

**Appendix I**  
**Development Scenarios**

Appendix I - Development Scenarios and Key Assumptions Required for Mole Valley District Council Viability Study

Site Size Appraised	Scheme Mix (0% Affordable)	Percentage Affordable Housing & Tenure Mix																Survey Costs (per site)	Build Period (Months)	Site Prep.				
		0%				20%				30%				40%							50%			
		Private	70% Aff. Rent; 30% SO	50% Aff. Rent; 50% SO	100% SO	Private	70% Aff. Rent; 30% SO	50% Aff. Rent; 50% SO	100% SO	Private	70% Aff. Rent; 30% SO	50% Aff. Rent; 50% SO	100% SO	Private	70% Aff. Rent; 30% SO	50% Aff. Rent; 50% SO	100% SO							
5 Houses	5 x 4BH	4 x 4BH	1 x 4BH GNR	As 70/30	N/A	As 20%	As 20%	As 20%	N/A	3 x 4BH	1 x 4BH GNR; 1 x 4BH SO	1 x 4BH GNR; 1 x 4BH SO	N/A	As 40%	As 40%	As 40%	N/A	£2,500	9	£20,000				
5 Houses	5 x 3BH	4 x 3BH	1 x 3BH GNR	As 70/30	N/A	As 20%	As 20%	As 20%	N/A	3 x 3BH	1 x 3BH GNR; 1 x 3BH SO	1 x 3BH GNR; 1 x 3BH SO	N/A	As 40%	As 40%	As 40%	N/A	£2,500	9	£20,000				
5 Houses	5 x 2BH	4 x 2BH	1 x 2BH GNR	As 70/30	1 x 2BH SO	As 20%	As 20%	As 20%	As 20%	3 x 2BH	1 x 2BH GNR; 1 x 2BH SO	1 x 2BH GNR; 1 x 2BH SO	2 x 2BH SO	As 40%	As 40%	As 40%	As 40%	£2,500	9	£20,000				
5 Flats	5 x 2BF	4 x 2BF	1 x 2BF GNR	As 70/30	1 x 2BF SO	As 20%	As 20%	As 20%	As 20%	3 x 2BF	1 x 2BF GNR; 1 x 2BF SO	1 x 2BF GNR; 1 x 2BF SO	2 x 2BF SO	As 40%	As 40%	As 40%	As 40%	£2,500	9	£20,000				
10 Houses	5 x 3BH; 5 x 2BH	4 x 3BH; 4 x 2BH	1 x 3BH GNR; 1 x 2BH SO	As 70/30	N/A	4 x 3BH; 3 x 2BH	1 x 3BH, 1 x 2BH GNR; 1 x 2BH SO	As 70/30	N/A	3 x 3BH; 3 x 2BH	2 x 3BH, 1 x 2BH GNR; 1 x 2BH SO	2 x 3BH GNR; 2 x 2BH SO	N/A	3 x 3BH; 2 x 2BH	2 x 3BH & 2 x 2BH GNR; 1 x 2BH SO	2 x 3BH, 1 x 2BH GNR; 2 x 2BH SO	N/A	£5,000	9	£40,000				
10 Flats	5 x 2-BF; 5 x 1-BF	4 x 2BF; 4 x 1BF	1 x 2BF GNR; 1 x 1BF SO	As 70/30	1 x 1BF SO; 1 x 2BF SO	4 x 2BF; 3 x 1BF	1 x 2BF, 1 x 1BF GNR; 1 x 1BF SO	As 70/30	1 x 2BF, 2 x 1BF SO	3 x 2BF; 3 x 1BF	2 x 2BF, 1 x 1BF GNR; 1 x 1BF SO	1 x 2BF, 1 x 1BF GNR; 1 x 2BF, 1 x 1BF SO	2 x 2BF, 2 x 1BF SO	3 x 2BF; 2 x 1BF	2 x 2BF & 2 x 1BF GNR; 1 x 1BF SO	2 x 2BF, 1 x 1BF GNR; 2 x 1BF SO	2 x 2BF, 3 x 1BF SO	£5,000	9	£40,000				
10 Flats	10 x 2BF	8 x 2BF	1 x 2BF GNR; 1 x 2BF SO	As 70/30	2 x 2BF SO	7 x 2BF	2 x 2BF GNR; 1 x 2BF SO	As 70/30	3 x 2BF SO	6 x 2BF	3 x 2BF GNR; 1 x 2BF SO	2 x 2BF GNR; 2 x 2BF SO	4 x 2BF SO	5 x 2BF	4 x 2BF GNR; 1 x 2BF SO	3 x 2BF GNR; 2 x 2BF SO	5 x 2BF SO	£5,000	9	£40,000				
15 Houses	10 x 3BH; 5 x 2BH	N/A	N/A	N/A	N/A	8 x 3BH, 3 x 2BH	2 x 3BH, 1 x 2BH GNR; 1 x 2BH SO	2 x 3BH GNR; 2 x 2BH SO	N/A	7 x 3BH, 2 x 2BH	3 x 3BH, 1 x 2BH GNR; 2 x 2BH SO	3 x 3BH GNR; 3 x 2BH SO	N/A	6 x 3BH, 2 x 2BH	4 x 3BH, 1 x 2BH GNR; 2 x 2BH SO	4 x 3BH GNR; 3 x 2BH SO	N/A	£7,500	9	£60,000				
15 Flats	10 x 2BF; 5 x 1BF	N/A	N/A	N/A	N/A	8 x 2BF, 3 x 1BF	2 x 2BF, 1 x 1BF GNR; 1 x 1BF SO	2 x 2BF GNR; 2 x 1BF SO	2 x 2BF, 2 x 1BF SO	7 x 2BF, 2 x 1BF	3 x 2BF, 1 x 1BF GNR; 2 x 1BF SO	3 x 2BF GNR; 3 x 1BF SO	3 x 2BF, 3 x 1BF SO	6 x 2BF, 2 x 1BF	4 x 2BF, 1 x 1BF GNR; 2 x 1BF SO	4 x 2BF GNR; 3 x 1BF SO	4 x 2BF, 3 x 1BF SO	£7,500	9	£60,000				
25 Mixed	5 x 2BF; 5 x 1BF; 10 x 3BH; 5 x 2BH	N/A	N/A	N/A	N/A	4 x 2BF, 4 x 1BF; 7 x 3BH, 3 x 2BH	3 x 3BH, 2 x 2BH GNR; 1 x 2BF, 1 x 1BF SO	3 x 3BH, 1 x 2BH GNR; 1 x 2BF, 1 x 1BF SO	N/A	3 x 2BF, 3 x 1BF; 6 x 3BH, 3 x 2BH	4 x 3BH, 2 x 2BH, 1 x 2BF GNR; 1 x 2BF, 2 x 1BF SO	4 x 3BH, 1 x 2BH GNR; 2 x 2BF, 2 x 1BF SO	N/A	3 x 2BF, 3 x 1BF; 5 x 3BH, 2 x 2BH	5 x 3BH, 3 x 2BH GNR; 2 x 2BF, 2 x 1BF SO	5 x 3BH, 1 x 2BH GNR; 2 x 2BF, 2 x 1BF SO	N/A	£12,500	12	£100,000				
50 Mixed	17 x 2-BF; 8 x 1-BF; 6 x 2-BH; 12 x 3-BH; 7 x 4-BH	N/A	N/A	N/A	N/A	12 x 2BF, 6 x 1BF; 4 x 2BH, 8 x 3BH, 5 x 4BH	2 x 4BH, 4 x 3BH, 2 x 2BH, 3 x 2BF GNR; 2 x 2BF, 2 x 1BF SO	2 x 4BH, 4 x 3BH, 2 x 2BH GNR; 5 x 2BF, 2 x 1BF SO	N/A	10 x 2BF, 5 x 1BF; 4 x 2BH, 7 x 3BH, 4 x 4BH	3 x 4BH, 5 x 3BH, 2 x 2BH, 3 x 2BF, 1 x 1BF GNR; 4 x 2BF, 2 x 1BF SO	3 x 4BH, 5 x 3BH, 2 x 2BH GNR; 7 x 2BF, 3 x 1BF SO	N/A	8 x 2BF, 4 x 1BF; 3 x 2BH, 6 x 3BH, 4 x 4BH	3 x 4BH, 6 x 3BH, 3 x 2BH, 4 x 2BF, 2 x 1BF GNR; 5 x 2BF, 2 x 1BF SO	3 x 4BH, 6 x 3 BH, 3 x 3BH, 1 x 2BF GNR; 8 x 2BF, 4 x 1BF SO	N/A	£25,000	18	£200,000				
100 Mixed	34 x 2-BF; 16 x 1-BF; 12 x 2-BH; 24 x 3-BH; 14 x 4-BH	N/A	N/A	N/A	N/A	24 x 2BF, 12 x 1BF; 8 x 2BH, 16 x 3BH, 10 x 4BH	4 x 4BH, 8 x 3BH, 4 x 2BH, 6 x 2BF GNR; 4 x 2BF, 4 x 1BF SO	4 x 4BH, 8 x 3BH, 4 x 2BH GNR; 10 x 2BF, 4 x 1BF SO	N/A	20 x 2BF, 10 x 1BF; 8 x 2BH, 14 x 3BH, 8 x 4BH	6 x 4BH, 10 x 3BH, 4 x 2BH, 6 x 2BF, 2 x 1BF GNR; 8 x 2BF, 4 x 1BF SO	6 x 4BH, 10 x 3BH, 4 x 2BH GNR; 14 x 2BF, 6 x 1BF SO	N/A	16 x 2BF, 8 x 1BF; 6 x 2BH, 12 x 3BH, 8 x 4BH	6 x 4BH, 12 x 3BH, 6 x 2BH, 8 x 2BF, 4 x 1BF GNR; 10 x 2BF, 4 x 1BF SO	6 x 4BH, 12 x 3 BH, 6 x 3BH, 2 x 2BF GNR; 16 x 2BF, 8 x 1BF SO	N/A	£50,000	24	£400,000				

Value Point	Values					
	1-Bed Flats	2-Bed Flats	2-Bed Houses	3-Bed Houses	4-Bed Houses	/ sq m Equivalent
1	£153,000	£198,000	£228,000	£258,000	£303,000	£3,000
2	£178,500	£231,000	£266,000	£301,000	£353,500	£3,500
3	£204,000	£264,000	£304,000	£344,000	£404,000	£4,000
4	£229,500	£297,000	£342,000	£387,000	£454,500	£4,500
5	£255,000	£330,000	£380,000	£430,000	£505,000	£5,000

Sizes (sq m) - Gross Internal Area (GIA)				
1-Bed Flats	2-Bed Flats	2-Bed Houses	3-Bed Houses	4-Bed Houses
51	66	76	86	101

**Adams Integra Assumptions:**

**Infrastructure Costs per unit:** See "Planning Obligations Sheet"

**Finance (%)** 7.5%

**Base Build Costs (Flats)** £1,150 per sq m

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

**Build Period Lead In** 6 months

**Developer Profit:** 15% of GDV with sample at 20%

**Renewable Energy** 10% Renewables to be assumed at a cost of £3,448 per unit (data sourced from Energy Savings Trust Report "Potential for Microgeneration Study and Analysis - 14 November 2005)

**Grant Subsidy:** £18,000 per person for affordable rented units; zero grant for shared ownership. Appraisals to be carried out with & without grant

**Affordable Unit Mix:** As per Table Above

**Developer Receipt for Affordable Units (on-site provision):** By negotiation in practice - calculated using mortgage funded by income stream approach - Proval - normal assumptions for GNR (Target Rents); assume 35% initial share for shared ownership, 2.5% rent on (RSL's) retained equity

Above appraisals repeated for each Value Point

MVDC round down all units above a whole number (e.g. 5.75 units would become 5 units)

BF = Bed Flat; BH = Bed House

**General Notes:** GNR = General Needs Rent; SO = Shared Ownership

30% affordable housing proportion on site of 5 (rural) and 15 (urban) or more dwellings represents current policy and delivery

100% Shared Ownership scenarios have only been included where the unit type allows. It is assumed for affordability purposes that no unit larger than 2-bed is transferred for shared ownership

**Planning Infrastructure Cost Assumptions - Mole Valley**

	Private, Intermediate, Affordable Tenures				
<b>Mole Valley DC</b>	1-BF	2-BF	2BH	3BH	4BH
<b>Number of Persons</b>	1.31	1.76	2.51	2.86	3.73
Transport	£1,343.41	£1,804.88	£2,574.01	£2,932.93	£3,825.12
Education	£0.00	£4,750.24	£6,774.49	£7,719.14	£10,067.27
Open Space	£754.56	£1,013.76	£1,445.76	£1,647.36	£2,148.48
Libraries	£120.52	£161.92	£230.92	£263.12	£343.16
Community Facilities	£251.52	£337.92	£481.92	£549.12	£716.16
Recycling	£43.23	£58.08	£82.83	£94.38	£123.09
Environmental Improvements	£327.50	£440.00	£627.50	£715.00	£932.50
<b>Total Planning Contribution</b>	<b>£2,840.74</b>	<b>£8,566.80</b>	<b>£12,217.43</b>	<b>£13,921.05</b>	<b>£18,155.78</b>

Notes: Transport contribution varies for Urban or Rural areas (distances required to travel). To avoid the need for two separate tables and doubling of appraisals, an average has been taken for Transport Contributions using average of £718 per person for town centre sites and £1333 per person for non-town centre sites. Average = £1,025 per person.

Source: Surrey Planning Collaboration Project - Planning Obligations and Infrastructure Provision Code of Practice

## **Appendix II**

### **Results of Land Residual Calculations – Value Point 1**

Table 1: Value Point 1 - Scheme Appraisal Types, Residual Land Value, RLV as % of GDV and Percentage Reduction in Residual Land Value from Adopted Policy Position

Appraisal Type	Grant Status	5 Unit - Housing Scheme ( 5 x 2BH)				5 Unit - Housing Scheme ( 5 x 3BH)				5 Unit - Housing Scheme ( 5 x 4BH)				5 Unit - Flatted Scheme ( 5 x 2BF)				10 Unit - Housing Scheme (5 x 2BH & 5 x 3BH)				10 Unit - Flatted Scheme (5 x 1BF & 5 x 2BF)			
		RLV	RLV as % of GDV	Reduction in RLV from Current Policy (Urban)	Reduction in RLV from Current Policy (Rural)	RLV	RLV as % of GDV	Reduction in RLV from Current Policy (Urban)	Reduction in RLV from Current Policy (Rural)	RLV	RLV as % of GDV	Reduction in RLV from Current Policy (Urban)	Reduction in RLV from Current Policy (Rural)	RLV	RLV as % of GDV	Reduction in RLV from Current Policy (Urban)	Reduction in RLV from Current Policy (Rural)	RLV	RLV as % of GDV	Reduction in RLV from Current Policy (Urban)	Reduction in RLV from Current Policy (Rural)	RLV	RLV as % of GDV	Reduction in RLV from Current Policy (Urban)	Reduction in RLV from Current Policy (Rural)
0% Affordable	N/A	£354,311	31.1%	N/A	-	£406,008	31.5%	N/A	-	£476,214	31.4%	N/A	-	£261,277	26.4%	N/A	-	£752,481	31.0%	N/A	-	£470,196	26.8%	N/A	-
20% Affordable - 70% Rent / 30% SO	With Grant	£245,797	24.8%	30.6%	-	£284,535	25.3%	29.9%	-	£329,350	25.1%	30.8%	-	£170,190	19.8%	34.9%	-	£566,373	26.1%	24.7%	-	£330,997	21.2%	29.6%	-
20% Affordable - 50% Rent / 50% SO		£245,797	24.8%	30.6%	-	£284,535	25.3%	29.9%	-	£329,350	25.1%	30.8%	-	£170,190	19.8%	34.9%	-	£566,373	26.1%	24.7%	-	£330,997	21.2%	29.6%	-
20% Affordable - 100% SO		£287,738	27.4%	18.8%	-	-	-	-	-	-	-	-	-	£207,658	22.8%	20.5%	-	-	-	-	-	£367,708	22.8%	21.8%	-
20% Affordable - 70% Rent / 30% SO	Without Grant	£229,462	23.8%	35.2%	-	£257,415	23.7%	36.6%	-	£296,173	23.4%	37.8%	-	£153,521	18.3%	41.2%	-	£539,533	25.3%	28.3%	-	£314,664	20.4%	33.1%	-
20% Affordable - 50% Rent / 50% SO		£229,462	23.8%	35.2%	-	£257,415	23.7%	36.6%	-	£296,173	23.4%	37.8%	-	£153,521	18.3%	41.2%	-	£539,533	25.3%	28.3%	-	£314,664	20.4%	33.1%	-
20% Affordable - 100% SO		£287,738	27.4%	18.8%	-	-	-	-	-	-	-	-	-	£207,658	22.8%	20.5%	-	-	-	-	-	£367,708	22.8%	21.8%	-
30% Affordable - 70% Rent / 30% SO	With Grant	£245,797	24.8%	30.6%	N/A	£284,535	25.3%	29.9%	N/A	£329,350	25.1%	30.8%	N/A	£170,190	19.8%	34.9%	N/A	£463,759	22.9%	38.4%	N/A	£257,731	17.6%	45.2%	N/A
30% Affordable - 50% Rent / 50% SO		£245,797	24.8%	30.6%	N/A	£284,535	25.3%	29.9%	N/A	£329,350	25.1%	30.8%	N/A	£170,190	19.8%	34.9%	N/A	£463,759	22.9%	38.4%	N/A	£257,731	17.6%	45.2%	N/A
30% Affordable - 100% SO		£287,738	27.4%	18.8%	N/A	-	-	-	-	-	-	-	-	£207,658	22.8%	20.5%	N/A	-	-	-	-	£323,034	20.8%	31.3%	N/A
30% Affordable - 70% Rent / 30% SO	Without Grant	£229,462	23.8%	35.2%	N/A	£257,415	23.7%	36.6%	N/A	£296,173	23.4%	37.8%	N/A	£153,521	18.3%	41.2%	N/A	£415,668	21.2%	44.8%	N/A	£234,977	16.5%	50.0%	N/A
30% Affordable - 50% Rent / 50% SO		£229,462	23.8%	35.2%	N/A	£257,415	23.7%	36.6%	N/A	£296,173	23.4%	37.8%	N/A	£153,521	18.3%	41.2%	N/A	£415,668	21.2%	44.8%	N/A	£234,977	16.5%	50.0%	N/A
30% Affordable - 100% SO		£287,738	27.4%	18.8%	N/A	-	-	-	-	-	-	-	-	£207,658	22.8%	20.5%	N/A	-	-	-	-	£323,034	20.8%	31.3%	N/A
40% Affordable - 70% Rent / 30% SO	With Grant	£182,919	20.3%	48.4%	25.6%	£213,515	20.9%	47.4%	25.0%	£245,845	20.6%	48.4%	25.4%	£112,308	14.4%	57.0%	34.0%	£342,285	18.4%	54.5%	26.2%	£166,571	12.5%	64.6%	35.4%
40% Affordable - 50% Rent / 50% SO		£182,919	20.3%	48.4%	25.6%	£213,515	20.9%	47.4%	25.0%	£245,845	20.6%	48.4%	25.4%	£112,308	14.4%	57.0%	34.0%	£384,226	20.1%	48.9%	17.1%	£204,040	14.7%	56.6%	20.8%
40% Affordable - 100% SO		£225,725	23.6%	36.3%	21.6%	-	-	-	-	-	-	-	-	£148,653	17.9%	43.1%	28.4%	-	-	-	-	£265,221	18.0%	43.6%	17.9%
40% Affordable - 70% Rent / 30% SO	Without Grant	£161,517	18.5%	54.4%	29.6%	£185,836	18.9%	54.2%	27.8%	£211,984	18.5%	55.5%	28.4%	£95,470	12.6%	63.5%	37.8%	£267,075	15.2%	64.5%	35.7%	£123,065	9.7%	73.8%	47.6%
40% Affordable - 50% Rent / 50% SO		£161,517	18.5%	54.4%	29.6%	£185,836	18.9%	54.2%	27.8%	£211,984	18.5%	55.5%	28.4%	£95,470	12.6%	63.5%	37.8%	£329,986	17.9%	56.1%	20.6%	£175,972	13.1%	62.6%	25.1%
40% Affordable - 100% SO		£225,725	23.6%	36.3%	21.6%	-	-	-	-	-	-	-	-	£148,653	17.9%	43.1%	28.4%	-	-	-	-	£265,221	18.0%	43.6%	17.9%
50% Affordable - 70% Rent / 30% SO	With Grant	£182,919	20.3%	48.4%	25.6%	£213,515	20.9%	47.4%	25.0%	£245,845	20.6%	48.4%	25.4%	£112,308	14.4%	57.0%	34.0%	£238,591	14.0%	68.3%	48.6%	£92,723	7.5%	80.3%	64.0%
50% Affordable - 50% Rent / 50% SO		£182,919	20.3%	48.4%	25.6%	£213,515	20.9%	47.4%	25.0%	£245,845	20.6%	48.4%	25.4%	£112,308	14.4%	57.0%	34.0%	£275,712	15.6%	63.4%	40.5%	£122,198	9.6%	74.0%	52.6%
50% Affordable - 100% SO		£225,725	23.6%	36.3%	21.6%	-	-	-	-	-	-	-	-	£148,653	17.9%	43.1%	28.4%	-	-	-	-	£225,094	15.9%	52.1%	30.3%
50% Affordable - 70% Rent / 30% SO	Without Grant	£161,517	18.5%	54.4%	29.6%	£185,836	18.9%	54.2%	27.8%	£211,984	18.5%	55.5%	28.4%	£95,470	12.6%	63.5%	37.8%	£140,427	8.9%	81.3%	66.2%	£36,020	3.1%	92.3%	84.7%
50% Affordable - 50% Rent / 50% SO		£161,517	18.5%	54.4%	29.6%	£185,836	18.9%	54.2%	27.8%	£211,984	18.5%	55.5%	28.4%	£95,470	12.6%	63.5%	37.8%	£204,636	12.3%	72.8%	50.8%	£77,009	6.3%	83.6%	67.2%
50% Affordable - 100% SO		£225,725	23.6%	36.3%	21.6%	-	-	-	-	-	-	-	-	£148,653	17.9%	43.1%	28.4%	-	-	-	-	£225,094	15.9%	52.1%	30.3%

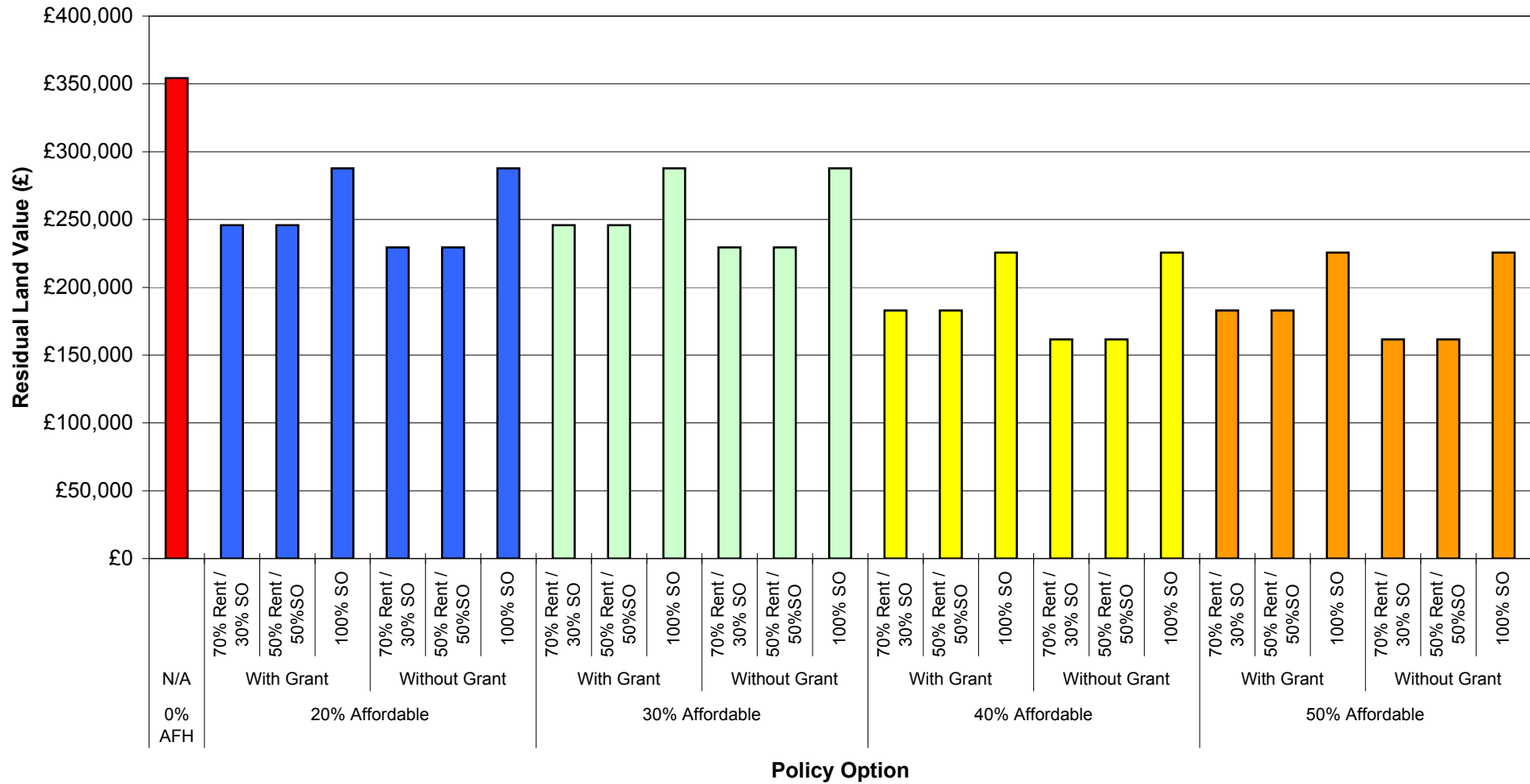
N.B. SO =Shared Ownership

Table 1: Value Point 1 - Scheme Appraisal Types, Residual Land Value, RLV as % of GDV and Percentage Reduction in Residual Land Value from Adopted Policy Position

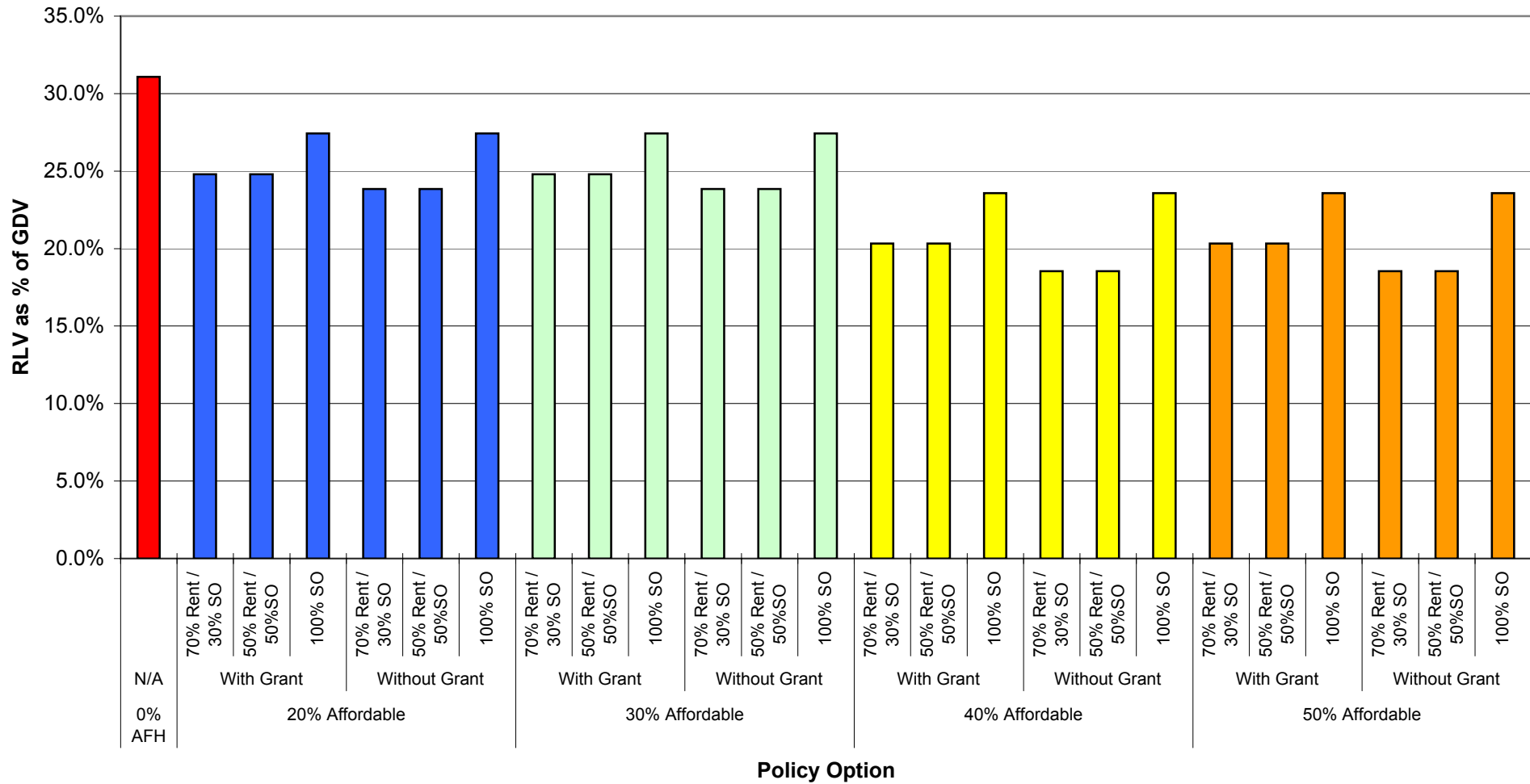
Appraisal Type	Grant Status	10 Unit - Flatted Scheme (10 x 2BF)				15 Unit - Housing Scheme (5 x 2BH & 10 x 3BH)			15 Unit - Flatted Scheme (5 x 1BF & 10 x 2BF)			25 Unit - Mixed Scheme (5 x 1BF; 5 x 2BF; 5 x 2BH; 10 x 3BH)			50 Unit - Mixed Scheme (8 x 1BF; 17 x 2BF; 12 x 2BH; 24 x 3BH; 7 x 4BH)			100 Unit - Mixed Scheme (16 x 1BF; 34 x 2BF; 12 x 2BH; 24 x 3BH; 14 x 4BH)		
		RLV	RLV as % of GDV	Reduction in RLV from Current Policy (Urban)	Reduction in RLV from Current Policy (Rural)	RLV	RLV as % of GDV	Reduction in RLV from Current Policy Position	RLV	RLV as % of GDV	Reduction in RLV from Current Policy Position	RLV	RLV as % of GDV	Reduction in RLV from Current Policy Position	RLV	RLV as % of GDV	Reduction in RLV from Current Policy Position	RLV	RLV as % of GDV	Reduction in RLV from Current Policy Position
0% Affordable	N/A	£517,166	26.1%	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
20% Affordable - 70% Rent / 30% SO	With Grant	£370,215	20.9%	28.4%	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
20% Affordable - 50% Rent / 50% SO		£370,215	20.9%	28.4%	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
20% Affordable - 100% SO		£406,927	22.3%	21.3%	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
20% Affordable - 70% Rent / 30% SO	Without Grant	£353,883	20.2%	31.6%	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
20% Affordable - 50% Rent / 50% SO		£353,883	20.2%	31.6%	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
20% Affordable - 100% SO		£406,927	22.3%	21.3%	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
30% Affordable - 70% Rent / 30% SO	With Grant	£275,690	16.8%	46.7%	N/A	£740,579	23.5%	N/A	£424,483	18.3%	N/A	£902,367	19.9%	N/A	£1,550,847	17.0%	N/A	£2,816,059	15.4%	N/A
30% Affordable - 50% Rent / 50% SO		£275,690	16.8%	46.7%	N/A	£782,087	24.4%	N/A	£453,074	19.2%	N/A	£943,013	20.5%	N/A	£1,653,043	17.8%	N/A	£3,011,381	16.2%	N/A
30% Affordable - 100% SO		£349,113	20.0%	32.5%	N/A	-	-	-	£521,070	21.1%	N/A	-	-	-	-	-	-	-	-	-
30% Affordable - 70% Rent / 30% SO	Without Grant	£243,025	15.2%	53.0%	N/A	£666,144	21.9%	N/A	£380,650	16.8%	N/A	£782,877	17.9%	N/A	£1,304,233	14.9%	N/A	£2,344,719	13.4%	N/A
30% Affordable - 50% Rent / 50% SO		£243,025	15.2%	53.0%	N/A	£728,407	23.3%	N/A	£420,410	18.1%	N/A	£843,845	18.9%	N/A	£1,451,894	16.1%	N/A	£2,626,936	14.6%	N/A
30% Affordable - 100% SO		£349,113	20.0%	32.5%	N/A	-	-	-	£521,070	21.1%	N/A	-	-	-	-	-	-	-	-	-
40% Affordable - 70% Rent / 30% SO	With Grant	£184,900	12.2%	64.2%	32.9%	£554,471	19.2%	25.1%	£285,284	13.4%	32.8%	£649,749	15.5%	28.0%	£1,126,574	13.2%	27.4%	£2,005,171	11.8%	28.8%
40% Affordable - 50% Rent / 50% SO		£222,369	14.2%	57.0%	19.3%	£595,979	20.2%	23.8%	£313,875	14.4%	30.7%	£725,971	16.9%	23.0%	£1,255,301	14.4%	24.1%	£2,251,199	12.9%	25.2%
40% Affordable - 100% SO		£291,300	17.5%	43.7%	16.6%	-	-	-	£424,010	18.2%	18.6%	-	-	-	-	-	-	-	-	-
40% Affordable - 70% Rent / 30% SO	Without Grant	£134,893	9.3%	73.9%	44.5%	£457,917	16.7%	31.3%	£229,760	11.2%	39.6%	£488,149	12.4%	37.6%	£813,646	10.1%	37.6%	£1,407,088	8.7%	40.0%
40% Affordable - 50% Rent / 50% SO		£189,031	12.5%	63.4%	22.2%	£515,459	18.2%	29.2%	£264,879	12.6%	37.0%	£600,522	14.6%	28.8%	£998,201	12.0%	31.2%	£1,759,819	10.6%	33.0%
40% Affordable - 100% SO		£291,300	17.5%	43.7%	16.6%	-	-	-	£424,010	18.2%	18.6%	-	-	-	-	-	-	-	-	-
50% Affordable - 70% Rent / 30% SO	With Grant	£89,320	6.5%	82.7%	67.6%	£438,772	16.1%	40.8%	£194,692	9.7%	54.1%	£467,262	11.9%	48.2%	£703,821	8.9%	54.6%	£1,197,187	7.6%	57.5%
50% Affordable - 50% Rent / 50% SO		£125,895	8.8%	75.7%	54.3%	£480,713	17.3%	38.5%	£223,873	11.0%	50.6%	£543,735	13.5%	42.3%	£859,078	10.6%	48.0%	£1,493,921	9.2%	50.4%
50% Affordable - 100% SO		£238,300	15.0%	53.9%	31.7%	-	-	-	£366,197	16.3%	29.7%	-	-	-	-	-	-	-	-	-
50% Affordable - 70% Rent / 30% SO	Without Grant	£21,970	1.7%	95.8%	91.0%	£309,323	12.1%	53.6%	£117,795	6.2%	69.1%	£272,882	7.5%	65.1%	£324,091	4.4%	75.2%	£469,890	3.2%	80.0%
50% Affordable - 50% Rent / 50% SO		£76,654	5.6%	85.2%	68.5%	£372,234	14.1%	48.9%	£157,197	8.0%	62.6%	£396,087	10.4%	53.1%	£542,200	7.1%	62.7%	£888,289	5.6%	66.2%
50% Affordable - 100% SO		£238,300	15.0%	53.9%	31.7%	-	-	-	£366,197	16.3%	29.7%	-	-	-	-	-	-	-	-	-

N.B. SO =Shared Ownership

**Graph 1: 5 Unit Housing Scheme (5 x 2BH) - Residual Land Values at Potential Policy Options - Value Point 1**

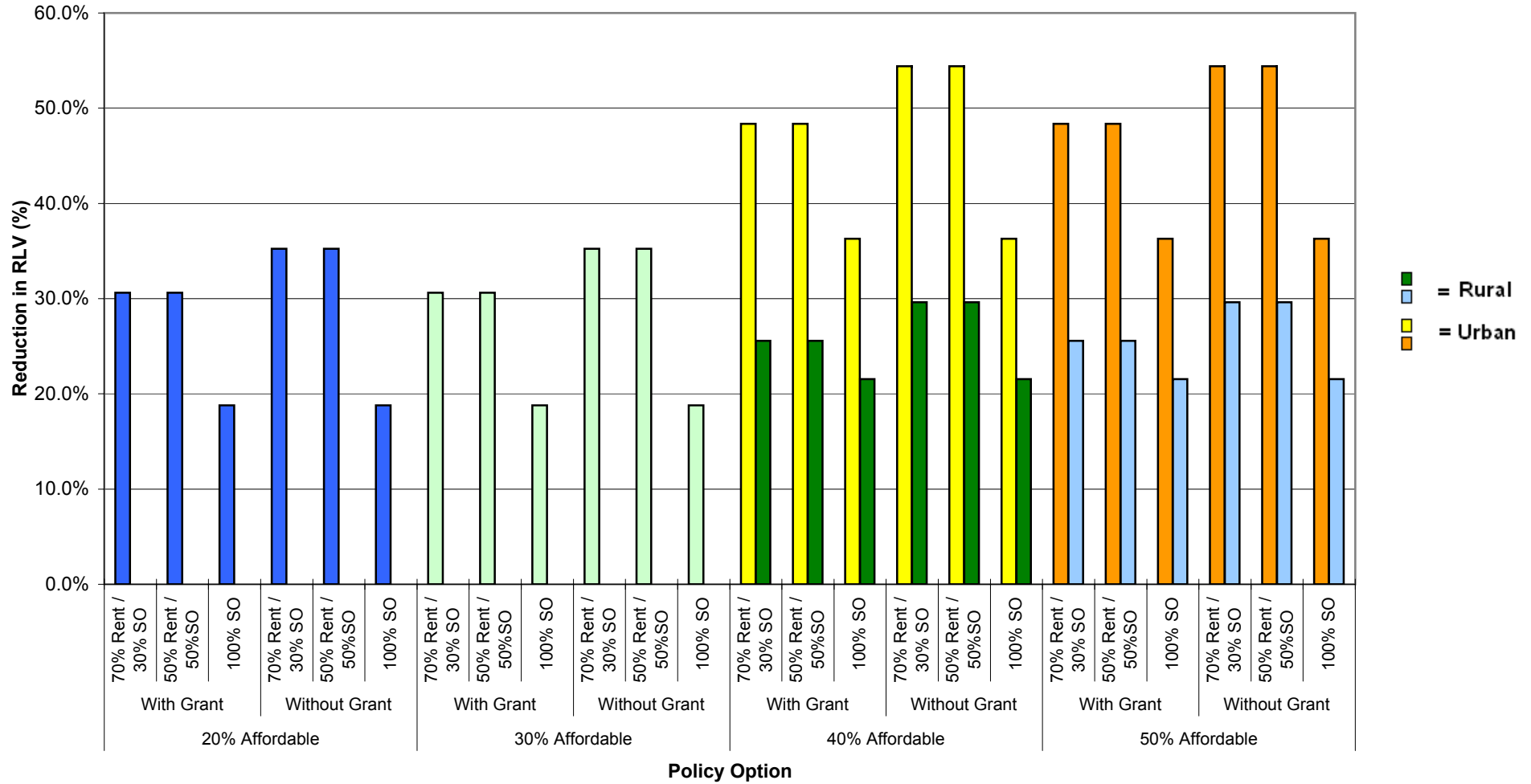


**Graph 2: 5 Unit Housing Scheme (5 x 2BH) - Residual Land Values as a percentage of the Gross Development Value - Value Point 1**

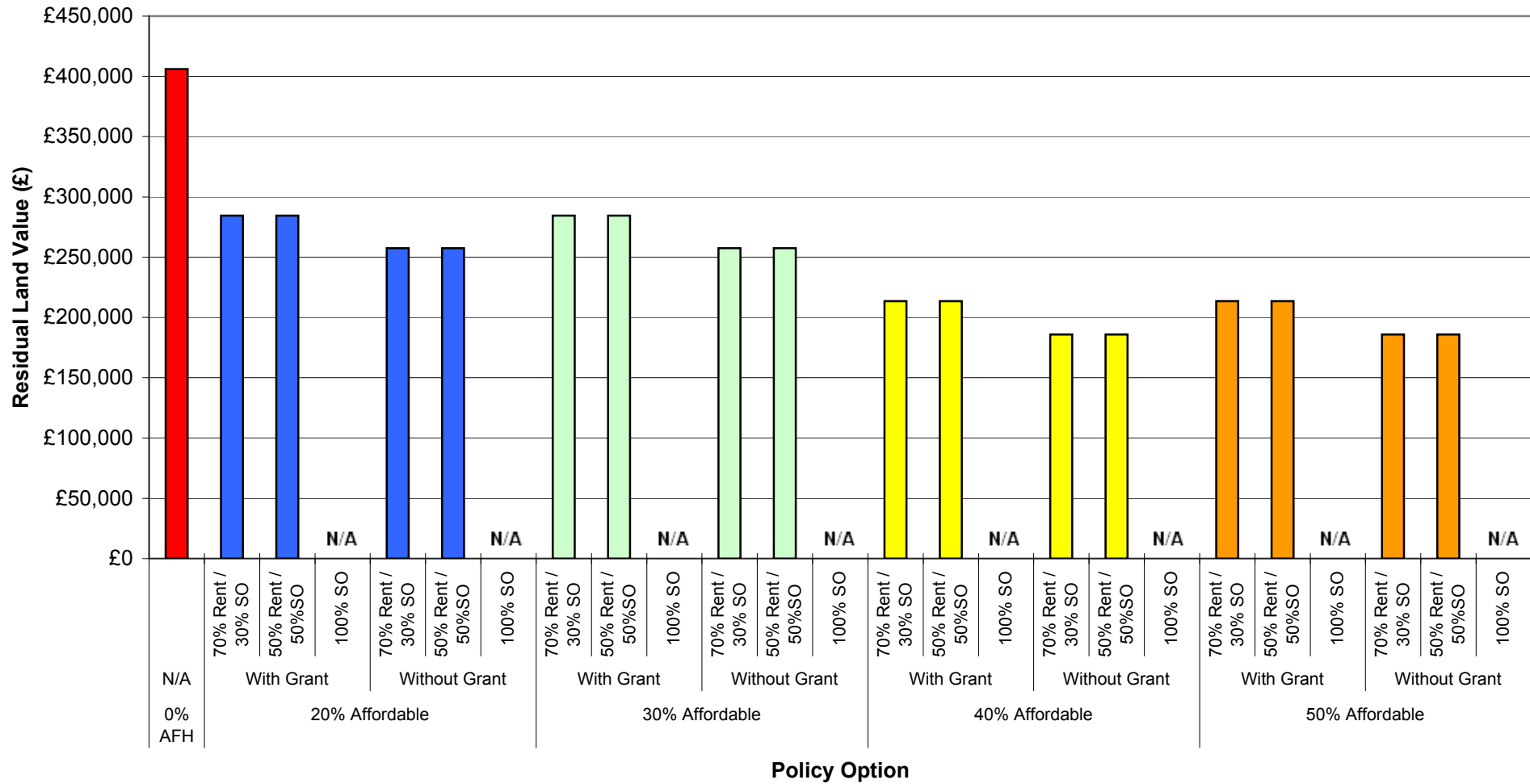




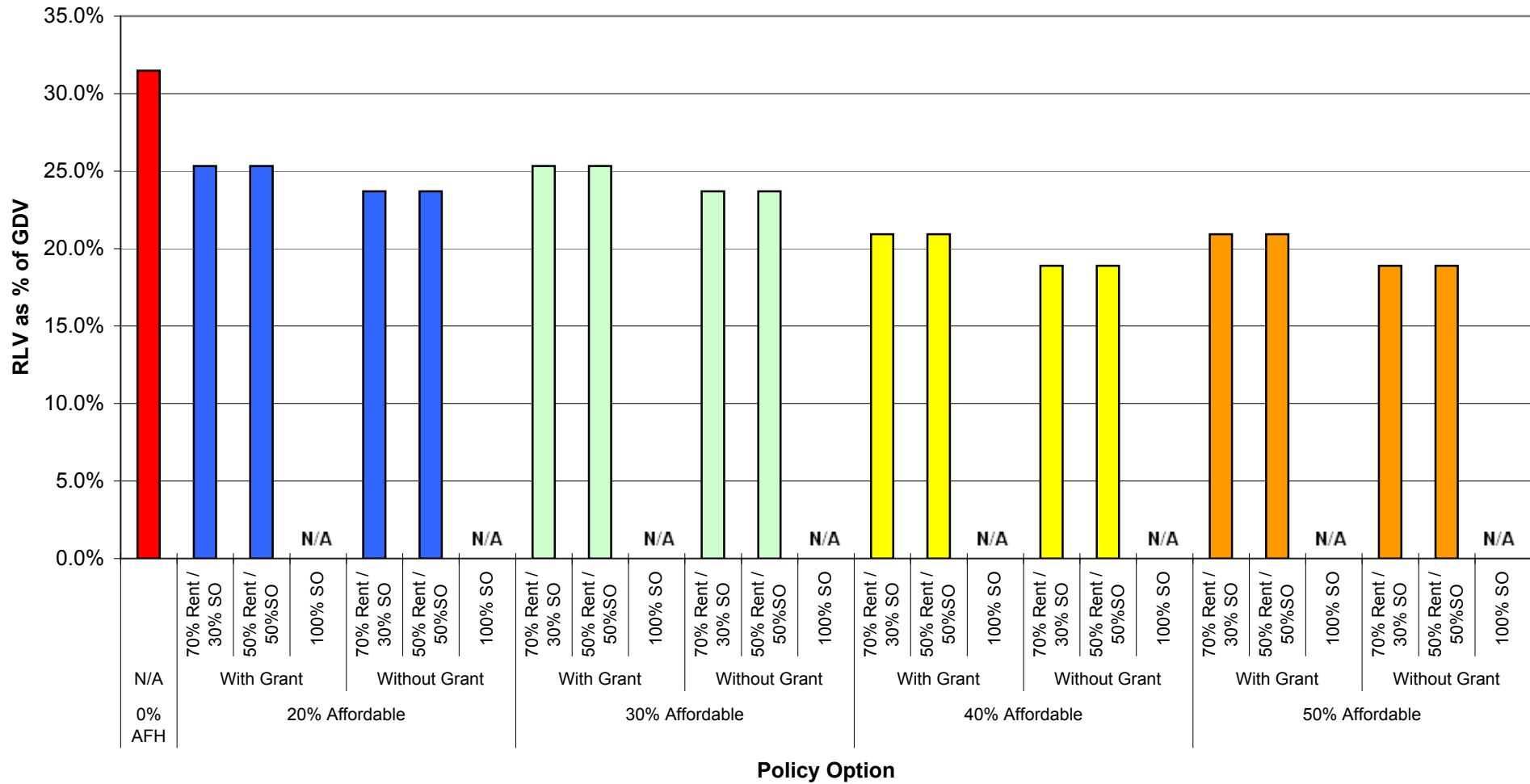
**Graph 3: 5 Unit Housing Scheme (5 x 2BH) - Reduction in RLV from Current Policy - Value Point 1**



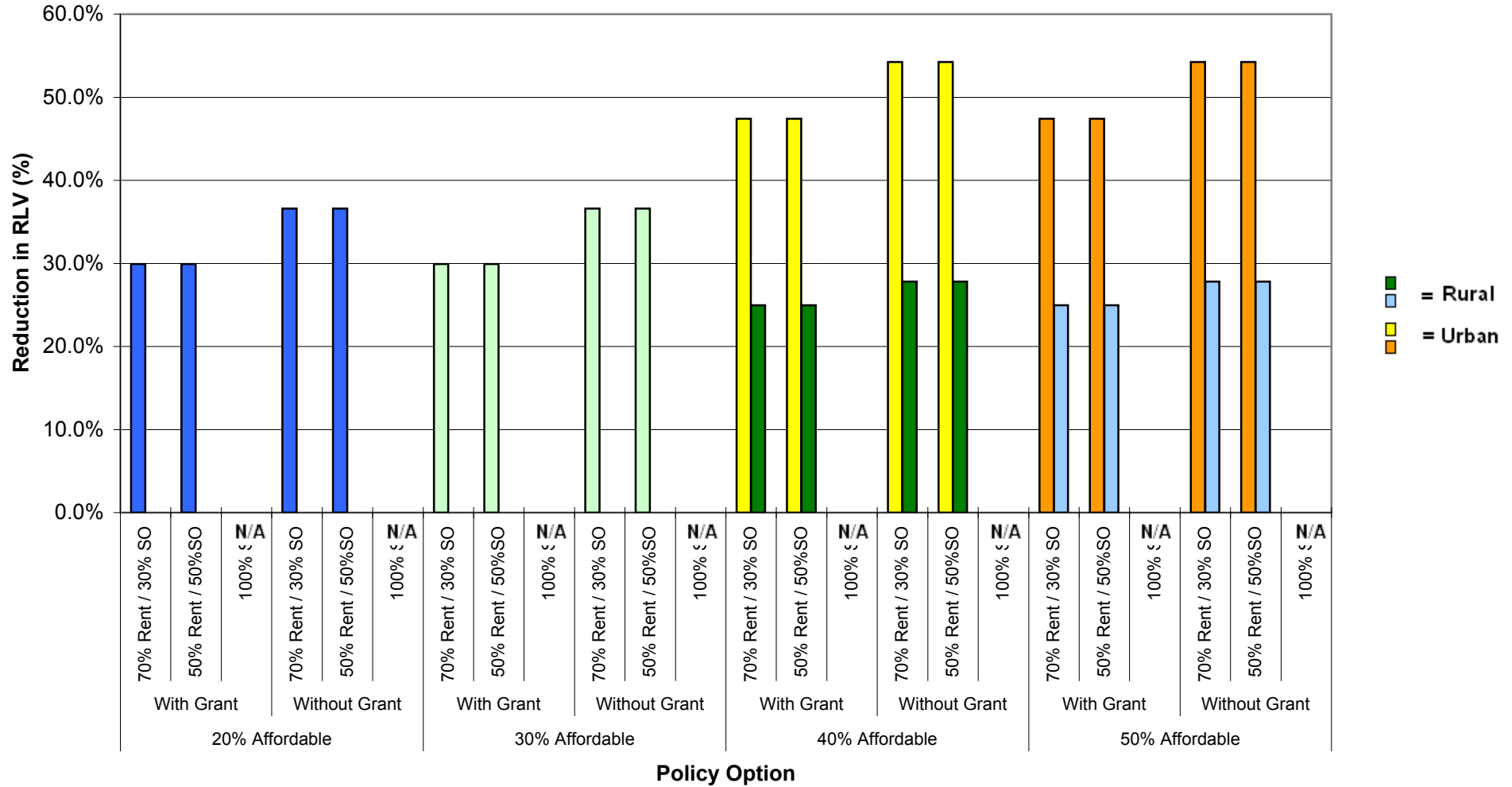
**Graph 4: 5 Unit Housing Scheme (5 x 3BH) - Residual Land Values at Potential Policy Options - Value Point 1**



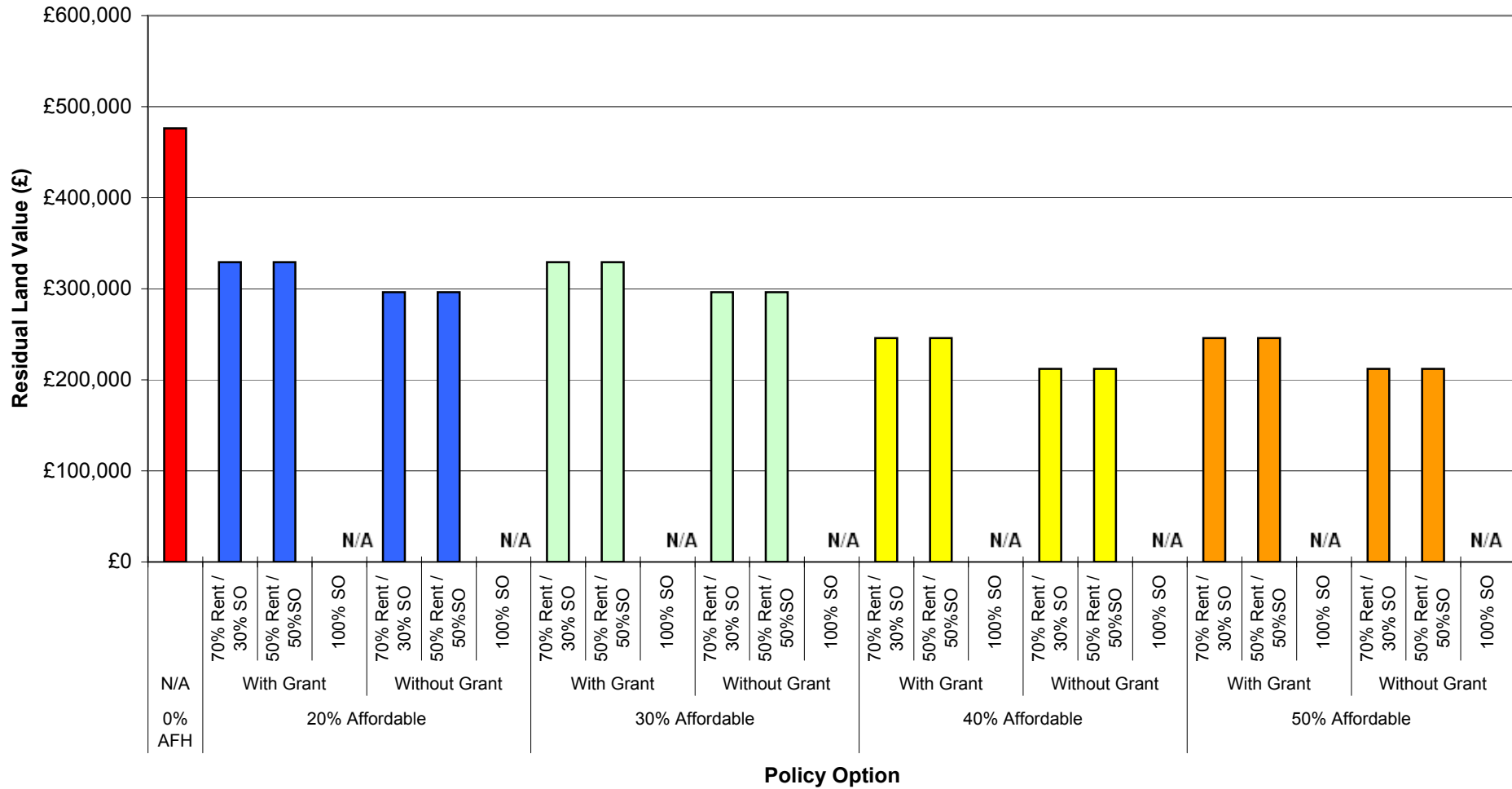
**Graph 5: 5 Unit Housing Scheme (5 x 3BH) - Residual Land Values as a percentage of the Gross Development Value - Value Point 1**



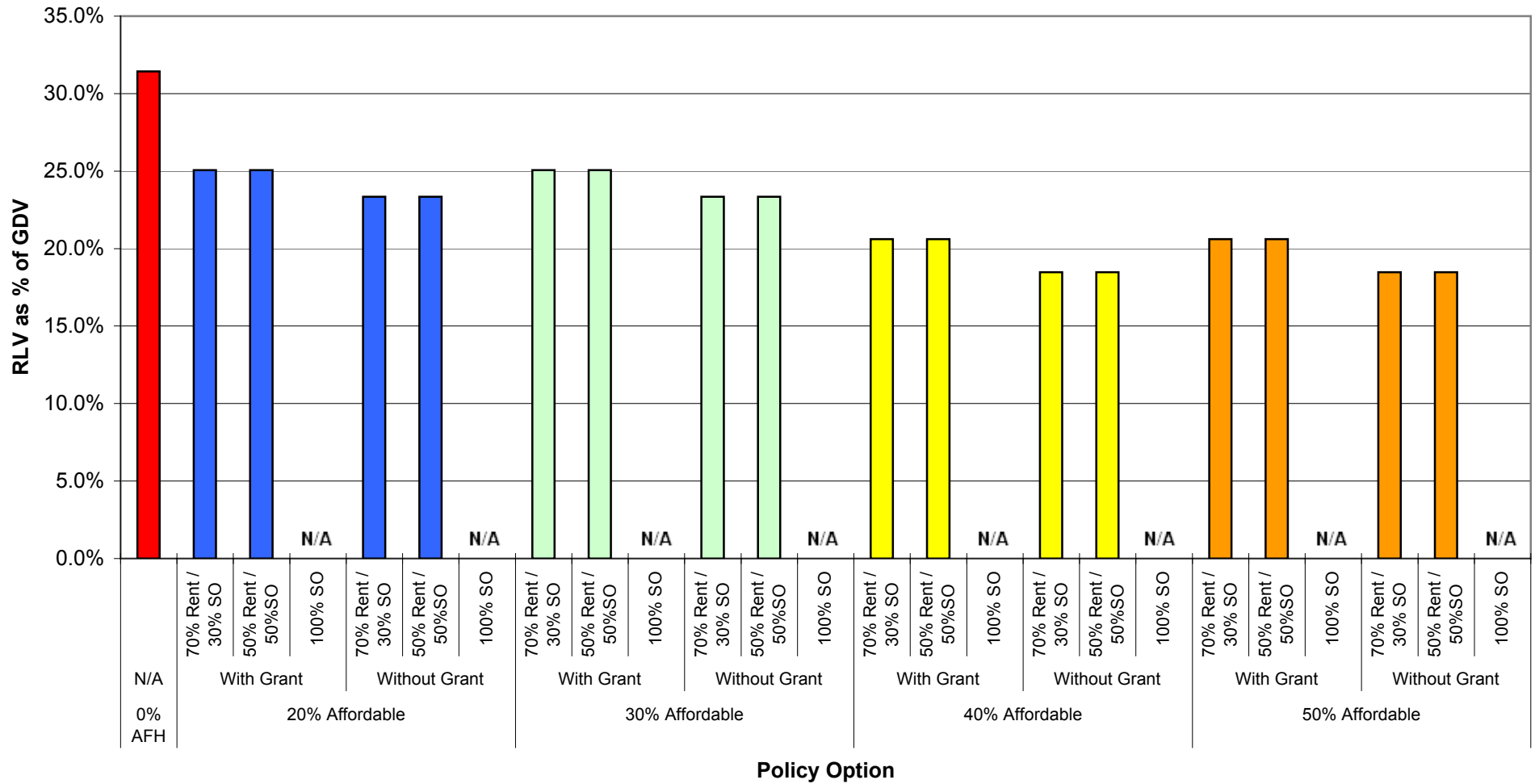
**Graph 6: 5 Unit Housing Scheme (5 x 3BH) - Reduction in RLV from Current Policy - Value Point 1**



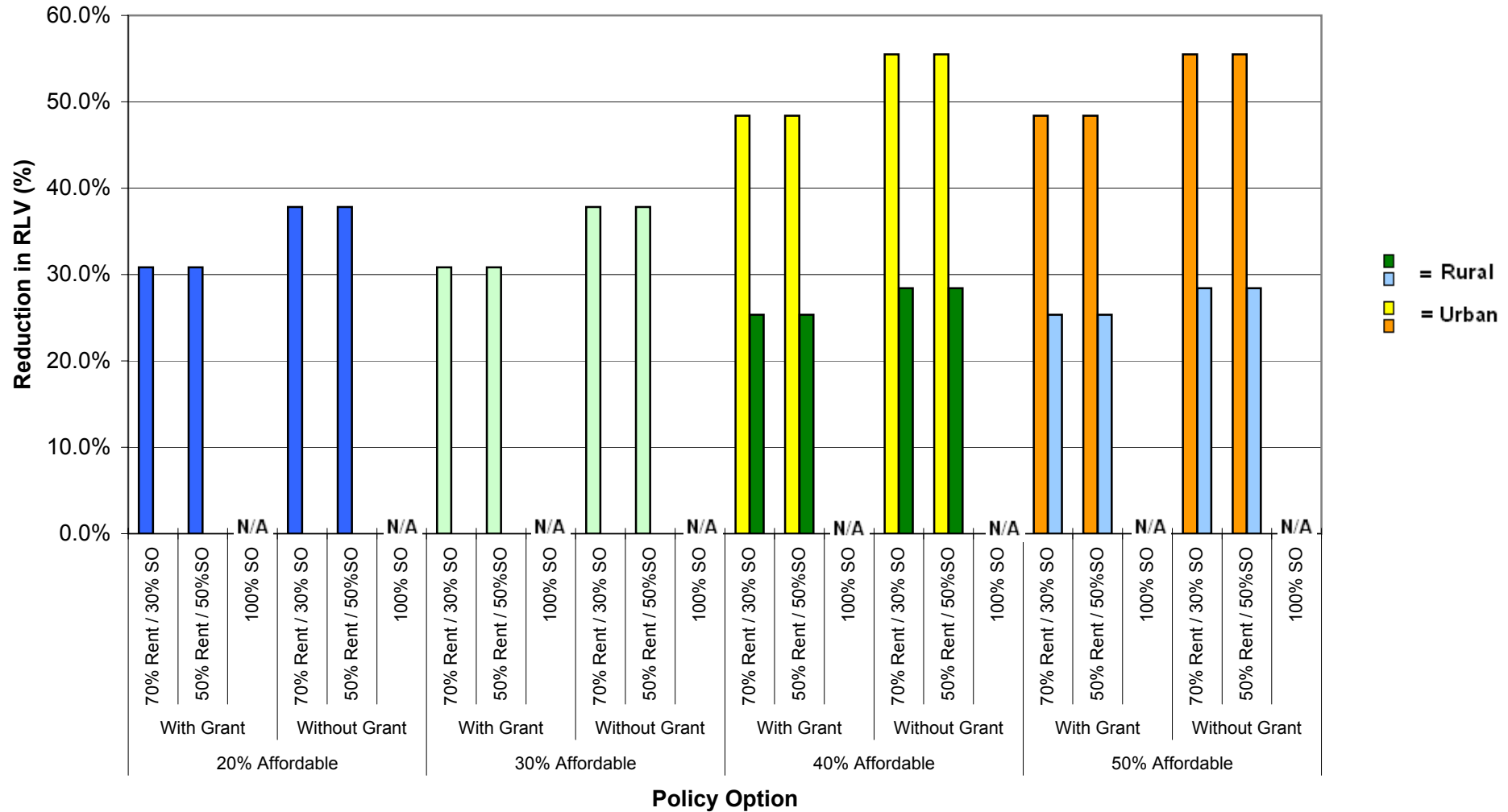
**Graph 7: 5 Unit Housing Scheme (5 x 4BH) - Residual Land Values at Potential Policy Options - Value Point 1**



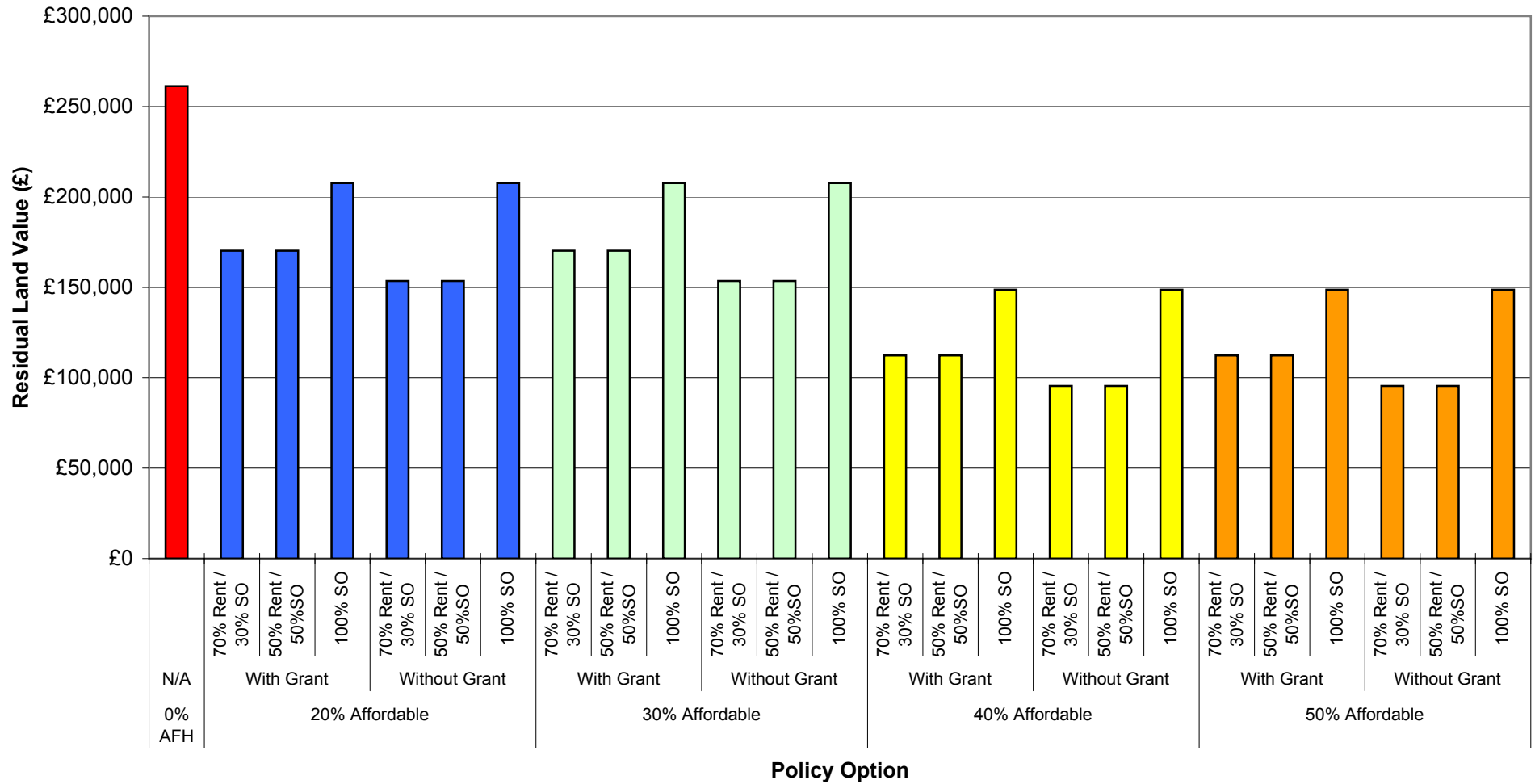
**Graph 8: 5 Unit Housing Scheme (5 x 4BH) - Residual Land Values as a percentage of the Gross Development Value - Value Point 1**



**Graph 9: 5 Unit Housing Scheme (5 x 4BH) - Reduction in RLV from Current Policy - Value Point 1**

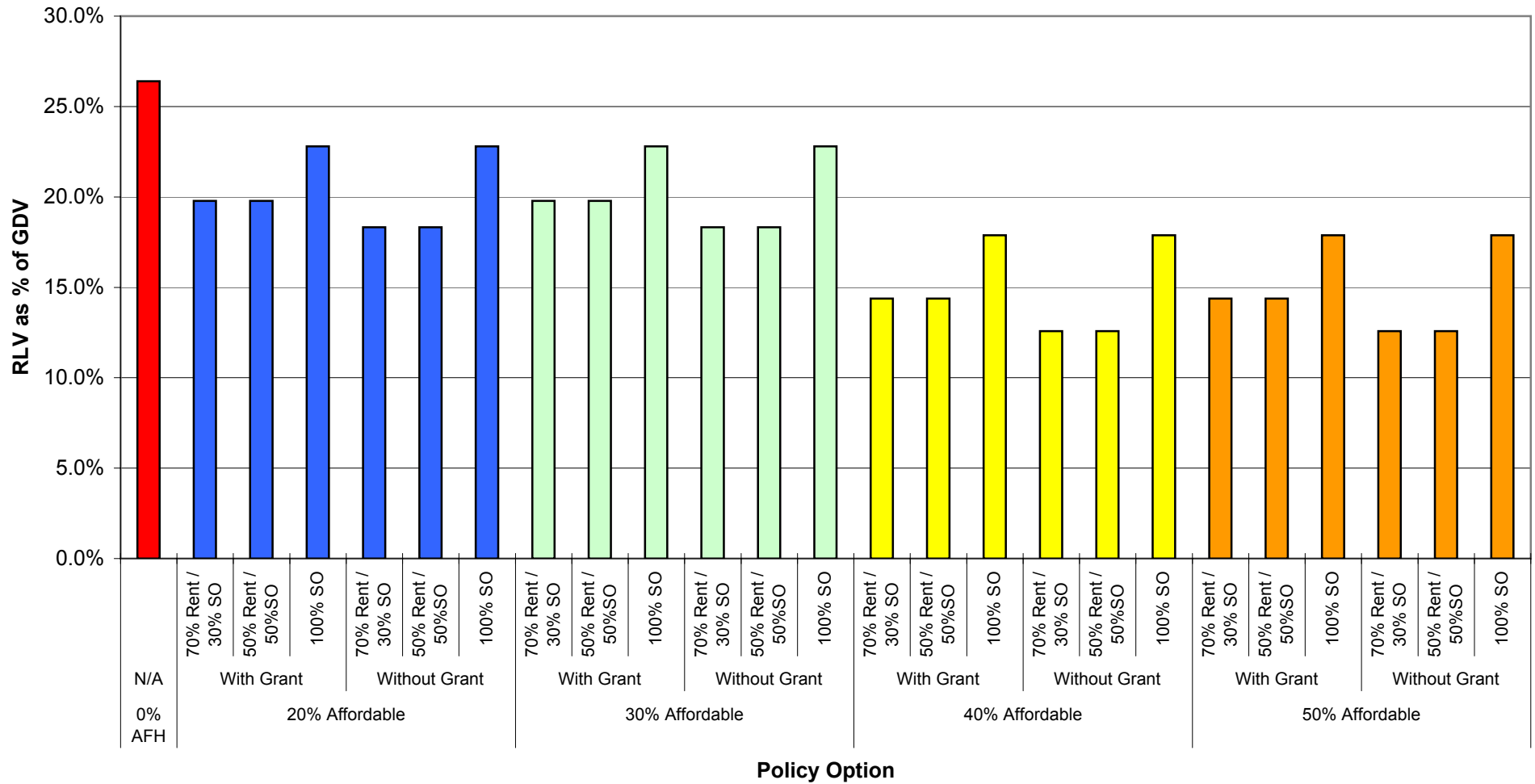


**Graph 10: 5 Unit Flatted Scheme (5 x 2BF) - Residual Land Values at Potential Policy Options - Value Point 1**



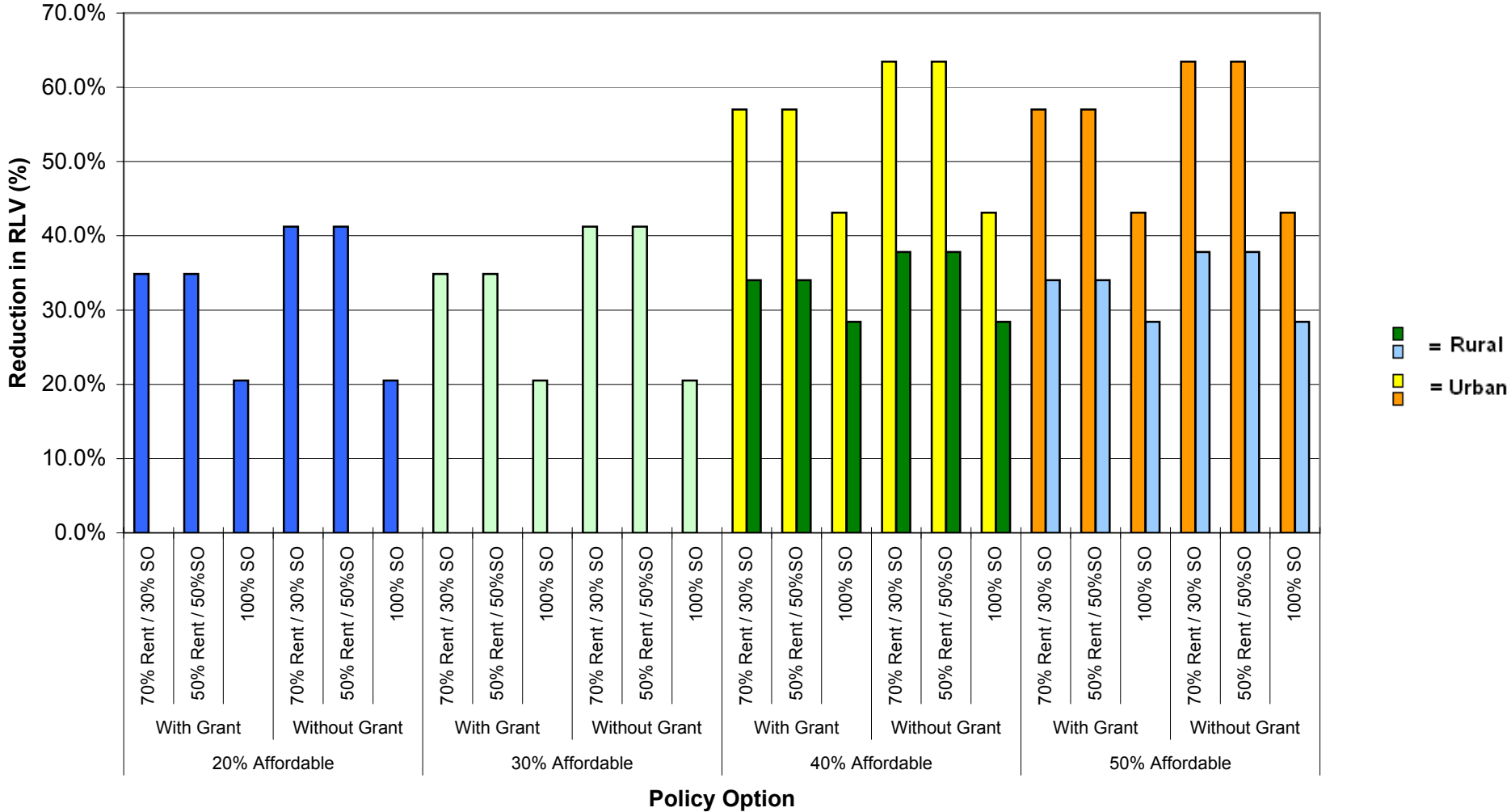


**Graph 11: 5 Unit Flatted Scheme (5 x 2BF) - Residual Land Values as a percentage of the Gross Development Value - Value Point 1**



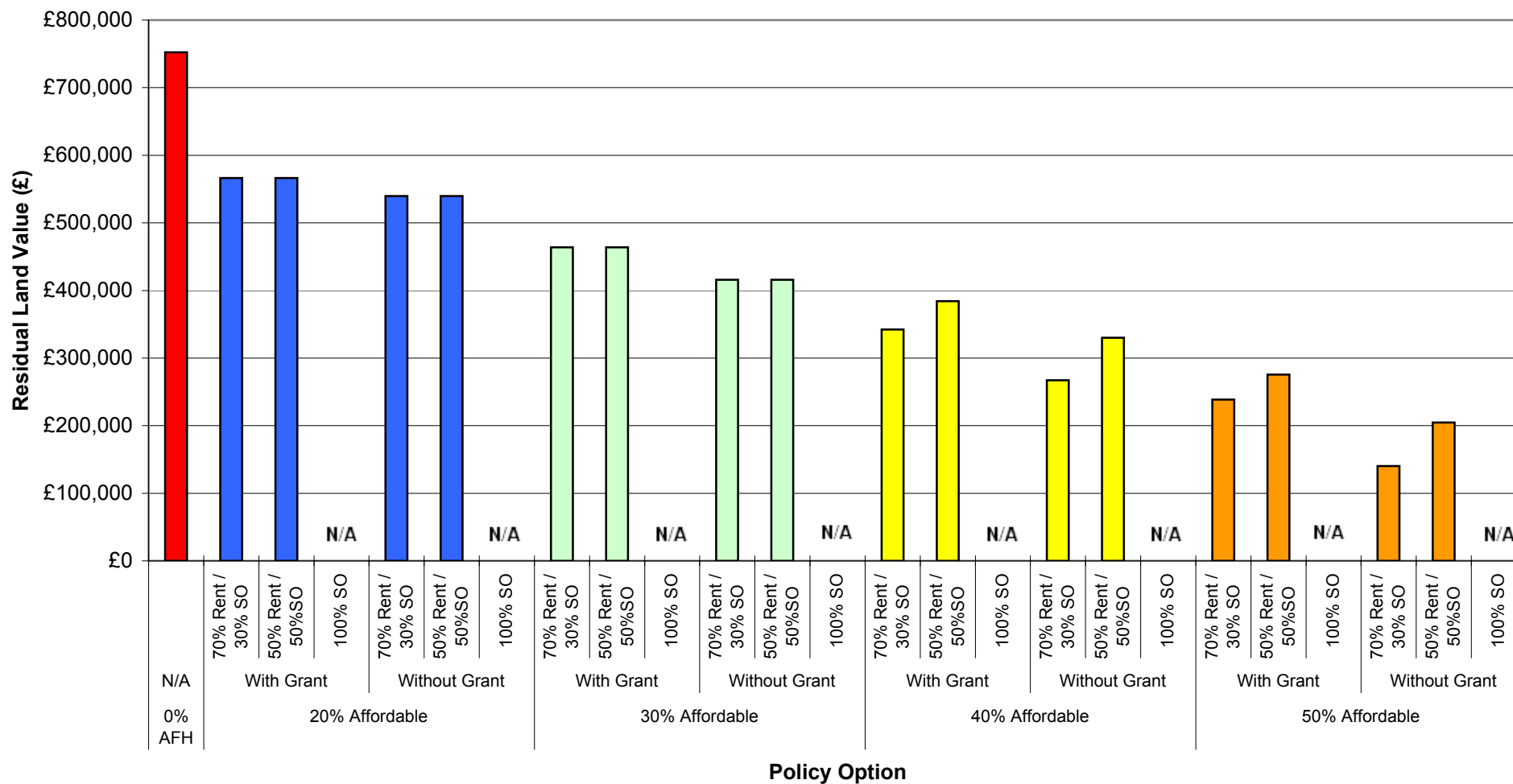
Source: Adams Integra, January 2008

**Graph 12: 5 Unit Flatted Scheme (5 x 2BF) - Reduction in RLV from Current Policy - Value Point 1**

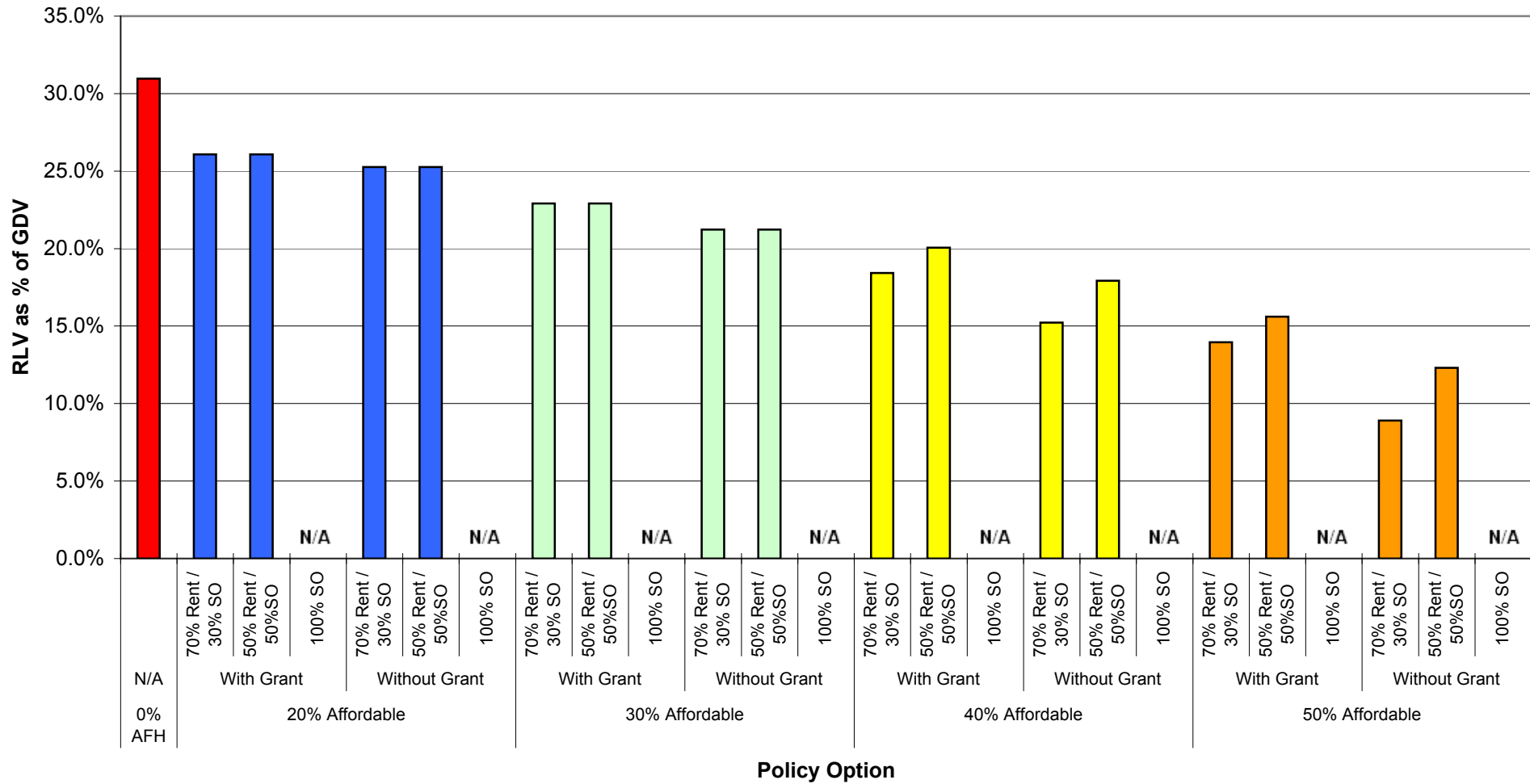


Source: Adams Integra, January 2008

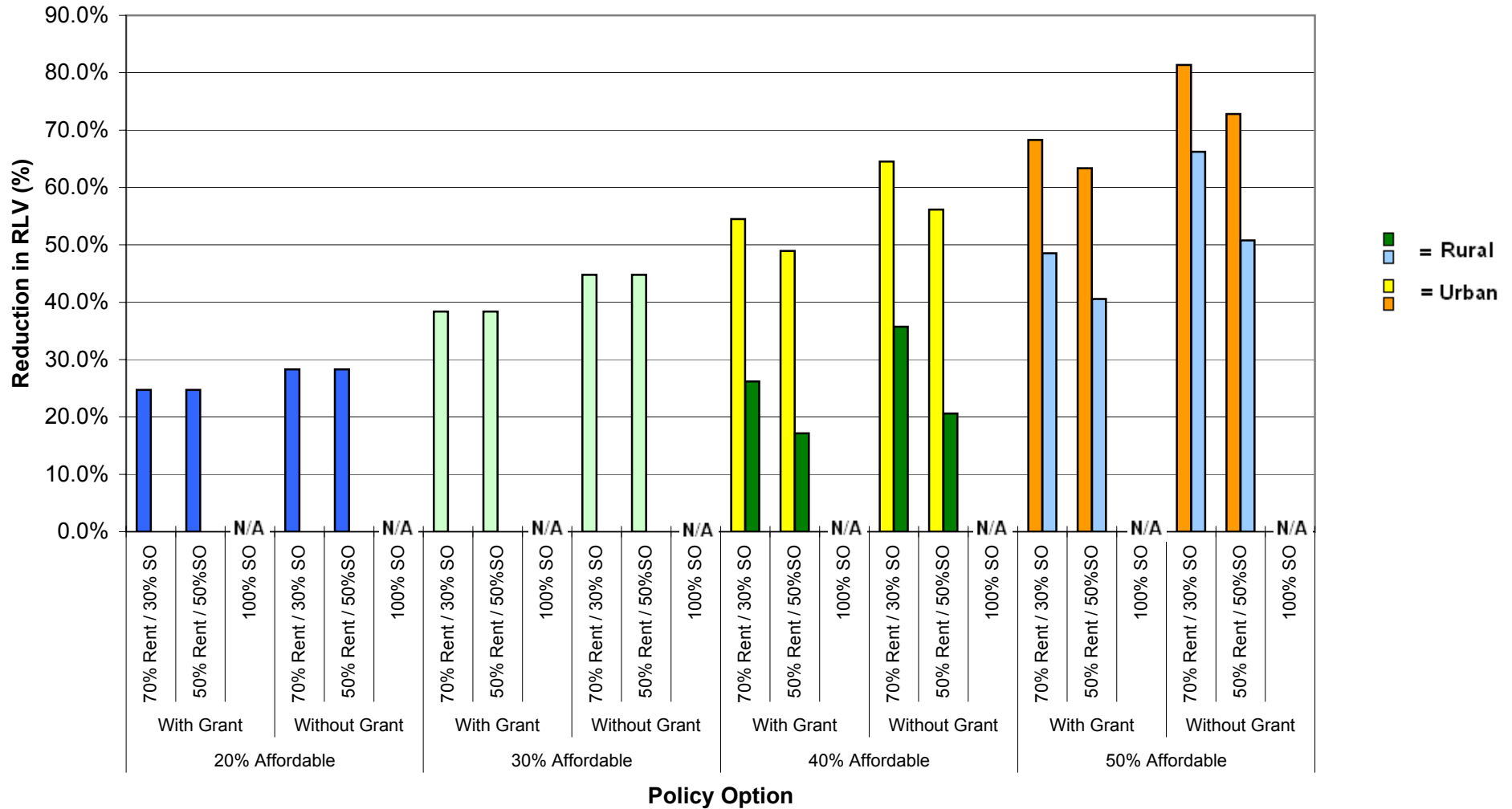
**Graph 13: 10 Unit Housing Scheme (5 x 2BH & 5 x 3BH) - Residual Land Values at Potential Policy Options - Value Point 1**



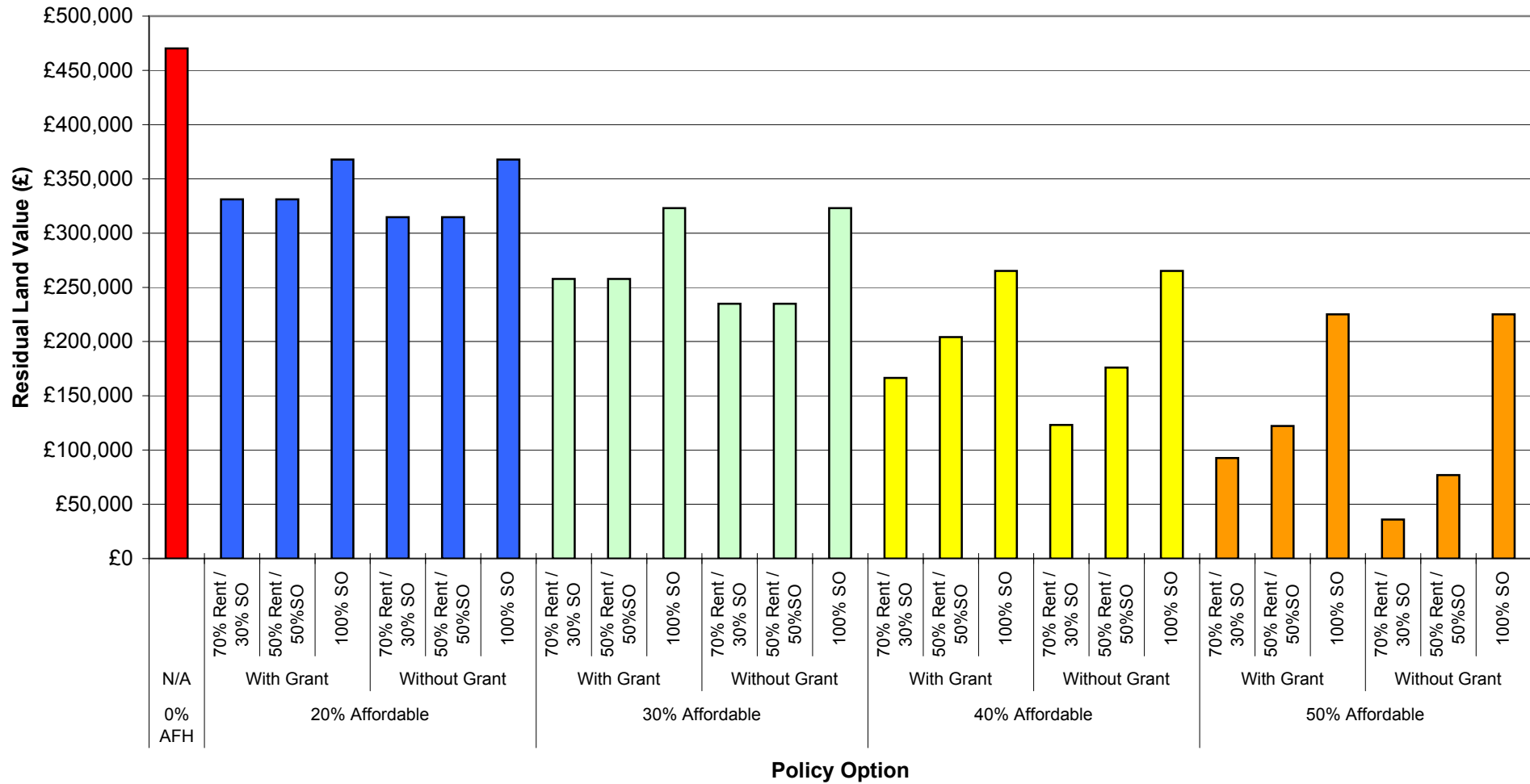
**Graph 14: 10 Unit Housing Scheme (5 x 2BH & 5 x 3BH) - Residual Land Values as a percentage of the Gross Development Value - Value Point 1**



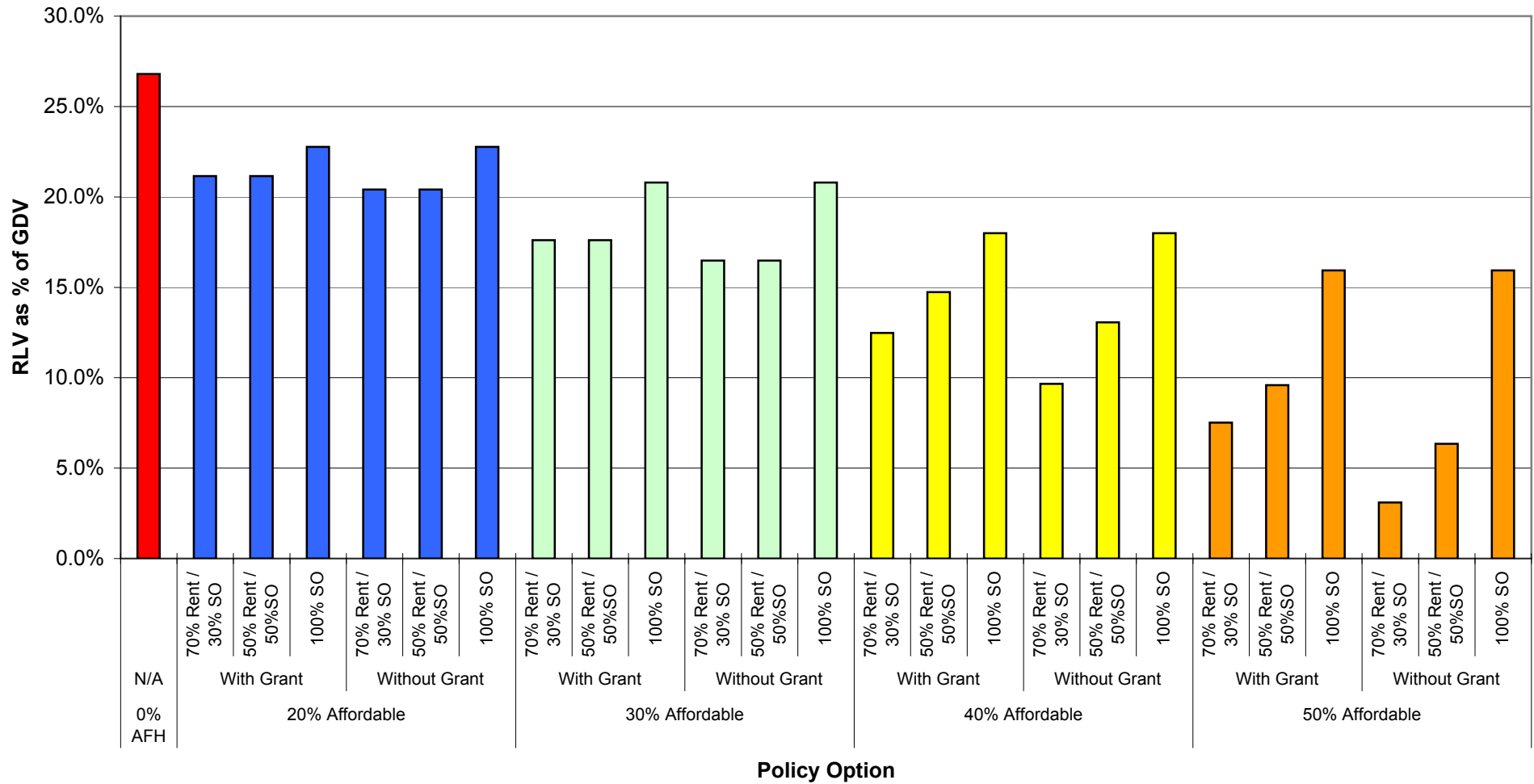
**Graph 15: 10 Unit Housing Scheme (5 x 2BH & 5 x 3BH) - Reduction in RLV from Current Policy - Value Point 1**



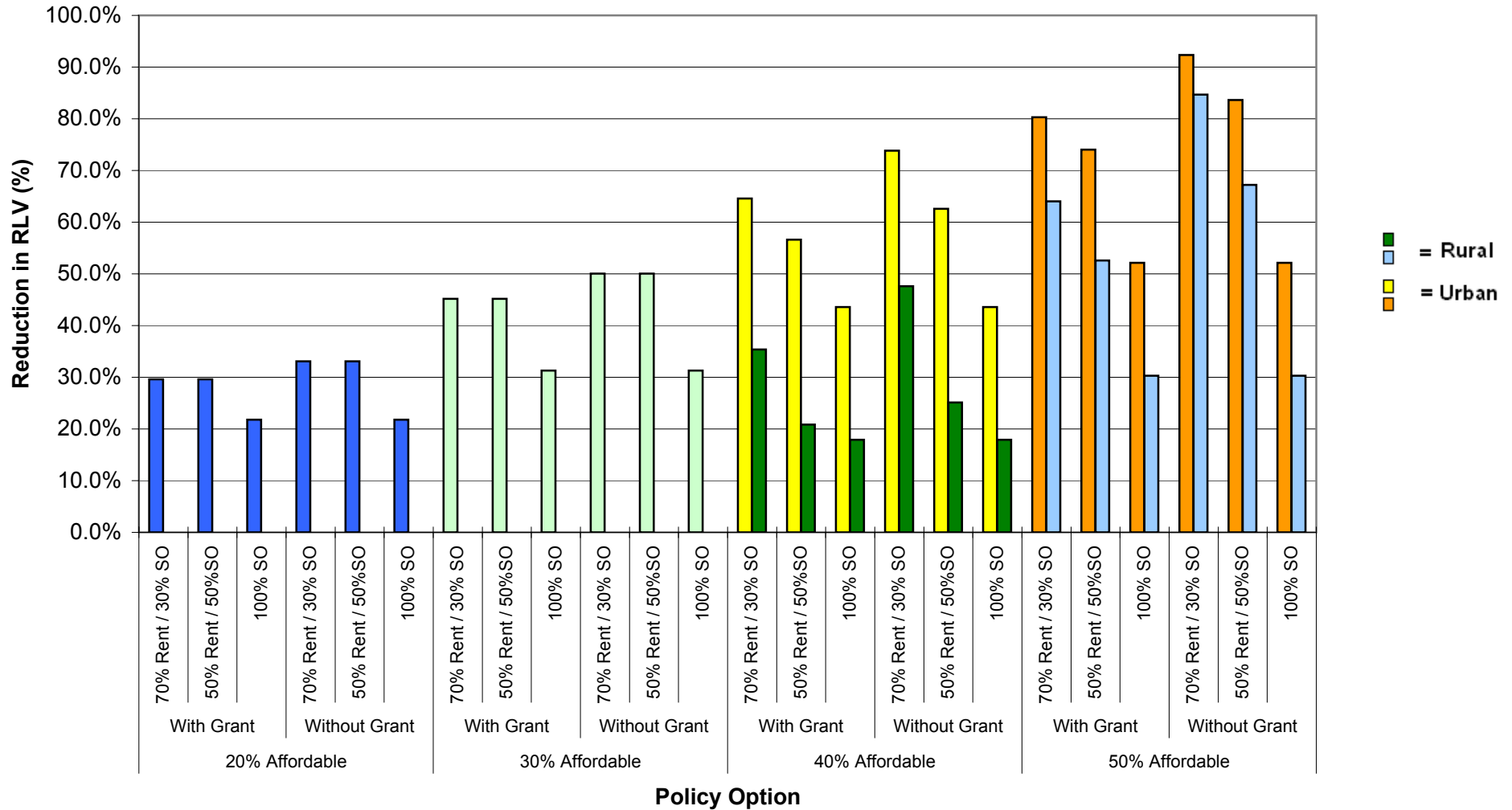
**Graph 16: 10 Unit Flatted Scheme (5 x 1BF & 5 x 2BF) - Residual Land Values at Potential Policy Options - Value Point 1**



**Graph 17: 10 Unit Flatted Scheme (5 x 1BF & 5 x 2BF) - Residual Land Values as a percentage of the Gross Development Value - Value Point 1**

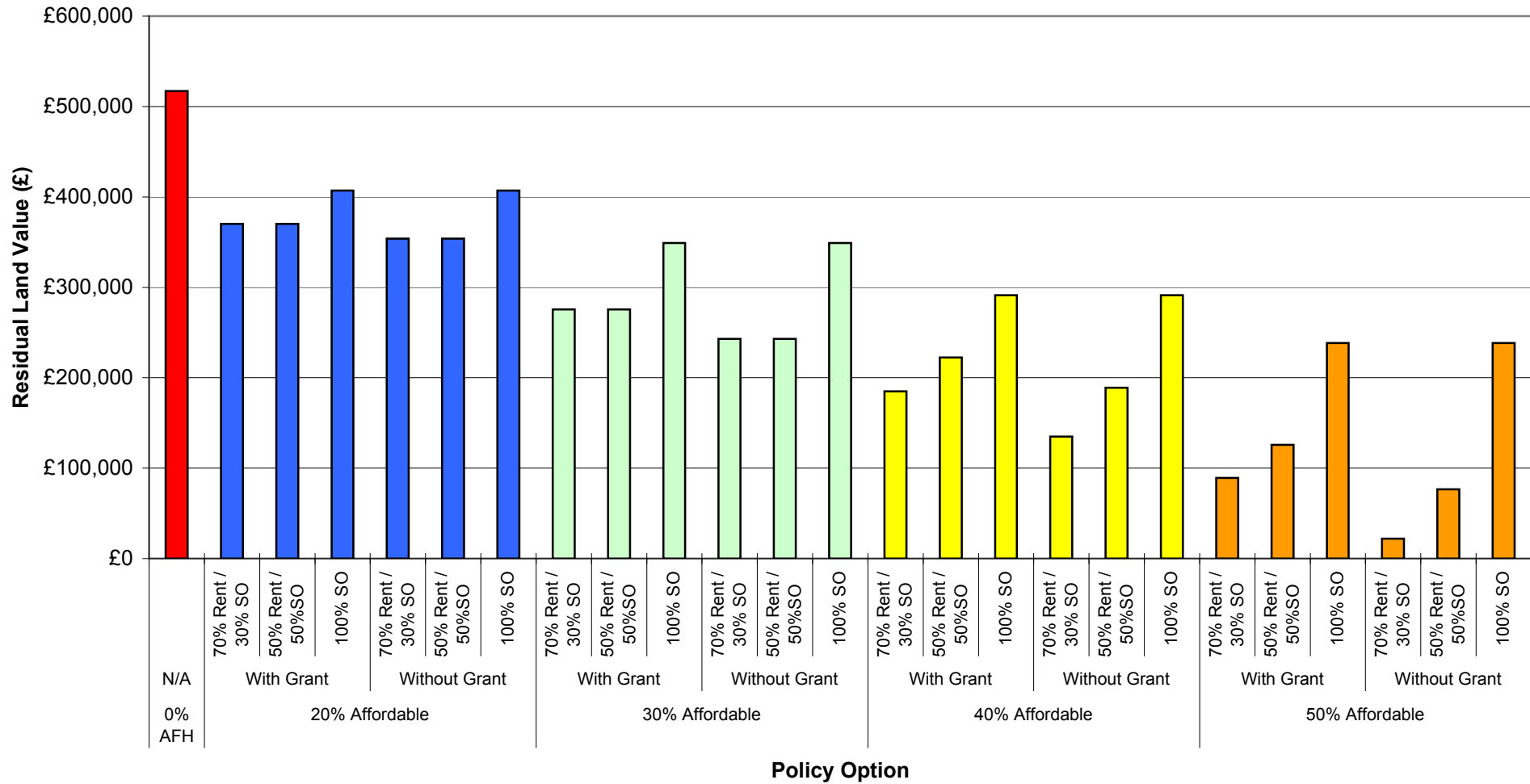


**Graph 18: 10 Unit Flatted Scheme (5 x 1BF & 5 x 2BF)  
Reduction in RLV from Current Policy - Value Point 1**

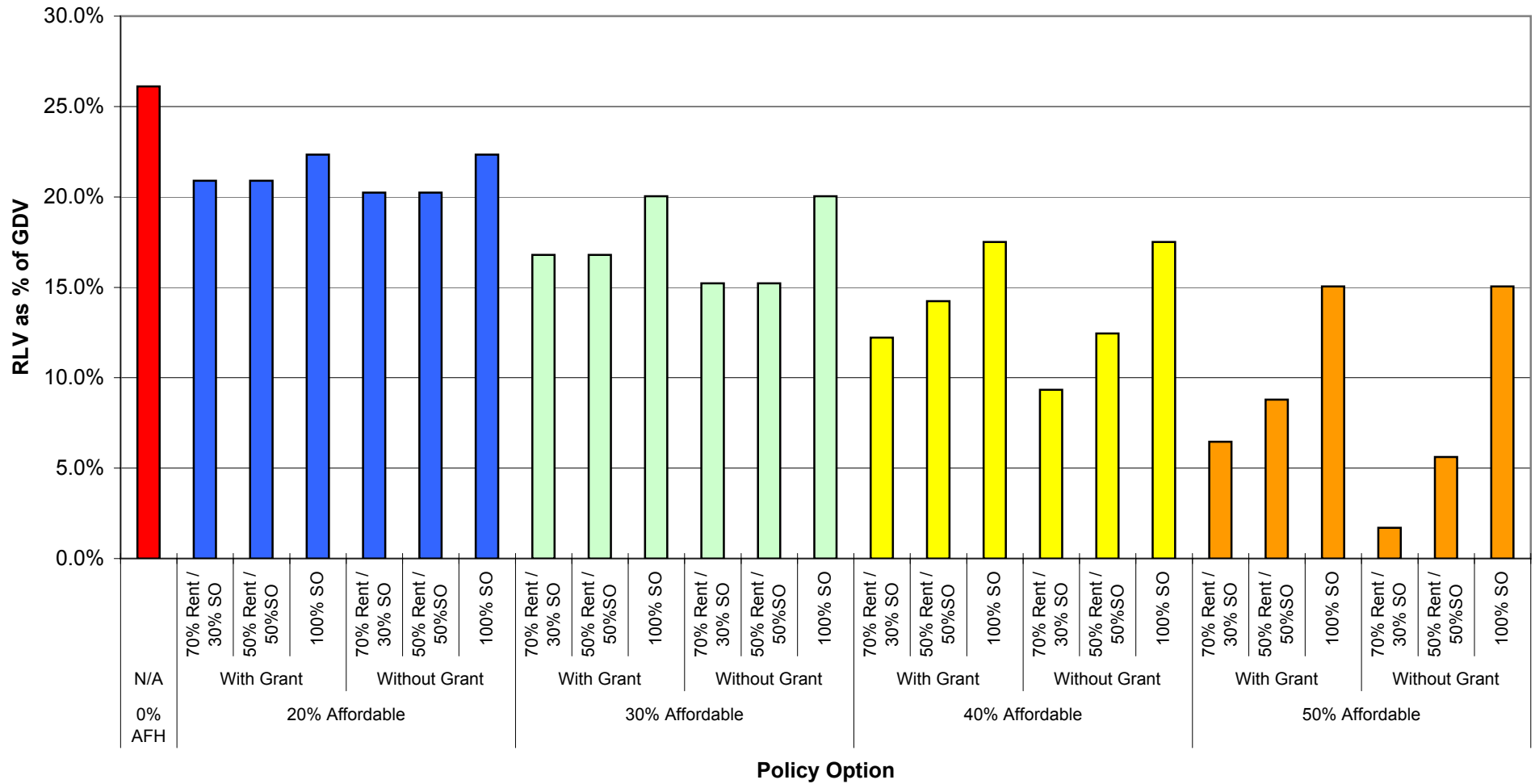




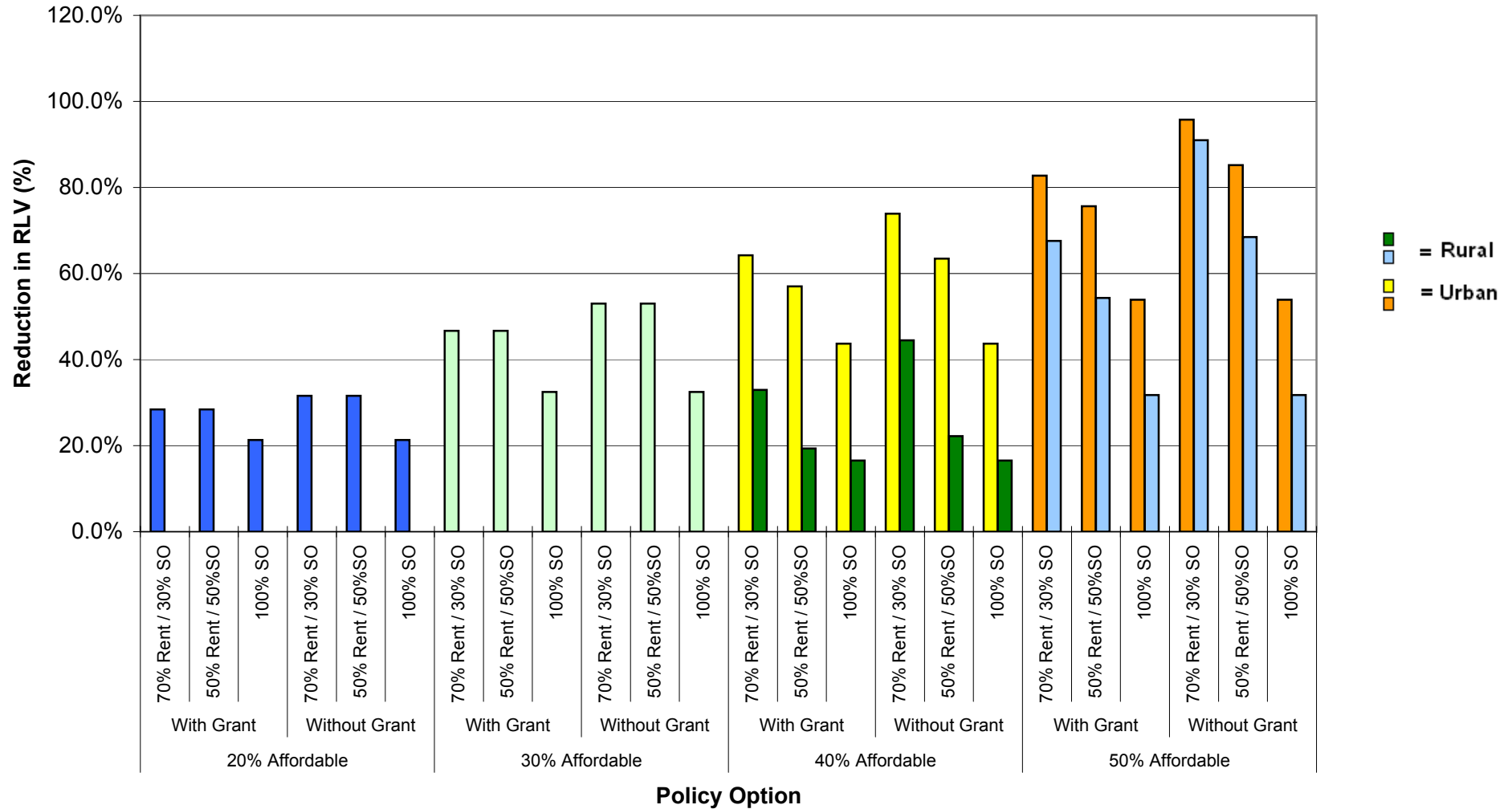
**Graph 19: 10 Unit Flatted Scheme (10 x 2BF) - Residual Land Values at Potential Policy Options - Value Point 1**



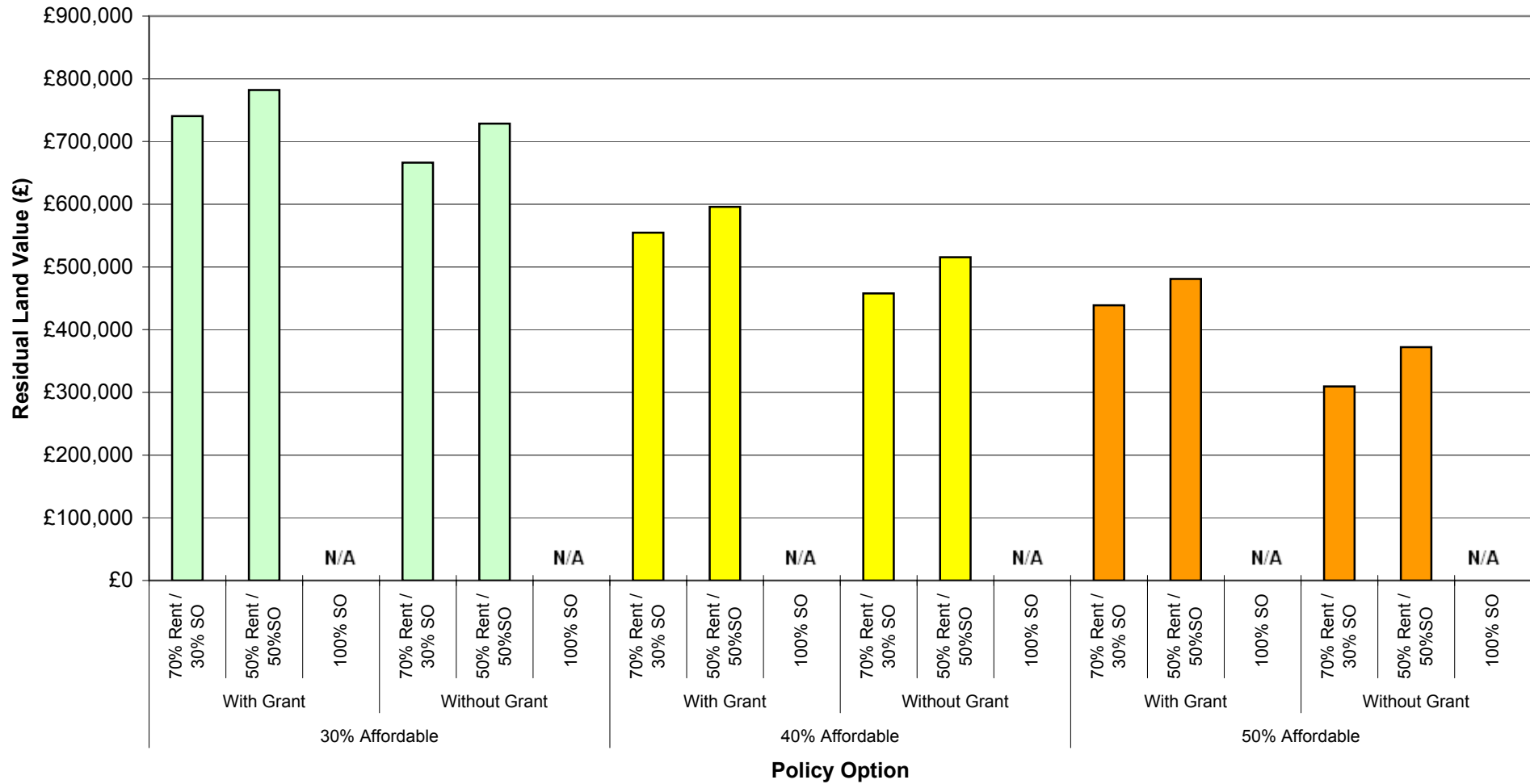
**Graph 20: 10 Unit Flatted Scheme (10 x 2BF) - Residual Land Values as a percentage of the Gross Development Value - Value Point 1**



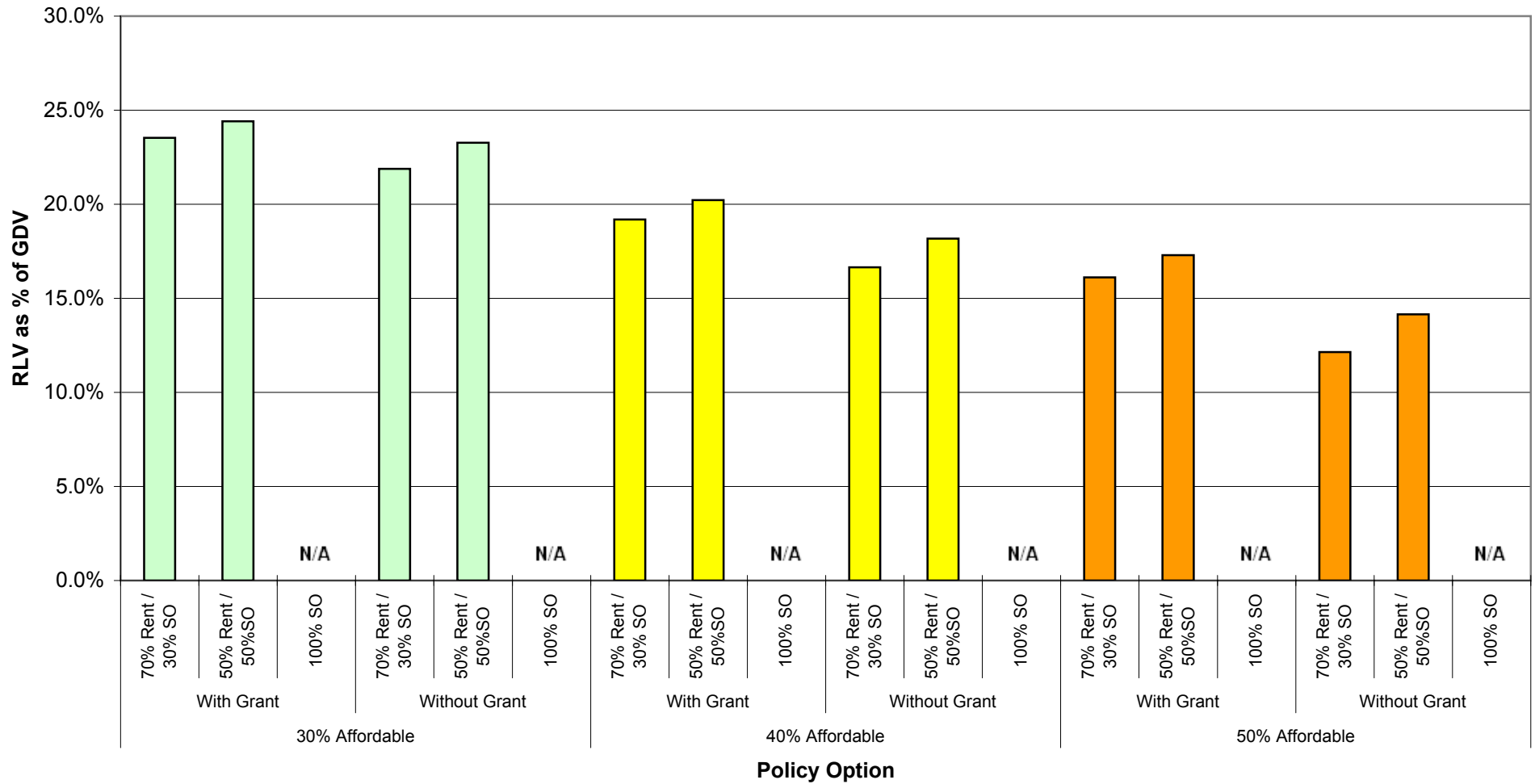
**Graph 21: 10 Unit Flatted Scheme (10 x 2BF)  
Reduction in RLV from Current Policy - Value Point 1**



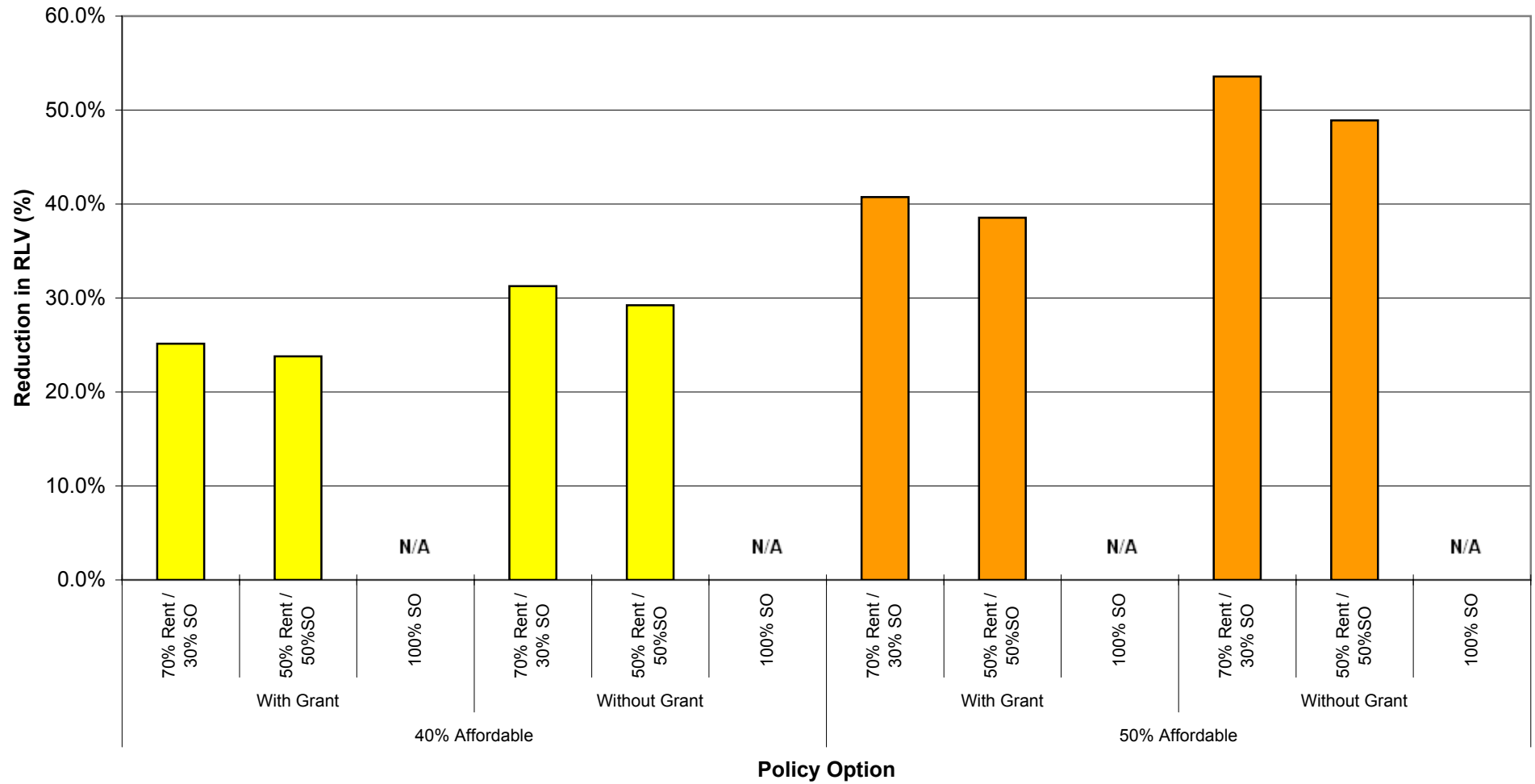
**Graph 22: 15 Unit Housing Scheme - Residual Land Values at Potential Policy Options - Value Point 1**



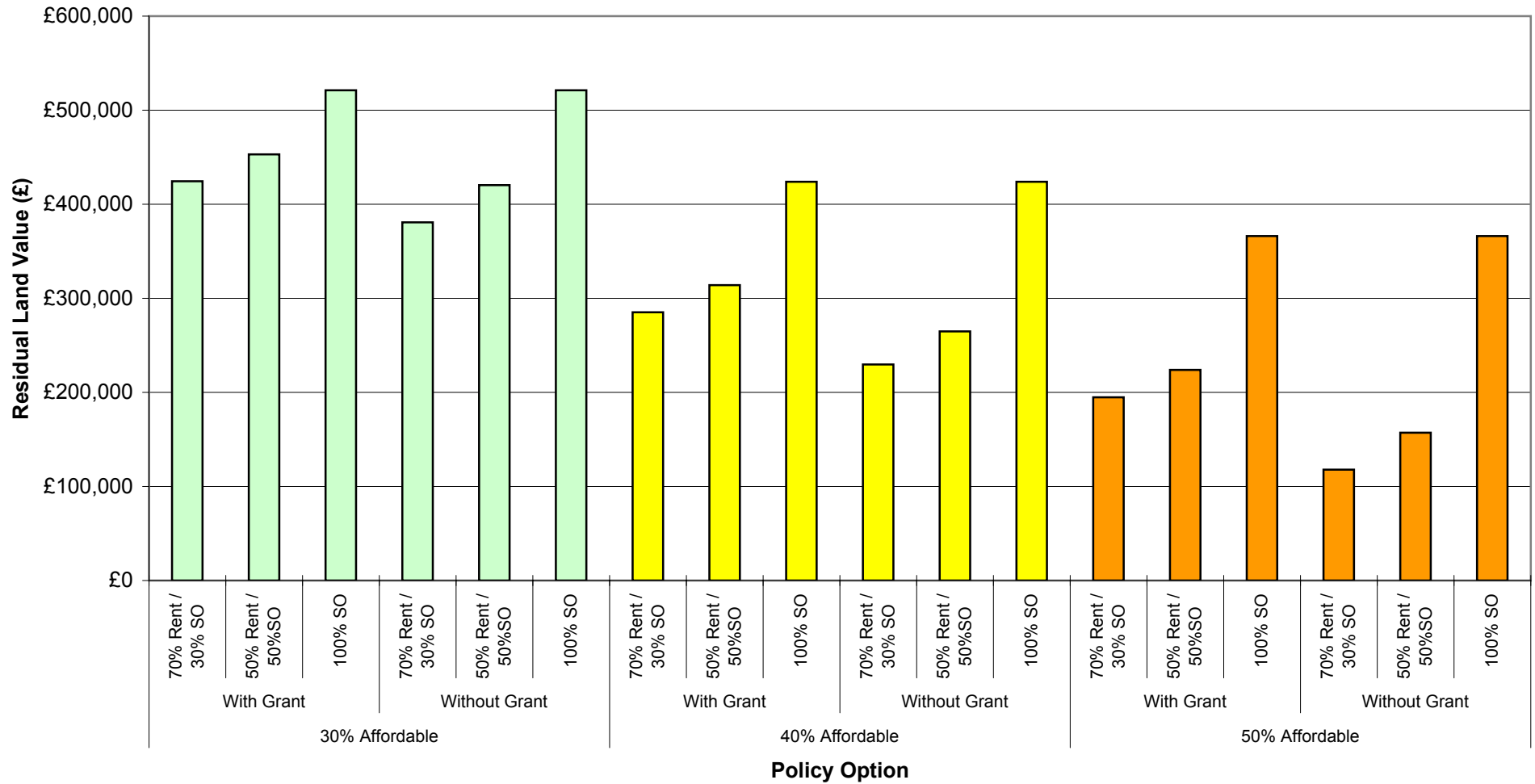
**Graph 23: 15 Unit Housing Scheme - Residual Land Values as a percentage of the Gross Development Value - Value Point 1**



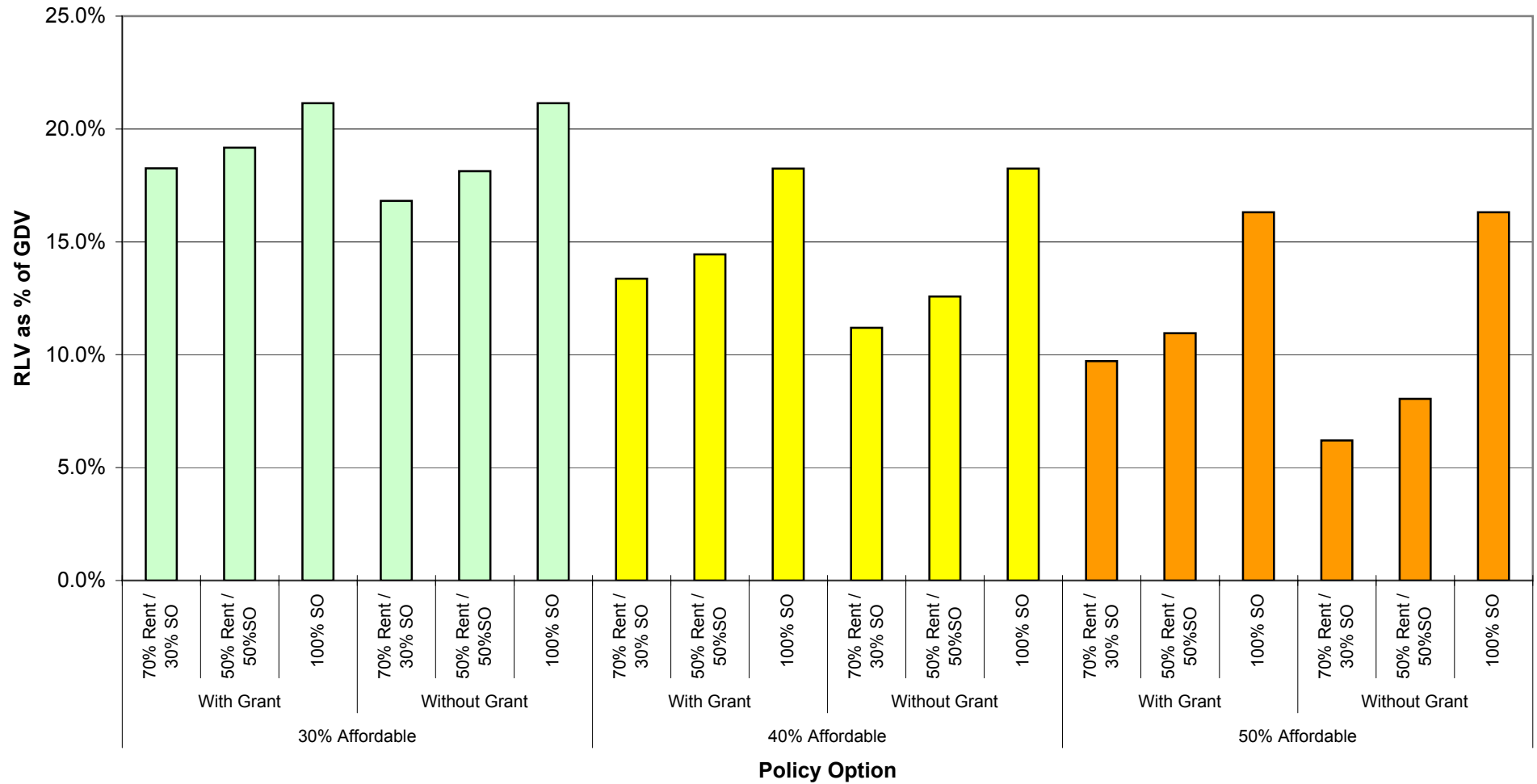
**Graph 24: 15 Unit Housing Scheme - Reduction in RLV from Current Policy - Value Point 1**



**Graph 25: 15 Unit Flatted Scheme - Residual Land Values at Potential Policy Options - Value Point 1**

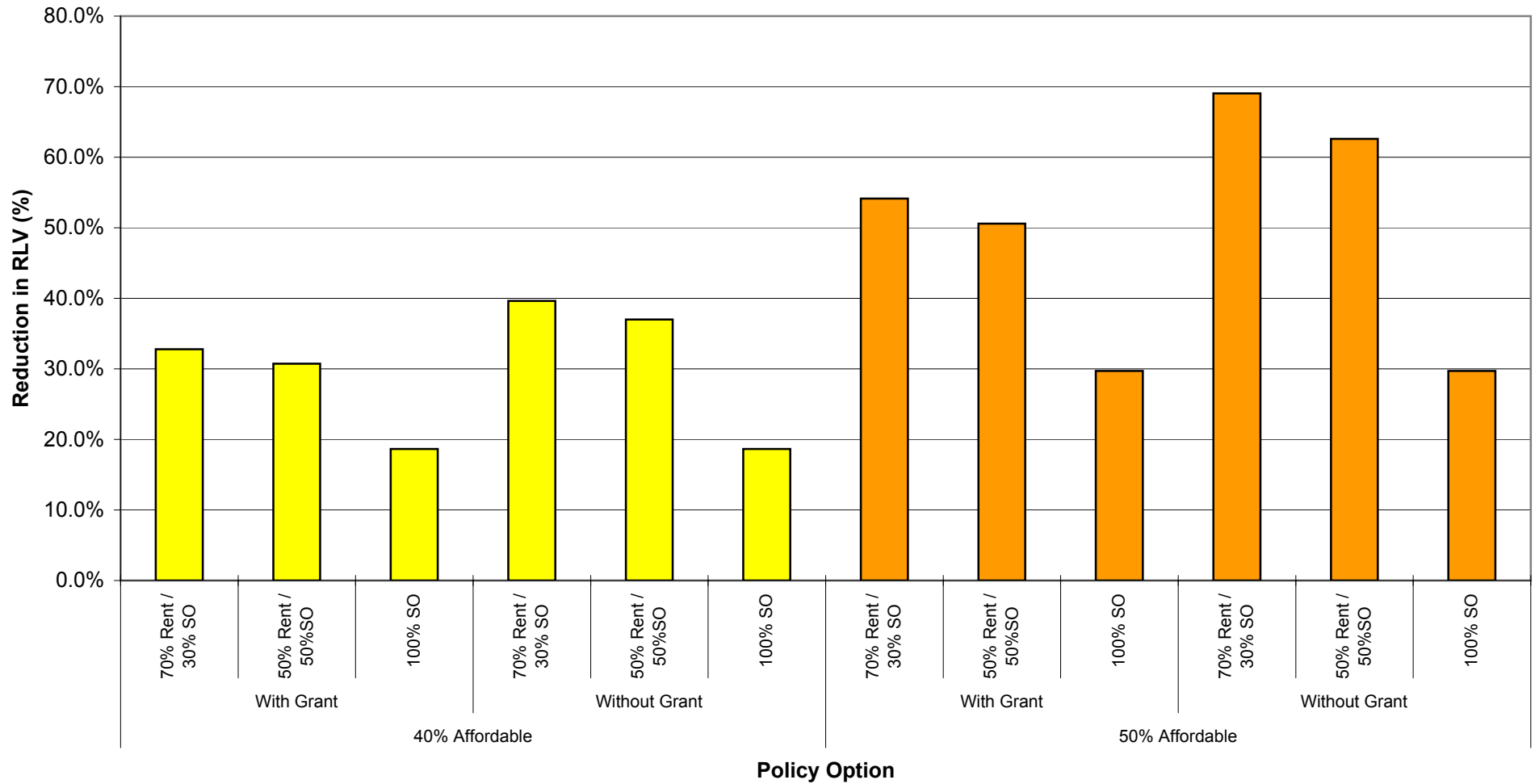


**Graph 26: 15 Unit Flatted Scheme - Residual Land Values as a percentage of the Gross Development Value - Value Point 1**

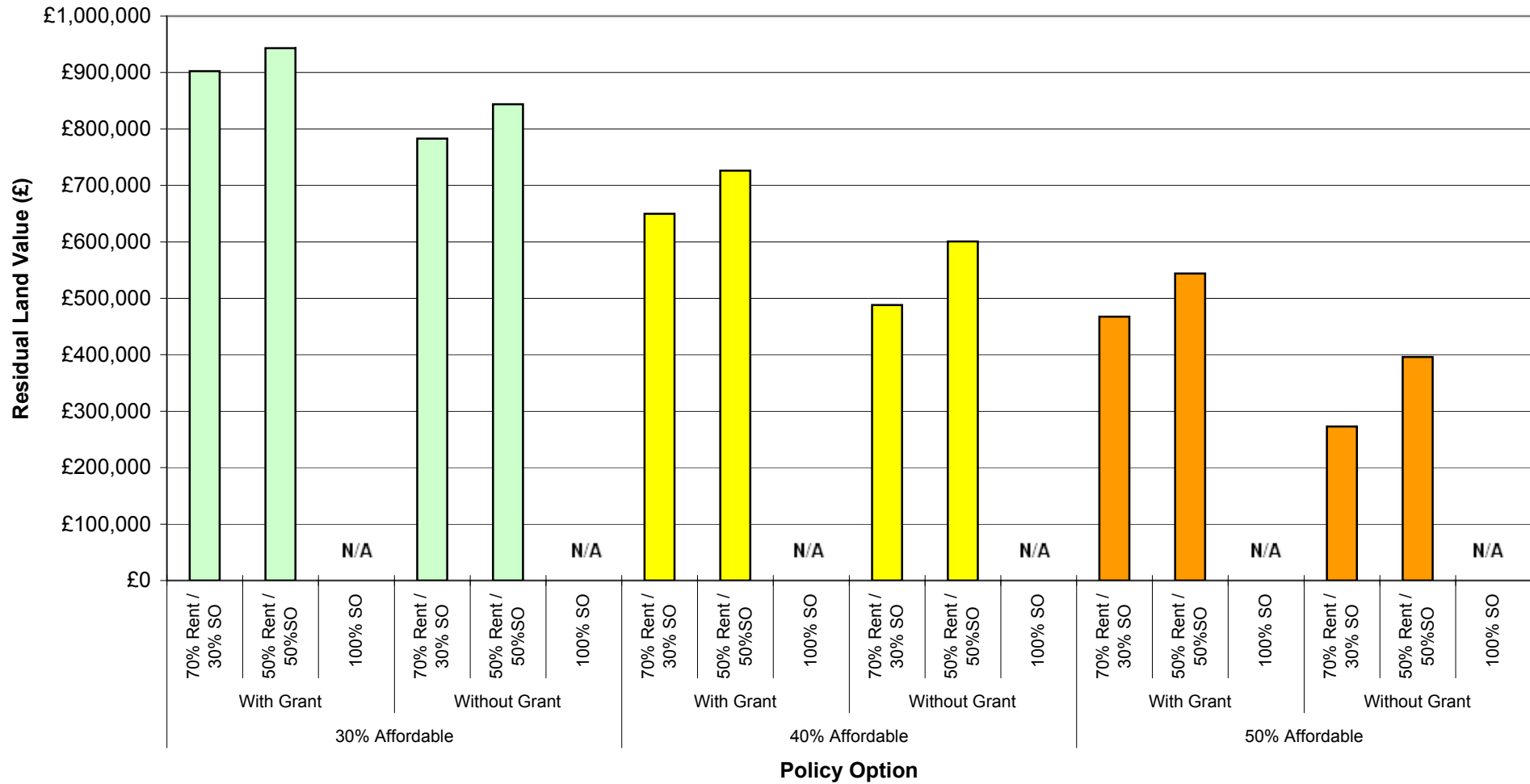




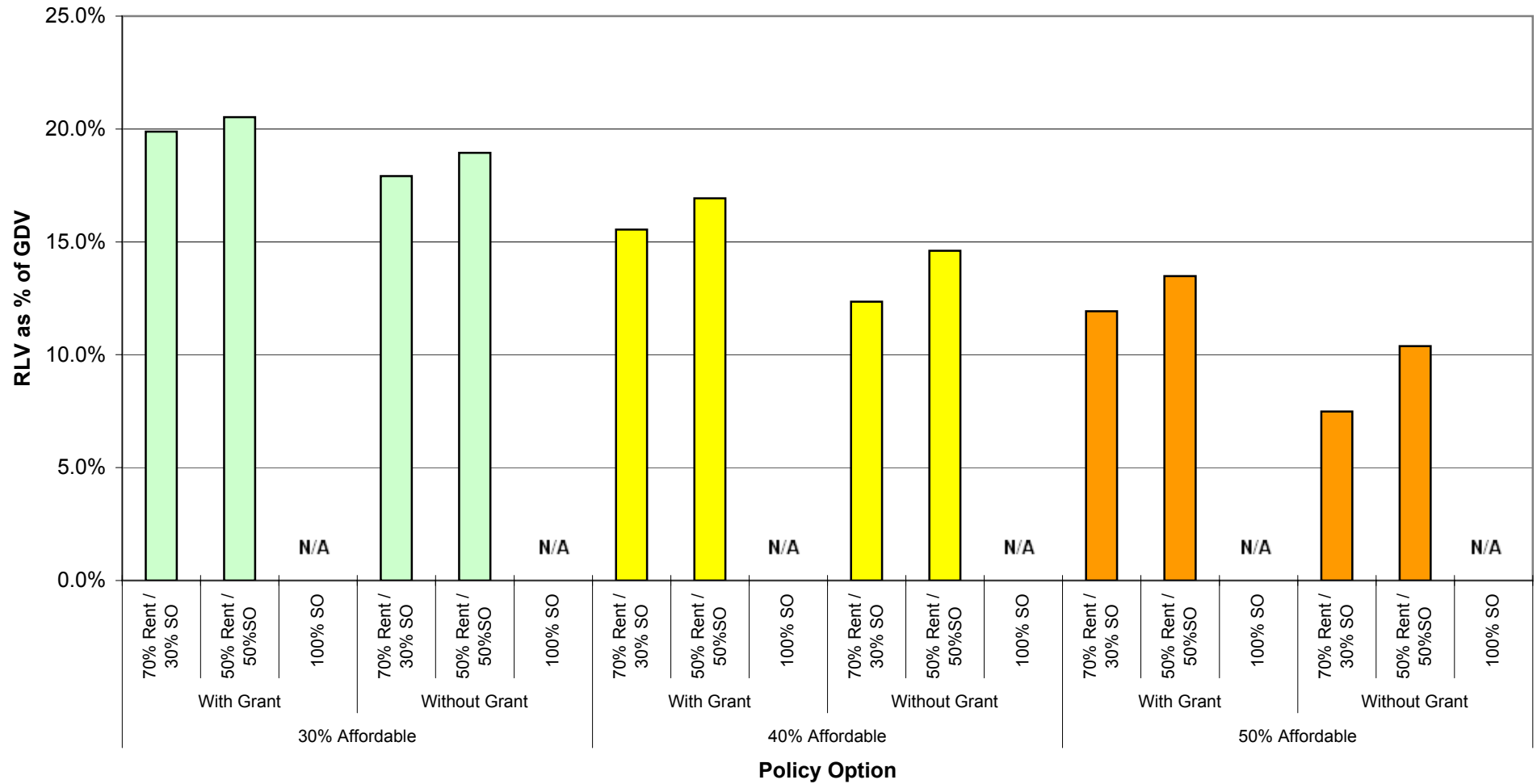
**Graph 27: 15 Unit Flatted Scheme - Reduction in RLV from Current Policy - Value Point 1**



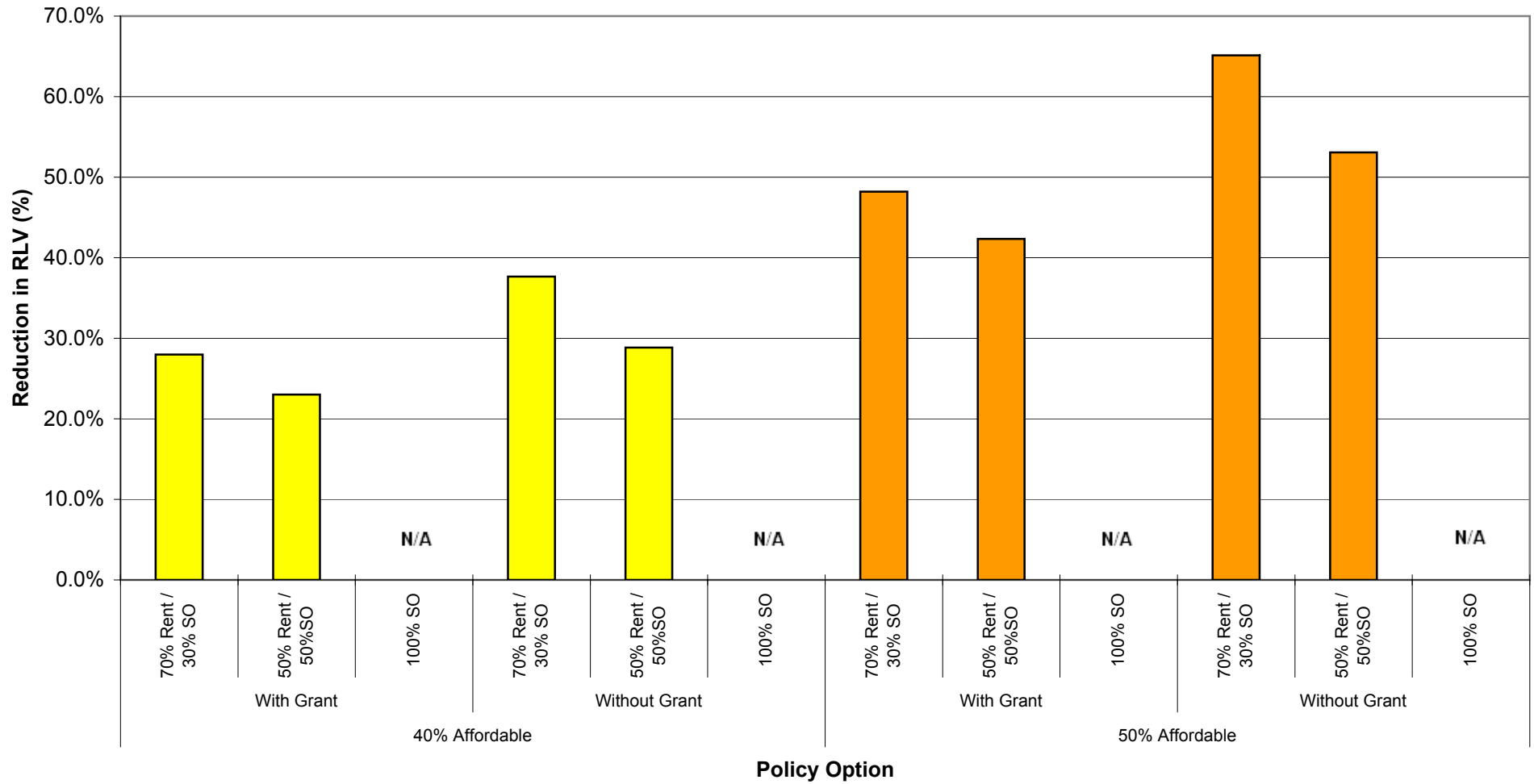
**Graph 28: 25 Unit Mixed Scheme - Residual Land Values at Potential Policy Options - Value Point 1**



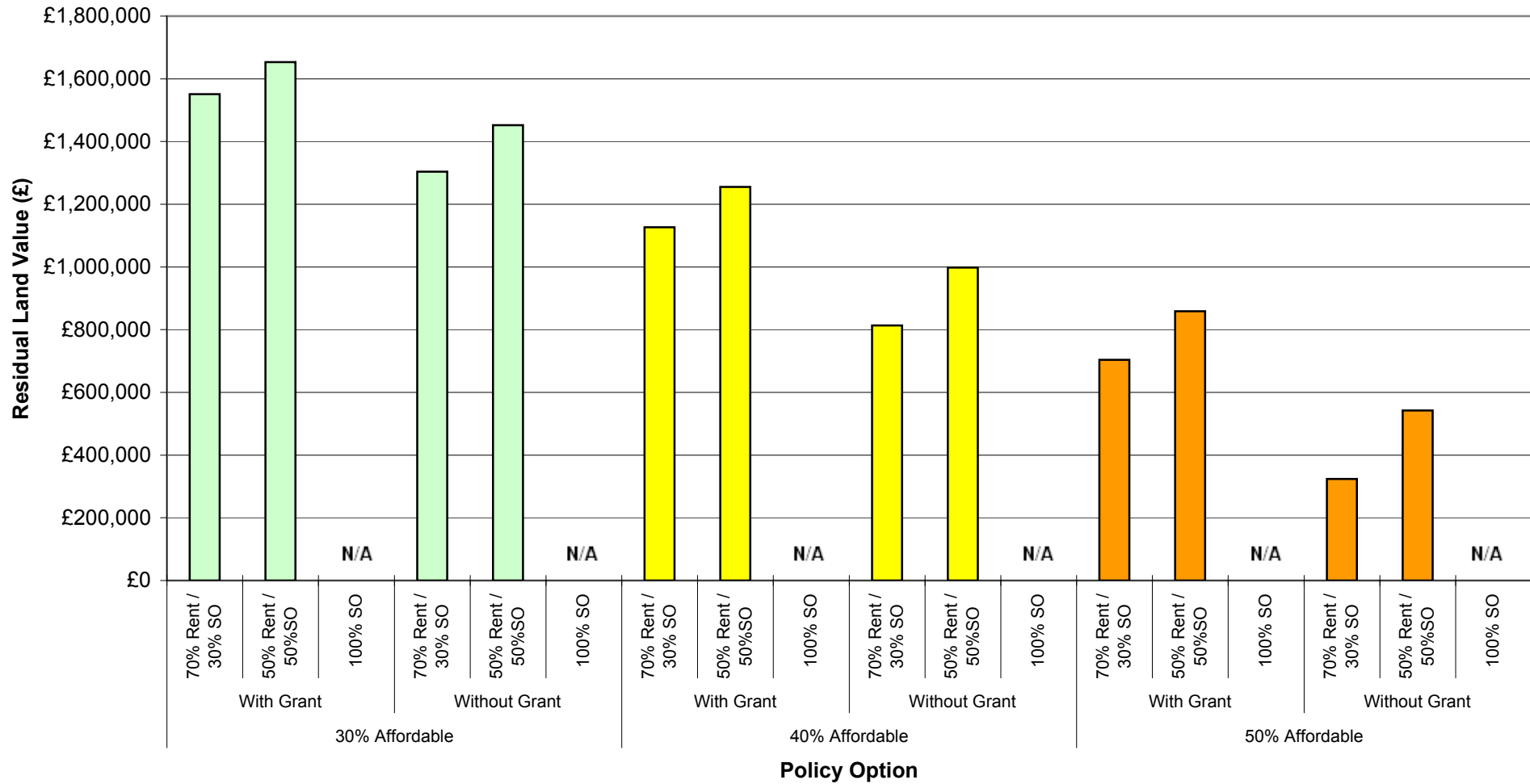
**Graph 29: 25 Unit Mixed Scheme - Residual Land Values as a percentage of the Gross Development Value - Value Point 1**



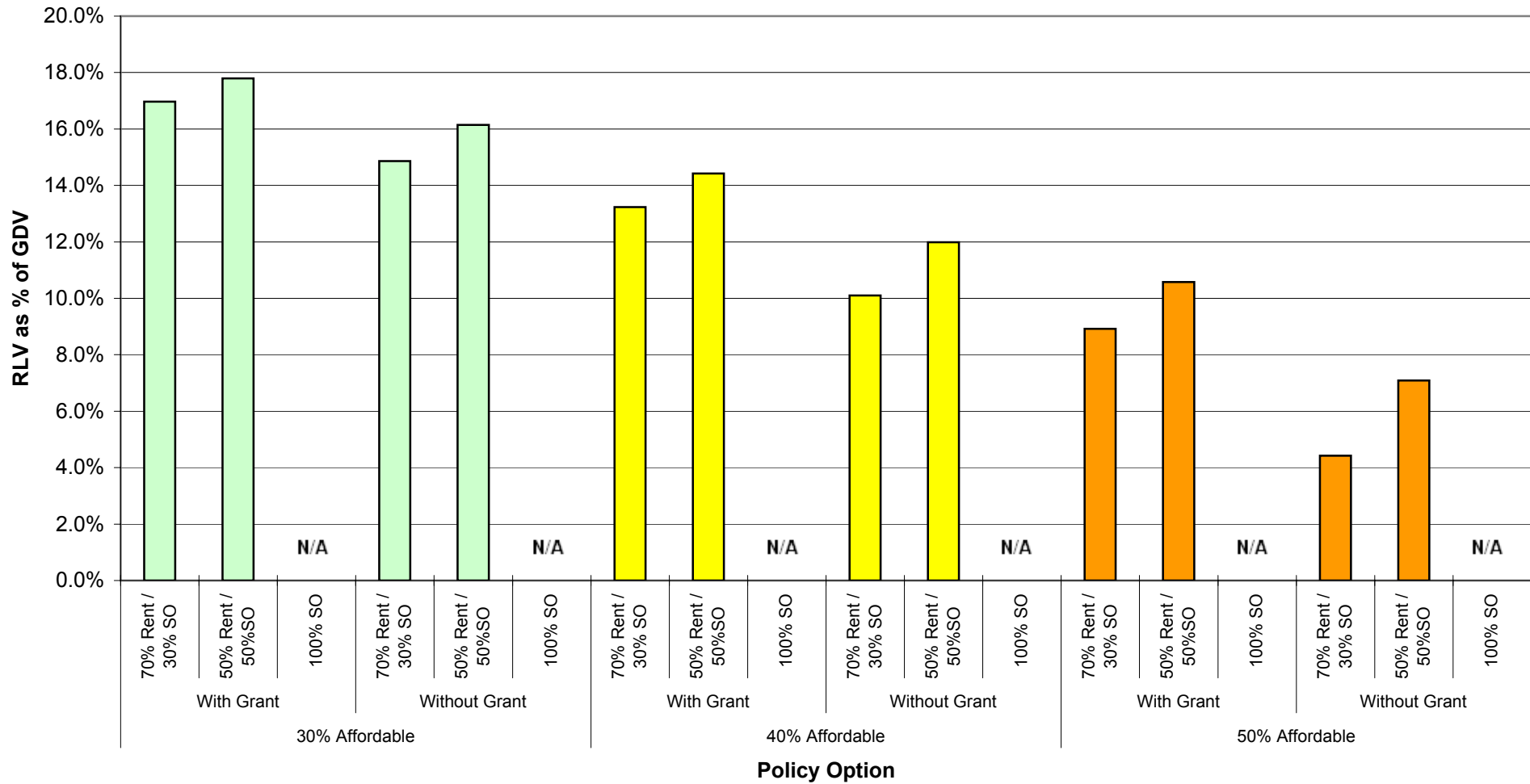
**Graph 30: 25 Unit Mixed Scheme - Reduction in RLV from Current Policy - Value Point 1**



**Graph 31: 50 Unit Mixed Scheme - Residual Land Values at Potential Policy Options - Value Point 1**

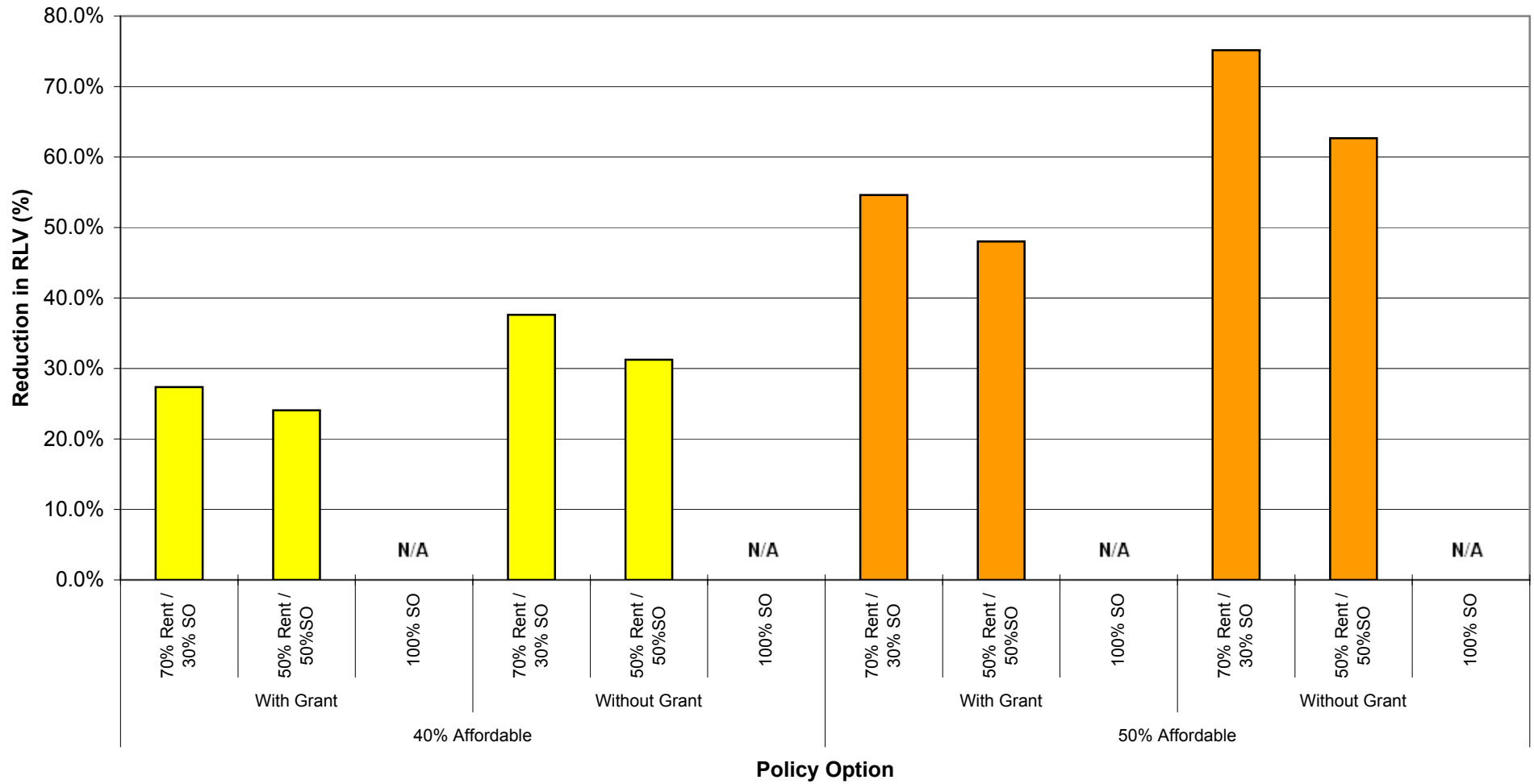


**Graph 32: 50 Unit Mixed Scheme - Residual Land Values as a percentage of the Gross Development Value - Value Point 1**

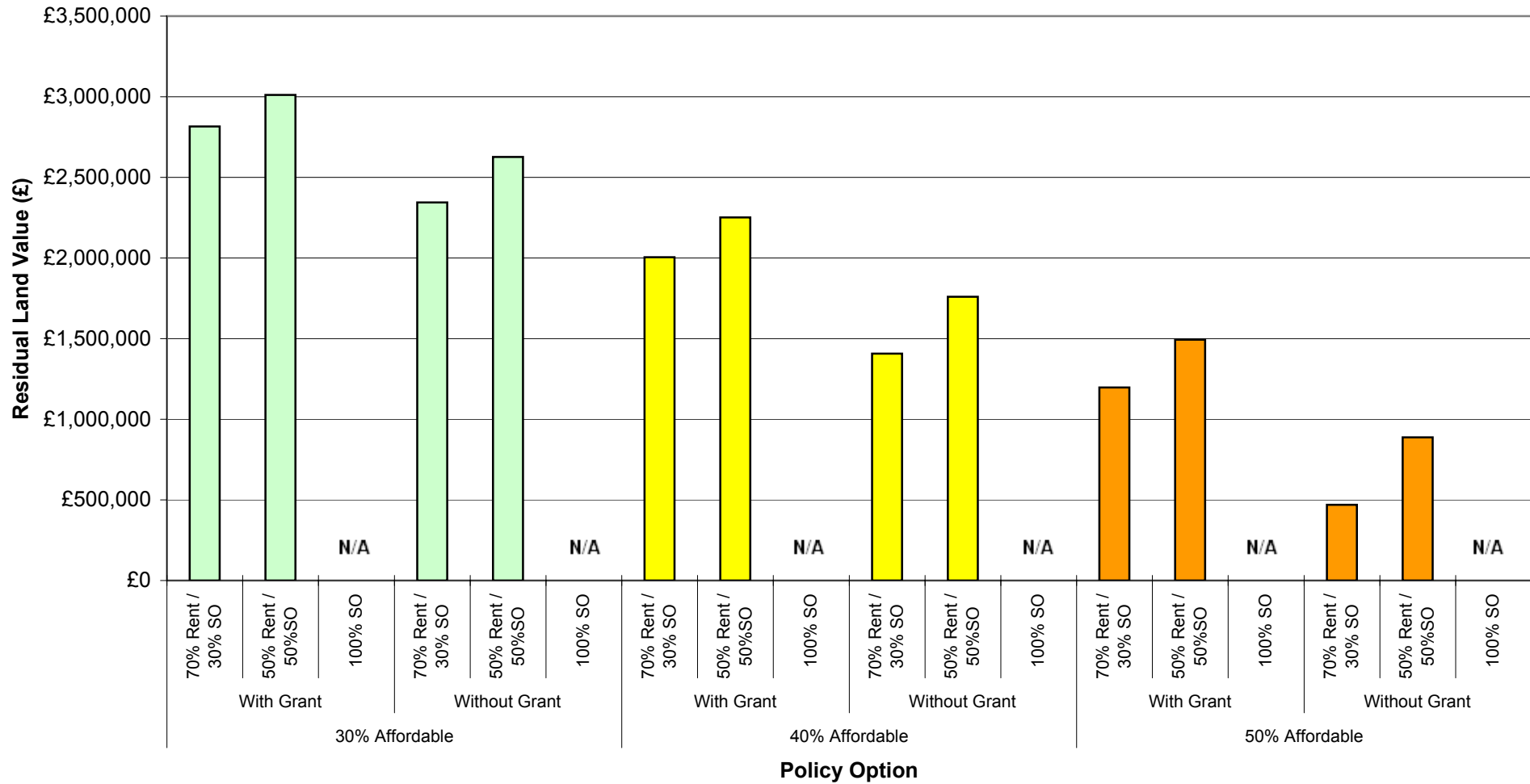


Source: Adams Integra, January 2008

**Graph 33: 50 Unit Mixed Scheme - Reduction in RLV from Current Policy - Value Point 1**

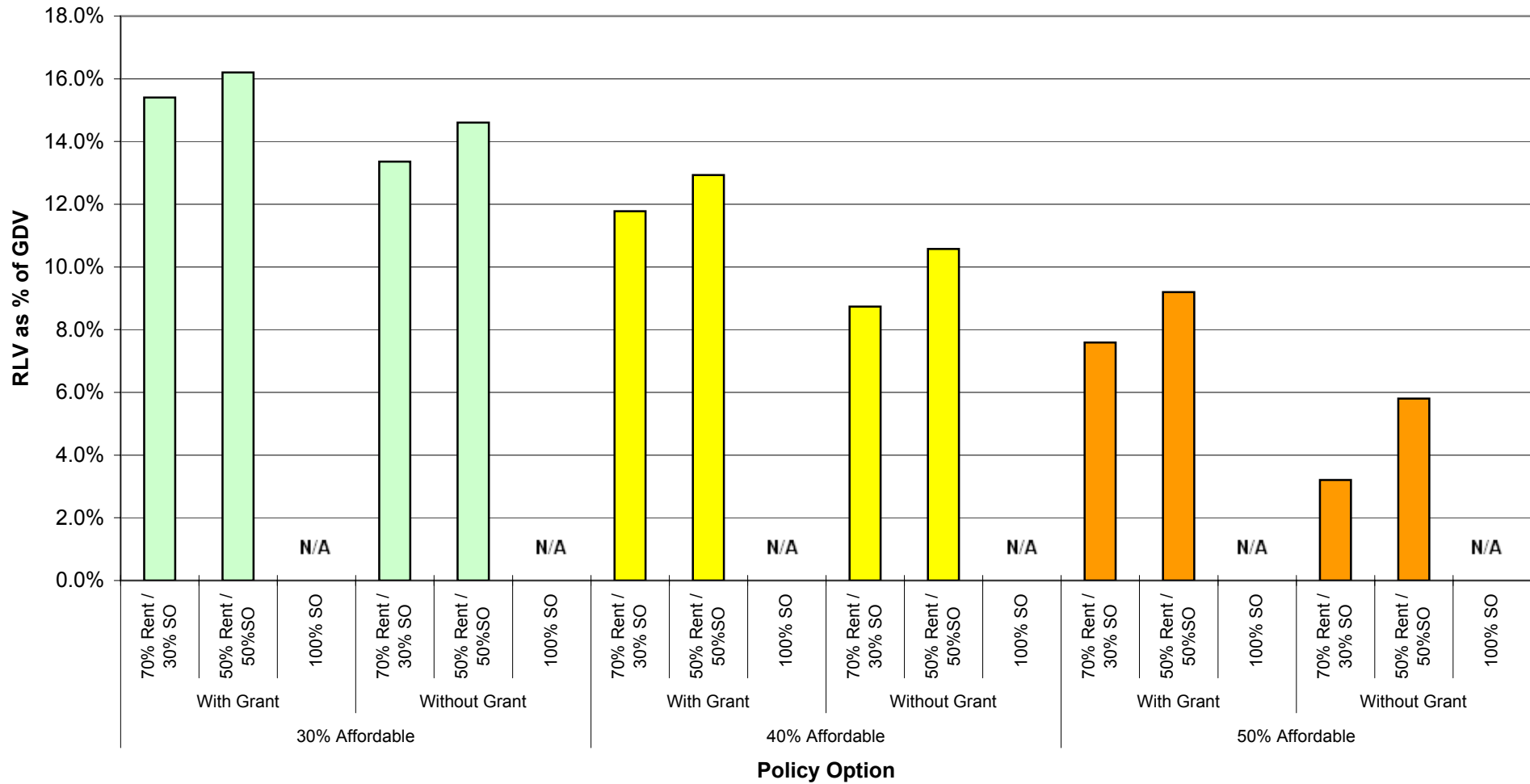


**Graph 34: 100 Unit Mixed Scheme - Residual Land Values at Potential Policy Options - Value Point 1**

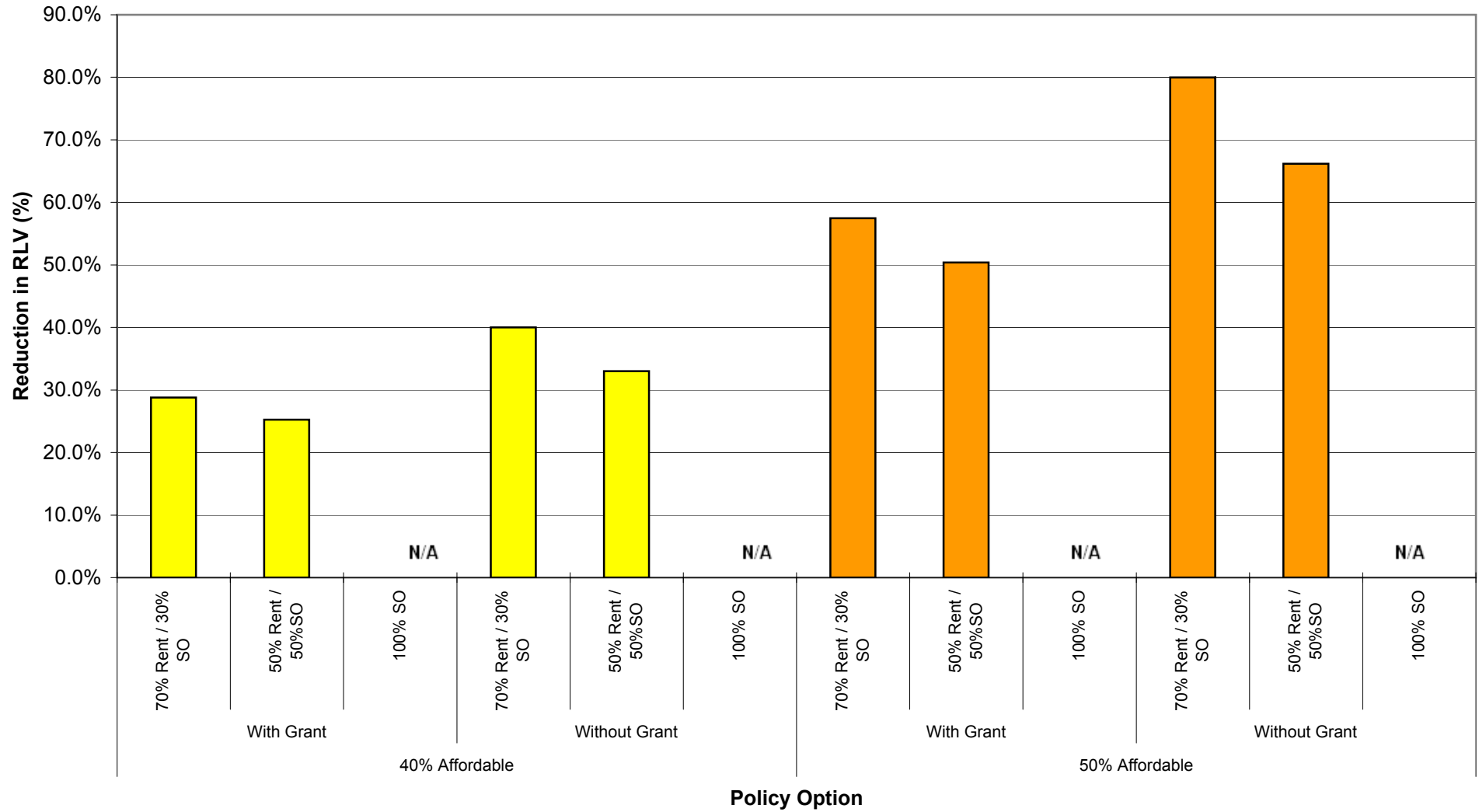




**Graph 35: 100 Unit Mixed Scheme - Residual Land Values as a percentage of the Gross Development Value - Value Point 1**



**Graph 36: 100 Unit Mixed Scheme - Reduction in RLV  
from Current Policy - Value Point 1**



## **Appendix II(a)**

### **Results of Land Residual Calculations – Value Point 2**

Table 2: Value Point 2 - Scheme Appraisal Types, Residual Land Value, RLV as % of GDV and Percentage Reduction in Residual Land Value from Adopted Policy Position

Appraisal Type	Grant Status	5 Unit - Housing Scheme ( 5 x 2BH)				5 Unit - Housing Scheme ( 5 x 3BH)				5 Unit - Housing Scheme ( 5 x 4BH)				5 Unit - Flatted Scheme ( 5 x 2BF)				10 Unit - Housing Scheme (5 x 2BH & 5 x 3BH)				10 Unit - Flatted Scheme (5 x 1BF & 5 x 2BF)			
		RLV	RLV as % of GDV	Reduction in RLV from Current Policy (Urban)	Reduction in RLV from Current Policy (Rural)	RLV	RLV as % of GDV	Reduction in RLV from Current Policy (Urban)	Reduction in RLV from Current Policy (Rural)	RLV	RLV as % of GDV	Reduction in RLV from Current Policy (Urban)	Reduction in RLV from Current Policy (Rural)	RLV	RLV as % of GDV	Reduction in RLV from Current Policy (Urban)	Reduction in RLV from Current Policy (Rural)	RLV	RLV as % of GDV	Reduction in RLV from Current Policy (Urban)	Reduction in RLV from Current Policy (Rural)	RLV	RLV as % of GDV	Reduction in RLV from Current Policy (Urban)	Reduction in RLV from Current Policy (Rural)
0% Affordable	N/A	£487,922	36.7%	N/A	-	£557,148	37.0%	N/A	-	£653,721	37.0%	N/A	-	£381,721	33.0%	N/A	-	£1,045,070	36.9%	N/A	-	£676,662	33.0%	N/A	-
20% Affordable - 70% Rent / 30% SO	With Grant	£366,405	31.7%	24.9%	-	£421,232	32.1%	24.4%	-	£484,147	31.6%	25.9%	-	£271,442	27.0%	28.9%	-	£827,944	32.7%	20.8%	-	£515,938	28.3%	23.8%	-
20% Affordable - 50% Rent / 50% SO		£366,405	31.7%	24.9%	-	£421,232	32.1%	24.4%	-	£484,147	31.6%	25.9%	-	£271,442	27.0%	28.9%	-	£827,944	32.7%	20.8%	-	£515,938	28.3%	23.8%	-
20% Affordable - 100% SO		£415,336	33.9%	14.9%	-	-	-	-	-	-	-	-	-	-	£314,272	29.6%	17.7%	-	-	-	-	-	£558,326	29.6%	17.5%
20% Affordable - 70% Rent / 30% SO	Without Grant	£341,940	30.4%	29.9%	-	£389,592	30.7%	30.1%	-	£450,483	30.4%	31.1%	-	£252,388	25.8%	33.9%	-	£796,630	32.0%	23.8%	-	£497,080	27.6%	26.5%	-
20% Affordable - 50% Rent / 50% SO		£341,940	30.4%	29.9%	-	£389,592	30.7%	30.1%	-	£450,483	30.4%	31.1%	-	£252,388	25.8%	33.9%	-	£796,630	32.0%	23.8%	-	£497,080	27.6%	26.5%	-
20% Affordable - 100% SO		£415,336	33.9%	14.9%	-	-	-	-	-	-	-	-	-	-	£314,272	29.6%	17.7%	-	-	-	-	-	£558,326	29.6%	17.5%
30% Affordable - 70% Rent / 30% SO	With Grant	£366,405	31.7%	24.9%	N/A	£421,232	32.1%	24.4%	N/A	£484,147	31.6%	25.9%	N/A	£271,442	27.0%	28.9%	N/A	£702,649	29.8%	32.8%	N/A	£435,836	25.5%	35.6%	N/A
30% Affordable - 50% Rent / 50% SO		£366,405	31.7%	24.9%	N/A	£421,232	32.1%	24.4%	N/A	£484,147	31.6%	25.9%	N/A	£271,442	27.0%	28.9%	N/A	£702,649	29.8%	32.8%	N/A	£435,836	25.5%	35.6%	N/A
30% Affordable - 100% SO		£415,336	33.9%	14.9%	N/A	-	-	-	-	-	-	-	-	-	£314,272	29.6%	17.7%	N/A	-	-	-	-	£506,744	28.0%	25.1%
30% Affordable - 70% Rent / 30% SO	Without Grant	£341,940	30.4%	29.9%	N/A	£389,592	30.7%	30.1%	N/A	£450,483	30.4%	31.1%	N/A	£252,388	25.8%	33.9%	N/A	£647,122	28.3%	38.1%	N/A	£403,752	24.3%	40.3%	N/A
30% Affordable - 50% Rent / 50% SO		£341,940	30.4%	29.9%	N/A	£389,592	30.7%	30.1%	N/A	£450,483	30.4%	31.1%	N/A	£252,388	25.8%	33.9%	N/A	£647,122	28.3%	38.1%	N/A	£403,752	24.3%	40.3%	N/A
30% Affordable - 100% SO		£415,336	33.9%	14.9%	N/A	-	-	-	-	-	-	-	-	-	£314,272	29.6%	17.7%	N/A	-	-	-	-	£506,744	28.0%	25.1%
40% Affordable - 70% Rent / 30% SO	With Grant	£288,737	27.5%	40.8%	21.2%	£333,344	28.0%	40.2%	20.9%	£385,973	27.7%	41.0%	20.3%	£208,199	22.8%	45.5%	23.3%	£562,391	26.0%	46.2%	20.0%	£325,557	20.9%	51.9%	25.3%
40% Affordable - 50% Rent / 50% SO		£288,737	27.5%	40.8%	21.2%	£333,344	28.0%	40.2%	20.9%	£385,973	27.7%	41.0%	20.3%	£208,199	22.8%	45.5%	23.3%	£610,818	27.3%	41.6%	13.1%	£368,387	22.8%	45.6%	15.5%
40% Affordable - 100% SO		£337,668	30.2%	30.8%	18.7%	-	-	-	-	-	-	-	-	-	£246,823	25.4%	35.3%	21.5%	-	-	-	-	£444,574	25.8%	34.3%
40% Affordable - 70% Rent / 30% SO	Without Grant	£264,271	26.0%	45.8%	22.7%	£301,704	26.3%	45.8%	22.6%	£347,266	25.9%	46.9%	22.9%	£188,752	21.3%	50.6%	25.2%	£480,504	23.5%	54.0%	25.7%	£274,418	18.5%	59.4%	32.0%
40% Affordable - 50% Rent / 50% SO		£264,271	26.0%	45.8%	22.7%	£301,704	26.3%	45.8%	22.6%	£347,266	25.9%	46.9%	22.9%	£188,752	21.3%	50.6%	25.2%	£548,191	25.5%	47.5%	15.3%	£336,303	21.4%	50.3%	16.7%
40% Affordable - 100% SO		£337,668	30.2%	30.8%	18.7%	-	-	-	-	-	-	-	-	-	£246,823	25.4%	35.3%	21.5%	-	-	-	-	£444,574	25.8%	34.3%
50% Affordable - 70% Rent / 30% SO	With Grant	£288,737	27.5%	40.8%	21.2%	£333,344	28.0%	40.2%	20.9%	£385,973	27.7%	41.0%	20.3%	£208,199	22.8%	45.5%	23.3%	£441,649	22.2%	57.7%	37.1%	£245,031	17.0%	63.8%	43.8%
50% Affordable - 50% Rent / 50% SO		£288,737	27.5%	40.8%	21.2%	£333,344	28.0%	40.2%	20.9%	£385,973	27.7%	41.0%	20.3%	£208,199	22.8%	45.5%	23.3%	£485,523	23.6%	53.5%	30.9%	£273,437	18.4%	59.6%	37.3%
50% Affordable - 100% SO		£337,668	30.2%	30.8%	18.7%	-	-	-	-	-	-	-	-	-	£246,823	25.4%	35.3%	21.5%	-	-	-	-	£392,454	23.8%	42.0%
50% Affordable - 70% Rent / 30% SO	Without Grant	£264,271	26.0%	45.8%	22.7%	£301,704	26.3%	45.8%	22.6%	£347,266	25.9%	46.9%	22.9%	£188,752	21.3%	50.6%	25.2%	£329,439	17.9%	68.5%	49.1%	£179,539	13.3%	73.5%	55.5%
50% Affordable - 50% Rent / 50% SO		£264,271	26.0%	45.8%	22.7%	£301,704	26.3%	45.8%	22.6%	£347,266	25.9%	46.9%	22.9%	£188,752	21.3%	50.6%	25.2%	£402,836	20.8%	61.5%	37.7%	£226,882	16.0%	66.5%	43.8%
50% Affordable - 100% SO		£337,668	30.2%	30.8%	18.7%	-	-	-	-	-	-	-	-	-	£246,823	25.4%	35.3%	21.5%	-	-	-	-	£392,454	23.8%	42.0%

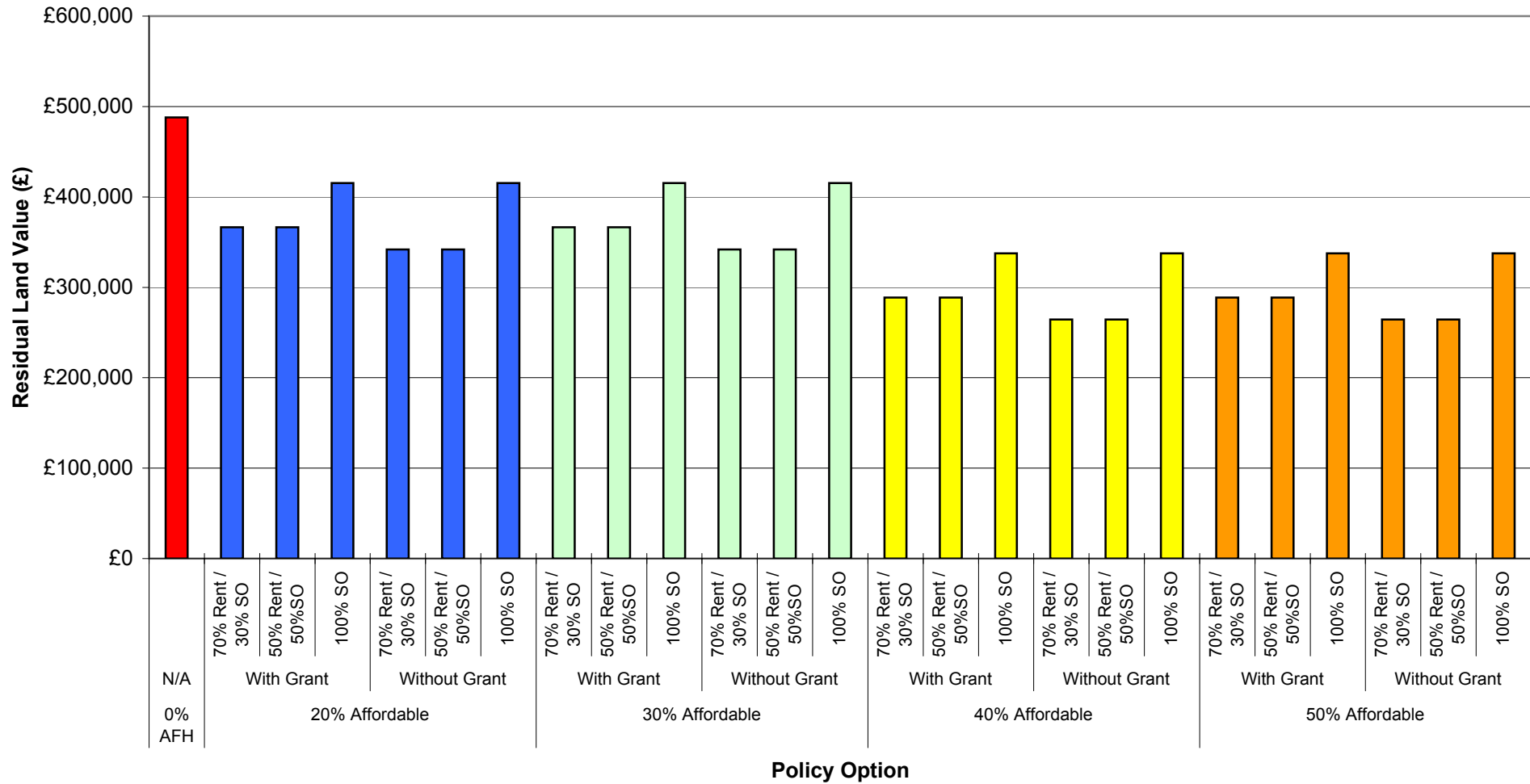
N.B. SO =Shared Ownership

Table 2: Value Point 2 - Scheme Appraisal Types, Residual Land Value, RLV as % of GDV and Percentage Reduction in Residual Land Value from Adopted Policy Position

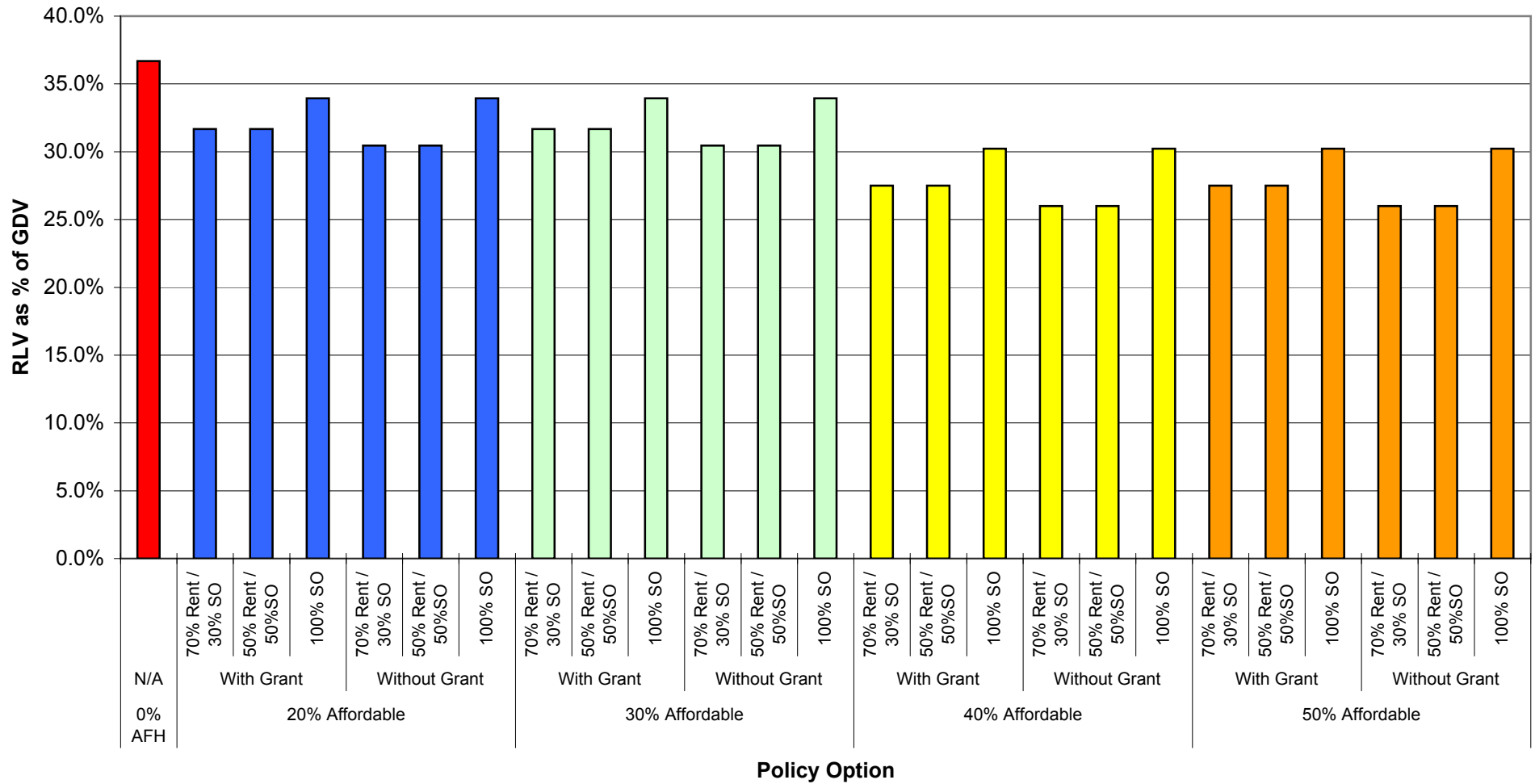
Appraisal Type	Grant Status	10 Unit - Flatted Scheme (10 x 2BF)				15 Unit - Housing Scheme (5 x 2BH & 10 x 3BH)			15 Unit - Flatted Scheme (5 x 1BF & 10 x 2BF)			25 Unit - Mixed Scheme (5 x 1BF; 5 x 2BF; 5 x 2BH; 10 x 3BH)			50 Unit - Mixed Scheme (8 x 1BF; 17 x 2BF; 12 x 2BH; 24 x 3BH; 7 x 4BH)			100 Unit - Mixed Scheme (16 x 1BF; 34 x 2BF; 12 x 2BH; 24 x 3BH; 14 x 4BH)		
		RLV	RLV as % of GDV	Reduction in RLV from Current Policy (Urban)	Reduction in RLV from Current Policy (Rural)	RLV	RLV as % of GDV	Reduction in RLV from Current Policy Position	RLV	RLV as % of GDV	Reduction in RLV from Current Policy Position	RLV	RLV as % of GDV	Reduction in RLV from Current Policy Position	RLV	RLV as % of GDV	Reduction in RLV from Current Policy Position	RLV	RLV as % of GDV	Reduction in RLV from Current Policy Position
0% Affordable	N/A	£755,572	32.7%	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
20% Affordable - 70% Rent / 30% SO	With Grant	£579,676	28.1%	23.3%	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
20% Affordable - 50% Rent / 50% SO		£579,676	28.1%	23.3%	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
20% Affordable - 100% SO		£622,065	29.3%	17.7%	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
20% Affordable - 70% Rent / 30% SO	Without Grant	£560,818	27.5%	25.8%	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
20% Affordable - 50% Rent / 50% SO		£560,818	27.5%	25.8%	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
20% Affordable - 100% SO		£622,065	29.3%	17.7%	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
30% Affordable - 70% Rent / 30% SO	With Grant	£475,435	24.8%	37.1%	N/A	£1,119,539	30.5%	N/A	£699,987	25.8%	N/A	£1,437,414	27.1%	N/A	£2,582,724	24.2%	N/A	£4,788,226	22.5%	N/A
30% Affordable - 50% Rent / 50% SO		£475,435	24.8%	37.1%	N/A	£1,167,965	31.2%	N/A	£732,999	26.6%	N/A	£1,484,833	27.7%	N/A	£2,701,953	24.9%	N/A	£5,016,101	23.1%	N/A
30% Affordable - 100% SO		£555,311	27.3%	26.5%	N/A	-	-	-	£817,776	28.4%	N/A	-	-	-	-	-	-	-	-	-
30% Affordable - 70% Rent / 30% SO	Without Grant	£437,327	23.5%	42.1%	N/A	£1,032,698	29.1%	N/A	£649,375	24.6%	N/A	£1,298,008	25.5%	N/A	£2,295,007	22.4%	N/A	£4,238,329	20.7%	N/A
30% Affordable - 50% Rent / 50% SO		£437,327	23.5%	42.1%	N/A	£1,105,338	30.3%	N/A	£695,284	25.7%	N/A	£1,369,137	26.3%	N/A	£2,467,279	23.5%	N/A	£4,567,582	21.8%	N/A
30% Affordable - 100% SO		£555,311	27.3%	26.5%	N/A	-	-	-	£817,776	28.4%	N/A	-	-	-	-	-	-	-	-	-
40% Affordable - 70% Rent / 30% SO	With Grant	£365,156	20.7%	51.7%	23.2%	£902,412	26.8%	19.4%	£539,262	21.7%	23.0%	£1,142,692	23.4%	20.5%	£2,087,739	21.0%	19.2%	£3,842,189	19.3%	19.8%
40% Affordable - 50% Rent / 50% SO		£407,986	22.4%	46.0%	14.2%	£950,839	27.7%	18.6%	£572,275	22.6%	21.9%	£1,231,618	24.6%	17.1%	£2,237,920	22.0%	17.2%	£4,129,222	20.3%	17.7%
40% Affordable - 100% SO		£488,558	25.2%	35.3%	12.0%	-	-	-	£699,440	25.8%	14.5%	-	-	-	-	-	-	-	-	-
40% Affordable - 70% Rent / 30% SO	Without Grant	£307,993	18.3%	59.2%	29.6%	£784,258	24.4%	24.1%	£474,686	19.8%	26.9%	£954,159	20.7%	26.5%	£1,722,655	18.3%	24.9%	£3,144,427	16.7%	25.8%
40% Affordable - 50% Rent / 50% SO		£369,878	20.9%	51.0%	15.4%	£856,898	25.9%	22.5%	£515,701	21.0%	25.8%	£1,085,260	22.6%	20.7%	£1,937,970	20.0%	21.5%	£3,555,945	18.3%	22.1%
40% Affordable - 100% SO		£488,558	25.2%	35.3%	12.0%	-	-	-	£699,440	25.8%	14.5%	-	-	-	-	-	-	-	-	-
50% Affordable - 70% Rent / 30% SO	With Grant	£254,877	15.8%	66.3%	46.4%	£762,154	24.0%	31.9%	£434,600	18.6%	37.9%	£924,171	20.2%	35.7%	£1,594,527	17.3%	38.3%	£2,899,542	15.8%	39.4%
50% Affordable - 50% Rent / 50% SO		£297,707	17.8%	60.6%	37.4%	£810,581	25.0%	30.6%	£467,957	19.6%	36.2%	£1,019,009	21.7%	31.4%	£1,775,660	18.7%	34.3%	£3,245,732	17.1%	35.3%
50% Affordable - 100% SO		£426,198	23.1%	43.6%	23.3%	-	-	-	£632,687	24.2%	22.6%	-	-	-	-	-	-	-	-	-
50% Affordable - 70% Rent / 30% SO	Without Grant	£182,344	12.1%	75.9%	58.3%	£612,686	20.6%	40.7%	£345,353	15.6%	46.8%	£699,731	16.5%	46.1%	£1,147,611	13.4%	50.0%	£2,045,377	12.0%	51.7%
50% Affordable - 50% Rent / 50% SO		£245,504	15.4%	67.5%	43.9%	£685,326	22.3%	38.0%	£391,740	17.2%	43.7%	£841,989	18.9%	38.5%	£1,405,968	15.8%	43.0%	£2,539,161	14.2%	44.4%
50% Affordable - 100% SO		£426,198	23.1%	43.6%	23.3%	-	-	-	£632,687	24.2%	22.6%	-	-	-	-	-	-	-	-	-

N.B. SO =Shared Ownership

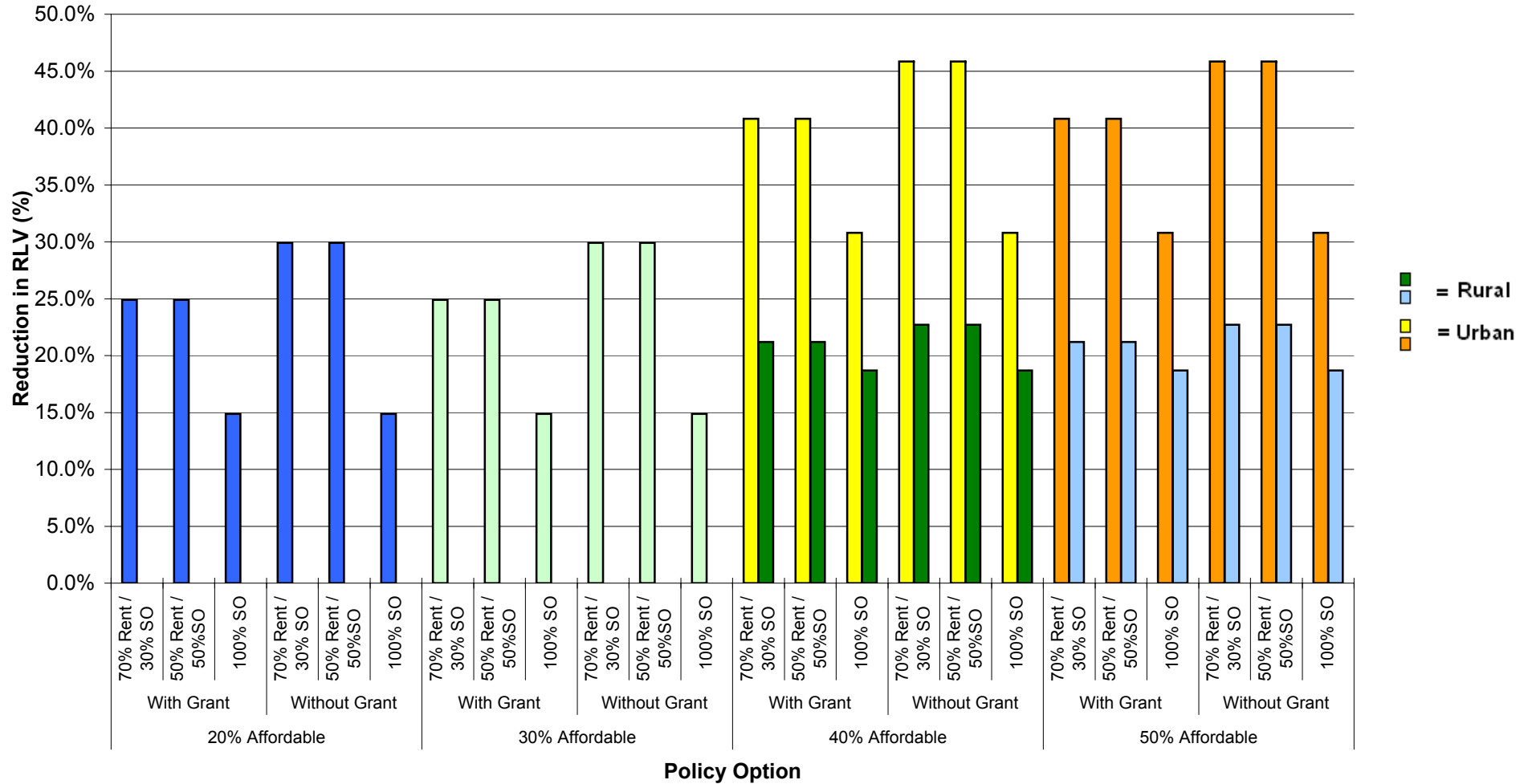
**Graph 37: 5 Unit Housing Scheme (5 x 2BH) - Residual Land Values at Potential Policy Options - Value Point 2**



**Graph 38: 5 Unit Housing Scheme (5 x 2BH) - Residual Land Values as a percentage of the Gross Development Value - Value Point 2**

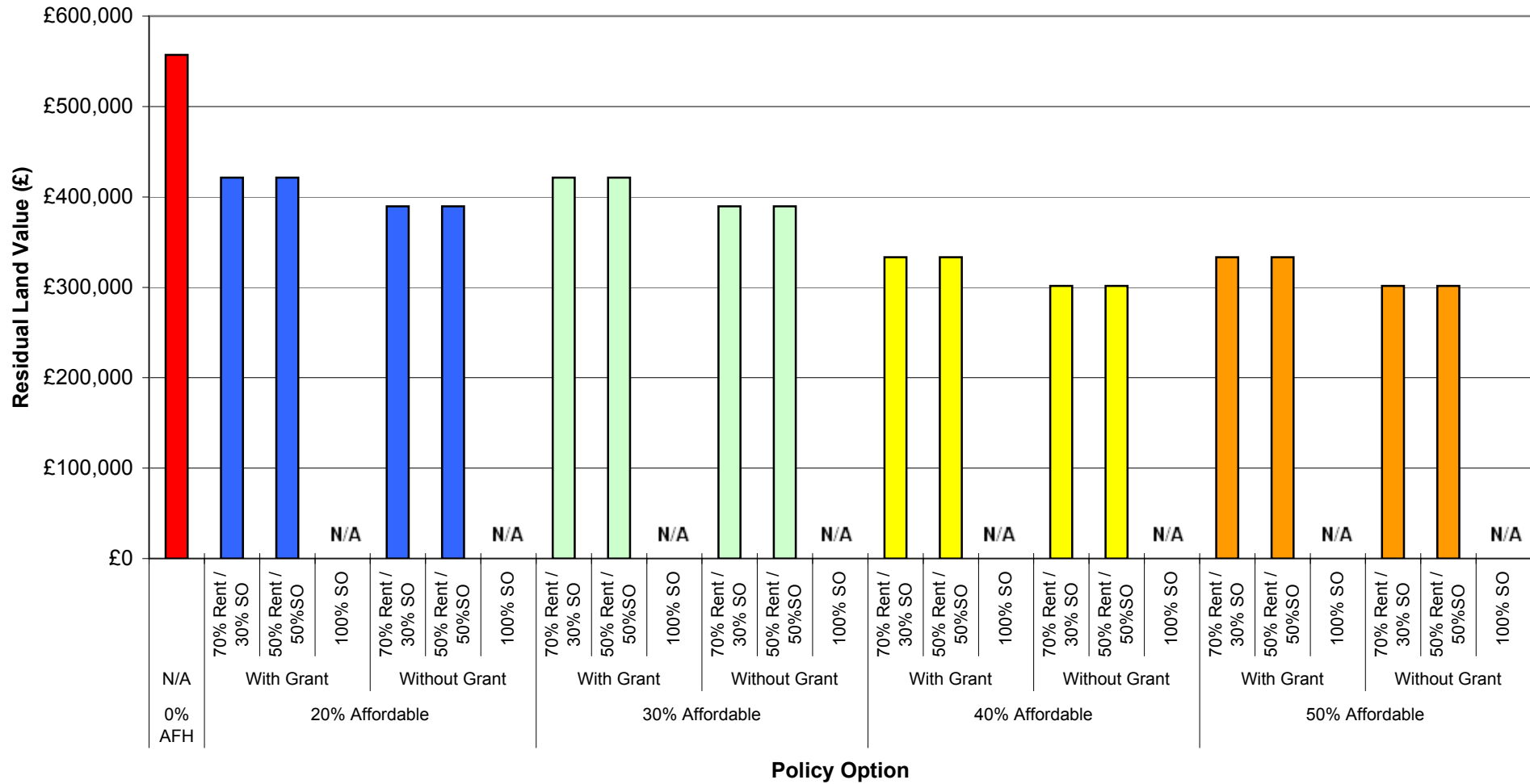


**Graph 39: 5 Unit Housing Scheme (5 x 2BH) - Reduction in RLV from Current Policy - Value Point 2**

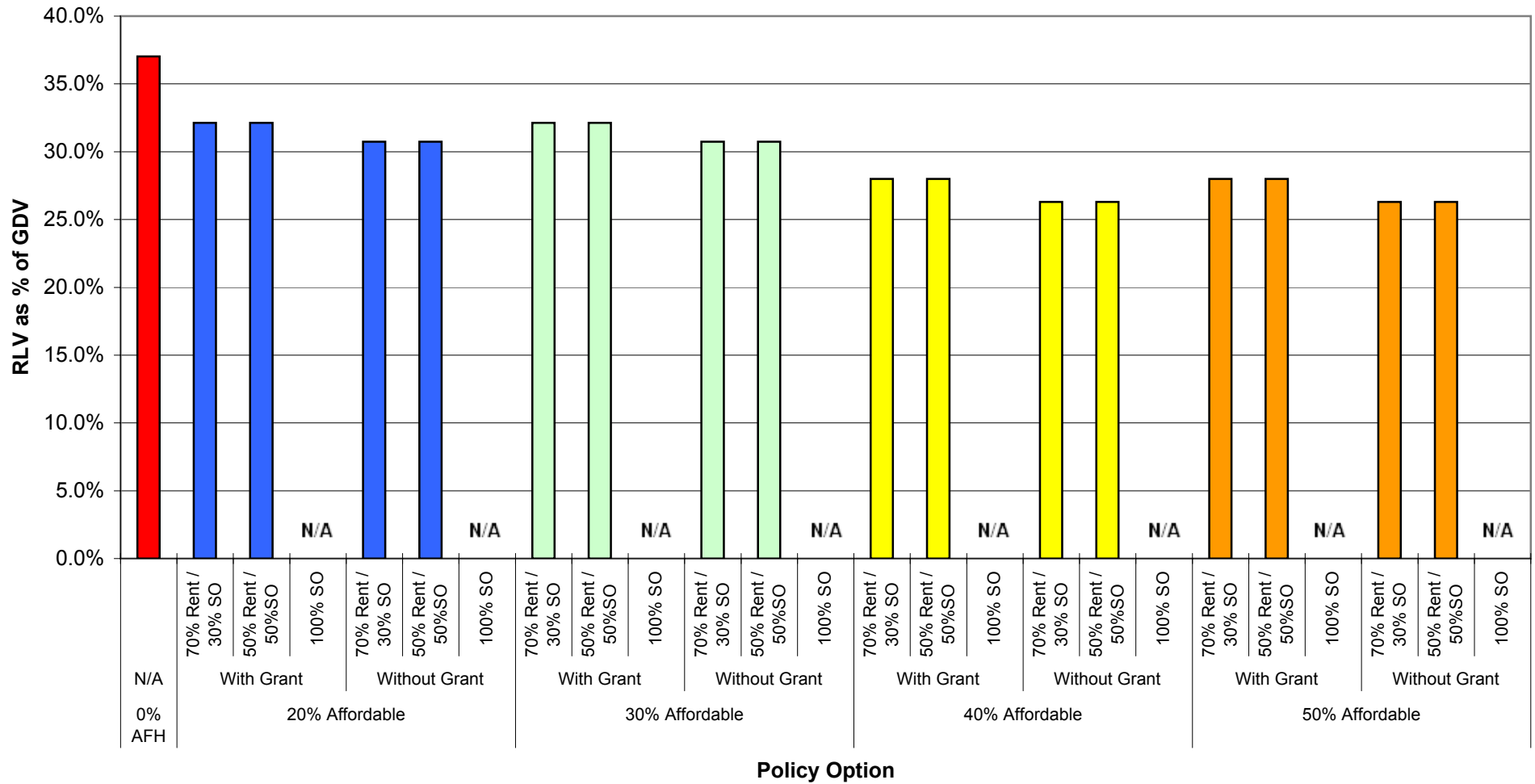




**Graph 40: 5 Unit Housing Scheme (5 x 3BH) - Residual Land Values at Potential Policy Options - Value Point 2**

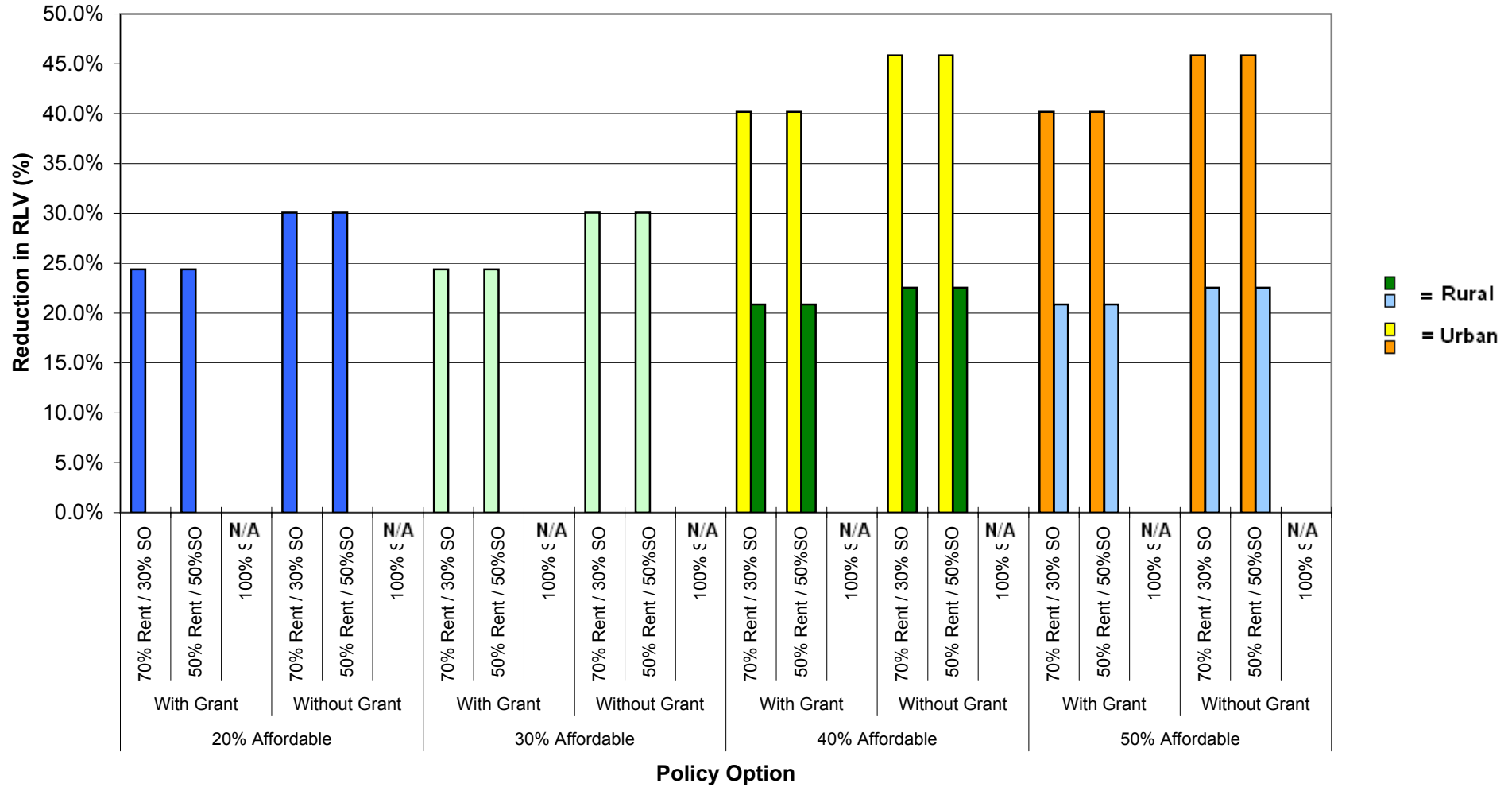


**Graph 41: 5 Unit Housing Scheme (5 x 3BH) - Residual Land Values as a percentage of the Gross Development Value - Value Point 2**

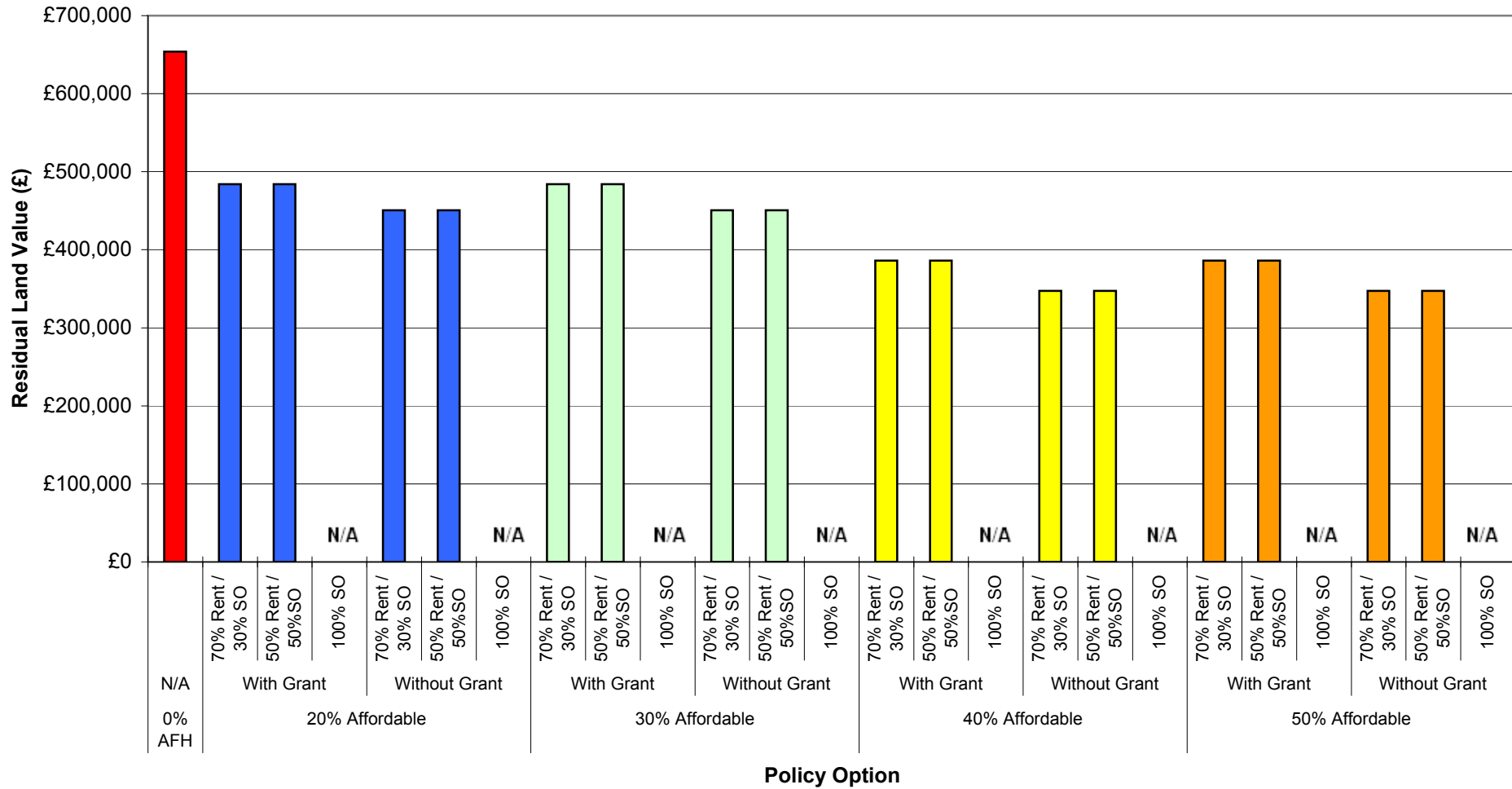


Source: Adams Integra, January 2008

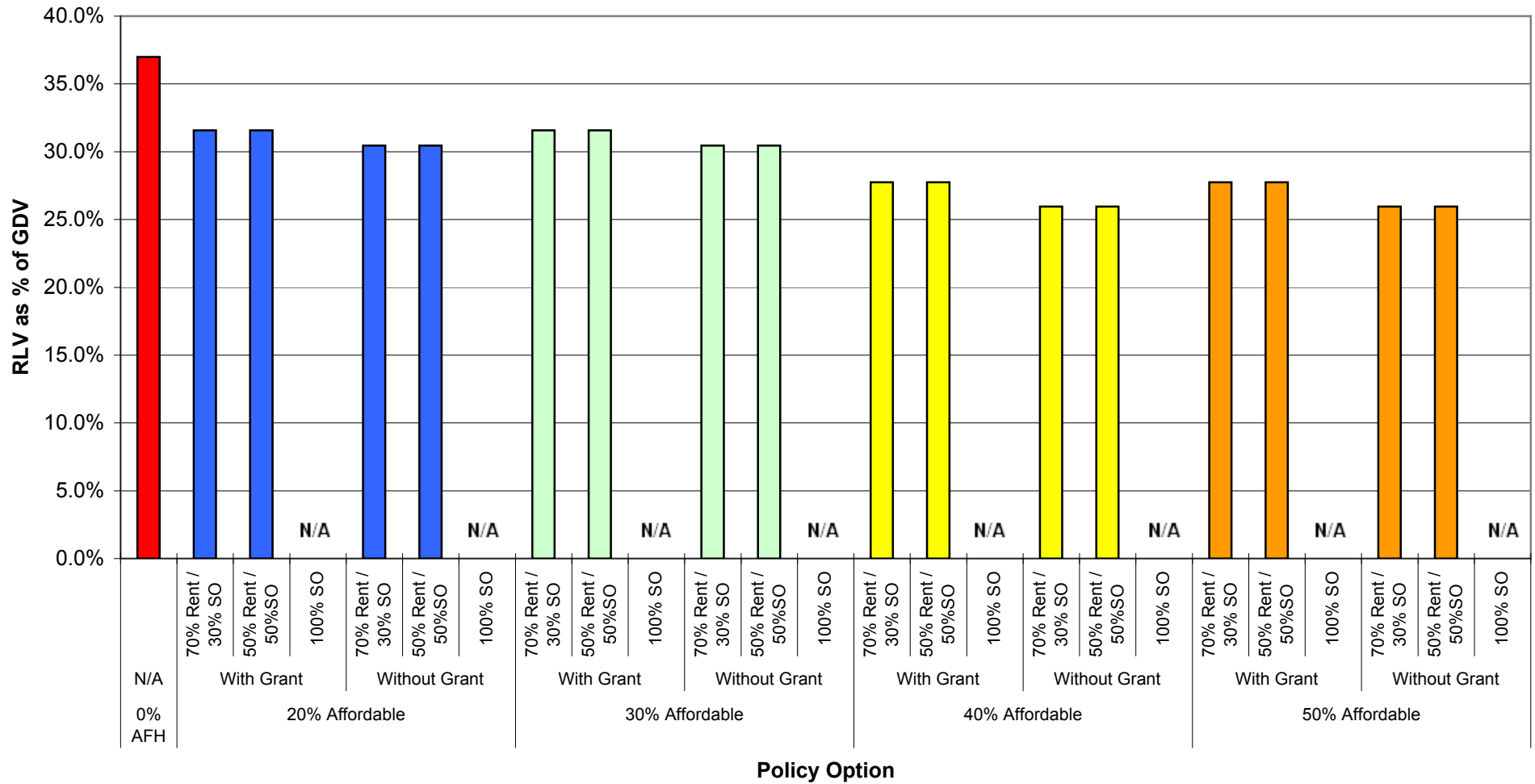
**Graph 42: 5 Unit Housing Scheme (5 x 3BH) - Reduction in RLV from Current Policy - Value Point 2**



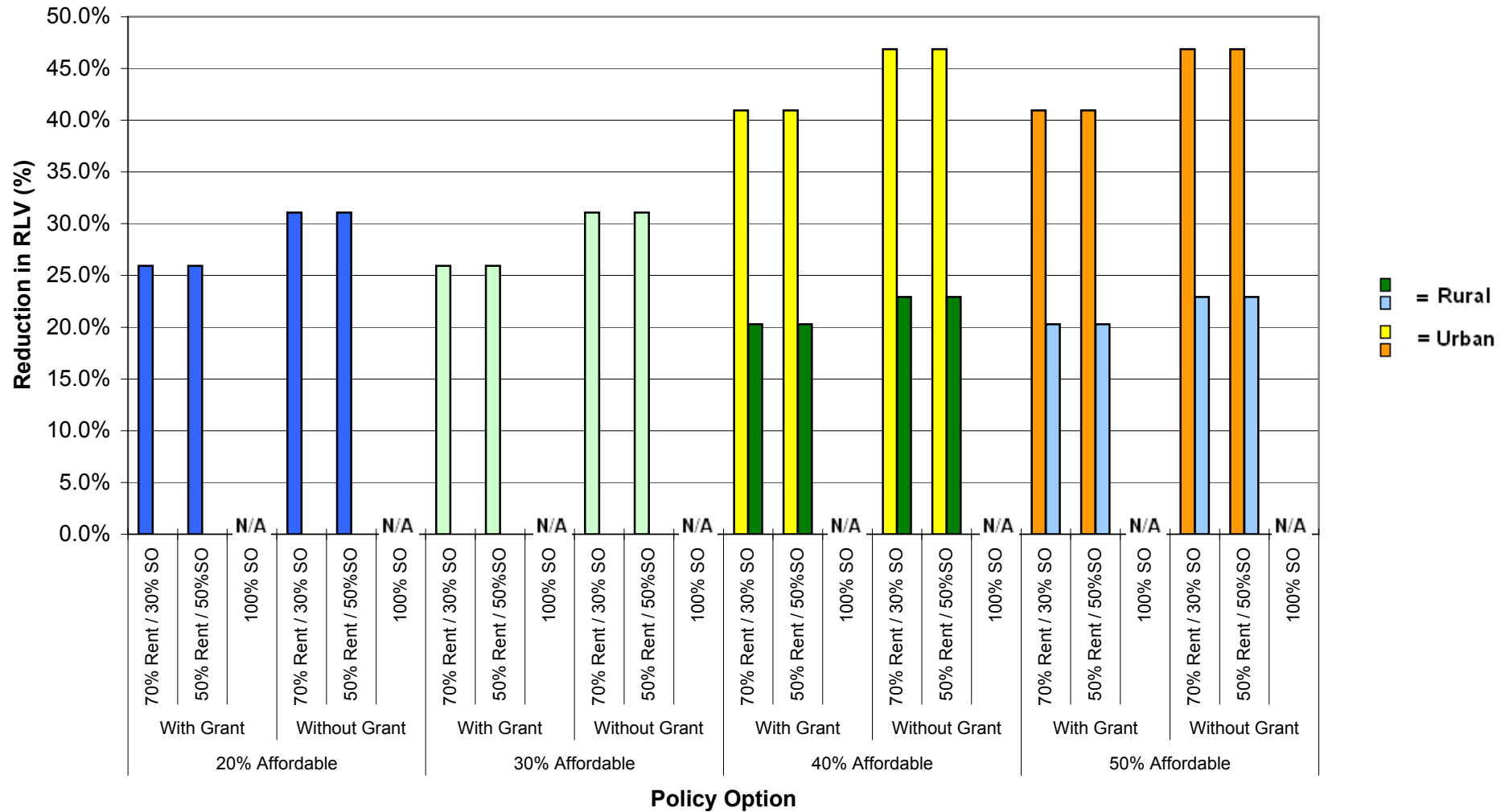
**Graph 43: 5 Unit Housing Scheme (5 x 4BH) - Residual Land Values at Potential Policy Options - Value Point 2**



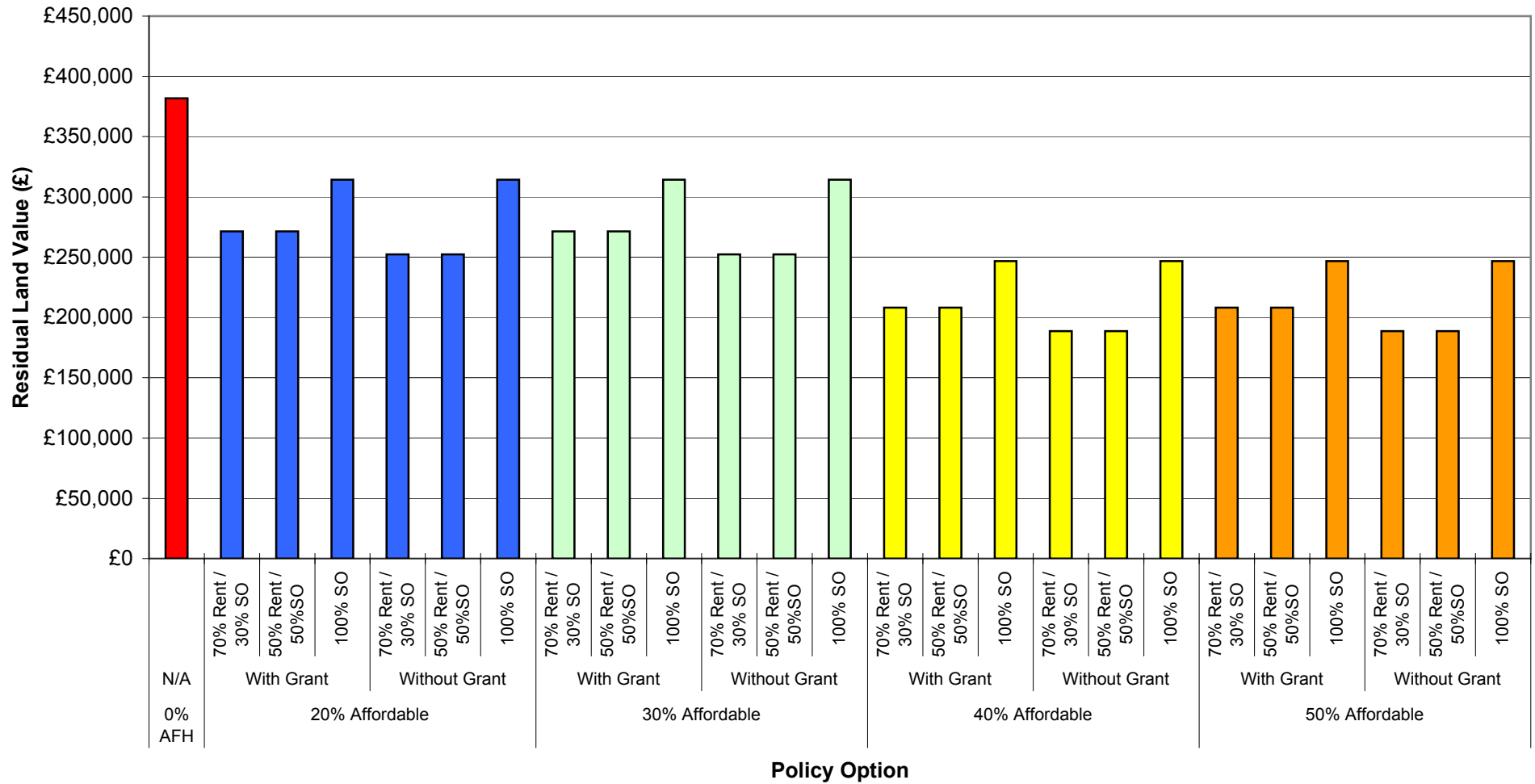
**Graph 44: 5 Unit Housing Scheme (5 x 4BH) - Residual Land Values as a percentage of the Gross Development Value - Value Point 2**



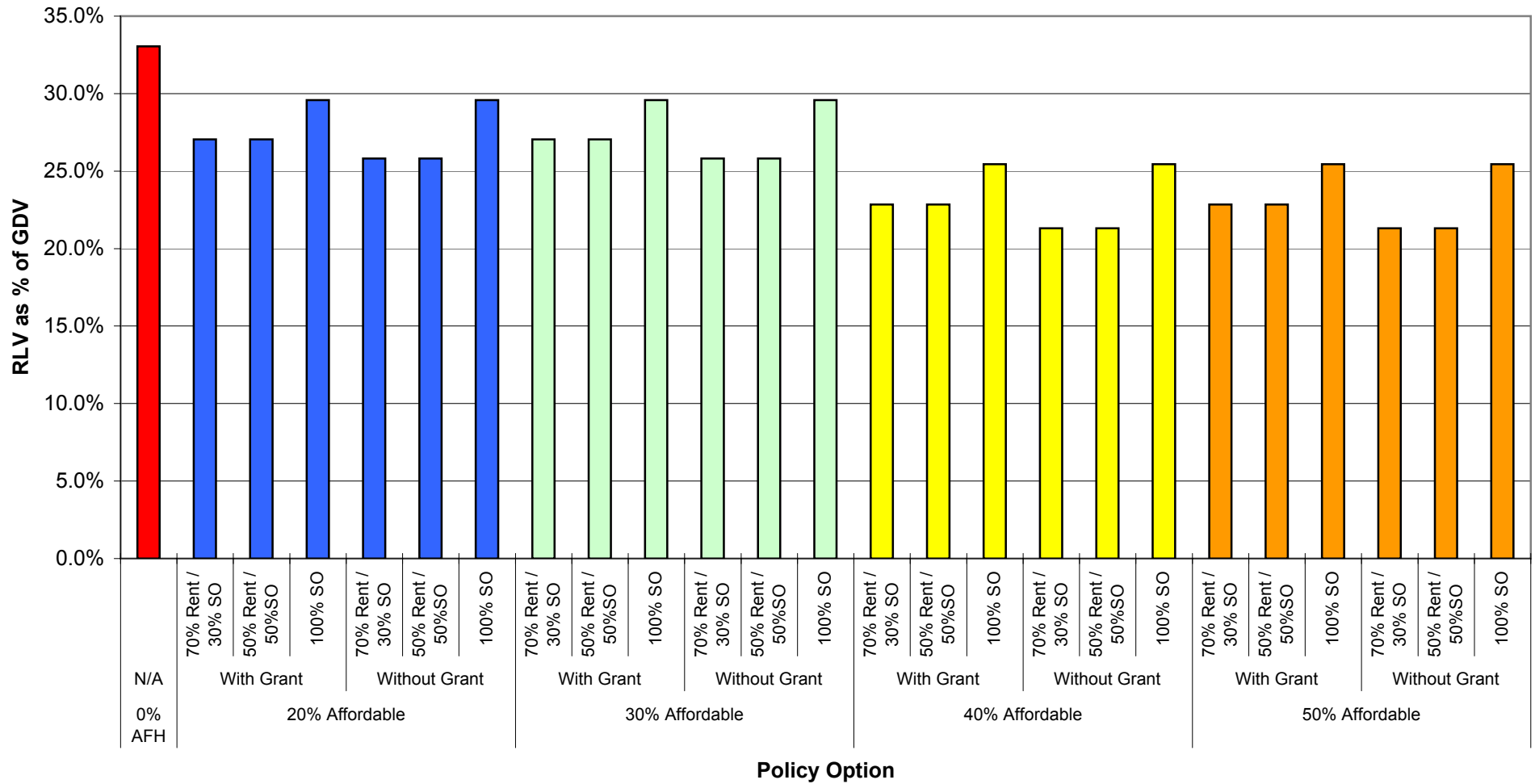
**Graph 45: 5 Unit Housing Scheme (5 x 4BH) - Reduction in RLV from Current Policy - Value Point 2**



**Graph 46: 5 Unit Flatted Scheme (5 x 2BF) - Residual Land Values at Potential Policy Options - Value Point 2**

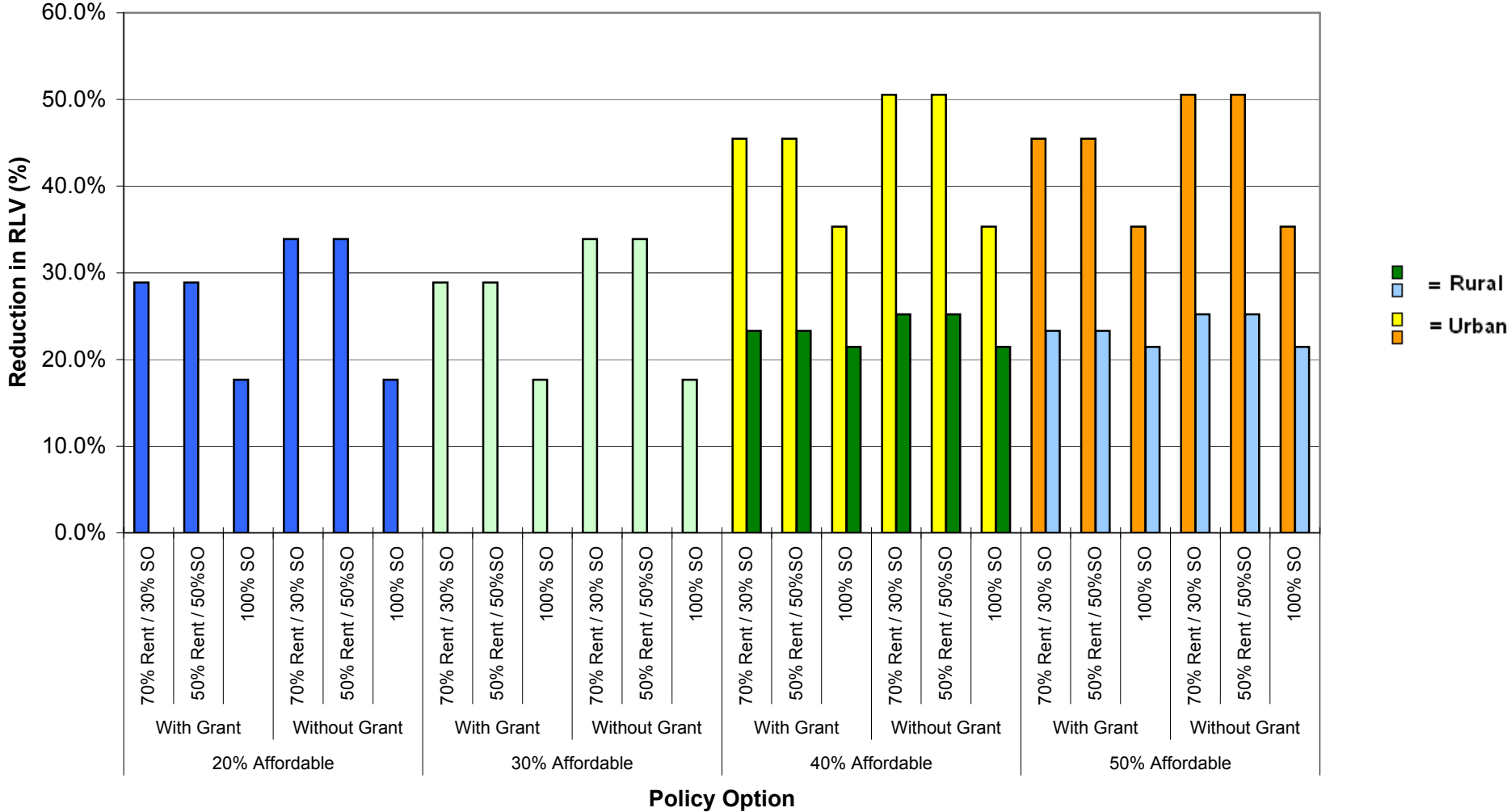


**Graph 47: 5 Unit Flatted Scheme (5 x 2BF) - Residual Land Values as a percentage of the Gross Development Value - Value Point 2**



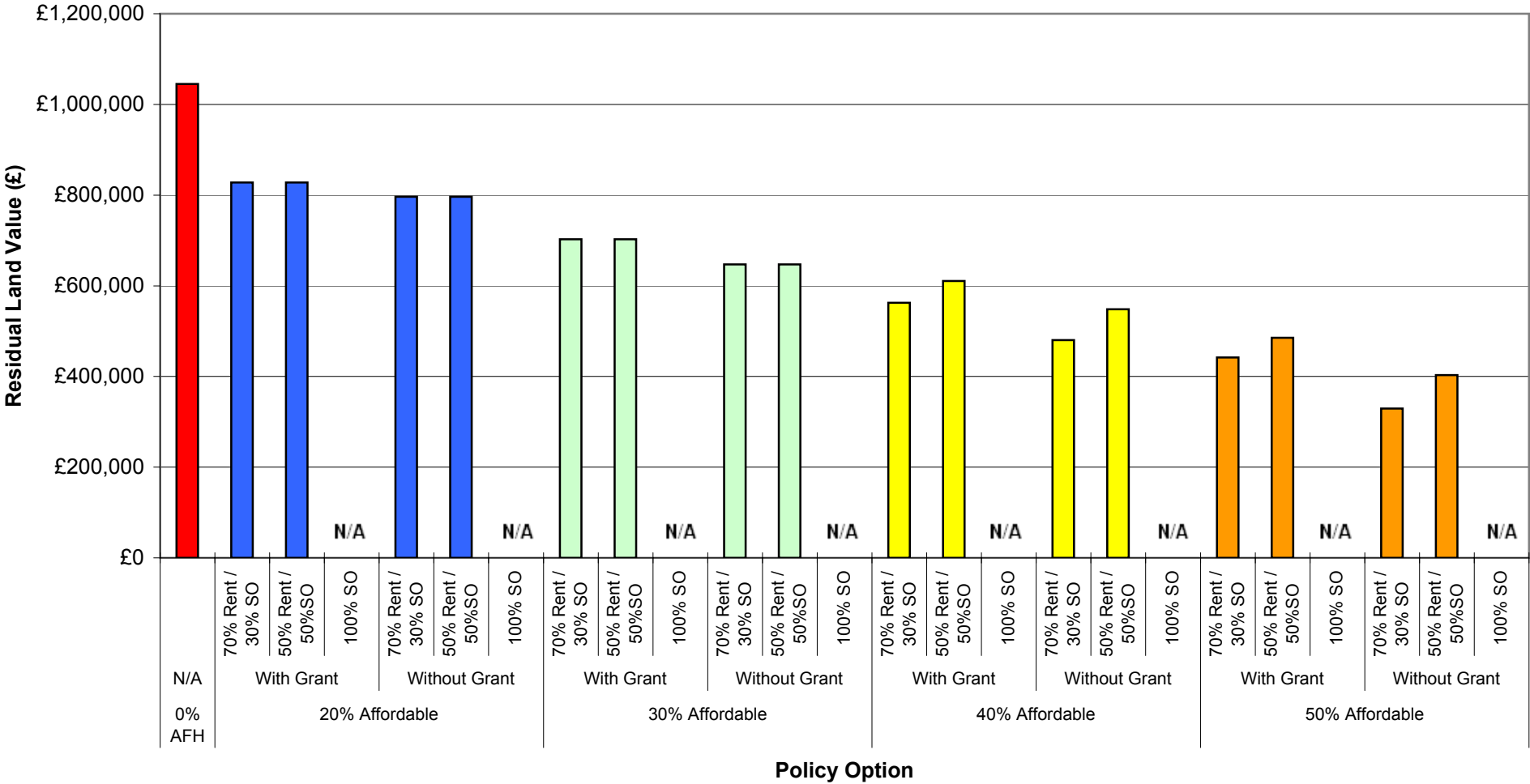


**Graph 48: 5 Unit Flatted Scheme (5 x 2BF) - Reduction in RLV from Current Policy - Value Point 2**



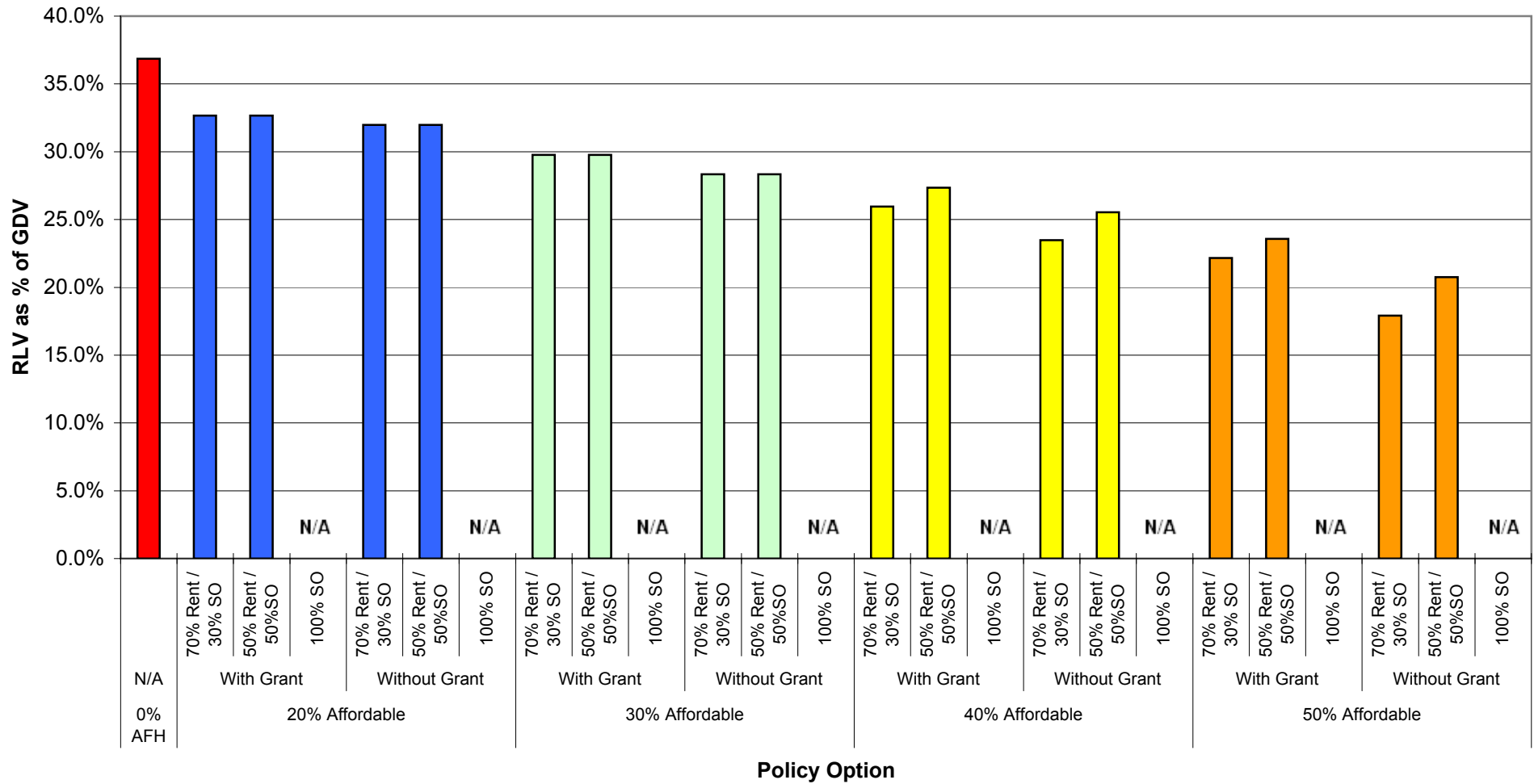
Source: Adams Integra, January 2008

**Graph 49: 10 Unit Housing Scheme (5 x 2BH & 5 x 3BH) - Residual Land Values at Potential Policy Options - Value Point 2**

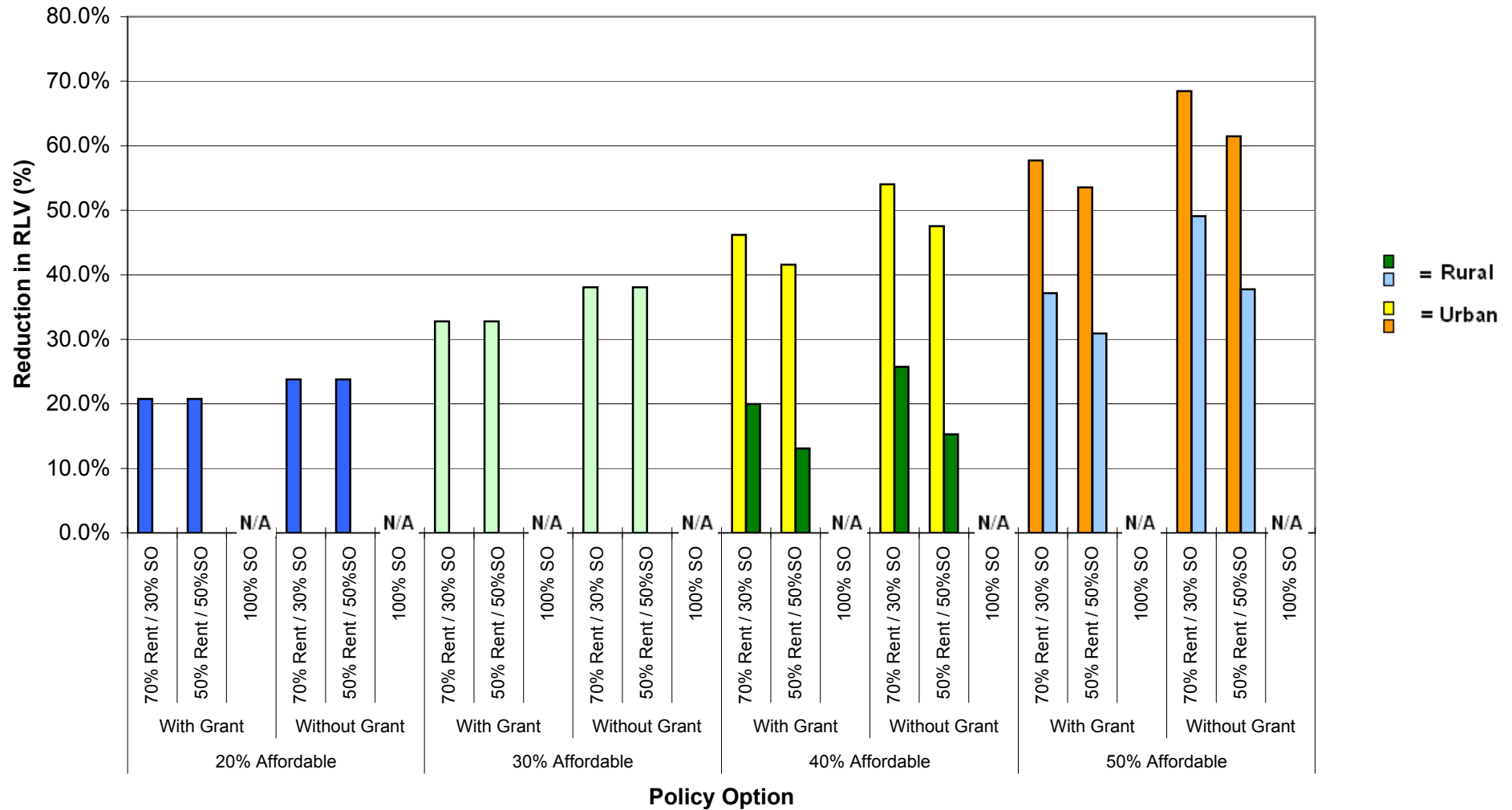


Source: Adams Integra, January 2008

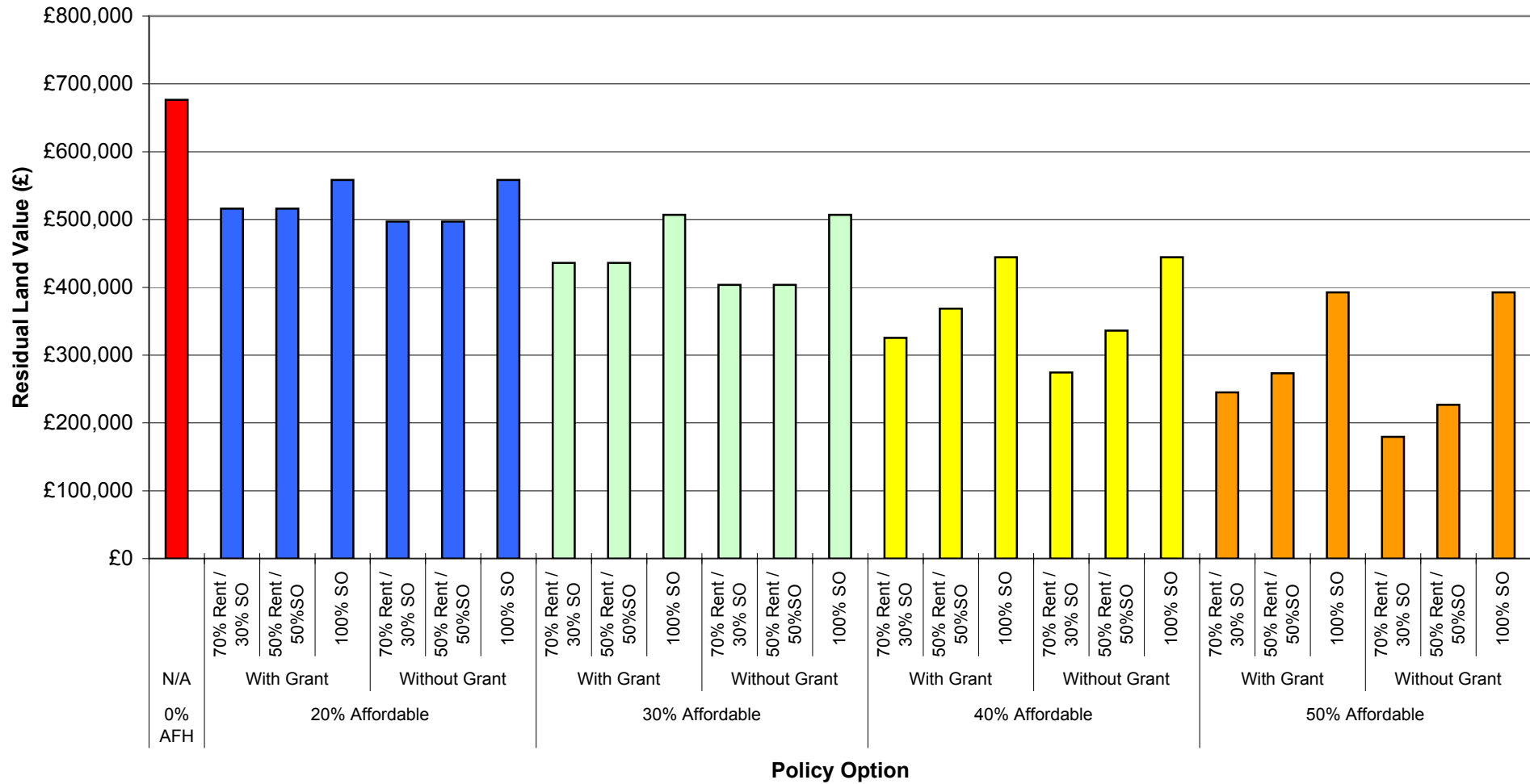
**Graph 50: 10 Unit Housing Scheme (5 x 2BH & 5 x 3BH) - Residual Land Values as a percentage of the Gross Development Value - Value Point 2**



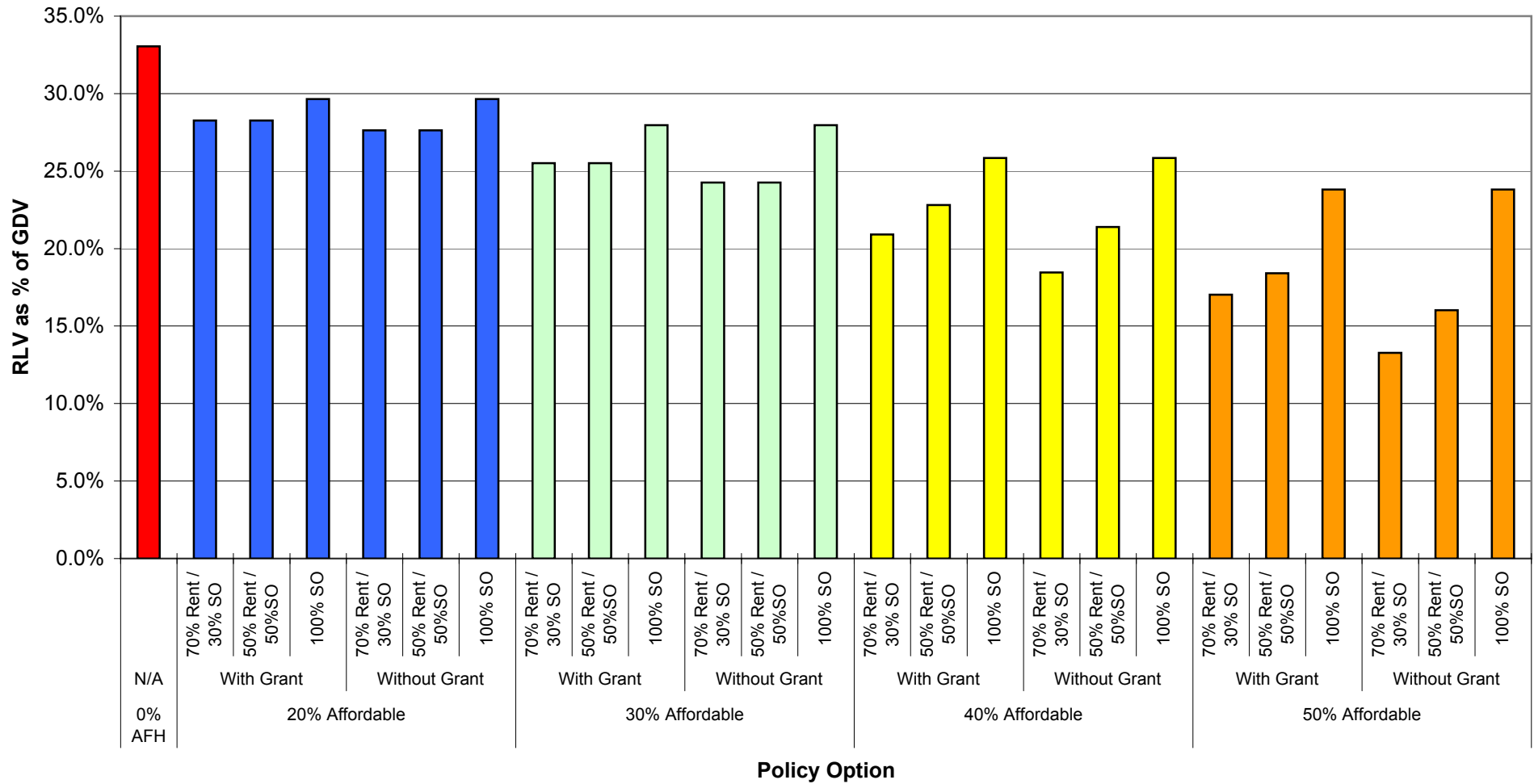
**Graph 51: 10 Unit Housing Scheme (5 x 2BH & 5 x 3BH) - Reduction in RLV from Current Policy - Value Point 2**



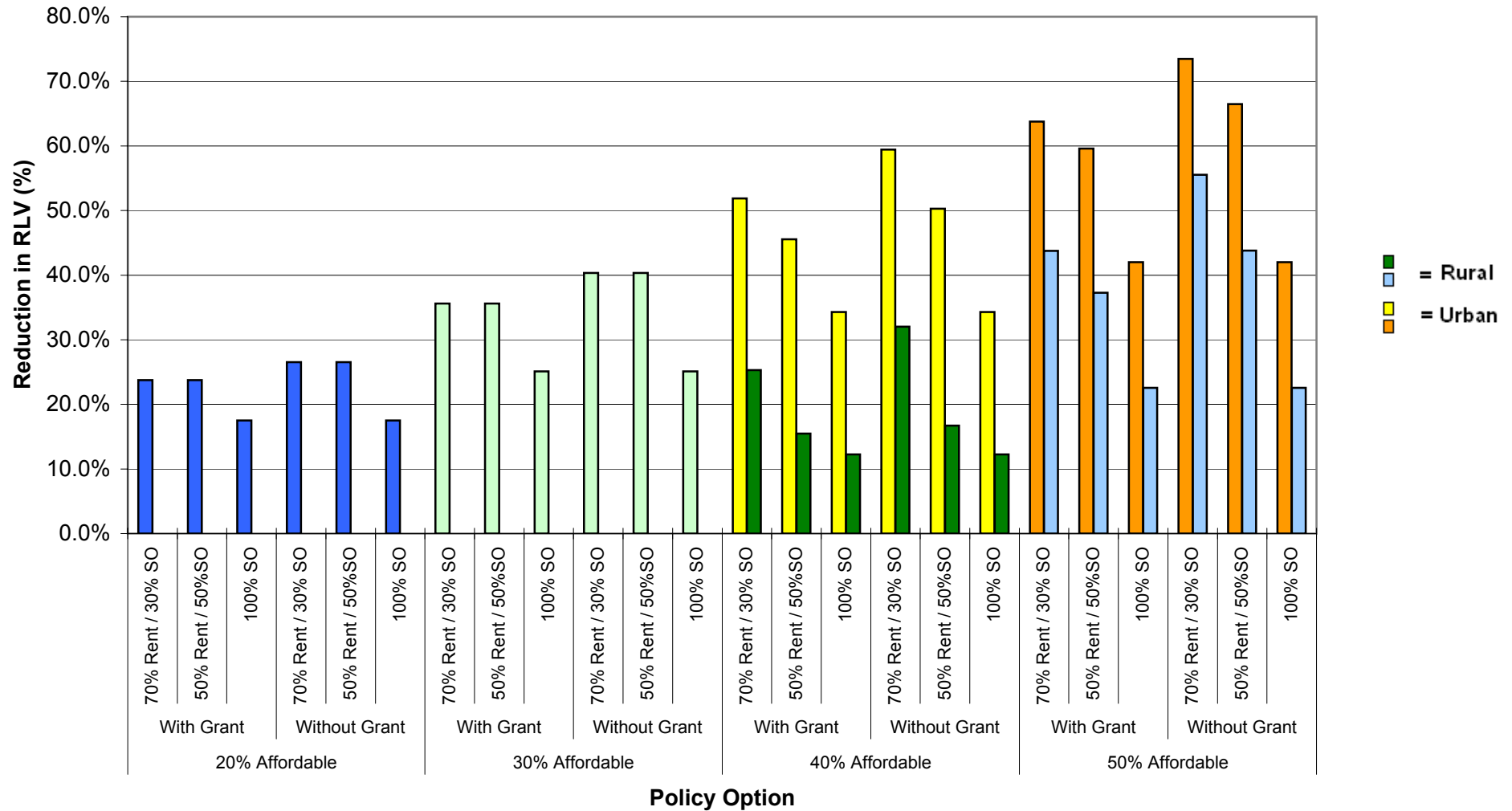
**Graph 52: 10 Unit Flatted Scheme (5 x 1BF & 5 x 2BF) - Residual Land Values at Potential Policy Options - Value Point 2**



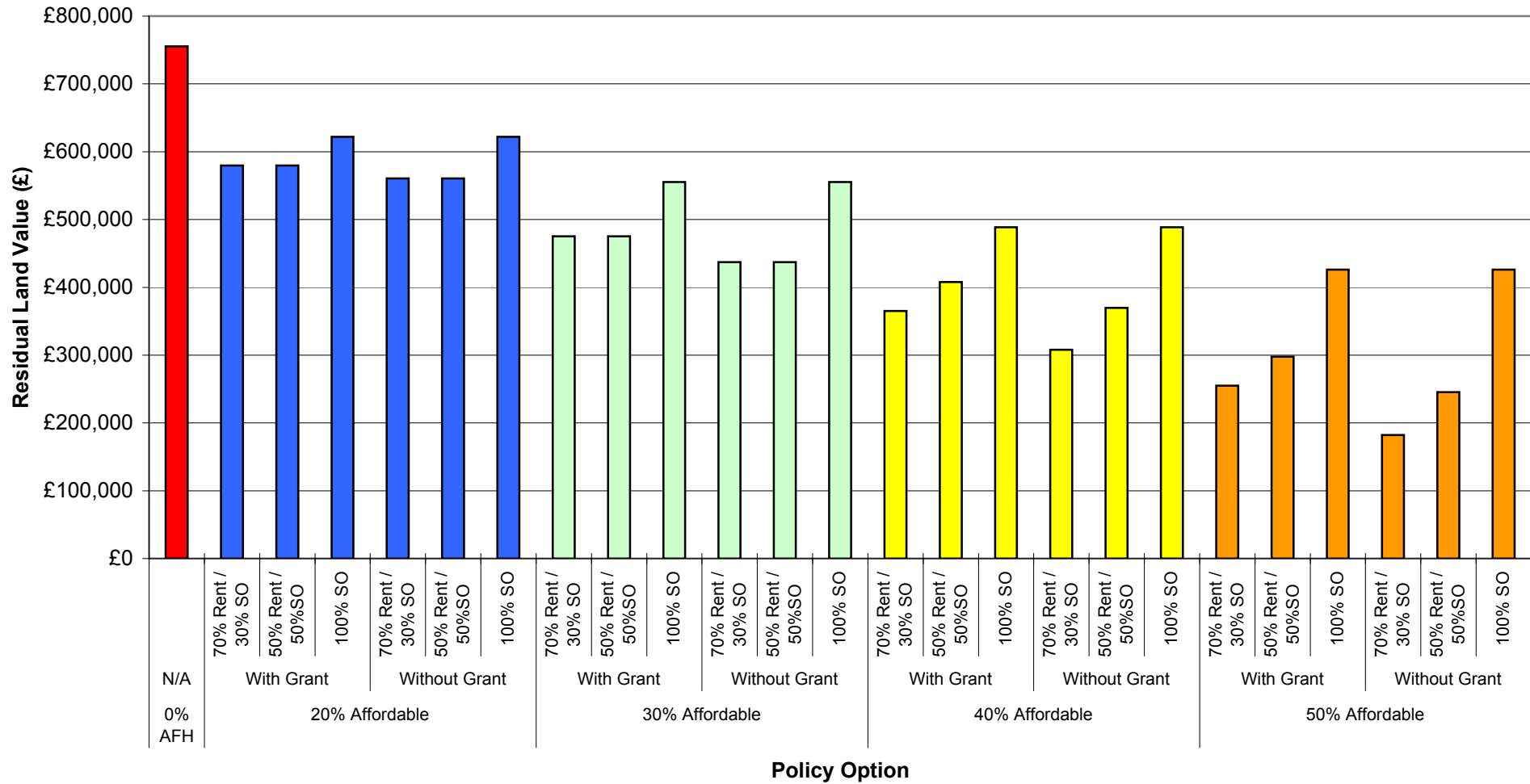
**Graph 53: 10 Unit Flatted Scheme (5 x 1BF & 5 x 2BF) - Residual Land Values as a percentage of the Gross Development Value - Value Point 2**



**Graph 54: 10 Unit Flatted Scheme (5 x 1BF & 5 x 2BF)  
Reduction in RLV from Current Policy - Value Point 2**

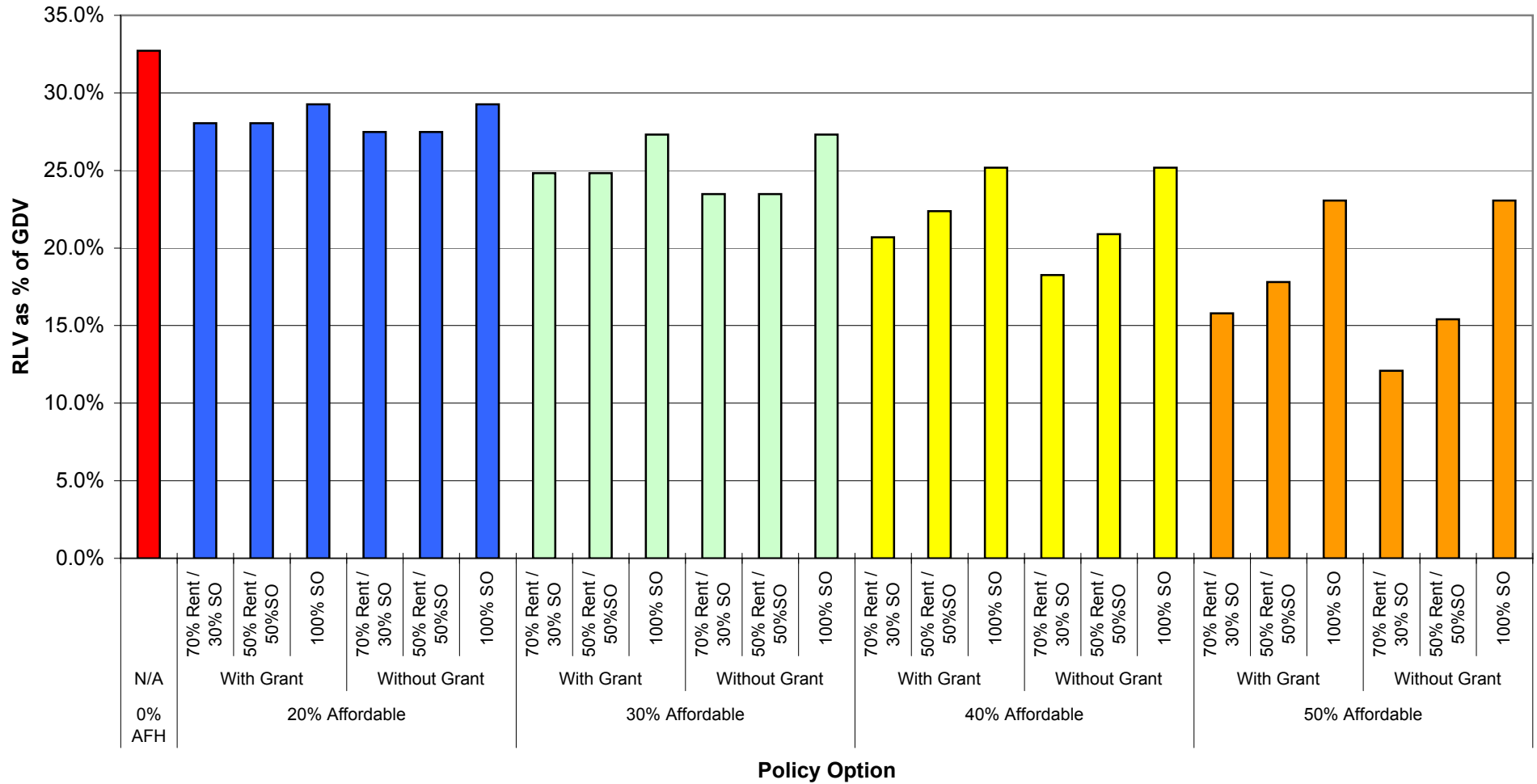


**Graph 55: 10 Unit Flatted Scheme (10 x 2BF) - Residual Land Values at Potential Policy Options - Value Point 2**

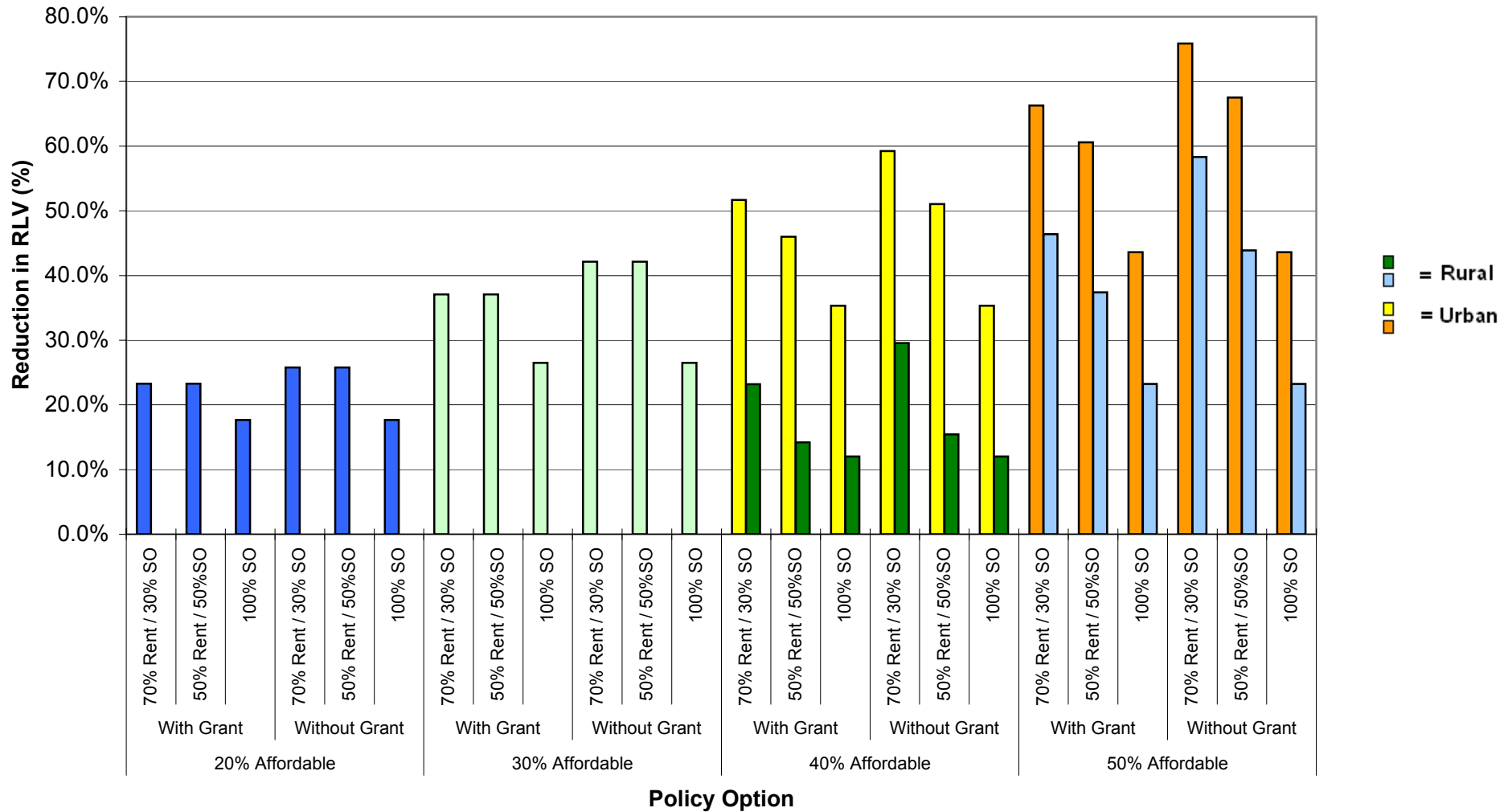




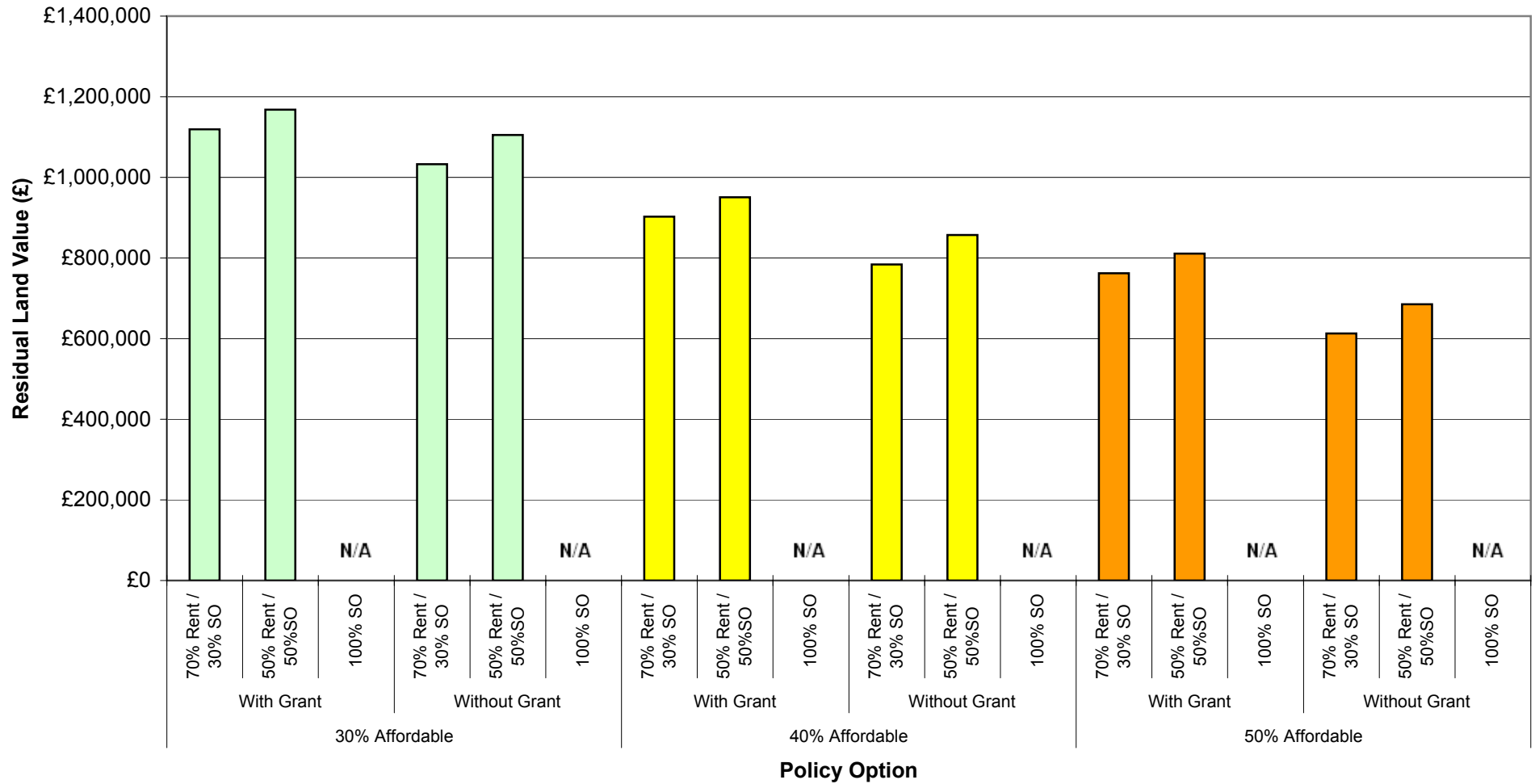
**Graph 56: 10 Unit Flatted Scheme (10 x 2BF) - Residual Land Values as a percentage of the Gross Development Value - Value Point 2**



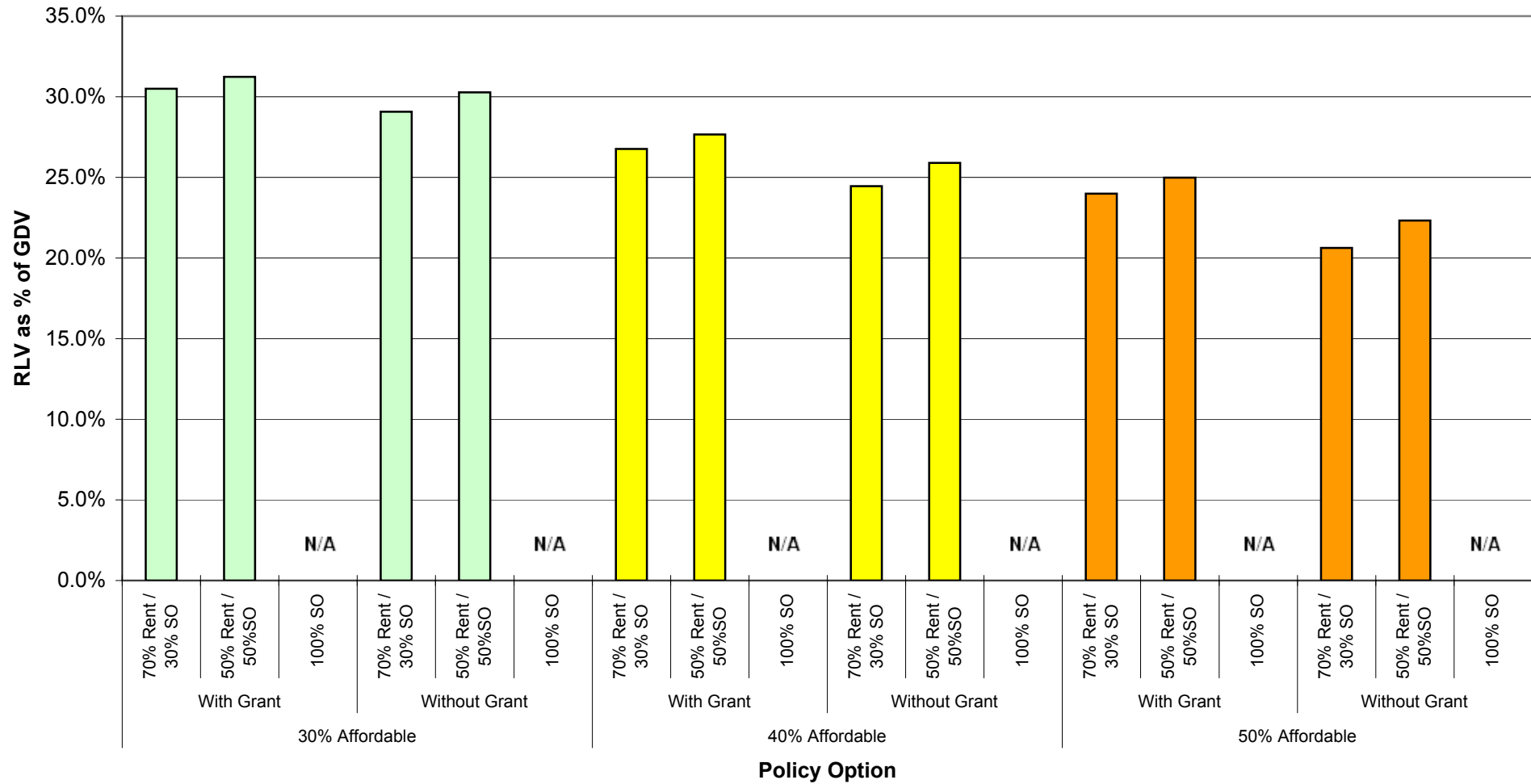
**Graph 57: 10 Unit Flatted Scheme (10 x 2BF)  
Reduction in RLV from Current Policy - Value Point 2**



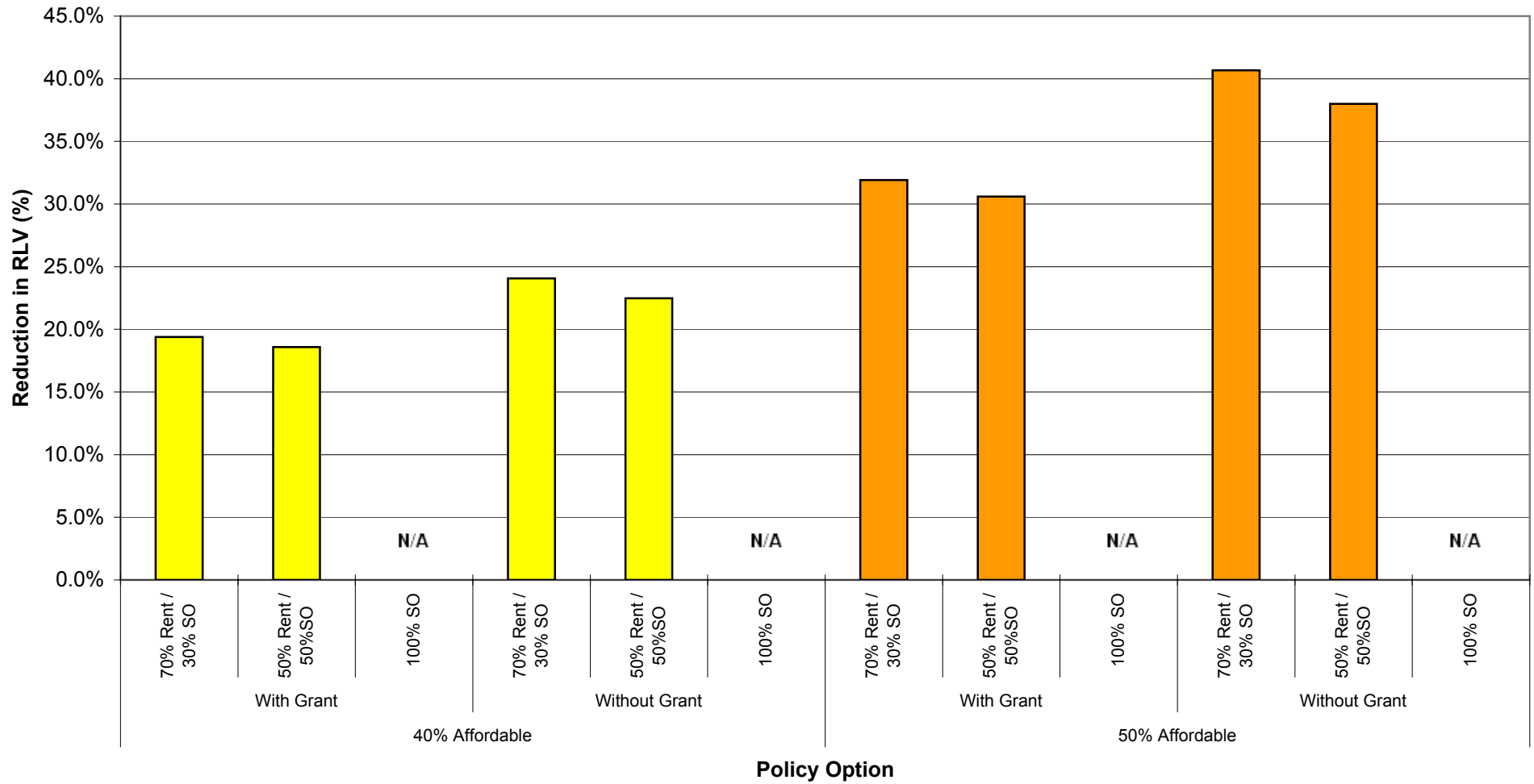
**Graph 58: 15 Unit Housing Scheme - Residual Land Values at Potential Policy Options - Value Point 2**



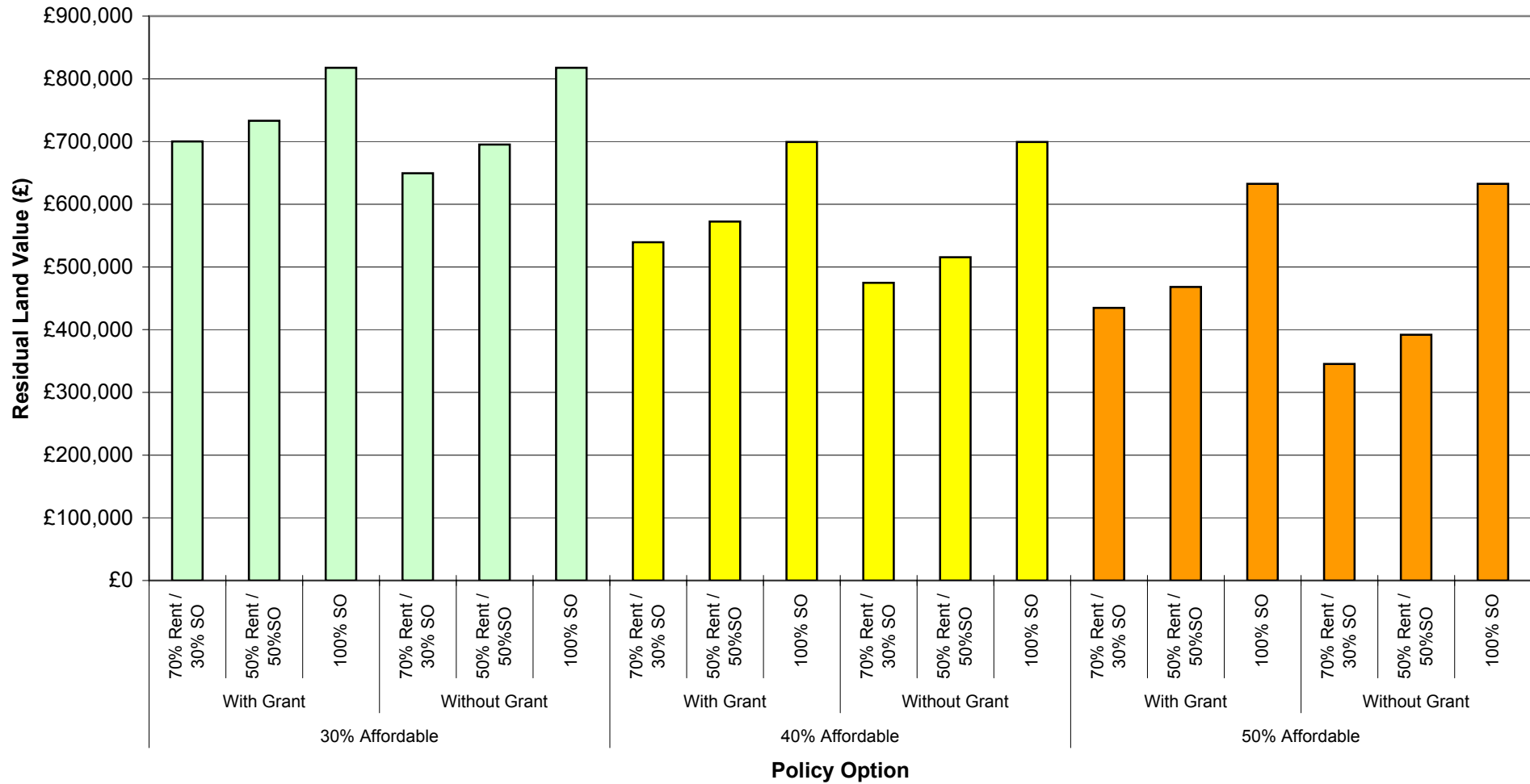
**Graph 59: 15 Unit Housing Scheme - Residual Land Values as a percentage of the Gross Development Value - Value Point 2**



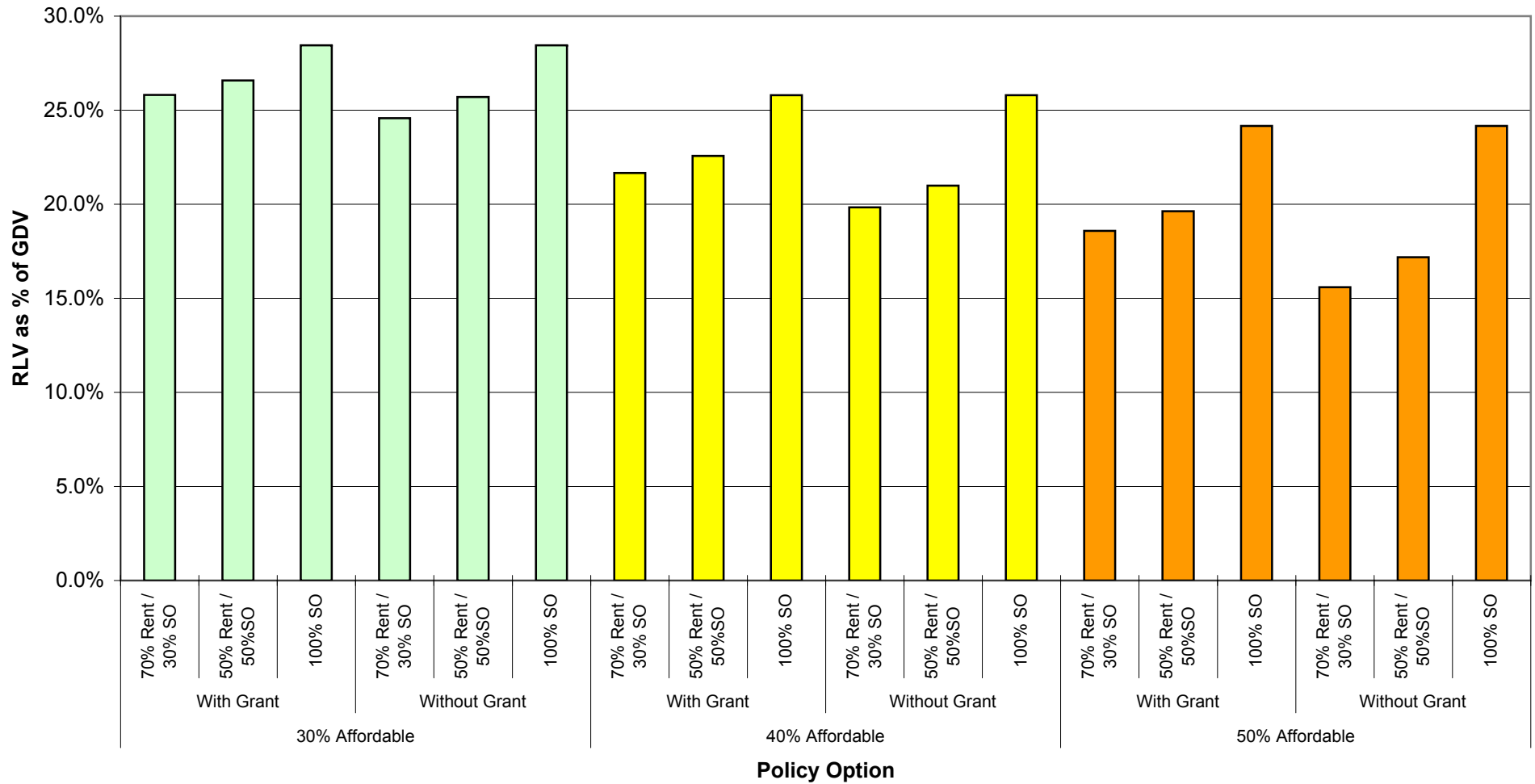
**Graph 60: 15 Unit Housing Scheme - Reduction in RLV from Current Policy - Value Point 2**



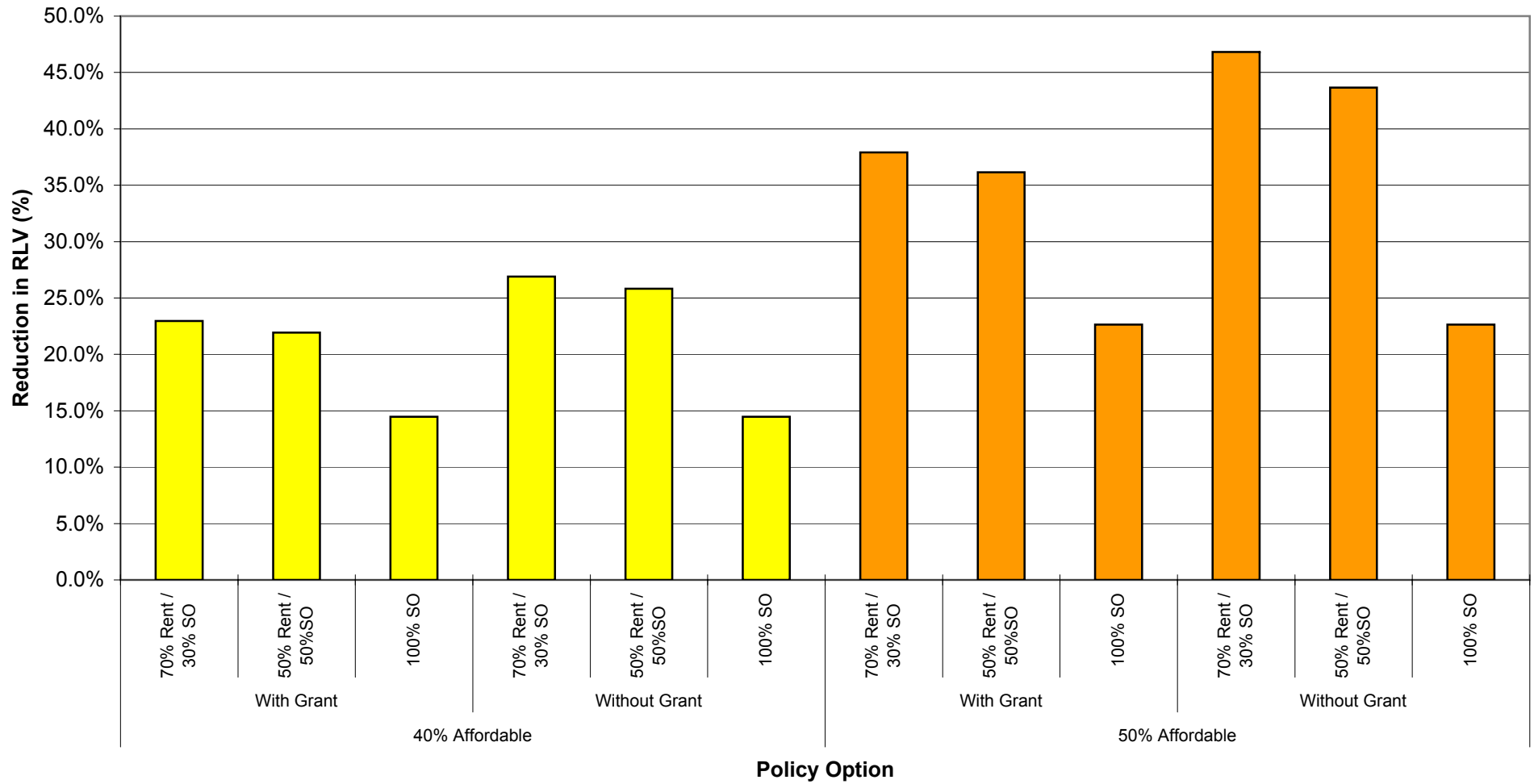
**Graph 61: 15 Unit Flatted Scheme - Residual Land Values at Potential Policy Options - Value Point 2**



**Graph 62: 15 Unit Flatted Scheme - Residual Land Values as a percentage of the Gross Development Value - Value Point 2**

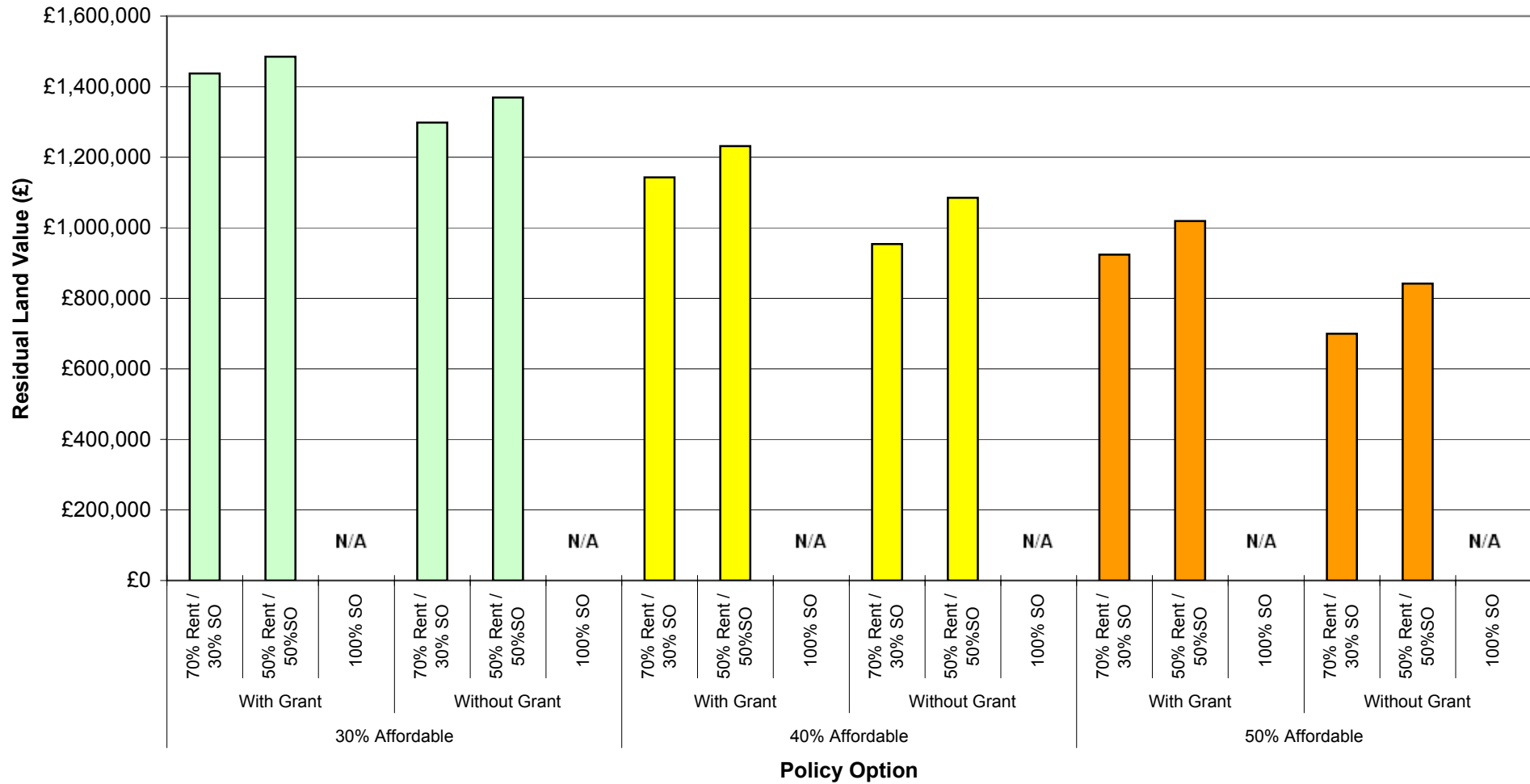


**Graph 63: 15 Unit Flatted Scheme - Reduction in RLV from Current Policy - Value Point 2**

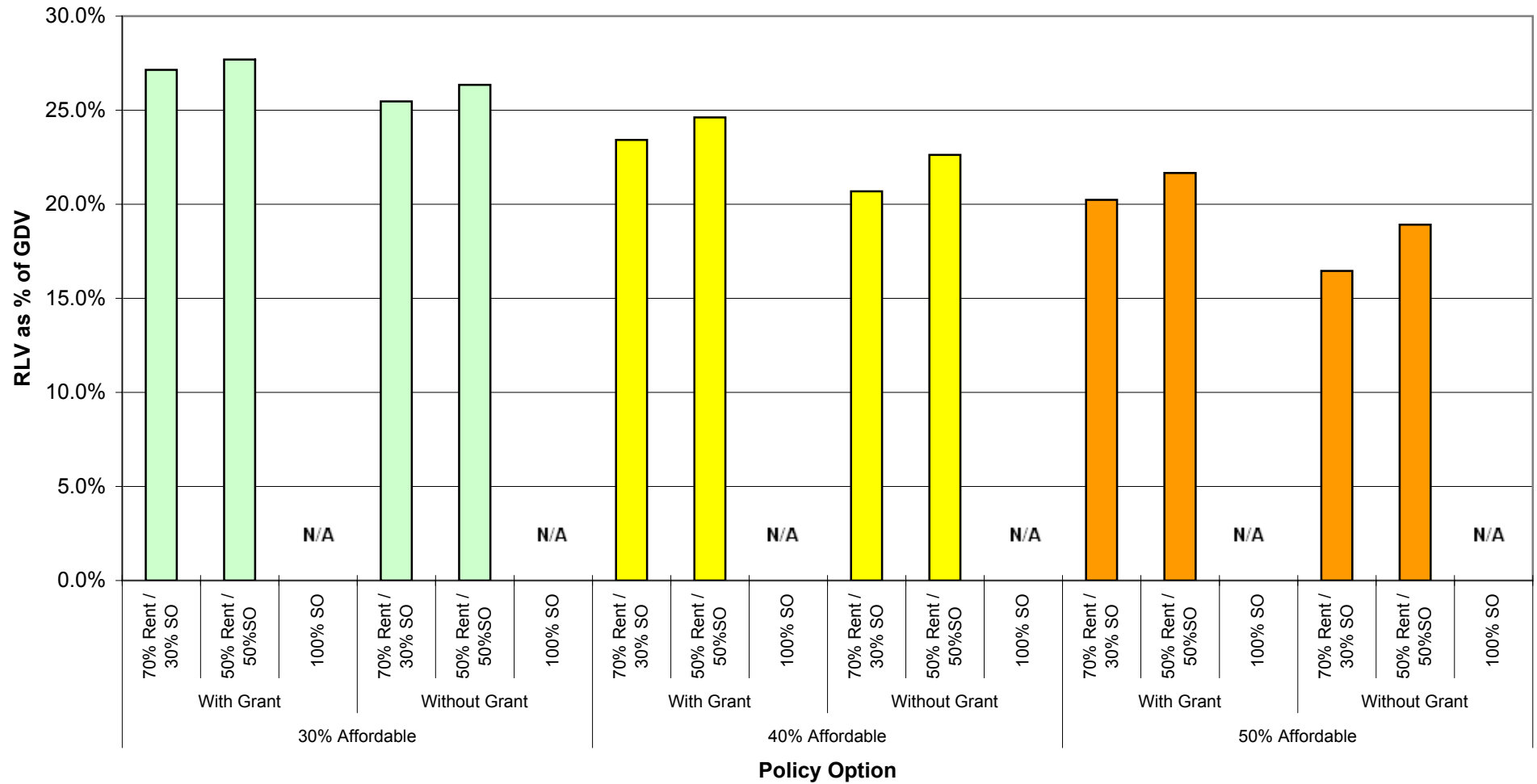




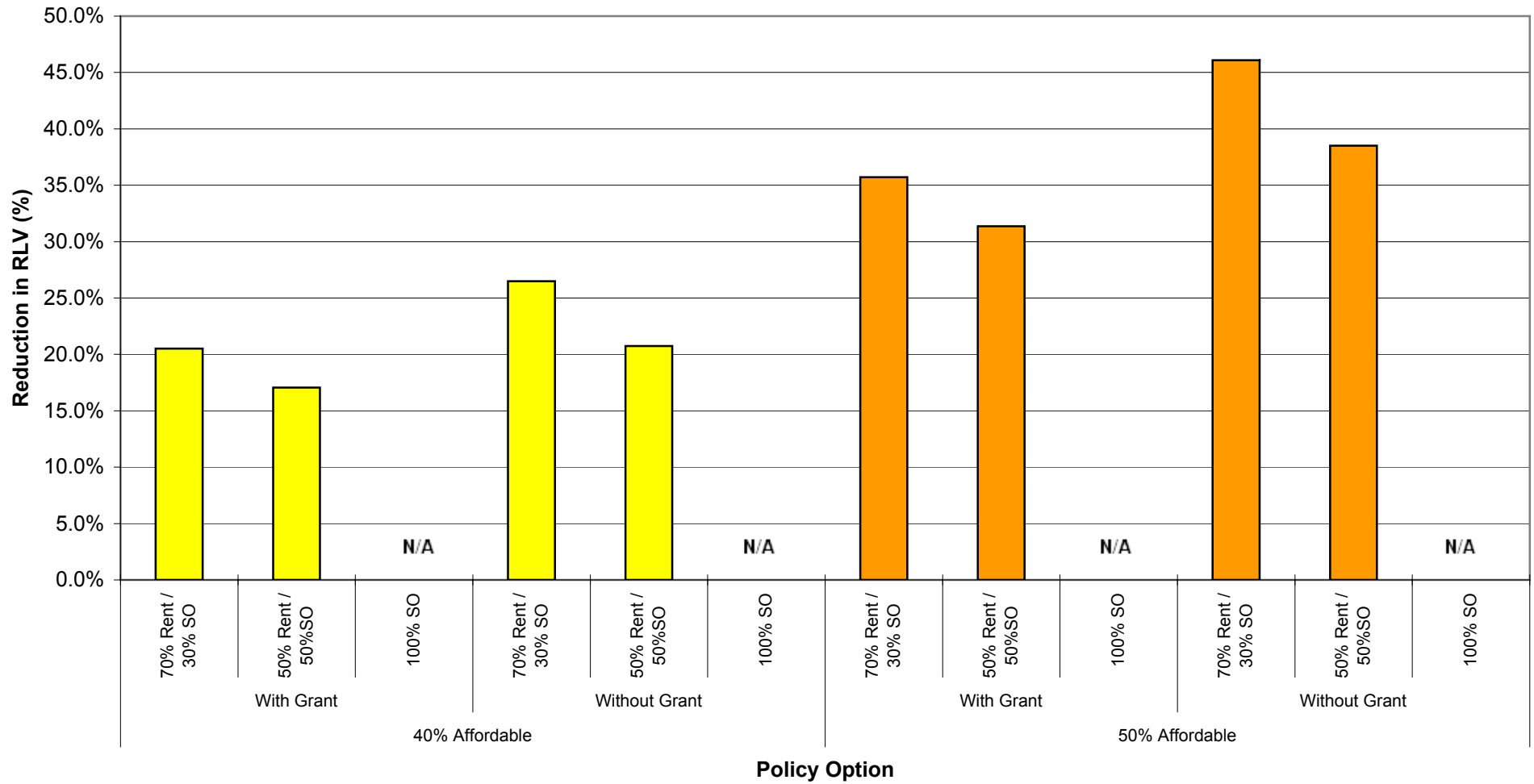
**Graph 64: 25 Unit Mixed Scheme - Residual Land Values at Potential Policy Options - Value Point 2**



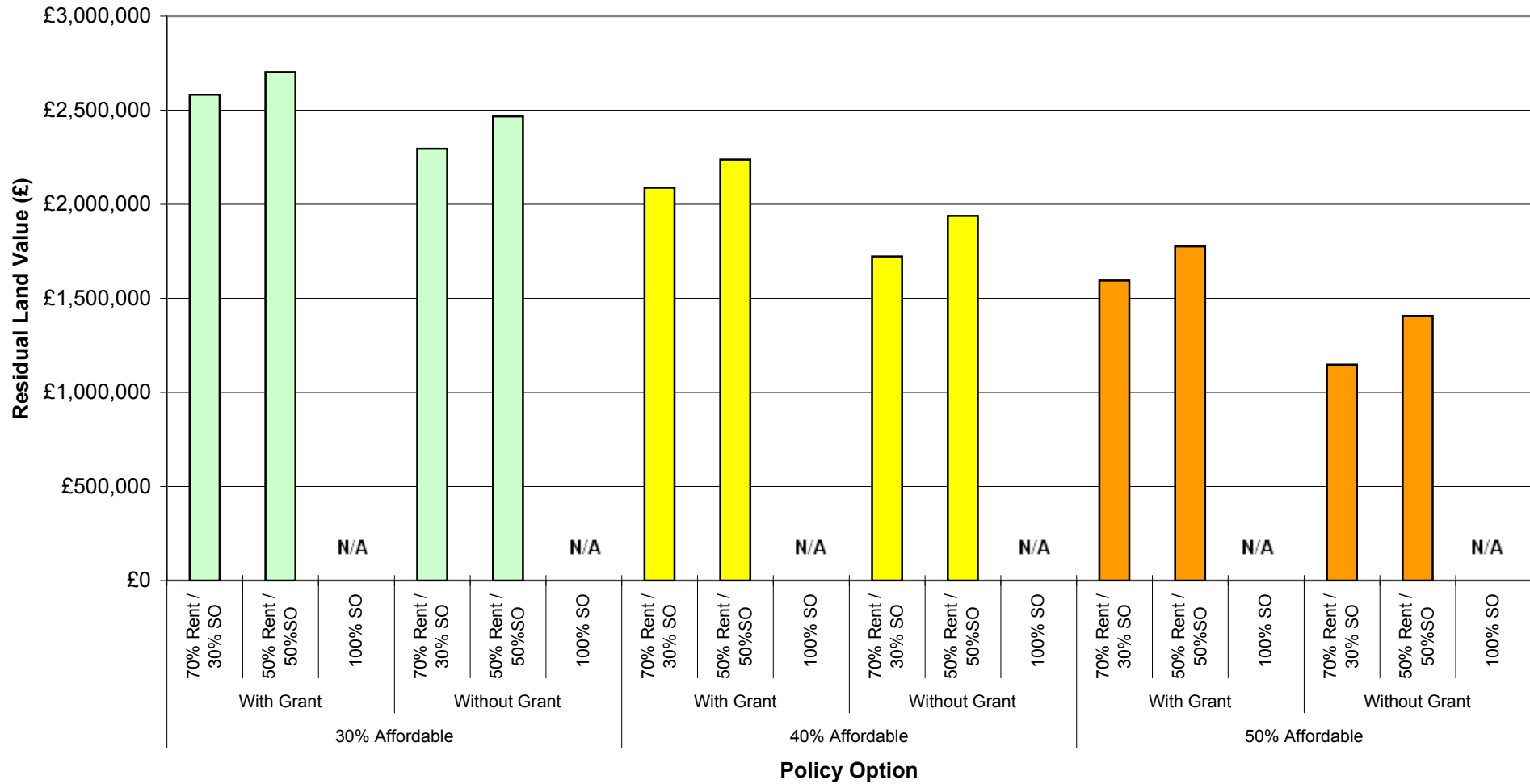
**Graph 65: 25 Unit Mixed Scheme - Residual Land Values as a percentage of the Gross Development Value - Value Point 2**



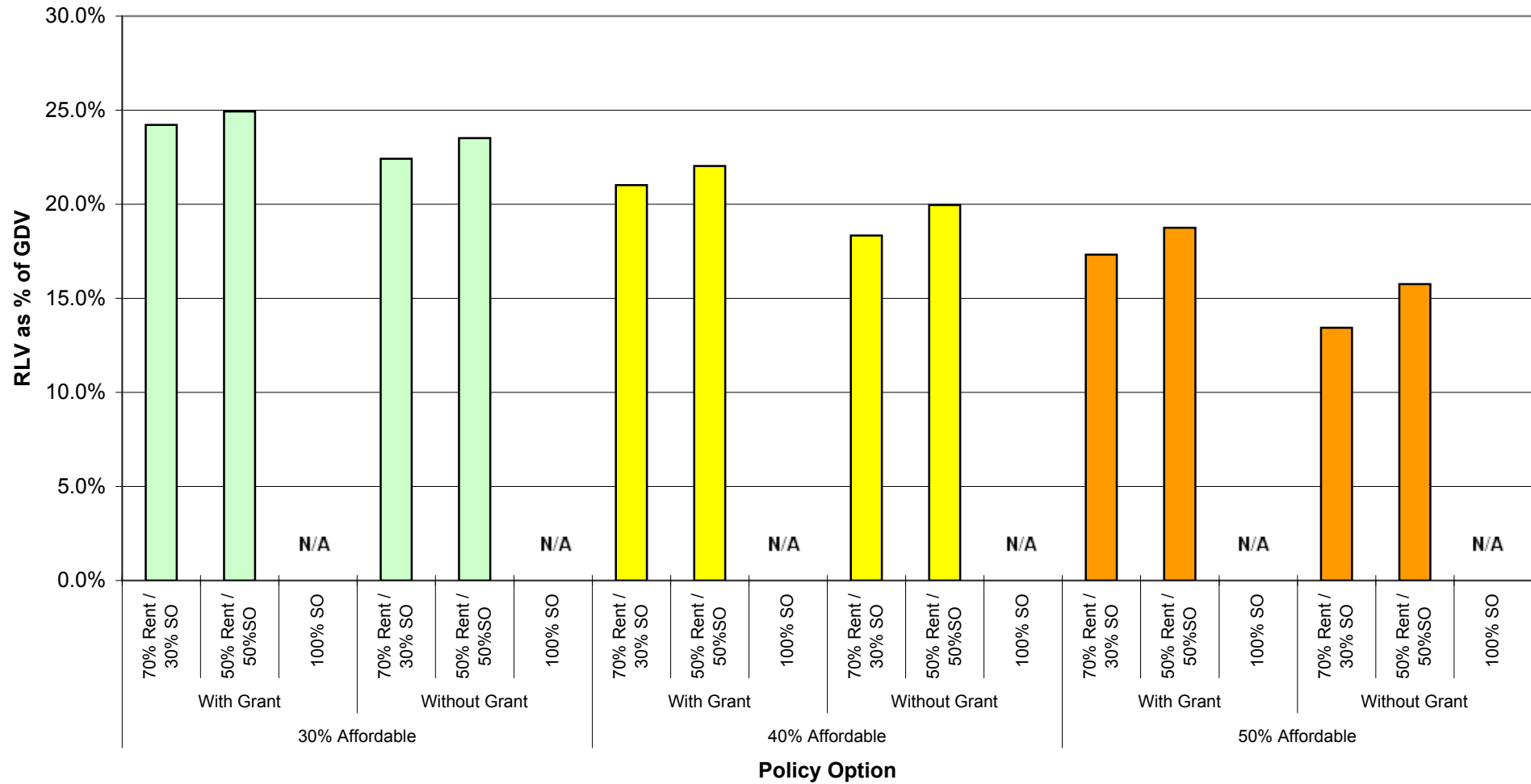
**Graph 66: 25 Unit Mixed Scheme - Reduction in RLV from Current Policy - Value Point 2**



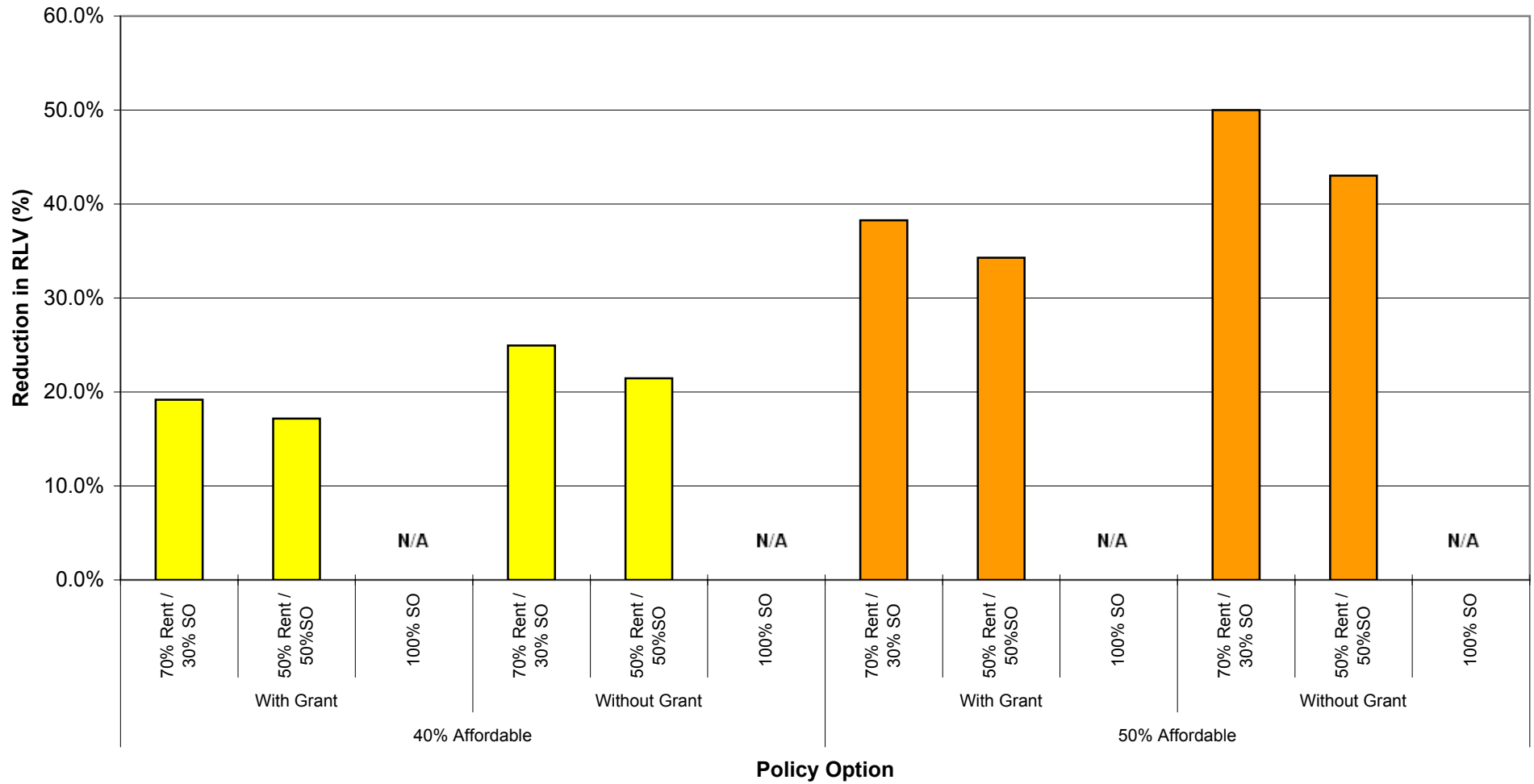
**Graph 67: 50 Unit Mixed Scheme - Residual Land Values at Potential Policy Options - Value Point 2**



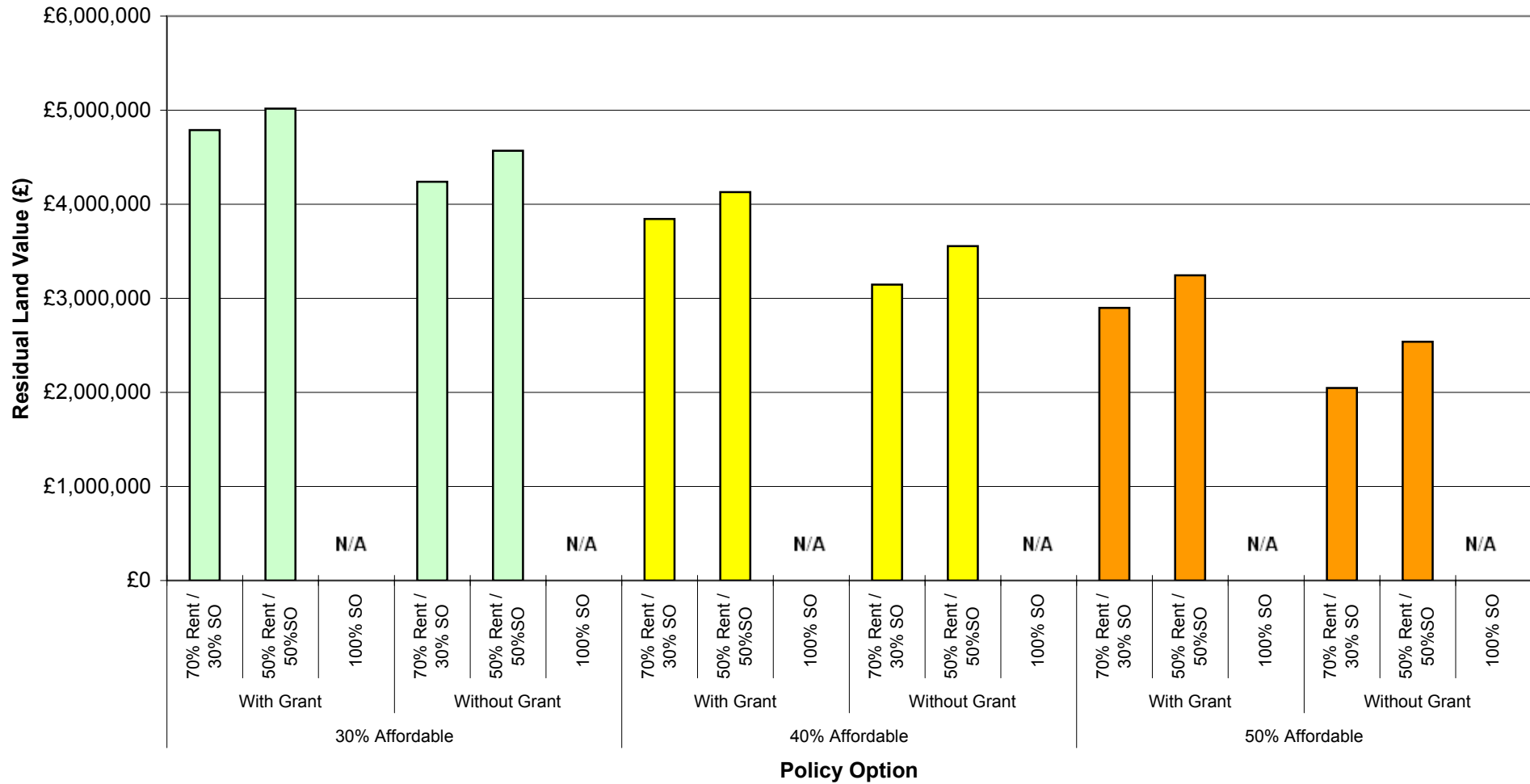
**Graph 68: 50 Unit Mixed Scheme - Residual Land Values as a percentage of the Gross Development Value - Value Point 2**



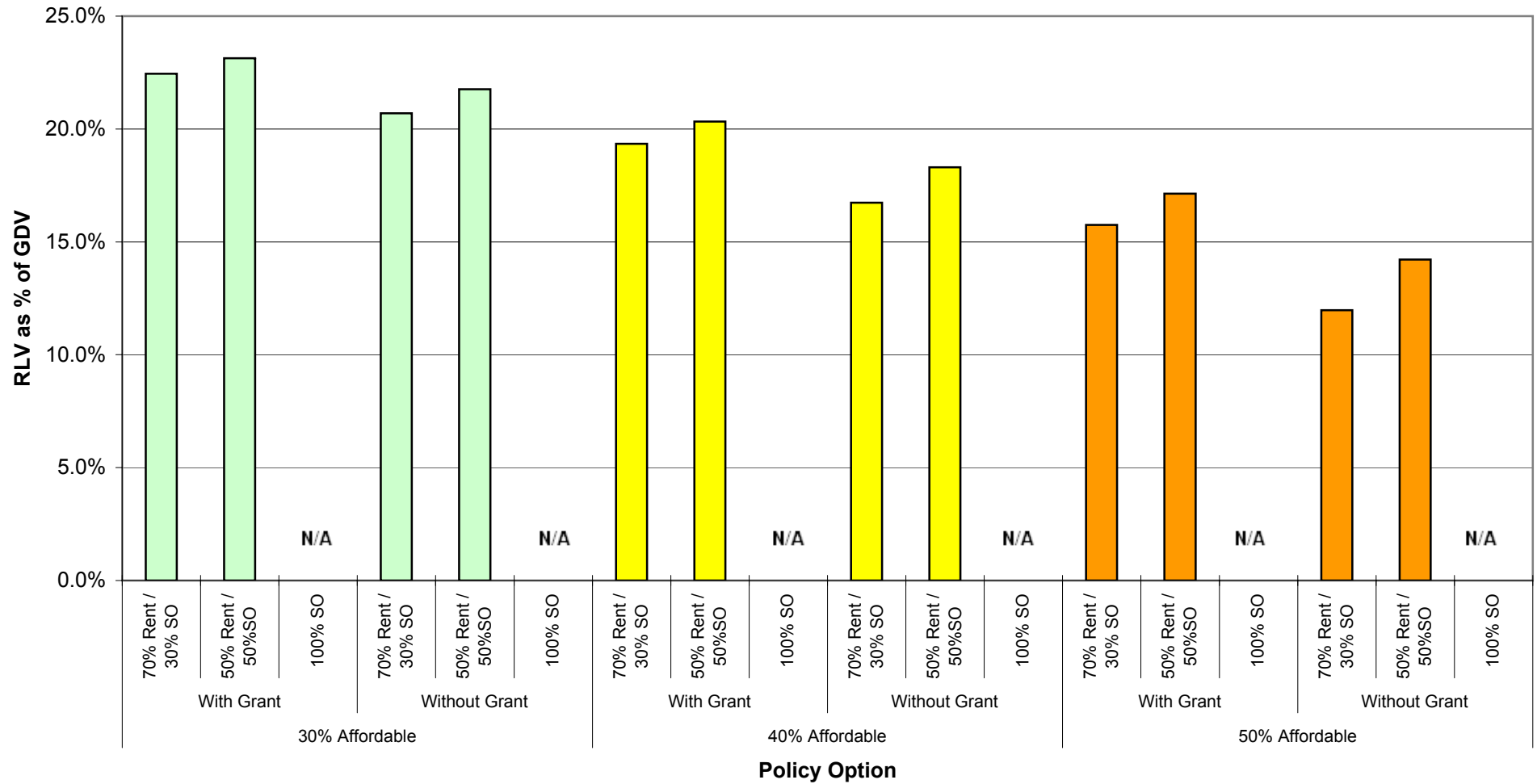
**Graph 69: 50 Unit Mixed Scheme - Reduction in RLV from Current Policy - Value Point 2**



**Graph 70: 100 Unit Mixed Scheme - Residual Land Values at Potential Policy Options - Value Point 2**

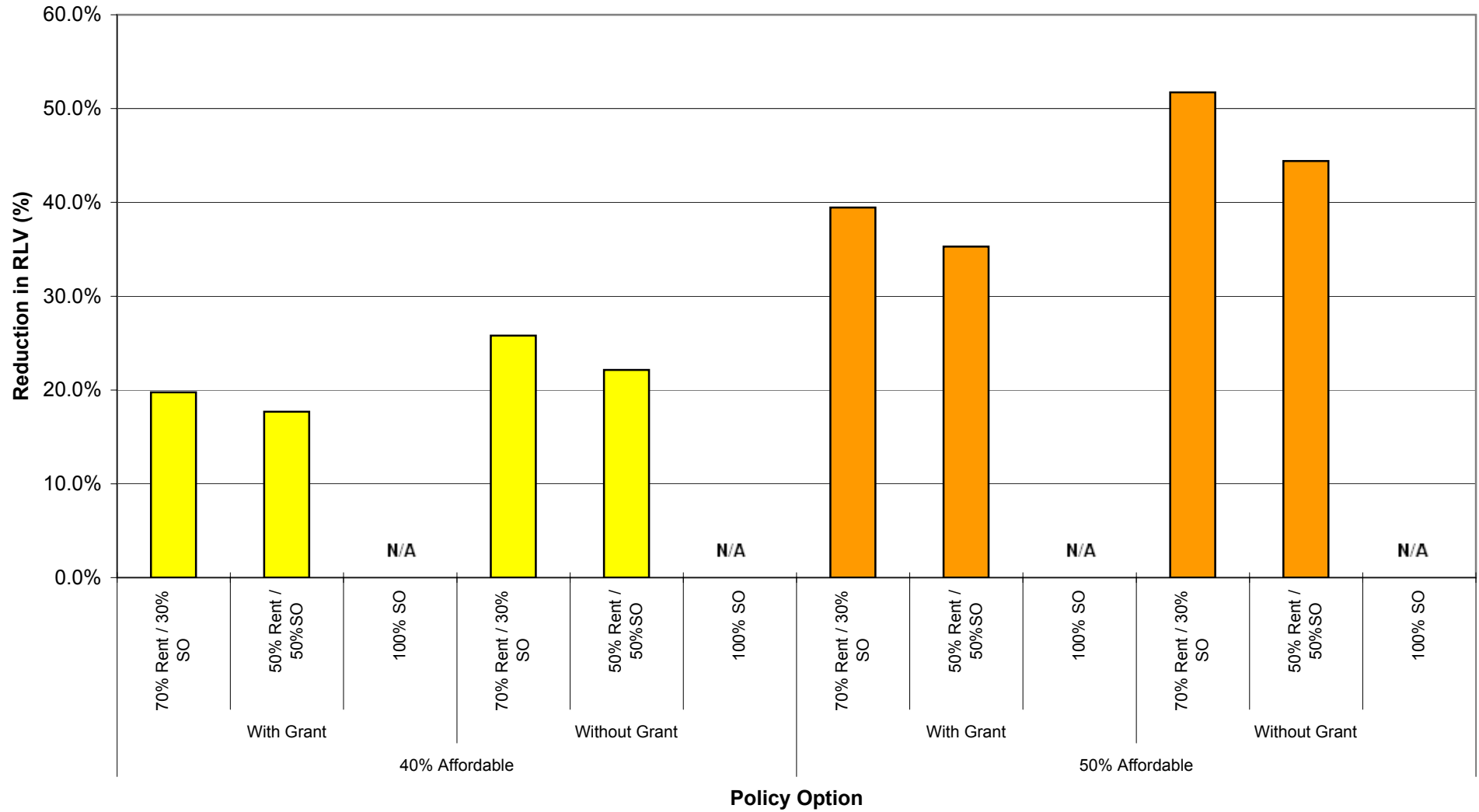


**Graph 71: 100 Unit Mixed Scheme - Residual Land Values as a percentage of the Gross Development Value - Value Point 2**





**Graph 72: 100 Unit Mixed Scheme - Reduction in RLV  
from Current Policy - Value Point 2**



## **Appendix II(b)**

### **Results of Land Residual Calculations – Value Point 3**

Table 3: Value Point 3 - Scheme Appraisal Types, Residual Land Value, RLV as % of GDV and Percentage Reduction in Residual Land Value from Adopted Policy Position

Appraisal Type	Grant Status	5 Unit - Housing Scheme ( 5 x 2BH)				5 Unit - Housing Scheme ( 5 x 3BH)				5 Unit - Housing Scheme ( 5 x 4BH)				5 Unit - Flatted Scheme ( 5 x 2BF)				10 Unit - Housing Scheme (5 x 2BH & 5 x 3BH)				10 Unit - Flatted Scheme (5 x 1BF & 5 x 2BF)			
		RLV	RLV as % of GDV	Reduction in RLV from Current Policy (Urban)	Reduction in RLV from Current Policy (Rural)	RLV	RLV as % of GDV	Reduction in RLV from Current Policy (Urban)	Reduction in RLV from Current Policy (Rural)	RLV	RLV as % of GDV	Reduction in RLV from Current Policy (Urban)	Reduction in RLV from Current Policy (Rural)	RLV	RLV as % of GDV	Reduction in RLV from Current Policy (Urban)	Reduction in RLV from Current Policy (Rural)	RLV	RLV as % of GDV	Reduction in RLV from Current Policy (Urban)	Reduction in RLV from Current Policy (Rural)	RLV	RLV as % of GDV	Reduction in RLV from Current Policy (Urban)	Reduction in RLV from Current Policy (Rural)
0% Affordable	N/A	£625,186	41.1%	N/A	-	£712,473	41.4%	N/A	-	£836,138	41.4%	N/A	-	£496,989	37.7%	N/A	-	£1,337,659	41.3%	N/A	-	£887,977	37.9%	N/A	-
20% Affordable - 70% Rent / 30% SO	With Grant	£481,993	36.5%	22.9%	-	£552,177	36.9%	22.5%	-	£642,338	36.7%	23.2%	-	£376,133	32.8%	24.3%	-	£1,089,515	37.6%	18.6%	-	£704,292	33.8%	20.7%	-
20% Affordable - 50% Rent / 50% SO		£481,993	36.5%	22.9%	-	£552,177	36.9%	22.5%	-	£642,338	36.7%	23.2%	-	£376,133	32.8%	24.3%	-	£1,089,515	37.6%	18.6%	-	£704,292	33.8%	20.7%	-
20% Affordable - 100% SO		£537,337	38.4%	14.1%	-	-	-	-	-	-	-	-	-	£425,081	35.0%	14.5%	-	-	-	-	-	£752,736	35.0%	15.2%	-
20% Affordable - 70% Rent / 30% SO	Without Grant	£459,053	35.8%	26.6%	-	£516,391	35.6%	27.5%	-	£598,558	35.4%	28.4%	-	£354,356	31.7%	28.7%	-	£1,053,728	37.0%	21.2%	-	£682,740	33.2%	23.1%	-
20% Affordable - 50% Rent / 50% SO		£459,053	35.8%	26.6%	-	£516,391	35.6%	27.5%	-	£598,558	35.4%	28.4%	-	£354,356	31.7%	28.7%	-	£1,053,728	37.0%	21.2%	-	£682,740	33.2%	23.1%	-
20% Affordable - 100% SO		£537,337	38.4%	14.1%	-	-	-	-	-	-	-	-	-	£425,081	35.0%	14.5%	-	-	-	-	-	£752,736	35.0%	15.2%	-
30% Affordable - 70% Rent / 30% SO	With Grant	£481,993	36.5%	22.9%	N/A	£552,177	36.9%	22.5%	N/A	£642,338	36.7%	23.2%	N/A	£376,133	32.8%	24.3%	N/A	£946,321	35.1%	29.3%	N/A	£607,611	31.1%	31.6%	N/A
30% Affordable - 50% Rent / 50% SO		£481,993	36.5%	22.9%	N/A	£552,177	36.9%	22.5%	N/A	£642,338	36.7%	23.2%	N/A	£376,133	32.8%	24.3%	N/A	£946,321	35.1%	29.3%	N/A	£607,611	31.1%	31.6%	N/A
30% Affordable - 100% SO		£537,337	38.4%	14.1%	N/A	-	-	-	-	-	-	-	-	£425,081	35.0%	14.5%	N/A	-	-	-	-	£693,784	33.5%	21.9%	N/A
30% Affordable - 70% Rent / 30% SO	Without Grant	£459,053	35.8%	26.6%	N/A	£516,391	35.6%	27.5%	N/A	£598,558	35.4%	28.4%	N/A	£354,356	31.7%	28.7%	N/A	£882,862	33.8%	34.0%	N/A	£571,322	30.0%	35.7%	N/A
30% Affordable - 50% Rent / 50% SO		£459,053	35.8%	26.6%	N/A	£516,391	35.6%	27.5%	N/A	£598,558	35.4%	28.4%	N/A	£354,356	31.7%	28.7%	N/A	£882,862	33.8%	34.0%	N/A	£571,322	30.0%	35.7%	N/A
30% Affordable - 100% SO		£537,337	38.4%	14.1%	N/A	-	-	-	-	-	-	-	-	£425,081	35.0%	14.5%	N/A	-	-	-	-	£693,784	33.5%	21.9%	N/A
40% Affordable - 70% Rent / 30% SO	With Grant	£398,249	33.2%	36.3%	17.4%	£457,486	33.6%	35.8%	17.1%	£525,592	33.1%	37.1%	18.2%	£299,048	28.7%	39.8%	20.5%	£786,026	31.7%	41.2%	16.9%	£482,878	27.1%	45.6%	20.5%
40% Affordable - 50% Rent / 50% SO		£398,249	33.2%	36.3%	17.4%	£457,486	33.6%	35.8%	17.1%	£525,592	33.1%	37.1%	18.2%	£299,048	28.7%	39.8%	20.5%	£841,371	33.0%	37.1%	11.1%	£531,322	28.8%	40.2%	12.6%
40% Affordable - 100% SO		£454,171	35.6%	27.4%	15.5%	-	-	-	-	-	-	-	-	£347,997	31.4%	30.0%	18.1%	-	-	-	-	£617,494	31.4%	30.5%	11.0%
40% Affordable - 70% Rent / 30% SO	Without Grant	£370,289	31.9%	40.8%	19.3%	£421,326	32.1%	40.9%	18.4%	£481,812	31.5%	42.4%	19.5%	£277,272	27.4%	44.2%	21.8%	£686,779	29.4%	48.7%	22.2%	£429,463	25.3%	51.6%	24.8%
40% Affordable - 50% Rent / 50% SO		£370,289	31.9%	40.8%	19.3%	£421,326	32.1%	40.9%	18.4%	£481,812	31.5%	42.4%	19.5%	£277,272	27.4%	44.2%	21.8%	£769,797	31.4%	42.5%	12.8%	£495,032	27.6%	44.3%	13.4%
40% Affordable - 100% SO		£454,171	35.6%	27.4%	15.5%	-	-	-	-	-	-	-	-	£347,997	31.4%	30.0%	18.1%	-	-	-	-	£617,494	31.4%	30.5%	11.0%
50% Affordable - 70% Rent / 30% SO	With Grant	£398,249	33.2%	36.3%	17.4%	£457,486	33.6%	35.8%	17.1%	£525,592	33.1%	37.1%	18.2%	£299,048	28.7%	39.8%	20.5%	£642,832	28.2%	51.9%	32.1%	£390,220	23.7%	56.1%	35.8%
50% Affordable - 50% Rent / 50% SO		£398,249	33.2%	36.3%	17.4%	£457,486	33.6%	35.8%	17.1%	£525,592	33.1%	37.1%	18.2%	£299,048	28.7%	39.8%	20.5%	£698,177	29.6%	47.8%	26.2%	£428,342	25.2%	51.8%	29.5%
50% Affordable - 100% SO		£454,171	35.6%	27.4%	15.5%	-	-	-	-	-	-	-	-	£347,997	31.4%	30.0%	18.1%	-	-	-	-	£558,543	29.6%	37.1%	19.5%
50% Affordable - 70% Rent / 30% SO	Without Grant	£370,289	31.9%	40.8%	19.3%	£421,326	32.1%	40.9%	18.4%	£481,812	31.5%	42.4%	19.5%	£277,272	27.4%	44.2%	21.8%	£515,913	24.5%	61.4%	41.6%	£316,885	20.5%	64.3%	44.5%
50% Affordable - 50% Rent / 50% SO		£370,289	31.9%	40.8%	19.3%	£421,326	32.1%	40.9%	18.4%	£481,812	31.5%	42.4%	19.5%	£277,272	27.4%	44.2%	21.8%	£598,931	27.0%	55.2%	32.2%	£369,898	22.9%	58.3%	35.3%
50% Affordable - 100% SO		£454,171	35.6%	27.4%	15.5%	-	-	-	-	-	-	-	-	£347,997	31.4%	30.0%	18.1%	-	-	-	-	£558,543	29.6%	37.1%	19.5%

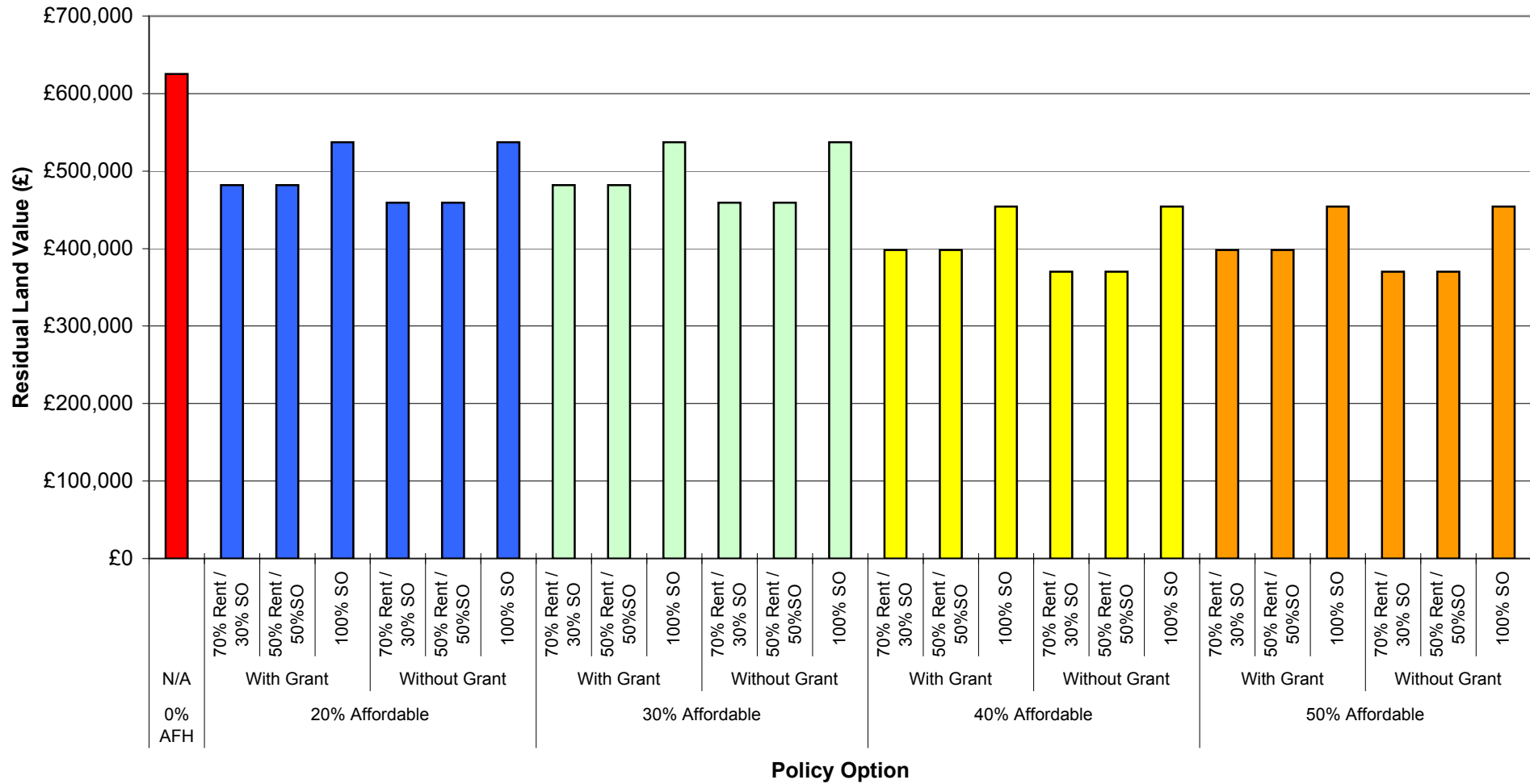
N.B. SO = Shared Ownership

Table 3: Value Point 3 - Scheme Appraisal Types, Residual Land Value, RLV as % of GDV and Percentage Reduction in Residual Land Value from Adopted Policy Position

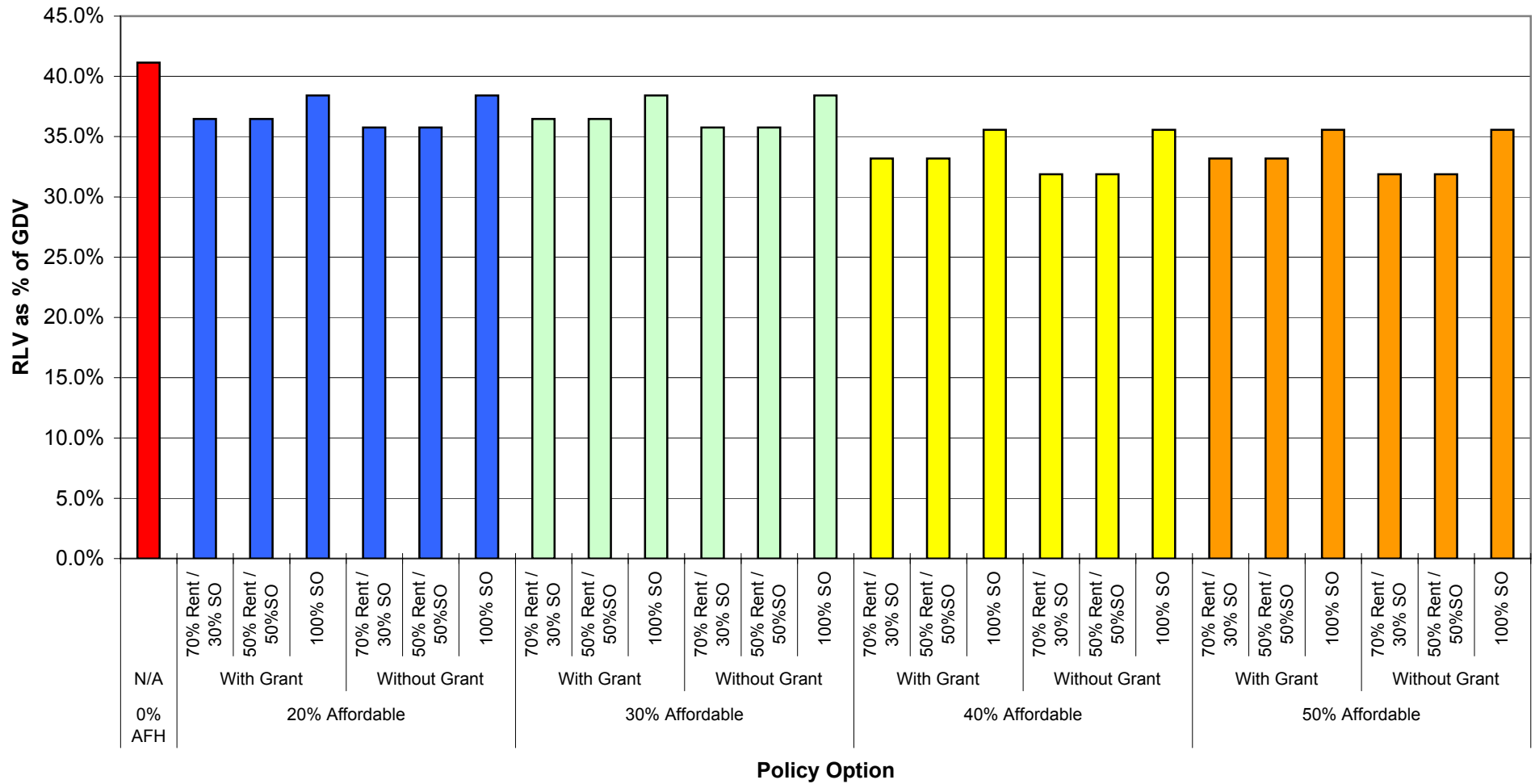
Appraisal Type	Grant Status	10 Unit - Flatted Scheme (10 x 2BF)				15 Unit - Housing Scheme (5 x 2BH & 10 x 3BH)			15 Unit - Flatted Scheme (5 x 1BF & 10 x 2BF)			25 Unit - Mixed Scheme (5 x 1BF; 5 x 2BF; 5 x 2BH; 10 x 3BH)			50 Unit - Mixed Scheme (8 x 1BF; 17 x 2BF; 12 x 2BH; 24 x 3BH; 7 x 4BH)			100 Unit - Mixed Scheme (16 x 1BF; 34 x 2BF; 12 x 2BH; 24 x 3BH; 14 x 4BH)		
		RLV	RLV as % of GDV	Reduction in RLV from Current Policy (Urban)	Reduction in RLV from Current Policy (Rural)	RLV	RLV as % of GDV	Reduction in RLV from Current Policy Position	RLV	RLV as % of GDV	Reduction in RLV from Current Policy Position	RLV	RLV as % of GDV	Reduction in RLV from Current Policy Position	RLV	RLV as % of GDV	Reduction in RLV from Current Policy Position	RLV	RLV as % of GDV	Reduction in RLV from Current Policy Position
0% Affordable	N/A	£993,978	37.7%	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
20% Affordable - 70% Rent / 30% SO	With Grant	£792,954	33.6%	20.2%	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
20% Affordable - 50% Rent / 50% SO		£792,954	33.6%	20.2%	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
20% Affordable - 100% SO		£841,398	34.6%	15.4%	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
20% Affordable - 70% Rent / 30% SO	Without Grant	£771,402	33.1%	22.4%	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
20% Affordable - 50% Rent / 50% SO		£771,402	33.1%	22.4%	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
20% Affordable - 100% SO		£841,398	34.6%	15.4%	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
30% Affordable - 70% Rent / 30% SO	With Grant	£668,220	30.5%	32.8%	N/A	£1,498,499	35.7%	N/A	£979,866	31.6%	N/A	£1,972,460	32.6%	N/A	£3,614,601	29.7%	N/A	£6,760,393	27.7%	N/A
30% Affordable - 50% Rent / 50% SO		£668,220	30.5%	32.8%	N/A	£1,553,843	36.4%	N/A	£1,017,595	32.3%	N/A	£2,026,653	33.1%	N/A	£3,750,862	30.3%	N/A	£7,020,821	28.3%	N/A
30% Affordable - 100% SO		£765,108	32.9%	23.0%	N/A	-	-	-	£1,114,483	33.9%	N/A	-	-	-	-	-	-	-	-	-
30% Affordable - 70% Rent / 30% SO	Without Grant	£625,116	29.4%	37.1%	N/A	£1,399,252	34.5%	N/A	£922,025	30.5%	N/A	£1,813,139	31.1%	N/A	£3,285,781	28.1%	N/A	£6,131,939	26.2%	N/A
30% Affordable - 50% Rent / 50% SO		£625,116	29.4%	37.1%	N/A	£1,482,270	35.5%	N/A	£974,492	31.5%	N/A	£1,894,429	31.9%	N/A	£3,482,663	29.0%	N/A	£6,508,228	27.1%	N/A
30% Affordable - 100% SO		£765,108	32.9%	23.0%	N/A	-	-	-	£1,114,483	33.9%	N/A	-	-	-	-	-	-	-	-	-
40% Affordable - 70% Rent / 30% SO	With Grant	£543,486	27.0%	45.3%	18.7%	£1,250,354	32.5%	16.6%	£796,181	28.0%	18.7%	£1,635,635	29.3%	17.1%	£3,048,903	26.9%	15.7%	£5,679,208	25.0%	16.0%
40% Affordable - 50% Rent / 50% SO		£591,930	28.4%	40.4%	11.4%	£1,305,699	33.2%	16.0%	£833,910	28.8%	18.1%	£1,737,265	30.4%	14.3%	£3,220,539	27.8%	14.1%	£6,007,245	25.9%	14.4%
40% Affordable - 100% SO		£688,818	31.1%	30.7%	10.0%	-	-	-	£979,242	31.6%	12.1%	-	-	-	-	-	-	-	-	-
40% Affordable - 70% Rent / 30% SO	Without Grant	£483,818	25.1%	51.3%	22.6%	£1,115,321	30.4%	20.3%	£716,788	26.2%	22.3%	£1,420,169	26.9%	21.7%	£2,631,665	24.5%	19.9%	£4,881,765	22.7%	20.4%
40% Affordable - 50% Rent / 50% SO		£548,827	27.1%	44.8%	12.2%	£1,198,338	31.7%	19.2%	£769,254	27.4%	21.1%	£1,569,999	28.6%	17.1%	£2,877,739	25.9%	17.4%	£5,352,072	24.1%	17.8%
40% Affordable - 100% SO		£688,818	31.1%	30.7%	10.0%	-	-	-	£979,242	31.6%	12.1%	-	-	-	-	-	-	-	-	-
50% Affordable - 70% Rent / 30% SO	With Grant	£423,114	22.9%	57.4%	36.7%	£1,090,059	30.0%	27.3%	£671,447	25.1%	31.5%	£1,385,896	26.5%	29.7%	£2,485,233	23.6%	31.2%	£4,601,896	21.9%	31.9%
50% Affordable - 50% Rent / 50% SO		£472,063	24.7%	52.5%	29.4%	£1,145,404	30.9%	26.3%	£709,176	26.0%	30.3%	£1,494,283	27.8%	26.3%	£2,692,242	24.9%	28.2%	£4,997,542	23.1%	28.8%
50% Affordable - 100% SO		£612,529	29.0%	38.4%	19.9%	-	-	-	£902,952	30.2%	19.0%	-	-	-	-	-	-	-	-	-
50% Affordable - 70% Rent / 30% SO	Without Grant	£336,009	19.5%	66.2%	46.2%	£919,239	27.1%	34.3%	£570,502	22.5%	38.1%	£1,129,394	23.2%	37.7%	£1,974,471	20.2%	39.9%	£3,625,708	18.6%	40.9%
50% Affordable - 50% Rent / 50% SO		£406,734	22.3%	59.1%	34.9%	£1,002,256	28.6%	32.4%	£622,969	23.9%	36.1%	£1,291,975	25.4%	31.8%	£2,269,737	22.2%	34.8%	£4,190,032	20.5%	35.6%
50% Affordable - 100% SO		£612,529	29.0%	38.4%	19.9%	-	-	-	£902,952	30.2%	19.0%	-	-	-	-	-	-	-	-	-

N.B. SO = Shared Ownership

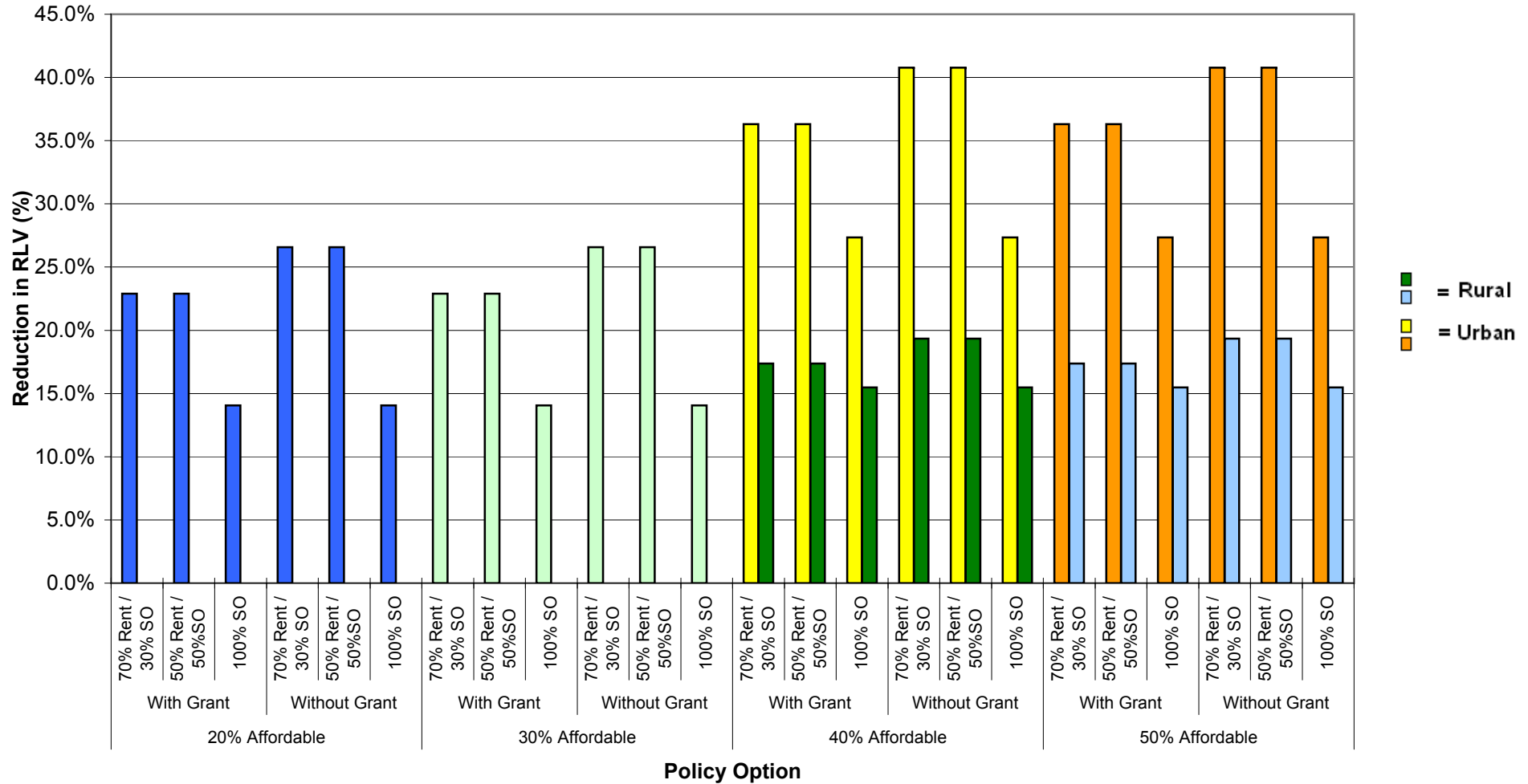
**Graph 73: 5 Unit Housing Scheme (5 x 2BH) - Residual Land Values at Potential Policy Options - Value Point 3**



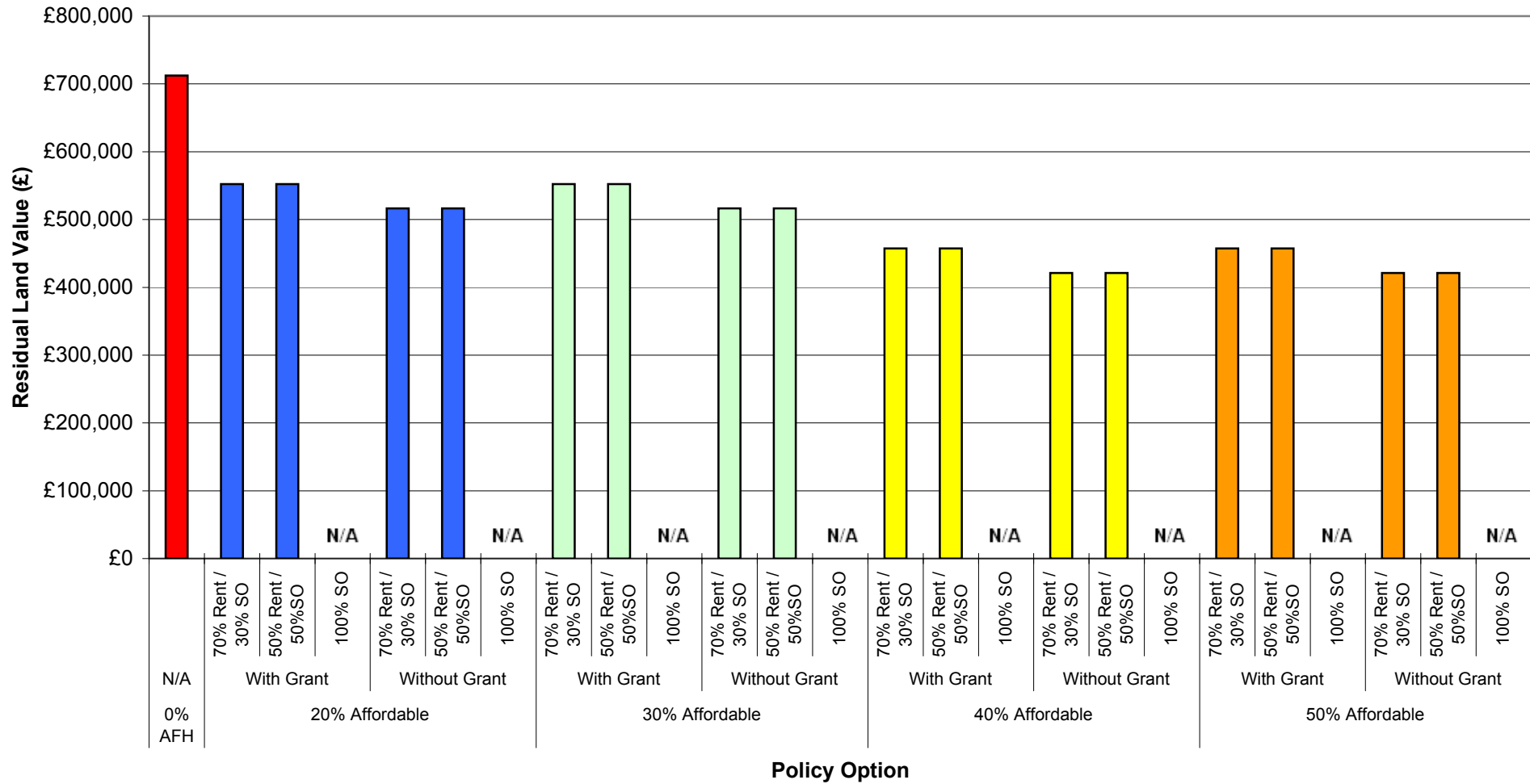
**Graph 74: 5 Unit Housing Scheme (5 x 2BH) - Residual Land Values as a percentage of the Gross Development Value - Value Point 3**



**Graph 75: 5 Unit Housing Scheme (5 x 2BH) - Reduction in RLV from Current Policy - Value Point 3**

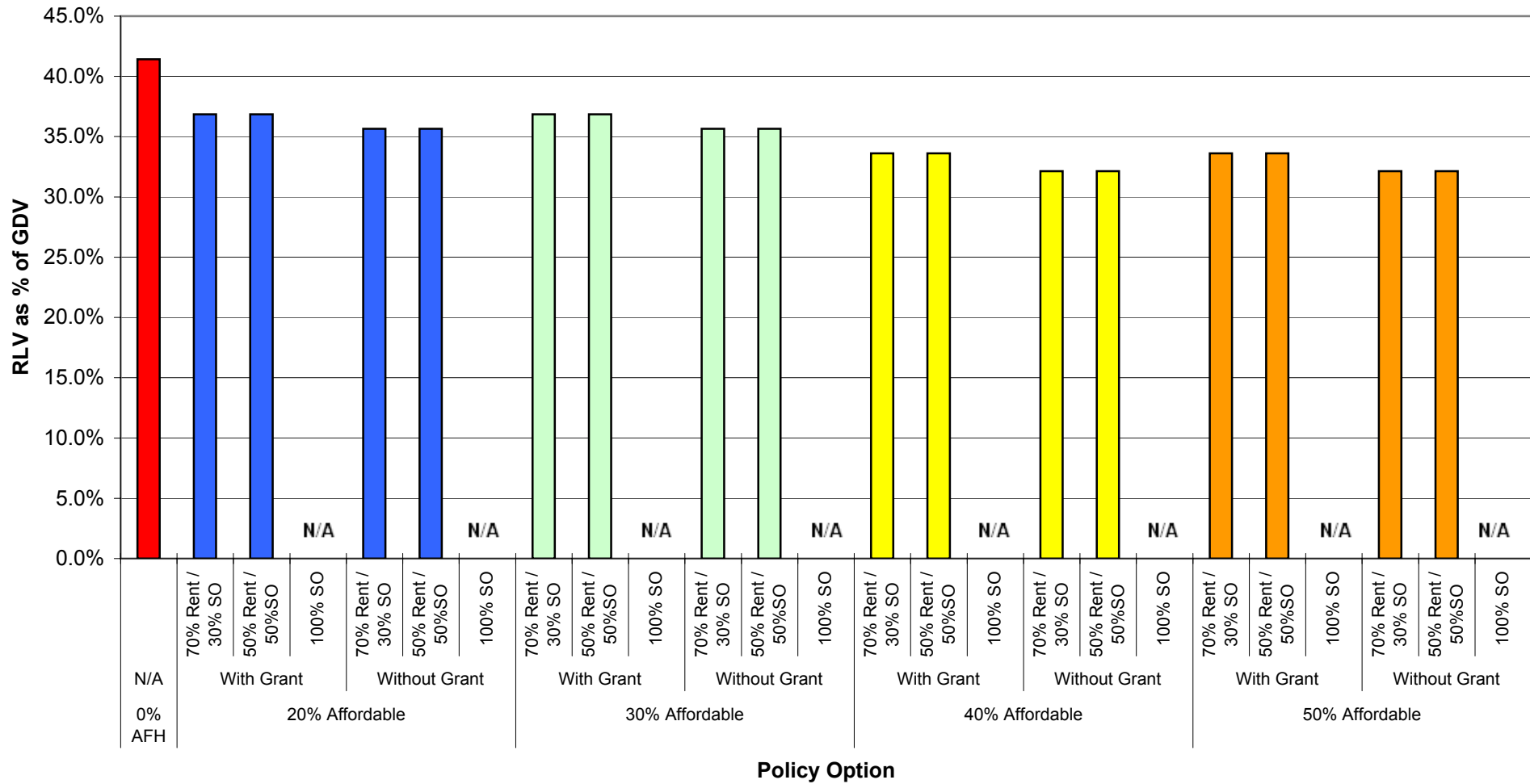


**Graph 76: 5 Unit Housing Scheme (5 x 3BH) - Residual Land Values at Potential Policy Options - Value Point 3**

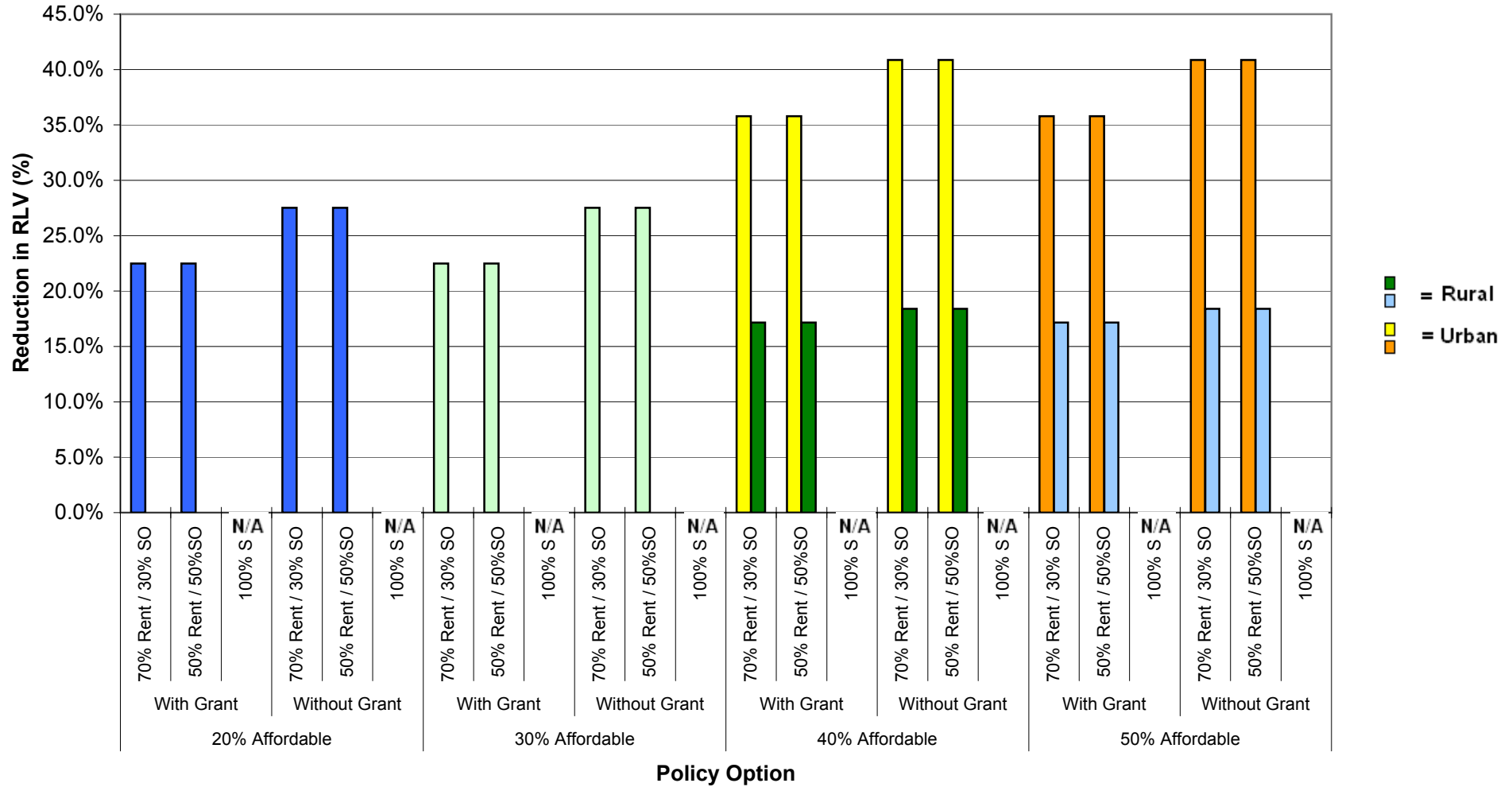




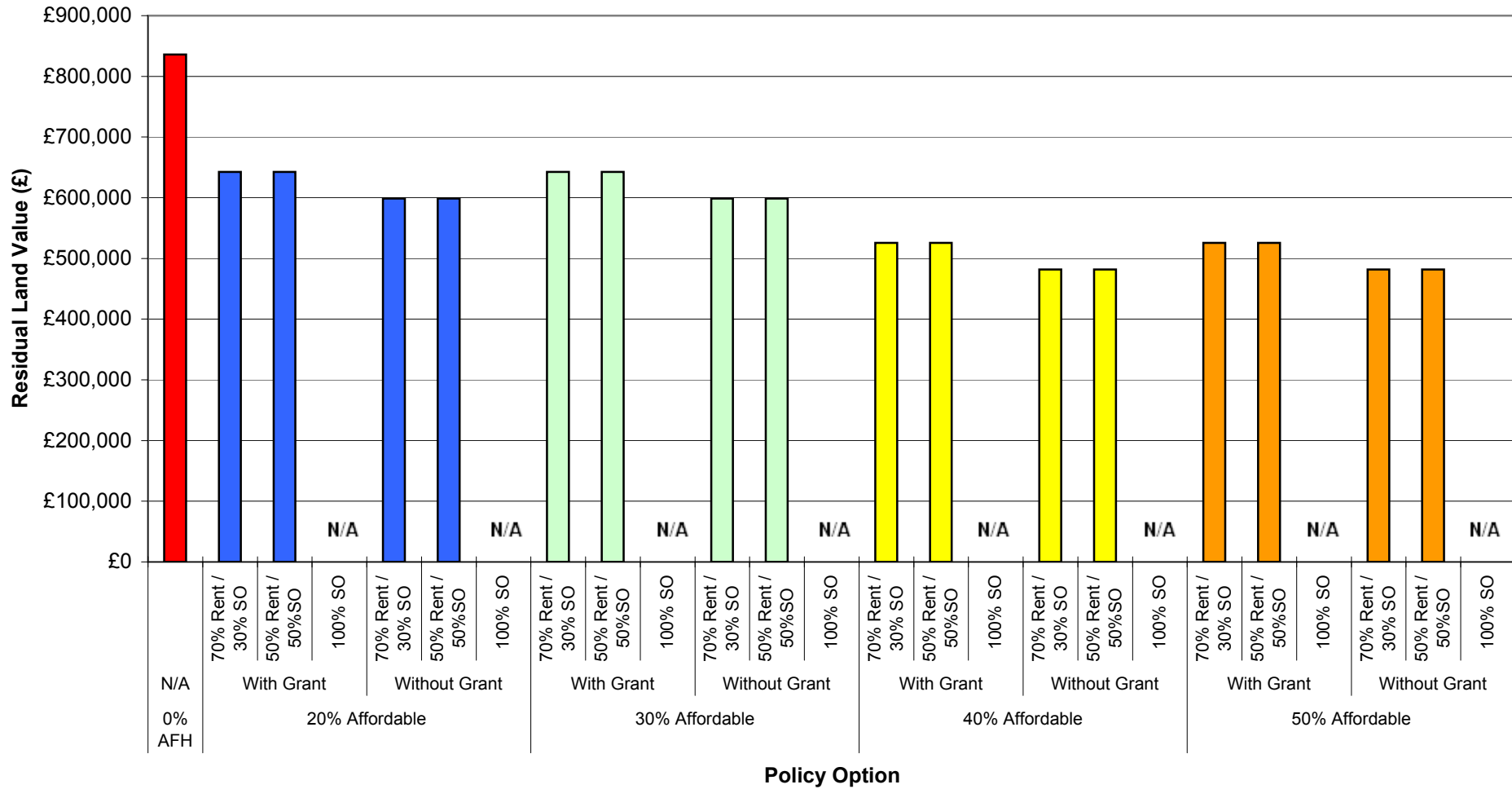
**Graph 77: 5 Unit Housing Scheme (5 x 3BH) - Residual Land Values as a percentage of the Gross Development Value - Value Point 3**



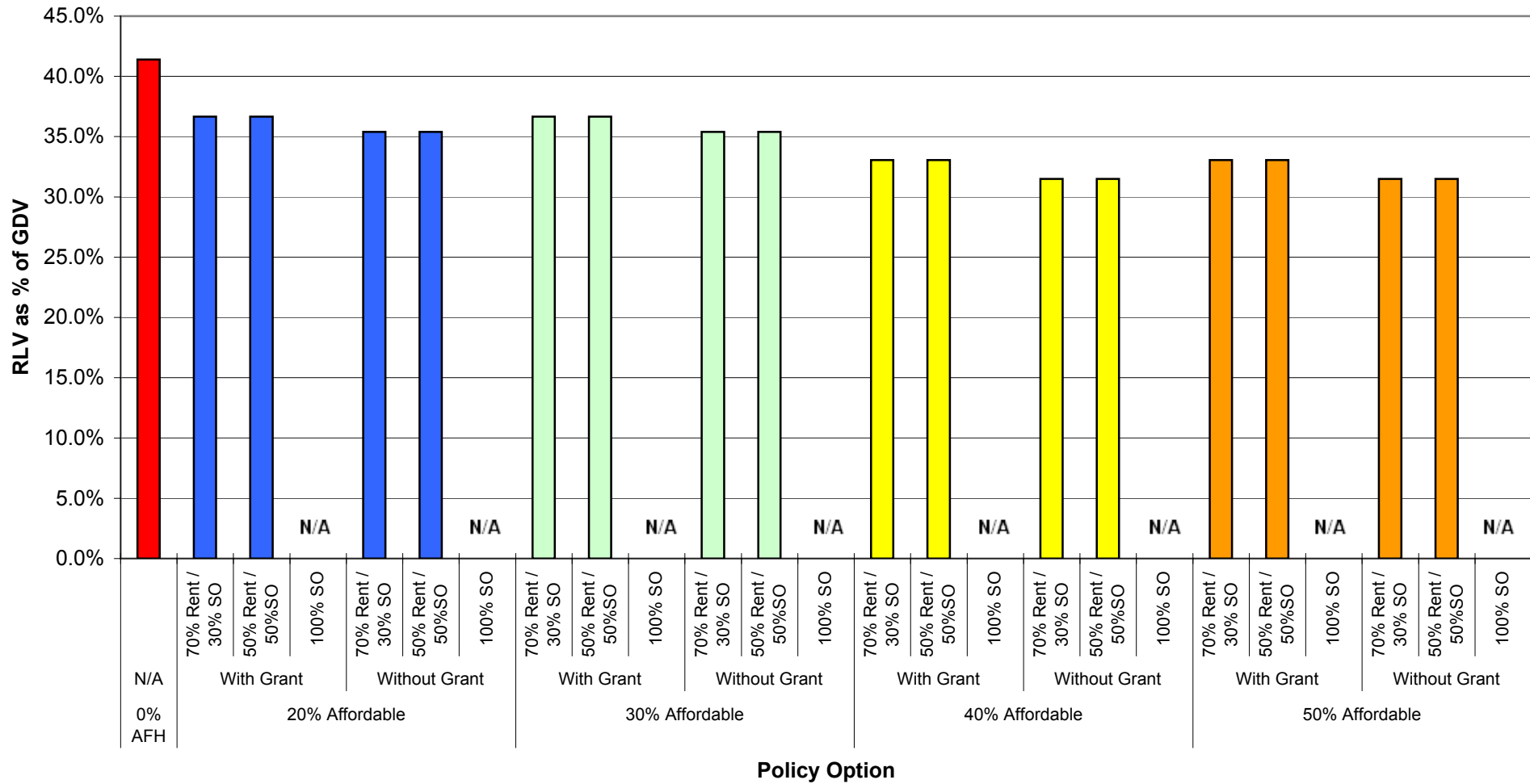
**Graph 78: 5 Unit Housing Scheme (5 x 3BH) - Reduction in RLV from Current Policy - Value Point 3**



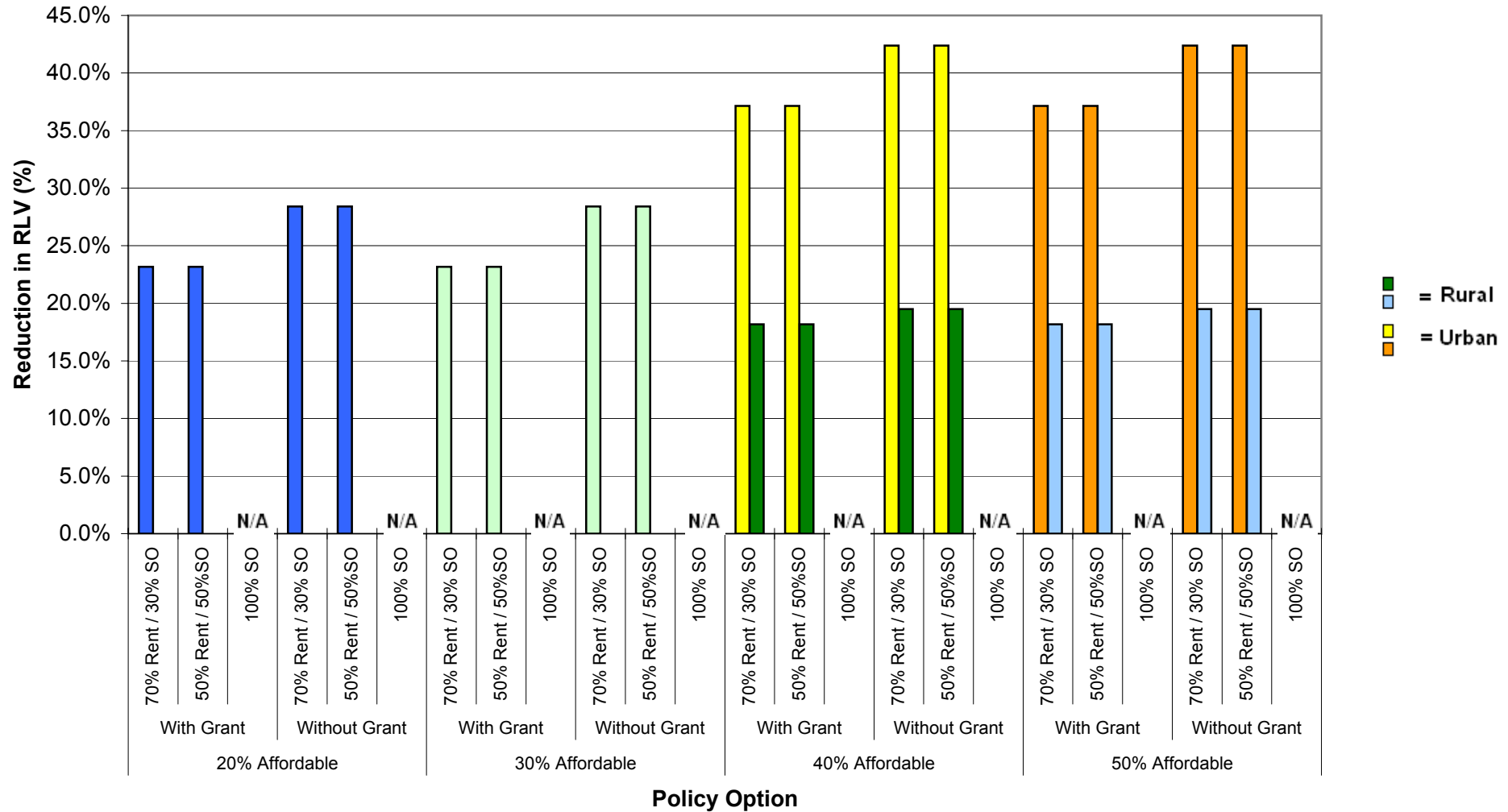
**Graph 79: 5 Unit Housing Scheme (5 x 4BH) - Residual Land Values at Potential Policy Options - Value Point 3**



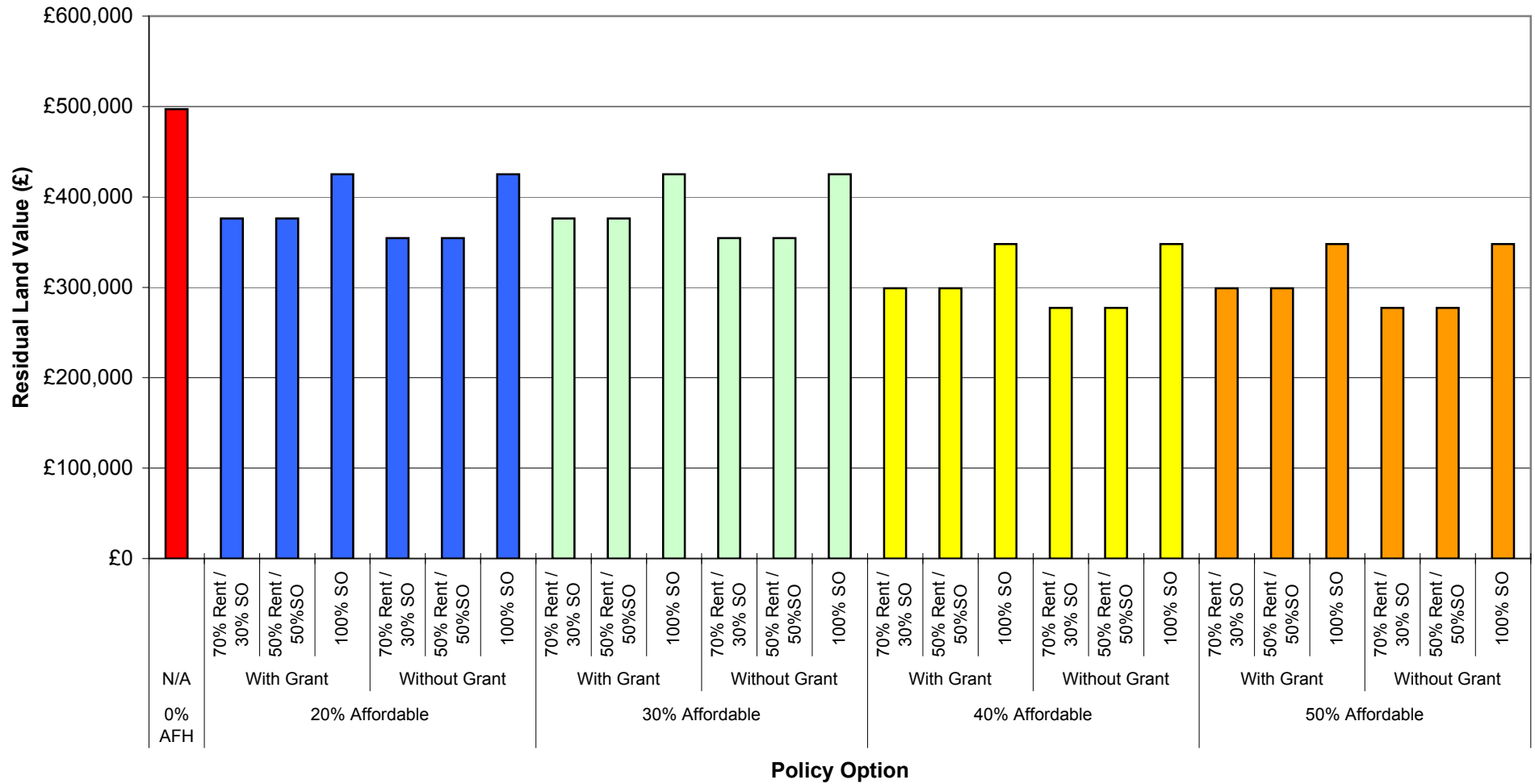
**Graph 80: 5 Unit Housing Scheme (5 x 4BH) - Residual Land Values as a percentage of the Gross Development Value - Value Point 3**



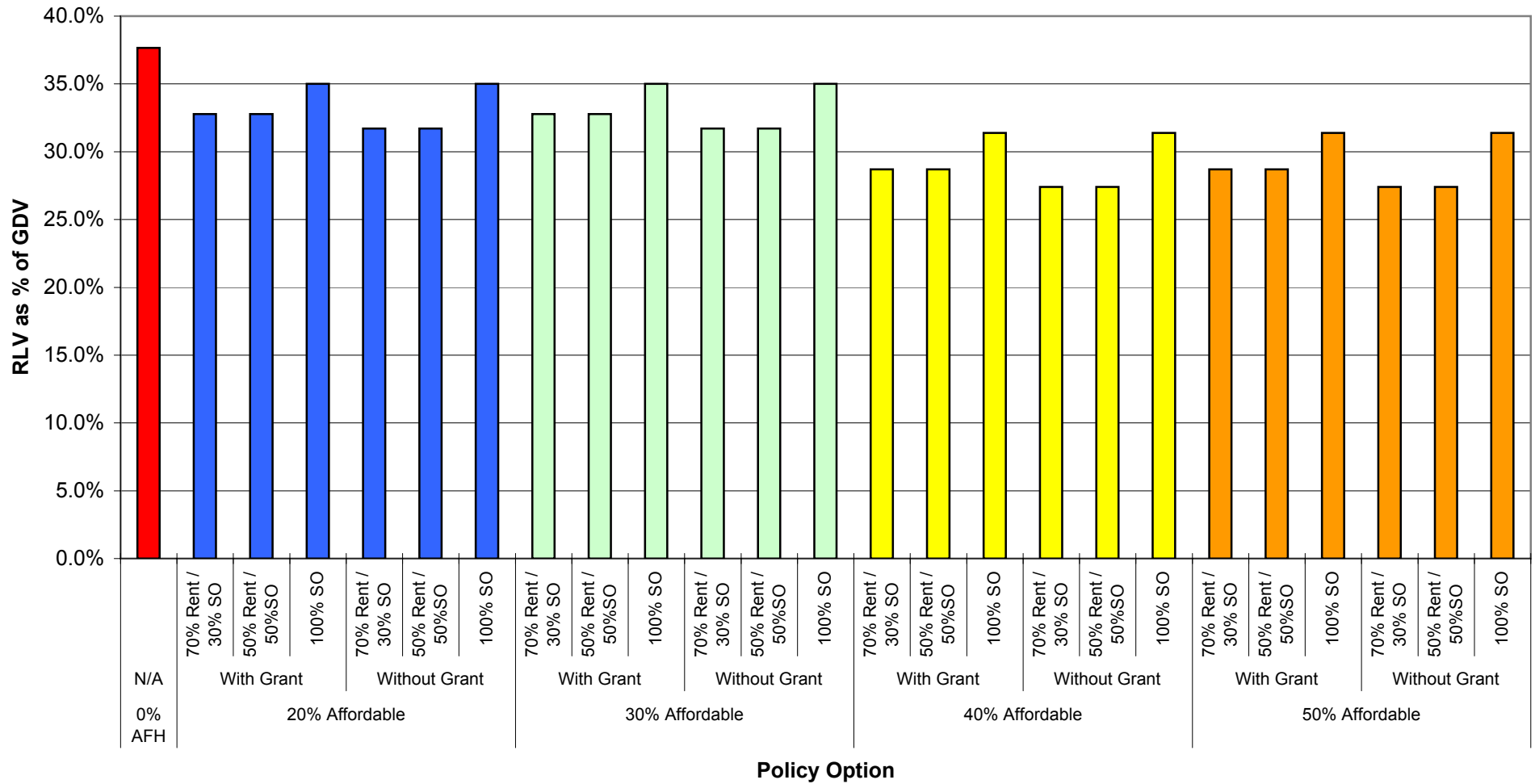
**Graph 81: 5 Unit Housing Scheme (5 x 4BH) - Reduction in RLV from Current Policy - Value Point 3**



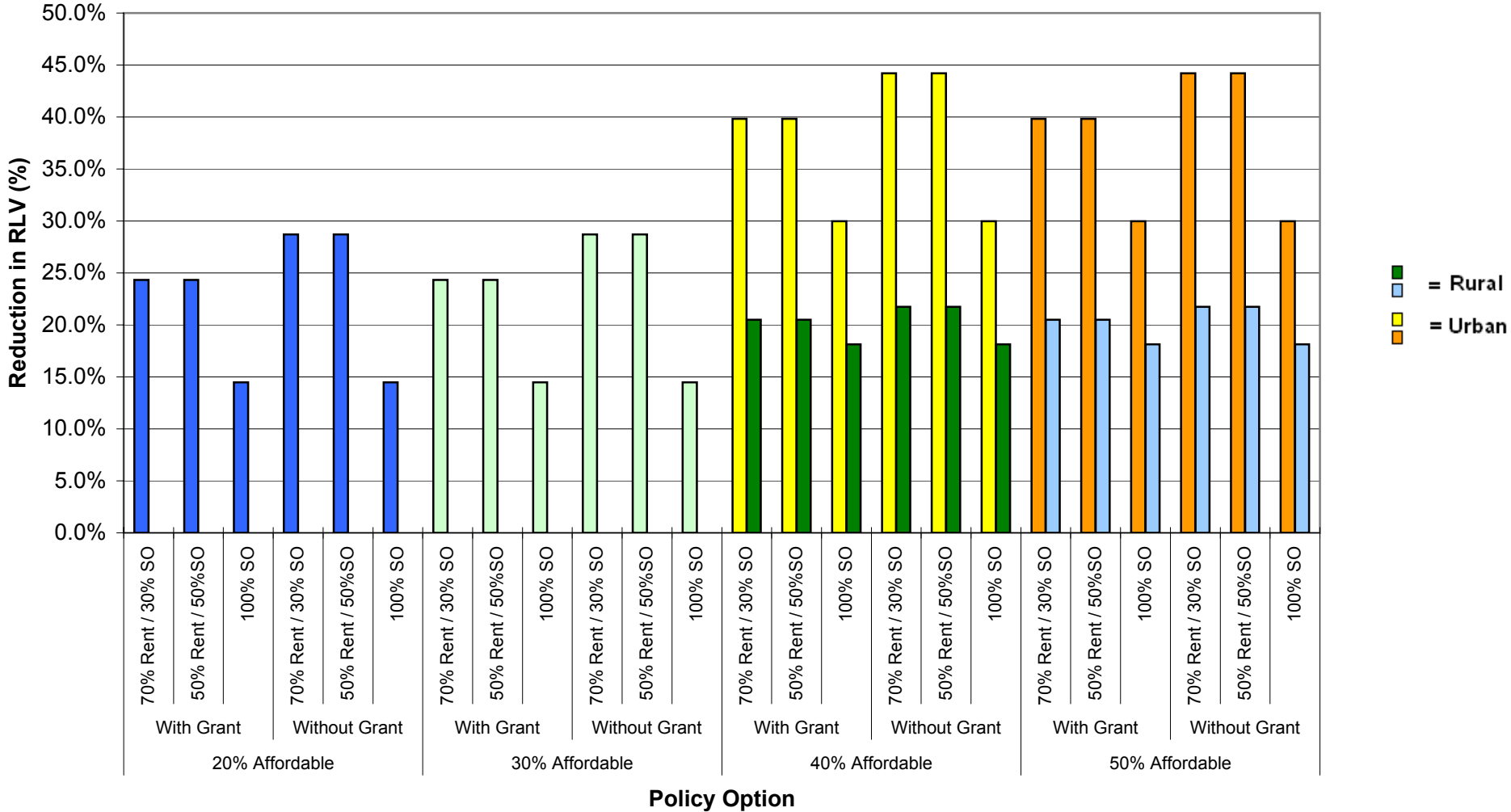
**Graph 82: 5 Unit Flatted Scheme (5 x 2BF) - Residual Land Values at Potential Policy Options - Value Point 3**



**Graph 83: 5 Unit Flatted Scheme (5 x 2BF) - Residual Land Values as a percentage of the Gross Development Value - Value Point 3**



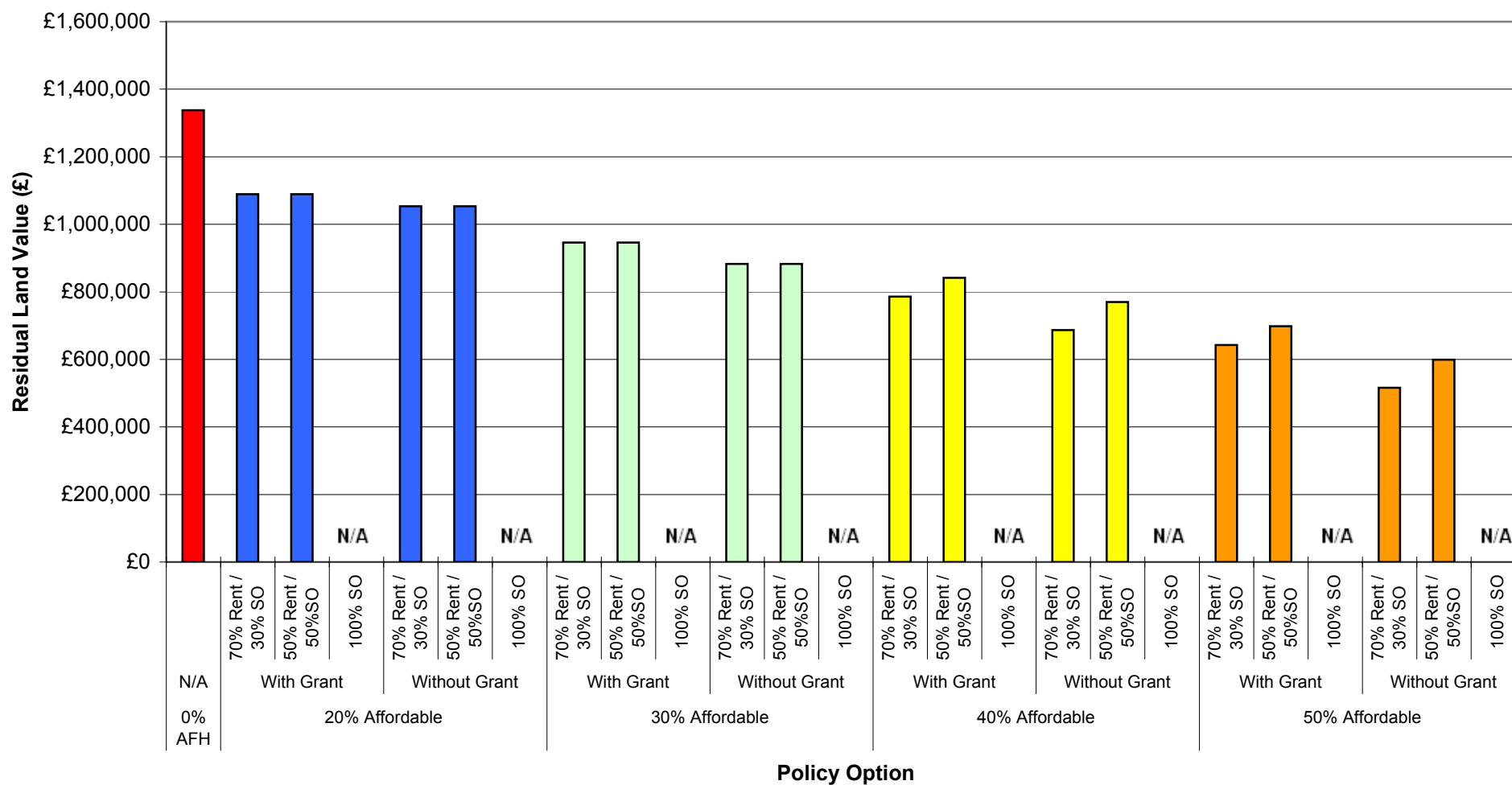
**Graph 84: 5 Unit Flatted Scheme (5 x 2BF) - Reduction in RLV from Current Policy - Value Point 3**



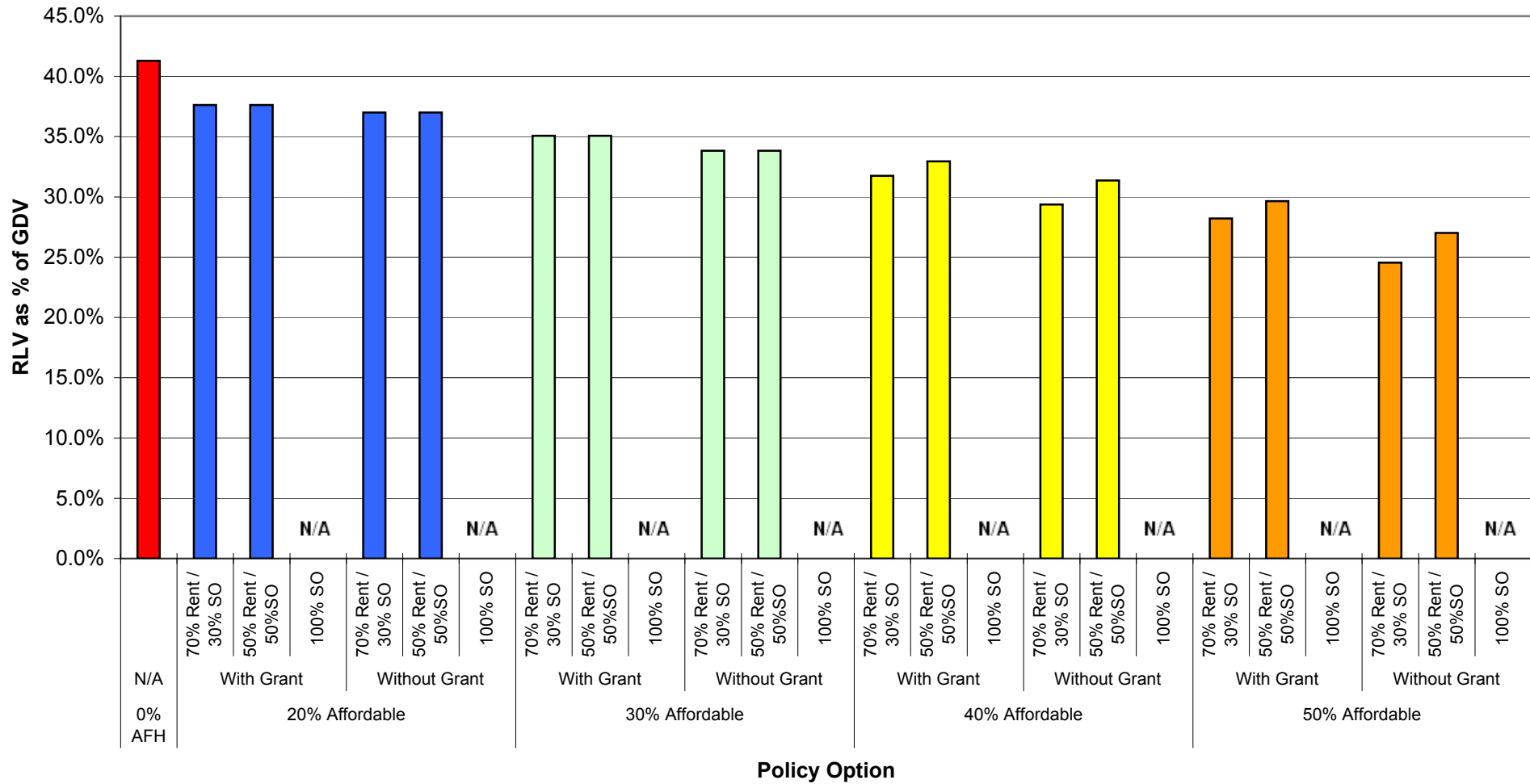
Source: Adams Integra, January 2008



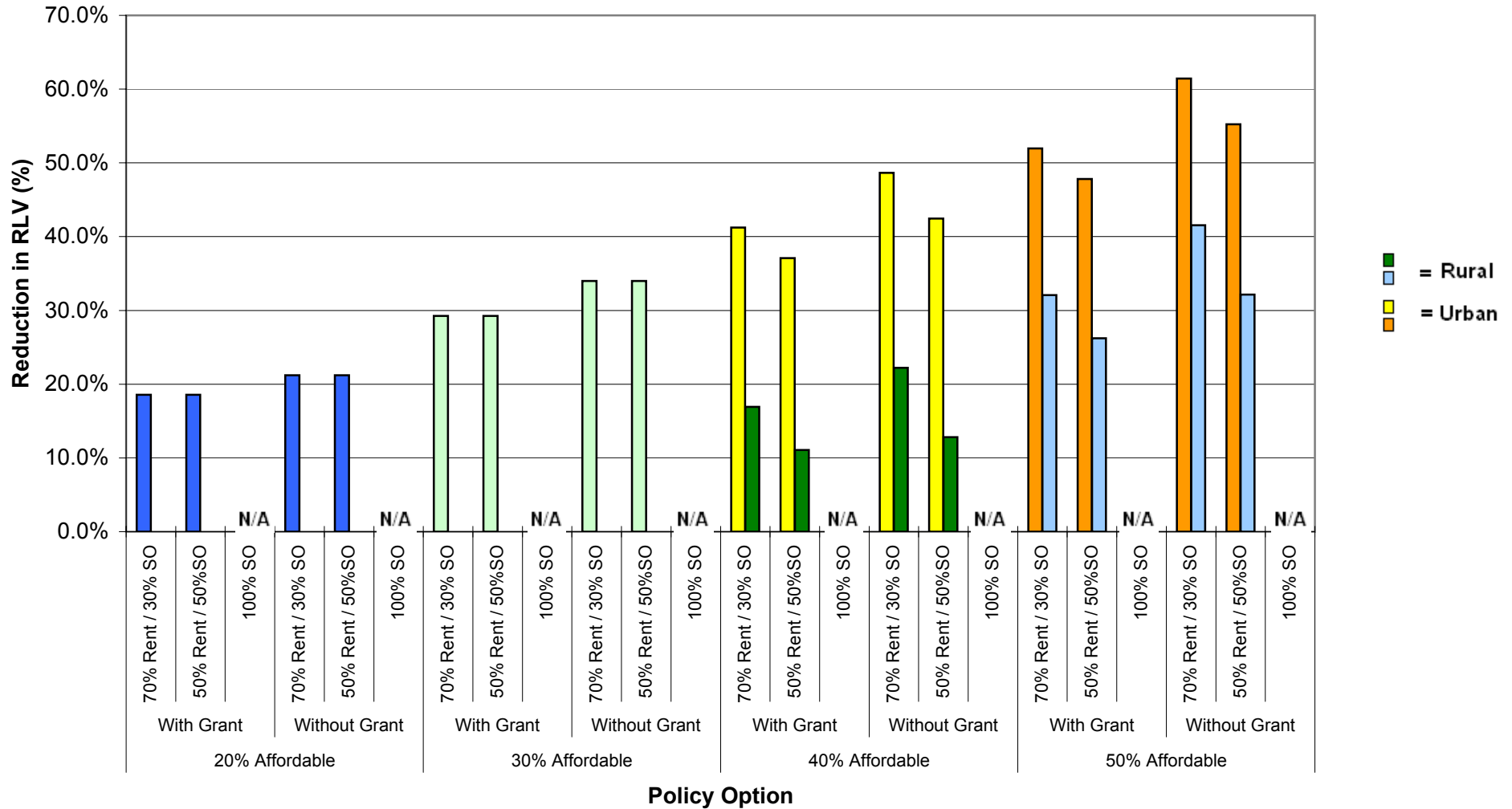
**Graph 85: 10 Unit Housing Scheme (5 x 2BH & 5 x 3BH) - Residual Land Values at Potential Policy Options - Value Point 3**



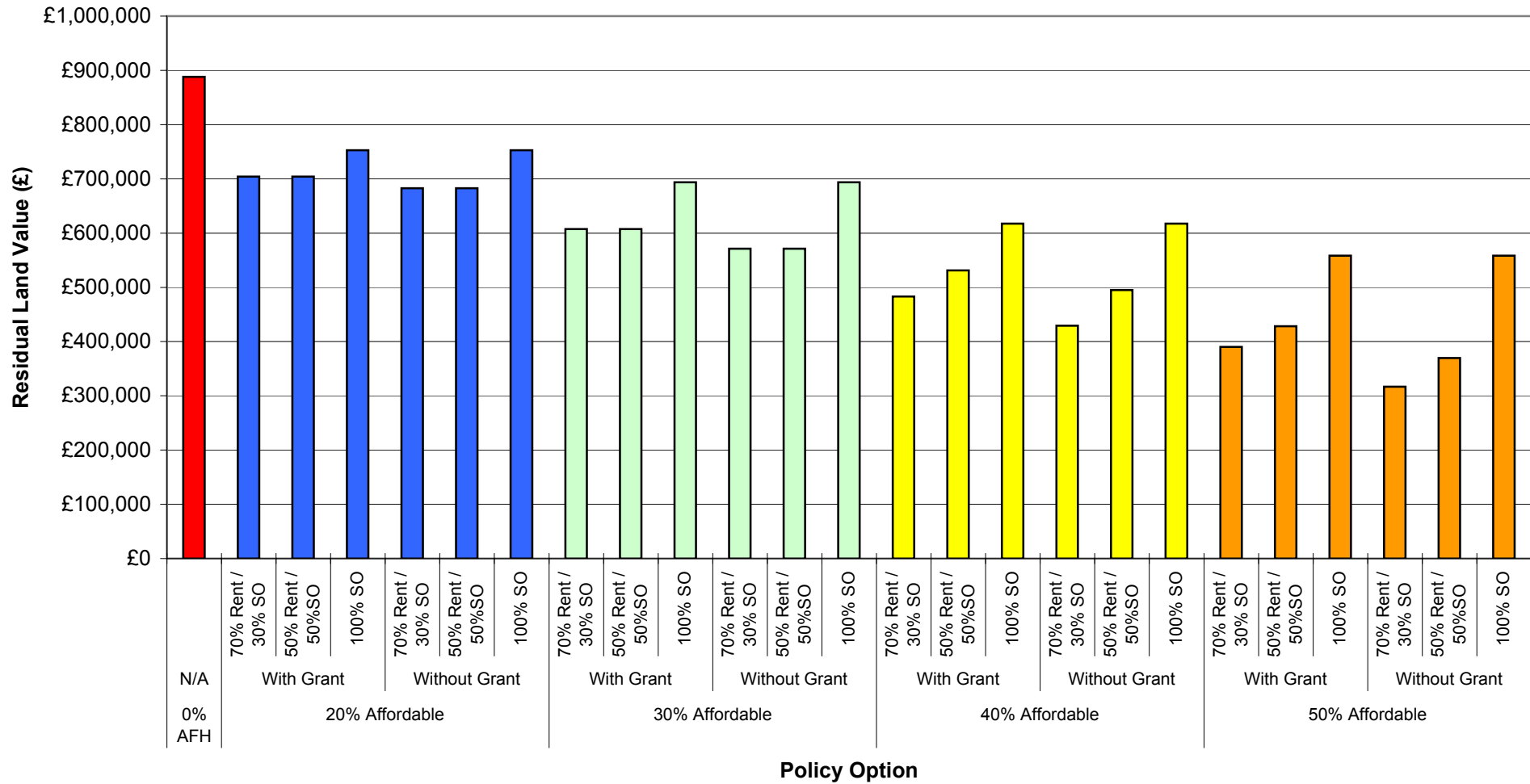
**Graph 86: 10 Unit Housing Scheme (5 x 2BH & 5 x 3BH) - Residual Land Values as a percentage of the Gross Development Value - Value Point 3**



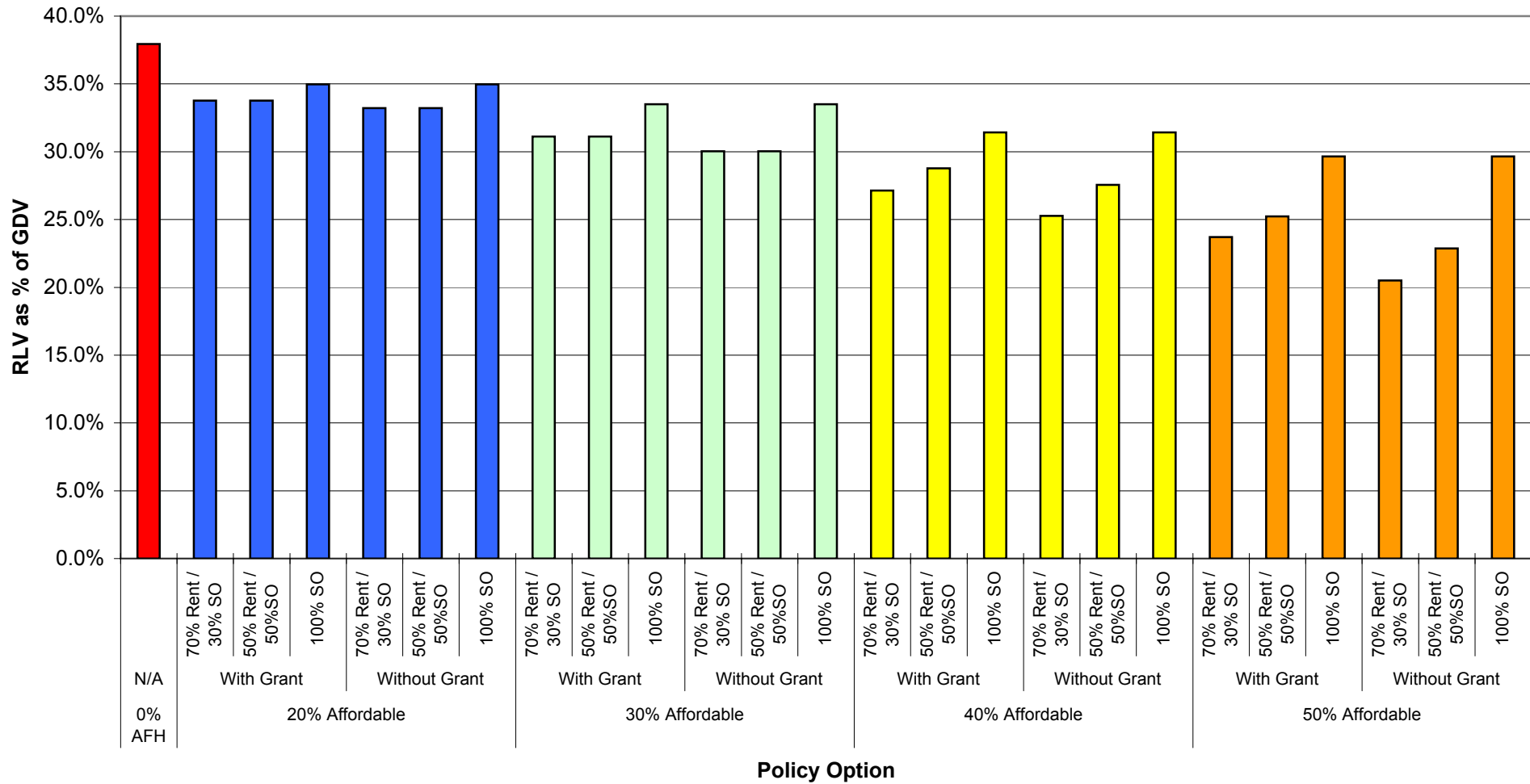
**Graph 87: 10 Unit Housing Scheme (5 x 2BH & 5 x 3BH) - Reduction in RLV from Current Policy - Value Point 3**



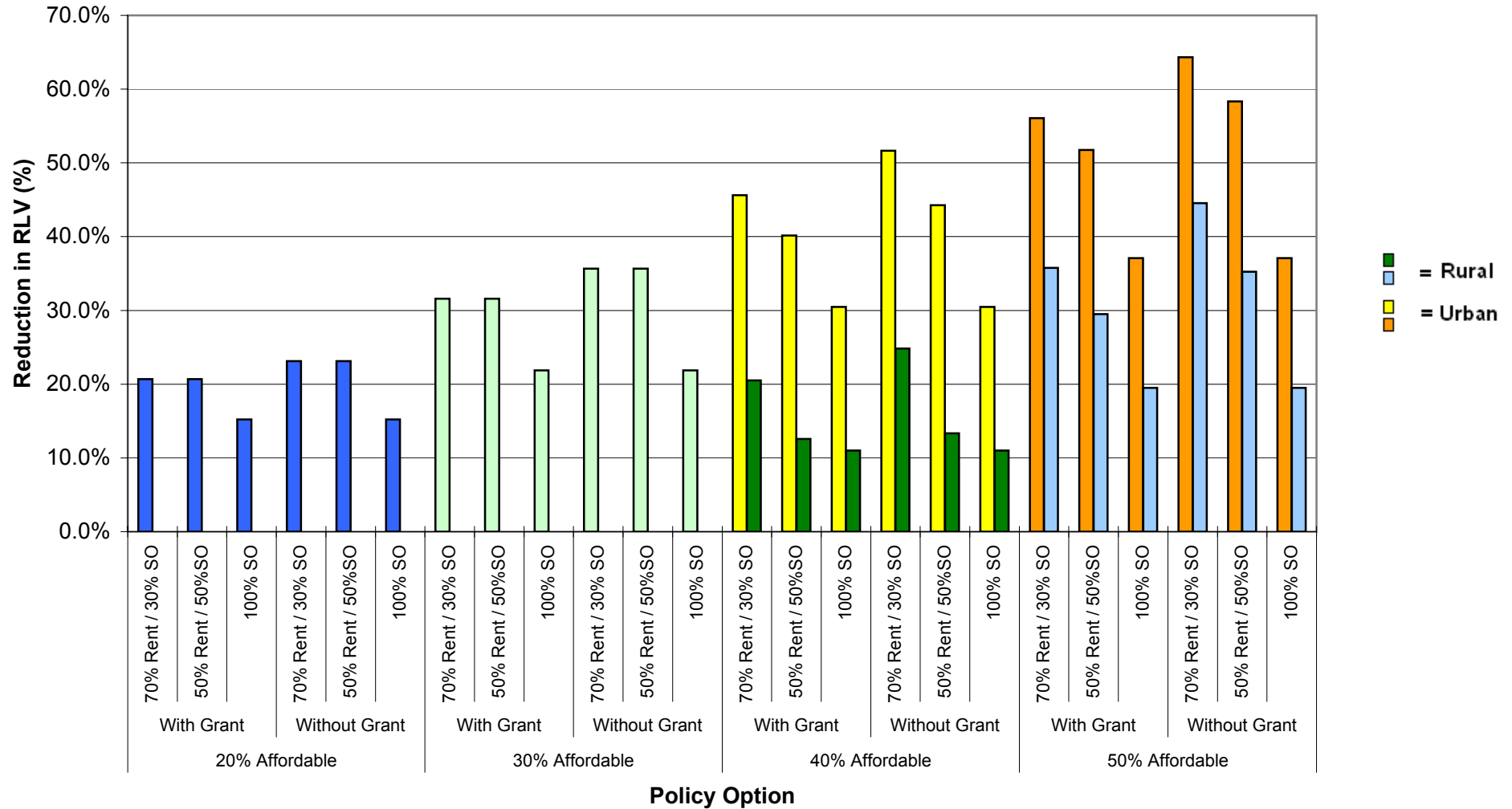
**Graph 88: 10 Unit Flatted Scheme (5 x 1BF & 5 x 2BF) - Residual Land Values at Potential Policy Options - Value Point 3**



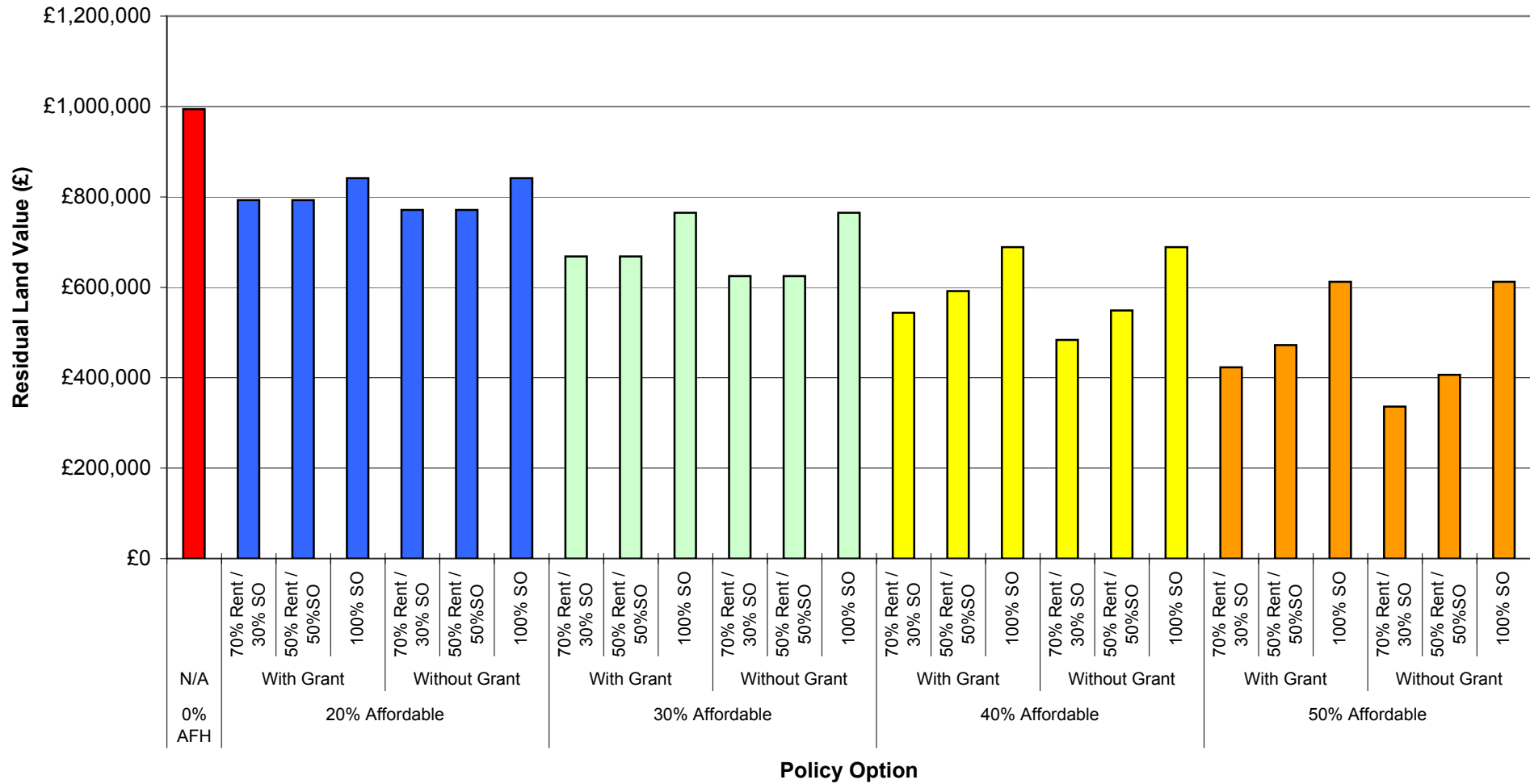
**Graph 89: 10 Unit Flatted Scheme (5 x 1BF & 5 x 2BF) - Residual Land Values as a percentage of the Gross Development Value - Value Point 3**



**Graph 90: 10 Unit Flatted Scheme (5 x 1BF & 5 x 2BF)  
Reduction in RLV from Current Policy - Value Point 3**

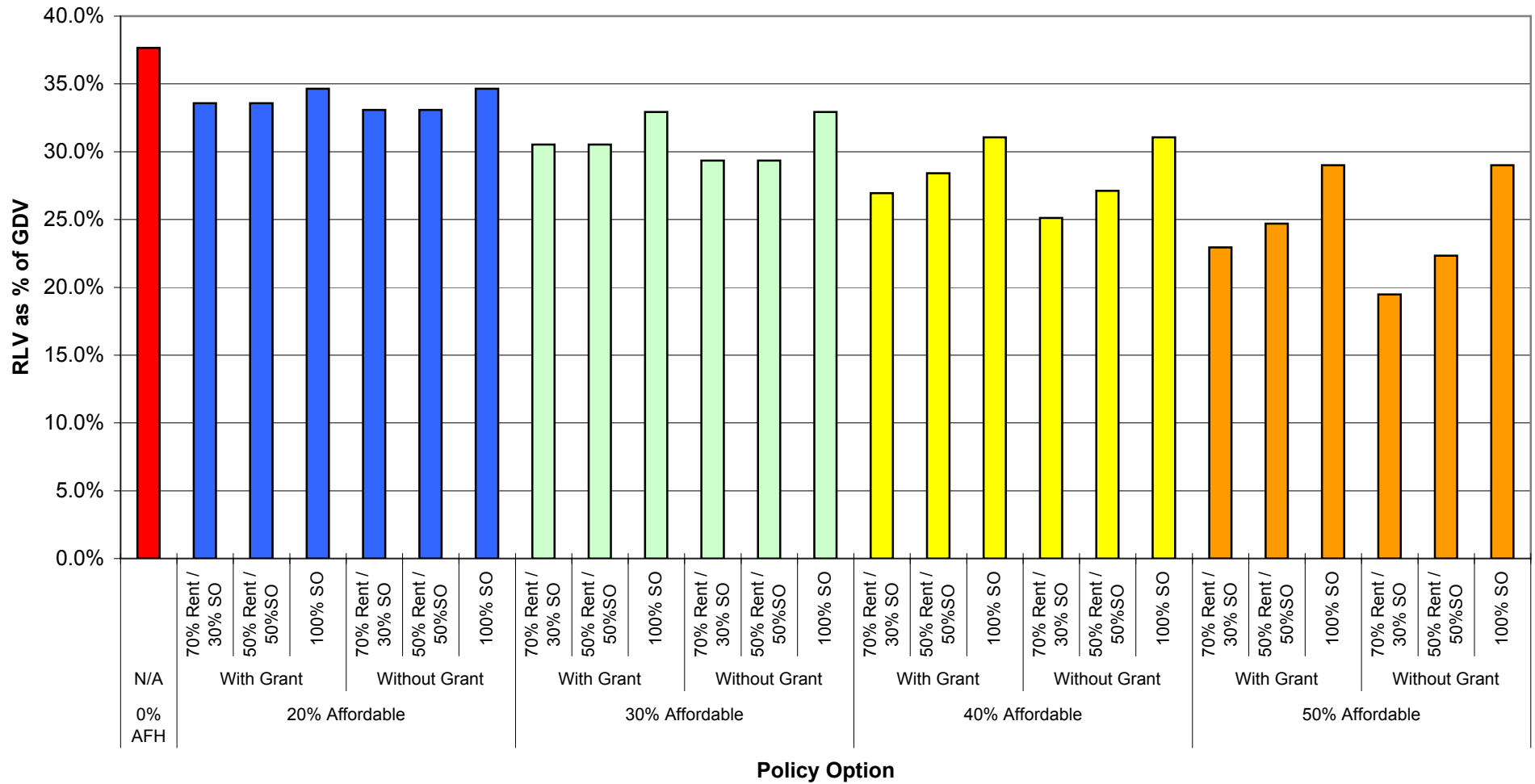


**Graph 91: 10 Unit Flatted Scheme (10 x 2BF) - Residual Land Values at Potential Policy Options - Value Point 3**



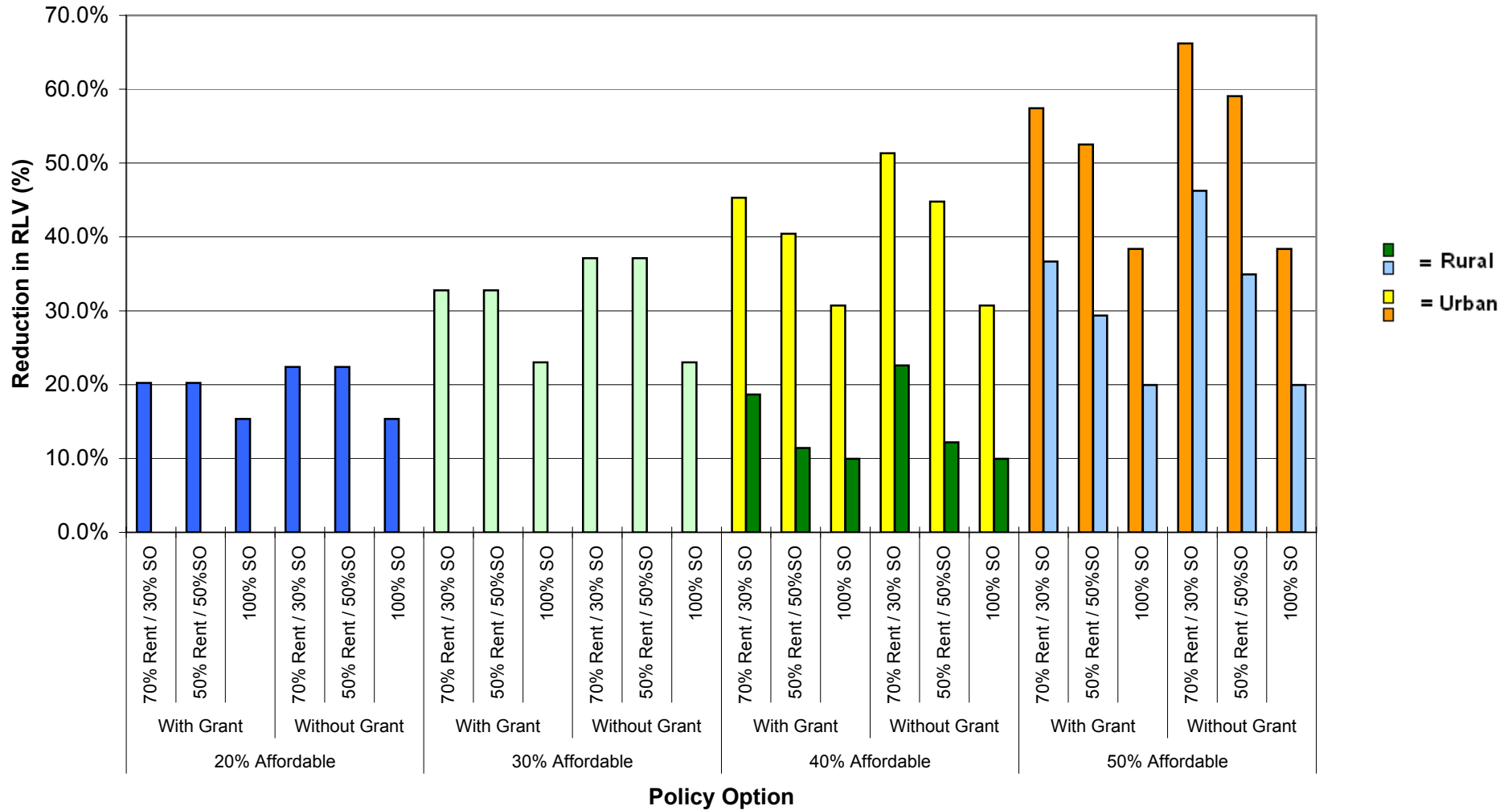
Source: Adams Integra, January 2008

**Graph 92: 10 Unit Flatted Scheme (10 x 2BF) - Residual Land Values as a percentage of the Gross Development Value - Value Point 3**

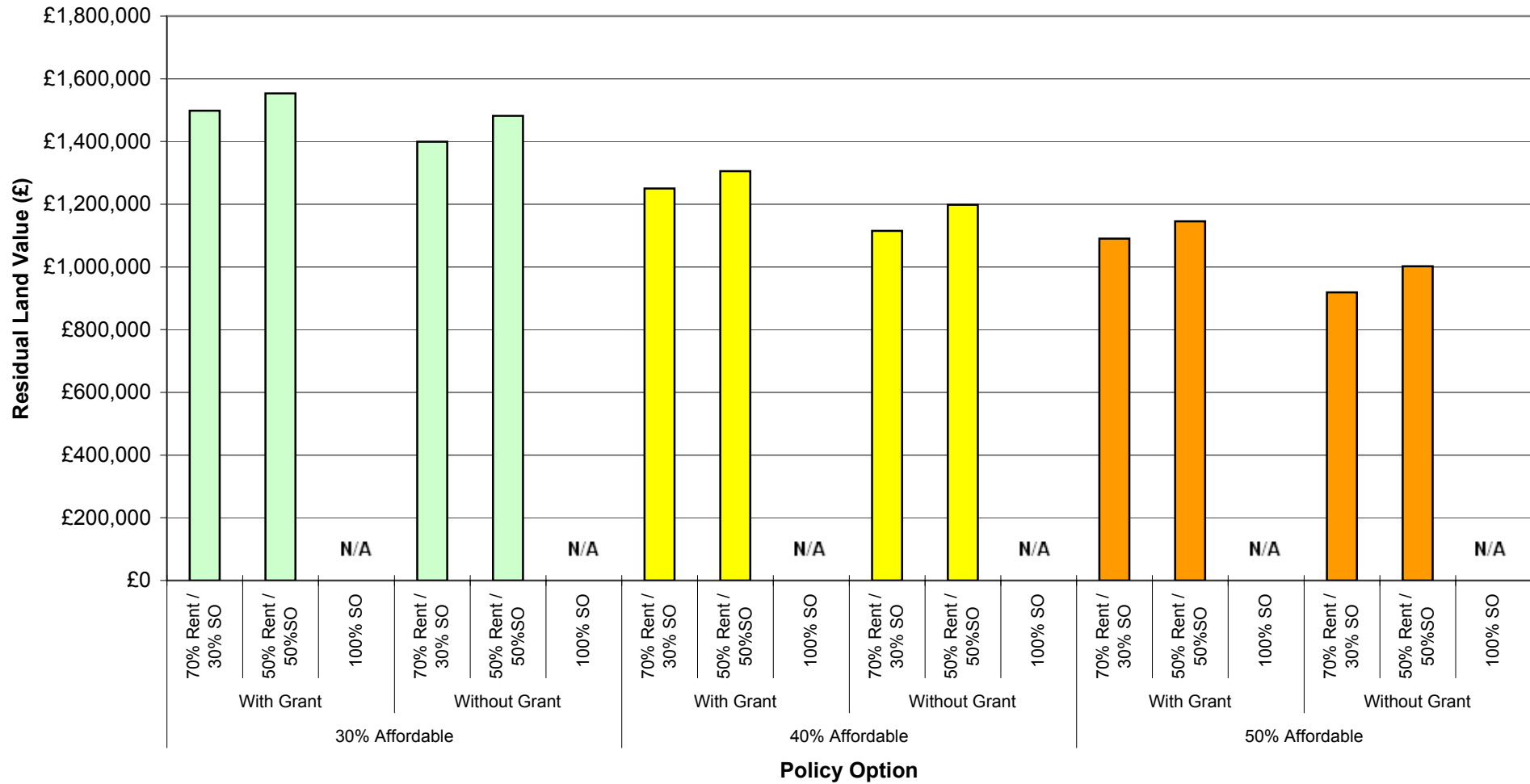




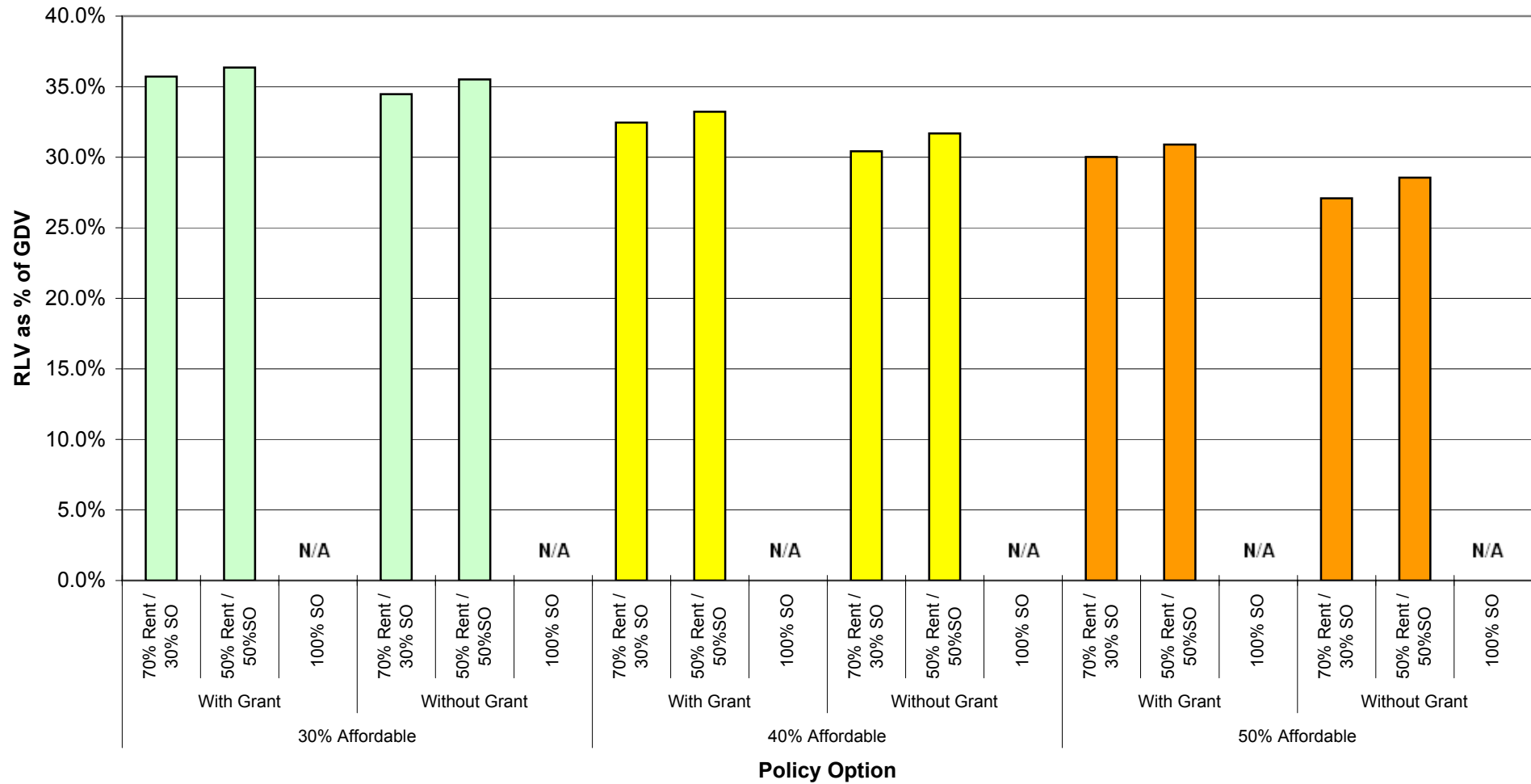
**Graph 93: 10 Unit Flatted Scheme (10 x 2BF)  
Reduction in RLV from Current Policy - Value Point 3**



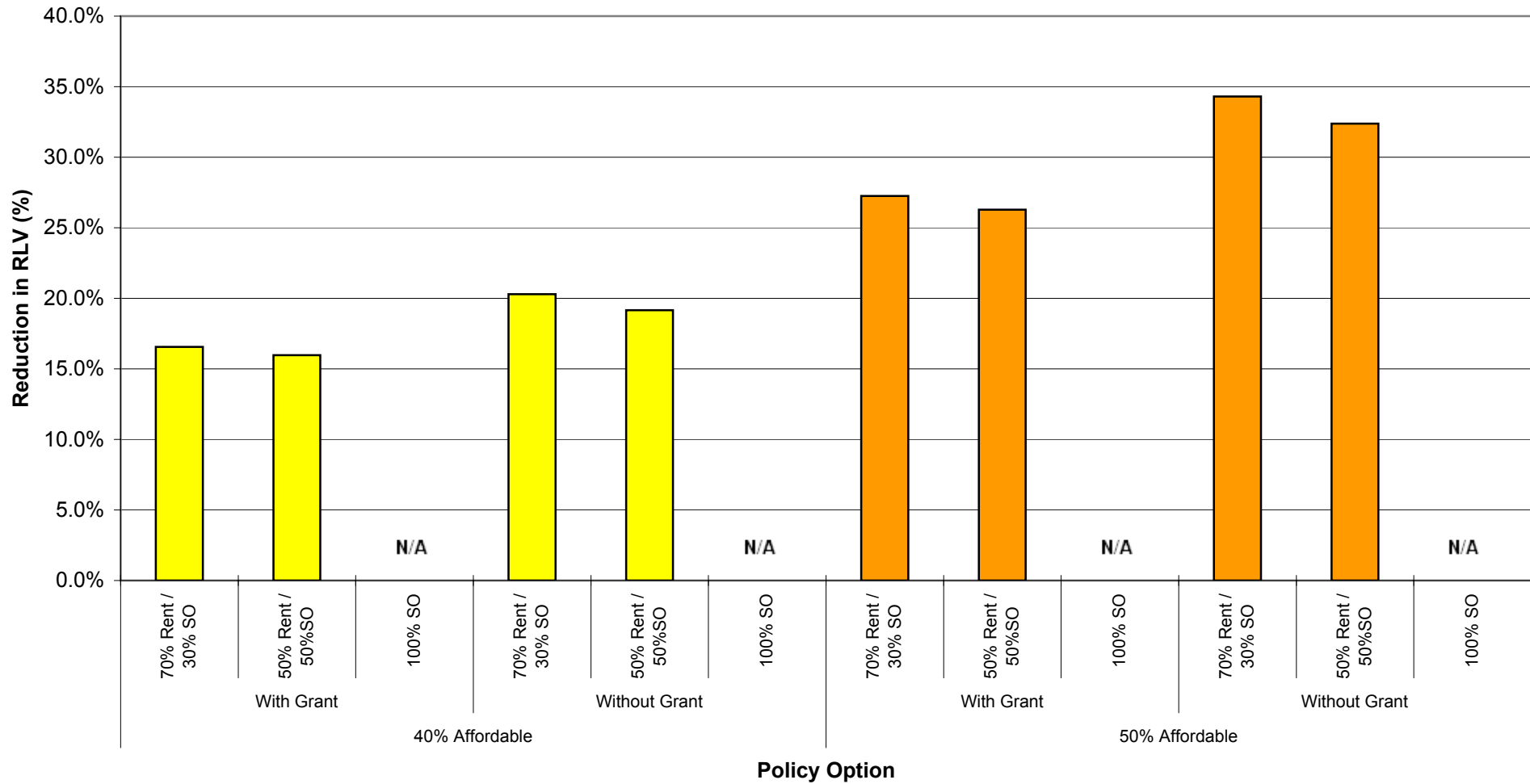
**Graph 94: 15 Unit Housing Scheme - Residual Land Values at Potential Policy Options - Value Point 3**



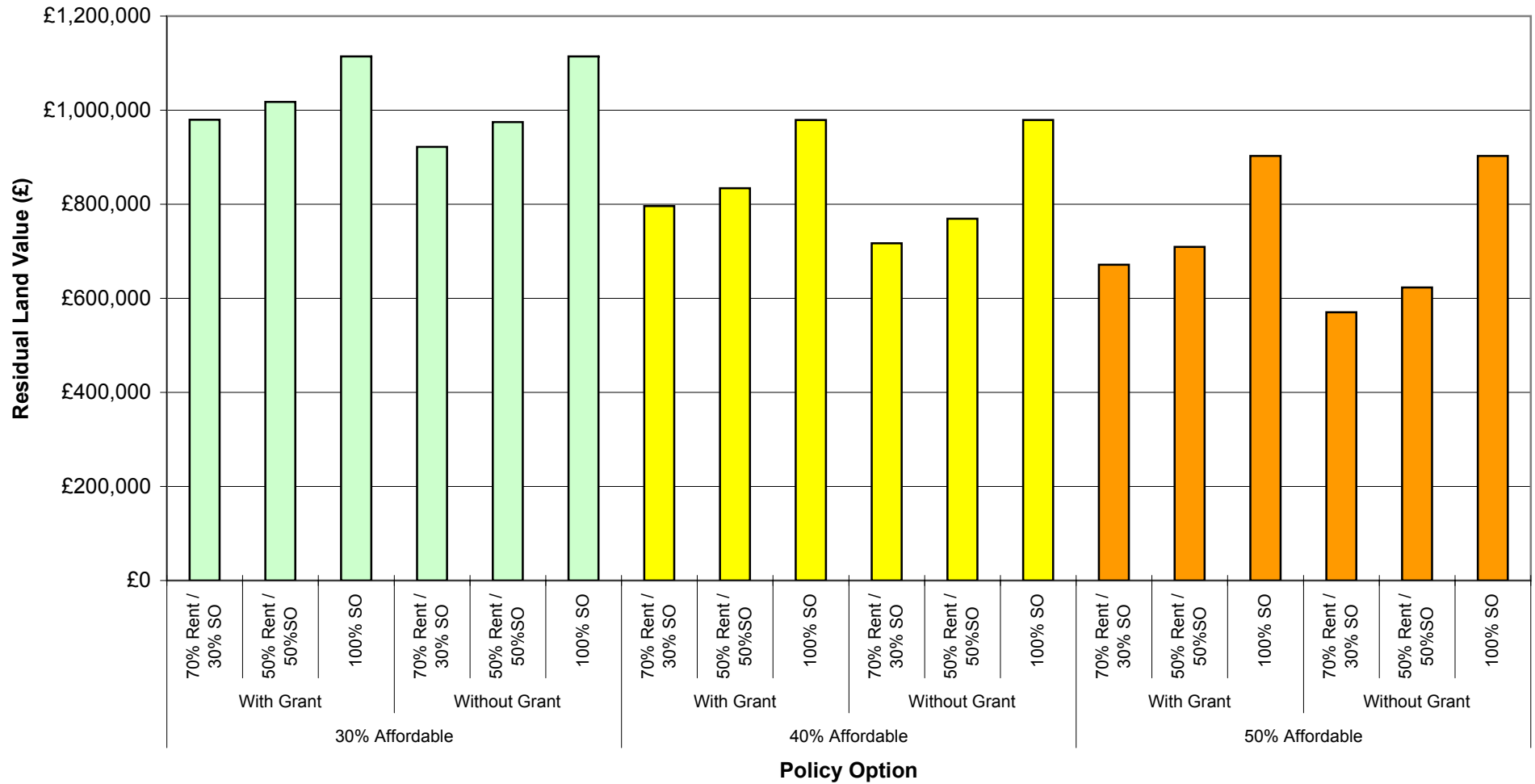
**Graph 95: 15 Unit Housing Scheme - Residual Land Values as a percentage of the Gross Development Value - Value Point 3**



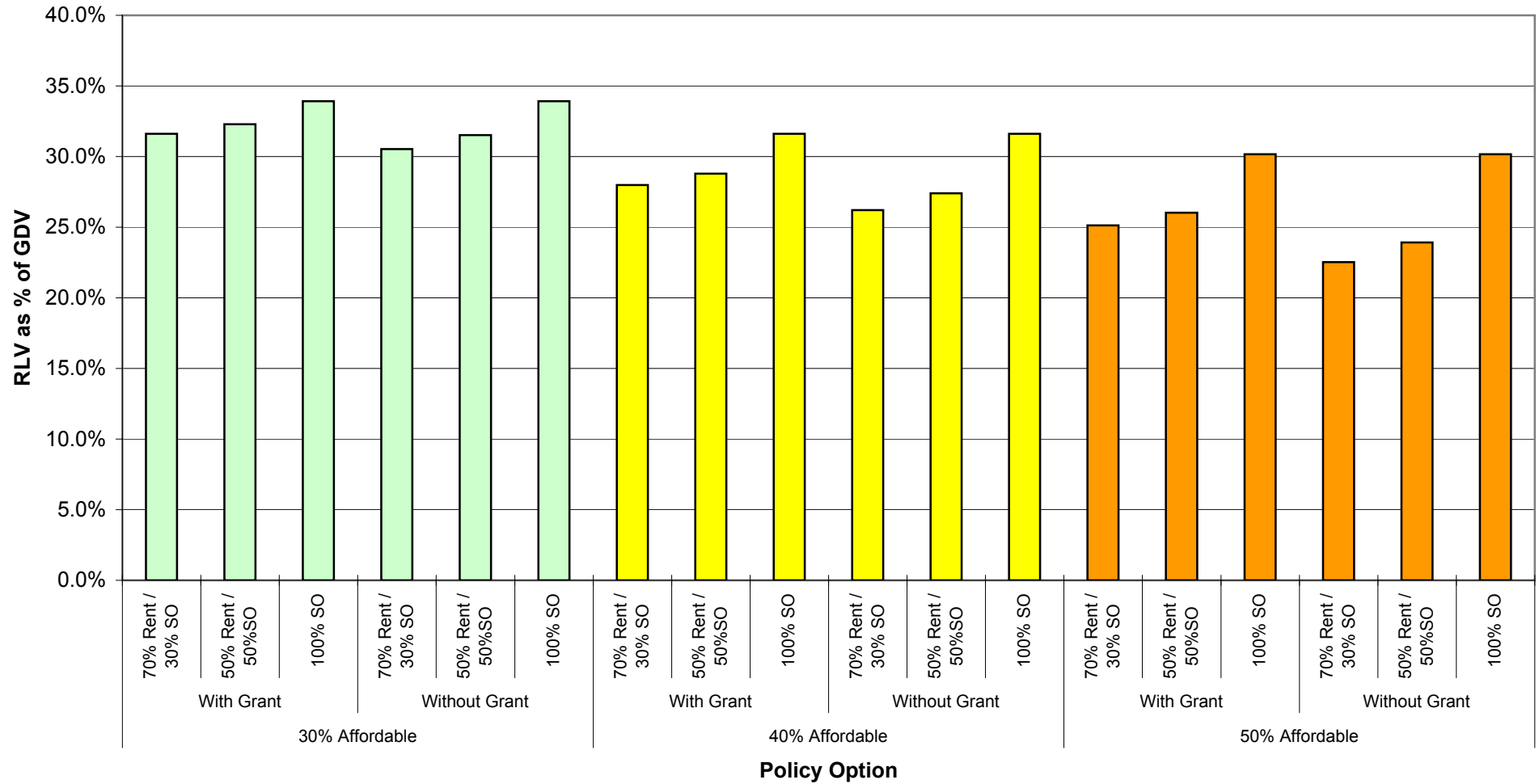
**Graph 96: 15 Unit Housing Scheme - Reduction in RLV from Current Policy - Value Point 3**



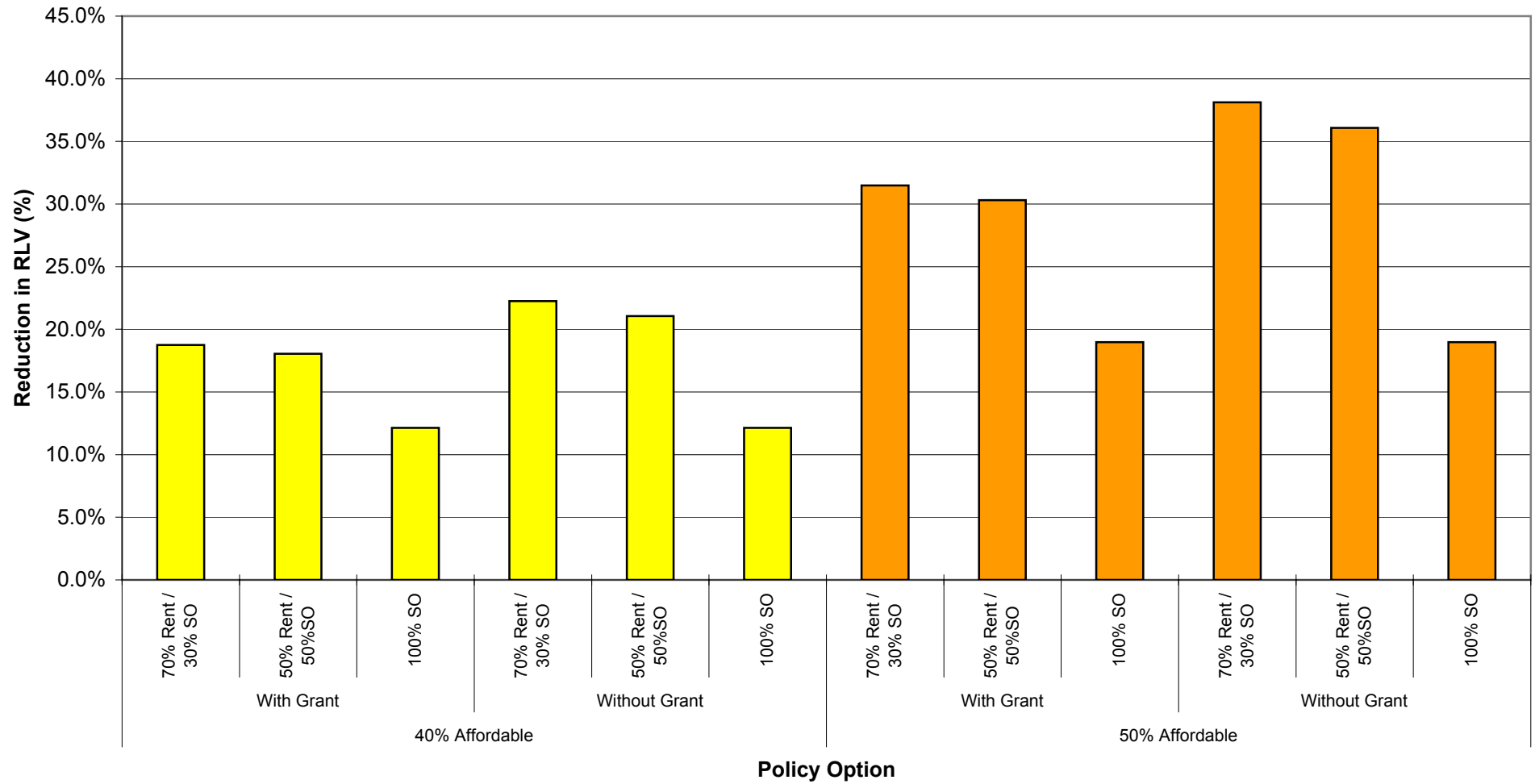
**Graph 97: 15 Unit Flatted Scheme - Residual Land Values at Potential Policy Options - Value Point 3**



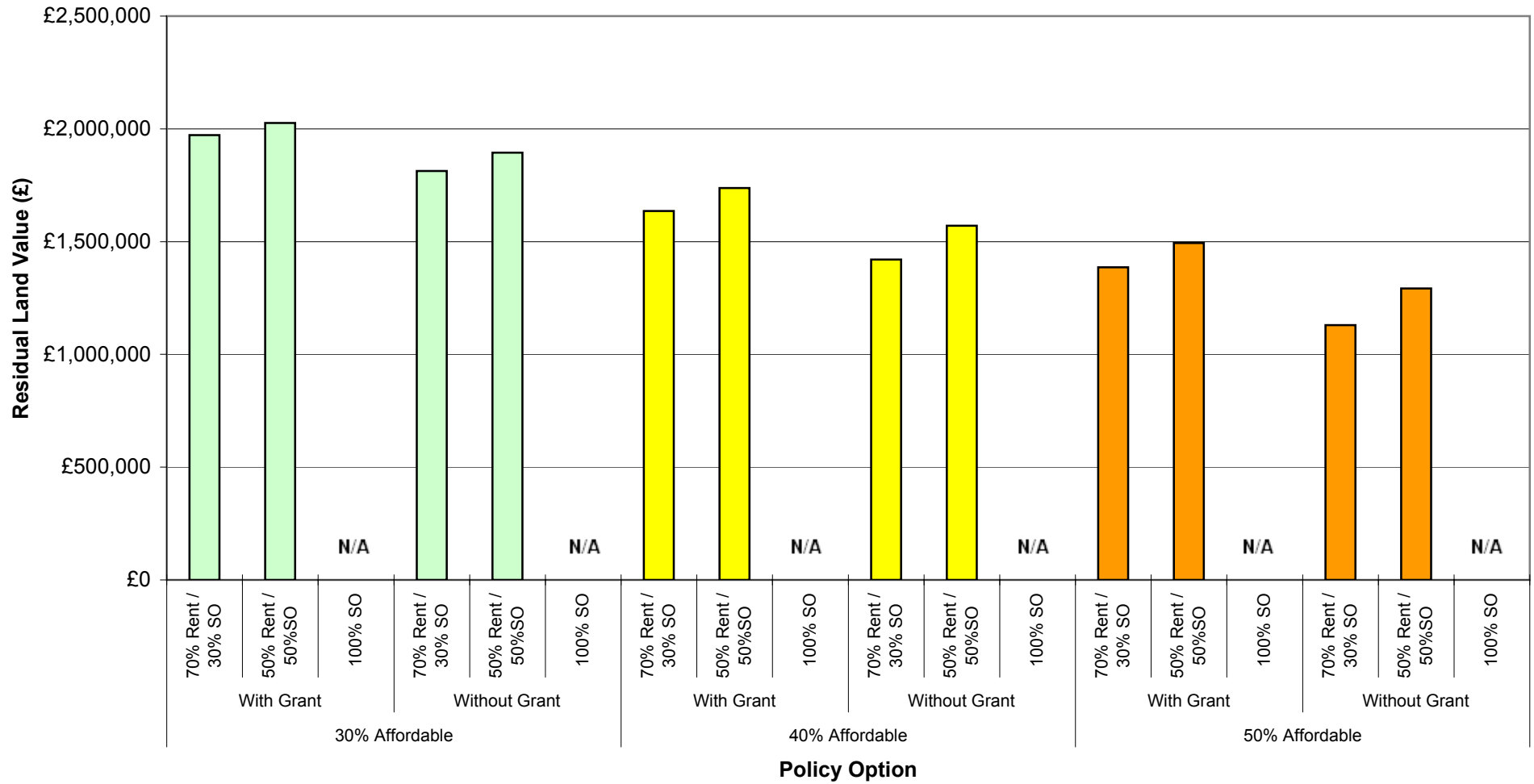
**Graph 98: 15 Unit Flatted Scheme - Residual Land Values as a percentage of the Gross Development Value - Value Point 3**



**Graph 99: 15 Unit Flatted Scheme - Reduction in RLV from Current Policy - Value Point 3**

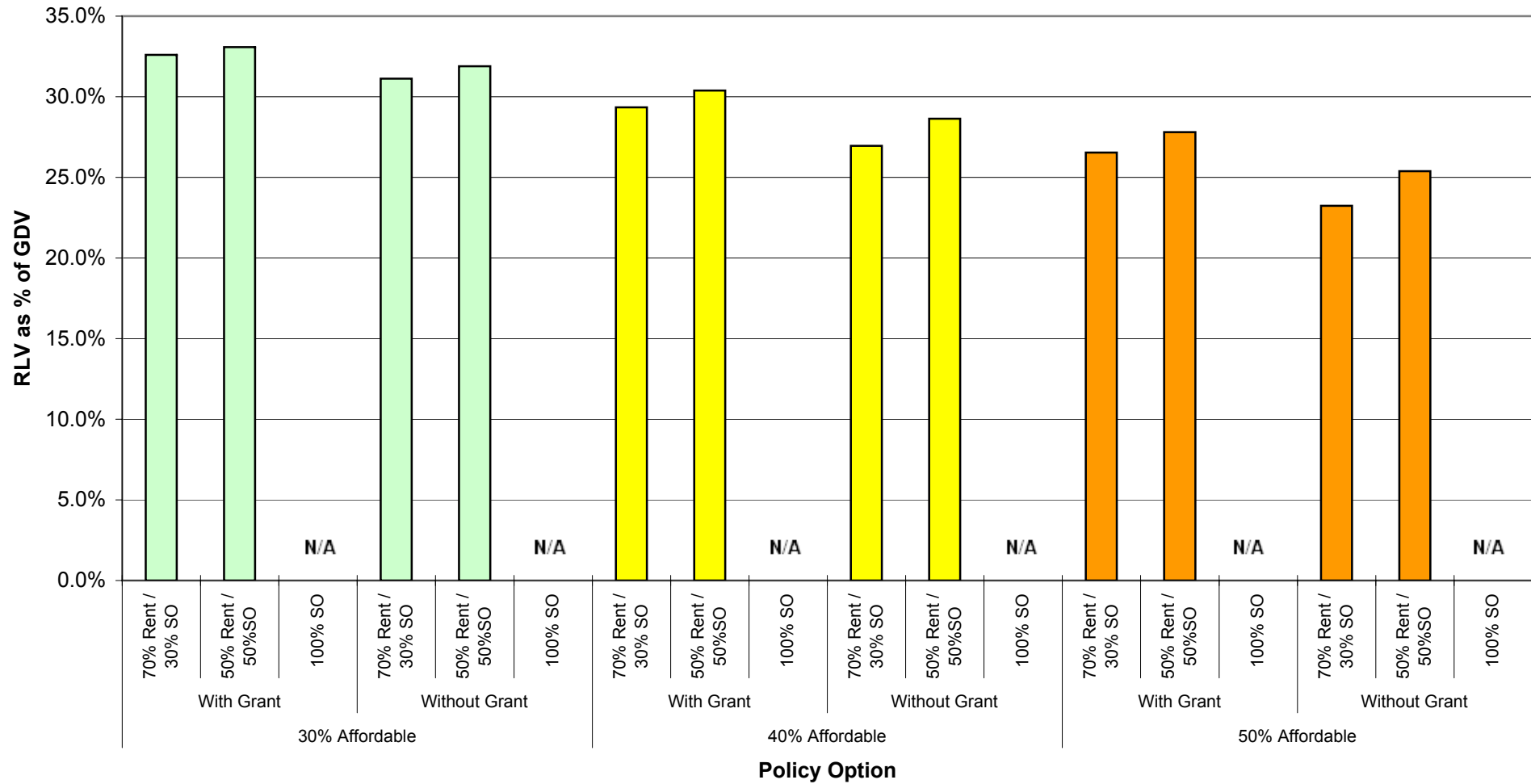


**Graph 100: 25 Unit Mixed Scheme - Residual Land Values at Potential Policy Options - Value Point 3**

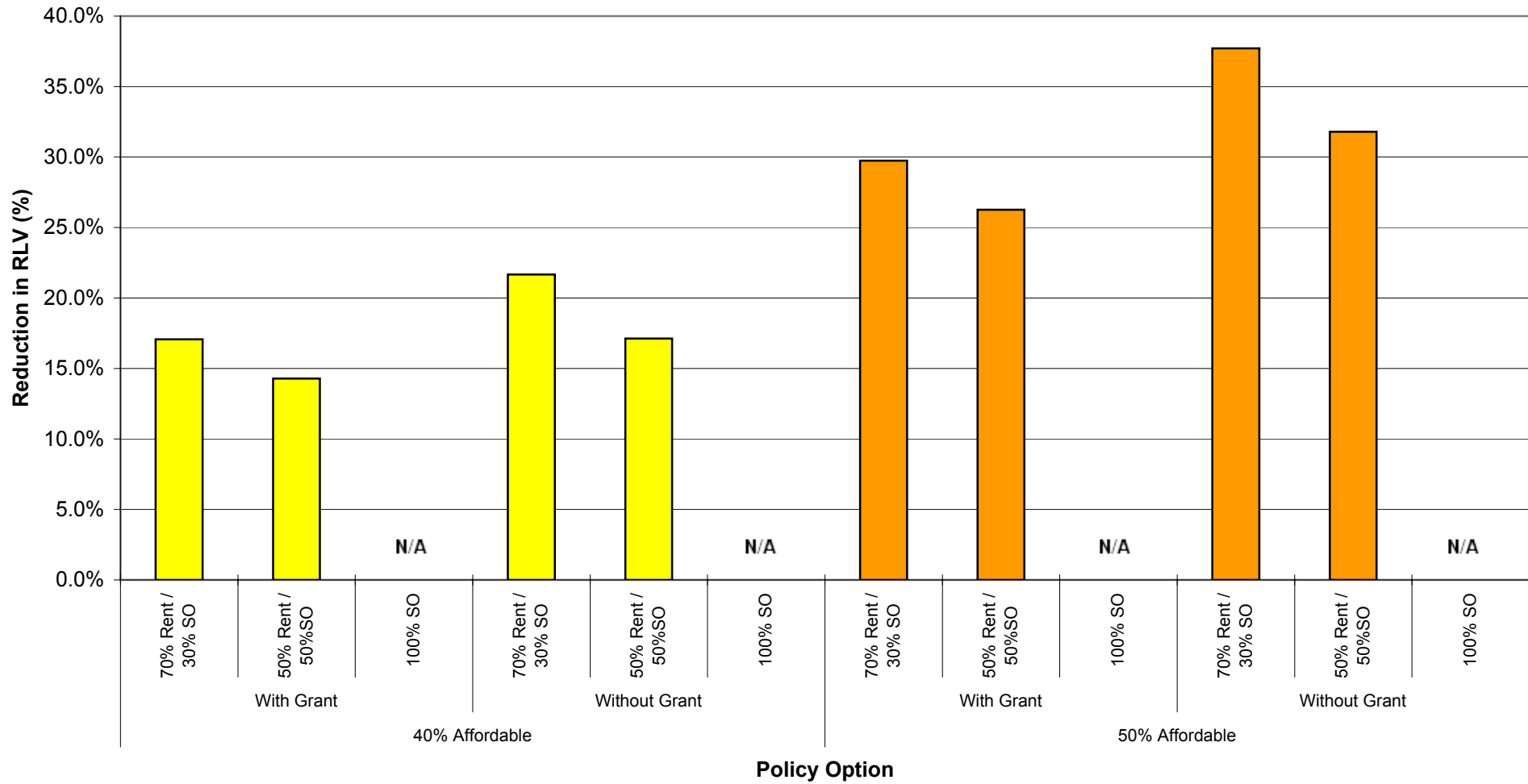




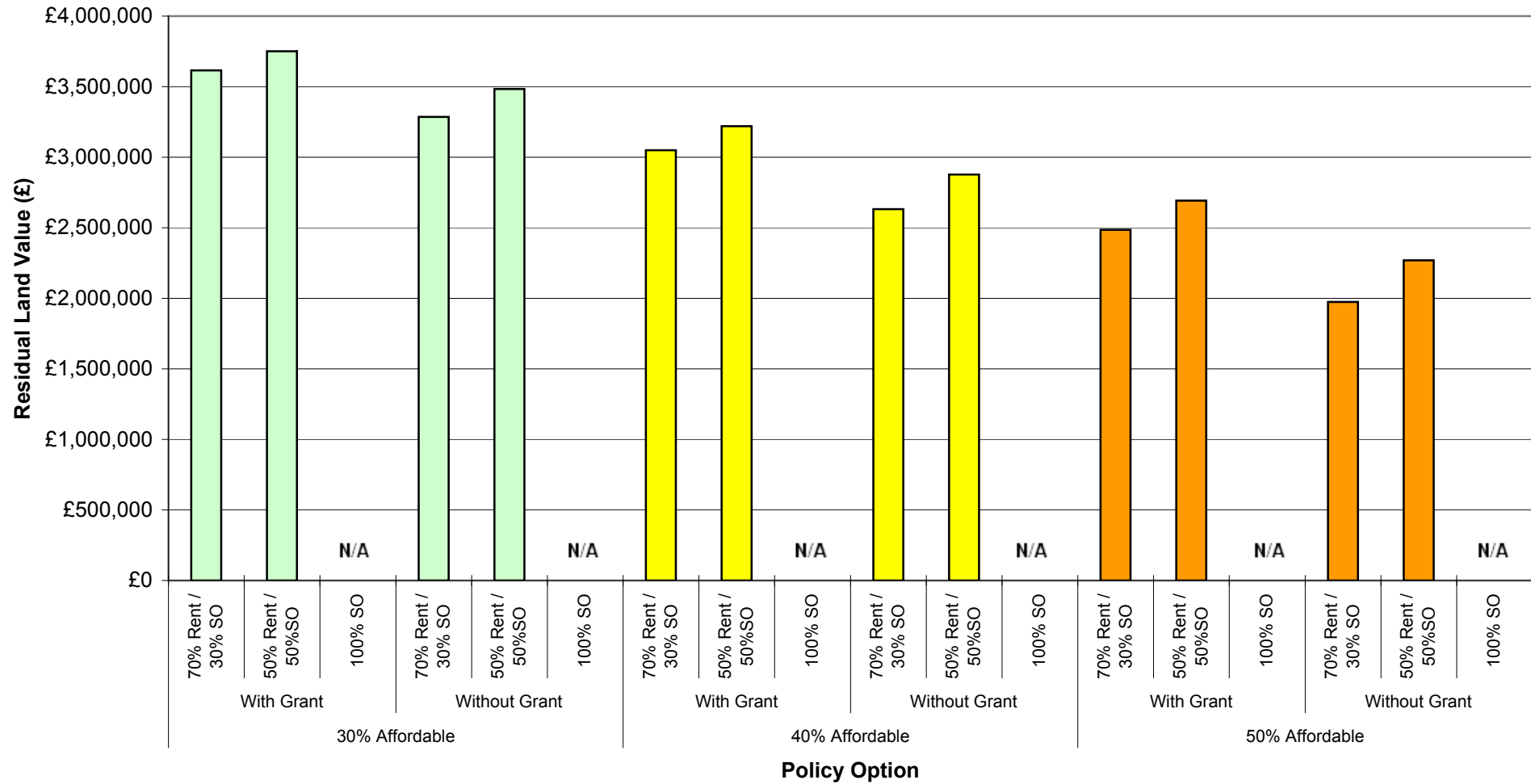
**Graph 101: 25 Unit Mixed Scheme - Residual Land Values as a percentage of the Gross Development Value - Value Point 3**



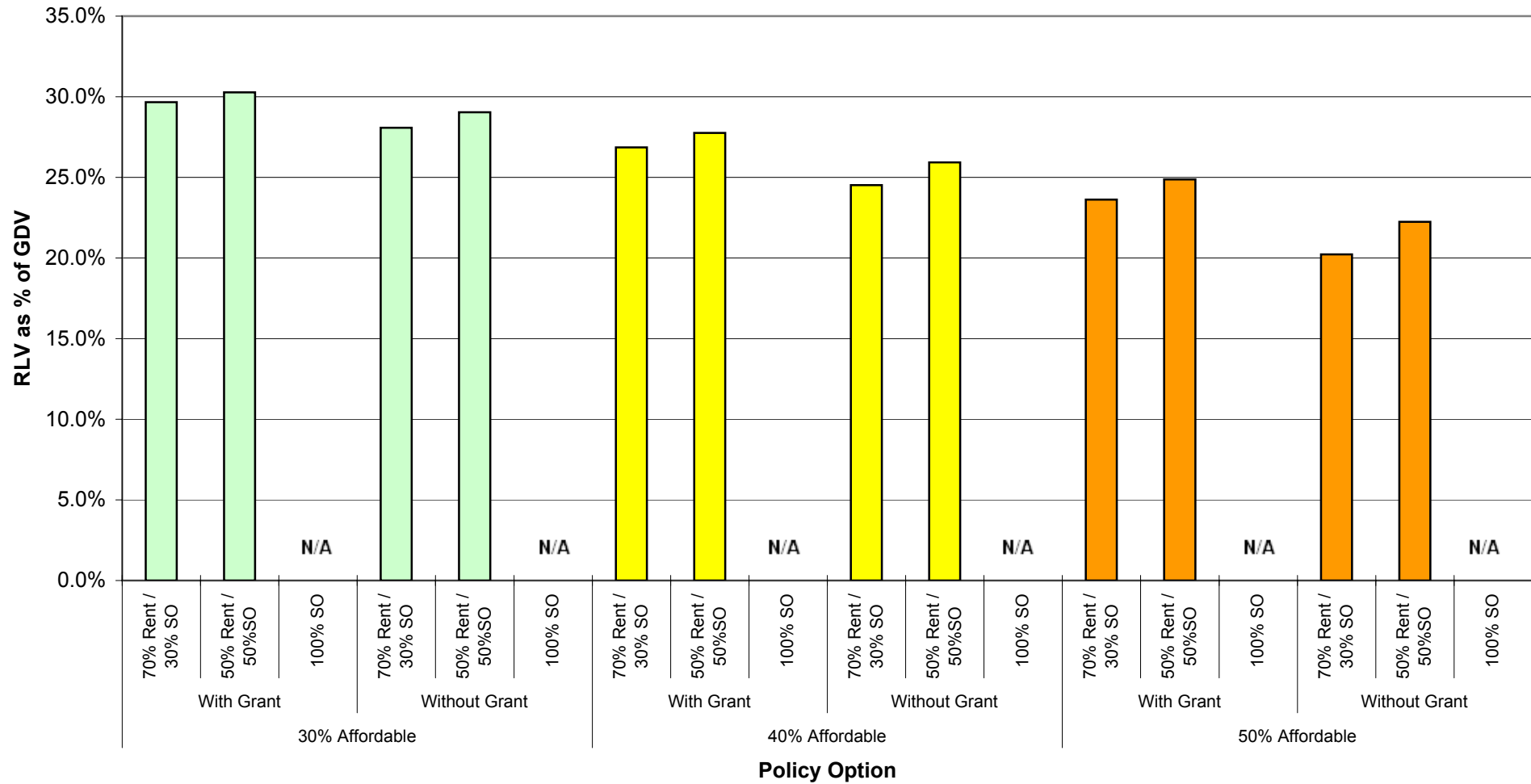
**Graph 102: 25 Unit Mixed Scheme - Reduction in RLV from Current Policy - Value Point 3**



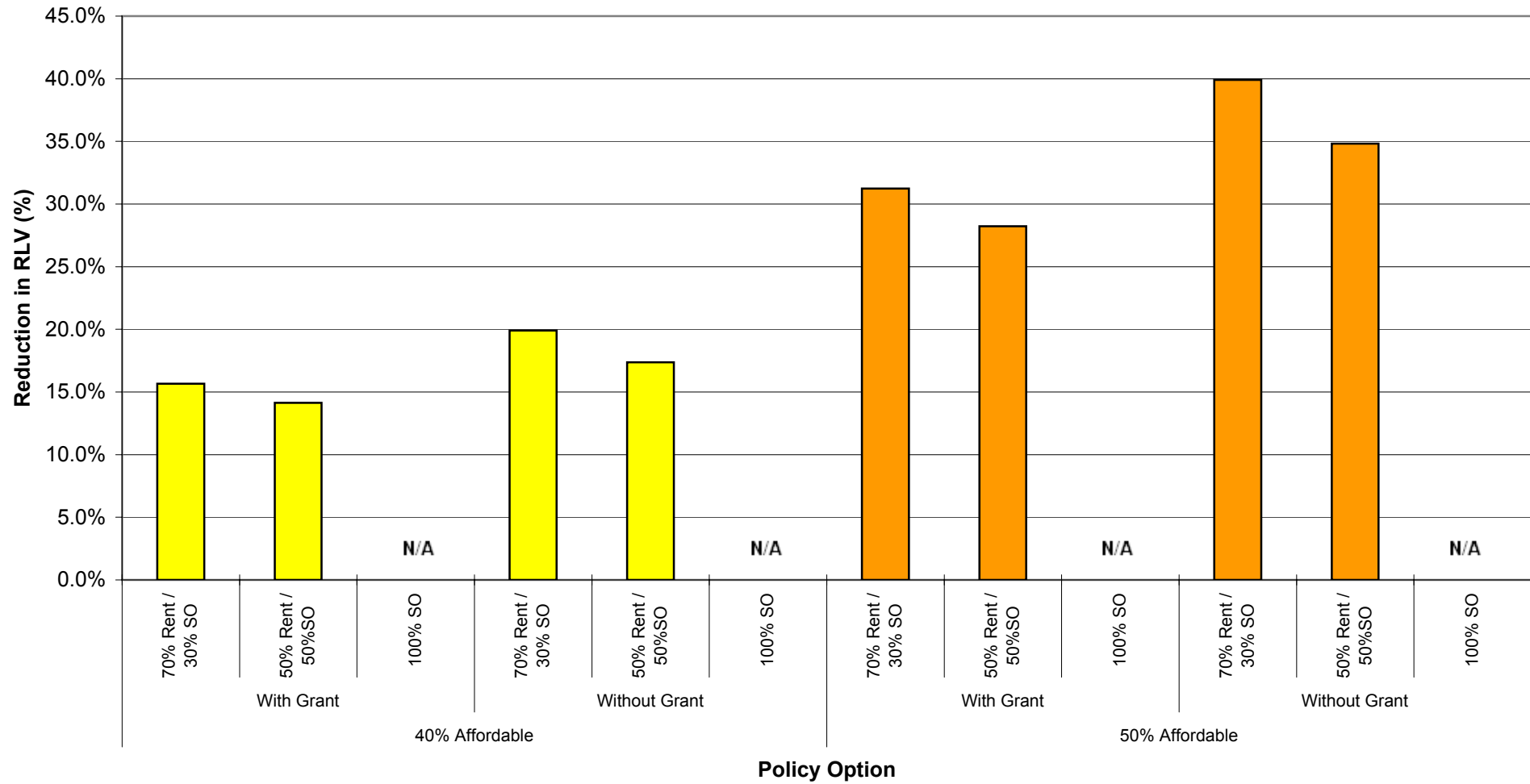
**Graph 103: 50 Unit Mixed Scheme - Residual Land Values at Potential Policy Options - Value Point 3**



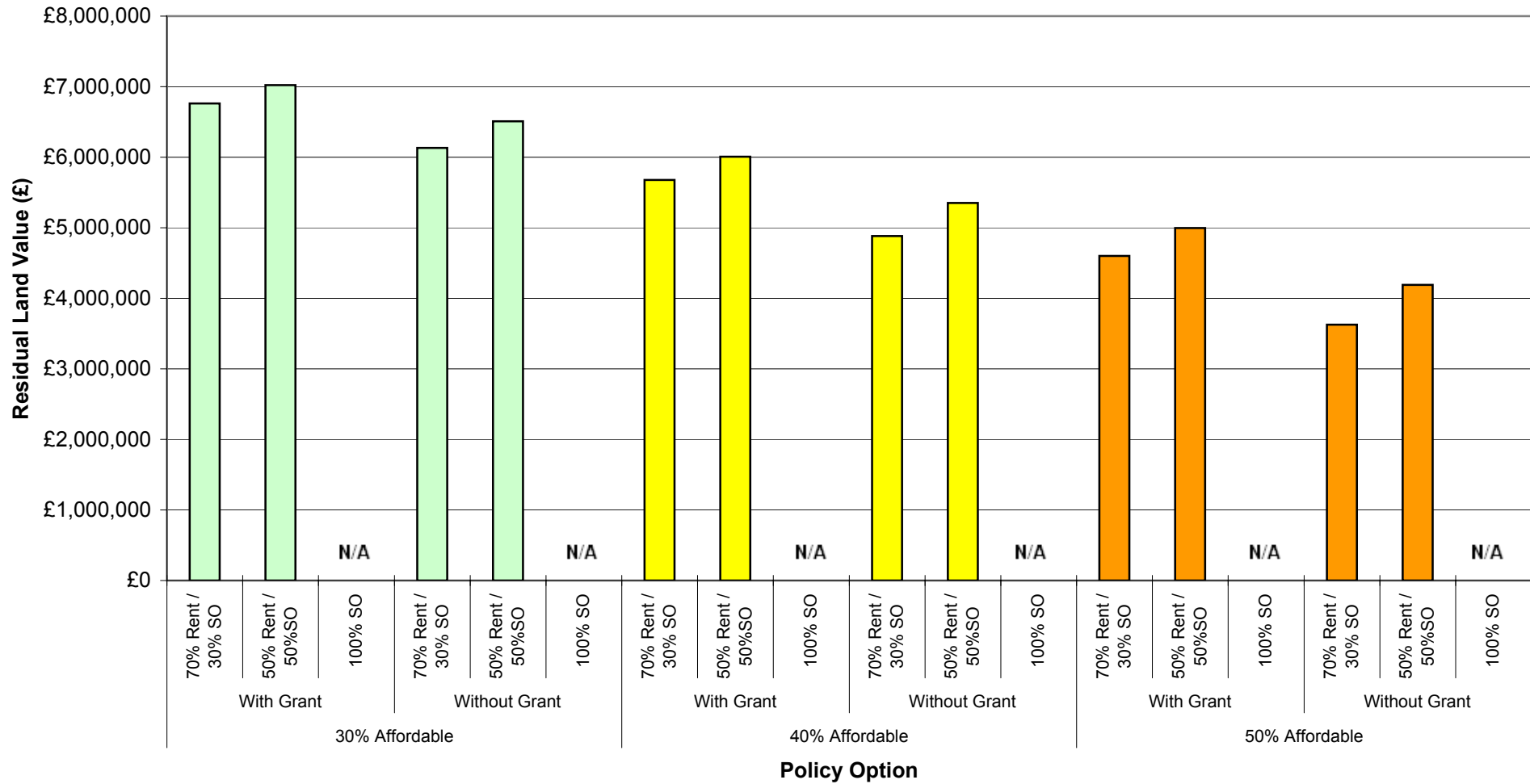
**Graph 104: 50 Unit Mixed Scheme - Residual Land Values as a percentage of the Gross Development Value - Value Point 3**



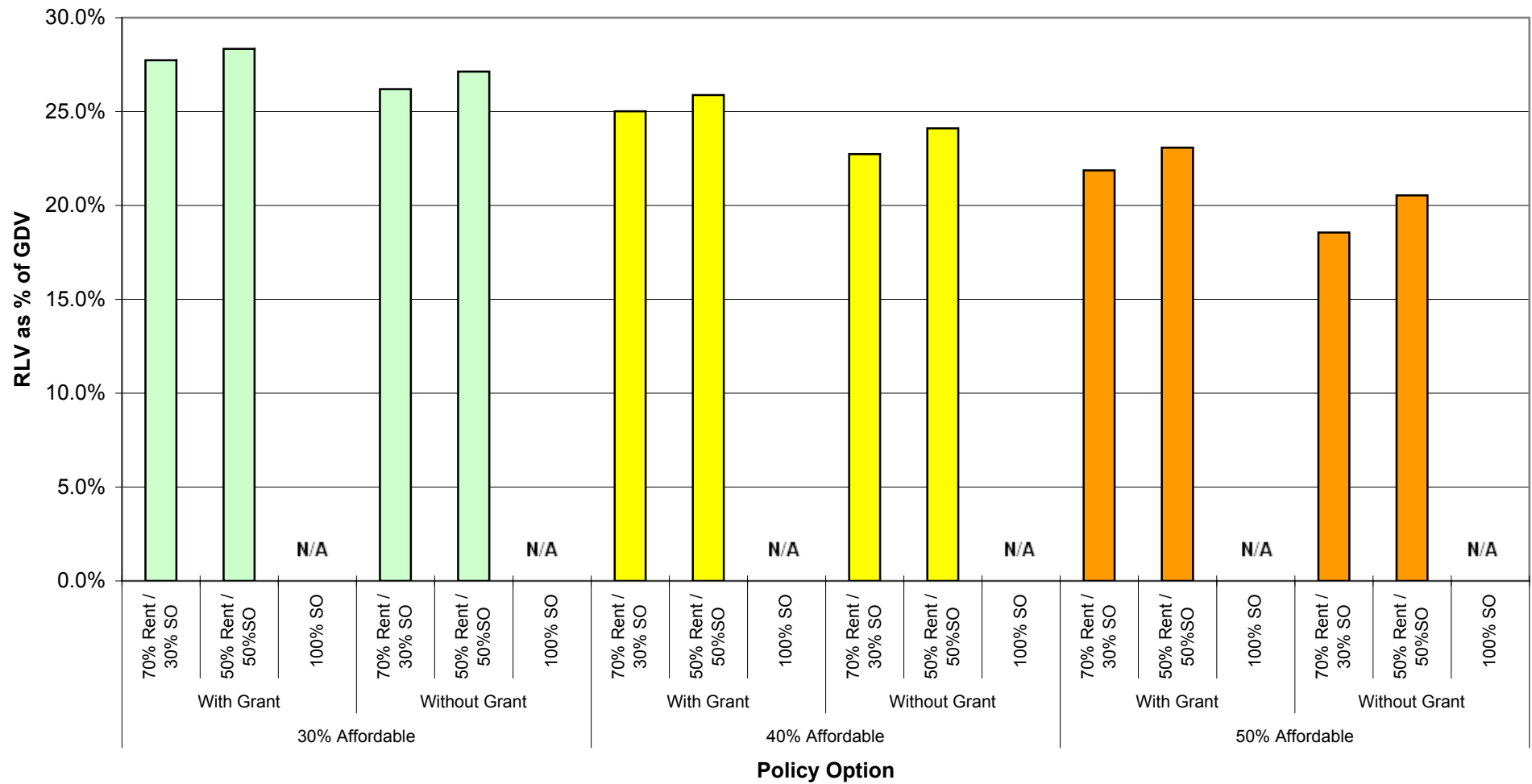
**Graph 105: 50 Unit Mixed Scheme - Reduction in RLV from Current Policy - Value Point 3**



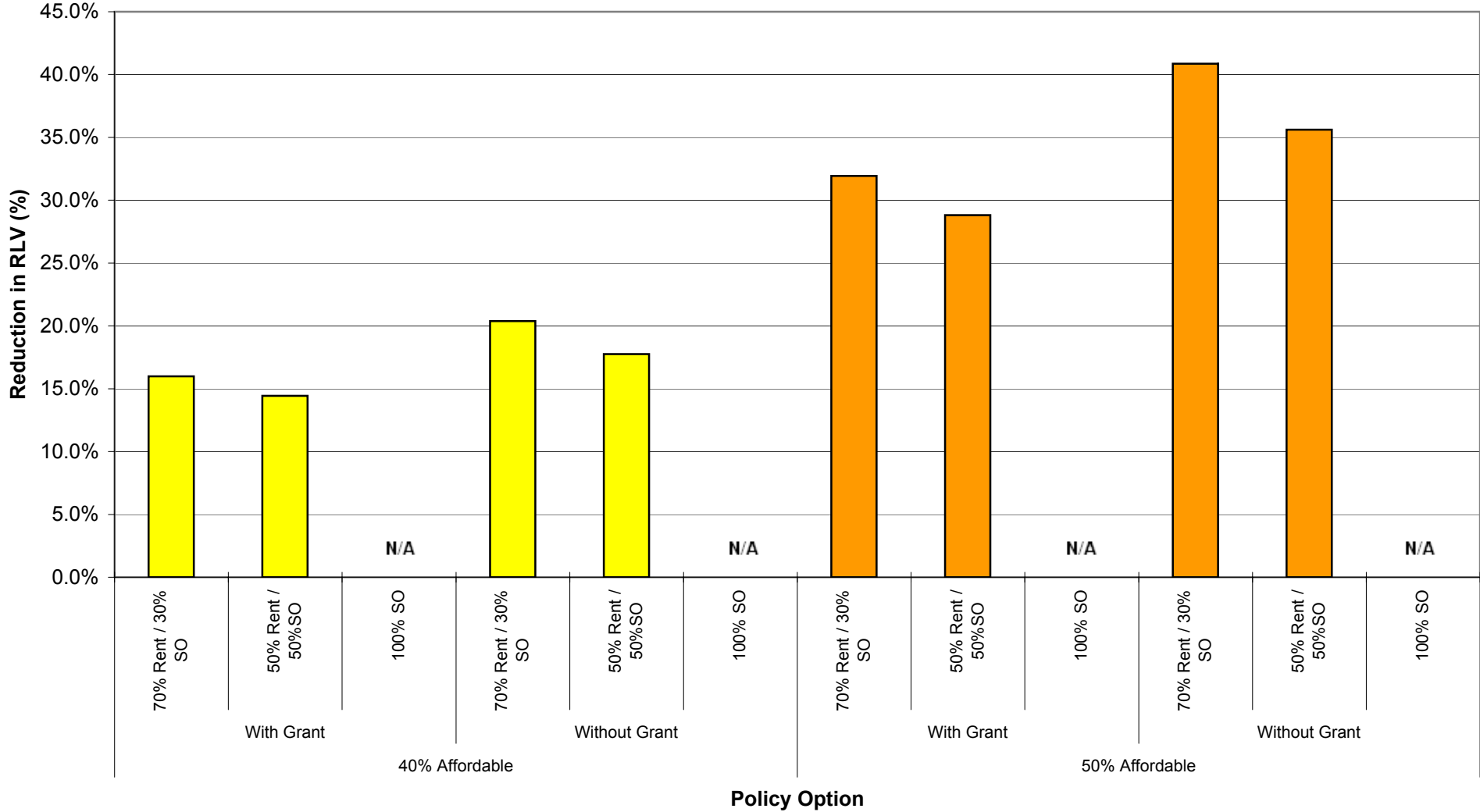
**Graph 106: 100 Unit Mixed Scheme - Residual Land Values at Potential Policy Options - Value Point 3**



**Graph 107: 100 Unit Mixed Scheme - Residual Land Values as a percentage of the Gross Development Value - Value Point 3**



**Graph 108: 100 Unit Mixed Scheme - Reduction in RLV from Current Policy - Value Point 3**



Source: Adams Integra, January 2008



## **Appendix II(c)**

### **Results of Land Residual Calculations – Value Point 4**

Table 4: Value Point 4 - Scheme Appraisal Types, Residual Land Value, RLV as % of GDV and Percentage Reduction in Residual Land Value from Adopted Policy Position

Appraisal Type	Grant Status	5 Unit - Housing Scheme ( 5 x 2BH)				5 Unit - Housing Scheme ( 5 x 3BH)				5 Unit - Housing Scheme ( 5 x 4BH)				5 Unit - Flatted Scheme ( 5 x 2BF)				10 Unit - Housing Scheme (5 x 2BH & 5 x 3BH)			
		RLV	RLV as % of GDV	Reduction in RLV from Current Policy (Urban)	Reduction in RLV from Current Policy (Rural)	RLV	RLV as % of GDV	Reduction in RLV from Current Policy (Urban)	Reduction in RLV from Current Policy (Rural)	RLV	RLV as % of GDV	Reduction in RLV from Current Policy (Urban)	Reduction in RLV from Current Policy (Rural)	RLV	RLV as % of GDV	Reduction in RLV from Current Policy (Urban)	Reduction in RLV from Current Policy (Rural)	RLV	RLV as % of GDV	Reduction in RLV from Current Policy (Urban)	Reduction in RLV from Current Policy (Rural)
0% Affordable	N/A	£762,450	44.6%	N/A	-	£867,798	44.8%	N/A	-	£1,018,554	44.8%	N/A	-	£616,192	41.5%	N/A	-	£1,630,248	44.7%	N/A	-
20% Affordable - 70% Rent / 30% SO	With Grant	£601,357	40.4%	21.1%	-	£687,465	40.8%	20.8%	-	£800,530	40.6%	21.4%	-	£480,823	37.3%	22.0%	-	£1,351,086	41.5%	17.1%	-
20% Affordable - 50% Rent / 50% SO		£601,357	40.4%	21.1%	-	£687,465	40.8%	20.8%	-	£800,530	40.6%	21.4%	-	£480,823	37.3%	22.0%	-	£1,351,086	41.5%	17.1%	-
20% Affordable - 100% SO		£663,620	42.2%	13.0%	-	-	-	-	-	-	-	-	-	£530,366	38.8%	13.9%	-	-	-	-	-
20% Affordable - 70% Rent / 30% SO	Without Grant	£570,226	39.5%	25.2%	-	£647,205	39.7%	25.4%	-	£751,278	39.5%	26.2%	-	£456,325	36.3%	25.9%	-	£1,310,826	40.9%	19.6%	-
20% Affordable - 50% Rent / 50% SO		£570,226	39.5%	25.2%	-	£647,205	39.7%	25.4%	-	£751,278	39.5%	26.2%	-	£456,325	36.3%	25.9%	-	£1,310,826	40.9%	19.6%	-
20% Affordable - 100% SO		£663,620	42.2%	13.0%	-	-	-	-	-	-	-	-	-	£530,366	38.8%	13.9%	-	-	-	-	-
30% Affordable - 70% Rent / 30% SO	With Grant	£601,357	40.4%	21.1%	N/A	£687,465	40.8%	20.8%	N/A	£800,530	40.6%	21.4%	N/A	£480,823	37.3%	22.0%	N/A	£1,189,993	39.2%	27.0%	N/A
30% Affordable - 50% Rent / 50% SO		£601,357	40.4%	21.1%	N/A	£687,465	40.8%	20.8%	N/A	£800,530	40.6%	21.4%	N/A	£480,823	37.3%	22.0%	N/A	£1,189,993	39.2%	27.0%	N/A
30% Affordable - 100% SO		£663,620	42.2%	13.0%	N/A	-	-	-	-	-	-	-	-	£530,366	38.8%	13.9%	N/A	-	-	-	-
30% Affordable - 70% Rent / 30% SO	Without Grant	£570,226	39.5%	25.2%	N/A	£647,205	39.7%	25.4%	N/A	£751,278	39.5%	26.2%	N/A	£456,325	36.3%	25.9%	N/A	£1,118,601	38.1%	31.4%	N/A
30% Affordable - 50% Rent / 50% SO		£570,226	39.5%	25.2%	N/A	£647,205	39.7%	25.4%	N/A	£751,278	39.5%	26.2%	N/A	£456,325	36.3%	25.9%	N/A	£1,118,601	38.1%	31.4%	N/A
30% Affordable - 100% SO		£663,620	42.2%	13.0%	N/A	-	-	-	-	-	-	-	-	£530,366	38.8%	13.9%	N/A	-	-	-	-
40% Affordable - 70% Rent / 30% SO	With Grant	£502,527	37.2%	34.1%	16.4%	£575,631	37.6%	33.7%	16.3%	£669,190	37.4%	34.3%	16.4%	£394,103	33.6%	36.0%	18.0%	£1,009,660	36.2%	38.1%	15.2%
40% Affordable - 50% Rent / 50% SO		£502,527	37.2%	34.1%	16.4%	£575,631	37.6%	33.7%	16.3%	£669,190	37.4%	34.3%	16.4%	£394,103	33.6%	36.0%	18.0%	£1,071,923	37.3%	34.2%	9.9%
40% Affordable - 100% SO		£564,790	39.3%	25.9%	14.9%	-	-	-	-	-	-	-	-	£449,170	36.0%	27.1%	15.3%	-	-	-	-
40% Affordable - 70% Rent / 30% SO	Without Grant	£476,306	36.4%	37.5%	16.5%	£535,371	36.3%	38.3%	17.3%	£619,938	36.0%	39.1%	17.5%	£369,605	32.5%	40.0%	19.0%	£898,009	34.1%	44.9%	19.7%
40% Affordable - 50% Rent / 50% SO		£476,306	36.4%	37.5%	16.5%	£535,371	36.3%	38.3%	17.3%	£619,938	36.0%	39.1%	17.5%	£369,605	32.5%	40.0%	19.0%	£991,403	35.9%	39.2%	11.4%
40% Affordable - 100% SO		£564,790	39.3%	25.9%	14.9%	-	-	-	-	-	-	-	-	£449,170	36.0%	27.1%	15.3%	-	-	-	-
50% Affordable - 70% Rent / 30% SO	With Grant	£502,527	37.2%	34.1%	16.4%	£575,631	37.6%	33.7%	16.3%	£669,190	37.4%	34.3%	16.4%	£394,103	33.6%	36.0%	18.0%	£848,567	33.1%	47.9%	28.7%
50% Affordable - 50% Rent / 50% SO		£502,527	37.2%	34.1%	16.4%	£575,631	37.6%	33.7%	16.3%	£669,190	37.4%	34.3%	16.4%	£394,103	33.6%	36.0%	18.0%	£910,830	34.4%	44.1%	23.5%
50% Affordable - 100% SO		£564,790	39.3%	25.9%	14.9%	-	-	-	-	-	-	-	-	£449,170	36.0%	27.1%	15.3%	-	-	-	-
50% Affordable - 70% Rent / 30% SO	Without Grant	£476,306	36.4%	37.5%	16.5%	£535,371	36.3%	38.3%	17.3%	£619,938	36.0%	39.1%	17.5%	£369,605	32.5%	40.0%	19.0%	£705,784	29.8%	56.7%	36.9%
50% Affordable - 50% Rent / 50% SO		£476,306	36.4%	37.5%	16.5%	£535,371	36.3%	38.3%	17.3%	£619,938	36.0%	39.1%	17.5%	£369,605	32.5%	40.0%	19.0%	£799,178	32.0%	51.0%	28.6%
50% Affordable - 100% SO		£564,790	39.3%	25.9%	14.9%	-	-	-	-	-	-	-	-	£449,170	36.0%	27.1%	15.3%	-	-	-	-

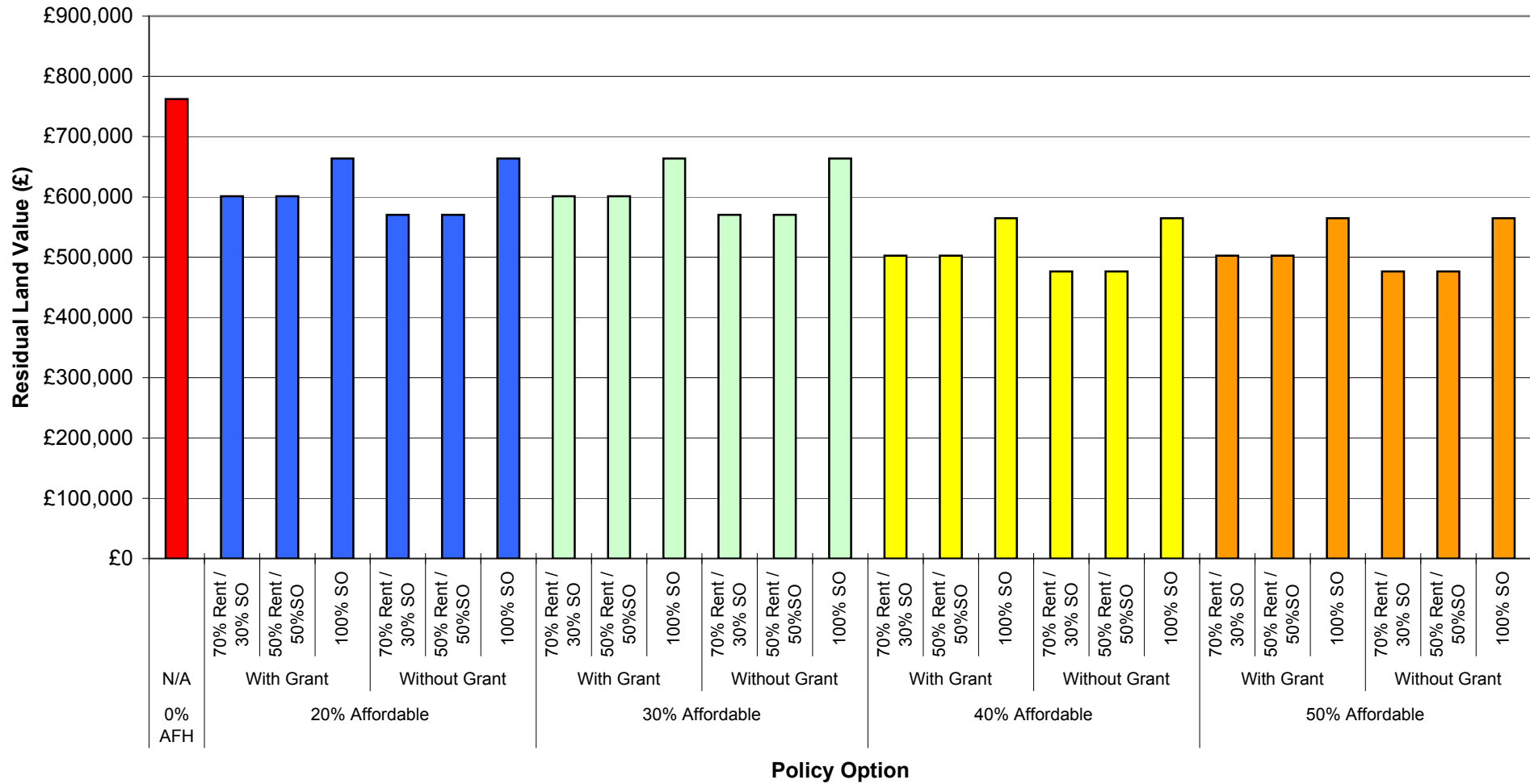
N.B. SO =Shared Ownership

Table 4: Value Point 4 - Scheme Appraisal Types, Residual Land Value, RLV as % of GDV and Percentage Reduction in Residual Land Value from Adopted Policy Position

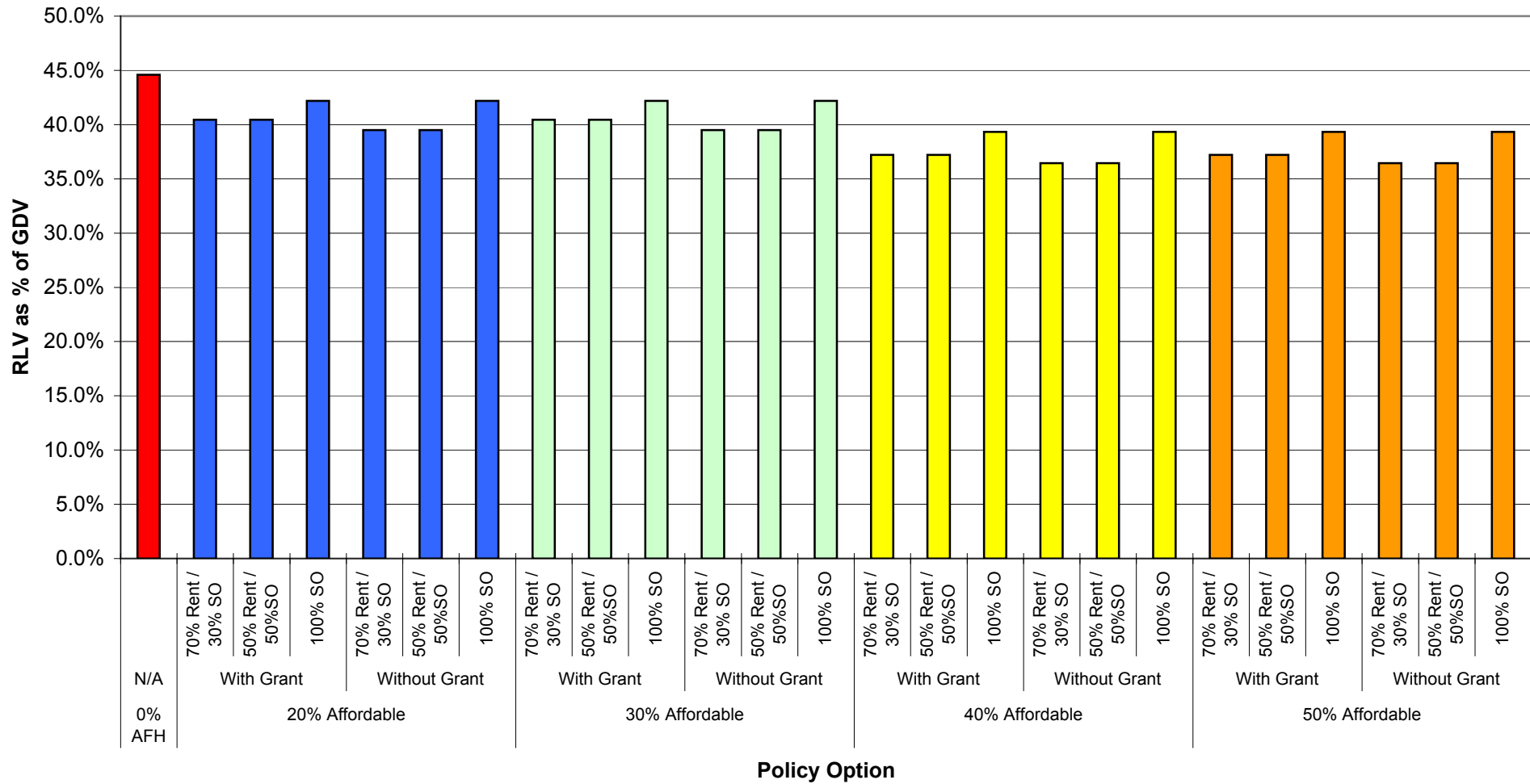
Appraisal Type	10 Unit - Flatted Scheme (5 x 1BF & 5 x 2BF)				10 Unit - Flatted Scheme (10 x 2BF)				15 Unit - Housing Scheme (5 x 2BH & 10 x 3BH)			15 Unit - Flatted Scheme (5 x 1BF & 10 x 2BF)			25 Unit - Mixed Scheme (5 x 1BF; 5 x 2BF; 5 x 2BH; 10 x 3BH)			50 Unit - Mixed Scheme (8 x 1BF; 17 x 2BF; 12 x 2BH; 24 x 3BH; 7 x 4BH)			100 Unit - Mixed Scheme (16 x 1BF; 34 x 2BF; 12 x 2BH; 24 x 3BH; 14 x 4BH)		
	RLV	RLV as % of GDV	Reduction in RLV from Current Policy (Urban)	Reduction in RLV from Current Policy (Rural)	RLV	RLV as % of GDV	Reduction in RLV from Current Policy (Urban)	Reduction in RLV from Current Policy (Rural)	RLV	RLV as % of GDV	Reduction in RLV from Current Policy Position	RLV	RLV as % of GDV	Reduction in RLV from Current Policy Position	RLV	RLV as % of GDV	Reduction in RLV from Current Policy Position	RLV	RLV as % of GDV	Reduction in RLV from Current Policy Position	RLV	RLV as % of GDV	Reduction in RLV from Current Policy Position
0% Affordable	£1,099,291	41.8%	N/A	-	£1,232,384	41.5%	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
20% Affordable - 70% Rent / 30% SO	£892,645	38.0%	18.8%	-	£1,006,232	37.9%	18.4%	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
20% Affordable - 50% Rent / 50% SO	£892,645	38.0%	18.8%	-	£1,006,232	37.9%	18.4%	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
20% Affordable - 100% SO	£947,145	39.1%	13.8%	-	£1,060,732	38.8%	13.9%	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
20% Affordable - 70% Rent / 30% SO	£868,399	37.5%	21.0%	-	£981,986	37.4%	20.3%	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
20% Affordable - 50% Rent / 50% SO	£868,399	37.5%	21.0%	-	£981,986	37.4%	20.3%	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
20% Affordable - 100% SO	£947,145	39.1%	13.8%	-	£1,060,732	38.8%	13.9%	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
30% Affordable - 70% Rent / 30% SO	£783,880	35.7%	28.7%	N/A	£865,906	35.2%	29.7%	N/A	£1,877,458	39.8%	N/A	£1,259,746	36.1%	N/A	£2,507,506	36.8%	N/A	£4,646,477	33.9%	N/A	£8,732,559	31.8%	N/A
30% Affordable - 50% Rent / 50% SO	£783,880	35.7%	28.7%	N/A	£865,906	35.2%	29.7%	N/A	£1,939,721	40.4%	N/A	£1,302,191	36.7%	N/A	£2,568,473	37.3%	N/A	£4,799,771	34.4%	N/A	£9,025,542	32.4%	N/A
30% Affordable - 100% SO	£880,825	37.8%	19.9%	N/A	£974,905	37.3%	20.9%	N/A	-	-	-	£1,411,190	38.2%	N/A	-	-	-	-	-	-	-	-	-
30% Affordable - 70% Rent / 30% SO	£743,054	34.7%	32.4%	N/A	£817,415	34.1%	33.7%	N/A	£1,765,806	38.7%	N/A	£1,194,674	35.2%	N/A	£2,328,270	35.5%	N/A	£4,276,556	32.5%	N/A	£8,025,549	30.5%	N/A
30% Affordable - 50% Rent / 50% SO	£743,054	34.7%	32.4%	N/A	£817,415	34.1%	33.7%	N/A	£1,859,201	39.6%	N/A	£1,253,699	36.0%	N/A	£2,419,722	36.2%	N/A	£4,498,048	33.3%	N/A	£8,448,875	31.3%	N/A
30% Affordable - 100% SO	£880,825	37.8%	19.9%	N/A	£974,905	37.3%	20.9%	N/A	-	-	-	£1,411,190	38.2%	N/A	-	-	-	-	-	-	-	-	-
40% Affordable - 70% Rent / 30% SO	£643,554	32.2%	41.5%	17.9%	£725,581	32.0%	41.1%	16.2%	£1,598,296	36.9%	14.9%	£1,053,100	32.9%	16.4%	£2,128,578	33.9%	15.1%	£4,010,068	31.4%	13.7%	£7,516,226	29.4%	13.9%
40% Affordable - 50% Rent / 50% SO	£698,054	33.6%	36.5%	10.9%	£780,080	33.3%	36.7%	9.9%	£1,660,559	37.6%	14.4%	£1,095,545	33.6%	15.9%	£2,242,912	34.9%	12.7%	£4,203,158	32.2%	12.4%	£7,885,268	30.2%	12.6%
40% Affordable - 100% SO	£794,998	36.0%	27.7%	9.7%	£889,079	35.6%	27.9%	8.8%	-	-	-	£1,259,044	36.1%	10.8%	-	-	-	-	-	-	-	-	-
40% Affordable - 70% Rent / 30% SO	£578,483	30.3%	47.4%	22.1%	£652,843	30.1%	47.0%	20.1%	£1,446,384	35.1%	18.1%	£963,783	31.3%	19.3%	£1,886,179	31.8%	19.0%	£3,540,675	29.3%	17.2%	£6,619,103	27.4%	17.5%
40% Affordable - 50% Rent / 50% SO	£657,228	32.5%	40.2%	11.6%	£731,588	32.1%	40.6%	10.5%	£1,539,778	36.2%	17.2%	£1,022,808	32.4%	18.4%	£2,054,737	33.3%	15.1%	£3,817,508	30.6%	15.1%	£7,148,198	28.6%	15.4%
40% Affordable - 100% SO	£794,998	36.0%	27.7%	9.7%	£889,079	35.6%	27.9%	8.8%	-	-	-	£1,259,044	36.1%	10.8%	-	-	-	-	-	-	-	-	-
50% Affordable - 70% Rent / 30% SO	£534,789	28.9%	51.4%	31.8%	£585,255	28.2%	52.5%	32.4%	£1,417,964	34.7%	24.5%	£912,775	30.4%	27.5%	£1,847,622	31.5%	26.3%	£3,375,938	28.5%	27.3%	£6,304,251	26.6%	27.8%
50% Affordable - 50% Rent / 50% SO	£577,234	30.2%	47.5%	26.4%	£639,755	29.8%	48.1%	26.1%	£1,480,226	35.5%	23.7%	£955,220	31.2%	26.6%	£1,969,557	32.6%	23.3%	£3,608,824	29.6%	24.8%	£6,749,352	27.7%	25.2%
50% Affordable - 100% SO	£728,678	34.4%	33.7%	17.3%	£803,253	33.8%	34.8%	17.6%	-	-	-	£1,173,218	34.8%	16.9%	-	-	-	-	-	-	-	-	-
50% Affordable - 70% Rent / 30% SO	£457,858	26.3%	58.3%	38.4%	£488,271	25.2%	60.4%	40.3%	£1,225,791	32.1%	30.6%	£799,211	28.1%	33.1%	£1,559,057	28.5%	33.0%	£2,801,332	25.5%	34.5%	£5,206,039	23.7%	35.1%
50% Affordable - 50% Rent / 50% SO	£512,162	28.1%	53.4%	31.1%	£567,017	27.7%	54.0%	30.6%	£1,319,186	33.4%	29.0%	£858,236	29.3%	31.5%	£1,741,960	30.4%	28.0%	£3,133,506	27.3%	30.3%	£5,840,904	25.4%	30.9%
50% Affordable - 100% SO	£728,678	34.4%	33.7%	17.3%	£803,253	33.8%	34.8%	17.6%	-	-	-	£1,173,218	34.8%	16.9%	-	-	-	-	-	-	-	-	-

N.B. SO =Shared

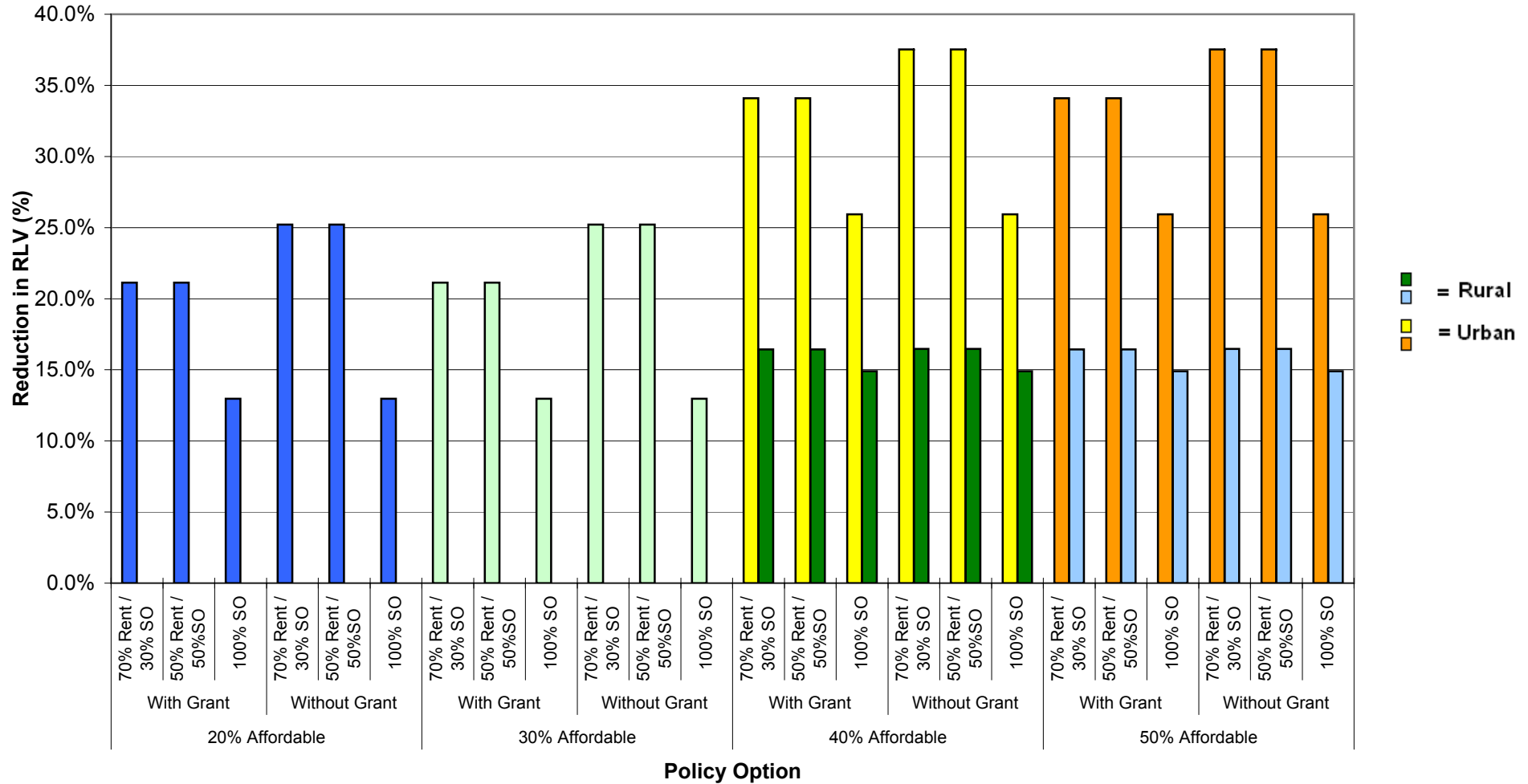
**Graph 109: 5 Unit Housing Scheme (5 x 2BH) - Residual Land Values at Potential Policy Options - Value Point 4**



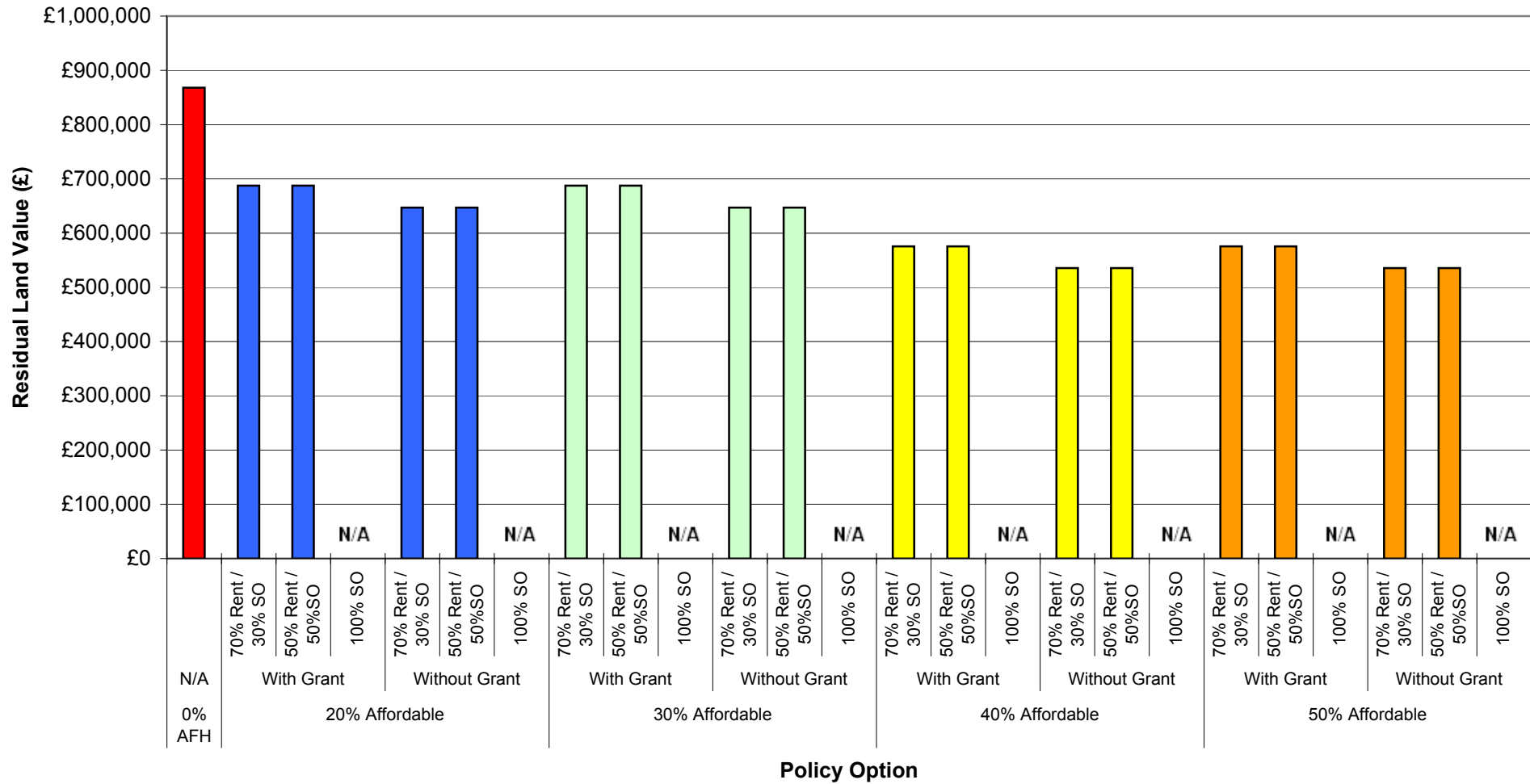
**Graph 110: 5 Unit Housing Scheme (5 x 2BH) - Residual Land Values as a percentage of the Gross Development Value - Value Point 4**



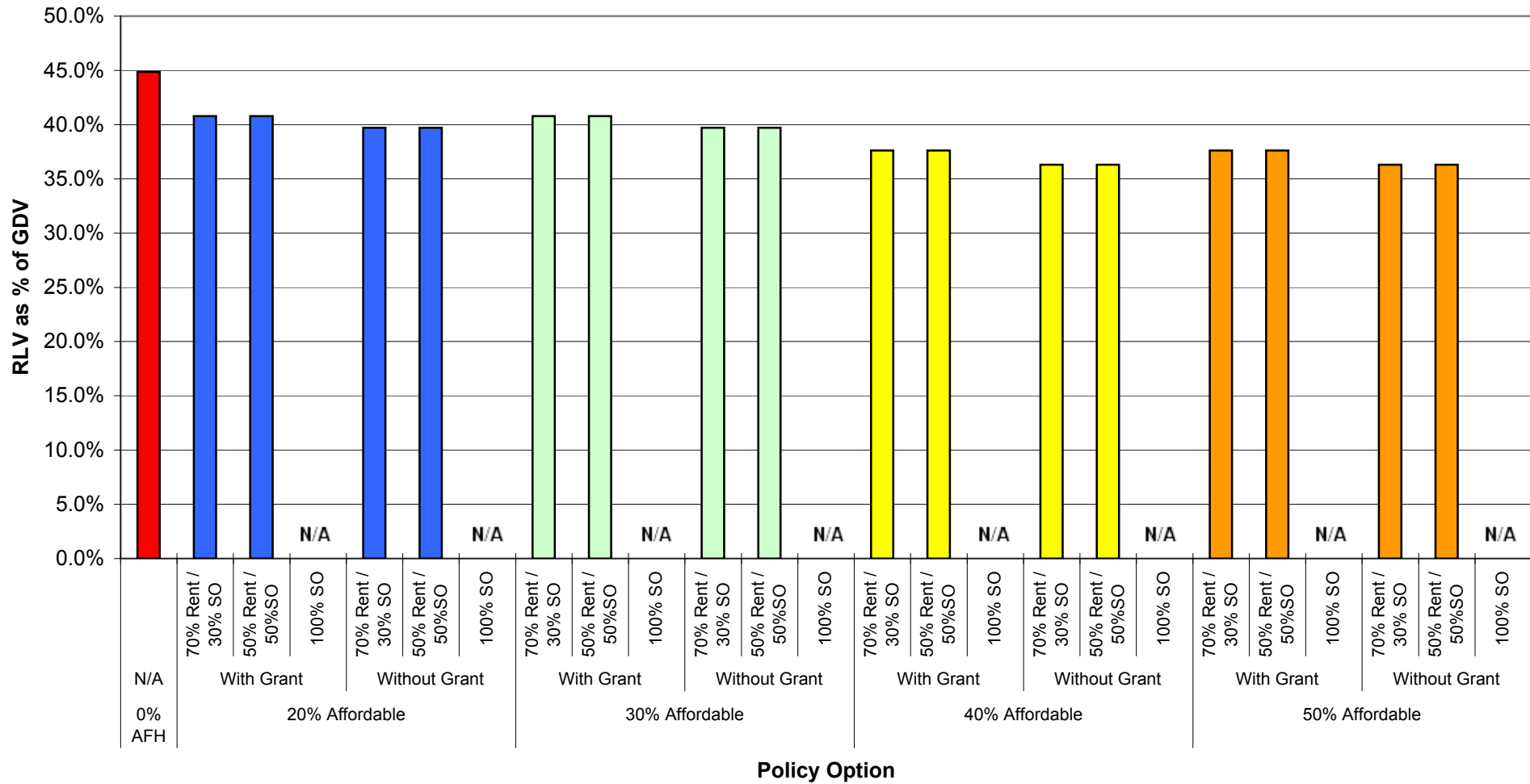
**Graph 111: 5 Unit Housing Scheme (5 x 2BH) - Reduction in RLV from Current Policy - Value Point 4**



**Graph 112: 5 Unit Housing Scheme (5 x 3BH) - Residual Land Values at Potential Policy Options - Value Point 4**

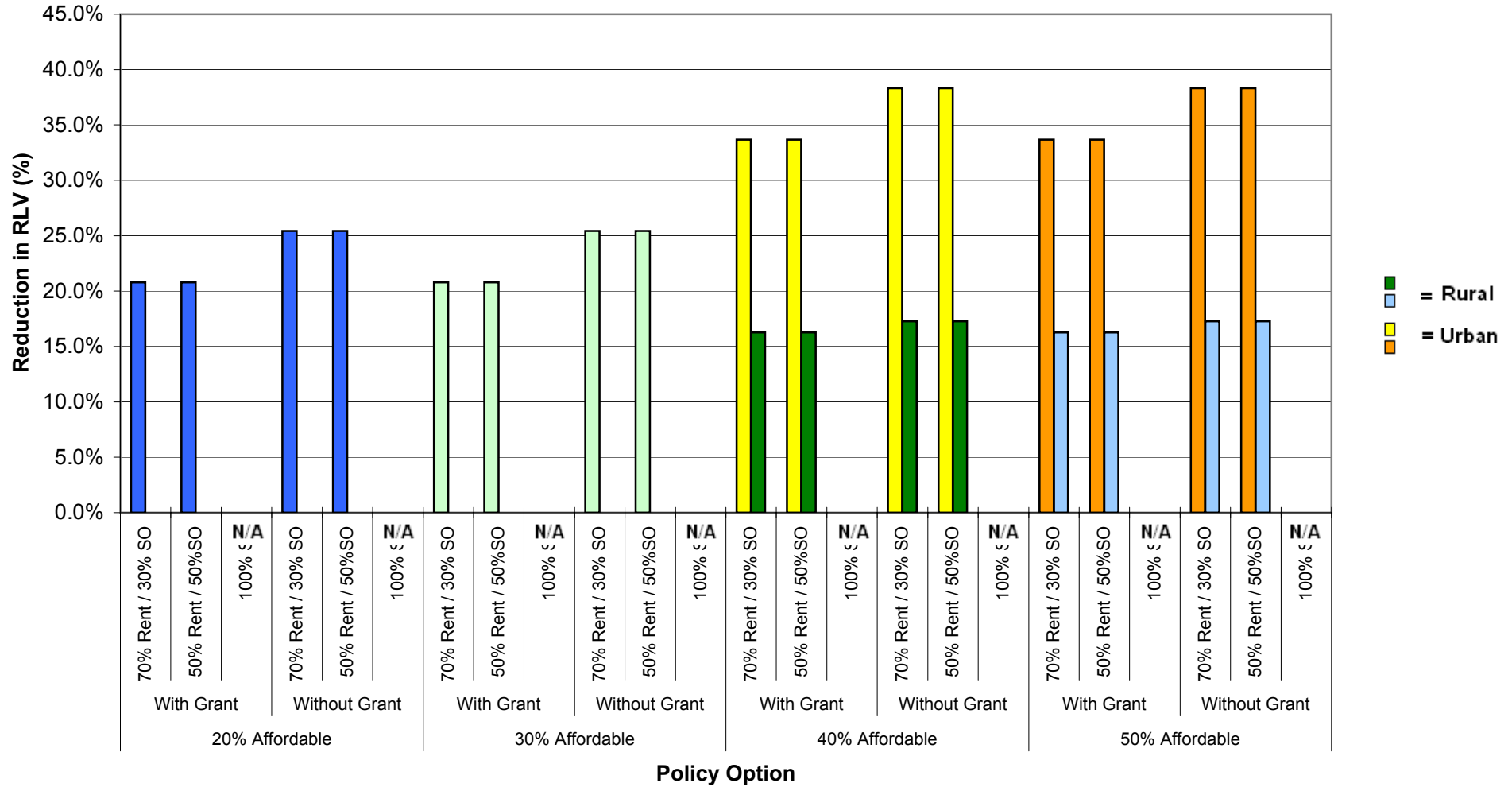


**Graph 113: 5 Unit Housing Scheme (5 x 3BH) - Residual Land Values as a percentage of the Gross Development Value - Value Point 4**

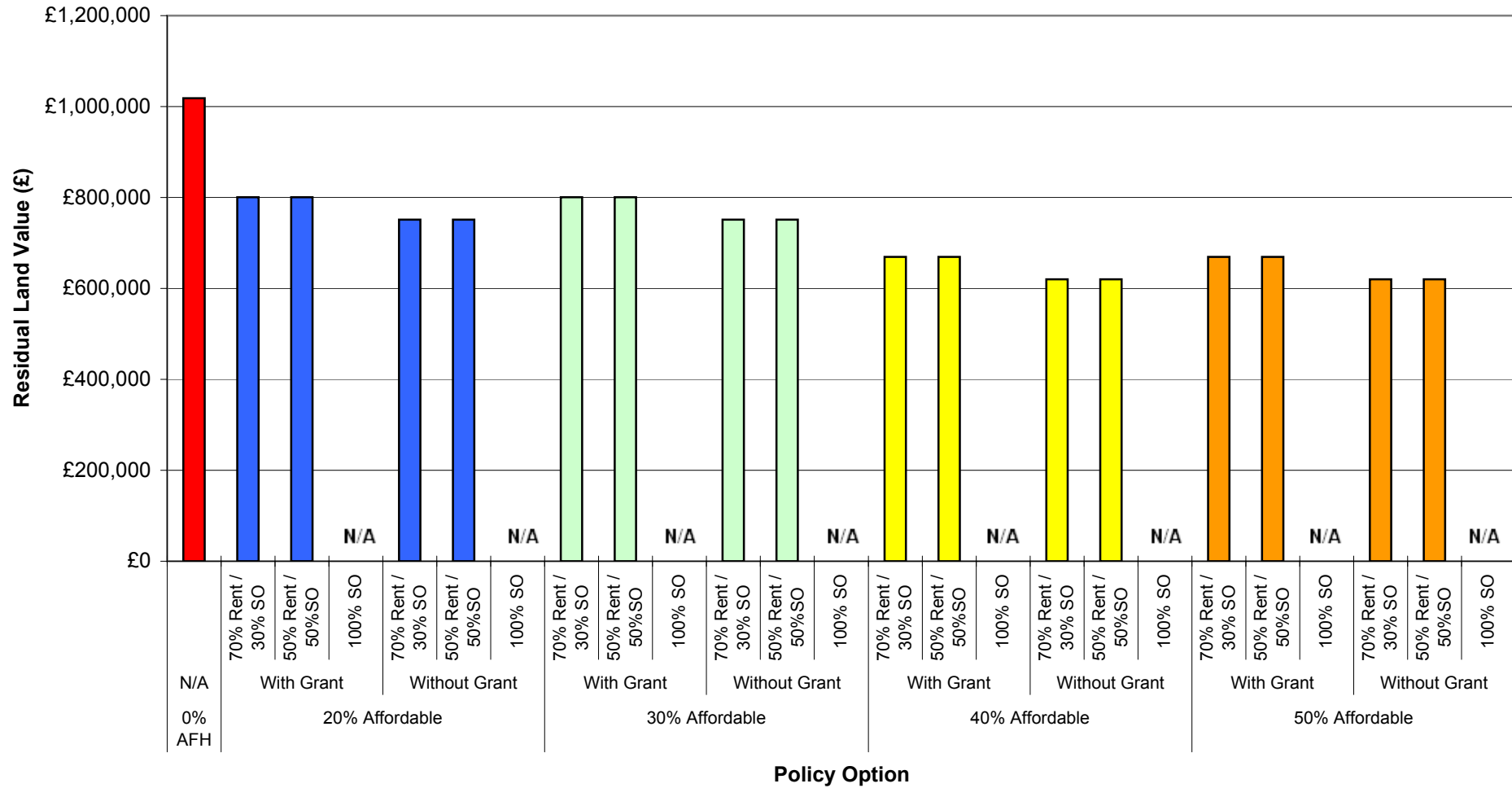




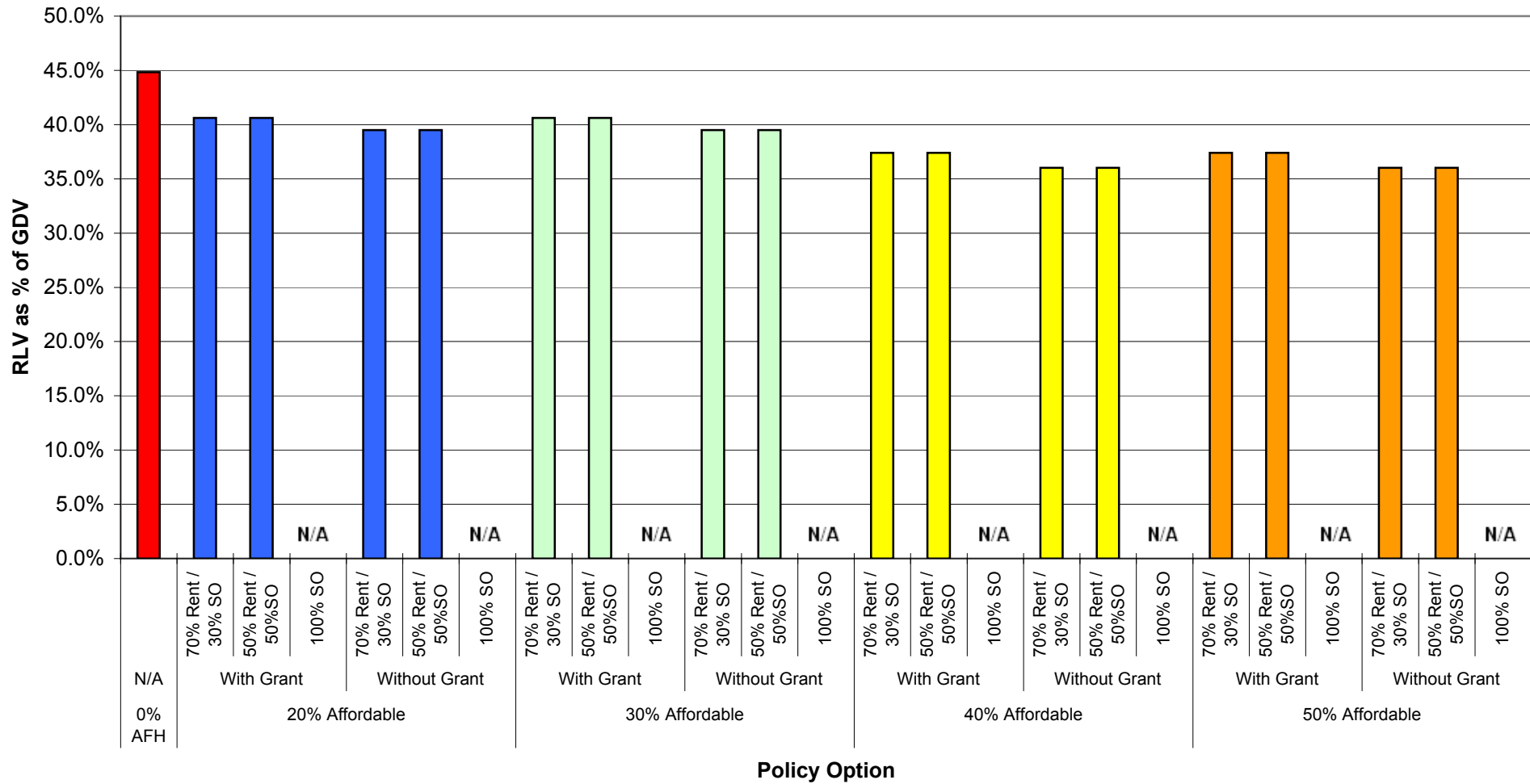
**Graph 114: 5 Unit Housing Scheme (5 x 3BH) - Reduction in RLV from Current Policy - Value Point 4**



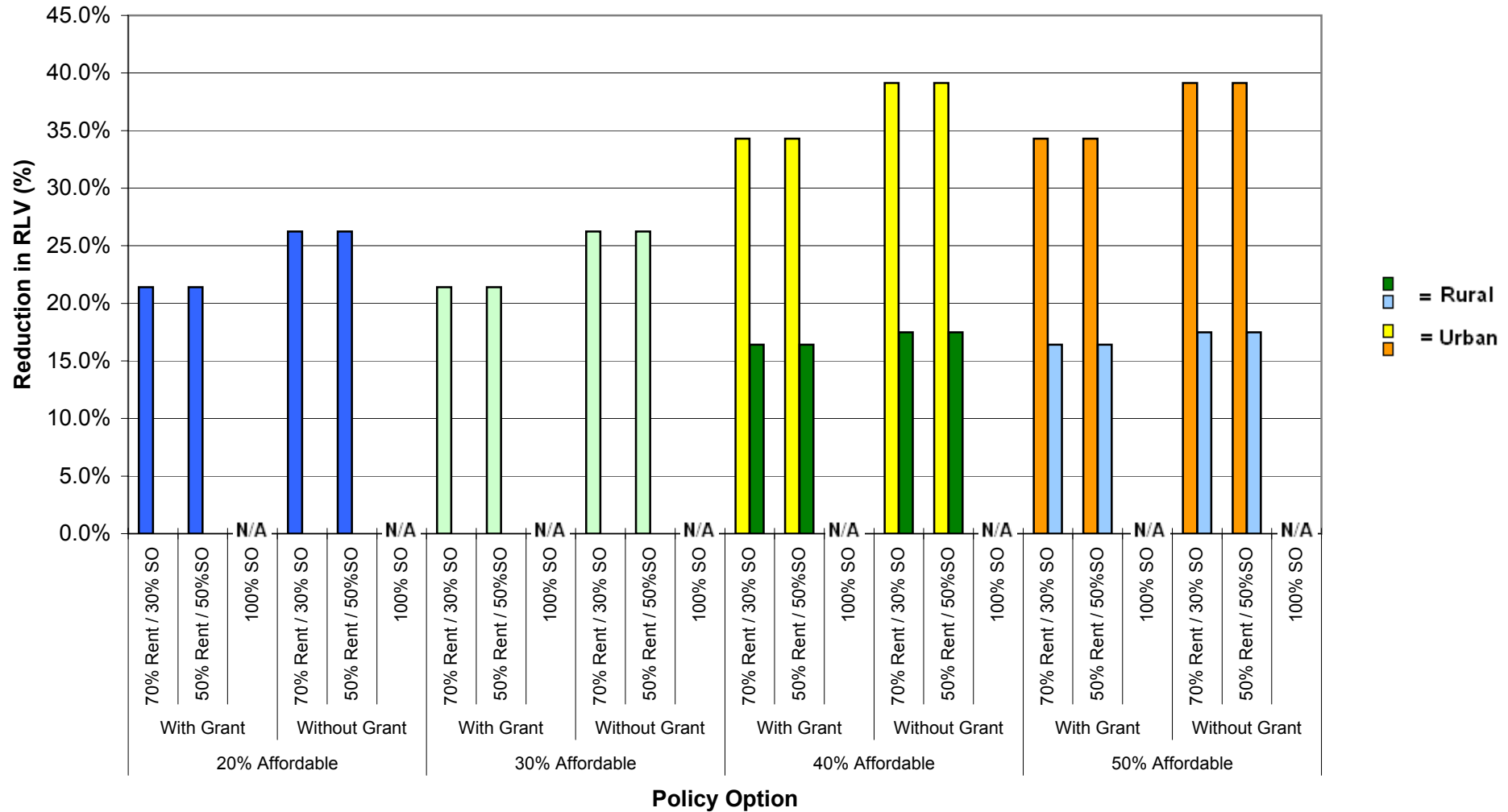
**Graph 115: 5 Unit Housing Scheme (5 x 4BH) - Residual Land Values at Potential Policy Options - Value Point 4**



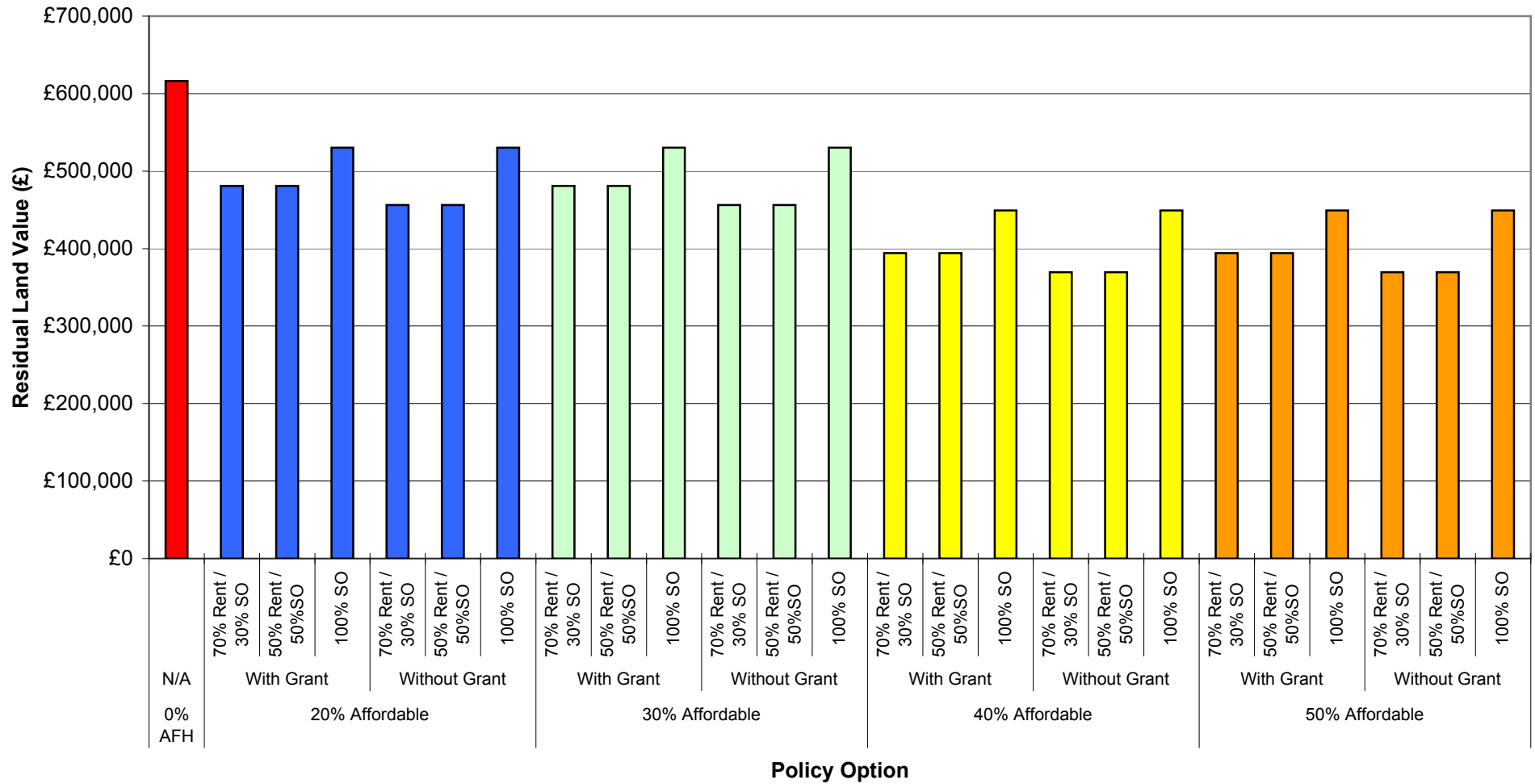
**Graph 116: 5 Unit Housing Scheme (5 x 4BH) - Residual Land Values as a percentage of the Gross Development Value - Value Point 4**



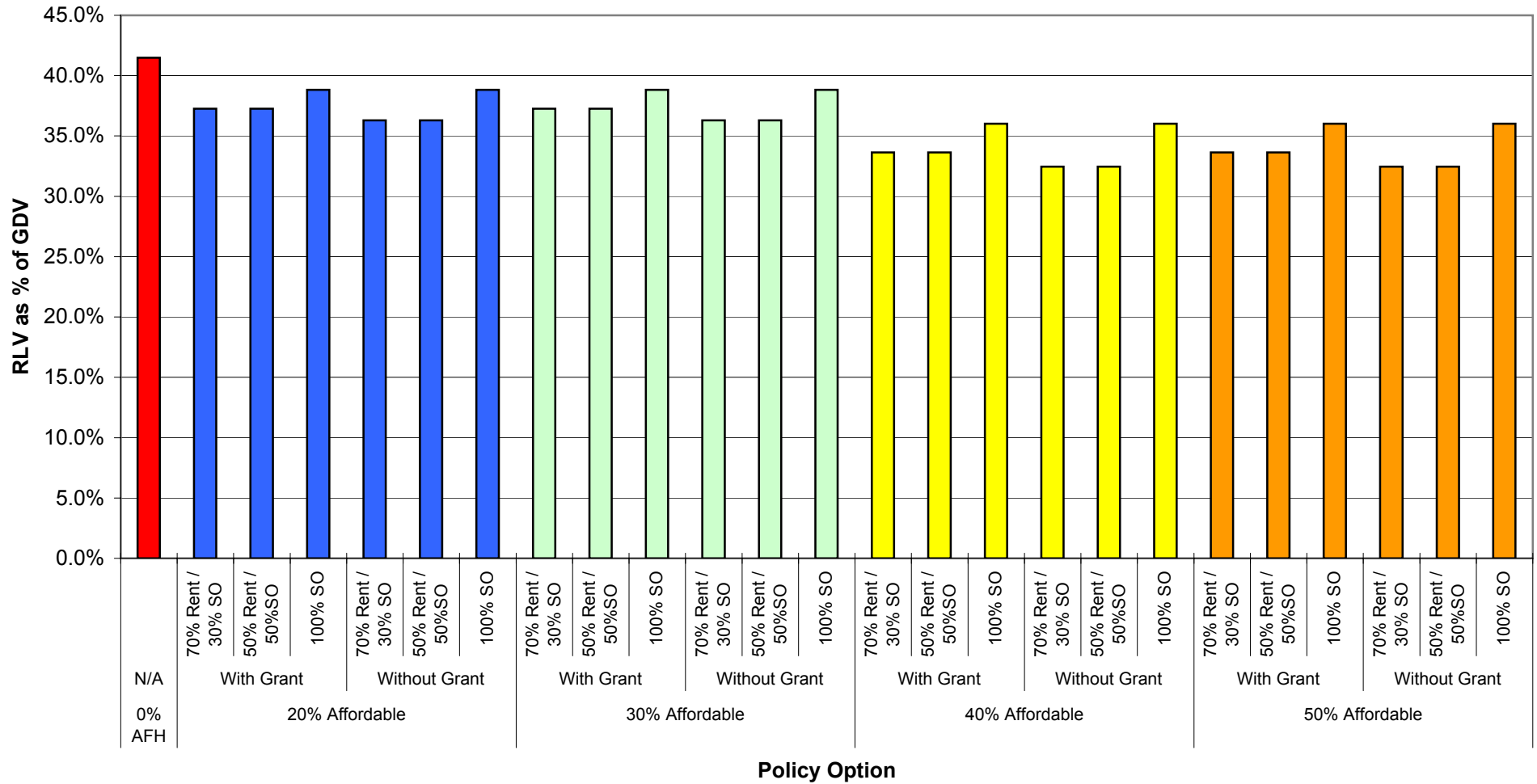
**Graph 117: 5 Unit Housing Scheme (5 x 4BH) - Reduction in RLV from Current Policy - Value Point 4**



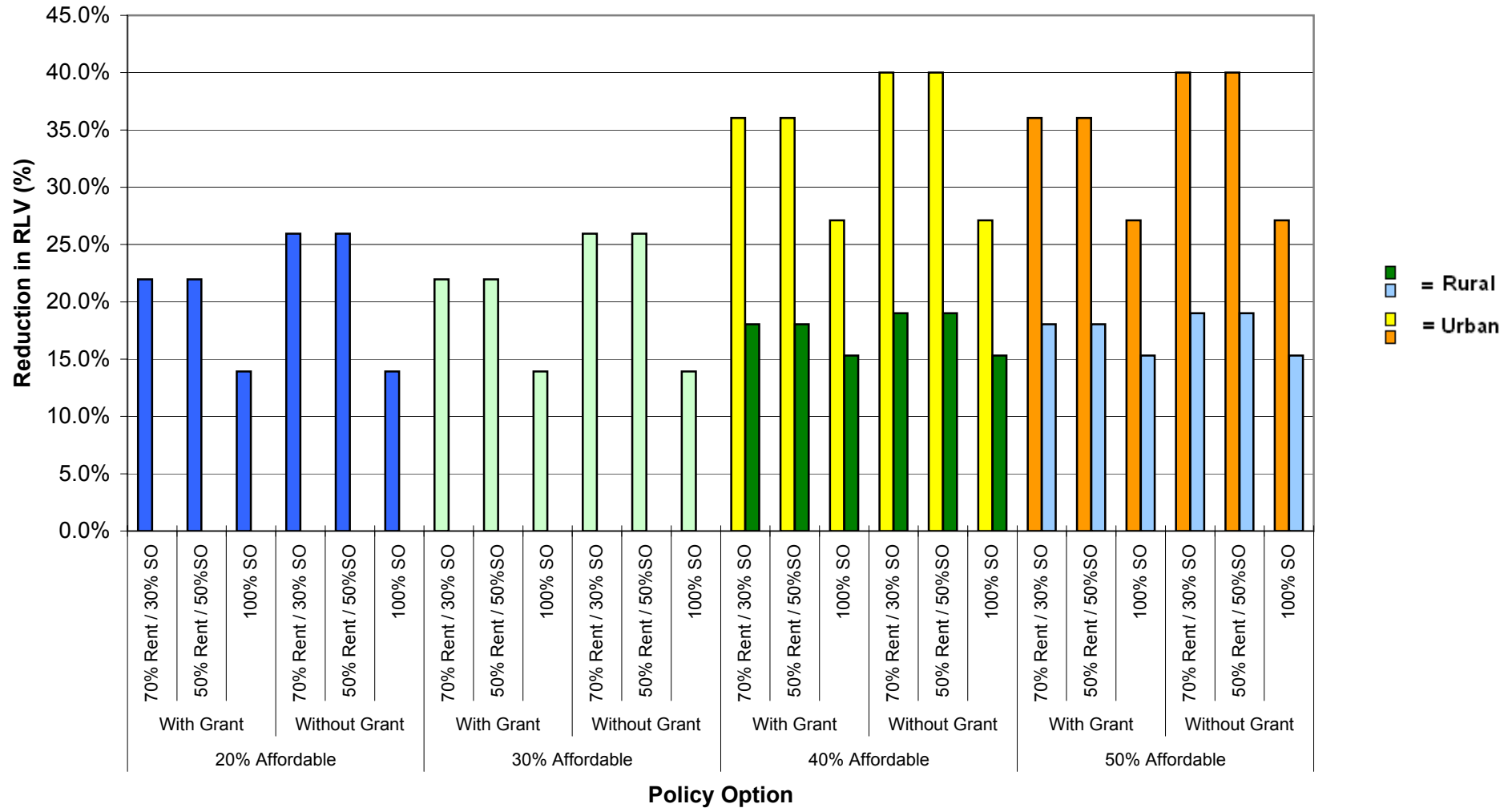
**Graph 118: 5 Unit Flatted Scheme (5 x 2BF) - Residual Land Values at Potential Policy Options - Value Point 4**



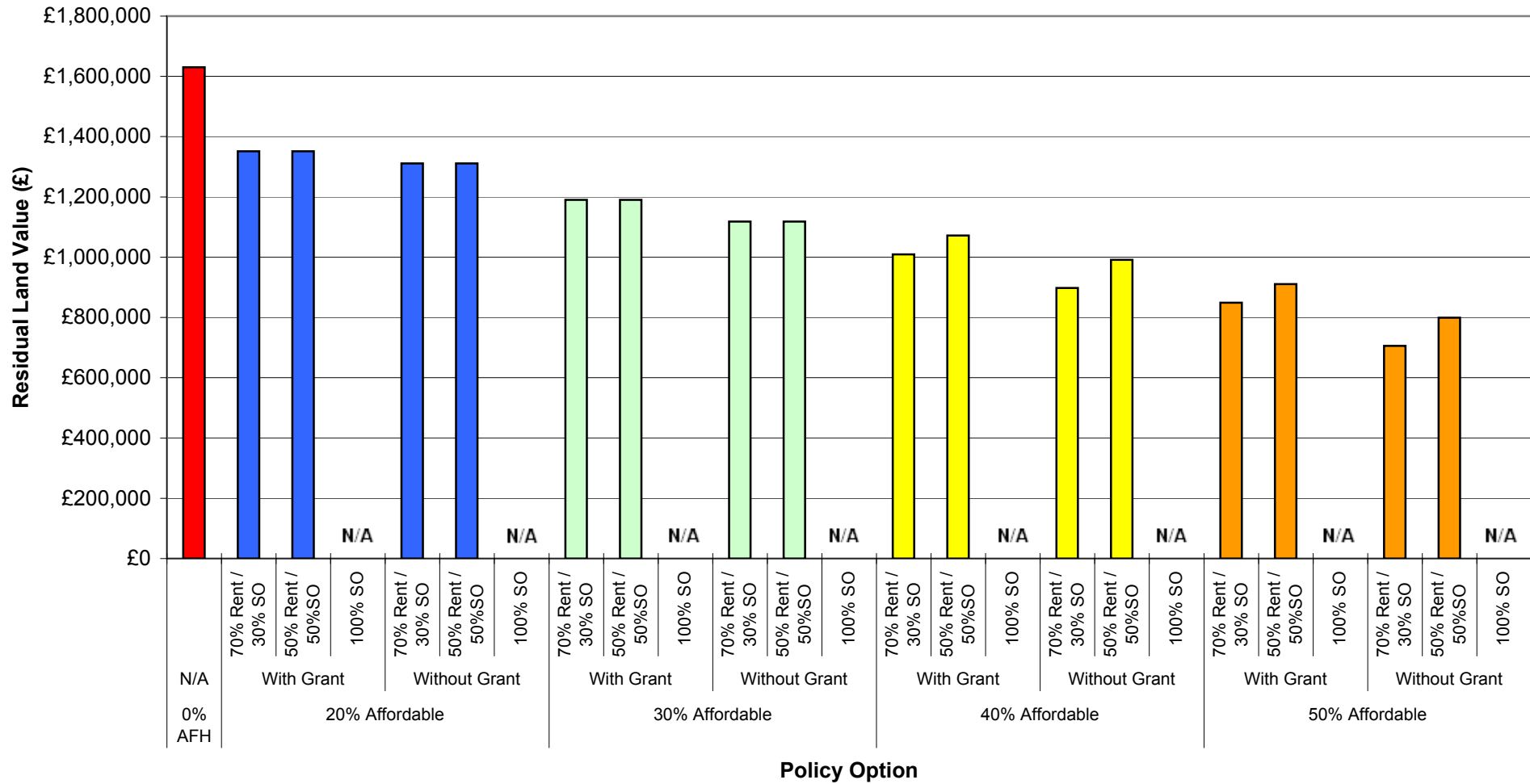
**Graph 119: 5 Unit Flatted Scheme (5 x 2BF) - Residual Land Values as a percentage of the Gross Development Value - Value Point 4**



**Graph 120: 5 Unit Flatted Scheme (5 x 2BF) - Reduction in RLV from Current Policy - Value Point 4**

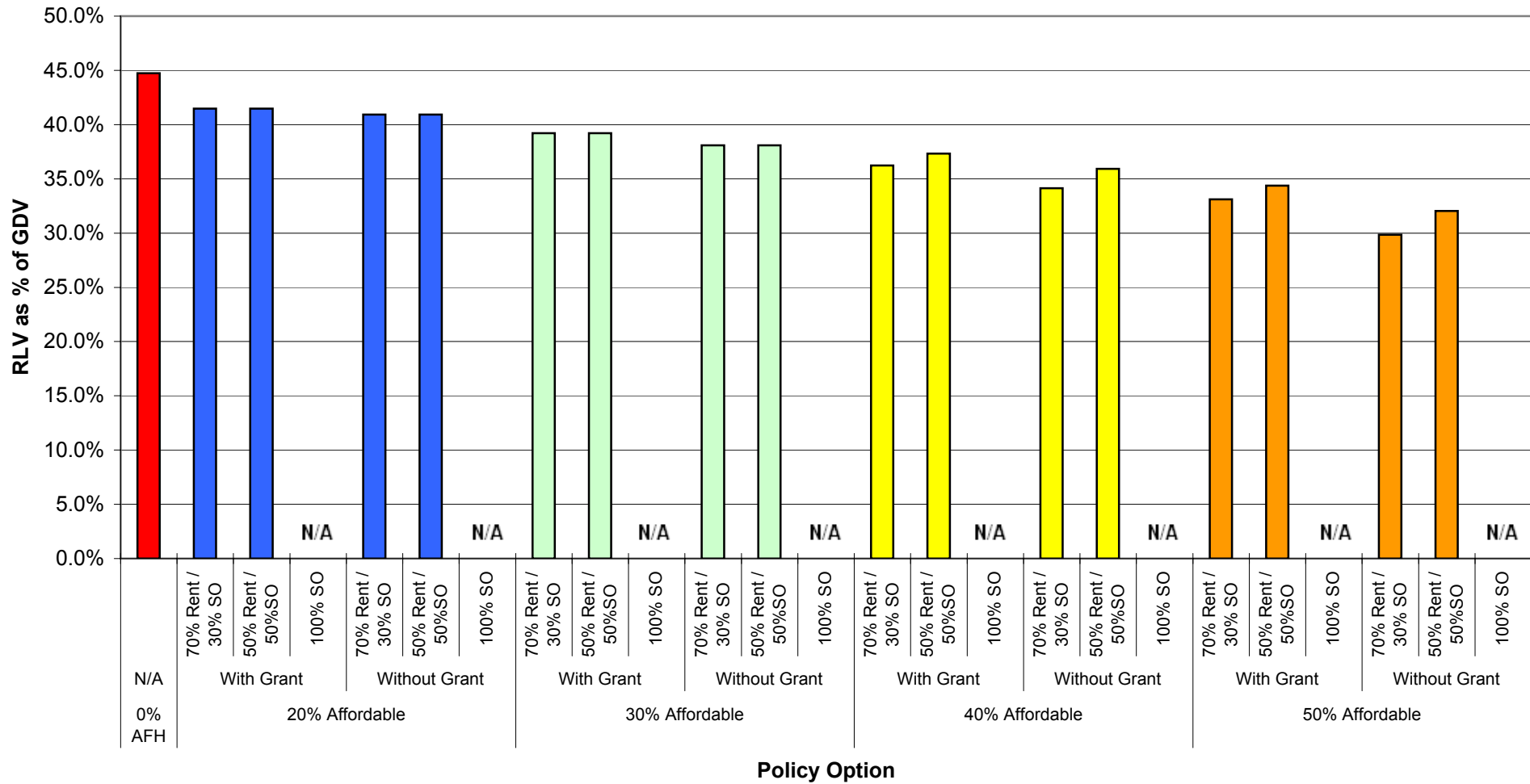


**Graph 121: 10 Unit Housing Scheme (5 x 2BH & 5 x 3BH) - Residual Land Values at Potential Policy Options - Value Point 4**

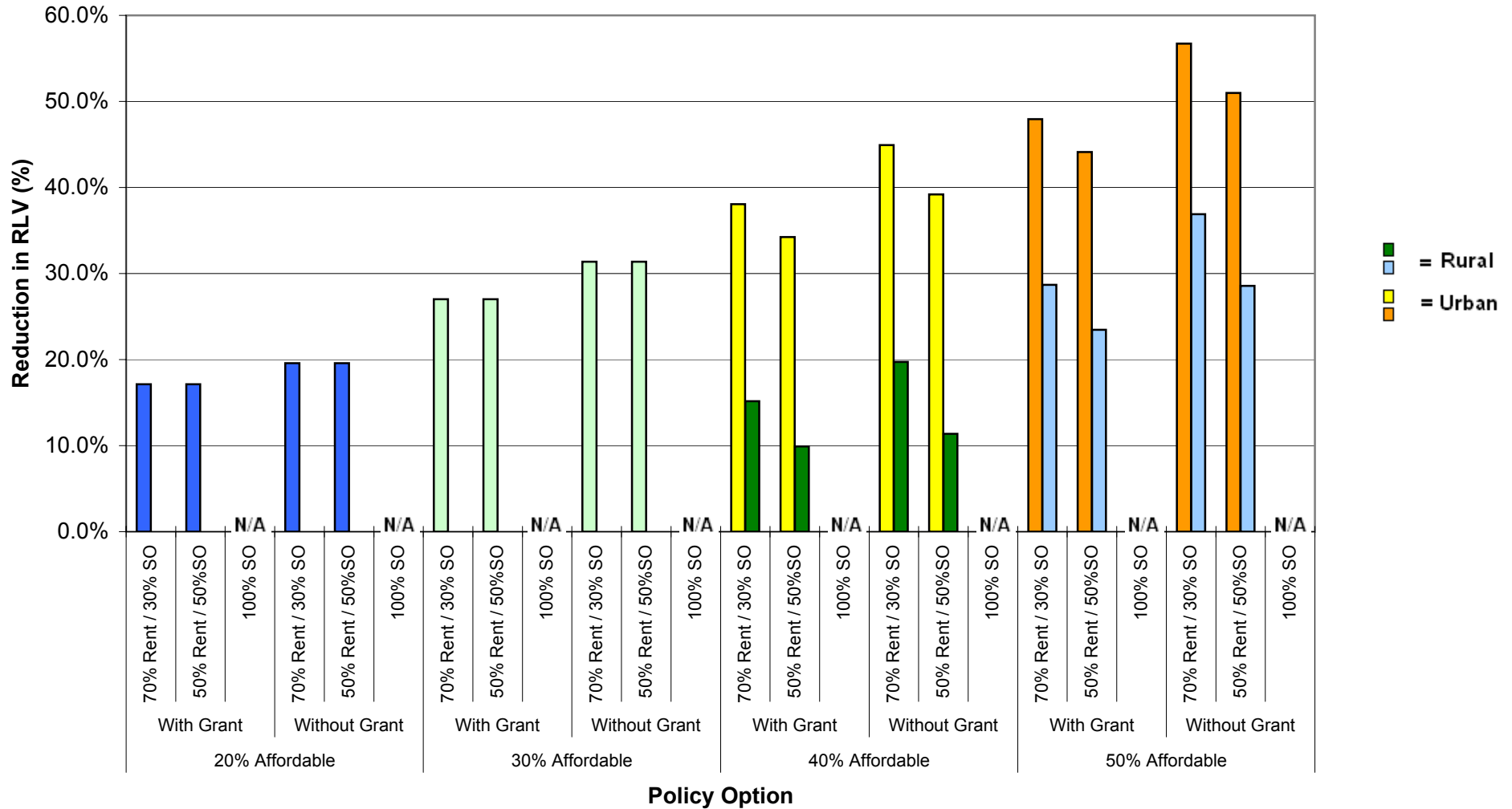




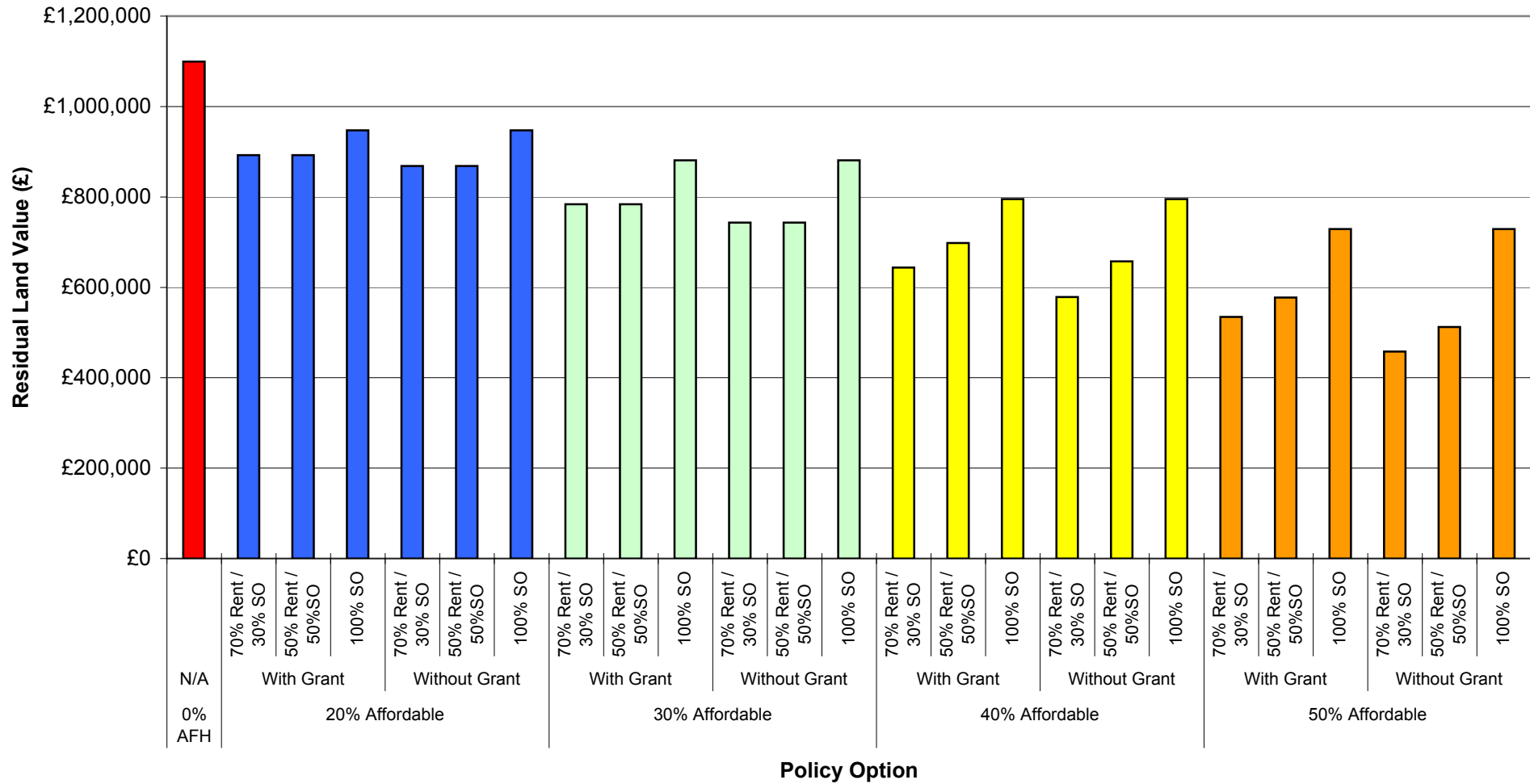
**Graph 122: 10 Unit Housing Scheme (5 x 2BH & 5 x 3BH) - Residual Land Values as a percentage of the Gross Development Value - Value Point 4**



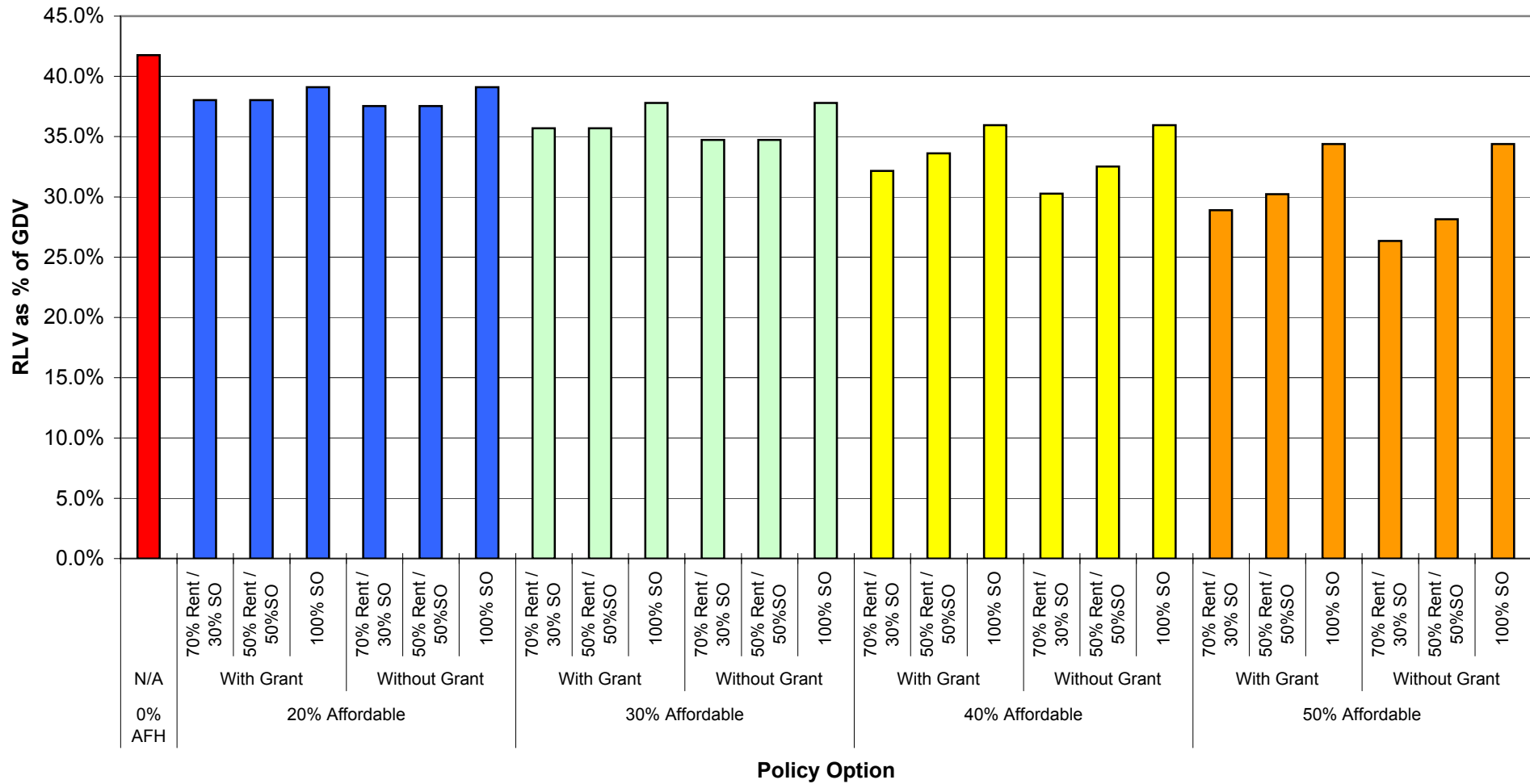
**Graph 123: 10 Unit Housing Scheme (5 x 2BH & 5 x 3BH) - Reduction in RLV from Current Policy - Value Point 4**



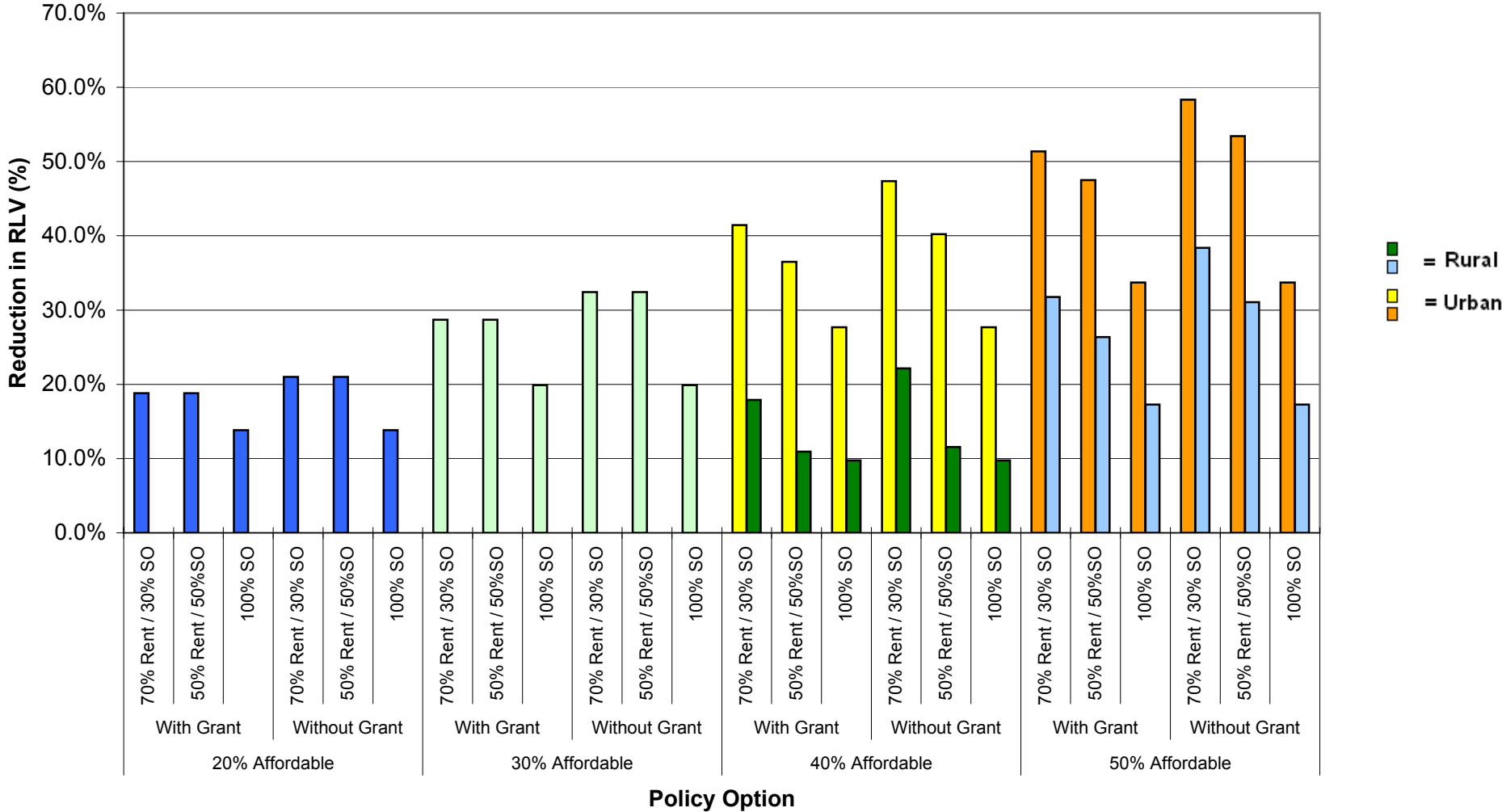
**Graph 124: 10 Unit Flatted Scheme (5 x 1BF & 5 x 2BF) - Residual Land Values at Potential Policy Options - Value Point 4**



**Graph 125: 10 Unit Flatted Scheme (5 x 1BF & 5 x 2BF) - Residual Land Values as a percentage of the Gross Development Value - Value Point 4**

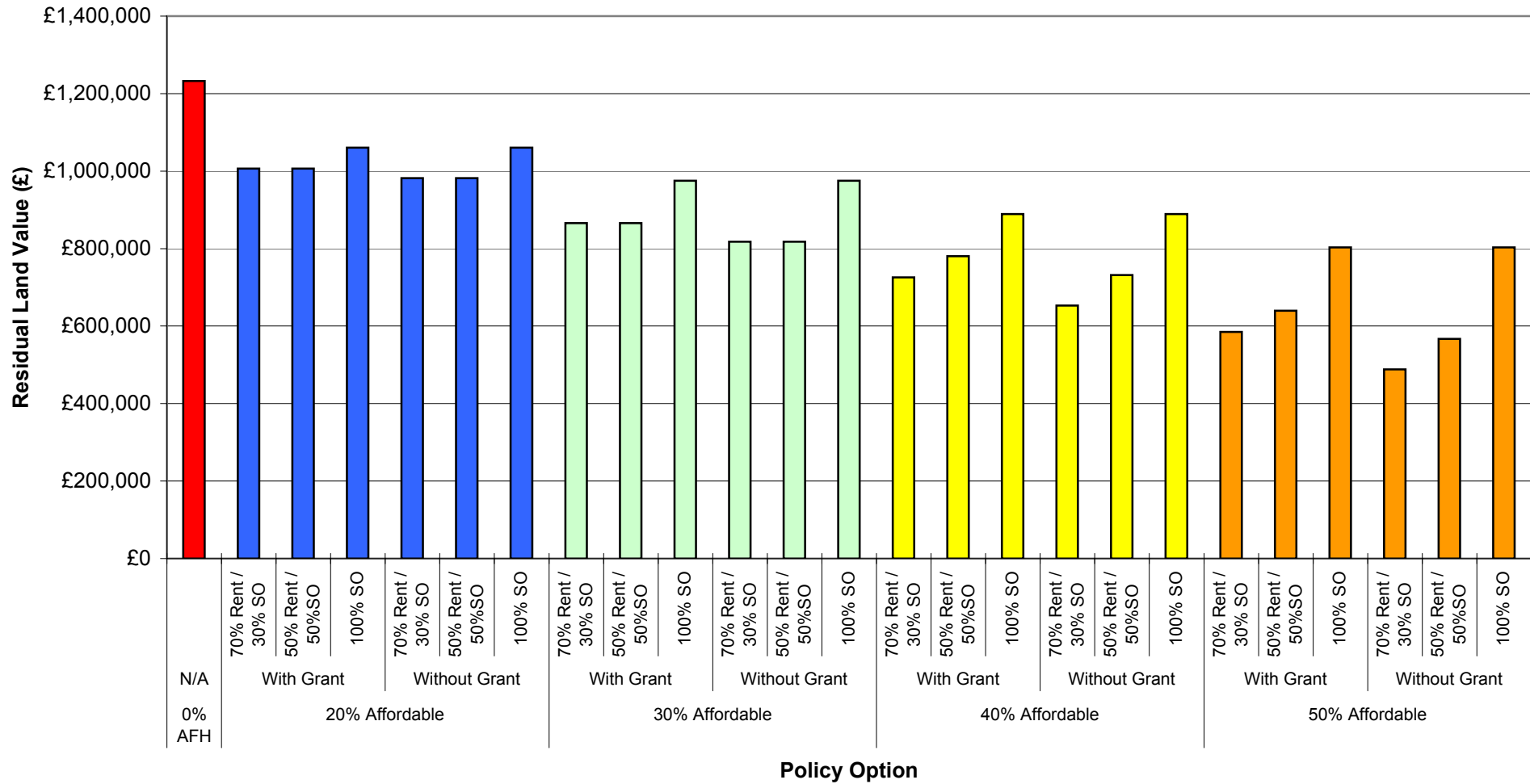


**Graph 126: 10 Unit Flatted Scheme (5 x 1BF & 5 x 2BF)  
Reduction in RLV from Current Policy - Value Point 4**

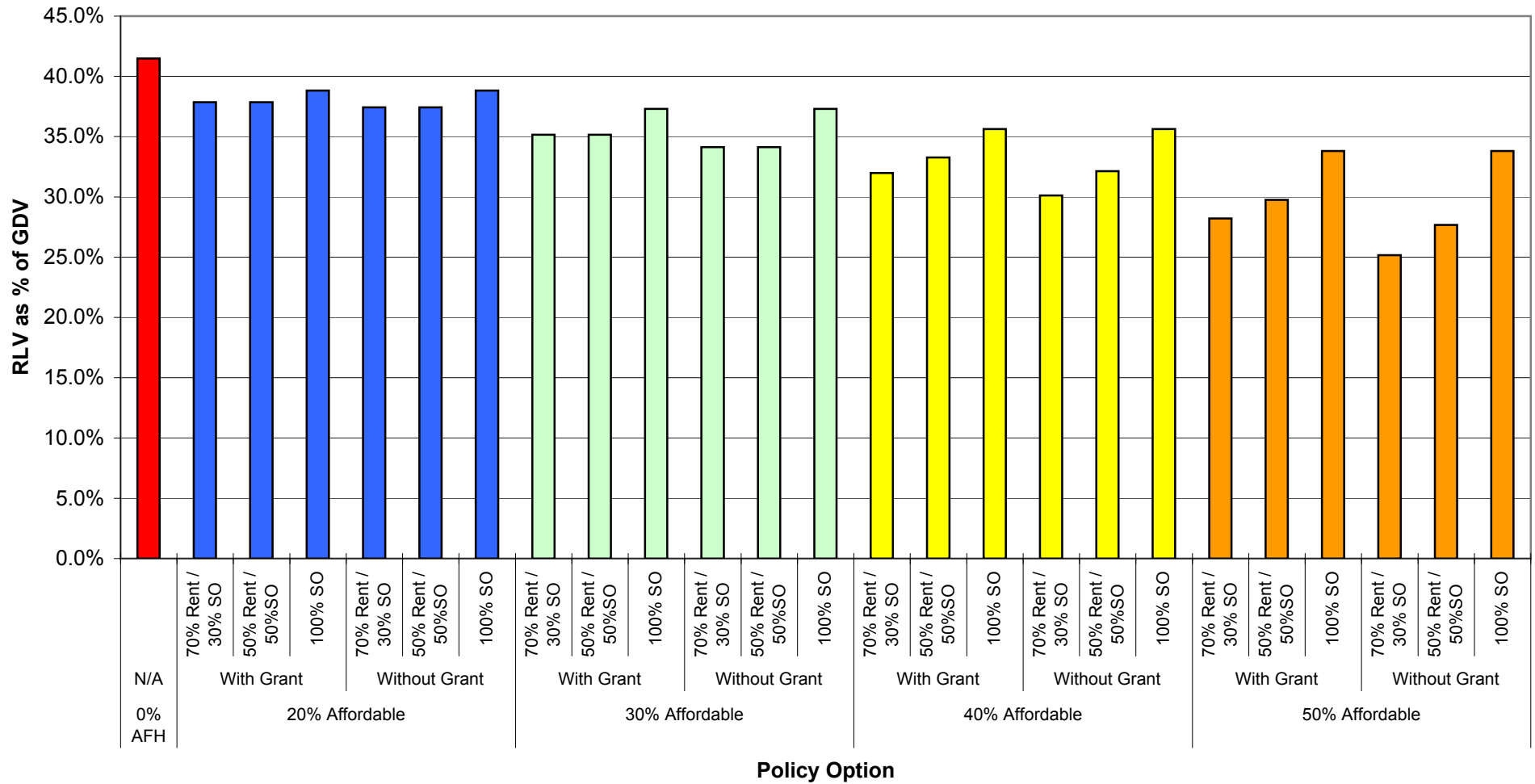


Source: Adams Integra, January 2008

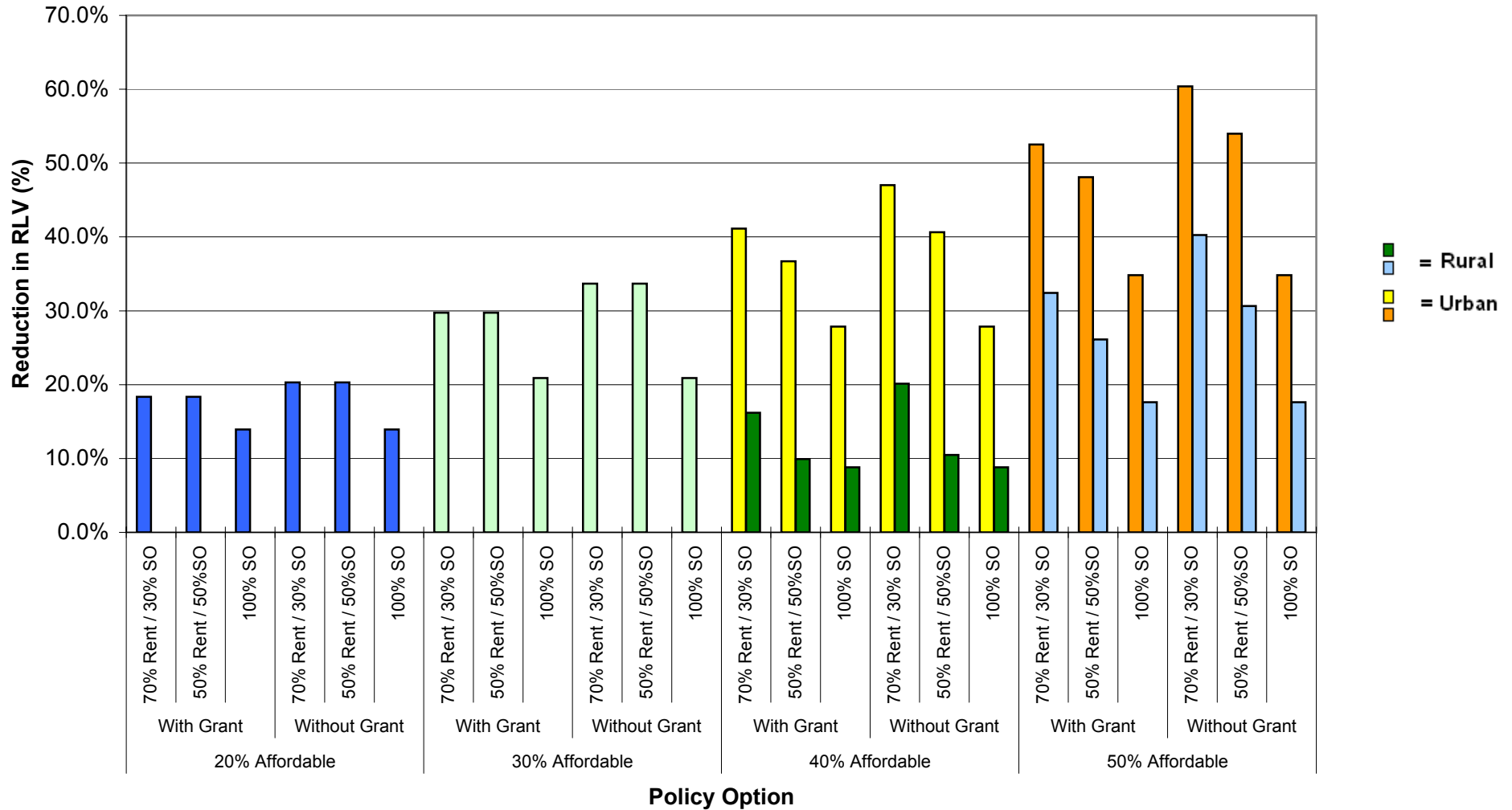
**Graph 127: 10 Unit Flatted Scheme (10 x 2BF) - Residual Land Values at Potential Policy Options - Value Point 4**



**Graph 128: 10 Unit Flatted Scheme (10 x 2BF) - Residual Land Values as a percentage of the Gross Development Value - Value Point 4**

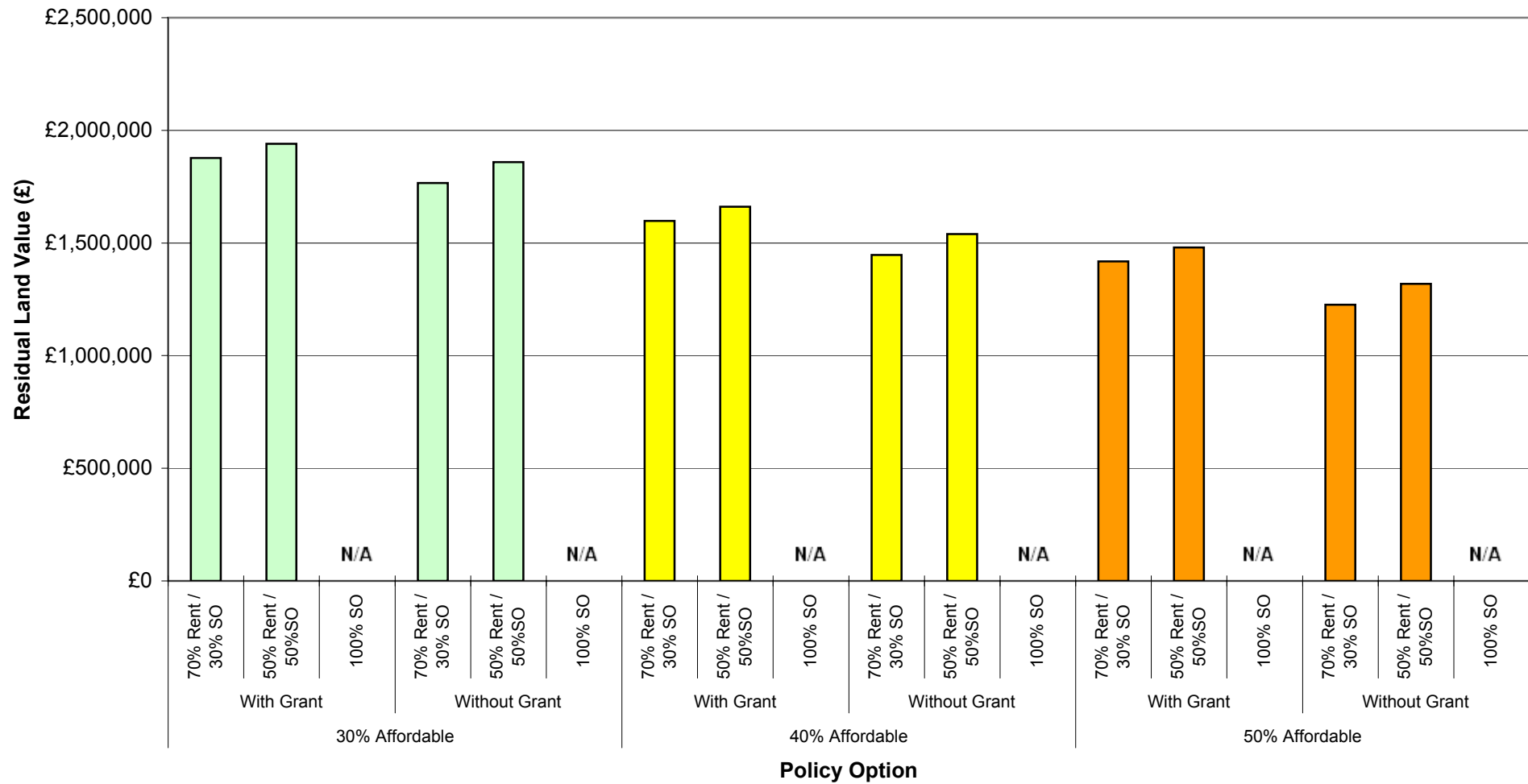


**Graph 129: 10 Unit Flatted Scheme (10 x 2BF)  
Reduction in RLV from Current Policy - Value Point 4**

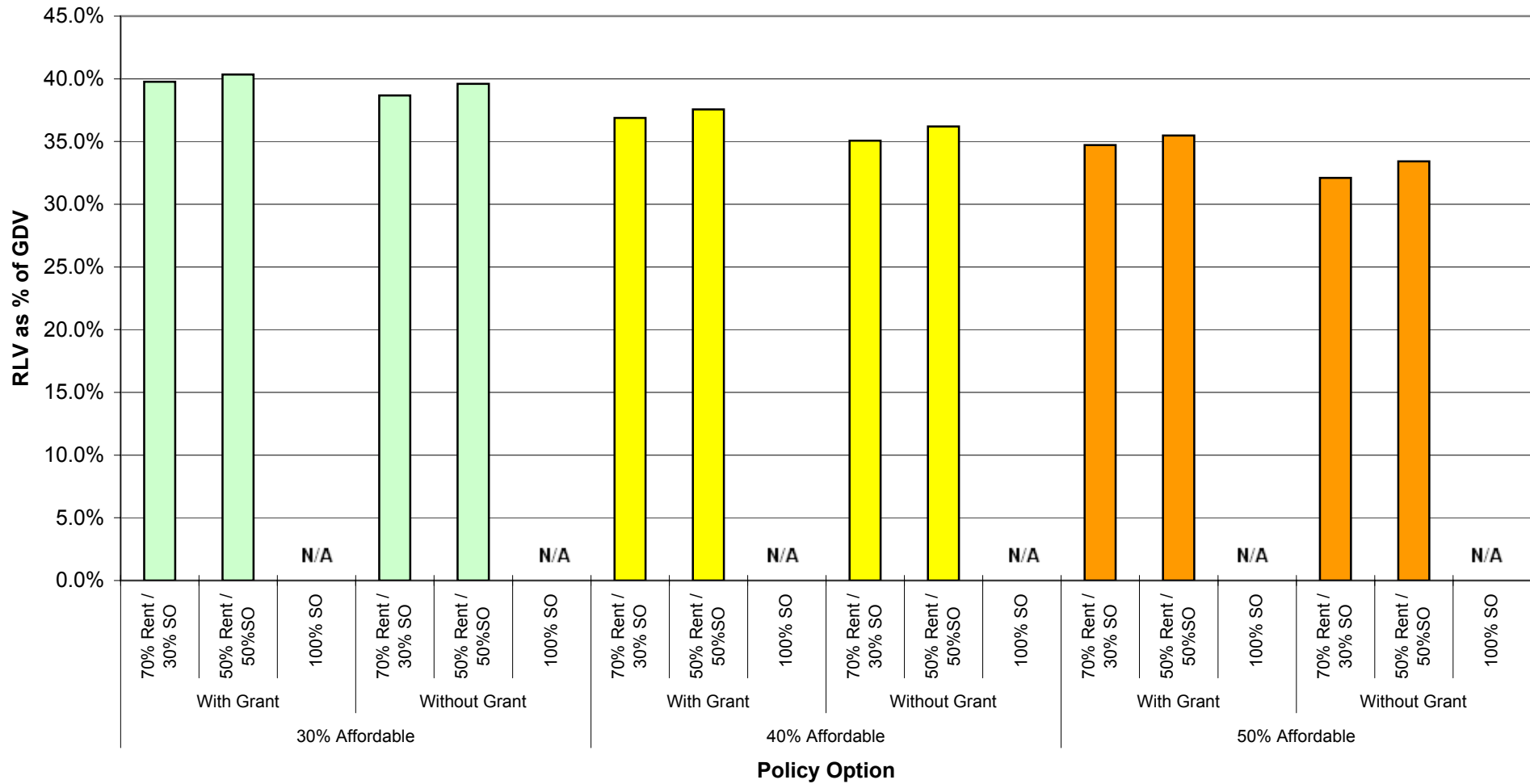




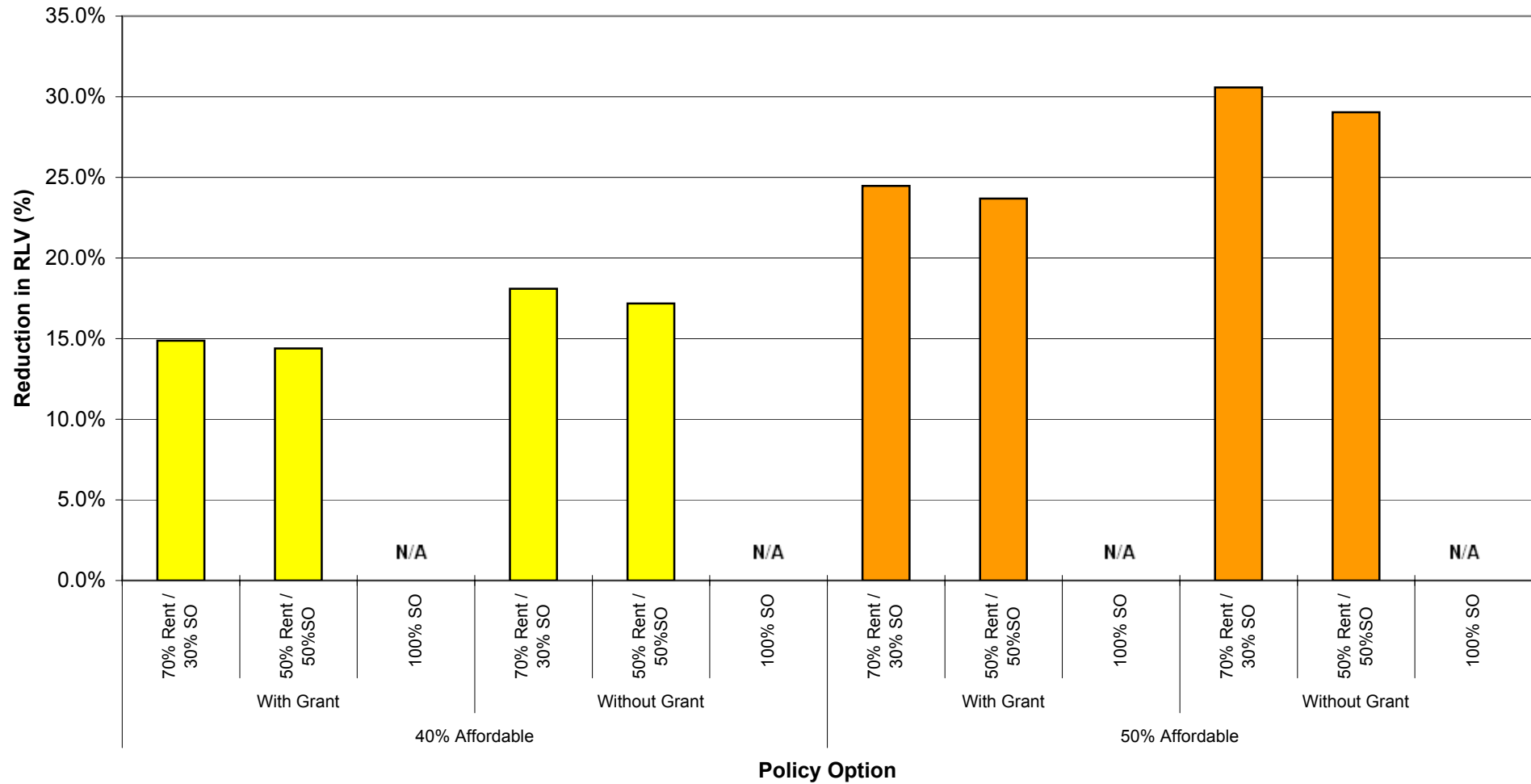
**Graph 130: 15 Unit Housing Scheme - Residual Land Values at Potential Policy Options - Value Point 4**



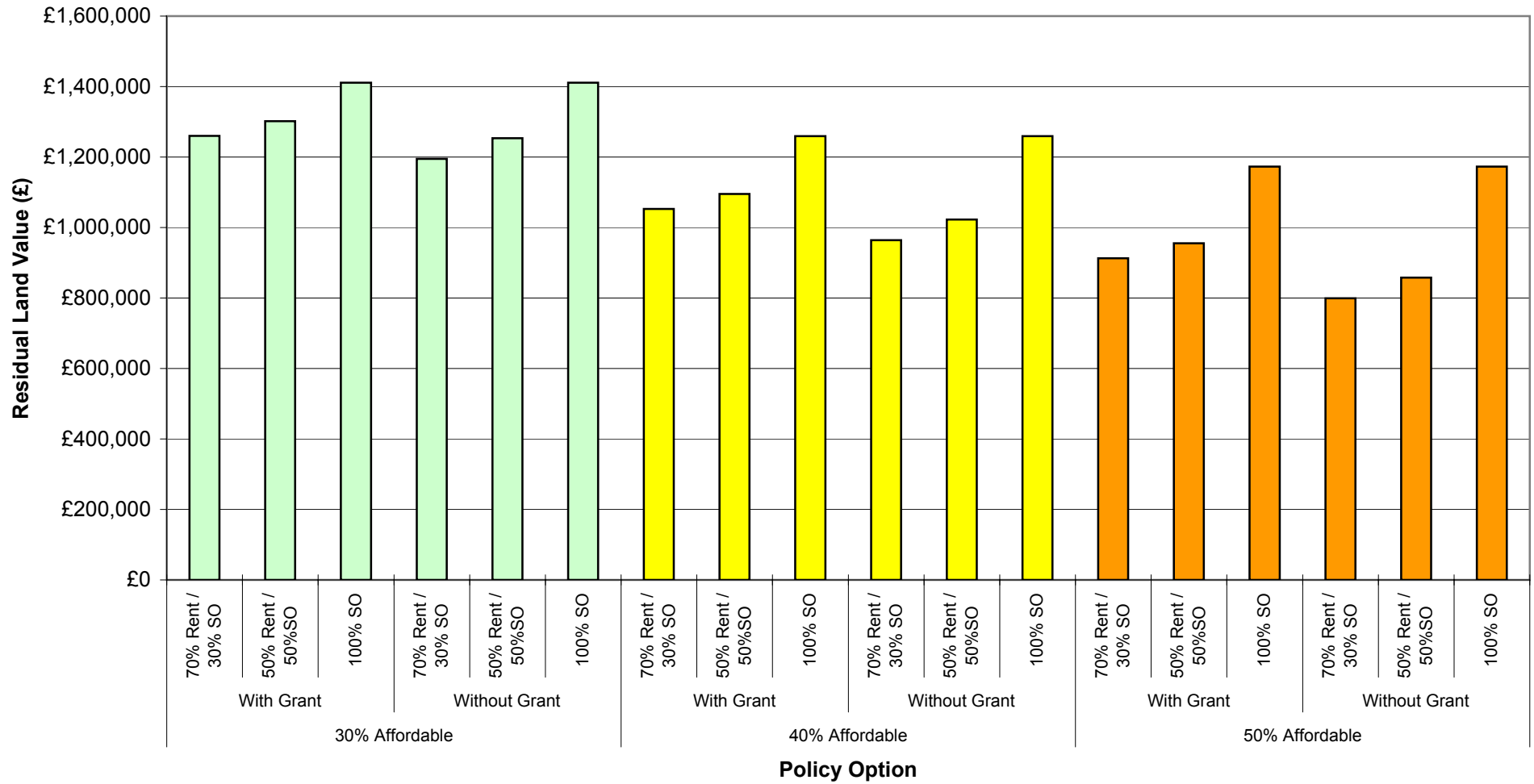
**Graph 131: 15 Unit Housing Scheme - Residual Land Values as a percentage of the Gross Development Value - Value Point 4**



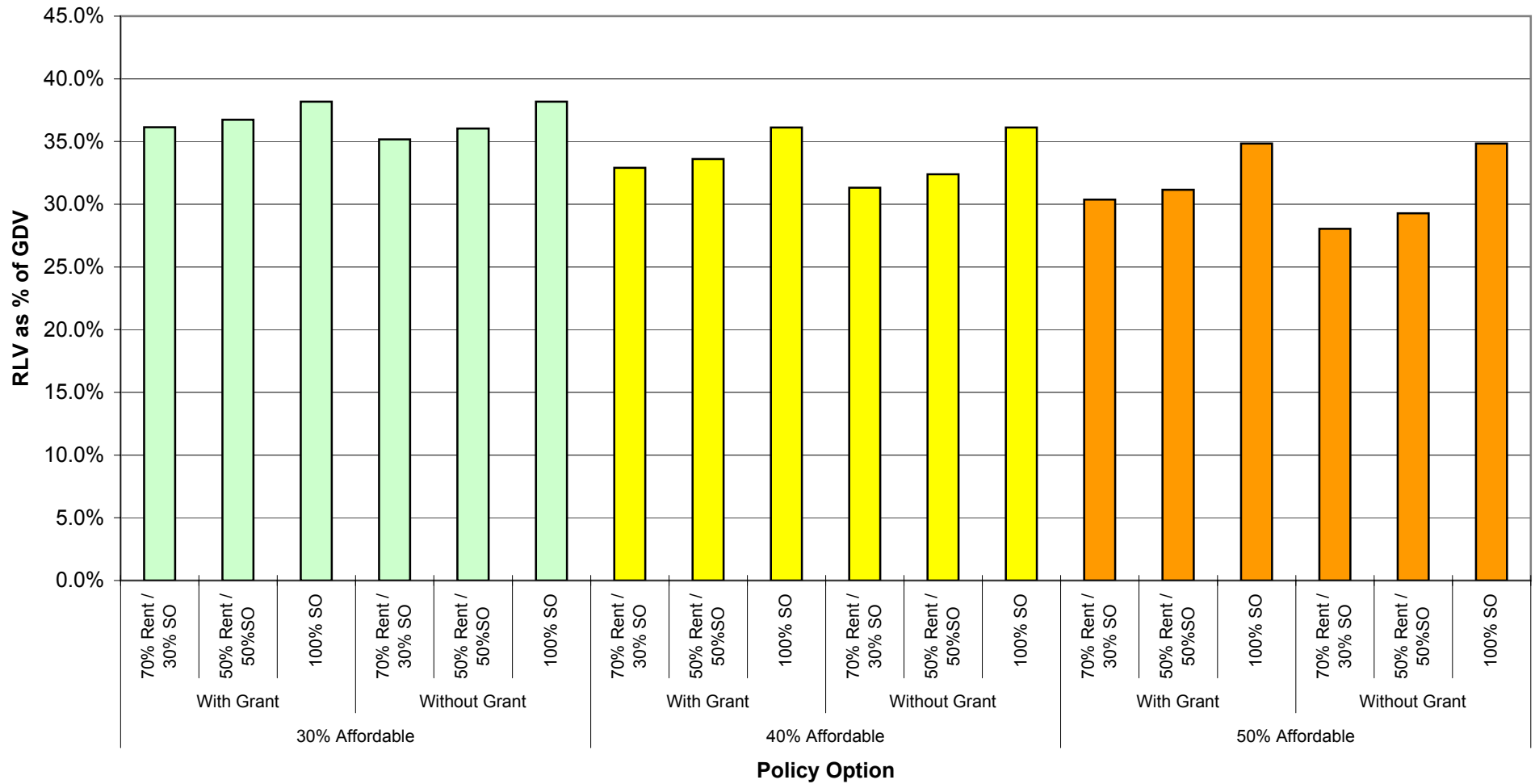
**Graph 132: 15 Unit Housing Scheme - Reduction in RLV from Current Policy - Value Point 4**



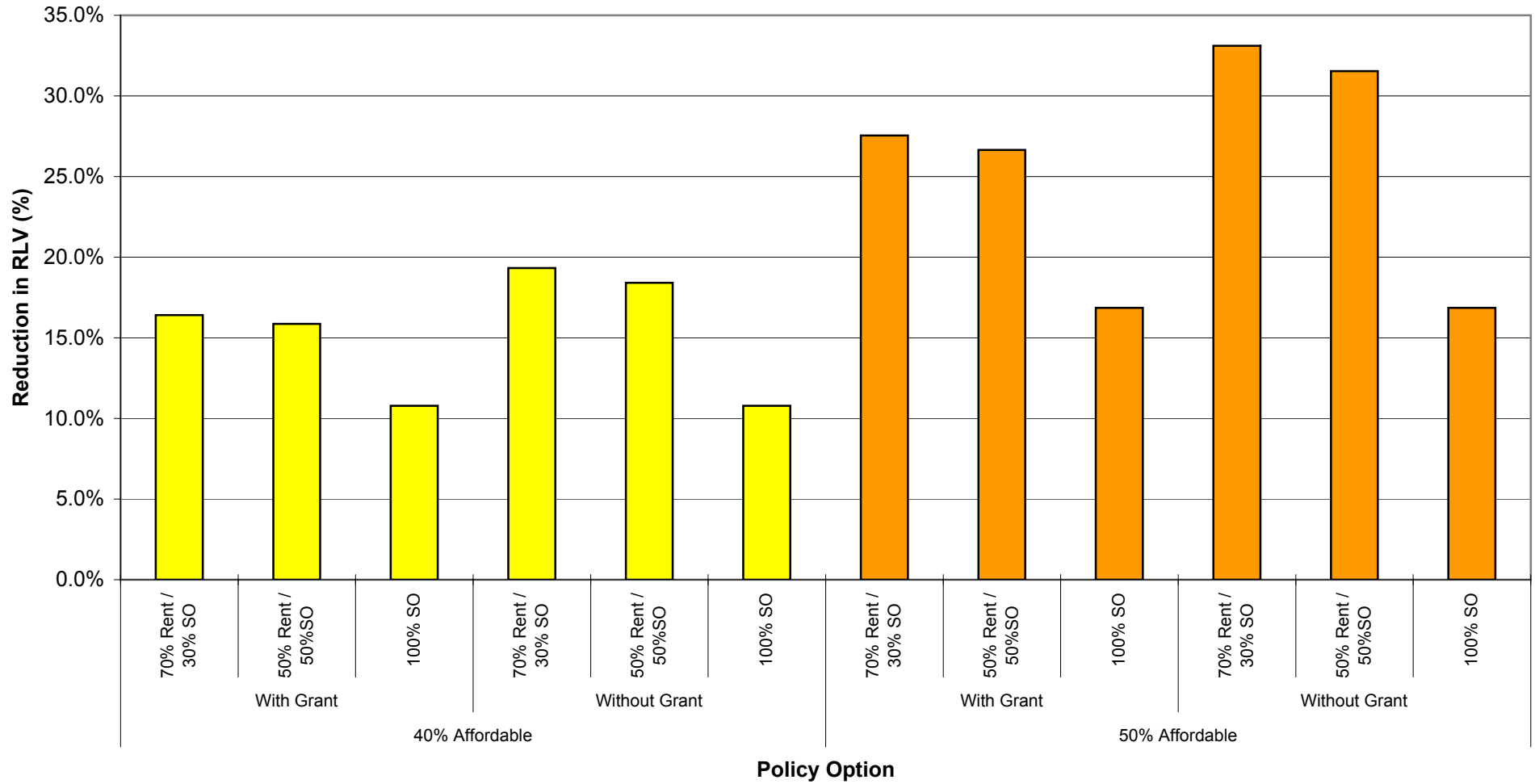
**Graph 133: 15 Unit Flatted Scheme - Residual Land Values at Potential Policy Options - Value Point 4**



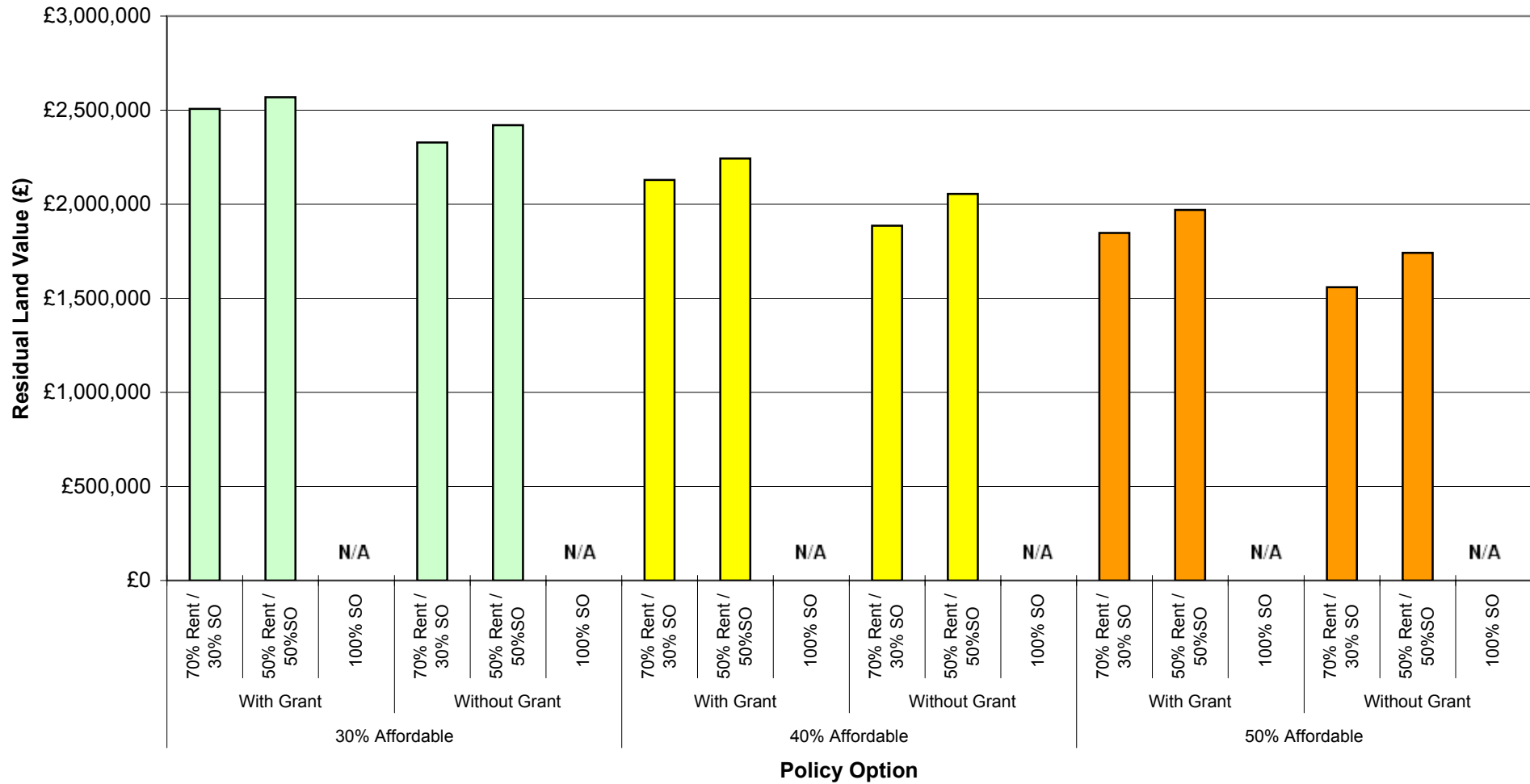
**Graph 134: 15 Unit Flatted Scheme - Residual Land Values as a percentage of the Gross Development Value - Value Point 4**



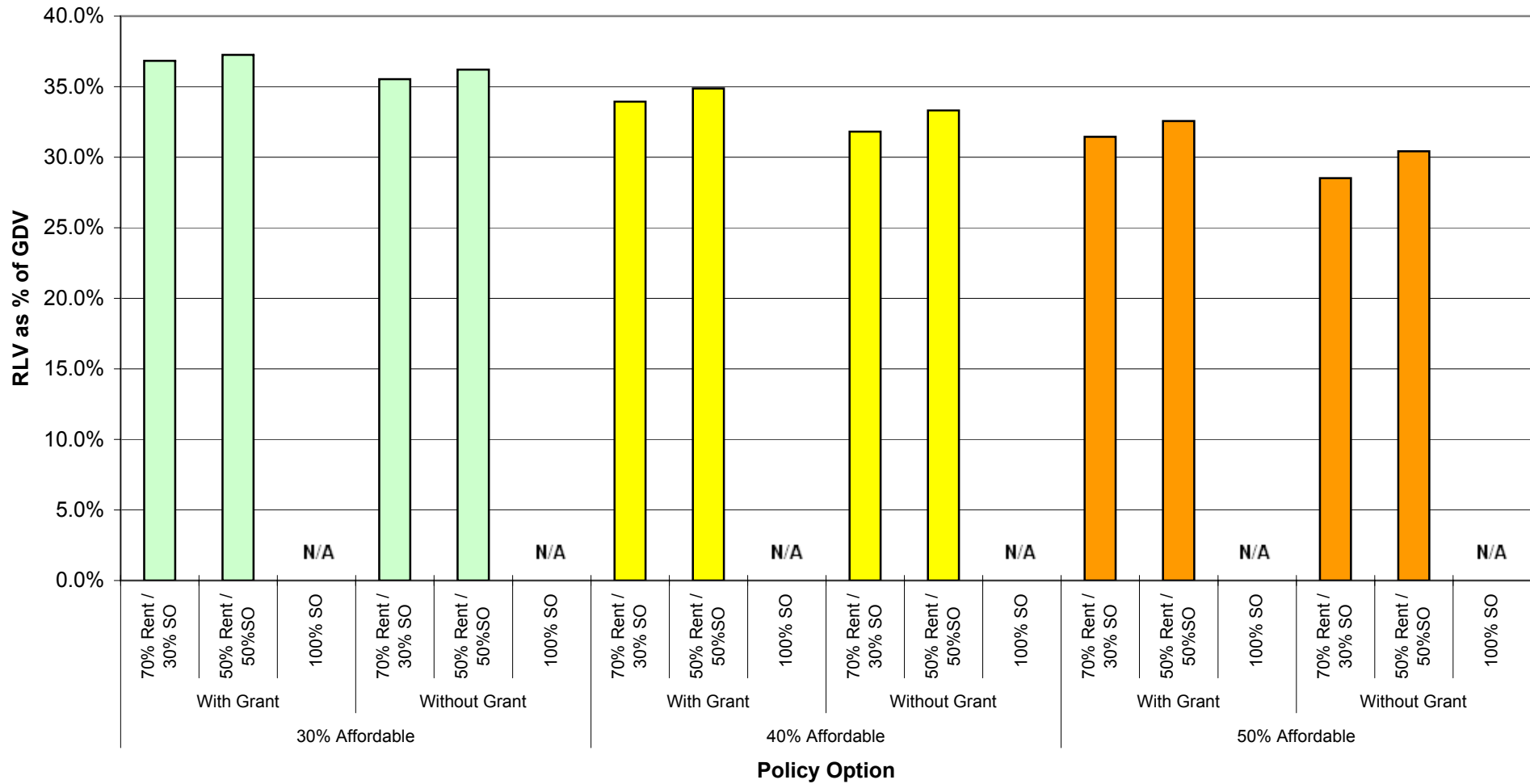
**Graph 135: 15 Unit Flatted Scheme - Reduction in RLV from Current Policy - Value Point 4**



**Graph 136: 25 Unit Mixed Scheme - Residual Land Values at Potential Policy Options - Value Point 4**

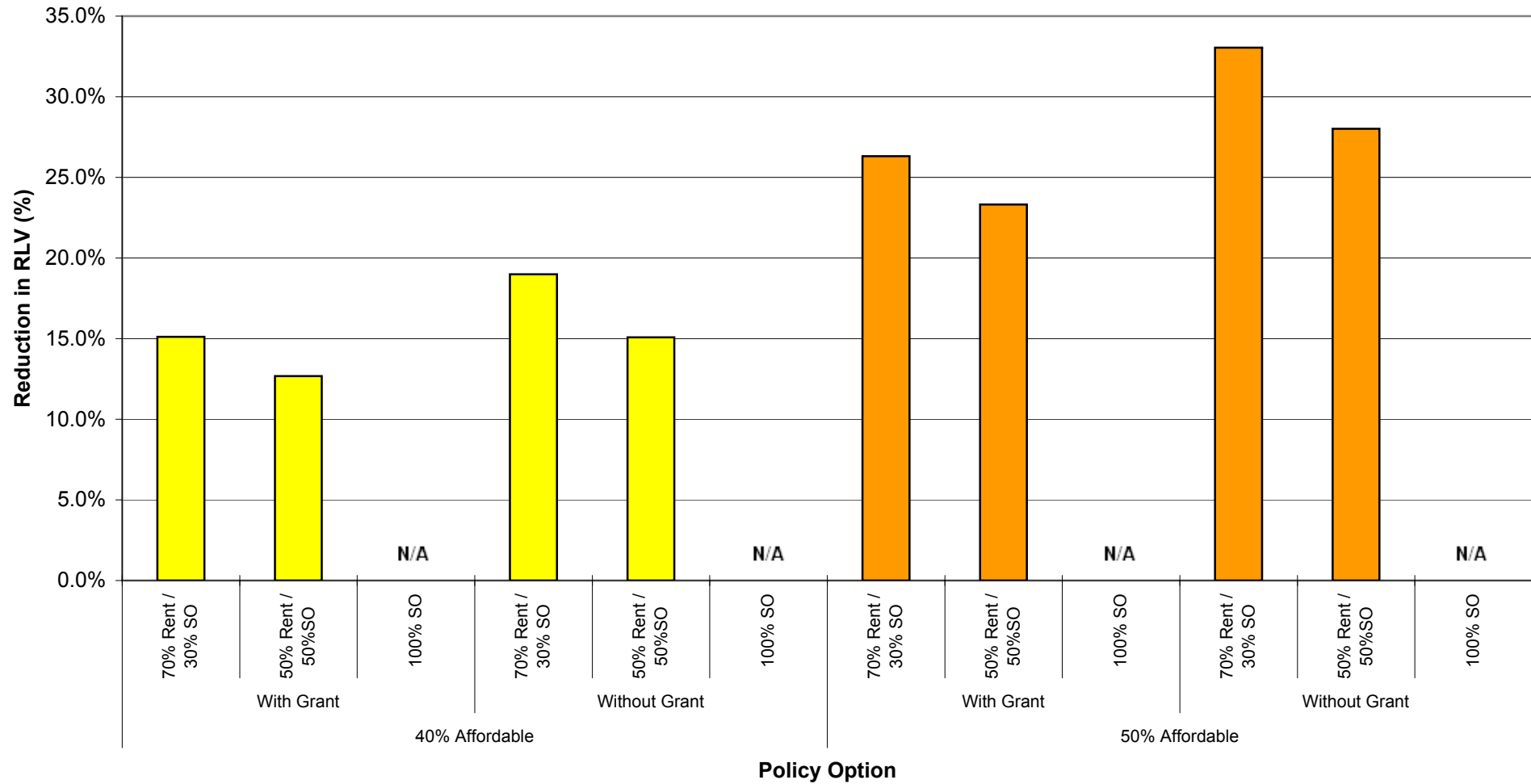


**Graph 137: 25 Unit Mixed Scheme - Residual Land Values as a percentage of the Gross Development Value - Value Point 4**

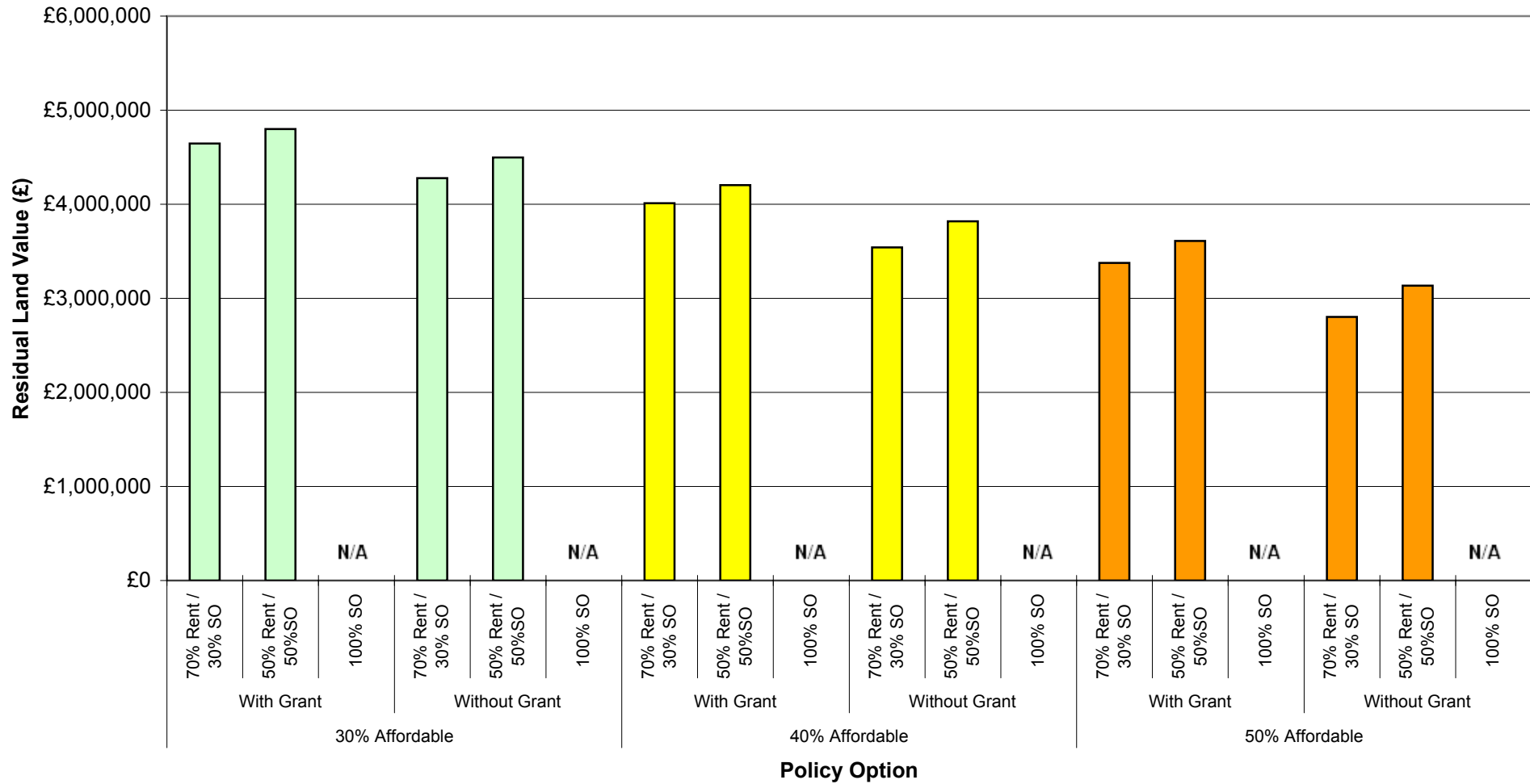




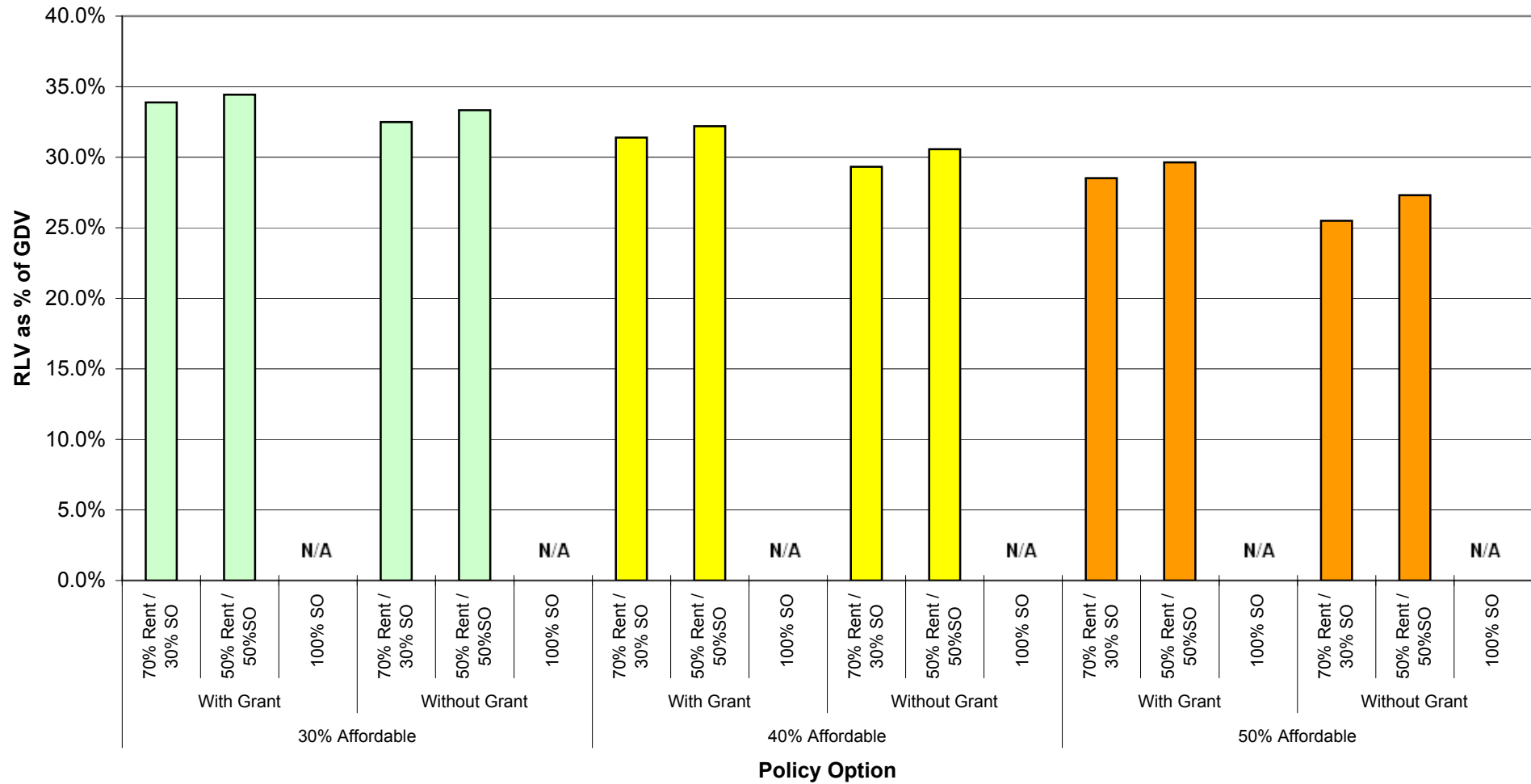
**Graph 138: 25 Unit Mixed Scheme - Reduction in RLV from Current Policy - Value Point 4**



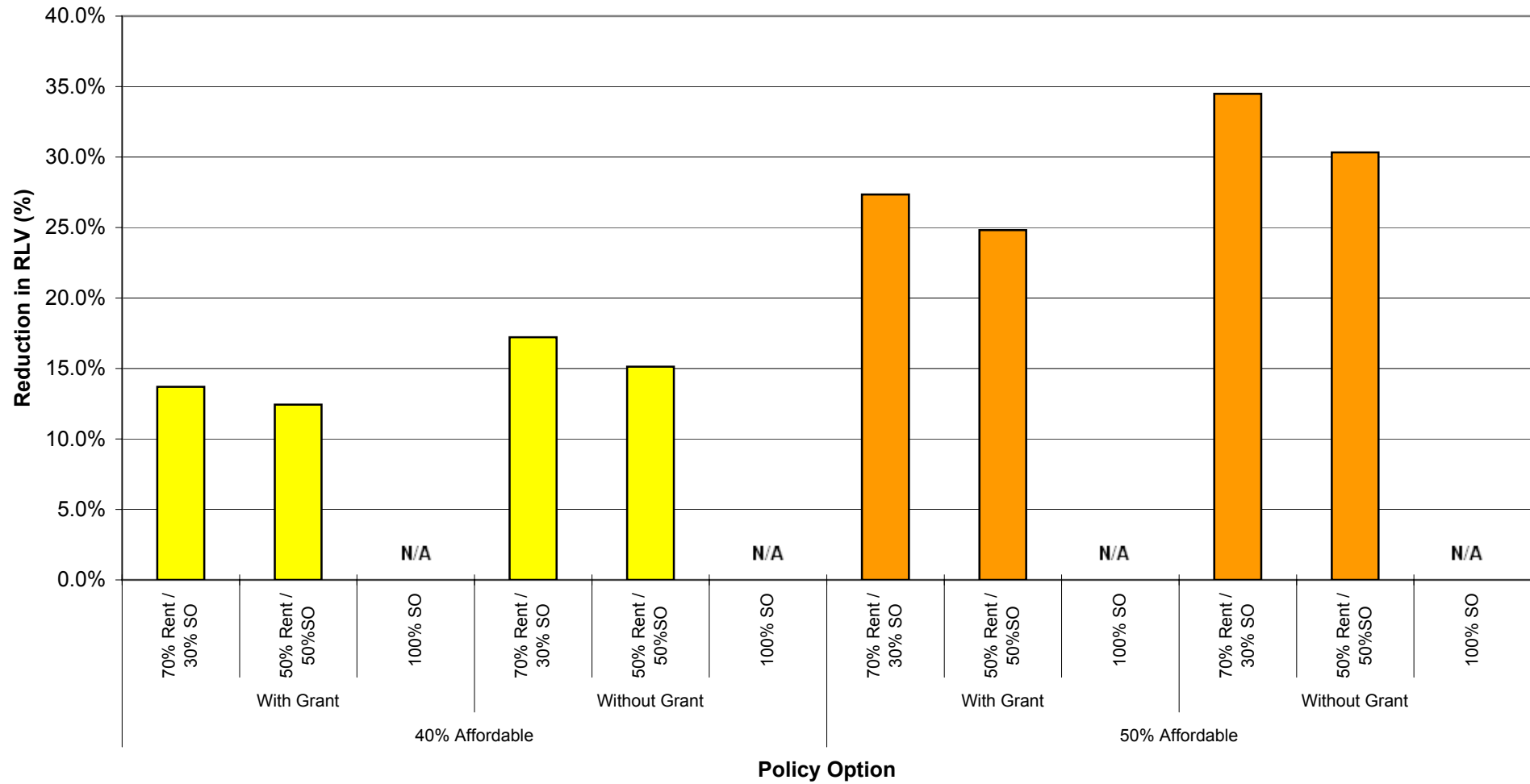
**Graph 139: 50 Unit Mixed Scheme - Residual Land Values at Potential Policy Options - Value Point 4**



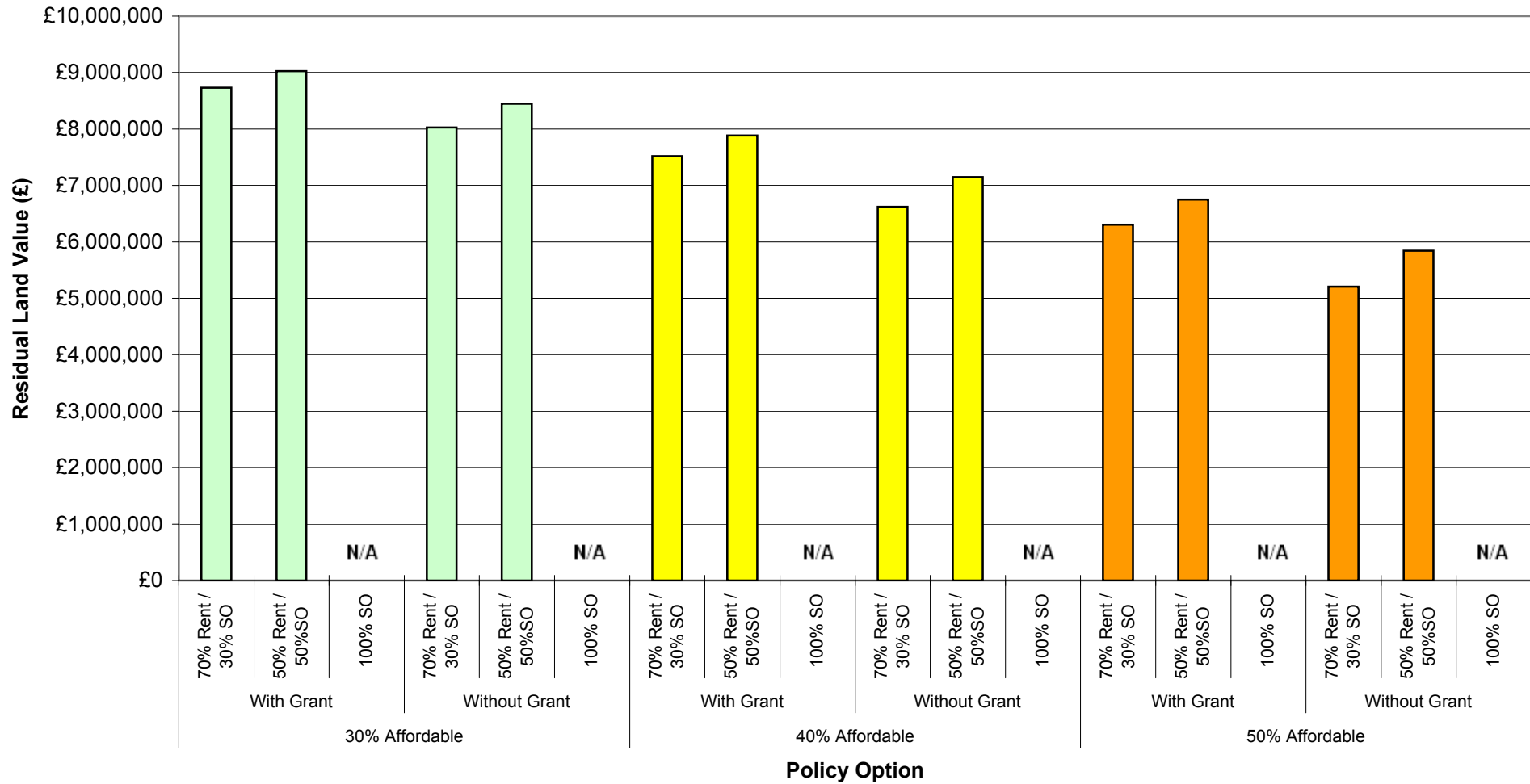
**Graph 140: 50 Unit Mixed Scheme - Residual Land Values as a percentage of the Gross Development Value - Value Point 4**



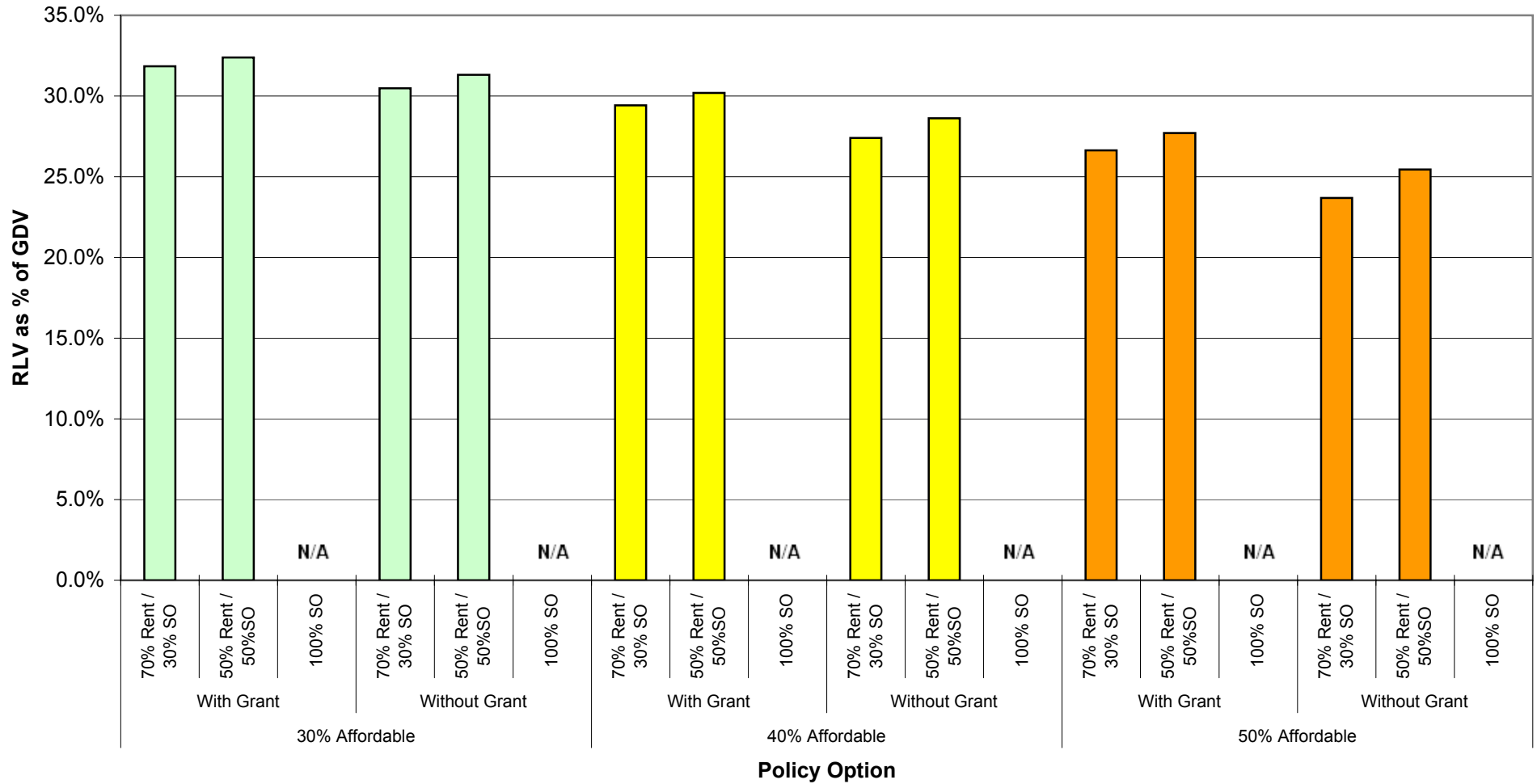
**Graph 141: 50 Unit Mixed Scheme - Reduction in RLV from Current Policy - Value Point 4**



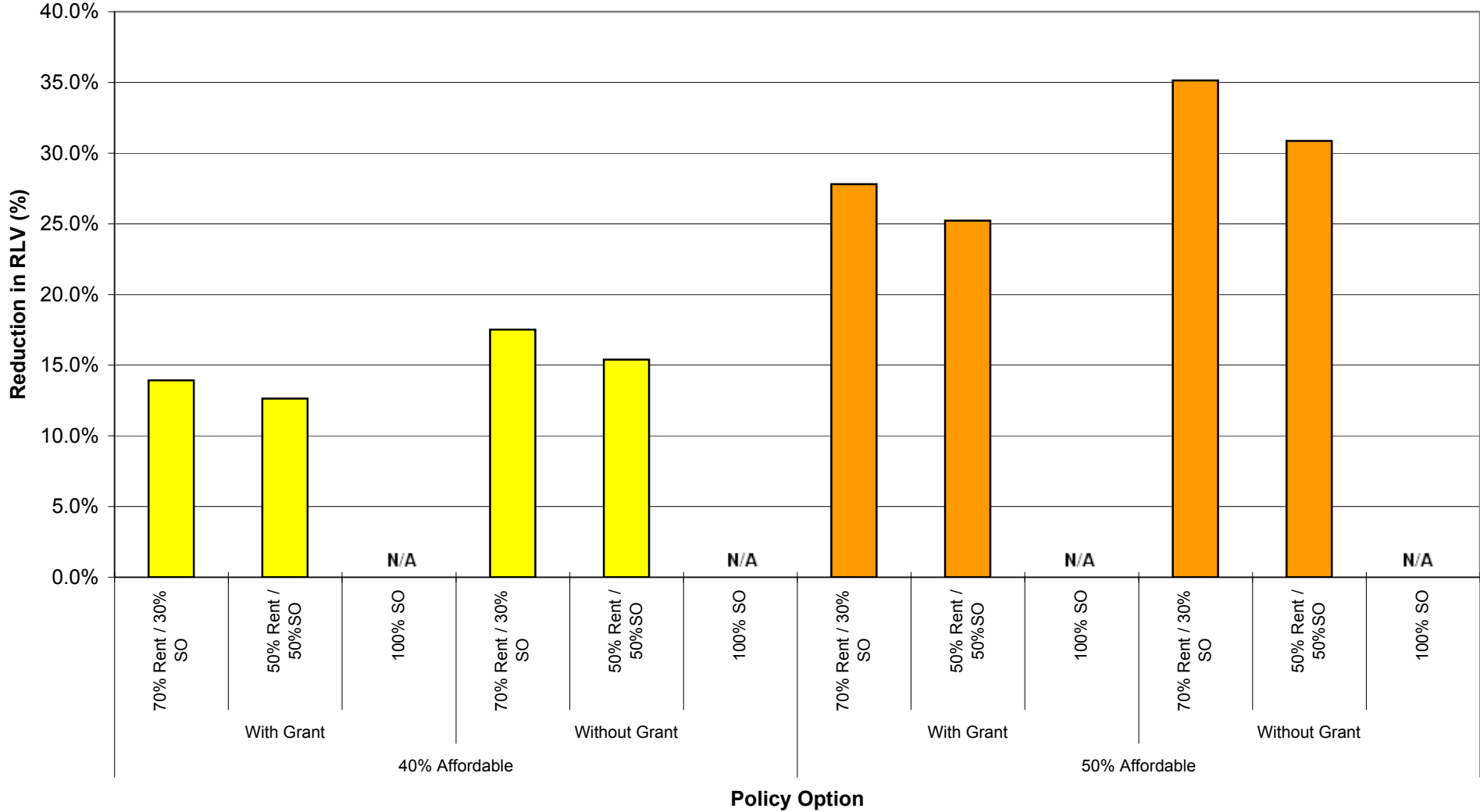
**Graph 142: 100 Unit Mixed Scheme - Residual Land Values at Potential Policy Options - Value Point 4**



**Graph 143: 100 Unit Mixed Scheme - Residual Land Values as a percentage of the Gross Development Value - Value Point 4**



**Graph 144: 100 Unit Mixed Scheme - Reduction in RLV from Current Policy - Value Point 4**



Source: Adams Integra, January 2008

## **Appendix II(d)**

### **Results of Land Residual Calculations – Value Point 5**



Table 5: Value Point 5 - Scheme Appraisal Types, Residual Land Value, RLV as % of GDV and Percentage Reduction in Residual Land Value from Adopted Policy Position

Appraisal Type	Grant Status	5 Unit - Housing Scheme ( 5 x 2BH)				5 Unit - Housing Scheme ( 5 x 3BH)				5 Unit - Housing Scheme ( 5 x 4BH)				5 Unit - Flatted Scheme ( 5 x 2BF)				10 Unit - Housing Scheme (5 x 2BH & 5 x 3BH)				10 Unit - Flatted Scheme (5 x 1BF & 5 x 2BF)			
		RLV	RLV as % of GDV	Reduction in RLV from Current Policy (Urban)	Reduction in RLV from Current Policy (Rural)	RLV	RLV as % of GDV	Reduction in RLV from Current Policy (Urban)	Reduction in RLV from Current Policy (Rural)	RLV	RLV as % of GDV	Reduction in RLV from Current Policy (Urban)	Reduction in RLV from Current Policy (Rural)	RLV	RLV as % of GDV	Reduction in RLV from Current Policy (Urban)	Reduction in RLV from Current Policy (Rural)	RLV	RLV as % of GDV	Reduction in RLV from Current Policy (Urban)	Reduction in RLV from Current Policy (Rural)	RLV	RLV as % of GDV	Reduction in RLV from Current Policy (Urban)	Reduction in RLV from Current Policy (Rural)
0% Affordable	N/A	£899,714	47.4%	N/A	-	£1,023,123	47.6%	N/A	-	£1,200,971	47.6%	N/A	-	£735,395	44.6%	N/A	-	£1,922,837	47.5%	N/A	-	£1,310,605	44.8%	N/A	-
20% Affordable - 70% Rent / 30% SO	With Grant	£720,722	43.6%	19.9%	-	£822,754	43.9%	19.6%	-	£958,722	43.8%	20.2%	-	£579,477	40.4%	21.2%	-	£1,612,657	44.5%	16.1%	-	£1,080,999	41.5%	17.5%	-
20% Affordable - 50% Rent / 50% SO		£720,722	43.6%	19.9%	-	£822,754	43.9%	19.6%	-	£958,722	43.8%	20.2%	-	£579,477	40.4%	21.2%	-	£1,612,657	44.5%	16.1%	-	£1,080,999	41.5%	17.5%	-
20% Affordable - 100% SO		£789,903	45.2%	12.2%	-	-	-	-	-	-	-	-	-	£640,032	42.2%	13.0%	-	-	-	-	-	£1,141,554	42.4%	12.9%	-
20% Affordable - 70% Rent / 30% SO	Without Grant	£686,132	42.8%	23.7%	-	£778,020	43.0%	24.0%	-	£903,997	42.8%	24.7%	-	£552,538	39.6%	24.9%	-	£1,567,923	44.1%	18.5%	-	£1,054,059	41.0%	19.6%	-
20% Affordable - 50% Rent / 50% SO		£686,132	42.8%	23.7%	-	£778,020	43.0%	24.0%	-	£903,997	42.8%	24.7%	-	£552,538	39.6%	24.9%	-	£1,567,923	44.1%	18.5%	-	£1,054,059	41.0%	19.6%	-
20% Affordable - 100% SO		£789,903	45.2%	12.2%	-	-	-	-	-	-	-	-	-	£640,032	42.2%	13.0%	-	-	-	-	-	£1,141,554	42.4%	12.9%	-
30% Affordable - 70% Rent / 30% SO	With Grant	£720,722	43.6%	19.9%	N/A	£822,754	43.9%	19.6%	N/A	£958,722	43.8%	20.2%	N/A	£579,477	40.4%	21.2%	N/A	£1,433,665	42.5%	25.4%	N/A	£960,149	39.4%	26.7%	N/A
30% Affordable - 50% Rent / 50% SO		£720,722	43.6%	19.9%	N/A	£822,754	43.9%	19.6%	N/A	£958,722	43.8%	20.2%	N/A	£579,477	40.4%	21.2%	N/A	£1,433,665	42.5%	25.4%	N/A	£960,149	39.4%	26.7%	N/A
30% Affordable - 100% SO		£789,903	45.2%	12.2%	N/A	-	-	-	-	-	-	-	-	£640,032	42.2%	13.0%	N/A	-	-	-	-	£1,067,865	41.2%	18.5%	N/A
30% Affordable - 70% Rent / 30% SO	Without Grant	£686,132	42.8%	23.7%	N/A	£778,020	43.0%	24.0%	N/A	£903,997	42.8%	24.7%	N/A	£552,538	39.6%	24.9%	N/A	£1,354,340	41.5%	29.6%	N/A	£914,787	38.5%	30.2%	N/A
30% Affordable - 50% Rent / 50% SO		£686,132	42.8%	23.7%	N/A	£778,020	43.0%	24.0%	N/A	£903,997	42.8%	24.7%	N/A	£552,538	39.6%	24.9%	N/A	£1,354,340	41.5%	29.6%	N/A	£914,787	38.5%	30.2%	N/A
30% Affordable - 100% SO		£789,903	45.2%	12.2%	N/A	-	-	-	-	-	-	-	-	£640,032	42.2%	13.0%	N/A	-	-	-	-	£1,067,865	41.2%	18.5%	N/A
40% Affordable - 70% Rent / 30% SO	With Grant	£610,911	40.7%	32.1%	15.2%	£698,494	41.1%	31.7%	15.1%	£812,788	40.9%	32.3%	15.2%	£484,115	37.2%	34.2%	16.5%	£1,233,295	39.8%	35.9%	14.0%	£804,231	36.2%	38.6%	16.2%
40% Affordable - 50% Rent / 50% SO		£610,911	40.7%	32.1%	15.2%	£698,494	41.1%	31.7%	15.1%	£812,788	40.9%	32.3%	15.2%	£484,115	37.2%	34.2%	16.5%	£1,302,476	40.8%	32.3%	9.2%	£864,786	37.5%	34.0%	9.9%
40% Affordable - 100% SO		£680,092	42.6%	24.4%	13.9%	-	-	-	-	-	-	-	-	£544,670	39.3%	25.9%	14.9%	-	-	-	-	£972,502	39.6%	25.8%	8.9%
40% Affordable - 70% Rent / 30% SO	Without Grant	£576,320	39.7%	35.9%	16.0%	£653,760	39.9%	36.1%	16.0%	£758,063	39.6%	36.9%	16.1%	£461,937	36.5%	37.2%	16.4%	£1,109,238	37.9%	42.3%	18.1%	£731,929	34.5%	44.2%	20.0%
40% Affordable - 50% Rent / 50% SO		£576,320	39.7%	35.9%	16.0%	£653,760	39.9%	36.1%	16.0%	£758,063	39.6%	36.9%	16.1%	£461,937	36.5%	37.2%	16.4%	£1,213,009	39.5%	36.9%	10.4%	£819,424	36.5%	37.5%	10.4%
40% Affordable - 100% SO		£680,092	42.6%	24.4%	13.9%	-	-	-	-	-	-	-	-	£544,670	39.3%	25.9%	14.9%	-	-	-	-	£972,502	39.6%	25.8%	8.9%
50% Affordable - 70% Rent / 30% SO	With Grant	£610,911	40.7%	32.1%	15.2%	£698,494	41.1%	31.7%	15.1%	£812,788	40.9%	32.3%	15.2%	£484,115	37.2%	34.2%	16.5%	£1,054,303	37.0%	45.2%	26.5%	£683,381	33.2%	47.9%	28.8%
50% Affordable - 50% Rent / 50% SO		£610,911	40.7%	32.1%	15.2%	£698,494	41.1%	31.7%	15.1%	£812,788	40.9%	32.3%	15.2%	£484,115	37.2%	34.2%	16.5%	£1,123,484	38.2%	41.6%	21.6%	£730,542	34.4%	44.3%	23.9%
50% Affordable - 100% SO		£680,092	42.6%	24.4%	13.9%	-	-	-	-	-	-	-	-	£544,670	39.3%	25.9%	14.9%	-	-	-	-	£898,813	38.2%	31.4%	15.8%
50% Affordable - 70% Rent / 30% SO	Without Grant	£576,320	39.7%	35.9%	16.0%	£653,760	39.9%	36.1%	16.0%	£758,063	39.6%	36.9%	16.1%	£461,937	36.5%	37.2%	16.4%	£895,655	34.1%	53.4%	33.9%	£592,657	30.7%	54.8%	35.2%
50% Affordable - 50% Rent / 50% SO		£576,320	39.7%	35.9%	16.0%	£653,760	39.9%	36.1%	16.0%	£758,063	39.6%	36.9%	16.1%	£461,937	36.5%	37.2%	16.4%	£999,426	36.1%	48.0%	26.2%	£658,240	32.6%	49.8%	28.0%
50% Affordable - 100% SO		£680,092	42.6%	24.4%	13.9%	-	-	-	-	-	-	-	-	£544,670	39.3%	25.9%	14.9%	-	-	-	-	£898,813	38.2%	31.4%	15.8%

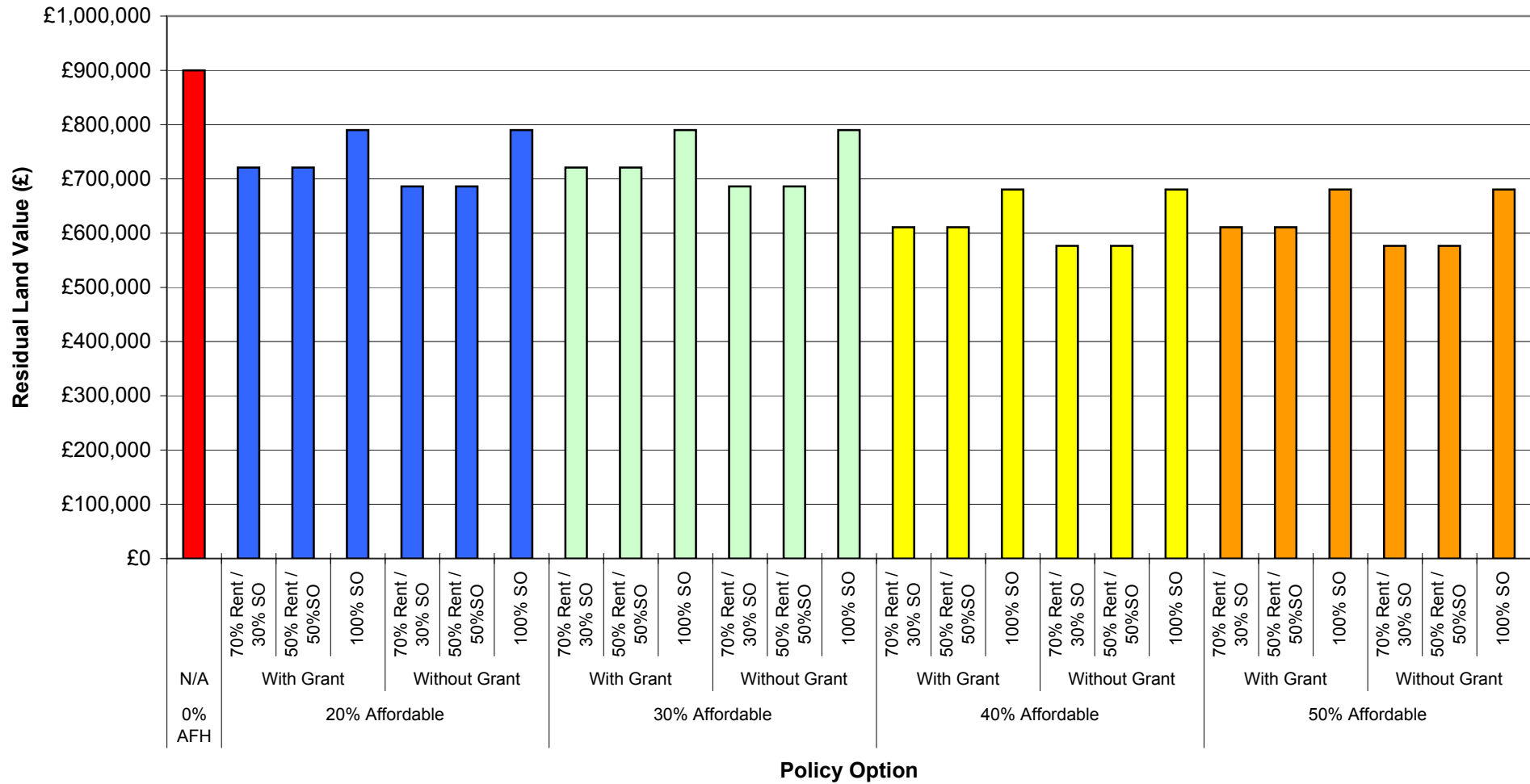
N.B. SO =Shared Ownership

Table 5: Value Point 5 - Scheme Appraisal Types, Residual Land Value, RLV as % of GDV and Percentage Reduction in Residual Land Value from Adopted Policy Position

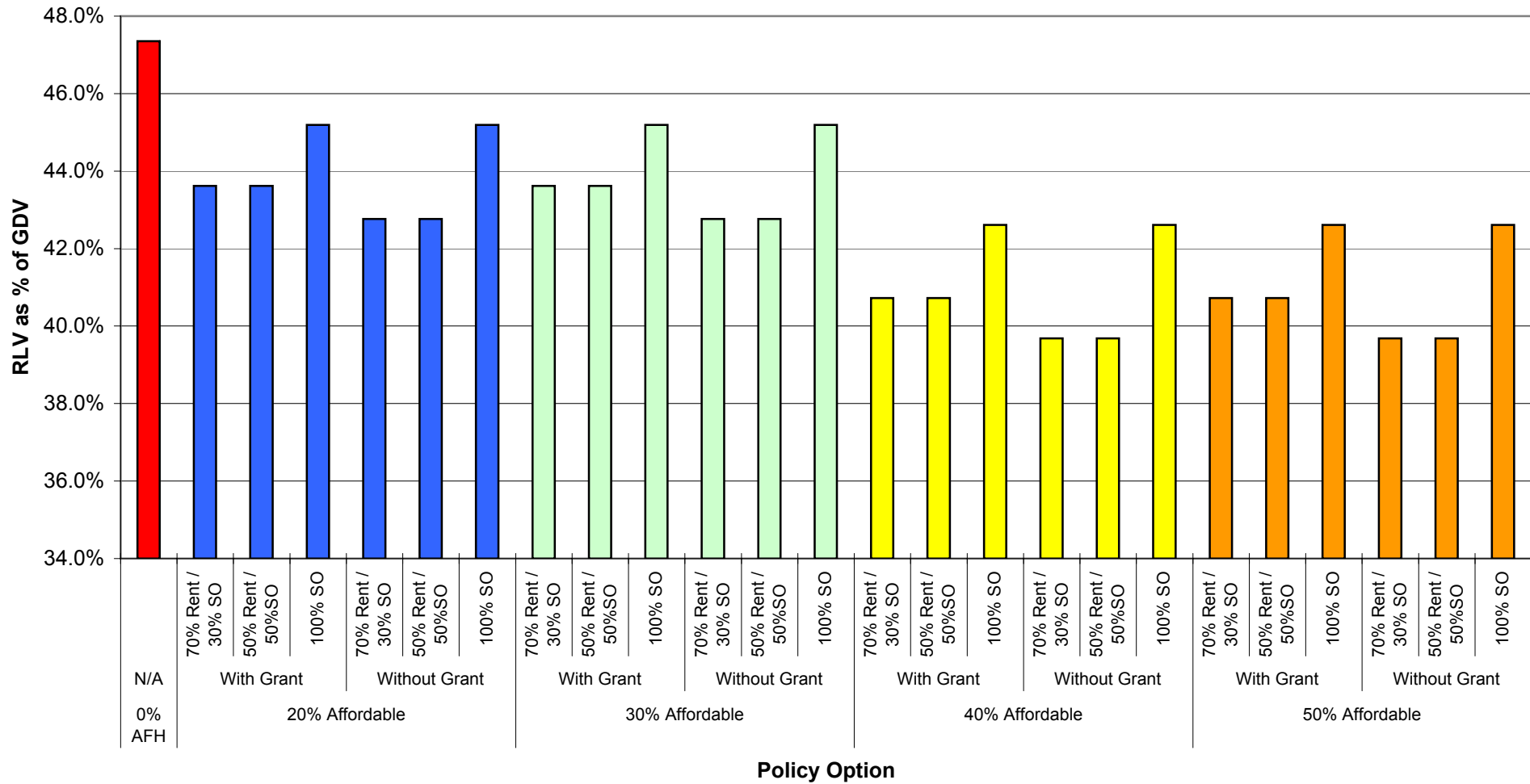
Appraisal Type	Grant Status	10 Unit - Flatted Scheme (10 x 2BF)				15 Unit - Housing Scheme (5 x 2BH & 10 x 3BH)			15 Unit - Flatted Scheme (5 x 1BF & 10 x 2BF)			25 Unit - Mixed Scheme (5 x 1BF; 5 x 2BF; 5 x 2BH; 10 x 3BH)			50 Unit - Mixed Scheme (8 x 1BF; 17 x 2BF; 12 x 2BH; 24 x 3BH; 7 x 4BH)			100 Unit - Mixed Scheme (16 x 1BF; 34 x 2BF; 12 x 2BH; 24 x 3BH; 14 x 4BH)		
		RLV	RLV as % of GDV	Reduction in RLV from Current Policy (Urban)	Reduction in RLV from Current Policy (Rural)	RLV	RLV as % of GDV	Reduction in RLV from Current Policy Position	RLV	RLV as % of GDV	Reduction in RLV from Current Policy Position	RLV	RLV as % of GDV	Reduction in RLV from Current Policy Position	RLV	RLV as % of GDV	Reduction in RLV from Current Policy Position	RLV	RLV as % of GDV	Reduction in RLV from Current Policy Position
0% Affordable	N/A	£1,470,790	44.6%	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
20% Affordable - 70% Rent / 30% SO	With Grant	£1,219,510	41.3%	17.1%	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
20% Affordable - 50% Rent / 50% SO		£1,219,510	41.3%	17.1%	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
20% Affordable - 100% SO		£1,280,065	42.2%	13.0%	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
20% Affordable - 70% Rent / 30% SO	Without Grant	£1,192,570	40.9%	18.9%	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
20% Affordable - 50% Rent / 50% SO		£1,192,570	40.9%	18.9%	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
20% Affordable - 100% SO		£1,280,065	42.2%	13.0%	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
30% Affordable - 70% Rent / 30% SO	With Grant	£1,063,592	38.9%	27.7%	N/A	£2,256,418	43.0%	N/A	£1,539,626	39.7%	N/A	£3,042,552	40.2%	N/A	£5,678,354	37.3%	N/A	£10,704,726	35.1%	N/A
30% Affordable - 50% Rent / 50% SO		£1,063,592	38.9%	27.7%	N/A	£2,325,599	43.5%	N/A	£1,586,787	40.3%	N/A	£3,110,294	40.6%	N/A	£5,848,681	37.8%	N/A	£11,030,262	35.6%	N/A
30% Affordable - 100% SO		£1,184,703	40.8%	19.5%	N/A	-	-	-	£1,707,897	41.6%	N/A	-	-	-	-	-	-	-	-	-
30% Affordable - 70% Rent / 30% SO	Without Grant	£1,009,713	37.9%	31.3%	N/A	£2,132,360	42.0%	N/A	£1,467,324	38.9%	N/A	£2,843,401	39.0%	N/A	£5,267,330	36.0%	N/A	£9,919,159	33.9%	N/A
30% Affordable - 50% Rent / 50% SO		£1,009,713	37.9%	31.3%	N/A	£2,236,132	42.9%	N/A	£1,532,907	39.7%	N/A	£2,945,014	39.7%	N/A	£5,513,432	36.8%	N/A	£10,389,521	34.7%	N/A
30% Affordable - 100% SO		£1,184,703	40.8%	19.5%	N/A	-	-	-	£1,707,897	41.6%	N/A	-	-	-	-	-	-	-	-	-
40% Affordable - 70% Rent / 30% SO	With Grant	£907,675	36.0%	38.3%	14.7%	£1,946,238	40.4%	13.7%	£1,310,020	36.8%	14.9%	£2,621,522	37.6%	13.8%	£4,971,232	35.0%	12.5%	£9,353,245	33.0%	12.6%
40% Affordable - 50% Rent / 50% SO		£968,230	37.2%	34.2%	9.0%	£2,015,419	41.0%	13.3%	£1,357,181	37.5%	14.5%	£2,748,559	38.5%	11.6%	£5,185,777	35.7%	11.3%	£9,763,292	33.7%	11.5%
40% Affordable - 100% SO		£1,089,340	39.3%	25.9%	8.0%	-	-	-	£1,538,846	39.7%	9.9%	-	-	-	-	-	-	-	-	-
40% Affordable - 70% Rent / 30% SO	Without Grant	£826,855	34.3%	43.8%	18.1%	£1,777,446	38.8%	16.6%	£1,210,778	35.4%	17.5%	£2,352,189	35.7%	17.3%	£4,449,685	33.2%	15.5%	£8,356,441	31.1%	15.8%
40% Affordable - 50% Rent / 50% SO		£914,350	36.1%	37.8%	9.4%	£1,881,218	39.8%	15.9%	£1,276,361	36.4%	16.7%	£2,539,476	37.1%	13.8%	£4,757,277	34.3%	13.7%	£8,944,325	32.2%	13.9%
40% Affordable - 100% SO		£1,089,340	39.3%	25.9%	8.0%	-	-	-	£1,538,846	39.7%	9.9%	-	-	-	-	-	-	-	-	-
50% Affordable - 70% Rent / 30% SO	With Grant	£751,758	32.6%	48.9%	29.3%	£1,745,868	38.5%	22.6%	£1,154,102	34.5%	25.0%	£2,309,348	35.4%	24.1%	£4,266,644	32.4%	24.9%	£8,006,606	30.4%	25.2%
50% Affordable - 50% Rent / 50% SO		£812,313	34.0%	44.8%	23.6%	£1,815,049	39.2%	22.0%	£1,201,263	35.3%	24.3%	£2,444,831	36.4%	21.4%	£4,525,406	33.4%	22.6%	£8,501,163	31.4%	22.9%
50% Affordable - 100% SO		£993,978	37.7%	32.4%	16.1%	-	-	-	£1,443,484	38.6%	15.5%	-	-	-	-	-	-	-	-	-
50% Affordable - 70% Rent / 30% SO	Without Grant	£643,998	29.9%	56.2%	36.2%	£1,532,343	36.1%	28.1%	£1,027,920	32.5%	29.9%	£1,988,720	32.7%	30.1%	£3,628,192	29.7%	31.1%	£6,786,370	27.8%	31.6%
50% Affordable - 50% Rent / 50% SO		£731,493	32.1%	50.3%	27.6%	£1,636,115	37.3%	26.8%	£1,093,504	33.6%	28.7%	£2,191,946	34.5%	25.6%	£3,997,275	31.3%	27.5%	£7,491,776	29.4%	27.9%
50% Affordable - 100% SO		£993,978	37.7%	32.4%	16.1%	-	-	-	£1,443,484	38.6%	15.5%	-	-	-	-	-	-	-	-	-

N.B. SO =Shared Ownership

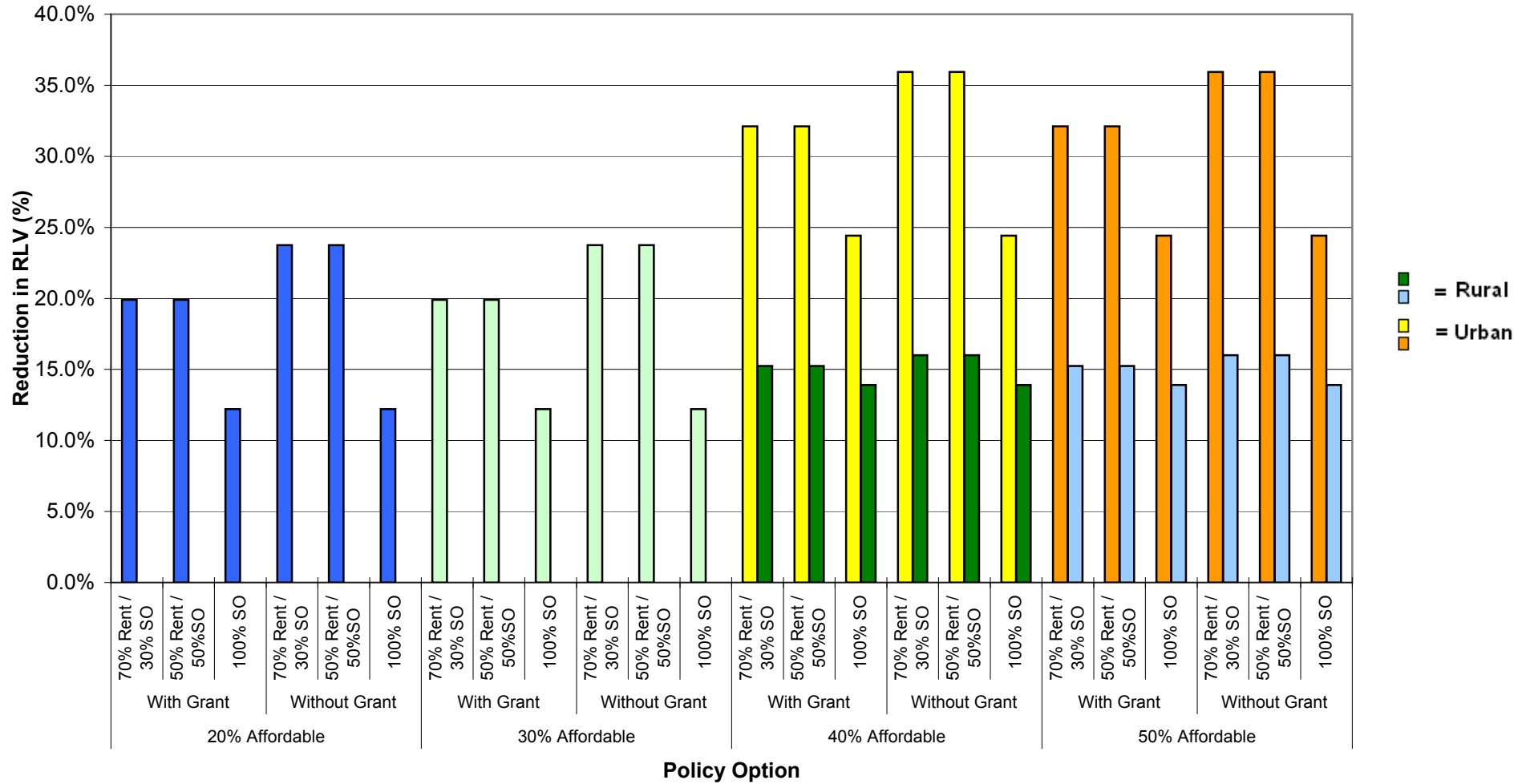
**Graph 145: 5 Unit Housing Scheme (5 x 2BH) - Residual Land Values at Potential Policy Options - Value Point 5**



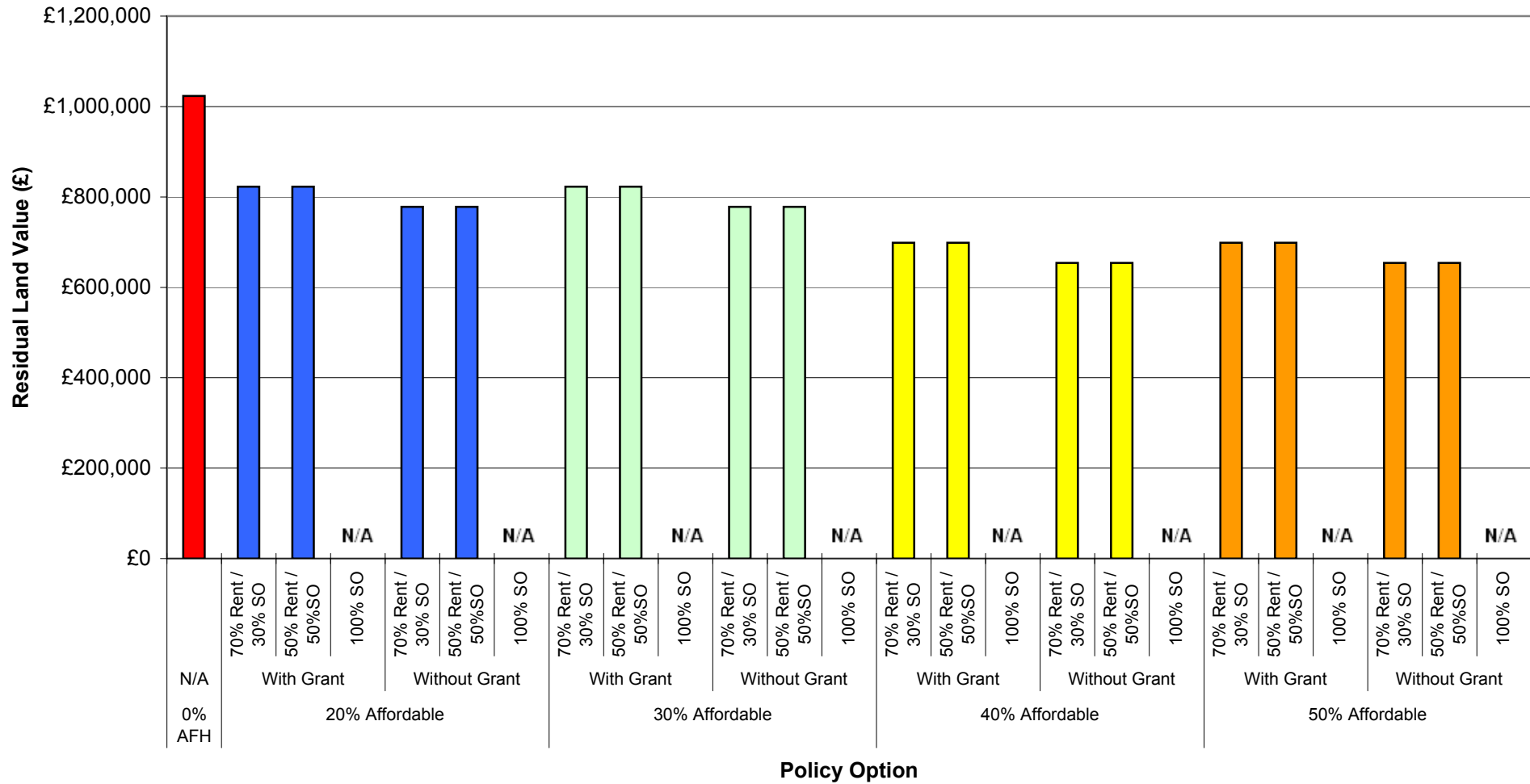
**Graph 146: 5 Unit Housing Scheme (5 x 2BH) - Residual Land Values as a percentage of the Gross Development Value - Value Point 5**



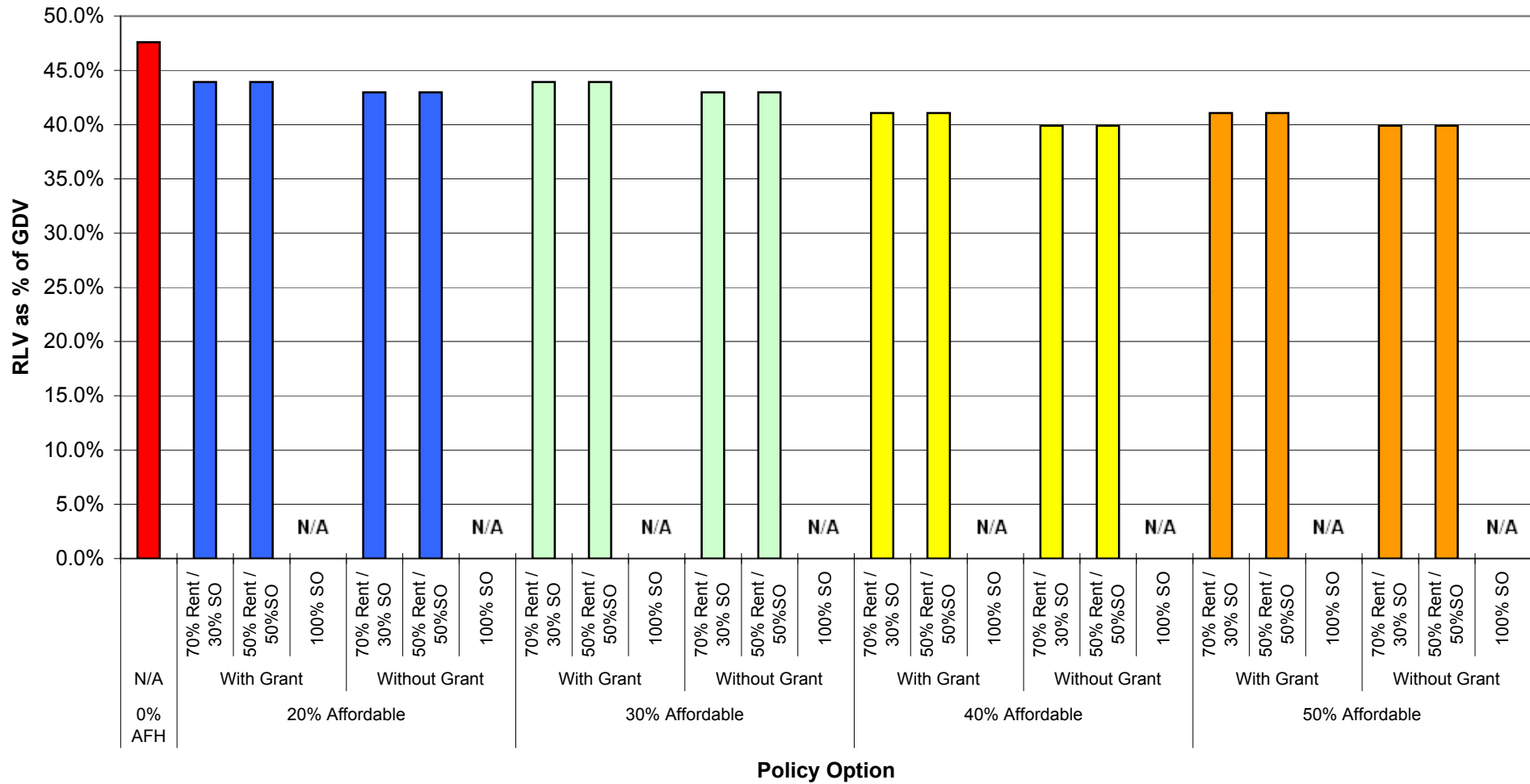
**Graph 147: 5 Unit Housing Scheme (5 x 2BH) - Reduction in RLV from Current Policy - Value Point 5**



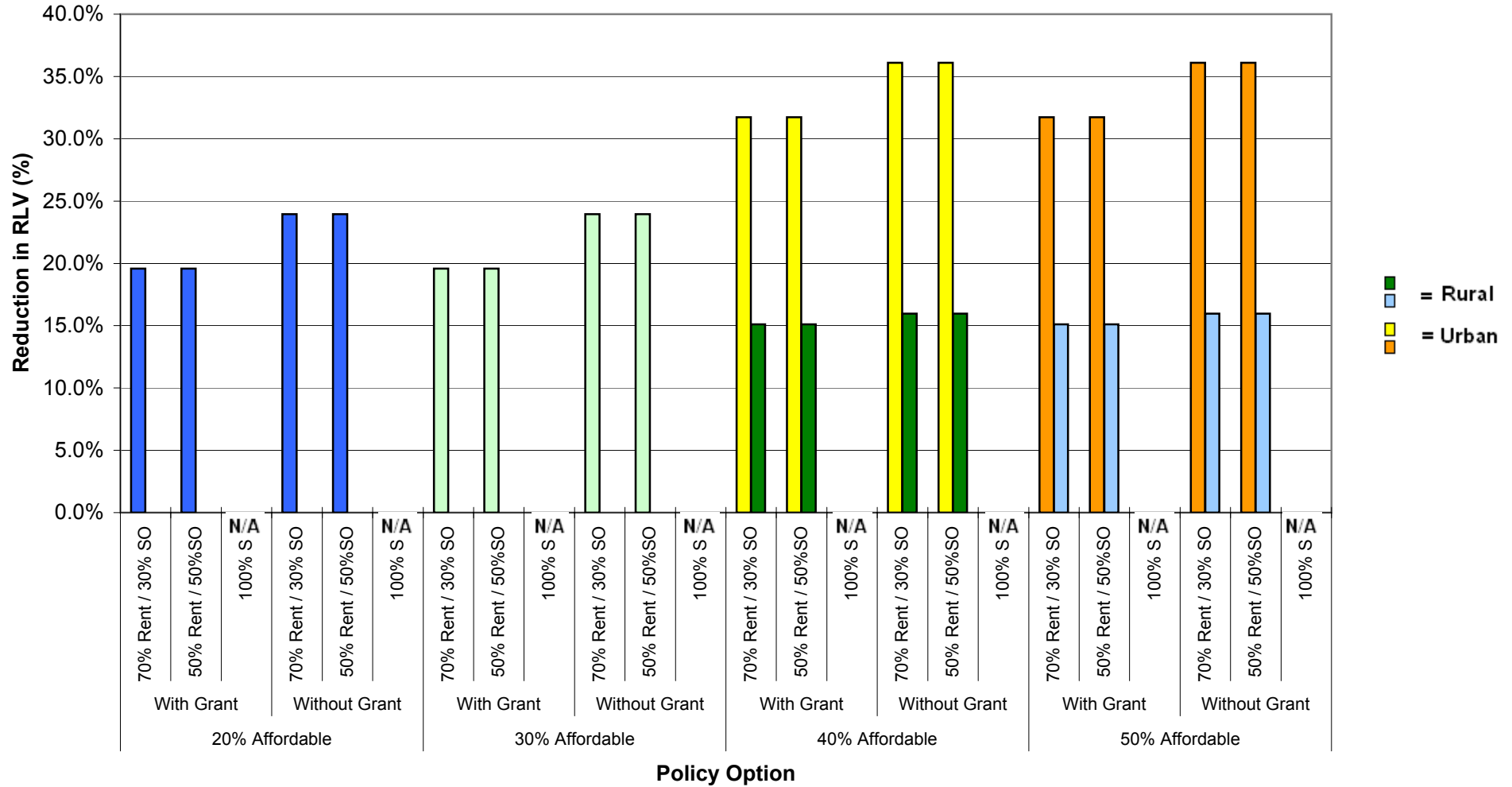
**Graph 148: 5 Unit Housing Scheme (5 x 3BH) - Residual Land Values at Potential Policy Options - Value Point 5**



**Graph 149: 5 Unit Housing Scheme (5 x 3BH) - Residual Land Values as a percentage of the Gross Development Value - Value Point 5**

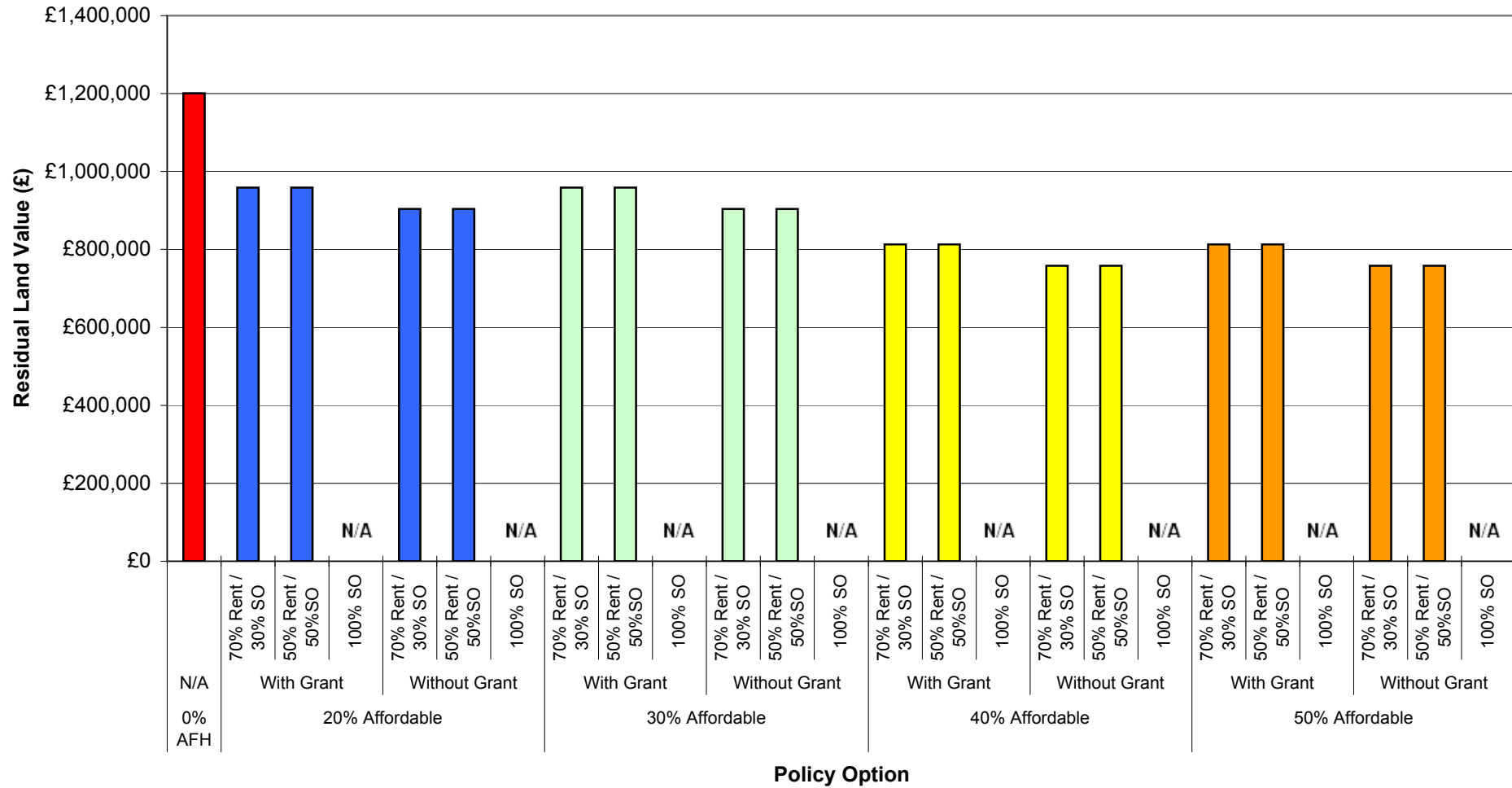


**Graph 150: 5 Unit Housing Scheme (5 x 3BH) - Reduction in RLV from Current Policy - Value Point 5**

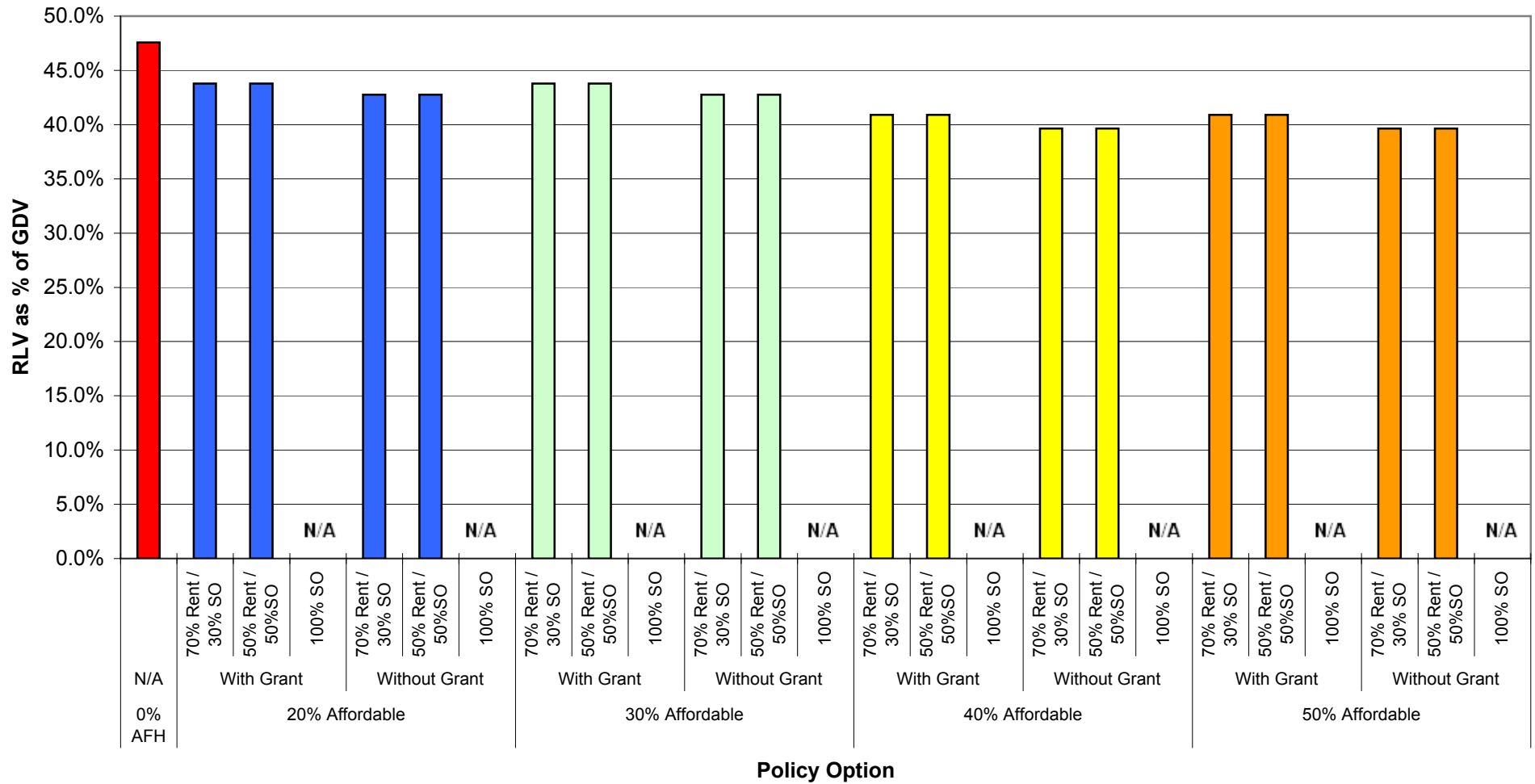




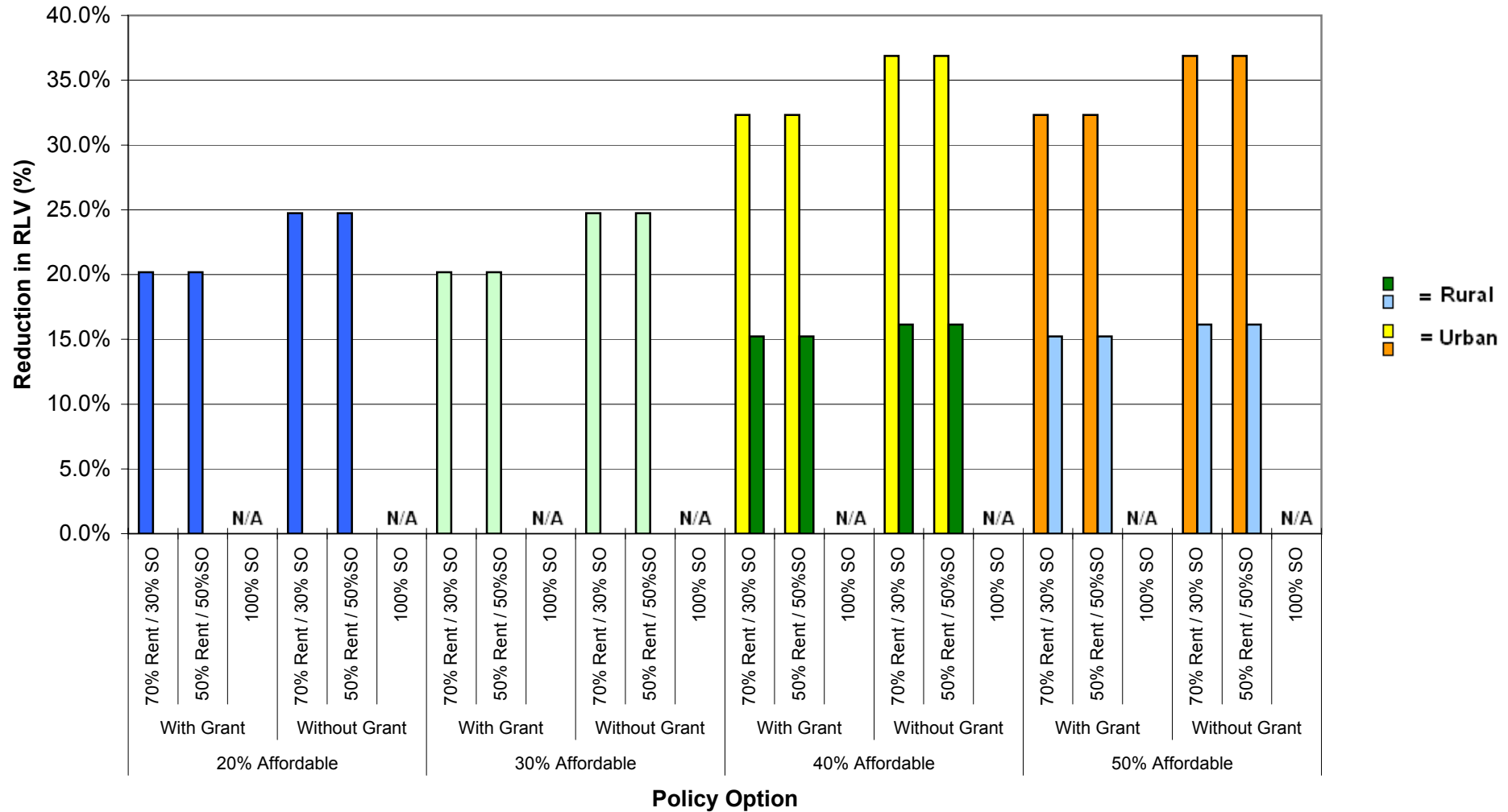
**Graph 151: 5 Unit Housing Scheme (5 x 4BH) - Residual Land Values at Potential Policy Options - Value Point 5**



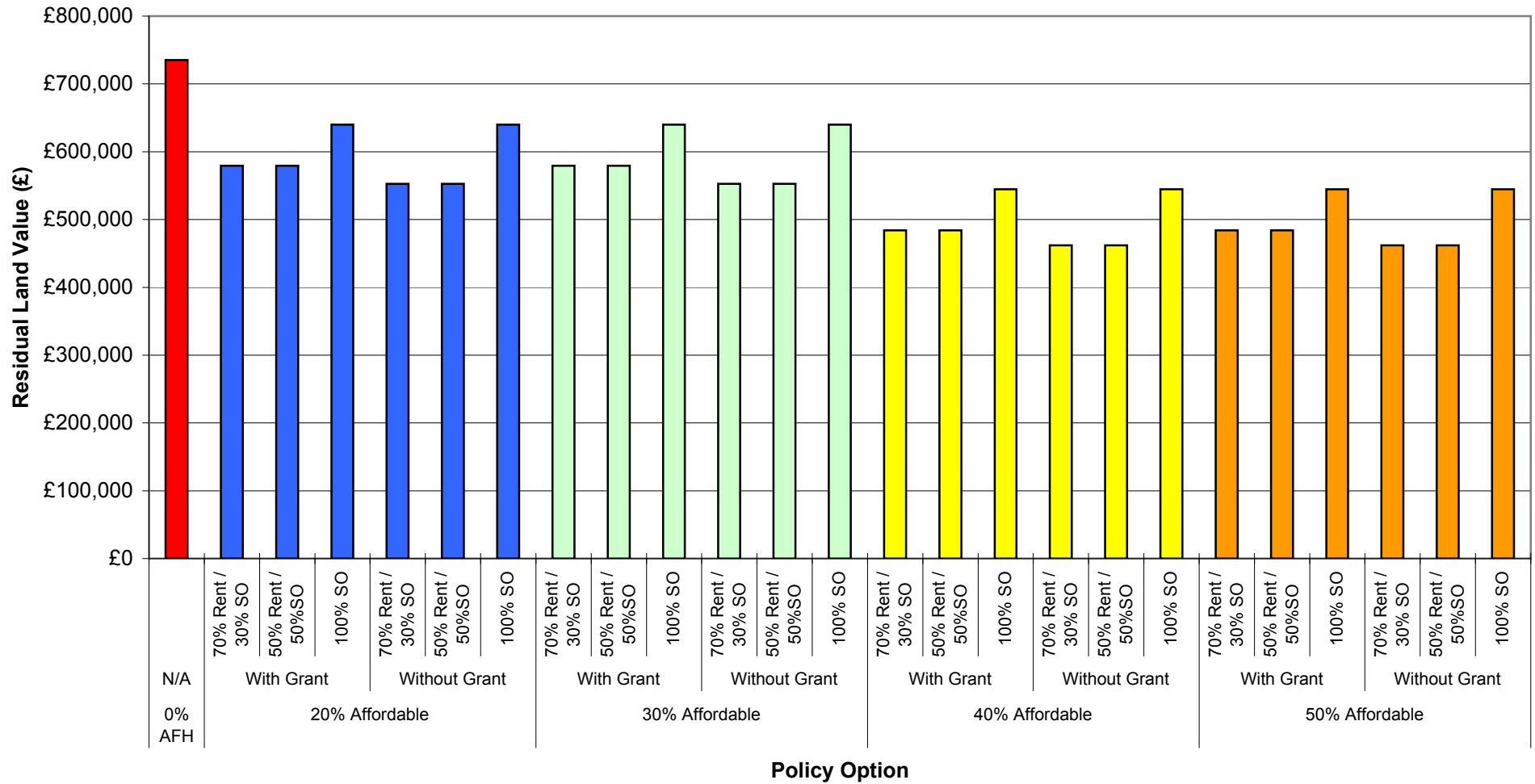
**Graph 152: 5 Unit Housing Scheme (5 x 4BH) - Residual Land Values as a percentage of the Gross Development Value - Value Point 5**



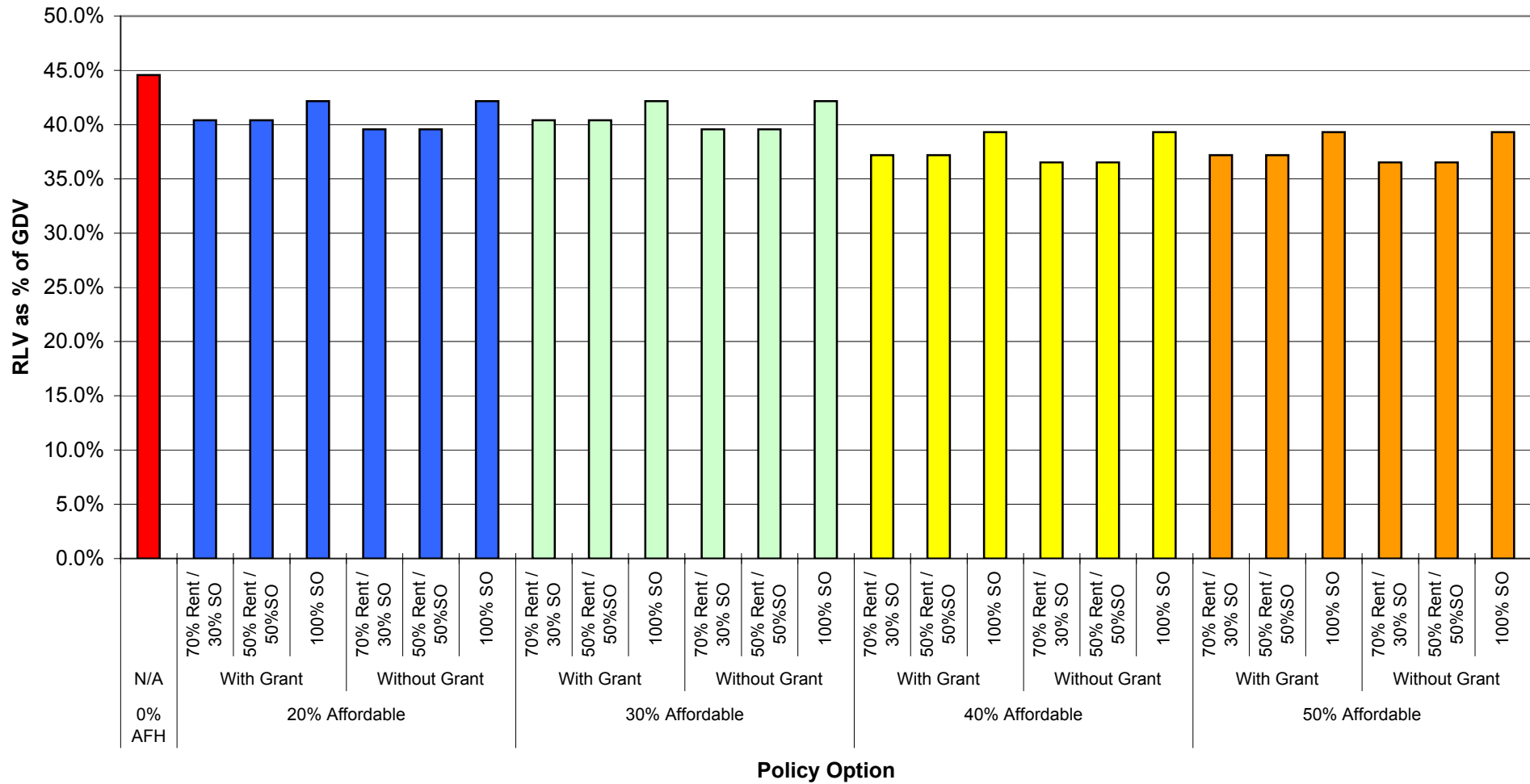
**Graph 153: 5 Unit Housing Scheme (5 x 4BH) - Reduction in RLV from Current Policy - Value Point 5**



**Graph 154: 5 Unit Flatted Scheme (5 x 2BF) - Residual Land Values at Potential Policy Options - Value Point 5**

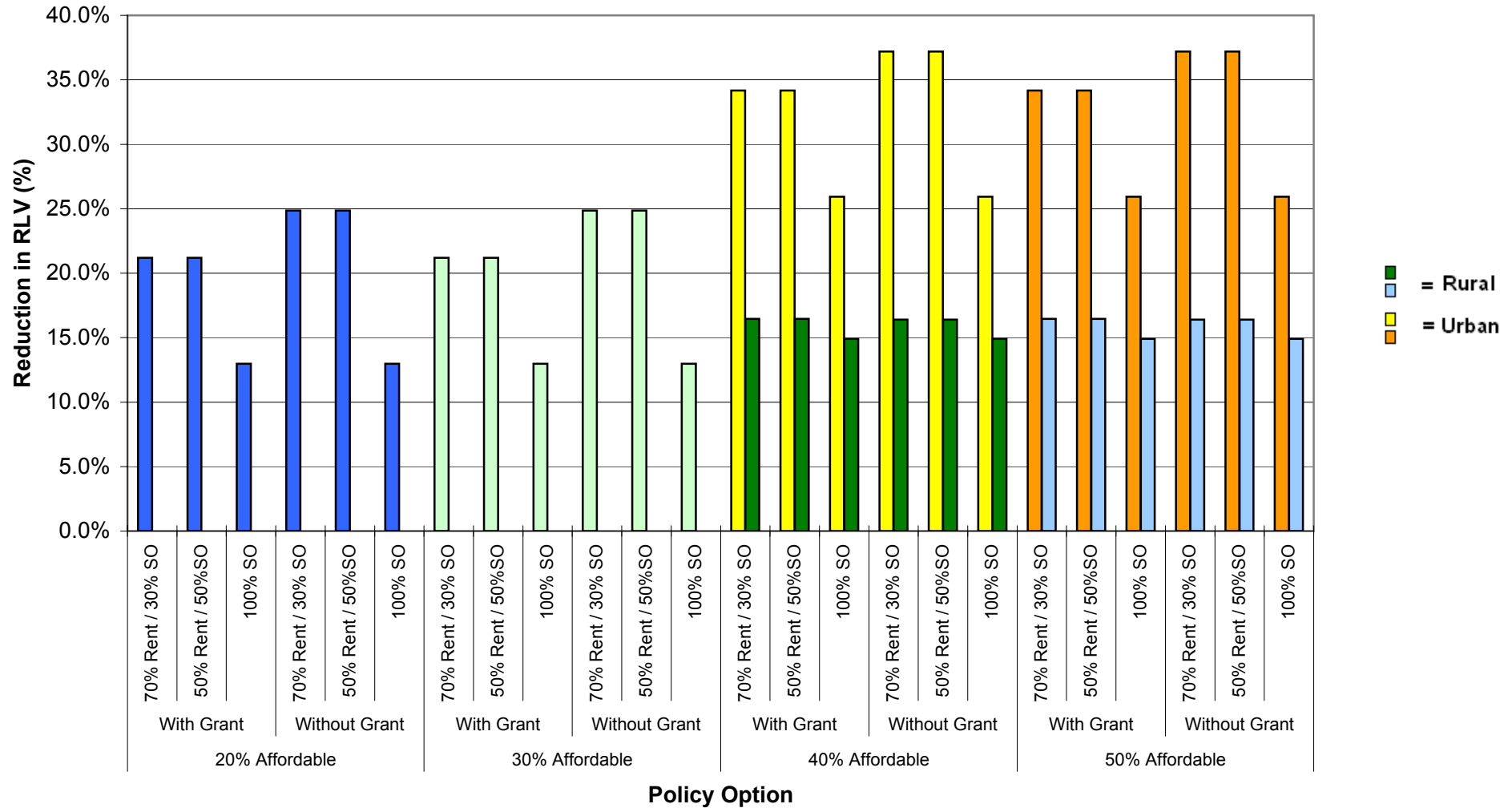


**Graph 155: 5 Unit Flatted Scheme (5 x 2BF) - Residual Land Values as a percentage of the Gross Development Value - Value Point 5**

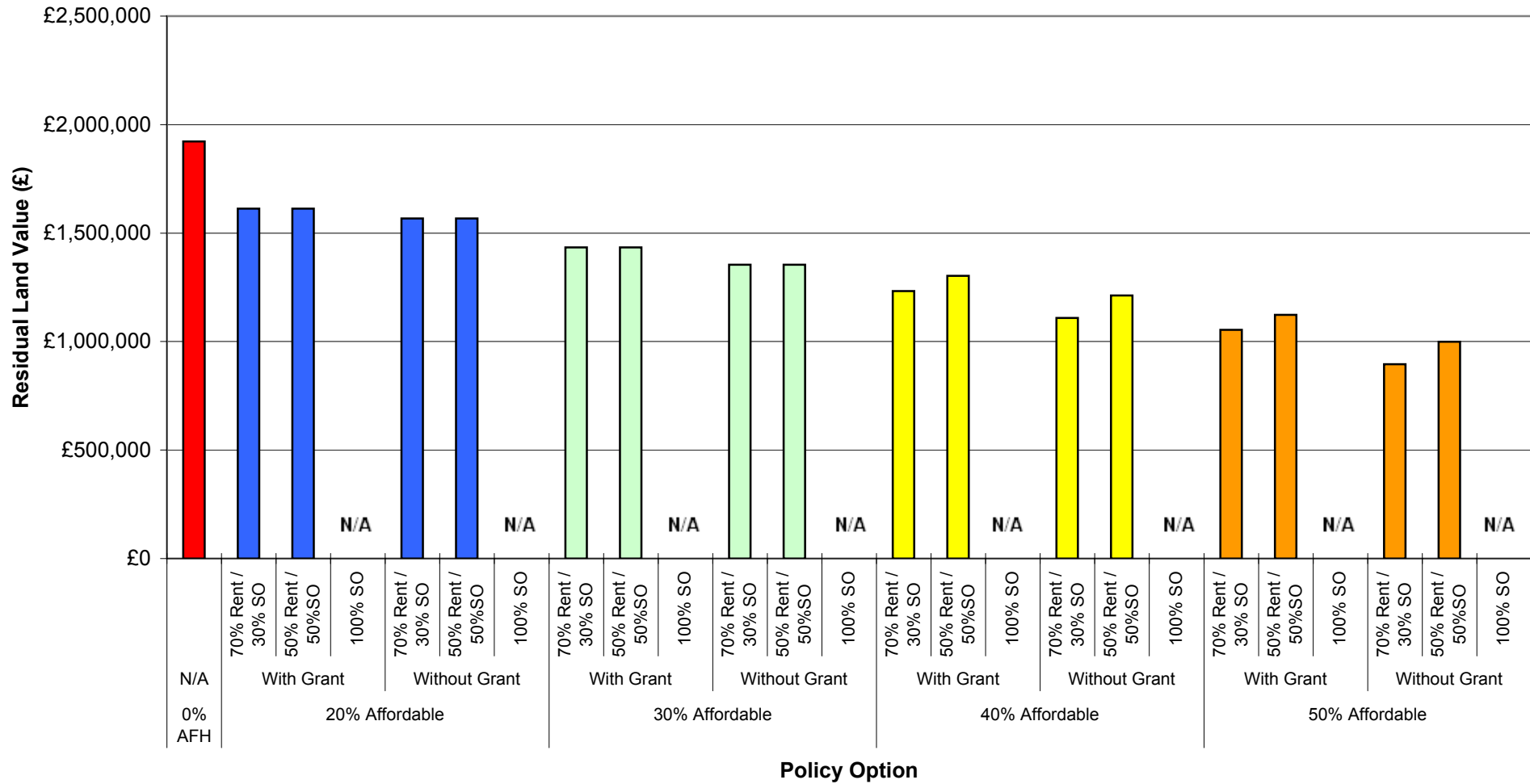


Source: Adams Integra, January 2008

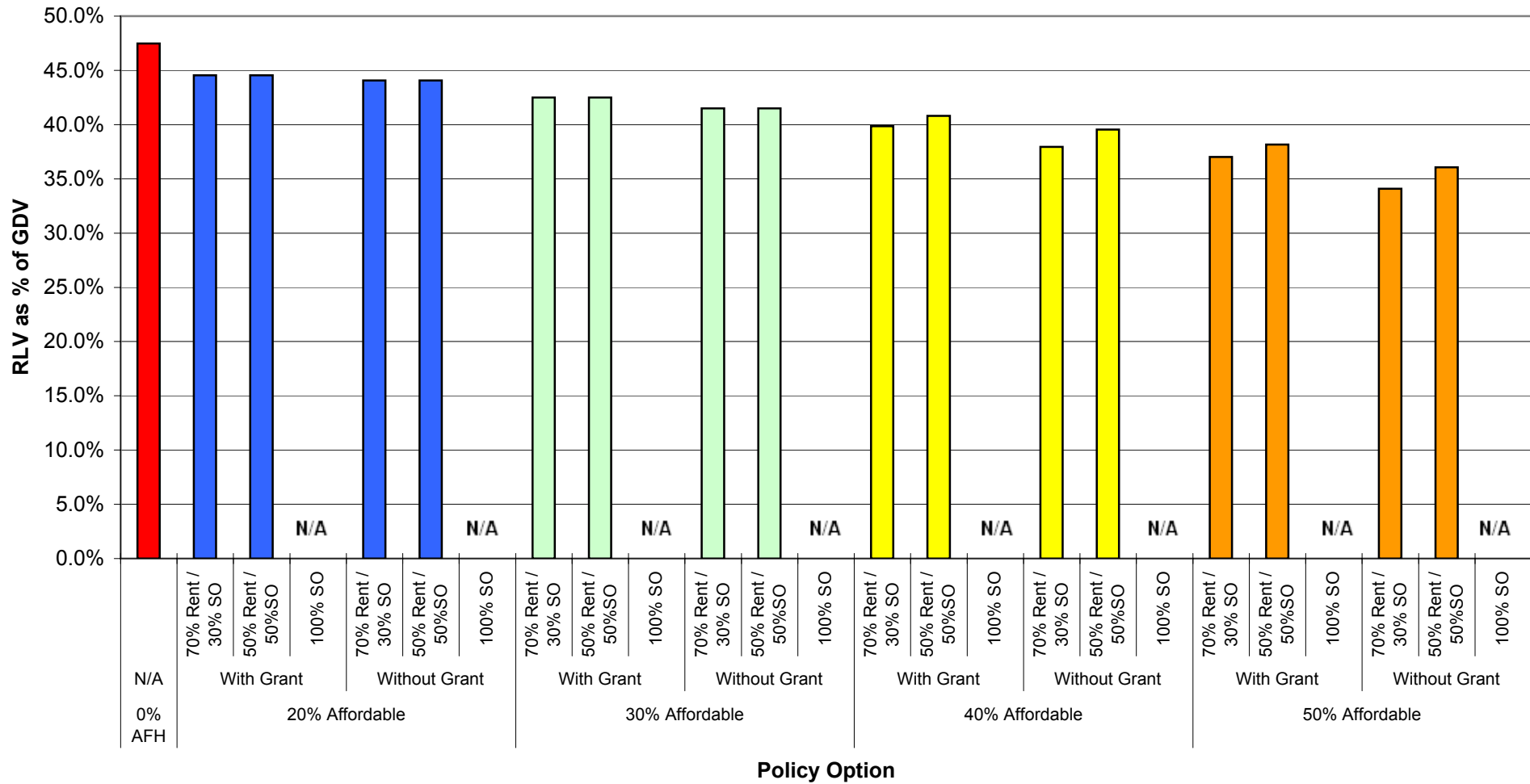
**Graph 156: 5 Unit Flatted Scheme (5 x 2BF) - Reduction in RLV from Current Policy - Value Point 5**



**Graph 157: 10 Unit Housing Scheme (5 x 2BH & 5 x 3BH) - Residual Land Values at Potential Policy Options - Value Point 5**

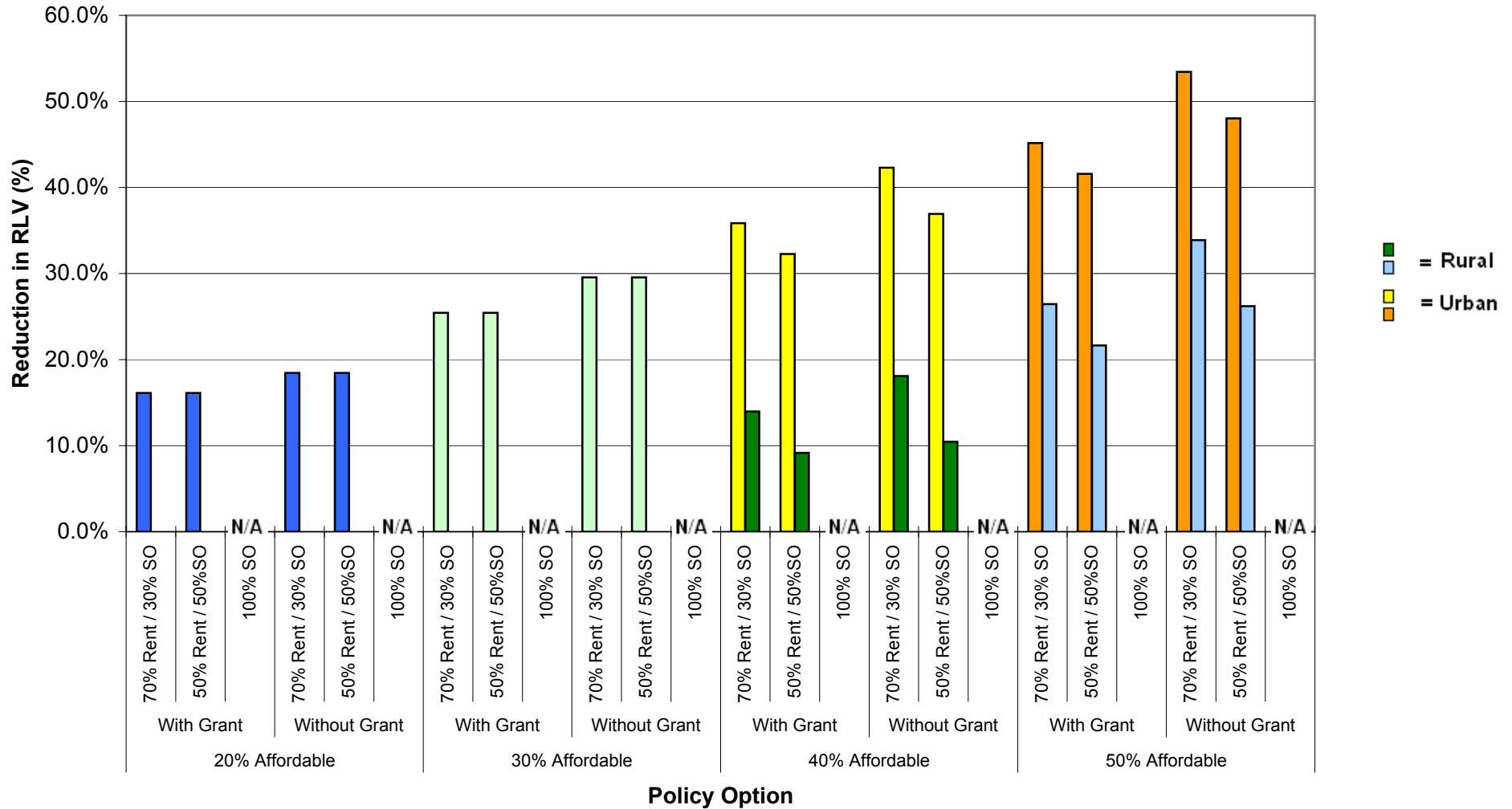


**Graph 158: 10 Unit Housing Scheme (5 x 2BH & 5 x 3BH) - Residual Land Values as a percentage of the Gross Development Value - Value Point 5**

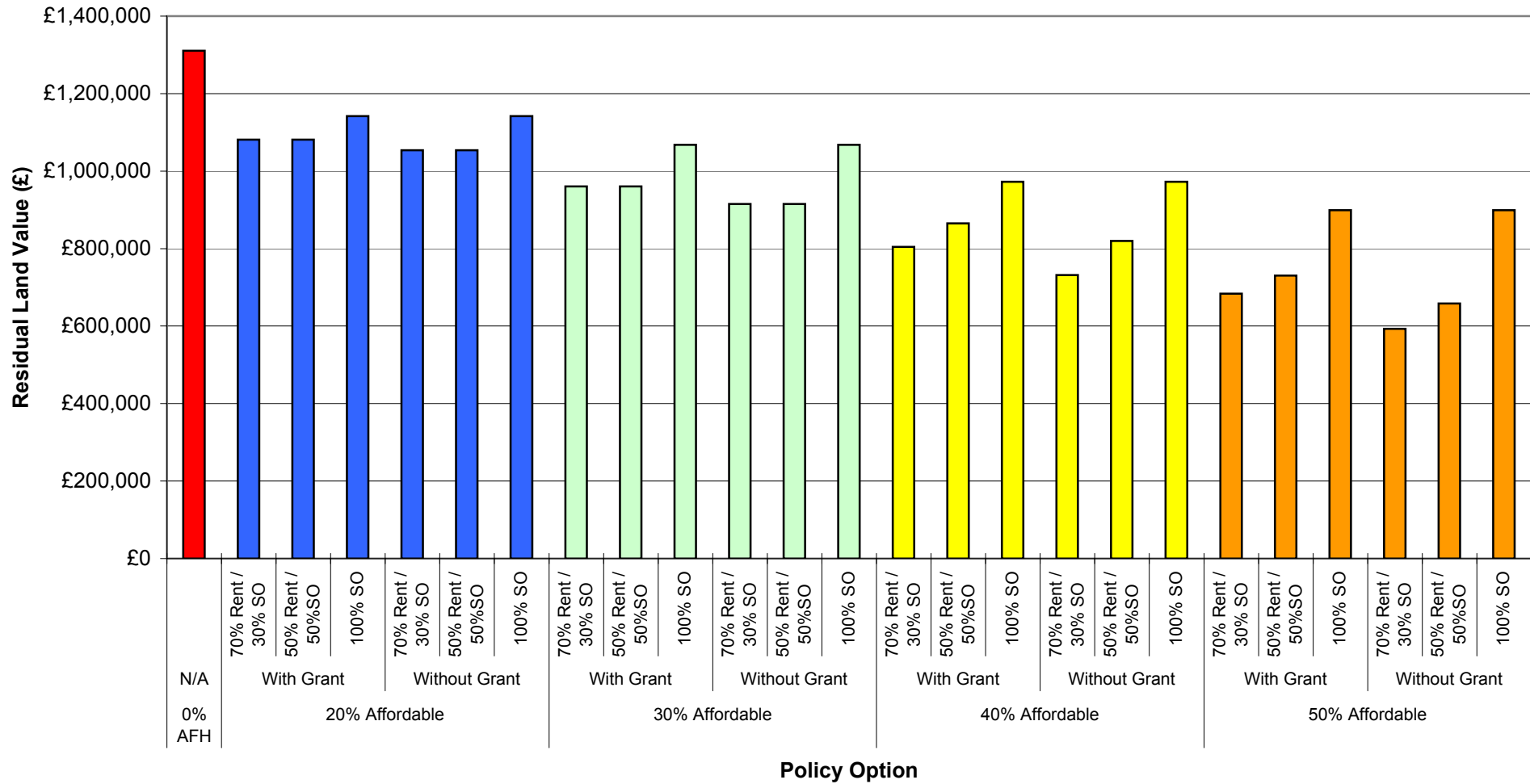




**Graph 159: 10 Unit Housing Scheme (5 x 2BH & 5 x 3BH) - Reduction in RLV from Current Policy - Value Point 5**

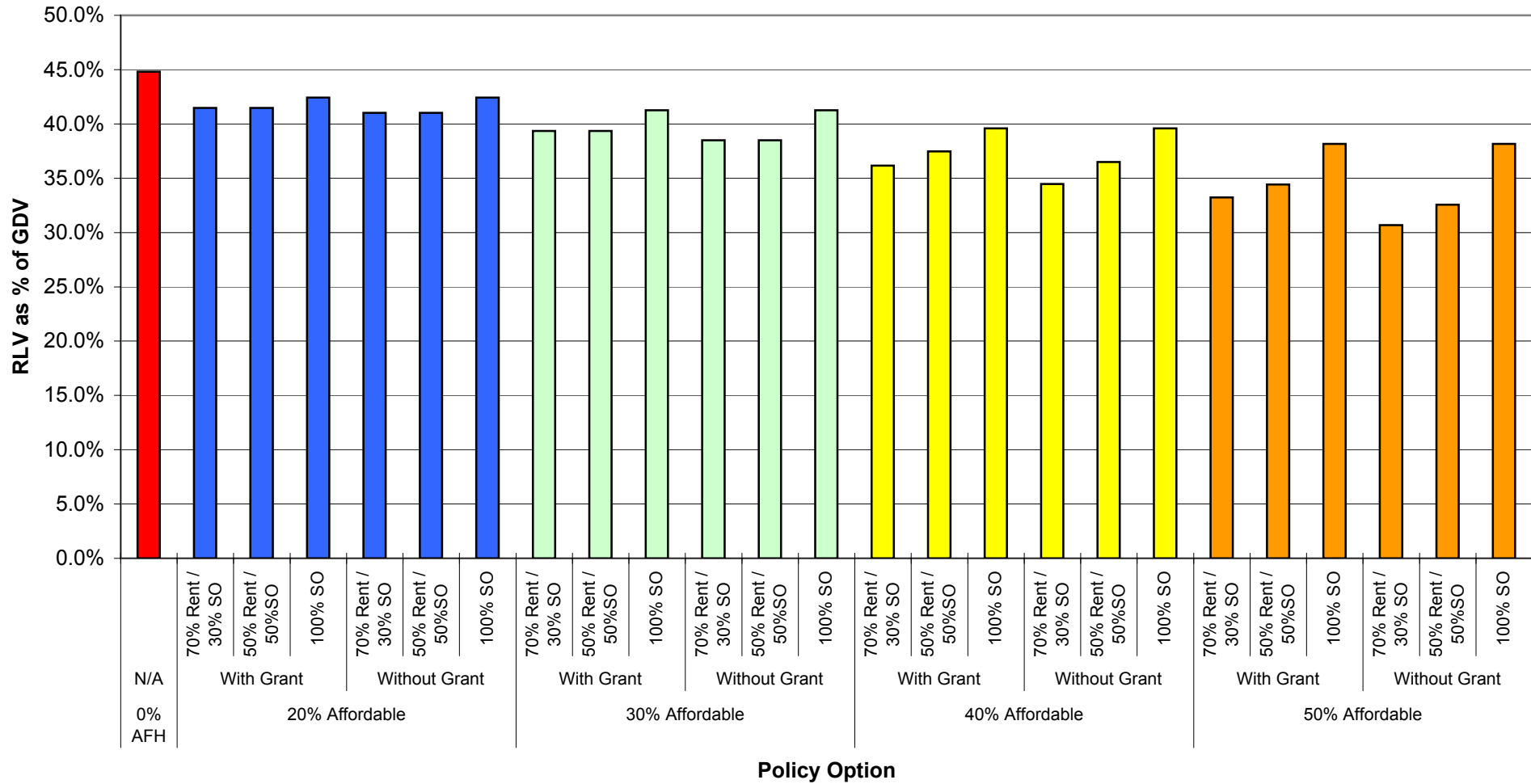


**Graph 160: 10 Unit Flatted Scheme (5 x 1BF & 5 x 2BF) - Residual Land Values at Potential Policy Options - Value Point 5**

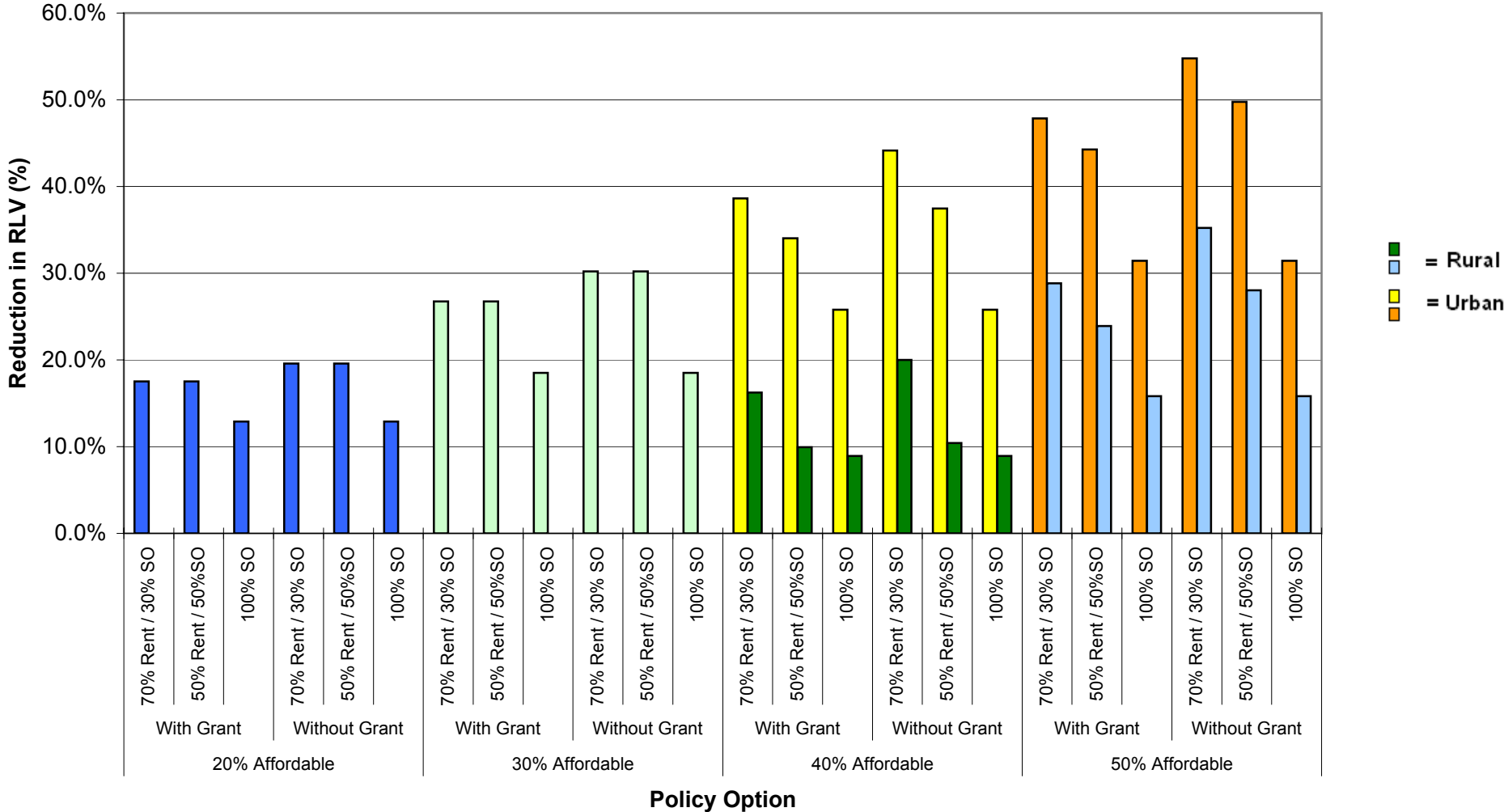


Source: Adams Integra, January 2008

**Graph 161: 10 Unit Flatted Scheme (5 x 1BF & 5 x 2BF) - Residual Land Values as a percentage of the Gross Development Value - Value Point 5**

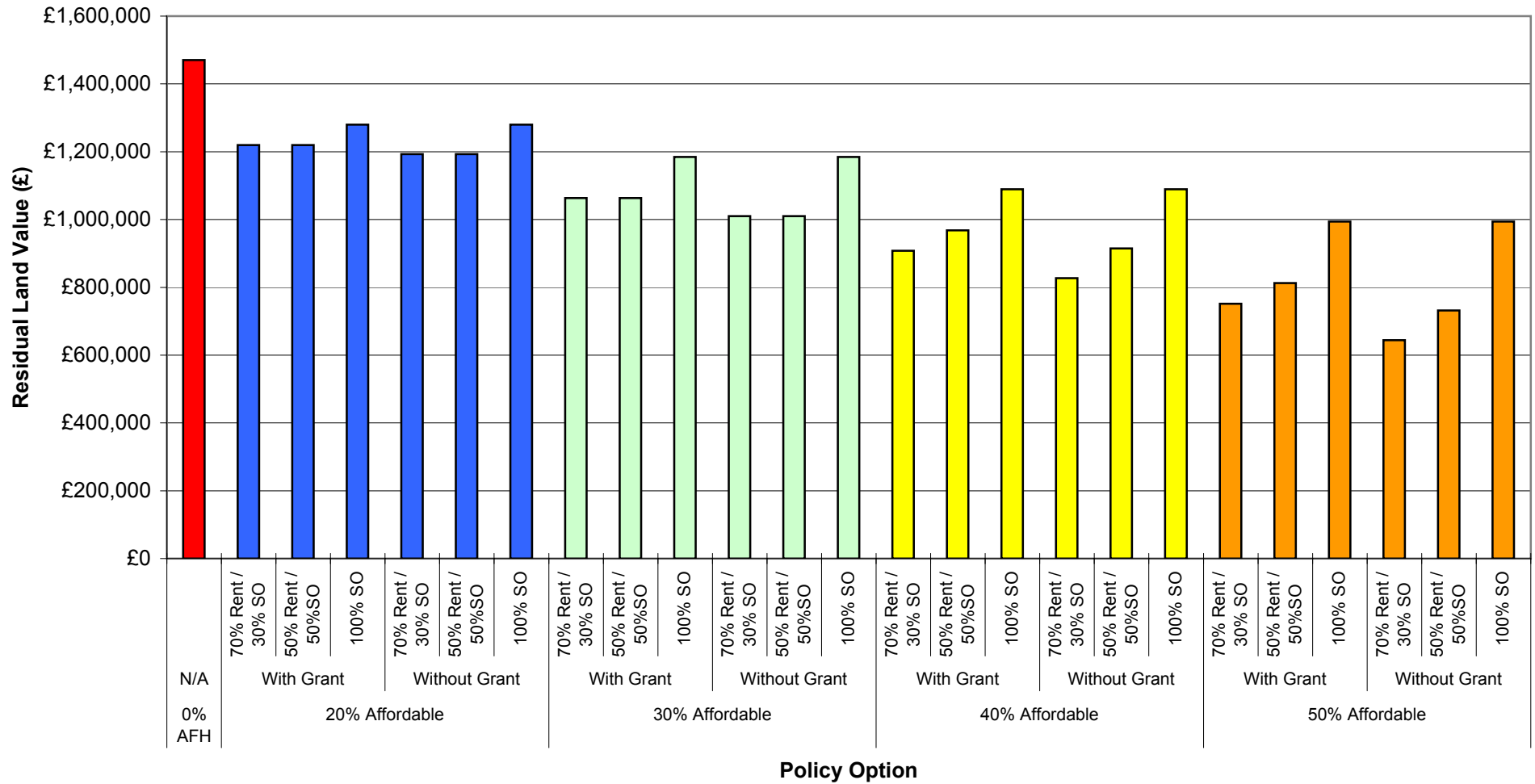


**Graph 162: 10 Unit Flatted Scheme (5 x 1BF & 5 x 2BF)  
Reduction in RLV from Current Policy - Value Point 5**



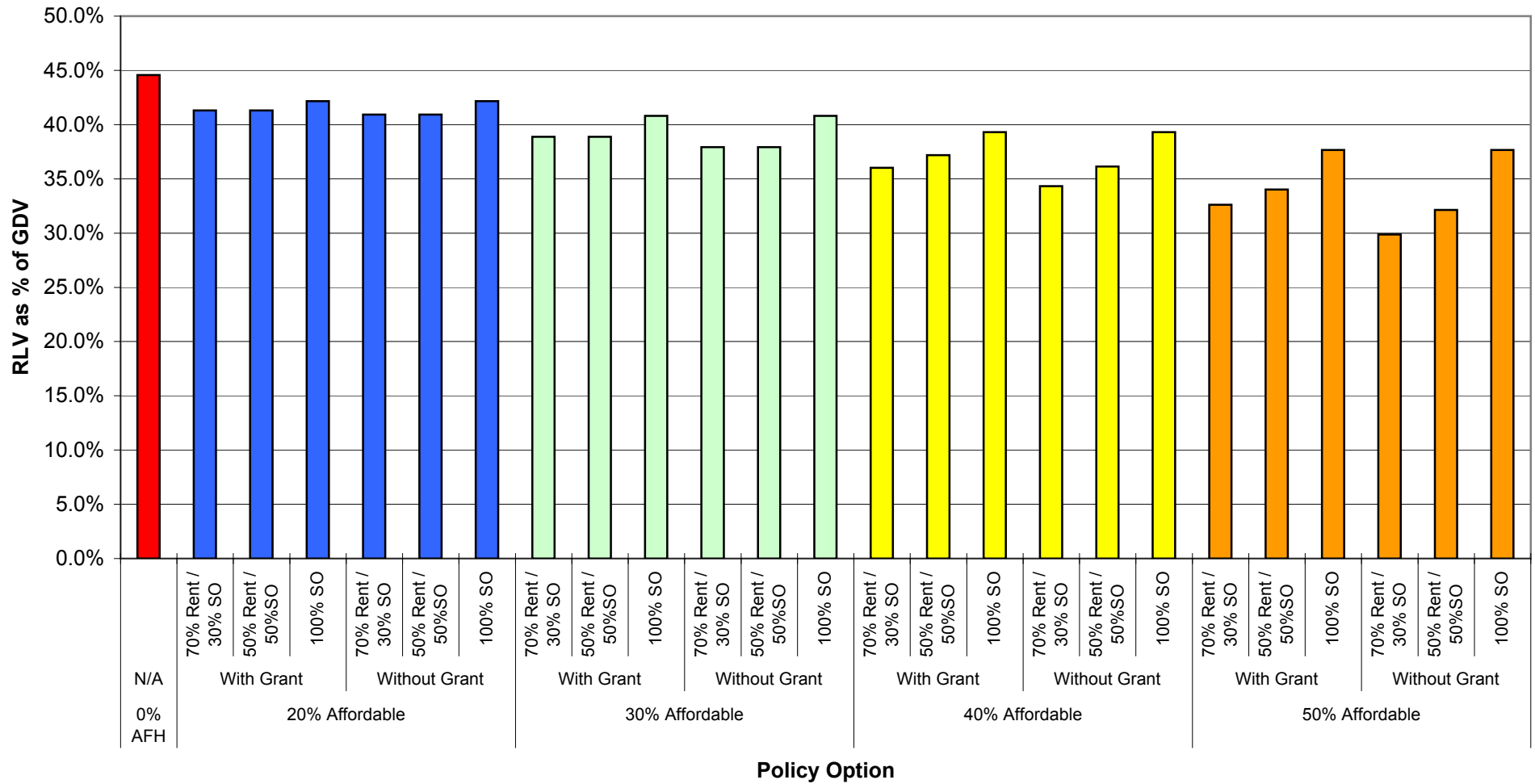
Source: Adams Integra, January 2008

**Graph 163: 10 Unit Flatted Scheme (10 x 2BF) - Residual Land Values at Potential Policy Options - Value Point 5**

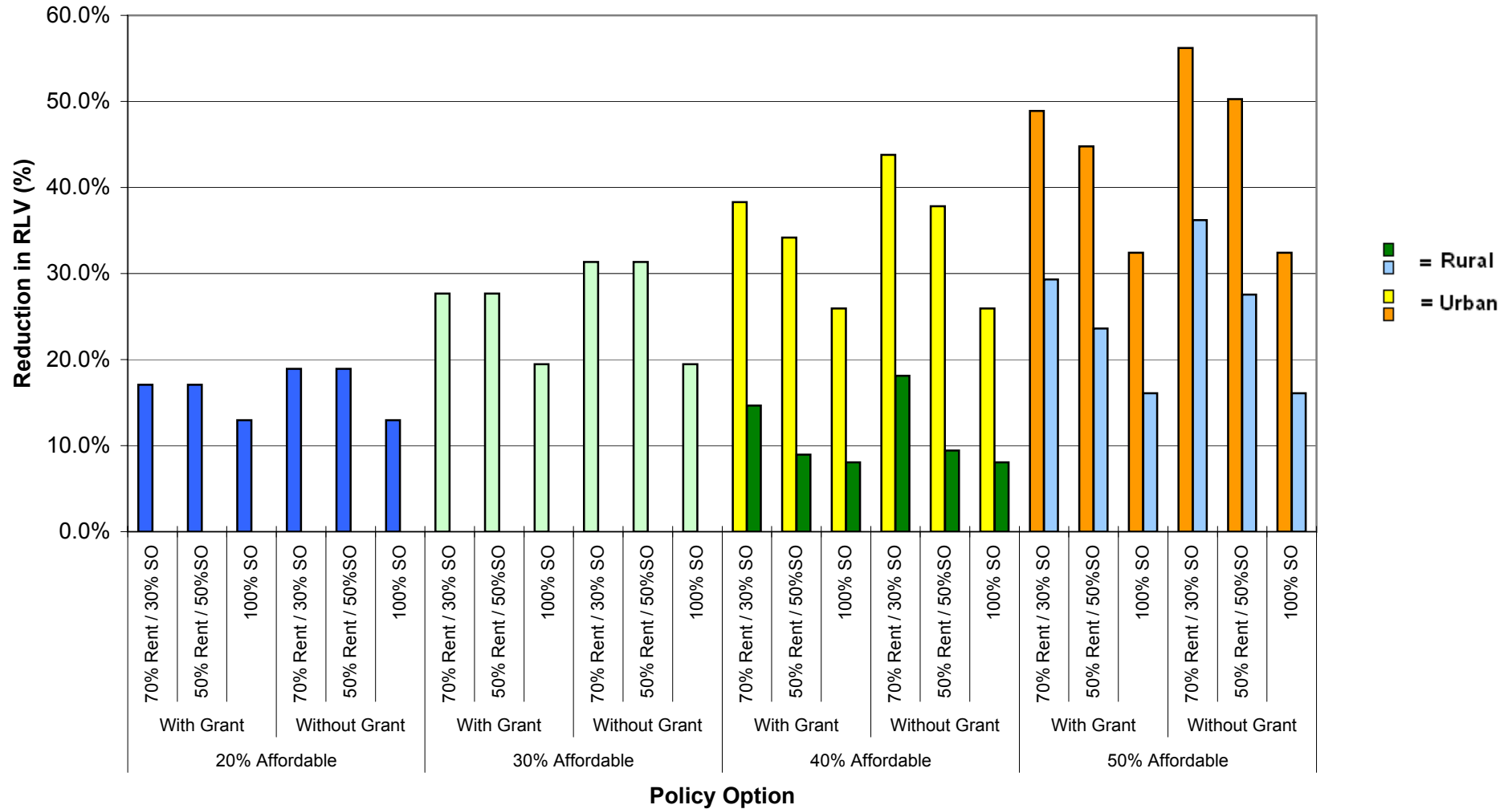


Source: Adams Integra, January 2008

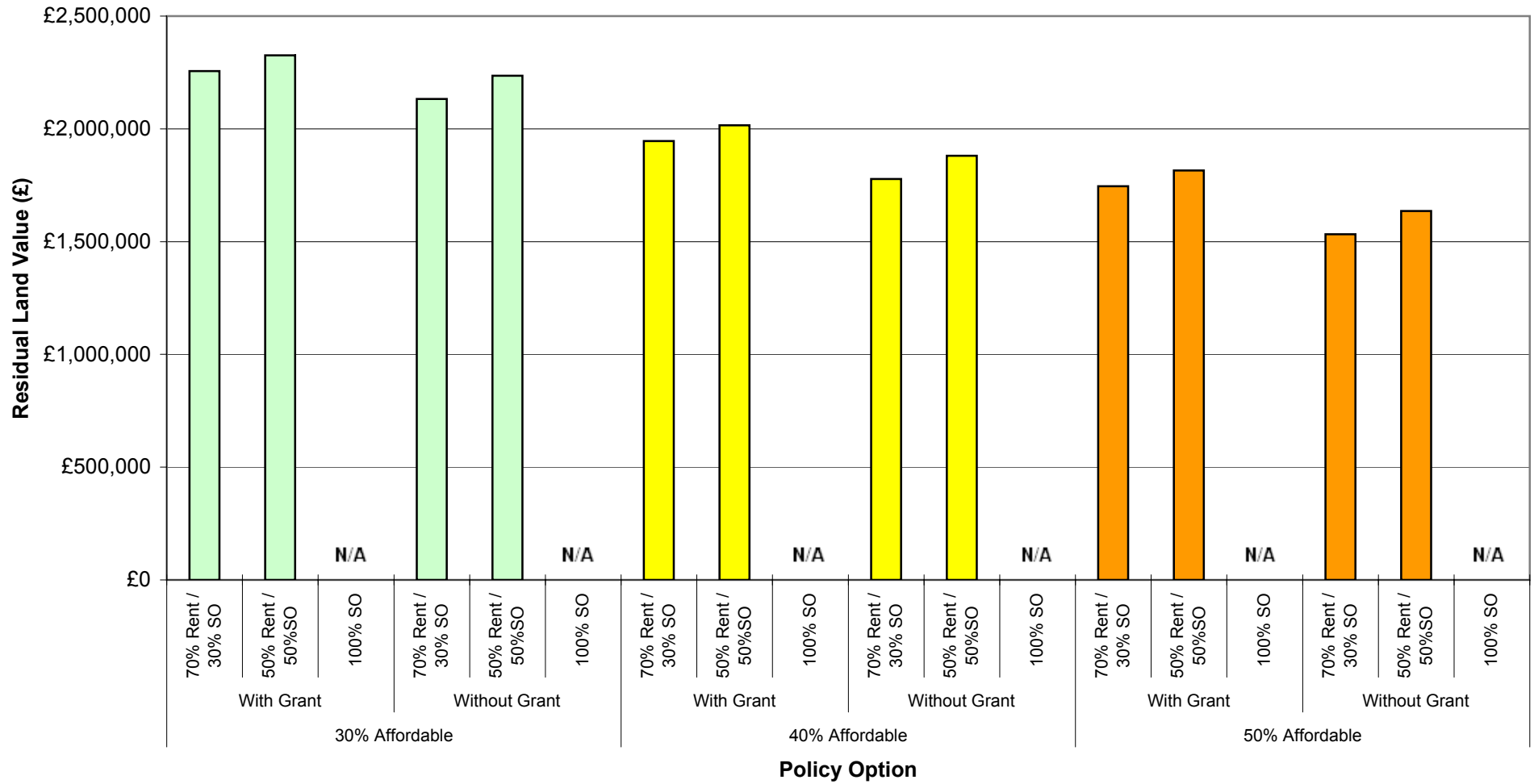
**Graph 164: 10 Unit Flatted Scheme (10 x 2BF) - Residual Land Values as a percentage of the Gross Development Value - Value Point 5**



**Graph 165: 10 Unit Flatted Scheme (10 x 2BF)  
Reduction in RLV from Current Policy - Value Point 5**

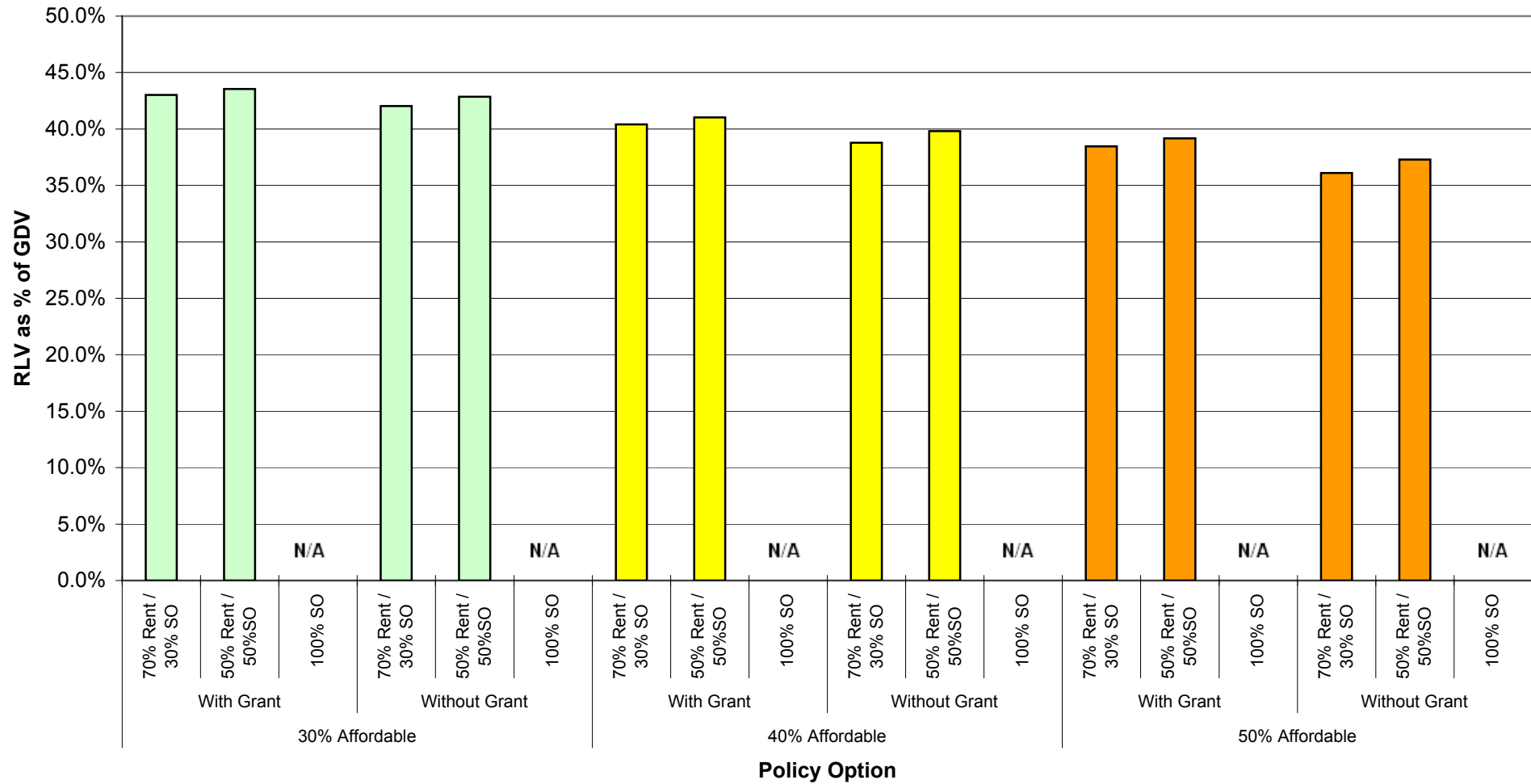


**Graph 166: 15 Unit Housing Scheme - Residual Land Values at Potential Policy Options - Value Point 5**

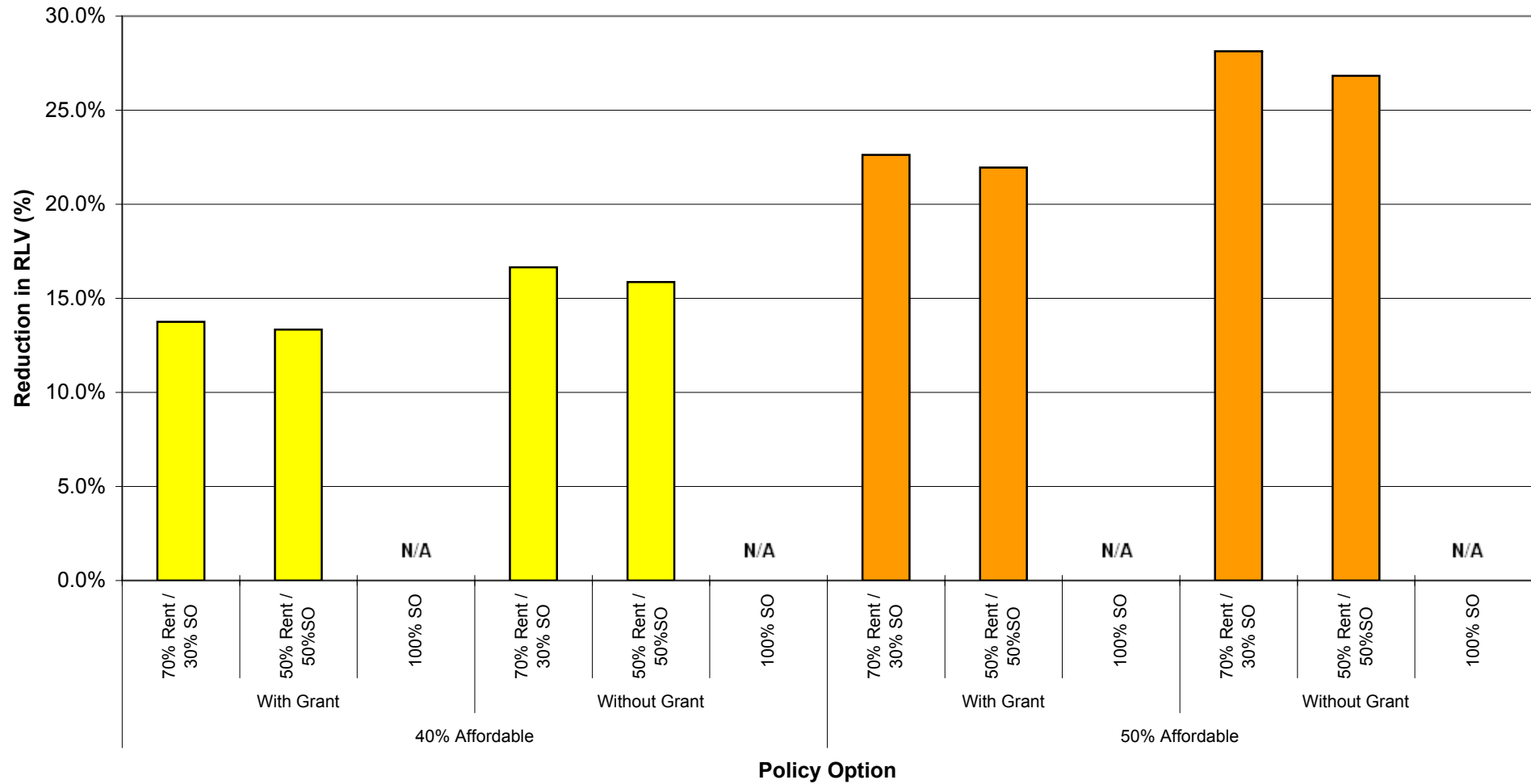




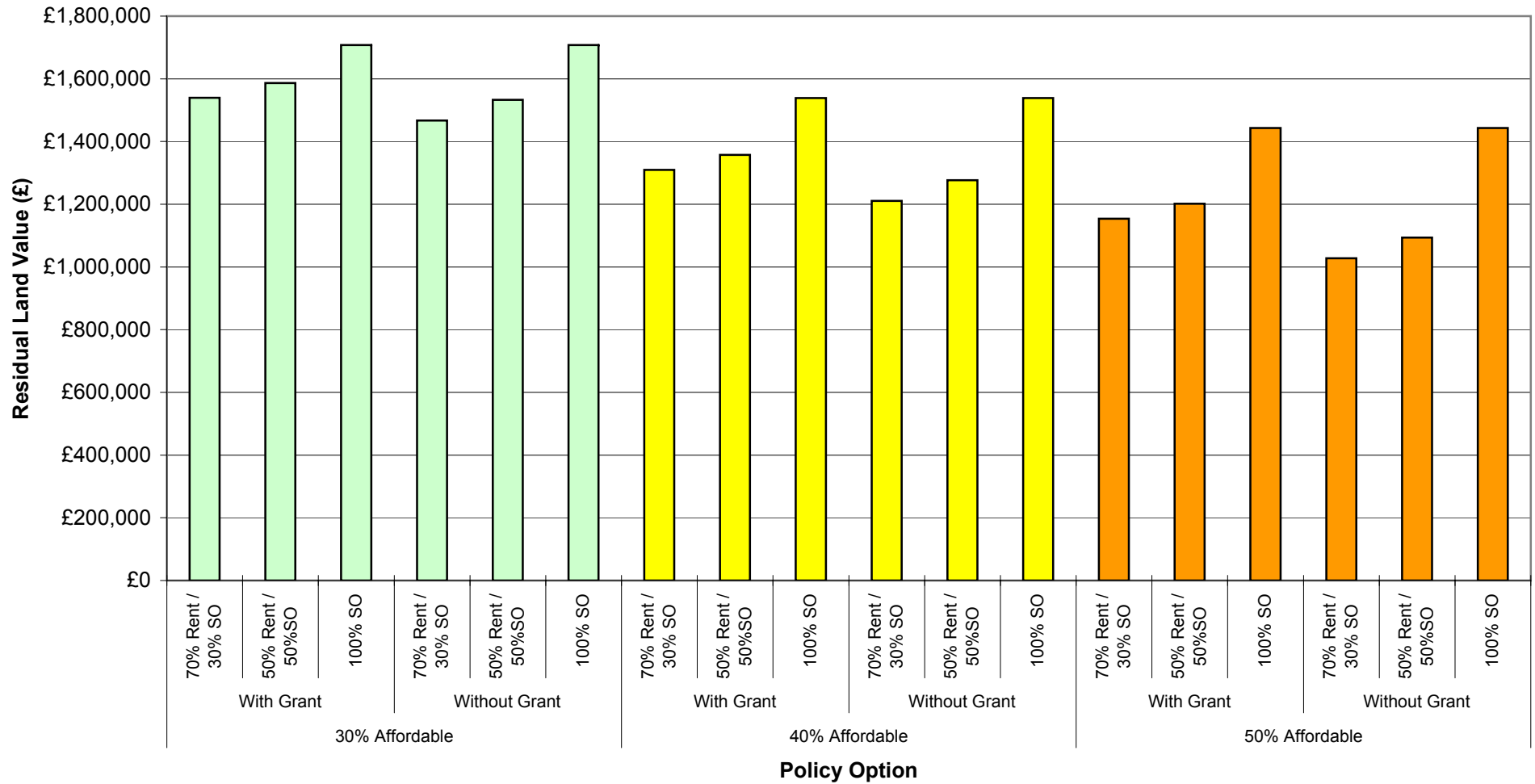
**Graph 167: 15 Unit Housing Scheme - Residual Land Values as a percentage of the Gross Development Value - Value Point 5**



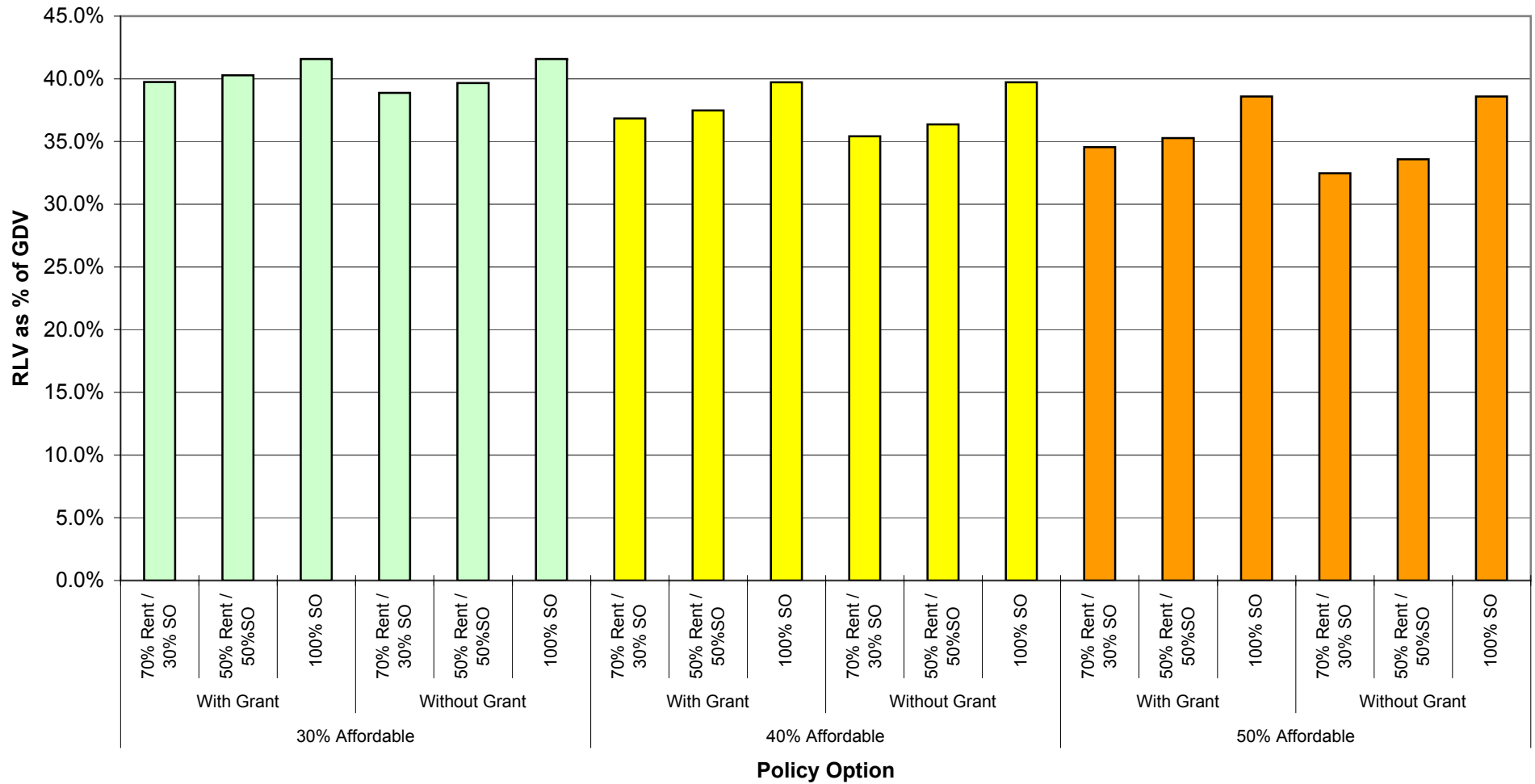
**Graph 168: 15 Unit Housing Scheme - Reduction in RLV from Current Policy - Value Point 5**



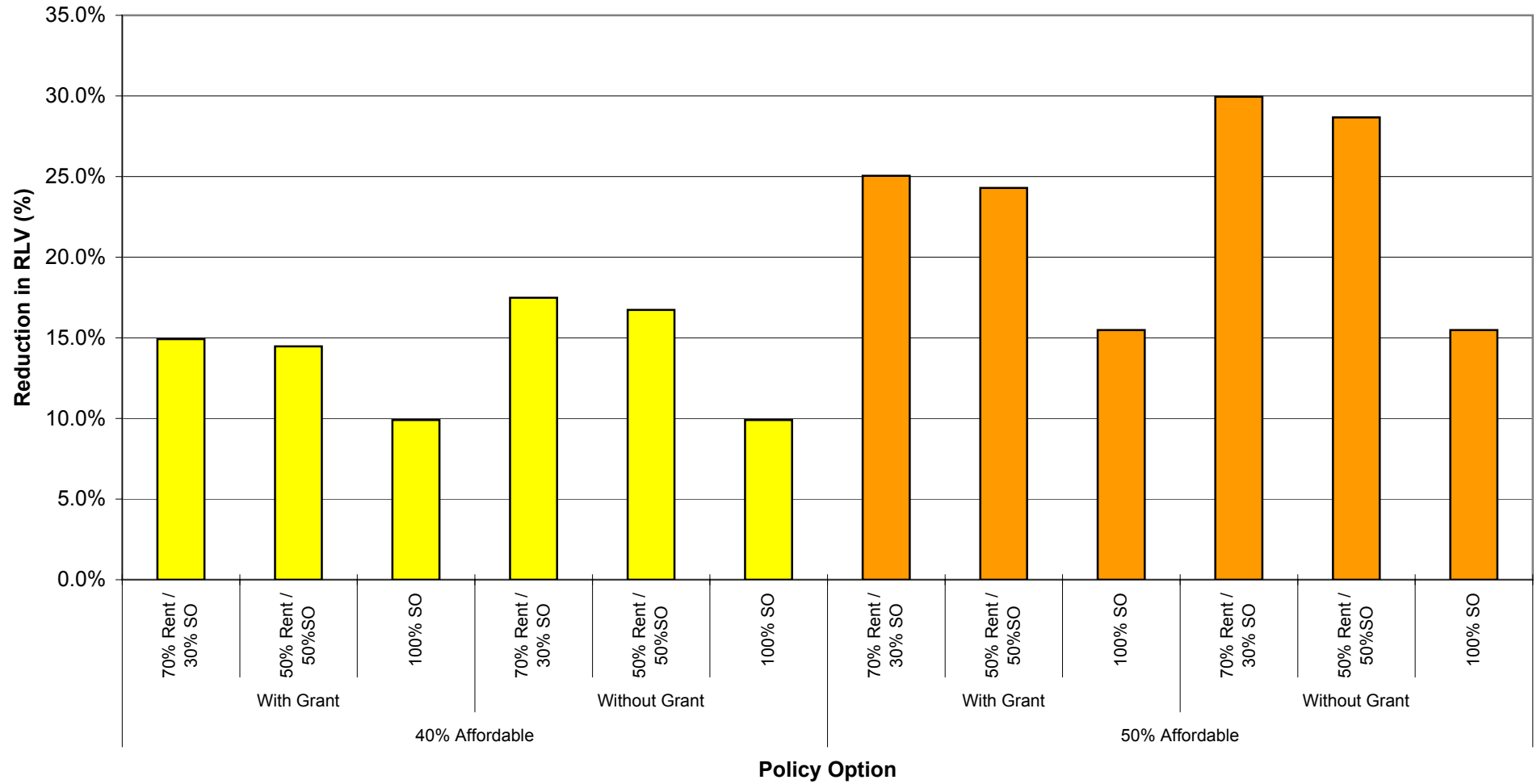
**Graph 169: 15 Unit Flatted Scheme - Residual Land Values at Potential Policy Options - Value Point 5**



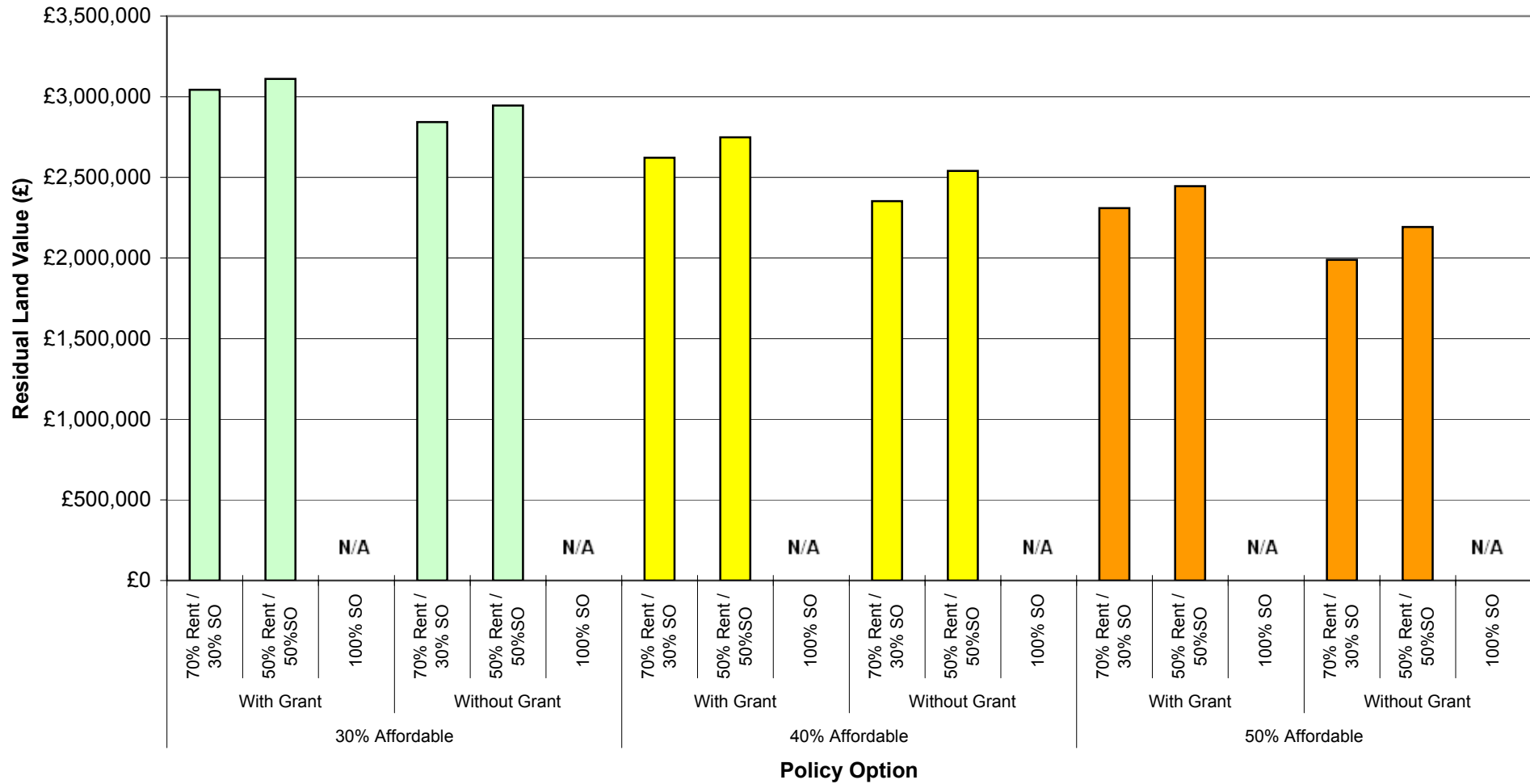
**Graph 170: 15 Unit Flatted Scheme - Residual Land Values as a percentage of the Gross Development Value - Value Point 5**



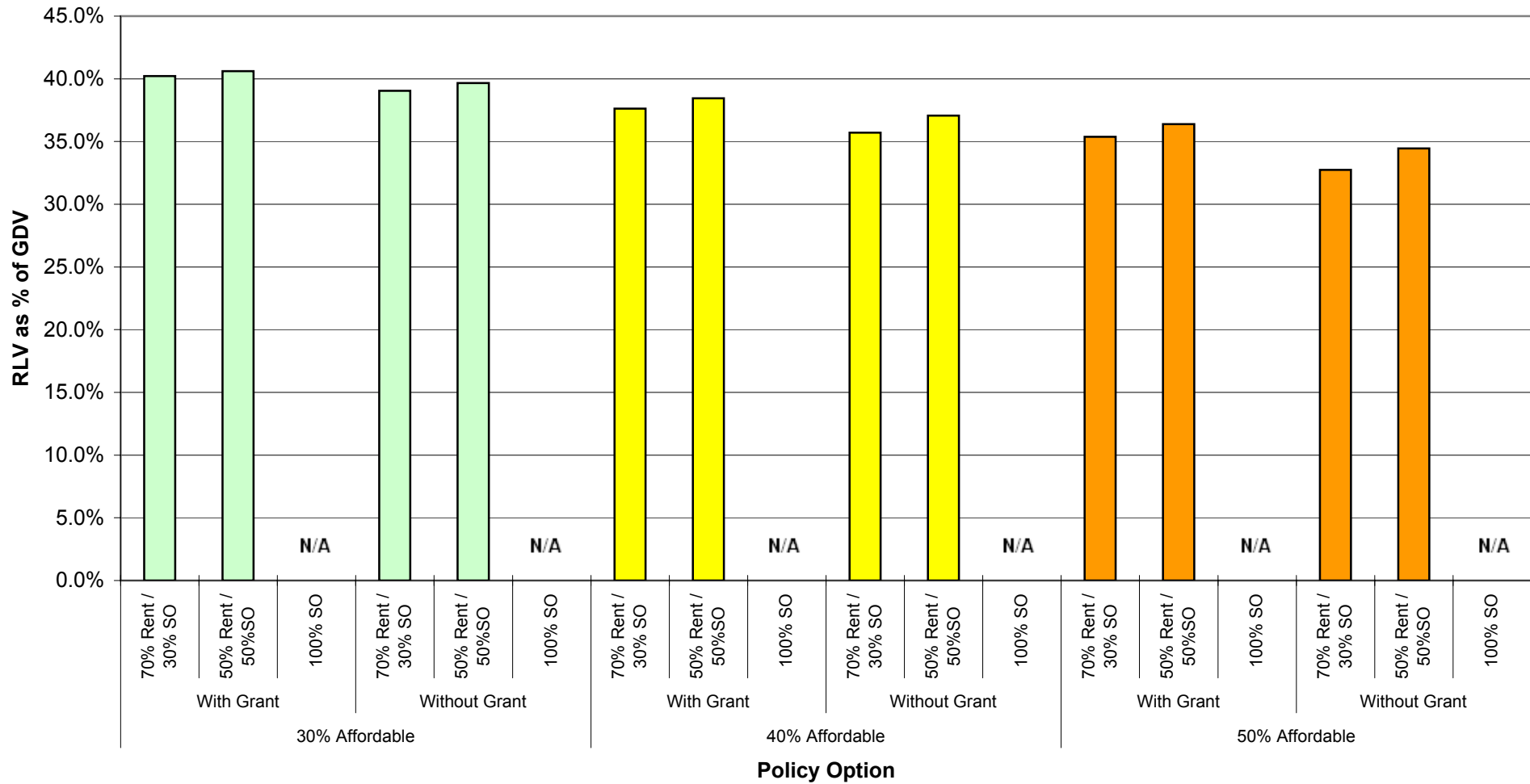
**Graph 171: 15 Unit Flatted Scheme - Reduction in RLV from Current Policy - Value Point 5**



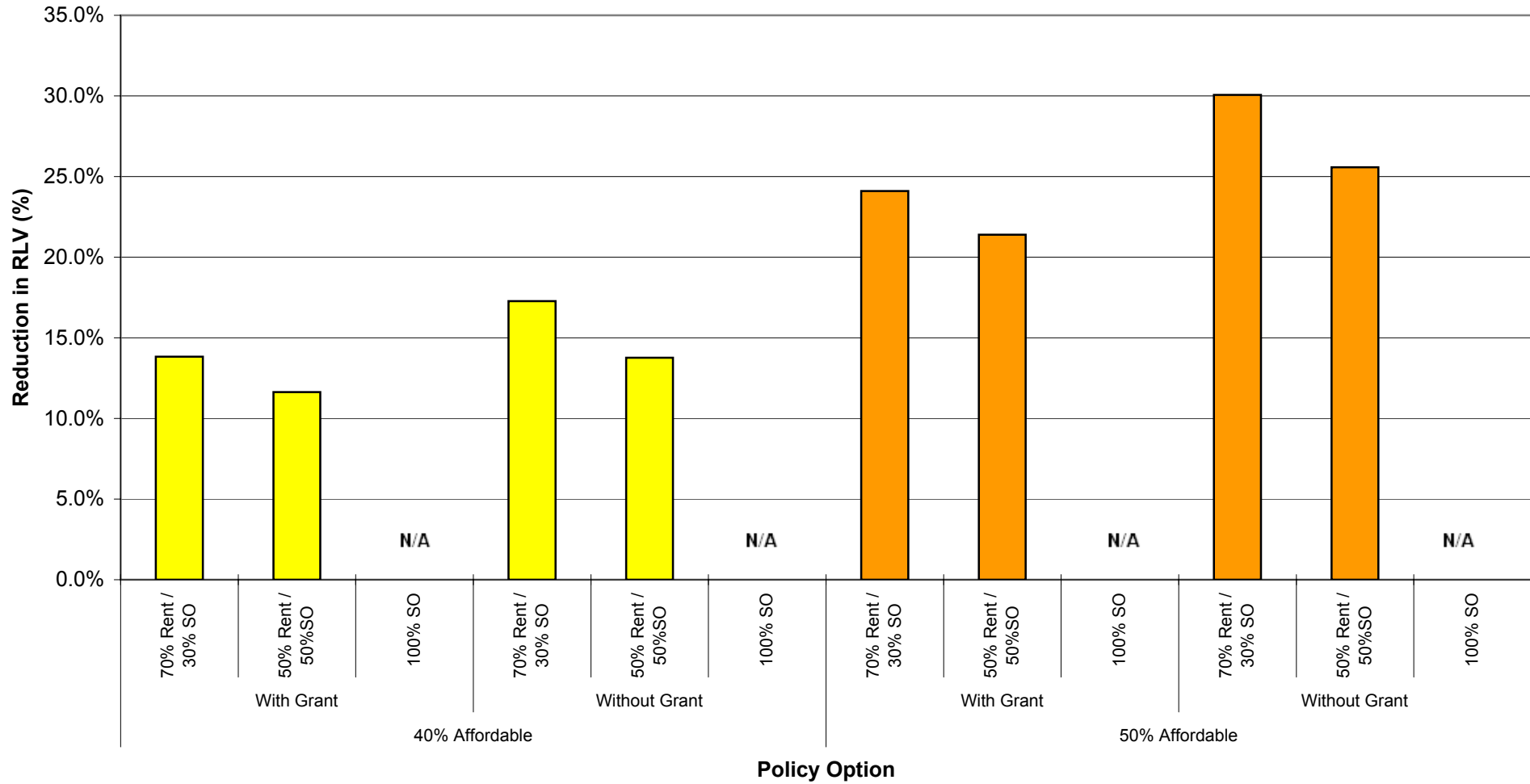
**Graph 172: 25 Unit Mixed Scheme - Residual Land Values at Potential Policy Options - Value Point 5**



**Graph 173: 25 Unit Mixed Scheme - Residual Land Values as a percentage of the Gross Development Value - Value Point 5**

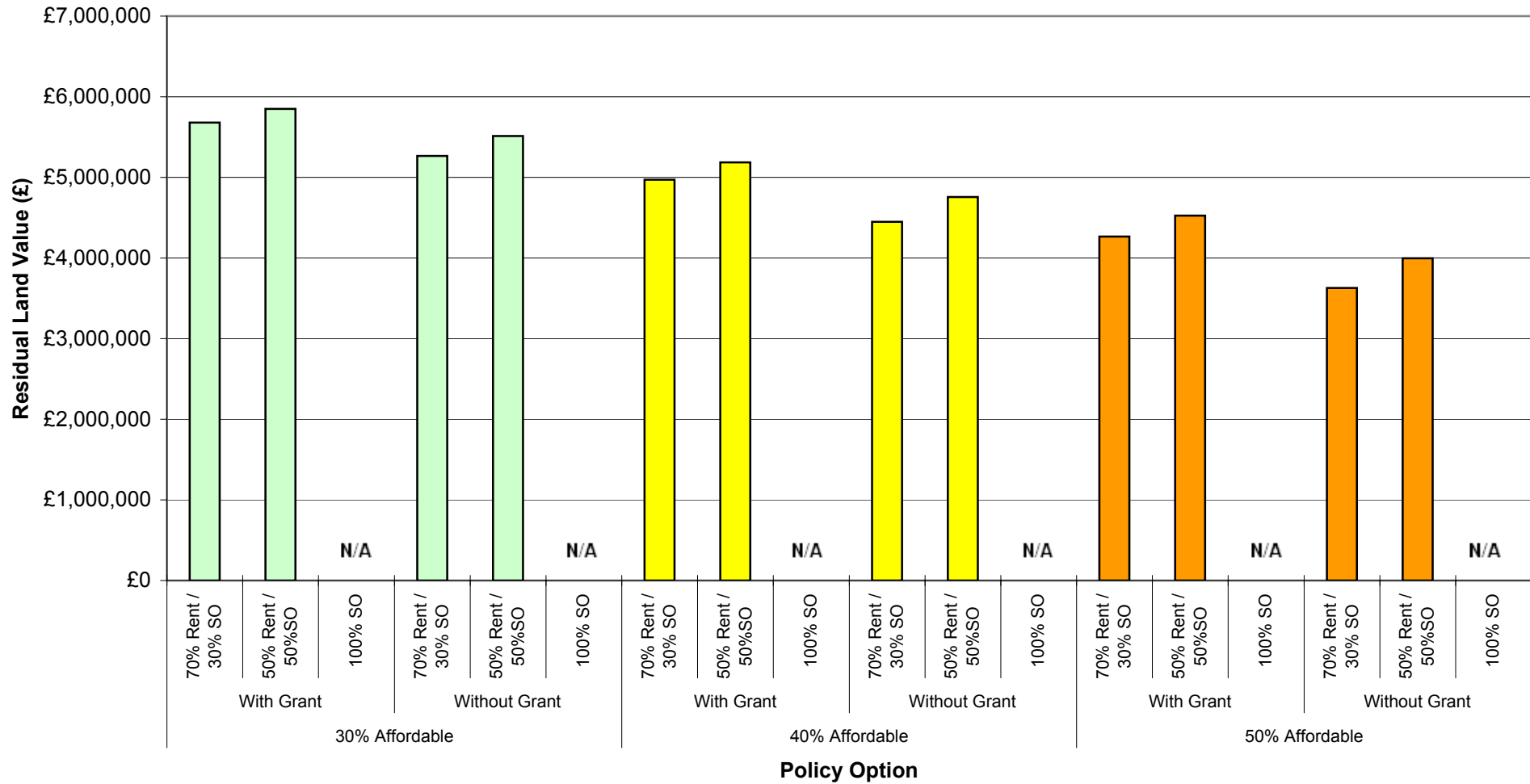


**Graph 174: 25 Unit Mixed Scheme - Reduction in RLV from Current Policy - Value Point 5**

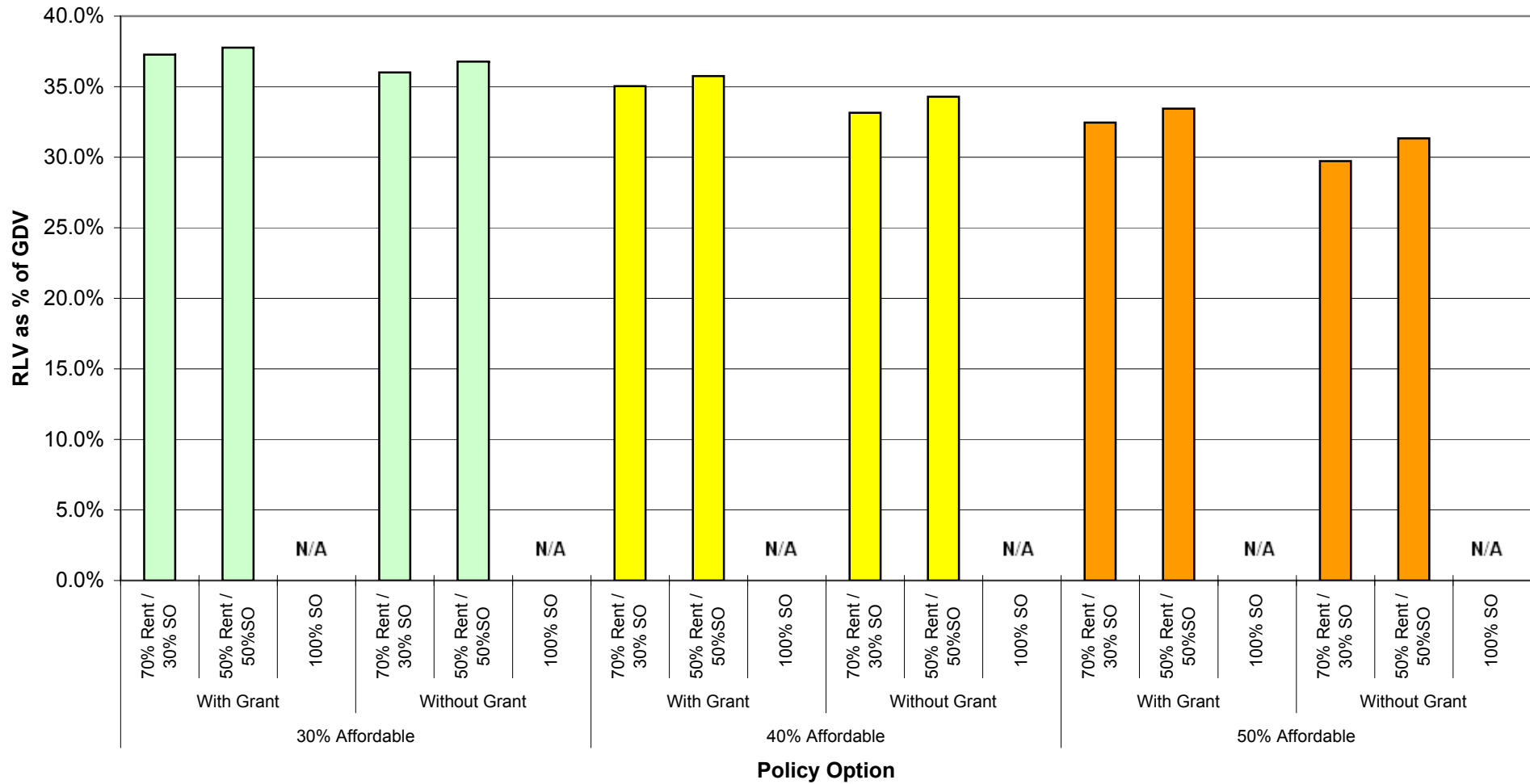




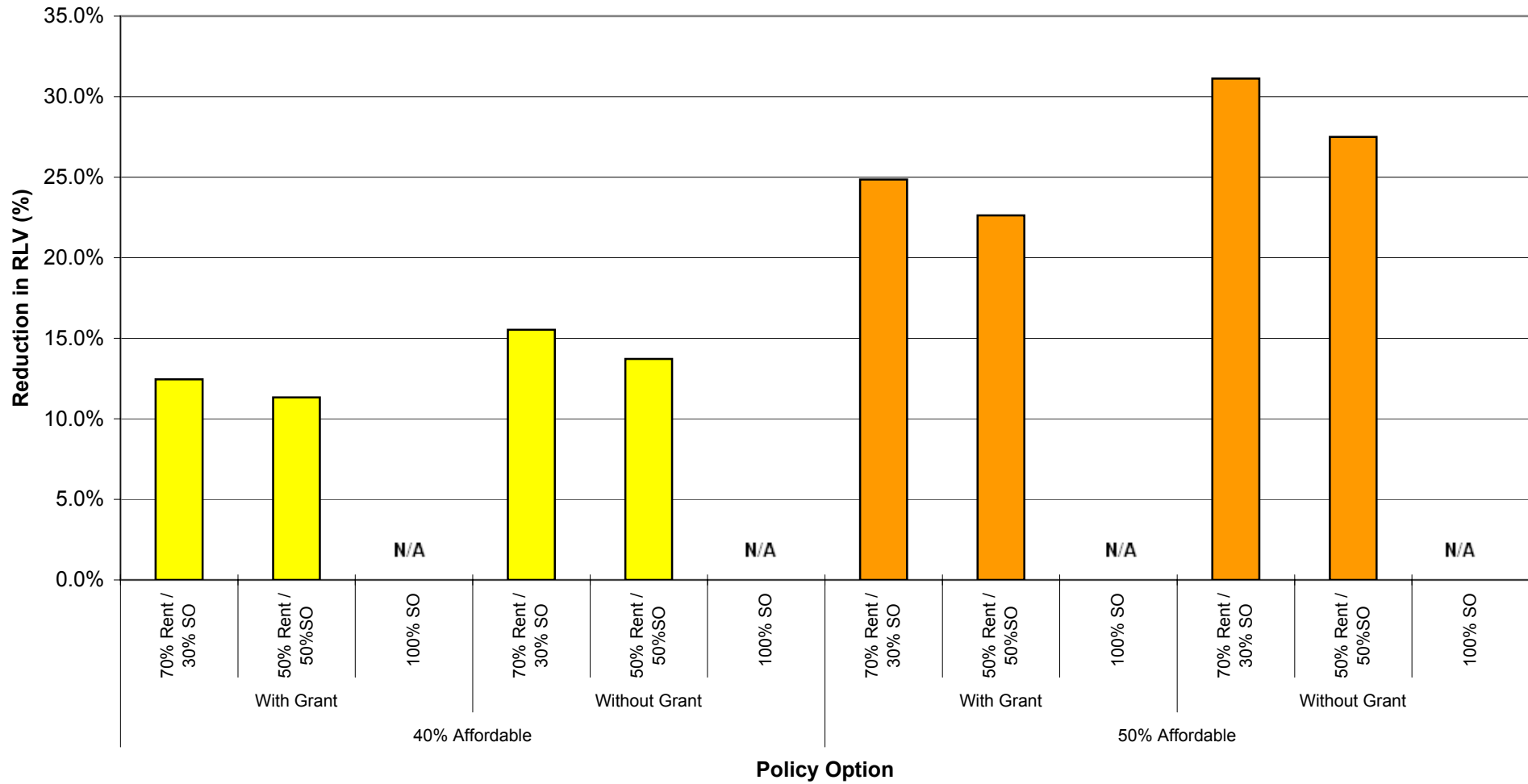
**Graph 175: 50 Unit Mixed Scheme - Residual Land Values at Potential Policy Options - Value Point 5**



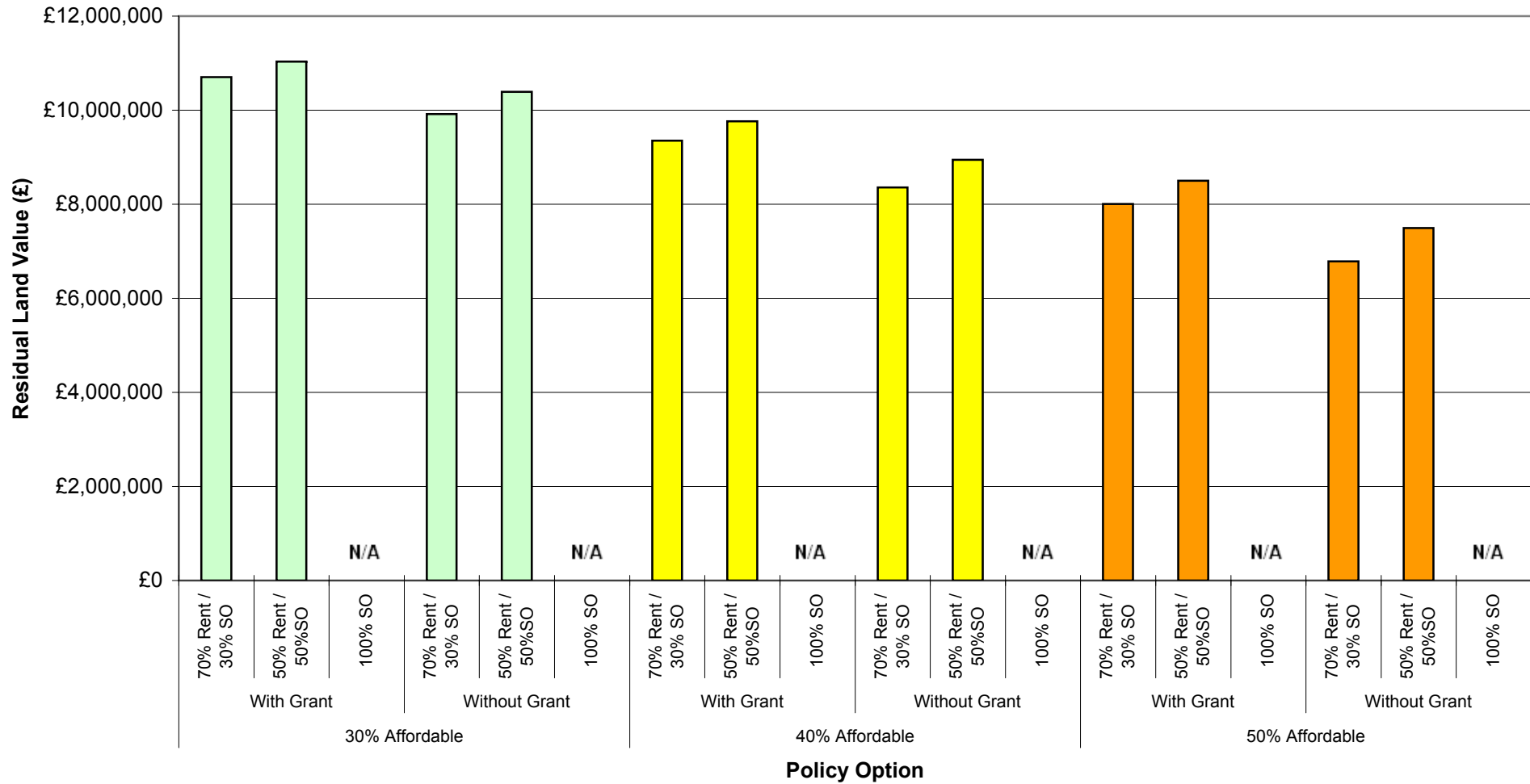
**Graph 176: 50 Unit Mixed Scheme - Residual Land Values as a percentage of the Gross Development Value - Value Point 5**



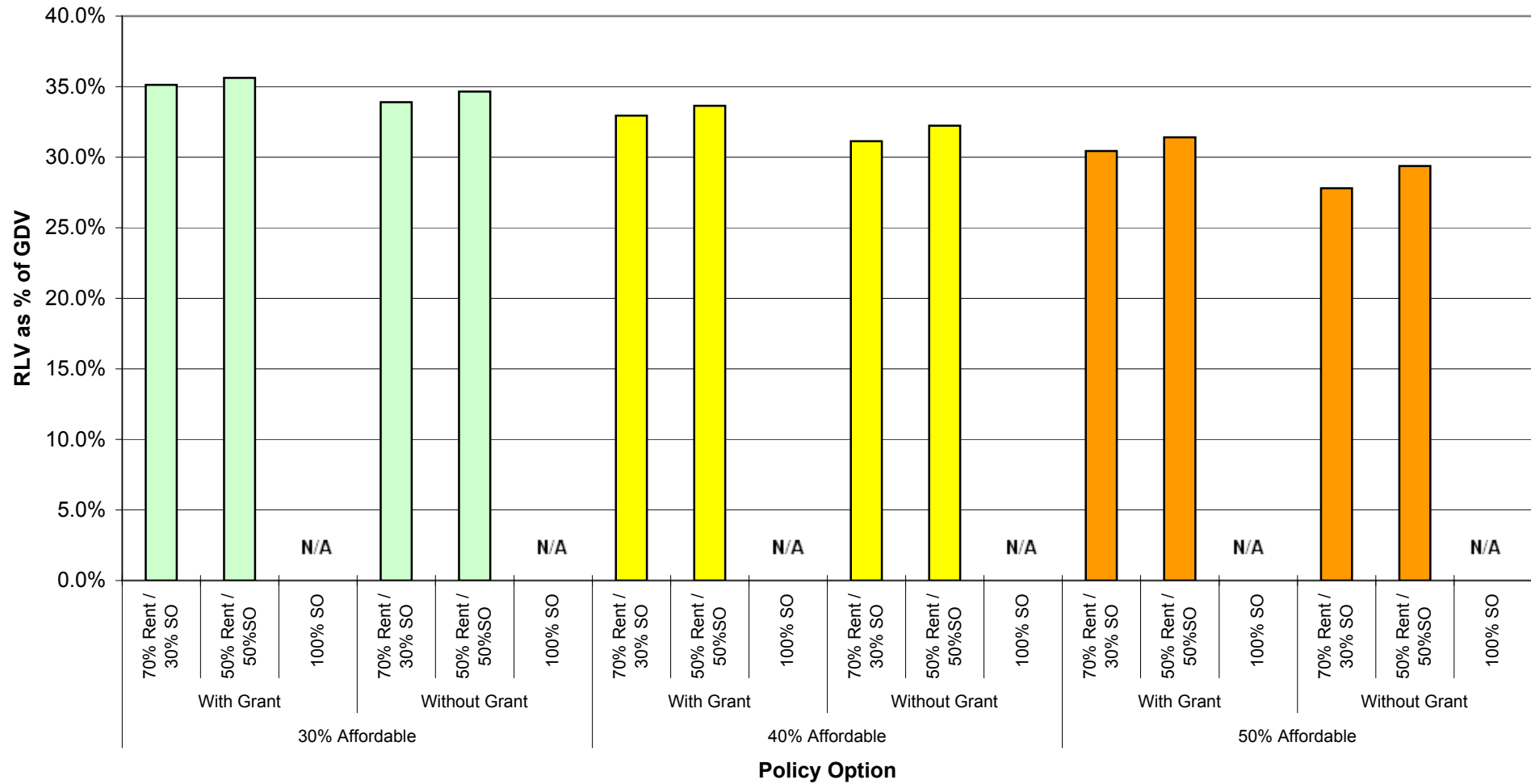
**Graph 177: 50 Unit Mixed Scheme - Reduction in RLV from Current Policy - Value Point 5**



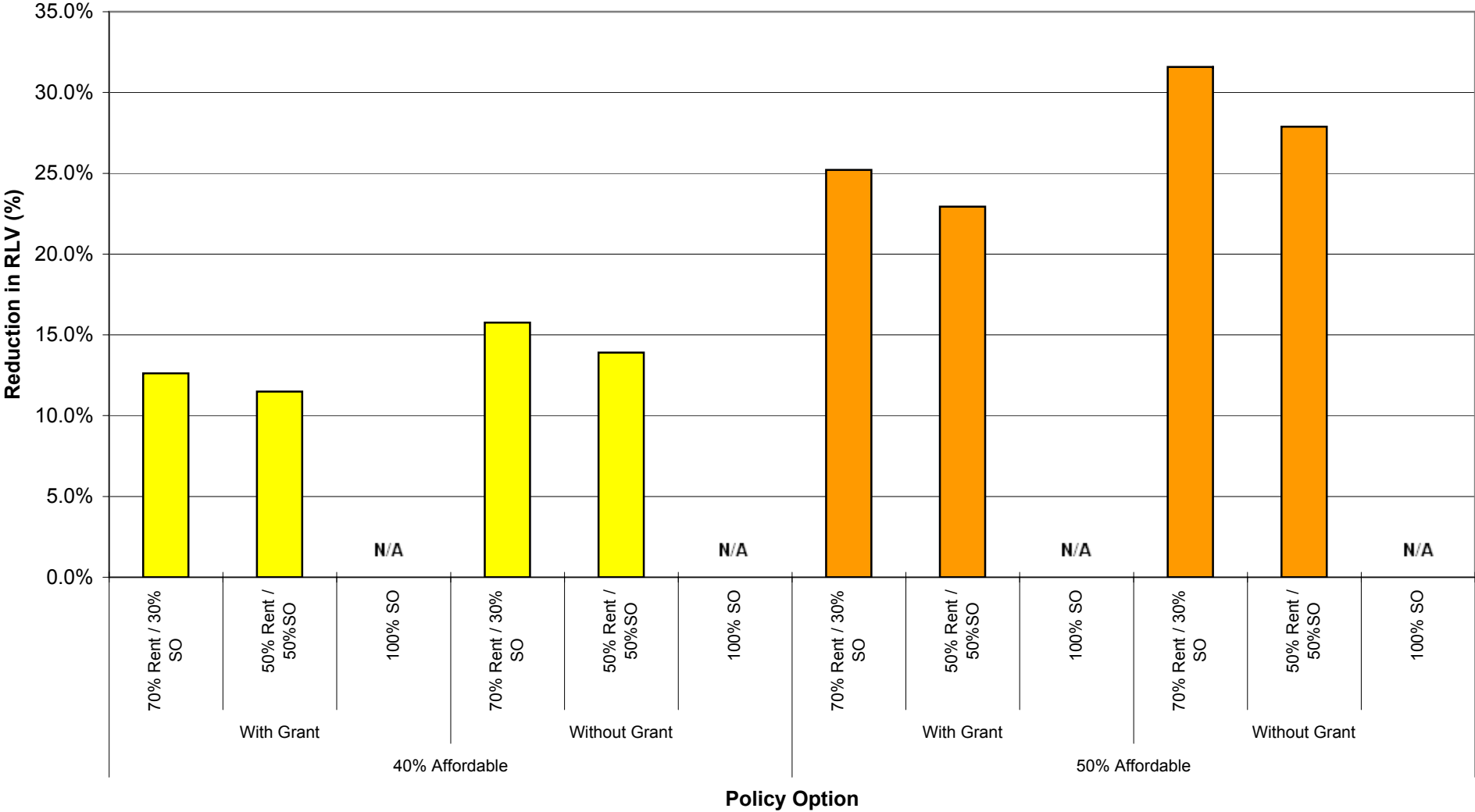
**Graph 178: 100 Unit Mixed Scheme - Residual Land Values at Potential Policy Options - Value Point 5**



**Graph 179: 100 Unit Mixed Scheme - Residual Land Values as a percentage of the Gross Development Value - Value Point 5**



**Graph 180: 100 Unit Mixed Scheme - Reduction in RLV from Current Policy - Value Point 5**



Source: Adams Integra, January 2008

**Appendix II(e)**

**Results of Land Residual Calculations using  
20% Developer's Profit**

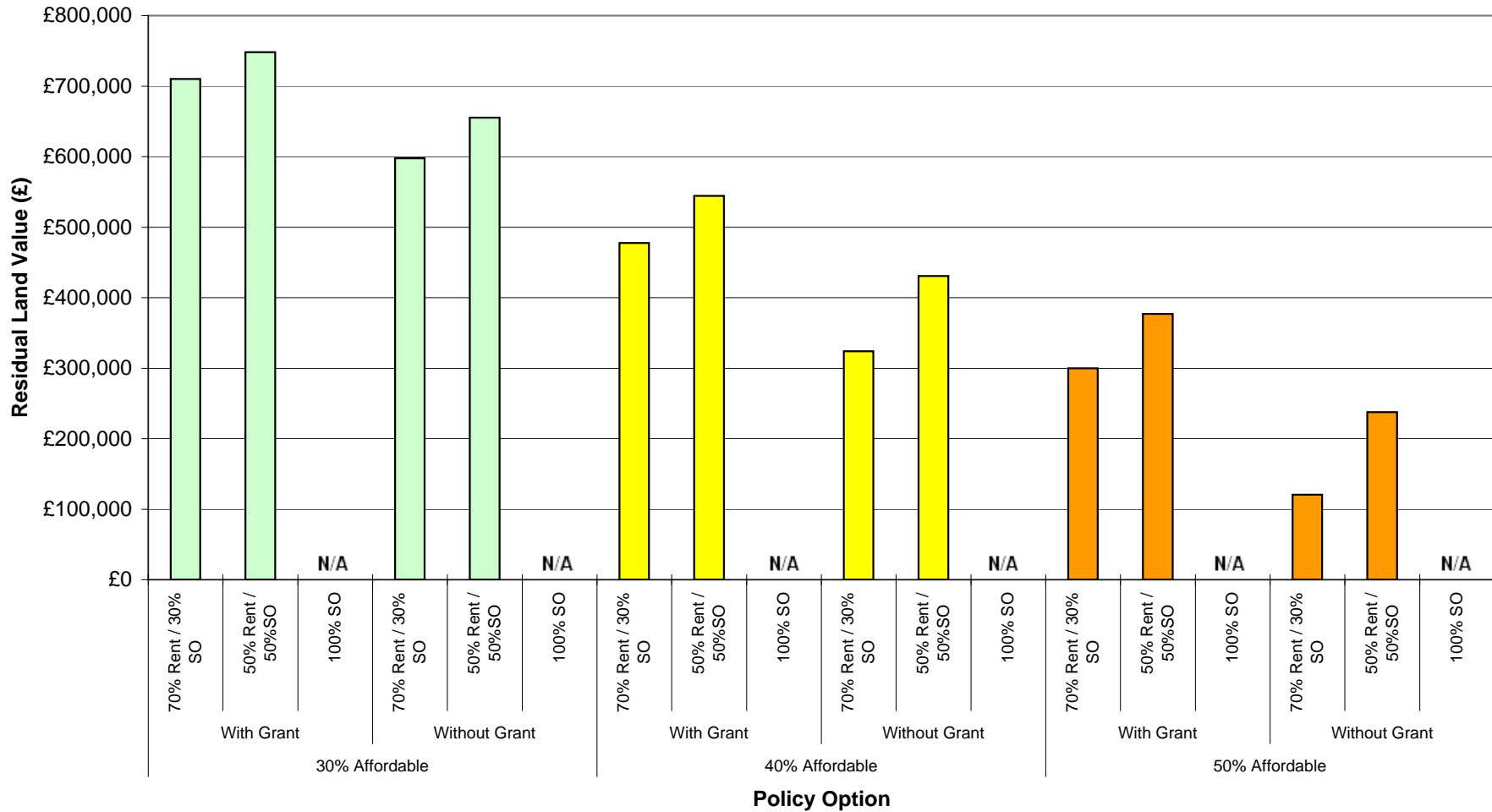
**Table 6: Value Point 1 - Scheme Appraisal Types, Residual Land Value, RLV as % of GDV and Percentage Reduction in Residual Land Value from Adopted Policy Position with 20% Developer Profit**

Appraisal Type	Grant Status	25 Unit - Mixed Scheme (5 x 1BF; 5 x 2BF; 5 x 2BH; 10 x 3BH)		
		RLV	RLV as % of GDV	Reduction in RLV from Current Policy Position
0% Affordable	N/A	-	-	-
20% Affordable - 70% Rent / 30% SO	With Grant	-	-	-
20% Affordable - 50% Rent / 50% SO		-	-	-
20% Affordable - 100% SO		-	-	-
20% Affordable - 70% Rent / 30% SO	Without Grant	-	-	-
20% Affordable - 50% Rent / 50% SO		-	-	-
20% Affordable - 100% SO		-	-	-
30% Affordable - 70% Rent / 30% SO	With Grant	£710,135	15.6%	N/A
30% Affordable - 50% Rent / 50% SO		£748,347	16.3%	N/A
30% Affordable - 100% SO		-	-	-
30% Affordable - 70% Rent / 30% SO	Without Grant	£597,800	13.7%	N/A
30% Affordable - 50% Rent / 50% SO		£655,117	14.7%	N/A
30% Affordable - 100% SO		-	-	-
40% Affordable - 70% Rent / 30% SO	With Grant	£477,567	11.4%	32.7%
40% Affordable - 50% Rent / 50% SO		£544,302	12.7%	27.3%
40% Affordable - 100% SO		-	-	-
40% Affordable - 70% Rent / 30% SO	Without Grant	£324,062	8.2%	45.8%
40% Affordable - 50% Rent / 50% SO		£430,806	10.5%	34.2%
40% Affordable - 100% SO		-	-	-
50% Affordable - 70% Rent / 30% SO	With Grant	£299,645	7.7%	57.8%
50% Affordable - 50% Rent / 50% SO		£376,863	9.3%	49.6%
50% Affordable - 100% SO		-	-	-
50% Affordable - 70% Rent / 30% SO	Without Grant	£120,519	3.3%	79.8%
50% Affordable - 50% Rent / 50% SO		£237,530	6.2%	63.7%
50% Affordable - 100% SO		-	-	-

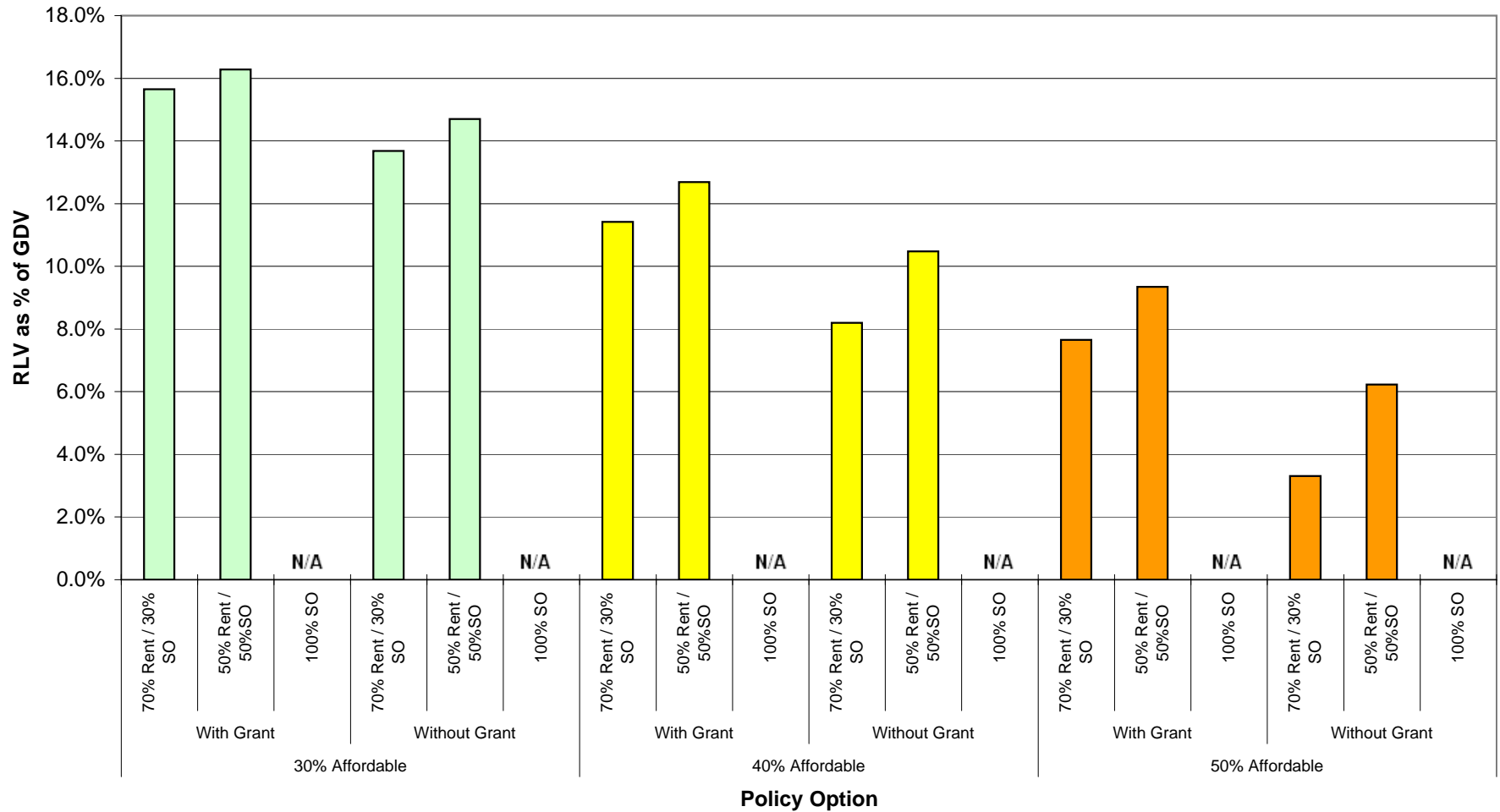
N.B. SO =Shared Ownership



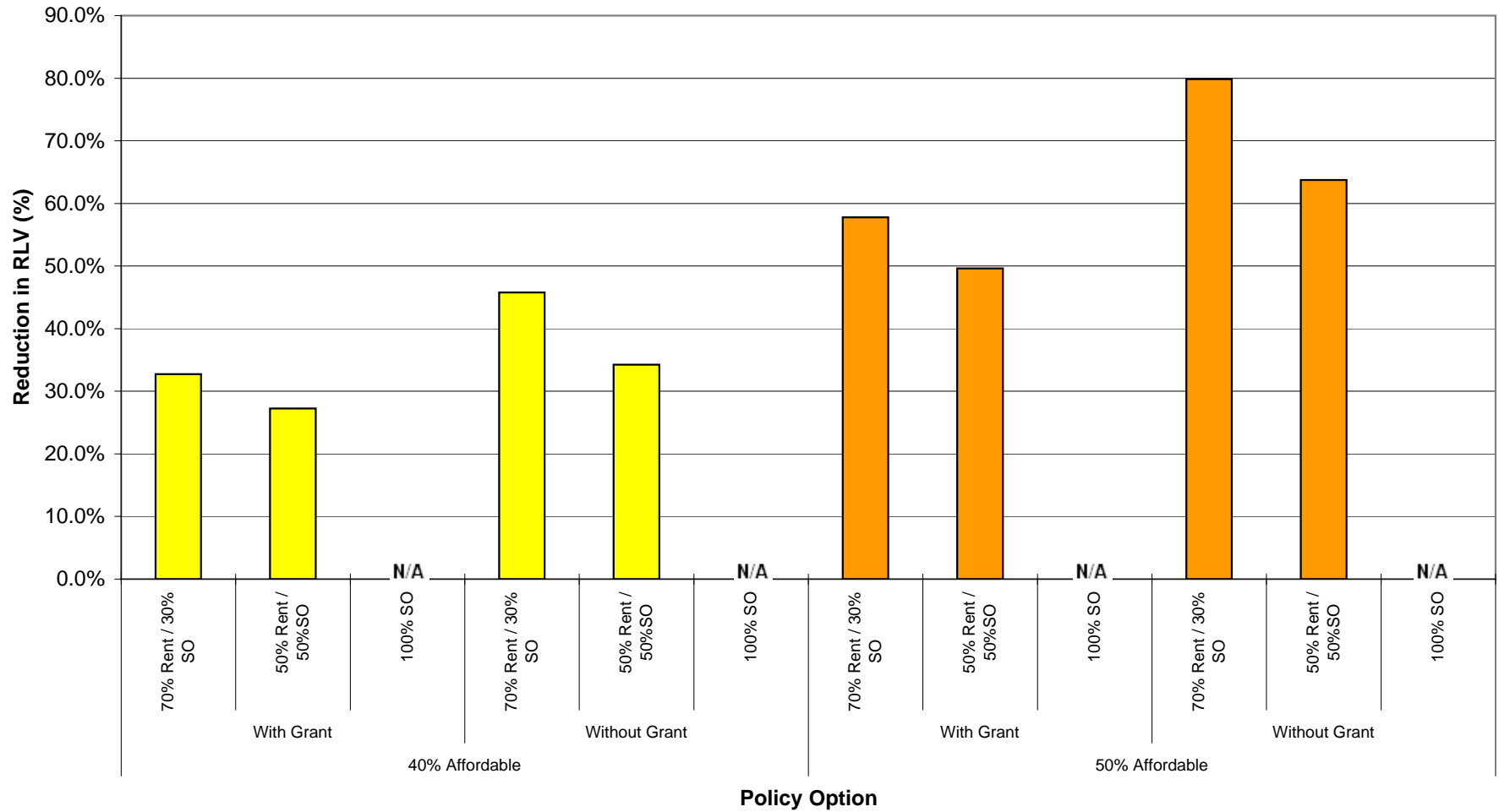
**Graph 181: 25 Unit Mixed Scheme - Residual Land Values at Potential Policy Options - Value Point 1 with 20% Developer Profit**



**Graph 182: 25 Unit Mixed Scheme - Residual Land Values as a percentage of the Gross Development Value - Value Point 1 with 20% Developer Profit**



**Graph 183: 25 Unit Mixed Scheme - Reduction in RLV from Current Policy - Value Point 1 with 20% Developer Profit**

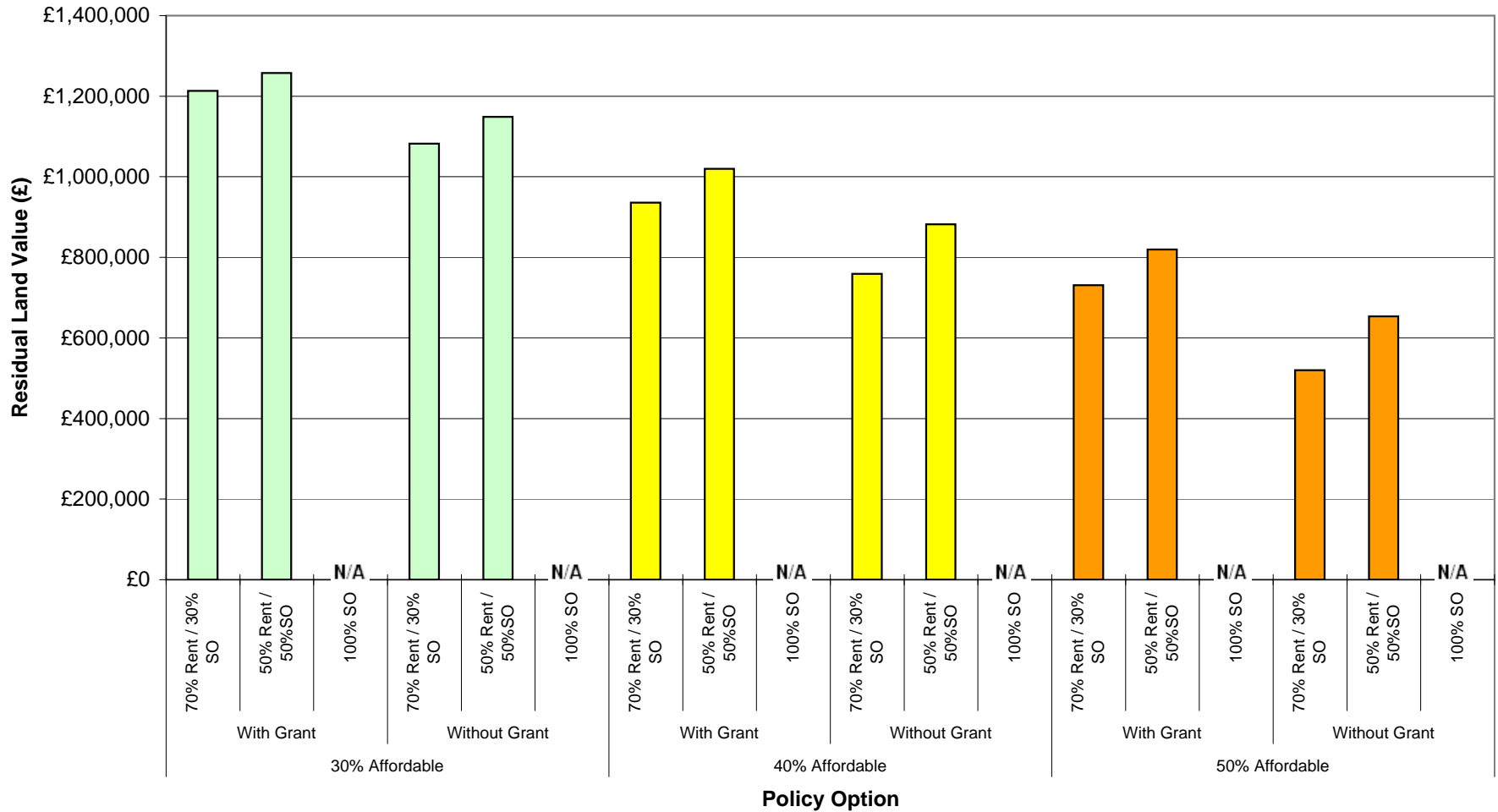


**Table 7: Value Point 2 - Scheme Appraisal Types, Residual Land Value, RLV as % of GDV and Percentage Reduction in Residual Land Value from Adopted Policy Position**

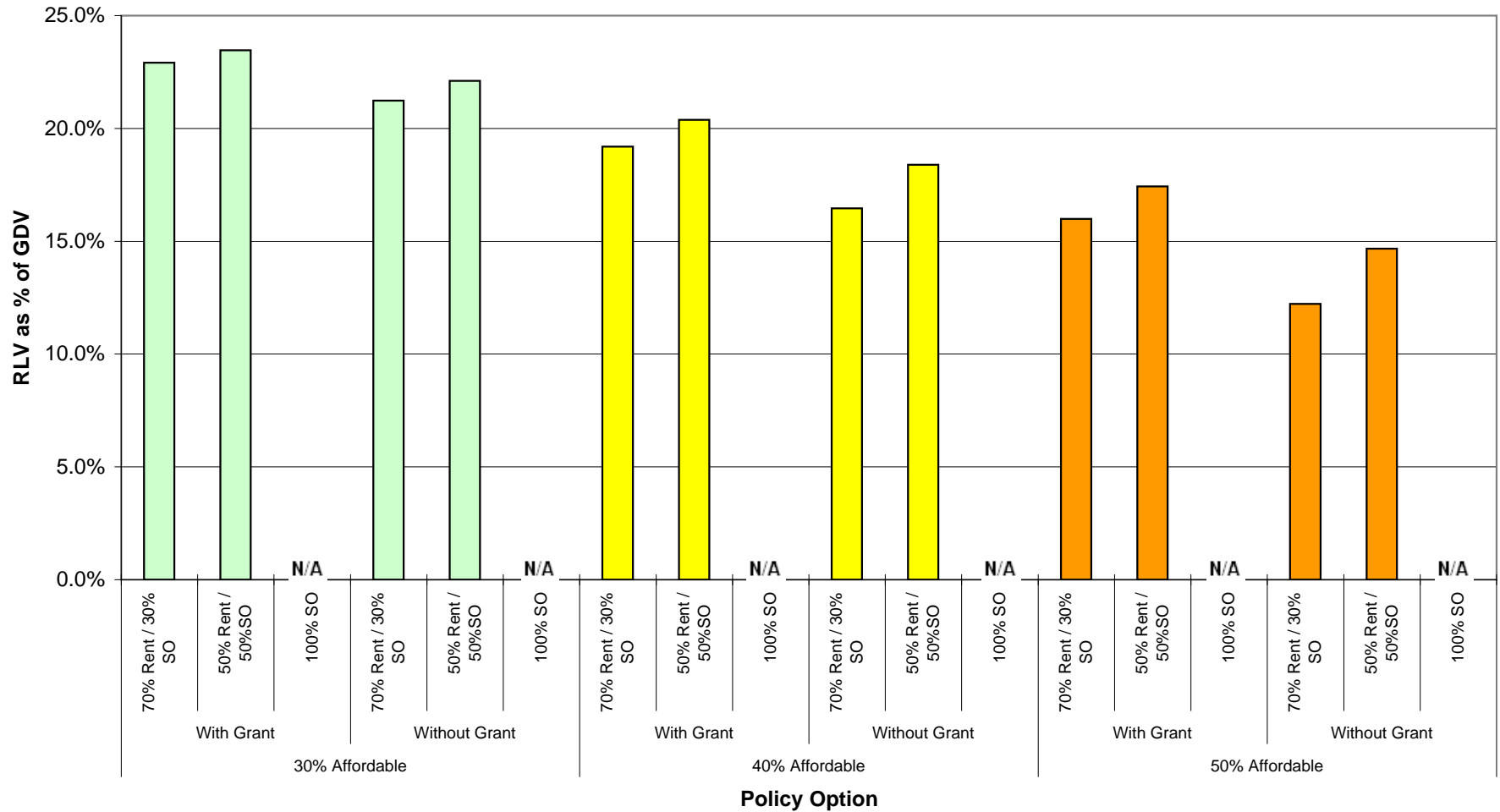
Appraisal Type	Grant Status	25 Unit - Mixed Scheme (5 x 1BF; 5 x 2BF; 5 x 2BH; 10 x 3BH)		
		RLV	RLV as % of GDV	Reduction in RLV from Current Policy Position
0% Affordable	N/A	-	-	-
20% Affordable - 70% Rent / 30% SO	With Grant	-	-	-
20% Affordable - 50% Rent / 50% SO		-	-	-
20% Affordable - 100% SO		-	-	-
20% Affordable - 70% Rent / 30% SO	Without Grant	-	-	-
20% Affordable - 50% Rent / 50% SO		-	-	-
20% Affordable - 100% SO		-	-	-
30% Affordable - 70% Rent / 30% SO	With Grant	£1,213,143	22.9%	N/A
30% Affordable - 50% Rent / 50% SO		£1,257,723	23.5%	N/A
30% Affordable - 100% SO		-	-	-
30% Affordable - 70% Rent / 30% SO	Without Grant	£1,082,085	21.2%	N/A
30% Affordable - 50% Rent / 50% SO		£1,148,955	22.1%	N/A
30% Affordable - 100% SO		-	-	-
40% Affordable - 70% Rent / 30% SO	With Grant	£936,069	19.2%	22.8%
40% Affordable - 50% Rent / 50% SO		£1,019,671	20.4%	18.9%
40% Affordable - 100% SO		-	-	-
40% Affordable - 70% Rent / 30% SO	Without Grant	£758,826	16.5%	29.9%
40% Affordable - 50% Rent / 50% SO		£882,077	18.4%	23.2%
40% Affordable - 100% SO		-	-	-
50% Affordable - 70% Rent / 30% SO	With Grant	£730,633	16.0%	39.8%
50% Affordable - 50% Rent / 50% SO		£819,792	17.4%	34.8%
50% Affordable - 100% SO		-	-	-
50% Affordable - 70% Rent / 30% SO	Without Grant	£519,633	12.2%	52.0%
50% Affordable - 50% Rent / 50% SO		£653,372	14.7%	43.1%
50% Affordable - 100% SO		-	-	-

N.B. SO =Shared Ownership

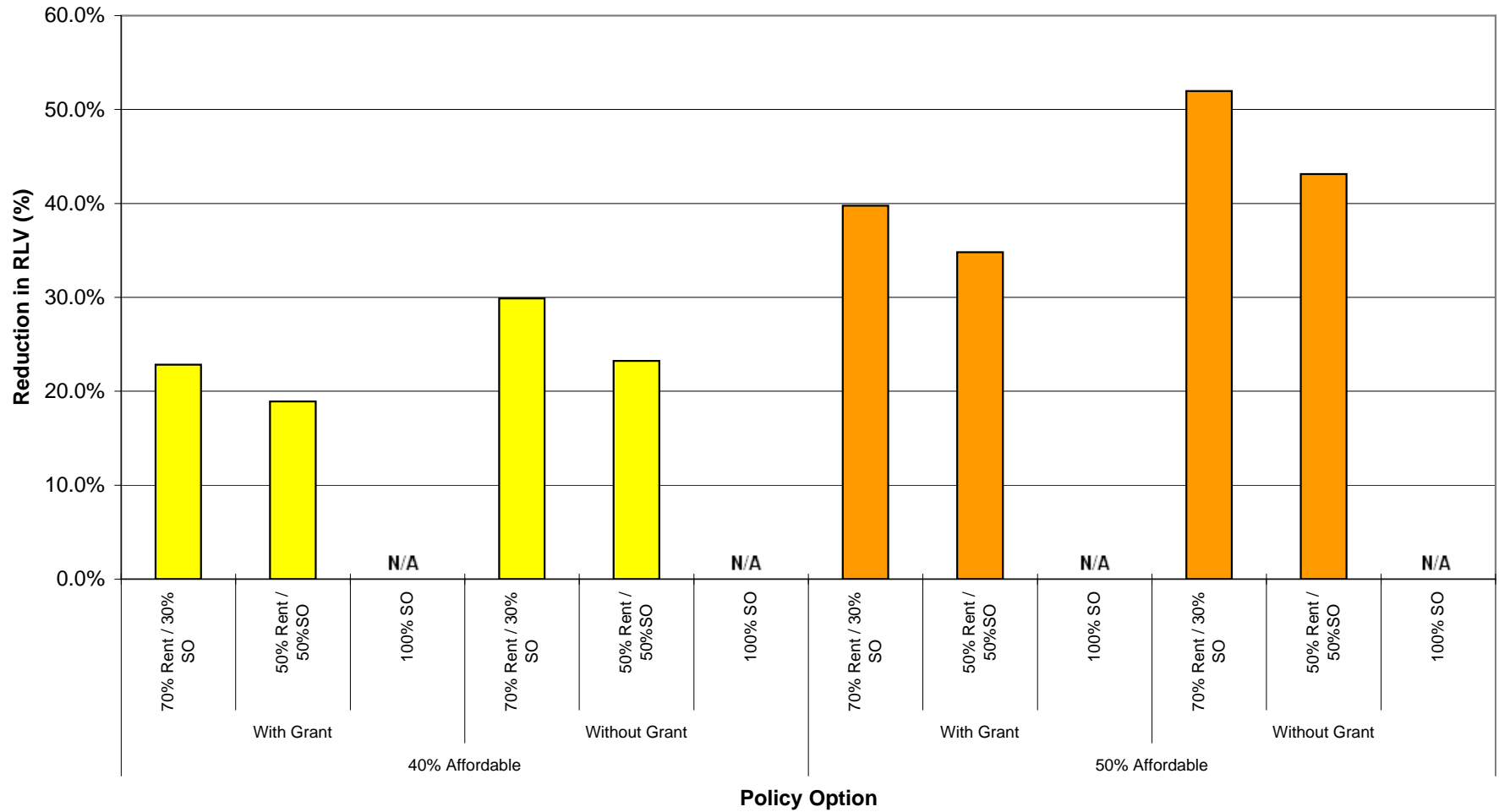
**Graph 184: 25 Unit Mixed Scheme - Residual Land Values at Potential Policy Options - Value Point 2 with 20% Developer Profit**



**Graph 185: 25 Unit Mixed Scheme - Residual Land Values as a percentage of the Gross Development Value - Value Point 2 with 20% Developer Profit**



**Graph 186: 25 Unit Mixed Scheme - Reduction in RLV from Current Policy - Value Point 2 with 20% Developer Profit**



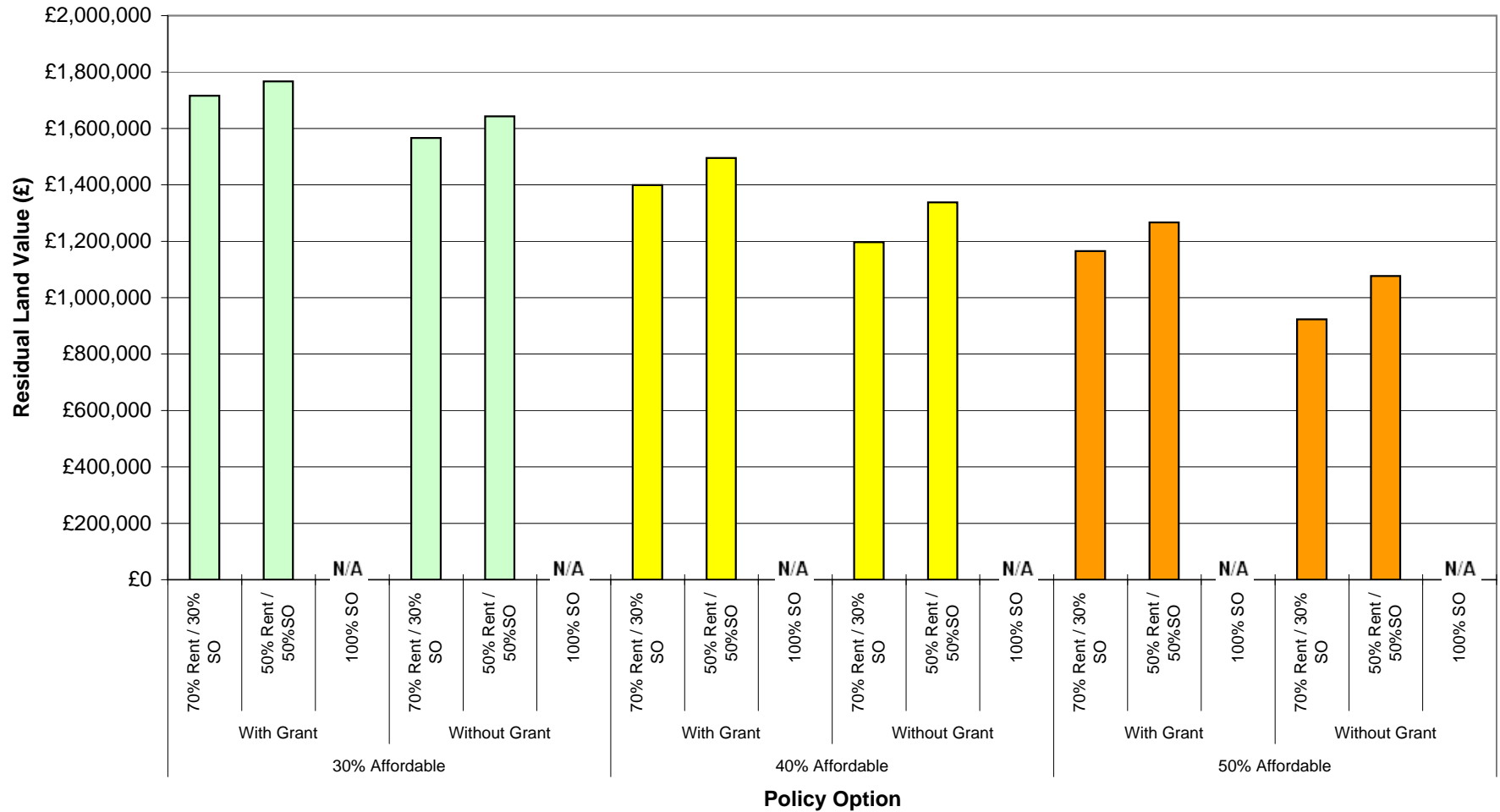
**Table 8: Value Point 3 - Scheme Appraisal Types, Residual Land Value, RLV as % of GDV and Percentage Reduction in Residual Land Value from Adopted Policy Position**

Appraisal Type	Grant Status	25 Unit - Mixed Scheme (5 x 1BF; 5 x 2BF; 5 x 2BH; 10 x 3BH)		
		RLV	RLV as % of GDV	Reduction in RLV from Current Policy Position
0% Affordable	N/A	-	-	-
20% Affordable - 70% Rent / 30% SO	With Grant	-	-	-
20% Affordable - 50% Rent / 50% SO		-	-	-
20% Affordable - 100% SO		-	-	-
20% Affordable - 70% Rent / 30% SO	Without Grant	-	-	-
20% Affordable - 50% Rent / 50% SO		-	-	-
20% Affordable - 100% SO		-	-	-
30% Affordable - 70% Rent / 30% SO	With Grant	£1,716,150	28.4%	N/A
30% Affordable - 50% Rent / 50% SO		£1,767,099	28.8%	N/A
30% Affordable - 100% SO		-	-	-
30% Affordable - 70% Rent / 30% SO	Without Grant	£1,566,370	26.9%	N/A
30% Affordable - 50% Rent / 50% SO		£1,642,792	27.7%	N/A
30% Affordable - 100% SO		-	-	-
40% Affordable - 70% Rent / 30% SO	With Grant	£1,399,495	25.1%	18.5%
40% Affordable - 50% Rent / 50% SO		£1,495,039	26.1%	15.4%
40% Affordable - 100% SO		-	-	-
40% Affordable - 70% Rent / 30% SO	Without Grant	£1,196,931	22.7%	23.6%
40% Affordable - 50% Rent / 50% SO		£1,337,789	24.4%	18.6%
40% Affordable - 100% SO		-	-	-
50% Affordable - 70% Rent / 30% SO	With Grant	£1,164,710	22.3%	32.1%
50% Affordable - 50% Rent / 50% SO		£1,266,607	23.6%	28.3%
50% Affordable - 100% SO		-	-	-
50% Affordable - 70% Rent / 30% SO	Without Grant	£923,568	19.0%	41.0%
50% Affordable - 50% Rent / 50% SO		£1,076,413	21.2%	34.5%
50% Affordable - 100% SO		-	-	-

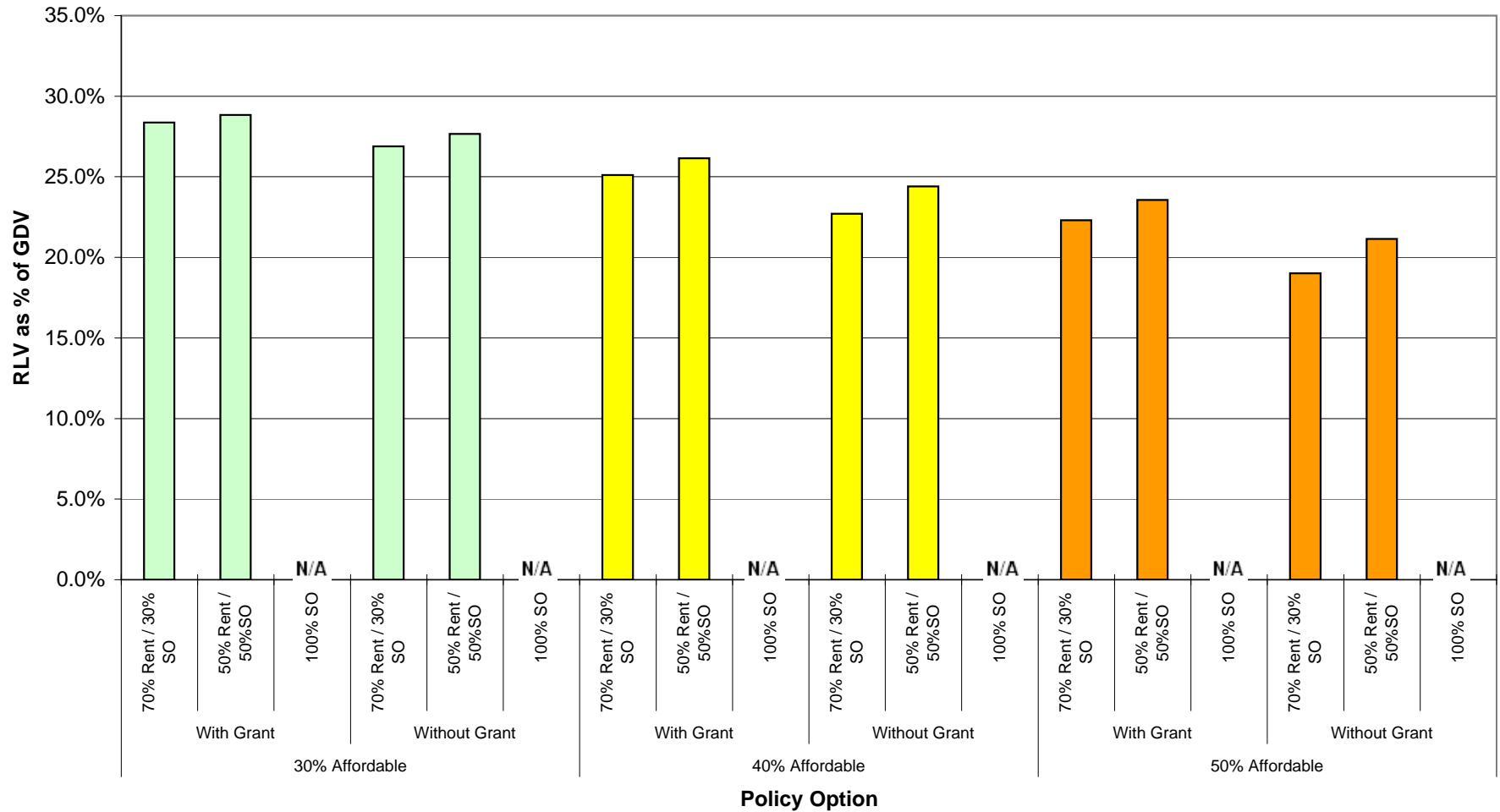
N.B. SO =Shared Ownership



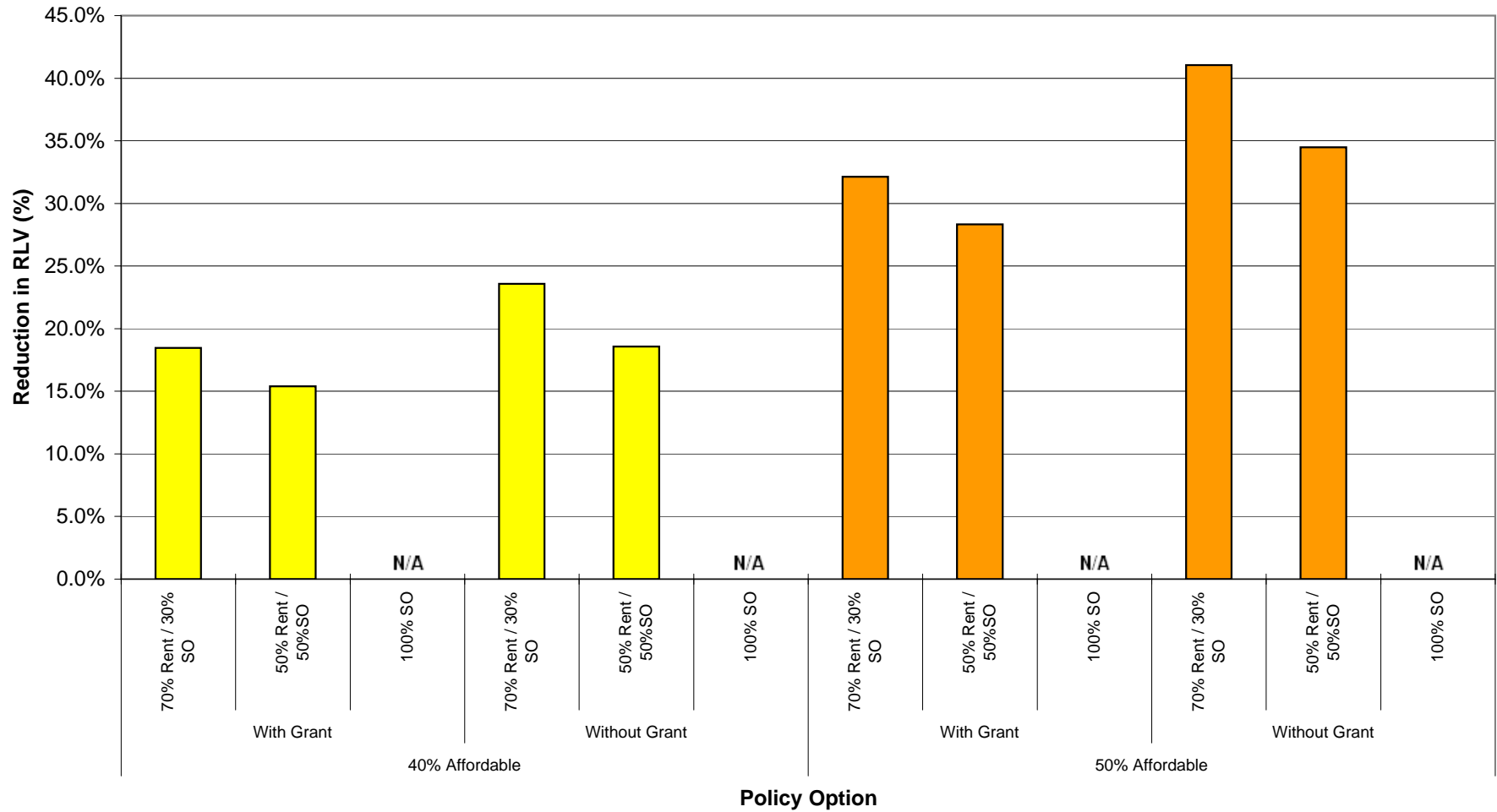
**Graph 187: 25 Unit Mixed Scheme - Residual Land Values at Potential Policy Options - Value Point 3 with 20% Developer Profit**



**Graph 188: 25 Unit Mixed Scheme - Residual Land Values as a percentage of the Gross Development Value - Value Point 3 with 20% Developer Profit**



**Graph 189: 25 Unit Mixed Scheme - Reduction in RLV from Current Policy - Value Point 3 with 20% Developer Profit**

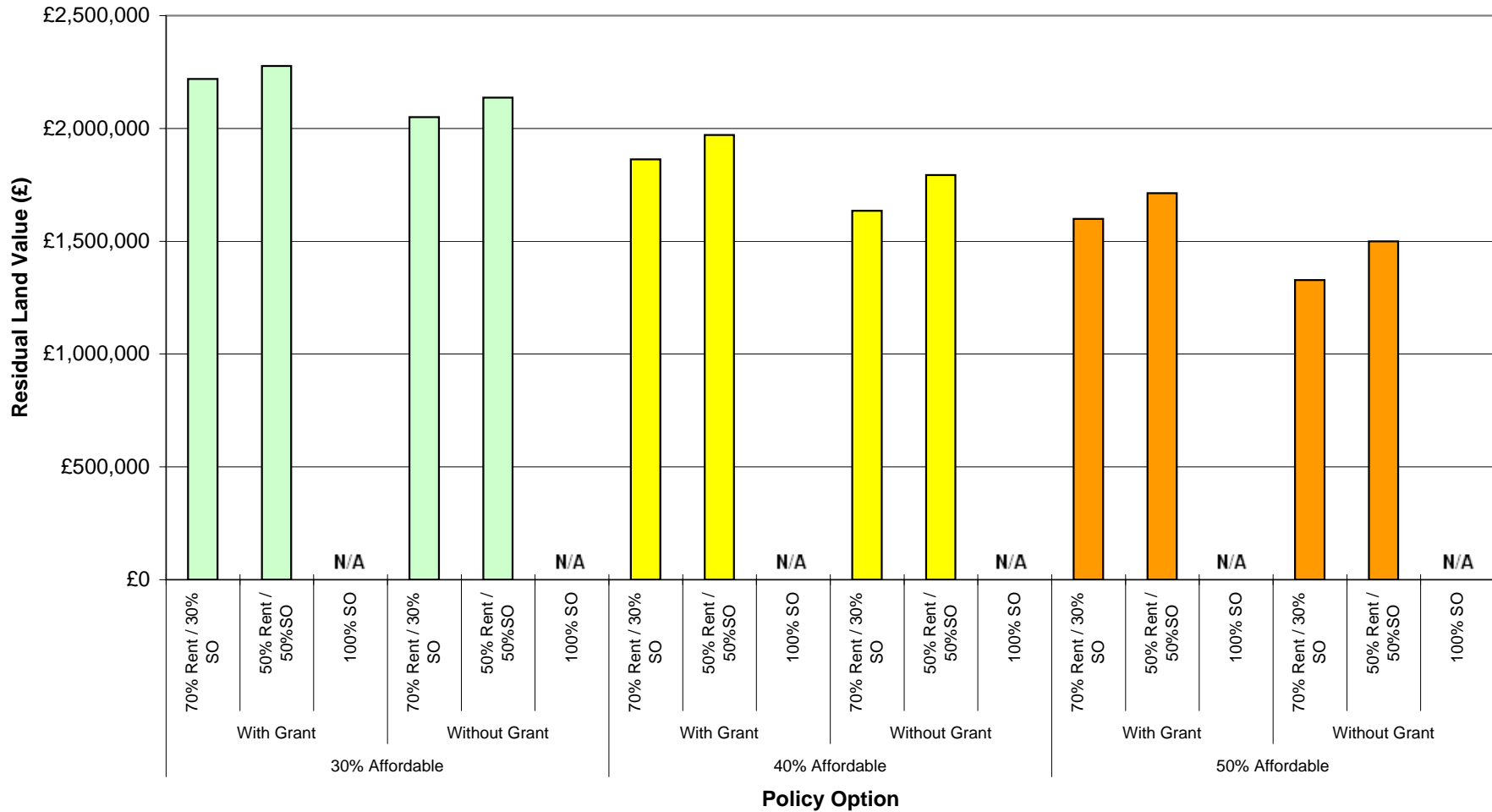


**Table 9: Value Point 4 - Scheme Appraisal Types, Residual Land Value, RLV as % of GDV and Percentage Reduction in Residual Land Value from Adopted Policy Position**

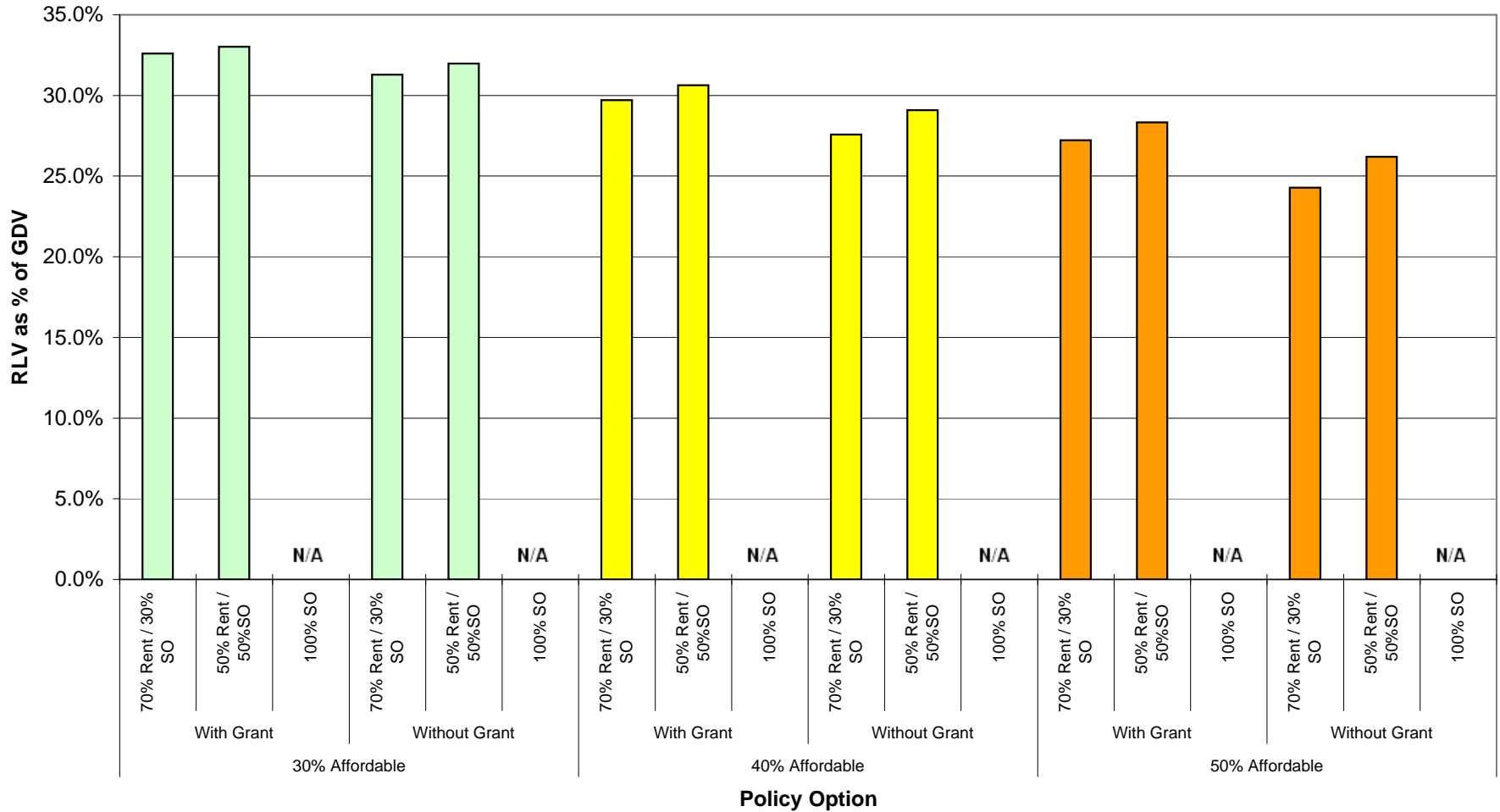
Appraisal Type	Grant Status	25 Unit - Mixed Scheme (5 x 1BF; 5 x 2BF; 5 x 2BH; 10 x 3BH)		
		RLV	RLV as % of GDV	Reduction in RLV from Current Policy Position
0% Affordable	N/A	-	-	-
20% Affordable - 70% Rent / 30% SO	With Grant	-	-	-
20% Affordable - 50% Rent / 50% SO		-	-	-
20% Affordable - 100% SO		-	-	-
20% Affordable - 70% Rent / 30% SO	Without Grant	-	-	-
20% Affordable - 50% Rent / 50% SO		-	-	-
20% Affordable - 100% SO		-	-	-
30% Affordable - 70% Rent / 30% SO	With Grant	£2,219,158	32.6%	N/A
30% Affordable - 50% Rent / 50% SO		£2,276,474	33.0%	N/A
30% Affordable - 100% SO		-	-	-
30% Affordable - 70% Rent / 30% SO	Without Grant	£2,050,655	31.3%	N/A
30% Affordable - 50% Rent / 50% SO		£2,136,630	32.0%	N/A
30% Affordable - 100% SO		-	-	-
40% Affordable - 70% Rent / 30% SO	With Grant	£1,862,921	29.7%	16.1%
40% Affordable - 50% Rent / 50% SO		£1,970,408	30.6%	13.4%
40% Affordable - 100% SO		-	-	-
40% Affordable - 70% Rent / 30% SO	Without Grant	£1,635,036	27.6%	20.3%
40% Affordable - 50% Rent / 50% SO		£1,793,501	29.1%	16.1%
40% Affordable - 100% SO		-	-	-
50% Affordable - 70% Rent / 30% SO	With Grant	£1,598,788	27.2%	28.0%
50% Affordable - 50% Rent / 50% SO		£1,713,421	28.3%	24.7%
50% Affordable - 100% SO		-	-	-
50% Affordable - 70% Rent / 30% SO	Without Grant	£1,327,502	24.3%	35.3%
50% Affordable - 50% Rent / 50% SO		£1,499,453	26.2%	29.8%
50% Affordable - 100% SO		-	-	-

N.B. SO =Shared Ownership

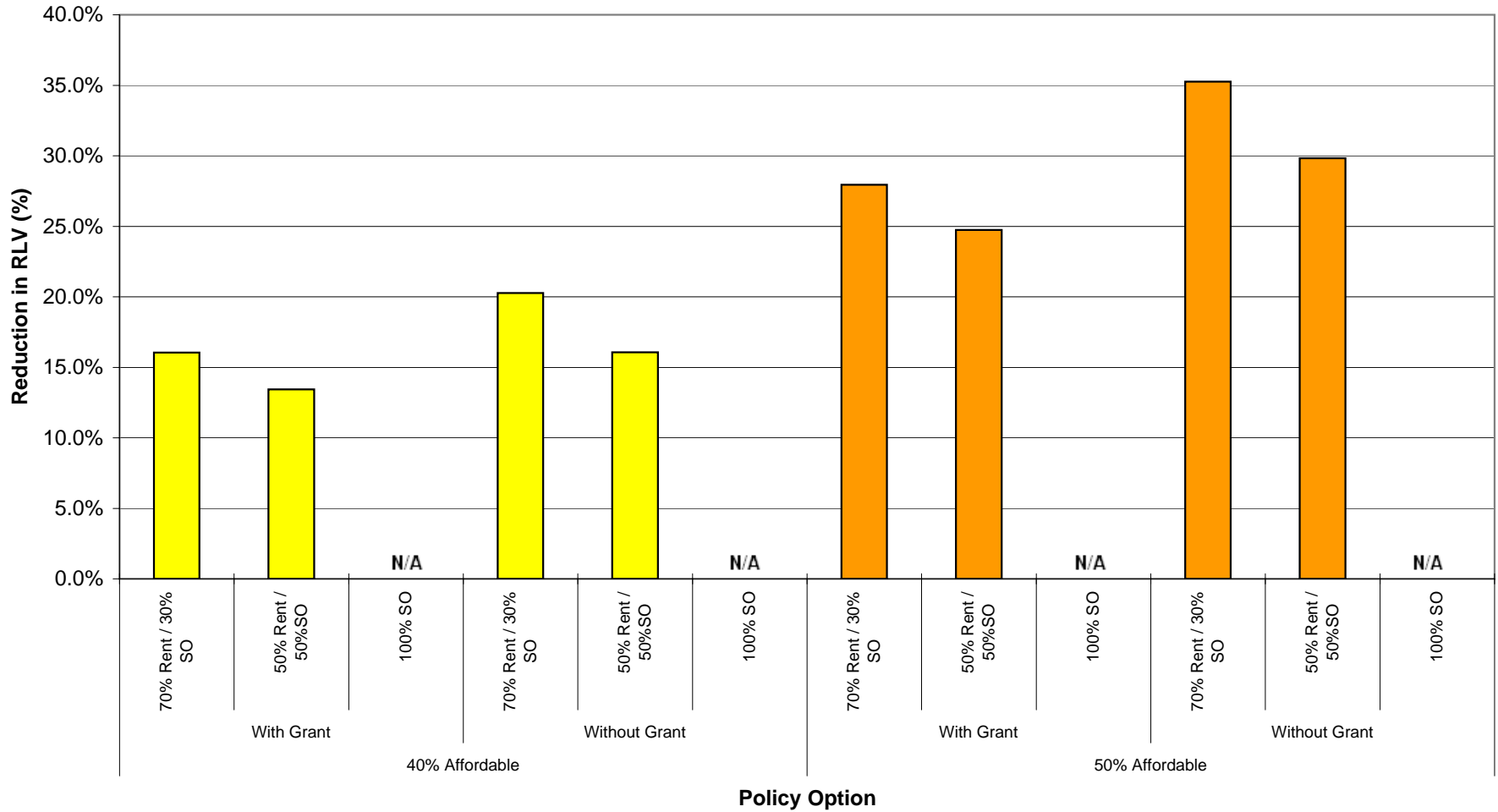
**Graph 190: 25 Unit Mixed Scheme - Residual Land Values at Potential Policy Options - Value Point 4 with 20% Developer Profit**



**Graph 191: 25 Unit Mixed Scheme - Residual Land Values as a percentage of the Gross Development Value - Value Point 4 with 20% Developer Profit**



**Graph 192: 25 Unit Mixed Scheme - Reduction in RLV from Current Policy - Value Point 4 with 20% Developer Profit**



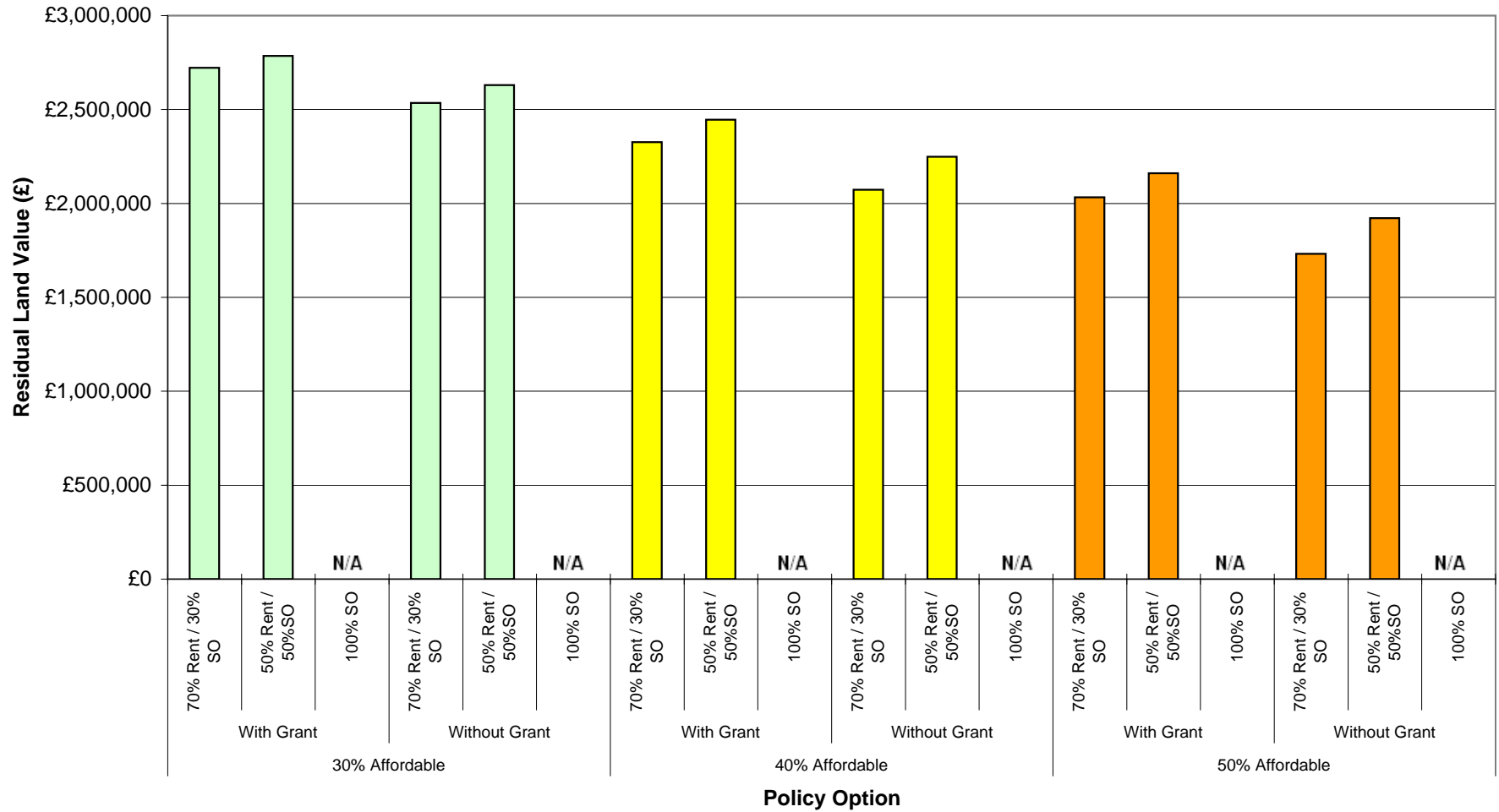
**Table 10: Value Point 5 - Scheme Appraisal Types, Residual Land Value, RLV as % of GDV and Percentage Reduction in Residual Land Value from Adopted Policy Position**

Appraisal Type	Grant Status	25 Unit - Mixed Scheme (5 x 1BF; 5 x 2BF; 5 x 2BH; 10 x 3BH)		
		RLV	RLV as % of GDV	Reduction in RLV from Current Policy Position
0% Affordable	N/A	-	-	-
20% Affordable - 70% Rent / 30% SO	With Grant	-	-	-
20% Affordable - 50% Rent / 50% SO		-	-	-
20% Affordable - 100% SO		-	-	-
20% Affordable - 70% Rent / 30% SO	Without Grant	-	-	-
20% Affordable - 50% Rent / 50% SO		-	-	-
20% Affordable - 100% SO		-	-	-
30% Affordable - 70% Rent / 30% SO	With Grant	£2,722,165	36.0%	N/A
30% Affordable - 50% Rent / 50% SO		£2,785,850	36.4%	N/A
30% Affordable - 100% SO		-	-	-
30% Affordable - 70% Rent / 30% SO	Without Grant	£2,534,940	34.8%	N/A
30% Affordable - 50% Rent / 50% SO		£2,630,468	35.4%	N/A
30% Affordable - 100% SO		-	-	-
40% Affordable - 70% Rent / 30% SO	With Grant	£2,326,346	33.4%	14.5%
40% Affordable - 50% Rent / 50% SO		£2,445,776	34.2%	12.2%
40% Affordable - 100% SO		-	-	-
40% Affordable - 70% Rent / 30% SO	Without Grant	£2,073,141	31.5%	18.2%
40% Affordable - 50% Rent / 50% SO		£2,249,213	32.8%	14.5%
40% Affordable - 100% SO		-	-	-
50% Affordable - 70% Rent / 30% SO	With Grant	£2,032,865	31.1%	25.3%
50% Affordable - 50% Rent / 50% SO		£2,160,236	32.2%	22.5%
50% Affordable - 100% SO		-	-	-
50% Affordable - 70% Rent / 30% SO	Without Grant	£1,731,437	28.5%	31.7%
50% Affordable - 50% Rent / 50% SO		£1,922,493	30.2%	26.9%
50% Affordable - 100% SO		-	-	-

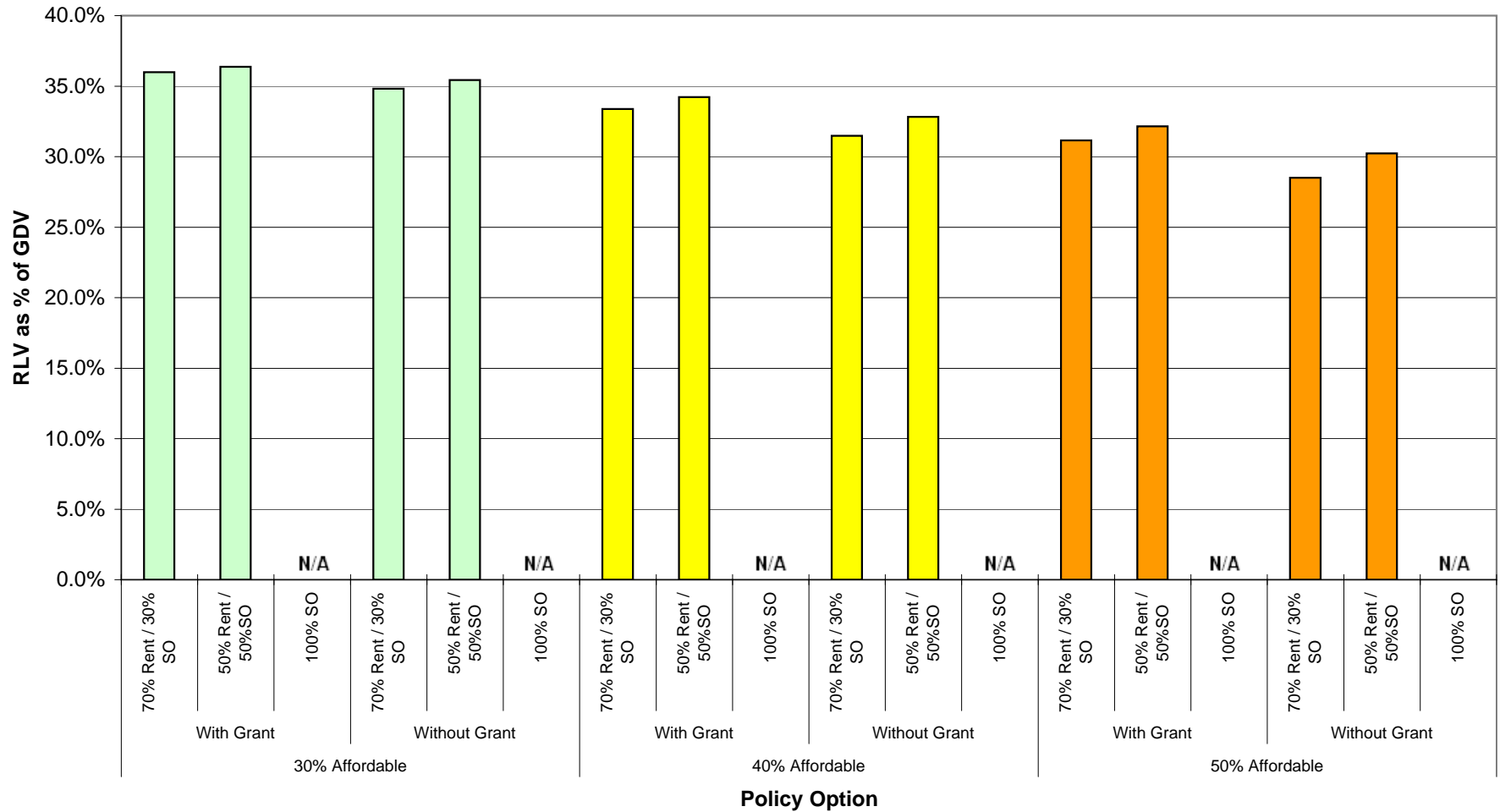
N.B. SO =Shared Ownership



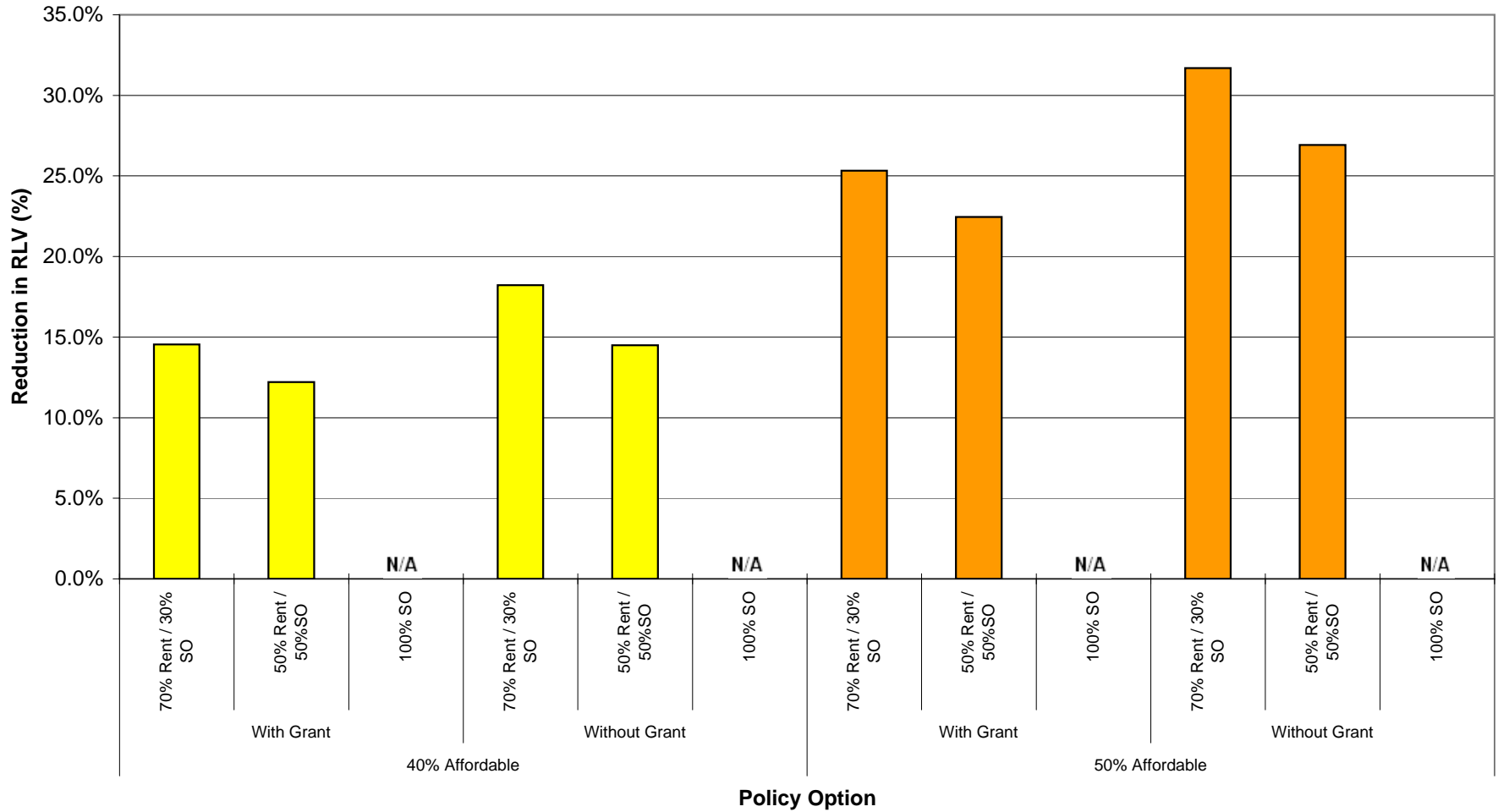
**Graph 193: 25 Unit Mixed Scheme - Residual Land Values at Potential Policy Options - Value Point 5 with 20% Developer Profit**



**Graph 194: 25 Unit Mixed Scheme - Residual Land Values as a percentage of the Gross Development Value - Value Point 5 with 20% Developer Profit**



**Graph 195: 25 Unit Mixed Scheme - Reduction in RLV from Current Policy - Value Point 5 with 20% Developer Profit**



## **Appendix III(a)**

### **Summary of Results – Residual Land Value**

**Table 11: Residual Land Value Summary - With Grant**

Appraisal Type	Band	5 Unit - Housing Scheme ( 5 x 2BH)	5 Unit - Housing Scheme ( 5 x 3BH)	5 Unit - Housing Scheme ( 5 x 4BH)	5 Unit - Flatted Scheme ( 5 x 2BF)	10 Unit - Housing Scheme (5 x 2BH & 5 x 3BH)	10 Unit - Flatted Scheme (5 x 1BF & 5 x 2BF)	10 Unit - Flatted Scheme (10 x 2BF)	15 Unit - Housing Scheme (5 x 2BH & 10 x 3BH)	15 Unit - Flatted Scheme (5 x 1BF & 10 x 2BF)	25 Unit - Mixed Scheme	50 Unit - Mixed Scheme	100 Unit - Mixed Scheme
0% Affordable	Band 1	£354,311	£406,008	£476,214	£261,277	£752,481	£470,196	£517,166	-	-	-	-	-
	Band 2	£487,922	£557,148	£653,721	£381,721	£1,045,070	£676,662	£755,572	-	-	-	-	-
	Band 3	£625,186	£712,473	£836,138	£496,989	£1,337,659	£887,977	£993,978	-	-	-	-	-
	Band 4	£762,450	£867,798	£1,018,554	£616,192	£1,630,248	£1,099,291	£1,232,384	-	-	-	-	-
	Band 5	£899,714	£1,023,123	£1,200,971	£735,395	£1,922,837	£1,310,605	£1,470,790	-	-	-	-	-
20% Affordable - 70% Rent / 30% SO	Band 1	£245,797	£284,535	£329,350	£170,190	£566,373	£330,997	£370,215	-	-	-	-	-
	Band 2	£366,405	£421,232	£484,147	£271,442	£827,944	£515,938	£579,676	-	-	-	-	-
	Band 3	£481,993	£552,177	£642,338	£376,133	£1,089,515	£704,292	£792,954	-	-	-	-	-
	Band 4	£601,357	£687,465	£800,530	£480,823	£1,351,086	£892,645	£1,006,232	-	-	-	-	-
	Band 5	£720,722	£822,754	£958,722	£579,477	£1,612,657	£1,080,999	£1,219,510	-	-	-	-	-
20% Affordable - 50% Rent / 50% SO	Band 1	£245,797	£284,535	£329,350	£170,190	£566,373	£330,997	£370,215	-	-	-	-	-
	Band 2	£366,405	£421,232	£484,147	£271,442	£827,944	£515,938	£579,676	-	-	-	-	-
	Band 3	£481,993	£552,177	£642,338	£376,133	£1,089,515	£704,292	£792,954	-	-	-	-	-
	Band 4	£601,357	£687,465	£800,530	£480,823	£1,351,086	£892,645	£1,006,232	-	-	-	-	-
	Band 5	£720,722	£822,754	£958,722	£579,477	£1,612,657	£1,080,999	£1,219,510	-	-	-	-	-
20% Affordable - 100% SO	Band 1	£287,738	-	-	£207,658	-	£367,708	£406,927	-	-	-	-	-
	Band 2	£415,336	-	-	£314,272	-	£558,326	£622,065	-	-	-	-	-
	Band 3	£537,337	-	-	£425,081	-	£752,736	£841,398	-	-	-	-	-
	Band 4	£663,620	-	-	£530,366	-	£947,145	£1,060,732	-	-	-	-	-
	Band 5	£789,903	-	-	£640,032	-	£1,141,554	£1,280,065	-	-	-	-	-
30% Affordable - 70% Rent / 30% SO	Band 1	£245,797	£284,535	£329,350	£170,190	£463,759	£257,731	£275,690	£740,579	£424,483	£902,367	£1,550,847	£2,816,059
	Band 2	£366,405	£421,232	£484,147	£271,442	£702,649	£435,836	£475,435	£1,119,539	£699,987	£1,437,414	£2,582,724	£4,788,226
	Band 3	£481,993	£552,177	£642,338	£376,133	£946,321	£607,611	£668,220	£1,498,499	£979,866	£1,972,460	£3,614,601	£6,760,393
	Band 4	£601,357	£687,465	£800,530	£480,823	£1,189,993	£783,880	£865,906	£1,877,458	£1,259,746	£2,507,506	£4,646,477	£8,732,559
	Band 5	£720,722	£822,754	£958,722	£579,477	£1,433,665	£960,149	£1,063,592	£2,256,418	£1,539,626	£3,042,552	£5,678,354	£10,704,726
30% Affordable - 50% Rent / 50% SO	Band 1	£245,797	£284,535	£329,350	£170,190	£463,759	£257,731	£275,690	£782,087	£453,074	£943,013	£1,653,043	£3,011,381
	Band 2	£366,405	£421,232	£484,147	£271,442	£702,649	£435,836	£475,435	£1,167,965	£732,999	£1,484,833	£2,701,953	£5,016,101
	Band 3	£481,993	£552,177	£642,338	£376,133	£946,321	£607,611	£668,220	£1,553,843	£1,017,595	£2,026,653	£3,750,862	£7,020,821
	Band 4	£601,357	£687,465	£800,530	£480,823	£1,189,993	£783,880	£865,906	£1,939,721	£1,302,191	£2,568,473	£4,799,771	£9,025,542
	Band 5	£720,722	£822,754	£958,722	£579,477	£1,433,665	£960,149	£1,063,592	£2,325,599	£1,586,787	£3,110,294	£5,848,681	£11,030,262
30% Affordable - 100% SO	Band 1	£287,738	-	-	£207,658	-	£323,034	£349,113	-	£521,070	-	-	-
	Band 2	£415,336	-	-	£314,272	-	£506,744	£555,311	-	£817,776	-	-	-
	Band 3	£537,337	-	-	£425,081	-	£693,784	£765,108	-	£1,114,483	-	-	-
	Band 4	£663,620	-	-	£530,366	-	£880,825	£974,905	-	£1,411,190	-	-	-
	Band 5	£789,903	-	-	£640,032	-	£1,067,865	£1,184,703	-	£1,707,897	-	-	-
40% Affordable - 70% Rent / 30% SO	Band 1	£182,919	£213,515	£245,845	£112,308	£342,285	£166,571	£184,900	£554,471	£285,284	£649,749	£1,126,574	£2,005,171
	Band 2	£288,737	£333,344	£385,973	£208,199	£562,391	£325,557	£365,156	£902,412	£539,262	£1,142,692	£2,087,739	£3,842,189
	Band 3	£398,249	£457,486	£525,592	£299,048	£786,026	£482,878	£543,486	£1,250,354	£796,181	£1,635,635	£3,048,903	£5,679,208
	Band 4	£502,527	£575,631	£669,190	£394,103	£1,009,660	£643,554	£725,581	£1,598,296	£1,053,100	£2,128,578	£4,010,068	£7,516,226
	Band 5	£610,911	£698,494	£812,788	£484,115	£1,233,295	£804,231	£907,675	£1,946,238	£1,310,020	£2,621,522	£4,971,232	£9,353,245
40% Affordable - 50% Rent / 50% SO	Band 1	£182,919	£213,515	£245,845	£112,308	£384,226	£204,040	£222,369	£595,979	£313,875	£725,971	£1,255,301	£2,251,199
	Band 2	£288,737	£333,344	£385,973	£208,199	£610,818	£368,387	£407,986	£950,839	£572,275	£1,231,618	£2,237,920	£4,129,222
	Band 3	£398,249	£457,486	£525,592	£299,048	£841,371	£531,322	£591,930	£1,305,699	£833,910	£1,737,265	£3,220,539	£6,007,245
	Band 4	£502,527	£575,631	£669,190	£394,103	£1,071,923	£698,054	£780,080	£1,660,559	£1,095,545	£2,242,912	£4,203,158	£7,885,268
	Band 5	£610,911	£698,494	£812,788	£484,115	£1,302,476	£864,786	£968,230	£2,015,419	£1,357,181	£2,748,559	£5,185,777	£9,763,292
40% Affordable - 100% SO	Band 1	£225,725	-	-	£148,653	-	£265,221	£291,300	-	£424,010	-	-	-
	Band 2	£337,668	-	-	£246,823	-	£444,574	£488,558	-	£699,440	-	-	-
	Band 3	£454,171	-	-	£347,997	-	£617,494	£688,818	-	£979,242	-	-	-
	Band 4	£564,790	-	-	£449,170	-	£794,998	£889,079	-	£1,259,044	-	-	-
	Band 5	£680,092	-	-	£544,670	-	£972,502	£1,089,340	-	£1,538,846	-	-	-
50% Affordable - 70% Rent / 30% SO	Band 1	£182,919	£213,515	£245,845	£112,308	£238,591	£92,723	£89,320	£438,772	£194,692	£467,262	£703,821	£1,197,187
	Band 2	£288,737	£333,344	£385,973	£208,199	£441,649	£245,031	£254,877	£762,154	£434,600	£924,171	£1,594,527	£2,899,542
	Band 3	£398,249	£457,486	£525,592	£299,048	£642,832	£390,220	£423,114	£1,090,059	£671,447	£1,385,896	£2,485,233	£4,601,896
	Band 4	£502,527	£575,631	£669,190	£394,103	£848,567	£534,789	£585,255	£1,417,964	£912,775	£1,847,622	£3,375,938	£6,304,251
	Band 5	£610,911	£698,494	£812,788	£484,115	£1,054,303	£683,381	£751,758	£1,745,868	£1,154,102	£2,309,348	£4,266,644	£8,006,606
50% Affordable - 50% Rent / 50% SO	Band 1	£182,919	£213,515	£245,845	£112,308	£275,712	£122,198	£125,895	£480,713	£223,873	£543,735	£859,078	£1,493,921
	Band 2	£288,737	£333,344	£385,973	£208,199	£485,523	£273,437	£297,707	£810,581	£467,957	£1,019,009	£1,775,660	£3,245,732
	Band 3	£398,249	£457,486	£525,592	£299,048	£698,177	£428,342	£472,063	£1,145,404	£709,176	£1,494,283	£2,692,242	£4,997,542
	Band 4	£502,527	£575,631	£669,190	£394,103	£910,830	£577,234	£639,755	£1,480,226	£955,220	£1,969,557	£3,608,824	£6,749,352
	Band 5	£610,911	£698,494	£812,788	£484,115	£1,123,484	£730,542	£812,313	£1,815,049	£1,201,263	£2,444,831	£4,525,406	£8,501,163
50% Affordable - 100% SO	Band 1	£225,725	-	-	£148,653	-	£225,094	£238,300	-	£366,197	-	-	-
	Band 2	£337,668	-	-	£246,823	-	£392,454	£426,198	-	£632,687	-	-	-
	Band 3	£454,171	-	-	£347,997	-	£558,543	£612,529	-	£902,952	-	-	-
	Band 4	£564,790	-	-	£449,170	-	£728,678	£803,253	-	£1,173,218	-	-	-
	Band 5	£680,092	-	-	£544,670	-	£898,813	£993,978	-	£1,443,484	-	-	-

**Table 12: Residual Land Value Summary - With Grant**

Appraisal Type	Band	5 Unit - Housing Scheme (5 x 2BH)	5 Unit - Housing Scheme (5 x 3BH)	5 Unit - Housing Scheme (5 x 4BH)	5 Unit - Flatted Scheme (5 x 2BF)	10 Unit - Housing Scheme (5 x 2BH & 5 x 3BH)	10 Unit - Flatted Scheme (5 x 1BF & 5 x 2BF)	10 Unit - Flatted Scheme (10 x 2BF)	15 Unit - Housing Scheme (5 x 2BH & 10 x 3BH)	15 Unit - Flatted Scheme (5 x 1BF & 10 x 2BF)	25 Unit - Mixed Scheme	50 Unit - Mixed Scheme	100 Unit - Mixed Scheme
0% Affordable	Band 1	£354,311	£406,008	£476,214	£261,277	£752,481	£470,196	£517,166	-	-	-	-	-
	Band 2	£487,922	£557,148	£653,721	£381,721	£1,045,070	£676,662	£755,572	-	-	-	-	-
	Band 3	£625,186	£712,473	£836,138	£496,989	£1,337,659	£887,977	£993,978	-	-	-	-	-
	Band 4	£762,450	£867,798	£1,018,554	£616,192	£1,630,248	£1,099,291	£1,232,384	-	-	-	-	-
	Band 5	£899,714	£1,023,123	£1,200,971	£735,395	£1,922,837	£1,310,605	£1,470,790	-	-	-	-	-
20% Affordable - 70% Rent / 30% SO	Band 1	£229,462	£257,415	£296,173	£153,521	£539,533	£314,664	£353,883	-	-	-	-	-
	Band 2	£341,940	£389,592	£450,483	£252,388	£796,630	£497,080	£560,818	-	-	-	-	-
	Band 3	£459,053	£516,391	£598,558	£354,356	£1,053,728	£682,740	£771,402	-	-	-	-	-
	Band 4	£570,226	£647,205	£751,278	£456,325	£1,310,826	£868,399	£981,986	-	-	-	-	-
	Band 5	£686,132	£778,020	£903,997	£552,538	£1,567,923	£1,054,059	£1,192,570	-	-	-	-	-
20% Affordable - 50% Rent / 50% SO	Band 1	£229,462	£257,415	£296,173	£153,521	£539,533	£314,664	£353,883	-	-	-	-	-
	Band 2	£341,940	£389,592	£450,483	£252,388	£796,630	£497,080	£560,818	-	-	-	-	-
	Band 3	£459,053	£516,391	£598,558	£354,356	£1,053,728	£682,740	£771,402	-	-	-	-	-
	Band 4	£570,226	£647,205	£751,278	£456,325	£1,310,826	£868,399	£981,986	-	-	-	-	-
	Band 5	£686,132	£778,020	£903,997	£552,538	£1,567,923	£1,054,059	£1,192,570	-	-	-	-	-
20% Affordable - 100% SO	Band 1	£287,738	-	-	£207,658	-	£367,708	£406,927	-	-	-	-	-
	Band 2	£415,336	-	-	£314,272	-	£558,326	£622,065	-	-	-	-	-
	Band 3	£537,337	-	-	£425,081	-	£752,736	£841,398	-	-	-	-	-
	Band 4	£663,620	-	-	£530,366	-	£947,145	£1,060,732	-	-	-	-	-
	Band 5	£789,903	-	-	£640,032	-	£1,141,554	£1,280,065	-	-	-	-	-
30% Affordable - 70% Rent / 30% SO	Band 1	£229,462	£257,415	£296,173	£153,521	£415,668	£234,977	£243,025	£666,144	£380,650	£782,877	£1,304,233	£2,344,719
	Band 2	£341,940	£389,592	£450,483	£252,388	£647,122	£403,752	£437,327	£1,032,698	£649,375	£1,298,008	£2,295,007	£4,238,329
	Band 3	£459,053	£516,391	£598,558	£354,356	£882,862	£571,322	£625,116	£1,399,252	£922,025	£1,813,139	£3,285,781	£6,131,939
	Band 4	£570,226	£647,205	£751,278	£456,325	£1,118,601	£743,054	£817,415	£1,765,806	£1,194,674	£2,328,270	£4,276,556	£8,025,549
	Band 5	£686,132	£778,020	£903,997	£552,538	£1,354,340	£914,787	£1,009,713	£2,132,360	£1,467,324	£2,843,401	£5,267,330	£9,919,159
30% Affordable - 50% Rent / 50% SO	Band 1	£229,462	£257,415	£296,173	£153,521	£415,668	£234,977	£243,025	£728,407	£420,410	£843,845	£1,451,894	£2,626,936
	Band 2	£341,940	£389,592	£450,483	£252,388	£647,122	£403,752	£437,327	£1,105,338	£695,284	£1,369,137	£2,467,279	£4,567,582
	Band 3	£459,053	£516,391	£598,558	£354,356	£882,862	£571,322	£625,116	£1,482,270	£974,492	£1,894,429	£3,482,663	£6,508,228
	Band 4	£570,226	£647,205	£751,278	£456,325	£1,118,601	£743,054	£817,415	£1,859,201	£1,253,699	£2,419,722	£4,498,048	£8,448,875
	Band 5	£686,132	£778,020	£903,997	£552,538	£1,354,340	£914,787	£1,009,713	£2,236,132	£1,532,907	£2,945,014	£5,513,432	£10,389,521
30% Affordable - 100% SO	Band 1	£287,738	-	-	£207,658	-	£323,034	£349,113	-	£521,070	-	-	-
	Band 2	£415,336	-	-	£314,272	-	£506,744	£555,311	-	£817,776	-	-	-
	Band 3	£537,337	-	-	£425,081	-	£693,784	£765,108	-	£1,114,483	-	-	-
	Band 4	£663,620	-	-	£530,366	-	£880,825	£974,905	-	£1,411,190	-	-	-
	Band 5	£789,903	-	-	£640,032	-	£1,067,865	£1,184,703	-	£1,707,897	-	-	-
40% Affordable - 70% Rent / 30% SO	Band 1	£161,517	£185,836	£211,984	£95,470	£267,075	£123,065	£134,893	£457,917	£229,760	£488,149	£813,646	£1,407,088
	Band 2	£264,271	£301,704	£347,266	£188,752	£480,504	£274,418	£307,993	£784,258	£474,686	£954,159	£1,722,655	£3,144,427
	Band 3	£370,289	£421,326	£481,812	£277,272	£686,779	£429,463	£483,818	£1,115,321	£716,788	£1,420,169	£2,631,665	£4,881,765
	Band 4	£476,306	£535,371	£619,938	£369,605	£898,009	£578,483	£652,843	£1,446,384	£963,783	£1,886,179	£3,540,675	£6,619,103
	Band 5	£576,320	£653,760	£758,063	£461,937	£1,109,238	£731,929	£826,855	£1,777,446	£1,210,778	£2,352,189	£4,449,685	£8,356,441
40% Affordable - 50% Rent / 50% SO	Band 1	£161,517	£185,836	£211,984	£95,470	£329,986	£175,972	£189,031	£515,459	£264,879	£600,522	£998,201	£1,759,819
	Band 2	£264,271	£301,704	£347,266	£188,752	£548,191	£336,303	£369,878	£856,898	£515,701	£1,085,260	£1,937,970	£3,555,945
	Band 3	£370,289	£421,326	£481,812	£277,272	£769,797	£495,032	£548,827	£1,198,338	£769,254	£1,569,999	£2,877,739	£5,352,072
	Band 4	£476,306	£535,371	£619,938	£369,605	£991,403	£657,228	£731,588	£1,539,778	£1,022,808	£2,054,737	£3,817,508	£7,148,198
	Band 5	£576,320	£653,760	£758,063	£461,937	£1,213,009	£819,424	£914,350	£1,881,218	£1,276,361	£2,539,476	£4,757,277	£8,944,325
40% Affordable - 100% SO	Band 1	£225,725	-	-	£148,653	-	£265,221	£291,300	-	£424,010	-	-	-
	Band 2	£337,668	-	-	£246,823	-	£444,574	£488,558	-	£699,440	-	-	-
	Band 3	£454,171	-	-	£347,997	-	£617,494	£688,818	-	£979,242	-	-	-
	Band 4	£564,790	-	-	£449,170	-	£794,998	£889,079	-	£1,259,044	-	-	-
	Band 5	£680,092	-	-	£544,670	-	£972,502	£1,089,340	-	£1,538,846	-	-	-
50% Affordable - 70% Rent / 30% SO	Band 1	£161,517	£185,836	£211,984	£95,470	£140,427	£36,020	£21,970	£309,323	£117,795	£272,882	£324,091	£469,890
	Band 2	£264,271	£301,704	£347,266	£188,752	£329,439	£179,539	£182,344	£612,686	£345,353	£699,731	£1,147,611	£2,045,377
	Band 3	£370,289	£421,326	£481,812	£277,272	£515,913	£316,885	£336,009	£919,239	£570,502	£1,129,394	£1,974,471	£3,625,708
	Band 4	£476,306	£535,371	£619,938	£369,605	£705,784	£457,858	£488,271	£1,225,791	£799,211	£1,559,057	£2,801,332	£5,206,039
	Band 5	£576,320	£653,760	£758,063	£461,937	£895,655	£592,657	£643,998	£1,532,343	£1,027,920	£1,988,720	£3,628,192	£6,786,370
50% Affordable - 50% Rent / 50% SO	Band 1	£161,517	£185,836	£211,984	£95,470	£204,636	£77,009	£76,654	£372,234	£157,197	£396,087	£542,200	£888,289
	Band 2	£264,271	£301,704	£347,266	£188,752	£402,836	£226,882	£245,504	£685,326	£391,740	£841,989	£1,405,968	£2,539,161
	Band 3	£370,289	£421,326	£481,812	£277,272	£598,931	£369,898	£406,734	£1,002,256	£622,969	£1,291,975	£2,269,737	£4,190,032
	Band 4	£476,306	£535,371	£619,938	£369,605	£799,178	£512,162	£567,017	£1,319,186	£858,236	£1,741,960	£3,133,506	£5,840,904
	Band 5	£576,320	£653,760	£758,063	£461,937	£999,426	£658,240	£731,493	£1,636,115	£1,093,504	£2,191,946	£3,997,275	£7,491,776
50% Affordable - 100% SO	Band 1	£225,725	-	-	£148,653	-	£225,094	£238,300	-	£366,197	-	-	-
	Band 2	£337,668	-	-	£246,823	-	£392,454	£426,198	-	£632,687	-	-	-
	Band 3	£454,171	-	-	£347,997	-	£558,543	£612,529	-	£902,952	-	-	-
	Band 4	£564,790	-	-	£449,170	-	£728,678	£803,253	-	£1,173,218	-	-	-
	Band 5	£680,092	-	-	£544,670	-	£898,813	£993,978	-	£1,443,484	-	-	-

## **Appendix III(b)**

### **Summary of Results – RLV as % of GDV**

**Table 13: RLV as % of GDV Summary - With Grant**

Appraisal Type	Band	5 Unit - Housing Scheme ( 5 x 2BH)	5 Unit - Housing Scheme ( 5 x 3BH)	5 Unit - Housing Scheme ( 5 x 4BH)	5 Unit - Flatted Scheme ( 5 x 2BF)	10 Unit - Housing Scheme (5 x 2BH & 5 x 3BH)	10 Unit - Flatted Scheme (5 x 1BF & 5 x 2BF)	10 Unit - Flatted Scheme (10 x 2BF)	15 Unit - Housing Scheme (5 x 2BH & 10 x 3BH)	15 Unit - Flatted Scheme (5 x 1BF & 10 x 2BF)	25 Unit - Mixed Scheme	50 Unit - Mixed Scheme	100 Unit - Mixed Scheme
0% Affordable	Band 1	31.1%	31.5%	31.4%	26.4%	31.0%	26.8%	26.1%	-	-	-	-	-
	Band 2	36.7%	37.0%	37.0%	33.0%	36.9%	33.0%	32.7%	-	-	-	-	-
	Band 3	41.1%	41.4%	41.4%	37.7%	41.3%	37.9%	37.7%	-	-	-	-	-
	Band 4	44.6%	44.8%	44.8%	41.5%	44.7%	41.8%	41.5%	-	-	-	-	-
	Band 5	47.4%	47.6%	47.6%	44.6%	47.5%	44.8%	44.6%	-	-	-	-	-
20% Affordable - 70% Rent / 30% SO	Band 1	24.8%	25.3%	25.1%	19.8%	26.1%	21.2%	20.9%	-	-	-	-	-
	Band 2	31.7%	32.1%	31.6%	27.0%	32.7%	28.3%	28.1%	-	-	-	-	-
	Band 3	36.5%	36.9%	36.7%	32.8%	37.6%	33.8%	33.6%	-	-	-	-	-
	Band 4	40.4%	40.8%	40.6%	37.3%	41.5%	38.0%	37.9%	-	-	-	-	-
	Band 5	43.6%	43.9%	43.8%	40.4%	44.5%	41.5%	41.3%	-	-	-	-	-
20% Affordable - 50% Rent / 50% SO	Band 1	24.8%	25.3%	25.1%	19.8%	26.1%	21.2%	20.9%	-	-	-	-	-
	Band 2	31.7%	32.1%	31.6%	27.0%	32.7%	28.3%	28.1%	-	-	-	-	-
	Band 3	36.5%	36.9%	36.7%	32.8%	37.6%	33.8%	33.6%	-	-	-	-	-
	Band 4	40.4%	40.8%	40.6%	37.3%	41.5%	38.0%	37.9%	-	-	-	-	-
	Band 5	43.6%	43.9%	43.8%	40.4%	44.5%	41.5%	41.3%	-	-	-	-	-
20% Affordable - 100% SO	Band 1	27.4%	-	-	22.8%	-	22.8%	22.3%	-	-	-	-	-
	Band 2	33.9%	-	-	29.6%	-	29.6%	29.3%	-	-	-	-	-
	Band 3	38.4%	-	-	35.0%	-	35.0%	34.6%	-	-	-	-	-
	Band 4	42.2%	-	-	38.8%	-	39.1%	38.8%	-	-	-	-	-
	Band 5	45.2%	-	-	42.2%	-	42.4%	42.2%	-	-	-	-	-
30% Affordable - 70% Rent / 30% SO	Band 1	24.8%	25.3%	25.1%	19.8%	22.9%	17.6%	16.8%	23.5%	18.3%	19.9%	17.0%	15.4%
	Band 2	31.7%	32.1%	31.6%	27.0%	29.8%	25.5%	24.8%	30.5%	25.8%	27.1%	24.2%	22.5%
	Band 3	36.5%	36.9%	36.7%	32.8%	35.1%	31.1%	30.5%	35.7%	31.6%	32.6%	29.7%	27.7%
	Band 4	40.4%	40.8%	40.6%	37.3%	39.2%	35.7%	35.2%	39.8%	36.1%	36.8%	33.9%	31.8%
	Band 5	43.6%	43.9%	43.8%	40.4%	42.5%	39.4%	38.9%	43.0%	39.7%	40.2%	37.3%	35.1%
30% Affordable - 50% Rent / 50% SO	Band 1	24.8%	25.3%	25.1%	19.8%	22.9%	17.6%	16.8%	24.4%	19.2%	20.5%	17.8%	16.2%
	Band 2	31.7%	32.1%	31.6%	27.0%	29.8%	25.5%	24.8%	31.2%	26.6%	27.7%	24.9%	23.1%
	Band 3	36.5%	36.9%	36.7%	32.8%	35.1%	31.1%	30.5%	36.4%	32.3%	33.1%	30.3%	28.3%
	Band 4	40.4%	40.8%	40.6%	37.3%	39.2%	35.7%	35.2%	40.4%	36.7%	37.3%	34.4%	32.4%
	Band 5	43.6%	43.9%	43.8%	40.4%	42.5%	39.4%	38.9%	43.5%	40.3%	40.6%	37.8%	35.6%
30% Affordable - 100% SO	Band 1	27.4%	-	-	22.8%	-	20.8%	20.0%	-	21.1%	-	-	-
	Band 2	33.9%	-	-	29.6%	-	28.0%	27.3%	-	28.4%	-	-	-
	Band 3	38.4%	-	-	35.0%	-	33.5%	32.9%	-	33.9%	-	-	-
	Band 4	42.2%	-	-	38.8%	-	37.8%	37.3%	-	38.2%	-	-	-
	Band 5	45.2%	-	-	42.2%	-	41.2%	40.8%	-	41.6%	-	-	-
40% Affordable - 70% Rent / 30% SO	Band 1	20.3%	20.9%	20.6%	14.4%	18.4%	12.5%	12.2%	19.2%	13.4%	15.5%	13.2%	11.8%
	Band 2	27.5%	28.0%	27.7%	22.8%	26.0%	20.9%	20.7%	26.8%	21.7%	23.4%	21.0%	19.3%
	Band 3	33.2%	33.6%	33.1%	28.7%	31.7%	27.1%	27.0%	32.5%	28.0%	29.3%	26.9%	25.0%
	Band 4	37.2%	37.6%	37.4%	33.6%	36.2%	32.2%	32.0%	36.9%	32.9%	33.9%	31.4%	29.4%
	Band 5	40.7%	41.1%	40.9%	37.2%	39.8%	36.2%	36.0%	40.4%	36.8%	37.6%	35.0%	33.0%
40% Affordable - 50% Rent / 50% SO	Band 1	20.3%	20.9%	20.6%	14.4%	20.1%	14.7%	14.2%	20.2%	14.4%	16.9%	14.4%	12.9%
	Band 2	27.5%	28.0%	27.7%	22.8%	27.3%	22.8%	22.4%	27.7%	22.6%	24.6%	22.0%	20.3%
	Band 3	33.2%	33.6%	33.1%	28.7%	33.0%	28.8%	28.4%	33.2%	28.8%	30.4%	27.8%	25.9%
	Band 4	37.2%	37.6%	37.4%	33.6%	37.3%	33.6%	33.3%	37.6%	33.6%	34.9%	32.2%	30.2%
	Band 5	40.7%	41.1%	40.9%	37.2%	40.8%	37.5%	37.2%	41.0%	37.5%	38.5%	35.7%	33.7%
40% Affordable - 100% SO	Band 1	23.6%	-	-	17.9%	-	18.0%	17.5%	-	18.2%	-	-	-
	Band 2	30.2%	-	-	25.4%	-	25.8%	25.2%	-	25.8%	-	-	-
	Band 3	35.6%	-	-	31.4%	-	31.4%	31.1%	-	31.6%	-	-	-
	Band 4	39.3%	-	-	36.0%	-	36.0%	35.6%	-	36.1%	-	-	-
	Band 5	42.6%	-	-	39.3%	-	39.6%	39.3%	-	39.7%	-	-	-
50% Affordable - 70% Rent / 30% SO	Band 1	20.3%	20.9%	20.6%	14.4%	14.0%	7.5%	6.5%	16.1%	9.7%	11.9%	8.9%	7.6%
	Band 2	27.5%	28.0%	27.7%	22.8%	22.2%	17.0%	15.8%	24.0%	18.6%	20.2%	17.3%	15.8%
	Band 3	33.2%	33.6%	33.1%	28.7%	28.2%	23.7%	22.9%	30.0%	25.1%	26.5%	23.6%	21.9%
	Band 4	37.2%	37.6%	37.4%	33.6%	33.1%	28.9%	28.2%	34.7%	30.4%	31.5%	28.5%	26.6%
	Band 5	40.7%	41.1%	40.9%	37.2%	37.0%	33.2%	32.6%	38.5%	34.5%	35.4%	32.4%	30.4%
50% Affordable - 50% Rent / 50% SO	Band 1	20.3%	20.9%	20.6%	14.4%	15.6%	9.6%	8.8%	17.3%	11.0%	13.5%	10.6%	9.2%
	Band 2	27.5%	28.0%	27.7%	22.8%	23.6%	18.4%	17.8%	25.0%	19.6%	21.7%	18.7%	17.1%
	Band 3	33.2%	33.6%	33.1%	28.7%	29.6%	25.2%	24.7%	30.9%	26.0%	27.8%	24.9%	23.1%
	Band 4	37.2%	37.6%	37.4%	33.6%	34.4%	30.2%	29.8%	35.5%	31.2%	32.6%	29.6%	27.7%
	Band 5	40.7%	41.1%	40.9%	37.2%	38.2%	34.4%	34.0%	39.2%	35.3%	36.4%	33.4%	31.4%
50% Affordable - 100% SO	Band 1	23.6%	-	-	17.9%	-	15.9%	15.0%	-	16.3%	-	-	-
	Band 2	30.2%	-	-	25.4%	-	23.8%	23.1%	-	24.2%	-	-	-
	Band 3	35.6%	-	-	31.4%	-	29.6%	29.0%	-	30.2%	-	-	-
	Band 4	39.3%	-	-	36.0%	-	34.4%	33.8%	-	34.8%	-	-	-
	Band 5	42.6%	-	-	39.3%	-	38.2%	37.7%	-	38.6%	-	-	-



**Table 14: RLV as % of GDV Summary - Without Grant**

Appraisal Type	Band	5 Unit - Housing Scheme ( 5 x 2BH)	5 Unit - Housing Scheme ( 5 x 3BH)	5 Unit - Housing Scheme ( 5 x 4BH)	5 Unit - Flatted Scheme ( 5 x 2BF)	10 Unit - Housing Scheme (5 x 2BH & 5 x 3BH)	10 Unit - Flatted Scheme (5 x 1BF & 5 x 2BF)	10 Unit - Flatted Scheme (10 x 2BF)	15 Unit - Housing Scheme (5 x 2BH & 10 x 3BH)	15 Unit - Flatted Scheme (5 x 1BF & 10 x 2BF)	25 Unit - Mixed Scheme	50 Unit - Mixed Scheme	100 Unit - Mixed Scheme
0% Affordable	Band 1	31.1%	31.5%	31.4%	26.4%	31.0%	26.8%	26.1%	-	-	-	-	-
	Band 2	36.7%	37.0%	37.0%	33.0%	36.9%	33.0%	32.7%	-	-	-	-	-
	Band 3	41.1%	41.4%	41.4%	37.7%	41.3%	37.9%	37.7%	-	-	-	-	-
	Band 4	44.6%	44.8%	44.8%	41.5%	44.7%	41.8%	41.5%	-	-	-	-	-
	Band 5	47.4%	47.6%	47.6%	44.6%	47.5%	44.8%	44.6%	-	-	-	-	-
20% Affordable - 70% Rent / 30% SO	Band 1	23.8%	23.7%	23.4%	18.3%	25.3%	20.4%	20.2%	-	-	-	-	-
	Band 2	30.4%	30.7%	30.4%	25.8%	32.0%	27.6%	27.5%	-	-	-	-	-
	Band 3	35.8%	35.6%	35.4%	31.7%	37.0%	33.2%	33.1%	-	-	-	-	-
	Band 4	39.5%	39.7%	39.5%	36.3%	40.9%	37.5%	37.4%	-	-	-	-	-
	Band 5	42.8%	43.0%	42.8%	39.6%	44.1%	41.0%	40.9%	-	-	-	-	-
20% Affordable - 50% Rent / 50% SO	Band 1	23.8%	23.7%	23.4%	18.3%	25.3%	20.4%	20.2%	-	-	-	-	-
	Band 2	30.4%	30.7%	30.4%	25.8%	32.0%	27.6%	27.5%	-	-	-	-	-
	Band 3	35.8%	35.6%	35.4%	31.7%	37.0%	33.2%	33.1%	-	-	-	-	-
	Band 4	39.5%	39.7%	39.5%	36.3%	40.9%	37.5%	37.4%	-	-	-	-	-
	Band 5	42.8%	43.0%	42.8%	39.6%	44.1%	41.0%	40.9%	-	-	-	-	-
20% Affordable - 100% SO	Band 1	27.4%	-	-	22.8%	-	22.8%	22.3%	-	-	-	-	-
	Band 2	33.9%	-	-	29.6%	-	29.6%	29.3%	-	-	-	-	-
	Band 3	38.4%	-	-	35.0%	-	35.0%	34.6%	-	-	-	-	-
	Band 4	42.2%	-	-	38.8%	-	39.1%	38.8%	-	-	-	-	-
	Band 5	45.2%	-	-	42.2%	-	42.4%	42.2%	-	-	-	-	-
30% Affordable - 70% Rent / 30% SO	Band 1	23.8%	23.7%	23.4%	18.3%	21.2%	16.5%	15.2%	21.9%	16.8%	17.9%	14.9%	13.4%
	Band 2	30.4%	30.7%	30.4%	25.8%	28.3%	24.3%	23.5%	29.1%	24.6%	25.5%	22.4%	20.7%
	Band 3	35.8%	35.6%	35.4%	31.7%	33.8%	30.0%	29.4%	34.5%	30.5%	31.1%	28.1%	26.2%
	Band 4	39.5%	39.7%	39.5%	36.3%	38.1%	34.7%	34.1%	38.7%	35.2%	35.5%	32.5%	30.5%
	Band 5	42.8%	43.0%	42.8%	39.6%	41.5%	38.5%	37.9%	42.0%	38.9%	39.0%	36.0%	33.9%
30% Affordable - 50% Rent / 50% SO	Band 1	23.8%	23.7%	23.4%	18.3%	21.2%	16.5%	15.2%	23.3%	18.1%	18.9%	16.1%	14.6%
	Band 2	30.4%	30.7%	30.4%	25.8%	28.3%	24.3%	23.5%	30.3%	25.7%	26.3%	23.5%	21.8%
	Band 3	35.8%	35.6%	35.4%	31.7%	33.8%	30.0%	29.4%	35.5%	31.5%	31.9%	29.0%	27.1%
	Band 4	39.5%	39.7%	39.5%	36.3%	38.1%	34.7%	34.1%	39.6%	36.0%	36.2%	33.3%	31.3%
	Band 5	42.8%	43.0%	42.8%	39.6%	41.5%	38.5%	37.9%	42.9%	39.7%	39.7%	36.8%	34.7%
30% Affordable - 100% SO	Band 1	27.4%	-	-	22.8%	-	20.8%	20.0%	-	21.1%	-	-	-
	Band 2	33.9%	-	-	29.6%	-	28.0%	27.3%	-	28.4%	-	-	-
	Band 3	38.4%	-	-	35.0%	-	33.5%	32.9%	-	33.9%	-	-	-
	Band 4	42.2%	-	-	38.8%	-	37.8%	37.3%	-	38.2%	-	-	-
	Band 5	45.2%	-	-	42.2%	-	41.2%	40.8%	-	41.6%	-	-	-
40% Affordable - 70% Rent / 30% SO	Band 1	18.5%	18.9%	18.5%	12.6%	15.2%	9.7%	9.3%	16.7%	11.2%	12.4%	10.1%	8.7%
	Band 2	26.0%	26.3%	25.9%	21.3%	23.5%	18.5%	18.3%	24.4%	19.8%	20.7%	18.3%	16.7%
	Band 3	31.9%	32.1%	31.5%	27.4%	29.4%	25.3%	25.1%	30.4%	26.2%	26.9%	24.5%	22.7%
	Band 4	36.4%	36.3%	36.0%	32.5%	34.1%	30.3%	30.1%	35.1%	31.3%	31.8%	29.3%	27.4%
	Band 5	39.7%	39.9%	39.6%	36.5%	37.9%	34.5%	34.3%	38.8%	35.4%	35.7%	33.2%	31.1%
40% Affordable - 50% Rent / 50% SO	Band 1	18.5%	18.9%	18.5%	12.6%	17.9%	13.1%	12.5%	18.2%	12.6%	14.6%	12.0%	10.6%
	Band 2	26.0%	26.3%	25.9%	21.3%	25.5%	21.4%	20.9%	25.9%	21.0%	22.6%	20.0%	18.3%
	Band 3	31.9%	32.1%	31.5%	27.4%	31.4%	27.6%	27.1%	31.7%	27.4%	28.6%	25.9%	24.1%
	Band 4	36.4%	36.3%	36.0%	32.5%	35.9%	32.5%	32.1%	36.2%	32.4%	33.3%	30.6%	28.6%
	Band 5	39.7%	39.9%	39.6%	36.5%	39.5%	36.5%	36.1%	39.8%	36.4%	37.1%	34.3%	32.2%
40% Affordable - 100% SO	Band 1	23.6%	-	-	17.9%	-	18.0%	17.5%	-	18.2%	-	-	-
	Band 2	30.2%	-	-	25.4%	-	25.8%	25.2%	-	25.8%	-	-	-
	Band 3	35.6%	-	-	31.4%	-	31.4%	31.1%	-	31.6%	-	-	-
	Band 4	39.3%	-	-	36.0%	-	36.0%	35.6%	-	36.1%	-	-	-
	Band 5	42.6%	-	-	39.3%	-	39.6%	39.3%	-	39.7%	-	-	-
50% Affordable - 70% Rent / 30% SO	Band 1	18.5%	18.9%	18.5%	12.6%	8.9%	3.1%	1.7%	12.1%	6.2%	7.5%	4.4%	3.2%
	Band 2	26.0%	26.3%	25.9%	21.3%	17.9%	13.3%	12.1%	20.6%	15.6%	16.5%	13.4%	12.0%
	Band 3	31.9%	32.1%	31.5%	27.4%	24.5%	20.5%	19.5%	27.1%	22.5%	23.2%	20.2%	18.6%
	Band 4	36.4%	36.3%	36.0%	32.5%	29.8%	26.3%	25.2%	32.1%	28.1%	28.5%	25.5%	23.7%
	Band 5	39.7%	39.9%	39.6%	36.5%	34.1%	30.7%	29.9%	36.1%	32.5%	32.7%	29.7%	27.8%
50% Affordable - 50% Rent / 50% SO	Band 1	18.5%	18.9%	18.5%	12.6%	12.3%	6.3%	5.6%	14.1%	8.0%	10.4%	7.1%	5.8%
	Band 2	26.0%	26.3%	25.9%	21.3%	20.8%	16.0%	15.4%	22.3%	17.2%	18.9%	15.8%	14.2%
	Band 3	31.9%	32.1%	31.5%	27.4%	27.0%	22.9%	22.3%	28.6%	23.9%	25.4%	22.2%	20.5%
	Band 4	36.4%	36.3%	36.0%	32.5%	32.0%	28.1%	27.7%	33.4%	29.3%	30.4%	27.3%	25.4%
	Band 5	39.7%	39.9%	39.6%	36.5%	36.1%	32.6%	32.1%	37.3%	33.6%	34.5%	31.3%	29.4%
50% Affordable - 100% SO	Band 1	23.6%	-	-	17.9%	-	15.9%	15.0%	-	16.3%	-	-	-
	Band 2	30.2%	-	-	25.4%	-	23.8%	23.1%	-	24.2%	-	-	-
	Band 3	35.6%	-	-	31.4%	-	29.6%	29.0%	-	30.2%	-	-	-
	Band 4	39.3%	-	-	36.0%	-	34.4%	33.8%	-	34.8%	-	-	-
	Band 5	42.6%	-	-	39.3%	-	38.2%	37.7%	-	38.6%	-	-	-

## **Appendix III(c)**

### **Summary of Results – Reduction in RLV**

Table 15: Reduction in RLV Summary - With Grant

Appraisal Type	Band	5 Unit - Housing Scheme (5 x 2BH)		5 Unit - Housing Scheme (5 x 3BH)		5 Unit - Housing Scheme (5 x 4BH)		5 Unit - Flatted Scheme (5 x 2BF)		10 Unit - Housing Scheme (5 x 2BH & 5 x 3BH)		10 Unit - Flatted Scheme (5 x 1BF & 5 x 2BF)		10 Unit - Flatted Scheme (10 x 2BF)		15 Unit - Housing Scheme (5 x 2BH & 10 x 3BH)	15 Unit - Flatted Scheme (5 x 1BF & 10 x 2BF)	25 Unit - Mixed Scheme	50 Unit - Mixed Scheme	100 Unit - Mixed Scheme
		Urban	Rural	Urban	Rural	Urban	Rural	Urban	Rural	Urban	Rural	Urban	Rural	Urban	Rural					
		From 0% Affordable	From 30% Affordable	From 0% Affordable	From 30% Affordable	From 0% Affordable	From 30% Affordable	From 0% Affordable	From 30% Affordable	From 0% Affordable	From 30% Affordable	From 0% Affordable	From 30% Affordable	From 0% Affordable	From 30% Affordable					
20% Affordable - 70% Rent / 30% SO	Band 1	30.6%	-	29.9%	-	30.8%	-	34.9%	-	24.7%	-	29.6%	-	28.4%	-	-	-	-	-	-
	Band 2	24.9%	-	24.4%	-	25.9%	-	28.9%	-	20.8%	-	23.8%	-	23.3%	-	-	-	-	-	-
	Band 3	22.9%	-	22.5%	-	23.2%	-	24.3%	-	18.6%	-	20.7%	-	20.2%	-	-	-	-	-	-
	Band 4	21.1%	-	20.8%	-	21.4%	-	22.0%	-	17.1%	-	18.8%	-	18.4%	-	-	-	-	-	-
	Band 5	19.9%	-	19.6%	-	20.2%	-	21.2%	-	16.1%	-	17.5%	-	17.1%	-	-	-	-	-	-
20% Affordable - 50% Rent / 50% SO	Band 1	30.6%	-	29.9%	-	30.8%	-	34.9%	-	24.7%	-	29.6%	-	28.4%	-	-	-	-	-	-
	Band 2	24.9%	-	24.4%	-	25.9%	-	28.9%	-	20.8%	-	23.8%	-	23.3%	-	-	-	-	-	-
	Band 3	22.9%	-	22.5%	-	23.2%	-	24.3%	-	18.6%	-	20.7%	-	20.2%	-	-	-	-	-	-
	Band 4	21.1%	-	20.8%	-	21.4%	-	22.0%	-	17.1%	-	18.8%	-	18.4%	-	-	-	-	-	-
	Band 5	19.9%	-	19.6%	-	20.2%	-	21.2%	-	16.1%	-	17.5%	-	17.1%	-	-	-	-	-	-
20% Affordable - 100% SO	Band 1	18.8%	-	-	-	-	-	20.5%	-	-	-	21.8%	-	21.3%	-	-	-	-	-	-
	Band 2	14.9%	-	-	-	-	-	17.7%	-	-	-	17.5%	-	17.7%	-	-	-	-	-	-
	Band 3	14.1%	-	-	-	-	-	14.5%	-	-	-	15.2%	-	15.4%	-	-	-	-	-	-
	Band 4	13.0%	-	-	-	-	-	13.9%	-	-	-	13.8%	-	13.9%	-	-	-	-	-	-
	Band 5	12.2%	-	-	-	-	-	13.0%	-	-	-	12.9%	-	13.0%	-	-	-	-	-	-
30% Affordable - 70% Rent / 30% SO	Band 1	30.6%	-	29.9%	-	30.8%	-	34.9%	-	38.4%	-	45.2%	-	46.7%	-	-	-	-	-	-
	Band 2	24.9%	-	24.4%	-	25.9%	-	28.9%	-	32.8%	-	35.6%	-	37.1%	-	-	-	-	-	-
	Band 3	22.9%	-	22.5%	-	23.2%	-	24.3%	-	29.3%	-	31.6%	-	32.8%	-	-	-	-	-	-
	Band 4	21.1%	-	20.8%	-	21.4%	-	22.0%	-	27.0%	-	28.7%	-	29.7%	-	-	-	-	-	-
	Band 5	19.9%	-	19.6%	-	20.2%	-	21.2%	-	25.4%	-	26.7%	-	27.7%	-	-	-	-	-	-
30% Affordable - 50% Rent / 50% SO	Band 1	30.6%	-	29.9%	-	30.8%	-	34.9%	-	38.4%	-	45.2%	-	46.7%	-	-	-	-	-	-
	Band 2	24.9%	-	24.4%	-	25.9%	-	28.9%	-	32.8%	-	35.6%	-	37.1%	-	-	-	-	-	-
	Band 3	22.9%	-	22.5%	-	23.2%	-	24.3%	-	29.3%	-	31.6%	-	32.8%	-	-	-	-	-	-
	Band 4	21.1%	-	20.8%	-	21.4%	-	22.0%	-	27.0%	-	28.7%	-	29.7%	-	-	-	-	-	-
	Band 5	19.9%	-	19.6%	-	20.2%	-	21.2%	-	25.4%	-	26.7%	-	27.7%	-	-	-	-	-	-
30% Affordable - 100% SO	Band 1	18.8%	-	-	-	-	-	20.5%	-	-	-	31.3%	-	32.5%	-	-	-	-	-	-
	Band 2	14.9%	-	-	-	-	-	17.7%	-	-	-	25.1%	-	26.5%	-	-	-	-	-	-
	Band 3	14.1%	-	-	-	-	-	14.5%	-	-	-	21.9%	-	23.0%	-	-	-	-	-	-
	Band 4	13.0%	-	-	-	-	-	13.9%	-	-	-	19.9%	-	20.9%	-	-	-	-	-	-
	Band 5	12.2%	-	-	-	-	-	13.0%	-	-	-	18.5%	-	19.5%	-	-	-	-	-	-
40% Affordable - 70% Rent / 30% SO	Band 1	48.4%	25.6%	47.4%	25.0%	48.4%	25.4%	57.0%	34.0%	54.5%	26.2%	64.6%	35.4%	64.2%	32.9%	25.1%	32.8%	28.0%	27.4%	28.8%
	Band 2	40.8%	21.2%	40.2%	20.9%	41.0%	20.3%	45.5%	23.3%	46.2%	20.0%	51.9%	25.3%	51.7%	23.2%	19.4%	23.0%	20.5%	19.2%	19.8%
	Band 3	36.3%	17.4%	35.8%	17.1%	37.1%	18.2%	39.8%	20.5%	41.2%	16.9%	45.6%	20.5%	45.3%	18.7%	16.6%	18.7%	17.1%	15.7%	16.0%
	Band 4	34.1%	16.4%	33.7%	16.3%	34.3%	16.4%	36.0%	18.0%	38.1%	15.2%	41.5%	17.9%	41.1%	16.2%	14.9%	16.4%	15.1%	13.7%	13.9%
	Band 5	32.1%	15.2%	31.7%	15.1%	32.3%	15.2%	34.2%	16.5%	35.9%	14.0%	38.6%	16.2%	38.3%	14.7%	13.7%	14.9%	13.8%	12.5%	12.6%
40% Affordable - 50% Rent / 50% SO	Band 1	48.4%	25.6%	47.4%	25.0%	48.4%	25.4%	57.0%	34.0%	48.9%	17.1%	56.6%	20.8%	57.0%	19.3%	23.8%	30.7%	23.8%	24.1%	25.2%
	Band 2	40.8%	21.2%	40.2%	20.9%	41.0%	20.3%	45.5%	23.3%	41.6%	13.1%	45.6%	15.5%	46.0%	14.2%	18.6%	21.9%	17.1%	17.2%	17.7%
	Band 3	36.3%	17.4%	35.8%	17.1%	37.1%	18.2%	39.8%	20.5%	37.1%	11.1%	40.2%	12.6%	40.4%	11.4%	16.0%	18.1%	14.3%	14.1%	14.4%
	Band 4	34.1%	16.4%	33.7%	16.3%	34.3%	16.4%	36.0%	18.0%	34.2%	9.9%	36.5%	10.9%	36.7%	9.9%	14.4%	15.9%	12.7%	12.4%	12.6%
	Band 5	32.1%	15.2%	31.7%	15.1%	32.3%	15.2%	34.2%	16.5%	32.3%	9.2%	34.0%	9.9%	34.2%	9.0%	13.3%	14.5%	11.6%	11.3%	11.5%
40% Affordable - 100% SO	Band 1	36.3%	21.6%	-	-	-	-	43.1%	28.4%	-	-	43.6%	17.9%	43.7%	16.6%	-	18.6%	-	-	-
	Band 2	30.8%	18.7%	-	-	-	-	35.3%	21.5%	-	-	34.3%	12.3%	35.3%	12.0%	-	14.5%	-	-	-
	Band 3	27.4%	15.5%	-	-	-	-	30.0%	18.1%	-	-	30.5%	11.0%	30.7%	10.0%	-	12.1%	-	-	-
	Band 4	25.9%	14.9%	-	-	-	-	27.1%	15.3%	-	-	27.7%	9.7%	27.9%	8.8%	-	10.8%	-	-	-
	Band 5	24.4%	13.9%	-	-	-	-	25.9%	14.9%	-	-	25.8%	8.9%	25.9%	8.0%	-	9.9%	-	-	-
50% Affordable - 70% Rent / 30% SO	Band 1	48.4%	25.6%	47.4%	25.0%	48.4%	25.4%	57.0%	34.0%	68.3%	48.6%	80.3%	64.0%	82.7%	67.6%	40.8%	54.1%	48.2%	54.6%	57.5%
	Band 2	40.8%	21.2%	40.2%	20.9%	41.0%	20.3%	45.5%	23.3%	57.7%	37.1%	63.8%	43.8%	66.3%	46.4%	31.9%	37.9%	35.7%	38.3%	39.4%
	Band 3	36.3%	17.4%	35.8%	17.1%	37.1%	18.2%	39.8%	20.5%	51.9%	32.1%	56.1%	35.8%	57.4%	36.7%	27.3%	31.5%	29.7%	31.2%	31.9%
	Band 4	34.1%	16.4%	33.7%	16.3%	34.3%	16.4%	36.0%	18.0%	47.9%	28.7%	51.4%	31.8%	52.5%	32.4%	24.5%	27.5%	26.3%	27.3%	27.8%
	Band 5	32.1%	15.2%	31.7%	15.1%	32.3%	15.2%	34.2%	16.5%	45.2%	26.5%	47.9%	28.8%	48.9%	29.3%	22.6%	25.0%	24.1%	24.9%	25.2%
50% Affordable - 50% Rent / 50% SO	Band 1	48.4%	25.6%	47.4%	25.0%	48.4%	25.4%	57.0%	34.0%	63.4%	40.5%	74.0%	52.6%	75.7%	54.3%	38.5%	50.6%	42.3%	48.0%	50.4%
	Band 2	40.8%	21.2%	40.2%	20.9%	41.0%	20.3%	45.5%	23.3%	53.5%	30.9%	59.6%	37.3%	60.6%	37.4%	30.6%	36.2%	31.4%	34.3%	35.3%
	Band 3	36.3%	17.4%	35.8%	17.1%	37.1%	18.2%	39.8%	20.5%	47.8%	26.2%	51.8%	29.5%	52.5%	29.4%	26.3%	30.3%	26.3%	28.2%	28.8%
	Band 4	34.1%	16.4%	33.7%	16.3%	34.3%	16.4%	36.0%	18.0%	44.1%	23.5%	47.5%	26.4%	48.1%	26.1%	23.7%	26.6%	23.3%	24.8%	25.2%
	Band 5	32.1%	15.2%	31.7%	15.1%	32.3%	15.2%	34.2%	16.5%	41.8%	21.6%	44.3%	23.9%	44.8%	23.6%	22.0%	24.3%	21.4%	22.6%	22.9%
50% Affordable - 100% SO	Band 1	36.3%	21.6%	-	-	-	-	43.1%	28.4%	-	-	52.1%	30.3%	53.9%	31.7%	-	29.7%	-	-	-
	Band 2	30.8%	18.7%	-	-	-	-	35.3%	21.5%	-	-	42.0%	22.6%	43.6%	23.3%	-	22.6%	-	-	-
	Band 3	27.4%	15.5%	-	-	-	-	30.0%	18.1%	-	-	37.1%	19.5%	38.4%	19.9%	-	19.0%	-	-	-
	Band 4	25.9%	14.9%	-	-	-	-	27.1%	15.3%	-	-	33.7%	17.3%	34.8%	17.6%	-	16.9%	-	-	-
	Band 5	24.4%	13.9%	-	-	-	-	25.9%	14.9%	-	-	31.4%	15.8%	32.4%	16.1%	-	15.5%	-	-	-

Table 16: Reduction in RLV Summary - Without Grant

Appraisal Type	Band	5 Unit - Housing Scheme (5 x 2BH)		5 Unit - Housing Scheme (5 x 3BH)		5 Unit - Housing Scheme (5 x 4BH)		5 Unit - Flatted Scheme (5 x 2BF)		10 Unit - Housing Scheme (5 x 2BH & 5 x 3BH)		10 Unit - Flatted Scheme (5 x 1BF & 5 x 2BF)		10 Unit - Flatted Scheme (10 x 2BF)		15 Unit - Housing Scheme (5 x 2BH & 10 x 3BH)	15 Unit - Flatted Scheme (5 x 1BF & 10 x 2BF)	25 Unit - Mixed Scheme	50 Unit - Mixed Scheme	100 Unit - Mixed Scheme
		Urban	Rural	Urban	Rural	Urban	Rural	Urban	Rural	Urban	Rural	Urban	Rural	Urban	Rural					
		From 0% Affordable	From 30% Affordable	From 0% Affordable	From 30% Affordable	From 0% Affordable	From 30% Affordable	From 0% Affordable	From 30% Affordable	From 0% Affordable	From 30% Affordable	From 0% Affordable	From 30% Affordable	From 0% Affordable	From 30% Affordable					
20% Affordable - 70% Rent / 30% SO	Band 1	35.2%	-	36.6%	-	37.8%	-	41.2%	-	28.3%	-	33.1%	-	31.6%	-	-	-	-	-	-
	Band 2	29.9%	-	30.1%	-	31.1%	-	33.9%	-	23.8%	-	26.5%	-	25.8%	-	-	-	-	-	-
	Band 3	26.6%	-	27.5%	-	28.4%	-	28.7%	-	21.2%	-	23.1%	-	22.4%	-	-	-	-	-	-
	Band 4	25.2%	-	25.4%	-	26.2%	-	25.9%	-	19.6%	-	21.0%	-	20.3%	-	-	-	-	-	-
	Band 5	23.7%	-	24.0%	-	24.7%	-	24.9%	-	18.5%	-	19.6%	-	18.9%	-	-	-	-	-	-
20% Affordable - 50% Rent / 50% SO	Band 1	35.2%	-	36.6%	-	37.8%	-	41.2%	-	28.3%	-	33.1%	-	31.6%	-	-	-	-	-	-
	Band 2	29.9%	-	30.1%	-	31.1%	-	33.9%	-	23.8%	-	26.5%	-	25.8%	-	-	-	-	-	-
	Band 3	26.6%	-	27.5%	-	28.4%	-	28.7%	-	21.2%	-	23.1%	-	22.4%	-	-	-	-	-	-
	Band 4	25.2%	-	25.4%	-	26.2%	-	25.9%	-	19.6%	-	21.0%	-	20.3%	-	-	-	-	-	-
	Band 5	23.7%	-	24.0%	-	24.7%	-	24.9%	-	18.5%	-	19.6%	-	18.9%	-	-	-	-	-	-
20% Affordable - 100% SO	Band 1	18.8%	-	-	-	-	-	20.5%	-	-	-	21.8%	-	21.3%	-	-	-	-	-	-
	Band 2	14.9%	-	-	-	-	-	17.7%	-	-	-	17.5%	-	17.7%	-	-	-	-	-	-
	Band 3	14.1%	-	-	-	-	-	14.5%	-	-	-	15.2%	-	15.4%	-	-	-	-	-	-
	Band 4	13.0%	-	-	-	-	-	13.9%	-	-	-	13.8%	-	13.9%	-	-	-	-	-	-
	Band 5	12.2%	-	-	-	-	-	13.0%	-	-	-	12.9%	-	13.0%	-	-	-	-	-	-
30% Affordable - 70% Rent / 30% SO	Band 1	35.2%	-	36.6%	-	37.8%	-	41.2%	-	44.8%	-	50.0%	-	53.0%	-	-	-	-	-	-
	Band 2	29.9%	-	30.1%	-	31.1%	-	33.9%	-	38.1%	-	40.3%	-	42.1%	-	-	-	-	-	-
	Band 3	26.6%	-	27.5%	-	28.4%	-	28.7%	-	34.0%	-	35.7%	-	37.1%	-	-	-	-	-	-
	Band 4	25.2%	-	25.4%	-	26.2%	-	25.9%	-	31.4%	-	32.4%	-	33.7%	-	-	-	-	-	-
	Band 5	23.7%	-	24.0%	-	24.7%	-	24.9%	-	29.6%	-	30.2%	-	31.3%	-	-	-	-	-	-
30% Affordable - 50% Rent / 50% SO	Band 1	35.2%	-	36.6%	-	37.8%	-	41.2%	-	44.8%	-	50.0%	-	53.0%	-	-	-	-	-	-
	Band 2	29.9%	-	30.1%	-	31.1%	-	33.9%	-	38.1%	-	40.3%	-	42.1%	-	-	-	-	-	-
	Band 3	26.6%	-	27.5%	-	28.4%	-	28.7%	-	34.0%	-	35.7%	-	37.1%	-	-	-	-	-	-
	Band 4	25.2%	-	25.4%	-	26.2%	-	25.9%	-	31.4%	-	32.4%	-	33.7%	-	-	-	-	-	-
	Band 5	23.7%	-	24.0%	-	24.7%	-	24.9%	-	29.6%	-	30.2%	-	31.3%	-	-	-	-	-	-
30% Affordable - 100% SO	Band 1	18.8%	-	-	-	-	-	20.5%	-	-	-	31.3%	-	32.5%	-	-	-	-	-	-
	Band 2	14.9%	-	-	-	-	-	17.7%	-	-	-	25.1%	-	26.5%	-	-	-	-	-	-
	Band 3	14.1%	-	-	-	-	-	14.5%	-	-	-	21.9%	-	23.0%	-	-	-	-	-	-
	Band 4	13.0%	-	-	-	-	-	13.9%	-	-	-	19.9%	-	20.9%	-	-	-	-	-	-
	Band 5	12.2%	-	-	-	-	-	13.0%	-	-	-	18.5%	-	19.5%	-	-	-	-	-	-
40% Affordable - 70% Rent / 30% SO	Band 1	54.4%	29.6%	54.2%	27.8%	55.5%	28.4%	63.5%	37.8%	64.5%	35.7%	73.8%	47.6%	73.9%	44.5%	31.3%	39.6%	37.6%	37.6%	40.0%
	Band 2	45.8%	22.7%	45.8%	22.6%	46.9%	22.9%	50.6%	25.2%	54.0%	25.7%	59.4%	32.0%	59.2%	29.6%	24.1%	26.9%	26.5%	24.9%	25.8%
	Band 3	40.8%	19.3%	40.9%	18.4%	42.4%	19.5%	44.2%	21.8%	48.7%	22.2%	51.6%	24.8%	51.3%	22.6%	20.3%	22.3%	21.7%	19.9%	20.4%
	Band 4	37.5%	16.5%	38.3%	17.3%	39.1%	17.5%	40.0%	19.0%	44.9%	19.7%	47.4%	22.1%	47.0%	20.1%	18.1%	19.3%	19.0%	17.2%	17.5%
	Band 5	35.9%	16.0%	36.1%	16.0%	36.9%	16.1%	37.2%	16.4%	42.3%	18.1%	44.2%	20.0%	43.8%	18.1%	16.6%	17.5%	17.3%	15.5%	15.8%
40% Affordable - 50% Rent / 50% SO	Band 1	54.4%	29.6%	54.2%	27.8%	55.5%	28.4%	63.5%	37.8%	56.1%	20.6%	62.6%	25.1%	63.4%	22.2%	29.2%	37.0%	28.8%	31.2%	33.0%
	Band 2	45.8%	22.7%	45.8%	22.6%	46.9%	22.9%	50.6%	25.2%	47.5%	15.3%	50.3%	16.7%	51.0%	15.4%	22.5%	25.8%	20.7%	21.5%	22.1%
	Band 3	40.8%	19.3%	40.9%	18.4%	42.4%	19.5%	44.2%	21.8%	42.5%	12.8%	44.3%	13.4%	44.8%	12.2%	19.2%	21.1%	17.1%	17.4%	17.8%
	Band 4	37.5%	16.5%	38.3%	17.3%	39.1%	17.5%	40.0%	19.0%	39.2%	11.4%	40.2%	11.6%	40.6%	10.5%	17.2%	18.4%	15.1%	15.1%	15.4%
	Band 5	35.9%	16.0%	36.1%	16.0%	36.9%	16.1%	37.2%	16.4%	36.9%	10.4%	37.5%	10.4%	37.8%	9.4%	15.9%	16.7%	13.8%	13.7%	13.9%
40% Affordable - 100% SO	Band 1	36.3%	21.6%	-	-	-	-	43.1%	28.4%	-	-	43.6%	17.9%	43.7%	16.6%	-	18.6%	-	-	-
	Band 2	30.8%	18.7%	-	-	-	-	35.3%	21.5%	-	-	34.3%	12.3%	35.3%	12.0%	-	14.5%	-	-	-
	Band 3	27.4%	15.5%	-	-	-	-	30.0%	18.1%	-	-	30.5%	11.0%	30.7%	10.0%	-	12.1%	-	-	-
	Band 4	25.9%	14.9%	-	-	-	-	27.1%	15.3%	-	-	27.7%	9.7%	27.9%	8.8%	-	10.8%	-	-	-
	Band 5	24.4%	13.9%	-	-	-	-	25.9%	14.9%	-	-	25.8%	8.9%	25.9%	8.0%	-	9.9%	-	-	-
50% Affordable - 70% Rent / 30% SO	Band 1	54.4%	29.6%	54.2%	27.8%	55.5%	28.4%	63.5%	37.8%	81.3%	66.2%	92.3%	84.7%	95.8%	91.0%	53.6%	69.1%	65.1%	75.2%	80.0%
	Band 2	45.8%	22.7%	45.8%	22.6%	46.9%	22.9%	50.6%	25.2%	68.5%	49.1%	73.5%	55.5%	75.9%	58.3%	40.7%	46.8%	46.1%	50.0%	51.7%
	Band 3	40.8%	19.3%	40.9%	18.4%	42.4%	19.5%	44.2%	21.8%	61.4%	41.6%	64.3%	44.5%	66.2%	46.2%	34.3%	38.1%	37.7%	39.9%	40.9%
	Band 4	37.5%	16.5%	38.3%	17.3%	39.1%	17.5%	40.0%	19.0%	56.7%	36.9%	58.3%	38.4%	60.4%	40.3%	30.6%	33.1%	33.0%	34.5%	35.1%
	Band 5	35.9%	16.0%	36.1%	16.0%	36.9%	16.1%	37.2%	16.4%	53.4%	33.9%	54.8%	35.2%	56.2%	36.2%	28.1%	29.9%	30.1%	31.1%	31.6%
50% Affordable - 50% Rent / 50% SO	Band 1	54.4%	29.6%	54.2%	27.8%	55.5%	28.4%	63.5%	37.8%	72.8%	50.8%	83.6%	67.2%	85.2%	68.5%	48.9%	62.6%	53.1%	62.7%	66.2%
	Band 2	45.8%	22.7%	45.8%	22.6%	46.9%	22.9%	50.6%	25.2%	61.5%	37.7%	66.5%	43.8%	67.5%	43.9%	38.0%	43.7%	38.5%	43.0%	44.4%
	Band 3	40.8%	19.3%	40.9%	18.4%	42.4%	19.5%	44.2%	21.8%	55.2%	32.2%	58.3%	35.3%	59.1%	34.9%	32.4%	36.1%	31.8%	34.8%	35.6%
	Band 4	37.5%	16.5%	38.3%	17.3%	39.1%	17.5%	40.0%	19.0%	51.0%	28.6%	53.4%	31.1%	54.0%	30.6%	29.0%	31.5%	28.0%	30.3%	30.9%
	Band 5	35.9%	16.0%	36.1%	16.0%	36.9%	16.1%	37.2%	16.4%	48.0%	26.2%	49.8%	28.0%	50.3%	27.6%	26.8%	28.7%	25.6%	27.5%	27.9%
50% Affordable - 100% SO	Band 1	36.3%	21.6%	-	-	-	-	43.1%	28.4%	-	-	52.1%	30.3%	53.9%	31.7%	-	29.7%	-	-	-
	Band 2	30.8%	18.7%	-	-	-	-	35.3%	21.5%	-	-	42.0%	22.6%	43.6%	23.3%	-	22.6%	-	-	-
	Band 3	27.4%	15.5%	-	-	-	-	30.0%	18.1%	-	-	37.1%	19.5%	38.4%	19.9%	-	19.0%	-	-	-
	Band 4	25.9%	14.9%	-	-	-	-	27.1%	15.3%	-	-	33.7%	17.3%	34.8%	17.6%	-	16.9%	-	-	-
	Band 5	24.4%	13.9%	-	-	-	-	25.9%	14.9%	-	-	31.4%	15.8%	32.4%	16.1%	-	15.5%	-	-	-

## **Appendix IV**

### **Results of Financial Contributions in lieu of on-site Affordable Housing Calculations**

**Table 17: Mole Valley District Council Payments in lieu of on-site provision - Value Points 1 to 5: 0%, 20%, 35% & 40% Equivalent Affordable Housing Provision**

		Value Point 1										
Scheme Size	Mix	0% Affordable Equivalent		20% Affordable Equivalent			30% Affordable Equivalent			40% Affordable Equivalent		
		RLV (£)	RLV (% of GDV)	Commuted Payment	RLV (£)	RLV (% of GDV)	Commuted Payment	RLV (£)	RLV (% of GDV)	Commuted Payment	RLV (£)	RLV (% of GDV)
1 House	1 x 4-bed house	£86,450	33.5%	£23,499	£63,615	24.7%	£35,248	£52,198	20.2%	£46,997	£40,780	15.8%
4 Houses	4 x 3-bed houses	£335,425	32.5%	£93,995	£246,826	23.9%	£140,992	£206,702	20.0%	£187,989	£161,489	15.6%
5 Flats	5 x 2-bed flats	£261,277	26.4%	£90,169	£179,423	18.1%	£135,254	£135,803	13.7%	£180,338	£93,114	9.4%
5 Houses	5 x 2-bed houses	£354,311	31.1%	£103,831	£255,882	22.4%	£155,747	£210,928	18.5%	£207,662	£160,699	14.1%
5 Houses	5 x 3-bed houses	£406,008	31.5%	£117,493	£294,628	22.8%	£176,240	£243,864	18.9%	£234,986	£187,026	14.5%
5 Houses	5 x 4-bed houses	£476,214	31.4%	£137,986	£345,407	22.8%	£206,979	£280,003	18.5%	£275,972	£219,024	14.5%
9 Houses	4 x 2-bed houses; 5 x 3-bed houses	£682,350	31.0%	£200,558	£494,186	22.4%	£300,837	£404,271	18.4%	£401,116	£309,209	14.0%
10 Flats	10 x 2-bed flats	£470,196	26.8%	£159,845	£318,666	18.2%	£239,768	£242,902	13.8%	£319,691	£170,583	9.7%
10 Flats	5 x 1-bed flats; 5 x 2-bed flats	£517,166	26.1%	£180,338	£351,597	17.8%	£270,508	£266,119	13.4%	£360,677	£184,366	9.3%
10 Houses	5 x 2-bed houses; 5 x 3-bed houses	£752,481	31.0%	£221,324	£544,834	22.4%	£331,987	£445,605	18.3%	£442,649	£340,700	14.0%
14 Houses	5 x 2-bed houses; 9 x 3-bed houses	£1,073,939	31.0%	£315,319	£778,107	22.5%	£472,978	£630,190	18.2%	£630,638	£482,274	13.9%

		Value Point 2										
Scheme Size	Mix	0% Affordable Equivalent		20% Affordable Equivalent			30% Affordable Equivalent			40% Affordable Equivalent		
		RLV (£)	RLV (% of GDV)	Commuted Payment	RLV (£)	RLV (% of GDV)	Commuted Payment	RLV (£)	RLV (% of GDV)	Commuted Payment	RLV (£)	RLV (% of GDV)
1 House	1 x 4-bed house	£119,482	39.7%	£27,415	£92,842	30.8%	£41,123	£79,521	26.4%	£54,830	£66,201	22.0%
4 Houses	4 x 3-bed houses	£463,591	38.5%	£109,660	£360,226	29.9%	£164,490	£308,543	25.6%	£219,321	£256,860	21.3%
5 Flats	5 x 2-bed flats	£381,721	33.0%	£105,197	£281,997	24.4%	£157,796	£236,921	20.5%	£210,395	£186,031	16.1%
5 Houses	5 x 2-bed houses	£487,922	36.7%	£121,136	£378,171	28.4%	£181,705	£320,754	24.1%	£242,273	£263,337	19.8%
5 Houses	5 x 3-bed houses	£557,148	37.0%	£137,075	£433,007	28.8%	£205,613	£368,036	24.5%	£274,151	£303,064	20.1%
5 Houses	5 x 4-bed houses	£653,721	37.0%	£160,984	£502,686	28.4%	£241,476	£431,618	24.4%	£321,968	£355,314	20.1%
9 Houses	4 x 2-bed houses; 5 x 3-bed houses	£947,486	36.9%	£233,985	£727,961	28.3%	£350,977	£618,199	24.1%	£467,969	£508,437	19.8%
10 Flats	10 x 2-bed flats	£676,662	33.0%	£186,486	£501,701	24.5%	£279,729	£418,535	20.4%	£372,973	£330,143	16.1%
10 Flats	5 x 1-bed flats; 5 x 2-bed flats	£755,572	32.7%	£210,395	£558,179	24.2%	£315,592	£464,269	20.1%	£420,790	£364,545	15.8%
10 Houses	5 x 2-bed houses; 5 x 3-bed houses	£1,045,070	36.9%	£258,212	£802,816	28.3%	£387,318	£681,688	24.0%	£516,424	£560,561	19.8%
14 Houses	5 x 2-bed houses; 9 x 3-bed houses	£1,490,788	36.9%	£367,872	£1,145,650	28.4%	£551,808	£973,081	24.1%	£735,744	£800,512	19.8%

		Value Point 3										
Scheme Size	Mix	0% Affordable Equivalent		20% Affordable Equivalent			30% Affordable Equivalent			40% Affordable Equivalent		
		RLV (£)	RLV (% of GDV)	Commuted Payment	RLV (£)	RLV (% of GDV)	Commuted Payment	RLV (£)	RLV (% of GDV)	Commuted Payment	RLV (£)	RLV (% of GDV)
1 House	1 x 4-bed house	£150,990	43.9%	£31,332	£122,069	35.5%	£46,997	£106,845	31.1%	£62,663	£91,622	26.6%
4 Houses	4 x 3-bed houses	£585,657	42.6%	£125,326	£473,626	34.4%	£187,989	£414,560	30.1%	£250,652	£355,494	25.8%
5 Flats	5 x 2-bed flats	£496,989	37.7%	£120,226	£388,195	29.4%	£180,338	£331,210	25.1%	£240,451	£274,224	20.8%
5 Houses	5 x 2-bed houses	£625,186	41.1%	£138,442	£495,300	32.6%	£207,662	£434,840	28.6%	£276,883	£369,221	24.3%
5 Houses	5 x 3-bed houses	£712,473	41.4%	£156,658	£565,496	32.9%	£234,986	£492,008	28.6%	£313,315	£422,880	24.6%
5 Houses	5 x 4-bed houses	£836,138	41.4%	£183,982	£663,526	32.8%	£275,972	£577,220	28.6%	£367,963	£490,914	24.3%
9 Houses	4 x 2-bed houses; 5 x 3-bed houses	£1,212,622	41.3%	£267,411	£961,737	32.8%	£401,116	£836,294	28.5%	£534,822	£710,852	24.2%
10 Flats	10 x 2-bed flats	£887,977	37.9%	£213,127	£688,021	29.4%	£319,691	£588,042	25.1%	£426,254	£488,064	20.9%
10 Flats	5 x 1-bed flats; 5 x 2-bed flats	£993,978	37.7%	£240,451	£768,386	29.1%	£360,677	£655,591	24.8%	£480,902	£542,795	20.6%
10 Houses	5 x 2-bed houses; 5 x 3-bed houses	£1,337,659	41.3%	£295,099	£1,060,797	32.7%	£442,649	£922,366	28.5%	£590,198	£783,934	24.2%
14 Houses	5 x 2-bed houses; 9 x 3-bed houses	£1,907,638	41.3%	£420,425	£1,513,194	32.8%	£630,638	£1,315,972	28.5%	£840,851	£1,118,750	24.2%

Value Point 4												
Scheme Size	Mix	0% Affordable Equivalent		20% Affordable Equivalent			30% Affordable Equivalent			40% Affordable Equivalent		
		RLV (£)	RLV (% of GDV)	Commuted Payment	RLV (£)	RLV (% of GDV)	Commuted Payment	RLV (£)	RLV (% of GDV)	Commuted Payment	RLV (£)	RLV (% of GDV)
1 House	1 x 4-bed house	£183,692	47.5%	£35,248	£149,782	38.7%	£52,872	£132,828	34.3%	£70,496	£117,043	30.2%
4 Houses	4 x 3-bed houses	£712,503	46.0%	£140,992	£580,974	37.5%	£211,488	£515,210	33.3%	£281,984	£454,127	29.3%
5 Flats	5 x 2-bed flats	£616,192	41.5%	£135,254	£489,297	32.9%	£202,881	£430,285	29.0%	£270,508	£366,176	24.7%
5 Houses	5 x 2-bed houses	£762,450	44.6%	£155,747	£616,329	36.0%	£233,620	£543,268	31.8%	£311,494	£475,105	27.8%
5 Houses	5 x 3-bed houses	£867,798	44.8%	£176,240	£702,449	36.3%	£264,360	£619,775	32.0%	£352,480	£537,101	27.8%
5 Houses	5 x 4-bed houses	£1,018,554	44.8%	£206,979	£824,366	36.3%	£310,469	£727,272	32.0%	£413,959	£630,178	27.7%
9 Houses	4 x 2-bed houses; 5 x 3-bed houses	£1,477,758	44.7%	£300,837	£1,195,512	36.2%	£451,256	£1,054,389	31.9%	£601,674	£913,266	27.6%
10 Flats	10 x 2-bed flats	£1,099,291	41.8%	£239,768	£874,340	33.2%	£359,652	£761,865	28.9%	£479,536	£649,390	24.7%
10 Flats	5 x 1-bed flats; 5 x 2-bed flats	£1,232,384	41.5%	£270,508	£978,593	32.9%	£405,761	£851,698	28.7%	£541,015	£724,803	24.4%
10 Houses	5 x 2-bed houses; 5 x 3-bed houses	£1,630,248	44.7%	£331,987	£1,318,778	36.2%	£497,980	£1,163,043	31.9%	£663,973	£1,007,308	27.6%
14 Houses	5 x 2-bed houses; 9 x 3-bed houses	£2,324,487	44.8%	£472,978	£1,880,738	36.2%	£709,468	£1,658,863	31.9%	£945,957	£1,436,989	27.7%

Value Point 5												
Scheme Size	Mix	0% Affordable Equivalent		20% Affordable Equivalent			30% Affordable Equivalent			40% Affordable Equivalent		
		RLV (£)	RLV (% of GDV)	Commuted Payment	RLV (£)	RLV (% of GDV)	Commuted Payment	RLV (£)	RLV (% of GDV)	Commuted Payment	RLV (£)	RLV (% of GDV)
1 House	1 x 4-bed house	£216,394	50.3%	£39,164	£178,717	41.6%	£58,747	£159,878	37.2%	£78,329	£141,039	32.8%
4 Houses	4 x 3-bed houses	£839,348	48.8%	£156,658	£693,205	40.3%	£234,986	£620,134	36.1%	£313,315	£547,062	31.8%
5 Flats	5 x 2-bed flats	£735,395	44.6%	£150,282	£594,400	36.0%	£225,423	£523,903	31.8%	£300,564	£458,128	27.8%
5 Houses	5 x 2-bed houses	£899,714	47.4%	£173,052	£737,357	38.8%	£259,578	£656,178	34.5%	£346,104	£574,999	30.3%
5 Houses	5 x 3-bed houses	£1,023,123	47.6%	£195,822	£839,402	39.0%	£293,733	£747,542	34.8%	£391,644	£655,682	30.5%
5 Houses	5 x 4-bed houses	£1,200,971	47.6%	£229,977	£985,206	39.0%	£344,966	£877,324	34.7%	£459,954	£769,442	30.5%
9 Houses	4 x 2-bed houses; 5 x 3-bed houses	£1,742,894	47.5%	£334,264	£1,429,288	38.9%	£501,395	£1,272,485	34.7%	£668,527	£1,115,681	30.4%
10 Flats	10 x 2-bed flats	£1,310,605	44.8%	£266,409	£1,060,660	36.3%	£399,614	£935,687	32.0%	£532,818	£810,715	27.7%
10 Flats	5 x 1-bed flats; 5 x 2-bed flats	£1,470,790	44.6%	£300,564	£1,188,800	36.0%	£450,846	£1,047,805	31.8%	£300,564	£1,188,800	36.0%
10 Houses	5 x 2-bed houses; 5 x 3-bed houses	£1,922,837	47.5%	£368,874	£1,576,759	38.9%	£553,311	£1,403,720	34.7%	£737,748	£1,230,681	30.4%
14 Houses	5 x 2-bed houses; 9 x 3-bed houses	£2,741,336	47.5%	£525,532	£2,248,281	39.0%	£788,297	£2,001,754	34.7%	£1,051,063	£1,755,227	30.4%

Value Point	1-Bed Flats	Commuted Payment (Per Unit)	2-Bed Flats	Commuted Payment (Per Unit)	2-Bed Houses	Commuted Payment (Per Unit)	3-Bed Houses	Commuted Payment (Per Unit)	4-Bed Houses	Commuted Payment (Per Unit)
1	£153,000	£69,676	£198,000	£90,169	£228,000	£103,831	£258,000	£117,493	£303,000	£137,986
2	£178,500	£81,289	£231,000	£105,197	£266,000	£121,136	£301,000	£137,075	£353,500	£160,984
3	£204,000	£92,902	£264,000	£120,226	£304,000	£138,442	£344,000	£156,658	£404,000	£183,982
4	£229,500	£104,514	£297,000	£135,254	£342,000	£155,747	£387,000	£176,240	£454,500	£206,979
5	£255,000	£116,127	£330,000	£150,282	£380,000	£173,052	£430,000	£195,822	£505,000	£229,977

Commuted payment calculated by:

1. Taking average residual land value as percentage of GDV from all appraisals with zero affordable housing = 39.6%
2. Multiplying this figure by the open market unit value
3. Adding 15% on-costs
4. Multiplying this figure by the equivalent affordable housing percentage.

Example: 5 Unit Housing Scheme of 5 x 3-bed houses  
3-bed houses at £344,000 x 0.396 = £136,224  
£136,224 +15% = £156,658  
5 x 3-bed houses x 20% = 1.0 houses x £156,658 = £156,658  
Commuted Payment = £156,658

## **Appendix V**

### **Mole Valley District Property Values Report**



## **Appendix VI**

### **Glossary**