LA Land (estate redevelopments) showing Density, Build costs, and Sales value per sq m for various site IDs.

Market value comparison table for LA Land comparing Market value range 2010 and Market value range 2007 for various site IDs.

AFFORDABLE HOUSING VIABILITY ASSESSMENT

MODEL 33

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph
Build costs ->	E915 per sqm	E1023 per sqm	E1292 per sqm	E1507 per sqm	E1830 per sqm	E2045 per sqm	E2207 per sqm	E2368 per sqm
Sales value psm								
	E3,444	3,256,639	5,212,588	4,349,832	3,510,967	1,021,088	5,569,372	11,653,754
	E4,026	4,157,023	6,863,058	6,442,417	6,446,929	2,797,319	794,705	5,656,811
	E4,607	5,057,405	8,513,528	8,525,182	9,382,890	6,596,853	3,932,847	294,478
	E5,188	5,957,144	10,163,998	10,607,947	12,318,851	10,373,660	8,641,170	6,167,358
	E5,770	6,854,195	11,914,467	12,690,712	15,254,812	14,150,467	13,317,217	12,010,538
	E6,351	7,714,543	13,392,283	14,677,265	18,053,454	17,742,107	17,764,009	17,552,579
	E6,932	8,499,257	14,828,071	16,465,531	20,560,873	20,952,150	21,738,348	22,474,027
	E7,513	9,283,969	16,263,858	18,253,799	23,068,294	24,162,193	25,712,687	27,395,476
	E8,095	10,068,682	17,699,646	20,042,068	25,575,713	27,371,626	29,687,026	32,308,607
	E8,676	10,853,386	19,135,432	21,830,337	28,083,133	30,564,505	33,661,366	37,195,165
	E9,257	11,638,109	20,571,220	23,618,605	30,590,554	33,757,384	37,635,705	42,081,723
	E9,838	12,422,822	22,007,007	25,406,874	33,097,973	36,950,262	41,601,224	46,968,281
	E10,420	13,207,534	23,442,795	27,195,142	36,605,394	40,143,141	45,654,312	51,854,839
	E11,033	14,035,843	24,958,348	29,082,759	38,252,115	43,513,402	49,727,016	57,012,872

All Hsg	40%
% SR	60%
% SO	60%
S106 (private)	E10,504 per unit
S106 (affordable)	E15,683 per unit
CIL	
CSH (% uplift on Private)	11%
CSH (% uplift on AH)	11%
Grant	No
Developer's profit	17%
EVV	0% change from base
Build costs	0% change from base

RLVs less existing use value **E14,352,000 per hectare** **E5,810,526 per acre** **Secondary offices**

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph	Sales value psm	Market value range 2010	Market value range 2007
Build costs ->	E915 per sqm	E1023 per sqm	E1292 per sqm	E1507 per sqm	E1830 per sqm	E2045 per sqm	E2207 per sqm	E2368 per sqm			
Sales value psm											
	E3,444								E3,444		
	E4,026								E4,026		
	E4,607								E4,607		
	E5,188								E5,188		
	E5,770								E5,770		
	E6,351								E6,351		
	E6,932								E6,932		
	E7,513								E7,513		
	E8,095								E8,095		
	E8,676								E8,676		
	E9,257								E9,257		
	E9,838								E9,838		
	E10,420								E10,420		
	E11,033								E11,033		

RLVs less existing use value **E18,825,467 per hectare** **E7,621,647 per acre** **Existing residential**

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph	Sales value psm	Market value range 2010	Market value range 2007
Build costs ->	E915 per sqm	E1023 per sqm	E1292 per sqm	E1507 per sqm	E1830 per sqm	E2045 per sqm	E2207 per sqm	E2368 per sqm			
Sales value psm											
	E3,444								E3,444		
	E4,026								E4,026		
	E4,607								E4,607		
	E5,188								E5,188		
	E5,770								E5,770		
	E6,351								E6,351		
	E6,932								E6,932		
	E7,513								E7,513		
	E8,095								E8,095		
	E8,676								E8,676		
	E9,257								E9,257		
	E9,838								E9,838		
	E10,420								E10,420		
	E11,033								E11,033		

RLVs less existing use value **E7,534,800 per hectare** **E3,050,526 per acre** **Pubs/petrol stations**

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph	Sales value psm	Market value range 2010	Market value range 2007
Build costs ->	E915 per sqm	E1023 per sqm	E1292 per sqm	E1507 per sqm	E1830 per sqm	E2045 per sqm	E2207 per sqm	E2368 per sqm			
Sales value psm											
	E3,444								E3,444		
	E4,026								E4,026		
	E4,607								E4,607		
	E5,188								E5,188		
	E5,770								E5,770		
	E6,351								E6,351		
	E6,932								E6,932		
	E7,513								E7,513		
	E8,095								E8,095		
	E8,676								E8,676		
	E9,257								E9,257		
	E9,838								E9,838		
	E10,420								E10,420		
	E11,033								E11,033		

RLVs less existing use value **E1 per hectare** **E0 per acre** **LA Land (estate redevelopments)**

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph	Sales value psm	Market value range 2010	Market value range 2007
Build costs ->	E915 per sqm	E1023 per sqm	E1292 per sqm	E1507 per sqm	E1830 per sqm	E2045 per sqm	E2207 per sqm	E2368 per sqm			
Sales value psm											
	E3,444								E3,444		
	E4,026								E4,026		
	E4,607								E4,607		
	E5,188								E5,188		
	E5,770								E5,770		
	E6,351								E6,351		
	E6,932								E6,932		
	E7,513								E7,513		
	E8,095								E8,095		
	E8,676								E8,676		
	E9,257								E9,257		
	E9,838								E9,838		
	E10,420								E10,420		
	E11,033								E11,033		

AFFORDABLE HOUSING VIABILITY ASSESSMENT

MODEL 34

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph
Build costs ->								
Sales value per sq m	E915 per sqm	E1023 per sqm	E1292 per sqm	E1507 per sqm	E1830 per sqm	E2045 per sqm	E2207 per sqm	E2368 per sqm

All Hsq	40%
% SR	60%
% SO	60%
S106 (private)	£10,504 per unit
S106 (affordable)	£15,683 per unit
CIL	
CSH (% uplift on Private)	11%
CSH (% uplift on AH)	11%
Grant	No
Developer's profit	20%
EVV	0% change from base
Build costs	0% change from base

RLVs less existing use value £14,352,000 per hectare
£5,810,526 per acre

Secondary offices

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph	Sales value Eper sq m	Market value range 2010	Market value range 2007
Build costs ->											
Sales value per sq m	E915 per sqm	E1023 per sqm	E1292 per sqm	E1507 per sqm	E1830 per sqm	E2045 per sqm	E2207 per sqm	E2368 per sqm			
E3,444									E3,444		
E4,026									E4,026		
E4,607									E4,607		
E5,188									E5,188		
E5,770									E5,770		
E6,351									E6,351		
E6,932									E6,932		
E7,513									E7,513		
E8,095									E8,095		
E8,676									E8,676		
E9,257									E9,257		
E9,838									E9,838		
E10,420									E10,420		
E11,033									E11,033		

RLVs less existing use value £18,825,467 per hectare
£7,621,647 per acre

Existing residential

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph	Sales value per sq m	Market value range 2010	Market value range 2007
Build costs ->											
Sales value per sq m	E915 per sqm	E1023 per sqm	E1292 per sqm	E1507 per sqm	E1830 per sqm	E2045 per sqm	E2207 per sqm	E2368 per sqm			
E3,444									E3,444		
E4,026									E4,026		
E4,607									E4,607		
E5,188									E5,188		
E5,770									E5,770		
E6,351									E6,351		
E6,932									E6,932		
E7,513									E7,513		
E8,095									E8,095		
E8,676									E8,676		
E9,257									E9,257		
E9,838									E9,838		
E10,420									E10,420		
E11,033									E11,033		

RLVs less existing use value £7,534,800 per hectare
£3,050,526 per acre

Pubs/petrol stations

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph	Sales value Eper sq m	Market value range 2010	Market value range 2007
Build costs ->											
Sales value per sq m	E915 per sqm	E1023 per sqm	E1292 per sqm	E1507 per sqm	E1830 per sqm	E2045 per sqm	E2207 per sqm	E2368 per sqm			
E3,444									E3,444		
E4,026									E4,026		
E4,607									E4,607		
E5,188									E5,188		
E5,770									E5,770		
E6,351									E6,351		
E6,932									E6,932		
E7,513									E7,513		
E8,095									E8,095		
E8,676									E8,676		
E9,257									E9,257		
E9,838									E9,838		
E10,420									E10,420		
E11,033									E11,033		

RLVs less existing use value £1 per hectare
£0 per acre

LA Land (estate redevelopments)

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph	Sales value per sq m	Market value range 2010	Market value range 2007
Build costs ->											
Sales value per sq m	E915 per sqm	E1023 per sqm	E1292 per sqm	E1507 per sqm	E1830 per sqm	E2045 per sqm	E2207 per sqm	E2368 per sqm			
E3,444									E3,444		
E4,026									E4,026		
E4,607									E4,607		
E5,188									E5,188		
E5,770									E5,770		
E6,351									E6,351		
E6,932									E6,932		
E7,513									E7,513		
E8,095									E8,095		
E8,676									E8,676		
E9,257									E9,257		
E9,838									E9,838		
E10,420									E10,420		
E11,033									E11,033		

AFFORDABLE HOUSING VIABILITY ASSESSMENT

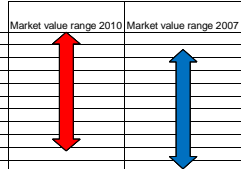
MODEL 36

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph	
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm	Sales value per sq m
E3.444	2,849,603	4,456,614	3,187,825	1,877,688	3,255,309	8,344,031	15,252,576	23,770,199	£3,444
E4.026	3,721,555	6,054,063	5,222,233	4,722,587	467,116	3,698,460	9,438,196	17,096,012	E4,026
E4.607	4,593,506	7,652,513	7,246,225	7,567,486	4,168,267	902,659	3,623,817	10,421,827	E4,607
E5.188	5,465,458	9,250,963	9,264,354	10,412,385	7,838,213	5,485,035	2,115,932	3,763,412	E5,188
E5.770	6,337,165	10,849,412	11,282,482	13,257,283	11,498,994	10,034,440	7,787,339	2,820,253	E5,770
E6.351	7,169,151	12,378,849	13,204,397	15,966,087	14,974,608	14,337,581	13,151,465	9,047,363	E6,351
E6.932	7,925,500	13,766,061	14,928,028	18,394,418	18,059,625	18,168,270	17,895,270	14,513,534	E6,932
E7.513	8,681,851	15,150,023	16,651,661	20,816,686	21,162,643	21,998,958	22,638,627	19,948,177	E7,513
E8.095	9,438,201	16,533,914	18,375,293	23,233,477	24,256,661	25,829,647	27,382,191	25,382,821	E8,095
E8.676	10,194,550	17,917,805	20,098,926	25,650,267	27,350,678	29,660,335	32,125,756	30,817,464	E8,676
E9.257	10,950,901	19,301,697	21,822,558	28,067,057	30,437,932	33,491,023	36,840,904	36,252,108	E9,257
E9.838	11,707,251	20,685,588	23,546,190	30,483,848	33,515,406	37,321,711	41,550,838	41,686,751	E9,838
E10.420	12,463,600	22,069,480	25,269,823	32,900,638	36,592,879	41,152,400	46,260,774	47,121,395	E10,420
E11.033	13,261,969	23,530,254	27,089,212	35,451,695	39,841,323	45,180,633	51,232,372	52,857,964	E11,033

All Hsg	40%
% SR	60%
% SO	40%
S106 (private)	£16,994 per unit
S106 (affordable)	£22,649 per unit
CSH (% uplift on Private)	11%
CSH (% uplift on AH)	11%
Grant	No
Developer's profit	20%
EUV	0% change from base
Build costs	0% change from base

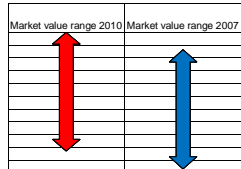
RLVs less existing use value £14,352,000 per hectare
£5,810,526 per acre

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph	
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm	Sales value per sq m
E3.444	-11,502,397	-9,896,386	-11,164,175	-12,474,312	-17,607,308	-22,696,031	-29,604,576	-38,122,198	£3,444
E4.026	-10,630,445	-8,297,937	-9,129,767	-9,629,413	-13,884,884	-18,050,460	-23,790,196	-31,448,012	E4,026
E4.607	-9,758,494	-6,699,487	-7,105,775	-6,784,514	-10,183,733	-13,449,341	-17,975,817	-24,773,826	E4,607
E5.188	-8,886,542	-5,101,037	-5,087,846	-3,939,615	-6,513,787	-8,866,965	-12,236,068	-18,115,412	E5,188
E5.770	-8,014,835	-3,502,588	-3,069,518	-1,094,717	-2,853,006	-4,317,560	-6,564,661	-11,531,747	E5,770
E6.351	-7,182,849	-1,973,151	-1,147,603	1,614,087	622,608	-14,419	1,200,502	5,304,637	E6,351
E6.932	-6,426,500	-585,939	576,028	4,042,418	3,716,625	3,816,270	3,543,063	161,534	E6,932
E7.513	-5,670,149	798,023	2,299,681	6,464,686	6,810,643	7,646,958	8,286,627	5,596,177	E7,513
E8.095	-4,913,789	2,381,914	4,023,293	9,881,477	9,904,661	11,477,647	13,030,191	11,030,821	E8,095
E8.676	-4,157,450	3,565,805	5,746,926	11,298,267	12,998,678	15,308,335	17,773,756	16,465,464	E8,676
E9.257	-3,401,099	4,949,697	7,470,558	13,715,057	16,085,932	19,139,023	22,488,904	21,900,108	E9,257
E9.838	-2,644,749	6,333,588	9,194,190	16,131,848	19,163,406	22,969,712	27,198,839	27,334,751	E9,838
E10.420	-1,888,400	7,717,480	10,917,823	18,548,638	22,240,879	26,800,400	31,908,774	32,769,395	E10,420
E11.033	-1,090,031	9,176,254	12,737,212	21,099,695	25,489,323	30,628,633	36,890,373	38,505,964	E11,033



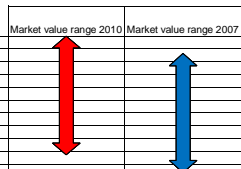
RLVs less existing use value £18,825,467 per hectare
£7,621,647 per acre

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph	
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm	Sales value per sq m
E3.444	-15,975,864	-14,369,853	-15,637,642	-16,947,779	-22,080,775	-27,169,498	-34,078,043	-42,595,665	£3,444
E4.026	-15,103,912	-12,771,404	-13,603,234	-14,102,880	-18,358,351	-22,523,927	-28,263,663	-35,921,479	E4,026
E4.607	-14,231,961	-11,172,954	-11,579,242	-11,257,981	-14,657,200	-17,922,808	-22,449,284	-29,247,293	E4,607
E5.188	-13,360,009	-9,574,504	-9,561,113	-8,413,082	-10,987,254	-13,340,432	-16,709,535	-22,588,879	E5,188
E5.770	-12,488,302	-7,976,055	-7,542,385	-5,568,184	-7,326,473	-8,791,027	-11,038,128	-16,095,214	E5,770
E6.351	-11,656,316	-6,446,618	-6,446,618	-5,621,070	-2,859,390	-3,850,859	-4,487,886	-5,673,969	E6,351
E6.932	-10,899,967	-5,059,406	-3,897,439	-431,049	-756,842	-657,197	-930,404	-4,311,933	E6,932
E7.513	-10,143,616	-3,675,444	-2,173,806	1,991,219	2,337,176	3,173,491	3,813,160	1,122,710	E7,513
E8.095	-9,387,266	-2,291,553	450,174	4,408,010	5,431,194	7,004,180	8,556,724	6,557,354	E8,095
E8.676	-8,630,917	-907,863	1,273,459	6,824,800	8,525,211	10,834,868	13,300,289	11,994,997	E8,676
E9.257	-7,874,566	476,230	2,987,091	9,241,590	11,612,465	14,665,556	18,015,437	17,426,641	E9,257
E9.838	-7,118,216	1,860,121	4,720,723	11,658,381	14,689,939	18,496,245	22,725,372	22,861,284	E9,838
E10.420	-6,361,867	3,244,013	6,444,356	14,075,171	17,767,412	22,326,933	27,435,307	28,295,928	E10,420
E11.033	-5,563,498	4,704,787	8,263,745	16,626,228	21,015,856	26,355,166	32,406,906	34,032,497	E11,033



RLVs less existing use value £7,534,800 per hectare
£3,050,526 per acre

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph	
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm	Sales value per sq m
E3.444	-4,685,197	-3,079,186	-4,346,975	-5,657,112	-10,790,108	-15,878,831	-22,787,376	-31,304,998	£3,444
E4.026	-3,813,245	-1,480,737	-2,312,867	-2,812,213	-7,067,684	-11,233,260	-16,972,996	-24,630,812	E4,026
E4.607	-2,941,294	-117,713	288,575	32,686	3,366,533	6,632,141	11,158,617	17,066,626	E4,607
E5.188	-2,069,342	1,716,163	1,729,554	2,877,585	303,413	2,049,765	5,418,868	11,298,212	E5,188
E5.770	-1,197,635	3,314,612	3,747,682	5,722,483	3,964,194	2,499,640	252,530	-4,714,547	E5,770
E6.351	-365,649	4,844,049	5,669,597	8,431,287	7,439,808	6,802,781	5,616,698	1,512,563	E6,351
E6.932	-390,700	6,231,261	7,393,228	10,859,618	10,533,825	10,633,470	10,360,263	6,978,734	E6,932
E7.513	1,147,051	7,615,223	9,116,861	13,281,886	13,627,843	14,464,158	15,103,827	12,413,377	E7,513
E8.095	1,903,401	8,999,114	10,840,493	15,698,677	16,721,861	18,294,847	19,847,391	17,848,021	E8,095
E8.676	2,659,750	10,383,005	12,564,126	18,115,467	19,815,878	22,125,535	24,590,956	23,282,664	E8,676
E9.257	3,416,101	11,766,897	14,287,758	20,532,257	22,903,132	25,956,223	29,306,104	28,717,308	E9,257
E9.838	4,172,451	13,150,788	16,011,390	22,949,048	25,980,606	29,786,912	34,016,039	34,151,951	E9,838
E10.420	4,928,800	14,534,880	17,726,023	25,365,838	29,058,079	33,517,600	38,726,974	39,586,595	E10,420
E11.033	5,727,169	15,995,454	19,554,412	27,916,895	32,306,523	37,645,833	43,697,573	45,323,164	E11,033



RLVs less existing use value £1 per hectare
£0 per acre

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph	
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm	Sales value per sq m
E3.444	2,849,603	4,456,614	3,187,824	1,877,687	3,255,309	8,344,032	15,252,577	23,770,199	£3,444
E4.026	3,721,554	6,054,062	5,222,232	4,722,586	467,115	3,698,461	9,438,197	17,096,013	E4,026
E4.607	4,593,505	7,652,512	7,246,224	7,567,485	4,168,266	902,658	3,623,818	10,421,827	E4,607
E5.188	5,465,457	9,250,962	9,264,353	10,412,384	7,838,212	5,485,034	2,115,931	3,763,413	E5,188
E5.770	6,337,164	10,849,411	11,282,481	13,257,282	11,498,993	10,034,439	7,787,338	2,820,252	E5,770
E6.351	7,169,150	12,378,848	13,204,396	15,966,086	14,974,607	14,337,580	13,151,467	9,047,362	E6,351
E6.932	7,925,499	13,766,060	14,928,027	18,394,417	18,068,624	18,168,269	17,895,269	14,513,533	E6,932
E7.513	8,681,850	15,150,022	16,651,660	20,816,685	21,162,642	21,998,957	22,638,626	19,948,176	E7,513
E8.095	9,438,200	16,533,913	18,375,292	23,233,476	24,256,660	25,829,646	27,382,190	25,382,820	E8,095
E8.676	10,194,549	17,917,804	20,098,925	25,650,266	27,350,677	29,660,334	32,125,755	30,817,463	E8,676
E9.257	10,950,900	19,301,696	21,822,557	28,067,056	30,437,931	33,491,022	36,840,903	36,252,107	E9,257
E9.838	11,707,250	20,685,587	23,546,189	30,483,847	33,515,405	37,321,711	41,550,838	41,686,750	E9,838
E10.420	12,463,599	22,069,479	25,269,822	32,900,637	36,592,878	41,152,399	46,260,773	47,121,394	E10,420
E11.033	13,261,968	23,530,253	27,089,211	35,451,694	39,841,322	45,180,632	51,232,372	52,857,963	E11,033

MODEL 36

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph	
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm	
Sales value psm									Sales value psm
£3,444	2,849,603	4,455,614	3,187,825	1,877,688	- 3,255,308	- 8,344,031	15,252,576	- 23,770,198	3,444
£4,026	3,721,555	6,054,063	5,222,233	4,722,587	467,116	- 3,698,460	9,438,196	- 17,096,012	4,026
£4,607	4,593,506	7,652,513	7,246,225	7,567,486	4,168,267	902,659	3,623,817	- 10,421,826	4,607
£5,188	5,465,458	9,250,963	9,264,354	10,412,385	7,836,213	5,485,035	2,115,932	- 3,763,412	5,188
£5,770	6,337,165	10,849,472	11,282,482	13,257,283	11,498,994	10,034,440	7,787,338	2,820,253	5,770
£6,351	7,169,151	12,378,849	13,204,397	15,966,087	14,974,608	14,337,581	13,151,498	9,047,363	6,351
£6,932	7,925,500	13,766,061	14,928,028	18,394,418	18,068,625	18,168,270	17,895,063	14,513,534	6,932
£7,513	8,681,851	15,150,023	16,651,661	20,816,686	21,162,643	21,998,958	22,638,627	19,948,177	7,513
£8,095	9,438,201	16,533,914	18,375,293	23,233,477	24,256,661	25,829,647	27,382,191	25,382,821	8,095
£8,676	10,194,550	17,917,805	20,088,926	25,650,267	27,350,678	29,660,335	32,125,756	30,817,464	8,676
£9,257	10,950,901	19,301,697	21,822,558	28,067,057	30,437,932	33,491,023	36,840,904	36,252,108	9,257
£9,838	11,707,251	20,685,588	23,546,190	30,483,848	33,515,406	37,321,712	41,550,839	41,686,751	9,838
£10,420	12,463,600	22,069,480	25,269,823	32,900,638	36,592,879	41,152,400	46,260,774	47,121,395	10,420
£11,033	13,261,969	23,530,254	27,089,212	35,451,695	39,841,323	45,180,633	51,232,373	52,857,864	11,033

Aff Hsg	40%
% SR	60%
% SO	40%
S106 (private)	£16,994 per unit
S106 (affordable)	£22,649 per unit
CIL	
CSH (% uplift on Private)	11%
CSH (% uplift on AH)	11%
Grant	No
Developer's profit	20%
EVV	0% change from base
Build costs	0% change from base

RLVs less existing use value **£14,352,000 per hectare** **£5,810,526 per acre** **Secondary offices**

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph		Market value range 2010	Market value range 2007
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm			
Sales value psm									Sales value psm		
£3,444	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£3,444		
£4,026	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£4,026		
£4,607	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£4,607		
£5,188	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£5,188		
£5,770	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£5,770		
£6,351	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£6,351		
£6,932	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£6,932		
£7,513	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£7,513		
£8,095	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£8,095		
£8,676	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£8,676		
£9,257	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£9,257		
£9,838	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£9,838		
£10,420	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£10,420		
£11,033	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£11,033		

RLVs less existing use value **£18,825,467 per hectare** **£7,621,647 per acre** **Existing residential**

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph		Market value range 2010	Market value range 2007
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm			
Sales value psm									Sales value psm		
£3,444	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£3,444		
£4,026	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£4,026		
£4,607	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£4,607		
£5,188	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£5,188		
£5,770	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£5,770		
£6,351	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£6,351		
£6,932	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£6,932		
£7,513	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£7,513		
£8,095	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£8,095		
£8,676	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£8,676		
£9,257	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£9,257		
£9,838	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£9,838		
£10,420	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£10,420		
£11,033	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£11,033		

RLVs less existing use value **£7,534,800 per hectare** **£3,050,526 per acre** **Pubs/petrol stations**

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph		Market value range 2010	Market value range 2007
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm			
Sales value psm									Sales value psm		
£3,444	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£3,444		
£4,026	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£4,026		
£4,607	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£4,607		
£5,188	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£5,188		
£5,770	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£5,770		
£6,351	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£6,351		
£6,932	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£6,932		
£7,513	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£7,513		
£8,095	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£8,095		
£8,676	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£8,676		
£9,257	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£9,257		
£9,838	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£9,838		
£10,420	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£10,420		
£11,033	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£11,033		

RLVs less existing use value **£1 per hectare** **£0 per acre** **LA Land (estate redevelopments)**

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph		Market value range 2010	Market value range 2007
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm			
Sales value psm									Sales value psm		
£3,444	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£3,444		
£4,026	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£4,026		
£4,607	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£4,607		
£5,188	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£5,188		
£5,770	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£5,770		
£6,351	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£6,351		
£6,932	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£6,932		
£7,513	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£7,513		
£8,095	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£8,095		
£8,676	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£8,676		
£9,257	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£9,257		
£9,838	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£9,838		
£10,420	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£10,420		
£11,033	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£11,033		

RB Kingston - 30% affordable

	AH percentage	Tenure		Affordable Rent - % of market rent	Section 106 (per unit)	CSH		Grant	Profit	EUV	Build costs	Wheelchair (costs +10%)
		Affordable Rent	Intermediate			Private	Affordable					
Model 1	30%	70%	30%	60%	Education only	Level 4	Level 4	No	17%	Base	Base	10% of all units
Model 2	30%	70%	30%	60%	Education only	Level 4	Level 4	No	20%	Base	Base	10% of all units
Model 3	30%	70%	30%	60%	Mid-point	Level 4	Level 4	No	17%	Base	Base	10% of all units
Model 4	30%	70%	30%	60%	Mid-point	Level 4	Level 4	No	20%	Base	Base	10% of all units
Model 5	30%	70%	30%	60%	Full tariff	Level 4	Level 4	No	17%	Base	Base	10% of all units
Model 6	30%	70%	30%	60%	Full tariff	Level 4	Level 4	No	20%	Base	Base	10% of all units
Model 7	30%	60%	40%	60%	Education only	Level 4	Level 4	No	17%	Base	Base	10% of all units
Model 8	30%	60%	40%	60%	Education only	Level 4	Level 4	No	20%	Base	Base	10% of all units
Model 9	30%	60%	40%	60%	Mid-point	Level 4	Level 4	No	17%	Base	Base	10% of all units
Model 10	30%	60%	40%	60%	Mid-point	Level 4	Level 4	No	20%	Base	Base	10% of all units
Model 11	30%	60%	40%	60%	Full tariff	Level 4	Level 4	No	17%	Base	Base	10% of all units
Model 12	30%	60%	40%	60%	Full tariff	Level 4	Level 4	No	20%	Base	Base	10% of all units
Model 13	30%	70%	30%	70%	Education only	Level 4	Level 4	No	17%	Base	Base	10% of all units
Model 14	30%	70%	30%	70%	Education only	Level 4	Level 4	No	20%	Base	Base	10% of all units
Model 15	30%	70%	30%	70%	Mid-point	Level 4	Level 4	No	17%	Base	Base	10% of all units
Model 16	30%	70%	30%	70%	Mid-point	Level 4	Level 4	No	20%	Base	Base	10% of all units
Model 17	30%	70%	30%	70%	Full tariff	Level 4	Level 4	No	17%	Base	Base	10% of all units
Model 18	30%	70%	30%	70%	Full tariff	Level 4	Level 4	No	20%	Base	Base	10% of all units
Model 19	30%	60%	40%	70%	Education only	Level 4	Level 4	No	17%	Base	Base	10% of all units
Model 20	30%	60%	40%	70%	Education only	Level 4	Level 4	No	20%	Base	Base	10% of all units
Model 21	30%	60%	40%	70%	Mid-point	Level 4	Level 4	No	17%	Base	Base	10% of all units
Model 22	30%	60%	40%	70%	Mid-point	Level 4	Level 4	No	20%	Base	Base	10% of all units
Model 23	30%	60%	40%	70%	Full tariff	Level 4	Level 4	No	17%	Base	Base	10% of all units
Model 24	30%	60%	40%	70%	Full tariff	Level 4	Level 4	No	20%	Base	Base	10% of all units
Model 25	30%	70%	30%	80%	Education only	Level 4	Level 4	No	17%	Base	Base	10% of all units
Model 26	30%	70%	30%	80%	Education only	Level 4	Level 4	No	20%	Base	Base	10% of all units
Model 27	30%	70%	30%	80%	Mid-point	Level 4	Level 4	No	17%	Base	Base	10% of all units
Model 28	30%	70%	30%	80%	Mid-point	Level 4	Level 4	No	20%	Base	Base	10% of all units
Model 29	30%	70%	30%	80%	Full tariff	Level 4	Level 4	No	17%	Base	Base	10% of all units
Model 30	30%	70%	30%	80%	Full tariff	Level 4	Level 4	No	20%	Base	Base	10% of all units
Model 31	30%	60%	40%	80%	Education only	Level 4	Level 4	No	17%	Base	Base	10% of all units
Model 32	30%	60%	40%	80%	Education only	Level 4	Level 4	No	20%	Base	Base	10% of all units
Model 33	30%	60%	40%	80%	Mid-point	Level 4	Level 4	No	17%	Base	Base	10% of all units
Model 34	30%	60%	40%	80%	Mid-point	Level 4	Level 4	No	20%	Base	Base	10% of all units
Model 35	30%	60%	40%	80%	Full tariff	Level 4	Level 4	No	17%	Base	Base	10% of all units
Model 36	30%	60%	40%	80%	Full tariff	Level 4	Level 4	No	20%	Base	Base	10% of all units

AFFORDABLE HOUSING VIABILITY ASSESSMENT

MODEL 1

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph	
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm	Sales value per sq m
£3.444	3,331,914	5,321,030	4,510,788	3,720,112	875,453	5,420,162	11,487,131	19,275,305	£3,444
£4.026	4,313,614	7,118,956	6,779,874	6,893,724	3,232,380	290,385	5,062,243	11,913,002	£4,026
£4.607	5,295,315	8,916,881	9,034,786	10,067,336	7,325,476	4,795,503	1,300,885	4,552,424	£4,607
£5.188	6,277,015	10,714,807	11,286,754	13,240,949	11,389,331	9,864,787	7,587,193	2,709,446	£5,188
£5.770	7,258,716	12,512,734	13,538,721	16,414,561	15,453,186	14,896,228	13,847,356	9,971,316	£5,770
£6.351	8,219,506	14,271,839	15,736,568	19,511,619	19,412,885	19,798,711	19,938,129	16,997,545	£6,351
£6.932	9,136,682	15,950,944	17,822,881	22,450,913	23,157,935	24,435,440	25,679,820	23,578,729	£6,932
£7.513	10,052,180	17,630,050	19,909,195	25,378,152	26,902,985	29,072,169	31,421,508	30,153,911	£7,513
£8.095	10,967,679	19,309,154	21,995,608	28,303,475	30,648,035	33,708,898	37,163,198	36,732,095	£8,095
£8.676	11,883,178	20,984,765	24,081,821	31,228,798	34,387,682	38,345,628	42,865,596	43,310,278	£8,676
£9.257	12,798,676	22,659,851	26,168,136	34,154,122	38,112,707	42,882,356	48,566,580	49,888,461	£9,257
£9.838	13,714,174	24,334,936	28,254,448	37,079,445	41,837,732	47,618,947	54,267,565	56,466,643	£9,838
£10.420	14,629,673	26,010,022	30,340,762	40,004,768	45,562,757	52,230,882	59,968,548	63,044,828	£10,420
£11.033	15,596,033	27,778,167	32,542,981	43,092,608	49,494,728	57,099,037	65,986,254	69,988,466	£11,033

All Hsg	30%
% SR	70%
% SO	30%
S106 (private)	£4,015 per unit
S106 (affordable)	£8,717 per unit
CSH (% uplift on Private)	11%
CSH (% uplift on AH)	11%
Grant	No
Developer's profit	17%
EUV	0% change from base
Build costs	0% change from base

RLVs less existing use value £14,352,000 per hectare
£5,810,526 per acre

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph	
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm	Sales value per sq m
£3.444	- 11,020,086	- 9,030,970	- 9,841,212	- 10,631,888	- 15,227,453	- 19,772,162	- 25,839,131	- 33,627,305	£3,444
£4.026	- 10,038,386	- 7,233,044	- 7,572,126	- 7,458,276	- 11,119,620	- 14,642,385	- 19,414,243	- 26,265,002	£4,026
£4.607	- 9,056,685	- 5,435,119	- 5,317,214	- 4,284,664	- 7,026,524	- 9,556,497	- 13,051,115	- 18,904,424	£4,607
£5.188	- 8,074,985	- 3,837,193	- 3,065,246	- 1,111,051	- 2,962,669	- 4,487,213	- 6,784,807	- 11,642,554	£5,188
£5.770	- 7,093,284	- 1,839,266	- 813,279	- 2,062,561	- 1,101,196	- 544,228	- 504,644	- 4,380,684	£5,770
£6.351	- 6,132,494	- 80,161	- 1,384,568	- 5,159,619	- 5,060,885	- 5,446,711	- 5,586,129	- 2,645,545	£6,351
£6.932	- 5,215,318	- 1,598,944	- 3,470,881	- 8,098,913	- 8,805,935	- 10,083,440	- 11,327,820	- 9,223,729	£6,932
£7.513	- 4,299,820	- 3,278,050	- 5,557,195	- 11,026,152	- 12,550,985	- 14,720,169	- 17,069,509	- 15,801,911	£7,513
£8.095	- 3,384,321	- 4,957,154	- 7,643,508	- 13,951,476	- 16,296,035	- 19,366,898	- 22,811,198	- 22,380,095	£8,095
£8.676	- 2,468,822	- 6,632,765	- 9,729,821	- 16,876,798	- 20,035,682	- 23,993,628	- 28,513,596	- 28,958,278	£8,676
£9.257	- 1,553,324	- 8,307,851	- 11,816,135	- 19,802,122	- 23,760,707	- 28,630,356	- 34,214,580	- 36,536,461	£9,257
£9.838	- 637,826	- 9,982,936	- 13,902,449	- 22,727,445	- 27,485,732	- 33,266,947	- 39,915,565	- 42,114,644	£9,838
£10.420	- 277,673	- 11,658,022	- 15,988,762	- 25,652,768	- 31,210,757	- 37,878,883	- 45,616,548	- 48,692,828	£10,420
£11.033	- 1,244,033	- 15,426,167	- 19,190,981	- 28,740,609	- 35,142,729	- 42,747,037	- 51,634,254	- 55,636,466	£11,033

Market value range 2010		
Market value range 2007		

RLVs less existing use value £18,825,467 per hectare
£7,621,647 per acre

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph	
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm	Sales value per sq m
£3.444	- 15,493,553	- 13,504,437	- 14,314,679	- 15,105,355	- 19,700,920	- 24,245,629	- 30,312,598	- 38,100,772	£3,444
£4.026	- 14,511,853	- 11,706,511	- 12,045,593	- 11,931,743	- 15,593,087	- 19,115,852	- 23,887,710	- 30,738,469	£4,026
£4.607	- 13,530,152	- 9,908,586	- 9,790,681	- 8,758,131	- 11,499,991	- 14,029,964	- 17,524,582	- 23,377,891	£4,607
£5.188	- 12,548,452	- 8,110,660	- 7,538,713	- 5,594,518	- 7,436,136	- 8,960,680	- 11,238,274	- 16,116,021	£5,188
£5.770	- 11,566,751	- 6,312,733	- 5,286,746	- 2,410,806	- 3,372,281	- 3,929,239	- 4,978,111	- 8,854,151	£5,770
£6.351	- 10,606,961	- 4,553,626	- 3,088,899	- 686,152	- 987,418	- 973,244	- 1,112,662	- 1,827,922	£6,351
£6.932	- 9,688,785	- 2,874,523	- 1,002,586	- 3,625,446	- 4,332,468	- 5,609,973	- 6,854,353	- 4,750,262	£6,932
£7.513	- 8,773,287	- 1,195,417	- 1,083,728	- 6,552,685	- 8,077,518	- 10,246,702	- 12,596,042	- 11,328,444	£7,513
£8.095	- 7,857,788	- 483,687	- 3,170,041	- 9,478,008	- 11,822,568	- 14,883,431	- 18,337,731	- 17,906,628	£8,095
£8.676	- 6,942,289	- 2,159,298	- 5,256,354	- 12,403,331	- 15,562,215	- 19,520,161	- 24,040,128	- 24,484,911	£8,676
£9.257	- 6,026,791	- 3,834,384	- 7,342,668	- 15,328,655	- 19,287,240	- 24,156,889	- 29,741,113	- 31,062,994	£9,257
£9.838	- 5,111,293	- 5,509,469	- 9,428,982	- 18,253,978	- 23,012,265	- 28,793,480	- 35,442,098	- 37,641,177	£9,838
£10.420	- 4,195,794	- 7,184,555	- 11,515,295	- 21,179,301	- 26,737,290	- 33,405,416	- 41,143,081	- 44,219,361	£10,420
£11.033	- 3,229,434	- 8,952,700	- 13,717,514	- 24,267,142	- 30,669,262	- 38,273,570	- 47,160,787	- 51,162,999	£11,033

Market value range 2010		
Market value range 2007		

RLVs less existing use value £7,534,800 per hectare
£3,050,526 per acre

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph	
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm	Sales value per sq m
£3.444	- 4,202,886	- 2,213,770	- 3,024,012	- 3,814,688	- 8,410,253	- 12,954,962	- 19,021,931	- 26,810,105	£3,444
£4.026	- 3,221,186	- 415,844	- 754,926	- 641,076	- 4,302,420	- 7,825,185	- 12,597,043	- 19,447,802	£4,026
£4.607	- 2,239,485	- 1,382,081	- 1,499,986	- 2,532,536	- 290,324	- 2,738,297	- 6,233,915	- 10,087,224	£4,607
£5.188	- 1,257,785	- 3,180,007	- 3,751,954	- 5,706,149	- 3,854,531	- 2,329,987	- 52,993	- 4,825,354	£5,188
£5.770	- 276,084	- 4,977,934	- 6,003,921	- 8,879,761	- 7,918,386	- 7,361,428	- 6,312,556	- 2,436,516	£5,770
£6.351	- 684,706	- 6,737,039	- 8,201,768	- 11,976,819	- 11,878,085	- 12,263,911	- 12,403,329	- 9,462,745	£6,351
£6.932	- 1,601,882	- 8,416,144	- 10,288,081	- 14,916,113	- 15,623,135	- 16,900,640	- 18,145,020	- 16,040,929	£6,932
£7.513	- 2,517,380	- 10,095,250	- 12,374,395	- 17,843,292	- 19,368,185	- 21,537,369	- 23,886,708	- 22,619,111	£7,513
£8.095	- 3,432,879	- 11,774,354	- 14,460,708	- 20,768,675	- 23,113,235	- 26,174,098	- 29,628,398	- 29,197,295	£8,095
£8.676	- 4,348,378	- 13,449,965	- 16,547,021	- 23,693,998	- 26,852,882	- 30,810,828	- 35,330,796	- 36,775,478	£8,676
£9.257	- 5,263,876	- 15,125,051	- 18,633,335	- 26,619,322	- 30,577,907	- 35,447,556	- 41,031,780	- 42,353,681	£9,257
£9.838	- 6,179,374	- 16,800,136	- 20,719,649	- 29,544,645	- 34,302,932	- 40,084,147	- 46,732,765	- 46,931,844	£9,838
£10.420	- 7,094,873	- 18,475,222	- 22,805,962	- 32,469,988	- 38,027,957	- 44,598,983	- 52,433,748	- 55,510,028	£10,420
£11.033	- 8,061,233	- 20,243,367	- 25,008,181	- 35,557,809	- 41,959,929	- 49,564,237	- 58,451,454	- 62,453,666	£11,033

Market value range 2010		
Market value range 2007		

RLVs less existing use value £1 per hectare
£0 per acre

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph	
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm	Sales value per sq m
£3.444	3,331,913	5,321,029	4,510,787	3,720,111	875,454	5,420,163	11,487,132	19,275,306	£3,444
£4.026	4,313,613	7,118,955	6,779,873	6,893,723	3,232,379	290,386	5,062,244	11,913,003	£4,026
£4.607	5,295,314	8,916,880	9,034,785	10,067,335	7,325,475	4,795,502	1,300,884	4,552,425	£4,607
£5.188	6,277,014	10,714,806	11,286,753	13,240,948	11,389,330	9,864,786	7,587,192	2,709,445	£5,188
£5.770	7,258,715	12,512,733	13,538,720	16,414,560	15,453,185	14,896,227	13,847,355	9,971,315	£5,770
£6.351	8,219,505	14,271,838	15,736,567	19,511,618	19,412,884	19,798,710	19,938,128	16,997,544	£6,351
£6.932	9,136,681	15,950,943	17,822,880	22,450,912	23,157,934	24,435,439	25,679,819	23,578,728	£6,932
£7.513	10,052,179	17,630,049	19,909,194	25,378,151	26,902,984	29,072,168	31,421,508	30,153,910	£7,513
£8.095	10,967,678	19,309,153	21,995,597	28,303,474	30,648,034	33,708,897	37,163,197	36,732,094	£8,095
£8.676	11,883,177	20,984,764	24,081,820	31,228,797	34,387,681	38,345,627	42,865,595	43,310,277	£8,676
£9.257	12,798,675	22,659,850	26,168,134	34,154,121	38,112,706	42,882,355	48,566,579	49,888,460</	

AFFORDABLE HOUSING VIABILITY ASSESSMENT

MODEL 1

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph	
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm	
Sales value psm									Sales value psm
£3,444	3,331,914	5,321,030	4,510,788	3,720,112	- 875,453	- 5,420,162	11,487,131	- 19,275,305	3,444
£4,026	4,313,614	7,118,956	6,779,874	6,893,724	3,232,380	- 290,385	5,062,243	- 11,913,002	4,026
£4,607	5,295,315	8,916,881	9,034,786	10,067,336	7,325,476	4,795,503	1,300,885	4,552,424	4,607
£5,188	6,277,015	10,714,807	11,286,754	13,240,949	11,389,331	9,864,787	7,587,193	2,709,446	5,188
£5,770	7,258,716	12,512,734	13,538,721	16,414,561	15,453,188	14,996,228	13,847,356	9,971,316	5,770
£6,351	8,219,508	14,271,839	15,736,568	19,511,619	19,412,885	19,788,711	19,938,129	16,907,545	6,351
£6,932	9,136,682	15,950,944	17,822,881	22,450,913	23,157,935	24,435,440	25,679,820	23,575,729	6,932
£7,513	10,052,180	17,630,050	19,909,195	25,378,152	26,902,985	29,072,169	31,421,509	30,153,911	7,513
£8,095	10,967,679	19,309,154	21,995,508	28,303,475	30,648,035	33,708,898	37,163,198	36,732,095	8,095
£8,676	11,883,178	20,994,765	24,081,821	31,228,798	34,387,682	38,345,628	42,865,596	43,310,278	8,676
£9,257	12,798,676	22,859,851	26,168,135	34,154,122	38,112,707	42,982,356	48,566,580	49,888,461	9,257
£9,838	13,714,174	24,334,936	28,254,449	37,079,445	41,837,732	47,618,947	54,267,565	56,466,644	9,838
£10,420	14,629,673	26,010,022	30,340,762	40,004,768	45,562,757	52,230,883	59,968,548	63,044,828	10,420
£11,033	15,596,033	27,778,167	32,542,981	43,092,609	49,494,729	57,099,037	65,986,254	69,988,466	11,033

Aff Hsg	30%
% SR	70%
% SO	30%
S106 (private)	£4,015 per unit
S106 (affordable)	£8,717 per unit
CIL	
CSH (% uplift on Private)	11%
CSH (% uplift on AH)	11%
Grant	No
Developer's profit	17%
EVV	0% change from base
Build costs	0% change from base

RLVs less existing use value **£14,352,000 per hectare** **£5,810,526 per acre** **Secondary offices**

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph			
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm			
Sales value pper sq m									Sales value pper sq m	Market value range 2010	Market value range 2007
£3,444	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£3,444	↕	↕
£4,026	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£4,026		
£4,607	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£4,607		
£5,188	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£5,188		
£5,770	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£5,770		
£6,351	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£6,351		
£6,932	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£6,932		
£7,513	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£7,513		
£8,095	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£8,095		
£8,676	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£8,676		
£9,257	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£9,257		
£9,838	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£9,838		
£10,420	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£10,420		
£11,033	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£11,033		

RLVs less existing use value **£18,825,467 per hectare** **£7,621,647 per acre** **Existing residential**

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph			
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm			
Sales value pper sq m									Sales value pper sq m	Market value range 2010	Market value range 2007
£3,444	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£3,444	↕	↕
£4,026	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£4,026		
£4,607	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£4,607		
£5,188	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£5,188		
£5,770	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£5,770		
£6,351	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£6,351		
£6,932	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£6,932		
£7,513	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£7,513		
£8,095	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£8,095		
£8,676	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£8,676		
£9,257	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£9,257		
£9,838	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£9,838		
£10,420	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£10,420		
£11,033	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£11,033		

RLVs less existing use value **£7,534,800 per hectare** **£3,050,526 per acre** **Pubs/petrol stations**

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph			
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm			
Sales value pper sq m									Sales value pper sq m	Market value range 2010	Market value range 2007
£3,444	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£3,444	↕	↕
£4,026	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£4,026		
£4,607	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£4,607		
£5,188	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£5,188		
£5,770	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£5,770		
£6,351	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£6,351		
£6,932	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£6,932		
£7,513	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£7,513		
£8,095	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£8,095		
£8,676	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£8,676		
£9,257	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£9,257		
£9,838	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£9,838		
£10,420	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£10,420		
£11,033	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£11,033		

RLVs less existing use value **£1 per hectare** **£0 per acre** **LA Land (estate redevelopments)**

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph			
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm			
Sales value pper sq m									Sales value pper sq m	Market value range 2010	Market value range 2007
£3,444	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£3,444	↕	↕
£4,026	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£4,026		
£4,607	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£4,607		
£5,188	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£5,188		
£5,770	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£5,770		
£6,351	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£6,351		
£6,932	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£6,932		
£7,513	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£7,513		
£8,095	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£8,095		
£8,676	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£8,676		
£9,257	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£9,257		
£9,838	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£9,838		
£10,420	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£10,420		
£11,033	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£11,033		

AFFORDABLE HOUSING VIABILITY ASSESSMENT

MODEL 2

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph	
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm	Sales value per sq m
£3.444	3,135,352	4,961,382	4,052,207	3,078,705	1,703,604	6,457,649	12,774,866	20,748,606	£3,444
£4.026	4,083,883	6,698,617	6,245,347	6,146,078	2,269,115	1,482,999	6,562,967	13,629,936	£4,026
£4.607	5,032,413	8,435,852	8,428,573	9,213,451	6,236,794	3,433,517	389,434	6,511,265	£4,607
£5.188	5,980,945	10,173,088	10,605,133	12,280,824	10,165,287	8,349,304	5,709,581	535,505	£5,188
£5.770	6,929,476	11,910,323	12,781,691	15,348,197	14,093,778	13,213,152	11,762,213	7,557,087	£5,770
£6.351	7,877,096	13,608,739	14,904,129	18,339,016	17,919,113	17,948,043	17,645,456	14,370,592	£6,351
£6.932	8,741,622	15,227,153	16,915,033	21,172,070	21,827,801	22,417,179	22,417,179	20,711,010	£6,932
£7.513	9,624,458	16,845,567	18,925,938	23,999,596	25,137,488	26,886,316	28,713,773	27,051,427	£7,513
£8.095	10,506,866	18,463,982	20,936,842	26,819,184	28,747,175	31,355,452	34,247,933	33,391,845	£8,095
£8.676	11,389,274	20,081,072	22,947,747	29,638,773	32,356,862	35,824,588	39,764,758	39,732,262	£8,676
£9.257	12,271,682	21,695,612	24,958,851	32,458,363	35,952,646	40,293,724	45,259,683	46,072,680	£9,257
£9.838	13,154,091	23,310,152	26,989,856	35,277,861	38,543,032	44,762,861	50,754,608	52,413,097	£9,838
£10.420	14,036,498	24,924,691	28,980,459	38,097,540	43,133,418	49,223,130	56,249,533	58,753,514	£10,420
£11.033	14,967,929	26,628,928	31,103,082	41,073,772	46,923,270	53,915,327	62,049,731	66,446,176	£11,033

All Hsg	30%
% SR	70%
% SO	30%
S106 (private)	£4,015 per unit
S106 (affordable)	£8,717 per unit
CSH (% uplift on Private)	11%
CSH (% uplift on AH)	11%
Grant	No
Developer's profit	20%
EUV	0% change from base
Build costs	0% change from base

RLVs less existing use value **£14,352,000 per hectare** **Secondary offices**
£5,810,526 per acre

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph	
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm	Sales value per sq m
£3.444	-11,216,647	9,390,618	10,299,792	11,273,295	16,055,603	20,809,648	27,126,865	35,100,606	£3,444
£4.026	-10,268,117	7,653,383	8,106,653	8,205,922	12,082,885	15,834,999	20,914,967	27,981,935	£4,026
£4.607	-9,319,586	5,916,147	5,923,426	5,138,549	8,115,205	10,918,482	14,741,433	20,863,264	£4,607
£5.188	-8,371,053	4,178,912	3,746,867	2,071,176	4,186,713	6,002,696	8,642,419	13,816,495	£5,188
£5.770	-7,422,524	2,441,677	1,570,309	996,197	2,588,222	1,138,848	2,589,787	6,794,913	£5,770
£6.351	-6,494,904	743,261	552,129	3,987,016	3,566,113	3,596,043	3,293,456	18,592	£6,351
£6.932	-5,610,378	875,153	2,563,033	6,820,070	7,175,801	8,065,179	8,827,615	6,359,010	£6,932
£7.513	-4,727,542	2,493,567	4,573,938	9,647,596	10,785,488	12,534,316	14,361,773	12,699,427	£7,513
£8.095	-3,845,134	4,111,082	6,594,842	12,467,184	14,395,175	17,003,452	19,805,933	19,039,845	£8,095
£8.676	-2,962,726	5,729,072	8,595,747	15,286,773	18,004,862	21,472,588	25,412,758	25,380,282	£8,676
£9.257	-2,080,318	7,343,612	10,606,651	18,106,383	21,600,646	25,941,724	30,907,683	31,720,680	£9,257
£9.838	-1,197,909	8,958,152	12,617,556	20,925,951	25,191,032	30,410,861	36,402,608	38,061,097	£9,838
£10.420	-315,501	10,572,691	14,628,459	23,745,540	28,781,418	34,871,130	41,897,533	44,401,514	£10,420
£11.033	615,923	12,276,928	16,751,082	26,721,772	32,571,270	39,563,327	47,697,731	51,094,177	£11,033

Market value range 2010		
Market value range 2007		

RLVs less existing use value **£18,825,467 per hectare** **Existing residential**
£7,621,647 per acre

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph	
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm	Sales value per sq m
£3.444	-15,690,114	13,864,085	14,773,259	15,746,762	20,529,070	25,283,115	31,600,332	39,574,073	£3,444
£4.026	-14,741,584	12,126,850	12,580,120	12,679,389	16,556,352	20,308,466	25,388,434	32,455,402	£4,026
£4.607	-13,793,053	10,389,614	10,396,893	9,612,016	12,588,672	15,391,949	19,214,900	25,336,731	£4,607
£5.188	-12,844,522	8,652,379	8,220,334	6,544,643	8,660,180	10,476,163	13,115,886	18,289,962	£5,188
£5.770	-11,895,991	6,915,144	6,043,776	3,477,270	4,731,689	5,612,315	7,063,254	11,268,380	£5,770
£6.351	-10,969,371	5,216,728	3,921,338	496,451	807,954	877,424	1,180,011	4,454,875	£6,351
£6.932	-10,083,845	3,598,314	1,910,434	2,346,603	2,702,334	3,591,712	4,354,148	1,885,543	£6,932
£7.513	-9,201,009	1,979,900	100,471	5,174,129	6,312,021	8,060,849	9,888,306	8,225,960	£7,513
£8.095	-8,318,601	361,486	2,111,375	7,993,717	9,921,708	12,529,985	15,422,466	14,566,378	£8,095
£8.676	-7,436,183	1,255,608	4,122,280	10,613,306	13,531,395	16,999,121	20,939,291	20,986,796	£8,676
£9.257	-6,553,785	2,870,145	6,133,184	13,632,896	17,127,179	21,468,257	26,434,216	27,347,213	£9,257
£9.838	-5,671,376	4,484,685	8,144,089	16,452,484	20,717,565	25,937,394	31,929,141	33,587,630	£9,838
£10.420	-4,788,968	6,099,224	10,154,992	19,272,073	24,307,951	30,397,663	37,424,066	39,928,047	£10,420
£11.033	-3,857,538	7,803,461	12,277,615	22,248,305	28,097,803	35,089,860	43,224,264	46,620,710	£11,033

Market value range 2010		
Market value range 2007		

RLVs less existing use value **£7,534,800 per hectare** **Pubs/petrol stations**
£3,050,526 per acre

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph	
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm	Sales value per sq m
£3.444	-4,399,447	2,573,418	3,482,592	4,456,095	9,238,403	13,992,448	20,309,665	28,283,406	£3,444
£4.026	-3,450,917	836,183	1,289,453	1,388,722	5,265,685	9,017,799	14,097,767	21,164,735	£4,026
£4.607	-2,502,386	901,053	893,774	1,678,651	1,298,005	4,101,282	7,924,233	14,046,064	£4,607
£5.188	-1,553,855	2,638,288	3,070,333	4,746,024	2,630,487	614,504	1,825,219	6,999,295	£5,188
£5.770	-605,324	4,375,523	5,246,891	7,813,397	6,558,978	5,678,352	4,227,413	22,287	£5,770
£6.351	322,296	6,073,939	7,369,329	10,804,216	10,383,313	10,413,243	10,110,656	6,835,792	£6,351
£6.932	1,206,822	7,892,363	9,380,233	13,637,270	13,993,001	14,882,379	15,844,815	13,176,210	£6,932
£7.513	2,089,658	9,310,767	11,391,138	16,464,796	17,602,688	19,351,516	21,178,973	19,516,627	£7,513
£8.095	2,972,066	10,929,182	13,402,042	19,284,384	21,212,375	23,820,652	26,713,133	25,857,045	£8,095
£8.676	3,854,474	12,546,272	15,412,947	22,103,973	24,822,062	28,289,788	32,229,958	32,197,462	£8,676
£9.257	4,736,882	14,160,812	17,423,851	24,923,563	28,417,846	32,758,924	37,724,883	38,573,880	£9,257
£9.838	5,619,291	15,775,352	19,434,756	27,743,151	32,008,232	37,228,061	43,219,808	44,878,297	£9,838
£10.420	6,501,699	17,389,891	21,445,859	30,562,740	35,599,618	41,888,330	48,714,733	51,218,714	£10,420
£11.033	7,433,129	19,094,128	23,568,282	33,538,972	39,388,470	46,380,527	54,514,931	57,911,377	£11,033

Market value range 2010		
Market value range 2007		

RLVs less existing use value **£1 per hectare** **LA Land (estate redevelopments)**
£0 per acre

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph	
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm	Sales value per sq m
£3.444	3,135,352	4,961,382	4,052,207	3,078,704	1,703,604	6,457,649	12,774,866	20,748,607	£3,444
£4.026	4,083,882	6,698,616	6,245,346	6,146,077	2,269,114	1,483,000	6,562,968	13,629,936	£4,026
£4.607	5,032,413	8,435,852	8,428,573	9,213,450	6,236,794	3,433,517	389,434	6,511,265	£4,607
£5.188	5,980,944	10,173,087	10,605,132	12,280,823	10,165,286	8,349,303	5,709,580	535,504	£5,188
£5.770	6,929,475	11,910,322	12,781,690	15,348,186	14,093,777	13,213,151	11,762,212	7,557,086	£5,770
£6.351	7,877,095	13,608,738	14,904,128	18,339,015	17,919,112	17,948,042	17,645,455	14,370,591	£6,351
£6.932	8,741,621	15,227,152	16,915,032	21,172,069	21,827,800	22,417,178	23,179,614	20,711,009	£6,932
£7.513	9,624,457	16,845,566	18,925,937	23,999,595	25,137,487	26,886,315	28,713,772	27,051,426	£7,513
£8.095	10,506,865	18,463,981	20,936,841	26,819,183	28,747,174	31,355,451	34,247,932	33,391,844	£8,095
£8.676	11,389,273	20,081,071	22,947,746	29,638,772	32,356,861	35,824,587	39,764,757	39,732,261	£8,676
£9.257	12,271,681	21,695,611	24,958,850	32,458,362	35,952,645	40,293,723	45,259,682	46,072,679	£9,257
£9.838	13,154,090	23,310,151	26,989,855	35,277,860	38,543,031	44,762,860	50,754,607	52,413,096	£9,838
£10.420	14,036,498	24,924,690	28,980,458	38,097,539	43,133,417	49,223,129			

AFFORDABLE HOUSING VIABILITY ASSESSMENT

MODEL 2

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph	
Build costs ->	E915 per sqm	E1023 per sqm	E1292 per sqm	E1507 per sqm	E1830 per sqm	E2045 per sqm	E2207 per sqm	E2368 per sqm	
Sales value psm									Sales value psm
E3,444	3,135,353	4,961,382	4,052,208	3,078,705	- 1,703,603	- 6,457,648	12,774,865	- 20,748,606	3,444
E4,026	4,083,883	6,898,617	6,245,347	6,146,078	2,269,115	- 1,482,999	6,562,967	- 13,629,935	4,026
E4,607	5,032,414	8,435,853	8,428,574	9,213,451	6,236,795	3,433,518	389,433	6,511,264	4,607
E5,188	5,980,945	10,173,088	10,605,133	12,280,824	10,165,287	8,349,304	5,709,581	535,505	5,188
E5,770	6,929,476	11,910,323	12,781,891	15,348,197	14,093,778	13,213,152	11,782,213	7,557,087	5,770
E6,351	7,877,098	13,808,738	14,804,129	18,338,016	17,918,113	17,948,043	17,645,456	14,370,592	6,351
E6,932	8,741,622	15,227,153	16,915,033	21,172,070	21,527,801	22,417,179	23,179,615	20,711,010	6,932
E7,513	9,624,458	16,845,567	18,925,938	23,999,596	25,137,488	26,886,316	28,713,773	27,051,427	7,513
E8,095	10,506,866	18,463,982	20,936,842	26,819,184	28,747,175	31,355,452	34,247,933	33,391,845	8,095
E8,676	11,389,274	20,081,072	22,947,747	29,638,773	32,356,862	35,824,588	39,764,758	38,732,262	8,676
E9,257	12,271,682	21,695,612	24,958,651	32,458,363	35,952,646	40,283,724	45,259,683	46,072,680	9,257
E9,838	13,154,091	23,310,152	26,969,556	35,277,951	39,543,032	44,762,861	50,754,608	52,413,097	9,838
E10,420	14,036,499	24,924,691	28,980,459	38,097,540	43,133,418	49,223,130	56,249,533	58,753,514	10,420
E11,033	14,967,929	26,628,928	31,103,082	41,073,772	46,923,270	53,915,327	62,049,731	65,446,177	11,033

Aff Hsg	30%
% SR	70%
% SO	30%
S106 (private)	E4,015 per unit
S106 (affordable)	E8,717 per unit
CIL	
CSH (% uplift on Private)	11%
CSH (% uplift on AH)	11%
Grant	No
Developer's profit	20%
EVV	0% change from base
Build costs	0% change from base

RLVs less existing use value **E14,352,000 per hectare** **E5,810,526 per acre** **Secondary offices**

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph	
Build costs ->	E915 per sqm	E1023 per sqm	E1292 per sqm	E1507 per sqm	E1830 per sqm	E2045 per sqm	E2207 per sqm	E2368 per sqm	
Sales value pper sq m									Sales value pper sq m
E3,444	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	E3,444
E4,026	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	E4,026
E4,607	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	E4,607
E5,188	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	E5,188
E5,770	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	E5,770
E6,351	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	E6,351
E6,932	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	E6,932
E7,513	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	E7,513
E8,095	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	E8,095
E8,676	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	E8,676
E9,257	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	E9,257
E9,838	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	E9,838
E10,420	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	E10,420
E11,033	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	E11,033

Market value range 2010	↕
Market value range 2007	↕

RLVs less existing use value **E18,825,467 per hectare** **E7,621,647 per acre** **Existing residential**

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph	
Build costs ->	E915 per sqm	E1023 per sqm	E1292 per sqm	E1507 per sqm	E1830 per sqm	E2045 per sqm	E2207 per sqm	E2368 per sqm	
Sales value pper sq m									Sales value pper sq m
E3,444	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	E3,444
E4,026	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	E4,026
E4,607	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	E4,607
E5,188	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	E5,188
E5,770	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	E5,770
E6,351	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	E6,351
E6,932	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	E6,932
E7,513	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	E7,513
E8,095	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	E8,095
E8,676	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	E8,676
E9,257	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	E9,257
E9,838	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	E9,838
E10,420	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	E10,420
E11,033	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	E11,033

Market value range 2010	↕
Market value range 2007	↕

RLVs less existing use value **E7,534,800 per hectare** **E3,050,526 per acre** **Pubs/petrol stations**

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph	
Build costs ->	E915 per sqm	E1023 per sqm	E1292 per sqm	E1507 per sqm	E1830 per sqm	E2045 per sqm	E2207 per sqm	E2368 per sqm	
Sales value pper sq m									Sales value pper sq m
E3,444	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	E3,444
E4,026	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	E4,026
E4,607	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	E4,607
E5,188	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	E5,188
E5,770	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	E5,770
E6,351	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	E6,351
E6,932	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	E6,932
E7,513	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	E7,513
E8,095	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	E8,095
E8,676	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	E8,676
E9,257	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	E9,257
E9,838	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	E9,838
E10,420	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	E10,420
E11,033	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	E11,033

Market value range 2010	↕
Market value range 2007	↕

RLVs less existing use value **E1 per hectare** **E0 per acre** **LA Land (estate redevelopments)**

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph	
Build costs ->	E915 per sqm	E1023 per sqm	E1292 per sqm	E1507 per sqm	E1830 per sqm	E2045 per sqm	E2207 per sqm	E2368 per sqm	
Sales value pper sq m									Sales value pper sq m
E3,444	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	E3,444
E4,026	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	E4,026
E4,607	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	E4,607
E5,188	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	E5,188
E5,770	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	E5,770
E6,351	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	E6,351
E6,932	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	E6,932
E7,513	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	E7,513
E8,095	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	E8,095
E8,676	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	E8,676
E9,257	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	E9,257
E9,838	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	E9,838
E10,420	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	E10,420
E11,033	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	E11,033

Market value range 2010	↕
Market value range 2007	↕

AFFORDABLE HOUSING VIABILITY ASSESSMENT

MODEL 3

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph	
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm	Sales value per sqm
£3.444	3,095,058	4,875,524	3,747,334	2,644,335	2,377,586	-7,292,104	13,964,391	-22,295,959	£3,444
£4.026	4,076,759	6,673,450	6,016,419	5,817,947	1,738,562	-2,139,875	7,539,501	-14,933,655	£4,026
£4.607	5,058,450	8,471,377	8,280,855	8,991,559	5,846,395	2,946,014	1,147,040	-7,571,353	£4,607
£5.188	6,040,160	10,269,302	10,532,822	12,165,172	9,913,662	8,031,903	5,168,629	-2,763,221	£5,188
£5.770	7,021,861	12,067,228	12,784,790	15,338,784	13,977,516	13,069,208	11,428,793	6,985,549	£5,770
£6.351	7,982,651	13,826,335	14,982,637	18,435,842	17,937,215	17,971,693	17,519,566	14,046,693	£6,351
£6.932	8,900,346	15,905,438	17,088,900	21,375,136	21,682,265	22,808,421	23,261,256	20,624,676	£6,932
£7.513	9,818,041	17,184,544	19,155,263	24,314,429	25,427,316	27,245,150	29,002,946	27,203,059	£7,513
£8.095	10,733,859	18,663,649	21,241,577	27,241,116	29,172,367	31,881,880	34,744,636	33,781,242	£8,095
£8.676	11,649,357	20,542,754	23,327,890	30,166,439	32,917,417	36,518,608	40,476,417	40,359,426	£8,676
£9.257	12,564,856	22,419,878	25,414,203	33,091,763	36,655,202	41,155,337	46,177,402	46,937,608	£9,257
£9.838	13,480,355	23,985,063	27,500,517	36,017,086	40,380,228	45,792,067	51,878,385	53,515,792	£9,838
£10.420	14,395,853	25,570,147	29,586,830	38,942,409	44,105,253	50,426,353	57,579,370	60,093,975	£10,420
£11.033	15,362,213	27,338,294	31,789,049	42,030,251	48,037,224	55,294,508	63,597,075	67,037,613	£11,033

All Hsg	30%
% SR	70%
% SO	30%
S106 (private)	£10,504 per unit
S106 (affordable)	£15,683 per unit
CSH (% uplift on Private)	11%
CSH (% uplift on AH)	11%
Grant	No
Developer's profit	17%
EUV	0% change from base
Build costs	0% change from base

RLVs less existing use value £14,352,000 per hectare £5,810,526 per acre

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph	
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm	Sales value per sq m
£3.444	-11,256,941	-9,476,476	-10,604,666	-11,707,665	-16,729,586	-21,644,104	28,316,390	-36,647,958	£3,444
£4.026	-10,275,241	-7,678,550	-8,335,581	-8,534,053	-12,613,438	-16,491,875	21,891,501	-29,285,655	£4,026
£4.607	-9,293,540	-5,880,623	-6,071,145	-5,360,441	-8,505,605	-11,405,986	15,499,039	-21,923,352	£4,607
£5.188	-8,311,840	-4,082,698	-3,619,178	-2,186,628	-4,438,338	-6,330,097	9,183,371	-14,638,321	£5,188
£5.770	-7,330,139	-2,284,772	-1,567,210	-986,784	-374,484	-1,282,792	2,923,207	-7,366,451	£5,770
£6.351	-6,369,349	-525,665	630,637	4,083,842	3,585,215	3,619,693	3,167,566	-305,307	£6,351
£6.932	-5,451,654	1,153,439	2,716,950	7,023,136	7,330,265	8,256,421	8,909,256	6,272,876	£6,932
£7.513	-4,533,959	2,832,544	4,803,293	9,962,429	11,075,315	12,893,150	14,650,946	12,851,059	£7,513
£8.095	-3,618,141	4,511,640	6,899,577	12,893,116	14,820,367	17,529,880	20,392,536	19,429,242	£8,095
£8.676	-2,702,643	6,190,754	8,975,890	15,814,439	18,565,417	22,166,608	26,124,417	26,007,426	£8,676
£9.257	-1,787,144	7,867,978	11,062,203	18,739,763	22,303,202	26,803,337	31,825,402	32,585,608	£9,257
£9.838	-871,645	9,543,063	13,148,517	21,665,086	26,028,228	31,440,067	37,526,386	39,163,792	£9,838
£10.420	43,853	11,218,148	16,234,830	24,590,409	29,753,253	36,074,353	43,227,370	45,741,975	£10,420
£11.033	1,010,213	12,986,294	17,437,049	27,678,251	33,685,224	40,942,508	49,245,076	52,685,613	£11,033

Market value range 2010		Market value range 2007
	↑	↑

RLVs less existing use value £18,825,467 per hectare £7,621,647 per acre

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph	
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm	Sales value per sq m
£3.444	-15,730,408	-13,949,943	-15,078,133	-16,181,132	-21,203,053	-26,117,571	32,789,857	-41,121,425	£3,444
£4.026	-14,748,708	-12,152,017	-12,809,048	-13,007,520	-17,096,905	-20,965,342	26,364,968	-33,759,122	£4,026
£4.607	-13,767,007	-10,354,090	-10,544,612	-9,833,908	-12,979,072	-15,879,453	19,972,506	-26,396,819	£4,607
£5.188	-12,785,307	-8,556,165	-8,292,645	-6,660,295	-8,911,805	-10,793,564	13,656,838	-19,101,788	£5,188
£5.770	-11,803,606	-6,758,239	-6,040,677	-3,486,683	-4,847,951	-5,756,259	7,396,674	-11,839,918	£5,770
£6.351	-10,842,816	-4,999,132	-3,942,830	-389,625	-888,292	-853,774	1,305,901	-4,778,774	£6,351
£6.932	-9,925,121	-3,320,028	-1,756,517	2,549,669	2,856,798	3,782,954	4,435,789	1,799,409	£6,932
£7.513	-9,007,426	-1,640,923	329,796	5,488,962	6,601,849	8,419,683	10,177,479	8,377,592	£7,513
£8.095	-8,091,608	38,182	2,416,110	8,415,649	10,346,900	13,056,413	15,919,169	14,955,775	£8,095
£8.676	-7,176,110	1,717,287	4,502,423	11,340,872	14,091,950	17,693,141	21,650,950	21,533,959	£8,676
£9.257	-6,260,611	3,384,511	6,598,736	14,266,296	17,829,735	22,329,670	27,351,935	28,112,141	£9,257
£9.838	-5,345,112	5,069,596	8,675,050	17,191,619	21,554,761	26,966,600	33,052,914	34,690,325	£9,838
£10.420	-4,429,614	6,744,681	10,761,363	20,116,942	25,279,786	31,600,886	38,753,903	41,268,508	£10,420
£11.033	-3,463,254	8,512,827	12,963,582	23,204,784	29,211,757	36,469,041	44,771,609	48,212,146	£11,033

Market value range 2010		Market value range 2007
	↑	↑

RLVs less existing use value £7,534,800 per hectare £3,050,526 per acre

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph	
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm	Sales value per sq m
£3.444	-4,439,741	-2,659,276	-3,787,466	-4,890,465	-9,912,386	-14,826,904	21,499,190	-29,830,758	£3,444
£4.026	-3,458,041	-861,360	-1,518,381	-1,716,853	-5,796,238	-9,674,675	15,074,301	-22,468,455	£4,026
£4.607	-2,476,340	936,577	746,055	1,458,759	1,680,405	4,588,786	8,681,839	15,106,152	£4,607
£5.188	-1,494,640	2,734,502	2,998,022	4,306,372	2,378,862	497,103	2,366,171	-7,811,121	£5,188
£5.770	-512,939	4,532,428	5,249,890	7,803,984	6,442,716	5,534,408	3,893,993	549,251	£5,770
£6.351	447,851	6,291,535	7,447,837	10,901,042	10,402,415	10,436,893	9,984,766	6,511,893	£6,351
£6.932	1,365,546	7,870,639	9,534,150	13,840,336	14,147,465	15,073,621	15,726,456	13,080,076	£6,932
£7.513	2,283,241	9,649,744	11,620,463	16,776,629	17,892,516	19,710,350	21,468,146	19,668,259	£7,513
£8.095	3,199,059	11,328,849	13,706,777	19,706,316	21,637,567	24,347,080	27,209,836	26,246,442	£8,095
£8.676	4,114,557	13,007,954	15,793,090	22,631,639	25,382,617	28,983,808	32,941,617	32,824,626	£8,676
£9.257	5,030,056	14,685,178	17,879,403	25,556,963	29,120,402	33,620,537	38,642,602	39,402,808	£9,257
£9.838	5,945,555	16,360,263	19,965,717	28,482,286	32,845,428	38,257,267	44,343,596	45,980,992	£9,838
£10.420	6,861,053	18,035,348	22,052,030	31,407,609	36,570,453	42,891,553	50,044,570	52,559,175	£10,420
£11.033	7,827,413	19,803,494	24,254,249	34,495,451	40,502,424	47,759,708	56,062,276	59,502,813	£11,033

Market value range 2010		Market value range 2007
	↑	↑

RLVs less existing use value £1 per hectare £0 per acre

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph	
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm	Sales value per sq m
£3.444	3,095,058	4,875,523	3,747,333	2,644,334	2,377,587	-7,292,105	13,964,391	-22,295,959	£3,444
£4.026	4,076,758	6,673,449	6,016,418	5,817,946	1,738,561	-2,139,876	7,539,500	-14,933,654	£4,026
£4.607	5,058,449	8,471,376	8,280,854	8,991,558	5,846,394	2,946,013	1,147,040	-7,571,353	£4,607
£5.188	6,040,159	10,269,301	10,532,821	12,165,171	9,913,661	8,031,902	5,168,628	-2,763,222	£5,188
£5.770	7,021,860	12,067,227	12,784,789	15,338,783	13,977,515	13,069,207	11,428,792	6,985,548	£5,770
£6.351	7,982,650	13,826,334	14,982,636	18,435,841	17,937,214	17,971,692	17,519,565	14,046,692	£6,351
£6.932	8,900,345	15,905,437	17,088,949	21,375,135	21,682,264	22,808,420	23,261,255	20,624,675	£6,932
£7.513	9,818,040	17,184,543	19,155,262	24,314,428	25,427,315	27,245,149	29,002,945	27,203,058	£7,513
£8.095	10,733,858	18,663,648	21,241,576	27,241,115	29,172,366	31,881,879	34,744,635	33,781,241	£8,095
£8.676	11,649,356	20,542,753	23,327,889	30,166,438	32,917,416	36,518,607	40,476,416	40,359,425	£8,676
£9.257	12,564,855	22,419,877	25,414,202	33,091,762	36,655,201	41,155,336	46,177,401	46,937,607	£9,257
£9.838	13,480,354	23,985,062	27,500,516	36,017,085	40,380,227	45,792,066	51,878,384	53,515,791	£9,838
£10.420	14,395,852	25,570,146	29,586,829	38,942,408	44,105,252	50,426,352	57,579,369	60,093,974	£10,420
£11.033	15,								

AFFORDABLE HOUSING VIABILITY ASSESSMENT

MODEL 3

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph	
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm	
Sales value psm									
£3,444	3,095,059	4,875,524	3,747,334	2,644,335	- 2,377,586	- 7,292,104	13,964,390	- 22,295,958	3,444
£4,026	4,076,759	6,673,450	6,016,419	5,817,947	1,738,562	- 2,139,875	7,539,501	- 14,933,655	4,026
£4,607	5,058,460	8,471,377	8,280,855	8,991,559	5,846,395	2,946,014	1,147,039	- 7,571,352	4,607
£5,188	6,040,160	10,269,302	10,532,822	12,165,172	9,913,662	8,031,903	5,168,629	- 276,321	5,188
£5,770	7,021,861	12,087,228	12,784,790	15,338,784	13,977,516	13,069,208	11,428,793	6,985,549	5,770
£6,351	7,982,651	13,826,335	14,982,837	18,435,842	17,837,215	17,971,693	17,519,566	14,046,693	6,351
£6,932	8,900,346	15,505,439	17,068,950	21,375,136	21,682,265	22,608,421	23,261,256	20,624,876	6,932
£7,513	9,818,041	17,184,544	19,155,263	24,314,429	25,427,316	27,245,150	29,002,946	27,203,059	7,513
£8,095	10,733,859	18,863,649	21,241,577	27,241,116	29,172,367	31,881,880	34,744,636	33,781,242	8,095
£8,676	11,649,357	20,542,754	23,327,890	30,166,439	32,917,417	36,518,608	40,476,417	40,359,426	8,676
£9,257	12,564,856	22,219,978	25,414,203	33,081,763	36,655,202	41,155,337	46,177,402	46,937,608	9,257
£9,838	13,480,355	23,895,063	27,500,517	36,017,086	40,380,228	45,792,067	51,878,386	53,515,792	9,838
£10,420	14,395,853	25,570,148	29,586,830	38,942,409	44,105,253	50,426,353	57,579,370	60,093,975	10,420
£11,033	15,362,213	27,338,294	31,789,049	42,030,251	48,037,224	55,294,508	63,597,076	67,037,613	11,033

All Hsg	30%
% SR	70%
% SO	30%
S106 (private)	£10,504 per unit
S106 (affordable)	£15,683 per unit
CIL	
CSH (% uplift on Private)	11%
CSH (% uplift on AH)	11%
Grant	No
Developer's profit	17%
EVV	0% change from base
Build costs	0% change from base

RLVs less existing use value **£14,352,000 per hectare** **£5,810,526 per acre** **Secondary offices**

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph	Sales value psm	Market value range 2010	Market value range 2007
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm			
£3,444	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£3,444		
£4,026	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£4,026		
£4,607	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£4,607		
£5,188	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£5,188		
£5,770	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£5,770		
£6,351	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£6,351		
£6,932	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£6,932		
£7,513	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£7,513		
£8,095	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£8,095		
£8,676	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£8,676		
£9,257	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£9,257		
£9,838	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£9,838		
£10,420	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£10,420		
£11,033	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£11,033		

RLVs less existing use value **£18,825,467 per hectare** **£7,621,647 per acre** **Existing residential**

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph	Sales value psm	Market value range 2010	Market value range 2007
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm			
£3,444	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£3,444		
£4,026	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£4,026		
£4,607	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£4,607		
£5,188	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£5,188		
£5,770	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£5,770		
£6,351	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£6,351		
£6,932	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£6,932		
£7,513	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£7,513		
£8,095	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£8,095		
£8,676	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£8,676		
£9,257	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£9,257		
£9,838	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£9,838		
£10,420	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£10,420		
£11,033	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£11,033		

RLVs less existing use value **£7,534,800 per hectare** **£3,050,526 per acre** **Pubs/petrol stations**

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph	Sales value psm	Market value range 2010	Market value range 2007
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm			
£3,444	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£3,444		
£4,026	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£4,026		
£4,607	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£4,607		
£5,188	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£5,188		
£5,770	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£5,770		
£6,351	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£6,351		
£6,932	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£6,932		
£7,513	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£7,513		
£8,095	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£8,095		
£8,676	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£8,676		
£9,257	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£9,257		
£9,838	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£9,838		
£10,420	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£10,420		
£11,033	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£11,033		

RLVs less existing use value **£1 per hectare** **£0 per acre** **LA Land (estate redevelopments)**

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph	Sales value psm	Market value range 2010	Market value range 2007
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm			
£3,444	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£3,444		
£4,026	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£4,026		
£4,607	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£4,607		
£5,188	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£5,188		
£5,770	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£5,770		
£6,351	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£6,351		
£6,932	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£6,932		
£7,513	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£7,513		
£8,095	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£8,095		
£8,676	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£8,676		
£9,257	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£9,257		
£9,838	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£9,838		
£10,420	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£10,420		
£11,033	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£11,033		

AFFORDABLE HOUSING VIABILITY ASSESSMENT

MODEL	Density - units/ha ->								Sales value per sq m
	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph	
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm	
Sales value per sqm									
£3.444	2,898,498	4,515,876	3,288,754	2,000,740	3,215,557	8,329,589	15,252,124	23,769,259	£3,444
£4.026	3,847,029	6,253,112	5,481,892	5,070,301	775,297	3,344,981	9,040,227	16,650,588	£4,026
£4.607	4,795,559	7,990,347	7,674,642	8,137,674	4,746,329	1,584,028	2,837,358	9,531,917	£4,607
£5.188	5,744,090	9,727,583	9,851,200	11,205,047	8,689,617	6,500,547	3,290,196	2,450,262	£5,188
£5.770	6,692,621	11,464,818	12,027,759	14,272,420	12,618,109	11,386,132	9,343,651	4,571,319	£5,770
£6.351	7,620,241	13,781,234	14,150,197	17,263,239	16,442,445	16,121,024	15,226,893	11,392,339	£6,351
£6.932	8,504,766	14,781,648	16,161,901	20,096,293	20,052,131	20,590,160	20,761,052	17,760,157	£6,932
£7.513	9,389,292	16,400,063	18,172,006	22,929,347	23,661,819	25,059,297	26,295,210	24,100,573	£7,513
£8.095	10,273,045	18,018,477	20,182,910	25,756,826	27,271,506	29,528,433	31,829,369	30,440,992	£8,095
£8.676	11,155,455	19,636,891	22,193,815	28,576,415	30,881,193	33,997,570	37,363,527	36,781,409	£8,676
£9.257	12,037,862	21,255,306	24,204,719	31,396,004	34,490,880	38,466,706	42,870,505	43,121,826	£9,257
£9.838	12,920,271	22,870,278	26,215,923	34,215,593	38,085,529	42,935,842	48,365,430	49,462,243	£9,838
£10.420	13,802,679	24,484,817	28,226,528	37,035,181	41,675,914	47,404,978	53,860,354	55,802,662	£10,420
£11.033	14,734,110	26,189,055	30,349,149	40,011,413	45,465,766	52,110,798	59,660,552	62,495,325	£11,033

All Hsg	30%
% SR	70%
% SO	30%
S106 (private)	£10,504 per unit
S106 (affordable)	£15,683 per unit
CSH (% uplift on Private)	11%
CSH (% uplift on All)	11%
Grant	No
Developer's profit	20%
EUV	0% change from base
Build costs	0% change from base

RLVs less existing use value **£14,352,000 per hectare** **Secondary offices**
£5,810,526 per acre

Density - units/ha ->	Density - units/ha ->								Sales value per sq m
	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph	
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm	
Sales value per sq m									
£3.444	- 11,453,502	- 9,836,123	- 11,063,246	- 12,351,260	- 17,567,556	- 22,681,589	- 29,604,123	- 38,121,259	£3,444
£4.026	- 10,504,971	- 8,098,888	- 8,870,108	- 9,281,699	- 13,576,703	- 17,696,981	- 23,392,226	- 31,002,588	£4,026
£4.607	- 9,556,441	- 6,361,653	- 6,677,358	- 6,214,326	- 9,605,670	- 12,767,971	- 17,189,357	- 23,883,917	£4,607
£5.188	- 8,607,910	- 4,824,417	- 4,500,800	- 3,146,353	- 5,662,383	- 7,851,453	- 11,081,804	- 16,802,262	£5,188
£5.770	- 7,659,379	- 2,887,182	- 2,324,241	- 79,580	- 1,733,891	- 2,965,868	- 5,008,349	- 9,780,681	£5,770
£6.351	- 6,731,759	- 1,188,768	- 201,803	2,911,239	2,090,445	1,769,024	874,893	2,959,661	£6,351
£6.932	- 5,847,233	429,648	1,809,101	5,744,293	5,700,131	6,238,160	6,409,052	3,408,157	£6,932
£7.513	- 4,962,708	2,048,063	3,820,006	8,577,347	9,309,819	10,707,297	11,943,210	9,748,574	£7,513
£8.095	- 4,078,955	3,666,477	5,850,910	11,404,826	12,919,508	15,176,433	17,477,369	16,088,992	£8,095
£8.676	- 3,196,545	5,284,891	7,841,815	14,224,415	16,529,193	19,645,570	23,011,527	22,429,409	£8,676
£9.257	- 2,314,137	6,903,306	9,852,719	17,044,004	20,138,880	24,114,706	28,518,505	28,769,826	£9,257
£9.838	- 1,431,729	8,518,278	11,863,623	19,863,593	23,733,529	28,583,842	34,013,430	36,110,244	£9,838
£10.420	- 549,321	10,132,818	13,874,528	22,683,181	27,323,914	33,052,978	39,508,354	41,450,662	£10,420
£11.033	- 382,110	11,837,055	15,937,149	25,639,413	31,113,766	37,758,798	45,308,563	48,143,325	£11,033

Market value range 2010	
Market value range 2007	

RLVs less existing use value **£18,825,467 per hectare** **Existing residential**
£7,621,647 per acre

Density - units/ha ->	Density - units/ha ->								Sales value per sq m
	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph	
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm	
Sales value per sq m									
£3.444	- 15,926,969	- 14,309,590	- 15,536,713	- 18,824,727	- 22,041,023	- 27,155,056	- 34,077,590	- 42,594,726	£3,444
£4.026	- 14,978,438	- 12,572,355	- 13,343,575	- 13,755,166	- 18,050,170	- 22,170,448	- 27,865,693	- 35,476,055	£4,026
£4.607	- 14,029,908	- 10,835,120	- 11,150,825	- 10,687,793	- 14,079,137	- 17,241,438	- 21,662,824	- 28,357,384	£4,607
£5.188	- 13,081,377	- 9,097,884	- 8,974,267	- 7,620,420	- 10,135,850	- 12,324,920	- 15,535,271	- 21,275,729	£5,188
£5.770	- 12,132,846	- 7,360,649	- 6,797,708	- 4,553,047	- 6,207,358	- 7,438,335	- 9,481,816	- 14,254,148	£5,770
£6.351	- 11,205,226	- 5,662,233	- 4,675,270	- 1,562,228	- 2,383,022	- 2,704,443	- 3,598,574	- 7,433,128	£6,351
£6.932	- 10,320,700	- 4,043,819	- 2,664,366	- 1,270,826	- 1,226,664	- 1,764,693	- 1,935,585	- 1,065,310	£6,932
£7.513	- 9,436,175	- 2,425,404	- 653,461	4,103,880	4,836,352	6,233,830	7,469,743	5,275,107	£7,513
£8.095	- 8,552,422	- 806,990	1,357,443	6,931,359	8,446,039	10,702,966	13,003,902	11,615,525	£8,095
£8.676	- 7,670,012	811,424	3,368,348	9,750,846	12,055,726	15,172,103	18,538,062	17,955,942	£8,676
£9.257	- 6,787,604	2,429,839	5,379,252	12,570,537	15,665,413	19,841,239	24,045,038	24,296,359	£9,257
£9.838	- 5,905,196	4,044,811	7,390,156	15,390,126	19,260,062	24,110,375	29,539,963	30,636,777	£9,838
£10.420	- 5,022,788	5,659,351	9,401,061	18,209,714	22,850,447	28,579,511	35,034,887	36,977,195	£10,420
£11.033	- 4,091,357	7,363,588	11,523,682	21,185,946	26,640,299	33,285,331	40,835,086	43,669,858	£11,033

Market value range 2010	
Market value range 2007	

RLVs less existing use value **£7,534,800 per hectare** **Pubs/petrol stations**
£3,050,526 per acre

Density - units/ha ->	Density - units/ha ->								Sales value per sq m
	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph	
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm	
Sales value per sq m									
£3.444	- 4,636,302	- 3,018,923	- 4,246,046	- 5,534,060	- 10,750,356	- 15,864,389	- 22,786,923	- 31,304,059	£3,444
£4.026	- 3,687,771	- 1,281,888	- 2,052,908	- 2,464,499	- 6,759,503	- 10,679,781	- 16,575,026	- 24,185,388	£4,026
£4.607	- 2,739,241	- 455,547	- 139,842	- 802,874	- 2,789,470	- 5,950,771	- 10,372,157	- 17,066,717	£4,607
£5.188	- 1,790,710	- 2,192,783	- 2,316,400	- 3,670,247	- 1,154,817	- 1,034,253	- 4,244,604	- 9,985,062	£5,188
£5.770	- 842,179	- 3,330,018	- 4,492,959	- 6,737,620	- 5,083,309	- 3,851,332	- 1,808,851	- 2,963,481	£5,770
£6.351	85,441	5,628,434	6,615,397	9,728,439	8,907,645	8,586,224	7,692,093	3,857,539	£6,351
£6.932	969,967	7,246,848	8,626,301	12,561,493	12,517,331	13,055,360	13,226,252	10,225,357	£6,932
£7.513	1,854,492	8,965,263	10,637,026	15,394,547	16,127,019	17,524,497	18,760,410	16,565,774	£7,513
£8.095	2,738,245	10,483,677	12,648,110	18,222,026	19,796,706	21,993,633	24,294,569	22,906,192	£8,095
£8.676	3,620,655	12,102,091	14,659,015	21,041,615	23,346,393	26,462,770	29,828,727	29,246,609	£8,676
£9.257	4,503,063	13,720,506	16,669,919	23,861,204	26,956,080	30,931,906	35,335,705	35,587,026	£9,257
£9.838	5,385,471	15,335,478	18,680,823	26,680,793	30,550,729	35,401,042	40,830,630	41,927,444	£9,838
£10.420	6,267,879	16,950,018	20,691,728	29,500,381	34,141,114	39,870,178	46,326,554	48,267,862	£10,420
£11.033	7,199,310	18,654,255	22,814,349	32,476,613	37,930,966	44,575,998	52,125,753	54,960,525	£11,033

Market value range 2010	
Market value range 2007	

RLVs less existing use value **£1 per hectare** **LA Land (estate redevelopments)**
£0 per acre

Density - units/ha ->	Density - units/ha ->								Sales value per sq m
	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph	
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm	
Sales value per sq m									
£3.444	2,898,497	4,515,876	3,288,753	2,000,739	3,215,557	8,329,590	15,252,124	23,769,260	£3,444
£4.026	3,847,028	6,253,111	5,481,891	5,070,300	775,296	3,344,982	9,040,227	16,650,589	£4,026
£4.607	4,795,558	7,990,346	7,674,641	8,137,673	4,746,329	1,584,028	2,837,358	9,531,918	£4,607
£5.188	5,744,089	9,727,582	9,851,199	11,205,046	8,689,616	6,500,546	3,290,195	2,450,263	£5,188
£5.770	6,692,620	11,46							

AFFORDABLE HOUSING VIABILITY ASSESSMENT

MODEL 4

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm
Sales value psm								
£3,444	2,898,498	4,515,877	3,288,754	2,000,740	- 3,215,556	- 8,329,589	15,252,123	- 23,769,259
£4,026	3,847,029	6,253,112	5,481,892	5,070,301	775,297	- 3,344,981	9,040,226	- 16,650,588
£4,607	4,795,559	7,990,347	7,674,642	8,137,674	4,746,330	1,584,029	2,837,357	- 9,531,917
£5,188	5,744,090	9,727,583	9,851,200	11,205,047	8,089,617	6,500,547	3,290,196	- 2,450,262
£5,770	6,692,621	11,464,816	12,027,759	14,272,420	12,618,109	11,386,132	9,343,651	4,571,319
£6,351	7,620,241	13,163,234	14,150,197	17,263,238	16,442,445	16,121,024	15,226,893	11,392,338
£6,932	8,504,767	14,781,648	16,161,101	20,096,293	20,052,131	20,590,160	20,761,052	17,760,157
£7,513	9,389,292	16,400,063	18,172,006	22,929,347	23,661,819	25,059,297	26,295,210	24,100,574
£8,095	10,273,045	18,018,477	20,182,910	25,756,826	27,271,506	29,528,433	31,829,369	30,440,992
£8,676	11,155,455	19,636,891	22,193,815	28,576,415	30,861,193	33,997,570	37,363,527	36,781,409
£9,257	12,037,863	21,255,306	24,204,719	31,396,004	34,490,880	38,466,706	42,870,505	43,121,826
£9,838	12,920,271	22,870,278	26,215,623	34,215,593	38,085,529	42,935,842	48,365,430	49,462,244
£10,420	13,802,679	24,484,818	28,226,528	37,035,181	41,675,914	47,404,978	53,860,354	55,802,662
£11,033	14,734,110	26,189,055	30,349,149	40,011,413	45,465,766	52,110,798	59,660,553	62,495,325

Aff Hsg	30%
% SR	70%
% SO	30%
S106 (private)	£10,504 per unit
S106 (affordable)	£15,683 per unit
CIL	
CSH (% uplift on Private)	11%
CSH (% uplift on AH)	11%
Grant	No
Developer's profit	20%
EVV	0% change from base
Build costs	0% change from base

RLVs less existing use value **£14,352,000 per hectare** **£5,810,526 per acre** **Secondary offices**

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph	Sales value psm	Market value range 2010	Market value range 2007
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm			
£3,444	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£3,444	↕	↕
£4,026	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£4,026		
£4,607	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£4,607		
£5,188	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£5,188		
£5,770	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£5,770		
£6,351	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£6,351		
£6,932	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£6,932		
£7,513	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£7,513		
£8,095	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£8,095		
£8,676	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£8,676		
£9,257	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£9,257		
£9,838	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£9,838		
£10,420	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£10,420		
£11,033	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£11,033		

RLVs less existing use value **£18,825,467 per hectare** **£7,621,647 per acre** **Existing residential**

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph	Sales value psm	Market value range 2010	Market value range 2007
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm			
£3,444	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£3,444	↕	↕
£4,026	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£4,026		
£4,607	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£4,607		
£5,188	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£5,188		
£5,770	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£5,770		
£6,351	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£6,351		
£6,932	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£6,932		
£7,513	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£7,513		
£8,095	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£8,095		
£8,676	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£8,676		
£9,257	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£9,257		
£9,838	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£9,838		
£10,420	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£10,420		
£11,033	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£11,033		

RLVs less existing use value **£7,534,800 per hectare** **£3,050,526 per acre** **Pubs/petrol stations**

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph	Sales value psm	Market value range 2010	Market value range 2007
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm			
£3,444	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£3,444	↕	↕
£4,026	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£4,026		
£4,607	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£4,607		
£5,188	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£5,188		
£5,770	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£5,770		
£6,351	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£6,351		
£6,932	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£6,932		
£7,513	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£7,513		
£8,095	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£8,095		
£8,676	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£8,676		
£9,257	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£9,257		
£9,838	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£9,838		
£10,420	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£10,420		
£11,033	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£11,033		

RLVs less existing use value **£1 per hectare** **£0 per acre** **LA Land (estate redevelopments)**

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph	Sales value psm	Market value range 2010	Market value range 2007
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm			
£3,444	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£3,444	↕	↕
£4,026	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£4,026		
£4,607	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£4,607		
£5,188	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£5,188		
£5,770	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£5,770		
£6,351	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£6,351		
£6,932	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£6,932		
£7,513	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£7,513		
£8,095	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£8,095		
£8,676	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£8,676		
£9,257	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£9,257		
£9,838	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£9,838		
£10,420	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£10,420		
£11,033	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£11,033		

5 AFFORDABLE HOUSING VIABILITY ASSESSMENT

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph	Sales value per sq m
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm	
Sales value per sq m									
£3.444	2,858,204	4,430,020	2,983,878	1,560,373	3,889,539	9,164,044	16,441,649	25,316,610	£3,444
£4.026	3,839,904	6,227,946	5,252,964	4,742,170	244,744	4,007,708	10,016,761	17,954,307	£4,026
£4.607	4,821,604	8,025,871	7,522,050	7,915,782	4,352,577	1,096,524	3,584,962	10,592,004	£4,607
£5.188	5,803,305	9,823,797	9,778,890	11,089,395	8,437,993	6,182,414	2,742,675	3,262,089	£5,188
£5.770	6,785,006	11,821,722	12,030,858	14,263,007	12,501,848	11,242,190	9,010,230	3,999,781	£5,770
£6.351	7,745,796	13,380,829	14,229,705	17,360,065	16,461,547	16,144,673	15,101,004	11,061,089	£6,351
£6.932	8,663,491	15,059,934	16,315,018	20,299,359	20,206,597	20,781,403	20,842,693	17,674,024	£6,932
£7.513	9,581,186	16,739,038	18,401,331	23,238,652	23,951,647	25,418,132	26,584,383	24,252,206	£7,513
£8.095	10,498,882	18,418,144	20,487,645	26,177,946	27,696,697	30,054,860	32,326,072	30,830,390	£8,095
£8.676	11,415,537	20,097,249	22,573,958	29,104,080	31,441,748	34,691,590	38,067,762	37,408,573	£8,676
£9.257	12,331,037	21,776,354	24,660,271	32,029,404	35,186,798	39,328,319	43,788,233	43,986,756	£9,257
£9.838	13,246,535	23,455,189	26,746,585	34,954,727	38,922,723	43,965,047	49,489,208	50,564,938	£9,838
£10.420	14,162,033	25,130,274	28,832,898	37,880,050	42,647,749	48,601,777	55,190,192	57,143,123	£10,420
£11.033	15,128,393	26,898,420	31,035,118	40,967,893	46,579,719	53,489,979	61,207,897	64,086,761	£11,033

All Hsg	30%
% SR	70%
% SO	30%
S106 (private)	£16,994 per unit
S106 (affordable)	£22,649 per unit
CSH (% uplift on Private)	11%
CSH (% uplift on AH)	11%
Grant	No
Developer's profit	17%
EUV	0% change from base
Build costs	0% change from base

RLVs less existing use value **£14,352,000 per hectare** **£5,810,526 per acre** **Secondary offices**

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph	Sales value per sq m
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm	
Sales value per sq m									
£3.444	-11,493,796	9,921,980	11,368,121	12,791,627	18,241,539	23,516,044	30,793,649	39,668,610	£3,444
£4.026	-10,512,096	8,124,054	9,099,036	9,609,830	14,107,256	18,359,708	24,368,761	32,306,307	£4,026
£4.607	-9,530,395	6,326,129	6,829,950	6,436,218	9,999,423	13,255,476	17,846,962	24,944,004	£4,607
£5.188	-8,548,695	4,528,203	4,573,110	3,262,605	5,314,007	8,169,586	11,609,325	17,614,089	£5,188
£5.770	-7,566,994	2,730,278	2,321,142	88,993	1,850,152	3,109,810	5,341,770	10,352,219	£5,770
£6.351	-6,606,204	971,171	123,295	3,008,065	2,109,547	1,792,673	749,004	3,290,910	£6,351
£6.932	-5,688,509	707,934	1,963,018	5,947,359	5,854,597	6,429,403	6,490,693	3,322,024	£6,932
£7.513	-4,770,814	2,387,038	4,049,331	8,896,652	9,599,647	11,066,132	12,232,383	9,900,206	£7,513
£8.095	-3,853,118	4,086,144	6,136,645	11,825,546	13,344,697	15,702,860	17,974,072	16,478,390	£8,095
£8.676	-2,936,463	5,745,249	8,221,958	14,752,080	17,089,748	20,339,590	23,715,762	23,056,573	£8,676
£9.257	-2,020,963	7,424,354	10,308,271	17,677,404	20,834,798	24,976,319	29,436,223	29,634,756	£9,257
£9.838	-1,105,465	9,103,190	12,394,585	20,602,727	24,570,723	29,613,047	35,137,208	36,212,939	£9,838
£10.420	-189,967	10,778,274	14,480,898	23,528,050	28,295,749	34,249,777	40,838,192	42,791,123	£10,420
£11.033	776,393	12,546,420	16,683,118	26,615,893	32,227,719	39,137,979	46,855,897	49,734,761	£11,033

Market value range 2010		
Market value range 2007		

RLVs less existing use value **£18,825,467 per hectare** **£7,621,647 per acre** **Existing residential**

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph	Sales value per sq m
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm	
Sales value per sq m									
£3.444	-15,967,263	14,395,447	15,841,588	17,265,094	22,715,006	27,989,511	35,267,116	44,142,077	£3,444
£4.026	-14,985,563	12,597,521	13,572,503	14,083,297	18,580,723	22,833,175	28,842,228	36,779,774	£4,026
£4.607	-14,003,862	10,799,596	11,303,417	10,909,685	14,472,890	17,728,943	22,420,429	29,417,471	£4,607
£5.188	-13,022,162	9,001,670	9,046,577	7,736,072	10,387,474	12,643,053	16,082,792	22,087,556	£5,188
£5.770	-12,040,461	7,203,745	6,794,608	4,562,460	6,323,619	7,583,277	9,815,237	14,825,686	£5,770
£6.351	-11,079,671	5,444,636	4,596,762	3,465,402	2,363,920	2,880,794	3,724,463	7,844,377	£6,351
£6.932	-10,161,976	3,765,533	2,510,449	1,473,892	1,381,130	1,955,936	2,017,226	1,151,443	£6,932
£7.513	-9,244,281	2,086,429	424,136	4,413,185	5,126,180	6,592,665	7,758,916	5,426,739	£7,513
£8.095	-8,326,585	407,323	1,662,178	7,352,479	8,871,231	11,229,393	13,500,605	12,004,923	£8,095
£8.676	-7,409,930	1,271,782	3,748,491	10,276,613	12,616,281	15,866,123	19,242,295	16,583,106	£8,676
£9.257	-6,494,430	2,950,887	5,834,804	13,203,937	16,361,331	20,502,852	24,962,756	25,161,289	£9,257
£9.838	-5,578,932	4,629,723	7,921,118	16,129,260	20,097,256	25,139,580	30,663,741	31,739,472	£9,838
£10.420	-4,663,434	6,304,807	10,007,431	19,054,583	23,822,282	29,776,310	36,364,725	38,317,656	£10,420
£11.033	-3,697,074	8,072,953	12,209,651	22,142,426	27,754,252	34,664,512	42,382,430	45,261,294	£11,033

Market value range 2010		
Market value range 2007		

RLVs less existing use value **£7,534,800 per hectare** **£3,050,526 per acre** **Pubs/petrol stations**

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph	Sales value per sq m
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm	
Sales value per sq m									
£3.444	-4,676,596	3,104,780	4,550,921	5,974,427	11,424,339	16,698,844	23,976,449	32,851,410	£3,444
£4.026	-3,694,896	1,306,854	2,281,936	2,792,830	7,290,056	11,542,508	17,551,561	25,489,107	£4,026
£4.607	-2,713,195	491,071	1,270	380,982	3,182,223	6,438,276	11,120,762	18,126,894	£4,607
£5.188	-1,731,495	2,288,997	2,244,090	3,554,595	903,193	1,352,386	4,792,125	10,796,889	£5,188
£5.770	-749,794	4,086,922	4,496,058	6,728,207	4,967,048	3,707,390	1,475,430	3,535,019	£5,770
£6.351	210,996	5,846,029	6,693,905	9,825,265	8,926,747	8,609,873	7,566,204	3,526,290	£6,351
£6.932	1,128,691	7,525,134	8,780,218	12,764,559	12,671,797	13,246,603	13,307,893	10,139,224	£6,932
£7.513	2,046,386	9,204,236	10,866,531	15,703,852	16,416,847	17,883,332	19,049,563	16,717,406	£7,513
£8.095	2,964,082	10,883,344	12,952,845	18,643,146	20,161,897	22,520,060	24,791,272	23,295,590	£8,095
£8.676	3,880,737	12,562,449	15,039,158	21,569,280	23,906,948	27,156,790	30,532,962	29,873,773	£8,676
£9.257	4,796,237	14,241,554	17,125,471	24,494,604	27,651,998	31,793,519	36,253,423	36,451,956	£9,257
£9.838	5,711,735	15,920,390	19,211,785	27,419,927	31,387,923	36,430,247	41,854,408	43,030,139	£9,838
£10.420	6,627,233	17,595,474	21,298,998	30,345,250	35,112,949	41,066,977	47,655,392	49,688,323	£10,420
£11.033	7,593,593	19,363,620	23,500,318	33,433,093	39,044,919	45,955,179	53,673,097	56,551,961	£11,033

Market value range 2010		
Market value range 2007		

RLVs less existing use value **£1 per hectare** **£0 per acre** **LA Land (estate redevelopments)**

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph	Sales value per sq m
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm	
Sales value per sq m									
£3.444	2,858,203	4,430,019	2,983,878	1,560,372	3,889,540	9,164,045	16,441,650	25,316,611	£3,444
£4.026	3,839,903	6,227,945	5,252,963	4,742,169	244,743	4,007,709	10,016,762	17,954,308	£4,026
£4.607	4,821,604	8,025,870	7,522,049	7,915,781	4,352,576	1,096,523	3,584,963	10,592,005	£4,607
£5.188	5,803,304	9,823,796	9,778,889	11,089,394	8,437,992	6,182,413	2,742,674	3,262,090	£5,188
£5.770	6,785,005	11,821,721	12,030,857	14,263,006	12,501,847	11,242,189	9,010,229	3,999,780	£5,770
£6.351	7,745,795	13,380,828	14,229,704	17,360,064	16,461,546	16,144,672	15,101,003	11,061,089	£6,351
£6.932	8,663,490								

AFFORDABLE HOUSING VIABILITY ASSESSMENT

MODEL 5

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph	
Build costs ->	E915 per sqm	E1023 per sqm	E1292 per sqm	E1507 per sqm	E1830 per sqm	E2045 per sqm	E2207 per sqm	E2368 per sqm	
Sales value psm									Sales value psm
E3,444	2,858,204	4,430,020	2,983,879	1,560,373	- 3,889,539	- 9,164,044	16,441,649	- 25,316,610	3,444
E4,026	3,839,904	6,227,946	5,252,964	4,742,170	244,744	- 4,007,708	10,016,761	- 17,954,307	4,026
E4,607	4,821,605	8,025,871	7,522,050	7,915,782	4,352,577	1,096,524	3,594,962	- 10,592,004	4,607
E5,188	5,803,305	9,823,797	9,778,890	11,089,395	8,437,993	6,182,414	2,742,675	- 3,262,089	5,188
E5,770	6,785,006	11,821,722	12,030,858	14,283,007	12,501,848	11,242,190	9,010,230	- 3,989,781	5,770
E6,351	7,745,798	13,380,829	14,228,705	17,360,065	16,461,547	16,144,673	15,101,004	- 11,061,090	6,351
E6,932	8,663,491	15,059,934	16,315,018	20,299,359	20,206,597	20,781,403	20,842,693	17,674,024	6,932
E7,513	9,581,186	16,739,038	18,401,331	23,238,652	23,951,647	25,418,132	26,584,383	24,252,206	7,513
E8,095	10,498,882	18,418,144	20,487,645	26,177,946	27,696,697	30,054,860	32,326,072	30,830,390	8,095
E8,676	11,415,537	20,097,240	22,573,958	29,104,080	31,441,748	34,691,590	38,067,762	37,408,573	8,676
E9,257	12,331,037	21,776,354	24,660,271	32,029,404	35,186,798	39,328,319	43,788,223	43,386,756	9,257
E9,838	13,246,535	23,455,190	26,746,585	34,954,727	38,922,723	43,965,047	49,489,208	50,564,939	9,838
E10,420	14,162,033	25,130,274	28,832,898	37,880,050	42,647,749	48,601,777	55,190,192	57,143,123	10,420
E11,033	15,128,393	26,898,420	31,035,118	40,967,893	46,579,719	53,489,979	61,207,897	64,086,761	11,033

Aff Hsg	30%
% SR	70%
% SO	30%
S106 (private)	E16,994 per unit
S106 (affordable)	E22,649 per unit
CIL	
CSH (% uplift on Private)	11%
CSH (% uplift on AH)	11%
Grant	No
Developer's profit	17%
EVV	0% change from base
Build costs	0% change from base

RLVs less existing use value **E14,352,000 per hectare** **E5,810,526 per acre** **Secondary offices**

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph			
Build costs ->	E915 per sqm	E1023 per sqm	E1292 per sqm	E1507 per sqm	E1830 per sqm	E2045 per sqm	E2207 per sqm	E2368 per sqm			
Sales value psm									Sales value psm	Market value range 2010	Market value range 2007
E3,444	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E3,444		
E4,026	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E4,026		
E4,607	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E4,607		
E5,188	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E5,188		
E5,770	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E5,770		
E6,351	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E6,351		
E6,932	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E6,932		
E7,513	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E7,513		
E8,095	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E8,095		
E8,676	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E8,676		
E9,257	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E9,257		
E9,838	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E9,838		
E10,420	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E10,420		
E11,033	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E11,033		

RLVs less existing use value **E18,825,467 per hectare** **E7,621,647 per acre** **Existing residential**

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph			
Build costs ->	E915 per sqm	E1023 per sqm	E1292 per sqm	E1507 per sqm	E1830 per sqm	E2045 per sqm	E2207 per sqm	E2368 per sqm			
Sales value psm									Sales value psm	Market value range 2010	Market value range 2007
E3,444	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E3,444		
E4,026	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E4,026		
E4,607	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E4,607		
E5,188	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E5,188		
E5,770	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E5,770		
E6,351	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E6,351		
E6,932	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E6,932		
E7,513	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E7,513		
E8,095	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E8,095		
E8,676	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E8,676		
E9,257	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E9,257		
E9,838	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E9,838		
E10,420	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E10,420		
E11,033	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E11,033		

RLVs less existing use value **E7,534,800 per hectare** **E3,050,526 per acre** **Pubs/petrol stations**

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph			
Build costs ->	E915 per sqm	E1023 per sqm	E1292 per sqm	E1507 per sqm	E1830 per sqm	E2045 per sqm	E2207 per sqm	E2368 per sqm			
Sales value psm									Sales value psm	Market value range 2010	Market value range 2007
E3,444	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E3,444		
E4,026	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E4,026		
E4,607	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E4,607		
E5,188	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E5,188		
E5,770	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E5,770		
E6,351	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E6,351		
E6,932	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E6,932		
E7,513	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E7,513		
E8,095	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E8,095		
E8,676	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E8,676		
E9,257	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E9,257		
E9,838	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E9,838		
E10,420	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E10,420		
E11,033	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E11,033		

RLVs less existing use value **E1 per hectare** **E0 per acre** **LA Land (estate redevelopments)**

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph			
Build costs ->	E915 per sqm	E1023 per sqm	E1292 per sqm	E1507 per sqm	E1830 per sqm	E2045 per sqm	E2207 per sqm	E2368 per sqm			
Sales value psm									Sales value psm	Market value range 2010	Market value range 2007
E3,444	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E3,444		
E4,026	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E4,026		
E4,607	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E4,607		
E5,188	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E5,188		
E5,770	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E5,770		
E6,351	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E6,351		
E6,932	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E6,932		
E7,513	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E7,513		
E8,095	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E8,095		
E8,676	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E8,676		
E9,257	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E9,257		
E9,838	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E9,838		
E10,420	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E10,420		
E11,033	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E11,033		

AFFORDABLE HOUSING VIABILITY ASSESSMENT

MODEL 6

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph	
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm	Sales value per sq m
E3.444	2,661,643	4,070,372	2,525,299	911,555	4,727,508	-10,201,530	17,729,382	26,789,911	£3,444
E4.026	3,610,174	5,807,607	4,718,438	3,994,524	-718,521	-5,216,921	11,517,485	-19,671,241	E4,026
E4.607	4,568,703	7,544,842	6,911,577	7,061,897	3,252,512	-265,461	5,305,588	-12,552,569	E4,607
E5.188	5,072,235	9,282,077	9,097,268	10,129,270	7,213,949	4,651,057	842,273	-5,436,029	E5,188
E5.770	6,455,766	11,019,313	11,273,827	13,196,643	11,142,440	9,559,114	6,925,088	1,585,552	E5,770
E6.351	7,383,385	12,717,728	13,396,265	16,187,462	14,966,775	14,294,005	12,808,330	8,406,571	E6,351
E6.932	8,267,912	14,336,143	15,407,169	19,020,516	18,576,463	18,763,141	18,342,488	14,809,305	E6,932
E7.513	9,152,437	15,954,557	17,418,074	21,853,570	22,186,149	23,232,278	23,876,648	21,149,722	E7,513
E8.095	10,036,962	17,572,972	19,428,879	24,686,624	25,795,837	27,701,414	29,410,806	27,490,140	E8,095
E8.676	10,921,488	19,191,387	21,439,883	27,514,057	29,405,524	32,170,550	34,944,965	33,830,657	E8,676
E9.257	11,804,042	20,809,801	23,450,787	30,333,645	33,015,211	36,639,687	40,479,123	40,170,974	E9,257
E9.838	12,686,450	22,428,214	25,461,690	33,153,233	36,624,897	41,108,823	45,976,250	46,511,391	E9,838
E10.420	13,568,859	24,044,945	27,472,596	35,972,823	40,218,410	45,577,960	51,471,176	52,851,809	E10,420
E11.033	14,500,290	25,749,182	29,595,217	38,949,054	44,008,261	50,295,381	57,271,374	59,544,472	E11,033

All Hsg	30%
% SR	70%
% SO	30%
S106 (private)	£16,994 per unit
S106 (affordable)	£22,649 per unit
CSH (% uplift on Private)	11%
CSH (% uplift on AH)	11%
Grant	No
Developer's profit	20%
EUV	0% change from base
Build costs	0% change from base

RLVs less existing use value £14,352,000 per hectare £5,810,526 per acre

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph	
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm	Sales value per sq m
E3.444	-11,690,357	-10,281,628	-11,826,701	-13,440,445	-19,079,508	-24,553,530	-32,081,382	-41,141,911	£3,444
E4.026	-10,741,826	-8,544,393	-9,633,562	-10,357,476	-15,070,521	-19,568,921	-25,989,485	-34,023,241	E4,026
E4.607	-9,793,296	-6,807,157	-7,440,423	-7,290,103	-11,099,488	-14,617,461	-19,657,588	-26,904,569	E4,607
E5.188	-8,844,763	-5,069,923	-5,254,732	-4,222,730	-7,138,051	-9,700,943	-13,509,727	-19,788,029	E5,188
E5.770	-7,896,234	-3,332,687	-3,078,173	-1,155,357	-3,209,560	-4,792,886	-7,426,912	-12,766,448	E5,770
E6.351	-6,968,614	-1,834,272	-955,735	-1,835,462	-614,776	-57,995	-1,543,670	-5,945,429	E6,351
E6.932	-6,084,088	-15,857	-1,055,169	-4,668,516	-4,224,463	-4,411,141	-3,990,488	-457,305	E6,932
E7.513	-5,199,563	1,602,557	3,066,074	7,501,370	7,834,149	8,880,278	9,524,648	6,797,722	E7,513
E8.095	-4,315,038	3,220,972	5,076,979	10,334,624	11,443,837	13,349,414	15,058,906	13,138,140	E8,095
E8.676	-3,430,512	4,839,387	7,087,883	13,162,057	15,053,524	17,818,550	20,592,965	19,478,557	E8,676
E9.257	-2,547,958	6,457,801	9,098,787	15,981,645	18,663,211	22,287,687	26,127,123	26,818,974	E9,257
E9.838	-1,665,549	8,076,215	11,109,691	18,801,234	22,272,898	26,756,824	31,624,251	32,169,392	E9,838
E10.420	-783,141	9,692,945	13,120,596	21,620,823	25,866,410	31,225,960	37,119,176	38,499,809	E10,420
E11.033	148,290	11,397,182	15,243,217	24,597,055	29,656,261	35,943,381	42,919,374	45,192,472	E11,033

Market value range 2010		Market value range 2007	
	↑		↑

RLVs less existing use value £18,825,467 per hectare £7,621,647 per acre

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph	
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm	Sales value per sq m
E3.444	-16,163,824	-14,755,095	-16,300,168	-17,913,912	-23,552,975	-29,026,997	-36,554,849	-45,615,378	£3,444
E4.026	-15,215,293	-13,017,860	-14,107,029	-14,830,943	-19,543,988	-24,042,388	-30,342,952	-38,496,708	E4,026
E4.607	-14,266,763	-11,280,624	-11,913,890	-11,763,570	-15,572,955	-19,090,928	-24,131,055	-31,378,036	E4,607
E5.188	-13,318,232	-9,543,390	-9,728,199	-8,696,197	-11,611,518	-14,174,410	-17,983,194	-24,261,496	E5,188
E5.770	-12,369,701	-7,806,154	-7,551,640	-5,628,824	-7,683,027	-9,266,353	-11,800,379	-17,239,915	E5,770
E6.351	-11,442,081	-6,107,739	-5,429,012	-2,638,005	-3,856,691	-4,531,462	-6,017,137	-10,418,896	E6,351
E6.932	-10,557,555	-4,489,324	-3,418,298	-195,049	-249,004	-62,326	-482,979	-4,016,162	E6,932
E7.513	-9,673,030	-2,870,910	-1,407,393	3,028,103	3,360,682	4,406,811	5,051,181	2,324,255	E7,513
E8.095	-8,788,505	-1,252,495	603,512	5,861,157	6,970,370	8,875,947	10,585,339	8,664,673	E8,095
E8.676	-7,903,979	-365,920	2,614,416	8,688,590	10,580,057	13,349,414	15,119,498	15,005,990	E8,676
E9.257	-7,021,425	1,984,334	4,625,320	11,508,178	14,189,744	17,814,220	21,653,656	21,345,507	E9,257
E9.838	-6,139,016	3,602,748	6,636,224	14,327,767	17,799,431	22,283,357	27,150,784	27,685,925	E9,838
E10.420	-5,256,608	5,219,478	8,647,129	17,147,356	21,392,943	26,752,493	32,645,709	34,026,342	E10,420
E11.033	-4,325,177	6,923,715	10,769,750	20,123,588	25,182,794	31,469,914	38,445,907	40,719,005	E11,033

Market value range 2010		Market value range 2007	
	↑		↑

RLVs less existing use value £7,534,800 per hectare £3,050,526 per acre

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph	
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm	Sales value per sq m
E3.444	-4,873,157	-3,464,428	-5,009,501	-6,623,245	-12,262,308	-17,736,330	-25,264,182	-34,324,711	£3,444
E4.026	-3,924,626	-1,727,193	-2,816,362	-3,540,276	-8,253,321	-12,751,721	-19,052,285	-27,206,041	E4,026
E4.607	-2,976,066	-10,043	-623,223	-47,003	-4,282,288	-7,800,261	-12,840,388	-20,087,369	E4,607
E5.188	-2,027,565	-1,747,277	-1,562,468	-2,594,470	-320,651	-2,883,743	-6,692,527	-12,970,829	E5,188
E5.770	-1,079,034	-3,484,513	-3,739,027	-5,661,843	-3,607,640	-2,024,314	-609,712	-5,949,248	E5,770
E6.351	-151,414	5,182,928	5,861,465	8,652,662	7,431,976	6,759,205	5,273,530	871,771	E6,351
E6.932	733,112	6,801,343	7,872,369	11,485,716	11,041,663	11,228,341	10,807,688	7,274,505	E6,932
E7.513	1,617,637	8,419,757	9,893,274	14,318,770	14,651,349	15,697,478	16,341,848	16,614,922	E7,513
E8.095	2,502,162	10,038,172	11,894,179	17,151,824	18,261,637	20,166,614	21,876,006	19,955,340	E8,095
E8.676	3,366,688	11,656,587	13,905,083	19,979,257	21,870,724	24,635,750	27,410,165	26,295,757	E8,676
E9.257	4,269,242	13,275,001	15,915,987	22,798,845	25,480,411	29,104,887	32,944,323	32,636,174	E9,257
E9.838	5,151,651	14,893,415	17,326,891	25,618,434	29,090,098	33,574,024	38,441,451	38,976,592	E9,838
E10.420	6,094,059	16,510,145	19,937,796	28,438,023	32,863,610	38,043,160	43,936,376	45,317,009	E10,420
E11.033	6,965,490	18,214,382	22,060,417	31,414,255	36,473,461	42,760,581	49,736,574	52,009,672	E11,033

Market value range 2010		Market value range 2007	
	↑		↑

RLVs less existing use value £1 per hectare £0 per acre

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph	
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm	Sales value per sq m
E3.444	2,661,642	4,070,371	2,525,298	911,554	4,727,509	-10,201,531	17,729,383	26,789,912	£3,444
E4.026	3,610,173	5,807,606	4,718,437	3,994,523	-718,522	-5,216,922	11,517,486	-19,671,242	E4,026
E4.607	4,568,703	7,544,842	6,911,576	7,061,896	3,252,511	-265,462	5,305,589	-12,552,570	E4,607
E5.188	5,072,234	9,282,076	9,097,267	10,129,269	7,213,948	4,651,056	842,272	-5,436,030	E5,188
E5.770	6,455,765	11,019,312	11,273,826	13,196,642	11,142,439	9,559,113	6,925,087	1,585,551	E5,770
E6.351	7,383,385	12,717,727	13,396,264	16,187,461	14,966,775	14,294,004	12,808,329	8,406,570	E6,351
E6.932	8,267,911	14,336,142	15,407,168	19,020,515	18,576,462	18,763,140	18,342,487	14,809,304	E6,932
E7.513	9,152,436	15,954,556	17,418,073	21,853,569	22,186,148	23,232,277	23,876,647	21,149,721	E7,513
E8.095	10,036,961	17,572,971	19,428,878	24,686,623	25,795,836	27,701,413	29,410,805	27,490,139	E8,095
E8.676	10,921,487	19,191,386	21,439,882	27,514,056	29,405,523	32,170,549	34,944,964	33,830,656	E8,676
E9.257	11,804,041	20,809,800	23,450,786	30,333,644	33,015,210	36,639,686	40,479,122	40,170,973	E9,257
E9.838	12,686,450	22,428,213	25,461,689	33,153,232	36,624,897	41,108,823	45,976,250	46,511,391	E9,838
E10.420	13,568,858	24,044,944	27,472,595	35,972,822	40,218,409	45,577,959	51,471,175	52,851,808	E10,420
E11.033	14,500,289	25,749,181	29,595,216	38,949,054	44,008,260	50,295,380	57,271,373	59,544,471	E11,033

AFFORDABLE HOUSING VIABILITY ASSESSMENT

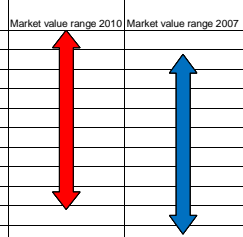
MODEL 6

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph	
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm	Sales value psm
Sales value psm									
£3,444	2,661,643	4,070,372	2,525,299	911,555	- 4,727,508	- 10,201,530	17,729,382	- 26,789,911	3,444
£4,026	3,610,174	5,807,607	4,718,438	3,994,524	- 718,521	- 5,216,921	11,517,485	- 19,671,241	4,026
£4,607	4,558,704	7,544,843	6,911,577	7,061,897	3,252,512	- 265,461	5,305,588	- 12,552,569	4,607
£5,188	5,507,235	9,282,077	9,097,268	10,129,270	7,213,949	4,651,057	842,273	- 6,436,029	5,188
£5,770	6,455,766	11,019,313	11,273,827	13,196,643	11,142,440	9,559,114	8,925,088	- 1,585,852	5,770
£6,351	7,383,388	12,717,728	13,396,265	16,187,462	14,966,776	14,294,005	12,908,330	8,406,571	6,351
£6,932	8,267,912	14,336,143	15,407,169	19,020,516	18,576,463	18,763,141	18,342,488	14,809,305	6,932
£7,513	9,152,437	15,954,557	17,418,074	21,853,570	22,186,149	23,232,278	23,876,648	21,149,722	7,513
£8,095	10,036,962	17,572,972	19,428,979	24,686,624	25,795,837	27,701,414	29,410,806	27,490,140	8,095
£8,676	10,921,488	19,191,387	21,459,883	27,514,057	29,405,524	32,170,550	34,944,965	33,830,857	8,676
£9,257	11,804,042	20,809,801	23,450,787	30,333,645	33,015,211	36,639,687	40,479,123	40,170,874	9,257
£9,838	12,686,451	22,428,215	25,461,691	33,153,234	36,624,898	41,108,824	45,976,251	46,511,392	9,838
£10,420	13,568,859	24,044,945	27,472,696	35,972,823	40,218,410	45,577,960	51,471,176	52,851,809	10,420
£11,033	14,500,290	25,749,182	29,595,217	38,949,055	44,008,261	50,295,381	57,271,374	59,544,472	11,033

Aff Hsg	30%
% SR	70%
% SO	30%
S106 (private)	£16,994 per unit
S106 (affordable)	£22,649 per unit
CIL	
CSH (% uplift on Private)	11%
CSH (% uplift on AH)	11%
Grant	No
Developer's profit	20%
EVV	0% change from base
Build costs	0% change from base

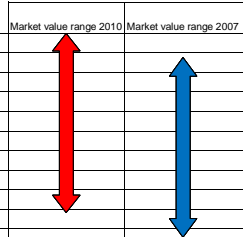
RLVs less existing use value **£14,352,000 per hectare** **£5,810,526 per acre** **Secondary offices**

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph	
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm	Sales value psm
Sales value psm									
£3,444	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£3,444
£4,026	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£4,026
£4,607	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£4,607
£5,188	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£5,188
£5,770	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£5,770
£6,351	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£6,351
£6,932	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£6,932
£7,513	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£7,513
£8,095	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£8,095
£8,676	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£8,676
£9,257	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£9,257
£9,838	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£9,838
£10,420	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£10,420
£11,033	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£11,033



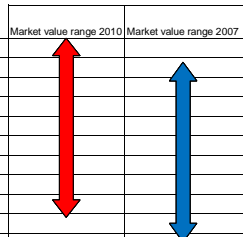
RLVs less existing use value **£18,825,467 per hectare** **£7,621,647 per acre** **Existing residential**

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph	
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm	Sales value psm
Sales value psm									
£3,444	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£3,444
£4,026	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£4,026
£4,607	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£4,607
£5,188	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£5,188
£5,770	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£5,770
£6,351	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£6,351
£6,932	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£6,932
£7,513	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£7,513
£8,095	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£8,095
£8,676	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£8,676
£9,257	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£9,257
£9,838	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£9,838
£10,420	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£10,420
£11,033	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£11,033



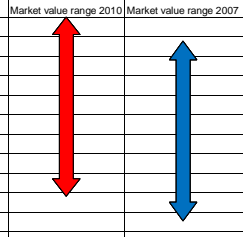
RLVs less existing use value **£7,534,800 per hectare** **£3,050,526 per acre** **Pubs/petrol stations**

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph	
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm	Sales value psm
Sales value psm									
£3,444	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£3,444
£4,026	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£4,026
£4,607	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£4,607
£5,188	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£5,188
£5,770	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£5,770
£6,351	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£6,351
£6,932	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£6,932
£7,513	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£7,513
£8,095	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£8,095
£8,676	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£8,676
£9,257	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£9,257
£9,838	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£9,838
£10,420	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£10,420
£11,033	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£11,033



RLVs less existing use value **£1 per hectare** **£0 per acre** **LA Land (estate redevelopments)**

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph	
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm	Sales value psm
Sales value psm									
£3,444	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£3,444
£4,026	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£4,026
£4,607	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£4,607
£5,188	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£5,188
£5,770	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£5,770
£6,351	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£6,351
£6,932	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£6,932
£7,513	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£7,513
£8,095	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£8,095
£8,676	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£8,676
£9,257	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£9,257
£9,838	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£9,838
£10,420	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£10,420
£11,033	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£11,033



AFFORDABLE HOUSING VIABILITY ASSESSMENT

MODEL 7

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph	
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm	
Sales value per sq m	Sales value per sq m								
E3.444	3,331,800	5,323,752	4,524,315	3,752,000	804,619	5,308,886	11,319,106	19,052,917	£3,444
E4.026	4,334,836	7,161,285	6,849,367	7,003,718	3,410,896	4,716,842	11,483,342	14,026,026	£4,026
E4.607	5,337,870	8,998,818	9,158,571	10,255,438	7,607,926	5,171,992	1,816,972	3,923,593	£4,607
E5.188	6,340,906	10,836,349	11,465,757	13,507,156	11,778,048	10,367,918	8,269,412	3,542,907	£5,188
E5.770	7,343,942	12,673,882	13,772,942	16,758,874	15,948,172	15,530,927	14,702,400	11,009,407	£5,770
E6.351	8,319,087	14,459,696	16,007,967	19,908,522	19,979,420	20,521,996	20,909,535	16,158,492	£6,351
E6.932	9,234,994	16,138,761	18,094,280	22,844,808	23,724,471	25,158,725	26,651,224	24,736,676	£6,932
E7.513	10,150,492	17,817,865	20,180,594	25,770,132	27,469,521	29,795,454	32,392,914	31,314,858	£7,513
E8.095	11,065,991	19,495,076	22,266,907	28,695,455	31,214,571	34,432,183	38,123,225	37,893,042	£8,095
E8.676	11,981,489	21,170,161	24,353,221	31,620,778	34,946,902	39,068,912	43,824,209	44,471,225	£8,676
E9.257	12,896,988	22,845,246	26,439,534	34,546,102	38,671,927	43,705,641	49,525,194	51,049,408	£9,257
E9.838	13,812,486	24,520,332	28,925,847	37,471,426	42,398,952	48,332,884	55,226,178	57,627,591	£9,838
E10.420	14,727,985	26,195,417	30,612,161	40,396,748	46,121,977	52,944,821	60,927,162	64,205,775	£10,420
E11.033	15,643,444	27,963,562	32,814,380	43,484,590	50,053,948	57,812,975	66,944,868	71,142,732	£11,033

All Hsg	30%
% SR	60%
% SO	40%
S106 (private)	£4,015 per unit
S106 (affordable)	£8,717 per unit
CSH (% uplift on Private)	11%
CSH (% uplift on AH)	11%
Grant	No
Developer's profit	17%
EUV	0% change from base
Build costs	0% change from base

RLVs less existing use value £14,352,000 per hectare £5,810,526 per acre Secondary offices

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph	
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm	
Sales value per sq m	Sales value per sq m								
E3.444	-11,020,200	-9,028,248	-9,827,685	-10,600,000	-15,156,619	-19,660,886	-25,671,106	-33,404,917	£3,444
E4.026	-10,017,164	-7,190,715	-7,502,633	-7,348,282	-10,941,104	-14,399,216	-19,068,842	-25,835,342	£4,026
E4.607	-9,014,129	-5,353,182	-5,193,429	-4,096,562	-6,744,074	-9,180,008	-12,535,027	-18,275,593	£4,607
E5.188	-8,011,094	-3,315,651	-2,886,243	-844,844	-2,575,952	-3,984,082	-6,082,588	-10,809,093	£5,188
E5.770	-7,008,058	-1,678,118	-579,058	-2,406,874	-1,596,172	-1,178,927	-350,400	-3,342,593	£5,770
E6.351	-6,032,903	-107,656	-1,655,967	-5,556,522	-5,627,420	-6,169,996	-6,557,535	-3,806,492	£6,351
E6.932	-5,117,006	-1,786,761	-3,742,280	-8,492,808	-9,372,471	-10,806,725	-12,299,224	-10,384,676	£6,932
E7.513	-4,201,508	-3,465,865	-9,828,594	-11,418,132	-13,117,521	-15,443,454	-18,040,914	-16,962,858	£7,513
E8.095	-3,286,009	-5,143,076	-7,914,907	-14,343,455	-16,862,571	-20,080,183	-23,771,225	-23,541,042	£8,095
E8.676	-2,370,511	-6,818,161	-10,001,221	-17,268,778	-20,594,902	-24,716,912	-29,472,209	-30,119,225	£8,676
E9.257	-1,455,012	-8,493,248	-12,087,534	-20,194,102	-24,319,927	-29,353,641	-35,173,194	-36,697,408	£9,257
E9.838	-539,514	-10,168,332	-14,173,847	-23,119,425	-28,044,952	-33,980,884	-40,874,178	-43,275,591	£9,838
E10.420	-375,985	-11,843,417	-16,280,161	-26,044,748	-31,769,977	-38,592,821	-46,575,162	-49,853,775	£10,420
E11.033	-1,342,344	-15,611,562	-19,462,380	-29,132,590	-35,701,948	-43,460,975	-52,932,868	-56,790,733	£11,033

Market value range 2010	Market value range 2007
↑	↑

RLVs less existing use value £18,825,467 per hectare £7,621,647 per acre Existing residential

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph	
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm	
Sales value per sq m	Sales value per sq m								
E3.444	-15,493,667	-13,501,715	-14,301,152	-15,073,467	-19,630,086	-24,134,353	-30,144,573	-37,878,384	£3,444
E4.026	-14,490,631	-11,664,182	-11,976,100	-11,821,749	-15,414,571	-18,872,683	-23,542,309	-30,308,809	£4,026
E4.607	-13,487,596	-9,826,649	-9,666,896	-8,570,029	-11,217,541	-13,653,475	-17,008,494	-22,749,060	£4,607
E5.188	-12,484,561	-7,989,118	-7,359,710	-5,318,311	-7,047,419	-8,457,549	-10,556,055	-15,282,560	£5,188
E5.770	-11,481,525	-6,151,585	-5,052,525	-2,066,593	-2,877,235	-3,294,540	-4,123,067	-7,816,660	£5,770
E6.351	-10,506,370	-4,365,811	-2,917,500	-1,053,055	-1,153,953	-1,696,529	-2,084,068	-666,975	£6,351
E6.932	-9,590,473	-2,886,706	-731,187	-4,019,341	-4,899,004	-6,333,258	-7,825,757	-5,911,209	£6,932
E7.513	-8,674,975	-1,007,602	-1,355,127	-6,944,665	-8,644,054	-10,969,987	-13,567,447	-12,489,391	£7,513
E8.095	-7,759,476	-669,609	-3,441,440	-9,869,988	-12,389,104	-15,606,716	-19,297,758	-19,067,575	£8,095
E8.676	-6,843,978	-2,344,694	-5,527,754	-12,795,311	-16,121,435	-20,243,445	-24,998,742	-25,645,758	£8,676
E9.257	-5,928,479	-4,019,778	-7,614,067	-15,720,635	-18,846,460	-24,880,170	-30,699,727	-32,223,941	£9,257
E9.838	-5,012,981	-5,694,865	-9,700,380	-18,645,958	-23,571,485	-29,507,417	-36,400,711	-38,802,124	£9,838
E10.420	-4,097,482	-7,369,590	-11,786,694	-21,571,281	-27,296,510	-34,119,354	-42,101,695	-45,380,308	£10,420
E11.033	-3,131,123	-9,138,095	-13,988,913	-24,659,123	-31,228,481	-38,987,508	-48,119,401	-52,317,266	£11,033

Market value range 2010	Market value range 2007
↑	↑

RLVs less existing use value £7,534,800 per hectare £3,050,526 per acre Pubs/petrol stations

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph	
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm	
Sales value per sq m	Sales value per sq m								
E3.444	-4,203,000	-2,211,048	-3,010,485	-3,782,800	-8,339,419	-12,843,686	-18,853,906	-26,587,717	£3,444
E4.026	-3,199,964	-373,515	-685,433	-531,082	-4,123,904	-7,582,016	-12,251,642	-19,018,142	£4,026
E4.607	-2,196,929	-1,464,018	-1,623,771	-2,720,638	-73,126	-2,362,809	-5,717,927	-11,458,993	£4,607
E5.188	-1,193,894	-3,301,549	-3,930,957	-5,972,356	-4,243,248	-2,833,118	-734,612	-3,991,893	£5,188
E5.770	-190,858	-5,139,082	-6,238,142	-9,224,074	-8,413,372	-7,996,127	-7,167,600	-3,474,607	£5,770
E6.351	-784,297	-6,924,856	-8,473,167	-12,373,722	-12,444,620	-12,987,196	-13,374,735	-10,623,692	£6,351
E6.932	-1,700,194	-8,603,961	-10,559,480	-15,310,008	-16,189,671	-17,623,925	-19,116,424	-17,201,876	£6,932
E7.513	-2,615,692	-10,283,065	-12,645,794	-19,235,332	-19,934,721	-22,260,654	-24,856,114	-23,780,058	£7,513
E8.095	-3,531,191	-11,960,276	-14,732,107	-21,160,655	-23,679,771	-26,897,383	-30,588,425	-30,358,242	£8,095
E8.676	-4,446,689	-13,635,361	-16,818,421	-24,085,978	-27,412,102	-31,534,112	-36,289,409	-36,936,425	£8,676
E9.257	-5,362,188	-15,310,446	-18,904,734	-27,011,302	-31,137,127	-36,170,841	-41,990,394	-43,514,608	£9,257
E9.838	-6,277,686	-16,985,532	-20,991,047	-29,936,625	-34,862,152	-40,798,084	-47,891,378	-50,092,791	£9,838
E10.420	-7,193,185	-18,660,817	-23,077,361	-32,861,948	-38,987,177	-45,410,021	-53,992,362	-56,670,975	£10,420
E11.033	-8,159,544	-20,428,762	-25,279,580	-35,949,790	-42,519,148	-50,278,175	-59,410,068	-63,607,933	£11,033

Market value range 2010	Market value range 2007
↑	↑

RLVs less existing use value £1 per hectare £0 per acre LA Land (estate redevelopments)

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph	
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm	
Sales value per sq m	Sales value per sq m								
E3.444	3,331,799	5,323,751	4,524,314	3,751,999	804,620	5,308,887	11,319,107	19,052,918	£3,444
E4.026	4,334,835	7,161,284	6,849,366	7,003,717	3,410,895	4,716,843	11,483,343	14,026,026	£4,026
E4.607	5,337,870	8,998,817	9,158,570	10,255,437	7,607,925	5,171,991	1,816,972	3,923,594	£4,607
E5.188	6,340,905	10,836,348	11,465,756	13,507,155	11,778,047	10,367,917	8,269,411	3,542,906	£5,188
E5.770	7,343,941	12,673,881	13,772,941	16,758,873	15,948,171	15,530,926	14,702,399	11,009,406	£5,770
E6.351	8,319,086	14,459,695	16,007,966	19,908,521	19,979,419	20,521,995	20,909,534	16,158,491	£6,351
E6.932	9,234,993	16,138,760	18,094,279	22,844,807	23,724,470	25,158,724	26,651,223	24,736,675	£6,932
E7.513	10,150,491	17,817,864	20,180,593	25,770,131	27,469,520	29,795,453	32,392,913	31,314,857	£7,513
E8.095	11,065,990	19,495,075	22,266,906	28,695,454	31,214,570	34,432,182	38,123,224	37,893,041	£8,095
E8.676	11,981,488	21,170,160	24,353,220	31,620,777	34,946,901	39,068,911	43,824,208	44,471,224	£8,676
E9.257	12,896,987	22,845,245	26,439,533	34,546,101	38,671,926	43,705,640	49,525,193	51,049,407	£9,257
E9.838	13,812,485	24,520,331	28,925,846	37,471,424	42,398,951	48,332,883	55,226,177	57,627,590	£9,838
E10.420	14,727,984	26,195,416	30,612,160	40,396,747	46,121,976	52,944,820	60,927,161	64,205	

AFFORDABLE HOUSING VIABILITY ASSESSMENT

MODEL 7

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph	
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm	
Sales value psm									Sales value psm
£3,444	3,331,800	5,323,752	4,524,315	3,752,000	804,619	5,308,886	11,319,106	19,052,917	3,444
£4,026	4,334,836	7,161,285	6,849,367	7,003,718	3,410,896	47,216	4,716,842	11,483,342	4,026
£4,607	5,337,871	8,998,818	9,158,571	10,255,438	7,607,926	5,171,992	1,816,973	3,923,593	4,607
£5,188	6,340,906	10,836,349	11,465,757	13,507,156	11,778,048	10,367,918	8,269,412	3,542,907	5,188
£5,770	7,343,942	12,873,882	13,772,842	16,758,874	15,948,172	15,530,927	14,702,400	11,009,407	5,770
£6,351	8,319,097	14,459,656	16,007,967	19,908,522	19,979,420	20,521,956	20,909,535	18,158,492	6,351
£6,932	9,234,994	16,138,761	18,094,280	22,844,808	23,724,471	25,158,725	26,651,224	24,736,676	6,932
£7,513	10,150,492	17,817,865	20,180,594	25,770,132	27,469,521	29,795,454	32,392,914	31,314,858	7,513
£8,095	11,065,991	19,495,078	22,266,907	28,695,455	31,214,571	34,432,183	38,123,225	37,893,042	8,095
£8,676	11,981,489	21,170,161	24,353,221	31,620,778	34,946,932	39,068,912	43,824,209	44,471,225	8,676
£9,257	12,896,988	22,845,246	26,439,534	34,546,102	38,671,927	43,705,641	49,525,194	51,049,408	9,257
£9,838	13,812,486	24,520,332	28,525,847	37,471,425	42,396,952	48,332,884	55,226,178	57,627,591	9,838
£10,420	14,727,985	26,195,417	30,612,161	40,396,748	46,121,977	52,944,821	60,927,162	64,205,775	10,420
£11,033	15,694,344	27,963,562	32,814,380	43,484,590	50,053,948	57,812,975	66,944,868	71,142,733	11,033

Aff Hsg	30%
% SR	60%
% SO	40%
£106 (private)	£4,015 per unit
£106 (affordable)	£8,717 per unit
CIL	
CSH (% uplift on Private)	11%
CSH (% uplift on AH)	11%
Grant	No
Developer's profit	17%
EVV	0% change from base
Build costs	0% change from base

RLVs less existing use value **£14,352,000 per hectare** **£5,810,526 per acre** **Secondary offices**

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph		Market value range 2010	Market value range 2007
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm			
Sales value psm									Sales value psm		
£3,444	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£3,444		
£4,026	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£4,026		
£4,607	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£4,607		
£5,188	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£5,188		
£5,770	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£5,770		
£6,351	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£6,351		
£6,932	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£6,932		
£7,513	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£7,513		
£8,095	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£8,095		
£8,676	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£8,676		
£9,257	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£9,257		
£9,838	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£9,838		
£10,420	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£10,420		
£11,033	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£11,033		

RLVs less existing use value **£18,825,467 per hectare** **£7,621,647 per acre** **Existing residential**

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph		Market value range 2010	Market value range 2007
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm			
Sales value psm									Sales value psm		
£3,444	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£3,444		
£4,026	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£4,026		
£4,607	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£4,607		
£5,188	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£5,188		
£5,770	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£5,770		
£6,351	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£6,351		
£6,932	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£6,932		
£7,513	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£7,513		
£8,095	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£8,095		
£8,676	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£8,676		
£9,257	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£9,257		
£9,838	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£9,838		
£10,420	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£10,420		
£11,033	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£11,033		

RLVs less existing use value **£7,534,800 per hectare** **£3,050,526 per acre** **Pubs/petrol stations**

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph		Market value range 2010	Market value range 2007
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm			
Sales value psm									Sales value psm		
£3,444	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£3,444		
£4,026	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£4,026		
£4,607	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£4,607		
£5,188	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£5,188		
£5,770	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£5,770		
£6,351	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£6,351		
£6,932	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£6,932		
£7,513	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£7,513		
£8,095	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£8,095		
£8,676	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£8,676		
£9,257	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£9,257		
£9,838	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£9,838		
£10,420	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£10,420		
£11,033	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£11,033		

RLVs less existing use value **£1 per hectare** **£0 per acre** **LA Land (estate redevelopments)**

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph		Market value range 2010	Market value range 2007
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm			
Sales value psm									Sales value psm		
£3,444	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£3,444		
£4,026	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£4,026		
£4,607	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£4,607		
£5,188	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£5,188		
£5,770	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£5,770		
£6,351	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£6,351		
£6,932	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£6,932		
£7,513	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£7,513		
£8,095	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£8,095		
£8,676	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£8,676		
£9,257	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£9,257		
£9,838	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£9,838		
£10,420	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£10,420		
£11,033	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£11,033		

AFFORDABLE HOUSING VIABILITY ASSESSMENT

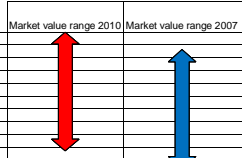
MODEL 8

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph	
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm	Sales value per sq m
E3.444	3,135,239	4,964,104	4,065,735	3,110,594	1,631,849	6,346,372	12,606,839	20,526,218	£3,444
E4.026	4,105,105	6,740,946	6,314,840	6,256,074	2,447,631	1,239,830	6,217,567	13,200,274	E4,026
E4.607	5,074,970	8,517,787	8,552,358	9,401,552	6,519,245	3,810,007	126,655	5,874,330	E4,607
E5.188	6,044,836	10,294,631	10,784,135	12,547,031	10,554,005	8,852,434	6,391,800	1,368,966	E5,188
E5.770	7,014,702	12,071,473	13,015,912	15,692,511	14,588,764	13,847,851	12,617,257	8,595,177	E5,770
E6.351	7,956,687	13,796,555	15,175,528	18,735,918	18,484,649	18,671,327	18,616,861	15,531,539	E6,351
E6.932	8,940,361	15,414,970	17,186,432	21,569,972	22,084,337	23,140,464	24,151,020	21,871,957	E6,932
E7.513	9,722,770	17,033,384	19,197,337	24,391,576	25,704,023	27,609,600	29,685,179	28,212,374	E7,513
E8.095	10,605,178	18,651,799	21,208,241	27,211,165	29,313,710	32,078,737	35,219,337	34,562,792	E8,095
E8.676	11,487,586	20,266,467	23,219,145	30,030,754	32,921,481	36,547,873	40,723,372	40,893,209	E8,676
E9.257	12,369,984	21,881,007	25,230,049	32,850,343	36,511,867	41,017,009	46,218,297	47,233,626	E9,257
E9.838	13,252,402	23,495,546	27,240,954	35,669,931	40,102,252	45,486,144	51,713,222	53,574,044	E9,838
E10.420	14,134,810	25,110,087	29,251,859	38,489,520	43,692,638	49,937,068	57,208,147	59,914,461	E10,420
E11.033	15,066,241	26,814,324	31,374,480	41,465,752	47,482,490	54,629,265	63,008,345	66,607,124	E11,033

All Hsg	30%
% SR	60%
% SO	40%
S106 (private)	£4,015 per unit
S106 (affordable)	£8,717 per unit
CSH (% uplift on Private)	11%
CSH (% uplift on AH)	11%
Grant	No
Developer's profit	20%
EUV	0% change from base
Build costs	0% change from base

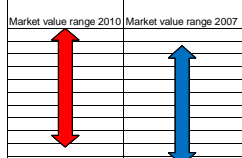
RLVs less existing use value **£14,352,000 per hectare** **Secondary offices**
£5,810,526 per acre

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph	
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm	Sales value per sq m
E3.444	-11,216,761	9,387,896	10,286,265	11,241,406	15,983,849	20,698,371	26,958,839	34,878,218	£3,444
E4.026	-10,246,895	7,811,054	8,037,160	8,095,926	11,904,369	15,591,830	20,569,567	27,552,274	E4,026
E4.607	-9,277,030	5,834,212	5,799,642	4,950,448	7,832,755	10,541,993	14,225,345	20,226,330	E4,607
E5.188	-8,307,164	4,057,369	3,567,865	1,804,569	3,797,995	5,498,566	7,960,200	12,983,034	E5,188
E5.770	-7,337,298	2,280,527	1,336,088	1,340,511	236,764	504,149	1,734,743	5,756,823	E5,770
E6.351	-6,395,313	555,445	823,528	4,383,918	4,132,649	4,319,327	4,264,861	1,179,539	E6,351
E6.932	-5,511,639	1,062,970	2,834,432	7,216,972	7,742,337	8,788,464	9,799,020	7,519,957	E6,932
E7.513	-4,629,230	2,681,384	4,845,337	10,039,376	11,352,023	13,257,600	15,333,179	13,860,374	E7,513
E8.095	-3,746,822	4,299,799	8,556,241	12,859,165	14,961,710	17,726,737	20,867,337	20,200,792	E8,095
E8.676	-2,864,414	5,914,467	8,867,145	15,678,754	18,569,481	22,195,873	26,371,372	26,541,209	E8,676
E9.257	-1,982,006	7,529,007	10,878,049	18,498,343	22,159,867	26,665,009	31,866,297	32,881,626	E9,257
E9.838	-1,099,598	9,143,548	12,888,954	21,317,931	25,750,252	31,134,145	37,361,222	39,222,044	E9,838
E10.420	-217,190	10,738,087	14,899,859	24,137,520	29,340,638	35,585,068	42,856,147	45,562,461	E10,420
E11.033	714,241	12,462,324	17,022,480	27,113,752	33,130,490	40,277,265	48,656,345	52,255,124	E11,033



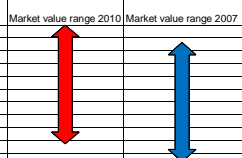
RLVs less existing use value **£18,825,467 per hectare** **Existing residential**
£7,621,647 per acre

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph	
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm	Sales value per sq m
E3.444	-15,690,228	13,861,963	14,759,732	15,714,873	20,457,316	25,171,838	31,432,306	39,351,685	£3,444
E4.026	-14,720,362	12,084,521	12,510,627	12,569,393	16,377,836	20,065,297	25,043,034	32,025,741	E4,026
E4.607	-13,750,497	10,307,679	10,273,109	9,423,915	12,306,222	15,015,460	18,698,812	24,699,797	E4,607
E5.188	-12,780,631	8,530,836	8,041,332	6,278,436	8,271,462	9,973,033	12,433,667	17,456,501	E5,188
E5.770	-11,810,765	6,753,994	5,809,555	3,132,956	4,236,703	4,977,616	6,208,210	10,230,290	E5,770
E6.351	-10,868,780	5,028,912	3,649,939	89,549	340,618	208,606	293,928	3,293,928	E6,351
E6.932	-9,985,106	3,410,497	1,539,035	2,743,505	3,268,870	4,314,997	5,325,553	3,046,490	E6,932
E7.513	-9,102,697	1,792,083	371,870	5,566,109	6,878,556	8,784,133	10,859,712	9,386,907	E7,513
E8.095	-8,220,289	173,668	2,382,774	8,385,698	10,488,243	13,253,270	16,393,870	16,727,325	E8,095
E8.676	-7,337,981	1,441,000	4,333,878	11,205,287	14,096,014	17,722,406	21,897,905	22,067,742	E8,676
E9.257	-6,455,473	3,055,540	6,044,582	14,024,876	17,686,400	22,191,542	27,392,830	28,408,159	E9,257
E9.838	-5,573,065	4,670,081	8,415,487	16,844,464	21,276,785	26,660,678	32,887,755	34,748,577	E9,838
E10.420	-4,690,657	6,284,620	10,426,392	19,664,053	24,867,171	31,111,601	38,382,680	41,088,994	E10,420
E11.033	-3,759,226	7,988,857	12,549,013	22,640,285	28,657,023	35,803,798	44,182,878	47,781,657	E11,033



RLVs less existing use value **£7,534,800 per hectare** **Pubs/petrol stations**
£3,050,526 per acre

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph	
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm	Sales value per sq m
E3.444	-4,399,561	2,570,696	3,469,065	4,424,206	9,166,649	13,881,171	20,141,639	28,061,018	£3,444
E4.026	-3,429,695	793,854	1,219,960	1,278,726	5,087,169	8,774,630	13,752,367	20,735,074	E4,026
E4.607	-2,459,830	982,988	1,017,858	1,866,752	1,015,555	3,724,793	7,408,145	13,409,130	E4,607
E5.188	-1,489,964	2,759,831	3,249,335	5,012,231	3,019,205	1,317,634	1,143,000	1,165,834	E5,188
E5.770	-520,098	4,536,673	5,481,112	8,157,711	7,053,964	6,313,051	5,082,457	1,060,377	E5,770
E6.351	421,887	6,261,755	7,640,728	11,201,118	10,949,849	11,136,527	11,082,061	7,996,739	E6,351
E6.932	1,305,561	7,880,170	9,651,632	14,034,172	14,559,537	15,605,664	16,616,220	14,337,157	E6,932
E7.513	2,187,970	9,498,584	11,682,537	16,856,776	18,169,223	20,074,800	22,150,379	20,677,574	E7,513
E8.095	3,070,378	11,116,999	13,673,441	19,676,365	21,778,910	24,543,937	27,684,537	27,017,992	E8,095
E8.676	3,952,786	12,731,667	15,684,345	22,495,954	25,368,681	29,013,073	33,188,572	33,358,409	E8,676
E9.257	4,835,194	14,346,207	17,695,249	25,315,543	28,977,067	33,482,209	38,683,497	39,698,826	E9,257
E9.838	5,717,602	15,960,748	19,706,154	28,135,131	32,567,452	37,951,345	44,178,422	46,039,244	E9,838
E10.420	6,600,010	17,575,287	21,717,059	30,954,720	36,157,838	42,402,269	49,673,347	52,379,661	E10,420
E11.033	7,531,441	19,279,524	23,839,680	33,930,952	39,947,690	47,094,465	55,473,545	59,072,324	E11,033



RLVs less existing use value **£1 per hectare** **LA Land (estate redevelopments)**
£0 per acre

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph	
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm	Sales value per sq m
E3.444	3,135,239	4,964,104	4,065,734	3,110,593	1,631,850	6,346,372	12,606,840	20,526,219	£3,444
E4.026	4,105,104	6,740,945	6,314,839	6,256,073	2,447,630	1,239,831	6,217,568	13,200,275	E4,026
E4.607	5,074,969	8,517,787	8,552,357	9,401,551	6,519,244	3,810,006	126,654	5,874,331	E4,607
E5.188	6,044,835	10,294,630	10,784,134	12,547,030	10,554,004	8,852,433	6,391,799	1,368,965	E5,188
E5.770	7,014,701	12,071,472	13,015,911	15,692,510	14,588,763	13,847,850	12,617,256	8,595,176	E5,770
E6.351	7,956,686	13,796,554	15,175,527	18,735,917	18,484,648	18,671,326	18,616,860	15,531,538	E6,351
E6.932	8,940,360	15,414,969	17,186,431	21,569,971	22,094,336	23,140,463	24,151,019	21,871,956	E6,932
E7.513	9,722,769	17,033,383	19,197,336	24,391,575	25,704,022	27,609,599	29,685,178	28,212,373	E7,513
E8.095	10,605,177	18,651,798	21,208,240	27,211,164	29,313,708	32,078,736	35,219,336	34,562,791	E8,095
E8.676	11,487,585	20,266,466	23,219,144	30,030,753	32,921,480	36,547,872	40,723,371	40,893,208	E8,676
E9.257	12,369,983	21,881,006	25,230,048	32,850,342	36,511,866	41,017,008	46,218,296	47,233,625	E9,257
E9.838	13,252,401	23,495,547	27,240,953	35,669,930	40,102,251	45,486,144	51,713,221	53,574,043	E9,838
E10.420	14,134,809	25,110,086	29,251,858	38,489,519	43,692,637	49,937,067	57,208,146	59,914,460	E10,420
E11.033	15,066,240	26,814,323	31,374,479	41,465,751	47,482,489	54,629,264	6		

AFFORDABLE HOUSING VIABILITY ASSESSMENT

MODEL 8

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph	
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm	
Sales value psm									Sales value psm
£3,444	3,135,239	4,964,104	4,065,735	3,110,594	- 1,631,849	- 6,346,371	12,606,839	- 20,526,218	3,444
£4,026	4,105,105	6,740,946	6,314,840	6,256,074	2,447,631	- 1,239,830	6,217,567	- 13,200,274	4,026
£4,607	5,074,970	8,517,788	8,552,358	9,401,552	6,519,245	3,810,007	126,655	5,874,330	4,607
£5,188	6,044,836	10,294,631	10,784,135	12,547,031	10,354,005	8,852,434	6,391,800	1,368,966	5,188
£5,770	7,014,702	12,071,473	13,015,912	15,692,511	14,588,764	13,847,851	12,617,257	8,935,177	5,770
£6,351	7,986,687	13,796,555	15,175,528	18,735,918	18,484,649	18,671,327	18,616,961	15,531,539	6,351
£6,932	8,840,361	15,414,970	17,186,432	21,568,972	22,094,337	23,140,464	24,151,020	21,871,957	6,932
£7,513	9,722,770	17,033,384	19,197,337	24,391,576	25,704,023	27,609,600	29,685,179	28,212,374	7,513
£8,095	10,605,178	18,651,799	21,208,241	27,211,165	29,313,710	32,078,737	35,219,337	34,552,792	8,095
£8,676	11,487,586	20,266,467	23,219,145	30,030,754	32,921,481	36,547,873	40,723,372	40,893,209	8,676
£9,257	12,369,994	21,881,007	25,230,049	32,850,343	36,511,867	41,017,009	46,218,297	47,233,626	9,257
£9,838	13,252,402	23,495,548	27,240,954	35,669,931	40,102,252	45,486,145	51,713,222	53,574,044	9,838
£10,420	14,134,810	25,110,087	29,251,859	38,489,520	43,692,638	49,937,068	57,208,147	59,914,461	10,420
£11,033	15,066,241	26,814,324	31,374,480	41,465,752	47,482,490	54,629,265	63,008,345	66,607,124	11,033

Aff Hsg	30%
% SR	60%
% SO	40%
S106 (private)	£4,015 per unit
S106 (affordable)	£8,717 per unit
CIL	
CSH (% uplift on Private)	11%
CSH (% uplift on AH)	11%
Grant	No
Developer's profit	20%
EVV	0% change from base
Build costs	0% change from base

RLVs less existing use value **£14,352,000 per hectare** **£5,810,526 per acre** **Secondary offices**

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph			
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm			
Sales value psm									Sales value psm	Market value range 2010	Market value range 2007
£3,444	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£3,444		
£4,026	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£4,026		
£4,607	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£4,607		
£5,188	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£5,188		
£5,770	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£5,770		
£6,351	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£6,351		
£6,932	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£6,932		
£7,513	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£7,513		
£8,095	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£8,095		
£8,676	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£8,676		
£9,257	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£9,257		
£9,838	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£9,838		
£10,420	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£10,420		
£11,033	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£11,033		

RLVs less existing use value **£18,825,467 per hectare** **£7,621,647 per acre** **Existing residential**

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph			
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm			
Sales value psm									Sales value psm	Market value range 2010	Market value range 2007
£3,444	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£3,444		
£4,026	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£4,026		
£4,607	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£4,607		
£5,188	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£5,188		
£5,770	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£5,770		
£6,351	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£6,351		
£6,932	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£6,932		
£7,513	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£7,513		
£8,095	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£8,095		
£8,676	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£8,676		
£9,257	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£9,257		
£9,838	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£9,838		
£10,420	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£10,420		
£11,033	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£11,033		

RLVs less existing use value **£7,534,800 per hectare** **£3,050,526 per acre** **Pubs/petrol stations**

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph			
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm			
Sales value psm									Sales value psm	Market value range 2010	Market value range 2007
£3,444	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£3,444		
£4,026	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£4,026		
£4,607	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£4,607		
£5,188	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£5,188		
£5,770	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£5,770		
£6,351	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£6,351		
£6,932	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£6,932		
£7,513	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£7,513		
£8,095	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£8,095		
£8,676	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£8,676		
£9,257	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£9,257		
£9,838	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£9,838		
£10,420	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£10,420		
£11,033	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£11,033		

RLVs less existing use value **£1 per hectare** **£0 per acre** **LA Land (estate redevelopments)**

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph			
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm			
Sales value psm									Sales value psm	Market value range 2010	Market value range 2007
£3,444	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£3,444		
£4,026	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£4,026		
£4,607	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£4,607		
£5,188	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£5,188		
£5,770	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£5,770		
£6,351	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£6,351		
£6,932	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£6,932		
£7,513	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£7,513		
£8,095	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£8,095		
£8,676	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£8,676		
£9,257	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£9,257		
£9,838	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£9,838		
£10,420	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£10,420		
£11,033	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£11,033		

AFFORDABLE HOUSING VIABILITY ASSESSMENT

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm
Sales value per sq m								
£3.444	3,094,945	4,878,246	3,760,860	2,676,223	2,305,833	7,180,826	13,796,366	22,073,571
£4.026	4,097,981	6,715,779	6,085,912	5,927,941	1,917,078	1,896,706	7,194,102	14,503,995
£4.607	5,101,015	8,553,311	8,404,639	9,179,661	6,132,257	3,322,502	630,951	6,934,419
£5.188	6,104,052	10,390,845	10,711,824	12,431,379	10,302,380	8,540,898	5,850,849	557,139
£5.770	7,107,087	12,228,378	13,019,011	15,683,097	14,472,503	13,703,909	12,283,836	8,023,639
£6.351	8,082,242	14,014,140	15,254,035	18,932,745	18,503,751	18,694,977	18,490,972	15,207,640
£6.932	8,999,837	15,893,256	17,340,349	21,772,037	22,248,801	23,331,706	24,232,661	21,785,823
£7.513	9,916,671	17,372,361	19,426,662	24,707,773	25,993,851	27,968,435	29,974,351	28,364,006
£8.095	10,832,170	19,051,465	21,512,975	27,633,096	29,738,902	32,605,165	35,716,040	34,942,189
£8.676	11,747,670	20,730,287	23,599,289	30,558,419	33,483,952	37,241,893	41,435,031	41,520,373
£9.257	12,663,168	22,405,373	25,695,502	33,483,743	37,214,422	41,878,622	47,136,016	48,098,555
£9.838	13,578,665	24,080,458	27,771,915	36,409,666	40,939,448	46,515,351	52,837,000	54,676,738
£10.420	14,494,165	25,755,544	29,858,228	39,334,390	44,664,473	51,140,291	58,537,984	61,254,922
£11.033	15,460,525	27,523,688	32,060,448	42,422,231	48,596,444	56,008,446	64,555,689	68,198,560

All Hsg	30%
% SR	60%
% SO	40%
S106 (private)	£10,504 per sqm
S106 (affordable)	£15,683 per unit
CSH (% uplift on Private)	11%
CSH (% uplift on AH)	11%
Grant	No
Developer's profit	17%
EUV	0% change from base
Build costs	0% change from base

RLVs less existing use value **£14,352,000 per hectare** **£5,810,526 per acre** **Secondary offices**

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm
Sales value per sq m								
£3.444	11,257,055	9,473,754	10,591,140	11,675,777	16,657,833	21,532,826	28,148,366	36,425,571
£4.026	10,254,019	7,636,221	8,266,088	8,424,059	12,434,922	16,248,706	21,546,102	28,855,995
£4.607	9,250,984	5,798,688	5,947,361	5,172,339	8,219,743	11,029,497	14,982,950	21,286,418
£5.188	8,247,948	3,961,155	3,640,176	1,920,621	4,040,620	5,811,102	8,501,151	13,794,861
£5.770	7,244,913	2,123,622	1,332,989	1,331,097	1,202,503	648,091	2,068,164	6,328,361
£6.351	6,269,758	337,850	902,035	4,480,745	4,151,751	4,342,977	4,138,972	855,640
£6.932	5,352,063	1,341,256	2,988,349	7,420,037	7,896,801	8,979,706	9,880,661	7,433,823
£7.513	4,435,328	3,020,361	5,074,662	10,355,773	11,641,851	13,616,435	15,622,351	14,012,006
£8.095	3,510,830	4,699,465	7,160,975	13,281,096	15,386,902	18,253,165	21,364,040	20,590,189
£8.676	2,604,320	6,378,287	9,247,289	16,206,419	19,131,952	22,889,893	27,083,031	27,168,373
£9.257	1,688,832	8,053,373	11,333,602	19,131,743	22,862,422	27,526,622	32,784,016	33,746,555
£9.838	773,334	9,728,458	13,419,915	22,057,066	26,587,448	32,163,351	38,485,000	40,324,739
£10.420	142,165	11,403,544	15,506,228	24,862,320	30,312,473	36,789,291	44,185,984	46,902,922
£11.033	1,108,525	13,711,689	17,708,449	28,070,231	34,244,444	41,656,446	50,203,680	53,646,560

Market value range 2010		
Market value range 2007		

RLVs less existing use value **£18,825,467 per hectare** **£7,621,647 per acre** **Existing residential**

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm
Sales value per sq m								
£3.444	15,730,522	13,947,221	15,064,607	16,149,244	21,131,300	26,006,293	32,621,833	40,899,038
£4.026	14,727,486	12,109,688	12,739,555	12,897,526	16,908,389	20,722,173	26,019,569	33,329,462
£4.607	13,724,451	10,272,155	10,420,828	9,645,806	12,693,210	15,502,964	19,456,417	25,759,885
£5.188	12,721,415	8,434,622	8,113,643	6,394,088	8,523,087	10,284,569	12,974,618	16,268,328
£5.770	11,718,380	6,597,089	5,806,456	3,142,370	4,352,964	5,121,558	6,541,631	10,801,828
£6.351	10,743,229	4,811,317	3,571,432	7,278	32,1716	130,490	334,485	3,617,827
£6.932	9,825,530	3,132,211	1,485,118	2,946,570	3,423,334	4,506,239	5,407,194	2,960,356
£7.513	8,908,795	1,453,106	601,195	5,882,306	7,168,384	9,142,968	11,148,884	9,538,539
£8.095	7,993,297	225,998	2,687,508	8,807,629	10,913,435	13,779,698	16,890,573	16,116,722
£8.676	7,077,787	1,994,820	4,773,822	11,732,652	14,656,485	18,416,426	22,699,564	22,694,966
£9.257	6,162,299	3,579,906	6,860,135	14,658,276	18,388,955	23,053,155	28,310,549	29,273,088
£9.838	5,246,801	5,254,991	8,946,448	17,583,599	22,113,981	27,689,884	34,011,533	35,851,272
£10.420	4,331,302	6,330,077	11,032,761	20,508,923	25,839,006	32,314,824	39,712,517	42,429,455
£11.033	3,364,942	8,698,222	13,234,982	23,596,764	29,770,977	37,182,979	45,730,223	49,373,093

Market value range 2010		
Market value range 2007		

RLVs less existing use value **£7,534,800 per hectare** **£3,050,526 per acre** **Pubs/petrol stations**

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm
Sales value per sq m								
£3.444	4,439,855	2,656,554	3,773,940	4,858,577	9,840,633	14,715,626	21,331,166	29,608,371
£4.026	3,436,919	819,021	1,448,888	1,806,859	5,617,722	9,431,506	14,728,902	22,038,795
£4.607	2,433,784	1,018,512	869,839	1,644,861	1,402,543	4,212,297	8,165,750	14,469,918
£5.188	1,430,748	2,856,045	3,177,024	4,896,579	2,767,580	1,006,098	1,683,951	6,977,661
£5.770	427,713	4,893,578	5,484,211	8,148,297	6,937,703	6,169,109	4,749,036	488,839
£6.351	547,442	6,479,350	7,719,235	11,297,945	10,968,951	11,160,177	10,956,172	7,672,840
£6.932	1,465,137	8,158,456	9,805,849	14,237,237	14,714,001	15,796,906	16,897,861	14,251,023
£7.513	2,381,872	9,837,561	11,891,862	17,172,973	18,450,051	20,433,635	22,439,551	20,839,206
£8.095	3,297,370	11,516,665	13,978,175	20,098,296	22,204,102	25,070,365	28,181,240	27,407,389
£8.676	4,212,870	13,195,487	16,064,489	23,023,619	25,949,152	29,707,093	33,900,231	33,985,573
£9.257	5,128,368	14,870,573	18,150,802	25,948,943	29,679,622	34,343,822	39,601,216	40,563,755
£9.838	6,043,866	16,545,698	20,237,115	28,874,266	33,404,648	38,980,551	45,302,200	47,141,939
£10.420	6,959,365	18,220,744	22,323,428	31,759,590	37,123,673	43,505,491	51,093,184	53,720,122
£11.033	7,925,725	19,988,889	24,525,649	34,887,431	41,061,644	48,473,646	57,020,890	60,663,760

Market value range 2010		
Market value range 2007		

RLVs less existing use value **£1 per hectare** **£0 per acre** **LA Land (estate redevelopments)**

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm
Sales value per sq m								
£3.444	3,094,944	4,878,245	3,760,859	2,676,222	2,305,834	7,180,827	13,796,367	22,073,572
£4.026	4,097,980	6,715,778	6,085,911	5,927,940	1,917,077	1,896,707	7,194,103	14,503,996
£4.607	5,101,015	8,553,311	8,404,638	9,179,660	6,132,256	3,322,502	630,951	6,934,419
£5.188	6,104,051	10,390,844	10,711,823	12,431,378	10,302,379	8,540,897	5,850,848	557,138
£5.770	7,107,086	12,228,377	13,019,010	15,683,096	14,472,502	13,703,909	12,283,835	8,023,638
£6.351	8,082,241	14,014,149	15,254,034	18,932,744	18,503,750	18,694,976	18,490,971	15,207,639
£6.932	8,999,836	15,893,255	17,340,348	21,772,036	22,248,800	23,331,705	24,232,660	21,785,822
£7.513	9,916,671	17,372,360	19,426,661	24,707,772	25,993,850	27,968,434	29,974,350	28,364,005
£8.095	10,832,169	19,051,464	21,512,974	27,633,095	29,738,901	32,605,164	35,716,039	34,942,188
£8.676	11,747,669	20,730,286	23,599,288	30,558,418	33,483,951	37,241,892	41,435,030	41,520,372
£9.257	12,663,167	22,405,372	25,695,501	33,483,742	37,214,421	41,878,621	47,136,015	48,098,554

AFFORDABLE HOUSING VIABILITY ASSESSMENT

MODEL 9

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph	
Build costs ->	E915 per sqm	E1023 per sqm	E1292 per sqm	E1507 per sqm	E1830 per sqm	E2045 per sqm	E2207 per sqm	E2368 per sqm	Sales value psm
Sales value psm									
E3,444	3,094,945	4,878,246	3,760,860	2,676,223	2,305,833	7,180,826	13,796,366	22,073,571	3,444
E4,026	4,097,981	6,715,779	6,085,912	5,927,941	1,917,078	1,896,706	7,194,102	14,503,995	4,026
E4,607	5,101,016	8,553,312	8,404,639	9,179,661	6,132,257	3,322,503	630,950	6,934,418	4,607
E5,188	6,104,052	10,390,845	10,711,824	12,431,379	10,302,380	8,540,898	5,850,849	557,139	5,188
E5,770	7,107,087	12,228,378	13,019,011	15,683,097	14,472,933	13,703,909	12,283,836	8,023,839	5,770
E6,351	8,082,242	14,014,150	15,254,035	18,832,745	18,503,751	18,694,977	18,490,972	15,207,640	6,351
E6,932	8,999,937	15,693,256	17,340,349	21,772,037	22,248,801	23,331,706	24,232,661	21,785,823	6,932
E7,513	9,916,672	17,372,261	19,426,662	24,707,773	25,993,851	27,968,435	29,974,351	28,364,006	7,513
E8,095	10,832,170	19,051,465	21,512,975	27,633,096	29,738,902	32,605,165	35,716,040	34,942,189	8,095
E8,676	11,747,670	20,730,287	23,599,289	30,538,419	33,483,952	37,241,893	41,435,031	41,520,373	8,676
E9,257	12,663,168	22,405,373	25,685,602	33,483,743	37,214,422	41,878,622	47,136,016	48,098,555	9,257
E9,838	13,578,666	24,080,458	27,771,915	36,409,066	40,939,448	46,515,351	52,837,000	54,676,739	9,838
E10,420	14,494,165	25,755,544	29,858,228	39,334,390	44,664,473	51,140,291	58,537,984	61,264,922	10,420
E11,033	15,460,525	27,523,689	32,060,449	42,422,231	48,596,444	56,008,446	64,555,690	68,198,560	11,033

Aff Hsg	30%
% SR	60%
% SO	40%
S106 (private)	E10,504 per unit
S106 (affordable)	E15,683 per unit
CIL	
CSH (% uplift on Private)	11%
CSH (% uplift on AH)	11%
Grant	No
Developer's profit	17%
EVV	0% change from base
Build costs	0% change from base

RLVs less existing use value **E14,352,000 per hectare** **E5,810,526 per acre** **Secondary offices**

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph			
Build costs ->	E915 per sqm	E1023 per sqm	E1292 per sqm	E1507 per sqm	E1830 per sqm	E2045 per sqm	E2207 per sqm	E2368 per sqm	Sales value psm	Market value range 2010	Market value range 2007
Sales value psm											
E3,444	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E3,444		
E4,026	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E4,026		
E4,607	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E4,607		
E5,188	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E5,188		
E5,770	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E5,770		
E6,351	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E6,351		
E6,932	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E6,932		
E7,513	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E7,513		
E8,095	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E8,095		
E8,676	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E8,676		
E9,257	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E9,257		
E9,838	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E9,838		
E10,420	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E10,420		
E11,033	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E11,033		

RLVs less existing use value **E18,825,467 per hectare** **E7,621,647 per acre** **Existing residential**

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph			
Build costs ->	E915 per sqm	E1023 per sqm	E1292 per sqm	E1507 per sqm	E1830 per sqm	E2045 per sqm	E2207 per sqm	E2368 per sqm	Sales value psm	Market value range 2010	Market value range 2007
Sales value psm											
E3,444	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E3,444		
E4,026	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E4,026		
E4,607	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E4,607		
E5,188	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E5,188		
E5,770	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E5,770		
E6,351	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E6,351		
E6,932	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E6,932		
E7,513	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E7,513		
E8,095	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E8,095		
E8,676	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E8,676		
E9,257	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E9,257		
E9,838	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E9,838		
E10,420	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E10,420		
E11,033	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E11,033		

RLVs less existing use value **E7,534,800 per hectare** **E3,050,526 per acre** **Pubs/petrol stations**

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph			
Build costs ->	E915 per sqm	E1023 per sqm	E1292 per sqm	E1507 per sqm	E1830 per sqm	E2045 per sqm	E2207 per sqm	E2368 per sqm	Sales value psm	Market value range 2010	Market value range 2007
Sales value psm											
E3,444	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E3,444		
E4,026	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E4,026		
E4,607	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E4,607		
E5,188	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E5,188		
E5,770	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E5,770		
E6,351	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E6,351		
E6,932	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E6,932		
E7,513	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E7,513		
E8,095	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E8,095		
E8,676	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E8,676		
E9,257	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E9,257		
E9,838	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E9,838		
E10,420	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E10,420		
E11,033	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E11,033		

RLVs less existing use value **E1 per hectare** **E0 per acre** **LA Land (estate redevelopments)**

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph			
Build costs ->	E915 per sqm	E1023 per sqm	E1292 per sqm	E1507 per sqm	E1830 per sqm	E2045 per sqm	E2207 per sqm	E2368 per sqm	Sales value psm	Market value range 2010	Market value range 2007
Sales value psm											
E3,444	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E3,444		
E4,026	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E4,026		
E4,607	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E4,607		
E5,188	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E5,188		
E5,770	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E5,770		
E6,351	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E6,351		
E6,932	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E6,932		
E7,513	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E7,513		
E8,095	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E8,095		
E8,676	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E8,676		
E9,257	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E9,257		
E9,838	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E9,838		
E10,420	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E10,420		
E11,033	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E11,033		

AFFORDABLE HOUSING VIABILITY ASSESSMENT

MODEL 10

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph	
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm	Sales value per sqm
£3.444	2,898,384	4,518,599	3,302,280	2,033,051	3,143,802	8,218,313	15,084,099	23,546,871	£3,444
£4.026	3,868,250	6,295,441	5,551,385	5,180,297	953,813	3,098,635	8,694,825	16,220,927	£4,026
£4.607	4,838,114	8,072,282	7,798,427	8,325,775	5,032,528	1,960,518	2,321,268	8,894,983	£4,607
£5.188	5,807,981	9,849,125	10,030,203	11,471,254	9,078,335	7,010,356	3,973,237	1,616,801	£5,188
£5.770	6,777,847	11,625,967	12,261,980	14,616,734	13,113,096	12,020,833	10,198,694	5,609,409	£5,770
£6.351	7,719,832	13,351,051	14,421,596	17,660,141	17,008,980	16,844,308	16,198,296	12,968,204	£6,351
£6.932	8,604,358	14,969,465	16,432,500	20,493,196	20,618,667	21,313,445	21,732,456	18,921,104	£6,932
£7.513	9,488,884	16,587,879	18,443,405	23,326,249	24,228,355	25,782,581	27,266,615	25,261,621	£7,513
£8.095	10,371,358	18,206,293	20,454,308	26,148,807	27,838,041	30,251,718	32,800,774	31,601,939	£8,095
£8.676	11,253,766	19,824,708	22,465,213	28,968,395	31,447,728	34,720,854	38,334,194	37,942,356	£8,676
£9.257	12,136,174	21,441,134	24,476,118	31,787,984	35,054,362	39,189,991	43,829,118	44,282,773	£9,257
£9.838	13,018,582	23,055,573	26,487,022	34,607,573	38,644,748	43,659,127	49,324,043	50,623,181	£9,838
£10.420	13,900,991	24,670,214	28,497,927	37,427,161	42,235,134	48,128,263	54,818,968	56,963,609	£10,420
£11.033	14,832,421	26,374,451	30,620,548	40,403,394	46,024,986	52,824,736	60,619,166	63,656,272	£11,033

All Hsg	30%
% SR	60%
% SO	40%
S106 (private)	£10,504 per unit
S106 (affordable)	£15,683 per unit
CSH (% uplift on Private)	11%
CSH (% uplift on AH)	11%
Grant	No
Developer's profit	20%
EUV	0% change from base
Build costs	0% change from base

RLVs less existing use value **£14,352,000 per hectare** **£5,810,526 per acre** **Secondary offices**

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph	
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm	Sales value per sq m
£3.444	11,453,616	9,833,401	11,049,720	12,318,949	17,495,802	22,570,313	29,436,099	37,898,871	£3,444
£4.026	10,483,750	8,056,559	8,800,615	9,171,703	13,398,187	17,450,635	23,046,825	30,572,927	£4,026
£4.607	9,513,885	6,279,717	6,553,573	6,026,225	9,319,472	12,391,482	16,673,268	23,246,983	£4,607
£5.188	8,544,019	4,502,875	4,321,797	2,880,748	5,273,665	7,241,844	10,378,763	15,988,801	£5,188
£5.770	7,574,153	2,726,033	2,090,020	264,734	1,238,904	2,331,167	4,153,306	8,742,591	£5,770
£6.351	6,632,168	1,000,949	69,596	3,308,141	2,656,980	2,492,308	1,846,298	1,783,796	£6,351
£6.932	5,747,642	817,465	2,080,500	6,141,195	6,266,667	6,961,445	7,380,456	4,569,104	£6,932
£7.513	4,863,116	2,235,879	4,091,405	8,974,249	9,876,355	11,430,581	12,914,615	10,909,521	£7,513
£8.095	3,980,642	3,854,293	8,102,308	11,736,807	13,488,041	15,899,718	18,448,774	17,249,939	£8,095
£8.676	3,098,234	5,472,708	8,113,213	14,616,395	17,095,728	20,368,854	23,982,194	23,590,356	£8,676
£9.257	2,215,826	7,089,134	10,124,118	17,435,984	20,702,362	24,837,991	29,477,119	29,930,773	£9,257
£9.838	1,333,418	8,703,673	12,135,022	20,255,573	24,292,748	29,307,127	34,972,043	36,271,191	£9,838
£10.420	451,009	10,318,214	14,145,927	23,075,161	27,883,134	33,776,263	40,486,968	42,611,609	£10,420
£11.033	480,421	12,022,451	16,268,548	26,051,394	31,672,986	38,472,736	46,267,166	49,304,272	£11,033

Market value range 2010		
Market value range 2007		

RLVs less existing use value **£18,825,467 per hectare** **£7,621,647 per acre** **Existing residential**

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph	
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm	Sales value per sq m
£3.444	15,927,083	14,306,868	15,523,187	16,792,416	21,969,269	27,043,780	33,909,566	42,372,338	£3,444
£4.026	14,957,217	12,530,026	13,274,082	13,645,170	17,871,654	21,924,102	27,520,292	35,046,394	£4,026
£4.607	13,987,352	10,753,184	11,027,040	10,499,692	13,792,939	16,864,949	21,146,735	27,720,450	£4,607
£5.188	13,017,486	8,976,342	8,795,264	7,354,213	9,747,132	11,815,111	14,852,230	20,442,268	£5,188
£5.770	12,047,620	7,199,500	6,563,487	4,208,733	5,712,371	6,804,634	8,626,773	13,216,658	£5,770
£6.351	11,105,635	5,474,416	4,403,871	1,165,326	1,816,487	1,981,159	2,627,169	6,267,263	£6,351
£6.932	10,221,109	3,856,002	2,392,967	1,667,728	1,793,200	2,487,978	2,906,989	95,637	£6,932
£7.513	9,336,583	2,237,588	382,062	4,500,782	5,402,888	6,957,114	8,441,148	6,436,054	£7,513
£8.095	8,454,109	619,174	1,628,841	7,323,340	9,012,574	11,426,251	13,975,307	12,776,472	£8,095
£8.676	7,571,701	999,241	3,639,746	10,142,828	12,622,281	15,895,387	19,508,727	18,116,889	£8,676
£9.257	6,689,293	2,615,667	5,650,651	12,962,517	16,228,895	20,364,524	25,003,652	25,457,306	£9,257
£9.838	5,806,885	4,230,206	7,661,555	15,782,106	19,819,281	24,833,660	30,498,576	31,797,724	£9,838
£10.420	4,924,476	5,844,747	9,672,460	18,601,694	23,409,667	29,302,796	35,993,501	38,138,142	£10,420
£11.033	3,993,046	7,548,984	11,795,081	21,577,927	27,199,519	33,999,269	41,793,699	44,830,805	£11,033

Market value range 2010		
Market value range 2007		

RLVs less existing use value **£7,534,800 per hectare** **£3,050,526 per acre** **Pubs/petrol stations**

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph	
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm	Sales value per sq m
£3.444	4,636,416	3,016,201	4,232,520	5,501,749	10,678,602	15,753,113	22,618,899	31,081,671	£3,444
£4.026	3,666,550	1,239,359	1,983,415	2,354,503	6,580,987	10,633,435	16,229,625	23,755,727	£4,026
£4.607	2,696,685	537,483	293,627	790,576	2,502,272	5,574,282	9,856,068	16,429,783	£4,607
£5.188	1,726,819	2,314,325	2,495,403	3,936,454	1,543,535	524,444	3,561,563	9,151,601	£5,188
£5.770	756,953	4,091,167	4,727,180	7,081,934	5,578,296	4,486,033	2,663,894	1,925,391	£5,770
£6.351	185,032	5,816,251	6,886,796	10,125,341	9,474,180	9,309,508	8,663,498	5,033,404	£6,351
£6.932	1,069,558	7,434,665	8,897,700	12,958,395	13,083,867	13,778,645	14,197,656	11,386,304	£6,932
£7.513	1,954,084	9,053,079	10,908,605	15,791,449	16,693,555	16,247,761	19,331,815	17,726,721	£7,513
£8.095	2,836,558	10,671,493	12,919,508	18,614,007	20,303,241	22,716,918	25,265,974	24,067,139	£8,095
£8.676	3,718,966	12,289,908	14,930,413	21,433,595	23,912,928	27,186,054	30,799,394	30,407,556	£8,676
£9.257	4,601,374	13,906,334	16,941,318	24,253,184	27,519,562	31,655,191	36,294,319	36,747,973	£9,257
£9.838	5,483,782	15,520,873	18,952,222	27,072,773	31,109,948	36,124,327	41,789,243	43,088,391	£9,838
£10.420	6,366,191	17,135,414	20,963,127	29,892,361	34,700,334	40,593,463	47,284,168	49,428,809	£10,420
£11.033	7,297,621	18,839,651	23,085,748	32,868,594	38,490,186	45,289,936	53,084,366	56,121,472	£11,033

Market value range 2010		
Market value range 2007		

RLVs less existing use value **£1 per hectare** **£0 per acre** **LA Land (estate redevelopments)**

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph	
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm	Sales value per sq m
£3.444	2,898,383	4,518,598	3,302,279	2,033,050	3,143,803	8,218,314	15,084,100	23,546,872	£3,444
£4.026	3,868,249	6,295,440	5,551,384	5,180,296	953,812	3,098,636	8,694,826	16,220,928	£4,026
£4.607	4,838,114	8,072,282	7,798,426	8,325,774	5,032,527	1,960,517	2,321,269	8,894,984	£4,607
£5.188	5,807,980	9,849,124	10,030,202	11,471,253	9,078,334	7,010,355	3,973,236	1,616,802	£5,188
£5.770	6,777,846	11,625,966	12,261,979	14,616,733	13,113,095	12,020,832	10,198,693	5,609,408	£5,770
£6.351	7,719,831	13,351,050	14,421,595	17,660,140	17,008,979	16,844,307	16,198,295	12,968,203	£6,351
£6.932	8,604,357	14,969,464	16,432,499	20,493,194	20,618,666	21,313,444	21,732,455	18,921,103	£6,932
£7.513	9,488,883	16,587,878	18,443,404	23,326,248	24,228,354	25,782,580	27,266,614	25,261,620	£7,513
£8.095	10,371,357	18,206,292	20,454,307	26,148,806	27,838,040	30,251,717	32,800,773	31,601,938	£8,095
£8.676	11,253,765	19,824,707	22,465,212	28,968,394	31,447,727	34,720,853	38,334,193	37,942,355	£8,676
£9.257	12,136,173	21,441,133	24,476,117	31,787,983	35,054,361	39,189,990	43,829,117	44,282,772	£9,257
£9.838	13,018,581	23,055,572	26,487,021	34,607,572	38,644,747	43,659,126	49,324,042	50,623,180	£9,838
£10.420	13,900,990	24,670,213	28,497,926	37,427,160	42,235,133	48,128,262	54,818,967	56,96	

AFFORDABLE HOUSING VIABILITY ASSESSMENT

MODEL 10

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph
Build costs ->	E915 per sqm	E1023 per sqm	E1292 per sqm	E1507 per sqm	E1830 per sqm	E2045 per sqm	E2207 per sqm	E2368 per sqm
Sales value psm								
	E3,444	2,898,384	4,518,599	3,302,280	2,033,051	- 3,143,802	- 8,218,313	15,084,099
	E4,026	3,868,250	6,295,441	5,551,385	5,180,297	953,813	- 3,098,635	8,684,825
	E4,607	4,838,115	8,072,283	7,798,427	8,325,775	5,032,528	1,960,518	2,321,268
	E5,188	5,807,981	9,849,125	10,030,203	11,471,254	9,078,335	7,010,356	3,973,237
	E5,770	6,777,847	11,825,967	12,261,980	14,818,734	13,113,088	12,020,833	10,198,694
	E6,351	7,749,832	13,351,051	14,421,596	17,660,141	17,008,980	16,844,308	16,198,298
	E6,932	8,604,358	14,969,465	16,432,500	20,493,195	20,618,667	21,313,445	21,732,456
	E7,513	9,488,884	16,587,879	18,443,405	23,328,249	24,228,355	25,782,581	27,266,615
	E8,095	10,371,358	18,206,293	20,454,308	26,148,807	27,838,041	30,251,718	32,800,774
	E8,676	11,253,768	19,824,708	22,465,213	28,968,395	31,447,728	34,720,854	38,334,194
	E9,257	12,136,174	21,441,134	24,476,118	31,787,984	35,054,362	39,189,981	43,829,119
	E9,838	13,018,582	23,055,673	26,487,022	34,607,573	38,644,748	43,659,127	49,324,043
	E10,420	13,900,991	24,670,214	28,497,927	37,427,161	42,236,134	48,128,263	54,818,968
	E11,033	14,832,421	26,374,451	30,620,548	40,403,394	46,024,986	52,824,736	60,619,166

Aff Hsg	30%
% SR	60%
% SO	40%
S106 (private)	E10,504 per unit
S106 (affordable)	E15,683 per unit
CIL	
CSH (% uplift on Private)	11%
CSH (% uplift on AH)	11%
Grant	No
Developer's profit	20%
EVV	0% change from base
Build costs	0% change from base

RLVs less existing use value **E14,352,000 per hectare** **E5,810,526 per acre** **Secondary offices**

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph
Build costs ->	E915 per sqm	E1023 per sqm	E1292 per sqm	E1507 per sqm	E1830 per sqm	E2045 per sqm	E2207 per sqm	E2368 per sqm
Sales value psm								
	E3,444							
	E4,026							
	E4,607							
	E5,188							
	E5,770							
	E6,351							
	E6,932							
	E7,513							
	E8,095							
	E8,676							
	E9,257							
	E9,838							
	E10,420							
	E11,033							

RLVs less existing use value **E18,825,467 per hectare** **E7,621,647 per acre** **Existing residential**

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph
Build costs ->	E915 per sqm	E1023 per sqm	E1292 per sqm	E1507 per sqm	E1830 per sqm	E2045 per sqm	E2207 per sqm	E2368 per sqm
Sales value psm								
	E3,444							
	E4,026							
	E4,607							
	E5,188							
	E5,770							
	E6,351							
	E6,932							
	E7,513							
	E8,095							
	E8,676							
	E9,257							
	E9,838							
	E10,420							
	E11,033							

RLVs less existing use value **E7,534,800 per hectare** **E3,050,526 per acre** **Pubs/petrol stations**

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph
Build costs ->	E915 per sqm	E1023 per sqm	E1292 per sqm	E1507 per sqm	E1830 per sqm	E2045 per sqm	E2207 per sqm	E2368 per sqm
Sales value psm								
	E3,444							
	E4,026							
	E4,607							
	E5,188							
	E5,770							
	E6,351							
	E6,932							
	E7,513							
	E8,095							
	E8,676							
	E9,257							
	E9,838							
	E10,420							
	E11,033							

RLVs less existing use value **E1 per hectare** **E0 per acre** **LA Land (estate redevelopments)**

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph
Build costs ->	E915 per sqm	E1023 per sqm	E1292 per sqm	E1507 per sqm	E1830 per sqm	E2045 per sqm	E2207 per sqm	E2368 per sqm
Sales value psm								
	E3,444							
	E4,026							
	E4,607							
	E5,188							
	E5,770							
	E6,351							
	E6,932							
	E7,513							
	E8,095							
	E8,676							
	E9,257							
	E9,838							
	E10,420							
	E11,033							

AFFORDABLE HOUSING VIABILITY ASSESSMENT

MODEL 11

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph	
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm	Sales value per sq m
£3.444	2,858,099	4,432,741	2,997,405	1,592,685	3,817,785	9,052,769	16,273,624	25,094,224	£3,444
£4.026	3,861,126	6,270,273	5,322,458	4,852,164	423,260	3,761,362	9,671,360	17,524,647	£4,026
£4.607	4,864,161	8,107,806	7,647,510	8,103,884	4,638,775	1,473,013	3,078,874	9,955,071	£4,607
£5.188	5,867,197	9,945,339	9,957,893	11,355,602	8,826,710	6,692,223	3,432,285	2,428,627	£5,188
£5.770	6,870,232	11,782,872	12,265,079	14,607,320	12,996,834	11,876,889	9,865,274	5,037,872	£5,770
£6.351	7,845,387	13,568,646	14,500,103	17,756,967	17,029,082	16,867,958	16,072,408	12,236,954	£6,351
£6.932	8,763,082	15,247,750	16,586,417	20,696,290	20,773,133	21,504,687	21,814,097	18,834,970	£6,932
£7.513	9,680,778	16,926,855	18,672,730	23,635,554	24,518,183	26,141,417	27,555,788	25,413,153	£7,513
£8.095	10,598,351	18,605,960	20,759,043	26,570,738	28,263,233	30,778,145	33,297,477	31,991,337	£8,095
£8.676	11,513,850	20,285,066	22,845,356	29,496,062	32,008,283	35,414,874	39,039,167	38,569,519	£8,676
£9.257	12,429,348	21,964,170	24,931,870	32,421,385	35,753,333	40,051,803	44,746,837	45,147,703	£9,257
£9.838	13,344,846	23,643,585	27,017,983	35,346,708	39,481,943	44,688,332	50,447,821	51,725,885	£9,838
£10.420	14,260,344	25,316,670	29,104,296	38,272,032	43,206,968	49,325,061	56,148,806	58,304,069	£10,420
£11.033	15,226,705	27,083,816	31,306,516	41,359,873	47,138,940	54,203,917	62,166,511	65,247,707	£11,033

All Hsg	30%
% SR	60%
% SO	40%
S106 (private)	£16,994 per unit
S106 (affordable)	£22,649 per unit
CSH (% uplift on Private)	11%
CSH (% uplift on AH)	11%
Grant	No
Developer's profit	17%
EUV	0% change from base
Build costs	0% change from base

RLVs less existing use value **£14,352,000 per hectare** **£5,810,526 per acre** **Secondary offices**

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph	
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm	Sales value per sq m
£3.444	11,493,910	9,919,259	11,354,595	12,759,315	18,169,785	23,404,768	30,625,624	39,446,223	£3,444
£4.026	10,490,874	8,081,727	9,029,542	9,499,836	13,928,740	18,113,362	24,023,360	31,876,647	£4,026
£4.607	9,487,839	6,244,194	6,704,490	6,248,116	9,713,225	12,878,987	17,430,873	24,307,071	£4,607
£5.188	8,484,803	4,406,861	4,394,107	2,996,398	5,525,290	7,658,777	10,919,715	16,780,627	£5,188
£5.770	7,481,768	2,569,128	2,086,921	255,320	1,355,166	2,475,111	4,486,726	9,314,128	£5,770
£6.351	6,506,613	783,354	148,103	3,404,967	2,676,082	2,515,958	1,720,408	2,115,046	£6,351
£6.932	5,588,918	895,750	2,234,417	6,344,260	6,421,133	7,152,687	7,482,097	4,482,970	£6,932
£7.513	4,671,222	2,574,855	4,320,730	9,283,554	10,166,183	11,789,417	13,203,788	11,061,153	£7,513
£8.095	3,763,649	4,253,960	6,407,043	12,218,738	13,911,233	16,426,145	19,945,477	17,639,337	£8,095
£8.676	2,838,150	5,933,066	8,493,356	15,144,062	17,656,283	21,062,874	24,687,167	24,217,519	£8,676
£9.257	1,922,652	7,812,170	10,579,870	18,089,385	21,401,333	25,699,603	30,384,837	30,795,703	£9,257
£9.838	1,007,154	9,288,585	12,665,983	20,994,708	25,129,943	30,336,332	36,095,821	37,373,886	£9,838
£10.420	91,855	10,963,870	14,752,296	23,920,032	28,854,968	34,973,061	41,796,806	43,952,707	£10,420
£11.033	874,705	12,731,816	16,954,516	27,007,873	32,786,940	39,851,917	47,814,511	50,895,707	£11,033

Market value range 2010		
Market value range 2007		

RLVs less existing use value **£18,825,467 per hectare** **£7,621,647 per acre** **Existing residential**

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph	
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm	Sales value per sq m
£3.444	15,967,377	14,392,726	15,828,062	17,232,782	22,643,252	27,878,235	35,099,091	43,919,690	£3,444
£4.026	14,964,341	12,555,194	13,503,009	13,973,303	18,402,207	22,586,829	28,496,827	36,350,114	£4,026
£4.607	13,961,306	10,717,661	11,177,957	10,721,583	14,186,692	17,352,454	21,904,340	28,780,538	£4,607
£5.188	12,958,270	8,880,128	8,867,574	7,469,865	9,998,757	12,133,244	15,393,182	21,254,094	£5,188
£5.770	11,955,235	7,042,585	6,560,388	4,218,147	5,829,633	6,948,578	8,860,193	13,787,595	£5,770
£6.351	10,980,080	5,256,821	4,325,364	1,068,500	1,797,385	1,957,509	2,753,050	6,586,513	£6,351
£6.932	10,062,385	3,577,717	2,239,050	1,870,793	1,947,666	2,679,220	2,988,630	9,503	£6,932
£7.513	9,144,689	1,888,612	152,737	4,810,087	5,692,716	7,315,950	8,730,321	6,587,686	£7,513
£8.095	8,227,116	219,507	1,933,576	7,745,271	9,437,766	11,952,678	14,472,010	13,165,870	£8,095
£8.676	7,311,617	1,459,599	4,019,899	10,670,696	13,182,616	16,598,407	20,213,702	18,744,652	£8,676
£9.257	6,396,119	3,138,703	6,106,203	13,595,918	16,927,863	21,286,136	25,921,370	26,322,236	£9,257
£9.838	5,480,621	4,815,118	8,192,516	16,521,241	20,656,476	25,862,865	31,622,354	32,900,419	£9,838
£10.420	4,565,122	6,490,203	10,278,829	19,446,565	24,381,501	30,499,594	37,323,339	39,478,603	£10,420
£11.033	3,598,762	8,258,349	12,481,049	22,534,406	28,313,473	35,378,450	43,341,044	46,422,240	£11,033

Market value range 2010		
Market value range 2007		

RLVs less existing use value **£7,534,800 per hectare** **£3,050,526 per acre** **Pubs/petrol stations**

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph	
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm	Sales value per sq m
£3.444	4,676,710	3,102,059	4,537,395	5,942,115	11,352,585	16,587,568	23,808,424	32,629,023	£3,444
£4.026	3,673,674	1,264,527	2,212,342	2,682,836	7,111,540	11,295,162	17,206,160	25,059,447	£4,026
£4.607	2,670,639	673,006	112,710	569,894	2,896,025	6,061,767	10,613,673	17,488,874	£4,607
£5.188	1,667,603	2,410,539	2,423,093	3,820,802	1,291,910	842,577	4,102,515	9,963,427	£5,188
£5.770	664,568	4,248,072	4,730,279	7,072,520	5,462,034	4,342,089	2,330,474	2,496,928	£5,770
£6.351	310,587	6,033,846	6,965,303	10,222,167	9,493,282	9,333,158	8,537,608	4,702,154	£6,351
£6.932	1,228,282	7,712,950	9,051,617	13,161,460	13,238,333	13,969,887	14,279,297	11,300,170	£6,932
£7.513	2,145,978	9,392,055	11,137,930	16,100,754	16,983,383	18,506,617	20,020,988	17,878,353	£7,513
£8.095	3,063,551	11,071,160	13,224,243	19,035,938	20,728,433	23,243,345	25,762,677	24,456,537	£8,095
£8.676	3,979,050	12,750,266	15,310,556	21,961,262	24,473,483	27,880,074	31,504,367	31,034,719	£8,676
£9.257	4,894,548	14,429,370	17,396,870	24,896,585	28,218,533	32,516,803	37,212,037	37,612,903	£9,257
£9.838	5,810,046	16,105,785	19,483,183	27,811,908	31,947,143	37,153,532	42,913,021	44,191,086	£9,838
£10.420	6,725,545	17,780,870	21,559,496	30,737,232	36,672,168	41,790,261	48,614,006	50,769,270	£10,420
£11.033	7,691,905	19,549,016	23,771,716	33,825,073	39,604,140	46,669,117	54,631,711	57,712,907	£11,033

Market value range 2010		
Market value range 2007		

RLVs less existing use value **£1 per hectare** **£0 per acre** **LA Land (estate redevelopments)**

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph	
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm	Sales value per sq m
£3.444	2,858,089	4,432,740	2,997,404	1,592,684	3,817,786	9,052,769	16,273,625	25,094,224	£3,444
£4.026	3,861,125	6,270,272	5,322,457	4,852,163	423,259	3,761,363	9,671,361	17,524,648	£4,026
£4.607	4,864,160	8,107,805	7,647,509	8,103,883	4,638,774	1,473,012	3,078,874	9,955,071	£4,607
£5.188	5,867,196	9,945,338	9,957,892	11,355,601	8,826,709	6,692,222	3,432,284	2,428,628	£5,188
£5.770	6,870,231	11,782,871	12,265,078	14,607,319	12,996,833	11,876,888	9,865,273	5,037,871	£5,770
£6.351	7,845,386	13,568,645	14,500,102	17,756,966	17,029,081	16,867,957	16,072,407	12,236,953	£6,351
£6.932	8,763,081	15,247,749	16,586,416	20,696,289	20,773,132	21,504,686	21,814,096	18,834,969	£6,932
£7.513	9,680,777	16,926,854	18,672,729	23,635,553	24,518,182	26,141,416	27,555,787	25,413,152	£7,513
£8.095	10,598,350	18,605,959	20,759,042	26,570,737	28,263,232	30,778,144	33,297,476	31,991,336	£8,095
£8.676	11,513,849	20,285,065	22,845,355	29,496,061	32,008,282	35,414,873	39,039,166	38,569,518	£8,676
£9.257	12,429,347	21,964,169	24,931,869	32,421,384	35,753,332	40,051,802	44,746,836	45,147,702	£9,257
£9.838	13,344,845	23,643,584	27,017,982	35,346,707	39,481,942	44,688,331	50,447,820	51,725,885	£9,838
£10.420	14,260,344	25,316,669	29,104,295	38,272,031	43,206,967	49,325,060	56,148,805	58,304,	

MODEL 11

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph	
Build costs ->	E915 per sqm	E1023 per sqm	E1292 per sqm	E1507 per sqm	E1830 per sqm	E2045 per sqm	E2207 per sqm	E2368 per sqm	
Sales value psm									Sales value psm
E3,444	2,858,090	4,432,741	2,997,405	1,592,685	- 3,817,785	- 9,052,768	16,273,624	- 25,094,223	3,444
E4,026	3,861,126	6,270,273	5,322,458	4,852,164	423,260	- 3,761,362	9,671,360	- 17,524,647	4,026
E4,607	4,864,161	8,107,806	7,647,510	8,103,884	4,638,775	1,473,013	3,078,873	- 9,955,071	4,607
E5,188	5,867,197	9,945,339	9,957,893	11,355,602	8,826,710	6,692,223	3,432,285	- 2,428,627	5,188
E5,770	6,870,232	11,792,872	12,265,079	14,607,320	12,998,834	11,876,869	9,885,274	- 5,037,872	5,770
E6,351	7,845,387	13,568,646	14,500,103	17,756,367	17,028,032	16,967,959	16,072,408	- 12,236,954	6,351
E6,932	8,763,082	15,247,750	16,586,417	20,696,260	20,773,133	21,504,687	21,814,097	- 18,834,940	6,932
E7,513	9,680,778	16,926,855	18,672,730	23,635,554	24,518,183	26,141,417	27,555,788	- 25,413,153	7,513
E8,095	10,598,351	18,605,960	20,759,043	26,570,738	28,263,233	30,778,145	33,297,477	- 31,991,337	8,095
E8,676	11,513,850	20,285,066	22,845,356	29,496,662	32,008,283	35,414,874	39,039,167	- 38,569,519	8,676
E9,257	12,428,348	21,964,170	24,931,670	32,421,385	35,753,333	40,051,603	44,746,837	- 45,147,703	9,257
E9,838	13,344,846	23,640,585	27,017,983	35,346,708	39,481,943	44,688,332	50,447,821	- 51,725,886	9,838
E10,420	14,260,345	25,315,670	29,104,296	38,272,032	43,206,968	49,325,061	56,148,806	- 58,304,070	10,420
E11,033	15,226,705	27,083,816	31,306,516	41,359,873	47,138,940	54,203,917	62,166,511	- 65,247,707	11,033

Aff Hsg	30%
% SR	60%
% SO	40%
S106 (private)	E16,994 per unit
S106 (affordable)	E22,649 per unit
CIL	
CSH (% uplift on Private)	11%
CSH (% uplift on AH)	11%
Grant	No
Developer's profit	17%
EVV	0% change from base
Build costs	0% change from base

RLVs less existing use value E14,352,000 per hectare Secondary offices
E5,810,526 per acre

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph		Market value range 2010	Market value range 2007
Build costs ->	E915 per sqm	E1023 per sqm	E1292 per sqm	E1507 per sqm	E1830 per sqm	E2045 per sqm	E2207 per sqm	E2368 per sqm			
Sales value pper sq m									Sales value pper sq m		
E3,444	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E3,444		
E4,026	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E4,026		
E4,607	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E4,607		
E5,188	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E5,188		
E5,770	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E5,770		
E6,351	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E6,351		
E6,932	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E6,932		
E7,513	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E7,513		
E8,095	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E8,095		
E8,676	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E8,676		
E9,257	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E9,257		
E9,838	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E9,838		
E10,420	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E10,420		
E11,033	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E11,033		

RLVs less existing use value E18,825,467 per hectare Existing residential
E7,621,647 per acre

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph		Market value range 2010	Market value range 2007
Build costs ->	E915 per sqm	E1023 per sqm	E1292 per sqm	E1507 per sqm	E1830 per sqm	E2045 per sqm	E2207 per sqm	E2368 per sqm			
Sales value pper sq m									Sales value pper sq m		
E3,444	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E3,444		
E4,026	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E4,026		
E4,607	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E4,607		
E5,188	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E5,188		
E5,770	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E5,770		
E6,351	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E6,351		
E6,932	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E6,932		
E7,513	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E7,513		
E8,095	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E8,095		
E8,676	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E8,676		
E9,257	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E9,257		
E9,838	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E9,838		
E10,420	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E10,420		
E11,033	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E11,033		

RLVs less existing use value E7,534,800 per hectare Pubs/petrol stations
E3,050,526 per acre

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph		Market value range 2010	Market value range 2007
Build costs ->	E915 per sqm	E1023 per sqm	E1292 per sqm	E1507 per sqm	E1830 per sqm	E2045 per sqm	E2207 per sqm	E2368 per sqm			
Sales value pper sq m									Sales value pper sq m		
E3,444	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E3,444		
E4,026	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E4,026		
E4,607	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E4,607		
E5,188	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E5,188		
E5,770	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E5,770		
E6,351	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E6,351		
E6,932	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E6,932		
E7,513	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E7,513		
E8,095	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E8,095		
E8,676	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E8,676		
E9,257	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E9,257		
E9,838	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E9,838		
E10,420	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E10,420		
E11,033	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E11,033		

RLVs less existing use value E1 per hectare LA Land (estate redevelopments)
E0 per acre

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph		Market value range 2010	Market value range 2007
Build costs ->	E915 per sqm	E1023 per sqm	E1292 per sqm	E1507 per sqm	E1830 per sqm	E2045 per sqm	E2207 per sqm	E2368 per sqm			
Sales value pper sq m									Sales value pper sq m		
E3,444	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E3,444		
E4,026	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E4,026		
E4,607	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E4,607		
E5,188	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E5,188		
E5,770	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E5,770		
E6,351	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E6,351		
E6,932	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E6,932		
E7,513	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E7,513		
E8,095	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E8,095		
E8,676	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E8,676		
E9,257	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E9,257		
E9,838	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E9,838		
E10,420	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E10,420		
E11,033	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E11,033		

AFFORDABLE HOUSING VIABILITY ASSESSMENT

MODEL 12

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph	
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm	Sales value per sq m
E3.444	2,661,529	4,073,093	2,538,825	943,867	4,655,754	-10,990,254	17,561,357	26,567,524	£3,444
E4.026	3,631,395	5,849,935	4,787,931	4,104,520	-540,006	-4,970,575	11,172,085	19,241,581	E4,026
E4.607	4,601,260	7,626,777	7,037,037	7,249,998	3,538,710	111,028	4,782,811	11,915,636	E4,607
E5.188	5,571,127	9,403,620	9,276,272	10,395,477	7,602,667	5,160,867	1,533,462	-4,602,569	E5,188
E5.770	6,540,992	11,180,463	11,508,048	13,540,957	11,637,426	10,193,813	7,780,131	2,623,642	E5,770
E6.351	7,482,977	12,905,545	13,667,684	16,584,364	15,533,311	15,017,290	13,779,735	9,582,436	E6,351
E6.932	8,367,503	14,523,960	15,678,969	19,417,418	19,142,999	19,486,426	19,313,894	15,970,252	E6,932
E7.513	9,252,029	16,142,374	17,689,472	22,250,472	22,752,685	23,955,562	24,848,052	22,310,669	E7,513
E8.095	10,136,555	17,760,789	19,700,377	25,083,526	26,362,372	28,424,699	30,382,211	28,651,086	E8,095
E8.676	11,019,946	19,379,202	21,711,281	27,906,037	29,972,060	32,893,835	35,916,370	34,991,504	E8,676
E9.257	11,902,355	20,997,617	23,722,186	30,725,625	33,581,745	37,362,971	41,439,940	41,331,921	E9,257
E9.838	12,784,762	22,615,900	25,733,090	33,545,214	37,187,244	41,832,109	46,534,865	47,672,339	E9,838
E10.420	13,667,170	24,230,340	27,743,995	36,364,803	40,777,629	46,301,245	52,429,790	54,012,756	E10,420
E11.033	14,598,601	25,934,577	29,866,616	39,341,036	44,567,481	51,018,666	58,229,987	60,705,419	E11,033

All Hsg	30%
% SR	60%
% SO	40%
S106 (private)	£16,994 per unit
S106 (affordable)	£22,649 per unit
CSH (% uplift on Private)	11%
CSH (% uplift on AH)	11%
Grant	No
Developer's profit	20%
EUV	0% change from base
Build costs	0% change from base

RLVs less existing use value **£14,352,000 per hectare** **£5,810,526 per acre** **Secondary offices**

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph	
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm	Sales value per sq m
E3.444	-11,690,471	-10,278,907	-11,813,175	-13,408,133	-19,007,754	-24,442,254	31,913,357	40,919,524	£3,444
E4.026	-10,720,605	-8,502,065	-9,564,069	-10,247,480	-14,892,006	-19,322,575	25,524,085	33,593,580	E4,026
E4.607	-9,750,740	-6,725,222	-7,314,963	-7,102,002	-10,813,290	-14,240,972	19,134,811	26,267,636	E4,607
E5.188	-8,780,873	-4,948,380	-5,076,728	-3,956,523	-6,740,333	-9,191,133	12,618,538	18,954,659	E5,188
E5.770	-7,811,008	-3,171,537	-2,843,952	-811,043	-2,714,574	-4,158,187	6,571,869	11,728,358	E5,770
E6.351	-6,869,023	-1,446,455	-684,336	2,232,364	1,181,311	665,290	572,265	-4,769,564	E6,351
E6.932	-5,984,497	171,960	1,326,569	5,065,418	4,790,999	5,134,426	4,961,894	1,618,252	E6,932
E7.513	-5,099,971	1,790,374	3,337,472	7,898,472	8,400,685	9,603,562	10,496,052	7,959,669	E7,513
E8.095	-4,215,445	3,408,789	5,348,377	10,731,526	12,010,372	14,072,699	16,030,211	14,299,086	E8,095
E8.676	-3,332,054	5,027,202	7,359,281	13,554,037	15,620,600	18,541,835	21,564,370	20,639,504	E8,676
E9.257	-2,448,645	6,845,617	9,370,186	18,373,625	19,229,746	23,010,971	27,087,940	26,979,921	E9,257
E9.838	-1,567,237	8,263,800	11,381,090	19,193,214	22,835,244	27,480,108	32,582,865	33,320,339	E9,838
E10.420	-684,289	9,878,340	13,391,995	22,012,803	26,425,629	31,949,245	38,077,790	39,660,756	E10,420
E11.033	246,601	11,582,577	15,514,816	24,989,036	30,215,481	36,566,666	43,877,987	46,353,419	E11,033

Market value range 2010	Market value range 2007
↑	↑

RLVs less existing use value **£18,825,467 per hectare** **£7,621,647 per acre** **Existing residential**

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph	
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm	Sales value per sq m
E3.444	-16,163,938	-14,752,374	-16,286,642	-17,881,600	-23,481,221	-28,915,721	36,386,824	45,392,991	£3,444
E4.026	-15,194,072	-12,975,532	-14,037,536	-14,720,947	-19,365,473	-23,796,042	29,997,552	38,067,047	E4,026
E4.607	-14,224,207	-11,198,688	-11,788,430	-11,575,469	-15,286,757	-18,714,439	23,608,278	30,741,103	E4,607
E5.188	-13,254,340	-9,421,847	-9,549,195	-8,429,990	-11,222,800	-13,664,600	17,292,005	23,428,036	E5,188
E5.770	-12,294,475	-7,645,004	-7,317,419	-5,284,510	-7,188,041	-8,631,654	11,045,336	16,201,625	E5,770
E6.351	-11,342,490	-5,919,922	-5,157,803	-2,241,103	-3,292,156	-3,908,177	5,045,732	9,243,031	E6,351
E6.932	-10,457,964	-4,301,507	-3,146,898	591,951	317,532	660,959	488,427	-2,855,215	E6,932
E7.513	-9,573,438	-2,683,093	-1,135,995	3,425,005	3,927,218	5,130,095	6,022,585	3,485,202	E7,513
E8.095	-8,698,912	-1,064,678	874,910	6,258,059	7,536,905	9,599,232	11,556,744	9,825,619	E8,095
E8.676	-7,805,521	553,735	2,885,814	9,080,570	11,146,533	14,068,368	17,090,903	16,166,037	E8,676
E9.257	-6,923,112	2,172,150	4,896,719	11,900,158	14,756,279	18,537,504	22,614,473	22,606,454	E9,257
E9.838	-6,040,704	3,790,333	6,907,623	14,719,747	18,361,777	23,006,641	28,109,398	28,846,872	E9,838
E10.420	-5,158,296	5,404,873	8,918,528	17,539,336	21,952,162	27,475,778	33,604,323	36,187,289	E10,420
E11.033	-4,226,866	7,109,110	11,041,149	20,515,569	25,742,014	32,193,199	39,404,520	41,879,952	E11,033

Market value range 2010	Market value range 2007
↑	↑

RLVs less existing use value **£7,534,800 per hectare** **£3,050,526 per acre** **Pubs/petrol stations**

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph	
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm	Sales value per sq m
E3.444	-4,873,271	-3,461,707	-4,995,975	-6,590,933	-12,190,554	-17,625,054	25,096,157	34,102,324	£3,444
E4.026	-3,903,405	-1,884,865	-2,746,869	-3,430,280	-8,074,806	-12,505,375	18,706,885	26,776,380	E4,026
E4.607	-2,933,540	-91,978	-497,763	-284,802	-3,996,090	-7,423,772	12,317,611	19,450,436	E4,607
E5.188	-1,963,673	1,868,820	1,741,472	2,860,677	67,667	-2,373,933	6,001,338	12,137,369	E5,188
E5.770	-993,808	3,845,663	3,973,248	6,006,157	4,102,626	2,659,013	245,331	-4,911,158	E5,770
E6.351	-51,823	5,370,745	6,132,864	9,049,564	7,998,511	7,482,490	6,244,935	2,047,636	E6,351
E6.932	832,703	6,989,160	8,143,789	11,862,618	11,608,199	11,951,626	11,779,094	8,435,452	E6,932
E7.513	1,717,229	8,607,574	10,154,972	14,715,672	15,217,865	16,420,762	17,313,252	14,775,869	E7,513
E8.095	2,601,755	10,225,989	12,165,577	17,548,726	18,827,572	20,889,899	22,847,411	21,116,286	E8,095
E8.676	3,485,146	11,844,402	14,176,481	20,371,237	22,437,260	25,359,035	28,381,570	27,456,704	E8,676
E9.257	4,367,555	13,462,817	16,187,386	23,190,825	26,046,946	29,628,171	33,905,140	33,797,121	E9,257
E9.838	5,249,963	15,081,000	18,198,290	26,010,414	29,652,444	34,297,308	39,400,065	40,137,539	E9,838
E10.420	6,132,371	16,895,540	20,209,195	28,830,003	33,242,839	38,766,445	44,894,990	46,477,956	E10,420
E11.033	7,063,801	18,399,777	22,331,816	31,806,236	37,032,681	43,483,866	50,695,187	53,170,619	E11,033

Market value range 2010	Market value range 2007
↑	↑

RLVs less existing use value **£1 per hectare** **£0 per acre** **LA Land (estate redevelopments)**

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph	
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm	Sales value per sq m
E3.444	2,661,528	4,073,092	2,538,824	943,866	4,655,755	-10,990,255	17,561,356	26,567,525	£3,444
E4.026	3,631,394	5,849,934	4,787,930	4,104,519	-540,007	-4,970,576	11,172,086	19,241,581	E4,026
E4.607	4,601,259	7,626,777	7,037,036	7,249,997	3,538,709	111,027	4,782,812	11,915,637	E4,607
E5.188	5,571,126	9,403,619	9,276,271	10,395,476	7,602,666	5,160,866	1,533,461	-4,602,570	E5,188
E5.770	6,540,991	11,180,462	11,508,047	13,540,956	11,637,425	10,193,812	7,780,130	2,623,641	E5,770
E6.351	7,482,976	12,905,544	13,667,683	16,584,363	15,533,310	15,017,289	13,779,734	9,582,435	E6,351
E6.932	8,367,502	14,523,959	15,678,968	19,417,417	19,142,998	19,486,425	19,313,893	15,970,251	E6,932
E7.513	9,252,028	16,142,373	17,689,471	22,250,471	22,752,684	23,955,561	24,848,051	22,310,668	E7,513
E8.095	10,136,554	17,760,788	19,700,376	25,083,525	26,362,371	28,424,698	30,382,210	28,651,085	E8,095
E8.676	11,019,945	19,379,201	21,711,280	27,906,036	29,972,059	32,893,834	35,916,369	34,991,503	E8,676
E9.257	11,902,354	20,997,616	23,722,185	30,725,624	33,581,745	37,362,970	41,439,939	41,331,920	E9,257
E9.838	12,784,762	22,615,900	25,733,089	33,545,213	37,187,243	41,832,107	46,534,864	47,672,338	E9,838
E10.420	13,667,170	24,230,339	27,743,994	36,364,802	40,777,628	46,301,244	52,429,789	54,012,755	E10,420
E11.033	14,598,600	25,934,576	29,866,615	39,341,035					

MODEL 12

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph	
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm	
Sales value psm									Sales value psm
£3,444	2,661,529	4,073,093	2,538,825	943,867	4,855,754	-10,090,254	17,561,357	-26,567,524	3,444
£4,026	3,631,395	5,849,935	4,787,931	4,104,520	540,006	-4,970,575	11,172,085	-19,241,580	4,026
£4,607	4,601,260	7,626,778	7,037,037	7,249,998	3,538,710	111,028	4,782,811	-11,915,636	4,607
£5,188	5,571,127	9,403,620	9,276,272	10,395,477	7,602,667	5,160,867	1,533,462	-4,602,569	5,188
£5,770	6,540,992	11,180,463	11,508,048	13,540,657	11,637,426	10,193,813	7,780,131	-2,623,642	5,770
£6,351	7,482,977	12,905,545	13,667,664	16,584,364	15,533,311	15,017,230	13,779,735	9,582,436	6,351
£6,932	8,367,503	14,523,960	15,678,569	19,417,418	19,142,999	19,486,426	19,313,894	15,970,252	6,932
£7,513	9,252,029	16,142,374	17,689,472	22,250,472	22,752,685	23,955,562	24,848,052	22,310,669	7,513
£8,095	10,136,555	17,760,789	19,700,377	25,083,526	26,362,372	28,424,699	30,382,211	28,651,086	8,095
£8,676	11,019,946	19,379,202	21,711,281	27,906,037	29,972,060	32,893,535	35,916,370	34,991,504	8,676
£9,257	11,902,355	20,997,617	23,722,186	30,725,625	33,581,746	37,362,971	41,439,940	41,331,921	9,257
£9,838	12,784,763	22,615,800	25,733,090	33,545,214	37,187,244	41,832,108	46,934,865	47,672,339	9,838
£10,420	13,667,171	24,230,340	27,743,995	36,364,803	40,777,629	46,301,245	52,429,790	54,012,756	10,420
£11,033	14,598,601	25,934,577	29,866,616	39,341,036	44,567,481	51,018,666	58,229,987	60,705,419	11,033

Aff Hsg	30%
% SR	60%
% SO	40%
S106 (private)	£16,994 per unit
S106 (affordable)	£22,649 per unit
CIL	
CSH (% uplift on Private)	11%
CSH (% uplift on AH)	11%
Grant	No
Developer's profit	20%
EVV	0% change from base
Build costs	0% change from base

RLVs less existing use value **£14,352,000 per hectare** **£5,810,526 per acre** **Secondary offices**

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph			
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm			
Sales value psm									Sales value psm	Market value range 2010	Market value range 2007
£3,444	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£3,444		
£4,026	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£4,026		
£4,607	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£4,607		
£5,188	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£5,188		
£5,770	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£5,770		
£6,351	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£6,351		
£6,932	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£6,932		
£7,513	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£7,513		
£8,095	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£8,095		
£8,676	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£8,676		
£9,257	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£9,257		
£9,838	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£9,838		
£10,420	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£10,420		
£11,033	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£11,033		

RLVs less existing use value **£18,825,467 per hectare** **£7,621,647 per acre** **Existing residential**

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph			
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm			
Sales value psm									Sales value psm	Market value range 2010	Market value range 2007
£3,444	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£3,444		
£4,026	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£4,026		
£4,607	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£4,607		
£5,188	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£5,188		
£5,770	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£5,770		
£6,351	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£6,351		
£6,932	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£6,932		
£7,513	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£7,513		
£8,095	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£8,095		
£8,676	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£8,676		
£9,257	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£9,257		
£9,838	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£9,838		
£10,420	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£10,420		
£11,033	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£11,033		

RLVs less existing use value **£7,534,800 per hectare** **£3,050,526 per acre** **Pubs/petrol stations**

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph			
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm			
Sales value psm									Sales value psm	Market value range 2010	Market value range 2007
£3,444	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£3,444		
£4,026	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£4,026		
£4,607	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£4,607		
£5,188	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£5,188		
£5,770	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£5,770		
£6,351	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£6,351		
£6,932	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£6,932		
£7,513	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£7,513		
£8,095	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£8,095		
£8,676	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£8,676		
£9,257	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£9,257		
£9,838	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£9,838		
£10,420	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£10,420		
£11,033	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£11,033		

RLVs less existing use value **£1 per hectare** **£0 per acre** **LA Land (estate redevelopments)**

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph			
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm			
Sales value psm									Sales value psm	Market value range 2010	Market value range 2007
£3,444	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£3,444		
£4,026	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£4,026		
£4,607	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£4,607		
£5,188	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£5,188		
£5,770	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£5,770		
£6,351	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£6,351		
£6,932	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£6,932		
£7,513	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£7,513		
£8,095	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£8,095		
£8,676	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£8,676		
£9,257	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£9,257		
£9,838	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£9,838		
£10,420	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£10,420		
£11,033	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£11,033		

AFFORDABLE HOUSING VIABILITY ASSESSMENT

MODEL 13

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph	
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm	Sales value per sq m
E3.444	3,531,527	5,691,597	5,043,953	4,464,186	150,372	4,133,434	9,797,366	17,300,731	£3,444
E4.026	4,513,227	7,489,523	7,308,851	7,637,799	4,258,206	979,684	3,372,478	9,938,428	E4,026
E4.607	5,494,928	9,287,449	9,560,818	10,811,411	8,337,834	6,065,573	2,968,978	2,603,034	E4,607
E5.188	6,476,628	11,085,374	11,812,786	13,985,023	12,401,689	11,118,183	9,233,597	4,658,836	E5,188
E5.770	7,458,329	12,883,300	14,064,753	17,158,636	16,465,544	16,149,623	15,493,760	11,920,706	E5,770
E6.351	8,416,254	14,642,407	16,262,800	20,255,694	20,425,243	21,052,107	21,584,534	16,922,371	E6,351
E6.932	9,333,752	16,321,511	18,348,913	23,187,766	24,170,293	25,688,836	27,326,224	25,500,554	E6,932
E7.513	10,249,251	18,000,421	20,435,227	26,113,090	27,915,343	30,325,565	33,067,913	32,078,738	E7,513
E8.095	11,164,749	19,675,507	22,521,640	29,038,413	31,660,393	34,962,294	38,789,309	38,656,921	E8,095
E8.676	12,080,248	21,350,592	24,607,854	31,963,736	35,387,091	39,599,023	44,490,292	45,235,104	E8,676
E9.257	12,995,746	23,025,677	26,694,167	34,889,060	39,112,116	44,235,752	50,191,277	51,813,287	E9,257
E9.838	13,911,245	24,700,762	28,780,481	37,814,383	42,837,141	48,856,310	55,892,261	58,391,471	E9,838
E10.420	14,826,744	26,375,847	30,866,794	40,739,706	46,562,166	53,468,246	61,593,246	64,969,653	E10,420
E11.033	15,793,103	28,143,993	33,069,013	43,827,547	50,494,138	58,336,401	67,610,951	71,897,735	E11,033

All Hsg	30%
% SR	70%
% SO	30%
S106 (private)	£4,015 per unit
S106 (affordable)	£8,717 per unit
CSH (% uplift on Private)	11%
CSH (% uplift on AH)	11%
Grant	No
Developer's profit	17%
EUV	0% change from base
Build costs	0% change from base

RLVs less existing use value £14,352,000 per hectare £5,810,526 per acre

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph	
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm	Sales value per sq m
E3.444	- 10,820,473	- 8,660,403	- 9,308,047	- 9,887,814	- 14,201,628	- 18,485,434	- 24,149,367	- 31,652,731	£3,444
E4.026	- 9,838,773	- 6,862,477	- 7,043,149	- 6,714,201	- 10,093,794	- 13,372,316	- 17,724,478	- 24,290,428	E4,026
E4.607	- 8,857,072	- 5,094,551	- 4,791,182	- 3,540,589	- 6,014,166	- 8,286,427	- 11,383,021	- 16,955,034	E4,607
E5.188	- 7,875,372	- 3,286,626	- 2,539,214	- 368,877	- 1,950,311	- 3,233,817	- 5,118,403	- 6,693,164	E5,188
E5.770	- 6,893,671	- 1,468,700	- 287,247	- 2,806,636	- 2,113,544	- 1,797,623	- 1,141,760	- 2,431,294	E5,770
E6.351	- 5,933,746	- 290,407	- 1,910,600	- 5,903,694	- 6,073,243	- 6,700,107	- 7,232,534	- 4,570,371	E6,351
E6.932	- 5,018,248	- 1,969,511	- 3,996,913	- 8,835,766	- 9,818,293	- 11,336,836	- 12,974,224	- 11,148,554	E6,932
E7.513	- 4,102,749	- 3,648,421	- 6,083,227	- 11,761,090	- 13,563,343	- 15,973,565	- 18,715,913	- 17,726,738	E7,513
E8.095	- 3,187,251	- 5,323,507	- 8,169,540	- 14,688,413	- 17,308,393	- 20,610,294	- 24,637,308	- 24,304,921	E8,095
E8.676	- 2,271,752	- 6,998,592	- 10,255,854	- 17,611,736	- 21,035,091	- 25,247,023	- 30,138,292	- 30,883,104	E8,676
E9.257	- 1,356,254	- 8,873,677	- 12,342,167	- 20,537,060	- 24,760,116	- 29,883,752	- 35,839,277	- 37,461,287	E9,257
E9.838	- 440,755	- 10,348,762	- 14,428,481	- 23,462,383	- 28,485,141	- 34,504,310	- 41,540,261	- 44,039,471	E9,838
E10.420	- 474,744	- 12,023,847	- 16,514,794	- 26,387,706	- 32,210,166	- 39,116,246	- 47,241,246	- 50,617,653	E10,420
E11.033	- 1,441,103	- 15,791,993	- 19,717,013	- 29,475,547	- 36,142,138	- 43,984,401	- 53,258,951	- 57,645,736	E11,033

Market value range 2010		
Market value range 2007		

RLVs less existing use value £18,825,467 per hectare £7,621,647 per acre

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph	
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm	Sales value per sq m
E3.444	- 15,293,940	- 13,133,870	- 13,781,514	- 14,361,281	- 18,675,095	- 22,958,901	- 28,622,834	- 36,126,198	£3,444
E4.026	- 14,312,240	- 11,335,944	- 11,516,616	- 11,187,668	- 14,567,261	- 17,845,783	- 22,197,945	- 28,763,895	E4,026
E4.607	- 13,330,539	- 9,538,018	- 9,264,649	- 8,014,056	- 10,487,633	- 12,759,894	- 15,856,488	- 21,428,501	E4,607
E5.188	- 12,348,839	- 7,740,093	- 7,012,681	- 4,840,444	- 6,423,778	- 7,707,284	- 9,591,670	- 14,166,631	E5,188
E5.770	- 11,367,138	- 5,942,167	- 4,760,714	- 1,666,831	- 2,359,923	- 2,675,844	- 3,331,707	- 6,904,761	E5,770
E6.351	- 10,407,213	- 4,183,060	- 2,562,867	- 1,430,227	- 1,599,776	- 2,226,640	- 2,759,067	- 96,904	E6,351
E6.932	- 9,491,715	- 2,503,956	- 476,554	- 4,362,299	- 5,344,826	- 6,863,369	- 8,500,757	- 6,675,087	E6,932
E7.513	- 8,576,216	- 825,046	- 1,609,760	- 7,287,623	- 9,089,876	- 11,500,098	- 14,242,446	- 13,253,271	E7,513
E8.095	- 7,660,718	- 850,040	- 3,696,073	- 10,212,946	- 12,834,926	- 16,136,827	- 19,963,842	- 19,831,454	E8,095
E8.676	- 6,745,219	- 2,525,125	- 5,782,387	- 13,138,269	- 16,561,624	- 20,773,556	- 25,664,825	- 26,469,637	E8,676
E9.257	- 5,829,727	- 4,200,210	- 7,868,700	- 18,063,593	- 20,286,649	- 25,410,285	- 31,385,810	- 32,987,820	E9,257
E9.838	- 4,914,222	- 5,875,295	- 9,955,014	- 18,988,916	- 24,011,674	- 30,030,843	- 37,066,794	- 39,566,004	E9,838
E10.420	- 3,998,723	- 7,550,380	- 12,041,327	- 21,914,239	- 27,736,699	- 34,642,779	- 42,767,779	- 46,144,186	E10,420
E11.033	- 3,032,364	- 9,318,526	- 14,243,546	- 25,002,080	- 31,668,671	- 39,510,934	- 48,785,484	- 53,072,269	E11,033

Market value range 2010		
Market value range 2007		

RLVs less existing use value £7,534,800 per hectare £3,050,526 per acre

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph	
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm	Sales value per sq m
E3.444	- 4,003,273	- 1,843,203	- 2,490,847	- 3,070,614	- 7,384,428	- 11,668,234	- 17,332,167	- 24,835,531	£3,444
E4.026	- 3,021,573	- 45,277	- 229,948	- 102,999	- 3,276,594	- 6,555,116	- 10,907,278	- 17,473,228	E4,026
E4.607	- 2,039,872	- 1,752,640	- 2,026,018	- 3,276,811	- 803,034	- 1,469,227	- 4,565,921	- 10,137,634	E4,607
E5.188	- 1,058,172	- 3,550,574	- 4,277,986	- 6,450,223	- 4,866,889	- 3,583,383	- 1,698,797	- 2,875,964	E5,188
E5.770	- 76,471	- 5,348,500	- 6,529,953	- 9,623,836	- 8,930,744	- 8,614,823	- 7,958,960	- 4,385,906	E5,770
E6.351	- 883,454	- 7,107,607	- 8,727,800	- 12,720,894	- 12,890,443	- 13,517,307	- 14,049,734	- 11,387,571	E6,351
E6.932	- 1,798,952	- 8,786,711	- 10,814,113	- 15,652,966	- 16,635,493	- 18,154,036	- 19,791,424	- 17,965,754	E6,932
E7.513	- 2,714,451	- 10,465,621	- 12,900,427	- 18,578,290	- 20,380,543	- 22,780,765	- 25,533,113	- 24,543,938	E7,513
E8.095	- 3,629,949	- 12,140,707	- 14,986,740	- 21,503,613	- 24,125,593	- 27,427,494	- 31,254,509	- 31,122,121	E8,095
E8.676	- 4,545,448	- 13,815,792	- 17,073,054	- 24,428,936	- 27,852,291	- 32,064,223	- 36,955,492	- 37,700,304	E8,676
E9.257	- 5,460,946	- 15,490,877	- 19,159,367	- 27,354,260	- 31,577,316	- 36,700,952	- 42,656,477	- 44,278,487	E9,257
E9.838	- 6,376,445	- 17,165,962	- 21,245,881	- 30,279,583	- 35,302,341	- 41,321,510	- 48,357,461	- 50,856,671	E9,838
E10.420	- 7,291,944	- 18,941,047	- 23,331,994	- 33,204,906	- 39,027,366	- 45,933,446	- 54,058,446	- 57,434,853	E10,420
E11.033	- 8,258,303	- 20,609,193	- 25,534,213	- 36,292,747	- 42,959,338	- 50,801,601	- 60,076,151	- 64,362,936	E11,033

Market value range 2010		
Market value range 2007		

RLVs less existing use value £1 per hectare £0 per acre

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph	
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm	Sales value per sq m
E3.444	3,531,526	5,691,596	5,043,952	4,464,185	150,371	4,133,435	9,797,366	17,300,732	£3,444
E4.026	4,513,226	7,489,522	7,308,850	7,637,798	4,258,205	979,683	3,372,479	9,938,429	E4,026
E4.607	5,494,927	9,287,448	9,560,817	10,811,410	8,337,833	6,065,572	2,968,978	2,603,035	E4,607
E5.188	6,476,627	11,085,373	11,812,785	13,985,022	12,401,688	11,118,182	9,233,596	4,658,835	E5,188
E5.770	7,458,328	12,883,299	14,064,752	17,158,635	16,465,543	16,149,622	15,493,759	11,920,705	E5,770
E6.351	8,416,253	14,642,406	16,262,799	20,255,693	20,425,242	21,052,106	21,584,533	16,922,370	E6,351
E6.932	9,333,751	16,321,510	18,348,912	23,187,765	24,170,292	25,688,835	27,326,223	25,500,553	E6,932
E7.513	10,249,250	18,000,420	20,435,226	26,113,089	27,915,342	30,325,564	33,067,912	32,078,737	E7,513
E8.095	11,164,748	19,675,506	22,521,539	29,038,412	31,660,392	34,962,293	38,789,308	38,656,920	E8,095
E8.676	12,080,247	21,350,591	24,607,853	31,963,735	35,387,090	39,599,022	44,490,291	45,235,103	E8,676
E9.257	12,995,745	23,025,676	26,694,166	34,889,059	39,112,115	44,235,751	50,191,276	51,813,286	E9,257
E9.838	13,911,244	24,700,761	28,780,480	37,814,382	42,837,140	48,856,309	55,892,260	58	

MODEL 13

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph	
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm	
Sales value psm									Sales value psm
£3,444	3,531,527	5,691,597	5,043,953	4,464,186	150,372	- 4,133,434	9,797,367	- 17,300,731	3,444
£4,026	4,513,227	7,489,523	7,308,851	7,637,799	4,258,206	979,684	3,372,478	- 9,938,428	4,026
£4,607	5,494,928	9,287,449	9,560,818	10,811,411	8,337,834	6,065,573	2,968,979	- 2,603,034	4,607
£5,188	6,476,628	11,085,374	11,812,786	13,985,023	12,401,689	11,118,183	9,233,597	4,658,836	5,188
£5,770	7,458,329	12,893,300	14,064,753	17,158,636	16,465,544	16,148,623	15,493,760	11,920,706	5,770
£6,351	8,418,254	14,642,407	16,262,600	20,255,694	20,425,243	21,052,107	21,584,534	18,822,371	6,351
£6,932	9,339,752	16,321,511	18,348,913	23,187,766	24,170,293	25,688,836	27,326,224	25,500,554	6,932
£7,513	10,249,251	18,000,421	20,435,227	26,113,090	27,915,343	30,325,565	33,067,913	32,078,738	7,513
£8,095	11,164,749	19,675,507	22,521,540	29,038,413	31,660,393	34,962,294	38,789,309	38,656,921	8,095
£8,676	12,080,248	21,350,592	24,607,854	31,963,736	35,387,091	39,599,023	44,480,292	45,235,104	8,676
£9,257	12,995,746	23,025,677	26,694,167	34,889,060	39,112,116	44,235,752	50,191,277	51,813,287	9,257
£9,838	13,911,245	24,700,762	28,780,481	37,814,383	42,837,141	48,856,310	55,892,261	58,391,471	9,838
£10,420	14,826,744	26,375,847	30,866,794	40,739,706	46,562,166	53,468,246	61,593,246	64,969,653	10,420
£11,033	15,793,103	28,143,993	33,069,013	43,827,547	50,494,138	58,336,401	67,610,951	71,897,736	11,033

Aff Hsg	30%
% SR	70%
% SO	30%
£106 (private)	£4,015 per unit
£106 (affordable)	£8,717 per unit
CIL	
CSH (% uplift on Private)	11%
CSH (% uplift on AH)	11%
Grant	No
Developer's profit	17%
EVV	0% change from base
Build costs	0% change from base

RLVs less existing use value **£14,352,000 per hectare** **£5,810,526 per acre** **Secondary offices**

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph		Market value range 2010	Market value range 2007
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm			
Sales value psm									Sales value psm		
£3,444	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£3,444		
£4,026	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£4,026		
£4,607	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£4,607		
£5,188	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£5,188		
£5,770	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£5,770		
£6,351	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£6,351		
£6,932	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£6,932		
£7,513	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£7,513		
£8,095	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£8,095		
£8,676	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£8,676		
£9,257	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£9,257		
£9,838	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£9,838		
£10,420	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£10,420		
£11,033	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£11,033		

RLVs less existing use value **£18,825,467 per hectare** **£7,621,647 per acre** **Existing residential**

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph		Market value range 2010	Market value range 2007
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm			
Sales value psm									Sales value psm		
£3,444	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£3,444		
£4,026	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£4,026		
£4,607	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£4,607		
£5,188	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£5,188		
£5,770	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£5,770		
£6,351	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£6,351		
£6,932	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£6,932		
£7,513	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£7,513		
£8,095	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£8,095		
£8,676	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£8,676		
£9,257	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£9,257		
£9,838	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£9,838		
£10,420	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£10,420		
£11,033	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£11,033		

RLVs less existing use value **£7,534,800 per hectare** **£3,050,526 per acre** **Pubs/petrol stations**

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph		Market value range 2010	Market value range 2007
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm			
Sales value psm									Sales value psm		
£3,444	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£3,444		
£4,026	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£4,026		
£4,607	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£4,607		
£5,188	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£5,188		
£5,770	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£5,770		
£6,351	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£6,351		
£6,932	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£6,932		
£7,513	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£7,513		
£8,095	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£8,095		
£8,676	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£8,676		
£9,257	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£9,257		
£9,838	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£9,838		
£10,420	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£10,420		
£11,033	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£11,033		

RLVs less existing use value **£1 per hectare** **£0 per acre** **LA Land (estate redevelopments)**

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph		Market value range 2010	Market value range 2007
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm			
Sales value psm									Sales value psm		
£3,444	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£3,444		
£4,026	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£4,026		
£4,607	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£4,607		
£5,188	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£5,188		
£5,770	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£5,770		
£6,351	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£6,351		
£6,932	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£6,932		
£7,513	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£7,513		
£8,095	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£8,095		
£8,676	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£8,676		
£9,257	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£9,257		
£9,838	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£9,838		
£10,420	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£10,420		
£11,033	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£11,033		

14 AFFORDABLE HOUSING VIABILITY ASSESSMENT

MODEL

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph	
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm	Sales value per sqm
£3,444	3,334,966	5,331,950	4,585,373	3,822,781	6,776,094	-5,170,919	11,085,100	18,774,032	£3,444
£4,026	4,283,496	7,069,184	6,778,047	6,890,154	3,294,940	-2,120,931	4,873,203	-11,655,361	£4,026
£4,607	5,232,027	8,806,419	8,954,606	9,957,527	7,249,153	4,703,588	1,278,661	4,536,690	£4,607
£5,188	6,180,558	10,543,655	11,131,164	13,024,899	11,177,645	9,602,700	7,355,985	2,484,896	£5,188
£5,770	7,129,089	12,280,890	13,307,723	16,092,272	15,106,136	14,466,547	13,408,618	9,506,477	£5,770
£6,351	8,056,709	13,979,306	15,430,160	19,083,092	18,930,472	19,201,438	19,291,865	16,295,418	£6,351
£6,932	8,939,120	15,937,720	17,441,068	21,914,945	22,540,159	23,870,575	24,826,019	22,635,835	£6,932
£7,513	9,821,528	17,216,135	19,451,970	24,734,534	26,149,846	28,139,711	30,360,178	28,976,253	£7,513
£8,095	10,703,936	18,832,358	21,462,874	27,554,122	29,759,533	32,608,848	35,894,337	35,316,670	£8,095
£8,676	11,586,345	20,446,898	23,473,779	30,373,711	33,361,671	37,077,984	41,389,455	41,657,088	£8,676
£9,257	12,468,753	22,051,438	25,484,883	33,193,301	36,952,056	41,547,120	46,884,380	47,997,505	£9,257
£9,838	13,351,161	23,676,978	27,495,987	36,012,889	40,542,441	46,015,254	52,379,305	54,337,923	£9,838
£10,420	14,233,569	25,290,518	29,506,492	38,832,478	44,132,827	50,460,493	57,874,228	60,678,340	£10,420
£11,033	15,165,000	26,994,755	31,629,113	41,808,710	47,922,679	55,152,691	63,674,427	67,371,004	£11,033

All Hsg	30%
% SR	70%
% SO	30%
S106 (private)	£4,015 per unit
S106 (affordable)	£8,717 per unit
CSH (% uplift on Private)	11%
CSH (% uplift on AH)	11%
Grant	No
Developer's profit	20%
EUV	0% change from base
Build costs	0% change from base

RLVs less existing use value **£14,352,000 per hectare** **£5,810,526 per acre** **Secondary offices**

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph	
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm	Sales value per sq m
£3,444	-11,017,034	9,020,050	9,766,627	10,529,219	-15,028,094	-19,522,919	25,437,100	33,126,032	£3,444
£4,026	-10,068,504	7,282,816	7,573,953	7,461,846	-11,057,060	-14,564,931	19,225,203	-26,007,360	£4,026
£4,607	-9,119,973	5,545,581	5,397,394	4,394,473	-7,102,847	-9,648,412	13,073,339	-18,889,890	£4,607
£5,188	-8,171,442	3,938,345	3,220,836	1,327,101	3,174,355	-4,749,300	6,996,015	-11,987,104	£5,188
£5,770	-7,222,911	2,071,110	1,044,277	1,740,272	754,136	114,547	943,382	-4,845,523	£5,770
£6,351	-6,295,291	372,694	1,078,160	4,731,092	4,578,472	4,849,438	4,939,860	1,943,418	£6,351
£6,932	-5,412,880	1,245,720	3,089,065	7,562,945	8,188,159	9,318,575	10,474,019	8,283,835	£6,932
£7,513	-4,530,472	2,884,135	5,099,970	10,382,534	11,797,846	13,787,711	16,008,178	14,624,253	£7,513
£8,095	-3,648,064	4,480,358	7,110,874	13,202,122	15,407,533	18,256,848	21,542,337	20,984,670	£8,095
£8,676	-2,765,655	6,094,898	9,121,779	16,021,711	19,009,671	22,725,984	27,037,455	27,305,088	£8,676
£9,257	-1,883,247	7,709,438	11,132,883	18,841,301	22,600,056	27,195,120	32,532,380	33,645,505	£9,257
£9,838	-1,000,839	9,323,978	13,143,587	21,660,889	26,190,441	31,663,254	38,027,305	39,985,923	£9,838
£10,420	-118,431	10,938,518	15,194,492	24,480,478	29,780,827	36,108,493	43,522,229	46,326,340	£10,420
£11,033	813,000	12,642,765	17,277,113	27,456,710	33,570,679	40,800,691	49,322,427	53,019,004	£11,033

RLVs less existing use value **£18,825,467 per hectare** **£7,621,647 per acre** **Existing residential**

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph	
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm	Sales value per sq m
£3,444	-15,490,501	13,493,517	14,240,094	-15,002,686	-19,501,561	-23,996,386	29,910,567	37,599,499	£3,444
£4,026	-14,541,971	11,756,283	12,047,420	-11,935,313	-15,530,527	-19,038,398	23,698,670	30,480,827	£4,026
£4,607	-13,593,440	10,019,048	9,870,861	-8,867,940	-11,576,314	-14,121,879	17,546,806	23,362,157	£4,607
£5,188	-12,644,909	8,281,812	7,694,303	-5,800,568	-7,647,822	-9,222,767	11,469,482	16,340,571	£5,188
£5,770	-11,696,378	6,544,577	5,517,744	-2,733,195	-3,719,331	-4,358,920	5,416,848	9,318,990	£5,770
£6,351	-10,769,758	4,846,161	3,995,307	297,625	105,005	375,871	466,983	2,530,049	£6,351
£6,932	-9,886,347	3,227,747	1,384,402	3,089,478	3,714,692	4,845,108	6,000,552	3,810,368	£6,932
£7,513	-9,003,939	1,609,332	626,503	5,909,067	7,324,379	9,314,244	11,534,711	10,150,786	£7,513
£8,095	-8,121,531	6,891	2,637,407	8,728,655	10,934,066	13,783,381	17,068,870	16,491,203	£8,095
£8,676	-7,238,122	1,621,431	4,948,312	11,548,244	14,536,204	18,252,517	22,563,988	22,831,621	£8,676
£9,257	-6,356,714	3,235,971	6,659,216	14,367,834	18,128,589	22,721,653	28,058,913	29,172,038	£9,257
£9,838	-5,474,306	4,850,511	8,670,120	17,187,422	21,716,974	27,189,787	33,553,838	35,512,456	£9,838
£10,420	-4,591,898	6,465,051	10,681,025	20,007,011	25,307,360	31,635,026	39,048,762	41,852,873	£10,420
£11,033	-3,660,467	8,169,288	12,803,646	22,983,243	29,097,212	36,327,224	44,848,960	48,545,537	£11,033

RLVs less existing use value **£7,534,800 per hectare** **£3,050,526 per acre** **Pubs/petrol stations**

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph	
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm	Sales value per sq m
£3,444	-4,199,834	2,202,850	2,949,427	3,712,019	-8,210,894	-12,705,719	18,619,900	26,308,832	£3,444
£4,026	-3,251,304	465,618	756,753	644,646	-4,239,860	-7,747,731	12,408,003	19,190,160	£4,026
£4,607	-2,302,773	1,271,610	1,419,806	2,422,727	-285,647	-2,931,212	6,256,138	10,071,490	£4,607
£5,188	-1,354,242	3,008,855	3,596,364	5,490,099	3,642,845	2,067,900	1,781,815	5,049,904	£5,188
£5,770	-405,711	4,746,090	5,772,923	8,557,472	7,571,336	6,931,747	5,873,818	1,971,677	£5,770
£6,351	521,909	6,444,506	7,895,360	11,548,292	11,395,672	11,666,638	11,757,060	8,760,618	£6,351
£6,932	1,404,320	8,062,920	9,906,265	14,380,145	15,005,359	16,135,775	17,291,219	15,101,035	£6,932
£7,513	2,286,728	9,681,335	11,917,170	17,199,734	18,615,046	20,804,911	22,825,378	21,441,453	£7,513
£8,095	3,169,136	11,297,558	13,928,074	20,019,322	22,224,733	25,074,048	28,359,537	27,781,870	£8,095
£8,676	4,051,545	12,912,098	15,938,979	22,838,911	25,826,871	29,543,184	33,854,650	34,122,288	£8,676
£9,257	4,933,953	14,526,638	17,949,883	25,658,501	29,417,256	34,012,320	39,349,580	40,462,705	£9,257
£9,838	5,816,361	16,141,178	19,980,787	28,478,089	33,007,641	38,480,454	44,844,505	46,803,123	£9,838
£10,420	6,699,769	17,755,718	21,971,892	31,297,678	36,598,027	42,925,693	50,339,429	53,143,540	£10,420
£11,033	7,630,200	19,459,955	24,094,313	34,273,910	40,387,879	47,617,891	56,139,627	59,836,204	£11,033

RLVs less existing use value **£1 per hectare** **£0 per acre** **LA Land (estate redevelopments)**

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph	
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm	Sales value per sq m
£3,444	3,334,965	5,331,949	4,585,372	3,822,780	6,776,095	-5,170,920	11,085,101	18,774,033	£3,444
£4,026	4,283,495	7,069,183	6,778,046	6,890,153	3,294,939	-2,120,932	4,873,204	-11,655,361	£4,026
£4,607	5,232,026	8,806,418	8,954,605	9,957,526	7,249,152	4,703,587	1,278,660	4,536,691	£4,607
£5,188	6,180,557	10,543,654	11,131,163	13,024,898	11,177,644	9,602,699	7,355,984	2,484,895	£5,188
£5,770	7,129,088	12,280,889	13,307,722	16,092,271	15,106,135	14,466,546	13,408,617	9,506,476	£5,770
£6,351	8,056,708	13,979,305	15,430,159	19,083,091	18,930,471	19,201,437	19,291,859	16,295,417	£6,351
£6,932	8,939,119	15,937,719	17,441,064	21,914,944	22,540,158	23,870,574	24,826,018	22,635,834	£6,932
£7,513	9,821,527	17,216,134	19,451,969	24,734,533	26,149,845	28,139,710	30,360,177	28,976,252	£7,513
£8,095	10,703,935	18,832,357	21,462,873	27,554,121	29,759,532	32,608,847	35,894,336	35,316,669	£8,095
£8,676	11,586,344	20,446,897	23,473,778	30,373,710	33,361,670	37,077,983	41,389,454	41,657,087	£8,676
£9,257	12,468,752	22,061,437	25,484,882	33,193,300	36,952,055	41,547,119	46,884,379	47,997,504	£9,257
£9,838	13,351,160	23,675,977	27,495,986	36,012,888	40,542,440	46,015,253	52,379,304	54,337,922	£9,838
£10,420	14,233,568	25,290,517	29,506,491	38,832,477	44,132,826	50,460,492	57,874,228	60,678,339	£10,420
£11,033	15,164,999	26,994,754	31,629,112	41,808,709	47,922,678	55,152,690	63,674,426	67,371,003	£11,033

MODEL 14

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph	
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm	
Sales value psm									
£3,444	3,334,966	5,331,950	4,585,373	3,822,781	676,094	- 5,170,919	11,085,100	- 18,774,032	3,444
£4,026	4,283,496	7,069,184	6,778,047	8,890,154	3,294,940	- 212,931	4,873,203	- 11,655,360	4,026
£4,607	5,232,027	8,806,419	8,954,606	9,957,527	7,249,153	4,703,588	1,276,661	- 4,536,690	4,607
£5,188	6,180,558	10,543,655	11,131,164	13,024,899	11,177,645	9,602,700	7,355,985	2,484,896	5,188
£5,770	7,129,089	12,280,890	13,307,723	16,092,272	15,106,138	14,466,547	13,408,618	9,506,477	5,770
£6,351	8,056,709	13,979,306	15,430,160	19,083,092	18,930,472	19,201,438	18,291,860	16,295,418	6,351
£6,932	8,939,120	15,597,720	17,441,065	21,914,945	22,540,159	23,670,575	24,826,019	22,635,835	6,932
£7,513	9,821,528	17,216,135	19,451,970	24,734,534	26,149,846	28,139,711	30,360,178	28,976,253	7,513
£8,095	10,703,936	18,832,358	21,462,874	27,554,122	29,759,533	32,608,848	35,894,337	35,316,670	8,095
£8,676	11,586,345	20,446,898	23,473,779	30,373,711	33,361,671	37,077,984	41,389,455	41,657,088	8,676
£9,257	12,468,753	22,061,438	25,484,683	33,193,301	36,952,056	41,547,120	46,884,380	47,987,505	9,257
£9,838	13,351,161	23,676,978	27,495,587	36,012,889	40,542,441	46,015,254	52,379,305	54,337,923	9,838
£10,420	14,233,569	25,290,518	29,506,492	38,832,478	44,132,827	50,460,493	57,874,229	60,678,340	10,420
£11,033	15,165,000	26,994,755	31,629,113	41,808,710	47,922,679	55,152,691	63,674,427	67,371,004	11,033

Aff Hsg	30%
% SR	70%
% SO	30%
£106 (private)	£4,015 per unit
£106 (affordable)	£8,717 per unit
CIL	
CSH (% uplift on Private)	11%
CSH (% uplift on AH)	11%
Grant	No
Developer's profit	20%
EVV	0% change from base
Build costs	0% change from base

RLVs less existing use value **£14,352,000 per hectare** **£5,810,526 per acre** **Secondary offices**

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph	Sales value psm	Market value range 2010	Market value range 2007
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm			
£3,444	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£3,444		
£4,026	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£4,026		
£4,607	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£4,607		
£5,188	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£5,188		
£5,770	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£5,770		
£6,351	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£6,351		
£6,932	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£6,932		
£7,513	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£7,513		
£8,095	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£8,095		
£8,676	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£8,676		
£9,257	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£9,257		
£9,838	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£9,838		
£10,420	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£10,420		
£11,033	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£11,033		

RLVs less existing use value **£18,825,467 per hectare** **£7,621,647 per acre** **Existing residential**

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph	Sales value psm	Market value range 2010	Market value range 2007
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm			
£3,444	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£3,444		
£4,026	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£4,026		
£4,607	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£4,607		
£5,188	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£5,188		
£5,770	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£5,770		
£6,351	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£6,351		
£6,932	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£6,932		
£7,513	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£7,513		
£8,095	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£8,095		
£8,676	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£8,676		
£9,257	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£9,257		
£9,838	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£9,838		
£10,420	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£10,420		
£11,033	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£11,033		

RLVs less existing use value **£7,534,800 per hectare** **£3,050,526 per acre** **Pubs/petrol stations**

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph	Sales value psm	Market value range 2010	Market value range 2007
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm			
£3,444	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£3,444		
£4,026	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£4,026		
£4,607	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£4,607		
£5,188	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£5,188		
£5,770	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£5,770		
£6,351	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£6,351		
£6,932	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£6,932		
£7,513	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£7,513		
£8,095	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£8,095		
£8,676	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£8,676		
£9,257	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£9,257		
£9,838	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£9,838		
£10,420	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£10,420		
£11,033	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£11,033		

RLVs less existing use value **£1 per hectare** **£0 per acre** **LA Land (estate redevelopments)**

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph	Sales value psm	Market value range 2010	Market value range 2007
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm			
£3,444	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£3,444		
£4,026	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£4,026		
£4,607	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£4,607		
£5,188	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£5,188		
£5,770	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£5,770		
£6,351	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£6,351		
£6,932	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£6,932		
£7,513	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£7,513		
£8,095	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£8,095		
£8,676	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£8,676		
£9,257	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£9,257		
£9,838	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£9,838		
£10,420	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£10,420		
£11,033	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£11,033		

AFFORDABLE HOUSING VIABILITY ASSESSMENT

MODEL 15

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph	
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm	Sales value per sq m
£3.444	3,294,672	5,246,092	4,280,498	3,388,409	1,343,446	-6,005,374	12,274,625	20,321,383	£3,444
£4.026	4,276,372	7,044,017	6,549,584	6,562,021	2,764,387	-869,806	5,849,737	12,959,080	£4,026
£4.607	5,258,073	8,841,943	8,806,887	9,735,634	6,862,165	4,216,082	5,210,054	5,596,777	£4,607
£5.188	6,239,773	10,639,869	11,058,584	12,909,246	10,926,020	9,291,165	6,815,034	1,673,069	£5,188
£5.770	7,221,474	12,437,795	13,310,822	16,082,859	14,989,874	14,322,604	13,075,197	8,934,939	£5,770
£6.351	8,182,264	14,196,901	15,508,869	19,179,817	18,949,573	19,225,089	19,165,970	15,971,518	£6,351
£6.932	9,089,833	15,876,006	17,534,982	22,119,211	22,684,623	23,861,817	24,907,661	22,549,702	£6,932
£7.513	10,015,431	17,555,112	19,681,295	25,050,731	26,439,674	28,498,546	30,649,350	29,127,885	£7,513
£8.095	10,930,929	19,234,216	21,767,609	27,976,054	30,184,725	33,135,276	36,391,040	35,706,068	£8,095
£8.676	11,846,428	20,910,719	23,853,922	30,901,377	33,929,586	37,772,004	42,101,114	42,284,251	£8,676
£9.257	12,761,927	22,585,803	25,940,235	33,826,701	37,654,611	42,408,733	47,802,098	48,862,435	£9,257
£9.838	13,677,424	24,260,888	28,026,548	36,752,023	41,379,636	47,045,461	53,503,082	55,440,618	£9,838
£10.420	14,592,924	25,935,974	30,112,862	39,677,347	45,104,662	51,663,717	59,204,067	62,018,801	£10,420
£11.033	15,559,283	27,704,120	32,315,081	42,765,188	49,036,633	56,531,872	65,221,773	68,962,438	£11,033

All Hsg	30%
% SR	70%
% SO	30%
S106 (private)	£10,504 per unit
S106 (affordable)	£15,683 per unit
CSH (% uplift on Private)	11%
CSH (% uplift on AH)	11%
Grant	No
Developer's profit	17%
EUV	0% change from base
Build costs	0% change from base

RLVs less existing use value **£14,352,000 per hectare** **£5,810,526 per acre** **Secondary offices**

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph	
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm	Sales value per sq m
£3.444	-11,057,328	-9,105,908	-10,071,501	-10,963,591	-15,695,445	-20,357,374	-26,626,625	-34,673,383	£3,444
£4.026	-10,075,628	-7,307,982	-7,802,416	-7,789,979	-11,587,613	-15,221,806	-20,201,737	-27,311,080	£4,026
£4.607	-9,093,927	-5,510,057	-5,545,113	-4,616,366	-7,489,835	-10,135,917	-13,830,945	-19,948,777	£4,607
£5.188	-8,112,227	-3,712,131	-3,293,146	-1,442,754	-3,425,980	-5,060,835	-7,536,966	-12,678,831	£5,188
£5.770	-7,130,526	-1,914,205	-1,041,178	-1,730,859	-637,874	-29,396	-1,276,803	-5,417,061	£5,770
£6.351	-6,169,736	-155,099	-1,156,669	-4,827,917	-4,597,573	-4,873,089	-4,813,970	-1,619,518	£6,351
£6.932	-5,252,067	-1,524,006	-3,242,982	-7,767,211	-8,342,623	-9,509,817	-10,555,661	-8,197,702	£6,932
£7.513	-4,336,569	-3,203,112	-5,329,295	-10,698,731	-12,087,674	-14,146,546	-16,297,350	-14,775,885	£7,513
£8.095	-3,421,071	-4,882,216	-7,415,809	-13,624,654	-15,832,725	-18,783,276	-22,039,040	-21,354,068	£8,095
£8.676	-2,505,572	-6,558,719	-9,501,922	-16,549,377	-19,577,586	-23,420,004	-27,749,114	-27,932,251	£8,676
£9.257	-1,590,073	-8,233,803	-11,588,235	-19,474,701	-23,302,611	-28,056,733	-33,450,099	-34,510,435	£9,257
£9.838	-674,575	-9,908,889	-13,674,549	-22,400,024	-27,027,637	-32,693,462	-39,151,083	-41,088,618	£9,838
£10.420	-240,924	-11,583,974	-15,760,862	-25,325,347	-30,752,662	-37,311,717	-44,852,067	-47,666,801	£10,420
£11.033	-1,207,283	-13,352,120	-17,963,081	-28,413,189	-34,684,633	-42,179,872	-50,869,773	-54,610,438	£11,033

Market value range 2010		
Market value range 2007		

RLVs less existing use value **£18,825,467 per hectare** **£7,621,647 per acre** **Existing residential**

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph	
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm	Sales value per sq m
£3.444	-15,530,795	-13,579,375	-14,544,968	-15,437,058	-20,168,913	-24,830,841	-31,100,092	-39,146,850	£3,444
£4.026	-14,549,095	-11,781,449	-12,275,883	-12,263,446	-16,061,080	-19,695,273	-24,675,204	-31,784,547	£4,026
£4.607	-13,567,394	-9,983,524	-10,018,580	-9,089,833	-11,963,302	-14,609,384	-18,304,412	-24,422,244	£4,607
£5.188	-12,585,694	-8,185,598	-7,766,613	-5,916,221	-7,899,447	-9,534,302	-12,010,433	-17,152,398	£5,188
£5.770	-11,603,983	-6,387,672	-5,514,645	-2,742,608	-3,835,593	-4,502,863	-5,750,270	-8,880,528	£5,770
£6.351	-10,643,203	-4,628,566	-3,116,738	-354,450	-124,108	-389,622	-340,503	-2,853,949	£6,351
£6.932	-9,725,534	-2,949,461	-1,230,485	-3,293,744	-3,869,156	-5,036,350	-6,082,194	-3,724,235	£6,932
£7.513	-8,810,036	-1,270,355	-855,828	-6,225,264	-7,614,207	-9,673,079	-11,823,883	-10,302,418	£7,513
£8.095	-7,894,538	-408,749	-2,942,142	-9,150,587	-11,359,258	-14,309,809	-17,565,573	-16,880,601	£8,095
£8.676	-6,979,039	-2,085,252	-5,028,458	-12,075,910	-15,104,119	-18,946,537	-23,275,647	-23,458,794	£8,676
£9.257	-6,063,540	-3,760,336	-7,114,768	-15,001,234	-18,829,144	-23,583,266	-28,976,632	-30,036,968	£9,257
£9.838	-5,148,042	-5,435,422	-9,201,082	-17,926,557	-22,554,170	-28,219,995	-34,677,616	-36,615,151	£9,838
£10.420	-4,232,543	-7,110,507	-11,287,395	-20,851,880	-26,279,195	-32,838,250	-40,378,600	-43,193,334	£10,420
£11.033	-3,266,184	-8,878,653	-13,489,614	-23,939,722	-30,211,166	-37,706,405	-46,396,306	-50,136,971	£11,033

Market value range 2010		
Market value range 2007		

RLVs less existing use value **£7,534,800 per hectare** **£3,050,526 per acre** **Pubs/petrol stations**

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph	
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm	Sales value per sq m
£3.444	-4,240,128	-2,288,708	-3,254,301	-4,146,391	-8,878,246	-13,540,174	-19,809,425	-27,856,183	£3,444
£4.026	-3,258,428	-490,782	-985,216	-972,779	-4,770,413	-8,404,606	-13,384,537	-20,493,880	£4,026
£4.607	-2,276,727	-1,307,143	-1,272,087	-2,200,834	-672,635	-3,518,717	-7,013,745	-13,311,577	£4,607
£5.188	-1,295,027	-1,305,069	-3,524,054	-5,374,446	-3,391,220	-1,756,365	-719,766	-5,861,731	£5,188
£5.770	-313,326	-4,902,995	-5,776,022	-8,548,059	-7,455,074	-6,787,804	-5,540,397	-1,400,139	£5,770
£6.351	-647,464	-6,662,101	-7,973,869	-11,645,117	-11,414,773	-11,690,289	-11,631,170	-8,436,718	£6,351
£6.932	-1,565,133	-8,341,206	-10,060,182	-14,584,411	-15,159,823	-16,327,017	-17,372,861	-15,014,902	£6,932
£7.513	-2,480,631	-10,020,312	-12,146,495	-17,515,931	-18,904,874	-20,963,746	-23,114,550	-21,593,093	£7,513
£8.095	-3,396,129	-11,699,416	-14,232,809	-20,441,254	-22,649,925	-25,600,476	-28,566,240	-28,171,286	£8,095
£8.676	-4,311,628	-13,375,919	-16,319,122	-23,366,577	-26,394,786	-30,237,204	-34,566,314	-34,749,451	£8,676
£9.257	-5,227,127	-15,051,003	-18,405,435	-26,291,901	-30,119,811	-34,873,933	-40,267,299	-41,327,635	£9,257
£9.838	-6,142,625	-16,726,089	-20,491,749	-29,217,224	-33,844,837	-39,510,662	-45,968,283	-47,995,818	£9,838
£10.420	-7,059,124	-18,401,174	-22,578,062	-32,142,547	-37,969,862	-44,128,917	-51,669,267	-54,484,001	£10,420
£11.033	-8,024,483	-20,169,320	-24,780,281	-35,230,389	-41,501,833	-48,997,072	-57,686,973	-61,427,638	£11,033

Market value range 2010		
Market value range 2007		

RLVs less existing use value **£1 per hectare** **£0 per acre** **LA Land (estate redevelopments)**

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph	
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm	Sales value per sq m
£3.444	3,294,671	5,246,091	4,280,498	3,388,408	1,343,447	-6,005,375	12,274,626	20,321,384	£3,444
£4.026	4,276,371	7,044,017	6,549,583	6,562,020	2,764,386	-869,807	5,849,738	12,959,081	£4,026
£4.607	5,258,072	8,841,942	8,806,886	9,735,633	6,862,164	4,216,082	5,210,054	5,596,777	£4,607
£5.188	6,239,772	10,639,868	11,058,583	12,909,245	10,926,019	9,291,164	6,815,033	1,673,068	£5,188
£5.770	7,221,473	12,437,794	13,310,821	16,082,858	14,989,873	14,322,603	13,075,196	8,934,938	£5,770
£6.351	8,182,263	14,196,900	15,508,868	19,179,916	18,949,572	19,225,088	19,165,969	15,971,517	£6,351
£6.932	9,089,832	15,876,005	17,534,981	22,119,210	22,684,622	23,861,816	24,907,660	22,549,701	£6,932
£7.513	10,015,430	17,555,111	19,681,294	25,050,730	26,439,673	28,498,545	30,649,349	29,127,884	£7,513
£8.095	10,930,928	19,234,215	21,767,608	27,976,053	30,184,724	33,135,275	36,391,038	35,706,067	£8,095
£8.676	11,846,427	20,910,718	23,853,921	30,901,376	33,929,585	37,772,003	42,101,113	42,284,250	£8,676
£9.257	12,761,926	22,585,802	25,940,234	33,826,700	37,654,610	42,408,732	47,802,097	48,862,434	£9,257
£9.838	13,677,423	24,260,887	28,026,547	36,752,022	41,379,635	47,045,460	53,503,081	55,440,617	£9,838
£10.420	14,592,923	25,935,973	30,112,861	39,677,346	45,104,661	51,663,716	59,204,066		

MODEL

Density - units/ha -> Build costs -> Sales value psm

	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm
Density - units/ha ->	3.444	5.188	7.570	9.838	11.033	11.033	11.033	11.033
Sales value psm	£3,444	£5,188	£7,570	£9,838	£11,033	£11,033	£11,033	£11,033

Aff Hsq	30%
% SR	70%
% SO	30%
S106 (private)	£16,994 per unit
S106 (affordable)	£22,649 per unit
CIL	
CSH (% uplift on Private)	11%
CSH (% uplift on AH)	11%
Grant	No
Developer's profit	20%
EVV	0% change from base
Build costs	0% change from base

RLVs less existing use value **£14,352,000 per hectare** **£5,810,526 per acre** **Secondary offices**

Density - units/ha -> Build costs -> Sales value pper sq m

	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm
Density - units/ha ->	3.444	5.188	7.570	9.838	11.033	11.033	11.033	11.033
Sales value pper sq m	£3,444	£5,188	£7,570	£9,838	£11,033	£11,033	£11,033	£11,033

Sales value per sq m

	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm
Density - units/ha ->	3.444	5.188	7.570	9.838	11.033	11.033	11.033	11.033
Sales value per sq m	£3,444	£5,188	£7,570	£9,838	£11,033	£11,033	£11,033	£11,033

Market value range 2010: £3,444 to £11,033 (Red arrow)

Market value range 2007: £3,444 to £11,033 (Blue arrow)

RLVs less existing use value **£18,825,467 per hectare** **£7,621,647 per acre** **Existing residential**

Density - units/ha -> Build costs -> Sales value pper sq m

	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm
Density - units/ha ->	3.444	5.188	7.570	9.838	11.033	11.033	11.033	11.033
Sales value pper sq m	£3,444	£5,188	£7,570	£9,838	£11,033	£11,033	£11,033	£11,033

Sales value per sq m

	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm
Density - units/ha ->	3.444	5.188	7.570	9.838	11.033	11.033	11.033	11.033
Sales value per sq m	£3,444	£5,188	£7,570	£9,838	£11,033	£11,033	£11,033	£11,033

Market value range 2010: £3,444 to £11,033 (Red arrow)

Market value range 2007: £3,444 to £11,033 (Blue arrow)

RLVs less existing use value **£7,534,800 per hectare** **£3,050,526 per acre** **Pubs/petrol stations**

Density - units/ha -> Build costs -> Sales value pper sq m

	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm
Density - units/ha ->	3.444	5.188	7.570	9.838	11.033	11.033	11.033	11.033
Sales value pper sq m	£3,444	£5,188	£7,570	£9,838	£11,033	£11,033	£11,033	£11,033

Sales value per sq m

	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm
Density - units/ha ->	3.444	5.188	7.570	9.838	11.033	11.033	11.033	11.033
Sales value per sq m	£3,444	£5,188	£7,570	£9,838	£11,033	£11,033	£11,033	£11,033

Market value range 2010: £3,444 to £11,033 (Red arrow)

Market value range 2007: £3,444 to £11,033 (Blue arrow)

RLVs less existing use value **£1 per hectare** **£0 per acre** **LA Land (estate redevelopments)**

Density - units/ha -> Build costs -> Sales value pper sq m

	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm
Density - units/ha ->	3.444	5.188	7.570	9.838	11.033	11.033	11.033	11.033
Sales value pper sq m	£3,444	£5,188	£7,570	£9,838	£11,033	£11,033	£11,033	£11,033

Sales value per sq m

	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm
Density - units/ha ->	3.444	5.188	7.570	9.838	11.033	11.033	11.033	11.033
Sales value per sq m	£3,444	£5,188	£7,570	£9,838	£11,033	£11,033	£11,033	£11,033

Market value range 2010: £3,444 to £11,033 (Red arrow)

Market value range 2007: £3,444 to £11,033 (Blue arrow)

AFFORDABLE HOUSING VIABILITY ASSESSMENT

MODEL 19

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph	
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm	
Sales value psm									Sales value psm
£3,444	3,502,896	5,641,380	4,981,313	4,389,779	74,660	- 4,205,975	9,870,737	- 17,360,425	3,444
£4,026	4,505,932	7,478,913	7,302,270	7,641,497	4,290,175	1,041,414	3,268,472	- 9,790,849	4,026
£4,607	5,508,968	9,316,446	9,609,456	10,893,216	8,475,661	6,260,623	3,246,767	- 2,252,687	4,607
£5,188	6,512,004	11,153,979	11,916,641	14,144,934	12,645,785	11,442,256	9,080,615	- 5,213,813	5,188
£5,770	7,515,039	12,991,511	14,223,827	17,386,654	16,815,908	16,605,266	18,113,603	13,680,312	5,770
£6,351	8,488,412	14,777,285	16,458,852	20,546,300	20,847,156	21,596,335	22,320,738	19,808,343	6,351
£6,932	9,403,911	16,456,389	18,545,165	23,474,755	24,592,206	26,233,064	28,062,428	26,386,526	6,932
£7,513	10,319,410	18,133,556	20,631,479	26,400,078	28,337,256	30,869,793	33,804,118	32,964,709	7,513
£8,095	11,234,908	19,808,641	22,717,792	29,325,402	32,078,512	35,506,522	39,515,822	39,542,893	8,095
£8,676	12,150,407	21,483,727	24,804,106	32,250,725	35,803,338	40,143,251	45,216,807	46,121,075	8,676
£9,257	13,065,905	23,158,811	26,890,418	35,176,048	39,528,563	44,779,980	50,917,792	52,699,259	9,257
£9,838	13,981,404	24,833,897	28,976,732	38,101,372	43,253,588	49,393,482	56,618,775	59,277,442	9,838
£10,420	14,896,902	26,508,982	31,063,045	41,026,695	46,978,614	54,005,418	62,319,760	65,865,625	10,420
£11,033	15,863,262	28,277,128	33,265,264	44,114,536	50,910,585	58,873,573	68,337,466	72,773,185	11,033

Aff Hsg	30%
% SR	60%
% SO	40%
S106 (private)	£4,015 per unit
S106 (affordable)	£8,717 per unit
CIL	
CSH (% uplift on Private)	11%
CSH (% uplift on AH)	11%
Grant	No
Developer's profit	17%
EVV	0% change from base
Build costs	0% change from base

RLVs less existing use value **£14,352,000 per hectare** **£5,810,526 per acre** **Secondary offices**

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph			
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm			
Sales value pper sq m									Sales value pper sq m	Market value range 2010	Market value range 2007
£3,444	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£3,444		
£4,026	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£4,026		
£4,607	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£4,607		
£5,188	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£5,188		
£5,770	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£5,770		
£6,351	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£6,351		
£6,932	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£6,932		
£7,513	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£7,513		
£8,095	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£8,095		
£8,676	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£8,676		
£9,257	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£9,257		
£9,838	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£9,838		
£10,420	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£10,420		
£11,033	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£11,033		

RLVs less existing use value **£18,825,467 per hectare** **£7,621,647 per acre** **Existing residential**

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph			
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm			
Sales value pper sq m									Sales value pper sq m	Market value range 2010	Market value range 2007
£3,444	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£3,444		
£4,026	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£4,026		
£4,607	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£4,607		
£5,188	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£5,188		
£5,770	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£5,770		
£6,351	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£6,351		
£6,932	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£6,932		
£7,513	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£7,513		
£8,095	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£8,095		
£8,676	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£8,676		
£9,257	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£9,257		
£9,838	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£9,838		
£10,420	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£10,420		
£11,033	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£11,033		

RLVs less existing use value **£7,534,800 per hectare** **£3,050,526 per acre** **Pubs/petrol stations**

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph			
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm			
Sales value pper sq m									Sales value pper sq m	Market value range 2010	Market value range 2007
£3,444	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£3,444		
£4,026	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£4,026		
£4,607	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£4,607		
£5,188	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£5,188		
£5,770	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£5,770		
£6,351	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£6,351		
£6,932	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£6,932		
£7,513	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£7,513		
£8,095	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£8,095		
£8,676	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£8,676		
£9,257	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£9,257		
£9,838	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£9,838		
£10,420	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£10,420		
£11,033	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£11,033		

RLVs less existing use value **£1 per hectare** **£0 per acre** **LA Land (estate redevelopments)**

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph			
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm			
Sales value pper sq m									Sales value pper sq m	Market value range 2010	Market value range 2007
£3,444	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£3,444		
£4,026	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£4,026		
£4,607	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£4,607		
£5,188	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£5,188		
£5,770	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£5,770		
£6,351	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£6,351		
£6,932	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£6,932		
£7,513	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£7,513		
£8,095	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£8,095		
£8,676	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£8,676		
£9,257	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£9,257		
£9,838	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£9,838		
£10,420	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£10,420		
£11,033	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£11,033		

AFFORDABLE HOUSING VIABILITY ASSESSMENT

MODEL Density - units/ha -> Build costs -> Sales value per sq m	20								
	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph	
	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm	
E3.444	3,306,335	5,281,732	4,522,733	3,748,373	751,806	-5,243,461	11,158,471	18,833,726	£3,444
E4.026	4,276,202	7,058,575	6,771,467	6,893,852	3,326,910	-151,201	4,769,197	11,507,782	E4,026
E4.607	5,246,066	8,835,416	9,003,242	10,039,330	7,386,979	4,898,637	1,556,448	4,186,340	E4,607
E5.188	6,215,932	10,612,260	11,235,019	13,184,811	11,421,740	9,926,773	7,803,004	3,039,872	E5,188
E5.770	7,185,799	12,389,102	13,466,796	16,330,289	15,456,500	14,922,190	14,028,461	10,266,082	E5,770
E6.351	8,126,870	14,114,184	15,626,412	19,373,686	19,352,385	19,745,066	20,028,065	17,181,390	E6,351
E6.932	9,009,278	15,732,598	17,637,516	22,011,934	22,962,072	24,214,803	25,562,223	23,521,808	E6,932
E7.513	9,891,685	17,350,953	19,648,221	25,021,523	26,571,759	28,683,939	31,096,382	29,862,225	E7,513
E8.095	10,774,094	18,865,452	21,659,125	27,841,112	30,181,446	33,153,076	36,621,045	36,202,642	E8,095
E8.676	11,656,504	20,580,032	23,670,030	30,660,700	33,778,117	37,622,212	42,115,970	42,543,060	E8,676
E9.257	12,538,912	22,194,572	25,680,934	33,480,289	37,368,503	42,091,349	47,610,894	48,883,477	E9,257
E9.838	13,421,320	23,808,113	27,691,938	36,299,878	40,958,888	46,552,425	53,105,817	55,223,895	E9,838
E10.420	14,303,728	25,423,653	29,702,743	39,119,467	44,549,275	50,997,665	58,600,743	61,564,312	E10,420
E11.033	15,235,159	27,127,888	31,825,365	42,095,699	48,339,127	55,689,862	64,400,942	68,255,028	E11,033

All Hsg	30%
% SR	60%
% SO	40%
S106 (private)	£4,015 per unit
S106 (affordable)	£8,717 per unit
CSH (% uplift on Private)	11%
CSH (% uplift on AH)	11%
Grant	No
Developer's profit	20%
EUV	0% change from base
Build costs	0% change from base

RLVs less existing use value **£14,352,000 per hectare** **£5,810,526 per acre** **Secondary offices**

Density - units/ha -> Build costs -> Sales value per sq m									
	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph	
	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm	
E3.444	-11,045,665	-9,070,268	-9,829,267	-10,603,627	-15,103,806	-19,595,461	-25,510,471	-33,185,726	£3,444
E4.026	-10,075,798	-7,293,425	-7,580,533	-7,458,148	-11,025,090	-14,503,201	-19,121,197	-25,859,782	E4,026
E4.607	-9,105,933	-5,516,583	-5,348,757	-4,312,669	-6,965,020	-9,453,362	-12,795,551	-18,539,339	E4,607
E5.188	-8,136,067	-3,739,740	-3,116,981	-1,167,199	-2,330,269	-4,425,227	-6,548,996	-11,312,128	E5,188
E5.770	-7,166,201	-1,962,898	-885,204	-1,978,289	-1,104,500	-570,190	-323,539	-4,085,918	E5,770
E6.351	-6,225,130	-237,816	1,274,412	5,021,696	5,000,385	5,393,666	5,676,065	2,829,390	E6,351
E6.932	-5,342,722	1,380,598	3,285,316	7,849,934	8,610,072	9,862,803	11,210,233	9,169,808	E6,932
E7.513	-4,460,314	2,998,953	5,296,221	10,669,523	12,219,759	14,331,939	16,744,382	15,510,225	E7,513
E8.095	-3,577,906	4,613,492	7,307,125	13,493,112	15,829,446	18,901,076	22,269,045	21,850,642	E8,095
E8.676	-2,695,496	6,228,032	9,318,030	16,308,700	19,426,117	23,270,212	27,763,970	28,191,060	E8,676
E9.257	-1,813,088	7,842,572	11,328,934	19,128,289	23,016,503	27,739,349	33,258,895	34,531,477	E9,257
E9.838	-930,680	9,457,113	13,339,838	21,947,878	26,606,889	32,200,426	38,753,818	40,871,895	E9,838
E10.420	-48,272	11,071,853	16,390,743	24,767,467	30,197,275	36,645,665	44,248,743	47,212,312	E10,420
E11.033	883,150	12,775,889	17,473,365	27,743,699	33,987,127	41,337,862	50,046,942	53,905,029	E11,033

Market value range 2010		
Market value range 2007		

RLVs less existing use value **£18,825,467 per hectare** **£7,621,647 per acre** **Existing residential**

Density - units/ha -> Build costs -> Sales value per sq m									
	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph	
	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm	
E3.444	-15,519,132	-13,543,735	-14,302,734	-15,077,094	-19,577,273	-24,068,928	-29,983,938	-37,659,193	£3,444
E4.026	-14,549,265	-11,766,892	-12,054,000	-11,931,615	-15,498,557	-18,976,668	-23,594,664	-30,333,249	E4,026
E4.607	-13,579,400	-9,990,050	-9,822,224	-8,786,136	-11,438,487	-13,926,829	-17,269,018	-23,011,806	E4,607
E5.188	-12,609,534	-8,213,207	-7,590,448	-5,640,656	-7,403,727	-8,898,694	-11,022,463	-15,785,595	E5,188
E5.770	-11,639,668	-6,436,365	-5,358,671	-2,485,178	-3,368,967	-3,903,277	-4,797,006	-8,559,385	E5,770
E6.351	-10,669,597	-4,711,283	-3,189,055	-648,229	-626,918	-920,159	-1,202,598	-1,644,077	E6,351
E6.932	-9,616,189	-3,092,669	-1,188,151	3,376,467	4,136,605	5,389,336	6,736,756	4,696,341	E6,932
E7.513	-8,933,781	-1,474,514	822,754	6,196,056	7,746,292	9,858,472	12,270,915	11,036,758	E7,513
E8.095	-8,051,373	-140,025	2,833,658	9,015,645	11,355,979	14,327,609	17,795,578	17,377,175	E8,095
E8.676	-7,169,963	1,754,565	4,944,563	11,835,233	14,952,659	18,796,745	23,290,503	23,717,593	E8,676
E9.257	-6,286,555	3,369,105	6,855,467	14,654,822	18,543,036	23,265,882	28,785,428	30,058,010	E9,257
E9.838	-5,404,147	4,983,646	8,866,371	17,474,411	22,133,422	27,726,959	34,280,351	36,398,428	E9,838
E10.420	-4,521,739	6,598,186	10,877,276	20,294,000	25,723,808	32,172,198	39,775,276	42,738,845	E10,420
E11.033	-3,590,308	8,302,422	12,999,898	23,270,232	29,513,660	36,864,395	45,575,475	49,429,562	E11,033

Market value range 2010		
Market value range 2007		

RLVs less existing use value **£7,534,800 per hectare** **£3,050,526 per acre** **Pubs/petrol stations**

Density - units/ha -> Build costs -> Sales value per sq m									
	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph	
	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm	
E3.444	-4,228,465	-2,253,068	-3,012,067	-3,786,427	-8,286,606	-12,778,261	-18,693,271	-26,388,526	£3,444
E4.026	-3,258,598	-476,225	-763,333	-640,948	-4,207,890	-7,686,001	-12,303,997	-19,042,582	E4,026
E4.607	-2,288,733	-1,300,817	-1,498,443	-2,501,531	-147,820	-2,336,162	-5,976,351	-11,721,130	E4,607
E5.188	-1,318,867	-3,077,460	-3,700,219	-5,650,011	-3,896,940	-2,391,973	-268,204	-4,494,982	E5,188
E5.770	-349,001	-4,854,302	-5,931,996	-8,795,489	-7,921,700	-7,387,390	-6,483,661	-2,731,282	E5,770
E6.351	592,070	6,579,384	8,091,612	11,838,896	11,817,585	12,210,866	12,493,265	9,646,590	E6,351
E6.932	1,474,478	8,197,798	10,102,516	14,667,134	15,427,272	16,680,003	18,027,423	15,987,008	E6,932
E7.513	2,356,886	9,916,153	12,113,421	17,496,723	19,036,959	21,149,139	23,681,562	22,327,425	E7,513
E8.095	3,239,294	11,430,692	14,124,325	20,306,312	22,646,646	25,618,276	29,086,245	26,667,842	E8,095
E8.676	4,121,704	13,045,232	16,135,230	23,125,900	26,243,317	30,087,412	34,581,170	35,008,260	E8,676
E9.257	5,004,112	14,659,772	18,146,134	25,945,489	29,833,703	34,556,549	40,076,095	41,348,677	E9,257
E9.838	5,896,520	16,274,313	20,157,038	28,765,078	33,424,089	39,017,626	45,571,018	47,689,095	E9,838
E10.420	6,769,928	17,888,853	22,167,943	31,594,667	37,014,475	43,462,865	51,065,943	54,029,512	E10,420
E11.033	7,700,359	19,593,089	24,290,565	34,560,899	40,804,327	48,155,062	56,866,142	60,720,229	E11,033

Market value range 2010		
Market value range 2007		

RLVs less existing use value **£1 per hectare** **£0 per acre** **LA Land (estate redevelopments)**

Density - units/ha -> Build costs -> Sales value per sq m									
	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph	
	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm	
E3.444	3,306,334	5,281,731	4,522,732	3,748,372	751,807	-5,243,462	11,158,472	18,833,727	£3,444
E4.026	4,276,201	7,058,574	6,771,466	6,893,851	3,326,909	-151,202	4,769,198	11,507,783	E4,026
E4.607	5,246,066	8,835,416	9,003,242	10,039,330	7,386,979	4,898,637	1,556,448	4,186,340	E4,607
E5.188	6,215,932	10,612,259	11,235,018	13,184,810	11,421,738	9,926,772	7,803,003	3,039,871	E5,188
E5.770	7,185,799	12,389,101	13,466,795	16,330,288	15,456,499	14,922,189	14,028,460	10,266,081	E5,770
E6.351	8,126,869	14,114,183	15,626,411	19,373,695	19,352,384	19,745,065	20,028,064	17,181,389	E6,351
E6.932	9,009,277	15,732,597	17,637,515	22,011,933	22,962,071	24,214,802	25,562,222	23,521,807	E6,932
E7.513	9,891,685	17,350,952	19,648,220	25,021,522	26,571,758	28,683,938	31,096,381	29,862,224	E7,513
E8.095	10,774,093	18,865,491	21,659,124	27,841,111	30,181,445	33,153,075	36,621,044	36,202,641	E8,095
E8.676	11,656,503	20,580,031	23,670,029	30,660,699	33,778,116	37,622,211	42,115,969	42,543,059	E8,676
E9.257	12,538,911	22,194,571	25,680,933	33,480,288	37,368,502	42,091,348	47,610,894	48,883,476	E9,257
E9.838	13,421,319	23,808,112	27,691,937	36,299,877	40,958,888	46,552,425	53,105,817	55,223,894	E9,838
E10.420	14,303,727	25,423,652	29,702,742	39,119,466	44,549,274	50,997,664	58,600,742	61,564,311	E10,420
E11.033	15,235,158	27,127,887	31,825,364	42,095,698	48,339,126	55,689,861	64,400,941	68,255,028	E11,033

AFFORDABLE HOUSING VIABILITY ASSESSMENT

MODEL 20

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph	
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm	
Sales value psm									Sales value psm
£3,444	3,306,335	5,281,732	4,522,733	3,748,373	- 751,806	- 5,243,461	11,158,471	- 18,833,726	3,444
£4,026	4,276,202	7,058,575	6,771,467	6,893,852	3,326,910	- 151,201	4,769,197	- 11,507,782	4,026
£4,607	5,246,067	8,835,417	9,003,243	10,039,331	7,386,980	4,898,638	1,556,449	4,186,339	4,607
£5,188	6,215,933	10,612,260	11,235,019	13,184,811	11,421,740	9,926,773	7,803,004	3,039,872	5,188
£5,770	7,185,799	12,389,102	13,466,796	16,330,289	15,456,500	14,922,190	14,028,461	10,266,882	5,770
£6,351	8,126,670	14,114,184	15,628,412	19,373,696	19,352,385	19,745,666	20,028,065	17,181,390	6,351
£6,932	9,009,278	15,732,598	17,637,316	22,201,934	22,962,072	24,214,803	25,562,223	23,521,808	6,932
£7,513	9,891,686	17,350,953	19,648,221	25,021,523	26,571,759	28,683,939	31,096,382	29,862,225	7,513
£8,095	10,774,094	18,965,492	21,659,125	27,841,112	30,181,446	33,153,076	36,621,045	36,202,642	8,095
£8,676	11,656,504	20,580,032	23,670,030	30,660,700	33,778,117	37,622,212	42,115,970	42,543,060	8,676
£9,257	12,538,912	22,194,572	25,680,934	33,480,289	37,368,503	42,091,349	47,610,895	48,883,477	9,257
£9,838	13,421,320	23,809,113	27,691,838	36,299,878	40,958,889	46,552,426	53,105,818	55,223,895	9,838
£10,420	14,303,728	25,423,653	29,702,743	39,119,467	44,549,275	50,997,665	58,600,743	61,564,312	10,420
£11,033	15,235,159	27,127,889	31,825,365	42,095,699	48,339,127	55,689,862	64,400,942	68,255,029	11,033

Aff Hsg	30%
% SR	60%
% SO	40%
S106 (private)	£4,015 per unit
S106 (affordable)	£8,717 per unit
CIL	
CSH (% uplift on Private)	11%
CSH (% uplift on AH)	11%
Grant	No
Developer's profit	20%
EVV	0% change from base
Build costs	0% change from base

RLVs less existing use value **£14,352,000 per hectare** **£5,810,526 per acre** **Secondary offices**

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph		Market value range 2010	Market value range 2007
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm			
Sales value psm									Sales value psm		
£3,444	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£3,444		
£4,026	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£4,026		
£4,607	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£4,607		
£5,188	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£5,188		
£5,770	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£5,770		
£6,351	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£6,351		
£6,932	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£6,932		
£7,513	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£7,513		
£8,095	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£8,095		
£8,676	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£8,676		
£9,257	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£9,257		
£9,838	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£9,838		
£10,420	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£10,420		
£11,033	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£11,033		

RLVs less existing use value **£18,825,467 per hectare** **£7,621,647 per acre** **Existing residential**

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph		Market value range 2010	Market value range 2007
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm			
Sales value psm									Sales value psm		
£3,444	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£3,444		
£4,026	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£4,026		
£4,607	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£4,607		
£5,188	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£5,188		
£5,770	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£5,770		
£6,351	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£6,351		
£6,932	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£6,932		
£7,513	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£7,513		
£8,095	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£8,095		
£8,676	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£8,676		
£9,257	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£9,257		
£9,838	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£9,838		
£10,420	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£10,420		
£11,033	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£11,033		

RLVs less existing use value **£7,534,800 per hectare** **£3,050,526 per acre** **Pubs/petrol stations**

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph		Market value range 2010	Market value range 2007
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm			
Sales value psm									Sales value psm		
£3,444	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£3,444		
£4,026	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£4,026		
£4,607	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£4,607		
£5,188	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£5,188		
£5,770	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£5,770		
£6,351	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£6,351		
£6,932	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£6,932		
£7,513	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£7,513		
£8,095	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£8,095		
£8,676	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£8,676		
£9,257	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£9,257		
£9,838	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£9,838		
£10,420	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£10,420		
£11,033	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£11,033		

RLVs less existing use value **£1 per hectare** **£0 per acre** **LA Land (estate redevelopments)**

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph		Market value range 2010	Market value range 2007
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm			
Sales value psm									Sales value psm		
£3,444	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£3,444		
£4,026	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£4,026		
£4,607	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£4,607		
£5,188	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£5,188		
£5,770	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£5,770		
£6,351	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£6,351		
£6,932	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£6,932		
£7,513	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£7,513		
£8,095	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£8,095		
£8,676	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£8,676		
£9,257	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£9,257		
£9,838	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£9,838		
£10,420	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£10,420		
£11,033	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£11,033		

AFFORDABLE HOUSING VIABILITY ASSESSMENT

MODEL 21

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph	
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm	Sales value per sqm
£3.444	3,266,041	5,195,875	4,217,858	3,314,002	1,419,169	-6,077,917	12,347,996	20,381,078	£3,444
£4.026	4,289,077	7,033,408	6,542,910	6,565,720	2,796,356	-808,075	5,745,732	12,811,502	£4,026
£4.607	5,272,112	8,870,941	8,855,524	9,817,439	6,999,992	4,411,134	798,844	5,241,926	£4,607
£5.188	6,275,149	10,708,474	11,162,709	13,069,157	11,170,115	9,615,238	7,262,052	2,228,045	£5,188
£5.770	7,278,184	12,546,007	13,469,895	16,320,877	15,340,238	14,778,247	13,695,041	9,694,545	£5,770
£6.351	8,253,339	14,331,779	15,704,920	19,470,523	19,371,486	19,769,316	18,692,175	16,857,491	£6,351
£6.932	9,170,091	16,010,885	17,791,233	22,409,817	23,115,536	24,406,045	25,643,965	23,435,673	£6,932
£7.513	10,085,590	17,689,989	19,877,546	25,337,719	26,861,587	29,042,775	31,385,554	30,013,857	£7,513
£8.095	11,001,088	19,368,768	21,963,860	28,263,043	30,606,638	33,679,503	37,126,644	36,592,040	£8,095
£8.676	11,916,586	21,043,853	24,050,173	31,188,366	34,346,034	38,316,232	42,827,629	43,170,223	£8,676
£9.257	12,832,086	22,718,938	26,136,496	34,113,689	38,071,058	42,952,962	48,526,612	48,748,406	£9,257
£9.838	13,747,584	24,394,023	28,222,800	37,039,013	41,796,084	47,588,952	54,229,597	56,308,590	£9,838
£10.420	14,663,082	26,069,109	30,309,113	39,964,336	45,521,109	52,200,888	59,930,582	62,904,772	£10,420
£11.033	15,629,442	27,837,254	32,511,333	43,052,178	49,453,081	57,069,043	65,948,287	69,848,410	£11,033

All Hsg	30%
% SR	60%
% SO	40%
S106 (private)	£10,504 per sqm
S106 (affordable)	£15,683 per unit
CSH (% uplift on Private)	11%
CSH (% uplift on AH)	11%
Grant	No
Developer's profit	17%
EUV	0% change from base
Build costs	0% change from base

RLVs less existing use value **£14,352,000 per hectare** **£5,810,526 per acre** **Secondary offices**

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph	
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm	Sales value per sq m
£3.444	-11,085,959	9,156,125	10,134,142	11,037,998	15,771,159	20,428,917	26,699,996	34,733,078	£3,444
£4.026	-10,892,923	7,318,592	7,809,090	7,786,280	11,555,644	15,160,075	20,097,732	27,163,502	£4,026
£4.607	-9,079,887	5,481,059	5,496,476	4,534,561	7,352,008	9,940,866	13,553,156	19,593,926	£4,607
£5.188	-8,076,851	3,943,526	3,189,291	1,282,843	3,181,895	4,736,762	7,089,948	12,123,855	£5,188
£5.770	-7,073,816	1,805,993	882,105	1,968,877	988,238	426,247	656,959	4,657,455	£5,770
£6.351	-6,068,661	20,221	1,352,920	5,118,523	5,019,486	5,417,316	5,550,175	2,505,491	£6,351
£6.932	-5,181,909	1,658,885	3,439,233	8,057,817	8,764,536	10,054,045	11,291,865	9,083,673	£6,932
£7.513	-4,266,410	3,337,989	5,525,546	10,985,719	12,509,587	14,690,775	17,033,554	15,661,857	£7,513
£8.095	-3,350,912	5,016,768	7,611,860	13,911,043	16,254,638	19,327,503	22,774,644	22,240,040	£8,095
£8.676	-2,435,414	6,691,853	9,698,173	16,836,366	19,994,034	23,964,232	28,475,629	28,818,223	£8,676
£9.257	-1,519,914	8,366,938	11,784,486	19,761,689	23,719,058	28,600,962	34,176,612	36,396,406	£9,257
£9.838	-604,416	10,042,023	13,870,800	22,687,013	27,444,084	33,236,952	39,877,597	41,974,590	£9,838
£10.420	311,082	11,717,109	15,957,113	25,612,336	31,169,109	37,848,888	45,578,582	48,552,772	£10,420
£11.033	1,277,442	13,485,254	19,159,333	28,700,178	35,101,081	42,717,043	51,596,287	55,496,410	£11,033

Market value range 2010		
Market value range 2007		

RLVs less existing use value **£18,825,467 per hectare** **£7,621,647 per acre** **Existing residential**

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph	
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm	Sales value per sq m
£3.444	-15,559,426	13,629,592	14,607,609	15,511,465	20,244,626	24,903,384	31,173,463	39,206,545	£3,444
£4.026	-14,556,390	11,792,059	12,282,557	12,259,747	16,029,111	19,633,542	24,571,199	31,636,969	£4,026
£4.607	-13,553,354	9,954,526	9,969,943	9,008,028	11,825,475	14,414,333	18,026,623	24,067,393	£4,607
£5.188	-12,550,318	8,116,993	7,662,758	5,756,310	7,655,352	9,210,229	11,563,415	16,597,422	£5,188
£5.770	-11,547,283	6,279,460	5,355,372	2,804,590	3,485,229	4,047,220	5,130,426	9,130,922	£5,770
£6.351	-10,572,128	4,483,686	3,120,547	645,056	546,019	943,849	1,076,708	1,967,976	£6,351
£6.932	-9,655,376	2,814,582	1,034,234	3,584,350	4,291,069	5,580,578	6,818,398	4,610,206	£6,932
£7.513	-8,739,877	1,135,478	1,052,079	6,512,252	8,036,120	10,217,308	12,560,087	11,188,390	£7,513
£8.095	-7,824,379	543,301	3,138,393	9,437,576	11,781,171	14,854,036	18,301,177	17,766,573	£8,095
£8.676	-6,908,881	2,218,386	5,224,796	12,362,889	15,520,587	19,490,765	24,002,162	24,344,756	£8,676
£9.257	-5,993,381	3,883,471	7,111,019	15,288,222	19,245,591	24,127,485	29,703,145	30,922,939	£9,257
£9.838	-5,077,883	5,568,556	9,397,333	18,213,546	22,970,617	28,763,485	35,404,130	37,501,123	£9,838
£10.420	-4,162,385	7,243,642	11,483,646	21,138,869	26,695,642	33,375,421	41,105,115	44,079,305	£10,420
£11.033	-3,196,025	9,011,787	13,685,866	24,226,711	30,627,614	38,243,576	47,122,820	51,022,943	£11,033

Market value range 2010		
Market value range 2007		

RLVs less existing use value **£7,534,800 per hectare** **£3,050,526 per acre** **Pubs/petrol stations**

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph	
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm	Sales value per sq m
£3.444	-4,268,759	2,338,925	3,316,942	4,220,798	8,953,959	13,612,717	19,882,796	27,915,878	£3,444
£4.026	-3,265,723	501,392	991,890	969,080	4,738,444	8,342,875	13,280,532	20,346,302	£4,026
£4.607	-2,262,687	1,336,141	1,320,724	2,282,639	534,808	3,123,666	6,735,956	12,776,726	£4,607
£5.188	-1,259,651	3,173,674	3,627,909	5,534,357	3,635,315	2,080,438	272,748	5,306,755	£5,188
£5.770	-256,616	5,011,207	5,935,095	8,786,077	7,805,438	7,243,447	6,160,241	2,159,745	£5,770
£6.351	718,539	6,796,979	8,170,120	11,935,723	11,836,686	12,234,516	12,367,375	9,322,691	£6,351
£6.932	1,635,291	8,476,085	10,256,433	14,875,017	15,581,736	16,871,245	18,109,065	15,900,873	£6,932
£7.513	2,550,790	10,155,189	12,342,746	17,802,919	19,328,787	21,507,975	23,850,754	22,479,057	£7,513
£8.095	3,466,288	11,833,968	14,429,060	20,728,243	23,071,838	26,144,703	29,591,844	29,057,240	£8,095
£8.676	4,381,786	13,509,053	16,515,373	23,653,566	26,811,234	30,781,432	35,292,829	35,635,423	£8,676
£9.257	5,297,286	15,184,138	18,601,686	26,578,889	30,536,258	35,418,162	40,993,812	42,213,606	£9,257
£9.838	6,212,784	16,859,223	20,689,000	29,504,213	34,261,284	40,054,152	46,894,797	48,791,790	£9,838
£10.420	7,128,282	18,534,309	22,774,313	32,429,536	37,985,309	44,666,088	52,395,782	55,369,972	£10,420
£11.033	8,094,642	20,302,454	24,976,533	35,517,378	41,918,281	49,534,243	58,413,487	62,313,610	£11,033

Market value range 2010		
Market value range 2007		

RLVs less existing use value **£1 per hectare** **£0 per acre** **LA Land (estate redevelopments)**

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph	
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm	Sales value per sq m
£3.444	3,266,041	5,195,875	4,217,857	3,314,001	1,419,160	-6,077,918	12,347,997	20,381,079	£3,444
£4.026	4,289,076	7,033,407	6,542,909	6,565,719	2,796,355	-808,076	5,745,733	12,811,503	£4,026
£4.607	5,272,112	8,870,940	8,855,523	9,817,438	6,999,991	4,411,133	798,843	5,241,927	£4,607
£5.188	6,275,148	10,708,473	11,162,708	13,069,156	11,170,114	9,615,237	7,262,051	2,228,044	£5,188
£5.770	7,278,183	12,546,006	13,469,894	16,320,876	15,340,237	14,778,246	13,695,040	9,694,544	£5,770
£6.351	8,253,338	14,331,778	15,704,919	19,470,522	19,371,485	19,769,315	19,902,174	16,857,490	£6,351
£6.932	9,170,090	16,010,884	17,791,232	22,409,816	23,115,535	24,406,044	25,643,964	23,435,672	£6,932
£7.513	10,085,589	17,689,988	19,877,545	25,337,718	26,861,586	29,042,774	31,385,553	30,013,856	£7,513
£8.095	11,001,087	19,368,767	21,963,859	28,263,042	30,606,637	33,679,502	37,126,643	36,592,039	£8,095
£8.676	11,916,585	21,043,852	24,050,172	31,188,365	34,346,033	38,316,231	42,827,628	43,170,222	£8,676
£9.257	12,832,085	22,718,937	26,136,495	34,113,688	38,071,057	42,952,961	48,526,611	48,748,405	£9,257
£9.838	13,747,583	24,394,022	28,222,799	37,039,012	41,796,083	47,588,951	54,229,596	56,308,589	£9,838
£10.420	14,663,081	26,069,108	30,309,112	39,964,335	45,521,108	52,2			

MODEL 21

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph	
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm	
Sales value psm									Sales value psm
£3,444	3,266,041	5,195,875	4,217,858	3,314,002	- 1,419,159	- 6,077,917	12,347,996	- 20,381,078	3,444
£4,026	4,269,077	7,033,408	6,542,910	6,565,720	2,796,356	- 808,075	5,745,732	- 12,811,502	4,026
£4,607	5,272,113	8,870,941	8,855,524	9,817,439	6,999,992	4,411,134	798,844	- 5,241,926	4,607
£5,188	6,275,149	10,708,474	11,162,709	13,089,157	11,170,115	9,615,238	7,262,052	2,228,045	5,188
£5,770	7,278,184	12,546,007	13,469,895	16,320,877	15,340,238	14,778,247	13,695,041	9,694,545	5,770
£6,351	8,283,339	14,331,779	15,704,920	19,470,523	19,371,486	19,769,316	19,902,175	16,857,491	6,351
£6,932	9,170,091	16,010,885	17,791,233	22,409,817	23,116,536	24,406,045	25,643,865	23,435,673	6,932
£7,513	10,085,590	17,689,989	19,877,546	25,337,719	26,861,587	29,042,775	31,385,554	30,013,857	7,513
£8,095	11,001,088	19,368,768	21,963,860	28,263,043	30,606,638	33,679,503	37,126,644	36,592,040	8,095
£8,676	11,916,586	21,043,853	24,050,173	31,188,366	34,346,034	38,316,232	42,627,629	43,170,223	8,676
£9,257	12,832,086	22,718,938	26,136,486	34,113,689	38,071,058	42,852,962	48,528,612	49,748,406	9,257
£9,838	13,747,584	24,394,023	28,222,800	37,039,013	41,796,084	47,588,952	54,229,597	56,326,590	9,838
£10,420	14,663,082	26,069,109	30,309,113	39,964,336	45,521,109	52,200,888	59,930,582	62,904,772	10,420
£11,033	15,629,442	27,837,254	32,511,333	43,052,178	49,453,081	57,069,043	65,948,287	69,848,410	11,033

Aff Hsg	30%
% SR	60%
% SO	40%
S106 (private)	£10,504 per unit
S106 (affordable)	£15,683 per unit
CIL	
CSH (% uplift on Private)	11%
CSH (% uplift on AH)	11%
Grant	No
Developer's profit	17%
EVV	0% change from base
Build costs	0% change from base

RLVs less existing use value **£14,352,000 per hectare** **£5,810,526 per acre** **Secondary offices**

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph			
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm			
Sales value psm									Sales value psm	Market value range 2010	Market value range 2007
£3,444	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£3,444		
£4,026	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£4,026		
£4,607	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£4,607		
£5,188	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£5,188		
£5,770	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£5,770		
£6,351	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£6,351		
£6,932	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£6,932		
£7,513	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£7,513		
£8,095	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£8,095		
£8,676	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£8,676		
£9,257	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£9,257		
£9,838	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£9,838		
£10,420	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£10,420		
£11,033	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£11,033		

RLVs less existing use value **£18,825,467 per hectare** **£7,621,647 per acre** **Existing residential**

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph			
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm			
Sales value psm									Sales value psm	Market value range 2010	Market value range 2007
£3,444	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£3,444		
£4,026	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£4,026		
£4,607	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£4,607		
£5,188	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£5,188		
£5,770	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£5,770		
£6,351	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£6,351		
£6,932	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£6,932		
£7,513	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£7,513		
£8,095	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£8,095		
£8,676	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£8,676		
£9,257	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£9,257		
£9,838	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£9,838		
£10,420	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£10,420		
£11,033	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£11,033		

RLVs less existing use value **£7,534,800 per hectare** **£3,050,526 per acre** **Pubs/petrol stations**

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph			
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm			
Sales value psm									Sales value psm	Market value range 2010	Market value range 2007
£3,444	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£3,444		
£4,026	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£4,026		
£4,607	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£4,607		
£5,188	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£5,188		
£5,770	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£5,770		
£6,351	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£6,351		
£6,932	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£6,932		
£7,513	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£7,513		
£8,095	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£8,095		
£8,676	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£8,676		
£9,257	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£9,257		
£9,838	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£9,838		
£10,420	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£10,420		
£11,033	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£11,033		

RLVs less existing use value **£1 per hectare** **£0 per acre** **LA Land (estate redevelopments)**

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph			
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm			
Sales value psm									Sales value psm	Market value range 2010	Market value range 2007
£3,444	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£3,444		
£4,026	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£4,026		
£4,607	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£4,607		
£5,188	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£5,188		
£5,770	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£5,770		
£6,351	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£6,351		
£6,932	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£6,932		
£7,513	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£7,513		
£8,095	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£8,095		
£8,676	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£8,676		
£9,257	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£9,257		
£9,838	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£9,838		
£10,420	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£10,420		
£11,033	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£11,033		

AFFORDABLE HOUSING VIABILITY ASSESSMENT

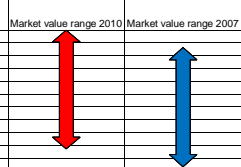
MODEL 22

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph	
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm	Sales value per sqm
E3.444	3,069,480	4,836,228	3,759,278	2,672,596	2,252,990	-7,115,402	13,635,729	21,854,379	£3,444
E4.026	4,039,347	6,613,070	6,008,384	5,818,075	1,833,091	-2,000,690	7,246,456	-14,528,435	E4,026
E4.607	5,009,212	8,389,912	8,249,311	8,963,554	5,911,311	3,049,149	891,474	-7,202,491	E4,607
E5.188	5,979,079	10,166,754	10,481,087	12,109,034	9,946,071	8,098,987	5,384,440	54,104	E5,188
E5.770	6,948,944	11,943,597	12,712,864	15,254,512	13,980,831	13,095,171	11,609,898	7,280,315	E5,770
E6.351	7,890,929	13,668,679	14,872,480	18,297,919	17,876,715	17,918,548	17,609,501	14,230,537	E6,351
E6.932	8,775,454	15,287,094	16,893,384	21,130,973	21,486,402	22,387,764	23,143,661	20,570,864	E6,932
E7.513	9,657,867	16,905,508	18,894,289	23,959,164	25,096,090	26,856,920	28,677,819	26,911,372	E7,513
E8.095	10,540,275	18,523,922	20,905,194	26,778,753	28,705,777	31,326,057	34,211,978	33,251,789	E8,095
E8.676	11,422,683	20,140,159	22,916,098	29,598,342	32,315,464	35,795,193	39,726,792	39,592,207	E8,676
E9.257	12,305,091	21,754,699	24,927,002	32,417,930	35,910,999	40,264,328	45,221,714	45,932,624	E9,257
E9.838	13,187,500	23,369,238	26,937,906	35,237,520	39,501,384	44,733,466	50,716,640	52,273,042	E9,838
E10.420	14,069,908	24,983,778	28,948,811	38,057,109	43,091,770	49,193,136	56,211,565	58,613,460	E10,420
E11.033	15,001,339	26,688,016	31,071,432	41,033,341	46,881,622	53,885,333	62,011,763	65,306,123	E11,033

All Hsg	30%
% SR	60%
% SO	40%
S106 (private)	£10,504 per unit
S106 (affordable)	£15,683 per unit
CSH (% uplift on Private)	11%
CSH (% uplift on AH)	11%
Grant	No
Developer's profit	20%
EUV	0% change from base
Build costs	0% change from base

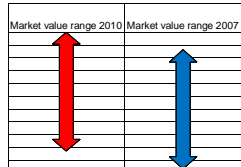
RLVs less existing use value £14,352,000 per hectare
£5,810,526 per acre

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph	
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm	Sales value per sq m
E3.444	-11,282,520	-9,515,772	-10,592,722	-11,679,404	-16,604,990	-21,467,402	-27,987,729	-36,206,379	£3,444
E4.026	-10,312,653	-7,738,930	-8,343,616	-8,533,925	-12,518,909	-16,352,690	-21,598,456	-28,880,435	E4,026
E4.607	-9,342,788	-5,962,088	-6,102,689	-5,388,446	-8,440,689	-11,902,851	-15,243,474	-21,554,491	E4,607
E5.188	-8,372,921	-4,185,246	-3,870,913	-2,242,666	-4,405,929	-6,253,013	-8,967,560	-14,297,896	E5,188
E5.770	-7,403,056	-2,408,403	-1,639,136	-902,512	-371,169	-1,256,829	-2,742,102	-7,071,685	E5,770
E6.351	-6,461,071	-883,321	-520,480	-3,945,919	-3,524,716	-3,566,648	-3,257,501	-121,463	E6,351
E6.932	-5,576,546	-935,094	-2,531,384	-6,778,973	-7,134,402	-8,035,784	-8,791,661	-6,218,954	E6,932
E7.513	-4,694,133	-2,553,508	-4,542,289	-9,607,164	-10,744,099	-12,504,920	-14,325,819	-12,559,372	E7,513
E8.095	-3,811,725	-4,371,922	-6,553,194	-12,428,753	-14,353,777	-16,974,057	-19,859,978	-18,899,789	E8,095
E8.676	-2,929,317	-5,788,159	-8,564,098	-15,246,342	-17,963,464	-21,443,193	-25,374,792	-25,240,207	E8,676
E9.257	-2,046,909	-7,402,699	-10,575,002	-18,065,930	-21,558,999	-25,912,329	-30,869,715	-31,580,624	E9,257
E9.838	-1,164,500	-9,017,239	-12,585,906	-20,895,520	-25,149,384	-30,381,466	-36,364,640	-37,921,042	E9,838
E10.420	-282,092	-10,631,779	-14,596,811	-23,705,109	-28,739,770	-34,841,136	-41,859,965	-44,261,480	E10,420
E11.033	-649,539	-12,336,016	-16,719,432	-26,681,341	-32,529,622	-39,533,333	-47,659,763	-50,954,123	E11,033



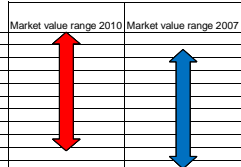
RLVs less existing use value £18,825,467 per hectare
£7,621,647 per acre

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph	
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm	Sales value per sq m
E3.444	-15,755,987	-13,989,239	-15,066,189	-16,152,871	-21,078,457	-25,940,869	-32,461,196	-40,679,846	£3,444
E4.026	-14,786,120	-12,212,397	-12,817,083	-13,007,392	-16,992,376	-20,826,157	-26,071,923	-33,353,902	E4,026
E4.607	-13,816,255	-10,435,555	-10,576,156	-9,861,913	-12,914,156	-15,776,318	-19,716,941	-26,027,958	E4,607
E5.188	-12,846,388	-8,658,713	-8,344,380	-6,716,433	-8,879,396	-10,726,480	-13,441,027	-18,771,363	E5,188
E5.770	-11,876,523	-6,881,870	-6,112,603	-3,570,955	-4,844,636	-5,730,286	-7,215,569	-11,545,152	E5,770
E6.351	-10,934,538	-5,156,786	-3,952,987	-527,548	-948,751	-906,819	-1,215,966	-4,594,930	E6,351
E6.932	-10,050,013	-3,538,373	-1,942,083	-2,305,506	-2,660,935	-3,562,317	-4,318,194	-1,745,487	E6,932
E7.513	-9,167,600	-1,919,959	-68,822	-5,133,697	-6,270,623	-8,031,453	-9,852,352	-8,085,905	E7,513
E8.095	-8,285,192	-301,545	-2,079,727	-7,953,286	-9,880,310	-12,500,590	-15,386,511	-14,426,322	E8,095
E8.676	-7,402,784	-1,314,692	-4,980,631	-10,772,875	-13,489,997	-16,969,726	-20,801,325	-20,766,740	E8,676
E9.257	-6,520,376	-2,929,232	-6,101,535	-13,552,463	-17,085,532	-21,438,862	-26,396,248	-27,107,157	E9,257
E9.838	-5,637,967	-4,543,772	-8,112,439	-16,412,053	-20,675,917	-25,907,999	-31,891,173	-33,447,575	E9,838
E10.420	-4,755,559	-6,158,312	-10,123,344	-19,231,642	-24,266,303	-30,367,669	-37,386,098	-39,787,993	E10,420
E11.033	-3,824,128	-7,862,549	-12,245,965	-22,207,874	-28,056,155	-35,059,866	-43,186,296	-46,480,656	E11,033



RLVs less existing use value £7,534,800 per hectare
£3,050,526 per acre

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph	
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm	Sales value per sq m
E3.444	-4,465,320	-2,698,572	-3,775,522	-4,862,204	-9,787,790	-14,650,202	-21,170,529	-29,389,179	£3,444
E4.026	-3,495,453	-921,730	-1,526,416	-1,716,725	-5,701,709	-9,535,490	-14,781,295	-22,063,235	E4,026
E4.607	-2,529,588	-855,112	-714,511	-1,428,754	-1,623,489	-4,465,651	-8,026,274	-14,737,291	E4,607
E5.188	-1,555,721	-2,631,954	-2,946,287	-4,574,234	-2,411,271	-564,187	-2,150,360	-7,480,696	E5,188
E5.770	-585,856	-4,408,797	-5,178,064	-7,719,712	-6,446,031	-5,660,371	-4,075,098	-254,485	E5,770
E6.351	-356,129	-6,133,879	-7,337,680	-10,763,119	-10,341,916	-10,383,848	-10,074,701	-6,695,737	E6,351
E6.932	-1,240,654	-7,752,294	-9,348,584	-13,596,173	-13,951,602	-14,852,984	-15,608,861	-13,036,154	E6,932
E7.513	-2,123,067	-9,370,708	-11,359,489	-16,424,364	-17,561,290	-19,322,120	-21,143,019	-19,376,572	E7,513
E8.095	-3,005,475	-10,989,122	-13,370,394	-19,243,953	-21,170,977	-23,791,257	-26,677,178	-25,716,989	E8,095
E8.676	-3,887,883	-12,605,359	-15,381,298	-22,063,542	-24,780,664	-28,260,393	-32,191,992	-32,057,407	E8,676
E9.257	-4,770,291	-14,219,899	-17,392,202	-24,883,130	-28,376,199	-32,729,529	-37,686,915	-38,397,824	E9,257
E9.838	-5,652,700	-15,834,439	-19,403,106	-27,702,720	-31,966,584	-37,198,666	-43,181,940	-44,738,242	E9,838
E10.420	-6,535,108	-17,448,979	-21,414,011	-30,522,309	-35,555,970	-41,658,336	-48,676,765	-51,078,660	E10,420
E11.033	-7,466,539	-19,153,216	-23,536,632	-33,498,541	-39,346,822	-46,350,533	-54,476,963	-57,771,323	E11,033



RLVs less existing use value £1 per hectare
£0 per acre

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph	
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm	Sales value per sq m
E3.444	3,069,479	4,836,227	3,759,277	2,672,595	2,252,991	-7,115,403	13,635,730	21,854,380	£3,444
E4.026	4,039,346	6,613,070	6,008,383	5,818,074	1,833,090	-2,000,691	7,246,457	-14,528,436	E4,026
E4.607	5,009,211	8,389,911	8,249,310	8,963,553	5,911,310	3,049,148	891,475	-7,202,492	E4,607
E5.188	5,979,078	10,166,753	10,481,086	12,109,033	9,946,070	8,098,986	5,384,439	54,103	E5,188
E5.770	6,948,943	11,943,596	12,712,863	15,254,511	13,980,830	13,095,171	11,609,897	7,280,314	E5,770
E6.351	7,890,928	13,668,678	14,872,479	18,297,918	17,876,715	17,918,547	17,609,500	14,230,536	E6,351
E6.932	8,775,453	15,287,093	16,893,383	21,130,972	21,486,401	22,387,763	23,143,660	20,570,863	E6,932
E7.513	9,657,866	16,905,507	18,894,288	23,959,163	25,096,089	26,856,919	28,677,818	26,911,371	E7,513
E8.095	10,540,274	18,523,921	20,905,193	26,778,752	28,705,776	31,326,056	34,211,977	33,251,788	E8,095
E8.676	11,422,682	20,140,158	22,916,097	29,598,341	32,315,463	35,795,192	39,726,791	39,592,206	E8,676
E9.257	12,305,090	21,754,698	24,927,001	32,417,929	35,910,998	40,264,328	45,221,714	45,932,623	E9,257
E9.838	13,187,499	23,369,237	26,937,905	35,237,519	39,501,383	44,733,465	50,716,639	52,273,041	E9,838
E10.420	14,069,907	24,983,777	28,948,810	38,057,108	43,091,769	49,193,135	56,211,564	58,613,459	E10,420
E11.033	15,001,338	26,688,015	31,071,431	41,033,340	46,881,621	53,885,332	62,011,762	65,306,122	E11,033

AFFORDABLE HOUSING VIABILITY ASSESSMENT

MODEL 22

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph	
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm	
Sales value psm									Sales value psm
£3,444	3,069,480	4,836,228	3,759,278	2,672,596	- 2,252,990	- 7,115,402	13,635,729	- 21,854,379	3,444
£4,026	4,039,347	6,813,070	6,008,384	5,818,075	1,833,091	- 2,000,690	7,246,456	- 14,528,435	4,026
£4,607	5,009,212	8,389,912	8,249,311	8,963,554	5,911,311	3,049,149	891,474	- 7,202,491	4,607
£5,188	5,979,079	10,166,754	10,481,087	12,109,034	9,946,071	8,098,987	5,384,440	54,104	5,188
£5,770	6,948,944	11,943,597	12,712,864	15,254,512	13,980,831	13,095,171	11,609,898	7,280,315	5,770
£6,351	7,890,929	13,668,679	14,872,490	18,297,919	17,876,716	17,918,648	17,609,501	14,230,537	6,351
£6,932	8,775,454	15,287,094	16,883,384	21,130,973	21,486,402	22,387,784	23,143,661	20,570,954	6,932
£7,513	9,657,867	16,905,508	18,894,289	23,959,164	25,096,090	26,856,920	28,677,819	26,911,372	7,513
£8,095	10,540,275	18,523,922	20,905,194	26,778,753	28,705,777	31,326,057	34,211,978	33,251,789	8,095
£8,676	11,422,683	20,140,159	22,916,998	29,598,342	32,315,464	35,795,193	39,726,792	39,592,207	8,676
£9,257	12,305,091	21,754,699	24,927,002	32,417,930	35,910,989	40,264,329	45,221,715	45,932,624	9,257
£9,838	13,187,500	23,369,239	26,937,906	35,237,520	39,501,384	44,733,466	50,716,640	52,273,042	9,838
£10,420	14,069,908	24,983,779	28,948,811	38,057,109	43,091,770	49,193,136	56,211,565	58,613,460	10,420
£11,033	15,001,339	26,688,016	31,071,432	41,033,341	46,881,622	53,885,333	62,011,763	65,306,123	11,033

Aff Hsg	30%
% SR	60%
% SO	40%
S106 (private)	£10,504 per unit
S106 (affordable)	£15,683 per unit
CIL	
CSH (% uplift on Private)	11%
CSH (% uplift on AH)	11%
Grant	No
Developer's profit	20%
EVV	0% change from base
Build costs	0% change from base

RLVs less existing use value **£14,352,000 per hectare** **£5,810,526 per acre** **Secondary offices**

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph			
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm			
Sales value psm									Sales value psm	Market value range 2010	Market value range 2007
£3,444	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£3,444		
£4,026	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£4,026		
£4,607	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£4,607		
£5,188	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£5,188		
£5,770	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£5,770		
£6,351	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£6,351		
£6,932	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£6,932		
£7,513	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£7,513		
£8,095	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£8,095		
£8,676	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£8,676		
£9,257	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£9,257		
£9,838	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£9,838		
£10,420	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£10,420		
£11,033	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£11,033		

RLVs less existing use value **£18,825,467 per hectare** **£7,621,647 per acre** **Existing residential**

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph			
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm			
Sales value psm									Sales value psm	Market value range 2010	Market value range 2007
£3,444	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£3,444		
£4,026	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£4,026		
£4,607	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£4,607		
£5,188	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£5,188		
£5,770	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£5,770		
£6,351	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£6,351		
£6,932	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£6,932		
£7,513	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£7,513		
£8,095	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£8,095		
£8,676	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£8,676		
£9,257	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£9,257		
£9,838	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£9,838		
£10,420	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£10,420		
£11,033	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£11,033		

RLVs less existing use value **£7,534,800 per hectare** **£3,050,526 per acre** **Pubs/petrol stations**

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph			
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm			
Sales value psm									Sales value psm	Market value range 2010	Market value range 2007
£3,444	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£3,444		
£4,026	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£4,026		
£4,607	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£4,607		
£5,188	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£5,188		
£5,770	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£5,770		
£6,351	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£6,351		
£6,932	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£6,932		
£7,513	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£7,513		
£8,095	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£8,095		
£8,676	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£8,676		
£9,257	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£9,257		
£9,838	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£9,838		
£10,420	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£10,420		
£11,033	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£11,033		

RLVs less existing use value **£1 per hectare** **£0 per acre** **LA Land (estate redevelopments)**

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph			
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm			
Sales value psm									Sales value psm	Market value range 2010	Market value range 2007
£3,444	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£3,444		
£4,026	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£4,026		
£4,607	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£4,607		
£5,188	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£5,188		
£5,770	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£5,770		
£6,351	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£6,351		
£6,932	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£6,932		
£7,513	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£7,513		
£8,095	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£8,095		
£8,676	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£8,676		
£9,257	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£9,257		
£9,838	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£9,838		
£10,420	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£10,420		
£11,033	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£11,033		

AFFORDABLE HOUSING VIABILITY ASSESSMENT

MODEL Density - units/ha ->	23								Sales value per sq m	Sales value per sq m	All Hsg	30%
	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph				
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm			% SR	60%
Sales value per sq m											% SO	40%
											S106 (private)	£16,994 per unit
											S106 (affordable)	£22,649 per unit
											CSH (% uplift on Private)	11%
											CSH (% uplift on AH)	11%
											Grant	No
											Developer's profit	17%
											EUV	0% change from base
											Build costs	0% change from base
£3.444	3,029,187	4,750,370	3,454,404	2,238,224	2,926,973	7,949,857	14,825,256	23,401,730	£3,444			
£4.026	4,032,222	6,587,903	5,779,456	5,488,943	1,302,538	2,658,452	8,222,990	15,832,155	£4,026			
£4.607	5,035,257	8,425,435	8,101,590	8,741,661	5,518,053	2,561,643	1,649,080	8,262,580	£4,607			
£5.188	6,038,294	10,262,968	10,408,778	11,993,380	9,694,447	7,780,854	4,843,489	757,727	£5,188			
£5.770	7,041,329	12,100,501	12,715,963	15,245,100	13,864,569	12,951,228	11,276,477	6,708,777	£5,770			
£6.351	8,016,484	13,886,274	14,950,988	18,394,746	17,895,818	17,942,297	17,483,612	13,996,637	£6,351			
£6.932	8,934,179	15,565,375	17,037,301	21,334,040	21,640,868	22,578,027	23,225,302	20,484,821	£6,932			
£7.513	9,851,770	17,244,484	19,123,614	24,273,333	25,385,918	27,215,755	28,966,991	27,063,004	£7,513			
£8.095	10,767,268	18,923,589	21,209,928	27,200,685	29,130,968	31,852,485	34,708,681	33,641,188	£8,095			
£8.676	11,682,767	20,602,694	23,296,241	30,126,008	32,876,019	36,489,214	40,438,450	40,219,370	£8,676			
£9.257	12,598,266	22,279,065	25,382,554	33,051,331	36,613,555	41,125,942	46,139,434	46,797,554	£9,257			
£9.838	13,513,764	23,954,150	27,468,967	35,976,655	40,338,580	45,762,672	51,840,418	53,375,737	£9,838			
£10.420	14,429,262	25,629,236	29,555,181	38,901,978	44,063,604	50,396,359	57,541,402	59,953,920	£10,420			
£11.033	15,395,623	27,397,381	31,757,401	41,989,819	47,995,576	55,264,514	63,559,108	66,897,558	£11,033			

RLVs less existing use value **£14,352,000 per hectare**
£5,810,526 per acre **Secondary offices**

Density - units/ha ->									Sales value per sq m	Market value range 2010	Market value range 2007
	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph			
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm			
Sales value per sq m											
£3.444	11,322,813	9,601,630	10,897,596	12,113,776	17,278,973	22,301,857	29,177,255	37,753,730	£3,444		
£4.026	10,319,778	7,764,097	8,572,544	8,862,057	13,049,462	17,010,452	22,574,990	30,184,155	£4,026		
£4.607	9,316,742	5,926,565	6,250,409	5,610,338	8,833,947	11,790,356	16,001,079	22,614,579	£4,607		
£5.188	8,313,706	4,089,032	3,943,222	2,358,620	4,657,553	6,571,146	9,508,511	15,109,722	£5,188		
£5.770	7,310,671	2,251,499	1,636,037	893,100	487,431	1,400,772	3,075,523	7,643,223	£5,770		
£6.351	6,335,516	465,728	598,988	4,042,746	3,543,818	3,590,297	3,131,612	445,363	£6,351		
£6.932	5,417,821	1,213,379	2,685,301	6,992,040	7,288,868	8,227,027	8,873,302	6,132,821	£6,932		
£7.513	4,500,230	2,892,484	4,771,614	9,921,333	11,033,918	12,863,755	14,614,991	12,711,004	£7,513		
£8.095	3,584,732	4,571,580	6,557,928	12,848,685	14,778,968	17,500,485	20,356,681	19,289,188	£8,095		
£8.676	2,669,233	6,250,694	8,944,241	15,774,008	18,524,019	22,137,214	26,086,450	25,867,370	£8,676		
£9.257	1,753,734	7,927,065	11,030,554	18,699,331	22,261,555	26,773,942	31,787,434	32,445,554	£9,257		
£9.838	838,236	9,602,150	13,116,867	21,624,655	25,986,580	31,410,672	37,488,419	39,023,377	£9,838		
£10.420	77,262	11,277,236	15,203,181	24,549,978	29,711,604	36,044,359	43,189,403	45,801,920	£10,420		
£11.033	1,043,623	15,045,381	17,405,401	27,637,819	33,643,576	40,912,514	49,207,108	52,545,858	£11,033		

RLVs less existing use value **£18,825,467 per hectare**
£7,621,647 per acre **Existing residential**

Density - units/ha ->									Sales value per sq m	Market value range 2010	Market value range 2007
	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph			
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm			
Sales value per sq m											
£3.444	15,796,280	14,075,097	15,371,063	16,587,243	21,752,440	26,775,324	33,650,722	42,227,197	£3,444		
£4.026	14,793,245	12,237,564	13,046,011	13,335,524	17,522,929	21,483,919	27,048,457	34,657,622	£4,026		
£4.607	13,790,209	10,400,032	10,723,876	10,083,805	13,307,414	16,263,823	20,474,546	27,088,046	£4,607		
£5.188	12,787,173	8,562,499	8,416,889	6,832,087	9,131,020	11,044,613	13,981,978	19,583,189	£5,188		
£5.770	11,784,138	6,724,968	6,109,504	3,580,367	4,960,898	5,874,239	7,548,990	12,116,680	£5,770		
£6.351	10,806,983	4,939,193	3,974,479	430,721	929,649	883,170	1,341,855	4,918,830	£6,351		
£6.932	9,891,288	3,260,088	1,788,166	2,508,573	2,815,401	3,753,560	4,399,835	1,659,354	£6,932		
£7.513	8,973,697	1,580,983	298,147	5,447,866	6,560,451	8,390,288	10,141,524	8,237,537	£7,513		
£8.095	8,058,199	98,122	2,384,461	8,375,218	10,305,501	13,027,018	15,883,214	14,815,721	£8,095		
£8.676	7,142,700	1,777,227	4,470,774	11,300,541	14,050,552	17,668,747	21,612,983	21,383,903	£8,676		
£9.257	6,227,201	3,453,588	6,557,087	14,225,864	17,788,088	22,300,477	27,313,967	27,972,087	£9,257		
£9.838	5,311,703	5,328,683	8,643,400	17,151,188	21,513,113	26,937,205	33,014,932	34,550,270	£9,838		
£10.420	4,396,205	6,803,769	10,729,714	20,076,511	25,238,137	31,570,892	38,715,956	41,128,453	£10,420		
£11.033	3,429,844	8,571,914	12,931,934	23,164,352	29,170,109	36,439,047	44,733,642	48,072,091	£11,033		

RLVs less existing use value **£7,534,800 per hectare**
£3,050,526 per acre **Pubs/petrol stations**

Density - units/ha ->									Sales value per sq m	Market value range 2010	Market value range 2007
	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph			
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm			
Sales value per sq m											
£3.444	4,505,613	2,784,430	4,080,396	5,296,576	10,461,773	15,484,657	22,360,055	30,936,530	£3,444		
£4.026	3,502,578	946,897	1,755,344	2,044,857	6,232,262	10,193,252	15,757,790	23,369,955	£4,026		
£4.607	2,499,542	890,635	566,791	1,206,862	2,016,747	4,973,156	9,183,878	15,797,379	£4,607		
£5.188	1,496,506	2,728,168	2,873,978	4,458,580	2,159,647	246,054	2,691,311	8,292,522	£5,188		
£5.770	493,471	4,565,701	5,181,163	7,710,300	6,329,769	5,416,428	3,741,677	826,023	£5,770		
£6.351	481,684	6,351,474	7,416,188	10,859,946	10,361,018	10,407,497	9,948,812	6,371,837	£6,351		
£6.932	1,399,379	8,030,579	9,502,501	13,799,240	14,106,068	15,044,227	15,890,502	12,950,021	£6,932		
£7.513	2,316,970	9,709,684	11,588,814	16,735,533	17,851,118	19,880,955	21,432,191	19,528,204	£7,513		
£8.095	3,232,468	11,388,789	13,675,128	19,665,885	21,596,168	24,317,685	27,173,881	26,106,388	£8,095		
£8.676	4,147,967	13,067,894	15,761,441	22,591,208	25,341,219	28,954,414	32,903,650	32,684,570	£8,676		
£9.257	5,063,466	14,744,265	17,847,754	25,516,531	29,078,755	33,591,142	38,604,634	39,262,754	£9,257		
£9.838	5,978,964	16,419,350	19,934,067	28,441,855	32,803,780	38,227,872	44,305,619	45,840,937	£9,838		
£10.420	6,894,462	18,094,436	22,200,381	31,367,178	36,528,804	42,961,559	50,006,803	52,419,120	£10,420		
£11.033	7,860,823	19,862,581	24,222,601	34,455,019	40,460,776	47,729,714	56,024,309	59,362,758	£11,033		

RLVs less existing use value **£1 per hectare**
£0 per acre **LA Land (estate redevelopments)**

Density - units/ha ->									Sales value per sq m	Market value range 2010	Market value range 2007
	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph				

AFFORDABLE HOUSING VIABILITY ASSESSMENT

MODEL 23

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph		
Build costs ->										
Sales value psm										
	£3,444	3,029,187	4,750,370	3,454,404	2,238,224	- 2,926,973	- 7,949,857	14,825,255	- 23,401,730	3,444
	£4,026	4,032,222	6,587,903	5,779,456	5,489,943	1,302,538	- 2,658,452	8,222,990	- 15,832,155	4,026
	£4,607	5,035,258	8,425,435	8,101,591	8,741,662	5,518,053	2,561,644	1,649,079	- 8,262,579	4,607
	£5,188	6,038,294	10,262,968	10,408,778	11,993,380	9,094,447	7,780,854	4,843,489	- 757,722	5,188
	£5,770	7,041,329	12,100,501	12,715,863	15,245,100	13,864,589	12,851,228	11,276,477	6,708,777	5,770
	£6,351	8,016,464	13,886,274	14,550,988	18,394,746	17,855,818	17,942,297	17,483,612	13,986,637	6,351
	£6,932	8,934,179	15,565,379	17,037,301	21,334,040	21,640,868	22,579,027	23,225,302	20,484,821	6,932
	£7,513	9,851,770	17,244,484	19,123,614	24,273,333	25,385,918	27,215,755	28,966,991	27,063,004	7,513
	£8,095	10,767,268	18,923,589	21,209,928	27,200,685	29,130,968	31,852,485	34,708,681	33,641,188	8,095
	£8,676	11,682,767	20,602,694	23,286,241	30,126,008	32,876,019	36,489,214	40,438,450	40,219,370	8,676
	£9,257	12,598,266	22,279,065	25,382,554	33,051,331	36,613,555	41,125,942	46,139,434	46,797,554	9,257
	£9,838	13,513,764	23,954,150	27,468,867	35,976,655	40,338,580	45,762,672	51,840,419	53,375,737	9,838
	£10,420	14,429,262	25,629,236	29,555,181	38,901,978	44,063,604	50,396,359	57,541,403	59,953,920	10,420
	£11,033	15,395,623	27,397,381	31,757,401	41,989,819	47,995,576	55,264,514	63,559,109	66,897,558	11,033

All Hsg	30%
% SR	60%
% SO	40%
S106 (private)	£16,994 per unit
S106 (affordable)	£22,649 per unit
CIL	
CSH (% uplift on Private)	11%
CSH (% uplift on AH)	11%
Grant	No
Developer's profit	17%
EVV	0% change from base
Build costs	0% change from base

RLVs less existing use value **£14,352,000 per hectare** **£5,810,526 per acre** **Secondary offices**

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph		Market value range 2010	Market value range 2007
Build costs ->											
Sales value psm											
	£3,444								£3,444		
	£4,026								£4,026		
	£4,607								£4,607		
	£5,188								£5,188		
	£5,770								£5,770		
	£6,351								£6,351		
	£6,932								£6,932		
	£7,513								£7,513		
	£8,095								£8,095		
	£8,676								£8,676		
	£9,257								£9,257		
	£9,838								£9,838		
	£10,420								£10,420		
	£11,033								£11,033		

RLVs less existing use value **£18,825,467 per hectare** **£7,621,647 per acre** **Existing residential**

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph		Market value range 2010	Market value range 2007
Build costs ->											
Sales value psm											
	£3,444								£3,444		
	£4,026								£4,026		
	£4,607								£4,607		
	£5,188								£5,188		
	£5,770								£5,770		
	£6,351								£6,351		
	£6,932								£6,932		
	£7,513								£7,513		
	£8,095								£8,095		
	£8,676								£8,676		
	£9,257								£9,257		
	£9,838								£9,838		
	£10,420								£10,420		
	£11,033								£11,033		

RLVs less existing use value **£7,534,800 per hectare** **£3,050,526 per acre** **Pubs/petrol stations**

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph		Market value range 2010	Market value range 2007
Build costs ->											
Sales value psm											
	£3,444								£3,444		
	£4,026								£4,026		
	£4,607								£4,607		
	£5,188								£5,188		
	£5,770								£5,770		
	£6,351								£6,351		
	£6,932								£6,932		
	£7,513								£7,513		
	£8,095								£8,095		
	£8,676								£8,676		
	£9,257								£9,257		
	£9,838								£9,838		
	£10,420								£10,420		
	£11,033								£11,033		

RLVs less existing use value **£1 per hectare** **£0 per acre** **LA Land (estate redevelopments)**

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph		Market value range 2010	Market value range 2007
Build costs ->											
Sales value psm											
	£3,444								£3,444		
	£4,026								£4,026		
	£4,607								£4,607		
	£5,188								£5,188		
	£5,770								£5,770		
	£6,351								£6,351		
	£6,932								£6,932		
	£7,513								£7,513		
	£8,095								£8,095		
	£8,676								£8,676		
	£9,257								£9,257		
	£9,838								£9,838		
	£10,420								£10,420		
	£11,033								£11,033		

AFFORDABLE HOUSING VIABILITY ASSESSMENT

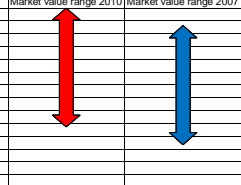
Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm
Sales value per sq m								
£3.444	2,832.625	4,390.722	2,995.824	1,590.211	3,764.943	8,987.344	16,112.988	24,875.031
£4.026	3,802.492	6,167.564	5,244.930	4,742.298	339.273	3,867.666	9,723.715	17,549.088
£4.607	4,772.356	7,944.407	7,484.035	7,887.777	4,417.989	1,199.659	3,339.397	10,223.144
£5.188	5,742.224	9,211.249	9,727.156	11,033.257	8,470.402	6,249.498	2,963.257	2,931.663
£5.770	6,712.089	11,498.091	11,958.933	14,178.735	12,505.162	11,268.153	9,191.334	4,294.548
£6.351	7,684.074	13,223.174	14,118.548	17,222.142	16,401.947	16,091.629	15,350.939	11,253.342
£6.932	8,538.599	14,841.586	16,129.453	20,055.196	20,010.734	20,560.766	20,725.097	17,620.102
£7.513	9,423.125	16,460.003	18,140.357	22,888.251	23,620.420	25,029.902	26,259.255	23,960.620
£8.095	10,306.455	18,078.417	20,151.262	25,716.394	27,230.108	29,499.038	31,793.415	30,300.937
£8.676	11,188.863	19,696.832	22,162.166	28,535.983	30,839.795	33,968.174	37,327.573	36,641.355
£9.257	12,071.271	21,314.826	24,173.070	31,355.572	34,449.482	38,437.311	42,832.537	42,981.772
£9.838	12,953.679	22,929.365	26,183.976	34,175.161	38,043.891	42,906.447	48,327.462	48,322.189
£10.420	13,836.088	24,543.905	28,194.879	36,994.750	41,634.266	47,375.583	53,822.387	55,662.607
£11.033	14,767.519	26,248.142	30,317.500	39,970.982	45,424.117	52,080.804	59,622.585	62,355.270

All Hsg	30%
% SR	60%
% SO	40%
S106 (private)	£16,994 per unit
S106 (affordable)	£22,649 per unit
CSH (% uplift on Private)	11%
CSH (% uplift on AH)	11%
Grant	No
Developer's profit	20%
EUV	0% change from base
Build costs	0% change from base

RLVs less existing use value **£14,352,000 per hectare** **£5,810,526 per acre** **Secondary offices**

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm
Sales value per sq m								
£3.444	-11,519.375	-9,961.278	-11,356.176	-12,761.789	-18,116.943	-23,338.344	-30,464.988	-39,227.031
£4.026	-10,549.508	-8,184.436	-9,107.070	-9,609.702	-14,012.727	-18,219.666	-24,075.715	-31,901.087
£4.607	-9,579.643	-6,407.593	-6,857.965	-6,464.223	-9,934.011	-13,152.341	-17,691.397	-24,575.144
£5.188	-8,609.776	-4,630.761	-4,624.844	-3,318.743	-5,881.538	-8,102.502	-11,388.743	-17,283.663
£5.770	-7,639.911	-2,853.909	-2,393.067	-173.265	-1,846.838	-3,083.847	-5,160.666	-10,057.452
£6.351	-6,669.926	-1,128.826	-233.452	2,870.142	2,049.047	1,739.629	838.939	3,098.658
£6.932	-5,813.401	489.588	1,777.453	5,703.196	5,658.734	6,208.766	6,373.097	3,268.102
£7.513	-4,928.875	2,198.003	3,788.357	8,536.251	9,268.420	10,677.902	11,907.255	9,608.520
£8.095	-4,045.545	3,726.417	5,799.262	11,364.394	12,876.108	15,147.038	17,441.415	15,948.937
£8.676	-3,163.137	5,344.832	7,810.166	14,183.983	16,487.795	19,616.174	22,975.573	22,289.355
£9.257	-2,280.729	6,962.826	9,821.070	17,003.572	20,097.482	24,085.311	28,480.537	26,629.772
£9.838	-1,398.321	8,577.365	11,831.975	19,823.161	23,691.881	28,554.447	33,975.462	34,970.189
£10.420	-515.912	10,191.905	13,842.879	22,642.750	27,282.266	33,023.583	39,470.387	41,310.607
£11.033	-415.510	11,896.142	15,965.500	25,618.982	31,072.117	37,728.804	45,270.585	48,003.270

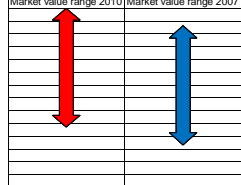
Market value range 2010	
Market value range 2007	



RLVs less existing use value **£18,825,467 per hectare** **£7,621,647 per acre** **Existing residential**

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm
Sales value per sq m								
£3.444	-15,992.842	-14,434.745	-15,829.643	-17,235.256	-22,590.410	-27,812.811	-34,938.455	-43,700.498
£4.026	-15,022.975	-12,657.903	-13,580.537	-14,083.169	-18,486.194	-22,693.133	-28,549.182	-36,374.554
£4.607	-14,053.110	-10,881.060	-11,331.432	-10,937.690	-14,407.478	-17,625.808	-22,164.864	-29,048.611
£5.188	-13,083.243	-9,104.218	-9,098.311	-7,792.210	-10,355.065	-12,575.969	-15,862.210	-21,757.130
£5.770	-12,113.378	-7,327.376	-6,866.534	-4,646.732	-6,320.305	-7,557.314	-9,634.133	-14,530.919
£6.351	-11,171.393	-5,602.293	-4,706.919	-1,603.205	-2,424.420	-2,733.838	-3,634.528	-5,752.125
£6.932	-10,286.688	-3,983.879	-2,696.014	1,229.729	1,195.267	1,735.299	1,899.630	1,205.365
£7.513	-9,402.342	-2,365.464	685.110	4,062.784	4,794.953	6,204.435	7,433.788	5,135.053
£8.095	-8,519.012	-747.050	1,325.795	6,890.927	8,404.641	10,673.571	12,967.948	11,475.470
£8.676	-7,638.604	871.365	3,336.899	9,710.516	12,014.338	15,142.707	18,502.106	17,815.888
£9.257	-6,754.196	2,489.359	5,347.003	12,530.105	15,624.015	19,611.844	24,007.070	24,156.305
£9.838	-5,871.788	4,103.898	7,358.508	15,349.694	19,218.414	24,080.980	29,501.990	30,496.722
£10.420	-4,989.379	5,718.438	9,369.412	18,169.283	22,808.799	28,550.116	34,996.926	36,837.140
£11.033	-4,057.948	7,422.675	11,492.033	21,145.515	26,598.650	33,255.337	40,797.118	43,529.803

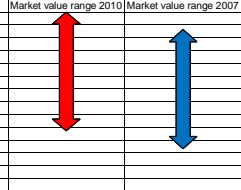
Market value range 2010	
Market value range 2007	



RLVs less existing use value **£7,534,800 per hectare** **£3,050,526 per acre** **Pubs/petrol stations**

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm
Sales value per sq m								
£3.444	-4,702.175	-3,144.078	-4,538.976	-5,944.589	-11,299.743	-16,522.144	-23,647.788	-32,409.831
£4.026	-3,732.308	-1,367.296	-2,289.870	-2,792.502	-7,195.527	-11,402.466	-17,258.515	-25,083.887
£4.607	-2,762.443	-409.607	-407.765	-352.577	-3,116.811	-6,335.141	-10,874.197	-17,757.944
£5.188	-1,792.576	2,186.449	2,192.356	3,498.457	9,536.602	12,853.302	17,541.543	22,406.466
£5.770	-822.711	3,963.291	4,424.133	6,643.935	4,970.362	3,733.353	1,656.534	3,240.252
£6.351	119.274	5,688.374	6,583.748	9,687.342	8,866.247	8,556.829	7,656.139	3,718.542
£6.932	1,003.799	7,306.788	8,594.653	12,520.396	12,475.934	13,025.966	13,190.297	10,085.302
£7.513	1,989.325	8,925.203	10,605.557	15,353.451	16,085.620	17,485.102	18,724.455	16,425.720
£8.095	2,771.655	10,543.617	12,616.462	18,181.594	19,695.308	21,964.238	24,258.615	22,766.137
£8.676	3,654.063	12,162.032	14,627.366	21,001.183	23,304.995	26,433.374	29,792.773	29,106.555
£9.257	4,536.471	13,780.026	16,638.270	23,820.772	26,914.682	30,902.511	35,297.737	35,446.972
£9.838	5,418.879	15,394.565	18,649.175	26,640.361	30,509.081	35,371.647	40,792.662	41,787.389
£10.420	6,301.288	17,009.105	20,650.079	29,459.950	34,099.466	39,840.783	46,287.587	48,127.807
£11.033	7,232.719	18,713.342	22,782.700	32,436.182	37,889.317	44,546.004	52,087.785	54,820.470

Market value range 2010	
Market value range 2007	



RLVs less existing use value **£1 per hectare** **£0 per acre** **LA Land (estate redevelopments)**

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm
Sales value per sq m								
£3.444	2,832.624	4,390.721	2,995.823	1,590.210	3,764.944	8,987.345	16,112.989	24,875.032
£4.026	3,802.491	6,167.563	5,244.929	4,742.297	339.272	3,867.667	9,723.716	17,549.088
£4.607	4,772.356	7,944.406	7,484.034	7,887.776	4,417.988	1,199.658	3,339.398	10,223.145
£5.188	5,742.223	9,211.248	9,727.155	11,033.256	8,470.401	6,249.497	2,963.256	2,931.664
£5.770	6,712.089	11,498.090	11,958.932	14,178.734	12,505.161	11,268.155	9,191.333	4,294.549
£6.351	7,684.073	13,223.173	14,118.547	17,222.141	16,401.046	16,091.628	15,350.938	11,253.341
£6.932	8,538.599	14,841.587	16,129.452	20,055.195	20,010.733	20,560.765	20,725.096	17,620.101
£7.513	9,423.124	16,460.002	18,140.356	22,888.250	23,620.419	25,029.901	26,259.254	23,960.619
£8.095	10,306.454	18,078.416	20,151.261	25,716.393	27,230.107	29,499.037	31,793.414	30,300.936
£8.676	11,188.862	19,696.831	22,162.165	28,535.982	30,839.794	33,968.173	37,327.572	36,641.354
£9.257								

MODEL 24

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph
Build costs ->	E915 per sqm	E1023 per sqm	E1292 per sqm	E1507 per sqm	E1830 per sqm	E2045 per sqm	E2207 per sqm	E2368 per sqm
Sales value psm								
	E3,444	2,832,625	4,390,722	2,995,824	1,590,211	- 3,764,943	- 8,987,344	16,112,988
	E4,026	3,802,492	6,167,564	5,244,930	4,742,298	339,273	- 3,867,666	9,723,715
	E4,607	4,772,357	7,944,407	7,494,035	7,887,777	4,417,989	1,199,659	3,339,397
	E5,188	5,742,224	9,721,249	9,727,156	11,033,257	8,470,402	6,249,498	2,963,257
	E5,770	6,712,089	11,498,091	11,958,933	14,178,735	12,505,162	11,268,153	9,191,334
	E6,351	7,684,074	13,223,174	14,118,548	17,222,142	16,401,047	16,091,629	15,190,939
	E6,932	8,538,599	14,841,588	16,129,453	20,055,196	20,010,734	20,560,766	20,725,097
	E7,513	9,423,125	16,460,003	18,140,357	22,888,251	23,620,420	25,029,902	26,259,255
	E8,095	10,306,455	18,078,417	20,151,262	25,716,394	27,230,108	29,499,038	31,793,415
	E8,676	11,188,863	19,696,832	22,162,166	28,535,983	30,839,795	33,968,174	37,927,573
	E9,257	12,071,271	21,314,826	24,173,070	31,355,572	34,449,482	38,437,311	42,832,537
	E9,838	12,953,679	22,929,365	26,183,975	34,175,161	38,043,881	42,906,447	48,327,462
	E10,420	13,836,088	24,543,905	28,194,879	36,994,750	41,634,266	47,375,583	53,822,387
	E11,033	14,767,519	26,248,142	30,317,500	39,970,982	45,424,117	52,080,804	59,622,585

Aff Hsg	30%
% SR	60%
% SO	40%
S106 (private)	E16,994 per unit
S106 (affordable)	E22,649 per unit
CIL	
CSH (% uplift on Private)	11%
CSH (% uplift on AH)	11%
Grant	No
Developer's profit	20%
EVV	0% change from base
Build costs	0% change from base

RLVs less existing use value **E14,352,000 per hectare** **E5,810,526 per acre** **Secondary offices**

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph
Build costs ->	E915 per sqm	E1023 per sqm	E1292 per sqm	E1507 per sqm	E1830 per sqm	E2045 per sqm	E2207 per sqm	E2368 per sqm
Sales value psm								
	E3,444							
	E4,026							
	E4,607							
	E5,188							
	E5,770							
	E6,351							
	E6,932							
	E7,513							
	E8,095							
	E8,676							
	E9,257							
	E9,838							
	E10,420							
	E11,033							

Market value range 2010

Market value range 2007

RLVs less existing use value **E18,825,467 per hectare** **E7,621,647 per acre** **Existing residential**

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph
Build costs ->	E915 per sqm	E1023 per sqm	E1292 per sqm	E1507 per sqm	E1830 per sqm	E2045 per sqm	E2207 per sqm	E2368 per sqm
Sales value psm								
	E3,444							
	E4,026							
	E4,607							
	E5,188							
	E5,770							
	E6,351							
	E6,932							
	E7,513							
	E8,095							
	E8,676							
	E9,257							
	E9,838							
	E10,420							
	E11,033							

Market value range 2010

Market value range 2007

RLVs less existing use value **E7,534,800 per hectare** **E3,050,526 per acre** **Pubs/petrol stations**

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph
Build costs ->	E915 per sqm	E1023 per sqm	E1292 per sqm	E1507 per sqm	E1830 per sqm	E2045 per sqm	E2207 per sqm	E2368 per sqm
Sales value psm								
	E3,444							
	E4,026							
	E4,607							
	E5,188							
	E5,770							
	E6,351							
	E6,932							
	E7,513							
	E8,095							
	E8,676							
	E9,257							
	E9,838							
	E10,420							
	E11,033							

Market value range 2010

Market value range 2007

RLVs less existing use value **E1 per hectare** **E0 per acre** **LA Land (estate redevelopments)**

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph
Build costs ->	E915 per sqm	E1023 per sqm	E1292 per sqm	E1507 per sqm	E1830 per sqm	E2045 per sqm	E2207 per sqm	E2368 per sqm
Sales value psm								
	E3,444							
	E4,026							
	E4,607							
	E5,188							
	E5,770							
	E6,351							
	E6,932							
	E7,513							
	E8,095							
	E8,676							
	E9,257							
	E9,838							
	E10,420							
	E11,033							

Market value range 2010

Market value range 2007

AFFORDABLE HOUSING VIABILITY ASSESSMENT

MODEL	Density - units/ha ->								
	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph	
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm	
Sales value per sq m	Sales value per sq m								
£3.444	3,721,373	6,044,032	5,551,030	5,171,855	1,126,004	-2,909,664	8,190,283	15,422,771	£3,444
£4.026	4,703,073	7,841,958	7,809,144	8,345,467	5,233,837	2,187,607	1,782,184	8,060,469	£4,026
£4.607	5,684,774	9,639,883	10,061,112	11,519,079	9,300,659	7,273,497	4,539,280	7,490,027	£4,607
£5.188	6,666,474	11,437,810	12,313,079	14,692,692	13,364,512	12,310,251	10,799,443	6,512,844	£5,188
£5.770	7,647,638	13,235,736	14,565,047	17,866,304	17,428,368	17,341,690	17,059,606	13,766,716	£5,770
£6.351	8,605,682	14,994,841	16,762,894	20,961,421	21,388,066	22,244,174	23,150,391	20,753,016	£6,351
£6.932	9,521,180	16,673,262	18,849,207	23,896,744	25,133,117	26,889,903	28,892,070	27,331,199	£6,932
£7.513	10,436,679	18,348,348	20,935,521	26,812,067	28,878,167	31,517,633	34,633,524	33,909,383	£7,513
£8.095	11,352,177	20,023,433	23,021,834	29,737,391	32,612,573	36,154,361	40,334,509	40,487,565	£8,095
£8.676	12,267,675	21,698,519	25,108,147	32,662,714	36,337,599	40,791,090	46,035,494	47,065,749	£8,676
£9.257	13,183,174	23,373,603	27,194,461	35,598,037	40,062,624	45,421,195	51,736,478	53,643,932	£9,257
£9.838	14,098,673	25,048,689	29,280,774	38,513,361	43,787,650	50,033,131	57,437,462	60,222,115	£9,838
£10.420	15,014,171	26,723,774	31,367,087	41,438,684	47,512,675	54,645,067	63,138,446	66,800,298	£10,420
£11.033	15,980,530	28,491,919	33,569,306	44,526,525	51,444,646	59,513,221	69,156,152	73,706,856	£11,033

All Hsg	30%
% SR	70%
% SO	30%
S106 (private)	£4,015 per unit
S106 (affordable)	£8,717 per unit
CSH (% uplift on Private)	11%
CSH (% uplift on AH)	11%
Grant	No
Developer's profit	17%
EUV	0% change from base
Build costs	0% change from base

RLVs less existing use value **£14,352,000 per hectare**
£5,810,526 per acre

Secondary offices

Density - units/ha ->	Density - units/ha ->								
	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph	
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm	
Sales value per sq m	Sales value per sq m								
£3.444	-10,630,627	-8,307,968	-8,800,970	-9,180,145	-13,225,996	-17,261,664	-22,542,282	-29,774,771	£3,444
£4.026	-9,648,927	-6,510,042	-6,542,856	-6,006,533	-9,118,163	-12,164,392	-16,134,184	-22,412,468	£4,026
£4.607	-8,667,226	-4,712,117	-4,290,898	-2,832,921	-5,051,342	-7,078,502	-9,812,720	-15,101,026	£4,607
£5.188	-7,685,526	-2,914,190	-2,038,921	-340,692	-987,488	-2,041,749	-3,652,557	-7,839,156	£5,188
£5.770	-6,704,362	-1,116,264	213,047	3,514,304	3,076,368	2,989,690	2,707,606	-585,294	£5,770
£6.351	-5,746,318	642,841	2,410,894	6,609,421	7,036,066	7,892,174	8,798,381	6,401,016	£6,351
£6.932	-4,830,820	2,321,262	4,497,207	9,534,744	10,781,117	12,528,903	14,540,070	12,979,199	£6,932
£7.513	-3,915,321	3,996,348	6,583,521	12,460,067	14,526,167	17,165,633	20,281,524	19,557,383	£7,513
£8.095	-2,999,823	5,671,433	8,669,834	15,385,391	18,260,573	21,902,361	25,982,508	26,135,665	£8,095
£8.676	-2,084,325	7,346,519	10,756,147	18,310,714	21,985,599	26,439,090	31,683,940	32,713,749	£8,676
£9.257	-1,168,826	9,021,603	12,842,461	21,236,037	25,710,624	31,069,195	37,384,478	39,291,932	£9,257
£9.838	-253,327	10,696,689	14,928,774	24,161,361	29,435,650	35,681,131	43,085,462	45,870,115	£9,838
£10.420	862,171	12,371,774	17,015,087	27,086,684	33,160,675	40,293,067	48,786,446	52,448,298	£10,420
£11.033	1,628,530	14,139,919	19,217,306	30,174,525	37,092,646	45,161,221	54,804,152	59,354,856	£11,033

Market value range 2010		Market value range 2007
↓		↑

RLVs less existing use value **£18,825,467 per hectare**
£7,621,647 per acre

Existing residential

Density - units/ha ->	Density - units/ha ->								
	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph	
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm	
Sales value per sq m	Sales value per sq m								
£3.444	-15,104,094	-12,781,435	-13,274,437	-13,653,612	-17,699,463	-21,735,131	-27,015,749	-34,248,238	£3,444
£4.026	-14,122,394	-10,983,509	-11,016,323	-10,480,000	-13,591,630	-16,637,859	-20,607,651	-26,885,935	£4,026
£4.607	-13,140,693	-9,185,584	-8,764,355	-7,306,388	-9,524,809	-11,551,969	-14,286,187	-19,574,493	£4,607
£5.188	-12,158,993	-7,387,657	-6,512,388	-4,132,775	-5,460,955	-6,515,216	-8,026,024	-12,312,623	£5,188
£5.770	-11,177,929	-5,589,731	-4,260,420	-959,163	-1,387,099	-1,463,777	-1,765,961	-5,059,751	£5,770
£6.351	-10,219,785	-3,830,626	-2,062,573	2,135,954	2,562,599	3,418,707	4,324,914	1,927,549	£6,351
£6.932	-9,304,287	-2,152,205	23,740	5,061,277	6,307,650	8,055,436	10,066,603	8,505,732	£6,932
£7.513	-8,388,788	-477,119	2,110,054	7,986,600	10,052,700	12,692,166	15,808,057	15,083,916	£7,513
£8.095	-7,473,290	1,197,966	4,196,367	10,911,924	13,787,105	17,328,894	21,509,042	21,662,098	£8,095
£8.676	-6,557,792	2,873,052	6,282,690	13,837,447	17,512,132	21,965,623	27,210,027	28,240,292	£8,676
£9.257	-5,642,293	4,548,136	8,988,994	16,762,570	21,237,157	26,595,726	32,911,011	34,618,465	£9,257
£9.838	-4,726,794	6,223,222	10,465,307	19,687,894	24,962,183	31,207,664	38,611,995	41,396,648	£9,838
£10.420	-3,811,296	7,898,307	12,541,620	22,613,217	28,687,208	35,819,600	44,312,979	47,974,831	£10,420
£11.033	-2,844,937	9,666,452	14,743,839	25,701,058	32,619,179	40,687,754	50,330,685	54,881,389	£11,033

Market value range 2010		Market value range 2007
↓		↑

RLVs less existing use value **£7,534,800 per hectare**
£3,050,526 per acre

Pubs/petrol stations

Density - units/ha ->	Density - units/ha ->								
	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph	
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm	
Sales value per sq m	Sales value per sq m								
£3.444	-3,813,427	-1,490,768	-1,983,770	-2,362,945	-6,408,796	-10,444,464	-15,725,082	-22,957,571	£3,444
£4.026	-2,831,727	-307,158	274,344	810,667	2,300,963	5,347,192	9,316,984	15,595,268	£4,026
£4.607	-1,850,026	2,105,083	2,526,312	3,984,279	1,765,858	261,302	2,995,520	8,293,826	£4,607
£5.188	-868,326	3,903,010	4,778,279	7,157,892	5,829,712	4,775,451	3,264,643	1,021,956	£5,188
£5.770	112,838	5,700,936	7,030,247	10,331,504	9,893,568	9,806,890	9,524,806	6,231,916	£5,770
£6.351	1,070,882	7,460,041	9,228,094	13,426,621	13,853,266	14,709,374	15,615,581	13,218,216	£6,351
£6.932	1,996,380	9,138,462	11,314,407	16,351,944	17,598,317	19,346,103	21,357,270	19,796,399	£6,932
£7.513	2,901,879	10,813,546	13,400,721	19,272,267	21,343,367	23,982,833	27,098,724	26,374,983	£7,513
£8.095	3,817,377	12,488,633	15,487,034	22,202,591	25,077,773	28,619,561	32,799,709	32,952,765	£8,095
£8.676	4,732,875	14,163,719	17,573,347	25,127,914	28,802,799	33,256,290	38,500,694	39,530,949	£8,676
£9.257	5,648,374	15,838,803	19,659,661	28,053,237	32,527,824	37,886,395	44,201,678	46,109,132	£9,257
£9.838	6,563,873	17,513,899	21,745,974	30,978,561	36,252,850	42,498,331	49,902,662	52,687,315	£9,838
£10.420	7,479,371	19,188,974	23,832,287	33,903,894	39,977,875	47,110,267	55,603,646	59,265,989	£10,420
£11.033	8,445,730	20,957,119	26,034,506	36,991,725	43,909,846	51,978,421	61,621,352	66,172,056	£11,033

Market value range 2010		Market value range 2007
↓		↑

RLVs less existing use value **£1 per hectare**
£0 per acre

LA Land (estate redevelopments)

Density - units/ha ->	Density - units/ha ->								
	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph	
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm	
Sales value per sq m	Sales value per sq m								
£3.444	3,721,372	6,044,031	5,551,029	5,171,854	1,126,003	-2,909,665	8,190,283	15,422,772	£3,444
£4.026	4,703,072	7,841,957	7,809,143	8,345,466	5,233,836	2,187,607	1,782,185	8,060,469	£4,026
£4.607	5,684,773	9,639,882	10,061,111	11,519,078	9,300,657	7,273,497	4,539,279	7,490,027	£4,607
£5.188	6,666,473	11,437,809	12,313,078	14,692,691	13,364,511	12,310,250	10,799,442	6,512,843	£5,188
£5.770	7,647,637	13,235,735	14,565,046	17,866,303	17,428,367	17,341,689	17,059,605	13,766,715	£5,770
£6.351	8,605,681	14,994,840	16,762,893	20,961,420	21,388,065	22,244,173	23,150,389		

AFFORDABLE HOUSING VIABILITY ASSESSMENT

MODEL 25

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph	
Build costs ->	E915 per sqm	E1023 per sqm	E1292 per sqm	E1507 per sqm	E1830 per sqm	E2045 per sqm	E2207 per sqm	E2368 per sqm	Sales value psm
Sales value psm									
E3,444	3,721,373	6,044,032	5,551,030	5,171,855	1,126,004	- 2,909,664	8,190,282	- 15,422,771	3,444
E4,026	4,703,073	7,841,958	7,809,144	8,345,467	5,233,837	2,187,608	1,782,184	- 8,080,468	4,026
E4,607	5,684,774	9,639,883	10,061,112	11,519,079	9,300,658	7,273,498	4,539,280	- 749,026	4,607
E5,188	6,666,474	11,437,810	12,313,079	14,892,692	13,364,512	12,310,251	10,799,443	- 6,512,844	5,188
E5,770	7,647,638	13,235,736	14,565,047	17,986,304	17,428,368	17,341,690	17,069,606	- 13,766,716	5,770
E6,351	8,605,682	14,994,841	16,762,894	20,961,421	21,388,066	22,244,174	23,150,381	- 20,763,016	6,351
E6,932	9,521,180	16,673,262	18,849,207	23,886,744	25,133,117	26,880,903	28,892,070	- 27,331,199	6,932
E7,513	10,436,679	18,348,348	20,935,621	26,812,067	28,878,167	31,517,633	34,633,524	- 33,909,383	7,513
E8,095	11,352,177	20,023,433	23,021,834	29,737,391	32,612,573	36,154,361	40,334,509	- 40,487,565	8,095
E8,676	12,267,675	21,898,519	25,108,147	32,662,714	36,337,939	40,791,090	46,035,494	- 47,065,749	8,676
E9,257	13,183,174	23,373,603	27,194,461	35,588,037	40,062,624	45,421,195	51,736,478	- 53,643,932	9,257
E9,838	14,098,673	25,048,689	29,280,774	38,513,361	43,787,650	50,033,131	57,437,462	- 60,222,115	9,838
E10,420	15,014,171	26,723,774	31,367,087	41,438,684	47,512,675	54,645,067	63,138,446	- 66,800,298	10,420
E11,033	15,980,530	28,491,919	33,569,306	44,526,525	51,444,646	59,513,221	69,156,152	- 73,706,856	11,033

Aff Hsg	30%
% SR	70%
% SO	30%
S106 (private)	E4,015 per unit
S106 (affordable)	E8,717 per unit
CIL	
CSH (% uplift on Private)	11%
CSH (% uplift on AH)	11%
Grant	No
Developer's profit	17%
EVV	0% change from base
Build costs	0% change from base

RLVs less existing use value **E14,352,000 per hectare** **E5,810,526 per acre** **Secondary offices**

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph	
Build costs ->	E915 per sqm	E1023 per sqm	E1292 per sqm	E1507 per sqm	E1830 per sqm	E2045 per sqm	E2207 per sqm	E2368 per sqm	Sales value psm
Sales value psm									
E3,444	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E3,444
E4,026	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E4,026
E4,607	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E4,607
E5,188	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E5,188
E5,770	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E5,770
E6,351	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E6,351
E6,932	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E6,932
E7,513	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E7,513
E8,095	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E8,095
E8,676	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E8,676
E9,257	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E9,257
E9,838	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E9,838
E10,420	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E10,420
E11,033	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E11,033

Market value range 2010	↕
Market value range 2007	↕

RLVs less existing use value **E18,825,467 per hectare** **E7,621,647 per acre** **Existing residential**

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph	
Build costs ->	E915 per sqm	E1023 per sqm	E1292 per sqm	E1507 per sqm	E1830 per sqm	E2045 per sqm	E2207 per sqm	E2368 per sqm	Sales value psm
Sales value psm									
E3,444	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E3,444
E4,026	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E4,026
E4,607	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E4,607
E5,188	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E5,188
E5,770	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E5,770
E6,351	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E6,351
E6,932	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E6,932
E7,513	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E7,513
E8,095	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E8,095
E8,676	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E8,676
E9,257	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E9,257
E9,838	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E9,838
E10,420	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E10,420
E11,033	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E11,033

Market value range 2010	↕
Market value range 2007	↕

RLVs less existing use value **E7,534,800 per hectare** **E3,050,526 per acre** **Pubs/petrol stations**

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph	
Build costs ->	E915 per sqm	E1023 per sqm	E1292 per sqm	E1507 per sqm	E1830 per sqm	E2045 per sqm	E2207 per sqm	E2368 per sqm	Sales value psm
Sales value psm									
E3,444	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E3,444
E4,026	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E4,026
E4,607	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E4,607
E5,188	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E5,188
E5,770	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E5,770
E6,351	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E6,351
E6,932	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E6,932
E7,513	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E7,513
E8,095	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E8,095
E8,676	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E8,676
E9,257	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E9,257
E9,838	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E9,838
E10,420	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E10,420
E11,033	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E11,033

Market value range 2010	↕
Market value range 2007	↕

RLVs less existing use value **E1 per hectare** **E0 per acre** **LA Land (estate redevelopments)**

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph	
Build costs ->	E915 per sqm	E1023 per sqm	E1292 per sqm	E1507 per sqm	E1830 per sqm	E2045 per sqm	E2207 per sqm	E2368 per sqm	Sales value psm
Sales value psm									
E3,444	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E3,444
E4,026	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E4,026
E4,607	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E4,607
E5,188	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E5,188
E5,770	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E5,770
E6,351	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E6,351
E6,932	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E6,932
E7,513	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E7,513
E8,095	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E8,095
E8,676	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E8,676
E9,257	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E9,257
E9,838	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E9,838
E10,420	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E10,420
E11,033	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E11,033

Market value range 2010	↕
Market value range 2007	↕

AFFORDABLE HOUSING VIABILITY ASSESSMENT

MODEL 26

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph	
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm	Sales value per sqm
£3.444	3,524,811	5,684,384	5,092,450	4,530,449	299,538	3,947,149	9,478,015	16,896,072	£3,444
£4.026	4,473,342	7,421,620	7,278,340	7,597,821	4,270,572	994,994	3,266,118	9,777,401	£4,026
£4.607	5,421,872	9,158,855	9,454,899	10,665,194	8,211,977	5,911,512	2,865,134	2,682,679	£4,607
£5.188	6,370,404	10,896,091	11,631,458	13,732,567	12,140,469	10,794,767	8,921,831	4,338,902	£5,188
£5.770	7,318,935	12,633,328	13,808,016	16,799,940	16,068,960	15,658,615	14,974,465	11,360,484	£5,770
£6.351	8,244,139	14,331,741	15,930,455	19,790,759	19,893,296	20,393,506	20,857,707	18,126,063	£6,351
£6.932	9,126,547	15,950,156	17,941,358	22,613,923	23,502,982	24,862,642	26,391,865	24,466,480	£6,932
£7.513	10,008,955	17,565,744	19,952,263	25,433,511	27,112,669	29,331,778	31,926,024	30,806,897	£7,513
£8.095	10,891,364	19,180,284	21,963,167	28,253,100	30,721,793	33,800,915	37,439,731	37,147,315	£8,095
£8.676	11,773,772	20,794,824	23,974,072	31,072,689	34,312,179	38,270,051	42,934,656	43,487,732	£8,676
£9.257	12,656,180	22,409,364	25,984,877	33,892,277	37,302,565	42,739,187	48,429,581	49,828,150	£9,257
£9.838	13,538,588	24,023,905	27,995,981	36,711,867	41,492,950	47,192,074	53,924,505	56,168,566	£9,838
£10.420	14,420,996	25,638,444	30,006,785	39,531,456	45,083,336	51,637,314	59,419,430	62,508,985	£10,420
£11.033	15,352,428	27,342,681	32,129,407	42,507,688	48,873,188	56,329,511	65,219,628	69,188,701	£11,033

All Hsg	30%
% SR	70%
% SO	30%
S106 (private)	£4,015 per unit
S106 (affordable)	£8,717 per unit
CSH (% uplift on Private)	11%
CSH (% uplift on AH)	11%
Grant	No
Developer's profit	20%
EUV	0% change from base
Build costs	0% change from base

RLVs less existing use value £14,352,000 per hectare
£5,810,526 per acre

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph	
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm	Sales value per sq m
£3.444	- 10,827,189	- 8,667,616	- 9,259,550	- 9,821,551	- 14,052,462	- 18,299,149	- 23,830,015	- 31,248,072	£3,444
£4.026	- 9,878,658	- 6,930,380	- 7,073,660	- 6,754,179	- 10,081,428	- 13,357,006	- 17,618,118	- 24,129,401	£4,026
£4.607	- 8,930,127	- 5,193,145	- 4,897,101	- 3,696,306	- 6,140,023	- 8,440,487	- 11,486,896	- 17,034,679	£4,607
£5.188	- 7,981,596	- 3,455,909	- 2,720,542	- 619,433	- 2,211,531	- 3,557,233	- 5,430,169	- 10,013,098	£5,188
£5.770	- 7,033,065	- 1,718,674	- 543,984	- 2,447,940	- 1,716,960	- 1,306,615	- 622,465	- 2,991,516	£5,770
£6.351	- 6,107,861	- 20,259	- 1,578,455	- 5,438,759	- 5,541,296	- 6,041,506	- 6,505,707	- 3,774,063	£6,351
£6.932	- 5,225,453	- 1,598,156	- 3,589,358	- 8,261,923	- 9,150,982	- 10,510,642	- 12,039,865	- 10,114,480	£6,932
£7.513	- 4,343,044	- 3,213,744	- 5,600,263	- 11,081,511	- 12,760,669	- 14,979,778	- 17,574,024	- 16,454,897	£7,513
£8.095	- 3,460,636	- 4,828,284	- 7,611,167	- 13,901,100	- 16,369,793	- 19,448,915	- 23,087,731	- 22,795,315	£8,095
£8.676	- 2,578,228	- 6,442,824	- 9,822,072	- 16,720,689	- 19,960,179	- 23,918,051	- 28,582,656	- 29,135,732	£8,676
£9.257	- 1,695,820	- 8,057,364	- 11,632,977	- 19,540,277	- 23,550,565	- 28,387,187	- 34,077,581	- 36,476,150	£9,257
£9.838	- 813,412	- 9,671,905	- 13,643,881	- 22,359,867	- 27,140,950	- 32,840,074	- 39,572,505	- 41,816,567	£9,838
£10.420	- 68,996	- 11,286,445	- 16,654,785	- 25,179,456	- 30,731,336	- 37,295,314	- 45,067,430	- 48,156,985	£10,420
£11.033	- 1,000,429	- 12,990,681	- 17,777,407	- 28,155,688	- 34,521,188	- 41,977,511	- 50,867,629	- 54,836,701	£11,033

Market value range 2010		Market value range 2007
	↑	↑

RLVs less existing use value £18,825,467 per hectare
£7,621,647 per acre

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph	
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm	Sales value per sq m
£3.444	- 15,300,656	- 13,141,083	- 13,733,017	- 14,295,018	- 18,525,929	- 22,772,616	- 28,303,482	- 35,721,539	£3,444
£4.026	- 14,352,125	- 11,403,847	- 11,547,127	- 11,227,646	- 14,554,895	- 17,830,473	- 22,091,585	- 28,602,868	£4,026
£4.607	- 13,403,594	- 9,666,612	- 9,370,568	- 8,160,273	- 10,613,490	- 12,913,954	- 15,960,333	- 21,508,146	£4,607
£5.188	- 12,455,063	- 7,929,376	- 7,194,009	- 5,092,900	- 6,684,998	- 8,030,700	- 9,903,636	- 14,486,565	£5,188
£5.770	- 11,506,532	- 6,192,141	- 5,017,451	- 2,025,527	- 2,756,507	- 3,166,852	- 3,851,002	- 7,464,983	£5,770
£6.351	- 10,581,328	- 4,483,726	- 2,895,012	- 965,292	- 1,067,829	- 1,568,039	- 2,032,240	- 699,404	£6,351
£6.932	- 9,698,220	- 2,875,311	- 884,109	- 3,788,456	- 4,677,515	- 6,037,175	- 7,566,398	- 5,641,013	£6,932
£7.513	- 8,816,511	- 1,259,723	- 1,126,796	- 6,608,044	- 8,287,202	- 10,506,311	- 13,100,557	- 11,981,430	£7,513
£8.095	- 7,934,103	- 354,817	- 3,137,700	- 9,427,633	- 11,896,326	- 14,975,448	- 18,614,264	- 18,321,848	£8,095
£8.676	- 7,051,695	- 1,989,357	- 5,148,806	- 12,247,222	- 15,486,712	- 19,444,584	- 24,109,189	- 24,682,355	£8,676
£9.257	- 6,169,287	- 3,583,897	- 7,159,510	- 15,066,510	- 19,077,098	- 23,918,051	- 29,604,114	- 31,002,683	£9,257
£9.838	- 5,286,879	- 5,198,438	- 9,170,414	- 17,866,400	- 22,667,483	- 28,366,607	- 35,099,038	- 37,343,100	£9,838
£10.420	- 4,404,471	- 6,812,978	- 11,181,318	- 20,705,989	- 26,257,869	- 32,811,847	- 40,593,963	- 43,683,518	£10,420
£11.033	- 3,473,039	- 8,517,214	- 13,303,940	- 23,682,221	- 30,047,721	- 37,504,044	- 46,394,162	- 50,363,234	£11,033

Market value range 2010		Market value range 2007
	↑	↑

RLVs less existing use value £7,534,800 per hectare
£3,050,526 per acre

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph	
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm	Sales value per sq m
£3.444	- 4,009,989	- 1,850,416	- 2,442,350	- 3,004,351	- 7,235,262	- 11,481,949	- 17,012,815	- 24,430,872	£3,444
£4.026	- 3,061,458	- 1,131,180	- 256,480	- 63,021	- 3,264,228	- 6,539,806	- 10,800,918	- 17,312,201	£4,026
£4.607	- 2,112,927	- 1,624,053	- 1,920,090	- 3,130,394	- 677,177	- 1,823,287	- 4,669,866	- 10,217,479	£4,607
£5.188	- 1,164,396	- 3,361,291	- 4,096,658	- 6,197,767	- 4,605,669	- 3,259,967	- 1,387,031	- 3,195,898	£5,188
£5.770	- 215,865	- 5,098,626	- 6,273,216	- 9,265,140	- 8,534,160	- 8,123,815	- 7,439,665	- 3,825,684	£5,770
£6.351	- 709,339	- 6,796,941	- 8,395,655	- 12,255,959	- 12,358,496	- 12,858,706	- 13,322,907	- 10,591,263	£6,351
£6.932	- 1,591,747	- 8,415,356	- 10,406,558	- 15,079,123	- 15,968,182	- 17,327,842	- 18,857,065	- 16,931,680	£6,932
£7.513	- 2,474,156	- 10,030,944	- 12,417,463	- 17,898,711	- 19,577,869	- 21,786,978	- 24,391,224	- 23,272,097	£7,513
£8.095	- 3,356,564	- 11,645,484	- 14,428,367	- 20,718,300	- 23,196,993	- 26,266,115	- 29,904,931	- 29,612,515	£8,095
£8.676	- 4,238,972	- 13,260,024	- 16,439,272	- 23,537,889	- 26,777,379	- 30,735,251	- 35,399,856	- 35,952,932	£8,676
£9.257	- 5,121,380	- 14,874,564	- 18,450,177	- 26,357,477	- 30,367,765	- 35,204,387	- 40,894,781	- 42,293,350	£9,257
£9.838	- 6,003,788	- 16,489,105	- 20,461,081	- 29,177,067	- 33,958,150	- 39,657,274	- 46,399,705	- 48,633,767	£9,838
£10.420	- 6,886,196	- 18,103,645	- 22,471,985	- 31,998,656	- 37,548,636	- 44,102,514	- 51,884,630	- 54,974,185	£10,420
£11.033	- 7,817,628	- 19,807,681	- 24,594,607	- 34,972,888	- 41,338,388	- 48,794,711	- 57,684,829	- 61,653,901	£11,033

Market value range 2010		Market value range 2007
	↑	↑

RLVs less existing use value £1 per hectare
£0 per acre

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph	
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm	Sales value per sq m
£3.444	3,524,810	5,684,383	5,092,449	4,530,448	299,537	3,947,150	9,478,016	16,896,073	£3,444
£4.026	4,473,341	7,421,619	7,278,339	7,597,820	4,270,571	994,993	3,266,119	9,777,402	£4,026
£4.607	5,421,872	9,158,854	9,454,898	10,665,193	8,211,976	5,911,512	2,865,133	2,682,680	£4,607
£5.188	6,370,403	10,896,090	11,631,457	13,732,566	12,140,468	10,794,766	8,921,830	4,338,901	£5,188
£5.770	7,318,934	12,633,329	13,808,015	16,799,941	16,068,961	15,658,616	14,974,466	11,360,485	£5,770
£6.351	8,244,138	14,331,742	15,930,456	19,790,760	19,893,297	20,393,507	20,857,708	18,126,064	£6,351
£6.932	9,126,548	15,950,157	17,941,359	22,613,924	23,502,983	24,862,643	26,391,866	24,466,481	£6,932
£7.513	10,008,956	17,565,745	19,952,264	25,433,512	27,112,670	29,331,779	31,926,025	30,806,898	£7,513
£8.095	10,891,365	19,180,285	21,963,168	28,253,101	30,721,794	33,800,916	37,439,732	37,147,316	£8,095
£8.676	11,773,773	20,794,825	23,974,073	31,072,690	34,312,180	38,270,052	42,934,657	43,487,733	£8,676
£9.257	12,656,181	22,409,365	25,984,878	33,892,278	37,302,566	42,739,188	48,429,582</		

MODEL 26

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph		
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm		
Sales value psm										
	£3,444	3,524,811	5,684,384	5,092,450	4,530,449	299,538	- 3,947,149	9,478,015	- 16,896,072	3,444
	£4,026	4,473,342	7,421,620	7,278,340	7,597,821	4,270,572	994,994	3,266,118	- 9,777,401	4,026
	£4,607	5,421,873	9,158,855	9,454,899	10,665,194	8,211,977	5,911,513	2,865,134	- 2,682,679	4,607
	£5,188	6,370,404	10,896,091	11,631,438	13,732,567	12,140,469	10,794,767	8,921,851	4,338,902	5,188
	£5,770	7,318,935	12,633,326	13,908,016	16,789,940	16,068,980	15,658,615	14,974,465	11,360,484	5,770
	£6,351	8,246,139	14,331,741	15,930,455	19,790,759	19,853,296	20,383,506	20,857,707	18,126,063	6,351
	£6,932	9,126,547	15,950,156	17,941,358	22,613,923	23,502,982	24,862,642	26,391,865	24,466,480	6,932
	£7,513	10,008,956	17,565,744	19,962,263	25,433,511	27,112,669	29,331,778	31,926,024	30,806,897	7,513
	£8,095	10,891,364	19,180,284	21,963,167	28,253,100	30,721,793	33,800,915	37,439,731	37,147,315	8,095
	£8,676	11,773,772	20,794,824	23,974,072	31,072,689	34,312,179	38,270,051	42,934,656	43,467,732	8,676
	£9,257	12,656,180	22,409,364	25,984,977	33,892,277	37,902,565	42,739,187	48,429,581	49,828,150	9,257
	£9,838	13,538,588	24,023,905	27,995,881	36,711,867	41,492,950	47,192,074	53,924,505	56,168,567	9,838
	£10,420	14,420,996	25,638,445	30,006,785	39,531,456	45,083,336	51,637,314	59,419,430	62,508,985	10,420
	£11,033	15,352,428	27,342,681	32,129,407	42,507,688	48,873,188	56,329,511	65,219,629	69,188,701	11,033

Aff Hsg	30%
% SR	70%
% SO	30%
S106 (private)	£4,015 per unit
S106 (affordable)	£8,717 per unit
CIL	
CSH (% uplift on Private)	11%
CSH (% uplift on AH)	11%
Grant	No
Developer's profit	20%
EVV	0% change from base
Build costs	0% change from base

RLVs less existing use value **£14,352,000 per hectare** **£5,810,526 per acre** **Secondary offices**

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph	Sales value psm	Market value range 2010	Market value range 2007
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm			
Sales value psm											
	£3,444								£3,444		
	£4,026								£4,026		
	£4,607								£4,607		
	£5,188								£5,188		
	£5,770								£5,770		
	£6,351								£6,351		
	£6,932								£6,932		
	£7,513								£7,513		
	£8,095								£8,095		
	£8,676								£8,676		
	£9,257								£9,257		
	£9,838								£9,838		
	£10,420								£10,420		
	£11,033								£11,033		

RLVs less existing use value **£18,825,467 per hectare** **£7,621,647 per acre** **Existing residential**

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph	Sales value psm	Market value range 2010	Market value range 2007
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm			
Sales value psm											
	£3,444								£3,444		
	£4,026								£4,026		
	£4,607								£4,607		
	£5,188								£5,188		
	£5,770								£5,770		
	£6,351								£6,351		
	£6,932								£6,932		
	£7,513								£7,513		
	£8,095								£8,095		
	£8,676								£8,676		
	£9,257								£9,257		
	£9,838								£9,838		
	£10,420								£10,420		
	£11,033								£11,033		

RLVs less existing use value **£7,534,800 per hectare** **£3,050,526 per acre** **Pubs/petrol stations**

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph	Sales value psm	Market value range 2010	Market value range 2007
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm			
Sales value psm											
	£3,444								£3,444		
	£4,026								£4,026		
	£4,607								£4,607		
	£5,188								£5,188		
	£5,770								£5,770		
	£6,351								£6,351		
	£6,932								£6,932		
	£7,513								£7,513		
	£8,095								£8,095		
	£8,676								£8,676		
	£9,257								£9,257		
	£9,838								£9,838		
	£10,420								£10,420		
	£11,033								£11,033		

RLVs less existing use value **£1 per hectare** **£0 per acre** **LA Land (estate redevelopments)**

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph	Sales value psm	Market value range 2010	Market value range 2007
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm			
Sales value psm											
	£3,444								£3,444		
	£4,026								£4,026		
	£4,607								£4,607		
	£5,188								£5,188		
	£5,770								£5,770		
	£6,351								£6,351		
	£6,932								£6,932		
	£7,513								£7,513		
	£8,095								£8,095		
	£8,676								£8,676		
	£9,257								£9,257		
	£9,838								£9,838		
	£10,420								£10,420		
	£11,033								£11,033		

AFFORDABLE HOUSING VIABILITY ASSESSMENT

MODEL	Density - units/ha ->								Sales value per sq m	Sales value per sq m
	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph		
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm		
E3.444	3,494,518	5,598,527	4,787,576	4,096,078	3,671,814	4,781,605	10,667,540	18,443,424	£3,444	
E4.026	4,466,218	7,396,453	7,055,212	7,288,690	3,740,019	338,119	4,242,652	-11,081,121	£4,026	
E4.607	5,447,918	9,194,378	9,307,180	10,443,302	7,824,988	5,424,008	2,107,529	-3,734,794	£4,607	
E5.188	6,429,619	10,992,305	11,559,147	13,616,915	11,888,844	10,483,232	8,380,880	3,527,076	£5,188	
E5.770	7,411,320	12,790,230	13,811,115	16,790,527	15,952,698	15,514,672	14,641,044	10,788,946	£5,770	
E6.351	8,371,862	14,549,337	16,008,962	19,887,585	19,912,397	20,417,156	20,731,817	17,802,163	£6,351	
E6.932	9,287,360	16,228,441	18,095,279	22,824,385	23,657,447	25,053,885	26,473,506	24,380,347	£6,932	
E7.513	10,202,858	17,907,546	20,181,589	25,749,709	27,402,498	29,690,613	32,215,197	30,958,629	£7,513	
E8.095	11,118,357	19,583,560	22,267,902	28,675,032	31,147,548	34,327,343	37,945,331	37,536,713	£8,095	
E8.676	12,033,856	21,258,645	24,354,215	31,600,355	34,880,095	38,964,072	43,646,315	44,114,896	£8,676	
E9.257	12,949,354	22,833,730	26,440,528	34,525,679	38,605,120	43,600,800	49,347,299	50,693,079	£9,257	
E9.838	13,864,853	24,008,815	28,526,842	37,451,002	42,330,145	48,228,602	55,048,284	57,271,262	£9,838	
E10.420	14,780,351	26,283,901	30,613,155	40,376,325	46,055,170	52,840,538	60,749,268	63,849,446	£10,420	
E11.033	15,746,711	28,052,046	32,815,375	43,464,166	49,987,142	57,708,692	66,766,973	70,790,948	£11,033	

All Hsg	30%
% SR	70%
% SO	30%
S106 (private)	£10,504 per unit
S106 (affordable)	£15,683 per unit
CSH (% uplift on Private)	11%
CSH (% uplift on AH)	11%
Grant	No
Developer's profit	17%
EUV	0% change from base
Build costs	0% change from base

RLVs less existing use value **£14,352,000 per hectare** **£5,810,526 per acre** **Secondary offices**

Density - units/ha ->	Build costs ->								Sales value per sq m	Market value range 2010	Market value range 2007
	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph			
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm			
E3.444	-10,867,482	-8,753,473	-9,564,424	-10,255,922	-14,719,814	-19,133,605	-25,019,540	-32,795,424	£3,444		
E4.026	-9,885,782	-6,955,547	-7,296,788	-7,082,310	-10,611,981	-14,013,881	-18,594,652	-25,433,121	£4,026		
E4.607	-8,904,081	-5,157,621	-5,044,820	-3,908,698	-6,527,012	-8,927,992	-12,244,471	-18,086,794	£4,607		
E5.188	-7,922,381	-3,359,695	-2,792,853	-735,095	-2,463,158	-3,968,766	-5,971,120	-10,824,824	£5,188		
E5.770	-6,940,680	-1,561,770	-540,885	2,438,527	1,600,698	1,162,672	289,044	-5,363,054	£5,770		
E6.351	-5,980,138	197,337	1,656,962	5,335,585	5,560,397	6,065,156	6,379,817	3,450,163	£6,351		
E6.932	-5,064,640	1,876,441	3,743,275	8,472,385	9,305,447	10,701,885	12,121,506	10,028,347	£6,932		
E7.513	-4,149,142	3,555,546	5,829,589	11,397,709	13,050,498	15,338,613	17,863,197	16,606,529	£7,513		
E8.095	-3,233,643	5,231,560	7,915,902	14,323,032	16,795,548	19,975,343	23,693,331	23,184,713	£8,095		
E8.676	-2,318,144	6,906,645	10,002,215	17,248,355	20,528,095	24,612,072	29,294,315	29,762,896	£8,676		
E9.257	-1,402,646	8,881,730	12,088,528	20,173,679	24,253,120	29,248,800	34,995,299	36,341,079	£9,257		
E9.838	-487,147	10,256,815	14,174,842	23,099,002	27,978,145	33,876,602	40,696,284	42,919,262	£9,838		
E10.420	428,351	11,931,901	16,261,155	26,024,325	31,703,170	38,488,538	46,397,268	49,497,446	£10,420		
E11.033	1,394,711	13,700,046	19,463,375	29,112,166	36,635,142	45,356,692	52,414,973	56,438,948	£11,033		

RLVs less existing use value **£18,825,467 per hectare** **£7,621,647 per acre** **Existing residential**

Density - units/ha ->	Build costs ->								Sales value per sq m	Market value range 2010	Market value range 2007
	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph			
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm			
E3.444	-15,340,949	-13,226,940	-14,037,891	-14,729,389	-19,193,281	-23,607,072	-29,493,007	-37,268,891	£3,444		
E4.026	-14,359,249	-11,429,014	-11,770,255	-11,555,777	-15,085,448	-18,487,348	-23,068,119	-29,906,588	£4,026		
E4.607	-13,377,548	-9,631,088	-9,518,287	-8,382,165	-11,000,479	-13,401,459	-16,717,938	-22,560,261	£4,607		
E5.188	-12,395,848	-7,833,162	-7,266,320	-5,208,552	-6,936,223	-8,342,235	-10,444,587	-15,298,391	£5,188		
E5.770	-11,414,147	-6,035,237	-5,014,352	-2,034,940	-2,872,769	-3,310,795	-4,184,423	-8,036,521	£5,770		
E6.351	-10,453,605	-4,276,130	-2,916,805	-1,062,118	-1,095,930	-1,591,689	-1,906,350	-1,023,304	£6,351		
E6.932	-9,538,107	-2,597,026	-730,192	3,998,918	4,831,980	6,228,418	7,648,039	5,554,880	£6,932		
E7.513	-8,622,609	-917,921	1,356,122	6,924,242	8,577,031	10,865,146	13,389,730	12,133,062	£7,513		
E8.095	-7,707,110	-798,093	3,442,435	9,849,565	12,322,081	15,501,876	19,119,864	18,711,246	£8,095		
E8.676	-6,791,611	2,433,178	5,528,748	12,774,888	16,054,628	20,138,605	24,820,948	25,289,429	£8,676		
E9.257	-5,876,113	4,108,263	7,155,061	16,700,212	19,779,653	24,775,333	30,521,832	31,867,617	£9,257		
E9.838	-4,960,614	5,783,348	9,701,375	18,625,535	23,504,678	29,403,135	36,222,817	38,445,795	£9,838		
E10.420	-4,045,116	7,458,434	11,787,688	21,550,858	27,229,703	34,015,071	41,923,801	45,023,979	£10,420		
E11.033	-3,078,756	9,226,579	13,989,908	24,638,699	31,161,675	38,883,225	47,941,506	51,965,481	£11,033		

RLVs less existing use value **£7,534,800 per hectare** **£3,050,526 per acre** **Pubs/petrol stations**

Density - units/ha ->	Build costs ->								Sales value per sq m	Market value range 2010	Market value range 2007
	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph			
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm			
E3.444	-4,050,282	-1,936,273	-2,747,224	-3,438,722	-7,902,614	-12,316,405	-18,202,340	-25,978,224	£3,444		
E4.026	-3,068,582	-1,386,347	-479,588	-265,110	-3,794,781	-7,196,681	-11,777,452	-18,615,921	£4,026		
E4.607	-2,086,881	-1,659,570	-1,772,380	-2,909,502	-290,188	-2,110,792	-5,407,271	-11,289,594	£4,607		
E5.188	-1,105,181	-3,457,505	-4,024,347	-6,082,115	-4,354,044	-2,948,432	-846,080	-4,007,724	£5,188		
E5.770	-123,480	-5,255,430	-6,276,315	-9,255,727	-8,417,898	-7,979,872	-7,106,244	-3,254,146	£5,770		
E6.351	837,062	7,014,537	8,474,162	12,352,785	12,377,597	12,882,356	13,197,017	10,267,363	£6,351		
E6.932	1,752,580	8,693,641	10,580,475	15,289,585	16,122,647	17,519,085	18,938,705	16,845,547	£6,932		
E7.513	2,668,058	10,372,746	12,646,789	19,214,909	19,867,698	22,155,813	24,680,397	23,433,729	£7,513		
E8.095	3,583,557	12,048,760	14,733,102	21,140,232	23,612,748	26,792,543	30,410,531	30,001,913	£8,095		
E8.676	4,499,056	13,723,845	16,819,415	24,065,555	27,345,295	31,429,272	36,111,515	36,580,096	£8,676		
E9.257	5,414,554	15,398,930	18,905,728	26,990,879	31,070,320	36,066,000	41,812,499	43,158,279	£9,257		
E9.838	6,330,053	17,074,015	20,992,042	29,916,202	34,795,345	40,693,802	47,513,484	49,736,462	£9,838		
E10.420	7,245,551	18,749,101	23,078,355	32,841,525	38,520,370	45,305,739	53,214,488	56,314,646	£10,420		
E11.033	8,211,911	20,517,246	25,280,575	35,929,366	42,452,342	50,173,892	59,232,173	63,256,148	£11,033		

RLVs less existing use value **£1 per hectare** **£0 per acre** **LA Land (estate redevelopments)**

Density - units/ha ->	Build costs ->								Sales value per sq m	Market value range 2010	Market value range 2007
	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph			
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm			
E3.444	3,494,518	5,598,526	4,787,575	4,096,077	3,671,815	4,781,606	10,667,541	18,443,425	£3,444		
E4.026	4,466,217	7,396,452	7,055,211	7,288,689	3,740,018	338,118	4,242,653	-11,081,122	£4,026		
E4.607	5,447,918	9,194,378	9,307,179	10,443,301	7,824,987	5,424,007	2,107,528	-3,734,795	£4,607		
E5.188	6,429,618	10,992,304	11,559,146	13,616,914	11,888,843	10,483,231	8,380,879	3,527,075	£5,188		
E5.770	7,411,319	12,790,229	13,811,114	16,790,526	15,952,697	15,514,671	14,641,043	10,788,945	£5,770		
E6.351	8,371,861	14,549,336	16,008,961	19,887,584	19,912,396	20,417,155	20,73				

MODEL 27

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph	
Build costs ->	E915 per sqm	E1023 per sqm	E1292 per sqm	E1507 per sqm	E1830 per sqm	E2045 per sqm	E2207 per sqm	E2368 per sqm	
Sales value psm									Sales value psm
E3,444	3,484,518	5,598,527	4,787,576	4,096,078	- 367,814	- 4,781,605	10,667,540	- 18,443,424	3,444
E4,026	4,466,218	7,396,453	7,055,212	7,269,690	3,740,019	338,119	4,242,652	- 11,081,121	4,026
E4,607	5,447,919	9,194,379	9,307,180	10,443,302	7,824,988	5,424,008	2,107,529	- 3,734,794	4,607
E5,188	6,429,619	10,992,305	11,559,147	13,616,915	11,888,844	10,483,232	8,380,880	- 3,527,076	5,188
E5,770	7,411,320	12,790,230	13,911,115	16,730,527	15,952,638	15,514,672	14,841,044	10,788,946	5,770
E6,351	8,371,862	14,549,337	16,008,962	19,897,585	19,912,397	20,417,156	20,731,817	17,802,163	6,351
E6,932	9,287,360	16,228,441	18,095,275	22,824,385	23,657,447	25,053,885	26,473,506	24,380,347	6,932
E7,513	10,202,858	17,907,546	20,181,689	25,749,709	27,402,498	29,690,613	32,215,197	30,988,529	7,513
E8,095	11,118,357	19,583,560	22,267,902	28,675,032	31,147,548	34,327,343	37,845,331	37,536,713	8,095
E8,676	12,033,856	21,258,645	24,354,215	31,600,355	34,880,095	38,964,072	43,646,315	44,114,896	8,676
E9,257	12,948,354	22,933,730	26,440,528	34,525,679	38,605,120	43,600,800	49,347,299	50,683,079	9,257
E9,838	13,864,853	24,608,815	28,526,842	37,451,002	42,330,145	48,228,602	55,048,284	57,271,262	9,838
E10,420	14,780,351	26,283,901	30,613,155	40,376,325	46,056,170	52,840,538	60,749,268	63,849,446	10,420
E11,033	15,746,711	28,052,046	32,815,375	43,464,166	49,987,142	57,708,692	66,766,973	70,790,948	11,033

Aff Hsg	30%
% SR	70%
% SO	30%
S106 (private)	E10,504 per unit
S106 (affordable)	E15,683 per unit
CIL	
CSH (% uplift on Private)	11%
CSH (% uplift on AH)	11%
Grant	No
Developer's profit	17%
EVV	0% change from base
Build costs	0% change from base

RLVs less existing use value **E14,352,000 per hectare** **E5,810,526 per acre** **Secondary offices**

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph			
Build costs ->	E915 per sqm	E1023 per sqm	E1292 per sqm	E1507 per sqm	E1830 per sqm	E2045 per sqm	E2207 per sqm	E2368 per sqm			
Sales value psm									Sales value psm	Market value range 2010	Market value range 2007
E3,444	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E3,444		
E4,026	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E4,026		
E4,607	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E4,607		
E5,188	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E5,188		
E5,770	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E5,770		
E6,351	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E6,351		
E6,932	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E6,932		
E7,513	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E7,513		
E8,095	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E8,095		
E8,676	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E8,676		
E9,257	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E9,257		
E9,838	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E9,838		
E10,420	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E10,420		
E11,033	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E11,033		

RLVs less existing use value **E18,825,467 per hectare** **E7,621,647 per acre** **Existing residential**

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph			
Build costs ->	E915 per sqm	E1023 per sqm	E1292 per sqm	E1507 per sqm	E1830 per sqm	E2045 per sqm	E2207 per sqm	E2368 per sqm			
Sales value psm									Sales value psm	Market value range 2010	Market value range 2007
E3,444	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E3,444		
E4,026	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E4,026		
E4,607	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E4,607		
E5,188	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E5,188		
E5,770	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E5,770		
E6,351	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E6,351		
E6,932	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E6,932		
E7,513	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E7,513		
E8,095	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E8,095		
E8,676	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E8,676		
E9,257	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E9,257		
E9,838	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E9,838		
E10,420	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E10,420		
E11,033	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E11,033		

RLVs less existing use value **E7,534,800 per hectare** **E3,050,526 per acre** **Pubs/petrol stations**

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph			
Build costs ->	E915 per sqm	E1023 per sqm	E1292 per sqm	E1507 per sqm	E1830 per sqm	E2045 per sqm	E2207 per sqm	E2368 per sqm			
Sales value psm									Sales value psm	Market value range 2010	Market value range 2007
E3,444	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E3,444		
E4,026	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E4,026		
E4,607	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E4,607		
E5,188	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E5,188		
E5,770	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E5,770		
E6,351	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E6,351		
E6,932	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E6,932		
E7,513	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E7,513		
E8,095	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E8,095		
E8,676	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E8,676		
E9,257	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E9,257		
E9,838	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E9,838		
E10,420	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E10,420		
E11,033	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E11,033		

RLVs less existing use value **E1 per hectare** **E0 per acre** **LA Land (estate redevelopments)**

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph			
Build costs ->	E915 per sqm	E1023 per sqm	E1292 per sqm	E1507 per sqm	E1830 per sqm	E2045 per sqm	E2207 per sqm	E2368 per sqm			
Sales value psm									Sales value psm	Market value range 2010	Market value range 2007
E3,444	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E3,444		
E4,026	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E4,026		
E4,607	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E4,607		
E5,188	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E5,188		
E5,770	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E5,770		
E6,351	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E6,351		
E6,932	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E6,932		
E7,513	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E7,513		
E8,095	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E8,095		
E8,676	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E8,676		
E9,257	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E9,257		
E9,838	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E9,838		
E10,420	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E10,420		
E11,033	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E11,033		

AFFORDABLE HOUSING VIABILITY ASSESSMENT

MODEL Density - units/ha ->	28								
	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph	
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm	
Sales value per sqm									
£3.444	3,287,956	5,238,898	4,328,996	3,454,672	1,194,280	5,819,091	11,955,273	19,916,725	£3,444
£4.026	4,236,488	6,976,115	6,522,134	6,522,044	2,776,753	854,495	5,743,376	12,798,054	£4,026
£4.607	5,185,018	8,713,350	8,700,967	9,589,417	6,736,308	4,062,023	417,211	5,679,382	£4,607
£5.188	6,133,549	10,450,585	10,877,525	12,656,790	10,664,799	8,967,749	6,503,269	1,353,135	£5,188
£5.770	7,082,080	12,187,821	13,054,084	15,724,163	14,593,291	13,831,596	12,555,901	8,374,717	£5,770
£6.351	8,009,700	13,886,236	15,176,522	18,714,382	18,417,625	18,566,488	18,439,144	15,175,210	£6,351
£6.932	8,992,729	15,904,651	17,187,427	21,548,036	22,027,314	23,035,624	23,973,302	21,515,627	£6,932
£7.513	9,775,136	17,123,065	19,198,331	24,371,153	25,637,001	27,504,760	29,507,461	27,856,045	£7,513
£8.095	10,657,544	18,740,411	21,209,236	27,190,741	29,246,687	31,973,896	35,041,619	34,196,463	£8,095
£8.676	11,539,952	20,354,951	23,220,140	30,010,330	32,854,674	36,443,033	40,545,478	40,536,880	£8,676
£9.257	12,422,360	21,969,491	25,231,045	32,829,920	36,445,060	40,812,169	46,040,402	46,877,298	£9,257
£9.838	13,304,768	23,584,031	27,241,948	35,649,508	40,035,446	45,381,305	51,535,327	53,217,715	£9,838
£10.420	14,187,177	25,196,571	29,252,852	38,469,097	43,625,832	49,832,785	57,030,252	59,558,133	£10,420
£11.033	15,118,608	26,902,808	31,375,474	41,445,329	47,415,683	54,524,982	62,830,450	66,250,795	£11,033

All Hsg	30%
% SR	70%
% SO	
S106 (private)	£10,504 per unit
S106 (affordable)	£15,683 per unit
CSH (% uplift on Private)	11%
CSH (% uplift on AH)	11%
Grant	No
Developer's profit	20%
EUV	0% change from base
Build costs	0% change from base

RLVs less existing use value £14,352,000 per hectare
£5,810,526 per acre Secondary offices

Density - units/ha ->									
	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph	
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm	
Sales value per sqm									
£3.444	11,064,044	9,113,120	10,023,004	10,897,328	15,546,280	20,171,091	26,307,273	34,268,725	£3,444
£4.026	10,115,512	7,375,885	7,829,866	7,829,956	11,575,247	15,206,495	20,095,376	27,150,054	£4,026
£4.607	9,166,982	5,638,650	5,651,033	4,762,583	7,615,692	10,289,977	13,934,789	20,031,382	£4,607
£5.188	8,215,451	3,901,415	3,474,475	1,695,210	3,987,201	5,384,251	7,948,731	12,998,865	£5,188
£5.770	7,269,920	2,164,179	1,297,916	1,372,163	241,291	520,404	1,796,099	5,977,283	£5,770
£6.351	6,342,300	465,764	824,522	4,362,982	4,065,626	4,214,488	4,087,144	823,210	£6,351
£6.932	5,459,272	1,152,651	2,835,427	7,196,036	7,675,314	8,683,624	9,621,302	7,163,628	£6,932
£7.513	4,576,864	2,771,065	4,846,331	10,019,153	11,285,001	13,152,760	15,155,461	13,904,045	£7,513
£8.095	3,694,456	4,388,411	6,857,236	12,833,741	14,894,687	17,621,896	20,689,619	19,844,463	£8,095
£8.676	2,812,048	6,002,951	8,868,140	15,658,330	18,502,674	22,091,033	26,193,478	26,184,880	£8,676
£9.257	1,929,640	7,817,491	10,879,045	18,477,920	22,093,600	26,660,169	31,688,402	32,525,298	£9,257
£9.838	1,047,232	9,232,031	12,889,948	21,297,508	25,683,446	31,029,305	37,183,327	38,865,715	£9,838
£10.420	164,823	10,846,571	14,900,853	24,117,097	29,273,832	35,480,785	42,678,252	45,206,133	£10,420
£11.033	766,608	12,550,868	17,023,474	27,093,329	33,063,683	40,172,982	48,476,450	51,898,795	£11,033

Market value range 2010		Market value range 2007
↑		↓

RLVs less existing use value £18,825,467 per hectare
£7,621,647 per acre Existing residential

Density - units/ha ->									
	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph	
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm	
Sales value per sqm									
£3.444	15,537,511	13,586,587	14,496,471	15,370,795	20,019,747	24,644,558	30,780,740	38,742,192	£3,444
£4.026	14,588,979	11,849,352	12,303,333	12,303,423	16,048,714	19,679,962	24,568,843	31,623,521	£4,026
£4.607	13,640,449	10,112,117	10,124,500	9,236,050	12,089,159	14,763,444	18,408,256	24,504,849	£4,607
£5.188	12,691,918	8,374,882	7,947,942	6,168,677	8,160,668	9,857,718	12,322,198	17,472,332	£5,188
£5.770	11,743,387	6,837,646	5,771,393	3,101,304	4,232,176	4,993,871	6,269,566	10,450,750	£5,770
£6.351	10,815,767	4,938,231	3,648,945	1,104,985	407,841	258,979	386,323	3,690,257	£6,351
£6.932	9,932,739	3,320,616	1,638,040	2,722,569	3,201,847	4,210,157	5,147,835	2,690,161	£6,932
£7.513	9,050,331	1,702,402	372,864	5,545,686	6,811,534	8,679,293	10,681,994	9,030,578	£7,513
£8.095	8,167,923	85,096	2,383,769	8,365,274	10,421,220	13,148,429	16,216,152	15,370,996	£8,095
£8.676	7,285,515	1,529,484	4,394,673	11,184,863	14,029,207	17,617,566	21,720,011	21,711,413	£8,676
£9.257	6,403,107	3,144,024	6,405,578	14,004,453	17,619,593	22,086,702	27,214,935	28,051,831	£9,257
£9.838	5,520,699	4,758,564	8,416,481	16,824,041	21,209,979	26,555,838	32,709,860	34,392,248	£9,838
£10.420	4,638,290	6,373,104	10,427,386	19,643,630	24,800,365	31,007,318	38,204,785	40,732,666	£10,420
£11.033	3,706,859	8,077,341	12,550,007	22,619,862	28,590,216	35,699,515	44,004,983	47,425,328	£11,033

Market value range 2010		Market value range 2007
↑		↓

RLVs less existing use value £7,534,800 per hectare
£3,050,526 per acre Pubs/petrol stations

Density - units/ha ->									
	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph	
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm	
Sales value per sqm									
£3.444	4,246,844	2,295,920	3,205,804	4,080,128	8,729,080	13,353,891	19,490,073	27,451,525	£3,444
£4.026	3,298,312	598,685	1,012,686	1,012,756	4,758,047	8,389,295	13,276,176	20,332,854	£4,026
£4.607	2,349,782	1,178,550	1,166,167	2,054,617	798,492	3,472,777	7,117,589	13,214,182	£4,607
£5.188	1,401,251	2,915,785	3,342,725	5,121,990	3,129,999	1,432,949	1,031,531	6,181,665	£5,188
£5.770	452,720	4,653,021	5,519,284	8,189,363	7,058,491	6,296,796	5,021,101	839,917	£5,770
£6.351	474,900	6,351,436	7,641,722	11,180,182	10,882,826	11,031,688	10,904,344	7,640,410	£6,351
£6.932	1,357,928	7,969,851	9,652,627	14,013,236	14,492,514	15,500,824	16,438,502	13,980,828	£6,932
£7.513	2,240,336	9,588,265	11,663,531	16,836,353	18,102,201	19,869,960	21,972,861	20,321,245	£7,513
£8.095	3,122,744	11,205,611	13,674,438	19,655,941	21,711,887	24,438,096	27,506,819	26,661,663	£8,095
£8.676	4,005,152	12,820,151	15,685,340	22,475,530	25,319,874	28,908,233	33,010,678	33,002,080	£8,676
£9.257	4,887,560	14,434,691	17,696,245	25,295,120	28,910,260	33,377,369	38,505,602	39,342,498	£9,257
£9.838	5,769,968	16,049,231	19,707,148	28,114,708	32,500,646	37,846,505	44,000,527	45,682,915	£9,838
£10.420	6,652,377	17,663,771	21,718,053	30,934,297	36,091,032	42,297,985	49,495,452	52,023,333	£10,420
£11.033	7,583,808	19,368,008	23,840,674	33,910,529	39,880,883	46,990,182	55,295,650	58,715,995	£11,033

Market value range 2010		Market value range 2007
↑		↓

RLVs less existing use value £1 per hectare
£0 per acre LA Land (estate redevelopments)

Density - units/ha ->									
	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph	
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm	
Sales value per sqm									
£3.444	3,287,956	5,238,898	4,328,996	3,454,671	1,194,281	5,819,092	11,955,274	19,916,726	£3,444
£4.026	4,236,487	6,976,114	6,522,133	6,522,043	2,776,752	854,496	5,743,377	12,798,055	£4,026
£4.607	5,185,017	8,713,349	8,700,966	9,589,416	6,736,307	4,062,022	417,210	5,679,383	£4,607
£5.188	6,133,548	10,450,584	10,877,524	12,656,789	10,664,798	8,967,748	6,503,268	1,353,134	£5,188
£5.770	7,082,079	12,187,820	13,054,083	15,724,162	14,593,290	13,831,596	12,555,900	8,374,716	£5,770
£6.351	8,009,699	13,886,235	15,176,521	18,714,381	18,417,625	18,566,4			

MODEL 28

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm
Sales value psm								
£3,444	3,287,956	5,238,880	4,328,996	3,454,672	1,194,280	-5,819,091	11,955,273	-19,916,725
£4,026	4,236,488	6,976,115	6,522,134	6,522,044	2,776,753	-854,495	5,743,376	-12,798,054
£4,607	5,185,018	8,713,350	8,700,967	9,589,417	6,736,308	4,062,023	417,211	-5,679,382
£5,188	6,133,549	10,450,585	10,877,525	12,656,790	10,064,799	8,967,749	6,503,269	1,353,135
£5,770	7,082,080	12,187,821	13,054,084	15,724,163	14,593,291	13,631,596	12,555,901	8,374,717
£6,351	8,009,700	13,886,236	15,176,522	18,714,392	18,417,626	18,566,489	18,439,144	15,175,210
£6,932	8,892,728	15,504,651	17,187,427	21,548,036	22,027,314	23,035,624	23,973,302	21,515,628
£7,513	9,775,136	17,123,065	19,198,331	24,371,153	25,637,001	27,504,760	29,507,461	27,866,045
£8,095	10,657,544	18,740,411	21,209,236	27,190,741	29,246,687	31,973,896	35,041,619	34,196,463
£8,676	11,539,952	20,354,951	23,220,140	30,010,330	32,854,674	36,443,033	40,545,478	40,536,880
£9,257	12,422,360	21,969,491	25,231,045	32,829,920	36,445,060	40,912,169	46,040,402	46,877,298
£9,838	13,304,768	23,584,031	27,241,948	35,649,508	40,035,446	45,381,305	51,535,327	53,217,715
£10,420	14,187,177	25,198,571	29,252,853	38,469,097	43,625,832	49,632,785	57,030,252	59,568,133
£11,033	15,118,608	26,902,808	31,375,474	41,445,329	47,415,683	54,524,982	62,830,450	66,250,795

Aff Hsg	30%
% SR	70%
% SO	30%
S106 (private)	£10,504 per unit
S106 (affordable)	£15,683 per unit
CIL	
CSH (% uplift on Private)	11%
CSH (% uplift on AH)	11%
Grant	No
Developer's profit	20%
EVV	0% change from base
Build costs	0% change from base

RLVs less existing use value **£14,352,000 per hectare** **£5,810,526 per acre** **Secondary offices**

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph	Sales value psm	Market value range 2010	Market value range 2007
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm			
£3,444	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	£3,444		
£4,026	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	£4,026		
£4,607	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	£4,607		
£5,188	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	£5,188		
£5,770	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	£5,770		
£6,351	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	£6,351		
£6,932	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	£6,932		
£7,513	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	£7,513		
£8,095	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	£8,095		
£8,676	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	£8,676		
£9,257	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	£9,257		
£9,838	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	£9,838		
£10,420	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	£10,420		
£11,033	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	£11,033		

RLVs less existing use value **£18,825,467 per hectare** **£7,621,647 per acre** **Existing residential**

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph	Sales value psm	Market value range 2010	Market value range 2007
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm			
£3,444	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	£3,444		
£4,026	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	£4,026		
£4,607	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	£4,607		
£5,188	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	£5,188		
£5,770	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	£5,770		
£6,351	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	£6,351		
£6,932	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	£6,932		
£7,513	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	£7,513		
£8,095	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	£8,095		
£8,676	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	£8,676		
£9,257	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	£9,257		
£9,838	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	£9,838		
£10,420	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	£10,420		
£11,033	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	£11,033		

RLVs less existing use value **£7,534,800 per hectare** **£3,050,526 per acre** **Pubs/petrol stations**

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph	Sales value psm	Market value range 2010	Market value range 2007
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm			
£3,444	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	£3,444		
£4,026	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	£4,026		
£4,607	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	£4,607		
£5,188	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	£5,188		
£5,770	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	£5,770		
£6,351	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	£6,351		
£6,932	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	£6,932		
£7,513	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	£7,513		
£8,095	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	£8,095		
£8,676	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	£8,676		
£9,257	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	£9,257		
£9,838	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	£9,838		
£10,420	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	£10,420		
£11,033	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	£11,033		

RLVs less existing use value **£1 per hectare** **£0 per acre** **LA Land (estate redevelopments)**

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph	Sales value psm	Market value range 2010	Market value range 2007
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm			
£3,444	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	£3,444		
£4,026	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	£4,026		
£4,607	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	£4,607		
£5,188	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	£5,188		
£5,770	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	£5,770		
£6,351	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	£6,351		
£6,932	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	£6,932		
£7,513	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	£7,513		
£8,095	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	£8,095		
£8,676	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	£8,676		
£9,257	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	£9,257		
£9,838	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	£9,838		
£10,420	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	£10,420		
£11,033	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	£11,033		

29 AFFORDABLE HOUSING VIABILITY ASSESSMENT

MODEL	Density - units/ha ->								Sales value per sq m
	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph	
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm	
E3.444	3,247,663	5,153,022	4,024,121	3,020,301	1,861,830	6,653,547	13,144,800	21,464,077	£3,444
E4.026	4,229,363	6,950,948	6,293,206	6,193,913	2,246,200	-	1,511,370	6,719,911	£4,026
E4.607	5,211,063	8,748,872	8,553,247	9,367,524	6,349,319	3,574,518	340,395	6,739,472	£4,607
E5.188	6,192,764	10,546,799	10,805,216	12,541,138	10,413,174	8,656,213	5,962,317	541,309	£5,188
E5.770	7,174,465	12,344,726	13,057,183	15,714,750	14,477,030	13,687,653	12,222,480	7,803,179	£5,770
E6.351	8,135,255	14,103,831	15,255,930	18,811,808	18,438,728	18,590,137	18,313,254	14,851,311	£6,351
E6.932	9,052,949	15,782,936	17,341,943	21,751,102	22,181,779	23,228,866	24,054,943	21,429,494	£6,932
E7.513	9,969,039	17,462,042	19,427,856	24,687,350	25,926,829	27,863,595	29,796,633	28,007,677	£7,513
E8.095	10,884,538	19,141,146	21,513,970	27,612,673	29,671,879	32,500,324	35,538,323	34,585,860	£8,095
E8.676	11,800,036	20,818,771	23,600,283	30,537,996	33,416,929	37,137,053	41,257,136	41,164,044	£8,676
E9.257	12,715,534	22,493,857	25,686,596	33,463,320	37,147,616	41,773,782	46,858,121	47,742,226	£9,257
E9.838	13,631,033	24,168,942	27,772,910	36,388,643	40,870,641	46,410,511	52,659,106	54,320,410	£9,838
E10.420	14,546,532	25,844,027	29,859,223	39,313,966	44,597,666	51,036,008	58,360,088	60,898,593	£10,420
E11.033	15,512,891	27,612,172	32,061,443	42,401,808	48,529,637	55,904,163	64,377,795	67,842,230	£11,033

All Hsg	30%
% SR	70%
% SO	30%
S106 (private)	£16,994 per unit
S106 (affordable)	£22,649 per unit
CSH (% uplift on Private)	11%
CSH (% uplift on All)	11%
Grant	No
Developer's profit	17%
EUV	0% change from base
Build costs	0% change from base

RLVs less existing use value **£14,352,000 per hectare** **£5,810,526 per acre** **Secondary offices**

Density - units/ha ->	Density - units/ha ->								Sales value per sq m
	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph	
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm	
E3.444	-11,104,337	-9,198,978	-10,327,879	-11,331,699	-16,213,830	-21,005,547	-27,496,800	-35,816,077	£3,444
E4.026	-10,122,637	-7,401,052	-8,058,794	-8,158,087	-15,863,370	-21,071,911	-28,453,774	-28,453,774	£4,026
E4.607	-9,140,936	-5,603,127	-5,798,752	-4,984,475	-8,002,690	-10,777,481	-14,892,394	-21,091,471	£4,607
E5.188	-8,159,236	-3,905,201	-3,546,794	-1,810,862	-3,938,628	-5,695,781	-8,399,683	-13,810,691	£5,188
E5.770	-7,177,535	-2,007,274	-1,294,817	-1,362,750	-125,030	-664,347	-2,129,520	-6,548,821	£5,770
E6.351	-6,216,745	-248,169	903,030	4,458,808	4,084,728	4,238,137	3,961,254	499,311	£6,351
E6.932	-5,299,050	1,430,936	2,989,343	7,399,102	7,829,779	8,874,866	9,702,943	7,077,494	£6,932
E7.513	-4,382,961	3,110,042	5,075,696	10,335,350	11,574,829	13,511,595	15,444,633	13,655,677	£7,513
E8.095	-3,467,462	4,789,146	7,161,970	13,260,673	15,310,879	18,148,324	21,186,323	20,233,860	£8,095
E8.676	-2,551,964	6,466,771	9,248,283	16,185,996	19,064,929	22,785,053	26,905,136	26,812,044	£8,676
E9.257	-1,636,466	8,141,857	11,334,596	19,111,320	22,795,616	27,421,782	32,606,121	33,390,226	£9,257
E9.838	-720,967	9,816,942	13,420,910	22,036,643	26,520,641	32,058,511	38,307,106	39,968,410	£9,838
E10.420	194,532	11,492,028	15,507,223	24,961,366	30,245,666	36,884,008	44,008,089	46,546,593	£10,420
E11.033	1,160,891	15,260,173	19,709,443	28,049,808	34,177,637	41,552,163	50,025,795	53,490,231	£11,033

Market value range 2010	
Market value range 2007	

RLVs less existing use value **£18,825,467 per hectare** **£7,621,647 per acre** **Existing residential**

Density - units/ha ->	Density - units/ha ->								Sales value per sq m
	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph	
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm	
E3.444	-15,577,804	-13,672,445	-14,801,346	-15,805,166	-20,687,297	-25,479,014	-31,970,267	-40,289,544	£3,444
E4.026	-14,596,104	-11,874,519	-12,532,261	-12,631,554	-16,579,267	-20,336,837	-25,545,378	-32,927,241	£4,026
E4.607	-13,614,403	-10,076,594	-10,272,219	-9,457,942	-12,476,147	-15,250,948	-19,165,861	-25,564,938	£4,607
E5.188	-12,632,703	-8,278,668	-8,020,251	-6,294,329	-8,412,293	-10,169,254	-12,863,150	-18,284,158	£5,188
E5.770	-11,651,002	-6,480,741	-5,768,284	-3,110,717	-4,348,437	-5,137,814	-6,602,987	-11,022,288	£5,770
E6.351	-10,680,212	-4,721,636	-3,570,437	-1,659	-388,738	-235,330	-512,213	-3,974,156	£6,351
E6.932	-9,772,517	-3,042,531	-1,484,124	2,925,635	3,356,312	4,401,399	5,229,476	2,604,027	£6,932
E7.513	-8,856,428	-1,363,425	602,189	5,861,883	7,101,362	9,038,128	10,971,166	9,182,210	£7,513
E8.095	-7,940,929	315,679	2,688,503	8,787,206	10,846,412	13,674,857	16,712,856	15,760,393	£8,095
E8.676	-7,025,431	1,993,304	4,774,816	11,712,629	14,591,462	18,311,586	22,431,666	22,338,977	£8,676
E9.257	-6,109,933	3,668,390	6,861,129	14,637,853	18,322,149	22,948,315	28,132,654	28,916,759	£9,257
E9.838	-5,194,434	5,343,475	8,947,443	17,563,176	22,047,174	27,585,044	33,833,639	35,494,943	£9,838
E10.420	-4,278,935	7,018,561	11,033,756	20,488,499	25,772,199	32,210,541	39,534,622	42,073,126	£10,420
E11.033	-3,312,576	8,786,706	13,235,976	23,576,341	29,704,170	37,078,696	45,552,328	49,016,764	£11,033

Market value range 2010	
Market value range 2007	

RLVs less existing use value **£7,534,800 per hectare** **£3,050,526 per acre** **Pubs/petrol stations**

Density - units/ha ->	Density - units/ha ->								Sales value per sq m
	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph	
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm	
E3.444	-4,287,137	-2,381,778	-3,510,679	-4,514,499	-9,396,630	-14,188,347	-20,679,600	-28,998,877	£3,444
E4.026	-3,305,437	-583,852	-1,241,894	-1,340,887	-5,288,600	-9,046,170	-14,254,711	-21,636,574	£4,026
E4.607	-2,323,736	-1,214,073	-1,018,448	-1,832,725	-1,185,480	-3,960,281	-7,875,194	-14,274,271	£4,607
E5.188	-1,342,036	-3,011,999	-3,270,416	-5,006,338	-2,878,374	-1,121,413	-1,572,483	-6,993,491	£5,188
E5.770	-360,335	4,809,926	5,522,383	8,179,950	6,942,230	6,152,853	4,687,680	268,379	£5,770
E6.351	600,455	5,659,031	7,720,230	11,277,008	10,901,928	11,055,337	10,778,454	7,316,511	£6,351
E6.932	1,518,150	8,248,136	9,806,543	14,216,302	14,646,979	15,692,066	16,520,143	13,894,894	£6,932
E7.513	2,434,239	9,927,242	11,892,856	17,152,550	18,392,029	20,328,795	22,811,833	20,472,877	£7,513
E8.095	3,349,738	11,606,346	13,979,170	20,077,873	22,137,079	24,965,524	28,003,523	27,051,060	£8,095
E8.676	4,265,236	13,283,971	16,065,483	23,003,196	25,882,129	29,602,253	33,722,336	33,629,244	£8,676
E9.257	5,180,734	14,959,057	18,151,796	25,928,520	29,612,816	34,238,982	39,423,321	40,207,426	£9,257
E9.838	6,096,233	16,834,142	20,238,110	28,853,843	33,337,841	38,875,711	45,124,306	46,785,510	£9,838
E10.420	7,011,732	18,399,228	22,324,423	31,779,166	37,062,866	43,501,208	50,825,289	53,363,793	£10,420
E11.033	7,978,091	20,077,373	24,526,643	34,867,008	40,994,837	48,369,363	56,842,995	60,307,431	£11,033

Market value range 2010	
Market value range 2007	

RLVs less existing use value **£1 per hectare** **£0 per acre** **LA Land (estate redevelopments)**

Density - units/ha ->	Density - units/ha ->								Sales value per sq m
	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph	
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm	
E3.444	3,247,662	5,153,021	4,024,120	3,020,300	1,861,831	6,653,548	13,144,801	21,464,078	£3,444
E4.026	4,229,362	6,950,947	6,293,205	6,193,912	2,246,199	-	1,511,371	6,719,912	£4,026
E4.607	5,211,063	8,748,872	8,553,247	9,367,524	6,349,319	3,574,518	340,395	6,739,472	£4,607
E5.188	6,192,764	10,546,798	10,805,215	12,541,137	10,413,173	8,656,212	5,962,316	541,308	£5,188
E5.770	7,174,464	12,344,725	13,057,182	15,714,749	14,477,029	13,687,652	12,222,478	7,803,178	£5,770
E6.351	8,135,254	14,103,830	15,255,929	18,811,807	18,438,727	18,590,136	18,313,253	14,851,310	£6,351
E6.932	9,052,949	15,782,935	17,341,942	21,751,101	22,181,778	23,228,865	24,054,942	21,429,493	£6,932
E7.513	9,969,038								

AFFORDABLE HOUSING VIABILITY ASSESSMENT

MODEL 29

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph	
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm	
Sales value psm									Sales value psm
£3,444	3,247,663	5,153,022	4,024,121	3,020,301	1,861,830	-6,653,547	13,144,800	-21,464,077	3,444
£4,026	4,229,363	6,950,948	6,293,206	6,193,913	2,246,200	-1,511,370	6,719,911	-14,101,774	4,026
£4,607	5,211,064	8,748,873	8,553,248	9,367,525	6,349,320	3,574,519	340,394	6,739,471	4,607
£5,188	6,192,764	10,546,799	10,805,216	12,541,138	10,413,174	8,656,213	5,962,317	541,309	5,188
£5,770	7,174,465	12,344,726	13,057,183	15,714,750	14,477,030	13,687,653	12,222,480	7,803,179	5,770
£6,351	8,156,255	14,103,831	15,255,030	18,811,808	18,456,728	18,590,137	18,313,254	14,851,311	6,351
£6,932	9,052,950	15,782,936	17,341,343	21,751,102	22,181,779	23,226,866	24,054,943	21,429,494	6,932
£7,513	9,969,039	17,462,042	19,427,656	24,687,350	25,926,829	27,863,595	29,796,633	28,007,677	7,513
£8,095	10,884,538	19,141,146	21,513,970	27,612,673	29,671,879	32,500,324	35,538,323	34,585,860	8,095
£8,676	11,800,036	20,818,771	23,600,283	30,537,996	33,416,939	37,137,053	41,257,136	41,164,044	8,676
£9,257	12,715,534	22,493,857	25,686,596	33,463,320	37,147,616	41,773,782	46,958,121	47,742,226	9,257
£9,838	13,631,033	24,168,942	27,772,910	36,388,643	40,872,641	46,410,511	52,659,106	54,320,410	9,838
£10,420	14,546,532	25,844,028	29,859,223	39,313,966	44,597,666	51,036,008	58,360,089	60,886,593	10,420
£11,033	15,512,891	27,612,173	32,061,443	42,401,808	48,529,637	55,904,163	64,377,795	67,842,231	11,033

Aff Hsg	30%
% SR	70%
% SO	30%
S106 (private)	£16,994 per unit
S106 (affordable)	£22,649 per unit
CIL	
CSH (% uplift on Private)	11%
CSH (% uplift on AH)	11%
Grant	No
Developer's profit	17%
EVV	0% change from base
Build costs	0% change from base

RLVs less existing use value **£14,352,000 per hectare** **£5,810,526 per acre** **Secondary offices**

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph			
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm			
Sales value psm									Sales value psm	Market value range 2010	Market value range 2007
£3,444	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	£3,444		
£4,026	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	£4,026		
£4,607	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	£4,607		
£5,188	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	£5,188		
£5,770	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	£5,770		
£6,351	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	£6,351		
£6,932	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	£6,932		
£7,513	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	£7,513		
£8,095	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	£8,095		
£8,676	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	£8,676		
£9,257	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	£9,257		
£9,838	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	£9,838		
£10,420	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	£10,420		
£11,033	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	£11,033		

RLVs less existing use value **£18,825,467 per hectare** **£7,621,647 per acre** **Existing residential**

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph			
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm			
Sales value psm									Sales value psm	Market value range 2010	Market value range 2007
£3,444	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	£3,444		
£4,026	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	£4,026		
£4,607	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	£4,607		
£5,188	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	£5,188		
£5,770	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	£5,770		
£6,351	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	£6,351		
£6,932	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	£6,932		
£7,513	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	£7,513		
£8,095	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	£8,095		
£8,676	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	£8,676		
£9,257	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	£9,257		
£9,838	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	£9,838		
£10,420	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	£10,420		
£11,033	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	£11,033		

RLVs less existing use value **£7,534,800 per hectare** **£3,050,526 per acre** **Pubs/petrol stations**

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph			
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm			
Sales value psm									Sales value psm	Market value range 2010	Market value range 2007
£3,444	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	£3,444		
£4,026	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	£4,026		
£4,607	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	£4,607		
£5,188	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	£5,188		
£5,770	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	£5,770		
£6,351	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	£6,351		
£6,932	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	£6,932		
£7,513	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	£7,513		
£8,095	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	£8,095		
£8,676	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	£8,676		
£9,257	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	£9,257		
£9,838	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	£9,838		
£10,420	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	£10,420		
£11,033	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	£11,033		

RLVs less existing use value **£1 per hectare** **£0 per acre** **LA Land (estate redevelopments)**

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph			
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm			
Sales value psm									Sales value psm	Market value range 2010	Market value range 2007
£3,444	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	£3,444		
£4,026	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	£4,026		
£4,607	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	£4,607		
£5,188	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	£5,188		
£5,770	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	£5,770		
£6,351	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	£6,351		
£6,932	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	£6,932		
£7,513	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	£7,513		
£8,095	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	£8,095		
£8,676	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	£8,676		
£9,257	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	£9,257		
£9,838	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	£9,838		
£10,420	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	£10,420		
£11,033	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	£11,033		

AFFORDABLE HOUSING VIABILITY ASSESSMENT

MODEL	Density - units/ha ->								Sales value per sq m
	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph	
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm	
Sales value per sq m									
£3.444	3,051,102	4,793,374	3,565,641	2,378,895	2,699,799	7,691,033	14,432,534	22,937,377	£3,444
£4.026	3,999,633	6,530,610	5,758,680	5,446,267	1,282,935	2,706,424	8,220,636	15,818,707	£4,026
£4.607	4,948,163	8,267,845	7,947,036	8,513,640	5,253,969	2,212,534	2,030,712	8,700,036	£4,607
£5.188	5,896,694	10,005,080	10,123,594	11,581,013	9,189,131	7,129,051	4,084,705	1,632,632	£5,188
£5.770	6,845,225	11,742,315	12,300,153	14,648,386	13,117,622	12,004,577	10,137,338	5,388,949	£5,770
£6.351	7,772,845	13,440,730	14,422,590	17,639,205	16,941,958	16,739,468	16,020,580	12,209,969	£6,351
£6.932	8,657,371	15,059,145	16,433,495	20,472,259	20,551,644	21,208,604	21,554,738	15,654,773	£6,932
£7.513	9,541,316	16,677,560	18,444,399	23,305,312	24,161,332	25,677,741	27,088,898	24,905,192	£7,513
£8.095	10,423,724	18,295,974	20,455,304	26,128,383	27,771,019	30,146,878	32,623,056	31,245,610	£8,095
£8.676	11,306,132	19,914,389	22,466,208	28,947,971	31,380,705	34,616,014	38,156,299	37,586,027	£8,676
£9.257	12,189,541	21,529,618	24,477,112	31,767,561	34,987,556	39,085,150	43,651,224	43,926,445	£9,257
£9.838	13,070,949	23,144,157	26,488,017	34,587,150	38,577,942	43,554,287	49,146,148	50,266,862	£9,838
£10.420	13,953,357	24,758,697	28,498,921	37,406,738	42,168,327	48,023,423	54,641,074	56,607,279	£10,420
£11.033	14,884,788	26,462,934	30,621,542	40,382,970	45,958,179	52,720,453	60,441,271	63,299,943	£11,033

All Hsg	30%
% SR	70%
% SO	30%
S106 (private)	£16,994 per unit
S106 (affordable)	£22,649 per unit
CSH (% uplift on Private)	11%
CSH (% uplift on AH)	11%
Grant	No
Developer's profit	20%
EUV	0% change from base
Build costs	0% change from base

RLVs less existing use value £14,352,000 per hectare
£5,810,526 per acre Secondary offices

Density - units/ha ->	Density - units/ha ->								Sales value per sq m
	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph	
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm	
Sales value per sq m									
£3.444	11,300,898	9,558,626	10,786,459	11,973,105	17,051,799	22,043,033	28,784,533	37,289,377	£3,444
£4.026	10,352,367	7,821,390	8,593,320	8,905,733	13,069,065	17,058,424	22,572,636	30,170,707	£4,026
£4.607	9,403,837	6,094,155	6,404,964	5,938,360	9,098,031	12,139,466	16,382,712	23,052,036	£4,607
£5.188	8,455,306	4,346,920	4,228,436	2,770,367	5,162,869	7,222,949	10,267,295	15,984,632	£5,188
£5.770	7,506,775	2,609,685	2,051,847	296,386	1,234,378	2,347,423	4,214,662	6,963,051	£5,770
£6.351	6,579,155	911,270	70,590	3,287,205	2,589,958	2,387,468	1,668,580	2,142,031	£6,351
£6.932	5,694,629	707,145	2,081,495	6,120,259	6,199,644	6,856,604	7,202,739	4,212,775	£6,932
£7.513	4,810,694	2,325,560	4,092,399	8,953,312	9,809,332	11,325,741	12,736,898	10,553,192	£7,513
£8.095	3,929,276	3,943,974	8,103,304	11,776,383	13,410,019	15,794,876	18,271,056	16,893,610	£8,095
£8.676	3,045,868	5,562,389	8,114,208	14,595,971	17,028,705	20,264,014	23,804,299	23,234,027	£8,676
£9.257	2,163,459	7,177,618	10,125,112	17,415,561	20,635,556	24,733,150	29,299,224	29,574,445	£9,257
£9.838	1,281,051	8,792,157	12,136,017	20,235,150	24,225,942	29,202,287	34,794,149	35,914,862	£9,838
£10.420	398,643	10,406,697	14,146,921	23,054,738	27,816,327	33,671,423	40,289,074	42,255,279	£10,420
£11.033	532,763	12,110,934	16,269,542	26,030,970	31,606,179	38,368,453	46,089,271	48,947,943	£11,033

Market value range 2010	
Market value range 2007	

RLVs less existing use value £18,825,467 per hectare
£7,621,647 per acre Existing residential

Density - units/ha ->	Density - units/ha ->								Sales value per sq m
	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph	
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm	
Sales value per sq m									
£3.444	15,774,365	14,032,093	15,259,926	16,446,572	21,525,266	26,516,500	33,258,000	41,762,844	£3,444
£4.026	14,825,834	12,294,857	13,066,787	13,379,200	17,542,532	21,531,891	27,046,103	34,644,174	£4,026
£4.607	13,877,304	10,557,622	10,878,431	10,311,827	13,571,498	16,612,933	20,856,179	27,525,503	£4,607
£5.188	12,928,773	8,820,387	8,701,873	7,244,454	9,636,336	11,696,416	14,740,762	20,458,099	£5,188
£5.770	11,980,242	7,083,152	6,525,314	4,177,081	5,707,845	6,820,890	8,688,129	13,436,518	£5,770
£6.351	11,052,622	5,384,737	4,402,877	1,186,262	1,883,509	2,085,899	2,804,887	6,615,498	£6,351
£6.932	10,168,096	3,766,322	2,391,972	1,646,792	1,726,177	2,383,137	2,729,272	2,609,692	£6,932
£7.513	9,284,151	2,147,907	381,068	4,479,845	5,335,865	6,852,274	8,263,431	6,079,725	£7,513
£8.095	8,401,743	529,493	1,629,837	7,302,916	8,945,552	11,321,411	13,797,589	12,420,143	£8,095
£8.676	7,519,335	1,088,922	3,640,741	10,122,504	12,555,238	15,798,547	19,330,832	18,760,560	£8,676
£9.257	6,638,926	2,704,151	5,651,645	12,942,094	16,162,089	20,259,683	24,825,757	25,100,978	£9,257
£9.838	5,754,518	4,318,690	7,662,550	15,761,683	19,752,475	24,728,820	30,320,682	31,441,395	£9,838
£10.420	4,872,110	5,933,230	9,673,454	18,581,271	23,342,860	29,197,956	35,815,607	37,781,812	£10,420
£11.033	3,940,679	7,637,467	11,796,075	21,557,503	27,132,712	33,894,986	41,615,804	44,474,476	£11,033

Market value range 2010	
Market value range 2007	

RLVs less existing use value £7,534,800 per hectare
£3,050,526 per acre Pubs/petrol stations

Density - units/ha ->	Density - units/ha ->								Sales value per sq m
	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph	
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm	
Sales value per sq m									
£3.444	4,483,698	2,741,426	3,969,259	5,155,905	10,234,599	15,225,833	21,967,333	30,472,177	£3,444
£4.026	3,535,167	1,004,190	1,776,120	2,088,533	6,251,865	10,241,224	15,755,436	23,353,507	£4,026
£4.607	2,586,637	733,045	412,236	978,840	2,280,631	5,322,266	9,565,512	16,234,836	£4,607
£5.188	1,638,160	2,470,280	2,588,794	4,046,213	1,654,331	4,055,749	3,450,095	1,917,432	£5,188
£5.770	688,575	4,207,515	4,765,353	7,113,586	5,882,822	4,469,777	2,602,538	2,145,851	£5,770
£6.351	238,045	5,905,930	6,887,790	10,104,405	9,407,158	9,204,668	8,485,780	4,675,169	£6,351
£6.932	1,122,571	7,524,345	8,898,695	12,937,459	13,016,844	13,673,804	14,019,939	11,029,975	£6,932
£7.513	2,006,516	9,142,760	10,909,599	15,770,512	16,626,532	18,142,941	19,554,088	17,370,392	£7,513
£8.095	2,888,924	10,761,174	12,920,504	18,593,583	20,236,219	22,612,078	25,088,256	23,710,810	£8,095
£8.676	3,771,332	12,379,589	14,931,408	21,413,171	23,845,905	27,081,214	30,621,499	30,051,227	£8,676
£9.257	4,653,741	13,994,818	16,942,312	24,232,761	27,452,756	31,550,350	36,116,424	36,391,645	£9,257
£9.838	5,536,149	15,809,397	18,953,217	27,052,350	31,043,142	36,019,487	41,611,349	42,732,062	£9,838
£10.420	6,418,557	17,223,897	20,984,121	29,871,938	34,633,627	40,488,623	47,106,274	49,072,979	£10,420
£11.033	7,349,988	18,928,134	23,086,742	32,848,170	38,423,379	45,185,653	52,906,471	55,765,143	£11,033

Market value range 2010	
Market value range 2007	

RLVs less existing use value £1 per hectare
£0 per acre LA Land (estate redevelopments)

Density - units/ha ->	Density - units/ha ->								Sales value per sq m
	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph	
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm	
Sales value per sq m									
£3.444	3,051,101	4,793,373	3,565,640	2,378,894	2,699,800	7,691,034	14,432,534	22,937,378	£3,444
£4.026	3,999,632	6,530,609	5,758,679	5,446,266	1,282,934	2,706,425	8,220,637	15,818,708	£4,026
£4.607	4,948,162	8,267,844	7,947,035	8,513,639	5,253,968	2,212,533	2,030,713	8,700,037	£4,607
£5.188	5,896,693	10,005,079	10,123,593	11,581,012	9,189,130	7,129,050	4,084,704	1,632,633	£5,188
£5.770	6,845,224	11,742,314	12,300,152	14,648,385	13,117,621	12,004,576	10,137,337	5,388,948	£5,770
£6.351	7,772,8								

AFFORDABLE HOUSING VIABILITY ASSESSMENT

MODEL 30

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph	
Build costs ->									
Sales value psm									
	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm	Sales value psm
£3,444	3,051,102	4,793,374	3,565,541	2,378,895	- 2,699,799	- 7,691,033	14,432,533	- 22,937,377	3,444
£4,026	3,999,633	6,530,610	5,758,680	5,446,267	1,282,935	- 2,706,424	8,220,636	- 15,818,707	4,026
£4,607	4,948,163	8,267,845	7,947,036	8,513,640	5,253,969	2,212,534	2,030,712	- 8,700,036	4,607
£5,188	5,896,694	10,005,080	10,123,594	11,581,013	9,189,131	7,129,051	4,084,705	- 1,632,832	5,188
£5,770	6,845,225	11,742,315	12,300,153	14,648,386	13,117,622	12,004,577	10,137,338	- 5,388,949	5,770
£6,351	7,772,845	13,440,730	14,422,590	17,638,205	16,941,858	16,738,468	16,020,580	12,209,969	6,351
£6,932	8,657,371	15,059,145	16,433,495	20,472,259	20,551,644	21,208,604	21,554,738	18,564,775	6,932
£7,513	9,541,316	16,677,560	18,444,399	23,305,312	24,161,332	25,677,741	27,088,898	24,905,192	7,513
£8,095	10,423,724	18,295,974	20,455,304	26,128,383	27,771,019	30,146,878	32,623,056	31,245,610	8,095
£8,676	11,306,132	19,914,389	22,466,206	28,947,971	31,380,705	34,616,014	38,156,299	37,586,027	8,676
£9,257	12,188,541	21,529,618	24,477,112	31,767,561	34,987,556	39,085,150	43,651,224	43,326,445	9,257
£9,838	13,070,949	23,144,157	26,488,017	34,587,150	38,577,942	43,554,287	49,146,149	50,266,862	9,838
£10,420	13,953,357	24,758,697	28,498,821	37,406,738	42,168,327	48,023,423	54,641,074	56,607,279	10,420
£11,033	14,884,788	26,462,934	30,621,542	40,382,970	45,958,179	52,720,453	60,441,271	63,299,943	11,033

Aff Hsg	30%
% SR	70%
% SO	30%
S106 (private)	£16,994 per unit
S106 (affordable)	£22,649 per unit
CIL	
CSH (% uplift on Private)	11%
CSH (% uplift on AH)	11%
Grant	No
Developer's profit	20%
EVV	0% change from base
Build costs	0% change from base

RLVs less existing use value **£14,352,000 per hectare** **£5,810,526 per acre** **Secondary offices**

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph			
Build costs ->											
Sales value psm											
	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm	Sales value psm	Market value range 2010	Market value range 2007
£3,444	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£3,444		
£4,026	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£4,026		
£4,607	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£4,607		
£5,188	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£5,188		
£5,770	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£5,770		
£6,351	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£6,351		
£6,932	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£6,932		
£7,513	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£7,513		
£8,095	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£8,095		
£8,676	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£8,676		
£9,257	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£9,257		
£9,838	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£9,838		
£10,420	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£10,420		
£11,033	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£11,033		

RLVs less existing use value **£18,825,467 per hectare** **£7,621,647 per acre** **Existing residential**

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph			
Build costs ->											
Sales value psm											
	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm	Sales value psm	Market value range 2010	Market value range 2007
£3,444	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£3,444		
£4,026	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£4,026		
£4,607	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£4,607		
£5,188	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£5,188		
£5,770	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£5,770		
£6,351	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£6,351		
£6,932	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£6,932		
£7,513	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£7,513		
£8,095	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£8,095		
£8,676	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£8,676		
£9,257	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£9,257		
£9,838	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£9,838		
£10,420	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£10,420		
£11,033	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£11,033		

RLVs less existing use value **£7,534,800 per hectare** **£3,050,526 per acre** **Pubs/petrol stations**

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph			
Build costs ->											
Sales value psm											
	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm	Sales value psm	Market value range 2010	Market value range 2007
£3,444	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£3,444		
£4,026	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£4,026		
£4,607	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£4,607		
£5,188	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£5,188		
£5,770	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£5,770		
£6,351	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£6,351		
£6,932	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£6,932		
£7,513	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£7,513		
£8,095	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£8,095		
£8,676	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£8,676		
£9,257	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£9,257		
£9,838	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£9,838		
£10,420	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£10,420		
£11,033	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£11,033		

RLVs less existing use value **£1 per hectare** **£0 per acre** **LA Land (estate redevelopments)**

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph			
Build costs ->											
Sales value psm											
	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm	Sales value psm	Market value range 2010	Market value range 2007
£3,444	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£3,444		
£4,026	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£4,026		
£4,607	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£4,607		
£5,188	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£5,188		
£5,770	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£5,770		
£6,351	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£6,351		
£6,932	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£6,932		
£7,513	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£7,513		
£8,095	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£8,095		
£8,676	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£8,676		
£9,257	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£9,257		
£9,838	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£9,838		
£10,420	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£10,420		
£11,033	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£11,033		

31 AFFORDABLE HOUSING VIABILITY ASSESSMENT

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm
Sales value per sq m								
£3.444	3,665,622	5,943,467	5,415,951	4,996,351	910,916	3,157,030	8,493,236	15,750,746
£4.026	4,668,658	7,781,000	7,731,093	8,248,070	5,126,431	2,076,778	1,906,136	8,181,171
£4.607	5,671,692	9,618,533	10,038,278	11,499,788	9,300,939	7,295,988	4,589,780	663,539
£5.188	6,674,728	11,456,066	12,345,464	14,751,507	13,471,062	12,464,029	11,022,769	6,802,961
£5.770	7,676,840	13,293,599	14,652,650	18,003,226	17,641,185	17,627,038	17,455,757	14,255,128
£6.351	8,649,065	15,079,372	16,887,874	21,148,556	21,672,433	22,618,107	23,662,892	21,377,467
£6.932	9,564,564	16,766,693	18,973,988	24,073,879	25,417,483	27,254,836	29,404,562	27,955,650
£7.513	10,480,062	18,431,779	21,060,301	26,999,202	29,162,533	31,891,565	35,139,296	34,533,833
£8.095	11,395,560	20,106,863	23,146,614	29,924,526	32,893,234	36,528,294	40,840,280	41,112,017
£8.676	12,311,059	21,781,949	25,232,928	32,849,849	36,618,260	41,165,023	46,541,265	47,690,200
£9.257	13,226,558	23,457,034	27,319,241	35,775,172	40,343,285	45,790,248	52,242,248	54,268,383
£9.838	14,142,055	25,132,120	29,405,553	38,700,495	44,068,308	50,402,184	57,943,233	60,846,565
£10.420	15,057,554	26,807,205	31,491,866	41,625,819	47,793,335	55,014,121	63,644,216	67,417,350
£11.033	16,023,915	28,575,350	33,694,088	44,713,660	51,725,307	59,882,276	69,661,923	74,323,858

All Hsq	30%
% SR	60%
% SO	40%
S106 (private)	£4,015 per unit
S106 (affordable)	£8,717 per unit
CSH (% uplift on Private)	11%
CSH (% uplift on AH)	11%
Grant	No
Developer's profit	17%
EUV	0% change from base
Build costs	0% change from base

RLVs less existing use value **£14,352,000 per hectare** **£5,810,526 per acre** **Secondary offices**

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm
Sales value per sq m								
£3.444	- 10,686,378	- 8,408,533	- 8,936,049	- 9,355,649	- 13,441,084	- 17,509,030	22,845,235	30,102,746
£4.026	- 9,683,342	- 6,571,000	- 6,620,907	- 6,103,930	- 9,225,569	- 12,275,222	16,258,136	22,533,170
£4.607	- 8,680,307	- 4,733,467	- 4,313,722	- 2,852,212	- 5,051,061	- 7,056,012	9,762,219	15,015,538
£5.188	- 7,677,272	- 2,895,934	- 2,006,536	- 999,507	- 880,638	- 1,887,971	3,329,231	7,549,039
£5.770	- 6,675,160	- 1,058,401	- 300,650	- 3,651,226	- 3,289,185	- 3,275,038	3,103,757	96,872
£6.351	- 5,702,935	727,372	2,535,674	6,796,556	7,320,433	8,266,107	9,310,892	7,025,467
£6.932	- 4,787,436	2,404,693	4,621,988	9,721,879	11,065,483	12,902,836	15,052,582	13,603,650
£7.513	- 3,871,938	4,079,779	6,708,301	12,647,202	14,810,533	17,539,565	20,787,295	20,181,833
£8.095	- 2,956,440	5,754,863	8,704,614	15,572,526	18,541,234	22,176,294	26,488,280	26,780,017
£8.676	- 2,040,941	7,429,949	10,880,928	18,497,849	22,266,260	26,813,023	32,189,265	33,338,200
£9.257	- 1,125,442	9,105,034	12,967,241	21,423,172	25,991,285	31,438,248	37,890,249	39,916,383
£9.838	- 209,944	10,780,120	15,053,554	24,348,496	29,716,309	36,050,185	43,591,234	46,494,566
£10.420	705,554	12,455,205	17,139,867	27,273,819	33,441,335	40,662,121	49,292,217	53,069,350
£11.033	1,671,915	14,223,350	19,342,088	30,361,660	37,373,307	45,530,276	55,309,923	59,971,659

Market value range 2010	
Market value range 2007	

RLVs less existing use value **£18,825,467 per hectare** **£7,621,647 per acre** **Existing residential**

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm
Sales value per sq m								
£3.444	- 15,159,845	- 12,882,000	- 13,409,516	- 13,829,116	- 17,914,551	- 21,982,497	27,318,702	34,576,213
£4.026	- 14,156,809	- 11,044,467	- 11,094,374	- 10,577,397	- 13,699,036	- 16,748,689	20,731,603	27,006,637
£4.607	- 13,153,774	- 9,206,934	- 8,787,189	- 7,325,679	- 9,524,528	- 11,529,479	14,235,686	19,489,005
£5.188	- 12,150,739	- 7,369,401	- 6,480,003	- 4,073,960	- 5,354,405	- 6,361,438	7,802,698	12,022,506
£5.770	- 11,146,627	- 5,531,868	- 4,172,817	- 822,241	- 1,184,232	- 1,198,429	1,369,710	4,570,338
£6.351	- 10,176,402	- 3,746,095	- 1,937,793	- 2,323,089	- 2,846,966	- 3,792,640	4,837,425	2,552,000
£6.932	- 9,260,903	- 2,068,774	- 148,521	- 5,248,412	- 6,592,016	- 8,429,369	10,579,115	9,130,183
£7.513	- 8,345,405	- 393,688	2,234,834	8,173,735	10,337,066	13,066,098	16,313,829	15,708,366
£8.095	- 7,429,907	1,281,396	4,321,147	11,099,059	14,067,767	17,702,827	22,014,813	22,286,550
£8.676	- 6,514,408	2,956,482	6,407,461	14,024,382	17,792,733	22,339,556	27,715,788	28,854,733
£9.257	- 5,598,900	4,631,567	8,493,774	16,949,705	21,517,818	26,964,781	33,416,782	35,442,916
£9.838	- 4,683,411	6,306,653	10,580,087	19,875,029	25,242,842	31,576,718	39,117,767	42,021,099
£10.420	- 3,767,913	7,981,738	12,666,400	22,800,352	28,967,868	36,188,654	44,818,750	48,581,883
£11.033	- 2,801,552	9,749,883	14,868,621	25,888,193	32,899,840	41,056,809	50,836,456	55,498,392

Market value range 2010	
Market value range 2007	

RLVs less existing use value **£7,534,800 per hectare** **£3,050,526 per acre** **Pubs/petrol stations**

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm
Sales value per sq m								
£3.444	- 3,869,178	- 1,591,333	- 2,118,849	- 2,538,449	- 6,623,884	- 10,691,830	16,028,035	23,285,546
£4.026	- 2,866,142	- 246,200	- 196,293	- 713,270	- 2,408,369	- 5,458,022	9,440,936	15,715,970
£4.607	- 1,863,107	- 2,093,733	- 2,593,478	- 3,964,988	- 1,766,139	- 2,388,812	2,945,019	8,198,338
£5.188	- 860,072	- 3,921,266	- 4,810,664	- 7,216,707	- 5,936,262	- 4,929,229	3,487,969	731,839
£5.770	142,400	- 5,758,799	- 7,117,850	- 10,468,426	- 10,106,385	- 10,092,238	9,920,957	6,720,328
£6.351	1,114,265	- 7,544,572	- 9,352,874	- 13,613,756	- 14,137,633	- 15,083,307	16,128,092	13,842,667
£6.932	2,029,764	- 9,221,893	- 11,439,188	- 16,539,079	- 17,882,683	- 19,720,036	21,869,782	20,420,850
£7.513	2,945,262	- 10,896,979	- 13,525,501	- 19,464,402	- 21,627,733	- 24,356,765	27,604,496	26,989,033
£8.095	3,860,760	- 12,572,063	- 15,611,814	- 22,389,726	- 25,358,434	- 28,993,494	33,305,480	33,577,217
£8.676	4,776,259	- 14,247,149	- 17,698,128	- 25,315,049	- 29,083,640	- 33,630,223	39,006,465	40,155,400
£9.257	5,691,758	- 15,922,234	- 19,784,441	- 28,240,372	- 32,808,485	- 38,255,448	44,707,449	46,733,583
£9.838	6,607,256	- 17,597,320	- 21,870,734	- 31,165,696	- 36,533,509	- 42,867,385	50,408,434	53,311,786
£10.420	7,522,754	- 19,272,405	- 23,957,867	- 34,091,019	- 40,259,635	- 47,479,321	58,109,417	59,882,550
£11.033	8,489,115	- 21,040,550	- 26,159,288	- 37,178,860	- 44,190,507	- 52,347,476	62,127,123	66,789,059

Market value range 2010	
Market value range 2007	

RLVs less existing use value **£1 per hectare** **£0 per acre** **LA Land (estate redevelopments)**

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm
Sales value per sq m								
£3.444	3,665,621	5,943,466	5,415,950	4,996,350	910,915	3,157,031	8,493,236	15,750,747
£4.026	4,668,657	7,780,999	7,731,092	8,248,069	5,126,430	2,076,777	1,906,137	8,181,171
£4.607	5,671,692	9,618,532	10,038,277	11,499,787	9,300,938	7,295,987	4,589,780	663,539
£5.188	6,674,727	11,456,065	12,345,463	14,751,506	13,471,061	12,464,028	11,022,768	6,802,960
£5.770	7,676,839	13,293,598	14,652,649	18,003,225	17,641,184	17,627,037	17,455,756	14,255,127
£6.351	8,649,064	15,079,371	16,887,873	21,148,555	21,672,432	22,618,106	23,662,891	21,377,466
£6.932	9,564,563	16,766,692	18,973,987	24,073,878	25,417,482	27,254,835	29,404,561	27,955,649
£7.513	10,480,061	18,431,778	21,060,300	26,999,201	29,162,532	31,891,564	35,139,295	34,533,832
£8.095	11,395,559	20,106,862	23,146,613	29,924,525	32,893,233	36,528,293	40,840,279	41,112,016
£8.676	12,311,058	21,781,948	25,232,927	32,849,848	36,618,259	41,165,022	46,541,264	47,690,199
£9.257	13,226,557	23,457,033	27,319,240	35,775,171	40,343,284	45,790,247	52,242,247	54,268,382
£9.838								

MODEL 31

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm
Sales value psm								
£3,444	3,665,622	5,943,467	5,415,951	4,996,351	910,916	- 3,157,030	8,493,235	15,750,746
£4,026	4,668,658	7,781,000	7,731,093	8,248,070	5,126,431	2,076,778	1,906,136	8,181,170
£4,607	5,671,693	9,618,533	10,038,278	11,499,788	9,300,939	7,295,988	4,589,781	6,633,538
£5,188	6,674,728	11,456,068	12,345,464	14,751,507	13,471,062	12,464,029	11,022,769	6,802,961
£5,770	7,678,840	13,293,599	14,652,850	18,003,226	17,641,185	17,627,038	17,455,757	14,255,128
£6,351	8,649,065	15,079,372	16,887,674	21,148,556	21,672,433	22,818,107	23,682,882	21,377,467
£6,932	9,564,564	16,756,693	18,973,988	24,073,879	25,417,483	27,254,836	29,404,582	27,955,650
£7,513	10,480,062	18,431,779	21,060,301	26,999,202	29,162,533	31,891,565	35,139,296	34,533,833
£8,095	11,395,560	20,106,863	23,146,614	29,924,526	32,893,234	36,528,294	40,840,280	41,112,017
£8,676	12,311,059	21,781,949	25,232,928	32,849,849	36,618,260	41,165,023	46,541,265	47,690,200
£9,257	13,226,558	23,457,034	27,319,241	35,775,172	40,343,285	45,790,248	52,242,249	54,268,383
£9,838	14,142,056	25,132,120	29,405,554	38,700,496	44,068,309	50,402,185	57,943,234	60,846,566
£10,420	15,057,554	26,807,205	31,491,867	41,625,819	47,793,335	55,014,121	63,644,217	67,417,350
£11,033	16,023,915	28,575,350	33,694,088	44,713,660	51,725,307	59,882,276	69,661,923	74,323,859

Aff Hsg	30%
% SR	60%
% SO	40%
S106 (private)	£4,015 per unit
S106 (affordable)	£8,717 per unit
CIL	
CSH (% uplift on Private)	11%
CSH (% uplift on AH)	11%
Grant	No
Developer's profit	17%
EVV	0% change from base
Build costs	0% change from base

RLVs less existing use value **£14,352,000 per hectare** **£5,810,526 per acre** **Secondary offices**

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph	Sales value psm	Market value range 2010	Market value range 2007
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm			
£3,444	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£3,444		
£4,026	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£4,026			
£4,607	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£4,607			
£5,188	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£5,188			
£5,770	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£5,770			
£6,351	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£6,351			
£6,932	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£6,932			
£7,513	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£7,513			
£8,095	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£8,095			
£8,676	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£8,676			
£9,257	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£9,257			
£9,838	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£9,838			
£10,420	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£10,420			
£11,033	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£11,033			

RLVs less existing use value **£18,825,467 per hectare** **£7,621,647 per acre** **Existing residential**

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph	Sales value psm	Market value range 2010	Market value range 2007
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm			
£3,444	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£3,444		
£4,026	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£4,026			
£4,607	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£4,607			
£5,188	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£5,188			
£5,770	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£5,770			
£6,351	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£6,351			
£6,932	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£6,932			
£7,513	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£7,513			
£8,095	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£8,095			
£8,676	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£8,676			
£9,257	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£9,257			
£9,838	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£9,838			
£10,420	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£10,420			
£11,033	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£11,033			

RLVs less existing use value **£7,534,800 per hectare** **£3,050,526 per acre** **Pubs/petrol stations**

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph	Sales value psm	Market value range 2010	Market value range 2007
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm			
£3,444	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£3,444		
£4,026	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£4,026			
£4,607	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£4,607			
£5,188	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£5,188			
£5,770	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£5,770			
£6,351	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£6,351			
£6,932	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£6,932			
£7,513	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£7,513			
£8,095	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£8,095			
£8,676	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£8,676			
£9,257	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£9,257			
£9,838	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£9,838			
£10,420	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£10,420			
£11,033	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£11,033			

RLVs less existing use value **£1 per hectare** **£0 per acre** **LA Land (estate redevelopments)**

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph	Sales value psm	Market value range 2010	Market value range 2007
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm			
£3,444	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£3,444		
£4,026	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£4,026			
£4,607	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£4,607			
£5,188	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£5,188			
£5,770	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£5,770			
£6,351	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£6,351			
£6,932	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£6,932			
£7,513	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£7,513			
£8,095	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£8,095			
£8,676	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£8,676			
£9,257	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£9,257			
£9,838	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£9,838			
£10,420	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£10,420			
£11,033	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£11,033			

AFFORDABLE HOUSING VIABILITY ASSESSMENT

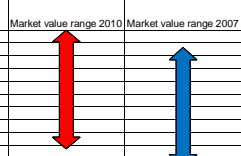
MODEL 32

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph	
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm	Sales value per sqm
£3.444	3,469,061	5,583,820	4,957,371	4,354,946	84,450	4,194,515	9,780,969	17,224,046	£3,444
£4.026	4,438,926	7,360,662	7,200,289	7,500,424	4,163,166	884,164	3,391,696	9,898,103	£4,026
£4.607	5,408,793	9,137,505	9,432,066	10,645,903	8,212,258	5,934,002	2,916,284	2,597,191	£4,607
£5.188	6,378,658	10,914,347	11,663,843	13,791,383	12,247,017	10,948,546	9,145,158	4,629,021	£5,188
£5.770	7,348,388	12,691,189	13,895,620	16,936,862	16,281,777	15,943,962	15,370,615	11,855,232	£5,770
£6.351	8,287,523	14,416,272	16,055,235	19,980,269	20,177,662	20,767,439	21,370,219	16,750,513	£6,351
£6.932	9,169,931	16,034,636	18,066,140	22,801,658	23,787,349	25,236,575	26,904,377	25,090,932	£6,932
£7.513	10,052,339	17,649,175	20,077,044	25,620,647	27,397,037	29,705,711	32,438,536	31,431,349	£7,513
£8.095	10,934,747	19,263,715	22,087,948	28,440,235	31,002,454	34,174,847	37,945,503	37,771,766	£8,095
£8.676	11,817,155	20,878,255	24,098,852	31,259,824	34,592,839	38,643,984	43,440,427	44,112,184	£8,676
£9.257	12,699,564	22,492,795	26,109,757	34,079,413	38,193,224	43,113,121	48,935,352	50,452,601	£9,257
£9.838	13,581,972	24,107,335	28,120,662	36,899,002	41,773,610	47,561,129	54,430,277	56,793,019	£9,838
£10.420	14,464,381	25,721,875	30,131,566	39,718,591	45,363,996	52,006,368	59,925,202	63,133,436	£10,420
£11.033	15,395,811	27,426,112	32,254,187	42,694,823	49,153,848	56,698,565	65,725,400	69,805,704	£11,033

All Hsg	30%
% SR	60%
% SO	40%
S106 (private)	£4,015 per unit
S106 (affordable)	£8,717 per unit
CSH (% uplift on Private)	11%
CSH (% uplift on AH)	11%
Grant	No
Developer's profit	20%
EUV	0% change from base
Build costs	0% change from base

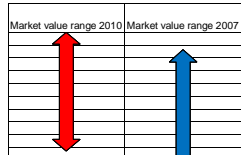
RLVs less existing use value **£14,352,000 per hectare** **£5,810,526 per acre** **Secondary offices**

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph	
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm	Sales value per sqm
£3.444	-10,882,939	-8,768,180	-9,394,629	-9,997,054	-14,267,550	-18,546,515	-24,132,969	-31,576,046	£3,444
£4.026	-9,913,074	-6,991,338	-7,151,711	-6,851,576	-10,188,834	-13,467,836	-17,743,696	-24,250,103	£4,026
£4.607	-8,943,207	-5,214,495	-4,919,934	-3,706,097	-6,139,742	-8,417,997	-11,435,716	-16,949,191	£4,607
£5.188	-7,973,342	-3,437,653	-2,688,157	-560,617	-2,104,983	-3,403,454	-5,206,842	-9,722,979	£5,188
£5.770	-7,003,612	-1,660,811	-456,380	-2,584,862	-1,929,777	-1,591,962	-1,018,615	-2,496,768	£5,770
£6.351	-6,064,477	-64,272	-1,703,235	-5,628,269	-5,825,662	-6,415,439	-7,018,219	-4,398,513	£6,351
£6.932	-5,182,069	-1,682,635	-3,714,140	-8,449,058	-9,435,349	-10,884,575	-12,552,377	-10,738,932	£6,932
£7.513	-4,299,661	-3,297,175	-5,725,044	-11,268,647	-13,045,037	-15,353,711	-18,086,536	-17,079,349	£7,513
£8.095	-3,417,253	-4,911,715	-7,735,948	-14,088,235	-16,650,454	-19,822,847	-23,993,503	-23,419,766	£8,095
£8.676	-2,534,845	-6,526,255	-9,746,852	-16,907,824	-20,240,839	-24,291,984	-29,088,427	-29,760,184	£8,676
£9.257	-1,652,436	-8,140,795	-11,757,757	-19,727,413	-23,831,224	-28,761,121	-34,583,352	-36,100,601	£9,257
£9.838	-770,028	-9,755,335	-13,768,662	-22,547,002	-27,421,610	-33,209,129	-40,078,277	-42,441,019	£9,838
£10.420	-112,381	-11,369,875	-15,779,586	-25,366,391	-31,011,996	-37,654,368	-45,573,202	-48,781,436	£10,420
£11.033	1,043,811	-15,074,112	-17,902,187	-28,542,823	-34,801,648	-42,346,565	-51,373,400	-55,453,704	£11,033



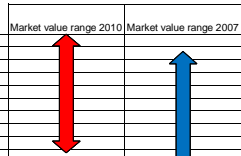
RLVs less existing use value **£18,825,467 per hectare** **£7,621,647 per acre** **Existing residential**

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph	
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm	Sales value per sqm
£3.444	-15,356,406	-13,241,647	-13,868,096	-14,470,521	-18,741,017	-23,019,982	-28,606,436	-36,049,513	£3,444
£4.026	-14,386,514	-11,464,805	-11,625,178	-11,325,043	-14,662,301	-17,941,303	-22,217,163	-28,723,570	£4,026
£4.607	-13,416,674	-9,687,062	-9,933,401	-8,179,564	-10,613,209	-12,891,464	-15,909,183	-21,422,658	£4,607
£5.188	-12,446,809	-7,911,120	-7,161,624	-5,034,084	-6,578,450	-7,876,921	-9,680,309	-14,196,446	£5,188
£5.770	-11,477,079	-6,134,278	-4,929,847	-1,868,605	-2,543,690	-2,881,505	-3,454,852	-6,970,235	£5,770
£6.351	-10,507,944	-4,409,185	-3,770,232	-1,154,802	-1,352,195	-1,941,872	-2,544,752	-74,854	£6,351
£6.932	-9,535,536	-2,790,832	-759,327	-3,975,591	-4,961,882	-6,411,108	-8,078,910	-6,265,465	£6,932
£7.513	-8,773,128	-1,176,292	-1,251,577	-6,795,180	-8,571,570	-10,880,244	-13,613,069	-12,605,882	£7,513
£8.095	-7,890,720	-438,248	-3,262,481	-9,614,768	-12,176,987	-15,349,380	-19,120,036	-18,946,299	£8,095
£8.676	-7,008,312	-2,052,788	-5,273,385	-12,434,357	-15,767,372	-19,818,517	-24,614,960	-25,286,717	£8,676
£9.257	-6,125,903	-3,667,328	-7,294,290	-15,253,946	-19,357,757	-24,287,654	-30,109,885	-31,627,134	£9,257
£9.838	-5,243,495	-5,281,868	-9,295,195	-18,073,535	-22,948,143	-28,735,662	-35,604,810	-37,967,552	£9,838
£10.420	-4,361,086	-6,896,408	-11,306,099	-20,893,124	-26,538,529	-33,180,901	-41,099,735	-44,307,969	£10,420
£11.033	-3,429,656	-8,600,645	-13,428,720	-23,869,356	-30,328,381	-37,873,098	-46,899,933	-50,980,237	£11,033



RLVs less existing use value **£7,534,800 per hectare** **£3,050,526 per acre** **Pubs/petrol stations**

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph	
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm	Sales value per sqm
£3.444	-4,065,739	-1,950,980	-2,577,429	-3,179,854	-7,450,350	-11,729,315	-17,315,769	-24,758,846	£3,444
£4.026	-3,095,874	-1,74,138	-334,511	-34,376	-3,371,634	-6,650,636	-10,926,496	-17,432,903	£4,026
£4.607	-2,126,007	-1,602,705	-1,897,266	-3,111,103	-6,77,458	-1,600,797	-4,618,516	-10,131,991	£4,607
£5.188	-1,156,142	-3,379,547	-4,129,043	-6,256,583	-4,712,217	-3,413,746	-1,610,358	-2,905,779	£5,188
£5.770	-186,412	-5,156,389	-6,860,820	-9,402,062	-8,746,977	-8,409,162	-7,835,815	-4,320,432	£5,770
£6.351	752,723	-6,881,472	-8,520,435	-12,445,469	-12,642,862	-13,232,639	-13,835,419	-11,215,713	£6,351
£6.932	1,635,131	-8,499,835	-10,531,340	-15,266,258	-16,252,549	-17,701,775	-19,369,577	-17,556,132	£6,932
£7.513	2,517,539	-10,114,376	-12,542,244	-18,065,847	-19,862,237	-22,170,911	-24,903,786	-23,896,549	£7,513
£8.095	3,399,947	-11,728,915	-14,553,148	-20,905,435	-23,467,654	-26,640,047	-30,410,703	-30,236,966	£8,095
£8.676	4,282,355	-13,343,455	-16,564,052	-23,725,024	-27,058,039	-31,109,184	-35,905,627	-36,577,384	£8,676
£9.257	5,164,764	-14,957,995	-18,574,957	-26,544,613	-30,648,424	-35,578,321	-41,400,552	-42,917,801	£9,257
£9.838	6,047,172	-16,572,535	-20,585,862	-29,364,202	-34,238,810	-40,026,329	-46,895,477	-49,258,219	£9,838
£10.420	6,929,581	-18,187,075	-22,596,766	-32,183,791	-37,829,196	-44,471,569	-52,390,402	-55,598,636	£10,420
£11.033	7,861,011	-19,891,312	-24,719,387	-35,160,023	-41,619,048	-49,163,765	-58,190,600	-62,270,904	£11,033



RLVs less existing use value **£1 per hectare** **£0 per acre** **LA Land (estate redevelopments)**

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph	
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm	Sales value per sqm
£3.444	3,469,061	5,583,820	4,957,370	4,354,945	84,449	4,194,516	9,780,970	17,224,047	£3,444
£4.026	4,438,925	7,360,661	7,200,288	7,500,423	4,163,165	884,163	3,391,697	9,898,104	£4,026
£4.607	5,408,792	9,137,504	9,432,065	10,645,902	8,212,257	5,934,002	2,916,283	2,597,192	£4,607
£5.188	6,378,657	10,914,346	11,663,842	13,791,382	12,247,016	10,948,545	9,145,157	4,629,020	£5,188
£5.770	7,348,387	12,691,188	13,895,619	16,936,861	16,281,776	15,943,961	15,370,614	11,855,231	£5,770
£6.351	8,287,522	14,416,271	16,055,234	19,980,268	20,177,661	20,767,438	21,370,218	16,750,512	£6,351
£6.932	9,169,930	16,034,634	18,066,139	22,801,057	23,787,348	25,236,574	26,904,376	25,090,931	£6,932
£7.513	10,052,338	17,649,174	20,077,043	25,620,646	27,397,036	29,705,710	32,438,535	31,431,348	£7,513
£8.095	10,934,746	19,263,714	22,087,947	28,440,234	31,002,453	34,174,846	37,945,502	37,771,765	£8,095
£8.676	11,817,154	20,878,254	24,098,851	31,259,823	34,592,838	38,643,983	43,440,426	44,112,183	£8,676
£9.257	12,699,563	22,492,794	26,109,756	34,079,412	38,193,223	43,113,120	48,935,351	50,452,600	£9,257
£9.838	13,581,971	24,107,334	28,120,661	36,899,001	41,773,609	47,561,128	54,430,276	56,793,018	£9,838
£10.420	14,464,380	25,721,874	30,131,565	39,718,590	45,363,995	52,006,367			

MODEL 32

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph	
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm	
Sales value psm									Sales value psm
£3,444	3,469,061	5,583,820	4,957,371	4,354,946	84,450	- 4,194,515	9,780,969	- 17,224,046	3,444
£4,026	4,438,926	7,360,662	7,200,289	7,500,424	4,163,166	884,164	3,391,696	- 8,988,103	4,026
£4,607	5,408,793	9,137,505	9,432,066	10,645,903	8,212,258	5,934,003	2,916,284	- 2,597,191	4,607
£5,188	6,378,658	10,914,347	11,663,843	13,791,383	12,247,017	10,948,546	9,145,158	- 4,629,021	5,188
£5,770	7,348,388	12,691,189	13,995,620	16,938,862	16,281,777	15,943,962	15,370,615	- 11,955,232	5,770
£6,351	8,287,523	14,416,272	16,055,235	19,980,298	20,177,662	20,767,439	21,370,219	- 18,750,513	6,351
£6,932	9,169,931	16,034,635	18,066,140	22,801,058	23,787,349	25,236,575	26,904,377	- 25,090,932	6,932
£7,513	10,052,339	17,649,175	20,077,044	25,620,647	27,397,037	29,705,711	32,438,536	- 31,431,349	7,513
£8,095	10,934,747	19,263,715	22,087,948	28,440,235	31,002,454	34,174,847	37,945,503	- 37,771,766	8,095
£8,676	11,817,155	20,878,255	24,098,852	31,259,824	34,592,838	38,643,984	43,440,427	- 44,112,184	8,676
£9,257	12,699,564	22,482,795	26,109,757	34,079,413	38,183,224	43,113,121	48,935,352	- 50,452,601	9,257
£9,838	13,581,972	24,107,335	28,120,662	36,899,002	41,773,610	47,561,129	54,430,277	- 56,793,019	9,838
£10,420	14,464,381	25,721,875	30,131,566	39,718,591	45,363,996	52,006,368	59,925,202	- 63,133,436	10,420
£11,033	15,395,811	27,426,112	32,254,187	42,694,823	49,153,848	56,698,565	65,725,400	- 69,805,704	11,033

Aff Hsg	30%
% SR	60%
% SO	40%
£106 (private)	£4,015 per unit
£106 (affordable)	£8,717 per unit
CIL	
CSH (% uplift on Private)	11%
CSH (% uplift on AH)	11%
Grant	No
Developer's profit	20%
EVV	0% change from base
Build costs	0% change from base

RLVs less existing use value £14,352,000 per hectare Secondary offices
£5,810,526 per acre

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph			
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm			
Sales value psm									Sales value psm	Market value range 2010	Market value range 2007
£3,444	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£3,444		
£4,026	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£4,026		
£4,607	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£4,607		
£5,188	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£5,188		
£5,770	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£5,770		
£6,351	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£6,351		
£6,932	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£6,932		
£7,513	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£7,513		
£8,095	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£8,095		
£8,676	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£8,676		
£9,257	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£9,257		
£9,838	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£9,838		
£10,420	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£10,420		
£11,033	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£11,033		

RLVs less existing use value £18,825,467 per hectare Existing residential
£7,621,647 per acre

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph			
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm			
Sales value psm									Sales value psm	Market value range 2010	Market value range 2007
£3,444	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£3,444		
£4,026	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£4,026		
£4,607	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£4,607		
£5,188	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£5,188		
£5,770	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£5,770		
£6,351	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£6,351		
£6,932	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£6,932		
£7,513	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£7,513		
£8,095	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£8,095		
£8,676	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£8,676		
£9,257	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£9,257		
£9,838	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£9,838		
£10,420	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£10,420		
£11,033	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£11,033		

RLVs less existing use value £7,534,800 per hectare Pubs/petrol stations
£3,050,526 per acre

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph			
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm			
Sales value psm									Sales value psm	Market value range 2010	Market value range 2007
£3,444	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£3,444		
£4,026	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£4,026		
£4,607	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£4,607		
£5,188	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£5,188		
£5,770	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£5,770		
£6,351	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£6,351		
£6,932	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£6,932		
£7,513	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£7,513		
£8,095	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£8,095		
£8,676	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£8,676		
£9,257	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£9,257		
£9,838	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£9,838		
£10,420	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£10,420		
£11,033	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£11,033		

RLVs less existing use value £1 per hectare LA Land (estate redevelopments)
£0 per acre

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph			
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm			
Sales value psm									Sales value psm	Market value range 2010	Market value range 2007
£3,444	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£3,444		
£4,026	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£4,026		
£4,607	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£4,607		
£5,188	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£5,188		
£5,770	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£5,770		
£6,351	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£6,351		
£6,932	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£6,932		
£7,513	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£7,513		
£8,095	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£8,095		
£8,676	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£8,676		
£9,257	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£9,257		
£9,838	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£9,838		
£10,420	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£10,420		
£11,033	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	£11,033		

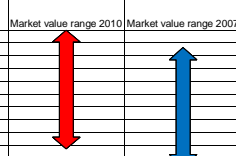
33 AFFORDABLE HOUSING VIABILITY ASSESSMENT

MODEL	Density - units/ha ->								
	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph	
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm	
Sales value per sq m	Sales value per sq m								
£3.444	3,428,766	5,497,963	4,652,496	3,920,573	582,903	5,028,972	10,970,495	18,771,399	£3,444
£4.026	4,431,802	7,335,495	6,977,161	7,172,293	3,632,613	227,289	4,368,230	11,201,823	£4,026
£4.607	5,434,838	9,173,028	9,284,347	10,424,011	7,825,269	5,446,497	2,158,679	3,649,306	£4,607
£5.188	6,437,873	11,010,561	11,591,532	13,675,730	11,995,393	10,637,010	8,604,206	3,817,195	£5,188
£5.770	7,440,909	12,848,094	13,898,718	16,927,449	16,165,516	15,800,019	15,037,194	11,283,694	£5,770
£6.351	8,415,245	14,633,867	16,133,742	20,077,095	20,196,764	20,791,088	21,244,228	16,426,515	£6,351
£6.932	9,330,743	16,312,972	18,220,056	23,011,520	23,941,814	25,427,819	26,986,018	25,004,797	£6,932
£7.513	10,246,242	17,991,905	20,306,369	25,936,843	27,686,865	30,064,546	32,727,708	31,582,981	£7,513
£8.095	11,161,741	19,666,960	22,392,682	28,862,167	31,431,915	34,701,275	38,451,102	38,161,164	£8,095
£8.676	12,077,239	21,342,076	24,478,995	31,787,490	35,160,755	39,338,005	44,152,086	44,739,347	£8,676
£9.257	12,992,738	23,017,161	26,565,309	34,712,813	38,885,780	43,874,733	49,853,071	51,317,530	£9,257
£9.838	13,908,236	24,692,246	28,651,822	37,638,137	42,610,806	48,597,655	55,554,055	57,895,714	£9,838
£10.420	14,823,735	26,367,331	30,737,936	40,563,460	46,335,831	53,209,591	61,255,038	64,473,896	£10,420
£11.033	15,790,095	28,135,477	32,940,155	43,651,301	50,267,801	58,077,746	67,272,745	71,407,951	£11,033

All Hsg	30%
% SR	60%
% SO	40%
S106 (private)	£10,504 per sqm
S106 (affordable)	£15,683 per unit
CSH (% uplift on Private)	11%
CSH (% uplift on AH)	11%
Grant	No
Developer's profit	17%
EUV	0% change from base
Build costs	0% change from base

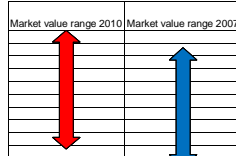
RLVs less existing use value **£14,352,000 per hectare** **£5,810,526 per acre** **Secondary offices**

Density - units/ha ->	Density - units/ha ->								
	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph	
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm	
Sales value per sq m	Sales value per sq m								
£3.444	- 10,923,233	- 8,854,037	- 9,699,504	- 10,431,426	- 14,934,903	- 19,380,972	- 25,322,495	- 33,123,398	£3,444
£4.026	- 9,920,197	- 7,016,505	- 7,374,839	- 7,179,707	- 10,719,387	- 14,124,711	- 18,720,230	- 25,553,823	£4,026
£4.607	- 8,917,162	- 5,178,972	- 5,067,653	- 3,927,989	- 6,526,731	- 8,905,502	- 12,193,321	- 18,001,305	£4,607
£5.188	- 7,914,127	- 3,341,436	- 2,760,468	- 678,270	- 2,356,607	- 3,714,990	- 5,747,794	- 10,534,805	£5,188
£5.770	- 6,911,091	- 1,503,906	- 453,282	- 2,575,449	- 1,813,516	- 1,448,019	- 685,194	- 3,068,306	£5,770
£6.351	- 5,936,755	- 281,867	- 1,781,742	- 5,725,095	- 5,844,764	- 6,439,088	- 6,892,329	- 4,074,615	£6,351
£6.932	- 5,021,257	- 1,960,972	- 3,868,056	- 8,659,520	- 9,589,814	- 11,075,818	- 12,634,018	- 10,652,797	£6,932
£7.513	- 4,105,758	- 3,639,905	- 5,954,369	- 11,594,843	- 13,334,865	- 15,712,546	- 18,375,708	- 17,230,981	£7,513
£8.095	- 3,190,259	- 5,314,980	- 8,040,882	- 14,510,167	- 17,079,915	- 20,349,275	- 24,099,102	- 23,809,184	£8,095
£8.676	- 2,274,761	- 6,990,076	- 10,126,995	- 17,435,490	- 20,808,755	- 24,986,005	- 29,800,086	- 30,387,347	£8,676
£9.257	- 1,359,262	- 8,665,161	- 12,213,309	- 20,360,813	- 24,533,780	- 29,622,733	- 35,501,071	- 36,965,530	£9,257
£9.838	- 443,764	- 10,340,246	- 14,299,622	- 23,296,137	- 28,258,806	- 34,245,655	- 41,202,055	- 43,543,714	£9,838
£10.420	- 471,735	- 10,015,331	- 16,385,936	- 26,211,460	- 31,983,831	- 38,597,591	- 46,903,038	- 50,121,896	£10,420
£11.033	- 1,438,065	- 15,783,477	- 19,588,155	- 29,299,301	- 36,915,602	- 45,725,746	- 52,920,745	- 57,065,951	£11,033



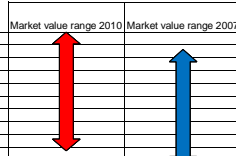
RLVs less existing use value **£18,825,467 per hectare** **£7,621,647 per acre** **Existing residential**

Density - units/ha ->	Density - units/ha ->								
	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph	
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm	
Sales value per sq m	Sales value per sq m								
£3.444	- 15,396,700	- 13,327,504	- 14,172,971	- 14,904,893	- 19,408,370	- 23,854,439	- 29,795,962	- 37,596,865	£3,444
£4.026	- 14,393,664	- 11,489,972	- 11,848,308	- 11,653,174	- 15,192,854	- 18,598,178	- 23,193,697	- 30,027,290	£4,026
£4.607	- 13,390,629	- 9,652,439	- 9,541,120	- 8,401,456	- 11,000,198	- 13,378,969	- 16,666,788	- 22,474,772	£4,607
£5.188	- 12,387,594	- 7,814,906	- 7,233,935	- 5,149,737	- 6,830,074	- 8,188,457	- 10,221,261	- 15,008,272	£5,188
£5.770	- 11,384,558	- 5,977,373	- 4,926,749	- 1,898,018	- 2,659,951	- 3,025,448	- 3,798,273	- 7,541,773	£5,770
£6.351	- 10,410,222	- 4,181,600	- 2,691,725	- 1,251,628	- 1,371,297	- 1,965,621	- 2,418,862	- 398,852	£6,351
£6.932	- 9,494,724	- 2,512,495	- 605,411	- 4,186,053	- 5,116,347	- 6,602,351	- 8,160,551	- 6,179,330	£6,932
£7.513	- 8,579,225	- 833,562	- 1,480,802	- 7,111,376	- 8,861,398	- 11,239,079	- 13,902,241	- 12,757,514	£7,513
£8.095	- 7,663,726	- 841,523	- 3,567,215	- 10,036,700	- 12,606,448	- 15,875,808	- 19,625,635	- 19,335,697	£8,095
£8.676	- 6,748,228	- 1,616,609	- 5,653,528	- 12,962,023	- 16,335,288	- 20,512,538	- 25,326,618	- 25,913,880	£8,676
£9.257	- 5,832,729	- 4,181,694	- 7,398,842	- 15,897,346	- 20,060,313	- 25,149,266	- 31,027,604	- 32,492,063	£9,257
£9.838	- 4,917,231	- 5,866,779	- 9,826,155	- 18,812,670	- 23,785,339	- 29,772,188	- 36,728,588	- 39,070,247	£9,838
£10.420	- 4,001,732	- 7,541,864	- 11,912,469	- 21,737,993	- 27,510,364	- 34,384,124	- 42,429,572	- 45,648,429	£10,420
£11.033	- 3,035,372	- 9,310,010	- 14,114,688	- 24,825,834	- 31,442,335	- 39,252,279	- 48,447,278	- 52,582,484	£11,033



RLVs less existing use value **£7,534,800 per hectare** **£3,050,526 per acre** **Pubs/petrol stations**

Density - units/ha ->	Density - units/ha ->								
	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph	
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm	
Sales value per sq m	Sales value per sq m								
£3.444	- 4,106,033	- 2,036,837	- 2,882,304	- 3,614,226	- 8,117,703	- 12,563,772	- 18,505,295	- 26,306,198	£3,444
£4.026	- 3,102,997	- 199,305	- 957,639	- 362,507	- 3,902,187	- 7,307,511	- 11,903,030	- 18,736,623	£4,026
£4.607	- 2,099,962	- 1,638,228	- 1,749,547	- 2,899,211	- 290,469	- 2,088,302	- 5,376,121	- 11,194,105	£4,607
£5.188	- 1,096,927	- 3,475,761	- 4,056,732	- 6,140,930	- 4,460,933	- 3,102,210	- 1,069,406	- 3,717,605	£5,188
£5.770	- 93,891	- 5,313,294	- 6,363,918	- 9,392,649	- 8,630,716	- 8,265,219	- 7,502,394	- 3,748,894	£5,770
£6.351	- 880,445	- 7,099,067	- 8,598,942	- 12,542,295	- 12,661,964	- 13,256,288	- 13,709,529	- 10,891,815	£6,351
£6.932	- 1,795,943	- 8,778,172	- 10,695,236	- 15,476,720	- 16,407,014	- 17,893,018	- 19,451,218	- 17,469,997	£6,932
£7.513	- 2,711,442	- 10,457,105	- 12,771,569	- 18,402,043	- 20,152,065	- 22,529,746	- 25,192,908	- 24,048,181	£7,513
£8.095	- 3,626,941	- 12,132,190	- 14,857,882	- 21,327,367	- 23,897,115	- 27,166,475	- 30,916,302	- 30,626,364	£8,095
£8.676	- 4,542,439	- 13,807,276	- 16,944,195	- 24,252,690	- 27,625,955	- 31,803,205	- 36,617,286	- 37,204,547	£8,676
£9.257	- 5,457,938	- 15,482,361	- 19,030,509	- 27,178,013	- 31,350,980	- 36,439,933	- 42,318,271	- 43,782,730	£9,257
£9.838	- 6,373,436	- 17,157,446	- 21,116,822	- 30,103,337	- 35,076,006	- 41,062,855	- 48,019,255	- 50,360,914	£9,838
£10.420	- 7,289,935	- 18,932,531	- 23,203,136	- 33,028,660	- 38,801,031	- 45,674,791	- 53,720,239	- 56,939,096	£10,420
£11.033	- 8,255,295	- 20,600,677	- 25,405,355	- 36,116,501	- 42,733,002	- 50,542,946	- 59,737,945	- 63,873,151	£11,033



RLVs less existing use value **£1 per hectare** **£0 per acre** **LA Land (estate redevelopments)**

Density - units/ha ->	Density - units/ha ->								
	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph	
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm	
Sales value per sq m	Sales value per sq m								
£3.444	3,428,766	5,497,962	4,652,495	3,920,573	582,904	5,028,973	10,970,496	18,771,399	£3,444
£4.026	4,431,802	7,335,494	6,977,160	7,172,292	3,632,612	227,288	4,368,231	11,201,823	£4,026
£4.607	5,434,837	9,173,027	9,284,346	10,424,010	7,825,268	5,446,497	2,158,678	3,649,306	£4,607
£5.188	6,437,872	11,010,560	11,591,531	13,675,729	11,995,392	10,637,009	8,604,205	3,817,194	£5,188
£5.770	7,440,908	12,848,093	13,898,717	16,927,448	16,165,515	15,800,018	1		

MODEL 33

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph
Build costs ->	E915 per sqm	E1023 per sqm	E1292 per sqm	E1507 per sqm	E1830 per sqm	E2045 per sqm	E2207 per sqm	E2368 per sqm
Sales value psm								
	E3,444	3,428,767	5,497,963	4,652,496	3,920,574	- 582,903	- 5,028,972	10,970,495
	E4,026	4,431,803	7,335,495	6,977,161	7,172,293	3,632,613	227,289	4,368,230
	E4,607	5,434,838	9,173,028	9,284,347	10,424,011	7,825,269	5,446,498	2,158,679
	E5,188	6,437,873	11,010,561	11,591,532	13,675,730	11,995,393	10,637,010	8,604,206
	E5,770	7,440,908	12,848,094	13,988,718	16,927,449	16,166,516	15,909,018	15,037,194
	E6,351	8,415,245	14,633,867	16,133,742	20,077,095	20,198,764	20,791,089	21,244,329
	E6,932	9,330,743	16,312,972	18,220,056	23,011,520	23,941,814	25,427,818	26,986,018
	E7,513	10,246,242	17,991,905	20,306,369	25,936,843	27,686,865	30,064,546	32,727,708
	E8,095	11,161,741	19,606,990	22,392,682	28,862,167	31,431,915	34,701,275	38,451,102
	E8,676	12,077,239	21,342,076	24,478,995	31,787,490	35,160,755	39,338,005	44,152,086
	E9,257	12,992,738	23,017,161	26,565,309	34,712,813	38,885,780	43,974,733	49,853,071
	E9,838	13,908,236	24,692,246	28,651,622	37,638,137	42,610,806	48,597,655	55,554,055
	E10,420	14,823,735	26,367,331	30,737,936	40,563,460	46,335,831	53,209,591	61,255,039
	E11,033	15,790,095	28,135,477	32,940,155	43,651,301	50,267,802	58,077,746	67,272,745

Aff Hsg	30%
% SR	60%
% SO	40%
S106 (private)	E10,504 per unit
S106 (affordable)	E15,683 per unit
CIL	
CSH (% uplift on Private)	11%
CSH (% uplift on AH)	11%
Grant	No
Developer's profit	17%
EVV	0% change from base
Build costs	0% change from base

RLVs less existing use value **E14,352,000 per hectare** **E5,810,526 per acre** **Secondary offices**

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph	Sales value Eper sq m	Market value range 2010	Market value range 2007
Build costs ->	E915 per sqm	E1023 per sqm	E1292 per sqm	E1507 per sqm	E1830 per sqm	E2045 per sqm	E2207 per sqm	E2368 per sqm			
Sales value Eper sq m											
	E3,444								E3,444		
	E4,026								E4,026		
	E4,607								E4,607		
	E5,188								E5,188		
	E5,770								E5,770		
	E6,351								E6,351		
	E6,932								E6,932		
	E7,513								E7,513		
	E8,095								E8,095		
	E8,676								E8,676		
	E9,257								E9,257		
	E9,838								E9,838		
	E10,420								E10,420		
	E11,033								E11,033		

RLVs less existing use value **E18,825,467 per hectare** **E7,621,647 per acre** **Existing residential**

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph	Sales value Eper sq m	Market value range 2010	Market value range 2007
Build costs ->	E915 per sqm	E1023 per sqm	E1292 per sqm	E1507 per sqm	E1830 per sqm	E2045 per sqm	E2207 per sqm	E2368 per sqm			
Sales value Eper sq m											
	E3,444								E3,444		
	E4,026								E4,026		
	E4,607								E4,607		
	E5,188								E5,188		
	E5,770								E5,770		
	E6,351								E6,351		
	E6,932								E6,932		
	E7,513								E7,513		
	E8,095								E8,095		
	E8,676								E8,676		
	E9,257								E9,257		
	E9,838								E9,838		
	E10,420								E10,420		
	E11,033								E11,033		

RLVs less existing use value **E7,534,800 per hectare** **E3,050,526 per acre** **Pubs/petrol stations**

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph	Sales value Eper sq m	Market value range 2010	Market value range 2007
Build costs ->	E915 per sqm	E1023 per sqm	E1292 per sqm	E1507 per sqm	E1830 per sqm	E2045 per sqm	E2207 per sqm	E2368 per sqm			
Sales value Eper sq m											
	E3,444								E3,444		
	E4,026								E4,026		
	E4,607								E4,607		
	E5,188								E5,188		
	E5,770								E5,770		
	E6,351								E6,351		
	E6,932								E6,932		
	E7,513								E7,513		
	E8,095								E8,095		
	E8,676								E8,676		
	E9,257								E9,257		
	E9,838								E9,838		
	E10,420								E10,420		
	E11,033								E11,033		

RLVs less existing use value **E1 per hectare** **E0 per acre** **LA Land (estate redevelopments)**

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph	Sales value Eper sq m	Market value range 2010	Market value range 2007
Build costs ->	E915 per sqm	E1023 per sqm	E1292 per sqm	E1507 per sqm	E1830 per sqm	E2045 per sqm	E2207 per sqm	E2368 per sqm			
Sales value Eper sq m											
	E3,444								E3,444		
	E4,026								E4,026		
	E4,607								E4,607		
	E5,188								E5,188		
	E5,770								E5,770		
	E6,351								E6,351		
	E6,932								E6,932		
	E7,513								E7,513		
	E8,095								E8,095		
	E8,676								E8,676		
	E9,257								E9,257		
	E9,838								E9,838		
	E10,420								E10,420		
	E11,033								E11,033		

AFFORDABLE HOUSING VIABILITY ASSESSMENT

MODEL	Density - units/ha ->								Sales value per sq m
	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph	
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm	
Sales value per sqm									
£3.444	3,232,206	5,138,316	4,193,916	3,279,169	1,409,368	-6,066,457	12,258,228	20,244,699	£3,444
£4.026	4,202,071	6,915,157	6,443,021	6,424,647	2,669,347	-965,325	5,868,954	12,918,755	£4,026
£4.607	5,171,937	8,692,000	8,678,134	9,570,126	6,736,588	4,084,513	468,361	5,592,811	£4,607
£5.188	6,141,803	10,468,841	10,909,911	12,715,606	10,771,349	9,121,526	6,726,594	1,643,253	£5,188
£5.770	7,111,670	12,245,684	13,141,687	15,861,085	14,806,109	14,116,943	12,952,052	8,869,464	£5,770
£6.351	8,053,654	13,970,765	15,301,303	18,904,492	18,701,994	18,940,420	18,951,655	15,799,661	£6,351
£6.932	8,936,111	15,989,181	17,312,208	21,737,546	22,311,680	23,409,556	24,485,814	22,140,079	£6,932
£7.513	9,818,519	17,207,596	19,323,111	24,558,288	25,921,367	27,878,693	30,019,972	28,480,496	£7,513
£8.095	10,700,927	18,823,842	21,334,016	27,377,877	29,531,055	32,347,829	35,554,131	34,820,913	£8,095
£8.676	11,583,335	20,438,382	23,344,921	30,197,465	33,135,335	36,816,965	41,051,249	41,161,331	£8,676
£9.257	12,465,744	22,052,921	25,355,825	33,017,054	36,725,721	41,286,101	45,546,174	47,901,748	£9,257
£9.838	13,348,152	23,667,462	27,366,730	35,836,844	40,316,106	45,755,238	52,041,099	53,842,166	£9,838
£10.420	14,230,561	25,282,002	29,377,634	38,656,232	43,906,492	50,201,838	57,536,023	60,182,583	£10,420
£11.033	15,161,991	26,886,238	31,500,256	41,632,464	47,696,343	54,694,036	63,336,221	66,875,247	£11,033

All Hsg	30%
% SR	60%
% SO	40%
S106 (private)	£10,504 per unit
S106 (affordable)	£15,683 per unit
CSH (% uplift on Private)	11%
CSH (% uplift on All)	11%
Grant	No
Developer's profit	20%
EUV	0% change from base
Build costs	0% change from base

RLVs less existing use value **£14,352,000 per hectare** **£5,810,526 per acre** **Secondary offices**

Density - units/ha ->	£14,352,000 per hectare								Sales value per sq m
	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph	
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm	
Sales value per sq m									
£3.444	-11,119,794	9,213,685	10,158,084	11,072,831	15,761,368	20,418,457	26,810,228	34,596,699	£3,444
£4.026	-10,149,929	7,436,843	7,908,979	7,927,353	11,682,653	15,317,325	20,220,954	27,270,755	£4,026
£4.607	-9,180,062	5,660,000	5,673,866	4,781,874	7,615,412	10,267,487	13,883,639	19,944,811	£4,607
£5.188	-8,210,197	3,883,159	3,442,089	1,638,394	3,580,651	5,230,474	7,625,408	12,708,747	£5,188
£5.770	-7,240,330	2,106,316	1,210,313	1,509,085	454,109	235,057	1,399,948	5,482,536	£5,770
£6.351	-6,298,346	381,234	949,303	4,552,492	4,349,994	4,588,420	4,599,655	1,447,661	£6,351
£6.932	-5,415,889	1,237,181	2,960,208	7,385,546	7,959,680	9,057,556	10,133,814	7,788,079	£6,932
£7.513	-4,533,481	2,855,596	4,971,111	10,206,288	11,569,367	13,526,693	15,667,973	14,128,496	£7,513
£8.095	-3,651,073	4,471,842	6,892,016	13,025,877	15,179,055	17,985,829	21,202,131	20,468,913	£8,095
£8.676	-2,768,665	6,096,382	8,992,921	15,845,465	18,783,335	22,464,965	26,699,249	26,809,331	£8,676
£9.257	-1,886,256	7,700,921	11,003,825	18,665,054	22,373,721	26,934,101	32,194,174	33,149,748	£9,257
£9.838	-1,003,848	9,315,462	13,014,730	21,484,644	25,964,106	31,403,238	37,689,099	39,490,166	£9,838
£10.420	-121,439	10,930,002	15,025,634	24,304,232	29,554,492	35,849,838	43,184,023	45,830,583	£10,420
£11.033	809,991	12,634,239	17,148,256	27,280,464	33,344,543	40,542,036	48,984,221	52,623,247	£11,033

Market value range 2010	
Market value range 2007	

RLVs less existing use value **£18,825,467 per hectare** **£7,621,647 per acre** **Existing residential**

Density - units/ha ->	£18,825,467 per hectare								Sales value per sq m
	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph	
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm	
Sales value per sq m									
£3.444	-15,593,261	13,687,152	14,631,551	15,546,298	20,234,835	24,891,924	31,083,695	39,070,166	£3,444
£4.026	-14,623,396	11,910,310	12,382,446	12,400,820	16,156,120	19,790,792	24,694,421	31,744,222	£4,026
£4.607	-13,653,529	10,133,467	10,147,333	9,255,341	12,088,879	14,740,954	18,357,106	24,418,278	£4,607
£5.188	-12,683,664	8,356,628	7,915,556	6,109,861	8,054,118	9,703,941	12,098,873	17,182,214	£5,188
£5.770	-11,713,797	6,579,783	5,683,780	2,964,382	4,019,358	4,708,524	5,873,415	8,956,003	£5,770
£6.351	-10,771,813	4,854,701	3,524,164	79,025	123,473	114,853	126,188	3,025,806	£6,351
£6.932	-9,889,356	3,236,286	1,513,259	2,912,079	3,486,213	4,584,089	5,660,347	3,314,612	£6,932
£7.513	-9,006,948	1,617,871	497,644	5,732,821	7,095,900	9,053,226	11,194,506	9,655,029	£7,513
£8.095	-8,124,540	1,626	2,508,549	8,552,410	10,705,588	13,522,362	16,728,664	15,995,446	£8,095
£8.676	-7,242,132	1,612,915	4,519,454	11,371,988	14,309,868	17,991,498	22,225,762	22,335,954	£8,676
£9.257	-6,369,723	3,227,454	6,530,358	14,191,587	17,800,254	22,460,634	27,720,707	28,676,281	£9,257
£9.838	-5,477,315	4,841,995	8,541,263	17,011,177	21,490,639	26,929,771	33,215,632	35,016,699	£9,838
£10.420	-4,594,906	6,456,535	10,552,167	19,830,765	25,081,025	31,376,371	38,710,556	41,357,116	£10,420
£11.033	-3,663,476	8,160,772	12,674,789	22,806,997	28,870,876	36,068,569	44,510,754	48,049,780	£11,033

Market value range 2010	
Market value range 2007	

RLVs less existing use value **£7,534,800 per hectare** **£3,050,526 per acre** **Pubs/petrol stations**

Density - units/ha ->	£7,534,800 per hectare								Sales value per sq m
	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph	
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm	
Sales value per sq m									
£3.444	-4,302,594	2,396,485	3,340,884	4,255,631	8,944,168	13,601,257	19,793,028	27,779,499	£3,444
£4.026	-3,332,729	619,643	1,091,779	1,110,153	4,865,453	8,500,125	13,403,754	20,453,555	£4,026
£4.607	-2,362,862	1,157,200	1,143,334	2,032,226	799,212	3,450,287	7,066,439	13,127,611	£4,607
£5.188	-1,392,997	2,934,041	3,375,111	5,180,806	3,236,549	1,586,726	808,206	5,891,547	£5,188
£5.770	-423,130	4,710,884	5,606,887	8,326,285	7,271,309	6,882,143	5,417,252	1,334,664	£5,770
£6.351	518,854	6,435,966	7,766,503	11,369,692	11,167,194	11,405,620	11,416,855	8,264,861	£6,351
£6.932	1,401,311	8,054,381	9,777,408	14,202,746	14,776,880	15,874,756	16,951,014	14,605,279	£6,932
£7.513	2,283,719	9,672,796	11,798,311	17,023,488	18,386,567	20,343,893	22,485,173	20,945,696	£7,513
£8.095	3,166,127	11,289,042	13,799,216	19,843,077	21,996,255	24,813,029	28,019,331	27,286,113	£8,095
£8.676	4,048,535	12,903,582	16,810,121	22,662,665	25,600,535	29,282,165	33,516,449	33,626,531	£8,676
£9.257	4,930,944	14,518,121	17,821,025	25,482,254	29,190,921	33,751,301	39,011,374	39,966,948	£9,257
£9.838	5,813,352	16,132,662	19,831,930	28,301,844	32,781,306	38,220,438	44,506,299	46,307,366	£9,838
£10.420	6,695,761	17,747,202	21,842,834	31,121,432	36,371,692	42,867,039	50,001,223	52,647,793	£10,420
£11.033	7,627,191	19,451,439	23,965,456	34,097,664	40,161,543	47,359,236	55,801,421	59,340,447	£11,033

Market value range 2010	
Market value range 2007	

RLVs less existing use value **£1 per hectare** **£0 per acre** **LA Land (estate redevelopments)**

Density - units/ha ->	£1 per hectare								Sales value per sq m
	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph	
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm	
Sales value per sq m									
£3.444	3,232,205	5,138,316	4,193,915	3,279,168	1,409,369	-6,066,458	12,258,229	20,244,700	£3,444
£4.026	4,202,070	6,915,156	6,443,020	6,424,646	2,669,346	-965,326	5,868,955	12,918,756	£4,026
£4.607	5,171,937	8,691,999	8,678,133	9,570,125	6,736,587	4,084,512	468,360	5,592,812	£4,607
£5.188	6,141,802	10,468,840	10,909,910	12,715,605	10,771,348	9,121,525	6,726,593	1,643,252	£5,188
£5.770	7,111,669	12,245,683	13,141,686	15,861,084	14,806,108	14,116,942	12,952,051	8,869,463	£5,770
£6.351	8,053,653	13,970,765	15,301,302	1					

MODEL 34

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph		
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm		
Sales value psm										
	£3,444	3,232,206	5,138,315	4,193,916	3,279,169	-1,409,368	-6,066,457	12,258,228	-20,244,699	3,444
	£4,026	4,202,071	6,915,157	6,443,021	6,424,647	2,669,347	-965,325	5,868,954	-12,918,755	4,026
	£4,607	5,171,938	8,692,000	8,678,134	9,570,126	6,736,588	4,084,513	468,361	-5,592,811	4,607
	£5,188	6,141,803	10,468,841	10,909,911	12,715,606	10,771,349	9,121,526	6,726,594	1,643,253	5,188
	£5,770	7,111,670	12,245,684	13,141,697	15,961,085	14,806,109	14,116,943	12,952,052	8,969,464	5,770
	£6,351	8,053,654	13,970,766	15,301,303	18,904,492	18,701,994	18,340,420	18,351,655	15,799,661	6,351
	£6,932	8,936,111	15,589,181	17,312,208	21,737,546	22,311,680	23,409,556	24,485,814	22,140,079	6,932
	£7,513	9,818,519	17,207,596	19,323,111	24,558,288	25,921,367	27,678,693	30,019,973	28,480,496	7,513
	£8,095	10,700,927	18,823,842	21,334,016	27,377,877	29,531,055	32,347,829	35,554,131	34,820,913	8,095
	£8,676	11,583,335	20,438,362	23,344,921	30,197,465	33,135,335	36,816,965	41,051,249	41,161,331	8,676
	£9,257	12,465,744	22,052,921	25,355,825	33,017,054	36,725,721	41,286,101	46,546,174	47,501,748	9,257
	£9,838	13,348,152	23,667,462	27,366,730	35,836,644	40,316,106	45,755,238	52,041,099	53,842,166	9,838
	£10,420	14,230,561	25,282,002	29,377,634	38,656,232	43,906,492	50,201,838	57,536,023	60,182,583	10,420
	£11,033	15,161,991	26,986,239	31,500,256	41,632,464	47,696,343	54,894,036	63,336,221	66,875,247	11,033

Aff Hsg	30%
% SR	60%
% SO	40%
S106 (private)	£10,504 per unit
S106 (affordable)	£15,683 per unit
CIL	
CSH (% uplift on Private)	11%
CSH (% uplift on AH)	11%
Grant	No
Developer's profit	20%
EVV	0% change from base
Build costs	0% change from base

RLVs less existing use value **£14,352,000 per hectare** **£5,810,526 per acre** **Secondary offices**

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph	Sales value psm	Market value range 2010	Market value range 2007
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm			
Sales value psm											
	£3,444								£3,444		
	£4,026								£4,026		
	£4,607								£4,607		
	£5,188								£5,188		
	£5,770								£5,770		
	£6,351								£6,351		
	£6,932								£6,932		
	£7,513								£7,513		
	£8,095								£8,095		
	£8,676								£8,676		
	£9,257								£9,257		
	£9,838								£9,838		
	£10,420								£10,420		
	£11,033								£11,033		

RLVs less existing use value **£18,825,467 per hectare** **£7,621,647 per acre** **Existing residential**

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph	Sales value psm	Market value range 2010	Market value range 2007
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm			
Sales value psm											
	£3,444								£3,444		
	£4,026								£4,026		
	£4,607								£4,607		
	£5,188								£5,188		
	£5,770								£5,770		
	£6,351								£6,351		
	£6,932								£6,932		
	£7,513								£7,513		
	£8,095								£8,095		
	£8,676								£8,676		
	£9,257								£9,257		
	£9,838								£9,838		
	£10,420								£10,420		
	£11,033								£11,033		

RLVs less existing use value **£7,534,800 per hectare** **£3,050,526 per acre** **Pubs/petrol stations**

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph	Sales value psm	Market value range 2010	Market value range 2007
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm			
Sales value psm											
	£3,444								£3,444		
	£4,026								£4,026		
	£4,607								£4,607		
	£5,188								£5,188		
	£5,770								£5,770		
	£6,351								£6,351		
	£6,932								£6,932		
	£7,513								£7,513		
	£8,095								£8,095		
	£8,676								£8,676		
	£9,257								£9,257		
	£9,838								£9,838		
	£10,420								£10,420		
	£11,033								£11,033		

RLVs less existing use value **£1 per hectare** **£0 per acre** **LA Land (estate redevelopments)**

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph	Sales value psm	Market value range 2010	Market value range 2007
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm			
Sales value psm											
	£3,444								£3,444		
	£4,026								£4,026		
	£4,607								£4,607		
	£5,188								£5,188		
	£5,770								£5,770		
	£6,351								£6,351		
	£6,932								£6,932		
	£7,513								£7,513		
	£8,095								£8,095		
	£8,676								£8,676		
	£9,257								£9,257		
	£9,838								£9,838		
	£10,420								£10,420		
	£11,033								£11,033		

AFFORDABLE HOUSING VIABILITY ASSESSMENT

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm
Sales value per sq m								
£3.444	3,191.912	5,052.457	3,889.042	2,844.797	2,079.748	6,900.912	13,447.753	21,792.051
£4.026	4,194.948	6,889.990	6,214.094	6,096.516	2,138.794	1,622.202	6,845.489	14,222.475
£4.607	5,197.984	8,727.523	8,530.415	9,348.234	6,349.601	3,597.009	289.244	6,652.899
£5.188	6,201.019	10,565.056	10,837.600	12,599.953	10,519.724	8,809.991	6,185.643	831.427
£5.770	7,204.054	12,402.588	13,144.785	15,851.672	14,689.846	13,973.001	12,618.631	8,297.926
£6.351	8,179.208	14,188.362	15,379.810	19,001.318	18,721.095	18,964.070	18,825.765	15,475.762
£6.932	9,096.904	15,867.466	17,466.124	21,940.612	22,466.145	23,800.798	24,567.456	22,053.944
£7.513	10,012.423	17,546.572	19,552.438	24,874.485	26,211.195	28,237.528	30,309.145	28,632.128
£8.095	10,927.921	19,225.677	21,638.751	27,799.808	29,956.246	32,874.257	36,050.834	35,210.312
£8.676	11,843.419	20,902.202	23,725.064	30,725.131	33,701.297	37,510.985	41,762.908	41,788.494
£9.257	12,759.918	22,577.298	25,811.378	33,650.455	37,428.276	42,147.715	47,463.892	48,366.678
£9.838	13,674.417	24,252.372	27,897.691	36,575.778	41,153.301	46,784.444	53,164.876	54,944.861
£10.420	14,589.915	25,927.458	29,984.004	39,501.101	44,878.326	51,405.062	58,865.861	61,523.043
£11.033	15,556.274	27,695.604	32,186.223	42,588.943	48,810.297	56,273.217	64,883.566	66,466.682

All Hsg	30%
% SR	60%
% SO	40%
S106 (private)	£16,994 per unit
S106 (affordable)	£22,649 per unit
CSH (% uplift on Private)	11%
CSH (% uplift on All)	11%
Grant	No
Developer's profit	17%
EUV	0% change from base
Build costs	0% change from base

RLVs less existing use value £14,352,000 per hectare Secondary offices
£5,810,526 per acre

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm
Sales value per sq m								
£3.444	- 11,160.088	- 9,299.543	- 10,462.958	- 11,507.203	- 16,431.748	- 21,252.912	- 27,799.753	- 36,144.051
£4.026	- 10,157.052	- 7,462.010	- 8,137.906	- 8,255.484	- 12,213.206	- 15,974.201	- 21,197.489	- 28,574.475
£4.607	- 9,154.016	- 5,624.477	- 5,821.585	- 5,003.768	- 8,002.399	- 10,754.991	- 14,641.244	- 21,004.899
£5.188	- 8,150.981	- 3,786.944	- 3,514.400	- 1,752.047	- 3,832.276	- 5,542.009	- 8,166.357	- 13,520.973
£5.770	- 7,147.946	- 1,949.412	- 1,207.215	- 1,499.672	- 3,378.846	- 378.999	- 1,733.369	- 6,054.074
£6.351	- 6,172.792	- 163.638	- 1,027.810	- 4,649.318	- 4,369.095	- 4,612.070	- 4,473.765	- 1,123.762
£6.932	- 5,255.096	- 1,515.466	- 3,114.124	- 7,588.612	- 8,114.145	- 9,248.798	- 10,215.456	- 7,701.945
£7.513	- 4,339.577	- 3,194.572	- 5,200.438	- 10,522.486	- 11,859.195	- 13,885.528	- 15,957.145	- 14,280.128
£8.095	- 3,424.079	- 4,873.877	- 7,286.751	- 13,447.808	- 15,604.246	- 18,522.257	- 21,698.834	- 20,858.312
£8.676	- 2,508.581	- 6,550.202	- 9,373.064	- 16,373.131	- 19,349.297	- 23,158.985	- 27,410.908	- 27,436.494
£9.257	- 1,593.082	- 8,225.288	- 11,459.378	- 19,298.455	- 23,076.276	- 27,795.715	- 33,111.892	- 34,014.678
£9.838	- 777.583	- 9,900.372	- 13,545.691	- 22,223.778	- 26,801.301	- 32,432.444	- 38,812.876	- 40,592.861
£10.420	- 237.915	- 11,875.458	- 16,832.004	- 25,149.101	- 30,526.326	- 37,053.062	- 44,513.961	- 47,171.044
£11.033	- 1,204.274	- 13,343.604	- 18,934.223	- 28,236.943	- 34,458.297	- 41,921.217	- 50,531.566	- 54,114.682

Market value range 2010	
Market value range 2007	

RLVs less existing use value £18,825,467 per hectare Existing residential
£7,621,647 per acre

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm
Sales value per sq m								
£3.444	- 15,633.555	- 13,773.010	- 14,936.425	- 15,980.670	- 20,905.215	- 25,726.379	- 32,273.220	- 40,617.519
£4.026	- 14,630.519	- 11,935.477	- 12,611.373	- 12,728.951	- 16,686.673	- 20,447.668	- 25,670.956	- 33,047.942
£4.607	- 13,627.483	- 10,097.944	- 10,295.052	- 9,477.233	- 12,475.866	- 15,228.458	- 19,114.711	- 25,478.366
£5.188	- 12,624.448	- 8,260.411	- 7,987.867	- 6,225.514	- 8,305.743	- 10,015.476	- 12,639.824	- 17,994.040
£5.770	- 11,621.413	- 6,422.879	- 5,680.692	- 2,873.795	- 4,135.621	- 4,852.466	- 6,206.836	- 10,527.541
£6.351	- 10,646.259	- 4,637.105	- 3,445.657	- 175.851	- 104.372	- 138.603	- 298	- 3,348.705
£6.932	- 9,728.563	- 2,958.001	- 1,359.343	- 3,115.145	- 3,640.678	- 4,775.331	- 5,741.989	- 3,228.478
£7.513	- 8,813.044	- 1,278.895	- 726.971	- 6,049.018	- 7,385.728	- 9,412.061	- 11,483.678	- 9,806.661
£8.095	- 7,897.546	- 400.210	- 2,813.284	- 8,974.341	- 11,130.779	- 14,048.790	- 17,225.367	- 16,384.845
£8.676	- 6,982.048	- 2,076.735	- 4,989.597	- 11,899.664	- 14,875.830	- 18,686.518	- 22,837.441	- 22,983.027
£9.257	- 6,066.549	- 3,751.821	- 6,985.911	- 14,824.988	- 18,602.809	- 23,322.248	- 28,638.425	- 29,541.211
£9.838	- 5,151.050	- 5,426.905	- 9,072.224	- 17,750.311	- 22,327.834	- 27,958.977	- 34,339.409	- 36,119.394
£10.420	- 4,235.552	- 7,101.991	- 11,158.537	- 20,675.634	- 26,052.859	- 32,579.595	- 40,040.394	- 42,697.577
£11.033	- 3,269.193	- 8,870.137	- 13,360.756	- 23,763.476	- 29,984.830	- 37,447.750	- 46,058.099	- 49,641.215

Market value range 2010	
Market value range 2007	

RLVs less existing use value £7,534,800 per hectare Pubs/petrol stations
£3,050,526 per acre

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm
Sales value per sq m								
£3.444	- 4,342.888	- 2,482.343	- 3,645.758	- 4,690.003	- 9,614.548	- 14,435.712	- 20,982.553	- 29,326.851
£4.026	- 3,339.852	- 644.810	- 1,320.706	- 1,438.284	- 5,396.006	- 9,157.001	- 14,380.289	- 21,757.275
£4.607	- 2,336.816	- 1,192.723	- 995.915	- 1,814.334	- 1,185.199	- 3,937.791	- 7,824.044	- 14,107.689
£5.188	- 1,333.781	- 3,030.256	- 3,302.800	- 5,065.153	- 2,984.924	- 1,275.191	- 1,349.157	- 6,703.373
£5.770	- 330.746	- 4,867.788	- 5,609.985	- 8,316.872	- 7,155.046	- 6,438.201	- 5,083.831	- 763.126
£6.351	- 644.408	- 6,653.562	- 7,845.010	- 11,466.518	- 11,186.295	- 11,429.270	- 11,290.965	- 7,940.962
£6.932	- 1,562.104	- 8,332.668	- 9,931.324	- 14,405.812	- 14,931.345	- 16,065.998	- 17,032.656	- 14,519.145
£7.513	- 2,477.623	- 10,011.772	- 12,017.638	- 17,339.686	- 18,676.395	- 20,702.728	- 22,744.345	- 21,007.328
£8.095	- 3,393.121	- 11,890.877	- 14,103.951	- 20,265.008	- 22,421.446	- 25,339.457	- 28,516.034	- 27,675.512
£8.676	- 4,308.619	- 13,367.402	- 16,190.264	- 23,190.331	- 26,166.497	- 29,976.185	- 34,228.108	- 34,253.694
£9.257	- 5,224.118	- 15,042.488	- 18,276.578	- 26,115.655	- 29,893.476	- 34,612.915	- 39,929.052	- 40,831.878
£9.838	- 6,139.617	- 16,717.572	- 20,362.891	- 29,040.978	- 33,618.501	- 39,249.644	- 45,830.076	- 47,410.061
£10.420	- 7,055.115	- 18,392.658	- 22,449.294	- 31,968.301	- 37,343.626	- 43,970.262	- 51,331.061	- 53,988.244
£11.033	- 8,021.474	- 20,160.804	- 24,651.423	- 35,054.143	- 41,275.497	- 48,738.417	- 57,348.766	- 60,931.882

Market value range 2010	
Market value range 2007	

RLVs less existing use value £1 per hectare LA Land (estate redevelopments)
£0 per acre

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm
Sales value per sq m								
£3.444	3,191.911	5,052.456	3,889.041	2,844.796	2,079.749	6,900.913	13,447.754	21,792.052
£4.026	4,194.947	6,889.989	6,214.093	6,096.515	2,138.793	1,622.202	6,845.490	14,222.476
£4.607	5,197.983	8,727.522	8,530.414	9,348.233	6,349.600	3,597.008	289.245	6,652.900
£5.188	6,201.018	10,565.055	10,837.599	12,599.952	10,519.723	8,809.990	6,185.642	831.426
£5.770	7,204.053	12,402.587	13,144.784	15,851.671	14,689.845	13,973.000	12,618.630	8,297.925
£6.351	8,179.207	14,188.361	15,379.809	19,001.317	18,721.094	18,964.069	18,825.764	15,475.761
£6.932	9,096.903	15,867.465	17,466.123	21,940.611	22,466.144	23,800.797	24,567.455	22,053.943
£7.513	10,012.422	17,546.571	19,552.437	24,874.484	26,211.194	28,237.527	30,309.144	28,632.127
£8.095	10,927.920	19,225.676</						

MODEL 35

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph	
Build costs ->	E915 per sqm	E1023 per sqm	E1292 per sqm	E1507 per sqm	E1830 per sqm	E2045 per sqm	E2207 per sqm	E2368 per sqm	Sales value psm
Sales value psm									
E3,444	3,191,912	5,052,457	3,889,042	2,844,797	- 2,079,748	- 6,900,912	13,447,753	- 21,792,051	3,444
E4,026	4,194,948	6,899,990	6,214,094	6,096,516	2,138,794	- 1,622,201	6,845,489	- 14,222,475	4,026
E4,607	5,197,984	8,727,523	8,530,415	9,348,234	6,349,601	3,597,009	289,244	- 6,652,899	4,607
E5,188	6,201,019	10,565,056	10,837,600	12,599,953	10,519,724	8,809,991	6,185,643	831,427	5,188
E5,770	7,204,054	12,402,588	13,144,785	15,851,672	14,889,846	13,973,001	12,616,631	8,297,926	5,770
E6,351	8,179,208	14,186,362	15,379,610	19,001,316	18,721,095	18,964,070	18,825,765	15,475,762	6,351
E6,932	9,096,904	15,867,466	17,466,124	21,940,612	22,466,145	23,600,798	24,567,456	22,053,945	6,932
E7,513	10,012,423	17,546,572	19,552,438	24,874,485	26,211,195	28,237,528	30,309,145	28,632,128	7,513
E8,095	10,927,921	19,225,677	21,638,751	27,799,808	29,956,246	32,874,257	36,050,834	35,210,312	8,095
E8,676	11,843,419	20,902,202	23,725,964	30,725,131	33,701,297	37,510,985	41,762,908	41,788,494	8,676
E9,257	12,758,918	22,577,286	25,811,378	33,650,455	37,428,276	42,147,715	47,463,892	48,366,678	9,257
E9,838	13,674,417	24,252,372	27,897,691	36,575,778	41,153,301	46,784,444	53,164,876	54,944,861	9,838
E10,420	14,589,915	25,927,458	29,984,004	39,501,101	44,878,326	51,405,062	58,865,861	61,523,044	10,420
E11,033	15,556,274	27,695,604	32,186,223	42,588,943	48,810,297	56,273,217	64,883,566	68,466,682	11,033

Aff Hsg	30%
% SR	60%
% SO	40%
S106 (private)	E16,994 per unit
S106 (affordable)	E22,649 per unit
CIL	
CSH (% uplift on Private)	11%
CSH (% uplift on AH)	11%
Grant	No
Developer's profit	17%
EVV	0% change from base
Build costs	0% change from base

RLVs less existing use value **E14,352,000 per hectare** **E5,810,526 per acre** **Secondary offices**

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph			
Build costs ->	E915 per sqm	E1023 per sqm	E1292 per sqm	E1507 per sqm	E1830 per sqm	E2045 per sqm	E2207 per sqm	E2368 per sqm	Sales value psm	Market value range 2010	Market value range 2007
Sales value psm											
E3,444	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E3,444		
E4,026	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E4,026		
E4,607	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E4,607		
E5,188	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E5,188		
E5,770	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E5,770		
E6,351	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E6,351		
E6,932	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E6,932		
E7,513	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E7,513		
E8,095	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E8,095		
E8,676	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E8,676		
E9,257	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E9,257		
E9,838	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E9,838		
E10,420	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E10,420		
E11,033	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E11,033		

RLVs less existing use value **E18,825,467 per hectare** **E7,621,647 per acre** **Existing residential**

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph			
Build costs ->	E915 per sqm	E1023 per sqm	E1292 per sqm	E1507 per sqm	E1830 per sqm	E2045 per sqm	E2207 per sqm	E2368 per sqm	Sales value psm	Market value range 2010	Market value range 2007
Sales value psm											
E3,444	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E3,444		
E4,026	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E4,026		
E4,607	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E4,607		
E5,188	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E5,188		
E5,770	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E5,770		
E6,351	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E6,351		
E6,932	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E6,932		
E7,513	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E7,513		
E8,095	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E8,095		
E8,676	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E8,676		
E9,257	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E9,257		
E9,838	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E9,838		
E10,420	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E10,420		
E11,033	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E11,033		

RLVs less existing use value **E7,534,800 per hectare** **E3,050,526 per acre** **Pubs/petrol stations**

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph			
Build costs ->	E915 per sqm	E1023 per sqm	E1292 per sqm	E1507 per sqm	E1830 per sqm	E2045 per sqm	E2207 per sqm	E2368 per sqm	Sales value psm	Market value range 2010	Market value range 2007
Sales value psm											
E3,444	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E3,444		
E4,026	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E4,026		
E4,607	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E4,607		
E5,188	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E5,188		
E5,770	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E5,770		
E6,351	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E6,351		
E6,932	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E6,932		
E7,513	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E7,513		
E8,095	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E8,095		
E8,676	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E8,676		
E9,257	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E9,257		
E9,838	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E9,838		
E10,420	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E10,420		
E11,033	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E11,033		

RLVs less existing use value **E1 per hectare** **E0 per acre** **LA Land (estate redevelopments)**

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph			
Build costs ->	E915 per sqm	E1023 per sqm	E1292 per sqm	E1507 per sqm	E1830 per sqm	E2045 per sqm	E2207 per sqm	E2368 per sqm	Sales value psm	Market value range 2010	Market value range 2007
Sales value psm											
E3,444	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E3,444		
E4,026	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E4,026		
E4,607	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E4,607		
E5,188	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E5,188		
E5,770	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E5,770		
E6,351	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E6,351		
E6,932	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E6,932		
E7,513	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E7,513		
E8,095	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E8,095		
E8,676	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E8,676		
E9,257	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E9,257		
E9,838	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E9,838		
E10,420	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E10,420		
E11,033	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E11,033		

AFFORDABLE HOUSING VIABILITY ASSESSMENT

MODEL 36

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph	
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm	Sales value per sq m
£3.444	2,995,351	4,692,809	3,430,462	2,203,392	2,917,717	7,938,399	14,735,496	23,265,352	£3,444
£4.026	3,965,216	6,469,652	5,679,567	5,348,870	1,175,528	2,818,721	8,346,214	15,939,408	£4,026
£4.607	4,935,082	8,246,944	7,924,201	8,494,349	5,254,244	2,235,024	1,979,562	8,613,464	£4,607
£5.188	5,904,948	10,023,337	10,155,978	11,639,829	9,295,680	7,284,861	4,308,032	1,342,514	£5,188
£5.770	6,874,815	11,800,179	12,387,755	14,785,308	13,330,439	12,289,925	10,533,488	5,883,697	£5,770
£6.351	7,816,789	13,525,261	14,547,372	17,828,715	17,226,324	17,113,401	16,533,093	12,842,491	£6,351
£6.932	8,701,325	15,143,675	16,588,079	20,661,769	20,836,011	21,582,537	22,067,251	19,189,226	£6,932
£7.513	9,584,699	16,762,090	18,569,180	23,494,823	24,445,698	26,051,674	27,601,409	25,529,644	£7,513
£8.095	10,467,108	18,380,505	20,580,084	26,315,518	28,055,385	30,520,811	33,135,569	31,870,061	£8,095
£8.676	11,349,516	19,998,508	22,590,989	29,135,107	31,665,073	34,989,947	38,662,071	38,210,479	£8,676
£9.257	12,231,924	21,613,048	24,601,893	31,954,696	35,268,215	39,459,083	44,156,996	44,550,896	£9,257
£9.838	13,114,332	23,227,588	26,612,798	34,774,285	38,858,602	43,928,219	49,651,920	50,891,314	£9,838
£10.420	13,996,740	24,842,128	28,623,702	37,593,874	42,448,988	48,397,309	55,146,844	57,231,731	£10,420
£11.033	14,928,172	26,446,365	30,746,324	40,570,106	46,238,839	53,089,507	60,947,043	63,924,394	£11,033

All Hsg	30%
% SR	60%
% SO	40%
S106 (private)	£16,994 per unit
S106 (affordable)	£22,649 per unit
CSH (% uplift on Private)	11%
CSH (% uplift on AH)	11%
Grant	No
Developer's profit	20%
EUV	0% change from base
Build costs	0% change from base

RLVs less existing use value £14,352,000 per hectare
£5,810,526 per acre

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph	
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm	Sales value per sq m
£3.444	11,356,649	9,659,191	10,921,538	12,148,608	17,269,717	22,290,399	29,087,486	37,617,352	£3,444
£4.026	10,386,784	7,882,348	8,672,433	9,003,130	13,176,472	17,170,721	22,698,214	30,291,408	£4,026
£4.607	9,416,917	6,105,506	6,427,798	5,857,651	9,097,756	12,116,976	16,331,562	22,965,464	£4,607
£5.188	8,447,052	4,328,653	4,186,022	2,712,171	5,056,330	7,087,139	10,043,968	15,694,514	£5,188
£5.770	7,477,185	2,551,821	1,964,245	433,308	1,021,561	2,062,075	3,818,512	4,468,303	£5,770
£6.351	6,535,201	826,739	195,372	3,476,715	2,874,324	2,761,401	2,181,093	1,509,509	£6,351
£6.932	5,650,675	791,675	2,206,275	6,309,769	6,484,011	7,230,537	7,715,251	4,837,226	£6,932
£7.513	4,767,301	2,410,090	4,217,180	9,142,823	10,093,698	11,699,674	13,249,409	11,177,644	£7,513
£8.095	3,884,892	4,028,505	6,228,094	11,963,518	13,703,385	16,168,811	18,793,569	17,518,051	£8,095
£8.676	3,002,484	5,646,508	8,238,989	14,783,107	17,313,073	20,637,947	24,310,071	23,858,479	£8,676
£9.257	2,120,076	7,261,048	10,249,893	17,602,696	20,916,216	25,107,083	29,804,996	30,198,896	£9,257
£9.838	1,237,668	8,875,588	12,260,798	20,422,285	24,506,602	29,576,219	35,299,920	36,539,314	£9,838
£10.420	365,260	10,490,128	14,271,702	23,241,874	28,096,988	34,045,309	40,794,845	42,879,731	£10,420
£11.033	576,172	12,194,365	16,394,324	26,218,106	31,886,639	38,737,507	46,595,043	49,572,394	£11,033

Market value range 2010		Market value range 2007
	↑	↑

RLVs less existing use value £18,825,467 per hectare
£7,621,647 per acre

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph	
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm	Sales value per sq m
£3.444	15,830,116	14,132,658	15,395,005	16,622,075	21,743,184	26,763,866	33,560,953	42,090,819	£3,444
£4.026	14,860,251	12,355,815	13,145,900	13,476,597	17,649,939	21,644,188	27,171,681	34,764,875	£4,026
£4.607	13,890,384	10,578,973	10,901,265	10,331,118	13,571,223	16,590,443	20,805,029	27,438,931	£4,607
£5.188	12,920,519	8,802,130	8,669,489	7,185,638	9,529,787	11,540,606	14,517,435	20,167,981	£5,188
£5.770	11,950,652	7,025,288	6,437,712	4,040,159	5,485,028	6,538,542	8,291,979	12,941,770	£5,770
£6.351	11,005,668	5,300,206	4,278,085	996,752	1,589,143	1,712,056	2,292,374	5,982,976	£6,351
£6.932	10,124,142	3,681,792	2,267,192	1,836,302	2,010,544	2,757,070	3,241,784	363,759	£6,932
£7.513	9,240,768	2,063,377	256,287	4,669,356	5,620,231	7,226,207	8,775,942	6,704,177	£7,513
£8.095	8,358,359	444,962	1,754,617	7,490,051	9,229,918	11,695,344	14,310,120	13,044,594	£8,095
£8.676	7,475,951	1,173,041	3,755,522	10,309,640	12,839,638	16,164,480	19,836,604	18,385,012	£8,676
£9.257	6,593,543	2,787,581	5,776,426	13,123,229	16,442,749	20,833,616	25,331,529	25,725,429	£9,257
£9.838	5,711,135	4,402,121	7,787,331	15,948,818	20,033,135	25,102,752	30,826,453	32,065,847	£9,838
£10.420	4,828,727	6,016,661	9,798,235	18,768,407	23,623,521	29,571,842	36,321,378	38,406,264	£10,420
£11.033	3,897,295	7,720,898	11,920,857	21,744,639	27,413,372	34,264,040	42,121,576	45,098,927	£11,033

Market value range 2010		Market value range 2007
	↑	↑

RLVs less existing use value £7,534,800 per hectare
£3,050,526 per acre

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph	
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm	Sales value per sq m
£3.444	4,539,449	2,841,991	4,104,338	5,331,408	10,452,517	15,473,199	22,270,286	30,800,152	£3,444
£4.026	3,569,594	1,065,148	1,855,233	2,185,930	6,359,272	10,353,521	15,881,014	23,474,208	£4,026
£4.607	2,599,717	711,694	389,402	959,549	2,280,556	5,289,776	9,514,362	16,148,264	£4,607
£5.188	1,629,852	2,488,537	2,621,178	4,105,029	1,760,880	249,939	3,226,768	8,877,314	£5,188
£5.770	659,985	4,265,379	4,852,955	7,250,508	5,795,639	4,755,125	2,998,688	1,651,103	£5,770
£6.351	281,999	5,990,461	7,012,572	10,293,915	9,691,524	9,578,601	8,998,293	5,307,691	£6,351
£6.932	1,166,525	7,608,875	9,023,475	13,126,969	13,301,211	14,047,737	14,532,451	11,684,426	£6,932
£7.513	2,049,899	9,227,290	11,034,380	15,960,023	16,910,898	18,516,874	20,066,609	17,994,844	£7,513
£8.095	2,932,308	10,845,705	13,045,284	18,780,718	20,520,585	22,986,011	25,600,769	24,335,261	£8,095
£8.676	3,814,716	12,463,708	15,056,189	21,600,307	24,130,273	27,455,147	31,127,271	30,675,679	£8,676
£9.257	4,697,124	14,078,248	17,067,093	24,419,896	27,733,415	31,924,283	36,622,196	37,016,096	£9,257
£9.838	5,579,532	15,892,788	19,077,998	27,239,495	31,323,802	36,393,419	42,117,120	43,356,514	£9,838
£10.420	6,461,940	17,307,328	21,088,902	30,059,074	34,914,188	40,862,509	47,612,045	49,696,931	£10,420
£11.033	7,393,372	19,011,565	23,211,524	33,035,306	38,704,039	45,554,707	53,412,243	56,389,594	£11,033

Market value range 2010		Market value range 2007
	↑	↑

RLVs less existing use value £1 per hectare
£0 per acre

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph	
Build costs ->	£915 per sqm	£1023 per sqm	£1292 per sqm	£1507 per sqm	£1830 per sqm	£2045 per sqm	£2207 per sqm	£2368 per sqm	Sales value per sq m
£3.444	2,995,500	4,692,809	3,430,461	2,203,391	2,917,718	7,938,400	14,735,487	23,265,353	£3,444
£4.026	3,965,215	6,469,651	5,679,566	5,348,869	1,175,527	2,818,722	8,346,215	15,939,409	£4,026
£4.607	4,935,082	8,246,943	7,924,201	8,494,348	5,254,243	2,235,023	1,979,563	8,613,465	£4,607
£5.188	5,904,947	10,023,336	10,155,977	11,639,828	9,295,679	7,284,860	4,308,031	1,342,515	£5,188
£5.770	6,874,814	11,800,178	12,387,754	14,785,307	13,330,438	12,289,924	10,533,487	5,883,696	£5,770
£6.351	7,816,788	13,525,260	14,547,371	17,828,714	17,226,323	17,113,400	16,533,092	12,842,490	£6,351
£6.932	8,701,324	15,143,674	16,588,078	20,661,768	20,836,010	21,582,536	22,067,250	19,189,225	£6,932
£7.513	9,584,698	16,762,089	18,569,179	23,494,822	24,445,697	26,051,673	27,601,408	25,529,643	£7,513
£8.095	10,467,107	18,380,504	20,580,083	26,315,517	28,055,384	30,520,810	33,135,568	31,870,060	£8,095
£8.676	11,349,515	19,998,507	22,590,988	29,135,106	31,665,072	34,989,946	38,662,070	38,210,478	£8,676
£9.257	12,231,923	21,613,047	24,601,892	31,954,695	35,268,214	39,459,082	44,156,995	44,550,895	£9,257
£9.838	13,114,331	23,227,587	26,612,797	34,774,284	38,858,601	43,928,218	49,651,919	50,891,313	£9,838
£10.420	13,996,739	24,842,127	28,623,701	37,593,873	42,448,987	48,397,308	55,146,844	57,231,730	£10,420
£									

MODEL 36

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph	
Build costs ->	E915 per sqm	E1023 per sqm	E1292 per sqm	E1507 per sqm	E1830 per sqm	E2045 per sqm	E2207 per sqm	E2368 per sqm	
Sales value psm									Sales value psm
E3,444	2,995,351	4,692,809	3,430,462	2,203,392	- 2,917,717	- 7,938,399	14,735,486	- 23,265,352	3,444
E4,026	3,965,216	6,469,652	5,679,567	5,348,870	1,175,528	- 2,818,721	8,346,214	- 15,939,408	4,026
E4,607	4,935,083	8,246,494	7,924,202	8,494,349	5,254,244	2,235,024	1,979,562	- 8,613,464	4,607
E5,188	5,904,948	10,023,337	10,155,978	11,639,829	9,295,680	7,284,861	4,308,032	- 1,342,514	5,188
E5,770	6,874,815	11,800,173	12,387,755	14,785,308	13,330,438	12,289,925	10,533,498	- 6,983,697	5,770
E6,351	7,816,739	13,525,261	14,547,372	17,828,715	17,226,324	17,113,401	16,533,093	- 12,842,491	6,351
E6,932	8,701,325	15,143,675	16,568,275	20,661,769	20,836,011	21,582,537	22,067,251	- 19,189,226	6,932
E7,513	9,584,699	16,762,090	18,569,180	23,494,823	24,445,698	26,051,674	27,601,409	- 25,529,644	7,513
E8,095	10,467,108	18,380,505	20,580,084	26,315,518	28,055,385	30,520,811	33,135,569	- 31,870,061	8,095
E8,676	11,349,516	19,998,508	22,590,989	29,135,107	31,665,073	34,989,947	38,682,071	- 38,210,479	8,676
E9,257	12,231,924	21,613,048	24,601,893	31,954,696	35,268,216	39,459,083	44,156,996	- 44,550,896	9,257
E9,838	13,114,332	23,227,588	26,612,798	34,774,285	38,858,602	43,928,219	49,651,920	- 50,891,314	9,838
E10,420	13,996,740	24,842,128	28,623,702	37,593,874	42,448,988	48,397,309	55,146,845	- 57,231,731	10,420
E11,033	14,928,172	26,546,365	30,746,324	40,570,106	46,238,839	53,089,507	60,947,043	- 63,924,394	11,033

Aff Hsg	30%
% SR	60%
% SO	40%
S106 (private)	E16,994 per unit
S106 (affordable)	E22,649 per unit
CIL	
CSH (% uplift on Private)	11%
CSH (% uplift on AH)	11%
Grant	No
Developer's profit	20%
EVV	0% change from base
Build costs	0% change from base

RLVs less existing use value **E14,352,000 per hectare** **Secondary offices**
E5,810,526 per acre

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph			
Build costs ->	E915 per sqm	E1023 per sqm	E1292 per sqm	E1507 per sqm	E1830 per sqm	E2045 per sqm	E2207 per sqm	E2368 per sqm			
Sales value pper sq m									Sales value pper sq m	Market value range 2010	Market value range 2007
E3,444	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E3,444		
E4,026	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E4,026		
E4,607	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E4,607		
E5,188	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E5,188		
E5,770	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E5,770		
E6,351	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E6,351		
E6,932	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E6,932		
E7,513	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E7,513		
E8,095	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E8,095		
E8,676	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E8,676		
E9,257	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E9,257		
E9,838	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E9,838		
E10,420	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E10,420		
E11,033	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E11,033		

RLVs less existing use value **E18,825,467 per hectare** **Existing residential**
E7,621,647 per acre

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph			
Build costs ->	E915 per sqm	E1023 per sqm	E1292 per sqm	E1507 per sqm	E1830 per sqm	E2045 per sqm	E2207 per sqm	E2368 per sqm			
Sales value pper sq m									Sales value pper sq m	Market value range 2010	Market value range 2007
E3,444	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E3,444		
E4,026	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E4,026		
E4,607	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E4,607		
E5,188	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E5,188		
E5,770	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E5,770		
E6,351	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E6,351		
E6,932	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E6,932		
E7,513	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E7,513		
E8,095	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E8,095		
E8,676	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E8,676		
E9,257	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E9,257		
E9,838	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E9,838		
E10,420	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E10,420		
E11,033	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E11,033		

RLVs less existing use value **E7,534,800 per hectare** **Pubs/petrol stations**
E3,050,526 per acre

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph			
Build costs ->	E915 per sqm	E1023 per sqm	E1292 per sqm	E1507 per sqm	E1830 per sqm	E2045 per sqm	E2207 per sqm	E2368 per sqm			
Sales value pper sq m									Sales value pper sq m	Market value range 2010	Market value range 2007
E3,444	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E3,444		
E4,026	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E4,026		
E4,607	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E4,607		
E5,188	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E5,188		
E5,770	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E5,770		
E6,351	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E6,351		
E6,932	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E6,932		
E7,513	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E7,513		
E8,095	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E8,095		
E8,676	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E8,676		
E9,257	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E9,257		
E9,838	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E9,838		
E10,420	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E10,420		
E11,033	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E11,033		

RLVs less existing use value **E1 per hectare** **LA Land (estate redevelopments)**
E0 per acre

Density - units/ha ->	35 uph	65 uph	110 uph	155 uph	210 uph	260 uph	340 uph	405 uph			
Build costs ->	E915 per sqm	E1023 per sqm	E1292 per sqm	E1507 per sqm	E1830 per sqm	E2045 per sqm	E2207 per sqm	E2368 per sqm			
Sales value pper sq m									Sales value pper sq m	Market value range 2010	Market value range 2007
E3,444	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E3,444		
E4,026	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E4,026		
E4,607	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E4,607		
E5,188	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E5,188		
E5,770	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E5,770		
E6,351	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E6,351		
E6,932	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E6,932		
E7,513	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E7,513		
E8,095	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E8,095		
E8,676	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E8,676		
E9,257	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E9,257		
E9,838	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E9,838		
E10,420	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E10,420		
E11,033	⊖	⊖	⊖	⊖	⊖	⊖	⊖	⊖	E11,033		