

London Borough of Richmond upon Thames: Local Plan Viability Assessment



Prepared for

London Borough of Richmond upon Thames

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1 Summary

- 1.1 This report tests the ability of developments in Richmond upon Thames to accommodate emerging policies in the Draft Richmond upon Thames Local Plan alongside prevailing rates of Community Infrastructure Levy ('CIL') in the Council's adopted Charging Schedule (subject to indexation).
- 1.2 The study takes account of the impact of the Council's planning requirements, in line with the requirements of the National Planning Policy Framework ('NPPF'); the National Planning Practice Guidance ('PPG'), the RICS Guidance Note 'Assessing viability in Planning under the National Planning Policy Framework for England (2021)' and the Local Housing Delivery Group guidance 'Viability Testing Local Plans: Advice for planning practitioners'.

Methodology

- 1.3 The study methodology compares the residual land values of a range of development typologies reflecting the types of developments expected to come forward in the borough over the life of the new Local Plan. The appraisals compare the residual land values generated by those developments (with varying levels of affordable housing and other emerging policy requirements) to a benchmark land value to reflect the existing value of land prior to redevelopment. If a development incorporating the Council's emerging policy requirements and CIL generates a higher residual land value than the benchmark land value, then it can be judged that the site is viable and deliverable. Following the adoption of policies, developers will need to reflect policy requirements in their bids for sites, in line with requirements set out in the Mayor of London's supplementary planning guidance on 'Affordable Housing and Viability'.
- 1.4 The study utilises the residual land value method of calculating the value of each development. This method is used by developers when determining how much to bid for land and involves calculating the value of the completed scheme and deducting development costs (construction, fees, finance, sustainability requirements and CIL) and developer's profit. The residual amount is the sum left after these costs have been deducted from the value of the development, and guides a developer in determining an appropriate offer price for the site.
- 1.5 The housing and commercial property markets are inherently cyclical and the Council is testing the viability of potential development sites at a time when the market has experienced a period of sustained growth following the coronavirus pandemic. Forecasts for future house price growth point to continuing growth in mainstream London housing markets, although there is a degree of short term uncertainty following the ending of coronavirus lockdown measures, supply chain issues and the UK's departure from the European Union which has resulted in labour shortages in many sectors, including construction. We have allowed for this medium term growth over the plan period by running a sensitivity analysis which applies growth to sales values and inflation on costs to provide an indication of the extent of improvement to viability that might result. The assumed growth rates for this sensitivity analysis are outlined in Section 4.
- 1.6 This sensitivity analysis is indicative only, but is intended to assist the Council in understanding the viability of potential development sites on a high level basis, both in today's terms but also in the future.

Key findings

- 1.7 The key findings of the study are as follows:
 - Affordable housing: We have appraised residential schemes with a range of affordable housing from 0% to 50% in line with emerging Policy 11. The tenure mix of the affordable housing also has a bearing on viability and we have tested both Shared Ownership and London Living Rent for the 30% intermediate element. In addition, we have tested replacing 25% of shared ownership units with First Homes to meet the Government's PPG requirement that 25% of all affordable housing provided on a site should be delivered as First Homes. There are significant variations in the percentages of affordable housing that can be provided, depending on private



sales values, scheme composition and benchmark land value. The results do not point to any particular level of affordable housing that most schemes can viably deliver and we therefore recommend that the 50% target be retained, and applied on a 'maximum reasonable proportion' basis taking site-specific circumstances into account. This reflects the Council's current practice and also the approach in the 2021 London Plan.

- Setting a lower proportion of affordable housing is likely to result in a lower overall number of affordable units being delivered, as sites that could have delivered more would no longer do so. The Council will also need to consider how its plan will reflect the 'Fast Track' route in London Plan policies H4 and H5.
- Affordable housing on sites providing 9 or fewer units: our appraisals indicate that there is no significant difference in the viability of schemes providing 9 of fewer units than those of 10 units or more. However, providing affordable housing on small sites gives rise to practical difficulties and consequently, most councils operating a small sites affordable policy generally seek payments in lieu. The Council's emerging Policy 11 seeks on-site delivery but indicates that financial contributions in lieu may be accepted. Policy 11 proposes a 'sliding scale' approach which is designed to dis-incentivise the loss of employment floorspace. We have also provided an overview of the two main approaches to seeking payments in lieu which are broadly financially neutral for developers in comparison to on-site delivery. In other words, payments in lieu neither incentivise developers to take up the option of a payment, but neither do they penalise them.
- First Homes are required to be sold at a price not exceeding £420,000 to purchasers in receipt of gross household incomes not exceeding £90,000. The maximum discount in the First Homes Planning Practice Guidance is 50%, but in many parts of the Borough, higher discounts would be required to meet the £420,000 capped property price. Furthermore, if the Council were to seek lower income thresholds (i.e. below £90,000), the discount required would be well above 50%. First Homes are therefore unlikely to be a model of provision that meets priority need in the Borough, whereas shared ownership can be targeted at households on lower incomes.
- Build for rent schemes: we have tested the London Plan requirement in H11 for build to rent schemes to provide 35% affordable housing in the form of London Living Rent. In general, the appraisals indicate that the viability of build to rent schemes is somewhat more challenging than build for sale schemes. Although Build to Rent schemes are generally less viable than Build for Sale scheme, there is no uniform percentage at which most schemes can be regarded as viable. We therefore recommend that the 50% affordable housing target is applied to these types of development on a 'subject to viability' basis.
- Affordable workspace: we have tested emerging requirements on schemes which provide new or replacement employment floorspace at 10% and 20% of floorspace with the discounts of 20%, 30%, 40% and 50% of market rent. The results of our analysis indicate that a requirement for 20% of floorspace discounted by up to 50% of market does not have a significant bearing on the viability of the schemes tested. However, the precise impact on individual schemes will depend on scheme-specific composition, including the extent of other floorspace which is not discounted. The affordable workspace policy will therefore need to be applied with a degree of flexibility, including having regard to site-specific viability issues that may emerge on individual schemes.
- Cumulative impact of policies: In addition to the specific policies above, our appraisals have regard to the cumulative impact of other plan policies which may have cost implications. In this regard, our appraisals therefore comply with the requirement in national guidance for a comprehensive assessment of all relevant plan policies in the viability assessment.



2 Introduction

- 2.1 The Council has commissioned this study to consider the ability of developments to accommodate emerging Draft Local Plan policies alongside prevailing rates of CIL in the adopted Charging Schedule, subject to indexation. The aim of the study is to assess at high level the viability of development typologies representing the types of sites that are expected to come forward over the life of the Plan to test the impact of emerging policies.
- 2.2 In terms of methodology, we adopted standard residual valuation approaches to test the viability of development typologies, with particular reference to the impact on viability of the Council's emerging planning policies alongside adopted rates of CIL. However, due to the extent and range of financial variables involved in residual valuations, they can only ever serve as a guide. Individual site characteristics (which are unique), mean that the conclusions may need to be moderated by a level of flexibility in application of policy requirements at the development management stage.
- 2.3 The purpose of this viability study is to assist the Council in understanding changes to the capacity of schemes to absorb emerging policy requirements. The study will form part of the Council's evidence base for its emerging Local Plan. The Study therefore provides an evidence base to show that the requirements set out within the NPPF, CIL regulations and the PPG are satisfied.
- 2.4 As an area wide study this assessment makes overall judgements as to viability of development within the London Borough of Richmond upon Thames and does not account of individual site circumstances which can only be established when work on detailed planning applications is undertaken. The assessment should not be relied upon for individual site applications. However, an element of judgement has been applied within this study with regard to the individual characteristics of the sites tested. The schemes tested on these sites are based on assessments of likely development capacity on the sites and clearly this may differ from the quantum of development in actual planning applications that will come forward.
- 2.5 This position is recognised within Section 2 of the Local Housing Delivery Group guidance¹, which identifies the purpose and role of viability assessments within plan-making. This identifies that: "The role of the test is not to give a precise answer as to the viability of every development likely to take place during the plan period. No assessment could realistically provide this level of detail. Some site-specific tests are still likely to be required at the development management stage. Rather, it is to provide high level assurance that the policies within the plan are set in a way that is compatible with the likely economic viability of development needed to deliver the plan".

Economic and housing market context

- 2.6 The positive economic start to 2020 was curtailed by the outbreak of COVID-19, declared a global pandemic by the World Health Organisation in March 2020. The virus continues to impact global financial markets and supply chains. The FTSE 100 initially fell from 6,474 points to 5,152 points between 9 to 19 March 2020, representing a fall of 20.42% the largest fall since the 2008 financial crisis. The Band of England ("BoE") responded to the COVID-19 outbreak by lowering the base rate to 0.25% and introducing financial arrangements to help the bridge the downward economic pressure caused by COVID-19. These changes to the base rate have since been reversed.
- 2.7 The UK Government introduced a series of restrictive and economically disruptive measures to slow and mitigate the spread of the COVID-19. The UK Government pledged a support package of £350bn to stabilise the economy during the shock caused by COVID-19. The Chancellor's Winter Economy Plan included a six-month Job Support Scheme, as well as other tax cuts and grants/loans to support businesses, including the furlough scheme which has since ended. Importantly for the housing market, a Stamp Duty holiday ran from June 2020 until the end of June 2021 tapering until September 2021. The successful vaccine production and subsequent rollout programme allowed for the full easing of restrictions within the UK, which has in turn led to a positive rebound in economic

¹ Although this document was published prior to the draft NPPF and NPPG, it remains relevant for testing local plans. The approaches to testing advocated by the LHDG guidance are consistent with those in the draft PPG.



activity. However, the rebound in economic activity has seen inflation rates increase above the BoE's inflation target of 2%, with inflation in April 2022 at a level of 9%, the highest in 40 years. This increase in inflation results from continued supply chain constraints, an energy production crisis and labour shortages in key sectors. Furthermore, the BoE indicates that it expects inflation to reach a level of 10% later in the year as economic activity continues to recover from the after effects of the coronavirus pandemic.

- 2.8 The BoE summarised the economic outlook in their 19 March 2020 press release published alongside the lowering of the base rate "The spread of Covid-19 and the measures being taken to contain the virus will result in an economic shock that could be sharp and large, but should be temporary". The BoE stated in June 2020 that "UK GDP contracted by around 20% in April, following a 6% fall in March. Evidence from more timely indicators suggests that GDP started to recover thereafter... and housing activity has started to pick up recently". More recently the BoE increased the 0.5% base rate to 0.75% in their March 2022 Monetary Policy Report. The BoE stated "The MPC sets monetary policy to meet the 2% inflation target, and in a way that helps to sustain growth and employment. At its meeting ending on 16 March 2022, the MPC voted by a majority of 8-1 to increase Bank Rate by 0.25 percentage points, to 0.75%". The BoE also note the impact of increased pressure on energy supplies and food prices resulting from Russia's military invasion of Ukraine; "Regarding inflation, the invasion of Ukraine by Russia has led to further large increases in energy and other commodity prices including food prices. It is also likely to exacerbate global supply chain disruptions, and has increased the uncertainty around the economic outlook significantly. Global inflationary pressures will strengthen considerably further over coming months, while growth in economies that are net energy importers, including the United Kingdom, is likely to slow".
- 2.9 The International Monetary Fund ("IMF") produced a similar forecast for the UK economy in their October 2021 Global Economic Outlook. The IMF stated that the UK economy shrank by -9.8% in 2020. The IMF has estimated a rate of growth of 4.4% in 2022. The IMF have stated that despite the prospect of economic growth the coronavirus and supply chain issues continues to impact the global economy; "The global economy enters 2022 in a weaker position than previously expected. As the new Omicron COVID-19 variant spreads, countries have reimposed mobility restrictions. Rising energy prices and supply disruptions have resulted in higher and more broad-based inflation than anticipated, notably in the United States and many emerging market and developing economies. The ongoing retrenchment of China's real estate sector and slower-than-expected recovery of private consumption also have limited growth prospects".
- 2.10 Despite the economic headwinds facing the UK, the housing market has outperformed expectations. In 2020, house prices grew by 7.96% and a further minimum of 10.8% in 2021 (based on the latest date available to the HPI). Halifax's Managing Director, Russell Galley states in the Halifax February 2022 House Price Index Report that "The UK housing market shrugged off a slightly slower start to the year with average property prices rising by another 0.5% in February, or £1,478 in cash terms. This was an eighth successive month of house price growth, as the resilience which has typified the market throughout the pandemic shows little sign of easing. Year-on-year prices grew by 10.8%, the fastest pace of annual growth since June 2007, pushing the average house price up to another record high of £278,123".

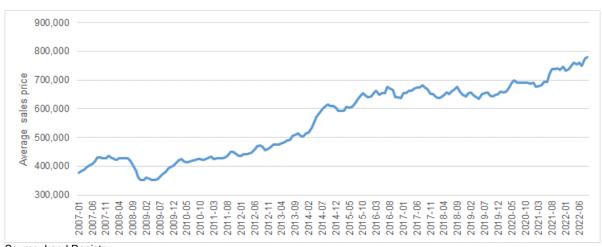


- 2.11 However, in the third and fourth quarters of 2022, annual house price growth has fallen back, largely as a result of the Government's September 'Fiscal Event' which saw unfunded cuts to taxes and a consequent fall in sterling and increase in bond yields. Nationwide's Chief Economist, Robert Gardener, commented in Nationwide's November 2022 House Price Index Report that "The fallout from the mini-Budget continued to impact the market, with November seeing a sharp slowdown in annual house price growth to 4.4%, from 7.2% in October. Prices fell by 1.4% month-on-month, after taking account of seasonal effects, the largest fall since June 2020". Both Nationwide and Halifax indicate the house price growth is expected to continue to slow as a result of continuing pressure on household budgets and the impact of higher interest rate rises. However, Robert Gardner comments that "much will depend on how the broader economy performs, but a relatively soft landing is still possible". Halifax observe in their November 2022 House Price Index report that recent falls in annual growth should be viewed in a wider context and reflecting a period or normalisation; "it is important to remember the context of the last few years, when we witnessed some of the biggest house price increases the market has ever seen".
- 2.12 In their December 2022 Housing Market Update, Savills reflect the trends reported by Halifax and Nationwide, although they observe that completions remained high in October and were 2.7% higher than the 2017-2019 average for the month.
- 2.13 Forecasts for house price growth identify that values are expected to increase over the next five years, however this price growth is identified as being more moderate than over the past 20 years. There is a consensus that there will be a return to stronger sales value growth in 2022 2024, when it is anticipated that the COVID-19 outbreak may have largely subsided. Additionally, positive growth will be further encouraged as more certainty emerges on the deal now agreed for the UK's exit from the EU and employment growth, wage growth and GDP growth return towards trend levels. In their December 2022 Housing Market Update, Savills are forecasting 6.2% cumulative growth across the UK between 2023 and 2027.

Local Housing Market Context

2.14 House prices in the London Borough of Richmond upon Thames have followed recent national trends, with values falling in 2008 to 2009 and recovering over the intervening years, as shown in Figure 2.14.1. Sales volumes fell below historic levels between 2009 and 2012, but have since recovered (see Figure 2.14.2), although somewhat volatile during the period after the first coronavirus lockdown. Between November 2015 and December 2019, prices remained broadly unchanged, but between January 2020 and September 2022, values increased by 18.4%.

Figure 2.14.1: Average sales value in Richmond upon Thames



Source: Land Registry

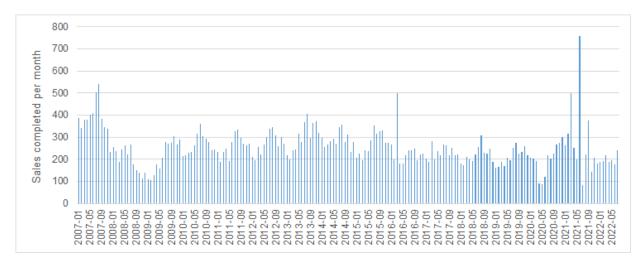


Figure 2.14.2: Sales volumes in Richmond upon Thames (sales per month)

Source: Land Registry

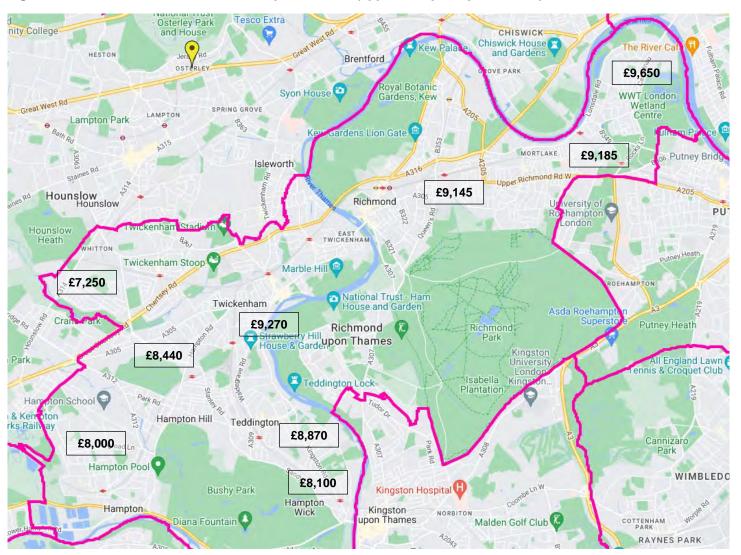
- 2.15 The future trajectory of house prices is currently uncertain, although Savills' *Housing Market Update March 2022* prediction is that is that values are expected to increase over the next five years. Medium term predictions are that properties in mainstream London markets will remain broadly flat over the period between 2022 and 2026. Savills predict that values in mainstream London markets (i.e. non-prime) will decrease by 12.5% in 2023 and 1% in 2024 and then increase by 2.0% in 2025, 6.0% in 2026 and 5.0% in 2027.
- 2.16 In common with other Boroughs in London, there are variations in sales values between different parts of Richmond upon Thames, as shown in Figure 2.15.1². Highest sales values are achieved in the **north-east** of the borough (Mortlake, Barnes and Richmond) and the centre of the borough (Twickenham and Teddington, with a slightly lower value in the latter). Values are lowest in the western and southern areas of Whitton, Hampton and Hampton Wick.

² Some of the price points in Figure 2.15.1 are for schemes in neighbouring boroughs close to the border with Richmond upon Thames

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Figure 2.16.1: Sales values in Richmond upon Thames (approx. £s per square metre) Sources: Map – Google; Values – Land Registry; Molior London





Private rented sector market context

- 2.17 The proportion of households privately renting was forecast to increase from under 10% in 1991 to circa 25% by 2021, largely as a result of affordability issues for households who would have preferred to owner occupy³. Over the same period, the proportion of households owner occupying was forecast to fall from 69% to under 60%. These trends are set to continue in the context of a significant disparity between average household incomes and the amounts required to purchase a residential property in the capital.
- 2.18 Perceived softening of the housing for sale market has prompted developers to seek bulk sales to PRS operators, with significant flows of investment capital into the sector. Investment yields have remained stable in the zones 2 to 4 London market at 3% to 4%. PRS housing as an asset class is still emerging and valuation portfolios and development opportunities is difficult in the context of lack of data. As the market matures, more information will become available, facilitating more sophisticated approaches to valuing and appraising PRS developments.
- 2.19 The PRS market is still immature and as a consequence there is little data available on management costs and returns that would assist potential entrants into the market. However, viability assessments of schemes brought forward to date confirm that profit margins are lower than build for sale on the basis that a developer will sell all the PRS units in a single transaction to an investor/operator. The income stream is therefore akin to a commercial investment where a 15% profit on GDV is typically sought.
- 2.20 A reduced profit margin helps to compensate (to some degree) for the discount to market value that investors will seek. PRS units typically transact at discounts of circa 20% of market value on the basis of build to sell. However, forward funding arrangements will help to reduce finance costs during the build period which offsets the reduction in market value to some degree.
- 2.21 On larger developments, PRS can help to diversify the scheme so that the Developer is less reliant on build to sell units. Building a range of tenures will enable developers to continue to develop schemes through the economic cycle, with varying proportions of units being provided for sale and rent, depending on levels of demand from individual purchasers. However, demand for build for rent product will also be affected by the health of the economy generally, with starting and future rent levels more acutely linked to changes in incomes of potential tenants.

National Policy Context

The National Planning Policy Framework

- 2.22 In February 2019, the government published a revised NPPF and revised PPG, with subsequent updates to the PPG in May and September 2019.
- 2.23 Paragraph 34 of the NPPF states that "Plans should set out the contributions expected from development. This should include setting out the levels and types of affordable housing provision required, along with other infrastructure (such as that needed for education, health, transport, flood and water management, green and digital infrastructure). Such policies should not undermine the deliverability of the plan".
- 2.24 Paragraph 57 of the NPPF suggests that "Where up-to-date policies have set out the contributions expected from development, planning applications that comply with them should be assumed to be viable. It is up to the applicant to demonstrate whether particular circumstances justify the need for a viability assessment at the application stage. The weight to be given to a viability assessment is a matter for the decision maker, having regard to all the circumstances in the case, including whether the plan and the viability evidence underpinning it is up to date, and any change in site circumstances since the plan was brought into force. All viability assessments, including any undertaken at the plan-making stage, should reflect the recommended approach in national planning

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³ Knight Frank PRS Update August 2017



guidance, including standardised inputs, and should be made publicly available".

- 2.25 In London and other major cities, the fine grain pattern of types of development and varying existing use values make it impossible to realistically test a sufficient number of typologies to reflect every conceivable scheme that might come forward over the plan period. Core Strategy policy 1 requires 50% affordable housing (70% London Affordable Rent and 30% intermediate London Living Rent or shared ownership), but is applied 'subject to viability' having regards to site-specific circumstances. This enables schemes that cannot provide as much as 50% affordable housing to still come forward rather than being sterilised by a fixed or 'quota' based approach to affordable housing.
- 2.26 Prior to the publication of the updated NPPF, the meaning of a "competitive return" had been the subject of considerable debate. For the purposes of testing the viability of a Local Plan, the Local Housing Delivery Group⁴ concluded that the existing use value of a site plus an appropriate uplift (or a credible alternative use value), represents a competitive return to a landowner. Some members of the RICS considered that a competitive return should be determined by market value⁵, although there was no consensus around this view. The revised NPPF removes the requirement for "competitive returns" and is silent on how landowner returns should be assessed. The 2019 PPG indicates that viability testing of plans should be based on existing use value plus a landowner premium. The revised PPG also expresses a preference for plan makers to test the viability of planning obligations and affordable housing requirements at the plan making stage in the anticipation that this may reduce the need for viability testing developments at the development management stage. Local authorities have, of course, been testing the viability of their plan policies since the first NPPF was adopted⁶, but have adopted policies based on the most viable outcome of their testing, recognising that some schemes coming forward will not meet the targets. This approach maximises delivery, as there is flexibility for schemes to come forward at levels of obligations that are lower than the target, if a proven viability case is made. The danger of the approach in the revised NPPF is that policy targets will inevitably be driven down to reflect the least viable outcome; schemes that could have delivered more would not do so.

CIL Policy Context

- 2.27 As of April 2015 (or the adoption of a CIL Charging Schedule by a charging authority, whichever was the sooner), the S106/planning obligations system' i.e. the use of 'pooled' S106 obligations, was limited to a maximum of five S106 agreements. However, changes in the CIL regulations in September 2019 removed the pooling restrictions, giving charging authorities a degree of flexibility in how they use Section 106 and CIL. The adoption of a CIL charging schedule is discretionary for a charging authority.
- 2.28 It is worth noting that some site specific S106 obligations remain available for negotiation, however these are restricted to site specific mitigation that meet the three tests set out at Regulation 122 of the CIL Regulations (as amended) and at paragraph 56 of the NPPF, and to the provision of affordable housing.
- 2.29 The CIL regulations state that in setting a charge, local authorities must strike "an appropriate balance" between revenue maximisation on the one hand and the potentially adverse impact upon the viability of development on the other. The regulations also state that local authorities should take account of other sources of available funding for infrastructure when setting CIL rates. This report deals with viability only and does not consider other sources of funding (this is considered elsewhere within the Council's evidence base).
- 2.30 From September 2019 onwards, the previous two stage consultation was amended to require a single consultation with stakeholders. Following consultation, a charging schedule must be submitted for independent examination.

⁴ Viability Testing Local Plans: Advice for planning practitioners, June 2012

⁵ RICS Guidance Note: Financial Viability in Planning, August 2012

⁶ And also following the publication of Planning Policy Statement 3 which required that LPAs set affordable housing policies on the basis of both proven need *and* viability. The need for viability testing was established following the quashing in 2008 of Blyth Valley's Core Strategy, which based its 30% affordable housing target on need alone, with no evidence on the viability of the policy.



- 2.31 The payment of CIL becomes mandatory on all new buildings and extensions to buildings with a gross internal floorspace over 100 square metres once a charging schedule has been adopted. The CIL regulations allow a number of reliefs and exemptions from CIL. Firstly, affordable housing and buildings with other charitable uses (if a material interest in the land is owned by the charity and the development is to be used wholly or mainly for its charitable purpose) are subject to relief. Secondly, local authorities may, if they choose, elect to offer an exemption on proven viability grounds. A local authority wishing to offer exceptional circumstances relief in its area must first give notice publicly of its intention to do so. The local authority can then consider claims for relief on chargeable developments from landowners on a case by case basis. In each case, an independent expert with suitable qualifications and experience must be appointed by the claimant with the agreement of the local authority to assess whether paying the full CIL charge would have an unacceptable impact on the development's economic viability.
- 2.32 The exemption would be available for 12 months, after which time viability of the scheme concerned would need to be reviewed if the scheme has not commenced. To be eligible for exemption, regulation 55 states that the Applicant must enter into a Section 106 agreement; and that the Authority must be satisfied that granting relief would not constitute state aid. It should be noted however that CIL cannot simply be negotiated away or the local authority decide not to charge CIL.
- 2.33 CIL Regulation 40 includes a vacancy period test for calculating CIL liability so that vacant floorspace can be offset in certain circumstances. That is where a building that contains a part which has not been in lawful use for a continuous period of at least six months within the last three years, ending on the day planning permission first permits the chargeable development, the floorspace may not be offset.
- 2.34 The CIL regulations enable local authorities to set differential rates (including zero rates) for different zones within which development would take place and also for different types of development. The CIL Guidance set out in the NPPG (paragraph 022 Reference ID: 25-022-20190901) clarifies that CIL Regulation 13 permits charging authorities to "apply differential rates in a flexible way [including] in relation to geographical zones within the charging authority's boundary; types of development; and/or scales of development". Charging Authorities taking this approach need to ensure that such different rates are justified by a comparative assessment of the economic viability of those categories of development. Further the NPPG clarifies that the definition of "use" for this purpose is not tied to the classes of development in the Town and Country Planning Act (Use Classes) Order 1987, although that Order does provide a useful reference point. The NPPG also sets out (paragraph 024 Reference ID: 25-024-20190901) that charging authorities may also set differential rates in relation to, scale of development i.e. by reference to either floor area or the number of units or dwellings.
- 2.35 The 2010 CIL regulations set out clear timescales for payment of CIL, which are varied according to the size of the payment, which by implication is linked to the size of the scheme. The 2011 amendments to the regulations allowed charging authorities to set their own timescales for the payment of CIL under regulation 69B if they choose to do so. This is an important issue that the Council will need to consider, as the timing of payment of CIL can have an impact on an Applicant's cashflow (the earlier the payment of CIL, the more interest the Applicant will bear before the development is completed and sold).
- 2.36 The Government published the findings of the independent CIL review alongside the Housing White Paper in February 2017. The White Paper identified at paragraph 2.28 that the Government "continue to support the existing principle that developers are required to mitigate the impacts of development in their area, in order to make it acceptable to the local community and pay for the cumulative impacts of development on the infrastructure of their area." The White Paper summarised the main finding of the CIL review to be that "the current system is not as fast, simple, certain or transparent as originally intended."
- 2.37 As a result, the Government committed to "examine the options for reforming the system of developer contributions including ensuring direct benefit for communities, and will respond to the independent review and make an announcement at Autumn Budget 2017." Revised regulations came into effect on 1 September 2019 which introduced the following changes:



- Consultation requirements to be amended to remove the current two stage consultation process and replace this with a single consultation.
- Removal of the pooling restrictions contained within Regulation 123.
- Charging authorities will no longer be required to publish a Regulation 123 list.
- Changes to calculations of chargeable amounts in different cases, including where granting of amended scheme under Section 73 leads to an increased or decreased CIL liability.
- Removal of provisions which resulted in reliefs being lost if a commencement notice was not served before a developer starts a development. A surcharge will apply in future but the relief will not be lost.
- Introduction of 'carry-over' provisions for a development which is amended by a Section 73 permission, providing the amount of relief does not change.
- Charging authorities are to be required to publish an annual infrastructure funding statement, setting out how much CIL has been collected and what it was spent on. Similar provisions to be introduced for Section 106 funds.
- Charging authorities to publish annual CIL rate summaries showing the rates after indexation.

Mayoral CIL

2.38 The Borough is located within Mayoral CIL Zone 1, which attracts a rate of £80 per square metre before indexation⁷. Future receipts from the Mayoral CIL will be used to contribute towards strategic transport infrastructure, including Crossrail 2 (a north-east to south-west line) to relieve pressure on existing transport networks.

Borough CIL

2.39 The Council approved its CIL Charging Schedule in July 2014 and it came into effect on 1 November 2014. Table 2.39.1 below summarises the prevailing and indexed rates of CIL, using the Annual CIL Rate Summary 2022 (published in December 2021). For C3 residential developments in the north of the borough (Richmond, Barnes and Twickenham town centre), the adopted rate is £250 per square metre (£347.28 per square metre including indexation). In all other parts of the borough, the rate for residential developments is £190 per square metre (£263.93 per square metre after indexation). There are various rates for office, retail, hotels and care homes in different parts of the borough, as noted in Table 2.39.1.

Table 2.39.1: CIL rates per net additional square metre in the Charging Schedule

Development type	Zone	Adopted rate	Indexed rate
Residential C3 use class	Upper	£250	£347.28
	Lower	£190	£263.93
Offices	Richmond Town Centre	£25	£34.73
Retail – mainly/wholly convenience	All areas	£150	£208.37
Retail – mainly/wholly comparison	Richmond Town Centre	£150	£208.37
Hotels	Lower	£25	£34.73
Care Homes	Lower	£25	£34.73
All other uses	All areas	£0	£0

⁷ The impact of indexation is discussed in section 6.

13



Local Policy context

- 2.40 There are numerous policy requirements that are now embedded in base build costs for schemes in London addressing London Plan requirements⁸, which are mirrored in borough Local Plans (i.e. secure by design, lifetime homes, landscaping, amenity space, internal space standards, car parking, waste storage, tree preservation and protection etc). Therefore, it is unnecessary to establish the cost of all these pre-existing policy requirements, which cannot be altered by the Council's new Local Plan.
- 2.41 In order to assess the ability of schemes to absorb emerging plan policies, it is also necessary to factor in the pre-existing requirements in the adopted policies as well as the adopted CIL rates. The affordable housing policy is tested at various percentages, as it has a significant bearing on the viability of developments, even though it has been in place for a considerable period.
- 2.42 The Council consulted on its Regulation 18 'Pre-Publication Draft Local Plan' between December 2021 and January 2022. The Council has been considering the consultation responses and is drafting its Regulation 19 'Publication Draft Local Plan' which is due to be published in Spring 2023. The regulation 18 policies are summarised at Appendix 1 and the policies with specific cost implications are identified below:
 - Policies 3 and 4 promote zero carbon development and seek to minimise greenhouse gas
 emissions and promote energy efficiency as part of the Borough's contribution to reducing global
 warming and tackling the climate emergency.
 - **Policy 6** on 'Sustainable Construction standards' requires that non-residential development should achieve BREEAM outstanding standard.
 - Policy 7 seeks to reduce embodied carbon in developments.
 - Policy 11 seeks 50% affordable housing across the borough as a whole. Schemes providing 10 or more units are required to provide 50% affordable housing on-site and schemes of 9 or fewer units are required to make a financial contribution on a 'sliding-scale' basis.
 - **Policy 13** requires that 10% of units meet Part M4 (3) of the Building Regulations (wheelchair accessible) and all other housing is to meet Part M4 (2) (accessible and adaptable).
 - **Policy 24** requires that developments of industrial floorspace should provide an element of affordable workspace in line with Policy 25.
 - **Policy 25** requires that developments providing more than 1,000 square metres of employment floorspace provide affordable workspace at discounted rents.
 - Policy 34 requires that developments contribute towards maintenance costs of public open spaces. We have incorporated this requirement in the allowances in our appraisals for Section 106 obligations.
 - **Policy 37** outlines requirements for new and open space in new developments. We have incorporated this requirement in the allowances in our appraisals for Section 106 obligations.
 - **Policy 38** requires that residential developments achieve an Urban Greening Factor of 0.4 and non-residential developments achieve 0.3.
 - Policy 39 requires that developments achieve Bio-Diversity Net Gain of 20%.
 - Policy 49 requires that developers demonstrate that there is sufficient capacity in existing social and community facilities to accommodate their development. Contributions towards additional

⁸ London Plan policy requirements were themselves viability tested in the 'London Plan Viability Study December 2017' available here: https://www.london.gov.uk/sites/default/files/london_plan_viability_study_dec_2017.pdf



facilities and upgrades to existing facilities are incorporated within the allowances in our appraisals for Section 106 obligations.

Development context

- 2.43 Richmond upon Thames is an Outer-London borough located in south-west London. The borough is bordered by the River Thames on part of its northern boundary, which also dissects the Borough to the west of Richmond. A significant proportion of the Borough's land mass is open land, including Richmond Park, Bushy Park and Kew Gardens.
- 2.44 The borough has numerous transport routes, including mainline trains from central London (London Waterloo Station) providing east-west to the main town centres, including stations at Mortlake, Barnes, Richmond, Twickenham, Teddington and Hampton. Richmond also benefits from London Underground District Line services and the London Overground serves Richmond and Kew Gardens stations. Public Transport Accessibility Levels ('PTAL') are highest in Richmond and Twickenham, where PTALs reach levels 5 and 6, meaning excellent, but many other parts of the borough reach levels 1 to 2 (meaning the lowest levels of accessibility), the latter being commensurate with the more suburban makeup of the borough.
- 2.45 Developments in Richmond upon Thames are predominantly small in-fill sites with few major development opportunities. The bulk of development (in terms of volume of units) is expected to come forward on sites in Town Centres and highly accessible locations such as Richmond, Twickenham, Teddington and Hampton, although the London Plan now directs incremental intensification to existing residential areas within high PTALs or close to stations or town centres which covers more than half of the borough.
- 2.46 There are long-standing policy approaches to protect against any net loss in existing residential and employment floorspace, with a modified Article 4 direction for Class E conversion to residential confirmed in 2022, covering parts of the borough's centres and designated employment areas. However, there are still significant opportunities for development through the recycling of previously developed sites, including vacant and under-utilised buildings, commercial buildings and car parks.

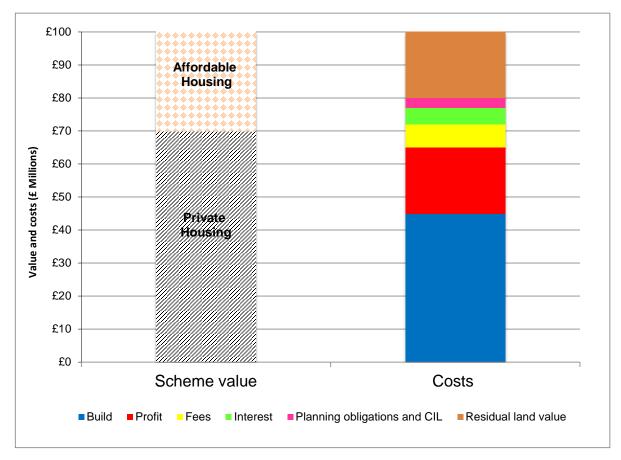


3 Methodology and appraisal approach

3.1 Our methodology follows standard development appraisal conventions, using locally-based sites and assumptions that reflect local market and planning policy circumstances. The study is therefore specific to Richmond upon Thames and tests the Council's emerging planning policy requirements alongside adopted CIL rates.

Approach to testing development viability

3.2 Appraisal models can be summarised via the following diagram. The total scheme value is calculated, as represented by the left hand bar. This includes the sales receipts from the private housing (the hatched portion) and the payment from a Registered Provider ('RP') (the chequered portion) for the completed affordable housing units. For a commercial scheme, scheme value equates to the capital value of the rental income after allowing for rent free periods and purchaser's costs. The model then deducts the build costs, fees, interest, planning obligations, CIL and developer's profit. A 'residual' amount is left after all these costs are deducted – this is the land value that the Developer would pay to the landowner. The residual land value is represented by the brown portion of the right hand bar in the diagram.



- 3.3 The Residual Land Value is normally a key variable in determining whether a scheme will proceed. If a proposal generates sufficient positive land value (in excess of existing use value, discussed later), it will be implemented. If not, the proposal will not go ahead, unless there are alternative funding sources to bridge the 'gap'.
- 3.4 Issues with establishing key appraisal variables are summarised as follows:
 - Development costs are subject to national and local monitoring and can be reasonably accurately assessed in 'normal' circumstances. In Boroughs like Richmond upon Thames, most



sites will be previously developed. These sites can sometimes encounter 'exceptional' costs such as decontamination. Such costs can be very difficult to anticipate before detailed site surveys are undertaken;

- Assumptions about development phasing, phasing of Section 106 contributions and infrastructure required to facilitate each phase of the development will affect residual values. Where the delivery of a planning obligation is deferred, the lower the real cost to the applicant (and the greater the scope for increased affordable housing and other planning obligations). This is because the interest cost is reduced if the costs are incurred later in the development cashflow; and
- While Developer's Profit has to be assumed in any appraisal, its level is closely correlated with risk. The greater the risk, the higher the profit level required by lenders. While profit levels were typically up to around 15% of completed development value at the peak of the market in 2007, banks currently require schemes to show a higher profit to reflect the current risk. Typically, developers and banks are targeting around 17 profit on value of the private housing element.
- 3.5 Ultimately, the landowner will make a decision on implementing a project on the basis of return and the potential for market change, and whether alternative developments might yield a higher value. The landowner's 'bottom line' will be achieving a residual land value that sufficiently exceeds 'existing use value⁹ or another appropriate benchmark to make development worthwhile. The margin above existing use value may be considerably different on individual sites, where there might be particular reasons why the premium to the landowner should be lower or higher than other sites.
- 3.6 Clearly, however, landowners have expectations of the value of their land which often exceed the value of the current use. Ultimately, if landowners' reasonable expectations are not met, they will not voluntarily sell their land and (unless a Local Authority is prepared to use its compulsory purchase powers) some may simply hold on to their sites, in the hope that policy may change at some future point with reduced requirements. However, the communities in which development takes place also have reasonable expectations that development will mitigate its impact, in terms of provision of community infrastructure, which will reduce land values. It is within the scope of those expectations that developers have to formulate their offers for sites. The task of formulating an offer for a site is complicated further still during buoyant land markets, where developers have to compete with other developers to secure a site, often speculating on increases in value.

Viability benchmark

- 3.7 In February 2019 (with a re-issue in July 2021), the government published a revised NPPF, which indicates at paragraph 34 that "Plans should set out the contributions expected from development. This should include setting out the levels and types of affordable housing provision required, along with other infrastructure (such as that needed for education, health, transport, flood and water management, green and digital infrastructure). Such policies should not undermine the deliverability of the plan". The revised PPG indicates that for the purposes of testing viability, local authorities should have regard to existing use value of land plus a premium to incentivise release for redevelopment.
- 3.8 The Mayor's Affordable Housing and Viability SPG focuses on decision making in development management, rather than plan making, but indicates that benchmark land values should be based on existing use value plus a premium which should be "fully justified based on the income generating capacity of the existing use with reference to comparable evidence on rents, which excludes hope value associated with development on the site or alternative uses".
- 3.9 The Local Housing Delivery Group published guidance ¹⁰ in June 2012 which provides guidance on testing viability of Local Plan policies. The guidance notes that "consideration of an appropriate Threshold Land Value [or viability benchmark] needs to take account of the fact that future plan

⁹ For the purposes of this report, existing use value is defined as the value of the site in its existing use, assuming that it remains in that use. We are not referring to the RICS Valuation Standards definition of 'Existing Use Value'.

¹⁰ Viability Testing Local Plans: Advice for planning practitioners, Local Housing Delivery Group, Chaired by Sir John Harman, June 2012



policy requirements will have an impact on land values and landowner expectations. Therefore, using a market value approach as the starting point carries the risk of building-in assumptions of current policy costs rather than helping to inform the potential for future policy".

- 3.10 In light of the weaknesses in the market value approach, the Local Housing Delivery Group guidance recommends that benchmark land value "is based on a premium over current use values" with the "precise figure that should be used as an appropriate premium above current use value [being] determined locally". The guidance considers that this approach "is in line with reference in the NPPF to take account of a "competitive return" to a willing land owner".
- 3.11 The examination on the Mayor of London's first CIL charging schedule considered the issue of an appropriate land value benchmark. The Mayor had adopted existing use value, while certain objectors suggested that 'Market Value' was a more appropriate benchmark. The Examiner concluded that:

"The market value approach.... while offering certainty on the price paid for a development site, suffers from being based on prices agreed in an historic policy context." (paragraph 8) and that "I don't believe that the EUV approach can be accurately described as fundamentally flawed or that this examination should be adjourned to allow work based on the market approach to be done" (paragraph 9).

3.12 In his concluding remark, the Examiner points out that

"the price paid for development land may be reduced [so that CIL may be accommodated]. As with profit levels there may be cries that this is unrealistic, but a reduction in development land value is an inherent part of the CIL concept. It may be argued that such a reduction may be all very well in the medium to long term but it is impossible in the short term because of the price already paid/agreed for development land. The difficulty with that argument is that if accepted the prospect of raising funds for infrastructure would be forever receding into the future. In any event in some instances it may be possible for contracts and options to be re-negotiated in the light of the changed circumstances arising from the imposition of CIL charges. (paragraph 32 – emphasis added).

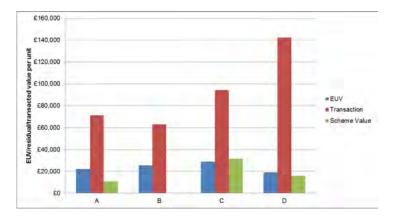
- 3.13 It is important to stress, therefore, that there is no single threshold land value at which land will come forward for development. The decision to bring land forward will depend on the type of owner and, in particular, whether the owner occupies the site or holds it as an asset; the strength of demand for the site's current use in comparison to others; how offers received compare to the owner's perception of the value of the site, which in turn is influenced by prices achieved by other sites. Given the lack of a single threshold land value, it is difficult for policy makers to determine the minimum land value that sites should achieve. This will ultimately be a matter of judgement for each planning authority.
- 3.14 Respondents to consultations on planning policy documents in other authorities in London have made various references to the RICS Guidance on 'Viability in Planning' and have suggested that councils should run their analysis on market values. This would be an extremely misleading measure against which to test viability, as market values should reflect existing policies already in place, and would consequently tell us nothing as to how future (as yet un-adopted) policies might impact on viability. It has been widely accepted elsewhere that market values are inappropriate for testing planning policy requirements.
- 3.15 Relying upon historic transactions is a fundamentally flawed approach, as offers for these sites will have been framed in the context of current planning policy requirements, so an exercise using these transactions as a benchmark would tell the Council nothing about the potential for sites to absorb as yet unadopted policies. Various Local Plan inspectors and CIL examiners have accepted the key point that Local Plan policies and CIL will ultimately result in a reduction in land values, so benchmarks must consider a reasonable minimum threshold which landowners will accept. For local authority areas such as Richmond upon Thames, where the vast majority of sites are previously developed, the 'bottom line' in terms of land value will be the value of the site in its existing use. This fundamental point is recognised by the RICS at paragraph 3.4.4. of their Guidance Note on 'Financial Viability in Planning':



"For a development to be financially viable, any uplift from current use value to residual land value that arises when planning permission is granted should be able to meet the cost of planning obligations while ensuring an appropriate Site Value for the landowner and a market risk adjusted return to the developer in delivering that project (the NPPF refers to this as 'competitive returns' respectively). The return to the landowner will be in the form of a land value in excess of current use value".

- 3.16 The Guidance goes on to state that "it would be inappropriate to assume an uplift based on set percentages ... given the diversity of individual development sites".
- 3.17 Commentators also make reference to 'market testing' of benchmark land values. This is another variant of the benchmarking advocated by respondents outlined at paragraph 3.13. These respondents advocate using benchmarks that are based on the prices that sites have been bought and sold for. There are significant weaknesses in this approach which none of the respondents who advocate this have addressed. In brief, prices paid for sites are a highly unreliable indicator of their actual value, due to the following reasons:
 - Transactions are often based on bids that 'take a view' on squeezing planning policy requirements below target levels. This results in prices paid being too high to allow for policy targets to be met. If these transactions are used to 'market test' CIL rates, the outcome would be unreliable and potentially highly misleading.
 - Historic transactions of housing sites are often based on the receipt of grant funding, which is no longer available in most cases.
 - There would be a need to determine whether the developer who built out the comparator sites actually achieved a profit at the equivalent level to the profit adopted in the viability testing. If the developer achieved a sub-optimal level of profit, then any benchmarking using these transactions would produce unreliable and misleading results.
 - Developers often build assumptions of growth in sales values into their appraisals, which provides a higher gross development value than would actually be achieved today. Given that our appraisals are based on current values, using prices paid would result in an inconsistent comparison (i.e. current values against the developer's assumed future values). Using these transactions would produce unreliable and misleading results.
- 3.18 These issues are evident from a recent BNP Paribas Real Estate review of evidence submitted in viability assessments where the differences between the value ascribed to developments by applicants and the amounts the sites were purchased for by the same parties. The prices paid exceeded the value of the consented schemes by between 52% and 1,300%, as shown in Figure 3.18.1. This chart compares the residual value of four central London development proposals to the sites' existing use values and the price which the developers paid to acquire the sites (all the data is on a per unit basis).

Figure 3.18.1: Comparison of residual values to existing use value and price paid for site





- 3.19 For the reasons set out above, the approach of using current use values is a more reliable indicator of viability than using market values or prices paid for sites, as advocated by certain observers. Our assessment follows this approach, as set out in Section 4.
- 3.20 The NPPG indicates that planning authorities should adopt benchmark land values based on existing use values. It then goes on to suggest that the premium above existing use value can be informed by land transactions. This would in effect simply level benchmark land values up to market value, with all the issues associated with this (as outlined above). The NPPG does temper this approach by indicating that "the landowner premium should be tested and balanced against emerging policies" and that "the premium should provide a reasonable incentive for a land owner to bring forward land for development while allowing a sufficient contribution to comply with policy requirements". The guidance also stresses in several places that "price paid for land" should not be reflected in viability assessments. This would exclude use of transactional data thus addressing the issues highlighted in paragraphs 3.17 and 3.18.

Stakeholder consultation on appraisal inputs

- 3.21 The Council provided a schedule of appraisal inputs (as set out in the next Section) to stakeholders for comment. This schedule and a summary of the responses to the consultation is attached as Appendix 2.
- 3.22 We would observe that in any consultation on appraisal inputs, respondents who will be affected by emerging policies will inevitably favour adopting more pessimistic appraisal inputs to limit the extent of viability of developments. The responses should be viewed with this in mind. However, generally there were no strong objections or evidence submitted to indicate that any changes should be made to the inputs.



4 Appraisal assumptions

4.1 We have appraised 30 development typologies across the borough, these include a range of typologies which were developed alongside the Council, informed by past development types and current pipeline sites, to reflect the development expected to come forward under the new Local Plan, particularly taking into account the importance of small sites. The development typologies are identified in Table 4.1.1 overleaf (with further detailed information at Appendix 3). Floor areas for commercial uses are gross internal areas and are indicative estimates only without the benefit of detailed design. The appraisals include sufficient gross internal floorspace to accommodate the space standards and amenity standards in Policy D6 of the London Plan.

Residential sales values

- 4.2 Residential values in the area reflect national trends in recent years but do of course vary between different sub-markets, as noted in Section 2. We have considered comparable evidence of new build schemes in the borough to establish appropriate values for testing purposes. This exercise involved analysis of 1,576 transactions recorded by the Land Registry between January 2021 and March 2022 but brought up to date by reference to changes in the House Price Index from the point of sale. This analysis indicates that developments in the borough will attract average sales values ranging from circa £7,130 per square metre (£662 per square foot) to £9,880 per square metre (£918 per square foot), as shown in Figure 2.16.1. As noted in Section 2, the highest sales values are achieved in the north east of the Borough, and in Richmond and Twickenham. Developments in the western and south-western parts of the borough are lowest (£7,250 per square metre or £674 per square foot in Whitton and £8,000 per square metre (£744 per square foot) in Hampton).
- 4.3 We have also tested the impact of the provision of private units as rented by discounting the market value for these units by 20%, which reflects the discount we have seen on live developments when units are provided as Private Rented Sector stock. As noted in Section 2, this discount is offset to a degree by a reduction in profit margin of circa 5%, so the net reduction in value is 15%.
- 4.4 As noted earlier in the report, Savills predict that sales values will increase over the medium term (i.e. the next five years). Whilst this predicted growth cannot be guaranteed, we have run a series of sensitivity analyses assuming growth in sales values accompanied by cost inflation as summarised in Table 4.4.1. While these growth scenarios are based on a number of forecasts, they cannot be guaranteed and the results which these scenarios produce must be viewed as indicative only.

Table 4.4.1: Growth scenario

Year	1 2022	2 2023	3 2024	4 2025	5 2026	6 2027 and each year thereafter
Values	2.0%	1.5%	1.0%	0.5%	0.5%	3.0%
Costs	2.0%	2.0%	2.5%	2.5%	2.5%	2.5%

Affordable housing tenure and values

4.5 Policy 11 in the Draft Local Plan requires schemes capable of providing 10 or more units to provide 50% affordable housing with a tenure mix of 70% rent and 30% intermediate. Schemes providing 9 or fewer units are required to provide affordable housing in accordance with a sliding scale, as follows:

Table 4.5.1: Affordable housing sliding scale

No of units proposed (gross)	Conversions (no loss of employment floorspace	New build development (no loss of employment floorspace)	For any units replacing employment floorspace
9	36%	45%	90%
8	32%	40%	80%



No of units proposed (gross)	Conversions (no loss of employment floorspace	New build development (no loss of employment floorspace)	For any units replacing employment floorspace
7	28%	35%	70%
6	24%	30%	60%
5	20%	25%	50%
4	16%	20%	40%
3	12%	15%	30%
2	8%	10%	20%
1	4%	5%	10%

- 4.6 Clearly the percentages of affordable housing on schemes where employment space is lost are designed to incentivise either retention of existing employment floorspace or reprovision of employment floorspace. Residual land values generated by schemes with payments in lieu equating to 90% affordable housing are very unlikely to exceed existing use value, so landowners would not be incentivised to release sites for development. This will result in unviable outcomes, but clearly this outcome needs to be considered in the context of wider planning policy objectives.
- 4.7 For the purposes of testing potential levels of affordable housing to inform the draft plan policy approach, our appraisals assume that the rented housing is let at rents that do not exceed London Affordable Rents, as shown in Table 4.7.1. We have also run a sensitivity analysis using social rents which are the lowest rents that the Council can set in its emerging policies.

Table 4.7.1: Affordable housing rents (per week)

Rent type	1 bed	2 bed	3 bed	4 bed
London Affordable Rent (2022/23)	£168.34	£178.23	£188.13	£198.03
Social Rents	£117.96	£146.78	£163.12	£171.69
Affordable Rent (not exceeding LHA) ¹¹	£212.88	£270.41	£322.19	£379.73
London Living Rent (intermediate tenure) ¹²	£211.50	£235.00	£258.51	£282.01

- 4.8 RPs are permitted to increase rents by CPI plus 1% per annum which we have reflected in our assessment.
- 4.9 To establish the capital value of the rented units, we have used a discounted cashflow model which replicates the approach used by registered providers when preparing bids to acquire new housing stock. The model projects the rents over a 35 year period and deducts the estimated voids and bad debts, management costs, maintenance costs and allowances for major repairs. The model establishes the present value of the net rental income by applying a discount rate (reflecting the cost of funds and RP's risk margin), reflecting the price that can, in principle be paid to acquire the completed units from a developer.
- 4.10 We value the shared ownership units by firstly establishing the unrestricted market value of each unit by reference to comparable evidence of similar units. The value of the initial equity stake sold to the purchaser (typically 25%) is the first segment of value. The purchaser will also pay a rent on the retained equity at rate not exceeding 2.75% of the retained equity. The capital value of this rent is calculated using a discounted cashflow model. The two elements (initial equity stake sold plus capital value of rental income) are added together to establish a total value.

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¹¹ Based on Outer West London Broad Rental Market Area LHAs

¹² Based on GLA benchmark rents for Heathfield Ward, which is at the lowest end of the range in Richmond upon Thames



Table 4.1.1: Development typologies tested in the study (all areas are square metre gross internal areas)

Site	Description	Site area HA	Units	Ave GIA per unit	Residential floorspace	Retail	Super- market	Office	Light ind, B2, B8	C1 Hotel	C2	D1	D2	Gross floorspace	No of floors
1	One unit scheme (houses)	0.03	1	108	108	0	0	0	0	0	0	0	0	108	2
2	Two unit scheme (houses)	0.05	2	108	215	0	0	0	0	0	0	0	0	215	2
3	Two unit scheme (flats)	0.04	2	75	150	0	0	0	0	0	0	0	0	150	2
4	Three unit scheme (houses)	0.08	3	98	293	0	0	0	0	0	0	0	0	293	2
5	Three unit scheme (flats)	0.04	3	75	225	0	0	0	0	0	0	0	0	225	2
6	Four unit scheme (houses)	0.10	4	101	404	0	0	0	0	0	0	0	0	404	2
7	Four unit scheme (flats)	0.06	4	79	317	0	0	0	0	0	0	0	0	317	2
8	Five unit scheme (houses)	0.13	5	98	488	0	0	0	0	0	0	0	0	488	2
9	Five unit scheme (flats)	0.07	5	75	375	0	0	0	0	0	0	0	0	375	3
10	Seven unit scheme (houses)	0.18	7	100	697	0	0	0	0	0	0	0	0	697	2
11	Seven unit scheme (flats)	0.10	7	78	543	0	0	0	0	0	0	0	0	543	3
12	Ten unit scheme (houses)	0.25	10	99	989	0	0	0	0	0	0	0	0	989	2
13	Ten unit scheme (flats)	0.14	10	78	775	0	0	0	0	0	0	0	0	775	4
14	Twenty unit scheme (houses and flats)	0.33	20	82	1,630	0	0	0	0	0	0	0	0	1,630	3
15	Twenty unit scheme (flats)	0.22	20	80	1,590	0	0	0	0	0	0	0	0	1,590	4
16	Thirty unit scheme (flats with community use on ground floor)	0.33	30	80	2,385	0	0	0	0	0	0	200	0	2,585	4



Site	Description	Site area HA	Units	Ave GIA per unit	Residential floorspace	Retail	Super- market	Office	Light ind, B2, B8	C1 Hotel	C2	D1	D2	Gross floorspace	No of floors
17	Fifty unit scheme (flats - lower density)	0.56	50	80	3,975	0	200	0	0	0	0	0	0	4,175	3
18	Fifty unit scheme (flats - higher density)	0.42	50	76	3,800	0	200	0	0	0	0	0	0	4,000	4
19	Seventy unit scheme (Industrial/employment led scheme)	0.78	70	80	5,565	0	0	0	2,500	0	0	0	0	8,065	4
20	Seventy unit scheme (flats - higher density)	0.58	70	70	4,883	0	200	0	0	0	0	0	0	5,083	5
21	One hundred unit scheme (flats - lower density)	1.11	100	80	7,950	200	200	0	0	0	0	0	0	8,350	4
22	One hundred unit scheme (flats - higher density)	0.83	100	70		0	200	0	0	0	0	0	0	200	4
23	Two hunded unit scheme (flats)	1.67	200	72	16,667	250	250	0	0	0	0	0	0	17,167	5
24	Three hundred unit scheme (flats)	2.50	300	72	-	0	250	0	0	0	0	0	0	250	5
25	Four hundred unit scheme (flats)	3.33	400	72	28,800	250	500	0	0	0	0	0	0	29,550	6
26	Six hunded unit scheme (flats)	5.00	600	72	-	500	250	0	0	0	0	0	0	750	6
27	Small scale Office	1.00	0	0	-	500	250	27,500	-	0	0	-	0	28,250	5
28	Medium scale Office	1.00	0	0	-		250	35,000	-	0	0	-	0	35,250	5
29	Industrial Scheme new build (50% plot ratio)	1.00	0	0	-				5,000	0	0	-	0	5,000	1
30	Industrial scheme intensification (60% plot ratio)	1.00	0	0	-				6,000	0	0	-	0	6,000	1



- 4.11 The Council's Intermediate Housing Policy was recently updated to require that the definition of qualifying households will require that a household income threshold of £50,000 per annum will be applied to two thirds of units, with the remaining third sold to households in receipt of incomes of up to £90,000 (or prevailing limit in the London Plan Annual Monitoring Report. Registered providers are required to demonstrate the affordability of units at an average household income of £56,200. This will limit the capital values that shared ownership units will generate.
- 4.12 Draft Policy 13 is not prescriptive on housing mix, however the housing mix applied has been based on the findings from the Stage 1 Local Housing Needs Assessment (2021), previous delivery and discussions with the Council's Housing Enabling team. The housing mix applied to across the affordable tenures is included in Table 4.12.1.

Table 4.12.1: Affordable Housing mixes applied

Tenure	1 bed	2 bed	3 bed	4 bed
Rented Units	20%	35%	35%	10%
Shared ownership and London Living Rent	30%	40%	20%	10%

4.13 A key issue for development viability is the capital value that each tenure will generate in terms of receipt from the acquiring RPs, as this will be one of the inputs that constitutes the Gross Development Value of a development. Table 4.13.1 summarises the capital values that each tenure would generate.

Table 4.13.1: Capital values of affordable housing (per square foot Net Internal Area)

Tenure	1 bed	2 bed	3 bed	4 bed	Blended value
Social Rent	£225	£222	£187	£177	£192
London Affordable Rent	£343	£279	£221	£209	£242
Affordable Rent (not exceeding LHA)	£402	£400	£359	£386	£362
London Living Rent	£399	£336	£272	£267	£294
Shared ownership (£50,000 income threshold)	£426	£308	£214	£187	£278
Shared ownership (£92,000 income threshold)	£525	£525	£461	£402	£467
Shared ownership (overall blended rate)	-	-	-	1	£341

4.14 The GLA 'Affordable Homes Programme 2021-2026' document clearly states that Registered Providers will not receive grant funding for any affordable housing provided through planning obligations on developer-led developments. Consequently, all our appraisals assume nil grant. Clearly if grant funding does become available over the plan period, it should facilitate an increase in the provision of affordable housing when developments come forward.

Rents and yields for commercial development

4.15 Our assumptions on rents and yields for the retail, office and industrial floorspace are summarised in Table 4.15.1. These assumptions are informed by 219 lettings of similar floorspace in the Borough recorded by CoStar since January 2022 (attached as Appendix 4) and we have applied the upper quartile rent in each area, reflecting higher rents achieved for newly built space. Our appraisals assume a 12-month rent-free period for all types of commercial floorspace.



Table 4.15.1: Commercial rents (£s per square metre) and yields

Commercial floorspace	Rent per square metre	Investment yield	Rent free period (months)
Retail	Barnes/Mortlake: £435 Twickenham: £397 Richmond: £786 Hampton: £352 Teddington: £454	6.00% 6.00% 6.00% 6.00% 6.00%	12 12 12 12 12
Supermarkets	Borough wide: £250	4.00%	6
Office	Barnes/Mortlake: £345 Twickenham: £361 Richmond: £457 Hampton: £318 Teddington: £340	6.00% 6.00% 6.00% 6.00% 6.00%	12 12 12 12 12
Industrial and warehousing	Whitton: £199 Twickenham: £260 Richmond: £215 Hampton: £231 Teddington: £251	4.50% 4.50% 4.50% 4.50% 4.50%	12 12 12 12 12

Build costs

4.16 We have sourced build costs from the RICS Building Cost Information Service (BCIS), which is based on tenders for actual schemes (see Appendix 5). Base costs (adjusted for local circumstances by reference to BICS multiplier) are as follows:

Table 4.16.1: BCIS build costs

Type of development	BCIS cost	Base cost	External works	Total (before policy costs)
Houses	810.13 Estate housing terraced 2-storey	£1,611	10%	£1,772
Flats – fewer than 6 storeys	816 Flats -3-5 storeys	£1,836	10%	£2,020
Flats – 6+ storeys	816 Flats – 6 or more storeys	£2,193	10%	£2,412
Retail	345 Shops	£1,623	10%	£1,785
Supermarkets	344 Supermarkets generally	£1,796	10%	£1,976
Offices	320 Offices air conditioned generally	£2,503	10%	£2,753
B2 industrial	282 Factories generally	£1,144	10%	£1,258
B8 storage and warehousing	284 Warehouses/ stores	£967	10%	£1,064
D1 / D2 floorspace	532 Community centres generally	£2,650	10%	£2,915

4.17 As noted in Table 4.16.1, the base costs above are increased by 10% for houses, 10% for flats and 10% for commercial to account for external works (including car parking spaces).



Zero carbon and BREEAM

- 4.18 Research undertaken by CIS on behalf of the Council indicates that the cost of achieving the Council's policy target of 60% reductions in carbon emissions on residential and non-residential developments equates to 5% of construction costs.
- 4.19 Although the costs of operational and embodied carbon are currently somewhat unclear, we have adopted the following assumptions for testing purposes, which the Council's climate change advisors (CIS) have reviewed and indicated to the Council, this is broadly reflective of the Richmond context:
 - Cost uplift for operational carbon: 5% of build costs for domestic and 5% for non-domestic;
 - Cost uplift for operational and embodied carbon: 15% of build costs for domestic and 15% for non-domestic.

Accessibility standards

4.20 We have tested the impact of applying accessible and adaptable dwellings standards (Category 2 and Category 3) at the rates summarised in Table 4.20.1. These costs are based on the MHCLG 'Housing Standards Review: Cost Impacts' study, but converted into percentages of base construction costs (see calculations at Appendix 6) so that they can be applied to contemporary costs.

Table 4.20.1: Costs of accessibility standards (% uplift to base construction costs)

Standard	Flats	Houses
M4(2) accessible and adaptable	1.15%	0.54%
M4(3) (a) wheelchair user - adaptable	9.28%	10.77%
M4(3) (b) wheelchair user - accessible	9.47%	23.80%

4.21 Our appraisals assume that all units are constructed to meet wheelchair accessibility standards (Category 2) and that Category 3(b) applies to 10% of dwellings. These costs address both parts A and B of the requirements (i.e. that the communal areas are designed and fitted out to allow wheelchair access and also that the dwellings themselves are designed and fitted out to facilitate occupation by wheelchair users).

Professional fees

4.22 In addition to base build costs, schemes will incur professional fees, covering design and valuation, highways consultants and so on. Our appraisals incorporate a 10% allowance, which is at the middle to higher end of the range for most schemes.

Development finance

4.23 Our appraisals assume that development finance can be secured at a rate of 6%, inclusive of arrangement and exit fees, reflective of current funding conditions.

Marketing costs

4.24 Our appraisals incorporate an allowance of 2.5% for marketing costs, which includes show homes and agents' fees, plus 0.5% for sales legal fees.

Mayoral CIL

4.25 Mayoral CIL 2 is payable on most developments that receive planning consent from 1 April 2019. Richmond upon Thames falls within Band 1, where a CIL of £80 per square metre (subject to indexation) is levied. The Mayoral CIL takes precedence over Borough requirements, including affordable housing. Our appraisals take into account Mayoral CIL.



Richmond upon Thames CIL

4.26 As previously noted, the Council approved its CIL Charging Schedule in July 2014 and it came into effect on 1 November 2014. Table 4.26.1 below summarises the prevailing and indexed rates of CIL. For C3 residential developments in the north of the borough (Richmond, Barnes and Twickenham town centre), the adopted rate is £250 per square metre (£347.28 per square metre including indexation). In all other parts of the borough, the rate for residential developments is £190 per square metre (£263.93 per square metre after indexation). There are various rates for office, retail, hotels and care homes in different parts of the borough, as noted in Table 4.26.1.

Table 4.26.1: CIL rates per net additional square metre in the Charging Schedule

Development type	Zone	Adopted rate	Indexed rate
Residential C3 use class	Upper	£250	£347.28
	Lower	£190	£263.93
Offices	Richmond Town Centre	£25	£34.73
Retail – mainly/wholly convenience	All areas	£150	£208.37
Retail – mainly/wholly comparison	Richmond Town Centre	£150	£208.37
Hotels	Lower	£25	£34.73
Care Homes	Lower	£25	£34.73
All other uses	All areas	£0	£0

4.27 The amended CIL Regulations specify that if any part of an existing building is in lawful use for 6 months within the 36 months prior to the time at which planning permission first permits development, all of the existing floorspace will be deducted when determining the amount of chargeable floorspace. This is likely to be the case for many development sites in Richmond upon Thames but not all existing floorspace will qualify. Therefore, for the purposes of our appraisals, we have assumed that there is no deduction for existing floorspace to ensure that the proposed CIL rate is viable for developments where there is no qualifying existing floorspace to net off.

Section 106 costs

- 4.28 To account for residual Section 106 requirements, we have included an allowance of up to £25 per square metre for non-residential development and up to £2,750 per unit for residential development. This has been based on previous agreed S106 costs and discussions with the Council, however it is important to note S106 costs are very site specific and the actual amounts will of course be subject to site-specific negotiations when schemes are brought forward through the development management process.
- 4.29 In addition to the allowances above, our appraisals include an allowance for Section 278 works of £1,000 per residential unit and £15 per square metre for commercial developments.

Workspace and affordable workspace

- 4.30 Draft policies 24 and 25 indicate that the Council is seeking affordable workspace in developments of light industrial and schemes providing 1,000 square metres or more of employment floorspace. We have tested new development of employment floorspace on a standalone basis, but also with an element of residential floorspace to provide cross-subsidy.
- 4.31 The draft policies indicate the 10% of qualifying floorspace should be let at a rent not exceeding 80% of market rent. We have therefore tested discounts of 20% to 50% of market rent applied to 10% and 20% of floorspace. Most authorities which have adopted similar policies in London have sought 10% of floorspace as affordable.



Urban Greening Factor / green roofs

4.32 Policy 38 requires that developments achieve an urban greening factor ('UGF') of 0.4 for residential developments and 0.3 for commercial. We have modelled the inclusion of green roofs as a proxy for the various measures that developers can deploy to achieve the required UGF levels. Studies¹³ on the cost installing green roofs indicate a typical cost of £100 per square metre of roof space, which we have applied to an estimate of the footprints of the buildings in each development typology. We have increased this cost by the change in the BCIS Tender Price Index¹⁴, increasing costs to £112.80 per square metre.

Biodiversity Net Gain

4.33 We have tested the requirement for a 20% enhancement to biodiversity in perpetuity by applying an increase in build costs of 0.2%, which is double the figure indicated in the 2019 DEFRA report 'Biodiversity net gain and local nature recovery strategies impact assessment'. The Impact Assessment indicates that costs on brownfield sites in London for a 10% biodiversity net gain equate to 0.1% of build costs¹⁵.

Development and sales periods

4.34 Development and sales periods vary between type of scheme. However, our sales periods are based on an assumption of a sales rate of 6 units per month (reflecting typical rates of sales in developments across London), with an element of off-plan sales reflected in the timing of receipts. This is reflective of current market conditions, whereas in improved markets, a sales rate of up to 8 units per month might be expected. We also note that many schemes in London have sold entirely off-plan, in some cases well in advance of completion of construction. Clearly markets are cyclical and sales periods will vary over the economic cycle and the extent to which units are sold off-plan will vary over time. Our programme assumptions assume that units are sold over varying periods after completion, which is a conservative approach that ensures that the proposed CIL rates are viable for most developments. The price points achieved by schemes in Richmond upon Thames are towards the higher end of the range, but at a level which is still achieving good rates of sale.

Developer's profit

- 4.35 Developer's profit is closely correlated with the perceived risk of residential development. The greater the risk, the greater the required profit level, which helps to mitigate against the risk, but also to ensure that the potential rewards are sufficiently attractive for a bank and other equity providers to fund a scheme. It is important to emphasise that the level of minimum profit is not necessarily determined by developers (although they will have their own view and the Boards of the major housebuilders will set targets for minimum profit).
- 4.36 The views of the banks which fund development are more important; if the banks decline an application by a developer to borrow to fund a development, it is very unlikely to proceed, as developers rarely carry sufficient cash to fund it themselves. Consequently, future movements in profit levels will largely be determined by the attitudes of the banks towards development proposals.
- 4.37 The near collapse of the global banking system in the final quarter of 2008 is resulting in a much tighter regulatory system, with UK banks having to take a much more cautious approach to all lending. In this context, and against the backdrop of the current sovereign debt crisis in the Eurozone, the banks were for a time reluctant to allow profit levels to decrease. However, perceived risk in the in the UK housing market is receding, albeit there is a degree of caution in prime central London markets as a consequence of high rates of inflation and the war in Ukraine. We have therefore adopted a profit margin of 17.5% of private GDV for testing purposes, although individual schemes may require lower or higher profits, depending on site specific circumstances. For example, schemes of houses are relatively low risk in comparison to large flatted developments as

 $^{^{\}rm 13}$ See, for example, the Corporation of City of London's 'Urban Greening Study', July 2018

¹⁴ BCIS Qtr 3 2018 = 327; Qtr 3 2022 = 369. Change = 12.8%

¹⁵ Central Estimate – see Table 20 of DEFRA Impact Assessment



the latter tends to be built over long periods of time with significant capital lock-up.

4.38 Our assumed return on the affordable housing GDV is 6%. A lower return on the affordable housing is appropriate as there is very limited sales risk on these units for the developer; there is often a presale of the units to an RP prior to commencement. Any risk associated with take up of intermediate housing is borne by the acquiring RP, not by the developer.

Exceptional costs

4.39 Exceptional costs can be an issue for development viability on previously developed land. These costs relate to works that are 'atypical', such as remediation of sites in former industrial use and that are over and above standard build costs. However, in the absence of details site investigations, it is not possible to provide a reliable estimate of what exceptional costs might be. Our analysis therefore excludes exceptional costs, as to apply a blanket allowance would generate misleading results. An 'average' level of costs for abnormal ground conditions and some other 'abnormal' costs is already reflected in BCIS data, as such costs are frequently encountered on sites that form the basis of the BCIS data sample.

Benchmark land value

- 4.40 Benchmark land value, based on the existing use value of sites is a key consideration in the assessment of development economics for testing planning policies and tariffs. Clearly, there is a point where the Residual Land Value (what the landowner receives from a developer) that results from a scheme may be less than the land's existing use value. Existing use values can vary significantly, depending on the demand for the type of building relative to other areas. Similarly, subject to planning permission, the potential development site may be capable of being used in different ways as a hotel rather than residential for example; or at least a different mix of uses. Existing use value is effectively the 'bottom line' in a financial sense and therefore a key factor in this study.
- 4.41 We have arrived at a broad judgement on the likely range of benchmark land values. On previously developed sites, the calculations assume that the landowner has made a judgement that the current use does not yield an optimum use of the site; for example, it has fewer storeys than neighbouring buildings; or there is a general lack of demand for the type of space, resulting in low rentals, high yields and high vacancies (or in some cases no occupation at all over a lengthy period). We would not expect a building which makes optimum use of a site and that is attracting a reasonable rent to come forward for development, as residual value may not exceed current use value in these circumstances.
- 4.42 Redevelopment proposals that generate residual land values below current use values are unlikely to be delivered. While any such thresholds are only a guide in 'normal' development circumstances, it does not imply that individual landowners, in particular financial circumstances, will not bring sites forward at a lower return or indeed require a higher return. If proven current use value justifies a higher benchmark than those assumed, then appropriate adjustments may be necessary. As such, current use values should be regarded as benchmarks rather than definitive fixed variables on a site by site basis.
- 4.43 For existing residential sites which are to be intensified, we have assumed a site coverage of 10% with an existing two storey building. We have applied the prevailing residential sales value in each area, discounted by 20% below new build values to reflect obsolescence and outdated fittings. We have not applied a premium to the resulting capital values, as these are based on market values of properties which have been sold, which already include the necessary premium to incentivise a sale.
- 4.44 To establish benchmark land values, we have considered the MHCLG's¹⁶ 'Land Value Estimates for Policy Appraisal' published in 2020. This study indicates that the value of industrial land in Richmond is £4 million per hectare. The study also shows that land values of offices in outer-London

¹⁶ Department title at the point of publication. The title has subsequently changed to Department for Levelling Up, Communities and Housing.



boroughs is up to £6.27 million per hectare. However, lower quartile rental evidence indicates that values of secondary offices in Richmond will be higher than in other parts of outer-London, so, we have assumed a slightly higher value of £10.32 million per hectare (before premium), reflecting capitalised lower quartile rents. In arriving at a judgement on the value of secondary offices, we have also considered the impact of the current and emerging policy which seeks to protect existing employment land across the borough, especially office space, which will maintain current levels of supply which will depress rents, keeping values relatively low.

- For the purposes of establishing a benchmark land value industrial sites, we have considered the MHCLG indicative value of £4 million per gross hectare for sites in existing secondary industrial use. As this is the value that MHCLG assessed land will trade at in the market, this incorporates an element of premium to the landowner and this does not need to be applied separately. We have also considered lower quartile rents for industrial lettings in Richmond and assuming a 30% plot ratio, we have applied a capital value of £4.4 million, to which we had added a 20% premium, to arrive at a BLV of £5.3 million.
- 4.46 There are no definitive guides for the value of open land, such as gardens and other undeveloped sites. Given that they have little existing use value, as they only provide amenity to users of attached buildings, we have applied a value of £0.5 million per gross hectare, which provides adequate incentive to owners in comparison to the other options available. In the case of undeveloped sites, they very rarely generate an income, therefor the 'other options available' have little value.
- 4.47 The four benchmark land values adopted for testing purposes are summarised as follows:
 - Existing residential: variable, linked to local sales values £11.41 to £15.81 million per hectare;
 - Secondary offices: £12.39 million per hectare;
 - Secondary industrial sites: £5.28 million per hectare;
 - Garden, amenity, other open land, including vacant garage sites: £0.5 million per hectare.
- 4.48 We have not used 'alternative use values in this study, as we have modelled a wide range of development typologies, including commercial schemes (which would, themselves, be the 'alternative uses' that would be tested, resulting in a degree of circularity). Cleary such approaches to benchmark land value would also need to meet the four tests identified in paragraph 017 summarised as follows:
 - That any alternative use scheme would comply in full with development plan policies;
 - That it can be demonstrated that the alternative use could be accommodated on the site in question;
 - There is demonstrable market demand for the alternative use;
 - There is robust justification as to why this alternative use is not being pursued by the landowner.
- 4.49 A recent appeal decision¹⁷ notes that it is unlikely to be appropriate to use an alternative use value in an application scheme viability assessment where the owner has no intention of bringing forward such a scheme. Such circumstances might include where a residential developer proposes a commercial scheme as an alternative use value.

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¹⁷ 55-69 Rothbury Road, 22 February 2022, reference PP/M9584/W/20/3258321



5 Appraisal outputs

- 5.1 The full inputs to and outputs from our appraisals of the various developments are set out in Section 6 and appendices 7, 8 and 9. We have appraised 30 development typologies, reflecting different densities and types of development across the Borough. These typologies include non-residential uses, including offices, industrial and community uses.
- 5.2 Each appraisal incorporates (where relevant) the following levels of affordable housing in line with Draft Policy 11:
 - 0% affordable to 50% affordable; 70% London Affordable Rent and 30% Shared Ownership;
 - 0% affordable to 50% affordable; 70% London Affordable Rent and 30% London Living Rent;
 - 0% affordable to 50% affordable; 70% Social Rent and 30% Shared Ownership; and
 - 0% affordable to 50% affordable; 70% Social Rent and 30% London Living Rent.
- 5.3 For small sites that fall below the 10-unit threshold, we have factored in the affordable housing requirement as on-site units to test their ability to make a potential affordable housing requirement. In practical terms, Policy 13 recognises that that the Council may need to secure payments in lieu of on-site delivery, but the method of calculation reflects our approach for viability testing¹⁸.
- 5.4 For each development typology, we have tested a range of sales values, reflecting the spread identified in the previous section. Where the residual land value of a typology exceeds the benchmark land value, we show the result shaded green, to indicate that the Scheme is viable. Where the residual land value is no more than 10% lower than the benchmark land value (and therefore on the margins of being viable), the results are shaded in orange. Where the residual land value is either negative or more than 10% lower than the benchmark land value, the result is shaded red, to indicate that it is unviable.
- 5.5 For other policy requirements (provision of employment space; affordable workspace; bio-diversity net gain and so on), we have used selected data from the results to test the impact of emerging policies.
- 5.6 Finally, all the scenarios are tested with the growth and inflation rates summarised in Table 4.4.1. These results are attached at Appendix 10.

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¹⁸ This approach involves calculating a payment that is the financial equivalent on on-site affordable housing delivery. This reflects the current practice of the Council.



6 Assessment of appraisal results

6.1 This section sets out the results of our appraisals with the residual land values calculated for scenarios with sales values and capital values reflective of market conditions across the Borough. We have tested the impact of emerging plan policies to assist the Council in its decision making on potential options.

Affordable workspace

6.2 Emerging policy 25 ('Affordable, flexible and managed workspace') seeks the provision of a proportion of affordable workspace in new employment developments, including light industrial. For testing purposes, we have assumed that this will be in the form of office and light industrial floorspace let at a discount to market rent. We have tested the following discounts.

Table 6.2.1: Affordable workspace options tested

Option	% of floorspace discounted	Discount to market rents
1	10%	20%
2	10%	30%
3	10%	40%
4	10%	50%
5	20%	20%
6	20%	30%
7	20%	40%
8	20%	50%

- 6.3 We have applied the various discounts in Table 6.2.1 to all of the typologies which incorporate office or industrial floorspace and the results are summarised in tables 6.3.1 to 6.3.3, which shows the starting residual value with no discount (column headed "Starting Residual (no discount")) and then the residual values with the discounts applied. Where these schemes include residential, we have assumed that affordable housing is applied at 35% and the residential values for the market housing are at the upper end of the range (£9,880 per square metre).
- 6.4 Some of the residual values generated by the typologies are lower than the sites' benchmark land values. This is not of particular relevance for testing the affordable workspace requirement, as the aim of the testing is to establish the impact of the discount relative to a 'no-discount' outcome. In some cases, limited weight should be placed upon the results compared to a particular Benchmark Land Value. For example, it is unlikely that existing secondary office sites would be brought forward as industrial developments.
- 6.5 For offices, a discount of up to 40% applied to 10% of floorspace is viable for both of the office schemes (typologies 27 and 28) when tested against the secondary office BLV. Higher percentage discounts, or a greater percentage of discounted floorspace, would only be viable if office developments are brought forward on lower Benchmark Land Values. For example, using BLV 2, office developments would be able to viably deliver 10% of space at a 50% discount to market rent, or up to 30% discount applied to 20% of floorspace.
- 6.6 The second part of each of the tables 6.3.1 to 6.3.3 then shows the change in residual values resulting from the discounts as a percentage of the starting (pre-discount) residual values. As can be noted, the impact of the workspace discount on the residual land values is relatively modest in cases where there are other uses within the development (e.g. Typology 19, which incorporates 70 residential units). The impact of the discount is higher where the workspace component of the scheme equates to a high overall proportion of the total floorspace. The Council may therefore need to apply the policy flexibly on the basis of a proven viability case reflecting site-specific circumstances. This flexible approach has been adopted by other London boroughs with similar affordable workspace policies.



Table 6.3.1: Impact of affordable workspace requirement on developments including office and industrial floorspace

BLV 1 (Secondary offices)

All appraisals assume 50% AH and located in high value area

			Residual land values with affordable workspace												
		Other	B1	No			Starting								
		floorspace	floorspace	residential	Site area		residual (no	10% FS, 20%	10% FS, 30%	10% FS, 40%	10% FS, 50%	20% FS, 20%	20% FS, 30%	20% FS, 40%	20% FS, 50%
LP Ref	Site	(sqm GIA)	(sqm GIA)	of units	ha	BLV	discount)	discount							
19	Seventy unit scheme (Industrial/employment led scheme	2,500	-	70	0.78	£4,900,000	£7,772,023	£7,658,592	£7,601,877	£7,545,162	£7,488,447	£7,545,162	£7,431,731	£7,318,301	£7,204,870
27	Small scale Office	-	27,500	-	1.00	£6,300,000	£20,505,139	£18,400,038	£17,347,488	£16,294,938	£15,242,387	£16,294,938	£14,189,837	£12,084,736	£9,979,635
28	Medium scale Office	-	35,000	-	1.00	£6,300,000	£22,843,315	£20,242,700	£18,942,392	£17,642,084	£16,341,777	£17,642,084	£15,041,469	£12,440,853	£9,840,238
29	Industrial Scheme new build (50% plot ratio)	5,000		-	1.00	£6,300,000	£4,681,839	£4,437,241	£4,314,941	£4,192,642	£4,070,343	£4,192,642	£3,948,043	£3,703,446	£3,458,847
30	Industrial scheme intensification (60% plot ratio)	6,000		-	1.00	£6,300,000	£5,618,207	£5,324,688	£5,177,929	£5,031,171	£4,884,412	£5,031,171	£4,737,652	£4,444,134	£4,150,616

Percentage change in residual land values

								Residual land values as a percentage of starting residual land value							
		Other	B1	No			Starting								
		floorspace	floorspace	residential	Site area		residual (no	10% FS, 20%	10% FS, 30%	10% FS, 40%	10% FS, 50%	20% FS, 20%	20% FS, 30%	20% FS, 40%	20% FS, 50%
LP Ref	Site	(sqm GIA)	(sqm GIA)	of units	ha	BLV	discount)	discount	discount	discount	discount	discount	discount	discount	discount
19	Seventy unit scheme (Industrial/employment led scheme	2,500	-	70	0.78	£4,900,000	100.0%	98.5%	97.8%	97.1%	96.4%	97.1%	95.6%	94.2%	92.7%
27	Small scale Office	-	27,500	-	1.00	£6,300,000	100.0%	89.7%	84.6%	79.5%	74.3%	79.5%	69.2%	58.9%	48.7%
28	Medium scale Office	-	35,000	-	1.00	£6,300,000	100.0%	88.6%	82.9%	77.2%	71.5%	77.2%	65.8%	54.5%	43.1%
29	Industrial Scheme new build (50% plot ratio)	5,000	-	-	1.00	£6,300,000	100.0%	94.8%	92.2%	89.6%	86.9%	89.6%	84.3%	79.1%	73.9%
30	Industrial scheme intensification (60% plot ratio)	6,000	-	-	1.00	£6,300,000	100.0%	94.8%	92.2%	89.6%	86.9%	89.6%	84.3%	79.1%	73.9%



Table 6.3.2: Impact of affordable workspace requirement on developments including office and industrial floorspace

BLV 2 (secondary industrial)

All appraisals assume 50% AH and located in high value area

						Residual land values with affordable workspace									
		Other	B1	No			Starting								
		floorspace	floorspace	residential	Site area		residual (no	10% FS, 20%	10% FS, 30%	10% FS, 40%	10% FS, 50%	20% FS, 20%	20% FS, 30%	20% FS, 40%	20% FS, 50%
LP Ref	Site	(sqm GIA)	(sqm GIA)	of units	ha	BLV	discount)	discount							
19	Seventy unit scheme (Industrial/employment led scheme	2,500	-	70	0.78	£3,111,111	£7,772,023	£7,658,592	£7,601,877	£7,545,162	£7,488,447	£7,545,162	£7,431,731	£7,318,301	£7,204,870
27	Small scale Office	-	27,500	-	1.00	£4,000,000	£20,505,139	£18,400,038	£17,347,488	£16,294,938	£15,242,387	£16,294,938	£14,189,837	£12,084,736	£9,979,635
28	Medium scale Office	-	35,000	-	1.00	£4,000,000	£22,843,315	£20,242,700	£18,942,392	£17,642,084	£16,341,777	£17,642,084	£15,041,469	£12,440,853	£9,840,238
29	Industrial Scheme new build (50% plot ratio)	5,000		-	1.00	£4,000,000	£4,681,839	£4,437,241	£4,314,941	£4,192,642	£4,070,343	£4,192,642	£3,948,043	£3,703,446	£3,458,847
30	Industrial scheme intensification (60% plot ratio)	6,000		-	1.00	£4,000,000	£5,618,207	£5,324,688	£5,177,929	£5,031,171	£4,884,412	£5,031,171	£4,737,652	£4,444,134	£4,150,616

Percentage change in residual land values

								Residual land values as a percentage of starting residual land value								
1		Other	B1	No			Starting									
		floorspace	floorspace	residential	Site area		residual (no	10% FS, 20%	10% FS, 30%	10% FS, 40%	10% FS, 50%	20% FS, 20%	20% FS, 30%	20% FS, 40%	20% FS, 50%	
LP Ref	Site	(sqm GIA)	(sqm GIA)	of units	ha	BLV	discount)	discount	discount	discount	discount	discount	discount	discount	discount	
19	Seventy unit scheme (Industrial/employment led scheme	2,500	-	70	0.78	£3,111,111	100.0%	98.5%	97.8%	97.1%	96.4%	97.1%	95.6%	94.2%	92.7%	
27	Small scale Office	-	27,500	-	1.00	£4,000,000	100.0%	89.7%	84.6%	79.5%	74.3%	79.5%	69.2%	58.9%	48.7%	
28	Medium scale Office	-	35,000	-	1.00	£4,000,000	100.0%	88.6%	82.9%	77.2%	71.5%	77.2%	65.8%	54.5%	43.1%	
29	Industrial Scheme new build (50% plot ratio)	5,000	-	-	1.00	£4,000,000	100.0%	94.8%	92.2%	89.6%	86.9%	89.6%	84.3%	79.1%	73.9%	
30	Industrial scheme intensification (60% plot ratio)	6,000	-	-	1.00	£4,000,000	100.0%	94.8%	92.2%	89.6%	86.9%	89.6%	84.3%	79.1%	73.9%	



Table 6.3.3: Impact of affordable workspace requirement on developments including B1 floorspace

BLV 3 (backlands, undeveloped land)

All appraisals assume 50% AH and located in high value area

						Residual land values with affordable workspace									
		Other	B1	No			Starting								
		floorspace	floorspace	residential	Site area		residual (no	10% FS, 20%	10% FS, 30%	10% FS, 40%	10% FS, 50%	20% FS, 20%	20% FS, 30%	20% FS, 40%	20% FS, 50%
LP Ref	Site	(sqm GIA)	(sqm GIA)	of units	ha	BLV	discount)	discount							
19	Seventy unit scheme (Industrial/employment led scheme	2,500	-	70	0.78	£287,778	£7,772,023	£7,658,592	£7,601,877	£7,545,162	£7,488,447	£7,545,162	£7,431,731	£7,318,301	£7,204,870
27	Small scale Office	-	27,500	-	1.00	£370,000	£20,505,139	£18,400,038	£17,347,488	£16,294,938	£15,242,387	£16,294,938	£14,189,837	£12,084,736	£9,979,635
28	Medium scale Office	-	35,000	-	1.00	£370,000	£22,843,315	£20,242,700	£18,942,392	£17,642,084	£16,341,777	£17,642,084	£15,041,469	£12,440,853	£9,840,238
29	Industrial Scheme new build (50% plot ratio)	5,000		-	1.00	£370,000	£4,681,839	£4,437,241	£4,314,941	£4,192,642	£4,070,343	£4,192,642	£3,948,043	£3,703,446	£3,458,847
30	Industrial scheme intensification (60% plot ratio)	6,000		-	1.00	£370,000	£5,618,207	£5,324,688	£5,177,929	£5,031,171	£4,884,412	£5,031,171	£4,737,652	£4,444,134	£4,150,616

Percentage change in residual land values

								Residual land values as a percentage of starting residual land value									
		Other	B1	No			Starting										
1	i i			residential			residual (no		10% FS, 30%	10% FS, 40%	10% FS, 50%	20% FS, 20%		20% FS, 40%			
LP Ref	Site	(sqm GIA)	(sqm GIA)	of units	ha	BLV	discount)	discount	discount	discount	discount	discount	discount	discount	discount		
19	Seventy unit scheme (Industrial/employment led scheme	2,500	-	70	0.78	£287,778	100.0%	98.5%	97.8%	97.1%	96.4%	97.1%	95.6%	94.2%	92.7%		
27	Small scale Office	-	27,500	-	1.00	£370,000	100.0%	89.7%	84.6%	79.5%	74.3%	79.5%	69.2%	58.9%	48.7%		
28	Medium scale Office	-	35,000	-	1.00	£370,000	100.0%	88.6%	82.9%	77.2%	71.5%	77.2%	65.8%	54.5%	43.1%		
29	Industrial Scheme new build (50% plot ratio)	5,000	-	-	1.00	£370,000	100.0%	94.8%	92.2%	89.6%	86.9%	89.6%	84.3%	79.1%	73.9%		
30	Industrial scheme intensification (60% plot ratio)	6,000	-	-	1.00	£370,000	100.0%	94.8%	92.2%	89.6%	86.9%	89.6%	84.3%	79.1%	73.9%		



- 6.7 With regards to affordable workspace requirements on light industrial developments, Table 6.3.2 indicates that industrial developments with a plot ratio of 60% (more typical for light industrial developments than 50% plot ratio) are viably able to deliver a discount of up to 50% on 10% on floorspace. Alternatively, a discount of 30% could be applied to 20% of floorspace.
- 6.8 The emerging policy indicates that on major developments (exceeding 1,000 square metres of employment floorspace), 10% of floorspace will be sought at a discount of 20% to market rent. Much in the same way as affordable housing requirements, the affordable workspace requirement may need to be applied flexibly in some circumstances. Any policy adopted should therefore provide clarity on the flexible nature of the policy and that lower discounts (or quanta of floorspace to which a discount is applied) may be accepted on the basis of a proven viability case. The policy may also need to make provision for a late stage review of viability of the workspace to test whether a payment in lieu is possible after construction and sale of the workspace element.
- 6.9 As an alternative to affordable workspace, the Council may also wish to consider requiring a proportion of B1 floorspace to be provided as 'collaborative' or 'shared' workspace which is a model that developers are increasingly bringing forward. This provides flexible workspace at lower rents than traditional office floorspace. However, the rents for this type of space are not protected by a planning obligation and can increase over time.

Affordable housing

- 6.10 As noted in Section 5, we have tested a series of tenure scenarios, as follows:
 - 70% London Affordable Rent and 30% shared ownership;
 - 70% London Affordable Rent and 30% London Living Rent;
 - 70% Social Rent and 30% shared ownership; and
 - 70% Social Rent and 30% London Living Rent.
- 6.11 The results for the appraisals with 70% London Affordable Rent and 30% shared ownership are summarised in tables 6.11.1 to 6.11.9. The appraisal results which replace London Affordable Rent with Social Rent are attached as Appendix 9. Each table shows the results with different sales values, ranging from £7,130 per square metre to £9,880 per square metre. The results for the other intermediate tenure split of 70% London Affordable Rent and 30% London Living Rent are attached at Appendix 8. The appraisals assume an affordable housing unit mix of 20% one beds, 35% two beds, 35% three beds and 10% four beds for rented housing and 30% one beds, 40% two beds, 20% three beds and 10% four beds for London Living Rent and Shared Ownership.
- 6.12 There are significant differences in the viability of schemes and the level of affordable housing that can be viably provided. These differences manifest themselves both on an area basis and also between schemes located in the same value area.
- 6.13 Where sales values are at the lower end of the tested range (£7,130 per square metre), many schemes are unviable are unviable at zero affordable housing when tested against existing residential and secondary office benchmark land values. This is not an issue caused by policy, but simply a function of the relationship between the residual land values generated by development and the existing use value of certain types of building. In lower value areas, the extent of uplift above existing use values is significantly lower than in higher value areas and consequently there is less scope to meet policy requirements. These results indicate that in lower value areas, sites with these benchmark land values are more likely to stay in those existing uses, rather than come forward for development. However, when considered against secondary industrial and backland/garden benchmark land values, schemes of all sizes can viably provide up to 50% affordable housing and some of the larger schemes can deliver varying percentages of affordable housing.
- 6.14 As sales values increase, the extent to which schemes can provide affordable housing increases, but to varying degrees, with a range of outcomes at the highest sales values in the range (£9,880 per square metre). Even at the highest sales values in the range, the viable level of affordable housing



does not exceed 35% when schemes are tested against existing residential sites. However, maximum viable percentages increase when the secondary office benchmark land value is used.

- As can be noted from the results in tables 6.11.1 to 6.12.9, there is no uniform level of affordable housing where it can be said most schemes are viable. Setting any percentage below the current policy target of 50% would, in principle, mean that some schemes that *could* have delivered 50% would no longer be required to do so if the Council adopted a lower percentage target.
- There is therefore a clear choice between two potential options. The first is to adopt a relatively low target that most schemes could viably deliver, but this would have two disadvantages; firstly, schemes that could have delivered more than the reduced target will no longer be required to do so; and secondly, even if the target is reduced, it is likely that some viability testing of individual schemes would still be required for those schemes that cannot viably deliver even the reduced percentage target. The second option is to maintain the current policy approach, which sets a progressive affordable housing target but accepts some schemes may provide a lower level, based on scheme-specific viability factors. This option would maximise delivery of affordable housing by seeking the highest possible percentage on individual sites, in comparison to a reduced target tailored to the 'least viable' sites. Clearly evidence on viability needs to be considered alongside evidence of housing need and given the likelihood that a reduced target would deliver a lower overall affordable housing output, the weight of combined evidence on need and viability points to retention of a 50% target.
- Our appraisals also test the impact of different approaches to tenure mixes. These results are attached as Appendix 8. If the Council sought London Living Rent in place Shared Ownership, the results indicate that there would be little difference in overall viability outcomes. This is because the affordability criteria for shared ownership (two thirds of units to be affordable to households in receipt of incomes not exceeding £50,000) caps the value which RPs can pay to acquire units from developers.
- The impact of seeking social rent in place of London Affordable Rent (see Appendix 9) will vary depending on private sales values. Schemes in lower value parts of the Borough will generate lower residual land values and any reduction in value has a greater proportional impact than would be the case in higher value areas. Table 6.18.1 shows the change in residual land values resulting from the rented housing element changing from London Affordable Rent to social rent on schemes where sales values are at the lower end of the Borough-wide range of £7,130 per square metre. Table 6.18.2 shows the same analysis for schemes with sales values of £9,880 per square metre (the higher end of the Borough-wide range). The changes in residual land values in the higher value area are relatively modest (an average of a 5% reduction at 35% affordable housing, or an average of 12% at 50% affordable housing). However, the average reduction on schemes at the lower end of the range are more significant, with an average reduction of 11% at 35% affordable housing, and an average of 29% at 50% affordable housing).

First Homes

- 6.19 On 24 May 2021, the Government published planning practice guidance on First Homes. This PPG defines First Homes as a form of discounted market sale housing which must be (a) discounted by a minimum of 30% below market value; (b) sold to eligible households (first time buyers in receipt of a gross household income not exceeding £90,000 per annum); and (c) in London, not exceed a sale value of £420,000 on first sale (lower limits apply outside London). The initial discount on first sale is to be passed on to future purchasers through a restrictive covenant on the title.
- 6.20 The PPG indicates that 25% of all affordable housing delivered by a development should be in the form of First Homes. For the purposes of appraising the impact of First Homes, we have assumed that they will replace some of the shared ownership units, so that the overall tenure mix equates to 70% rented; 5% shared ownership; and 25% First Homes.



Table 6.18.1: Percentage change in residual land values resulting from provision of rented housing as social rent (sales values of £7,130 per square metre)

	0%	5%	10%	15%	20%	25%	30%	35%	40%	45%	50%
1 One unit scheme (houses)	0%	-1%	-1%	-2%	-3%	-4%	-5%	-7%	-8%	-10%	-12%
2 Two unit scheme (houses)	0%	-1%	-1%	-2%	-3%	-4%	-5%	-7%	-8%	-10%	-12%
3 Two unit scheme (flats)	0%	-1%	-2%	-3%	-5%	-7%	-9%	-12%	-15%	-21%	-28%
4 Three unit scheme (houses)	0%	-1%	-1%	-2%	-3%	-4%	-5%	-7%	-8%	-10%	-12%
5 Three unit scheme (flats)	0%	-1%	-2%	-3%	-5%	-7%	-9%	-12%	-15%	-20%	-28%
6 Four unit scheme (houses)	0%	-1%	-1%	-2%	-3%		-5%	-7%	-8%	-10%	-12%
7 Four unit scheme (flats)	0%	-1%	-2%	-3%	-5%	-6%	-9%	-12%	-15%	-20%	-27%
8 Five unit scheme (houses)	0%	-1%	-1%	-2%	-3%	-4%	-5%	-7%	-8%	-10%	-12%
9 Five unit scheme (flats)	0%	-1%	-2%	-3%	-5%	-6%	-9%	-12%	-15%	-20%	-27%
10 Seven unit scheme (houses)	0%	-1%	-1%	-2%	-3%	-4%	-5%	-7%	-8%	-10%	-12%
11 Seven unit scheme (flats)	0%	-1%	-2%	-3%	-5%	-7%	-9%	-12%	-16%	-21%	-28%
12 Ten unit scheme (houses)	0%	-1%	-1%	-2%	-3%	-4%	-5%	-7%	-8%	-10%	-12%
13 Ten unit scheme (flats)	0%	-1%	-2%	-3%	-5%	-7%	-9%	-12%	-15%	-21%	-28%
14 Twenty unit scheme (houses and flats)	0%	-1%	-2%	-3%	-4%	-5%	-7%	-9%	-11%	-14%	-18%
15 Twenty unit scheme (flats)	0%	-1%	-2%	-3%	-5%	-7%	-9%	-12%	-16%	-21%	-29%
16 Thirty unit scheme (flats with community use on ground floor)	0%	-1%	-2%	-4%	-6%	-8%	-11%	-14%	-20%	-27%	-40%
17 Fifty unit scheme (flats - lower density)	0%	-1%	-2%	-3%	-5%	-7%	-9%	-12%	-16%	-21%	-28%
18 Fifty unit scheme (flats - higher density)	0%	-1%	-2%	-4%	-6%	-8%	-11%	-15%	-20%	-28%	-40%
19 Seventy unit scheme (Industrial/employment led scheme)	0%	-1%	-2%	-3%	-5%	-7%	-9%	-11%	-15%	-19%	-25%
20 Seventy unit scheme (flats - higher density)	0%	-1%	-2%	-4%	-6%	-9%	-12%	-16%	-22%	-31%	-47%
21 One hundred unit scheme (flats - lower density)	0%	-1%	-2%	-4%	-5%	-7%	-10%	-13%	-17%	-22%	-30%
22 One hundred unit scheme (flats - higher density)	0%	-1%	-3%	-4%	-6%	-9%	-12%	-17%	-23%	-33%	-50%
23 Two hunded unit scheme (flats)	0%	-1%	-3%	-4%	-6%	-9%	-12%	-17%	-24%	-34%	-52%
24 Three hundred unit scheme (flats)	0%	-1%	-3%	-5%	-7%	-10%	-15%	-21%	-31%	-48%	-85%
25 Four hundred unit scheme (flats)	0%	-2%	-6%	-11%	-19%	-37%	-92%	1224%	105%	61%	46%
26 Six hunded unit scheme (flats)	0%	-3%	-7%	-15%	-31%	-88%	437%	84%	52%	40%	34%

Table 6.18.: Percentage change in residual land values resulting from provision of rented housing as social rent (sales values of £9,880 per square metre)

		0%	5%	10%	15%	20%	25%	30%	35%	40%	45%	50%
1	One unit scheme (houses)	0%	0%	-1%	-1%	-2%	-2%	-3%	-4%	-5%	-6%	-7%
2	Two unit scheme (houses)	0%	0%	-1%	-1%	-2%	-2%	-3%	-4%	-5%	-6%	-7%
3	Two unit scheme (flats)	0%	0%	-1%	-2%	-2%	-3%	-4%	-5%	-7%	-8%	-11%
	Three unit scheme (houses)	0%	0%	-1%	-1%	-2%	-2%	-3%	-4%	-5%	-6%	-7%
5	Three unit scheme (flats)	0%	0%	-1%	-2%	-2%	-3%	-4%	-5%	-7%	-8%	-11%
6	Four unit scheme (houses)	0%	0%	-1%	-1%	-2%	-2%	-3%	-4%	-5%	-6%	-7%
7	Four unit scheme (flats)	0%	0%	-1%	-2%	-2%	-3%	-4%	-5%	-7%	-8%	-11%
8	Five unit scheme (houses)	0%	0%	-1%	-1%	-2%	-2%	-3%	-4%	-5%	-6%	-7%
9	Five unit scheme (flats)	0%	0%	-1%	-2%	-2%	-3%	-4%	-5%	-7%	-8%	-11%
10	Seven unit scheme (houses)	0%	0%	-1%	-1%	-2%	-2%	-3%	-4%	-5%	-6%	-7%
	Seven unit scheme (flats)	0%	0%	-1%	-2%	-2%	-3%	-4%	-5%	-7%	-9%	-11%
12	Ten unit scheme (houses)	0%	0%	-1%	-1%	-2%	-2%	-3%	-4%	-5%	-6%	-7%
13	Ten unit scheme (flats)	0%	0%	-1%	-2%	-2%	-3%	-4%	-5%	-7%	-9%	-11%
14	Twenty unit scheme (houses and flats)	0%	0%	-1%	-1%	-2%	-3%	-4%	-5%	-6%	-7%	-9%
15	Twenty unit scheme (flats)	0%	0%	-1%	-2%	-2%	-3%	-4%	-5%	-7%	-9%	-11%
16	Thirty unit scheme (flats with community use on ground floor)	0%	0%	-1%	-2%	-2%	-3%	-4%	-6%	-7%	-9%	-12%
17	Fifty unit scheme (flats - lower density)	0%	0%	-1%	-2%	-2%	-3%	-4%	-5%	-7%	-8%	-11%
18	Fifty unit scheme (flats - higher density)	0%	0%	-1%	-2%	-2%	-3%	-4%	-6%	-7%	-9%	-12%
	Seventy unit scheme (Industrial/employment led scheme)	0%	0%	-1%	-2%	-2%	-3%	-4%	-5%	-6%	-8%	-10%
20	Seventy unit scheme (flats - higher density)	0%	-1%	-1%	-2%	-3%	-4%	-5%	-6%	-8%	-10%	-13%
21	One hundred unit scheme (flats - lower density)	0%	0%	-1%	-2%	-2%	-3%	-4%	-5%	-7%	-9%	-11%
22	One hundred unit scheme (flats - higher density)	0%	-1%	-1%	-2%	-3%	-4%	-5%	-6%	-8%	-10%	-13%
23	Two hunded unit scheme (flats)	0%	-1%	-1%	-2%	-3%	-4%	-5%	-6%	-8%	-10%	-13%
24	Three hundred unit scheme (flats)	0%	-1%	-1%	-2%	-3%	-4%	-5%	-7%	-9%	-11%	-15%
	Four hundred unit scheme (flats)	0%	-1%	-2%	-2%	-4%	-5%	-7%	-10%	-14%	-20%	-31%
26	Six hunded unit scheme (flats)	0%	-1%	-2%	-3%	-4%	-6%	-8%	-11%	-16%	-24%	-41%

6.21 First Homes will generate slightly higher receipts for the Developer in comparison to shared ownership, as summarised in Table 6.21.1. The shared ownership unit values do not increase as unrestricted market values change due to the income caps placed on purchasers (i.e. two thirds of units to be affordable to households in receipt of gross annual incomes not exceeding £50,000).



Table 6.21.1: Comparison of value of First Homes and Shared Ownership

Unrestricted market value per square metre	Shared Ownership value per square metre	First Homes value per square metre (30% discount)	First Homes value per square metre (50% discount)
£7,130	£2,992	£4,991	£3,565
£7,474	£2,992	£5,232	£3,737
£7,818	£2,992	£5,473	£3,909
£8,162	£2,992	£5,713	£4,081
£8,506	£2,992	£5,954	£4,253
£8,850	£2,992	£6,195	£4,425
£9,194	£2,992	£6,215*	£4,597
£9,538	£2,992	£6,215*	£4,769
£9,880	£2,992	£6,215*	£4,940

^{*}these units are impacted by the £420,000 property price cap and require a higher discount than stated in the relevant column heading.



Table 6.12.1: Appraisal results – 70% London Affordable Rent and 30% Shared ownership (values of £7,130 per square metre)

Description	No of units	£6.3m p.h. BLV	0% AH	5% AH	10% AH	15% AH	Re:	sidual land val	ues 30% AH	35% AH	40% AH	45% AH	50%
One unit scheme (houses)	1	£380,267	276,170	263,832	251,496	239,158	226,820	214,483	202,145	189,807	40% An 177,470	165,133	3378
Two unit scheme (houses) Two unit scheme (flats)	2 2	£456,320	552,747 234,016	219,793	205,569	478,722 191,346	454,046 177,122	429,371 162,899	404,696 148,675	380,021 134,452	355,346 120,228	330,671 106,005	
Three unit scheme (houses) Three unit scheme (flats)	3 3		751,355 352,277	717,785 330,943	684,216 309,608	650,646 288,272	617,076 266,937	583,507 245,602	549,937 224,266	516,368 202,932	482,798 181,596	449,229 160,261	
Four unit scheme (houses) Four unit scheme (flats)	4	£1,140,800	1,037,475 497,364	991,155 467,304	944,835 437,245	898,514 407,186	852,194 377,127	805,873 347,068	759,553 317,010	713,233 286,951	666,912 256,892	620,592 226,833	
Five unit scheme (houses) Five unit scheme (flats)	5	£1,426,000	1,252,258	1,196,310	1,140,360 517,754	1,084,411 482,195	1,028,461 446.636	972,511 411,077	916,562 375,519	860,613 339,960	804,664 304,401	748,714 268,843	
Seven unit scheme (houses)	7	£1,996,400	1,789,879	1,709,943	1,630,007	1,550,072	1,470,136	1,390,199	1,310,263	1,230,328	1,150,392	1,070,456	
Seven unit scheme (flats) Ten unit scheme (houses)	7 10	£1,140,800 £2,852,000	830,203 2,541,235	780,025 2,427,730	729,848 2,314,223	679,671 2,200,718	629,494 2,087,212	579,316 1,973,707	529,139 1,860,201	478,962 1,746,696	428,785 1,633,189	378,608 1,519,684	
Ten unit scheme (flats) Twenty unit scheme (houses and flats)	10 20		1,187,396 3.169.284	1,115,714 3,005,851	1,044,032 2,842,418	972,351 2,678,986	900,669 2.515.554	828,987 2.352.121	757,305 2.188.688	685,624 2.025,257	613,942 1.861.824	542,260 1.698,391	
Twenty unit scheme (flats) Thirty unit scheme (flats with community use on ground floor)	20 30	£2,535,111	2,372,863	2,229,444	2,086,025	1,942,606 2,591,682	1,799,187	1,655,768 2.167.357	1,512,349	1,368,931 1,743,031	1,225,512	1,082,093	
Fifty unit scheme (flats - lower density)	50	£6,337,778	5,940,130		5,232,920	4,879,315	4,525,711	4,172,106	3,818,501	3,464,896	3,111,292	2,757,687	
Fifty unit scheme (flats - higher density) Seventy unit scheme (Industrial/employment led scheme)	50 70	£8,872,889	4,792,556 7,596,575	4,477,741 7,168,057	6,739,538	3,848,112 6,311,020	3,533,297 5,882,502	3,218,482 5,453,984	2,903,667 5,025,466	2,588,852 4,596,947	2,274,037 4,168,430	1,959,222 3,739,912	
Seventy unit scheme (flats - higher density) One hundred unit scheme (flats - lower density)	70 100		5,598,939 10,838,720	5,222,976 10,192,440	4,847,011 9,546,160	4,471,047 8,899,880	4,095,083 8,253,599	3,719,119 7,607,319	3,343,155 6,961,038	2,967,192 6,314,758	2,591,228 5,668,478	2,215,263 5,022,198	1
One hundred unit scheme (flats - higher density) Fwo hunded unit scheme (flats)	100 200		7,780,357 15,504,617	7,252,716 14 457 498	6,725,074 13,410,379	6,197,434 12,363,261	5,669,792 11,316,142	5,142,151 10,269,022	4,614,509 9,221,903	4,086,868 8 174 784	3,559,227 7 127 666	3,031,585 6,080,547	
Three hundred unit scheme (flats)	300 400	£28,520,000	20,134,000	18,656,141	17,178,284	15,700,425	14,222,568	12,744,709	11,266,852	9,786,625	8,300,845	6,815,065	
Four hundred unit scheme (flats) Six hunded unit scheme (flats)	600	£57,040,000	18,649,762	15,906,817	13,163,872	10,420,927	7,930,070	4,903,760	2,132,143	- 648,523	- 3,470,095	- 6,319,581	
Small scale Office Medium scale Office	-	£11,408,000 £11,408,000	- 10,862,418 - 15,608,522	- 10,862,418 - 15,608,522	- 10,862,418 - 15,608,522	- 10,862,418 - 15,608,522	- 10,862,418 - 15,608,522	- 10,862,418 - 15,608,522	- 10,862,418 - 15,608,522	- 10,862,418 - 15,608,522	- 10,862,418 - 15,608,522	- 10,862,418 - 15,608,522	- 10 - 15
ndustrial Scheme new build (50% plot ratio) ndustrial scheme intensification (60% plot ratio)	-	£11,408,000 £11,408,000	2,873,938 3,448,724	2,873,938 3,448,724	2,873,938 3,448,724	2,873,938 3,448,724	2,873,938 3,448,724	2,873,938 3,448,724	2,873,938 3,448,724	2,873,938 3,448,724	2,873,938 3,448,724	2,873,938 3,448,724	
HMARK LAND VALUE 2 (SECONDARY OFFICES)		£12,386,600	00/ 411	ITW AU	1400/ 411	AFOV AU		sidual land val		250/ 41/	1400/ 411	AFRY ALL	FOR
Description Die unit scheme (houses)	No of units	£412,887	0% AH 276,170	5% AH 263,832	10% AH 251,496	15% AH 239,158	20% AH 226,820	214,483	30% AH 202,145	35% AH 189,807	40% AH 177,470	45% AH 165,133	50%
Two unit scheme (houses) Two unit scheme (flats)	2		552,747 234,016	528,072 219,793	503,396 205.569	478,722 191,346	454,046 177,122	429,371 162,899	404,696 148,675	380,021 134,452	355,346 120,228	330,671 106,005	
Three unit scheme (houses) Three unit scheme (flats)	3	£928,995	751,355 352,277	717,785 330,943	684,216 309,608	650,646 288,272	617,076 266,937	583,507 245,602	549,937 224,266	516,368 202,932	482,798 181,596	449,229 160,261	
Four unit scheme (houses)	4	£1,238,660	1,037,475	991,155 467,304	944.835	898,514 407,186	852,194 377,127	805,873	759,553	713,233	666,912	620,592	
our unit scheme (flats) ive unit scheme (houses)	5		497,364 1,252,258	467,304 1,196,310	1,140,360	407,186 1,084,411	377,127 1,028,461	347,068 972,511	317,010 916,562	286,951 860,613	256,892 804,664	226,833 748,714	
Five unit scheme (flats) Seven unit scheme (houses)	5 7	£2,167,655	588,871 1,789,879	553,313 1,709,943	517,754 1,630,007	482,195 1,550,072	446,636 1,470,136	411,077 1,390,199	375,519 1,310,263	339,960 1,230,328	304,401 1,150,392	268,843 1,070,456	
Seven unit scheme (flats) Ten unit scheme (houses)	7 10	£1,238,660	830,203 2,541,235	780,025 2,427,730	729,848 2,314,223	679,671 2,200,718	629,494 2,087,212	579,316 1,973,707	529,139 1,860,201	478,962 1,746,696	428,785 1,633,189	378,608 1,519,684	
Fen unit scheme (flats)	10	£1,769,514	1,187,396	1,115,714	1,044,032	972,351 2,678,986	900,669	828,987	757,305	685,624	613,942 1.861.824	542,260 1 608 301	
rwenty unit scheme (houses and flats) wenty unit scheme (flats)	20	£2,752,578	2,372,863	2,229,444	2,842,418 2,086,025	1,942,606	2,515,554 1,799,187	2,352,121 1,655,768	2,100,668 1,512,349	2,025,257 1,368,931	1,225,512	1,082,093	
Thirty unit scheme (flats with community use on ground floor) Fifty unit scheme (flats - lower density)	30 50	£6,881,444	3,228,171 5,940,130	3,016,008 5,586,525	2,803,846 5,232,920	2,591,682 4,879,315	2,379,520 4,525,711	2,167,357 4,172,106	1,955,194 3,818,501	1,743,031 3,464,896	1,530,869 3,111,292	1,318,705 2,757,687	
ifty unit scheme (flats - higher density) Seventy unit scheme (Industrial/employment led scheme)	50 70		4,792,556 7,596,575	4,477,741 7,168,057	4,162,926 6,739,538	3,848,112 6,311,020	3,533,297 5,682,502	3,218,482 5,453,984	2,903,667 5,025,466	2,588,852 4,596,947	2,274,037 4.168.430	1,959,222 3,739,912	
Seventy unit scheme (flats - higher density) One hundred unit scheme (flats - lower density)	70 100	£7,225,516	5,598,939	5,222,976	4,847,011 9,546,160	4,471,047 8,899,880	4,095,083	3,719,119 7,607,319	3,343,155	2,967,192	2,591,228	2,215,263	
One hundred unit scheme (flats - higher density)	100	£10,322,166	7,780,357	7,252,716	6,725,074	6,197,434	5,669,792	5,142,151	4,614,509	4,086,868	3,559,227	3,031,585	
Two hunded unit scheme (flats) Three hundred unit scheme (flats)	200 300		15,504,617 20,134,000	14,457,498 18,656,141	13,410,379 17,178,284	12,363,261 15,700,425	11,316,142 14,222,568	10,269,022 12,744,709	9,221,903 11,266,852	8,174,784 9,786,625	7,127,666 8,300,845	6,080,547 6,815,065	5
our hundred unit scheme (flats) Six hunded unit scheme (flats)	400 600		15,696,203 18,649,762	13,761,639 15,906,817	11,827,074 13,163,872	9,880,966 10,420,927	7,930,070 7,675,377	5,979,174 4,903,760	4,028,278 2,132,143	2,077,383 - 648,523	124,259 - 3.470.095	- 1,877,082 - 6,319,581	
Small scale Office	-	£12,386,600	- 10,862,418	- 10,862,418	- 10,862,418	- 10,862,418	- 10,862,418	- 10,862,418	- 10,862,418	- 10,862,418	- 10,862,418	- 10,862,418	- 10
Medium scale Office Industrial Scheme new build (50% plot ratio)	-	£12,386,600 £12,386,600	2,873,938	2,873,938	2,873,938	2,873,938	2,873,938	2,873,938	2,873,938	2,873,938	2,873,938	2,873,938	
Industrial scheme intensification (60% plot ratio)	-	£12,386,600	3,448,724	3,448,724	3,448,724	3,448,724	3,448,724	3,448,724	3,448,724	3,448,724	3,448,724	3,448,724	
CHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)		£5,275,753											
Description							Res	sidual land val	ues				
	No of units	BLV	0% AH 276,170	5% AH 263,832	10% AH 251,496	15% AH 239,158	Re: 20% AH 226,820		ues 30% AH 202,145	35% AH 189,807	40% AH 177,470	45% AH 165,133	
One unit scheme (houses) Two unit scheme (houses)	1	BLV £175,858 £263,788	276,170 552,747	263,832 528,072	251,496 503,396	239,158 478,722	20% AH	25% AH	30% AH	189,807 380,021		Å	
One unit scheme (houses) Iwo unit scheme (houses) Ivo unit scheme (flats) Three unit scheme (houses)		£175,858 £263,788 £211,030 £395,681	276,170 552,747 234,016 751,355	263,832 528,072 219,793 717,785	251,496 503,396 205,569 684,216	239,158 478,722 191,346 650,646	20% AH 226,820 454,046 177,122 617,076	25% AH 214,483 429,371 162,899 583,507	30% AH 202,145 404,696 148,675 549,937	189,807 380,021 134,452 516,368	177,470 355,346 120,228 482,798	165,133 330,671 106,005 449,229	
One unit scheme (houses) Fivo unit scheme (houses) Fivo unit scheme (flats) Firee unit scheme (flats) Firee unit scheme (flats) Four unit scheme (houses)		### ##################################	276,170 552,747 234,016 751,355 352,277 1,037,475	263,832 528,072 219,793 717,785 330,943 991,155	251,496 503,396 205,569 684,216 309,608 944,835	239,158 478,722 191,346 650,646 288,272 898,514	20% AH 226,820 454,046 177,122 617,076 266,937 852,194	25% AH 214 483 429,371 162,899 583,507 245,602 805,873	30% AH 202,145 404,696 148,675 549,937 224,266 759,553	189,807 380,021 134,452 516,368 202,932 713,233	177,470 355,346 120,228	165,133 330,671 106,005	
One unit scheme (houses) Two unit scheme (houses) Three unit scheme (flats) Three unit scheme (flats) Three unit scheme (flats) Four unit scheme (houses) Four unit scheme (flats)	-	£175,858 £263,788 £211,030 £395,681 £226,104	276,170 552,747 234,016 751,355 352,277	263,832 528,072 219,793 717,785 330,943	251,496 503,396 205,569 684,216 309,608	239,158 478,722 191,346 650,646 288,272	20% AH 226,820 454,046 177,122 617,076 266,937	25% AH 214,483 429,371 162,899 583,507 245,602	30% AH 202,145 404,696 148,675 549,937 224,266	189,807 380,021 134,452 516,368 202,932	177,470 355,346 120,228 482,798 181,596	165,133 330,671 106,005 449,229 160,261	
One unit scheme (houses) I'wo unit scheme (houses) I'wo unit scheme (flats) Three unit scheme (houses) Four unit scheme (houses) Four unit scheme (flats) Four unit scheme (houses) Four unit scheme (houses) Four unit scheme (houses)		\$175,858 £263,788 £211,030 £395,681 £226,104 £527,575 £301,472 £659,469 £376,839	276,170 552,747 234,016 751,355 352,277 1,037,475 497,364 1,252,258 588,871	263,832 528,072 219,793 717,785 330,943 991,155 467,304 1,196,310 553,313	251,496 503,396 205,569 684,216 309,608 944,835 437,245 1,140,360 517,754	239,158 478,722 191,346 650,646 288,272 698,514 407,186 1,084,411 482,195	20% AH 226,820 454,046 177,122 617,076 266,937 852,194 377,127 1,028,461 446,636	25% AH 214,483 429,371 162,899 583,507 245,602 805,873 347,068 972,511 411,077	30% AH 202,145 404,696 148,675 549,937 224,266 759,553 317,010 916,562 375,519	189,807 380,021 134,452 516,368 202,932 713,233 286,951 860,613 339,960	177,470 355,346 120,228 482,798 161,596 666,912 256,692 804,664 304,401	165,133 330,671 105,005 449,229 160,261 620,592 226,633 748,714 268,843	
One unit scheme (houses) Iwo unit scheme (houses) Iwo unit scheme (flats) Three unit scheme (mouses) Three unit scheme (flats) Four unit scheme (flats) Four unit scheme (flats) Five unit scheme (houses) Five unit scheme (houses) Five unit scheme (flats) Five unit scheme (flats) Sever unit scheme (flats)		£175,858 £263,788 £211,030 £395,681 £226,104 £527,575 £301,472 £659,469 £376,839 £923,257 £527,575	276,170 552,747 234,016 751,355 352,277 1,037,475 497,364 1,252,258 588,871 1,789,879 830,203	263,832 528,072 219,73 717,785 330,943 991,155 467,304 1,196,310 553,313 1,709,943 780,025	251,496 503,396 205,569 684,216 309,608 944,835 437,245 1,140,360 517,754 1,630,007 729,848	239,158 478,722 191,346 650,646 288,272 898,514 407,186 1,084,411 462,195 1,550,072 679,671	20% AH 226,820 454,046 177,122 617,076 266,937 652,194 377,127 1,028,461 46,6536 1,470,136 629,494	25% AH 214,483 429,371 162,699 583,507 245,602 805,873 347,068 972,511 411,077 1,390,199 579,316	30% AH 202 145 404 696 145,675 549 937 224,266 759,553 317,010 916,562 375,519 1,310,263 529,139	189,807 380,021 134,452 516,368 202,932 713,233 286,951 860,613 339,960 1,230,328 478,962	177,470 355 346 120,225 482,798 181,596 660,912 256,692 304,664 304 401 1,150,392 426,765	165,133 330,671 106,005 449,229 160,261 620,592 226,633 748,714 268,643 1,070,456	
One unit scheme (houses) Iwo unit scheme (houses) Iwo unit scheme (flats) Three unit scheme (houses) Three unit scheme (flats) Four unit scheme (houses) Our unit scheme (flats) Five unit scheme (houses) Five unit scheme (flats) Seven unit scheme (flats) Seven unit scheme (flats) Seven unit scheme (flats)		\$175,858 £263,788 £211,030 £395,681 £226,104 £527,575 £301,472 £659,468 £376,839 £923,257	276,170 552,747 234,016 751,355 352,277 1,037,475 497,364 1,252,258 588,871 1,789,879	265,832 528,072 219,793 717,785 330,943 991,155 467,304 1,196,310 553,313 1,709,943 760,025 2,427,730 1,115,714	251,496 503,396 205,569 684,216 309,608 944,835 437,245 1,140,360 517,754 1,630,007 729,848 2,314,223 1,044,032	239,158 478,722 191,346 650,646 288,272 898,514 407,186 1,084,411 482,195 1,550,072 679,671 2,200,718 972,351	20% AH 226,820 454,046 77,122 617,076 266,937 852,194 377,127 1,028,461 446,630 1,470,136 623,494 2,087,212 900,669	25% AH 214,483 429,371 162,699 583,507 245,602 805,873 347,068 972,511 411,077 1,390,199 579,316 1,977,707 828,987	30% AH 202,145 404,696 146,675 549,937 224,266 759,553 317,010 916,562 375,519	189,807 380,021 194,452 515,368 202,932 713,233 286,951 860,613 339,960 1,230,328 478,962 1,746,656 685,624	177,470 355,346 120,228 482,798 161,596 666,912 256,692 804,664 304,401	165,133 330,671 105,005 449,229 160,261 620,592 226,633 748,714 268,843	
One unit scheme (houses) Two unit scheme (houses) Three unit scheme (flats) Three unit scheme (flats) Three unit scheme (flats) Four unit scheme (flats) Four unit scheme (flats) Five unit scheme (flats) Five unit scheme (flats) Seven unit scheme (flats) Seven unit scheme (flats) Fer unit scheme (flats)		\$\begin{align*} \text{\$175,858} \\ \text{\$\xi263,788} \\ \text{\$\xi263,788} \\ \text{\$\xi261,030} \\ \text{\$\xi395,681} \\ \text{\$\xi266,104} \\ \text{\$\xi267,575} \\ \text{\$\xi363,472} \\ \text{\$\xi659,469} \\ \text{\$\xi376,839} \\ \text{\$\xi326,27,575} \\ \text{\$\xi318,938} \\ \text{\$\xi388} \\ \t	276,170 552,747 234,016 751,355 352,277 1,037,475 497,364 1,252,258 588,671 1,759,879 830,203 2,541,235	263,832 528,072 219,793 30,943 991,155 467,304 1,196,310 553,313 1,709,943 780,025 2,427,730	251,496 503,396 205,569 684,216 309,608 944,835 437,245 1,140,360 517,754 1,630,007 729,848 2,314,223	239,158 478,722 191,346 650,646 288,272 898,514 407,156 1,084,411 482,195 1,550,072 679,671 2,200,718	20% AH 226,820 454,046 177,122 617,076 266,937 852,194 377,127 1,026,461 446,636 1,470,136 629,494 2,067,212	25% AH 214,483 429,371 162,699 583,507 245,602 805,673 347,068 972,511 411,077 1,390,199 579,316	30% AH 202,145 404,696 146,675 549,937 224,266 759,553 317,010 916,562 375,519 1,310,263 529,139	189,807 380,021 134,452 516,368 202,952 713,233 286,951 860,613 339,960 1,230,928 476,962	177,470 355 346 120,225 482,798 181,596 660,912 256,692 304,664 304 401 1,150,392 426,765	165,133 330,671 106,005 449,229 160,261 620,592 226,633 748,714 268,643 1,070,456	
One unit scheme (houses) Two unit scheme (houses) Two unit scheme (flats) Three unit scheme (houses) Three unit scheme (flats) Four unit scheme (houses) Four unit scheme (houses) Four unit scheme (flats) Five unit scheme (flats) Five unit scheme (flats) Seven unit scheme (flats) Fen unit scheme (flats) Fen unit scheme (flats) Fen unit scheme (houses) Fevent unit scheme (houses) Fen unit scheme (flats) Twenty unit scheme (flats) Twenty unit scheme (flats) Twenty unit scheme (flats) Thirty unit scheme (flats)		\$\begin{array}{c} \text{\$175,858} \\ \text{\$c263,768} \\ \text{\$c211,030} \\ \text{\$c395,681} \\ \text{\$c26,104} \\ \text{\$c26,104} \\ \text{\$c26,104} \\ \text{\$c27,675} \\ \text{\$c301,472} \\ \text{\$c659,469} \\ \text{\$c37,675} \\ \text{\$c37,675} \\ \text{\$c31,3693} \\ \text{\$c753,679} \\ \text{\$c1,318,938} \\ \text{\$c753,679} \\ \text{\$c1,758,584} \\ \text{\$c1,775,8584} \\ \text{\$c1,775,8584} \\ \text{\$c1,758,584} \\ \text{\$c1,758,584} \\ \end{array}\$	276,170 552,747 234,016 751,355 352,277 1,037,475 497,364 1,252,258 588,871 1,769,679 830,203 2,541,235 1,187,396 3,169,264	265,632 528,072 219,793 717,785 330,943 991,155 467,304 1,196,310 553,313 1,709,942 780,025 2,427,730 1,115,714 3,005,651	251,496 503,396 205,569 684,216 309,608 944,835 437,245 1,140,360 517,754 1,630,007 1,040,032 2,314,223 1,044,032 2,842,418 2,086,025 2,803,846	239,158 478,722 191,346 650,646 288,272 898,514 407,156 1,550,072 579,671 2,200,718 972,351 2,78,996 1,942,666 2,591,682	20% AH	25% AH 214,483 429,371 162,699 583,507 245,602 805,873 347,068 972,511 411,077 1,390,199 579,316 1,973,707 828,967 2,352,121 1,655,768 2,167,357	30% AH 202,145 404,696 146,676 549,937 224,266 759,553 317,010 916,562 375,519 1,310,263 529,139 1,860,201 757,305 2,188,668 1,512,349	189,807 380,021 34,452 516,368 202,952 713,233 286,951 860,613 339,960 1,230,328 478,962 1,746,696 685,624 2,025,257 1,368,931	177,470 355,346 120,220 482,798 161,566 666,912 556,562 804,664 304,401 1,150,392 420,785 1,633,189 613,942 1,061,824 1,225,512 1,225,512	165,133 330,671 106,006 449,229 160,261 620,592 226,853 748,714 66,843 1,070,456 77,606 1,519,684 542,260 1,698,391 1,082,093	
One unit scheme (houses) Iwo unit scheme (houses) Iwo unit scheme (flats) Three unit scheme (flats) Three unit scheme (flats) Four unit scheme (flats) Four unit scheme (flats) Four unit scheme (flats) Five unit scheme (houses) Five unit scheme (flats) Five unit scheme (flats) Four unit scheme (flats)		BLV £175,858 £263,788 £211,030 £395,881 £226,104 £527,575 £301,472 £659,469 £376,575 £313,8398 £753,679 £1,758,584 £1,172,389 £1,758,584 £1,172,389 £1,758,584 £2,930,974 £2,198,230	276,170 552,747 23,016 751,355 352,277 1,037,475 497,364 1,252,258 588,871 1,758,879 330,203 2,541,235 1,107,395 3,169,284 2,372,663 3,288,171 5,940,130 4,792,556	265,632 528,072 219,793 717,785 330,943 991,155 467,304 1,196,310 553,313 7,00,943 780,025 2,427,730 1,115,714 3,016,008 5,586,525 4,477,741	251,496 503,396 205,559 684,216 309,608 944,035 517,754 1,140,360 517,754 1,630,007 729,848 2,314,223 1,044,032 2,842,418 2,066,025 2,803,846 5,232,920 4,162,926	239,158 478,722 191,346 650,646 288,272 898,514 407,186 1,084,411 482,195 1,550,072 679,671 2,200,718 972,351 2,678,986 1,942,606 2,591,682 4,679,315 3,648,112	20% AH 226,820 454,046 177,122 617,076 266,937 552,194 377,127 1,026,461 446,636 2,087,212 900,669 2,515,554 1,799,187 2,379,520 4,525,711 3,533,297	25% AH 214,483 429,371 162,899 583,507 245,602 805,873 347,068 972,511 411,077 1,390,199 579,316 1,973,707 625,667 2,352,121 1,655,768 2,167,357 4,172,106 3,216,482	30% AH 202,145 404,696 146,675 549,937 224,266 759,553 317,010 916,562 375,519 1,310,263 529,139 1,860,201 777,305 2,186,688 1,512,349 1,955,194 3,818,551	189,807 380,021 194,452 516,368 07,13,233 286,951 660,613 339,960 1,230,328 476,962 1,746,696 685,624 2,025,257 1,368,931 1,743,031 3,464,896 2,586,652	177,470 355,346 120,320 482,798 161,596 666,912 256,692 304,664 304,401 1,150,392 426,765 1,633,189 613,542 1,861,824 1,225,512 1,530,669 3,111,292 2,274,037	165,133 330,671 6,006 449,229 60,521 226,633 749,714 266,643 1,070,456 376,608 1,519,684 42,280 1,696,391 1,082,093 1,316,708 2,757,687	
One unit scheme (houses) I'wo unit scheme (houses) I'hree unit scheme (flats) I'hree unit scheme (flats) I'hree unit scheme (flats) I'hree unit scheme (flats) I'our unit scheme (flats) I'our unit scheme (flats) I've unit scheme (flats) I'venty unit scheme (flats) I'venty unit scheme (flats with community use on ground floor) I'ifty unit scheme (flats - lower density) I'venty unit scheme (flats - lipher density) I'veventy unit scheme (flats - lipher density)		BLV	276,170 552,747 234,016 751,355 352,277 1037,476 497,364 1,252,258 508,671 1,789,879 6,50,203 2,541,235 1,187,396 3,109,284 2,372,863 3,226,171 5,940,130 4,792,556 7,566,575 5,588,939	265,832 528,072 219,793 717,765 330,943 991,155 467,304 1,196,310 1,709,943 760,025 2,427,730 1,115,714 5,005,651 2,229,444 3,016,008 5,566,525 4,477,741 7,168,067 5,222,976	251,495 503,396 604,216 309,608 44,635 437,245 1,140,360 517,754 1,630,007 725,648 2,314,223 1,044,032 2,642,418 2,086,025 2,803,646 5,232,920 4,162,926 4,759,538 4,847,011	239,158 478,722 191,346 650,646 288,272 595,514 407,186 1,084,411 482,195 1,550,072 679,671 2,200,718 772,351 2,678,986 1,942,666 2,551,682 4,679,315 3,848,112 6,311,020 4,471,047	20% AH	25% AH 214,483 429,371 162,899 583,507 245,602 805,873 347,068 972,511 411,077 1,390,199 579,316 1,973,707 828,987 2,352,121 1,655,768 2,167,357 4,172,106 3,218,482 5,455,864 3,719,119	30% AH 202,145 404,696 146,675 549,937 224,266 759,553 317,010 916,562 375,519 1,310,263 529,139 1,850,201 1,850,201 1,955,194 3,816,501 2,903,667 5,024,666	189,607 380,021 54,452 516,368 202,852 713,223 286,951 860,613 339,960 1,230,328 476,962 1,746,696 685,624 2,025,257 1,368,931 1,743,031 3,464,696 2,588,652 4,596,647 2,967,192	177,470 355,346 120,228 482,798 161,596 666,912 256,892 804,664 004,401 1,150,392 426,765 1,633,189 613,942 1,861,824 1,225,512 1,530,669 3,111,292 2,274,037 4,166,430 2,591,228	165,133 330,671 106,006 449,229 160,261 620,592 226,853 748,714 66,843 1,070,456 77,606 1,519,684 542,260 1,698,391 1,082,093	
One unit scheme (houses) Iwo unit scheme (houses) Iwo unit scheme (flats) Three unit scheme (flats) Three unit scheme (flats) Four unit scheme (flats) Four unit scheme (flats) Four unit scheme (flats) Five unit scheme (houses) Five unit scheme (houses) Five unit scheme (houses) Five unit scheme (flats) Foeven unit scheme (flats) Four unit scheme (flats) Four unit scheme (flats) Four unit scheme (flats) Fire unit scheme (flats) Four density) Four unit scheme (flats - higher density) Four hundred unit scheme (flats - higher density) Four hundred unit scheme (flats - higher density) Four hundred unit scheme (flats - higher density)		BLV	276,170 552,747 234,016 751,355 352,277 1,037,475 497,364 1,252,250 588,671 1,789,679 830,203 2,541,235 1,187,396 3,159,284 2,372,663 3,228,171 5,940,130 4,792,556 7,596,575 5,589,339 10,838,720 7,780,357	265,632 528,072 219,793 717,785 330,943 991,155 467,304 1,196,310 553,313 1709,943 780,025 2,27,730 1,115,714 3,005,851 2,229,444 3,016,008 4,477,741 7,168,057 5,222,976 1,1168,057 5,222,976	251,496 503,396 84,216 309,608 944,835 437,7245 1,140,360 517,754 1,630,007 729,848 2,314,223 1,044,032 2,842,418 2,086,025 2,832,846 5,232,920 4,162,926 6,739,538 4,847,011 9,545,6160 6,725,074	239,158 478,722 191,346 650,646 288,272 898,514 407,186 1,084,411 482,195 1,550,072 679,671 2,200,716 972,351 2,678,986 1,942,606 2,591,682 4,679,315 3,848,112 6,311,020 4,471,047 8,899,880 6,197,434	20% AH	25% AH 214,483 429,371 102,899 583,507 245,602 805,873 347,068 972,511 411,077 1,390,199 579,316 1,973,707 628,967 2,352,121 1,655,768 2,167,357 4,172,106 3,271,482 5,453,964 3,719,119 5,142,151	30% AH 202,145 404,696 146,675 549,637 224,266 759,553 317,010 915,562 375,519 1,310,263 529,139 1,860,201 757,305 2,186,688 1,512,349 1,955,194 2,903,667 5,025,466 3,343,155 6,961,538	189,807 380,021 34,452 516,368 02,552 713,233 286,951 600,613 339,960 1,230,328 476,962 1,746,656 685,624 2,025,257 1,366,931 1,743,031 3,464,696 2,588,852 4,596,947 2,967,192 6,314,758	177,470 355,346 120,320 482,798 161,596 666,912 256,692 304,664 304,401 1,150,392 426,765 1,633,189 613,542 1,861,824 1,225,512 1,530,669 3,111,292 2,274,037	165,133 330,671 6,006 449,229 60,521 226,633 749,714 266,643 1,070,456 376,608 1,519,684 42,280 1,696,391 1,082,093 1,316,708 2,757,687	
One unit scheme (houses) I'wo unit scheme (houses) I'wo unit scheme (flats) Three unit scheme (flats) Three unit scheme (flats) Four unit scheme (flats) Four unit scheme (flats) Four unit scheme (flats) Five unit scheme (houses) Five unit scheme (houses) Fover unit scheme (flats) Fover unit scheme (flats) Fover unit scheme (flats) Fover unit scheme (flats) For unit scheme (flats) Foventy unit scheme (flats) Fiventy unit scheme (flats - lower density) Fifty unit scheme (flats - higher density) Foventy unit scheme (flats - higher density) For unit scheme (flats - higher density)		\$175,858 £211,030 £395,881 £226,104 £527,575 £301,472 £659,469 £376,859 £376,859 £376,859 £41,758,584 £1,172,389 £1,758,584 £2,930,974 £2,198,230 £4,103,363 £3,077,522 £5,881,947	276,170 552,747 23,016 751,355 352,277 1037,475 497,364 1,252,256 588,871 1,789,879 630,203 2,541,235 1,187,396 3,189,284 2,372,863 3,228,171 5,940,130 4,792,556 7,596,575 5,569,593	265,632 528,072 219,763 717,785 330,943 991,155 467,304 1,196,310 553,313 1,709,943 780,025 2,427,730 1,115,714 3,005,051 2,229,444 3,016,008 5,586,525 4,77741 7,168,057 5,222,976 10,192,440 7,252,716	251,496 503,396 684,216 309,608 944,835 7,725 1,140,360 517,754 1,630,007 729,848 2,314,223 1,044,032 2,042,418 2,086,025 2,603,646 5,232,920 4,162,926 6,739,538 4,847,011 9,546,160 6,725,074 13,410,379	239,158 478,722 191,346 650,646 288,272 998,514 407,186 1,084,411 482,195 1,550,072 679,671 2,200,778 972,351 2,678,986 1,942,606 2,591,682 4,879,315 3,848,112 6,311,020 4,471,047 8,699,880	20% AH	25% AH 214,483 429,371 162,699 583,507 245,602 805,873 347,068 972,511 411,077 1,390,199 579,316 1,973,707 620,967 2,352,121 1,655,768 2,167,357 4,172,106 3,216,462 5,455,984 5,719,119 7,607,319 5,142,151	30% AH 202,145 404,696 146,675 549,937 224,266 916,562 916,562 975,519 1,310,263 520,139 1,860,201 757,305 2,186,686 1,512,349 3,818,501 2,903,667 5,025,466 3,343,155 6,961,038	189,607 380,021 34,452 516,368 202,952 713,233 286,951 660,613 339,960 1,746,696 685,624 2,025,257 1,368,931 1,743,031 3,464,896 2,598,847 2,967,192 6,314,758	177,470 355,346 120,228 482,798 161,596 666,912 256,892 804,664 004,401 1,150,392 426,765 1,633,189 613,942 1,861,824 1,225,512 1,530,669 3,111,292 2,274,037 4,166,430 2,591,228	165,133 330,671 6,006 449,229 60,521 226,633 749,714 266,643 1,070,456 376,608 1,519,684 42,280 1,696,391 1,082,093 1,316,708 2,757,687	
One unit scheme (houses) Iwo unit scheme (houses) Three unit scheme (flats) Three unit scheme (flats) Three unit scheme (flats) Four unit scheme (flats) Four unit scheme (flats) Four unit scheme (flats) Five unit scheme (flats) Five unit scheme (houses) Five unit scheme (flats) Four unit scheme (flats)		\$175,858 £211,030 £395,881 £226,104 £527,575 £301,472 £659,469 £753,679 £757,575 £1318,938 £753,679 £1,758,584 £1,72,389 £1,758,584 £2,930,974 £2,198,230 £4,103,363 £3,077,522 £5,861,947 £4,396,460 £8,792,921 £13,189,381 £17,585,842 £17,585,842	276,170 552,747 23,016 751,355 352,277 1,037,475 497,364 1,252,256 588,871 1,759,879 300,203 2,541,235 1,107,396 3,169,284 2,772,663 3,281,771 5,940,130 4,792,556 7,596,575 5,596,939 10,838,720 7,780,357	265,632 528,072 219,793 717,785 330,943 991,155 467,304 1,196,310 553,313 1709,943 780,025 2,27,730 1,115,714 3,005,851 2,229,444 3,016,008 4,477,741 7,168,057 5,222,976 1,1168,057 5,222,976	251,496 503,396 84,216 309,608 944,835 437,7245 1,140,360 517,754 1,630,007 729,848 2,314,223 1,044,032 2,842,418 2,086,025 2,832,846 5,232,920 4,162,926 6,739,538 4,847,011 9,545,6160 6,725,074	239,158 478,722 191,346 650,646 288,272 898,514 407,186 1,084,411 482,195 1,550,072 679,671 2,200,778 2,723,51 2,678,986 1,942,606 2,591,682 4,679,315 3,848,112 6,311,020 4,471,047 8,899,880 6,197,434 12,633,261 15,700,425 9,680,966	20% AH	25% AH 214,483 420,371 162,899 583,507 245,602 805,873 347,068 972,511 411,077 1,390,199 570,316 1,973,707 826,987 2,352,121 1,655,768 2,167,357 4,172,106 3,216,462 5,453,984 3,719,119 7,607,319 5,427,519 10,299,022 12,744,709 5,679,174	30% AH 202,145 404,696 146,675 549,937 224,266 759,553 317,010 916,562 375,519 1,310,263 529,139 1,860,201 757,305 2,188,688 1,512,349 1,955,194 3,818,501 2,903,667 5,025,466 3,343,155 6,961,038 4,614,509 9,221,903	189,807 380,021 34,452 516,368 02,552 713,233 266,951 600,613 339,960 1,230,328 476,962 1,746,696 685,624 2,025,277 1,366,931 1,743,031 3,444,696 2,588,852 4,596,947 2,967,192 4,086,868 6,174,784	177,470 355,346 20,326 482,798 16,556 666,512 256,692 204,664 304,001 1,150,392 426,765 1,633,189 613,542 1,861,824 1,225,512 1,530,669 3,111,292 2,274,037 4,168,430 2,566,478 3,559,227 7,12,7668 5,300,645	165,133 330,671 6,006 449,229 60,521 226,633 749,714 266,643 1,070,456 376,608 1,519,684 42,280 1,696,391 1,082,093 1,316,708 2,757,687	
One unit scheme (houses) I'wo unit scheme (houses) I'hree unit scheme (flats) I'hree unit scheme (flats - lower density) I'hree hundred unit scheme (flats)		BLV	276,170 552,747 234,016 751,355 352,277 1,037,475 497,364 1,252,258 8,871 1,789,879 830,203 2,541,235 1,187,396 3,109,284 2,372,863 3,229,171 5,940,130 4,752,556 7,596,575 5,599,939 10,838,720 7,780,357	265,632 528,072 219,763 717,785 330,943 991,155 467,304 1,196,310 553,313 1,709,943 780,025 2,427,730 1,115,714 3,005,051 2,229,444 3,016,008 5,586,525 4,77741 7,168,057 5,222,976 10,192,440 7,252,716	251,496 503,396 684,216 309,608 944,835 7,725 1,140,360 517,754 1,630,007 729,848 2,314,223 1,044,032 2,042,418 2,086,025 2,603,646 5,232,920 4,162,926 6,739,538 4,847,011 9,546,160 6,725,074 13,410,379	239,158 478,722 191,346 650,646 288,272 898,514 407,156 1,084,411 482,195 1,550,072 2,78,986 2,978,986 2,591,682 4,879,315 3,848,112 6,311,020 4,471,047 8,99,880 6,197,434 12,363,261	20% AH	25% AH 214,483 429,371 162,899 583,507 245,602 805,873 347,068 972,511 411,077 1,390,199 579,316 1,973,707 828,987 2,352,121 1,655,768 2,167,357 4,172,106 3,218,482 5,453,984 3,719,119 7,607,319 5,142,151 1,266,022 12,744,709	30% AH 202,145 404,696 146,675 549,937 224,266 759,553 317,010 916,562 375,519 1,310,263 529,139 1,860,201 1,850,201 1,850,201 1,850,201 1,850,201 1,850,201 1,955,194 3,818,501 2,903,667 5,024,466 3,343,155 6,961,038 4,614,509 9,221,903	189,807 380,021 34,452 516,368 02,552 713,233 266,951 600,613 339,960 1,230,328 476,962 1,746,696 685,624 2,025,277 1,366,931 1,743,031 3,444,696 2,588,852 4,596,947 2,967,192 4,086,868 6,174,784	177,470 355,346 120,228 482,798 161,596 666,912 256,892 804,664 004,401 1,150,392 426,765 1,633,189 613,942 1,861,824 1,225,512 1,530,669 3,111,292 2,274,037 4,166,430 2,591,228	165,133 330,671 6,006 449,229 60,521 226,633 749,714 266,643 1,070,456 376,608 1,519,684 42,280 1,696,391 1,082,093 1,316,708 2,757,687	
One unit scheme (houses) I'wo unit scheme (houses) I'wo unit scheme (flats) Three unit scheme (flats) Three unit scheme (flats) Four unit scheme (flats) Four unit scheme (flats) Four unit scheme (flats) Five unit scheme (flats) Five unit scheme (flats) Five unit scheme (flats) Foeven unit scheme (flats) Four unit dunit scheme (flats) Four unit scheme (flats) Four unit scheme (flats)		\$\begin{array}{c} \text{\$175,858} \\ \text{\$221,030} \\ \text{\$6376,839} \\ \text{\$627,575} \\ \text{\$6396,831} \\ \text{\$6396,831} \\ \text{\$6396,831} \\ \text{\$6396,831} \\ \text{\$6396,832} \\ \text{\$657,675} \\ \text{\$6396,839} \\ \text{\$627,675} \\ \text{\$6376,839} \\ \text{\$627,675} \\ \text{\$61,318,938} \\ \text{\$675,3679} \\ \text{\$61,1758,584} \\ \text{\$62,1758,584} \\ \text{\$62,075,588} \\ \text{\$63,077,522} \\ \text{\$65,861,947} \\ \text{\$63,077,522} \\ \text{\$65,875,753} \\ \text{\$65,275,753} \\ \$65,275,75	276,170 552,747 23,016 751,355 352,277 1,037,475 497,364 1,252,256 588,871 1,759,879 300,203 2,541,235 1,107,396 3,169,284 2,772,663 3,281,771 5,940,130 4,792,556 7,596,575 5,596,939 10,838,720 7,780,357	265,632 528,072 219,763 717,785 330,943 991,155 467,304 1,196,310 553,313 1,709,943 780,025 2,427,730 1,115,714 3,005,051 2,229,444 3,016,008 5,586,525 4,77741 7,168,057 5,222,976 10,192,440 7,252,716	251,496 503,396 684,216 309,608 944,835 7,725 1,140,360 517,754 1,630,007 729,848 2,314,223 1,044,032 2,042,418 2,086,025 2,603,646 5,232,920 4,162,926 6,739,538 4,847,011 9,546,160 6,725,074 13,410,379	239,158 478,722 191,346 650,646 288,272 898,514 407,186 1,084,411 482,195 1,550,072 679,671 2,200,778 2,723,51 2,678,986 1,942,606 2,591,682 4,679,315 3,848,112 6,311,020 4,471,047 8,899,880 6,197,434 12,633,261 15,700,425 9,680,966	20% AH	25% AH 214,483 420,371 162,899 583,507 245,602 805,873 347,068 972,511 411,077 1,390,199 570,316 1,973,707 826,987 2,352,121 1,655,768 2,167,357 4,172,106 3,216,462 5,453,984 3,719,119 7,607,319 5,427,519 10,299,022 12,744,709 5,679,174	30% AH 202,145 404,696 146,675 549,937 224,266 759,553 317,010 916,562 375,519 1,310,263 529,139 1,860,201 1,850,201 1,850,201 1,850,201 1,850,201 1,850,201 1,955,194 3,818,501 2,903,667 5,024,466 3,343,155 6,961,038 4,614,509 9,221,903	189,807 380,021 34,452 516,368 02,552 713,233 266,951 600,613 339,960 1,230,328 476,962 1,746,696 685,624 2,025,277 1,366,931 1,743,031 3,444,696 2,588,852 4,596,947 2,967,192 4,086,868 6,174,784	177,470 355,346 20,326 482,798 16,556 666,512 256,692 204,664 304,001 1,150,392 426,765 1,633,189 613,542 1,861,824 1,225,512 1,530,669 3,111,292 2,274,037 4,168,430 2,566,478 3,559,227 7,12,7668 5,300,645	165,133 330,671 6,006 449,229 60,521 226,633 749,714 266,643 1,070,456 376,608 1,519,684 42,280 1,696,391 1,082,093 1,316,708 2,757,687	
One unit scheme (houses) Two unit scheme (houses) Two unit scheme (flats) Three unit scheme (flats) Three unit scheme (flats) Four unit scheme (flats) Four unit scheme (flats) Four unit scheme (flats) Five unit scheme (flats) Five unit scheme (flats) Seven unit scheme (flats) Seven unit scheme (flats) Seven unit scheme (flats) Four unit scheme (flats) Twenty unit scheme (flats) Twenty unit scheme (flats) Twenty unit scheme (flats - lower density) Fifty unit scheme (flats - loyer density) Seventy unit scheme (flats - ligher density) Seventy unit scheme (flats - higher density) One hundred unit scheme (flats - higher density) One hundred unit scheme (flats - higher density) Two hunded unit scheme (flats - higher density) Four hundred unit scheme (flats - higher density) Two hunded unit scheme (flats) Four hundred unit scheme (flats) Four hundred unit scheme (flats) Four hundred unit scheme (flats) Six hunded unit scheme (flats) Medium scale Office		81V £175,858 £223,788 £211,030 £395,881 £226,104 £527,575 £301,472 £6859,469 £376,833 £323,257 £527,575 £1,188,938 £1,758,584 £1,758,584 £2,930,974 £2,198,230 £4,103,863 £376,377,522 £5,861,947 £4,396,460 £3,776,522 £5,861,947 £4,396,460 £3,776,522 £5,861,947 £4,396,460 £7,585,842 £7,585,842 £7,585,842 £7,585,842 £7,585,842 £7,585,842 £7,585,842 £7,585,842 £7,585,842 £7,585,842 £7,585,842 £7,585,842 £7,575,553	276,170 552,747 23a,016 751,355 352,277 1037,475 497,364 1,252,256 588,871 1,789,879 330,203 2,541,235 1,187,396 3,189,284 2,372,863 3,228,171 5,940,130 4,792,556 7,596,575 5,596,575 5,596,575 1,594,617 20,134,000 1,668,003 1,668,003 1,668,003 1,668,003 1,668,003 1,668,003 1,668,003 1,668,003	265,632 528,072 219,763 717,785 330,943 991,155 467,304 1,196,310 553,313 1,709,943 780,025 2,427,730 1,115,714 3,005,051 2,229,444 3,016,008 5,586,525 4,77741 7,168,057 5,222,976 10,192,440 7,252,716	251,496 503,396 684,216 309,608 944,835 7,725 1,140,360 517,754 1,630,007 729,848 2,314,223 1,044,032 2,042,418 2,086,025 2,603,646 5,232,920 4,162,926 6,739,538 4,847,011 9,546,160 6,725,074 13,410,379	239,158 478,722 191,346 650,646 288,272 898,514 407,186 1,084,411 482,195 1,550,072 679,671 2,200,778 2,723,51 2,678,986 1,942,606 2,591,682 4,679,315 3,848,112 6,311,020 4,471,047 8,899,880 6,197,434 12,633,261 15,700,425 9,680,966	20% AH	25% AH 214,483 420,371 162,899 583,507 245,602 805,873 347,068 972,511 411,077 1,390,199 570,316 1,973,707 826,987 2,352,121 1,655,768 2,167,357 4,172,106 3,216,462 5,453,984 3,719,119 7,607,319 5,427,519 10,299,022 12,744,709 5,679,174	30% AH 202,145 404,696 146,675 549,937 224,266 759,553 317,010 916,562 375,519 1,310,263 529,139 1,860,201 1,850,201 1,850,201 1,850,201 1,850,201 1,850,201 1,955,194 3,818,501 2,903,667 5,024,466 3,343,155 6,961,038 4,614,509 9,221,903	189,807 380,021 34,452 516,368 02,552 713,233 266,951 600,613 339,960 1,230,328 476,962 1,746,696 685,624 2,025,277 1,366,931 1,743,031 3,444,696 2,588,852 4,596,947 2,967,192 4,086,868 6,174,784	177,470 355,346 20,326 482,798 16,556 666,512 256,692 204,664 304,001 1,150,392 426,765 1,633,189 613,542 1,861,824 1,225,512 1,530,669 3,111,292 2,274,037 4,168,430 2,566,478 3,559,227 7,12,7668 5,300,645	165,133 330,671 6,006 449,229 60,521 226,633 749,714 266,643 1,070,456 376,608 1,519,684 42,280 1,696,391 1,082,093 1,316,708 2,757,687	
One unit scheme (houses) I'wo unit scheme (houses) I'wo unit scheme (flats) Three unit scheme (flats) Three unit scheme (flats) Four unit scheme (flats) Four unit scheme (flats) Four unit scheme (flats) Five unit scheme (flats) Five unit scheme (flats) Five unit scheme (flats) Four unit schem		\$\begin{array}{c} \text{\$175,858} \\ \text{\$221,030} \\ \text{\$6376,839} \\ \text{\$627,575} \\ \text{\$6396,831} \\ \text{\$6396,831} \\ \text{\$6396,831} \\ \text{\$6396,831} \\ \text{\$6396,832} \\ \text{\$657,675} \\ \text{\$6396,839} \\ \text{\$627,675} \\ \text{\$6376,839} \\ \text{\$627,675} \\ \text{\$61,318,938} \\ \text{\$675,3679} \\ \text{\$61,1758,584} \\ \text{\$62,1758,584} \\ \text{\$62,075,588} \\ \text{\$63,077,522} \\ \text{\$65,861,947} \\ \text{\$63,077,522} \\ \text{\$65,875,753} \\ \text{\$65,275,753} \\ \$65,275,75	276,170 552,747 23,016 751,355 352,277 1,077,475 497,364 1,252,250 588,871 1,759,879 330,203 2,541,235 1,167,396 3,169,284 2,372,663 3,288,171 5,940,130 4,792,556 7,596,575 5,596,339 10,838,720 7,780,357 15,504,617 2,013,000 15,696,203 18,649,762 10,062,416 11,5606,522 2,077,038 3,448,724	265,632 528,072 219,763 717,785 330,943 991,155 467,304 1,196,310 553,313 1,709,943 780,025 2,427,730 1,115,714 3,005,051 2,229,444 3,016,008 5,586,525 4,77741 7,168,057 5,222,976 10,192,440 7,252,716	251,496 503,396 684,216 309,608 944,835 7,725 1,140,360 517,754 1,630,007 729,848 2,314,223 1,044,032 2,042,418 2,086,025 2,603,646 5,232,920 4,162,926 6,739,538 4,847,011 9,546,160 6,725,074 13,410,379	239,158 478,722 191,346 650,646 288,272 898,514 407,186 1,084,411 482,195 1,550,072 679,671 2,200,778 2,723,51 2,678,986 1,942,606 2,591,682 4,679,315 3,848,112 6,311,020 4,471,047 8,899,880 6,197,434 12,633,261 15,700,425 9,680,966	20% AH	25% AH 214,483 420,371 162,899 583,507 245,602 805,873 347,068 972,511 411,077 1,390,199 570,316 1,973,707 826,987 2,352,121 1,655,768 2,167,357 4,172,106 3,216,462 5,453,984 3,719,119 7,607,319 5,427,519 10,299,022 12,744,709 5,679,174	30% AH 202,145 404,696 146,675 549,937 224,266 759,553 317,010 916,562 375,519 1,310,263 529,139 1,860,201 1,850,201 1,850,201 1,850,201 1,850,201 1,850,201 1,955,194 3,818,501 2,903,667 5,024,466 3,343,155 6,961,038 4,614,509 9,221,903	189,807 380,021 34,452 516,368 02,552 713,233 266,951 600,613 339,960 1,230,328 476,962 1,746,696 685,624 2,025,277 1,366,931 1,743,031 3,444,696 2,588,852 4,596,947 2,967,192 4,086,868 6,174,784	177,470 355,346 20,326 482,798 16,556 666,512 256,692 204,664 304,001 1,150,392 426,765 1,633,189 613,542 1,861,824 1,225,512 1,530,669 3,111,292 2,274,037 4,168,430 2,566,478 3,559,227 7,12,7668 5,300,645	165,133 330,671 6,006 449,229 60,521 226,633 749,714 266,643 1,070,456 376,608 1,519,684 42,280 1,696,391 1,082,093 1,316,708 2,757,687	
One unit scheme (houses) Wo unit scheme (houses) Three unit scheme (flats) Three unit scheme (flats) Three unit scheme (flats) Four unit scheme (flats - lower density) Four unit scheme (flats - lower density) Four unit scheme (flats - lower density) Four hundred unit scheme (flats - lower density) Four hundred unit scheme (flats - lower density) Four hundred unit scheme (flats)	INDEVELOPED LAND)	BLV £175,858 £211,030 £395,681 £226,104 £527,575 £301,472 £6859,469 £376,839 £923,257 £527,575 £1,318,938 £753,679 £1,758,584 £1,72,389 £1,758,584 £2,930,974 £2,198,230 £4,103,363 £3,077,522 £5,881,947 £4,103,363 £3,077,522 £5,881,947 £4,103,363 £3,077,522 £5,881,947 £4,103,363 £3,077,522 £5,881,947 £4,103,363 £3,077,522 £5,881,947 £4,103,363 £3,077,522 £5,881,947 £4,103,363 £3,077,522 £5,881,947 £4,103,963 £3,077,522 £5,881,947 £4,103,963 £3,077,522 £5,881,947 £4,103,963 £3,077,522 £5,881,947 £4,103,963 £3,077,522 £5,881,947 £4,103,963 £5,275,753 £5,275,753	276, 170 552,747 23a, 016 751,355 352,277 1037,475 497,364 1,252,258 588,671 1,789,879 530,203 2,541,235 1,187,396 3,109,284 2,372,863 3,223,171 5,940,130 4,752,556 7,596,575 5,940,130 4,752,556 7,780,357 10,333,720 7,780,357 10,333,720 7,780,357 10,334,720 10,340,700 15,696,203 11,696,203 11,696,203 11,696,203 11,696,203 11,696,203 11,696,203 11,696,203 11,696,203 11,696,203 11,696,203 11,696,203 11,696,203 11,696,203 11,696,203 11,696,203 11,696,203	265,632 528,072 219,793 717,705 330,943 591,155 467,304 1,196,310 553,313 760,025 2,427,730 1,115,714 3,005,651 2,229,444 3,016,008 5,586,625 7,168,057 5,222,976 10,192,440 7,252,716 14,457,468 16,656,141 13,761,659 15,906,617 10,506,418 11,761,659 15,906,617 10,506,418 11,761,659 15,906,617 10,506,418 11,761,659 15,906,617 10,506,418 11,761,659 15,906,617 10,680,522 2,673,598 3,446,724	251,496 203,596 205,569 684,216 309,608 874,035 437,245 1,40,360 517,754 1,630,007 729,648 2,314,223 1,044,032 2,642,418 2,860,25 4,673,538 4,847,011 9,546,160 6,725,074 13,10,379 17,178,284 11,627,074 13,10,379 17,178,284 11,627,074 13,10,379 17,178,284 11,627,074 13,10,379 17,178,284 11,627,074 13,10,379 17,178,284 11,627,074 13,10,379 17,178,284 11,627,074 13,10,379 17,178,284 11,627,074 13,10,379 17,178,284 11,627,074 13,10,379 17,178,284 11,627,074 13,10,379 17,178,284 11,627,074 13,10,379 17,178,284	239,158 478,722 191,346 650,646 288,272 698,514 407,186 1,084,411 482,195 1,550,072 2,200,718 2,200,718 2,200,718 2,278,996 1,942,606 2,591,682 4,879,315 3,848,112 6,311,020 4,471,047 8,699,680 6,197,434 12,563,3061 15,700,425 9,880,986 10,420,927 10,882,418 15,686,522 2,073,988 3,448,724	20% AH	25% AH	30% AH 202,145 404,696 146,675 549,937 224,266 755,553 317,010 916,562 375,519 1,310,263 529,139 1,860,201 1,512,349 1,955,194 3,813,501 2,903,667 5,024,466 3,343,155 6,661,502 4,614,509 9,221,903 11,266,632 4,026,278 2,103,103,103,103,103,103,103,103,103,103	189,607 380,021 54,452 516,368 202,952 713,233 286,951 860,613 339,960 1,746,696 685,624 2,025,257 1,366,931 1,743,031 3,464,966 2,568,652 4,596,947 2,967,192 6,314,758 4,086,668 8,174,764 9,766,625 2,077,383 4,086,668 8,174,764 9,766,625 2,077,883 1,646,522 2,073,958 3,446,724	177,470 355,346 482,798 181,596 666,912 256,662 206,664 304,401 1,150,392 426,768 1,633,189 426,768 1,663,362 1,861,624 1,255,512 1,550,668 3,111,292 2,274,037 4,166,430 3,111,292 2,274,037 4,166,430 3,159,226 5,666,478 3,559,227 7,3559,227 7,3559,227 7,3559,227 7,3559,227 1,270,668 1,270,688 1,270,688 1,270,688 1,270,688 1,270,688 1,270,688 1,270,688 1,	165,133 330,671 166,006 449,229 160,261 620,592 226,633 746,714 266,643 1,070,456 376,600 1,519,684 1,519,684 1,698,391 1,082,093 1,082,093 1,082,093 1,082,093 1,082,093 1,082,093 1,082,093 1,081,082 2,757,687 2,215,263 2,757,687 2,215,263 2,075,087 1,085,212 2,156,303 1,081,081 1,086,211 1,0862,416 1,0862,	
One unit scheme (houses) Wo unit scheme (houses) Three unit scheme (flats) Three unit scheme (flats) Three unit scheme (flats) Free unit scheme (flats) Four hundred u	INDEVELOPED LAND) No of units	BLV \$175,858 \$2211,030 \$2395,681 \$2261,030 \$2395,681 \$226,0472 \$689,469 \$237,675 \$2376,839 \$923,257 \$257,575 \$1,318,938 \$753,679 \$1,758,584 \$2,930,974 \$2,198,3363 \$3,077,522 \$6,881,947 \$2,198,3363 \$3,077,522 \$6,881,947 \$2,198,364,800 \$8,792,921 \$13,189,381 \$17,585,584 \$2,930,974 \$2,198,363 \$2,275,753 \$3,077,522 \$5,881,947 \$2,198,381 \$2,275,753 \$5,275,753 \$5,275,753 \$5,275,753 \$5,275,753	276, 170 552,747 234,016 751,355 352,277 1037,475 497,364 1,252,258 583,671 1,789,879 2,372,863 3,208 1,187,396 3,168,234 2,372,863 3,228,171 5,940,130 4,792,556 7,596,575 5,586,939 10,838,720 7,780,537 15,504,617 20,134,000 18,645,762 10,662,416 11,606,522 11,606,522 11,606,523 11,606,523 11,606,523 11,606,523 11,606,523 11,606,523 11,606,523 11,606,523 11,606,523 11,606,523 11,606,523 11,606,523 11,606,523 11,606,523 11,606,523 11,606,523 11,606,523 11,606,523	265, 832 528,072 219,793 717,765 330,943 391,155 467,304 1,196,310 1,709,943 780,025 2,427,730 1,115,714 3,016,008 5,586,525 4,477,741 7,168,057 5,222,976 10,192,440 7,25,716 11,457,498 16,656,141 17,680,617 10,662,416 15,605,625 14,457,498 16,656,141 15,605,625 16,605,617 10,662,416 15,605,625 16,705,617 16,605 16,605 16,605 16,605 16,605 16,605 16,605 16,605 16,605 16,6	251,496 503,396 205,569 684,216 309,608 944,635 437,245 1,140,360 517,754 1,630,007 729,848 2,11,223 1,044,032 2,842,418 2,086,025 2,842,418 2,086,025 2,842,418 2,086,025 2,842,418 2,086,025 2,842,418 2,086,025 1,739,538 4,847,011 9,546,160 6,725,074 13,410,379 17,778,284 11,827,074 13,410,379 17,778,284 11,827,074 13,410,379 17,778,284 11,827,074 13,410,379 17,778,284 11,827,074 13,410,379 17,778,284 11,827,074 13,410,379 17,778,284 11,827,074 13,410,379 17,778,284 11,827,074 13,410,379 17,78,284 11,827,074 13,410,379 17,78,284 11,827,074 13,410,379 17,78,284 11,827,074 13,410,379 17,78,284 11,827,074 13,410,379 17,78,284 11,827,074 13,410,379 17,78,284 11,827,074 13,410,379 17,78,284 11,827,074 13,410,379 17,78,284	239,158 478,722 191,346 650,646 288,272 898,514 407,186 1,084,411 482,195 1,550,072 679,671 2,200,718 972,351 2,678,986 1,942,606 2,591,682 4,679,315 3,848,112 6,311,020 4,471,047 4,889,880 6,197,434 12,363,261 15,700,425 9,880,986 10,420,927 10,582,488 10,420,927 10,582,488 11,582,488 12,363,261 15,700,425 9,880,986 10,420,927 10,582,488 11,582,488	20% AH	25% AH 214,483 429,371 162,693 583,507 245,602 805,873 347,068 972,511 411,077 1,390,199 579,316 1,973,707 828,967 2,352,121 1,655,768 2,167,357 4,172,106 3,218,482 5,453,984 3,710,110 7,607,319 5,142,151 10,269,022 12,744,709 5,707,747 4,903,760 10,662,416 15,606,522 2,873,538 3,465,724	30% AH 202,145 400,696 146,675 549,937 224,266 759,553 317,010 916,562 375,519 1,310,263 529,139 1,860,201 757,305 2,188,688 1,186,688 1,186,688 1,1955,194 3,818,501 2,903,687 5,025,466 3,441,509 9,221,303 1,266,681,038 4,614,509 9,221,303 1,266,681,038 4,614,509 9,221,303 1,266,681,038 4,614,509 9,221,303 1,266,682 1,321,43 1,666,246 2,1321,43 1,666,246 2,666,246 2,666,246 2,666,246 2,666,246 2,666,246 2,666,246 2,666,246	189,807 380 021 34,452 516,368 713,233 286,951 660,613 339,960 1,230,328 476,962 1,746,662 1,746,662 1,746,662 1,746,696 2,586,852 4,596,747 2,967,192 4,086,868 8,174,764 9,766,625 2,077,883 6,48,523 1,746,652 2,077,883 6,48,523 1,74,644 9,766,625 2,077,883 6,48,523 1,066,241 2,077,883 6,48,523 1,066,245 2,077,883 6,48,523 1,066,245 2,077,883 1,14,764 1,15,665,52 2,073,938 3,446,724	177,470 355,346 126,220 482,798 66,5912 256,692 304,664 304,401 1,150,392 426,785 1,633,189 613,942 1,265,512 1,530,669 3,111,292 2,274,037 4,166,430 2,591,228 2,274,037 4,166,430 2,591,228 1,225,512 1,236,664,768 3,559,227 7,127,666 0,300,345 1,242,259 3,470,095 1,0,862,418 1,242,559 3,470,095 1,0,862,418 1,242,559 3,470,095 1,0,862,418 1,242,559 3,470,095 1,0,862,418 1,242,559 3,470,095 1,0,862,418 1,242,559 3,470,095 1,0,862,418 1,242,559 3,470,095 1,0,862,418 1,242,559 3,470,095 1,0,862,418 1,244,724	165,133 330,671 166,066 449,229 60,661 620,592 226,633 740,714 266,643 1,070,456 376,608 1,519,684 1,519,684 1,082,093 1,316,705 2,757,687 1,759,222 3,739,912 2,215,263 3,031,586 6,805,547 6,805,5	
One unit scheme (houses) I'wo unit scheme (houses) Three unit scheme (flats) Three unit scheme (flats) Three unit scheme (flats) Four hundred unit scheme (flats)	INDEVELOPED LAND) No of units 1 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	BLV	276,170 552,747 23,461 751,355 352,277 107,475 497,364 1,252,256 588,871 1,758,879 30,203 2,541,235 1,107,356 3,159,284 2,372,663 3,226,171 3,226,171 5,940,130 4,792,556 7,566,575 5,566,575 7,666,575 7,666,575 7,666,575 7,666,575 7,666,575 7,666,575 7,666,	265,632 526,072 219,793 717,785 330,943 991,155 467,304 1,06,310 553,313 760,025 2,427,730 1,115,714 3,005,851 2,229,444 3,016,008 5,586,625 4,477,41 7,168,057 7,229,766 10,192,440 7,252,716 14,457,496 16,656,141 10,661,639 15,908,617 10,662,416 15,500,522 2,673,938 3,446,724	251,496 503,396 205,569 684,216 309,668 844,235 437,245 1140,300 7729,348 2,314,223 1,044,032 2,842,418 2,086,025 2,842,418 2,086,025 4,162,926 6,739,538 3,441,10,379 17,178,284 11,627,074 13,163,672 17,178,284 11,627,074 13,163,672 17,178,284 11,627,074 13,163,672 17,178,284 11,627,074 13,163,672 17,178,284 11,627,074 13,163,672 17,178,284 11,627,074 13,163,672 17,178,284 11,627,074 13,163,672 17,178,284 11,627,074 13,163,672 17,178,284 11,627,074 13,163,672 17,178,284 11,627,074 13,163,672 17,178,284 11,627,074 13,163,672 17,178,284 11,627,074 13,163,672 10,662,416 15,603,522 26,73,938 3,446,724	239,156 478,722 191,346 650,646 288,272 993,514 407,186 1,084,411 482,195 1,550,072 679,671 2,200,778 972,351 2,678,986 1,942,666 2,591,682 4,879,315 3,648,112 6,311,020 4,471,047 8,999,800 6,197,434 12,363,261 15,700,425 9,880,986 10,420,927 10,682,416 15,600,522 2,873,938 3,448,724	20% AH	25% AH 214,483 420,371 162,895 583,507 245,602 805,873 347,068 972,511 411,077 1,390,199 579,316 1,973,707 828,987 2,352,121 1,655,768 2,167,357 4,172,106 3,218,482 5,453,984 4,172,106 3,218,482 5,453,984 1,719,119 7,607,319 5,142,151 10,266,602 12,744,709 5,779,119 7,607,319 5,142,151 10,266,602 12,744,709 5,779,119 7,607,319 5,142,151 10,266,602 12,744,709 5,779,119 7,607,319 5,779,119 7,607,319 5,789,789 5,789,789 4,903,769 10,862,416 15,606,522 2,873,538 3,446,723	30% AH 202,145 400,696 146,675 549,937 224,266 759,553 317,010 916,562 375,519 1,310,263 529,139 1,860,201 757,305 2,186,680 1,512,349 1,903,667 5,025,466 3,343,155 6,961,030 4,614,509 4,026,278 2,152,148 10,662,418 11,666,522 2,878,988 3,448,724 UUES 30% AH 202,145 404,656 146,675	189,607 380 021 34.452 516,368 20,532 713,233 286,951 660,613 339,960 1,746,696 675,624 2,025,257 1368,931 1,743,031 3,464,896 2,586,652 4,596,947 2,967,192 6,314,758 4,086,868 6,174,764 5,768,625 2,077,933 648,624 15,608,624 15,608,624 15,608,624 15,608,624 15,608,624 15,608,624 15,608,624 16,608,624 17,47,64 18,807 18,408,648	177,470 355,346 100,226 482,798 161,596 666,912 256,652 256,652 304,001 1,150,392 426,768 1,633,189 613,842 1,861,824 1,225,912 1,861,824 1,225,912 2,274,037 4,168,430 3,111,292 2,274,037 4,168,430 3,560,227 7,127,660 6,300,645 124,259 1,3470,095 1,0662,416 15,000,522 2,873,938 3,446,724	165,133 330,671 166,005 449,229 60,261 620,592 226,633 745,714 266,643 1,070,456 376,000 1,519,684 642,250 1,696,391 1,062,093 1,316,708 2,757,687 1,052,293 3,739,912 2,757,687 1,050,521	3 3 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4
One unit scheme (houses) I'wo unit scheme (houses) I'wo unit scheme (flats) Three unit scheme (flats) Three unit scheme (flats) Four unit scheme (flats) I'vo unit scheme (flats)	INDEVELOPED LAND) No of units 1 1 1 1 1 1 1 1 1 1 1 1 1	BLV \$175,858 \$2211,030 \$2395,681 \$2211,030 \$2395,681 \$226,0000 \$237,500 \$237,6839 \$232,57 \$23	276, 170 552, 747 234, 016 751,355 352,277 1037,475 497,364 1,252,258 588,671 1,789,879 330,203 2,541,235 1,187,396 3,169,284 2,372,863 3,221,77 5,940,130 4,792,556 7,780,357 5,596,575 5,596,393 0,387,20 7,780,357 1,506,617 20,134,000 15,665,203 3,446,724 PER HA	265,632 528,072 219,793 717,705 330,943 591,155 467,304 1,196,310 553,313 760,025 2,427,730 1,115,714 3,005,651 2,229,444 3,016,008 5,586,525 4,777,741 7,752,716 10,152,410 7,252,716 10,152,410 7,252,716 10,152,410 7,252,716 10,152,410 7,252,716 10,152,410 7,252,716 10,152,410 7,252,716 10,152,410 7,252,716 10,152,410 10,152,410 11,761,639 15,906,617 10,152,410 10,152,410 11,761,639 15,906,617 10,152,410 11,761,639 15,906,617 10,152,410 10,152,410 11,761,639 11,761,639 11,761,639 11,761,639 12,906,617 12,906,617 13,761,639 14,457,448 15,606,522 2,73,030 3,446,724	251,496 203,596 205,569 684,216 309,608 437,245 1,40,360 517,754 1,630,007 725,648 2,314,223 1,044,032 2,642,418 2,086,025 4,162,526 6,739,538 4,847,011 9,546,160 6,725,074 13,410,379 17,176,284 11,627,074 13,410,379 17,176,284 11,627,074 13,410,379 17,176,284 11,627,074 13,410,379 17,176,284 11,627,074 13,410,379 17,176,284 11,627,074 13,410,379 17,176,284 11,627,074 13,410,379 17,176,284 11,627,074 13,410,379 17,176,284 11,627,074 13,410,379 17,176,284 11,627,074 13,410,379 17,176,284 11,627,074 13,410,379 17,176,284 11,627,074 13,410,379 17,176,284 11,627,074 13,410,379 17,176,284 11,627,074 13,410,379 17,176,284	239,158 478,722 191,346 650,646 288,272 698,514 407,186 1,084,411 482,195 1,550,072 679,671 2,200,778 372,351 2,678,966 1,942,666 2,591,662 4,879,315 3,848,112 6,311,020 4,471,047 8,699,680 6,197,434 12,363,326 115,700,425 9,880,968 6,197,434 12,563,241 15,700,425 9,880,968 6,197,434 12,563,241 15,700,425 9,880,968 6,197,434 12,563,241 15,700,425 9,880,968 3,448,724	20% AH	25% AH	30% AH 202,145 400,696 146,675 549,937 224,266 759,553 317,010 916,562 375,519 1,310,263 529,139 1,350,201 1,757,305 2,188,688 1,512,349 1,955,194 3,816,501 2,903,667 5,002,466 3,343,155 6,961,038 4,026,278 4,046,696 3,446,724	189,607 380 021 54.452 516,368 202,952 713,233 286,951 850,613 339,960 1,230,328 476,962 1,746,696 685,624 2,025,257 1,743,031 3,464,986 2,588,852 4,769,947 2,967,192 6,314,758 4,086,868 8,174,764 9,766,625 2,077,883 5,144,747 9,766,625 2,077,883 5,144,747 9,766,625 2,077,883 5,144,747 9,766,625 2,077,883 5,144,747 9,766,625 2,077,883 5,144,747 9,766,625 2,077,883 5,144,747	177,470 355,346 120,226 482,798 181,596 666,912 256,692 256,692 304,401 1,150,392 426,765 1,633,189 1,661,624 1,225,512 2,274,037 4,165,430 3,111,292 2,274,037 4,165,430 3,165,436 3,111,292 2,274,037 4,165,430 3,559,227 7,127,666 6,300,645 124,259 3,470,065 10,862,418 15,606,522 2,673,503 3,446,724	165,133 330,671 106,006 449,229 160,261 620,592 226,633 745,714 266,643 1,070,456 376,600 1,519,684 549,293 1,082,093 1,082,093 1,082,093 1,082,093 1,082,093 1,082,093 1,082,093 1,082,093 1,082,093 1,082,093 1,082,093 1,082,093 1,082,093 1,082,093 1,082,275,687 2,757,687 2,75	3 3 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4
One unit scheme (houses) Wo unit scheme (houses) Wo unit scheme (flats) Three unit scheme (flats) Three unit scheme (flats) Free unit scheme (flats) Four unit scheme (flats with community use on ground floor) Fifty unit scheme (flats - lower density) Four hundred unit scheme (flats - lower density) Four hundred unit scheme (flats - lower density) Four hundred unit scheme (flats) Four unit scheme (flats)	INDEVELOPED LAND) No of units 1 2 3 3 4	BLV \$175,858 £221,030 £395,681 £226,104 £527,575 £301,472 £6859,469 £376,839 £923,257 £527,575 £1,758,584 £1,723,89 £1,758,584 £2,930,974 £2,198,230 £4,103,363 £3,077,522 £5,861,947 £4,396,460 £3,755,755 £5,757,753 £5,757,753 £5,757,753	276,170 552,747 23a,016 751,355 352,277 1037,475 497,364 1,252,558 588,671 1,789,879 630,203 2,541,235 1,187,396 3,199,284 2,372,863 3,228,171 5,940,130 4,752,556 7,760,357 5,596,575 20,134,000 15,596,233 10,336,720 7,780,357 20,134,000 15,596,233 10,336,720 7,780,357 10,336,720 7,780,357 10,336,720 7,780,357 10,336,720 7,780,357 10,336,720 7,780,357 10,336,720 7,780,357 10,336,720 20,134,000 15,596,233 16,445,724	265,632 528,072 219,793 717,785 330,943 991,155 467,304 1,196,310 553,313 780,025 2,427,730 1,157,14 3,005,651 2,229,444 3,016,008 5,586,625 4,777,11 7,168,057 5,222,976 10,192,440 7,252,716 11,761,659 15,506,617 11,761,659 15,506,617 11,761,659 15,506,617 10,662,418 15,606,622 2,873,938 3,446,724	251,496 503,396 684,216 309,608 844,035 437,245 1,40,360 517,754 1,630,007 729,040 2,314,223 1,044,032 2,842,418 2,086,025 2,803,046 6,725,074 19,546,160 6,725,074 19,546,160 6,725,074 11,102,704 13,103,707 17,178,284 1,627,074 13,103,707 17,178,284 1,627,074 13,103,707 17,178,284 1,627,074 13,103,707 17,178,284 1,627,074 13,103,707 17,178,284 1,627,074 13,103,707 17,103,708 18,103,707 17,103,708 18,103,708 18,108 18,108,708 18,108 18,108 18,108 18,108 18,108 18,108 18,108 18,108 18,108 18,	239,158 478,722 191,346 650,646 288,272 989,514 407,186 1,084,411 482,195 1,550,072 2,200,718 2,200,718 2,200,718 3,248,102 4,271,047 8,299,880 6,197,434 12,563,045 13,743,743 12,563,045 13,743,743 12,563,045 13,743,743 14,743,743 15,743,743	20% AH	25% AH	30% AH 202,145 404,696 146,675 549,937 224,266 755,553 317,010 916,562 375,519 1,310,263 529,139 1,860,201 1,860,201 1,860,201 1,877,305 2,180,666 1,512,349 1,955,194 3,813,501 2,903,667 5,024,666 3,343,155 6,661,509 9,212,903 1,266,362 4,012,278 2,102,465 4,012,465	189,007 380 021 34.452 516,368 20,592 713,233 286,951 860,613 339,960 1,746,696 685,624 2,025,257 1,368,931 1,743,031 3,464,896 4,596,947 2,967,192 6,314,758 4,086,868 8,174,764 1,746,694 1,746,696 1,746,74	177,470 355,346 120,226 482,798 181,596 666,912 256,692 256,692 804,664 304,401 1,150,392 426,768 1,633,189 426,768 1,150,392 426,768 1,150,392 426,768 1,150,392 426,768 1,163,3189 426,768 1,163,3189 426,768 1,163,3189 1,111,292 2,274,037 4,168,430 4,112,92 2,274,037 4,168,430 4,174,70 4,17	165,133 330,671 166,006 449,229 160,061 620,592 226,633 746,714 266,643 1,070,456 376,600 1,519,684 649,229 3,739,912 2,15,363 5,022,196 3,031,585 6,062,047 6,815,065 1,77,082 2,873,938 3,445,724	50%
One unit scheme (houses) I'wo unit scheme (houses) Three unit scheme (flats) Three unit scheme (flats) Three unit scheme (flats) Frier unit scheme (flats) Four unit scheme intensification (60% plot ratio) Four unit scheme (flats)	INDEVELOPED LAND) NO of units 1 2 3 3 4 4 5	BLV	276, 170 552,747 234,016 751,355 352,277 1037,375 497,364 1,252,258 538,671 1,789,879 830,003 2,541,235 3,187,396 3,109,284 2,372,863 3,226,171 5,940,130 4,792,556 7,596,575 7,596,576 7,	265,632 528,072 219,793 717,765 330,943 991,155 467,304 1,196,310 553,313 760,025 2,427,730 1,115,714 5,005,051 1,115,714 3,016,008 5,506,525 4,477,741 7,628,057 5,222,976 10,192,440 7,252,716 14,457,498 16,656,141 13,761,633 15,966,617 10,662,141 13,761,635 15,966,617 10,662,141 13,761,635 15,966,617 10,662,141 13,761,635 15,966,617 10,662,141 15,761,608,622 16,73,566 3,445,724	251,496 205,569 604,216 309,608 44,635 437,245 1,40,360 517,754 1,630,007 726,648 2,314,223 2,642,410 2,086,025 3,03,646 5,232,920 4,162,926 4,162,926 4,779,538 4,847,011 5,546,160 6,725,074 13,410,379 17,178,284 11,827,074 13,410,379 17,178,284 11,827,074 13,410,379 17,178,284 11,827,074 13,410,379 17,178,284 11,827,074 13,410,379 17,178,284 11,827,074 10,602,410 10,602,410 10,603,960 20,5669 20,5699 2	239,158 478,722 191,346 650,646 288,272 598,514 407,186 1,084,411 482,195 1,550,072 679,671 2,200,718 3,72,351 2,678,986 1,942,606 2,551,682 4,679,315 3,848,112 3,631,020 4,471,047 8,859,880 6,117,434 12,363,261 15,700,425 9,880,986 10,420,927 10,682,416 15,686,522 2,673,986 3,448,724	20% AH	25% AH	30% AH 202,145 400,4006 140,606 140,606 140,606 140,606 140,607 549,937 224,266 759,553 317,010 916,562 375,519 1,310,263 529,139 1,360,201 757,305 2,186,688 1,310,301 1,955,194 3,311,501 2,903,667 5,025,466 3,343,155 6,961,038 4,011,000 9,221,903 1,266,852 4,011,000 9,221,903 1,266,852 4,011,000 9,221,903 1,266,852 4,011,000 9,221,903 1,266,852 1,267,958 3,440,724 ues 40,606 1,466,606,522 2,677,958 3,440,724	189,007 380,021 34,452 516,368 202,932 713,233 286,951 850,613 339,960 1,230,328 476,962 1,746,696 2,025,257 1,368,931 1,743,031 3,464,696 2,588,652 4,596,947 2,967,192 6,314,756 4,068,688 8,174,764 9,766,625 2,077,383 1,74,764 9,766,625 2,077,823 1,34,452 1,35%,AH 189,807 380,021 134,452 134,452 134,452 134,452 134,452 135%,AH 189,807 380,021 134,452 134,452 134,452 135%,AH	177,470 355,346 402,798 402,798 181,596 666,512 256,692 804,664 1,150,392 466,765 1,661,624 1,255,162 1,661,624 1,255,162 1,661,624 1,255,162 1,661,624 1,661,624 1,661,624 1,661,624 1,661,624 1,661,624 1,661,624 1,661,624 1,661,624 1,661,624 1,661,624 1,661,624 1,661,624 1,661,624 1,661,624 1,661,624 1,661,624 1,661,602 1,66	165,133 330,671 106,005 449,229 160,261 620,592 226,633 745,714 266,633 1,070,456 376,908 1,519,684 542,260 1,698,391 1,082,093 2,757,687 1,652,293 3,739,912 2,215,263 5,022,196 3,031,581 5,022,196 3,031,581 5,022,196 3,031,581 5,022,196 3,031,581 5,022,196 3,031,581 5,022,196 3,031,581 5,022,196 3,031,581 5,022,196 3,031,581 5,022,196 3,031,581 5,022,196 3,031,581 5,022,196 3,031,581 5,031,031,031 1,031,031,031 1,031,031,031 1,031,031,031 1,031,031,031 1,031,031,031 1,031,031,031 1,031,031,031 1,031,031 1,031,031,031 1,031,031,031 1,031,03	50%
One unit scheme (houses) I'wo unit scheme (houses) Three unit scheme (flats) Three unit scheme (flats) Three unit scheme (flats) Four unit scheme (flats - lower density) Fifty unit scheme (flats - higher density) Four hunted unit scheme (flats - higher density) Four hundred unit scheme (flats - higher density) Four hundred unit scheme (flats - higher density) Four hundred unit scheme (flats) Four unit scheme (houses) Four unit scheme (flats) Four unit scheme (houses) Four unit scheme (flats) Four unit scheme (houses) Four unit scheme (houses) Four unit scheme (flats) Four unit scheme (flats)	INDEVELOPED LAND) No of units 1 2 3 3 4 4	BLV	276,170 552,747 23a 016 751,355 352,277 1037,475 497,364 1,252,256 588,871 1,759,879 300,203 2,541,235 1,1759,879 301,203 2,541,235 1,1759,879 3,169,284 2,722,683 3,281,771 5,940,130 4,792,556 7,596,575 5,596,939 10,838,720 7,780,357 15,504,617 20,134,000 15,696,203 18,649,762 18,649,762 20,73,936 3,440,724 PER HA 0% AH 276,170 552,747 234,016 751,355 352,777 10,37,775 497,354	265,632 528,072 219,793 717,705 330,943 591,155 467,304 1,196,310 553,313 760,025 2,427,730 1,115,714 3,005,651 2,229,444 3,016,008 5,586,625 7,166,057 7,166,057 5,222,976 10,192,440 7,252,716 10,192,440 10,1	251,496 503,396 205,569 684,216 309,608 944,035 1,140,360 517,754 1,630,007 729,648 2,314,223 1,044,032 2,842,418 2,066,025 2,842,418 2,066,025 2,842,418 2,066,025 2,842,418 2,066,025 2,843,41,0,379 11,162,926 6,739,538 4,162,926 6,739,538 4,162,926 6,739,538 4,162,926 6,739,538 4,162,926 6,739,538 4,162,926 6,739,538 4,162,926 6,739,538 4,162,926 6,739,538 4,162,926 6,739,538 6,740,017 1,176,284 11,027,074 13,163,672 10,062,418 15,606,622 2,673,936 3,440,724	239,158 478,722 191,346 650,646 288,272 898,514 407,186 1,084,411 482,195 1,550,072 679,671 2,002,718 2,678,986 1,942,606 2,591,682 4,679,315 3,648,112 6,311,020 4,471,047 4,71,047 8,899,880 6,197,434 12,632,611 15,700,425 9,880,988 10,420,927 10,682,418 15,688,522 2,673,936 3,448,724	20% AH	25% AH	30% AH 202,145 404,696 146,675 549,937 224,266 759,553 317,010 916,562 375,519 1,310,263 529,139 1,866,201 757,305 2,186,684 1,512,349 1,955,194 3,818,501 2,913,667 5,025,466 3,343,155 6,961,038 4,614,509 9,221,903,667 5,025,466 3,343,155 6,961,038 4,614,509 9,221,903,677 2,023,466 3,446,774 404,696 404,696 404,696 506,778 21,24,43 404,696 404,696 5404,695	189,807 380 021 34,452 516,368 02,532 713,233 286,951 660,613 339,960 1,746,696 685,624 2,025,257 1,566,931 1,743,031 3,464,856 2,556,852 4,596,947 4,596,94	177,470 355,346 606,912 266,692 266,692 304,664 304,061 1,150,392 426,765 1,633,189 613,542 1,861,824 1,225,512 1,530,669 3,111,292 2,274,037 4,168,430 2,591,298 5,668,478 3,591,298 5,668,478 3,591,298 5,668,478 3,591,298 5,668,478 3,591,298 5,668,478 3,591,298 5,668,478 3,591,298 5,668,478 3,591,298 5,668,478 3,591,298 5,668,478 3,591,298 5,668,478 3,591,298 5,668,478 3,591,298 5,668,478 3,591,298 5,668,478 5,66	165,133 330,671 160,006 449,229 60,061 620,592 226,633 745,714 266,643 1,070,456 376,608 1,519,684 542,260 1,696,391 1,062,093 1,316,705 2,757,687 1,959,22 3,739,912 2,215,263 5,022,198 3,031,565 6,080,547 6,815,065 1,077,062 6,319,581 1,066,2416 1,566,652 2,073,336 3,446,724	50%
One unit scheme (houses) I'wo unit scheme (houses) Three unit scheme (houses) Three unit scheme (flats) Three unit scheme (flats) Four unit scheme (flats) Four unit scheme (flats) Four unit scheme (flats) Five unit scheme (flats) Four unit scheme (flats - lower density) Four bundred unit scheme (flats - ligher density) Four bundred unit scheme (flats - lower density) Four bundred unit scheme (flats - lower density) Four bundred unit scheme (flats - ligher density) Four bundred unit scheme (flats - ligher density) Four bundred unit scheme (flats)	INDEVELOPED LAND) No of units 1 2 3 3 4 4 5 7 7	BLV \$175,858 \$2211,030 \$2395,681 \$226,104 \$527,575 \$201,472 \$689,469 \$237,6839 \$923,257 \$527,675 \$1,318,938 \$753,679 \$1,758,584 \$1,7758,584 \$2,930,974 \$2,198,230 \$4,103,363 \$3,077,522 \$5,861,947 \$4,396,460 \$6,792,921 \$13,189,381 \$27,575,753 \$5,275,753	276, 170 552,747 234,016 751,355 352,277 1037,475 497,364 1,252,258 583,671 1,789,879 830,203 2,251,1235 1,187,396 3,169,264 2,372,863 3,272,171 5,940,130 4,792,556 7,700,357 15,504,617 20,130,479 15,508,939 10,838,720 7,700,357 15,504,617 20,130,470 15,608,522 2,677,3936 3,440,724	265, 632 528, 072 219, 793 717, 765 330, 943 391, 155 467, 304 1, 196, 310 1, 709, 943 780, 025 2, 427, 730 1, 115, 714 3, 016, 008 5, 566, 525 4, 477, 741 7, 168, 657 5, 222, 976 10, 192, 440 7, 252, 716 11, 197, 1630 16, 196, 617 17, 198, 198 18, 198, 198 18, 198, 198 18, 198, 198 18, 198, 198 18, 198, 198 18, 198, 198 198, 198 199, 198 198, 198 198 198, 198 198 198 198 198 198 198 198	251,496 205,569 604,216 309,608 444,635 437,245 1,140,360 517,754 1,630,007 725,648 2,314,223 1,044,032 2,642,418 2,086,025 4,162,926 4,162,926 6,739,538 4,847,011 9,546,160 6,725,074 13,410,379 17,176,824 11,627,074 13,410,379 17,176,824 11,627,074 13,410,379 17,176,824 11,627,074 13,410,379 17,176,824 11,627,074 13,410,379 17,176,824 11,627,074 13,410,379 17,176,824 11,627,074 13,410,379 17,176,824 11,627,074 13,410,379 17,176,824 11,627,074 13,410,379 17,176,824 11,627,074 13,410,379 17,176,824 11,627,074 13,410,379 17,176,824 11,627,074 11,	239,158 478,722 191,346 650,646 288,272 898,514 407,186 1,084,411 482,195 2,00,713 3,648,112 2,078,986 1,942,666 2,591,682 4,679,315 3,848,112 3,633,261 15,700,425 9,800,968 10,420,927 10,682,416 15,688,522 2,673,986 3,446,724	20% AH	25% AH	30% AH 202,145 400,696 146,675 549,937 224,266 759,553 317,010 916,562 375,519 1,310,263 529,139 1,860,201 757,305 2,188,688 1,512,349 1,955,194 3,818,501 1,955,194 3	189,007 380,021	177,470 355,346 402,798 402,798 181,596 666,512 256,692 804,664 1,150,392 405,766 1,150,392 1,061,024 1,061,024 1,061,024 1,061,024 1,061,024 1,061,024 1,061,024 1,061,024 1,061,024 1,061,024 1,061,024 1,061,024 1,061,024 1,061,024 1,061,024 1,061,024 1,061,031 1,06	165,133 330,671 166,065 449,229 160,261 620,692 226,633 743,714 266,631 1,070,456 1,519,684 1,070,456 1,689,391 1,082,093 1,010,020,031 1,059,391 1,082,093 1,010,000 2,757,687 1,659,222 3,739,013,085 1,000 1,00	50%
One unit scheme (houses) I'wo unit scheme (houses) I'wo unit scheme (houses) I'hree unit scheme (flats) I'hree unit scheme (flats) Four unit scheme (flats - lower density) Four hundred unit scheme (flats) Four unit scheme (flats) Four hundred unit scheme (flats) Four unit scheme (flats)	INDEVELOPED LAND) No of unite	BLV	276, 170 \$52,747 23, 016 751,355 352,277 1037,475 497,364 1,552,558 588,671 1,789,679 3,199,284 2,372,863 3,199,284 2,372,863 3,199,284 2,372,863 3,199,284 2,372,863 3,199,284 2,372,863 3,199,284 2,372,863 3,199,284 2,372,863 3,199,284 2,372,863 3,199,284 2,372,863 3,199,284 2,372,863 3,199,284 2,372,863 3,199,284 2,372,863 3,199,284 2,372,863 3,199,284 2,372,863 3,199,284 2,372,863 3,199,284 2,372,863 3,199,284 2,372,863 3,199,284 2,372,863 3,199,284 2,873,933 3,486,723	265,632 528,072 219,793 717,785 330,943 780,025 2427,730 1,156,310 553,313 780,025 2,427,730 1,157,44 3,005,851 2,229,444 3,016,008 5,586,525 4,777,11 7,168,057 5,222,976 10,192,440 7,252,716 11,561,659 15,506,617 11,561,659 15,506,617 11,561,659 15,506,617 17,785 5,786,740 18,656,141 19,616,699 19,787 10,787 10,787 10,787 10,787 10,787 11,787 11,787 11,787 11,787 11,787 11,787 11,787 11,787 11,787 11,787 11,787 11,787 11,787 11,787 11,787 11,787 11,780,043 11,780	251,496 503,396 684,216 309,608 544,035 437,245 1,400,300 517,754 1,630,007 729,648 2,314,223 1,044,032 2,842,418 2,086,025 2,842,418 2,086,025 4,162,026 6,739,538 3,447,011 9,546,160 6,725,074 13,163,072 17,178,284 1,627,074 13,163,072 17,178,284 1,627,074 13,163,072 17,178,284 1,627,074 13,163,072 17,178,284 1,627,074 13,163,072 17,178,284 1,627,074 13,163,072 1,718,284 1,729,648 1	239,158 478,722 191,346 650,646 288,272 990,514 407,186 1,084,411 482,195 1,550,072 2,200,778 3,743 1,	20% AH	25% AH	30% AH 202,145 404,696 146,676 549,937 724,266 759,553 317,010 916,562 375,519 1,310,263 5,138,688 1,512,349 1,955,194 3,818,561 2,903,667 5,025,466 3,343,155 6,961,038 4,614,509 9,221,903 1,666,652 2,079,903 3,446,724 404,696 1,566,522 2,079,903 3,446,724 404,696 1,566,522 2,079,903 3,446,724 404,696 1,566,522 2,079,903 3,446,724 404,696 1,566,522 2,079,903 3,446,724 404,696 1,566,522 2,079,903 3,446,724 404,696 1,566,522 2,079,903 3,446,724 404,696 1,566,522 2,079,903 3,446,724 404,696 1,566,522 2,079,903 3,446,724 404,696 1,566,522 2,079,903 3,446,724 404,696 1,566,522 2,079,903 3,446,724 404,696 1,566,522 2,079,903 3,446,724 404,696 1,566,522 2,079,903 3,446,724 404,696 1,566,522 2,079,903	189,007 380 021 34,452 516,368 20,592 713,233 286,951 860,613 339,960 1,230,328 476,962 1,746,696 685,624 2,025,257 1,368,931 1,743,031 3,464,896 4,596,947 2,967,192 6,314,758 4,086,868 8,174,764 1,746,696 1,746,764	177,470 355,346 100,226 482,798 161,596 666,912 256,652 804,664 304,401 1,150,392 426,768 1,633,189 613,942 1,861,624 1,255,666,478 1,682,418 1,683,409 1,1150,683,409 1,11	165,133 330,671 166,006 449,229 60,061 620,592 226,633 746,714 266,643 1,070,456 376,600 1,519,684 642,260 1,698,391 1,062,093 1,1062,093 1,1062,093 1,1062,093 1,1062,093 1,1062,093 1,1062,093 1,1062,093 1,1062,093 1,1062,093 1,1062,093 1,1062,093 1,1063,093 1,106	50%
One unit scheme (houses) Two unit scheme (houses) Three unit scheme (houses) Three unit scheme (houses) Three unit scheme (flats) Four unit scheme (flats) Four unit scheme (flats) Four unit scheme (flats) Five unit scheme (flats) Seven unit scheme (flats) Seven unit scheme (houses) Four unit scheme (flats) Twenty unit scheme (flats) Twenty unit scheme (flats with community use on ground floor) Fifty unit scheme (flats - lower density) Fifty unit scheme (flats - lipher density) Seventy unit scheme (flats - lipher density) Four hundred unit scheme (flats - lower density) One hundred unit scheme (flats - lower density) Two hundred unit scheme (flats) Four hundred unit scheme (flats) Four hundred unit scheme (flats) Six hunded unit scheme (flats) Six hunded unit scheme (flats) Six hunded unit scheme (flats) Four hundred unit scheme (flats) Four hund scheme (flats) Four hun	NDEVELOPED LAND) No of units	BLV \$175,858 \$211,030 \$2395,681 \$2211,030 \$2395,681 \$226,001 \$25,675 \$201,472 \$2689,469 \$27,575 \$21318,938 \$27,575 \$21,318,938 \$27,575 \$21,318,938 \$21,758,584 \$22,930,974 \$21,938,938 \$23,077,522 \$25,861,947 \$21,938,938 \$23,077,522 \$25,861,947 \$21,938,938 \$23,077,522 \$25,861,947 \$21,938,938 \$23,077,522 \$25,861,947 \$25,000 \$25,75,753 \$25,75	276, 170 552,747 234,016 751,355 352,277 1037,475 497,364 1,252,258 588,671 1,789,879 330,203 2,541,235 1,187,396 3,169,284 2,372,863 3,22,171 5,940,130 4,752,556 7,780,357 5,596,575 1,504,617 20,134,000 15,656,202 2,673,633 3,446,724 PER HA 0% AH 276,170 552,747 234,016 751,355 352,277 1,037,475 497,364 497,364 1,252,258 568,671 1,789,879 830,203 2,541,233	265,632 528,072 219,793 717,705 330,943 760,025 2427,730 1,196,310 553,313 760,025 2,427,730 1,115,714 3,005,651 2,427,730 1,115,714 3,005,651 2,229,444 4,016,008 5,586,525 4,477,741 7,168,057 5,222,976 10,192,440 7,252,716 14,457,498 16,656,141 17,761,639 15,906,647 16,908,647 17,908,73 18,908,647 19,708,73 19,708,73 19,708,73 10,108,73 11,108,73	251,496 203,596 303,996 309,608 309,608 309,608 304,035 437,245 1,40,360 517,754 1,630,007 725,648 2,314,223 1,644,032 2,642,418 2,086,025 4,162,926 6,739,538 4,847,011 9,546,160 6,725,074 13,410,379 17,176,284 11,627,074 13,410,379 17,176,284 11,627,074 13,410,379 17,176,284 11,627,074 13,410,379 17,176,284 11,627,074 13,410,379 17,176,284 11,627,074 13,410,379 17,176,284 11,627,074 13,410,379 17,176,284 11,627,074 13,410,379 17,176,284 11,627,074 10,862,418 11,630,077 10,862,418 11,630,077 11,752,648 11,630,077 11,752,648 11,630,077 11,752,648 11,630,077 11,752,648 11,630,077 125,648 11,630,077 125,648 11,630,077 125,648 11,630,077 125,648 11,630,077 125,648 11,630,077 125,648 11,630,077 125,648 11,630,077 125,648 11,630,077 125,648 11,630,077 125,648 11,630,077 125,648 12,141,236	239,158 478,722 191,346 650,646 288,272 698,514 407,186 1,084,411 482,195 1,550,072 2,700,718 2,200,718 2,200,718 3,448,112 6,311,020 4,471,047 8,699,680 6,197,431 15,700,425 9,880,968 10,426,418 15,506,522 2,73,986 10,420,627 10,662,418 15,700,425 9,880,968 10,420,627 10,662,418 15,700,425 9,880,968 10,420,627 10,662,418 15,506,522 2,73,986 3,448,724	20% AH	25% AH	30% AH 202,145 404,696 146,675 549,937 224,266 759,553 317,010 916,562 375,519 1,310,263 529,139 1,360,201 757,305 2,188,688 1,512,349 3,816,501 2,903,667 5,025,667 5,025,667 6,661,038 4,025,278 4,025,278 3,446,724	185,007 380,021	177,470 355,346 402,798 402,798 161,596 606,912 256,692 256,692 426,765 1,150,392 426,765 1,633,189 426,765 3,111,292 2,274,037 4,166,430 2,591,226 5,666,476 3,559,27 7,127,666 6,300,645 124,259 3,446,724 40% AH 177,470 355,346 120,226 402,796 181,596 666,912 226,892 41,156,892 41,156,892 42,796 181,596 666,912 256,892 427,998 181,596 666,912 256,892 427,998 181,596 666,912 256,892 427,998 181,596 666,912 256,892 427,998 181,596 666,912 256,892 440,798 181,596 666,912 256,892 440,798 181,596 666,912 256,892 440,798 181,596 666,912 256,892 440,798 181,596 666,912 256,892 440,798 181,596 666,912 256,892 440,798 181,596 666,912 266,892 466,494 1,150,392 466,644 304,401 1,150,392 466,735 1,633,189	165,133 330,671 166,060 449,229 160,261 620,592 226,633 745,714 265,643 1,070,456 376,666 1,519,684 1,070,456 376,666 1,698,391 1,082,093 1,083,093 1,083,09	50%
One unit scheme (houses) Two unit scheme (houses) Tivo unit scheme (houses) Three unit scheme (flats) Three unit scheme (houses) Three unit scheme (flats) Four unit scheme (flats) Four unit scheme (flats) Four unit scheme (flats) Five unit scheme (flats) Seven unit scheme (flats) Seven unit scheme (flats) Five unit scheme (flats) Four unit scheme (flats) Four unit scheme (flats) Four unit scheme (flats) Four unit scheme (flats) Twenty unit scheme (flats) Twenty unit scheme (flats) Twenty unit scheme (flats with community use on ground floor) Fifty unit scheme (flats - lower density) Fifty unit scheme (flats - higher density) Seventy unit scheme (flats - higher density) One hundred unit scheme (flats - lower density) The hundred unit scheme (flats - higher density) The hundred unit scheme (flats) Four unit scheme (houses) Four unit scheme (houses) Two unit scheme (houses) Two unit scheme (flats) Fire unit scheme (flats) Four	INDEVELOPED LAND) No of unite 1 2 2 3 4 4 5 7 7 10 10 200	BLV	276, 170 552,747 234,016 751,355 352,277 1037,475 497,364 1,252,258 583,671 1,789,879 830,203 2,251,1235 1,187,396 3,226,171 5,940,130 4,792,556 7,566,755 5,586,939 10,838,720 7,780,357 15,504,617 20,133,000 16,695,203 18,649,762 19,606,763 10,774,775 15,504,617 20,133,000 16,695,203 18,649,762 19,760,557 15,504,617 20,133,000 16,695,203 18,649,762 19,760,557 15,504,617 20,133,000 16,695,203 18,649,762 19,760,552 11,760,552 11,760,552 11,760,552 11,760,552 11,760,552 11,760,552 11,760,552 11,760,552 11,774 11,774 11,774 11,775 11,776 1	265, 632 528,072 219,793 717,765 330,943 391,155 467,304 1,196,310 1,709,943 780,025 2,427,730 1,115,714 3,016,008 5,586,525 4,477,741 7,168,057 5,222,976 10,192,440 7,252,16 14,457,498 16,566,141 17,560,562 18,763,683 18,656,141 18,656,141 19,761,698 15,506,617 10,662,416 15,505,622 2,673,938 3,446,724 17,778 30,43 30,43 30,177,785 30,43 30,13 30,13 31,709,943 717,785 30,943 30,13 31,709,943 717,785 30,943 717,785 30,943 31,709,943 710,	251,496 503,396 205,569 684,216 309,608 344,635 437,245 1,140,360 517,754 1,630,007 725,648 2,314,223 1,044,032 2,642,418 2,086,025 2,803,646 5,232,920 4,162,926 4,162,926 4,162,926 7,735,638 4,647,011 9,546,160 6,725,074 13,410,379 17,176,284 11,027,074 13,410,379 17,176,284 18,027,074 18,163,672 19,036,038 18,047,041 19,040 19,	239,158 478,722 191,346 650,646 288,272 598,514 407,186 1,084,411 482,195 1,550,072 679,671 2,200,718 3,848,112 3,848,112 3,848,112 3,848,112 3,848,112 3,848,112 3,848,112 3,848,112 3,848,112 3,848,112 3,848,112 3,848,112 3,848,112 3,848,112 3,848,112 3,3261 15,700,425 9,800,968 10,420,927 10,682,416 15,868,522 2,873,938 3,448,724	20% AH	25% AH	30% AH 202,145 404,696 146,675 549,937 224,266 759,553 317,010 916,562 375,519 1,310,263 529,139 1,860,201 757,305 2,188,688 1,512,349 1,955,194 3,818,501 2,903,697 5,025,466 3,341,155 6,961,038 4,614,509 9,221,903,617 5,025,466 3,342,155 6,961,038 4,614,509 9,221,903,617 5,025,466 3,342,155 6,961,038 4,614,509 9,221,903,617 5,025,466 3,342,155 6,961,038 4,614,509 9,221,903,617 5,025,466 3,342,155 6,961,038 4,614,509 9,221,903,617 5,025,466 3,342,155 6,961,038 4,614,509 9,221,903,617 5,025,466 3,342,155 6,961,038 4,614,509 9,221,903,617 5,025,466 3,342,155 6,961,038 3,343,155 6,961,038 6,9	189,007 380,021 380,021 380,021 380,021 380,021 318,233 286,951 860,613 339,960 1,230,328 476,962 1,746,696 685,624 2,025,257 1,368,931 1,743,031 3,464,996 2,588,652 4,086,688 8,174,784 6,765,655 2,077,393 4,408,688 8,174,784 6,765,655 2,077,393 3,448,724 3,765,698,622 2,877,393 3,448,724 3,766,688 3,713,938 3,448,724 3,766,688 3,713,938 3,714,66,966 1,230,928 4,76,962 1,746,696 1,74	177,470 355,346 402,798 402,798 181,596 666,612 256,692 804,661 1,150,392 405,766 1,633,189	165,133 330,671 160,065 449,229 160,261 620,692 226,633 745,714 266,631 1,070,456 1,519,684 1,070,456 1,519,684 1,070,456 1,519,684 1,680,391 1,082,093 1,082,093 1,082,093 1,082,093 1,082,093 1,082,093 1,082,093 1,082,093 1,082,093 1,082,093 1,082,093 1,082,093 1,082,093 1,082,093 1,082,093 1,082,093 1,083,093 1,083,093 1,083,093 1,083,093 1,083,093 1,084,093 1,08	50%
One unit scheme (houses) Two unit scheme (houses) Tivo unit scheme (flats) Three unit scheme (flats) Three unit scheme (flats) Three unit scheme (flats) Four unit scheme (flats) Four unit scheme (flats) Five unit scheme (flats) Seven unit scheme (flats) Seven unit scheme (flats) Seven unit scheme (flats) Four unit scheme (flats with community use on ground floor) Fifty unit scheme (flats - lower density) Fifty unit scheme (flats - lower density) Four hundred unit scheme (flats - lower density) Four hundred unit scheme (flats - lower density) Four hundred unit scheme (flats) Four unit s	INDEVELOPED LAND) NO of units	BLV	276, 170 552,747 234,016 751,355 352,277 1037,475 497,364 1,252,258 583,671 1,789,379 830,003 2,541,235 1,187,396 3,109,284 2,372,863 3,226,77 1,789,379 1,638,720 7,780,357 7,780,357 7,780,357 7,780,357 7,780,357 7,780,357 7,780,357 7,780,357 7,780,357 7,594,617 20,134,000 15,689,203 3,487,724 243,016 276,170 552,747 234,016 751,355 352,277 1,037,475 497,364 1,252,258 588,871 1,789,879 830,203 2,541,235 1,187,396 1,187,396 3,187,396 3,187,396 1,187,396 3,187,396 3,187,396 1,187,396 3,187,396	265,832 528,072 219,793 717,705 330,943 3991,155 467,304 1,196,310 553,313 760,025 2,427,730 1,115,714 3,005,051 1,115,714 3,016,008 5,506,525 4,477,741 7,252,716 11,156,005 5,222,976 10,192,440 7,252,716 11,457,498 16,656,141 13,761,639 15,906,617 10,062,410 14,457,498 16,656,141 13,761,639 15,906,617 10,062,410 16,506,625 17,77,765 30,943 991,155 40,705,943 1,196,310 1,196,31	251,496 205,569 684,216 309,608 944,635 437,245 1,40,360 517,754 1,630,007 726,648 2,314,223 1,044,032 2,842,418 2,042,648 1,140,369 1,1	239,158 478,722 191,346 650,646 288,272 898,514 407,186 1,084,411 482,195 1,550,072 679,671 2,200,718 372,351 2,678,986 1,942,606 2,551,682 4,679,315 3,648,112 15,608,522 2,678,986 1,942,606 1,97,434 12,363,261 15,700,425 9,880,988 3,448,724 15,608,522 2,678,986 3,448,724 15,608,522 2,678,986 3,448,724 15,608,522 2,678,986 3,448,724 15,500,726 1,942,606 2,551,682 1,942,606 2,551,682 1,942,606 2,551,682 1,942,606 2,551,682 1,942,606 2,551,682 1,942,606 2,551,682 1,942,606 2,551,682 1,942,606 2,551,683 1,942,606 2,551,682 2,551,682 2,551,682 2,551,682 2,551,682 2,551,682 2,551,682 2,551,682 2,551,682	20% AH	25% AH	30% AH 202,145 404,696 146,675 549,937 224,266 759,553 317,010 916,562 375,519 1,310,263 529,139 1,860,201 757,305 2,186,688 1,512,349 1,955,194 3,818,501 2,903,667 2,132,443 6,61,038 4,614,509 9,221,903 1,266,61,038 4,614,509 9,221,903,617 5,025,466 3,343,155 6,961,038 4,614,509 9,221,903,617 5,025,466 3,343,155 6,961,038 4,614,509 9,221,903 1,266,61,038 4,614,509 9,221,903 1,965,466 3,343,155 6,961,038 4,614,509 9,221,903 1,965,466 3,343,155 6,961,038 4,614,509 9,221,903 1,965,466 3,343,155 6,961,038 4,614,509 9,221,903 1,965,610 3,965,61	189,007 380,021	177,470 355,346 120,226 482,798 181,596 666,512 256,692 804,664 1,150,392 426,766 1,633,189 613,942 1,661,624 1,255,12 5,666,476 6,301 1,150,392 2,274,037 4,168,430 2,169,128 5,666,476 6,301 1,150,392 1,267,695 1,276,696 1,276	165,133 330,671 169,006 449,229 160,261 620,592 226,633 745,714 265,643 1,070,456 376,666 1,519,684 542,260 1,698,391 1,082,093 2,757,687 1,698,391 1,082,093 1,185,085 1,955,222	50%
One unit scheme (houses) Two unit scheme (houses) Two unit scheme (flats) Three unit scheme (flats) Three unit scheme (flats) Four unit scheme (flats) Four unit scheme (flats) Four unit scheme (flats) Four unit scheme (flats) Five unit scheme (flats) Five unit scheme (flats) Seven unit scheme (flats) Seven unit scheme (flats) Fen unit scheme (flats) Fen unit scheme (flats) Twenty unit scheme (flats) Tirty unit scheme (flats) Tirty unit scheme (flats) Firty unit scheme (flats) Four hundred hunt scheme (flats) Four hundred huntred hundred	INDEVELOPED LAND) No of units	## 175,858 ## 175,858	276,170 552,747 23,016 751,355 352,277 1037,475 497,364 1,252,558 88,871 1,789,879 330,203 2,541,235 1,187,396 3,189,284 2,372,863 3,189,284 2,372,863 3,189,284 1,780,357 15,504,617 20,134,000 16,669,761 16,662,21 26,73,938 3,446,724 PER HA 0% AH 276,170 276,170 276,170 277,778 277,77	265,632 528,072 219,793 717,785 339,153 991,155 467,304 1166,310 553,313 780,025 2,427,730 1,157,168,057 5,229,444 3,016,008 5,586,525 4,477,41 7,168,057 5,222,976 10,192,440 7,252,716 10,654,169 16,656,141 10,664,169 15,506,617 10,662,416 15,606,522 267,508,617 10,785 10,785 10,785 10,785 10,785 10,785 10,785 11,785 11,785 11,793,310 11,115,714 3,005,851 1,115,714 3,005,851 1,115,714 3,005,851 1,115,714 3,005,851 1,115,714 3,005,851 2,222,474 3,016,008 5,586,525 4,477,745 1,115,714 3,005,851 2,222,474 3,016,008 5,586,525 4,477,745 1,115,714 3,005,851 2,222,474 3,016,008 5,586,525 4,477,745 1,116,714 3,005,851 2,222,474 3,016,008 5,586,525 4,477,745 7,168,005 5,586,525 4,477,745 7,168,005 5,586,525 4,477,745 7,168,005 5,586,525 4,477,745 7,168,005 5,586,525 7,176,477 7,168,005 5,586,525 7,176,477 7,168,005 5,586,525 7,176,477 7,168,005 5,586,525 7,176,477 7,168,005 5,586,525 7,176,477 7,176,577 7,222,576	251,496 503,396 684,216 309,608 844,203 437,245 1140,950 517,754 1,630,007 729,648 2,314,223 1,044,002 2,842,418 2,086,025 2,842,418 2,086,025 4,162,926 6,739,538 3,401 9,546,160 6,725,074 13,163,672 11,178,284 11,627,074 13,163,672 14,162,926 6,739,538 3,446,724	239,158 478,722 191,346 650,646 288,272 698,514 407,186 1,084,411 482,195 1,550,072 679,671 2,200,778 3,743,710,475 9,680,966 10,420,927 10,682,416 15,700,425 9,680,966 10,420,927 10,682,416 15,700,425 9,680,966 10,420,927 10,682,416 15,600,626 2,873,938 3,448,724 15,600,626 2,873,938 3,448,724 15,600,626 2,873,938 3,448,724 15,600,626 2,873,938 3,448,724 15,600,626 2,673,938 3,448,724 15,600,626 2,673,938 3,448,724 15,600,626 2,673,938 3,448,724 15,600,626 2,673,938 3,448,724 15,600,626 2,673,938 3,448,724 15,600,626 2,673,938 3,448,724 15,600,726 6,79,671 1,72,351 1,73,368 1,742,368 1,74	20% AH	25% AH	30% AH 202,145 404,696 146,675 549,937 224,266 759,553 317,010 916,562 375,519 1,310,263 1,512,349 1,955,194 3,818,501 2,198,686 3,343,155 6,961,038 4,614,509 9,22,903,667 5,025,466 3,344,575 4,069,61 3,446,774 404,696 404,696 1,512,349 1,955,194	189,007 380 021 34,452 516,368 20,252 713,233 286,951 660,613 339,960 1,230,328 476,962 1,746,696 685,624 2,025,257 3,464,996 2,580,652 4,596,947 2,967,192 6,314,758 4,086,868 6,174,764 5,768,625 2,077,363 648,626 648,623 1,74,764 189,807 360,021 134,452 2,673,938 3,448,724 135,608,021 134,452 135,608,021 134,452 135,608,021 134,452 135,608,021 134,452 136,668 1,230,328 478,962 1,746,696 685,624 2,025,257 1,368,931 1,748,096 1,230,328 478,962 1,748,096 1,230,328 1,748,096 1,230,328 1,748,096 1,230,328 1,748,096 1,230,328 1,748,096 1,230,328 1,748,096 1,230,328 1,748,096 1,230,328 1,748,096 1,230,328 1,748,096 1,230,328 1,748,096 1,230,328 1,748,096 1,230,328 1,748,096 1,230,328 1,748,096 1,230,328 1,748,096 1,230,328 1,748,096 1,230,328 1,748,096 1,230,328 1,748,096 1,258,855 1,368,937 1,743,031 1,464,096 2,588,852 1,596,947 2,967,192	177, 470 355, 346 10, 226 482, 798 161, 596 666, 512 256, 662 304, 664 304 304, 664 304, 664 304, 664 304, 664 304, 664 304, 664 304, 664	165,133 330,671 66,061 620,592 226,633 740,714 266,643 1,070,456 376,600 1,519,684 642,290 1,689,391 1,062,093 1,316,705 2,757,687 1,959,292 2,873,981	50%
One unit scheme (houses) Two unit scheme (houses) Tivo unit scheme (houses) Three unit scheme (flats) Three unit scheme (houses) Three unit scheme (flats) Four unit scheme (flats) Four unit scheme (flats) Five unit scheme (flats) Seven unit scheme (flats) Seven unit scheme (flats) Fer unit scheme (flats) Four unit scheme (flats - lipider density) Fifty unit scheme (flats - lipider density) Four hundred unit scheme (flats - lipider density) One hundred unit scheme (flats - lipider density) Four hundred unit scheme (flats - lipider density) Four hundred unit scheme (flats) Four unit scheme (houses) Four unit scheme (houses) Four unit scheme (flats) Four unit sc	INDEVELOPED LAND) No of units	BLV \$175,858 \$226,104 \$255,757 \$376,839 \$23,257 \$376,839 \$23,257 \$376,839 \$23,257 \$376,839 \$41,758,584 \$41,758,758 \$41,758,75	276, 170 552,747 234,016 751,355 352,277 1037,475 497,364 1,252,558 588,671 1,789,879 30,020 2,541,235 1,187,396 3,199,284 2,372,863 3,229,171 5,940,130 4,752,556 7,780,357 15,504,130 15,696,203 16,649,762 17,780,357 18,504,724 18,506 18,506 18,507 18,508 18,50	265,832 528,072 219,793 717,785 330,943 399,135 467,304 1,196,310 553,313 780,025 2,427,730 1,115,714 3,003,851 2,229,444 3,016,008 5,586,525 3,77 7,168,057 5,222,976 10,192,440 7,168,057 11,768,057	251,496 205,569 684,216 309,608 894,035 437,245 1,40,360 517,754 1,630,007 729,040 2,314,223 1,044,032 2,842,418 2,086,025 2,803,046 5,232,920 4,162,026 6,739,538 4,847,011 9,546,180 6,725,074 13,103,79 17,178,284 11,027,074 13,103,79 17,178,284 11,027,074 13,103,79 17,178,284 11,027,074 13,103,79 17,178,284 11,027,074 13,103,79 17,178,284 11,027,074 13,103,79 17,178,284 11,027,074 13,103,79 17,178,284 11,027,074 13,103,79 17,178,284 11,027,074 13,103,077 17,178,284 11,027,074 13,103,077 17,178,284 11,030,077 17,178 17,178 17,178 17,178 17,178 17,178 17,178 17,178 1	239,158 478,722 191,346 650,646 288,272 698,514 407,186 1,084,411 482,195 2,097,188 1,192,606 2,91,682 4,879,315 3,848,112 6,311,020 4,471,047 8,699,830 6,197,434 12,563,361 15,700,425 9,880,968 10,426,627 10,882,418 15,686,522 2,073,938 3,448,724 471,047 6,699,830 11,1020	20% AH	25% AH	30% AH 202,145 400,696 146,675 549,937 224,266 759,553 317,010 916,562 375,519 1,310,263 5,29,139 1,955,194 3,816,501 2,903,667 5,025,466 3,343,155 6,961,038 4,026,27	185,007 380 021 34,452 516,368 202,592 713,233 286,951 860,613 339,960 1,230,328 476,962 1,746,696 685,624 2,025,257 1,368,931 1,743,031 3,464,896 2,568,652 4,086,668 3,74,754 4,086,668 3,74,754 4,086,668 3,74,754 4,086,668 3,74,754 4,086,668 3,74,754 4,086,668 3,74,754 4,086,668 3,74,754 4,086,668 3,74,754 4,086,668 3,74,754 4,086,668 3,74,754 5,768,625 2,673,593 3,445,724 15,668 30,21 134,452 516,668 202,932 713,233 286,951 1,74,696 665,624 2,025,257 1,366,931 1,74,031 3,464,896 665,624 2,025,257 1,368,931 1,74,031 3,464,896 665,624 2,025,257 1,368,931 1,74,031 3,464,896 665,624 2,025,257 1,368,931	177,470 355,346 402,798 482,798 161,596 666,912 256,692 404,664 304,401 1,150,392 426,708 1,681,304 1,503,969 3,111,306	165,133 330,671 106,006 449,229 160,261 620,592 226,633 746,714 266,643 1,070,456 376,660 1,698,391 1,082,093 1,316,706 2,757,687 2,215,263 3,739,912 2,156,263 3,746,744 1,070,456 1,670,620,735,687 1,086,2418	50%
One unit scheme (houses) Two unit scheme (houses) Three unit scheme (flats) Three unit scheme (flats) Three unit scheme (flats) Four unit scheme (flats) Four unit scheme (flats) Four unit scheme (flats) Four unit scheme (flats) Five unit scheme (flats) Five unit scheme (flats) Seven unit scheme (flats) Seven unit scheme (flats) Four unit scheme (flats - lower density) Fifty unit scheme (flats - lower density) Four hundred unit scheme (flats - lower density) One hundred unit scheme (flats - ligher density) One hundred unit scheme (flats - ligher density) Four hundred unit scheme (flats) Four unit scheme (flats)	INDEVELOPED LAND) No of units	BLV	276,170 \$55,747 234,016 751,355 352,277 1037,475 497,364 1,252,558 \$88,671 1,789,879 330,203 2,541,235 1,187,396 3,189,284 2,372,863 3,189,284 2,372,863 10,338,720 7,780,357 15,504,617 20,134,000 15,666,203 16,649,762 2,873,533 3,446,723 PER HA 0% AH 276,170 20,784,0130 4,792,556 7,767,70 3,787,787,787,787,787,787,787,787,787,78	265,632 528,072 219,793 717,785 330,943 399,155 467,304 1196,310 553,313 780,025 2,427,730 115,714 3,005,851 2,229,444 3,016,008 5,586,525 4,777,11 7,168,057 5,222,976 10,192,440 7,252,716 11,761,659 15,500,617 10,662,418 15,608,522 2,873,938 3,487,748 15,608,522 2,873,938 3,487,748 11,196,310 11,1	251,496 205,569 684,216 309,668 844,035 437,245 1,400,300 517,754 1,630,007 729,648 2,314,223 1,044,032 2,842,418 2,086,025 4,162,026 6,739,538 3,447,011 9,546,160 944,835 3,448,248 1,140,379 1,176,848 1,140,379 1,176,848 1,140,379 1,176,848 1,140,379 1,176,848 1,140,379 1,176,848 1,140,379 1,176,848 1,140,379 1,176,848 1,140,379 1,176,848 1,140,379 1,140,380 1,14	239,158 478,722 191,346 650,646 288,272 998,514 407,186 1,084,411 482,195 1,550,072 2,200,778 3,248,112 6,311,020 4,471,047 6,899,880 6,197,434 12,363,261 15,608,522 2,673,938 3,446,724 15,608 15,608,522 2,673,938 3,446,724 15,608,522 2,673,938 3,446,724 15,608,522 2,673,938 3,446,724 15,608,522 2,673,938 3,446,724 15,608,522 2,673,938 3,446,724 15,608,522 2,673,938 3,446,724 15,608,522 2,673,938 3,446,724 15,608,522 2,673,938 3,446,724 15,608,522 2,673,938 3,446,724 15,608,522 2,673,938 3,446,724 15,608,522 2,673,938 3,446,724 15,608,522 2,673,938 3,446,724 15,608,522 3,631,632	20% AH	25% AH	30% AH 202,145 404,696 146,676 549,937 224,266 759,553 317,010 916,562 375,519 3,860,201 757,305 2,188,688 1,512,349 1,955,194 3,815,501 2,903,667 5,025,466 3,343,155 6,951,030 4,614,509 9,221,903 4,614,509 9,221,903 4,614,509 9,221,903 4,614,509 9,221,903 1,266,522 2,073,938 3,446,774	189,007 380 021 34,452 516,368 202,532 713,233 286,951 860,613 339,960 1,230,328 476,962 1,746,696 685,624 2,025,257 1,368,931 1,743,031 3,464,896 2,568,652 4,788,652 4,788,653 4,74,784 189,607 189,	177,470 355,346 10,226 482,798 16,596 666,912 256,669 804,664 304,401 1150,302 426,768 1,633,189 436,768 1,633,189 436,768 1,633,639 1,112,92 2,274,037 4,168,430 1,150,668 1,15	165,133 336,671 66,066 449,229 60,681 620,592 226,633 746,714 266,643 1,070,456 3,739,912 2,873,936 1,688,391 1,662,083 3,031,585 6,081,547 46,764 165,065,22 2,873,936 3,446,724	50%
One unit scheme (houses) Two unit scheme (houses) Trou unit scheme (flats) Three unit scheme (flats) Three unit scheme (flats) Three unit scheme (flats) Four unit scheme (flats) Four unit scheme (flats) Four unit scheme (flats) Five unit scheme (flats) Five unit scheme (flats) Five unit scheme (flats) Seven unit scheme (flats) Ten unit scheme (flats) Ten unit scheme (flats) Ten unit scheme (flats) Ten unit scheme (flats) Twenty unit scheme (flats) Twenty unit scheme (flats) Twenty unit scheme (flats - lower density) Fifty unit scheme (flats - lower density) Fifty unit scheme (flats - lower density) Seventy unit scheme (flats - lower density) One hundred unit scheme (flats - lower density) One hundred unit scheme (flats - lower density) One hundred unit scheme (flats - lower density) Two hunded unit scheme (flats - lower density) Two hundred unit scheme (flats) Shall scheme (flats) Three hundred unit scheme (flats) Shall scheme (flats) Three hundred unit scheme (flats) Shall scheme (flats) Three unit scheme (flats) Two unit scheme (flats) Two unit scheme (flats) Tree uni	NDEVELOPED LAND) No of units	BLV	276, 170 552,747 234,016 751,355 352,277 1037,475 497,364 1,252,258 588,671 1,789,879 330,203 2,541,235 1,187,396 3,109,284 2,372,863 3,220,77 20,134,000 15,686,203 2,686,203	265, 632 528, 072 219, 793 717, 705 330, 943 3691, 155 467, 304 1, 196, 310 553, 313 1, 709, 943 780, 025 2, 427, 730 1, 115, 714 3, 005, 651 2, 229, 444 4, 71, 761, 635 5, 222, 976 10, 192, 440 7, 252, 716 14, 457, 498 16, 656, 141 17, 761, 639 18, 761, 639 18, 761, 639 18, 761, 639 19, 763 330, 943 991, 155 467, 304 1, 196, 310 553, 313 1, 709, 943 3, 446, 734 47, 115, 714 3, 005, 851 1, 115, 714 3, 016, 008 4, 477, 741 1, 168, 057 5, 86, 252 4, 477, 741 1, 168, 057 5, 86, 252 4, 477, 741 1, 168, 057 5, 586, 252 1, 176, 176, 186 1, 176 1,	251,496 205,569 684,216 309,608 394,035 437,245 1,40,360 517,754 1,630,007 729,648 2,314,223 1,044,032 2,842,418 2,364,610 6,725,774 13,410,379 17,176,264 11,627,764 11,630,007 12,648,724 10,648,724 10,648,724 11,648,724 11,630,007 129,648 2,314,224 1,140,360 3,448,724	239,158 478,722 191,346 650,646 288,272 898,514 407,186 1,084,411 42,195 1,550,072 679,671 2,200,718 972,351 2,678,986 1,942,606 2,591,682 4,879,315 3,848,112 6,311,020 4,471,047 8,889,880 6,197,434 12,363,261 15,700,425 9,880,986 6,197,434 12,363,261 15,700,425 9,880,986 6,197,434 12,363,261 15,700,425 9,880,986 10,4441 14,641 15,568,522 2,678,936 1,942,606 2,581,682 4,071,186 1,884,411 482,195 1,550,072 1,972,351 1,972,351 2,678,986 1,942,566 2,591,682 4,779,315 2,678,986 1,942,566 2,591,682 4,779,315 3,848,112 6,311,020 4,879,388 6,197,434 12,563,986 6,197,434 12,563,986 6,197,434 12,563,986 6,197,434 12,563,986	20% AH	25% AH	30% AH 202,145 400,696 146,675 549,937 224,266 759,553 317,010 916,562 375,519 1,310,263 529,139 1,302,201 757,305 2,188,688 1,512,349 1,955,194 3,816,501 2,903,667 5,025,466 3,343,155 6,961,038 4,014,509 9,213,2143 10,692,116 15,608,522 2,677,505 3,446,724 404,696 148,675 575,353 317,010 916,562 375,519 1,310,263 575,519 1,310,263	189,007 380,021 380,02	177, 470 355, 346 120, 226 482, 798 181, 596 666, 512 256, 692 304, 601 1, 150, 392 426, 765 1, 633, 189 613, 942 1, 265, 192 2, 274, 037 4, 168, 430 2, 591, 228 426, 785 1, 606, 612 1, 255, 192 1, 606, 614 1, 150, 616 1,	165,133 330,671 166,005 449,229 160,261 620,592 226,633 745,714 266,643 1,070,456 376,660 1,698,391 1,082,093 1,082,	50%
One unit scheme (houses) Two unit scheme (houses) Two unit scheme (flats) Three unit scheme (flats) Three unit scheme (flats) Four unit scheme (flats) Four unit scheme (flats) Four unit scheme (houses) Five unit scheme (houses) Five unit scheme (houses) Five unit scheme (flats) Five unit scheme (flats) Five unit scheme (flats) Five unit scheme (flats) Ten unit scheme (flats) Ten unit scheme (flats) Ten unit scheme (flats) Tiventy unit scheme (flats - higher density) Fifty unit scheme (flats - higher density) Fifty unit scheme (flats - higher density) One hundred unit scheme (flats - higher density) One hundred unit scheme (flats - higher density) Two hundred unit scheme (flats) Tiven hundred unit scheme (flats) Four hundred unit scheme (flats) Three hundred unit scheme (flats) Four unit scheme (flats	INDEVELOPED LAND) No of units 1 2 2 3 3 4 4 5 5 7 7 7 7 10 10 10 10 10 10 10 10 10 10 10 10 10	BLV	276, 170 552,747 234,016 751,355 352,277 1037,475 497,364 1,252,258 583,671 1,789,879 8,30,203 2,241,235 1,187,396 3,169,264 2,372,863 3,226,171 5,940,130 4,792,556 7,596,875 10,838,720 7,700,357 15,504,617 20,134,000 16,682,693 10,838,720 7,700,357 15,504,617 20,134,000 16,682,693 16,849,762 16,868,522 17,700,357	265, 632 528, 072 219, 793 717, 705 330, 943 3691, 155 467, 304 1, 196, 310 553, 313 1, 709, 943 780, 025 2, 427, 730 1, 115, 714 3, 005, 651 2, 229, 444 4, 71, 761, 635 5, 222, 976 10, 192, 440 7, 252, 716 14, 457, 498 16, 656, 141 17, 761, 639 18, 761, 639 18, 761, 639 18, 761, 639 19, 763 330, 943 991, 155 467, 304 1, 196, 310 553, 313 1, 709, 943 3, 446, 734 47, 115, 714 3, 005, 851 1, 115, 714 3, 016, 008 4, 477, 741 1, 168, 057 5, 86, 252 4, 477, 741 1, 168, 057 5, 86, 252 4, 477, 741 1, 168, 057 5, 586, 252 1, 176, 176, 186 1, 176 1,	251,496 205,569 604,216 309,608 44,635 437,245 1,140,360 517,754 1,630,007 725,648 2,314,223 1,044,032 2,642,418 2,086,025 2,803,646 5,232,920 4,162,926 4,163,67 13,410,379 17,176,884 18,87,745 11,140,360 5,140,140,140 11,140,140 1	239,158 478,722 191,346 650,646 288,272 898,514 407,186 1,084,411 482,195 2,00,718 3,72,351 2,678,986 1,942,666 2,591,682 4,679,315 3,848,112 6,311,020 4,471,047 8,899,800 6,197,434 12,363,261 15,700,425 9,800,968 10,420,927 10,682,416 15,688,522 2,673,936 3,448,724 141,482,195 141,482,182 141,482,182 141,482,182 141,482,182 141,482,182 141,482,182 141,482,182 141,482,182 141,482,182 141,482,182 141	20% AH	25% AH	30% AH 202,145 404,696 146,675 549,937 224,266 759,553 317,010 916,592 375,519 1,310,263 529,139 1,860,201 757,305 2,188,688 1,512,349 1,955,194 3,818,501 2,903,697 5,025,466 3,441,155 6,961,038 4,614,509 9,221,903 11,266,682 2,132,143 10,662,416 10,662	189,007 380,021	177,470 355,346 402,798 402,798 181,596 666,612 256,692 804,661 1,150,392 1,661,624 1,661,624 1,550,668 3,111,292 2,274,037 7,127,666 6,304,645 124,285 134,798 134,996 666,912 2,670,338 3,446,724	165,133 330,671 160,261 449,229 160,261 226,633 740,714 266,643 1,070,456 1,519,684 5,42,260 1,698,391 1,082,093 1,083,093 1,0	50%



Table 6.12.2: Appraisal results – 70% London Affordable Rent and 30% Shared ownership (values of £7,474 per square metre)

¥	£6.3m p.h.			1	1					1	i	
No of units 1	BLV £398,613	0% AH 301.307	5% AH 287,713	10% AH 274,119	15% AH 260.525	20% AH 246.930	25% AH 233,336		35% AH 206,146	40% AH 192,552	45% AH 178.958	50% /
	£597,920	603,022	575,832	548,644	521,455	494,266	467,077	439,888	412,700	385,511	358,321	
3	£896,880	819,752	782,763	745,773	708,783	671,794	634,805	597,815	560,825	523,836	486,846	
å		396,998 1,131,851	373,427 1,080,812	349,856 1,029,772	326,285 978,733	302,714 927,694	279,142 876,655	255,571 825,616	232,000 774,577	208,429 723,538	184,858 672,499	
4	£683,337	560,370	527,161	493,952	460,743	427,533	394,324	361,115	327,906	294,696	261,487	
		1,366,253 663,406	1,304,604 624,120	1,242,955 584,835	1,181,305 545,550	1,119,656 506,264	1,058,007 466,979	996,358 427,693	934,709 388,408	873,060 349,123	811,410 309,837	
		1,952,745 936,436	1,864,666 880 948	1,776,587 825,458	1,688,507 769,970	1,600,429 714 481	1,512,349 658 992	1,424,269 603,503	1,336,191 548,014	1,248,111 492,525	1,160,031 437,036	
10	£2,989,600	2,772,497	2,647,428	2,522,359	2,397,291	2,272,223	2,147,154	2,022,085	1,897,016	1,771,947	1,646,878	
10	£1,708,343 £3,986,133	1,339,158 3,513,354	1,259,888 3,332,718	1,180,618 3,152,082	1,101,348 2,971,446	1,022,079 2,790,810	942,808 2,610,174	863,539 2,429,538	784,269 2,248,902	704,999 2,068,265	625,729 1,887,630	
20	£2,657,422	2,679,618	2,520,861	2,362,106	2,203,349	2,044,592	1,885,835	1,727,078	1,568,322	1,409,565	1,250,808	
50	£6,643,556	6,698,083	6,307,057	5,916,030	5,525,004	5,133,977	4,742,951	4,351,925	3,960,245	3,568,537	3,176,828	2
		5,478,226 8,554,118	5,129,128 8,077,723		4,430,931 7.124,932	4,081,833 6.648.537	3,732,735 6.172.142	3,383,636 5.695.747	3,034,538 5,219,351	2,685,440 4.742.955	2,336,341 4,266,561	1 3
70	£6,975,733	6,439,048	6,021,079	5,603,109	5,185,140	4,767,171	4,349,201	3,931,232	3,513,263	3,095,292	2,677,323	2
100	£13,287,111 £9,965,333	12,278,074 8,971,302	11,560,691 8,384,114	7,796,925	7,209,736	9,407,407 6,622,548	6,035,359	7,970,620 5,448,171	7,252,227 4,860,982	6,533,834 4,273,793	5,815,441 3,686,605	3
	· A	17,901,611 23,529,757	16,734,642 21,882,111			13,233,736 16,939,174	12,066,768 15,291,528	10,899,800 13,643,883	9,732,830 11,996,236	8,565,862 10,348,591	7,398,894 8,700,945	6
400	£39,861,333	20,156,534	17,998,954	15,841,373	13,683,792	11,526,212	9,365,079	7,188,456	5,011,834	2,835,211	658,589	
- 600	£59,792,000 £11,958,400	- 10,862,418	- 10,862,418	18,909,615 - 10,862,418	15,847,463 - 10,862,418	12,785,310 - 10,862,418	9,723,157 - 10,862,418	- 10,862,418	3,564,191 - 10,862,418	469,215 - 10,862,418	- 2,662,918 - 10,862,418	- 5 - 10
-	£11,958,400	- 15,608,522 2,873,938	- 15,608,522 2,873,938	- 15,608,522 2,873,038	- 15,608,522 2,873,938	- 15,608,522 2,873,938	- 15,608,522 2,873,938	- 15,608,522 2,873,938	- 15,608,522 2,873,938	- 15,608,522 2,873,038	- 15,608,522 2,873,938	- 15
-	£11,958,400	3,448,724	3,448,724	3,448,724	3,448,724	3,448,724	3,448,724	3,448,724	3,448,724	3,448,724	3,448,724	3
	642 200 600					D	:d					
No of units	BLV	0% AH	5% AH		15% AH	20% AH		30% AH		40% AH	45% AH	50%
	£619,330	301,307 603,022	287,713 575,832	274,119 548,644	260,525 521,45 <u>5</u>	246,930 494,266	233,336 467,077	219,741 439,888	206,146 412,700	192,552 385,511	178,958 358,321	
2	£495,464	263,830	248,116	232,402 745,773	216,687 708,783	200,974 671,794	185,259 634,805	169,545 597,815	153,831 560,825	138,117 523,836	122,402 486,846	
3	£530,854	396,998	373,427	349,856	326,285	302,714	279,142	255,571	232,000	208,429	184,858	
		1,131,851 560,370	1,080,812 527 161	1,029,772 493,952	978,733 460,743	927,694 427,533	876,655 394,324	825,616 361,115	774,577 327,906	723,538 294,696	672,499 261,487	
5	£1,548,325	1,366,253	1,304,604	1,242,955	1,181,305	1,119,656	1,058,007	996,358	934,709	873,060	811,410	
		663,406 1,952,745	624,120 1,864,666	1,776,587	545,550 1,688,507	1,600,429	1,512,349	427,693 1,424,269	1,336,191	349,123 1,248,111	309,837 1,160,031	
7	£1,238,660	936,436	880,948	825,458	769,970 2 397 291	714,481	658,992	603,503	548,014	492,525	437,036 1,646,878	
10	£1,769,514	1,339,158	1,259,888	1,180,618	2,397,291 1,101,348	1,022,079	942,808	863,539	784,269	704,999	625,729	
20 20	£4,128,867 £2,752,578	3,513,354 2,679,618	3,332,718 2,520,861	3,152,082 2,362,106	2,971,446 2,203,349	2,790,810 2,044,592	2,610,174 1,885,835	2,429,538 1,727,078	2,248,902 1,568,322	2,068,265 1,409,565	1,887,630 1,250,808	
30	£4,128,867	3,685,416	3,450,391	3,215,366	2,980,341	2,745,316	2,510,291	2,275,265	2,040,240	1,805,216	1,570,191	
50	£5,161,083	5,478,226	5,129,128	5,916,030 4,780,030	5,525,004 4,430,931	5,133,977 4,081,833	4,742,951 3,732,735	4,351,925 3,383,636	3,960,245 3,034,538	2,685,440	3,176,828 2,336,341	1
		8,554,118 6,439,048	8,077,723 6,021,079	7,601,328 5,603,109	7,124,932 5,185,140	6,648,537 4 767 171	6,172,142 4 349 201	5,695,747 3,931,232	5,219,351 3,513,263	4,742,955 3,095,292	4,266,561 2,677,323	3
100	£13,762,888	12,278,074	11,560,691	10,843,307	10,125,800	9,407,407	8,689,014	7,970,620	7,252,227	6,533,834	5,815,441	5
200	£10,322,166 £20,644,333	8,971,302 17,901,611	8,384,114 16,734,642	7,796,925 15,567,674	7,209,736 14,400,706	6,622,548 13,233,736	6,035,359 12,066,768	5,448,171 10,899,800	4,860,982 9,732,830	4,273,793 8,565,862	7,398,894	6
300 400	£30,966,499	23,529,757	21,882,111	20,234,466	18,586,819 13,683,792	16,939,174 11,526,212	15,291,528	13,643,883 7 188 456	11,996,236 5,011,834	10,348,591	8,700,945 658,589	7
600	£61,932,998	25,028,234	21,971,769	18,909,615	15,847,463	12,785,310	9,723,157	6,659,166	3,564,191	469,215	- 2,662,918	- 5
-	£12,386,600 £12,386,600	- 10,862,418 - 15,608,522	- 10,862,418 - 15,608,522	- 10,862,418 - 15,608,522	- 10,862,418 - 15,608,522	- 10,862,418 - 15,608,522	- 10,862,418 - 15,608,522	- 10,862,418 - 15,608,522	- 10,862,418 - 15,608,522	- 10,862,418 - 15,608,522	- 10,862,418 - 15,608,522	- 10 - 15
-	£12,386,600	2,873,938 3 448 724	2,873,938 3,448,724	2,873,938 3,448,724	2,873,938 3,448,724	2,873,938 3 448 724	2,873,938 3 448 724	2,873,938 3,448,724	2,873,938 3,448,724	2,873,938 3,448,724	2,873,938 3,448,724	2
			å	***************************************	Å							
No of units	£5,275,753	0% AH	5% AH	10% AH	15% AH				35% AH	40% AH	45% AH	50%
1	£175,858 £263,788	301,307 603,022	287,713 575,832	274,119 548,644	260,525 521,455	246,930 494,266	233,336 467,077	219,741 439,888	206,146 412,700	192,552 385,511	178,958 358,321	
-	£211,030	263,830	248,116	232,402	216,687	200,974	185,259	169,545	153,831	138,117	122,402	
-	£226,104	396,998	373,427	349,856	326,285	302,714	279,142	255,571	232,000	208,429	184,858	
-											672,499 261,487	
-	£659,469	1,366,253	1,304,604	1,242,955	1,181,305	1,119,656	1,058,007	996,358	934,709	873,060	811,410	
-	£923,257	1,952,745	1,864,666	1,776,587	1,688,507	1,600,429	1,512,349	1,424,269	1,336,191	1,248,111	1,160,031	1
-	£527,575									492,525	437,036	1
								2 022 085	1.897.018	1 771 947	1.646.878	
-	£753,679	1,339,158		1,180,618	1,101,348	1,022,079	942,808	863,539	784,269	704,999	625,729	
			3,332,718 2,520,861	1,180,618 3,152,082 2,362,106	å				784,269 2,248,902 1,568,322		1,646,878 625,729 1,887,630 1,250,808	
	£753,679 £1,758,584 £1,172,389 £1,758,584	1,339,158 3,513,354 2,679,618 3,685,416	3,332,718 2,520,861 3,450,391	1,180,618 3,152,082 2,362,106 3,215,366	1,101,348 2,971,446 2,203,349 2,980,341	1,022,079 2,790,810 2,044,592 2,745,316	942,808 2,610,174 1,885,835 2,510,291	863,539 2,429,538 1,727,078 2,275,265	784,269 2,248,902 1,568,322 2,040,240	704,999 2,068,265 1,409,565 1,805,216	625,729 1,887,630 1,250,808 1,570,191	1
	£753,679 £1,758,584 £1,172,389 £1,758,584 £2,930,974 £2,198,230	1,339,158 3,513,354 2,679,618 3,685,416 6,698,083 5,478,226	3,332,718 2,520,861 3,450,391 6,307,057 5,129,128	1,180,618 3,152,082 2,362,106 3,215,366 5,916,030 4,780,030	1,101,348 2,971,446 2,203,349 2,980,341 5,525,004 4,430,931	1,022,079 2,790,810 2,044,592 2,745,316 5,133,977 4,081,833	942,808 2,610,174 1,885,835 2,510,291 4,742,951 3,732,735	863,539 2,429,538 1,727,078 2,275,265 4,351,925 3,383,636	784,269 2,248,902 1,568,322 2,040,240 3,960,245 3,034,538	704,999 2,068,265 1,409,565 1,805,216 3,568,537 2,685,440	625,729 1,887,630 1,250,808 1,570,191 3,176,828 2,336,341	1 2 1
	£753,679 £1,758,584 £1,172,389 £1,758,584 £2,930,974	1,339,158 3,513,354 2,679,618 3,685,416 6,698,083	3,332,718 2,520,861 3,450,391 6,307,057	1,180,618 3,152,082 2,362,106 3,215,366 5,916,030	1,101,348 2,971,446 2,203,349 2,980,341 5,525,004	1,022,079 2,790,810 2,044,592 2,745,316 5,133,977	942,808 2,610,174 1,885,835 2,510,291 4,742,951	863,539 2,429,538 1,727,078 2,275,265 4,351,925	784,269 2,248,902 1,568,322 2,040,240 3,960,245	704,999 2,068,265 1,409,565 1,805,216 3,568,537	625,729 1,887,630 1,250,808 1,570,191 3,176,828	1 1 2 1
	£753,679 £1,758,584 £1,172,389 £1,758,584 £2,930,974 £2,198,230 £4,103,363 £3,077,522 £5,861,947	1,339,158 3,513,354 2,679,618 3,685,416 6,998,083 5,478,226 8,554,118 6,439,048 12,278,074	3,332,718 2,520,861 3,450,391 6,307,057 5,129,128 8,077,723 6,021,079 11,560,691	1,180,618 3,152,082 2,362,106 3,215,366 5,916,030 4,780,030 7,601,328 5,603,109 10,843,307	1,101,348 2,971,446 2,203,349 2,980,341 5,525,004 4,430,931 7,124,932 5,185,140 10,125,800	1,022,079 2,790,610 2,044,592 2,745,316 5,133,977 4,081,833 6,648,537 4,767,171 9,407,407	942,808 2,610,174 1,885,835 2,510,291 4,742,951 3,732,735 6,172,142 4,349,201 8,689,014	863,539 2,429,538 1,727,078 2,275,265 4,351,925 3,383,636 5,695,747 3,931,232 7,970,620	784,269 2,248,902 1,568,322 2,040,240 3,960,245 3,034,538 5,219,351 3,513,263 7,252,227	704,999 2,068,265 1,409,565 1,805,216 3,568,537 2,685,440 4,742,955 3,095,292 6,533,834	625,729 1,887,630 1,250,808 1,570,191 3,176,828 2,336,341 4,266,561 2,677,323 5,815,441	1 2 1 3 3
	£753,679 £1,758,584 £1,172,389 £1,758,584 £2,930,974 £2,198,230 £4,103,363 £3,077,522 £5,881,947 £4,396,460 £8,792,921	1,339,158 3,513,354 2,679,618 3,685,416 6,688,083 5,476,226 8,554,118 6,439,048 12,278,074 8,971,302 17,901,611	3,332,718 2,520,661 3,450,391 6,307,057 5,129,128 8,077,723 6,021,079 11,560,691 8,384,114 16,734,642	1,180,618 3,152,082 2,362,106 3,215,366 5,916,030 4,780,030 7,601,328 5,603,109 10,843,307 7,796,925 15,567,674	1,101,348 2,971,446 2,203,349 2,980,341 5,525,004 4,430,931 7,124,932 5,185,140 10,125,600 7,209,736 14,400,706	1,022,079 2,790,810 2,044,592 2,745,316 5,133,977 4,081,833 6,648,537 4,767,171 9,407,407 6,622,548 13,233,736	942,808 2,810,174 1,885,835 2,510,291 4,742,951 3,732,735 6,1772,142 4,349,201 8,689,014 6,035,359 12,066,768	863,539 2,429,538 1,727,078 2,275,265 4,351,925 3,383,636 5,695,747 3,931,232 7,970,620 5,448,171 10,699,600	784,269 2,248,902 1,568,322 2,040,240 3,960,245 3,034,538 5,219,351 3,513,263 7,252,227 4,860,982 9,732,630	704,999 2.068,265 1,409,565 1,605,216 3,568,537 2,685,440 4,742,955 3,095,292 6,533,834 4,273,793 8,565,662	625,729 1,887,630 1,250,808 1,570,191 3,176,828 2,336,341 4,266,561 2,677,323	1 2 1 3 2
	£753,679 £1,758,584 £1,172,389 £1,758,584 £2,930,974 £2,198,230 £4,103,363 £3,077,522 £5,861,947 £4,396,460	1,339,158 3,513,354 2,679,618 3,685,416 6,698,083 5,478,226 8,554,118 6,439,048 12,278,074 8,971,302	3,332,718 2,520,861 3,450,391 6,307,057 5,129,128 8,077,723 6,021,079 11,560,691 8,384,114	1,180,618 3,152,082 2,362,106 3,215,566 5,916,030 4,780,030 7,601,328 5,603,109 10,643,307 7,796,925 15,567,674	1,101,348 2,971,446 2,203,349 2,980,341 5,525,004 4,430,931 7,124,932 5,185,140 10,125,800 7,209,736	1,022,079 2,790,610 2,044,592 2,745,316 5,133,977 4,061,633 6,648,537 4,767,171 9,407,407 6,622,548	942,808 2,610,174 1,885,835 2,510,291 4,742,951 3,732,735 6,172,142 4,349,201 8,689,014 6,035,359	863,539 2,429,538 1,727,078 2,275,265 4,351,925 3,383,636 5,695,747 3,931,232 7,970,620 5,448,171	784,269 2,248,902 1,568,322 2,040,240 3,960,245 3,034,538 5,219,351 3,513,263 7,252,227 4,860,982	704,999 2,068,265 1,409,565 1,805,216 3,568,537 2,685,440 4,742,955 3,095,292 6,533,834 4,273,793	625,729 1,887,630 1,250,808 1,570,191 3,176,828 2,336,341 4,266,561 2,677,323 5,815,441	1 2 1 3 2
	£753,679 £1,758,584 £1,172,389 £1,758,584 £2,930,974 £2,198,230 £4,103,363 £3,077,522 £5,861,947 £4,396,460 £8,792,921 £13,189,381 £17,585,842 £26,378,763	1,339,158 3,513,354 2,679,618 3,685,416 6,688,083 5,478,226 8,554,118 6,439,048 12,278,074 8,971,302 17,901,611 23,529,757 20,156,534 25,028,234	3,332,718 2,520,861 3,450,391 6,307,057 5,129,128 8,077,723 6,021,079 11,560,691 1,560,691 1,6734,642 21,882,111 17,999,954	1,180,618 3,152,082 2,362,105 3,215,366 5,916,030 4,780,030 7,601,328 5,603,109 10,843,307 7,796,925 15,567,674 20,234,466 15,841,373 16,509,615	1,101,346 2,971,446 2,203,349 2,980,341 5,525,004 4,430,951 7,124,932 1,185,140 10,125,800 7,209,736 14,400,706 15,586,119 15,683,762 15,647,463	1,022,079 2,790,810 2,044,592 2,745,316 5,133,977 4,081,833 6,646,537 4,767,171 9,407,407 6,622,548 13,233,736 16,939,174 11,526,212 12,785,310	942,808 2,810,174 1,885,835 2,510,291 4,742,951 3,732,735 6,1772,142 4,349,201 8,689,014 6,035,359 12,066,768	663,539 2,429,538 1,727,078 2,275,265 4,351,925 3,363,636 5,695,747 3,931,252 7,970,620 5,446,171 10,899,800 13,643,683 7,186,456	764,269 2,248,902 1,568,322 2,040,240 3,960,245 5,219,351 3,510,263 7,252,227 4,860,982 9,732,830 11,996,236 5,011,634 3,564,191	704,999 2,068,265 1,409,565 1,805,216 3,568,537 2,685,440 4,742,955 9,005,292 6,533,834 4,273,793 8,565,662 10,345,591 2,835,211 469,215	525,729 1,887,630 1,250,808 3,176,828 2,336,341 4,266,661 2,677,923 5,815,441 3,685,605 7,398,884 6,700,945	1 2 2 3 3 3 5 5 6 6 7 7 - 1 5 6 - 5
	£753,679 £1,758,584 £1,172,389 £1,758,584 £2,930,974 £2,198,230 £4,103,363 £3,077,522 £5,881,947 £4,396,460 £8,792,921 £13,189,381 £17,585,842 £26,378,763 £5,275,753 £5,275,753	1,339,158 3,513,354 2,679,616 3,685,416 6,698,083 5,478,226 8,554,110 6,439,048 12,276,074 8,971,302 17,901,611 23,529,757 20,156,534 25,028,234 10,862,416	3,332,718 2,520,861 3,450,391 6,307,057 5,129,128 8,077,23 6,021,079 11,560,691 8,384,114 16,734,642 21,882,111 17,958,954 21,971,769 10,662,416	1,190,618 3,152,082 2,362,100 3,215,366 5,916,030 4,780,030 7,601,328 5,603,109 10,843,307 7,796,925 15,567,674 20,234,466 15,841,373 16,909,618 10,862,418	1,101,346 2,971,446 2,203,349 2,880,341 5,525,004 4,430,931 7,124,532 5,185,140 10,125,800 7,209,736 14,400,706 10,563,792 15,647,465 10,668,792 15,647,465 10,668,418	1,022,079 2,790,810 2,044,592 2,745,316 5,133,977 4,081,833 6,648,537 4,767,171 9,407,407 6,622,548 13,233,736	942,808 2,810,174 1,885,835 2,510,291 4,742,951 3,732,735 6,1772,142 4,349,201 8,689,014 6,035,359 12,066,768	663,539 2,429,538 1,727,076 2,275,265 4,351,925 3,383,636 5,665,747 3,931,232 7,970,620 5,448,171 10,899,800 13,643,883 7,186,456 6,691,665 10,882,416 -10,882,416	784,269 2,248,902 2,040,240 3,960,245 3,034,538 5,210,351 3,513,263 7,252,227 4,860,982 9,732,830 11,996,236 5,011,854 3,664,191 -10,862,418	704,999 2,068,265 1,805,216 3,566,537 2,685,440 4,742,955 3,095,292 6,533,834 4,273,793 8,565,662 10,348,591 2,835,211 499,215 -10,862,416 -15,608,522	625,726 1,887,630 1,250,806 1,570,191 3,176,828 2,336,341 4,265,651 2,677,923 5,815,441 3,586,805 7,396,854 6,700,945 656,558 2,662,910 10,662,418	1 2 2 1 3 5 3 6 6 7 7 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
	£753,679 £1,758,584 £1,172,389 £1,758,584 £2,930,974 £2,198,230 £4,103,363 £3,077,522 £5,881,947 £4,396,2921 £13,189,381 £17,585,842 £26,378,763	1,339,150 3,513,354 2,679,610 3,685,416 6,686,083 5,476,226 8,554,118 6,439,040 12,278,074 8,971,302 17,901,611 23,526,757 20,156,534 25,028,234	3,332,718 2,520,861 3,450,391 6,307,057 5,129,128 8,077,723 6,021,079 11,560,691 8,384,114 16,734,642 21,882,111 17,986,954 21,971,769	1,190,616 3,152,082 2,362,106 3,215,366 5,916,030 4,780,030 7,601,328 5,603,109 10,843,307 7,796,925 15,567,674 20,234,466 15,841,373 16,909,615	1,101,348 2,971,446 2,203,349 2,980,341 5,525,004 4,430,931 7,124,932 5,185,140 10,125,800 7,209,736 14,400,706 18,586,819 18,683,782 15,647,463 10,662,418	1,022,079 2,790,810 2,044,592 2,745,316 5,133,977 4,081,833 4,767,171 9,407,407 6,622,548 13,233,736 16,935,174 11,526,212 12,765,316	942,808 2,610,174 1,895,835 2,510,291 4,742,951 3,732,735 6,172,142 4,349,201 8,689,014 6,035,359 12,066,768 15,291,520 9,865,079 9,723,157	663,539 2,429,538 1,727,078 2,275,265 4,351,925 3,383,636 5,695,747 3,931,232 7,970,620 5,446,171 10,899,800 13,643,663 7,188,456 6,655,166 -10,665,416	764,269 2,248,902 2,040,240 3,960,245 3,034,538 5,219,351 3,513,263 7,252,227 4,860,982 9,732,830 11,996,236 5,011,634	704,999 2,068,265 1,005,565 1,805,216 3,568,537 2,665,440 4,742,955 3,095,292 6,533,834 4,273,793 8,565,662 10,348,591 2,855,211 469,215	625,726 1,887,630 1,250,806 1,570,181 3,176,828 2,336,341 4,266,561 2,677,323 5,815,441 0,686,605 7,398,884 6,700,945 658,589 2,662,916	1 1 2 1 3 3 5 5 6 7 7 1 5 5 6 - 10 2 2
	£753,679 £1,758,584 £1,172,389 £1,758,584 £2,930,974 £2,198,230 £4,103,363 £3,077,522 £5,861,947 £4,396,460 £8,792,921 £17,585,842 £26,378,763 £5,275,753 £5,275,753 £5,275,753	1,339,158 3,513,354 2,679,618 3,685,416 6,689,083 5,476,220 8,554,118 6,439,048 12,273,074 8,971,302 17,901,611 23,529,757 20,156,534 25,028,234 10,862,416 15,666,534 25,028,234 10,862,416 15,666,534 25,028,234 10,862,416 15,666,534 26,028,234 10,862,416 15,666,534 26,028,234 10,862,416 15,666,534 26,038,234 10,862,416 15,666,534 26,038,234 10,862,416 10,862,41	3,332,718 2,520,861 3,450,391 6,307,057 5,129,128 8,077,23 6,021,079 11,560,691 8,384,114 16,734,642 21,882,111 17,958,954 21,971,769 10,662,416	1,180,610 3,152,082 2,362,106 3,215,366 5,916,030 4,780,030 7,601,328 5,603,109 10,843,307 7,796,925 10,567,47 20,234,466 15,841,373 16,909,615 10,662,416 15,646,522 2,673,608	1,101,346 2,971,446 2,203,349 2,880,341 5,525,004 4,430,931 7,124,532 5,185,140 10,125,800 7,209,736 14,400,706 10,563,792 15,647,465 10,668,792 15,647,465 10,668,418	1,022,079 2,790,810 2,044,592 2,745,316 5,133,977 4,081,833 4,767,171 9,407,407 6,622,548 13,233,736 16,935,174 11,526,212 12,765,316	942,808 2,610,174 1,895,835 2,510,291 4,742,951 3,732,735 6,172,142 4,349,201 8,689,014 6,035,359 12,066,768 15,291,520 9,865,079 9,723,157	663,539 2,429,538 1,727,076 2,275,265 4,351,925 3,383,636 5,665,747 3,931,232 7,970,620 5,448,171 10,899,800 13,643,883 7,186,456 6,691,665 10,882,416 -10,882,416	784,269 2,248,902 2,040,240 3,960,245 3,034,538 5,210,351 3,513,263 7,252,227 4,860,982 9,732,830 11,996,236 5,011,854 3,664,191 -10,862,418	704,999 2,068,265 1,805,216 3,566,537 2,685,440 4,742,955 3,095,292 6,533,834 4,273,793 8,565,662 10,348,591 2,835,211 499,215 -10,862,416 -15,608,522	625,726 1,887,630 1,250,806 1,570,191 3,176,828 2,336,341 4,265,651 2,677,923 5,815,441 3,586,805 7,396,854 6,700,945 656,558 2,662,910 10,662,418	2 1 3 3 5 3 6 7 7 - 1 1 5 - 5
NDEVELOPED LAND)	£753,679 £1,758,584 £1,172,389 £1,758,584 £2,930,974 £2,198,230 £4,103,363 £3,077,522 £5,861,947 £4,396,460 £8,792,921 £13,189,381 £17,585,842 £26,378,763 £5,275,753 £5,275,753 £5,275,753	1,339,150 3,513,354 2,679,610 3,685,416 6,686,083 5,476,226 8,554,418 6,439,043 12,278,074 6,971,302 17,901,611 23,529,757 20,156,534 -10,682,413 -15,668,522 2,673,938 3,448,724	3,332,718 2,520,861 3,450,391 6,307,057 5,129,128 6,077,723 6,021,079 11,560,691 8,384,114 16,734,642 21,362,111 17,996,954 21,077,769 -10,862,418 5,606,522 2,073,938 3,446,724	1,190,616 3,152,082 3,252,106 3,215,366 5,916,030 4,780,030 7,601,328 5,603,109 10,843,307 7,96,925 15,567,674 20,234,466 15,841,373 16,909,615 -10,662,418 -15,608,522 2,673,938 3,448,724	1,101,248 2,971,446 2,203,349 2,980,341 5,525,004 4,430,931 7,124,932 5,185,140 10,125,800 7,209,736 14,400,706 15,586,810 13,883,782 15,687,483 -10,682,416 -15,688,522 2,675,658 3,448,724	1,022,079 2,790,810 2,044,592 2,744,516 5,133,977 4,081,833 6,648,537 4,767,171 9,407,407 6,622,548 13,233,736 16,939,174 11,526,212 12,765,310 -10,662,416 -15,608,522 2,673,936 3,446,724	942,808 2,610,174 1,895,835 2,510,291 4,742,951 3,732,735 6,177,142 4,349,201 8,689,014 6,005,359 12,066,768 15,291,520 9,365,078 172,015,20 9,765,075 10,662,416 - 15,608,522 2,673,936 3,448,724	63,539 2,429,538 1,727,076 2,275,265 4,51,025 3,383,636 5,695,747 3,931,232 7,970,620 5,448,171 10,899,800 13,643,693 7,188,486 6,655,366 -10,662,418 -15,608,522 2,673,583 3,446,724	764,269 2,248,902 2,040,240 3,034,538 5,219,351 3,513,263 7,252,227 4,860,982 9,732,830 11,696,236 5,011,634 3,564,318 -10,662,416 -15,608,522 2,075,538 3,446,724	704,999 2,068,265 1,405,565 1,805,216 3,568,537 2,685,440 4,742,955 3,095,292 6,533,834 4,742,955 3,095,292 6,533,834 4,742,955 10,548,591 2,855,211 469,215 10,562,418 - 15,608,522 2,673,508 3,448,724	625,726 1,887,630 1,250,606 1,570,181 3,176,828 2,336,341 4,266,561 2,077,323 5,815,441 3,666,605 2,073,98,884 6,700,946 656,589 2,662,916 -10,662,416 -15,608,522 2,673,936 3,448,724	1 2 2 1 1 1 3 3 3 3 6 6 7 7 - 1 5 2 2 3 3 3
	£753,679 £1,758,584 £2,930,974 £2,198,230 £4,103,363 £3,077,522 £5,881,947 £4,396,460 £8,792,921 £13,189,381 £17,585,842 £26,378,763 £5,275,753 £5,275,753 £5,275,753	1,339,150 3,513,354 2,679,610 3,685,416 6,686,083 5,476,226 8,554,418 6,439,043 12,278,074 6,971,302 17,901,611 23,539,757 20,156,534 25,028,234 10,662,413 15,608,522 2,673,936 3,448,724	3,332,718 2,520,861 3,450,391 6,307,057 5,129,128 8,077,23 6,021,079 11,560,691 8,384,114 16,734,642 21,882,111 17,958,954 21,971,769 10,662,416	1,180,610 3,152,082 2,362,106 3,215,366 5,916,030 4,780,030 7,601,328 5,603,109 10,843,307 7,796,925 10,567,47 20,234,466 15,841,373 16,909,615 10,662,416 15,646,522 2,673,608	1,101,346 2,971,446 2,203,349 2,880,341 5,525,004 4,430,931 7,124,532 5,185,140 10,125,800 7,209,736 14,400,706 10,563,792 15,647,465 10,668,792 15,647,465 10,668,418	1,022,079 2,790,810 2,044,592 2,744,516 5,133,977 4,081,833 6,648,537 4,767,171 9,407,407 6,622,548 13,233,736 16,939,174 11,526,212 12,765,310 -10,662,416 -15,608,522 2,673,936 3,446,724	942,808 2,610,174 1,895,835 2,510,291 4,742,951 3,732,735 6,177,142 4,349,201 8,689,014 6,035,359 12,066,768 15,291,526 9,365,078 172,015,20 9,765,078 172,015,20 172,015	63,539 2,429,538 1,727,076 2,275,265 4,51,025 3,383,636 5,695,747 3,931,232 7,970,620 5,445,171 10,899,800 10,645,693 7,188,456 6,655,166 -10,662,418 -15,608,522 2,679,938 3,446,724	784,269 2,248,902 2,040,240 3,960,245 3,034,538 5,210,351 3,513,263 7,252,227 4,860,982 9,732,830 11,996,236 5,011,854 3,664,191 -10,862,418	704,999 2,068,265 1,405,565 1,805,216 3,568,537 2,685,440 4,742,955 3,095,292 6,533,834 4,742,955 3,095,292 6,533,834 4,742,955 10,548,591 2,855,211 469,215 10,562,418 - 15,608,522 2,673,508 3,448,724	625,726 1,887,630 1,250,806 1,570,191 3,176,828 2,336,341 4,265,651 2,677,923 5,815,441 3,586,805 7,396,854 6,700,945 656,558 2,662,910 10,662,418	2 1 3 2 5 5 7 7 - 10 - 15 2 3
NDEVELOPED LAND) No of units 1 2	£753,679 £1,758,584 £1,172,389 £1,758,584 £2,930,974 £2,196,230 £4,103,363 £3,077,522 £5,861,947 £4,396,460 £8,792,921 £13,189,381 £17,585,842 £26,378,763 £5,275,753 £5,275,753 £5,275,753	1,339,150 3,513,354 2,670,610 3,685,416 6,686,083 6,747,226 8,554,418 6,439,040 12,278,074 6371,302 17,901,611 23,529,757 20,128,534 10,682,2418 -15,608,522 2,673,638 3,448,724	3,332,718 2,520,861 3,450,391 6,307,057 5,129,128 6,021,079 11,560,691 8,384,114 16,734,642 21,862,111 17,998,954 10,052,418 11,506,522 20,73,938 3,446,724	1,190,616 3,152,082 3,152,082 3,215,366 5,916,030 4,780,030 7,601,328 5,603,109 10,843,307 7,796,925 15,567,674 00,234,466 15,841,373 16,399,615 10,062,416 15,606,622 2,673,508 3,448,724	1,101,348 2,971,446 2,203,349 2,980,341 5,525,004 4,430,931 7,124,932 5,185,140 10,125,800 7,209,736 14,400,706 18,586,819 15,687,483 10,662,416 15,668,522 2,673,638 3,448,724	1,022,079 2,790,810 2,044,810 2,044,810 2,745,316 5,133,977 4,081,833 4,767,171 9,407,407 6,622,548 13,233,736 6,935,174 11,526,212 12,765,310 -10,062,418 -15,608,522 2,673,638 3,448,724	942,808 2,610,174 1,895,835 2,510,291 4,742,951 3,732,735 6,172,142 4,349,201 8,689,014 6,005,369 12,066,788 15,281,528 9,823,157 - 10,662,418 - 15,608,522 2,673,938 3,446,724 idual land vali 25%, AH 233,3336 467,077	603,539 2,429,538 1727,070 2,275,265 4,351,925 3,383,636 5,695,747 3,931,232 7,970,620 5,446,171 10,899,800 13,643,683 7,186,458 6,659,166 -10,602,416 -15,608,522 2,073,638 3,448,724	764,269 2,248,902 1,556,322 2,040,240 3,960,245 3,034,538 5,219,351 3,513,263 7,252,227 4,80,602 9,732,830 11,996,236 5,011,634 5,016,534 11,996,236 5,011,634 5,016,534 3,564,191 10,652,416 15,608,622 2,673,506 3,446,724	704,999 2,068,265 1,00,565 1,00,565 1,805,216 3,568,537 2,065,440 4,742,955 3,095,292 6,533,834 4,273,793 8,565,862 10,346,591 2,653,214 489,215 10,662,416 -15,605,622 2,675,938 3,446,724	625,726 1,887,630 1,250,606 1,570,191 3,176,628 2,336,341 4,266,561 2,677,323 5,815,441 9,685,606 6,705,945 6,705,94	2 1 3 5 3 6 7 7 - 1 - 5 2 3
NDEVELOPED LAND)	£753,679 £1,758,584 £2,930,974 £2,198,230 £4,103,363 £3,077,522 £5,881,947 £4,396,460 £8,792,921 £13,189,381 £17,585,842 £26,378,763 £5,275,753 £5,275,753 £5,275,753 £5,275,753	1,339,158 3,513,354 2,679,618 3,685,416 6,698,083 5,476,226 8,554,418 6,439,048 12,278,074 8,971,302 17,901,611 23,529,757 20,156,534 25,028,234 10,862,416 15,608,522 2,673,538 3,448,724	3,332,718 2,520,861 3,450,391 6,307,057 5,129,128 8,077,723 6,020,77 11,560,691 8,384,114 16,734,642 21,882,111 17,986,954 21,971,769 -10,062,416 15,560,6522 2,073,938 3,446,724	1,180,610 3,152,082 2,62,106 3,215,366 5,916,030 7,601,328 5,003,109 10,843,307 7,796,925 15,567,674 20,234,466 15,841,973 16,909,618 - 10,862,418 15,608,522 2,875,958 3,446,724	1,101,248 2,971,446 2,203,449 2,980,341 5,525,004 4,430,931 7,124,932 5,185,140 10,125,800 7,209,736 14,400,706 18,586,819 10,682,416 215,686,762 15,686,762 15,686,762 15,686,762 15,686,762 15,686,762 15,686,762 15,686,762	1,022,079 2,790,810 2,044,592 2,745,316 5,133,977 1,081,833 6,646,537 4,767,171 9,407,407 6,622,548 13,233,736 16,939,174 11,528,212 12,785,310 -10,862,416 -15,608,522 2,873,938 3,446,724	942,808 2,610,174 1,095,000 2,510,291 4,742,951 6,172,142 4,049,001 8,689,014 6,005,359 12,066,768 15,291,528 0,066,076 9,723,157 10,662,416 15,606,522 2,873,938 3,446,724 idual land val 255/4 AH 233,336	603,539 2,429,538 2,429,538 2,275,265 4,351,925 3,353,636 5,695,747 7,970,620 7,970,620 13,643,843 7,158,458 6,659,166 -10,862,416 -10,862,416 -10,862,416 -10,862,416 -10,862,416 -10,962	764,269 2,248,902 2,040,240 3,960,245 3,034,338 5,219,351 3,511,263 7,25,227 4,860,982 9,732,030 11,996,236 5,011,862,418 10,862,418 10,862,418 2,873,958 3,448,724	704,999 2,068,265 1,005,216 3,568,537 2,68,537 2,68,537 3,568,537 3,568,537 3,568,537 3,568,538,334 4,273,793 6,565,662 10,368,531 455,215 10,662,416 15,606,522 2,873,938 3,448,724	625,726 1,887,630 1,559,606 1,559,191 3,176,628 4,266,561 5,815,441 4,266,561 5,815,441 4,266,561 5,815,441 4,266,561 5,815,441 1,066,416 1,066,41	2 2 1 1 3 2 5 5 6 7 1 1 1 5 1 5 1 5 1 5 1 5 1 5 1 5 1 5 1
NDEVELOPED LAND) No of units 1 2 3 3 3	£753,679 £1,758,584 £1,7758,584 £2,930,974 £2,198,230 £4,103,363 £3,077,522 £5,861,947 £4,396,480 £8,792,921 £13,189,381 £17,585,842 £26,378,763 £5,275,753 £5,275,753 £5,275,753 £5,275,753	1,339,150 3,513,354 2,677,618 3,685,416 6,698,083 5,477,226 8,54,418 6,439,040 12,278,074 29,1302 17,901,611 23,529,757 20,156,534 25,028,234 0,666,318 -15,606,522 2,673,938 3,446,724	5% AH 287, 713 3,352, 716 2,520, 861 3,450, 391 3,07, 057 5,129, 128 8,077, 723 6,021,079 11,560, 691 16,734,642 21,862,111 17,998,954 21,862,111 21,560, 522 2,070, 308 3,446,724	1,190,610 3,152,082 3,552,106 3,215,366 5,916,030 4,780,030 7,601,328 5,603,109 10,843,307 7,796,925 15,567,674 20,234,466 15,841,373 16,808,615 10,662,410 -15,808,622 2,873,938 3,440,724	1,101,348 2,971,446 2,203,349 2,980,341 5,525,004 4,430,931 7,124,932 5,185,140 10,125,800 7,209,736 14,400,706 18,586,819 15,687,463 10,862,416 -15,603,792 2,673,938 3,446,724	1,022,079 2,790,810 2,044,592 2,745,316 5,133,977 4,061,833 6,648,537 4,767,171 9,407,407 16,592,548 13,233,736 16,939,174 11,526,212 12,785,310 10,662,418 -15,608,522 2,873,936 3,446,724	942,808 2,610,174 1,895,832 2,510,291 4,742,951 3,732,735 6,172,142 4,349,201 8,689,014 4,049,201 8,689,014 5,095,355 12,066,766 15,291,528 9,065,079 9,723,157 10,882,418 -15,006,522 2,673,936 3,446,724	603,539 2,429,538 1,727,076 2,275,265 4,351,925 3,333,636 5,695,747 3,931,232 7,970,620 5,446,771 10,839,800 13,643,833 7,108,43,833 7,108,43,833 7,108,43,833 6,655,166 0,952,418 -15,608,525 2,873,936 3,440,724	764,269 2,248,902 2,248,902 2,040,240 3,960,245 3,034,538 5,219,351 3,510,263 7,252,227 4,860,862 9,732,830 11,996,236 5,011,603 3,564,191 0,662,416 -15,605,522 2,870,958 3,446,724	704,999 2,068,265 1,005,665 1,805,216 3,568,637 2,665,440 4,742,955 3,095,202 6,533,834 4,273,793 8,565,662 10,346,591 2,655,402 10,662,416 -15,605,622 2,873,938 3,446,724	45% AH 178,958 187,900 1,259,800 1,570,191 3,176,828 2,336,341 4,266,561 2,677,923 5,815,441 3,686,605 7,396,804 6,700,945 10,682,416 -15,608,522 2,673,938 3,440,724	1 2 2 1 3 3 2 5 5 7 7 7 7 1 1 1 1 1 1 1 1 1 1 1 1 1 1
NDEVELOPED LAND) No of units 1 2 3 3 4 4	E753,679 £1,758,584 £1,172,389 £1,758,584 £2,930,974 £2,198,230 £4,103,363 £3,077,522 £5,861,947 £4,396,460 £8,792,921 £13,189,381 £17,585,842 £26,378,763 £5,275,753 £5,275,753 £5,275,753 £5,275,753 £5,275,753 £5,275,753	1,339,150 3,513,354 2,679,618 3,665,416 6,689,083 5,476,220 8,554,118 6,439,048 12,278,074 8,971,302 7,901,611 23,529,757 20,156,534 25,028,234 -10,682,416 15,606,622 2,673,938 3,445,724 PER HA 0% AH 301,307 603,022 2,523,830 319,752 336,998 316,998 316,998	3,332,718 2,520,861 3,450,391 6,307,057 5,120,128 8,077,23 6,021,079 11,500,691 8,384,114 16,734,642 21,882,111 17930,954 21,971,769 0,662,416 -15,000,522 2,873,938 3,445,724	1,180,610 3,152,082 2,662,106 3,215,366 5,916,030 7,601,328 5,603,109 10,843,307 7,796,925 15,567,44 20,234,466 15,841,973 16,509,615 -10,662,416 15,641,973 3,446,724	1,101,348 2,971,446 2,203,349 2,380,341 5,525,004 1,430,931 7,124,932 5,185,140 10,125,800 11,400,706 15,586,819 16,568,762 15,647,463 10,662,418 16,568,622 2,673,936 3,446,724	1,022,079 2,790,810 2,044,592 2,745,316 5,133,977 4,081,833 6,648,537 4,767,171 9,407,407 16,939,174 11,526,212 12,765,310 -10,862,416 15,608,622 2,647,938 3,445,724	942,808 2,610,174 1,885,832 2,510,291 4,742,951 5,752,735 6,172,142 4,349,201 8,689,014 6,035,359 12,069,760 15,291,528 9,685,079 9,723,157 - 10,862,418 15,608,507 2,723,157 - 40,862,418 253,398 5,446,724	803,539 2,429,538 1,727,089 2,275,265 4,351,925 3,353,636 5,695,747 3,331,22 7,970,620 13,643,843 7,186,456 6,659,160 10,862,418 16,606,622 2,873,938 3,445,724	764,269 2,246,802 1,568,322 2,040,240 3,960,245 3,503,533 5,219,351 3,513,263 7,252,227 4,860,982 5,73,260 11,996,236 5,611,534 3,561,191 10,862,418 15,606,502 2,673,938 3,446,724	704,999 2,068,265 1,805,216 3,568,537 2,685,440 4,742,955 3,095,292 6,533,034 4,272,793 5,565,662 10,345,591 1,668,462 2,673,938 3,446,724	45% AH 170,958 3358,341 45% AH 170,958 3358,341 4266,561 4266,561 4266,561 4266,561 4368,665 4368,665 4368,665 4368,665 4368,665,666 4368,	33 55 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5
NDEVELOPED LAND) No of units 1 2 3 3 4	£753,679 £1,758,584 £2,930,974 £2,198,230 £4,103,363 £3,077,522 £5,861,947 £4,396,460 £8,792,921 £13,189,361 £17,585,842 £26,378,763 £5,275,753 £5,275,753 £5,275,753 £5,275,753 £5,275,753 £5,275,753	1,339,150 3,513,354 2,679,610 3,685,416 6,686,083 5,476,226 8,554,418 6,439,043 12,278,074 6,971,302 17,901,611 23,520,757 20,156,534 25,028,234 210,652,418 25,028,234 210,652,418 25,028,234 210,652,418 25,028,234 210,652,418 25,028,234 210,652,418 25,028,234 210,652,418 25,028,234 210,652,418 25,028,234 210,652,418 25,028,234 210,652,418 25,028,234 26,030,307	3,332,718 2,520,861 3,450,391 6,307,057 5,129,128 6,077,723 6,021,079 11,550,691 8,384,114 17,998,954 21,382,111 17,998,954 21,371,798 3,445,724 5% AH 287,713 575,832 245,116 782,763 773,227 1,080,812	1,150,615 3,152,082 3,152,082 3,215,366 5,916,030 4,780,030 7,601,328 5,603,109 10,843,307 7,796,325 15,567,674 20,234,466 15,841,373 16,909,615 -10,602,418 -16,608,522 2,673,938 3,448,724	1,101,348 2,971,446 2,203,349 2,980,341 5,525,004 4,430,931 7,124,932 5,185,140 10,125,800 11,25,800 11,566,819 13,683,782 14,400,706 15,566,819 15,667,453 16,667,453 3,448,724	1,022,079 2,790,810 2,044,810 2,044,810 2,745,316 5,133,977 4,081,833 4,767,171 9,407,407 6,622,548 13,233,736 16,939,174 11,526,212 12,765,310 -10,662,541 -15,608,522 2,673,936 3,446,724	942,808 2,610,174 1,895,835 2,510,291 4,742,951 3,732,735 6,172,142 4,349,201 8,689,014 6,005,359 12,066,768 15,291,520 9,365,078 172,057 10,662,416 -15,608,522 2,673,936 3,448,724 idual land validation of the control of the contr	603,539 2,429,538 1,727,076 2,275,265 4,551,325 3,383,636 5,695,747 3,931,232 7,970,620 5,445,171 10,899,800 10,643,693 7,188,456 6,655,166 -10,662,418 -15,608,522 2,679,936 3,448,724	764,269 2,248,902 2,246,902 2,040,240 3,034,538 5,219,351 3,513,263 7,252,227 4,860,982 9,732,830 11,996,236 5,011,634 3,564,311 -10,662,416 -15,608,522 2,073,038 3,446,724 35% AH 210,146 412,700 153,331 560,825 200,146 412,700 153,331 560,825 200,774,577	704,999 2,068,265 1,805,216 3,568,537 2,685,440 4,742,955 3,095,292 6,533,834 4,742,955 3,095,292 6,533,834 4,742,955 10,648,491 2,855,211 469,215 10,662,418 - 15,608,622 2,673,638 3,448,724 40% AH 192,552 385,511 135,117 52,836 520 723,538	1,887,630 1,887,630 1,250,808 1,570,181 3,176,828 2,336,341 4,266,561 2,677,323 5,815,441 3,666,605 7,398,884 6,700,946 655,589 2,662,916 10,662,416 15,608,522 2,677,303 3,446,774	1 2 2 1 3 3 2 5 5 5 7 7 7 - 1 1 5 2 2 3 3
NDEVELOPED LAND) No of units 2 2 2 3 3 4 4 5 5 7	E753,679 £1,758,584 £1,172,389 £1,758,584 £2,930,974 £2,198,230 £4,103,363 £3,077,522 £5,861,947 £4,396,460 £8,792,921 £13,189,381 £17,585,842 £26,378,763 £5,275,753 £5,275,753 £5,275,753 £5,275,753 £5,275,753 £5,275,753	1,339,150 3,513,354 2,679,618 3,685,416 6,689,083 5,476,220 8,554,118 6,439,048 12,273,074 8,971,302 17,901,611 23,529,757 20,156,534 25,026,234 -10,862,416 15,666,562 2,673,936 3,448,724 PER HA 0% AH 301,307 403,022 263,830 319,762 3163,851 550,370 1,662,536	3,332,718 2,520,861 3,460,391 6,307,057 5,120,128 8,077,723 11,500,691 8,384,114 16,73,642 21,882,111 17,989,954 21,971,769 -10,862,418 -15,606,522 2,873,938 3,445,713 3,773,632 248,116 782,763 373,427 1,080,812 527,161 1,304,604	1,180,610 3,152,082 2,362,106 3,215,366 5,916,030 7,601,328 5,603,109 10,843,307 7,796,925 10,567 420,234,466 15,841,373 16,509,615 -10,662,416 15,646,547 20,234,467 40,234,467 41,273 42,240 24,240 24,240 24,240 24,240 24,273 349,856 1,242,955 1,242,955 1,242,955 1,776,587	1,101,348 2,971,446 2,203,349 2,380,341 5,525,004 4,430,031 7,124,932 5,185,140 10,125,800 11,125,800 12,209,736 14,400,766 13,586,819 15,683,792 15,647,463 10,662,418 15,666,522 2,673,938 3,448,724 15,647,463 15,666,522 2,673,938 3,448,724 16,687,733 3,448,724 17,687,733 3,26,285 3,768,733 460,743 1,181,305 5,455,550 1,688,507	1,022,079 2,790,810 2,044,592 2,745,316 5,133,977 4,081,833 6,648,537 4,767,171 9,407,407 16,622,548 13,233,730 16,939,174 1,526,212 12,765,310 -10,862,416 15,666,522 2,673,936 3,446,724	942,808 2,610,174 1,885,832 2,510,291 4,742,951 5,7752,735 6,172,142 4,349,201 6,035,359 12,066,766 15,291,526 7,205,766 3,265,079 5,723,157 - 10,662,416 25%,AH 233,336 467,077 185,259 664,800 279,1625 394,324 1,088,007	803,539 2,429,538 1,722,078 2,275,265 4,351,925 3,353,636 5,685,747 3,931,232 7,970,620 5,448,171 0,999,600 13,643,883 7,166,456 6,699,160 -10,862,418 15,606,522 2,673,933 3,448,724	764,269 2,246,902 1,568,322 2,040,240 3,960,245 3,513,263 5,219,351 3,513,263 7,725,227 4,860,982 5,319,992,330 11,996,236 5,611,524 3,564,191 1,0662,416 4,2700 1,53,821 5,600,525 2,32,000 7,74,577 327,906 934,709 934,709 934,709 934,709	704,999 2,068,265 1,805,216 3,568,5340 4,742,955 3,095,292 6,533,334 4,273,793 8,565,662 10,345,591 1469,215 -10,682,416 15,606,852 2,673,933 3,446,724	45% AH 178 958 3 358,321 178 958 4,266,561 3,668,665 4,368,864 5,77 333 5,815,441 3,686,665 4,368,864 5,70,945 5,615,441 3,686,665 2,662,616 10,862,418 178,958 358,321 122,402 466,646 184,858 672,459 261,487 811,410 308,637 1,160,031	50%
NDEVELOPED LAND) No of units 1 2 3 3 4 4 5 5 7 7	E753,679 £1,758,584 £1,7758,584 £2,930,974 £2,198,230 £4,103,363 £3,077,522 £5,861,947 £4,396,480 £8,792,921 £13,189,381 £17,585,842 £26,378,763 £5,275,753 £5,275,753 £5,275,753 £5,275,753 £5,275,753 £5,275,753 £5,275,753	1,339,150 3,513,354 2,677,610 3,685,416 6,688,083 5,470,226 8,554,418 6,439,040 12,278,074 8,971,302 17,901,611 23,529,757 20,156,534 25,028,234 10,052,418 -15,608,522 2,677,308 3,446,724	3,332,718 2,520,861 3,450,391 6,307,057 5,129,128 6,077,723 6,021,079 11,560,691 8,384,114 17,998,954 21,362,111 17,998,954 21,077,769 10,862,418 5,606,522 2,073,938 3,446,724 5% AH 287,713 575,832 246,116 782,763 373,427 1,080,612 527,161 1300,612 527,161	1,180,610 3,152,082 2,362,106 3,215,366 5,916,030 7,601,328 5,603,109 10,843,307 7,796,925 10,567 420,234,466 15,841,373 16,509,615 -10,662,416 15,646,547 20,234,467 40,234,467 41,273 42,240 24,240 24,240 24,240 24,240 24,273 349,856 1,242,955 1,242,955 1,242,955 1,776,587	1,101,348 2,971,446 2,971,446 2,203,349 2,980,341 5,525,004 4,430,331 7,124,932 5,185,140 10,125,800 7,209,736 14,400,706 15,566,619 15,668,732 2,673,538 3,448,724 15,674,453 216,687 706,783 326,285 326,285 376,733 460,733 460,733 41613,055 545,550	1,022,079 2,790,810 2,044,810 2,044,810 2,044,810 5,133,977 4,081,833 4,767,171 9,407,407 6,622,548 13,233,736 6,939,174 11,526,212 12,765,310 -10,662,418 -15,608,522 2,673,938 3,448,724 20% AH 246,930 454,266 200,974 671,794 302,714 927,694 427,533 1,116,685	942,808 2,610,174 1,885,835 2,510,291 4,742,951 3,732,735 6,172,142 4,349,201 8,689,014 6,095,569 12,066,768 15,281,528 9,723,157 - 10,662,418 - 15,608,522 2,873,833 3,448,724 idual land validation of the control of	863,539 2,429,538 1,727,076 2,275,265 4,351,925 3,333,636 5,695,747 3,931,232 7,970,620 5,446,711 10,899,800 13,643,883 7,108,456 6,659,166 10,062,416 -15,608,522 2,673,936 3,446,724	764,269 2,248,902 2,040,240 3,960,245 3,034,538 5,219,351 3,513,263 7,252,227 4,850,629 9,732,830 11,996,236 5,011,634 10,062,416 -15,608,622 -3,708,686 3,446,724 35% AH 412,700 153,831 500,225 232,000 774,577 327,906 334,709 388,408	704,999 2,068,265 1,005,216 3,568,537 2,665,440 4,742,955 3,095,292 6,533,834 4,273,793 8,565,662 10,346,591 2,655,214 469,215 10,662,418 -15,605,622 8,773,936 3,446,724	425,726 1,887,630 1,250,808 1,570,191 3,176,628 2,336,341 4,266,561 2,677,323 5,815,441 6,700,945 6,50,500 7,398,894 6,700,945 6,50,500 6,50,500 6,50,500 7,398,894 6,700,945 6,50,500 6,50,500 7,398,894 6,700,945 6,50,500 7,398,894 6,700,945 6,50,500 7,398,894 6,700,945 6,50,500 7,398,894 6,700,945 6,50,500 7,398,894 6,700,945 6,700,94	50%
NDEVELOPED LAND) NO of units 1 2 3 3 4 4 5 5 7 7 10	E753,679 £1,758,584 £2,198,230 £4,103,363 £3,077,522 £5,881,947 £4,396,460 £8,792,921 £13,189,381 £17,585,584 £26,378,763 £5,275,753 £5,275,753 £5,275,753 £5,275,753 £5,275,753 £5,275,753 £5,275,753 £5,275,753	1,339,150 3,513,354 2,679,618 3,685,416 6,689,083 5,476,220 8,554,118 6,439,048 12,273,074 8,971,302 17,901,611 23,529,757 20,156,534 25,026,234 -10,862,416 15,666,522 2,673,936 3,448,724 PER HA 0% AH 301,307 603,022 263,830 319,752 316,385 150,370 1,366,253 163,274 936,436 195,274 936,436 195,274 936,436 1772,497 1,339,158	5% AH 287,713 5% AH 287,713 5% AH 287,713 578,832 246,116 782,763 546,724 55% AH 287,713 578,832 246,116 782,763 246,116 782,763 346,724	1,180,616 3,152,082 2,362,106 3,215,366 5,916,030 7,601,328 5,603,109 10,843,307 7,796,925 10,607 20,234,466 15,841,373 16,909,615 -10,662,416 15,646,522 2,673,030 3,446,724	1,101,348 2,971,446 2,203,349 2,980,341 5,525,004 4,430,931 7,124,932 5,185,140 10,125,800 11,568,619 13,863,782 14,400,706 15,566,619 15,666,745 10,662,416 15,608,522 2,673,635 3,448,724	1,022,079 2,790,810 2,044,810 2,044,810 2,044,810 5,133,977 4,081,833 4,767,171 9,407,407 6,622,548 6,648,537 4,767,171 9,407,407 1,526,212 1,2765,310 1,082,416 -15,608,522 2,073,936 3,446,724 Res 20% AH 246,930 494,266 200,974 671,794 277,533 1,119,656 1,119,656 506,264 1,600,429 7,14,481 2,272,223 1,022,079	942,808 2,610,174 1,895,835 2,510,291 4,742,953 3,732,735 6,172,142 4,349,201 8,689,014 6,005,359 12,066,768 15,201,520 9,365,079 9,723,157 -10,662,416 -15,608,522 2,673,936 3,448,724 idual land validation of the control of the co	863,539 2,429,538 1,727,076 2,275,265 4,551,025 3,383,636 5,695,747 3,931,232 7,970,620 5,445,171 10,899,800 13,643,633 7,188,456 6,655,166 -10,062,418 -15,608,522 2,677,958 3,448,724 219,741 439,888 105,646 597,815 225,616 361,115 990,358 427,693 1,424,269 603,503 2,022,085 863,539	764,269 2,248,902 2,040,240 3,030,245 3,034,538 5,219,351 3,513,263 7,252,227 4,850,982 9,732,830 11,696,236 5,011,634 3,564,311 -10,662,416 -15,608,522 2,075,038 3,446,724 35% AH 210,140 412,700 15,631 560,852 22,000 774,577 327,906 938,408 1,336,191 1,356,191 1,356,191 1,356,191 1,356,191 1,356,191 1,356,191 1,357,016 1,356,191 1,3	704,999 2,068,265 1,805,216 3,568,537 3,968,537 8,565,662 10,653,634 4,273,793 8,565,662 10,345,591 460,215 10,882,418 115,666,622 2,673,930 3,446,724 192,552 11,381,117 220,336 294,696 873,660 349,123 1,248,111 492,552 1,771,647 704,999	1,887,630 1,887,630 1,570,181 3,176,828 2,336,341 4,266,561 2,677,323 5,815,441 2,676,581 6,700,946 6,7,396,804 6,700,946 6,7,396,804 6,700,946 6,7,396,804 6,700,946 6,7,396,804 6,7,497 261,487 8,486,846 6,72,499 261,487 8,11,410 309,837 1,160,031 4,37,036 6,25,229 6,1,467,489 6,1,410	50%
NDEVELOPED LAND) No of units 1 2 3 3 4 4 5 5 7 7 10 20	E753,679 £1,758,584 £2,930,974 £2,198,230 £4,103,363 £3,077,522 £5,861,947 £4,396,460 £8,792,921 £13,189,381 £17,585,842 £26,378,763 £5,275,753 £5,275,753 £5,275,753 £5,275,753 £5,275,753 £5,275,753 £5,275,753 £5,275,753	1,339,150 3,513,354 2,679,618 3,685,410 6,698,083 5,479,220 8,554,418 6,439,040 12,278,074 29,1302 17,901,611 23,529,757 20,156,534 25,028,234 0,656,416 -15,606,522 2,673,936 3,446,722	5% AH 287, 713 5% AH 287, 733 248, 713 575, 632 248, 716 71, 769 71, 769 71, 769 71, 769 71, 769 71, 769 71, 769 71, 769 71, 769 71, 769 71, 769 71, 769 71, 769 71, 769 72, 763 73, 427 748, 748 757, 763	1,180,610 3,152,082 3,552,060 3,215,366 5,916,030 4,780,030 4,780,030 10,843,007 7,796,925 15,567,674 20,234,466 15,841,373 16,809,615 10,662,416 -15,605,622 2,873,938 5,446,124 10,462,416 232,402 245,773 349,056 1,762,673 1,242,955 584,535 1,776,587 1,229,772 1,242,955 584,535 1,776,587 1,180,618 2,522,359 1,180,618 2,522,359 1,180,618 2,526,362 2,362,106	1,101,348 2,971,446 2,271,446 2,203,349 2,980,341 5,525,004 4,430,931 7,124,932 5,185,140 10,125,800 7,209,736 14,400,706 15,566,799 15,667,463 10,862,416 -15,608,525 521,455 216,687 326,285 521,455 216,687 326,285 578,733 340,724 1,181,305 545,550 1,688,507 7,688,753 7,688,753 7,688,753 7,688,753 7,688,753 7,688,753 7,688,753 7,688,753 7,688,753 7,688,753 7,688,753 7,688,753 7,688,753 7,688,753 7,688,753 7,688,753 7,688,550 1,688,550 1,688,550 1,688,550 1,688,550 1,688,550 1,688,550 1,688,550 1,688,550 1,688,550	1,022,079 2,790,810 2,044,592 2,745,316 5,133,977 4,061,833 4,767,171 9,407,407 6,622,548 13,233,736 16,939,174 11,526,212 12,785,310 10,662,418 -15,608,522 2,673,936 3,446,724	942,808 2,610,174 1,885,832 2,510,291 4,742,951 3,732,735 6,172,142 4,349,201 8,689,014 4,349,201 8,689,014 5,095,355 12,066,766 15,291,526 9,763,3157 10,682,416 -15,006,522 2,673,938 3,446,724 idual land val 223,336 3,446,724 idual land val 22,146,164 233,336 267,077 185,259 185,259 185,269	863,539 2,429,538 1,727,076 2,275,265 4,351,925 3,333,636 5,695,747 3,931,232 7,970,620 5,446,711 10,899,800 13,643,883 7,108,456 6,659,166 10,062,416 -15,608,522 2,673,936 3,446,724	764,269 2,248,902 2,248,902 2,040,240 3,960,245 3,034,538 5,219,351 3,513,263 7,252,227 4,860,862 9,732,830 11,996,236 5,011,603 2,564,191 0,662,416 412,700 155,831 5,005,22 2,670,536 2,440,724	704,999 2,068,265 1,005,665 1,805,216 3,568,537 2,665,430 4,742,955 3,095,292 6,533,834 4,273,793 8,565,662 10,346,591 2,055,211 469,215 10,662,416 -15,605,622 2,873,938 3,440,724	45% AH 178,958 3,144,724 45% AH 178,958 3,144,724 45% AH 178,958 3,448,724	50%
NDEVELOPED LAND) No of units 1 2 3 3 4 4 5 5 7 7 10 10 20 20 30 30	E753,679 £1,758,584 £1,172,389 £1,758,584 £2,930,974 £2,196,230 £4,103,363 £3,077,522 £5,861,947 £4,396,480 £8,792,921 £13,189,381 £17,585,842 £26,378,763 £5,275,753 £5,275,753 £5,275,753 £5,275,753 £5,275,753 £5,275,753 £5,275,753 £5,275,753 £5,275,753 £5,275,753 £5,275,753 £5,275,753	1,339,150 3,513,354 2,677,610 3,685,416 6,686,083 5,470,226 8,554,418 6,439,040 12,278,074 10,791,302 17,901,611 23,529,757 20,156,534 21,065,2418 -15,608,522 2,677,308 3,446,724 PER HA 0% AH 301,307 603,022 263,830 3,446,724 0% AH 311,307 603,022 263,830 3,446,724 1,131,851 566,370 1,566,370 1,566,370 1,566,370 1,566,370 1,566,370 1,566,370 1,566,370 1,567,470 1,539,150 3,713,354 2,772,497 1,339,150 3,513,354 2,772,497 1,339,150 3,513,354 2,772,497 1,339,150 3,513,354	5% AH 207,713 5% AH 207,713 5% AH 21,302,111 17,998,954 21,302,111 17,998,954 21,302,111 21,	1,190,610 3,152,082 3,152,082 5,603,109 10,843,307 7,796,925 15,567,674 00,234,466 15,841,373 16,399,615 10,062,410 -15,608,622 2,073,938 3,448,724 10% AH 274,119 548,644 232,402 745,773 349,856 1,029,772 493,952 1,542,955 584,835 1,776,887 825,453 1,776,887 825,453 1,776,887 825,453 1,776,887 825,453 1,776,887 825,453 1,776,887 825,453 1,750,887	1,101,348 2,971,446 2,203,349 2,980,341 5,525,004 4,430,331 7,124,932 5,185,140 10,125,800 14,400,706 15,566,819 15,687,453 10,062,410 15,606,525 25,455 216,687 706,783 460,743 1181,305 521,455 216,687 706,783 460,743 1181,305 1,688,507 769,970 2,397,291 1,101,348 2,971,446 2,203,349 2,380,341	1,022,079 2,790,810 2,044,810 2,044,810 2,044,810 2,745,316 5,133,977 4,018,833 4,767,171 9,407,407 6,622,548 13,233,736 6,939,174 11,526,212 12,765,310 -10,662,548 13,233,736 6,939,174 15,560,522 2,673,938 3,448,724 200,974 401,794 402,714 927,694 427,533 1,110,685 506,264 1,600,429 714,481 2,272,223 1,022,079 2,798,810 2,044,592 2,745,316	942,808 2,610,174 1,885,835 2,510,291 4,742,951 3,732,735 6,172,142 4,349,201 8,689,014 6,005,569 12,066,768 15,281,528 9,723,157 - 10,662,418 - 15,608,522 9,723,157 - 10,662,418 - 15,608,522 9,723,157 - 10,662,418 - 15,608,522 9,723,157 - 10,662,418 - 15,608,522 9,723,157 - 10,662,418 - 15,608,522 9,723,157 - 10,662,418 - 15,608,522 9,723,157 - 10,662,418 - 233,336 467,077 - 185,259 - 304,805	863,539 2,429,538 1,727,076 2,275,265 4,351,925 3,333,636 5,695,747 3,931,232 7,970,620 5,436,771 10,899,800 13,643,883 7,168,458 169,545 10,602,416 -10,602,416 -10,602,416 -10,602,416 -10,602,516 -10,602,516 -10,602,516 -10,602,516 -10,602,516 -10,602,516 -10,602,516 -10,602,516 -10,602,516 -10,602,516 -10,602,516 -10,602,516 -10,602,516 -10,602,516 -10,602,516 -10,602,516 -10,603,516 -	764,269 2,248,902 2,040,240 3,960,245 3,034,538 5,219,351 3,513,263 7,252,227 4,860,062 9,732,830 11,996,236 5,011,634 1,996,246 3,446,724 35% AH 206,146 412,700 153,831 560,252 232,000 774,577 327,906 384,408 1,336,191 1,897,016 784,269 2,248,902 2,148,902 2,040,240	704,999 2,068,265 1,805,216 3,568,537 2,665,440 4,742,955 3,095,292 6,533,834 4,273,793 8,565,662 10,346,591 2,652,216 10,362,416 11,5605,522 8,773,938 3,446,724 40% AH 192,552 385,511 138,117 523,036 208,429 723,538 208,429 723,538 21,248,111 492,525 1,777,947 704,999 2,068,265 1,705,5216	45% AH 178 958 358,321 122 442 440,646 878 672,490 1,600,637 1,160,031 1,600,637 1,160,031 1,600,637 1,600	50%
NDEVELOPED LAND) No of units 1 2 3 3 4 4 5 5 7 7 10 20 20 30 50	E753,679 £1,758,584 £1,7758,584 £2,930,974 £2,198,230 £4,103,363 £3,077,522 £5,861,947 £4,396,460 £8,792,921 £13,189,381 £17,585,842 £26,378,763 £5,275,753 £5,275,753 £5,275,753 £5,275,753 £5,275,753 £5,275,753 £5,275,753	1,339,150 3,513,354 2,679,618 3,685,416 6,698,083 5,476,226 8,554,418 6,439,046 12,278,074 29,71,302 17,901,611 23,529,757 70,156,534 25,028,234 10,662,416 15,606,522 2,873,938 3,446,724	5% AH 287, 713 5% AH 287, 743 575, 632 248, 116 782, 763 373, 427 1,080, 812 527, 161 1,304, 604 624, 120 1,804, 605 624, 120 1,804, 605 624, 120 1,804, 606 880, 948 2,647, 428 1,259, 888 3,332, 718 2,520, 661 3,450, 391 6,307, 637 5,129, 128	1,180,610 3,152,082 2,362,106 3,215,366 5,916,030 7,601,328 5,603,109 10,843,307 7,796,925 15,567,674 20,234,486 115,841,373 18,908,615 10,662,416 15,841,373 18,908,615 10,662,416 22,873,938 3,446,724	1,101,248 2,971,446 2,203,349 2,980,341 5,525,004 4,430,931 7,124,932 5,185,140 10,125,800 7,209,736 14,400,706 18,586,819 15,686,740 15,686,740 15,687,463 10,682,410 2,673,938 3,446,724 15,687,937 16,687,307	1,022,079 2,790,810 2,044,592 2,745,316 5,133,977 4,061,833 6,648,537 4,767,171 9,407,407 16,922,548 13,233,736 16,939,174 11,526,212 12,795,310 10,622,418 13,633 3,446,724 Res 20% AH 246,930 459,266 200,974 302,714 927,694 302,714 927,694 1,119,656 506,264 1,600,429 1,119,656 506,264 1,600,429 1,122,079 1,119,656 506,264 1,600,429 1,122,079 1,119,656 506,264 1,102,079 1,119,656 506,264 1,102,079 1,119,656 506,264 1,102,079 1,119,656 506,264 1,102,079 1,119,656 506,264 1,102,079 1,119,656 506,264 1,119,666 506,264 1,119,666 506	942,808 2,610,174 1,885,832 2,510,291 4,742,951 4,742,951 6,172,142 4,349,201 8,889,014 4,349,201 8,889,014 1,066,788 15,291,528 9,368,079 9,723,157 10,682,416 -15,500,522 2,873,938 3,446,724 idual land value 3,721,539 3,732,735 idual land value 3,732,735	863,539 2,429,538 1,727,070 2,275,265 4,351,925 3,333,636 5,695,747 3,331,222 7,970,620 5,446,711 10,839,800 13,643,883 7,118,4368 10,652,416 -15,606,522 2,873,938 3,446,723 202,035 3,436,363 3,436,363 3,436,363 3,436,363	764,269 2,248,902 2,040,240 3,960,245 3,004,538 5,219,351 3,510,263 7,252,227 4,860,962 9,732,330 11,996,236 5,011,804 3,564,91 0,662,416 -15,605,622 2,873,938 3,446,724 35% AH 206,146 -15,605,622 2,873,938 3,446,724 35% AH 206,146 -15,605,622 2,873,938 3,446,724	704,999 2,068,265 1,005,216 3,568,637 2,665,440 4,742,955 3,092,922 6,533,834 4,273,793 6,565,662 10,346,561 10,662,416 15,506,522 2,673,938 9,446,724 40% AH 192,552 365,511 136,117 136,117 136,117 123,538 204,429 724,438 724,438	45% AH 178,958 3-66,560 - 2,662,918 10,662,416 - 15,608,522 - 2,673,938 3-448,724 45% AH 178,958 3-448,724 45% AH 178,958 3-58,321 122,402 486,646 164,656 672,499 3811,410 39,637 1,160,031 437,036 1,646,676 625,729 1,887,630 1,250,608	50%
NDEVELOPED LAND) No of units	E753,679 £1,758,584 £2,930,974 £2,198,230 £4,103,363 £3,077,522 £5,861,947 £4,396,480 £8,792,921 £13,189,381 £17,585,842 £26,378,763 £5,275,753 £5,275,753 £5,275,753 £5,275,753 £5,275,753 £5,275,753 £5,275,753 £5,275,753	1,339,150 3,513,354 2,679,618 3,685,416 6,689,083 5,476,220 8,554,118 6,439,048 12,273,074 8,971,302 7,901,611 23,529,757 20,156,534 25,028,234 -10,682,416 6,680,833 3,445,724 PER HA 0% AH 301,307 603,022 2,523,830 3,445,724 PER HA 301,307 603,022 2,523,830 3,19,752 366,363 19,752 19,753 19,753 19,753 19,753 19,753 19,753 19,753 19,753 19,753 19,753 19,753 19,7	5% AH 287,713 377,632 248,111 798,954 16,000,000 18,000	1,180,616 3,152,082 3,552,066 5,916,030 4,780,030 7,601,328 5,603,109 10,843,307 7,796,925 15,567,674 20,234,466 15,841,373 16,909,615 10,662,416 -15,808,622 8,773,936 3,446,724 10% AH 274,119 546,644 232,402 247,772 349,656 10,267,772 493,956 1,242,955 584,035 1,776,587 2,522,359 1,180,618 3,152,082 2,562,458 2,522,359 1,180,618 3,152,082 2,362,106 3,215,366 5,916,030 7,601,328	1,101,348 2,971,446 2,203,349 2,980,341 5,525,004 7,124,932 5,185,140 10,125,800 11,400,706 18,586,819 10,682,418 16,685,762 16,682,418 16,685,762 16,684,7463 16,684,7463 16,684,7463 16,684,7463 16,684,7463 16,684,7463 16,684,7463 16,743,7463 16,743,7463 17,7446 17,743,743 11,813,95 16,743 11,813,95 16,743 11,813,95 16,888,507 16,888,507 16,9970 2,397,291 11,101,348 2,997,291 11,101,348 2,997,291 11,101,348 2,997,291 2,997,291 11,101,348 2,997,291 11,101,348 2,997,291 2,997,291 11,101,348 2,997,291 2,9	1,022,079 2,790,810 2,044,592 2,745,316 5,133,977 4,081,833 6,648,537 4,767,171 9,407,407 16,939,174 11,526,212 12,785,910 11,6862,416 15,668,522 2,673,938 3,445,724 Res 20% AH 246,930 444,266 200,974 402,714 402,	942,808 2,610,174 1,885,835 2,510,291 4,742,951 3,752,735 6,172,142 4,349,201 8,689,014 4,349,201 8,689,014 1,086,768 15,291,528 9,685,079 3,723,157 -10,862,418 15,688,592 2,873,938 5,448,724 1,088,007 1,088,007 1,088,007 1,088,007 1,088,007 1,512,349 1,688,007 1,512,349 1,688,007 1,512,349 1,688,007 1,512,349 1,51	803,539 2,429,538 1,722,078 2,275,265 4,351,925 3,353,636 5,695,747 3,631,322 7,970,620 13,643,843 7,156,456 6,659,166 -10,862,416 -16,666,629,166 -10,862,416 -16,666,629,166 -17,1682,416 -18,1682,416	764,269 2,248,902 1,568,322 2,040,240 3,960,245 3,560,245 3,513,263 7,252,227 4,860,982 9,732,830 11,996,236 5,011,354 3,561,191 10,862,418 15,606,502 2,673,938 3,445,724	704,999 2,068,265 1,005,216 3,568,537 2,658,440 4,742,955 3,095,392 6,533,634 4,272,793 5,565,562 10,348,591 2,635,211 499,215 -10,662,416 10,666,522 2,873,938 3,446,724 40% AH 192,552 385,511 385,5	45% AH 178,958 3.487,630 1,570,191 3.176,628 2.356,341 4,266,561 5,815,441 4,266,561 5,815,441 4,266,561 5,815,441 1,668,646 2,667,196 3,176,628 3,445,724 4,646 1,76,958 3,58,21 1,76,958 3,76,76,76 1,76,76,76 1,76,76,76 1,76,76 1,76,76 1,76,76 1,770,101 3,176,628	50%
NDEVELOPED LAND) No of units	E753,679 £1,758,584 £1,7758,584 £2,930,974 £2,198,230 £4,103,363 £3,077,522 £5,861,947 £4,396,460 £8,792,921 £13,189,381 £17,585,842 £26,378,763 £5,275,753 £5,275,753 £5,275,753 £5,275,753 £5,275,753 £5,275,753 £5,275,753	1,339,150 3,513,354 2,679,618 3,685,416 6,689,083 5,476,226 8,554,118 6,439,048 12,278,074 123,529,757 20,156,534 25,028,234 10,862,416 15,608,522 2,673,538 3,448,724 PER HA 0% AH 301,307 603,022 2,673,538 3,448,724 PER HA 0% AH 301,307 603,022 2,673,538 3,448,724 PER HA 0% AH 301,307 603,022 2,673,638 3,131,851 3,513,354 2,777,497 1,306,253 663,406 1,327,745 936,438 2,777,497 1,339,155 3,513,354 2,777,497 1,339,155 3,513,354 2,777,497 1,368,5416 3,688,418 6,689,083 5,478,226 8,554,118 6,689,083 5,478,226 8,554,118 6,689,083 5,478,226 8,554,118 6,689,083 5,478,226 8,554,118	5% AH 287,713 576,632 248,116 782,763 373,427 1,080,812 287,713 576,632 248,116 782,633 373,427 1,080,812 2,077,83 248,116 782,763 373,427 1,080,812 2,077,83 2,180,818 2,180,818 2,180,818 2,180,818 2,180,94	1,180,610 3,152,082 2,562,106 3,215,366 5,916,030 7,601,328 5,003,109 10,843,307 7,796,925 15,567,674 20,234,466 15,641,373 16,908,615 10,662,416 15,603,622 2,673,938 3,446,724 10,747,773 3,46,656 1,264,773	1,101,348 2,971,446 2,203,349 2,980,341 5,25,004 4,430,931 7,124,932 5,185,140 10,125,800 11,400,706 16,566,819 15,663,762 16,667 16,667,393 16,463 16,605,525 521,455 21,	1,022,079 2,790,810 2,044,592 2,745,316 5,133,977 4,061,833 6,646,537 4,767,171 9,407,407 16,922,548 13,233,736 16,939,174 11,528,242 12,795,310 10,862,416 15,608,522 2,873,938 9,446,724 246,930 454,266 200,974 302,714 927,633 1,119,656 56,264 1,600,422 714,481 2,272,223 1,119,656 56,264 1,600,422 7,744,81 2,272,273 1,022,079 1,022,079 1,022,079 1,022,079 1,022,079 1,022,079 1,022,079 1,022,079 1,022,079 1,022,079 1,022,079 1,022,079 1,022,079 1,022,079 1,022,079 1,022,079 1,033,977 1,061,833 1,646,537 1,767,177 1,047,407	942,808 2,610,174 1,885,832 2,510,291 4,742,951 5,732,735 6,172,142 4,349,201 8,889,014 6,035,359 12,066,768 15,201,528 5,066,767 9,723,157 10,662,416 15,006,522 2,873,938 3,446,724 155,253 6,474 165,253 16,276 17,142 185,333 2,510,291 185,392 2,147,154 185,333 2,510,291 1855,333 2,510,291 1855,333 2,510,291 1,885,333 2,510,291 1,885,333 2,510,291 1,732,735 6,172,142 1,732,735 6,172,142 1,732,735 6,172,142 1,732,735 6,172,142 1,732,735 6,172,142 1,732,735 6,172,142 1,732,735 6,172,142 1,732,735 6,172,142 1,732,735 6,172,142	803,539 2,429,538 2,429,538 3,2429,538 2,275,265 4,351,925 3,333,636 5,695,747 3,970,620 13,643,843 7,136,458 6,559,168 10,862,416 15,606,522 2,873,838 3,446,724 439,888 10,9545 10,9	764,269 2,248,902 2,248,902 2,040,240 3,960,245 3,034,338 5,219,351 3,11,996,236 3,564,191 0,662,416 4,5606,502 2,873,938 3,446,724 3,564,91 1,53,331 1,548,014 1,570,016 1,574,577 3,27,906 934,709 3,88,408 1,354,111 1,897,016	704,999 2,068,265 1,005,216 3,568,537 2,665,440 4,742,955 3,095,992 6,533,634 4,273,793 6,565,662 1,0346,561 15,066,212 2,873,638 3,446,724 459,215 3,666,37 2,673,686 3,723,686 3,723,686 3,723,738 3,723,738 3,724,73	45% AH 178,958 3-446,746 1,856,805 1,570,191 3,176,628 2,336,341 4,266,561 3,686,605 7,398,694 8,700,945 1,887,630 1,250,606 1,570,191 3,176,628 2,336,341 4,266,561 2,777,358	50%
NDEVELOPED LAND) No of units	E753,679 £1,758,584 £2,198,230 £4,103,363 £3,077,522 £5,864,60 £8,792,921 £13,189,381 £17,585,842 £26,378,763 £5,275,753 £5,275,753 £5,275,753 £5,275,753 £5,275,753 £5,275,753 £5,275,753 £1,158,184 £1,168,667 £27,776 £20,833 £388,889 £291,667 £33,333	1,339,150 3,513,354 2,679,618 3,685,416 6,689,083 5,476,220 8,554,118 6,439,048 12,273,074 8,971,302 7,901,611 23,529,757 20,156,534 25,028,234 -10,862,416 5,660,633 3,448,724 PER HA 0% AH 301,307 603,022 263,830 819,752 396,936 1,151,862,533 1,366,253 1,563,274 936,364 1,372,497 1,339,158 3,513,354 2,679,618 3,685,416 6,699,083 5,478,226 8,555,416 6,699,083 5,478,226 8,555,416 6,699,083 5,478,226 8,555,416 6,699,083 5,478,226 8,555,416 6,699,083 5,478,226 8,555,416 6,699,083 5,478,226 8,555,416 6,699,083 5,478,226 8,555,416 6,699,083	5% AH 267,713 5% AH 267,713 5% AH 277,723 5% AH 287,713 5% AH 287,713 578,832 246,116 782,763 346,724 5% AH 287,713 578,832 246,116 782,763 346,724 1,080,812 5,714 1,080,812 5,714 1,080,812 1,080,812 1,080,812 1,080,812 1,080,918	1,180,610 3,152,082 2,362,106 3,215,366 5,916,030 7,601,328 5,603,109 10,843,307 7,796,925 10,567 42 20,234,466 15,841,373 16,509,615 15,841,373 16,509,615 15,841,373 16,509,615 15,841,373 16,509,615 15,841,373 16,509,615 15,841,373 16,509,615 15,861,373 16,509,615 17,76,587 18,25,23,359 1,180,618 1,152,082 2,362,106 1,180,618 1,152,082 2,362,106 1,180,618 1,152,082 2,362,106 1,181,307 1,180,618 1,152,082 2,362,106 1,180,618 1,152,082 2,362,106 1,181,307 1,780,303 1,780,302 1,5603,109 10,843,307 11,843,307 15,567,674	1,101,348 2,971,446 2,203,349 2,980,341 5,525,004 1,430,031 7,124,932 5,185,140 1,125,800 1,125,	1,022,079 2,790,810 2,044,592 2,745,316 5,133,977 4,081,833 6,648,537 4,767,171 9,407,407 11,526,212 12,765,310 16,939,174 15,262,126 12,765,310 16,862,416 15,606,622 16,793,636 16,930 1494,266 200,974 671,794 302,714 671,794 302,714 11,19,656 1,606,629 711,481 2,272,223 1,102,079 2,759,810 2,044,592 1,022,079 2,759,810 2,044,592 1,022,079 2,759,810 2,044,592 1,022,079 2,759,810 2,044,592 1,022,079 2,759,810 2,044,592 1,022,079 2,759,810 2,044,592 1,022,079 2,759,810 2,044,592 1,022,079 2,759,810 2,044,592 1,022,079 2,759,810 2,044,592 1,022,079 2,759,810 2,044,592 1,022,079 2,759,810 2,044,592 1,022,079 2,759,810 2,044,592 1,022,079 2,759,810 2,044,592 1,022,079 2,759,810 2,044,592 1,022,079 2,759,810 2,044,592 1,022,079 2,759,810 2,044,592 1,022,079 2,759,810 2,044,592 1,022,079 2,759,810 2,044,592 1,042,074 2,745,316 5,133,977 4,081,833 6,646,537 4,767,171 9,407,407 6,622,546 13,233,736	942,808 2,610,174 1,885,835 2,510,291 4,742,951 5,752,735 6,172,142 4,349,201 6,035,359 12,066,766 15,291,528 3,265,079 3,723,157 - 10,662,416 25% AH 233,336 467,077 185,259 634,805 279,142 279,142 370,668,770 1,512,349 668,972 1,1512,349 668,973 1,512,349 668,973 1,512,349 668,973 1,512,349 668,973 1,512,349 668,973 1,512,349 668,973 1,512,349 668,973 1,512,349 668,973 1,512,349 668,973 1,512,349 668,973 1,512,349 678,973 1,512,349 6	803,539 2,429,538 1,722,078 2,275,265 4,351,925 3,353,636 5,685,747 3,931,232 7,970,620 5,448,171 0,599,600 13,643,883 7,156,456 6,699,160 -10,862,418 15,606,822 2,673,933 3,448,724 210,741 439,888 169,545 557,515 255,571 805,616 301,115 996,358 42,269 43,538 42,269 43,538 42,269 43,538 42,269 43,538 42,269 43,538 4,722,088 43,539 2,420,588 43,539 2,420,588 43,539 2,420,588 43,539 2,420,588 43,539 2,420,588 43,539 2,420,588 43,539 2,420,588 43,539 2,420,588 43,539 2,420,588 43,539 2,420,588 43,539 2,420,588 5,655,747 3,931,232 7,970,620 5,446,171 10,899,800	764,269 2,246,902 1,568,322 2,040,240 3,960,245 3,513,263 5,219,351 3,513,263 5,311,396,236 5,311,396,236 3,345,346 205,146 412,700 153,831 560,625 2,073,936 3,446,724 205,146 412,700 3,561,366 412,700 153,831 560,625 2,073,936 3,346,374 3,574 3	704,999 2,068,265 1,805,216 3,568,537 2,685,440 4,742,955 3,095,292 6,533,334 4,273,793 8,566,662 10,368,567 1,805,218 10,862,418 10	45% AH 170,958 3,368,640 45% AH 170,958 3,368,641 4,266,561 4,270,361 4,266,561 4,26	50%
NDEVELOPED LAND) No of units 1 2 3 3 4 4 4 5 5 7 7 10 10 20 30 50 70 70 1000	E753,679 £1,758,584 £1,7758,584 £2,930,974 £2,198,230 £4,103,363 £3,077,522 £5,861,947 £4,396,460 £8,792,921 £13,189,381 £17,585,842 £26,378,763 £5,275,753 £166,667 £277,778 £208,333 £3,280,300 £21,500,000 £21,667 £277,778 £208,333 £3,250,000 £255,556 £416,667 £555,556 £416,667	1,339,150 3,513,354 2,679,618 3,685,416 6,698,083 5,479,226 8,554,418 6,439,046 12,278,074 20,156,534 25,028,234 0,656,316 -15,606,522 2,673,936 3,446,724 PER HA 0% AH 301,307 603,022 263,830 399,752 396,939 1,131,851 560,370 1,366,253 663,406 1,952,745 9,961,339,158 2,772,497 1,339,158 2,772,497 1,339,158 2,679,618 3,655,416 6,688,083 5,478,226 8,554,116 6,439,048 8,271,302	5% AH 287,713 257,832 248,116 259,861 3,450,391 6,307,057 5,129,128 6,021,079 11,560,691 8,384,114 17,989,554 21,862,111 17,989,554 21,862,111 21,769 10,662,418 21,773,769 21,76	1,180,610 3,152,082 2,562,106 3,215,366 5,916,030 7,601,328 5,003,109 10,843,307 7,796,825 15,567,674 20,234,466 15,841,373 16,909,615 -10,862,418 15,608,522 2,873,838 3,446,724 10,724	1,101,348 2,971,446 2,203,349 2,980,341 5,525,004 4,430,931 7,124,932 5,185,140 10,125,800 7,209,736 14,400,706 15,586,819 15,686,792 15,687,463 10,862,416 -15,603,792 2,673,938 3,446,724 181,305 545,500 1,688,507 7,689,570 2,397,291 1,101,348 2,071,446 2,207,349 2,860,341 5,525,004 4,430,931 7,124,932 5,185,140 10,125,140 11,111,1365 12,111,1365 13,111,1365 14,111,1365 14,111,1365 15,11	1,022,079 2,790,810 2,044,592 2,745,316 5,133,977 4,081,833 6,648,537 4,767,171 9,407,407 11,526,212 12,785,310 10,662,548 13,233,736 16,939,174 11,526,212 12,785,310 10,662,418 -15,608,522 2,873,936 3,446,724 200,974 427,533 1,119,656 506,264 1,600,429 427,533 1,119,656 506,264 1,600,429 7,714,481 2,272,223 1,022,079 2,790,810 2,044,592 2,745,316 5,133,977 4,081,833 6,648,537 4,767,177 4,081,833 6,648,537 4,767,177 9,407,407 6,622,546	942,808 2,610,174 1,885,835 2,510,291 4,742,951 3,732,735 6,172,142 4,349,201 8,689,014 6,085,355 12,066,766 15,291,528 9,065,079 9,723,157 10,882,418 -15,006,522 2,673,936 3,440,724 idual land vall 25% AH 223,336 467,077 185,259 2,73,426 2,73,4	863,539 2,429,538 1,727,076 2,275,265 4,351,925 3,333,636 5,695,747 3,931,232 7,970,620 3,443,833 7,108,43,833 7,108,43,833 7,108,43,833 7,108,43,833 7,108,43,833 7,108,43,833 7,108,43,833 7,108,43,833 7,108,43,833 7,108,43,833 7,108,43,833 1,43,833 1,43,833 1,43,833 1,43,833 1,43,833 1,42,269 1,42,269 1,42,269 1,42,269 1,42,269 1,42,269 1,727,078 2,275,265 1,331,932 2,275,265 1,331,932 2,275,265 1,331,932 2,275,265 1,331,932 2,275,265 1,331,332 2,275,265 1,331,932 2,331,331,332 2,7970,620 5,448,171	764,269 2,248,902 2,248,902 2,040,240 3,960,245 3,004,538 5,219,351 3,513,263 7,252,227 4,860,862 9,732,830 11,996,236 5,011,603 3,564,191 0,662,416 -15,605,522 2,670,958 3,440,724 35% AH 206,146 412,700 155,831 5,600,525 202,000 774,577 327,906 934,709 33,468 1,336,191 1,897,016 784,269 2,246,902 1,568,322 2,040,240 3,960,245 3,034,538 5,219,351 3,513,263 3,513,263 3,513,263	704,999 2,068,265 1,005,216 3,568,537 2,658,440 4,742,955 3,955,922 6,533,034 4,273,793 8,565,562 1,0348,591 1,068,2418 1,068,222 2,873,938 3,446,724 1,068,222 2,873,938 3,446,724 1,073,938 2,073,938 3,446,724 1,073,938 2,073,	45% AH 170,950 3,176,628 4,266,561 5,815,441 4,266,561 5,815,441 4,266,561 7,398,694 8,700,945 4,266,561 1,686,605 2,687,398 3,448,744 4,746,646 1,746,628 1,746,638 1,746,628	50%
	E753,679 £1,758,584 £1,7758,584 £2,930,974 £2,198,230 £4,103,363 £3,077,522 £5,861,947 £4,396,460 £8,792,921 £13,189,381 £17,585,842 £26,378,763 £5,275,753 £166,667 £277,778 £208,333 £3,280,300 £21,500,000 £21,667 £277,778 £208,333 £3,250,000 £255,556 £416,667 £555,556 £416,667	1,339,150 3,513,354 2,677,618 3,685,416 6,698,083 5,477,226 8,54,418 6,439,040 12,278,074 20,156,534 25,028,234 0,055,418 1,560,522 2,673,936 3,446,724 0,056,316 1,362,336 2,772,397 1,362,253 6,346,277 6,367 6,368 6,376 6,388 6,377 6,368 6,377 6,378 6,37	5% AH 257, 713 5% AH 257, 832 245, 116 757, 832 245, 116 752, 763 246, 126 257, 661 333, 427 1,080, 612 268, 666 333, 427 1,080, 612 268, 638 3,322, 718 268, 638 3,332, 718 268, 638 3,332, 718 268, 638 3,332, 718 268, 638 3,332, 718 278, 632 288, 637, 632 298, 638 3, 648, 666 309, 648 268, 648 268, 648 268, 648 268, 648 268, 648 268, 648 268, 648 268, 648 268, 648 268, 648 278, 888 332, 718 288, 677, 723 6021, 079 11,550, 691 8,384, 114 16, 734, 642 21, 882, 111 17, 998, 954 21, 971, 769	1,180,610 3,152,082 2,562,106 3,215,366 5,916,030 4,780,030 4,780,030 7,601,328 5,003,109 10,843,307 7,796,625 15,567,674 20,234,466 15,841,373 16,909,615 -10,862,418 15,606,502 2,873,938 3,46,724 10,862,418 15,606,502 2,873,938 3,46,724 10,909,738 10,9	1,101,348 2,971,446 2,203,349 2,980,341 5,525,004 4,430,931 7,124,932 5,185,140 10,125,800 7,209,736 14,400,706 15,668,732 15,67,463 306,235 521,455 216,687 708,783 3446,724 1811,305 545,500 1,888,507 1,888,507 2,997,291 1,101,348 2,207,349 2,900,341 5,525,004 4,430,931 7,124,932 5,185,140 10,125,800 7,209,736 14,400,766 18,586,379 7,209,736 14,400,766 18,586,379 13,683,792 11,101,348	1,022,079 2,790,810 2,044,592 2,745,316 5,133,977 4,061,833 6,646,537 4,767,171 9,407,407 16,939,174 11,526,212 12,785,310 16,862,418 15,608,522 2,873,938 3,448,724 Res 200,974 494,266 200,974 497,633 1,119,656 566,264 1,600,429 714,481 2,272,223 1,102,079 2,790,810 2,044,592 2,745,316 5,133,977 4,081,833 6,648,537 4,067,171 9,407,407 6,622,548 13,233,736	942,808 2,610,174 1,885,835 2,510,291 4,742,951 3,732,735 6,172,142 4,349,201 8,689,014 4,066,768 15,291,526 9,062,418 -15,068,522 2,673,936 3,440,724 idual land vali 25% AH 233,336 457,077 185,259 2673,936 3,440,724 idual land vali 25% AH 233,336 457,077 185,259 2,147,154 942,806 279,142 876,655 399,221,147,154 942,806 868,999 2,147,154 942,806 868,999 2,147,154 942,806 868,999 2,147,154 942,806 868,999 2,147,154 942,806 868,999 3,400,791 1,812,349 868,999 2,147,154 942,806 868,999 3,400,791 1,812,349 868,999 3,432,800 3,732,735 6,772,142 4,349,201 8,689,011 8,689,011 8,689,011 8,689,011 8,689,011 8,689,011 8,689,011 8,689,011 8,689,011	863,539 2,429,538 1,727,076 2,275,265 4,351,925 3,333,636 5,695,747 3,931,232 7,970,620 5,446,711 10,899,800 13,643,883 7,108,456 6,659,166 10,002,416 -15,608,522 2,673,936 5,446,724	764,269 2,248,902 2,040,240 3,960,245 3,034,538 5,219,351 3,513,263 7,252,227 4,860,862 9,732,830 11,996,236 1,996,246 412,700 153,831 550,025 232,000 774,577 327,906 1,336,191 4,867,916 7,842,269 2,243,902 2,040,240 3,960,245 3,034,538 5,219,351 3,513,263 7,252,227 4,860,982 9,732,330 11,996,236 5,713,263 7,725,227 4,860,982 9,732,330 11,996,236 5,732,330 11,996,236 5,732,330 11,996,236	704,999 2,068,265 1,805,216 3,568,537 2,665,430 4,742,955 3,095,292 6,533,834 4,273,793 8,565,662 10,346,591 2,652,346 4,742,955 3,662,416 -15,605,622 2,873,938 3,445,724 40% AH 192,552 3,673,938 3,445,724 40% AH 192,552 3,673,938 3,445,724 40% AH 192,552 3,673,938 3,445,724 1,773,938 2,723,538 2,94,696 3,733,665 3,773,947 704,998 2,062,265 1,771,947 704,998 2,062,265 1,771,947 704,998 2,062,265 1,771,947 704,998 2,062,265 1,771,947 704,998 2,062,265 1,771,947 704,998 2,062,265 1,771,947 704,998 2,062,265 1,771,947 704,998 2,062,265 1,771,947 704,998 2,062,265 1,766,265 1,771,947 704,998 2,062,265 1,771,947 704,998 2,062,265 1,771,947 704,998 2,065,265 1,771,947 704,988 2,065,265 1,771,947 704,988 2,065,265 1,771,947 2,779 2,778 2	45% AH 170,950 3,176,628 4,266,561 5,815,441 4,266,561 5,815,441 4,266,561 7,398,694 8,700,945 4,266,561 1,686,605 2,687,398 3,448,744 4,746,646 1,746,628 1,746,638 1,746,628	50%
	No of units	No of units		No of units	No of units	No of units SLV ON AH SWAH 10% AH 15% AH 15% AH 1 1 1 1 1 1 1 1 1	No of units	No of units	No of units	No of units		Mary Mary



Table 6.12.3: Appraisal results – 70% London Affordable Rent and 30% Shared ownership (values of £7,818 per square metre)

CHMARK LAND VALUE 1 (EXISTING RESIDENTIAL)		£12,508,800 £6.3m p.h.	PER HA				Res	sidual land val	ues				
Description One unit scheme (houses)	No of units	BLV	0% AH 326 445	5% AH 311 594	10% AH	15% AH 281 891	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% A
wo unit scheme (houses)	2	£625,440	653,296	623,594 076,400		564,188	534,485 204,824	504,783	475,080 400,445	445,378 472,240	415,676 45,676	385,973	3
wo unit scheme (flats) hree unit scheme (houses)	2	£938,160			259,234 807,330	242,029 766,920	224,824 726,511	207,620 686,102	190,415 645,692	173,210 605,284	156,005 564,874	138,800 524,464	
hree unit scheme (flats) our unit scheme (houses)	3		441,720 1,226,227	415,912 1,170,468		364,297 1,058,952	338,490 1,003,195	312,683 947,437	286,876 891,679	261,069 835,921	235,261 780,162	209,454 724,404	4
our unit scheme (flats) ive unit scheme (houses)		£714,789		587,017	550,657 1,345,550	514,298 1,278,201	477,938 1,210,852	441,579 1,143,503	405,220 1,076,154	368,859 1,008,805	332,500 941,457	296,140 874,108	
ive unit scheme (flats) even unit scheme (flats)		£893,486	737,941 2,115,611	694,928	651,916	608,905 1,826,944	565,892 1,730,721	522,880 1,634,499	479,867 1,538,275	436,855 1,442,053	393,844 1,345,830	350,831 1,249,608	8 1 8 1.
even unit scheme (flats)	7	£1,250,880	1,042,669	981,869	921,069	860,268	799,468	738,667	677,866	617,066	556,265	495,464	
en unit scheme (houses) en unit scheme (flats)	10	£1,786,971	3,003,760 1,490,920	1,404,062	1,317,204	2,593,864 1,230,346	2,457,232 1,143,489	2,320,600 1,056,630	2,183,969 969,772	2,047,337 882,914	1,910,704 796,057	1,774,073 709,199	3 1, 9
wenty unit scheme (houses and flats) wenty unit scheme (flats)	20 20		3,857,424 2,986,374		3,461,745 2,638,185	3,263,906 2,464,091	3,066,067 2,289,997	2,868,226 2.115.902	2,670,387 1,941,807	2,472,548 1,767,713	2,274,708 1,593,618	2,076,869 1,419,524	9 1, 4 1
hirty unit scheme (flats with community use on ground floor) ifty unit scheme (flats - lower density)	30 50		4,140,964 7,453,639	3,883,681 7,024,834	3,626,399 6,596,031	3,368,999 6,167,227	3,111,112 5,738,422	2,853,225 5,309,618	2,595,338 4,880,814	2,337,449 4,452,010	2,079,562 4,023,205	1,821,675 3,594,402	5 1
ifty unit scheme (flats - higher density)	50	£5,212,000	6,162,024	5,779,504	5,396,982	5,013,751	4,630,369	4,246,987	3,863,605	3,480,223	3,096,842	2,713,460	0 2
eventy unit scheme (Industrial/employment led scheme) eventy unit scheme (flats - higher density)	70	£7,296,800	9,511,662 7,279,158		8,463,117 6,359,207	7,938,844 5,899,233	7,414,572 5,439,257	6,890,299 4,979,283	6,366,027 4,519,308	5,841,755 4,059,333	5,317,462 3,599,358	4,793,210 3,139,383	0 4, 3 2,
ine hundred unit scheme (flats - lower density) Ine hundred unit scheme (flats - higher density)	100		13,707,962 10,162,247	12,919,085 9,515,510	12,130,207 8,868,775	11,341,329 8,222,039	10,552,452 7,575,303	9,763,574 6,928,567	8,974,697 6,281,832	8,185,819 5,635,096	7,396,941 4,988,360	6,608,064 4,341,624	4 5, 4 3,
wo hunded unit scheme (flats) hree hundred unit scheme (flats)	200 300			19,011,787 25,108,081	17,724,969 23,290,647	16,438,150 21,473,214	15,151,332 19.655,780	13,864,513 17,838,346	12,577,695 16,020,912	11,290,877 14,203,479	10,004,058 12,386,045	8,717,240 10,568,612	0 7 2 8
our hundred unit scheme (flats) ix hunded unit scheme (flats)	400 600	£41,696,000	24,616,865	22,236,267 27,984,460	19,855,671 24,629,793	17,475,074 21,273,999	15,094,476 17,892,639	12,713,879 14,511,277	10,333,282	7,946,284 7,748,556	5,543,934 4,349,521	3,141,585 931,186	5
mall scale Office	-	£12,508,800	750,255	750,255	750,255	750,255	750,255	750,255	750,255	750,255	750,255	750,255	5
ledium scale Office idustrial Scheme new build (50% plot ratio)	-	£12,508,800 £12,508,800	- 1,249,253 2,873,938	- 1,249,253 2,873,938	- 1,249,253 2,873,938	- 1,249,253 2,873,938	- 1,249,253 2,873,938	- 1,249,253 2,873,938	- 1,249,253 2,873,938	- 1,249,253 2,873,938	- 1,249,253 2,873,938	- 1,249,253 2,873,938	3 - 1, 8 2
idustrial scheme intensification (60% plot ratio)	-	£12,508,800	3,448,724	3,448,724	3,448,724	3,448,724	3,448,724	3,448,724	3,448,724	3,448,724	3,448,724	3,448,724	4 3
HMARK LAND VALUE 2 (SECONDARY OFFICES)		£12,386,600					Res	sidual land val	ues				
escription ne unit scheme (houses)	No of units	BLV £412,887	0% AH 326,445	5% AH 311,594	10% AH 296,742	15% AH 281,891	20% AH 267,039	25% AH 252,188	30% AH 237,338	35% AH 222,486	40% AH 207,635	45% AH 192,783	50% 3
wo unit scheme (houses) wo unit scheme (flats)		£619,330	653,296 293,644	623,594	593,891 259 234	564,188 242,029	534,485 224,824	504,783 207,620	475,080 190,415	445,378 173,210	415,676 156,005	385,973 138,800	3
hree unit scheme (houses)	3	£928,995	888,148		259,234 807,330	242,029 766,920	224,824 726,511	686,102	190,415 645,692	173,210 605,284	156,005 564,874	524,464	
hree unit scheme (flats) our unit scheme (houses)		£1,238,660	441,720 1,226,227	415,912 1,170,468		364,297 1,058,952	338,490 1,003,195	312,683 947,437	286,876 891,679	261,069 835,921	235,261 780,162	209,454 724,404	4
our unit scheme (flats) ive unit scheme (houses)	4		623,377 1,480,247	587,017 1,412,899	550,657 1,345,550	514,298 1,278,201	477,938 1,210,852	441,579 1,143,503	405,220 1,076,154	368,859 1,008,805	332,500 941,457	296,140 874,108	0 8
ive unit scheme (flats) even unit scheme (houses)		£884,757	737,941 2,115,611	694,928	651,916	608,905 1,826,944	565,892 1,730,721	522,880 1,634,499	479,867 1.538.275	436,855 1,442,053	393,844 1,345,830	350,831 1,249,608	
even unit scheme (flats)	7	£1,238,660	1,042,669	981,869	921,069	860,268	799,468	738,667	677,866	617,066	556,265	495,464	
en unit scheme (houses) en unit scheme (flats)	10	£1,769,514		1,404,062	1,317,204	2,593,864 1,230,346	2,457,232 1,143,489	2,320,600 1,056,630	2,183,969 969,772	2,047,337 882,914	1,910,704 796,057	1,774,073 709,199	3 1 9
wenty unit scheme (houses and flats) wenty unit scheme (flats)	20 20	£2,752,578	3,857,424 2,986,374		3,461,745 2,638,185	3,263,906 2,464,091	3,066,067 2,269,997	2,868,226 2,115,902	2,670,387 1,941,807	2,472,548 1,767,713	2,274,708 1,593,618	2,076,869 1,419,524	9 1 4 1
hirty unit scheme (flats with community use on ground floor) lifty unit scheme (flats - lower density)	30 50	£4,128,867	4,140,964 7,453,639		3,626,399 6,596,031	3,368,999 6,167,227	3,111,112 5.738.422	2,853,225 5,309,618	2,595,338 4,880,814	2,337,449 4,452,010	2,079,562 4,023,205	1,821,675 3,594,402	5 1 2 3
ifty unit scheme (flats - higher density) eventy unit scheme (Industrial/employment led scheme)	50	£5,161,083	6,162,024 9,511,662	5,779,504	5,396,982	5,013,751 7,938,844	4,630,369 7,414,572	4,246,987 6,890,299	3,863,605	3,480,223 5,841,755	3,096,842 5,317,482	2,713,460	2
eventy unit scheme (flats - higher density)	70	£7,225,516	7,279,158	6,819,182	8,463,117 6,359,207	5,899,233	5,439,257	6,890,299 4,979,283	4,519,308	4,059,333	3,599,358	3,139,383	0 4 3 2
ine hundred unit scheme (flats - lower density) ine hundred unit scheme (flats - higher density)	100 100	£10,322,166		12,919,085 9,515,510	12,130,207 8,868,775	11,341,329 8,222,039	10,552,452 7,575,303	9,763,574 6,928,567	8,974,697 6,281,832	8,185,819 5,635,096	7,396,941 4,988,360	6,608,064 4,341,624	
wo hunded unit scheme (flats) hree hundred unit scheme (flats)	200 300		20,298,605 26,925,514	19,011,787 25,108,081	17,724,969 23,290,647	16,438,150 21,473,214	15,151,332 19,655,780	13,864,513 17,838,346	12,577,695 16,020,912	11,290,877 14,203,479	10,004,058 12,386,045	8,717,240 10,568,612	0 7, 2 8,
our hundred unit scheme (flats) ix hunded unit scheme (flats)	400	£41,288,665	24,616,865	22,236,267 27,984,460	19,855,671 24,629,793	17,475,074 21,273,999	15,094,476 17,892,639	12,713,879 14,511,277	10,333,282 11,129,917	7,946,284 7,748,556	5,543,934 4,349,521	3,141,585 931,186	5
mall scale Office	-	£12,386,600	31,339,127 750,255	750,255	750,255	750,255	750,255	750,255	750,255	750,255	750,255	750,255	5
fedium scale Office	-					•						- 1,249,253	- 1
	-	£12,386,600 £12,386,600	- 1,249,253 2,873,938	- 1,249,253 2,873,938	- 1,249,253 2,873,938	- 1,249,253 2,873,938	- 1,249,253 2,873,938	- 1,249,253 2,873,938	- 1,249,253 2,873,938	- 1,249,253 2,873,938	- 1,249,253 2,873,938	2,873,938	
			2,873,938	- 1,249,253 2,873,938 3,448,724		- 1,249,253 2,873,938 3,448,724	- 1,249,253 2,873,938 3,448,724	- 1,249,253 2,873,936 3,446,724	- 1,249,253 2,873,938 3,448,724				
idustrial scheme intensification (60% plot ratio) HMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)		£12,386,600 £12,386,600 £5,275,753	2,873,938 3,448,724	3,448,724	2,873,938 3,448,724	2,873,938 3,448,724	2,873,938 3,448,724 Res	2,873,938 3,448,724 sidual land val	2,873,938 3,448,724 ues	2,873,938 3,448,724	2,873,938 3,448,724	2,873,938 3,448,724	4 3
Idustrial scheme intensification (60% plot ratio) HMARK LAND VALUE 3 (SECONDARY INDUSTRIAL) Rescription The unit scheme (houses)	-	£12,386,600 £12,386,600 £5,275,753 BLV £175,858	2 873 938 3 448 724 3 648 724 3 648 724	3,448,724 5% AH 311,594	2 873,938 3,448,724 10% AH 296,742	2,673,936 3,448,724 15% AH 281,891	2,873,938 3,448,724 Res 20% AH 267,039	2 873,938 3,448,724 sidual land val 25% AH 252,188	2,873,938 3,446,724 ues 30% AH 237,338	2,873,938 3,448,724 35% AH 222,486	2,873,938 3,448,724 40% AH 207,635	2,673,938 3,448,724 45% AH 192,783	50%
dustrial scheme intensification (60% plot ratio) HMARK LAND VALUE 3 (SECONDARY INDUSTRIAL) escription ine unit scheme (houses) wo unit scheme (houses)	No of units	£12,386,600 £12,386,600 £5,275,753 BLV	2,873,938 3,448,724 0% AH	5% AH 311,594 623,594	2,673,938 3,448,724 10% AH 296,742 593,891	2,873,938 3,448,724 15% AH	2,873,938 3,448,724 Res 20% AH	2,873,938 3,448,724 sidual land val 25% AH	2,873,938 3,446,724 ues 30% AH 237,338 475,080 190,415	2,873,938 3,448,724 35% AH	2,873,938 3,448,724 40% AH 207,635	2,873,938 3,448,724 45% AH	50% 3
HMARK LAND VALUE 3 (SECONDARY INDUSTRIAL) escription ine unit scheme (houses) wo unit scheme (flats) hree unit scheme (flats)	No of units	£12,386,600 £12,386,600 £5,275,753 BLV £175,858 £263,788	2,873,938 3,446,724 0% AH 326,445 653,296	5% AH 311,594 623,594 276,439 847,739	2,673,938 3,448,724 10% AH 296,742 593,891 259,234 807,330	2,873,938 3,448,724 15% AH 281,891 564,188	2,873,938 3,448,724 Res 20% AH 267,039 534,485	2,873,938 3,448,724 sidual land val 25% AH 252,188 504,783	2,873,938 3,448,724 ues 30% AH 237,338 475,080	2,873,938 3,448,724 35% AH 222,486	2,873,938 3,448,724 40% AH 207,635	2,673,938 3,448,724 45% AH 192,783	50% 3 3 4
HMARK LAND VALUE 3 (SECONDARY INDUSTRIAL) escription me unit scheme (houses) wo unit scheme (houses) wo unit scheme (flats) hree unit scheme (flats) our unit scheme (flats) our unit scheme (flats) our unit scheme (flats)	No of units	£12,386,600 £12,386,600 £5,275,753 BLV £175,858 £263,788 £211,030 £395,881 £226,104 £527,575	0% AH 325,445 653,296 293,644 688,148 441,720 1,226,227	5% AH 311,594 623,594 276,439 415,912 1,170,468	2,673,936 5,446,724 10% AH 290,742 593,891 259,234 607,330 390,105 1,114,710	2,673,936 3,446,724 15% AH 281,891 564,188 242,029 364,297 1,058,952	2,673,938 3,448,724 Res 20% AH 267,039 534,485 224,624 726,511 338,490 1,003,195	2,673,938 3,448,724 sidual land val 25% AH 252,188 504,783 207,620 686,102 312,683 947,437	2,675,938 3,446,724 ues 30% AH 237,338 475,080 190,415 645,692 286,876 891,679	2,673,936 3,446,724 35% AH 222,496 445,378 173,210 605,284 261,069 835,921	2,673,936 3,446,724 40% AH 207,635 415,676 156,005 564,874 235,261 780,162	2,673,936 5,446,724 45% AH 192,735 385,970 136,800 524,464 209,454	50% 4
HMARK LAND VALUE 3 (SECONDARY INDUSTRIAL) escription ine unit scheme (houses) wo unit scheme (houses) wo unit scheme (flats) hree unit scheme (flats) our unit scheme (flats) our unit scheme (flats) our unit scheme (flats)	No of units	£12,386,600 £12,386,600 £5,275,753 BLV £175,858 £283,788 £211,030 £395,681 £226,104 £527,575 £301,472 £659,469	2673,936 3,446,724 0% AH 326,445 653,266 293,644 688,148 441,720 1,226,227 623,377 1,460,247	5% AH 311.594 623.594 276.439 647,739 415.912 1,170,468 587,017 1,412,899	2673,936 3,448,724 10% AH 296,742 593,091 259,234 607,330 390,105 1,114,710 550,657 1,345,550	2,675,938 3,446,724 281,891 564,168 242,029 766,920 364,297 1,058,952 514,268 1,278,201	20% AH 267,039 3,445,724 20% AH 267,039 53,455 224,824 726,511 338,490 1,003,195 477,938 1,210,852	2 873 938 3 448,724 sidual land val 25% AH 252,188 504,763 207,620 608,102 312,683 947,437 441,579 1,143,503	2675 938 3 448 724 30% AH 237,338 475,080 190,415 645,692 286,876 801,679 405,220 1,076,154	2,673,936 3,448,724 35% AH 222,486 473,270 605,284 261,069 35,921 368,859 1,008,805	2,673,936 3,446,724 40% AH 207,635 415,676 156,005 564,874 235,261 780,162 332,500 941,457	2,673,936 3,448,724 45% AH 192,783 985,977 138,800 524,464 209,454 724,404 296,144 674,106	50%.
HMARK LAND VALUE 3 (SECONDARY INDUSTRIAL) escription ne unit scheme (houses) wo unit scheme (houses) wo unit scheme (flats) hree unit scheme (flats) hree unit scheme (flats) our unit scheme (flats) our unit scheme (flats) our unit scheme (flats) ver unit scheme (houses) ver unit scheme (flats) ver unit scheme (flats) ver unit scheme (flats) ver unit scheme (flats) even unit scheme (flats) even unit scheme (flats) even unit scheme (flats)	No of units	£12,386,600 £12,386,600 £5,275,753 BLV £175,858 £283,788 £211,030 £395,681 £226,104 £527,575 £301,472 £659,469 £376,839	0% AH 325,445 653,296 293,644 888,148 441,720 1,226,227 623,377 1,480,247 737,941 2,115,611	5% AH 311,594 623,554 276,439 847,739 415,912 1,170,468 597,017 1,412,899 6,94,928 2,019,389	2673,936 3,446,724 10% AH 296,742 593,881 259,234 807,330 99,105 1,114,710 550,657 1,345,550 651,916 1,923,166	2,673,938 3,448,724 15% AH 281,891 564,188 242,029 766,920 1,058,952 514,286 1,278,201 608,905 1,826,944	2073,958 3,445,724 Res 20% AH 257,039 534,485 224,624 726,511 335,490 1,003,195 477,938 1,210,852 555,892 1,730,721	2,679,530 3,448,724 sidual land val 25% AH 252,188 504,783 207,620 688,102 312,683 947,437 441,579 1,143,503 522,880 1,634,499	2575 930 3,445,724 ues 30% AH 237,333 475,080 190,415 645,692 255,070 891,679 405,220 1,076,154 479,867 1,538,275	2,073,536 3,448,724 35% AH 222,456 445,378 605,284 605,284 605,284 51,008,805 1,008,805 1,468,655 1,442,053	2,673,936 3,446,724 40% AH 207,635 415,676 564,874 235,261 780,162 332,500 941,457 393,844 1,345,830	2,073,936 3,448,724 45% AH 192,703 385,973 524,464 209,454 724,404 296,144 874,102 350,833 1,249,606	50% 3 3 3 4 4 4 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
HMARK LAND VALUE 3 (SECONDARY INDUSTRIAL) Idescription Inter unit scheme (houses) Inter unit scheme (flats)	No of units	£12,386,600 £12,386,600 £5,275,753 BLV £175,858 £263,788 £211,030 £395,681 £226,104 £527,575 £301,472 £659,469 £376,839	0% AH 326,445 653,296 293,644 844,1720 1,220,227 623,377 1,480,247 737,941	5% AH 311,594 623,594 276,439 647,739 415,912 1,170,468 587,017 1,412,889 694,928	2073,030 5,446,724 10% AH 296,742 593,091 259,234 607,330 390,105 1,114,710 550,657 1,345,550 651,916	2,675,938 3,448,724 281,891 564,188 242,029 768,920 364,297 1,058,952 514,298 1,278,201 608,905	2675,956 3,445,724 Res 20% AH 267,039 534,485 224,824 720,511 336,490 1,003,195 477,938 1,210,852 565,892	2,675,636 3,446,724 sidual land val 25% AH 252,186 504,763 207,620 606,102 312,683 947,437 441,579 1,145,503 522,880	2,675,635 3,446,724 ues 30% AH 237,338 475,080 190,415 645,692 286,876 891,679 405,220 1,076,154 479,667	2,073,050 3,448,724 35% AH 222,486 445,378 173,210 605,284 261,069 535,021 368,859 1,008,805 436,855	2,673,656 3,446,724 40% AH 207,635 415,676 156,005 564,674 235,261 760,162 332,500 941,457 393,844	2,073,936 3,448,724 45% AH 192,783 385,973 198,800 524,464 209,454 724,404 296,144 674,100 350,831	50% 3 3 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4
HMARK LAND VALUE 3 (SECONDARY INDUSTRIAL) escription me unit scheme (houses) wo unit scheme (houses) wo unit scheme (flats) hree unit scheme (flats) hree unit scheme (flats) our unit scheme (houses) wo unit scheme (flats) even unit scheme (houses) en unit scheme (flats) en unit scheme (houses)	No of units	£12,386,600 £12,386,600 £5,275,753 BLV £175,858 £263,788 £211,030 £395,681 £226,104 £527,575 £301,472 £376,839 £923,257 £527,575 £1318,938 £753,679	0% AH 325,445 653,296 293,644 866,148 441,720 1,226,227 623,377 1,480,247 737,941 2,115,611 1,042,669 3,003,760 1,490,920	5% AH 511,594 623,594 276,459 847,739 11,5912 1,170,468 587,017 1,412,689 694,928 2,019,389 981,869 2,667,127 1,404,062	2,073,936 3,446,774 10% AH 296,742 593,891 259,224 807,330 390,105 1,114,710 550,657 1,345,550 651,916 921,069 921,069 921,069 921,069 1,317,204	2,673,936 3,448,724 15% AH 281,891 564,188 242,029 766,920 1,058,952 514,298 1,278,201 608,905 1,626,944 860,268 2,593,864 1,230,346	2675,956 3,445,724 Res 20% AH 267,039 534,485 224,824 772,511 338,490 1,003,195 477,938 1,210,852 565,892 1,730,721 799,468 2,457,232 1,143,489	2,679,630 3,448,724 sidual land val 25% AH 252,188 504,783 207,620 686,102 312,683 947,437 441,579 1,143,503 522,880 1,634,499 738,667 2,320,667 2,320,667 0,1056,630	2,075,935 3,445,724 ues 30% AH 237,338 475,080 190,415 645,692 286,876 891,679 405,220 1,0776,154 479,867 1,530,275 677,866 2,183,369 969,772	35% AH 222,456 445,378 75,201 605,284 261,069 635,921 368,859 1,008,085 1,442,083 617,066 617,066 6,447,337 882,914	2,673,656 3,446,724 40% AH 207,635 415,676 156,057 235,261 780,162 332,500 941,457 393,844 1,345,830 556,265 1,910,704 796,057	2,073,936 3,448,724 3,448,724 192,785 385,973 158,800 524,464 209,454 724,404 296,144 296,144 296,144 297,404 497,405 495,465 495,465 7774,073	50% 3 3 3 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4
HMARK LAND VALUE 3 (SECONDARY INDUSTRIAL) lescription ine unit scheme (houses) wo unit scheme (houses) wo unit scheme (houses) hree unit scheme (flats) hree unit scheme (flats) our unit scheme (flats) our unit scheme (flats) ive unit scheme (flats) leven unit scheme (flats) leven unit scheme (flats) ive unit scheme (flats) ive unit scheme (flats) ive unit scheme (flats) ive unit scheme (flats) even unit scheme (flats) even unit scheme (flats) even unit scheme (flats) weven unit scheme (flats) wenty unit scheme (flats) wenty unit scheme (flats) wenty unit scheme (flats)	No of units	£12,386,600 £12,386,600 £5,275,753 BLV £175,858 £283,788 £211,030 £395,681 £226,104 £527,575 £301,472 £659,469 £376,839 £923,257 £527,575 £1,318,938 £753,679 £1,785,859 £1,172,389	2,073,036 3,446,724 326,445 653,296 293,644 888,188 441,720 1,226,227 623,377 1,480,247 7,37,941 2,115,611 1,042,669 3,003,760 1,490,920 3,57,424 2,986,374	5% AH 511,554 623,594 276,439 647,739 647,739 657,017 1,412,859 694,928 2,019,389 981,869 2,667,127 1,404,662 2,659,865 2,612,280	2673,936 5,446,724 10% AH 296,742 593,691 259,234 607,330 390,105 1,114,710 551,916 1,923,166 921,069 2,730,496 1,317,204 1,317,204 2,638,185 2,638,185	2,673,938 3,446,724 15% AH 281,891 564,168 242,029 766,920 364,297 1,058,952 1,278,201 608,905 1,225,944 860,268 2,593,664 1,230,346 3,233,906 2,464,091	2675,956 3,446,724 20% AH 267,039 534,455 224,824 706,511 338,490 1,003,195 477,936 1,210,852 566,692 1,730,721 799,468 2,457,232 1,143,489 3,066,667 2,289,997	2,675,630 3,446,724 sidual land val 25% AH 252,188 504,763 207,620 686,102 312,683 947,437 441,579 1,143,503 522,680 1,634,499 738,667 2,320,600 1,056,630 2,686,226 2,115,902	2675,930 3,446,724 ues 30% AH 237,338 476,080 190,415 645,822 286,676 891,679 405,220 1,076,154 470,867 1,538,275 677,866 2,103,969 969,772 267,70,837 1,941,807	35% AH 222,486 445,376 173,210 605,264 261,069 835,921 1,008,805 1,442,053 617,066 2,047,337 82,914 1,767,713	40% AH 207,635 415,676 155,005 664,674 235,261 780,162 932,160 941,457 393,844 1,345,830 556,265 1,910,704 796,057 2274,708	2,073,936 3,448,724 45% AH 192,783 985,970 138,800 524,464 209,454 724,404 296,144 874,106 350,831 1,249,606 495,464 1,774,072 7,09,198	50% 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4
HMARK LAND VALUE 3 (SECONDARY INDUSTRIAL) lescription line unit scheme (houses) wo unit scheme (flats) hree unit scheme (flats) hree unit scheme (flats) hree unit scheme (flats) our unit scheme (flats) our unit scheme (flats) lour unit scheme (flats) lour unit scheme (flats) lour unit scheme (flats) leve unit scheme (flats) leve unit scheme (flats) leven unit scheme (flats) wenty unit scheme (flats with community use on ground floor) lifty unit scheme (flats - lower density)	No of units	£12,386,600 £12,386,600 £12,386,600 £12,386,600 £175,858 £263,788 £211,030 £395,681 £226,104 £527,575 £301,472 £659,469 £376,839 £923,257 £527,575 £1,318,3679 £1,758,584 £1,1788,584 £1,1788,584 £2,930,974	0% AH 326,445 653,296 293,644 888,148 441,720 1,226,227 623,377 1,480,247 737,941 2,115,611 1,042,669 1,490,920 3,857,424 2,986,374 4,140,984 7,453,639	5% AH 311,594 623,594 276,439 847,739 415,912 1,170,468 567,017 1,412,899 81,669 2,067,127 1,404,062 3,659,585 2,812,280 3,883,881 7,024,834	2673,936 3,446,774 296,742 593,891 259,224 807,330 390,105 1,114,710 550,657 1,345,650 921,069 921,069 921,069 1,317,204 3,461,745 2,638,185 3,526,559 6,596,031	2,673,036 3,448,724 15% AH 281,691 564,188 242,029 765,920 1,058,952 514,298 1,273,201 608,905 1,028,944 860,268 2,593,046 1,233,046 3,263,906 2,464,091 3,368,999 6,167,227	2675,956 3,445,724 Res 20% AH 267,039 534,485 224,824 726,511 338,490 1,003,195 477,938 1,103,525 565,892 1,730,721 799,468 2,457,252 1,143,489 3,066,067 2,289,997 3,111,112 5,738,422	2,679,630 3,446,724 sidual land val 25% AH 252,186 504,783 207,620 686,102 312,683 947,437 441,579 1,143,503 522,880 1,634,499 736,667 2,320,600 1,056,630 2,866,220 2,115,902 2,855,225 5,309,618	2575 338 3,445,724 ues 30% AH 237 338 475,080 190,415 645,692 286,876 891,679 405,220 1,076,154 479,867 1,530,275 677,866 2173,969 965,772 2,670,337 1,941,807 2,595,338 4,880,814	35% AH 222,456 445,378 605,284 605,284 368,859 1,003,005 1,442,053 617,066 617,066 617,067 1,737 882,914 2,472,546 1,767,713 2,337,449 4,452,010	40% AH 207,635 415,676 415,676 456,065 564,874 235,261 780,162 332,500 641,627 393,844 1,345,830 556,265 1,910,704 1,96,067 2,274,708 1,593,618 1,593,618 1,593,628 4,023,205	2,073,936 3,448,724 45%, AH 192,783 385,973 166,600 524,464 209,454 724,404 296,140 350,831 1,249,606 495,464 495,464 1,774,072 709,198 2,076,865 1,419,524 3,516,77 3,594,402	50% 50% 33, 33, 44, 44, 50, 64, 64, 65, 66, 67, 67, 67, 67, 67, 67, 67, 67, 67
HMARK LAND VALUE 3 (SECONDARY INDUSTRIAL) escription ine unit scheme (houses) wo unit scheme (flats) hree unit scheme (flats) our unit scheme (flats) ive unit scheme (flats) even unit scheme (flats) her unit scheme (flats) eventy unit scheme (flats) iventy unit scheme (flats) irity unit scheme (flats with community use on ground floor) iffy unit scheme (flats - higher density)	No of units	£12,386,600 £12,386,600 £12,386,600 £12,386,600 £175,858 £263,788 £211,030 £226,104 £527,575 £301,472 £659,469 £376,839 £923,257 £1,318,938 £753,679 £1,758,584 £1,172,389	0% AH 326,445 653,296 293,644 8441,720 1,220,207 623,377 1,480,247 737,941 2,115,611 1,042,669 3,003,760 1,490,920 3,857,424 4,140,964	5% AH 311,594 623,594 76,439 641,739 641,739 641,739 694,928 2,019,389 981,069 2,867,127 104,082 3,659,855 2,812,280 3,883,681 7,024,834 6,987,390	2073 036 5.446 774 10% AH 296,742 593,891 259,234 007,330 390,105 1.114,710 530,657 1.345,550 651,916 1.923,166 921,069 2,730,496 1,317,204 3,461,745 2,638,185 3,626,399 6,596,052 8,463,117	2673,938 3,446,724 281,891 564,168 242,029 766,520 364,297 1,058,952 514,298 1,278,201 608,905 1,826,944 600,268 2,93,864 1,230,346 3,263,906 2,464,091 3,068,999 6,167,277 5,013,277 7,938,844	2 675 956 3 446 724 20% AH 267 039 534 465 224 824 726 511 338, 490 1 003, 195 477 936 1,730 ,721 799 666 2,457 ,232 1,143 ,489 3,066,067 2,289,997 3,111,112 5,738,422 4,630,369 7,414,572	2,675,950 3,446,724 sidual land val 25% AH 252,188 504,783 207,620 686,102 312,683 947,437 441,579 1,143,503 522,680 1,634,499 73,667 2,320,600 1,056,630 2,068,225 2,115,902 2,853,225 5,309,618 4,266,810	26,775,935 3,446,724 ues 30% AH 237,338 475,080 190,415 60,632 286,876 891,679 405,220 1,076,154 479,667 1,538,275 677,666 2,133,969 969,772 2,670,387 1,941,807 2,595,338 4,880,814 3,868,805 6,366,027	35% AH 222,486 445,378 173,210 605,224 261,069 835,921 306,859 1,008,805 456,855 1,442,053 82,914 2,472,548 1,767,713 2,337,449 4,450,023 5,841,755 841,755	40% AH 207,635 415,676 156,005 564,874 235,261 780,162 332,500 941,457 993,844 1,345,830 556,265 1,910,704 796,057 2,274,708 1,593,618 2,079,662 4,023,205 5,036,842 5,317,482	2,673,936 3,448,724 3,448,724 192,783 385,973 198,800 524,464 229,154 229,154 350,831 1,249,600 495,465 1,774,073 709,198 2,076,888 1,419,524	50% 533 550 550 550 550 550 550 550 550 550
HMARK LAND VALUE 3 (SECONDARY INDUSTRIAL) escription me unit scheme (houses) wo unit scheme (houses) wo unit scheme (flats) hree unit scheme (flats) hree unit scheme (flats) our unit scheme (houses) wo unit scheme (flats) our unit scheme (flats) our unit scheme (flats) ve unit scheme (flats) ve unit scheme (flats) even unit scheme (flats) in unit scheme (flats) even unit scheme (flats) in unit scheme (flats)	No of units	£12,386,600 £12,386,600 £12,386,600 £175,858 £263,788 £211,030 £395,681 £226,104 £527,575 £301,472 £659,469 £376,839 £376,839 £376,839 £376,839 £1,713,859 £1,713,859 £1,713,859 £1,758,584 £1,172,389 £1,758,584 £2,930,940	2,073,036 3,446,724 326,445 553,266 293,644 888,148 441,720 1,226,227 737,941 1,1480,247 737,941 1,042,669 3,003,760 1,490,920 3,857,424 2,986,374 4,140,964 7,153,639 6,162,024	5% AH 511,594 623,594 276,459 847,739 11,5912 1,170,468 587,017 1,412,699 981,869	2673,036 3,446,774 296,742 593,891 259,224 807,330 390,105 1,114,710 550,857 1,945,550 651,916 1,923,166 921,069 2,730,456 1,317,204 3,461,745 2,638,185 3,626,399 6,596,031 5,396,882 6,463,117 6,359,207	2673,638 3,446,724 281,891 564,168 242,029 766,920 364,297 1,058,952 514,268 1,278,201 608,905 1,020,944 860,268 2,593,864 1,233,966 2,464,091 3,368,999 6,167,227 5,013,751	2675,956 3,446,724 20% AH 267,039 534,655 224,524 1003,195 477,938 1,210,852 565,892 1,730,721 779,468 2,457,332 1,113,48,489 2,289,997 3,111,112 5,738,422 4,630,369	2,075,600 3,446,724 sidual land val 25% AH 252,188 50,763 207,620 686,102 312,683 947,437 441,77 1,143,503 522,880 1,034,499 738,667 2,320,000 1,056,630 2,866,226 2,115,902 2,853,225 5,300,815	2,675,635 3,446,724 ues 30% AH 237,338 476,060 190,415 645,692 266,676 891,679 406,220 1,076,154 479,867 1,536,275 677,866 2,183,969 999,772 2,670,387 1,941,607 2,595,338 4,880,814 3,863,605	35% AH 222,486 445,376 605,284 201,009 835,921 1,008,805 436,855 1,008,805 436,855 1,108,805 437,007 1,008,805 437,007 1,008,805 438,855 1,008,805 438,855 1,008,805 438,855 1,008,805 438,855 1,008,805 436,855 1,008,805 436,855 1,008,805 436,855 1,008,805 436,855 1,008,805 436,855 1,008,805 436,855 1,008,805 436,855 1,008,805 436,855 1,008,805 436,855 1,008,805 1,0	2,673,636 3,446,724 40% AH 207,635 415,676 156,005 564,674 235,261 780,162 332,500 341,667 393,844 1,345,830 550,265 1,910,704 796,057 2,274,708 2,079,562 4,023,205 3,096,842 5,517,462 3,599,358	45% AH 192,783 355,777 156,806 209,454 724,464 209,454 724,464 350,831 1,249,606 495,464 1,74,077 7,071,986 1,419,524 1,821,676 3,504,304 2,713,466 2,713,466	50%
HMARK LAND VALUE 3 (SECONDARY INDUSTRIAL) escription me unit scheme (houses) wo unit scheme (houses) wo unit scheme (houses) wo unit scheme (flats) hree unit scheme (flats) hree unit scheme (flats) our unit scheme (houses) hree unit scheme (flats) our unit scheme (flats) our unit scheme (flats) ve unit scheme (flats) ve unit scheme (flats) ve unit scheme (flats) ve unit scheme (flats) even unit scheme (flats) even unit scheme (flats) en unit scheme (flats) en unit scheme (flats) in unit scheme (flats) verty unit scheme (flats) wenty unit scheme (flats) in unit scheme (flats) in unit scheme (flats) wenty unit scheme (flats) wenty unit scheme (flats with community use on ground floor) iffy unit scheme (flats - loyber density) eventy unit scheme (flats - ligher density) in the hundred unit scheme (flats - higher density) in the hundred unit scheme (flats - higher density) in the hundred unit scheme (flats - higher density) in the hundred unit scheme (flats - higher density)	No of units 1	£12,386,600 £12,386,600 £12,386,600 £175,858 £263,788 £211,030 £395,681 £226,104 £527,575 £301,472 £659,469 £376,839 £923,257 £1,318,938 £753,679 £1,758,584 £1,172,389 £1,758,584 £2,930,974 £2,188,230 £3,077,522 £5,881,947 £4,396,460	2,073,036 3,446,724 3,446,724 326,445 653,296 293,644 888,188 441,720 1,226,227 023,377 1,480,247 7,73,11 1,042,669 3,003,760 1,490,920 2,986,374 4,140,964 4,140,964 7,279,158 6,162,024 9,511,062 7,279,158	5% AH 511,594 623,594 776,439 647,739 647,739 6415,912 1170,663 587,017 412,599 694,928 2,019,389 981,660 2,667,127 4,04,062 3,659,585 2,812,280 3,653,681 7,024,834 5,779,504 6,819,182 6,819,182 6,819,182 9,515,510	2,673,036 5,446,724 10% AH 296,742 593,891 259,234 307,330 390,105 1,114,710 530,657 1,345,550 651,916 1,923,166 921,069 2,730,496 1,317,204 2,638,185 3,226,359 6,596,031 5,396,982 6,463,117 6,359,207 12,130,207 8,868,775	2673,038 3,446,724 281,891 564,168 242,029 766,920 364,297 1,058,952 1,278,201 608,905 1,826,944 60,268 2,593,664 1,230,346 3,268,999 6,167,227 7,038,644 6,899,233 11,341,329 8,222,039	2675,956 3,446,724 20% AH 267,039 534,465 224,824 726,511 338,490 1,003,195 565,692 1,730,721 7794,686 2,457,232 1,143,489 3,066,067 2,285,997 3,111,112 5,738,422 4,630,369 7,414,572 5,439,257 10,552,452 7,575,303	2,075,500 3,446,724 sidual land val 25% AH 252,188 504,763 207,620 686,102 312,683 947,437 441,579 1,143,503 522,680 1,634,499 738,667 2,320,600 1,056,630 2,115,902 2,853,225 5,309,618 4,244,987 6,830,299 4,979,283 9,768,574 6,928,567	26,775,930 3,446,724 ues 30% AH 237,338 476,080 190,415 564,582 286,676 891,679 405,220 1,076,154 470,667 1,538,275 677,866 2,133,969 969,772 2,670,387 1,941,807 2,595,338 4,80,614 3,863,605 6,366,027 4,519,308 6,274,697	35% AH 222,486 445,376 173,210 605,264 261,069 835,921 1,008,805 1,442,053 617,066 2,047,337 882,914 1,767,713 2,337,449 4,452,010 3,480,223 5,641,755 4,059,333 8,185,819 5,635,986	40% AH 207,635 415,676 155,005 564,874 235,261 780,162 941,457 393,844 1,345,830 556,265 1,910,704 796,057 2,274,708 2,779,562 4,023,205 3,096,842 5,317,462 3,599,368 4,988,360	2,073,936 3,448,724 192,783 985,970 138,800 524,464 209,454 724,404 296,140 874,106 874,106 874,106 874,107 1,749,073 709,198 1,774,073 709,198 1,419,524 1,521,677 3,594,402 2,7713,466 4,795,210 3,139,383 5,668,068	50% 50% 50% 50% 50% 50% 50% 50% 50% 50%
HMARK LAND VALUE 3 (SECONDARY INDUSTRIAL) escription me unit scheme (houses) wo unit scheme (houses) wo unit scheme (flats) hree unit scheme (flats) hree unit scheme (flats) our unit scheme (flats) our unit scheme (flats) our unit scheme (flats) ve unit scheme (flats) ve unit scheme (flats) ve unit scheme (flats) even unit scheme (flats) in unit scheme (flats) even unit scheme (flats) in unit scheme (flats) even unit scheme (flats) in unit scheme (flats - inver density) in unit scheme (flats - injer density) in e hundred unit scheme (flats - injer density) in e hundred unit scheme (flats) hree hundred unit scheme (flats)	No of units	£12,386,600 £12,386,600 £12,386,600 £175,858 £283,788 £211,030 £395,681 £226,104 £527,575 £301,472 £659,469 £376,839 £923,257 £527,575 £1,318,938 £1,758,584 £1,172,389 £1,758,584 £1,172,389 £1,758,584 £2,930,974 £2,198,230 £4,103,363 £3,077,522 £5,861,947 £4,396,460	2,073,036 3,446,724 3,446,724 326,445 653,256 293,644 488,148 441,220 1,225,227 1,480,247 737,941 1,042,669 3,003,760 3,003,760 1,480,920 3,857,424 2,986,374 4,140,964 7,453,639 6,162,024 9,511,662 7,279,158 13,707,962 10,162,247	5% AH 311,594 623,594 276,439 847,739 847,739 847,739 847,739 847,739 847,739 847,739 847,739 694,928 2,019,389 981,869 981,862 2,067,127 1,404,662 3,883,681 7,024,634 5,779,504 6,987,930 6,819,182 12,919,085 9,515,510	10% AH 296,742 593,891 259,234 807,330 590,105 1,114,710 550,657 1,345,550 6,21,069 2,730,496 1,347,245 2,338,185 3,622,399 6,596,031 5,396,962 8,463,117 6,559,207 12,130,207 8,868,775 8,868,775 8,868,775 8,868,775 8,868,775 8,868,775 8,868,775 8,868,775 8,868,775 8,868,775 8,868,775 8,868,775	2673,638 3,446,724 281,891 564,188 242,029 766,920 564,287 1,058,952 1,276,201 608,905 1,256,944 60,268 2,533,864 1,263,346 3,263	20% AH 267,039 534,485 224,624 776,511 338,690 1,003,195 477,938 1,210,652 555,892 1,730,721 799,460 2,457,232 1,143,439 3,066,667 2,289,997 3,111,112 5,738,422 4,630,369 7,414,572 5,439,257 10,552,652 7,575,303 15,151,332	2,075,600 3,446,724 sidual land val 25% AH 252,188 500,783 207,620 686,102 312,683 947,437 441,579 1,143,503 522,880 733,667 2,320,600 1,266,230 2,868,226 2,115,802 2,853,225 5,309,618 4,246,987 6,890,299 4,970,83	2,675,600 3,446,724 Ues 30% AH 237,338 475,080 190,415 645,692 288,370 891,679 405,220 1,076,154 479,867 1,538,275 677,666 2,183,969 96,772 2,670,387 1,941,807 2,595,338 4,880,814 3,863,805 6,366,027 4,519,308 6,376,697 6,281,832 12,577,695 16,020,912	35% AH 222,486 445,378 605,284 501,099 635,921 368,859 1,008,805 436,855 617,066 2,047,337 4,053 617,713 2,472,548 1,767,713 2,472,548 1,767,713 2,472,548 1,767,713 2,472,548 1,767,713 2,472,548 1,767,713 2,472,548 1,767,713 2,472,548 1,767,713 2,472,548 1,767,713 2,472,548 1,767,713 2,672,678 1,767,713 2,672,678 1,765,673,096 1,750,673,036 1,750,677	40% AH 207,635 415,676 415,676 415,676 564,874 235,081 780,162 332,500 941,457 393,844 1,345,830 550,265 1,980,067 2,274,708 1,593,618 2,079,662 4,023,205 3,096,842 2,317,482 3,599,388 7,396,941 4,988,360 10,004,088	45% AH 192,783 385,972 136,806 524,464 296,144 674,106 350,831 129,666 495,464 1,774,072 709,195 2,076,866 1,419,522 1,621,674 3,139,363 6,600,064 4,341,624 8,747,624	50% 50% 50% 50% 50% 50% 50% 50% 50% 50%
HMARK LAND VALUE 3 (SECONDARY INDUSTRIAL) escription me unit scheme (houses) wo unit scheme (houses) wo unit scheme (flats) hree unit scheme (flats) our unit scheme (flats) our unit scheme (flats) our unit scheme (flats) our unit scheme (flats) ve unit scheme (flats - inper density) ve unit scheme (flats - higher density) ve venty unit scheme (flats - higher density) ve venty unit scheme (flats - higher density) ve venty unit scheme (flats - higher density) we hundred unit scheme (flats - higher density) wo hunded unit scheme (flats) venty unit scheme (flats)	No of units	£12,386,600 £12,386,600 £5,275,753 BLV £175,858 £283,788 £211,030 £395,681 £226,104 £527,575 £301,472 £659,469 £376,839 £923,257 £1,318,938 £17,58,584 £2,930,974 £1,172,389 £1,758,584 £2,930,974 £2,198,230 £4,103,363 £3,077,522 £5,861,946 £3,077,522 £5,861,946 £4,103,363 £3,077,522 £5,861,946 £6,759,921 £13,189,381 £13,189,381 £17,58,584 £2,378,763	0% AH 326,445 653,296 293,644 641,720 1,226,227 623,377 1,480,227 737,941 2,115,611 1,042,669 3,003,760 1,490,920 3,857,424 2,956,314 4,140,964 7,453,639 6,162,024 4,140,964 7,453,639 6,162,024 7,279,158 13,707,922 7,202,8605	5.446,724 5% AH	2,673,036 3,446,724 10% AH 296,742 593,861 259,234 807,330 390,105 1,114,770 1,345,550 651,976 921,069 2,730,496 1,347,745 2,638,185 3,626,399 2,730,496 1,347,745 2,638,185 3,626,399 2,730,496 1,347,745 2,638,185 3,626,399 1,347,745 2,638,185 3,626,399 1,347,745 2,638,185 3,626,399 1,347,745 2,638,185 3,626,399 1,347,745 1,348,	2,673,938 3,448,724 281,891 564,188 242,029 760,920 364,297 1,058,952 514,298 1,278,201 608,905 1,220,346 3,263,906 2,464,091 3,368,999 6,167,227 5,013,751 7,938,844 5,899,233 11,341,329 8,222,039 16,438,150	2675,956 3,446,724 20% AH 267,039 534,485 224,824 726,511 338,490 1,003,195 477,938 1,210,852 565,892 1,730,721 799,466 2,457,232 1,143,489 3,066,067 2,285,997 3,111,112 5,738,422 4,630,365 7,414,572 5,439,257 10,552,453	2,675,630 3,446,724 sidual land val 25% AH 252,188 504,763 207,620 606,102 312,683 947,477 441,579 1,143,503 522,880 1,634,499 736,667 2,320,600 1,056,630 2,868,226 2,115,902 2,653,225 5,309,618 4,246,987 6,890,299 4,972,883 9,735,546	2,075,030 3,446,724 ues 30% AH 237,338 475,080 190,415 645,092 286,876 39,379 405,220 1,076,154 479,067 1,538,275 677,066 2,183,969 960,772 2,670,387 1,941,807 2,595,338 4,880,814 4,880,814 5,880,600 6,366,027 4,510,308 8,974,693 1,577,695	35% AH 222,486 445,378 73,210 605,224 66 445,378 73,210 605,224 66 445,378 73,210 605,247,337 652,914 2,472,548 7,777 32,337,449 4,452,012 5,641,755 4,059,333 8,185,819 5,535,506 11,290,877	40% AH 207,635 415,676 156,005 564,874 235,261 780,162 332,500 941,457 393,644 1,345,830 1,910,704 796,057 2,274,708 2,079,562 4,023,265 1,910,704 796,057 2,274,708 2,079,562 4,023,265 2,079,562 4,023,265 2,079,562 4,023,265 2,079,562 4,023,265 2,74,788 2,079,562 4,023,265 2,74,788 2,079,562 4,023,265 2,74,788 2,079,562 4,023,265 2,74,788 2,079,562 4,023,265 2,7396,941 2,7396,941 2,888,360 10,004,058	2,673,936 3,448,724 192,783 385,973 198,800 524,464 209,454 274,400 350,831 1,249,600 1,774,073 709,196 2,076,865 1,471,073 1,621,675 3,594,400 4,793,210 3,193,384 4,713,240 4,713,240 4,713,240 4,713,240 4,714,240	50% 50% 33 34 44 143 143 143 144 143 144 144 14
HMARK LAND VALUE 3 (SECONDARY INDUSTRIAL) HERSCRIPTION HOUSE OF THE SECONDARY INDUSTRIAL) HERSCRIPTION HOUSE OF THE SECONDARY INDUSTRIAL) HERSCRIPTION HOUSES HOW OUT IS SCHEME (HOUSES) HOW OUT IN SCHEME (HOUSES) HOW O	No of units 1	£12,386,600 £12,386,600 £12,386,600 £175,858 £263,788 £211,030 £395,681 £226,104 £527,575 £301,472 £659,469 £376,839 £376,839 £376,839 £1758,584 £1,172,389 £1,758,584 £1,172,389 £1,758,584 £2,930,974 £2,930,974 £2,930,974 £2,930,974 £2,930,974 £1,758,584 £1,173,938 £1,758,584 £1,173,938 £1,758,584 £1,173,938 £1,758,584 £1,173,938 £1,758,584	2,073,036 3,446,724 3,446,724 326,445 653,266 293,644 88,6,148 441,720 1,226,237 7,37,941 2,115,611 1,042,669 3,003,760 1,490,920 1,490,920 1,490,920 1,490,920 1,490,920 1,490,920 1,490,920 1,490,920 1,490,920 1,490,920 1,490,920 1,727,158 1,779,158 13,707,962 10,162,247 20,598,501 20,598,501	5.446,724 5% AH	2673 036 3.446 774 296,742 593,861 259,234 807,330 390,105 1,114,770 1,114,770 1,523,166 921,069 2,730,466 1,345,550 651,916 1,923,165 21,069 2,730,466 1,347,745 2,638,185 3,626,399 2,730,466 1,347,745 2,638,185 3,626,399 1,5396,982 8,463,117 6,359,207 12,130,207 12,130,207 12,130,207 12,130,207 12,730,207 17,749,667 17,749,667 17,749,667	2 673,638 3,446,724 281,891 564,188 242,029 766,920 364,297 1,058,952 514,298 1,278,201 608,905 1,028,944 860,268 2,593,864 1,233,946 2,464,091 3,368,999 5,167,227 5,013,751 7,938,844 5,099,233 11,341,329 8,222,039 16,438,130 12,473,214 17,475,074	2 673-956 3,446,724 20% AH 267,039 534,655 224,824 7705,511 338,490 1,003,195 477,938 1,210,852 565,892 1,730,721 779,468 2,457,232 1,143,489 3,111,112 5,738,426 4,638,369 7,414,572 1,638,369 1,63	2,075,950 3,446,724 sidual land val 25% AH 252,188 50,763 207,620 686,102 312,683 947,437 441,75 1,143,503 522,880 1,034,499 738,667 2,320,000 1,056,630 2,863,226 2,115,902 2,853,225 5,300,816 4,246,987 6,890,299 4,979,283 9,763,574 6,302,667 13,888,514 13,888,514 13,888,514	2,675,935 3,446,724 ues 30% AH 237,338 476,090 190,415 645,692 266,676 891,679 409,220 1,076,154 479,867 1,76,154 479,867 2,183,969 999,772 2,670,387 1,941,807 2,595,338 4,883,605 6,366,027 4,519,308 8,974,697 6,281,632 1,576,991 1,576,991	35% AH 222,486 45 376 173,210 605,284 261,069 835,921 836,825 1,442,053 617,066 7,047,327 882,914 2,337,449 1,420,53 37,449 1,420,53 37,449 1,420,53 37,449 1,420,53 37,440 1,420,53 37,440 1,420,53 37,440 1,420,53 37,440 1,420,53 37,440 1,420,53 37,440 1,420,53 37,440 1,420,53 37,440 1,420,53 37,440 1,420,53 37,440 1,420,53 37,440 1,420,53 37,440 1,420,53 37,440 1,420,53 37,440 1,420,540 1,420,	40% AH 207,635 415,676 156,005 564,874 235,261 780,162 332,560 941,457 393,644 1,345,630 556,265 10,704 796,057 2,274,708 1,593,618 2,079,562 3,096,842 5,317,482 3,599,358 1,599,358 1,599,694 1,988,600 10,248,658	45% AH 192,783 555,772 138,800 524,464 209,454 724,404 256,144 256,144 350,831 1,249,606 1,749,072 7,09,198 1,419,524 1,821,675 3,713,460 4,714,073 1,821,675 3,713,460 4,714,073 1,714,073 1,821,675 3,713,460 4,714,073 1,714,07	50% 50% 64 64 64 64 64 64 64 64 64 64 64 64 64
HMARK LAND VALUE 3 (SECONDARY INDUSTRIAL) escription me unit scheme (houses) wo unit scheme (houses) wo unit scheme (houses) wo unit scheme (flats) hree unit scheme (flats) our unit scheme (flats) our unit scheme (flats) our unit scheme (flats) ve unit scheme (flats - lower density) ve unit scheme (flats - higher density) ve venty unit scheme (flats - higher density) ve venty unit scheme (flats - higher density) ine hundred unit scheme (flats - higher density) wo hunded unit scheme (flats) hree hundred unit scheme (flats) ver hundred unit scheme (flats) ver hundred unit scheme (flats) wo hunded unit scheme (flats) with units of flats) with units contained unit scheme (flats) with units of flats) wo hunded unit scheme (flats) with units of flats) with units of flats with un	No of units	£12,386,600 £12,386,600 £12,386,600 £175,858 £283,788 £211,030 £395,681 £226,104 £527,575 £301,472 £659,469 £376,839 £923,257 £1,318,938 £1,758,584 £1,172,389 £1,758,584 £2,309,74 £2,188,230 £4,103,363 £3,077,522 £5,881,389,381 £1,758,584 £2,1758,584 £2,1758,584 £2,1758,584 £3,077,522 £5,881,389,381 £1,758,584 £3,077,522 £5,881,389,381 £1,7585,842 £2,588,782,921 £1,1758,584 £2,588,782,921 £1,1758,584 £2,588,782,921 £1,1758,584 £2,588,782,921 £1,1758,584 £2,588,782,921 £1,1758,584 £2,588,782,921 £1,1758,782,921 £1,1758,782,921 £1,175	2,073,036 3,446,724 326,445 653,264 888,148 441,720 1,226,227 737,941 1,042,669 3,003,760 1,590,520 1,590,520 1,590,520 1,590,520 1,590,520 1,590,520 1,590,520 1,620,	5% AH 311,594 623,594 276,459 847,739 11,5912 1,170,468 587,017 1,412,699 981,869 1,024,834 5,779,504 6,897,350 6,819,182 12,919,085 9,515,510 19,011,787 25,108,081 12,236,267 77,984,460 750,288	10% AH 296,742 593,891 807,330 90,105 1,114,710 550,657 1,345,550 651,916 921,069 2,730,496 1,372,04 3,461,745 2,638,185 3,620,398 6,596,031 5,396,562 8,463,117 6,359,207 12,130,207 8,668,773 77,249,677 12,130,207 8,868,773 17,724 2,529,647	2 673,638 3,446,724 281,891 664,188 242,029 766,920 364,267 1,058,952 514,298 1,278,201 608,905 4,267 1,268,949 6,167,227 5,013,761 7,938,644 5,899,233 11,341,329 8,220,39 16,488,150 21,473,214 17,475,074	2,675,956 3,446,724 267,039 534,485 224,924 1756,511 333,600 1,003,195 565,892 1,730,721 799,466 2,457,232 1,143,49 3,066,067 2,285,997 3,111,112 5,736,422 4,630,369 7,414,575 1,575,303	2,675,650 3,446,724 sidual land val 25%, AH 252,188 504,783 207,620 686,102 312,683 947,437 441,579 1,143,503 522,880 1,634,997 736,667 2,320,600 1,086,320 2,868,226 2,115,902 2,853,225 2,853,225 2,853,225 3,96,618 4,246,867 6,800,299 4,979,283 9,703,574 6,928,567 13,664,511 17,336,346 12,713,676	2,675,930 3,446,724 Ues 30% AH 237,338 475,080 190,415 645,692 288,376 891,679 405,220 1,076,154 479,867 1,538,275 677,666 2,183,969 96,772 2,670,387 1,941,807 2,595,338 4,880,814 3,863,805 6,366,027 4,519,308 6,974,697 6,281,832 1,577,695 6,281,832 1,577,697 6,281,832 1,577,697 6,281,832 1,577,697 6,281,832 1,577,697	35% AH 222,486 445,378 605,284 561,089 635,921 368,859 1,008,805 4,36,855 1,42,053 617,066 2,447,337 2,447,337 2,447,347 2,472,548 1,767,713 2,472,548 1,767,713 2,472,548 1,767,713 2,472,548 1,767,713 2,472,548 1,767,713 2,472,548 1,767,713 2,472,548 1,767,713 2,472,548 1,767,713 2,472,548 1,767,713 2,174,548 1,767,713 2,174,174 1,174,174 1,174,174 1,174,174 1,174,174 1,174,174 1,174,174 1,174,174 1,174,174 1,174,174 1,174,174 1,174,174 1,174,174 1,17	40% AH 207,635 415,676 415,676 415,676 564,874 235,081 780,162 332,500 941,457 393,844 1,345,830 550,265 1,910,704 2,274,708 1,593,618 1,593,618 4,023,205 3,096,842 2,379,562 4,023,205 3,096,842 5,317,482 5,317,482 1,988,800 10,004,008 12,386,045 5,438,940 4,988,800 10,004,008	45% AH 192,783 885,973 198,000 524,464 299,456 724,404 350,831 129,600 495,464 1,774,073 2,703,192 2,076,856 1,419,524 1,621,673 3,594,402 2,713,466 4,713,216,713 5,600,064 4,341,624 5,717,646 5,717,646	50% 50% 50% 50% 50% 50% 50% 50% 50% 50%
HMARK LAND VALUE 3 (SECONDARY INDUSTRIAL) escription me unit scheme (houses) wo unit scheme (houses) wo unit scheme (houses) wo unit scheme (flats) hree unit scheme (flats) our unit scheme (flats) our unit scheme (flats) our unit scheme (flats) ve unit scheme (flats - lower density) ve unit scheme (flats - higher density) ve venty unit scheme (flats - higher density) ve venty unit scheme (flats - higher density) ine hundred unit scheme (flats - higher density) wo hunded unit scheme (flats) hree hundred unit scheme (flats) ver hundred unit scheme (flats) ver hundred unit scheme (flats) wo hunded unit scheme (flats) with units of flats) with units contained unit scheme (flats) with units of flats) wo hunded unit scheme (flats) with units of flats) with units of flats with un		£12,386,600 £12,386,600 £12,386,600 £175,858 £263,788 £211,030 £395,681 £226,104 £527,575 £301,472 £659,469 £376,839 £376,839 £376,839 £1,738,584 £1,172,389 £1,758,584 £1,172,389 £1,758,584 £2,930,275 £2,198,230 £4,103,363 £3,077,522 £5,861,947 £4,396,490 £4,396,490 £4,396,490 £7,585,842 £7,585,842 £7,585,842 £7,585,842 £7,585,842 £7,585,842 £7,585,842 £7,585,842 £7,585,842 £7,585,842 £7,585,842 £7,585,842 £7,585,842 £7,585,842 £7,585,842 £7,585,842	2,073,036 3,446,724 3,446,724 326,445 653,266 293,644 88,48 441,720 1,226,227 737,941 1,480,247 737,941 1,490,920 3,857,424 2,966,374 4,140,964 7,453,639 6,162,024 9,511,662 13,707,962 10,162,247 20,925,514 24,616,665 31,339,127	5% AH 311,594 623,594 276,459 847,739 11,5912 1,170,468 587,017 1,412,699 981,869 1,024,834 5,779,504 6,897,350 6,819,182 12,919,085 9,515,510 19,011,787 25,108,081 12,236,267 77,984,460 750,288	2,673,036 5,446,724 296,742 593,891 259,234 807,330 390,105 1,114,710 1,142,710 550,657 1,345,550 921,069 2,730,496 1,317,204 2,638,185 3,626,399 6,596,031 5,396,932 6,463,117 6,359,207 12,130,207 8,667,775 17,130,207 8,667,775 17,130,207 8,667,775 17,130,207 18,667,775 17,130,207 18,667,775 17,130,207 18,667,775 17,130,207 18,667,775 17,130,207 18,667,775 17,130,207 18,667,775 17,130,207 18,667,775 17,130,207 18,667,775 17,130,207 18,667,775 17,130,207 18,667,775 17,130,207 18,667,775 17,130,207 18,667,775 17,130,207 18,667,775 17,130,207 18,667,775 17,130,207 18,667,775 17,130,207 18,667,775 17,130,207 18,667,775 17,130,207 18,667,775 18,667,	2 673,638 3,446,724 281,891 664,188 242,029 766,920 364,267 1,058,952 514,298 1,278,201 608,905 1,526,944 60,268 2,593,864 1,203,346 3,263,999 6,167,227 5,013,761 7,938,644 5,899,233 11,341,329 8,220,399 16,488,150 2,473,214 17,475,074 17,475,074 17,475,074 17,475,074 17,475,074 17,475,074 17,475,074 17,475,074	2,675,956 3,446,724 267,039 534,485 224,924 1756,511 333,600 1,003,195 565,892 1,730,721 799,466 2,457,232 1,143,49 3,066,067 2,285,997 3,111,112 5,736,422 4,630,369 7,414,575 1,575,303	2,675,650 3,446,724 sidual land val 25%, AH 252,188 504,783 207,620 686,102 312,683 947,437 441,579 1,143,503 522,880 1,634,997 736,667 2,320,600 1,086,320 2,868,226 2,115,902 2,853,225 2,853,225 2,853,225 3,96,618 4,246,867 6,800,299 4,979,283 9,703,574 6,928,567 13,664,511 17,336,346 12,713,676	2,675,930 3,446,724 Ues 30% AH 237,338 475,080 190,415 645,692 288,376 891,679 405,220 1,076,154 479,867 1,538,275 677,666 2,183,969 96,772 2,670,387 1,941,807 2,595,338 4,880,814 3,863,805 6,366,027 4,519,308 6,974,697 6,281,832 1,577,695 6,281,832 1,577,697 6,281,832 1,577,697 6,281,832 1,577,697 6,281,832 1,577,697	35% AH 222,486 445,378 605,284 561,089 635,921 368,859 1,008,805 4,36,855 1,42,053 617,066 2,447,337 2,447,337 2,447,347 2,472,548 1,767,713 2,472,548 1,767,713 2,472,548 1,767,713 2,472,548 1,767,713 2,472,548 1,767,713 2,472,548 1,767,713 2,472,548 1,767,713 2,472,548 1,767,713 2,472,548 1,767,713 2,174,548 1,767,713 2,174,174 1,174,174 1,174,174 1,174,174 1,174,174 1,174,174 1,174,174 1,174,174 1,174,174 1,174,174 1,174,174 1,174,174 1,174,174 1,17	40% AH 207,635 415,676 415,676 415,676 564,874 235,081 780,162 332,500 941,457 393,844 1,345,830 550,265 1,910,704 2,274,708 1,593,618 1,593,618 4,023,205 3,096,842 2,379,562 4,023,205 3,096,842 5,317,482 5,317,482 1,988,800 10,004,008 12,386,045 5,438,940 4,988,800 10,004,008	45% AH 192,783 35,772 156,800 524,464 209,454 774,400 350,831 1249,600 495,464 174,077 709,159 2,076,865 1,10,524 1,821,675 3,554,400 2,713,400 4,733,210 3,508,064 4,731,216 5,756,865 6,608,064 4,341,624 6,718,806 6,	50% 50% 50% 50% 50% 50% 50% 50% 50% 50%
HMARK LAND VALUE 3 (SECONDARY INDUSTRIAL) escription me unit scheme (houses) wo unit scheme (houses) wo unit scheme (houses) wo unit scheme (flats) hree unit scheme (flats) our unit scheme (flats) our unit scheme (flats) our unit scheme (flats) our unit scheme (flats) ve unit scheme (flats) even unit scheme (flats) even unit scheme (flats) even unit scheme (flats) wenty unit scheme (flats) in unit scheme (flats) wenty unit scheme (flats) wenty unit scheme (flats - with community use on ground floor) iffy unit scheme (flats - ligher density) eventy unit scheme (flats - higher density) in hundred unit scheme (flats - higher density) in hundred unit scheme (flats - higher density) in hundred unit scheme (flats)	No of units	£12,386,600 £12,386,600 £12,386,600 £175,858 £283,788 £211,030 £395,681 £226,104 £527,575 £301,472 £659,469 £376,839 £923,257 £1,318,938 £1,758,584 £1,172,389 £1,758,584 £2,309,74 £2,188,230 £4,103,363 £3,077,522 £5,881,389,381 £1,758,584 £2,1758,584 £2,1758,584 £2,1758,584 £3,077,522 £5,881,389,381 £1,758,584 £3,077,522 £5,881,389,381 £1,7585,842 £2,588,782,921 £1,1758,584 £2,588,782,921 £1,1758,584 £2,588,782,921 £1,1758,584 £2,588,782,921 £1,1758,584 £2,588,782,921 £1,1758,584 £2,588,782,921 £1,1758,782,921 £1,1758,782,921 £1,175	2,073,030 3,446,774 326,445 653,266 293,644 888,188 441,720 1,226,227 623,377 1,480,247 2,115,611 1,042,669 3,003,760 1,490,920 3,577,424 2,986,374 4,140,964 4,140,964 7,279,158 13,707,962 10,162,247 20,298,615 20,298,615 20,298,615 20,298,615 21,616,865 31,339,127 7,29,253 2,673,030 3,448,724	5% AH 311,594 623,594 276,459 847,739 11,5912 1,170,468 587,017 1,412,699 981,869 1,024,834 5,779,504 6,897,350 6,819,182 12,919,085 9,515,510 19,011,787 25,108,081 12,236,267 77,984,460 750,288	2,673,036 5,446,724 296,742 593,891 259,234 807,330 390,105 1,114,710 1,142,710 550,657 1,345,550 921,069 2,730,496 1,317,204 2,638,185 3,626,399 6,596,031 5,396,932 6,463,117 6,359,207 12,130,207 8,667,775 17,130,207 8,667,775 17,130,207 8,667,775 17,130,207 18,667,775 17,130,207 18,667,775 17,130,207 18,667,775 17,130,207 18,667,775 17,130,207 18,667,775 17,130,207 18,667,775 17,130,207 18,667,775 17,130,207 18,667,775 17,130,207 18,667,775 17,130,207 18,667,775 17,130,207 18,667,775 17,130,207 18,667,775 17,130,207 18,667,775 17,130,207 18,667,775 17,130,207 18,667,775 17,130,207 18,667,775 17,130,207 18,667,775 17,130,207 18,667,775 18,667,	2 673,638 3,446,724 281,891 664,188 242,029 766,920 364,267 1,058,952 514,298 1,278,201 608,905 1,526,944 60,268 2,593,864 1,203,346 3,263,999 6,167,227 5,013,761 7,938,644 5,899,233 11,341,329 8,220,399 16,488,150 2,473,214 17,475,074 17,475,074 17,475,074 17,475,074 17,475,074 17,475,074 17,475,074 17,475,074	2 675,955 3,446,724 Ret 20% AH 267,039 534,465 224,824 775,111 338,490 1,003,195 477,933 1,210,852 565,692 1,730,721 7759,668 2,457,232 1,143,489 3,066,067 2,289,997 3,111,112 5,738,422 4,633,369 7,414,572 5,439,257 1,552,453 1,513,532 1,965,740 1,7692,653 7,502,553 1,7692,653 7,502,553 1,7692,653 7,502,553 1,7692,653 7,502,553 1,7692,653 7,502,553 1,7692,653 7,502,553 1,7692,653 1	2,675,536 3,446,724 sidual land val 25% AH 252,188 504,783 207,620 686,102 312,683 947,437 4,41,579 522,680 1,634,499 2,320,600 1,056,630 2,320,600 1,056,630 2,115,902 2,115,902 2,153,225 5,398,618 4,298,618 4,298,618 1,298,61	2,675,930 3,446,724 ues 30% AH 237,338 475,080 190,415 60,032 286,876 891,679 405,220 1,076,154 479,067 1,538,275 577,666 2,133,969 969,772 2,670,387 1,941,807 2,595,338 4,880,814 3,868,814 4,519,308 6,366,027 4,519,308 6,284,832 12,577,695 16,020,912 10,332,332 11,120,917 10,332,332 11,120,917 10,332,332 11,120,917 10,332,332 11,120,917 10,332,332 11,120,917 10,332,332 11,120,917 10,332,332 11,120,917 10,332,332 11,120,917 10,332,332 11,120,917 10,332,332 11,120,917 10,332,332 11,120,917 1	35% AH 222,486 445,378 605,284 561,089 635,921 368,859 1,008,805 436,855 1,42,053 617,066 2,447,337 2,447,337 2,447,347 2,472,548 1,767,713 2,472,548 1,767,713 2,472,548 1,767,713 2,472,548 1,767,713 2,472,548 1,767,713 2,472,548 1,767,713 2,472,548 1,767,713 2,472,548 1,767,713 2,472,548 1,767,713 2,174,548 1,767,713 2,174,713 2,174,174 2,174,174 2,174,174 2,174,174 2,174,174 2,174,174 2,174,174 2,174,174 2,174,174 2,174	40% AH 207,635 415,676 415,676 415,676 564,874 235,081 780,162 332,500 941,457 393,844 1,345,830 550,265 1,910,704 2,274,708 1,593,618 1,593,618 4,023,205 3,096,842 2,379,562 4,023,205 3,096,842 5,317,482 5,317,482 1,988,800 10,004,008 12,386,045 5,438,940 4,988,800 10,004,008	45% AH 192,783 35,772 156,800 524,464 209,454 774,400 350,831 1249,600 495,464 174,077 709,159 2,076,865 1,10,524 1,821,675 3,554,400 2,713,400 4,733,210 3,508,064 4,731,216 5,756,865 6,608,064 4,341,624 6,718,806 6,	50% 50% 50% 50% 50% 50% 50% 50% 50% 50%
HMARK LAND VALUE 3 (SECONDARY INDUSTRIAL) escription me unit scheme (houses) wo unit scheme (houses) wo unit scheme (houses) wo unit scheme (houses) hree unit scheme (flats) hree unit scheme (flats) our unit scheme (houses) our unit scheme (flats) our unit scheme (flats) even unit scheme (flats) ive unit scheme (houses) ive unit scheme (flats) even unit scheme (flats) ive unit scheme (flats) even unit scheme (flats) even unit scheme (flats) even unit scheme (flats) ive unit scheme (flats) eventy unit scheme (flats) ive unit	No of units In the second of	£12,386,600 £12,386,600 £12,386,600 £12,386,600 £175,858 £283,788 £211,030 £395,681 £226,104 £527,575 £301,477 £527,575 £1,318,938 £753,679 £1,758,584 £1,172,389 £1,758,584 £2,930,974 £2,198,230 £4,103,363 £3,077,522 £5,861,947 £4,396,460 £8,792,921 £1758,584 £2,377,575 £5,275,753 £5,275,753 £5,275,753	2,073,030 3,446,724 0% AH 326,445 563,266 293,644 886,148 441,720 1,226,227 737,941 2,115,611 1,042,669 3,003,760 1,490,920 3,857,424 2,986,374 4,140,964 7,433,639 6,162,024 9,511,662 7,279,158 13,707,962 10,162,247 20,298,501 24,616,865 31,339,127 7,629,265 24,616,865 31,339,127 7,639,265 24,616,865 31,339,127 7,639,265 24,616,865 31,339,127 7,639,265 24,616,865 31,339,127 7,639,265 24,616,865 31,339,127 7,639,265 34,445,724	5% AH 511,554 623,594 276,439 647,739 647,739 647,739 694,922 1,170,663 587,017 1,412,859 694,922 2,067,127 1,404,062 3,659,565 2,612,280 3,863,681 7,024,634 6,819,822 1,919,085 9,515,510 19,011,787 25,108,061 22,236,267 27,984,460 72,984,460 72,984,460 72,984,460 72,984,460 72,984,460 72,984,460 72,984,460 72,984,460 73,9856 74,9858 74,9858	2 673 936 3 446 774 10% AH 296,742 93,861 259,234 807,330 390,105 1,114,710 1,523,166 921,669 2,730,666 921,669 2,730,666 921,669 2,730,666 921,669 2,730,666 921,669 2,730,666 921,669 2,730,666 1,341,745 2,638,185 3,626,399 1,5396,982 8,463,117 6,539,207 12,130,207 8,682,769 17,7249,687 19,655,671 24,629,793 71,7249,687 19,655,671 24,629,793 71,7249,687 19,655,671 24,629,793 71,7249,687 10,7249,687 10,7249,687 10,7249,687 11,7249,687 11,7249,687 12,7249,687 13,7249,687 14,7249,687 15,7249,687 16,7249,783 17,7249,783 17,7	2,675,638 3,446,724 281,891 564,168 242,029 766,920 364,297 1,058,952 514,268 1,278,201 608,905 1,026,944 860,268 2,593,864 1,230,346 3,263,366,399 2,464,091 3,368,999 2,4764,091 3,368,999 2,4764,091 3,368,999 2,4764,091 3,368,999 2,4764,091 3,368,999 2,4764,091 3,368,999 2,4764,091 3,368,999 2,4764,091 3,368,999 2,4764,091 3,368,999 2,4764,091 3,368,999 2,4764,091 3,368,999 2,4764,091 3,368,999 3,476,092 3,276,0	20% AH 267,039 53,446,724 20% AH 267,039 533,65 224,524 477,038 1,210,852 565,892 1,730,721 779,468 2,457,232 1,145,469 2,269,997 3,111,112 5,733,222 4,630,369 7,414,572 5,439,257 10,552,452 7,576,303 19,653,780 19,653,	2 6775 950 3 446 724 sidual land val 25% AH 252 188 500 763 207, 620 686, 102 312,683 947, 437 1,143,503 522,880 1,054,499 736,667 2,320,000 1,056,630 2,865,226 2,115,902 2,853,225 5,300,816 4,246,987 6,890,299 4,979,283 9,763,574 6,326,671 13,848,514 12,713,679 14,511,277 7,511,277 7,512,275 12,492,253 2,873,536 3,446,724	2,675,935 3,446,724 ues 30% AH 237,338 476,090 190,415 645,692 206,676 891,679 400,220 1,076,154 479,867 1,530,275 677,866 2,183,969 999,772 2,670,387 1,941,607 2,595,338 4,888,314 3,863,605 6,366,027 4,519,308 8,974,697 6,287,697 1,547,697 1,547,697 1,570,951 1,570,951 1,570,951 1,570,951 1,570,951 1,570,951 1,570,951 1,570,952 1,570,952 1,570,953 1,57	35% AH 222,486 445,376 73,270 605,284 201,009 835,921 588,899 1,008,805 4,42,053 617,066 7,047,337 8,2,914 2,472,548 1,767,713 2,337,449 4,52,040 3,480,223 5,641,755 4,059,333 8,185,819 5,050,367 1,203,479 7,48,566 7,748,566	40% AH 207,635 3,446,724 40% AH 207,635 415,676 156,005 564,874 235,261 780,162 332,500 941,457 393,844 1,345,630 941,457 2,76,057 2,274,708 1,593,618 2,079,562 3,096,642 5,317,452 3,096,641 5,393,618 10,096,645 10,09	45% AH 192,783 35,772 136,500 524,464 209,464 724,404 266,144 874,106 350,831 1,249,606 495,464 1,74,077 709,198 2,076,866 1,821,676 2,076,866 4,95,464 4,764,764 1,821,676 2,713,466 4,764,764 1,7	50%
HMARK LAND VALUE 3 (SECONDARY INDUSTRIAL) escription me unit scheme (houses) wo unit scheme (houses) wo unit scheme (flats) hree unit scheme (flats) our unit scheme (flats) our unit scheme (flats) our unit scheme (flats) our unit scheme (flats) ve unit scheme (flats) even unit scheme (flats) in unit scheme (flats) even unit scheme (flats) in unit scheme intensification (60% plot ratio) idustrial scheme intensification (60% plot ratio) in unit scheme (flouses) wo unit scheme (houses)	No of units In the second sec	£12,386,600 £12,386,600 £12,386,600 £12,386,600 £12,386,600 £175,858 £283,788 £211,030 £395,681 £226,104 £527,575 £301,472 £659,469 £376,839 £923,257 £527,575 £1,318,938 £753,679 £1,758,584 £1,172,389 £1,758,584 £1,172,389 £1,758,584 £1,172,389 £1,758,584 £1,172,389 £1,758,584 £1,172,389 £1,758,584 £1,758,584 £1,758,584 £1,758,584 £1,758,584 £1,7585,842 £17,585,842	2,073,030 3,446,724 0% AH 326,445 653,266 293,644 888,148 441,720 1,226,227 737,941 1,042,669 3,003,760 1,490,920 3,857,424 2,986,374 4,140,964 7,453,639 6,162,024 9,511,662 7,279,158 13,707,962 10,162,247 20,258,617 24,616,865 21,375,025 7,279,158 13,707,962 10,162,247 24,616,865 21,375,025 7,279,158 13,707,962 10,162,247 24,616,865 21,375,025 7,279,158 22,073,938 3,446,774	5% AH 311,594 623,594 276,459 847,739 415,512 1,170,468 587,017 1,412,699 694,928 2,019,389 981,869 2,867,127 1,404,062 3,655,565 2,612,280 3,883,681 7,024,634 5,779,504 6,619,182 12,919,085 0,515,510 19,011,787 25,108,081 22,236,267 27,984,460 760,285 -1,249,283 3,448,724	10% AH	2 673 636 3 446 774 281,891 664,188 242,029 1,058,952 514,298 1,276,201 608,905 1,526,544 600,268 2,593,864 1,263,366 2,644,091 3,667,297 5,013,761 7,938,844 5,899,233 11,341,329 8,220,366 1,464,091 1,473,214 1,475,074 21,275,085 7,938,844 17,475,074 21,275,085 7,938,844 17,475,074 21,275,085 7,938,844 17,475,074 21,275,085 7,938,844 1,275,085 1,289,283 2,484,091 1,484,091 1,484,094 1,589,233 1,341,321 1,445,074 2,589,233 1,341,321 1,445,074 2,750,285 1,249,285 2,753,386 1,448,724	20% AH 267,039 534,485 224,624 276,511 336,600 1,003,195 655,892 1,730,721 799,460 2,457,232 1,730,721 799,460 2,457,232 1,730,721 799,460 2,457,232 1,750,721 799,460 2,457,232 1,750,731 1,111 5,733,422 4,630,569 7,414,572 1,575,303 1,575,75,75,303 1,575,75,75,303 1,575,75,75,303 1,575,75,75,303 1,575,75,75,75,303 1,575,75,75,75,75,75,75,75,75,75,75,75,75	2,075,950 3,446,724 sidual land val 25% AH 252,188 504,783 207,620 686,102 316,633 947,437 1,143,503 522,880 1,534,997 730,667 2,320,600 1,056,60	2,675,930 3,446,724 ues 30% AH 237,338 475,080 190,415 645,692 230,076 891,679 405,220 1,076,154 479,867 1,532,375 677,066 2,183,969 9,677,066 2,183,969 9,677,066 2,183,969 9,677,066 2,183,969 9,677,066 2,183,969 9,677,066 1,941,807 2,555,338 4,880,814 3,680,025 6,366,027 4,519,308 6,974,097 6,281,832 12,577,335 12,57	35% AH 222,486 445,378 135% AH 222,486 605,284 261,099 835,921 368,859 1,000,305 436,855 436,855 436,855 436,855 436,855 437,056 1,000,305 436,859 1,000,305 436,859 1,000,305 436,859 1,000,305 436,859 1,000,305 436,859 1,000,305 1,000,30	40% AH 207,635 415,676 156,006 564,874 235,261 780,162 332,500 941,457 393,844 3,45,530 550,265 1,910,704 1,96,067 2,274,708 1,593,618 2,079,562 4,023,205 5,317,482 4,023,205 5,317,482 4,023,205 5,317,482 4,023,205 5,317,482 4,023,205 5,317,482 4,023,205 5,317,482 4,023,205 5,317,482 4,023,205 5,317,482 4,023,205 5,317,482 4,023,205 5,317,482 4,023,205 5,317,482 4,023,205 5,317,482 4,023,205 5,317,482 4,023,205 5,317,482 5,317,482 4,023,205 5,317,482 5	45% AH 192,783 885,973 130,000 524,464 296,144 674,106 350,831 129,666 495,464 1,774,073 709,195 2,076,866 1,119,522 1,621,674 3,139,383 6,000,064 4,341,624 6,747,646 3,141,526 6,747,646 3,141,526 6,747,646 3,141,526 6,747,646 3,141,526 6,747,646 3,141,526 6,747,646 3,141,526 6,747,646 3,141,526 6,747,646 3,141,526 6,747,646 3,141,526 6,747,646 3,141,526 6,747,646 3,141,526 6,747,646 3,141,526 6,747,646 3,141,526 6,747,646 3,141,526 6,747,646 3,141,526 6,747,64	50% 50% 50% 600 700 700 700 700 700 700 700
dustrial scheme intensification (60% plot ratio) HMARK LAND VALUE 3 (SECONDARY INDUSTRIAL) escription ne unit scheme (houses) wo unit scheme (houses) wo unit scheme (houses) wo unit scheme (flats) hree unit scheme (flats) hree unit scheme (flats) our unit scheme (flats) our unit scheme (flats) ve unit scheme (flats) ve unit scheme (flats) ve unit scheme (flats) ve unit scheme (flats) even unit scheme (flats) even unit scheme (flats) even unit scheme (flats) even unit scheme (flats) en unit scheme (flats) in unit scheme (flats) en unit scheme (flats) venty unit scheme (flats) venty unit scheme (flats) venty unit scheme (flats - lower density) fify unit scheme (flats - lower density) fify unit scheme (flats - ligher density) eventy unit scheme (flats - ligher density) eventy unit scheme (flats - ligher density) ne hundred unit scheme (flats - higher density) me hundred unit scheme (flats) won hunded unit scheme (flats) our hundred unit scheme (flats) bur hundred unit scheme (flats) our hundred unit scheme (flats) wanded unit scheme (flats) wanded unit scheme (flats) hundred unit scheme (flats) wanded unit scheme (flats) hundred unit scheme (flats) wanded unit scheme (flats) wanded unit scheme (flats) wanded unit scheme (flats) wanded unit scheme (flats) hundred unit scheme (flats) wand scheme (flats) wand scheme (flats) hundred unit scheme (flats) wand scheme (flats)	No of units 1	£12,386,600 £12,386,600 £12,386,600 £12,386,600 £12,386,600 £175,858 £283,788 £211,030 £395,681 £226,104 £527,575 £301,472 £659,469 £376,839 £376,839 £376,839 £1758,584 £1,172,389 £1,758,584 £1,172,389 £1,758,584 £2,930,275 £2,198,230 £4,103,363 £3,077,522 £5,861,947 £4,396,460 £3,792,921 £13,189,381 £17,585,842 £26,378,763 £5,275,753 £5,275,753 £5,275,753	2,073,030 3,446,724 0% AH 326,445 653,296 293,644 888,188 441,720 1,226,227 623,777 1,480,247 7,77,411 1,042,669 3,003,760 1,490,920 3,657,424 4,140,964 7,279,158 10,702,	5% AH 311,594 623,594 276,439 641,739 641,739 694,928 2,019,389 694,928 2,019,389 981,669 2,867,127 404,082 3,659,855 2,812,280 3,683,681 7,024,834 7,034,836 8,87,390 6,819,182 12,919,085 9,515,510 19,011,767 25,108,081 122,236,267 27,984,460 750,255 26,73,938 5,446,724	2 673 036 3 446 774 10% AH 296,742 593 861 259,234 807,330 390,105 1,114,710 550,667 1,345,550 651,916 921,069 2,730,466 921,069 2,730,466 921,069 2,730,466 1,317,245 2,638,185 3,626,399 15,396,982 8,463,117 6,535,207 12,130,207 8,688,755 17,724,064 17,724,064 19,674 2,673,958 3,446,724 10% AH 296,742 297 297 297 297 297 297 297 29	2,673,636 3,448,724 281,891 564,168 242,029 1,058,952 1,278,201 608,905 1,826,934 60,268 2,93,864 1,230,366 3,263,906 2,464,091 3,968,999 6,167,227 7,936,644 5,899,233 11,341,029 14,745,074 21,473,214 17,475,074 21,473,274 21,473,474 21,4	2 675,956 3,446,724 20% AH 267,039 534,465 224,824 702,611 333,490 1,003,195 477,936 1,210,852 565,632 1,730,721 779,668 2,457,232 1,143,489 3,006,067 2,289,997 3,111,112 5,738,422 4,630,369 7,414,572 5,439,257 10,552,453 10,557,803 15,557,80	2 6775 536 3 446 724 sidual land val 25% AH 252,188 504,783 207,620 312,683 947,437 441,579 1,143,503 522,680 1,634,499 733,667 2,320,600 1,056,630 2,865,225 5,399,618 4,244,987 6,800,299 4,979,283 9,763,574 6,728,567 1,383,346 1,273,538 1,274,575 1,277 750,255 2,273,538 3,446,724	2,075,930 3,446,724 ues 30% AH 237,338 475,080 190,415 64-632 286,676 891,679 405,220 1,076,154 470,667 1,538,275 677,866 2,133,969 969,772 2,670,387 1,941,807 2,593,338 4,880,614 3,863,605 6,366,027 4,519,308 6,277,695 16,020,912 10,333,282 11,129,917 7,504,505 10,333,282 11,129,917 10,333,282 11,129,917 10,333,282 11,129,917 10,333,282 11,129,917 10,333,282 10,333,282 11,129,917 10,333,282	35% AH 222,486 445,378 173,210 605,264 261,069 835,921 368,805 1,442,053 617,066 2,047,337 882,914 2,472,546 1,767,713 2,337,449 4,452,010 3,480,223 5,641,755 4,059,333 4,059,333 4,059,333 1,050,877 14,203,479 7,946,264 7,746,565 77 14,203,479 7,946,264 7,746,565 77 1,200,877 14,203,479 7,946,264 7,746,565 77 1,200,877 14,203,479 7,946,264 7,746,565 7,565,396 3,446,724 3,564 7,746,565 7,746,56	40% AH 207,635 115,076 155,005 156,005	2,073,936 3,448,724 192,783 385,977 138,800 524,464 209,454 724,404 296,144 6,724,404 296,144 1,249,606 1,249,606 1,419,524 1,	50%
dustrial scheme intensification (60% plot ratio) HMARK LAND VALUE 3 (SECONDARY INDUSTRIAL) escription ne unit scheme (houses) wo unit scheme (houses) wo unit scheme (houses) wo unit scheme (flats) hree unit scheme (flats) our unit scheme (flats) our unit scheme (flats) our unit scheme (flats) ve unit scheme (flats) venty unit scheme (flats - loyer density) fifty unit scheme (flats - higher density) ve venty unit scheme (flats - lower density) ne hundred unit scheme (flats - lower density) wo hunded unit scheme (flats - loyer density) wo hunded unit scheme (flats - loyer density) wo hunded unit scheme (flats - higher density) wo hunded unit scheme (flats) with scheme (flats) wo unit scheme (flats)	No of units Indicate the second of the seco	£12,386,600 £12,386,600 £12,386,600 £12,386,600 £12,386,600 £175,858 £283,788 £211,030 £395,681 £226,104 £527,575 £301,472 £659,469 £376,839 £923,257 £527,575 £1,318,938 £7553,679 £1,758,584 £1,172,389 £1,758,584 £1,172,389 £1,758,584 £2,930,974 £2,198,230 £4,103,363 £3,077,522 £5,861,947 £4,396,400 £17,585,842 £26,378,600 £27,5753 £5,275,753 £5,275,753 £5,275,753	2,073,030 3,446,724 0% AH 326,445 653,266 293,644 888,148 441,720 1,226,227 737,941 1,042,669 3,003,760 1,90,920 1,91,962 1,91,962 1,91,962 1,91,962 1,91,962 1,91,962 1,91,962 1,91,962 1,91,91,962 1,91,962 1,91,962 1,91,91,962 1,91,91,91,91,91,91,91,91,91,91,91,91,91	5% AH 311,594 623,594 276,439 847,739 415,512 1,170,468 587,017 1,412,699 694,928 2,019,389 981,689 981,689 981,689 12,260 3,883,881 7,024,634 5,773,504 6,987,390 6,019,162 12,919,085 7,72,504 12,220 3,883,881 7,024,634 5,773,504 5,785,510 19,011,787 25,108,081 22,236,267 27,984,460 750,255 - 1,249,253 2,473,998 3,446,724	10% AH	2 673,636 3,446,724 281,891 664,188 242,029 766,920 364,267 1,058,952 514,298 1,278,201 668,905 1,526,934 6,167,227 5,013,761 7,938,644 2,689,233 11,341,329 8,246,091 1,474,5074 21,273,506 2,464,091 1,474,5074 21,273,506 2,473,214 17,475,074 21,273,506 2,473,214 17,475,074 21,273,506 3,448,724	20% AH 267,039 534,485 224,824 276,511 336,600 1,003,195 655,892 1,750,721 799,460 2,457,232 1,143,490 3,066,067 2,285,997 3,111,112 5,738,422 4,630,669 7,414,572 1,755,303 1,966,967 2,755,303 1,975	2,075,950 3,446,724 sidual land val 25% AH 252,188 504,783 207,620 686,102 316,683 947,437 441,579 1,143,503 522,880 1,034,697 730,667 2,320,600 1,085,630	2,675,930 3,446,724 ues 30% AH 237,338 475,080 190,415 645,692 280,376 891,679 405,220 1,076,154 479,867 1,538,275 677,666 2,183,969 96,772 2,670,387 1,941,807 2,595,338 4,880,814 3,663,025 4,519,308 6,974,697 6,281,832 1,577,695 1,577,	35% AH 222,486 445,378 605,284 605,2	40% AH 207,635 415,676 156,005 564,874 235,261 780,162 332,500 941,457 393,844 1,345,830 550,265 1,910,704 2,274,708 1,593,618 2,079,662 4,023,205 3,096,842 2,379,662 4,023,205 3,096,842 3,599,358 7,396,941 4,988,360 10,004,968 12,386,045 5,643,934 4,988,360 12,386,045 5,643,934 4,988,360 12,386,045 5,643,934 4,988,360 12,386,045 5,643,934 4,988,360 12,386,045 5,643,934 4,988,360 12,386,045 5,643,934 4,988,360 12,386,045 5,643,934 4,988,360 12,386,045 5,643,934 4,988,360 12,386,045 5,643,934 4,988,360 12,386,045 5,643,934 4,988,360 12,386,045 5,643,934 4,988,360 12,386,045 5,643,934 4,988,360 12,386,045 5,643,934 4,988,360 12,386,045 5,643,934 4,988,360 12,386,045 5,643,934 4,988,360 13,986,045 5,643,934 4,988,360 14,988,360 15,986,045 15,986,045 16	45% AH 192,783 885,973 129,664 299,454 724,464 299,454 724,404 350,831 129,664 1,774,073 709,192 2,076,865 1,419,524 1,621,673 3,594,402 2,713,664 4,741,624 5,747,645 3,151,645 3,151,645 5,747,645 3,151,64	50% 50% 50% 50% 50% 50% 50% 50% 50%
dustrial scheme intensification (60% plot ratio) HMARK LAND VALUE 3 (SECONDARY INDUSTRIAL) escription ne unit scheme (houses) wo unit scheme (houses) wo unit scheme (houses) wo unit scheme (flats) hree unit scheme (flats) our unit scheme (flats) our unit scheme (flats) our unit scheme (flats) even unit scheme (flats) hirty unit scheme (flats) wenty unit scheme (flats) hirty unit scheme (flats - lower density) eventy unit scheme (flats - lower density) eventy unit scheme (flats - higher density) eventy unit scheme (flats - higher density) ne hundred unit scheme (flats - higher density) ne hundred unit scheme (flats) hur hundred unit scheme (flats) our hundred unit scheme (flats) hur hundred unit scheme (flats)	No of units	£12,386,600 £12,386,600 £12,386,600 £12,386,600 £12,386,600 £175,858 £263,788 £211,030 £395,681 £226,104 £527,575 £301,472 £659,469 £376,839 £923,257 £1,318,938 £753,679 £1,758,584 £1,172,389 £1,758,584 £1,172,389 £1,758,584 £2,930,974 £4,396,460 £8,792,921 £1318,938 £17,585,842 £2,378,763 £5,275,753 £5,275,753 £5,275,753 £5,275,753 £5,275,753	2,073,030 3,446,774 3,446,774 3,446,774 326,445 653,266 293,644 888,188 441,720 1,226,227 623,377 1,480,247 2,115,611 1,042,669 3,003,760 1,490,920 3,857,424 2,986,374 4,140,962 7,279,158 13,707,962 10,162,247 20,298,605 24,616,865 31,339,127 7,29,158 13,707,962 10,162,247 20,298,605 24,616,865 31,339,127 7,29,158 2,073,030 3,448,724 PER HA 0% AH 326,445 653,296 653,296 3,448,724 PER HA	5% AH 511,594 623,594 776,439 647,739 647,739 641,5912 1170,463 587,017 112,599 694,928 2,019,389 981,660 2,867,127 1,404,062 3,659,585 2,812,280 3,683,681 7,724,834 5,779,504 6,819,182 12,919,065 9,515,510 10,011,767 25,106,081 12,236,267 779,924,60 750,255 1,249,255 2,073,936 3,446,774	2,673,036 3,446,774 10% AH 296,742 593,861 259,234 807,330 390,105 1,114,770 2,730,496 1,345,550 921,069 2,730,496 1,317,204 3,61,745 2,638,185 3,626,399 1,317,204 3,61,745 2,638,185 3,626,399 1,317,204 3,61,745 2,638,185 3,626,399 1,317,204 3,61,745 2,638,185 3,626,399 1,730,207 3,680,775 17,130,207 3,680,775 17,130,207 3,780,982 4,629,793 7,130,207 3,880,775 17,130,207 3,880,775 17,130,207 3,880,775 17,130,207 3,880,775 17,130,207 3,880,775 17,130,207 3,880,775 17,130,207 3,880,775 17,130,207 3,880,775 17,130,207 3,880,775 17,130,207 3,880,775 3,8	2,673,636 3,446,724 281,891 564,168 242,029 766,920 364,297 1,058,952 1,278,201 608,905 1,226,944 860,268 2,593,664 1,230,346 3,263,906 2,464,091 3,368,999 3,568,999 3,6167,227 5,013,751 7,938,844 5,899,233 11,341,329 6,222,039 16,437,504 17,475,074 21,273,998 7,243,504 17,475,074 21,273,998 7,242,253 26,338,644 17,475,074 21,273,998 7,242,253 26,338,644 17,475,074 21,273,998 7,242,253 26,338,644 17,475,074 21,273,998 7,242,253 26,338,644 17,475,074 21,273,998 7,242,253 26,338,644 27,338,644 17,475,074 21,273,998 7,242,253 26,338,644 27,388,644 281,891 281,891 281,891 3,488,724 281,891 3,488,724 3,488,72	2 6775 958 3 446,724 Res 20% AH 267,039 534,65 224,824 770,551 338,490 1,003,195 477,938 1,210,852 555,892 1,730,721 799,468 2,457,232 1,143,489 3,066,067 2,289,997 3,111,112 5,738,422 4,630,369 7,410,772 5,439,257 10,552,452 7,575,303 15,151,332 15,15	2,075,950 3,446,724 sidual land val 25% AH 252,188 504,763 207,620 312,683 947,437 441,579 1,143,503 522,880 1,034,999 738,667 2,320,600 1,056,830 2,853,225 2,115,902 2,853,225 3,09,610 4,246,987 6,309,629 4,979,283 3,445,513 12,73,879 4,511,277 7,50,285 1,249,253 2,679,938 3,445,724	2,075,930 3,446,724 ues 30% AH 237,338 470,080 190,415 645,692 286,676 891,679 405,220 1,076,154 479,867 1,530,275 677,866 2,183,969 969,772 2,670,337 1,941,607 2,595,338 4,860,614 3,863,605 6,207,451 4,519,308 8,974,697 6,21,632 1,577,695 1,577,	35% AH 222,486 4,577 442,053 6,175,635,096 7,244,059,337 449 4,577 6,565 7,442,053 6,145,059 6,1442,053 6,1442,053 6,145,059,333 6,185,819 5,233,448 7,746,556 7,746,5	40% AH 207,635 15,005 3,446,724 207,635 415,676 156,005 564,674 235,261 780,162 322,500 941,457 393,844 1,345,830 941,457 2,774,708 1,593,618 2,079,562 3,096,842 5,317,462 3,599,358 12,366,941 4,988,360 10,04,648 5,543,934 4,388,360 11,046,648 5,543,934 4,388,360 11,046,648 5,543,934 4,388,360 11,046,648 5,543,934 4,388,360 11,046,648 5,543,934 4,388,360 11,046,648 5,543,934 4,388,360 11,046,648 5,543,934 4,388,360 11,046,648 5,543,934 4,388,360 11,046,648 5,543,934 4,388,360 11,046,648 5,543,934 4,388,360 11,046,648 5,543,934 4,388,360 11,046,648 5,543,934 4,388,360 11,046,648 5,543,934 4,388,360 11,046,648 5,543,934 4,388,360 5,543,934 4,388,360 5,543,934 4,388,360 5,543,934 4,388,360 5,543,934 5,540,648	45% AH 192,783 3,448,724 45% AH 192,783 550,837 1,249,656 495,464 1,774,077 709,198 1,419,524 1,676,394,402 2,713,466 1,774,073 7,94,968 1,419,524 1,621,676 3,734,406 2,713,466 4,741,626 4,741,626 4,741,626 1,742,464 1,744,676 1,744,677 1,821,676 3,141,526 1,419,524 1,821,676 3,141,526 1,419,524	50%
dustrial scheme intensification (60% plot ratio) HMARK LAND VALUE 3 (SECONDARY INDUSTRIAL) escription ne unit scheme (houses) wo unit scheme (houses) wo unit scheme (houses) hree unit scheme (flats) hree unit scheme (flats) our unit scheme (flats) our unit scheme (flats) ve unit scheme (flats) even unit scheme (flats) even unit scheme (flats) even unit scheme (flats) wenty unit scheme (flats with community use on ground floor) iffy unit scheme (flats - lower density) eventy unit scheme (flats - lower density) eventy unit scheme (flats - lower density) ne hundred unit scheme (flats - higher density) we hundred unit scheme (flats - higher density) wo hundred unit scheme (flats - higher density) wo hundred unit scheme (flats) bur unit scheme (houses) wo unit scheme (houses) wo unit scheme (houses) hree unit scheme (flats) bur unit scheme (flats)	No of units	£12,386,600 £12,386,600 £12,386,600 £12,386,600 £12,386,600 £175,858 £283,788 £211,030 £395,681 £226,104 £527,575 £301,472 £659,469 £376,839 £923,257 £527,575 £1,318,938 £1,758,584 £1,172,389 £1,758,584 £1,172,389 £3,737,522 £3,861,947 £4,103,363 £3,777,522 £5,861,947 £4,396,460 £3,757,653 £5,275,753 £5,275,753 £5,275,753 £5,275,753 £5,275,753 £5,275,753 £5,275,753	2,073,030 3,448,724 3,448,724 3,26,445 6,53,266 6,53,266 6,142,26,23,377 1,480,247 7,37,941 1,490,220 3,857,424 2,566,374 4,140,964 7,453,639 6,162,024 9,511,662 7,779,168 13,707,962 10,162,247 20,95,514 6,162,024 9,511,662 10,162,247 20,95,514 6,163,639 13,707,962 10,162,247 20,95,514 6,163,639 13,707,962 10,162,247 20,95,514 6,163,639 13,707,962 10,162,247 20,95,514 6,163,639 13,707,962 10,162,247 20,95,514 6,163,639 13,707,962 10,162,247 20,95,514 6,163,639 13,707,962 10,162,247 20,95,514 6,163,639 13,707,962 10,162,247 20,95,514 6,163,639 13,707,962 10,162,247 10,162,247 10,162,247 10,162,247 11,162,247 1	5% AH 511,594 623,594 276,439 647,739 415,912 170,468 587,017 1,412,899 694,628 2,019,389 981,869 2,667,127 1,412,899 81,869 2,667,127 1,404,662 3,836,834 5,779,504 8,987,390 6,619,182 12,919,085 6,619,182 12,919,085 6,619,182 12,919,085 6,619,182 12,919,085 6,619,182 12,919,085 6,619,182 12,919,085 6,619,182 12,919,085 6,619,182 12,919,085 6,619,182 12,919,085 6,619,182 12,919,085 6,619,182 12,919,085 6,619,182 12,919,085 6,619,182 12,919,085 6,619,182 12,919,085 6,619,182 12,919,085 6,619,182 12,919,085 6,619,182 12,919,085 6,619,182 12,919,085 6,619,182 11,704,685 6,704,704 6	10% AH 296,742 593,891 259,234 807,330 990,105 1,114,710 550,657 1,345,550 6,23,166 921,069 2,730,456 1,346,745 2,34	2 673,636 3,446,724 281,891 564,168 242,029 766,920 364,297 1,058,952 514,258 1,273,201 608,905 1,263,946 2,593,864 1,230,346 2,464,021 3,368,999 2,464,021 3,368,999 6,167,227 5,013,751 7,938,844 2,593,864 1,341,329 8,222,039 16,437,321 17,475,074 2,73,998 3,446,724 1,564,738 1,	2 6775 956 3 446 724 Ret 20% AH 267 039 534 485 224 5024 1003,195 477 938 1,210,852 565,892 2,864 2,457 232 1,799,468 2,457 232 1,799,468 2,457 232 1,799,468 2,457 232 1,799,468 2,457 232 1,799,468 2,457 232 1,799,468 2,457 232 1,799,468 2,457 232 1,799,468 2,457 232 1,799,468 2,457 232 1,799,468 2,457 232 1,799,468 2,457 232 1,799,468 2,457 232 1,799,468 2,457 232 1,799,468 2,799,468 2,799,468 2,799,468 2,799,468 2,799,468 2,799,468 2,799,468 2,799,479 2,799,4	2,075,950 3,446,724 sidual land val 25% AH 252,188 500,783 207,620 686,102 312,683 947,437 441,579 1,143,503 522,880 1,034,499 738,667 2,320,600 1,036,330 2,868,226 2,116,902 2,833,225 5,309,618 4,246,987 6,890,299 4,970,833 9,763,574 6,928,567 13,864,513 17,870,533 17,870,574 6,928,567 13,864,513 17,850,574 6,928,567 13,864,513 17,850,574 6,928,567 13,864,513 17,850,574 6,928,567 13,864,513 17,850,574 6,928,567 13,864,513 17,850,574 6,928,567 13,864,513 20,620 686,102 686,102 312,683 947,437 441,579 11,45,503 522,880	2,675,930 3,446,724 ues 30% AH 237,338 476,080 190,415 645,692 256,676 891,679 406,220 1,076,154 479,867 1,532 677,866 2,183,969 959,772 2,670,387 1,941,807 2,555,338 4,880,814 3,863,605 6,366,027 4,510,308 8,974,697 6,281,832 16,572,952 16,572,953 17,552,553 2,673,538 3,445,724 ues 30% AH 227,338 475,080 130,415 645,692 277,338 475,080 130,415 645,692 266,876 891,679 405,220 1,076,154 479,867	35% AH 222,486 445,378 75,200 605,224 261,069 835,921 368,859 1,000,305 436,855 42,023 617,066 2,047,337 42,023 617,066 2,047,337 4,020 617,066 2,047,337 4,020 617,066 2,047,337 4,020 617,066 2,047,337 4,020 617,066 2,047,337 4,020 617,066 2,047,337 4,020 617,066 2,047,337 4,020 617,066 2,047,337 4,020 617,066 636,333 6,185,819 6,1	40% AH 207,635 415,676 156,006 564,874 225,261 780,162 332,500 941,457 393,844 1,455,830 556,265 1,910,704 1,938,616 2,079,562 4,023,205 3,17,436 3,306,642 5,317,436 4,083,606 1,938,606	45% AH 192,783 355,777 136,800 524,464 209,454 774,404 350,831 2496,144 874,108 350,831 2496,144 874,108 350,831	50%
dustrial scheme intensification (60% plot ratio) HMARK LAND VALUE 3 (SECONDARY INDUSTRIAL) escription ne unit scheme (houses) wo unit scheme (houses) wo unit scheme (houses) hree unit scheme (flats) bur unit scheme (houses) our unit scheme (houses) our unit scheme (flats) even unit scheme (houses) we unit scheme (flats) even unit scheme (flats) inty unit scheme (flats) even unit scheme (flats) eventy unit scheme (flats with community use on ground floor) iffy unit scheme (flats - lower density) eventy unit scheme (flats - ligher density) eventy unit scheme (flats - ligher density) eventy unit scheme (flats - ligher density) ne hundred unit scheme (flats - higher density) ne hundred unit scheme (flats - ligher density) wo hunded unit scheme (flats) bur hundred unit scheme (flats) bur unit scheme (houses) wo unit scheme (houses) wo unit scheme (houses) bur unit scheme (flats) bur unit scheme (flats) bur unit scheme (flats) ve unit scheme (flats)	No of units	£12,386,600 £12,386,600 £12,386,600 £12,386,600 £12,386,600 £175,858 £263,788 £211,030 £395,681 £226,104 £527,575 £301,472 £659,469 £376,839 £376,839 £376,839 £1758,584 £1,172,389 £1,758,584 £1,172,389 £1,758,584 £2,930,974 £2,198,230 £4,103,363 £3,077,522 £5,861,947 £4,396,460 £8,792,921 £1758,584 £26,378,763 £5,275,753 £5,275,753 £5,275,753 £5,275,753 £5,275,753	2,073,030 3,448,724 0% AH 326,445 653,266 293,644 888,148 441,720 1,226,227 737,941 1,042,669 3,003,760 1,690,920 3,657,424 2,986,374 4,140,964 7,453,639 6,162,024 9,511,662 7,279,158 10,767,922 10,162,247 20,298,605 20,925,514 24,616,865 31,339,127 7,20298,605 20,925,514 24,616,865 31,339,127 7,502,237 1,480,247 PER HA	5% AH 311,594 623,594 276,439 847,739 415,512 1,170,460 587,017 1,412,699 694,928 2,019,389 931,669 2,867,127 1,404,062 3,659,585 2,812,260 3,083,681 7,024,834 7,024,834 6,787,390 6,115,510 19,011,767 25,108,081 19,025 12,919,085 9,515,510 19,011,767 25,108,081 17,024,834 5,79,504 6,79,79,79 6,79,79 6,79,79 6,79,79 6,79,79 6,79,79 6,79,79 6,79,79 6,79,79 6,79,79 6,79,79 6,79,79 6,79,79 6,79 6	10% AH	2 673 636 3 446,724 281,891 664,188 242,029 364,287 1,058,952 514,298 1,278,201 608,905 1,226,934 4,000 2,464,091 7,936,644 5,899,233 11,341,329 3,63,906 2,446,091 7,936,644 5,899,233 11,341,329 12,473,214 17,475,074 21,273,969 7,936,844 1,273,969 1,473,214 1,573,644 1,689,233 1,448,744 1,584,744 1	2 6775 656 3 446,724 Ret 267,039 534,485 224,624 776,511 338,690 1,003,195 555,892 1,770,721 799,460 2,457,232 1,143,439 3,066,067 2,289,997 3,111,112 5,738,422 4,630,369 7,414,572 5,439,257 10,552,452 7,575,303 19,653,476	2,675,650 3,446,724 sidual land val 25% AH 252,188 504,783 207,620 686,102 312,683 947,437 441,579 1,143,503 522,880 1,034,667 2,320,600 1,056,630 2,865,226 2,115,902 2,853,225 5,309,618 4,246,987 6,928,567 1,786,787 7,78	2,675,930 3,446,724 Ues 30% AH 237,338 475,080 190,415 645,692 288,370 891,679 405,220 1,076,154 479,867 1,538,275 677,080 2,183,969 980,772 2,573,384 4,880,814 3,863,805 6,376,027 4,519,308 6,277,695 6,360,027 4,519,308 6,277,695 6,360,027 1,076,154 4,519,308 6,277,695 1,076,977 6,077	35% AH 222,486 445,378 605,284 605,28	40% AH 207,635 415,676 456,065 564,874 235,261 780,162 332,500 641,627 393,844 1,345,830 556,265 1,910,704 1,96,027 2,274,708 1,593,618	45% AH 192,783 885,973 129,604 296,140 350,831 129,606 495,464 1774,073 350,831 129,606 495,464 1,774,073 1,021,675 2,076,865 1,419,524 1,419,524 1,319,381 6,006,064 4,713,401 6,717,246 6,717,246 6,717,246 6,717,246 6,717,246 7,73,401 6,717,246 7,73,401 7,73,401 7,73,401 7,73,401 7,73,401 7,73,401 7,73,401 7,73,401 7,73,401 7,73,401 7,73,401 7,73,401 7,73,401 7,73,401 7,73,401 7,73,401 7,73,401 7,73,401 7,73,401 7,74,404 7,74,404 7,74,404	50%
dustrial scheme intensification (60% plot ratio) HMARK LAND VALUE 3 (SECONDARY INDUSTRIAL) escription ne unit scheme (houses) wo unit scheme (houses) wo unit scheme (houses) hree unit scheme (flats) our unit scheme (flats) our unit scheme (flats) our unit scheme (flats) our unit scheme (flats) ve unit scheme (flats) ve unit scheme (flats) ve unit scheme (flats) even unit scheme (flats) in unit scheme (flats) wenty unit scheme (flats) in unit unit scheme (flats)	No of units	£12,386,600 £12,386,600 £12,386,600 £12,386,600 £12,386,600 £175,858 £283,788 £211,030 £395,681 £226,104 £527,575 £301,472 £659,469 £376,839 £753,679 £1,788,584 £1,172,389 £1,758,584 £1,172,389 £1,758,584 £1,172,389 £3,707,522 £5,861,947 £4,396,460 £3,78,763 £5,275,753 £5,275,753 £5,275,753 £5,275,753 £5,275,753 £5,275,753 £5,275,753	2,073,030 3,446,724 0% AH 326,445 653,266 293,644 888,148 441,720 1,226,227 1,480,247 737,941 1,042,669 3,003,760 3,857,424 2,986,374 4,140,964 7,453,639 6,162,024 9,511,662 7,279,158 13,707,962 10,162,267 2,79,158 13,707,962 10,162,267 2,79,158 13,707,962 10,162,267 2,79,158 13,707,962 10,162,267 2,79,158 13,707,962 10,162,267 2,79,158 13,707,962 10,162,267 2,79,158 13,707,962 10,162,267 2,79,158 13,707,962 10,162,267 2,79,158 13,707,962 10,162,267 2,79,158 13,707,962 10,162,267 2,79,158 13,707,962 10,162,267 2,79,158 13,707,962 10,162,267 2,79,168 13,707,962 10,162,267 10,1	5% AH 311,594 623,594 276,439 847,739 115,512 1,170,468 587,017 1,404,062 3,655,585 2,667,127 1,404,062 3,655,685 7,024,634 5,773,504 6,987,390 6,019,182 12,919,085 6,115,510 19,011,787 25,108,081 12,2230 267,127 1,404,062 3,883,681 7,024,634 5,773,504 6,987,390 6,019,182 12,919,085 6,115,510 19,011,787 25,108,081 122,230,267 77,984,460 760,256 1,249,253 2,673,936 3,440,724 15,912 1,710,468 587,017 1,412,899 694,928 2,019,389 694,928 2,019,389 694,928 2,019,389 694,928 2,019,389 694,928	10% AH 296,742 593,891 259,234 807,330 590,105 1,114,710 550,657 1,345,550 6921,069 2,730,496 1,347,745 2,638,185 3,620,399 6,596,031 5,396,982 8,463,117 24,629,793 750,225 27,240,697 12,130,207 8,868,775 12,240,647 12,855,671 24,629,793 750,225 259,381 259,244 10% AH 296,742 10% AH 296,743 10% AH 296,742	2 673,636 3,446,724 281,891 564,188 242,029 766,920 364,297 1,058,952 514,298 1,273,201 608,905 1,265,944 860,268 2,593,864 1,263,346 2,464,091 3,66,999 3,66,727 5,013,751 7,503,864 1,773,074 2,773,0	2 673 956 3 446 724 20% AH 267 039 534 485 224 524 2756,511 335,490 1,003,195 477 938 1,210,852 565,892 1,750,721 799,468 2,457,232 1,750,721 799,468 2,457,232 1,750,721 7,753,30 1,750,721 7,753,30 1,750,721 7,750,721	2,075,950 3,446,724 sidual land val 25% AH 252,188 504,783 207,620 686,102 312,683 947,437 441,579 1,143,503 522,880 1,034,697 736,660 2,320,600 1,056,630 2,868,226 2,115,802 2,832,225 2,115,802 2,832,225 2,115,802 2,832,225 1,15,802 2,832,225 1,15,802 2,832,225 1,15,802 2,832,225 1,15,802 2,832,225 1,15,802 2,832,225 1,15,802 2,832,225 1,15,802 2,15,802 2,15,803 3,446,724 sidual land val 25% AH	2,679,930 3,446,724 Ues 30% AH 237,338 475,080 190,415 645,692 230,076 891,679 405,220 1,076,154 479,867 1,532,256 677,866 2,183,969 969,772 2,670,387 1,941,807 2,575,338 4,880,814 3,893,605 6,366,027 4,519,308 1,974,697 6,281,832 1,257,338 1,24	35% AH 222,486 445,378 75,210 605,224 201,000 835,921 368,859 1,000,005 436,855 42,003 617,006 2,047,337 4,452,011 9,460,223 4,452,010 9,460,223 6,17,066 1,007,713 2,337,449 2,472,548 1,007,713 2,472,548 1,007,713 2,472,548 1,007,713 2,472,548 1,007,713 2,472,548 1,007,713 2,472,548 1,007,713 2,472,548 1,007,713 2,00	40% AH 207,635 415,676 156,006 564,874 235,261 780,162 332,500 941,457 393,844 345,830 556,265 1,910,704 1,936,047 2,74,708 1,936,047 2,74,758 2,74,758 2,74,7	45% AH 192,783 85,973 136,800 136,800 136,800 137,400 137,400 137,400 137,400 137,400 137,400 137,400 137,400 137,400 138,800	50%
HMARK LAND VALUE 3 (SECONDARY INDUSTRIAL) escription me unit scheme (houses) wo unit scheme (houses) wo unit scheme (houses) wo unit scheme (houses) hree unit scheme (flats) hree unit scheme (flats) our unit scheme (flats) our unit scheme (flats) ve unit scheme (flats - higher density) inty unit scheme (flats - higher density) ve venty unit scheme (flats - higher density) inte hundred unit scheme (flats - higher density) into hundred unit scheme (flats - higher density) wo hunded unit scheme (flats) wo listen scheme (flats) wo listen scheme (flats) wo unit scheme (flats) wo unit scheme (flats) hree unit scheme (flats) hree unit scheme (flats) wo unit scheme (flats) wo unit scheme (flats) wo unit scheme (flats) wo unit scheme (flats) ve unit scheme (flats)	No of units 1	E12,386,600 E12,386,600 E12,386,600 E12,386,600 E12,386,600 E175,858 E263,788 E211,030 E395,681 E226,104 E527,575 E301,472 E659,469 E376,839 E923,257 E1,318,938 E753,679 E1,758,584 E1,172,389 E1,758,584 E1,178,584 E2,930,974 E2,188,230 E4,103,363 E3,077,522 E5,881,947 E4,396,460 E8,792,921 E1,785,842 E25,378,763 E5,275,753	2,073,030 3,446,724 3,446,724 326,445 653,266 293,644 888,188 441,720 1,226,227 623,377 1,480,247 2,115,611 1,042,669 3,003,760 1,490,920 3,557,424 9,511,662,024 1,729,625 2,93,644 8,648,488 441,720 2,93,644 8,63,148 441,720 2,93,644 8,63,148 441,720 2,93,644 8,63,148 441,720 1,226,227 1,480,247 7,37,941 1,1042,669 3,003,760 1,490,920 3,857,424	5% AH 511,594 623,594 76,439 647,739 415,912 1170,468 587,017 112,599 694,928 2,019,389 981,669 2,667,127 4,04,082 3,659,585 6,819,182 12,919,085 9,515,510 10,011,767 25,106,081 12,236,267 27,984,460 750,255 12,484,460 750,255 12,484,460 750,255 12,484,460 750,255 12,484,460 750,255 12,484,460 750,255 12,484,460 750,255 12,484,584 13,11,594 623,594 145,912 11,70,468 587,017 11,70,468 587,017 11,70,468 587,017 11,70,468 587,017 11,70,468 587,017 11,70,468 587,017 11,70,468 587,017 11,70,468 587,017 11,70,468 587,017 11,70,468 587,017 11,70,468 587,017 11,70,468 587,017 11,70,468 587,017 11,70,468 587,017 11,70,468 587,017 11,70,468	10% AH 296,742 593,861 1,114,710 6,50,657 1,24,629,763 2,24,629,763 2,250,646 2,117,64 6,250,667 1,2130,207 6,862,775 1,724,965 6,550,667 1,2130,207 6,862,775 1,724,964 2,3461,745 2,350,667 1,2130,207 6,862,775 1,724,966 2,250,667 1,2130,207 6,862,775 1,724,966 2,250,667 1,2130,207 6,862,775 1,724,966 2,250,667 1,2130,207 6,862,775 1,724,965 2,250,667 1,245,250,67 1,245,250,67	2,673,636 3,446,724 281,891 564,168 242,029 766,920 364,297 1,058,952 1,278,201 608,905 1,223,346 3,263,906 2,464,991 3,368,999 6,167,227 5,013,751 7,938,644 5,899,233 11,341,329 6,220,39 16,438,150 2,464,991 7,938,644 5,899,233 11,341,329 6,220,39 16,438,150 21,477,5074 21,273,690 7,509,253 3,448,724 1,243,029 7,60,920 364,297 1,058,920 1,058,930 1,058,930 1,05	2 6775,956 3,446,724 Res 20% AH 267,039 534,65 224,824 706,511 338,490 1,003,195 556,692 1,730,721 799,468 2,457,232 1,143,489 3,066,067 2,289,997 3,111,112 5,738,422 4,630,369 7,410,572 5,439,257 10,552,452 7,575,303 15,151,372 15,1	2,075,930 3,446,724 sidual land val 25% AH 252,188 504,783 207,620 312,683 947,437 441,579 1,143,503 522,880 1,034,949 736,667 2,320,600 1,056,630 2,865,225 5,309,618 4,246,987 6,300,299 4,979,283 3,465,513 12,735,879 4,513,5	2,075,930 3,446,724 ues 30% AH 237,338 470,080 190,415 645,692 286,676 891,679 405,220 1,076,154 470,867 1,536,275 677,866 2,183,969 969,772 2,677,387 1,941,807 2,595,338 4,800,814 3,863,605 6,363,607 4,519,308 8,974,697 6,281,632 1,577,695 1,677,695 1,678,268 1,780,278 1,78	35% AH 222,486 261,069 368,291 2,42,248 3,448,724 3,448,744 3,448,	40% AH 207,635 1,346,724 207,635 156,005 164,874 235,261 780,162 322,500 941,457 393,844 1,345,830 1,936,842 1,946,945 1,947,406 1,948,360 10,046,046 1,948,360 10,046,046 10,046,046 10,046,046 10,046,046 10,046,046 11,04	45% AH 192,783 85,973 85,973 86,608 064 87,724 404 87,84 87,84 87,85 87,	50%
HMARK LAND VALUE 3 (SECONDARY INDUSTRIAL) escription me unit scheme (houses) wo unit scheme (houses) wo unit scheme (houses) wo unit scheme (flats) hree unit scheme (flats) our unit scheme (flats) our unit scheme (flats) we unit scheme (flats - lower density) iffy unit scheme (flats - higher density) we verty unit scheme (flats - higher density) we hundred unit scheme (flats - higher density) we hundred unit scheme (flats - higher density) wo hunded unit scheme (flats) wo hunded unit scheme (flats) with under dunit scheme (flats) wo unit scheme (flats) wo unit scheme (flats) we unit sc	No of units Include the second secon	E12,386,600 E12,386,600 E12,386,600 E12,386,600 E12,386,600 E175,858 E283,788 E211,030 E395,681 E226,104 E527,575 E301,472 E659,469 E376,839 E753,679 E1,758,584 E1,172,389 E1,758,584 E1,172,389 E1,758,584 E1,172,389 E1,758,584 E2,930,974 E2,198,230 E4,103,363 E3,777,522 E5,861,947 E4,396,460 E8,792,921 E13,189,381 E17,585,842 E26,378,763 E5,275,753	2,073,030 3,448,724 3,448,724 326,445 553,266 293,644 888,148 441,720 1,226,237 1,480,247 2,115,611 1,042,669 3,003,760 1,490,920 3,857,424 2,966,374 4,140,964 7,453,639 6,162,024 9,511,662 13,707,962 10,162,247 20,925,614 20,616,666 31,359,127 20,925,614 20,616,666 31,359,127 20,925,614 20,616,666 31,359,127 20,925,614 20,616,666 31,359,127 20,925,614 20,616,666 31,359,127 20,925,614 20,616,666 31,359,127 20,925,614 20,616,666 31,359,127 20,925,614 20,616,666 31,359,127 20,925,614 20,616,666 31,359,127 20,925,614 20,616,666 31,359,127 20,925,614 20,616,666 31,359,127 20,925,614 20,616,666 31,359,127 20,925,614 20,616,666 31,359,127 20,935,614 20,616,666 31,359,127 20,935,614 20,935,6	5% AH 511,554 623,594 276,439 647,739 415,912 1,70,468 587,017 1,412,859 694,928 2,667,127 1,404,662 3,635,635 3,633,681 7,024,634 6,619,182 1,704,634 5,779,504 6,619,182 1,704,634 6,704,634 1,70	2 673 036 3 446 774 10% AH 296,742 593,861 259,234 807,330 390,105 1,114,710 550,657 1,345,550 651,916 921,069 2,730,456 1,317,204 3,461,745 2,638,185 3,626,399 12,130,207 8,666,031 5,396,982 8,463,117 7,249,647 12,130,207 8,668,755 17,229,647 19,655,671 24,629,736 1,346,736 1,346,736 1,346,736 1,346,736 1,346,736 1,346,736 1,346,736 1,346,736 1,346,736 1,345,550 1,114,710 550,657 1,345,550 1,114,710 550,657 1,345,550 1,114,710 550,657 1,345,550 1,114,710 550,657 1,345,550 1,114,710 550,657 1,345,550 1,114,710 550,657 1,345,550 651,916 1,317,204 3,461,745 3,626,339	2 675,636 3,446,724 281,891 564,168 242,029 766,920 364,297 1,058,952 514,268 1,278,201 608,905 1,026,944 860,268 2,593,864 1,230,346 2,464,091 3,368,999 3,368,999 3,368,999 3,263,906 2,464,091 3,751 7,938,844 5,099,233 11,341,329 8,222,039 12,473,131 17,475,074 27,398 3,446,724 1,474,75,074 21,739,98 3,446,724 1,599,235 1,448,724 1,599,235 1,448,724 1,599,235 1,448,724 1,599,235 1,448,724 1,599,235 1,599,	2 6775 958 3,446,724 Res 20% AH 267,039 534,685 224,824 7705,511 338,490 1,003,195 477,938 1,210,852 565,892 1,730,721 799,468 2,457,232 1,143,489 1,144,489 1,144,489 1,144,489 1,144,489 1,144,489 1,144,489 1,144,489 1,144,489 1,144,489 1,144,489 1,144,489 1,144,489 1,144,489 1,144,489 1,144,48	2,075,930 3,446,724 sidual land val 25% AH 252,188 500,783 207,620 686,102 312,683 947,437 441,579 1,143,503 522,880 1,036,862,26 2,115,902 2,853,225 4,979,263 9,763,574 6,926,467 13,843,346 12,713,679 13,843,346 12,713,679 14,879,263 9,763,574 6,926,467 17,843,534 18,743,743 18,743,7	2,675,930 3,446,724 Ues 30% AH 237,338 476,080 190,415 645,692 266,676 881,679 400,220 1,076,154 479,867 1,530,275 677,866 2,183,369 999,772 2,670,387 1,941,607 2,555,338 4,860,814 3,863,605 6,366,027 4,519,308 8,974,697 6,287,338 1,941,697 1,530,285 1,520,295 1,52	35% AH 222,486 65,284 73,200 60,528 73,200 73,200 73,200 74,200 7	40% AH 207,635 415,676 156,005 564,874 235,261 780,162 332,500 941,457 393,844 1,458,300 556,265 1,910,704 796,057 2,274,708 1,938,616 2,079,552 4,023,205 3,096,642 5,317,492 4,023,205 3,096,642 5,317,492 4,023,205 3,096,642 5,317,492 4,023,205 3,096,642 5,317,492 4,023,205 3,096,642 5,317,492 5,317,492 5,317,492 6,023,205 3,096,642 5,317,492 6,033,205 6,033,205 6,033,205 6,033,205 6,033,205 6,033,205 7,036,64 7,040,646 7,	45% AH 192,783 355,772 136,800 156,404 209,454 774,404 350,831 149,606 495,464 1,19,524 1,19,	50% 50% 50% 50% 50% 50% 50% 50%
HMARK LAND VALUE 3 (SECONDARY INDUSTRIAL) escription me unit scheme (houses) wo unit scheme (houses) wo unit scheme (houses) wo unit scheme (flats) hree unit scheme (flats) our unit scheme (flats) our unit scheme (flats) ve unit scheme (flats - louver density) ve unit scheme (flats - louver density) ve unit scheme (flats - ligher density) ve venty unit scheme (flats - higher density) ve venty unit scheme (flats - higher density) ve venty unit scheme (flats - ligher density) ve unit unit scheme (flats) ve unit scheme (flats) venty unit s	No of units 1	E12,386,600 E12,386,600 E12,386,600 E12,386,600 E12,386,600 E175,858 E283,788 E211,030 E395,681 E226,104 E527,575 E301,472 E659,469 E376,839 E923,257 E1,318,938 E753,679 E1,758,584 E1,778,584 E1,778,584 E1,778,584 E1,778,584 E1,778,785 E2,777,785 E5,775,783	2,073,030 3,446,724 0% AH 326,445 653,256 293,644 888,148 441,720 1,225,227 737,941 1,042,669 3,003,760 1,490,920 3,857,424 2,986,374 4,140,964 7,453,639 6,162,024 9,511,662 10,162,267 11,268,267 1	5% AH 311,594 623,594 276,439 647,739 415,912 1170,468 587,017 412,599 694,928 2,019,389 981,669 2,667,127 4,04,062 3,659,685 2,812,280 3,683,681 7,024,834 5,779,504 6,387,390 6,819,182 12,919,085 9,515,510 19,011,767 25,106,081 12,236,267 27,994,60 750,255 2,429,253 2,671,274 11,594 623,594 623,594 623,594 624,723 647,739	10% AH 296,742 593,861 1,114,710 1,50,85,71 1,24,65,80 3,468,775 1,345,550 6,567 1,345,550 6,567 1,345,550 6,567 1,345,550 6,567 1,345,550 6,567 1,345,550 6,567,75 1,345,550 6,567,75 1,345,550 6,567,75 1,345,550 6,567,75 1,345,550 6,567,75 1,345,550 6,567,75 1,345,550 6,567,35 1,345,550 6,575 1,345 1,	2,673,636 3,446,724 281,891 564,168 242,029 766,920 364,297 1,058,952 1,278,201 608,905 1,223,346 3,263,906 2,464,991 3,368,999 6,167,227 5,013,751 7,938,644 5,899,233 11,341,329 6,220,39 16,438,150 2,464,991 7,938,644 5,899,233 11,341,329 6,220,39 16,438,150 21,477,5074 21,273,690 7,509,253 3,448,724 1,243,029 7,60,920 364,297 1,058,920 1,058,930 1,058,930 1,05	2 6775,956 3,446,724 Res 20% AH 267,039 534,65 224,824 706,511 338,490 1,003,195 556,692 1,730,721 799,468 2,457,232 1,143,489 3,066,067 2,289,997 3,111,112 5,738,422 4,630,369 7,410,572 5,439,257 10,552,452 7,575,303 15,151,372 15,1	2,075,930 3,446,724 sidual land val 25% AH 252,188 504,783 207,620 312,683 947,437 441,579 1,143,503 522,880 1,034,949 736,667 2,320,600 1,056,630 2,865,225 5,309,618 4,246,987 6,300,299 4,979,283 3,465,513 12,735,879 4,513,5	2,075,930 3,446,724 ues 30% AH 237,338 470,080 190,415 645,692 286,676 891,679 405,220 1,076,154 470,867 1,536,275 677,866 2,183,969 969,772 2,677,387 1,941,807 2,595,338 4,800,814 3,863,605 6,363,607 4,519,308 8,974,697 6,281,632 1,577,695 1,677,695 1,678,268 1,780,278 1,78	35% AH 222,486 261,069 368,291 2,42,248 3,448,724 3,448,744 3,448,	40% AH 207,635 1,346,724 207,635 156,005 164,874 235,261 780,162 322,500 941,457 393,844 1,345,830 1,936,842 1,946,945 1,947,4768 1,938,6941 1,948,360 10,046,048 12,366,941 1,346,830 10,046,048 12,366,941 1,346,830 10,046,048 12,366,941 1,346,830 10,046,048 12,366,941 1,346,830 10,046,048 12,366,941 1,346,830 10,046,048 12,366,941 1,346,948 12,366,941 1,346,948 12,366,941 1,346,948 12,366,941 1,346,948 12,366,941 1,346,948 12,366,941 1,346,948 13,346,948 14,988,360 15,646,944 13,446,744	45% AH 192,783 85,973 85,973 86,608 064 87,724 404 87,84 87,84 87,85 87,	50%
HMARK LAND VALUE 3 (SECONDARY INDUSTRIAL) lescription me unit scheme (houses) wo unit scheme (houses) wo unit scheme (houses) wo unit scheme (houses) hree unit scheme (flats) hree unit scheme (flats) hree unit scheme (flats) ive unit scheme (flats) leven unit scheme (flats) leventy unit scheme (flats - louer density) lifty unit scheme (flats - louer density) leventy unit scheme (flats - ligher density) leventy unit scheme (flats)	No of units	E12,386,600 E12,386,600 E12,386,600 E12,386,600 E12,386,600 E17,5858 E283,788 E211,030 E395,681 E226,104 E527,575 E301,472 E659,469 E376,839 E753,675 E1,318,938 E753,675 E1,318,938 E1,758,584 E1,172,389 E1,758,584 E1,172,389 E1,758,584 E1,172,389 E1,758,584 E2,930,974 E2,198,230 E4,103,363 E3,777,522 E5,861,947 E4,396,460 E37,500 E52,757,753 E52,757,753 E52,757,753 E52,757,753 E52,757,753 E500,000 E1,21,402 E1,666,667 E25,000 E21,402 E50,000 E21,402 E50,000 E21,571 E62,571	2,073,030 3,448,724 3,448,724 326,445 653,226 293,644 888,148 441,720 1,226,227 1,480,247 737,941 1,490,240 3,857,424 2,566,374 4,140,964 7,453,639 6,162,024 9,511,662 1,799,116,62	5% AH 511,554 623,594 276,439 647,739 647,739 647,739 694,928 2,019,389 961,669 2,667,127 1,404,662 3,683,681 7,024,634 6,587,500 6,619,162 1,2919,085 9,515,510 19,011,787 25,108,081 22,236,267 27,984,460 769,266 1,2919,085 9,515,510 19,011,787 25,108,081 22,236,267 27,984,460 122,136,261 13,115,544 644,724 567,439 847,739	10% AH 296,742 593,861 523,166 921,069 2,730,466 1,114,710 1,114,7	2 673 636 3 446 774 281,891 564,188 242,029 766,920 364,297 1,058,952 514,288 2,593,864 2,593,864 2,593,864 3,263,966 2,464,091 3,368,999 6,167,227 5,013,751 7,938,844 2,029 6,167,227 5,013,751 7,938,844 1,249,263 1,249	20% AH 267,039 534,485 224,624 776,511 336,490 1,003,195 477,938 1,210,852 565,892 7,99,468 2,457,232 1,143,485 3,066,067 2,285,697 3,111,112 5,734,425 4,630,369 7,414,572 2,643,369 1,052,452 7,575,303 19,655,376 10,552,452 7,575,303 19,653,764 10,552,452 7,575,303 19,653,764 10,552,452 7,575,303 19,653,764 10,552,452 7,575,303 19,653,764 10,552,452 7,575,303 19,653,764 10,552,452 7,575,303 19,653,764 10,552,452 7,575,303 19,653,764 10,552,452 7,575,303 19,653,764 10,552,452 7,575,303 19,653,764 10,552,452 7,753,388 3,448,724 10,652,553 10,658,674 10,031,194 177,938 120,658,674 111,112 111,112 111,112 111,112 111,112 111,112 111,1136,99 111,111 1	2,075,950 3,446,724 sidual land val 25% AH 252,188 500,783 207,620 686,102 312,683 947,437 441,579 1,143,503 522,880 1,634,987 7,856,783 2,866,266 2,116,902 2,853,225 5,309,618 4,246,987 6,902,987 6,902,967 17,803,574 6,928,567 17,803,574 6,928,567 17,803,574 6,928,567 17,803,574 6,928,567 17,803,574 6,928,567 17,803,574 6,928,567 17,803,574 6,928,567 17,803,574 6,928,567 17,803,574 6,928,567 17,803,574 6,928,567 17,803,574 6,928,567 17,803,574 6,928,567 17,803,574 6,928,567 17,803,574 6,928,567 11,803,574 6,928,567 11,803,574 6,928,567 11,803,574 6,938,574 6	2,675,930 3,446,724 Ues 30% AH 237,338 476,080 190,415 645,692 256,676 891,679 406,220 1,076,154 479,867 1,530,255 2,553,338 475,080 1,076,154 1,530,255 1,530,275 1,	35% AH 222,486 445,378 170,200 605,224 201,009 835,921 41,008,805 446,855 442,053 617,066 2,472,548 1,707,713 2,337,449 4,450,373 1,200,379	40% AH 207,635 415,676 156,006 564,874 225,261 780,162 332,500 941,457 393,844 345,830 556,265 1,910,704 1,938,616 2,079,562 4,023,205 3,096,642 5,317,482 40% AH 207,635 41,5676 156,005 2,673,938 3,446,724 40% AH 207,635 415,676 156,005 564,874 415,676 156,005 564,874 415,676 156,005 564,874 415,676 156,005 564,874 415,676 156,005 564,874 415,676 156,005 556,265 1,910,704 1,938,304 1,948,300 1	45% AH 192,783 355,773 136,600 524,464 209,454 774,404 350,831 349,464 177,473,210 3,504,404 4,71,407 3,504,407 2,713,400 4,714,404 3,714,404 4,71	50% 50% 6 8 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
HMARK LAND VALUE 3 (SECONDARY INDUSTRIAL) Hescription Ine unit scheme (houses) wo unit scheme (houses) wo unit scheme (houses) wo unit scheme (houses) wo unit scheme (houses) hree unit scheme (houses) our unit scheme (houses) we unit scheme (houses) we unit scheme (flats) went unit scheme (flats) went unit scheme (flats) wenty unit scheme (flats) wenty unit scheme (flats - who community use on ground floor) iffy unit scheme (flats - lower density) wenty unit scheme (flats - lower density) we unit scheme (flats - lower density) we hundred unit scheme (flats - lower density) wo hunded unit scheme (flats) with unit durit scheme (flats) with unit durit scheme (flats) with unit scheme (flats) wo unit scheme	No of units	E12,386,600 E12,386,600 E12,386,600 E12,386,600 E12,386,600 E175,858 E283,788 E211,030 E395,681 E226,104 E527,575 E301,472 E659,469 E376,839 E423,257 E527,575 E1,318,938 E755,679 E1,758,584 E2,930,974 E2,198,230 E4,103,683 E3,077,522 E5,881,947 E4,396,400 E3,757,502 E5,275,753	2,073,030 3,446,724 0% AH 326,445 653,256 293,644 888,148 441,720 1,226,227 737,941 1,042,669 3,003,760 1,990,201	5% AH 311,594 623,594 76,439 647,739 415,912 1,170,460 587,017 1,12,869 694,928 2,019,389 981,669 2,867,127 1,404,082 3,659,855 4,12,260 3,833,681 7,024,834 7,779,504 8,987,390 6,819,182 12,919,085 7,12,12,12,12,12,12,12,12,12,12,12,12,12,	10% AH	15% AH 281,891 664,188 242,029 766,920 364,267 1,058,952 514,298 1,278,201 668,905 6,67,227 5,013,761 7,938,644 2,644,091 3,667,927 5,013,761 7,938,644 1,220,346 3,263,966 2,464,091 3,667,227 5,013,761 7,938,644 1,220,346 3,263,966 2,464,091 3,667,227 5,013,761 7,938,644 1,7475,074 27,723,669 2,464,091 3,667,927 5,013,761 1,7475,074 27,723,669 2,669,20 3,642,97 1,058,952 1,269,569,50 3,669,50 3,669,50 3,669,929 1,058,952 1,278,201 6,69,20 3,669,20 3	20% AH 267,039 534,485 224,824 776,511 333,690 1,003,195 477,938 1,210,852 555,892 1,730,721 799,460 2,457,232 1,142,439 3,066,067 2,269,997 3,111,34,849 1,003,195 2,462,482 2,463,364 2,	2,075,950 3,446,724 sidual land val 25%, AH 252,188 504,783 207,620 686,102 312,683 947,437 441,579 1,143,503 522,880 1,056,630 2,868,226 2,115,902 2,853,225 5,309,618 4,246,867 6,800,299 4,979,283 6,703,574 6,928,567 1,703,574 1,703,574	2,675,930 3,446,724 Ues 30% AH 237,338 475,080 190,415 645,692 288,376 891,677 405,220 1,076,154 479,867 1,538,275 677,666 2,183,969 4,880,814 3,863,805 6,366,027 4,519,308 6,974,697 6,567,696 1,076,154 1,	35% AH 222,486 445,378 605,284 605,28	40% AH 207,635 415,676 156,005 564,874 235,261 780,162 332,500 941,457 393,844 1,345,830 1,593,618 2,079,632 4,023,205 3,096,842 3,599,358 7,396,941 40% AH 207,635 4,043,205 3,599,358 7,396,41 4,043,205 3,599,358 7,396,41 4,043,205 3,17,482 3,599,358 7,396,647 4,043,205 3,17,482	45% AH 192,783 885,973 129,686 724,464 296,140 350,831 129,666 495,464 1,774,073 2,713,460 4,793,210 3,139,383 6,606,664 3,141,524 6,714,624 6,71	50% 50% 50% 50% 50% 50% 50% 50% 50% 50%
HMARK LAND VALUE 3 (SECONDARY INDUSTRIAL) lescription inclunit scheme (houses) wo unit scheme (houses) wo unit scheme (houses) wo unit scheme (houses) hree unit scheme (houses) hree unit scheme (flats) our unit scheme (houses) our unit scheme (flats) our unit scheme (flats) leven unit scheme (flats) leven unit scheme (flats) even unit scheme (flats) even unit scheme (flats) even unit scheme (flats) even unit scheme (flats) en unit scheme (flats) en unit scheme (flats) en unit scheme (flats) hirty unit scheme (flats) wenty unit scheme (flats - with community use on ground floor) iffy unit scheme (flats - ligher density) eventy unit scheme (flats - ligher density) eventy unit scheme (flats - ligher density) eventy unit scheme (flats - ligher density) wo hunded unit scheme (flats - ligher density) wo hunded unit scheme (flats - ligher density) wo hunded unit scheme (flats) our hundred unit scheme (flats) our hundred unit scheme (flats) eventy unit scheme (flats) wo hunded unit scheme (flats) worked	No of units	E12,386,600 E12,386,600 E12,386,600 E12,386,600 E12,386,600 E17,385,681 E283,788 E211,030 E395,681 E226,104 E527,575 E301,472 E659,469 E376,839 E376,839 E17,585,684 E1,172,389 E1,758,584 E1,172,389 E1,758,584 E2,930,275 E21,428 E3,877,525 E5275,753 E5375,750 E538,000 E125,000	2,073,030 3,448,724 3,448,724 326,445 653,266 293,644 888,148 441,720 1,226,237 7,37,941 2,115,611 1,042,669 3,003,760 1,490,920 3,857,424 2,986,374 4,140,964 7,273,158 13,707,962 10,162,247 20,298,615 24,616,665 31,339,127 62,247 26,247 27,27,158 3,377 28,287	5% AH 511,594 623,594 276,439 647,739 415,912 1,170,468 587,017 1,412,859 694,928 2,661,127 1,404,062 3,653,651 2,612,260 3,863,681 1,704,684 5,794,584 5,794,584 6,987,990 6,819,882 12,919,085 9,515,510 19,011,787 25,108,081 22,236,267 27,984,460 77,984,460 77,984,460 78,987,990 6,819,882 12,919,085 78,918,918,918,918,918,918,918,918,918,91	10% AH 296,742 593,861 259,234 661,735,266,739 72,724,667 72,466,724 73,345,550 67 73,326,336 73,326,339 73,326,339 746,724 73,326,736 73,326,739 73,336,336,336,336,336,336,336,336,336,3	2 673,636 3,446,724 281,891 564,168 242,029 766,920 364,297 1,058,952 514,268 2,533,664 2,533,664 2,3263,966 2,464,091 3,368,999 6,167,227 5,013,751 7,938,644 5,099,233 11,341,329 8,222,039 12,473,504 17,475,074 27,398 24,484 26,484	20% AH 267,039 534,46,724 20% AH 267,039 534,65 224,824 779,468 2,457,232 1,143,489 3,066,067 2,289,997 3,111,112 5,736,452 2,452,452 7,576,303 15,151,378 2,457,378 3,666,667 2,289,997 3,111,112 5,738,422 4,631,369 2,413,489 3,066,067 2,289,997 3,111,112 5,738,422 4,631,369 3,141,418 5,738,422 4,631,369 3,111,112 5,738,422 5,757,503	2,075,950 3,446,724 sidual land val 25% AH 252,188 500,763 207,620 686,102 312,683 947,437 1,143,503 1,286,266 2,115,902 2,853,225 5,006,864 1,246,987 6,802,984 1,246,987 6,802,984 1,246,987 6,802,984 1,246,987 6,802,984 1,246,987 6,802,984 1,246,987 6,802,984 1,246,987 6,802,984 1,246,987 6,802,984 1,246,987 6,802,984 1,246,987 6,802,984 1,246,987 6,802,984 1,246,987 6,802,984 1,246,987 6,802,984 1,246,987 6,802,984 1,246,987 6,802,984 1,246,987 1,346,724 sidual land val 25% AH 252,188 267,620 2686,102 312,683 3,446,724	2,075,930 3,446,724 ues 30% AH 237,338 476,090 190,415 646,692 206,676 881,679 400,220 1,076,154 479,867 1,513,0275 677,866 2,183,969 999,772 2,670,387 1,941,807 1,525,5338 4,883,605 4,5692 2,576,936 1,125,936 1,136,939 1,136	35% AH 222,486 436,356 605,264 201,009 835,921 838,934 1,008,805 436,855 436,855 437,007 337,499 4,42,053 6,17,066 6,17,066 7,17,13 1,13,17,13 1,13,17 1,13,17	40% AH 207,635 315,676 156,005 564,874 235,261 739,844 1,345,630 941,457 2,774,708 1,593,618 2,079,562 3,096,642 5,317,425 3,096,642 5,317,425 3,096,642 5,317,425 3,096,642 5,317,425 3,096,642 5,317,425 4,098,300 10,046,688	45% AH 192,783 350,831 1,249,606 4,95,464 1,714,907 2,713,460 4,95,464 1,714,907 2,713,460 4,95,464 1,714,907 2,713,460 4,95,464 1,714,907 2,713,460 4,95,464 1,714,907 2,713,460 4,95,464 1,714,907 2,713,460 4,95,464 1,714,907 2,713,460 4,95,464 1,714,907 2	50%. 50%.
HMARK LAND VALUE 3 (SECONDARY INDUSTRIAL) Description Dine unit scheme (houses) Wo unit scheme (flats) Wo unit scheme (flats - lower density) Wo hunded unit scheme (flats - lower density) Wo hunded unit scheme (flats) Wo uni	No of units	E12,386,600 E12,386,600 E12,386,600 E12,386,600 E12,386,600 E17,5858 E283,788 E283,788 E211,030 E385,681 E226,104 E527,575 E301,472 E659,469 E376,839 E755,679 E1,758,584 E1,172,389 E753,679 E1,758,584 E2,930,974 E2,198,230 E4,103,663 E3,077,522 E5,881,947 E4,396,400 E37,575 E5,275,753	2,073,030 3,448,724 3,448,724 326,445 653,266 293,644 888,148 441,720 1,226,237 7,37,941 2,115,611 1,042,669 3,003,760 1,490,920 3,857,424 2,986,374 4,140,964 7,273,158 13,707,962 10,162,247 20,298,615 24,616,665 31,339,127 62,247 26,247 27,27,158 3,377 28,287	5% AH 311,594 623,594 276,439 647,739 415,912 1,170,468 587,017 412,859 694,928 2,019,339 981,669 2,867,127 4,04,082 3,659,855 2,812,280 3,883,681 7,724,834 6,787,9504 6,819,182 12,919,085 9,515,510 10,011,767 25,108,081 12,236,267 27,984,460 750,255 4,46,263 2673,938 3,446,724 11,704,636 6,819,182 11,919,085 9,515,510 11,707,504 6,819,182 112,919,085 9,515,510 11,707,504 6,819,182 112,919,085 9,515,510 11,707,504 6,819,182 112,919,085 9,515,510 11,707,504 6,819,182 112,919,085 9,515,510	10% AH	15% AH 281,891 664,188 242,029 364,287 1,058,952 514,298 1,228,201 608,905 2,646,091 3,63,906 2,464,091 3,63,906 2,464,091 3,63,906 3,63,9	20% AH 267,039 534,485 224,624 776,511 336,490 1,003,195 477,938 1,210,852 565,892 1,730,721 794,68 2,457,232 1,143,489 1,003,195 477,938 1,11112 207,039 207,	2,075,930 3,446,724 sidual land val 25% AH 252,188 500,783 207,620 686,102 312,683 947,437 441,579 1,143,503 522,880 1,036,630 1,286,226 2,115,902 2,833,225 3,09,618 4,246,987 6,926,567 11,838,346 2,716,79 1,143,503 3,446,724 sidual land val 25% AH 252,188 267,3938 3,445,724 sidual land val 25% AH 252,188 267,3938 3,445,724	2,675,930 3,446,724 Ues 30% AH 237,338 475,080 190,415 645,692 288,376 891,677 891,677 1,538,275 677,686 2,183,969 4,818,32 1,941,807 2,595,338 4,880,814 3,863,805 4,519,308 6,974,697 6,508 1,974,697 6,508 1,974,697 1,538 1,974,697 1,978 1	35% AH 222,486 445,378 605,284 605,28	40% AH 207,635 415,676 456,065 564,874 235,261 780,162 332,500 641,457 393,844 1,345,830 556,265 1,910,704 2,274,708 1,593,618 1,593,618 1,094,684 1,348,806 1,004,686	45% AH 192,73 385,977 385,978 129,614 574,464 296,146 495,464 1774,073 129,614 1419,524 1,774,073 1,774,073 1,774,073 1,774,073 1,774,074 1,774,075 1,774,07	50% 50% 33 3 3 3 3 3 3 3 3
industrial Scheme new build (50% plot ratio) industrial scheme intensification (60% plot ratio) industrial scheme intensification (60% plot ratio) industrial scheme intensification (60% plot ratio) industrial scheme (houses) invo unit scheme (houses) invo unit scheme (houses) invo unit scheme (flats) invo unit scheme (flats - lower density) intry unit scheme (flats - lower density) intro unit scheme (flats - lower density) intro unit scheme (flats - lower density) intro unit scheme (flats) intro	No of units 1	612,386,600 612,386,600 612,386,600 612,386,600 612,386,600 6175,858 6283,788 6211,030 6395,681 6226,104 6527,575 6301,472 6659,469 6376,839 61,758,584 61,172,389 61,758,584 62,930,974 62,198,230 64,103,363 63,077,522 65,861,947 64,396,460 68,792,275 65,757,753 65,275,753	2,073,030 3,446,724 3,446,724 326,445 653,266 293,644 888,148 441,720 1,226,227 1,480,247 7,37,941 1,1042,669 3,003,760 1,490,920 3,857,424 2,986,374 4,140,964 7,453,639 6,162,024 9,511,662 7,279,158 13,707,962 10,162,247 20,286,374 441,720 46,16,865 3,446,724 47,45,639 886,144 886,148 887,448 887,448 887,424 9,511,662 10,162,247 10,162,247 10,162,247 11,162,17 11,162,17 11,162,17 11,162,17 11,162,17 11,162,17 11,162,17 11,162,17 11,163,17 11	5% AH 511, 594 623, 594 276, 439 647, 739 415, 912 1,70, 468 5,701, 711 1,412, 899 841, 869 2,067, 127 1,412, 899 81, 869 2,067, 127 1,410, 662 3,833, 861 7,779, 504 8,987, 390 8,987, 390 6,19, 182 12, 919, 085 5,779, 504 8,987, 390 8,987, 390 6,19, 182 12, 919, 085 5,779, 504 8,987, 390 8,15, 510 19, 011, 787 25, 108, 081 22, 236, 267 27, 884, 460 847, 739 847, 739 643, 544 264, 545 1,170, 463 847, 739 647, 739 647, 739 647, 739 647, 739 647, 739 647, 739 647, 739 647, 739 647, 739 647, 739 647, 739 647, 739 647, 739 647, 739 647, 739 647, 739 648, 739 648, 739 649, 928 7, 79, 504 7, 704, 834	10% AH	2 673,636 3,446,724 281,891 564,168 242,029 766,920 364,297 1,058,952 514,268 2,533,664 2,533,664 2,3263,966 2,464,091 3,368,999 6,167,227 5,013,751 7,938,644 5,099,233 11,341,329 8,222,039 12,473,504 17,475,074 27,398 24,484 26,484	20% AH 267,039 534,485 224,824 276,511 338,690 1,003,195 477,938 1,210,652 555,892 1,730,721 799,460 2,457,232 1,143,489 3,066,067 2,289,97 7,515,332 1,9655,780 8 Ret 20% AH 267,039 534,476 2,289,97 1,513,321 1,513,321 1,513,321 1,513,321 1,513,321 1,513,321 1,513,321 1,513,321 1,513,321 1,513,331 1,5151,332 1,5151,332 1,5151,332 1,5151,332 1,5151,332 1,5151,332 1,5151,332	2 6775 950 3 446 724 sidual land val 25% AH 252,188 504,783 207,620 312,683 947,437 411,579 1,143,503 522,880 1,034,499 738,667 2,320,600 1,056,830 2,885,225 5,309,618 4,246,987 6,302,294 4,979,283 3,445,724 sidual land val 25% AH 252,188 504,783 207,620 606,102 312,683 947,737 1,143,503 523,849 733,667 2,115,902 2,115,902 2,115,902 2,115,902 2,115,903 3,445,724	2,075,930 3,446,724 ues 30% AH 237,338 476,090 190,415 646,692 206,676 881,679 400,220 1,076,154 479,867 1,513,0275 677,866 2,183,969 999,772 2,670,387 1,941,807 1,525,5338 4,883,605 4,5692 2,576,936 1,125,9308 8,974,697 6,257,080 190,415 6,456,92 2,576,936 1,176,154 1,176,1	35% AH 222,486 436,356 605,264 201,009 835,921 838,934 1,008,805 436,855 436,855 437,007 337,499 4,42,053 6,17,066 6,17,066 7,17,13 1,13,17,13 1,13,17 1,13,17	40% AH 207,635 315,676 156,005 564,874 235,261 739,844 1,345,630 941,457 2,774,708 1,593,618 2,079,562 3,096,642 5,317,425 3,096,642 5,317,425 3,096,642 5,317,425 3,096,642 5,317,425 3,096,642 5,317,425 4,098,300 10,046,688	45% AH 192,783 350,831 1,249,606 4,95,464 1,714,907 2,713,460 4,95,464 1,714,907 2,713,460 4,95,464 1,714,907 2,713,460 4,95,464 1,714,907 2,713,460 4,95,464 1,714,907 2,713,460 4,95,464 1,714,907 2,713,460 4,95,464 1,714,907 2,713,460 4,95,464 1,714,907 2	50



Table 6.12.4: Appraisal results – 70% London Affordable Rent and 30% Shared ownership (values of £8,162 per square metre)

HMOND LOCAL PLAN VIABILITY TESTING ICHMARK LAND VALUE 1 (EXISTING RESIDENTIAL)	Sales value £8,162 psm	£13,059,200 £6.3m p.h.	PER HA					sidual land val	ues				
One unit scheme (houses)	No of units 1	BLV £435,307	0% AH 351,582	335,474	319,366	15% AH 303,258	20% AH 287,149	25% AH 271,041	30% AH 254,933	35% AH 238,825	40% AH 222,717	45% AH 206,609	50% AH
Two unit scheme (houses) Two unit scheme (flats)	2 2	£522,368	703,571 323,458	304,762	639,138 286,067	606,921 267,371	574,705 248,675	542,489 229,980	510,273 211,284	478,056 192,589	445,840 173,893	413,623 155,198	38 13
Three unit scheme (houses) Three unit scheme (flats)	3 3	£559,680	956,545 486,441	458,397	868,887 430,354	825,058 402,311	781,228 374,267	737,399 346,224	693,570 318,180	649,741 290,137	605,912 262,094	562,083 234,050	51 20
Four unit scheme (houses) Four unit scheme (flats)	4	£746,240	1,320,602 686,384	646,873	1,199,649 607,364	1,139,171 567,854	1,078,695 528,343	1,018,218 488,834	957,742 449,324	897,265 409,814	836,788 370,304	776,311 330,794	71 29
Five unit scheme (houses) Five unit scheme (flats)	5 5	£932,800	1,594,242 812,476	765,737	1,448,144 718,998	1,375,096 672,259	1,302,048 625,520	1,228,999 578,781	1,155,950 532,042	1,082,902 485,304	1,009,853 438,565	936,804 391,826	86 34
Seven unit scheme (houses) Seven unit scheme (flats)	7	£1,305,920	2,278,477 1,148,903	1,082,791	2,069,746 1,016,679	1,965,379 950,566	1,861,014 884,454	1,756,648 818,342	1,652,282 752,230	1,547,916 686,118	1,443,551 620,006	1,339,184 553,893	1,23 48
Ten unit scheme (houses) Ten unit scheme (flats)	10 10	£1,865,600	3,235,022 1,642,682	1,548,236	2,938,632 1,453,790	2,790,437 1,359,344	2,642,242 1,264,898	2,494,047 1,170,452	2,345,852 1,076,006	2,197,657 981,560	2,049,462 887,114	1,901,267 792,668	1,75
Twenty unit scheme (houses and flats) Twenty unit scheme (flats)	20 20	£4,353,067 £2,902,044	4,201,494 3,293,130	3,103,698	3,771,409 2,914,265	2,724,833	2,535,401	3,126,279 2,345,969	2,911,236 2,156,536	2,696,193 1,967,104	2,481,151 1,777,672	2,266,108 1,588,240	2,05 1,39
Thirty unit scheme (flats with community use on ground floor) Fifty unit scheme (flats - lower density)	30 50 50	£4,353,067 £7,255,111 £5,441,333	4,594,298 8,209,195 6,841,829	7,742,613	4,034,399 7,276,031 6,008,806	3,754,450 6,809,449 5,592,295	3,474,501 6,342,867 5,175,783	3,194,551 5,876,285	2,914,603 5,409,704	2,634,653 4,943,121	4,476,540	2,073,160 4,009,957	3,54
Fifty unit scheme (flats - higher density) Seventy unit scheme (Industrial/employment led scheme)	70 70		10,831,690 8,119,266	10,259,541	9,687,391 7,115,306	9,115,241 6,613,326	8,543,091 6,444,345	7,970,942 5.609.365	7,398,792	6,826,643 4,605,404	6,254,493	5,682,343 3.601.444	2,07 5,11
Seventy unit scheme (flats - higher density) One hundred unit scheme (flats - lower density) One hundred unit scheme (flats - higher density)	100 100	£14,510,222 £10,882,667	15,214,717 11,346,682	14,354,345	13,493,973 9,937,659	12,633,602	6,111,343 11,773,230 8,528,059	10,912,858 7,824,776	10,052,486 7,115,493	9,192,114 6,409,210	8,331,742 5,702,927	7,471,370 4 996 644	6,6 4.2
Two hunded unit scheme (flats) Three hundred unit scheme (flats)	200 300	£21,765,333 £32,648,000	22,777,917	21,374,678	19,971,438 26,346,829	18,568,200 24,359,608	17,164,851 22,372,386	15,758,182 20,385,164	14,351,515	12,944,846 16,410,721	11,538,179 14,423,500	10,131,510	8,7 10,4
Four hundred unit scheme (flats) Six hunded unit scheme (flats)	400 600	£43,530,667 £65,296,000	29,141,415 37,820,611	26,553,242 34 150 400	23,959,085 30,480,188	21,355,472	18,751,858 23,139,765	16,148,244 19,469,553	13,544,630 15,771,832	10,941,016	8,337,403 8,370,695	5,714,959 4,663,585	3,0
Small scale Office Medium scale Office		£13,059,200 £13,059,200	7,831,049 7,263,522	7,831,049 7.263,522	7,831,049 7,263,522	7,8 7.2							
industrial Scheme new build (50% plot ratio) Industrial scheme intensification (60% plot ratio)	-	£13,059,200 £13,059,200	3,655,589 4,386,707	3,655,589 4,386,707	3,655,589 4,386,707	3,655,589 4,386,707	3,655,589 4,386,707	3,655,589 4,386,707	3,655,589 4,386,707	3,655,589 4,386,707	3,655,589 4,386,707	3,655,589 4,386,707	3,6 4,3
					š								
	No of units		0% AH	5% AH	10% AH	15% AH	Re: 20% AH	sidual land val 25% AH	ues 30% AH	35% AH	40% AH	45% AH	50% A
One unit scheme (houses) Two unit scheme (houses)	1		351,582 703,571	335,474 671,354	319,366 639,138	303,258 606,921	287,149 574,705	271,041 542,489	254,933 510,273	238,825 478,056	222,717 445,840	206,609 413,623	1
Two unit scheme (flats) Three unit scheme (houses)	3	£928,995	323,458 956,545		286,067 868,887	267,371 825,058	248,675 781,228	229,980 737,399	211,284 693,570	192,589 649,741	173,893 605,912	155,198 562,083	
Three unit scheme (flats) Four unit scheme (houses)	3 4	£1,238,660	486,441 1,320,602	1,260,126	430,354 1,199,649	402,311 1,139,171	374,267 1,078,695	346,224 1,018,218	318,180 957,742	290,137 897,265	262,094 836,788	234,050 776,311	
Five unit scheme (flats) Five unit scheme (houses)	4 5	£1,548,325	686,384 1,594,242	1,521,194	607,364 1,448,144	567,854 1,375,096	528,343 1,302,048	488,834 1,228,999	449,324 1,155,950	409,814 1,082,902	370,304 1,009,853	330,794 936,804	
Five unit scheme (flats) Seven unit scheme (houses) Seven unit scheme (flats)	5 7	£2,167,655	812,476 2,278,477	2,174,111	718,998 2,069,746	672,259 1,965,379	625,520 1,861,014	578,781 1,756,648	532,042 1,652,282	485,304 1,547,916	438,565 1,443,551	391,826 1,339,184	1,
Seven unit scheme (flats) Ten unit scheme (houses) Ten unit scheme (flats)	7 10		1,148,903 3,235,022	3,086,827	1,016,679 2,938,632	950,566 2,790,437	884,454 2,642,242	818,342 2,494,047	752,230 2,345,852	686,118 2,197,657	620,006 2,049,462	553,893 1,901,267	1.
Ten unit scheme (flats) Twenty unit scheme (houses and flats) Twenty unit scheme (flats)	10 20	£4,128,867	1,642,682 4,201,494	3,986,452	1,453,790 3,771,409	1,359,344 3,556,366	1,264,898 3,341,323	1,170,452 3,126,279	1,076,006 2,911,236	981,560 2,696,193	887,114 2,481,151	792,668 2,266,108	2,
Twenty unit scheme (flats) Thirty unit scheme (flats with community use on ground floor)	20 30 50	£2,752,578 £4,128,867 £6,881,444	3,293,130 4,594,298 8,209,195	4,314,348	2,914,265 4,034,399 7,276,031	2,724,833 3,754,450 6,809,449	2,535,401 3,474,501 6,342,867	2,345,969 3,194,551 5,876,285	2,156,536 2,914,603 5,409,704	1,967,104 2,634,653 4,943,121	1,777,672 2,353,910 4,476,540	1,588,240 2,073,160 4,009,957	1
Fifty unit scheme (flats - lower density) Fifty unit scheme (flats - higher density) Seventy unit scheme (Industrial/employment led scheme)	50 50 70	£5,161,083	6,841,829	6,425,318	6,008,806	5,592,295	5,175,783	4,759,271	4,342,759	3,925,909	3,508,244 6,254,403	3,090,579	2,
Seventy unit scheme (industrial/employment led scheme) Seventy unit scheme (flats - higher density) One hundred unit scheme (flats - lower density)	70 70 100	£7,225,516	10,831,690 8,119,266 15,214,717	7,617,286	9,687,391 7,115,306	9,115,241 6,613,326	8,543,091 6,111,345	7,970,942 5,609,365	5,107,384	6,826,643 4,605,404	4,103,424	3,601,444 7,471,370	3
One hundred unit scheme (flats - higher density)	100 100 200	£13,762,888 £10,322,166	15,214,717 11,346,682 22,777,917	10,642,171	13,493,973 9,937,659	12,633,602 9,233,148	8,528,059	7,821,776	7,115,493	6,409,210	5,702,927	4,996,644	6, 4,
Two hunded unit scheme (flats) Three hundred unit scheme (flats) Four hundred unit scheme (flats)	300 400	£20,644,333 £30,966,499 £41,288,665	30,321,272 29,141,415	28,334,051	19,971,438 26,346,829	24,359,608	22,372,386	20,385,164 16,148,244	18,397,943 13,544,630	12,944,646 16,410,721 10,941,016	14,423,500	12,436,278	10,
Six hunded unit scheme (flats) Small scale Office	600		37,820,611 7,831,049	34,150,400	30,480,188 7.831,049	26,809,976 7,831,049	23,139,765 7,831,049	19,469,553 7,831,049	15,771,832 7,831,049	12,071,263 7,831,049	8,370,695 7,831,049	4,663,585 7,831,049	7.
Medium scale Office Industrial Scheme new build (50% plot ratio)		£12,386,600 £12,386,600	7,263,522	7,263,522	7,263,522 3,655,589	7,263,522	7,263,522 3,655,589	7,031,049 7,263,522 3,655,589	7,263,522	7,031,049 7,263,522 3.655,589	7,263,522	7,263,522 3,655,589	7
Industrial scheme intensification (60% plot ratio)	-	£12,386,600	4 386 707	4.386.707	4 000 707	4.386.707	4.386.707	•	•	•		4 200 707	4,
		~ 12,000,000	4,000,101	4,300,707	4,386,707	4,300,707	4,300,707	4,386,707	4,386,707	4,386,707	4,386,707	4,300,707	
		£5,275,753	7,000,101				Re	sidual land val	ues			4,380,707	!
Description One unit scheme (houses)	No of units	£5,275,753 BLV £175,858	0% AH 351,582 703,571	5% AH 335,474	10% AH 319,366	15% AH 303,258	Re: 20% AH 287,149	sidual land val 25% AH 271,041	ues 30% AH 254,933	35% AH 238,825	40% AH 222,717	45% AH 206,609	
Description One unit scheme (houses) Two unit scheme (houses) Two unit scheme (flats)	1	£5,275,753 BLV £175,858 £263,788 £211,030	351,582 703,571 323,458	5% AH 335,474 671,354 304,762	10% AH 319,366 639,138 286,067	15% AH 303,258 606,921 267,371	Re: 20% AH 287,149 574,705 248,675	sidual land val 25% AH 271,041 542,489 229,980	ues 30% AH 254 933 510,273 211,284	35% AH 238,825 478,056 192,589	40% AH 222,717 445,840 173,893	206,609 413,623 155,198	
Description One unit scheme (houses) Two unit scheme (houses) Two unit scheme (flats) Three unit scheme (flats) Three unit scheme (flats)		£5,275,753 BLV £175,858 £263,788 £211,030 £395,681 £226,104	351,582 703,571 323,458 956,545 486,441	5% AH 335,474 677,554 304,762 912,716 458,397	10% AH 319,366 639,138 286,067 868,887 430,354	15% AH 303,258 606,921 267,371 825,058 402,311	Re: 20% AH 287,149 574,705 248,675 781,228 374,267	sidual land val 25% AH 271,041 542,489 229,980 737,399 346,224	ues 30% AH 254,933 510,273 211,284 693,570 318,180	35% AH 238,825 478,056 192,589 649,741 290,137	40% AH 222,717 445,840 173,893 605,912 262,094	206,609 413,623 155,198 562,083 234,050	
Description One unit scheme (houses) Two unit scheme (flats) Two unit scheme (flats) Three unit scheme (flats) Three unit scheme (flats) Four unit scheme (flats) Four unit scheme (flats) Four unit scheme (flats)		£5,275,753 BLV £175,858 £263,768 £211,030 £395,681 £226,104 £527,575	351,582 703,571 323,458 956,545 486,441 1,320,602 686,384	5% AH 335,474 671,354 304,762 912,716 450,397 1,260,126 646,873	10% AH 319,366 639,138 286,067 868,887 430,354 1,199,649 607,364	15% AH 303.258 606,921 267,377 825,058 402,311 1,139,171 567,854	20% AH 287,149 574,705 246,675 781,228 374,267 1,078,695 528,343	sidual land val 25% AH 271,041 542,489 229,580 737,399 346,224 1,018,218 488,634	ues 30% AH 254,933 510,273 211,284 693,570 318,180 957,742 449,324	35% AH 238.825 478,056 192,589 649,741 290,137 897,265 409,814	40% AH 222,717 445,840 173,885 605,912 262,094 836,788 370,304	206,609 413,623 155,198 562,083 234,050 776,311 330,794	
Description One unit scheme (houses) Two unit scheme (houses) Two unit scheme (flats) Three unit scheme (houses) Three unit scheme (flats) Four unit scheme (flats) Four unit scheme (flats) Five unit scheme (flats) Five unit scheme (flats) Five unit scheme (flats)		£5,275,753 BLV £175,858 £263,788 £211,030 £395,681 £226,104 £527,575 £301,472 £6559,469 £376,839	351,582 703,571 323,458 956,545 486,441 1,320,602 686,384 1,594,242 812,476	5% AH 335,474 671,354 304,762 912,716 456,397 1,260,126 646,673 1,521,194 765,737	10% AH 319,366 639,138 286,067 868,887 430,354 1,199,649	15% AH 303,258 606,921 267,371 825,058 402,311 1,139,171 567,854 1,375,096 672,259	Res 20% AH 287,149 574,705 248,675 781,228 374,267 1,078,695	sidual land val 25% AH 271,041 542,489 229,880 737,399 346,224 1,016,218	254,933 510,273 211,264 693,570 316,180 957,742 449,324 1,155,950 532,042	35% AH 238,825 478,056 192,589 649,741 290,137 897,265	40% AH 222,717 445,840 170,603 605,912 262,094 636,788	206,609 413,623 155,198 562,083 234,050 776,311	
Description One unit scheme (houses) Two unit scheme (houses) Two unit scheme (flats) Three unit scheme (flats) Three unit scheme (houses) Three unit scheme (houses) Four unit scheme (houses) Four unit scheme (flats) Five unit scheme (flats) Five unit scheme (flats) Seven unit scheme (flats) Seven unit scheme (flats)	1	£5,275,753 BLV	351,582 703,571 323,458 956,545 486,441 1,320,602 686,384 1,594,242	5% AH 335,474 671,354 304,762 912,716 453,397 1,260,126 646,873 1,521,194 765,737 2,174,111 1,082,791	10% AH 319,366 639,138 206,067 688,887 430,354 1,199,649 607,364 1,448,144 718,988	15% AH 303,258 606,921 267,371 825,058 402,311 1,135,171 567,854 1,375,096	Rei 20% AH 267,149 574,705 246,675 761,228 374,267 1,078,695 520,343 1,302,048 625,520	sidual land val 25% AH 271,041 542,489 229,580 737,399 346,224 1,018,218 486,634 1,228,999 576,761	ues 30% AH 255 933 510,273 211,284 693,570 318,180 957,742 449,324 1,155,950	35% AH 238,625 478,056 192,589 649,741 290,137 897,265 409,814 1,082,902 485,304	40% AH 222,717 445,840 173,585 605,912 262,094 836,788 370,304 1,009,853 438,565	206,609 413,623 155,198 562,083 234,050 776,311 330,794 936,804 391,826	
Description One unit scheme (houses) Two unit scheme (houses) Two unit scheme (houses) Trou unit scheme (flats) Three unit scheme (houses) Three unit scheme (flats) Four unit scheme (houses) Four unit scheme (flats) Five unit scheme (flats) Five unit scheme (flats) Seven unit scheme (flats) Seven unit scheme (flats) Ten unit scheme (flats) Ten unit scheme (houses) Ten unit scheme (houses) Ten unit scheme (flats)	1 1 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	£5,275,753 BLV £175,858 £211,030 £395,881 £226,104 £527,575 £301,472 £6859,489 £376,839	351,582 703,571 323,458 956,545 486,441 1,320,602 686,384 1,594,242 812,476 2,278,477 1,148,803	5% AH 535,474 304,762 912,716 455,397 1,260,126 646,673 1,521,194 765,737 2,174,111 1,082,791 1,082,791 1,548,236	10% AH 319,366 639,138 266,067 663,667 430,354 1,199,649 607,364 1,446,144 718,988 2,069,746 1,016,679	15% AH	20% AH 257,149 574,705 246,675 761,228 374,267 1076,695 528,343 1,302,048 625,520 1861,014 844,454	sidual land val 25% AH 271,041 542,489 229,980 737,399 346,224 1,016,218 488,634 1,220,999 578,781 1,756,848 816,342	30% AH 25, 933 510,273 211, 284 693,570 318, 180 957,742 449,324 1,155,950 532,042 1,852,282 752,230	35% AH 230,025 478,056 192,589 649,741 290,137 897,265 409,814 1,052,002 485,304 1,547,916 666,118	40% AH 222,717 445,840 605,912 262,094 1,000,653 438,655 1,443,551 620,006	206,609 413,623 155,198 562,083 234,050 776,311 330,794 936,804 391,626 1,339,184 553,893	
Description One unit scheme (houses) Two unit scheme (houses) Two unit scheme (houses) Three unit scheme (flats) Three unit scheme (houses) Three unit scheme (houses) Four unit scheme (flats) Four unit scheme (flats) Five unit scheme (flats) Five unit scheme (flats) Seven unit scheme (flats) Seven unit scheme (flats) Ten unit scheme (flats) Ten unit scheme (flats) Ten unit scheme (flats) Treenty unit scheme (flats) Twenty unit scheme (flats) Twenty unit scheme (flats)		£5,275,753 BLV £175,858 £263,788 £221,030 £395,881 £226,104 £527,575 £301,472 £659,469 £376,839 £923,257 £527,575 £1,318,938 £753,679 £1,758,584 £1,172,389	351,582 703,571 323,458 956,545 486,441 1,320,602 686,384 1,594,242 812,476 2,278,477 1,148,903 3,235,022 1,642,682	5% AH	10% AH 319,366 539,138 286,067 686,857 430,354 507,364 1,48,144 718,998 2,069,746 1,016,679 2,936,632 1,453,780	15% AH 303,258 606,921 267,371 626,058 402,311 1,139,171 507,854 1,375,096 677,259 1,965,379 950,586 2,790,437 1,359,344	20% AH 287,149 274,705 246,675 783,228 374,207 1,078,695 526,940 1,302,048 625,520 1,661,014 884,454 272,242	sidual land val 25% AH 271,041 542,489 229,980 737,399 346,224 1,018,218 488,634 1,228,999 576,781 1,755,640 818,342 2,494,047 1,170,452	30% AH 254 933 510,273 211,284 033,570 313,180 957,742 49,944 1,155,950 1,076,006	35% AH 238,825 478,056 192,589 649,741 299,137 897,265 405,614 1,082,902 485,304 1,547,916 686,118 2,197,607 981,560	40% AH 222,717 445,640 173,883 605,912 262,094 1,009,853 438,565 1,443,551 620,006 2,499,462 887,114	206,609 413,623 155,198 562,083 234,050 776,311 330,794 396,804 391,026 1,339,184 553,093 1,901,267 792,668	1,
Description One unit scheme (houses) Two unit scheme (houses) Two unit scheme (flats) Three unit scheme (flats) Three unit scheme (flats) Three unit scheme (flats) Four unit scheme (flats) Four unit scheme (houses) Four unit scheme (houses) Five unit scheme (flats) Five unit scheme (flats) Seven unit scheme (flats) Ter unit scheme (flats) Ten unit scheme (flats) Ten unit scheme (flats) Ten unit scheme (flats) Twenty unit scheme (flats) Twenty unit scheme (flats) Twenty unit scheme (flats with community use on ground floor) Fifty unit scheme (flats with community use on ground floor)	1 1	£5,275,753 BLV £175,858 £263,788 £221,030 £395,681 £226,104 £527,575 £301,472 £659,469 £376,839 £923,257 £527,575 £1,318,938 £753,679 £1,758,584	351,562 703,571 323,458 956,545 486,441 1,320,602 686,384 1,594,242 812,476 2,276,477 1,148,903 9,235,022 1,642,682 4,201,494	5% AH 335,474 671,354 304,762 912,716 455,397 1,260,126 646,673 1,521,194 765,737 2,174,111 1,082,791 3,086,827 1,542,236 3,966,452 3,103,698 4,314,348 7,742,613	10% AH 319,365 639,138 286,067 868,887 430,354 1,199,649 607,364 1,448,144 718,988 2,069,746 1,016,679 2,038,632 1,453,780 3,771,409 2,914,265	15% AH 303,258,606,921,267,317,39,175,67,854,1375,096,672,259,1965,376,375,395,366,27,24,833	20% AH 207,149 574,705 761,228 374,607 781,228 374,607 1,078,695 528,343 1,302,048 625,520 1,061,014 884,454 2,642,242 1,264,898 3,341,322 2,535,401	sidual land val 25% AH 271,041 542,489 200000 737,399 346,224 1,016,218 488,834 1,226,999 578,781 1,755,648 816,342 2,454,047 1,170,452 3,126,279 2,345,969	ues 30% AH 254,533 510,273 1024 693,570 318,180 957,742 449,324 449,324 449,324 1,155,950 532,042 1,652,282 752,230 2,345,652 1,076,006 2,911,236 2,115,536 2,115,536	35% AH 230,025 478,056 192,659 649,741 290,137 897,265 409,814 1,002,902 485,304 1,547,067 981,560 981,560 2,696,193 1,967,104	40% AH 222,717 445,840 605,912 262,094 636,788 770,304 1,009,853 438,565 443,561 620,006 2,049,662 887,114 2,861,151 1,777,672	206,609 413,623 165,196 562,083 234,050 776,311 30,794 936,004 391,826 1,339,184 553,893 1,901,257 792,668 2,266,108	1, 2, 3
Description One unit scheme (houses) Two unit scheme (flats) Three unit scheme (houses) Three unit scheme (flats) Three unit scheme (flats) Four unit scheme (flats) Four unit scheme (flats) Four unit scheme (flats) Four unit scheme (flats) Five unit scheme (flats) Five unit scheme (flats) Five unit scheme (flats) Seven unit scheme (flats) Ten unit scheme (flats) Ten unit scheme (flats) Tuenty unit scheme (flats) Twenty unit scheme (flats) Tiventy unit scheme (flats) Tiventy unit scheme (flats) Thirty unit scheme (flats - lower density) Fifty unit scheme (flats - lower density) Seventy unit scheme (flats - lower density) Seventy unit scheme (flats - ligher density) Seventy unit scheme (flats - ligher density)		£5,275,753 BLV £175,858 £263,788 £211,030 £395,881 £226,104 £527,575 £301,472 £6859,469 £376,832 £376,332 £375,375 £1,178,584 £1,178,584 £2,930,974	351,562 703,571 323,458 956,545 486,441 1,320,602 686,384 1,594,242 812,476 2,276,477 1,148,903 3,235,022 1,642,662 4,201,494 3,293,130 4,594,268 8,203,195 6,841,829 10,831,680 8,119,266	5% AH	10% AH 319,366 339,138 286,067 888,887 430,354 607,364 1,488,144 768,968 2,069,746 1,016,679 2,938,632 1,453,790 3,771,400 2,914,265 4,024,399 7,276,031 6,08,866 9,667,351	15% AH 303,258 606,921 267,371 825,058 402,311 1,139,171 507,854 1,375,096 677,259 1,965,379 950,566 2,790,437 1,359,344 0,566,366 2,724,833 3,754,450 6,809,449 5,592,295 9,115,241 6,613,326	20% AH 287,149 287,149 574,705 761,220 374,267 701,220 374,267 1,302,048 625,520 1,861,014 834,454 2,642,242 2,535,401 3,341,323 2,535,401 6,342,867	sidual land val 25% AH 271,041 542,489 229,980 737,999 346,224 1,012,218 488,634 1,228,999 77,761 1,756,648 818,342 2,499,047 1,170,452 3,194,299 2,345,969 3,194,551 5,676,285 4,759,271 7,770,485 5,676,285 4,759,271 7,770,485 5,699,365	30% AH 254,933 510,273 211,284 695,570 318,180 957,742 449,324 1,155,950 5042 1,652,282 752,230 2,345,652 1,076,006 2,914,603 5,409,704 4,342,759 7,7572 5,107,384	35% AH 238,825 478,056 192,589 649,741 290,137 897,265 409,814 1,082,902 685,304 1,547,916 686,118 2,197,657 981,560 2,666,160 1,967,104 2,634,653 4,943,121 3,925,909 4,602,643	40% AH 222,717 445,640 173,853 605,912 262,094 1,009,853 4,86,665 1,443,551 620,006 2,049,462 2,049,462 2,353,910 4,476,540 3,508,244 4,76,540 4,103,424	206,609 413,623 55,190 562,083 234,050 776,311 330,794 936,804 391,026 1,339,184 553,993 1,901,267 792,668 2,266,108 1,588,240 2,073,160 4,009,957 3,090,579 5,662,943	1, 1, 2, 1, 3, 2, 5,
Description One unit scheme (houses) Two unit scheme (flats) Two unit scheme (flats) Three unit scheme (flats) Three unit scheme (flats) Three unit scheme (flats) Four unit scheme (flats) Four unit scheme (flats) Five unit scheme (flats) Five unit scheme (flats) Five unit scheme (flats) Seven unit scheme (flats) Ten unit scheme (flats) Tin unit scheme (flats) Twenty unit scheme (flats) Twenty unit scheme (flats) Tiffy unit scheme (flats) Tiffy unit scheme (flats - lower density) Fifty unit scheme (flats - higher density) Seventy unit scheme (flats - higher density) One hundred unit scheme (flats - higher density) One hundred unit scheme (flats - higher density)		£5,275,753 BLV	351,562 703,571 323,458 956,545 486,441 1,320,602 686,384 1,594,242 812,476 2,276,477 1,148,903 3,235,022 1,642,682 4,201,454 3,293,130 4,594,298 6,209,195 6,841,829 10,831,690 8,119,266 5,214,777	5% AH 335,474 671,354 671,354 304,462 912,716 455,397 1,260,126 648,873 1,521,194 765,737 2,174,111 1,082,791 3,086,827 1,548,236 3,986,452 3,103,698 4,314,348 7,42,613 6,425,318 10,255,541 7,617,286 1,355,545 10,642,171	10% AH 319,365 639,138 286,067 668,867 40,354 1,199,649 607,364 1,448,144 718,988 2,059,746 1,016,679 2,938,652 1,453,790 2,914,265 4,034,399 7,276,031 6,008,806 9,697,391 7,115,306 9,697,391 7,115,306 9,697,391 7,115,306 9,697,391 7,115,306	15% AH 303,258 606,921 267,371 825,058 402,311 1,139,171 567,854 1,375,096 672,259 1,965,370 2,790,337 1,359,344 3,556,366 2,724,833 3,754,450 6,809,449 5,592,295 9,115,241 6,613,326 1,633,562 1,	20% AH 207, 149 574, 705 781, 228 374, 267 1,076, 695 528, 343 1,302, 042 625, 520 1,076, 695 884, 454 2,644, 242 1,224, 898 3,341, 323 2,535, 401 3,474, 501 6,347, 501	sidual land val 25% AH 271,041 542,489 220,800 737,399 346,224 1,016,218 488,834 1,226,999 576,781 1,756,81 1,776,42 2,499,047 1,170,452 2,312,279 2,345,969 3,194,551 5,676,285 4,759,271 7,970,942 5,609,365 0,912,358 0,912,358	Ues 30% AH	35% AH 230,025 478,056 192,659 649,741 290,137 897,265 897,265 409,814 1,062,902 485,304 1,57,7,016 686,118 2,197,657 981,560 2,696,193 1,967,104 2,634,653 2,634,653	40% AH 222,717 445,840 605,912 262,094 636,788 770,304 1,009,653 448,565 620,006 2,049,462 887,114 2,481,151 1,777,672 2,353,810 4,476,540 3,508,244 9,254,663 4,103,424 5,702,927	206,609 413,623 155,190 562,083 234,050 776,311 30,794 936,604 391,826 1,339,184 553,893 1,001,627 792,668 2,266,108 1,588,240 2,073,160 4,009,957 5,662,943 3,601,444 7,471,370 4,996,644	2,2,3,3,6,6,4,4,4,4,4,4,4,4,4,4,4,4,4,4,4,4
Description One unit scheme (houses) Two unit scheme (houses) Two unit scheme (flats) Three unit scheme (flats) Three unit scheme (flats) Three unit scheme (flats) Four unit scheme (flats) Four unit scheme (flats) Five unit scheme (flats) Five unit scheme (flats) Seven unit scheme (flats) Seven unit scheme (flats) Ten unit scheme (flats) Ten unit scheme (flats) Ten unit scheme (flats) Ten unit scheme (flats) Tin unit scheme (flats) Twenty unit scheme (flats) Twenty unit scheme (flats) Twenty unit scheme (flats) Tirty unit scheme (flats with community use on ground floor) Fifty unit scheme (flats - lower density) Seventy unit scheme (flats - ligher density) Seventy unit scheme (flats - ligher density) One hundred unit scheme (flats - ligher density) Two hunded unit scheme (flats) Three hundred unit scheme (flats)		£5,275,753 BLV £175,858 £263,788 £226,104 £526,104 £526,104 £527,575 £301,472 £659,469 £376,839 £923,257 £527,575 £1,318,938 £1,758,584 £1,758,584 £1,778,584 £2,930,974 £2,98,230 £4,403,363 £3077,522 £5,881,947 £4,996,490 £8,796,290 £1,3189,381	351,562 703,571 323,458 956,545 486,441 1,320,602 686,384 1,594,242 812,476 2,278,477 1,148,903 3,235,022 1,642,682 4,201,494 3,293,130 4,594,298 8,209,195 6,841,829 10,831,690 8,119,266 15,214,717 11,346,682 22,777,917	5% AH 335,474 671,354 912,716 455,397 1,260,126 646,873 1,521,194 765,737 2,174,111 1,062,791 3,086,827 1,542,346 3,103,698 4,742,613 6,425,316 10,255,541 10,642,171 21,374,678 28,334,051	10% AH 319.366 339,138 286,067 668,857 430,354 1199.645 807,364 1,448,144 778,998 2,069,746 1,016,679 2,938,632 1,453,790 3,771,409 2,914,265 4,004,399 7,276,031 6,008,806 9,667,391 7,115,306 13,493,973 9,97,659	15% AH 303,258 606,921 267,371 925,058 402,311 1 139,171 567,854 1,375,096 672,259 950,566 2,790,437 3,553,44 3,556,366 2,724,833 3,724,830 3,724,830 3,724,830 6,809,449 5,592,295 9,115,241 6,613,326 6,613,326 6,613,326 6,613,326 6,613,326 1,233,602 9,233,148	20% AH 287,149 287,149 246,675 761,220 374,267 1070,898 528,343 1,302,048 625,520 1,861,014 334,454 2,642,242 1,264,898 3,341,323 2,536,401 3,474,501 6,342,867 5,176,783 6,543,091 6,111,345 11,779,230 8,528,059 7,168,851	sidual land val 25% AH 271,041 542,489 229,980 737,399 346,224 1010,218 488,634 1,228,999 576,761 1,756,648 810,342 2,494,047 1,170,452 3,126,279 2,345,969 3,194,561 5,876,285 4,759,271 7,970,542 5,609,365 10,912,658 7,821,776 15,758,182 20,385,164	30% AH 254,953 510,273 211,284 693,570 318,180 957,742 449,324 1,155,950 532,042 752,230 2,345,652 1,070,006 2,911,236 2,156,536 2,914,603 5,409,704 4,342,759 7,398,793 7,398,793 10,052,486	35% AH	40% AH	206,609 413,623 55,160 562,083 234,050 776,311 330,794 936,004 391,826 1,339,164 553,093 1,901,267 792,668 2,266,108 1,588,240 2,073,160 4,009,957 3,090,579 5,682,343 3,000,444 7,471,370	2 2 2 1 1 1 1 2 2 2 2 2 2 2 2 2 2 2 2 2
Description One unit scheme (houses) Two unit scheme (flats) Three unit scheme (houses) Three unit scheme (flats) Three unit scheme (flats) Four unit scheme (flats) Four unit scheme (flats) Four unit scheme (flats) Five unit scheme (flats) Five unit scheme (flats) Five unit scheme (flats) Seven unit scheme (flats) Seven unit scheme (flats) Ten unit scheme (flats) Ten unit scheme (flats) Ten unit scheme (flats) Twenty unit scheme (flats) Twenty unit scheme (flats) Timp unit scheme (flats) Timp unit scheme (flats) Thirty unit scheme (flats - lower density) Fifty unit scheme (flats - hower density) Seventy unit scheme (flats - higher density) One hundred unit scheme (flats - higher density) Twe hundred unit scheme (flats - higher density) Two hunded unit scheme (flats) Three hundred unit scheme (flats) Thour hundred unit scheme (flats) Four hundred unit scheme (flats)		£5,275,753 BLV £175,858 £211,030 £395,681 £226,104 £527,575 £301,472 £6859,469 £376,839 £923,257 £527,575 £1,318,9381 £1,758,584 £1,172,859 £1,758,584 £2,930,974 £2,198,230 £4,103,363 £3,077,522 £5,861,947 £4,396,460 £8,792,921 £13,189,381	351,562 703,571 323,458 956,545 486,441 1,320,602 686,384 1,594,242 812,476 2,276,477 1,148,903 9,235,022 1,642,682 4,201,454 3,293,130 4,594,288 8,203,195 6,841,829 10,831,690 8,119,266 15,214,717 11,146,682 22,777,977 30,321,272 9,141,415 37,820,611	5% AH	10% AH 319,366 309,138 286,067 686,857 430,354 1,199,649 607,364 1,448,144 718,998 2,069,746 1,016,679 2,938,632 1,453,790 3,771,409 2,914,265 4,034,399 7,276,031 6,008,806 13,493,973 7,115,306 13,493,973 7,115,306 13,493,973 7,997,655 19,971,438 26,346,829 23,059,065 30,480,188	15% AH 303,258 606,921 267,371 826,058 402,311 1,139,171 567,654 1,375,096 672,259 1,965,379 950,566 2,760,637 1,359,344 3,556,366 2,724,633 3,754,450 6,809,449 5,592,295 12,633,602 12,633,602 12,633,602 12,633,602 24,359,608 11,558,200 24,359,608	20% AH 207, 149 574, 705 781, 228 374, 267 1,076, 995 528, 343 1,302, 048 625, 520 1,076, 995 884, 454 2,642, 242 1,264, 898 3,341, 323 2,535, 401 3,474, 501 6,347, 501 6,347, 501 6,347, 501 6,347, 501 7,773, 303 8,526, 059 17,164, 851 22,372, 306 18,751, 858	sidual land val 25% AH 271,041 542,489 229,980 737,399 346,224 1,018,218 488,634 1,228,999 576,781 1,756,640 818,342 2,459,647 1,170,452 3,126,279 2,345,640 3,134,551 5,876,285 4,759,271 7,970,942 5,600,365 10,912,688 7,821,776 15,756,182 20,385,164 16,146,244 9,466,558	30% AH 254 933 510,273 211,284 693,570 313,180 957,742 49,244 1,155,950 532,042 1,652,282 752,230 2,346,852 2,346,852 2,346,852 2,346,852 2,346,852 2,346,852 2,346,852 2,346,852 2,346,853 2,346,85	35% AH 238,825 248,056 192,589 649,741 290,137 897,265 409,814 1,082,902 485,304 1,547,916 686,118 2,197,657 981,560 2,696,193 1,967,104 2,634,653 4,943,121 3,925,909 6,826,643 4,605,404 9,192,114 6,409,210 12,944,646 16,410,721	40% AH 222,717 445,640 173,883 605,912 262,094 366,788 970,304 1,009,853 438,565 1,443,551 620,006 2,049,462 837,114 2,481,151 1,777,672 2,353,910 4,476,550 3,508,244 6,254,493 4,103,424 6,331,742 5,702,927 11,538,179 14,423,550 6,37,403	206,609 413,623 165,196 562,083 234,050 776,311 300,794 936,004 391,826 1,339,184 553,893 1,901,257 792,668 2,266,108 1,588,240 2,073,160 4,009,957 5,662,343 3,601,444 7,471,370 4,996,644 10,131,510 12,436,278 5,711,955	2 2 1 1 1 3 3 6,
Description One unit scheme (houses) Two unit scheme (houses) Two unit scheme (houses) Three unit scheme (flats) Three unit scheme (houses) Three unit scheme (houses) Three unit scheme (flats) Four unit scheme (houses) Four unit scheme (flats) Five unit scheme (houses) Five unit scheme (flats) Seven unit scheme (flats) Seven unit scheme (flats) Ten unit scheme (flats) Ten unit scheme (flats) Ten unit scheme (flats) Tree (flats) Twenty unit scheme (flats) Twenty unit scheme (flats) Twith unit scheme (flats) Fifty unit scheme (flats - houses) Seventy unit scheme (flats - higher density) Fifty unit scheme (flats - higher density) Seventy unit scheme (flats - higher density) One hundred unit scheme (flats - higher density) One hundred unit scheme (flats - higher density) Two hundred unit scheme (flats - higher density) Three hundred unit scheme (flats) Three hundred unit scheme (flats) Four hundred unit scheme (flats) Six hunded unit scheme (flats) Six hunded unit scheme (flats) Six lunded unit scheme (flats)		£5,275,753 BLV	351,562 703,571 223,458 956,545 486,441 1,320,602 686,384 1,594,242 812,476 2,278,477 1,148,903 3,235,022 1,642,682 4,201,494 9,293,190 4,594,298 8,209,195 6,841,629 10,831,690 9,119,266 15,214,717 11,346,682 22,777,917	5% AH 335,474 671,354 304,762 912,716 456,397 1,561,126 640,673 1,521,194 765,737 2,174,111 082,791 3,066,627 1,542,236 3,966,452 3,103,698 4,314,548 7,742,613 6,425,318 10,259,541 7,617,286 13,354,545 10,642,171 21,374,678 20,334,051 26,553,242 36,104,000 7,831,049	10% AH 319 366 339,138 286,067 683,837 430,354 1,199,649 607,364 1,446,144 718,988 2,069,746 1,016,679 2,938,632 1,453,790 2,914,265 4,034,399 7,276,031 6,008,806 9,667,391 7,115,306 13,493,973 9,007,659 19,971,438	15% AH 303,258 606,921 267,371 625,058 402,311 1,139,171 567,854 1,375,096 672,259 950,566 2,790,437 1,359,344 3,556,366 2,724,633 3,754,450 6,809,449 5,592,295 9,115,241 6,613,326 12,633,602 9,233,148 18,558,200 9,233,148 18,558,200 9,233,148	20% AH 287,149 287,149 246,675 761,220 374,267 1070,898 528,343 1,302,048 625,520 1,861,014 334,454 2,642,242 1,264,898 3,341,323 2,536,401 3,474,501 6,342,867 5,176,783 6,543,091 6,111,345 11,779,230 8,528,059 7,168,851	sidual land val 25% AH 271,041 542,489 229,980 737,399 346,224 1010,218 488,634 1,228,999 576,761 1,756,648 810,342 2,494,047 1,170,452 3,126,279 2,345,969 3,194,561 5,876,285 4,759,271 7,970,542 5,609,365 10,912,658 7,821,776 15,758,182 20,385,164	30% AH 254, 953 251, 267 211, 284 693, 570 318, 180 957, 742 449, 324 1, 155, 950 532, 042 1, 652, 282 752, 230 2, 345, 852 2, 1076, 006 2, 911, 236 2, 156, 536 2, 914, 603 5, 409, 704 4, 342, 759 7, 107, 384 10, 052, 466 7, 115, 493 14, 351, 515 18, 397, 943	35% AH	40% AH 222,717 445,640 173,883 605,912 262,094 366,788 370,304 1,009,853 438,565 1,443,551 620,006 887,114 2,481,151 1,777,672 2,353,910 4,476,540 3,508,244 4,103,424 8,331,742 8,331,742 8,331,742 8,331,742 8,331,742 8,702,927 11,538,179	206,609 413,623 55,190 562,083 234,050 776,311 330,794 936,804 391,626 1,339,184 553,693 1,901,267 792,668 2,266,108 1,588,240 2,073,160 4,009,957 3,090,679 5,682,343 3,601,444 7,477,370 4,996,684 10,131,510	50% /
CHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL) Description One unit scheme (houses) Two unit scheme (flats) Three unit scheme (houses) Three unit scheme (flats) Four unit scheme (flats) Four unit scheme (flats) Four unit scheme (flats) Five unit scheme (flats) Five unit scheme (flats) Five unit scheme (flats) Five unit scheme (flats) Seven unit scheme (flats) Ten unit scheme (flats) Ten unit scheme (flats) Ten unit scheme (flats) Ten unit scheme (flats) Twenty unit scheme (flats) Timity unit scheme (flats) Timity unit scheme (flats - lower density) Fifty unit scheme (flats - lower density) Seventy unit scheme (flats - lower density) One hundred unit scheme (flats - lower density) Two hundred unit scheme (flats - lower density) Two hundred unit scheme (flats) Three hundred unit scheme (flats) Six hunded unit scheme (flats) Medium scale Office Medium scale Office Medium scale Office Medium scale Office Industrial scheme intensification (60% plot ratio)		£5,275,753 BLV £175,858 £263,788 £211,030 £395,881 £226,104 £527,575 £301,472 £6859,469 £376,839 £923,257 £527,575 £1,318,938 £753,679 £1,758,584 £1,758,584 £2,930,974 £2,198,230 £4,103,363 £3,077,522 £5,881,947 £4,986,460 £8,792,921 £13,189,381 £17,585,841 £2,930,974	351,562 703,571 323,458 956,545 486,441 1,320,602 686,384 1,594,242 812,476 1,148,903 3,235,022 1,642,682 4,201,454 3,293,130 4,594,268 8,209,195 6,841,829 18,31,680 8,119,266 15,214,777 11,346,682 22,777,917 30,321,272 22,777,917	5% AH 335,474 671,354 304,762 912,716 455,397 1,260,126 640,073 1,521,194 1,521,194 1,082,791 3,086,827 1,54,236 3,966,452 3,103,698 4,314,348 7,742,613 6,425,318 6,425,318 1,354,345 1,642,371 1,7617,286 14,354,345 16,642,171 21,374,678 26,334,051 26,553,242 34,150,400 7,831,049	10% AH 319.366 339.138 326.067 666.687 430.354 407.364 1.199.649 607.364 1.448,144 778.998 2.069,746 1.016.679 2.938.632 1.453,790 3.771,409 2.914,265 4.034,399 7.276,031 6.008.806 9.667,391 7.115,306 13,403.977 9.937,659 19,971,438 26,346,629 23,959.085 7,831,049	15% AH 303,258 606,921 267,371 825,058 402,311 1.39,171 507,854 1.375,096 672,259 950,566 2,790,437 1.359,344 3,556,366 2,724,833 3,754,450 6,809,449 5,592,295 6,615,241 6,613,326 2,633,602 9,233,148 18,568,200 24,359,608 21,355,472 6,809,766	20% AH 287,149 287,149 246,675 701,220 374,267 1,076,695 520,343 1,302,048 625,520 1,861,014 884,454 2,642,242 2,535,401 3,477,601 6,342,667 5,175,783 8,543,091 6,111,345 1,776,330 8,520,059 17,164,851 22,372,360 18,751,858	sidual land val 25% AH 271,041 542,489 229,980 737,399 346,224 1,015,218 488,034 1,228,999 576,761 1,756,648 818,342 2,494,047 1,170,452 3,126,279 2,345,969 3,194,551 5,876,285 4,759,271 7,970,942 5,609,365 0,912,858 7,821,776 15,756,182 20,335,164 16,148,244 5,609,365 16,148,244	30% AH 254, 553 30% AH 254, 553 310, 273 211, 284 693, 570 318, 180 557, 742 449, 324 1, 155, 950 532, 042 1, 155, 282 752, 230 2, 345, 652 2, 345, 65	35% AH 238,825 470,056 192,589 649,741 290,137 397,265 409,814 1,082,902 455,304 1,547,916 686,118 2,197,657 981,560 2,690,193 1,967,104 2,344,543 4,943,121 3,925,909 4,943,121 3,925,909 1,962,643 4,603,210 1,964,044 1,640,210 1,944,846 16,410,721 10,541,076	40% AH 222,717 445,640 173,853 605,912 262,094 1,009,853 636,768 370,304 1,009,853 620,006 2,049,462 2,049,462 2,049,462 3,518,7114 2,481,151 1,777,672 2,353,510 4,476,540 3,508,244 6,331,742 5,702,927 11,538,179 14,422,500 6,337,463 6,377,685 7,631,049	206,609 413,623 55,196 562,083 234,050 776,311 330,794 936,804 391,026 1,339,184 553,693 1,901,267 792,668 2,266,108 1,588,240 2,073,160 4,009,957 3,090,579 5,602,343 3,601,444 7,777,370 4,996,644 10,131,510 12,436,278 5,714,559	2-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1
Description One unit scheme (houses) Two unit scheme (houses) Two unit scheme (flats) Three unit scheme (houses) Three unit scheme (houses) Three unit scheme (flats) Four unit scheme (flats) Four unit scheme (flats) Five unit scheme (flats) Five unit scheme (flats) Five unit scheme (flats) Seven unit scheme (flats) Ten unit scheme (flats) Ten unit scheme (flats) Ten unit scheme (flats) Twenty unit scheme (flats) Twenty unit scheme (flats) Tiren unit scheme (flats) Tiren unit scheme (flats) Tirenty unit scheme (flats) Tirenty unit scheme (flats - lower density) Fifty unit scheme (flats - higher density) Seventy unit scheme (flats - higher density) One hundred unit scheme (flats - lower density) The hundred unit scheme (flats - lower density) Two hundred unit scheme (flats - lower density) Two hundred unit scheme (flats) Three hundred unit scheme (flats) Four hundred unit scheme (flats) Four hundred unit scheme (flats) Six hunded unit scheme (flats)		£5,275,753 BLV £175,858 £211,030 £395,681 £226,610 £527,575 £301,472 £689,469 £527,575 £313,8938 £753,679 £1,758,584 £2,198,230 £4,103,363 £3,077,522 £5,861,947 £1,758,584 £2,198,230 £4,103,363 £3,077,522 £5,861,947 £1,758,584 £2,198,230 £4,103,363 £3,077,522 £5,861,947 £4,396,460 £8,792,921 £13,189,381 £17,585,842 £26,378,763 £5,275,753 £5,275,753	351,502 703,571 223,458 956,545 486,441 1,320,602 686,384 1,594,242 812,476 2,78,477 1,148,903 3,235,022 1,642,682 4,201,494 3,293,130 4,594,298 8,102,293,130 8,113,266 6,841,829 10,831,650 8,113,266 15,214,717 11,346,662 22,777,917 10,331,640 22,777,917 10,331,640 22,773,917 10,331,640 22,773,917 10,331,640 22,773,917 10,331,640 11,331,64	5% AH 335,474 671,354 671,354 304,762 912,716 453,397 1,521,194 765,737 2,174,111 1,082,791 3,086,827 1,549,236 4,314,348 7,742,613 6,425,318 10,259,541 7,617,268 11,354,345 10,642,171 21,374,678 23,334,051 26,553,242 34,150,400 7,831,049	10% AH 319 366 639,138 286,067 668,667 40,354 1,199,649 607,364 1,446,144 718,988 2,089,746 1,016,679 2,938,632 1,453,790 2,914,265 4,034,399 7,776,031 6,008,806 9,687,391 7,115,306 9,687,391 7,115,306 13,493,973 9,937,659 19,971,438 26,346,629 23,959,085 30,480,188 7,831,049	15% AH 303,258 606,921 267,371 825,058 402,311 1.39,171 507,854 1.375,096 672,259 950,566 2,790,437 1.359,344 3,556,366 2,724,833 3,754,450 6,809,449 5,592,295 6,615,241 6,613,326 2,633,602 9,233,148 18,568,200 24,359,608 21,355,472 6,809,766	20% AH 257, 149 574,705 761,228 374,267 761,228 374,267 1076,695 528,343 1,902,048 625,520 188,011 844,454 2,642,242 1,224,593 2,535,401 3,744,501 6,742,667 5,175,783 8,543,091 6,111,345 11,773,230 6,526,059 17,164,851 2,725,175,838 18,751,858 7,831,049 7,263,522	sidual land val 25% AH 271,041 542,489 229,980 737,399 346,224 1,018,218 488,834 1,220,999 578,781 1,756,481 816,342 2,494,047 1,170,452 3,126,279 2,345,969 3,194,551 5,877,835 4,759,271 7,970,942 5,609,365 10,912,858 7,621,776 15,758,182 20,385,164 16,148,244 5,480 16,148,244 5,480 16,148,244 5,480 7,831,049 7,831,049 7,831,049	Ues 30% AH 254, 953 510, 273 211, 284 693, 570 318, 180 957, 742 449, 324 1, 155, 950 532, 042 752, 200 2, 345, 852 1, 076, 006 2, 911, 236 2, 156, 536 2, 911, 603 5, 409, 704 4, 342, 759 7, 390, 792 7, 156, 493 4, 351, 151 18, 397, 943 3, 544, 630 5, 77, 632 7, 831, 049 7, 831, 049 7, 831, 049 7, 831, 049 7, 831, 049 7, 831, 049 7, 831, 049 7, 831, 049 7, 831, 049 7, 831, 049 7, 831, 049	35% AH 238,825 470,056 192,589 649,741 290,137 397,265 409,814 1,082,902 455,304 1,547,916 686,118 2,197,657 981,560 2,690,193 1,967,104 2,344,543 4,943,121 3,925,909 4,943,121 3,925,909 1,962,643 4,603,210 1,964,044 1,640,210 1,944,846 16,410,721 10,541,076	40% AH 222,717 445,640 173,853 605,912 262,094 1,009,853 636,768 370,304 1,009,853 620,006 2,049,462 2,049,462 2,049,462 3,518,7114 2,481,151 1,777,672 2,353,510 4,476,540 3,508,244 6,331,742 5,702,927 11,538,179 14,422,500 6,337,463 6,377,685 7,631,049	206,609 413,623 165,160 562,083 234,050 776,311 30,794 936,604 391,826 1,339,184 553,893 1,501,667 792,668 2,266,108 1,588,240 2,073,160 4,009,957 3,090,579 5,682,443 3,601,444 10,131,510 12,436,278 5,714,959 4,663,565 7,263,522 3,681,681	1 1 1 1 1 2 2 5, 3 3 6, 4 4 6,
Description One unit scheme (houses) Two unit scheme (houses) Two unit scheme (flats) Three unit scheme (flats) Three unit scheme (flats) Four unit scheme (flats) Four unit scheme (flats) Four unit scheme (flats) Five unit scheme (flats) Five unit scheme (flats) Seven unit scheme (flats) Seven unit scheme (flats) Ten unit scheme (flats) Ten unit scheme (flats) Ten unit scheme (flats) Ten unit scheme (flats) Twenty unit scheme (flats) Twenty unit scheme (flats) Twenty unit scheme (flats) Twenty unit scheme (flats - flats) Twenty unit scheme (flats - flats) Fifty unit scheme (flats - flats) Fifty unit scheme (flats - flats - flats) Seventy unit scheme (flats - flats) Seventy unit scheme (flats) Seventy unit sch		£5,275,753 BLV £175,858 £263,788 £226,104 £226,104 £527,575 £301,472 £6859,469 £376,839 £923,257 £527,575 £1,318,938 £1,758,584 £1,723,899 £1,758,584 £2,930,974 £2,982,290 £4,103,363 £3,077,522 £5,861,947 £4,396,460 £8,792,921 £13,189,381 £17,585,842 £26,378,763 £5,275,753 £5,275,753	351,562 703,571 323,458 956,545 486,441 1,320,602 686,384 1,594,242 812,476 2,278,477 1,148,903 3,235,022 1,642,682 4,201,494 3,293,130 4,594,298 8,209,195 6,841,829 10,831,690 8,119,266 15,214,717 11,346,682 22,777,977 30,321,272 29,141,415 37,820,611 7,831,049 7,633,522 3,655,589 4,386,707	5% AH 335,474 671,354 304,762 912,716 456,397 1,260,126 646,873 1,521,194 765,737 2,174,111 1,082,791 3,086,827 1,542,236 3,966,452 3,103,698 4,314,546 7,742,613 6,425,218 10,259,541 10,642,177 21,374,678 26,334,051 26,553,242 34,150,400 7,831,049 7,631,0	10% AH 319,368 339,138 326,067 668,687 430,354 1199,645 607,364 1,448,144 77,8998 2,069,746 1,016,675 2,938,632 1,453,790 3,771,409 2,914,265 4,004,399 7,276,031 6,008,806 9,667,391 7,115,306 13,493,977 9,937,659 19,971,438 20,346,829 23,959,085 30,460,188 7,831,049 7,263,552 3,655,558	15% AH 303,258 606,921 267,371 925,058 402,311 1,39,171 507,854 1,375,096 672,259 950,566 2,790,437 3,593,44 3,596,366 2,724,833 3,744,50 6,809,449 5,502,295 9,115,241 1,6613,326 12,633,662 9,233,148 15,662,000 24,359,600 24,359,600 24,359,600 24,359,600 24,359,600 21,355,472 26,809,976 7,831,049 7,863,222 3,655,889	20% AH 287,149 287,149 246,675 731,228 374,267 1,076,695 528,343 1,302,048 622,220 1,861,014 884,454 2,642,242 1,264,898 3,341,323 2,555,401 6,342,667 5,175,783 8,543,991 6,111,345 11,773,230 6,523,069 17,164,851 22,372,386 18,751,658 23,135,765 7,831,049 7,263,522	sidual land val 25% AH 271,041 542,489 229,980 737,399 346,224 1,018,218 488,834 1,220,999 578,781 1,756,481 816,342 2,494,047 1,170,452 3,126,279 2,345,969 3,194,551 5,877,835 4,759,271 7,970,942 5,609,365 10,912,858 7,621,776 15,758,182 20,385,164 16,148,244 5,480 16,148,244 5,480 16,148,244 5,480 7,831,049 7,831,049 7,831,049	Jues 30% AH 254, 953 510, 273 211, 284 693, 970 318, 180 957, 742 449, 324 1, 155, 950 532, 042 752, 200 2, 345, 852 1, 076, 006 2, 911, 236 2, 156, 536 2, 156, 536 2, 156, 536 7, 138, 791 1, 154, 931 1, 154, 931 1, 154, 931 1, 154, 630 5, 771, 522 3, 655, 588 4, 386, 707	35% AH 238,825 470,056 192,589 649,741 290,137 397,265 409,814 1,082,902 455,304 1,547,916 686,118 2,197,657 981,560 2,690,193 1,967,104 2,344,543 4,943,121 3,925,909 4,943,121 3,925,909 1,962,643 4,603,210 1,964,044 1,640,210 1,944,846 16,410,721 10,541,076	40% AH 222,717 445,640 173,853 605,912 262,094 1,009,853 636,768 370,304 1,009,853 620,006 2,049,462 2,049,462 2,049,462 3,518,7114 2,481,151 1,777,672 2,353,510 4,476,540 3,508,244 6,331,742 5,702,927 11,538,179 14,422,500 6,337,463 6,377,685 7,631,049	206,609 413,623 165,160 562,083 234,050 776,311 30,794 936,604 391,826 1,339,184 553,893 1,501,667 792,668 2,266,108 1,588,240 2,073,160 4,009,957 3,090,579 5,682,443 3,601,444 10,131,510 12,436,278 5,714,959 4,663,565 7,263,522 3,681,681	33,700
Description One unit scheme (houses) Two unit scheme (houses) Two unit scheme (flats) Three unit scheme (flats) Three unit scheme (flats) Four unit scheme (flats) Four unit scheme (flats) Four unit scheme (flats) Four unit scheme (flats) Five unit scheme (flats) Five unit scheme (flats) Five unit scheme (flats) Seven unit scheme (flats) Ten unit scheme (flats) Ten unit scheme (flats) Ten unit scheme (flats) Twenty unit scheme (flats) Twenty unit scheme (flats) Tiren unit scheme (flats) Tiren unit scheme (flats) Tiren unit scheme (flats) Tiren unit scheme (flats - tower density) Fifty unit scheme (flats - iower density) Seventy unit scheme (flats - higher density) Seventy unit scheme (flats - higher density) One hundred unit scheme (flats - higher density) Two hunded unit scheme (flats - higher density) Two hundred unit scheme (flats) There hundred unit scheme (flats) Six hunded unit scheme (flats)	1 1	£5,275,753 BLV £175,858 £211,030 £395,681 £226,104 £527,675 £301,472 £685,469 £923,257 £527,675 £1,318,938 £753,679 £1,758,584 £1,172,389 £1,758,584 £2,930,974 £2,198,230 £4,103,363 £3,077,522 £5,861,947 £4,398,230 £4,103,363 £3,077,522 £5,861,947 £4,398,230 £5,275,753 £5,275,753 £5,275,753 £5,275,753	351,502 703,571 223,458 956,545 486,441 1,320,602 686,384 1,594,242 812,476 2,78,477 1,148,903 3,235,022 1,642,682 4,201,494 3,293,130 4,594,298 8,102,293,130 6,841,829 10,831,650 8,113,266 15,214,717 11,346,662 22,777,917 10,331,640 22,777,917 17,310,449 7,263,522 29,141,415 37,820,611 7,831,049 7,263,522 3,655,668	5% AH	10% AH 319,368 339,138 326,067 668,687 430,354 1199,645 607,364 1,448,144 77,8998 2,069,746 1,016,675 2,938,632 1,453,790 3,771,409 2,914,265 4,004,399 7,276,031 6,008,806 9,667,391 7,115,306 13,493,977 9,937,659 19,971,438 20,346,829 23,959,085 30,460,188 7,831,049 7,263,552 3,655,558	15% AH 303,258 606,921 267,371 925,058 402,311 1,39,171 507,854 1,375,096 672,259 950,566 2,790,437 3,593,44 3,596,366 2,724,833 3,744,50 6,809,449 5,502,295 9,115,241 1,6613,326 12,633,662 9,233,148 15,662,000 24,359,600 24,359,600 24,359,600 24,359,600 24,359,600 21,355,472 26,809,976 7,831,049 7,863,222 3,655,889	20% AH 287,149 574,705 761,220 374,267 701,220 374,267 1,070,995 528,343 1,302,048 625,520 1,861,014 334,554 2,642,242 1,264,898 3,341,323 2,535,401 6,342,867 5,176,783 6,343,991 6,111,345 11,772,20 8,528,059 17,164,851 122,372,386 18,751,858 7,831,049 7,263,522 3,655,589 4,366,707	sidual land val 25% AH 271,041 542,489 229,980 737,399 346,224 1015,218 488,034 1,228,999 576,781 1,756,648 818,342 2,494,047 1,170,452 3,126,279 2,345,569 3,126,279 2,345,569 3,126,279 1,970,542 5,609,365 10,912,658 7,821,776 15,756,182 20,335,164 16,148,244 824 824 824 824 824 824 824 824 824	Jues 30% AH 254, 953 510, 273 211, 284 693, 970 318, 180 957, 742 449, 324 1, 155, 950 532, 042 752, 200 2, 345, 852 1, 076, 006 2, 911, 236 2, 156, 536 2, 156, 536 2, 156, 536 7, 138, 791 1, 154, 931 1, 154, 931 1, 154, 931 1, 154, 630 5, 771, 522 3, 655, 588 4, 386, 707	35% AH 238,825 470,056 192,569 649,741 290,137 290,137 290,137 290,137 290,137 290,137 290,137 291,560 2,696,193 1,967,104 2,696,193 1,967,104 2,696,193 1,967,104 2,696,193 1,967,104 2,943,121 3,925,999 4,943,121 3,925,999 4,943,121 3,925,999 4,943,121 3,925,999 4,943,121 3,925,999 4,943,121 3,925,999 4,943,121 3,925,999 4,943,121 3,925,999 4,943,121 3,925,999 4,943,121 3,925,999 4,943,121 3,925,999 4,943,121 3,941,141 6,409,211 6,409,211 6,409,210 6,409,210 7,833,1049 7,833,522 3,655,569 4,386,707	40% AH 222,717 445,640 173,693 605,912 262,094 305,665 1,443,551 20,006 2,049,462 87,714 2,481,151 1,777,672 2,481,151 1,777,672 2,577,672 1,578,672 2,773,672 1,578,672 1,578,672 2,773,672 2,773,672 2,773,672 2,773,672 2,773,672 2,773,672 2,773,672 2,773,774 2,773,774 2,773,774 2,773,774 2,773,774 2,773,774 2,773,774 2,773,774 2,773,774 2,773,774 2,773,774 2,773,774 2,773,774 2,773,774 2,773,774 2,773,774 2,773,774 2,773,774 2,773,774 2,773,774 2,77	206,609 413,623 455,196 562,083 234,050 776,311 330,794 936,804 391,826 1,339,184 553,893 1,901,267 792,668 2,266,108 1,588,240 2,073,160 4,009,957 3,090,979 5,682,343 3,601,444 7,471,370 4,996,684 17,471,370 4,996,684 17,471,370 4,996,684 7,471,370 4,996,684 7,831,049 7,663,565 7,831,049 7,663,522 3,655,569 4,585,707	33
Description One unit scheme (houses) Two unit scheme (houses) Two unit scheme (flats) Three unit scheme (flats) Three unit scheme (flats) Three unit scheme (flats) Four unit scheme (flats) Four unit scheme (houses) Four unit scheme (houses) Five unit scheme (flats) Five unit scheme (houses) Five unit scheme (flats) Seven unit scheme (flats) Ten unit scheme (flats) Ten unit scheme (flats) Ten unit scheme (flats) Ten unit scheme (flats) Tien unit scheme (flats) Twenty unit scheme (flats) Twenty unit scheme (flats with community use on ground floor) Fifty unit scheme (flats - lower density) Seventy unit scheme (flats - higher density) Seventy unit scheme (flats - higher density) One hundred unit scheme (flats - higher density) One hundred unit scheme (flats - higher density) Two hunded unit scheme (flats) Six hunded unit scheme (flats) Three hundred unit scheme (flats) Six hunded unit scheme (flats) Six hunded unit scheme (flats) Three hundred unit scheme (flats) Six hunded unit scheme 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4,034,399 7,276,031 6,008,806 13,493,973 7,115,306 13,493,973 7,115,306 13,493,973 7,115,306 13,493,973 7,115,306 13,493,973 7,115,306 13,493,973 7,115,306 13,493,973 7,115,306 13,493,973 7,115,306 13,493,973 7,115,306 13,493,973 7,115,306 13,493,973 7,115,306 13,493,973 7,115,306 13,403,973 7,115,306 13,403,973 7,115,306 13,403,973 7,115,306 13,403,973 7,115,306 13,403,973 7,115,306 13,403,973 7,115,306 13,403,973 7,115,306 13,403,973 7,115,306 13,403,973 7,115,306 13,403,973 7,115,306 13,403,973 7,115,306 13,403,973 7,115,306 13,403,973 7,115,306 13,403,973 7,115,306 13,403,973 7,115,306 13,403,973 7,115,306	15% AH 303,258 606,921 267,371 302,058 402,311 1,139,171 507,854 1,375,096 677,259 1,965,379 950,566 2,790,437 1,359,344 3,566,366 2,724,833 3,754,450 6,800,449 5,592,295 12,633,602 24,363,602 24,363,602 24,363,608 24,356,088 24,356,088 24,356,088 24,356,097 7,831,049 7,831,	20% AH 267,149 267,149 246,675 73,228 374,267 1,076,695 526,343 1,302,048 884,454 2,642,242 1,264,898 3,341,323 2,542,242 1,264,898 3,341,323 2,542,242 1,757,833 8,543,091 6,111,345 11,773,230 17,164,851 22,372,386 18,751,858 23,139,765 7,831,049 7,203,522 3,655,689 4,356,707	sidual land val 25% AH 271,041 542,489 229,980 737,399 346,224 486,634 1,226,989 7576,781 1,756,648 818,342 2,434,047 1,170,452 3,126,279 2,345,969 3,194,551 5,676,285 4,759,271 7,970,945 5,689,365 10,912,858 7,831,049 7,263,522 3,655,689 4,567,079 15,756,182 20,385,164 16,148,244 16,4486,553 7,831,049 7,263,522 3,655,689 4,567,079 15,756,182 20,385,164 16,148,244 16,4485,553 7,831,049 7,263,522 3,655,689 4,567,079 15,756,182 20,385,164 16,148,244 16,448,245	Jues 30% AH 254,933 510,273 211,284 693,570 318,180 957,742 449,324 1,155,950 530,422 1,652,282 752,230 2,345,652 1,076,006 2,911,236 2,914,603 5,404,745 7,156,306 7,156,306 10,052,486 7,110,384 10,052,486 7,110,384 10,052,486 7,110,384 10,052,486 7,110,384 10,052,486 7,110,384 10,052,486 7,110,384 10,052,486 7,110,384 10,052,486 7,110,384 10,052,486 7,110,384 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4,996,644 10,131,510 12,436,276 4,996,644 10,131,510	1.1 1.1 2.2 2.1 3.3 3.3 6.1 4.4 6.1 9.3 9.3 9.3 9.3 9.3 9.3 9.3 9.3 9.3 9.3
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Description One unit scheme (houses) Two unit scheme (flats) Three unit scheme (flats) Three unit scheme (flats) Four unit scheme (flats) Five unit scheme (flats) Five unit scheme (flats) Five unit scheme (flats) Five unit scheme (flats) Four unit scheme (flats) Five unit scheme (flats) Five unit scheme (flats) Ten unit scheme (flats) Then unit scheme (flats) Twenty unit scheme (flats) Tiventy unit scheme (flats) Thirty unit scheme (flats - lower density) Fifty unit scheme (flats - lower density) Seventy unit scheme (flats - lower density) One hundred unit scheme (flats - lower density) The thirty unit scheme (flats - lower density) Twendred unit scheme (flats - lower density) One hundred unit scheme (flats - lower density) Two hunded unit scheme (flats - lower density) Two hundred unit scheme (flats) Three unit scheme (flats) Three lundred unit scheme (flats) Two unit scheme (flats) Three unit scheme (flats) Three unit scheme (houses) True unit scheme (flats) Three unit scheme (flats) Three unit scheme (flats) Four unit scheme (flats)	1 1 1	£5,275,753 BLV £175,858 £211,030 £395,681 £221,030 £395,681 £226,575 £301,472 £685,469 £376,839 £923,257 £527,575 £1,318,938 £753,679 £1,758,584 £2,930,974 £2,198,230 £4,103,363 £3,077,522 £5,861,947 £2,198,230 £4,103,363 £3,077,522 £5,861,947 £2,198,230 £4,103,363 £3,077,522 £5,861,947 £2,198,230 £4,103,363 £3,077,522 £5,861,947 £2,198,230 £8,792,921 £13,189,381 £17,585,842 £26,378,763 £5,275,753 £5,275,753 £5,275,753 £5,275,753 £5,275,753 £5,275,753	351,502 703,571 323,458 956,545 486,441 1,520,602 686,384 1,594,242 812,476 1,146,903 3,235,022 4,201,494 3,293,130 4,594,268 8,209,195 6,841,829 1,831,690 8,119,266 15,214,717 11,346,682 22,777,917 29,141,415 7,631,520 4,386,707	5% AH	10% AH 319,366 639,138 286,067 888,887 430,354 407,364 1,199,649 607,364 1,448,144 778,969 2,069,746 1,016,679 2,938,632 1,453,790 3,771,400 2,914,265 4,034,399 7,276,031 6,08,866 9,687,391 7,115,306 13,493,973 9,937,659 19,971,438 26,366,622 23,959,085 30,400,188 7,631,049 7,263,522 3,959,085 30,400,188 7,631,049 7,263,522 23,959,085 4,366,707	15% AH 303,258 606,921 267,371 825,058 402,311 1.139,171 507,854 1,375,096 672,259 1,965,379 950,566 2,790,437 1,359,344 0,566,366 2,724,833 3,754,450 6,809,449 5,592,295 6,613,356,77 26,809 21,355,472 26,809,976 7,831,049 7,263,522 26,656,669 4,356,707	20% AH 287,149 274,067 746,675 751,220 374,267 1,076,695 528,343 1,302,048 62,204 1,264,898 3,41,52 2,535,401 3,474,501 6,342,667 5,175,783 6,111,345 1,773,230 6,111,345 1,773,230 6,111,345 1,773,230 6,111,345 1,773,230 6,111,345 1,764,851 2,773,868 1,765,768 1,768,858	sidual land val 25% AH 271,041 542,489 229,980 737,399 346,224 488,634 1,228,999 1,776,648 818,342 2,499,047 1,170,452 3,126,279 2,345,969 3,194,551 5,876,285 4,759,271 7,977,642 5,609,365 10,912,858 7,821,776 15,756,182 20,368,164 16,148,244 16,148,244 16,466,553 7,831,049 7,263,522 2,655,202 2	Jues 30% AH 254, 933 510, 273 211, 284 695, 570 318, 180 557, 742 449, 324 1, 155, 950 530, 642 7, 165, 282 7, 230 2, 345, 652 1, 076, 006 2, 911, 296 2, 1156, 536 2, 914, 603 5, 409, 704 4, 342, 759 7, 307 7,	35% AH 238,625 476,056 192,589 649,741 290,137 897,265 409,814 1,082,902 465,304 1,547,916 686,118 2,197,657 981,560 2,666,193 1,967,104 2,634,653 4,943,121 3,925,909 4,605,604 9,192,114 6,941,016 12,944,846 5,410,721 10,941,016 12,944,846 5,410,721 10,941,016 12,714,846 5,410,721 10,941,016 12,714,846 5,410,721 10,941,016 12,714,846 5,410,721 10,941,016 12,714,846 5,410,721 10,941,016 12,714,846 13,716,716 14,716,716 15,716	40% AH	206,609 413,623 55,196 562,083 234,050 776,311 330,794 936,804 391,026 1,339,184 553,093 1,901,267 792,668 2,266,108 1,588,240 2,073,160 4,009,957 3,090,579 5,602,343 3,601,444 7,77,370 4,996,644 10,131,510 12,436,278 5,714,959 4,996,644 10,131,510 12,436,278 5,714,959 4,986,868 7,831,049 7,263,522 9,655,589 4,388,707	22.
Description One unit scheme (houses) Two unit scheme (houses) Two unit scheme (flats) Three unit scheme (flats) Four unit scheme (flats) Four unit scheme (flats) Four unit scheme (flats) Four unit scheme (flats) Five unit scheme (flats) Five unit scheme (flats) Seven unit scheme (flats) Seven unit scheme (flats) Ten unit scheme (flats) Ten unit scheme (flats) Ten unit scheme (flats) Ten unit scheme (flats) Twenty unit scheme (flats) Twenty unit scheme (flats) Twenty unit scheme (flats) Tity unit scheme (flats with community use on ground floor) Fifty unit scheme (flats - lower density) Fifty unit scheme (flats - ligher density) Seventy unit scheme (flats - ligher density) One hundred unit scheme (flats - ligher density) One hundred unit scheme (flats - lower density) Two hundred unit scheme (flats - lower density) Three hundred unit scheme (flats - lower density) Three hundred unit scheme (flats) Six hunded unit scheme (flats) Three hundred unit scheme (flats) Six hunded unit scheme (flats) Three hundred unit scheme (flats) Four hundred unit scheme (flats) Four unit scheme (houses) Two unit scheme (houses) Two unit scheme (houses) Two unit scheme (houses) Tree unit scheme (flats) Four unit scheme (flats) Four unit scheme (flats) Four unit scheme (flats) Four unit scheme (flats) Five unit scheme (flats) Five unit scheme (flats) Five unit scheme (flats) Five unit scheme (flats)	1	£5,275,753 BLV £175,858 £263,788 £221,030 £395,881 £226,104 £527,575 £301,472 £6859,469 £376,839 £923,257 £527,575 £1,318,938 £753,679 £1,758,584 £1,758,584 £2,930,974 £2,198,230 £4,103,363 £3,077,522 £5,881,947 £4,396,460 £8,792,921 £13,189,381 £17,585,842 £26,378,763 £5,275,753 £5,275,753 £5,275,753 £5,275,753	351,562 703,571 223,458 956,545 486,441 1,320,602 686,384 1,599,242 812,476 1,148,903 3,235,022 1,642,682 4,201,494 3,233,130 4,594,298 8,209,195 6,841,629 10,831,690 8,119,266 15,214,717 11,346,682 22,777,917 30,321,272 29,141,415 37,820,611	5% AH 335,474 671,354 304,762 912,716 458,397 1,260,126 640,673 1,521,194 765,737 2,174,111 0,02,791 3,086,827 1,542,236 3,966,452 3,103,698 4,314,546 7,742,613 6,425,318 10,259,541 10,642,177 21,374,678 26,334,051 26,553,242 34,150,400 7,831,049 7,617,286 43,34,051 26,553,242 34,150,400 7,831,049 7,617,286 43,655,524 22,3655,524 36,762 37,767,867 38,767 38,767 38,767 38,767 38,767 39,767 39,767 39,767 39,767 39,767 39,767 39,767 39,767 39,762 39,77 39,767 39	10% AH 319,366 309,138 266,067 688,857 450,364 1,199,649 607,364 1,481,144 718,998 2,069,746 1,016,679 2,938,632 1,453,790 3,771,409 2,014,265 4,014,265 4,014,399 7,276,031 6,008,806 9,687,391 7,115,306 13,493,973 2,937,655 19,971,438 26,346,829 3,957,655 30,400,188 7,831,049 7,263,522 3,655,589 4,366,707	15% AH 303,256 606,921 267,371 626,058 402,311 1,139,171 567,654 1,375,096 672,259 1,965,379 950,566 2,760,637 1,359,344 3,556,366 2,724,633 3,754,450 6,809,449 5,522,295 6,613,326 12,633,602 24,359,608 21,359,608 21,355,672 26,809,976 7,831,049	20% AH 267,149 274,705 246,675 781,228 374,267 1,078,695 520,543 1,302,048 884,454 2,642,422 1,264,698 3,341,323 2,535,401 6,342,867 1,177,323 8,543,091 6,117,73,230 8,523,73,386 17,164,651 22,372,386 17,164,651 22,372,386 17,164,651 22,372,386 17,164,651 22,372,386 17,164,651 22,372,386 17,164,651 22,372,386 17,164,651 22,372,386 17,164,651 22,372,386 17,164,651 22,372,386 17,164,651 22,372,386 17,164,651 22,372,386 17,164,651 22,372,386 17,173,230 18,528,059 17,164,651 22,372,386 18,751,765 23,752,562 24,667,757 24,675 761,226 374,267	sidual land val 25% AH 271,041 542,489 346,224 1,041 542,489 345,277 6,781 1,756,640 3,134,551 5,876,285 4,759,271 1,7970,942 5,600,365 10,912,858 4,759,271 1,756,640 3,134,551 5,876,285 4,759,271 6,756,781	Ues 30% AH	35% AH 238,825 248,056 192,589 649,741 290,137 897,265 409,814 1,082,902 485,304 1,547,916 686,118 2,197,667 981,560 2,696,193 1,967,104 4,943,121 4,943,121 1,944,646 16,40,721 10,414,646 16,40,721 10,414,646 16,40,721 10,414,646 16,40,721 10,414,646 16,40,721 10,414,646 16,40,721 10,414,646 16,40,721 10,414,646 16,40,721 10,414,646 16,40,721 10,414,646 16,40,721 10,414,646 16,40,721 10,414,646 16,40,721 10,414,646 16,40,721 10,414,646 16,40,721 10,414,646 16,40,721 10,414,646 16,40,721 10,414,646 16,40,721 10,414,646 16,40,721 10,414,646 16,410,721 10,414,646 16,410,721 10,414,646 16,410,721 10,414,646 16,410,721 10,414,646 16,410,721 10,414,646 16,410,721 10,414,646 16,410,721 10,414,646 16,410,721 16,41	40% AH	206,609 413,623 155,160 562,083 234,050 776,311 330,794 936,004 391,826 1,331,44 553,893 1,901,267 772,068 2,266,108 1,530,240 2,073,160 4,009,957 3,090,579 5,682,343 3,090,579 5,682,343 3,001,444 7,471,370 4,996,644 10,131,510 11,436,278 5,714,950 4,663,565 7,631,565 7,831,5	50%
Description One unit scheme (houses) Two unit scheme (houses) Two unit scheme (flats) Three unit scheme (flats) Three unit scheme (flats) Four unit scheme (flats) Four unit scheme (flats) Four unit scheme (flats) Four unit scheme (flats) Five unit scheme (flats) Five unit scheme (flats) Five unit scheme (flats) Seven unit scheme (flats) Ten unit scheme (flats) Ten unit scheme (flats) Ten unit scheme (flats) Twenty unit scheme (flats) Twenty unit scheme (flats) Tren unit scheme (flats) Tirty unit scheme (flats with community use on ground floor) Fifty unit scheme (flats - lower density) Seventy unit scheme (flats - holper density) Seventy unit scheme (flats - higher density) One hundred unit scheme (flats - higher density) Two hundred unit scheme (flats - higher density) Two hundred unit scheme (flats) Six hunded unit scheme (flats) Six hundred unit s	NOEVELOPED LAND) No of units	£5,275,753 BLV £175,858 £211,030 £395,681 £226,104 £527,575 £301,472 £685,469 £923,257 £527,575 £1,318,938 £753,679 £1,758,584 £1,172,389 £1,758,584 £2,930,974 £2,198,230 £4,103,363 £3,077,522 £5,861,947 £4,396,460 £6,792,921 £13,189,381 £17,585,842 £26,378,763 £5,275,753 £5,275,753 £5,275,753 £5,275,753 £5,275,753 £5,275,753	351,562 703,571 323,458 956,545 486,441 1,320,602 686,384 1,594,242 812,476 2,278,477 1,148,903 3,235,022 1,642,682 4,201,494 3,293,130 4,293,130 8,209,195 6,841,829 10,831,690 8,119,266 15,214,717 11,346,682 22,777,977 30,321,272 29,141,415 37,820,611 7,831,049 7,263,522 3,655,589 4,386,777	5% AH	10% AH 319,366 339,138 286,067 868,687 430,354 1199,649 807,364 1,448,144 7718,988 2,069,746 1,016,679 2,938,632 1,453,790 3,771,409 2,914,265 4,034,359 7,276,031 6,008,806 9,607,364 1,458,367 1,377 1,306 13,403,977 9,377,659 13,403,977 9,377,659 13,403,977 1,306 13,403,977 1,307 1	15% AH 303,258 606,921 267,371 825,058 402,311 1,139,171 567,854 1,375,096 672,259 950,566 2,790,437 3,596,366 2,724,833 3,764,360 6,899,449 5,592,295 9,115,241 1,355,472 2,683,602 21,355,472 2,683,603 21,355,472 2,683,603 21,355,472 2,683,603 21,355,472 2,683,603 21,355,472 2,683,603 21,355,472 2,683,603 21,355,472 2,683,603 21,355,472 2,683,603 21,355,472 2,683,603 21,355,472 2,683,673 1,783,783,783 1,784,785 1,785,785 1,785,785 1,785,785 1,785,785 1,785,785	20% AH 287,149 574,705 701,220 374,267 1,076,895 520,343 1,302,048 625,520 1,861,014 834,454 2,642,242 1,264,898 3,341,323 2,535,401 1,264,898 3,341,323 2,535,401 1,767,83 6,111,345 1,776,23 8,528,059 1,164,851 22,372,386 18,751,858 7,831,049 7,265,522 3,655,580 4,366,707	sidual land val 25% AH 271,041 542,489 346,224 1,016,218 346,224 1,016,218 346,224 345,669 346,245 345,669 346,245 345,669 346,245 346,2	Jues 30% AH 254, 953 510, 273 211, 284 693, 570 318, 180 957, 742 449, 324 1, 155, 950 52, 042 75, 230 2, 345, 852 1, 76, 006 2, 911, 236 2, 156, 536 2, 156, 536 3, 499, 704 4, 342, 759 7, 390, 792 7, 371, 384 10, 052, 456 7, 115, 493 11, 546, 530 577, 736, 792 30% AH 254, 933 510, 273 211, 284 693, 570 211, 284 693, 570 318, 180 957, 742 449, 324 1, 155, 957 318, 180 957, 742 449, 324 1, 155, 957 1, 156, 936 957, 742 449, 324 1, 155, 936	35% AH	40% AH	206,609 413,623 55,196 562,083 234,050 776,311 330,794 936,804 391,826 2,266,108 1,588,240 2,073,160 4,009,957 3,090,979 5,682,343 3,601,444 7,471,370 4,996,644 7,471,370 4,996,644 7,471,370 4,996,645 4,063,565 7,831,049 7,663,524 3,663,663 4,663	50%
Description One unit scheme (houses) Two unit scheme (houses) Two unit scheme (flats) Three unit scheme (flats) Three unit scheme (flats) Three unit scheme (flats) Four unit scheme (flats) Four unit scheme (houses) Four unit scheme (houses) Five unit scheme (flats) Seven unit scheme (houses) Seven unit scheme (flats) Seven unit scheme (flats) Ten unit scheme (flats) Ten unit scheme (flats) Ten unit scheme (flats) Twenty unit scheme (flats) Twenty unit scheme (flats) Twenty unit scheme (flats) Twenty unit scheme (flats with community use on ground floor) Fifty unit scheme (flats - inver density) Fifty unit scheme (flats - injer density) Seventy unit scheme (flats - injer density) One hundred unit scheme (flats - higher density) One hundred unit scheme (flats - higher density) Two hunded unit scheme (flats - lower density) Two hundred unit scheme (flats) So hundred unit scheme (flats) So hunded unit scheme (flats) Three hundred unit scheme (flats) Son lidustrial scheme intensification (60% plot ratio) Industrial scheme intensification (60% plot ratio) Industrial scheme (flats) Three unit scheme (flats) Three unit scheme (flats) Four unit scheme (flats)	NDEVELOPED LAND) No of units 1 2 3 3 4 4 5 7 7	£5,275,753 BLV £175,858 £263,788 £221,030 £395,881 £226,104 £527,575 £301,472 £6859,469 £376,839 £923,257 £527,575 £1,318,938 £753,679 £1,758,584 £2,930,974 £2,198,230 £4,103,336 £3,077,522 £5,881,947 £4,98,230 £4,103,381 £17,585,849 £2,930,974 £2,198,230 £4,103,381 £3,077,522 £5,881,947 £3,98,460 £4,103,381 £17,585,842 £26,378,763 £5,275,753 £5,275,753 £5,275,753 £5,275,753	351,502 703,571 323,458 956,545 486,441 1,320,602 686,384 1,594,242 812,476 2,78,477 1,148,903 3,235,022 1,642,662 4,201,494 3,293,130 8,119,266 8,119,266 8,119,266 15,214,717 0,321,222 29,114,115 7,831,049 7,263,522 29,141,415 7,831,049 7,263,522 29,141,415 7,831,049 7,263,522 29,141,415 7,831,049 7,263,522 29,141,415 7,831,049 7,263,522 29,141,415 7,831,049 7,263,522 29,141,415 7,831,049 7,263,522 29,141,415 7,831,049 7,263,522 29,141,415 7,831,049 7,263,522 29,141,415 7,831,049 7,263,522 3,655,569 4,364,707	5% AH 335,474 671,354 912,716 456,397 1,260,126 646,873 1,521,194 765,737 2,174,111 1,062,791 3,086,827 1,54,345 3,966,452 3,103,698 4,314,345 1,642,345 10,642,171 21,374,678 28,343,051 26,555,242 34,150,400 7,831,049 7,263,522 3,655,588 4,366,707	10% AH 319,366 309,138 266,067 886,887 430,354 430,354 430,354 4718,968 2,069,746 1,016,679 2,938,632 1,453,790 3,771,409 2,914,265 4,034,399 7,276,031 6,008,806 4,034,399 7,276,031 6,008,806 13,439,973 7,115,306 13,439,973 7,115,306 13,439,973 7,115,306 13,439,973 7,115,306 13,439,973 7,115,306 13,439,973 7,115,306 13,439,973 7,115,306 13,439,973 30,400,886 30	15% AH 303,258 606,921 267,371 522,058 402,311 1,139,171 567,854 1,375,096 672,259 1,965,379 950,566 2,790,437 1,359,344 3,556,366 2,724,833 3,754,450 6,809,449 5,592,295 12,633,602 24,358,608 25,558,608 26,358,608 27,258,508 28,508,608 28,358,608 28,3	20% AH 287,149 267,149 246,675 783,228 374,267 1,076,695 528,343 1,302,048 884,454 2,642,242 1,264,898 3,341,323 2,555,401 6,342,667 5,175,783 8,543,091 6,111,345 11,773,230 8,543,091 6,111,345 11,773,230 17,164,851 22,372,386 13,773,865 17,164,851 23,753,565 7,831,049 7,263,522 3,655,689 4,365,707	sidual land val 25% AH 271,041 542,489 229,980 730,395 346,224 486,634 1,726,786 16,785,781 1,756,648 818,342 2,493,047 1,170,452 3,126,779 2,345,969 16,146,244 16,146,244 16,146,245 16,146,246 16,146,244 16,146,245 16,1	Jues 30% AH 254, 933 510, 273 211, 284 693, 570 318, 180 957, 742 449, 324 1, 155, 950 2, 914, 603 2, 914, 603 2, 914, 603 2, 914, 603 2, 914, 603 2, 914, 603 3, 404, 704 4, 342, 759 2, 10, 75, 76, 76 3, 75, 76, 76 3, 75, 76 3, 76, 76 3, 76, 76 3, 76, 77 3, 76, 76 3, 76, 76 3, 76, 76 3, 76, 76 3, 76, 76 3, 76, 76 3, 76, 76 3, 76, 76 3, 76, 76 3, 76, 76 3, 76, 76 3, 76, 76 3, 76, 76 3, 76, 76 3, 76, 76 3, 76, 76 3,	35% AH	40% AH	206,609 413,623 55,196 562,083 234,050 776,311 330,794 936,804 391,026 2,061,003 1,582,240 2,071,160 4,009,957 3,090,579 3,601,444 7,471,470 4,09,957 3,601,444 7,471,470 4,09,957 3,601,444 7,471,470 4,09,957 3,601,444 7,471,470 5,714,956,644 10,131,510 12,436,276 5,714,959 4,663,565 7,631,049 7,263,522 5,655,569 4,366,707	50%
Description One unit scheme (houses) Two unit scheme (houses) Two unit scheme (houses) Two unit scheme (flats) Three unit scheme (flats) Four unit scheme (houses) Four unit scheme (flats) Four unit scheme (houses) Four unit scheme (houses) Five unit scheme (houses) Five unit scheme (houses) Five unit scheme (flats) Seven unit scheme (flats) Ten unit scheme (flats) Ten unit scheme (flats) Ten unit scheme (flats) Tren unit scheme (flats) Twenty unit scheme (flats) Tiren unit scheme (flats) Tiren unit scheme (flats) Tiren unit scheme (flats with community use on ground floor) Fifty unit scheme (flats - lower density) Fifty unit scheme (flats - lower density) Seventy unit scheme (flats - lower density) One hundred unit scheme (flats - lower density) One hundred unit scheme (flats - lower density) Two hunded unit scheme (flats - lower density) Two hundred unit scheme (flats) Four hundred unit scheme (flats) Six hunded unit scheme (flats) Three hundred unit scheme (flats) Six hunded unit scheme (flats) Four unit scheme (houses) Tree unit scheme (houses) Two unit scheme (houses) Two unit scheme (flats) Four unit scheme (flats) Four unit scheme (flats) Four unit scheme (flats) Four unit scheme (flats) Five unit scheme (flats) Twenty unit scheme (flats) Twenty unit scheme (houses) Tree unit scheme (flats) Twenty unit scheme (flats) Twenty unit scheme (houses) Tree unit scheme (houses) Tree unit scheme (houses) Tree unit scheme (flats) Twenty unit scheme (houses) Twenty unit scheme (flats) Twenty unit scheme (houses) Twenty unit scheme (flats) Twenty unit scheme (flats)	NDEVELOPED LAND) NO of units 1 2 3 3 4 4 5 7 7 10 10	£5,275,753 BLV £175,858 £263,788 £211,030 £395,881 £226,104 £527,575 £301,472 £6859,469 £376,839 £923,257 £527,575 £1,318,938 £1,758,584 £1,172,389 £1,778,584 £1,172,389 £1,758,584 £2,930,974 £2,198,230 £4,103,363 £3,077,522 £5,881,947 £4,396,460 £3,077,522 £5,881,947 £4,396,460 £3,077,522 £5,881,947 £4,596,460 £3,757,573 £5,275,753 £5,275,753 £5,275,753 £5,275,753 £5,275,753 £5,275,753 £5,275,753 £5,275,753 £5,275,753 £5,275,753 £5,275,753 £5,275,753 £5,275,753 £5,275,753 £5,275,753 £5,275,753	351,502 703,571 323,458 956,545 486,441 1,320,602 812,476 2,778,477 1,148,903 3,235,022 1,642,662 4,201,494 3,293,130 4,594,298 8,209,195 6,841,629 10,831,680 8,119,266 15,214,717 11,346,662 2,777,917 7,30,321,272 29,141,415 37,820,611 7,831,049 7,263,522 3,655,566 4,307,777 PER HA 0% AH 351,582 703,371 323,458 956,545 430,401 1,320,602 686,384 1,594,242 812,476 2,276,477 1,148,903 3,235,022 1,642,682	5% AH 335,474 671,354 304,762 912,716 456,397 1,561,136 1,562,137 1,574,111 1,082,791 3,086,827 1,542,36 3,103,698 4,314,348 7,742,613 6,425,318 10,255,541 7,617,286 13,354,345 10,255,541 7,617,286 13,354,345 10,255,541 7,617,286 13,354,345 10,255,541 7,617,286 13,354,345 10,255,541 7,617,286 13,354,345 10,255,541 7,617,286 13,354,345 10,255,541 7,617,286 13,354,345 10,255,541 13,354,345 10,400 13,310,49 12,65,53,242 13,456,400 13,310,49 12,65,53,242 13,456,400 13,310,49 12,65,53,242 13,542,345 13,54	10% AH 319.366 339,138 286,067 668,867 430,354 1,199.649 807,364 1,448,144 77,293,522 3,632,632,632,632,632,632,632,632,632,63	15% AH 303,258 606,921 267,371 025,058 402,311 1,139,171 1587,854 1,375,096 672,259 950,566 2,790,437 1,359,344 3,556,360 2,724,833 3,744,450 6,809,449 5,592,295 9,115,241 1,319,171 26,809,976 1,355,472 26,809,976 1,355,472 26,809,976 1,355,472 26,809,976 1,355,472 26,809,976 1,355,472 26,809,976 1,371 3655,588 4,367,071 1,371 1,371 1,371 1,371 1,371 1,375,096 1,375,098	20% AH 287,149 574,705 761,220 374,267 761,220 374,267 1,070,696 528,343 1,302,048 625,520 1,861,014 884,454 1,264,868 1,341,323 2,535,401 3,474,501 6,342,867 5,777,783 8,528,059 7,766,511 7,777,230 8,528,059 7,766,511 7,777,230 8,528,059 7,766,511 7,766,	sidual land val 25% AH 271,041 542,489 346,224 1,010,227 2,345,969 3,126,279 2,345,969 3,126,279 2,345,969 3,126,279 2,345,969 3,126,279 2,345,969 3,126,279 2,345,969 3,126,279 2,345,969 3,126,279 2,345,969 3,126,279	ues 30% AH	35% AH 238,825 478,056 192,589 649,741 290,137 649,814 1,082,902 483,004 1,547,916 666,118 2,197,657 981,560 2,696,193 1,967,104 2,696,193 1,967,104 1,640,210 1,641,041 1,640,210 1,641,041 1,640,210 1,641,041 1,641,721 1,041,041 1,041,0	40% AH	206,609 413,623 552,083 234,050 776,311 330,794 936,004 391,826 2,266,108 1,588,240 2,073,160 4,009,957 3,090,979 5,682,343 3,000,444 7,471,370 4,996,644 10,131,510 12,436,278 5,714,956 4,685,585 4,966,707 4,97 4,97 4,97 4,97 4,97 4,97 4,97 4,9	50% 4
Description One unit scheme (houses) Two unit scheme (houses) Two unit scheme (flats) Three unit scheme (flats) Three unit scheme (flats) Four unit scheme (flats) Four unit scheme (flats) Four unit scheme (flats) Five unit scheme (flats) Five unit scheme (flats) Five unit scheme (flats) Five unit scheme (flats) Seven unit scheme (flats) Ten unit scheme (flats) Ten unit scheme (flats) Ten unit scheme (flats) Twenty unit scheme (flats) Tiventy unit scheme (flats) Thirty unit scheme (flats - ower density) Fifty unit scheme (flats - injer density) Seventy unit scheme (flats - injer density) One hundred unit scheme (flats - injer density) One hundred unit scheme (flats - injer density) There hundred unit scheme (flats - injer density) Two hunded unit scheme (flats - injer density) Two hunded unit scheme (flats - injer density) Two hundred unit scheme (flats) Six hundred unit scheme (flats) Six hundred unit scheme (flats) Six hundred unit scheme (flats) Three hundred unit scheme (flats) Three hundred unit scheme (flats) Two unit scheme (houses) Two unit scheme (houses) Trou unit scheme (flats) Three unit scheme (flats) Three unit scheme (flats) Four unit scheme (flats) Three unit scheme (flats) Three unit scheme (flats) Tree unit scheme (flats) Ten unit scheme (flats) Ten unit scheme (flats) Ten unit scheme (flats) Ten unit scheme (flats) Tren unit scheme (flats) Tren unit scheme (flats) Tren unit scheme (flats) Tren unit scheme (flats) Two unit scheme (flats) Two unit scheme (flats) Two unit scheme (flats) Two unit scheme (flats) Tren unit scheme (flats) Tren unit scheme (flats) Tren unit scheme (flats) Two unit scheme (flats) Two unit scheme (flats) Two unit scheme (flats) Two unit scheme (flats)	NDEVELOPED LAND) No of units 1 2 3 3 4 4 5 5 7 7 10 20 20	£5,275,753 BLV £175,858 £263,788 £221,030 £395,881 £226,104 £527,575 £301,472 £6859,469 £376,839 £923,257 £527,575 £1,318,938 £753,679 £1,758,584 £1,172,389 £1,758,584 £2,930,974 £2,198,230 £4,103,363 £3,077,522 £5,861,947 £4,396,460 £8,792,921 £13,189,381 £17,585,842 £26,378,763 £5,275,753 £5,275,753 £5,275,753 £5,275,753 £5,275,753 £5,275,753	351,502 703,571 323,458 956,545 486,441 1,320,602 686,384 1,594,242 812,476 2,78,477 1,148,903 3,235,022 1,642,682 4,201,494 3,293,130 8,119,266 8,209,195 6,841,829 18,331,680	5% AH	10% AH	15% AH 303,258 606,921 267,371 825,058 402,311 1.139,171 507,854 1,375,096 672,259 1,965,379 950,566 2,790,437 1,359,344 0,566,366 2,724,833 3,754,450 0,809,449 5,592,295 0,163,396 1,355,472 2,635,622 2,633,602 2,331,40 18,568,200 24,359,608 21,355,472 26,809,976 7,831,049 7,263,522 2,665,666 4,366,707	20% AH	sidual land val 25% AH 271,041 542,489 229,980 737,399 346,224 848,634 1,228,999 1,776,648 818,342 2,494,047 1,170,452 3,196,599 3,194,591 5,876,285 4,759,271 7,977,642 5,609,365 10,912,858 7,821,776 7,831,049 7,263,522 7,831,049 7,263,522 7,831,049 7,263,522 7,831,049 7,263,522 7,831,049 7,263,522 7,831,049 7,763,622 7,831,049 7,763,622 7,831,049 7,763,622 7,831,049 7,763,622 7,831,049 7,763,622 7,831,049 7,763,622 7,831,049 7,763,622 7,831,049 7,763,622 7,831,049 7,763,622 7,831,049 7,763,622 7,831,049 7,763,622 7,831,049 7,763,622 7,831,049 7,763,622 7,831,049 7,831,049 7,831,049 7,831,049 7,831,049 7,831,049 7,831,049 7,831,049 7,831,049 7,831,049 7,831,049 7,831,049 7,831,049 7,831,049 7,831,049 7,831,049 7,831,049 7,831,049 7,831,	Ues 30% AH 254, 533 510, 273 211, 284 659, 570 318, 180 557, 742 449, 324 1,155, 950 530, 042 1,155, 950 2,150, 334 2,150, 334 2,150, 334 2,150, 334 2,150, 334 2,150, 334 3,150, 33	35% AH	40% AH	206,609 413,623 55,196 562,083 234,050 776,311 330,794 936,804 391,026 1,339,184 553,993 1,991,267 3,090,579 5,62,343 3,601,444 7,77,370 4,996,644 7,77,368 7,831,049 7,263,522 3,655,689 43,865,769 413,623 4,386,707	50%
Description One unit scheme (houses) Two unit scheme (houses) Two unit scheme (houses) Two unit scheme (flats) Three unit scheme (flats) Three unit scheme (houses) Three unit scheme (houses) Four unit scheme (houses) Four unit scheme (houses) Four unit scheme (flats) Five unit scheme (flats) Seven unit scheme (houses) Seven unit scheme (flats) Ten unit scheme (flats) Ten unit scheme (flats) Ten unit scheme (flats) Twenty unit scheme (flats) Timenty unit scheme (flats) Timenty unit scheme (flats) Timenty unit scheme (flats - lower density) Fifty unit scheme (flats - lower density) Seventy unit scheme (flats - lower density) One hundred unit scheme (flats - lower density) One hundred unit scheme (flats - lower density) One hundred unit scheme (flats - lower density) Two hundred unit scheme (flats - lower density) Three hundred unit scheme (flats) Six hunded	NDEVELOPED LAND) NO of units 1 2 3 3 4 4 5 5 7 7 10 20 20 30 30	£5,275,753 BLV £175,858 £263,788 £221,030 £395,881 £226,104 £527,575 £301,472 £6859,469 £376,839 £923,257 £527,575 £1,318,938 £753,679 £1,758,584 £2,930,974 £2,198,230 £4,103,363 £3,077,522 £5,881,947 £4,396,460 £8,792,921 £13,189,381 £17,585,842 £26,378,763 £5,275,753 £5,275,753 £5,275,753 £5,275,753 £5,275,753 £5,275,753 £5,275,753 £5,275,753 £5,275,753	351,562 703,571 323,458 956,545 486,441 1,320,602 686,384 1,594,242 812,476 1,144,903 3,235,022 4,201,494 3,293,130 4,594,298 8,208,195 6,841,629 10,831,690 6,115,214,717 11,346,682 22,777,917 30,321,272 29,141,415 37,820,611 7,831,049 7,263,522 3,655,566 4,367,773,977 30,321,272 29,141,415 37,820,611 7,831,049 7,263,522 3,655,566 4,367,773,977 30,321,272 29,141,415 37,820,611 37,82	5% AH 355,474 671,354 304,762 912,716 456,397 1,260,426 3,006,627 1,521,194 765,737 2,174,111 0,02,791 3,086,827 1,542,366 4,105,366 4,	10% AH 319,366 309,138 266,067 668,857 450,364 1,199,649 607,364 1,48,144 718,998 2,069,746 1,016,679 2,938,632 1,453,790 3,771,409 2,914,265 4,034,399 7,276,031 6,008,806 13,493,973 7,115,306 13,493,973 7,115,306 13,493,973 7,115,306 13,493,973 7,115,306 13,493,973 7,115,306 13,493,973 7,115,306 13,493,973 7,115,306 13,493,973 13,493,973 14,383,973 15,306 16,306,306 17,276,312 18,310,49 7,263,522 18,310,49 7,263,522 19,971,438 26,365 28,3	15% AH 303,258 606,921 267,371 826,058 402,311 1,139,171 567,654 1,375,096 672,259 1,965,379 950,566 2,760,637 1,359,344 3,556,366 2,724,833 3,754,450 6,809,449 1,152,249 1,152,295 1,681,326 1,781,326 1,78	20% AH 267,149 274,067 246,675 783,283 374,267 1,078,695 526,940 1,302,048 625,520 1,861,014 884,454 2,642,242 1,248,898 3,341,323 2,258,401 1,773,230 8,522,372,386 1,763,695 17,164,651 22,372,386 18,763,678 23,773,374 18,773,270 18,773,270 18,773,270 17,773,270 18,773,270 17,773,270 18,773,270 17,773,270 18,773,770 1	sidual land val 25% AH 271,041 542,489 229,980 737,399 346,224 1,018,218 488,634 1,228,999 576,781 1,756,648 818,342 2,459,607 1,170,452 3,126,279 2,345,969 10,912,858 4,759,271 15,756,182 20,385,164 16,146,244 16,146,244 17,263,522 18,176 18,756,182 20,385,164 18,176 18,756,182 20,385,164 19,485,583 7,831,049 7,233,525 3,655,585 4,355,70 sidual land val 225,809,365 10,912,858 4,821,776 15,756,182 20,385,164 16,146,244 19,485,583 7,831,049 7,233,522 1,012,234 1,013,242 1,010,218 2,248,027 1,010,218 2,248,027 1,010,218 2,248,027 1,010,218 2,248,027 1,010,218 2,248,027 1,010,218 2,248,027 1,010,218 2,248,027 1,010,218 2,248,027 1,010,218 2,248,027 1,010,218 2,248,027 1,170,452 3,126,279 2,345,969 3,195,551 5,676,285	ues 30% AH 254, 933 510, 273 211, 284 693, 570 316, 180 957, 742 49, 924 1, 155, 950 2, 914, 603 5, 409, 704 4, 327, 759 10, 752, 808 4, 327, 759 5, 107, 934 10, 052, 486 7, 115, 493 4, 327, 759 7, 398, 792 5, 107, 934 10, 052, 486 7, 115, 493 14, 351, 515 18, 397, 943 18, 397, 943 18, 397, 943 18, 397, 943 19, 19, 19, 19, 19, 19, 19, 19, 19, 19,	35% AH 238,625 478,056 192,589 649,741 290,137 897,265 409,814 1,082,902 485,304 1,547,916 686,118 2,167,674 1,944,646 1,944,943,121 1,944,646 1,944,944,946 1,944,944,944 1,944,944,944 1,944,944,944	40% AH	206,609 413,623 155,160 562,083 234,050 776,311 330,794 936,004 391,826 2,366,108 1,532,240 2,073,160 4,009,957 3,090,579 5,682,343 3,601,444 10,131,510 12,436,278 5,714,950 4,651,652 4,561,707 4,747,370 4,	50%
Description One unit scheme (houses) Two unit scheme (houses) Two unit scheme (flats) Three unit scheme (flats) Three unit scheme (flats) Four unit scheme (flats) Four unit scheme (flats) Four unit scheme (flats) Five unit scheme (flats) Five unit scheme (flats) Five unit scheme (flats) Seven unit scheme (flats) Seven unit scheme (flats) Tire unit scheme (flats) Ten unit scheme (flats) Ten unit scheme (flats) Twenty unit scheme (flats) Twenty unit scheme (flats) Tire unit scheme (flats - lower density) Fifty unit scheme (flats - lower density) Fifty unit scheme (flats - lower density) Fifty unit scheme (flats - lower density) One hundred unit scheme (flats - lower density) Twenty unit scheme (flats) Three unit scheme (flats) Sonal scale Office Medium scale Office Industrial scheme intensification (60% plot ratio) Industrial scheme intensification (60% plot ratio) Two unit scheme (flats) Three unit scheme (flats) Three unit scheme (flats) Four unit scheme (flats) Four unit scheme (flats) Three unit scheme (flats) Four unit scheme (flats) Three unit scheme (flats) Three unit scheme (flats) Three unit scheme (flats) Two unit scheme (flats) Two unit scheme (flats) Twenty unit scheme (flats - lower density) One hundred unit scheme (flats - lower density) One hundred unit scheme (flats - lower density)	NDEVELOPED LAND) No of units	£5,275,753 BLV £175,858 £263,788 £221,030 £395,881 £226,104 £527,575 £301,472 £6859,469 £376,839 £923,257 £527,575 £1,318,938 £753,679 £1,758,584 £2,930,974 £2,198,230 £4,103,363 £3,077,522 £5,881,947 £4,396,460 £8,792,921 £13,189,381 £17,585,842 £26,378,763 £5,275,753 £5,275,753 £5,275,753 £5,275,753 £5,275,753 £5,275,753 £5,275,753 £5,275,753 £5,275,753	351,502 703,571 323,458 956,545 486,441 1,320,602 686,384 1,594,242 812,476 2,78,477 1,146,903 3,235,022 1,642,682 4,201,494 3,293,130 8,119,266 5,214,717 11,346,682 22,777,917 30,321,272 29,141,415 37,820,611 7,831,049 7,263,522 22,777,917 30,321,272 29,141,415 37,820,611 7,831,049 7,263,522 29,741,415 37,820,611 38,85,07 PER HA 0% AH 351,582 4,385,07 PER HA 0% AH 351,582 703,571 323,488 703,682 703,671 323,488 704 705,071 706,071 707 707 707 707 707 707 707 707 707	5% AH 335,474 671,354 304,762 912,716 456,397 1,521,194 765,537 2,174,111 1,082,791 3,086,827 1,542,368 3,04,762 3,04,762 3,04,762 3,04,762 4,042,713	10% AH 319,366 326,067 368,687 430,354 1199,649 607,364 1,448,144 778,998 2,069,746 1,016,679 2,914,265 3,0771,409 2,914,265 3,0771,409 2,914,265 3,0771,409 2,914,265 3,0771,409 2,914,265 3,0771,409 2,914,265 3,0771,409 2,914,265 3,0771,409 2,914,265 3,0771,409 2,914,265 3,0771,409 2,914,265 3,0771,409 2,914,265 3,077,409 2,914,265 3,077,409 2,914,265 3,077,409 2,914,265 3,077,409 2,914,265 3,077,409 2,914,265 3,077,409 3,077 3,077 3,077 3,077 3,077 3,077 3,077 3,077 3,077 3,077 3,077 3,077 3,077 3,07	15% AH 303,258 606,921 267,371 825,058 402,311 1.139,171 567,854 1.375,096 6,72,259 1.965,379 950,566 2,790,437 1.359,344 3,559,346 3,559,366 2,724,833 3,744,356 6,89,449 5,592,295 9,115,241 1.355,472 2,833,602 21,355,472 2,833,602 21,355,472 2,833,603 21,355,472 2,833,603 21,355,472 2,833,603 21,355,472 2,833,603 21,355,472 2,833,603 21,355,472 2,833,603 21,355,472 2,833,603 21,355,472 2,833,603 21,355,472 2,833,603 21,355,472 2,833,603 21,355,472 2,833,603 21,355,472 2,833,603 21,355,472 2,833,603 21,355,472 2,833,603 21,355,472 2,833,603 21,355,473 267,371 368,503 3,754,450 6,809,449 3,556,366 2,790,437 1,356,364 3,556,366 2,790,437 1,356,364 3,556,366 2,790,437 1,356,364 3,556,366 2,790,437 1,356,364 3,556,366 2,790,437	20% AH 287,149 287,149 246,675 701,220 374,267 1,076,695 526,343 1,302,048 625,520 1,861,014 834,454 2,642,242 2,535,401 1,762,523 2,535,401 1,763,695 528,343 1,302,048 207,149 574,705 246,675 7,831,049 7,265,522 3,72,366 4,366,707 Ret 20% AH 207,149 574,705 246,675 7,831,049 7,265,522 3,72,366 1,861,014 6,25,520 1,861,014 6,26,520 1,861,014 6,26,520 1,861,014 6,26,520 1,861,014 6,26,520 1,861,014 6,26,520 1,861,014 6,342,667 5,777,673 3,474,501 6,342,675 5,777,673 3,543,091	sidual land val 25% AH 271,041 542,489 279,800 737,399 346,224 1,016,218 48,834 1,228,999 1,348,561 1,356,608 1,356,76,81 1,756,648 1,356,76,81 1,756,648 1,356,76,81 1,756,648 1,356,76,81 1,356,76,8	ues 30% AH 254, 533 510, 273 211, 284 693, 570 318, 180 557, 742 449, 324 1, 155, 950 532, 042 1, 652, 282 752, 230 2, 345, 852 1, 076, 006 2, 911, 236 2, 156, 536 3, 143, 151 13, 397, 943 13, 544, 630 7, 733, 792 4, 386, 707 4, 386, 707 4, 386, 707 4, 386, 707 4, 386, 707 4, 386, 707 4, 386, 707 4, 386, 707 4, 386, 707 4, 386, 707 4, 386, 707 5, 107, 384 1, 155, 554 1, 155, 555 1, 165, 282 2, 365, 585 1, 165, 282 2, 365, 585 1, 165, 282 2, 365, 585 1, 165, 282 2, 365, 585 1, 155, 585 1, 155, 585 1, 155, 585 1, 155, 585 1, 155, 585 1, 155, 585 1, 155, 585 1, 155, 585 1, 155, 585 1, 155, 585 1, 155, 585 1, 155, 585 1, 155, 585 1, 155, 585 1, 155, 585 2, 156, 536 2, 1	35% AH	40% AH	206,609 413,623 55,190 562,083 234,050 776,311 330,794 936,804 391,826 2,266,108 1,586,240 2,073,160 4,009,957 3,090,579 5,682,343 3,601,444 7,471,370 4,996,644 10,131,510 12,436,278 5,14,956 4,060,957 3,655,589 4,865,767 4,831,049 7,263,522 3,655,589 4,867,77 4,996,604 413,623 155,198 562,083 330,794 456,009 413,623 155,198 562,083 330,794 330,794 330,794 330,794 330,794 351,901,267 76,311 330,794 351,901,267 76,311 330,794 351,901,267 76,311 330,794 351,901,267 352,668 2,266,108 1,586,240 2,073,160 4,009,957 5,682,243	2, 2, 3, 4, 5, 6, 6, 7, 7, 7, 7, 3, 3, 3, 4, 50% A
Description One unit scheme (houses) Two unit scheme (houses) Two unit scheme (flats) Three unit scheme (flats) Three unit scheme (flats) Four unit scheme (flats) Four unit scheme (flats) Five unit scheme (flats) Five unit scheme (flats) Seven unit scheme (houses) Five unit scheme (flats) Seven unit scheme (flats) Seven unit scheme (flats) Ten unit scheme (flats) Ten unit scheme (flats) Ten unit scheme (flats) Twenty unit scheme (flats) Twenty unit scheme (flats) Twenty unit scheme (flats) Fifty unit scheme (flats - lower density) Fifty unit scheme (flats - lower density) Fifty unit scheme (flats - ligher density) One hundred unit scheme (flats - higher density) One hundred unit scheme (flats - lower density) Two hunded unit scheme (flats - lower density) Two hundred unit scheme (flats - lower density) Tren hundred unit scheme (flats - lower density) Tren hundred unit scheme (flats) Six hunded unit scheme (flats)	Text Text	£5,275,753 BLV £175,858 £211,030 £395,681 £226,104 £527,575 £301,472 £685,469 £376,839 £923,257 £527,575 £1,318,938 £1,758,584 £2,930,974 £2,198,230 £4,103,363 £3,077,522 £5,861,947 £4,364,600 £4,003,803 £3,077,522 £5,861,947 £5,755,753 £5,275,753	351,562 703,571 323,458 956,545 486,441 1,320,602 8812,476 2,278,477 1,148,903 3,235,022 4,201,494 3,293,130 4,594,298 8,209,195 6,841,629 10,831,690 8,119,266 15,214,717 11,346,682 2,777,917 20,14145 37,820,611 7,831,049 7,263,522 3,656,666 4,362,777,917 7,831,049 7,263,522 3,656,666 4,362,777 PER HA 0% AH 351,582 3,656,666 4,362,767 PER HA 0% AH 351,582 4,201,494 3,233,458 956,545 486,441 1,320,602 686,334 1,594,242 1,148,903 3,235,022 1,642,682 4,201,494 3,293,130 4,594,298 6,203,195 6,841,829 1,831,690 8,313,690 8,119,266	5% AH 335,474 671,354 456,397 1,260,426 646,873 1,521,194 765,737 2,174,111 1,062,791 3,086,827 3,103,698 4,103,698 4,103,698 4,104,642,171 1,062,791 3,064,653 3,103,698 4,104,642,171 1,062,791 3,064,653 1,0642,171 2,1374,678 65% AH 335,474 671,354 304,762 912,716 646,873 1,260,126 646,873 1,211,940 1,2	10% AH 319,366 639,138 286,067 888,887 430,354 430,354 4,199,649 607,364 1,448,144 718,989 2,069,746 1,016,679 2,938,632 1,453,780 3,771,409 2,914,265 4,024,399 7,276,031 6,008,806 639,138 7,115,306 13,439,73 3,007,655 19,971,438 26,366,267 27,276,031 26,366,267 27,276,031 27,276,031 28,366,367 39,376,367 39,377,478 39,377 3	15% AH 303,258 606,921 267,371 522,058 402,311 1,139,171 567,854 1,375,096 672,259 1,965,379 950,566 2,724,833 3,754,450 6,809,449 5,592,295 6,808,21 26,838,602 21,355,472 28,809,976 7,831,049 7,835,526 4,356,606 21,355,472 26,809,976 7,831,049 7,835,526 4,356,707	20% AH	sidual land val 25% AH 271,041 542,489 346,224 1,010,218 486,634 1,228,999 577,761 1,756,648 818,342 2,494,047 1,170,452 3,134,551 5,876,285 4,759,271 7,970,42 5,609,365 10,912,658 20,385,164 16,145,244 17,173,352 2,3655,589 4,367,77	Ues 30% AH	35% AH 238,625 478,025 192,589 649,741 290,137 897,265 409,814 1,547,916 686,118 2,197,657 981,560 2,694,943,121 3,925,909 649,741 290,137 897,265 4,005,404 1,002,902 4,002,404 1,002,902 4,002,404 1,002,404 1,002,404 1,002,404 1,002,404 1,002,404 1,002,404 1,002,404	40% AH	206,609 413,623 55,196 562,083 234,050 776,311 330,794 936,804 391,026 1,339,184 553,093 1,901,267 7,92,668 2,266,108 1,582,240 1,073,160 4,009,957 3,691,444 7,77,370 4,996,644 10,131,510 12,436,278 5,714,559 4,385,707 45% AH 206,609 413,622 155,198 24,050 776,311 330,184 24,050 776,311 330,184 298,385 4,385,707	50% /
Description One unit scheme (houses) Two unit scheme (flats) Three unit scheme (flats) Three unit scheme (flats) Four unit scheme (flats) Four unit scheme (flats) Four unit scheme (flats) Five unit scheme (flats) Five unit scheme (flats) Five unit scheme (houses) Five unit scheme (flats) Seven unit scheme (flats) Seven unit scheme (flats) Seven unit scheme (flats) Ten unit scheme (flats) Ten unit scheme (flats) Twenty unit scheme (flats) Twenty unit scheme (flats) Thirty unit scheme (flats - lower density) Fifty unit scheme (flats - lower density) Seventy unit scheme (flats - higher density) One hundred unit scheme (flats - higher density) One hundred unit scheme (flats - higher density) Two hundred unit scheme (flats - higher density) Two hundred unit scheme (flats) Six hunded unit scheme (flats) Three hundred unit scheme (flats) Six hunded unit scheme (flats) Four hundred unit scheme (flats) Four hundred unit scheme (flats) Four hundred unit scheme (flats) Fix hunded unit scheme (flats) Fix hunded unit scheme (flats) Fix hunded unit scheme (flats) Fix hundred unit scheme (flat	NDEVELOPED LAND) NO of units 1 2 3 3 4 4 5 5 7 7 7 10 10 20 20 30 30 50 70 70 70 100 100 200	£5,275,753 BLV £175,858 £263,788 £226,104 £526,7575 £301,472 £6859,469 £923,257 £527,575 £1,318,938 £753,679 £1,758,584 £1,172,389 £1,758,584 £2,930,974 £2,198,230 £1,758,584 £2,930,974 £2,198,230 £1,758,584 £2,930,974 £2,198,230 £1,758,584 £2,930,974 £2,198,230 £1,758,584 £2,930,974 £2,198,230 £1,758,584 £2,930,974 £2,198,230 £3,077,522 £5,861,947 £4,396,460 £8,792,921 £13,189,381 £17,585,842 £26,378,763 £5,275,753	351,562 703,571 323,458 956,545 486,441 1,320,602 686,384 1,594,242 812,476 2,778,477 1,148,903 3,235,022 1,642,682 4,201,494 3,293,130 4,594,248 8,209,195 6,841,829 10,831,690 4,368,707 PER HA 0% AH 351,552 3655,560 4,366,707 PER HA 0% AH 351,552 3655,560 4,366,707 PER HA 0% AH 351,552 17,831,049 7,263,522 1646,441 1,320,602 1,441,415 1,594,242 1,441,415 1,594,242 1,441,445 1,594,242 1,441,445 1,594,242 1,441,445 1,594,242 1,441,445 1,594,242 1,441,445 1,594,242 1,441,445 1,594,242 1,441,445 1,594,242 1,441,445 1,594,242 1,441,445 1,594,242 1,441,445 1,594,242 1,441,445 1,594,242 1,441,445 1,	5% AH 335, 474 671, 354 304, 762 912, 716 456, 397 1,501, 194 765, 737 2,174, 111 102, 791 3,086, 827 1,542, 368 1,343, 434 7,42, 613 6,425, 318 10,255, 541 7,617, 286 3,103, 698 4,314, 348 7,42, 613 6,42, 77 2,374, 678 26, 334, 051 26, 553, 242 3,105, 200 7,831, 049	10% AH 319,366 309,138 286,067 888,887 430,354 1,199,649 607,364 1,448,144 776,998 2,099,746 1,016,679 2,938,632 1,453,790 3,771,400 2,914,265 4,034,399 7,276,031 6,08,866 6,39,138 26,366,628 23,959,085 4,366,777 10% AH 319,366 653,138 7,310,49 7,263,522 23,959,085 4,366,777	15% AH 303.258 606,921 267,371 825,058 402,311 1.139,171 507,854 1,375,096 672,259 1,965,379 950,566 2,790,437 1,359,344 0,566,200 24,355,606 21,355,472 806,976 7,831,049 7,83	20% AH	sidual land val 25% AH 271,041 542,489 229,980 737,399 346,224 1,012,218 488,634 1,228,999 776,761 1,756,648 818,342 2,494,047 1,170,452 5,609,365 1,912,628 4,759,271 7,770,642 5,609,365 1,912,628 4,759,271 1,756,648 16,148,244 271,041 542,489 273,699 37	ues 30% AH 254 933 510,273 211,284 693,570 313,180 957,742 49,324 1,155,950 2,914,603 5,409,704 4,342,759 7,396,792 5,107,394 10,052,485 7,310,499 10,052,485 7,310,499 10,052,485 7,310,499 10,052,485 7,310,499 10,052,485 10,052,486 10,052,486 11,052,486 1	35% AH	40% AH	206,609 413,623 55,166 562,083 234,050 776,311 330,794 936,804 391,626 2,266,108 1,582,240 2,073,160 4,009,957 3,091,444 7,471,370 4,96,644 1,383,184 1,383,	50%
Description One unit scheme (houses) Two unit scheme (houses) Two unit scheme (flats) Three unit scheme (flats) Four unit scheme (flats) Four unit scheme (flats) Four unit scheme (flats) Five unit scheme (flats) Seven unit scheme (flats) Seven unit scheme (flats) Ten unit scheme (flats) Twenty unit scheme (flats) Twenty unit scheme (flats) Tirry unit scheme (flats - lower density) Fifty unit scheme (flats - lower density) Fifty unit scheme (flats - higher density) Seventy unit scheme (flats - higher density) One hundred unit scheme (flats - lower density) Twenty unit scheme (flats - lower density) Two hundred unit scheme (flats) Six hundred unit scheme (flats) Three hundred unit scheme (flats) Two hundred unit scheme (flats - lower density) One hundred unit scheme (flats -	NDEVELOPED LAND) No of units 1 2 3 3 4 4 4 5 5 7 7 10 20 20 30 30 50 70 70 70 100 200 200 300 400	£5,275,753 BLV £175,858 £211,030 £395,681 £226,1044 £527,575 £301,472 £685,469 £376,839 £923,257 £527,575 £1,318,938 £753,679 £1,758,584 £1,1728,584 £1,1728,584 £2,930,974 £2,198,230 £4,103,363 £3,077,522 £5,861,947 £2,198,230 £4,103,363 £3,077,522 £5,861,947 £2,500 £37,575 £5,275,753	351,502 703,571 323,458 956,545 486,441 1,320,602 686,384 1,594,242 812,776 1,148,903 3,293,130 4,594,268 8,209,195 6,841,829 10,831,690 8,119,266 15,214,717 30,321,272 29,114,115 37,820,611 7,831,049 7,263,522 29,777,917 00,321,272 29,114,115 37,820,611 7,831,049 7,263,522 29,14,1415 37,820,611 7,831,049 7,263,522 29,14,1415 37,820,611 7,831,049 7,263,522 1,645,546 1,594,242 8,144 1,320,602 1,546,341 1,320,602 1,546,341 1,320,602 1,546,341 1,320,602 1,546,341 1,320,602 1,546,341 1,320,602 1,546,341 1,320,602 1,546,341 1,320,602 1,546,341 1,320,602 1,546,341 1,320,602 1,546,341 1,320,602 1,546,341 1,320,602 1,546,341 1,320,602 1,546,341 1,320,602 1,546,341 1,320,602 1,546,341 1,320,602 1,546,341 1,346,341 1	5% AH 335,474 304,762 912,716 453,397 1,260,126 646,673 1,521,194 765,737 2,174,111 1,082,791 3,086,627 1,548,236 3,986,452 3,134,348 7,742,613 6,425,318 10,259,541 7,617,286 4,341,354,345 2,341,354,345 2,341,354,345 3,4150,400 7,831,049	10% AH 319,366 6067 686,867 430,354 430,354 430,354 4718,998 2,069,746 1,453,790 3,771,409 2,914,265 4,034,399 7,276,031 6,008,806 3,404,399 7,115,306 13,493,973 9,376,55 19,971,438 26,366,292 23,665,588 4,040,368 4,	15% AH 303,258 606,921 267,371 826,058 402,311 1,139,171 567,854 1,375,096 672,259 1,965,379 950,566 2,724,833 3,754,450 6,803,449 5,592,295 9,115,241 6,613,326 12,633,602 2,633,602 12,633,602 12,633,602 12,633,602 12,633,602 12,633,602 12,633,602 12,633,602 12,633,602 12,633,602 12,633,602 13,554,70 15% AH 1303,258 13,554,70 15% AH 1303,258 13,554,70 15% AH 1303,258 13,554,568 13,555,586 13,75,096 15% AH 1303,258 1303,25	20% AH 267,149 274,067 246,675 783,263 374,267 1,076,695 528,343 1,302,048 6,262 1,861,014 884,454 2,642,242 1,264,898 3,341,323 2,535,401 1,773,230 8,582,343 1,302,048 6,117,78,93 1,778,93 1,	sidual land val 25% AH 271,041 542,489 545,699 578,781 1,755,648 8120,345,649 1,755,75,818 20,385,164 16,148,244 1,755,271 1,770,452 1,757,770,770	ues 30% AH 254, 533 510, 273 211, 284 693, 570 318, 180 557, 742 449, 324 1, 155, 950 532, 042 1, 156, 536 7, 181, 049 7, 263, 522 1, 264, 630 318, 180 577, 244 4, 342, 759 7, 367, 364 7, 165, 368 7, 165, 368 7, 17, 364 7, 181, 049 7, 263, 522 1, 264, 267 1, 156, 930 318, 180 577, 244 4, 342, 759 7, 367, 364 7, 165, 368 7, 17, 364 7, 181, 049 7, 263, 522 1, 156, 536 2, 156, 536 3, 154, 937 4, 342, 759 7, 367, 742 4, 3	35% AH 238,625 478,025 192,589 649,741 290,137 897,265 409,614 1,547,916 686,118 2,197,657 981,560 2,696,193 4,605,404 9,192,114 6,404,721 3,925,999 4,967,676 2,976,776 35% AH 238,825 4,943,121 3,925,999 4,967,74 250,107 35% AH 238,825 478,056 4,967,74 250,107 357,657 3	40% AH	206,609 413,623 55,196 562,083 234,050 776,311 330,794 936,804 391,026 1,339,184 553,993 1,901,267 7,92,668 2,266,108 1,582,240 2,077,160 4,009,957 3,090,579 5,603,444 7,471,370 4,060,444 10,131,510 12,436,278 4,565,569 4,366,707	50% /



Table 6.12.5: Appraisal results – 70% London Affordable Rent and 30% Shared ownership (values of £8,506 per square metre)

Company Comp	ICHMOND LOCAL PLAN VIABILITY TESTING ENCHMARK LAND VALUE 1 (EXISTING RESIDENTIAL)	Sales value £8,506 psn	n £13,609,600	PER HA	AH tenure	Rented 70%	SO 30%	Frst Hms 0%						
Property	Description	;	£6.3m p.h. BLV		5% AH	10% AH	15% AH				35% AH	40% AH	45% AH	50% AH
Section for the part	2 Two unit scheme (houses)	2	£680,480		351,679 703,765 322,376	•	317,757 635,920 283,131	300,797 601,998 263,508	283,835 568,076 243,886			232,952 466,310 185,018	215,991 432,387 165,396	199,030 398,465
The part of the	4 Three unit scheme (houses)	3	£1,020,720	1,002,960		910,660	864,510 425,950	818,360 396,517	,	726,061	679,911			541,46
9 President professor 1	7 Four unit scheme (flats)	4	£777,691	725,567	684,097	642,629	601,160	1,129,931 559,690	518,221		435,283	393,814	352,345	310,87
Section of the content of the cont	9 Five unit scheme (flats)	5	£972,114	858,828	809,771	760,715	1,440,850 711,658				515,432	466,376	417,319	902,43 368,26
P. 1. P. 1	11 Seven unit scheme (flats)	7	£1,360,960	1,214,401	1,145,013	1,075,626	1,006,239 2,923,833	936,852		798,078	728,691	659,303	589,917	
Company Comp	13 Ten unit scheme (flats) 14 Twenty unit scheme (houses and flats)	20	£1,944,229 £4,536,533	1,736,250	1,637,125	1,538,000	1,438,877	1,339,752		1,141,503	1,042,379	943,254	844,130	745,00
Common content Comm	15 Twenty unit scheme (flats) 16 Thirty unit scheme (flats with community use on ground floor)	30	£4,536,533	4,871,336	4,577,535	4,283,734	3,989,932	2,685,372 3,696,131	2,486,566 3,402,330	2,287,761 3,108,529	2,088,955 2,814,729	2,520,927	1,691,344 2,226,310	1,931,63
Company of the Comp	18 Fifty unit scheme (flats - higher density)	50	£5,670,667	7,260,017	6,823,560	6,387,102	5,950,645				5,262,518 4,204,816 7,182,335		4,283,182 3,330,567 5,983,314	
Company Comp	20 Seventy unit scheme (flats - higher density) 21 One hundred unit scheme (flats - lower density)	70	£7,938,933	8,618,334	8,092,349	7,566,364	· 6	6,514,392 12,433,779	5,988,406 11,530,789		4,936,435 9,724,808	4,410,449 8,821,817	3,884,463 7,918,827	3,358,47 7,015,83
Company Comp	22 One hundred unit scheme (flats - higher density) 23 Two hunded unit scheme (flats)	200	£22,682,667	24,098,282			19,686,570	9,086,550 18,215,999	8,348,336 16,745,428	7,608,398 15,271,748		6,128,124 12,323,144		4,647,84 9,374,54
Company	25 Four hundred unit scheme (flats)	400	£45,365,333	31,528,511	<u>.</u>	26,113,139 26,113,139	25,957,908 23,398,855	23,878,001 20,674,855	21,798,093 17,950,855	19,718,185 15,226,855	17,638,277 12,502,856	15,558,370 9,778,855	7,049,820	11,398,55 4,300,09
Company Comp	27 Small scale Office 28 Medium scale Office	-	£13,609,600		6,790,089 6,083,793		6,790,089 6,083,793	6,790,089 6,083,793	6,790,089 6,083,793	6,790,089 6,083,793	6,790,089 6,083,793	6,790,089 6,083,793	6,790,089 6,083,793	6,790,08 6,083,79
Part	29 Industrial Scheme new build (50% plot ratio) 30 Industrial scheme intensification (60% plot ratio)			3,655,589 4,386,707	3,655,589 4,386,707	3,655,589 4,386,707	3,655,589 4,386,707	3,655,589 4,386,707	3,655,589 4,386,707	3,655,589 4,386,707	3,655,589 4,386,707	3,655,589 4,386,707	3,655,589 4,386,707	3,655,58 4,386,70
Company Comp	ENCHMARK LAND VALUE 2 (SECONDARY OFFICES)		£12,386,600					Res	idual land val	ues				
Total content from	1 One unit scheme (houses)	1	£412,887	368,640	351,679	334,718	317,757	300,797	283,835	266,874	249,913	232,952	215,991	199,03
Fleen of storing (School) - Company (School)	3 Two unit scheme (flats)	2	£495,464	341,999	322,376	302,754	283,131	263,508 818,360		224,263	204,641	185,018	165,396	
The control information 1	5 Three unit scheme (flats) 6 Four unit scheme (houses)	3	£530,854 £1,238,660	514,251 1,384,646	484,818 1,320,967	455,385	425,950	396,517 1,129,931	367,082 1,066,251	337,649 1,002,572	308,214 938,893	278,781 875,214	249,347 811,535	219,91 747,85
Security Community Community Community Community C	8 Five unit scheme (houses)	5	£1,548,325	1,671,600	1,594,683		.i			1,210,100	1,133,184	1,056,267	979,351	
	10 Seven unit scheme (houses)	7	£2,167,655	2,388,998	2,279,107	<u></u>	2,059,323 1,006,220		613,545 1,839,539 867,465					368,26 1,290,07
1 Employ and prime (Institute of the Prime (Instit	12 Ten unit scheme (houses) 13 Ten unit scheme (flats)	10	£3,096,650	3,391,958	3,235,916	3,079,875	•				2,299,665 1,042,379			
Fig. 14 (1996) Common Process Comm	14 Twenty unit scheme (houses and flats) 15 Twenty unit scheme (flats)	20	£4,128,867 £2,752,578	3,480,593	3,281,787	3,082,982	2,884,177		3,292,612 2,486,566	3,066,479 2,287,761	2,840,348 2,088,955		2,388,084 1,691,344	1,492,53
	17 Fifty unit scheme (flats - lower density)	50	£6,881,444	8,690,198	8,200,530	7,710,861	7,221,193			5,708,529 5,752,188 4,641,273	2,614,729 5,262,518 4.204,816	2,520,927 4,772,850 3,768,272	2,226,310 4,283,182 3,330,562	7 1,931,63 2 3,793,51 7 2,892,86
Company Comp	19 Seventy unit scheme (Industrial/employment led scheme) 20 Seventy unit scheme (flats - higher density)	70	£9,634,022	11,378,910	10,779,399	10,179,888	9,580,378	8,980,868	8,381,357 5,988,406	7,781,846	7,162,335 4,936,435	6,582,825 4,410,449	5,963,314 3,884,463	5,383,80 3,358,47
Simple function (Continue) 1.00	21 One hundred unit scheme (flats - lower density) 22 One hundred unit scheme (flats - higher density)	100	£10,322,166			10,562,977	9,824,764		11,530,789 8,348,336	10,627,798 7,608,398	9,724,808 6,868,261		7,918,827 5,387,986	7,015,83 4,647,84
Company Comp	24 Three hundred unit scheme (flats)	300	£30,966,499	24,098,282 32,195,836	·	28,037,816	13,000,370	18,215,999 23,878,001	16,745,428 21,798,093	15,271,748 19,718,185	13,797,446 17,638,277	12,323,144 15,558,370		9,374,54
Commonweal Commonwea	25 Four nundred unit scheme (flats) 26 SK hunded unit scheme (flats) 27 Small scale Office	600	£61,932,998		37,195,309	33,361,097	29,526,883 6,790,089		21,858,457 6,790,089		14,150,903 6,790,089	10,284,814 6,790,089		2,523,71 6,790.08
Company Company Moderate C	28 Medium scale Office 29 Industrial Scheme new build (50% plot ratio)	-	£12,386,600 £12,386,600	6,083,793 3,655,589	6,083,793 3,655,589		6,083,793 3,655,589	6,083,793 3,655,589	6,083,793 3,655,589	6,083,793 3,655,589	6,083,793 3,655,589	6,083,793 3,655,589	6,083,793 3,655,589	6,083,79 3,655,58
Control profession No. of Parl No. Am No	30 industrial scheme Intensification (60% piot ratio)		£12,386,600	4,366,707	4,366,707	4,300,707	4,366,707	4,300,707	4,366,707	4,300,707	4,366,707	4,366,707	4,366,707	4,386,70
The principal principal Comment														
Street management (Management (Managemen	1 One unit scheme (houses)	No of units	BLV £175,858	368,640	351,679	334,718	317,757	20% AH 300,797	25% AH 283,835	30% AH 266,874	249,913	232,952	215,991	199,03
The control principal (1997) The control principal (1998)	Description 1 One unit scheme (houses) 2 Two unit scheme (houses) 3 Two unit scheme (flats)	1	£175,858 £263,788 £211,030	368,640 737,687 341,999	351,679 703,765 322,376	334,718 669,842 302,754	317,757 635,920 283,131	20% AH 300,797 601,998 263,508	25% AH 283,835 568,076 243,886	30% AH 266,874 534,154 224,263	249,913 500,232 204,641	232,952 466,310 185,018	215,991 432,387 165,396	199,03 398,46 145,77
Service and scanner (flowers)	Description 1 One unit scheme (houses) 2 Two unit scheme (houses) 3 Two unit scheme (flats) 4 Three unit scheme (flouses) 5 Three unit scheme (flats)	1	£175,858 £263,788 £211,030 £395,681 £226,104	368,640 737,687 341,999 1,002,960 514,251	351,679 703,765 322,376 956,810 484,818	334,718 669,842 302,754 910,660 455,385	317,757 635,920 283,131 864,510 425,950	20% AH 300,797 601,998 263,508 818,360 396,517	25% AH 283,835 568,076 243,886 772,210 367,082	30% AH 266,874 534,154 224,263 726,061 337,649	249,913 500,232 204,641 679,911 308,214	232,952 466,310 185,018 633,761 278,781	215,991 432,387 165,396 587,611 249,347	199,03 398,46 145,77 541,46 219,91
22 Tear And Anthere (Nousea)	Description 1 One unit scheme (houses) 2 Two unit scheme (houses) 3 Two unit scheme (flats) 4 Three unit scheme (houses) 5 Three unit scheme (flats) 6 Four unit scheme (houses) 7 Four unit scheme (flats)		\$175,858 \$283,788 \$211,030 \$395,681 \$226,104 \$527,575 \$301,472	368,640 737,687 341,999 1,002,960 514,251 1,384,646 725,567 1,671,600	351,679 703,765 322,376 956,810 484,818 1,320,967 684,097 1,594,683	334,718 669,842 302,754 910,660 455,385 1,257,289 642,629 1,517,767	317,757 635,920 283,131 864,510 425,950 1,193,610 601,160 1,440,850	20% AH 300,797 601,998 263,508 818,360 396,517 1,129,931 559,690 1,363,934	25% AH 283,835 568,076 243,886 772,210 367,082 1,066,251 518,221 1,287,017	30% AH 266,874 534,154 224,263 726,061 337,649 1,002,572 476,753 1,210,100	249,913 500,232 204,641 679,911 308,214 938,893 435,283 1,133,184	232,952 466,310 185,018 633,761 278,781 875,214 393,814 1,056,267	215,991 432,387 165,396 587,611 249,347 811,535 352,345 979,351	199,03 398,46 145,77 541,46 219,91 747,85 310,87 902,43
Now Now Company Co	Description 1 One unit scheme (houses) 2 Two unit scheme (houses) 3 Two unit scheme (flats) 4 Three unit scheme (houses) 5 Three unit scheme (flats) 6 Four unit scheme (flats) 7 Four unit scheme (flats) 8 Five unit scheme (houses) 9 Five unit scheme (houses) 9 Five unit scheme (houses) 9 Five unit scheme (flats) 10 Seven unit scheme (houses)		BLV £175,858 £263,788 £211,030 £395,681 £226,104 £527,575 £301,472 £659,469 £376,839 £923,257	368,640 737,687 341,999 1,002,960 514,251 1,384,646 725,567 1,671,600 858,828 2,388,998	351,679 703,765 322,376 956,810 484,818 1,320,967 684,097 1,594,683 809,771 2,279,107	334,718 669,842 302,754 910,660 455,385 1,257,289 642,629 1,517,767 760,715 2,169,215	317,757 635,920 283,131 864,510 425,950 1,193,610 601,160 1,440,850 711,658 2,059,323	20% AH 300,797 601,998 253,508 818,360 396,517 1,129,931 559,690 1,563,934 662,602 1,949,431	25% AH 283,835 588,076 243,886 772,210 367,082 1,066,251 518,221 1,287,017 613,545 1,839,539	30% AH 266,874 534,154 224,263 726,061 337,649 1,002,572 476,753 1,210,100 564,489 1,729,648	249,913 500,232 204,641 679,911 308,214 938,893 435,283 1,133,184 515,432 1,619,755	232,952 466,310 185,018 633,761 278,781 875,214 393,814 1,056,267 466,376 1,509,863	215,991 432,387 55,366 587,611 249,347 611,535 352,345 979,351 417,319 1,399,971	199,0 398,4 145,7 541,4 219,9 747,8 310,8 902,4 368,26 1,290,07
17 Pin y and schorer (finds -) work orderately C. (25.95) W. (18.92) C. (25.95) W. (18.92) C. (25.95) W. (18.92) C. (25.95) W. (18.92) W.	Description 1 One unit scheme (houses) 2 Two unit scheme (houses) 3 Two unit scheme (flats) 4 Three unit scheme (houses) 5 Three unit scheme (flats) 6 Four unit scheme (houses) 7 Four unit scheme (houses) 9 Five unit scheme (houses) 9 Five unit scheme (flats) 0 Seven unit scheme (flats) 10 Seven unit scheme (flats) 11 Seven unit scheme (flats) 12 Ten unit scheme (houses)		ELV £175,858 £263,788 £211,030 £395,681 £226,104 £527,575 £301,472 £659,469 £376,839 £923,257 £527,575 £1,318,938	366,640 737,687 341,999 1,002,960 514,251 1,384,646 725,567 1,671,600 855,828 2,388,598 1,214,401 3,391,958	351,679 703,765 322,376 956,610 484,818 1,320,967 684,097 1,594,683 809,771 2,279,107 1,145,013 3,235,916	334,718 669,842 302,754 910,660 455,385 1,257,289 642,629 1,517,767 760,715 2,169,215 1,075,626 3,079,675	317,757 635,920 263,131 864,510 425,950 1,193,610 601,100 1,440,850 711,658 2,059,323 1,006,239 2,923,833	20% AH 300,797 601,998 263,508 816,360 396,517 1,129,931 559,690 1,363,934 662,602 1,949,431 936,852 2,767,791	25% AH 283,835 568,076 243,886 772,210 367,082 1,066,251 1,267,017 613,545 1,339,539 867,465 2,611,749	30% AH 266,874 266,874 224,263 726,061 337,649 1,002,572 476,753 1,210,100 564,489 1,729,648 789,078	249,913 500,232 204,641 679,911 308,214 938,893 435,263 1,133,184 515,432 1,619,755 728,691 2,299,665	232,952 465,310 188,018 633,761 278,781 875,214 393,614 1,056,267 466,376 1,509,663 659,303 2,143,624	215,991 432,387 165,396 587,611 249,347 811,535 352,046 979,351 417,319 1,399,971 589,917 1,987,552	199,03 398,46 145,74 219,97 747,85 310,67 902,43 366,26 1,290,07 520,52
	Description 1 One unit scheme (houses) 2 Two unit scheme (houses) 3 Two unit scheme (flats) 4 Three unit scheme (flats) 5 Three unit scheme (flats) 6 Four unit scheme (flats) 7 Four unit scheme (flats) 8 Five unit scheme (houses) 9 Five unit scheme (houses) 9 Five unit scheme (flats) 10 Seven unit scheme (flats) 10 Seven unit scheme (flats) 11 Seven unit scheme (flats) 12 Seven unit scheme (flats) 13 Seven unit scheme (flats) 14 Seven unit scheme (flats) 15 Seven unit scheme (flats) 15 Seven unit scheme (flats) 16 Seven unit scheme (flats) 17 Seven unit scheme (flats) 18 Seven unit scheme (flats) 1		ELV £175,858 £263,788 £211,030 £395,681 £226,104 £527,575 £301,472 £659,469 £376,839 £923,257 £527,575 £1,318,938	355,640 737,687 341,959 1,002,960 514,251 1,384,646 725,567 1,671,600 858,828 2,388,998 1,214,401 3,391,958 1,736,250 4,422,271 3,480,593	351,679 703,765 702,776 956,810 464,618 1,320,967 684,097 1,594,683 809,771 2,279,107 1,145,013 3,235,916 1,637,125 4,197,135 3,281,787	334,710 669,842 902,754 910,660 455,365 1,257,289 642,629 1,517,767 760,715 2,169,215 1,075,626 3,079,675 1,538,000 3,971,007 3,062,982	317,757 635,920 283,131 864,510 425,950 1,193,610 601,160 1,440,850 711,658 2,059,322 1,006,239 2,923,833 1,438,877 3,744,876 2,884,177	20% AH 300,797 301,998 263,508 818,360 396,517 1,129,931 1,29,931 1,363,934 662,602 1,363,934 936,852 2,767,751 1,339,752 3,5518,754 2,685,372	25% AH 283,835 568,076 543,886 772,210 367,082 1,066,251 1,267,017 613,545 1,839,539 867,455 2,611,749 1,240,627 3,292,612 2,446,556	30% AH 266,874 266,874 224,263 725,061 337,649 1,002,572 476,753 1,210,100 564,489 1,725,648 788,078 2,455,707 1,141,503 3,066,479 2,267,761	249,910 500,232 204,641 679,911 306,214 938,893 435,283 1,133,164 515,432 1,619,755 726,691 2,299,665 1,042,379 2,840,348 2,088,955	252,952 466,310 155,018 633,761 278,761 375,214 1,056,267 466,376 1,509,063 2,143,024 943,254 2,014,216 1,890,149	215,991 432,367 165,566 587,611 249,347 811,535 52,345 979,351 417,319 1,399,971 589,917 1,967,652 844,130 2,388,064 1,691,344	199,03 398,46 541,46 219,91 747,85 310,87 902,43 368,26 1,290,07 520,52 1,303,54 745,00
2. To it. Number of the achieve (first - hower density)	Description 1 One unit scheme (houses) 2 Two unit scheme (houses) 3 Two unit scheme (flats) 4 Three unit scheme (flats) 5 Three unit scheme (flats) 6 Four unit scheme (flats) 7 Four unit scheme (flats) 8 Five unit scheme (flats) 9 Five unit scheme (houses) 9 Five unit scheme (flats) 10 Seven unit scheme (flats) 11 Seven unit scheme (flats) 12 Ten unit scheme (flats) 13 Ten unit scheme (flats) 14 Twenty unit scheme (houses and flats) 15 Twenty unit scheme (flats) 16 Tirty unit scheme (flats with community use on ground floor) 17 Fifty unit scheme (flats - lower density)		\$\begin{array}{c} \text{ELV} \\ \text{£175,858} \\ \text{£263,788} \\ \text{£211,030} \\ \text{£395,681} \\ \text{£226,104} \\ \text{£226,104} \\ \text{£27,575} \\ \text{£301,472} \\ \text{£659,469} \\ \text{£376,575} \\ \text{£377,575} \\ \text{£37,575} \\ \text{£37,18,938} \\ \text{£758,679} \\ \text{£1,758,584} \\ \text{£1,758,584} \\ \text{£1,758,584} \\ \text{£2,930,974} \end{array}	355,640 737,687 341,999 1,002,960 514,251 1,384,646 725,567 1,671,600 855,622 2,388,998 1,214,401 3,391,958 1,736,250 4,423,271 3,480,593 4,877,936 8,690,198	351,679 703,765 322,376 956,810 484,818 1,320,967 684,097 1,594,683 809,771 2,279,107 1,145,013 3,235,916 1,637,125 4,197,139 3,281,787 4,77,536 8,200,530	334,718 669,842 302,754 910,660 455,385 1257,289 642,629 1,517,767 760,715 1,075,626 3,079,875 1,538,600 3,971,007 3,082,982 4,263,734 7,710,861	317,757 635,920 283,131 644,510 425,950 1,193,610 601,160 1,440,850 711,655 2,059,323 1,006,239 2,923,833 1,438,877 3,744,676 2,884,177 5,589,632 7,221,193	20% AH 300,797 601,958 263,508 818,360 396,517 1,129,931 559,690 1,363,934 662,602 1,949,431 956,852 2,767,791 1,339,752 3,518,744 2,685,372 3,666,131 6,731,525	25% AH 283,835 566,076 243,886 772,210 367,032 1,066,251 518,221 1,287,017 613,545 1,839,539 867,465 2,611,749 1,240,627 3,252,612 2,486,566 3,402,330 6,241,356	30% AH 266,874 253,154 224,263 726,061 337,649 337,649 1,002,572 476,753 1,210,100 554,489 1,729,648 798,078 2,455,707 1,141,503 3,066,470 2,287,761 3,106,529 5,752,188	249,913 500,232 204,641 679,911 308,214 933,693 435,283 1,133,184 515,432 1,619,755 726,691 2,299,685 1,042,379 2,840,348 2,088,955 2,814,729 5,262,518	252,952 466,310 653,761 276,781 393,814 1.055,267 466,376 5,509,863 659,003 2,143,624 2,614,216 1,890,149 2,520,27 4,772,650	215,991 432,387 165,396 567,611 249,347 911,535 352,345 979,351 417,319 1,399,971 599,917 1,987,582 844,130 2,388,084 1,691,344 2,283,084	199,03 398,46 541,46 219,93 747,05 310,87 303,25 1,290,07 520,52 1,831,54 745,00 2,161,95 1,492,55 1,931,63
24 First number of us scheme (risks) - C177-558-12 (18.09.38) - C177-55	Description 1 One unit scheme (houses) 2 Two unit scheme (houses) 3 Two unit scheme (flats) 4 Three unit scheme (flats) 5 Three unit scheme (flats) 6 Four unit scheme (houses) 7 Four unit scheme (flats) 8 Five unit scheme (flats) 9 Five unit scheme (flats) 10 Seven unit scheme (flats) 11 Seven unit scheme (flats) 12 Ten unit scheme (flats) 13 Ten unit scheme (flats) 14 Twenty unit scheme (flats) 15 Twenty unit scheme (flats) 16 Thirty unit scheme (flats)		ELV £175,858 £211,030 £395,681 £226,104 £527,575 £301,472 £659,469 £376,839 £923,257 £527,575 £1,318,938 £753,679 £1,758,584 £1,172,389 £1,758,584 £2,930,974 £2,198,230 £4,103,363	355,640 737,687 341,999 1,002,960 514,251 1,344,646 725,567 1,671,600 856,828 2,388,998 1,214,401 3,391,958 1,736,250 4,423,271 3,480,593 4,871,336 8,690,198 7,260,017 11,376,910	351,679 703,765 703,765 703,765 956,810 464,618 1,320,967 1,594,683 809,771 2,279,107 1,145,013 3,235,916 1,637,125 4,197,139 3,281,787 4,577,535 8,200,530 6,823,560 10,779,399	334,710 669,842 902,754 910,660 455,385 1,257,289 1,517,767 760,715 2,169,215 1,075,626 3,079,075 1,538,000 9,971,007 3,082,982 4,283,734 7,710,861 6,387,102	317,757 635,920 283,131 864,510 425,950 1,193,610 601,160 1,440,850 711,658 2,059,323 1,006,239 2,923,633 1,438,877 3,744,676 2,884,177 3,989,932 7,221,193 5,950,645 9,580,378	20% AH 300,797 601 958 263,508 818,360 306,517 1,129,931 559,690 1,363,934 662,602 1,949,431 930,852 2,767,791 1,339,752 3,518,744 2,685,372 3,696,131 6,731,525 5,514,167 8,980,868	25% AH 283,835 588,076 243,886 772,210 397,082 1,066,251 518,221 1207,017 613,545 1,839,539 67,465 2,611,749 1,240,627 3,292,612 2,486,566 3,402,330 6,241,856 5,077,730 8,381,357	30% AH 266,874 253,154 224,263 726,061 337,649 1,002,572 476,753 1,210,100 564,489 1,726,648 788,078 2,455,707 1,141,503 3,066,479 2,267,761 3,108,529 5,752,188 4,641,273 7,761,846	249,910 500,232 204,641 679,911 306,214 938,893 435,263 1,133,184 515,432 1,619,755 728,691 2,299,665 1,042,379 2,840,348 2,088,955 2,814,729 5,262,518 4,204,816 7,182,335	252,952 466,310 155,016 633,761 276,761 875,214 1,056,267 466,376 1,599,863 2,143,024 943,254 2,614,216 1,890,149 2,500,27 4,772,850 3,768,273 6,582,625	215,991 432,387 165,566 587,611 249,347 811,535 979,351 417,319 1,399,971 1,987,562 844,130 2,383,094 1,691,344 2,226,310 4,283,182 3,330,567 5,983,314	199,03 398,44 445,77 541,46 219,91 747,88 310,87 902,43 368,22 1,290,07 520,52 1,031,64 745,00 2,161,00 1,492,55 1,031,63 1,492,55 1,531,63 1,531,6
28 Six Number of Charles	Description 1 One unit scheme (houses) 2 Two unit scheme (houses) 3 Two unit scheme (flats) 4 Three unit scheme (flats) 5 Three unit scheme (flats) 6 Four unit scheme (flats) 7 Four unit scheme (flats) 8 Five unit scheme (houses) 9 Five unit scheme (houses) 10 Seven unit scheme (houses) 11 Seven unit scheme (flats) 12 Ten unit scheme (houses) 11 Ten unit scheme (houses) 11 Ten unit scheme (flats) 12 Ten unit scheme (flats) 13 Ten unit scheme (flats) 14 Twenty unit scheme (flats) 15 Twenty unit scheme (flats with community use on ground floor) 17 Fifty unit scheme (flats - hover density) 18 Fifty unit scheme (flats - higher density) 19 Seventy unit scheme (flats - higher density) 10 One hundred unit scheme (flats - higher density) 11 One hundred unit scheme (flats - higher density) 12 One hundred unit scheme (flats - higher density) 13 One hundred unit scheme (flats - higher density) 14 One hundred unit scheme (flats - higher density) 15 One hundred unit scheme (flats - higher density)		ELV £175,858 £261,030 £395,681 £226,104 £527,575 £301,472 £659,469 £376,839 £923,257 £527,575 £1,318,938 £753,679 £1,758,584 £2,930,974 £2,198,230 £4,103,363 £3,077,522 £5,881,947 £4,396,460	355,640 737,687 341,999 1,002,960 511,251 1,384,646 725,567 1,671,600 858,828 2,388,998 1,214,401 3,391,958 1,736,250 4,422,271 3,480,593 4,871,336 6,901,195 7,260,017 11,376,910 8,618,334 10,045,743 12,039,404	351,679 703,765 703,765 703,765 956,810 464,618 1,320,967 1,594,683 809,771 2,279,107 1,145,013 3,235,916 1,637,125 4,197,139 3,281,707 4,577,535 6,200,530 6,823,560 10,779,399 8,092,349 15,142,752 11,301,191	334,710 669,842 902,754 910,660 455,365 1,257,289 642,629 1,517,767 760,715 2,169,215 1,075,626 3,070,675 1,538,000 3,971,007 3,062,982 4,283,734 7,710,661 6,387,102 10,179,888 7,566,364 1,239,761	317,757 635,920 283,131 864,510 425,950 1,193,610 601,160 1,440,850 711,658 2,059,322 1,006,239 2,923,833 1,438,877 3,744,876 2,864,177 3,989,932 7,221,193 5,950,645 9,580,378 7,040,377 7,040,377 15,336,771 9,824,764	20% AH 300,797 301,998 263,508 816,360 396,517 1129,931 559,680 1,363,934 662,602 1,949,431 936,852 2,767,791 1,339,752 3,518,744 2,685,372 3,696,131 6,751,525 5,514,187 8,960,688 6,514,387 1,2433,779 3,066,550	25% AH 283,835 568,076 243,886 772,210 367,082 1,066,251 518,221 1,287,017 613,545 1,297,017 613,545 2,611,749 1,240,627 3,292,612 2,468,566 3,402,330 6,241,856 5,077,730 8,381,357 5,988,406 1,1550,788	30% AH 266,874 253,154 224,263 726,061 337,649 1,002,572 476,753 1,210,100 564,489 1,726,648 788,078 2,455,707 1,141,503 3,066,479 2,267,761 3,108,529 5,752,188 4,644,273 7,761,646 5,462,420 1,0627,798 7,608,398	249,910 500,232 204,641 679,911 305,214 938,993 435,283 1,133,184 515,432 1,619,755 728,691 2,290,665 1,042,379 2,840,348 2,080,955 2,814,729 5,202,518 4,204,816 7,102,335 4,936,435 9,724,808	252,952 466,310 150,000 633,761 278,781 393,814 1,056,267 466,376 1,509,683 2,140,624 943,254 1,080,149 2,520,927 4,772,650 3,768,273 5,530,625 4,410,449 8,821,817 6,128,1317 6,128,1317	215,991 432,367 165,566 587,611 249,347 811,535 52,245 979,351 417,319 1,399,971 1,597,632 844,130 2,388,064 1,691,344 2,226,310 2,238,067 5,933,314 3,330,567 5,963,314 3,884,463 7,988,844	199,03 398,46 349,77 541,46 219,97 747,88 902,43 902,43 1,290,07 520,52 1,331,54 745,00 1,492,53 1,931,65 1,492,53 1,931,65 2,892,86 5,983,80 3,358,47 7,015,85
28	Description 1 One unit scheme (houses) 2 Two unit scheme (houses) 3 Two unit scheme (flats) 4 Three unit scheme (flats) 5 Three unit scheme (flats) 6 Four unit scheme (flats) 7 Four unit scheme (flats) 8 Five unit scheme (flats) 9 Five unit scheme (houses) 9 Five unit scheme (houses) 10 Seven unit scheme (flats) 11 Seven unit scheme (flats) 12 Ten unit scheme (flats) 13 Ten unit scheme (flats) 14 Twenty unit scheme (flats) 15 Twenty unit scheme (flats) 16 Tirty unit scheme (flats) 17 Tirty unit scheme (flats with community use on ground floor) 18 Fifty unit scheme (flats - higher density) 19 Seventy unit scheme (flats - higher density) 10 Seventy unit scheme (flats - higher density) 10 One hundred unit scheme (flats - higher density) 21 One hundred unit scheme (flats - higher density) 22 One hundred unit scheme (flats - higher density) 23 Two hundred unit scheme (flats) Three hundred unit scheme (flats)		\$175,858	355,640 737,687 341,999 1,002,960 514,251 1,384,646 725,567 1,671,600 855,028 1,214,401 3,391,958 1,733,250 4,423,271 3,480,593 4,671,336 8,690,198 7,260,017 11,376,910 8,616,334 16,045,743 12,039,404 24,099,362 32,195,636	351,679 703,765 322,376 956,810 484,818 1,320,967 684,097 1,594,683 809,771 1,145,013 3,235,916 1,637,725 4,197,139 3,281,787 4,777,335 8,200,530 6,823,560 10,779,399 8,092,349 15,142,752 11,301,191 22,627,7191 30,117,724	334,718 669,842 302,754 910,660 455,385 1,257,289 642,629 1,517,767 760,715 1,075,626 3,079,875 1,538,000 3,971,007 3,082,982 7,710,861 6,387,102 10,179,888 7,566,364 14,239,761 10,562,977 21,157,411 26,037,816	317,757 635,920 283,131 864,510 425,950 1,193,610 601,160 1,440,850 711,655 2,059,323 1,006,239 2,923,833 1,438,877 3,744,676 2,884,177 7,221,193 5,950,373 7,221,193 5,950,645 9,580,376 7,040,377 13,336,771 9,824,764	20% AH 300,797 601,958 263,508 818,360 396,517 1,129,931 559,690 1,363,934 662,660 1,949,431 956,852 2,767,791 1,339,752 3,5618,744 2,685,372 3,696,131 6,731,525 5,514,187 8,980,686 6,514,392 12,453,779 9,086,550 18,215,599 18,215,599	25% AH 283,835 566,076 243,886 772,210 567,062 1,066,251 518,221 1,287,017 613,545 1,839,539 867,465 2,611,749 1,240,627 3,292,612 2,466,566 3,402,330 6,241,856 5,077,730 6,331,357 5,988,406 11,530,783 8,348,336 11,530,783	30% AH 266,874 253,154 224,263 726,061 337,649 1,002,572 476,753 1,210,100 564,489 1,729,640 798,078 2,455,707 1,141,503 3,066,479 2,207,761 3,108,529 5,752,188 4,641,273 7,761,846 5,462,420 10,627,798 17,603,398 15,271,748	249,913 500,232 204,641 679,911 308,214 933,693 435,283 1,133,184 515,432 1,619,755 726,691 2,299,685 1,042,379 2,840,348 2,088,955 2,814,722 5,262,518 4,204,816 7,102,335 4,936,435 9,724,608 6,808,261 17,638,277	252,952 466,310 633,761 276,781 393,814 1.055,267 466,376 2,143,624 2,614,216 1,890,149 2,520,527 3,766,273 6,52,625 4,410,449 6,52,625 4,410,449 6,526,625	215,991 432,387 557,611 249,347 911,535 352,345 979,351 417,319 1,399,971 599,917 1,987,582 844,130 2,388,084 1,691,344 2,226,340 4,283,182 3,330,567 4,283,182 3,330,567 1,984,463 7,518,627 5,387,966	199,03 398,44 219,97 541,46 219,97 747,33 310,87 363,26 1,290,07 520,52 1,831,55 745,00 2,161,96 1,492,55 1,991,65 3,793,51 2,892,86 5,303,305,84 7,015,65 4,647,84
Description No of units BLV O's AH 5% AH 5% AH 15% AH 15% AH 20% AH 25% AH 30% AH 35% AH 40% AH 45% AH 50% AH 10% AH 10% AH 15% AH 20% AH 25% AH 30% A	Description 1 One unit scheme (houses) 2 Two unit scheme (flats) 4 Three unit scheme (flats) 5 Three unit scheme (flats) 6 Four unit scheme (flats) 7 Four unit scheme (flats) 8 Five unit scheme (flats) 9 Five unit scheme (flats) 10 Seven unit scheme (flats) 11 Seven unit scheme (flats) 12 Ten unit scheme (flats) 13 Ten unit scheme (flats) 14 Twenty unit scheme (flats) 15 Twenty unit scheme (flats) 16 Thirty unit scheme (flats) 17 Tifty unit scheme (flats) 18 Eveny unit scheme (flats) 19 Seventy unit scheme (flats) 10 The unit scheme (flats) 10 The unit scheme (flats) 11 The unit scheme (flats) 12 Ten unit scheme (flats) 13 The unit scheme (flats) 14 Twenty unit scheme (flats) 15 Twenty unit scheme (flats) 16 Thirty unit scheme (flats - lower density) 17 Fifty unit scheme (flats - lower density) 18 Seventy unit scheme (flats - lower density) 19 Seventy unit scheme (flats - lower density) 20 One hundred unit scheme (flats - lower density) 21 One hundred unit scheme (flats - lower density) 22 Two hunded unit scheme (flats) 23 Two hunded unit scheme (flats) 24 Three hundred unit scheme (flats) 25 Four hundred unit scheme (flats)		ELV £175,858 £226,104 £1,758,584 £2,930,974 £2,930,974 £2,930,974 £2,930,974 £3,938,64,933,974 £2,930,975,975,975,975,975,975,975,975,975,975	355,640 737,687 341,999 1,002,960 511,251 1,348,646 725,567 1,671,600 858,828 2,386,998 1,214,401 3,391,958 1,736,250 4,422,77 4,423,77 4,420,77 1,736,250 4,736,017 1,736,250 1	351,679 703,765 703,765 956,810 454,518 1,320,967 684,097 1,594,683 809,771 2,279,107 1,145,013 3,235,916 1,637,125 4,197,139 3,281,787 4,577,535 6,200,530 10,779,399 8,092,349 8,092,349 11,301,191 22,627,711 30,117,724 8,820,825 37,195,309	334,710 669,842 902,754 910,660 455,365 1,257,289 642,629 1,517,767 760,715 2,169,215 1,075,626 3,079,675 1,538,000 3,971,007 3,082,982 4,283,734 7,710,861 6,387,102 10,179,888 7,566,364 14,239,761 10,562,977 21,157,141 28,037,816 26,133,139 33,361,097	317,757 635,920 283,131 864,510 425,950 1,193,610 601,160 1,440,850 711,658 2,059,323 1,006,239 2,923,633 1,438,877 3,744,876 2,884,177 3,989,932 7,221,193 5,950,645 9,580,378 7,040,377 13,336,771 9,824,764 19,686,570 25,957,908	20% AH 300,797 601 958 263,508 818,360 396,517 1,129,931 559,690 1,363,934 662,602 1,949,431 936,852 2,767,791 1,339,752 3,518,744 2,685,572 3,696,131 6,731,525 5,514,167 8,980,868 6,514,397 1,433,779 9,086,550 18,215,999 23,878,001 20,674,855 25,692,670	25% AH 283,835 588,076 243,886 772,210 357,032 1,066,251 518,221 1,207,017 613,545 1,839,539 867,465 2,611,749 1,240,627 3,292,612 2,486,566 3,402,330 6,241,856 5,077,730 8,381,357 5,988,406 11,530,789 8,381,357 5,988,406 11,530,789 8,381,357 5,988,406 11,530,789 8,381,357 5,988,406 11,530,789 8,381,357 5,988,406 11,530,789 8,381,357 5,988,406 11,530,789 8,381,357 5,988,406 11,530,789 8,381,357 5,988,406 11,530,789 8,381,357 5,988,406 11,530,789 8,381,357 5,988,406 11,530,789 8,381,357 5,988,406 11,530,789 8,381,357 5,988,406 11,530,789 8,381,357 5,988,406 11,530,789 8,381,357 5,988,406 11,530,789 8,381,357 5,988,406 11,530,789 8,381,357 5,988,406 11,530,789 8,381,387 8,388,336 8,381,388 8,382,388 8,383,388 8,383,388 8,383,388 8,383,388 8,383,388 8,383,388 8,383,388 8,383,388 8,388,38	30% AH 266,874 253,154 224,263 726,061 337,649 1,002,572 476,753 1,210,100 564,489 1,726,646 788,078 2,455,707 1,141,503 3,066,479 2,267,761 3,108,529 5,752,188 4,641,273 7,781,846 5,462,420 10,627,798 15,271,748 19,718,185 5,266,855 16,016,992	249,910 500,232 204,641 679,911 305,214 938,893 435,283 1,133,164 515,432 1,619,755 726,691 2,299,665 1,042,379 2,840,348 2,088,955 2,814,729 5,262,516 7,102,335 4,936,435 9,724,608 6,865,261 13,797,4460 6,865,261 13,797,4460 17,638,277 2,500,555 14,150,503	252,952 466,310 156,06 633,761 278,761 375,214 1,056,267 466,376 1,509,063 2,145,024 943,254 2,614,216 1,890,149 2,520,927 4,772,650 3,766,273 6,582,025 4,410,449 6,821,617 6,128,124 1,583,144 1,5	215,991 432,387 165,666 587,611 249,347 811,535 52,345 979,351 417,319 1,399,971 1,997,652 844,130 2,388,064 1,691,344 2,226,310 4,283,162 3,330,567 5,983,314 3,884,463 1,084,683 1,084,6	199,03 398,46 398,46 219,97 541,46 219,97 747,88 902,43 902,43 902,43 1,290,07 520,52 1,301,54 745,00 1,492,53 1,931,63 3,793,61 3,358,47 7,015,63 4,647,84 9,374,56 1,398,66
Description No of units BLV 0% AH 5% AH 10% AH 15% AH 15% AH 15% AH 20% AH 25% AH 30% AH 35% AH 40% AH 45% AH 50% AH 10% AH 10% AH 10% AH 10% AH 15% A	Description 1 One unit scheme (houses) 2 Two unit scheme (flats) 4 Three unit scheme (flats) 5 Three unit scheme (flats) 6 Four unit scheme (flats) 7 Four unit scheme (flats) 8 Five unit scheme (flats) 9 Five unit scheme (flats) 10 Seven unit scheme (flats) 11 Seven unit scheme (flats) 12 Ten unit scheme (flats) 13 Ten unit scheme (flats) 14 Twenty unit scheme (flats) 15 Twenty unit scheme (flats) 16 Thirty unit scheme (flats) 17 Tifty unit scheme (flats) 18 Twenty unit scheme (flats) 19 Seventy unit scheme (flats) 10 Thirty unit scheme (flats) 10 Thirty unit scheme (flats) 11 Thirty unit scheme (flats) 12 To unit scheme (flats) 13 Twenty unit scheme (flats) 14 Twenty unit scheme (flats) 15 Twenty unit scheme (flats) 16 Thirty unit scheme (flats with community use on ground floor) 17 Fifty unit scheme (flats - lower density) 19 Seventy unit scheme (flats - ligher density) 20 One hundred unit scheme (flats - ligher density) 21 One hundred unit scheme (flats) 22 Three hundred unit scheme (flats) 23 Twen hunded unit scheme (flats) 24 Three hundred unit scheme (flats) 25 Ka hunded unit scheme (flats) 26 Six hunded unit scheme (flats) 27 Small scale Office 28 Induitur scale Office 29 Industrial Scheme new build (50% plot ratio)		ELV £175,858 £26,378,85 £275,755 £3,377,522 £5,378,763 £3,377,522 £5,378,763 £5,275,75 £3,378,378 £4,386,460 £8,792,921 £13,189,38 £3,077,522 £5,378,578 £3,377,522 £5,378,378 £3,377,522 £5,378,378 £3,377,522 £5,378,378 £3,377,522 £5,378,378 £3,377,522 £5,378,378 £3,377,522 £5,378,378 £3,377,522 £5,378,378 £3,377,522 £5,378,378 £3,377,522 £5,378,378 £5,275,785 £5,275,785 £5,275,785 £5,275,785	355,640 737,687 341,999 1,002,960 514,251 1,384,646 725,567 1,671,600 856,022 2,388,998 1,214,401 3,391,958 1,736,250 4,423,271 3,480,593 4,677,636 8,690,198 7,260,017 11,376,910 8,616,334 16,045,743 12,039,404 24,099,282 32,195,636 31,528,511 41,036,551	351,679 703,765 322,376 956,810 484,818 1,320,967 1,594,683 809,771 1,145,013 3,235,916 1,637,125 4,197,139 3,281,787 4,77,536 8,200,530 6,823,560 10,779,399 8,092,349 15,142,752 11,301,191 22,627,711 30,117,724 28,820,625 6,790,689 6,790,689	334,718 669,842 302,754 910,660 455,385 1,257,289 642,629 1,517,767 760,715 1,075,626 3,079,875 1,538,000 3,971,007 3,082,982 7,710,861 6,387,102 10,179,888 7,566,364 14,239,761 10,562,977 21,157,774 28,037,316 26,113,139 33,361,007 6,790,089	317,757 635,920 283,131 644,510 425,950 1,193,610 601,160 1,440,850 711,655 2,059,323 1,006,239 2,923,833 1,438,877 3,744,676 2,884,177 3,989,932 7,221,193 5,950,376 7,040,377 13,336,771 9,824,764 19,686,570 25,957,900 23,398,855 26,526,883 6,790,088	20% AH 300,797 601,969 263,508 818,360 396,517 1,129,931 559,650 1,363,934 662,660 1,949,431 936,852 2,767,791 1,339,752 3,518,744 2,685,372 3,696,131 6,731,525 5,514,187 3,066,550 6,514,392 12,433,779 3,066,550 18,215,999 23,678,001 20,674,855	25% AH 283,835 566,076 243,886 772,210 567,002 1,066,251 518,221 1,287,017 613,545 1,339,539 867,465 2,611,749 1,240,627 3,292,612 2,486,566 3,402,330 6,241,856 5,077,730 6,341,356 5,077,730 6,341,356 5,077,730 6,341,356 5,077,730 6,341,356 5,077,730 6,341,356 5,077,730 6,341,356 5,077,730 6,341,356 5,077,730 6,341,357 5,988,406 11,530,789 6,343,336 16,745,428 21,798,093 17,980,855 6,790,089	30% AH 266,874 253,154 224,263 726,061 337,649 337,649 1,002,572 476,753 1,210,100 564,469 1,729,643 798,078 2,455,707 1,141,503 3,066,470 2,287,761 3,108,529 5,752,188 4,641,273 7,781,646 5,462,420 0,627,798 1,527,683,998 15,271,748 19,718,185	249,913 500,232 204,641 679,911 308,214 933,693 435,283 1,133,184 515,432 1,619,755 726,691 2,299,665 1,042,379 2,640,348 2,088,955 2,814,729 5,262,518 4,204,816 7,162,335 4,936,435 9,724,608 6,882,661 17,638,277 12,502,658	252,952 466,310 653,761 276,781 393,814 1,055,667 466,376 1,509,863 659,303 2,143,624 2,614,216 1,890,149 2,520,927 4,772,850 3,768,273 6,582,625 4,410,449 6,621,617 6,128,124 1,556,370 9,776,655	215,991 432,387 165,596 567,611 249,347 611,535 352,345 979,351 417,319 1,399,971 589,917 1,987,582 644,130 2,388,084 1,228,310 4,283,182 3,330,567 5,983,314 4,283,182 3,330,567 5,983,314 1,284,483 1,384,48	199,03 398,44 219,97 541,46 219,97 747,33 310,87 363,26 1,290,07 520,62 1,831,55 745,00 2,161,96 1,492,55 1,991,60 3,793,51 2,892,86 3,393,86 4,647,84 9,374,54
One und scheme (houses)	Description 1 One unit scheme (houses) 2 Two unit scheme (flats) 4 Three unit scheme (flats) 5 Tree unit scheme (flats) 6 Four unit scheme (flats) 6 Four unit scheme (flats) 7 Four unit scheme (flats) 8 Five unit scheme (flats) 9 Five unit scheme (flats) 10 Seven unit scheme (flats) 11 Seven unit scheme (flats) 12 Ten unit scheme (flats) 13 Ten unit scheme (flats) 14 Twenty unit scheme (flats) 15 Twenty unit scheme (flats) 16 Thirty unit scheme (flats) 17 Fifty unit scheme (flats - lower density) 18 Fifty unit scheme (flats - higher density) 19 Seventy unit scheme (flats - higher density) 10 One hundred unit scheme (flats - lower density) 11 One hundred unit scheme (flats) 12 Thirty unit scheme (flats - ligher density) 13 Twenty unit scheme (flats - ligher density) 14 Twenty unit scheme (flats - ligher density) 15 Four hundred unit scheme (flats - ligher density) 16 Three hundred unit scheme (flats) 17 Three hundred unit scheme (flats) 18 Four hundred unit scheme (flats) 19 Four hundred unit scheme (flats) 20 Six hunded unit scheme (flats) 21 Three hundred unit scheme (flats) 22 Madium scale Office 23 Medium scale Office 24 Industrial Scheme new build (50% plot ratio)		ELV £175,858 £226,76,758,819,477,525,75,753 £5,275,753 £5,275,753 £5,275,753	355,640 737,687 341,959 1,002,960 514,251 1,324,646 725,567 1,671,600 855,828 2,283,988 1,214,401 3,391,958 1,736,250 4,871,336 6,833,198 7,260,017 11,376,910 6,163,334 16,045,743 12,039,404 24,098,282 3,152,511 41,029,523 6,790,089 6,790,089 6,790,089 6,790,089 6,790,089 6,790,089 6,790,089 6,790,089	351,679 703,765 322,376 956,810 484,818 1,320,967 1,594,683 809,771 1,145,013 3,235,916 1,637,125 4,197,139 3,281,787 4,77,536 8,200,530 6,823,560 10,779,399 8,092,349 15,142,752 11,301,191 22,627,711 30,117,724 28,820,625 6,790,689 6,790,689	334,718 669,842 302,754 910,660 455,385 1,257,289 642,629 1,517,767 760,715 1,075,626 3,079,875 1,538,000 3,971,007 3,082,982 7,710,861 6,387,102 10,179,888 7,566,364 14,239,761 10,562,977 21,157,774 28,037,316 26,113,139 33,361,007 6,790,089	317,757 635,920 283,131 644,510 425,950 1,193,610 601,160 1,440,850 711,655 2,059,323 1,006,239 2,923,833 1,438,877 3,744,676 2,884,177 3,989,932 7,221,193 5,950,376 7,040,377 13,336,771 9,824,764 19,686,570 25,957,900 23,398,855 26,526,883 6,790,088	20% AH 300,797 601,969 263,508 818,360 396,517 1,129,931 559,650 1,363,934 662,660 1,949,431 936,852 2,767,791 1,339,752 3,518,744 2,685,372 3,696,131 6,731,525 5,514,187 3,066,550 6,514,392 12,433,779 3,066,550 18,215,999 23,678,001 20,674,855	25% AH 283,835 566,076 243,886 772,210 567,002 1,066,251 518,221 1,287,017 613,545 1,339,539 867,465 2,611,749 1,240,627 3,292,612 2,486,566 3,402,330 6,241,856 5,077,730 6,341,356 5,077,730 6,341,356 5,077,730 6,341,356 5,077,730 6,341,356 5,077,730 6,341,356 5,077,730 6,341,356 5,077,730 6,341,356 5,077,730 6,341,357 5,988,406 11,530,789 6,343,336 16,745,428 21,798,093 17,980,855 6,790,089	30% AH 266,874 253,154 224,263 726,061 337,649 337,649 1,002,572 476,753 1,210,100 564,469 1,729,643 798,078 2,455,707 1,141,503 3,066,470 2,287,761 3,108,529 5,752,188 4,641,273 7,781,646 5,462,420 0,627,798 1,527,683,998 15,271,748 19,718,185	249,913 500,232 204,641 679,911 308,214 933,693 435,283 1,133,184 515,432 1,619,755 726,691 2,299,665 1,042,379 2,640,348 2,088,955 2,814,729 5,262,518 4,204,816 7,162,335 4,936,435 9,724,608 6,882,661 17,638,277 12,502,658	252,952 466,310 653,761 276,781 393,814 1,055,667 466,376 1,509,863 659,303 2,143,624 2,614,216 1,890,149 2,520,927 4,772,850 3,768,273 6,582,625 4,410,449 6,621,617 6,128,124 1,556,370 9,776,655	215,991 432,387 165,596 567,611 249,347 611,535 352,345 979,351 417,319 1,399,971 589,917 1,987,582 644,130 2,388,084 1,228,310 4,283,182 3,330,567 5,983,314 4,283,182 3,330,567 5,983,314 1,284,483 1,384,48	199,03 398,44 219,97 541,46 219,97 747,33 310,87 363,26 1,290,07 520,62 1,831,55 745,00 2,161,96 1,492,55 1,991,60 3,793,51 2,892,86 3,393,86 4,647,84 9,374,54
4 Three unt scheme (houses) 3	Description 1 One unit scheme (houses) 2 Two unit scheme (flats) 3 Two unit scheme (flats) 4 Three unit scheme (flats) 5 Four unit scheme (flats) 6 Four unit scheme (flats) 7 Four unit scheme (flats) 8 Five unit scheme (flats) 9 Five unit scheme (flats) 10 Seven unit scheme (flats) 11 Seven unit scheme (flats) 12 Ten unit scheme (flats) 13 Ten unit scheme (flats) 15 Twenty unit scheme (flats) 16 Twenty unit scheme (flats) 17 Twenty unit scheme (flats) 18 Fifty unit scheme (flats) 19 Seventy unit scheme (flats) 10 Twenty unit scheme (flats) 10 Twenty unit scheme (flats) 11 Twenty unit scheme (flats) 12 Ten unit scheme (flats) 13 Twenty unit scheme (flats) 14 Twenty unit scheme (flats) 15 Twenty unit scheme (flats) 16 Thirty unit scheme (flats with community use on ground floor) 17 Fifty unit scheme (flats - higher density) 18 Seventy unit scheme (flats - higher density) 20 Seventy unit scheme (flats - higher density) 21 One hundred unit scheme (flats - higher density) 22 One hundred unit scheme (flats - higher density) 23 Two hunded unit scheme (flats) 24 Three hundred unit scheme (flats) 25 Four hundred unit scheme (flats) 26 Six hunded unit scheme (flats) 27 Small scale Office 28 Medium scale Office 29 Industrial Scheme new build (50% plot ratio) 20 Industrial Scheme intensification (60% plot ratio)	JNDEVELOPED LAND)	ELV £175,858 £221,030 £395,681 £226,104 £527,575 £301,472 £659,469 £1758,584 £2,930,974 £2,198,230 £4,103,663 £3,077,522 £5,881,947 £4,396,460 £8,792,921 £13,189,381 £17,585,842 £2,575,753 £5,275,753 £5,275,753 £5,275,753	365,640 737,687 341,999 1,002,960 514,251 1,384,646 725,567 1,677,600 855,028 1,214,401 3,391,958 1,732,500 4,423,271 3,480,593 4,423,271 3,480,593 4,423,271 3,480,593 4,671,305 8,690,198 7,260,017 11,376,910 12,039,404 24,099,682 32,195,036 31,526,511 41,029,522 6,790,089 6,083,793 3,055,560 4,386,707	351,679 703,765 322,376 956,810 484,818 1,320,967 1,594,683 809,771 1,145,013 3,235,916 1,637,125 4,197,139 3,281,787 4,777,335 8,200,530 6,823,560 10,779,399 8,092,349 15,142,752 11,301,191 2,627,711 30,117,724 28,820,625 37,195,309 6,790,689 6,083,793 6,655,388 4,586,707	334,718 669,842 302,754 910,660 455,385 1,257,289 642,629 1,517,767 760,715 1,075,626 3,079,875 1,538,000 3,971,007 3,082,982 1,538,000 3,971,007 1,0861 6,387,102 10,179,888 7,566,364 14,239,761 10,562,977 21,157,741 26,037,616 26,113,139 33,361,097 6,790,689 6,083,733 3,685,589 4,386,707	317,757 635,920 283,131 864,510 425,950 1,193,610 601,160 1,440,850 711,655 2,059,323 1,006,239 2,923,833 1,438,877 3,744,876 2,884,177 3,744,876 2,884,177 3,769,932 7,221,193 5,950,378 7,241,193 5,950,645 9,580,376 1,104,377 13,336,771 9,824,764 11,688,570 25,957,900 23,398,855 29,526,863 6,790,088 6,083,793 3,655,588	20% AH 300,797 601,969 263,508 818,360 396,517 1,129,931 559,650 1,363,934 662,660 1,949,431 936,852 2,767,791 1,339,752 3,518,744 2,885,372 3,696,131 6,731,525 5,514,187 3,096,550 18,215,999 23,678,001 20,674,852 25,692,670 6,790,088 6,083,793 3,655,669 6,083,793 3,655,669 6,90,088 6,083,793 3,655,670	25% AH 283,835 568,076 243,886 772,210 367,002 1,066,251 518,221 1,287,017 613,545 1,839,539 867,465 2,611,749 1,240,627 3,202,612 2,486,566 3,402,330 6,241,856 5,077,730 8,361,357 5,988,406 11,530,789 8,348,336 16,745,428 21,798,093 17,950,855 6,790,089 6,083,793 3,065,569 4,366,707	30% AH 266,874 534,154 224,263 726,061 337,649 337,649 1,002,572 476,753 1,210,100 564,469 1,729,648 798,078 2,455,707 1,141,503 3,066,470 2,287,761 3,108,529 5,752,138 4,641,273 7,771,846 5,462,420 0,627,798 7,527,748 19,718,135 15,226,858 0,016,669 6,790,089 6,083,793 3,655,568 4,386,707	249,913 500,232 204,641 679,911 308,214 993,893 455,283 1,33,164 515,432 2,99,665 728,691 2,99,665 7,28,40,348 2,088,955 2,814,729 5,282,518 4,200,816 7,182,333 9,724,608 6,868,261 1,379,7446 17,638,277 2,502,656 4,105,903 3,655,583 4,365,707	252,952 466,310 633,761 276,781 393,814 1,056,867 466,376 1,509,863 659,303 2,143,624 2,614,216 1,890,149 2,520,927 4,772,850 3,732 4,772,850 3,732 4,772,850 3,732 4,772,850 3,732 4,410,449 6,521,617 6,128,124 1,232 1,441 1,5558,370 9,76,658 0,293,617 6,790,089 0,083,763 3,655,660 4,386,707	215,991 432,367 165,366 567,611 249,347 611,535 352,345 979,351 417,319 1,399,971 1,987,582 2,44,130 2,388,064 1,691,344 2,225,310 4,283,162 3,330,567 5,983,314 1,918,627 5,387,966 10,248,843 13,478,462 7,049,820 6,416,725 6,790,069 6,063,793 3,685,566 4,366,707	199,03 398,46 541,46 219,97 541,46 310,87 302,43 363,25 1,990,07 520,52 1,831,54 745,00 2,161,95 1,492,55 1,931,63 3,793,51 2,392,66 5,383,30 5,383,46 4,47,61 1,393,55 4,4647,84 9,774,54 11,393,55 4,300,00 6,033,75 5,683,70 6,790,00 6,033,75
Four unit scheme (finuses)	Description 1 One unit scheme (houses) 2 Two unit scheme (flats) 3 Two unit scheme (flats) 4 Three unit scheme (flats) 5 Three unit scheme (flats) 6 Four unit scheme (flats) 7 Four unit scheme (flats) 8 Five unit scheme (flats) 9 Five unit scheme (flats) 10 Seven unit scheme (flats) 11 Seven unit scheme (flats) 12 Ten unit scheme (flats) 13 Ten unit scheme (flats) 14 Twenty unit scheme (flats) 15 Twenty unit scheme (flats) 16 Thirty unit scheme (flats) 17 Twenty unit scheme (flats) 18 Fifty unit scheme (flats) 19 Seventy unit scheme (flats) 10 Twenty unit scheme (flats) 10 Twenty unit scheme (flats) 11 Twenty unit scheme (flats) 12 Ten unit scheme (flats) 13 Twenty unit scheme (flats) 14 Twenty unit scheme (flats) 15 Twenty unit scheme (flats) 16 Thirty unit scheme (flats - lower density) 17 Fifty unit scheme (flats - lower density) 18 Fifty unit scheme (flats - higher density) 19 Seventy unit scheme (flats - higher density) 20 One hundred unit scheme (flats - lower density) 21 One hundred unit scheme (flats) 22 Two hunded unit scheme (flats) 23 Two hunded unit scheme (flats) 24 Three hundred unit scheme (flats) 25 Four hundred unit scheme (flats) 26 Six hunded unit scheme (flats) 27 Small scale Office 28 Medium scale Office 28 Industrial Scheme new build (50% plot ratio) 29 Industrial Scheme new build (50% plot ratio) 20 Description 21 One unit scheme (houses) 22 Two unit scheme (houses)	JNDEVELOPED LAND) No of units 1 2	ELV £175,858 £263,788 £211,030 £395,681 £226,104 £527,575 £301,472 £659,469 £376,839 £923,257 £527,575 £1,318,938 £753,679 £1,758,584 £2,930,974 £2,198,230 £4,103,336 £3,077,522 £5,861,947 £4,938,240 £4,103,387 £1,758,758 £5,275,753 £5,275,753 £5,275,753	365,640 737,687 341,999 1,002,960 514,251 1,384,646 725,567 1,671,600 855,022 2,388,998 1,214,401 3,391,958 1,736,250 4,423,271 3,480,593 4,471,306 8,690,198 7,260,017 11,376,910 12,039,404 420,099,282 32,195,536 31,528,511 11,022,236 6,790,089 6,083,793 4,366,707	351,679 703,765 322,376 956,810 484,818 1,320,967 1,594,683 809,771 1,145,013 3,235,916 1,637,125 4,197,139 3,281,787 4,197,139 3,281,787 4,197,139 3,281,787 4,197,139 3,281,787 4,197,139 3,281,787 4,197,139 3,281,787 4,197,139 3,281,787 4,197,139 3,281,787 4,197,139 3,281,787 4,197,139 3,281,787 4,197,139 3,281,787 4,197,139 3,281,787 1,195,309 6,790,089 6,083,793 6,655,509 4,366,707	334,718 669,842 302,754 910,660 455,385 1,257,289 642,629 1,517,767 760,715 1,075,626 3,079,875 1,538,600 3,971,007 3,082,982 7,710,861 6,367,102 10,179,888 7,566,364 14,239,761 10,562,977 21,157,741 28,037,816 26,113,139 36,565,638 4,386,707	317,757 635,920 283,131 644,510 425,950 1,193,610 601,160 1,440,850 711,655 2,059,323 1,006,239 2,923,833 1,438,877 3,744,676 2,884,177 3,744,676 2,884,177 3,989,932 7,221,193 5,950,375 7,040,377 13,336,771 9,824,764 19,686,570 25,957,900 23,398,855 26,526,883 6,797,088 6,633,793 3,655,589 4,386,707	20% AH 300,797 601,968 263,508 818,360 396,517 1,129,931 559,650 1,363,934 662,660 1,949,431 936,852 2,767,791 1,339,752 3,518,744 2,665,372 3,696,131 6,731,525 5,514,187 8,960,868 6,514,382 12,433,779 9,086,550 18,215,999 23,676,001 20,674,855 6,514,987 3,686,570 8,296,570 6,790,098 6,033,793 3,655,669 4,366,707	25% AH 283,835 568,076 243,866 772,210 567,002 1,066,251 518,222 1,287,017 613,545 1,339,539 867,465 2,611,749 1,240,627 3,292,612 2,448,566 3,402,330 6,241,856 5,077,730 8,331,357 5,988,406 11,530,789 6,241,856 6,77,730 6,241,856 6,77,730 6,241,856 6,77,730 6,241,856 6,77,730 6,241,856 6,77,730 6,241,856 6,77,730 6,341,356 6,341,356 6,341,356 6,341,356 6,343,365	30% AH 266,874 224,263 726,061 337,649 1,002,572 476,763 1,210,100 564,489 1,729,640 798,078 2,455,707 1,141,503 3,066,479 2,265,707 1,141,503 3,066,479 2,27,761 3,108,529 5,752,168 4,641,273 7,761,673 5,462,420 10,627,798 7,608,390 15,271,748 19,716,165 15,226,855 16,016,962 6,790,009 6,083,793 16,271,748 19,716,165 15,271,748 15,271,748	249,913 500,232 204,641 679,911 308,214 933,693 435,283 1,133,164 515,432 1,619,755 726,691 2,299,665 1,042,379 2,840,348 2,088,955 2,201,729 5,262,518 4,204,816 7,102,335 4,936,435 9,724,608 6,882,661 1,797,446 17,638,277 12,502,658 6,790,089 6,	232,952 466,310 653,761 276,781 393,814 1,055,267 466,376 1,509,863 659,303 2,143,624 2,614,216 1,890,149 4,772,850 3,763,273 6,52,625 4,410,449 6,621,617 6,128,124 1,5556,370 6,776,655 6,790,089 6,083,793 6,655,569 4,386,707	215,991 432,367 557,611 249,347 611,535 352,345 679,351 1,399,971 589,917 1,987,582 644,130 2,380,064 1,691,344 2,223,100 4,283,182 3,330,567 5,983,314 4,283,182 3,344,483 7,918,627 6,790,639 6,083,793 6,655,568 4,566,707	199,03 398,46 541,46 219,97 541,46 310,87 302,43 363,26 1,290,07 520,52 1,831,54 745,00 2,161,99 1,492,55 1,991,60 3,793,51 2,892,86 3,393,86 3,388,47 7,016,63 4,647,88 9,374,54 1,398,65 4,300,00 6,790
Five unt scheme (flouses)	Description 1 One unit scheme (houses) 2 Two unit scheme (flouses) 3 Two unit scheme (flouses) 5 Three unit scheme (flouses) 6 Four unit scheme (flouses) 7 Four unit scheme (flouses) 9 Five unit scheme (flouses) 9 Five unit scheme (flouses) 9 Five unit scheme (flouses) 10 Seven unit scheme (flouses) 11 Seven unit scheme (flouses) 12 Ten unit scheme (flouses) 13 Ten unit scheme (flouses) 14 Twenty unit scheme (flouses) 15 Twenty unit scheme (flouses) 16 Tifty unit scheme (flouses) 17 Fifty unit scheme (flouses) 18 Twenty unit scheme (flouses) 19 Seventy unit scheme (flouses) 10 Tifty unit scheme (flouses) 10 Tifty unit scheme (flouses) 11 Tifty unit scheme (flouses) 12 To unit scheme (flouses) 13 Twenty unit scheme (flouses) 14 Twenty unit scheme (flouses) 15 Twenty unit scheme (flouses) 16 Tifty unit scheme (flouses) 17 Fifty unit scheme (flouses) 18 Seventy unit scheme (flouses) 19 Seventy unit scheme (flouses) 19 Seventy unit scheme (flouses) 10 Cone hundred unit scheme (flouses) 10 One hundred unit scheme (flouses) 11 Twenty unit scheme (flouses) 12 Two unit scheme new build (50% plot ratio) 13 Industrial scheme new build (50% plot ratio) 14 Description 15 One unit scheme (houses) 16 Twe unit scheme (houses) 17 Two unit scheme (houses) 18 Two unit scheme (houses) 19 Two unit scheme (houses) 19 Two unit scheme (houses) 10 Two unit scheme (houses) 10 Two unit scheme (houses) 10 Two unit scheme (houses) 11 Two unit scheme (houses) 12 Two unit scheme (houses) 12 Two unit scheme (houses) 13 Two unit scheme (houses) 14 Three unit scheme (houses)	Individual state of the state o	ELV £175,858 £263,788 £211,030 £395,681 £225,104 £175,858 £175,859	355,640 737,687 341,999 1,002,960 511,351 1,344,646 725,567 1,671,600 855,828 2,288,998 1,214,401 3,391,958 1,736,250 4,423,271 3,480,593 4,871,336 0,603,198 7,260,017 11,378,910 8,618,334 16,045,743 12,039,404 24,086,2836 31,528,511 41,029,523 6,793,089 4,366,707 PER HA 0% AH 365,640 737,687	351,679 703,765 703,765 956,810 956,810 484,818 1,320,967 1,594,683 809,771 2,727,107 1,145,013 3,235,916 1,637,125 4,197,139 3,281,797 4,577,535 4,577,535 1,301,191 22,627,711 30,117,724 28,520,825 37,195,309 6,083,793 6,083,	334,710 669,842 302,754 910,660 455,385 1,257,289 642,629 1,517,767 760,715 2,169,215 1,075,626 3,079,875 1,536,000 3,971,007 3,062,982 4,283,734 7,710,661 6,387,102 10,179,888 7,566,384 14,239,761 10,562,977 21,157,141 26,073,141	317,757 635,920 283,131 864,510 425,950 1,193,610 601,160 1,440,850 711,658 2,055,322 1,006,239 2,923,833 1,436,877 2,684,177 3,989,932 7,221,193 5,950,645 9,580,378 7,040,377 13,336,771 9,624,764 19,686,570 23,398,685 25,526,883 6,93,789 4,366,707	20% AH 300,797 601 988 263,508 818,360 396,517 1,129,931 559,690 1,363,934 662,602 1,949,431 936,852 2,767,791 1,339,752 3,5518,744 2,665,972 3,5514,167 8,980,868 6,514,357 12,433,779 23,878,001 20,674,855 25,692,670 6,790,085 6,083,793 3,655,588 4,366,707	25% AH 283,835 588,076 243,886 772,210 367,082 1,066,251	30% AH 266,874 534,154 224,263 726,061 337,649 1,002,572 476,753 1,210,100 564,489 1,729,646 798,078 2,455,707 1,141,503 3,066,479 2,207,761 3,108,529 5,752,188 4,641,273 7,781,846 5,462,20 10,627,798 15,271,740 19,718,185 15,271,740 15,271,740 15,271,740 15,271,740 15,271,740 15,271,740 15,271,740 15,271,7	249,913 500,232 204,641 679,911 306,214 938,993 435,283 1,133,184 515,432 1,619,755 728,691 2,299,665 1,042,379 2,840,348 2,088,955 2,814,729 5,200,108 4,204,816 7,182,335 4,936,435 7,182,335 4,936,435 7,182,335 4,936,435 7,182,335 4,936,435 7,182,335 4,936,435 7,182,335 4,936,435 7,182,335 4,936,435 7,182,335 4,936,435 7,182,335 4,936,435 7,182,335 4,336,797 12,502,685 4,150,603 6,790,089 6,783,793 6,685,797	252,952 466,310 663,761 276,781 393,814 1,056,267 466,376 1,500,863 659,303 2,143,624 943,254 2,614,216 1,890,149 2,520,927 4,772,850 3,788,273 6,582,625 4,410,449 8,821,817 6,120,124 12,323,144 15,555,370 9,776,655 0,264,614 6,790,089 6,083,793	215,991 432,367 165,366 587,611 249,347 611,535 525,245 979,351 417,319 1,999,971 1,987,582 644,130 2,388,084 1,691,344 2,226,310 4,233,102 3,330,567 5,983,314 3,684,463 1,691,847 4,17,47 5,387,966 10,848,843 11,947,642 7,049,820 6,416,725 6,790,379 6,790,	199,03 398,46 4367 541,46 219,91 747,85 310,87 902,43 368,26 1,290,07 520,52 1,331,54 745,00 2,161,95 1,492,53 1,931,63
11 Seven unit scheme (flats) 12 Ten unit scheme (flats) 13 (25,000) 12 14,401 1,145,011 1,005,239 1,005,23	Description 1 One unit scheme (houses) 2 Two unit scheme (houses) 3 Two unit scheme (flats) 4 Three unit scheme (flats) 5 Four unit scheme (flats) 6 Four unit scheme (flats) 7 Four unit scheme (houses) 9 Five unit scheme (houses) 9 Five unit scheme (flats) 10 Seven unit scheme (flats) 11 Seven unit scheme (flats) 12 Ten unit scheme (flats) 13 Ten unit scheme (flats) 14 Twenty unit scheme (flats) 15 Twenty unit scheme (flats) 16 Twenty unit scheme (flats) 17 Fifty unit scheme (flats with community use on ground floor) 18 Fifty unit scheme (flats - lower density) 19 Seventy unit scheme (flats - higher density) 10 Seventy unit scheme (flats - higher density) 10 One hundred unit scheme (flats - higher density) 11 Three hundred unit scheme (flats - higher density) 12 Three hundred unit scheme (flats - higher density) 13 Two hunded unit scheme (flats) 14 Three hundred unit scheme (flats) 15 Twenty unit scheme (flats - higher density) 16 Den hundred unit scheme (flats) 17 Two hunded unit scheme (flats) 18 Three hundred unit scheme (flats) 19 Seventy unit scheme (flats) 20 Den hundred unit scheme (flats) 21 Three hundred unit scheme (flats) 22 Den hundred unit scheme (flats) 23 Two hunded unit scheme (flats) 24 Three hundred unit scheme (flats) 25 Four hundred unit scheme (flats) 26 Six hunded unit scheme (flats) 27 Small scale Office 28 Indeximal scheme intensification (60% plot ratio) 28 Description 29 Description 20 Description 20 Description 21 One unit scheme (houses) 22 Two unit scheme (houses) 23 Two unit scheme (houses) 24 Three unit scheme (houses) 25 Tree unit scheme (houses) 26 Tree unit scheme (houses) 27 Three unit scheme (houses) 28 Two unit scheme (houses)	1	## (175,858 ## 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13 Ten unit scheme (flats) 10 £71,429 1,736,250 1,637,125 1,538,000 1,438,877 1,339,752 1,240,627 1,141,503 1,042,379 943,254 644,130 745,000 1,476,000 1,47	Description 1 One unit scheme (houses) 2 Two unit scheme (houses) 3 Two unit scheme (flats) 4 Three unit scheme (flats) 5 Four unit scheme (flats) 6 Four unit scheme (flats) 7 Four unit scheme (flats) 8 Five unit scheme (flats) 9 Five unit scheme (flats) 10 Seven unit scheme (flats) 11 Seven unit scheme (flats) 12 Ten unit scheme (flats) 13 Ten unit scheme (flats) 14 Twenty unit scheme (flats) 15 Twenty unit scheme (flats) 16 Thirty unit scheme (flats with community use on ground floor) 17 Fifty unit scheme (flats with community use on ground floor) 18 Fifty unit scheme (flats - lower density) 19 Seventy unit scheme (flats - lower density) 10 The thirty unit scheme (flats - lower density) 10 The thirty unit scheme (flats - lower density) 11 The thirty unit scheme (flats - lower density) 12 Tone hundred unit scheme (flats - lower density) 12 Tone hundred unit scheme (flats - lower density) 13 Two hunded unit scheme (flats - lower density) 14 Twe hundred unit scheme (flats - lower density) 15 Seventy unit scheme (flats - lower density) 16 Fifty unit scheme (flats - lower density) 17 Four hundred unit scheme (flats - lower density) 18 Fifty unit scheme (flats - lower density) 19 Two hundred unit scheme (flats - lower density) 20 Two hundred unit scheme (flats) 21 Two hundred unit scheme (flats) 22 Two hundred unit scheme (flats) 23 Two hundred unit scheme (flats) 24 Three unit scheme (houses) 25 Two unit scheme (houses) 27 Two unit scheme (houses) 28 Two unit scheme (houses) 29 Two unit scheme (houses) 30 Two unit scheme (flats) 40 Three unit scheme (flats) 41 Three unit scheme (houses) 42 True unit scheme (houses) 43 Two unit scheme (houses) 44 Three unit scheme (flats) 45 Four unit scheme (houses)	1	## (175,858 ## 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15 Twenfy unit scheme (flats) 20 £111,111 3,480,593 3,281,787 3,082,982 2,884,177 2,685,372 2,486,566 2,287,761 2,088,955 1,890,149 1,691,344 1,492,55 16 Thirty unit scheme (flats with community use on ground floor) 30 £166,667 4,871,336 4,577,535 4,283,734 3,889,932 3,896,131 3,402,330 3,108,529 2,814,729 2,520,927 2,226,310 1,931,61	Description 1 One unit scheme (houses) 2 Two unit scheme (houses) 3 Two unit scheme (houses) 5 Three unit scheme (flats) 6 Four unit scheme (flats) 6 Four unit scheme (flats) 7 Four unit scheme (flats) 8 Five unit scheme (flats) 9 Five unit scheme (flats) 10 Seven unit scheme (flats) 11 Seven unit scheme (flats) 12 Ten unit scheme (flats) 13 Ten unit scheme (flats) 14 Twenty unit scheme (flats) 15 Twenty unit scheme (flats) 16 Thirty unit scheme (flats with community use on ground floor) 17 Fifty unit scheme (flats with community use on ground floor) 18 Fifty unit scheme (flats - lower density) 19 Seventy unit scheme (flats - lower density) 19 Seventy unit scheme (flats - lower density) 10 The hundred unit scheme (flats - lower density) 20 Tone hundred unit scheme (flats - lower density) 21 One hundred unit scheme (flats - lower density) 22 Two hunded unit scheme (flats) 23 Two hunded unit scheme (flats) 24 Three hundred unit scheme (flats) 25 Four hundred unit scheme (flats) 26 Six hunded unit scheme (flats) 27 Small scale Office 28 Medium scale Office 29 Industrial Scheme new build (50% plot ratio) 10 Industrial scheme (houses) 1 Two unit scheme (houses) 1 Two unit scheme (flats) 1 Two unit scheme (flats) 1 Two unit scheme (flats) 1 Two unit scheme (houses) 1 Two unit scheme (houses) 1 Two unit scheme (flats) 5 Four unit scheme (flats) 6 Four unit scheme (flats) 7 Four unit scheme (houses) 9 Five unit scheme (houses) 1 Seven unit scheme (houses) 1 Seven unit scheme (houses) 1 Seven unit scheme (houses)	The state of the	## 175,858 £263,788 £211,030 £395,681 £226,104 £527,575 £301,472 £659,469 £376,839 £923,257 £527,575 £1,318,938 £753,679 £1,758,584 £2,930,974 £2,198,230 £4,103,363 £3,077,522 £5,861,947 £2,575,753 £5,275,753 £5,275,753 £5,275,753 £5,275,753 £5,275,753 £5,275,753 £5,275,753 £5,275,753 £5,275,753 £5,275,753 £5,275,753 £5,275,753 £5,275,753 £5,275,753 £5,275,753	355,640 737,687 341,999 1,002,960 514,251 1,384,646 725,567 1,671,600 855,622 2,388,998 1,214,401 3,391,958 1,736,250 4,422,271 3,480,593 4,877,336 8,690,198 7,260,017 11,377,610 8,618,334 16,045,743 12,039,404 141,029,523 6,790,089 6,083,793 3,555,569 4,386,707 PER HA 0% AH 368,640 737,637 341,999 1,002,960 514,251 1,384,646 722,567 1,671,600 855,828 2,184,401	351,679 703,765 322,376 956,810 484,818 1,920,967 684,097 1,594,683 809,771 2,799,107 1,145,013 3,235,916 1,637,125 4,197,139 3,281,787 4,577,535 6,200,530 6,823,560 10,779,399 8,092,349 15,142,752 11,301,191 22,627,711 30,117,724 28,820,825 37,195,309 6,790,089 6,083,793 3,555,569 4,366,707 556,810 484,618 1,320,967 703,765 322,376 322,376 322,376 322,376 322,376 1,145,013	334,718 669,842 302,754 910,660 455,385 1,257,269 642,629 1,517,767 760,715 1,538,000 9,971,007 3,082,882 4,283,734 7,710,861 6,387,102 10,779,688 7,566,364 14,239,761 10,756,267 21,157,141 26,037,516 6,083,793 33,361,997 6,790,089 6,083,793 33,361,997 6,790,089 6,083,793 33,361,997 6,790,089 6,083,793 33,361,997 6,790,089 6,083,793 33,361,997 6,790,089 6,083,793 33,361,997 6,790,089 6,083,793 33,361,997 6,790,089 6,083,793 33,361,997 6,790,089 6,083,793 33,361,997 6,790,089 6,083,793 33,361,997 6,790,089 6,083,793 33,361,997 6,790,089 6,083,793 33,361,997 6,790,089 6,083,793 33,655,568 4,586,707	517,757 635,920 635,920 636,131 6425,950 1193,610 601,160 1,440,850 711,655 2,055,323 1,006,239 2,923,833 1,438,877 3,744,676 2,884,177 3,989,932 7,221,193 5,950,645 9,580,376 7,040,377 13,336,771 9,624,764 19,686,570 25,957,908 23,133 6,755,688 6,790,089 6,083,793 3,6855,689 4,366,707	20% AH 300,797 601 988 263,508 818,360 396,517 1,129,931 559,690 1,363,934 662,602 1,949,431 936,852 2,767,791 1,339,752 3,5518,744 2,665,372 3,596,131 6,731,525 5,514,167 8,980,868 6,544,392 12,433,779 9,086,550 10,215,999 23,878,001 20,674,855 25,692,670 6,790,088 6,083,793 3,655,588 4,567,797 601,988 6,083,793 3,655,588 4,567,797 601,988 6,083,793 3,655,588 4,566,707	25% AH	30% AH 266,874 531,154 224,263 726,061 337,649 1,002,572 476,753 1,210,100 564,489 1,729,646 788,078 2,455,707 1,141,503 3,066,479 2,257,761 3,108,529 5,752,188 4,61,273 7,781,846 5,462,420 10,627,798 15,271,743 19,718,185 16,272,686 18,016,992 6,790,089 15,271,743 19,718,185 16,226,655 18,016,992 6,790,089 15,271,743 19,718,185 16,226,655 18,016,992	249,913 500,232 204,641 679,911 308,214 938,693 435,283 1,133,184 515,432 1,619,755 728,691 2,299,665 1,042,379 2,840,348 2,088,955 2,811,729 5,262,518 4,204,818 7,102,369 7,724,808 6,369,261 13,797,446 7,633,277 12,502,683 13,797,446 7,633,777 12,502,683 13,797,446 7,633,777 12,502,683 13,797,446 7,633,777 12,502,683 13,797,446 7,633,777 12,502,683 13,797,446 7,633,777 12,502,683 13,797,446 7,633,777 12,502,683 13,797,446 7,633,777 12,502,683 13,797,446 7,633,777 12,502,683 13,797,446 14,150,903 15,702,683 11,703,104 15,7	252,952 466,310 653,761 276,781 393,814 1,056,267 466,376 1,509,663 653,003 2,143,624 2,614,216 1,890,149 2,520,927 4,772,650 3,766,273 3,766,273 3,762,73 3,762,73 3,762,73 3,762,73 4,772,650 3,762,73	215,991 432,367 55,566 557,611 249,347 211,505 352,345 979,351 417,319 1,399,971 589,917 1,987,552 644,130 2,388,064 1,691,344 2,263,102 3,330,567 3,983,314 3,884,463 7,918,827 8,917 7,918,827 8,917 8,917	199,03 398,46 219,91 541,46 219,91 310,87 902,43 368,26 1,290,07 520,52 1,831,53 1,492,55 1,931,63 3,793,51 2,892,86 1,931,63 3,793,51 2,892,86 4,647,84 9,374,54 1,647,84 1,6
17 Fiffy unit scheme (flats - lower density) 50 £277,778 8,690,198 8,200,530 7,710,861 7,221,193 6,731,525 6,241,856 5,752,188 5,262,518 4,772,850 4,283,182 3,793,5	Description 1 Dne unit scheme (houses) 2 Two unit scheme (flats) 4 Three unit scheme (flats) 5 Tree unit scheme (flats) 6 Four unit scheme (flats) 6 Four unit scheme (flats) 7 Four unit scheme (flats) 8 Five unit scheme (flats) 9 Five unit scheme (flats) 10 Seven unit scheme (flats) 11 Seven unit scheme (flats) 12 Ten unit scheme (flats) 13 Ten unit scheme (flats) 14 Twenty unit scheme (flats) 15 Twenty unit scheme (flats) 16 Thirty unit scheme (flats) 17 Fifty unit scheme (flats with community use on ground floor) 18 Fifty unit scheme (flats - lower density) 19 Seventy unit scheme (flats - higher density) 19 Seventy unit scheme (flats - higher density) 10 One hundred unit scheme (flats - ligher density) 21 One hundred unit scheme (flats) 22 One hundred unit scheme (flats) 23 Two hunded unit scheme (flats) 24 Three hundred unit scheme (flats) 25 Four hundred unit scheme (flats) 26 Six hunded unit scheme (flats) 27 Small scale Office 28 Idedium scale Office 29 Industrial Scheme new build (50% plot ratio) 20 ENCHMARK LAND VALUE 4 (BACKLANDS, GARDENS, OTHER U 29 Description 1 One unit scheme (houses) 3 Two unit scheme (flats) 5 Three unit scheme (flats) 6 Four unit scheme (flats) 7 Four unit scheme (flats) 8 Five unit scheme (flats) 9 Five unit scheme (flats) 10 Four unit scheme (flats) 11 Seven unit scheme (flats) 12 Four unit scheme (flats) 13 Five unit scheme (flats) 14 Five unit scheme (flats) 15 Four unit scheme (flats) 16 Four unit scheme (flats) 17 Five unit scheme (flats) 18 Five unit scheme (flats) 19 Five unit scheme (flats) 10 Four unit scheme (flats) 10 Four unit scheme (flats) 11 Four unit scheme (flats) 12 Four unit scheme (flats) 13 Five unit scheme (flats) 14 Three unit scheme (flats) 15 Four unit scheme (flats) 16 Four unit scheme (flats) 17 Four unit scheme (flats) 18 Five unit scheme (flats) 19 Five unit scheme (flats) 10 Four unit scheme (flats) 10 Four unit scheme (flats)	1	ELV £175,858 £225,75,753 £5,275,275 £5,275,275 £5,275,275 £5,275,275 £5,275,275 £5,275,275 £5,275,275 £5,275,275 £5,275,275 £5,275,275 £5,275,2	355,640 737,687 341,999 1,002,960 514,251 1,384,646 725,567 1,677,000 858,828 1,214,401 3,391,958 1,702,250 4,423,271 3,480,993 4,871,336 8,690,198 7,250,017 11,378,910 8,618,334 16,045,743 12,039,404 24,039,282 32,195,836 31,528,511 41,029,523 32,195,836 31,528,511 41,029,523 32,195,836 31,528,511 41,029,523 32,195,836 31,528,511 41,029,523 32,195,836 31,528,511 41,029,523 32,195,836 31,528,511 41,029,523 32,195,836 31,528,511 41,029,523 31,528,511 41,029,523 31,528,511 41,029,523 31,528,511 41,029,523 31,528,511 41,029,523 31,528,511 41,029,523 31,528,511 41,029,523 31,528,511 41,029,523 31,528,511 41,029,523 31,528,511 41,029,528 4,536,707	351,679 703,765 22,376 956,810 484,818 1,320,967 684,097 1,594,683 809,771 1,145,013 3,235,916 4,197,139 3,281,767 4,197,139 3,281,767 4,197,139 8,200,530 6,623,560 10,779,399 5,142,752 11,301,191 20,117,724 28,820,825 37,193,309 6,033,793 3,655,569 4,367,77 703,765 322,376 956,810 1,320,967 684,067 1,594,683 809,771 2,279,107 1,145,613 3,235,516 1,637,125	334,710 669,842 302,754 910,660 455,385 1,257,289 642,629 1,517,767 760,715 1,075,626 3,079,875 1,538,000 3,971,007 3,082,582 4,283,734 4,283,734 1,776,626 1,776,715 2,169,215 1,076,629,77 21,157,141 28,037,816 26,113,139 33,361,097 6,790,089 6,083,793 3,655,589 4,587,797 1,157,447 1,1	317,757 635,920 283,131 864,510 425,950 1,193,610 601,160 1,440,850 711,658 2,059,323 1,006,239 2,923,833 1,436,877 3,744,876 2,884,177 3,989,932 7,221,193 5,950,645 9,580,378 7,040,377 13,336,771 9,824,764 19,686,570 25,957,908 23,988,955 29,526,883 4,366,707 1,193,610 6,083,793 3,655,589 4,366,707	20% AH 300,797 601 958 263,508 818,360 366,517 1,129,931 559,690 1,363,934 662,602 1,949,431 390,652 3,518,744 2,685,372 3,696,131 6,731,525 5,544,167 8,990,686 6,514,392 12,433,779 9,086,550 18,215,999 23,676,001 20,674,855 25,692,670 6,790,089 4,366,707 8 Res 20% AH 300,797 3,065,569 4,366,707 8 Res 20% AH 300,797 3,065,569 4,366,707 8 Res 20% AH 300,797 3,065,569 4,366,707 8 8 868 868 868 868 868 878 878 878 87	25% AH	30% AH 266,874 534,154 224,263 726,061 337,649 1,002,572 476,753 1,210,100 564,489 1,726,648 788,078 2,455,707 1,141,503 3,066,479 2,267,761 3,108,529 5,752,188 4,644,273 7,761,846 5,462,420 10,627,798 1,778,187 1,781,887 1,78	249,913 500,232 206,641 679,911 306,214 938,933 133,144 515,432 1619,755 728,691 2,99,665 1,042,379 2,840,348 2,088,955 2,840,348 2,088,955 2,840,348 2,088,955 2,840,348 2,088,955 3,147,29 5,262,518 4,204,616 7,182,335 9,724,800 6,868,261 13,797,446 17,638,277 2,500,688 4,500,793 3,655,588 4,500,793 4,500	232,952 466,310 633,761 278,781 875,214 466,376 1,000,007 466,376 1,500,963 659,303 2,143,624 943,254 2,614,216 1,890,149 2,500,927 6,582,625 4,170,440 8,621,617 6,128,124 1,772,850 3,765,273 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20 Seventy unit scheme (flats - higher density) 70 £291,667 8,618,334 8,092,349 7,586,364 7,040,377 6,514,392 5,988,406 5,462,420 4,936,435 4,410,449 3,884,463 3,358,421 0 ne hundred unit scheme (flats - lower density) 100 £555,556 16,045,743 15,142,752 14,239,761 13,336,771 12,433,779 11,530,789 10,627,798 9,724,808 8,821,817 7,918,827 7,015,83	Description 1 One unit scheme (houses) 2 Two unit scheme (houses) 3 Two unit scheme (flats) 4 Three unit scheme (flats) 5 Four unit scheme (flats) 6 Four unit scheme (flats) 7 Four unit scheme (flats) 8 Five unit scheme (flats) 9 Five unit scheme (flats) 10 Seven unit scheme (flats) 11 Seven unit scheme (flats) 12 Ten unit scheme (flats) 13 Ten unit scheme (flats) 14 Twenty unit scheme (flats) 15 Twenty unit scheme (flats) 16 Thirty unit scheme (flats) 17 Fifty unit scheme (flats) 18 Fifty unit scheme (flats) 19 Seventy unit scheme (flats) 10 Thirty unit scheme (flats) 10 Thirty unit scheme (flats) 10 Thirty unit scheme (flats) 11 Thirty unit scheme (flats) 12 Ten unit scheme (flats) 13 Thirty unit scheme (flats) 14 Twenty unit scheme (flats) 15 Twenty unit scheme (flats) 16 Thirty unit scheme (flats) 17 Thirty unit scheme (flats) 18 Fifty unit scheme (flats) 19 Seventy unit scheme (flats) 20 The hundred unit scheme (flats) 21 One hundred unit scheme (flats) 22 Two hunded unit scheme (flats) 23 Two hunded unit scheme (flats) 24 Three hundred unit scheme (flats) 25 Four hundred unit scheme (flats) 26 Six hunded unit scheme (flats) 27 Small scale Office 28 Medium scale Office 28 Medium scale Office 29 Industrial Scheme new build (50% plot ratio) 10 Industrial scheme intensification (60% plot ratio) 20 Industrial scheme (houses) 3 Two unit scheme (houses) 4 Three unit scheme (flats) 5 Three unit scheme (houses) 5 Three unit scheme (flats) 6 Four unit scheme (flats) 7 Four unit scheme (flats) 8 Five unit scheme (flats) 10 Seven unit scheme (flats) 10 Seven unit scheme (flats) 11 Seven unit scheme (flats) 12 Seven unit scheme (flats) 13 Seven unit scheme (flats) 14 Three unit scheme (flats) 15 Seven unit scheme (flats) 16 Three unit scheme (flats) 17 Seven unit scheme (flats) 18 Seven unit scheme (flats) 19 Seven unit scheme (flats) 10 Seven unit scheme (flats) 10 Seven unit scheme (flats)	JNDEVELOPED LAND) No of units	ELV £175,858 £263,788 £211,030 £395,681 £226,104 £527,575 £301,472 £659,469 £376,839 £923,257 £527,575 £1,318,938 £753,679 £1,758,584 £2,930,974 £2,198,230 £4,103,336 £3,077,522 £5,861,947 £2,198,230 £4,103,367,522 £5,861,947 £2,198,230 £4,103,367,522 £5,861,947 £2,198,230 £4,103,367,522 £5,861,947 £2,198,230 £4,103,236 £4,103,236 £4,103,236 £5,275,753	365,640 737,687 341,999 1,002,960 514,251 1,384,646 725,567 1,671,600 855,622 2,388,998 1,214,401 3,391,958 8,690,198 7,260,017 1,376,310 8,618,334 16,045,743 12,039,404 420,291 3,480,593 4,571,336 8,690,198 7,260,017 1,376,310 8,618,334 16,045,743 12,039,404 14,039,282 32,195,636 31,528,511 1,022,520 4,790,089 6,083,793 6,790,089 6,083,793 4,676,707 PER HA O% AH 368,640 737,687 341,999 1,002,960 1,514,251 1,384,646 725,567 1,671,600 858,328 2,388,998 1,214,401 3,391,955 1,736,250 1,736,250 1,736,250	351,679 703,765 322,376 956,610 484,818 1,320,967 684,097 1,594,683 809,771 1,145,013 3,235,916 1,637,725 4,197,139 3,281,787 3,7195,309 8,092,349 15,142,752 11,301,191 22,627,711 30,117,724 28,820,625 77,195,309 6,790,089 6,083,793 9,655,566 4,386,707	334,718 669,842 302,754 910,660 455,385 1257,289 642,629 1,517,767 760,715 1,075,626 3,079,875 1,538,600 3,971,007 3,082,982 1,537,48 1,710,861 6,387,102 1,157,141 26,037,616 26,113,139 1,538,600 4,385,707 1,157,141 26,037,616 26,113,139 4,385,707	317,757 635,920 283,131 644,510 425,950 1,193,610 601,160 1,440,850 711,655 2,059,323 1,006,239 2,923,833 1,438,877 3,744,676 2,884,177 7,040,377 13,336,771 9,824,764 140,377 13,336,771 9,824,764 16,865,570 25,956,883 6,790,088 6,033,793 3,655,699 4,366,707	20% AH 300,797 601,968 263,508 818,360 396,517 1,129,931 559,699 1,303,934 662,602 1,949,431 936,852 2,767,769 1,339,752 3,5518,744 2,685,372 2,12,433,779 9,086,650 18,215,999 23,878,001 20,674,855 18,215,999 23,878,001 20,674,855 20% AH 300,797 601,998 263,508 4,306,707	25% AH	30% AH 266,874 253,154 224,263 726,061 337,649 1,002,572 476,753 1,210,100 564,489 1,729,646 798,078 2,455,707 1,141,503 3,066,479 2,207,761 3,108,529 5,752,138 4,641,273 3,108,529 5,752,138 4,641,273 7,761,846 5,462,420 10,627,798 15,271,748 19,718,185 18,016,992 6,760,030 15,271,748 19,718,185 18,016,992 6,760,030 15,271,748 19,718,185 18,016,992 6,760,030 15,271,748 19,718,185 18,016,992 6,760,030 15,271,748 19,718,185 18,016,992 6,760,030 15,271,748 19,718,185 18,016,992 6,760,030 15,271,748 19,718,185 11,271,748 19,718,185 11,271,748 11,272,673 11,272,674 11,272,674 11,272,674 11,272,674 11,272,674 11,272,674 11,272,674 11,272,674 11,272,674 11,272,674 11,272,674 11,272,674 11,272,674 11,100 1564,489 1,729,678 1,245,707 1,141,503 1,006,679 1,245,707	249,913 500,232 204,641 679,911 308,214 933,693 435,283 1,133,184 515,432 1,619,755 726,691 2,299,665 1,042,379 2,840,348 2,088,955 2,814,724 5,262,518 4,204,816 7,724,808 6,862,651 1,797,446 17,638,277 12,502,658 4,366,707 3554,848 17,638,277 12,502,658 4,366,707 3554,848 1,763,848 1,763,848 1,763,848 1,763,848 1,763,848 1,763,848 1,763,848 1,763,848 1,763,848 1,763,848 1,763,848 1,763,848 1,763,848 1,763,848 1,778	232,952 466,310 633,761 276,781 393,814 1,055,267 466,376 1,509,863 659,303 2,143,624 2,614,216 1,890,149 2,20,227 4,772,850 3,766,273 6,52,625 4,410,449 8,22,317 6,126,124 1,5556,370 9,776,854 6,790,089 6,083,793 6,556,565 4,366,707 40% AH 232,952 466,310 188,018 633,761 276,781 875,214 393,314 1,056,267 466,376 1,509,683 2,145,624 393,314 1,056,267 466,376 1,509,683 2,145,624 943,254	215,991 432,367 65,366 557,611 249,347 67,011,535 352,345 979,351 417,319 1,399,971 1,987,532 844,4130 2,388,084 1,691,344 2,263,310 4,283,182 3,330,567 1,384,463 7,518,627 7,49,820 6,833,733 6,655,656 4,386,707	199,03 398,46 219,91 541,46 219,91 747,63 310,87 363,26 1,290,07 520,52 1,831,54 745,00 2,161,96 2,161,96 3,379,351 2,892,86 3,358,47 7,015,83 4,647,84 4,300,00 6,083,79 6,083,79 6,083,79 6,083,79 6,790,00 6,083,79 6,790,00 6,083,79 6,790,00 6,083,79 6,790,00 6,083,79 6,790,00 6,083,79 6,790,00 6,083,79 6,790,00 6,083,79 6,790,00 6,083,79 6,790,00 6,083,79 6,790,00 6,083,79 6,790,00 6,083,79 6,790,00 6,083,79 6,790,00 6,083,79 6,790,00 6,083,79 6,790,00 6,083,79 6,790,00 6,79
22 One hundred unit scheme (flats - higher density) 100 £416,667 12,039,404 11,301,191 10,562,977 9,524,764 9,085,550 6,348,336 7,608,398 6,868,281 6,128,124 5,387,986 4,647,823 Two hunded unit scheme (flats) 201 £833,333 24,098,282 22,627,711 21,157,141 19,886,570 18,215,999 16,745,428 15,271,748 13,797,446 12,323,144 10,848,843 9,374,552 17,980,998 16,745,428 15,271,745 13,797,446 12,323,144 10,848,843 9,374,552 17,980,998 16,745,428 15,271,745 13,797,446 12,323,144 10,848,843 9,374,552 17,980,998 16,745,428 15,271,745 13,797,446 12,323,144 10,848,843 9,374,552 17,980,998 16,790,899 16,745,428 15,271,745 13,797,446 12,323,144 10,848,843 9,374,552 12,502,855 12,	Description Description D	JNDEVELOPED LAND) No of units	ELV £175,858 £263,788 £261,030 £35,745 £5275,753 £5275,7777 £5275,000 £771,778 £208,333	355,640 737,687 341,999 1,002,960 514,251 1,384,646 725,567 1,671,600 855,622 2,388,998 1,214,401 3,391,958 4,423,271 3,480,593 4,677,336 8,690,198 7,260,017 71,376,910 8,618,334 10,045,743 12,093,404 14,029,523 15,28,511 14,020,523 15,28,511 14,020,523 15,28,511 14,020,523 15,28,511 17,36,500 17,260,017 17,76,700 18,618,334 18,046 18,797 18,7	351,679 703,765 322,376 956,610 484,818 1,520,967 684,097 1,594,683 809,771 2,279,107 1,145,013 3,235,916 1,637,725 4,197,139 3,087,7635 8,200,530 6,823,660 10,779,399 8,092,349 15,142,752 11,301,191 22,627,711 30,117,724 28,820,625 77,195,309 6,083,793 9,655,667 4,386,707 5% AH 351,679 703,765 322,376 4,386,707	334,718 669,842 302,754 910,660 455,385 1257,289 642,629 1,517,767 760,715 1,075,626 3,079,875 1,538,600 3,971,007 3,082,982 4,383,734 7,710,861 6,387,102 10,562,977 11,157,141 26,037,616 26,113,139 6,387,102 10,562,977 11,157,141 26,037,616 26,113,139 6,383,733 3,361,937 6,790,089 6,083,793 3,361,937 6,790,089 6,083,793 3,361,937 6,790,089 6,083,793 3,361,937 6,790,089 6,083,793 3,365,566 4,388,707	317,757 635,920 283,131 684,510 425,950 1,193,610 601,160 1,440,850 711,655 2,059,323 1,006,239 2,923,833 1,438,877 3,744,676 2,884,177 3,680,337 7,221,193 5,950,645 9,957,950 23,398,855 25,26,883 6,790,088 6,083,793 3,655,669 4,386,707	20% AH 300,797 601 988 263,508 818,360 396,517 1,129,931 559,690 1,303,934 662,602 1,949,431 936,852 2,767,761 1,339,752 3,5518,744 2,685,372 3,696,131 6,731,525 5,14,167 8,900,868 6,514,392 12,433,779 9,086,550 18,215,999 23,878,001 20,674,855 25,582,670 6,700,088 6,003,793 3,655,568 4,366,707	25% AH 283,835 588,076 243,886 772,210 367,082 1,066,251 1,367,683 867,465 2611,749 1,240,627 3,292,612 2,468,566 11,530,789 8,341,357 5,988,406 11,530,789 8,341,357 5,988,406 11,530,789 8,348,357 5,988,406 11,530,789 8,341,357 5,988,406 11,530,789 8,341,357 5,988,406 11,530,789 8,346,338 16,745,426 21,788,093 17,950,855 21,855,457 6,790,085 21,855,457 6,790,085 21,855,589 4,588,767 243,886 772,210 367,082 1,267,017 613,545 1,297,017	30% AH 266,874 253,154 224,263 726,061 337,649 1,002,572 476,753 1,210,100 564,489 1,729,646 788,078 2,455,707 1,141,503 3,066,479 2,207,761 3,108,529 5,752,188 4,641,273 4,761 1,778,1846 5,462,420 10,627,798 15,271,743 19,718,185 16,226,655 18,016,992 6,760,089 6,083,793 3,655,586 4,366,707	249,913 500,232 204,641 679,911 308,214 938,693 435,283 1,133,184 515,432 1,619,755 726,691 2,299,665 1,042,379 2,840,348 2,088,955 2,811,729 5,262,518 4,204,816 1,763,277 12,502,858 4,936,435 9,724,808 6,082,691 1,763,357 12,502,858 4,936,435 9,724,808 6,082,691 1,763,277 12,502,858 4,356,435 9,724,808 6,082,691 1,763,277 12,502,858 4,356,638 1,797,446 1,763,277 12,502,858 1,358,707 1,758,691 1,758,691 1,758,691 1,768,695 1,142,379 1,1619,755 1,768,691 1,299,665 1,142,379 1,289,665 1,142,379 1,289,665 1,142,379 1,289,665 1,142,379 1,289,665 1,142,379 1,289,665 1,142,379 1,289,665 1,142,379 1,289,665 1,142,379 1,289,665 1,142,379 1,289,665 1,142,379 1,289,665 1,142,379 1,289,665 1,142,379 1,284,348 1,208,955 1,814,729 1,526,318 1,208,955 1,814,729 1,526,318 1,298,955 1,814,729 1,526,318 1,298,955 1,814,729 1,526,318 1,298,955 1,814,729 1,526,318 1,298,955 1,814,729	232,952 466,310 633,761 276,781 393,814 1,055,267 466,376 1,509,863 659,303 2,143,624 2,614,216 1,890,149 2,520,327 4,772,850 3,766,273 6,768,273 6,768,376 1,509,683 6,83,793 6,768,376 1,509,683 6,83,793 6,768,376 1,509,683 1,768,376 1,768,376 1,768,376 1,768,376 1,778,376 1,778,376 1,778,376 1,778,376 1,778,376 1,778,376 1,778,376 1,778,376 1,778,376 1,778,376 1,778,376 1,778,376 1,	215,991 432,367 65,366 557,611 249,347 215,395 352,345 979,351 417,319 1,399,971 5,99,17 1,987,532 844,130 4,283,162 3,330,567 4,388,463 7,518,827 5,387,966 10,448,843 13,478,462 7,049,820 6,837,733 6,683,733 4,585,666 4,386,707	199,03 398,46 219,91 541,46 219,91 747,63 310,87 902,43 363,26 1,290,07 520,56 1,831,54 745,00 2,161,95 1,492,55 1,533,66 3,393,61 3,393,61 4,647,64 4,386,70 4,386,70 5,70 6,083,79 6,790,08 6,083,79 6,08 6,08 6,08 6,08 6,08 6,08 6,08 6,08
24 Three hundred unit scheme (flats) 300 £1,250,000 32,195,836 30,117,724 28,037,816 25,957,908 23,878,001 21,798,093 19,718,185 17,638,277 15,558,370 13,478,462 11,398,55 12,507,000 11,000 1	Description 1 One unit scheme (houses) 2 Two unit scheme (houses) 3 Two unit scheme (flats) 4 Three unit scheme (flats) 5 Four unit scheme (flats) 6 Four unit scheme (flats) 7 Four unit scheme (flats) 8 Five unit scheme (flats) 9 Five unit scheme (flats) 10 Seven unit scheme (flats) 11 Zen unit scheme (flats) 12 Ten unit scheme (flats) 13 Ten unit scheme (flats) 14 Twenty unit scheme (flats) 15 Twenty unit scheme (flats) 16 Thirty unit scheme (flats) 17 Fifty unit scheme (flats with community use on ground floor) 18 Fifty unit scheme (flats - lower density) 19 Seventy unit scheme (flats - ligher density) 10 One hundred unit scheme (flats - ligher density) 20 One hundred unit scheme (flats - ligher density) 21 One hundred unit scheme (flats - ligher density) 22 One hundred unit scheme (flats) 23 Two hunded unit scheme (flats) 24 Three hundred unit scheme (flats) 25 Four hundred unit scheme (flats) 26 Six hunded unit scheme (flats) 27 Small scale Office 28 Industrial Scheme new build (50% plot ratio) 28 Leddum scale Office 29 Industrial Scheme (houses) 3 Two unit scheme (houses) 5 Three unit scheme (houses) 5 Three unit scheme (flats) 6 Four unit scheme (flats) 7 Four unit scheme (flats) 8 Five unit scheme (flats) 9 Five unit scheme (flats) 10 Three unit scheme (flats) 11 Seventy unit scheme (flats) 12 Two unit scheme (flats) 13 Two unit scheme (flats) 14 Two unit scheme (flats) 15 Twe unit scheme (flats) 16 Five unit scheme (flats) 17 Five unit scheme (flats) 18 Five unit scheme (flats) 19 Seven unit scheme (flats) 10 Three unit scheme (flats) 11 Seven unit scheme (flats) 12 Two unit scheme (flats) 13 Two unit scheme (flats) 14 Two unit scheme (flats) 15 Twenty unit scheme (flats) 16 Five unit scheme (flats) 17 Five unit scheme (flats) 18 Five unit scheme (flats) 19 Seven unit scheme (flats) 10 Two unit scheme (flats) 10 Two unit scheme (flats) 11 Seven unit scheme (flats) 12 Two unit scheme (flats) 13 Two unit scheme (flats) 14 Twenty unit scheme (The state of the	ELV	355,640 737,687 741,999 1,002,960 514,251 1,384,646 725,567 1,671,600 858,828 1,214,401 3,391,958 1,713,36 8,690,198 7,250,017 11,378,910 PER HA 0% AH 368,640 755,689 1,214,401 3,314,999 1,002,960 514,251 1,384,646 756,767 1,671,600 856,828 2,385,999 1,214,401 3,384,646 756,767 1,671,600 856,828 2,385,999 1,214,401 3,384,646 756,767 1,671,600 856,828 2,385,999 1,214,401 3,384,646 756,767 1,671,600 856,828 2,385,999 1,214,401 3,384,646 756,767 1,671,600 856,828 2,385,999 1,214,401 3,384,646 756,767 1,671,600 856,828 2,385,999 1,214,401 3,384,646 756,767 1,671,600 856,828 2,385,999 1,214,401 3,384,646 756,767 1,671,600 856,828 2,385,999 1,214,401 3,384,646 756,767 1,776,65,017 1,3778,7138	351,679 703,765 322,376 956,810 484,818 1,320,967 1,320,967 1,145,013 3,235,916 4,197,139 3,281,767 4,177,335 8,200,530 6,523,560 10,779,399 3,655,589 4,366,707 574,674,675,765 322,376 576,676,767,767,767,767,767,767,767,767,	334,710 669,842 902,754 910,660 455,385 1,257,289 642,629 1,517,767 760,715 1,075,626 3,079,875 1,075,626 3,071,007 3,082,862 4,283,734 1,770,661 6,387,102 1,177,41	317,757 635,920 283,131 884,510 425,950 1,193,610 601,160 1,440,850 711,658 2,059,323 1,006,239 2,923,833 3,943,836,77 3,744,876 2,884,177 3,989,932 7,221,193 5,950,645 9,580,378 7,040,377 13,336,77 9,824,764 19,680,570 25,957,908 23,398,855 29,526,883 6,790,089 6,083,793 3,655,689 4,365,707	20% AH 300,797 601 958 263,508 818,360 306,517 1,129,931 559,660 1,363,934 662,602 1,949,431 930,852 2,767,791 1,339,752 3,566,131 6,731,525 5,614,167 8,980,868 6,514,392 20% AH 300,797 601,988 4,366,707 8 888 888 898,888 888,888 888,888	25% AH	30% AH 266,874 253,154 224,263 726,061 337,649 1,002,572 476,753 1,210,100 564,489 1,726,646 788,078 2,455,707 1,141,503 3,066,479 2,677,618 1,161,564,489 1,760,689 1,760,689 1,761,688 1,760,689 1,761,688 1,768,398 1	249,913 500,232 206,641 679,911 306,214 938,933 435,283 1,133,144 515,432 1,619,755 720,691 2,840,348 2,088,955 2,841,348 2,088,955 3,724,808 6,862,261 13,797,446 17,633,277 2,500,686 13,797,446 17,633,277 2,500,686 13,797,446 17,633,277 2,500,686 13,797,446 17,633,277 2,500,686 13,797,446 17,633,277 2,500,686 13,797,446 17,633,277 2,500,686 13,797,446 17,633,277 2,500,686 13,797,446 17,633,277 2,500,686 13,797,446 17,633,277 2,500,686 13,797,446	232,952 466,310 633,761 276,781 393,814 1,050,267 466,376 1,509,863 659,303 2,143,624 943,224 2,614,216 1,890,149 2,520,927 4,772,850 3,762,273 6,582,625 4,410,449 8,621,817 6,128,124 1,5,558,370 6,769,089 6,083,793 3,655,689 4,565,707 4,772,850 1,776,855	215,991 432,367 655,365 567,611 249,347 811,535 352,345 979,331 417,319 1,987,522 9,399,971 1,987,522 9,390,567 5,983,314 3,584,632 3,7,918,827 5,983,314 3,684,633 13,478,462 4,690,690 6,083,793 3,655,566 4,367,20 6,418,722 6,790,089 6,083,793 3,655,566 4,367,79 1,587,966 4,367,79 1,587,961 241,535 552,346 979,351 1,535 552,346 979,351 1,535 552,346 979,351 1,535 552,346 979,351 1,535 552,346 979,351 1,535 552,346 979,351 1,535 552,346 979,351 1,535 552,346 979,351 1,535 552,346 979,351 1,535 552,346 979,351 1,535 552,346 979,351 1,535 552,346 979,351 1,535 552,346 979,351 1,535 552,346 979,351 1,535 552,346 979,351 1,535 552,346 979,351 1,535 552,346 1,691,344 1,691,	199,03 398,46 219,97 541,46 219,97 747,85 310,87 368,26 1,931,63
26 Sx hunded unit scheme (flats) 600 £2,500,000 41,029,523 37,195,309 33,361,097 29,526,883 25,692,670 21,858,457 18,016,992 14,150,903 10,284,814 6,418,725 2,523,727 Small scale Office - £500,000 6,790,089	Description Description	The state of the	ELV	365,640 737,687 341,999 1,002,960 514,251 1,384,646 725,567 1,671,600 855,022 8,389,98 1,214,401 3,391,958 1,736,250 4,423,271 3,480,593 4,671,336 8,690,198 7,260,017 11,376,910 8,618,334 16,045,743 12,039,404 42,039,404 43,271 13,285,11 1,022,500 43,285,988 341,999 1,002,960 1,214,401 3,391,958 341,999 1,002,960 1,386,640 737,687 341,999 1,002,960 1,214,401 3,381,988 1,214,401 3,391,958 1,214,401 3,391,958 1,214,401 3,391,958 1,214,401 3,391,958 1,214,401 3,391,958 1,214,401 3,391,958 1,214,401 3,391,958 1,214,401 3,391,958 1,214,401 3,391,958 1,214,401 3,391,958 1,713,62,500 1,713,62,500 1,713,62,500 1,713,62,500 1,713,62,500 1,713,62,500 1,713,62,500 1,713,62,500 1,713,713,687 3,480,593 4,871,336 6,600,198 7,260,017	351,679 703,765 322,376 956,810 484,818 1,320,967 1,594,683 809,771 1,145,013 3,235,916 1,637,725 4,197,139 3,281,787 4,77,535 8,200,530 6,823,560 10,779,399 6,790,889 6,790,889 6,790,889 6,790,889 6,790,889 6,790,889 6,790,889 6,790,889 6,790,889 6,790,889 6,880,625 6,790,889 6,790,89	334,710 669,842 302,754 910,660 455,385 1,257,289 642,629 1,517,767 760,715 2,169,215 1,075,626 3,079,875 1,538,600 3,971,007 3,082,982 4,283,734 7,710,861 6,387,702 10,179,888 7,566,364 14,239,761 26,113,139 33,361,097 6,790,089 6,083,793 3,085,689 4,386,707	317,757 635,920 283,131 864,510 425,950 1,193,610 601,160 1,440,850 711,655 2,059,323 1,006,239 2,923,833 1,438,877 3,744,676 2,841,177 13,336,771 13,336,771 13,356,700 25,957,900 23,398,855 29,526,863 6,790,089 6,083,793 36,555,800 1,195,610 601,160 601,160 601,160 601,160 601,160 601,160 601,160 711,655 2,059,323 1,006,239 2,923,833 1,438,877 3,744,876 2,884,177 3,685,632 7,221,193 1,006,239 2,923,833 1,438,877 3,744,876 2,884,177 3,685,632 7,221,193 5,950,645 9,580,377 7,444,676 2,884,177 3,685,632 7,221,193 5,950,645 9,580,377 7,440,377 7,585,632 7,221,193 5,950,645 9,580,377 7,040,377 7,040,377 7,040,377 7,040,377 7,040,377 7,040,377 7,040,377 7,040,377 7,040,377 7,040,377 7,040,377 7,040,377 7,040,377 7,040,377 7,050,077 7,040,377 7,040,377 7,050,077 7,040,377 7,050,077 7,040,377 7,050,077 7,040,377 7,050,077 7,040,377 7,050,077 7,040,377 7,050,077 7,040,377 7,050,077 7,040,377 7,050,077	20% AH 300,797 601,968 263,508 818,360 396,517 1,129,931 559,660 1,949,431 936,852 2,767,751 1,339,752 3,5514,187 3,664,372 3,664,372 3,674 3,675,372 3,675,372 3,676,373 3,775 3,676,373 3,775 3,676,373 3,775 3,676,373 3,775 3,676,373 3,775 3,676,373 3,775 3,676,373 3,775 3,676,373 3,775 3,676,373 3,775 3,676,373 3,775 3,676,377 3,775 3,676,377 3,676,377 3,676,377 3,676,377 3,676,377 3,676,377 3,676,377 3,676,377 3,676,377 3,676,377 3,676,377 3,676,377 3,676,377 3,676,377 3,676,377	25% AH	30% AH 266,874 531,154 224,263 726,061 337,649 1,002,572 470,753 1,210,100 564,489 1,729,646 798,078 2,455,707 1,141,503 3,066,479 2,257,761 3,108,529 5,752,168 4,641,273 7,761,846 5,462,420 10,627,798 15,271,748 19,716,185 15,226,858 15,271,748 19,716,185 15,226,858 15,271,748 19,716,185 15,226,858 15,271,748 19,716,185 15,226,858 15,271,748 19,716,185 15,226,858 11,210,100 11,210,	249,913 500,232 204,641 679,911 308,214 933,693 435,283 1,133,164 515,432 1,619,755 720,691 2,299,665 1,042,379 2,840,348 2,088,955 2,814,729 5,262,518 4,204,816 7,102,335 4,336,707 3554 6,780,089 6,780,08	232,952 466,310 633,761 276,781 393,814 1,056,267 466,376 1,509,863 659,303 2,143,624 1,890,149 6,821,317 6,76,855 6,777,855 6,777,877 6,777,855 6,777,855 6,777,855 6,777,855 6,777,855 6,777,855 6	215,991 432,367 65,366 557,611 249,347 611,535 352,345 979,351 417,319 1,399,971 1,987,562 544,130 2,388,064 1,691,344 2,283,182 3,330,567 5,983,314 1,283,182 6,790,089 6,083,793 6,598,314 4,283,182 6,790,089 6,083,793 6,598,314 1,591 1,595,367 1	199,03 398,46 219,91 747,65 310,87 902,43 368,26 1,290,07 520,52 1,831,54 745,00 2,161,95 1,492,53 1,931,63 3,378,47 7,016,63 4,647,84 1,988,70 1,9
29 industrial Scheme new build (50% plot ratio) - £500,000 3,655,589 3,655,589 3,655,589 3,655,589 3,655,589 3,655,589 3,655,589 3,655,589 3,655,589	Description Description D	Interest of the second	ELV	955,640 737,687 341,999 1,002,960 514,251 1,384,646 725,567 1,671,600 855,622 2,388,998 1,214,401 3,391,958 4,877,336 8,690,198 7,260,017 1,376,250 4,422,271 3,480,593 4,877,336 8,690,198 7,260,017 1,376,010 8,618,334 16,045,743 12,039,404 14,029,523 6,790,089 6,083,793 6,555,565 4,367,707 PER HA 0% AH 368,640 737,337 3,455,565 4,367,707 PER HA 0% AH 388,640 737,337 3,41,999 1,002,960 514,251 1,384,646 7,25,677 1,677,600 855,828 2,388,938 1,214,401 3,391,958 1,214,401	351,679 703,765 322,376 956,810 484,818 1,520,967 684,097 1,594,683 809,771 2,779,107 1,145,013 3,235,916 1,637,125 4,197,139 8,092,349 15,142,752 11,301,191 22,627,711 30,117,724 28,820,625 37,195,309 6,790,089 6,083,793 3,195,309 6,790,089 6,083,793 3,195,309 6,790,089 6,083,793 3,195,309 6,790,089 6,083,793 3,195,309 6,790,089 6,083,793 3,195,309 6,790,089 6,083,793 3,195,309 6,790,089 6,083,793 3,195,309 6,790,089 6,083,793 3,195,309 6,790,089 6,083,793 3,195,309 6,790,089 6,083,793 3,195,309 6,790,089 6,083,793 3,195,309 6,790,089 6,083,793 3,195,309 6,790,089 6,083,793 3,195,309 6,790,089 6,083,793 3,195,309 6,790,089 6,083,793 3,195,309 6,790,089 6,083,793 3,195,309 6,083,793 3,195,309 6,083,793 6,083,793 6,083,793 6,083,590 6,08	334,718 669,842 302,754 910,660 455,385 1,257,289 642,629 1,517,767 760,715 1,075,626 3,079,675 1,538,600 9,971,007 3,082,882 4,283,734 7,710,861 6,387,102 10,779,688 7,566,364 14,239,761 10,756,29,77 21,157,141 26,037,616 6,037,93 33,361,937 6,790,089 6,083,793 33,361,937 6,790,089 6,083,793 33,361,937 6,790,089 6,083,793 33,361,937 6,790,089 6,083,793 33,361,937 6,790,089 6,083,793 3,655,569 4,387,707 7,700,682 1,517,767 7,760,715 1,669,245 1,075,626 1,577,60,715 1,69,245 1,075,626 1,577,60,715 1,580,000 3,971,007 3,082,582 1,517,767 7,710,861 1,075,626 3,771,007 3,082,582 1,517,767 7,710,861 1,075,626 3,771,007 3,082,582 1,177,087 3,082,582 1,177,087 3,082,582 1,177,087 3,082,582 1,177,087 3,082,582 1,177,087 3,082,582 1,177,0861 1,075,626 1,771,0861 1,075,626 1,771,0861 1,075,626 1,077,626 3,077,007 3,082,582 1,177,007 3,082,582 1,177,087 3,082,582 1,177,0861 1,179,682 1,179,682 1,179,682 1,179,682 1,179,682 1,179,682 1,179,682 1,179,682 1,179,682 1,179,682 1,179,682 1,179,682 1,179,682 1,179,682 1,179,683 1,179,682 1,179,682 1,179,783 1,179,682 1,179,783 1,179,682 1,179,783	517,757 635,923 636,131 644,101 425,950 1193,610 601,160 1,40,850 711,655 2,059,323 1,006,239 2,923,833 1,438,877 3,744,676 2,884,177 3,989,932 7,221,193 6,956,645 9,580,379 7,040,377 13,336,771 9,824,764 16,686,570 25,575,688 37,90,089 6,083,793 37,924,764 16,686,570 25,575,888 17,90,089 18,90,	20% AH 300,797 601 988 263,508 818,360 396,517 1,129,931 559,690 1,363,934 662,602 1,949,431 936,852 2,767,791 1,339,752 3,596,131 6,731,525 5,514,167 8,980,868 6,544,392 12,433,779 8,980,863 13,675,878 13,676,790,797 601,998 23,878,001 1,799,998 23,878,001 1,799,998 23,878,001 1,799,998 23,878,001 1,799,998 23,878,001 1,799,998 23,878,001 1,799,998 23,878,001 1,799,998 23,878,001 1,799,998 23,878,001 1,799,998 23,878,001 1,799,998 23,878,001 1,799,998 23,878,001 1,799,998 23,508 1,799,998 23,508 1,799,998 23,508 1,799,998 23,508 1,799,998 23,508 1,799,998 23,508 1,799,998 23,508 1,799,998 23,508 1,799,998 23,508 1,799,998 23,508 23,508 1,799,998 23,508 1,799,998 24,797,791 1,799,91 1,799,91 1,799,91 1,799,91 1,799,91 1,799,908,655	25% AH	30% AH 266,874 531,154 224,263 726,061 337,649 1,002,572 476,753 1,210,100 564,489 1,729,646 798,078 2,455,707 1,141,503 3,066,479 2,207,761 3,108,529 5,752,188 4,641,273 7,781,846 5,462,20 10,627,798 15,271,740 19,718,185 15,271,740 19,718,185 15,271,740 19,718,185 15,271,740 19,718,185 15,271,740 19,718,185 15,271,740 19,718,185 15,271,740 19,718,185 15,271,740 19,718,185 15,271,740 19,718,185 15,271,740 19,718,185 15,271,740 19,718,185 15,271,740 19,718,185 15,271,740 19,718,185 15,271,740 19,718,185 10,285,772 11,285,772 11,285,772 11,285,772 11,285,772 11,285,772 11,285,772 11,285,772 11,285,772 11,285,772 11,285,772 11,285,785 11,285,773 11,285 1	249,913 500,232 204,641 679,911 308,214 938,693 435,283 1,133,184 515,432 1,619,755 728,691 2,299,665 1,042,379 2,840,348 9,724,808 6,086,261 13,797,446 7,633,777 12,522,853 1,133,184 506,262 13,797,446 7,633,777 12,522,853 1,133,184 515,432 204,641 1,133,184 515,432 1,133,184 515,432 1,133,184 515,432 1,133,184 515,432 1,133,184 515,432 1,133,184 515,432 2,286,891 1,299,665 1,133,184 515,432 1,133,184 515,432 1,133,184 515,432 1,133,184 515,432 1,133,184 515,432 1,133,184 515,432 1,133,184 515,432 1,133,184 515,432 1,133,184 515,432 1,133,184 515,432 1,133,184 515,432 1,133,184 515,432 1,133,184 515,432 1,133,184 515,432 1,133,184 515,432 1,133,184 515,432 1,133,184 515,432 1,133,184 515,432 1,133,184 1,134,184 1,134,184 1,134,184 1,134,184 1,134,184 1,134,184 1,134,184 1,134,184 1,134,184 1,13	252,952 466,310 633,761 276,781 393,814 1,056,267 466,376 1,509,663 659,303 2,143,624 2,614,216 1,890,149 2,520,27 4,772,850 3,768,273 3,768,273 3,768,273 4,772,850 3,768,273 4,772,850 3,768,273 4,772,850 3,768,273 4,772,850 4	215,991 432,367 557,611 249,347 211,635 352,345 979,351 417,319 1,399,971 1,987,532 844,130 2,383,064 1,283,132 3,330,567 5,983,314 1,284,632 7,918,827 7,918,917 1,987,562 7,938,917 1,987,562 7,938,917 1,987,562 7,938,917 1,987,562 7,938,917 1,987,562 7,938,917 1,987,562 7,938,944 1,939,971 1,987,562 7,938,944 1,939,971 1,987,562 7,938,944 1,938,947 1,987,562 7,938,944 1,938,947 1,987,562 7,988,947 1,988,947 1,988,947 1,988,947 1,988,947 1,988,947 1,988,947 1,988,947 1,988,947 1,988,947 1,988,947 1,988,948 1,988,848 1,988,848 1,3478,462	199,03 398,46 219,91 747,65 310,87 902,43 368,26 1,290,07 520,52 1,331,54 1,492,53 1,931,63 2,101,95 1,492,53 1,931,63 2,335,47 7,015,83 4,047,64 1,393,65 4,300,08 6,083,79 6,55 6,083,79
- 1. ACCOUNTS -	Description 1 One unit scheme (houses) 2 Two unit scheme (houses) 3 Two unit scheme (flats) 4 Three unit scheme (flats) 5 Four unit scheme (flats) 6 Four unit scheme (flats) 7 Four unit scheme (flats) 8 Five unit scheme (flats) 9 Five unit scheme (flats) 10 Seven unit scheme (flats) 11 Ten unit scheme (flats) 12 Ten unit scheme (flats) 13 Ten unit scheme (flats) 14 Twenty unit scheme (flats) 15 Twenty unit scheme (flats) 16 Thirty unit scheme (flats with community use on ground floor) 17 Fifty unit scheme (flats - lower density) 18 Seventy unit scheme (flats - lower density) 19 Seventy unit scheme (flats - lower density) 10 Cone hundred unit scheme (flats - lower density) 10 Cone hundred unit scheme (flats - lower density) 11 Twenty unit scheme (flats - lower density) 12 Cone hundred unit scheme (flats - lower density) 13 Fifty unit scheme (flats - lower density) 14 Twenty unit scheme (flats - lower density) 15 Seventy unit scheme (flats - lower density) 16 Cone hundred unit scheme (flats - loyer density) 17 Cone hundred unit scheme (flats - loyer density) 18 Seventy unit scheme (flats - loyer density) 19 Seventy unit scheme (flats - loyer density) 10 One hundred unit scheme (flats) 21 Two hunded unit scheme (flats) 22 Two hundred unit scheme (flats) 23 Six hunded unit scheme (flats) 24 Three hundred unit scheme (flats) 25 Six hunded unit scheme (flats) 26 Industrial Scheme new build (50% plot ratio) 27 Industrial Scheme new build (50% plot ratio) 28 Industrial Scheme (houses) 29 Two unit scheme (houses) 20 Two unit scheme (houses) 30 Two unit scheme (flats) 4 Three unit scheme (houses) 5 Three unit scheme (houses) 5 Three unit scheme (flats) 5 Four unit scheme (flats) 6 Four unit scheme (flats) 7 Two unit scheme (flats) 7 Two unit scheme (flats) 7 Two hundred unit scheme (flats) 7 Two hundred unit scheme (flats) 8 Five unit scheme (flats) 9 Foventy unit scheme (flats - loyer density) 10 The hundred unit scheme (flats - loyer density) 11 Two hundred unit sc	The second sec	ELV	955,640 737,687 341,999 1,002,960 514,251 1,384,684 725,567 1,671,600 856,622 2,388,598 1,214,401 3,391,958 4,871,336 8,690,199 7,260,017 1,376,910 8,618,334 16,045,743 12,039,404 14,029,523 6,780,089 6,083,793 3,655,689 4,367,707	351,679 703,765 322,276 956,810 484,818 1,320,967 684,997 1,594,683 809,771 2,279,107 1,145,013 3,235,916 6,823,560 10,779,399 8,092,349 15,142,752 11,301,191 22,627,711 30,117,724 28,820,625 4,366,707 556,810 6,83,793 6,568,810 6,83,793 6,568,810 6,83,793 6,568,810 6,790,089 6,083,793 6,568,810 6,790,089 6,083,793 6,568,810 6,790,089 6,083,793 6,568,810 6,790,089 6,083,793 6,568,810 6,790,089 6,083,793 6,568,810 6,790,089 6,083,793 6,568,810 6,790,089 6,083,793 6,568,810 6,790,089 6,083,793 6,568,810 6,83,793 6,568,810 6,84,987 1,594,682 8,977 1,145,013 3,235,916 6,84,987 8,977,355 6,823,560 6,773,399 8,992,349 15,142,772 28,820,530 6,823,560 10,773,399 8,992,349 15,142,772 28,820,635 6,823,560 10,773,399 8,992,349 15,142,772 28,820,635 6,790,089	334,718 669,842 302,754 910,680 455,385 1,257,229 642,629 1,517,767 760,715 1,075,626 3,079,675 1,538,600 9,971,007 3,082,882 1,637,710,681 6,387,102 11,775,683,684 14,239,761 10,775,683,684 14,239,761 10,775,683,684 14,239,761 10,775,683,684 14,239,761 10,775,683,684 14,239,761 10,775,683,684 14,239,761 10,775,683,684 14,239,761 10,775,683,794 10,785,685 10,78	517,757 635,923 636,131 644,101 425,950 1193,610 601,180 1,440,850 711,655 2,055,323 1,006,239 2,923,833 1,438,877 3,744,676 2,848,177 3,989,932 7,221,193 5,950,645 1,950,645 1,950,645 1,193,610 1,40,550 711,655 2,526,883 6,790,083 6,083,793 3,655,589 4,356,707	20% AH 300,797 601 988 306,797 601 988 263,508 818,360 396,517 1,129,931 559,690 1,363,934 662,602 1,949,431 936,852 2,767,791 1,339,752 3,596,131 6,731,525 5,514,167 8,980,868 6,514,392 12,433,779 9,086,550 18,215,999 23,878,001 20,674,855 25,692,670 6,790,088 4,366,797 601,998 23,878,001 24,431,799 25,692,670 6,790,088 6,003,793 600,998 6,003,793 600,998 6,003,793 600,998 6,003,793 600,998 6,003,793 600,998 6,003,793 600,998 6,003,793 600,998 6,003,793 600,998 6,003,793	25% AH 283,835 283,835 283,835 283,836 772,210 387,082 1,066,251 1,066,261 1,066,251 1,066,251 1,066,251 1,066,251 1,066,251 1,066,251 1	30% AH 266,874 534,154 224,263 726,061 337,649 1,002,572 476,753 1,210,100 564,489 1,726,646 788,078 2,455,707 1,141,503 3,066,479 2,257,661 3,108,529 5,752,188 4,641,273 7,781,846 5,462,420 10,627,798 15,271,740 19,718,185 15,266,558 16,016,992 16,790,089 16,271,740 19,718,185 15,266,558 16,016,992 16,790,089 17,141,503 18,152 18,152 18,153 1	249,913 500,232 204,641 679,911 308,214 938,693 435,283 1,133,184 515,432 1,619,755 728,691 2,299,665 1,042,379 2,840,348 2,088,955 2,811,729 5,262,518 4,204,816 6,863,261 13,797,446 7,633,277 12,502,568 4,150,603 6,780,089 6,780,089 6,780,089 6,780,089 1,780,089 6,780,089	252,952 466,310 633,761 276,781 393,814 1,056,267 466,376 1,509,663 655,303 2,143,624 2,614,216 1,890,149 2,520,927 4,772,650 3,768,273 6,823,254 4,410,449 8,821,817 6,700,069 6,083,793 3,655,569 4,361,461,461,461,461,461,461,461,461,461,4	215,991 432,367 557,611 249,347 211,635 352,345 979,351 417,319 1,399,971 589,917 1,987,582 844,130 2,388,084 1,283,182 3,330,567 5,883,314 2,226,310 2,388,084 1,283,182 3,387,986 10,848,843 13,478,462 7,188,27 5,188,384 1,249,347 1,359 1,359,917	199,033 388,467 541,46 219,91: 747,858 310,877 902,43: 368,26. 1,289,079 520,522 1,331,541 745,000 2,161,953 1,492,533 1,931,634 3,793,511 2,882,866 5,353,300 3,358,47 7,015,834 4,647,841 1,386,65 4,360,603,793 4,564 1,564



Table 6.12.6: Appraisal results – 70% London Affordable Rent and 30% Shared ownership (values of £8,850 per square metre)

CHMARK LAND VALUE 1 (EXISTING RESIDENTIAL)	· N 2	£14,160,000 £6.3m p.h.		les cu	1400	iare:		idual land valu		250	14000	APP.	:
Description Die unit scheme (houses)	No of units	BLV £472,000	0% AH 393,777	5% AH 375,560	10% AH 357,342	15% AH 339,124	20% AH 320,906	25% AH 302,687	30% AH 284,470	35% AH 266,252	40% AH 248,034	45% AH 229,816	50% /
wo unit scheme (houses) wo unit scheme (flats)	2 2		787,961 371,813	751,526 350,699	715,090	678,653 308,472	642,218 287,360	605,782 266,246	569,347 245,133	532,910 224,020	496,475 202,907	460,039 181,793	
hree unit scheme (houses)	3	£1,062,000	1,071,356			922,647	873,077	823,508	773,938	724,368	674,799	625,228	
hree unit scheme (flats) pur unit scheme (houses)	3		558,973 1,479,022	1,410,624		463,963 1,273,829	432,293 1,205,431	400,623 1,137,034	368,953 1,068,635	337,283 1,000,237	305,613 931,840	273,944 863,442	
our unit scheme (flats) ive unit scheme (houses)	4 5		788,574 1,785,594			654,715 1,537,745	610,096 1,455,129	565,476 1,372,513	520,857 1,289,896	476,237 1,207,280	431,619 1,124,664	386,999 1,042,048	
ive unit scheme (flats)	5	£1,011,429	933,363	880,580	827,796	775,013	722,229	669,446	616,663	563,880	511,097	458,314	1
even unit scheme (houses) even unit scheme (flats)	7		2,551,864 1,320,634		2,315,794 1,171,236	2,197,758 1,096,537	2,079,724 1,021,839	1,961,689 947,140	1,843,654 872,441	1,725,618 797,743	1,607,583 723,044	1,489,548 648,345	1
en unit scheme (houses)	10 10		3,623,221 1,888,012		3,288,011 1,674,587	3,120,406 1,567,874	2,952,801 1,461,162	2,785,196 1,354,449	2,617,591 1,247,736	2,449,987 1,141,024	2,282,381	2,114,776 927,599	
en unit scheme (flats) wenty unit scheme (houses and flats)	20	£4,720,000	1,888,012 4,767,341	4,524,005	4,280,670	1,567,674 4,037,335	1,461,162 3,794,000	3,550,665	1,247,736 3,307,329	1,141,024 3,063,994	1,034,311 2,820,658	927,599 2,577,323	2
wenty unit scheme (flats) hirty unit scheme (flats with community use on ground floor)	20 30		3,787,349 5,324,670			3,144,919 4,375,267	2,930,776 4,058,798	2,716,633 3,742,330	2,502,490 3,425,862	2,288,346 3,109,395	2,074,203 2,792,927	1,860,059 2,476,459	1 2
ifty unit scheme (flats - lower density)	50 50	£7,866,667	9,445,755 7,939,822	8,918,308	8,390,862	7,863,415 6,528,479	7,335,970 6,058,032	6,808,523	6,281,077	5,753,630 4,646,689	5,226,184	4,698,738	4
ifty unit scheme (flats - higher density) eventy unit scheme (Industrial/employment led scheme)	70	£11,013,333	12,336,453	11,689,066	11,041,678	10,394,290	9,746,903	5,587,584 9,099,515	5,117,137 8,452,126	7,804,739	7,157,351	5,705,793 6,509,963	5
eventy unit scheme (flats - higher density) ne hundred unit scheme (flats - lower density)	70 100		9,458,444 17,475,631			7,754,470 14,552,175	7,186,479 13,577,690	6,618,488 12.603.205	6,050,496 11.628.721	5,482,506 10,654,235	4,914,514 9,679,750	4,346,523 8 705 265	3
ne hundred unit scheme (flats - higher density)	100	£11,800,000	13,220,133	12,422,883	11,625,633	10,828,383	10,031,133	9,233,883	8,436,634	7,639,383	6,842,134	6,043,006	5
wo hunded unit scheme (flats) hree hundred unit scheme (flats)	200 300		26,474,660 35,562,307		23,295,881 31,076,382	21,706,491 28,833,418	20,117,101 26,590,456	18,527,711 24,344,911	16,938,322 22,095,216	15,348,932 19,845,520	13,759,542 17,595,824	12,167,189 15,346,128	10 13
our hundred unit scheme (flats) ix hunded unit scheme (flats)	400 600		35,942,708 47,307,797	33,014,312 43,182,030	30,085,917 39,040,901	27,157,522 34,891,143	24,229,127 30,741,385	21,296,104	18,349,086 22,441,870	15,402,070 18,292,112	12,455,053 14,115,310	9,508,037 9,930,013	6
mall scale Office	-	£14,160,000	6,790,089	6,790,089	6,790,089	6,790,089	6,790,089	6,790,089	6,790,089	6,790,089	6,790,089	6,790,089	6
ledium scale Office Idustrial Scheme new build (50% plot ratio)	-	£14,160,000 £14,160,000	6,083,793 3,655,589	6,083,793 3,655,589	6,083,793 3,655,589	6,083,793 3,655,589	6,083,793 3,655,589	6,083,793 3,655,589	6,083,793 3,655,589	6,083,793 3,655,589	6,083,793 3,655,589	6,083,793 3,655,589	6 3
dustrial scheme intensification (60% plot ratio)	-	£14,160,000	4,386,707	4,386,707	4,386,707	4,386,707	4,386,707	4,386,707	4,386,707	4,386,707	4,386,707	4,386,707	4
HMADK I AND VALUE 2 (SECONDADY OFFICES)		£12,386,600					Dee	idual land valu	100				
HMARK LAND VALUE 2 (SECONDARY OFFICES) escription	No of units	BLV	0% AH	5% AH		15% AH			30% AH	35% AH	40% AH	45% AH	50%
ine unit scheme (houses) wo unit scheme (houses)	1 2		393,777 787,961		357,342 715,090	339,124 678,653	320,906 642,218	302,687 605,782	284,470 569,347	266,252 532,910	248,034 496,475	229,816 460,039	
wo unit scheme (flats) hree unit scheme (houses)	2	£495,464	371,813 1,071,356	350,699 1,021,786	329,586	308,472 922,647	287,360 873,077	266,246 823,508	245,133 773,938	224,020 724,368	202,907 674,799	181,793 625,228	
hree unit scheme (flats)	3	£530,854	558,973	527,303	495,633	463,963	432,293	400,623	368,953	337,283	305,613	273,944	
our unit scheme (houses) our unit scheme (flats)	4		1,479,022 788,574			1,273,829 654,715	1,205,431 610,096	1,137,034 565,476	1,068,635 520,857	1,000,237 476,237	931,840 431,619	863,442 386,999	
ive unit scheme (houses)	5	£1,548,325	1,785,594	1,702,977	1,620,361	1,537,745	1,455,129	1,372,513	1,289,896	1,207,280	1,124,664	1,042,048	
ive unit scheme (flats) even unit scheme (houses)	5 7	£2,167,655	933,363 2,551,864	2,433,829	2,315,794	775,013 2,197,758	722,229 2,079,724	669,446 1,961,689	616,663 1,843,654	563,880 1,725,618	511,097 1,607,583	458,314 1,489,548	1
even unit scheme (flats) en unit scheme (houses)	7 10	£1,238,660	1,320,634 3,623,221	1,245,935	1,171,236	1,096,537 3,120,406	1,021,839 2,952,801	947,140 2 785 196	672,441 2,617,591	797,743 2,449,987	723,044 2,282,381	648,345 2,114,776	
en unit scheme (flats)	10	£1,769,514	1,888,012	1,781,299	1,674,587	1,567,874	1,461,162	1,354,449	1,247,736	1,141,024	1,034,311	927,599	
wenty unit scheme (houses and flats) wenty unit scheme (flats)	20 20		4,767,341 3,787,349	3,573,205		4,037,335 3,144,919	3,794,000 2,930,776	3,550,665 2,716,633	3,307,329 2,502,490	3,063,994 2,288,346	2,820,658 2,074,203	2,577,323 1,860,059	1
nirty unit scheme (flats with community use on ground floor) ffy unit scheme (flats - lower density)	30 50	£4,128,867	5,324,670 9,445,755	5,008,202	4,691,734	4,375,267 7,863,415	4,058,798 7,335,970	3,742,330 6,808,523	3,425,862 6,281,077	3,109,395 5,753,630	2,792,927 5,226,184	2,476,459 4,698,738	
fty unit scheme (flats - higher density)	50	£5,161,083	7,939,822	7,469,374	6,998,927	6,528,479	6,058,032	5,587,584	5,117,137	4,646,689	4,176,241	3,705,793	
eventy unit scheme (Industrial/employment led scheme) eventy unit scheme (flats - higher density)	70 70		12,336,453 9,458,444			10,394,290 7,754,470	9,746,903 7,186,479	9,099,515 6,618,488	8,452,126 6,050,496	7,804,739 5,482,506	7,157,351 4,914,514	6,509,963 4,346,523	5
ne hundred unit scheme (flats - lower density)	100 100	£13,762,888	17,475,631 13,220,133			14,552,175 10,828,383	13,577,690 10,031,133	12,603,205	11,628,721	10,654,235	9,679,750 6,842,134	8,705,265 6,043,006	7
ne hundred unit scheme (flats - higher density) wo hunded unit scheme (flats)	200	£20,644,333	26,474,660		23,295,881	21,706,491		18,527,711	16,938,322	15,348,932	13,759,542	12,167,189	10
hree hundred unit scheme (flats) our hundred unit scheme (flats)	300 400		35,562,307 35,942,708	33,319,344	31,076,382 30,085,917	28,833,418 27,157,522	26,590,456 24,229,127	24,344,911 21,296,104	22,095,216 18.349.086	19,845,520 15,402,070	17,595,824 12,455,053	15,346,128 9.508.037	13 6
ix hunded unit scheme (flats)	600	£61,932,998		43,182,030	39,040,901	34,891,143 6,790,089	30,741,385	26,591,627 6,790,089	22,441,870	18,292,112	14,115,310 6,790,089	9,930,013	5
mall scale Office ledium scale Office	-	£12,386,600 £12,386,600	6,790,089 6,083,793	6,790,089 6,083,793	6,790,089 6,083,793	6,083,793	6,083,793	6,083,793	6,790,089	6,790,089 6,083,793	6,083,793	6,790,089 6,083,793	6
ndustrial Scheme new build (50% plot ratio) Idustrial scheme intensification (60% plot ratio)	-	£12,386,600 £12,386,600	3,655,589 4,386,707	3,655,589 4,386,707	3,655,589 4,386,707	3,655,589 4,386,707	3,655,589 4,386,707	3,655,589 4,386,707	3,655,589 4,386,707	3,655,589 4,386,707	3,655,589 4,386,707	3,655,589 4,386,707	3 4
HMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)	No of units	£5,275,753	0% AH	5% AH	10% AH	15% AH		idual land valu 25% AH		35% AH	40% AH	45% AH	50%
ne unit scheme (houses) wo unit scheme (houses)	1	£175,858 £263,788	393,777 787,961			339,124 678,653	320,906 642,218	302,687 605.782	284,470 569,347	266,252 532,910	248,034 496,475	229,816 460,039	
wo unit scheme (flats)	-	£211,030	371,813			308,472	287,360		245,133		202,907	181 703	
			***************************************					266,246		224,020		101,133	
	-	£395,681 £226,104	1,071,356 558,973	527,303	972,217 495,633	922,647 463,963	873,077 432,293	823,508 400,623	773,938 368,953	724,368 337,283	674,799 305,613	625,228 273,944	
hree unit scheme (flats) our unit scheme (houses)	-	£226,104 £527,575	558,973 1,479,022	527,303 1,410,624	972,217 495,633 1,342,226	922,647 463,963 1,273,829	873,077 432,293 1,205,431	823,508 400,623 1,137,034	368,953 1,068,635	724,368 337,283 1,000,237	674,799 305,613 931,840	273,944 863,442	
hree unit scheme (flats) our unit scheme (houses) our unit scheme (flats) ive unit scheme (houses)		£226,104 £527,575 £301,472 £659,469	558,973 1,479,022 788,574 1,785,594	527,303 1,410,624 743,954 1,702,977	972,217 495,633 1,342,226 699,335 1,620,361	922,647 463,963 1,273,829 654,715 1,537,745	873,077 432,293 1,205,431 610,096 1,455,129	823,508 400,623 1,137,034 565,476 1,372,513	368,953 1,068,635 520,857 1,289,896	724,368 337,283 1,000,237 476,237 1,207,280	674,799 305,613 931,840 431,619 1,124,664	273,944 863,442 386,999 1,042,048	
hree unit scheme (flats) our unit scheme (houses) our unit scheme (flats) ive unit scheme (houses) ive unit scheme (flats)		£226,104 £527,575 £301,472	558,973 1,479,022 788,574	527,303 1,410,624 743,954 1,702,977 880,580	972,217 495,633 1,342,226 699,335 1,620,361 827,796	922,647 463,963 1,273,829 654,715	873,077 432,293 1,205,431 610,096	823,508 400,623 1,137,034 565,476	368,953 1,068,635 520,857	724,368 337,283 1,000,237 476,237	674,799 305,613 931,840 431,619	273,944 863,442 386,999	
hree unit scheme (flats) our unit scheme (houses) our unit scheme (flats) ive unit scheme (flats) ive unit scheme (flats) even unit scheme (flats) even unit scheme (flats) even unit scheme (flats)	-	£226,104 £527,575 £301,472 £659,469 £376,839 £923,257 £527,575	558,973 1,479,022 788,574 1,785,594 933,363 2,551,864 1,320,634	5 527,303 1,410,624 743,954 1,702,977 880,580 2,433,829 1,245,935	972,217 495,633 1,342,226 699,335 1,620,361 827,796 2,315,794 1,171,236	922,647 463,963 1,273,829 654,715 1,537,745 775,013 2,197,758 1,096,537	873,077 432,293 1,205,431 610,096 1,455,129 722,229 2,079,724 1,021,839	823,508 400,623 1,137,034 565,476 1,372,513 669,446 1,961,689 947,140	368,953 1,068,635 520,857 1,289,896 616,663 1,843,654 872,441	724,368 337,283 1,000,237 476,237 1,207,280 563,880 1,725,618 797,743	674,799 305,613 931,840 431,619 1,124,664 511,097 1,607,583 723,044	273,944 863,442 386,999 1,042,048 458,314 1,489,548 648,345	1
hree unit scheme (flats) our unit scheme (houses) our unit scheme (flats) ive unit scheme (houses) ive unit scheme (flats) even unit scheme (flats) even unit scheme (flats) even unit scheme (houses) even unit scheme (houses) en unit scheme (houses) en unit scheme (flats)		£226,104 £527,575 £301,472 £659,469 £376,839 £923,257 £527,575 £1,318,938	558,973 1,479,022 788,574 1,785,594 933,363 2,551,864 1,320,634 3,623,221 1,888,012	527,303 1,410,624 743,954 1,702,977 880,580 2,433,829 1,245,935 3,455,616 1,781,299	972,217 495,633 1,342,226 699,335 1,620,361 627,796 2,315,794 1,171,236 3,288,011 1,674,587	922,647 463,963 1,273,829 654,715 1,537,745 775,013 2,197,758 1,096,537 3,120,406 1,567,874	873,077 432,293 1,205,431 610,096 1,455,129 7,22,229 2,079,724 1,021,839 2,952,801 1,461,162	823,508 400,623 1,137,034 565,476 1,372,513 669,446 1,961,689 947,140 2,785,196 1,354,449	368,953 1,068,635 520,857 1,289,896 616,663 1,843,654 872,441 2,617,591 1,247,736	724,368 337,283 1,000,237 476,237 1,207,280 563,880 1,725,618 797,743 2,449,987 1,141,024	674,799 305,613 931,840 431,619 1,124,664 511,097 1,607,583 723,044 2,282,381 1,034,311	273,944 863,442 386,999 1,042,048 458,314 1,489,548 648,345 2,114,776 927,599	1
hree unit scheme (flats) our unit scheme (houses) our unit scheme (flats) ive unit scheme (houses) ive unit scheme (flats) even unit scheme (flats) even unit scheme (houses) even unit scheme (flats) en unit scheme (houses) en unit scheme (houses) en unit scheme (houses)		£226,104 £527,575 £301,472 £659,469 £376,839 £923,257 £527,575 £1,318,938 £753,679 £1,758,584	558,973 1,479,022 788,574 1,785,594 933,363 2,551,864 1,320,634 3,623,221	527,303 1,410,624 743,954 1,702,977 880,580 2,433,629 1,245,935 3,455,616 1,781,299 4,524,005	972,217 495,633 1,342,226 699,335 1,620,361 827,796 2,315,794 1,171,236 3,288,011 1,674,587 4,280,670	922,647 463,963 1,273,829 654,715 1,537,745 775,013 2,197,758 1,096,537 3,120,406	873,077 432,293 1,205,431 610,096 1,455,129 722,229 2,079,724 1,021,839 2,952,801	823,508 400,623 1,137,034 565,476 1,372,513 669,446 1,961,689 947,140 2,785,196	368,953 1,068,635 520,857 1,289,896 616,663 1,843,654 872,441 2,617,591	724,368 337,283 1,000,237 476,237 1,207,280 563,880 1,725,618 797,743 2,449,987	674,799 305,613 931,840 431,619 1,124,664 511,097 1,607,583 723,044 2,282,381	273,944 863,442 386,999 1,042,048 458,314 1,489,548 648,345 2,114,776	1 1 2
hree unit scheme (flats) our unit scheme (houses) our unit scheme (flats) ive unit scheme (houses) ive unit scheme (flats) ive unit scheme (flats) even unit scheme (flats) even unit scheme (flats) en unit scheme (flats) en unit scheme (flats) wenty unit scheme (flats) wenty unit scheme (flats) iventy unit scheme (flats) iventy unit scheme (flats)		£226,104 £527,575 £301,472 £659,469 £376,839 £923,257 £527,575 £1,318,938 £753,679 £1,758,584 £1,172,389	558,973 1,479,022 788,574 1,785,594 933,363 2,551,864 1,320,634 3,623,221 1,888,012 4,767,341 3,787,349 5,324,670	527,303 1,410,624 743,954 1,702,977 880,580 2,433,829 1,245,935 3,455,616 1,781,299 4,524,005 3,573,205 5,008,202	972,217 495,633 1,342,226 699,335 1,620,361 827,796 2,315,794 1,171,236 3,288,011 1,674,587 4,280,670 3,359,062 4,691,734	922,647 463,963 1,273,629 654,715 1,537,745 775,013 2,197,758 1,096,537 3,120,406 1,567,874 4,037,335 3,144,919 4,375,267	873,077 432,293 1,205,431 610,096 1,455,129 722,229 2,079,724 1,021,839 2,952,801 1,461,162 3,794,000 2,930,776 4,058,798	623,508 400,623 1,137,034 565,476 1,372,513 669,446 1,961,689 947,140 2,785,196 1,354,449 3,550,665 2,716,633 3,742,330	360,953 1,068,635 520,857 1,259,896 616,663 1,843,654 872,441 2,617,591 1,247,736 3,307,329 2,502,490 3,425,862	724,368 337,283 1,000,237 476,237 1,207,280 563,880 1,725,618 797,743 2,449,987 1,141,024 3,063,994 2,288,346 3,109,395	674,799 305,613 931,640 431,619 1,124,664 511,097 1,607,583 723,044 2,282,381 1,034,311 2,820,658 2,074,203 2,792,927	273,944 863,442 386,999 1,042,048 458,314 1,489,548 649,345 2,114,776 927,599 2,577,323 1,860,059 2,476,459	1 1 2 2 2 2
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£5,275,753	558,973 1,479,022 788,574 1,785,594 933,363 2,551,864 1,320,634 3,623,221 1,888,012 4,767,341 5,787,349 5,324,670 9,445,765 7,939,022 12,336,453 13,220,133 2,5474,660 35,562,307 55,942,708 47,307,97 6,790,089 6,083,793 3,655,566 4,787,961 371,301,394 7,787,961 371,713,561 371,713,561 371,713,563 1,777,787,961 371,713,51 1,775,594 1,785,594 1,320,634 1,32	527,303 1,410,624 7,33,954 7,702,977 880,580 2,433,629 1,245,935 3,455,616 1,761,299 4,524,005 5,008,202 8,918,308 7,469,374 11,689,066 8,800,452 16,501,146 12,422,833 24,885,271 33,319,344 33,014,313 43,182,030 6,760,088 6,083,793 3,655,568 4,366,707 860,580 7,702,977 860,580 1,021,768 5,008,202 4,433,629 1,245,935 3,445,616 1,761,299 4,524,005 5,008,202 5,008,202	972,217 495,633 1,342,226 699,335 1,620,361 1,620,361 1,674,587 4,280,670 3,359,062 4,691,734 8,392,682 1,691,734 8,392,462 15,526,661 11,625,633 23,295,681 31,076,382 30,085,917 39,040,901 6,790,089 6,063,763 3,655,589 4,366,707	922,647 463,963 1,273,829 654,715 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1,455,129 2,079,724 1,213,394,000 1,394,000 2,990,776 4,058,798	523,508 400,623 1,137,034 565,476 1,372,513 609,446 1,961,689 947,140 2,785,196 1,354,449 3,550,665 2,716,633 3,742,330 6,808,523 5,587,584 9,099,515 6,618,488 12,603,205 9,233,883 12,603,205 9,233,883 12,503,205 9,233,883 12,503,205 9,233,883 12,503,205 9,233,883 12,503,205 9,233,883 12,503,205 9,233,883 12,503,205 9,233,883 12,503,205 9,233,883 12,503,205 13,505,685 13,505,685 13,505,685 13,71,251 669,446 1,591,689 1,137,034 665,476 1,372,513 669,446 1,591,689 1,350,685	368,953 1,068,635 500,857 1,209,896 616,663 1,843,654 872,441 2,617,591 1,247,736 3,307,329 2,502,490 3,425,862 6,281,077 5,117,137 8,452,126 6,050,056 11,628,721 8,436,634 16,333,322 22,095,216 18,349,036 22,441,670 6,790,089 6,083,793 3,655,588 4,356,707 10,088,633 50,088,633	724, 966 337, 283 1, 000, 237 476, 237 1, 207, 280 553, 380 1, 725, 618 797, 743 2, 449, 987 1, 141, 024 3, 053, 994 2, 288, 346 3, 100, 355 5, 753, 630 4, 646, 689 7, 789, 783 5, 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£4,103,363 £3,077,522 £5,861,947 £4,396,460 £8,792,921 £13,189,381 £17,585,842 £26,378,763 £5,275,753	558,973 1,479,022 788,574 1,785,594 933,363 1,320,634 1,320,634 3,787,349 5,324,670 9,445,755 7,939,822 12,336,453 9,458,444 17,475,631 13,220,133 26,474,680 15,520,735 15,942,708 47,307,797 6,790,089 4,7307,797 6,790,089 4,7307,797 6,790,089 4,7307,797 6,790,089 4,7307,797 6,790,089 4,7307,797 6,790,089 4,7307,797 6,790,089 4,7307,797 6,790,089 4,7307,797 6,790,089 4,7307,797 6,790,089 4,7307,797 6,790,089 4,7307,797 6,790,089 4,7307,797 6,790,089 4,7307,797 6,790,089 4,7307,797 6,790,089 4,7307,797 6,790,089 4,7307,797 6,790,089 4,7307,797 6,790,089 4,780,797 6,780,089 4,780,797 6,780,089 4,780,797 6,780,089 4,780,797 6,780,089 4,780,797 6,780,089 4,780,797 6,780,089 4,780,797 6,780,089 4,780,797 6,780,089 4,780,797 6,780,089 6,880,797 6,780,899 6,880,899 6,880,899 6,880,899 6,880,899 6,880,899 6,880,899 6,880,89	527,303 1,410,624 743,954 1,702,977 880,580 2,433,629 1,245,935 3,455,616 1,761,299 4,524,005 3,573,205 5,008,202 4,518,300 7,469,374 11,689,066 6,083,793 5,655,669 1,761,762 3,763,301 1,410,624 7,43,954 1,702,977 880,580 1,245,935 1,441,624 7,43,954 1,702,977 880,580 1,411,629 1,411,6	972,217 495,633 1,342,226 699,335 1,620,361 1,620,361 1,674,587 4,280,670 3,359,062 6,998,527 11,041,678 8,392,462 15,526,661 11,625,633 23,295,681 31,076,382 30,085,917 30,085	922,647 463,963 1273,829 654,715 1,537,745 775,013 2,197,758 1,968,537 3,120,406 1,567,874 4,037,335 3,144,919 4,375,267 7,863,415 6,528,479 10,394,290 7,754,470 14,552,175 10,394,290 7,754,470 14,552,175 10,394,290 7,754,470 14,552,175 10,362,383 12,766,491 28,833,418 27,175,522 38,891,143 6,790,089 6,083,793 3,655,669 4,385,707	873,077 432,293 1,205,431 610,096 1,455,129 722,229 2,079,724 1,021,639 2,952,801 1,461,162 3,794,000 2,930,776 4,058,788 7,335,970 6,058,032 9,746,903 10,031,133 20,117,101 26,500,456 24,229,127 30,741,385 6,790,089 6,083,793 7,466,479 13,577,690 10,031,133 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17,596,82	273,944 863,442 366,999 1,042,048 456,314 1,486,486 646,345 2,114,776 927,599 2,577,323 1,860,059 2,476,459 4,696,738 3,705,763 4,705,265 6,043,006 12,167,169 15,346,128 9,506,037 93,505,568 4,386,707 45% AH 229,816 460,039 181,793 655,288 273,944 863,42 231,846,148 863,442 386,999 1,042,048 463,345 2,114,776 927,599 1,042,048 463,345 2,114,776 927,599 1,042,048 463,345 2,114,776 927,599 1,042,048 463,345 2,114,776 927,599 1,042,048 463,345 2,114,776 927,599 1,042,048 648,345 2,114,776 927,599 1,042,048	50%
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hree unit scheme (flats) our unit scheme (houses) our unit scheme (flats) ive unit scheme (houses) ive unit scheme (houses) ive unit scheme (flats) iventy unit scheme (flats) iventy unit scheme (flats with community use on ground floor) iffy unit scheme (flats - lower density) iffy unit scheme (flats - lower density) iveventy unit scheme (flats - ligher density) iveventy unit scheme (flats - higher density) iveventy unit scheme (flats - higher density) ive hundred unit scheme (flats - higher density) ive hundred unit scheme (flats - higher density) ive hundred unit scheme (flats) ive unit scheme (flats - higher density) ive unit scheme (flats - higher density) ive unit scheme (flats - higher density) ive hundred unit scheme (flats - higher dens	NDEVELOPED LAND) NO of units 1 2 3 3 4 4 4 5 5 5 7 7 7 10 10 20 20 30 50 70 100 100 200 300	£226,104 £527,575 £301,472 £659,469 £376,839 £923,257 £1,318,938 £753,679 £1,758,564 £1,172,389 £1,758,564 £2,930,974 £2,198,230 £4,103,363 £3,077,522 £5,861,947 £4,396,460 £8,792,921 £13,189,381 £17,585,842 £26,378,763 £5,275,753	558,973 1,479,022 788,574 1,785,594 9,33,363 2,551,664 1,320,634 3,623,221 1,888,012 2,767,341 3,767,349 5,324,670 9,445,755 6,783,822 12,336,453 9,456,444 17,475,631 13,220,133 26,474,680 6,783,797 767,961 771,813 1,071,565 6,783,797 767,961 771,813 1,071,565 7,939,822 7,865,747 1,785,594 9,356,595 1,785,594 1,785	527,303 1,410,624 7,43,654 1,702,977 880,580 2,433,629 1,245,935 3,455,616 1,781,299 4,524,005 3,973,205 5,008,202 8,918,300 7,469,374 11,689,069 6,083,793 24,885,271 33,319,344 33,014,312 43,182,030 6,083,793,089 6,083,793 6,685,793 6,685,793 6,685,793 7,793,089 6,083,793 6,685,793 1,781,299 1,782,793 1,	972,217 495,633 1,42,226 699,335 1,620,361 1,620,361 1,620,361 1,674,587 4,280,670 3,359,062 6,998,927 11,041,678 6,322,462 15,526,661 11,625,633 23,295,881 31,076,382 30,085,917 39,440,901 6,083,793 30,655,588 4,367,742 715,040 325,686 4,367,742 715,040 325,686 4,367,742 715,040 325,686 4,367,742 715,040 325,686 327,796 699,335 1,342,226 699,335 1,342,246 1,171,236 3,288,011 1,171,2	922,047 463,963 1,273,829 654,715 1,537,745 775,013 2,197,758 1,096,537 3,120,400 1,567,674 4,037,535 3,144,919 2,637,335 1,44,919 3,752,67 7,663,415 6,528,479 10,394,290 10,754,470 14,552,175 10,691 12,693,383 12,764,91 12,693,383 12,764,91 13,91,924 14,91,934 14,91,934 14,91,934 15,934 16,934 17,934 18,934	873,077 432,293 1,205,431 610,096 1,455,129 722,229 2,079,724 1,021,839 2,952,801 1,461,162 3,794,000 2,930,776 4,058,798 7,355,970 6,058,032 9,746,903 3,746,103 2,952,801 1,451,129 1,25	523,506 40,623 400,623 1365,476 1,372,513 569,446 1,361,689 947,140 2,785,196 1,354,449 3,550,665 2,716,633 3,742,330 6,006,523 5,867,584 5,867,584 5,867,584 5,867,584 5,867,584 5,867,711 24,344,911 21,296,104 26,591,627 6,700,685 4,368,793 4,368	368,953 1,068,635 1,269,896 616,663 1,247,736 1,247,736 2,502,490 3,475,862 2,502,490 3,475,862 6,281,077 5,117,137 6,452,126 6,053,496 6,083,793 6,566 6,083,793 6,566 6,083,793 6,566 6,083,793 6,566 6,083,793 6,566 6,083,793 6,566 6,083,793 6,566 6,083,793 6,566 6,083,793 6,566 6,083,793 6,566 6,083,793 6,566 6,083,793 6,566 6,083,793 6,566 6,083,793 6,566 6,083,793 6,566 6,083,793 6,566 6,083 6,08	35% AH 266,252 532,910 6790,009 6,003,793 7,000,394 2,283,346 3,109,395 5,755,630 4,646,689 7,804,739 5,402,006 10,654,235 7,630,394 2,402,006 10,654,235 7,630,394 2,402,006 10,000,3793 3,655,688 4,364,707	674,799 305,613 931,840 431,619 1,124,664 511,097 1,607,583 723,044 2,202,381 1,034,311 2,820,658 2,074,203 2,792,927 5,226,184 4,176,241 7,157,351 4,914,514 9,679,750 6,642,134 13,759,542 14,15310 6,790,089 6,083,793 6,565,688 4,367,790 6,790,089 6,790,08	273,944 863,442 386,999 1,042,048 458,314 1,439,548 648,345 2,111,776 927,599 1,5346,128 9,506,039 8,705,265 6,043,006 12,167,189 6,534,128 9,506,037 9,306 12,167,189 6,793,085 18,793,085	50%
Three unit scheme (flats) four unit scheme (houses) four unit scheme (flats) five unit scheme (flats) fever unit scheme (flats) fever unit scheme (flats) fever unit scheme (flats) fer unit scheme (flats) fer unit scheme (flats) fer unit scheme (flats) firty unit scheme (flats) firty unit scheme (flats) firty unit scheme (flats - higher density) fifty unit scheme (flats - higher density) for hundred unit scheme (flats - higher density) for hundred unit scheme (flats - higher density) for hundred unit scheme (flats) for unit scheme (NDEVELOPED LAND	£226,104 £527,575 £301,472 £659,469 £376,839 £923,257 £527,575 £1,318,938 £1,758,584 £1,172,389 £1,758,584 £2,930,974 £2,198,230 £4,103,363 £30,777,58,584 £1,172,389 £30,777,58,584 £1,172,389 £30,977 £3,986,947 £4,396,460 £8,792,921 £13,189,381 £17,585,842 £26,378,763 £5,275,753	558,973 1,479,022 788,574 1,785,594 933,363 2,551,864 1,320,834 3,623,221 1,888,012 4,767,341 7,475,631 13,220,133 26,474,620 35,562,307 35,942,708 47,307,757 6,790,089 6,083,703 3,685,562 7,878,961 3,777 787,961 3,778,789 1,778,781 1,778,564 1,778,564 1,785,564 1,787,787 1,787,961 1,7	527,303 1,410,624 743,954 1,702,977 880,580 2,433,829 1,245,935 3,455,616 1,761,299 4,524,005 5,008,202 8,918,308 7,469,374 11,689,066 8,890,452 16,501,146 12,422,833 24,685,271 33,319,344 33,014,312 45,182,030 6,790,088 6,033,753 24,585,576 35,566 751,526 550,698 1,021,768 5751,526 550,698 1,021,768 577,303 1,410,624 743,954 1,702,977 880,580 2,433,829 1,245,636 1,761,299 1,245,636 3,455,616 1,761,299 1,245,636 3,455,616 1,761,299 1,245,636 3,455,616 1,761,299 1,245,636 3,455,616 1,761,299 1,246,635 3,455,616 1,761,299 1,246,635 3,455,616 1,761,299 1,246,635 3,455,616 1,761,299 1,246,635 3,455,616 1,761,299 1,246,635 3,455,616 1,761,299 1,246,635 3,455,616 1,761,299 1,246,635 3,455,616 1,761,299 1,246,635 3,455,616 1,761,299 1,246,635 3,455,616 1,761,299 1,246,635 3,455,616 1,761,299 1,246,635 3,455,616 1,761,299 1,246,635 3,455,616 1,761,299 1,246,635 3,455,616 1,761,299 1,246,635 1,761,299 1,246,635 1,761,299 1,246,635 1,761,299 1,246,635 1,761,299 1,246,635 1,761,299 1,246,635 1,761,299 1,246,635 1,761,299 1,246,635 1,761,299 1,246,635 1,761,299 1,246,635 1,761,299 1,246,635 1,761,299 1,246,635 1,761,299 1,246,635 1,761,299 1,246,635 1,247 1,	972,217 495,633 1,42,226 699,335 1,620,361 1,620,660 1,660,660 1,6	922,647 463,963 1,273,829 654,715 1,537,745 775,013 2,197,758 1,096,537 3,120,406 1,567,674 4,037,335 3,144,919 4,375,267 7,863,415 6,528,479 10,394,290 7,754,470 14,552,175 10,828,383 27,706,491 28,833,418 27,157,522 34,891,143 27,166,491 28,833,418 27,157,522 34,891,143 31,706,491 28,833,418 27,157,522 34,891,143 31,706,491 339,124 678,685 306,472 922,647 463,963 1,273,829 654,715 1,537,745 1,096,537 7,50,13 2,197,758 1,096,537 3,120,406 1,567,674 4,037,335 3,144,919 4,375,267 7,663,415 6,522,479 1,394,290 7,754,470 1,497,267 7,663,415 6,522,479 1,394,290 7,754,470 1,552,747 1,552,175 1,592,470 1,592,8383 2,7764,470 1,592,8383	873,077 432,293 1,205,431 610,096 1,455,129 772,229 2,079,724 1,021,639 2,952,801 1,461,162 3,794,000 2,930,776 4,058,798 7,355,970 6,058,052 9,746,903 7,166,479 13,577,690 10,031,133 2,017,7101 26,590,456 24,229,127 30,741,365 6,790,089 6,083,753 3,655,569 4,565,700 873,077 422,291 2,073,600 873,077 422,273	523,506 400,623 1,137,034 565,476 1,372,513 669,446 1,361,689 947,140 2,785,196 6,808,523 5,567,584 9,099,515 6,618,488 12,003,205 9,233,883 3,742,330 6,808,523 5,567,564 1,354,449 11,21,296,104 26,791,067 3,655,588 4,366,70 6,791 6,7	368,953 1,068,635 500,857 1,229,896 616,663 1,843,654 872,441 2,617,591 1,247,736 3,307,329 2,502,490 3,425,862 6,281,077 5,117,137 8,452,126 6,050,496 11,628,721 8,436,634 16,933,322 2,502,490 18,636,636 18,636,793 18,6	724, 966 337, 283 1, 000, 237 476, 237 1, 207, 280 553, 380 1, 725, 618 797, 743 2, 449, 987 1, 141, 024 3, 053, 994 2, 288, 346 3, 100, 395 5, 753, 630 4, 646, 689 7, 804, 739 3, 655, 589 4, 365, 763 3, 655, 589 4, 365, 763 3, 655, 589 4, 365, 763 3, 76	674,799 305,613 931,640 431,619 1,124,664 511,097 1,607,583 725,044 2,282,381 1,034,311 2,820,658 2,074,203 2,792,927 5,226,184 4,176,341 1,7595,642 17,595,642 17,595,642 17,595,642 17,595,643 17,595,644 17,641	273,944 863,442 388,999 1,042,048 458,314 1493,548 648,345 2,114,776 927,599 6,509,963 3,705,793 6,509,963 4,364,522 8,705,265 6,043,006 12,167,189 181,793 6,509,963 181,793 6,509,963 181,793 6,509,963 181,793 6,509,963 181,793 6,509,963 181,793 6,509,963 181,793 6,509,963 181,793 6,509,963 181,793 6,509,963 181,793 6,509,963 1,042,048 863,442 383,999 1,042,048 863,442 383,998 1,042,048 863,442 383,998 1,	50%
Three unit scheme (houses) Four unit scheme (flats) Four unit scheme (flats) Four unit scheme (flats) Five unit scheme (flats) Five unit scheme (flats) Seven unit scheme (flats) Seven unit scheme (flats) Four unit scheme (flats) Twenty unit scheme (flats) Twenty unit scheme (flats with community use on ground floor) Fifty unit scheme (flats - lower density) Fifty unit scheme (flats - ligher density) Seventy unit scheme (flats - ligher density) One hundred unit scheme (flats - lower density) One hundred unit scheme (flats - lower density) Two hunded unit scheme (flats - ligher density) Two hunded unit scheme (flats - ligher density) Four hundred unit scheme (flats) Six hunded unit scheme (flats) Four hundred unit scheme (flats) Four unit scheme (houses) Four unit scheme (houses) Five unit scheme (houses) Two unit scheme (houses) Five unit scheme (flats) Four hundred unit scheme (flats) Four hundred unit scheme (flats) Four hundred u	Color	£226,104 £527,575 £301,472 £659,469 £376,839 £923,257 £527,575 £1,318,938 £1,758,584 £1,172,389 £1,758,584 £2,930,974 £2,198,230 £4,103,363 £30,777,58,584 £1,172,389 £30,777,58,584 £1,172,389 £30,977 £3,986,947 £4,396,460 £8,792,921 £13,189,381 £17,585,842 £26,378,763 £5,275,753	558,973 1,479,022 788,574 1,785,594 933,363 2,551,664 1,320,634 3,223,221 1,883,012 4,767,341 3,787,349 5,324,670 7,939,322 12,336,453 13,220,133 26,474,660 5,562,307 35,942,708 47,307,797 787,961 371,813 1,071,366 5,363,232 1,888,012 4,787,341 1,785,594 1,785 1,785 1,785 1,785 1,785 1,785 1,785 1,785 1,785 1,785 1	527,303 1,410,624 7,43,654 1,702,977 880,580 2,433,629 1,245,935 3,455,616 1,761,299 4,524,005 3,573,205 5,008,202 5,918,300 7,469,374 11,689,066 4,369,452 4,318,2030 6,083,793 4,565,669 4,366,790,089 6,083,793 6,683,793 6,683,793 6,790,089 1,1761,520 3,506,699 1,1761,520 3,507,500 1,1761,520 3,507,500 1,1761,520 3,507,500 1,1761,520 3,507,500 1,1761,520 3,507,500 1,1761,520 3,507,500 1,1761,520 3,507,500 1,1761,520 3,507,500 1,1761,520 3,507,500 1,1761,520 3,507,500 1,1761,520 3,507,500 1,1761,520 1,1	972,217 495,633 1,42,226 699,335 1,620,361 1,6	922,647 463,963 1,273,829 654,715 1,537,745 775,013 2,197,758 1,096,537 3,120,400 1,567,674 4,037,335 3,144,919 4,375,667 7,754,470 1,552,175 10,028,383 2,1706,491 26,633,418 27,157,522 36,571 308,472 92,647 463,963 1,273,829 6,837,93 1,655,589 4,386,707	873,077 432,293 1,205,431 610,096 1,455,129 772,229 2,079,724 1,021,639 2,952,801 1,461,162 3,794,000 2,930,776 4,093 7,186,479 13,577,690 10,031,133 2,952,801 1,461,162 3,794,903 7,186,479 13,577,690 10,031,133 1,052,132 1,052,133 1,052,133 1,053,133 1,05	523,506 400,623 1,137,034 565,476 1,372,513 609,446 1,961,688 947,140 2,765,196 1,354,449 3,550,665 2,716,633 3,742,330 6,606,523 5,587,584 9,099,515 6,618,488 12,603,205 9,233,863 18,527,711 24,344,911 21,296,104 30,685 4,866,777 didual land value 25%,AH 500,668 500,772 266,246 500,772 266,246 500,772 266,246 500,772 266,246 500,772 266,246 500,772 266,246 500,772 266,246 500,772 266,246 500,772 266,246 500,772 266,246 500,772 266,246 500,773 500,668 500,773 500,668 500,773 500,668 500,773 500,668 500,773 500,668 500,773 500,668 500,773 500,668 500,773 500,668 500,773 500,668 500,773 500,668	308, 953 1,088, 635 1,088, 635 1,289, 896 616, 663 31,843, 654 372, 441 2,617, 591 1,247, 736 3,307, 329 2,502, 490 3,425, 862 1,628, 1077 5,117, 137 8, 452, 126 6,780, 498 11,628, 721 8,436, 634 16,933, 322 22,095, 216 18,349, 086 22,441, 976 28, 986 29, 987 1,289, 896 1,843, 654 1,844	35% AH 35% AH 35% AH 35% AH 35% AH 35% AB 1,725,618 797,743 2,449,987 1,141,024 3,060,994 2,283,346 3,109,395 5,753,630 4,646,689 3,007,994 4,386,707 35% AH 35% AB 35% AH 35% AB	674,799 305,613 931,640 431,619 1,124,664 511,097 1,607,583 723,044 2,282,381 1,034,311 2,820,658 2,074,203 2,792,927 5,226,104 4,176,241 7,157,351 4,914,514 9,679,750 6,842,134 1,759,542 17,595,624	275,944 863,449 366,999 1,042,048 458,314 1488,348 2,114,776 927,599 2,577,323 1,860,059 2,476,459 4,696,738 3,705,793 6,509,963 4,346,523 3,705,793 6,509,963 4,346,523 3,655,569 4,366,738 3,655,569 4,366,738 3,655,569 4,366,738 3,655,569 4,366,738 3,655,569 4,366,738 3,655,569 4,366,738 3,655,569 4,366,738 3,655,569 4,366,738 3,655,569 4,366,738 3,656,767 4,666,738 4,666,738 4,666,738 4,666,738 4,666,738 4,666,738 4,666,738 4,666,738 4,666,738 4,666,738 4,666,738 4,666,738 4,666,738 4,666,738 4,666,738 4,766,766,766,766,766,766,766,766,766,76	50% /



Table 6.12.7: Appraisal results – 70% London Affordable Rent and 30% Shared ownership (values of £9,194 per square metre)

IMOND LOCAL PLAN VIABILITY TESTING CHMARK LAND VALUE 1 (EXISTING RESIDENTIAL)		£14,710,400 £6.3m p.h.	PER HA				Frst Hms 0%	idual land valu	ies				
Description One unit scheme (houses)	No of units	BLV £490,347	ă	5% AH 399,440	10% AH 379,965	15% AH 360,490				35% AH 282,592	40% AH 263,117	45% AH 243,642	
Two unit scheme (houses) Two unit scheme (flats)	2 2	£735,520 £588,416	838,236 401,627	379,023	760,337 356,418	721,388 333,814	682,437 311,211	643,488 288,607	604,538 266,003	565,589 243,398	526,640 220,795	487,689 198,191	1
Three unit scheme (houses) Three unit scheme (flats)	3 3	£630,446	603,694	569,788		980,785 501,976	927,795 468,070	874,805 434,164	821,815 400,258	768,826 366,351	715,837 332,446	662,847 298,540	60) 20
Four unit scheme (houses) Four unit scheme (flats)	4	£840,594	851,581	803,811	1,427,164 756,040	1,354,048 708,271	1,280,931 660,501	1,207,815 612,731	1,134,698 564,962	1,061,582 517,192	988,465 469,422	915,349 421,653	3
Five unit scheme (houses) Five unit scheme (flats)	5 5	£1,050,743	1,007,897	951,387	1,722,957 894,878	1,634,640 838,368	1,546,324 781,858	1,458,009 725,348	1,369,692 668,838	1,281,377 612,328	1,193,061 555,818	1,104,745 499,308	1,0°
Seven unit scheme (houses) Seven unit scheme (flats)	7 7	£1,471,040	1,426,868	1,346,856	1,266,846	2,336,195 1,186,836	2,210,016 1,106,825	2,083,837 1,026,815	1,957,659 946,805	1,831,481 866,794	1,705,302 786,784	1,579,124 706,774	
Ten unit scheme (houses) Ten unit scheme (flats)	10 10	£2,101,486	2,039,773	1,925,473	3,496,147 1,811,172	3,316,979 1,696,872	3,137,811 1,582,571	2,958,643 1,468,271	2,779,475 1,353,969	2,600,307 1,239,669	2,421,138 1,125,369	2,241,971 1,011,068	2,06 3 89
Twenty unit scheme (houses and flats) Twenty unit scheme (flats)	20 20	£3,268,978	4,094,105	3,864,624	3,635,142	4,329,795 3,405,661	4,069,256 3,176,181	3,808,717 2,946,700	3,548,178 2,717,218	3,287,639 2,487,737	3,027,101 2,258,257	2,766,562 2,028,776	2 2,50 3 1,79
Thirty unit scheme (flats with community use on ground floor) Fifty unit scheme (flats - lower density)	30 50	£8,172,444		9,636,086		4,760,600 8,505,638	4,421,465 7,940,414	7,375,190	3,743,196 6,809,966	3,404,062 6,244,742	3,064,928 5,679,518	2,725,793 5,114,293	4,54
Fifty unit scheme (flats - higher density) Seventy unit scheme (Industrial/employment led scheme)	50 70	£11,441,422		12,598,732	7,610,751 11,903,468	7,106,314 11,208,202	6,601,875 10,512,938	6,097,438 9,817,672	5,593,000 9,122,408	8,427,142	7,731,878	7,036,612	3,5 2 6,3
Seventy unit scheme (flats - higher density) One hundred unit scheme (flats - lower density)	70 100	£16,344,889	18,961,568	17,915,589		8,468,563 15,823,629	7,858,566 14,777,650	7,248,569 13,731,670	6,638,573 12,685,691	6,028,577 11,639,712	5,418,580 10,593,732	4,808,583 9,547,753 6,694,284	8,50
One hundred unit scheme (flats - higher density) Two hunded unit scheme (flats) Three hundred unit scheme (flats)	100 200 300	£24,517,333	28,920,006	27,211,797	25,503,588	11,832,003 23,795,380 31,694,919	10,975,717 22,087,172	20,378,963 26,872,347	9,263,143 18,670,754 24,461,059	8,406,857 16,962,545 22,049,773	7,550,571 15,254,337 19,633,278	13,546,128	11,8 14,7
Four hundred unit scheme (flats) Six hunded unit scheme (flats)	400 600	£49,034,667	40,420,978	36,517,492 37,271,873 49,239,564	34,106,205 34,122,768 44,801,434	30,973,663	27,824,558	24,675,453 31,449,186	21,526,347	18,366,266	15,196,233	12,026,200	8,8
Small scale Office Medium scale Office	-	£14,710,400 £14,710,400	18,400,038	18,400,038	18,400,038 20,242,700	18,400,038 20,242,700	18,400,038 20,242,700	18,400,038 20,242,700	18,400,038 20,242,700	18,400,038 20,242,700	18,400,038 20,242,700	18,400,038 20,242,700	3 18,4 20,2
Industrial Scheme new build (50% plot ratio) Industrial scheme intensification (60% plot ratio)		£14,710,400 £14,710,400	3,655,589	3,655,589 4 386 707	3,655,589 4 386 707	3,655,589 4 386 707	3,655,589 4,386,707	3,655,589 4,386,707	3,655,589 4,386,707	3,655,589 4,386,707	3,655,589 4,386,707	3,655,589 4,386,707	3,6
and the control and the control of t		211,710,100	1,000,101	1,000,101	1,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	1,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	1,000,101	4,000,101	1,000,101	1,000,101	4,000,101	1,000,101	
CHMARK LAND VALUE 2 (SECONDARY OFFICES) Description	No of units	£12,386,600 BLV	0% AH	5% AH	10% AH	15% AH		idual land valu 25% AH		35% AH	40% AH	45% AH	50% A
One unit scheme (houses) Two unit scheme (houses)	1 2		838,236	399,440 799,286	379,965 760,337	360,490 721,388	341,016 682,437	321,541 643,488	302,066 604,538	282,592 565,589	263,117 526,640	243,642 487,689) 4
Two unit scheme (flats) Three unit scheme (houses)	2 3	£928,995	1,139,753		356,418 1,033,773	333,814 980,785	311,211 927,795	288,607 874,805	266,003 821,815	243,398 768,826	220,795 715,837	198,191 662,847	
Three unit scheme (flats) Four unit scheme (houses)	3 4	£1,238,660	1,573,398	1,500,280	535,881 1,427,164	501,976 1,354,048	468,070 1,280,931	434,164 1,207,815	400,258 1,134,698	366,351 1,061,582	332,446 988,465	298,540 915,349) 2
Four unit scheme (flats) Five unit scheme (houses)	5 5	£1,548,325	1,899,588	1,811,272		708,271 1,634,640	660,501 1,546,324	612,731 1,458,009	564,962 1,369,692	517,192 1,281,377	469,422 1,193,061	421,653 1,104,745	1.0
Five unit scheme (flats) Seven unit scheme (houses)	5 7	£2,167,655	2,714,731	2,588,552		838,368 2,336,195	781,858 2,210,016	725,348 2,083,837	668,838 1,957,659	612,328 1,831,481	555,818 1,705,302	499,308 1,579,124	1.
Seven unit scheme (flats) Ten unit scheme (houses)	7 10	£3,096,650	3,854,484	3,675,315		1,186,836 3,316,979	1,106,825 3,137,811	1,026,815 2,958,643	946,805 2,779,475	866,794 2,600,307	786,784 2,421,138	706,774 2,241,971	2,0
Ten unit scheme (flats) Twenty unit scheme (houses and flats)	10 20	£4,128,867	5,111,411	4,850,873	1,811,172 4,590,334	1,696,872 4,329,795	1,582,571 4,069,256	1,468,271 3,808,717	1,353,969 3,548,178	1,239,669 3,287,639	1,125,369 3,027,101	1,011,068 2,766,562	2 2,5
Twenty unit scheme (flats) Thirty unit scheme (flats with community use on ground floor)	20 30	£4,128,867	5,778,003	5,438,869	5,099,734	3,405,661 4,760,600	3,176,181 4,421,465	2,946,700 4,082,331	2,717,218 3,743,196	2,487,737 3,404,062	2,258,257 3,064,928	2,028,776 2,725,793	1, 2,
Fifty unit scheme (flats - lower density) Fifty unit scheme (flats - higher density)	50 50	£5,161,083	8,619,626	8,115,189	7,610,751	8,505,638 7,106,314	7,940,414 6,601,875	7,375,190 6,097,438	6,809,966 5,593,000	6,244,742 5,088,562	5,679,518 4,584,124	5,114,293 4,079,686	3 4.5 3.5
Seventy unit scheme (Industrial/employment led scheme) Seventy unit scheme (flats - higher density)	70 70	£7,225,516	10,298,553	9,688,557	11,903,468 9,078,560	11,208,202 8,468,563	10,512,938 7,858,566	9,817,672 7,248,569	9,122,408 6,638,573	8,427,142 6,028,577	7,731,878 5,418,580	7,036,612 4,808,583	2 6,3 3 4,
One hundred unit scheme (flats - lower density) One hundred unit scheme (flats - higher density)	100 100	£10,322,166			16,869,609 12,688,289	15,823,629 11,832,003	14,777,650 10,975,717	13,731,670 10,119,429	12,685,691 9,263,143	11,639,712 8,406,857	10,593,732 7,550,571	9,547,753 6,694,284	8,1 1 5,6
Two hunded unit scheme (flats) Three hundred unit scheme (flats)	200 300	£30,966,499		36,517,492	25,503,588 34,106,205	23,795,380 31,694,919	22,087,172 29,283,633	20,378,963 26,872,347	18,670,754 24,461,059	16,962,545 22,049,773	15,254,337 19,633,278	13,546,128 17,213,795	11,6
Four hundred unit scheme (flats) Six hunded unit scheme (flats)	400 600	£61,932,998	53,677,693	49,239,564		30,973,663 40,363,304	27,824,558 35,914,490	24,675,453 31,449,186	21,526,347 26,983,884	18,366,266 22,518,581	15,196,233 18,053,279	12,026,200 13,567,449) 8,i) 9,i
Small scale Office Medium scale Office	-	£12,386,600 £12,386,600	20,242,700		18,400,038 20,242,700	18,400,038 20,242,700	18,400,038 20,242,700	18,400,038 20,242,700	18,400,038 20,242,700	18,400,038 20,242,700	18,400,038 20,242,700	18,400,038 20,242,700	3 18,4) 20,1
Industrial Scheme new build (50% plot ratio) Industrial scheme intensification (60% plot ratio)		£12,386,600 £12,386,600		3,655,589 4,386,707	3,655,589 4,386,707	3,655,589 4,386,707	3,655,589 4,386,707	3,655,589 4,386,707	3,655,589 4,386,707	3,655,589 4,386,707	3,655,589 4,386,707	3,655,589 4,386,707) 3,6 7 4,3
CHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)		£5,275,753					Res	idual land valu	IPS				
Description One unit scheme (houses)	No of units		0% AH	5% AH 399,440		15% AH 360,490				35% AH 282,592	40% AH 263,117	45% AH 243,642	50% A
Two unit scheme (houses) Two unit scheme (flats)	-	£263,788 £211,030	401,627	379,023	760,337 356,418	721,388 333,814	682,437 311,211	643,488 288,607	604,538 266,003	565,589 243,398	526,640 220,795	487,689 198,191	
Three unit scheme (houses) Three unit scheme (flats)	-	£395,681 £226,104	603,694	569,788		980,785 501,976	927,795 468,070	874,805 434,164	821,815 400,258	768,826 366,351	715,837 332,446	662,847 298,540	
Four unit scheme (houses) Four unit scheme (flats)	-	£527,575 £301,472	851,581	803,811	1,427,164 756,040	1,354,048 708,271	1,280,931 660,501	1,207,815 612,731	1,134,698 564,962	1,061,582 517,192	988,465 469,422	915,349 421,653	3
Five unit scheme (houses) Five unit scheme (flats)	-	£659,469 £376,839	1,007,897	951,387	1,722,957 894,878	1,634,640 838,368	1,546,324 781,858	1,458,009 725,348	1,369,692 668,838	1,281,377 612,328	1,193,061 555,818	1,104,745 499,308	
Seven unit scheme (houses) Seven unit scheme (flats)	-	£923,257 £527,575	1,426,868	1,346,856	1,266,846	2,336,195 1,186,836	2,210,016 1,106,825	2,083,837 1,026,815	1,957,659 946,805	1,831,481 866,794	1,705,302 786,784	1,579,124 706,774	
Ten unit scheme (houses) Ten unit scheme (flats)	-	£1,318,938 £753,679	2,039,773	1,925,473	1,811,172	3,316,979 1,696,872	3,137,811 1,582,571	2,958,643 1,468,271	2,779,475 1,353,969	2,600,307 1,239,669	2,421,138 1,125,369	2,241,971 1,011,068	3
Twenty unit scheme (houses and flats) Twenty unit scheme (flats)	-	£1,758,584 £1,172,389	4,094,105	3,864,624		4,329,795 3,405,661	4,069,256 3,176,181	3,808,717 2,946,700	3,548,178 2,717,218	3,287,639 2,487,737	3,027,101 2,258,257	2,766,562 2,028,776	1,
Thirty unit scheme (flats with community use on ground floor) Fifty unit scheme (flats - lower density)	-	£1,758,584 £2,930,974	10,201,310	9,636,086		4,760,600 8,505,638	4,421,465 7,940,414	4,082,331 7,375,190	3,743,196 6,809,966	3,404,062 6,244,742	3,064,928 5,679,518	2,725,793 5,114,293	4,
Fifty unit scheme (flats - higher density) Seventy unit scheme (Industrial/employment led scheme)	-	£2,198,230 £4,103,363	13,293,998	12,598,732		7,106,314 11,208,202	6,601,875 10,512,938	6,097,438 9,817,672	5,593,000 9,122,408	5,088,562 8,427,142	4,584,124 7,731,878	4,079,686 7,036,612	2 6,
Seventy unit scheme (flats - higher density) One hundred unit scheme (flats - lower density)	-	£3,077,522 £5,861,947	18,961,568	17,915,589		8,468,563 15,823,629	7,858,566 14,777,650	7,248,569 13,731,670	6,638,573 12,685,691	6,028,577 11,639,712	5,418,580 10,593,732	4,808,583 9,547,753	8,
One hundred unit scheme (flats - higher density) Two hunded unit scheme (flats)	_	£4,396,460				11,832,003	10,975,717	10,119,429	9,263,143	8,406,857	7,550,571		5,
Three hundred unit scheme (flats)	-	£8,792,921	28,920,006		25,503,588	23,795,380	22,087,172	20,378,963	18,670,754	16,962,545	15,254,337	6,694,284 13,546,128	11,
Four hundred unit scheme (flats)		£8,792,921 £13,189,381 £17,585,842	38,928,778 40,420,978	36,517,492 37,271,873	34,106,205 34,122,768	31,694,919 30,973,663	22,087,172 29,283,633 27,824,558	20,378,963 26,872,347 24,675,453	24,461,059 21,526,347	16,962,545 22,049,773 18,366,266		13,546,128 17,213,795 12,026,200	11, 14,
Four hundred unit scheme (flats) Six hunded unit scheme (flats) Small scale Office		£8,792,921 £13,189,381 £17,585,842 £26,378,763 £5,275,753	38,928,778 40,420,978 53,677,693 18,400,038	36,517,492 37,271,873 49,239,564 18,400,038	34,106,205 34,122,768 44,801,434 18,400,038	31,694,919 30,973,663 40,363,304 18,400,038	22,087,172 29,283,633 27,824,558 35,914,490 18,400,038	20,378,963 26,872,347 24,675,453 31,449,186 18,400,038	24,461,059 21,526,347 26,983,884 18,400,038	22,049,773 18,366,266 22,518,561 18,400,038	15,254,337 19,633,278 15,196,233 18,053,279 18,400,038	13,546,128 17,213,795 12,026,200 13,567,449 18,400,038	3 11, 5 14, 7 8, 9 9, 3 18,
Four hundred unit scheme (flats) Six hunded unit scheme (flats) Small scale Office Medium scale Office Industrial Scheme new build (50% plot ratio)		£8,792,921 £13,189,381 £17,585,842 £26,378,763 £5,275,753 £5,275,753 £5,275,753	38,928,778 40,420,978 53,677,693 18,400,038 20,242,700 3,655,589	3 36,517,492 3 37,271,873 49,239,564 5 18,400,038 0 20,242,700 9 3,655,589	34,106,205 34,122,768 44,801,434 18,400,038 20,242,700 3,655,589	31,694,919 30,973,663 40,363,304 18,400,038 20,242,700 3,655,589	22,087,172 29,283,633 27,824,558 35,914,490 18,400,038 20,242,700 3,665,589	20,378,963 26,872,347 24,675,453 31,449,186 18,400,038 20,242,700 3,655,589	24,461,059 21,526,347 26,983,884 18,400,038 20,242,700 3,655,589	22,049,773 18,366,266 22,518,561 18,400,038 20,242,700 3,655,589	15,254,337 19,633,278 15,196,233 18,053,279 18,400,038 20,242,700 3,655,589	13,546,128 17,213,795 12,026,200 13,567,449 18,400,038 20,242,700 3,655,589	3 11, 5 14, 0 8, 9 9, 3 18, 0 20,
Four hundred unit scheme (flats) Six hunded unit scheme (flats) Small scale Office Medium scale Office		£8,792,921 £13,189,381 £17,585,842 £26,378,763 £5,275,753 £5,275,753	38,928,778 40,420,978 53,677,693 18,400,038 20,242,700 3,655,589	36,517,492 37,271,873 49,239,564 18,400,038	34,106,205 34,122,768 44,801,434 18,400,038	31,694,919 30,973,663 40,363,304 18,400,038	22,087,172 29,283,633 27,824,558 35,914,490 18,400,038 20,242,700	20,378,963 26,872,347 24,675,453 31,449,186 18,400,038 20,242,700	24,461,059 21,526,347 26,983,884 18,400,038 20,242,700	22,049,773 18,366,266 22,518,561 18,400,038	15,254,337 19,633,278 15,196,233 18,053,279 18,400,038	13,546,128 17,213,795 12,026,200 13,567,449 18,400,038	3 11, 5 14, 0 8, 9 9, 3 18, 0 20,
Four hundred unit scheme (flats) Six hunded unit scheme (flats) Small scale Office Medium scale Office Industrial Scheme new build (50% plot ratio)		£8,792,921 £13,189,381 £17,585,842 £26,378,763 £5,275,753 £5,275,753 £5,275,753	38,928,778 40,420,978 53,677,693 18,400,038 20,242,700 3,655,589 4,386,707	3 36,517,492 3 37,271,873 49,239,564 5 18,400,038 0 20,242,700 9 3,655,589	34,106,205 34,122,768 44,801,434 18,400,038 20,242,700 3,655,589	31,694,919 30,973,663 40,363,304 18,400,038 20,242,700 3,655,589	22,087,172 29,283,633 27,824,558 35,914,490 18,400,038 20,242,700 3,655,559 4,386,707	20,378,963 26,872,347 24,675,453 31,449,186 18,400,038 20,242,700 3,655,589	24,461,059 21,526,347 26,983,884 18,400,038 20,242,700 3,655,589 4,386,707	22,049,773 18,366,266 22,518,561 18,400,038 20,242,700 3,655,589	15,254,337 19,633,278 15,196,233 18,053,279 18,400,038 20,242,700 3,655,589	13,546,128 17,213,795 12,026,200 13,567,449 18,400,038 20,242,700 3,655,589	3 11, 5 14, 0 8, 9 9, 3 18, 0 20,
Four hundred unit scheme (flats) Six hunded unit scheme (flats) Small scale Office Medium scale Office Industrial Scheme new build (50% plot ratio) Industrial scheme intensification (60% plot ratio) CHMARK LAND VALUE 4 (BACKLANDS, GARDENS, OTHER U Description One unit scheme (houses)	INDEVELOPED LAND) No of units	£8,792,921 £13,189,381 £17,589,284 £26,378,763 £5,275,753 £5,275,753 £5,275,753 £5,275,753 £5,275,753	36,928,776 40,420,976 53,677,693 18,400,038 20,242,700 3,655,588 4,386,707 PER HA	36,517,492 37,271,873 49,239,554 18,400,038 20,242,700 3,655,569 4,366,707	34,106,205 34,122,768 44,801,434 18,400,038 20,242,700 3,655,589 4,386,707	31,694,919 30,973,663 40,363,304 18,400,038 20,242,700 3,655,589 4,386,707	22,087,172 29,283,633 27,824,558 35,914,490 18,400,038 20,242,700 3,655,588 4,366,707	20,376,963 26,872,347 24,675,453 31,449,186 18,400,038 20,242,700 3,855,589 4,366,707	24,461,059 21,526,347 26,983,884 18,400,038 20,242,700 3,655,588 4,366,707	22,049,773 18,366,266 22,518,561 18,400,038 20,242,700 3,655,589 4,386,707	15,254,337 19,633,278 15,198,233 16,055,279 18,400,038 20,242,700 3,655,569 4,365,707	13,546,128 17,213,795 12,026,200 13,557,449 18,400,038 20,242,700 3,655,588 4,366,707	3 11, 5 14, 6 8, 9 9, 3 18, 20, 20, 4,
Four hundred unit scheme (flats) Six hunded unit scheme (flats) Small scale Office Medium scale Office Industrial Scheme new build (50% plot ratio) Industrial scheme intensification (60% plot ratio) CHMARK LAND VALUE 4 (BACKLANDS, GARDENS, OTHER U Description One unit scheme (houses) Two unit scheme (flats)	NDEVELOPED LAND) No of units 1 2 2 2	£8,792,921 £13,189,381 £17,585,842 £26,378,763 £5,275,753 £5,275,753 £5,275,753 £5,275,753 £5,275,753 £5,275,753 £5,275,753	36,926,776 40,420,978 53,677,693 18,400,038 20,242,700 3,655,586 4,366,707 PER HA 0% AH 418,914 538,236 4,01,627	36,517,492 37,271,873 49,539,534 18,409,038 20,242,700 3,655,569 4 366,707 5% AH 399,440 759,266 379,023	34,106,205 34,122,768 44,801,434 18,400,038 20,242,700 3,655,589 4,386,707 10% AH 379,965 760,337 356,418	31,694,919 30,973,663 40,363,304 18,400,038 20,242,700 3,655,589 4,386,707	22,067,172 29,283,633 27,024,556 35,914,490 18,400,033 20,242,700 0,665,659 4,366,707 Res 20% AH 341,016 682,437 311,211	20,376,963 26,872,347 24,075,453 31,449,186 18,400,038 20,242,700 5,065,669 4,386,707 idual land valu 25% AH 321,541 643,488 268,607	24,461,059 21,526,347 26,953,854 18,400,038 20,242,700 3,555,589 4,356,707 188 30%,6H 302,066 604,538 266,003	22,049,773 18,366,266 22,516,561 18,400,038 20,242,700 3,655,589 4,365,707 35%,AH 282,592 565,569 243,398	15,254,337 19,633,278 16,156,233 16,055,279 18,400,038 20,242,700 9,655,560 4,386,707 40% AH 283,117 526,640 220,795	13,546,128 17,213,795 12,026,200 13,567,449 18,400,038 20,242,700 5,665,686 4,586,707	3 11, 5 14, 8 9, 9 18, 1 20, 7 4,
Four hundred unit scheme (flats) Six hunded unit scheme (flats) Small scale Office Medium scale Office Industrial Scheme new build (50% plot ratio) Industrial scheme intensification (60% plot ratio) CHMARK LAND VALUE 4 (BACKLANDS, GARDENS, OTHER U Description One unit scheme (houses) Two unit scheme (flats) Three unit scheme (flats) Three unit scheme (flats)	- - - - -	£8,792,921 £13,189,381 £17,589,584 £26,378,763 £5,275,753 £5,275,753 £5,275,753 £5,275,753 £5,275,753 £5,275,753 £5,275,753	36,928,776 40,420,978 55,677,633 16,400,038 20,242,700 9,665,686 4,386,707 PER HA 0% AH 416,914 633,236 401,627 1,139,763 603,634	36,517,492 37,271,873 49,239,564 10,400,038 20,242,700 13,655,666 4,365,707 4,365,707 5% AH 1,365,707 1,066,703 1,066,703 569,768	34,106,205 34,122,768 44,801,434 16,400,038 20,242,700 3,655,688 4,388,707	31,694,919 30,973,663 40,363,304 16,400,038 20,242,700 3,655,668 4,386,707	22,067,172 29,283,633 27,824,565 35,914,490 16,400,038 20,242,700 3,655,568 4,366,707 Res 20% AH 341,016 652,437 311,211 997,795 468,070	20,378,963 26,872,347 24,676,463 31,449,186 18,400,038 20,242,700 3,565,568 4,366,707 idual land vall 25% AH 321,541 643,488 288,607 374,805 434,164	24,461,059 21,526,347 26,983,884 10,400,038 20,242,700 3,665,669 4,366,707 4	22,049,773 18,366,266 2,510,60 16,400,038 20,242,700 5655,689 4,385,707 35% AH 262,592 565,589 243,398 758,826 366,351	15,254,337 19,633,278 16,053,279 18,400,038 20,242,700 3,655,589 4,366,707 40% AH 263,117 526,640 220,795 332,446	13,546,128 17,213,795 12,656,000 13,567,449 18,400,038 20,242,700 3,655,588 4,366,707 4,366,707 4,366,707	11, 14, 8, 9, 9, 18, 20, 4, 50% /
Four hundred unit scheme (flats) Six hunded unit scheme (flats) Small scale Office Medium scale Office Medium scale Office Industrial Scheme new build (50% plot ratio) Industrial Scheme intensification (60% plot ratio) CHMARK LAND VALUE 4 (BACKLANDS, GARDENS, OTHER U Description One unit scheme (houses) Two unit scheme (flats) Three unit scheme (flats) Three unit scheme (flats) Four unit scheme (flats) Four unit scheme (flats) Four unit scheme (flats) Four unit scheme (flats)	INDEVELOPED LAND) NO of units 2 2 2 3 3 4 4	£8,792,921 £13,189,381 £17,585,842 £26,378,763 £5,275,753 £5,275,753 £5,275,753 £5,275,753 £5,275,753 £5,275,753 £5,275,753 £5,275,753 £5,275,753 £25,000 £22,000 £37,500 £21,429 £50,000 £28,571	36,926,776 40,420,978 40,420,978 40,420,978 18,400,038 20,242,700 3,655,588 4,366,767 PER HA 0% AH 418,914 401,627 1,139,753 603,634 1,573,386 851,581	36,517,492 37,271,873 49,239,544 18,409,038 20,242,700 3,555,569 4,386,707 5% AH 399,440 379,226 379,023 1,086,763 5,69,788 1,500,280 803,811	34,106,205 34,122,768 44,801,434 18,400,038 20,242,700 3,855,589 4,366,707	31,694,919 30,973,663 40,363,304 18,400,038 20,242,700 3,655,589 4,366,707 15% AH 360,490 721,388 333,814 960,765 501,976 1,354,048 706,271	22,067,172 29,283,633 27,8624,558 35,914,490 18,400,038 20,222,700 3,655,588 4,366,707 Res 20% AH 241,016 682,437 311,211 927,795 488,070 1,280,931 660,501	20,376,963 26,872,347 24,675,453 31,449,166 18,400,038 20,222,700 3,555,588 4,366,707 idual land valu 25% AH 321,541 643,488 288,607 674,805 434,164 1,207,615 612,731	24,461,059 21,526,347 26,963,864 18,400,038 20,242,700 3,655,589 1,356,707 1	22,049,773 18,366,266 22,515,561 18,400,038 20,242,700 3,655,589 4,356,707 35% AH 282,592 565,565 243,398 766,626 366,351 1051,562 517,192	15,254,337 19,633,278 15,196,233 10,055,279 18,400,038 20,242,700 3,655,589 4,365,707 4,365,707 4,365,707 15,037 32,446 332,446 332,446 333,446 334,465 455,455	13,546,128 17,213,795 12,056,200 13,567,449 18,400,038 20,242,700 3,655,588 4,356,707 45% AH 243,642 487,688 198,191 602,647 298,540 915,349 421,653	50% 4
Four hundred unit scheme (flats) Six hunded unit scheme (flats) Six hunded unit scheme (flats) Small scale Office Medium scale Office Industrial Scheme new build (50% plot ratio) Industrial scheme intensification (60% plot ratio) CHMARK LAND VALUE 4 (BACKLANDS, GARDENS, OTHER U Description One unit scheme (houses) Two unit scheme (houses) Two unit scheme (flats) Three unit scheme (houses) Four unit scheme (houses) Four unit scheme (houses) Four unit scheme (houses) Four unit scheme (flats) Four unit scheme (houses) Five unit scheme (flats) Five unit scheme (flats) Five unit scheme (flats) Five unit scheme (flats)	NDEVELOPED LAND) No of units 1 2 3 3 4 4 5 5	£8,792,921 £13,189,381 £17,585,842 £26,378,763 £5,275,753 £5,275,753 £5,275,753 £5,275,753 £5,275,753 £5,275,753 £5,275,753 £1,429 £25,000 £27,500 £21,429 £37,500 £28,571 £82,500 £28,571 £82,500 £28,571	36,926,776 40,420,978 50,677,603 18,400,038 20,242,700 2,655,686 4,586,707 PER HA 0% AH 410,914 838,236 401,627 1,139,753 603,694 1,573,398 851,588 1,997,887	36,517,492 37,271,873 49,229,564 18,400,038 20,242,700 3,655,568 4,366,707 5,655,689 4,366,707 5,655,689 4,366,707 1,066,763 1,066,763 1,066,763 1,500,260 803,811 1,500,260 803,811 811,272 951,387	34,106,205 34,122,768 44,801,434 16,400,038 20,242,700 3,655,568 4,386,707	31,694,919 30,973,663 40,363,304 18,400,038 20,242,700 3,655,569 4,386,707 15% AH 360,490 721,388 333,814 980,765 1,354,048 708,271 1,634,640 708,271 1,634,641 836,368	22,067,172 29,283,633 27,624,556 35,914,490 18,400,038 20,242,700 3,655,568 4,300,707 Res 20% AH 341,016 662,437 311,211 327,795 468,070 1,250,931 660,501 1,560,324 761,856	20,376,963 26,872,347 24,076,463 31,449,186 18,400,038 20,242,700 3,555,568 4,366,707 idual land vali 25% AH 321,541 643,488 288,607 674,805 434,164 1,207,615 612,731 1,458,000 725,346	24,461,059 21,526,347 26,963,384 18,400,038 20,242,700 3,055,568 4,366,707 4,366,707 4,366,707 4,366,707 4,538 266,003 821,815 400,258 1,134,698 564,962 1,396,662 1,3	22,049,773 18,366,266 18,400,038 20,242,700 3,655,569 4,366,707 35% AH 252,592 565,589 243,398 768,625 1,061,562 11,61,562 11,71,927 612,328	15,254,337 19,633,278 16,052,279 18,400,038 20,242,700 3,655,569 4,366,707 40% AH 263,117 526,640 220,795 715,637 332,446 533,455 469,422 1,193,605 1,193,605	13,546,126 17,213,795 12,056,000 13,567,449 16,400,038 20,242,700 3,555,568 4,366,707 45% AH 243,642 407,689 198,191 602,647 298,540 515,340 421,653 1,104,745 499,308	50% /
Four hundred unit scheme (flats) Six hunded unit scheme (flats) Small scale Office Medium scale Office Medium scale Office Industrial Scheme new build (50% plot ratio) Industrial Scheme intensification (60% plot ratio) CHMARK LAND VALUE 4 (BACKLANDS, GARDENS, OTHER U Description One unit scheme (houses) Two unit scheme (houses) Two unit scheme (flats) Three unit scheme (flats) Four unit scheme (flats) Four unit scheme (flats) Four unit scheme (flats) Five unit scheme (flats) Five unit scheme (flats) Seven unit scheme (flats) Seven unit scheme (flats) Seven unit scheme (flats) Seven unit scheme (flats)	NDEVELOPED LAND No of units	E8,792,921 £13,189,381 £17,585,842 £26,376,763 £5,275,753 £5,275,753 £5,275,753 £5,275,753 £5,275,753 £5,275,753 £5,275,753 £5,275,753 £5,275,753 £5,275,753	36,926,776 40,420,978 40,420,978 50,677,693 18,400,038 20,242,700 3,655,588 4,566,767 PER HA 0% AH 418,914 401,627 1,139,753 603,694 1,573,096 851,581 1,899,588 1,007,897 2,714,731 1,426,868	5% AH 399,440 799,286 83,811 1,811,272 951,387 2,588,552 1,346,856	34,106,205 34,122,768 44,801,434 18,400,038 20,242,700 3,655,589 4,366,707 10% AH 379,965 760,337 356,418 1,033,773 535,881 1,427,164 7750,040 1,722,057 894,878 2,462,373 1,266,846	31,694,919 30,973,663 40,363,304 18,400,038 20,242,700 3,655,589 4,366,707 15% AH 360,490 721,388 333,814 960,785 501,976 1,354,048 766,271 1,634,640 833,368 2,336,145 1,186,036	22,067,172 29,283,633 27,824,565 35,914,490 18,400,038 20,242,700 3,665,588 4,366,707 Res 20% AH 341,016 682,437 311,211 927,795 488,070 1,280,931 660,501 1,546,324 781,858 2,240,016 1,106,825	20,378,963 26,872,347 24,675,453 31,449,186 18,400,038 20,242,700 3,855,588 4,366,707 25%,AH 321,541 643,488 288,607 874,805 434,164 1,207,815 612,731 1,458,009 725,348 2,009,735,348	24,461,059 21,526,347 26,963,864 18,400,038 20,242,700 3,655,589 1,356,707 188 30% AH 302,066 604,538 266,003 621,816 400,258 1,104,650 564,962 1,339,692 668,838 1,957,659 946,805	22,049,773 18,366,266 22,516,561 18,400,038 20,242,700 3,655,589 4,556,707 35% AH 282,592 565,569 243,398 765,620 366,351 1,061,562 517,192 1,281,377 612,328 1,831,481 866,794	15,254,337 19,633,278 16,053,279 18,400,038 20,242,700 3,655,569 4,565,707 4,565,707 4,565,707 4,565,707 1,526,640 220,795 715,837 332,446 988,465 469,422 1,193,061 555,818 1,705,302 786,784	15,546,128 17,213,795 12,066,200 13,567,449 18,400,038 20,242,700 3,685,568 4,366,707 45% AH 243,642 487,689 190,191 662,847 228,540 915,349 915,349 915,349 915,349 915,349 17,047,745 499,308	11, 14, 3, 3, 3, 3, 3, 3, 3, 4, 4, 4, 5, 5, 5, 1, 1, 1, 1, 1, 1, 1, 1, 1, 1, 1, 1, 1,
Four hundred unit scheme (flats) Six hunded unit scheme (flats) Small scale Office Medium scale Office Medium scale Office Industrial Scheme new build (50% plot ratio) Industrial Scheme intensification (60% plot ratio) CHMARK LAND VALUE 4 (BACKLANDS, GARDENS, OTHER U Description One unit scheme (houses) Two unit scheme (flats) Two unit scheme (flats) Three unit scheme (flats) Four unit scheme (flats) Four unit scheme (flats) Five unit scheme (flats) Five unit scheme (flats) Five unit scheme (flats) Five unit scheme (flats) Seven unit scheme (flats) Seven unit scheme (flats) Seven unit scheme (flats)	NDEVELOPED LAND) No of units 1 2 2 3 4 4 5 5 7 7 10 10	£8,792,921 £13,189,381 £17,585,842 £26,378,763 £5,275,753 £5,275,753 £5,275,753 £5,275,753 £5,275,753 £5,275,753 £5,275,753 £25,000 £21,429 £50,000 £21,429 £50,000 £28,571 £82,500 £35,714 £87,500 £35,714 £87,500 £125,000	36,926,776 40,420,978 53,677,603 18,400,038 20,242,700 18,406,707 PER HA 0% AH 418,914 838,236 401,627 1,139,763 851,581 1,007,897 2,714,731 1,426,888 3,854,464 2,039,773	36,517,492 37,271,873 49,259,654 18,400,038 20,242,700 3,555,558 4,566,707 4,566,707 1,086,763 1,086,763 1,500,280 803,811 1,811,272 951,367 2,586,552 1,346,856 1,346,855 1,346,855 1,346,855 1,346,855 1,346,855 1,346,855	34,106,205 34,122,768 44,801,434 18,400,038 20,242,700 3,655,589 4,386,707 10% AH 379,965 760,337 356,418 1,033,773 555,581 1,427,164 756,040 1,722,957 894,678 2,462,373 1,266,644 1,266,644 1,266,644 1,266,644 1,811,172	31,694,919 30,973,663 40,363,304 18,400,038 20,242,700 3,655,569 4,386,707 15% AH 360,490 721,388 333,614 980,785 501,976 1,354,048 702,271 1,634,640 833,368 2,336,195 1,186,836 3,316,979 1,186,836 3,316,979 1,696,672	22,067,172 29,283,633 27,624,556 35,914,490 18,400,038 20,242,700 5,655,568 4,306,707 Res 20% AH 341,016 682,437 311,211 927,795 488,070 1,280,931 660,501 1,546,324 781,855 2,210,016 1,106,825 3,137,811 1,582,571	20,376,963 26,872,347 24,076,453 31,449,186 16,400,033 20,242,700 3,655,568 4,266,707 idual land value 25%, AH 201,544 643,488 288,607 874,805 434,164 1,207,815 612,731 1,458,009 725,348 2,003,637 1,026,815 2,958,643 1,468,271	24,461,059 21,526,347 26,963,884 18,400,038 20,242,700 3,655,588 4,366,707 4,368,707 4,368,707 4,538 266,003 821,815 400,258 1,134,698 554,962 1,369,692 688,838 1,957,659 946,805 2,779,475 1,353,969	22,049,773 18,366,266 22,516,561 18,400,038 20,242,700 3,655,569 4,365,707 35% AH 262,592 265,589 243,398 768,826 366,551 1,061,582 517,192 1,261,377 612,328 1,831,481 866,794 2600,307	15,254,337 19,633,278 16,156,233 18,055,279 18,400,038 20,242,700 3,655,569 4,386,707 40% AH 263,117 526,640 220,795 715,637 715,637 332,244 983,465 469,422 1,193,061 1,705,302 786,784 2,421,138 1,125,368	13,546,128 17,213,795 12,056,200 13,567,449 16,400,038 20,242,700 3,565,566 4,366,707 45% AH 243,642 487,689 198,191 602,847 298,540 915,349 421,653 4,104,745 4,99,308 1,579,124 706,774 2,241,971 1,011,068	11
Four hundred unit scheme (flats) Six hunded unit scheme (flats) Small scale Office Medium scale Office Industrial Scheme new build (50% plot ratio) Industrial Scheme intensification (60% plot ratio) CHMARK LAND VALUE 4 (BACKLANDS, GARDENS, OTHER U Description One unit scheme (houses) Two unit scheme (flats) Three unit scheme (flats) Three unit scheme (flats) Four unit scheme (flats) Four unit scheme (flats) Five unit scheme (flats) Five unit scheme (flats) Five unit scheme (flats) Five unit scheme (flats) Seven unit scheme (flats)	NDEVELOPED LAND) No of units 1 2 3 3 4 4 5 5 7 7 10	E8,792,921 £13,189,381 £17,585,842 £26,376,763 £5,275,753 £5,275,753 £5,275,753 £5,275,753 £5,275,753 £5,275,753 £5,275,753 £5,275,753 £5,275,753 £5,275,753	36,926,776 40,420,978 40,420,978 50,677,693 18,400,038 20,242,700 3,655,588 4,366,707 PER HA 0% AH 418,914 401,627 1,139,753 603,694 1,573,398 651,501 1,899,588 1,007,637 2,714,731 1,426,688 3,854,474 2,038,474 2,038,474	5% AH 399,440 759,266 379,023 1,066,763 569,768 1,1346,866 3,375,315 1,346,866 3,375,375 1,346,866 3,375,375 1,346,866 3,375 1	34,106,205 34,122,768 44,801,434 18,400,038 20,242,700 3,855,589 4,386,707 10% AH 379,965 760,337 356,418 1,033,773 535,881 1,227,164 750,040 1,722,957 894,678 24,62,373 1,266,646 3,496,147 4,590,334	31,694,919 30,973,663 40,363,304 16,400,038 20,242,700 3,655,569 4,386,707 15% AH 360,490 721,388 333,814 980,785 501,976 1,354,048 700,271 1,634,640 635,368 2,336,195 1,166,836 3,316,979	22,067,172 29,283,633 27,624,560 35,914,490 16,400,038 20,242,700 3,665,568 4,366,707 Res 20% AH 341,016 652,437 311,211 997,795 468,070 1,280,931 650,501 1,566,324 761,856 2,210,016 1,166,825 3,137,811	20,376,963 26,872,347 24,675,453 31,449,186 18,400,038 20,242,700 3,555,568 4,366,707 idual land vall 25% AH 321,541 643,488 288,607 374,805 434,164 1,207,815 612,731 1,458,009 725,346 2,083,837 1,026,815 2,958,643	24,461,059 21,526,347 26,993,884 18,400,038 20,242,700 3,655,569 4,366,707 4366,707	22,049,773 18,366,266 18,400,038 20,242,700 3655,689 4 385,707 35% AH 262,592 565,589 243,398 768,625 366,351 1,061,682 577,192 1,281,377 612,328 1,831,481 865,794 2,600,307	15,254,337 19,633,278 16,053,279 18,400,038 20,242,700 3,655,568 4,366,707 4,366,707 4,366,707 4,366,707 1,15,337 332,446 988,465 493,422 1,193,061 556,318 1,705,302 7,705,302	13,546,126 17,213,795 12,656,000 13,567,449 18,400,038 20,242,700 3,655,588 4,366,707 4,366,707 4,366,707 243,642 467,669 198,191 562,847 298,540 915,349 421,653 1,104,745 699,306 1,579,124 1,579,124 1,579,124	11, 14, 16, 16, 16, 16, 16, 16, 16, 16, 16, 16
Four hundred unit scheme (flats) Six hunded unit scheme (flats) Small scale Office Medium scale Office Medium scale Office Industrial Scheme new build (50% plot ratio) Industrial Scheme new build (50% plot ratio) CHMARK LAND VALUE 4 (BACKLANDS, GARDENS, OTHER U Description One unit scheme (houses) Two unit scheme (houses) Two unit scheme (flats) Three unit scheme (flats) Three unit scheme (flats) Four unit scheme (flats) Four unit scheme (flats) Five unit scheme (flats) Five unit scheme (flats) Seven unit scheme (flats) Seven unit scheme (flats) Seven unit scheme (flats) Ten unit scheme (flats)	NOEVELOPED LAND NO of units	£8,792,921 £13,189,381 £17,585,842 £26,378,763 £5,275,753 £5,275,753 £5,275,753 £5,275,753 £5,275,753 £5,275,753 £5,275,753 £1,429 £20,000 £21,429 £20,000 £28,571 £67,500 £21,429 £35,714 £37,500 £35,714 £37,500 £37	36,926,776 40,420,978 50,677,603 18,400,038 20,242,700 18,406,707 PER HA 0% AH 410,914 838,236 4,016,27 1,139,753 603,694 1,573,398 851,588 1,599,588 1,007,897 2,714,731 1,425,868 3,854,484 2,039,773 5,111,411 4,094,105 5,778,003	5% AH 5% AH 599,440 799,286 1,086,707 5,655,689 4,366,707 5,655,689 4,366,707 5,655,689 4,366,707 5,655,689 4,366,707 5,655,689 4,366,707 5,655,689 4,366,707 5,655,689 5,669,788 1,500,280 6,818,1212 951,367 2,588,552 1,367,5365 1,3	34,106,205 34,122,768 44,801,434 16,400,038 20,242,700 3,655,588 4,386,707 10% AH 379,965 760,337 356,418 1,033,773 535,881 1,427,164 750,040 1,722,957 2,462,373 1,266,646 3,496,147 1,811,172 4,590,334 3,635,142	31,694,919 30,973,663 40,363,304 18,400,038 20,242,700 3,655,589 4,366,707 15% AH 360,490 721,358 333,814 960,785 501,976 1,354,048 700,271 1,634,640 833,368 2,336,195 1,166,636 3,316,979 1,696,672 4,329,795	22,087,172 29,283,633 27,824,555 35,914,490 18,400,038 20,242,700 3,655,588 4,556,707 Res 20% AH 341,016 682,437 311,211 327,795 488,070 1,280,931 660,501 1,546,324 761,855 2,210,016 1,106,625 3,137,811 1,552,577 4,069,256	20,378,963 26,872,347 24,675,453 31,449,166 18,400,038 20,242,700 3,855,588 4,366,707 3,855,588 4,366,707 3,855,588 4,366,707 3,855,588 4,366,707 3,866,707 3,866,707 1,456,009 725,348 2,003,837 1,026,815 2,958,643 1,468,277 3,808,717	24,461,059 21,526,347 26,963,854 18,400,038 20,242,700 3,655,589 4,356,707 188 30% AH 302,066 604,530 266,003 21,815 400,253 1,124,698 564,962 1,369,692 1,369,692 1,369,692 1,369,692 1,379,475 1,333,360 3,548,178	22,049,773 18,366,266 22,516,561 18,400,038 20,242,700 3,655,589 4,365,707 35%,AH 282,592 566,569 243,398 768,826 368,351 1,061,582 517,192 1,281,377 612,528 1,831,481 866,794 2,600,307 1,235,669 3,267,639	15,254,337 19,633,278 16,055,279 18,400,038 20,242,700 3,655,559 4,355,707 4,355,707 4,355,707 715,837 332,446 945,422 1,130,041 5,55,818 1,705,302 765,784 2,421,138 1,705,302 765,784 2,421,138 1,25,599 3,027,101	13,546,128 17,213,795 12,066,200 13,567,449 18,400,038 20,242,700 3,655,588 4,366,707 45% AH 243,642 487,689 156,101 662,847 298,540 915,349 421,653 1,104,745 499,308 1,579,124 706,774 2,241,971 1,011,068 2,766,562	10 1 1 1 1 1 1 1 1 1
Four hundred unit scheme (flats) Six hunded unit scheme (flats) Six hunded unit scheme (flats) Small scale Office Medium scale Office Industrial Scheme new build (50% plot ratio) Industrial Scheme new build (50% plot ratio) Industrial scheme intensification (60% plot ratio) CHMARK LAND VALUE 4 (BACKLANDS, GARDENS, OTHER U Description One unit scheme (houses) Two unit scheme (houses) Two unit scheme (flats) Three unit scheme (flats) Four unit scheme (flats) Four unit scheme (flats) Four unit scheme (flats) Five unit scheme (flats) Seven unit scheme (flats) Seven unit scheme (flats) Fern unit scheme (flats) Ten unit scheme (flats) Ten unit scheme (flats) Ten unit scheme (flats) Ten unit scheme (flats) Twenty unit scheme (flats) Twenty unit scheme (flats) Twenty unit scheme (flats) Thirty unit scheme (flats with community use on ground floor)	NDEVELOPED LAND) No of units 1 2 3 3 4 4 4 5 5 7 7 10 10 20 20 30	E8,792,921 £13,189,381 £17,585,842 £26,378,763 £5,275,753 £5,275,753 £5,275,753 £5,275,753 £5,275,753 £5,275,753 £5,275,753 £5,275,753 £5,275,753 £5,275,753	36,926,776 40,420,978 55,877,693 16,400,038 20,242,700 9,665,666 4,386,707 PER HA 0% AH 418,914 633,236 401,627 1,139,753 603,694 1,573,398 5,154,107,897 1,1426,868 3,654,464 2,039,773 1,426,868 3,654,464 2,039,773 1,414 4,094,105 5,778,003 10,201,310 5,619,626	36,517,492 37,271,873 49,239,564 16,400,038 20,242,700 13,665,686 4,866,707 13,665,686 4,866,707 15,00,200 3,006,703 1,500,200 3,10,107 1,500,200 3,10,107 1,500,200 3,10,107 1,500,200 3,10,107 1,500,200 3,10,107 1,500,200 3,10,107 1,500,200 3,10,107 1,500,200 3,10,107 1,500,200 3,10,107 1,500,200 3,10,107 1,500,200 3,100,200 3,100,200	24,106,205 34,122,768 44,801,434 16,400,038 20,242,700 3,655,688 4,388,707 10% AH 379,965 760,337 356,418 1,033,773 535,881 1,427,164 756,040 1,722,957 894,878 2,462,373 1,266,846 9,496,147 1,811,172 4,590,334 3,635,142 5,099,734 5,099,734 5,099,734 5,099,734 5,070,662 7,610,751	31,694,919 30,973,663 40,363,304 18,400,038 20,242,700 3,655,589 4,386,707 15% AH 360,490 721,388 333,614 980,785 1,354,042 708,271 1,634,640 834,368 2,336,195 1,186,335 3,316,979 1,696,672 4,329,795 4,456,661	22,067,172 29,283,633 27,624,565 35,914,490 18,400,038 20,242,700 3,665,568 4,360,707 Res 20% AH 341,016 662,437 311,211 322,795 468,070 1,250,931 660,501 1,546,322 761,856 2,210,016 1,106,025 3,137,811 1,652,571 4,069,256 3,117,618 4,421,465	20,376,963 26,872,347 24,076,463 31,449,186 18,400,038 20,242,700 3,655,568 4,566,707 idual land vali 25% AH 321,541 643,486 288,607 74,605 434,164 1,207,815 11,273,115 11,273,115 11,273,115 12,731 1,458,009 725,348 2,083,837 1,026,815 2,958,643 1,468,277 3,808,717 3,908,717 3,908,717 3,908,717 3,908,717 3,908,717 3,908,717 3,908,717 3,908,717 3,908,717 3,908,717 3,908,717	24,461,059 21,526,347 26,963,884 18,400,038 20,242,700 3,055,568 4,366,707 103 30% AH 302,056 604,538 266,003 821,815 400,258 1,134,698 564,962 1,396,605 2,779,475 1,333,669 3,548,178 2,717,218 3,743,196	22,049,773 18,366,266 22,10,366 18,400,038 20,242,700 3,655,569 4,366,707 35% AH 252,592 565,589 243,398 768,825 366,351 1,061,562 31,1927 612,328 1,831,481 2,600,307 1,239,669 3,287,639 2,467,337 3,404,662	15,254,337 19,633,278 16,053,279 18,400,038 20,242,700 3,655,589 4,366,707 40% AH 263,117 526,640 220,795 715,637 332,446 988,465 499,422 1,193,061 555,518 1,705,702 2,421,138 1,125,569 3,027,101 2,256,257 3,064,928	13,546,120 17,213,795 12,056,000 13,567,449 18,400,038 20,242,700 3,655,568 4,365,707 4,366,707 4,366,707 4,366,707 4,366,707 243,642 487,669 198,191 100,007 298,540 41,653 11,04,745 499,308 1,579,124 499,308 1,579,124 1,579,1	50% /
Four hundred unit scheme (flats) Six hunded unit scheme (flats) Six hunded unit scheme (flats) Small scale Office Medium scale Office Medium scale Office Industrial Scheme new build (50% plot ratio) Industrial Scheme new build (50% plot ratio) CHMARK LAND VALUE 4 (BACKLANDS, GARDENS, OTHER U Description One unit scheme (houses) Two unit scheme (houses) Two unit scheme (flouses) Two unit scheme (flats) Three unit scheme (flats) Four unit scheme (flats) Four unit scheme (flats) Four unit scheme (flats) Five unit scheme (flats) Five unit scheme (flats) Seven unit scheme (flats) Seven unit scheme (flats) Ten unit scheme (flats) Twenty unit scheme (flats) Twenty unit scheme (flats) Tity unit scheme (flats - lower density) Fifty unit scheme (flats - lower density) Fifty unit scheme (flats - higher density)	NDEVELOPED LAND) No of units 1 2 2 2 3 3 4 4 5 5 7 7 7 7 10 20 20 30 50	E8,792,921 £13,189,381 £17,585,842 £26,378,763 £5,275,753 £5,275,753 £5,275,753 £5,275,753 £5,275,753 £5,275,753 £5,275,753 £5,275,753 £5,275,753 £5,275,753 £5,275,753 £5,275,753 £5,275,753 £5,275,753 £5,275,753 £5,275,753 £5,275,753 £5,275,753 £16,667 £27,776 £16,667 £111,111 £166,667 £277,778 £208,333 £288,383 £291,667	36,926,776 40,420,978 50,677,600 18,400,038 20,242,700 18,406,606 4,366,707 PER HA 0% AH 418,914 838,236 401,627 1,139,753 603,664 1,573,388 851,581 1,007,897 2,714,731 1,426,886 3,854,464 2,039,773 5,111,411 4,094,105 5,778,003 10,201,310 8,619,626	36,517,492 37,271,873 49,239,564 18,400,038 20,242,700 3,555,568 4,566,707 5,656,668 1,500,280 803,811 1,611,272 2,588,552 1,367 2,588,652 1,368,653 1,346,856 1,325,473 4,850,873 3,664,624 8,115,109 9,636,086 8,115,109	34,106,205 34,122,768 44,801,434 18,400,038 20,242,700 3,655,689 4,386,707 10% AH 379,965 760,337 356,418 1,033,773 555,881 1,427,164 756,040 1,722,957 1,666,846 2,462,373 1,266,846 1,811,172 4,590,334 3,635,142 3,635,142 1,903,468 9,076,660	31,694,919 30,973,663 40,363,304 16,400,038 20,242,700 3,655,568 4,386,707 15% AH 560,490 721,388 333,814 960,765 501,976 1,354,048 633,368 2,356,195 1,186,836 2,356,195 1,186,836 4,760,600 4,760,600 5,505,638 7,106,314	22,067,172 29,283,633 27,824,565 35,914,490 18,400,038 20,242,700 3,665,588 4,006,707 4,006,707 4,006,707 1,200,931 761,858 2,210,016 1,106,825 3,137,811 1,562,571 4,069,256 3,177,6181 4,421,465 4,790,414	20,376,963 26,872,347 24,675,453 31,449,186 18,400,038 20,242,700 3,855,588 4,366,707 25%, AH 321,541 643,488 208,607 874,805 454,164 1,207,815 1,458,009 725,348 2,086,807 725,348 2,086,807 1,026,815 2,086,815 1,086,817 1,086,	24,461,059 21,526,347 26,983,884 18,400,038 20,242,700 3,665,669 4,366,707 4	22,049,773 18,366,266 16,400,038 20,242,700 5655,689 4,386,707 35% AH 282,592 565,589 243,398 766,826 366,351 1,061,582 517,192 1,281,377 612,328 1,331,481 866,794 2,600,307 1,239,669 3,287,639 2,467,737 3,404,062 6,244,742 5,088,562	15,254,337 19,633,278 16,053,279 18,400,038 20,242,700 3,655,568 4,565,707 4,565,640 220,795 715,837 332,446 988,465 469,422 1,193,061 555,618 1,705,302 1,705,302 1,705,302 1,125,369 3,027,101 2,256,257 3,064,928 4,584,124	13,546,128 17,213,795 12,066,000 13,567,449 18,400,038 20,242,700 3,685,566 4,366,707 45% AH 243,642 457,658 196,191 196,191 1,104,745 499,308 4,766,774 2,241,971 1,011,068 2,766,562 2,020,776 2,725,793 4,079,886 4,079,886	11.0 11.0 11.0 11.0 11.0 11.0 11.0 11.0
Four hundred unit scheme (flats) Six hunded unit scheme (flats) Six hunded unit scheme (flats) Small scale Office Medium scale Office Medium scale Office Industrial Scheme new build (50% plot ratio) Industrial Scheme new build (50% plot ratio) Industrial Scheme intensification (60% plot ratio) CHMARK LAND VALUE 4 (BACKLANDS, GARDENS, OTHER U Description One unit scheme (houses) Two unit scheme (houses) Two unit scheme (flats) Three unit scheme (flats) Three unit scheme (flats) Four unit scheme (flats) Four unit scheme (flats) Five unit scheme (flats) Seven unit scheme (flats) Seven unit scheme (flats) Ten unit scheme (flats) Twenty unit scheme (flats) Tiventy unit scheme (flats) Tiventy unit scheme (flats - lower density) Fifty unit scheme (flats - lower density) Seventy unit scheme (flats - lower density) Seventy unit scheme (flats - lower density) Seventy unit scheme (flats - ligher density) Seventy unit scheme (flats - ligher density) Seventy unit scheme (flats - ligher density)	NOEVELOPED LAND No of units	E8,792,921 £13,189,381 £17,585,842 £26,378,763 £5,275,753 £5,275,753 £5,275,753 £5,275,753 £5,275,753 £5,275,753 £5,275,753 £1,429 £16,667 £25,000 £21,429 £50,000 £21,429 £50,000 £21,429 £50,000 £21,429 £50,000 £21,429 £10,667 £111,111 £166,667 £71,429 £1166,667 £71,429 £186,667 £111,111 £186,667 £277,773 £283,333 £388,839 £291,667 £291,667 £291,667	36,928,776 40,420,978 55,677,693 16,400,038 20,242,700 5655568 4,386,707 PER HA 0% AH 418,914 638,236 401,627 1,139,763 603,694 1,573,386 603,694 1,573,386 1,007,897 2,714,731 1,426,836 1,007,897 2,714,731 1,426,836 1,007,897 2,714,731 1,426,836 1,007,897 2,714,731 1,426,836 1,007,897 2,714,731 1,426,836 1,007,897 2,714,731 1,426,836 1,007,897 2,714,731 1,426,836 1,007,897 2,714,731 1,426,836 1,007,897 2,714,731 1,426,836 1,007,897 2,714,731 1,426,836 1,007,897 2,714,731 1,426,836 1,007,897 1,007,89	5% AH 5% AH 5% AH 5% AH 5% AH 5% AH 599 440 799,266 379,023 1,066,763 569,788 1,500,200 803,811 1,811,272 951,367 2,588,552 1,366,656 3,675,315 1,925,473 4,050,473 4,0	34,106,205 34,122,768 44,801,434 16,400,038 20,242,700 3,655,568 4,366,707 10% AH 379,965 760,337 356,418 1,033,773 555,881 1,27,164 756,040 1,722,957 2,462,373 1,266,646 3,496,147 1,811,172 4,590,334 3,635,142 5,095,734 9,070,662 7,610,751 11,903,468 9,076,566 9,076,566 9,076,566 9,076,566 9,076,566 9,076,566 9,076,566 9,076,566 9,076,566 9,076,566 9,076,566	31,694,919 30,973,663 40,363,304 18,400,038 20,242,700 3,655,569 4,386,707 15% AH 360,490 721,388 333,614 980,785 501,576 1,354,048 708,271 1,634,640 833,368 2,336,195 1,186,836 3,316,879 3,1696,872 4,329,795 3,405,661 4,760,600 9,505,638 7,106,314 11,208,202	22,087,172 29,283,633 27,824,555 35,914,490 18,400,038 20,242,700 3,655,588 4,356,707 Res 20% AH 241,016 682,437 311,211 927,795 488,070 1,280,931 660,501 1,546,324 771,825 2,210,016 1,106,825 3,176,181 1,582,571 4,069,256 3,176,181 4,421,465 7,940,414 6,601,875 10,512,938 7,888,566	20,376,963 26,872,347 24,675,453 31,449,166 18,400,038 20,242,700 3,555,588 4,366,707 idual land valu 25% AH 321,541 643,488 288,607 674,805 434,164 1,207,615 612,731 1,458,009 21,544 2,063,837 1,026,815 2,958,643 1,468,271 3,808,717 2,946,700 4,082,331 7,375,190 6,097,438 9,817,672 7,248,568	24,461,059 21,526,347 26,963,884 18,400,038 20,242,700 3,055,568 4,366,707 108 30% AH 302,066 604,538 206,003 821,815 400,258 1,134,698 564,962 1,309,692 4,698 4,698 1,997,659 946,808 2,779,475 1,553,969 3,548,178 2,717,218 2,717,218 2,717,218 2,717,218 3,743,196 6,809,966 5,593,000 9,122,408 6,638,573	22,049,773 18,366,266 22,516,561 18,400,038 20,242,700 3,655,569 43,667,77 35% AH 262,592 565,589 243,398 768,826 366,351 1,061,582 517,192 1,261,377 612,328 1,831,481 866,794 866,794 2600,307 1,239,669 3,287,635 2,447,737 3,404,062 6,244,742 5,088,562 6,244,742 5,088,562	15,254,337 19,633,278 16,055,279 18,400,038 20,242,700 3,655,589 4,365,707 4,365,707 4,365,707 20,375 715,337 332,446 20,375 715,337 332,446 32,466,422 1,193,061 1,705,302 765,418 1,705,302 775,307 1,125,369 3,027,101 2,258,257 3,027,101 2,258,257 3,027,101 2,258,257 3,047,047 2,421,138 3,027,101 2,258,257 3,047,047 2,421,138 3,027,101 2,258,257 3,047,047 2,421,138 3,027,101 4,584,124 7,731,578	13,546,123 17,213,795 12,056,200 13,567,449 18,400,038 20,242,700 3,655,588 4,356,707 447,638 198,191 602,847 298,540 421,633 1,104,745 421,633 1,579,124 706,774 2,241,971 1,011,068 2,766,652 2,241,971 1,011,068 2,766,652 2,241,971 1,011,068 2,766,652 2,241,971 1,011,068 2,766,652 2,76	50% A
Four hundred unit scheme (flats) Six hunded unit scheme (flats) Six hunded unit scheme (flats) Small scale Office Medium scheme (now plot flats) Formunit scheme (houses) Two unit scheme (houses) Two unit scheme (houses) Two unit scheme (houses) Three unit scheme (flats) Four unit scheme (houses) Four unit scheme (flats) Four unit scheme (flats) Four unit scheme (flats) Fore unit scheme (flats) Fore unit scheme (flats) Ten unit scheme (flats) Treen unit schem	NOEVELOPED LAND	E8,792,921 £13,189,381 £12,75,785 £5275,783 £5275,753 £5275,753 £5275,753 £5275,753 £5275,753 £5275,753 £5275,753 £5275,753 £5275,753 £50,000 £21,429 £16,667 £25,000 £28,571 £50,000 £21,429 £16,667 £17,1429 £16,667 £17,1429 £166,667 £17,178 £21,667 £27,778 £21,667 £21,429 £166,667 £111,111 £111,6107 £277,778 £21,667 £21,677,778 £21,667 £21,677,778 £21,667 £21,677,778 £21,667 £21,677,778 £21,677,778 £21,677,778 £21,677,778 £21,677,778 £21,677,778 £21,677,778 £21,677,778	36,926,776 40,420,978 53,677,600 18,400,038 20,242,700 3,655,686 4,366,707 PER HA 0% AH 418,914 338,236 401,627 1,139,753 603,694 1,573,398 3,515,501 1,699,588 1,007,897 2,714,731 1,426,868 2,039,773 5,111,411 4,094,105 5,778,003 10,201,310 8,619,626 11,400,822 28,920,006 38,922,778	36,517,492 37,271,873 49,259,564 18,400,038 20,242,700 3,555,569 4 566,707 55% AH 399,440 799,266 379,023 1,086,763 1,086,763 1,500,280 803,811 1,811,272 2,580,552 1,346,856 3,347,536 3,364,824 5,438,869 9,636,086 8,115,189 12,596,732 9,688,557 17,915,569 13,544,575 27,211,767 36,517,492	24,106,205 34,122,768 44,801,434 16,400,038 20,242,700 3,655,688 4,386,707 10% AH 379,965 760,337 356,418 1,033,3773 535,811 1,427,164 1,722,957 894,678 2,462,373 1,266,646 3,96,147 1,811,172 4,599,334 5,099,734 5,0	31,694,919 30,973,663 40,363,304 16,400,038 20,242,700 3,655,569 4,386,707 15% AH 360,490 721,388 333,814 980,785 501,976 1,354,048 708,271 1,634,640 535,368 2,336,195 1,186,836 3,316,979 1,696,872 4,329,795 3,405,661 4,760,600 6,505,638 7,106,314 11,208,202 8,468,563 11,208,202	22,067,172 29,283,633 27,624,565 35,914,490 16,400,038 20,242,700 3,665,568 4 366,707 Res 20% AH 341,016 682,437 311,211 927,795 468,070 1,280,931 650,501 1,546,324 781,855 2,100,106 1,106,825 3,137,811 1,582,571 4,089,266 3,176,181 4,421,465 7,940,414 4,661,875 10,512,938 7,888,566 14,777,655 10,975,717	20,376,963 26,872,347 24,675,453 31,449,186 18,400,038 20,242,700 3,555,568 4,366,707 idual land vall 25% AH 321,541 643,488 288,607 874,805 434,164 1,207,815 6,017,31 1,458,009 725,348 2,958,643 1,468,271 3,808,717 2,946,700 4,002,331 7,775,190 6,097,438 5,817,672 7,248,569	24,461,059 21,526,347 26,963,884 18,400,038 20,242,700 3,0555,659 4,366,707 103 30% AH 302,066 804,538 266,003 266,003 266,003 266,003 1,104,698 267,104,698 268,838 1,197,659 968,838 1,957,659 968,838 1,957,659 968,838 1,957,659 968,838 1,957,659 968,838 1,957,659 968,838 1,957,659 968,838 1,957,659 968,838 1,957,659 968,838 1,957,659 968,838 1,957,659 968,838 1,957,659 968,838 1,957,659 968,838 1,957,659 968,838 1,957,659 968,838 1,957,659 968,838 1,957,659 968,838 1,957,659 968,838 1,957,659	22,049,773 18,366,266 2,106 18,400,038 20,242,700 3655,669 4,386,707 35% AH 265,592 565,589 243,396 768,562 366,351 1,061,562 577,192 2,600,307 1,296,669 3,207,639 2,487,737 3,404,662 2,487,737 3,604,622 3,487,737 3,404,662 4,47,742 5,086,562 6,427,142 6,028,577 11,633,771 2,406,857	15,254,337 19,633,278 16,053,279 18,400,038 20,242,700 3,655,568 4,366,707 4,366,707 4,366,707 1,15,337 332,446 98,465 45,422 1,193,061 555,618 1,193,061 555,618 1,193,061 555,618 1,193,061 555,618 1,193,061 555,618 1,193,061 555,618 1,193,061 555,618 1,193,061 555,618 1,193,061 555,618 1,256,628 5,679,518 4,584,124 7,731,073 5,418,580 0,593,372 7,550,571	13,546,120 17,213,795 12,066,000 13,567,449 18,400,038 20,242,700 3,655,588 4,366,707 4,366,707 198,191 198,191 198,191 198,191 198,191 198,191 198,191 198,191 110,765 21,063 1,79,124 1,79,124 1,79,124 1,79,124 1,79,124 1,79,686 1,103,612 4,08,583 4,08,583 4,08,583 5,547,753 6,694,284	1
Four hundred unit scheme (flats) Six hunded unit scheme (flats) Six hunded unit scheme (flats) Small scale Office Medium scale Office Medium scale Office Industrial Scheme new build (50% plot ratio) Industrial Scheme new build (50% plot ratio) CHMARK LAND VALUE 4 (BACKLANDS, GARDENS, OTHER U Description One unit scheme (houses) Two unit scheme (houses) Two unit scheme (flats) Three unit scheme (flats) Three unit scheme (flats) Four unit scheme (flats) Four unit scheme (flats) Five unit scheme (flats) Five unit scheme (flats) Seven unit scheme (flats) Tren unit scheme (flats) Ten unit scheme (flats) Twenty unit scheme (flats) Twenty unit scheme (flats) Twenty unit scheme (flats) Twenty unit scheme (flats) Tirty unit scheme (flats with community use on ground floor) Fifty unit scheme (flats - lower density) Seventy unit scheme (flats - higher density) One hundred unit scheme (flats - lower density) Two hunded unit scheme (flats - lower density) Two hundred unit scheme (flats) Three hundred unit scheme (flats)	NDEVELOPED LAND No of units	E8,792,921 E13,189,381 E17,585,842 E26,378,763 E5,275,753 E5,000 E22,429 E50,000 E23,750 E35,714 E62,500 E50,000 E71,429 E166,667 E111,111 E166,667 E111,111 E166,667 E277,773 E227,773 E227,773 E227,773 E228,838 E388,889 E291,667 E555,556 E416,667 E833,333 E388,889 E291,667 E555,555 E416,667 E833,333 E1,250,000 E1,666,667	36,926,776 40,420,978 50,677,693 18,400,038 20,242,700 18,400,038 20,242,700 4,586,707 PER HA 0% AH 418,914 838,236 401,627 1,139,753 603,694 1,573,398 851,588 1,907,897 2,714,731 1,899,588 1,998,583 1,998,583 10,298,583 10,298,583 10,298,583 11,400,862 26,920,006 38,928,778 51,14,411 5,773,003 10,201,310 6,019,626 13,293,988 10,298,583 18,901,568 14,400,862 26,920,006 38,928,778 53,677,693	5% AH 5% AH 5% AH 599,440 799,266 4,366,707 1,066,763 1,066	34,106,205 34,122,768 44,801,434 16,400,038 20,242,700 3,655,683 4,386,707 10% AH 379,965 760,337 356,418 1,033,773 535,681 1,427,164 750,040 1,750,040 1,20,957 894,678 2,462,373 1,266,647 1,811,172 4,590,334 3,635,142 5,099,734 9,070,862 7,610,751 11,903,468 9,076,860 16,695,609 12,688,289 25,503,588 34,106,205 34,122,768 44,801,434	31,694,919 30,973,663 40,363,304 18,400,038 20,242,700 3,655,569 4,386,707 15% AH 360,490 721,388 333,614 980,785 501,976 1,354,048 706,271 1,634,640 838,368 2,336,195 1,186,836 4,306,637 4,329,795 3,405,661 4,760,600 6,505,638 7,106,314 8,466,637 1,106,314 8,466,637 1,106,314 8,466,637 1,106,314 8,466,637 1,108,314 8,466,637 1,108,314 8,466,637 1,108,314 8,466,633 1,108,202 1,1832,003 27,795,380 31,694,919	22,067,172 29,283,633 27,824,555 35,914,490 18,400,038 20,242,700 3,655,588 4,356,707 20% AH 341,016 682,437 311,211 327,795 488,070 1,280,931 1,546,322 781,858 2,210,016 1,106,025 3,137,811 1,552,577 4,069,256 3,176,181 1,768,185 1,794,414 6,601,877 10,512,938 1,781,181 1,7	20,378,963 26,872,347 24,675,453 31,449,186 18,400,038 20,242,700 3,855,588 4,366,707 3,855,588 4,366,707 3,855,588 4,366,707 3,878,488 221,541 643,488 228,607 474,805 474,164 1,207,815 612,731 1,456,000 725,346 2,003,837 1,026,815 2,958,643 1,468,2731 1,468,000 725,346 700 725,346 700 725,346 700 725,347 1,468,000 725,347 1,468,000 725,348 1,468,27 1,	24,461,059 21,526,347 26,993,884 10,400,033 20,242,700 3665,669 4,366,707 Hes 30% AH 302,066 604,530 266,003 321,815 400,253 1,134,698 1,594,962 1,699,692 668,838 1,957,659 946,805 2,779,475 1,353,969 946,805 2,779,475 1,353,969 946,805 2,779,475 1,353,969 946,805 2,779,475 1,353,969 946,805 2,779,475 1,253,969 946,805 2,779,475 1,253,969 946,805 2,779,475 1,253,969 946,805 2,779,475 1,253,969 946,805 2,779,475 1,253,969 9,263,143 1,265,699 9,263,143 18,670,764	22,049,773 18,366,266 22,516,561 18,400,038 20,242,700 3,655,859 4,365,707 35% AH 282,592 565,585 243,398 768,826 366,351 1,061,582 517,102 1,281,377 612,328 1,831,481 866,794 2,600,307 1,239,669 3,287,639 2,487,737 1,239,669 3,287,639 2,447,742 5,088,562 6,244,742 5,088,562 6,244,742 5,088,577 11,636,577	15,254,337 19,633,278 16,055,279 18,400,038 20,242,700 3,655,559 4,555,671 1,526,640 220,705 715,837 332,446 988,465 1,705,302 786,784 2,421,138 1,205,99 3,027,101 2,556,818 4,534,124 7,731,678 5,679,518 4,534,124 7,731,678 5,418,580 10,593,732 7,550,571 15,256,571 15,256,571 15,256,571 15,256,571 15,256,571 15,256,571 15,256,571 15,256,571 15,256,571 15,256,571 15,256,571 15,256,571 15,256,571 15,256,571 15,256,571 15,256,571	15,546,128 17,213,795 12,066,000 13,667,449 18,400,038 20,242,700 3,655,588 4,566,707 45% AH 243,642 487,688 156,101 662,847 296,540 915,349 421,653 1104,746 499,308 15,719,124 706,774 2,241,971 1,011,066 2,766,562 2,028,776 2,725,733 4,079,666 7,036,612 4,088,563 9,347,753 6,694,284 17,213,795	11 1 1 1 1 1 1 1 1



Table 6.12.8: Appraisal results – 70% London Affordable Rent and 30% Shared ownership (values of £9,538 per square metre)

CHMARK LAND VALUE 1 (EXISTING RESIDENTIAL)		£15,260,800 £6.3m p.h.	PER HA				Res	idual land va	ues				
Description One unit scheme (houses)	No of units	BLV	0% AH 444.052	5% AH	10% AH 402.589	15% AH 381.857	20% AH 361.126	25% AH 340,393	30% AH 319.662	35% AH 298.931	40% AH 278,199	45% AH 257,467	50% A
Two unit scheme (houses) Two unit scheme (flats)	2 2	£763,040	888,510 431,441		7 805,584 383,251	764,121 359,156	722,657 335,061	681,194 310,967	639,730 286,872	598,268 262,777		515,341 214,588	
hree unit scheme (houses)	3	£1,144,560	1,208,150	1,151,740		1,038,921	982,512	926,102	869,693	813,284	756,874	700,465	
hree unit scheme (flats) our unit scheme (houses)	3 4	£1,526,080	648,415 1,667,773	1,589,938	1,512,102	1,434,267	503,847 1,356,432	467,705 1,278,597	431,563 1,200,761	395,421 1,122,926	359,279 1,045,091	967,256	
our unit scheme (flats) ive unit scheme (houses)	4 5	£1,907,600	914,586 2,013,582			761,827 1,731,536	710,906 1,637,520	659,986 1,543,505	609,067 1,449,488	558,146 1,355,473	5 507,226 3 1,261,457	456,306 1,167,442	1,
ive unit scheme (flats) even unit scheme (houses)	5		1,082,432 2,877,597			901,722 2,474,631	841,485 2,340,309	781,248 2,205,987	721,012 2,071,665	660,775 1,937,344	600,539 1,803,022	540,302 1,668,700	1
even unit scheme (flats) en unit scheme (houses)	7 10	21,020,000	1,533,101 4,085,745			1,277,135 3,513,552	1,191,813 3,322,821	1,106,490 3.132.089	1,021,168 2,941,358	935,846 2,750,627	850,524 2.559,896	765,202 2,369,165	2.
en unit scheme (flats) wenty unit scheme (houses and flats)	10	£2,180,114	2,191,536 5,455,482	2,069,647		1,825,870 4,622,255	1,703,981 4,344,512	1,582,092	1,460,204	1,338,315	1,216,426	1,094,537 2,955,801	2,
wenty unit scheme (flats)	20	£3,391,289	4,400,860	4,156,042	2 3,911,223	3,666,404	3,421,585	3,176,767	2,931,947	2,687,128	3,233,542	2,197,491	1
hirty unit scheme (flats with community use on ground floor) ifty unit scheme (flats - lower density)	30 50	£8,478,222	6,231,337 10,956,867	7 10,353,865	9,750,863	5,145,934 9,147,861	4,784,132 8,544,859	4,422,331 7,941,857	4,060,530 7,338,855	3,698,729 6,735,853	3,336,927 6,132,852	2,975,127 5,529,850	2 4
ifty unit scheme (flats - higher density) Seventy unit scheme (Industrial/employment led scheme)	50 70		9,299,432 14,251,541			7,684,147 12,022,115	7,145,720 11,278,973	6,607,291 10,535,830	6,068,863 9,792,688	5,530,435 9,049,546	4,992,007 8,306,403	4,453,579 7,563,261	3 6
eventy unit scheme (flats - higher density) One hundred unit scheme (flats - lower density)	70 100		11,138,662 20,391,456			9,182,656 17,039,035	8,530,654 15,921,560	7,878,652 14.804.087	7,226,650 13,686,613	6,574,648 12,569,138	5,922,646 11,451,665	5,270,643 10.334,191	4 9
One hundred unit scheme (flats - higher density) wo hunded unit scheme (flats)	100 200		15,581,591 31,296,384			12,835,622 25,815,301	11,920,300 23,988,274	11,004,977 22,161,246	10,089,654 20,334,218	9,174,331 18,507,191	8,259,008 16,680,163	7,343,686 14,853,136	6 13
hree hundred unit scheme (flats) our hundred unit scheme (flats)	300 400	£38,152,000	42,295,249 44,835,175			34,556,420 34,725,730	31,976,810	29,397,200 27,986,101	26,817,590 24,616,285	24,237,980 21,246,470	21,658,370 17,872,431	19,078,760 14,479,381	16 11
ix hunded unit scheme (flats)	600	£76,304,000	59,924,936	55,174,445	50,423,952	45,673,461 18,400,038	40,922,969	36,172,477	31,401,510	26,620,663	21,839,816	17,058,968	12
Small scale Office Medium scale Office	-	£15,260,800 £15,260,800	18,400,038 20,242,700	20,242,700	20,242,700	20,242,700	18,400,038 20,242,700	18,400,038 20,242,700	18,400,038 20,242,700	18,400,038 20,242,700	20,242,700	18,400,038 20,242,700	18 20
ndustrial Scheme new build (50% plot ratio) ndustrial scheme intensification (60% plot ratio)	-	£15,260,800 £15,260,800	3,655,585 4,386,707	9 3,655,589 7 4,386,707	3,655,589 7 4,386,707	3,655,589 4,386,707	3,655,589 4,386,707	3,655,569 4,386,707	3,655,589 4,386,707	3,655,589 4,386,707	3,655,589 4,386,707	3,655,589 4,386,707	3 4
HMARK LAND VALUE 2 (SECONDARY OFFICES) lescription	No of units	£12,386,600 BLV	0% AH	5% AH	10% AH	15% AH		idual land va 25% AH	ues 30% AH	35% AH	40% AH	45% AH	50%
One unit scheme (houses) Wo unit scheme (houses)	1 2		444,052 888,510			381,857 764,121	361,126 722,657	340,393 681,194	319,662 639,730	298,931 598,268	278,199 556,804	257,467 515,341	
wo unit scheme (flats) Three unit scheme (houses)	2	£495,464	431,441 1,208,150	1 407,345	383,251	359,156 1,038,921	335,061 982,512	310,967 926,102	286,872 869,693	262,777	238,683	214,588 700,465	
hree unit scheme (flats) our unit scheme (houses)	3	£530,854	648,415 1,667,773	612,273	576,131	539,989 1,434,267	503,847 1,356,432	467,705 1,278,597	431,563 1,200,761	395,421	359,279	323,137 967,256	
our unit scheme (flats) ive unit scheme (houses)	4	£707,806	914,586 2.013.582	863,667	7 812,747	761,827 1,731,536	710,906 1,637,520	659,986 1,543,505	609,067 1,449,488	558,146	5 1,043,031 5 507,226 5 1,261,457	456,306 1.167,442	
ive unit scheme (flats)	5	£884,757	1,082,432	1,022,195	961,958	901,722	841,485	781,248	721,012	660,775	600,539	540,302	
ieven unit scheme (houses) ieven unit scheme (flats)	7 7	£1,238,660	2,877,597 1,533,101	1,447,779	1,362,456	2,474,631 1,277,135	2,340,309 1,191,813	2,205,987 1,106,490	2,071,665 1,021,168	935,846	1,803,022 8 850,524	1,668,700 765,202	
en unit scheme (houses) en unit scheme (flats)	10 10	£1,769,514	4,085,745 2,191,536	2,069,647	7 1,947,759	3,513,552 1,825,870	3,322,821 1,703,981	3,132,089 1,582,092	2,941,358 1,460,204	1,338,315	2,559,896 1,216,426	2,369,165 1,094,537	2
wenty unit scheme (houses and flats) wenty unit scheme (flats)	20 20	£4,128,867	5,455,482 4,400,860			4,622,255 3,666,404	4,344,512 3,421,585	4,066,770 3,176,767	3,789,027 2,931,947		3,233,542 2,442,310	2,955,801 2,197,491	2
hirty unit scheme (flats with community use on ground floor) ifty unit scheme (flats - lower density)	30 50	£4,128,867	6,231,337 10,956,867	5,869,536	5,507,734	5,145,934 9,147,861	4,784,132 8,544,859	4,422,331 7,941,857	4,060,530 7,338,855	3,698,729 6,735,853	3,336,927	2,975,127 5,529,850	2
ifty unit scheme (flats - higher density) Seventy unit scheme (Industrial/employment led scheme)	50 70	£5,161,083	9,299,432 14,251,541	8,761,003	8,222,576	7,684,147 12,022,115	7,145,720 11,278,973	6,607,291 10,535,830	6,068,863 9,792,688	5,530,435 9,049,546	4,992,007	4,453,579 7,563,261	3
eventy unit scheme (flats - higher density)	70	£7,225,516	11,138,662	2 10,486,660	9,834,658	9,182,656	8,530,654	7,878,652	7,226,650	6,574,648	5,922,646	5,270,643	4
one hundred unit scheme (flats - lower density) one hundred unit scheme (flats - higher density)	100 100	£10,322,166	20,391,456 15,581,591			17,039,035 12,835,622	15,921,560 11,920,300	14,804,087 11,004,977	13,686,613 10,089,654		11,451,665 8,259,008	10,334,191 7,343,686	9 6
wo hunded unit scheme (flats) hree hundred unit scheme (flats)	200 300	£30,966,499	31,296,384 42,295,249			25,815,301 34,556,420	23,988,274 31,976,810	22,161,246 29,397,200	20,334,218 26,817,590	18,507,191 24,237,980	16,680,163 21,658,370	14,853,136 19,078,760	13 16
our hundred unit scheme (flats) ix hunded unit scheme (flats)	400 600				38,095,546 50,423,952	34,725,730 45,673,461	31,355,915 40,922,969	27,986,101 36,172,477	24,616,285 31,401,510	21,246,470 26,620,663	17,872,431 21,839,816	14,479,381 17,058,968	11 12
Small scale Office Medium scale Office	-	£12,386,600 £12,386,600	18,400,038 20,242,700			18,400,038 20,242,700	18,400,038 20,242,700	18,400,038 20,242,700	18,400,038 20,242,700	18,400,038 20,242,700		18,400,038 20.242,700	18, 20
ndustrial Scheme new build (50% plot ratio) ndustrial scheme intensification (60% plot ratio)		£12,386,600 £12,386,600	3,655,589	3,655,589 4,386,707	9 3,655,589 7 4,386,707	3,655,589 4,386,707	3,655,589 4,386,707	3,655,589 4,386,707	3,655,589 4,386,707	3,655,589 4,386,707	3,655,589	3,655,589 4,386,707	3.
			1,000,101	1,000,101	1,000,101	1,000,101	1,000,101	1,000,101	1,000,101	1,000,101	1,000,101	1,000,101	
CHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL) Description	No of units	£5,275,753	0% AH	5% AH	10% AH	15% AH		idual land va 25% AH	ues 30% AH	35% AH	40% AH	45% AH	50%
one unit scheme (houses) wo unit scheme (houses)	1	£175,858 £263,788	444,052 888,510	2 423,320	402,589	381,857 764,121	361,126 722,657	340,393 681,194	319,662 639,730		278,199	257,467 515,341	
wo unit scheme (flats) hree unit scheme (houses)	-	£211,030 £395,681	431,441 1,208,150	407,345	383,251	359,156 1,038,921	335,061 982,512	310,967 926,102	286,872 869,693	262,777 813,284	238,683	214,588 700,465	
hree unit scheme (flats)	-	£226,104	648,415	612,273	576,131	539,989	503,847	467,705	431,563	395,421	359,279	323,137	
our unit scheme (houses) our unit scheme (flats)		£527,575 £301,472	1,667,773 914,586	863,667	7 812,747	1,434,267 761,827	1,356,432 710,906	1,278,597 659,986	1,200,761 609,067	1,122,926 558,146	507,226	967,256 456,306	
ive unit scheme (houses) ive unit scheme (flats)	-	£659,469 £376,839	2,013,582 1,082,432	1,022,195	961,958	1,731,536 901,722	1,637,520 841,485	1,543,505 781,248	1,449,488 721,012	660,775	600,539	1,167,442 540,302	1,
even unit scheme (houses) even unit scheme (flats)	-	£923,257 £527,575	2,877,597 1,533,101			2,474,631 1,277,135	2,340,309 1,191,813	2,205,987 1,106,490	2,071,665 1,021,168	1,937,344 935,846		1,668,700 765,202	1,
en unit scheme (houses) en unit scheme (flats)	-	£1,318,938 £753,679	4,085,745 2,191,536			3,513,552 1,825,870	3,322,821 1,703,981	3,132,089 1,582,092	2,941,358 1,460,204	2,750,627 1,338,315		2,369,165 1,094,537	2,
wenty unit scheme (houses and flats) wenty unit scheme (flats)		£1,758,584 £1,172,389	5,455,482 4,400,860	5,177,739	4,899,997	4,622,255 3,666,404	4,344,512 3,421,585	4,066,770 3,176,767	3,789,027 2,931,947	3,511,285 2,687,128	3,233,542	2,955,801 2,197,491	2, 1
hirty unit scheme (flats with community use on ground floor)	-	£1,172,389 £1,758,584 £2,930,974	6,231,337 10,956,867	5,869,536	5,507,734	5,145,934 9,147,861	4,784,132 8,544,859	4,422,331 7,941,857	4,060,530 7,338,855	3,698,729 6,735,853	3,336,927	2,197,491 2,975,127 5,529,850	2
ifty unit scheme (flats - lower density) ifty unit scheme (flats - higher density)	-	£2,198,230	9,299,432	2 8,761,003	8,222,576	7,684,147	7,145,720	6,607,291	6,068,863	5,530,435	4,992,007	4,453,579	3
eventy unit scheme (Industrial/employment led scheme) eventy unit scheme (flats - higher density)		£4,103,363 £3,077,522	14,251,541 11,138,662	2 10,486,660	9,834,658	12,022,115 9,182,656	11,278,973 8,530,654	10,535,830 7,878,652	9,792,688 7,226,650	9,049,546 6,574,648	5,922,646	7,563,261 5,270,643	6 4
One hundred unit scheme (flats - lower density) One hundred unit scheme (flats - higher density)	-	£5,861,947 £4,396,460	20,391,456 15,581,591	14,666,268	3 13,750,945	17,039,035 12,835,622	15,921,560 11,920,300	14,804,087 11,004,977	13,686,613 10,089,654	12,569,138 9,174,331	8,259,008	10,334,191 7,343,686	9 6
wo hunded unit scheme (flats) hree hundred unit scheme (flats)	-	£8,792,921 £13,189,381	31,296,384 42,295,249			25,815,301 34,556,420	23,988,274 31,976,810	22,161,246 29,397,200	20,334,218 26,817,590	18,507,191 24,237,980		14,853,136 19,078,760	13, 16,
our hundred unit scheme (flats)			44,835,175		38,095,546	34,725,730	31,355,915 40,922,969	27,986,101 36,172,477	24,616,285 31,401,510	21,246,470 26,620,663			11 12
	-	£17,585,842 £26,378,763	59,924,936	55,174,445		45,673,461			18,400,038	18,400,038	18,400,038	18,400,038	18, 20,
ix hunded unit scheme (flats) mall scale Office		£26,378,763 £5,275,753	59,924,936 18,400,038	18,400,038	18,400,038	18,400,038	18,400,038	18,400,038 20,242,700		20 242 700		20 242 700	, ZU,
ix hunded unit scheme (flats) mall scale Office ledium scale Office idustrial Scheme new build (50% plot ratio)		£26,378,763 £5,275,753 £5,275,753 £5,275,753	59,924,936	18,400,038	18,400,038			18,400,038 20,242,700 3,655,589	20,242,700 3,655,589	20,242,700 3,655,589	3,655,589	20,242,700 3,655,589	3
ix hunded unit scheme (flats) mall scale Office ledium scale Office idustrial Scheme new build (50% plot ratio)		£26,378,763 £5,275,753 £5,275,753	59,924,936 18,400,038	3 18,400,038 0 20,242,700	3 18,400,038 0 20,242,700	18,400,038	18,400,038			20,242,700 3,655,589 4,386,707	20,242,700 3,655,589 4,386,707	20,242,700 3,655,589 4,386,707	3 4
ix hunded unit scheme (flats) mall scale Office ledium scale Office idustrial Scheme new build (50% plot ratio) idustrial scheme intensification (60% plot ratio)		£26,378,763 £5,275,753 £5,275,753 £5,275,753	59,924,936 18,400,038 20,242,700 3,655,889 4,386,707	3 18,400,038 0 20,242,700	3 18,400,038 0 20,242,700	18,400,038	18,400,038 20,242,700 3,655,569 4,366,707	20,242,700 3,655,589 4,386,707	20,242,700 3,655,589 4,386,707	20,242,700 3,655,589 4,386,707	20,242,700 3,655,589 4,386,707	20,242,700 3,655,589 4,386,707	3 4
ix hunded unit scheme (flats) imal scale Office fledium scale Office fledium scale Office didustrial Scheme new build (50% plot ratio) idustrial scheme intensification (60% plot ratio) HMARK LAND VALUE 4 (BACKLANDS, GARDENS, OTHER U	ONDEVELOPED LAND)	£26,378,763 £5,275,753 £5,275,753 £5,275,753 £5,275,753 £5,275,753	59,924,936 18,400,038 20,242,700 3,655,588 4,386,707 PER HA	3 18,400,038 0 20,242,700 9 3,655,585 7 4,386,707	3 18,400,038 0 20,242,700 9 3,655,589 7 4,386,707	18,400,038 20,242,700 3,655,589 4,386,707	18,400,038 20,242,700 3,655,589 4,386,707 Res 20% AH	20,242,700 3,655,589 4,386,707 4,386,707 idual land va 25% AH	20,242,700 3,655,589 4,386,707 ues 30% AH	3,655,585 4,386,707 4,386,707	3,655,589 4,386,707 40% AH	3,655,589 4,386,707 45% AH	3 4 50%
ix hunded unit scheme (flats) imal scale Office ledium scale offic	JNDEVELOPED LAND) No of units 1 2	£26,378,763 £5,275,753 £5,275,753 £5,275,753 £5,275,753 £5,275,753	55,924,936 18,400,038 20,242,700 3,655,586 4,386,707 PER HA 0% AH 444,052 888,510	3 18,400,038 20,242,700 3 .655,585 4 .366,707 5% AH 2 .423,320 647,047	3 18,400,038 0 20,242,700 9 3,655,589 7 4,386,707 10% AH 0 402,589 805,584	15,400,038 20,242,700 3,685,589 4,386,707 15% AH 381,857 764,121	15,400,038 20,242,700 3,655,559 4,365,707 Res 20% AH 361,126 722,657	20,242,700 3,655,569 4,386,707 idual land va 25% AH 340,393 681,194	20,242,700 3,655,569 4,586,707 ues 30% AH 319,662 639,730	3,655,585 4,386,707 4,386,707 35% AH 298,931 598,268	4,386,707 4,386,707 40% AH 278,199 556,804	3,655,589 4,386,707 45% AH 257,467 515,341	50%
ix hunded unit scheme (flats) mall scale Office ledium scale Office ledium scale Office (dustrial Scheme new build (50% plot ratio) dustrial scheme intensification (60% plot ratio) HMARK LAND VALUE 4 (BACKLANDS, GARDENS, OTHER U escription ne unit scheme (houses) wo unit scheme (houses) wo unit scheme (houses)		£26,378,763 £5,275,753 £5,275,753 £5,275,753 £5,275,753 £500,000 BLV £16,667 £25,000 £20,000	59,924,936 18,400,038 20,242,700 6,655,586 4,386,707 PER HA 0% AH 444,052 688,510 431,441 1,208,150	5% AH 2 423 320 3 4707 477 477 345 1,151,740	10% AH 10% AH 10 402,589 3 33,251 1,095,331	18,400,038 20,242,700 3,655,589 4,386,707 15% AH 381,857 764,121 359,156 1,038,921	18.400,038 20,242,700 3655,589 4,385,707 Res 20% AH 361,126 722,657 335,061 982,512	20,242,700 0,655,569 4,386,707 idual land va 25% AH 340,393 681,194 310,967 926,102	20,242,700 6,655,656 4,386,707 ues 30% AH 319,662 286,872 286,872 869,693	35% AH 298 931 598 262,777 613,284	3,655,589 4,388,707 40% AH 278,199 556,804 238,683 756,874	3,655,569 4 366,707 4 366,707 45% AH 257,467 515,341 214,588 700,465	
ix hunded unit scheme (flats) mall scale Office ledium scale Office ledium scale Office ldustrial Scheme new build (50% plot ratio) dustrial scheme intensification (60% plot ratio) HMARK LAND VALUE 4 (BACKLANDS, GARDENS, OTHER U escription ine unit scheme (houses) wo unit scheme (flats) hree unit scheme (flats) hree unit scheme (flats)	JNDEVELOPED LAND) No of units 1 2 2	£26,378,763 £5,275,753 £5,275,753 £5,275,753 £5,275,753 £500,000 BLV £16,667 £25,000 £20,000	55,924,936 18,400,038 20,242,700 3,655,588 4,366,707 PER HA 0% AH 444,052 888,510 431,441	5% AH 2 423,320 3,655,588 4,566,707 5% AH 2 423,320 3,670,47 407,345 1,151,740 612,273	18,400,038 20,242,700 3 3,655,689 4,386,707 10% AH 0 402,589 7 805,584 5 383,251 1,105,532 3 576,131	15,400,038 20,242,700 3,655,569 4,386,707 15% AH 381,657 764,121 359,156	18,400,038 20,242,700 3,655,589 4,366,707 Res 20% AH 361,126 722,657 335,061	20,242,700 3,655,589 4,386,707 idual land va 25% AH 340,393 681,194 310,967	20,242,700 3,655,569 4,386,707 ues 30% AH 319,662 639,730 266,672	3,655,565 4,366,707 4,366,707 35% AH 298,931 598,268 262,777	3,655,589 4,386,707 40% AH 278,199 556,804 756,874 359,279	3,655,589 4,386,707 45% AH 257,467 515,341 214,588	
ix hunded unit scheme (flats) mail scale Office ledium scale offic	NODEVELOPED LAND) No of units 1 2 2 3 3	£26,378,763 £5,275,753 £5,275,753 £5,275,753 £5,275,753 £5,275,753 £500,000 £11,6667 £25,000 £21,429 £50,000 £28,571	59,924,936 18,400,038 20,242,700 9,665,586 4,386,707 PER HA 0% AH 444,052 888,510 431,441 1,208,150 648,415	5% AH 2 423,320 5 47,047 5% AH 2 423,320 1 407,345 0 1,151,740 6 612,273 8 1,559,835 8 63,667	10% AH 10% AH 10% 5555 10% 5555 10% 5555 10% 5556 10% 5556 10% 5556 10% 5556 10% 5556 10% 5556 10% 5556 10% 5556 10% 5556 10% 5566 10% 556	18,400,038 20,242,700 3,656,589 4,385,707 15% AH 381,857 764,121 359,156 1,038,921 539,989	18,400,038 20,242,700 3,655,589 4,986,707 Res 20% AH 361,126 722,657 335,061 982,512 503,847	20,242,700 3,655,569 4,366,707 idual land va 25% AH 340,393 681,194 310,567 926,102 467,705	20,242,700 9,655,558 4,386,707 ues 30% AH 319,662 639,730 286,872 869,693 431,563	3,655,586 4,366,707 35% AH 298,931 598,262 262,777 813,284 395,421	40% AH 278,199 556,804 756,804 238,683 756,674 359,279 1,045,051 507,226	3655,569 4,986,707 45% AH 257,467 515,341 214,585 700,465 323,137	
ix hunded unit scheme (flats) mall scale Office ledium scheme intensification (60% plot ratio) HMARK LAND VALUE 4 (BACKLANDS, GARDENS, OTHER U escription line unit scheme (houses) wo unit scheme (houses) wo unit scheme (flats) hree unit scheme (flats) lour unit scheme (flats) our unit scheme (flats) ive unit scheme (flats)	- - -	£26,378,763 £5,275,753 £5,275,753 £5,275,753 £5,275,753 £5,275,753 £50,000 £1,429 £25,000 £21,429 £50,000 £21,429 £50,000 £21,429 £50,000 £28,571 £62,500	59,924,936 18,400,038 18,400,038 18,400,038 4,960,707 PER HA 0% AH 444,052 688,510 431,441 1,208,150 1,344,445 1,447,447 1,144	5% AH 5% AH 4366 707 5% AH 4366 707 5% AH 407 345 407 345 407 345 612 273 612 273 613 613 613 613 613 613 613 613 613 613	10% AH 10 402,559 10,95,564 10,95,564 10,95,365 10,95,361 10,95,361 10,95,361 10,95,361 10,95,361 10,95,361 10,95,361 10,95,361 10,95,361 10,95,361 10,95,361	16,400,038 20,242,700 3,656,568 4,866,707 15% AH 351,657 764,121 359,156 1,038,921 1,434,267 761,827 1,731,556 901,722	18,400,038 20,242,700 3665,669 4,386,707, 20% AH 20% AH 201,128 722,657 335,061 962,512 503,847 1,356,432 710,906 1,637,520 841,485	20,242,700 3,655,589 4,586,707 idual land va 25% AH 340,393 681,194 310,967 926,102 467,705 1,278,597 659,986 1,545,505 781,248	ues 3,655,556 4,365,707 ues 30% AH 319,662 639,730 256,672 869,693 431,563 1,200,761 609,667 1,449,668 721,012	35% AH 298,931 506,266 262,777 813,264 395,421 1,122,926 558,146 1,355,473 660,775	40% AH 278,199 556,804 238,683 756,874 359,279 1,045,091 507,226 1,261,457 600,539	45% AH 257,467 515,341 214,588 700,465 323,137 967,256 456,306 1167,442 540,302	
ix hunded unit scheme (flats) mail scale Office ledium scale offic	No of units	E26,378,763 £5,275,753 £5,275,753 £5,275,753 £5,275,753 £500,000 BLV £16,667 £25,000 £20,000 £37,500 £21,429 £50,000 £37,500 £28,571 £62,500 £35,714 £62,500 £35,714	59,924,936 18,400,036 20,242,700 3,655,586 4,366,707 PER HA 0% AH 444,052 888,510 4,31,441 1,208,150 648,411 1,667,773 914,566 2,013,562 1,082,432 1,077,537 1,533,101	5% AH 2 423,320 3 565,585 4 43,366,707 5% AH 2 423,320 3 57,047 407,345 1,151,740 5 612,273 3 1,589,93 5 893,667 2 1,919,567 2 1,022,195 4 7,743,274 1,447,779	10% AH 10% AH	15,400,032 20,242,700 5,656,689 4,366,707 15% AH 381,857 764,121 359,156 1,038,921 539,989 1,434,267 761,627 1,731,536 901,722 2,474,631 1,277,135	18,400,038 20,242,700 3655,669 4,356,707 Res 20% AH 361,126 722,657 335,061 1,356,432 710,906 1,637,520 841,485 2,340,300 1,191,813	20,242,700 3,655,689 4,366,707 idual land va 25% AH 340,393 681,194 310,967 926,102 467,705 1,276,597 781,248 2,205,587 1,106,490	ues 30% AH 319,662 639,730 286,872 669,693 431,563 1,200,761 609,667 1,449,688 721,012 2,071,665 1,021,168	35% AH 298,931 598,268 202,777 813,284 395,421 1,122,926 658,146 1,355,473 660,775 1,507,744	40% AH 270,199 556,804 238,683 756,874 359,279 1,045,091 600,539 600,539 1,033,022 850,524	45% AH 257,467 515,341 214,588 700,455 323,137 967,256 466,306 1,167,442 540,302 1,668,700 765,202	
ix hunded unit scheme (flats) mall scale Office (edium scale Office) (edium scale Office) (dustrial Scheme new build (50% plot ratio) (dustrial scheme intensification (60% plot ratio) HMARK LAND VALUE 4 (BACKLANDS, GARDENS, OTHER U escription (ine unit scheme (houses) (wo unit scheme (houses) (wo unit scheme (flats) (hree unit scheme (flats) (hree unit scheme (flats) (our unit scheme (flats) (ive unit scheme (flats)		£26,378,763 £5,275,753 £5,275,753 £5,275,753 £5,275,753 £5,275,753 £5,275,753 £5,275,753 £1,429 £25,000 £21,429 £37,500 £28,571 £82,500 £35,744 £37,500 £35,744 £37,500 £35,744 £37,500 £37,500 £37,500 £37,500 £37,500 £37,500	59,924,936 18,400,038 18,400,038 4,300,707 PER HA 0% AH 444,052 686,510 431,441 1,206,150 648,415 1,667,773 914,586 2,013,582 2,013,58	5% AH 5% AH 4423,320 847,047 1,151,740 1,151,740 1,151,740 1,151,740 1,151,740 1,151,740 1,151,740 1,151,740 1,151,740 1,151,740 1,151,740 1,141,779 1,141,747 1,141,750 3,3855,013 3,3855,013 3,3855,013	10% AH 10	15,400,038 20,242,700 3,655,689 4,566,707 15% AH 351,857 764,121 559,156 1,038,921 1,434,267 761,827 1,731,536 901,722 2,474,631 1,277,135 3,513,552 1,825,870	18,400,038 20,242,700 3,655,569 4,386,707 Res 20% AH 361,126 722,657 335,061 982,512 710,906 1,356,432 710,906 1,191,813 3,322,827 1,703,981	20,242,700 3,655,689 4,536,707 idual land va 25% AH 340,393 681,194 310,967 926,102 467,705 1,278,597 655,986 1,543,505 781,248 2,205,987 1,106,490 3,132,989 1,582,092	ues 3,655,556 4,365,707 ues 30% AH 319,662 639,730 286,672 869,693 4,31,662 1,200,761 609,067 1,449,488 721,012 2,071,665 1,021,168 2,941,158 2,941,158 1,460,204	35% AH 258, 931 35% AH 258, 931 395, 421 1, 122, 926 550, 146 1, 355, 473 660, 775 1, 937, 344 935, 846 2, 775, 627 1, 337, 344	40% AH 278,199 256,004 238,683 756,674 359,279 1,045,091 507,226 1,261,457 6,005,59 1,003,022 850,524 2,555,686 1,216,426	45% AH 257,467 215,341 214,588 700,465 323,137 967,256 456,300 1,167,442 540,302 1,668,700 765,202 2,569,165 1,094,537	1
ix hunded unit scheme (flats) imal scale Office ledium scale (flats) lescription line unit scheme (houses) wo unit scheme (houses) wo unit scheme (flats) hree unit scheme (flats) hree unit scheme (flats) our unit scheme (flats) our unit scheme (flats) live unit scheme (flats) leven unit scheme (flats)		E26,378,763 £5,275,753 £5,275,753 £5,275,753 £5,275,753 £500,000 BLV £16,667 £25,000 £37,500 £21,429 £50,000 £38,571 £62,500 £35,714 £67,500 £125,000 £125,000 £125,000 £125,000 £125,000 £125,000	59,924,936 18,400,036 20,242,700 3,655,588 4,366,707 PER HA 0% AH 444,052 888,510 431,441 1,208,150 646,418 1,667,773 914,536 2,013,582 1,082,432 2,877,597 1,533,101 4,085,745	5% AH 5% AH 4.366,707 5% AH 2.423,320 3.4704 407,345 1,151,740 612,273 3.1,589,938 603,667 2.1,919,567 2.2,743,274 1,447,775 3.3,835,014 2.099,647 5.177,739	10% AH 10% AH 10% AH 10% SSSSSSSSSSSSSSSSSSSSSSSSSSSSSSSSSSSS	15,400,038 20,242,700 3,656,689 4,586,707 15% AH 381,657 764,121 359,156 1,038,921 1,338,921 1,338,921 1,731,536 901,722 2,474,631 1,277,135 3,513,552	18,400,038 20,242,700 3655,669 4,386,707 865,126 722,657 335,061 962,512 503,847 1,356,432 710,906 1,637,520 641,485 2,340,309 1,191,813 3,322,821	20,242,700 3,655,589 4,365,707 idual land va 25% AH 340,393 681,194 310,667 926,102 467,705 1,276,597 655,986 751,248 2,205,987 1,106,490 3,132,089	20,242,700 3,655,556 4,365,707 ues 30% AH 319,662 639,730 266,872 869,993 431,563 1,200,761 609,667 1,449,468 721,012 2,071,665 1,021,1668 2,941,358	35% AH 288 931 598,288 262,777 613,284 395,421 1,122,926 558,146 1,355,473 600,775 1,937,344 535,846 2,750,627 1,338,315	40% AH 278,199 556,804 238,683 756,674 359,279 1,045,091 507,226 1,261,457 600,539 1,803,022 550,824 2,559,896 1,126,426 1,126,426 1,126,426	45% AH 257,467 515,341 214,586 700,465 323,137 967,256 456,300 1,167,442 540,302 1,688,700 755,202 2,369,155	1 1 2
ix hunded unit scheme (flats) imal scale Office ledium scheme new build (50% plot ratio) ledium scheme intensification (60% plot ratio) ledium scheme intensification (60% plot ratio) ledium scheme (flats) ledium scheme (flats) ledium ledi		E26,378,763 £5,275,753 £5,275,753 £5,275,753 £5,275,753 £500,000 BLV £16,667 £25,000 £21,429 £50,000 £21,429 £50,000 £21,429 £50,000 £21,429 £50,000 £21,429 £50,000 £21,429 £61,429 £61,429 £71,429 £71,429 £71,429 £71,429 £71,429 £71,429 £71,429 £71,429 £71,429 £71,429 £71,429 £71,429	59,924,936 18,400,038 20,242,700 3,655,588 4,969,707 PER HA 0% AH 444,052 688,510 431,441 1,086,717 914,586 2,013,562 1,082,432 2,877,597 1,533,101 4,085,745 2,191,536 5,455,452 4,400,866	5% AH 5% AH 423,320 847,047 407,345 1,151,740 1,152,933 1,1539,933 83,674 2,743,274 1,447,779 3,385,014 2,069,647 5,177,73 5,177,73 5,177,73 5,177,73 5,177,73 5,177,73	10% AH 10% AH 10	15,400,038 20,242,700 3,655,656 4,866,707 15% AH 351,657 764,121 359,156 1,038,921 761,827 761,827 761,827 761,827 1,731,555 901,722 2,474,631 1,277,135 3,513,552 1,025,670 4,622,655 3,666,404 5,145,934	18,400,038 20,242,700 3,665,669 4,386,707 Res 20% AH 361,126 722,657 335,061 982,512 710,906 1637,520 841,485 2,340,309 1,119,813 3,322,821 1,703,981 4,344,512 3,442,582	20,242,700 3,655,589 4,586,707 idual land va 25%, AH 340,393 681,194 310,967 926,102 467,705 1,278,597 659,986 1,543,505 781,248 2,200,987 1,100,490 3,132,089 1,562,092 4,066,770 3,176,767 4,422,331	ues 3.655,556 4.365,707 ues 339,662 639,730 286,672 869,683 4,31,563 1,200,761 609,067 721,012 2,071,665 1,021,168 2,941,358 1,460,204 3,789,027 4,060,530	35% AH 298,931 598,266 202,777 613,264 395,421 1,122,926 1,135,473 660,775 1,937,344 557,366 2,750,627 1,338,315 3,511,285 2,667,128 3,698,729	40% AH 278,199 556,804 238,683 756,874 359,279 1,045,091 1,803,022 1,281,457 600,539 1,803,022 555,896 1,216,426 3,233,542 2,442,310 3,336,927	45% AH 257,467 7 15,341 214,588 700,465 323,137 967,256 456,300 1,167,442 540,302 2,369,165 1,094,537 2,955,801 2,197,491 2,975,127	1 2 2
ix hunded unit scheme (flats) imal scale Office ledium scale ledium	No of units	E26,378,763 £5,275,753 £5,275,753 £5,275,753 £5,275,753 £500,000 BLV £16,667 £25,000 £37,500 £21,429 £50,000 £37,500 £37,500 £28,571 £62,500 £71,429 £166,667 £111,111 £166,667 £711,777 £208,333	99,924,936 18,400,036 20,242,700 3,655,583 4,366,707 PER HA 0% AH 444,052 888,510 431,441 1,208,150 648,415 1,667,773 914,568 2,013,562 1,082,432 2,077,597 1,533,101 4,085,745 2,191,536 2,191,53	5% AH 2 423,320 3 407,047 407,345 3 1,589,933 3 1,589,933 3 1,589,933 5 1,191,567 2 1,919,567 2 1,743,274 1,447,779 3 3,895,014 5 2,009,647 1,147,779 3 3,895,014 5 2,009,647 5 1,77,73 6 1,150,042 7 5,889,536	10% AH 10	15,400,035 20,242,700 5,656,689 4,585,707 15% AH 381,857 764,121 359,156 1,038,921 539,989 1,434,267 761,627 1,731,536 901,722 2,474,631 1,277,135 3,513,652 1,825,870 4,622,255 3,666,404 5,145,934 1,147,661 7,684,147	18,400,038 20,242,700 2655,669 4,385,707 Res 20% AH 361,126 722,657 335,061 1,356,432 2,340,309 1,191,813 3,322,821 1,703,981 4,344,512 3,421,565 4,784,132 8,544,859 7,145,720	20,242,700 3,655,689 4 365,707 idual land va 25% AH 340,393 631,194 310,967 925,102 467,705 1,276,597 659,986 1,543,505 761,248 2,205,987 1,106,490 3,132,089 1,582,092 4,066,770 3,176,767 4,422,331 7,941,357 6,607,291	ues 30% AH 319,662 639,730 286,872 669,693 431,563 1,000,761 609,667 1,449,488 721,012 2,071,665 1,021,168 2,941,358 1,460,254 1,460,254 1,460,358 7,388,9027 2,931,947 4,060,530 7,388,855 6,068,863	35% AH 298,931 598,268 202,777 813,264 395,421 1,122,926 558,146 1,355,473 660,775 1,357,744 935,846 2,750,627 1,338,315 3,511,285 2,687,122 3,688,725 5,753,635 5,530,435	40% AH 270,199 556,804 238,683 756,874 359,279 1,045,091 1,045,091 1,045,091 1,045,091 1,045,091 1,045,091 1,045,091 1,281,457 600,539 1,281,457 600,539 1,281,457 600,539 1,281,457 600,539 1,281,457 600,539 1,281,457 600,539 1,281,457 600,539 1,281,457 600,539 1,281,457 600,539 1,333,542 2,442,310 3,336,957 6,132,957 4,992,007	45% AH 257,467 515,341 214,588 700,455 323,137 967,256 456,306 1,167,442 540,302 1,668,700 765,202 2,369,165 1,094,537 2,955,801 2,197,491 2,975,127 5,529,850	
ix hunded unit scheme (flats) imal scale Office ledium scale (flats) ledium scale (flats) ledium scale (flats) ledium ledium scale (flats) ledium ledi		E26,378,763 E5,275,753 E5,000 E21,429 E5,000 E23,571 E62,500 E35,714 E87,500 E51,000 E125,000 E114,111 E166,667 E111,111 E166,667 E277,776 E208,333 E388,889 E291,667	59,924,936 18,400,036 20,242,700 3,655,656 4,386,707 PER HA 0% AH 444,052 888,510 431,441 1,203,150 648,415 1,667,773 914,566 2,013,582 2,877,597 1,533,101 4,082,432 2,877,597 1,533,101 4,082,432 4,400,866 6,231,337 10,956,867 9,299,432 14,255,867	5% AH 5% AH 4423,320 847,047 407,346 1,151,740 833,667 1,152,195 1,273 1,159,567 2,1,191,567 2,1,2195 3,3855,014 4,447,77 2,1,447,77 2,1,447,77 2,1,77,33 4,156,042 5,869,536 10,353,866 8,761,033 13,508,356	10% AH 10	15,400,038 20,242,700 3,655,669 4,866,707 15% AH 381,857 764,121 559,156 1,038,921 1,731,536 901,722 2,474,631 1,277,135 3,513,552 1,277,35 3,513,552 1,825,670 4,622,255 3,666,404 5,145,934 9,147,661 7,684,147 1,062,115 9,182,615	18,400,038 20,242,700 3,655,659 4,386,707 Res 20% AH 361,126 722,657 335,061 982,512 710,906 1,1356,432 711,906 841,485 2,340,300 1,191,813 3,322,821 1,703,981 4,344,512 3,421,565 4,784,132 6,544,659 7,145,720 1,1276,377 8,530,654	20,242,700 3,655,689 4,506,707 idual land va 25% AH 340,393 681,194 310,967 926,102 407,705 1,276,597 650,666 1,543,505 761,248 2,205,987 1,106,490 3,132,092 4,066,770 3,176,767 4,422,331 7,941,657 6,607,291 1,582,392 1,582,092 4,066,770 3,176,767 4,422,331 7,941,657	20,242,700 3,655,556 4,365,707 319,662 539,730 286,693 431,563 1,200,761 608,067 1,449,488 7,21,012 2,071,665 1,021,168 2,941,356 1,460,204 3,789,027 2,931,947 4,060,530 7,338,656 6,068,863 7,226,850 7,226,850	35% AH 256 931 590,266 262,777 613,264 395,421 1,122,926 550,146 1,355,473 650,735,843 2,587,128 2,587,128 3,568,725 6,735,833 5,534,835 6,735,833 5,534,835	40% AH 278,199 556,004 238,683 756,674 359,279 1,045,091 507,226 1,281,457 6,005 1,803,022 850,524 2,259,986 1,216,426 5,233,542 2,442,310 4,92,007 6,132,652 4,92,007 6,132,652 4,92,007 6,132,652 4,92,007 6,132,652 4,92,007 6,132,652 6,	45% AH 257,467 515,341 214,588 700,465 323,137 967,256 456,306 1,167,442 546,306 1,167,442 51,046,307 1,688,700 765,202 2,369,165 1,094,537 2,955,800 2,197,491 2,975,127 5,529,850 4,453,579 7,553,261 5,270,643	
isk hunded unit scheme (flats) imal scale Office ledium scale Office ledium scale Office industrial Scheme new build (50% plot ratio) industrial Scheme intensification (60% plot ratio) HMARK LAND VALUE 4 (BACKLANDS, GARDENS, OTHER U Description One unit scheme (houses) One unit scheme (houses) One unit scheme (flats) One unit scheme (flats) Our unit scheme (flats	No of units	E26,378,763 E5275,753 E5275,755 E527	59,924,936 18,400,036 20,242,700 3,655,588 4,366,707 PER HA 0% AH 444,052 886,510 431,441 1,208,150 648,415 1,667,773 214,566 2,013,582 1,082,432 2,677,597 1,533,101 4,085,745 2,191,536 6,231,337 10,956,867 9,299,432 14,251,541 11,138,662 20,391,456	10,400,038 20,242,700 30,665,665 4,366,707 5% AH 2** 4,366,707 4,366,707 4,366,707 4,366,707 4,366,268 4,366,268 4,366,268 4,366,268	10% AH 10	15% AH 361,657 764,121 359,156 1,038,921 1,338,921	18,400,038 20,242,700 3655,669 4,385,707 Res 20% AH 361,126 722,657 335,061 902,512 503,847 1,356,432 710,906 1,191,813 3,322,821 1,703,981 4,344,512 3,421,585 4,784,132 8,544,859 7,145,720 11,278,973 8,530,654 15,923,686	20,242,700 3,655,589 4,365,707 idual land va 25% AH 340,393 681,194 310,967 926,102 467,705 1,278,597 659,986 1,543,505 781,248 2,205,987 1,106,490 3,132,089 1,582,092 4,066,770 4,422,331 7,941,857 6,607,291 10,535,630 7,878,652	ues 3,655,556 4,363,717 ues 319,662 639,730 256,672 869,693 431,563 1,200,761 609,667 721,012 2,071,665 1,021,168 2,941,358 1,600,204 3,789,027 4,060,530 7,338,855 6,068,863 9,792,688 7,226,650 1,266,611 10,089,654	36% AH 290,931 598,268 260,771 813,284 306,221 1,122,926 558,146 1,355,473 660,775 1,337,344 935,846 2,750,627 1,338,315 3,511,286 2,667,126 3,658,725 6,674,648 1,2559,138 9,174,331	3,655,569 4,866,707 4,866,707 4,966,804 238,663 756,874 559,279 1,045,091 507,226 1,261,457 600,539 1,303,022 850,524 2,559,656 1,216,42	45% AH 257,467 515,341 214,585 700,465 333,137 967,256 466,306 1,167,442 540,302 2,366,165 1,094,537 2,955,801 2,197,491 2,975,127 5,529,850 4,453,579 7,563,261 5,270,643	1 1 2 2 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3
isk hunded unit scheme (flats) imal scale Office ledium scale (flats) ledium scale (flats) ledium scale (flats) ledium scheme	No of units	E26,378,763 E5,275,753 E22,000 E23,571 E62,500 E35,771 E62,500 E125,000 E125,000 E111,111 E166,667 E111,111 E166,667 E277,778 E208,333 E388,388 E291,667 E555,566 E416,667 E416,677 E555,566	59,924,936 18,400,036 20,242,700 3,655,585 4,366,707 PER HA 0% AH 444,052 888,510 431,444 1,208,150 648,415 1,667,773 914,586 2,013,562 1,082,432 2,877,597 1,533,101 4,085,745 2,113,562 2,113,745 4,400,866 6,231,337 10,956,867 9,299,432 14,251,356,462 14,213,356 11,138,662 20,391,456 20,391,456 20,391,456 20,391,456 21,391,456 20,391,456 21,391,456	5% AH 2	10% AH 10	15,400,035 20,242,700 5,656,689 4,366,707 381,857 764,121 359,156 1,038,921 539,989 1,434,267 761,627 1,731,536 901,722 2,474,631 1,277,135 5,513,552 1,625,670 4,622,255 3,666,404 5,145,934 7,684,147 12,022,115 5,182,656	18,400,038 20,242,700 2655,669 4,385,707 Res 20% AH 361,126 722,657 335,061 1,356,432 710,500 1,637,520 841,485 2,340,309 1,191,813 3,322,821 1,703,981 4,344,512 3,421,565 4,784,132 8,544,859 7,145,720 11,278,973 8,554,859 7,145,720 11,278,973 8,554,859 7,145,720 11,278,973 8,554,859 7,145,720 11,278,973 8,554,859 7,145,720	20,242,700 3,655,689 4 365,707 idual land va 25% AH 340,393 681,194 310,967 920,102 4467,705 1,276,597 659,986 1,543,505 771,248 2,205,987 1,106,490 3,132,089 4,060,770 3,176,767 4,422,331 7,941,857 6,607,291 10,535,830 7,776,555 14,804,087	20,242,700 3,655,556 4,365,707 319,662 639,730 286,872 669,663 4,31,563 1,200,761 609,667 1,449,488 7,21,012 2,071,665 1,021,168 2,941,358 1,60,204 3,789,027 2,931,947 4,060,530 7,338,855 6,068,663 9,792,688	35% AH 258 931 35% AH 258 931 35, 264 395, 262 395, 212 1, 122, 926 553, 146 1, 355, 473 650, 775 1, 337, 344 935, 846 2, 750, 627 1, 338, 315 3, 511, 286 2, 687, 126 5, 530, 435 5, 530, 435 5, 530, 435 5, 530, 435 5, 530, 435 5, 530, 435 5, 530, 435 5, 547 6, 647 6,	40% AH 278,199 556,004 238,683 756,674 359,279 1,045,091 507,226 1,261,457 600,539 1,603,022 850,524 2,559,896 1,216,426 3,233,542 2,442,310 3,336,927 6,132,652 4,992,007 6,306,403 5,922,646 11,451,665 5,229,006 16,680,163	45% AH 257,467 515,341 214,588 700,465 323,137 967,256 456,306 1167,442 540,302 2,369,165 1,094,537 2,955,801 2,197,491 2,975,127 5,529,850 4,433,579 7,583,261 5,270,643	
Six hunded unit scheme (flats) Small scale Office Medium scale Office Medium scale Office Industrial Scheme new build (50% plot ratio) Industrial Scheme intensification (60% plot ratio) Industrial scheme intensification (60% plot ratio) CHMARK LAND VALUE 4 (BACKLANDS, GARDENS, OTHER U Description Die unit scheme (houses) Five unit scheme (houses) Five unit scheme (flats) Fire unit scheme (flats) Fire unit scheme (flats) Fire unit scheme (flats) Fire unit scheme (flats) Five unit scheme (flats) Fiventy unit scheme (flats) Fiventy unit scheme (flats) Fiventy unit scheme (flats with community use on ground floor) Fifty unit scheme (flats - lower density) Fity unit scheme (flats - lower density) Fity unit scheme (flats - lower density) Fity unit scheme (flats - lower density) Fine hundred unit scheme (flats - lower density) Fine hundred unit scheme (flats - lower density) Five hundred unit scheme (flats) Five hundred unit scheme (flats) Four hundred unit scheme (flats)		E26,378,763 E5,275,753 E1,275,000 E21,429 E50,000 E35,714 E62,500 E35,714 E62,500 E71,429 E166,667 E111,111 E166,667 E277,777 E208,333 E388,889 E291,667 E277,777 E208,333 E388,889 E291,667 E555,556 E416,667 E833,333 E1,250,000 E1,666,667	59,924,936 18,400,036 20,242,700 3,655,585 4,366,707 PER HA 0% AH 444,052 888,510 431,441 1,208,150 648,415 1,667,773 914,586 2,013,582 1,8277,597 1,533,101 4,085,745 2,191,536 6,231,337 10,566,667 9,299,432 4,400,660 6,231,337 10,566,667 9,299,432 4,251,541 1,136,662 20,391,456 15,581,591 31,296,384 42,295,584	10,400,038 20,242,700 30,665,665 4,366,707 5% AH 22,423,320 347,047 407,345 31,151,740 31,151,740 31,150,938	10% AH 10	15,400,035 20,242,700 5,656,689 4,585,707 15% AH 381,857 764,121 359,156 1,038,921 539,889 1,434,267 761,627 1,731,536 901,722 2,474,631 1,277,135 3,513,552 1,625,870 4,622,255 3,666,404 5,145,934 9,147,661 7,684,147 12,022,115 9,182,656 17,039,035 12,835,622 25,815,301 34,556,420 34,725,730	18,400,038 20,242,700 3655,669 4,385,707 3651,26 722,657 335,061 1,366,432 710,906 1,637,520 841,468 2,340,309 1,151,813 3,322,821 1,703,981 4,744,512 3,421,585 4,764,132 4,764,132 4,764,132 4,764,132 5,544,859 7,145,720 11,276,973 8,530,654 15,921,560 11,920,300 23,988,274 31,976,874	20,242,700 3,655,569 4,365,707 idual land va 25% AH 340,393 681,194 310,667 926,102 467,705 1,276,597 655,986 1,543,505 761,248 2,205,987 1,106,490 3,132,089 1,582,092 4,066,770 1,107,767 4,422,331 7,941,657 6,607,291 10,535,630 7,878,652 1,804,087 11,004,977 22,161,246 23,97,200 27,986,101	ues 30% AH 319,662 339,730 266,872 869,993 431,563 1,200,761 609,067 1,449,468 721,012 2,071,665 1,201,108 1	36% AH 298,931 598,268 220,777 813,264 395,421 1,122,926 558,146 1,355,473 660,775 1,357,744 935,846 2,750,627 1,338,315 3,511,285 2,667,126 3,688,725 5,530,435 5,74,648 12,559,138 5,74,648 12,559,138 5,174,331 18,507,191 24,237,986 21,246,470	40% AH 270,199 556,804 228,683 756,874 359,279 1,045,091 600,539 600,539 2,559,886 1,216,457 6,333,542 2,442,310 3,336,957 6,324,310,336,957 6,332,354 1,1451,665 6,502,646 11,45	45% AH 257,467 515,341 214,588 700,455 323,137 967,256 466,306 1,167,442 540,302 1,668,700 765,202 2,369,165 1,094,537 2,955,801 2,197,491 2,975,127 5,529,850 4,453,579 7,563,261 5,579,643 10,334,191 7,343,686 14,853,136	2, 2, 1, 1, 2, 3, 3, 3, 4, 4, 4, 4, 4, 4, 4, 4, 4, 4, 4, 4, 4,
Four numbered unit scheme (flats) Small scale Office Medium scale Office Medium scale Office Industrial Scheme new build (50% plot ratio) Industrial Scheme intensification (60% plot ratio) Description One unit scheme (houses) Two unit scheme (flats) Two unit scheme (flats) Three unit scheme (flats) Four unit scheme (flats) Four unit scheme (flats) Five unit scheme (flats) Five unit scheme (flats) Seven unit scheme (flats) Twenty unit scheme (flats) Ten unit scheme (flats) Twenty unit scheme (flats - lower density) Fifty unit scheme (flats - lower density) Seventy unit scheme (flats - lower density) One hundred unit scheme (flats - lower density) One hundred unit scheme (flats - loyer density) Two hundred unit scheme (flats - loyer density) Three hundred unit scheme (flats) Four hundred unit scheme (flats) Four hundred unit scheme (flats) Small scale Office Medium scale Office		E26,378,763 E5,275,753 E1,275,000 E21,429 E50,000 E35,714 E62,500 E35,714 E62,500 E71,429 E166,667 E111,111 E166,667 E277,777 E208,333 E388,889 E291,667 E277,777 E208,333 E388,889 E291,667 E555,556 E416,667 E833,333 E1,250,000 E1,666,667	59,924,936 18,400,038 20,242,700 3,656,568 4,386,707 PER HA 0% AH 444,052 888,510 648,415 1,208,150 648,415 1,667,77 1,133,101 4,082,745 2,197,597 1,533,101 4,082,745 2,197,597 1,533,101 4,082,745 2,197,597 1,133,101 1,138,662 2,1337 10,956,867 9,299,432 11,138,662 20,391,456 11,138,662 20,391,456 15,581,591 11,138,662 20,391,456 15,581,591 31,296,384 42,295,246 44,835,175 59,924,426 44,835,175 59,924,426	5% AH 20,242,70 3,665,665 4,366,707 5% AH 2423,320 847,047 407,345 1,151,740 833,667 2,1,919,567 2,1,919,567 2,1,919,567 2,1,919,567 2,1,919,567 2,1,919,567 2,1,919,567 2,1,022,195 2,743,274 1,447,779 2,1,150,042 4,150,042 7,589,536 10,353,865 2,8,761,03 13,508,395 10,466,660 3,9715,640 4,1465,366 29,469,366 39,715,640 4,1465,366 5,5174,445	10% AH 10	15,400,033 20,242,700 5,656,689 4,366,707 381,857 764,121 359,156 1,038,921 539,989 1,434,267 161,627 1,731,536 901,722 2,474,631 1,277,135 3,513,552 1,625,670 4,622,255 3,666,404 5,145,934 5,145,934 7,684,147 12,022,115 9,147,661 7,084,147 12,022,115 9,142,656 17,039,035 12,635,622 25,615,501	18,400,038 20,242,700 2655,669 4,365,707 Res 20% AH 361,126 722,657 335,061 1,356,432 710,906 1,637,520 841,485 2,340,309 1,191,813 3,322,821 1,703,981 4,344,512 3,421,685 4,744,132 5,421,685 4,744,132 8,544,859 7,145,720 11,278,973 8,550,654 15,921,560 11,920,300 11,920,300 11,920,300 11,920,300 11,920,300 11,920,300 11,920,300 11,920,300 11,920,300 11,920,300 11,920,300 11,920,300 11,920,300 125,988,274 31,976,810	20,242,700 3,655,689 4,365,707 idual land va 25% AH 340,393 681,194 310,967 926,102 407,705 1,278,597 639,986 1,543,505 731,248 2,205,987 1,106,490 3,132,089 4,066,770 3,176,767 4,42,637 4,72,637 7,941,857 6,607,291 10,535,630 7,878,652 14,804,087 11,104,977 2,161,246 29,397,200	20,242,700 3,655,556 4,365,707 319,662 639,730 286,872 869,693 1,200,761 609,067 1,449,488 721,072 2,071,665 1,021,168 2,941,358 1,460,204 3,789,027 2,931,947 4,060,530 7,338,855 6,068,863 9,792,688 7,726,650 13,686,613 10,089,654	35% AH 266 931 596,265 35% AH 266 931 596,265 366,777 613,264 395,473 558,146 1,355,473 660,775 1,937,344 558,646 2,750,627 1,338,315 3,511,265 2,687,126 3,686,725 8,6735,853 5,530,435 9,174,331 18,507,191 24,237,960 21,246,470 26,620,635 18,400,038	40% AH 278, 199 556, 804 238, 683 756, 674 359, 279 1,045, 501 507, 226 1,261, 457 600, 539 1,803, 022 550, 524 2,559, 896 1,264, 264, 275 6,364, 275 6,364, 275 6,364, 275 6,364, 275 6,364, 275 6,365, 275 6,36	45% AH 257, 467 515,341 214,588 700,465 323,137 667,256 456,306 1.167,442 540,302 1.668,700 765,202 2,369,165 1.094,537 2,955,801 2,197,491 2,197,	2.0 2.0 3.0 3.0 5.0 4.0 1.1 1.1 1.1 1.1 2.0 2.0 2.0 2.0 1.0 1.0 1.0 1.0 1.0 1.0 1.0 1.0 1.0 1



Table 6.12.9: Appraisal results – 70% London Affordable Rent and 30% Shared ownership (values of £9,880 per square metre)

CHMOND LOCAL PLAN VIABILITY TESTING NCHMARK LAND VALUE 1 (EXISTING RESIDENTIAL)	Sales value £9,880 psm	£15,808,000	PER HA	AH tenure	Rented 70%	SO 30%							
Description	No of units	£6.3m p.h. BLV £526.933	0% AH	5% AH	10% AH	15% AH		idual land valu 25% AH	30% AH	35% AH	40% AH	45% AH	50% Al
1 One unit scheme (houses) 2 Two unit scheme (houses) 3 Two unit scheme (flats)	2 2	£790,400	938,492 461,081	894,530 435,504	850,567 409,928	806,605 384,351	762,643 358,774	718,680	537,156 674,718 307,621	630,755 282,045	586,793 256,468	542,831 230,891	2 24 1 49
4 Three unit scheme (houses) 5 Three unit scheme (flats)	3	£1,185,600	1,276,148 692,876	1,216,339 654,510	1,156,530 616,145	1,096,721 577,780	1,036,912 539,416	977,102 501.050	917,292 462.685	857,483 424,320	797,674	737,864 347.589	4 67 9 30
7 Four unit scheme (houses) 7 Four unit scheme (flats)	4	£1,580,800	1,761,600 977,227	1,679,074 923,175		1,514,020 815,071	1,431,493 761,019	1,348,967 706,967	1,266,440 652,914	1,183,913 598,862	1,101,387 544.811	1,018,861 490,759	93 9 43
9 Five unit scheme (flats)	5	£1,976,000	2,126,914 1,156,534	2,027,231 1,092,592	1,927,549 1,028,650	1,827,867 964,709	1,728,185 900,767	1,628,503 836,824	1,528,821 772,882	1,429,139 708,941	1,329,456 644,999	1,229,774 581,057	
0 Seven unit scheme (houses) 1 Seven unit scheme (flats)	7		3,039,515 1,638,717	2,897,098 1,548,113		2,612,262 1,366,908	2,469,844 1,276,305	2,327,427 1.185,703	2,185,009 1,095,099	2,042,591 1,004,497	1,900,173 913,893	1,757,756 823,291	1,61
2 Ten unit scheme (houses) 3 Ten unit scheme (flats)	10 10		4,315,663 2,342,416	4,113,436 2,212,983		3,708,983 1,954,118	3,506,755 1,824,684	3,304,528 1,695,252	3,102,301 1,565,820	2,900,074 1,436,386	2,697,847 1,306,954	2,495,620 1,177,521) 2,29 1 1,04
4 Twenty unit scheme (houses and flats) 5 Twenty unit scheme (flats)	20 20	£5,269,333	5,797,552 4,705,833	5,502,706 4,445,765	5,207,860 4,185,698	4,913,014 3,925,631	4,618,168 3,665,562	4,323,322 3,405,495	4,028,477 3,145,428	3,733,630 2,885,361	3,438,785 2,625,293	3,143,939 2,365,226	2,84 3 2,10
6 Thirty unit scheme (flats with community use on ground floor) 7 Fifty unit scheme (flats - lower density)	30 50		6,682,035 11,708,030	6,297,698 11,067,470	5,913,363 10,426,909	5,529,027 9,786,349	5,144,690 9,145,790	4,760,355 8,505,230	4,376,019 7,864,670	3,991,682 7,224,109	3,607,346 6,583,549	3,223,011 5,942,989	1 2,83 5,30
8 Fifty unit scheme (flats - higher density) 9 Seventy unit scheme (industrial/employment led scheme)	50 70		9,975,284 15,566,002	9,403,064 14,775,262	8,830,843 13,984,520	8,258,622 13,193,780	7,686,402 12,403,038	7,114,181 11,612,297	6,541,960 10,821,556	5,969,740 10,030,815	5,397,519 9,240,075	4,825,298 8,449,333	3 4,25 3 7,65
0 Seventy unit scheme (flats - higher density) 1 One hundred unit scheme (flats - lower density)	70 100	£17,564,444	11,973,887 21,813,031	11,280,124 20,624,479	19,435,926	9,892,597 18,247,374	9,198,833 17,058,820	8,505,070 15,870,267	7,811,306 14,681,715	7,117,543 13,493,162	6,423,780 12,304,610	5,730,017 11,116,057	7 5,03 7 9,92
2 One hundred unit scheme (flats - higher density) 3 Two hunded unit scheme (flats)	100 200	£26,346,667	16,755,455 33,658,945	15,781,440 31,713,789	29,768,634	13,833,407 27,823,479	12,859,391 25,878,323	11,885,375 23,933,167	10,911,359 21,988,011	9,937,343 20,042,856	8,963,326 18,097,700	7,989,311 16,152,545	1 7,01 5 14,20
4 Three hundred unit scheme (flats) 5 Four hundred unit scheme (flats)	300 400	£52,693,333	45,642,149 49,209,539	45,634,467	40,148,239 42,045,225	37,401,284 38,455,984	34,654,330 34,866,742	31,907,374 31,277,500	29,160,420 27,688,259	26,413,464 24,099,017	23,666,509 20,509,776	20,919,555 16,918,301	5 18,17 1 13,30
6 Six hunded unit scheme (flats) 7 Small scale Office	600	£15,808,000	18,400,038	61,074,820 18,400,038	56,013,782 18,400,038	50,952,745 18,400,038	45,891,707 18,400,038	40,830,668 18,400,038	35,769,631 18,400,038	30,698,894 18,400,038	25,604,337 18,400,038	20,509,780 18,400,038) 15,4 3 18,4
8 Medium scale Office 9 Industrial Scheme new build (50% plot ratio)	-	£15,808,000 £15,808,000	20,242,700 4,437,241	20,242,700 4,437,241	20,242,700 4,437,241	20,242,700 4,437,241	20,242,700 4,437,241	20,242,700 4,437,241	20,242,700 4,437,241	20,242,700 4,437,241	20,242,700 4,437,241	20,242,700 4,437,241	20,24 1 4,4
0 Industrial scheme intensification (60% plot ratio)	-	£15,808,000	5,324,688	5,324,688	5,324,688	5,324,688	5,324,688	5,324,688	5,324,688	5,324,688	5,324,688	5,324,688	5 5,3.
NCHMARK LAND VALUE 2 (SECONDARY OFFICES) Description	No of units	£12,386,600 BLV	0% AH	5% AH	10% AH	15% AH		idual land valu 25% AH	ies 30% AH	35% AH	40% AH	45% AH	50% A
One unit scheme (houses) 2 Two unit scheme (houses)	1 2		469,043 938,492	447,062 894,530	425,081 850,567	403,099 806,605	381,118 762,643	359,137 718,680	337,156 674,718	315,174 630,755		271,212 542,831	2 2 1 4
3 Two unit scheme (flats) 4 Three unit scheme (houses)	3	£928,995	461,081 1,276,148	435,504 1,216,339	409,928 1,156,530	384,351 1,096,721	358,774 1,036,912	333,197 977,102	307,621 917,292	282,045 857,483	256,468 797,674	230,891 737,864	
Three unit scheme (flats) Four unit scheme (houses)	3	£1,238,660	692,876 1,761,600	654,510 1,679,074	1,596,547	577,780 1,514,020	539,416 1,431,493	501,050 1,348,967	462,685 1,266,440	424,320 1,183,913		347,589 1,018,861	9 3 1 9
Four unit scheme (flats) Five unit scheme (houses)	5	£1,548,325	977,227 2,126,914	923,175 2,027,231	869,124 1,927,549	815,071 1,827,867	761,019 1,728,185	706,967 1,628,503	652,914 1,528,821	598,862 1,429,139	•••• ••••••	490,759 1,229,774	4 1
Five unit scheme (flats) Seven unit scheme (houses)	7	£2,167,655	1,156,534 3,039,515	1,092,592 2,897,098	1,028,650 2,754,680	964,709 2,612,262	900,767 2,469,844	836,824 2,327,427	772,882 2,185,009	708,941 2,042,591	644,999 1,900,173	581,057 1,757,756	1 (
Seven unit scheme (flats) Ten unit scheme (houses)	7 10		1,638,717 4,315,663	1,548,113 4,113,436	1,457,511 3,911,210	1,366,908 3,708,983	1,276,305 3,506,755	1,185,703 3,304,528	1,095,099 3,102,301	1,004,497 2,900,074	913,893 2,697,847	823,291 2,495,620	2,
Ten unit scheme (flats) Twenty unit scheme (houses and flats) Type to unit scheme (flats)	10 20	£4,128,867	2,342,416 5,797,552	2,212,983 5,502,706	2,083,550 5,207,860	1,954,118 4,913,014	1,824,684 4,618,168	1,695,252 4,323,322	1,565,820 4,028,477			1,177,521 3,143,939	1.0
Twenty unit scheme (flats with community use on ground floor)	20 30 50	£4,128,867	4,705,833 6,682,035 11,708,030	4,445,765 6,297,698 11,067,470	4,185,698 5,913,363 10,426,909	3,925,631 5,529,027 9,786,349	3,665,562 5,144,690 9,145,790	3,405,495 4,760,355 8,505,230	3,145,428 4,376,019 7,864,670	2,885,361 3,991,682	3,607,346	2,365,226 3,223,011 5,942,989	2, 1 2,0
Fiffy unit scheme (flats - lower density) Fiffy unit scheme (flats - higher density)	50	£5,161,083	9,975,284	9,403,064	8,830,843	8,258,622	7,686,402	7,114,181	6,541,960	7,224,109 5,969,740	5,397,519	4,825,298	5, 4,
Seventy unit scheme (Industrial/employment led scheme) Seventy unit scheme (flats - higher density)	70 70	£7,225,516	15,566,002 11,973,887	14,775,262 11,280,124	13,984,520 10,586,361	13,193,780 9,892,597	12,403,038 9,198,833	11,612,297 8,505,070	10,821,556 7,811,306	10,030,815 7,117,543	6,423,780	8,449,333 5,730,017	7
One hundred unit scheme (flats - lower density) One hundred unit scheme (flats - higher density)	100	£10,322,166	21,813,031 16,755,455			18,247,374 13,833,407 27,823,479	17,058,820 12,859,391	15,870,267 11,885,375	14,681,715 10,911,359	13,493,162 9,937,343	8,963,326	7,989,311	7 9,0 1 7,0
Two hunded unit scheme (flats) Three hundred unit scheme (flats) Four hundred unit scheme (flats)	200 300 400	£30,966,499	33,658,945 45,642,149 49,209,539	31,713,789 42,895,194 45,634,467		37,401,284	34,654,330	23,933,167 31,907,374		<mark>••</mark> ••••••	<mark></mark>	20,919,555	18
Six hunded unit scheme (flats) Small scale Office	600		49,209,539 66,135,859 18,400,038	61,074,820 18,400,038		38,455,984 50,952,745 18,400,038	34,866,742 45,891,707 18,400,038	40,830,668 18,400,038	27,688,259 35,769,631 18,400,038	24,099,017 30,698,894 18,400,038	25,604,337 18,400,038	16,918,301 20,509,780 18,400,038	15, 15, 3 18,
Medium scale Office Industrial Scheme new build (50% plot ratio)	-	£12,386,600 £12,386,600	20,242,700	20,242,700	20,242,700	20,242,700	20,242,700	20,242,700	20,242,700	20,242,700		20,242,700	
D Industrial scheme intensification (60% plot ratio)	-	£12,386,600	5,324,688	5,324,688	5,324,688	5,324,688	5,324,688	5,324,686	5,324,688	5,324,688	5,324,688	5,324,688	5,3
NCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)	No of units	£5,275,753	0% AH	5% AH	10% AH	15% AH		idual land valu 25% AH	ies 30% AH	35% AH	40% AH	45% AH	50% A
One unit scheme (houses) Two unit scheme (houses)	1	£175,858 £263,788	469,043 938,492	894,530	850,567	403,099 806,605	381,118 762,643	359,137 718,680	337,156 674,718	315,174 630,755	586,793	271,212 542,831	1 4
3 Two unit scheme (flats) 4 Three unit scheme (houses)	-	£211,030 £395,681	461,081 1,276,148	435,504 1,216,339	1,156,530	384,351 1,096,721	358,774 1,036,912	333,197 977,102	307,621 917,292	282,045 857,483	797,674	230,891 737,864	1 6
Three unit scheme (flats) Four unit scheme (houses)	-	£226,104 £527,575	692,876 1,761,600	654,510 1,679,074	1,596,547	1,514,020	539,416 1,431,493	501,050 1,348,967	462,685 1,266,440	424,320 1,183,913	1,101,387	347,589 1,018,861	1
Four unit scheme (flats) Five unit scheme (houses)	-	£301,472 £659,469	977,227 2,126,914	923,175 2,027,231	869,124 1,927,549	815,071 1,827,867	761,019 1,728,185	706,967 1,628,503	652,914 1,528,821	598,862 1,429,139	1,329,456	490,759 1,229,774	1,1
Five unit scheme (flats) Seven unit scheme (houses)	-	£376,839 £923,257	1,156,534 3,039,515	1,092,592 2,897,098	1,028,650 2,754,680	964,709 2,612,262	900,767 2,469,844	836,824 2,327,427	772,882 2,185,009	708,941 2,042,591	1,900,173	581,057 1,757,756	1,0
Seven unit scheme (flats) Ten unit scheme (houses)	-	£527,575 £1,318,938	1,638,717 4,315,663	1,548,113 4,113,436	3,911,210	1,366,908 3,708,983	1,276,305 3,506,755	1,185,703 3,304,528	1,095,099 3,102,301	1,004,497 2,900,074	2,697,847	823,291 2,495,620) 2,:
Ten unit scheme (flats) Twenty unit scheme (houses and flats)	-	£753,679 £1,758,584	2,342,416 5,797,552	2,212,983 5,502,706	2,083,550 5,207,860	1,954,118 4,913,014	1,824,684 4,618,168	1,695,252 4,323,322	1,565,820 4,028,477	1,436,386 3,733,630	1,306,954	1,177,521 3,143,939	2,
Twenty unit scheme (flats) Thirty unit scheme (flats with community use on ground floor)		£1,172,389 £1,758,584	4,705,833 6,682,035 11,708,030	4,445,765 6,297,698	4,185,698 5,913,363	3,925,631 5,529,027	3,665,562		3,145,428				
Fiffy unit scheme (flats - lower density) Fiffy unit scheme (flats - higher density)	-	£2,930,974					5,144,690	3,405,495 4,760,355	4,376,019	2,885,361 3,991,682	2,625,293 3,607,346	2,365,226 3,223,011	1 2,
Seventy unit scheme (Industrial/employment led scheme) Seventy unit scheme (flats - higher density)	-	£2,198,230	9,975,284	11,067,470 9,403,064	8,830,843	9,786,349 8,258,622	9,145,790 7,686,402	4,760,355 8,505,230 7,114,181	4,376,019 7,864,670 6,541,960	2,885,361 3,991,682 7,224,109 5,969,740	2,625,293 3,607,346 6,583,549 5,397,519	2,365,226 3,223,011 5,942,989 4,825,298	1 2, 9 5, 3 4,
		£4,103,363 £3,077,522	9,975,284 15,566,002 11,973,887	9,403,064 14,775,262 11,280,124	8,830,843 13,984,520 10,586,361	9,786,349 8,258,622 13,193,780 9,892,597	9,145,790 7,686,402 12,403,038 9,198,833	4,760,355 8,505,230 7,114,181 11,612,297 8,505,070	4,376,019 7,864,670 6,541,960 10,821,556 7,811,306	2,885,361 3,991,682 7,224,109 5,969,740 10,030,815 7,117,543	2,625,293 3,607,346 6,583,549 5,397,519 9,240,075 6,423,780	2,365,226 3,223,011 5,942,989 4,825,298 8,449,333 5,730,017	1 2, 5, 3 4, 3 7,
One hundred unit scheme (flats - lower density) One hundred unit scheme (flats - higher density)		£4,103,363 £3,077,522 £5,861,947 £4,396,460	9,975,284 15,566,002 11,973,887 21,813,031 16,755,455	9,403,064 14,775,262 11,280,124 20,624,479 15,781,440	8,830,843 13,984,520 10,586,361 19,435,926 14,807,423	9,786,349 8,258,622 13,193,780 9,892,597 18,247,374 13,833,407	9,145,790 7,686,402 12,403,038 9,198,833 17,058,820 12,859,391	4,760,355 8,505,230 7,114,181 11,612,297 8,505,070 15,870,267 11,885,375	4,376,019 7,864,670 6,541,960 10,821,556 7,811,306 14,681,715 10,911,359	2,885,361 3,991,682 7,224,109 5,969,740 10,030,815 7,117,543 13,493,162 9,937,343	2,625,293 3,607,346 6,583,549 5,397,519 9,240,075 6,423,780 12,304,610 8,963,326	2,365,226 3,223,011 5,942,989 4,825,298 8,449,333 5,730,017 11,116,057 7,989,311	1 2, 5 5, 3 4, 3 7, 7 5, 7 9,
One hundred unit scheme (flats - lower density) One hundred unit scheme (flats - higher density) I Two hunded unit scheme (flats) Three hundred unit scheme (flats)		£4,103,363 £3,077,522 £5,861,947 £4,396,460 £8,792,921 £13,189,381	9,975,284 15,566,002 11,973,887 21,813,031 16,755,455 33,658,945 45,642,149	9,403,064 14,775,262 11,280,124 20,624,479 15,781,440 31,713,789 42,895,194	8,830,843 13,984,520 10,586,361 19,435,926 14,807,423 29,768,634 40,148,239	9,786,349 8,258,622 13,193,780 9,692,597 18,247,374 13,633,407 27,623,479 37,401,284	9,145,790 7,686,402 12,403,038 9,198,633 17,058,620 12,859,391 25,878,323 34,654,330	4,760,355 8,505,230 7,114,181 11,612,297 8,505,070 15,870,267 11,885,375 23,933,167 31,907,374	4,376,019 7,864,670 6,541,960 10,821,556 7,811,306 14,681,715 10,911,359 21,988,011 29,160,420	2,885,361 3,991,682 7,224,109 5,969,740 10,030,815 7,117,543 13,493,162 9,937,343 20,042,856 26,413,464	2,625,293 3,607,346 6,583,549 5,397,519 9,240,075 6,423,780 12,304,610 8,963,326 18,097,700 23,666,509	2,365,226 3,223,011 5,942,989 4,825,298 8,449,333 5,730,011 11,116,057 7,989,311 16,152,545 20,919,555	1 2, 5 5, 3 4, 3 7, 7 5, 7 9, 1 7, 5 14,
One hundred unit scheme (flats - lower density) One hundred unit scheme (flats - higher density) Two hunded unit scheme (flats) Three hundred unit scheme (flats) Four hundred unit scheme (flats) Six hunded unit scheme (flats)		£4,103,363 £3,077,522 £5,861,947 £4,396,460 £8,792,921 £13,189,381 £17,585,642 £26,378,763	9,975,284 15,566,002 11,973,887 21,813,031 16,755,455 33,658,945 45,642,149 49,209,539 66,135,859	9,403,064 14,775,262 11,280,124 20,624,479 15,781,440 31,713,789 42,895,194 45,634,467 61,074,820	8,830,843 13,984,520 10,586,361 19,435,926 14,807,423 29,768,634 40,148,239 42,045,225 56,013,762	9,786,349 6,258,622 13,193,780 9,892,597 18,247,374 13,633,407 27,823,479 37,401,284 38,455,984 50,952,745	9,145,790 7,686,402 12,403,038 9,198,833 17,058,820 12,859,391 25,878,323 34,654,330 34,866,742 45,891,707	4,760,355 8,505,230 7,114,181 11,612,297 8,505,070 15,870,267 11,885,375 23,933,167 31,907,374 31,277,500 40,330,668	4,376,019 7,864,670 6,541,960 10,821,556 7,811,306 14,681,715 10,911,359 21,988,011 29,160,420 27,688,259 35,769,631	2,885,361 3,991,682 7,224,109 5,969,740 10,030,815 7,117,543 13,493,162 9,937,343 20,042,856 26,413,464 24,099,017 30,696,834	2,625,293 3,607,346 6,583,549 9,240,075 6,423,780 12,304,610 8,963,326 18,097,700 23,666,509 20,509,776 25,604,337	2,365,226 3,223,011 5,942,969 4,025,298 8,449,333 5,730,017 11,116,057 7,989,311 16,152,545 20,919,555 16,918,301	1 2, 5 5 5 7 7 9 7 7 14 18 1 18 1 13 3 3 1 15 3 1 15 1
One hundred unit scheme (flats - lower density) One hundred unit scheme (flats - higher density) Trvo hundred unit scheme (flats) Three hundred unit scheme (flats) Four hundred unit scheme (flats) Six hunded unit scheme (flats) Six hunded unit scheme (flats) Six light of flats) Small scale Office		£4,103,363 £3,077,522 £5,861,947 £4,396,460 £8,792,921 £13,189,381 £17,585,842 £26,378,763 £5,275,753	9,975,284 15,566,002 11,973,887 21,813,031 16,755,455 33,658,945 45,642,149 49,209,539	9,403,064 14,775,262 11,280,124 20,624,479 15,781,440 31,713,789 42,895,194 45,634,467	8,830,843 13,984,520 10,586,361 19,435,926 14,807,423 29,768,634 40,148,239 42,045,225 56,013,762	9,786,349 6,258,622 13,193,780 9,892,597 18,247,374 13,833,407 27,823,479 37,401,284 38,455,984	9,145,790 7,686,402 12,403,038 9,198,633 17,058,620 12,859,391 25,878,323 34,654,330 34,866,742	4,760,355 6,505,230 7,114,181 11,612,297 8,505,070 15,870,267 11,885,375 23,933,167 31,907,374 31,277,500	4,376,019 7,864,670 6,541,960 10,821,556 7,811,306 14,681,715 10,911,359 21,988,011 29,160,420 27,688,259	2,885,361 3,991,682 7,224,109 5,969,740 10,030,815 7,117,543 13,493,162 9,937,343 20,042,856 26,413,464 24,099,017	2,625,293 3,607,346 6,583,549 5,397,519 9,240,075 6,423,780 12,304,610 8,963,326 18,097,700 23,666,509 20,509,776 25,604,337 18,400,038	2,365,226 3,223,011 5,942,989 4,825,298 8,449,333 5,730,011 11,116,057 7,989,311 16,152,545 20,919,555	1 2 5 3 4 4 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5
1 One hundred unit scheme (flats - lower density) 2 One hundred unit scheme (flats - higher density) 3 Two hundred unit scheme (flats) 4 Three hundred unit scheme (flats) 5 Four hundred unit scheme (flats) 6 Six hundred unit scheme (flats) 7 Small scale Office 8 Medium scale Office 9 Industrial Scheme new build (50% plot ratio)		£4,103,363 £3,077,522 £5,861,947 £4,396,460 £8,792,921 £13,189,381 £17,585,842 £26,378,763 £5,275,753	9,975,284 15,566,002 11,973,887 21,813,031 16,755,455 33,658,945 45,642,149 49,209,539 66,135,859 18,400,038 20,242,700	9,403,064 14,775,262 11,280,124 20,624,479 15,781,440 31,713,789 42,895,194 45,634,467 61,074,820 16,400,038 20,242,700	6,830,843 13,984,520 10,586,361 19,435,926 14,807,423 29,768,634 40,148,239 42,045,225 56,013,762 18,400,038 20,242,700	9,766,349 8,258,622 13,193,780 9,692,597 18,247,374 13,633,407 27,823,479 37,401,284 38,455,984 50,952,745 18,400,038	9,145,790 7,886,402 12,403,038 9,198,833 17,058,820 12,859,391 25,878,322 34,654,330 34,866,742 45,891,707 10,400,038	4,760,355 8,505,230 7,114,181 11,612,297 8,505,070 15,870,287 11,895,375 23,933,167 31,907,374 31,277,500 40,830,668 16,400,038	4,376,019 7,864,670 6,541,960 10,821,556 7,811,306 14,681,715 10,911,359 21,988,011 29,160,420 27,688,259 35,769,631	2,885,361 3,991,682 7,224,109 5,969,740 10,030,815 7,117,543 13,493,162 9,937,343 20,042,856 26,413,464 24,069,017 30,698,894 18,400,038	2,625,293 3,607,346 6,5635,549 5,397,519 9,240,075 6,423,760 12,304,610 6,963,326 16,097,700 23,666,509 20,509,776 25,604,337 18,400,038 20,242,700 4,437,244	2,365,226 3,223,011 5,942,989 4,825,298 6,449,333 5,730,017 11,116,057 7,989,311 16,152,545 20,919,555 16,918,301 20,569,760	1 2, 5, 5, 5, 5, 5, 5, 5, 5, 5, 5, 5, 5, 5,
One hundred unit scheme (flats - lower density) One hundred unit scheme (flats - higher density) Two hundred unit scheme (flats) Three hundred unit scheme (flats) Four hundred unit scheme (flats) Six hunded unit scheme (flats) Six hunded unit scheme (flats) Small scale Office Idedium scale Office Industrial Scheme new build (50% plot ratio) Industrial scheme intensification (60% plot ratio)		£4,103,363 £3,077,522 £5,861,947 £4,396,460 £8,792,921 £13,189,381 £17,585,842 £26,378,763 £5,275,753 £5,275,753	9,975,284 15,566,002 11,973,887 21,813,031 16,755,455 33,653,945 45,642,149 49,209,339 66,135,859 18,400,038 20,242,700 5,324,688	9,403,064 14,775,262 11,280,124 20,624,479 15,781,440 31,713,789 42,695,194 45,634,467 61,074,820 18,400,038 20,242,700	6,830,843 13,984,520 10,586,361 19,435,926 14,807,423 29,768,634 40,148,239 42,045,225 56,013,762 18,400,038 20,242,700	9,706,349 8,258,622 13,193,780 9,892,597 18,247,374 13,833,407 27,623,479 37,401,284 36,455,984 50,952,745 18,400,038 20,242,700 4,437,241	9,145,790 7,686,402 12,403,038 3,196,633 17,058,820 12,659,391 25,878,323 34,664,330 34,866,742 45,891,707 18,400,038 20,242,700	4,760,355 8,505,230 7,114,181 11,612,297 8,505,070 15,670,267 11,885,375 23,933,167 31,977,374 40,830,668 18,400,038 20,242,700 44,837,244 5,324,688	4,376,019 7,864,670 6,541,960 10,821,556 7,811,306 14,681,715 10,911,359 21,938,011 29,160,420 27,682,593 35,769,631 18,400,038 20,242,700 4,37,241 5,324,688	2,685,361 3,991,682 7,224,100 5,969,740 10,030,815 7,117,543 13,493,162 9,937,343 20,042,856 26,413,464 24,099,017 30,558,854 16,400,038 20,242,700	2,625,293 3,607,346 6,5635,549 5,397,519 9,240,075 6,423,760 12,304,610 6,963,326 16,097,700 23,666,509 20,509,776 25,604,337 18,400,038 20,242,700 4,437,244	2,365,226 3,223,011 5,542,959 4,825,298 6,449,333 5,730,017 11,116,057 7,989,311 16,152,545 20,919,555 16,918,301 20,569,760 18,400,038 20,242,700 4,437,241	1 2 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5
One hundred unit scheme (flats - lower density) One hundred unit scheme (flats - higher density) Tryo hundred unit scheme (flats) Three hundred unit scheme (flats) Four hundred unit scheme (flats) Six hunded unit scheme (flats) Six hunded unit scheme (flats) Six launded unit scheme (flats) Imali scale Office Industrial Scheme new build (50% plot ratio) Industrial scheme intensification (60% plot ratio) Industrial Scheme intensification (60% plot ratio) ICHMARK LAND VALUE 4 (BACKLANDS, GARDENS, OTHER U	UNDEVELOPED LAND)	£4,103,363 £3,077,522 £5,881,947 £4,396,460 £8,792,921 £17,585,842 £26,378,763 £5,275,753 £5,275,753 £5,275,753 £5,275,753	9,975,284 15,566,002 11,973,887 21,813,031 16,755,455 33,655,945 45,642,149 45,203,539 66,135,859 18,400,038 20,242,700 4,37,724 5,324,688 PER HA	9,403,064 14,775,262 11,260,124 20,624,479 15,781,440 31,713,789 42,895,194 45,634,467 61,074,820 16,400,038 20,242,700 2,37,241 5,324,688	6,830,643 13,984,520 10,568,381 19,435,926 14,007,423 25,706,634 40,148,239 42,045,225 56,013,782 18,400,038 20,242,700 4,37,241 5,324,688	9,706,349 8,256,622 15,193,760 9,892,597 16,247,574 13,833,407 27,823,479 37,401,284 38,455,984 50,952,745 16,400,038 20,242,700 4,437,724 5,324,688	9,145,790 7,686,402 12,405,038 9,198,833 17,008,820 12,859,391 25,878,322 34,654,330 34,866,742 45,891,707 18,400,038 20,242,700 4,357,241 5,324,688	4,760,355 8,505,230 7,114,181 11,612,297 8,505,070 15,870,267 11,885,375 23,933,167 31,277,500 40,830,668 18,400,038 20,242,700 4,437,241 5,324,688 idual land vall 25% AH	4,376,019 7,864,670 6,541,960 10,821,556 7,611,306 14,681,715 10,911,309 21,988,011 29,168,420 27,688,259 35,765,531 18,400,038 20,242,700 4,437,241 5,324,688	2,085,361 3,991,682 7,224,100 5,969,740 10,030,815 7,117,543 13,493,162 3,037,343 20,042,856 26,413,464 24,099,017 30,698,894 10,400,003 20,242,700 137,241 5,324,688	2,625,293 3,607,346 6,553,549 5,397,519 9,240,075 6,423,780 12,304,610 8,663,326 18,097,700 23,666,509 20,509,776 25,604,337 18,400,038 20,242,700 4,37,241 5,324,688	2,365,226 3,223,011 5,642,686 4,825,288 6,449,333 5,730,017 11,116,057 7,669,311 16,152,545 20,919,555 16,918,301 20,569,766 16,400,038 20,242,700 4,537,241 5,324,688	7 9 9 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
One hundred unit scheme (flats - lower density) One hundred unit scheme (flats - higher density) Two hundred unit scheme (flats) Three hundred unit scheme (flats) Four hundred unit scheme (flats) Six hunded unit scheme (flats) Industrial scheme new build (50% plot ratio) Industrial scheme new build (50% plot ratio) Industrial scheme intensification (60% plot ratio) NCHMARK LAND VALUE 4 (BACKLANDS, GARDENS, OTHER L Description One unit scheme (houses)	UNDEVELOPED LAND)	£4,103,363 £3,077,522 £5,881,947 £4,396,460 £8,792,921 £13,189,381 £17,585,842 £26,378,763 £5,275,753 £5,275,753 £5,275,753 £5,275,753 £5,275,753	9,975,284 15,566,002 11,973,887 21,813,031 16,755,455 30,656,456 45,642,149 49,209,539 60,135,059 18,400,038 20,242,700 4,437,241 5,324,688 PER HA 0% AH 469,043 938,492	9,403,064 14,775,262 11,280,124 20,624,479 15,781,440 31,713,769 42,895,194 45,634,467 61,074,620 18,400,038 20,442,700 4,437,241 5,324,688	6,630,643 13,984,520 10,586,361 19,435,926 14,807,423 29,768,634 40,148,239 42,045,225 56,013,782 18,400,038 20,242,700 4,437,241 5,324,688	9,706,349 8,256,622 13,193,780 9,892,597 16,247,374 13,833,407 27,823,479 37,401,284 38,455,984 16,400,038 20,242,700 4,437,221 5,324,688	9,145,790 7,686,402 12,403,033 3,198,833 17,058,820 12,859,391 25,878,323 34,866,742 45,881,702 10,400,038 20,242,700 10,407,244 5,324,688 Res 20% AH 351,118 762,643	4,760,355 8,505,230 7,114,181 11,612,297 8,505,070 15,870,267 11,885,375 23,933,167 31,907,374 31,907,374 40,830,668 16,400,033 20,242,700 40,830,668 15,400,033 20,242,700 40,830,668 16,400,033 20,242,700 40,830,668 16,400,033 20,242,700 40,830,668 16,400,033 20,242,700 40,830,668 16,400,033 20,242,700 40,830,668 16,400,033 20,242,700 40,830,668 16,400,033 20,242,700 40,830,668 16,400,033 20,242,700 40,830,668 16,400,033 20,242,700 40,830,668 16,400,033 20,242,700 40,830,668 40,8	4,376,019 7,864,670 6,541,960 10,821,556 7,811,306 14,681,715 10,911,359 21,968,011 29,160,420 27,636,259 35,769,631 18,400,038 20,242,700 4,3242,700 4,337,456 33% AH 337,156 674,718	2,685,361 3,991,682 7,224,109 5,369,740 10,030,815 7,117,543 13,493,162 9,937,343 20,042,656 26,413,464 24,099,017 30,696,894 18,400,038 20,242,700 4,457,241 5,324,688	2,625,293 3,607,346 6,583,549 5,397,519 9,240,075 6,6423,700 12,304,610 6,663,326 18,097,700 23,666,509 20,509,776 25,604,337 18,400,038 20,242,700 4,457,241 5,324,668	2,365,226 3,223,011 3,223,012 4,825,298 6,449,333 5,730,017 11,116,057 7,989,311 16,152,545 20,919,555 16,918,301 20,309,700 18,400,038 20,242,700 4,457,241 5,324,686	2 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4
One hundred unit scheme (flats - lower density) One hundred unit scheme (flats - higher density) Two hundred unit scheme (flats) Three hundred unit scheme (flats) Four hundred unit scheme (flats) Six hunded unit scheme (flats) Six hunded unit scheme (flats) Six lounded unit scheme (flats) Industrial scheme intensification (60% plot ratio) Industrial scheme intensification (60% plot ratio) Industrial scheme intensification (60% plot ratio) ICHMARK LAND VALUE 4 (BACKLANDS, GARDENS, OTHER to be scheme (houses) Two unit scheme (houses) Two unit scheme (flats) Three unit scheme (houses)	UNDEVELOPED LAND) No of units 1 2 2 2 3	£4,103,363 £3,077,522 £5,881,947 £4,396,460 £8,792,921 £13,189,381 £17,585,842 £26,378,763 £5,275,753 £5,275,753 £5,275,753 £5,275,753 £5,275,753 £5,275,753 £5,275,753	9,975,284 15,566,002 11,973,887 21,813,031 16,755,455 33,653,945 45,642,149 49,209,339 66,135,859 18,400,038 20,242,700 5,324,688 PER HA 0% AH 469,043 938,492 461,081 1,276,148	9,403,064 14,775,262 11,280,124 20,624,479 15,781,440 31,713,789 42,895,194 45,634,607 18,400,038 20,242,700 4,437,241 5,324,688	6,830,843 13,984,520 10,595,681 19,435,926 14,807,423 29,768,634 40,148,239 42,045,225 56,013,782 16,400,038 20,242,700 3,324,688 1,324,688	9,706,349 8,256,622 13,193,760 9,892,597 15,247,574 13,833,407 27,823,479 37,401,284 38,455,984 50,952,745 16,400,038 20,242,700 4,437,241 5,324,688 15% AH 403,099 606,605 84,455 1,096,721	9,145,790 7,686,402 12,403,038 3,196,633 17,058,820 12,899,591 25,878,323 34,664,330 34,666,742 45,881,707 18,400,033 20,242,700 4,407,241 5,324,688	4,760,355 8,505,230 7,114,181 11,612,297 8,505,070 15,670,267 11,885,375 23,693,167 31,207,374 40,630,668 18,400,038 20,222,700 4,437,241 5,324,688 idual land value 25% AH 359,137 718,680 977,102	4,376,019 7,844,670 6,544,660 10,821,556 7,811,306 14,681,715 10,911,359 21,988,011 29,180,420 27,688,259 35,769,631 18,400,038 80,242,700 4,457,241 5,324,688	2,085,361 3,991,682 7,224,100 5,969,740 10,030,815 7,117,543 20,042,856 20,413,464 24,099,017 30,698,894 16,400,038 20,242,700 4,407,244 5,324,688 5,324,688	2,025,293 3,607,346 6,653,549 5,397,519 9,240,075 6,423,760 12,304,610 6,963,326 18,097,700 23,666,509 20,509,776 25,604,337 16,400,038 20,242,700 4,457,241 5,324,688	2,365,226 3,223,011 3,223,013 4,825,238 6,449,333 5,730,017 11,116,057 7,389,311 16,152,545 20,919,555 16,918,301 20,242,700 4,407,241 5,324,688	2, 3 5, 3 7, 3 5, 7 9, 9 1, 7, 1 5, 1 5, 1 8, 1 13, 1 5, 1 5, 1 8, 1 13, 1 5, 1 5, 1 8, 1 5, 1 5, 1 8, 1 5, 1 5
One hundred unit scheme (flats - lower density) One hundred unit scheme (flats - higher density) Troe hundred unit scheme (flats) Three hundred unit scheme (flats) Three hundred unit scheme (flats) Four hundred unit scheme (flats) Small scale Office Medium scale Office Industrial Scheme new build (50% plot ratio) Industrial scheme intensification (60% plot ratio) ACHMARK LAND VALUE 4 (BACKLANDS, GARDENS, OTHER LETWO ONE UNIT SCHEME (houses) Two unit scheme (houses) Two unit scheme (flats) Three unit scheme (flats) Four unit scheme (flats) Four unit scheme (flats)	UNDEVELOPED LAND) No of units 1 2 2 2	£4,103,363 £3,077,522 £5,881,947 £4,396,460 £8,792,921 £13,189,381 £17,585,842 £26,378,763 £5,275,753 £5,275,753 £5,275,753 £5,275,753 £5,275,753 £5,275,753 £5,275,753 £5,275,753 £5,275,753	9,975,284 15,566,002 11,973,887 21,813,031 16,755,455 33,650,945 45,642,149 40,0038 20,242,700 4,437,241 5,324,688 PER HA 0% AH 469,043 93,452 461,081	9,403,064 14,775,262 11,280,124 20,624,479 15,781,440 31,713,789 45,634,467 61,074,820 10,400,038 20,242,700 4,640,038 5,324,688	6,830,843 13,984,520 19,435,926 14,607,423 29,768,634 40,448,239 42,045,225 56,013,762 16,400,038 20,242,700 4,437,241 5,324,688 10%, AH 425,081 550,567 409,928 1,156,530 616,145	9,706,349 8,256,622 13,193,780 9,892,597 16,247,374 13,833,407 27,823,479 37,401,284 38,455,984 50,952,745 18,400,038 20,242,700 4,437,241 5,324,688 403,099 806,605 384,351	9,145,790 7,686,402 12,403,036 9,198,833 17,056,620 12,859,391 25,879,391 34,654,330 34,866,742 45,891,707 18,400,038 20,242,700 4,407,241 5,324,688 Res 20% AH 391,118 762,643 358,774 1,036,912	4,760,355 8,505,230 7,114,181 11,612,297 8,505,070 15,870,267 11,885,375 23,933,167 31,907,374 31,277,500 40,830,668 10,400,038 20,242,700 4,557,241 5,324,688 idual land valus 25% AH 359,137 718,680 333,197	4,376,019 7,864,670 6,541,960 10,821,556 7,811,306 14,681,715 10,911,359 21,988,011 29,160,420 27,680,259 35,766,631 18,400,038 20,242,700 4,37,241 5,324,688	2,085,361 3,991,682 7,224,100 5,969,740 10,030,815 7,117,543 20,042,856 26,413,464 24,099,017 30,698,894 10,400,038 20,242,700 4,37,241 5,324,688	2,625,293 3,607,346 6,583,549 5,397,519 9,240,075 6,423,760 12,304,610 8,563,326 16,097,700 23,666,509 20,509,776 25,604,337 18,400,038 20,242,700 4,437,241 5,524,688	2,365,226 3,223,011 5,942,969 4,825,298 6,449,333 5,730,017 11,116,057 7,989,311 16,152,545 20,919,555 16,918,301 20,569,760 18,400,038 20,242,700 4,497,241 5,324,688 45% AH 271,212 45% AH 271,212 542,830 737,864	2,9 5,3 7,1 7, 5,3 3,7,1 7, 5,5 18,8 18,3 15,5 18,3 3,5 15,5 18,5 18,5 18,5 18,5 18,5 18,5 18
One hundred unit scheme (flats - lower density) One hundred unit scheme (flats - higher density) Two hundred unit scheme (flats) Three hundred unit scheme (flats) Four hundred unit scheme (flats) Six hunded unit scheme (flats) Six hunded unit scheme (flats) Six hunded unit scheme (flats) Small scale Office Industrial Scheme new build (50% plot ratio) Industrial scheme intensification (60% plot ratio) Industrial scheme intensification (60% plot ratio) INCHMARK LAND VALUE 4 (BACKLANDS, GARDENS, OTHER UNDESTREAM (BACKLANDS) INTEREMENTAL (BACKLANDS) TO unit scheme (houses) Two unit scheme (houses) Three unit scheme (flats) Three unit scheme (flats) Four unit scheme (flats) Four unit scheme (flats) Four unit scheme (houses) Four unit scheme (houses)		£4,103,363 £3,077,522 £5,881,947 £4,396,460 £8,792,921 £13,189,381 £17,585,842 £26,378,763 £5,275,753 £5,275,753 £5,275,753 £5,275,753 £5,275,753 £5,275,753 £5,275,753 £5,275,753 £5,275,753	9,975,284 15,566,002 11,973,887 21,813,031 16,755,455 33,655,945 45,642,149 49,209,539 66,133,859 18,400,038 20,242,700 4,437,241 5,324,688 PER HA 0% AH 469,043 938,492 461,081 1,276,148 692,376 1,761,600	9,403,064 14,775,262 11,280,124 20,624,479 15,781,440 31,713,789 42,895,194 46,634,467 61,074,820 18,400,038 20,242,700 4,437,241 5,324,688 5% AH 447,062 894,530 435,504 1,216,339 1,216,339 1,216,339	19,435,926 10,586,961 19,435,926 14,407,423 29,768,634 40,148,239 42,045,225 56,013,762 18,400,038 20,242,700 4,437,241 5,324,688 10% AH 425,081 850,567 405,922 1,156,530 516,145 1,596,547 1,596,547 1,596,547	9,786,349 8,256,622 13,193,780 9,892,597 16,247,374 13,833,407 27,823,479 37,401,284 38,455,984 50,952,745 18,400,038 20,242,700 4,437,241 5,324,688 15% AH 403,099 806,605 384,351 1,096,721 5,77,780 1,514,020	9,145,790 7,686,402 12,403,035 9,198,833 17,058,820 12,859,391 12,859,391 34,866,742 45,801,707 18,400,038 20,242,700 4,457,241 5,324,688 Res 20% AH 381,118 762,643 358,774 1,036,912 559,416	4,760,355 8,505,230 7,114,181 11,612,297 8,505,070 15,870,267 11,885,375 23,933,167 31,907,374 31,277,500 40,830,668 18,400,038 20,242,700 20,242,700	4,376,019 7,864,670 6,541,960 10,821,556 7,811,506 14,681,715 10,911,359 21,988,011 29,160,420 27,688,259 35,769,631 10,400,038 20,242,700 35,745,688 Jess 30% AH 307,150 674,718 307,621 917,292 452,585 1,266,440	2,685,361 3,991,682 7,224,106 5,969,740 10,030,815 13,493,162 9,537,343 20,042,856 26,413,464 2,009,017 30,698,894 18,400,038 20,242,700 4,437,241 5,324,686	2,625,293 3,607,346 6,653,649 5,397,519 9,240,075 6,423,760 12,304,610 8,963,326 18,097,700 23,668,509 20,509,776 25,604,337 18,400,038 20,242,700 4,437,241 5,324,688	2,365,226 3,223,011 5,642,688 4,625,288 8,449,333 5,730,017 11,116,057 7,869,311 16,152,545 20,919,555 16,918,301 20,569,766 18,400,038 20,242,700 4,437,241 5,324,688	2,2 9 5,3 7,7 7 5,5 7 7 5,5 18,5 18,5 18,5 18,5 18,5 18,5 18,5
One hundred unit scheme (flats - lower density) One hundred unit scheme (flats - higher density) Tryo hundred unit scheme (flats) Three hundred unit scheme (flats) Three hundred unit scheme (flats) Six hunded unit scheme (flats) Six hunded unit scheme (flats) Six hunded unit scheme (flats) Six hundred unit scheme (flats) Medium scale Office Industrial Scheme new build (50% plot ratio) Industrial scheme intensification (60% plot ratio) Industrial scheme intensification (60% plot ratio) Medium scale Office Industrial scheme (houses) Tryo unit scheme (houses) Tryo unit scheme (flats) Four unit scheme (flats) Five unit scheme (flats) Five unit scheme (flats) Seven unit scheme (houses)	UNDEVELOPED LAND) No of units 1 2 2 3 3 4 4 5	£4,103,363 £3,077,522 £5,881,947 £4,396,460 £8,792,921 £13,189,381 £17,585,842 £26,378,763 £5,275,753 £5,275,753 £5,275,753 £5,275,753 £5,275,753 £5,275,753 £5,275,753 £5,275,753 £5,275,753	9,975,284 15,566,002 11,975,887 21,813,031 16,755,455 33,658,945 45,642,149 49,209,339 66,135,859 16,400,033 20,242,700 4,407,241 5,324,688 PER HA 0% AH 469,043 938,492 461,081 1,276,148 692,076 1,761,600 777,227 2,126,914	9,403,064 14,775,262 11,280,124 20,624,479 15,781,440 31,713,789 45,634,467 61,074,620 16,400,038 20,242,700 4,457,241 5,324,688 5,324,688 457,004 47,062 894,530 435,504 1,216,339 654,510 1,679,074 2,23,175 2,027,231	6,630,643 13,984,520 10,566,361 19,435,926 14,007,423 25,766,634 40,148,239 42,045,225 56,013,782 18,400,038 20,242,700 4,37,241 5,324,688 110% AH 425,081 550,657 409,928 1,156,530 610,145 1,927,549 1,927,549 1,927,649 1,927,649 1,927,649 1,927,649 1,928,650 2,754,680	9,706,349 8,256,622 13,193,760 9,092,597 18,247,374 13,633,407 27,823,479 37,401,284 38,455,984 15,400,038 20,242,700 4,57,244 5,324,686 403,099 606,605 384,351 1,996,721 577,700 1,514,020 1,514,020	9,145,790 7,686,402 12,403,038 3,196,833 17,058,820 12,059,391 12,059,391 25,878,323 34,866,742 45,891,707 18,400,038 20,242,700 18,407,244 5,324,688 Res 20% AH 381,118 702,643 358,774 1,036,912 539,416 1,141,493 1,721,143	4,760,355 8,505,230 7,114,181 11,612,297 8,505,070 15,670,267 11,885,375 23,933,167 31,977,374 40,330,668 18,400,038 20,242,700 4,630,668 18,400,038 20,242,700 4,630,668 18,400,038 20,242,700 14,572,24 5,524,688	4,376,019 7,864,670 6,544,960 10,821,556 7,811,306 11,681,715 10,911,359 21,988,011 29,150,420 27,688,259 35,769,631 18,400,038 20,242,700 4,37,241 5,324,688 18,337,156 677,718 307,621 307,621 307,621 307,621 42,685 1,266,440 655,314 1,526,621	2,085,361 3,991,682 3,991,682 5,969,740 10,030,815 7,117,543 20,042,856 20,413,464 24,099,017 30,558,854 18,400,038 20,242,700 4-437,241 5,324,688 30,755 20,755 20,045 20,755 20,045 20,755 20,755 20,045 21,439,139	2,625,293 3,607,346 6,553,549 5,397,519 9,240,075 6,423,780 12,304,610 8,963,326 18,097,700 23,666,509 20,509,776 25,604,337 18,400,038 20,242,700 4,37,241 5,324,688	2,365,226 3,223,011 5,942,969 4,825,298 6,449,333 5,730,017 11,116,057 7,389,311 16,152,545 20,919,555 16,918,301 20,242,700 4,437,241 5,324,688 45% AH 271,212 542,831 230,391 737,864 347,569 1,698,750 1,229,774	2.2 2.3 3 4.4 7.6 1.5 1.6 1.5 1.6 1.5 1.6 1.5 1.6 1.5 1.6 1.6 1.6 1.6 1.6 1.6 1.6 1.6 1.6 1.6
One hundred unit scheme (flats - lower density) One hundred unit scheme (flats - higher density) Two hundred unit scheme (flats) Three hundred unit scheme (flats) Three hundred unit scheme (flats) Four hundred unit scheme (flats) Six hunded unit scheme (flats) Six hunded unit scheme (flats) Six hunded unit scheme (flats) Six hundred unit scheme (flats) Industrial scheme new build (50% plot ratio) Industrial scheme intensification (60% plot ratio) Industrial scheme (houses) Two unit scheme (houses) Two unit scheme (flats) Four unit scheme (flats) Four unit scheme (flats) Five unit scheme (flats) Seven unit scheme (flats) Seven unit scheme (flats) Ten unit scheme (flats) Ten unit scheme (flats)	UNDEVELOPED LAND) No of units 1 2 2 3 3 4 4 5 5 7	£4,103,363 £3,077,522 £5,881,947 £4,396,460 £8,792,921 £13,189,381 £17,585,842 £26,378,763 £5,275,753 £5,275,753 £5,275,753 £5,275,753 £5,275,753 £5,275,753 £5,275,753 £5,275,753 £5,275,753 £5,275,753 £5,275,753 £5,275,753	9,975,284 15,566,002 11,973,887 21,813,031 16,755,455 33,656,945 45,642,149 40,0038 20,242,700 4,437,241 5,324,688 PER HA 0% AH 469,043 93,462 461,081 1,276,148 692,276 1,761,600 977,277 2,126,914 1,156,554 3,039,515	9,403,064 14,775,262 11,280,124 20,624,479 15,781,440 31,713,789 42,895,194 45,634,67 61,074,820 18,400,038 20,242,700 4-37,241 5,324,688 54,504 447,062 69,530 435,504 1,216,339 654,510 1,679,074 922,175 2,027,231 1,092,552 2,897,098	10% AH	9,786,349 8,256,622 13,193,780 9,892,597 16,247,374 13,833,407 27,823,479 37,401,284 38,455,984 50,952,745 18,400,038 20,242,700 4,437,241 5,324,688 15%, AH 403,099 806,605 384,351 1,996,721 577,780 1,514,020 515,071 1,827,867 1,827,87 1,827,87 1,827,87 1,827,87 1,827,87 1,827,87 1,827,87 1,827,87 1,827,87 1,827,87 1,827,87 1,827,87 1,82	9,145,790 7,686,402 12,403,035 9,198,833 17,058,820 12,859,391 12,859,391 14,654,330 34,854,330 34,854,330 34,854,330 34,854,330 34,854,330 34,854,330 34,854,330 34,854,330 34,854,330 34,854,330 38,742 45,921,700 4,437,211 5,324,688 20% AH 381,118 762,643 353,774 1,036,912 539,416 1,431,493 761,010 1,728,185 900,767 2,469,844	4,760,355 8,505,230 7,114,181 11,612,297 8,505,070 15,670,267 11,885,375 23,933,167 31,907,374 31,277,500 40,830,668 18,400,038 20,242,700 4,457,241 5,324,688	4,376,019 7,844,870 6,541,960 10,821,556 7,811,306 14,681,715 10,911,359 21,988,011 29,160,420 27,688,259 35,766,631 18,400,038 20,242,700 4,457,241 5,324,688 Jes 337,156 674,718 307,621 917,252 462,685 1,266,440 652,914 1,528,821 777,882 2,185,009	2,085,361 3,991,682 3,224,100 5,969,740 10,030,815 13,493,162 3,037,343 20,042,856 26,413,464 24,099,017 30,698,894 16,400,008 20,242,700 37,243 5,324,688 315,174 315,174 24,320,45 857,433 424,320 1,183,913 596,662 1,183,913 596,662 1,429,139 1,429,139	2,625,293 3,607,346 6,563,549 5,397,519 9,240,075 6,423,700 12,304,610 8,663,326 16,097,700 23,666,509 20,509,776 25,604,337 18,400,038 20,242,700 4,437,241 5,324,686 40,038 20,242,700 4,437,241 5,324,686 41,939 1,900,173 1,90	2,365,226 3,223,011 5,642,686 4,825,288 8,449,333 5,730,017 11,116,057 7,689,311 16,152,545 16,918,301 20,569,766 16,400,038 20,242,700 4,37,241 5,324,688 457,246,688 457,246,688 457,246,688	2 2 3 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5
One hundred unit scheme (flats - lower density) One hundred unit scheme (flats - higher density) Two hundred unit scheme (flats) Three hundred unit scheme (flats) Four hundred unit scheme (flats) Six hunded unit scheme (flats) Six hunded unit scheme (flats) Six hunded unit scheme (flats) Six hundred unit scheme (flats) Imal scale Office Industrial Scheme new build (50% plot ratio) Industrial scheme intensification (60% plot ratio) Industrial scheme (houses) Two unit scheme (houses) Two unit scheme (houses) Three unit scheme (flats) Five unit scheme (flats) Five unit scheme (flats) Seven unit scheme (flats) Seven unit scheme (flats) Ten unit scheme (flouses) Ten unit scheme (flouses) Ten unit scheme (flouses) Ten unit scheme (flouses)	UNDEVELOPED LAND) No of units 1 2 2 3 3 4 4 5 7 7 7 10 10 20	£4,103,363 £3,077,522 £5,881,947 £4,396,460 £8,792,921 £13,189,381 £17,585,842 £26,378,763 £5,275,753 £7,500 £7,	9,975,284 15,566,002 11,973,887 21,813,031 16,755,455 33,653,945 45,642,149 49,209,539 66,135,859 16,400,038 20,242,700 2,324,688 PER HA 0% AH 469,043 936,492 461,081 1,276,148 692,876 1,761,500 977,227 2,126,914 1,156,334 1,156,334 3,039,515 1,638,717 4,315,663 2,344,646 5,797,552	9,403,064 14,775,262 11,280,124 20,024,479 15,781,440 31,713,769 42,895,194 45,634,467 61,074,620 18,400,038 20,242,700 4,437,241 5,324,688 447,062 894,530 435,504 1,216,339 654,510 1,216,339 654,510 1,216,339 1,216,339 1,216,339 23,175 2,027,231 1,092,992 2,897,098 2,897,098 4,411,435	10% AH 425,081 1,927,549 1,102,650 1,150,550 1	9,766,349 8,256,622 13,193,760 9,092,597 18,247,374 13,633,407 27,622,479 37,401,284 50,952,745 16,400,038 20,242,700 4,437,241 5,324,688 403,099 806,605 384,351 1,096,721 5,77,780 1,514,020 815,071 1,622,667 964,709	9,145,790 7,686,402 12,403,033 3,198,833 17,058,820 12,059,391 12,059,391 25,878,323 34,866,742 45,881,707 18,400,036 20,242,700 4,607,244 5,324,688 Res 20% AH 381,118 762,643 358,774 1,006,912 1,539,416 1,431,493 761,019 1,728,185 900,767 2,469,844 1,276,305 3,506,755	4,760,355 8,505,230 7,114,181 11,612,297 8,505,070 15,670,267 11,885,375 20,933,167 31,977,500 40,830,668 18,400,038 20,242,700 4,407,244 5,324,688 idual land vall 25% AH 359,137 718,680 333,197 7718,680 333,197 10,90	4,376,019 7,864,670 6,541,960 10,821,556 7,811,306 14,681,715 10,911,359 21,985,011 29,160,420 27,682,833 35,769,631 18,400,038 20,242,700 4,37,241 5,324,688 Jes 30% AH 337,156 674,718 307,621 397,621 402,685 1,266,440 652,914 1,528,821 777,882 2,185,009 3,102,301	2,085,361 3,991,682 7,224,100 5,969,740 10,030,815 7,117,543 13,493,162 5,047,345 20,042,886 26,413,464 24,099,017 30,698,894 11,400,038 5,324,688 5,324,688 5,324,688 5,324,688 6,740,336 1,329,139 700,941 1,291,139 700,941 1,044,581 1,044,697 2,900,074 1,436,368 1,4	2,025,293 3,607,346 6,563,549 5,397,519 9,240,075 6,423,780 12,304,610 8,963,326 18,097,700 23,666,509 20,309,776 25,604,337 18,400,038 20,242,700 4,107,241 5,324,688 40% AH 293,193 506,793 506,793 256,468 797,074 385,955 1101,337 544,811 1,329,456 644,939 1,900,173 913,803 2,697,847 1,106,954 3,438,765	2,365,226 3,223,011 5,542,688 6,449,333 5,730,017 11,116,057 7,389,311 16,152,545 20,919,555 16,918,301 20,240,038 20,242,700 4,457,244 5,324,688 45% AH 271,242 5,324,688 737,864 347,589 1,018,361 737,864 347,589 1,018,361 737,864 347,589 1,018,361 737,766 22,291 2,495,620 2,495,620 3,143,939	2 2 3 4 3 7 7 7 5 5 1 4 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5
One hundred unit scheme (flats - lower density) One hundred unit scheme (flats - higher density) Trov hundred unit scheme (flats) Three hundred unit scheme (flats) Three hundred unit scheme (flats) Four hundred unit scheme (flats) Small scale Office Medium scale Office Industrial Scheme new build (50% plot ratio) Industrial Scheme intensification (60% plot ratio) ACHMARK LAND VALUE 4 (BACKLANDS, GARDENS, OTHER LOWERS) Two unit scheme (houses) Two unit scheme (houses) Two unit scheme (flats) Three unit scheme (flats) Four unit scheme (houses) Four unit scheme (houses) Five unit scheme (flats) Four unit scheme (flats) Four unit scheme (flats) Seven unit scheme (flats) Seven unit scheme (flats) Ten unit scheme (flats) Tren unit scheme (flats) Twenty unit scheme (flats) Tren unit scheme (flats)	UNDEVELOPED LAND) No of units 1 2 2 3 4 4 4 5 5 7 7 7 10 10 20 20 30 30	£4,103,383 £3,077,522 £5,881,947 £4,396,460 £8,792,921 £13,189,381 £17,585,842 £26,378,763 £5,275,753 £71,667,500 £125,000 £125,000 £125,000 £125,000 £125,000 £125,000 £125,000 £125,000 £125,000 £125,000 £125,000 £125,000 £125,000 £116,667	9,975,284 15,566,002 11,973,887 21,813,031 16,755,455 30,655,945 45,642,149 49,209,539 66,133,659 18,400,038 20,242,700 4,437,241 5,324,688 PER HA 0% AH 459,043 938,492 461,081 1,276,148 1,276,148 1,276,148 1,156,634 3,039,515 1,633,717 4,315,663 2,342,416 5,797,552 4,705,533 6,682,035	9,403,064 14,775,262 11,280,124 20,624,479 15,781,440 31,713,789 42,895,194 46,634,467 61,074,820 18,400,038 20,242,700 4,437,241 5,324,688 5,447,062 894,530 435,504 1,216,339	6,630,643 13,984,520 10,566,361 19,435,926 14,607,423 24,706,634 40,148,239 42,045,225 55,013,782 18,400,038 20,242,700 4,437,241 5,324,688 10% AH 425,081 850,567 409,928 1,156,530 616,145 1,596,547 869,124 1,927,549 1,927,549 1,927,649 1,927,649 1,927,649 1,927,649 1,927,649 1,927,649 1,927,649 1,927,649 1,927,649 1,927,649 1,927,649 1,927,649 1,927,649 1,928,650 2,754,680 1,457,511 2,083,650 5,207,860 5,207,860 5,145,685 5,913,363	9,706,349 6,256,622 13,193,760 9,892,597 16,247,374 13,833,407 27,823,479 37,401,284 38,455,984 50,952,745 16,400,038 20,242,700 4,437,221 5,324,688 15% AH 403,099 806,605 384,351 1,096,721 5,777,780 1,514,020 815,071 1,564,002 815,077 1,566,903 3,708,983 1,954,116 4,913,014 4,913,014 4,913,014	9,145,790 7,686,402 12,403,033 3,198,833 17,058,820 12,859,391 25,878,323 34,664,330 34,866,742 45,881,700 16,400,036 20,242,700 16,400,036 20,242,700 16,400,036 20,242,700 16,400,036 20,242,700 16,400,036 20,242,700 16,400,036 20,242,700 16,400,036 20,242,700 16,400,036 20,242,700 16,400,036 20,242,700 16,400,036 20,242,700 16,400,036 20,242,700 16,400,036 20,242,700 16,400,036 20,	4,760,355 8,505,230 7,114,181 11,612,297 8,505,070 15,870,267 11,885,375 23,933,167 31,907,374 31,907,374 31,907,374 40,830,668 16,400,038 20,242,700 40,830,668 16,400,038 20,242,700 40,830,668 16,400,038 20,242,700 40,830,668 16,400,038 20,242,700 40,830,668 16,400,038 20,242,700 40,830,668 16,400,038 20,242,700 407,244 5,324,688	4,376,019 7,864,670 6,541,960 10,821,556 7,811,306 14,681,715 10,911,359 21,938,011 29,160,420 27,630,29 35,769,631 18,400,038 20,242,700 4,37,221 5,324,688 Jes 430,440 674,718 307,621 917,292 462,685 1,266,440 652,914 1,528,821 772,882 2,185,009 1,095,09	2, 685, 361 3, 991, 682 3, 224, 106 5, 969, 740 10, 030, 815 13, 493, 162 9, 937, 343 20, 042, 856 26, 413, 464 2, 099, 017 30, 698, 894 18, 400, 038 20, 242, 700 4, 427, 241 5, 524, 686 3, 15, 174 630, 755 202, 045 857, 483 598, 862 1, 183, 913 598, 862 1, 183, 913 598, 862 1, 1004, 497 2, 900, 074 1, 166, 366 3, 733, 630 3, 733, 630 3, 733, 630 3, 733, 630 3, 733, 630 3, 733, 630 3, 733, 630 3, 733, 630 3, 733, 630 3, 733, 630 3, 733, 630 3, 885, 361 3, 391, 682	2,625,293 3,607,346 6,583,549 5,397,519 9,240,075 6,423,760 12,304,610 8,563,326 10,997,700 23,666,509 20,509,776 25,604,337 18,400,038 20,242,700 4,437,241 5,524,688 40,038 20,242,700 4,437,241 5,524,688 1,101,367 797,674 3,855,955 1,101,367 544,811 1,329,456 644,999 1,900,173 91,993 2,697,847 1,306,054 3,438,785 2,625,263 3,607,346	2,365,226 3,223,011 5,642,688 4,49,333 5,730,017 11,116,057 7,869,311 16,152,545 16,918,301 20,569,766 18,400,038 20,242,700 4,457,241 5,324,688 457,688 457,688 1,018,861	2, 3
One hundred unit scheme (flats - lower density) One hundred unit scheme (flats - ligher density) Three hundred unit scheme (flats) Swall scale Office Medium scale Office Industrial Scheme new build (50% plot ratio) Industrial scheme new build (50% plot ratio) Industrial scheme intensification (60% plot ratio) Industrial scheme intensification (60% plot ratio) Industrial scheme (houses) Three unit scheme (houses) Two unit scheme (houses) Two unit scheme (flats) Three unit scheme (flats) Four unit scheme (flats) Four unit scheme (houses) Five unit scheme (houses) Five unit scheme (houses) Five unit scheme (flats) Seven unit scheme (flats) Seven unit scheme (flats) Seven unit scheme (houses) Ten unit scheme (houses) Ten unit scheme (flats) Ten unit scheme (flats) Twenty unit scheme (flats) Twenty unit scheme (flats) Twenty unit scheme (flats) Twenty unit scheme (flats) Tity unit scheme (flats - lower density) Fifty unit scheme (flats - lower density) Fifty unit scheme (flats - lower density)	UNDEVELOPED LAND) No of units 1 2 2 2 2 3 3 4 4 4 4 1 0 10 10 10 20 20 30 50	£4,103,363 £3,077,522 £5,881,947 £4,396,460 £8,792,921 £13,189,381 £17,595,842 £26,378,763 £5,275,753 £5,275,753 £5,275,753 £5,275,753 £5,275,753 £5,275,753 £5,275,753 £5,275,763 £5,275,763 £5,275,763 £5,275,763 £5,275,763 £5,275,763 £5,275,763 £5,275,763 £5,275,763 £5,275,763 £5,275,763 £5,275,763 £5,275,763 £1,66,667 £25,000 £125,000 £125,000 £125,000 £111,111 £166,667 £111,111 £166,667 £27,7776 £277,7776	9,975,284 15,566,002 11,973,887 21,813,031 16,755,455 30,555,455 3	9,403,064 14,775,262 11,280,124 20,624,479 15,781,440 31,713,739 42,895,194 45,634,467 61,074,620 18,400,038 20,442,700 44,47,241 5,324,688 594,530 435,504 435,504 1,216,339 64,510 1,072,620 1,072,027,231 1,092,592 2,897,098 1,548,113 4,113,436 2,212,833 2,212,833 2,212,833 5,502,706 4,445,765 6,297,698 1,002,740 1,003,664	6,630,643 13,984,520 10,586,361 19,435,926 14,807,423 20,768,634 40,148,239 42,045,225 56,013,782 18,400,038 20,242,700 4,437,221 5,324,688 1,156,530 616,145 1,927,54,980 1,156,530 2,754,680 2,754,680 1,457,511 3,911,210 2,83,550 4,185,980 1,185,981 1,457,511 3,911,210 2,83,550 4,185,980 5,13,683 10,426,900 4,185,980 5,13,683 10,426,900 8,830,843	9,706,349 8,256,622 13,193,760 9,092,597 18,247,374 13,633,407 27,623,479 37,401,284 36,455,984 15,400,038 20,242,700 4,37,241 5,324,688 403,099 606,605 384,351 1,996,721 577,700 1,514,020 2,612,62 1,366,908 3,708,983 1,954,118 4,913,014 3,925,631 5,529,027	9,145,790 7,686,402 12,403,033 3,196,833 17,058,820 12,059,391 12,059,391 25,878,323 34,664,333 34,664,433 34,664,742 45,891,707 18,400,038 20,242,700 18,400,038 30,242,700 18,400,038 30,242,700 18,400,038 30,242,700 18,400,038 30,244,700 18,400,038 30,346,648 20% AH 361,118 762,643 358,774 1,006,912 539,416 1,431,493 761,019 1,728,185 900,767 2,409,844 1,276,305 3,506,755 1,824,688 4,618,186 3,665,562 5,144,690 9,145,790 7,686,402	4,760,355 8,505,230 7,114,181 11,612,297 8,505,070 15,670,267 11,885,375 23,993,167 31,907,374 40,830,668 18,400,038 20,242,700 4,437,241 5,324,688 33,197 718,680 333,197 1718,680 333,197 977,102 501,050 1,348,967 7,06,967 1,628,503 836,824 2,327,427 1,185,703 3,304,528 1,995,252 4,423,332 3,405,495 4,760,355 8,605,230 7,114,181	4,376,019 7,864,670 6,544,960 10,821,556 7,811,306 11,681,715 10,911,359 21,988,011 29,150,420 27,688,259 35,769,631 18,400,038 20,242,700 4,37,241 5,324,688 18,400,038 20,242,700 4,37,241 5,324,688 1,266,440 6,551,416 1,526,641 1,526,	2,085,361 3,991,682 7,224,100 5,969,740 10,030,815 7,117,543 20,042,856 20,413,464 24,099,017 30,698,894 16,400,038 20,242,700 4,497,241 5,324,688 5,324,688 5,324,688 6,307,755	2,025,293 3,607,346 6,653,549 5,397,519 9,240,075 6,423,760 12,304,610 8,963,326 18,097,700 23,666,509 20,509,776 25,604,337 16,400,038 20,242,700 4,457,241 5,324,688 40,403 1,407,403 1,	2,365,226 3,223,011 5,542,685 4,825,288 6,449,333 5,730,017 11,116,057 7,389,311 16,152,545 20,919,555 16,918,301 20,542,700 4,497,241 5,324,688 20,242,700 4,497,241 5,324,688 1,018,861	22, 29, 5, 18, 18, 18, 18, 18, 18, 18, 18, 18, 18
One hundred unit scheme (flats - lower density) One hundred unit scheme (flats - higher density) Three hundred unit scheme (flats) Three hundred unit scheme (flats) Three hundred unit scheme (flats) Four hundred unit scheme (flats) Sox hunded unit scheme (flats) Sox hundred unit scheme (flats) Industrial scheme intensification (60% plot ratio) Industrial scheme (houses) Two unit scheme (houses) Two unit scheme (flats) Three unit scheme (flats) Four unit scheme (flats) Four unit scheme (flats) Five unit scheme (flats) Five unit scheme (flats) Seven unit scheme (flats) Ten unit scheme (flats) Ten unit scheme (flats) Twenty unit scheme (flats) Twenty unit scheme (flats) Thirty unit scheme (flats with community use on ground floor) Fifty unit scheme (flats with community use on ground floor) Fifty unit scheme (flats higher density) Seventy unit scheme (flats higher density) Seventy unit scheme (flats - higher density)	UNDEVELOPED LAND) No of units 1 2 3 3 4 4 5 7 7 10 20 20 30 50 50 70	£4,103,363 £3,077,522 £5,881,947 £4,396,460 £8,792,921 £13,189,381 £17,585,842 £26,378,763 £5,275,753 £5,275,753 £5,275,753 £5,275,753 £5,275,753 £5,275,753 £5,275,753 £5,275,753 £5,275,753 £5,275,753 £5,275,753 £5,275,753 £5,275,753 £5,275,753 £5,275,753 £5,275,753 £5,275,753 £5,275,753 £5,275,753 £116,667 £21,429 £20,000 £20,571 £25,000 £21,429 £3,700 £125,000 £125,000 £71,429 £166,667 £116,667 £116,667 £116,667 £277,778 £208,333 £388,889 £291,667	9,975,284 15,566,002 11,973,887 21,813,031 16,755,455 33,656,945 45,642,149 46,003,38 20,242,700 4,437,241 5,324,688 PER HA 0% AH 469,043 93,452 461,081 1,276,148 692,076 1,761,600 077,277 2,126,914 1,156,534 3,039,515 1,638,717 4,315,663 2,342,416 5,797,552 4,705,833 6,682,035 11,705,030 9,975,284 15,566,002 11,973,887	9,403,064 14,775,262 11,280,124 20,624,479 15,781,440 31,713,789 42,895,194 45,634,67 61,074,820 18,400,038 20,242,700 4,437,241 5,324,688 54,510 447,062 94,530 435,504 1,216,339 654,510 1,679,074 923,176 2,027,231 1,092,552 2,097,098 1,1548,113 1,102,552 2,097,098 1,1348,133 5,502,706 4,445,765 6,297,698 11,067,470 9,403,064 11,775,262 11,280,124	10% AH 425,081 1,927,549 1,927,640 2,754,680 1,000,088 20,242,700 4,37,241 5,324,688 1,156,530 6,101,782 1,156,530 6,101,782 1,156,530	9,786,349 8,256,622 13,193,780 9,892,597 16,247,374 13,833,407 27,823,479 37,401,284 38,455,984 50,952,745 18,400,038 20,242,700 4,437,241 5,324,688 1,564,6	9,145,790 7,686,402 12,403,035 9,198,833 17,058,820 12,859,391 12,859,391 13,4054,330 34,866,742 45,801,700 18,400,038 20,242,700 4,457,241 5,324,688 20% AH 351,110 762,643 358,774 1,036,912 539,410 1,431,493 761,019 1,728,185 900,767 2,469,844 1,176,305 3,506,755 1,324,684 4,618,168 3,665,562 5,144,690 9,145,790 7,686,402 12,403,038 9,198,833	4,760,355 8,505,230 7,114,181 11,612,297 8,505,070 15,670,267 11,885,375 23,933,167 31,907,374 31,277,500 40,800,686 18,400,038 20,242,700 4,557,241 5,324,688 idual land value 25% AH 359,137 718,680 333,197 977,102 501,365,67 706,967 1,628,503 333,197 706,967 1,628,503 333,197 377,102 501,365,67 706,967 1,628,503 304,528 2,327,427 1,185,703 3,004,528 1,695,252 4,223,223 3,405,495 4,760,355 8,505,230 7,114,181 11,612,297 8,505,070	4,376,019 7,844,870 6,544,360 10,821,556 7,811,306 14,681,715 10,911,359 21,988,011 29,160,420 27,688,259 35,766,631 18,400,038 30,242,700 4,457,241 5,324,688 1397,156 674,718 307,621 917,292 462,685 1,266,640 652,914 1,528,821 777,382 2,185,009 1,095,099 3,102,301 1,565,820 4,022,77 3,145,428 4,376,019 7,844,670 6,541,960 10,321,556	2,085,361 3,991,682 3,224,109 5,969,740 10,030,815 13,493,162 3,937,343 20,042,856 26,413,464 24,099,017 30,698,894 16,400,038 20,242,700 37,243 15,174 20,075,569,894 11,83,913 596,662 11,83,913 596,740	2,625,293 3,607,346 6,583,549 5,397,519 9,240,075 6,423,780 12,304,610 8,963,326 18,097,700 23,666,509 20,509,776 25,604,337 18,400,038 20,242,700 4,37,241 5,324,688 440,038 256,468 797,674 385,955 1,101,367 544,611 1,329,456 6,448,999 1,300,773 91,303,733 1,303,734 1,306,954 3,438,785 2,625,293 3,607,346 6,583,549 5,397,519 5,240,0075 6,423,780	2,365,226 3,223,011 5,942,989 4,825,288 8,449,333 5,730,017 11,116,057 7,989,311 16,152,545 16,918,301 20,569,766 16,400,038 20,242,700 4,377,241 5,324,688 490,759 1,175,756 823,291 2,495,620 1,177,521 3,143,939 2,365,226 1,177,521 3,143,939 2,365,226 1,177,521 3,143,939 2,365,226 1,177,521 3,143,939 2,365,226 1,177,521 3,143,939 2,365,226 1,177,521 3,143,939 2,365,226 1,177,521 3,143,939 2,365,226 1,177,521 3,143,939 2,365,226 1,177,521 3,143,939 2,365,226 1,177,521 3,143,939 2,365,226 1,177,521 3,143,939 2,365,226 1,177,521 3,143,939 2,365,226 1,177,521 3,143,939 2,365,226 1,177,521 3,143,939 2,365,226 1,177,521 3,143,939 2,365,226 1,177,521 3,143,939 2,365,226 1,177,521 3,143,939 2,365,226 3,223,011	2.2 2.3 3.4 4.4 3.5 5.5 5.5 5.5 5.5 5.5 5.5 5.5 5.5 5.5
1 One hundred unit scheme (flats - lower density) 2 One hundred unit scheme (flats - ligher density) 3 Two hundred unit scheme (flats) 4 Three hundred unit scheme (flats) 5 Four hundred unit scheme (flats) 5 Sizk hunded unit scheme (flats) 7 Small scale Office 8 Medium scale Office 9 Industrial Scheme new build (50% plot ratio) 10 Industrial scheme intensification (60% plot ratio) 11 One unit scheme (houses) 12 Two unit scheme (houses) 13 Two unit scheme (flats) 14 Three unit scheme (flats) 15 Four unit scheme (flats) 16 Four unit scheme (flats) 17 Four unit scheme (flats) 18 Five unit scheme (flats) 19 Seven unit scheme (flats) 10 Seven unit scheme (flats) 11 Twenty unit scheme (flats) 15 Twenty unit scheme (flats) 16 Truenty unit scheme (flats) 17 Twenty unit scheme (flats) 18 Tirty unit scheme (flats) 19 Tirty unit scheme (flats - ligher density) 19 Seventy unit scheme (flats - ligher density) 10 One hundred unit scheme (flats - ligher density) 10 One hundred unit scheme (flats - ligher density) 10 One hundred unit scheme (flats - ligher density)	UNDEVELOPED LAND) No of units 1 2 2 3 3 4 4 4 6 5 7 7 10 20 30 50 70 70 100 100	£4,103,363 £3,077,522 £5,881,947 £4,396,460 £8,792,921 £13,189,381 £17,585,842 £26,378,763 £5,275,753 £5,275,753 £5,275,753 £5,275,753 £5,275,753 £5,275,753 £5,275,763 £5,275,763 £5,275,763 £5,275,763 £5,275,763 £5,275,763 £5,275,763 £5,275,763 £5,275,763 £1,667 £25,000 £21,429 £50,000 £28,571 £87,500 £125,000 £71,429 £166,667 £111,111 £166,667 £277,778 £291,667 £291,667 £291,667 £291,667 £55,555 £416,667	9,975,284 15,566,002 11,973,887 21,813,031 16,755,455 30,505,645 45,642,149 49,209,539 66,135,659 18,400,038 20,242,700 4,43,724 5,324,688 PER HA 0% AH 450,043 938,492 461,081 1,276,148 692,876 1,761,000 977,227 2,125,416 1,156,334 3,039,515 4,707,583 6,632,035 11,708,030 9,775,284 15,566,002 11,973,887 17,708,633 6,632,035 11,708,030 9,975,284 15,566,002 11,973,887 2,1813,031 16,755,455	5% AH 447,062 894,530 443,724 5,324,688 5% AH 447,062 894,530 4,35,504 1,218,334 1,118,336 5,212,683 5,504 1,218,334 1,118,336 2,212,683 5,502,706 4,445,765 5,027,763 1,1067,470 9,403,064 14,775,262 11,803,064 14,775,262 11,803,064 14,775,262 11,803,064 14,775,262 11,803,064 14,775,262 11,803,064 14,775,262 11,803,064 14,775,262 11,803,064	10% AH 10% AH 10% AH 10,566,361 19,435,256 14,807,423 29,768,634 40,148,239 42,045,225 56,013,762 18,400,038 20,242,700 4,437,241 5,324,668 1,156,530 616,145 1,596,547 869,124 2,754,680 2,754,680 2,754,680 1,155,550 1,156,530 4,185,567 3,911,210 2,083,550 5,207,860 4,185,698 5,113,363 10,426,999 8,830,843 13,984,520 10,586,361 10,435,556 11,586,361	9,706,349 8,256,622 13,193,760 9,892,597 18,247,374 13,633,407 27,823,479 37,401,284 38,455,984 36,455,984 403,099 606,605 384,351 1,554,108 1,514,020 615,077 1,827,867 964,709 2,612,626 1,366,500 3,708,983 1,954,110 3,925,631 5,520,027 9,708,349 8,256,622 13,193,780 9,892,597 16,244,7374 13,833,407	9,145,790 7,686,402 12,403,033 3,198,833 17,058,820 12,059,391 25,878,323 34,866,742 45,881,707 18,400,038 20,242,700 4,407,244 55,324,688 Res 20% AH 381,118 762,643 358,774 1,036,912 1,539,416 1,431,493 761,019 1,728,185 900,767 2,469,844 4,1276,305 3,506,755 1,824,684 4,618,168 3,665,562 5,144,690 3,145,790 3,165,562 5,144,690 3,145,790 3,165,562 5,144,690 3,145,790 3,165,562 5,144,690 3,145,790 3,165,562 5,144,690 3,145,790 3,168,562 5,144,690 3,145,790 3,168,562 5,144,690 3,145,790 3,168,562 5,144,690 3,145,790 3,168,562 5,144,690 3,145,790 3,168,562 5,144,690 3,145,790 3,168,562 5,144,690 3,145,790 3,168,562 5,144,690 3,145,790 3,168,562	4,760,355 8,505,230 7,114,181 11,612,297 8,505,070 15,670,267 11,885,375 23,933,167 31,977,370 40,830,668 18,400,038 20,242,700 40,830,668 18,400,038 20,242,700 40,830,668 18,400,038 20,242,700 40,830,668 18,400,038 20,242,700 4,437,241 5,524,688	4,376,019 7,864,670 6,544,960 10,821,556 7,811,306 11,681,715 10,911,359 21,985,011 29,160,420 27,688,20 37,688,20 4,37,241 5,324,688 1,366,440 6,74,748 1,528,821 772,882 2,185,009 3,102,301 1,565,820 4,032,77 3,145,428 4,376,019 7,864,670 10,821,556 7,811,306 10,821,556 7,811,306 10,621,556 7,811,306 10,621,556 7,811,306 10,621,556 7,811,306 10,621,556 7,811,306 10,621,556 7,811,306 10,621,556 7,811,306 10,621,556 7,811,306 10,621,556 7,811,306	2, 685, 361 3, 991, 682 7, 224, 109 5, 369, 740 10, 030, 815 7, 117, 543 13, 493, 162 9, 937, 343 20, 042, 856 26, 413, 464 24, 099, 017 30, 698, 894 18, 400, 038 20, 242, 700 4, 437, 241 5, 324, 688 3, 155, 174 630, 755 222, 045 857, 433 424, 320 1, 183, 913 5, 98, 862 5, 98, 862 1, 183, 913 5	2,625,293 3,607,346 6,583,549 9,240,075 6,423,700 12,304,610 8,663,326 16,097,700 23,666,509 20,509,776 25,604,337 18,400,038 20,242,700 4,437,241 5,324,686 44,939 1,900,173 2,644,939 1,900,173 1,369,456 6,44,939 1,900,173 1,369,456 6,44,939 1,900,173 1,369,456 6,44,939 1,900,173 1,369,456 6,44,939 1,900,173 1,369,456 6,44,939 1,900,173 1,369,456 6,44,939 1,900,173 1,369,456 6,44,939 1,900,173 1,369,456 6,583,549 1,369,456 1,379,456	2,365,226 3,223,011 5,642,688 4,49,333 5,730,017 11,116,057 7,889,311 16,152,545 20,919,555 16,918,301 20,509,766 18,400,038 20,242,700 4,437,241 5,324,688 4,437,241 5,324,688 4,449,333 1,43,939 1,757,756 3,23,291 1,77,752 2,395,620 1,177,521 3,143,939 3,143,939 3,143,939 3,143,939 3,143,939 3,143,939 3,143,939 3,143,939 3,143,939 3,143,939 5,730,017 5,942,968 4,625,268 5,244,933 5,730,017 11,116,667 7,989,311	2 2 3 4 4 4 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5
1 One hundred unit scheme (flats - lower density) 2 One hundred unit scheme (flats - higher density) 3 Two hundred unit scheme (flats) 4 Three hundred unit scheme (flats) 5 Four hundred unit scheme (flats) 5 Four hundred unit scheme (flats) 7 Small scale Office 8 Medium scale Office 9 Industrial Scheme new build (50% plot ratio) 1 Industrial scheme intensification (60% plot ratio) 1 Industrial scheme (houses) 2 Two unit scheme (flats) 3 Two unit scheme (flats) 5 Four unit scheme (flats) 6 Four unit scheme (flats) 7 Four unit scheme (flats) 8 Five unit scheme (flats) 9 Five unit scheme (flats) 1 Seven unit scheme (flats) 1 Two hund scheme (flats) 1 Two hund scheme (flats) 1 Two hund scheme (flats - lower density) 2 Firty unit scheme (flats - higher density) 3 Firty unit scheme (flats - higher density) 4 Three hundred unit scheme (flats - lower density) 5 Tone hundred unit scheme (flats - ligher density) 6 Three hundred unit scheme (flats) 6 Three hundred unit scheme (flats)	UNDEVELOPED LAND) No of units 1 2 2 3 3 4 4 5 5 7 7 7 10 20 20 30 50 70 100 100 200 300 300	£4,103,363 £3,077,522 £5,881,947 £4,396,460 £8,792,921 £13,189,381 £17,585,842 £26,378,763 £5,275,753 £16,687 £25,000 £21,429 £35,714 £87,500 £35,714 £87,500 £114,616 £17,777 £216,667 £277,778 £208,333 £38,889 £291,667 £555,566 £416,667 £555,566 £416,667 £555,566 £416,667 £555,566 £416,667	9,975,284 15,566,002 11,973,887 21,813,031 16,755,455 33,656,945 45,642,149 40,200,539 66,135,859 18,400,038 20,242,700 4,37,241 5,324,688 PER HA 0% AH 469,043 5324,688 1,276,148 692,376 1,761,600 977,227 2,126,914 1,156,534 3,039,515 1,638,717 4,315,683 2,342,416 5,797,522 4,705,833 6,882,035 11,703,030 9,975,284 15,556,002 11,973,887 21,813,031 16,755,455 33,658,205 11,703,030	9,403,064 14,775,262 11,280,124 20,624,479 15,781,440 31,713,789 42,895,194 45,634,67 61,074,820 13,400,038 20,242,700 4,37,241 5,324,688 5% AH 447,062 69,530 435,504 1,216,339 654,510 1,679,074 922,175 2,027,231 1,092,592 2,897,098 1,548,113 4,113,436 6,297,688 11,067,470 9,403,664 11,1067,470 9,403,664 11,1067,470 9,403,664 11,775,262 11,280,124 20,6224,479 11,781,260 11,775,262 11,280,124 20,6224,479 31,713,789 42,695,194	10% AH 425,081 15,324,688 1,527,54,880 2,754,880 2,754,880 3,13,383 10,426,999 8,830,843 13,384,520 10,586,361 10,426,999 8,830,843 13,984,520 10,586,361 10,426,999 8,830,843 13,984,520 10,586,361 10,435,966,367 10,426,999 8,830,843 13,984,520 10,586,361 10,435,999 8,830,843 10,445,999 8,830,843 10,445,999 8,830,843 10,445,999 8,830,843 10,445,999 8,830,844 10,148,239 9,849 8,949 8,	9,706,349 8,256,622 13,193,760 9,092,597 18,247,374 13,633,407 27,623,479 37,401,284 38,455,984 50,952,745 16,400,038 20,242,700 4,437,221 5,324,688 403,099 806,805 384,351 1,096,721 5,77,780 1,514,020 1,51	9,145,790 7,686,402 12,403,038 3,196,833 17,058,820 12,809,391 25,878,323 34,664,330 34,866,742 45,891,707 18,400,038 20,242,700 18,400,038 20,242,700 18,400,038 20,242,700 18,400,038 20,242,700 18,400,038 20,242,700 18,400,038 20,242,700 18,400,038 20,242,700 18,400,038 20,242,700 18,400,038 20,242,700 18,400,038 20,242,700 18,500,038 20,400,038 20,400,038 21,400,088 21,	4,760,355 8,505,230 7,114,181 11,612,297 8,505,070 15,670,267 11,885,375 23,933,167 31,907,374 40,830,688 18,400,038 20,242,700 4,437,241 5,324,688 idual land value 25% AH 359,137 718,680 333,197 977,102 510,686 1,486,567 1,686,563 333,197 977,102 511,686,563 333,197 977,102 511,686,563 333,197 977,102 511,686,563 333,197 977,102 511,686,563 333,197 977,102 511,686,563 333,197 977,102 511,686,563 333,197 977,102 511,686,563 336,824 1,686,563 337,174 1,185,703 3,304,528 1,686,565 1	4,376,019 7,844,670 6,541,960 10,821,556 7,811,306 14,681,715 10,911,359 21,988,011 29,160,420 27,688,259 35,769,631 18,400,038 30,247,700 4,457,241 5,324,688 30%,AH 307,156 674,718 307,21 917,292 462,685 1,206,440 652,914 1,526,247 772,882 2,185,009 1,095,099 3,102,301 1,566,520 4,024,477 3,145,428 4,376,019 7,864,670 6,541,960 10,821,556 7,811,306 14,681,715 10,911,359 21,988,011 21,988,01	2, 085, 361 3, 991, 682 7, 224, 100 5, 969, 740 10, 030, 815 13, 493, 162 20, 042, 886 26, 413, 464 24, 099, 017 30, 698, 894 11, 400, 038 20, 242, 700 5, 324, 688 5, 324, 688 5, 324, 688 424, 320 1, 429, 139 1, 429, 139 1, 429, 139 1, 430, 394 1, 430, 394 1	2,625,293 3,607,346 6,563,549 5,397,519 9,240,075 6,423,780 12,304,610 8,963,326 18,097,700 23,666,509 20,209,776 25,604,337 18,400,038 20,242,700 4,377,644 385,955 306,793 256,468 797,674 385,955 31013,363 2,648,313 1,329,456 644,939 1,900,173 913,863 2,697,847 1,306,954 3,430,765 2,625,293 1,307,346 6,583,549 5,397,519 9,240,075 6,623,780 12,304,610 8,683,354 5,937,751 9,240,075 6,623,780 12,304,610 8,683,354 5,967,346 6,583,549 5,977,347 1,306,954 1,307,346 6,583,549 1,307,346 6,588 6,508	2,365,226 3,223,011 5,642,688 8,449,333 5,730,017 11,116,057 7,989,311 16,152,545 16,918,301 20,569,765 16,918,301 20,569,765 16,918,301 20,569,765 16,918,301 20,569,765 16,918,301 20,569,765 16,918,301 20,569,765 16,918,301 20,569,765 16,918,301 20,569,765 16,918,301 20,718	2,2 3 4 4 5 5 5 5 5 5 5 5
1 One hundred unit scheme (flats - lower density) 2 One hundred unit scheme (flats - ligher density) 3 Two hundred unit scheme (flats) 4 Three hundred unit scheme (flats) 5 Four hundred unit scheme (flats) 5 Four hundred unit scheme (flats) 7 Small scale Office 8 Medium scale Office 9 Industrial Scheme new build (50% plot ratio) 1 Industrial scheme intensification (60% plot ratio) 1 Industrial scheme intensification (60% plot ratio) 1 Industrial scheme intensification (60% plot ratio) 1 One unit scheme (houses) 2 Two unit scheme (houses) 3 Two unit scheme (houses) 5 Three unit scheme (flats) 6 Four unit scheme (houses) 7 Four unit scheme (flats) 7 Four unit scheme (flats) 9 Five unit scheme (flats) 9 Five unit scheme (flats) 1 Seven unit scheme (flats) 1 Seven unit scheme (flats) 1 Two unit scheme (flats) 2 Ten unit scheme (flats) 3 Ten unit scheme (flats) 5 True unit scheme (flats) 6 Seven unit scheme (flats) 7 Four unit scheme (flats) 7 Four unit scheme (flats) 8 Two unit scheme (flats) 9 Five unit scheme (flats) 1 Twenty unit scheme (flats) 1 Twenty unit scheme (flats) 1 Twenty unit scheme (flats - lower density) 1 Fifty unit scheme (flats - lower density) 1 Seventy unit scheme (flats - lower density) 1 One hundred unit scheme (flats - lower density) 2 One hundred unit scheme (flats - lower density) 3 Two hunded unit scheme (flats) 5 Four hundred unit scheme (flats) 6 Four hundred unit scheme (flats) 7 Four hundred unit scheme (flats)	UNDEVELOPED LAND) No of units 1 2 2 3 3 4 4 5 7 7 7 10 10 20 20 30 50 70 70 100 100 200 300 300 400 400	E4,103,383 E3,077,522 E5,5881,947 E4,396,460 E8,792,921 E17,585,842 E26,378,763 E5,275,753 E5,275,7	9,975,284 15,566,002 11,973,887 21,813,031 16,755,455 33,655,945 45,642,149 49,209,539 66,135,859 18,400,038 20,242,700 4,437,241 5,324,688 PER HA 0% AH 459,043 938,492 461,081 1,276,148 1,276,1	9,403,064 14,775,262 11,280,124 20,624,479 15,781,440 31,713,789 42,895,194 46,634,467 61,074,820 18,400,038 20,242,700 4,437,241 5,324,688 5% AH 447,062 894,530 435,504 1,216,339 1,216,339 1,216,339 1,343,637 1,343,637 1,343,637 1,343,637 1,343,637 1,444,762 1,445,765 6,297,698 11,674,770 9,403,064 14,775,262 11,280,124 20,624,479 15,781,440 31,713,789 42,895,194 46,834,467	10% AH 10% AH 425,081 15,986,520 16,007,023 40,148,239 40,048,225 56,013,782 16,400,038 20,242,700 4,437,241 5,324,688 10% AH 425,081 850,567 409,928 1,156,530 1,596,547 869,124 1,927,549 1,927,649 1,928,650 2,754,680 1,485,686 1	9,706,349 8,256,622 13,193,760 9,892,597 16,247,374 13,833,407 27,823,479 37,401,284 38,455,984 403,095 806,605 384,351 1,096,721 1,514,020 815,077,780 1,514,020 815,077,780 1,514,020 815,077 1,927,667 964,709 2,612,62 1,366,900 3,706,983 1,954,118 4,913,014 4,913,0	9,145,790 7,686,402 12,403,033 3,198,833 17,058,820 12,859,391 25,878,323 34,664,330 34,866,742 45,881,707 18,400,038 20,242,700 18,400,038 20,242,700 18,400,038 20,242,700 18,400,038 20,242,700 18,400,038 20,242,700 18,400,038 20,242,700 18,400,038 20,242,700 18,400,038 20,242,700 18,400,038 20,242,700 18,400,038 20,242,700 18,400,038 20,242,700 18,500,038 3506,755 18,246,844 18,188 900,767 2,469,844 1,176,308 3,506,755 1,624,684 4,618,188 3,665,562 5,144,690 9,145,790 7,686,402 12,403,038 9,198,833 17,058,820 12,859,391 25,678,322 34,654,330 34,866,742 45,891,707	4,760,355 8,505,230 7,114,181 11,612,297 8,505,070 15,670,267 11,885,375 23,933,167 31,977,500 40,830,668 18,400,038 20,242,700 4,637,241 5,324,688 idual land vali 25% AH 359,137 718,600 333,197 7718,600 1348,967 706,967 1,628,503 7,118,503 33,197 771,600 1,348,967 706,967 1,628,503 33,197 771,185,703 366,624 2,327,427 1,185,703 3,304,528 1,594,525 4,323,322 3,405,495 4,760,355 8,505,230 7,111,181 11,612,297 8,505,070 15,870,267 11,885,375 20,933,167 31,907,374 91,277,500	Jes 337, 156 337, 156 337, 156 337, 156 337, 156 337, 156 337, 156 347, 157, 157, 157, 157, 157, 157, 157, 15	2, 685, 361 3, 991, 682 3, 991, 682 5, 969, 740 10, 030, 815 13, 493, 162 9, 337, 343 13, 493, 162 13, 494 13, 400, 038 20, 242, 700 4, 437, 241 5, 246, 686 13, 464 13, 464 13, 464 14, 467 14, 467 14, 467 14, 467 15, 467 16, 467 17, 467 18, 467 1	2,625,293 3,607,346 6,533,549 5,397,519 9,240,075 6,423,760 12,304,610 8,563,326 16,097,700 23,666,509 20,509,776 25,604,337 18,400,038 20,242,700 4,37,241 5,324,688 40% AH 293,193 566,793 255,468 797,674 365,565 1,101,387 544,811 1,329,456 644,999 1,000,173 913,893 2,667,847 1,306,954 3,438,785 2,625,263 3,607,346 6,833,549 5,397,519 9,240,075 6,423,760 12,304,610 9,240,075 6,423,760 12,304,610 9,240,075 6,423,760 12,304,610 9,240,075 6,423,760 12,304,610 9,240,075 6,423,760 12,304,610 9,240,075 6,423,760 12,304,610 9,240,075 6,423,760 12,304,610 9,240,075 6,423,760 12,304,610 9,240,075 6,423,760 12,304,610 9,240,075 6,423,760 12,304,610 9,240,075 6,423,760 12,304,610 9,240,075 6,423,760 12,304,610 9,240,075 6,423,760 12,304,610 9,240,075 6,423,760 12,304,610 9,240,075 6,423,760	2,365,226 3,223,011 5,642,688 4,49,333 5,730,017 11,116,057 7,869,311 16,152,545 16,918,301 20,569,766 16,400,038 20,242,700 4,57,241 5,324,688 4,49,333 1,018,861 2,29,774 5,324,688 1,018,861 1,018,861 2,29,774 5,3143,939 1,177,521 3,143,939 1,77,521 3,143,939 3,143	2,0 5,0 5,0 5,0 1,0
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- 6.22 The higher capital values are somewhat offset by the application of a higher profit margin, reflecting the risk of disposing of the First Homes resting with the Developer, rather than being sold through a single transaction to a RP. For testing purposes, we have assumed that a profit margin of 12% is applied, which is lower than the 17.5% of GDV applied to market housing, but higher than the profit applied to affordable housing sold to RPs of 6%. In addition, the sales will complete following practical completion, whereas RPs will typically pay for traditional forms of affordable housing over the construction period. In comparison to 'traditional' forms of affordable housing, First Homes are therefore less effective at reducing developers' finance costs.
- Table 6.23.1 provides a comparison of appraisal outputs assuming a tenure mix of 70% rented and 30% shared ownership to an alternative mix of 70% rented, 5% shared ownership and 25% First Homes. Substituting 25% of the shared ownership units with First Homes has a marginally positive impact on residual land values, which could assist in improving viability in cases where the full policy target cannot be met.
- There is, however, a clear downside associated with First Homes in terms of affordability. In most cases, purchasers would need to be in receipt of household incomes at the full £92,000 capped amount to keep the level of discount required within the maximum permitted range of 50%. First Homes are therefore unlikely to be accessible to households on lower incomes and there would be a significant reduction in availability of housing to purchase within the shared ownership sector.

Affordable housing on small sites

- 6.25 The Council's emerging Policy 11 seeks affordable housing on-site from schemes providing 10 or more units and financial contributions from small schemes of 9 or fewer units where on-site delivery is not feasible. In the Borough of Richmond, smaller schemes make an important contribution towards meeting the housing targets in the London Plan.
- 6.26 For small sites contributions, the financial contributions are to be based on the following equivalent onsite units:

Table 6.26.1: Financial contributions sliding scale for small sites

		% Affordable Housing	
No of units proposed (gross)	For conversions and reversions (where there is no loss of former employment floorspace	For new build development or redevelopment (where there is no loss of former employment floorspace)	For any units replacing employment floorspace
9	36%	45%	90%
8	32%	40%	80%
7	28%	35%	70%
6	24%	30%	60%
5	20%	25%	50%
4	16%	20%	40%
3	12%	15%	30%
2	8%	10%	20%
1	4%	5%	10%

6.27 The development typologies we have tested include 11 schemes which provide fewer than 10 units.

Table 6.23.1: Comparison of residual land values with 30% Shared Ownership and 25% First Homes/5% shared ownership (all appraisals assume 35% affordable housing)

All appraisals assume 35% Aff Hsg, FHs discounted by 50% Residual land values generated at each value per square metre

			£7,13	30	£7,4	174	£7,8	18	£8,1	62	£8,5	06	£8,8	50	£9,1	94	£9,5	38	£9,8	80
			5	% SO, 25%		5% SO, 25%		5% SO, 25%		5% SO, 25%		5% SO, 25%		5% SO, 25%		5% SO, 25%		5% SO, 25%		5% SO, 25%
LP Ref	Site	No of units	30% SO F	H	30% SO	FH	30% SO	FH	30% SO	FH	30% SO	FH	30% SO	FH	30% SO F	FH	30% SO F		30% SO	FH
1	One unit scheme (houses)	1	£189,807	£191,030	£206,146	£208,545	£222,486	£226,046	£238,825	£242,385	£249,913	£253,473	£266,252	£269,812	£282,592	£286,152	£298,931	£302,491	£315,174	£318,736
2	Two unit scheme (houses)	5	£380,021	£382,468	£412,700	£417,497	£445,378	£452,499	£478,056	£485,177	£500,232	£507,353	£532,910	£540,032	£565,589	£572,710	£598,268	£605,388	£630,755	£637,877
3	Two unit scheme (flats)	5	£134,452	£135,902	£153,831	£156,676	£173,210	£177,449	£192,589	£198,222	£204,641	£211,668	£224,020	£232,442	£243,398	£253,215	£262,777	£273,988	£282,045	£294,642
4	Three unit scheme (houses)	11	£516,368	£519,695	£560,825	£567,352	£605,284	£615,009	£649,741	£662,665	£679,911	£696,033	£724,368	£741,509	£768,826	£785,966	£813,284	£830,424	£857,483	£874,623
5	Three unit scheme (flats)	11	£202,932	£205,107	£232,000	£236,268	£261,069	£267,427	£290,137	£298,588	£308,214	£318,756	£337,283	£349,917	£366,351	£381,076	£395,421	£412,237	£424,320	£443,215
6	Four unit scheme (houses)	25	£713,233	£717,825	£774,577	£783,582	£835,921	£849,340	£897,265	£915,098	£938,893	£958,819	£1,000,237	£1,020,164	£1,061,582	£1,081,507	£1,122,926	£1,142,851	£1,183,913	£1,203,839
7	Four unit scheme (flats)	50	£286,951	£290,017	£327,906	£333,918	£368,859	£377,819	£409,814	£421,720	£435,283	£450,135	£476,237	£494,036	£517,192	£537,937	£558,146	£581,838	£598,862	£625,485
8	Five unit scheme (houses)	5	£860,613	£866,160	£934,709	£945,587	£1,008,805	£1,025,015	£1,082,902	£1,104,442	£1,133,184	£1,160,056	£1,207,280	£1,235,847	£1,281,377	£1,309,944	£1,355,473	£1,384,040	£1,429,139	£1,457,706
9	Five unit scheme (flats)	5	£339,960	£343,587	£388,408	£395,520	£436,855	£447,454	£485,304	£499,387	£515,432	£533,002	£563,880	£584,935	£612,328	£636,869	£660,775	£688,802	£708,941	£740,434
10	Seven unit scheme (houses)	25	£1,230,328	£1,238,252	£1,336,191	£1,351,732	£1,442,053	£1,465,211	£1,547,916	£1,578,691	£1,619,755	£1,656,734	£1,725,618	£1,762,597	£1,831,481	£1,868,461	£1,937,344	£1,974,323	£2,042,591	£2,079,571
11	Seven unit scheme (flats)	30	£478,962	£483,392	£548,014	£557,411	£617,066	£631,432	£686,118	£705,451	£728,691	£752,993	£797,743	£827,013	£866,794	£901,033	£935,846	£975,053	£1,004,497	£1,048,643
12	Ten unit scheme (houses)	70	£1,746,696	£1,757,948	£1,897,016	£1,919,084	£2,047,337	£2,080,220	£2,197,657	£2,241,357	£2,299,665	£2,353,785	£2,449,987	£2,504,106	£2,600,307	£2,654,426	£2,750,627	£2,804,747	£2,900,074	£2,954,193
13	Ten unit scheme (flats)	150	£685,624	£691,951	£784,269	£797,694	£882,914	£903,437	£981,560	£1,009,180	£1,042,379	£1,077,097	£1,141,024	£1,182,839	£1,239,669	£1,288,582	£1,338,315	£1,394,325	£1,436,386	£1,499,453
14	Twenty unit scheme (houses and flats)	118	£2,025,257	£2,037,183	£2,248,902	£2,276,921	£2,472,548	£2,516,657	£2,696,193	£2,756,395	£2,840,348	£2,916,640	£3,063,994	£3,156,377	£3,287,639	£3,396,114	£3,511,285	£3,635,851	£3,733,630	£3,874,194
15	Twenty unit scheme (flats)	60	£1,368,931	£1,379,564	£1,568,322	£1,593,302	£1,767,713	£1,807,039	£1,967,104	£2,020,776	£2,088,955	£2,156,973	£2,288,346	£2,370,711	£2,487,737	£2,584,448	£2,687,128	£2,798,186	£2,885,361	£3,010,680
16	Thirty unit scheme (flats with community use on ground floor	150	£1,743,031	£1,755,934	£2,040,240	£2,074,516	£2,337,449	£2,393,097	£2,634,653	£2,711,678	£2,814,729	£2,914,047	£3,109,395	£3,231,115	£3,404,062	£3,546,983	£3,698,729	£3,862,852	£3,991,682	£4,176,883
17	Fifty unit scheme (flats - lower density)	88	£3,464,896	£3,486,400	£3,960,245	£4,017,370	£4,452,010	£4,548,340	£4,943,121	£5,075,319	£5,262,518	£5,430,051	£5,753,630	£5,956,498	£6,244,742	£6,482,944	£6,735,853	£7,009,391	£7,224,109	£7,532,777
18	Fifty unit scheme (flats - higher density)	300	£2,588,852	£2,608,200	£3,034,538	£3,085,935	£3,480,223	£3,563,670	£3,925,909	£4,041,405	£4,204,816	£4,353,523	£4,646,689	£4,829,217	£5,088,562	£5,302,882	£5,530,435	£5,776,549	£5,969,740	£6,247,461
19	Seventy unit scheme (Industrial/employment led scheme)	20	£4,596,947	£4,607,794	£5,219,351	£5,274,962	£5,841,755	£5,942,131	£6,826,643	£6,971,785	£7,182,335	£7,372,243	£7,804,739	£8,039,412	£8,427,142	£8,706,580	£9,049,546	£9,373,748	£10,030,815	£10,399,523
20	Seventy unit scheme (flats - higher density)	10	£2,967,192	£2,976,707	£3,513,263	£3,562,054	£4,059,333	£4,147,400	£4,605,404	£4,732,745	£4,936,435	£5,103,051	£5,482,506	£5,688,397	£6,028,577	£6,273,743	£6,574,648	£6,859,089	£7,117,543	£7,441,032
21	One hundred unit scheme (flats - lower density)	200	£6,314,758	£6,319,794	£7,252,227	£7,324,658	£8,185,819	£8,329,521	£9,192,114	£9,407,038	£9,724,808	£10,006,585	£10,654,235	£11,002,866	£11,639,712	£12,055,195	£12,569,138	£13,051,476	£13,493,162	£14,041,965
22	One hundred unit scheme (flats - higher density)	<u>-</u>	£4,086,868	£4,091,027	£4,860,982	£4,920,791	£5,635,096	£5,750,556	£6,409,210	£6,580,322	£6,868,261	£7,095,023	£7,639,383	£7,924,789	£8,406,857	£8,749,943	£9,174,331	£9,572,620	£9,937,343	£10,390,516
23	Two hunded unit scheme (flats)	67	£8,174,784	£8,158,075	£9,732,830	£9,828,098	£11,290,877	£11,498,120	£12,944,846	£13,264,067	£13,797,446	£14,228,645	£15,348,932	£15,898,667	£16,962,545	£17,628,069	£18,507,191	£19,283,790	£20,042,856	£20,929,884
24	Three hundred unit scheme (flats)	-	£9,786,625	£9,759,555	£11,996,236	£12,143,659	£14,203,479	£14,509,493	£16,410,721	£16,875,326	£17,638,277	£18,261,473	£19,845,520	£20,627,305	£22,049,773	£22,993,139	£24,237,980	£25,350,069	£26,413,464	£27,681,949
25	Four hundred unit scheme (flats)	_	£2,077,383	£2,041,186	£5,011,834	£5,186,124	£7,946,284	£8,331,062	£10,941,016	£11,544,788	£12,502,856	£13,314,743	£15,402,070	£16,422,074	£18,366,266	£19,594,386	£21,246,470	£22,690,616	£24,099,017	£25,748,062
26	Six hunded unit scheme (flats)	7	-£648,523	-£699,447	£3,564,191	£3,815,200	£7,748,556	£8,310,849	£12,071,263	£12,931,148	£14,150,903	£15,308,379	£18,292,112	£19,755,673	£22,518,581	£24,276,881	£26,620,663	£28,673,349	£30,698,894	£33,044,255
27	Small scale Office	242	-£10,862,418	-£10,862,418	-£10,862,418	-£10,862,418	£750,255	£750,255	£7,831,049	£7,831,049	£6,790,089	£6,790,089	£6,790,089	£6,790,089	£18,400,038	£18,400,038	£18,400,038	£18,400,038	£18,400,038	£18,400,038
28	Medium scale Office	536	-£15,608,522	-£15,608,522	-£15,608,522	-£15,608,522	-£1,249,253	-£1,249,253	£7,263,522	£7,263,522	£6,083,793	£6,083,793	£6,083,793	£6,083,793	£20,242,700	£20,242,700	£20,242,700	£20,242,700	£20,242,700	£20,242,700
29	Industrial Scheme new build (50% plot ratio)	3,514	£2,873,938	£2,873,938	£2,873,938	£2,873,938		£2,873,938	£3,655,589	£3,655,589	£3,655,589	£3,655,589	£3,655,589	£3,655,589	£3,655,589	£3,655,589	£3,655,589	£3,655,589	£4,437,241	£4,437,241
30	Industrial scheme intensification (60% plot ratio)	1,582	£3,448,724	£3,448,724	£3,448,724	£3,448,724	£3,448,724	£3,448,724	£4,386,707	£4,386,707	£4,386,707	£4,386,707	£4,386,707	£4,386,707	£4,386,707	£4,386,707	£4,386,707	£4,386,707	£5,324,688	£5,324,688

Percentage change in residual land values

			£7,130	£7,474	£7,818	£8,162	£8,506	£8,850	£9,194	£9,538	£9,880
LP Ref	Site	No of units								į	į
1	One unit scheme (houses)	365	0.64%	1.16%	1.60%	1.49%	1.42%	1.34%	1.26%	1.19%	1.13%
2	Two unit scheme (houses)	585	0.64%	1.16%		1.49%	1.42%		1.26%	1.19%	1.13%
3	Two unit scheme (flats)	393	1.08%	1.85%	2.45%	2.93%	3.43%		4.03%	4.27%	4.47%
4	Three unit scheme (houses)	1,020	0.64%	1.16%	1.61%	1.99%	2.37%	2.37%	2.23%	2.11%	2.00%
5	Three unit scheme (flats)	260	1.07%	1.84%	2.44%	2.91%	3.42%	3.75%	4.02%	4.25%	4.45%
6	Four unit scheme (houses)	324	0.64%	1.16%	1.61%	1.99%	2.12%	1.99%	1.88%	1.77%	1.68%
7	Four unit scheme (flats)	636	1.07%	1.83%	2.43%	2.91%	3.41%	3.74%	4.01%	4.24%	4.45%
8	Five unit scheme (houses)	1,080	0.64%	1.16%	1.61%		2.37%		2.23%	2.11%	2.00%
9	Five unit scheme (flats)	918	1.07%	1.83%		2.90%	3.41%		4.01%	4.24%	4.44%
10	Seven unit scheme (houses)	300	0.64%	1.16%	1.61%	1.99%	2.28%	2.14%	2.02%	1.91%	1.81%
11	Seven unit scheme (flats)	299	0.92%	1.71%	2.33%	2.82%	3.34%		3.95%	4.19%	4.39%
12	Ten unit scheme (houses)	1,186	0.64%	1.16%		1.99%	2.35%	2.21%	2.08%	1.97%	1.87%
13	Ten unit scheme (flats)	274	0.92%	1.71%		2.81%	3.33%		3.95%	4.19%	4.39%
14	Twenty unit scheme (houses and flats)	1,029	0.59%	1.25%		2.23%	2.69%		3.30%	3.55%	3.76%
15	Twenty unit scheme (flats)	352	0.78%	1.59%	2.22%	2.73%	3.26%	3.60%	3.89%	4.13%	4.34%
16	Thirty unit scheme (flats with community use on ground floor	277	0.74%	1.68%		2.92%	3.53%		4.20%	4.44%	4.64%
17	Fifty unit scheme (flats - lower density)	2,219	0.62%	1.44%	2.16%	2.67%	3.18%	3.53%	3.81%	4.06%	4.27%
18	Fifty unit scheme (flats - higher density)	1,818	0.75%	1.69%	I	2.94%	3.54%		4.21%	4.45%	4.65%
19	Seventy unit scheme (Industrial/employment led scheme)	283	0.24%	1.07%		2.13%	2.64%		3.32%	3.58%	3.68%
20	Seventy unit scheme (flats - higher density)	245	0.32%	1.39%		2.77%	3.38%		4.07%	4.33%	4.54%
21	One hundred unit scheme (flats - lower density)	255	0.08%	1.00%		2.34%	2.90%		3.57%	3.84%	4.07%
22	One hundred unit scheme (flats - higher density)	-	0.10%	1.23%	2.05%	2.67%	3.30%	3.74%	4.08%	4.34%	4.56%
23	Two hunded unit scheme (flats)	-	-0.20%	0.98%	1.84%	2.47%	3.13%		3.92%	4.20%	4.43%
24	Three hundred unit scheme (flats)	-	-0.28%	1.23%		2.83%	3.53%		4.28%	4.59%	4.80%
25	Four hundred unit scheme (flats)	-	-1.74%	3.48%		5.52%	6.49%	6.62%	6.69%	6.80%	6.84%
26	Six hunded unit scheme (flats)	-	7.85%	7.04%		7.12%	8.18%		7.81%		7.64%
27	Small scale Office	_	0.00%	0.00%		0.00%	0.00%		0.00%	0.00%	0.00%
28	Medium scale Office	-	0.00%	0.00%		0.00%	0.00%		0.00%	0.00%	0.00%
29	Industrial Scheme new build (50% plot ratio)	-	0.00%	0.00%		0.00%	0.00%		0.00%	0.00%	0.00%
30	Industrial scheme intensification (60% plot ratio)	-	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%



- 6.28 The appraisal results in tables 6.12.1 to 6.12.8 incorporate these sites and the results indicate that they can viably provide between 35% and 50% affordable housing, depending on sales value, form of development and benchmark land value. Where the existing use on a site is residential (e.g. a house in a large plot which is redeveloped for a number of flats or houses), viability is challenging due to the high existing use value. However, on sites that are in secondary industrial use or previously undeveloped land (e.g. backlands and rear gardens), developments can viably accommodate 50% affordable housing or an equivalent payment in lieu.
- 6.29 In practical terms it will be difficult for very small schemes (9 units or fewer) to accommodate on-site affordable housing. Consequently, councils that seek affordable housing on sites providing fewer than 10 units typically seek payments in lieu which are then used to deliver affordable housing on larger sites.

Build for rent schemes

- 6.30 London Plan policy H11 (C) requires build for rent schemes to provide 35% affordable housing in perpetuity. Build to rent schemes are required to remain as rented housing for at least 15 years; developers are required to enter into a covenant that requires a clawback payment in the event of early sale.
- 6.31 Affordable housing on build for rent schemes is typically provided as London Living Rent and this is identified as the preferred tenure in the Mayor's Affordable Housing and Viability SPG (2017). This enables the operator to manage the entire development without the need to involve a Registered Provider for the affordable housing element.
- As noted earlier, build for rent is a relatively immature sector of the market with little information on viability metrics, although there has been some progress in achieving a greater level of transparency in the last 12 months. However, there is still ongoing debate on appropriate inputs for viability assessments, arising from uncertainty on operating costs and forward funding arrangements. However, it is often suggested that build for rent units trade at a 10-20% discount to market value, but profits are lower than developments built for sale due to lower risk associated with a pre-sale to the operator or investor. Profit as a percentage of GDV is typically 5% lower for build for rent in comparison to build for sale. The combined impact is can sometimes result in a 5-15% reduction in GDV in comparison to housing built for sale.
- 6.33 We have re-tested the development typologies reflecting a 5% reduction in GDV reflecting the factors outlined in the preceding paragraph to determine whether they can meet the London Plan requirement to provide 35% affordable housing. It should be noted that schemes are required by London Plan policy H11 (C) to provide the maximum reasonable proportion of affordable housing if the 35% requirement is unviable. The results are attached as Appendix 11.
- Clearly there are differences in outcomes between build for sale and build for rent schemes, with the latter generating lower residual values and (in some cases) lower affordable housing levels as a consequence. There are many circumstances where 35% affordable housing is viable, but many schemes can only provide lower levels of affordable housing. The results indicate that some build to rent schemes will need to opt to use the viability route in the Mayor's SPG and will not be able to utilise the 35% Fast Track route.
- 6.35 The Mayor of London's SPG on viability and London Plan policy H11 indicate that build for rent schemes should provide affordable housing for a minimum of 15 years. If units are sold earlier then the owner will be liable to pay a penalty equivalent to the difference between the unrestricted market value of the sold unit and the value of the unit as rented housing.
- 6.36 If the covenant period were extended to a longer period, say 25 years, it would simply defer the time when any uplift in value can be realised. The value of the development as a rented housing scheme would be unchanged as a result of any extension to the covenant period, as valuation approaches would simply reflect the value of the ongoing rental income stream. The main effect of any extension would be on potential investor appetite for purchasing build to rent units due to the deferred 'exit' from the investment, which may have a modest impact on investment yields (and consequently on capital value).



Impact of emerging Local Plan policies

- 6.37 We have assessed the viability of emerging Local Plan policies individually so that the Council can delineate between the impacts of each policy (see tables 6.37.1 to 6.37.5). These appraisals all assume provision of 35% affordable housing (70% rented and 30% shared ownership). Clearly, as noted above, there may be scenarios where this target is unachievable and these are shown in the results of our assessments by either (a) a negative residual land value or (b) a residual land value that is positive, but nevertheless lower than the benchmark land value applied. In practice, if such situations emerged on live applications, there are several potential solutions, including applying CIL exceptional circumstances relief; CIL in Kind; provision of grant funding; variations to the affordable housing tenure or overall percentage; to achieve a viable position.
- 6.38 It is therefore important to focus not necessarily on whether schemes are 'viable' (shown with green shading) or 'unviable' (shown with red shading) in the tables, but on the *degree of change* in residual land value after the policy is applied. Where the starting 'pre-policy' residual land value is already low, the impact of a draft policy may be disproportionately large. This situation is prevalent in the areas with lower value price points. In these situations, it is also important to note that small changes to CIL (e.g. greater offsets for existing floorspace) or reductions in affordable housing will have an equally disproportionate *positive* impact on residual land values to offset policy costs, if these cannot be absorbed through a reduction to land value.
- 6.39 The tables show a 'baseline' residual land value for each typology, tested at each of the nine price points, ranging from A (£7,130 per square metre) to I (£9,880 per square metre). For each policy, we have provided the residual land value resulting from factoring in the additional costs associated with the necessary measures to comply.

Biodiversity Net Gain

6.40 Table 6.12.2 summarises the results of our testing of the impact of the emerging requirement for Biodiversity Net Gain. As noted in Section 4, we have incorporated a cost allowance of 0.2% of build costs, in line with the DEFRA Impact Assessment. The impact on the residual land value of each scenario varies, but the impact is typically a reduction of circa 0.5%. The impact can be more significant when the starting residual land value is very low.

Accessibility standards

- 6.41 Draft Policy 13 requires that 10% of units meet Part M4 (3) of the Building Regulations (wheelchair accessible) and all other housing is to meet Part M4 (2) (accessible and adaptable).
- 6.42 Although the costs per unit for meeting M4 (3) can be relatively high on a per unit basis, these standards apply to a small percentage of units. The cost of meeting M4 (2) is relatively modest, so the combined cost taken across a whole scheme is low on a per unit basis.
- 6.43 Consequently, the results of our appraisals indicate that the impact of the requirement is modest. For example, on a 20 unit flatted development (typology number 15) with a price point of £8,506 per square metre and 35% affordable housing, the baseline residual land value is £2.31 million. When the costs of meeting the accessibility policy are incorporated, the residual land value falls to £2.28 million, a reduction of 1.3%.



Table 6.37.1: Biodiversity Net Gain and Urban Greening





Table 6.37.2: Accessibility standards

V: EXISTING RESIDENTIAL Description	No of units	Site area	BLV (£ m) B	£7,130 p Baseline Ad		£7,474 Baseline		£7,818 Baseline		£8,162 Baseline	2 psm Access	£8,506 Baseline		£8,850 Baseline	psm Access	£9,194 Baseline		£9,538 Baseline		£9,88 Baseline	Acc
One unit scheme (houses) Two unit scheme (houses)	1 2	0.03	£0.38 £0.57	£0.2042	£0.2021	£0.2205 £0.4414	£0.2184	£0.2369 £0.4741	£0.2347	£0.2532	£0.2511	£0.2643	£0.2622	£0.2806	£0.2785	£0.2970 £0.5943	£0.2948	£0.3133 £0.6270	£0.3112	£0.3295	
Two unit scheme (flats)	2	0.04	£0.46	£0.4088	£0.4045 £0.1531	£0.4414 £0.1753	£0.4372 £0.1725	€0.1947	£0.4699 £0.1918	£0.5068 £0.2140	£0.5026 £0.2112	£0.5290 £0.2261	£0.5247 £0.2233	£0.5616 £0.2455	£0.5574 £0.2426	£0.2649	£0.5901 £0.2620	£0.6270 £0.2842	£0.6228 £0.2814	£0.5595 £0.3035	
Three unit scheme (houses) Three unit scheme (flats)	3	0.08 0.04	£0.86 £0.49	£0.5556 £0.2351	£0.5498 £0.2309	£0.6000 £0.2642	£0.5943 £0.2599	£0.6445 £0.2933	£0.6387 £0.2890	£0.6890 £0.3223	£0.6832 £0.3181	£0.7191 £0.3404	£0.7134 £0.3362	£0.7636 £0.3695	£0.7578 £0.3652	£0.8080 £0.3985	£0.8023 £0.3943	£0.8525 £0.4276	£0.8467 £0.4234	£0.8967 £0.4565	
Four unit scheme (houses) Four unit scheme (flats)	4 4	0.10 0.06	£1.14 £0.65	£0.7673 £0.3322	£0.7593 £0.3263	£0.8286 £0.3732	£0.8207 £0.3672	£0.8900 £0.4141	£0.8820 £0.4082	£0.9513 £0.4551	£0.9434 £0.4491	£0.9929 £0.4806	£0.9850 £0.4746	£1.0543 £0.5215	£1.0463 £0.5155	£1.1156 £0.5625	£1.1077 £0.5565	£1.1770 £0.6034	£1.1690 £0.5974	£1.2380 £0.6441	
Five unit scheme (houses) Five unit scheme (flats)	5 5	0.13 0.07	£1.43 £0.81	£0.9260 £0.3936	£0.9164 £0.3865	£1.0001 £0.4420	£0.9905 £0.4350	£1.0742 £0.4905	£1.0646 £0.4834	£1.1483 £0.5389	£1.1387 £0.5319	£1.1985 £0.5691	£1.1889 £0.5620	£1.2726 £0.6175	£1.2630 £0.6104	£1.3467 £0.6660	£1.3371 £0.6589	£1.4208 £0.7144	£1.4112 £0.7073	£1.4945 £0.7626	
Geven unit scheme (houses) Geven unit scheme (flats)	7	0.18 0.10	£2.00 £1.14	£1.3236 £0.5559	£1.3099 £0.5457	£1.4295 £0.6250	£1.4158 £0.6148	£1.5354 £0.6940	£1.5216 £0.6838	£1.6412 £0.7631	£1.6275 £0.7529	£1.7131 £0.8056	£1.6993 £0.7955	£1.8189 £0.8747	£1.8052 £0.8645	£1.9248 £0.9437	£1.9111 £0.9336	£2.0307 £1.0128	£2.0169 £1.0026	£2.1359 £1.0814	
Fen unit scheme (houses) Fen unit scheme (flats)	10 10	0.25 0.14	£2.85 £1.63	£1.8792 £0.7955	£1.8597 £0.7810	£2.0295 £0.8942	£2.0101 £0.8797	£2.1799 £0.9928	£2.1604 £0.9783	£2.3302 £1.0915	£2.3107	£2.4322 £1.1523	£2.4127 £1.1378	£2.5825 £1.2509	£2.5630	€2.7328 €1.3496	£2.7133 £1.3351	£2.8831 £1.4482	£2.8637 £1.4337	£3.0326 £1.5463	
Twenty unit scheme (houses and flats) Twenty unit scheme (flats)	20 20	0.33 0.22	£3.80	£2.2539	£2.2232	£2.4775	£2.4469	£2.7012	£2.6705	£2.9248	£2.8942	£3.0690	£3.0383	£3.2926	£3.2620	£3.5163 £2.7114	£3.4856	£3.7399 £2.9107	£3.7092 £2.8812	£3.9623	
Thirty unit scheme (flats with community use on gro	0 30	0.33	£3.80	£2.1060	£2.0617	£2.4032	£2.3589	£2.6979	£2.6542	£2.9925	£2.9489	£3.1726	£3.1290	£3.4673	£3.4236	£3.7619	£3.7183	£4.0566	£4.0130	£4.3496	
Fifty unit scheme (flats - lower density) Fifty unit scheme (flats - higher density)	50 50	0.56 0.42	£6.34 £4.75	£4.0367 £3.1370	£3.9640 £3.0665	£4.5278 £3.5827	£4.4551 £3.5122	£5.0189 £4.0248	£4.9462 £3.9553	£5.5100 £4.4667	£5.4373 £4.3972	£5.8294 £4.7452	£5.7567 £4.6757	£5.1871	£5.1176	£6.8116 £5.6290	£6.7389 £5.5594	£7.3027 £6.0708	£7.2300 £6.0013	£7.7910 £6.5102	
Seventy unit scheme (Industrial/employment led sch Seventy unit scheme (flats - higher density)	70	0.78 0.58	£8.87 £6.65	£5.5051 £3.6457	£5.4050 £3.5578	£6.1275 £4.1918	£6.0274 £4.1039	£6.7500 £4.7378	£6.6498 £4.6499	£7.7348 £5.2839	£7.6347 £5.1960	£8.0905 £5.6149	£7.9903 £5.5270	£8.7129 £6.1610	£8.6128 £6.0731	£9.3353 £6.7070	£9.2352 £6.6191	£9.9577 £7.2531	£9.8576 £7.1652	£10.9308 £7.7960	
One hundred unit scheme (flats - lower density) One hundred unit scheme (flats - higher density)	100 100	1.11 0.83	£12.68 £9.51	£7.4241 £5.0468	£7.2831 £4.9214	£8.3535 £5.8209	£8.2125 £5.6955	£9.2830 £6.5941	£9.1420 £6.4696	£10.2893 £7.3616	£10.1483 £7.2379	£10.8220 £7.8184	£10.6810 £7.6947	£11.7514 £8.5858	£11.6104 £8.4621	£12.7369 £9.3533	£12.5959 £9.2296	£13.6663 £10.1208	£13.5253 £9.9971	£14.5904 £10.8838	-
wo hunded unit scheme (flats) Three hundred unit scheme (flats)	200 300	1.67 2.50	£19.01 £28.52	£10.1309 £12.5862	£9.8759 £12.2148	£11.6889 £14.7934	£11.4340 £14.4220	£13.2447 £17.0006	£12.9920 £16.6293	£14.8839 £19.2079	£14.6325 £18.8365	£15.7330 £20.4313	£15.4816 £20.0640	£17.2777 £22.6195	£17.0263 £22.2533	£18.8913 £24.8077	£18.6399 £24.4415	£20.4359 £26.9959	£20.1845 £26.6297	£21.9716 £29.1714	
Four hundred unit scheme (flats)	400 600	3.33 5.00	£38.03 £57.04	£6.3849 £5.6730	£5.8905 £4.9425	£9.3007	£8.8131 £9.1026	£12.1999 £13.9726	£11.7123 £13.2523	£15.1882 £18.2660	£14.7006 £17.5557	£16.7501	£16.2625	£19.6317 £24.4291	£19.1509	£22.5650 £28.6555	£22.0842 £27.9453	£25.4342 £32.7225	£24.9534 £32.0222	£28.2867	
Small scale Office Medium scale Office	-	1.00	£11.41 £11.41	-£6.7817	-£6.7817	-£6.7817	-£6.7817	£4.7741	£4.7741	£11.8549	£11.8549	£10.8158	£10.8158	£10.8158	£10.8158	£22.4257	£22.4257	£22.4257	£22.4257	£22.4257	
ndustrial Scheme new build (50% plot ratio)	-	1.00	£11.41	£3.2080	£3.2080	£3.2080	£3.2080	£3.2080	£3.2080	£3.9896	£3.9896	£3.9896	£3.9896	£3.9896	£3.9896	£3.9896	£3.9896	£3.9896	£3.9896	£4.7713	
ndustrial scheme intensification (60% plot ratio)	-	1.00	£11.41	£3.6495	£3.8495	£3.8495	£3.8495	1.3.8495	£3.8495	£4.7675	±4.7675	£4.7875	1.4.7875	£4.7875	£4.7675		1.4.7875	£4.7875	£4.7875	±5.7255	
SECONDARY OFFICES Description	No of units			£7,130 p Baseline Ad		£7,474 Baseline		£7,818 Baseline		£8,162 Baseline	2 psm Access	£8,506 Baseline		£8,850 Baseline	psm Access	£9,194 Baseline		£9,538 Baseline		£9,88 Baseline	30 p
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Small scale Office Medium scale Office Medium scale Office Medium scale Office Medium scale Office Mustrial Scheme new build (50% plot ratio) Industrial scheme intensification (60% plot ratio) SECONDARY INDUSTRIAL Description One unit scheme (houses) Two unit scheme (houses) Two unit scheme (houses) Trive unit scheme (flats) Trive unit scheme (flats) Four unit scheme (flats) Four unit scheme (flats) Four unit scheme (flats) Five unit scheme (flats) Four unit scheme (flats) Four unit scheme (flats) Five unit scheme (flats - lower density) One hundred unit scheme (flats) Five hundred unit scheme (flats)	No of units	1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00	E12.39 £12.39 £12.39 £12.39 £12.39 £12.39 £12.39 £12.39 £12.39 £12.39 £12.39 £12.39 £12.39 £12.39 £12.39 £12.39 £12.30 £0.40 £0.23 £0.53 £0.30 £0.66 £0.38 £0.92 £0.75 £1.76 £1.17 £1.76 £2.93 £2.20 £3.08 £5.86 £4.40 £8.79 £13.19 £13.19 £17.59 £2.63 £8.79 £13.19	Saseline AC 0.0042 (C.	COCCESS E CO 20021 CO 4045 CO 4045 CO 4045 CO 4045 CO 559 C	Control of the contro	Access £0.2184 £0.4572 £0.1725 £0.5943 £0.2599 £0.8207 £0.3672 £0.9905 £1.4158 £0.6148 £2.0101 £0.8797 £2.4469 £1.7624 £2.3589 £4.4551 £3.5122 £6.0274 £4.1039 £8.2125 £5.6955 £11.4340	Baseline	Access 60.2347 60.4699 c0.4699 c0.1618 60.6387 60.8620 60.4682 60.4682 61.0646 60.4634 61.5216 60.6638 62.1604 60.9783 62.1604 60.9783 62.6705 61.9618 62.6542 64.9662 63.9553 66.6498 64.64699 64.64699	Baseline 60.2532 60.5068 60.2140 60.6890 60.3223 60.9513 60.4551 61.1483 60.5383 61.6412 60.7631 62.3302 61.0915 62.29248 62.1907 62.9925 64.4067 67.7348 64.4067 67.7348 65.2839	Access £0.251 £0.251 £0.2526 £0.2112 £0.6832 £0.3614 £0.4491 £1.1397 £0.5319 £1.6275 £0.770 £2.8942 £2.1612 £2.2612 £2	Baseline	Access 60,26227 60,26247 60,2233 60,7134 60,3362 60,9850 60,4746 61,16893 60,5620 61,6993 60,75620 62,4127 61,1378 63,0383 62,2830 63,1290 65,7567 67,9903 65,5270 61,06847	Baseline	Access \$0.278 \$0.2574 \$0.2420 \$0.5574 \$0.2420 \$0.7578 \$0.3665 \$1.0403 \$0.5155 \$1.2630 \$0.6104 \$1.8052 \$0.8645 \$2.5030 \$2.4224 \$3.4236 \$6.2437 \$6.51176 \$8.6723 \$6.6723	\$9,194 Baseline	Access 60.2948 60.2948 60.59501 60.6260 60.8023 60.3043 60.3043 61.1077 60.5565 61.3371 60.6589 61.9111 60.9336 62.7133 61.3351 62.76188 62.77133 61.7389 65.5594 66.6191 61.2959 61.60599	Baseline	\$25 2220 \$3,856 \$4,775 \$3 psm Access \$(0,3112) \$(0,6228) \$(0,2014) \$(0,08467) \$(0,4234) \$(1,1690) \$(1,437) \$(2,0169) \$(1,0026) \$(2,0637) \$(1,4337) \$(3,7092) \$(2,8637) \$(1,4337) \$(3,7092) \$(2,8637) \$(1,4337) \$(3,7092) \$(2,8637) \$(1,4337) \$(3,7092) \$(2,8612) \$(4,0130) \$(5,00136) \$(5,001	\$2,000 \$2	
Small scale Office dedium scale Office scenario (80% plot ratio)	No of units	1,00 1,00 1,00 1,00 1,00 1,00 1,00 1,00	E12.39 E12.30 E1	Baseline AC CO CO CO CO CO CO CO	COCCESS E CO 20021 CO 4045 C	Control of the contro	Access 60.2184 60.4372 60.1725 60.5943 60.6207 60.3672	Baseline (0.2369) (0.4741) (0.6445) (0.	Access 60,2347 60,4699 60,4699 60,6387 60,8690 60,8620 60,4082 60,4082 61,0646 60,4634 61,5216 60,4634 61,5216 60,6638 62,1604 60,9783 62,6640 60,6638 62,6640 60,6638 62,6640 60,66406 612,9920 61,66293 611,7123 611,623	Caseline 60.2532 60.5668 60.2140 60.6890 60.9223 60.9513 60.4551 61.4642 60.5889 61.6412 60.7631 62.3902 61.0915 62.3902 62.1907 62.9925 63.5100 64.4667 67.7348 62.8039 61.02893 67.5616 614.8839 611.8839 611.8589 611.8589 611.8589 611.8589 611.8589 611.8589 611.8589	Access 60 2511 60 2512 60 6832 60 2112 60 6832 60 3181 60 9434 60 4491 61 11 387 60 5319 61 6275 60 7529 62 3107 61 0770 62 3949 62 4107 62 5473 63 47 63 47 65 1960 61 61 48365 61 75857 61 61 5857 61 75857	Baseline	Access 60.2622 60.5247 60.2233 60.7134 60.3362 60.9850 60.4746 61.1889 60.5620 61.6993 60.7565 62.4127 61.1378 62.4127 61.1378 62.4127 61.1378 62.4830 63.1290 63.1290 63.7567 64.6757 67.9903 65.5270 61.08610 67.6547 61.08610 62.0640 616.2625 61.96168 610.8618 611.0831 63.9698 64.7676	Baseline	Access £0.2785 £0.2785 £0.5574 £0.2420 £0.7578 £0.3655 £1.0463 £0.5155 £1.2630 £0.6104 £1.8052 £0.0665 £2.5630 £1.2364 £0.0665 £2.5630 £1.2364	\$9,194 Baseline \$0.2970 \$0.5943 \$0.2649 \$0.8080 \$0.3985 \$1.1156 \$0.5625 \$1.3156 \$0.5625 \$0.4676 \$0.6660	Access 60, 2948 60, 5961 60, 6961 60, 6260 60, 6803 61, 1077 60, 5565 61, 3371 60, 5589 61, 9111 60, 6589 62, 7133 61, 3351 61, 3351 61, 3351 61, 3351 61, 3351 62, 6818 63, 7183 66, 7383 67, 7383 67, 7383 68, 7383 68, 7383 68, 7383 68, 7383 69, 7	Baseline	C25 2220 C3 8566 C4 7675 ACCESS C0 3112 C0 6228 C0 2614 C0 4467 C0 4234 C1 1590 C0 5574 C1 4112 C0 67073 C2 0169 C1 0026 C2 8537 C1 4337 C3 7092 C3 7092 C4 0130 C7 2300 C6 00013 C9 8576 C7 1652 C3 7652 C9 9971 C20 1645 C20 6252 C32 6252 C22 4257 C32 0222 C32 8586 C4 7675	\$5,7255 \$6,988 \$88seline \$0,3295 \$0,05656 \$0,03055 \$0,8967 \$0,4565 \$1,2380 \$0,6441 \$1,4945 \$0,7626 \$2,1359 \$1,0814 \$3,0326 \$2,1359 \$4,3456 \$7,790 \$6,5102 \$1,0806 \$2,7900 \$1,4594 \$1,0808 \$2,19716 \$2,91714 \$2,2007 \$36,7596 \$22,4257 \$25,2220 \$4,7713 \$5,7255	
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Small scale Office Medium scale Office Medium scale Office Medium scale Office Moustrial Scheme new build (50% plot ratio) Industrial scheme intensification (60% plot ratio) Industrial scheme intensification (60% plot ratio) Industrial scheme (houses) Two unit scheme (houses) Two unit scheme (houses) Two unit scheme (houses) Three unit scheme (flats) Four unit scheme (flats) Four unit scheme (houses) Four unit scheme (flats) Four third scheme (flats - lower density) Fifty unit scheme (flats - ligher density) Four bundred unit scheme (flats - ligher density) Four bundred unit scheme (flats - ligher density) Four bundred unit scheme (flats) Four u	No of units	1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00	E12.39 £12.39 £12.39 £12.39 £12.39 £12.39 £12.39 £12.39 £12.39 £12.39 £12.39 £12.39 £12.39 £12.39 £12.39 £12.39 £12.30 £0.40 £0.23 £0.53 £0.30 £0.66 £0.38 £0.92 £0.75 £1.76 £1.17 £1.76 £1.17 £1.76 £1.17 £1.76 £2.93 £2.20 £4.10 £4.10 £4.11 £7.59	Saseline AC CO 2042 CO 2042 CO 4088 CO 1559 CO 5559 CO 5559 CO 3551 CO 7673 CO 3926 CO 5599	COCCESS E CO. 2002 CO. 4045	Boseline £0.2205 £0.4414 £0.1763 £0.6000 £0.2642 £0.6266 £0.3732 £1.0001 £0.4420 £1.4295 £0.6250 £2.0995 £2.0995 £2.0995 £1.7919 £2.4032 £4.5278 £3.535 £4.1918 £8.3535 £4.1918 £8.3535 £1.7919 £2.4475 £1.16889 £1.16889 £1.16889 £1.16889 £1.16889 £1.1689	Access 60.2184 60.4372 60.1725 60.943 60.2599 60.6207 60.3672 60.9905 60.4450 61.4153 60.6148 62.0101 60.8797 62.4469 61.7624 62.3589 64.4551 63.5122 66.0274 64.1039 68.2125 66.0274 64.1039 68.2125 66.0274 67.17624 68.2125	Baseline (C. 2369) (C. 2369) (C. 4741) (C. 2469) (C. 2479) (C. 247	Access 60.2347 60.4699 60.4699 60.4699 60.4699 60.4699 60.4699 60.4694	Baseline CO 2532 CO 2540 CO 25	Access (0.2511 (0.5026 (0.2511 (0.5026 (0.2511 (0.5026 (0.2511 (0.5026 (0.3181 (0.9434 (0.4491 (1.1387 (0.5319 (1.1387 (0.5319 (1.1387 (0.5319 (1.1387 (0.5319 (1.1387 (0.5319 (1.1387 (0.5319 (1.1387 (0.5319 (1.1387 (0.5319 (1.1387 (0.5319	Baseline	Access 60.2622 60.5247 60.2233 60.7134 60.3362 60.9550 60.4746 61.1889 60.5520 61.9555 62.4127 61.1378 62.3333 62.2330 63.1290 63.6362 64.657 64.6757 64.6757 64.6757 64.6757 64.6757 64.6757 64.6757 64.6757 64.6757 64.6757 64.6757 64.6757 64.6757 64.6757 64.6757 64.6757 64.6757 64.6757 64.6757 65.5270 610.6810 67.9547 61.18686 61.18686 61.18686 61.18686 61.18686 61.96168	Baseline	Cocess CO 2785 CO 2785 CO 5574 CO 4626 CO 7578 CO 4626 CO 7578 CO 4626 CO 5574 CO 4626 CO 5574 CO 4626 CO 4	\$9,194 Baseline	Access 60.2948 60.2948 60.5901 60.2920 60.8023 61.0077 60.5586 61.3071 60.6589 61.9111 60.6589 61.9111 60.6589 61.3071 60.6589 61.3071 60.6589 61.3071 60.6589 61.3071 60.6589 62.6618 62.7433 61.3351 61.3351 61.3351 62.244415 62.24457 62.2296 61.86399 62.244415 62.2457 62.2296 61.86399 62.2457 62.2296 61.86399 62.2457 62.2948 62.2948 62.2948 62.2948 62.2948 62.2948 62.5901 62.2948 62.5901 62.2948 62.5901 62.3963 62.7943 61.3371 60.6589 61.3371 61.3351 61.3351 61.3351	Baseline	225 2220	C9 88 E9 88 E9 88 E9 88 E9 89 E9	
Small scale Office Medium scale Office Medium scale Office Medium scale Office Industrial Scheme new build (50% plot ratio) Industrial scheme intensification (60% plot ratio) SECONDARY INDUSTRIAL Description One unit scheme (houses) Two unit scheme (houses) Two unit scheme (flats) Three unit scheme (flats) Three unit scheme (flats) Four unit scheme (flats) Four unit scheme (flats) Five unit scheme (flats) Five unit scheme (flats) Seven unit scheme (flats) Seven unit scheme (flats) Tree unit scheme (flats) Tree unit scheme (flats) Tree unit scheme (flats) Tree unit scheme (flats) Treen unit scheme (flats) Treen unit scheme (flats) Treen unit scheme (flats) Treen unit scheme (flats) Treenty unit scheme (flats) Treenty unit scheme (flats) Treenty unit scheme (flats - ingher density) Fifty unit scheme (flats - ingher density) Fifty unit scheme (flats - ingher density) Seventy unit scheme (flats - ingher density)	No of units	1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00	E12.39 E1	Saseline	COCCESS E CO. 2002 CO. 4045	Boseline 60.24514 60.4753 60.6000 60.2642 60.0206 60.3732 61.6000 60.4200	Access 60.2184 60.4372 60.1984 60.1984 60.2599 60.3672 60.3672 60.3672 60.3672 60.4350 61.4158 62.0101 60.8797 62.4669 62.4650 61.450 63.8436 64.4551 65.3643 66.764 60.36436 60.2667617 60.3667617 60.3667	Baseline C 2009 C 2019 C	Access £0.2469 £0.2469 £0.4698 £0.6820 £0.4682 £0.4682 £0.4683 £0.1604 £0.6838 £0.1604 £0.6838 £0.1604 £0.6838 £0.1604 £0.4634 £1.2664 £0.4638 £1.2606 £1.3618 £2.6649 £1.3618 £2.6649 £1.3618 £2.6649 £1.3618 £2.6649 £1.3618 £2.6649 £1.3618 £2.6649 £1.36293 £1.7744 £3.7453 £0.26706 £1.3628 £0.6888 £0.2689 £0.4688 £0.4688 £0.4688 £0.4688 £0.4688 £0.4688 £0.4688 £0.4688 £0.4688 £0.6688	Baseline 60.2532 60.2140 60.6890 60.3223 60.9513 60	Access C0 2511 C0 2521 C0 2521 C0 2682 C0 3181 C0 9454 C0 4491 C1 10770 C1 8752 C2 3107 C1 0770 C2 3949 C4 3972 C2 3167 C4 3972 C4 3972 C5 4373 C6 4373 C6 4373 C6 4373 C7 529 C7	Baseline	Access 60.2622 60.5247 60.2233 60.77134 60.3362 60.9850 60.4746 61.1889 60.5620 61.1889 60.5620 61.081	Baseline	Access 60.2757 60.2420 60.7578 60.2420 60.7578 60.3652 61.0403 60.5155 61.0403 60.5155 61.0403 60.6104 61.8052 62.4782 62.4824 63.4236 62.478 62.4785 60.6104 61.8052 62.4782 62.4782 63.4236 63.47875	\$9,194 Baseline	Access 60.2948 60.5901 60.6200 60.8023 61.1077 60.5565 61.3371 60.6589 62.7133 61.3351 62.7133 61.3351 62.7839 62.24257 63.6658 62.6618 63.7783 64.7856 62.6658 62.6618 63.7783 64.7839 65.7899 67.8999 67.8999 67.8999 67.8999 67.8999 67.8999 67.8999 67.89999 67.8999	Baseline	225 2220 3 8586 4 7675 ACCESS CO 31112 CO 6228 CO 2614 CO 4234 11 1590 CO 5574 C1 4112 C2 6169 C1 026 C2 8537 C1 4337 C3 7092 C3 7073 C3 7092 C4 7073 C5 7073 C6 7073 C7 7052 C7 7073 C8 7075 C9 7073 C9 70	\$ 19.88 \$ 19.89 \$ 20.3295 \$ 0.329	80.4
Small scale Office Medium scale Office Medium scale Office Medium scale Office Industrial Scheme new build (50% plot ratio) Industrial scheme intensification (60% plot ratio) Industrial scheme intensification (60% plot ratio) Industrial scheme (houses) Two unit scheme (houses) Two unit scheme (houses) Two unit scheme (flats) Four unit scheme (flats) Four unit scheme (flats) Four unit scheme (houses) Five unit scheme (houses) Five unit scheme (flats) Five unit scheme (flats) Seven unit scheme (flats) Five unit scheme (flats - lower density) Fifty unit scheme (flats - lower density) Fifty unit scheme (flats - lower density) One hundred unit scheme (flats - lower density) One hundred unit scheme (flats) Five hundred unit scheme (flats) Four hundred unit scheme (flats) Five unit scheme (houses) Four unit scheme (houses) Five unit scheme (houses) Five unit scheme (houses) Five unit scheme (flats) Five unit	No of units 1 2 2 3 3 4 4 4 4 5 5 7 7 10 20 20 30 50 50 70 100 100 100 100 100 100 100 100 100	1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00	E12.39 £12.39 £12.39 £12.39 £12.39 £12.39 £12.39 £12.39 £12.39 £12.39 £12.39 £12.39 £12.39 £12.39 £12.39 £12.39 £12.30 £0.40 £0.23 £0.53 £0.30 £0.66 £0.38 £0.92 £0.75 £1.76 £1.17 £1.76 £1.17 £1.76 £1.17 £1.76 £1.17 £1.76 £2.93 £2.20 £4.10 £4.10 £3.08 £5.86 £4.40 £4.40 £7.59 £13.19 £7.59	Saseline	COCCESS E CO. 2002 CO. 4045	Boseline 60.2205 60.4414 60.1763 60.6000 60.2642 60.6266 60.3732 61.0001 60.4420 60.2666 60.3732 61.0001 60.4620 60.2666 60.3732 60.6250 62.0295 62.0295 63.0200 64.0200 64.0200 64.0200 65.0400 66.06000 66.0600 66.0600 66.060000 66.06000 66.06000 66.06000 66.06000 66.06000 66.06000 66.06000 66.06000 66.06000 66.06000 66.06000 66.06000 66.06000 66.06000 66.06000 66.06000 66.06000 66.06000 66.060000 66.06000	Access 60.2184 60.4372 60.1934 60.2599 60.6207 60.3672 60.9005 60.4550 61.4158 62.0101 60.8797 62.4469 61.7624 62.3589 64.4551 63.5122 66.0274 64.1039 68.2125 66.0274 67.03666 67.03666 67.036666 67.0366666666666666666666666666666666666	Baseline (C. 2369) C. 4741 C. 2479 C. 2699 C. 2791 C. 2699 C. 2791 C. 2791 C. 2792 C. 2799 C. 2792 C. 2792 C. 2792 C. 2792 C. 2799 C. 2792 C. 2792 C. 2799 C. 2792 C.	Access £0.2497 £0.4699 £0.1618 £0.6387 £0.2890 £0.60820 £0.4082 £1.0646 £0.4634 £1.5216 £0.6638 £2.1604 £0.9783 £2.6705 £1.9416 £2.5542 £4.9462 £3.9553 £6.6496 £1.29920 £11.77123 £1.77123 £1.77123 £1.77123 £2.6706 £1.29920 £1.2993 £1.7712 £1.2993 £1.293 £1.2993 £2.2906 £2.2993	Baseline CO 2532 CO 2540 CO 25	Access C0 2511 C0 5026 C0 2712 C0 6832 C0 2112 C0 6832 C0 3181 C0 9444 C0 4491 C1 137 C0 5319 C1 6275 C0 752 C2 9107 C1 0770 C2 942 C2 1612 C2 9489 C3 181 C4 3972 C5 1960 C5 275 C7 51 0770 C8 51 075 C7 51 077 C7 51	Baseline	Access 60.2622 60.5247 60.2233 60.7134 60.3362 60.9550 60.4746 61.1889 60.5520 61.9555 62.4127 61.1376 63.0383 62.2830 63.1290 65.7567 64.6757 64.6757 64.6810 67.955 62.0840 63.0840 64.6860 64.6860 64.6860 64.6860 65.2860 65.2860 66.0860	Baseline	Coess KO 2787 KO 2787 CO 2575 CO 2575 CO 2576 CO 2576 CO 2576 CO 3662 CO 3664 CO 3662 CO 3664 CO 36	\$9,194 Baseline	Access 60.2948 60.5901 60.2920 60.8023 60.3943 61.1077 60.5586 61.3371 60.6589 61.9111 60.9336 62.7133 61.3351	Baseline	225 2220	\$ 1,988 \$ 29,888 \$ 3,988 \$ 6,0 3,295 \$ 6,0 3,035 \$ 6,0 8,967 \$ 6,0 8,967 \$ 7,900 \$ 6,0 8,967 \$ 7,900 \$ 7,990 \$ 10,800	100.00 (A)
Small scale Office Medium scale Medium scale Secondary INDUSTRIAL Description One unit scheme (houses) Two unit scheme (houses) Two unit scheme (houses) Two unit scheme (fiats) Four unit scheme (fiats) Four unit scheme (fiats) Four unit scheme (fiats) Four unit scheme (fiats) Five unit scheme (fiats) Five unit scheme (fiats) Seven unit scheme (fiats) Seven unit scheme (fiats) Four unit scheme (fiats) Five unit scheme (fiats) Fire unit scheme (fiats) Fire unit scheme (fiats with community use on graphicy unit scheme (fiats) Fire unit scheme (fiats - lower density) Firty unit scheme (fiats - lower density) One hundred unit scheme (fiats - lower density) One hundred unit scheme (fiats - lower density) One hundred unit scheme (fiats) Four unit scheme (houses) Four unit scheme (houses) Freu unit scheme (fiats) Fire unit scheme (fiats) Four unit scheme (fiats) Four unit scheme (fiats) Fire unit scheme (fiats) Four unit scheme (fiats) Fire unit scheme (fiats) Four u	No of units	1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00	E12.39 E0.40 E0.21 E0.40 E0.23 E0.30 E0.66 E0.38 E0.92 E0.75 E1.76 E1.17 E1.76 E1.17 E1.76 E1.76 E1.17 E1.76 E1.76 E1.17 E1.76 E1.76 E1.17 E1.76 E1.17 E1.76 E1.76 E1.77 E1.76 E1.77 E1.76 E1.76 E1.77 E1.76 E1.77 E1.76 E1.77 E1.76 E1.77 E1.77 E1.76 E1.77 E	Saseline	COCCESS E CO COCCESS E CO COCCESS E CO COCCESS E CO COCCESS CO COCCESS CO COCCESS CO COCCESS COCCE	Boseline 60.22015 60.4411 60.1763 60.6000 60.2642 60.0268 60.3732 61.6000 60.4420 61.4295 60.0942 62.0295 60.0942 62.0295 60.0942 64.5276 63.5827 66.1275 64.1016 63.6000 63.6000 63.6000 60.0642 60.0733 60.0000 60.0642 60.0733 60.0000 60.0642 60.0733 60.0000 60.0642 60.0733 60.0000 60.0642 60.0733 60.0000 60.0642 60.0733 60.0000 60.0642 60.0733 60.0000 60.0642 60.0733 60.0000 60.0642 60.0733 60.0000 60.0642 60.0733 60.0000 60.0642 60.0733 60.0000 60.0642 60.0733 60.0000 60.0642 60.0733 60.0000 60.0642 60.0733 60.0000 60.0642 60.0733 60.0000 60.0642 60.0733 60.0000 60.0642 60.0733 60.0000 60.0642 60.0733 60.0000 60.00000 60.0000 60.0000 60.0000 60.0000 60.0000 60.0000 60.00000 60.0000 60.0000 60.0000 60.0000 60.0000 60.0000 60.00000 60.0000 60.0000 60.0000 60.0000 60.0000 60.0000 60.00000 60.0000 60.0000 60.0000 60.0000 60.0000 60.0000 60.00000 60.0000 60.0000 60.0000 60.0000 60.0000 60.0000 60.00000 60.0000 60.0000 60.0000 60.0000 60.0000 60.0000 60.00000 60.0000 60.0000 60.0000 60.0000 60.0000 60.0000 60.00000 60.0000 60.0000 60.0000 60.0000 60.0000 60.0000 60.00000 60.0000 60.0000 60.0000 60.0000 60.0000 60.0000 60.00000 60.0000 60.0000 60.0000 60.0000 60.0000 60.0000 60.00000 60.0000 60.0000 60.0000 60.0000 60.0000 60.0000 60.00000 60.0000 60.0000 60.0000 60.0000 60.0000 60.0000 60.00000 60.0000 60.0000 60.0000 60.0000 60.0000 60.0000 60.00000 60.0000 60.0000 60.0000 60.0000 60.0000 60.0000 60.00000 60.0000 60.0000 60.0000 60.0000 60.0000 60.0000 60.00000 60.0000 60.0000 60.0000 60.0000 60.0000 60.0000 60.00000 60.0000 60.0000 60.0000 60.0000 60.0000 60.0000 60.00000 60.0000 60.00000 60.00000 60.00000 60.000000 60.00000000	Access 60.2184 60.4372 60.1925 60.5943 60.2599 60.3672 60.3672 60.3672 60.4350 61.4158 62.0101 60.8797 62.4469 61.7624 62.3680 61.44620 63.6436 64.4551 65.6436 65.6436 66.6436 66.4436 66.64436 66.6444440 66.6444	Baseline (C. 2479) 6. 24791 6. 24791 6. 24791 6. 24791 6. 2447 6. 2493 6. 29933 6. 2993 6. 247741 6. 2792 6. 2993 6. 2994 6. 2993 6. 2993 6. 2994 6. 2993 6. 2994 6. 2993 6. 2994 6. 2993 6. 2994 6.	Access 60.2499 60.4699 60.6387 60.2690 60.6820 60.4082 61.0646 60.4634 61.5216 60.4638 62.1604 60.9783 62.6706 61.3618 62.6706 61.3618 62.6706 61.3618 62.6706	Baseline 60.2532 60.5508 60.2140 60.6890 60.3223 60.9513 60.4551 61.1483 60.5383 61.6412 60.7631 62.4551 62.9525 63.6036 64.4667 67.7348 62.1907 62.9525 65.5000 64.4667 67.7348 62.1907 62.9525 65.50068 60.2523 60.2589 61.6412 60.6890 61.65890 61.65890 61.65890 61.65890 61.65890 61.65890 61.65890 61.65890 61.65890 61.65890 61.65890 62.2140 60.6890 60.2532 60.0688 60.2582 6	Access C0 2511 C0 5026 C0 2112 C0 6832 C0 3181 C0 9454 C0 4491 C1 16275 C2 3107 C1 0770 C2 8942 C3 1612 C4 965 C4 7676 C5 7676 C5 7676 C7 7677	Baseline	Access 60.2622 60.5247 60.2233 60.77134 60.3362 60.9850 60.4746 61.1889 60.5620 61.19893 62.24127 61.1378 63.0383 62.2630 63.1290 64.7657 67.9947 61.08310 62.0840 62.0840 63.0840 63.0840 63.0840 63.0840 63.0840 63.0840 63.0840 63.0840 63.0840 63.0840 63.0840 63.0840 63.0840 63.0840 63.0840 63.0840 63.0840 63.0840 63.0840 64.7657 64.6757 65.0840 65.0840 66.	Baseline	Access	\$9,194 Baseline \$0.2970 \$0.5943 \$0.8080 \$0.3985 \$1.1156 \$0.5625 \$1.3156 \$0.5625 \$1.3156 \$0.5625 \$1.3156 \$0.5625 \$1.3496 \$0.9437 \$2.7328 \$0.9333 \$18.8913 \$2.8077 \$2.2520 \$0.5943 \$0.9437 \$2.2520 \$0.9333 \$1.8013 \$2.8077 \$2.2520 \$0.9333 \$1.8013 \$2.8077 \$2.2520 \$0.9333 \$1.8013 \$2.8077 \$2.2520 \$0.9333 \$1.8013 \$2.8077 \$2.2520 \$0.9333 \$1.8013 \$2.8077 \$2.2520 \$0.9333 \$1.8013 \$2.8077 \$2.2520 \$0.9437 \$0.9437 \$2.7328 \$2.73496 \$2.7349	Access 60.2948 60.5901, 60.0023 60.0023 60.0023 60.00343 61.1077 60.5565 61.3371 60.0589 62.7133 61.3351, 63.03443 62.7849 62.66.6191 62.7948 60.5901 60.0023	Baseline	225 2220 3 656 4 7675 ACCESS CO 31112 CO 6228 CO 2614 CO 4234 11 1590 CO 5574 C1 4112 C2 07673 C2 07673 C2 0769 C1 4337 C3 7092 C3 7652 C4 0730 C7 2000 C6 0013 C9 8576 C7 1652 C1 4576 C2 6577 C3 7673 C3 7673 C3 7673 C4 07673 C5 7675 C7 1652 C7 7673 C8 7675 C8 7675 C9 7677 C9 7673 C9 7675 C9 7652 C9 7673 C9 7675 C9 7675 C9 7652 C9 7677 C9 7652 C9 7677 C9 7652 C9 7673 C9 7674 C9 7675 C9 7652 C9 7674 C9 7675 C9	\$ 19.88 \$ 19.89 \$ 20.3295 \$ 0.329	80,00
Small scale Office Medium	No of units	1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00	E12.39 £12.39 £12.39 £12.39 £12.39 £12.39 £12.39 £12.39 £12.39 £12.39 £12.39 £12.39 £12.39 £12.39 £12.39 £12.39 £12.39 £12.30 £0.40 £0.23 £0.53 £0.30 £0.66 £0.38 £0.92 £0.75 £1.76 £1.76 £1.77 £1.76 £1.76 £1.77 £1.76 £1.77 £1.76 £1.77 £1.76 £1.77 £1.76 £2.93 £2.20 £4.10 £3.08 £5.28	Saseline	COCCESS E CO. 2002 CO. 4045	Boseline £0.2205 £0.4414 £0.1753 £0.6000 £0.2642 £0.0266 £0.3732 £1.0001 £0.4420 £1.4295 £0.0942 £2.4775 £1.7919 £2.4032 £4.5276 £3.5827 £6.1275 £0.1275 £0.2060	Access 60.2184 60.4372 60.1934 60.2599 60.6207 60.3672 60.9005 60.4550 61.4158 62.0101 60.8797 62.4469 61.7624 62.3589 64.4551 63.5122 66.0274 64.1039 68.2125 66.0274 67.03666 67.03666 67.036666 67.0366666666666666666666666666666666666	Baseline (C. 2369) C. 4741 C. 2479 C. 2699 C. 2791 C. 2699 C. 2791 C. 2791 C. 2792 C. 2799 C. 2792 C. 2792 C. 2792 C. 2792 C. 2799 C. 2792 C. 2792 C. 2799 C. 2792 C.	Access 60.2499 60.4699 60.6387 60.2690 60.6820 60.4082 61.0646 60.4634 61.5216 60.4638 62.1604 60.9783 62.6706 61.3618 62.6706 61.3618 62.6706 61.3618 62.6706	Baseline 60.2532 60.5068 60.2140 60.6890 60.3223 60.9613 60.9613 60.4551 61.1483 60.5589 61.6412 60.7631 62.3502 61.0931 62.3502 61.0931 62.3502 61.0931 62.3502 61.0931 62.3502 61.0931 62.3502 61.0931 62.3502 61.0931 62.3502 61.0931 62.3502 61.0931 62.3502 63.6503 63.65	Access C0 2511 C0 5026 C0 2712 C0 6832 C0 2112 C0 6832 C0 3181 C0 9444 C0 4491 C1 137 C0 5319 C1 6275 C0 752 C2 9469 C2 9469 C3 181 C4 327 C5 1960 C6 3 956 C7 257 C1 077 C1 077 C1 077 C1 077 C1 077 C1 077 C2 9469 C2 9469 C3 956 C4 277 C5 1960 C6 075 C7 5047 C7	Baseline	Access 60.2622 60.5247 60.2233 60.7134 60.3362 60.9550 60.4746 61.1889 60.5520 61.9555 62.4127 61.1378 62.30383 62.2830 63.1290 63.620 64.620 64.6205 64.6757 64.6757 64.6757 65.5270 65.5260	Baseline	COCCESS CO. 2785 CO. 2785 CO. 5574 CO. 2426 CO. 7578 CO. 3652 F. 1 0463 CO. 5155 F. 1 603 CO. 6104 F. 1 8052 F. 2 630 CO. 6104 F. 1 8052 F. 2 630 F. 1 8052 F.	\$9,194 Baseline \$0.2970 \$0.5943 \$0.05943 \$0.05943 \$0.0800 \$0.3985 \$1.1156 \$0.5625 \$1.3466 \$0.5625 \$1.3466 \$0.3563 \$1.3466 \$0.3563 \$0.3613 \$0.3613 \$0.3613 \$0.248077 \$0.25650 \$0.3660 \$0.3985 \$0.3600 \$0.300	Access 60.2948 60.5901 60.5901 60.2920 60.8023 60.3943 61.1077 60.5565 61.3371 60.6589 61.9111 60.9336 62.7133 61.3351	Baseline	225 2220 23 8586 4 775 8 psm Access C0 3112 C0 6228 C0 2814 C0 8467 C0 4234 C1 1600 C0 5974 C1 4112 C2 0169 C1 0026 C2 8637 C1 4337 C3 7092 C2 8637 C3 7092 C3 8656 C4 7565 C5 7 1652 C6 7 1652 C7 200 C6 0013 C7 200 C8 0013 C9 8576 C7 1652 C1 3525 C2 628 C2 224 C3 628 C4 757 C5 757 C7 1652 C	\$ 1,988 \$ 29,888 \$ 3,988 \$ 6,0 3,295 \$ 6,0 3,035 \$ 6,0 8,967 \$ 6,0 8,967 \$ 7,900 \$ 6,0 8,967 \$ 7,900 \$ 7,990 \$ 10,800	1 A 2 O A A A A A A A A A A A A A A A A A



Table 6.37.3: Net zero carbon (operational only)

Net zero carbon A / X £7,130 psm £7,474 psm line NZC A/X Baseline NZC A/X £7,818 psm Baseline NZC A/X £8,506 psm Baseline NZC A/X £8,850 psm Baseline NZC A/X **BLV: EXISTING RESIDENTIAL** BLV (£ m) Baseline No of units Site area 1 One unit scheme (houses) 2 Two unit scheme (houses) 3 Two unit scheme (flats) 0.03 0.05 0.04 £0.38 £0.57 £0.46 £0.86 £0.49 £1.14 £0.65 4 Three unit scheme (houses) 5 Three unit scheme (flats) 6 Four unit scheme (houses) 0.04 0.10 7 Four unit scheme (flats) 8 Five unit scheme (houses)
9 Five unit scheme (flats) 0.18 0.10 0.25 £2.00 £1.14 £2.85 £1.63 10 Seven unit scheme (houses) 11 Seven unit scheme (flats)
12 Ten unit scheme (houses)
13 Ten unit scheme (flats) 14 Twenty unit scheme (houses and flats)
15 Twenty unit scheme (flats)
16 Thirty unit scheme (flats with community use on gro £3.80 £2.54 £3.80 17 Fifty unit scheme (flats - lower density)
18 Fifty unit scheme (flats - higher density) £6.34 £4.75 £8.87 19 Seventy unit scheme (Industrial/employment led sch 19 Seveniy unit scheme (flats - higher density)
20 Seventy unit scheme (flats - higher density)
21 One hundred unit scheme (flats - lower density)
22 One hundred unit scheme (flats - higher density)
23 Two hunded unit scheme (flats)
24 Three hundred unit scheme (flats)
25 Four hundred unit scheme (flats)
35 Six hundred unit scheme (flats) 0.58 1.11 £6.65 100 0.83 £9.5 £19.01 £28.52 £38.03 1.67 26 Six hunded unit scheme (flats)
27 Small scale Office
28 Medium scale Office 600 5.00 £57.04 £11.41 £11.41 29 Industrial Scheme new build (50% plot ratio)
30 Industrial scheme intensification (60% plot ratio) £11.41 BLV: SECONDARY OFFICES Description 1 One unit scheme (houses) 2 Two unit scheme (houses) 3 Two unit scheme (flats) 4 Three unit scheme (houses) £0.62 £0.50 5 Three unit scheme (flats) £0.5 0.04 6 Four unit scheme (houses)
7 Four unit scheme (flats) £1.24 8 Five unit scheme (houses) 9 Five unit scheme (flats) 10 Seven unit scheme (houses) 0.13 0.07 0.18 £1.5 £0.88 £2.17 £1.24 11 Seven unit scheme (flats) 12 Ten unit scheme (flats)
12 Ten unit scheme (flats)
13 Ten unit scheme (flats)
14 Twenty unit scheme (flats)
15 Twenty unit scheme (flats)
16 Thirty unit scheme (flats with community use on gro
17 Fifty unit scheme (flats - lower density)
18 Efficuse scheme (flats - lower density) £3.1 £1.7 £4.1 £2.75 £4.13 £6.88 18 Fifty unit scheme (flats - higher density)
19 Seventy unit scheme (Industrial/employment led sch
20 Seventy unit scheme (flats - higher density) 0.42 0.78 0.58 £5.16 £9.63 £7.23 20 Seventy unit scheme (flats - higher density)
21 One hundred unit scheme (flats - lower density)
22 One hundred unit scheme (flats - higher density)
23 Two hundred unit scheme (flats)
24 Three hundred unit scheme (flats)
25 Four hundred unit scheme (flats)
26 Six hunded unit scheme (flats)
27 Small scale Office
28 Medium scale Office
29 Industrial Scheme new build (50% plot ratio)
30 Industrial scheme intensification (60% plot ratio) £13.7 £10.32 £20.64 2.50 £30.9 £41.29 £61.93 £12.39 £12.39 £12.39 1.00 1.00 £12.39
 £7,130 psm
 £7,474 psm
 £7,818 psm
 £8,162 psm
 £8,506 psm
 £8,850 psm

 eline
 NZC A/X
 Baseline
 NZC A/X
 Bas £9,538 psm £9,880 psm Baseline NZC A/X Baseline NZC A/X BLV: SECONDARY INDUSTRIAL Description
1 One unit scheme (houses)
2 Two unit scheme (houses) No of units BLV (£ m) Baseline 3 Two unit scheme (flats) 0.04 £0.2 4 Three unit scheme (houses 5 Three unit scheme (flats) £0.4 £0.2 6 Four unit scheme (houses)
7 Four unit scheme (flats)
8 Five unit scheme (houses) 0.10 0.06 0.13 0.07 £0.5 £0.3 £0.6 £0.3 9 Five unit scheme (flats) 10 Seven unit scheme (houses) 11 Seven unit scheme (flats) £0.9 £0.5 £1.3 0.25 0.14 0.33 0.22 12 Ten unit scheme (houses) 13 Ten unit scheme (flats)
14 Twenty unit scheme (houses and flats)
15 Twenty unit scheme (flats) £0.7 £1.7 16 Thirty unit scheme (flats with community use on gro 17 Fifty unit scheme (flats - lower density) £1.76 £2.93 £2.20 £4.10 £3.08 18 Fifty unit scheme (flats - higher density)
19 Seventy unit scheme (industrial/employment led s
20 Seventy unit scheme (flats - higher density)
21 One hundred unit scheme (flats - lower density) 0.42 0.78 22 One hundred unit scheme (flats - higher density)
23 Two hunded unit scheme (flats)
24 Three hundred unit scheme (flats)
25 Four hundred unit scheme (flats)
26 Six hunded unit scheme (flats)
27 Small scale Office
28 Martine scale Office £4.40 £8.75 £13.1 0.83 1.67 3.33 5.00 1.00 £17.59 £17.59 £26.38 £5.28 £5.28 £5.28 £5.28 28 Medium scale Office 29 Industrial Scheme new build (50% plot ratio) 30 Industrial scheme intensification (60% plot ratio)
 £7,130 psm
 £7,474 psm
 £7,818 psm
 £8,162 psm
 £8,506 psm
 £8,850 psm
 £9,194 psm
 £9,538 psm
 £9,880 psm

 Baseline
 NZC A/X
 Baseline
 BLV: BACKLANDS, GARDENS ETC Description
1 One unit scheme (houses)
2 Two unit scheme (houses)
3 Two unit scheme (flats) No of units BLV (£ m) £0.0 £0.0 0.03 4 Three unit scheme (houses) £0.0 5 Three unit scheme (flats) 6 Four unit scheme (houses) 0.04 0.10 £0.02 £0.05 7 Four unit scheme (flats) 8 Five unit scheme (flats)
9 Five unit scheme (flats) £0.0 10 Seven unit scheme (houses) £0.0 £0.03 12 Ten unit scheme (houses) 12] Ten unit scheme (flats)
14 Twenty unit scheme (flats)
15 Twenty unit scheme (flats)
16 Thirty unit scheme (flats with community use on gro £0.17 £0.11 £0.17 17 Fifty unit scheme (flats - lower density)
18 Fifty unit scheme (flats - higher density) £0.28 £0.21 0.56 19 Seventy unit scheme (haus-myner densky)
20 Seventy unit scheme (flats - higher density)
21 One hundred unit scheme (flats - higher density)
22 One hundred unit scheme (flats - higher density)
23 Two hunder unit scheme (flats - higher density) 70 100 100 £0.29 £0.56 £0.42 0.58 1.11 23 Two hunded unit scheme (flats)
24 Three hundred unit scheme (flats) 1.67 2.50 £0.83 £1.25 £1.67 25 Four hundred unit scheme (flats) 26 Six hunded unit scheme (flats) £2.50 £0.50 600 27 Small scale Office 28 Medium scale Office 29 Industrial Scheme new build (50% plot ratio)
30 Industrial scheme intensification (60% plot ratio) £0.5 £0.50

Table 6.37.4: Net zero carbon (operational and embodied carbon)

Net zero carbon B / Y
 £7,130 psm
 £7,474 psm
 £7,818 psm

 BLV (£ m)
 Baseline
 NZC A/X
 Baseline
 NZC A/X
 Baseline
 NZC A/X
 BLV: EXISTING RESIDENTIAL £8,162 psm Baseline NZC A/X £8,506 psm Baseline NZC A/X £8,850 psm Baseline NZC A/X No of units Site area 1 One unit scheme (houses) 0.03 0.05 0.04 2 Two unit scheme (houses) 3 Two unit scheme (flats) 4 Three unit scheme (houses) 5 Three unit scheme (flats) £0.86 £0.49 £1.14 6 Four unit scheme (houses) 7 Four unit scheme (flats) 8 Five unit scheme (houses) 9 Five unit scheme (flats) 0.06 0.13 0.07 £0.65 £1.43 £0.81 10 Seven unit scheme (houses)
11 Seven unit scheme (houses)
12 Ten unit scheme (houses)
13 Ten unit scheme (flats)
14 Twenty unit scheme (houses and flats)
15 Twenty unit scheme (flats) £2.00 £1.14 £2.85 £1.63 £3.80 £2.54 0.14 16 Thirty unit scheme (flats with community use on gro 17 Fifty unit scheme (flats - lower density) 18 Fifty unit scheme (flats - higher density) £3.80 £6.34 £4.75 £8.87 £6.65 £12.6 19 Seventy unit scheme (Industrial/employment led sch 20 Seventy unit scheme (flats - higher density) 21 One hundred unit scheme (flats - lower density) 22 One hundred unit scheme (flats - higher density)
23 Two hunded unit scheme (flats)
24 Three hundred unit scheme (flats)
25 Four hundred unit scheme (flats) 0.83 £9.5 £19.0 £28.5 £38.0 26 Six hunded unit scheme (flats)
27 Small scale Office £57.04 28 Medium scale Office
29 Industrial Scheme new build (50% plot ratio)
30 Industrial scheme intensification (60% plot ratio) 1.00 £11.41 £11.41 £11.41 BLV: SECONDARY OFFICES
 £7,130 psm
 £7,474 psm
 £7,818 psm
 £8,162 psm
 £8,506 psm
 £8,850 psm
 £9,194 psm

 BLV (£ m)
 Baseline
 NZC A/X
 £9,538 psm £9,880 psm

Baseline | NZC A/X | Baseline | NZC A/X No of units Description 1 One unit scheme (houses)
2 Two unit scheme (houses)
3 Two unit scheme (flats) 0.03 £0.41 £0.62 £0.50 4 Three unit scheme (houses)
5 Three unit scheme (flats)
6 Four unit scheme (houses) 0.08 0.04 0.10 0.06 £0.9 £0.5 £1.2 £0.7 7 Four unit scheme (flats) 8 Five unit scheme (houses)
9 Five unit scheme (flats)
10 Seven unit scheme (houses) £1.5 £0.8 £2.1 £1.2 £3.1 £1.7 11 Seven unit scheme (flats)
12 Ten unit scheme (houses)
13 Ten unit scheme (flats) 14 Twenty unit scheme (houses and flats)
15 Twenty unit scheme (flats)
16 Thirty unit scheme (flats with community use on gro £4.1 £2.7 £4.1 17 Fifty unit scheme (flats - lower density)
18 Fifty unit scheme (flats - higher density) £6.8 £5.1 £9.6 19 Seventy unit scheme (Industrial/employment led sch 20 Seventy unit scheme (flats - higher density) 21 One hundred unit scheme (flats - lower density) 22 One hundred unit scheme (flats - higher density) £13.7 £10.3 0.83 22 One nunded unit scheme (flats - n 23 Two hunded unit scheme (flats) 24 Three hundred unit scheme (flats) 25 Four hundred unit scheme (flats) 26 Six hunded unit scheme (flats) 27 Small scale Office 28 Medium scale Office £20.6 £30.9 £41.2 1.67 2.50 £61.93 £12.39 600 29 Industrial Scheme new build (50% plot ratio)
30 Industrial scheme intensification (60% plot ratio) BLV: SECONDARY INDUSTRIAL
 £7,130 psm
 £7,474 psm
 £7,818 psm
 £8,162 psm
 £8,58

 Baseline
 NZC A/X
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 £8,506 psm
 £8,505 psm
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20 Seventy unit scheme (flats - higher density)
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25 Four hundred unit scheme (flats)
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26 Six hunded unit scheme (flats)
27 Small scale Office
28 Medium scale Office
29 Industrial Scheme new build (50% plot ratio)
30 Industrial scheme intensification (60% plot ratio) 600 £26.3 £5.28 £5.28 £5.28 BLV: BACKLANDS, GARDENS ETC
 £7,130 psm
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 £7,816 psm
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 eline
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 Description
1 One unit scheme (houses) 2 Two unit scheme (houses)
3 Two unit scheme (flats)
4 Three unit scheme (houses) 0.05 0.04 0.08 £0.0 £0.0 £0.03 £0.03 5 Three unit scheme (flats) 0.04 6 Four unit scheme (houses)
7 Four unit scheme (flats) 8 Five unit scheme (houses) 9 Five unit scheme (flats) £0.06 £0.04 £0.09 10 Seven unit scheme (houses) 11 Seven unit scheme (flats) 12 Ten unit scheme (houses)
13 Ten unit scheme (flats) £0.1 14 Twenty unit scheme (houses and flats)
15 Twenty unit scheme (flats)
16 Thirty unit scheme (flats with community use on gro £0.17 £0.11 £0.17 £0.28 17 Fifty unit scheme (flats - lower density)
18 Fifty unit scheme (flats - higher density)
19 Seventy unit scheme (industrial/employment led sch 0.42 0.78 £0.21 20 Seventy unit scheme (flats - higher density)
21 One hundred unit scheme (flats - lower density)
22 One hundred unit scheme (flats - higher density) £0.2 0.58 £0.56 £0.42 £0.83 23 Two hunded unit scheme (flats)
24 Three hundred unit scheme (flats)
25 Four hundred unit scheme (flats)
26 Six hunded unit scheme (flats) 600 5.00 £2.50 £0.50 £0.50 29 Industrial Scheme new build (50% plot ratio)
30 Industrial scheme intensification (60% plot ratio)



Net Zero Carbon – operational only (scenarios A and X)

Net Zero Carbon scenarios A and X assume a cost uplift of 5% of build costs for residential and 5% for non-residential, as noted in paragraphs 4.19 to 4.20. Emerging work from other authorities (as noted in paragraphs 4.19 to 4.20) confirms that the solutions underlying these costs are capable of achieving net zero carbon standard. The residual land values for these two scenarios are summarised in Table 6.37.3. Table 6.44.1 provides a summary of the change in residual land values for schemes assuming a price point of £8,506 per square metre, which indicates that the reduction in residual land values is typically circa 3.5% to 7%, but with higher reductions on larger schemes and office developments.

Table 6.44.1: Percentage change in residual land values with NZC operational only cost allowances

	Description	No of units	Site area ha	Baseline residual value	Residual reflecting NZC A+X	% change
1	One unit scheme (houses)	1	0.03	£0.264	£0.255	3.68%
2	Two unit scheme (houses)	2	0.05	£0.529	£0.510	3.67%
3	Two unit scheme (flats)	2	0.04	£0.226	£0.211	6.83%
4	Three unit scheme (houses)	3	0.08	£0.719	£0.693	3.68%
5	Three unit scheme (flats)	3	0.04	£0.340	£0.317	6.81%
6	Four unit scheme (houses)	4	0.10	£0.993	£0.956	3.67%
7	Four unit scheme (flats)	4	0.06	£0.481	£0.448	6.79%
8	Five unit scheme (houses)	5	0.13	£1.199	£1.154	3.68%
9	Five unit scheme (flats)	5	0.07	£0.569	£0.530	6.79%
10	Seven unit scheme (houses)	7	0.18	£1.713	£1.650	3.67%
11	Seven unit scheme (flats)	7	0.10	£0.806	£0.750	6.88%
12	Ten unit scheme (houses)	10	0.25	£2.432	£2.343	3.67%
13	Ten unit scheme (flats)	10	0.14	£1.152	£1.073	6.87%
14	Twenty unit scheme (houses and flats)	20	0.33	£3.069	£2.910	5.19%
15	Twenty unit scheme (flats)	20	0.22	£2.313	£2.151	6.97%
16	Thirty unit scheme (flats with community use)	30	0.33	£3.173	£2.906	8.42%
17	Fifty unit scheme (flats - lower density)	50	0.56	£5.829	£5.413	7.15%
18	Fifty unit scheme (flats - higher density)	50	0.42	£4.745	£4.346	8.41%
19	Seventy unit scheme (Industrial/employment led)	70	0.78	£8.091	£7.391	8.65%
20	Seventy unit scheme (flats - higher density)	70	0.58	£5.615	£5.116	8.89%
21	One hundred unit scheme (flats - lower density)	100	1.11	£10.822	£10.016	7.45%
22	One hundred unit scheme (flats - higher density)	100	0.83	£7.818	£7.124	8.88%
23	Two hundred unit scheme (flats)	200	1.67	£15.733	£14.316	9.01%
24	Three hundred unit scheme (flats)	300	2.50	£20.431	£18.385	10.01%
25	Four hundred unit scheme (flats)	400	3.33	£16.750	£13.505	19.37%
26	Six hundred unit scheme (flats)	600	5.00	£20.327	£15.616	23.18%
27	Small scale Office	-	1.00	£10.816	£6.945	35.79%
28	Medium scale Office	-	1.00	£11.063	£6.275	43.28%
29	Industrial Scheme new build (50% plot ratio)		1.00	£3.990	£3.669	8.04%
30	Industrial scheme intensification (60% plot ratio)	•	1.00	£4.788	£4.403	8.04%

6.45 ome cases, the impact of the additional cost is significant, but this is where the starting residual land



value is very low. In the main, the impact is relatively modest, at circa 6%. This reduction is unlikely to have any significant impact on the deliverability of developments.

Net Zero Carbon – operational and embodied carbon (scenarios B and Y)

6.46 Net Zero Carbon scenarios B and Y seek assume a cost uplift of 15% of build costs for both residential and non-residential to address both operational and embodied carbon, as noted in paragraphs 4.15 to 4.17. The residual land values for these two scenarios are summarised in Table 6.37.4. Table 6.46.1 provides a summary of the change in residual land values for schemes assuming a price point of £8,506 per square metre.

Table 6.46.1: Percentage change in residual land values with cost allowances for NZC operational and embodied carbon

	Description	No of units	Site area ha	Baseline residual value	Residual reflecting NZC B + Y	% change
1	One unit scheme (houses)	1	0.03	£0.264	£0.235	11.03%
2	Two unit scheme (houses)	2	0.05	£0.529	£0.471	11.02%
3	Two unit scheme (flats)	2	0.04	£0.226	£0.180	20.50%
4	Three unit scheme (houses)	3	0.08	£0.719	£0.640	11.03%
5	Three unit scheme (flats)	3	0.04	£0.340	£0.271	20.42%
6	Four unit scheme (houses)	4	0.10	£0.993	£0.884	11.02%
7	Four unit scheme (flats)	4	0.06	£0.481	£0.383	20.38%
8	Five unit scheme (houses)	5	0.13	£1.199	£1.066	11.03%
9	Five unit scheme (flats)	5	0.07	£0.569	£0.453	20.36%
10	Seven unit scheme (houses)	7	0.18	£1.713	£1.524	11.02%
11	Seven unit scheme (flats)	7	0.10	£0.806	£0.639	20.64%
12	Ten unit scheme (houses)	10	0.25	£2.432	£2.164	11.02%
13	Ten unit scheme (flats)	10	0.14	£1.152	£0.915	20.62%
14	Twenty unit scheme (houses and flats)	20	0.33	£3.069	£2.591	15.56%
15	Twenty unit scheme (flats)	20	0.22	£2.313	£1.829	20.91%
16	Thirty unit scheme (flats with community use)	30	0.33	£3.173	£2.366	25.42%
17	Fifty unit scheme (flats - lower density)	50	0.56	£5.829	£4.580	21.44%
18	Fifty unit scheme (flats - higher density)	50	0.42	£4.745	£3.540	25.40%
19	Seventy unit scheme (Industrial/employment led)	70	0.78	£8.091	£5.991	25.96%
20	Seventy unit scheme (flats - higher density)	70	0.58	£5.615	£4.118	26.66%
21	One hundred unit scheme (flats - lower density)	100	1.11	£10.822	£8.401	22.37%
22	One hundred unit scheme (flats - higher density)	100	0.83	£7.818	£5.716	26.89%
23	Two hundred unit scheme (flats)	200	1.67	£15.733	£11.443	27.27%
24	Three hundred unit scheme (flats)	300	2.50	£20.431	£14.285	30.08%
25	Four hundred unit scheme (flats)	400	3.33	£16.750	£6.985	58.30%
26	Six hundred unit scheme (flats)	600	5.00	£20.327	£6.085	70.06%
27	Small scale Office	-	1.00	£10.816	-£0.808	107.5%
28	Medium scale Office	-	1.00	£11.063	-£3.347	130.3%
29	Industrial Scheme new build (50% plot ratio)	-	1.00	£3.990	£3.027	24.12%
30	Industrial scheme intensification (60% plot ratio)	-	1.00	£4.788	£3.633	24.12%

6.47 The impact of this scenario on the residual land values is higher, with a typical reduction of between circa 10 and 20% from the baseline residuals. In some cases, the percentage change is much higher,



but this is typically where the starting residual land values are relatively low and the introduction of any cost increase will have a disproportionate impact on the residual land value. However, it should be noted that most schemes remain viable after the requirement has been applied (where they were viable at the baseline). Some flexible application of policies may be required in cases where the policy costs result in a significant reduction in residual land value.

Cumulative impact of emerging policies

- In addition to testing the emerging policies individually, we have also tested their cumulative impact on the residual land values generated by the development typologies. This introduces the policies individually so their cumulative impact can be seen, in the following order: EV charging; BNG/UGF; Accessibility; NZC scenarios A and X (operational carbon only); and NZC scenarios B and Y (both operational and embodied carbon). The results are summarised in a similar format to the other tables, showing the impact of policies at each price point (£7,130 to £9,880 per square metre) and also comparing the residual land values to each of the four benchmark land values. The results are summarised in tables 6,48.1 to 6,48.9.
- In these tables, the column headed "baseline" shows the residual land value assuming 50% affordable housing and other adopted Plan policies. The columns to the right then apply the emerging policies which are identified as having a cost impact on a cumulative basis. Where cells are green, the residual land value is higher than the relevant benchmark land value (all four benchmarks are tested). Conversely, where the cells are shaded red, the residual land value is lower than the benchmark land value.
- 6.50 The results present a mixed outcome, with high levels of viability against benchmark land values 3 and 4 (secondary industrial and undeveloped land respectively) in most areas, although flatted schemes are less viable in the lower value areas. The introduction of additional policy costs, while in themselves relatively modest, may have a disproportionate impact on residual land values where they are low before the policy requirement is applied. In these situations, some flexibility in terms of affordable housing tenures or overall percentages may be required for schemes to come forward.
- 6.51 There are a number of cases where viable schemes become unviable when the costs of embodied carbon are factored into the appraisals. This is unsurprising, given that the additional cost equates to 15% of base constructions costs, compared to a 5% cost uplift for operational carbon only. The costs of addressing embodied carbon are likely to reduce over time as developers invest more in technical solutions. Furthermore, some specialists in this area are already arguing that the costs of addressing embodied carbon may be cost neutral.



Table 6.48.1: Cumulative impact of policies with 50% affordable housing – price point of £7,130 per square metre

RICHMOND LOCAL PLAN VIABILITY TESTING Aff Hsg: 50% Mkt value: £7,130 per square metre

Site ref	Site	No of units	BLV	including affordable housing @ 50%	EV charging	BNG/UGF	Accessibility	NZC Operational Only	NZC Operational and Embodied
1	One unit scheme (houses)	1	380,267	165,903	165,462	165,108	162,649	152,795	133,087
2	Two unit scheme (houses)	2	570,400	332,212	331,329	330,622	325,704	305,996	266,579
3	Two unit scheme (flats)	2	456,320	111,563	111,034	110,472	107,409	91,781	60,526
4	Three unit scheme (houses)	3	855,600	451,448	450,123	449,162	442,472	415,659	362,034
5	Three unit scheme (flats)	3	488,914	168,599	167,804	166,961	162,368	138,926	92,041
6	Four unit scheme (houses)	4	1,140,800	623,593	621,827	620,500	611,268	574,271	500,278
7	Four unit scheme (flats)	4	651,886	238,520	237,461	236,273	229,801	196,774	130,720
8	Five unit scheme (houses)	5	1,426,000	752,414	750,206	748,605	737,452	692,764	603,389
9	Five unit scheme (flats)	5	814,857	282,739	281,415	280,010	272,355	233,284	155,144
10	Seven unit scheme (houses)	7 1	1,996,400	1,075,678	1,072,588	1,070,299	1,054,366	990,519	862,828
11	Seven unit scheme (flats)	7	1,140,800	399,359	397,518	395,504	384,513	328,430	216,265
12	Ten unit scheme (houses)	10 أ	2,852,000	1,527,126	1,522,712	1,519,462	1,496,837	1,406,178	1,224,861
13	Ten unit scheme (flats)	10	1,629,714	571,904	569,276	566,396	550,696	470,578	310,342
14	Twenty unit scheme (houses and flats)	20	3,802,667	1,744,564	1,735,871	1,730,083	1,696,133	1,534,959	1,212,610
15	Twenty unit scheme (flats)	20	2,535,111	1,144,811	1,139,596	1,133,733	1,101,773	938,674	612,476
16	Thirty unit scheme (flats with community use on ground floor)	30 أ	3,802,667	1,443,281	1,438,070	1,428,184	1,380,284	1,106,543	559,062
17	Fifty unit scheme (flats - lower density)	50	6,337,778	2,933,887	2,925,322	2,910,062	2,831,341	2,404,083	1,549,559
18	Fifty unit scheme (flats - higher density)	50	4,753,333	2,153,571	2,144,885	2,130,053	2,053,734	1,644,408	825,757
19	Seventy unit scheme (Industrial/employment led scheme)	70	8,872,889	3,769,632	3,757,836	3,731,935	3,623,512	2,916,852	1,502,703
20	Seventy unit scheme (flats - higher density)	70	6,654,667	2,469,181	2,457,385	2,439,129	2,344,002	1,839,299	822,241
21	One hundred unit scheme (flats - lower density)	100	12,675,556	5,402,818	5,386,215	5,356,772	5,202,321	4,375,917	2,723,111
22	One hundred unit scheme (flats - higher density)	100	9,506,667	3,394,429	3,377,591	3,351,878	3,216,098	2,503,944	1,079,637
23	Two hunded unit scheme (flats)	200	19,013,333	6,848,235	6,815,086	6,762,657	6,486,710	5,033,427	2,102,256
24	Three hundred unit scheme (flats)	300	28,520,000	7,954,208	7,905,929	7,831,248	7,429,351	5,329,284	1,110,978
25	Four hundred unit scheme (flats)	400	38,026,667	267,613	203,323	83,355	-461,955	-3,880,183	-10,787,562
26	Six hunded unit scheme (flats)	600	57,040,000	-3,064,093	-3,161,768	-3,342,489	-4,155,575	-9,169,066	-19,335,630
27	Small scale Office	-	11,408,000	-12,854,232	-12,854,232	-13,002,369	-13,002,369	-16,934,994	-24,800,244
28	Medium scale Office	-	11,408,000	-18,062,961	-18,062,961	-18,246,127	-18,246,127	-23,110,508	-32,839,269
29	Industrial Scheme new build (50% plot ratio)	-	11,408,000	2,357,175	2,357,175	2,344,570	2,344,570	2,023,160	1,380,340
30	Industrial scheme intensification (60% plot ratio)		11,408,000	2.828.610	2,828,610	2,813,484		2,427,792	1,656,408

BLV 2:	Secondary	offices

Site ref	Site	No of units	BLV	including affordable housing @ 50%	EV charging	BNG/UGF	Accessibility	NZC Operational Only	NZC Operational and Embodied
1	One unit scheme (houses)	1	412,887	165,903	165,462	165,108	162,649	152,795	133,087
2	Two unit scheme (houses)	2	619,330	332,212	331,329	330,622	325,704	305,996	266,579
3	Two unit scheme (flats)	2	495,464	111,563	111,034	110,472	107,409	91,781	60,526
4	Three unit scheme (houses)	3	928,995	451,448	450,123	449,162	442,472	415,659	362,034
5	Three unit scheme (flats)	3	530,854	168,599	167,804	166,961	162,368	138,926	92,041
6	Four unit scheme (houses)	4	1,238,660	623,593	621,827	620,500	611,268	574,271	500,278
7	Four unit scheme (flats)	4	707,806	238,520	237,461	236,273	229,801	196,774	130,720
8	Five unit scheme (houses)	5	1,548,325	752,414	750,206	748,605	737,452	692,764	603,389
9	Five unit scheme (flats)	5	884,757	282,739	281,415	280,010	272,355	233,284	155,144
10	Seven unit scheme (houses)	7	2,167,655	1,075,678	1,072,588	1,070,299	1,054,366	990,519	862,828
11	Seven unit scheme (flats)	7	1,238,660	399,359	397,518	395,504	384,513	328,430	216,265
12	Ten unit scheme (houses)	10	3,096,650	1,527,126	1,522,712	1,519,462	1,496,837	1,406,178	1,224,861
13	Ten unit scheme (flats)	10	1,769,514	571,904	569,276	566,396	550,696	470,578	310,342
14	Twenty unit scheme (houses and flats)	20	4,128,867	1,744,564	1,735,871	1,730,083	1,696,133	1,534,959	1,212,610
15	Twenty unit scheme (flats)	20	2,752,578	1,144,811	1,139,596	1,133,733	1,101,773	938,674	612,476
16	Thirty unit scheme (flats with community use on ground floor)	30	4,128,867	1,443,281	1,438,070	1,428,184	1,380,284	1,106,543	559,062
17	Fifty unit scheme (flats - lower density)	50	6,881,444	2,933,887	2,925,322	2,910,062	2,831,341	2,404,083	1,549,559
18	Fifty unit scheme (flats - higher density)	50	5,161,083	2,153,571	2,144,885	2,130,053	2,053,734	1,644,408	825,757
19	Seventy unit scheme (Industrial/employment led scheme)	70	9,634,022	3,769,632	3,757,836	3,731,935	3,623,512	2,916,852	1,502,703
20	Seventy unit scheme (flats - higher density)	70	7,225,516	2,469,181	2,457,385	2,439,129	2,344,002	1,839,299	822,241
21	One hundred unit scheme (flats - lower density)	100	13,762,888	5,402,818	5,386,215	5,356,772	5,202,321	4,375,917	2,723,111
22	One hundred unit scheme (flats - higher density)	100	10,322,166	3,394,429	3,377,591	3,351,878	3,216,098	2,503,944	1,079,637
23	Two hunded unit scheme (flats)	200	20,644,333	6,848,235	6,815,086	6,762,657	6,486,710	5,033,427	2,102,256
24	Three hundred unit scheme (flats)	300	30,966,499	7,954,208	7,905,929	7,831,248	7,429,351	5,329,284	1,110,978
25	Four hundred unit scheme (flats)	400	41,288,665	267,613	203,323	83,355	-461,955	-3,880,183	-10,787,562
26	Six hunded unit scheme (flats)	600	61,932,998	-3,064,093	-3,161,768	-3,342,489	-4,155,575	-9,169,066	-19,335,630
27	Small scale Office	-	12,386,600	-12,854,232	-12,854,232	-13,002,369	-13,002,369	-16,934,994	-24,800,244
28	Medium scale Office	-	12,386,600	-18,062,961	-18,062,961	-18,246,127	-18,246,127	-23,110,508	-32,839,269
29	Industrial Scheme new build (50% plot ratio)	-	12,386,600	2,357,175	2,357,175	2,344,570	2,344,570	2,023,160	1,380,340
30	Industrial scheme intensification (60% plot ratio)	-	12,386,600	2,828,610	2,828,610	2,813,484	2,813,484	2,427,792	1,656,408

BLV	3:	Seco	ondary	industrial	

Site ref	Site	No of units	BLV	including affordable housing @ 50%	EV charging	BNG/UGF	Accessibility	NZC Operational Only	NZC Operational and Embodied
1	One unit scheme (houses)	1	BLV	165,903	165,462	165,108	162,649	152,795	133,087
2	Two unit scheme (houses)	2	175,858	332,212	331,329	330,622	325,704	305,996	266,579
3	Two unit scheme (flats)	2	263,788	111,563	111,034	110,472	107,409	91,781	60,526
4	Three unit scheme (houses)	3	211,030	451,448	450,123	449,162	442,472	415,659	362,034
5	Three unit scheme (flats)	3	395,681	168,599	167,804	166,961	162,368	138,926	92,041
6	Four unit scheme (houses)	4	226,104	623,593	621,827	620,500	611,268	574,271	500,278
7	Four unit scheme (flats)	4	527,575	238,520	237,461	236,273	229,801	196,774	130,720
8	Five unit scheme (houses)	5	301,472	752,414	750,206	748,605	737,452	692,764	603,389
9	Five unit scheme (flats)	5	659,469	282,739	281,415	280,010	272,355	233,284	
10	Seven unit scheme (houses)	7	376,839	1,075,678	1,072,588	1,070,299	1,054,366	990,519	862,828
11	Seven unit scheme (flats)	7	923,257	399,359		395,504	384,513	328,430	216,265
12	Ten unit scheme (houses)	10	527,575	1,527,126	1,522,712	1,519,462	1,496,837	1,406,178	1,224,861
13	Ten unit scheme (flats)	10	1,318,938	571,904	569,276	566,396	550,696	470,578	310,342
14	Twenty unit scheme (houses and flats)	20	753,679	1,744,564	1,735,871	1,730,083	1,696,133	1,534,959	1,212,610
15	Twenty unit scheme (flats)	20	1,758,584	1,144,811	1,139,596	1,133,733	1,101,773	938,674	612,476
16	Thirty unit scheme (flats with community use on ground floor)	30	1,172,389	1,443,281	1,438,070	1,428,184	1,380,284	1,106,543	559,062
17	Fifty unit scheme (flats - lower density)	50	1,758,584	2,933,887	2,925,322	2,910,062	2,831,341	2,404,083	1,549,559
18	Fifty unit scheme (flats - higher density)	50	2,930,974	2,153,571	2,144,885	2,130,053	2,053,734	1,644,408	825,757
19	Seventy unit scheme (Industrial/employment led scheme)	70	2,198,230	3,769,632	3,757,836	3,731,935	3,623,512	2,916,852	1,502,703
20	Seventy unit scheme (flats - higher density)	70	4,103,363	2,469,181	2,457,385	2,439,129			
21	One hundred unit scheme (flats - lower density)	100	3,077,522	5,402,818	5,386,215	5,356,772	5,202,321	4,375,917	2,723,111
22	One hundred unit scheme (flats - higher density)	100	5,861,947	3,394,429	3,377,591	3,351,878	3,216,098	2,503,944	1,079,637
23	Two hunded unit scheme (flats)	200	4,396,460	6,848,235	6,815,086	6,762,657	6,486,710	5,033,427	2,102,256
24	Three hundred unit scheme (flats)	300	8,792,921	7,954,208	7,905,929	7,831,248	7,429,351	5,329,284	1,110,978
25	Four hundred unit scheme (flats)	400	13,189,381	267,613	203,323	83,355	-461,955	-3,880,183	-10,787,562
26	Six hunded unit scheme (flats)	600	17,585,842	-3,064,093	-3,161,768	-3,342,489	-4,155,575	-9,169,066	-19,335,630
27	Small scale Office	-	26,378,763	-12,854,232	-12,854,232	-13,002,369	-13,002,369	-16,934,994	-24,800,244
28	Medium scale Office	- 1	5,275,753	-18,062,961	-18,062,961	-18,246,127	-18,246,127	-23,110,508	-32,839,269
	Industrial Scheme new build (50% plot ratio)	-	5,275,753	2,357,175	2,357,175	2,344,570	2,344,570	2,023,160	1,380,340
30	Industrial scheme intensification (60% plot ratio)	-	5,275,753	2,828,610	2,828,610	2,813,484	2,813,484	2,427,792	1,656,408

BLV 4: Backlands/gardens/other undeveloped land

				including affordable housing @				NZC Operational	NZC Operational
Site ref	Site	No of units	BLV	50%	EV charging	BNG/UGF	Accessibility	Only	and Embodied
1	One unit scheme (houses)	1	500,000	165,903					133,087
2	Two unit scheme (houses)	2		332,212	331,329	330,622	325,704	305,996	266,579
3	Two unit scheme (flats)	2	BLV	111,563					
4	Three unit scheme (houses)	3	16,667	451,448	450,123	449,162		415,659	362,034
5	Three unit scheme (flats)	3	25,000	168,599	167,804	166,961	162,368	138,926	92,041
6	Four unit scheme (houses)	4	20,000	623,593	621,827	620,500		574,271	500,278
7	Four unit scheme (flats)	4	37,500	238,520	237,461	236,273	229,801	196,774	130,720
8	Five unit scheme (houses)	5	21,429	752,414	750,206	748,605	737,452	692,764	603,389
9	Five unit scheme (flats)	5	50,000	282,739	281,415	280,010		233,284	155,144
10	Seven unit scheme (houses)	7	28,571	1,075,678	1,072,588	1,070,299	1,054,366	990,519	862,828
11	Seven unit scheme (flats)	7	62,500	399,359	397,518	395,504	384,513	328,430	216,265
12	Ten unit scheme (houses)	10	35,714	1,527,126	1,522,712	1,519,462	1,496,837	1,406,178	
13	Ten unit scheme (flats)	10	87,500	571,904	569,276	566,396		470,578	
14	Twenty unit scheme (houses and flats)	20	50,000	1,744,564	1,735,871	1,730,083	1,696,133	1,534,959	1,212,610
15	Twenty unit scheme (flats)	20	125,000	1,144,811	1,139,596	1,133,733	1,101,773	938,674	612,476
16	Thirty unit scheme (flats with community use on ground floor)	30	71,429	1,443,281	1,438,070	1,428,184	1,380,284	1,106,543	559,062
17	Fifty unit scheme (flats - lower density)	50	166,667	2,933,887	2,925,322	2,910,062	2,831,341		1,549,559
18	Fifty unit scheme (flats - higher density)	50	111,111	2,153,571	2,144,885	2,130,053	2,053,734		
19	Seventy unit scheme (Industrial/employment led scheme)	70	166,667	3,769,632	3,757,836	3,731,935			
20	Seventy unit scheme (flats - higher density)	70	277,778	2,469,181	2,457,385	2,439,129	2,344,002	1,839,299	822,241
21	One hundred unit scheme (flats - lower density)	100	208,333	5,402,818	5,386,215	5,356,772	5,202,321	4,375,917	2,723,111
22	One hundred unit scheme (flats - higher density)	100	388,889	3,394,429	3,377,591	3,351,878	3,216,098	2,503,944	1,079,637
23	Two hunded unit scheme (flats)	200	291,667	6,848,235	6,815,086	6,762,657	6,486,710	5,033,427	2,102,256
24	Three hundred unit scheme (flats)	300	555,556	7,954,208	7,905,929	7,831,248	7,429,351	5,329,284	1,110,978
25	Four hundred unit scheme (flats)	400	416,667	267,613	203,323	83,355	-461,955	-3,880,183	-10,787,562
26	Six hunded unit scheme (flats)	600	833,333	-3,064,093	-3,161,768	-3,342,489	-4,155,575	-9,169,066	-19,335,630
27	Small scale Office	-	1,250,000	-12,854,232	-12,854,232	-13,002,369	-13,002,369	-16,934,994	-24,800,244
28	Medium scale Office	-	1,666,667	-18,062,961	-18,062,961	-18,246,127	-18,246,127	-23,110,508	-32,839,269
29	Industrial Scheme new build (50% plot ratio)	-	2,500,000	2,357,175	2,357,175	2,344,570	2,344,570	2,023,160	1,380,340
30	Industrial scheme intensification (60% plot ratio)	-	500,000	2,828,610	2,828,610	2,813,484	2,813,484	2,427,792	1,656,408



Table 6.48.2: Cumulative impact of policies with 50% affordable housing – price point of £7,474 per square metre

Aff Hsg: Mkt value: RICHMOND LOCAL PLAN VIABILITY TESTING £7,474 per square metre

Site ref	Site	No of units	BLV	including affordable housing @ 50%	EV charging	BNG/UGF	Accessibility	NZC Operational Only	NZC Operational and Embodied
1	One unit scheme (houses)	1	398,613	178,471	178,030	177,676	175,218	165,363	145,655
2	Two unit scheme (houses)	2	597,920	357,349	356,467	355,760	350,841	331,133	291,716
3	Two unit scheme (flats)	2	478,336	126,471	125,940	125,379	122,317	106,689	75,432
4	Three unit scheme (houses)	3	896,880	485,647	484,322	483,361	476,670	449,857	396,232
5	Three unit scheme (flats)	3	512,503	190,959	190,164	189,322	184,728	161,286	114,402
6	Four unit scheme (houses)	4	1,195,840	670,781	669,015	667,689	658,456	621,459	547,465
7	Four unit scheme (flats)	4	683,337	270,023	268,964	267,777	261,305	228,278	162,223
8	Five unit scheme (houses)	5	1,494,800	809,410	807,203	805,601	794,449	749,761	660,386
9	Five unit scheme (flats)	5	854,171	320,007	318,683	317,278	309,622	270,552	192,411
10	Seven unit scheme (houses)	7	2,092,720	1,157,111	1,154,021	1,151,732	1,135,799	1,071,953	944,260
11	Seven unit scheme (flats)	7	1,195,840	452,476	450,636	448,620	437,630	381,548	269,382
12	Ten unit scheme (houses)	10	2,989,600	1,642,757	1,638,343	1,635,093	1,612,468	1,521,810	1,340,493
13	Ten unit scheme (flats)	10	1,708,343	647,786	645,157	642,278	626,578	546,460	386,223
14	Twenty unit scheme (houses and flats)	20	3,986,133	1,916,599	1,907,907	1,902,118	1,868,169	1,706,994	1,384,645
15	Twenty unit scheme (flats)	20	2,657,422	1,298,189	1,292,973	1,287,111	1,255,150	1,092,051	765,853
16	Thirty unit scheme (flats with community use on ground floor)	30	3,986,133	1,671,904	1,666,693	1,656,806	1,608,906	1,335,166	787,684
17	Fifty unit scheme (flats - lower density)	50	6,643,556	3,311,664	3,303,100	3,287,840	3,209,119	2,785,120	1,930,597
18	Fifty unit scheme (flats - higher density)	50	4,982,667	2,496,406	2,487,721	2,472,889	2,396,569	1,987,243	1,168,592
19	Seventy unit scheme (Industrial/employment led scheme)	70	9,300,978	4,248,405	4,236,608	4,210,707	4,102,284	3,395,625	1,982,304
20	Seventy unit scheme (flats - higher density)	70	6,975,733	2,889,235	2,877,439	2,859,183	2,764,057	2,259,353	1,247,134
21	One hundred unit scheme (flats - lower density)	100	13,287,111	6,117,762	6,101,159	6,071,715	5,919,114	5,097,046	3,444,240
22	One hundred unit scheme (flats - higher density)	100	9,965,333	3,989,900	3,973,063	3,947,351	3,811,570	3,099,416	1,675,109
23	Two hunded unit scheme (flats)	200	19,930,667	8,046,732	8,013,583	7,961,154	7,685,207	6,231,924	3,314,596
24	Three hundred unit scheme (flats)	300	29,896,000	9,652,087	9,603,807	9,529,127	9,127,230	7,045,598	2,839,040
25	Four hundred unit scheme (flats)	400	39,861,333	2,524,882	2,460,593	2,340,625	1,805,466	-1,559,330	-8,430,859
26	Six hunded unit scheme (flats)	600	59,792,000	215,055	120,085	-56,415	-858,154	-5,842,610	-15,956,978
27	Small scale Office	-	11,958,400	-12,854,232	-12,854,232	-13,002,369	-13,002,369	-16,934,994	-24,800,244
28	Medium scale Office	- 1	11,958,400	-18,062,961	-18,062,961	-18,246,127	-18,246,127	-23,110,508	-32,839,269
29	Industrial Scheme new build (50% plot ratio)	-	11,958,400	2,357,175	2,357,175	2,344,570	2,344,570	2,023,160	1,380,340
30	Industrial scheme intensification (60% plot ratio)	- 1	11,958,400	2.828.610	2.828.610	2.813.484	2.813.484		1,656,408

BLV	2: :	Seconda	ary o	ffices

Site ref	Site	No of units	BLV	including affordable housing @ 50%	EV charging	BNG/UGF	Accessibility	NZC Operational Only	NZC Operational and Embodied
1	One unit scheme (houses)	1	412,887	178,471	178,030	177,676	175,218	165,363	145,659
2	Two unit scheme (houses)	2	619,330	357,349	356,467	355,760	350,841	331,133	291,710
3	Two unit scheme (flats)	2	495,464	126,471	125,940	125,379	122,317	106,689	75,43
4	Three unit scheme (houses)	3	928,995	485,647	484,322	483,361	476,670	449,857	396,23
5	Three unit scheme (flats)	3	530,854	190,959	190,164	189,322	184,728	161,286	114,40
6	Four unit scheme (houses)	4	1,238,660	670,781	669,015	667,689	658,456	621,459	547,46
7	Four unit scheme (flats)	4	707,806	270,023	268,964	267,777	261,305	228,278	162,22
8	Five unit scheme (houses)	5	1,548,325	809,410	807,203	805,601	794,449	749,761	660,38
9	Five unit scheme (flats)	5	884,757	320,007	318,683	317,278	309,622	270,552	192,41
10	Seven unit scheme (houses)	7	2,167,655	1,157,111	1,154,021	1,151,732	1,135,799	1,071,953	944,26
11	Seven unit scheme (flats)	7	1,238,660	452,476	450,636	448,620	437,630	381,548	269,38
12	Ten unit scheme (houses)	10	3,096,650	1,642,757	1,638,343	1,635,093	1,612,468	1,521,810	1,340,49
13	Ten unit scheme (flats)	10	1,769,514	647,786	645,157	642,278	626,578	546,460	386,22
14	Twenty unit scheme (houses and flats)	20	4,128,867	1,916,599	1,907,907	1,902,118	1,868,169	1,706,994	1,384,64
15	Twenty unit scheme (flats)	20	2,752,578	1,298,189	1,292,973	1,287,111	1,255,150	1,092,051	765,85
16	Thirty unit scheme (flats with community use on ground floor)	30	4,128,867	1,671,904	1,666,693	1,656,806	1,608,906	1,335,166	787,68
17	Fifty unit scheme (flats - lower density)	50	6,881,444	3,311,664	3,303,100	3,287,840	3,209,119	2,785,120	1,930,59
18	Fifty unit scheme (flats - higher density)	50	5,161,083	2,496,406	2,487,721	2,472,889	2,396,569	1,987,243	1,168,59
19	Seventy unit scheme (Industrial/employment led scheme)	70	9,634,022	4,248,405	4,236,608	4,210,707	4,102,284	3,395,625	1,982,30
20	Seventy unit scheme (flats - higher density)	70	7,225,516	2,889,235	2,877,439	2,859,183	2,764,057	2,259,353	1,247,13
21	One hundred unit scheme (flats - lower density)	100	13,762,888	6,117,762	6,101,159	6,071,715	5,919,114	5,097,046	3,444,24
22	One hundred unit scheme (flats - higher density)	100	10,322,166	3,989,900	3,973,063	3,947,351	3,811,570	3,099,416	1,675,10
23	Two hunded unit scheme (flats)	200	20,644,333	8,046,732	8,013,583	7,961,154	7,685,207	6,231,924	3,314,59
24	Three hundred unit scheme (flats)	300	30,966,499	9,652,087	9,603,807	9,529,127	9,127,230	7,045,598	2,839,04
25	Four hundred unit scheme (flats)	400	41,288,665	2,524,882	2,460,593	2,340,625	1,805,466	-1,559,330	-8,430,85
26	Six hunded unit scheme (flats)	600	61,932,998	215,055	120,085	-56,415	-858,154	-5,842,610	-15,956,97
27	Small scale Office	- 1	12,386,600	-12,854,232	-12,854,232	-13,002,369	-13,002,369	-16,934,994	-24,800,24
28	Medium scale Office	-	12,386,600	-18,062,961	-18,062,961	-18,246,127	-18,246,127	-23,110,508	-32,839,26
29	Industrial Scheme new build (50% plot ratio)	-	12,386,600	2,357,175	åå	2.344.570		2,023,160	1.380.34
30	Industrial scheme intensification (60% plot ratio)	-	12,386,600	2,828,610		2,813,484			1,656,40

LV	3:	Seco	ondary	indu	strial

Site ref	Site	No of units	BLV	including affordable housing @ 50%	EV charging	BNG/UGF	Accessibility	NZC Operational Only	NZC Operational and Embodied
1	One unit scheme (houses)	1	BLV	178,471	178,030	177,676	175,218	165,363	145,655
2	Two unit scheme (houses)	2	175,858	357,349	356,467	355,760	350,841	331,133	291,716
3	Two unit scheme (flats)	2	263,788	126,471	125,940	125,379	122,317	106,689	75,432
4	Three unit scheme (houses)	3	211,030	485,647	484,322	483,361	476,670	449,857	396,232
5	Three unit scheme (flats)	3	395,681	190,959	190,164	189,322	184,728	161,286	114,402
6	Four unit scheme (houses)	4	226,104	670,781	669,015	667,689	658,456	621,459	547,465
7	Four unit scheme (flats)	4	527,575	270,023	268,964	267,777	261,305	228,278	162,223
8	Five unit scheme (houses)	5	301,472	809,410	807,203	805,601	794,449	749,761	660,386
9	Five unit scheme (flats)	5	659,469	320,007	318,683	317,278	309,622	270,552	192,411
10	Seven unit scheme (houses)	7	376,839	1,157,111	1,154,021	1,151,732	1,135,799	1,071,953	944,260
11	Seven unit scheme (flats)	7	923,257	452,476	450,636	448,620	437,630	381,548	269,382
12	Ten unit scheme (houses)	10	527,575	1,642,757	1,638,343	1,635,093	1,612,468	1,521,810	
13	Ten unit scheme (flats)	10	1,318,938	647,786	645,157	642,278	626,578	546,460	386,223
14	Twenty unit scheme (houses and flats)	20	753,679	1,916,599	1,907,907	1,902,118	1,868,169	1,706,994	1,384,645
15	Twenty unit scheme (flats)	20	1,758,584	1,298,189	1,292,973	1,287,111	1,255,150	1,092,051	765,853
16	Thirty unit scheme (flats with community use on ground floor)	30	1,172,389	1,671,904	1,666,693	1,656,806	1,608,906	1,335,166	787,684
17	Fifty unit scheme (flats - lower density)	50	1,758,584	3,311,664	3,303,100	3,287,840	3,209,119	2,785,120	1,930,597
18	Fifty unit scheme (flats - higher density)	50	2,930,974	2,496,406	2,487,721	2,472,889	2,396,569	1,987,243	1,168,592
19	Seventy unit scheme (Industrial/employment led scheme)	70	2,198,230	4,248,405	4,236,608	4,210,707	4,102,284	3,395,625	1,982,304
20	Seventy unit scheme (flats - higher density)	70	4,103,363	2,889,235	2,877,439	2,859,183	2,764,057	2,259,353	1,247,134
21	One hundred unit scheme (flats - lower density)	100	3,077,522	6,117,762	6,101,159	6,071,715	5,919,114		3,444,240
22	One hundred unit scheme (flats - higher density)	100	5,861,947	3,989,900	3,973,063	3,947,351	3,811,570	3,099,416	1,675,109
23	Two hunded unit scheme (flats)	200	4,396,460	8,046,732	8,013,583	7,961,154	7,685,207	6,231,924	3,314,596
24	Three hundred unit scheme (flats)	300	8,792,921	9,652,087	9,603,807	9,529,127	9,127,230	7,045,598	2,839,040
25	Four hundred unit scheme (flats)	400	13,189,381	2,524,882	2,460,593	2,340,625	1,805,466	-1,559,330	-8,430,859
26	Six hunded unit scheme (flats)	600	17,585,842	215,055	120,085	-56,415	-858,154	-5,842,610	-15,956,978
27	Small scale Office	-	26,378,763	-12,854,232	-12,854,232	-13,002,369	-13,002,369	-16,934,994	-24,800,244
28	Medium scale Office	-	5,275,753	-18,062,961	-18,062,961	-18,246,127	-18,246,127	-23,110,508	-32,839,269
29	Industrial Scheme new build (50% plot ratio)	-	5,275,753	2,357,175	2,357,175	2,344,570			1,380,340
30	Industrial scheme intensification (60% plot ratio)	- 1	5,275,753	2,828,610	2,828,610	2,813,484	2,813,484	2,427,792	1,656,408

BLV 4: Backlands/gardens/other undeveloped land

				including affordable housing @				NZC Operational	NZC Operational
Site ref	Site	No of units	BLV	50%	EV charging	BNG/UGF	Accessibility	Only	and Embodied
1	One unit scheme (houses)	1	500,000	178,471	178,030	177,676	175,218	165,363	145,655
2	Two unit scheme (houses)	2	-	357,349	356,467	355,760		331,133	å
3	Two unit scheme (flats)	2	BLV	126,471					
4	Three unit scheme (houses)	3	16,667	485,647	484,322	483,361	476,670		396,232
5	Three unit scheme (flats)	3	25,000	190,959	190,164	189,322	184,728	161,286	114,402
6	Four unit scheme (houses)	4	20,000	670,781	669,015	667,689	658,456	621,459	547,465
7	Four unit scheme (flats)	4	37,500	270,023	268,964	267,777	261,305	228,278	
8	Five unit scheme (houses)	5	21,429	809,410	807,203	805,601	794,449		660,386
9	Five unit scheme (flats)	5	50,000	320,007	318,683	317,278	309,622	270,552	192,411
10	Seven unit scheme (houses)	7	28,571	1,157,111	1,154,021	1,151,732	1,135,799	1,071,953	944,260
11	Seven unit scheme (flats)	7	62,500	452,476	450,636	448,620	437,630	381,548	269,382
12	Ten unit scheme (houses)	10	35,714	1,642,757	1,638,343	1,635,093	1,612,468	1,521,810	1,340,493
13	Ten unit scheme (flats)	10	87,500	647,786	645,157	642,278	626,578	546,460	386,223
14	Twenty unit scheme (houses and flats)	20	50,000	1,916,599	1,907,907	1,902,118	1,868,169	1,706,994	1,384,645
15	Twenty unit scheme (flats)	20	125,000	1,298,189	1,292,973	1,287,111	1,255,150	1,092,051	765,853
16	Thirty unit scheme (flats with community use on ground floor)	30	71,429	1,671,904	1,666,693	1,656,806	1,608,906	1,335,166	787,684
17	Fifty unit scheme (flats - lower density)	50	166,667	3,311,664	3,303,100	3,287,840	3,209,119	2,785,120	1,930,597
18	Fifty unit scheme (flats - higher density)	50	111,111	2,496,406	2,487,721	2,472,889	2,396,569	1,987,243	1,168,592
19	Seventy unit scheme (Industrial/employment led scheme)	70	166,667	4,248,405	4,236,608	4,210,707	4,102,284	3,395,625	1,982,304
20	Seventy unit scheme (flats - higher density)	70	277,778	2,889,235	2,877,439	2,859,183	2,764,057	2,259,353	1,247,134
21	One hundred unit scheme (flats - lower density)	100	208,333	6,117,762	6,101,159	6,071,715	5,919,114	5,097,046	3,444,240
22	One hundred unit scheme (flats - higher density)	100	388,889	3,989,900	3,973,063	3,947,351	3,811,570	3,099,416	1,675,109
23	Two hunded unit scheme (flats)	200	291,667	8,046,732	8,013,583	7,961,154	7,685,207	6,231,924	3,314,596
24	Three hundred unit scheme (flats)	300	555,556	9,652,087	9,603,807	9,529,127	9,127,230	7,045,598	2,839,040
25	Four hundred unit scheme (flats)	400	416,667	2,524,882	2,460,593	2,340,625	1,805,466	-1,559,330	-8,430,859
26	Six hunded unit scheme (flats)	600	833,333	215,055	120,085	-56,415	-858,154	-5,842,610	-15,956,978
27	Small scale Office	-	1,250,000	-12,854,232	-12,854,232	-13,002,369	-13,002,369	-16,934,994	-24,800,244
28	Medium scale Office	-	1,666,667	-18,062,961	-18,062,961	-18,246,127	-18,246,127	-23,110,508	-32,839,269
29	Industrial Scheme new build (50% plot ratio)	-	2,500,000	2,357,175	2,357,175	2,344,570	2,344,570	2,023,160	1,380,340
30	Industrial scheme intensification (60% plot ratio)	-	500,000	2,828,610	2,828,610	2,813,484	2,813,484	2,427,792	1,656,408



Table 6.48.3: Cumulative impact of policies with 50% affordable housing – price point of £7,818 per square metre

RICHMOND LOCAL PLAN VIABILITY TESTING
Aff Hsg: 50%
Mkt value: £7,818 per square metre

Site ref	Site	No of units	BLV	including affordable housing @ 50%	EV charging	BNG/UGF	Accessibility	NZC Operational Only	NZC Operational and Embodied
1	One unit scheme (houses)	1	416,960	191,040	190,599	190,245	187,786	177,932	158,224
2	Two unit scheme (houses)	2	625,440	382,486	381,604	380,897	375,978	356,270	316,854
3	Two unit scheme (flats)	2	500,352	141,377	140,848	140,286	137,223	121,595	90,340
4	Three unit scheme (houses)	3	938,160	519,844	518,520	517,559	510,867	484,056	430,430
5	Three unit scheme (flats)	3	536,091	213,320	212,525	211,682	207,089	183,647	136,763
6	Four unit scheme (houses)	4	1,250,880	717,969	716,203	714,877	705,643	668,647	594,653
7	Four unit scheme (flats)	4	714,789	301,526	300,468	299,280	292,808	259,781	193,726
8	Five unit scheme (houses)	5	1,563,600	866,408	864,201	862,599	851,446	806,759	717,384
9	Five unit scheme (flats)	5	893,486	357,274	355,949	354,545	346,889	307,819	229,679
10	Seven unit scheme (houses)	7	2,189,040	1,238,544	1,235,454	1,233,166	1,217,231	1,153,385	1,025,69
11	Seven unit scheme (flats)	7	1,250,880	505,592	503,753	501,737	490,746	434,664	322,49
12	Ten unit scheme (houses)	10	3,127,200	1,758,389	1,753,974	1,750,725	1,728,099	1,637,441	1,456,12
13	Ten unit scheme (flats)	10	1,786,971	723,666	721,038	718,158	702,459	622,340	462,10-
14	Twenty unit scheme (houses and flats)	20	4,169,600	2,088,634	2,079,942	2,074,153	2,040,204	1,879,029	1,556,680
15	Twenty unit scheme (flats)	20	2,779,733	1,451,567	1,446,351	1,440,489	1,408,529	1,245,430	919,23
16	Thirty unit scheme (flats with community use on ground floor)	30	4,169,600	1,900,178	1,895,040	1,885,292	1,837,528	1,563,788	1,016,30
17	Fifty unit scheme (flats - lower density)	50	6,949,333	3,689,443	3,680,878	3,665,618	3,586,897	3,165,598	2,311,634
18	Fifty unit scheme (flats - higher density)	50	5,212,000	2,838,869	2,830,305	2,815,680	2,739,404	2,330,078	1,511,427
19	Seventy unit scheme (Industrial/employment led scheme)	70	9,729,067	4,727,177	4,715,380	4,689,479	4,581,056	3,874,396	2,461,076
20	Seventy unit scheme (flats - higher density)	70	7,296,800	3,309,291	3,297,494	3,279,237	3,184,112	2,679,409	1,670,001
21	One hundred unit scheme (flats - lower density)	100	13,898,667	6,832,706	6,816,104	6,786,659	6,634,058	5,818,177	4,165,370
22	One hundred unit scheme (flats - higher density)	100	10,424,000	4,585,373	4,568,535	4,542,822	4,407,042	3,694,889	2,270,58
23	Two hunded unit scheme (flats)	200	20,848,000	9,245,230	9,212,080	9,159,651	8,883,704	7,430,421	4,523,857
24	Three hundred unit scheme (flats)	300	31,272,000	11,349,966	11,301,685	11,227,005	10,825,109	8,751,178	4,555,352
25	Four hundred unit scheme (flats)	400	41,696,000	4,782,152	4,717,863	4,597,895	4,062,735	739,235	-6,074,933
26	Six hunded unit scheme (flats)	600	62,544,000	3,448,643	3,353,673	3,177,961	2,387,408	-2,522,343	-12,578,325
27	Small scale Office	-	12,508,800	-2,179,782	-2,179,782	-2,327,919	-2,327,919	-6,260,544	-14,125,795
28	Medium scale Office	- 1	12,508,800	-4,875,877	-4,875,877	-5,059,043	-5,059,043	-9,923,423	-19,652,185
29	Industrial Scheme new build (50% plot ratio)	-	12,508,800	2,357,175	2,357,175	2,344,570	2,344,570	2,023,160	1,380,340
30	Industrial scheme intensification (60% plot ratio)		12,508,800	2,828,610	2,828,610	2,813,484	2,813,484	2,427,792	1,656,408

ite ref	Site	No of units	BLV	including affordable housing @ 50%	EV charging	BNG/UGF	Accessibility	NZC Operational Only	NZC Operational and Embodie
1	One unit scheme (houses)	1	412,887	191,040	190,599	190,245	187,786	177,932	158,22
2	Two unit scheme (houses)	2	619,330	382,486	381,604	380,897	375,978	356,270	316,85
3	Two unit scheme (flats)	2	495,464	141,377	140,848	140,286	137,223	121,595	90,34
4	Three unit scheme (houses)	3	928,995	519,844	518,520	517,559	510,867	484,056	430,43
5	Three unit scheme (flats)	3	530,854	213,320	212,525	211,682	207,089	183,647	136,76
6	Four unit scheme (houses)	4	1,238,660	717,969	716,203	714,877	705,643	668,647	594,65
7	Four unit scheme (flats)	4	707,806	301,526	300,468	299,280	292,808	259,781	193,72
8	Five unit scheme (houses)	5	1,548,325	866,408	864,201	862,599	851,446	806,759	717,38
9	Five unit scheme (flats)	5	884,757	357,274	355,949	354,545	346,889	307,819	229,67
10	Seven unit scheme (houses)	7	2,167,655	1,238,544	1,235,454	1,233,166	1,217,231	1,153,385	1,025,69
11	Seven unit scheme (flats)	7	1,238,660	505,592	503,753	501,737	490,746	434,664	322,49
12	Ten unit scheme (houses)	10	3,096,650	1,758,389	1,753,974	1,750,725	1,728,099	1,637,441	1,456,12
13	Ten unit scheme (flats)	10	1,769,514	723,666	721,038	718,158	702,459	622,340	462,10
14	Twenty unit scheme (houses and flats)	20	4,128,867	2,088,634	2,079,942	2,074,153	2,040,204	1,879,029	1,556,68
15	Twenty unit scheme (flats)	20	2,752,578	1,451,567	1,446,351	1,440,489	1,408,529	1,245,430	919,23
16	Thirty unit scheme (flats with community use on ground floor)	30	4,128,867	1,900,178	1,895,040	1,885,292	1,837,528	1,563,788	1,016,30
17	Fifty unit scheme (flats - lower density)	50	6,881,444	3,689,443	3,680,878	3,665,618	3,586,897	3,165,598	2,311,63
18	Fifty unit scheme (flats - higher density)	50	5,161,083	2,838,869	2,830,305	2,815,680	2,739,404	2,330,078	1,511,42
19	Seventy unit scheme (Industrial/employment led scheme)	70	9,634,022	4,727,177	4,715,380	4,689,479	4,581,056	3,874,396	2,461,07
20	Seventy unit scheme (flats - higher density)	70	7,225,516	3,309,291	3,297,494	3,279,237	3,184,112	2,679,409	1,670,00
21	One hundred unit scheme (flats - lower density)	100	13,762,888	6,832,706	6,816,104	6,786,659	6,634,058	5,818,177	4,165,37
22	One hundred unit scheme (flats - higher density)	100	10,322,166	4,585,373	4,568,535	4,542,822	4,407,042	3,694,889	2,270,58
23	Two hunded unit scheme (flats)	200	20,644,333	9,245,230	9,212,080	9,159,651	8,883,704	7,430,421	4,523,85
24	Three hundred unit scheme (flats)	300	30,966,499	11,349,966	11,301,685	11,227,005	10,825,109	8,751,178	4,555,35
25	Four hundred unit scheme (flats)	400	41,288,665	4,782,152	4,717,863	4,597,895	4,062,735	739.235	-6,074,93
26	Six hunded unit scheme (flats)	600	61,932,998	3,448,643	3,353,673	3,177,961	2,387,408	-2,522,343	-12,578,32
27	Small scale Office	-	12,386,600	-2,179,782	-2,179,782	-2,327,919	-2,327,919	-6,260,544	-14,125,79
28	Medium scale Office	-	12,386,600	-4.875.877	-4.875.877	-5.059.043	-5.059.043	-9.923.423	-19,652,18
29	Industrial Scheme new build (50% plot ratio)		12,386,600	2,357,175	2,357,175	2,344,570		2,023,160	
30	Industrial scheme intensification (60% plot ratio)		12,386,600	2,828,610	2,828,610	2,813,484	2,813,484	2,427,792	1,656,40

Site ref	Site	No of units	BLV	including affordable housing @ 50%	EV charging	BNG/UGF	Accessibility	NZC Operational Only	NZC Operational and Embodied
1	One unit scheme (houses)	1	BLV	191,040		190,245			
2	Two unit scheme (houses)	2	175,858	382,486		380,897	375,978	356,270	316,854
3	Two unit scheme (flats)	2	263,788	141,377	140,848	140,286		121,595	90,340
4	Three unit scheme (houses)	3	211,030	519,844	518,520	517,559	510,867	484,056	430,430
5	Three unit scheme (flats)	3	395,681	213,320		211,682			
6	Four unit scheme (houses)	4	226,104	717,969	716,203	714,877	705,643	668,647	594,653
7	Four unit scheme (flats)	4	527,575	301,526		299,280	292,808		
8	Five unit scheme (houses)	5	301,472	866,408	864,201	862,599		806,759	
9	Five unit scheme (flats)	5	659,469	357,274	355,949	354,545	346,889	307,819	
10	Seven unit scheme (houses)	7	376,839	1,238,544	1,235,454	1,233,166	1,217,231	1,153,385	1,025,694
11	Seven unit scheme (flats)	7	923,257	505,592	503,753	501,737	490,746	434,664	322,499
12	Ten unit scheme (houses)	10	527,575	1,758,389	1,753,974	1,750,725	1,728,099	1,637,441	1,456,124
13	Ten unit scheme (flats)	10	1,318,938	723,666	721,038	718,158	702,459	622,340	462,104
14	Twenty unit scheme (houses and flats)	20	753,679	2,088,634	2,079,942	2,074,153	2,040,204	1,879,029	1,556,680
15	Twenty unit scheme (flats)	20	1,758,584	1,451,567	1,446,351	1,440,489	1,408,529	1,245,430	919,232
16	Thirty unit scheme (flats with community use on ground floor)	30	1,172,389	1,900,178	1,895,040	1,885,292	1,837,528	1,563,788	1,016,307
17	Fifty unit scheme (flats - lower density)	50	1,758,584	3,689,443	3,680,878	3,665,618	3,586,897	3,165,598	2,311,634
18	Fifty unit scheme (flats - higher density)	50	2,930,974	2,838,869	2,830,305	2,815,680	2,739,404	2,330,078	1,511,427
19	Seventy unit scheme (Industrial/employment led scheme)	70	2,198,230	4,727,177	4,715,380	4,689,479	4,581,056	3,874,396	2,461,076
20	Seventy unit scheme (flats - higher density)	70	4,103,363	3,309,291	3,297,494	3,279,237	3,184,112	2,679,409	1,670,001
21	One hundred unit scheme (flats - lower density)	100	3,077,522	6,832,706	6,816,104	6,786,659	6,634,058	5,818,177	4,165,370
22	One hundred unit scheme (flats - higher density)	100	5,861,947	4,585,373	4,568,535	4,542,822	4,407,042	3,694,889	2,270,581
23	Two hunded unit scheme (flats)	200	4,396,460	9,245,230	9,212,080	9,159,651	8,883,704	7,430,421	4,523,857
24	Three hundred unit scheme (flats)	300	8,792,921	11,349,966	11,301,685	11,227,005	10,825,109	8,751,178	4,555,352
25	Four hundred unit scheme (flats)	400	13,189,381	4,782,152	4,717,863	4,597,895	4,062,735	739,235	-6,074,933
26	Six hunded unit scheme (flats)	600	17,585,842	3,448,643	3,353,673	3,177,961	2,387,408	-2,522,343	-12,578,325
27	Small scale Office	-	26,378,763	-2,179,782	-2,179,782	-2,327,919	-2,327,919	-6,260,544	-14,125,795
28	Medium scale Office	- 1	5,275,753	-4,875,877	-4,875,877	-5,059,043	-5,059,043	-9,923,423	-19,652,185
29	Industrial Scheme new build (50% plot ratio)	-	5,275,753	2,357,175	2,357,175	2,344,570	2,344,570	2,023,160	1,380,340
30	Industrial scheme intensification (60% plot ratio)	- 1	5,275,753	2.828.610	2.828.610	2.813.484	2,813,484	2,427,792	1.656.408

Site ref	Site	No of units	BLV	including affordable housing @ 50%	EV charging	BNG/UGF	Accessibility	NZC Operational Only	NZC Operational and Embodied
1	One unit scheme (houses)	1	500,000	191,040	190,599	190,245	187,786	177,932	158,224
2	Two unit scheme (houses)	2	-	382,486	381,604	380,897	375,978	356,270	316,854
3	Two unit scheme (flats)	2	BLV	141,377	140,848	140,286	137,223	121,595	90,34
4	Three unit scheme (houses)	3	16,667	519,844	518,520	517,559	510,867	484,056	430,43
5	Three unit scheme (flats)	3	25,000	213,320	212,525	211,682	207,089	183,647	136,76
6	Four unit scheme (houses)	4	20,000	717,969	716,203	714,877	705,643	668,647	594,650
7	Four unit scheme (flats)	4	37,500	301,526	300,468	299,280	292,808	259,781	193,720
8	Five unit scheme (houses)	5	21,429	866,408		862,599	851,446	806,759	717,38
9	Five unit scheme (flats)	5	50,000	357,274	355,949	354,545	346,889	307,819	
10	Seven unit scheme (houses)	7	28,571	1,238,544	1,235,454	1,233,166	1,217,231	1,153,385	1,025,69
11	Seven unit scheme (flats)	7	62,500	505,592	503,753	501,737	490,746	434,664	322,49
12	Ten unit scheme (houses)	10	35,714	1,758,389	1,753,974	1,750,725	1,728,099	1,637,441	1,456,12
13	Ten unit scheme (flats)	10	87,500	723,666	721,038	718,158	702,459	622,340	462,10
14	Twenty unit scheme (houses and flats)	20	50,000	2,088,634	2,079,942	2,074,153	2,040,204	1,879,029	1,556,68
15	Twenty unit scheme (flats)	20	125,000	1,451,567	1,446,351	1,440,489	1,408,529	1,245,430	919,23
16	Thirty unit scheme (flats with community use on ground floor)	30	71,429	1,900,178	1,895,040	1,885,292	1,837,528	1,563,788	1,016,30
17	Fifty unit scheme (flats - lower density)	50	166,667	3,689,443	3,680,878	3,665,618	3,586,897	3,165,598	2,311,63
18	Fifty unit scheme (flats - higher density)	50	111,111	2,838,869	2,830,305	2,815,680	2,739,404	2,330,078	
19	Seventy unit scheme (Industrial/employment led scheme)	70	166,667	4,727,177	4,715,380	4,689,479		3,874,396	2,461,076
20	Seventy unit scheme (flats - higher density)	70	277,778	3,309,291	3,297,494	3,279,237	3,184,112	2,679,409	1,670,00
21	One hundred unit scheme (flats - lower density)	100	208,333	6,832,706	6,816,104	6,786,659	6,634,058	5,818,177	4,165,37
22	One hundred unit scheme (flats - higher density)	100	388,889	4,585,373	4,568,535	4,542,822	4,407,042	3,694,889	
23	Two hunded unit scheme (flats)	200	291,667	9,245,230	9,212,080	9,159,651	8,883,704	7,430,421	4,523,85
24	Three hundred unit scheme (flats)	300	555,556	11,349,966	11,301,685	11,227,005	10,825,109	8,751,178	4,555,35
25	Four hundred unit scheme (flats)	400	416,667	4,782,152	4,717,863	4,597,895		739,235	-6,074,93
26	Six hunded unit scheme (flats)	600	833,333	3,448,643	3,353,673	3,177,961	2,387,408	-2,522,343	-12,578,32
27	Small scale Office	- 1	1,250,000	-2,179,782		-2,327,919	-2,327,919	-6,260,544	-14,125,79
28	Medium scale Office	-	1,666,667	-4,875,877	-4,875,877	-5,059,043	-5,059,043	-9,923,423	-19,652,18
29	Industrial Scheme new build (50% plot ratio)	-	2,500,000	2,357,175		2,344,570	2,344,570		1,380,340
30	Industrial scheme intensification (60% plot ratio)	-	500,000	2,828,610	2,828,610	2,813,484		2,427,792	1,656,408



Table 6.48.4: Cumulative impact of policies with 50% affordable housing – price point of £8,162 per square metre

RICHMOND LOCAL PLAN VIABILITY TESTING

Aff Hsg: 50%

Mkt value: £8,162 per square metre

Site ref	Site	No of units	BLV	including affordable housing @ 50%	EV charging	BNG/UGF	Accessibility	NZC Operational Only	NZC Operational and Embodied
1	One unit scheme (houses)	1	435,307	203,608	203,168	202,814	200,355	190,501	170,792
2	Two unit scheme (houses)	2	652,960	407,623	406,741	406,034	401,116	381,407	341,991
3	Two unit scheme (flats)	2	522,368	156,284	155,755	155,193	152,130	136,503	105,24
4	Three unit scheme (houses)	3	979,440	554,043	552,719	551,758	545,066	518,254	464,62
5	Three unit scheme (flats)	3	559,680	235,680	234,885	234,043	229,449	206,007	159,12
6	Four unit scheme (houses)	4	1,305,920	765,156	763,391	762,065	752,831	715,835	641,84
7	Four unit scheme (flats)	4	746,240	333,030	331,970	330,784	324,312	291,285	225,23
8	Five unit scheme (houses)	5	1,632,400	923,405	921,198	919,596	908,444	863,756	774,38
9	Five unit scheme (flats)	5	932,800	394,542	393,217	391,813	384,156	345,087	266,94
10	Seven unit scheme (houses)	7	2,285,360	1,319,977	1,316,886	1,314,598	1,298,665	1,234,819	1,107,12
11	Seven unit scheme (flats)	7	1,305,920	558,709	556,869	554,853	543,864	487,781	375,61
12	Ten unit scheme (houses)	10	3,264,800	1,874,020	1,869,605	1,866,355	1,843,731	1,753,072	1,571,75
13	Ten unit scheme (flats)	10	1,865,600	799,548	796,920	794,040	778,340	698,222	537,98
14	Twenty unit scheme (houses and flats)	20	4,353,067	2,260,669	2,251,977	2,246,188	2,212,239	2,051,065	1,728,71
15	Twenty unit scheme (flats)	20	2,902,044	1,604,945	1,599,729	1,593,867	1,561,906	1,398,807	1,072,61
16	Thirty unit scheme (flats with community use on ground floor)	30	4,353,067	2,126,845	2,121,706	2,111,959	2,064,727	1,792,410	1,244,92
17	Fifty unit scheme (flats - lower density)	50	7,255,111	4,067,221	4,058,657	4,043,395	3,964,676	3,543,375	2,692,67
18	Fifty unit scheme (flats - higher density)	50	5,441,333	3,178,771	3,170,207	3,155,582	3,080,327	2,672,914	1,854,26
19	Seventy unit scheme (Industrial/employment led scheme)	70	10,157,156	5,538,842	5,527,046	5,501,145	5,392,722	4,686,061	3,272,74
20	Seventy unit scheme (flats - higher density)	70	7,617,867	3,729,345	3,717,549	3,699,293	3,604,166	3,099,463	2,090,05
21	One hundred unit scheme (flats - lower density)	100	14,510,222	7,624,518	7,607,915	7,578,470	7,425,869	6,610,998	4,964,45
22	One hundred unit scheme (flats - higher density)	100	10,882,667	5,179,627	5,163,025	5,137,671	5,002,515	4,290,360	2,866,05
23	Two hunded unit scheme (flats)	200	21,765,333	10,535,011	10,502,324	10,450,627	10,178,124	8,724,843	5,818,27
24	Three hundred unit scheme (flats)	300	32,648,000	13,047,844	12,999,565	12,924,885	12,522,988	10,449,056	6,271,66
25	Four hundred unit scheme (flats)	400	43,530,667	7,116,678	7,053,287	6,934,992	6,407,301	3,086,882	-3,661,12
26	Six hunded unit scheme (flats)	600	65,296,000	6,822,523	6,728,880	6,555,618	5,776,096	921,892	-9,036,22
27	Small scale Office	-	13,059,200	4,370,067	4,370,067	4,223,997	4,223,997	346,245	-7,514,10
28	Medium scale Office	-	13,059,200	2,994,005	2,994,005	2,813,395	2,813,395	-2,011,174	
29	Industrial Scheme new build (50% plot ratio)	-	13,059,200	3,075,018	3,075,018	3,062,413	3,062,413	2,741,004	
30	Industrial scheme intensification (60% plot ratio)		13,059,200		3,690,022	3,674,896	3,674,896	3,289,204	2,517,82

ite ref	Site	No of units	BLV	including affordable housing @ 50%	EV charging	BNG/UGF	Accessibility	NZC Operational Only	NZC Operational and Embodie
1	One unit scheme (houses)	1	412,887	203,608	203,168	202,814	200,355	190,501	170,79
2	Two unit scheme (houses)	2	619,330	407,623	406,741	406,034	401,116	381,407	341,99
3	Two unit scheme (flats)	2	495,464	156,284	155,755	155,193	152,130	136,503	105,24
4	Three unit scheme (houses)	3	928,995	554,043	552,719	551,758	545,066	518,254	464,62
5	Three unit scheme (flats)	3	530,854	235,680	234,885	234,043	229,449	206,007	159,12
6	Four unit scheme (houses)	4	1,238,660	765,156	763,391	762,065	752,831	715,835	641,84
7	Four unit scheme (flats)	4	707,806	333,030	331,970	330,784	324,312	291,285	225,23
8	Five unit scheme (houses)	5	1,548,325	923,405	921,198	919,596	908,444	863,756	774,31
9	Five unit scheme (flats)	5	884,757	394,542	393,217	391,813	384,156	345,087	266,9
10	Seven unit scheme (houses)	7	2,167,655	1,319,977	1,316,886	1,314,598	1,298,665	1,234,819	1,107,1
11	Seven unit scheme (flats)	7	1,238,660	558,709	556,869	554,853	543,864	487,781	375,6
12	Ten unit scheme (houses)	10	3,096,650	1,874,020	1,869,605	1,866,355	1,843,731	1,753,072	1,571,7
13	Ten unit scheme (flats)	10	1,769,514	799,548	796,920	794,040	778,340	698,222	537,9
14	Twenty unit scheme (houses and flats)	20	4,128,867	2,260,669	2,251,977	2,246,188	2,212,239	2,051,065	1,728,7
15	Twenty unit scheme (flats)	20	2,752,578	1,604,945	1,599,729	1,593,867	1,561,906	1,398,807	1,072,€
16	Thirty unit scheme (flats with community use on ground floor)	30	4,128,867	2,126,845	2,121,706	2,111,959	2,064,727	1,792,410	1,244,9
17	Fifty unit scheme (flats - lower density)	50	6,881,444	4,067,221	4,058,657	4,043,395	3,964,676	3,543,375	2,692,6
18	Fifty unit scheme (flats - higher density)	50	5,161,083	3,178,771	3,170,207	3,155,582	3,080,327	2,672,914	1,854,2
19	Seventy unit scheme (Industrial/employment led scheme)	70	9,634,022	5,538,842	5.527.046	5,501,145	5,392,722	4,686,061	3,272,7
20	Seventy unit scheme (flats - higher density)	70	7,225,516	3,729,345	3,717,549	3,699,293	3,604,166	3,099,463	2,090,0
21	One hundred unit scheme (flats - lower density)	100	13,762,888	7,624,518	7,607,915	7,578,470	7,425,869	6,610,998	4,964,4
22	One hundred unit scheme (flats - higher density)	100	10,322,166	5,179,627	5,163,025	5,137,671	5,002,515	4,290,360	2,866,0
23	Two hunded unit scheme (flats)	200	20,644,333	10,535,011	10,502,324	10,450,627	10,178,124	8,724,843	5,818,2
24	Three hundred unit scheme (flats)	300	30,966,499	13,047,844	12,999,565	12,924,885	12,522,988	10,449,056	6,271,6
25	Four hundred unit scheme (flats)	400	41,288,665	7,116,678	7,053,287	6,934,992	6,407,301	3,086,882	-3,661,1
26	Six hunded unit scheme (flats)	600	61,932,998	6,822,523	6,728,880	6,555,618	5,776,096	921,892	-9,036,2
27	Small scale Office	-	12,386,600	4,370,067	4,370,067	4,223,997	4,223,997	346,245	-7,514,1
28	Medium scale Office	-	12,386,600	2,994,005	2,994,005	2,813,395	2,813,395	-2,011,174	
29	Industrial Scheme new build (50% plot ratio)	-	12,386,600	3,075,018	3,075,018	3,062,413	3,062,413	2,741,004	
30	Industrial scheme intensification (60% plot ratio)	-	12.386.600	3,690,022	3,690,022	3,674,896	3,674,896	3,289,204	2,517,8

ite ref	Site	No of units	BLV	including affordable housing @ 50%	EV charging	BNG/UGF	Accessibility	NZC Operational Only	NZC Operational and Embodied
1	One unit scheme (houses)	1	BLV	203,608	203,168				
2	Two unit scheme (houses)	2	175,858	407,623	406,741	406,034	401,116	381,407	341,991
3	Two unit scheme (flats)	2	263,788	156,284					
4	Three unit scheme (houses)	3	211,030	554,043		551,758	545,066	518,254	464,628
5	Three unit scheme (flats)	3	395,681	235,680					
6	Four unit scheme (houses)	4	226,104	765,156	763,391	762,065	752,831	715,835	641,841
7	Four unit scheme (flats)	4	527,575	333,030			324,312	291,285	
8	Five unit scheme (houses)	5	301,472	923,405		919,596	908,444	863,756	774,381
9	Five unit scheme (flats)	5	659,469	394,542	393,217				
10	Seven unit scheme (houses)	7	376,839	1,319,977	1,316,886	1,314,598	1,298,665	1,234,819	1,107,12
11	Seven unit scheme (flats)	7	923,257	558,709	556,869	554,853	543,864	487,781	375,616
12	Ten unit scheme (houses)	10	527,575	1,874,020	1,869,605	1,866,355	1,843,731	1,753,072	1,571,756
13	Ten unit scheme (flats)	10	1,318,938	799,548	796,920	794,040	778,340	698,222	537,98
14	Twenty unit scheme (houses and flats)	20	753,679	2,260,669	2,251,977	2,246,188	2,212,239	2,051,065	1,728,716
15	Twenty unit scheme (flats)	20	1,758,584	1,604,945	1,599,729	1,593,867	1,561,906	1,398,807	1,072,61
16	Thirty unit scheme (flats with community use on ground floor)	30	1,172,389	2,126,845	2,121,706	2,111,959	2,064,727	1,792,410	1,244,929
17	Fifty unit scheme (flats - lower density)	50	1,758,584	4,067,221	4,058,657	4,043,395	3,964,676	3,543,375	2,692,672
18	Fifty unit scheme (flats - higher density)	50	2,930,974	3,178,771	3,170,207	3,155,582	3,080,327	2,672,914	1,854,262
19	Seventy unit scheme (Industrial/employment led scheme)	70	2,198,230	5,538,842	5,527,046	5,501,145	5,392,722	4,686,061	3,272,742
20	Seventy unit scheme (flats - higher density)	70	4,103,363	3,729,345	3,717,549		3,604,166	3,099,463	2,090,05
21	One hundred unit scheme (flats - lower density)	100	3.077.522	7.624.518	7,607,915	7.578.470	7,425,869	6,610,998	4.964.45
22	One hundred unit scheme (flats - higher density)	100	5,861,947	5,179,627	5,163,025	5,137,671	5.002.515	4.290.360	2.866.054
23	Two hunded unit scheme (flats)	200	4,396,460	10.535.011	10.502.324	10.450.627	10,178,124	8,724,843	5,818,27
24	Three hundred unit scheme (flats)	300	8,792,921	13,047,844	12,999,565	12,924,885	12,522,988	10,449,056	
25	Four hundred unit scheme (flats)	400	13,189,381	7,116,678		6,934,992	6,407,301	3,086,882	
26	Six hunded unit scheme (flats)	600	17,585,842	6.822.523	6,728,880	6,555,618	5,776,096	921.892	-9.036.226
27	Small scale Office	-	26,378,763	4,370,067	4,370,067	4,223,997	4,223,997	346.245	-7,514,10
28	Medium scale Office		5,275,753	2,994,005	2,994,005	2,813,395	2,813,395	-2,011,174	
29	Industrial Scheme new build (50% plot ratio)		5,275,753	3.075.018	3,075,018	3.062.413	3.062.413	2,741,004	2,098,184
30	Industrial scheme intensification (60% plot ratio)		5,275,753		3,690,022	3,674,896	3,674,896	3,289,204	

Site ref	Site	No of units	BLV	including affordable housing @ 50%	EV charging	BNG/UGF	Accessibility	NZC Operational Only	NZC Operational and Embodie
1	One unit scheme (houses)	1 1	500,000	203,608	203,168	202,814	200,355	190,501	170,79
2	Two unit scheme (houses)	2	-	407,623	406,741	406,034	401,116	381,407	341,99
3	Two unit scheme (flats)	2	BLV	156,284	155,755	155,193	152,130	136,503	105,24
4	Three unit scheme (houses)	3	16,667	554,043	552,719	551,758	545,066	518,254	464,62
5	Three unit scheme (flats)	3	25,000	235,680	234,885	234,043	229,449	206,007	159,12
6	Four unit scheme (houses)	4	20,000	765,156	763,391	762,065	752,831	715,835	641,84°
7	Four unit scheme (flats)	4	37,500	333,030	331,970	330,784	324,312	291,285	225,230
8	Five unit scheme (houses)	5	21,429	923,405	921,198	919,596	908,444	863,756	774,38°
9	Five unit scheme (flats)	5	50,000	394,542	393,217	391,813	384,156	345,087	266,940
10	Seven unit scheme (houses)	7	28,571	1,319,977	1,316,886	1,314,598	1,298,665	1,234,819	1,107,12
11	Seven unit scheme (flats)	7	62,500	558,709	556,869	554,853	543,864	487,781	375,610
12	Ten unit scheme (houses)	10	35,714	1,874,020	1,869,605	1,866,355	1,843,731	1,753,072	1,571,756
13	Ten unit scheme (flats)	10	87,500	799,548	796,920	794,040	778,340	698,222	537,98
14	Twenty unit scheme (houses and flats)	20	50,000	2,260,669	2,251,977	2,246,188	2,212,239	2,051,065	1,728,716
15	Twenty unit scheme (flats)	20	125,000	1,604,945	1,599,729	1,593,867	1,561,906	1,398,807	1,072,610
16	Thirty unit scheme (flats with community use on ground floor)	30	71,429	2,126,845	2,121,706	2,111,959	2,064,727	1,792,410	1,244,929
17	Fifty unit scheme (flats - lower density)	50	166,667	4,067,221	4,058,657	4,043,395	3,964,676	3,543,375	2,692,672
18	Fifty unit scheme (flats - higher density)	50	111,111	3,178,771	3,170,207	3,155,582	3,080,327	2,672,914	1,854,262
19	Seventy unit scheme (Industrial/employment led scheme)	70	166,667	5,538,842	5,527,046	5,501,145	5,392,722	4,686,061	3,272,742
20	Seventy unit scheme (flats - higher density)	70	277,778	3,729,345	3,717,549	3,699,293	3,604,166	3,099,463	2,090,05
21	One hundred unit scheme (flats - lower density)	100	208,333	7,624,518	7,607,915	7,578,470	7,425,869	6,610,998	4,964,45
22	One hundred unit scheme (flats - higher density)	100	388,889	5,179,627	5,163,025	5,137,671	5,002,515	4,290,360	2,866,054
23	Two hunded unit scheme (flats)	200	291,667	10,535,011	10,502,324	10,450,627	10,178,124	8,724,843	5,818,27
24	Three hundred unit scheme (flats)	300	555,556	13,047,844	12,999,565	12,924,885	12,522,988	10,449,056	6,271,66
25	Four hundred unit scheme (flats)	400	416,667	7,116,678	7,053,287	6,934,992	6,407,301	3,086,882	-3,661,12
26	Six hunded unit scheme (flats)	600	833,333	6,822,523	6,728,880	6,555,618	5,776,096	921,892	-9,036,22
27	Small scale Office	- 1	1,250,000	4,370,067	4,370,067	4,223,997	4,223,997	346,245	-7,514,10
28	Medium scale Office	-	1,666,667	2,994,005	2,994,005	2,813,395	2,813,395	-2,011,174	-11,739,934
29	Industrial Scheme new build (50% plot ratio)	- 1	2,500,000	3,075,018	3,075,018	3,062,413	3,062,413	2,741,004	2,098,184
30	Industrial scheme intensification (60% plot ratio)	-	500.000	3.690.022	3,690,022	3,674,896	3,674,896	3,289,204	2,517,820



Table 6.48.5: Cumulative impact of policies with 50% affordable housing – price point of £8,506 per square metre

Aff Hsg: Mkt value: RICHMOND LOCAL PLAN VIABILITY TESTING 50% £8,506 per square metre

Site ref	Site	No of units	BLV	including affordable housing @ 50%	EV charging	BNG/UGF	Accessibility	NZC Operational Only	NZC Operational and Embodied
1	One unit scheme (houses)	1	453,653	212,138	211,696	211,343	208,884	199,030	179,321
2	Two unit scheme (houses)	2	680,480	424,682	423,799	423,093	418,174	398,465	359,049
3	Two unit scheme (flats)	2	544,384	165,555	165,025	164,464	161,401	145,773	114,517
4	Three unit scheme (houses)	3	1,020,720	577,250	575,926	574,965	568,273	541,461	487,83
5	Three unit scheme (flats)	3	583,269	249,586	248,791	247,948	243,354	219,913	173,029
6	Four unit scheme (houses)	4	1,360,960	797,179	795,413	794,086	784,853	747,856	673,860
7	Four unit scheme (flats)	4	777,691	352,621	351,562	350,375	343,903	310,876	244,82
8	Five unit scheme (houses)	5	1,701,200	962,084	959,876	958,275	947,123	902,435	813,05
9	Five unit scheme (flats)	5	972,114	417,718	416,393	414,989	407,332	368,263	290,12
10	Seven unit scheme (houses)	7	2,381,680	1,375,238	1,372,147	1,369,859	1,353,926	1,290,079	1,162,38
11	Seven unit scheme (flats)	7	1,360,960	591,457	589,618	587,602	576,613	520,529	408,36
12	Ten unit scheme (houses)	10	3,402,400	1,952,488	1,948,073	1,944,824	1,922,199	1,831,540	1,650,22
13	Ten unit scheme (flats)	10	1,944,229	846,332	843,703	840,823	825,124	745,005	584,76
14	Twenty unit scheme (houses and flats)	20	4,536,533	2,371,558	2,362,864	2,357,075	2,323,126	2,161,952	1,839,60
15	Twenty unit scheme (flats)	20	3,024,356	1,698,676	1,693,461	1,687,599	1,655,637	1,492,538	1,166,34
16	Thirty unit scheme (flats with community use on ground floor)	30	4,536,533	2,265,365	2,260,226	2,250,478	2,203,245	1,931,638	1,384,15
17	Fifty unit scheme (flats - lower density)	50	7,560,889	4,317,324	4,308,759	4,293,534	4,214,813	3,793,513	2,944,263
18	Fifty unit scheme (flats - higher density)	50	5,670,667	3,397,467	3,388,902	3,374,313	3,299,057	2,892,862	2,074,21
19	Seventy unit scheme (Industrial/employment led scheme)	70	10,585,244	5,812,453	5,800,656	5,774,755	5,666,332	4,959,672	3,546,352
20	Seventy unit scheme (flats - higher density)	70	7,938,933	3,988,324	3,976,529	3,958,307	3,863,180	3,358,477	2,349,07
21	One hundred unit scheme (flats - lower density)	100	15,121,778	8,029,394	8,012,792	7,983,309	7,830,708	7,015,836	5,371,090
22	One hundred unit scheme (flats - higher density)	100	11,341,333	5,535,294		5,493,371	5,359,486	4,647,849	3,223,54
23	Two hunded unit scheme (flats)	200	22,682,667	11,182,106	11,149,419	11,097,674	10,825,577	9,374,541	6,467,97
24	Three hundred unit scheme (flats)	300	34,024,000	13,997,301	13,949,020	13.874.381	13,472,485	11,398,554	7,229,00
25	Four hundred unit scheme (flats)	400	45,365,333	8,317,365	8.253.973	8,135,673	7,607,980	4,300,098	-2,414,08
26	Six hunded unit scheme (flats)	600	68,048,000	8,405,733	8,312,090	8,138,697	7,359,175	2,523,711	-7,388,049
27	Small scale Office	-	13,609,600	3,330,996	3,330,996	3,183,037	3,183,037	-704,545	-8,569,79
28	Medium scale Office	-	13,609,600	1,816,417	1,816,417	1,633,666	1,633,666	-3,207,597	-12,936,35
29	Industrial Scheme new build (50% plot ratio)		13,609,600	3,075,018	3,075,018	3,062,413	3,062,413	2,741,004	2,098,184
30	Industrial scheme intensification (60% plot ratio)		13,609,600	3,690,022	3,690,022	3,674,896	3,674,896	3,289,204	2,517,820

BLV 2: Secondary offices

Site ref	Site	No of units	BLV	including affordable housing @ 50%	EV charging	BNG/UGF	Accessibility	NZC Operational Only	NZC Operational and Embodied
1	One unit scheme (houses)	1	412,887	212,138		211,343	208,884	199,030	179,321
2	Two unit scheme (houses)	2	619,330	424,682	423,799	423,093	418,174	398,465	359,049
3	Two unit scheme (flats)	2	495,464	165,555	165,025	164,464	161,401	145,773	114,517
4	Three unit scheme (houses)	3	928,995	577,250	575,926	574,965	568,273	541,461	487,836
5	Three unit scheme (flats)	3	530,854	249,586	248,791	247,948	243,354	219,913	173,029
6	Four unit scheme (houses)	4	1,238,660	797,179	795,413	794,086	784,853	747,856	673,863
7	Four unit scheme (flats)	4	707,806	352,621	351,562	350,375	343,903	310,876	244,821
8	Five unit scheme (houses)	5	1,548,325	962,084	959,876	958,275	947,123	902,435	813,059
9	Five unit scheme (flats)	5	884,757	417,718	416,393	414,989	407,332	368,263	290,123
10	Seven unit scheme (houses)	7	2,167,655	1,375,238	1,372,147	1,369,859	1,353,926	1,290,079	1,162,38
11	Seven unit scheme (flats)	7	1,238,660	591,457	589,618	587,602	576,613	520,529	408,36
12	Ten unit scheme (houses)	10	3,096,650	1,952,488	1,948,073	1,944,824	1,922,199	1,831,540	1,650,22
13	Ten unit scheme (flats)	10	1,769,514	846,332	843,703	840,823	825,124	745,005	584,768
14	Twenty unit scheme (houses and flats)	20	4,128,867	2,371,558	2,362,864	2,357,075	2,323,126	2,161,952	1,839,604
15	Twenty unit scheme (flats)	20	2,752,578	1,698,676	1,693,461	1,687,599	1,655,637	1,492,538	1,166,34
16	Thirty unit scheme (flats with community use on ground floor)	30	4,128,867	2,265,365	2,260,226	2,250,478	2,203,245	1,931,638	1,384,15
17	Fifty unit scheme (flats - lower density)	50	6,881,444	4,317,324	4,308,759	4,293,534	4,214,813	3,793,513	2,944,263
18	Fifty unit scheme (flats - higher density)	50	5,161,083	3,397,467	3,388,902	3,374,313	3,299,057	2,892,862	2,074,211
19	Seventy unit scheme (Industrial/employment led scheme)	70	9,634,022	5,812,453	5,800,656	5,774,755	5,666,332	4,959,672	3,546,352
20	Seventy unit scheme (flats - higher density)	70	7,225,516	3,988,324	3,976,529	3,958,307	3,863,180	3,358,477	2,349,07
21	One hundred unit scheme (flats - lower density)	100	13,762,888	8,029,394	8,012,792	7,983,309	7,830,708	7,015,836	5,371,090
22	One hundred unit scheme (flats - higher density)	100	10,322,166	5,535,294	5,518,692	5,493,371	5,359,486	4,647,849	3,223,542
23	Two hunded unit scheme (flats)	200	20,644,333	11,182,106	11,149,419	11,097,674	10,825,577	9,374,541	6,467,977
24	Three hundred unit scheme (flats)	300	30,966,499	13,997,301	13,949,020	13,874,381	13,472,485	11,398,554	7,229,006
25	Four hundred unit scheme (flats)	400	41,288,665	8,317,365	8,253,973	8,135,673	7,607,980	4,300,098	-2,414,087
26	Six hunded unit scheme (flats)	600	61,932,998	8,405,733	8,312,090	8,138,697	7,359,175	2,523,711	-7,388,049
27	Small scale Office	-	12,386,600	3,330,996	3,330,996	3,183,037	3,183,037	-704,545	-8,569,795
28	Medium scale Office	-	12,386,600	1,816,417	1,816,417	1,633,666	1,633,666	-3,207,597	-12,936,359
	Industrial Scheme new build (50% plot ratio)	-	12,386,600	3,075,018	3,075,018	3,062,413	3,062,413	2,741,004	2,098,184
30	Industrial scheme intensification (60% plot ratio)	-	12,386,600	3,690,022	3,690,022	3,674,896	3,674,896	3,289,204	2,517,82

BLV 3: Secondary industrial

Site ref	Site	No of units	BLV	including affordable housing @ 50%	EV charging	BNG/UGF	Accessibility	NZC Operational Only	NZC Operational and Embodied
1	One unit scheme (houses)	1	BLV	212,138	211,696	211,343	208,884	199,030	179,321
2	Two unit scheme (houses)	2	175,858	424,682	423,799	423,093			
3	Two unit scheme (flats)	2	263,788	165,555		164,464			
4	Three unit scheme (houses)	3	211,030	577,250		574,965	568,273	541,461	487,836
5	Three unit scheme (flats)	3	395,681	249,586					
6	Four unit scheme (houses)	4	226,104	797,179	795,413	794,086	784,853	747,856	673,863
7	Four unit scheme (flats)	4	527,575	352,621	351,562	350,375	343,903	310,876	244,821
8	Five unit scheme (houses)	5	301,472	962,084	959,876	958,275	947,123	902,435	813,059
9	Five unit scheme (flats)	5	659,469	417,718	416,393	414,989	407,332	368,263	290,123
10	Seven unit scheme (houses)	7	376,839	1,375,238	1,372,147	1,369,859	1,353,926	1,290,079	1,162,388
11	Seven unit scheme (flats)	7	923,257	591,457	589,618	587,602	576,613	520,529	408,364
12	Ten unit scheme (houses)	10	527,575	1,952,488	1,948,073	1,944,824	1,922,199	1,831,540	1,650,223
13	Ten unit scheme (flats)	10	1,318,938	846,332	843,703	840,823	825,124	745,005	584,768
14	Twenty unit scheme (houses and flats)	20	753,679	2,371,558	2,362,864	2,357,075	2,323,126	2,161,952	1,839,604
15	Twenty unit scheme (flats)	20	1,758,584	1,698,676	1,693,461	1,687,599	1,655,637	1,492,538	1,166,341
16	Thirty unit scheme (flats with community use on ground floor)	30	1,172,389	2,265,365	2,260,226	2,250,478	2,203,245	1,931,638	1,384,157
17	Fifty unit scheme (flats - lower density)	50	1,758,584	4,317,324	4,308,759	4,293,534	4,214,813	3,793,513	2,944,263
18	Fifty unit scheme (flats - higher density)	50	2,930,974	3,397,467	3,388,902	3,374,313	3,299,057	2,892,862	2,074,211
19	Seventy unit scheme (Industrial/employment led scheme)	70	2,198,230	5,812,453	5,800,656	5,774,755	5,666,332	4,959,672	3,546,352
20	Seventy unit scheme (flats - higher density)	70	4,103,363	3,988,324	3,976,529	3,958,307	3,863,180	3,358,477	2,349,071
21	One hundred unit scheme (flats - lower density)	100	3,077,522	8,029,394	8,012,792	7,983,309	7,830,708	7,015,836	5,371,090
22	One hundred unit scheme (flats - higher density)	100	5,861,947	5,535,294	5,518,692	5,493,371	5,359,486	4,647,849	3,223,542
23	Two hunded unit scheme (flats)	200	4,396,460	11,182,106	11,149,419	11,097,674		9,374,541	6,467,977
24	Three hundred unit scheme (flats)	300	8,792,921	13,997,301	13,949,020	13,874,381	13,472,485	11,398,554	7,229,006
25	Four hundred unit scheme (flats)	400	13,189,381	8,317,365	8,253,973	8,135,673	7,607,980	4,300,098	-2,414,087
26	Six hunded unit scheme (flats)	600	17,585,842	8,405,733	8,312,090	8,138,697	7,359,175	2,523,711	-7,388,049
27	Small scale Office	-	26,378,763	3,330,996	3,330,996	3,183,037	3,183,037	-704,545	-8,569,795
28	Medium scale Office	- 1	5,275,753	1,816,417	1,816,417	1,633,666	1,633,666	-3,207,597	-12,936,359
29	Industrial Scheme new build (50% plot ratio)	-	5,275,753	3,075,018	3,075,018	3,062,413	3,062,413	2,741,004	2,098,184
30	Industrial scheme intensification (60% plot ratio)	-	5,275,753	3,690,022	3,690,022	3,674,896	3,674,896	3,289,204	2,517,820

Site ref	Site	No of units	BLV	including affordable housing @ 50%	EV charging	BNG/UGF	Accessibility	NZC Operational Only	NZC Operational and Embodied
1	One unit scheme (houses)	1	500,000	212,138	211,696	211,343	208,884	199,030	179,321
2	Two unit scheme (houses)	2	-	424,682	423,799	423,093	418,174	398,465	359,049
3	Two unit scheme (flats)	2	BLV	165,555		164,464		145,773	114,517
4	Three unit scheme (houses)	3	16,667	577,250		574,965		541,461	
5	Three unit scheme (flats)	3	25,000	249,586	248,791	247,948	243,354	219,913	173,029
6	Four unit scheme (houses)	4	20,000	797,179	795,413	794,086	784,853	747,856	673,863
7	Four unit scheme (flats)	4	37,500	352,621	351,562	350,375	343,903	310,876	244,821
8	Five unit scheme (houses)	5	21,429	962,084	959,876	958,275	947,123	902,435	813,059
9	Five unit scheme (flats)	5	50,000	417,718	416,393	414,989	407,332	368,263	290,123
10	Seven unit scheme (houses)	7	28,571	1,375,238	1,372,147	1,369,859	1,353,926	1,290,079	1,162,388
11	Seven unit scheme (flats)	7	62,500	591,457	589,618	587,602	576,613	520,529	408,364
12	Ten unit scheme (houses)	10	35,714	1,952,488	1,948,073	1,944,824	1,922,199	1,831,540	1,650,223
13	Ten unit scheme (flats)	10	87,500	846,332	843,703	840,823	825,124	745,005	584,768
14	Twenty unit scheme (houses and flats)	20	50,000	2,371,558	2,362,864	2,357,075	2,323,126	2,161,952	1,839,604
15	Twenty unit scheme (flats)	20	125,000	1,698,676	1,693,461	1,687,599	1,655,637	1,492,538	1,166,341
16	Thirty unit scheme (flats with community use on ground floor)	30	71,429	2,265,365	2,260,226	2,250,478	2,203,245	1,931,638	1,384,157
17	Fifty unit scheme (flats - lower density)	50	166,667	4.317.324	4.308.759	4,293,534	4,214,813	3,793,513	2.944.263
18	Fifty unit scheme (flats - higher density)	50	111,111	3.397.467	3,388,902	3,374,313	3,299,057	2,892,862	2,074,211
19	Seventy unit scheme (Industrial/employment led scheme)	70	166,667	5.812.453	5,800,656	5,774,755		4,959,672	
20	Seventy unit scheme (flats - higher density)	70	277.778	3.988.324	3.976.529	3,958,307	3,863,180	3,358,477	2.349.071
21	One hundred unit scheme (flats - lower density)	100	208.333	8.029.394	8,012,792	7,983,309	7,830,708	7.015.836	5,371,090
22	One hundred unit scheme (flats - higher density)	100	388.889	5.535.294	5.518.692	5,493,371	5,359,486	4,647,849	
23	Two hunded unit scheme (flats)	200	291,667	11,182,106	11,149,419	11,097,674	10,825,577	9,374,541	
24	Three hundred unit scheme (flats)	300	555,556	13,997,301	13,949,020	13,874,381	13,472,485	11,398,554	
25	Four hundred unit scheme (flats)	400	416.667	8,317,365	8,253,973	8,135,673	7,607,980	4,300,098	-2,414,087
26	Six hunded unit scheme (flats)	600	833.333	8.405.733		8,138,697	7,359,175	2,523,711	-7,388,049
27	Small scale Office	-	1.250.000	3.330.996	3,330,996	3,183,037	3,183,037	-704.545	
28	Medium scale Office		1,666,667	1,816,417		1,633,666		-3.207.597	-12.936.359
29	Industrial Scheme new build (50% plot ratio)	_	2.500.000	3.075.018		3,062,413			2,098,184
30	Industrial scheme intensification (60% plot ratio)		500,000	3,690,022		3,674,896	3,674,896	3,289,204	2,517,820



Table 6.48.6: Cumulative impact of policies with 50% affordable housing – price point of £8,850 per square metre

RICHMOND LOCAL PLAN VIABILITY TESTING
Aff Hsg: 50%
Mkt value: £8,850 per square metre

Site ref	Site	No of units	BLV	including affordable housing @ 50%	EV charging	BNG/UGF	Accessibility	NZC Operational Only	NZC Operational and Embodied
1	One unit scheme (houses)	1	472,000	224,706	224,265	223,912	221,453	211,598	191,890
2	Two unit scheme (houses)	2	708,000	449,820	448,936	448,230	443,311	423,603	384,186
3	Two unit scheme (flats)	2	566,400	180,461	179,932	179,370	176,308	160,680	129,424
4	Three unit scheme (houses)	3	1,062,000	611,449		609,163	602,472	575,659	522,034
5	Three unit scheme (flats)	3	606,857	271,946	271,151	270,309	265,715	242,273	195,389
6	Four unit scheme (houses)	4	1,416,000	844,366	842,601	841,274	832,041	795,044	721,051
7	Four unit scheme (flats)	4	809,143	384,125	383,065	381,879	375,407	342,380	276,325
8	Five unit scheme (houses)	5	1,770,000	1,019,081	1,016,874	1,015,271	1,004,119	959,432	870,056
9	Five unit scheme (flats)	5	1,011,429	454,985	453,660	452,257	444,600	405,530	327,390
10	Seven unit scheme (houses)	7	2,478,000	1,456,670	1,453,581	1,451,292	1,435,358	1,371,513	1,243,820
11	Seven unit scheme (flats)	7	1,416,000	644,574	642,734	640,719	629,729	573,646	461,481
12	Ten unit scheme (houses)	10	3,540,000	2,068,119	2,063,704	2,060,455	2,037,830	1,947,172	1,765,855
13	Ten unit scheme (flats)	10	2,022,857	922,212	919,584	916,704	901,004	820,886	660,650
14	Twenty unit scheme (houses and flats)	20	4,720,000	2,543,593	2,534,900	2,529,112	2,495,163	2,333,988	2,011,639
15	Twenty unit scheme (flats)	20	3,146,667	1,852,054	1,846,838	1,840,976	1,809,016		1,319,719
16	Thirty unit scheme (flats with community use on ground floor)	30	4,720,000	2,492,032	2,486,893	2,477,145	2,429,912	2,159,992	1,612,779
17	Fifty unit scheme (flats - lower density)	50	7,866,667	4,695,102	4,686,538	4,671,312	4,592,591	4,171,292	3,325,301
18	Fifty unit scheme (flats - higher density)	50	5,900,000	3,737,369	3,728,805	3,714,215	3,638,960	3,235,346	2,417,045
19	Seventy unit scheme (Industrial/employment led scheme)	70	11,013,333	6,291,224	6,279,427	6,253,526	6,145,104	5,438,444	4,025,124
20	Seventy unit scheme (flats - higher density)	70	8,260,000	4,408,380	4,396,583	4,378,361	4,283,235	3,778,532	2,769,125
21	One hundred unit scheme (flats - lower density)	100	15,733,333	8,744,338	8,727,735	8,698,253	8,545,652	7,730,780	6,092,220
22	One hundred unit scheme (flats - higher density)	100	11,800,000	6,125,659	6,109,056	6,083,736	5,949,850	5,243,321	3,819,014
23	Two hunded unit scheme (flats)	200	23,600,000	12,370,295	12,337,608	12,285,864	12,013,766	10,573,038	7,666,474
24	Three hundred unit scheme (flats)	300	35,400,000	15,695,163	15,646,900	15,572,261	15,170,363	13,096,432	8,945,319
25	Four hundred unit scheme (flats)	400	47,200,000	10,547,530	10,484,138	10,365,838	9,838,145	6,557,367	-93,234
26	Six hunded unit scheme (flats)	600	70,800,000	11,597,814	11,504,169	11,330,777	10,551,255	5,744,717	-4,061,593
27	Small scale Office	-	14,160,000	3,330,996	3,330,996	3,183,037	3,183,037	-704,545	-8,569,795
28	Medium scale Office	- 1	14,160,000	1,816,417	1,816,417	1,633,666	1,633,666	-3,207,597	-12,936,359
29	Industrial Scheme new build (50% plot ratio)	-	14,160,000	3,075,018	3,075,018	3,062,413	3,062,413		2,098,184
30	Industrial scheme intensification (60% plot ratio)		14,160,000	3,690,022	3,690,022	3,674,896	3,674,896	3,289,204	2,517,820

BLV	2:	Secondar	v offices

Site ref	Site	No of units	BLV	including affordable housing @ 50%	EV charging	BNG/UGF	Accessibility	NZC Operational Only	NZC Operational and Embodied
1	One unit scheme (houses)	1	412,887	224,706	224,265	223,912	221,453	211,598	191,890
2	Two unit scheme (houses)	2	619,330	449,820	448,936	448,230	443,311	423,603	384,186
3	Two unit scheme (flats)	2	495,464	180,461	179,932	179,370	176,308	160,680	129,424
4	Three unit scheme (houses)	3	928,995	611,449		609,163	602,472	575,659	522,03
5	Three unit scheme (flats)	3	530,854	271,946	271,151	270,309	265,715	242,273	195,38
6	Four unit scheme (houses)	4	1,238,660	844,366	842,601	841,274	832,041	795,044	721,05
7	Four unit scheme (flats)	4	707,806	384,125	383,065	381,879	375,407	342,380	276,32
8	Five unit scheme (houses)	5	1,548,325	1,019,081	1,016,874	1,015,271	1,004,119	959,432	870,05
9	Five unit scheme (flats)	5	884,757	454,985	453,660	452,257	444,600	405,530	327,39
10	Seven unit scheme (houses)	7	2,167,655	1,456,670	1,453,581	1,451,292	1,435,358	1,371,513	1,243,82
11	Seven unit scheme (flats)	7	1,238,660	644,574	642,734	640,719	629,729	573,646	461,48
12	Ten unit scheme (houses)	10	3,096,650	2,068,119	2,063,704	2,060,455	2,037,830	1,947,172	1,765,85
13	Ten unit scheme (flats)	10	1,769,514	922,212	919,584	916,704	901,004	820,886	660,65
14	Twenty unit scheme (houses and flats)	20	4,128,867	2,543,593	2,534,900	2,529,112	2,495,163	2,333,988	2,011,63
15	Twenty unit scheme (flats)	20	2,752,578	1,852,054	1,846,838	1,840,976	1,809,016	1,645,917	1,319,71
16	Thirty unit scheme (flats with community use on ground floor)	30	4,128,867	2,492,032	2,486,893	2,477,145	2,429,912	2,159,992	1,612,77
17	Fifty unit scheme (flats - lower density)	50	6,881,444	4,695,102	4,686,538	4,671,312	4,592,591	4,171,292	3,325,30
18	Fifty unit scheme (flats - higher density)	50	5,161,083	3,737,369	3,728,805	3,714,215	3,638,960	3,235,346	2,417,04
19	Seventy unit scheme (Industrial/employment led scheme)	70	9,634,022	6,291,224	6,279,427	6,253,526	6,145,104	5,438,444	4,025,12
20	Seventy unit scheme (flats - higher density)	70	7,225,516	4,408,380	4,396,583	4,378,361	4,283,235	3,778,532	2,769,12
21	One hundred unit scheme (flats - lower density)	100	13,762,888	8,744,338	8,727,735	8,698,253	8,545,652	7,730,780	6,092,22
22	One hundred unit scheme (flats - higher density)	100	10,322,166	6,125,659	6,109,056	6,083,736	5,949,850	5,243,321	3,819,01
23	Two hunded unit scheme (flats)	200	20,644,333	12,370,295	12,337,608	12,285,864	12,013,766	10,573,038	7,666,47
24	Three hundred unit scheme (flats)	300	30,966,499	15,695,163	15,646,900	15,572,261	15,170,363	13,096,432	8,945,31
25	Four hundred unit scheme (flats)	400	41,288,665	10,547,530	10,484,138	10,365,838	9,838,145	6,557,367	-93,23
26	Six hunded unit scheme (flats)	600	61,932,998	11,597,814	11,504,169	11,330,777	10,551,255	5,744,717	-4,061,59
27	Small scale Office	- 1	12,386,600	3,330,996	3,330,996	3,183,037	3,183,037	-704,545	-8,569,79
28	Medium scale Office	-	12,386,600	1,816,417	1,816,417	1,633,666	1,633,666	-3,207,597	-12,936,35
29	Industrial Scheme new build (50% plot ratio)	- 1	12,386,600	3,075,018	3,075,018	3,062,413	3,062,413	2,741,004	2,098,18
30	Industrial scheme intensification (60% plot ratio)	-	12,386,600	3,690,022	3,690,022	3,674,896	3,674,896	3,289,204	2,517,82

LV	3:	Secondary	industrial

Site ref	Site	No of units	BLV	including affordable housing @ 50%	EV charging	BNG/UGF	Accessibility	NZC Operational Only	NZC Operational and Embodied
1	One unit scheme (houses)	1	BLV	224,706	224,265	223,912	221,453	211,598	191,890
2	Two unit scheme (houses)	2	175,858	449,820	448,936	448,230	443,311	423,603	384,186
3	Two unit scheme (flats)	2	263,788	180,461		179,370			129,424
4	Three unit scheme (houses)	3	211,030	611,449	610,125	609,163	602,472	575,659	522,034
5	Three unit scheme (flats)	3	395,681	271,946		270,309			195,389
6	Four unit scheme (houses)	4	226,104	844,366	842,601	841,274	832,041	795,044	721,051
7	Four unit scheme (flats)	4	527,575	384,125	383,065	381,879	375,407		276,325
8	Five unit scheme (houses)	5	301,472	1,019,081	1,016,874	1,015,271	1,004,119	959,432	870,056
9	Five unit scheme (flats)	5	659,469	454,985	453,660	452,257	444,600	405,530	327,390
10	Seven unit scheme (houses)	7	376,839	1,456,670	1,453,581	1,451,292	1,435,358	1,371,513	1,243,820
11	Seven unit scheme (flats)	7	923,257	644,574	642,734	640,719	629,729	573,646	461,481
12	Ten unit scheme (houses)	10	527,575	2,068,119	2,063,704	2,060,455	2,037,830	1,947,172	1,765,855
13	Ten unit scheme (flats)	10	1,318,938	922,212	919,584	916,704	901,004	820,886	660,650
14	Twenty unit scheme (houses and flats)	20	753,679	2,543,593	2,534,900	2,529,112	2,495,163	2,333,988	2,011,639
15	Twenty unit scheme (flats)	20	1,758,584	1,852,054	1,846,838	1,840,976	1,809,016	1,645,917	1,319,719
16	Thirty unit scheme (flats with community use on ground floor)	30	1,172,389	2,492,032	2,486,893	2,477,145	2,429,912	2,159,992	1,612,779
17	Fifty unit scheme (flats - lower density)	50	1,758,584	4,695,102	4,686,538	4,671,312	4,592,591	4,171,292	3,325,301
18	Fifty unit scheme (flats - higher density)	50	2,930,974	3,737,369	3,728,805	3,714,215	3,638,960	3,235,346	2,417,045
19	Seventy unit scheme (Industrial/employment led scheme)	70	2,198,230	6,291,224	6,279,427	6,253,526	6,145,104	5,438,444	4,025,124
20	Seventy unit scheme (flats - higher density)	70	4,103,363	4,408,380	4,396,583	4,378,361	4,283,235	3,778,532	2,769,125
21	One hundred unit scheme (flats - lower density)	100	3,077,522	8,744,338	8,727,735	8,698,253	8,545,652	7,730,780	6,092,220
22	One hundred unit scheme (flats - higher density)	100	5,861,947	6,125,659	6,109,056	6,083,736	5,949,850	5,243,321	3,819,014
23	Two hunded unit scheme (flats)	200	4,396,460	12,370,295	12,337,608	12,285,864	12,013,766	10,573,038	7,666,474
24	Three hundred unit scheme (flats)	300	8,792,921	15,695,163	15,646,900	15,572,261	15,170,363	13,096,432	8,945,319
25	Four hundred unit scheme (flats)	400	13,189,381	10,547,530	10,484,138	10,365,838	9,838,145	6,557,367	-93,234
26	Six hunded unit scheme (flats)	600	17,585,842	11,597,814	11,504,169	11,330,777	10,551,255	5,744,717	-4,061,593
27	Small scale Office	-	26,378,763	3,330,996	3,330,996	3,183,037	3,183,037	-704,545	-8,569,795
28	Medium scale Office	-	5,275,753	1,816,417	1,816,417	1,633,666	1,633,666	-3.207.597	-12,936,359
29	Industrial Scheme new build (50% plot ratio)	-	5,275,753	3,075,018	3,075,018	3,062,413	3,062,413	2,741,004	2,098,184
30	Industrial scheme intensification (60% plot ratio)		5,275,753	3.690.022	3,690,022	3.674.896	3.674.896	3,289,204	2,517,820

BLV 4: Backlands/gardens/other	undeveloped land

Site ref	Site	No of units	BLV	including affordable housing @ 50%	EV charging	BNG/UGF	Accessibility	NZC Operational Only	NZC Operational and Embodied
1	One unit scheme (houses)	1	500,000	224,706					
2	Two unit scheme (houses)	2	-	449,820	448,936	448,230	443,311	423,603	384,186
3	Two unit scheme (flats)	2	BLV	180,461	179,932	179,370	176,308	160,680	129,424
4	Three unit scheme (houses)	3	16,667	611,449		609,163	602,472	575,659	522,034
5	Three unit scheme (flats)	3	25,000	271,946		270,309	265,715	242,273	195,389
6	Four unit scheme (houses)	4	20,000	844,366		841,274		795,044	
7	Four unit scheme (flats)	4	37,500	384,125		381,879	375,407	342,380	276,325
8	Five unit scheme (houses)	5	21,429	1,019,081	1,016,874	1,015,271	1,004,119	959,432	
9	Five unit scheme (flats)	5	50,000	454,985	453,660	452,257	444,600	405,530	327,390
10	Seven unit scheme (houses)	7	28,571	1,456,670		1,451,292	1,435,358	1,371,513	
11	Seven unit scheme (flats)	7	62,500	644,574		640,719		573,646	
12	Ten unit scheme (houses)	10	35,714	2,068,119		2,060,455	2,037,830	1,947,172	
13	Ten unit scheme (flats)	10	87,500	922,212		916,704	901,004	820,886	660,650
14	Twenty unit scheme (houses and flats)	20	50,000	2,543,593		2,529,112	2,495,163	2,333,988	2,011,639
15	Twenty unit scheme (flats)	20	125,000	1,852,054		1,840,976		1,645,917	1,319,719
16	Thirty unit scheme (flats with community use on ground floor)	30	71,429	2,492,032		2,477,145		2,159,992	
17	Fifty unit scheme (flats - lower density)	50	166,667	4,695,102		4,671,312	4,592,591	4,171,292	
18	Fifty unit scheme (flats - higher density)	50	111,111	3,737,369		3,714,215		3,235,346	
19	Seventy unit scheme (Industrial/employment led scheme)	70	166,667	6,291,224	6,279,427	6,253,526	6,145,104	5,438,444	4,025,124
20	Seventy unit scheme (flats - higher density)	70	277,778	4,408,380	4,396,583	4,378,361	4,283,235	3,778,532	2,769,125
21	One hundred unit scheme (flats - lower density)	100	208,333	8,744,338		8,698,253	8,545,652	7,730,780	6,092,220
22	One hundred unit scheme (flats - higher density)	100	388,889	6,125,659		6,083,736	5,949,850	5,243,321	3,819,014
23	Two hunded unit scheme (flats)	200	291,667	12,370,295	12,337,608	12,285,864	12,013,766	10,573,038	7,666,474
24	Three hundred unit scheme (flats)	300	555,556	15,695,163	15,646,900	15,572,261	15,170,363	13,096,432	8,945,319
25	Four hundred unit scheme (flats)	400	416,667	10,547,530	10,484,138	10,365,838	9,838,145	6,557,367	-93,234
26	Six hunded unit scheme (flats)	600	833,333	11,597,814	11,504,169	11,330,777	10,551,255	5,744,717	-4,061,593
27	Small scale Office	-	1,250,000	3,330,996		3,183,037	3,183,037	-704,545	i
28	Medium scale Office	-	1,666,667	1,816,417					-12,936,359
29	Industrial Scheme new build (50% plot ratio)	-	2,500,000	3,075,018		3,062,413	3,062,413	2,741,004	2,098,184
30	Industrial scheme intensification (60% plot ratio)	-	500,000	3,690,022	3,690,022	3,674,896	3,674,896	3,289,204	2,517,820



Table 6.48.7: Cumulative impact of policies with 50% affordable housing – price point of £9,194 per square metre

RICHMOND LOCAL PLAN VIABILITY TESTING
Aff Hsg: 50%
Mkt value: £9,194 per square metre

Site ref	Site	No of units	BLV	including affordable housing @ 50%	EV charging	BNG/UGF	Accessibility	NZC Operational Only	NZC Operational and Embodie
1	One unit scheme (houses)	1	490,347	237,275	236,833	236,480	234,021	224,166	204,458
2	Two unit scheme (houses)	2	735,520	474,957	474,073	473,366	468,448	448,740	409,323
3	Two unit scheme (flats)	2	588,416	195,369	194,839	194,277	191,215	175,587	144,33
4	Three unit scheme (houses)	3	1,103,280	645,647	644,322	643,361	636,670	609,857	556,23
5	Three unit scheme (flats)	3	630,446	294,307	293,512	292,669	288,076	264,634	217,75
6	Four unit scheme (houses)	4	1,471,040	891,554	889,788	888,462	879,229	842,233	768,23
7	Four unit scheme (flats)	4	840,594	415,628	414,568	413,382	406,909	373,883	307,82
8	Five unit scheme (houses)	5	1,838,800	1,076,078	1,073,871	1,072,269	1,061,116	1,016,429	927,05
9	Five unit scheme (flats)	5	1,050,743	492,253	490,928	489,524	481,867	442,798	364,65
10	Seven unit scheme (houses)	7	2,574,320	1,538,104	1,535,013	1,532,724	1,516,791	1,452,945	1,325,25
11	Seven unit scheme (flats)	7	1,471,040	697,692	695,852	693,836	682,846	626,763	514,59
12	Ten unit scheme (houses)	10	3,677,600	2,183,751	2,179,336	2,176,086	2,153,462	2,062,803	1,881,48
13	Ten unit scheme (flats)	10	2,101,486	998,094	995,466	992,586	976,886	896,768	736,53
14	Twenty unit scheme (houses and flats)	20	4,903,467	2,715,628	2,706,935	2,701,147	2,667,198	2,506,023	2,183,67
15	Twenty unit scheme (flats)	20	3,268,978	2,005,432	2,000,216	1,994,354	1,962,393	1,799,295	1,473,09
16	Thirty unit scheme (flats with community use on ground floor)	30	4,903,467	2,718,698	2,713,560	2,703,811	2,656,579	2,386,658	1,841,40
17	Fifty unit scheme (flats - lower density)	50	8,172,444	5,072,880	5,064,316	5,049,089	4,970,369	4,549,070	3,706,33
18	Fifty unit scheme (flats - higher density)	50	6,129,333	4,077,272	4,068,708	4,054,117	3,978,863	3,575,248	2,759,88
19	Seventy unit scheme (Industrial/employment led scheme)	70	11,441,422	6,769,996	6,758,199	6,732,298	6,623,875	5,917,216	4,503,89
20	Seventy unit scheme (flats - higher density)	70	8,581,067	4,828,434	4,816,637	4,798,416	4,703,290	4,198,586	3,189,18
21	One hundred unit scheme (flats - lower density)	100	16,344,889	9,515,331	9,498,729	9,469,246	9,316,645	8,501,773	6,870,19
22	One hundred unit scheme (flats - higher density)	100	12,258,667	6,716,023	6,699,420	6,674,100	6,540,215	5,837,998	4,414,48
23	Two hunded unit scheme (flats)	200	24,517,333	13,627,452	13,594,765	13,543,021	13,270,923	11,837,919	8,934,91
24	Three hundred unit scheme (flats)	300	36,776,000	17,378,399	17,330,794	17,257,195	16,860,907	14,794,312	10,646,44
25	Four hundred unit scheme (flats)	400	49,034,667	12,842,676	12,779,284	12,660,984	12,133,292	8,856,166	2,233,53
26	Six hunded unit scheme (flats)	600	73,552,000	14,894,100	14,801,763	14,630,790	13,862,146	9,062,944	-639,21
27	Small scale Office	-	14,710,400	14,005,346	14,005,346	13,857,386	13,857,386	9,979,635	2,224,13
28	Medium scale Office	-	14,710,400	14,819,495	14,819,495	14,636,743	14,636,743	9,840,238	247,22
29	Industrial Scheme new build (50% plot ratio)	-	14,710,400	3,075,018	3,075,018	3,062,413	3,062,413	2,741,004	2,098,18
30	Industrial scheme intensification (60% plot ratio)	-	14,710,400	3,690,022	3,690,022	3,674,896	3,674,896	3,289,204	2,517,82

Site ref	Site	No of units	BLV	including affordable housing @ 50%	EV charging	BNG/UGF	Accessibility	NZC Operational Only	NZC Operational and Embodied
1	One unit scheme (houses)	1	412,887	237,275	236,833	236,480	234,021	224,166	204,458
2	Two unit scheme (houses)	2	619,330	474,957	474,073	473,366	468,448	448,740	409,323
3	Two unit scheme (flats)	2	495,464	195,369	194,839	194,277	191,215	175,587	144,330
4	Three unit scheme (houses)	3	928,995	645,647	644,322	643,361	636,670	609,857	556,233
5	Three unit scheme (flats)	3	530,854	294,307	293,512	292,669	288,076	264,634	217,750
6	Four unit scheme (houses)	4	1,238,660	891,554	889,788	888,462	879,229	842,233	768,239
7	Four unit scheme (flats)	4	707,806	415,628	414,568	413,382	406,909	373,883	307,828
8	Five unit scheme (houses)	5	1,548,325	1,076,078	1,073,871	1,072,269	1,061,116	1,016,429	927,054
9	Five unit scheme (flats)	5	884,757	492,253	490,928	489,524	481,867	442,798	364,658
10	Seven unit scheme (houses)	7	2,167,655	1,538,104	1,535,013	1,532,724	1,516,791	1,452,945	1,325,254
11	Seven unit scheme (flats)	7 1	1,238,660	697,692	695,852	693,836	682,846	626,763	514,597
12	Ten unit scheme (houses)	10	3,096,650	2,183,751	2,179,336	2,176,086	2,153,462	2,062,803	1,881,486
13	Ten unit scheme (flats)	10	1,769,514	998,094	995,466	992,586	976,886	896,768	736,531
14	Twenty unit scheme (houses and flats)	20	4,128,867	2,715,628	2,706,935	2,701,147	2,667,198	2,506,023	2,183,674
15	Twenty unit scheme (flats)	20	2,752,578	2,005,432	2,000,216	1,994,354	1,962,393	1,799,295	1,473,097
16	Thirty unit scheme (flats with community use on ground floor)	30	4,128,867	2,718,698	2,713,560	2,703,811	2,656,579	2,386,658	1,841,402
17	Fifty unit scheme (flats - lower density)	50	6,881,444	5,072,880	5,064,316	5,049,089	4,970,369	4,549,070	3,706,338
18	Fifty unit scheme (flats - higher density)	50	5,161,083	4,077,272	4,068,708	4,054,117	3,978,863	3,575,248	2,759,880
19	Seventy unit scheme (Industrial/employment led scheme)	70	9,634,022	6,769,996	6,758,199	6.732.298	6,623,875	5,917,216	4,503,897
20	Seventy unit scheme (flats - higher density)	70	7,225,516	4,828,434	4.816.637	4,798,416	4,703,290	4,198,586	3,189,180
21	One hundred unit scheme (flats - lower density)	100	13,762,888	9,515,331	9,498,729	9,469,246	9.316.645	8,501,773	6,870,19
22	One hundred unit scheme (flats - higher density)	100	10,322,166	6.716.023	6.699.420	6.674.100	6.540.215	5.837.998	4,414,486
23	Two hunded unit scheme (flats)	200	20,644,333	13.627.452	13,594,765	13,543,021	13.270.923	11.837.919	8,934,914
24	Three hundred unit scheme (flats)	300	30,966,499	17.378.399	17.330.794	17.257.195	16.860.907	14,794,312	10.646.449
25	Four hundred unit scheme (flats)	400	41,288,665	12.842.676	12.779.284	12.660.984	12.133.292	8,856,166	2,233,537
26	Six hunded unit scheme (flats)	600	61,932,998	14,894,100	14.801.763	14,630,790	13,862,146	9,062,944	
27	Small scale Office		12,386,600	14.005,346	14,005,346	13.857.386	13,857,386	9,979,635	2,224,132
28	Medium scale Office		12,386,600	14,819,495	14,819,495	14,636,743	14,636,743	9,840,238	247.22
29	Industrial Scheme new build (50% plot ratio)		12,386,600	3,075,018		3.062,413		2,741,004	
30	Industrial scheme intensification (60% plot ratio)		12,386,600	3,690,022	3,690,022	3,674,896	3,674,896	3,289,204	2,517,820

ite ref	Site	No of units	BLV	including affordable housing @ 50%	EV charging	BNG/UGF	Accessibility	NZC Operational Only	NZC Operational and Embodied
1	One unit scheme (houses)	1	BLV	237,275	236,833	236,480		224,166	
2	Two unit scheme (houses)	2	175,858	474,957	474,073	473,366	468,448	448,740	409,323
3	Two unit scheme (flats)	2	263,788	195,369		194,277			
4	Three unit scheme (houses)	3	211,030	645,647	644,322	643,361	636,670	609,857	556,233
5	Three unit scheme (flats)	3	395,681	294,307	293,512	292,669	288,076	264,634	
6	Four unit scheme (houses)	4	226,104	891,554	889,788	888,462	879,229	842,233	768,239
7	Four unit scheme (flats)	4	527,575	415,628		413,382	406,909	373,883	
8	Five unit scheme (houses)	5	301,472	1,076,078	1,073,871	1,072,269	1,061,116	1,016,429	
9	Five unit scheme (flats)	5	659,469	492,253	490,928	489,524	481,867	442,798	
10	Seven unit scheme (houses)	7	376,839	1,538,104	1,535,013	1,532,724	1,516,791	1,452,945	1,325,254
11	Seven unit scheme (flats)	7	923,257	697,692	695,852	693,836	682,846		514,59
12	Ten unit scheme (houses)	10	527,575	2,183,751	2,179,336	2,176,086	2,153,462	2,062,803	1,881,486
13	Ten unit scheme (flats)	10	1,318,938	998,094	995,466	992,586	976,886	896,768	736,53
14	Twenty unit scheme (houses and flats)	20	753,679	2,715,628	2,706,935	2,701,147	2,667,198	2,506,023	2,183,674
15	Twenty unit scheme (flats)	20	1,758,584	2,005,432	2,000,216	1,994,354	1,962,393	1,799,295	1,473,09
16	Thirty unit scheme (flats with community use on ground floor)	30	1,172,389	2,718,698	2,713,560	2,703,811	2,656,579	2,386,658	1,841,40
17	Fifty unit scheme (flats - lower density)	50	1,758,584	5,072,880	5,064,316	5,049,089	4,970,369	4,549,070	3,706,338
18	Fifty unit scheme (flats - higher density)	50	2.930.974	4.077.272	4.068.708	4,054,117	3,978,863	3,575,248	
19	Seventy unit scheme (Industrial/employment led scheme)	70	2.198.230	6.769.996	6.758.199	6.732.298	6,623,875	5,917,216	4,503,897
20	Seventy unit scheme (flats - higher density)	70	4,103,363	4.828.434	4.816.637	4,798,416	4,703,290	4,198,586	3,189,180
21	One hundred unit scheme (flats - lower density)	100	3.077.522	9.515.331	9.498.729	9,469,246	9.316.645	8.501.773	6.870.19 ⁻
22	One hundred unit scheme (flats - higher density)	100	5,861,947	6,716,023	6,699,420	6,674,100	6,540,215	5,837,998	4,414,48
23	Two hunded unit scheme (flats)	200	4,396,460	13.627.452	13.594.765	13.543.021	13.270.923	11.837.919	8,934,914
24	Three hundred unit scheme (flats)	300	8.792.921	17.378.399	17,330,794	17,257,195	16.860.907	14,794,312	10,646,449
25	Four hundred unit scheme (flats)	400	13,189,381	12,842,676	12,779,284	12,660,984		8,856,166	2,233,53
26	Six hunded unit scheme (flats)	600	17,585,842	14.894.100	14.801.763	14.630.790	13.862.146	9.062.944	
27	Small scale Office	-	26,378,763	14.005.346	14.005.346	13.857.386	13.857.386	9.979.635	
28	Medium scale Office		5,275,753	14,819,495	14,819,495	14,636,743	14,636,743	9,840,238	
29	Industrial Scheme new build (50% plot ratio)		5,275,753	3,075,018		3.062.413			
30	Industrial scheme intensification (60% plot ratio)		5,275,753	3,690,022	3,690,022	3,674,896		3,289,204	

Site ref	Site	No of units	BLV	including affordable housing @ 50%	EV charging	BNG/UGF	Accessibility	NZC Operational Only	NZC Operational and Embodied
1	One unit scheme (houses)	1	500,000	237,275		236,480			
2	Two unit scheme (houses)	2	-	474,957	474,073	473,366	468,448	448,740	409,323
3	Two unit scheme (flats)	2	BLV	195,369		194,277	191,215	175,587	
4	Three unit scheme (houses)	3	16,667	645,647		643,361	636,670	609,857	556,233
5	Three unit scheme (flats)	3	25,000	294,307	293,512	292,669	288,076	264,634	217,750
6	Four unit scheme (houses)	4	20,000	891,554	889,788	888,462	879,229	842,233	768,239
7	Four unit scheme (flats)	4	37,500	415,628	414,568	413,382	406,909	373,883	307,828
8	Five unit scheme (houses)	5	21,429	1,076,078	1,073,871	1,072,269	1,061,116	1,016,429	927,054
9	Five unit scheme (flats)	5	50,000	492,253	490,928	489,524	481,867	442,798	364,658
10	Seven unit scheme (houses)	7	28,571	1,538,104	1,535,013	1,532,724	1,516,791	1,452,945	1,325,254
11	Seven unit scheme (flats)	7	62,500	697,692	695,852	693,836	682,846	626,763	514,597
12	Ten unit scheme (houses)	10	35,714	2,183,751	2,179,336	2,176,086	2,153,462	2,062,803	1,881,486
13	Ten unit scheme (flats)	10	87,500	998,094	995,466	992,586	976,886	896,768	736,531
14	Twenty unit scheme (houses and flats)	20	50,000	2,715,628	2,706,935	2,701,147	2,667,198	2,506,023	2,183,674
15	Twenty unit scheme (flats)	20	125,000	2,005,432	2,000,216	1,994,354	1,962,393	1,799,295	1,473,097
16	Thirty unit scheme (flats with community use on ground floor)	30	71,429	2,718,698	2,713,560	2,703,811	2,656,579	2,386,658	1,841,402
17	Fifty unit scheme (flats - lower density)	50	166,667	5,072,880	5,064,316	5,049,089	4,970,369	4,549,070	
18	Fifty unit scheme (flats - higher density)	50	111,111	4,077,272	4,068,708	4,054,117	3,978,863	3,575,248	2,759,880
19	Seventy unit scheme (Industrial/employment led scheme)	70	166,667	6,769,996	6,758,199	6,732,298	6,623,875	5,917,216	4,503,897
20	Seventy unit scheme (flats - higher density)	70	277,778	4,828,434	4,816,637	4,798,416	4,703,290	4,198,586	3,189,180
21	One hundred unit scheme (flats - lower density)	100	208,333	9,515,331	9,498,729	9,469,246	9,316,645	8,501,773	
22	One hundred unit scheme (flats - higher density)	100	388,889	6,716,023	6,699,420	6,674,100	6,540,215	5,837,998	4,414,486
23	Two hunded unit scheme (flats)	200	291,667	13,627,452	13,594,765	13,543,021	13,270,923	11,837,919	8,934,914
24	Three hundred unit scheme (flats)	300	555,556	17,378,399	17,330,794	17,257,195	16,860,907	14,794,312	10,646,449
25	Four hundred unit scheme (flats)	400	416,667	12,842,676	12,779,284	12,660,984	12,133,292	8,856,166	2,233,537
26	Six hunded unit scheme (flats)	600	833,333	14,894,100	14,801,763	14,630,790	13,862,146	9,062,944	-639,211
27	Small scale Office	- 1	1,250,000	14,005,346	14,005,346	13,857,386	13,857,386	9,979,635	2,224,132
28	Medium scale Office		1,666,667	14,819,495	14,819,495	14,636,743	14,636,743	9,840,238	247,227
29	Industrial Scheme new build (50% plot ratio)	- 1	2.500.000	3.075.018	3,075,018	3.062.413	3.062.413	2,741.004	2,098,184
30	Industrial scheme intensification (60% plot ratio)	-	500,000	3,690,022	3,690,022	3,674,896	3,674,896	3,289,204	2,517,820



Table 6.48.8: Cumulative impact of policies with 50% affordable housing – price point of £9,538 per square metre

RICHMOND LOCAL PLAN VIABILITY TESTING
Aff Hsg: 50%
Mkt value: £9,538 per square metre

Site ref	Site	No of units	BLV	including affordable housing @ 50%	EV charging	BNG/UGF	Accessibility	NZC Operational Only	NZC Operational and Embodied
1	One unit scheme (houses)	1	508,693	249,844	249,402	249,049	246,589	236,735	217,027
2	Two unit scheme (houses)	2	763,040	500,093	499,211	498,504	493,585	473,877	434,460
3	Two unit scheme (flats)	2	610,432	210,276	209,746	209,185	206,122	190,493	159,238
4	Three unit scheme (houses)	3	1,144,560	679,846	678,521	677,559	670,869	644,056	590,430
5	Three unit scheme (flats)	3	654,034	316,668	315,873	315,030	310,436	286,995	240,110
6	Four unit scheme (houses)	4	1,526,080	938,742	936,976	935,650	926,416	889,420	815,426
7	Four unit scheme (flats)	4	872,046	447,132	446,072	444,886	438,413	405,386	339,332
8	Five unit scheme (houses)	5	1,907,600	1,133,075	1,130,868	1,129,266	1,118,114	1,073,426	984,051
9	Five unit scheme (flats)	5	1,090,057	529,520	528,195	526,791	519,135	480,065	401,925
10	Seven unit scheme (houses)	7	2,670,640	1,619,536	1,616,446	1,614,158	1,598,224	1,534,378	1,406,68
11	Seven unit scheme (flats)	7	1,526,080	750,808	748,968	746,952	735,962	679,880	567,714
12	Ten unit scheme (houses)	10	3,815,200	2,299,382	2,294,967	2,291,717	2,269,092	2,178,433	1,997,117
13	Ten unit scheme (flats)	10	2,180,114	1,073,974	1,071,346	1,068,466	1,052,767	972,648	812,411
14	Twenty unit scheme (houses and flats)	20	5,086,933	2,887,663	2,878,970	2,873,182	2,839,233	2,678,058	2,355,709
15	Twenty unit scheme (flats)	20	3,391,289	2,158,810	2,153,594	2,147,732	2,115,771	1,952,672	1,626,474
16	Thirty unit scheme (flats with community use on ground floor)	30	5,086,933	2,945,365	2,940,227	2,930,478	2,883,246	2,613,325	2,070,02
17	Fifty unit scheme (flats - lower density)	50	8,478,222	5,450,658	5,442,093	5,426,868	5,348,148	4,926,847	4,084,248
18	Fifty unit scheme (flats - higher density)	50	6,358,667	4,417,174	4,408,610	4,394,019	4,318,765	3,915,151	3,102,716
19	Seventy unit scheme (Industrial/employment led scheme)	70	11,869,511	7,248,768	7,236,972	7,211,070	7,102,647	6,395,987	4,982,668
20	Seventy unit scheme (flats - higher density)	70	8,902,133	5,248,488	5,236,693	5,218,470	5,123,344	4,618,641	3,609,234
21	One hundred unit scheme (flats - lower density)	100	16,956,444	10,230,276	10,213,673	10,184,190	10,031,588	9,216,717	7,586,973
22	One hundred unit scheme (flats - higher density)	100	12,717,333	7,306,388	7,289,785	7,264,465	7,130,579	6,428,363	5,009,959
23	Two hunded unit scheme (flats)	200	25,434,667	14,815,641	14,782,954	14,731,210	14,459,112	13,026,108	10,133,411
24	Three hundred unit scheme (flats)	300	38,152,000	19,061,635	19,014,029	18,940,431	18,544,143	16,492,190	12,344,328
25	Four hundred unit scheme (flats)	400	50,869,333	15,067,910	15,005,402	14,888,753	14,363,457	11,086,332	4,490,807
26	Six hunded unit scheme (flats)	600	76,304,000	18,049,547	17,957,209	17,786,237	17,017,592	12,255,025	2,603,296
27	Small scale Office	-	15,260,800	14,005,346	14,005,346	13,857,386	13,857,386	9,979,635	2,224,132
28	Medium scale Office	-	15,260,800	14,819,495	14,819,495	14,636,743	14,636,743	9,840,238	247,227
29	Industrial Scheme new build (50% plot ratio)	-	15,260,800	3,075,018	3,075,018	3,062,413	3,062,413	2,741,004	2,098,184
30	Industrial scheme intensification (60% plot ratio)	- 1	15,260,800	3,690,022	3,690,022	3,674,896	3,674,896	3,289,204	2,517,82

RI	v	2.	Se	COL	rdar	7/ 01	ffices

Site ref	Site	No of units	BLV	including affordable housing @ 50%	EV charging	BNG/UGF	Accessibility	NZC Operational Only	NZC Operational and Embodied
1	One unit scheme (houses)	1	412,887	249,844	249,402	249,049	246,589	236,735	217,027
2	Two unit scheme (houses)	2	619,330	500,093	499,211	498,504		473,877	434,460
3	Two unit scheme (flats)	2	495,464	210,276	209,746	209,185	206,122	190,493	159,238
4	Three unit scheme (houses)	3	928,995	679,846	678,521	677,559	670,869	644,056	590,430
5	Three unit scheme (flats)	3	530,854	316,668	315,873	315,030	310,436	286,995	240,110
6	Four unit scheme (houses)	4	1,238,660	938,742	936,976	935,650	926,416	889,420	815,42
7	Four unit scheme (flats)	4	707,806	447,132	446,072	444,886	438,413	405,386	339,33
8	Five unit scheme (houses)	5	1,548,325	1,133,075	1,130,868	1,129,266	1,118,114	1,073,426	984,05
9	Five unit scheme (flats)	5	884,757	529,520	528,195	526,791	519,135	480,065	401,92
10	Seven unit scheme (houses)	7	2,167,655	1,619,536	1,616,446	1,614,158	1,598,224	1,534,378	1,406,68
11	Seven unit scheme (flats)	7	1,238,660	750,808	748,968	746,952	735,962	679,880	567,71
12	Ten unit scheme (houses)	10	3,096,650	2,299,382	2,294,967	2,291,717	2,269,092	2,178,433	1,997,11
13	Ten unit scheme (flats)	10	1,769,514	1,073,974	1,071,346	1,068,466	1,052,767	972,648	812,41
14	Twenty unit scheme (houses and flats)	20	4,128,867	2,887,663	2,878,970	2,873,182	2,839,233	2,678,058	2,355,70
15	Twenty unit scheme (flats)	20	2,752,578	2,158,810	2,153,594	2,147,732	2,115,771	1,952,672	1,626,47
16	Thirty unit scheme (flats with community use on ground floor)	30	4,128,867	2,945,365	2,940,227	2,930,478	2,883,246	2,613,325	2,070,02
17	Fifty unit scheme (flats - lower density)	50	6,881,444	5,450,658	5,442,093	5,426,868	5,348,148	4,926,847	4,084,24
18	Fifty unit scheme (flats - higher density)	50	5,161,083	4,417,174	4,408,610	4,394,019	4,318,765	3,915,151	3,102,71
19	Seventy unit scheme (Industrial/employment led scheme)	70	9,634,022	7,248,768	7,236,972	7,211,070	7,102,647	6,395,987	4,982,66
20	Seventy unit scheme (flats - higher density)	70	7,225,516	5,248,488	5,236,693	5,218,470	5,123,344	4,618,641	3,609,23
21	One hundred unit scheme (flats - lower density)	100	13,762,888	10,230,276	10,213,673	10,184,190	10,031,588	9,216,717	7,586,97
22	One hundred unit scheme (flats - higher density)	100	10,322,166	7,306,388	7,289,785	7,264,465	7,130,579	6,428,363	5,009,95
23	Two hunded unit scheme (flats)	200	20,644,333	14,815,641	14,782,954	14,731,210	14,459,112	13,026,108	10,133,41
24	Three hundred unit scheme (flats)	300	30,966,499	19,061,635	19,014,029	18,940,431	18,544,143	16,492,190	12,344,32
25	Four hundred unit scheme (flats)	400	41,288,665	15,067,910	15,005,402	14,888,753	14,363,457	11,086,332	4,490,80
26	Six hunded unit scheme (flats)	600	61,932,998	18,049,547	17,957,209	17,786,237	17,017,592	12,255,025	2,603,29
27	Small scale Office	-	12,386,600	14,005,346	14,005,346	13,857,386	13,857,386	9,979,635	2,224,13
28	Medium scale Office	-	12,386,600	14,819,495	14,819,495	14,636,743	14,636,743	9,840,238	247,22
29	Industrial Scheme new build (50% plot ratio)	-	12,386,600	3,075,018				2,741,004	
30	Industrial scheme intensification (60% plot ratio)	-	12,386,600	3,690,022	3,690,022	3,674,896	3,674,896	3,289,204	2,517,8

LV	3:	Seco	ondary	industrial	

Site ref	Site	No of units	BLV	including affordable housing @ 50%	EV charging	BNG/UGF	Accessibility	NZC Operational Only	NZC Operational and Embodied
1	One unit scheme (houses)	1	BLV	249,844	249,402	249,049	246,589	236,735	217,027
2	Two unit scheme (houses)	2	175,858	500,093	499,211	498,504	493,585	473,877	434,460
3	Two unit scheme (flats)	2	263,788	210,276				190,493	
4	Three unit scheme (houses)	3	211,030	679,846	678,521	677,559	670,869	644,056	590,430
5	Three unit scheme (flats)	3	395,681	316,668	315,873	315,030	310,436	286,995	240,110
6	Four unit scheme (houses)	4	226,104	938,742	936,976	935,650	926,416	889,420	815,426
7	Four unit scheme (flats)	4	527,575	447,132	446,072	444,886	438,413	405,386	339,332
8	Five unit scheme (houses)	5	301,472	1,133,075	1,130,868	1,129,266	1,118,114	1,073,426	984,051
9	Five unit scheme (flats)	5	659,469	529,520	528,195	526,791	519,135	480,065	401,925
10	Seven unit scheme (houses)	7	376,839	1,619,536	1,616,446	1,614,158	1,598,224	1,534,378	1,406,686
11	Seven unit scheme (flats)	7	923,257	750,808		746,952		679,880	
12	Ten unit scheme (houses)	10	527,575	2,299,382	2,294,967	2,291,717	2,269,092	2,178,433	1,997,117
13	Ten unit scheme (flats)	10	1,318,938	1,073,974	1,071,346	1,068,466	1,052,767	972,648	812,412
14	Twenty unit scheme (houses and flats)	20	753,679	2,887,663	2,878,970	2,873,182	2,839,233	2,678,058	2,355,709
15	Twenty unit scheme (flats)	20	1,758,584	2,158,810	2,153,594	2,147,732	2,115,771	1,952,672	1,626,474
16	Thirty unit scheme (flats with community use on ground floor)	30	1,172,389	2,945,365	2,940,227	2,930,478	2,883,246	2,613,325	2,070,025
17	Fifty unit scheme (flats - lower density)	50	1,758,584	5,450,658	5,442,093	5,426,868	5,348,148	4,926,847	4,084,248
18	Fifty unit scheme (flats - higher density)	50	2,930,974	4,417,174	4,408,610	4,394,019	4,318,765	3,915,151	3,102,716
19	Seventy unit scheme (Industrial/employment led scheme)	70	2,198,230	7,248,768	7,236,972	7,211,070	7,102,647	6,395,987	4,982,668
20	Seventy unit scheme (flats - higher density)	70	4,103,363	5,248,488	5,236,693	5,218,470	5,123,344	4,618,641	3,609,234
21	One hundred unit scheme (flats - lower density)	100	3,077,522	10,230,276	10,213,673	10,184,190	10,031,588	9,216,717	7,586,973
22	One hundred unit scheme (flats - higher density)	100	5,861,947	7,306,388	7,289,785	7,264,465	7,130,579	6,428,363	5,009,959
23	Two hunded unit scheme (flats)	200	4,396,460	14,815,641	14,782,954	14,731,210	14,459,112	13,026,108	10,133,411
24	Three hundred unit scheme (flats)	300	8,792,921	19,061,635	19,014,029	18,940,431	18,544,143	16,492,190	12,344,328
25	Four hundred unit scheme (flats)	400	13,189,381	15,067,910	15,005,402	14,888,753	14,363,457	11,086,332	4,490,807
26	Six hunded unit scheme (flats)	600	17,585,842	18,049,547	17,957,209	17,786,237	17,017,592	12,255,025	2,603,296
27	Small scale Office	- 1	26,378,763	14,005,346	14,005,346	13,857,386	13,857,386	9,979,635	2,224,132
28	Medium scale Office	- 1	5,275,753	14,819,495	14,819,495	14,636,743	14,636,743	9,840,238	247,227
29	Industrial Scheme new build (50% plot ratio)	- 1	5,275,753	3,075,018	3,075,018	3,062,413	3,062,413	2,741,004	2,098,184
30	Industrial scheme intensification (60% plot ratio)	-	5,275,753	3,690,022	3,690,022	3.674.896	3,674,896	3,289,204	2,517,820

BLV 4: Backlands/gardens/other undeveloped land

Site ref	Site	No of units	BLV	including affordable housing @ 50%	EV charging	BNG/UGF	Accessibility	NZC Operational Only	NZC Operational and Embodied
1	One unit scheme (houses)	1	500,000	249,844		249,049	246.589		217,027
2	Two unit scheme (houses)	2	-	500,093	499,211	498,504		473,877	434,460
3	Two unit scheme (flats)	2	BLV	210,276	209,746	209,185	206,122	190,493	159,238
4	Three unit scheme (houses)	3	16,667	679,846	678,521	677,559	670,869	644,056	590,430
5	Three unit scheme (flats)	3	25,000	316,668	315,873	315,030	310,436	286,995	240,110
6	Four unit scheme (houses)	4	20,000	938,742	936,976	935,650	926,416	889,420	815,426
7	Four unit scheme (flats)	4	37,500	447,132	446,072	444,886	438,413		
8	Five unit scheme (houses)	5	21,429	1,133,075	1,130,868	1,129,266	1,118,114	1,073,426	984,051
9	Five unit scheme (flats)	5	50,000	529,520	528,195	526,791	519,135	480,065	401,925
10	Seven unit scheme (houses)	7	28,571	1,619,536	1,616,446	1,614,158	1,598,224	1,534,378	1,406,686
11	Seven unit scheme (flats)	7	62,500	750,808	748,968	746,952	735,962	679,880	567,714
12	Ten unit scheme (houses)	10	35,714	2,299,382	2,294,967	2,291,717	2,269,092	2,178,433	1,997,117
13	Ten unit scheme (flats)	10	87,500	1,073,974	1,071,346	1,068,466	1,052,767	972,648	812,412
14	Twenty unit scheme (houses and flats)	20	50,000	2,887,663	2,878,970	2,873,182	2,839,233	2,678,058	2,355,709
15	Twenty unit scheme (flats)	20	125,000	2,158,810	2,153,594	2,147,732	2,115,771	1,952,672	1,626,474
16	Thirty unit scheme (flats with community use on ground floor)	30	71,429	2,945,365	2,940,227	2,930,478	2,883,246	2,613,325	2,070,025
17	Fifty unit scheme (flats - lower density)	50	166,667	5,450,658	5,442,093	5,426,868	5,348,148	4,926,847	4,084,248
18	Fifty unit scheme (flats - higher density)	50	111,111	4,417,174	4,408,610	4,394,019	4,318,765	3,915,151	3,102,716
19	Seventy unit scheme (Industrial/employment led scheme)	70	166,667	7,248,768	7,236,972	7,211,070	7,102,647	6,395,987	4,982,668
20	Seventy unit scheme (flats - higher density)	70	277,778	5,248,488	5,236,693	5,218,470	5,123,344	4,618,641	3,609,234
21	One hundred unit scheme (flats - lower density)	100	208,333	10,230,276	10,213,673	10,184,190	10,031,588	9,216,717	7,586,973
22	One hundred unit scheme (flats - higher density)	100	388,889	7,306,388	7,289,785	7,264,465	7,130,579	6,428,363	5,009,959
23	Two hunded unit scheme (flats)	200	291,667	14,815,641	14,782,954	14,731,210	14,459,112	13,026,108	10,133,411
24	Three hundred unit scheme (flats)	300	555,556	19,061,635	19,014,029	18,940,431	18,544,143	16,492,190	12,344,328
25	Four hundred unit scheme (flats)	400	416,667	15,067,910	15,005,402	14,888,753	14,363,457	11,086,332	4,490,807
26	Six hunded unit scheme (flats)	600	833,333	18,049,547	17,957,209	17,786,237	17,017,592	12,255,025	2,603,296
27	Small scale Office	-	1,250,000	14,005,346	14,005,346	13,857,386	13,857,386	9,979,635	2,224,132
28	Medium scale Office	-	1,666,667	14,819,495	14,819,495	14,636,743	14,636,743	9,840,238	247,227
29	Industrial Scheme new build (50% plot ratio)	- 1	2,500,000	3,075,018	3,075,018	3,062,413	3,062,413	2,741,004	2,098,184
30	Industrial scheme intensification (60% plot ratio)	- 1	500,000	3,690,022	3,690,022	3,674,896	3,674,896	3,289,204	2,517,820



Table 6.48.9: Cumulative impact of policies with 50% affordable housing – price point of £9,880 per square metre

RICHMOND LOCAL PLAN VIABILITY TESTING
Aff Hsg: 50%
Mkt value: £9,880 per square metre

BLV 2: Secondary offices

Site ref	Site	No of units	BLV	including affordable housing @ 50%	EV charging	BNG/UGF	Accessibility	NZC Operational Only	NZC Operational and Embodied
1	One unit scheme (houses)	1	526,933	262,339	261,898	261,544	259,085	249,231	229,523
2	Two unit scheme (houses)	2	790,400	525,085	524,202	523,495	518,577	498,869	459,452
3	Two unit scheme (flats)	2	632,320	225,096	224,566	224,004	220,942	205,314	174,058
4	Three unit scheme (houses)	3	1,185,600	713,845	712,521	711,560	704,868	678,055	624,430
5	Three unit scheme (flats)	3	677,486	338,898	338,103	337,260	332,667	309,225	262,340
6	Four unit scheme (houses)	4	1,580,800	985,655	983,889	982,563	973,330	936,334	862,340
7	Four unit scheme (flats)	4	903,314	478,451	477,393	476,205	469,734	436,706	370,652
8	Five unit scheme (houses)	5	1,976,000	1,189,741	1,187,534	1,185,932	1,174,779	1,130,092	1,040,717
9	Five unit scheme (flats)	5	1,129,143	566,570	565,246	563,841	556,186	517,116	438,976
10	Seven unit scheme (houses)	7	2,766,400	1,700,495	1,697,406	1,695,117	1,679,183	1,615,338	1,487,645
11	Seven unit scheme (flats)	7	1,580,800	803,616	801,776	799,760	788,770	732,688	620,52
12	Ten unit scheme (houses)	10	3,952,000	2,414,340	2,409,925	2,406,677	2,384,051	2,293,393	2,112,076
13	Ten unit scheme (flats)	10	2,258,286	1,149,414	1,146,786	1,143,906	1,128,206	1,048,088	887.852
14	Twenty unit scheme (houses and flats)	20	5,269,333	3.058.698	3.050.005	3.044.217	3.010.268	2,849,093	2,526,744
15	Twenty unit scheme (flats)	20	3,512,889	2.311.296	2,306,080	2,300,218	2,268,258	2,105,159	1,778,96
16	Thirty unit scheme (flats with community use on ground floor)	30	5,269,333	3,170,714	3,165,575	3,155,827	3,108,596	2.838.674	2,297,318
17	Fifty unit scheme (flats - lower density)	50	8.782.222	5.826.240	5.817.675	5.802.449	5.723.729	5,302,429	4,459,830
18	Fifty unit scheme (flats - higher density)	50	6.586,667	4,755,100	4.746.536	4,731,946	4.656.691	4,253,077	3,443,557
19	Seventy unit scheme (Industrial/employment led scheme)	70	12,295,111	8.054.493	8.042.862	8,017,322	7.910.412	7,204,870	5.791.551
20	Seventy unit scheme (flats - higher density)	70	9.221.333	5,666,101	5.654.304	5.636.083	5,540,956	5,036,253	4,026,847
21	One hundred unit scheme (flats - lower density)	100	17.564.444	10,941,063	10,924,460	10,894,977	10,742,376	9,927,505	8,297,761
22	One hundred unit scheme (flats - higher density)	100	13,173,333	7.893.320	7.876.717	7.851.397	7,717,511	7,015,294	5.601.969
23	Two hunded unit scheme (flats)	200	26.346.667	15.996.922	15.964.234	15,912,490	15.640.392	14.207.389	11,324,941
24	Three hundred unit scheme (flats)	300	39.520.000	20,735,085	20.687.478	20.613.881	20,217,592	18.172.599	14,032,336
25	Four hundred unit scheme (flats)	400	52.693.333	17.262.176	17,199,669	17.083.019	16,562,690	13.303.531	6.734.953
26	Six hunded unit scheme (flats)	600	79.040.000	21.186.649	21.094.311	20.923.338	20.154.694	15.415.223	5,815,468
27	Small scale Office		15.808.000	14.005.346	14.005.346	13.857.386	13.857.386	9.979.635	2,224,132
28	Medium scale Office		15.808.000	14.819.495	14.819.495	14,636,743			247.227
29	Industrial Scheme new build (50% plot ratio)		15.808.000	3,792,862	3,792,862	3,780,256	3,780,256	3,458,847	2.816.027
30	Industrial scheme intensification (60% plot ratio)		15,808,000	4.551.434		4.536.308	4,536,308	4,150,616	3 370 23

Site ref	Site	No of units	BLV	including affordable housing @ 50%	EV charging	BNG/UGF	Accessibility	NZC Operational Only	NZC Operational and Embodied
1	One unit scheme (houses)	1	412,887	262,339	261,898	261,544	259,085	249,231	229,523
2	Two unit scheme (houses)	2	619,330	525,085	524,202	523,495	518,577	498,869	459,452
3	Two unit scheme (flats)	2	495,464	225,096	224,566	224,004	220,942	205,314	174,058
4	Three unit scheme (houses)	3	928,995	713,845	712,521	711,560	704,868	678,055	624,430
5	Three unit scheme (flats)	3	530,854	338,898	338,103	337,260	332,667	309,225	262,340
6	Four unit scheme (houses)	4	1,238,660	985,655	983,889	982,563	973,330	936,334	862,340
7	Four unit scheme (flats)	4	707,806	478,451	477,393	476,205	469,734	436,706	370,652
8	Five unit scheme (houses)	5	1,548,325	1,189,741	1,187,534	1,185,932	1,174,779	1,130,092	1,040,717
9	Five unit scheme (flats)	5	884,757	566,570	565,246	563,841	556,186	517,116	438,976
10	Seven unit scheme (houses)	7	2,167,655	1,700,495	1,697,406	1,695,117	1,679,183	1,615,338	1,487,645
11	Seven unit scheme (flats)	7	1,238,660	803,616	801,776	799,760	788,770	732,688	620,522
12	Ten unit scheme (houses)	10	3,096,650	2,414,340	2,409,925	2,406,677	2,384,051	2,293,393	2,112,076
13	Ten unit scheme (flats)	10	1,769,514	1,149,414	1,146,786	1,143,906	1,128,206	1,048,088	887,852
14	Twenty unit scheme (houses and flats)	20	4,128,867	3,058,698	3,050,005	3,044,217	3,010,268	2,849,093	2,526,744

8 Five unit scheme (houses) 5 1,548,325 1,189,741 1,187,534 1,187,535 1,174,778 1,130,092 1,040,771 9 Five unit scheme (houses) 5 84,757 566,570 655,246 553,641 555,166 517,116 438,976 10 Seven unit scheme (houses) 7 2,167,655 1,700,495 1,697,406 1,695,117 1,679,163 1,615,335 1,467,645 11 Seven unit scheme (houses) 7 2,167,655 1,700,495 1,697,406 1,695,117 1,679,163 1,615,335 1,467,645 11 Seven unit scheme (houses) 7 1,238,660 803,516 801,776 799,760 785,770 732,688 620,522 12 Ten unit scheme (houses) 10 3,096,650 2,414,340 2,409,925 2,406,677 2,384,055 2,293,393 2,112,076 13 Ten unit scheme (flats) 10 1,779,914 1,189,414 1,146,766 1,143,906 1,1262,005 1,046,088 867 820,522 1,047,047 1,0

Site ref	Site	No of units	BLV	including affordable housing @ 50%	EV charging	BNG/UGF	Accessibility	NZC Operational Only	NZC Operational and Embodied
1	One unit scheme (houses)	1	BLV	262,339	261,898	261,544	259,085	249,231	229,523
2	Two unit scheme (houses)	2	175,858	525,085	524,202	523,495	518,577	498,869	459,452
3	Two unit scheme (flats)	2	263,788	225,096	224,566	224,004	220,942	205,314	
4	Three unit scheme (houses)	3	211,030	713,845	712,521	711,560	704,868	678,055	624,430
5	Three unit scheme (flats)	3	395,681	338,898	338,103	337,260	332,667	309,225	262,340
6	Four unit scheme (houses)	4	226,104	985,655	983,889	982,563	973,330	936,334	862,340
7	Four unit scheme (flats)	4	527,575	478,451	477,393	476,205	469,734	436,706	370,652
8	Five unit scheme (houses)	5	301,472	1,189,741	1,187,534	1,185,932	1,174,779	1,130,092	1,040,717
9	Five unit scheme (flats)	5	659,469	566,570	565,246	563,841	556,186	517,116	438,976
10	Seven unit scheme (houses)	7	376,839	1,700,495	1,697,406	1,695,117	1,679,183	1,615,338	1,487,645
11	Seven unit scheme (flats)	7	923,257	803,616	801,776	799,760	788,770	732,688	620,522
12	Ten unit scheme (houses)	10	527,575	2,414,340	2,409,925	2,406,677	2,384,051	2,293,393	2,112,076
13	Ten unit scheme (flats)	10	1,318,938	1,149,414	1,146,786	1,143,906	1,128,206	1,048,088	887,852
14	Twenty unit scheme (houses and flats)	20	753,679	3,058,698	3,050,005	3,044,217	3,010,268	2,849,093	2,526,744
15	Twenty unit scheme (flats)	20	1,758,584	2,311,296	2,306,080	2,300,218	2,268,258	2,105,159	1,778,961
16	Thirty unit scheme (flats with community use on ground floor)	30	1,172,389	3,170,714	3,165,575	3,155,827	3,108,596	2,838,674	2,297,318
17	Fifty unit scheme (flats - lower density)	50	1,758,584	5,826,240	5,817,675	5,802,449	5,723,729	5,302,429	4,459,830
18	Fifty unit scheme (flats - higher density)	50	2,930,974	4,755,100	4,746,536	4,731,946	4,656,691	4,253,077	3,443,557
19	Seventy unit scheme (Industrial/employment led scheme)	70	2,198,230	8,054,493	8,042,862	8,017,322	7,910,412	7,204,870	5,791,551
20	Seventy unit scheme (flats - higher density)	70	4,103,363	5,666,101	5,654,304	5,636,083	5,540,956	5,036,253	4,026,847
21	One hundred unit scheme (flats - lower density)	100	3,077,522	10,941,063	10,924,460	10,894,977	10,742,376	9,927,505	8,297,761
22	One hundred unit scheme (flats - higher density)	100	5,861,947	7,893,320	7,876,717	7,851,397	7,717,511	7,015,294	5,601,969
23	Two hunded unit scheme (flats)	200	4,396,460	15,996,922	15,964,234	15,912,490	15,640,392	14,207,389	11,324,941
24	Three hundred unit scheme (flats)	300	8,792,921	20,735,085	20,687,478	20,613,881	20,217,592	18,172,599	14,032,336
25	Four hundred unit scheme (flats)	400	13,189,381	17,262,176	17,199,669	17,083,019	16,562,690	13,303,531	6,734,953
26	Six hunded unit scheme (flats)	600	17,585,842	21,186,649	21,094,311	20,923,338	20,154,694	15,415,223	5,815,468
27	Small scale Office	-	26,378,763	14,005,346		13,857,386			2,224,132
28	Medium scale Office	-	5,275,753	14,819,495	14,819,495	14,636,743	14,636,743	9,840,238	247.227
29	Industrial Scheme new build (50% plot ratio)	_	5,275,753	3,792,862	3,792,862	3.780.256	3,780,256	3,458,847	2,816,027
30	Industrial scheme intensification (60% plot ratio)		5,275,753	4.551.434	4.551.434	4 536 308	4 536 308	4 150 616	3 379 237

Site ref	Site	No of units	BLV	including affordable housing @ 50%	EV charging	BNG/UGF	Accessibility	NZC Operational Only	NZC Operational and Embodied
1	One unit scheme (houses)	1	500,000	262,339		261,544			229,523
2	Two unit scheme (houses)	2	-	525,085	524,202	523,495	518,577	498,869	459,452
3	Two unit scheme (flats)	2	BLV	225,096		224,004	220,942	205,314	174,058
4	Three unit scheme (houses)	3	16,667	713,845	712,521	711,560	704,868	678,055	624,430
5	Three unit scheme (flats)	3	25,000	338,898	338,103	337,260	332,667	309,225	262,340
6	Four unit scheme (houses)	4	20,000	985,655	983,889	982,563	973,330	936,334	862,340
7	Four unit scheme (flats)	4	37,500	478,451	477,393	476,205	469,734	436,706	370,652
8	Five unit scheme (houses)	5	21,429	1,189,741	1,187,534	1,185,932	1,174,779	1,130,092	1,040,717
9	Five unit scheme (flats)	5	50,000	566,570	565,246	563,841	556,186	517,116	438,976
10	Seven unit scheme (houses)	7	28,571	1,700,495	1,697,406	1,695,117	1,679,183	1,615,338	1,487,645
11	Seven unit scheme (flats)	7	62,500	803,616	801,776	799,760	788,770	732,688	620,522
12	Ten unit scheme (houses)	10	35,714	2,414,340	2,409,925	2,406,677	2,384,051	2,293,393	2,112,076
13	Ten unit scheme (flats)	10	87,500	1,149,414	1,146,786	1,143,906	1,128,206	1,048,088	887,852
14	Twenty unit scheme (houses and flats)	20	50,000	3,058,698	3,050,005	3,044,217	3,010,268	2,849,093	2,526,744
15	Twenty unit scheme (flats)	20	125,000	2.311.296	2,306,080	2,300,218	2,268,258	2,105,159	1,778,961
16	Thirty unit scheme (flats with community use on ground floor)	30	71,429	3,170,714	3,165,575	3,155,827		2,838,674	
17	Fifty unit scheme (flats - lower density)	50	166,667	5.826.240	5.817.675	5,802,449	5,723,729	5.302.429	4,459,830
18	Fifty unit scheme (flats - higher density)	50	111,111	4,755,100	4,746,536	4,731,946	4,656,691	4,253,077	3,443,557
19	Seventy unit scheme (Industrial/employment led scheme)	70	166,667	8.054.493		8.017.322	7,910,412	7,204,870	5,791,551
20	Seventy unit scheme (flats - higher density)	70	277.778	5,666,101	5.654.304	5,636,083	5,540,956	5.036.253	4.026.847
21	One hundred unit scheme (flats - lower density)	100	208.333	10.941.063	10.924.460	10.894.977	10,742,376	9.927.505	8.297.76
22	One hundred unit scheme (flats - higher density)	100	388,889	7.893.320	7.876.717	7.851.397	7.717.511	7,015,294	5.601.969
23	Two hunded unit scheme (flats)	200	291.667	15.996.922	15.964.234	15.912.490	15,640,392	14,207,389	11,324,941
24	Three hundred unit scheme (flats)	300	555,556	20,735,085	20.687.478	20.613.881	20.217.592	18,172,599	14.032.336
25	Four hundred unit scheme (flats)	400	416,667	17,262,176	17,199,669	17.083.019		13.303.531	6.734.953
26	Six hunded unit scheme (flats)	600	833,333	21,186,649	21.094.311	20.923.338	20,154,694	15,415,223	5.815.468
27	Small scale Office	-	1.250.000	14,005,346	14.005,346	13.857.386	13,857,386	9,979,635	2.224.132
28	Medium scale Office		1,666,667	14,819,495	14.819.495	14,636,743		9,840,238	
29	Industrial Scheme new build (50% plot ratio)		2.500.000	3,792,862	3,792,862	3,780,256	3,780,256	3,458,847	2.816.027
30	Industrial scheme intensification (60% plot ratio)		500,000	4,551,434	4,551,434	4,536,308	4,536,308	4,150,616	3,379,233



7 Conclusions and recommendations

- 7.1 The NPPF states that "Plans should set out the contributions expected in association with particular sites and types of development. This should include setting out the levels and types of affordable housing provision required, along with other infrastructure (such as that needed for education, health, transport, green and digital infrastructure). Such policies should not undermine the delivery of the plan". This report and its supporting appendices test the ability of development typologies in Richmond upon Thames to support emerging Local Plan policies while making contributions to infrastructure that will support growth through CIL.
- 7.2 We have tested the impact of the main emerging policies which may have an impact on viability:
 - from 0% to 50% in line with emerging Policy 11. The tenure mix of the affordable housing also has a bearing on viability and we have tested social rent and London Affordable Rent for the 70% rented element and both Shared Ownership and London Living Rent for the 30% intermediate element. In addition, we have tested replacing 25% of shared ownership units with First Homes to meet the Government's PPG requirement that 25% of all affordable housing provided on a site should be delivered as First Homes. There are significant variations in the percentages of affordable housing that can be provided, depending on private sales values, affordable housing tenure, scheme composition and benchmark land value. Some of the development types that are shown to be less viable are not those envisaged by the Local Plan (as set out in the 'Development Context' in Section 2. The results do not point to any particular level of affordable housing that most schemes can viably deliver and we therefore recommend that the 50% target be retained, and applied on a 'maximum reasonable proportion' basis taking site-specific circumstances into account. This reflects the Council's current practice and also the approach in the 2021 London Plan.
 - Setting a lower proportion of affordable housing is likely to result in a lower overall number of affordable units being delivered, as sites that could have delivered more would no longer do so. The Council will also need to consider how its plan will interface with the 'Fast Track' route in London Plan policies H4 and H5 as its 35% requirement would clearly result in schemes that could have provided 50% only delivering 35%.
 - Affordable housing on sites providing 9 or fewer units: our appraisals indicate that there is no significant difference in the viability of schemes providing 9 of fewer units than those of 10 units or more. However, providing affordable housing on small sites gives rise to practical difficulties and consequently, most councils operating a small sites affordable policy generally seek payments in lieu. The Council's emerging Policy 11 seeks on-site delivery but indicates that financial contributions in lieu may be accepted. Policy 11 proposes a 'sliding scale' approach which is designed to dis-incentivise the loss of employment floorspace. We have also provided an overview of the two main approaches to seeking payments in lieu which are broadly financially neutral for developers in comparison to on-site delivery. In other words, payments in lieu neither incentivise developers to take up the option of a payment, but neither do they penalise them.
 - First Homes are required to be sold at a price not exceeding £420,000 to purchasers in receipt of gross household incomes not exceeding £90,000. The maximum discount in the First Homes Planning Practice Guidance is 50%, but in many parts of the Borough, higher discounts would be required to meet the £420,000 capped property price. Furthermore, if the Council were to seek lower income thresholds (i.e. below £90,000), the discount required would be well above 50%. First Homes are therefore unlikely to be a model of provision that meets priority need in the Borough, whereas shared ownership can be targeted at households on lower incomes.
 - Build for rent schemes: we have tested the London Plan requirement in H11 for build to rent schemes to provide 35% affordable housing in the form of London Living Rent. In general, the appraisals indicate that the viability of build to rent schemes is somewhat more challenging than build for sale schemes. Although Build to Rent schemes are generally less viable than Build for Sale scheme, there is no uniform percentage at which most schemes can be regarded as viable.



We therefore recommend that the 50% affordable housing target is applied to these types of development on a 'subject to viability' basis.

- Affordable workspace: we have tested emerging requirements on schemes which provide new or replacement employment floorspace at 10% and 20% of floorspace with the discounts of 20%, 30%, 40% and 50% of market rent. The results of our analysis indicate that a requirement for 20% of floorspace discounted by up to 50% of market does not have a significant bearing on the viability of the schemes tested. However, the precise impact on individual schemes will depend on scheme-specific composition, including the extent of other floorspace which is not discounted. The affordable workspace policy will therefore need to be applied with a degree of flexibility, including having regard to site-specific viability issues that may emerge on individual schemes.
- Cumulative impact of policies: In addition to the specific policies above, our appraisals have regard to the cumulative impact of other plan policies which may have cost implications. In this regard, our appraisals therefore comply with the requirement in national guidance for a comprehensive assessment of all relevant plan policies in the viability assessment.

Additional observations

- 7.3 Viability measured in present value terms is only one of several factors that determine whether a site is developed. Developers need to maintain a throughput of sites to ensure their staff are utilised and they can continue to generate returns for their shareholders. Consequently, small adjustments to residual land values resulting from changes in policy can be absorbed in most all circumstances by developers taking a commercial view on the impact. However, in most cases the impact on land value is sufficiently modest that this can be passed onto the landowner at the bid stage without adversely impacting on the supply of land for development.
- 7.4 In considering the outputs of the appraisals, it is important to recognise that some developments will be unviable regardless of the Council's requirements. In these cases, the value of the existing building will be higher than a redevelopment opportunity over the medium term. However, this situation should not be taken as an indication of the viability (or otherwise) of the Council's policies and requirements.
- 7.5 It is critical that developers do not over-pay for sites such that the value generated by developments is paid to the landowner, rather than being used to provide affordable housing and to meet other planning policy requirements. The Council should work closely with developers to ensure that landowners' expectations of land value are appropriately framed by the local policy context. There may be instances when viability issues emerge on individual developments, even when the land has been purchased at an appropriate price (e.g. due to extensive decontamination requirements). In these cases, some flexibility may be required subject to submission of a robust site-specific viability assessment.



Appendix 1 - Policy review



Policy reference	Policy name	Summary of requirement	Cost impact
1	Living Locally and the 20-minute neighbourhood (Strategic Policy)	Creating framework to deliver neighbourhoods where everything residents need is within 20 minutes walk or cycle	No direct costs. Positive impacts on developments (e.g. higher density around transport nodes). Detailed requirements addressed through other policies.
2	Spatial Strategy: Managing change in the borough (Strategic Policy)	Deliver sustainable growth with supporting infrastructure while tackling the climate emergency and biodiversity crisis. Directs higher density development in sustainable locations and prioritises previously developed sites.	No direct cost impacts; detailed requirements addressed by other policies.
3	Tackling the climate emergency (Strategic Policy)	Promotes zero carbon development	Cost uplifts tested in Study
4	Minimising Greenhouse gas emissions and promoting energy efficiency (Strategic Policy)	Seeks to reduce carbon emissions generated by development	Cost uplifts tested in Study
5	Energy Infrastructure (Strategic Policy)	Requirement to produce Energy Statement; new development to connect to decentralised energy networks where available	Energy statement cost de-minimis. Cost of connecting to DENs no greater than onsite provision of heating systems
6	Sustainable construction standards	Requirement to complete Sustainable Construction Checklist and to minimise water consumption. Non residential development to meet BREEAM 'outstanding' standard	De-minimis cost for completing checklist. No additional cost for minimising water consumption. BREAAM OS reflected in scheme costs.
7	Waste and the circular economy (Strategic Policy)	Provision of adequate space for waste and recycling. Re-using existing buildings where possible; reducing embodied carbon; sustainable sourcing of materials.	Embodied carbon cost reduction (to zero) tested in Study.
8	Flood risk and sustainable drainage (Strategic Policy)	Sets out framework for flood risk assessment and establishing suitable locations for development	Land use policy only – will restrict development in certain areas vulnerable to flooding
		Sustainable Drainage Systems to be used in new developments. Limits on certain uses in	Well established requirement already reflected in base costs
		basements, depending on flood risk.	No direct cost impacts.
9	Water resources and infrastructure (Strategic Policy)	Sets out approach to protecting water supplies and rivers. New developments will be required to ensure there is adequate capacity to serve the development.	Standard requirement, no additional cost burdens.
10	New Housing (Strategic Policy)	Identifies locations for new housing across the borough	Land use policy only – no cost impacts



Policy reference	Policy name	Summary of requirement	Cost impact
11	Affordable Housing (Strategic Policy)	Seeks 50% AH across borough as a whole. 50% on-site on developments providing 10 or more units and financial contribution on schemes providing 9 or fewer units with a sliding scale.	Tested in Study
12	Housing Needs of Different Groups	Seeks to limit loss of existing housing; seeks to limit new development to those where there is a demonstrable local need	Land use policy – no direct costs to developments.
13	Housing Mix and Standards	Developments to provide smaller units in areas with high PTALs.	
		All developments to meet Nationally Described Space Standards.	Space standards reflected in unit area used in Study.
		All developments to provide adequate external amenity space.	Adequate space for amenity allowed for in site size and density assumptions in typologies.
		10% of units to meet requirements of Part M4 (3) of the building regulations (wheelchair accessible) and all other housing to meet Part M4(2) (accessible and adaptable)	Additional cost reflected in Study.
14	Loss of Housing	Seeks to limit loss of existing housing	Land use policy only
15	Infill and Backland Development	Sets out requirements on in-fill and backland developments	Land use policy only
16	Small Sites	Sets out requirements on small sites	Land use policy only
17	Supporting our centres and promoting culture (Strategic Policy)	Sets out the Council's approach to promoting culture an vitality of high streets and other shopping areas	Land use policy only
18	Development in centres	Sets out framework for development in centres including protection of retail uses and approach to allowing residential uses in town centres	Land use policy only
19	Managing impacts	Framework for managing the impact of new cultural/creative activities and night time economy. Seeks to avoid over-concentrations of particular uses including public houses and hot food takeaways	Land use policy only
20	Local shops and services	Policies for protecting local shops to ensure residents have access to reasonable range and choice within 400m walking distance. Seeks to resist loss of public houses.	Land use policy only
21	Protecting the Local Economy (Strategic Policy)	Seeks to ensure that development protects existing employment floorspace an encourages major developments to include ground floor industrial provision.	Land use policy only
22	Promoting jobs and our local economy	Developments for employment floorspace to provide suitable workspace for local businesses, including flexible workspace	Land use policy only



Policy reference	Policy name	Summary of requirement	Cost impact
23	Offices	Seeks to prevent loss of offices and indicates support for new office developments.	Land use policy only.
24	Industrial land	Seeks to protect industrial floorpsace.	Land use policy only.
		All new light industrial workspace to provide affordable workspace in line with Policy 25.	Tested in study.
25	Affordable, flexible and managed workspace	Requires the provision of affordable workspace in developments providing more than 1,000 sqm of employment floorspace	Tested in study.
26	Visitor economy	Seeks to promote growth of visitors and resists loss of visitor accommodation.	Land use policy only.
27	Telecommunications and digital infrastructure (Strategic Policy)	Promotes supporting infrastructure for high speed broadband and sets framework for considering telecoms applications.	No direct costs to development.
28	Local character and design quality (Strategic Policy)	Sets out requirements for design of development.	No cost implications.
29	Designated heritage assets	Seeks to conserve and enhance the historic environment of the borough and to protect the significance of heritage assets.	Land use policy only. Additional liabilities associated with heritage assets reflected in acquisition price.
30	Non-designated heritage assets	Seeks to conserve and enhance the historic environment of the borough and to protect the significance of non-designated heritage assets.	Land use policy only. Additional liabilities with non-designated heritage assets reflected in acquisition price.
31	Views and vistas	Seeks to protect identified views from interruption by new development.	Some sties in viewing corridors will be height limited. Land use policy only.
32	Royal Botanic Gardens, Kew World Heritage Site	Seeks to protect and enhance the world heritage site and its setting.	Land use policy only.
33	Archaeology	Seeks to protect and enhance archaeological assets in the borough.	Land use policy only.
34	Green and Blue Infrastructure (Strategic Policy)	Seeks to protect open spaces and water/rivers from adverse impacts arising from development. Developments to make provision for long term maintenance of open spaces.	Maintenance costs incorporated in S106 allowances and CIL.
35	Green Belt, Metropolitan Open Land and Local Green Space	Seeks to prevent development on green belt, metropolitan open land and local green space.	Land use policy only.
36	Other Open Land of Townscape Importance (OOLTI)	Identifies conditions for development on other open land of townscape importance.	Land use policy only.
37	Public open space, play, sport and recreation	Seeks to protect existing open spaces and outlines requirements for new open space and play space arising from new developments.	Costs incorporated with in S106 allowances and CIL.



Policy reference	Policy name	Summary of requirement	Cost impact
38	Urban Greening	Residential development to achieve UGF of 0.4 and non-res development 0.3. Schemes with roof plates of more than 100 square metres to include green roofs	Costs incorporated into study where relevant.
39	Biodiversity and Geodiversity	Developments to achieve 20% biodiversity net gain	Costs incorporated into study.
40	Rivers and river corridors	Requires that developments adjacent to water should enhance the river environment. Public access to be protected and enhanced where feasible.	Land use policy only.
41	Moorings and floating structures	Restricts new house boats and other floating structures.	Land use policy only.
42	Trees, Woodland and Landscape	Trees and other landscapes to be protected	Will restrict extent of development on sites with protected trees. Land use policy only.
43	Floodlighting and other external artificial lighting	Outlines conditions for approval of new floodlighting	Not relevant to new developments – mainly relevant only to sports facilities.
44	Design Process	Requires design-led approach and outlines processes expected during application process.	No direct costs to development. Design input reflected in professional fees allowance.
45	Tall and Mid-Rise Building Zones	Sets out the Council's approach to evaluating applications for all buildings.	Land use issue only.
46	Amenity and living conditions	Outlines Council's requirements for design of developments to ensure liveable amenity and living conditions in new developments.	No additional direct costs to development.
47	Sustainable travel choices (Strategic Policy)	Seeks to focus development in areas with higher PTALs. Developments to provide good quality walking and cycling environment to encourage active travel. Developments to provide travel impact assessment.	No additional direct costs to development. Cost of travel impact assessment incorporated within professional fees allowance.
48	Vehicular Parking standards, Cycle Parking, Servicing and Construction Logistics Management	Sets out car parking standards for new development, which are in line with London Plan standards. Encourages but does not require car free development on sites with a PTAL above 3.	No additional direct costs to development.
		Requires developments providing more than 100 units to make provision for car club spaces (1 per 100 dwellings)	
49	Social and Community Infrastructure (Strategic Policy)	Outlines Council's approach to provision of additional social and community infrastructure and resisting loss of existing facilities. Developments to assess the impact of their development on existing facilities to demonstrate there is sufficient capacity.	Allowances incorporated within CIL and S106.



Policy reference	Policy name	Summary of requirement	Cost impact
50	Education and Training (Strategic Policy)	Requires developments providing more than 20 construction or end use jobs to enter into a Section 106 agreement to secure training and skills opportunities for local people.	Does not generate additional cost to development.
51	Health and Wellbeing (Strategic Policy)	Requires developments to provide a health impact assessment and an inclusive design statement	Cost incorporated within professional fees allowance
52	Allotments and food growing spaces	Seeks to protect allotments.	Land use policy only
53	Local Environmental impacts	Developments to be air quality neutral in line with Lon Plan Policy SI1	No additional development costs
54	Basements and subterranean developments	Seeks to resist construction of basements which exceed one storey below ground floor.	No additional development costs.
55	Delivery and Monitoring	Outlines the Council's approach to monitoring policy objectives.	No costs to development.



Appendix 2 - Stakeholder consultation



London Borough of Richmond Upon Thames Area Wide Viability Assumptions – March 2023

This schedule sets out the assumptions identified by the Council's viability consultants who have been commissioned to carry out the Whole Plan Viability Study. The study will form part of the evidence base for the emerging Local Plan and once adopted the viability assumptions will form part of the material considerations for viability appraisals across the borough.

Standard Assumptions - Residential	Figure				Generalised comments and solutions	
	Type of development	BCIS cost	Base cost	External works	Total (before policy costs)	Respondents recommend slightly higher build costs than those applied. For Whole Plan viability testing the most
Build costs	Houses	810.13 Estate housing terraced 2-storey	£1,611	10%	£1,772	accurate measure of build costs with effective background evidence is BCIS, although higher build costs maybe seen at present due to high inflation and
	than 6	816 Flats -3-5 storeys	£1,836	10%	£2,020	this level of inflation taking time to be picked up by BCIS, inflation increases are unlikely to continue at this rate for
		816 Flats – 6 or more storeys	£2,193	10%	£2,412	the whole of the plan period. Review the build costs applied when further testing is carried out for the next
					stage of the Local Plan. Look to carry out an additional sensitivity test at the next stage including increased build costs.	
Developer Profit	6% Applied to	d to Open Market Affordable GDV o First Homes	GDV			This profit level is generally accepted, private developers that commented did not directly dispute this figure.
Development finance	6% (inclusive conditions)	of arrangement a	nd exit fees,	reflective of	current funding	Generally accepted by the development industry that commented. Continue to use this figure.
Exceptional Costs		- An 'average' lev d some other 'abn			Generally accepted by the development industry that commented. Continue to apply this.	
Marketing costs	2.5% for mark plus 0.5% for	eting costs sales legal fees				Generally accepted by the development industry that commented, although at the lower end of acceptable ranges. Continue to use this figure.

Standard Assumptions - Residential	Figure	Generalised comments and solutions
Professional fees	10%	Generally accepted by the development industry that commented. In larger schemes there is the potential for a higher professional fee of 12% to be applied as recommended by several responders, however given there are few large sites in Richmond and these would have a site specific viability appraisal, an additional test within the whole plan viability wouldn't be required for increased professional fees as would be picked up within a site specific appraisal.
Section 106 requirements	£2,750 per unit	Mixed comments, some recommended higher costs, some lower. Continue to apply.
Section 278 works	£1,000 per residential unit	All comments recommend this is a very scheme specific cost. Continue to apply this figure as none other is recommended by respondents.
Sales period	6 dwellings per month	All respondents recommended a slightly lower sales rate should be applied. BNP have provided good evidence into the background economic position at the time of testing. Review the sales period applied when further testing is carried out for the next stage of the Local Plan.
	Test 1: 70% London Affordable Rent and 30% shared ownership	Respondents think tenures applied are reasonable.
Affordable Tenure Mix	Test 2: 70% London Affordable Rent and 30% London Living Rent	
	Test 3: 70% London Affordable Rent, 5% shared ownership and 25% First Homes.	

Standard Assumptions - Residential	Figure			Generalised comments and solutions			
Affordable housing rents per week	To establish the capital verification model is used (replicated preparing bids). The model deducts the estimated verification maintenance costs and a establishes the present verification of the countrate (reflecting the price that counits from a developer.	the applided project of the second state of th	roach us ets the re pad debt es for ma ne net re of funds a	Respondents have noted London Affordable Rent levels will no longer be published by the GLA or funded through grant. BNP have included social rented as a sensitivity test within the viability. Review tenure mixes when further testing is carried out for next stage of the Local Plan.			
Tents per week	Rent type	1 bed	2 b	ed	3 bed	4 bed	
	London Affordable Rent (2022/23)	£168.34	£17	8.23	£188.13	£198.03	
	Social Rents	£117.96	£14	6.78	£163.12	£171.69	
	Affordable Rent (not exceeding LHA)11	£212.88	£27	0.41	£322.19	£379.73	
	London Living Rent (intermediate tenure)12	£211.50	£23	5.00	£258.51	£282.01	
Affordable Housing - Intermediate	The value of the initial ed is the first segment of value retained equity at rate no capital value of this rent model.	lue. The ot exceed	purchasing 2.75	er will a % of the	rent on the equity. The	Respondents recommend up to 2% on unsold equity and equity stakes as low as 10%. May need to review this in the next round of testing as part of the next stage of the Local Plan process.	
Affordable Housing		bed 2	2 bed	3 bed	4 bed		Respondents recommend 4 bed homes should be removed from the affordable mix as these will be unaffordable. The current council approach is to
mix applied			35%	35%	10%		recommend larger dwellings for families within the rented
	Shared ownership and London Living Rent	0%	40%	20%	10%		tenures. May need to review the mix as part of the next stage of the Local Plan process.

Standard Assumptions - Residential	Figure				Generalised comments and solutions		
	Tenure	1 bed	2 bed	3 bed	4 bed	Blended value	Recommend displaying these figures as SQM. Overall figures look reasonable. Continue to apply.
	Social Rent	£225	£222	£187	£177	£192	
	London Affordable Rent	£343	£279	£221	£209	£242	
Affordable housing Capital values (per	Affordable Rent (not exceeding LHA)	£402	£400	£359	£386	£362	
square foot Net	London Living Rent	£399	£336	£272	£267	£294	
Internal Area)	Shared ownership (£50,000 income threshold)	£426	£308	£214	£187	£278	
	Shared ownership (£92,000 income threshold)	£525	£525	£461	£402	£467	
	Shared ownership	-	-	-	-	£341	
Policies 3 and 4	(overall blended rate)						Mixed comments provided. Background evidence
promote zero carbon development and seek to minimise greenhouse gas emissions and promote energy efficiency as part of the Borough's contribution to reducing global warming and tackling the climate emergency.	Uplift of 5% of build co	osts inclu	sive for bo	oth policie:		provided by BNP supports the use of 5%. Continue to apply.	
Policy 6 on 'Sustainable Construction standards' requires that non-residential development should achieve BREEAM outstanding standard.							Same as above

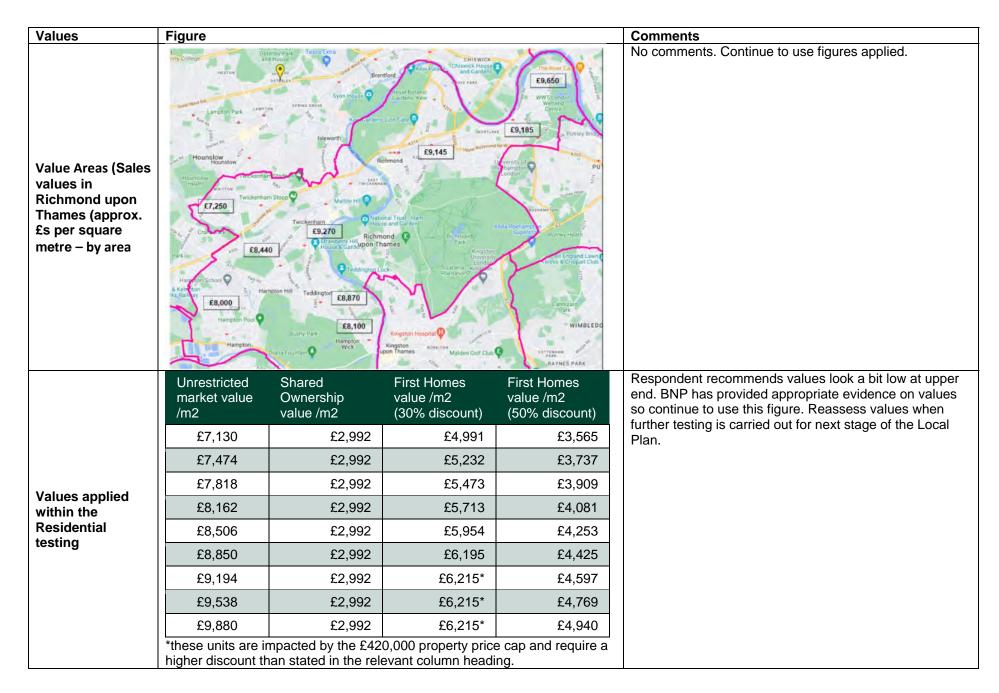
Standard Assumptions - Residential	Figure			Generalised comments and solutions
Policy 7 seeks to reduce embodied carbon in development	Uplift of 15% of build co	sts		No negative comments relating to the uplift applied. Continue to use this figure as background evidence provided by BNP supports the use of 15%.
·	0			Mixed comments, some do not disagree with figure while
	Standard	Flats	Houses	one recommends M4(3) in flats should be higher. The council's occupational therapist that delivers accessible
	M4(2) accessible and adaptable	1.15%	0.54%	homes in the borough regularly did not raise concerns
Policy 13 requires	M4(3) (a) wheelchair user - adaptable	9.28%	10.77%	relating to the costs applied. Continue to apply figures.
that 10% of units meet Part M4 (3) of the	M4(3) (b) wheelchair user- accessible	9.47%	23.80%	
Building Regulations (wheelchair accessible) and all other housing is to	*As an example the folloestimated cost per dwel			
meet Part M4 (2) (accessible and	Standard	2 bed flat (61m2)	3 bed house (74m2)	
adaptable).	M4(2) accessible and adaptable	£665.39	£708.09	
	M4(3) (a) wheelchair user - adaptable	£11,434.82	£14,122.49	
	M4(3) (b) wheelchair user- accessible	£11,668.93	£31,208.46	
Policy 34 requires that developments contribute towards maintenance costs of public open spaces.	Incorporated into Section	n 106 obligations.		No comments. Continue to apply.
Policy 37 outlines requirements for new and open space in new developments.	Incorporated into Section	n 106 obligations.		No comments. Continue to apply.
Policy 38 requires that residential developments achieve an Urban Greening Factor of 0.4 and non-	£112.80 per square me	re		Recommend additional evidence is included to support this figure. Continue to use figures applied.

Standard Assumptions - Residential	Figure	Generalised comments and solutions
residential developments achieve 0.3.		
Policy 39 requires that developments achieve Bio-Diversity Net Gain of 20%	0.2% increase in build costs	Respondents recommend this figure is a bit low, however BNP have used the figure recommended by the 2019 DEFRA report. Continue to use figure included, however reassess if any additional evidence is available when further testing is carried out for next stage of the Local Plan.
Policy 49 requires that developers demonstrate that there is sufficient capacity in existing social and community facilities to accommodate their development	Incorporated into Section 106 obligations.	Respondent recommends this is often included outside S106. As the S106 cost is higher than most respondents recommended it seems reasonable to apply this within S106.

Standard Assumptions – Non residential	Figure				Comments		
Commercial rents (£s per square	Commercial	Rent per square		Investment	Rent free period		
metre) and yields	floorspace	metre			(months)		
metre, una yielas	Retail	Barnes/Mortlake: Twickenham: £39 Richmond: £786	£435	6.00% 6.00% 6.00%	12 12 12		
		Hampton: £352		6.00%	12		
		Teddington: £454	ı	6.00%	12		
	Supermarkets	Borough wide: £2	250	4.00%	6	No comments. Continue to use figures applied.	
	Office	Barnes/Mortlake:	£345	6.00%	12	Two confinences. Continue to use figures applied.	
		Twickenham: £36	61	6.00%	12		
		Richmond: £457		6.00%	12		
		Hampton: £318		6.00%	12		
		Teddington: £340		6.00%	12		
	Industrial and Whitton: £199			4.50%	12		
	warehousing	Twickenham: £26	50	4.50%	12		
	Wareneading	Richmond: £215		4.50%	12		
		Hampton: £231		4.50%	12		
		Teddington: £251		4.50%	12		
Commercial							
Floorspace costs	Type of	BCIS cost	Base	External	Total (before		
i looi space costs	development	1	cost	works	policy costs)		
	Retail	345 Shops	£1,623	3 10%	£1,785		
	Supermarkets	344 Supermarkets generally	£1,796	6 10%	£1,976	Respondents recommend slightly higher build costs than those applied. For Whole Plan viability testing the most	
	Offices	320 Offices air conditioned generally	£2,503	3 10%	£2,753	accurate measure of build costs with effective background evidence is BCIS, although higher build costs maybe seen at present due to high inflation and this level of inflation taking	
	B2 industrial	282 Factories generally	£1,144	4 10%	£1,258	time to be picked up by BCIS, inflation increases are unlikely to continue at this rate for the whole plan period.	
		284 Warehouses/ stores	£967	10%	£1,064		
	D1 / D2 floorspace	532 Community centres generally	£2,650	10%	£2,915		

Standard	Figure	Comments
Assumptions – Non	1.9	
residential		
Section 106	£25 per square metre	No comments. Continue to use figures applied.
requirements	£25 per square metre	
Section 278 works	£15 per square metre	No comments. Continue to use figures applied.
Policies 3 and 4		No comments. Continue to use figures applied.
promote zero carbon		
development and		
seek to minimise		
greenhouse gas		
emissions and		
promote energy		
efficiency as part of		
the Borough's		
contribution to		
reducing global	Uplift of 5% of build costs inclusive for both policies.	
warming and tackling	Spint of 678 of Sand Cooks moldotte for Sour pondice.	
the climate		
emergency.		
Policy 6 on		No comments. Continue to use figures applied.
'Sustainable		
Construction		
standards' requires that non-residential		
development should		
achieve BREEAM		
outstanding standard.		
Policy 7 seeks to		No comments. Continue to use figures applied.
reduce embodied		110 commonto. Continuo to doo figuros applica.
carbon in	Uplift of 15% of build costs	
development		
Policy 24 requires		No comments. Continue to use figures applied.
that developments of		
industrial floorspace		
should provide an	Discounts of 000/ to 500/ of months to the board Police 400/ 1000/ /	
element of affordable	Discounts of 20% to 50% of market rent to be applied to 10% and 20% of	
workspace in line with	floorspace	
Policy 25		
Policy 25 requires		No comments. Continue to use figures applied.
that developments		

Standard	Figure	Comments
Assumptions – Non residential		
providing more than 1,000 square metres of employment floorspace provide affordable workspace at discounted rents.		
Policy 38 requires that residential developments achieve an Urban Greening Factor of 0.4 and non-residential developments achieve 0.3.	£112.80 per square metre	No comments. Continue to use figures applied.
Policy 39 requires that developments achieve Bio-Diversity Net Gain of 20%	0.2% increase in build costs	No comments. Continue to use figures applied.



Values	Figure	Comments
Existing	linked to local sales values - £11.41 to £15.81 million per hectare	No comments. Continue to use figures applied.
residential		
Secondary offices	£12.39 million per hectare	No comments. Continue to use figures applied.
Secondary industrial sites	£5.28 million per hectare (£4 million per gross hectare plus, assuming a 30% plot ratio, applying a capital value of £4.4 million, to which a 20% premium has been added)	No comments. Continue to use figures applied.
Garden, amenity, other open land, including vacant garage sites	£0.5 million per hectare	Respondent recommends values look a bit low. BNP has provided appropriate evidence on values so continue to use this figure. Reassess values when further testing is carried out for next stage of the Local Plan.



Appendix 3 - Typology details and appraisal inputs

1		2 3	3	4 5	6	5 7	7	8 1	3 14	15	16	17	' 18	19	20	21	22	23 24	25	20	5 27	28
RICHMONE	LOCAL PLAN VIABILITY TESTING												Floor areas	s - proposed	(sqm)							
		Gross	Net site			No of	No of	Resi cost	s Resi costs	GIA	GIA				Note: B1 of	fice inlcudes B	31(b)				Total resi	Total resi FS
Site ref	Typology description	Site area	area	Site coverage	Heights	Houses	Flats	Houses	Flats	Houses	flats		Retail A1-A	Retail S'Mark	B1 office	B1(c) and BB	8 storage C1 Hot	el C2 resi inst D)1	D2	units	
1	One unit scheme (houses)	0.03	0.0	3 50%	2	2 1		1,611	1,836	108	-		-	-	-	-	-	- -	-	-	1	108
2	Two unit scheme (houses)	0.05	0.0	5 60%	2	2 2		1,611	1,836	215	-		-	-	-	-	-		-	-	2	215
3	Two unit scheme (flats)	0.04	0.0	4 60%	2	2	2	1,611	1,836	-	150		-	-	-	-	-		-	-	2	150
4	Three unit scheme (houses)	0.08	0.0	8 50%	2	2 3		1,611	1,836	293	-		-	-	-	1	-		-	-	3	293
5	Three unit scheme (flats)	0.04	0.0	4 60%	2	2	3	1,611	1,836	-	225		-	-	-	-	-		-	-	3	225
6	Four unit scheme (houses)	0.10		0 50%	2	2 4		1,611	1,836	404	-		-	-	-	-	-		-	-	4	404
7	Four unit scheme (flats)	0.06	0.0	6 60%	2	2	4	1,611	1,836	-	317		-	-	-	-	-		-	-	4	317
8	Five unit scheme (houses)	0.13	0.1	3 50%	2	2 5		1,611	1,836	488	-		-	-	-	-	-		-	-	5	488
9	Five unit scheme (flats)	0.07	0.0	7 60%	3	3	5	1,611	1,836	-	375		-	-	-	-	-		-	-	5	375
10	Seven unit scheme (houses)	0.18	0.1	8 50%	2	2 7		1,611	1,836	697	-		-	-	-	-	-		-	-	7	697
11	Seven unit scheme (flats)	0.10	0.1	0 60%	3	3	7	1,611	1,836	-	543		-	-	-	-	-		-	-	7	543
12	Ten unit scheme (houses)	0.25	0.2	5 50%	2	10		1,611	1,836	989	-		-	-	-	-	-		-	-	10	989 775
13	Ten unit scheme (flats)	0.14	0.1	4 60%	4	1	10	1,611	1,836	-	775		-	-	-	-	-		-	-	10	775
14	Twenty unit scheme (houses and flats)	0.33	0.3	3 55%	3	3 6	14	1,611	1,836	489	1,141		-	-	-	-	-		-	-	20	1,630
15	Twenty unit scheme (flats)	0.22	0.2	2 60%	4	1	20	1,611	1,836	-	1,590		-	-	-	-	-		-	-	20	1,590
16	Thirty unit scheme (flats with community use on ground floor)	0.33	0.3	3 65%	4	1	30	1,611	1,836	-	2,385		-	-	-	-	-		200	-	30	
17	Fifty unit scheme (flats - lower density)	0.56	0.5	6 60%	3	3	50	1,611	1,836	-	3,975		-	200	-	-	-		-	-	50	3,975
18	Fifty unit scheme (flats - higher density)	0.42	0.4	2 70%	4	1	50	1,611	1,836	-	3,800		-	200	-	-	-		-	-	50	
19	Seventy unit scheme (Industrial/employment led scheme)	0.78	0.7	8 70%	4	1	70	1,611	1,836	-	5,565		-	-	-	2,500	-		-	-	70	5,565
20	Seventy unit scheme (flats - higher density)	0.58	0.5	8 70%	5	5	70	1,611	1,836	-	4,883		-	200	-	-	-		-	-	70	4,883
21	One hundred unit scheme (flats - lower density)	1.11	1.1	1 60%	4	1	100	1,611	1,836	-	7,950		200	200	-	-	-		-	-	100	7,950
22	One hundred unit scheme (flats - higher density)	0.83	0.8	3 70%	4	Į.	100	1,611	1,836	-	6,975		-	200	-	-	-		-	-	100	6,975
23	Two hunded unit scheme (flats)	1.67	1.6	7 70%	5	5	200	1,611	1,836	-	14,400		250	250	-	-	-		-	-	200	14,400
24	Three hundred unit scheme (flats)	2.50	2.5	0 70%	5	5	300	1,611	1,836	-	21,600		-	250	-	-	-		-	-	300	21,600
25	Four hundred unit scheme (flats)	3.33	3.3		6	6	400	1,611	2,193	-	28,800		250	500	-	-	-		-	-	400	28,800
26	Six hunded unit scheme (flats)	5.00	5.0	0 70%	6	6	600	1,611	2,193	-	43,200		500	250	-	-	-		-	-	600	43,200
27	Small scale Office	1.00	1.0	0 75%	5	5	-	1,611	1,836	-	-		500	250	27,500	-	-		-	-	-	-
28	Medium scale Office	1.00	1.0	0 75%	5	5	-	1,611	1,836	-	-		-	250	35,000	-	-		-	-	-	-
29	Industrial Scheme new build (50% plot ratio)	1.00	1.0	0 50%	1		-	1,611	1,836	-	-		-	-	-	5,000	-		-	-	-	-
30	Industrial scheme intensification (60% plot ratio)	1.00	1.0	0 60%	1	1	-	1,611	1,836	-	-		-	-	-	6,000	-		-	-	-	-

1	29	30	31	32	33	34	35	36	37	38	48	49	50	51	52	53	54	55	56	57	58
RICHMONE	CIL (rate per	r sqm)										S106 (per	sqm for comm	nercial; p	er unit for	resi					
											E&T										
Site ref	Retail A1-AR			B1(c) and E			C2 resi inst			Resi	cost		Retail S'MaB1		B1(c) and E			C2 resi inst			Resi
1	288.37	191.13	114.73		80.00	114.73	80.00	80.00	80.00	427.28	-	25		25	25	25			25	25	2,750
2	288.37	191.13	114.73		80.00	114.73	80.00	80.00	80.00	427.28	-	25		25	25	25	25		25	25	2,750
3	288.37	191.13	114.73		80.00	114.73	80.00	80.00	80.00	427.28	-	25		25		25			25	25	2,750
4	288.37	191.13	114.73		80.00	114.73	80.00	80.00	80.00	427.28	-	25		25	25	25			25	25	2,750
5	288.37	191.13	114.73		80.00	114.73	80.00	80.00	80.00	427.28	-	25		25	25	25	25		25	25	2,750
6	288.37	191.13			80.00	114.73	80.00	80.00	80.00	427.28	-	25		25	-	25			25	25	2,750
7	288.37	191.13	114.73		80.00	114.73	80.00	80.00	80.00	427.28	-	25		25	25	25	25		25	25	2,750
8	288.37	191.13	114.73		80.00	114.73		80.00	80.00	427.28	-	25		25	25	25			25	25	2,750
9	288.37	191.13	114.73		80.00	114.73	80.00	80.00	80.00	427.28	-	25		25	25	25			25	25	2,750
10	288.37	191.13	114.73		80.00	114.73	80.00	80.00	80.00	427.28	-	25		25	25	25	25		25	25	2,750
11	288.37	191.13	114.73		80.00	114.73	80.00	80.00	80.00	427.28	-	25		25	25	25	25		25	25	2,750
12	288.37	191.13	114.73		80.00	114.73	80.00	80.00	80.00	427.28	-	25		25	25	25	25		25	25	2,750
13	288.37	191.13	114.73		80.00	114.73	80.00	80.00	80.00	427.28	-	25		25	-	25			25	25	2,750
14	288.37	191.13	114.73		80.00	114.73	80.00	80.00	80.00	427.28	-	25		25	-	25			25	25	2,750
15	288.37	191.13	114.73		80.00	114.73	80.00	80.00	80.00	427.28	-	25		25	25	25	25		25	25	2,750
16	288.37	191.13	114.73		80.00	114.73	80.00	80.00	80.00	427.28	- 0.440	25		25	25	25	25		25	25	2,750
17	288.37	191.13	114.73		80.00	114.73	80.00	80.00	80.00	427.28	8,412	25		25	25	25	25		25	25	2,750
18	288.37	191.13	114.73		80.00	114.73	80.00	80.00	80.00	427.28	8,412	25 25		25 25	25	25 25	25 25		25	25	2,750
19	288.37	191.13	114.73		80.00	114.73	80.00	80.00	80.00	427.28	49,653	25		25		25			25 25	25 25	2,750 2,750
20 21	288.37 288.37	191.13 191.13	114.73 114.73		80.00 80.00	114.73 114.73	80.00 80.00	80.00 80.00	80.00 80.00	427.28 427.28	8,412 15,938	25	-	25	25	25 25	25		25	25	2,750
22	288.37	191.13	114.73		80.00	114.73	80.00	80.00	80.00	427.28	8.412	25		25	25	25 25	25		25	25	2,750
23	288.37	191.13	114.73		80.00	114.73	80.00	80.00	80.00	427.28	19,923	25		25	25	25	25		25	25	2,750
24	288.37	191.13	114.73		80.00	114.73	80.00	80.00	80.00	427.28	10,515	25		25	25	25			25	25	2,750
25	288.37	191.13	114.73		80.00	114.73	80.00	80.00	80.00	427.28	30.437	25		25		25			25	25	2,750
26	288.37	191.13	114.73		80.00	114.73	80.00	80.00	80.00	427.28	29.330	25		25	25	25	25		25	25	2,750
27	288.37	191.13	114.73		80.00	114.73	80.00	80.00	80.00	427.28	1.667.872	25		25		25	25		25	25	2,750
28	288.37	191.13	114.73		80.00	114.73	80.00	80.00	80.00	427.28	2,095,931	25		25	25	25	25		25	25	2,750
29	288.37	191.13	114.73		80.00	114.73	80.00	80.00	80.00	427.28	99.306	25		25	25	25	25		25	25	2,750
30	288.37	191.13	114.73		80.00	114.73	80.00	80.00	80.00	427.28	119.167	25		25		25			25		
50	200.07	101.10	114.73	30.00	50.00	114.73	30.00	30.00	30.00	727.20	119,107	23	23	23	20	23	20	23	23	23	2,730

1	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78
RICHMOND	ιRents									Cap val	Yields									n/a
Site ref	Retail A1-ARe	etail S'Ma	B1 office	B1(c) and I	B8 storage	C1 Hotel	C2 resi ins D1		D2	Resi	Retail A1-A	Retail S'Ma	B1 office	B1(c) and I	B8 storage	C1 Hotel	C2 resi inst	D1 I	D2	Resi
1	435	250	450	230		425	390	250	250	9,880	6.00%	4.50%	6.00%	5.00%	5.00%	5.00%	5.00%	7.00%	7.00%	
2	435	250	450			425	390	250	250	9,880	6.00%		6.00%	5.00%	5.00%	5.00%	5.00%	7.00%	7.00%	
3	435	250	450			425	390	250	250	9,880	6.00%		6.00%	5.00%	5.00%	5.00%	5.00%	7.00%	7.00%	
4	435	250	450			425	390	250	250	9,880	6.00%	4.50%	6.00%	5.00%	5.00%	5.00%	5.00%	7.00%	7.00%	
5	435	250	450			425	390	250	250	9,880	6.00%	4.50%	6.00%	5.00%	5.00%	5.00%	5.00%	7.00%	7.00%	
6	435	250	450			425	390	250	250	9,880	6.00%		6.00%	5.00%	5.00%	5.00%	5.00%	7.00%	7.00%	
7	435	250	450			425	390	250	250	9,880	6.00%		6.00%	5.00%	5.00%	5.00%	5.00%	7.00%	7.00%	
8	435	250	450			425	390	250	250	9,880	6.00%		6.00%	5.00%	5.00%	5.00%	5.00%	7.00%	7.00%	
9	435	250	450			425	390	250	250	9,880	6.00%	4.50%	6.00%	5.00%	5.00%	5.00%	5.00%	7.00%	7.00%	
10	435	250	450			425	390	250	250	9,880	6.00%	4.50%	6.00%	5.00%	5.00%	5.00%	5.00%	7.00%	7.00%	
11	435	250	450			425	390	250	250	9,880	6.00%		6.00%	5.00%	5.00%	5.00%	5.00%	7.00%	7.00%	
12	435	250	450			425	390	250	250	9,880	6.00%		6.00%	5.00%	5.00%	5.00%	5.00%	7.00%	7.00%	
13	435	250	450			425	390	250	250	9,880	6.00%		6.00%	5.00%	5.00%	5.00%	5.00%	7.00%	7.00%	
14	435	250	450			425	390	250	250	9,880	6.00%		6.00%	5.00%	5.00%	5.00%	5.00%	7.00%	7.00%	
15	435	250	450			425	390	250	250	9,880	6.00%	4.50%	6.00%	5.00%	5.00%	5.00%	5.00%	7.00%	7.00%	
16	435	250	450			425	390	250	250	9,880	6.00%		6.00%	5.00%	5.00%	5.00%	5.00%	7.00%	7.00%	
17	435	250	450			425	390	250	250	9,880	6.00%		6.00%	5.00%	5.00%	5.00%	5.00%	7.00%	7.00%	
18	435	250	450			425	390	250	250	9,880	6.00%		6.00%	5.00%	5.00%	5.00%	5.00%	7.00%	7.00%	
19	435	250	450			425	390	250	250	9,880	6.00%		6.00%	5.00%	5.00%	5.00%	5.00%	7.00%	7.00%	
20	435	250	450			425	390	250	250	9,880	6.00%		6.00%	5.00%	5.00%	5.00%	5.00%	7.00%	7.00%	
21	435	250	450			425	390	250	250	9,880	6.00%		6.00%	5.00%	5.00%	5.00%	5.00%	7.00%	7.00%	
22	435	250	450			425	426	250	250	9,880	6.00%		6.00%	5.00%	5.00%	5.00%	5.00%	7.00%	7.00%	
23	435	250	450			425	390	250	250	9,880	6.00%		6.00%	5.00%	5.00%	5.00%	5.00%	7.00%	7.00%	
24	435	250	450			425	390	250	250	9,880	6.00%		6.00%	5.00%	5.00%	5.00%	5.00%	7.00%	7.00%	
25	435	250	450			425	390	250	250	9,880	6.00%		6.00%	5.00%	5.00%	5.00%	5.00%	7.00%	7.00%	
26	435	250	450			425	390	250	250	9,880	6.00%		6.00%	5.00%	5.00%	5.00%	5.00%	7.00%	7.00%	
27	435	250	450			425	390	250	250	9,880	6.00%		6.00%	5.00%	5.00%	5.00%	5.00%	7.00%	7.00%	
28	435	250	450			425	390	250	250	9,880	6.00%		6.00%	5.00%	5.00%	5.00%	5.00%	7.00%	7.00%	
29	435	250	450			425	390	250	250	9,880	6.00%		6.00%	5.00%	5.00%	5.00%	5.00%	7.00%	7.00%	
30	435	250	450	230	230	425	390	250	250	9,880	6.00%	4.50%	6.00%	5.00%	5.00%	5.00%	5.00%	7.00%	7.00%	

1	79	80	81	82	83	84	85 8	6	87 8	3 89	90	91	92	93	94	95	96	97	98	120	121
RICHMONE	Build costs									Net to gross											
									GF infra											Total new	
Site ref	Retail A1-A5	Retail S'Ma	B1 office	B1(c) and E	B8 storage	C1 Hotel	C2 resi ins D1	D2	% costs	Retail A1-A5 Retail	il S'Ma	B1 office E	31(c) and B2	B8 storage	C1 Hotel	C2 resi ins D1		D2 R	esi	floorspace	Highways/S278
1	1,866	2,065	2,878	1,316	1,112		3,04	- , -			85%	85%	85%	85%	85%	85%	85%	85%	100%	108	1,000
2	1,866	2,065	2,878	1,316	1,112		3,04				85%	85%	85%	85%	85%	85%	85%	85%	100%	215	2,000
3	1,866	2,065	2,878	1,316	1,112		3,04	- , -			85%	85%	85%	85%	85%	85%	85%	85%	85%	150	2,000
4	1,866	2,065	2,878	1,316	1,112		3,04	- , -	-		85%	85%	85%	85%	85%	85%	85%	85%	100%	293	3,000
5	1,866	2,065	2,878	1,316	1,112		3,04				85%	85%	85%	85%	85%	85%	85%	85%	85%	225	3,000
6	1,866	2,065	2,878	1,316	1,112		3,04	- , -			85%	85%	85%	85%	85%	85%	85%	85%	100%	404	4,000
7	1,866	2,065	2,878	1,316	1,112		3,04	- , -			85%	85%	85%	85%	85%		85%	85%	85%	317	4,000
8	1,866	2,065	2,878	1,316	1,112		3,04	3,0	48 -		85%	85%	85%	85%	85%		85%	85%	100%	488	5,000
9	1,866	2,065	2,878	1,316	1,112		3,04	3,0	- 48	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	375	5,000
10	1,866	2,065	2,878	1,316	1,112		3,04	3,0	48 -	85%	85%	85%	85%	85%	85%	85%	85%	85%	100%	697	7,000
11	1,866	2,065	2,878	1,316	1,112		3,04	3,0	48 -	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	543	7,000
12	1,866	2,065	2,878	1,316	1,112		3,04		48 -		85%	85%	85%	85%	85%	85%	85%	85%	100%	989	10,000
13	1,866	2,065	2,878	1,316	1,112		3,04	- , -	48 -		85%	85%	85%	85%	85%		85%	85%	85%	775	10,000
14	1,866	2,065	2,878	1,316	1,112		3,04	3,0	48 -		85%	85%	85%	85%	85%	85%	85%	85%	90%	1,630	20,000
15	1,866	2,065	2,878	1,316	1,112		3,04	3,0	48 -		85%	85%	85%	85%	85%		85%	85%	85%	1,590	20,000
16	1,866	2,065	2,878	1,316	1,112		3,04	3,0	48 -		85%	85%	85%	85%	85%	85%	85%	85%	85%	2,585	33,000
17	1,866	2,065	2,878	1,316	1,112		3,04	3,0	48 -	85%	85%	85%	85%	85%	85%		85%	85%	85%	4,175	53,000
18	1,866	2,065	2,878	1,316	1,112		3,04	- , -	48 -		85%	85%	85%	85%	85%	85%	85%	85%	80%	4,000	53,000
19	1,866	2,065	2,878	1,316	1,112		3,04	- , -	48 -		85%	85%	85%	85%	85%	85%	85%	85%	80%	8,065	107,500
20	1,866	2,065	2,878	1,316	1,112		3,04	3,0	48 -		85%	85%	85%	85%	85%	85%	85%	85%	80%	5,083	73,000
21	1,866	2,065	2,878	1,316	1,112		3,04	- , -			85%	85%	85%	85%	85%		85%	85%	85%	8,350	106,000
22	1,866	2,065	2,878	1,316	1,112		3,04	3,0	48 -	85%	85%	85%	85%	85%	85%	85%	85%	85%	80%	7,175	103,000
23	1,866	2,065	2,878	1,316	1,112		3,04	-,-	48 -		85%	85%	85%	85%	85%		85%	85%	80%	14,900	207,500
24	1,866	2,065	2,878	1,316	1,112		3,04	3,0	48 -		85%	85%	85%	85%	85%	85%	85%	85%	78%	21,850	303,750
25	1,866	2,065	2,878	1,316	1,112		3,04	3,0	48 -		85%	85%	85%	85%	85%	85%	85%	85%	78%	29,550	411,250
26	1,866	2,065	2,878	1,316	1,112		3,04	-,-	48 -		85%	85%	85%	85%	85%	85%	85%	85%	75%	43,950	611,250
27	1,866	2,065	2,878	1,316	1,112		3,04	3,0	48 -	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	28,250	423,750
28	1,866	2,065	2,878	1,316	1,112		3,04	3,0	48 -	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	35,250	528,750
29	1,866	2,065	2,878	1,316	1,112		3,04	3,0	48 -		85%	85%	85%	85%	85%	85%	85%	85%	85%	5,000	75,000
30	1,866	2,065	2,878	1,316	1,112		3,04	3,0	48 -	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	6,000	90,000

1	122		125	126	127	128	129	130	131				135	136	137	138	139	140	141
RICHMOND	LBuild start	(QUARTERS)								Build peri	od (QUAR1	TERS)							
Site ref	Retail A1-A	Retail S'Ma B1 office	B1(c) and E	B8 storage	C1 Hotel	C2 resi ins D1	1 D2	2	Resi	Retail A1-A	Retail S'M	B1 office B1	(c) and	B8 storage	C1 Hotel	C2 resi ins D1	l	D2 F	Resi
1	2	2 2	2	2	2	2	2	2	2	4	4	4	4	4	4	4	4	4	4
2	2	2 2	2	2	2	2	2	2	2	4	4	4	4	4	4	4	4	4	4
3	2	2 2	2	2	2	2	2	2	2	4	4	4	4	4	4	4	4	4	4
4	2	2 2	2	2	2	2	2	2	2	4	4	4	4	4	4	4	4	4	4
5	2	2 2	2	2	2	2	2	2	2	4	4	4	4	4	4	4	4	4	4
6	2	2 2	2	2	2	2	2	2	2		4	4	4	4	4	4	4	4	4
7	2	2 2		2	2	_	2	2	2		4	4	4	4	4	4	4	4	4
8	2	2 2	2	2	2		2	2	2		4	4	4	4	4	4	4	4	4
9	2	2 2	2	2	2	2	2	2	2	4	4	4	4	4	4	4	4	4	4
10	2	2 2		2	2	2	2	2	2		4	4	4	4	4	4	4	4	4
11	2	2 2	2	2	2	2	2	2	2		5	5	5	5	5	5	5	5	5
12	2	2 2		2	2	2	2	2	2		4	4	4	4	4	4	4	4	4
13	2	2 2	2	2	2	1	2	2	2		-	5	5	5	5	5	5	5	5
14	2	2 2	2	2	2	2	2	2	2		-	6	6	6	6	6	6	6	6
15	2	2 2		2	2	2	2	2	2			6	6		6	6	6	6	6
16	2	2 2		2	2	2	2	2	2			6	6		6	6	6	6	6
17	2	2 2		2	2	_	2	2	2		-	6	6	-	6	6	6	6	6
18	2	2 2		2	2		2	2	2			6	6		6	6	6	6	6
19	2	2 2		2	2	2	2	2	2			8	8		8	8	8	8	8
20	2	2 2		2	2	2	2	2	2			8	8	_	8	8	8	8	8
21	2	2 2		2	2	_	2	2	2	-	_	8	8		8	8	8	8	8
22	2	2 2		2	2	2	2	2	2		_	8	8	_	8	8	8	8	8
23	2	2 2		2	2	2	2	2	2			8	8	-	8	-	8	8	8
24	2	2 2		2	2	2	2	2	2				10				10	10	10
25	2	2 2		2	2	2	2	2	2				12				12	12	12
26	2	2 2		2	2	_	2	2	2			14	14		14		14	14	14
27	2	2 2		2	2	_	2	2	2			6	6	_	6	6	6	6	6
28	2	2 2		2	2		2	2	2			8	8	8	8	8	8	8	8
29	2	2 2		2	2	2	2	2	2			4	4	4	4	4	4	4	4
30	2	2 2	2	2	2	2	2	2	2	4	4	4	4	4	4	4	4	4	4

1	142		4 145	5 146	147	148	149	150	0 151			53 154	155 156		168		173 174
RICHMOND I	lnvestmen	t sale (QUARTERS)								Resi sales period (qtrs)	Sales period start	Area		% AH rented			
												% of PRS	8			BNG cost	Car parking spaces
Site ref	Retail A1-A	Retail S'Ma B1 office	B1(c) and	B8 storage C	C1 Hotel C2	resi inst)1	D2	Resi	Resi	Resi	units			Roof area		
1	6	6	6 6	6	6	6	6	(6		1	6 0.00%	35%	70%	83.33	0.2%	100%
2	6	6	6	6	6	6	6	(6		1	6 0.00%	35%	70%	150.00	0.2%	100%
3	6	6	6	6	6	6	6	(6		1	6 0.00%	35%	70%	120.00	0.2%	60%
4	6	6	6	6	6	6	6	(6		1	6 0.00%	35%	70%	187.50	0.2%	100%
5	6	6	6 6	6	6	6	6	(6		1	6 0.00%	35%	70%	128.57	0.2%	60%
6	6	6	6 6	6	6	6	6	(6		1	6 0.00%	35%	70%	250.00	0.2%	100%
7	6	6	6	6	6	6	6	(6		1	6 0.00%	35%	70%	171.43	0.2%	60%
8	6	6	6	6	6	6	6	(6		1	6 0.00%	35%	70%	312.50	0.2%	100%
9	6	6	6 6	6	6	6	6	(6		1	6 0.00%	35%	70%	142.86	0.2%	60%
10	6	6	6	6	6	6	6		6		1	6 0.00%	35%	70%	437.50	0.2%	100%
11	7	7	7 7	7 7	7	7	7		7		1	7 0.00%	35%	70%	200.00	0.2%	60%
12	6	6	6	6	6	6	6		6		1	6 0.00%	35%	70%	625.00	0.2%	100%
13	7	7	7	7 7	7	7	7		7		1	7 0.00%	35%	70%	214.29	0.2%	60%
14	8	8	8 8	3 8	8	8	8	:	8		1	8 0.00%	35%	70%	611.11	0.2%	100%
15	8	8	8 8	3 8	8	8	8	:	8		1	8 0.00%	35%	70%	333.33	0.2%	60%
16	8	8	8 8	8	8	8	8		8		2	8 0.00%	35%	70%	541.67	0.2%	40%
17	8	8	8 8	3 8	8	8	8		8		2	8 0.00%	35%	70%	1,111.11	0.2%	40%
18	8	8	8 8	3 8	8	8	8		8		2	8 0.00%	35%	70%	729.17	0.2%	40%
19	10	10 1	0 10	10	10	10	10	10	0		3	10 0.00%	35%	70%	1,361.11	0.2%	40%
20	10	10 1			10	10	10	10	0			10 0.00%	35%	70%	816.67	0.2%	40%
21	10	10 1	0 10	10	10	10	10	10	0		4	10 0.00%	35%	70%	1,666.67	0.2%	40%
22	10	-	-		10	10	10		0			10 0.00%	35%	70%	1,458.33	0.2%	40%
23	10	10 1	-		10	10	10	10	0		6	10 0.00%	35%	70%	2,333.33	0.2%	40%
24	12	12 1	2 12	2 12	12	12	12	1:	2		8	10 0.00%	35%	70%	3,500.00	0.2%	40%
25	14				14	14	14	14	•			10 0.00%	35%	70%	3,888.89	0.2%	40%
26	16		-		16	16	16	10	6		12	10 0.00%	35%	70%	5,833.33	0.2%	40%
27	8			8	8	8	8	,	8		1	8 0.00%	0%	70%	1,500.00	0.2%	40%
28	10	10 1	0 10	10	10	10	10	10	0		1	10 0.00%	0%		1,500.00	0.2%	40%
29	6	6	6 6	-	6	6	6	(6			10 0.00%	0%	70%	5,000.00	0.2%	40%
30	6	6	6 6	6	6	6	6	(6		1	10 0.00%	0%	70%	6,000.00	0.2%	40%



Appendix 4 - Commercial lettings

Richmond commercial rents

Per square foot

Retail

Area	Lower quartile	Upper quartile	Average	Max
Barnes/Mortlake	28.24	40.41	36.03	64.10
Twickenham	25.66	36.85	34.42	153.45
Richmond	29.77	73.02	56.87	171.50
Hampton	20.48	32.73	35.48	76.92
Teddington	21.60	42.19	63.92	370.68

Offices

Area	Lower quartile	Upper quartile	Average	Max
Barnes/Mortlake	25.63	32.03	29.11	40.00
Twickenham	26.66	33.50	29.97	36.72
Richmond	27.50	42.50	37.87	74.47
Hampton	22.00	29.50	28.28	59.38
Teddington	25.00	31.56	27.81	35.10

Industrial

madon an				
Area	Lower quartile	Upper quartile	Average	Max
Whitton	18.50	18.50	18.50	18.50
Twickenham	19.84	24.12	20.90	25.00
Richmond	20.00	20.00	20.00	20.00
Hampton	16.51	21.50	18.84	23.53
Teddington	21.79	23.36	22.57	24.14

Per square metre

Lower quartile	Upper quartile	Average	Max
304	435	388	690
276	397	370	1652
320	786	612	1846
220	352	382	828
232	454	688	3990

Lower quartile	Upper quartile	Average	Max
276	345	313	431
287	361	323	395
296	457	408	802
237	318	304	639
269	340	299	378

Lower quartile	Upper quartile	Average	Max
199	199	199	199
214	260	225	269
215	215	215	215
178	231	203	253
234	251	243	260

Sign Date	Start Date	Address	City	Floor	Total SF Leased Rent/S	SF/Yr Rent Type	Service	Rent PA Use
01/02/2021	01/02/2021	246 Upper Richmond Rd W	Barnes	GRND	390	64.10 Asking		25,000.00 Retail
24/05/2022	27/05/2022	52 White Hart Ln	Barnes	GRND	323	58.69 Effective	FRI	18,955.43 Retail
03/02/2020	03/02/2020	182 Castelnau	Barnes	BSMT,GRND	808	53.34 Effective		20,002.73 Retail
27/01/2020	27/01/2020	48-49 Barnes High St	Barnes	GRND	1,454	48.14 Asking		70,000.00 Retail
27/07/2021	26/08/2021	427 Upper Richmond Rd W	Barnes	GRND	485	46.39 Asking		22,500.00 Retail
05/07/2021	04/08/2021	7 Barnes High St	Barnes	GRND	857	43.76 Asking		37,500.00 Retail
30/05/2020	30/05/2020	51 Barnes High	Barnes	GRND	883	40.49 Effective	FRI	35,749.91 Retail
02/12/2021	01/01/2022	276 Upper Richmond Rd	Barnes	GRND	1,054	40.32 Asking		42,500.00 Retail
30/06/2020	30/06/2020	311 Upper Richmond Rd W	Barnes	GRND	550	40.00 Achieved	FRI	22,000.00 Retail
18/03/2021	18/03/2021	204 Upper Richmond Rd W	Barnes	GRND	722	39.47 Achieved	FRI	28,500.00 Retail
22/09/2021	22/09/2021	3 Barnes High St	Barnes	GRND	750	39.33 Effective	FRI	29,499.50 Retail
23/08/2020	23/08/2020	463 Upper Richmond Rd W	Barnes	GRND	488	38.93 Effective	EDI	18,999.84 Retail
11/04/2022	11/05/2022	369 Upper Richmond Rd W	Barnes	GRND	705	37.59 Asking	FRI	26,500.00 Retail
27/07/2021	26/08/2021 19/11/2020	145a Church Rd	Barnes	GRND	964	37.34 Asking	EDI	36,000.00 Retail
19/11/2020 01/04/2021	01/04/2021	196 Upper Richmond Rd W 168 Upper Richmond Rd W	Barnes Barnes	GRND GRND	608 729	36.18 Achieved 34.29 Asking	FRI	22,000.00 Retail 24,997.41 Retail
29/09/2021	29/10/2021	435 Upper Richmond W	Barnes	GRND	819	33.58 Asking	FRI	24,997.41 Retail 27,502.02 Retail
01/06/2021	01/07/2021	347 Upper Richmond Road West	Barnes	GRND	1,608	31.09 Asking	FRI	49,992.72 Retail
01/11/2021	01/02/2022	487-493 Upper Richmond Rd W	Barnes	GRND	1,672	29.61 Asking	FRI	49,500.00 Retail
06/08/2021	05/09/2021	178 Castelnau	Barnes	GRND	700	28.43 Asking	FRI	19,900.00 Retail
30/10/2020	30/10/2020	364 Upper Richmond Rd W	Barnes	GRND	891	28.06 Achieved	FRI	25,000.00 Retail
25/01/2021	24/02/2021	505-507 Upper Richmond Rd	Barnes	GRND	1,571	27.69 Asking		43,500.00 Retail
17/12/2021	16/01/2022	257 Upper Richmond Road West	Barnes	GRND	930	26.88 Asking		25,000.00 Retail
22/07/2020	22/07/2020	381-383 Upper Richmond Rd W	Barnes	GRND,1-2	3,901	21.79 Achieved		85,000.00 Retail
21/02/2020	08/04/2020	357-359 Upper Richmond Rd W	Barnes	GRND,1	1,051	11.42 Achieved		12,000.00 Retail
25/03/2021	25/03/2021	31-37 Sheen	Mortlake	GRND	1,037	22.66 Effective		23,499.88 Retail
17/01/2022	17/01/2022	1a Liffords PI	Mortlake	GRND	3,750	13.33 Asking		50,000.00 Retail
01/07/2021	01/07/2021	107 High St	Hampton	GRND	312	76.92 Achieved	FRI	24,000.00 Retail
29/04/2022	29/05/2022	13 Wensleydale Rd	Hampton	GRND	650	30.77 Asking		20,000.00 Retail
27/10/2020	27/11/2020	406 Richmond Rd	Hampton	GRND	550	32.73 Achieved	FRI	18,000.00 Retail
13/05/2021	13/05/2021	55 High St	Hampton	GRND	586	20.48 Asking		12,001.28 Retail
04/10/2021	04/10/2021	5 High St	Hampton	GRND	1,454	16.51 Achieved		24,000.00 Retail
01/11/2021	16/12/2021	32 The Quadrant	Richmond	GRND	379	171.50 Asking		64,998.50 Retail
19/09/2020	19/09/2020	40-42 Hill Rise	Richmond	BSMT,GRND,1-2	2,912	112.62 Effective		57,999.42 Retail
01/10/2021	10/11/2021	2 The Square	Richmond	GRND	381	111.66 Effective	FRI	42,541.40 Retail
03/02/2020	04/03/2020	11 Sheen Rd	Richmond	GRND	453	99.34 Asking	FRI	45,000.00 Retail
10/03/2022	17/04/2022	4 The Quadrant	Richmond	GRND	843	97.86 Asking		82,500.00 Retail
04/01/2021	04/01/2021	13 Paved Ct	Richmond	GRND	230	97.83 Asking		22,500.90 Retail
11/06/2020	29/09/2023	15 George St	Richmond	GRND	1,117	96.69 Effective	FRI	107,999.09 Retail
01/02/2020	01/02/2020	Kew Rd	Richmond	GRND	523	88.91 Achieved	FRI	46,500.00 Retail
30/03/2022	30/03/2022	115 North Rd	Richmond	GRND	295	84.75 Achieved	FRI	25,000.00 Retail
12/04/2022 01/11/2020	12/05/2022 01/12/2020	26 The Quadrant 3A Church Ct	Richmond Richmond	GRND GRND	706 493	74.36 Asking		52,498.16 Retail
08/03/2021	08/03/2021	17-18 The Quadrant	Richmond	BSMT,GRND,1	2,414	73.02 Asking 69.30 Effective		35,998.86 Retail 87,182.45 Retail
01/01/2022	01/01/2022	21-21A Sheen Rd	Richmond	GRND	492	66.06 Asking		32,500.00 Retail
01/04/2021	01/04/2021	19A King St	Richmond	GRND	467	64.24 Achieved	FRI	30,000.00 Retail
01/10/2020	01/10/2020	112 Kew Rd	Richmond	GRND	533	60.98 Achieved	FRI	32,500.00 Retail
28/05/2021	27/06/2021	Sheen Rd	Richmond	GRND	589	59.42 Asking		35,000.00 Retail
22/12/2020	22/12/2020	7 Sheen	Richmond	BSMT,GRND	809	58.82 Effective	FRI	32,352.20 Retail
22/01/2020	22/01/2020	16 Eton	Richmond	GRND	434	55.72 Effective	FRI	24,181.37 Retail
27/07/2021	26/08/2021	84 Hill Rise	Richmond	GRND	486	51.44 Asking		25,000.00 Retail
05/03/2021	04/04/2021	304 Sandycombe Rd	Richmond	GRND	652	49.85 Achieved	FRI	32,500.00 Retail
02/04/2021	02/04/2021	4 Eton St	Richmond	GRND	629	47.69 Effective	FRI	29,999.97 Retail
14/07/2020	14/07/2020	37 Red Lion St	Richmond	GRND,1	703	47.66 Effective		33,506.61 Retail
10/07/2021	24/09/2021	23-24 George St	Richmond	GRND	3,172	47.29 Asking	FRI	150,003.88 Retail
03/02/2020	10/02/2020	13 Sheen Rd	Richmond	GRND	1,175	46.81 Asking		55,000.00 Retail
15/01/2022	15/03/2022	3 George St	Richmond	GRND	1,180	46.50 Effective		54,870.98 Retail
15/09/2020	15/09/2020	9 King	Richmond	GRND	574	46.02 Effective		26,415.96 Retail
27/07/2021	26/08/2021	21 Kew Rd	Richmond	GRND	1,200	45.83 Asking		54,996.00 Retail
20/09/2021	20/10/2021	4-6 George St	Richmond	GRND	1,485	37.04 Asking		55,004.40 Retail
10/05/2021	10/05/2021	Kew Rd	Richmond	BSMT,GRND	1,916	36.53 Effective	FRI	69,999.51 Retail
17/03/2021	14/04/2021	16 The Quadrant	Richmond	BSMT,GRND	1,610	32.49 Effective	FRI	52,309.51 Retail
16/11/2021	17/11/2021	4-6 George St	Richmond	GRND	1,843	29.77 Effective	FRI	54,870.98 Retail
01/07/2021	01/08/2021	12B Eton St	Richmond	GRND	871	28.70 Achieved	FRI	25,000.00 Retail
01/08/2021	29/10/2021	114 Sheen Rd	Richmond	GRND	1,602	28.09 Asking	EDI	45,000.18 Retail
01/03/2021	01/03/2021	51-52 George St	Richmond	BSMT,GRND,ME	4,487	27.86 Achieved	FRI	125,000.00 Retail

Sign Date	Start Date	Address	City	Flo	or	Total SF Leased	Rent/SF/Yr	F	Rent Type	Service	Rent PA	Use
01/08/2021	24/08/2021	181 Ashburnham Rd	Richm		ND				Effective	FRI		18.58 Retail
06/08/2021	05/09/2021	1-2 Orchard Rd	Richm			3,5			Asking			00.00 Retail
01/12/2021	30/04/2022	147-149 Kew Rd	Richm		ND	2,0			Asking	FRI	-	00.00 Retail
22/04/2021	22/05/2021	7 Hill Rise	Richm	ond GR	ND	1,3			ffective	FRI		17.64 Retail
16/10/2020	16/10/2020	63 Ham St	Richm	ond GR	ND	6	65 18	8.05 A	Achieved		12,0	00.00 Retail
15/03/2022	21/04/2022	6-8 Richmond	Richm	ond GR	ND	3,3	53 17	7.89 <i>A</i>	Achieved		60,0	00.00 Retail
11/06/2020	01/04/2023	3 Water Ln	Richm	ond GR	ND	3,1	86	8.40 E	ffective		26,7	59.00 Retail
06/01/2020	06/01/2020	20-22 High St	Teddir	ngton GR	ND	1	71 370	0.68 E	ffective	FRI	63,3	87.01 Retail
10/01/2022	09/02/2022	Teddington Station	Teddir	ngton GR	ND	1	74 80	6.21 <i>A</i>	Asking	IRO	15,0	00.00 Retail
01/01/2021	01/02/2021	18 High St	Teddir	•					Asking		24,9	98.87 Retail
11/03/2022	10/04/2022	45 High St	Teddir	•					Asking	FRI		00.00 Retail
15/01/2022	15/01/2022	28 High St	Teddir	•		1,0			Asking			00.00 Retail
08/04/2021	08/04/2021	3 Broad St	Teddir	ū					ffective	FRI		99.87 Retail
06/08/2021	06/08/2021	1 Broad St	Teddir	•	ND	1,0			chieved	FRI		00.00 Retail
06/07/2020	06/07/2020	23 High	Teddir	•	MT,GRND,1	2,2			ffective			61.47 Retail
24/06/2020	24/06/2020	205 Waldegrave Rd	Teddir	•					Achieved	FRI		00.00 Retail
06/11/2020	06/11/2020	2-8 Watts Ln	Teddir	-		3,0		7.32 <i>P</i>	-	ED 1		00.00 Retail
29/11/2021	29/11/2021	1 The Causeway	Teddir	•		4,8			Achieved	FRI		00.00 Retail
10/12/2020	10/12/2020	338 Richmond	Twick			1,1			Effective	EDI		98.40 Retail
01/06/2021	30/06/2021	116 St Margarets Rd 10-12 King St	Twick					8.81 A		FRI FRI		01.74 Retail
06/07/2020	17/08/2020	_	Twick						Achieved			50.00 Retail
06/07/2020 30/06/2020	17/08/2020 30/06/2020	10-12 King St 45 Tower Rd	Twick Twick						Achieved Asking	FRI	-	50.00 Retail 00.00 Retail
01/09/2020	01/09/2020	113 London Rd	Twick						Asking			00.44 Retail
01/10/2021	01/10/2021	1 High St	Twick					2.89 A	•			00.44 Retail
17/12/2021	16/01/2022	12 Church St	Twick						Asking	FRI		00.00 Retail
15/06/2022	15/07/2022	17 High St	Twick					9.13 <i>A</i>	_	110		00.00 Retail
12/04/2022	13/04/2022	11 King St	Twick			1,2			Asking			95.36 Retail
01/03/2021	01/03/2021	51 King St	Twick						Asking			99.94 Retail
28/03/2022	28/03/2022	28 York St	Twick						Effective	FRI		41.35 Retail
17/01/2022	16/02/2022	87 High St	Twick						Asking			00.00 Retail
29/04/2021	29/05/2021	56 Church St	Twick					4.16 A	-	FRI		00.00 Retail
28/10/2020	27/11/2020	56 Church St	Twick						Asking	FRI		99.52 Retail
01/08/2021	01/09/2021	155 St Margarets Rd	Twick	enham GR	ND	8	80 34	4.09 A	Asking	FRI	29,9	99.20 Retail
17/12/2021	16/01/2022	39 Hampton Rd	Twick	enham GR	ND	3	97 34	4.01 A	Asking		13,5	00.00 Retail
19/03/2020	18/04/2020	64-66 Heath Rd	Twick	enham GR	ND	9			Asking		31,2	49.92 Retail
01/12/2020	12/03/2021	26-30 King St	Twick	enham GR	ND	3,0	11 3:	3.21 A	Asking		100,0	00.00 Retail
01/12/2020	01/12/2020	108 High St	Twick					2.59 A	-			98.25 Retail
17/12/2021	16/01/2022	19 Heath Rd	Twick					2.00 A	_		-	00.00 Retail
25/03/2020	25/03/2020	7 King	Twick		ND,1	1,5			ffective		-	22.19 Retail
01/08/2021	30/10/2021	149-151 Heath	Twick		ND				Asking	FRI		00.80 Retail
02/07/2020	02/07/2020	10-12 King St	Twick						ffective			67.95 Retail
05/01/2021	04/02/2021	57 Church St	Twick						Asking	FRI		00.00 Retail
12/04/2022	13/04/2022	21 King St	Twick		ND	1,7			ffective	FRI		00.00 Retail
30/06/2021	30/06/2021	149-151 Heath 10 Heath Rd	Twick						Effective	FRI		84.19 Retail
26/07/2021	25/08/2021	32 Church St	Twick Twick		ND				Achieved	FRI		00.00 Retail
17/12/2021 03/06/2021	16/01/2022 03/07/2021	304 Nelson Rd	Twick					7.28 <i>A</i>	Asking	FRI		00.00 Retail 00.00 Retail
22/01/2021	21/02/2021	9 York St	Twick						Asking	FKI		00.00 Retail
28/02/2020	28/02/2020	69-69A High St	Twick		ND				Effective	FRI		99.97 Retail
15/01/2022	15/01/2022	99 High St	Twick		ND				Asking	110		00.00 Retail
29/03/2021	06/04/2021	13 Church St	Twick		MT,GRND				Effective	FRI		03.46 Retail
02/11/2021	04/12/2021	22-24 High St	Twick		-	1,2			ffective	FRI		72.51 Retail
17/12/2021	16/01/2022	37-39 York St	Twick			1,2			Asking			00.00 Retail
29/05/2020	29/05/2020	137 St Margarets Rd	Twick		ND,2	1,5			Effective	FRI		16.12 Retail
06/04/2022	06/05/2022	363 Richmond Rd	Twick		ND				Asking	FRI		00.00 Retail
01/04/2021	18/06/2021	2 Staines Rd	Twick					2.35 A	•			75.00 Retail
06/02/2020	01/06/2020	90 Heath Rd	Twick			1,0			Achieved			00.00 Retail
26/02/2020	26/02/2020	1-15 Heath Rd	Twick		MT,GRND,ME				Effective			07.67 Retail
01/05/2020	01/05/2020	103-109 Heath Rd	Twick			3,1		6.13 <i>A</i>	Achieved	FRI		00.00 Retail
26/02/2020	27/03/2020	80-82 The Green	Twick	enham GR	ND	2,8		5.84 <i>A</i>	Asking			00.00 Retail
01/04/2020	01/04/2020	2-6 Whitton Rd	Twick	enham GR	ND	4,3	72	9.15 <i>A</i>	Asking	FRI	40,0	00.00 Retail

Sian Data	Start Data	Address	City	Floor	Tatal CE Lagged De	unt/CE/Vs Dont Time	Comico	Dant DA Llos
Sign Date 14/05/2020	Start Date 13/06/2020	15 Thames St	City	Floor BSMT	Total SF Leased Re	ent/SF/Yr Rent Type 35.32 Asking	Service	Rent PA Use 6,498.88 Office
14/05/2020	13/06/2020	15 Thames St 15 Thames St	Hampton Hampton	BSMT	190	34.21 Asking		6,499.90 Office
02/02/2021	02/02/2021	100a/b High St	Hampton	GRND	333	25.50 Asking		8,491.50 Office
29/04/2021	29/04/2021	9-11 High St	Hampton	GRND	574	24.71 Effective	FRI	14,183.96 Office
13/06/2022	13/07/2022	Oldfield Rd	Hampton	GRND	704	21.30 Asking	I IXI	14,195.20 Office
15/01/2022	15/01/2022	Oldfield Rd	Hampton	GRND	1,349	20.01 Asking		26,993.49 Office
17/12/2021	16/01/2022	100a/b High St	Hampton	GRND,1	1,596	17.86 Asking		28,504.56 Office
18/02/2022	20/03/2022	44 High St	Hampton	GRND	160	59.38 Asking		9,500.00 Office
23/07/2021	22/08/2021	Lower Teddington Rd	Hampton	1st	1,640	29.50 Asking	FRI	48,380.00 Office
14/12/2020	12/01/2021	1A Old Bridge St	Hampton	GRND	1,401	27.48 Asking	110	38,499.48 Office
02/12/2020	16/12/2020	St Johns Mews	Hampton	1st	550	26.36 Asking		14,498.00 Office
23/12/2021	10/02/2022	Lower Teddington Rd	Hampton	GRND	1,655	24.01 Asking		39,736.55 Office
02/10/2020	01/11/2020	18 Lower Teddington Rd	Hampton	1st	676	22.00 Asking	FRI	14,872.00 Office
03/03/2020	03/03/2020	58 High St	Mortlake	GRND	581	40.00 Asking	FRI	23,240.00 Office
12/10/2021	12/10/2021	Mortlake High St	Mortlake	1st	1,022	32.28 Achieved	FRI	32,990.16 Office
01/10/2021	01/11/2021	Mortlake High St	Mortlake	GRND	1,022	32.28 Achieved		32,990.16 Office
15/02/2020	17/02/2020	17-21 Station Rd	Mortlake	1st	1,007	31.28 Asking		31,498.96 Office
30/04/2020	30/04/2020	42 Upper Richmond Rd W	Barnes	GRND	384	28.65 Achieved	FRI	11,001.60 Office
09/02/2021	09/02/2021	42 Upper Richmond Rd W	Barnes	GRND	431	27.56 Achieved	FRI	11,878.36 Office
15/07/2020	15/07/2020	42 Upper Richmond Rd W	Barnes	GRND	485	27.50 Achieved	FRI	13,337.50 Office
04/01/2020	04/01/2020	42 Upper Richmond Rd W	Barnes	GRND	770	25.00 Achieved	FRI	19,250.00 Office
01/02/2020	01/02/2020	42 Upper Richmond Rd W	Barnes	GRND	460	24.46 Effective	FRI	11,251.60 Office
04/01/2020	04/01/2020	42 Upper Richmond Rd W	Barnes	GRND	825	22.12 Effective	FRI	18,248.68 Office
02/01/2022	02/01/2022	Dunstable	Richmond	GRND	940	74.47 Asking		70,001.80 Office
30/07/2021	30/07/2021	34-38 Hill Rise	Richmond	1st	877	68.25 Effective	FRI	59,854.83 Office
01/07/2021	25/07/2021	Little Green	Richmond	GRND	3,294	55.00 Achieved		181,170.00 Office
01/12/2021	01/12/2021	121 Sandycombe Rd	Richmond	1st	541	46.21 Asking		24,999.61 Office
27/07/2021	26/08/2021	8 The Green	Richmond	1st	523	45.89 Asking		24,000.47 Office
03/02/2020	16/04/2020	26-28 Paradise Rd	Richmond	BSMT	2,441	45.00 Achieved	FRI	109,845.00 Office
02/01/2020	16/04/2020	12 Petersham Rd	Richmond	GRND	1,113	45.00 Achieved	FRI	50,085.00 Office
26/02/2021	28/03/2021	6 Forge Ln	Richmond	GRND	657	43.38 Asking		28,500.66 Office
01/12/2021	01/01/2022	Rosedale Rd	Richmond	1st	3,291	42.50 Achieved		139,867.50 Office
20/08/2021	20/08/2021	2 The Square	Richmond	3rd	239	41.84 Achieved	FRI	9,999.76 Office
07/12/2021	07/12/2021	21-23 Paradise Rd	Richmond	1st	540	41.67 Asking		22,501.80 Office
01/09/2021	01/09/2021	2 The Square	Richmond	1-2	747	40.16 Achieved	FRI	29,999.52 Office
05/05/2021	05/05/2021	24 Ormond Rd	Richmond	GRND	500	40.00 Achieved	FRI	20,000.00 Office
01/06/2021	01/06/2021	Bessant Dr	Richmond	GRND	4,465	40.00 Asking		178,600.00 Office
21/01/2020	20/02/2020	3-5 Red Lion St	Richmond	1st	1,743	39.01 Asking	FRI	67,994.43 Office
12/05/2021	12/05/2021	28 Dunstable Rd	Richmond	GRND,1	1,218	38.06 Effective		46,351.88 Office
09/01/2020	10/01/2020	9-11 The Quadrant	Richmond	2nd	1,600	37.97 Achieved	FRI	60,752.00 Office
01/10/2020	31/10/2020	4A-4B Blake Mews	Richmond	GRND	1,095	36.52 Achieved	FRI	39,989.40 Office
06/03/2020	05/04/2020	36 Rosedale Rd	Richmond	BSMT,GRND,MEZ		35.37 Asking		47,997.09 Office
01/06/2021	30/06/2021	1-3 Halford Rd	Richmond	1-2	1,410	35.00 Asking	FRI	49,350.00 Office
27/07/2021	26/08/2021	8 The Green	Richmond	3rd	389	31.00 Asking		12,059.00 Office
30/01/2021	30/07/2021	2 South Ave	Richmond	GRND	3,342	30.00 Asking		100,260.00 Office
03/08/2020	03/08/2020	28-32 Hill Rise	Richmond	GRND,1-2	1,948	28.23 Achieved	FRI	54,992.04 Office
06/08/2021	05/09/2021	Orchard Rd	Richmond	GRND	1,831	27.50 Asking	FRI	50,352.50 Office
07/05/2021	06/06/2021	Orchard Rd	Richmond	GRND	1,436	27.50 Asking	FRI	39,490.00 Office
07/05/2021	06/06/2021	Orchard Rd	Richmond	GRND	3,606	27.50 Asking	FRI	99,165.00 Office
14/04/2021	14/04/2021	1A Blake Mews	Richmond	GRND	728	27.47 Achieved	FRI	19,998.16 Office
17/12/2021	16/01/2022	7 Hill Rise	Richmond	BSMT	576	26.04 Asking		14,999.04 Office
01/05/2021	01/05/2021	3 Castle Yard	Richmond	GRND,1	738	25.75 Achieved	FRI	19,003.50 Office
13/05/2021	12/06/2021	3C Blake Mews	Richmond	2nd	995	25.00 Achieved	FRI	24,875.00 Office
01/04/2021	01/04/2021	36 Bardolph Rd	Richmond	GRND	500	25.00 Achieved	FRI	12,500.00 Office
03/02/2020	16/04/2020	3 Grove	Richmond	1st	610	19.67 Effective	FRI	11,997.49 Office
19/02/2020	19/02/2020	11-13 Worple Way	Richmond	GRND,1-2	2,230	15.02 Effective	FRI	33,494.28 Office
01/07/2021	01/07/2021	23 Waldegrave	Teddington	GRND,1	698	35.10 Asking	FRI	24,499.80 Office
01/07/2021	01/07/2021	1a St Marks Rd	Teddington	GRND,1	2,231	33.61 Achieved	FRI	74,983.91 Office
23/03/2021	22/04/2021	1 Waldegrave Rd	Teddington	GRND	1,855	29.50 Asking		54,722.50 Office
17/12/2021	16/01/2022	Station Rd	Teddington	GRND,1	966	26.60 Asking		22,845.90 Office
17/12/2021	15/02/2022	111-113 Waldegrave Rd	Teddington	GRND	6,000	25.00 Asking		150,000.00 Office
19/05/2020	19/05/2020	106-108 High St	Teddington	GRND	1,225	25.00 Asking		30,625.00 Office
17/06/2020	17/07/2020	106-108 High St	Teddington	GRND	352	19.88 Asking		6,997.76 Office
01/07/2021	01/08/2021	Eel Pie Island	Twickenham	GRND	3,595	36.72 Asking	FRI	120,594.28 Office
20/03/2022	20/05/2022	Gould Rd	Twickenham	GRND	855	35.08 Achieved		29,993.40 Office
25/03/2022	01/05/2022	68-70 London Rd	Twickenham	8th	4,896	33.50 Asking		164,016.00 Office

Sign Date	Start Date	Address	City	Floor	Total SF Leased	Rent/SF/Yr	Rent Type	Service	Rent PA	Use
21/03/2022	20/04/2022	68-70 London Rd	Twickenham	5th	4,896	33.5) Asking		164,016.00	Office
15/10/2021	15/11/2021	68-70 London Rd	Twickenham	3rd	2,163	33.5) Asking		72,460.50	Office
14/01/2020	13/02/2020	68-70 London Rd	Twickenham	8th	3,105	32.5) Achieved	FRI	100,912.50	Office
01/02/2021	01/03/2021	23 London Rd	Twickenham	GRND,1-3	1,586	32.0) Asking		42,346.20	Office
02/04/2020	02/04/2020	Eel Pie Island	Twickenham	GRND	1,770	28.8	1 Asking		50,993.70	Office
17/12/2021	16/01/2022	Gould Rd	Twickenham	GRND	692	27.4	6 Asking	FRI	19,002.32	2 Office
01/02/2020	01/02/2020	Eel Pie Island	Twickenham	1st	515	24.2	7 Achieved	FRI	12,499.05	Office
17/12/2021	16/01/2022	122 Nelson Rd	Twickenham	1st	392	22.9	6 Asking		9,000.32	2 Office
17/12/2021	16/01/2022	136-138 Holly Rd	Twickenham	GRND	1,842	19.3	2 Asking		35,587.44	1 Office

Sign Date	Start Date	Address	City	Floor	Total SF Leased	Rent/S	F/Yr	Rent Type	Service	Rent PA		Use
01/03/2020	01/03/2020	221A High St	Hampton	GRND	51	0	23.53	Asking		12	,000.30	Industrial
08/10/2020	07/11/2020	74 Oldfield Rd	Hampton	GRND	46	5	21.50	Effective	FRI	9	,996.85	Industrial
01/01/2021	01/01/2021	60 High St	Hampton	GRND,1	42	23	17.73	Asking		7	499.79	Industrial
14/03/2022	04/04/2022	Oldfield Rd	Hampton	GRND	2,62	20	16.51	Effective		43	,255.84	Industrial
01/11/2021	01/11/2021	Oldfield Rd	Hampton	GRND	3,71	5	14.95	Achieved		55	539.25	Industrial
03/12/2020	05/12/2020	Millfield Rd	Whitton	GRND	1,49	9	18.50	Achieved	FRI	27	731.50	Industrial
07/10/2021	06/11/2021	Kew Bridge	Richmond	GRND	1,04	4	20.00	Asking	FRI	20	,880.00	Light Industria
13/06/2022	13/07/2022	Station Rd	Teddington	GRND,1	82	.8	24.14	Asking		19	987.92	Light Industria
13/06/2022	13/07/2022	Station Rd	Teddington	GRND	41	4	21.00	Asking		8	694.00	Light Industria
08/12/2021	08/01/2022	Heathlands Close	Twickenham	GRND	2,30	0	25.00	Achieved		57	,500.00	Industrial
12/02/2022	24/02/2022	Heathlands Close	Twickenham	GRND	2,31	3	24.90	Asking		57	593.70	Industrial
04/07/2020	04/07/2020	172-174 Colne Rd	Twickenham	GRND	67	5	23.33	Asking		15	747.75	Industrial
02/08/2021	02/08/2021	Heathlands Close	Twickenham	GRND	2,31	4	22.00	Achieved		50	908.00	Industrial
15/01/2022	15/01/2022	Strawberry Vale	Twickenham	GRND,1	1,18	86	21.82	Asking		25	,878.52	Light Industria
18/02/2021	18/02/2021	Heath Gdn	Twickenham	GRND,1	3,61	3	17.85	Effective	FRI	64	,491.41	Industrial
04/09/2020	04/09/2020	Moor Mead Rd	Twickenham	GRND	5,82	23	11.42	Effective	FRI	66	,478.68	Industrial



Appendix 5 - BCIS





£/m2 study

Description: Rate per m2 gross internal floor area for the building Cost including prelims.

Last updated: 04-Jun-2022 05:42

> Rebased to London Borough of Richmond Upon Thames (119; sample 30)

Maximum age of results: Default period

Building function			£/m² gross ir	nternal floor a	area		Sample
(Maximum age of projects)	Mean	Lowest	Lower quartiles	Median	Upper quartiles	Highest	Sample
New build							
282. Factories							
Generally (20)	1,390	319	769	1,144	1,665	5,229	92
Up to 500m2 GFA (20)	1,762	1,127	1,283	1,493	2,210	3,021	13
500 to 2000m2 GFA (20)	1,480	319	822	1,322	1,638	5,229	39
Over 2000m2 GFA (20)	1,181	575	701	951	1,284	2,968	40
282.1 Advance factories							
Generally (15)	1,200	564	985	1,157	1,451	1,953	22
Up to 500m2 GFA (15)	1,339	1,127	1,144	1,327	1,433	1,766	7
500 to 2000m2 GFA (15)	1,304	564	1,092	1,382	1,518	1,953	9
Over 2000m2 GFA (15)	882	658	708	863	1,039	1,156	6
282.12 Advance factories/offices - mixed facilities (class B1)							
Generally (20)	1,617	607	979	1,642	1,974	3,021	19
Up to 500m2 GFA (20)	2,681	2,210	-	2,811	-	3,021	3
500 to 2000m2 GFA (20)	1,531	607	1,370	1,687	1,852	2,036	6
Over 2000m2 GFA (20)	1,348	705	933	1,048	1,708	2,968	10
282.2 Purpose built factories							
Generally (30)	1,503	319	792	1,280	1,913	5,229	79
Up to 500m2 GFA (30)	1,747	931	1,217	1,490	2,350	2,674	7
500 to 2000m2 GFA (30)	1,623	319	848	1,201	1,823	5,229	28
Over 2000m2 GFA (30)	1,388	423	758	1,282	1,862	2,795	44
282.22 Purpose built factories/Offices - mixed facilities (15)	1,120	580	945	1,147	1,272	1,663	22
284. Warehouses/stores							
Generally (15)	1,211	478	727	967	1,391	5,612	46
Up to 500m2 GFA (15)	2,222	795	1,225	1,553	2,633	5,612	8
500 to 2000m2 GFA (15)	1,113	574	813	997	1,269	1,938	17
Over 2000m2 GFA (15)	906	478	685	729	1,045	1,911	21
284.1 Advance warehouses/stores (15)	975	494	721	995	1,225	1,608	10
284.2 Purpose built warehouses/stores							





Building function	£/m² gross internal floor area										
Maximum age of projects)	Mean	Lowest	Lower quartiles	Median	Upper quartiles	Highest	Sample				
Generally (15)	1,281	478	738	967	1,453	5,612	34				
Up to 500m2 GFA (15)	2,563	795	1,507	1,989	3,230	5,612	6				
500 to 2000m2 GFA (15)	1,064	574	777	967	1,213	1,938	14				
Over 2000m2 GFA (15)	949	478	707	839	1,126	1,911	14				
284.5 Cold stores/refrigerated stores (25)	1,538	1,135	-	1,215	-	2,264	3				
320. Offices											
Generally (15)	2,522	1,260	1,813	2,377	2,951	6,165	72				
Air-conditioned											
Generally (15)	2,531	1,477	2,018	2,503	2,904	4,377	23				
1-2 storey (15)	2,534	1,477	2,154	2,370	2,618	4,377	8				
3-5 storey (15)	2,375	1,690	1,879	2,371	2,904	3,435	11				
6 storey or above (20)	3,155	2,181	2,587	2,822	3,166	5,586	(
Not air-conditioned											
Generally (15)	2,500	1,260	1,760	2,364	3,038	4,217	33				
1-2 storey (15)	2,578	1,443	1,808	2,395	3,176	3,987	16				
3-5 storey (15)	2,407	1,260	1,757	2,050	2,845	4,217	15				
6 storey or above (20)	2,982	2,312	-	3,089	-	3,438	4				
344. Hypermarkets, supermarkets											
Generally (30)	2,021	841	1,354	1,796	2,759	3,545	27				
Up to 1000m2 (30)	2,587	1,799	-	-	-	3,374	2				
1000 to 7000m2 GFA (30)	2,011	841	1,289	1,796	2,759	3,545	23				
7000 to 15000m2 (30)	1,718	-	-	-	-	-					
Over 15000m2 GFA (35)	2,229	-	-	-	-	-					
345. Shops											
Generally (30)	2,014	756	1,100	1,623	2,602	5,305	20				
1-2 storey (30)	2,033	756	1,099	1,584	2,629	5,305	19				
3-5 storey (30)	1,663	-	-	-	-	-					
532. Community Centres											
Generally (25)	2,788	1,126	2,241	2,650	3,210	8,368	114				
Up to 500m2 GFA											
Generally (25)	2,922	1,126	1,962	2,642	3,466	8,368	49				
Steel framed (25)	3,252	1,554	2,075	2,780	3,780	8,368	23				
Concrete framed (50)	1,769	-	-	-	-	-	,				
Brick construction (25)	2,100	1,126	1,665	2,053	2,378	3,466	17				
Timber framed (25)	3,644	2,642	3,214	3,504	4,108	4,736	8				
500 to 2000m2 GFA											
Generally (25)	2,698	1,458	2,304	2,667	2,995	4,301	61				
Steel framed (25)	2,709	1,640	2,302	2,703	3,070	4,291	39				
Concrete framed (30)	2,641	_	-	-	-	_	1				





Building function			£/m² gross ii	nternal floor a	area		Samala
(Maximum age of projects)	Mean	Lowest	Lower quartiles	Median	Upper quartiles	Highest	Sample
Brick construction (25)	2,503	1,458	2,271	2,412	2,823	4,301	14
Timber framed (25)	3,033	2,304	2,771	2,824	3,392	3,776	7
Over 2000m2 GFA							
Generally (25)	2,532	2,070	-	2,642	-	2,774	4
Steel framed (30)	2,487	1,811	-	2,642	-	2,854	4
Concrete framed (50)	1,880	-	-	-	-	-	1
Brick construction (50)	1,391	-	-	-	-	-	1
Timber framed (15)	2,774	-	-	-	-	-	1
810.1 Estate housing							
Generally (15)	1,661	809	1,416	1,599	1,814	5,744	1464
Single storey (15)	1,867	1,059	1,589	1,806	2,069	5,744	238
2-storey (15)	1,605	809	1,394	1,562	1,751	3,483	1130
3-storey (15)	1,714	1,035	1,373	1,643	1,927	3,407	91
4-storey or above (15)	3,494	1,698	2,808	3,135	4,667	5,164	5
810.11 Estate housing detached (15)	2,138	1,226	1,683	1,852	2,151	5,744	22
810.12 Estate housing semi detached							
Generally (15)	1,658	981	1,422	1,623	1,814	3,058	352
Single storey (15)	1,843	1,215	1,600	1,815	2,033	3,058	73
2-storey (15)	1,611	981	1,421	1,581	1,765	2,849	266
3-storey (15)	1,578	1,176	1,254	1,553	1,685	2,383	13
810.13 Estate housing terraced							
Generally (15)	1,712	1,035	1,391	1,611	1,887	5,164	260
Single storey (15)	1,976	1,259	1,652	2,026	2,295	2,716	19
2-storey (15)	1,646	1,042	1,382	1,582	1,808	3,483	197
3-storey (15)	1,748	1,035	1,365	1,617	1,996	3,407	42
4-storey or above (10)	4,916	4,667	-	-	-	5,164	2
816. Flats (apartments)							
Generally (15)	1,954	966	1,627	1,853	2,206	6,713	848
1-2 storey (15)	1,855	1,135	1,566	1,771	2,076	3,423	189
3-5 storey (15)	1,925	966	1,624	1,836	2,179	4,075	560
6 storey or above (15)	2,323	1,415	1,889	2,193	2,476	6,713	96



Appendix 6 - Accessibility standards



Accessibility standards

DCLG - Housing Standards Review - Cost impacts (September 2014)

Note: The percentage uplifts generated by this analysis (final table on this page) are applied to contemporary construction costs to provide a current cost of meeting accessibility standards.

Cost per dwelli	ng (Table 45)				
	1B flat	2B flat	2B House	3B House	4b House
Cat 2	£940	£907	£523	£521	£520
Cat 3(a)	£7,607	£7,891	£9,754	£10,307	£10,568
Car 3(b)	£7,764	£8,048	£22,238	£22,791	£23,052

Dwelling const	ruction costs (Tab	les 12 and 12b)			
Size sqm	50	67	72	96	117
Cost per unit	£81,966	£94,520	£78,044	£95,741	£121,045
Cost psm	£1,639.32	£1,410.75	£1,083.94	£997.30	£1,034.57

Standards as %	6 of construction c	costs			
	1B flat	2B flat	2B House	3B House	4b House
Cat 2	1.15%	0.96%	0.67%	0.54%	0.43%
Cat 3(a)	9.28%	8.35%	12.50%	10.77%	8.73%
Cat 3(b)	9.47%	8.51%	28.49%	23.80%	19.04%

Cost uplifts applied in study		
	Flats	Houses
Cat 2	1.15%	0.54%
Cat 3(a)	9.28%	10.77%
Cat 3(b)	9.47%	23.80%

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Appendix 7 - Appraisal results (present day) – Lon Aff Rent –and intermediate hsg provided as Shared Ownership

RICHMOND LOCAL PLAN VIABILITY TESTING	Sales value £7,130 psm	AH tenure	Rented 70%	SO 30% Frst Hms 0%
	•			

		£6.3m p.h.					R	esidual land valu	ies				
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH		30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	1	£380,267		263,832	251,496	239,158	226,820	214,483	202,145	189,807	177,470		
2 Two unit scheme (houses)	2	£570,400	552,747	528,072	503,396	478,722	454,046	429,371	404,696	380,021	355,346	330,671	305,9
3 Two unit scheme (flats)	2	£456,320	234,016	219,793	205,569	191,346	177,122	162,899	148,675	134,452	120,228	106,005	91,7
4 Three unit scheme (houses)	3	£855,600	751,355	717,785	684,216	650,646	617,076	583,507	549,937	516,368	482,798	449,229	415,6
5 Three unit scheme (flats)	3	£488,914	352,277	330,943	309,608	288,272	266,937	245,602	224,266	202,932	181,596	160,261	138,9
6 Four unit scheme (houses)	4	£1,140,800	1,037,475	991,155	944,835	898,514	852,194	805,873	759,553	713,233	666,912	620,592	574,2
7 Four unit scheme (flats)	4	£651,886	497,364	467,304	437,245	407,186	377,127	347,068	317,010	286,951	256,892	226,833	196,7
8 Five unit scheme (houses)	5	£1,426,000	1,252,258	1,196,310	1,140,360	1,084,411	1,028,461	972,511	916,562	860,613	804,664	748,714	692,7
9 Five unit scheme (flats)	5	£814,857	588,871	553,313	517,754	482,195	446,636	411,077	375,519	339,960	304,401	268,843	233,2
10 Seven unit scheme (houses)	7	£1,996,400	1,789,879	1,709,943	1,630,007	1,550,072	1,470,136	1,390,199	1,310,263	1,230,328	1,150,392	1,070,456	990,5
11 Seven unit scheme (flats)	7	£1,140,800	830,203	780,025	729,848	679,671	629,494	579,316	529,139	478,962	428,785	378,608	328,4
12 Ten unit scheme (houses)	10	£2,852,000	2,541,235	2,427,730	2,314,223	2,200,718	2,087,212	1,973,707	1,860,201	1,746,696	1,633,189	1,519,684	1,406,1
13 Ten unit scheme (flats)	10	£1,629,714	1,187,396	1,115,714	1,044,032	972,351	900,669	828,987	757,305	685,624	613,942	542,260	470,
14 Twenty unit scheme (houses and flats)	20	£3,802,667	3,169,284	3,005,851	2,842,418	2,678,986	2,515,554	2,352,121	2,188,688	2,025,257	1,861,824	1,698,391	1,534,
15 Twenty unit scheme (flats)	20	£2,535,111	2,372,863	2,229,444	2,086,025	1,942,606	1,799,187	1,655,768	1,512,349	1,368,931	1,225,512	1,082,093	938,6
16 Thirty unit scheme (flats with community use on ground floor)	30	£3,802,667	3,228,171	3,016,008	2,803,846	2,591,682	2,379,520	2,167,357	1,955,194	1,743,031	1,530,869	1,318,705	1,106,5
17 Fifty unit scheme (flats - lower density)	50	£6,337,778	5,940,130	5,586,525	5,232,920	4,879,315	4,525,711	4,172,106	3,818,501	3,464,896	3,111,292		2,404,0
18 Fifty unit scheme (flats - higher density)	50		4,792,556	4,477,741	4,162,926	3,848,112	3,533,297	3,218,482	2,903,667	2,588,852	2,274,037	1,959,222	1,644,4
19 Seventy unit scheme (Industrial/employment led scheme)	70	£8,872,889	7,596,575	7,168,057	6,739,538	6,311,020	5,882,502	5,453,984	5,025,466	4,596,947	4,168,430	3,739,912	3,311,3
20 Seventy unit scheme (flats - higher density)	70	£6,654,667	5,598,939	5,222,976	4,847,011	4,471,047	4,095,083	3,719,119	3,343,155	2,967,192	2,591,228	2,215,263	1,839,2
21 One hundred unit scheme (flats - lower density)	100	£12,675,556	10,838,720	10,192,440	9,546,160	8,899,880	8,253,599	7,607,319	6,961,038	6,314,758	5,668,478	5,022,198	4,375,9
22 One hundred unit scheme (flats - higher density)	100	£9,506,667	7,780,357	7,252,716	6,725,074	6,197,434	5,669,792	5,142,151	4,614,509	4,086,868	3,559,227	3,031,585	2,503,9
23 Two hunded unit scheme (flats)	200	, ,	15,504,617	14,457,498	13,410,379	12,363,261	11,316,142	10,269,022	9,221,903	8,174,784	7,127,666	6,080,547	5,033,4
24 Three hundred unit scheme (flats)	300		20,134,000	18,656,141	17,178,284	15,700,425	14,222,568	12,744,709	11,266,852	9,786,625	8,300,845		
25 Four hundred unit scheme (flats)	400	£38,026,667	15,696,203	13,761,639	11,827,074	9,880,966	7,930,070	5,979,174	4,028,278	2,077,383	124,259	- 1,877,082	- 3,880,1
26 Six hunded unit scheme (flats)	600	£57,040,000	18,649,762	15,906,817	13,163,872	10,420,927	7,675,377	4,903,760	2,132,143	- 648,523	- 3,470,095	- 6,319,581	- 9,169,0
27 Small scale Office	-	£11,408,000		- 10,862,418	- 10,862,418	- 10,862,418	- 10,862,418		- 10,862,418	- 10,862,418	- 10,862,418	,	
28 Medium scale Office	-	£11,408,000	- 15,608,522	- 15,608,522	- 15,608,522	- 15,608,522	- 15,608,522	- 15,608,522	- 15,608,522	- 15,608,522	- 15,608,522	- 15,608,522	- 15,608,5
29 Industrial Scheme new build (50% plot ratio)	-	£11,408,000	2,873,938	2,873,938	2,873,938	2,873,938	2,873,938	2,873,938	2,873,938	2,873,938	2,873,938	2,873,938	2,873,9
30 Industrial scheme intensification (60% plot ratio)	-	£11,408,000	3,448,724	3,448,724	3,448,724	3,448,724	3,448,724	3,448,724	3,448,724	3,448,724	3,448,724	3,448,724	3,448,7

Description 1 One unit scheme (houses) 2 Two unit scheme (houses) 3 Two unit scheme (flats) 4 Three unit scheme (houses) 5 Three unit scheme (flats) 6 Four unit scheme (flats) 7 Four unit scheme (flats) 8 Five unit scheme (houses) 9 Five unit scheme (flats) 10 Seven unit scheme (flats) 11 Seven unit scheme (flats) 12 Ten unit scheme (houses) 13 Ten unit scheme (flats) 14 Twenty unit scheme (houses and flats)	of units 1 2	BLV £412,887		5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	FOO/ ALL
2 Two unit scheme (houses) 3 Two unit scheme (flats) 4 Three unit scheme (houses) 5 Three unit scheme (flats) 6 Four unit scheme (houses) 7 Four unit scheme (flats) 8 Five unit scheme (houses) 9 Five unit scheme (flats) 10 Seven unit scheme (houses) 11 Seven unit scheme (flats) 12 Ten unit scheme (houses) 13 Ten unit scheme (flats)	1 2	£412.887							00,0,	00 /0 /411	70 /0 AII	43 % AII	50% AH
Two unit scheme (flats) 4 Three unit scheme (houses) 5 Three unit scheme (flats) 6 Four unit scheme (houses) 7 Four unit scheme (flats) 8 Five unit scheme (houses) 9 Five unit scheme (flats) 10 Seven unit scheme (houses) 11 Seven unit scheme (flats) 12 Ten unit scheme (houses) 13 Ten unit scheme (flats)	2	~,007	276,170	263,832	251,496	239,158	226,820	214,483	202,145	189,807	177,470	165,133	152,795
Three unit scheme (houses) Three unit scheme (flats) Four unit scheme (houses) Four unit scheme (flats) Five unit scheme (houses) Five unit scheme (houses) Five unit scheme (flats) Seven unit scheme (houses) Ten unit scheme (houses) Ten unit scheme (flats)		£619,330	552,747	528,072	503,396	478,722	454,046	429,371	404,696	380,021	355,346	330,671	305,996
5 Three unit scheme (flats) 6 Four unit scheme (houses) 7 Four unit scheme (flats) 8 Five unit scheme (houses) 9 Five unit scheme (flats) 10 Seven unit scheme (houses) 11 Seven unit scheme (flats) 12 Ten unit scheme (houses) 13 Ten unit scheme (flats)	2	£495,464	234,016	219,793	205,569	191,346	177,122	162,899	148,675	134,452	120,228	106,005	91,781
6 Four unit scheme (houses) 7 Four unit scheme (flats) 8 Five unit scheme (houses) 9 Five unit scheme (flats) 10 Seven unit scheme (houses) 11 Seven unit scheme (flats) 12 Ten unit scheme (houses) 13 Ten unit scheme (flats)	3	£928,995	751,355	717,785	684,216	650,646	617,076	583,507	549,937	516,368	482,798	449,229	415,659
7 Four unit scheme (flats) 8 Five unit scheme (houses) 9 Five unit scheme (flats) 10 Seven unit scheme (houses) 11 Seven unit scheme (flats) 12 Ten unit scheme (houses) 13 Ten unit scheme (flats)	3	£530,854	352,277	330,943	309,608	288,272	266,937	245,602	224,266	202,932	181,596	160,261	138,926
8 Five unit scheme (houses) 9 Five unit scheme (flats) 10 Seven unit scheme (houses) 11 Seven unit scheme (flats) 12 Ten unit scheme (houses) 13 Ten unit scheme (flats)	4	£1,238,660	1,037,475	991,155	944,835	898,514	852,194	805,873	759,553	713,233	666,912	620,592	574,271
9 Five unit scheme (flats) 10 Seven unit scheme (houses) 11 Seven unit scheme (flats) 12 Ten unit scheme (houses) 13 Ten unit scheme (flats)	4	£707,806	497,364	467,304	437,245	407,186	377,127	347,068	317,010	286,951	256,892	226,833	196,774
10 Seven unit scheme (houses) 11 Seven unit scheme (flats) 12 Ten unit scheme (houses) 13 Ten unit scheme (flats)	5	£1,548,325	1,252,258	1,196,310	1,140,360	1,084,411	1,028,461	972,511	916,562	860,613	804,664	748,714	692,764
11 Seven unit scheme (flats) 12 Ten unit scheme (houses) 13 Ten unit scheme (flats)	5	£884,757	588,871	553,313	517,754	482,195	446,636	411,077	375,519	339,960	304,401	268,843	233,284
12 Ten unit scheme (houses) 13 Ten unit scheme (flats)	7	£2,167,655	1,789,879	1,709,943	1,630,007	1,550,072	1,470,136	1,390,199	1,310,263	1,230,328	1,150,392	1,070,456	990,519
13 Ten unit scheme (flats)	7	£1,238,660	830,203	780,025	729,848	679,671	629,494	579,316	529,139	478,962	428,785	378,608	328,430
	10	£3,096,650	2,541,235	2,427,730	2,314,223	2,200,718	2,087,212	1,973,707	1,860,201	1,746,696	1,633,189	1,519,684	1,406,178
14 Twenty unit scheme (houses and flats)	10	£1,769,514	1,187,396	1,115,714	1,044,032	972,351	900,669	828,987	757,305	685,624	613,942	542,260	470,578
14 I wenty unit soliente (nouses and nats)	20	£4,128,867	3,169,284	3,005,851	2,842,418	2,678,986	2,515,554	2,352,121	2,188,688	2,025,257	1,861,824	1,698,391	1,534,959
15 Twenty unit scheme (flats)	20	£2,752,578	2,372,863	2,229,444	2,086,025	1,942,606	1,799,187	1,655,768	1,512,349	1,368,931	1,225,512	1,082,093	938,674
16 Thirty unit scheme (flats with community use on ground floor)	30	£4,128,867	3,228,171	3,016,008	2,803,846	2,591,682	2,379,520	2,167,357	1,955,194	1,743,031	1,530,869	1,318,705	1,106,543
17 Fifty unit scheme (flats - lower density)	50	£6,881,444	5,940,130	5,586,525	5,232,920	4,879,315	4,525,711	4,172,106	3,818,501	3,464,896	3,111,292	2,757,687	2,404,083
18 Fifty unit scheme (flats - higher density)	50	£5,161,083	4,792,556	4,477,741	4,162,926	3,848,112	3,533,297	3,218,482	2,903,667	2,588,852	2,274,037	1,959,222	1,644,408
19 Seventy unit scheme (Industrial/employment led scheme)	70	£9,634,022	7,596,575	7,168,057	6,739,538	6,311,020	5,882,502	5,453,984	5,025,466	4,596,947	4,168,430	3,739,912	3,311,393
20 Seventy unit scheme (flats - higher density)	70	£7,225,516	5,598,939	5,222,976	4,847,011	4,471,047	4,095,083	3,719,119	3,343,155	2,967,192	2,591,228	2,215,263	1,839,299
21 One hundred unit scheme (flats - lower density)	100	£13,762,888	10,838,720	10,192,440	9,546,160	8,899,880	8,253,599	7,607,319	6,961,038	6,314,758	5,668,478	5,022,198	4,375,917
22 One hundred unit scheme (flats - higher density)	100	£10,322,166	7,780,357	7,252,716	6,725,074	6,197,434	5,669,792	5,142,151	4,614,509	4,086,868	3,559,227	3,031,585	2,503,944
23 Two hunded unit scheme (flats)	200	£20,644,333	15,504,617	14,457,498	13,410,379	12,363,261	11,316,142	10,269,022	9,221,903	8,174,784	7,127,666	6,080,547	5,033,427
24 Three hundred unit scheme (flats)	300	£30,966,499	20,134,000	18,656,141	17,178,284	15,700,425	14,222,568	12,744,709	11,266,852	9,786,625	8,300,845	6,815,065	5,329,284
25 Four hundred unit scheme (flats)	400	£41,288,665	15,696,203	13,761,639	11,827,074	9,880,966	7,930,070	5,979,174	4,028,278	2,077,383	124,259	- 1,877,082	- 3,880,183
26 Six hunded unit scheme (flats)	600	£61,932,998	18,649,762	15,906,817	13,163,872	10,420,927	7,675,377	4,903,760	2,132,143	- 648,523	- 3,470,095	- 6,319,581	- 9,169,066
27 Small scale Office	-	£12,386,600	- 10,862,418	- 10,862,418	- 10,862,418	- 10,862,418	- 10,862,418	- 10,862,418	- 10,862,418	- 10,862,418	- 10,862,418	- 10,862,418	- 10,862,418
28 Medium scale Office	-	£12,386,600	- 15,608,522	- 15,608,522	- 15,608,522	- 15,608,522	- 15,608,522	- 15,608,522	- 15,608,522	- 15,608,522	- 15,608,522	- 15,608,522	- 15,608,522
29 Industrial Scheme new build (50% plot ratio)		£12,386,600	2,873,938	2,873,938	2,873,938	2,873,938	2,873,938	2,873,938	2,873,938	2,873,938	2,873,938	2,873,938	2,873,938
30 Industrial scheme intensification (60% plot ratio)		,,,				_,_,_,	_, _, _, _, _	_, _ , _ , _ ,	_,0.0,000	_, 0,000	_,0,0,000	_, _, _, _, _,	

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)		£5,275,753					Re	esidual land val	ues				
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	1	£175,858	276,170	263,832	251,496	239,158	226,820	214,483	202,145	189,807	177,470	165,133	152,79
2 Two unit scheme (houses)	-	£263,788	552,747	528,072	503,396	478,722	454,046	429,371	404,696	380,021	355,346	330,67	1 305,99
3 Two unit scheme (flats)	-	£211,030	234,016	219,793	205,569	191,346	177,122	162,899	148,675	134,452	120,228	106,005	5 91,78
4 Three unit scheme (houses)	-	£395,681	751,355	717,785	684,216	650,646	617,076	583,507	549,937	516,368	482,798	449,229	9 415,65
5 Three unit scheme (flats)	-	£226,104	352,277	330,943	309,608	288,272	266,937	245,602	224,266	202,932	181,596	160,26	1 138,92
6 Four unit scheme (houses)	-	£527,575	1,037,475	991,155	944,835	898,514	852,194	805,873	759,553	713,233	666,912	620,592	2 574,27
7 Four unit scheme (flats)	-	£301,472	497,364	467,304	437,245	407,186	377,127	347,068	317,010	286,951	256,892	226,833	3 196,77
8 Five unit scheme (houses)	-	£659,469	1,252,258	1,196,310	1,140,360	1,084,411	1,028,461	972,511	916,562	860,613	804,664	748,714	4 692,76
9 Five unit scheme (flats)	-	£376,839	588,871	553,313	517,754	482,195	446,636	411,077	375,519	339,960	304,401	268,843	3 233,28
10 Seven unit scheme (houses)	-	£923,257	1,789,879	1,709,943	1,630,007	1,550,072	1,470,136	1,390,199	1,310,263	1,230,328	1,150,392	1,070,456	6 990,51
11 Seven unit scheme (flats)	-	£527,575	830,203	780,025	729,848	679,671	629,494	579,316	529,139	478,962	428,785	378,608	8 328,43
12 Ten unit scheme (houses)	-	£1,318,938	2,541,235	2,427,730	2,314,223	2,200,718	2,087,212	1,973,707	1,860,201	1,746,696	1,633,189	1,519,684	4 1,406,17
13 Ten unit scheme (flats)	-	£753,679	1,187,396	1,115,714	1,044,032	972,351	900,669	828,987	757,305	685,624	613,942	542,260	0 470,57
14 Twenty unit scheme (houses and flats)	-	£1,758,584	3,169,284	3,005,851	2,842,418	2,678,986	2,515,554	2,352,121	2,188,688	2,025,257	1,861,824	1,698,39	1,534,95
15 Twenty unit scheme (flats)	-	£1,172,389	2,372,863	2,229,444	2,086,025	1,942,606	1,799,187	1,655,768	1,512,349	1,368,931	1,225,512	1,082,093	938,67
16 Thirty unit scheme (flats with community use on ground floor)	-	£1,758,584	3,228,171	3,016,008	2,803,846	2,591,682	2,379,520	2,167,357	1,955,194	1,743,031	1,530,869	1,318,705	5 1,106,54
17 Fifty unit scheme (flats - lower density)	-	£2,930,974	5,940,130	5,586,525	5,232,920	4,879,315	4,525,711	4,172,106	3,818,501	3,464,896	3,111,292	2,757,687	7 2,404,08
18 Fifty unit scheme (flats - higher density)	-	£2,198,230	4,792,556	4,477,741	4,162,926	3,848,112	3,533,297	3,218,482	2,903,667	2,588,852	2,274,037	1,959,222	2 1,644,40
19 Seventy unit scheme (Industrial/employment led scheme)	-	£4,103,363	7,596,575	7,168,057	6,739,538	6,311,020	5,882,502	5,453,984	5,025,466	4,596,947	4,168,430	3,739,912	3,311,39
20 Seventy unit scheme (flats - higher density)	-	£3,077,522	5,598,939	5,222,976	4,847,011	4,471,047	4,095,083	3,719,119	3,343,155	2,967,192	2,591,228	2,215,263	3 1,839,29
21 One hundred unit scheme (flats - lower density)	-	£5,861,947	10,838,720	10,192,440	9,546,160	8,899,880	8,253,599	7,607,319	6,961,038	6,314,758	5,668,478	5,022,198	8 4,375,91
22 One hundred unit scheme (flats - higher density)	-	£4,396,460	7,780,357	7,252,716	6,725,074	6,197,434	5,669,792	5,142,151	4,614,509	4,086,868	3,559,227	3,031,585	5 2,503,94
23 Two hunded unit scheme (flats)	-	£8,792,921	15,504,617	14,457,498	13,410,379	12,363,261	11,316,142	10,269,022	9,221,903	8,174,784	7,127,666	6,080,547	7 5,033,42
24 Three hundred unit scheme (flats)	-	£13,189,381	20,134,000	18,656,141	17,178,284	15,700,425	14,222,568	12,744,709	11,266,852	9,786,625	8,300,845	6,815,065	5 5,329,28
25 Four hundred unit scheme (flats)	-	£17,585,842	15,696,203	13,761,639	11,827,074	9,880,966	7,930,070	5,979,174	4,028,278	2,077,383	124,259	1,877,082	2 - 3,880,18
26 Six hunded unit scheme (flats)	-	£26,378,763	18,649,762	15,906,817	13,163,872	10,420,927	7,675,377	4,903,760	2,132,143	- 648,523	- 3,470,095	6,319,58	1 - 9,169,06
27 Small scale Office	-	£5,275,753	- 10,862,418	- 10,862,418	- 10,862,418	- 10,862,418	- 10,862,418	- 10,862,418	- 10,862,418	- 10,862,418	- 10,862,418	3 - 10,862,418	8 - 10,862,41
28 Medium scale Office	-	£5,275,753	- 15,608,522	- 15,608,522	- 15,608,522	- 15,608,522	- 15,608,522	- 15,608,522	- 15,608,522	- 15,608,522	- 15,608,522	2 - 15,608,522	2 - 15,608,52
29 Industrial Scheme new build (50% plot ratio)	-	£5,275,753	2,873,938	2,873,938	2,873,938	2,873,938	2,873,938	2,873,938	2,873,938	2,873,938	2,873,938	2,873,938	8 2,873,93
30 Industrial scheme intensification (60% plot ratio)	-	£5,275,753	3,448,724	3,448,724	3,448,724	3,448,724	3,448,724	3,448,724	3,448,724	3,448,724	3,448,724	3,448,724	4 3,448,72

							R	esidual land va	lues				
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	1	£16,667	276,170	263,832	251,496	239,158	226,820	214,483	202,145	189,807	177,470	165,133	152,795
2 Two unit scheme (houses)	2	£25,000	552,747	528,072	503,396	478,722	454,046	429,371	404,696	380,021	355,346	330,671	305,996
3 Two unit scheme (flats)	2	£20,000	234,016	219,793	205,569	191,346	177,122	162,899	148,675	134,452	120,228	106,005	91,781
4 Three unit scheme (houses)	3	£37,500	751,355	717,785	684,216	650,646	617,076	583,507	549,937	516,368	482,798	449,229	415,659
5 Three unit scheme (flats)	3	£21,429	352,277	330,943	309,608	288,272	266,937	245,602	224,266	202,932	181,596	160,261	138,926
6 Four unit scheme (houses)	4	£50,000	1,037,475	991,155	944,835	898,514	852,194	805,873	759,553	713,233	666,912	620,592	574,271
7 Four unit scheme (flats)	4	£28,571	497,364	467,304	437,245	407,186	377,127	347,068	317,010	286,951	256,892	226,833	196,774
8 Five unit scheme (houses)	5	£62,500	1,252,258	1,196,310	1,140,360	1,084,411	1,028,461	972,511	916,562	860,613	804,664	748,714	692,764
9 Five unit scheme (flats)	5	£35,714	588,871	553,313	517,754	482,195	446,636	411,077	375,519	339,960	304,401	268,843	233,284
10 Seven unit scheme (houses)	7	£87,500	1,789,879	1,709,943	1,630,007	1,550,072	1,470,136	1,390,199	1,310,263	1,230,328	1,150,392	1,070,456	
11 Seven unit scheme (flats)	7	£50,000	830,203	780,025	729,848	679,671	629,494	579,316	529,139	478,962	428,785	378,608	328,430
12 Ten unit scheme (houses)	10	£125,000	2,541,235	2,427,730	2,314,223	2,200,718	2,087,212	1,973,707	1,860,201	1,746,696	1,633,189	1,519,684	1,406,178
13 Ten unit scheme (flats)	10	£71,429	1,187,396	1,115,714	1,044,032	972,351	900,669	828,987	757,305	685,624	613,942	542,260	470,578
14 Twenty unit scheme (houses and flats)	20		3,169,284	3,005,851	2,842,418	2,678,986	2,515,554	2,352,121	2,188,688	2,025,257	1,861,824	1,698,391	1,534,959
15 Twenty unit scheme (flats)	20	£111,111	2,372,863	2,229,444	2,086,025	1,942,606	1,799,187	1,655,768	1,512,349	1,368,931	1,225,512	1,082,093	938,674
16 Thirty unit scheme (flats with community use on ground floor)	30	£166,667	3,228,171	3,016,008	2,803,846	2,591,682	2,379,520	2,167,357	1,955,194	1,743,031	1,530,869	1,318,705	1,106,543
17 Fifty unit scheme (flats - lower density)	50	£277,778	5,940,130	5,586,525	5,232,920	4,879,315	4,525,711	4,172,106	3,818,501	3,464,896	3,111,292	2,757,687	2,404,083
18 Fifty unit scheme (flats - higher density)	50	£208,333	4,792,556	4,477,741	4,162,926	3,848,112	3,533,297	3,218,482	2,903,667	2,588,852	2,274,037	1,959,222	1,644,408
19 Seventy unit scheme (Industrial/employment led scheme)	70	£388,889	7,596,575	7,168,057	6,739,538	6,311,020	5,882,502	5,453,984	5,025,466	4,596,947	4,168,430	3,739,912	3,311,393
20 Seventy unit scheme (flats - higher density)	70	£291,667	5,598,939	5,222,976	4,847,011	4,471,047	4,095,083	3,719,119	3,343,155	2,967,192	2,591,228	2,215,263	1,839,299
21 One hundred unit scheme (flats - lower density)	100	£555,556	10,838,720	10,192,440	9,546,160	8,899,880	8,253,599	7,607,319	6,961,038	6,314,758	5,668,478	5,022,198	4,375,917
22 One hundred unit scheme (flats - higher density)	100	£416,667	7,780,357	7,252,716	6,725,074	6,197,434	5,669,792	5,142,151	4,614,509	4,086,868	3,559,227	3,031,585	2,503,944
23 Two hunded unit scheme (flats)	200	£833,333	15,504,617	14,457,498	13,410,379	12,363,261	11,316,142	10,269,022	9,221,903	8,174,784	7,127,666	6,080,547	5,033,427
24 Three hundred unit scheme (flats)	300	£1,250,000	20,134,000	18,656,141	17,178,284	15,700,425	14,222,568	12,744,709	11,266,852	9,786,625	8,300,845	6,815,065	5,329,284
25 Four hundred unit scheme (flats)	400	£1,666,667	15,696,203	13,761,639	11,827,074	9,880,966	7,930,070	5,979,174	4,028,278	2,077,383	124,259	- 1,877,082	- 3,880,183
26 Six hunded unit scheme (flats)	600	£2,500,000	18,649,762	15,906,817	13,163,872	10,420,927	7,675,377	4,903,760	2,132,143	- 648,523	- 3,470,095	- 6,319,581	- 9,169,066
27 Small scale Office	-	£500,000	- 10,862,418	- 10,862,418	- 10,862,418	- 10,862,418	10,862,418	- 10,862,418	- 10,862,418	- 10,862,418	- 10,862,418	- 10,862,418	- 10,862,418
28 Medium scale Office	-	£500,000	- 15,608,522	- 15,608,522	- 15,608,522	- 15,608,522	2 - 15,608,522	15,608,522	- 15,608,522	15,608,522	- 15,608,522	- 15,608,522	- 15,608,522
29 Industrial Scheme new build (50% plot ratio)	-	£500,000	2,873,938	2,873,938	2,873,938	2,873,938	2,873,938	2,873,938	2,873,938	2,873,938	2,873,938	2,873,938	2,873,938
30 Industrial scheme intensification (60% plot ratio)	-	£500,000	3,448,724	3,448,724	3,448,724	3,448,724	3,448,724	3,448,724	3,448,724	3,448,724	3,448,724	3,448,724	3,448,724

RICHMOND LOCAL PLAN VIABILITY TESTING	Sales value £7,474 psm	AH tenure	Rented 70%	SO 30% Frst Hms 0%

		£6.3m p.h.					Re	sidual land valu	es				
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH				35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	1	£398,613		287.713	274,119	260.525	246,930	233,336	219,741	206,146	192.552	178.958	165.30
2 Two unit scheme (houses)	2	,			548,644	521,455	494,266	467,077	439,888	412,700	385,511	,	331,13
3 Two unit scheme (flats)	2	£478,336	· · · · · · · · · · · · · · · · · · ·	· ·		216,687	200,974	185,259	169,545	153,831	138,117	, , , , , , , , , , , , , , , , , , ,	· · · · · · · · · · · · · · · · · · ·
4 Three unit scheme (houses)	3	£896,880	819,752	782,763	745,773	708,783	671,794	634,805	597,815	560,825	523,836	486,846	449,85
5 Three unit scheme (flats)	3	£512,503			349,856	326,285	302,714	279,142	255,571	232,000	208,429	184,858	
6 Four unit scheme (houses)	4	£1,195,840	1,131,851	1,080,812	1,029,772	978,733	927,694	876,655	825,616	774,577	723,538	672,499	621,45
7 Four unit scheme (flats)	4	£683,337	560,370	527,161	493,952	460,743	427,533	394,324	361,115	327,906	294,696	261,487	228,27
8 Five unit scheme (houses)	5	£1,494,800	1,366,253	1,304,604	1,242,955	1,181,305	1,119,656	1,058,007	996,358	934,709	873,060	811,410	749,76
9 Five unit scheme (flats)	5	£854,171	663,406	624,120	584,835	545,550	506,264	466,979	427,693	388,408	349,123	309,837	270,55
10 Seven unit scheme (houses)	7	£2,092,720	1,952,745	1,864,666	1,776,587	1,688,507	1,600,429	1,512,349	1,424,269	1,336,191	1,248,111	1,160,031	1,071,95
11 Seven unit scheme (flats)	7	£1,195,840	936,436	880,948	825,458	769,970	714,481	658,992	603,503	548,014	492,525	437,036	381,54
12 Ten unit scheme (houses)	10	£2,989,600	2,772,497	2,647,428	2,522,359	2,397,291	2,272,223	2,147,154	2,022,085	1,897,016	1,771,947	1,646,878	1,521,81
13 Ten unit scheme (flats)	10	£1,708,343	1,339,158	1,259,888	1,180,618	1,101,348	1,022,079	942,808	863,539	784,269	704,999	625,729	546,40
14 Twenty unit scheme (houses and flats)	20	£3,986,133	3,513,354	3,332,718	3,152,082	2,971,446	2,790,810	2,610,174	2,429,538	2,248,902	2,068,265	1,887,630	1,706,99
15 Twenty unit scheme (flats)	20	£2,657,422	2,679,618	2,520,861	2,362,106	2,203,349	2,044,592	1,885,835	1,727,078	1,568,322	1,409,565	1,250,808	1,092,05
16 Thirty unit scheme (flats with community use on ground floor)	30	£3,986,133	3,685,416	3,450,391	3,215,366	2,980,341	2,745,316	2,510,291	2,275,265	2,040,240	1,805,216	1,570,191	1,335,16
17 Fifty unit scheme (flats - lower density)	50	£6,643,556	-,,	6,307,057	5,916,030	5,525,004	5,133,977	4,742,951	4,351,925	3,960,245	3,568,537	3,176,828	2,785,12
18 Fifty unit scheme (flats - higher density)	50	£4,982,667	5,478,226	5,129,128	4,780,030	4,430,931	4,081,833	3,732,735	3,383,636	3,034,538	2,685,440		1,987,24
19 Seventy unit scheme (Industrial/employment led scheme)	70	£9,300,978	8,554,118	8,077,723	7,601,328	7,124,932	6,648,537	6,172,142	5,695,747	5,219,351	4,742,955	4,266,561	3,790,16
20 Seventy unit scheme (flats - higher density)	70	£6,975,733			5,603,109	5,185,140	4,767,171	4,349,201	3,931,232	3,513,263	3,095,292	2,677,323	2,259,35
21 One hundred unit scheme (flats - lower density)	100	£13,287,111		11,560,691	10,843,307	10,125,800	9,407,407	8,689,014	7,970,620	7,252,227	6,533,834	5,815,441	5,097,04
22 One hundred unit scheme (flats - higher density)	100	£9,965,333		8,384,114	7,796,925	7,209,736	6,622,548	6,035,359	5,448,171	4,860,982	4,273,793		3,099,41
23 Two hunded unit scheme (flats)	200	£19,930,667		16,734,642	15,567,674	14,400,706	13,233,736	12,066,768	10,899,800	9,732,830	8,565,862	7,398,894	6,231,92
24 Three hundred unit scheme (flats)	300	£29,896,000		21,882,111	20,234,466	18,586,819	16,939,174	15,291,528	13,643,883	11,996,236	10,348,591	8,700,945	7,045,59
25 Four hundred unit scheme (flats)	400	£39,861,333			15,841,373	13,683,792	11,526,212	9,365,079	7,188,456	5,011,834	2,835,211		
26 Six hunded unit scheme (flats)	600	£59,792,000		21,971,769	18,909,615	15,847,463	12,785,310	9,723,157	6,659,166	3,564,191	469,215		- / - / -
27 Small scale Office	-	£11,958,400			- 10,862,418	- 10,862,418	- 10,862,418	- 10,862,418	- 10,862,418	- 10,862,418	10,862,418		-,,
28 Medium scale Office	-	£11,958,400		- 15,608,522	- 15,608,522	- 15,608,522	- 15,608,522	- 15,608,522	- 15,608,522	- 15,608,522	15,608,522	- 15,608,522	- 15,608,52
29 Industrial Scheme new build (50% plot ratio)	-	£11,958,400		2,873,938	2,873,938	2,873,938	2,873,938	2,873,938	2,873,938	2,873,938	2,873,938		
30 Industrial scheme intensification (60% plot ratio)	-	£11,958,400	3,448,724	3,448,724	3,448,724	3,448,724	3,448,724	3,448,724	3,448,724	3,448,724	3,448,724	3,448,724	3,448,72

BENCHMARK LAND VALUE 2 (SECONDARY OFFICES)		£12,386,600					R	esidual land val	ues				
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	1	£412,887	301,307	287,713	274,119	260,525	246,930	233,336	219,741	206,146	192,552	178,958	165,363
2 Two unit scheme (houses)	2	£619,330	603,022	575,832	548,644	521,455	494,266	467,077	439,888	412,700	385,511	358,321	1 331,133
3 Two unit scheme (flats)	2	£495,464	263,830	248,116	232,402	216,687	200,974	185,259	169,545	153,831	138,117	122,402	2 106,689
4 Three unit scheme (houses)	3	£928,995	819,752	782,763	745,773	708,783	671,794	634,805	597,815	560,825	523,836	486,846	6 449,857
5 Three unit scheme (flats)	3	£530,854	396,998	373,427	349,856	326,285	302,714	279,142	255,571	232,000	208,429	184,858	3 161,280
6 Four unit scheme (houses)	4	£1,238,660	1,131,851	1,080,812	1,029,772	978,733	927,694	876,655	825,616	774,577	723,538	672,499	9 621,459
7 Four unit scheme (flats)	4	£707,806	560,370	527,161	493,952	460,743	427,533	394,324	361,115	327,906	294,696	261,487	7 228,278
8 Five unit scheme (houses)		£1,548,325	1,366,253	1,304,604	1,242,955	1,181,305	1,119,656	1,058,007	996,358	934,709	873,060	811,410	749,76
9 Five unit scheme (flats)		£884,757	663,406	624,120	584,835	545,550	506,264	466,979	427,693	388,408	349,123	309,837	7 270,552
10 Seven unit scheme (houses)	7	£2,167,655	1,952,745	1,864,666	1,776,587	1,688,507	1,600,429	1,512,349	1,424,269	1,336,191	1,248,111	1,160,031	1 1,071,953
11 Seven unit scheme (flats)	7	£1,238,660	936,436	880,948	825,458	769,970	714,481	658,992	603,503	548,014	492,525	437,036	381,548
12 Ten unit scheme (houses)	10	£3,096,650	2,772,497	2,647,428	2,522,359	2,397,291	2,272,223	2,147,154	2,022,085	1,897,016	1,771,947	1,646,878	3 1,521,810
13 Ten unit scheme (flats)	10	£1,769,514	1,339,158	1,259,888	1,180,618	1,101,348	1,022,079	942,808	863,539	784,269	704,999	625,729	9 546,460
14 Twenty unit scheme (houses and flats)	20	£4,128,867	3,513,354	3,332,718	3,152,082	2,971,446	2,790,810	2,610,174	2,429,538	2,248,902	2,068,265	1,887,630	1,706,99
15 Twenty unit scheme (flats)	20	£2,752,578	2,679,618	2,520,861	2,362,106	2,203,349	2,044,592	1,885,835	1,727,078	1,568,322	1,409,565	1,250,808	1,092,05
16 Thirty unit scheme (flats with community use on ground floor)	30	£4,128,867	3,685,416	3,450,391	3,215,366	2,980,341	2,745,316	2,510,291	2,275,265	2,040,240	1,805,216	1,570,191	1 1,335,166
17 Fifty unit scheme (flats - lower density)	50	£6,881,444	6,698,083	6,307,057	5,916,030	5,525,004	5,133,977	4,742,951	4,351,925	3,960,245	3,568,537	3,176,828	3 2,785,120
18 Fifty unit scheme (flats - higher density)	50	£5,161,083	5,478,226	5,129,128	4,780,030	4,430,931	4,081,833	3,732,735	3,383,636	3,034,538	2,685,440	2,336,341	1 1,987,243
19 Seventy unit scheme (Industrial/employment led scheme)	70	£9,634,022	8,554,118	8,077,723	7,601,328	7,124,932	6,648,537	6,172,142	5,695,747	5,219,351	4,742,955	4,266,561	1 3,790,169
20 Seventy unit scheme (flats - higher density)	70	£7,225,516	6,439,048	6,021,079	5,603,109	5,185,140	4,767,171	4,349,201	3,931,232	3,513,263	3,095,292	2,677,323	3 2,259,353
21 One hundred unit scheme (flats - lower density)	100	£13,762,888	12,278,074	11,560,691	10,843,307	10,125,800	9,407,407	8,689,014	7,970,620	7,252,227	6,533,834	5,815,441	5,097,046
22 One hundred unit scheme (flats - higher density)	100	£10,322,166	8,971,302	8,384,114	7,796,925	7,209,736	6,622,548	6,035,359	5,448,171	4,860,982	4,273,793	3,686,605	3,099,416
23 Two hunded unit scheme (flats)	200	£20,644,333	17,901,611	16,734,642	15,567,674	14,400,706	13,233,736	12,066,768	10,899,800	9,732,830	8,565,862	7,398,894	4 6,231,924
24 Three hundred unit scheme (flats)	300	£30,966,499	23,529,757	21,882,111	20,234,466	18,586,819	16,939,174	15,291,528	13,643,883	11,996,236	10,348,591	8,700,945	7,045,598
25 Four hundred unit scheme (flats)	400	£41,288,665	20,156,534	17,998,954	15,841,373	13,683,792	11,526,212	9,365,079	7,188,456	5,011,834	2,835,211	658,589	9 - 1,559,330
26 Six hunded unit scheme (flats)	600	£61,932,998	25,028,234	21,971,769	18,909,615	15,847,463	12,785,310	9,723,157	6,659,166	3,564,191	469,215	5 - 2,662,918	3 - 5,842,610
27 Small scale Office	-	£12,386,600	- 10,862,418	- 10,862,418	- 10,862,418	- 10,862,418	- 10,862,418	- 10,862,418	- 10,862,418	- 10,862,418	- 10,862,418	3 - 10,862,418	3 - 10,862,418
28 Medium scale Office	-	£12,386,600	- 15,608,522	- 15,608,522	- 15,608,522	- 15,608,522	- 15,608,522	- 15,608,522	- 15,608,522	- 15,608,522	- 15,608,522	2 - 15,608,522	2 - 15,608,522
29 Industrial Scheme new build (50% plot ratio)	-	£12,386,600	2,873,938	2,873,938	2,873,938	2,873,938	2,873,938	2,873,938	2,873,938	2,873,938	2,873,938	3 2,873,938	3 2,873,938
30 Industrial scheme intensification (60% plot ratio)	-	£12,386,600	3,448,724	3,448,724	3,448,724	3,448,724	3,448,724	3,448,724	3,448,724	3,448,724	3,448,724	3,448,724	4 3,448,724

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)		£5,275,753					R	esidual land val	ues				
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	1	£175,858	301,307	287,713	274,119	260,525	246,930	233,336	219,741	206,146	192,552	178,958	165,363
2 Two unit scheme (houses)	-	£263,788	603,022	575,832	548,644	521,455	494,266	467,077	439,888	412,700	385,511	358,321	331,133
3 Two unit scheme (flats)	-	£211,030	263,830	248,116	232,402	216,687	200,974	185,259	169,545	153,831	138,117	122,402	106,689
4 Three unit scheme (houses)	-	£395,681	819,752	782,763	745,773	708,783	671,794	634,805	597,815	560,825	523,836	486,846	449,857
5 Three unit scheme (flats)	-	£226,104	396,998	373,427	349,856	326,285	302,714	279,142	255,571	232,000	208,429	184,858	161,286
6 Four unit scheme (houses)	-	£527,575	1,131,851	1,080,812	1,029,772	978,733	927,694	876,655	825,616	774,577	723,538	672,499	621,459
7 Four unit scheme (flats)	-	£301,472	560,370	527,161	493,952	460,743	427,533	394,324	361,115	327,906	294,696	261,487	228,278
8 Five unit scheme (houses)	-	£659,469	1,366,253	1,304,604	1,242,955	1,181,305	1,119,656	1,058,007	996,358	934,709	873,060	811,410	749,761
9 Five unit scheme (flats)	-	£376,839	663,406	624,120	584,835	545,550	506,264	466,979	427,693	388,408	349,123	309,837	270,552
10 Seven unit scheme (houses)	-	£923,257				1,688,507	1,600,429	1,512,349	1,424,269		1,248,111	1,160,031	1,071,953
11 Seven unit scheme (flats)	-	£527,575	936,436	880,948	825,458	769,970	714,481	658,992	603,503	548,014	492,525	437,036	381,548
12 Ten unit scheme (houses)	-	£1,318,938	2,772,497	2,647,428	2,522,359	2,397,291	2,272,223	2,147,154	2,022,085	1,897,016	1,771,947	1,646,878	1,521,810
13 Ten unit scheme (flats)	-	£753,679	1,339,158	1,259,888	1,180,618	1,101,348	1,022,079	942,808	863,539	784,269	704,999	625,729	546,460
14 Twenty unit scheme (houses and flats)	-	£1,758,584	3,513,354	3,332,718	3,152,082	2,971,446	2,790,810	2,610,174	2,429,538	2,248,902	2,068,265	1,887,630	1,706,994
15 Twenty unit scheme (flats)	-	£1,172,389	2,679,618	2,520,861	2,362,106		2,044,592	1,885,835	1,727,078	, , -	,,	,,	1,092,051
16 Thirty unit scheme (flats with community use on ground floor)	-	£1,758,584		-,,	3,215,366	, , -	2,745,316	2,510,291	2,275,265	, , -	, ,	, , , , , ,	, ,
17 Fifty unit scheme (flats - lower density)	-	£2,930,974		6,307,057	-,,	-//-	5,133,977	4,742,951	4,351,925	-,,	-,,	-, -,	2,785,120
18 Fifty unit scheme (flats - higher density)	-	£2,198,230		5,129,128			4,081,833	3,732,735	3,383,636	-,,	, ,	7 7 -	1,987,243
19 Seventy unit scheme (Industrial/employment led scheme)	-	£4,103,363		8,077,723		7,124,932	6,648,537	6,172,142	5,695,747	5,219,351	4,742,955	4,266,561	3,790,165
20 Seventy unit scheme (flats - higher density)	-	£3,077,522	-, -, -, -, -, -, -, -, -, -, -, -, -, -	6,021,079	-,,	-,, -	4,767,171	4,349,201	3,931,232	-,,	-,,	2,677,323	,,
21 One hundred unit scheme (flats - lower density)	-	£5,861,947		11,560,691	10,843,307	10,125,800	9,407,407	8,689,014	7,970,620	, - ,	6,533,834	5,815,441	-,,
22 One hundred unit scheme (flats - higher density)	-	£4,396,460		8,384,114	,,		6,622,548	6,035,359	5,448,171	4,860,982	4,273,793	-,,	3,099,416
23 Two hunded unit scheme (flats)	-	£8,792,921		16,734,642	- / / -	,,	13,233,736	12,066,768	10,899,800		8,565,862		6,231,924
24 Three hundred unit scheme (flats)	-	£13,189,381		21,882,111	20,234,466		16,939,174	15,291,528	13,643,883	11,996,236	10,348,591	1 1	
25 Four hundred unit scheme (flats)	-	£17,585,842		17,998,954	15,841,373		11,526,212	9,365,079	7,188,456	5,011,834	2,835,211		
26 Six hunded unit scheme (flats)	-	£26,378,763	, ,		18,909,615	15,847,463	12,785,310	9,723,157	6,659,166	3,564,191	, -	_,=,=,=,=	-,-,-,-
27 Small scale Office	-	£5,275,753		- / /	- 10,862,418	- 10,862,418	- 10,862,418	- 10,862,418	- 10,862,418	- 10,862,418	- 10,862,418	- 10,862,418	- 10,862,418
28 Medium scale Office	-	£5,275,753		- 15,608,522	- 15,608,522	- 15,608,522	- 15,608,522	- 15,608,522	- 15,608,522	- 15,608,522	- 15,608,522	- 15,608,522	- 15,608,522
29 Industrial Scheme new build (50% plot ratio)	-	£5,275,753		2,873,938	2,873,938	2,873,938	2,873,938	2,873,938	2,873,938	2,873,938	,,	7 7	2,873,938
30 Industrial scheme intensification (60% plot ratio)	-	£5,275,753	3,448,724	3,448,724	3,448,724	3,448,724	3,448,724	3,448,724	3,448,724	3,448,724	3,448,724	3,448,724	3,448,724

BENCHMARK LAND VALUE 4 (BACKLANDS, GARDENS, OTHER I	· · · · · · · · · · · · · · · · · · ·	£500,000]				R	esidual land val	ues				
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	1	£16,667	301,307	287,713	274,119	260,525	246,930	233,336	219,741	206,146	192,552	178,958	165,363
2 Two unit scheme (houses)	2	£25,000	603,022	575,832	548,644	521,455	494,266	467,077	439,888	412,700	385,511	358,321	331,133
3 Two unit scheme (flats)	2	£20,000	263,830	248,116	232,402	216,687	200,974	185,259	169,545	153,831	138,117	122,402	106,689
4 Three unit scheme (houses)	3	£37,500	819,752	782,763	745,773	708,783	671,794	634,805	597,815	560,825	523,836	486,846	449,857
5 Three unit scheme (flats)	3	£21,429	396,998	373,427	349,856	326,285	302,714	279,142	255,571	232,000	208,429	184,858	161,286
6 Four unit scheme (houses)	4	£50,000	1,131,851	1,080,812	1,029,772	978,733	927,694	876,655	825,616	774,577	723,538	672,499	621,459
7 Four unit scheme (flats)	4	£28,571	560,370	527,161	493,952	460,743	427,533	394,324	361,115	327,906	294,696	261,487	228,278
8 Five unit scheme (houses)	5	£62,500	1,366,253	1,304,604	1,242,955	1,181,305	1,119,656	1,058,007	996,358	934,709	873,060	811,410	749,761
9 Five unit scheme (flats)	5	£35,714	663,406	624,120	584,835	545,550	506,264	466,979	427,693	388,408	349,123	309,837	270,552
10 Seven unit scheme (houses)	7	£87,500	1,952,745	1,864,666	1,776,587	1,688,507	1,600,429	1,512,349	1,424,269	1,336,191	1,248,111	1,160,031	1,071,953
11 Seven unit scheme (flats)	7	£50,000	936,436	880,948	825,458	769,970	714,481	658,992	603,503	548,014	492,525	437,036	381,548
12 Ten unit scheme (houses)	10	£125,000	2,772,497	2,647,428	2,522,359	2,397,291	2,272,223	2,147,154	2,022,085	1,897,016	1,771,947	1,646,878	1,521,810
13 Ten unit scheme (flats)	10	£71,429	1,339,158	1,259,888	1,180,618	1,101,348	1,022,079	942,808	863,539	784,269	704,999	625,729	546,460
14 Twenty unit scheme (houses and flats)	20	£166,667	3,513,354	3,332,718	3,152,082	2,971,446	2,790,810	2,610,174	2,429,538	2,248,902	2,068,265	1,887,630	1,706,994
15 Twenty unit scheme (flats)	20	£111,111	2,679,618	2,520,861	2,362,106	2,203,349	2,044,592	1,885,835	1,727,078	1,568,322	1,409,565	1,250,808	1,092,051
16 Thirty unit scheme (flats with community use on ground floor)	30	£166,667	3,685,416	3,450,391	3,215,366	2,980,341	2,745,316	2,510,291	2,275,265	2,040,240	1,805,216	1,570,191	1,335,166
17 Fifty unit scheme (flats - lower density)	50	£277,778	6,698,083	6,307,057	5,916,030	5,525,004	5,133,977	4,742,951	4,351,925	3,960,245	3,568,537	3,176,828	2,785,120
18 Fifty unit scheme (flats - higher density)	50	£208,333	5,478,226	5,129,128	4,780,030	4,430,931	4,081,833	3,732,735	3,383,636	3,034,538	2,685,440	2,336,341	1,987,243
19 Seventy unit scheme (Industrial/employment led scheme)	70	£388,889	8,554,118	8,077,723	7,601,328	7,124,932	6,648,537	6,172,142	5,695,747	5,219,351	4,742,955	4,266,561	3,790,165
20 Seventy unit scheme (flats - higher density)	70	£291,667	6,439,048	6,021,079	5,603,109	5,185,140	4,767,171	4,349,201	3,931,232	3,513,263	3,095,292	2,677,323	2,259,353
21 One hundred unit scheme (flats - lower density)	100	£555,556	12,278,074	11,560,691	10,843,307	10,125,800	9,407,407	8,689,014	7,970,620	7,252,227	6,533,834	5,815,441	5,097,046
22 One hundred unit scheme (flats - higher density)	100	£416,667	8,971,302	8,384,114	7,796,925	7,209,736	6,622,548	6,035,359	5,448,171	4,860,982	4,273,793	3,686,605	3,099,416
23 Two hunded unit scheme (flats)	200	£833,333	17,901,611	16,734,642	15,567,674	14,400,706	13,233,736	12,066,768	10,899,800	9,732,830	8,565,862	7,398,894	6,231,924
24 Three hundred unit scheme (flats)	300	£1,250,000	23,529,757	21,882,111	20,234,466	18,586,819	16,939,174	15,291,528	13,643,883	11,996,236	10,348,591	8,700,945	7,045,598
25 Four hundred unit scheme (flats)	400	£1,666,667	20,156,534	17,998,954	15,841,373	13,683,792	11,526,212	9,365,079	7,188,456	5,011,834	2,835,211	658,589	- 1,559,330
26 Six hunded unit scheme (flats)	600	£2,500,000	25,028,234	21,971,769	18,909,615	15,847,463	12,785,310	9,723,157	6,659,166	3,564,191	469,215	- 2,662,918	- 5,842,610
27 Small scale Office	-	£500,000	- 10,862,418	- 10,862,418	- 10,862,418	- 10,862,418	- 10,862,418	- 10,862,418	- 10,862,418	- 10,862,418	- 10,862,418	- 10,862,418	- 10,862,418
28 Medium scale Office	-	£500,000	- 15,608,522	- 15,608,522	- 15,608,522	- 15,608,522	- 15,608,522	- 15,608,522	- 15,608,522	- 15,608,522	- 15,608,522	- 15,608,522	- 15,608,522
29 Industrial Scheme new build (50% plot ratio)	-	£500,000	2,873,938	2,873,938	2,873,938	2,873,938	2,873,938	2,873,938	2,873,938	2,873,938	2,873,938	2,873,938	2,873,938
30 Industrial scheme intensification (60% plot ratio)	-	£500.000	3.448.724	3,448,724	3,448,724	3,448,724	3,448,724	3,448,724	3,448,724	3,448,724	3,448,724	3,448,724	3,448,724

HMOND LOCAL PLAN VIABILITY TESTING NCHMARK LAND VALUE 1 (EXISTING RESIDENTIAL)	Sales value £7,818 p	sm £12,508,80 0	DED UA	AH tenure	Rented 70%	SO 30%	Frst Hms 0%						
ACHIMARK LAND VALUE I (EXISTING RESIDENTIAL)		£6.3m p.h.					D	esidual land val	IIAC				
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	∃30% AH	35% AH	40% AH	45% AH	50% AH
One unit scheme (houses)	ito oi unito	1 £416,960					267.039	252.188	237,338		207,635	192,783	
2 Two unit scheme (houses)		2 £625,440						504.783	475.080		415,676	385,973	
Two unit scheme (flats)		2 £500,352	· · · · · · · · · · · · · · · · · · ·	· ·		242,029	· · · · · · · · · · · · · · · · · · ·	207,620	190,415	173,210	156,005	138,800	
Three unit scheme (houses)		3 £938,160						686,102	645,692		564,874	524,464	
Three unit scheme (flats)		3 £536,091	441,720				338,490	312,683	286,876	261,069	235,261	209,454	
Four unit scheme (houses)		4 £1,250,880					1,003,195	947,437	891,679	835,921	780,162	724,404	
Four unit scheme (flats)		4 £714,789	623,377	587,017	550,657	514,298	477,938	441,579	405,220	368,859	332,500	296,140	259
Five unit scheme (houses)		5 £1,563,600	1,480,247	1,412,899	1,345,550	1,278,201	1,210,852	1,143,503	1,076,154	1,008,805	941,457	874,108	806
Five unit scheme (flats)		5 £893,486	737,941	694,928	651,916	608,905	565,892	522,880	479,867	436,855	393,844	350,831	307
Seven unit scheme (houses)		7 £2,189,040	2,115,611	2,019,389	1,923,166	1,826,944	1,730,721	1,634,499	1,538,275	1,442,053	1,345,830	1,249,608	1,153
Seven unit scheme (flats)		7 £1,250,880	1,042,669	981,869	921,069	860,268	799,468	738,667	677,866	617,066	556,265	495,464	434
Ten unit scheme (houses)		0 £3,127,200	3,003,760	2,867,127	2,730,496	2,593,864	2,457,232	2,320,600	2,183,969	2,047,337	1,910,704	1,774,073	1,637
Ten unit scheme (flats)		0 £1,786,971	1,490,920	1,404,062	., ,	1,230,346	1,143,489	1,056,630	969,772		796,057	709,199	622
Twenty unit scheme (houses and flats)	2	£4,169,600	3,857,424	3,659,585	3,461,745	3,263,906	3,066,067	2,868,226	2,670,387	2,472,548	2,274,708	2,076,869	1,879
Twenty unit scheme (flats)		£2,779,733	2,986,374	2,812,280	2,638,185	2,464,091	2,289,997	2,115,902	1,941,807	1,767,713	1,593,618	1,419,524	1,245
Thirty unit scheme (flats with community use on ground floor)	;	£4,169,600	4,140,964	3,883,681	3,626,399	3,368,999	3,111,112	2,853,225	2,595,338	2,337,449	2,079,562	1,821,675	1,563
Fifty unit scheme (flats - lower density)		£6,949,333	7,453,639	7,024,834	6,596,031	6,167,227	5,738,422	5,309,618	4,880,814	.,	4,023,205	3,594,402	
Fifty unit scheme (flats - higher density)		£5,212,000	6,162,024	5,779,504	5,396,982	5,013,751	4,630,369	4,246,987	3,863,605	3,480,223	3,096,842	2,713,460	2,330
Seventy unit scheme (Industrial/employment led scheme)		70 £9,729,067	9,511,662	8,987,390	8,463,117	7,938,844	7,414,572	6,890,299	6,366,027	5,841,755	5,317,482	4,793,210	4,268
Seventy unit scheme (flats - higher density)		70 £7,296,800				5,899,233	5,439,257	4,979,283	4,519,308	.,,	3,599,358	3,139,383	2,679
One hundred unit scheme (flats - lower density)	10		13,707,962	12,919,085		11,341,329		9,763,574	8,974,697	-, ,	7,396,941	6,608,064	5,818
One hundred unit scheme (flats - higher density)	10	, , , , , , , , , , , , , , , , , , , ,	-, -,	9,515,510		8,222,039	7,575,303	6,928,567	6,281,832		4,988,360	4,341,624	3,694
Two hunded unit scheme (flats)	20			19,011,787		16,438,150		13,864,513	12,577,695	11,290,877	10,004,058	8,717,240	
Three hundred unit scheme (flats)	30				23,290,647	21,473,214		17,838,346	16,020,912		12,386,045	10,568,612	
Four hundred unit scheme (flats)	40	,,			19,855,671	17,475,074	15,094,476	12,713,879	10,333,282	.,,	5,543,934	3,141,585	
Six hunded unit scheme (flats)	60	, , , , , , , , , , , , , , , , , , , ,				21,273,999		14,511,277	11,129,917		4,349,521	931,186	
Small scale Office	-	£12,508,800				750,255	750,255	750,255	750,255		750,255	750,255	750
Medium scale Office	-	£12,508,800				- 1,249,253	- 1,249,253	- 1,249,253	- 1,249,253		- 1,249,253	- 1,249,253	1
Industrial Scheme new build (50% plot ratio)	-	£12,508,800		1 1	-,,	2,873,938	2,873,938	2,873,938	2,873,938	=,0:0,000	2,873,938	2,873,938	2,873
Industrial scheme intensification (60% plot ratio)	-	£12,508,800	3,448,724	3,448,724	3,448,724	3,448,724	3,448,724	3,448,724	3,448,724	3,448,724	3,448,724	3,448,724	3,448
ICHMARK LAND VALUE 2 (SECONDARY OFFICES)		£12,386,600	_	1	1			esidual land val		1		1	
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
One unit scheme (houses)		1 £412,887				1	267,039	252,188	237,338	,	207,635	192,783	
2 Two unit scheme (houses)		2 £619,330	653,296	623,594	593,891	564,188	534,485	504,783	475,080	445,378	415,676	385,973	356

BENCHMARK LAND VALUE 2 (SECONDARY OFFICES)		£12,386,600					Res	sidual land val	ues				
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	1	£412,887	326,445	311,594	296,742	281,891	267,039	252,188	237,338	222,486	207,635	192,783	177,932
2 Two unit scheme (houses)	2	£619,330	653,296	623,594	593,891	564,188	534,485	504,783	475,080	445,378	415,676	385,973	356,270
3 Two unit scheme (flats)	2	£495,464	293,644	276,439	259,234	242,029	224,824	207,620	190,415	173,210	156,005	138,800	121,595
4 Three unit scheme (houses)	3	£928,995	888,148	847,739	807,330	766,920	726,511	686,102	645,692	605,284	564,874	524,464	484,056
5 Three unit scheme (flats)	3	£530,854	441,720	415,912	390,105	364,297	338,490	312,683	286,876	261,069	235,261	209,454	183,647
6 Four unit scheme (houses)	4	£1,238,660	1,226,227	1,170,468	1,114,710	1,058,952	1,003,195	947,437	891,679	835,921	780,162	724,404	668,647
7 Four unit scheme (flats)	4	£707,806	623,377	587,017	550,657	514,298	477,938	441,579	405,220	368,859	332,500	296,140	259,781
8 Five unit scheme (houses)	5	£1,548,325	1,480,247	1,412,899	1,345,550	1,278,201	1,210,852	1,143,503	1,076,154	1,008,805	941,457	874,108	806,759
9 Five unit scheme (flats)	5	£884,757	737,941	694,928	651,916	608,905	565,892	522,880	479,867	436,855	393,844	350,831	307,819
10 Seven unit scheme (houses)	7	£2,167,655	2,115,611	2,019,389	1,923,166	1,826,944	1,730,721	1,634,499	1,538,275	1,442,053	1,345,830	1,249,608	1,153,385
11 Seven unit scheme (flats)	7	£1,238,660	1,042,669	981,869	921,069	860,268	799,468	738,667	677,866	617,066	556,265	495,464	434,664
12 Ten unit scheme (houses)	10	£3,096,650	3,003,760	2,867,127	2,730,496	2,593,864	2,457,232	2,320,600	2,183,969	2,047,337	1,910,704	1,774,073	1,637,441
13 Ten unit scheme (flats)	10	£1,769,514	1,490,920	1,404,062	1,317,204	1,230,346	1,143,489	1,056,630	969,772	882,914	796,057	709,199	622,340
14 Twenty unit scheme (houses and flats)	20	£4,128,867	3,857,424	3,659,585	3,461,745	3,263,906	3,066,067	2,868,226	2,670,387	2,472,548	2,274,708	2,076,869	1,879,029
15 Twenty unit scheme (flats)	20	£2,752,578		2,812,280	2,638,185	2,464,091	2,289,997	2,115,902	1,941,807	1,767,713	1,593,618	1,419,524	1,245,430
16 Thirty unit scheme (flats with community use on ground floor)	30	£4,128,867	4,140,964	3,883,681	3,626,399	3,368,999	3,111,112	2,853,225	2,595,338	2,337,449	2,079,562	1,821,675	1,563,788
17 Fifty unit scheme (flats - lower density)	50	£6,881,444	7,453,639	7,024,834	6,596,031	6,167,227	5,738,422	5,309,618	4,880,814	4,452,010	4,023,205	3,594,402	3,165,598
18 Fifty unit scheme (flats - higher density)	50	£5,161,083	6,162,024	5,779,504	5,396,982	5,013,751	4,630,369	4,246,987	3,863,605	3,480,223	3,096,842	2,713,460	2,330,078
19 Seventy unit scheme (Industrial/employment led scheme)	70	£9,634,022	9,511,662	8,987,390	8,463,117	7,938,844	7,414,572	6,890,299	6,366,027	5,841,755	5,317,482	4,793,210	4,268,937
20 Seventy unit scheme (flats - higher density)	70	£7,225,516		6,819,182	6,359,207	5,899,233	5,439,257	4,979,283	4,519,308	4,059,333	3,599,358	3,139,383	2,679,409
21 One hundred unit scheme (flats - lower density)	100	£13,762,888		12,919,085	12,130,207	11,341,329	10,552,452	9,763,574	8,974,697	8,185,819	7,396,941	6,608,064	5,818,177
22 One hundred unit scheme (flats - higher density)	100	£10,322,166		9,515,510	8,868,775	8,222,039	7,575,303	6,928,567	6,281,832	5,635,096	4,988,360	4,341,624	3,694,889
23 Two hunded unit scheme (flats)	200	£20,644,333	-,,	19,011,787	17,724,969	16,438,150	15,151,332	13,864,513	12,577,695	11,290,877	10,004,058	8,717,240	7,430,421
24 Three hundred unit scheme (flats)	300	£30,966,499		25,108,081	23,290,647	21,473,214	19,655,780	17,838,346	16,020,912	14,203,479	12,386,045	10,568,612	8,751,178
25 Four hundred unit scheme (flats)	400	£41,288,665	7 7	22,236,267	19,855,671	17,475,074	15,094,476	12,713,879	10,333,282	7,946,284	5,543,934	3,141,585	739,235
26 Six hunded unit scheme (flats)	600	£61,932,998		27,984,460	24,629,793	21,273,999	17,892,639	14,511,277	11,129,917	7,748,556	4,349,521	931,186	, - ,
27 Small scale Office	-	£12,386,600		750,255	750,255	750,255	750,255	750,255	750,255	750,255	750,255	750,255	750,255
28 Medium scale Office	-	£12,386,600		, -, -,	- 1,249,253	- 1,249,253	- 1,249,253	- 1,249,253	- 1,249,253	- 1,249,253	- 1,249,253	- 1,249,253	- 1,249,253
29 Industrial Scheme new build (50% plot ratio)	-	£12,386,600		2,873,938	2,873,938	2,873,938	2,873,938	2,873,938	2,873,938	2,873,938	2,873,938	2,873,938	2,873,938
30 Industrial scheme intensification (60% plot ratio)	-	£12,386,600	3,448,724	3,448,724	3,448,724	3,448,724	3,448,724	3,448,724	3,448,724	3,448,724	3,448,724	3,448,724	3,448,724

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)		£5,275,753					R	esidual land val	ues				
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	1	£175,858	326,445	311,594	296,742	281,891	267,039	252,188	237,338	222,486	207,635	192,783	177,932
2 Two unit scheme (houses)	-	£263,788	653,296	623,594	593,891	564,188	534,485	504,783	475,080	445,378	415,676	385,973	356,270
3 Two unit scheme (flats)	-	£211,030	293,644	276,439	259,234	242,029	224,824	207,620	190,415	173,210	156,005	138,800	121,595
4 Three unit scheme (houses)	-	£395,681	888,148	847,739	807,330	766,920	726,511	686,102	645,692	605,284	564,874	524,464	484,056
5 Three unit scheme (flats)	-	£226,104	441,720	415,912	390,105	364,297	338,490	312,683	286,876	261,069	235,261	209,454	183,647
6 Four unit scheme (houses)	-	£527,575	1,226,227	1,170,468	1,114,710	1,058,952	1,003,195	947,437	891,679	835,921	780,162	724,404	668,647
7 Four unit scheme (flats)	-	£301,472	623,377	587,017	550,657	514,298	477,938	441,579	405,220	368,859	332,500	296,140	259,781
8 Five unit scheme (houses)	-	£659,469	1,480,247	1,412,899	1,345,550	1,278,201	1,210,852	1,143,503	1,076,154	1,008,805	941,457	874,108	806,759
9 Five unit scheme (flats)	-	£376,839	737,941	694,928	651,916	608,905	565,892	522,880	479,867	436,855	393,844	350,831	307,819
10 Seven unit scheme (houses)	-	£923,257	2,115,611	2,019,389	1,923,166	1,826,944	1,730,721	1,634,499	1,538,275	1,442,053	1,345,830	1,249,608	1,153,385
11 Seven unit scheme (flats)	-	£527,575	1,042,669	981,869	921,069	860,268	799,468	738,667	677,866	617,066	556,265	495,464	434,664
12 Ten unit scheme (houses)	-	£1,318,938	3,003,760	2,867,127	2,730,496	2,593,864	2,457,232	2,320,600	2,183,969	2,047,337	1,910,704	1,774,073	1,637,441
13 Ten unit scheme (flats)	-	£753,679	1,490,920	1,404,062	1,317,204	1,230,346	1,143,489	1,056,630	969,772	882,914	796,057	709,199	622,340
14 Twenty unit scheme (houses and flats)	-	£1,758,584	3,857,424	3,659,585	3,461,745	3,263,906	3,066,067	2,868,226	2,670,387	2,472,548	2,274,708	2,076,869	1,879,029
15 Twenty unit scheme (flats)	-	£1,172,389	2,986,374	2,812,280	2,638,185	2,464,091	2,289,997	2,115,902	1,941,807	1,767,713	1,593,618	1,419,524	1,245,430
16 Thirty unit scheme (flats with community use on ground floor)	-	£1,758,584	4,140,964	3,883,681	3,626,399	3,368,999	3,111,112	2,853,225	2,595,338	2,337,449	2,079,562	1,821,675	1,563,788
17 Fifty unit scheme (flats - lower density)	-	£2,930,974	7,453,639	7,024,834	6,596,031	6,167,227	5,738,422	5,309,618	4,880,814	4,452,010	4,023,205	3,594,402	3,165,598
18 Fifty unit scheme (flats - higher density)	-	£2,198,230	6,162,024	5,779,504	5,396,982	5,013,751	4,630,369	4,246,987	3,863,605	3,480,223	3,096,842	2,713,460	2,330,078
19 Seventy unit scheme (Industrial/employment led scheme)	-	£4,103,363	9,511,662	8,987,390	8,463,117	7,938,844	7,414,572	6,890,299	6,366,027	5,841,755	5,317,482	4,793,210	4,268,937
20 Seventy unit scheme (flats - higher density)	-	£3,077,522	7,279,158	6,819,182	6,359,207	5,899,233	5,439,257	4,979,283	4,519,308	4,059,333	3,599,358	3,139,383	2,679,409
21 One hundred unit scheme (flats - lower density)	-	£5,861,947	13,707,962	12,919,085	12,130,207	11,341,329	10,552,452	9,763,574	8,974,697	8,185,819	7,396,941	6,608,064	5,818,177
22 One hundred unit scheme (flats - higher density)	-	£4,396,460	10,162,247	9,515,510	8,868,775	8,222,039	7,575,303	6,928,567	6,281,832	5,635,096	4,988,360	4,341,624	3,694,889
23 Two hunded unit scheme (flats)	-	£8,792,921	20,298,605	19,011,787	17,724,969	16,438,150	15,151,332	13,864,513	12,577,695	11,290,877	10,004,058	8,717,240	7,430,421
24 Three hundred unit scheme (flats)	-	£13,189,381	26,925,514	25,108,081	23,290,647	21,473,214	19,655,780	17,838,346	16,020,912	14,203,479	12,386,045	10,568,612	8,751,178
25 Four hundred unit scheme (flats)	-	£17,585,842	24,616,865	22,236,267	19,855,671	17,475,074	15,094,476	12,713,879	10,333,282	7,946,284	5,543,934	3,141,585	739,235
26 Six hunded unit scheme (flats)	-	£26,378,763	31,339,127	27,984,460	24,629,793	21,273,999	17,892,639	14,511,277	11,129,917	7,748,556	4,349,521	931,186	6 - 2,522,343
27 Small scale Office	-	£5,275,753	750,255	750,255	750,255	750,255	750,255	750,255	750,255	750,255	750,255	750,255	750,255
28 Medium scale Office	-	£5,275,753	- 1,249,253	- 1,249,253	- 1,249,253	- 1,249,253	- 1,249,253	- 1,249,253	- 1,249,253	- 1,249,253	- 1,249,253	1,249,253	3 - 1,249,253
29 Industrial Scheme new build (50% plot ratio)	-	£5,275,753	2,873,938	2,873,938	2,873,938	2,873,938	2,873,938	2,873,938	2,873,938	2,873,938	2,873,938	2,873,938	2,873,938
30 Industrial scheme intensification (60% plot ratio)	-	£5,275,753	3,448,724	3,448,724	3,448,724	3,448,724	3,448,724	3,448,724	3,448,724	3,448,724	3,448,724	3,448,724	3,448,724

							Re	sidual land valu	es				
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH			30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	1	£16,667	326,445	311,594	296,742	281,891	267,039	252,188	237,338	222,486	207,635	192,783	177,93
2 Two unit scheme (houses)	2	£25,000	653,296	623,594	593,891	564,188	534,485	504,783	475,080	445,378	415,676	385,973	356,27
3 Two unit scheme (flats)	2	£20,000	293,644	276,439	259,234	242,029	224,824	207,620	190,415	173,210	156,005	138,800	121,59
4 Three unit scheme (houses)	3	£37,500	888,148	847,739	807,330	766,920	726,511	686,102	645,692	605,284	564,874	524,464	484,05
5 Three unit scheme (flats)	3	£21,429	441,720	415,912	390,105	364,297	338,490	312,683	286,876	261,069	235,261	209,454	183,64
6 Four unit scheme (houses)	4	£50,000	1,226,227	1,170,468	1,114,710	1,058,952	1,003,195	947,437	891,679	835,921	780,162	724,404	668,64
7 Four unit scheme (flats)	4	£28,571	623,377	587,017	550,657	514,298	477,938	441,579	405,220	368,859	332,500	296,140	259,78
8 Five unit scheme (houses)	5	£62,500	1,480,247	1,412,899	1,345,550	1,278,201	1,210,852	1,143,503	1,076,154	1,008,805	941,457	874,108	/ -
9 Five unit scheme (flats)	5	£35,714	737,941	694,928	651,916	608,905	565,892	522,880	479,867	436,855	393,844	350,831	307,81
10 Seven unit scheme (houses)	7	£87,500	2,115,611	2,019,389	1,923,166	1,826,944	1,730,721	1,634,499	1,538,275	1,442,053	1,345,830	1,249,608	1,153,38
11 Seven unit scheme (flats)	7	£50,000	1,042,669	981,869	921,069	860,268	799,468	738,667	677,866	617,066	556,265	495,464	434,66
12 Ten unit scheme (houses)	10	£125,000	3,003,760	2,867,127	2,730,496	2,593,864	2,457,232	2,320,600	2,183,969	2,047,337	1,910,704	1,774,073	1,637,44
13 Ten unit scheme (flats)	10	£71,429	1,490,920	1,404,062	1,317,204	1,230,346	1,143,489	1,056,630	969,772	882,914	796,057	709,199	622,34
14 Twenty unit scheme (houses and flats)	20	£166,667	3,857,424	3,659,585	3,461,745	3,263,906	3,066,067	2,868,226	2,670,387	2,472,548	2,274,708	2,076,869	1,879,02
15 Twenty unit scheme (flats)	20	£111,111	2,986,374	2,812,280	2,638,185	2,464,091	2,289,997	2,115,902	1,941,807	1,767,713	1,593,618	1,419,524	1,245,43
16 Thirty unit scheme (flats with community use on ground floor)	30	£166,667	4,140,964	3,883,681	3,626,399	3,368,999	3,111,112	2,853,225	2,595,338	2,337,449	2,079,562	1,821,675	1,563,78
17 Fifty unit scheme (flats - lower density)	50	£277,778	7,453,639	7,024,834	6,596,031	6,167,227	5,738,422	5,309,618	4,880,814	4,452,010	4,023,205	3,594,402	3,165,59
18 Fifty unit scheme (flats - higher density)	50	£208,333	6,162,024	5,779,504	5,396,982	5,013,751	4,630,369	4,246,987	3,863,605	3,480,223	3,096,842	2,713,460	2,330,07
19 Seventy unit scheme (Industrial/employment led scheme)	70	£388,889	9,511,662	8,987,390	8,463,117	7,938,844	7,414,572	6,890,299	6,366,027	5,841,755	5,317,482	4,793,210	4,268,93
20 Seventy unit scheme (flats - higher density)	70	£291,667	7,279,158	6,819,182	6,359,207	5,899,233	5,439,257	4,979,283	4,519,308	4,059,333	3,599,358	3,139,383	
21 One hundred unit scheme (flats - lower density)	100	£555,556	13,707,962	12,919,085	12,130,207	11,341,329	10,552,452	9,763,574	8,974,697	8,185,819	7,396,941	6,608,064	5,818,17
22 One hundred unit scheme (flats - higher density)	100	£416,667	10,162,247	9,515,510	8,868,775	8,222,039	7,575,303	6,928,567	6,281,832	5,635,096	4,988,360	4,341,624	3,694,88
23 Two hunded unit scheme (flats)	200	£833,333	20,298,605	19,011,787	17,724,969	16,438,150	15,151,332	13,864,513	12,577,695	11,290,877	10,004,058	8,717,240	7,430,42
24 Three hundred unit scheme (flats)	300	£1,250,000	26,925,514	25,108,081	23,290,647	21,473,214	19,655,780	17,838,346	16,020,912	14,203,479	12,386,045	10,568,612	8,751,17
25 Four hundred unit scheme (flats)	400	£1,666,667	24,616,865	22,236,267	19,855,671	17,475,074	15,094,476	12,713,879	10,333,282	7,946,284	5,543,934	3,141,585	739,23
26 Six hunded unit scheme (flats)	600	£2,500,000	31,339,127	27,984,460	24,629,793	21,273,999	17,892,639	14,511,277	11,129,917	7,748,556	4,349,521	931,186	- 2,522,34
27 Small scale Office	-	£500,000	750,255	750,255	750,255	750,255	750,255	750,255	750,255	750,255	750,255	750,255	750,25
28 Medium scale Office	-	£500,000	- 1,249,253	- 1,249,253	- 1,249,253	- 1,249,253	- 1,249,253	- 1,249,253	- 1,249,253	- 1,249,253	- 1,249,253	1,249,253	- 1,249,25
29 Industrial Scheme new build (50% plot ratio)	-	£500,000	2,873,938	2,873,938	2,873,938	2,873,938	2,873,938	2,873,938	2,873,938	2,873,938	2,873,938	2,873,938	2,873,93
30 Industrial scheme intensification (60% plot ratio)	-	£500,000	3,448,724	3,448,724	3,448,724	3,448,724	3,448,724	3,448,724	3,448,724	3,448,724	3,448,724	3,448,724	3,448,72

RICHMOND LOCAL PLAN VIABILITY TESTING	Sales value £8,162 psm	AH tenure	Rented 70%	SO 30% Frst Hms 0%
DENOUMABLE LAND VALUE 4 (EVICTING DECIDENTIAL)	040 050 000 DED III			

		£6.3m p.h.					Re	sidual land valu	ies				
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)		1 £435,307	351,582	335,474	319,366	303,258	287,149	271,041	254,933	238,825	222,717	206,609	190,50
2 Two unit scheme (houses)		2 £652,960	703,571	671,354	639,138	606,921	574,705	542,489	510,273	478,056	445,840	413,623	381,40
3 Two unit scheme (flats)		2 £522,368	323,458	304,762	286,067	267,371	248,675	229,980	211,284	192,589	173,893	155,198	136,50
4 Three unit scheme (houses)		3 £979,440	956,545	912,716	868,887	825,058	781,228	737,399	693,570	649,741	605,912	562,083	518,2
5 Three unit scheme (flats)		3 £559,680	486,441	458,397	430,354	402,311	374,267	346,224	318,180	290,137	262,094	234,050	206,00
6 Four unit scheme (houses)		4 £1,305,920	1,320,602	1,260,126	1,199,649	1,139,171	1,078,695	1,018,218	957,742	897,265	836,788	776,311	715,83
7 Four unit scheme (flats)		4 £746,240	686,384	646,873	607,364	567,854	528,343	488,834	449,324	409,814	370,304	330,794	291,28
8 Five unit scheme (houses)		5 £1,632,400	1,594,242	1,521,194	1,448,144	1,375,096	1,302,048	1,228,999	1,155,950	1,082,902	1,009,853	936,804	863,75
9 Five unit scheme (flats)		5 £932,800	812,476	765,737	718,998	672,259	625,520	578,781	532,042	485,304	438,565	391,826	345,08
10 Seven unit scheme (houses)		7 £2,285,360	2,278,477	2,174,111	2,069,746	1,965,379	1,861,014	1,756,648	1,652,282	1,547,916	1,443,551	1,339,184	1,234,8
11 Seven unit scheme (flats)		7 £1,305,920	1,148,903	1,082,791	1,016,679	950,566	884,454	818,342	752,230	686,118	620,006	553,893	487,7
12 Ten unit scheme (houses)		10 £3,264,800	3,235,022	3,086,827	2,938,632	2,790,437	2,642,242	2,494,047	2,345,852	2,197,657	2,049,462	1,901,267	1,753,0
Ten unit scheme (flats)		10 £1,865,600	1,642,682	1,548,236	1,453,790	1,359,344	1,264,898	1,170,452	1,076,006	981,560	887,114	792,668	698,2
14 Twenty unit scheme (houses and flats)		20 £4,353,067	4,201,494	3,986,452	3,771,409	3,556,366	3,341,323	3,126,279	2,911,236	2,696,193	2,481,151	2,266,108	2,051,0
15 Twenty unit scheme (flats)		20 £2,902,044	3,293,130	3,103,698	2,914,265	2,724,833	2,535,401	2,345,969	2,156,536	1,967,104	1,777,672	1,588,240	1,398,80
16 Thirty unit scheme (flats with community use on ground floor)		30 £4,353,067	4,594,298	4,314,348	4,034,399	3,754,450	3,474,501	3,194,551	2,914,603	2,634,653	2,353,910	2,073,160	1,792,4
17 Fifty unit scheme (flats - lower density)		50 £7,255,111	8,209,195	7,742,613	7,276,031	6,809,449	6,342,867	5,876,285	5,409,704	4,943,121	4,476,540	4,009,957	3,543,37
18 Fifty unit scheme (flats - higher density)		50 £5,441,333	6,841,829	6,425,318	6,008,806	5,592,295	5,175,783	4,759,271	4,342,759	3,925,909	3,508,244	3,090,579	2,672,9
19 Seventy unit scheme (Industrial/employment led scheme)		70 £10,157,156	10,831,690	10,259,541	9,687,391	9,115,241	8,543,091	7,970,942	7,398,792	6,826,643	6,254,493	5,682,343	5,110,19
20 Seventy unit scheme (flats - higher density)		70 £7,617,867	8,119,266	7,617,286	7,115,306	6,613,326	6,111,345	5,609,365	5,107,384	4,605,404	4,103,424	3,601,444	3,099,46
21 One hundred unit scheme (flats - lower density)	1	00 £14,510,222	15,214,717	14,354,345	13,493,973	12,633,602	11,773,230	10,912,858	10,052,486	9,192,114	8,331,742	7,471,370	6,610,99
22 One hundred unit scheme (flats - higher density)	1	00 £10,882,667	11,346,682	10,642,171	9,937,659	9,233,148	8,528,059	7,821,776	7,115,493	6,409,210	5,702,927	4,996,644	4,290,30
23 Two hunded unit scheme (flats)	2	00 £21,765,333	22,777,917	21,374,678	19,971,438	18,568,200	17,164,851	15,758,182	14,351,515	12,944,846	11,538,179	10,131,510	8,724,8
24 Three hundred unit scheme (flats)	3	00 £32,648,000	30,321,272	28,334,051	26,346,829	24,359,608	22,372,386	20,385,164	18,397,943	16,410,721	14,423,500	12,436,278	10,449,0
25 Four hundred unit scheme (flats)	4	00 £43,530,667	29,141,415	26,553,242	23,959,085	21,355,472	18,751,858	16,148,244	13,544,630	10,941,016	8,337,403	5,714,959	3,086,88
26 Six hunded unit scheme (flats)	6	00 £65,296,000	37,820,611	34,150,400	30,480,188	26,809,976	23,139,765	19,469,553	15,771,832	12,071,263	8,370,695	4,663,585	921,89
27 Small scale Office	-	£13,059,200	7,831,049	7,831,049	7,831,049	7,831,049	7,831,049	7,831,049	7,831,049	7,831,049	7,831,049	7,831,049	7,831,04
28 Medium scale Office	-	£13,059,200	7,263,522	7,263,522	7,263,522	7,263,522	7,263,522	7,263,522	7,263,522	7,263,522	7,263,522	7,263,522	7,263,52
29 Industrial Scheme new build (50% plot ratio)	-	£13,059,200	3,655,589	3,655,589	3,655,589	3,655,589	3,655,589	3,655,589	3,655,589	3,655,589	3,655,589	3,655,589	3,655,58
30 Industrial scheme intensification (60% plot ratio)	-	£13,059,200	4,386,707	4.386.707	4.386.707	4,386,707	4,386,707	4,386,707	4,386,707	4,386,707	4,386,707	4,386,707	4,386,70

BENCHMARK LAND VALUE 2 (SECONDARY OFFICES)		£12,386,600					Re	sidual land val	lues				
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	1	£412,887	351,582	335,474	319,366	303,258	287,149	271,041	254,933	238,825	222,717	206,609	190,501
2 Two unit scheme (houses)	2	£619,330	703,571	671,354	639,138	606,921	574,705	542,489	510,273	478,056	445,840	413,623	381,407
3 Two unit scheme (flats)	2	£495,464	323,458	304,762	286,067	267,371	248,675	229,980	211,284	192,589	173,893	155,198	136,503
4 Three unit scheme (houses)	3	£928,995	956,545	912,716	868,887	825,058	781,228	737,399	693,570	649,741	605,912	562,083	518,254
5 Three unit scheme (flats)	3	£530,854	486,441	458,397	430,354	402,311	374,267	346,224	318,180	290,137	262,094	234,050	206,007
6 Four unit scheme (houses)	4	£1,238,660	1,320,602	1,260,126	1,199,649	1,139,171	1,078,695	1,018,218	957,742	897,265	836,788	776,311	715,835
7 Four unit scheme (flats)	4	£707,806	686,384	646,873	607,364	567,854	528,343	488,834	449,324	409,814	370,304	330,794	291,285
8 Five unit scheme (houses)	5	£1,548,325	1,594,242	1,521,194	1,448,144	1,375,096	1,302,048	1,228,999	1,155,950	1,082,902	1,009,853	936,804	863,756
9 Five unit scheme (flats)	5	£884,757	812,476	765,737	718,998	672,259	625,520	578,781	532,042	485,304	438,565	391,826	345,087
10 Seven unit scheme (houses)	7	£2,167,655	2,278,477	2,174,111	2,069,746	1,965,379	1,861,014	1,756,648	1,652,282	1,547,916	1,443,551	1,339,184	1,234,819
11 Seven unit scheme (flats)	7	£1,238,660	1,148,903	1,082,791	1,016,679	950,566	884,454	818,342	752,230	686,118	620,006	553,893	487,781
12 Ten unit scheme (houses)	10	£3,096,650	3,235,022	3,086,827	2,938,632	2,790,437	2,642,242	2,494,047	2,345,852	2,197,657	2,049,462	1,901,267	1,753,072
13 Ten unit scheme (flats)	10	£1,769,514	1,642,682	1,548,236	1,453,790	1,359,344	1,264,898	1,170,452	1,076,006	981,560	887,114	792,668	698,222
14 Twenty unit scheme (houses and flats)	20	£4,128,867	4,201,494	3,986,452	3,771,409	3,556,366	3,341,323	3,126,279	2,911,236	2,696,193	2,481,151	2,266,108	2,051,065
15 Twenty unit scheme (flats)	20	£2,752,578	3,293,130	3,103,698	2,914,265	2,724,833	2,535,401	2,345,969	2,156,536	1,967,104	1,777,672	1,588,240	1,398,807
16 Thirty unit scheme (flats with community use on ground floor)	30	£4,128,867	4,594,298	4,314,348	4,034,399	3,754,450	3,474,501	3,194,551	2,914,603	2,634,653	2,353,910	2,073,160	1,792,410
17 Fifty unit scheme (flats - lower density)	50	£6,881,444	8,209,195	7,742,613	7,276,031	6,809,449	6,342,867	5,876,285	2,	4,943,121	4,476,540	4,009,957	3,543,375
18 Fifty unit scheme (flats - higher density)	50	£5,161,083	6,841,829	6,425,318	6,008,806	5,592,295	5,175,783	4,759,271	4,342,759	3,925,909	3,508,244	3,090,579	2,672,914
19 Seventy unit scheme (Industrial/employment led scheme)	70	£9,634,022	10,831,690	10,259,541	9,687,391	9,115,241	8,543,091	7,970,942	7,398,792	6,826,643	6,254,493	5,682,343	5,110,193
20 Seventy unit scheme (flats - higher density)	70	£7,225,516	8,119,266	7,617,286	7,115,306	6,613,326	6,111,345	5,609,365	5,107,384	4,605,404	4,103,424	3,601,444	3,099,463
21 One hundred unit scheme (flats - lower density)	100	£13,762,888		14,354,345	13,493,973	12,633,602	11,773,230	10,912,858	10,052,486	9,192,114	8,331,742	7,471,370	6,610,998
22 One hundred unit scheme (flats - higher density)	100	£10,322,166	, ,	10,642,171	9,937,659	9,233,148	8,528,059	7,821,776	7,115,493	6,409,210	5,702,927	4,996,644	4,290,360
23 Two hunded unit scheme (flats)	200	£20,644,333	22,777,917	21,374,678	19,971,438	18,568,200	17,164,851	15,758,182	14,351,515	12,944,846	11,538,179	10,131,510	8,724,843
24 Three hundred unit scheme (flats)	300	£30,966,499	30,321,272	28,334,051	26,346,829	24,359,608	22,372,386	20,385,164	18,397,943	16,410,721	14,423,500	12,436,278	10,449,056
25 Four hundred unit scheme (flats)	400	£41,288,665		26,553,242	23,959,085	21,355,472	18,751,858	16,148,244	13,544,630	10,941,016	8,337,403	5,714,959	3,086,882
26 Six hunded unit scheme (flats)	600	£61,932,998	37,820,611	34,150,400	30,480,188	26,809,976	23,139,765	19,469,553	15,771,832	12,071,263	8,370,695	4,663,585	921,892
27 Small scale Office		£12,386,600	7,831,049	7,831,049	7,831,049	7,831,049	7,831,049	7,831,049	7,831,049	7,831,049	7,831,049	7,831,049	7,831,049
28 Medium scale Office	-	£12,386,600	7,263,522	7,263,522	7,263,522	7,263,522	7,263,522	7,263,522	7,263,522	7,263,522	7,263,522	7,263,522	7,263,522
29 Industrial Scheme new build (50% plot ratio)	-	£12,386,600	3,655,589	3,655,589	3,655,589	3,655,589	3,655,589	3,655,589	3,655,589	3,655,589	3,655,589	3,655,589	3,655,589
30 Industrial scheme intensification (60% plot ratio)	-	£12,386,600	4,386,707	4,386,707	4,386,707	4,386,707	4,386,707	4,386,707	4,386,707	4,386,707	4,386,707	4,386,707	4,386,707

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)		£5,275,753					R	esidual land val	ues				
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	1	£175,858	351,582	335,474	319,366	303,258	287,149	271,041	254,933	238,825	222,717	206,609	9 190,501
2 Two unit scheme (houses)	-	£263,788	703,571	671,354	639,138	606,921	574,705	542,489	510,273	478,056	445,840	413,623	381,407
3 Two unit scheme (flats)	-	£211,030	323,458	304,762	286,067	267,371	248,675	229,980	211,284	192,589	173,893	155,198	3 136,500
4 Three unit scheme (houses)	-	£395,681	956,545	912,716	868,887	825,058	781,228	737,399	693,570	649,741	605,912	2 562,083	518,254
5 Three unit scheme (flats)	-	£226,104	486,441	458,397	430,354	402,311	374,267	346,224	318,180	290,137	262,094	234,050	206,007
6 Four unit scheme (houses)	-	£527,575	1,320,602	1,260,126	1,199,649	1,139,171	1,078,695	1,018,218	957,742	897,265	836,788	776,311	715,835
7 Four unit scheme (flats)	-	£301,472	686,384	646,873	607,364	567,854	528,343	488,834	449,324	409,814	370,304	330,794	291,285
8 Five unit scheme (houses)	-	£659,469	1,594,242	1,521,194	1,448,144	1,375,096	1,302,048	1,228,999	1,155,950	1,082,902	1,009,853	936,804	4 863,756
9 Five unit scheme (flats)	-	£376,839	812,476	765,737	718,998	672,259	625,520	578,781	532,042	485,304	438,565	391,826	345,087
10 Seven unit scheme (houses)	-	£923,257	2,278,477	2,174,111	2,069,746	1,965,379	1,861,014	1,756,648	1,652,282	1,547,916	1,443,551	1,339,184	1,234,819
11 Seven unit scheme (flats)	-	£527,575	1,148,903	1,082,791	1,016,679	950,566	884,454	818,342	752,230	686,118	620,006	553,893	487,781
12 Ten unit scheme (houses)	-	£1,318,938	3,235,022	3,086,827	2,938,632	2,790,437	2,642,242	2,494,047	2,345,852	2,197,657	2,049,462	1,901,267	7 1,753,072
13 Ten unit scheme (flats)	-	£753,679	1,642,682	1,548,236	1,453,790	1,359,344	1,264,898	1,170,452	1,076,006	981,560	887,114	792,668	698,222
14 Twenty unit scheme (houses and flats)	-	£1,758,584	4,201,494	3,986,452	3,771,409	3,556,366	3,341,323	3,126,279	2,911,236	2,696,193	2,481,151	2,266,108	3 2,051,065
15 Twenty unit scheme (flats)	-	£1,172,389	3,293,130	3,103,698	2,914,265	2,724,833	2,535,401	2,345,969	2,156,536	1,967,104	1,777,672	1,588,240	1,398,807
16 Thirty unit scheme (flats with community use on ground floor)	-	£1,758,584	4,594,298	4,314,348	4,034,399	3,754,450	3,474,501	3,194,551	2,914,603	2,634,653	2,353,910	2,073,160	1,792,410
17 Fifty unit scheme (flats - lower density)	-	£2,930,974	8,209,195	7,742,613	7,276,031	6,809,449	6,342,867	5,876,285	5,409,704	4,943,121	4,476,540	4,009,957	7 3,543,375
18 Fifty unit scheme (flats - higher density)	-	£2,198,230	6,841,829	6,425,318	6,008,806	5,592,295	5,175,783	4,759,271	4,342,759	3,925,909	3,508,244	3,090,579	2,672,914
19 Seventy unit scheme (Industrial/employment led scheme)	-	£4,103,363	10,831,690	10,259,541	9,687,391	9,115,241	8,543,091	7,970,942	7,398,792	6,826,643	6,254,493	5,682,343	5,110,193
20 Seventy unit scheme (flats - higher density)	-	£3,077,522	8,119,266	7,617,286	7,115,306	6,613,326	6,111,345	5,609,365	5,107,384	4,605,404	4,103,424	3,601,444	3,099,463
21 One hundred unit scheme (flats - lower density)	-	£5,861,947	15,214,717	14,354,345	13,493,973	12,633,602	11,773,230	10,912,858	10,052,486	9,192,114	8,331,742	7,471,370	6,610,998
22 One hundred unit scheme (flats - higher density)	-	£4,396,460	11,346,682	10,642,171	9,937,659	9,233,148	8,528,059	7,821,776	7,115,493	6,409,210	5,702,927	4,996,644	4,290,360
23 Two hunded unit scheme (flats)	-	£8,792,921	22,777,917	21,374,678	19,971,438	18,568,200	17,164,851	15,758,182	14,351,515	12,944,846	11,538,179	0 10,131,510	8,724,843
24 Three hundred unit scheme (flats)	-	£13,189,381	30,321,272	28,334,051	26,346,829	24,359,608	22,372,386	20,385,164	18,397,943	16,410,721	14,423,500	12,436,278	10,449,056
25 Four hundred unit scheme (flats)	-	£17,585,842	29,141,415	26,553,242	23,959,085	21,355,472	18,751,858	16,148,244	13,544,630	10,941,016	8,337,403	5,714,959	3,086,882
26 Six hunded unit scheme (flats)	-	£26,378,763	37,820,611	34,150,400	30,480,188	26,809,976	23,139,765	19,469,553	15,771,832	12,071,263	8,370,695	4,663,585	921,892
27 Small scale Office	-	£5,275,753	7,831,049	7,831,049	7,831,049	7,831,049	7,831,049	7,831,049	7,831,049	7,831,049	7,831,049	7,831,049	7,831,049
28 Medium scale Office	-	£5,275,753	7,263,522	7,263,522	7,263,522	7,263,522	7,263,522	7,263,522	7,263,522	7,263,522	7,263,522	7,263,522	7,263,522
29 Industrial Scheme new build (50% plot ratio)	-	£5,275,753	3,655,589	3,655,589	3,655,589	3,655,589	3,655,589	3,655,589	3,655,589	3,655,589	3,655,589	3,655,589	3,655,589
30 Industrial scheme intensification (60% plot ratio)	-	£5,275,753	4,386,707	4,386,707	4,386,707	4,386,707	4,386,707	4,386,707	4,386,707	4,386,707	4,386,707	4,386,707	7 4,386,707

							Re	sidual land valu	ies				
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	1	£16,667	351,582	335,474	319,366	303,258	287,149	271,041	254,933	238,825	222,717	206,609	190,50
2 Two unit scheme (houses)	2	£25,000	703,571	671,354	639,138	606,921	574,705	542,489	510,273	478,056	445,840	413,623	381,40
3 Two unit scheme (flats)	2	£20,000	323,458	304,762	286,067	267,371	248,675	229,980	211,284	192,589	173,893	155,198	136,50
4 Three unit scheme (houses)	3	£37,500	956,545	912,716	868,887	825,058	781,228	737,399	693,570	649,741	605,912	562,083	518,25
5 Three unit scheme (flats)	3	£21,429	486,441	458,397	430,354	402,311	374,267	346,224	318,180	290,137	262,094	234,050	206,00
6 Four unit scheme (houses)	4	£50,000	1,320,602	1,260,126	1,199,649	1,139,171	1,078,695	1,018,218	957,742	897,265	836,788	776,311	715,83
7 Four unit scheme (flats)	4	£28,571	686,384	646,873	607,364	567,854	528,343	488,834	449,324	409,814	370,304	330,794	291,28
8 Five unit scheme (houses)	5	£62,500	1,594,242	1,521,194	1,448,144	1,375,096	1,302,048	1,228,999	1,155,950	1,082,902	1,009,853	936,804	863,75
9 Five unit scheme (flats)	5	£35,714	812,476	765,737	718,998	672,259	625,520	578,781	532,042	485,304	438,565	391,826	345,08
10 Seven unit scheme (houses)	7	£87,500	2,278,477	2,174,111	2,069,746	1,965,379	1,861,014	1,756,648	1,652,282	1,547,916	1,443,551	1,339,184	1,234,81
11 Seven unit scheme (flats)	7	£50,000	1,148,903	1,082,791	1,016,679	950,566	884,454	818,342	752,230	686,118	620,006	553,893	487,78
12 Ten unit scheme (houses)	10	£125,000	3,235,022	3,086,827	2,938,632	2,790,437	2,642,242	2,494,047	2,345,852	2,197,657	2,049,462	1,901,267	1,753,07
13 Ten unit scheme (flats)	10	£71,429	1,642,682	1,548,236	1,453,790	1,359,344	1,264,898	1,170,452	1,076,006	981,560	887,114	792,668	698,22
14 Twenty unit scheme (houses and flats)	20	£166,667	4,201,494	3,986,452	3,771,409	3,556,366	3,341,323	3,126,279	2,911,236	2,696,193	2,481,151	2,266,108	2,051,06
15 Twenty unit scheme (flats)	20	1	3,293,130	3,103,698	2,914,265	2,724,833	2,535,401	2,345,969	2,156,536	1,967,104	1,777,672	1,588,240	1,398,80
16 Thirty unit scheme (flats with community use on ground floor)	30			4,314,348	4,034,399	3,754,450	3,474,501	3,194,551	2,914,603	2,634,653	2,353,910	2,073,160	1,792,41
17 Fifty unit scheme (flats - lower density)	50	£277,778	8,209,195	7,742,613	7,276,031	6,809,449	6,342,867	5,876,285	5,409,704	4,943,121	4,476,540	4,009,957	3,543,37
18 Fifty unit scheme (flats - higher density)	50	1	6,841,829	6,425,318	6,008,806	5,592,295	5,175,783	4,759,271	4,342,759	3,925,909	3,508,244	3,090,579	2,672,91
19 Seventy unit scheme (Industrial/employment led scheme)	70	£388,889		10,259,541	9,687,391	9,115,241	8,543,091	7,970,942	7,398,792	6,826,643	6,254,493	5,682,343	5,110,19
20 Seventy unit scheme (flats - higher density)	70	£291,667	8,119,266	7,617,286	7,115,306	6,613,326	6,111,345	5,609,365	5,107,384	4,605,404	4,103,424	3,601,444	3,099,46
21 One hundred unit scheme (flats - lower density)	100	£555,556	15,214,717	14,354,345	13,493,973	12,633,602	11,773,230	10,912,858	10,052,486	9,192,114	8,331,742	7,471,370	6,610,99
22 One hundred unit scheme (flats - higher density)	100		, ,	10,642,171	9,937,659	9,233,148	8,528,059	7,821,776	7,115,493	6,409,210	5,702,927	4,996,644	4,290,36
23 Two hunded unit scheme (flats)	200	£833,333		21,374,678	19,971,438	18,568,200	17,164,851	15,758,182	14,351,515	12,944,846	11,538,179	10,131,510	8,724,84
24 Three hundred unit scheme (flats)	300			28,334,051	26,346,829	24,359,608	22,372,386	20,385,164	18,397,943	16,410,721	14,423,500	12,436,278	10,449,05
25 Four hundred unit scheme (flats)	400	£1,666,667		26,553,242	-,,	21,355,472	18,751,858	16,148,244	13,544,630	10,941,016	8,337,403	The second second	3,086,88
26 Six hunded unit scheme (flats)	600	£2,500,000		34,150,400		26,809,976	23,139,765	19,469,553	15,771,832	12,071,263	8,370,695	4,663,585	921,89
27 Small scale Office	-	£500,000		7,831,049	7,831,049	7,831,049	7,831,049	7,831,049	7,831,049	7,831,049	7,831,049	7,831,049	7,831,04
28 Medium scale Office	-	£500,000		7,263,522	7,263,522	7,263,522	7,263,522	7,263,522	7,263,522	7,263,522	7,263,522	7,263,522	7,263,52
29 Industrial Scheme new build (50% plot ratio)	-	£500,000		3,655,589	3,655,589	3,655,589	3,655,589	3,655,589	3,655,589	3,655,589	3,655,589	3,655,589	3,655,58
30 Industrial scheme intensification (60% plot ratio)	-	£500,000	4,386,707	4,386,707	4,386,707	4,386,707	4,386,707	4,386,707	4,386,707	4,386,707	4,386,707	4,386,707	4,386,70

RICHMOND LOCAL PLAN VIABILITY TESTING	Sales value £8,506 psm	AH tenure	Rented 70%	SO 30% Frst Hms 0%

RICHMOND LOCAL PLAN VIABILITY TESTING	Sales value 20,500 ps			AH tenure	Rented 70%	30 30 %	FIST HMS 0%						
BENCHMARK LAND VALUE 1 (EXISTING RESIDENTIAL)		£13,609,600	PER HA										
		£6.3m p.h.					Re	esidual land valu	ies				
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)		1 £453,653	368,640	351,679	334,718	317,757	300,797	283,835	266,874	249,913	232,952	215,991	199,
2 Two unit scheme (houses)		£680,480	737,687	703,765	669,842	635,920	601,998	568,076	534,154	500,232	466,310	432,387	398
3 Two unit scheme (flats)		£544,384	341,999	322,376	302,754	283,131	263,508	243,886	224,263	204,641	185,018	165,396	145
4 Three unit scheme (houses)		£1,020,720	1,002,960	956,810	910,660	864,510	818,360	772,210	726,061	679,911	633,761	587,611	541
5 Three unit scheme (flats)		£583,269	514,251	484,818	455,385	425,950	396,517	367,082	337,649	308,214	278,781	249,347	219
6 Four unit scheme (houses)		£1,360,960	1,384,646	1,320,967	1,257,289	1,193,610	1,129,931	1,066,251	1,002,572	938,893	875,214	811,535	747
7 Four unit scheme (flats)		£777,691	725,567	684,097	642,629	601,160	559,690	518,221	476,753	435,283	393,814	352,345	310
8 Five unit scheme (houses)		£1,701,200	1,671,600	1,594,683	1,517,767	1,440,850	1,363,934	1,287,017	1,210,100	1,133,184	1,056,267	979,351	902
9 Five unit scheme (flats)		£972,114	858,828	809,771	760,715	711,658	662,602	613,545	564,489	515,432	466,376	417,319	368
10 Seven unit scheme (houses)		£2,381,680	2,388,998	2,279,107	2,169,215	2,059,323	1,949,431	1,839,539	1,729,648	1,619,755	1,509,863	1,399,971	1,290
11 Seven unit scheme (flats)		7 £1,360,960	1,214,401	1,145,013	1,075,626	1,006,239	936,852	867,465	798,078	728,691	659,303	589,917	520
12 Ten unit scheme (houses)	1	£3,402,400	3,391,958	3,235,916	3,079,875	2,923,833	2,767,791	2,611,749	2,455,707	2,299,665	2,143,624	1,987,582	2 1,83
13 Ten unit scheme (flats)	1	£1,944,229	1,736,250	1,637,125	1,538,000	1,438,877	1,339,752	1,240,627	1,141,503	1,042,379	943,254	844,130	74
14 Twenty unit scheme (houses and flats)	2	£4,536,533	4,423,271	4,197,139	3,971,007	3,744,876	3,518,744	3,292,612	3,066,479	2,840,348	2,614,216	2,388,084	2,16
15 Twenty unit scheme (flats)	2	£3,024,356	3,480,593	3,281,787	3,082,982	2,884,177	2,685,372	2,486,566	2,287,761	2,088,955	1,890,149	1,691,344	1,492
16 Thirty unit scheme (flats with community use on ground floor)	3	£4,536,533	4,871,336	4,577,535	4,283,734	3,989,932	3,696,131	3,402,330	3,108,529	2,814,729	2,520,927	2,226,310	1,931
17 Fifty unit scheme (flats - lower density)	5	£7,560,889	8,690,198	8,200,530	7,710,861	7,221,193	6,731,525	6,241,856	5,752,188	5,262,518	4,772,850	4,283,182	3,793
18 Fifty unit scheme (flats - higher density)	5	£5,670,667	7,260,017	6,823,560	6,387,102	5,950,645	5,514,187	5,077,730	4,641,273	4,204,816	3,768,273	3,330,567	2,892
19 Seventy unit scheme (Industrial/employment led scheme)	7	£10,585,244	11,378,910	10,779,399	10,179,888	9,580,378	8,980,868	8,381,357	7,781,846	7,182,335	6,582,825	5,983,314	5,383
20 Seventy unit scheme (flats - higher density)	7	£7,938,933	8,618,334	8,092,349	7,566,364	7,040,377	6,514,392	5,988,406	5,462,420	4,936,435	4,410,449	3,884,463	3,358
21 One hundred unit scheme (flats - lower density)	10	£15,121,778	16,045,743	15,142,752	14,239,761	13,336,771	12,433,779	11,530,789	10,627,798	9,724,808	8,821,817	7,918,827	7,015
22 One hundred unit scheme (flats - higher density)	10	£11,341,333	12,039,404	11,301,191	10,562,977	9,824,764	9,086,550	8,348,336	7,608,398	6,868,261	6,128,124	5,387,986	4,647
23 Two hunded unit scheme (flats)	20	£22,682,667	24,098,282	22,627,711	21,157,141	19,686,570	18,215,999	16,745,428	15,271,748	13,797,446	12,323,144	10,848,843	
24 Three hundred unit scheme (flats)	30	£34,024,000	32,195,836	30,117,724	28,037,816	25,957,908	23,878,001	21,798,093	19,718,185	17,638,277	15,558,370	13,478,462	11,398
25 Four hundred unit scheme (flats)	40	£45,365,333	31,528,511	28,820,825	26,113,139	23,398,855	20,674,855	17,950,855	15,226,855	12,502,856	9,778,855	7,049,820	4,300
26 Six hunded unit scheme (flats)	60	£68,048,000		37,195,309	33,361,097	29,526,883	25,692,670	21,858,457	18,016,992	14,150,903	10,284,814	6,418,725	2,523
27 Small scale Office	-	£13,609,600	6,790,089	6,790,089	6,790,089	6,790,089	6,790,089	6,790,089	6,790,089	6,790,089	6,790,089	6,790,089	6,790
28 Medium scale Office	-	£13,609,600		6,083,793	6,083,793	6,083,793	6,083,793	6,083,793	6,083,793	6,083,793	6,083,793	6,083,793	6,083
29 Industrial Scheme new build (50% plot ratio)	-	£13,609,600	3,655,589	3,655,589	3,655,589	3,655,589	3,655,589	3,655,589	3,655,589	3,655,589	3,655,589	3,655,589	3,655
30 Industrial scheme intensification (60% plot ratio)	-	£13,609,600	4.386.707	4,386,707	4,386,707	4,386,707	4,386,707	4,386,707	4,386,707	4,386,707	4,386,707	4,386,707	4,386

BENCHMARK LAND VALUE 2 (SECONDARY OFFICES)		£12,386,600					R	esidual land va	lues				
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)		£412,887	368,640	351,679	334,718	317,757	300,797	283,835	266,874	249,913	232,952	215,991	199,030
2 Two unit scheme (houses)		£619,330	737,687	703,765	669,842	635,920	601,998	568,076	534,154	500,232	466,310	432,387	398,465
3 Two unit scheme (flats)		£495,464	341,999	322,376	302,754	283,131	263,508	243,886	224,263	3 204,641	185,018	165,396	145,773
4 Three unit scheme (houses)		£928,995	1,002,960	956,810	910,660	864,510	818,360	772,210	726,061	679,911	633,761	587,611	541,461
5 Three unit scheme (flats)		£530,854	514,251	484,818	455,385	425,950	396,517	367,082	337,649	308,214	278,781	249,347	219,913
6 Four unit scheme (houses)	4	£1,238,660	1,384,646	1,320,967	1,257,289	1,193,610	1,129,931	1,066,251	1,002,572	938,893	875,214	811,535	747,856
7 Four unit scheme (flats)	4	£707,806	725,567	684,097	642,629	601,160	559,690	518,221	476,753	3 435,283	393,814	352,345	310,876
8 Five unit scheme (houses)		£1,548,325	1,671,600	1,594,683	1,517,767	1,440,850	1,363,934	1,287,017	1,210,100	1,133,184	1,056,267	979,351	902,435
9 Five unit scheme (flats)		£884,757	858,828	809,771	760,715	711,658	662,602	613,545	564,489	515,432	466,376	417,319	368,263
10 Seven unit scheme (houses)		£2,167,655	2,388,998	2,279,107	2,169,215	2,059,323	1,949,431	1,839,539	1,729,648	1,619,755	1,509,863	1,399,971	1,290,079
11 Seven unit scheme (flats)		£1,238,660	1,214,401	1,145,013	1,075,626	1,006,239	936,852	867,465	798,078	728,691	659,303	589,917	520,529
12 Ten unit scheme (houses)	10	£3,096,650	3,391,958	3,235,916	3,079,875	2,923,833	2,767,791	2,611,749	2,455,707	2,299,665	2,143,624	1,987,582	1,831,540
13 Ten unit scheme (flats)	10	£1,769,514	1,736,250	1,637,125	1,538,000	1,438,877	1,339,752	1,240,627	1,141,503	1,042,379	943,254	844,130	745,005
14 Twenty unit scheme (houses and flats)	20	£4,128,867	4,423,271	4,197,139	3,971,007	3,744,876	3,518,744	3,292,612	3,066,479	2,840,348	2,614,216	2,388,084	2,161,952
15 Twenty unit scheme (flats)	20	£2,752,578	3,480,593	3,281,787	3,082,982	2,884,177	2,685,372	2,486,566	2,287,761	2,088,955	1,890,149	1,691,344	1,492,538
16 Thirty unit scheme (flats with community use on ground floor)	30	£4,128,867	4,871,336	4,577,535	4,283,734	3,989,932	3,696,131	3,402,330	3,108,529	2,814,729	2,520,927	2,226,310	1,931,638
17 Fifty unit scheme (flats - lower density)	50	£6,881,444	8,690,198	8,200,530	7,710,861	7,221,193	6,731,525	6,241,856	5,752,188	5,262,518	4,772,850	4,283,182	3,793,513
18 Fifty unit scheme (flats - higher density)	50	£5,161,083	7,260,017	6,823,560	6,387,102	5,950,645	5,514,187	5,077,730	4,641,273	4,204,816	3,768,273	3,330,567	1 - 1 - 1 - 1
19 Seventy unit scheme (Industrial/employment led scheme)	70	£9,634,022	11,378,910	10,779,399	10,179,888	9,580,378	8,980,868	8,381,357	7,781,846	7,182,335	6,582,825	5,983,314	5,383,803
20 Seventy unit scheme (flats - higher density)	70	£7,225,516	8,618,334	8,092,349	7,566,364	7,040,377	6,514,392	5,988,406	5,462,420	4,936,435	4,410,449	3,884,463	3,358,477
21 One hundred unit scheme (flats - lower density)	100	£13,762,888	16,045,743	15,142,752	14,239,761	13,336,771	12,433,779	11,530,789	10,627,798	9,724,808	8,821,817	7,918,827	7,015,836
22 One hundred unit scheme (flats - higher density)	100	£10,322,166	12,039,404	11,301,191	10,562,977	9,824,764	9,086,550	8,348,336	7,608,398	6,868,261	6,128,124	5,387,986	4,647,849
23 Two hunded unit scheme (flats)	200	£20,644,333	24,098,282	22,627,711	21,157,141	19,686,570	18,215,999	16,745,428	15,271,748	13,797,446	12,323,144	10,848,843	9,374,541
24 Three hundred unit scheme (flats)	300	£30,966,499	32,195,836	30,117,724	28,037,816	25,957,908	23,878,001	21,798,093	19,718,185	17,638,277	15,558,370	13,478,462	11,398,554
25 Four hundred unit scheme (flats)	400	£41,288,665	31,528,511	28,820,825	26,113,139	23,398,855	20,674,855	17,950,855	15,226,855	12,502,856	9,778,855	7,049,820	4,300,098
26 Six hunded unit scheme (flats)	600	£61,932,998	41,029,523	37,195,309	33,361,097	29,526,883	25,692,670	21,858,457	18,016,992	14,150,903	10,284,814	6,418,725	2,523,711
27 Small scale Office	-	£12,386,600	6,790,089	6,790,089	6,790,089	6,790,089	6,790,089	6,790,089	6,790,089	6,790,089	6,790,089	6,790,089	6,790,089
28 Medium scale Office	-	£12,386,600	6,083,793	6,083,793	6,083,793	6,083,793	6,083,793	6,083,793	6,083,793	6,083,793	6,083,793	6,083,793	6,083,793
29 Industrial Scheme new build (50% plot ratio)	-	£12,386,600	3,655,589	3,655,589	3,655,589	3,655,589	3,655,589	3,655,589	3,655,589	3,655,589	3,655,589	3,655,589	3,655,589
30 Industrial scheme intensification (60% plot ratio)	-	£12,386,600	4,386,707	4,386,707	4,386,707	4,386,707	4,386,707	4,386,707	4,386,707	4,386,707	4,386,707	4,386,707	4,386,707

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)		£5,275,753					R	esidual land val	ues				
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	1	£175,858	368,640	351,679	334,718	317,757	300,797	283,835	266,874	249,913	232,952	215,991	1 199,030
2 Two unit scheme (houses)	-	£263,788	737,687	703,765	669,842	635,920	601,998	568,076	534,154	500,232	466,310	432,387	7 398,465
3 Two unit scheme (flats)	-	£211,030	341,999	322,376	302,754	283,131	263,508	243,886	224,263	204,641	185,018	165,396	6 145,773
4 Three unit scheme (houses)	-	£395,681	1,002,960	956,810	910,660	864,510	818,360	772,210	726,061	679,911	633,761	587,611	1 541,461
5 Three unit scheme (flats)	-	£226,104	514,251	484,818	455,385	425,950	396,517	367,082	337,649	308,214	278,781	249,347	7 219,913
6 Four unit scheme (houses)	-	£527,575	1,384,646	1,320,967	1,257,289	1,193,610	1,129,931	1,066,251	1,002,572	938,893	875,214	811,535	5 747,856
7 Four unit scheme (flats)	-	£301,472	725,567	684,097	642,629	601,160	559,690	518,221	476,753	435,283	393,814	352,345	5 310,876
8 Five unit scheme (houses)	-	£659,469	1,671,600	1,594,683	1,517,767	1,440,850	1,363,934	1,287,017	1,210,100	1,133,184	1,056,267	979,351	1 902,435
9 Five unit scheme (flats)	-	£376,839	858,828	809,771	760,715	711,658	662,602	613,545	564,489	515,432	466,376	417,319	9 368,263
10 Seven unit scheme (houses)	-	£923,257	2,388,998	2,279,107	2,169,215	2,059,323	1,949,431	1,839,539	1,729,648	1,619,755	1,509,863	1,399,971	1 1,290,079
11 Seven unit scheme (flats)	-	£527,575	1,214,401	1,145,013	1,075,626	1,006,239	936,852	867,465	798,078	728,691	659,303	589,917	7 520,529
12 Ten unit scheme (houses)	-	£1,318,938	3,391,958	3,235,916	3,079,875	2,923,833	2,767,791	2,611,749	2,455,707	2,299,665	2,143,624	1,987,582	2 1,831,540
13 Ten unit scheme (flats)	-	£753,679	1,736,250	1,637,125	1,538,000	1,438,877	1,339,752	1,240,627	1,141,503	1,042,379	943,254	844,130	745,005
14 Twenty unit scheme (houses and flats)	-	£1,758,584	4,423,271	4,197,139	3,971,007	3,744,876	3,518,744	3,292,612	3,066,479	2,840,348	2,614,216	2,388,084	4 2,161,952
15 Twenty unit scheme (flats)	-	£1,172,389	3,480,593	3,281,787	3,082,982	2,884,177	2,685,372	2,486,566	2,287,761	2,088,955	1,890,149	1,691,344	4 1,492,538
16 Thirty unit scheme (flats with community use on ground floor)	-	£1,758,584	4,871,336	4,577,535	4,283,734	3,989,932	3,696,131	3,402,330	3,108,529	2,814,729	2,520,927	2,226,310	0 1,931,638
17 Fifty unit scheme (flats - lower density)	-	£2,930,974	8,690,198	8,200,530	7,710,861	7,221,193	6,731,525	6,241,856	5,752,188	5,262,518	4,772,850	4,283,182	2 3,793,513
18 Fifty unit scheme (flats - higher density)	-	£2,198,230	7,260,017	6,823,560	6,387,102	5,950,645	5,514,187	5,077,730	4,641,273	4,204,816	3,768,273	3,330,567	7 2,892,862
19 Seventy unit scheme (Industrial/employment led scheme)	-	£4,103,363	11,378,910	10,779,399	10,179,888	9,580,378	8,980,868	8,381,357	7,781,846	7,182,335	6,582,825	5,983,314	5,383,803
20 Seventy unit scheme (flats - higher density)	-	£3,077,522	8,618,334	8,092,349	7,566,364	7,040,377	6,514,392	5,988,406	5,462,420	4,936,435	4,410,449	3,884,463	3 3,358,477
21 One hundred unit scheme (flats - lower density)	-	£5,861,947	16,045,743	15,142,752	14,239,761	13,336,771	12,433,779	11,530,789	10,627,798	9,724,808	8,821,817	7,918,827	7,015,836
22 One hundred unit scheme (flats - higher density)	-	£4,396,460	12,039,404	11,301,191	10,562,977	9,824,764	9,086,550	8,348,336	7,608,398	6,868,261	6,128,124	5,387,986	6 4,647,849
23 Two hunded unit scheme (flats)	-	£8,792,921	24,098,282	22,627,711	21,157,141	19,686,570	18,215,999	16,745,428	15,271,748	13,797,446	12,323,144	10,848,843	9,374,541
24 Three hundred unit scheme (flats)	-	£13,189,381	32,195,836	30,117,724	28,037,816	25,957,908	23,878,001	21,798,093	19,718,185	17,638,277	15,558,370	13,478,462	2 11,398,554
25 Four hundred unit scheme (flats)	-	£17,585,842	31,528,511	28,820,825	26,113,139	23,398,855	20,674,855	17,950,855	15,226,855	12,502,856	9,778,855	7,049,820	0 4,300,098
26 Six hunded unit scheme (flats)	-	£26,378,763	41,029,523	37,195,309	33,361,097	29,526,883	25,692,670	21,858,457	18,016,992	14,150,903	10,284,814	6,418,725	- //
27 Small scale Office	-	£5,275,753	6,790,089	6,790,089	6,790,089	6,790,089	6,790,089	6,790,089	6,790,089	6,790,089	6,790,089	6,790,089	9 6,790,089
28 Medium scale Office	-	£5,275,753	6,083,793	6,083,793	6,083,793	6,083,793	6,083,793	6,083,793	6,083,793	6,083,793	6,083,793	6,083,793	3 6,083,793
29 Industrial Scheme new build (50% plot ratio)	-	£5,275,753	3,655,589	3,655,589	3,655,589		3,655,589	3,655,589	3,655,589	3,655,589	3,655,589		- , ,
30 Industrial scheme intensification (60% plot ratio)	-	£5,275,753	4,386,707	4,386,707	4,386,707	4,386,707	4,386,707	4,386,707	4,386,707	4,386,707	4,386,707	4,386,707	7 4,386,707

							R	esidual land val	ues				
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)		£16,667	368,640	351,679	334,718	317,757	300,797	283,835	266,874	249,913	232,952	215,991	199,03
2 Two unit scheme (houses)		£25,000	737,687	703,765	669,842	635,920	601,998	568,076	534,154	500,232	466,310	432,387	398,46
3 Two unit scheme (flats)		£20,000	341,999	322,376	302,754	283,131	263,508	243,886	224,263	204,641	185,018	165,396	145,77
4 Three unit scheme (houses)		£37,500	1,002,960	956,810	910,660	864,510	818,360	772,210	726,061	679,911	633,761	587,611	541,46
5 Three unit scheme (flats)	:	£21,429	514,251	484,818	455,385	425,950	396,517	367,082	337,649	308,214	278,781	249,347	219,91
6 Four unit scheme (houses)		£50,000	1,384,646	1,320,967	1,257,289	1,193,610	1,129,931	1,066,251	1,002,572	938,893	875,214	811,535	747,85
7 Four unit scheme (flats)		£28,571	725,567	684,097	642,629	601,160	559,690	518,221	476,753	435,283	393,814	352,345	310,87
8 Five unit scheme (houses)		£62,500	1,671,600	1,594,683	1,517,767	1,440,850	1,363,934	1,287,017	1,210,100	1,133,184	1,056,267	979,351	902,43
9 Five unit scheme (flats)		£35,714	858,828	809,771	760,715	711,658	662,602	613,545	564,489	515,432	466,376	417,319	368,26
10 Seven unit scheme (houses)		£87,500	2,388,998	2,279,107	2,169,215	2,059,323	1,949,431	1,839,539	1,729,648	1,619,755	1,509,863	1,399,971	1,290,07
11 Seven unit scheme (flats)		£50,000	1,214,401	1,145,013	1,075,626	1,006,239	936,852	867,465	798,078	728,691	659,303	589,917	520,52
12 Ten unit scheme (houses)	1	£125,000	3,391,958	3,235,916	3,079,875	2,923,833	2,767,791	2,611,749	2,455,707	2,299,665	2,143,624	1,987,582	1,831,54
13 Ten unit scheme (flats)	1	£71,429	1,736,250	1,637,125	1,538,000	1,438,877	1,339,752	1,240,627	1,141,503	1,042,379	943,254	844,130	745,00
14 Twenty unit scheme (houses and flats)	2	£166,667	4,423,271	4,197,139	3,971,007	3,744,876	3,518,744	3,292,612	3,066,479	2,840,348	2,614,216	2,388,084	2,161,95
15 Twenty unit scheme (flats)	2	£111,111	3,480,593	3,281,787	3,082,982	2,884,177	2,685,372	2,486,566	2,287,761	2,088,955	1,890,149	1,691,344	1,492,53
16 Thirty unit scheme (flats with community use on ground floor)	3	£166,667	4,871,336	4,577,535	4,283,734	3,989,932	3,696,131	3,402,330	3,108,529	2,814,729	2,520,927	2,226,310	1,931,63
17 Fifty unit scheme (flats - lower density)	5	£277,778	8,690,198	8,200,530	7,710,861	7,221,193	6,731,525	6,241,856	5,752,188	5,262,518	4,772,850	4,283,182	3,793,51
18 Fifty unit scheme (flats - higher density)	5	£208,333	7,260,017	6,823,560	6,387,102	5,950,645	5,514,187	5,077,730	4,641,273	4,204,816	3,768,273	3,330,567	2,892,862
19 Seventy unit scheme (Industrial/employment led scheme)	7	£388,889	11,378,910	10,779,399	10,179,888	9,580,378	8,980,868	8,381,357	7,781,846	7,182,335	6,582,825	5,983,314	5,383,80
20 Seventy unit scheme (flats - higher density)	7	£291,667	8,618,334	8,092,349	7,566,364	7,040,377	6,514,392	5,988,406	5,462,420	4,936,435	4,410,449	3,884,463	3,358,47
21 One hundred unit scheme (flats - lower density)	10	£555,556	16,045,743	15,142,752	14,239,761	13,336,771	12,433,779	11,530,789	10,627,798	9,724,808	8,821,817	7,918,827	7,015,83
22 One hundred unit scheme (flats - higher density)	10	£416,667	12,039,404	11,301,191	10,562,977	9,824,764	9,086,550	8,348,336	7,608,398	6,868,261	6,128,124	5,387,986	4,647,84
23 Two hunded unit scheme (flats)	20	£833,333	24,098,282	22,627,711	21,157,141	19,686,570	18,215,999	16,745,428	15,271,748	13,797,446	12,323,144	10,848,843	9,374,54
24 Three hundred unit scheme (flats)	30	£1,250,000	32,195,836	30,117,724	28,037,816	25,957,908	23,878,001	21,798,093	19,718,185	17,638,277	15,558,370	13,478,462	11,398,55
25 Four hundred unit scheme (flats)	40	£1,666,667	31,528,511	28,820,825	26,113,139	23,398,855	20,674,855	17,950,855	15,226,855	12,502,856	9,778,855	7,049,820	4,300,09
26 Six hunded unit scheme (flats)	60	£2,500,000	41,029,523	37,195,309	33,361,097	29,526,883	25,692,670	21,858,457	18,016,992	14,150,903	10,284,814	6,418,725	2,523,71
27 Small scale Office	-	£500,000	6,790,089	6,790,089	6,790,089	6,790,089	6,790,089	6,790,089	6,790,089	6,790,089	6,790,089	6,790,089	6,790,089
28 Medium scale Office	-	£500,000	6,083,793	6,083,793	6,083,793	6,083,793	6,083,793	6,083,793	6,083,793	6,083,793	6,083,793	6,083,793	6,083,79
29 Industrial Scheme new build (50% plot ratio)	-	£500,000	3,655,589	3,655,589	3,655,589	3,655,589	3,655,589	3,655,589	3,655,589	3,655,589	3,655,589	3,655,589	3,655,589
30 Industrial scheme intensification (60% plot ratio)	-	£500,000	4,386,707	4,386,707	4,386,707	4,386,707	4,386,707	4,386,707	4,386,707	4,386,707	4,386,707	4,386,707	4,386,70

RICHMOND LOCAL PLAN VIABILITY TESTING	Sales value £8,850 psm	AH tenure	Rented 70%	SO 30% Frst Hms 0%
DENOUBLABLY LAND VALUE 4 (EVICTING DECIDENTIAL)	044 400 000 DED 114			

		£6.3m p.h.					R	esidual land valu	ies				
Description	No of units		0% AH	5% AH	10% AH	15% AH	20% AH		30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	NO OI UIIIIS	1 £472,000		375.560	357,342	339.124	320,906	302,687	284.470	266,252	248.034		
2 Two unit scheme (houses)		2 £708,000				678,653	1	1	569,347		496.475		1
3 Two unit scheme (flats)		2 £566,400				308.472	287,360	266,246	245,133		202,907	,	
4 Three unit scheme (houses)		3 £1,062,000		1,021,786		922.647	873.077	823,508	773,938		674,799		
5 Three unit scheme (flats)		3 £606,857		527,303	495.633	463.963	432.293	400.623	368.953	337.283	305.613		· ·
6 Four unit scheme (houses)		4 £1,416,000		1,410,624	1,342,226	1,273,829	1,205,431	1,137,034	1,068,635	1.000,237	931,840		1
7 Four unit scheme (flats)		4 £809,143		743,954	699.335	654.715	610.096	565.476	520,857	476.237	431.619		1
					•		,			, , , , , , , , , , , , , , , , , , , ,	,	,	
8 Five unit scheme (houses)		21,110,000		1,702,977	1,620,361	1,537,745	1,455,129	1,372,513	1,289,896	1	1,124,664	, , , , , , , , , , , , , , , , , , , ,	· · · · · · · · · · · · · · · · · · ·
9 Five unit scheme (flats)		5 £1,011,429		880,580	827,796	775,013	722,229	669,446	616,663		511,097		
10 Seven unit scheme (houses)		7 £2,478,000		2,433,829	2,315,794	2,197,758	2,079,724	1,961,689	1,843,654	1,725,618	1,607,583		
11 Seven unit scheme (flats)		7 £1,416,000	,	1,245,935	1,171,236	1,096,537	1,021,839	947,140	872,441	797,743	723,044		
12 Ten unit scheme (houses)		10 £3,540,000		3,455,616	3,288,011	3,120,406	2,952,801	2,785,196	2,617,591	2,449,987	2,282,381	2,114,776	
13 Ten unit scheme (flats)		10 £2,022,857	, , -	1,781,299	1,674,587	1,567,874	1,461,162	1,354,449	1,247,736	.,	1,034,311		,-
14 Twenty unit scheme (houses and flats)		20 £4,720,000		4,524,005	4,280,670		3,794,000	3,550,665	3,307,329		2,820,658	,	
15 Twenty unit scheme (flats)		20 £3,146,667		3,573,205	3,359,062	3,144,919	2,930,776	2,716,633	2,502,490	1 1	2,074,203		1
16 Thirty unit scheme (flats with community use on ground floor)		30 £4,720,000		5,008,202	4,691,734	4,375,267	4,058,798	3,742,330	3,425,862	3,109,395	2,792,927		-,,.
17 Fifty unit scheme (flats - lower density)		50 £7,866,667	-, -,	8,918,308	8,390,862	7,863,415	7,335,970	6,808,523	6,281,077	5,753,630	5,226,184		
18 Fifty unit scheme (flats - higher density)		£5,900,000		7,469,374	6,998,927	6,528,479	6,058,032	5,587,584	5,117,137	4,646,689	4,176,241	3,705,793	
19 Seventy unit scheme (Industrial/employment led scheme)		70 £11,013,333	12,336,453	11,689,066	11,041,678	10,394,290	9,746,903	9,099,515	8,452,126	7,804,739	7,157,351	6,509,963	5,862,5
20 Seventy unit scheme (flats - higher density)		70 £8,260,000	9,458,444	8,890,452	8,322,462	7,754,470	7,186,479	6,618,488	6,050,496	5,482,506	4,914,514	4,346,523	
21 One hundred unit scheme (flats - lower density)	1	00 £15,733,333	17,475,631	16,501,146	15,526,661	14,552,175	13,577,690	12,603,205	11,628,721	10,654,235	9,679,750	8,705,265	7,730,7
22 One hundred unit scheme (flats - higher density)	1	00 £11,800,000	13,220,133	12,422,883	11,625,633	10,828,383	10,031,133	9,233,883	8,436,634	7,639,383	6,842,134	6,043,006	5,243,3
23 Two hunded unit scheme (flats)	2	£23,600,000	26,474,660	24,885,271	23,295,881	21,706,491	20,117,101	18,527,711	16,938,322	15,348,932	13,759,542	12,167,189	10,573,0
24 Three hundred unit scheme (flats)	3	£35,400,000	35,562,307	33,319,344	31,076,382	28,833,418	26,590,456	24,344,911	22,095,216	19,845,520	17,595,824	15,346,128	13,096,4
25 Four hundred unit scheme (flats)		£47,200,000	35,942,708	33,014,312	30,085,917	27,157,522	24,229,127	21,296,104	18,349,086	15,402,070	12,455,053	9,508,037	6,557,3
26 Six hunded unit scheme (flats)	6	£70,800,000	47,307,797	43,182,030	39,040,901	34,891,143	30,741,385	26,591,627	22,441,870	18,292,112	14,115,310	9,930,013	5,744,7
27 Small scale Office		£14,160,000	6,790,089	6,790,089	6,790,089	6,790,089	6,790,089	6,790,089	6,790,089	6,790,089	6,790,089	6,790,089	6,790,0
28 Medium scale Office		£14,160,000	6,083,793	6,083,793	6,083,793	6,083,793	6,083,793	6,083,793	6,083,793	6,083,793	6,083,793	6,083,793	6,083,7
29 Industrial Scheme new build (50% plot ratio)		£14,160,000		3,655,589	3,655,589	3,655,589	3,655,589	3,655,589	3,655,589	3,655,589	3,655,589	3,655,589	3,655,5
30 Industrial scheme intensification (60% plot ratio)		£14,160,000		4,386,707	4,386,707	4,386,707	4,386,707	4,386,707	4,386,707		4,386,707	- / /	

BENCHMARK LAND VALUE 2 (SECONDARY OFFICES)		£12,386,600					Re	sidual land val	ues				
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	1	£412,887	393,777	375,560	357,342	339,124	320,906	302,687	284,470	266,252	248,034	229,816	211,598
2 Two unit scheme (houses)	2	£619,330	787,961	751,526	715,090	678,653	642,218	605,782	569,347	532,910	496,475	460,039	423,603
3 Two unit scheme (flats)	2	£495,464	371,813	350,699	329,586	308,472	287,360	266,246	245,133	224,020	202,907	181,793	160,680
4 Three unit scheme (houses)	3	£928,995	1,071,356	1,021,786	972,217	922,647	873,077	823,508	773,938	724,368	674,799	625,228	575,659
5 Three unit scheme (flats)	3	£530,854	558,973	527,303	495,633	463,963	432,293	400,623	368,953	337,283	305,613	273,944	242,273
6 Four unit scheme (houses)	4	£1,238,660	1,479,022	1,410,624	1,342,226	1,273,829	1,205,431	1,137,034	1,068,635	1,000,237	931,840	863,442	795,044
7 Four unit scheme (flats)	4	£707,806	788,574	743,954	699,335	654,715	610,096	565,476	520,857	476,237	431,619	386,999	342,380
8 Five unit scheme (houses)	5	£1,548,325	1,785,594	1,702,977	1,620,361	1,537,745	1,455,129	1,372,513	1,289,896	1,207,280	1,124,664	1,042,048	959,432
9 Five unit scheme (flats)	5	£884,757	933,363	880,580	827,796	775,013	722,229	669,446	616,663	563,880	511,097	458,314	405,530
10 Seven unit scheme (houses)	7	£2,167,655	2,551,864	2,433,829	2,315,794	2,197,758	2,079,724	1,961,689	1,843,654	1,725,618	1,607,583	1,489,548	1,371,513
11 Seven unit scheme (flats)	7	£1,238,660	1,320,634	1,245,935	1,171,236	1,096,537	1,021,839	947,140	872,441	797,743	723,044	648,345	573,646
12 Ten unit scheme (houses)	10	£3,096,650	3,623,221	3,455,616	3,288,011	3,120,406	2,952,801	2,785,196	2,617,591	2,449,987	2,282,381	2,114,776	1,947,172
13 Ten unit scheme (flats)	10	£1,769,514	1,888,012	1,781,299	1,674,587	1,567,874	1,461,162	1,354,449	1,247,736	1,141,024	1,034,311	927,599	820,886
14 Twenty unit scheme (houses and flats)	20	£4,128,867	4,767,341	4,524,005	4,280,670	4,037,335	3,794,000	3,550,665	3,307,329	3,063,994	2,820,658	2,577,323	2,333,988
15 Twenty unit scheme (flats)	20	£2,752,578	3,787,349	3,573,205	3,359,062	3,144,919	2,930,776	2,716,633	2,502,490	2,288,346	2,074,203	1,860,059	1,645,917
16 Thirty unit scheme (flats with community use on ground floor)	30	£4,128,867	5,324,670	5,008,202	4,691,734	4,375,267	4,058,798	3,742,330	3,425,862	3,109,395	2,792,927	2,476,459	2,159,992
17 Fifty unit scheme (flats - lower density)	50	£6,881,444	9,445,755	8,918,308	8,390,862	7,863,415	7,335,970	6,808,523	6,281,077	5,753,630	5,226,184	4,698,738	4,171,292
18 Fifty unit scheme (flats - higher density)	50	£5,161,083	7,939,822	7,469,374	6,998,927	6,528,479	6,058,032	5,587,584	5,117,137	4,646,689	4,176,241	3,705,793	3,235,346
19 Seventy unit scheme (Industrial/employment led scheme)	70	£9,634,022	12,336,453	11,689,066	11,041,678	10,394,290	9,746,903	9,099,515	8,452,126	7,804,739	7,157,351	6,509,963	5,862,575
20 Seventy unit scheme (flats - higher density)	70	£7,225,516	9,458,444	8,890,452	8,322,462	7,754,470	7,186,479	6,618,488	6,050,496	5,482,506	4,914,514	4,346,523	3,778,532
21 One hundred unit scheme (flats - lower density)	100	£13,762,888	17,475,631	16,501,146	15,526,661	14,552,175	13,577,690	12,603,205	11,628,721	10,654,235	9,679,750	8,705,265	7,730,780
22 One hundred unit scheme (flats - higher density)	100	£10,322,166	13,220,133	12,422,883	11,625,633	10,828,383	10,031,133	9,233,883	8,436,634	7,639,383	6,842,134	6,043,006	5,243,321
23 Two hunded unit scheme (flats)	200	£20,644,333	26,474,660	24,885,271	23,295,881	21,706,491	20,117,101	18,527,711	16,938,322	15,348,932	13,759,542	12,167,189	10,573,038
24 Three hundred unit scheme (flats)	300	£30,966,499	35,562,307	33,319,344	31,076,382	28,833,418	26,590,456	24,344,911	22,095,216	19,845,520	17,595,824	15,346,128	13,096,432
25 Four hundred unit scheme (flats)	400	£41,288,665	35,942,708	33,014,312	30,085,917	27,157,522	24,229,127	21,296,104	18,349,086	15,402,070	12,455,053	9,508,037	6,557,367
26 Six hunded unit scheme (flats)	600	£61,932,998	47,307,797	43,182,030	39,040,901	34,891,143	30,741,385	26,591,627	22,441,870	18,292,112	14,115,310	9,930,013	5,744,717
27 Small scale Office	-	£12,386,600	6,790,089	6,790,089	6,790,089	6,790,089	6,790,089	6,790,089	6,790,089	6,790,089	6,790,089	6,790,089	6,790,089
28 Medium scale Office	-	£12,386,600	6,083,793	6,083,793	6,083,793	6,083,793	6,083,793	6,083,793	6,083,793	6,083,793	6,083,793	6,083,793	6,083,793
29 Industrial Scheme new build (50% plot ratio)	-	£12,386,600	3,655,589	3,655,589	3,655,589	3,655,589	3,655,589	3,655,589	3,655,589	3,655,589	3,655,589	3,655,589	3,655,589
30 Industrial scheme intensification (60% plot ratio)	-	£12,386,600	4,386,707	4,386,707	4,386,707	4,386,707	4,386,707	4,386,707	4,386,707	4,386,707	4,386,707	4,386,707	4,386,707

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)		£5,275,753					Re	sidual land val	ues				
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	1	£175,858	393,777	375,560	357,342	339,124	320,906	302,687	284,470	266,252	248,034	229,816	211,59
2 Two unit scheme (houses)	-	£263,788	787,961	751,526	715,090	678,653	642,218	605,782	569,347	532,910	496,475	460,039	423,60
3 Two unit scheme (flats)	-	£211,030	371,813	350,699	329,586	308,472	287,360	266,246	245,133	224,020	202,907	181,793	160,68
4 Three unit scheme (houses)	-	£395,681	1,071,356	1,021,786	972,217	922,647	873,077	823,508	773,938	724,368	674,799	625,228	575,65
5 Three unit scheme (flats)	-	£226,104	558,973	527,303	495,633	463,963	432,293	400,623	368,953	337,283	305,613	273,944	242,27
6 Four unit scheme (houses)	-	£527,575	1,479,022	1,410,624	1,342,226	1,273,829	1,205,431	1,137,034	1,068,635	1,000,237	931,840	863,442	795,04
7 Four unit scheme (flats)	-	£301,472	788,574	743,954	699,335	654,715	610,096	565,476	520,857	476,237	431,619	386,999	342,38
8 Five unit scheme (houses)	-	£659,469	1,785,594	1,702,977	1,620,361	1,537,745	1,455,129	1,372,513	1,289,896	1,207,280	1,124,664	1,042,048	959,43
9 Five unit scheme (flats)	-	£376,839	933,363	880,580	827,796	775,013	722,229	669,446	616,663	563,880	511,097	458,314	405,53
10 Seven unit scheme (houses)	-	£923,257	2,551,864	2,433,829	2,315,794	2,197,758	2,079,724	1,961,689	1,843,654	1,725,618	1,607,583	1,489,548	1,371,51
11 Seven unit scheme (flats)	-	£527,575	1,320,634	1,245,935	1,171,236	1,096,537	1,021,839	947,140	872,441	797,743	723,044	648,345	573,64
12 Ten unit scheme (houses)	-	£1,318,938	3,623,221	3,455,616	3,288,011	3,120,406	2,952,801	2,785,196	2,617,591	2,449,987	2,282,381	2,114,776	1,947,17
13 Ten unit scheme (flats)	-	£753,679	1,888,012	1,781,299	1,674,587	1,567,874	1,461,162	1,354,449	1,247,736	1,141,024	1,034,311	927,599	820,88
14 Twenty unit scheme (houses and flats)	-	£1,758,584	4,767,341	4,524,005	4,280,670	4,037,335	3,794,000	3,550,665	3,307,329	3,063,994	2,820,658	2,577,323	2,333,98
15 Twenty unit scheme (flats)	-	£1,172,389	3,787,349	3,573,205	3,359,062	3,144,919	2,930,776	2,716,633	2,502,490	2,288,346	2,074,203	1,860,059	1,645,91
16 Thirty unit scheme (flats with community use on ground floor)	-	£1,758,584	5,324,670	5,008,202	4,691,734	4,375,267	4,058,798	3,742,330	3,425,862	3,109,395	2,792,927	2,476,459	2,159,99
17 Fifty unit scheme (flats - lower density)	-	£2,930,974	9,445,755	8,918,308	8,390,862	7,863,415	7,335,970	6,808,523	6,281,077	5,753,630	5,226,184	4,698,738	4,171,29
18 Fifty unit scheme (flats - higher density)	-	£2,198,230	7,939,822	7,469,374	6,998,927	6,528,479	6,058,032	5,587,584	5,117,137	4,646,689	4,176,241	3,705,793	3,235,34
19 Seventy unit scheme (Industrial/employment led scheme)	-	£4,103,363	12,336,453	11,689,066	11,041,678	10,394,290	9,746,903	9,099,515	8,452,126	7,804,739	7,157,351	6,509,963	5,862,57
20 Seventy unit scheme (flats - higher density)	-	£3,077,522	9,458,444	8,890,452	8,322,462	7,754,470	7,186,479	6,618,488	6,050,496	5,482,506	4,914,514	4,346,523	3,778,53
21 One hundred unit scheme (flats - lower density)	-	£5,861,947	17,475,631	16,501,146	15,526,661	14,552,175	13,577,690	12,603,205	11,628,721	10,654,235	9,679,750	8,705,265	7,730,78
22 One hundred unit scheme (flats - higher density)	-	£4,396,460	13,220,133	12,422,883	11,625,633	10,828,383	10,031,133	9,233,883	8,436,634	7,639,383	6,842,134	6,043,006	5,243,32
23 Two hunded unit scheme (flats)	-	£8,792,921	26,474,660	24,885,271	23,295,881	21,706,491	20,117,101	18,527,711	16,938,322	15,348,932	13,759,542	12,167,189	10,573,03
24 Three hundred unit scheme (flats)	-	£13,189,381	35,562,307	33,319,344	31,076,382	28,833,418	26,590,456	24,344,911	22,095,216	19,845,520	17,595,824	15,346,128	13,096,43
25 Four hundred unit scheme (flats)	-	£17,585,842	35,942,708	33,014,312	30,085,917	27,157,522	24,229,127	21,296,104	18,349,086	15,402,070	12,455,053	9,508,037	6,557,36
26 Six hunded unit scheme (flats)	-	£26,378,763	47,307,797	43,182,030	39,040,901	34,891,143	30,741,385	26,591,627	22,441,870	18,292,112	14,115,310	9,930,013	5,744,71
27 Small scale Office	-	£5,275,753	6,790,089	6,790,089	6,790,089	6,790,089	6,790,089	6,790,089	6,790,089	6,790,089	6,790,089	6,790,089	6,790,08
28 Medium scale Office	-	£5,275,753	6,083,793	6,083,793	6,083,793	6,083,793	6,083,793	6,083,793	6,083,793	6,083,793	6,083,793	6,083,793	6,083,79
29 Industrial Scheme new build (50% plot ratio)	-	£5,275,753	3,655,589	3,655,589	3,655,589	3,655,589	3,655,589	3,655,589	3,655,589	3,655,589	3,655,589	3,655,589	3,655,58
30 Industrial scheme intensification (60% plot ratio)	-	£5,275,753	4,386,707	4,386,707	4,386,707	4,386,707	4,386,707	4,386,707	4,386,707	4,386,707	4,386,707	4,386,707	4,386,70

BENCHMARK LAND VALUE 4 (BACKLANDS, GARDENS, OTHER UNDEVELOPED LAND)	£500,000 PER HA

							Re	sidual land val	ues				
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	1	£16,667	393,777	375,560	357,342	339,124	320,906	302,687	284,470	266,252	248,034	229,816	211,598
2 Two unit scheme (houses)	2	£25,000	787,961	751,526	715,090	678,653	642,218	605,782	569,347	532,910	496,475	460,039	423,603
3 Two unit scheme (flats)	2	£20,000	371,813	350,699	329,586	308,472	287,360	266,246	245,133	224,020	202,907	181,793	160,680
4 Three unit scheme (houses)	3	£37,500	1,071,356	1,021,786	972,217	922,647	873,077	823,508	773,938	724,368	674,799	625,228	575,659
5 Three unit scheme (flats)	3	£21,429	558,973	527,303	495,633	463,963	432,293	400,623	368,953	337,283	305,613	273,944	242,273
6 Four unit scheme (houses)	4	£50,000	1,479,022	1,410,624	1,342,226	1,273,829	1,205,431	1,137,034	1,068,635	1,000,237	931,840	863,442	795,044
7 Four unit scheme (flats)	4	£28,571	788,574	743,954	699,335	654,715	610,096	565,476	520,857	476,237	431,619	386,999	342,380
8 Five unit scheme (houses)	5	£62,500		1,702,977	1,620,361	1,537,745	1,455,129	1,372,513	1,289,896	1,207,280	1,124,664	1,042,048	959,432
9 Five unit scheme (flats)	5	£35,714	933,363	880,580	827,796	775,013	722,229	669,446	616,663	563,880	511,097	458,314	405,530
10 Seven unit scheme (houses)	7	£87,500	2,551,864	2,433,829	2,315,794	2,197,758	2,079,724	1,961,689	1,843,654	1,725,618	1,607,583	1,489,548	1,371,513
11 Seven unit scheme (flats)	7	£50,000		1,245,935	1,171,236	1,096,537	1,021,839	947,140	872,441	797,743	723,044	648,345	573,646
12 Ten unit scheme (houses)	10	£125,000		3,455,616	3,288,011	3,120,406	2,952,801	2,785,196	2,617,591	2,449,987	2,282,381	2,114,776	1,947,172
13 Ten unit scheme (flats)	10	£71,429	,	1,781,299	1,674,587	1,567,874	1,461,162	1,354,449	1,247,736	1,141,024	1,034,311	927,599	820,886
14 Twenty unit scheme (houses and flats)	20	£166,667		4,524,005	4,280,670	4,037,335	3,794,000	3,550,665	3,307,329	3,063,994	2,820,658	2,577,323	2,333,988
15 Twenty unit scheme (flats)	20	£111,111	-, -, -	3,573,205	3,359,062	3,144,919	2,930,776	2,716,633	2,502,490	2,288,346	2,074,203	1,860,059	1,645,917
16 Thirty unit scheme (flats with community use on ground floor)	30	£166,667		5,008,202	4,691,734	4,375,267	4,058,798	3,742,330	3,425,862	3,109,395	2,792,927	2,476,459	2,159,992
17 Fifty unit scheme (flats - lower density)	50	£277,778			8,390,862	7,863,415	7,335,970	6,808,523	6,281,077	5,753,630	5,226,184	4,698,738	4,171,292
18 Fifty unit scheme (flats - higher density)	50	£208,333		7,469,374	6,998,927	6,528,479	6,058,032	5,587,584	5,117,137	4,646,689	4,176,241	3,705,793	3,235,346
19 Seventy unit scheme (Industrial/employment led scheme)	70	£388,889		11,689,066	11,041,678	10,394,290	9,746,903	9,099,515	8,452,126	7,804,739	7,157,351	6,509,963	5,862,575
20 Seventy unit scheme (flats - higher density)	70	£291,667	-,,	8,890,452	8,322,462	7,754,470	7,186,479	6,618,488	6,050,496	5,482,506	4,914,514	4,346,523	3,778,532
21 One hundred unit scheme (flats - lower density)	100	£555,556		16,501,146	15,526,661	14,552,175	13,577,690	12,603,205	11,628,721	10,654,235	9,679,750	8,705,265	7,730,780
22 One hundred unit scheme (flats - higher density)	100	£416,667		12,422,883	11,625,633	10,828,383	10,031,133	9,233,883	8,436,634	7,639,383	6,842,134	6,043,006	5,243,321
23 Two hunded unit scheme (flats)	200	£833,333		24,885,271	23,295,881	21,706,491	20,117,101	18,527,711	16,938,322	15,348,932	13,759,542	12,167,189	10,573,038
24 Three hundred unit scheme (flats)	300	£1,250,000		33,319,344	31,076,382	28,833,418	26,590,456	24,344,911	22,095,216	19,845,520	17,595,824	15,346,128	13,096,432
25 Four hundred unit scheme (flats)	400	£1,666,667		33,014,312	30,085,917	27,157,522	24,229,127	21,296,104	18,349,086	15,402,070	12,455,053	9,508,037	6,557,367
26 Six hunded unit scheme (flats)	600	£2,500,000		43,182,030	39,040,901	34,891,143	30,741,385	26,591,627	22,441,870	18,292,112	14,115,310	9,930,013	5,744,717
27 Small scale Office	-	£500,000		6,790,089	6,790,089	6,790,089	6,790,089	6,790,089	6,790,089	6,790,089	6,790,089	6,790,089	6,790,089
28 Medium scale Office	-	£500,000		6,083,793	6,083,793	6,083,793	6,083,793	6,083,793	6,083,793	6,083,793	6,083,793	6,083,793	6,083,793
29 Industrial Scheme new build (50% plot ratio)	-	£500,000		3,655,589	3,655,589	3,655,589	3,655,589	3,655,589	3,655,589	3,655,589	3,655,589	3,655,589	3,655,589
30 Industrial scheme intensification (60% plot ratio)	-	£500,000	4,386,707	4,386,707	4,386,707	4,386,707	4,386,707	4,386,707	4,386,707	4,386,707	4,386,707	4,386,707	4,386,707

RICHMOND LOCAL PLAN VIABILITY TESTING	Sales value £9,194 psm	AH tenure	Rented 70%	SO 30% Frst Hms 0%

		£6.3m p.h.					Re	esidual land valu	ies				
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	1	£490,347	418,914	399,440	379,965	360,490	341,016	321,541	302,066	282,592	263,117	243,642	224,10
2 Two unit scheme (houses)	2	£735,520	838,236	799,286	760,337	721,388	682,437	643,488	604,538	565,589	526,640	487,689	448,74
3 Two unit scheme (flats)	2	£588,416	401,627	379,023	356,418	333,814	311,211	288,607	266,003	243,398	220,795	198,191	175,58
4 Three unit scheme (houses)	3	£1,103,280	1,139,753	1,086,763	1,033,773	980,785	927,795	874,805	821,815	768,826	715,837	662,847	
5 Three unit scheme (flats)	3	£630,446	603,694	569,788	535,881	501,976	468,070	434,164	400,258	366,351	332,446	298,540	264,63
6 Four unit scheme (houses)	4	£1,471,040	1,573,398	1,500,280	1,427,164	1,354,048	1,280,931	1,207,815	1,134,698	1,061,582	988,465	915,349	842,23
7 Four unit scheme (flats)	4	£840,594	851,581	803,811	756,040	708,271	660,501	612,731	564,962	517,192	469,422	2 421,653	373,88
8 Five unit scheme (houses)	5	£1,838,800	1,899,588	1,811,272	1,722,957	1,634,640	1,546,324	1,458,009	1,369,692	1,281,377	1,193,061	1,104,745	1,016,42
9 Five unit scheme (flats)	5	£1,050,743	1,007,897	951,387	894,878	838,368	781,858	725,348	668,838	612,328	555,818	499,308	442,79
10 Seven unit scheme (houses)	7	£2,574,320	2,714,731	2,588,552	2,462,373	2,336,195	2,210,016	2,083,837	1,957,659	1,831,481	1,705,302	1,579,124	1,452,94
11 Seven unit scheme (flats)	7	£1,471,040	1,426,868	1,346,856	1,266,846	1,186,836	1,106,825	1,026,815	946,805	866,794	786,784	706,774	626,70
12 Ten unit scheme (houses)	10	£3,677,600	3,854,484	3,675,315	3,496,147	3,316,979	3,137,811	2,958,643	2,779,475	2,600,307	2,421,138	2,241,971	2,062,80
13 Ten unit scheme (flats)	10	£2,101,486	2,039,773	1,925,473	1,811,172	1,696,872	1,582,571	1,468,271	1,353,969	1,239,669	1,125,369	1,011,068	896,70
14 Twenty unit scheme (houses and flats)	20	£4,903,467	5,111,411	4,850,873	4,590,334	4,329,795	4,069,256	3,808,717	3,548,178	3,287,639	3,027,101	2,766,562	2,506,02
15 Twenty unit scheme (flats)	20	£3,268,978	4,094,105	3,864,624	3,635,142	3,405,661	3,176,181	2,946,700	2,717,218	2,487,737	2,258,257	2,028,776	1,799,29
16 Thirty unit scheme (flats with community use on ground floor)	30	£4,903,467	5,778,003	5,438,869	5,099,734	4,760,600	4,421,465	4,082,331	3,743,196	3,404,062	3,064,928	2,725,793	2,386,65
17 Fifty unit scheme (flats - lower density)	50	£8,172,444	10,201,310	9,636,086	9,070,862	8,505,638	7,940,414	7,375,190	6,809,966	6,244,742	5,679,518	5,114,293	4,549,0
18 Fifty unit scheme (flats - higher density)	50	£6,129,333	8,619,626	8,115,189	7,610,751	7,106,314	6,601,875	6,097,438	5,593,000	5,088,562	4,584,124	4,079,686	3,575,24
19 Seventy unit scheme (Industrial/employment led scheme)	70	£11,441,422	13,293,998	12,598,732	11,903,468	11,208,202	10,512,938	9,817,672	9,122,408	8,427,142	7,731,878	7,036,612	6,341,34
20 Seventy unit scheme (flats - higher density)	70	£8,581,067	10,298,553	9,688,557	9,078,560	8,468,563	7,858,566	7,248,569	6,638,573	6,028,577	5,418,580	4,808,583	4,198,58
21 One hundred unit scheme (flats - lower density)	100	£16,344,889	18,961,568	17,915,589	16,869,609	15,823,629	14,777,650	13,731,670	12,685,691	11,639,712	10,593,732	9,547,753	8,501,77
22 One hundred unit scheme (flats - higher density)	100	£12,258,667	14,400,862	13,544,575	12,688,289	11,832,003	10,975,717	10,119,429	9,263,143	8,406,857	7,550,571	6,694,284	5,837,99
23 Two hunded unit scheme (flats)	200	£24,517,333	28,920,006	27,211,797	25,503,588	23,795,380	22,087,172	20,378,963	18,670,754	16,962,545	15,254,337	13,546,128	11,837,91
24 Three hundred unit scheme (flats)	300	£36,776,000	38,928,778	36,517,492	34,106,205	31,694,919	29,283,633	26,872,347	24,461,059	22,049,773	19,633,278	17,213,795	14,794,31
25 Four hundred unit scheme (flats)	400	£49,034,667	40,420,978	37,271,873	34,122,768	30,973,663	27,824,558	24,675,453	21,526,347	18,366,266	15,196,233	12,026,200	8,856,16
26 Six hunded unit scheme (flats)	600	£73,552,000	53,677,693	49,239,564	44,801,434	40,363,304	35,914,490	31,449,186	26,983,884	22,518,581	18,053,279	13,567,449	9,062,94
27 Small scale Office	-	£14,710,400	18,400,038	18,400,038	18,400,038	18,400,038	18,400,038	18,400,038	18,400,038	18,400,038	18,400,038	18,400,038	18,400,03
28 Medium scale Office	-	£14,710,400	20,242,700	20,242,700	20,242,700	20,242,700	20,242,700	20,242,700	20,242,700	20,242,700	20,242,700	20,242,700	20,242,70
29 Industrial Scheme new build (50% plot ratio)	-	£14,710,400	3,655,589	3,655,589	3,655,589	3,655,589	3,655,589	3,655,589	3,655,589	3,655,589	3,655,589	3,655,589	3,655,58
30 Industrial scheme intensification (60% plot ratio)	-	£14,710,400	4,386,707	4,386,707	4,386,707	4,386,707	4,386,707	4,386,707	4,386,707	4,386,707	4,386,707	4,386,707	4,386,70

BENCHMARK LAND VALUE 2 (SECONDARY OFFICES)		£12,386,600					R	esidual land val	lues				
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	1	£412,887	418,914	399,440	379,965	360,490	341,016	321,541	302,066	282,592	263,117	243,642	224,166
2 Two unit scheme (houses)	2	£619,330	838,236	799,286	760,337	721,388	682,437	643,488	604,538	565,589	526,640	487,689	448,740
3 Two unit scheme (flats)	2	£495,464	401,627	379,023	356,418	333,814	311,211	288,607	266,003	243,398	220,795	198,191	175,587
4 Three unit scheme (houses)	3	£928,995	1,139,753	1,086,763	1,033,773	980,785	927,795	874,805	821,815	768,826	715,837	662,847	609,857
5 Three unit scheme (flats)	3	£530,854	603,694	569,788	535,881	501,976	468,070	434,164	400,258	366,351	332,446	298,540	264,634
6 Four unit scheme (houses)	4	£1,238,660	1,573,398	1,500,280	1,427,164	1,354,048	1,280,931	1,207,815	1,134,698	1,061,582	988,465	915,349	842,233
7 Four unit scheme (flats)	4	£707,806	851,581	803,811	756,040	708,271	660,501	612,731	564,962	517,192	469,422	421,653	373,883
8 Five unit scheme (houses)	5	£1,548,325	1,899,588	1,811,272	1,722,957	1,634,640	1,546,324	1,458,009	1,369,692	1,281,377	1,193,061	1,104,745	1,016,429
9 Five unit scheme (flats)	5	£884,757	1,007,897	951,387	894,878	838,368	781,858	725,348	668,838	612,328	555,818	499,308	442,798
10 Seven unit scheme (houses)	7	£2,167,655	2,714,731	2,588,552	2,462,373	2,336,195	2,210,016	2,083,837	1,957,659	1,831,481	1,705,302	1,579,124	1,452,945
11 Seven unit scheme (flats)	7	£1,238,660	1,426,868	1,346,856	1,266,846	1,186,836	1,106,825	1,026,815	946,805	866,794	786,784	706,774	626,763
12 Ten unit scheme (houses)	10	£3,096,650	3,854,484	3,675,315	3,496,147	3,316,979	3,137,811	2,958,643	2,779,475	2,600,307	2,421,138	2,241,971	2,062,803
13 Ten unit scheme (flats)	10	£1,769,514	2,039,773	1,925,473	1,811,172	1,696,872	1,582,571	1,468,271	1,353,969	1,239,669	1,125,369	1,011,068	896,768
14 Twenty unit scheme (houses and flats)	20	£4,128,867	5,111,411	4,850,873	4,590,334	4,329,795	4,069,256	3,808,717	3,548,178	3,287,639	3,027,101	2,766,562	2,506,023
15 Twenty unit scheme (flats)	20	£2,752,578	4,094,105	3,864,624	3,635,142	3,405,661	3,176,181	2,946,700	2,717,218	2,487,737	2,258,257	2,028,776	1,799,295
16 Thirty unit scheme (flats with community use on ground floor)	30	£4,128,867	5,778,003	5,438,869	5,099,734	4,760,600	4,421,465	4,082,331	3,743,196	3,404,062	3,064,928	2,725,793	2,386,658
17 Fifty unit scheme (flats - lower density)	50	£6,881,444	10,201,310	9,636,086	9,070,862	8,505,638	7,940,414	7,375,190	6,809,966	6,244,742	5,679,518	5,114,293	4,549,070
18 Fifty unit scheme (flats - higher density)	50	£5,161,083	8,619,626	8,115,189	7,610,751	7,106,314	6,601,875	6,097,438	5,593,000	5,088,562	4,584,124	4,079,686	-,,
19 Seventy unit scheme (Industrial/employment led scheme)	70	£9,634,022	13,293,998	12,598,732	11,903,468	11,208,202	10,512,938	9,817,672	9,122,408	8,427,142	7,731,878	7,036,612	6,341,348
20 Seventy unit scheme (flats - higher density)	70	£7,225,516	10,298,553	9,688,557	9,078,560	8,468,563	7,858,566	7,248,569	6,638,573	6,028,577	5,418,580	4,808,583	4,198,586
21 One hundred unit scheme (flats - lower density)	100	£13,762,888	18,961,568	17,915,589	16,869,609	15,823,629	14,777,650	13,731,670	12,685,691	11,639,712	10,593,732	9,547,753	8,501,773
22 One hundred unit scheme (flats - higher density)	100	£10,322,166	14,400,862	13,544,575	12,688,289	11,832,003	10,975,717	10,119,429	9,263,143	8,406,857	7,550,571	6,694,284	5,837,998
23 Two hunded unit scheme (flats)	200	£20,644,333	28,920,006	27,211,797	25,503,588	23,795,380	22,087,172	20,378,963	18,670,754	16,962,545	15,254,337	13,546,128	11,837,919
24 Three hundred unit scheme (flats)	300	£30,966,499	38,928,778	36,517,492	34,106,205	31,694,919	29,283,633	26,872,347	24,461,059	22,049,773	19,633,278	17,213,795	14,794,312
25 Four hundred unit scheme (flats)	400	£41,288,665	40,420,978	37,271,873	34,122,768	30,973,663	27,824,558	24,675,453	21,526,347	18,366,266	15,196,233	12,026,200	8,856,166
26 Six hunded unit scheme (flats)	600	£61,932,998	53,677,693	49,239,564	44,801,434	40,363,304	35,914,490	31,449,186	26,983,884	22,518,581	18,053,279	13,567,449	9,062,944
27 Small scale Office	-	£12,386,600	18,400,038	18,400,038	18,400,038	18,400,038	18,400,038	18,400,038	18,400,038	18,400,038	18,400,038	18,400,038	18,400,038
28 Medium scale Office	-	£12,386,600	20,242,700	20,242,700	20,242,700	20,242,700	20,242,700	20,242,700	20,242,700	20,242,700	20,242,700	20,242,700	20,242,700
29 Industrial Scheme new build (50% plot ratio)	-	£12,386,600	3,655,589	3,655,589	3,655,589	3,655,589	3,655,589	3,655,589	3,655,589	3,655,589	3,655,589	3,655,589	3,655,589
30 Industrial scheme intensification (60% plot ratio)	-	£12,386,600	4,386,707	4,386,707	4,386,707	4,386,707	4,386,707	4,386,707	4,386,707	4,386,707	4,386,707	4,386,707	4,386,707

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)		£5,275,753					Re	esidual land val	ues				
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	1	£175,858	418,914	399,440	379,965	360,490	341,016	321,541	302,066	282,592	263,117	243,642	224,166
2 Two unit scheme (houses)	-	£263,788	838,236	799,286	760,337	721,388	682,437	643,488	604,538	565,589	526,640	487,689	448,740
3 Two unit scheme (flats)	-	£211,030	401,627	379,023	356,418	333,814	311,211	288,607	266,003	243,398	220,795	198,191	175,587
4 Three unit scheme (houses)	-	£395,681	1,139,753	1,086,763	1,033,773	980,785	927,795	874,805	821,815	768,826	715,837	662,847	609,857
5 Three unit scheme (flats)	-	£226,104	603,694	569,788	535,881	501,976	468,070	434,164	400,258	366,351	332,446	298,540	264,63
6 Four unit scheme (houses)	-	£527,575	1,573,398	1,500,280	1,427,164	1,354,048	1,280,931	1,207,815	1,134,698	1,061,582	988,465	915,349	842,23
7 Four unit scheme (flats)	-	£301,472	851,581	803,811	756,040	708,271	660,501	612,731	564,962	517,192	469,422	421,653	373,883
8 Five unit scheme (houses)	-	£659,469	1,899,588	1,811,272	1,722,957	1,634,640	1,546,324	1,458,009	1,369,692	1,281,377	1,193,061	1,104,745	1,016,429
9 Five unit scheme (flats)	-	£376,839	1,007,897	951,387	894,878	838,368	781,858	725,348	668,838	612,328	555,818	499,308	442,798
10 Seven unit scheme (houses)	-	£923,257	2,714,731	2,588,552	2,462,373	2,336,195	2,210,016	2,083,837	1,957,659	1,831,481	1,705,302	1,579,124	1,452,945
11 Seven unit scheme (flats)	-	£527,575	1,426,868	1,346,856	1,266,846	1,186,836	1,106,825	1,026,815	946,805	866,794	786,784	706,774	626,763
12 Ten unit scheme (houses)	-	£1,318,938	3,854,484	3,675,315	3,496,147	3,316,979	3,137,811	2,958,643	2,779,475	2,600,307	2,421,138	2,241,971	2,062,803
13 Ten unit scheme (flats)	-	£753,679	2,039,773	1,925,473	1,811,172	1,696,872	1,582,571	1,468,271	1,353,969	1,239,669	1,125,369	1,011,068	896,768
14 Twenty unit scheme (houses and flats)	-	£1,758,584	5,111,411	4,850,873	4,590,334	4,329,795	4,069,256	3,808,717	3,548,178	3,287,639	3,027,101	2,766,562	2,506,023
15 Twenty unit scheme (flats)	-	£1,172,389	4,094,105	3,864,624	3,635,142	3,405,661	3,176,181	2,946,700	2,717,218	2,487,737	2,258,257	2,028,776	1,799,29
16 Thirty unit scheme (flats with community use on ground floor)	-	£1,758,584	5,778,003	5,438,869	5,099,734	4,760,600	4,421,465	4,082,331	3,743,196	3,404,062	3,064,928	2,725,793	2,386,658
17 Fifty unit scheme (flats - lower density)	-	£2,930,974	10,201,310	9,636,086	9,070,862	8,505,638	7,940,414	7,375,190	6,809,966	6,244,742	5,679,518	5,114,293	4,549,070
18 Fifty unit scheme (flats - higher density)	-	£2,198,230	8,619,626	8,115,189	7,610,751	7,106,314	6,601,875	6,097,438	5,593,000	5,088,562	4,584,124	4,079,686	3,575,248
19 Seventy unit scheme (Industrial/employment led scheme)	-	£4,103,363	13,293,998	12,598,732	11,903,468	11,208,202	10,512,938	9,817,672	9,122,408	8,427,142	7,731,878	7,036,612	6,341,348
20 Seventy unit scheme (flats - higher density)	-	£3,077,522	10,298,553	9,688,557	9,078,560	8,468,563	7,858,566	7,248,569	6,638,573	6,028,577	5,418,580	4,808,583	4,198,586
21 One hundred unit scheme (flats - lower density)	-	£5,861,947	18,961,568	17,915,589	16,869,609	15,823,629	14,777,650	13,731,670	12,685,691	11,639,712	10,593,732	9,547,753	8,501,773
22 One hundred unit scheme (flats - higher density)	-	£4,396,460	14,400,862	13,544,575	12,688,289	11,832,003	10,975,717	10,119,429	9,263,143	8,406,857	7,550,571	6,694,284	5,837,998
23 Two hunded unit scheme (flats)	-	£8,792,921	28,920,006	27,211,797	25,503,588	23,795,380	22,087,172	20,378,963	18,670,754	16,962,545	15,254,337	13,546,128	11,837,919
24 Three hundred unit scheme (flats)	-	£13,189,381	38,928,778	36,517,492	34,106,205	31,694,919	29,283,633	26,872,347	24,461,059	22,049,773	19,633,278	17,213,795	14,794,312
25 Four hundred unit scheme (flats)	-	£17,585,842	40,420,978	37,271,873	34,122,768	30,973,663	27,824,558	24,675,453	21,526,347	18,366,266	15,196,233	12,026,200	8,856,166
26 Six hunded unit scheme (flats)	-	£26,378,763	53,677,693	49,239,564	44,801,434	40,363,304	35,914,490	31,449,186	26,983,884	22,518,581	18,053,279	13,567,449	9,062,944
27 Small scale Office	-	£5,275,753	18,400,038	18,400,038	18,400,038	18,400,038	18,400,038	18,400,038	18,400,038	18,400,038	18,400,038	18,400,038	18,400,038
28 Medium scale Office	-	£5,275,753	20,242,700	20,242,700	20,242,700	20,242,700	20,242,700	20,242,700	20,242,700	20,242,700	20,242,700	20,242,700	20,242,700
29 Industrial Scheme new build (50% plot ratio)	-	£5,275,753	3,655,589	3,655,589	3,655,589	3,655,589	3,655,589	3,655,589	3,655,589	3,655,589	3,655,589	3,655,589	3,655,589
30 Industrial scheme intensification (60% plot ratio)	-	£5,275,753	4,386,707	4,386,707	4,386,707	4,386,707	4,386,707	4,386,707	4,386,707	4,386,707	4,386,707	4,386,707	4,386,707

							Re	esidual land valu	ues				
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	1	£16,667	418,914	399,440	379,965	360,490	341,016	321,541	302,066	282,592	263,117	243,642	224,166
2 Two unit scheme (houses)	2	£25,000	838,236	799,286	760,337	721,388	682,437	643,488	604,538	565,589	526,640	487,689	448,74
3 Two unit scheme (flats)	2	£20,000	401,627	379,023	356,418	333,814	311,211	288,607	266,003	243,398	220,795	198,191	175,587
4 Three unit scheme (houses)	3	£37,500	1,139,753	1,086,763	1,033,773	980,785	927,795	874,805	821,815	768,826	715,837	662,847	609,857
5 Three unit scheme (flats)	3	£21,429	603,694	569,788	535,881	501,976	468,070	434,164	400,258	366,351	332,446	298,540	264,634
6 Four unit scheme (houses)	4	£50,000	1,573,398	1,500,280	1,427,164	1,354,048	1,280,931	1,207,815	1,134,698	1,061,582	988,465	915,349	842,233
7 Four unit scheme (flats)	4	£28,571	851,581	803,811	756,040	708,271	660,501	612,731	564,962	517,192	469,422	2 421,653	373,883
8 Five unit scheme (houses)	5	£62,500	1,899,588	1,811,272	1,722,957	1,634,640	1,546,324	1,458,009	1,369,692	1,281,377	1,193,061	1,104,745	1,016,429
9 Five unit scheme (flats)	5	£35,714	1,007,897	951,387	894,878	838,368	781,858	725,348	668,838	612,328	555,818	499,308	442,798
10 Seven unit scheme (houses)	7	£87,500	2,714,731	2,588,552	2,462,373	2,336,195	2,210,016	2,083,837	1,957,659	1,831,481	1,705,302	1,579,124	1,452,945
11 Seven unit scheme (flats)	7	£50,000	1,426,868	1,346,856	1,266,846	1,186,836	1,106,825	1,026,815	946,805	866,794	786,784	706,774	,
12 Ten unit scheme (houses)	10	£125,000	3,854,484	3,675,315	3,496,147	3,316,979	3,137,811	2,958,643	2,779,475	2,600,307	2,421,138	3 2,241,971	2,062,803
13 Ten unit scheme (flats)	10	£71,429	2,039,773	1,925,473	1,811,172	1,696,872	1,582,571	1,468,271	1,353,969	1,239,669	1,125,369	1,011,068	896,768
14 Twenty unit scheme (houses and flats)	20	£166,667	5,111,411	4,850,873	4,590,334	4,329,795	4,069,256	3,808,717	3,548,178	3,287,639	3,027,101	2,766,562	2,506,023
15 Twenty unit scheme (flats)	20	£111,111	4,094,105	3,864,624	3,635,142	3,405,661	3,176,181	2,946,700	2,717,218	2,487,737	2,258,257	2,028,776	1,799,295
16 Thirty unit scheme (flats with community use on ground floor)	30	£166,667	5,778,003	5,438,869	5,099,734	4,760,600	4,421,465	4,082,331	3,743,196	3,404,062	3,064,928	3 2,725,793	2,386,65
17 Fifty unit scheme (flats - lower density)	50	£277,778	10,201,310	9,636,086	9,070,862	8,505,638	7,940,414	7,375,190	6,809,966	6,244,742	5,679,518	5,114,293	4,549,070
18 Fifty unit scheme (flats - higher density)	50	£208,333	8,619,626	8,115,189	7,610,751	7,106,314	6,601,875	6,097,438	5,593,000	5,088,562	4,584,124	4,079,686	3,575,248
19 Seventy unit scheme (Industrial/employment led scheme)	70	£388,889	13,293,998	12,598,732	11,903,468	11,208,202	10,512,938	9,817,672	9,122,408	8,427,142	7,731,878	7,036,612	6,341,348
20 Seventy unit scheme (flats - higher density)	70	£291,667	10,298,553	9,688,557	9,078,560	8,468,563	7,858,566	7,248,569	6,638,573	6,028,577	5,418,580	4,808,583	4,198,586
21 One hundred unit scheme (flats - lower density)	100	£555,556	18,961,568	17,915,589	16,869,609	15,823,629	14,777,650	13,731,670	12,685,691	11,639,712	10,593,732	9,547,753	8,501,773
22 One hundred unit scheme (flats - higher density)	100	£416,667	14,400,862	13,544,575	12,688,289	11,832,003	10,975,717	10,119,429	9,263,143	8,406,857	7,550,571	6,694,284	5,837,998
23 Two hunded unit scheme (flats)	200	£833,333	28,920,006	27,211,797	25,503,588	23,795,380	22,087,172	20,378,963	18,670,754	16,962,545	15,254,337	13,546,128	11,837,919
24 Three hundred unit scheme (flats)	300	£1,250,000	38,928,778	36,517,492	34,106,205	31,694,919	29,283,633	26,872,347	24,461,059	22,049,773	19,633,278	17,213,795	14,794,312
25 Four hundred unit scheme (flats)	400	£1,666,667	40,420,978	37,271,873	34,122,768	30,973,663	27,824,558	24,675,453	21,526,347	18,366,266	15,196,233	12,026,200	8,856,166
26 Six hunded unit scheme (flats)	600	£2,500,000	53,677,693	49,239,564	44,801,434	40,363,304	35,914,490	31,449,186	26,983,884	22,518,581	18,053,279	13,567,449	9,062,944
27 Small scale Office	-	£500,000	18,400,038	18,400,038	18,400,038	18,400,038	18,400,038	18,400,038	18,400,038	18,400,038	18,400,038	18,400,038	18,400,038
28 Medium scale Office	-	£500,000	20,242,700	20,242,700	20,242,700	20,242,700	20,242,700	20,242,700	20,242,700	20,242,700	20,242,700	20,242,700	20,242,70
29 Industrial Scheme new build (50% plot ratio)	-	£500,000	3,655,589	3,655,589	3,655,589	3,655,589	3,655,589	3,655,589	3,655,589	3,655,589	3,655,589	3,655,589	3,655,589
30 Industrial scheme intensification (60% plot ratio)	-	£500,000	4,386,707	4,386,707	4,386,707	4,386,707	4,386,707	4,386,707	4,386,707	4,386,707	4,386,707	4,386,707	4,386,707

RICHMOND LOCAL PLAN VIABILITY TESTING	Sales value £9,538 psm	AH tenure	Rented 70%	SO 30% Frst Hms 0%
RICHMOND LOCAL PLAN VIABILITY TESTING	Sales value 29,550 psili	AH tenure	Rented 70%	SO 30% FIST HITS 0%

		£6.3m p.h.					D	esidual land valu	100				
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH		30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	140 Or units	1 £508.6					361.126	340.393	319,662	298.931	278,199		
2 Two unit scheme (houses)		2 £763,0					722,657	681,194	639,730		556,804		
3 Two unit scheme (flats)		2 £610,4		407,345	,	· ·	335.061	310,967	286,872		238,683	· ·	
4 Three unit scheme (houses)		3 £1,144,5		1	1	1,038,921	982,512	926,102	869,693		756,874		
5 Three unit scheme (flats)		3 £654,0				539,989	503,847	467,705	431,563	· ·	359,279		The second secon
6 Four unit scheme (houses)		4 £1,526,0	,	1,589,938		1,434,267	1,356,432	1,278,597	1,200,761	1,122,926	1,045,091	967,256	
7 Four unit scheme (flats)		4 £872,0		863,667	, , , , , , , , , , , , , , , , , , , ,	761,827	710,906	659,986	609.067	558,146	507.226		
8 Five unit scheme (houses)		5 £1,907,6				1,731,536	1,637,520	1,543,505	1,449,488		1,261,457		
9 Five unit scheme (flats)		5 £1,090,0			, - , - , - , - , - , - , - , - , - , -	, , , , , , , , , , , , , , , , , , , ,	841,485	781,248	721,012	, , , ,	600,539		
10 Seven unit scheme (houses)		7 £2,670,6	, ,	2,743,274		2,474,631	2,340,309	2,205,987	2,071,665	,	1,803,022		
11 Seven unit scheme (flats)		7 £1,526,0		1,447,779	, ,	1,277,135	1,191,813	1,106,490	1,021,168	, , -	850,524	, , , , , , , , , , , , , , , , , , , ,	
12 Ten unit scheme (houses)		10 £3,815,2		3,895,014		3,513,552	3,322,821	3,132,089	2,941,358	2,750,627	2,559,896	2,369,165	
13 Ten unit scheme (flats)		10 £2,180,1		2,069,647			1,703,981	1,582,092	1,460,204	1,338,315	1,216,426	, , , , , , , , , , , , , , , , , , , ,	1 1
14 Twenty unit scheme (houses and flats)		20 £5,086,9	33 5,455,482	5,177,739	4,899,997	4,622,255	4,344,512	4,066,770	3,789,027	3,511,285	3,233,542	2,955,801	2,678,0
15 Twenty unit scheme (flats)		20 £3,391,2		4,156,042		3,666,404	3,421,585	3,176,767	2,931,947	2,687,128	2,442,310	2,197,491	1,952,6
16 Thirty unit scheme (flats with community use on ground floor)		30 £5,086,9	33 6,231,337	5,869,536	5,507,734	5,145,934	4,784,132	4,422,331	4,060,530	3,698,729	3,336,927	2,975,127	2,613,32
17 Fifty unit scheme (flats - lower density)		50 £8,478,2	22 10,956,867	10,353,865	9,750,863	9,147,861	8,544,859	7,941,857	7,338,855	6,735,853	6,132,852	5,529,850	4,926,84
18 Fifty unit scheme (flats - higher density)		50 £6,358,6	67 9,299,432	8,761,003	8,222,576	7,684,147	7,145,720	6,607,291	6,068,863	5,530,435	4,992,007	4,453,579	3,915,1
19 Seventy unit scheme (Industrial/employment led scheme)		70 £11,869,5	11 14,251,541	13,508,399	12,765,256	12,022,115	11,278,973	10,535,830	9,792,688	9,049,546	8,306,403	7,563,261	6,820,11
20 Seventy unit scheme (flats - higher density)		70 £8,902,1	33 11,138,662	10,486,660	9,834,658	9,182,656	8,530,654	7,878,652	7,226,650	6,574,648	5,922,646	5,270,643	4,618,64
21 One hundred unit scheme (flats - lower density)		100 £16,956,4	44 20,391,456	19,273,983	18,156,508	17,039,035	15,921,560	14,804,087	13,686,613	12,569,138	11,451,665	10,334,191	9,216,71
22 One hundred unit scheme (flats - higher density)		100 £12,717,3	33 15,581,591	14,666,268	13,750,945	12,835,622	11,920,300	11,004,977	10,089,654	9,174,331	8,259,008	7,343,686	6,428,36
23 Two hunded unit scheme (flats)		200 £25,434,6	67 31,296,384	29,469,356	27,642,329	25,815,301	23,988,274	22,161,246	20,334,218	18,507,191	16,680,163	14,853,136	13,026,10
24 Three hundred unit scheme (flats)		300 £38,152,0	00 42,295,249	39,715,640	37,136,030	34,556,420	31,976,810	29,397,200	26,817,590	24,237,980	21,658,370	19,078,760	16,492,19
25 Four hundred unit scheme (flats)		400 £50,869,3	33 44,835,175	41,465,360	38,095,546	34,725,730	31,355,915	27,986,101	24,616,285	21,246,470	17,872,431	14,479,381	11,086,33
26 Six hunded unit scheme (flats)		600 £76,304,0	59,924,936	55,174,445	50,423,952	45,673,461	40,922,969	36,172,477	31,401,510	26,620,663	21,839,816	17,058,968	12,255,0
27 Small scale Office		- £15,260,8	00 18,400,038	18,400,038	18,400,038	18,400,038	18,400,038	18,400,038	18,400,038	18,400,038	18,400,038	18,400,038	18,400,03
28 Medium scale Office		- £15,260,8	00 20,242,700	20,242,700	20,242,700	20,242,700	20,242,700	20,242,700	20,242,700	20,242,700	20,242,700	20,242,700	20,242,70
29 Industrial Scheme new build (50% plot ratio)		- £15,260,8	00 3,655,589	3,655,589	3,655,589	3,655,589	3,655,589	3,655,589	3,655,589	3,655,589	3,655,589	3,655,589	3,655,58
30 Industrial scheme intensification (60% plot ratio)		- £15,260,8	00 4,386,707	4,386,707	4,386,707	4,386,707	4,386,707	4,386,707	4,386,707	4,386,707	4,386,707	4,386,707	4,386,70

BENCHMARK LAND VALUE 2 (SECONDARY OFFICES)		£12,386,600					R	esidual land val	lues				
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	1	£412,887	444,052	423,320	402,589	381,857	361,126	340,393	319,662	298,931	278,199	257,467	236,735
2 Two unit scheme (houses)	2	£619,330	888,510	847,047	805,584	764,121	722,657	681,194	639,730	598,268	556,804	515,341	473,877
3 Two unit scheme (flats)	2	£495,464	431,441	407,345	383,251	359,156	335,061	310,967	286,872	262,777	238,683	214,588	190,493
4 Three unit scheme (houses)	3	£928,995	1,208,150	1,151,740	1,095,331	1,038,921	982,512	926,102	869,693	813,284	756,874	700,465	644,056
5 Three unit scheme (flats)	3	£530,854	648,415	612,273	576,131	539,989	503,847	467,705	431,563	395,421	359,279	323,137	286,995
6 Four unit scheme (houses)	4	£1,238,660	1,667,773	1,589,938	1,512,102	1,434,267	1,356,432	1,278,597	1,200,761	1,122,926	1,045,091	967,256	889,420
7 Four unit scheme (flats)	4	£707,806	914,586	863,667	812,747	761,827	710,906	659,986	609,067	558,146	507,226	456,306	405,386
8 Five unit scheme (houses)	5	£1,548,325	2,013,582	1,919,567	1,825,551	1,731,536	1,637,520	1,543,505	1,449,488	1,355,473	1,261,457	1,167,442	1,073,426
9 Five unit scheme (flats)	5	£884,757	1,082,432	1,022,195	961,958	901,722	841,485	781,248	721,012	660,775	600,539	540,302	480,065
10 Seven unit scheme (houses)	7	£2,167,655	2,877,597	2,743,274	2,608,952	2,474,631	2,340,309	2,205,987	2,071,665	1,937,344	1,803,022	1,668,700	1,534,378
11 Seven unit scheme (flats)	7	£1,238,660	1,533,101	1,447,779	1,362,456	1,277,135	1,191,813	1,106,490	1,021,168	935,846	850,524	765,202	9 679,880
12 Ten unit scheme (houses)	10	£3,096,650	4,085,745	3,895,014	3,704,283	3,513,552	3,322,821	3,132,089	2,941,358	2,750,627	2,559,896	2,369,165	2,178,433
13 Ten unit scheme (flats)	10	£1,769,514	2,191,536	2,069,647	1,947,759	1,825,870	1,703,981	1,582,092	1,460,204	1,338,315	1,216,426	1,094,537	972,648
14 Twenty unit scheme (houses and flats)	20	£4,128,867	5,455,482	5,177,739	4,899,997	4,622,255	4,344,512	4,066,770	3,789,027	3,511,285	3,233,542	2,955,801	2,678,058
15 Twenty unit scheme (flats)	20	£2,752,578	4,400,860	4,156,042	3,911,223	3,666,404	3,421,585	3,176,767	2,931,947	2,687,128	2,442,310	2,197,491	1,952,672
16 Thirty unit scheme (flats with community use on ground floor)	30	£4,128,867	6,231,337	5,869,536	5,507,734	5,145,934	4,784,132	4,422,331	4,060,530	3,698,729	3,336,927	2,975,127	2,613,325
17 Fifty unit scheme (flats - lower density)	50	£6,881,444	10,956,867	10,353,865	9,750,863	9,147,861	8,544,859	7,941,857	7,338,855	6,735,853	6,132,852	5,529,850	4,926,847
18 Fifty unit scheme (flats - higher density)	50	£5,161,083	9,299,432	8,761,003	8,222,576	7,684,147	7,145,720	6,607,291	6,068,863	5,530,435	4,992,007	4,453,579	3,915,151
19 Seventy unit scheme (Industrial/employment led scheme)	70	£9,634,022	14,251,541	13,508,399	12,765,256	12,022,115	11,278,973	10,535,830	9,792,688	9,049,546	8,306,403	7,563,261	6,820,119
20 Seventy unit scheme (flats - higher density)	70	£7,225,516	11,138,662	10,486,660	9,834,658	9,182,656	8,530,654	7,878,652	7,226,650	6,574,648	5,922,646	5,270,643	4,618,641
21 One hundred unit scheme (flats - lower density)	100	£13,762,888	20,391,456	19,273,983	18,156,508	17,039,035	15,921,560	14,804,087	13,686,613	12,569,138	11,451,665	10,334,191	9,216,717
22 One hundred unit scheme (flats - higher density)	100	£10,322,166	15,581,591	14,666,268	13,750,945	12,835,622	11,920,300	11,004,977	10,089,654	9,174,331	8,259,008	7,343,686	6,428,363
23 Two hunded unit scheme (flats)	200	£20,644,333	31,296,384	29,469,356	27,642,329	25,815,301	23,988,274	22,161,246	20,334,218	18,507,191	16,680,163	14,853,136	13,026,108
24 Three hundred unit scheme (flats)	300	£30,966,499	42,295,249	39,715,640	37,136,030	34,556,420	31,976,810	29,397,200	26,817,590	24,237,980	21,658,370	19,078,760	16,492,190
25 Four hundred unit scheme (flats)	400	£41,288,665	44,835,175	41,465,360	38,095,546	34,725,730	31,355,915	27,986,101	24,616,285	21,246,470	17,872,431	14,479,381	11,086,332
26 Six hunded unit scheme (flats)	600	£61,932,998	59,924,936	55,174,445	50,423,952	45,673,461	40,922,969	36,172,477	31,401,510	26,620,663	21,839,816	17,058,968	12,255,025
27 Small scale Office	-	£12,386,600	18,400,038	18,400,038	18,400,038	18,400,038	18,400,038	18,400,038	18,400,038	18,400,038	18,400,038	18,400,038	18,400,038
28 Medium scale Office	-	£12,386,600	20,242,700	20,242,700	20,242,700	20,242,700	20,242,700	20,242,700	20,242,700	20,242,700	20,242,700	20,242,700	20,242,700
29 Industrial Scheme new build (50% plot ratio)	-	£12,386,600	3,655,589	3,655,589	3,655,589	3,655,589	3,655,589	3,655,589	3,655,589	3,655,589	3,655,589	3,655,589	3,655,589
30 Industrial scheme intensification (60% plot ratio)	-	£12,386,600	4,386,707	4,386,707	4,386,707	4,386,707	4,386,707	4,386,707	4,386,707	4,386,707	4,386,707	4,386,707	4,386,707

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)		£5,275,753					Re	esidual land val	ues				
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	1	£175,858	444,052	423,320	402,589	381,857	361,126	340,393	319,662	298,931	278,199	257,467	236,73
2 Two unit scheme (houses)	-	£263,788	888,510	847,047	805,584	764,121	722,657	681,194	639,730	598,268	556,804	515,341	473,87
3 Two unit scheme (flats)	-	£211,030	431,441	407,345	383,251	359,156	335,061	310,967	286,872	262,777	238,683	214,588	190,49
4 Three unit scheme (houses)	-	£395,681	1,208,150	1,151,740	1,095,331	1,038,921	982,512	926,102	869,693	813,284	756,874	700,465	644,05
5 Three unit scheme (flats)	-	£226,104	648,415	612,273	576,131	539,989	503,847	467,705	431,563	395,421	359,279	323,137	286,99
6 Four unit scheme (houses)	-	£527,575	1,667,773	1,589,938	1,512,102	1,434,267	1,356,432	1,278,597	1,200,761	1,122,926	1,045,091	967,256	889,42
7 Four unit scheme (flats)	-	£301,472	914,586	863,667	812,747	761,827	710,906	659,986	609,067	558,146	507,226	456,306	405,38
8 Five unit scheme (houses)	-	£659,469	2,013,582	1,919,567	1,825,551	1,731,536	1,637,520	1,543,505	1,449,488	1,355,473	1,261,457	1,167,442	1,073,42
9 Five unit scheme (flats)	-	£376,839	1,082,432	1,022,195	961,958	901,722	841,485	781,248	721,012	660,775	600,539	540,302	480,06
10 Seven unit scheme (houses)	-	£923,257	2,877,597	2,743,274	2,608,952	2,474,631	2,340,309	2,205,987	2,071,665	1,937,344	1,803,022	1,668,700	1,534,37
11 Seven unit scheme (flats)	-	£527,575	1,533,101	1,447,779	1,362,456	1,277,135	1,191,813	1,106,490	1,021,168	935,846	850,524	765,202	679,88
12 Ten unit scheme (houses)	-	£1,318,938	4,085,745	3,895,014	3,704,283	3,513,552	3,322,821	3,132,089	2,941,358	2,750,627	2,559,896	2,369,165	2,178,43
13 Ten unit scheme (flats)	-	£753,679	2,191,536	2,069,647	1,947,759	1,825,870	1,703,981	1,582,092	1,460,204	1,338,315	1,216,426	1,094,537	972,64
14 Twenty unit scheme (houses and flats)	-	£1,758,584	5,455,482	5,177,739	4,899,997	4,622,255	4,344,512	4,066,770	3,789,027	3,511,285	3,233,542	2,955,801	2,678,05
15 Twenty unit scheme (flats)	-	£1,172,389	4,400,860	4,156,042	3,911,223	3,666,404	3,421,585	3,176,767	2,931,947	2,687,128	2,442,310	2,197,491	1,952,67
16 Thirty unit scheme (flats with community use on ground floor)	-	£1,758,584	6,231,337	5,869,536	5,507,734	5,145,934	4,784,132	4,422,331	4,060,530	3,698,729	3,336,927	2,975,127	2,613,32
17 Fifty unit scheme (flats - lower density)	-	£2,930,974	10,956,867	10,353,865	9,750,863	9,147,861	8,544,859	7,941,857	7,338,855	6,735,853	6,132,852	5,529,850	4,926,84
18 Fifty unit scheme (flats - higher density)	-	£2,198,230	9,299,432	8,761,003	8,222,576	7,684,147	7,145,720	6,607,291	6,068,863	5,530,435	4,992,007	4,453,579	3,915,15
19 Seventy unit scheme (Industrial/employment led scheme)	-	£4,103,363	14,251,541	13,508,399	12,765,256	12,022,115	11,278,973	10,535,830	9,792,688	9,049,546	8,306,403	7,563,261	6,820,11
20 Seventy unit scheme (flats - higher density)	-	£3,077,522	11,138,662	10,486,660	9,834,658	9,182,656	8,530,654	7,878,652	7,226,650	6,574,648	5,922,646	5,270,643	4,618,64
21 One hundred unit scheme (flats - lower density)	-	£5,861,947	20,391,456	19,273,983	18,156,508	17,039,035	15,921,560	14,804,087	13,686,613	12,569,138	11,451,665	10,334,191	9,216,71
22 One hundred unit scheme (flats - higher density)	-	£4,396,460	15,581,591	14,666,268	13,750,945	12,835,622	11,920,300	11,004,977	10,089,654	9,174,331	8,259,008	7,343,686	6,428,36
23 Two hunded unit scheme (flats)	-	£8,792,921	31,296,384	29,469,356	27,642,329	25,815,301	23,988,274	22,161,246	20,334,218	18,507,191	16,680,163	14,853,136	13,026,10
24 Three hundred unit scheme (flats)	-	£13,189,381	42,295,249	39,715,640	37,136,030	34,556,420	31,976,810	29,397,200	26,817,590	24,237,980	21,658,370	19,078,760	16,492,19
25 Four hundred unit scheme (flats)	-	£17,585,842	44,835,175	41,465,360	38,095,546	34,725,730	31,355,915	27,986,101	24,616,285	21,246,470	17,872,431	14,479,381	11,086,33
26 Six hunded unit scheme (flats)	-	£26,378,763	59,924,936	55,174,445	50,423,952	45,673,461	40,922,969	36,172,477	31,401,510	26,620,663	21,839,816	17,058,968	12,255,02
27 Small scale Office	-	£5,275,753	18,400,038	18,400,038	18,400,038	18,400,038	18,400,038	18,400,038	18,400,038	18,400,038	18,400,038	18,400,038	18,400,03
28 Medium scale Office	-	£5,275,753	20,242,700	20,242,700	20,242,700	20,242,700	20,242,700	20,242,700	20,242,700	20,242,700	20,242,700	20,242,700	20,242,70
29 Industrial Scheme new build (50% plot ratio)	-	£5,275,753	3,655,589	3,655,589	3,655,589	3,655,589	3,655,589	3,655,589	3,655,589	3,655,589	3,655,589	3,655,589	3,655,58
30 Industrial scheme intensification (60% plot ratio)	-	£5,275,753	4,386,707	4,386,707	4,386,707	4,386,707	4,386,707	4,386,707	4,386,707	4,386,707	4,386,707	4,386,707	4,386,70

BENCHMARK LAND VALUE 4 (BACKLANDS, GARDENS, OTHER L	NDEVELOPED LAND)	2300,000	PER HA				D.	aidual land ualu					
Description	No of wells	DLV	00/ 411	F0/ All	400/ 411	450/ 411		sidual land valu		1050/ ALL	400/ 411	450/ 411	500/ ALL
Description	No of units								30% AH		40% AH	45% AH	50% AH
1 One unit scheme (houses)	1	£16,667		423,320	402,589	381,857	361,126	340,393	319,662	298,931	278,199	257,467	236,73
2 Two unit scheme (houses)	2			847,047	805,584	764,121	722,657	681,194	639,730	598,268	556,804	515,341	
3 Two unit scheme (flats)	2	,		407,345	383,251	359,156	335,061	310,967	286,872	262,777	238,683	214,588	190,493
4 Three unit scheme (houses)	3	,	,,	1,151,740	1,095,331	1,038,921	982,512	926,102	869,693	813,284	756,874	700,465	644,05
5 Three unit scheme (flats)	3	~21,120	,	612,273	576,131	539,989	503,847	467,705	431,563	395,421	359,279	323,137	286,99
6 Four unit scheme (houses)	4	£50,000		1,589,938	1,512,102	1,434,267	1,356,432	1,278,597	1,200,761	1,122,926	1,045,091	967,256	889,42
7 Four unit scheme (flats)	4	£28,571		863,667	812,747	761,827	710,906	659,986	609,067	558,146	507,226	456,306	405,380
8 Five unit scheme (houses)	5	£62,500		1,919,567	1,825,551	1,731,536	1,637,520	1,543,505	1,449,488	1,355,473	1,261,457	1,167,442	1,073,420
9 Five unit scheme (flats)	5	£35,714	1,082,432	1,022,195	961,958	901,722	841,485	781,248	721,012	660,775	600,539	540,302	480,06
10 Seven unit scheme (houses)	7	£87,500	2,877,597	2,743,274	2,608,952	2,474,631	2,340,309	2,205,987	2,071,665	1,937,344	1,803,022	1,668,700	1,534,378
11 Seven unit scheme (flats)	7	£50,000	1,533,101	1,447,779	1,362,456	1,277,135	1,191,813	1,106,490	1,021,168	935,846	850,524	765,202	679,880
12 Ten unit scheme (houses)	10	£125,000	4,085,745	3,895,014	3,704,283	3,513,552	3,322,821	3,132,089	2,941,358	2,750,627	2,559,896	2,369,165	2,178,433
13 Ten unit scheme (flats)	10	£71,429	2,191,536	2,069,647	1,947,759	1,825,870	1,703,981	1,582,092	1,460,204	1,338,315	1,216,426	1,094,537	972,648
14 Twenty unit scheme (houses and flats)	20	£166,667	5,455,482	5,177,739	4,899,997	4,622,255	4,344,512	4,066,770	3,789,027	3,511,285	3,233,542	2,955,801	2,678,058
15 Twenty unit scheme (flats)	20	£111,111	4,400,860	4,156,042	3,911,223	3,666,404	3,421,585	3,176,767	2,931,947	2,687,128	2,442,310	2,197,491	1,952,672
16 Thirty unit scheme (flats with community use on ground floor)	30	£166,667	6,231,337	5,869,536	5,507,734	5,145,934	4,784,132	4,422,331	4,060,530	3,698,729	3,336,927	2,975,127	2,613,32
17 Fifty unit scheme (flats - lower density)	50	£277,778	10,956,867	10,353,865	9,750,863	9,147,861	8,544,859	7,941,857	7,338,855	6,735,853	6,132,852	5,529,850	4,926,84
18 Fifty unit scheme (flats - higher density)	50	£208,333	9,299,432	8,761,003	8,222,576	7,684,147	7,145,720	6,607,291	6,068,863	5,530,435	4,992,007	4,453,579	3,915,15
19 Seventy unit scheme (Industrial/employment led scheme)	70	£388,889	14,251,541	13,508,399	12,765,256	12,022,115	11,278,973	10,535,830	9,792,688	9,049,546	8,306,403	7,563,261	6,820,119
20 Seventy unit scheme (flats - higher density)	70	£291,667	11,138,662	10,486,660	9,834,658	9,182,656	8,530,654	7,878,652	7,226,650	6,574,648	5,922,646	5,270,643	4,618,64
21 One hundred unit scheme (flats - lower density)	100	£555,556	20,391,456	19,273,983	18,156,508	17,039,035	15,921,560	14,804,087	13,686,613	12,569,138	11,451,665	10,334,191	9,216,717
22 One hundred unit scheme (flats - higher density)	100	£416,667	15,581,591	14,666,268	13,750,945	12,835,622	11,920,300	11,004,977	10,089,654	9,174,331	8,259,008	7,343,686	6,428,363
23 Two hunded unit scheme (flats)	200	£833,333	31,296,384	29,469,356	27,642,329	25,815,301	23,988,274	22,161,246	20,334,218	18,507,191	16,680,163	14,853,136	13,026,108
24 Three hundred unit scheme (flats)	300	£1,250,000	42,295,249	39,715,640	37,136,030	34,556,420	31,976,810	29,397,200	26,817,590	24,237,980	21,658,370	19,078,760	16,492,190
25 Four hundred unit scheme (flats)	400	£1,666,667	44,835,175	41,465,360	38,095,546	34,725,730	31,355,915	27,986,101	24,616,285	21,246,470	17,872,431	14,479,381	11,086,332
26 Six hunded unit scheme (flats)	600	£2,500,000	59,924,936	55,174,445	50,423,952	45,673,461	40,922,969	36,172,477	31,401,510	26,620,663	21,839,816	17,058,968	12,255,02
27 Small scale Office	-	£500,000	18,400,038	18,400,038	18,400,038	18,400,038	18,400,038	18,400,038	18,400,038	18,400,038	18,400,038	18,400,038	18,400,038
28 Medium scale Office	-	£500,000	20,242,700	20,242,700	20,242,700	20,242,700	20,242,700	20,242,700	20,242,700	20,242,700	20,242,700	20,242,700	20,242,700
29 Industrial Scheme new build (50% plot ratio)	-	£500,000	3,655,589	3,655,589	3,655,589	3,655,589	3,655,589	3,655,589	3,655,589	3,655,589	3,655,589	3,655,589	3,655,589
30 Industrial scheme intensification (60% plot ratio)	-	£500,000		4,386,707	4,386,707	4,386,707	4,386,707	4,386,707	4,386,707	4,386,707	4,386,707	4,386,707	4,386,70

RICHMOND LOCAL PLAN VIABILITY TESTING Sales value £9,880 psm AH tenure Rented 70% SO 30% Frst Hms 0%

		£6.3m p.h.					Re	esidual land val	ues				
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)		1 £526,933	469,043	447,062	425,081	403,099	381,118	359,137	337,156	315,174	293,193	271,212	249,2
2 Two unit scheme (houses)		2 £790,400	938,492	894,530	850,567	806,605	762,643	718,680	674,718	630,755	586,793	542,831	498,8
3 Two unit scheme (flats)		2 £632,320	461,081	435,504	409,928	384,351	358,774	333,197	307,621	282,045	256,468	230,891	205,3
4 Three unit scheme (houses)		3 £1,185,600	1,276,148	1,216,339	1,156,530	1,096,721	1,036,912	977,102	917,292	857,483	797,674	737,864	678,
5 Three unit scheme (flats)		3 £677,486	692,876	654,510	616,145	577,780	539,416	501,050	462,685	424,320	385,955	347,589	309,
6 Four unit scheme (houses)		4 £1,580,800	1,761,600	1,679,074	1,596,547	1,514,020	1,431,493	1,348,967	1,266,440	1,183,913	1,101,387	1,018,861	936,
7 Four unit scheme (flats)		4 £903,314	977,227	923,175	869,124	815,071	761,019	706,967	652,914	598,862	544,811	490,759	436,
8 Five unit scheme (houses)		5 £1,976,000	2,126,914	2,027,231	1,927,549	1,827,867	1,728,185	1,628,503	1,528,821	1,429,139	1,329,456	1,229,774	1,130,
9 Five unit scheme (flats)		5 £1,129,143	1,156,534	1,092,592	1,028,650	964,709	900,767	836,824	772,882	708,941	644,999	581,057	517,
10 Seven unit scheme (houses)		7 £2,766,400	3,039,515	2,897,098	2,754,680	2,612,262	2,469,844	2,327,427	2,185,009	2,042,591	1,900,173	1,757,756	1,615,
11 Seven unit scheme (flats)		7 £1,580,800	1,638,717	1,548,113	1,457,511	1,366,908	1,276,305	1,185,703	1,095,099	1,004,497	913,893	823,291	732
12 Ten unit scheme (houses)	1	0 £3,952,000	4,315,663	4,113,436	3,911,210	3,708,983	3,506,755	3,304,528	3,102,301	2,900,074	2,697,847	2,495,620	2,293
13 Ten unit scheme (flats)	1	0 £2,258,286	2,342,416	2,212,983	2,083,550	1,954,118	1,824,684	1,695,252	1,565,820	1,436,386	1,306,954	1,177,521	1,048
14 Twenty unit scheme (houses and flats)	2	0 £5,269,333	5,797,552	5,502,706	5,207,860	4,913,014	4,618,168	4,323,322	4,028,477	3,733,630	3,438,785	3,143,939	2,849
15 Twenty unit scheme (flats)	2	0 £3,512,889	4,705,833	4,445,765	4,185,698	3,925,631	3,665,562	3,405,495	3,145,428	2,885,361	2,625,293	2,365,226	2,105
16 Thirty unit scheme (flats with community use on ground floor)	3	0 £5,269,333	6,682,035	6,297,698	5,913,363	5,529,027	5,144,690	4,760,355	4,376,019	3,991,682	3,607,346	3,223,011	2,838
17 Fifty unit scheme (flats - lower density)	5	0 £8,782,222	11,708,030	11,067,470	10,426,909	9,786,349	9,145,790	8,505,230	7,864,670	7,224,109	6,583,549	5,942,989	5,302,
18 Fifty unit scheme (flats - higher density)		0 £6,586,667	9,975,284	9,403,064	8,830,843	8,258,622	7,686,402	7,114,181	6,541,960	5,969,740	5,397,519	4,825,298	4,253,
19 Seventy unit scheme (Industrial/employment led scheme)	7	0 £12,295,111	15,566,002	14,775,262	13,984,520	13,193,780	12,403,038	11,612,297	10,821,556	10,030,815	9,240,075	8,449,333	7,658,
20 Seventy unit scheme (flats - higher density)	7	0 £9,221,333	11,973,887	11,280,124	10,586,361	9,892,597	9,198,833	8,505,070	7,811,306	7,117,543	6,423,780	5,730,017	5,036
21 One hundred unit scheme (flats - lower density)	10	0 £17,564,444	21,813,031	20,624,479	19,435,926	18,247,374	17,058,820	15,870,267	14,681,715	13,493,162	12,304,610	11,116,057	9,927,
22 One hundred unit scheme (flats - higher density)	10	0 £13,173,333	16,755,455	15,781,440	14,807,423	13,833,407	12,859,391	11,885,375	10,911,359	9,937,343	8,963,326	7,989,311	7,015,
23 Two hunded unit scheme (flats)	20	0 £26,346,667	33,658,945	31,713,789	29,768,634	27,823,479	25,878,323	23,933,167	21,988,011	20,042,856	18,097,700	16,152,545	14,207,
24 Three hundred unit scheme (flats)	30	0 £39,520,000	45,642,149	42,895,194	40,148,239	37,401,284	34,654,330	31,907,374	29,160,420	26,413,464	23,666,509	20,919,555	18,172,
25 Four hundred unit scheme (flats)	40	0 £52,693,333	49,209,539	45,634,467	42,045,225	38,455,984	34,866,742	31,277,500	27,688,259	24,099,017	20,509,776	16,918,301	13,303,
26 Six hunded unit scheme (flats)	60				56,013,782	50,952,745	45,891,707	40,830,668	35,769,631	30,698,894	25,604,337	20,509,780	15,415,
27 Small scale Office	-	£15,808,000	18,400,038	18,400,038	18,400,038	18,400,038	18,400,038	18,400,038	18,400,038	18,400,038	18,400,038	18,400,038	18,400
28 Medium scale Office	-	£15,808,000	20,242,700	20,242,700	20,242,700	20,242,700	20,242,700	20,242,700	20,242,700	20,242,700	20,242,700	20,242,700	20,242,
29 Industrial Scheme new build (50% plot ratio)	-	£15,808,000	4,437,241	4,437,241	4,437,241	4,437,241	4,437,241	4,437,241	4,437,241	4,437,241	4,437,241	4,437,241	4,437
30 Industrial scheme intensification (60% plot ratio)	-	£15,808,000				5,324,688	5,324,688	5,324,688	5,324,688	5,324,688	5,324,688	1 1	

BENCHMARK LAND VALUE 2 (SECONDARY OFFICES)		£12,386,600					R	esidual land val	ues				
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	1	£412,887	469,043	447,062	425,081	403,099	381,118	359,137	337,156	315,174	293,193	271,212	249,231
2 Two unit scheme (houses)	2	£619,330	938,492	894,530	850,567	806,605	762,643	718,680	674,718	630,755	586,793	542,831	498,869
3 Two unit scheme (flats)	2	£495,464	461,081	435,504	409,928	384,351	358,774	333,197	307,621	282,045	256,468	230,891	205,314
4 Three unit scheme (houses)	3	£928,995	1,276,148	1,216,339	1,156,530	1,096,721	1,036,912	977,102	917,292	857,483	797,674	737,864	678,055
5 Three unit scheme (flats)	3	£530,854	692,876	654,510	616,145	577,780	539,416	501,050	462,685	424,320	385,955	347,589	309,225
6 Four unit scheme (houses)	4	£1,238,660	1,761,600	1,679,074	1,596,547	1,514,020	1,431,493	1,348,967	1,266,440	1,183,913	1,101,387	1,018,861	936,334
7 Four unit scheme (flats)	4	£707,806	977,227	923,175	869,124	815,071	761,019	706,967	652,914	598,862	544,811	490,759	436,706
8 Five unit scheme (houses)	5	£1,548,325	2,126,914	2,027,231	1,927,549	1,827,867	1,728,185	1,628,503	1,528,821	1,429,139	1,329,456	1,229,774	1,130,092
9 Five unit scheme (flats)	5	£884,757	1,156,534	1,092,592	1,028,650	964,709	900,767	836,824	772,882	708,941	644,999	581,057	517,116
10 Seven unit scheme (houses)	7	£2,167,655	3,039,515	2,897,098	2,754,680	2,612,262	2,469,844	2,327,427	2,185,009	2,042,591	1,900,173	1,757,756	1,615,338
11 Seven unit scheme (flats)	7	£1,238,660	1,638,717	1,548,113	1,457,511	1,366,908	1,276,305	1,185,703	1,095,099	1,004,497	913,893	823,291	
12 Ten unit scheme (houses)	10	£3,096,650	4,315,663	4,113,436	3,911,210	3,708,983	3,506,755	3,304,528	3,102,301	2,900,074	2,697,847	2,495,620	2,293,393
13 Ten unit scheme (flats)	10	£1,769,514	2,342,416	2,212,983	2,083,550	1,954,118	1,824,684	1,695,252	1,565,820	1,436,386	1,306,954	1,177,521	1,048,088
14 Twenty unit scheme (houses and flats)	20	£4,128,867	5,797,552	5,502,706	5,207,860	4,913,014	4,618,168	4,323,322	4,028,477	3,733,630	3,438,785	3,143,939	2,849,093
15 Twenty unit scheme (flats)	20	£2,752,578	4,705,833		,,	3,925,631	3,665,562	3,405,495	3,145,428	2,885,361	2,625,293	2,365,226	2,105,159
16 Thirty unit scheme (flats with community use on ground floor)	30	£4,128,867	6,682,035	6,297,698	5,913,363	5,529,027	5,144,690	4,760,355	4,376,019	3,991,682	3,607,346	3,223,011	2,838,674
17 Fifty unit scheme (flats - lower density)	50	£6,881,444	11,708,030	, , , , , ,	-, -,	9,786,349	9,145,790	8,505,230	7,864,670	, , , , , , , , , , , , , , , , , , , ,	6,583,549		
18 Fifty unit scheme (flats - higher density)	50	£5,161,083	9,975,284	9,403,064	-,,-	8,258,622	7,686,402	7,114,181	6,541,960	5,969,740	5,397,519	4,825,298	
19 Seventy unit scheme (Industrial/employment led scheme)	70	£9,634,022	15,566,002	14,775,262	13,984,520	13,193,780	12,403,038	11,612,297	10,821,556	10,030,815	9,240,075	8,449,333	7,658,592
20 Seventy unit scheme (flats - higher density)	70	£7,225,516	11,973,887	11,280,124		9,892,597	9,198,833	8,505,070	7,811,306	7,117,543	6,423,780	5,730,017	
21 One hundred unit scheme (flats - lower density)	100	£13,762,888	21,813,031	20,624,479	19,435,926	18,247,374	17,058,820	15,870,267	14,681,715	13,493,162	12,304,610	11,116,057	9,927,505
22 One hundred unit scheme (flats - higher density)	100	£10,322,166	16,755,455	15,781,440	14,807,423	13,833,407	12,859,391	11,885,375	10,911,359	9,937,343	8,963,326	7,989,311	7,015,294
23 Two hunded unit scheme (flats)	200	£20,644,333	33,658,945	31,713,789	29,768,634	27,823,479	25,878,323	23,933,167	21,988,011	20,042,856	18,097,700	16,152,545	14,207,389
24 Three hundred unit scheme (flats)	300	£30,966,499	45,642,149	42,895,194	40,148,239	37,401,284	34,654,330	31,907,374	29,160,420	26,413,464	23,666,509	20,919,555	18,172,599
25 Four hundred unit scheme (flats)	400	£41,288,665	49,209,539	45,634,467	42,045,225	38,455,984	34,866,742	31,277,500	27,688,259	24,099,017	20,509,776	16,918,301	13,303,531
26 Six hunded unit scheme (flats)	600	£61,932,998	66,135,859	61,074,820	56,013,782	50,952,745	45,891,707	40,830,668	35,769,631	30,698,894	25,604,337	20,509,780	15,415,223
27 Small scale Office	-	£12,386,600	18,400,038	18,400,038	18,400,038	18,400,038	18,400,038	18,400,038	18,400,038	18,400,038	18,400,038	18,400,038	18,400,038
28 Medium scale Office	-	£12,386,600	20,242,700	20,242,700	20,242,700	20,242,700	20,242,700	20,242,700	20,242,700	20,242,700	20,242,700	20,242,700	20,242,700
29 Industrial Scheme new build (50% plot ratio)	-	£12,386,600		4,437,241	4,437,241	4,437,241	4,437,241	4,437,241	4,437,241	4,437,241	4,437,241	4,437,241	4,437,241
30 Industrial scheme intensification (60% plot ratio)	-	£12,386,600	5,324,688	5,324,688	5,324,688	5,324,688	5,324,688	5,324,688	5,324,688	5,324,688	5,324,688	5,324,688	5,324,688

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)		£5,275,753					R	Residual land va	lues				
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	1	£175,858	469,043	447,062	425,081	403,099	381,118	359,137	337,156	315,174	293,193	271,212	2 249,23
2 Two unit scheme (houses)	-	£263,788	938,492	894,530	850,567	806,605	762,643	718,680	674,718	630,755	586,793	542,831	1 498,86
3 Two unit scheme (flats)	-	£211,030	461,081	435,504	409,928	384,351	358,774	333,197	307,621	282,045	256,468	230,891	205,31
4 Three unit scheme (houses)	-	£395,681	1,276,148	1,216,339	1,156,530	1,096,721	1,036,912	977,102	917,292	857,483	797,674	737,864	4 678,05
5 Three unit scheme (flats)	-	£226,104	692,876	654,510	616,145	577,780	539,416	501,050	462,685	424,320	385,955	347,589	309,22
6 Four unit scheme (houses)	-	£527,575	1,761,600	1,679,074	1,596,547	1,514,020	1,431,493	1,348,967	1,266,440	1,183,913	1,101,387	1,018,861	936,33
7 Four unit scheme (flats)	-	£301,472	977,227	923,175	869,124	815,071	761,019	706,967	652,914	598,862	544,811	490,759	9 436,70
8 Five unit scheme (houses)	-	£659,469	2,126,914	2,027,231	1,927,549	1,827,867	1,728,185	1,628,503	1,528,821	1,429,139	1,329,456	1,229,774	1,130,09
9 Five unit scheme (flats)	-	£376,839	1,156,534	1,092,592	1,028,650	964,709	900,767	836,824	772,882	708,941	644,999	581,057	7 517,11
10 Seven unit scheme (houses)	-	£923,257	3,039,515	2,897,098	2,754,680	2,612,262	2,469,844	2,327,427	2,185,009	2,042,591	1,900,173	1,757,756	1,615,33
11 Seven unit scheme (flats)	-	£527,575	1,638,717	1,548,113	1,457,511	1,366,908	1,276,305	1,185,703	1,095,099	1,004,497	913,893	823,291	1 732,68
12 Ten unit scheme (houses)	-	£1,318,938	4,315,663	4,113,436	3,911,210	3,708,983	3,506,755	3,304,528	3,102,301	2,900,074	2,697,847	2,495,620	2,293,39
13 Ten unit scheme (flats)	-	£753,679	2,342,416	2,212,983	2,083,550	1,954,118	1,824,684	1,695,252	1,565,820	1,436,386	1,306,954	1,177,521	1,048,08
14 Twenty unit scheme (houses and flats)	-	£1,758,584	5,797,552	5,502,706	5,207,860	4,913,014	4,618,168	4,323,322	4,028,477	3,733,630	3,438,785	3,143,939	2,849,09
15 Twenty unit scheme (flats)	-	£1,172,389	4,705,833	4,445,765	4,185,698	3,925,631	3,665,562	3,405,495	3,145,428	2,885,361	2,625,293	2,365,226	2,105,15
16 Thirty unit scheme (flats with community use on ground floor)	-	£1,758,584	6,682,035	6,297,698	5,913,363	5,529,027	5,144,690	4,760,355	4,376,019	3,991,682	3,607,346	3,223,011	1 2,838,67
17 Fifty unit scheme (flats - lower density)	-	£2,930,974	11,708,030	11,067,470	10,426,909	9,786,349	9,145,790	8,505,230	7,864,670	7,224,109	6,583,549	5,942,989	5,302,42
18 Fifty unit scheme (flats - higher density)	-	£2,198,230	9,975,284	9,403,064	8,830,843	8,258,622	7,686,402	7,114,181	6,541,960	5,969,740	5,397,519	4,825,298	3 4,253,07
19 Seventy unit scheme (Industrial/employment led scheme)	-	£4,103,363	15,566,002	14,775,262	13,984,520	13,193,780	12,403,038	11,612,297	10,821,556	10,030,815	9,240,075	8,449,333	7,658,59
20 Seventy unit scheme (flats - higher density)	-	£3,077,522	11,973,887	11,280,124	10,586,361	9,892,597	9,198,833	8,505,070	7,811,306	7,117,543	6,423,780	5,730,017	7 5,036,25
21 One hundred unit scheme (flats - lower density)	-	£5,861,947	21,813,031	20,624,479	19,435,926	18,247,374	17,058,820	15,870,267	14,681,715	13,493,162	12,304,610	11,116,057	7 9,927,50
22 One hundred unit scheme (flats - higher density)	-	£4,396,460	16,755,455	15,781,440	14,807,423	13,833,407	12,859,391	11,885,375	10,911,359	9,937,343	8,963,326	7,989,311	7,015,29
23 Two hunded unit scheme (flats)	-	£8,792,921	33,658,945	31,713,789	29,768,634	27,823,479	25,878,323	23,933,167	21,988,011	20,042,856	18,097,700	16,152,545	5 14,207,38
24 Three hundred unit scheme (flats)	-	£13,189,381	45,642,149	42,895,194	40,148,239	37,401,284	34,654,330	31,907,374	29,160,420	26,413,464	23,666,509	20,919,555	18,172,59
25 Four hundred unit scheme (flats)	-	£17,585,842	49,209,539	45,634,467	42,045,225	38,455,984	34,866,742	31,277,500	27,688,259	24,099,017	20,509,776	16,918,301	13,303,53
26 Six hunded unit scheme (flats)	-	£26,378,763	66,135,859	61,074,820	56,013,782	50,952,745	45,891,707	40,830,668	35,769,631	30,698,894	25,604,337	20,509,780	15,415,22
27 Small scale Office	-	£5,275,753	18,400,038	18,400,038	18,400,038	18,400,038	18,400,038	18,400,038	18,400,038	18,400,038	18,400,038	18,400,038	18,400,03
28 Medium scale Office	-	£5,275,753	20,242,700	20,242,700	20,242,700	20,242,700	20,242,700	20,242,700	20,242,700	20,242,700	20,242,700	20,242,700	20,242,70
29 Industrial Scheme new build (50% plot ratio)	-	£5,275,753	4,437,241	4,437,241	4,437,241	4,437,241	4,437,241	4,437,241	4,437,241	4,437,241	4,437,241	4,437,241	1 4,437,24
30 Industrial scheme intensification (60% plot ratio)	-	£5,275,753	5,324,688	5,324,688	5,324,688	5,324,688	5,324,688	5,324,688	5,324,688	5,324,688	5,324,688	5,324,688	5,324,68

								F	Residual land va	lues				
Description	No of units	BLV	0% AH	-	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)		1 £1	6,667 4	69,043	447,062	425,081	403,099	381,118	359,137	337,156	315,174	293,193	271,212	249,23
2 Two unit scheme (houses)		2 £2	5,000 9:	38,492	894,530	850,567	806,605	762,643	718,680	674,718	630,755	586,793	542,831	498,86
3 Two unit scheme (flats)		2 £2	0,000 4	61,081	435,504	409,928	384,351	358,774	333,197	307,621	282,045	256,468	230,891	205,31
4 Three unit scheme (houses)		3 £3	7,500 1,2	76,148	1,216,339	1,156,530	1,096,721	1,036,912	977,102	917,292	857,483	797,674	737,864	678,05
5 Three unit scheme (flats)		3 £2	1,429 6	92,876	654,510	616,145	577,780	539,416	501,050	462,685	424,320	385,955	347,589	309,22
6 Four unit scheme (houses)		4 £5	0,000 1,7	61,600	1,679,074	1,596,547	1,514,020	1,431,493	1,348,967	1,266,440	1,183,913	1,101,387	1,018,861	936,33
7 Four unit scheme (flats)		4 £2	8,571 9	77,227	923,175	869,124	815,071	761,019	706,967	652,914	598,862	544,811	490,759	436,70
8 Five unit scheme (houses)		5 £6	2,500 2,1 2	26,914	2,027,231	1,927,549	1,827,867	1,728,185	1,628,503	1,528,821	1,429,139	1,329,456	1,229,774	1,130,09
9 Five unit scheme (flats)		5 £3	5,714 1,1	56,534	1,092,592	1,028,650	964,709	900,767	7 836,824	772,882	708,941	644,999	581,057	517,11
10 Seven unit scheme (houses)		7 £8	7,500 3,0	39,515	2,897,098	2,754,680	2,612,262	2,469,844	1 2,327,427	2,185,009	2,042,591	1,900,173	1,757,756	1,615,33
11 Seven unit scheme (flats)		7 £5	0,000 1,6	38,717	1,548,113	1,457,511	1,366,908	1,276,305	1,185,703	1,095,099	1,004,497	913,893	823,291	732,68
Ten unit scheme (houses)		10 £12	5,000 4,3	15,663	4,113,436	3,911,210	3,708,983	3,506,755	3,304,528	3,102,301	2,900,074	2,697,847	2,495,620	2,293,39
Ten unit scheme (flats)		10 £7	1,429 2,3	42,416	2,212,983	2,083,550	1,954,118	1,824,684	1,695,252	1,565,820	1,436,386	1,306,954	1,177,521	1,048,08
14 Twenty unit scheme (houses and flats)		20 £16	6,667 5,79	97,552	5,502,706	5,207,860	4,913,014	4,618,168	3 4,323,322	4,028,477	3,733,630	3,438,785	3,143,939	2,849,09
15 Twenty unit scheme (flats)		20 £11	1,111 4,7	05,833	4,445,765	4,185,698	3,925,631	3,665,562	3,405,495	3,145,428	2,885,361	2,625,293	2,365,226	2,105,15
16 Thirty unit scheme (flats with community use on ground floor)		30 £16	6,667 6,6	82,035	6,297,698	5,913,363	5,529,027	5,144,690	4,760,355	4,376,019	3,991,682	3,607,346	3,223,011	2,838,67
17 Fifty unit scheme (flats - lower density)		50 £27	7,778 11,7	08,030	11,067,470	10,426,909	9,786,349	9,145,790	8,505,230	7,864,670	7,224,109	6,583,549	5,942,989	5,302,42
18 Fifty unit scheme (flats - higher density)		50 £20	8,333 9,9	75,284	9,403,064	8,830,843	8,258,622	7,686,402	7,114,181	6,541,960	5,969,740	5,397,519	4,825,298	4,253,07
19 Seventy unit scheme (Industrial/employment led scheme)		70 £38	8,889 15,5	66,002	14,775,262	13,984,520	13,193,780	12,403,038	3 11,612,297	10,821,556	10,030,815	9,240,075	8,449,333	7,658,59
20 Seventy unit scheme (flats - higher density)		70 £29	1,667 11,9	73,887	11,280,124	10,586,361	9,892,597	9,198,833	8,505,070	7,811,306	7,117,543	6,423,780	5,730,017	5,036,25
21 One hundred unit scheme (flats - lower density)	1	00 £55	5,556 21,8	13,031	20,624,479	19,435,926	18,247,374	17,058,820	15,870,267	14,681,715	13,493,162	12,304,610	11,116,057	9,927,50
One hundred unit scheme (flats - higher density)	1	00 £41	6,667 16,7	55,455	15,781,440	14,807,423	13,833,407	12,859,391	1 11,885,375	10,911,359	9,937,343	8,963,326	7,989,311	7,015,29
Two hunded unit scheme (flats)	2	00 £83	3,333 33,6 5	58,945	31,713,789	29,768,634	27,823,479	25,878,323	3 23,933,167	21,988,011	20,042,856	18,097,700	16,152,545	14,207,38
24 Three hundred unit scheme (flats)	3	00 £1,25	0,000 45,6	42,149	42,895,194	40,148,239	37,401,284	34,654,330	31,907,374	29,160,420	26,413,464	23,666,509	20,919,555	18,172,59
P5 Four hundred unit scheme (flats)	4	00 £1,66	6,667 49,20	09,539	45,634,467	42,045,225	38,455,984	34,866,742	2 31,277,500	27,688,259	24,099,017	20,509,776	16,918,301	13,303,53
26 Six hunded unit scheme (flats)	6	00 £2,50	0,000 66,13	35,859	61,074,820	56,013,782	50,952,745	45,891,707	7 40,830,668	35,769,631	30,698,894	25,604,337	20,509,780	15,415,22
27 Small scale Office	-	£50	0,000 18,4	00,038	18,400,038	18,400,038	18,400,038	18,400,038	3 18,400,038	18,400,038	18,400,038	18,400,038	18,400,038	18,400,03
28 Medium scale Office	-	£50	0,000 20,24	42,700	20,242,700	20,242,700	20,242,700	20,242,700	20,242,700	20,242,700	20,242,700	20,242,700	20,242,700	20,242,70
29 Industrial Scheme new build (50% plot ratio)	-	£50	0,000 4,43	37,241	4,437,241	4,437,241	4,437,241	4,437,24	1 4,437,241	4,437,241	4,437,241	4,437,241	4,437,241	4,437,24
30 Industrial scheme intensification (60% plot ratio)	-	£50	0,000 5,3	24,688	5,324,688	5,324,688	5,324,688	5,324,688	5,324,688	5,324,688	5,324,688	5,324,688	5,324,688	5,324,68



Appendix 8 - Appraisal results (present day) – Lon Aff Rent and intermediate hsg provided as Lon Living Rent

RICHMOND LOCAL PLAN VIABILITY TESTING	Sales value £7,130 psm	AH tenure	Rented 70%	LLR 30% Frst Hms 0%

		£6.3m p.h.					Re	sidual land value	es				
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)		1 £380,267	7 276,170	264,064	251,957	239,851	227,744	215,638	203,531	191,424	179,318	167,211	155,1
2 Two unit scheme (houses)		2 £570,400	552,747	528,534	504,321	480,108	455,894	431,681	407,469	383,255	359,042	334,828	310,6
3 Two unit scheme (flats)		2 £456,320	234,016	220,067	206,117	192,167	178,218	164,269	150,320	136,369	122,420	108,471	94,52
4 Three unit scheme (houses)		3 £855,600	751,355	718,415	685,473	652,532	619,591	586,649	553,709	520,767	487,827	454,885	421,94
5 Three unit scheme (flats)		3 £488,914	352,277	331,354	310,430	289,505	268,581	247,657	226,732	205,808	184,884	163,960	143,03
6 Four unit scheme (houses)		4 £1,140,800	1,037,475	992,022	946,569	901,115	855,663	810,209	764,756	719,304	673,850	628,397	582,94
7 Four unit scheme (flats)		4 £651,886	497,364	467,884	438,403	408,923	379,443	349,964	320,484	291,004	261,524	232,044	202,50
8 Five unit scheme (houses)		5 £1,426,000	1,252,258	1,197,357	1,142,455	1,087,554	1,032,651	977,749	922,848	867,945	813,044	758,142	703,24
9 Five unit scheme (flats)		5 £814,857	588,871	553,998	519,123	484,249	449,376	414,502	379,629	344,755	309,882	275,007	240,13
10 Seven unit scheme (houses)		7 £1,996,400	1,789,879	1,711,440	1,633,001	1,554,561	1,476,122	1,397,683	1,319,243	1,240,804	1,162,365	1,083,925	1,005,48
11 Seven unit scheme (flats)		7 £1,140,800	830,203	781,009	731,816	682,622	633,428	584,234	535,042	485,848	436,654	387,460	338,2
12 Ten unit scheme (houses)		10 £2,852,000	2,541,235	2,429,854	2,318,474	2,207,093	2,095,713	1,984,332	1,872,952	1,761,571	1,650,191	1,538,811	1,427,4
13 Ten unit scheme (flats)		10 £1,629,714	1,187,396	1,117,119	1,046,843	976,566	906,290	836,013	765,737	695,460	625,183	554,906	484,6
4 Twenty unit scheme (houses and flats)		20 £3,802,667	3,169,284	3,009,061	2,848,839	2,688,616	2,528,393	2,368,171	2,207,948	2,047,725	1,887,503	1,727,280	1,567,0
15 Twenty unit scheme (flats)		20 £2,535,111	2,372,863	2,232,306	2,091,748	1,951,191	1,810,635	1,670,077	1,529,520	1,388,963	1,248,406	1,107,849	967,2
16 Thirty unit scheme (flats with community use on ground floor)		30 £3,802,667	3,228,171	3,020,301	2,812,431	2,604,561	2,396,690	2,188,821	1,980,950	1,773,081	1,565,210	1,357,340	1,149,4
17 Fifty unit scheme (flats - lower density)		50 £6,337,778	5,940,130	5,593,679	5,247,229	4,900,779	4,554,329	4,207,878	3,861,429	3,514,978	3,168,528	2,822,077	2,475,62
18 Fifty unit scheme (flats - higher density)		50 £4,753,333	4,792,556	4,484,178	4,175,801	3,867,423	3,559,045	3,250,668	2,942,290	2,633,913	2,325,535	2,017,157	1,708,7
19 Seventy unit scheme (Industrial/employment led scheme)		70 £8,872,889	7,596,575	7,177,209	6,757,843	6,338,478	5,919,113	5,499,748	5,080,382	4,661,017	4,241,651	3,822,286	3,402,92
20 Seventy unit scheme (flats - higher density)		70 £6,654,667	5,598,939	5,231,006	4,863,072	4,495,138	4,127,205	3,759,270	3,391,336	3,023,402	2,655,469	2,287,535	1,919,60
21 One hundred unit scheme (flats - lower density)		100 £12,675,556	10,838,720	10,206,332	9,573,944	8,941,556	8,309,169	7,676,781	7,044,392	6,412,004	5,779,616	5,147,228	4,514,8
22 One hundred unit scheme (flats - higher density)		100 £9,506,667	7,780,357	7,264,188	6,748,017	6,231,848	5,715,678	5,199,509	4,683,339	4,167,169	3,650,999	3,134,830	2,618,60
23 Two hunded unit scheme (flats)		200 £19,013,333	15,504,617	14,480,831	13,457,045	12,433,257	11,409,471	10,385,685	9,361,899	8,338,112	7,314,326	6,290,540	5,266,7
24 Three hundred unit scheme (flats)		300 £28,520,000	20,134,000	18,689,062	17,244,125	15,799,188	14,354,250	12,909,314	11,464,376	10,019,439	8,568,150	7,115,783	5,663,4
25 Four hundred unit scheme (flats)		400 £38,026,667	15,696,203	13,804,900	11,913,596	10,012,687	8,105,697	6,198,709	4,291,720	2,384,731	477,742	- 1,470,345	- 3,428,2
26 Six hunded unit scheme (flats)		£57,040,000	18,649,762	15,968,711	13,287,659	10,606,608	7,925,557	5,217,850	2,509,051	- 202,574	- 2,952,833	- 5,737,661	- 8,522,48
27 Small scale Office		- £11,408,000	- 10,862,418	- 10,862,418	- 10,862,418	- 10,862,418	- 10,862,418	- 10,862,418	- 10,862,418	- 10,862,418	- 10,862,418	- 10,862,418	- 10,862,4
28 Medium scale Office		- £11,408,000	- 15,608,522	- 15,608,522	- 15,608,522	- 15,608,522	- 15,608,522	- 15,608,522 -	- 15,608,522	- 15,608,522	- 15,608,522	- 15,608,522	- 15,608,52
29 Industrial Scheme new build (50% plot ratio)		- £11,408,000	2,873,938	2,873,938	2,873,938	2,873,938	2,873,938	2,873,938	2,873,938	2,873,938	2,873,938	2,873,938	2,873,93
30 Industrial scheme intensification (60% plot ratio)		- £11,408,000	3,448,724	3,448,724	3,448,724	3,448,724	3,448,724	3,448,724	3,448,724	3,448,724	3,448,724	3,448,724	3,448,72

BENCHMARK LAND VALUE 2 (SECONDARY OFFICES)		£12,386,600					Re	esidual land valu	ues				
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	1	£412,887	276,170	264,064	251,957	239,851	227,744	215,638	203,531	191,424	179,318	167,211	155,104
2 Two unit scheme (houses)	2	£619,330	552,747	528,534	504,321	480,108	455,894	431,681	407,469	383,255	359,042	334,828	310,616
3 Two unit scheme (flats)	2	£495,464	234,016	220,067	206,117	192,167	178,218	164,269	150,320	136,369	122,420	108,471	94,522
4 Three unit scheme (houses)	3	£928,995	751,355	718,415	685,473	652,532	619,591	586,649	553,709	520,767	487,827	454,885	421,944
5 Three unit scheme (flats)	3	£530,854	352,277	331,354	310,430	289,505	268,581	247,657	226,732	205,808	184,884	163,960	143,036
6 Four unit scheme (houses)	4	£1,238,660	1,037,475	992,022	946,569	901,115	855,663	810,209	764,756	719,304	673,850	628,397	582,944
7 Four unit scheme (flats)	4	£707,806	497,364	467,884	438,403	408,923	379,443	349,964	320,484	291,004	261,524	232,044	202,565
8 Five unit scheme (houses)	Ę	£1,548,325	1,252,258	1,197,357	1,142,455	1,087,554	1,032,651	977,749	922,848		813,044	758,142	703,240
9 Five unit scheme (flats)	Ę	£884,757	588,871	553,998	519,123	484,249	449,376	414,502	379,629	344,755	309,882	275,007	240,134
10 Seven unit scheme (houses)	7	£2,167,655	1,789,879	1,711,440	1,633,001	1,554,561	1,476,122	1,397,683	1,319,243	1,240,804	1,162,365	1,083,925	1,005,486
11 Seven unit scheme (flats)	7	£1,238,660	830,203	781,009	731,816	682,622	633,428	584,234	535,042	485,848	436,654	387,460	338,267
12 Ten unit scheme (houses)	10	£3,096,650	2,541,235	2,429,854	2,318,474	2,207,093	2,095,713	1,984,332	1,872,952	1,761,571	1,650,191	1,538,811	1,427,431
13 Ten unit scheme (flats)	10	£1,769,514	1,187,396	1,117,119	1,046,843	976,566	906,290	836,013	765,737	695,460	625,183	554,906	484,630
14 Twenty unit scheme (houses and flats)	20	£4,128,867	3,169,284	3,009,061	2,848,839	2,688,616	2,528,393	2,368,171	2,207,948	2,047,725	1,887,503	1,727,280	1,567,057
15 Twenty unit scheme (flats)	20	£2,752,578	2,372,863	2,232,306	2,091,748	1,951,191	1,810,635	1,670,077	1,529,520	1,388,963	1,248,406	1,107,849	967,291
16 Thirty unit scheme (flats with community use on ground floor)	30	£4,128,867	3,228,171	3,020,301	2,812,431	2,604,561	2,396,690	2,188,821	1,980,950	1,773,081	1,565,210	1,357,340	1,149,470
17 Fifty unit scheme (flats - lower density)	50	£6,881,444	5,940,130	5,593,679	5,247,229	4,900,779	4,554,329	4,207,878	3,861,429	3,514,978	3,168,528	2,822,077	2,475,628
18 Fifty unit scheme (flats - higher density)	50	£5,161,083	4,792,556	4,484,178	4,175,801	3,867,423	3,559,045	3,250,668	2,942,290	2,633,913	2,325,535	2,017,157	1,708,780
19 Seventy unit scheme (Industrial/employment led scheme)	70	£9,634,022	7,596,575	7,177,209	6,757,843	6,338,478	5,919,113	5,499,748	5,080,382	4,661,017	4,241,651	3,822,286	3,402,920
20 Seventy unit scheme (flats - higher density)	70	£7,225,516	5,598,939	5,231,006	4,863,072	4,495,138	4,127,205	3,759,270	3,391,336	3,023,402	2,655,469	2,287,535	1,919,601
21 One hundred unit scheme (flats - lower density)	100	£13,762,888	10,838,720	10,206,332	9,573,944	8,941,556	8,309,169	7,676,781	7,044,392	6,412,004	5,779,616	5,147,228	4,514,840
22 One hundred unit scheme (flats - higher density)	100	£10,322,166	7,780,357	7,264,188	6,748,017	6,231,848	5,715,678	5,199,509	4,683,339	4,167,169	3,650,999	3,134,830	2,618,660
23 Two hunded unit scheme (flats)	200	£20,644,333	15,504,617	14,480,831	13,457,045	12,433,257	11,409,471	10,385,685	9,361,899	8,338,112	7,314,326	6,290,540	5,266,752
24 Three hundred unit scheme (flats)	300	£30,966,499	20,134,000	18,689,062	17,244,125	15,799,188	14,354,250	12,909,314	11,464,376	10,019,439	8,568,150	7,115,783	5,663,415
25 Four hundred unit scheme (flats)	400	£41,288,665	15,696,203	13,804,900	11,913,596	10,012,687	8,105,697	6,198,709	4,291,720	2,384,731	477,742	- 1,470,345	3,428,251
26 Six hunded unit scheme (flats)	600	£61,932,998	18,649,762	15,968,711	13,287,659	10,606,608	7,925,557	5,217,850	2,509,051	- 202,574	- 2,952,833	- 5,737,661	- 8,522,489
27 Small scale Office	-	£12,386,600	- 10,862,418	- 10,862,418	- 10,862,418	- 10,862,418	- 10,862,418	- 10,862,418	- 10,862,418	- 10,862,418	- 10,862,418	- 10,862,418	10,862,418
28 Medium scale Office	-	£12,386,600	- 15,608,522	- 15,608,522	- 15,608,522	- 15,608,522	- 15,608,522	- 15,608,522	- 15,608,522	- 15,608,522	- 15,608,522	- 15,608,522	15,608,522
29 Industrial Scheme new build (50% plot ratio)	-	£12,386,600	2,873,938	2,873,938	2,873,938	2,873,938	2,873,938	2,873,938	2,873,938	2,873,938	2,873,938	2,873,938	, ,
30 Industrial scheme intensification (60% plot ratio)	-	£12,386,600	3,448,724	3,448,724	3,448,724	3,448,724	3,448,724	3,448,724	3,448,724	3,448,724	3,448,724	3,448,724	3,448,724

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)		£5,275,753					ı	Residual land va	lues				
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	1	£175,858	276,170	264,064	251,957	239,851	227,74	4 215,638	203,531	191,424	179,318	167,211	155,10
2 Two unit scheme (houses)	-	£263,788	552,747	528,534	504,321	480,108	455,894	4 431,681	407,469	383,255	359,042	334,828	310,61
3 Two unit scheme (flats)	-	£211,030	234,016	220,067	206,117	192,167	178,218	8 164,269	150,320	136,369	122,420	108,471	94,52
4 Three unit scheme (houses)	-	£395,681	751,355	718,415	685,473	652,532	619,59	1 586,649	553,709	520,767	487,827	454,885	5 421,94
5 Three unit scheme (flats)	-	£226,104	352,277	331,354	310,430	289,505	268,58	1 247,657	226,732	205,808	184,884	163,960	143,03
6 Four unit scheme (houses)	-	£527,575	1,037,475	992,022	946,569	901,115	855,663	3 810,209	764,756	719,304	673,850	628,397	7 582,94
7 Four unit scheme (flats)	-	£301,472	497,364	467,884	438,403	408,923	379,443	3 349,964	320,484	291,004	261,524	232,044	202,56
8 Five unit scheme (houses)	-	£659,469	1,252,258	1,197,357	1,142,455	1,087,554	1,032,65	1 977,749	922,848	867,945	813,044	758,142	2 703,24
9 Five unit scheme (flats)	-	£376,839	588,871	553,998	519,123	484,249	449,370	6 414,502	379,629	344,755	309,882	275,007	7 240,13
10 Seven unit scheme (houses)	-	£923,257	1,789,879	1,711,440	1,633,001	1,554,561	1,476,12	2 1,397,683	1,319,243	1,240,804	1,162,365	1,083,925	1,005,48
11 Seven unit scheme (flats)	-	£527,575	830,203	781,009	731,816	682,622	633,428	584,234	535,042	485,848	436,654	387,460	338,26
12 Ten unit scheme (houses)	-	£1,318,938	2,541,235	2,429,854	2,318,474	2,207,093	2,095,713	3 1,984,332	1,872,952	1,761,571	1,650,191	1,538,811	1,427,43
13 Ten unit scheme (flats)	-	£753,679	1,187,396	1,117,119	1,046,843	976,566	906,290	0 836,013	765,737	695,460	625,183	554,906	6 484,63
14 Twenty unit scheme (houses and flats)	-	£1,758,584	3,169,284	3,009,061	2,848,839	2,688,616	2,528,393	3 2,368,171	2,207,948	3 2,047,725	1,887,503	1,727,280	1,567,05
15 Twenty unit scheme (flats)	-	£1,172,389	2,372,863	2,232,306	2,091,748	1,951,191	1,810,63	5 1,670,077	1,529,520	1,388,963	1,248,406	1,107,849	967,29
16 Thirty unit scheme (flats with community use on ground floor)	-	£1,758,584	3,228,171	3,020,301	2,812,431	2,604,561	2,396,690	0 2,188,821	1,980,950	1,773,081	1,565,210	1,357,340	1,149,47
17 Fifty unit scheme (flats - lower density)	-	£2,930,974	5,940,130	5,593,679	5,247,229	4,900,779	4,554,329	9 4,207,878	3,861,429	3,514,978	3,168,528	2,822,077	7 2,475,62
18 Fifty unit scheme (flats - higher density)	-	£2,198,230	4,792,556	4,484,178	4,175,801	3,867,423	3,559,04	5 3,250,668	2,942,290	2,633,913	2,325,535	2,017,157	7 1,708,78
19 Seventy unit scheme (Industrial/employment led scheme)	-	£4,103,363	7,596,575	7,177,209	6,757,843	6,338,478	5,919,113	3 5,499,748	5,080,382	4,661,017	4,241,651	3,822,286	3,402,92
20 Seventy unit scheme (flats - higher density)	-	£3,077,522	5,598,939	5,231,006	4,863,072	4,495,138	4,127,20	5 3,759,270	3,391,336	3,023,402	2,655,469	2,287,535	1,919,60
21 One hundred unit scheme (flats - lower density)	-	£5,861,947	10,838,720	10,206,332	9,573,944	8,941,556	8,309,169	9 7,676,781	7,044,392	6,412,004	5,779,616	5,147,228	3 4,514,84
22 One hundred unit scheme (flats - higher density)	-	£4,396,460	7,780,357	7,264,188	6,748,017	6,231,848	5,715,678	5,199,509	4,683,339	4,167,169	3,650,999	3,134,830	2,618,66
23 Two hunded unit scheme (flats)	-	£8,792,921	15,504,617	14,480,831	13,457,045	12,433,257	11,409,47	1 10,385,685	9,361,899	8,338,112	7,314,326	6,290,540	5,266,75
24 Three hundred unit scheme (flats)	-	£13,189,381	20,134,000	18,689,062	17,244,125	15,799,188	14,354,250	12,909,314	11,464,376	10,019,439	8,568,150	7,115,783	5,663,41
25 Four hundred unit scheme (flats)	-	£17,585,842	15,696,203	13,804,900	11,913,596	10,012,687	8,105,69	7 6,198,709	4,291,720	2,384,731	477,742	2 - 1,470,345	5 - 3,428,25
26 Six hunded unit scheme (flats)	-	£26,378,763	18,649,762	15,968,711	13,287,659	10,606,608	7,925,55	7 5,217,850	2,509,051	- 202,574	- 2,952,833	3 - 5,737,661	1 - 8,522,48
27 Small scale Office	-	£5,275,753	- 10,862,418	- 10,862,418	- 10,862,418	- 10,862,418	- 10,862,418	8 - 10,862,418	- 10,862,418	3 - 10,862,418	- 10,862,418	3 - 10,862,418	3 - 10,862,41
28 Medium scale Office	-	£5,275,753	- 15,608,522	- 15,608,522	- 15,608,522	- 15,608,522	- 15,608,522	2 - 15,608,522	- 15,608,522	2 - 15,608,522	- 15,608,522	2 - 15,608,522	2 - 15,608,52
29 Industrial Scheme new build (50% plot ratio)	-	£5,275,753	2,873,938	2,873,938	2,873,938	2,873,938	2,873,93	8 2,873,938	2,873,938	2,873,938	2,873,938	3 2,873,938	3 2,873,93
30 Industrial scheme intensification (60% plot ratio)	-	£5,275,753	3,448,724	3,448,724	3,448,724	3,448,724	3,448,72	4 3,448,724	3,448,724	3,448,724	3,448,724	3.448.724	3,448,72

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Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)		1 £16,667	276,170	264,064	251,957	239,851	227,744	215,638	203,531	191,424	179,318	167,211	1 155,10
2 Two unit scheme (houses)		2 £25,000	552,747	528,534	504,321	480,108	455,894	431,681	407,469	383,255	359,042	334,828	310,6
3 Two unit scheme (flats)		2 £20,000	234,016	220,067	206,117	192,167	178,218	164,269	150,320	136,369	122,420	108,471	1 94,52
4 Three unit scheme (houses)		3 £37,500	751,355	718,415	685,473	652,532	619,591	586,649	553,709	520,767	487,827	454,885	5 421,94
5 Three unit scheme (flats)		3 £21,429	352,277	331,354	310,430	289,505	268,581	247,657	226,732	205,808	184,884	163,960	0 143,03
6 Four unit scheme (houses)		4 £50,000	1,037,475	992,022	946,569	901,115	855,663	810,209	764,756	719,304	673,850	628,397	7 582,94
7 Four unit scheme (flats)		4 £28,571	497,364	467,884	438,403	408,923	379,443	349,964	320,484	291,004	261,524	232,044	4 202,56
8 Five unit scheme (houses)		5 £62,500	1,252,258	1,197,357	1,142,455	1,087,554	1,032,651	977,749	922,848	867,945	813,044	758,142	2 703,24
9 Five unit scheme (flats)		5 £35,714	588,871	553,998	519,123	484,249	449,376	414,502	379,629	344,755	309,882	275,007	7 240,13
10 Seven unit scheme (houses)		7 £87,500	1,789,879	1,711,440	1,633,001	1,554,561	1,476,122	1,397,683	1,319,243	1,240,804	1,162,365	1,083,925	5 1,005,48
11 Seven unit scheme (flats)		7 £50,000	830,203	781,009	731,816	682,622	633,428	584,234	535,042	485,848	436,654	387,460	338,26
12 Ten unit scheme (houses)	1	0 £125,000	2,541,235	2,429,854	2,318,474	2,207,093	2,095,713	1,984,332	1,872,952	1,761,571	1,650,191	1,538,811	1 1,427,43
13 Ten unit scheme (flats)	1	0 £71,429	1,187,396	1,117,119	1,046,843	976,566	906,290	836,013	765,737	695,460	625,183	554,906	6 484,63
14 Twenty unit scheme (houses and flats)	2	0 £166,667	3,169,284	3,009,061	2,848,839	2,688,616	2,528,393	2,368,171	2,207,948	2,047,725	1,887,503	1,727,280	1,567,05
15 Twenty unit scheme (flats)	2	£111,111	2,372,863	2,232,306	2,091,748	1,951,191	1,810,635	1,670,077	1,529,520	1,388,963	1,248,406	1,107,849	9 967,29
16 Thirty unit scheme (flats with community use on ground floor)	3	0 £166,667	3,228,171	3,020,301	2,812,431	2,604,561	2,396,690	2,188,821	1,980,950	1,773,081	1,565,210	1,357,340	1,149,47
17 Fifty unit scheme (flats - lower density)	5	0 £277,778	5,940,130	5,593,679	5,247,229	4,900,779	4,554,329	4,207,878	3,861,429	3,514,978	3,168,528	2,822,077	7 2,475,62
18 Fifty unit scheme (flats - higher density)	5	0 £208,333	4,792,556	4,484,178	4,175,801	3,867,423	3,559,045	3,250,668	2,942,290	2,633,913	2,325,535	2,017,157	7 1,708,78
19 Seventy unit scheme (Industrial/employment led scheme)	7	0 £388,889	7,596,575	7,177,209	6,757,843	6,338,478	5,919,113	5,499,748	5,080,382	4,661,017	4,241,651	3,822,286	3,402,92
20 Seventy unit scheme (flats - higher density)	7	0 £291,667	5,598,939	5,231,006	4,863,072	4,495,138	4,127,205	3,759,270	3,391,336	3,023,402	2,655,469	2,287,535	5 1,919,60
21 One hundred unit scheme (flats - lower density)	10	0 £555,556	10,838,720	10,206,332	9,573,944	8,941,556	8,309,169	7,676,781	7,044,392	6,412,004	5,779,616	5,147,228	3 4,514,84
22 One hundred unit scheme (flats - higher density)	10	0 £416,667	7,780,357	7,264,188	6,748,017	6,231,848	5,715,678	5,199,509	4,683,339	4,167,169	3,650,999	3,134,830	2,618,66
23 Two hunded unit scheme (flats)	20	0 £833,333	15,504,617	14,480,831	13,457,045	12,433,257	11,409,471	10,385,685	9,361,899	8,338,112	7,314,326	6,290,540	5,266,75
24 Three hundred unit scheme (flats)	30	0 £1,250,000	20,134,000	18,689,062	17,244,125	15,799,188	14,354,250	12,909,314	11,464,376	10,019,439	8,568,150	7,115,783	5,663,41
25 Four hundred unit scheme (flats)	40	£1,666,667	15,696,203	13,804,900	11,913,596	10,012,687	8,105,697	6,198,709	4,291,720	2,384,731	477,742	1,470,345	5 - 3,428,25
26 Six hunded unit scheme (flats)	60	£2,500,000	18,649,762	15,968,711	13,287,659	10,606,608	7,925,557	5,217,850	2,509,051	- 202,574	- 2,952,833	5,737,661	1 - 8,522,48
27 Small scale Office	-	£500,000	- 10,862,418	- 10,862,418	- 10,862,418	- 10,862,418	- 10,862,418	- 10,862,418	- 10,862,418	- 10,862,418	- 10,862,418	- 10,862,418	8 - 10,862,41
28 Medium scale Office	-	£500,000	- 15,608,522	- 15,608,522	- 15,608,522	- 15,608,522	- 15,608,522	- 15,608,522	- 15,608,522	- 15,608,522	- 15,608,522	15,608,522	2 - 15,608,52
29 Industrial Scheme new build (50% plot ratio)	-	£500,000	2,873,938	2,873,938	2,873,938	2,873,938	2,873,938	2,873,938	2,873,938	2,873,938	2,873,938	2,873,938	3 2,873,93
30 Industrial scheme intensification (60% plot ratio)	-	£500,000	3,448,724	3,448,724	3,448,724	3,448,724	3,448,724	3,448,724	3,448,724	3,448,724	3,448,724	3,448,724	4 3,448,72

RICHMOND LOCAL PLAN VIABILITY TESTING	Sales value £7,474 psm	AH tenure	Rented 70%	LLR 30% Frst Hms 0%

RICHMOND LOCAL PLAN VIABILITY TESTING	Sales value £7,474 psn	ı		AH tenure	Rented 70%	LLR 30%	Frst Hms 0%	0					
BENCHMARK LAND VALUE 1 (EXISTING RESIDENTIAL)		£11,958,400	PER HA										
		£6.3m p.h.					Re	esidual land valu	ies				
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	1	£398,613	301,307	287,944	274,581	261,217	247,854	234,490	221,127	207,763	194,400	181,036	
2 Two unit scheme (houses)	2	£597,920	603,022	576,295	549,568	522,841	496,114	469,387	442,660	415,934	389,207	362,480	335
3 Two unit scheme (flats)	2	£478,336	263,830	248,390	232,950	217,509	202,070	186,629	171,189	155,748	140,309	124,868	109
4 Three unit scheme (houses)	3	£896,880	819,752	783,391	747,030	710,669	674,309	637,948	601,586	565,225	528,864	492,503	456
5 Three unit scheme (flats)	3	£512,503	396,998	373,838	350,678	327,518	304,358	281,197	258,037	234,877	211,717	188,557	165
6 Four unit scheme (houses)	4	£1,195,840	1,131,851	1,081,679	1,031,507	981,335	931,163	880,992	830,819	780,647	730,476	680,303	
7 Four unit scheme (flats)	4	£683,337	560,370	527,739	495,109	462,479	429,849	397,218	364,588	331,958	299,328	266,697	234
8 Five unit scheme (houses)	5	£1,494,800	1,366,253	1,305,652	1,245,050	1,184,448	1,123,847	1,063,245	1,002,644	942,042	881,440	820,838	760
9 Five unit scheme (flats)	5	£854,171	663,406	624,805	586,205	547,604	509,003	470,404	431,803	393,202	354,602	316,002	277
10 Seven unit scheme (houses)	7	£2,092,720	1,952,745	1,866,162	1,779,580	1,692,998	1,606,415	1,519,832	1,433,250	1,346,667	1,260,085	1,173,502	1,086
11 Seven unit scheme (flats)	7	£1,195,840	936,436	881,931	827,426	772,921	718,415	663,910	609,405	554,900	500,395	445,889	391
12 Ten unit scheme (houses)	10	£2,989,600	2,772,497	2,649,554	2,526,610	2,403,666	2,280,723	2,157,779	2,034,836	1,911,893	1,788,949	1,666,005	1,543
13 Ten unit scheme (flats)	10	£1,708,343	1,339,158	1,261,293	1,183,428	1,105,564	1,027,700	949,835	871,970	794,105	716,240	638,376	560
14 Twenty unit scheme (houses and flats)	20	£3,986,133	3,513,354	3,335,928	3,158,501	2,981,076	2,803,650	2,626,223	2,448,797	2,271,372	2,093,945	1,916,519	1,739
15 Twenty unit scheme (flats)	20	£2,657,422	2,679,618	2,523,724	2,367,829	2,211,934	2,056,039	1,900,144	1,744,249	1,588,354	1,432,459	1,276,564	1,120
16 Thirty unit scheme (flats with community use on ground floor)	30	£3,986,133	3,685,416	3,454,684	3,223,951	2,993,219	2,762,487	2,531,755	2,301,022	2,070,290	1,839,557	1,608,825	1,378
17 Fifty unit scheme (flats - lower density)	50	£6,643,556	6,698,083	6,314,105	5,930,128	5,546,150	5,162,172	4,778,194	4,394,217	4,010,239	3,625,773	3,241,219	2,856
18 Fifty unit scheme (flats - higher density)	50	£4,982,667	5,478,226	5,135,565	4,792,903	4,450,242	4,107,581	3,764,920	3,422,259	3,079,598	2,736,937	2,394,276	2,051
19 Seventy unit scheme (Industrial/employment led scheme)	70	£9,300,978	8,554,118	8,086,875	7,619,633	7,152,391	6,685,147	6,217,905	5,750,663	5,283,420	4,816,178	4,348,935	3,881
20 Seventy unit scheme (flats - higher density)	70	£6,975,733	6,439,048	6,029,109	5,619,170	5,209,230	4,799,291	4,389,352	3,979,413	3,569,473	3,159,534	2,749,596	2,339
21 One hundred unit scheme (flats - lower density)	100	£13,287,111	12,278,074	11,574,378	10,870,682	10,166,986	9,462,975	8,758,475	8,053,974	7,349,472	6,644,972	5,940,471	5,235
22 One hundred unit scheme (flats - higher density)	100	£9,965,333	8,971,302	8,395,585	7,819,868	7,244,151	6,668,434	6,092,717	5,517,000	4,941,283	4,365,566	3,789,848	3,214
23 Two hunded unit scheme (flats)	200	£19,930,667	17,901,611	16,757,975	15,614,339	14,470,703	13,327,067	12,183,430	11,039,794	9,896,159	8,752,522	7,608,886	6,465
24 Three hundred unit scheme (flats)	300	£29,896,000	23,529,757	21,915,032	20,300,307	18,685,581	17,070,857	15,456,131	13,841,406	12,226,682	10,611,956	8,997,231	7,379
25 Four hundred unit scheme (flats)	400	£39,861,333	20,156,534	18,042,213	15,927,893	13,813,573	11,699,252	9,584,613	7,451,897	5,319,181	3,186,465	1,053,750	- 1,107
26 Six hunded unit scheme (flats)	600	£59,792,000	25,028,234	22,033,663	19,033,404	16,033,145	13,032,886	10,032,627	7,032,368	4,003,918	971,760	- 2,089,554	- 5,196
27 Small scale Office	-	£11,958,400	- 10,862,418	- 10,862,418	- 10,862,418	- 10,862,418	- 10,862,418	- 10,862,418	- 10,862,418	- 10,862,418	- 10,862,418	- 10,862,418	- 10,862
28 Medium scale Office	-	£11,958,400	- 15,608,522	- 15,608,522	- 15,608,522	- 15,608,522	- 15,608,522	- 15,608,522	- 15,608,522	- 15,608,522	- 15,608,522	- 15,608,522	- 15,608
29 Industrial Scheme new build (50% plot ratio)	-	£11,958,400	2,873,938	2,873,938	2,873,938	2,873,938	2,873,938	2,873,938	2,873,938	2,873,938	2,873,938	2,873,938	2,873
30 Industrial scheme intensification (60% plot ratio)	-	£11,958,400	3,448,724	3,448,724	3,448,724	3,448,724	3,448,724	3,448,724	3,448,724	3,448,724	3,448,724	3,448,724	3,448,

BENCHMARK LAND VALUE 2 (SECONDARY OFFICES)		£12,386,600					Re	esidual land val	ues				
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	1	£412,887	301,307	287,944	274,581	261,217	247,854	234,490	221,127	207,763	194,400	181,036	167,673
2 Two unit scheme (houses)	2	£619,330	603,022	576,295	549,568	522,841	496,114	469,387	442,660	415,934	389,207	362,480	335,753
3 Two unit scheme (flats)	2	£495,464	263,830	248,390	232,950	217,509	202,070	186,629	171,189	155,748	140,309	124,868	109,428
4 Three unit scheme (houses)	3	£928,995	819,752	783,391	747,030	710,669	674,309	637,948	601,586	565,225	528,864	492,503	456,142
5 Three unit scheme (flats)	3	£530,854	396,998	373,838	350,678	327,518	304,358	281,197	258,037	234,877	211,717	188,557	165,396
6 Four unit scheme (houses)	4	£1,238,660	1,131,851	1,081,679	1,031,507	981,335	931,163	880,992	830,819	780,647	730,476	680,303	630,132
7 Four unit scheme (flats)	4	£707,806	560,370	527,739	495,109	462,479	429,849	397,218	364,588	331,958	299,328	266,697	234,067
8 Five unit scheme (houses)	5	£1,548,325	1,366,253	1,305,652	1,245,050	1,184,448	1,123,847	1,063,245	1,002,644	942,042	881,440	820,838	760,237
9 Five unit scheme (flats)	5	£884,757	663,406	624,805	586,205	547,604	509,003	470,404	431,803	393,202	354,602	316,002	277,401
10 Seven unit scheme (houses)	7	£2,167,655	1,952,745	1,866,162	1,779,580	1,692,998	1,606,415	1,519,832	1,433,250	1,346,667	1,260,085	1,173,502	1,086,919
11 Seven unit scheme (flats)	7	£1,238,660	936,436	881,931	827,426	772,921	718,415	663,910	609,405	554,900	500,395	445,889	391,383
12 Ten unit scheme (houses)	10	£3,096,650	2,772,497	2,649,554	2,526,610	2,403,666	2,280,723	2,157,779	2,034,836	1,911,893	1,788,949	1,666,005	
13 Ten unit scheme (flats)	10	£1,769,514	1,339,158	1,261,293	1,183,428	1,105,564	1,027,700	949,835	871,970	794,105	716,240	638,376	560,511
14 Twenty unit scheme (houses and flats)	20	£4,128,867	3,513,354	3,335,928	3,158,501	2,981,076	2,803,650	2,626,223	2,448,797	2,271,372	2,093,945	1,916,519	1,739,093
15 Twenty unit scheme (flats)	20	£2,752,578	2,679,618	2,523,724	2,367,829	2,211,934	2,056,039	1,900,144	1,744,249	1,588,354	1,432,459	1,276,564	1,120,669
16 Thirty unit scheme (flats with community use on ground floor)	30	£4,128,867	3,685,416	3,454,684	3,223,951	2,993,219	2,762,487	2,531,755	2,301,022	2,070,290	1,839,557	1,608,825	, , , , , , ,
17 Fifty unit scheme (flats - lower density)	50	,,	6,698,083	6,314,105	5,930,128	5,546,150	-,,	4,778,194	4,394,217	4,010,239	3,625,773	3,241,219	_,
18 Fifty unit scheme (flats - higher density)	50	, . ,		5,135,565	4,792,903	4,450,242	4,107,581	3,764,920	3,422,259	3,079,598	2,736,937	2,394,276	, , , , , , , ,
19 Seventy unit scheme (Industrial/employment led scheme)	70	£9,634,022	8,554,118	8,086,875	7,619,633	7,152,391	6,685,147	6,217,905	5,750,663	5,283,420	4,816,178	4,348,935	3,881,692
20 Seventy unit scheme (flats - higher density)	70	£7,225,516	6,439,048	6,029,109	5,619,170	5,209,230	4,799,291	4,389,352	3,979,413	3,569,473	3,159,534	2,749,596	2,339,656
21 One hundred unit scheme (flats - lower density)	100	, . , ,	12,278,074	11,574,378	10,870,682	10,166,986	9,462,975	8,758,475	8,053,974	7,349,472	6,644,972	5,940,471	5,235,969
22 One hundred unit scheme (flats - higher density)	100	, ,	8,971,302	8,395,585	7,819,868	7,244,151	6,668,434	6,092,717	5,517,000	4,941,283	4,365,566	3,789,848	-, , , -
23 Two hunded unit scheme (flats)	200	£20,644,333		16,757,975	15,614,339	14,470,703	13,327,067	12,183,430	11,039,794	9,896,159	8,752,522	7,608,886	6,465,249
24 Three hundred unit scheme (flats)	300			21,915,032	20,300,307	18,685,581	17,070,857	15,456,131	13,841,406	12,226,682	10,611,956	8,997,231	7,379,729
25 Four hundred unit scheme (flats)	400	, ,	20,156,534	18,042,213	15,927,893	13,813,573	11,699,252	9,584,613	7,451,897	5,319,181	3,186,465	1,053,750	- 1,107,399
26 Six hunded unit scheme (flats)	600	£61,932,998		22,033,663	19,033,404	16,033,145	13,032,886	10,032,627	7,032,368	4,003,918	971,760	, ,	-,,
27 Small scale Office	-	£12,386,600	- 10,862,418	- 10,862,418	- 10,862,418	- 10,862,418	- 10,862,418	- 10,862,418	- 10,862,418	- 10,862,418	- 10,862,418	- 10,862,418	- 10,862,418
28 Medium scale Office	-	£12,386,600	- 15,608,522	- 15,608,522	- 15,608,522	- 15,608,522	-,,-	- 15,608,522	- 15,608,522	- 15,608,522	- 15,608,522	- 15,608,522	-,,-
29 Industrial Scheme new build (50% plot ratio)	-	£12,386,600	2,873,938	2,873,938	2,873,938	2,873,938	2,873,938	2,873,938	2,873,938	2,873,938	2,873,938	2,873,938	, ,
30 Industrial scheme intensification (60% plot ratio)	-	£12,386,600	3,448,724	3,448,724	3,448,724	3,448,724	3,448,724	3,448,724	3,448,724	3,448,724	3,448,724	3,448,724	3,448,724

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)		£5,275,753					R	esidual land val	ues				
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	1	£175,858	301,307	287,944	274,581	261,217	247,854	234,490	221,127	207,763	194,400	181,036	167,673
2 Two unit scheme (houses)	-	£263,788	603,022	576,295	549,568	522,841	496,114	469,387	442,660	415,934	389,207	362,480	0 335,753
3 Two unit scheme (flats)	-	£211,030	263,830	248,390	232,950	217,509	202,070	186,629	171,189	155,748	140,309	124,868	109,428
4 Three unit scheme (houses)	-	£395,681	819,752	783,391	747,030	710,669	674,309	637,948	601,586	565,225	528,864	492,503	3 456,142
5 Three unit scheme (flats)	-	£226,104	396,998	373,838	350,678	327,518	304,358	281,197	258,037	234,877	211,717	188,557	7 165,396
6 Four unit scheme (houses)	-	£527,575	1,131,851	1,081,679	1,031,507	981,335	931,163	880,992	830,819	780,647	730,476	680,303	3 630,132
7 Four unit scheme (flats)	-	£301,472	560,370	527,739	495,109	462,479	429,849	397,218	364,588	331,958	299,328	266,697	7 234,067
8 Five unit scheme (houses)	-	£659,469	1,366,253	1,305,652	1,245,050	1,184,448	1,123,847	1,063,245	1,002,644	942,042	881,440	820,838	8 760,237
9 Five unit scheme (flats)	-	£376,839	663,406	624,805	586,205	547,604	509,003	470,404	431,803	393,202	354,602	316,002	2 277,401
10 Seven unit scheme (houses)	-	£923,257	1,952,745	1,866,162	1,779,580	1,692,998	1,606,415	1,519,832	1,433,250	1,346,667	1,260,085	1,173,502	2 1,086,919
11 Seven unit scheme (flats)	-	£527,575	936,436	881,931	827,426	772,921	718,415	663,910	609,405	554,900	500,395	445,889	9 391,383
12 Ten unit scheme (houses)	-	£1,318,938	2,772,497	2,649,554	2,526,610	2,403,666	2,280,723	2,157,779	2,034,836	1,911,893	1,788,949	1,666,005	5 1,543,061
13 Ten unit scheme (flats)	-	£753,679	1,339,158	1,261,293	1,183,428	1,105,564	1,027,700	949,835	871,970	794,105	716,240	638,376	6 560,511
14 Twenty unit scheme (houses and flats)	-	£1,758,584	3,513,354	3,335,928	3,158,501	2,981,076	2,803,650	2,626,223	2,448,797	2,271,372	2,093,945	1,916,519	9 1,739,093
15 Twenty unit scheme (flats)	-	£1,172,389	2,679,618	2,523,724	2,367,829	2,211,934	2,056,039	1,900,144	1,744,249	1,588,354	1,432,459	1,276,564	1,120,669
16 Thirty unit scheme (flats with community use on ground floor)	-	£1,758,584	3,685,416	3,454,684	3,223,951	2,993,219	2,762,487	2,531,755	2,301,022	2,070,290	1,839,557	1,608,825	5 1,378,092
17 Fifty unit scheme (flats - lower density)	-	£2,930,974	6,698,083	6,314,105	5,930,128	5,546,150	5,162,172	4,778,194	4,394,217	4,010,239	3,625,773	3,241,219	9 2,856,665
18 Fifty unit scheme (flats - higher density)	-	£2,198,230	5,478,226	5,135,565	4,792,903	4,450,242	4,107,581	3,764,920	3,422,259	3,079,598	2,736,937	2,394,276	2,051,615
19 Seventy unit scheme (Industrial/employment led scheme)	-	£4,103,363	8,554,118	8,086,875	7,619,633	7,152,391	6,685,147	6,217,905	5,750,663	5,283,420	4,816,178	4,348,935	3,881,692
20 Seventy unit scheme (flats - higher density)	-	£3,077,522	6,439,048	6,029,109	5,619,170	5,209,230	4,799,291	4,389,352	3,979,413	3,569,473	3,159,534	2,749,596	6 2,339,656
21 One hundred unit scheme (flats - lower density)	-	£5,861,947	12,278,074	11,574,378	10,870,682	10,166,986	9,462,975	8,758,475	8,053,974	7,349,472	6,644,972	5,940,471	5,235,969
22 One hundred unit scheme (flats - higher density)	-	£4,396,460	8,971,302	8,395,585	7,819,868	7,244,151	6,668,434	6,092,717	5,517,000	4,941,283	4,365,566	3,789,848	3,214,132
23 Two hunded unit scheme (flats)	-	£8,792,921	17,901,611	16,757,975	15,614,339	14,470,703	13,327,067	12,183,430	11,039,794	9,896,159	8,752,522	7,608,886	6 6,465,249
24 Three hundred unit scheme (flats)	-	£13,189,381	23,529,757	21,915,032	20,300,307	18,685,581	17,070,857	15,456,131	13,841,406	12,226,682	10,611,956	8,997,231	7,379,729
25 Four hundred unit scheme (flats)	-	£17,585,842	20,156,534	18,042,213	15,927,893	13,813,573	11,699,252	9,584,613	7,451,897	5,319,181	3,186,465	1,053,750	0 - 1,107,399
26 Six hunded unit scheme (flats)	-	£26,378,763	25,028,234	22,033,663	19,033,404	16,033,145	13,032,886	10,032,627	7,032,368	4,003,918	971,760	2,089,554	4 - 5,196,033
27 Small scale Office	-	£5,275,753	- 10,862,418	- 10,862,418	- 10,862,418	- 10,862,418	- 10,862,418	- 10,862,418	- 10,862,418	- 10,862,418	- 10,862,418	- 10,862,418	8 - 10,862,418
28 Medium scale Office	-	£5,275,753	- 15,608,522	- 15,608,522	- 15,608,522	- 15,608,522	- 15,608,522	- 15,608,522	- 15,608,522	- 15,608,522	- 15,608,522	15,608,522	2 - 15,608,522
29 Industrial Scheme new build (50% plot ratio)	-	£5,275,753	2,873,938	2,873,938	2,873,938	2,873,938	2,873,938	2,873,938	2,873,938	2,873,938	2,873,938	2,873,938	8 2,873,938
30 Industrial scheme intensification (60% plot ratio)	-	£5,275,753	3,448,724	3,448,724	3,448,724	3,448,724	3,448,724	3,448,724	3,448,724	3,448,724	3,448,724	3,448,724	4 3,448,724

							Re	esidual land valu	ies				
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	1	£16,667	301,307	287,944	274,581	261,217	247,854	234,490	221,127	207,763	194,400	181,036	167,67
2 Two unit scheme (houses)	2	£25,000	603,022	576,295	549,568	522,841	496,114	469,387	442,660	415,934	389,207	362,480	335,75
3 Two unit scheme (flats)	2	£20,000	263,830	248,390	232,950	217,509	202,070	186,629	171,189	155,748	140,309	124,868	109,42
4 Three unit scheme (houses)	3	£37,500	819,752	783,391	747,030	710,669	674,309	637,948	601,586	565,225	528,864	492,503	456,14
5 Three unit scheme (flats)	3	£21,429	396,998	373,838	350,678	327,518	304,358	281,197	258,037	234,877	211,717	188,557	165,39
6 Four unit scheme (houses)	4	£50,000	1,131,851	1,081,679	1,031,507	981,335	931,163	880,992	830,819	780,647	730,476	680,303	630,13
7 Four unit scheme (flats)	4	£28,571	560,370	527,739	495,109	462,479	429,849	397,218	364,588	331,958	299,328	266,697	234,06
8 Five unit scheme (houses)	5	£62,500	1,366,253	1,305,652	1,245,050	1,184,448	1,123,847	1,063,245	1,002,644	942,042	881,440	820,838	760,23
9 Five unit scheme (flats)	5	£35,714	663,406	624,805	586,205	547,604	509,003	470,404	431,803	393,202	354,602	316,002	277,40
10 Seven unit scheme (houses)	7	£87,500	1,952,745	1,866,162	1,779,580	1,692,998	1,606,415	1,519,832	1,433,250	1,346,667	1,260,085	1,173,502	1,086,91
11 Seven unit scheme (flats)	7	£50,000	936,436	881,931	827,426	772,921	718,415	663,910	609,405	554,900	500,395	445,889	391,38
12 Ten unit scheme (houses)	10	£125,000	2,772,497	2,649,554	2,526,610	2,403,666	2,280,723	2,157,779	2,034,836	1,911,893	1,788,949	1,666,005	1,543,06
13 Ten unit scheme (flats)	10	£71,429	1,339,158	1,261,293	1,183,428	1,105,564	1,027,700	949,835	871,970	794,105	716,240	638,376	560,51
14 Twenty unit scheme (houses and flats)	20	£166,667	3,513,354	3,335,928	3,158,501	2,981,076	2,803,650	2,626,223	2,448,797	2,271,372	2,093,945	1,916,519	1,739,09
15 Twenty unit scheme (flats)	20	£111,111	2,679,618	2,523,724	2,367,829	2,211,934	2,056,039	1,900,144	1,744,249	1,588,354	1,432,459	1,276,564	1,120,66
16 Thirty unit scheme (flats with community use on ground floor)	30	£166,667	3,685,416	3,454,684	3,223,951	2,993,219	2,762,487	2,531,755	2,301,022	2,070,290	1,839,557	1,608,825	1,378,09
17 Fifty unit scheme (flats - lower density)	50	£277,778	6,698,083	6,314,105	5,930,128	5,546,150	5,162,172	4,778,194	4,394,217	4,010,239	3,625,773	3,241,219	2,856,66
18 Fifty unit scheme (flats - higher density)	50	£208,333	5,478,226	5,135,565	4,792,903	4,450,242	4,107,581	3,764,920	3,422,259	3,079,598	2,736,937	2,394,276	2,051,61
19 Seventy unit scheme (Industrial/employment led scheme)	70	£388,889	8,554,118	8,086,875	7,619,633	7,152,391	6,685,147	6,217,905	5,750,663	5,283,420	4,816,178	4,348,935	3,881,69
20 Seventy unit scheme (flats - higher density)	70	£291,667	6,439,048	6,029,109	5,619,170	5,209,230	4,799,291	4,389,352	3,979,413	3,569,473	3,159,534	2,749,596	2,339,65
21 One hundred unit scheme (flats - lower density)	100	£555,556	12,278,074	11,574,378	10,870,682	10,166,986	9,462,975	8,758,475	8,053,974	7,349,472	6,644,972	5,940,471	5,235,96
22 One hundred unit scheme (flats - higher density)	100	£416,667	8,971,302	8,395,585	7,819,868	7,244,151	6,668,434	6,092,717	5,517,000	4,941,283	4,365,566	3,789,848	3,214,13
23 Two hunded unit scheme (flats)	200	£833,333	17,901,611	16,757,975	15,614,339	14,470,703	13,327,067	12,183,430	11,039,794	9,896,159	8,752,522	7,608,886	6,465,24
24 Three hundred unit scheme (flats)	300	£1,250,000	23,529,757	21,915,032	20,300,307	18,685,581	17,070,857	15,456,131	13,841,406	12,226,682	10,611,956	8,997,231	7,379,72
25 Four hundred unit scheme (flats)	400	£1,666,667	20,156,534	18,042,213	15,927,893	13,813,573	11,699,252	9,584,613	7,451,897	5,319,181	3,186,465	1,053,750	- 1,107,39
26 Six hunded unit scheme (flats)	600	£2,500,000	25,028,234	22,033,663	19,033,404	16,033,145	13,032,886	10,032,627	7,032,368	4,003,918	971,760	- 2,089,554	- 5,196,03
27 Small scale Office	-	£500,000	- 10,862,418	- 10,862,418	- 10,862,418	- 10,862,418	- 10,862,418	- 10,862,418	- 10,862,418	- 10,862,418	- 10,862,418	- 10,862,418	- 10,862,41
28 Medium scale Office	-	£500,000	- 15,608,522	- 15,608,522	- 15,608,522	- 15,608,522	- 15,608,522	- 15,608,522	- 15,608,522	- 15,608,522	- 15,608,522	- 15,608,522	- 15,608,52
29 Industrial Scheme new build (50% plot ratio)	-	£500,000	2,873,938	2,873,938	2,873,938	2,873,938	2,873,938	2,873,938	2,873,938	2,873,938	2,873,938	2,873,938	2,873,93
30 Industrial scheme intensification (60% plot ratio)	-	£500,000	3,448,724	3,448,724	3,448,724	3,448,724	3,448,724	3,448,724	3,448,724	3,448,724	3,448,724	3,448,724	3,448,72

RICHMOND LOCAL PLAN VIABILITY TESTING	Sales value £7,818 psm			AH tenure	Rented 70%	LLR 30%	Frst Hms 0%						
BENCHMARK LAND VALUE 1 (EXISTING RESIDENTIAL)	Cales value 27,010 psin	£12,508,800	DER HA	An tenure	Refiled 70%	LLR 30%	FISURIIIS U%						
BENCHMARK EARD VALUE I (EXISTING RESIDENTIAL)		£6.3m p.h.					D	esidual land val	uos				
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	des │30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	140 or units	£416,960		311.825	297,205	282,584	267.964	253,344	238.723	224.103		194.863	180,242
2 Two unit scheme (houses)	2	£625,440		624,055	594,814	1	,	507.093	,	448,612		390,131	360,890
3 Two unit scheme (flats)	2	£500,352		276,713	259,782		225.921	208.990	,	175.127	158.197	,	124,335
4 Three unit scheme (houses)	3	£938,160			808.587	768,806	729,025	689,245	, , , , , , ,	609,683	569,902	, , , , , , , , , , , , , , , , , , , ,	,
, ,	3	,		,			,			,	,	,	
5 Three unit scheme (flats)	3	£536,091	441,720	416,323	390,926		340,134	314,738		263,945	238,549	· · · · · · · · · · · · · · · · · · ·	
6 Four unit scheme (houses)	4	£1,250,880		1,171,336	1,116,445	1,061,555	1,006,663	951,773	,	841,991	787,101	732,210	677,320
7 Four unit scheme (flats)	4	£714,789		587,596	551,816		480,254	444,474	,	372,913	,	1	265,57
8 Five unit scheme (houses)	5	£1,563,600			1,347,645	1,281,343	1,215,042	1,148,741	1,082,440	1,016,138	949,837	883,536	817,234
9 Five unit scheme (flats)	5	£893,486		695,613	653,286	610,959	568,632	526,304		441,651	,		314,668
10 Seven unit scheme (houses)	7	£2,189,040		2,020,885	1,926,159	1,831,433	1,736,707	1,641,982	1,547,256	1,452,529	1,357,804	1,263,078	1,168,352
11 Seven unit scheme (flats)	7	£1,250,880	1,042,669	982,853	923,036	863,219	803,402	743,585	683,768	623,951	564,134	504,317	444,501
12 Ten unit scheme (houses)	10	£3,127,200	3,003,760	2,869,253	2,734,746	2,600,240	2,465,733	2,331,227	2,196,719	2,062,213	1,927,706	1,793,200	1,658,692
13 Ten unit scheme (flats)	10	£1,786,971	1,490,920	1,405,467	1,320,014	1,234,562	1,149,108	1,063,656	978,203	892,751	807,297	721,845	636,392
14 Twenty unit scheme (houses and flats)	20	£4,169,600	3,857,424	3,662,794	3,468,165	3,273,535	3,078,906	2,884,276	2,689,647	2,495,017	2,300,388	2,105,758	1,911,128
15 Twenty unit scheme (flats)	20	£2,779,733	2,986,374	2,815,141	2,643,909	2,472,676	2,301,444	2,130,211	1,958,978	1,787,746	1,616,513	1,445,280	1,274,048
16 Thirty unit scheme (flats with community use on ground floor)	30	£4,169,600	4,140,964	3,887,911	3,634,857	3,381,804	3,128,283	2,874,688	2,621,093	2,367,499	2,113,905	1,860,309	1,606,715
17 Fifty unit scheme (flats - lower density)	50	£6,949,333	7,453,639	7,031,883	6,610,128	6,188,373	5,766,617	5,344,862	4,923,106	4,501,351	4,079,595	3,657,840	3,236,085
18 Fifty unit scheme (flats - higher density)	50	£5,212,000	6,162,024	5,785,845	5,409,665	5,033,062	4,656,117	4,279,173	3,902,229	3,525,284	3,148,340	2,771,395	2,394,451
19 Seventy unit scheme (Industrial/employment led scheme)	70	£9,729,067	9,511,662	8,996,542	8,481,423	7,966,303	7,451,182	6,936,063	6,420,943	5,905,824	5,390,704	4,875,585	4,360,465
20 Seventy unit scheme (flats - higher density)	70	£7,296,800	7,279,158	6,827,213	6,375,268	5,923,323	5,471,379	5,019,434	4,567,490	4,115,544	3,663,600	3,211,655	2,759,711
21 One hundred unit scheme (flats - lower density)	100	£13,898,667		12,932,772	12,157,581	11,382,391	10,607,201	9,832,010	9,056,820	8,281,630	7,506,439	6,731,249	5,956,059
22 One hundred unit scheme (flats - higher density)	100	£10,424,000		9,526,982	8,891,718	8,256,454	7,621,190	6,985,925	6,350,661	5,715,397	5,080,133	, , , , , , , , , , , , , , , , , , ,	3,809,604
23 Two hunded unit scheme (flats)	200	£20,848,000		19.035.120	17,771,633	16,508,148	15.244.663	13.981.176	12,717,691	11,454,205	10.190.719	8,927,233	, , , , , , , , , , , , , , , , , , , ,

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24 Three hundred unit scheme (flats)

25 Four hundred unit scheme (flats)

26 Six hunded unit scheme (flats)

29 Industrial Scheme new build (50% plot ratio) 30 Industrial scheme intensification (60% plot ratio)

27 Small scale Office

28 Medium scale Office

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BENCHMARK LAND VALUE 2 (SECONDARY OFFICES)		£12,386,600					Re	sidual land val	ues				
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	1	£412,887	326,445	311,825	297,205	282,584	267,964	253,344	238,723	224,103	209,483	194,863	180,24
2 Two unit scheme (houses)	2	£619,330	653,296	624,055	594,814	565,574	536,333	507,093	477,852	448,612	419,371	390,131	1 360,89
3 Two unit scheme (flats)	2	£495,464	293,644	276,713	259,782	242,851	225,921	208,990	192,059	175,127	158,197	141,266	5 124,33
4 Three unit scheme (houses)	3	£928,995	888,148	848,368	808,587	768,806	729,025	689,245	649,464	609,683	569,902	530,122	2 490,34
5 Three unit scheme (flats)	3	£530,854	441,720	416,323	390,926	365,530	340,134	314,738	289,341	263,945	238,549	213,153	3 187,75
6 Four unit scheme (houses)	4	£1,238,660	1,226,227	1,171,336	1,116,445	1,061,555	1,006,663	951,773	896,882	841,991	787,101	732,210	677,32
7 Four unit scheme (flats)	4	£707,806	623,377	587,596	551,816	516,035	480,254	444,474	408,693	372,913	337,132	301,351	1 265,57
8 Five unit scheme (houses)	5	£1,548,325	1,480,247	1,413,947	1,347,645	1,281,343	1,215,042	1,148,741	1,082,440	1,016,138	949,837	883,536	817,23
9 Five unit scheme (flats)	5	£884,757	737,941	695,613	653,286	610,959	568,632	526,304	483,977	441,651	399,323	356,996	314,66
10 Seven unit scheme (houses)	7	£2,167,655	2,115,611	2,020,885	1,926,159	1,831,433	1,736,707	1,641,982	1,547,256	1,452,529	1,357,804	1,263,078	1,168,35
11 Seven unit scheme (flats)	7	£1,238,660	1,042,669	982,853	923,036	863,219	803,402	743,585	683,768	623,951	564,134	504,317	7 444,50
12 Ten unit scheme (houses)	10	£3,096,650	3,003,760	2,869,253	2,734,746	2,600,240	2,465,733	2,331,227	2,196,719	2,062,213	1,927,706	1,793,200	1,658,69
13 Ten unit scheme (flats)	10	£1,769,514	1,490,920	1,405,467	1,320,014	1,234,562	1,149,108	1,063,656	978,203	892,751	807,297	721,845	636,39
14 Twenty unit scheme (houses and flats)	20	£4,128,867	3,857,424	3,662,794	3,468,165	3,273,535	3,078,906	2,884,276	2,689,647	2,495,017	2,300,388	2,105,758	3 1,911,12
15 Twenty unit scheme (flats)	20	£2,752,578	2,986,374	2,815,141	2,643,909	2,472,676	2,301,444	2,130,211	1,958,978	1,787,746	1,616,513	1,445,280	1,274,04
16 Thirty unit scheme (flats with community use on ground floor)	30	£4,128,867	4,140,964	3,887,911	3,634,857	3,381,804	3,128,283	2,874,688	2,621,093	2,367,499	2,113,905	1,860,309	9 1,606,71
17 Fifty unit scheme (flats - lower density)	50	£6,881,444	7,453,639	7,031,883	6,610,128	6,188,373	5,766,617	5,344,862	4,923,106	4,501,351	4,079,595	3,657,840	3,236,08
18 Fifty unit scheme (flats - higher density)	50	£5,161,083	6,162,024	5,785,845	5,409,665	5,033,062	4,656,117	4,279,173	3,902,229	3,525,284	3,148,340	2,771,395	5 2,394,45
19 Seventy unit scheme (Industrial/employment led scheme)	70	£9,634,022	9,511,662	8,996,542	8,481,423	7,966,303	7,451,182	6,936,063	6,420,943	5,905,824	5,390,704	4,875,585	5 4,360,46
20 Seventy unit scheme (flats - higher density)	70	£7,225,516	7,279,158	6,827,213	6,375,268	5,923,323	5,471,379	5,019,434	4,567,490	4,115,544	3,663,600	3,211,655	5 2,759,71
21 One hundred unit scheme (flats - lower density)	100	£13,762,888	13,707,962	12,932,772	12,157,581	11,382,391	10,607,201	9,832,010	9,056,820	8,281,630	7,506,439	6,731,249	5,956,05
22 One hundred unit scheme (flats - higher density)	100	£10,322,166	10,162,247	9,526,982	8,891,718	8,256,454	7,621,190	6,985,925	6,350,661	5,715,397	5,080,133	4,444,868	3,809,60
23 Two hunded unit scheme (flats)	200	£20,644,333	20,298,605	19,035,120	17,771,633	16,508,148	15,244,663	13,981,176	12,717,691	11,454,205	10,190,719	8,927,233	7,663,74
24 Three hundred unit scheme (flats)	300	£30,966,499	26,925,514	25,141,001	23,356,489	21,571,975	19,787,463	18,002,949	16,218,437	14,433,923	12,649,411	10,864,897	7 9,080,38
25 Four hundred unit scheme (flats)	400	£41,288,665	24,616,865	22,279,528	19,942,191	17,604,855	15,267,517	12,930,180	10,592,844	8,253,632	5,895,189	3,536,746	1,178,30
26 Six hunded unit scheme (flats)	600	£61,932,998	31,339,127	28,045,443	24,751,758	21,458,073	18,140,213	14,820,746	11,501,279	8,181,813	4,852,066	1,496,549	9 - 1,885,27
27 Small scale Office	-	£12,386,600	750,255	750,255	750,255	750,255	750,255	750,255	750,255	750,255	750,255	750,255	750,25
28 Medium scale Office	-	£12,386,600	- 1,249,253	- 1,249,253	- 1,249,253	- 1,249,253	- 1,249,253	- 1,249,253	- 1,249,253	1,249,253	- 1,249,253	1,249,253	3 - 1,249,25
29 Industrial Scheme new build (50% plot ratio)	-	£12,386,600	2,873,938	2,873,938	2,873,938	2,873,938	2,873,938	2,873,938	2,873,938	2,873,938	2,873,938	2,873,938	3 2,873,93
30 Industrial scheme intensification (60% plot ratio)	-	£12,386,600	3,448,724	3,448,724	3,448,724	3,448,724	3,448,724	3,448,724	3,448,724	3,448,724	3,448,724	3,448,724	3,448,72

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)		£5,275,753					Re	esidual land valu	ies				
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	1	£175,858	326,445	311,825	297,205	282,584	267,964	253,344	238,723	224,103	209,483	194,863	180,242
2 Two unit scheme (houses)	-	£263,788	653,296	624,055	594,814	565,574	536,333	507,093	477,852	448,612	419,371	390,131	360,890
3 Two unit scheme (flats)	-	£211,030	293,644	276,713	259,782	242,851	225,921	208,990	192,059	175,127	158,197	141,266	124,335
4 Three unit scheme (houses)	-	£395,681	888,148	848,368	808,587	768,806	729,025	689,245	649,464	609,683	569,902	530,122	490,341
5 Three unit scheme (flats)	-	£226,104	441,720	416,323	390,926	365,530	340,134	314,738	289,341	263,945	238,549	213,153	187,756
6 Four unit scheme (houses)	-	£527,575	1,226,227	1,171,336	1,116,445	1,061,555	1,006,663	951,773	896,882	841,991	787,101	732,210	677,320
7 Four unit scheme (flats)	-	£301,472	623,377	587,596	551,816	516,035	480,254	444,474	408,693	372,913	337,132	301,351	265,571
8 Five unit scheme (houses)	-	£659,469	1,480,247	1,413,947	1,347,645	1,281,343	1,215,042	1,148,741	1,082,440	1,016,138	949,837	883,536	817,234
9 Five unit scheme (flats)	-	£376,839	737,941	695,613	653,286	610,959	568,632	526,304	483,977	441,651	399,323	356,996	314,668
10 Seven unit scheme (houses)	-	£923,257	2,115,611	2,020,885	1,926,159	1,831,433	1,736,707	1,641,982	1,547,256	1,452,529	1,357,804	1,263,078	1,168,352
11 Seven unit scheme (flats)	-	£527,575	1,042,669	982,853	923,036	863,219	803,402	743,585	683,768	623,951	564,134	504,317	444,501
12 Ten unit scheme (houses)	-	£1,318,938	3,003,760	2,869,253	2,734,746	2,600,240	2,465,733	2,331,227	2,196,719	2,062,213	1,927,706	1,793,200	1,658,692
13 Ten unit scheme (flats)	-	£753,679	1,490,920	1,405,467	1,320,014	1,234,562	1,149,108	1,063,656	978,203	892,751	807,297	721,845	636,392
14 Twenty unit scheme (houses and flats)	-	£1,758,584	3,857,424	3,662,794	3,468,165	3,273,535	3,078,906	2,884,276	2,689,647	2,495,017	2,300,388	2,105,758	1,911,128
15 Twenty unit scheme (flats)	-	£1,172,389	2,986,374	2,815,141	2,643,909	2,472,676	2,301,444	2,130,211	1,958,978	1,787,746	1,616,513	1,445,280	1,274,048
16 Thirty unit scheme (flats with community use on ground floor)	-	£1,758,584	4,140,964	3,887,911	3,634,857	3,381,804	3,128,283	2,874,688	2,621,093	2,367,499	2,113,905	1,860,309	1,606,715
17 Fifty unit scheme (flats - lower density)	-	£2,930,974	7,453,639	7,031,883	6,610,128	6,188,373	5,766,617	5,344,862	4,923,106	4,501,351	4,079,595	3,657,840	3,236,085
18 Fifty unit scheme (flats - higher density)	-	£2,198,230	6,162,024	5,785,845	5,409,665	5,033,062	4,656,117	4,279,173	3,902,229	3,525,284	3,148,340	2,771,395	2,394,451
19 Seventy unit scheme (Industrial/employment led scheme)	-	£4,103,363	9,511,662	8,996,542	8,481,423	7,966,303	7,451,182	6,936,063	6,420,943	5,905,824	5,390,704	4,875,585	4,360,465
20 Seventy unit scheme (flats - higher density)	-	£3,077,522	7,279,158	6,827,213	6,375,268	5,923,323	5,471,379	5,019,434	4,567,490	4,115,544	3,663,600	3,211,655	2,759,711
21 One hundred unit scheme (flats - lower density)	-	£5,861,947	13,707,962	12,932,772	12,157,581	11,382,391	10,607,201	9,832,010	9,056,820	8,281,630	7,506,439	6,731,249	5,956,059
22 One hundred unit scheme (flats - higher density)	-	£4,396,460	10,162,247	9,526,982	8,891,718	8,256,454	7,621,190	6,985,925	6,350,661	5,715,397	5,080,133	4,444,868	3,809,604
23 Two hunded unit scheme (flats)	-	£8,792,921	20,298,605	19,035,120	17,771,633	16,508,148	15,244,663	13,981,176	12,717,691	11,454,205	10,190,719	8,927,233	7,663,747
24 Three hundred unit scheme (flats)	-	£13,189,381	26,925,514	25,141,001	23,356,489	21,571,975	19,787,463	18,002,949	16,218,437	14,433,923	12,649,411	10,864,897	9,080,385
25 Four hundred unit scheme (flats)	-	£17,585,842	24,616,865	22,279,528	19,942,191	17,604,855	15,267,517	12,930,180	10,592,844	8,253,632	5,895,189	3,536,746	1,178,303
26 Six hunded unit scheme (flats)	-	£26,378,763	31,339,127	28,045,443	24,751,758	21,458,073	18,140,213	14,820,746	11,501,279	8,181,813	4,852,066	1,496,549	- 1,885,274
27 Small scale Office	-	£5,275,753	750,255	750,255	750,255	750,255	750,255	750,255	750,255	750,255	,	,	750,255
28 Medium scale Office	-	£5,275,753	- 1,249,253	- 1,249,253	- 1,249,253	- 1,249,253	- 1,249,253	- 1,249,253	- 1,249,253	- 1,249,253	- 1,249,253	3 - 1,249,253	- 1,249,253
29 Industrial Scheme new build (50% plot ratio)	-	£5,275,753	2,873,938	2,873,938	2,873,938	2,873,938	2,873,938	2,873,938	2,873,938	2,873,938	2,873,938	3 2,873,938	2,873,938
30 Industrial scheme intensification (60% plot ratio)	-	£5,275,753	3,448,724	3,448,724	3,448,724	3,448,724	3,448,724	3,448,724	3,448,724	3,448,724	3,448,724	3,448,724	3,448,724

BENCHMARK LAND VALUE 4 (BACKLANDS, GARDENS, OTHER I	SINDEVELOPED LAND)	£500,000					D.	sidual land valu	100				
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH			30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	NO OI UIIIIS	£16,667		311,825	297,205	282,584	267,964	253,344	238,723		209,483		180,24
2 Two unit scheme (houses)	2			624,055	594,814	565,574	536,333	507,093	477,852		419,371		
3 Two unit scheme (flats)	2			276,713	259,782	242,851	225,921	208,990	192,059		158,197		124,33
4 Three unit scheme (houses)	3	· · · · · · · · · · · · · · · · · · ·		848.368	808.587	768.806	729.025	689.245	649,464		569.902		490.34
5 Three unit scheme (flats)	3	,		416.323	390.926	365.530	340.134	314.738	289.341	263.945	238.549	213.153	187.75
6 Four unit scheme (houses)	4	£50,000		1.171.336	1.116.445	1.061.555	1.006.663	951,773	896.882	/	787,101	-,	677,32
7 Four unit scheme (flats)	4	£28,571	,	587,596	551,816	516,035	480,254	444,474	408,693	7 - 7 - 7	337,132		265,57
8 Five unit scheme (houses)	5	£62,500		1,413,947	1,347,645	1,281,343	1,215,042	1,148,741	1,082,440	1.016.138	949.837	883,536	817.23
9 Five unit scheme (flats)	5	,		695.613	653,286	610.959	568.632	526,304	483.977	441,651	399.323	356,996	314.66
10 Seven unit scheme (houses)	7	£87,500		2,020,885	1,926,159	1,831,433	1,736,707	1,641,982	1,547,256	1,452,529	1,357,804	1,263,078	1,168,35
11 Seven unit scheme (flats)	7	,		982,853	923,036	863,219	803,402	743,585	683,768		564,134		444,50
12 Ten unit scheme (houses)	10	,	7 - 7 - 7	2,869,253	2.734.746	2.600.240	2.465.733	2.331,227	2,196,719	2.062,213	1.927.706	1,793,200	1,658,69
13 Ten unit scheme (flats)	10	£71,429	1,490,920	1,405,467	1,320,014	1,234,562	1,149,108	1.063.656	978,203	892,751	807,297	721,845	636.39
14 Twenty unit scheme (houses and flats)	20	£166,667	3.857.424	3,662,794	3,468,165	3,273,535	3.078.906	2.884.276	2.689.647	2.495.017	2.300.388	2.105.758	1,911,12
15 Twenty unit scheme (flats)	20		2,986,374	2,815,141	2,643,909	2,472,676	2,301,444	2,130,211	1,958,978	1,787,746	1,616,513	1,445,280	1,274,04
16 Thirty unit scheme (flats with community use on ground floor)	30		4,140,964	3,887,911	3,634,857	3,381,804	3,128,283	2,874,688	2,621,093	2,367,499	2,113,905	1,860,309	1,606,71
17 Fifty unit scheme (flats - lower density)	50	£277,778	7,453,639	7,031,883	6,610,128	6,188,373	5,766,617	5,344,862	4,923,106	4,501,351	4,079,595	3,657,840	3,236,08
18 Fifty unit scheme (flats - higher density)	50	£208,333	6,162,024	5,785,845	5,409,665	5,033,062	4,656,117	4,279,173	3,902,229	3,525,284	3,148,340	2,771,395	2,394,45
19 Seventy unit scheme (Industrial/employment led scheme)	70	£388,889	9,511,662	8,996,542	8,481,423	7,966,303	7,451,182	6,936,063	6,420,943	5,905,824	5,390,704	4,875,585	4,360,46
20 Seventy unit scheme (flats - higher density)	70	£291,667	7,279,158	6,827,213	6,375,268	5,923,323	5,471,379	5,019,434	4,567,490	4,115,544	3,663,600	3,211,655	2,759,71
21 One hundred unit scheme (flats - lower density)	100	£555,556	13,707,962	12,932,772	12,157,581	11,382,391	10,607,201	9,832,010	9,056,820	8,281,630	7,506,439	6,731,249	5,956,05
22 One hundred unit scheme (flats - higher density)	100	£416,667	10,162,247	9,526,982	8,891,718	8,256,454	7,621,190	6,985,925	6,350,661	5,715,397	5,080,133	4,444,868	3,809,60
23 Two hunded unit scheme (flats)	200	£833,333	20,298,605	19,035,120	17,771,633	16,508,148	15,244,663	13,981,176	12,717,691	11,454,205	10,190,719	8,927,233	7,663,74
24 Three hundred unit scheme (flats)	300	£1,250,000	26,925,514	25,141,001	23,356,489	21,571,975	19,787,463	18,002,949	16,218,437	14,433,923	12,649,411	10,864,897	9,080,38
25 Four hundred unit scheme (flats)	400	£1,666,667	24,616,865	22,279,528	19,942,191	17,604,855	15,267,517	12,930,180	10,592,844	8,253,632	5,895,189	3,536,746	1,178,30
26 Six hunded unit scheme (flats)	600	£2,500,000	31,339,127	28,045,443	24,751,758	21,458,073	18,140,213	14,820,746	11,501,279	8,181,813	4,852,066	1,496,549	- 1,885,27
27 Small scale Office	-	£500,000	750,255	750,255	750,255	750,255	750,255	750,255	750,255	750,255	750,255	750,255	750,25
28 Medium scale Office	-	£500,000	- 1,249,253	- 1,249,253	- 1,249,253	- 1,249,253	- 1,249,253	- 1,249,253	- 1,249,253	- 1,249,253	- 1,249,253	- 1,249,253	- 1,249,25
29 Industrial Scheme new build (50% plot ratio)	-	£500,000	2,873,938	2,873,938	2,873,938	2,873,938	2,873,938	2,873,938	2,873,938	2,873,938	2,873,938	2,873,938	2,873,93
30 Industrial scheme intensification (60% plot ratio)	-	£500,000	3,448,724	3,448,724	3,448,724	3,448,724	3,448,724	3,448,724	3,448,724	3,448,724	3,448,724	3,448,724	3,448,72

HMOND LOCAL PLAN VIABILITY TESTING	Sales value £9,538 psn	£15,260,800	DED IIA	AH tenure	Rented 70%	LLR 30%	Frst Hms 0%	0					
NCHMARK LAND VALUE 1 (EXISTING RESIDENTIAL)			PER NA				В	esidual land va	luca				
Description	No of omito	£6.3m p.h.	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	iues │30% AH	35% AH	40% AH	45% AH	50% AH
Description	No of units	£508,693											
One unit scheme (houses) Two unit scheme (houses)	2	,	1	,		303,950 608,307	288,074 576,553		256,320 513.045		224,564 449.536		192 386
3 Two unit scheme (flats)	2	,	*				249,771		212,928		176,086		139
	3	,	1				783,743		697,341		610,940		52
Three unit scheme (houses) Three unit scheme (flats)	3	,,					375,911	348,279	320,646	· · · · · · · · · · · · · · · · · · ·	265,381	237,740	210
Four unit scheme (houses)	3	,					1,082,164		962,945		843,727	784,117	72
	4	£1,526,080				569,591	530,659				374,936		29
Four unit scheme (flats)	4	£872,046											87
B Five unit scheme (houses)	5	£1,907,600				1,378,239 674.313	1,306,238 628,259	1 1	1,162,236	, , , , ,	1,018,233 444.044		35
9 Five unit scheme (flats)	5	2.,000,00.			720,367		,		536,152				
Seven unit scheme (houses)	7	£2,670,640				1,969,870	1,867,000				1,455,523 627.874		1,24
Seven unit scheme (flats)	/	£1,526,080					888,389		758,132		,		49
Ten unit scheme (houses)	10	, , , , ,			2,942,882	2,796,813	2,650,743		2,358,603		2,066,464		1,77
Ten unit scheme (flats)	10	, , , , ,			1,456,600		1,270,518				898,355		71.
Twenty unit scheme (houses and flats)	20	, , , , , , , , , , , , , , , , , , , ,					3,354,162		2,930,496		2,506,829		2,08
Twenty unit scheme (flats)	20		-,,				2,546,848		2,173,707		1,800,566		1,42
Thirty unit scheme (flats with community use on ground floor)	30	, , , , , , , , , , , , , , , , , , , ,	, ,		.,,		3,491,417	-,,	2,939,978	-,,	2,388,251		1,83
7 Fifty unit scheme (flats - lower density)	50						6,371,062				4,532,929		3,61
B Fifty unit scheme (flats - higher density)	50	, , , , , , , , , , , , , , , , , , , ,			6,021,490		5,201,151		4,380,812		3,559,741		2,73
9 Seventy unit scheme (Industrial/employment led scheme)	140					9,142,699	8,579,702		7,453,708		6,327,715		5,20
Seventy unit scheme (flats - higher density)	70	, , , , , , , , , , , , , , , , , , , ,				6,637,416	6,143,466		5,155,566		4,167,665	3,673,716	3,17
1 One hundred unit scheme (flats - lower density)	100	, , , , , , , , , , , , , , , , , , , ,					11,827,978	, , , , , , , , , , , , , , , , , , , ,	10,134,609		8,441,240	, , , , , , , , , , , , , , , , , , , ,	6,74
2 One hundred unit scheme (flats - higher density)	100	, , ,				9,267,054	8,573,845		7,184,322	-,,	5,794,699	5,099,888	4,40
Two hunded unit scheme (flats)	200				20,017,416		17,256,914			, ,	11,724,839	10,341,503	8,95
Three hundred unit scheme (flats)	300				26,412,670		22,504,068		18,595,467		14,686,865		10,77
Four hundred unit scheme (flats)	400					21,485,252	18,924,898		13,804,191		8,683,485		3,52
Six hunded unit scheme (flats)	600						23,383,694	, ,	16,143,195	,	8,865,845		1,55
Small scale Office	-	£15,260,800				7,831,049	7,831,049		7,831,049		7,831,049		7,83
Medium scale Office	-	£15,260,800				7,263,522	7,263,522	7,263,522	7,263,522		7,263,522	7,263,522	7,26
Industrial Scheme new build (50% plot ratio)	-	£15,260,800			- / /	3,655,589	3,655,589	3,655,589	3,655,589	-,,	3,655,589	3,655,589	3,65
Industrial scheme intensification (60% plot ratio)	-	£15,260,800	4,386,707	4,386,707	4,386,707	4,386,707	4,386,707	4,386,707	4,386,707	4,386,707	4,386,707	4,386,707	4,38

BENCHMARK LAND VALUE 2 (SECONDARY OFFICES)		£12,386,600					Re	sidual land val	ues				
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	1	£412,887	351,582	335,705	319,828	303,950	288,074	272,196	256,320	240,442	224,564	208,688	192,810
2 Two unit scheme (houses)	2	£619,330	703,571	671,816	640,062	608,307	576,553	544,799	513,045	481,290	449,536	417,782	386,027
3 Two unit scheme (flats)	2	£495,464	323,458	305,036	286,615	268,193	249,771	231,350	212,928	194,507	176,086	157,664	139,242
4 Three unit scheme (houses)	3	£928,995	956,545	913,344	870,144	826,943	783,743	740,542	697,341	654,141	610,940	567,740	524,539
5 Three unit scheme (flats)	3	£530,854	486,441	458,808	431,176	403,543	375,911	348,279	320,646	293,014	265,381	237,749	210,117
6 Four unit scheme (houses)	4	£1,238,660	1,320,602	1,260,992	1,201,383	1,141,774	1,082,164	1,022,555	962,945	903,335	843,727	784,117	724,507
7 Four unit scheme (flats)	4	£707,806	686,384	647,453	608,521	569,591	530,659	491,729	452,798	413,867	374,936	336,006	297,074
8 Five unit scheme (houses)	5	£1,548,325	1,594,242	1,522,241	1,450,240	1,378,239	1,306,238	1,234,236	1,162,236	1,090,235	1,018,233	946,233	874,232
9 Five unit scheme (flats)	5	£884,757	812,476	766,421	720,367	674,313	628,259	582,205	536,152	490,098	444,044	397,990	351,936
10 Seven unit scheme (houses)	7	£2,167,655	2,278,477	2,175,608	2,072,738	1,969,870	1,867,000	1,764,131	1,661,262	1,558,393	1,455,523	1,352,654	1,249,785
11 Seven unit scheme (flats)	7	£1,238,660	1,148,903	1,083,774	1,018,646	953,517	888,389	823,260	758,132	693,003	627,874	562,745	497,617
12 Ten unit scheme (houses)	10	£3,096,650	3,235,022	3,088,952	2,942,882	2,796,813	2,650,743	2,504,673	2,358,603	2,212,534	2,066,464	1,920,393	1,774,324
13 Ten unit scheme (flats)	10	£1,769,514	1,642,682	1,549,641	1,456,600	1,363,560	1,270,518	1,177,478	1,084,437	991,396	898,355	805,314	712,274
14 Twenty unit scheme (houses and flats)	20	£4,128,867	4,201,494	3,989,662	3,777,828	3,565,995	3,354,162	3,142,329	2,930,496	2,718,663	2,506,829	2,294,997	2,083,164
15 Twenty unit scheme (flats)	20	£2,752,578	3,293,130	3,106,560	2,919,990	2,733,419	2,546,848	2,360,278	2,173,707	1,987,137	1,800,566	1,613,996	1,427,425
16 Thirty unit scheme (flats with community use on ground floor)	30	£4,128,867	4,594,298	4,318,578	4,042,858	3,767,137	3,491,417	3,215,697	2,939,978	2,664,258	2,388,251	2,111,795	1,835,337
17 Fifty unit scheme (flats - lower density)	50	£6,881,444	8,209,195	7,749,662	7,290,128	6,830,595	6,371,062	5,911,529	5,451,996	4,992,462	4,532,929	4,073,395	3,613,863
18 Fifty unit scheme (flats - higher density)	50	£5,161,083	6,841,829	6,431,659	6,021,490	5,611,320	5,201,151	4,790,981	4,380,812	3,970,642	3,559,741	3,148,513	2,737,286
19 Seventy unit scheme (Industrial/employment led scheme)	140	£9,634,022	10,831,690	10,268,693	9,705,696	9,142,699	8,579,702	8,016,705	7,453,708	6,890,712	6,327,715	5,764,718	5,201,721
20 Seventy unit scheme (flats - higher density)	70	£7,225,516	8,119,266	7,625,316	7,131,367	6,637,416	6,143,466	5,649,516	5,155,566	4,661,615	4,167,665	3,673,716	3,179,765
21 One hundred unit scheme (flats - lower density)	100	£13,762,888		14,368,033	13,521,348	12,674,663	11,827,978	10,981,294	10,134,609	9,287,924	8,441,240	7,594,555	6,747,870
22 One hundred unit scheme (flats - higher density)	100	£10,322,166	, ,	10,653,473	9,960,263	9,267,054	8,573,845	7,879,134	7,184,322	6,489,510	5,794,699	5,099,888	4,405,077
23 Two hunded unit scheme (flats)	200	£20,644,333	22,777,917	21,397,666	20,017,416	18,637,165	17,256,914	15,874,845	14,491,510	13,108,174	11,724,839	10,341,503	8,958,168
24 Three hundred unit scheme (flats)	300	£30,966,499	30,321,272	28,366,971	26,412,670	24,458,370	22,504,068	20,549,768	18,595,467	16,641,166	14,686,865	12,732,565	10,778,263
25 Four hundred unit scheme (flats)	400	£41,288,665		26,595,864	24,045,606	21,485,252	18,924,898	16,364,545	13,804,191	11,243,838	8,683,485	6,110,120	3,525,951
26 Six hunded unit scheme (flats)	600	£61,932,998		34,211,382	30,602,153	26,992,923	23,383,694	19,774,465	16,143,195	12,504,520	8,865,845	5,227,170	1,550,073
27 Small scale Office	-	£12,386,600	7,831,049	7,831,049	7,831,049	7,831,049	7,831,049	7,831,049	7,831,049	7,831,049	7,831,049	7,831,049	7,831,049
28 Medium scale Office	-	£12,386,600		7,263,522	7,263,522	7,263,522	7,263,522	7,263,522	7,263,522	7,263,522	7,263,522	7,263,522	7,263,522
29 Industrial Scheme new build (50% plot ratio)	-	£12,386,600		3,655,589	3,655,589	3,655,589	3,655,589	3,655,589	3,655,589	3,655,589	3,655,589	3,655,589	3,655,589
30 Industrial scheme intensification (60% plot ratio)	-	£12,386,600	4,386,707	4,386,707	4,386,707	4,386,707	4,386,707	4,386,707	4,386,707	4,386,707	4,386,707	4,386,707	4,386,707

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)		£5,275,753					Re	esidual land val	ues				
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	1	£175,858	351,582	335,705	319,828	303,950	288,074	272,196	256,320	240,442	224,564	208,688	192,810
2 Two unit scheme (houses)	-	£263,788	703,571	671,816	640,062	608,307	576,553	544,799	513,045	481,290	449,536	417,782	386,027
3 Two unit scheme (flats)	-	£211,030	323,458	305,036	286,615	268,193	249,771	231,350	212,928	194,507	176,086	157,664	139,242
4 Three unit scheme (houses)	-	£395,681	956,545	913,344	870,144	826,943	783,743	740,542	697,341	654,141	610,940	567,740	524,539
5 Three unit scheme (flats)	-	£226,104	486,441	458,808	431,176	403,543	375,911	348,279	320,646	293,014	265,381	237,749	210,117
6 Four unit scheme (houses)	-	£527,575	1,320,602	1,260,992	1,201,383	1,141,774	1,082,164	1,022,555	962,945	903,335	843,727	784,117	724,507
7 Four unit scheme (flats)	-	£301,472	686,384	647,453	608,521	569,591	530,659	491,729	452,798	413,867	374,936	336,006	297,074
8 Five unit scheme (houses)	-	£659,469	1,594,242	1,522,241	1,450,240	1,378,239	1,306,238	1,234,236	1,162,236	1,090,235	1,018,233	946,233	874,232
9 Five unit scheme (flats)	-	£376,839	812,476	766,421	720,367	674,313	628,259	582,205	536,152	490,098	444,044	397,990	351,936
10 Seven unit scheme (houses)	-	£923,257	2,278,477	2,175,608	2,072,738	1,969,870	1,867,000	1,764,131	1,661,262	1,558,393	1,455,523	1,352,654	1,249,785
11 Seven unit scheme (flats)	-	£527,575	1,148,903	1,083,774	1,018,646	953,517	888,389	823,260	758,132	693,003	627,874	562,745	497,617
12 Ten unit scheme (houses)	-	£1,318,938	3,235,022	3,088,952	2,942,882	2,796,813	2,650,743	2,504,673	2,358,603	2,212,534	2,066,464	1,920,393	1,774,324
13 Ten unit scheme (flats)	-	£753,679	1,642,682	1,549,641	1,456,600	1,363,560	1,270,518	1,177,478	1,084,437	991,396	898,355	805,314	712,274
14 Twenty unit scheme (houses and flats)	-	£1,758,584	4,201,494	3,989,662	3,777,828	3,565,995	3,354,162	3,142,329	2,930,496	2,718,663	2,506,829	2,294,997	2,083,164
15 Twenty unit scheme (flats)	-	£1,172,389	3,293,130	3,106,560	2,919,990	2,733,419	2,546,848	2,360,278	2,173,707	1,987,137	1,800,566	1,613,996	1,427,425
16 Thirty unit scheme (flats with community use on ground floor)	-	£1,758,584	4,594,298	4,318,578	4,042,858	3,767,137	3,491,417	3,215,697	2,939,978	2,664,258	2,388,251	2,111,795	1,835,337
17 Fifty unit scheme (flats - lower density)	-	£2,930,974	8,209,195	7,749,662	7,290,128	6,830,595	6,371,062	5,911,529	5,451,996	4,992,462	4,532,929	4,073,395	3,613,863
18 Fifty unit scheme (flats - higher density)	-	£2,198,230	6,841,829	6,431,659	6,021,490	5,611,320	5,201,151	4,790,981	4,380,812	3,970,642	3,559,741	3,148,513	2,737,286
19 Seventy unit scheme (Industrial/employment led scheme)	-	£4,103,363	10,831,690	10,268,693	9,705,696	9,142,699	8,579,702	8,016,705	7,453,708	6,890,712	6,327,715	5,764,718	5,201,721
20 Seventy unit scheme (flats - higher density)	-	£3,077,522	8,119,266	7,625,316	7,131,367	6,637,416	6,143,466	5,649,516	5,155,566	4,661,615	4,167,665	3,673,716	3,179,765
21 One hundred unit scheme (flats - lower density)	-	£5,861,947	15,214,717	14,368,033	13,521,348	12,674,663	11,827,978	10,981,294	10,134,609	9,287,924	8,441,240	7,594,555	6,747,870
22 One hundred unit scheme (flats - higher density)	-	£4,396,460	11,346,682	10,653,473	9,960,263	9,267,054	8,573,845	7,879,134	7,184,322	6,489,510	5,794,699	5,099,888	4,405,077
23 Two hunded unit scheme (flats)	-	£8,792,921	22,777,917	21,397,666	20,017,416	18,637,165	17,256,914	15,874,845	14,491,510	13,108,174	11,724,839	10,341,503	8,958,168
24 Three hundred unit scheme (flats)	-	£13,189,381	30,321,272	28,366,971	26,412,670	24,458,370	22,504,068	20,549,768	18,595,467	16,641,166	14,686,865	12,732,565	10,778,263
25 Four hundred unit scheme (flats)	-	£17,585,842	29,141,415	26,595,864	24,045,606	21,485,252	18,924,898	16,364,545	13,804,191	11,243,838	8,683,485	6,110,120	3,525,951
26 Six hunded unit scheme (flats)	-	£26,378,763	37,820,611	34,211,382	30,602,153	26,992,923	23,383,694	19,774,465	16,143,195	12,504,520	8,865,845	5,227,170	1,550,073
27 Small scale Office	-	£5,275,753	7,831,049	7,831,049	7,831,049	7,831,049	7,831,049	7,831,049	7,831,049	7,831,049	7,831,049	7,831,049	7,831,049
28 Medium scale Office	-	£5,275,753	7,263,522	7,263,522	7,263,522	7,263,522	7,263,522	7,263,522	7,263,522	7,263,522	7,263,522	7,263,522	7,263,522
29 Industrial Scheme new build (50% plot ratio)	-	£5,275,753	3,655,589	3,655,589	3,655,589	3,655,589	3,655,589	3,655,589	3,655,589	3,655,589	3,655,589	3,655,589	3,655,589
30 Industrial scheme intensification (60% plot ratio)	-	£5,275,753	4,386,707	4,386,707	4,386,707	4,386,707	4,386,707	4,386,707	4,386,707	4,386,707	4,386,707	4,386,707	4,386,707

ENCHMARK LAND VALUE 4 (BACKLANDS, GARDENS, OTHER U	,		O PER HA				Pa	sidual land val	IIAS				
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH		25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)		1 £16,66	7 351,582	335,705	319,828	303,950	288,074	272,196	256,320	240,442	224,564	208,688	192,810
2 Two unit scheme (houses)		2 £25,00	0 703,571	671,816	640,062	608,307	576,553	544,799	513,045	481,290	449,536	417,782	386,027
3 Two unit scheme (flats)		2 £20,00	0 323,458	305,036	286,615	268,193	249,771	231,350	212,928	194,507	176,086	157,664	139,242
4 Three unit scheme (houses)		3 £37,50	0 956,545	913,344	870,144	826,943	783,743	740,542	697,341	654,141	610,940	567,740	524,539
5 Three unit scheme (flats)		3 £21,42	9 486,441	458,808	431,176	403,543	375,911	348,279	320,646	293,014	265,381	237,749	210,117
6 Four unit scheme (houses)		4 £50,00	0 1,320,602	1,260,992	1,201,383	1,141,774	1,082,164	1,022,555	962,945	903,335	843,727	784,117	724,507
7 Four unit scheme (flats)		4 £28,57	1 686,384	647,453	608,521	569,591	530,659	491,729	452,798	413,867	374,936	336,006	297,074
8 Five unit scheme (houses)		5 £62,50	0 1,594,242	1,522,241	1,450,240	1,378,239	1,306,238	1,234,236	1,162,236	1,090,235	1,018,233	946,233	874,232
9 Five unit scheme (flats)		5 £35,71	4 812,476	766,421	720,367	674,313	628,259	582,205	536,152	490,098	444,044	397,990	351,936
10 Seven unit scheme (houses)		7 £87,50	0 2,278,477	2,175,608	2,072,738	1,969,870	1,867,000	1,764,131	1,661,262	1,558,393	1,455,523	1,352,654	1,249,785
11 Seven unit scheme (flats)		7 £50,00	0 1,148,903	1,083,774	1,018,646	953,517	888,389	823,260	758,132	693,003	627,874	562,745	497,617
12 Ten unit scheme (houses)	1	0 £125,00	0 3,235,022	3,088,952	2,942,882	2,796,813	2,650,743	2,504,673	2,358,603	2,212,534	2,066,464	1,920,393	1,774,324
13 Ten unit scheme (flats)	1	0 £71,42	9 1,642,682	1,549,641	1,456,600	1,363,560	1,270,518	1,177,478	1,084,437	991,396	898,355	805,314	712,27
14 Twenty unit scheme (houses and flats)	2	0 £166,66	7 4,201,494	3,989,662	3,777,828	3,565,995	3,354,162	3,142,329	2,930,496	2,718,663	2,506,829	2,294,997	2,083,164
15 Twenty unit scheme (flats)	2	0 £111,11	1 3,293,130	3,106,560	2,919,990	2,733,419	2,546,848	2,360,278	2,173,707	1,987,137	1,800,566	1,613,996	1,427,425
16 Thirty unit scheme (flats with community use on ground floor)	3	0 £166,66	7 4,594,298	4,318,578	4,042,858	3,767,137	3,491,417	3,215,697	2,939,978	2,664,258	2,388,251	2,111,795	1,835,337
17 Fifty unit scheme (flats - lower density)	5	0 £277,77	8 8,209,195	7,749,662	7,290,128	6,830,595	6,371,062	5,911,529	5,451,996	4,992,462	4,532,929	4,073,395	3,613,863
18 Fifty unit scheme (flats - higher density)	5	0 £208,33	3 6,841,829	6,431,659	6,021,490	5,611,320	5,201,151	4,790,981	4,380,812	3,970,642	3,559,741	3,148,513	2,737,280
19 Seventy unit scheme (Industrial/employment led scheme)	14	0 £388,88	9 10,831,690	10,268,693	9,705,696	9,142,699	8,579,702	8,016,705	7,453,708	6,890,712	6,327,715	5,764,718	5,201,72
20 Seventy unit scheme (flats - higher density)	7	0 £291,66	7 8,119,266	7,625,316	7,131,367	6,637,416	6,143,466	5,649,516	5,155,566	4,661,615	4,167,665	3,673,716	3,179,76
21 One hundred unit scheme (flats - lower density)	10	0 £555,55	6 15,214,717	14,368,033	13,521,348	12,674,663	11,827,978	10,981,294	10,134,609	9,287,924	8,441,240	7,594,555	6,747,870
22 One hundred unit scheme (flats - higher density)	10	0 £416,66	7 11,346,682	10,653,473	9,960,263	9,267,054	8,573,845	7,879,134	7,184,322	6,489,510	5,794,699	5,099,888	4,405,077
23 Two hunded unit scheme (flats)	20	0 £833,33	3 22,777,917	21,397,666	20,017,416	18,637,165	17,256,914	15,874,845	14,491,510	13,108,174	11,724,839	10,341,503	8,958,168
24 Three hundred unit scheme (flats)	30	0 £1,250,00	0 30,321,272	28,366,971	26,412,670	24,458,370	22,504,068	20,549,768	18,595,467	16,641,166	14,686,865	12,732,565	10,778,263
25 Four hundred unit scheme (flats)	40	0 £1,666,66	7 29,141,415	26,595,864	24,045,606	21,485,252	18,924,898	16,364,545	13,804,191	11,243,838	8,683,485	6,110,120	3,525,95
26 Six hunded unit scheme (flats)	60	0 £2,500,00	0 37,820,611	34,211,382	30,602,153	26,992,923	23,383,694	19,774,465	16,143,195	12,504,520	8,865,845	5,227,170	1,550,073
27 Small scale Office	-	£500,00	7,831,049	7,831,049	7,831,049	7,831,049	7,831,049	7,831,049	7,831,049	7,831,049	7,831,049	7,831,049	7,831,049
28 Medium scale Office	-	£500,00	0 7,263,522	7,263,522	7,263,522	7,263,522	7,263,522	7,263,522	7,263,522	7,263,522	7,263,522	7,263,522	7,263,522
29 Industrial Scheme new build (50% plot ratio)	-	£500,00	0 3,655,589	3,655,589	3,655,589	3,655,589	3,655,589	3,655,589	3,655,589	3,655,589	3,655,589	3,655,589	3,655,589
30 Industrial scheme intensification (60% plot ratio)	-	£500,00	0 4,386,707	4,386,707	4,386,707	4,386,707	4,386,707	4,386,707	4,386,707	4,386,707	4,386,707	4,386,707	4,386,707

RICHMOND LOCAL PLAN VIABILITY TESTING	Sales value £8,506 psm	AH tenure	Rented 70%	LLR 30% Frst Hms 0%

RICHMOND LOCAL PLAN VIABILITY TESTING	Sales value 20,500 ps			AH tenure	Rented 70%	LLN 30 /	FIST HMS 0%						
BENCHMARK LAND VALUE 1 (EXISTING RESIDENTIAL)		£13,609,600	PER HA										
		£6.3m p.h.					Re	esidual land valu	ies				
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)		1 £453,653	368,640	351,910	335,180	318,450	301,720	284,990	268,260	251,530	234,800	218,069	201
2 Two unit scheme (houses)		£680,480	737,687	704,227	670,767	637,306	603,847	570,387	536,926	503,466	470,006	436,546	403
3 Two unit scheme (flats)		£544,384	341,999	322,650	303,302	283,953	264,604	245,256	225,908	206,558	187,210		
4 Three unit scheme (houses)		£1,020,720	1,002,960	957,438	911,917	866,396	820,874	775,353	729,831	684,310	638,789	593,267	547
5 Three unit scheme (flats)		£583,269	514,251	485,229	456,206	427,183	398,161	369,137	340,115	311,091	282,069	253,045	224
6 Four unit scheme (houses)		£1,360,960	1,384,646	1,321,834	1,259,023	1,196,211	1,133,400	1,070,587	1,007,776	944,964	882,153	819,341	756
7 Four unit scheme (flats)		£777,691	725,567	684,677	643,786	602,897	562,006	521,117	480,226	439,336	398,446	357,556	316
8 Five unit scheme (houses)		£1,701,200	1,671,600	1,595,730	1,519,862	1,443,992	1,368,124	1,292,254	1,216,386	1,140,517	1,064,648	988,779	912
9 Five unit scheme (flats)		5 £972,114	858,828	810,456	762,084	713,714	665,342	616,970	568,598	520,227	471,856	423,484	375
10 Seven unit scheme (houses)		7 £2,381,680	2,388,998	2,280,603	2,172,208	2,063,813	1,955,418	1,847,023	1,738,627	1,630,232	1,521,837	1,413,441	1,30
11 Seven unit scheme (flats)		7 £1,360,960	1,214,401	1,145,996	1,077,593	1,009,190	940,787	872,383	803,980	735,576	667,172	598,769	530
12 Ten unit scheme (houses)	1	£3,402,400	3,391,958	3,238,042	3,084,125	2,930,209	2,776,292	2,622,375	2,468,459	2,314,542	2,160,626	2,006,709	1,852
13 Ten unit scheme (flats)	1	£1,944,229	1,736,250	1,638,531	1,540,811	1,443,092	1,345,373	1,247,654	1,149,934	1,052,215	954,496	856,776	759
14 Twenty unit scheme (houses and flats)	2	£4,536,533	4,423,271	4,200,349	3,977,426	3,754,505	3,531,583	3,308,662	3,085,739	2,862,817	2,639,896	2,416,973	2,19
15 Twenty unit scheme (flats)	2	£3,024,356	3,480,593	3,284,649	3,088,706	2,892,762	2,696,818	2,500,875	2,304,931	2,108,987	1,913,044	1,717,100	1,52
16 Thirty unit scheme (flats with community use on ground floor)	3	£4,536,533	4,871,336	4,581,764	4,292,192	4,002,620	3,713,048	3,423,476	3,133,905	2,844,333	2,554,761	2,264,945	1,974
17 Fifty unit scheme (flats - lower density)	5	£7,560,889	8,690,198	8,207,579	7,724,958	7,242,339	6,759,720	6,277,099	5,794,480	5,311,859	4,829,240	4,346,621	3,864
18 Fifty unit scheme (flats - higher density)	5	£5,670,667	7,260,017	6,829,902	6,399,787	5,969,671	5,539,555	5,109,440	4,679,325	4,249,210	3,819,095	3,388,502	2,957
19 Seventy unit scheme (Industrial/employment led scheme)	7	£10,585,244	11,378,910	10,788,552	10,198,194	9,607,836	9,017,478	8,427,121	7,836,762	7,246,404	6,656,047	6,065,689	5,475
20 Seventy unit scheme (flats - higher density)	7	£7,938,933	8,618,334	8,100,379	7,582,424	7,064,468	6,546,512	6,028,557	5,510,602	4,992,646	4,474,690	3,956,735	3,438
21 One hundred unit scheme (flats - lower density)	10	£15,121,778	16,045,743	15,156,439	14,267,136	13,377,832	12,488,529	11,599,226	10,709,921	9,820,618	8,931,315	8,042,012	7,152
22 One hundred unit scheme (flats - higher density)	10	£11,341,333	12,039,404	11,312,493	10,585,581	9,858,670	9,131,758	8,404,848	7,677,228	6,948,561	6,219,896	5,491,230	4,762
23 Two hunded unit scheme (flats)	20	£22,682,667	24,098,282	22,650,700	21,203,117	19,755,535	18,307,953	16,860,370	15,411,744	13,960,775	12,509,804	11,058,835	9,607
24 Three hundred unit scheme (flats)	30	£34,024,000	32,195,836	30,150,646	28,103,658	26,056,671	24,009,684	21,962,697	19,915,710	17,868,722	15,821,734	13,774,747	11,727
25 Four hundred unit scheme (flats)	40	£45,365,333	31,528,511	28,863,448	26,198,385	23,528,636	20,847,897	18,167,157	15,486,417	12,805,677	10,124,938	7,444,197	4,739
26 Six hunded unit scheme (flats)	60	£68,048,000	41,029,523	37,256,292	33,483,061	29,709,830	25,936,600	22,163,369	18,388,354	14,584,160	10,779,964	6,975,769	3,15
27 Small scale Office	-	£13,609,600			6,790,089	6,790,089	6,790,089	6,790,089	6,790,089	6,790,089	6,790,089	6,790,089	6,790
28 Medium scale Office	_	£13,609,600			6,083,793	6,083,793	6,083,793	6,083,793	6,083,793	6,083,793	6,083,793	6,083,793	6,083
29 Industrial Scheme new build (50% plot ratio)	-	£13,609,600	3,655,589	3,655,589	3,655,589	3,655,589	3,655,589	3,655,589	3,655,589	3,655,589	3,655,589	3,655,589	3,655
30 Industrial scheme intensification (60% plot ratio)	-	£13,609,600	- / /			4,386,707	4,386,707	4,386,707	4,386,707	4,386,707	4,386,707		

BENCHMARK LAND VALUE 2 (SECONDARY OFFICES)		£12,386,600					Re	sidual land val	ues				
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	1	£412,887	368,640	351,910	335,180	318,450	301,720	284,990	268,260	251,530	234,800	218,069	201,340
2 Two unit scheme (houses)	2	£619,330	737,687	704,227	670,767	637,306	603,847	570,387	536,926	503,466	470,006	436,546	403,085
3 Two unit scheme (flats)	2	£495,464	341,999	322,650	303,302	283,953	264,604	245,256	225,908	206,558	187,210	167,862	148,512
4 Three unit scheme (houses)	3	£928,995	1,002,960	957,438	911,917	866,396	820,874	775,353	729,831	684,310	638,789	593,267	547,746
5 Three unit scheme (flats)	3	£530,854	514,251	485,229	456,206	427,183	398,161	369,137	340,115	311,091	282,069	253,045	224,023
6 Four unit scheme (houses)	4	£1,238,660	1,384,646	1,321,834	1,259,023	1,196,211	1,133,400	1,070,587	1,007,776	944,964	882,153	819,341	756,530
7 Four unit scheme (flats)	4	£707,806	725,567	684,677	643,786	602,897	562,006	521,117	480,226	439,336	398,446	357,556	316,666
8 Five unit scheme (houses)	5	£1,548,325	1,671,600	1,595,730	1,519,862	1,443,992	1,368,124	1,292,254	1,216,386	1,140,517	1,064,648	988,779	912,910
9 Five unit scheme (flats)	5	£884,757	858,828	810,456	762,084	713,714	665,342	616,970	568,598	520,227	471,856	423,484	375,112
10 Seven unit scheme (houses)	7	£2,167,655	2,388,998	2,280,603	2,172,208	2,063,813	1,955,418	1,847,023	1,738,627	1,630,232	1,521,837	1,413,441	1,305,046
11 Seven unit scheme (flats)	7	£1,238,660	1,214,401	1,145,996	1,077,593	1,009,190	940,787	872,383	803,980	735,576	667,172	598,769	530,366
12 Ten unit scheme (houses)	10	£3,096,650	3,391,958	3,238,042	3,084,125	2,930,209	2,776,292	2,622,375	2,468,459	2,314,542	2,160,626	2,006,709	1,852,792
13 Ten unit scheme (flats)	10	£1,769,514	1,736,250	1,638,531	1,540,811	1,443,092	1,345,373	1,247,654	1,149,934	1,052,215	954,496	856,776	759,057
14 Twenty unit scheme (houses and flats)	20	£4,128,867	4,423,271	4,200,349	3,977,426	3,754,505	3,531,583	3,308,662	3,085,739	2,862,817	2,639,896	2,416,973	2,194,051
15 Twenty unit scheme (flats)	20	£2,752,578	3,480,593	3,284,649	3,088,706	2,892,762	2,696,818	2,500,875	2,304,931	2,108,987	1,913,044	1,717,100	1,521,156
16 Thirty unit scheme (flats with community use on ground floor)	30	£4,128,867	4,871,336	4,581,764	4,292,192	4,002,620	3,713,048	3,423,476	3,133,905	2,844,333	2,554,761	2,264,945	1,974,565
17 Fifty unit scheme (flats - lower density)	50	£6,881,444	8,690,198	8,207,579	7,724,958	7,242,339	6,759,720	6,277,099	5,794,480	5,311,859	4,829,240	4,346,621	3,864,000
18 Fifty unit scheme (flats - higher density)	50	£5,161,083	7,260,017	6,829,902	6,399,787	5,969,671	5,539,555	5,109,440	4,679,325	4,249,210	3,819,095	3,388,502	2,957,233
19 Seventy unit scheme (Industrial/employment led scheme)	70	£9,634,022	11,378,910	10,788,552	10,198,194	9,607,836	9,017,478	8,427,121	7,836,762	7,246,404	6,656,047	6,065,689	5,475,330
20 Seventy unit scheme (flats - higher density)	70	£7,225,516	8,618,334	8,100,379	7,582,424	7,064,468	6,546,512	6,028,557	5,510,602	4,992,646	4,474,690	3,956,735	3,438,780
21 One hundred unit scheme (flats - lower density)	100	£13,762,888	16,045,743	15,156,439	14,267,136	13,377,832	12,488,529	11,599,226	10,709,921	9,820,618	8,931,315	8,042,012	7,152,708
22 One hundred unit scheme (flats - higher density)	100	£10,322,166	12,039,404	11,312,493	10,585,581	9,858,670	9,131,758	8,404,848	7,677,228	6,948,561	6,219,896	5,491,230	4,762,565
23 Two hunded unit scheme (flats)	200	£20,644,333	24,098,282	22,650,700	21,203,117	19,755,535	18,307,953	16,860,370	15,411,744	13,960,775	12,509,804	11,058,835	9,607,866
24 Three hundred unit scheme (flats)	300	£30,966,499	32,195,836	30,150,646	28,103,658	26,056,671	24,009,684	21,962,697	19,915,710	17,868,722	15,821,734	13,774,747	11,727,760
25 Four hundred unit scheme (flats)	400	£41,288,665	31,528,511	28,863,448	26,198,385	23,528,636	20,847,897	18,167,157	15,486,417	12,805,677	10,124,938	7,444,197	4,739,167
26 Six hunded unit scheme (flats)	600	£61,932,998	41,029,523	37,256,292	33,483,061	29,709,830	25,936,600	22,163,369	18,388,354	14,584,160	10,779,964	6,975,769	3,151,892
27 Small scale Office	-	£12,386,600	6,790,089	6,790,089	6,790,089	6,790,089	6,790,089	6,790,089	6,790,089	6,790,089	6,790,089	6,790,089	6,790,089
28 Medium scale Office	-	£12,386,600	6,083,793	6,083,793	6,083,793	6,083,793	6,083,793	6,083,793	6,083,793	6,083,793	6,083,793	6,083,793	6,083,793
29 Industrial Scheme new build (50% plot ratio)	-	£12,386,600		3,655,589	3,655,589	3,655,589	3,655,589	3,655,589	3,655,589	3,655,589	3,655,589	3,655,589	3,655,589
30 Industrial scheme intensification (60% plot ratio)	-	£12,386,600	4,386,707	4,386,707	4,386,707	4,386,707	4,386,707	4,386,707	4,386,707	4,386,707	4,386,707	4,386,707	4,386,707

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)		£5,275,753					R	esidual land val	ues				
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	1	£175,858	368,640	351,910	335,180	318,450	301,720	284,990	268,260	251,530	234,800	218,069	201,340
2 Two unit scheme (houses)	-	£263,788	737,687	704,227	670,767	637,306	603,847	570,387	536,926	503,466	470,006	436,546	6 403,085
3 Two unit scheme (flats)	-	£211,030	341,999	322,650	303,302	283,953	264,604	245,256	225,908	206,558	187,210	167,862	148,512
4 Three unit scheme (houses)	-	£395,681	1,002,960	957,438	911,917	866,396	820,874	775,353	729,831	684,310	638,789	593,267	547,746
5 Three unit scheme (flats)	-	£226,104	514,251	485,229	456,206	427,183	398,161	369,137	340,115	311,091	282,069	253,045	224,023
6 Four unit scheme (houses)	-	£527,575	1,384,646	1,321,834	1,259,023	1,196,211	1,133,400	1,070,587	1,007,776	944,964	882,153	819,341	756,530
7 Four unit scheme (flats)	-	£301,472	725,567	684,677	643,786	602,897	562,006	521,117	480,226	439,336	398,446	357,556	316,666
8 Five unit scheme (houses)	-	£659,469	1,671,600	1,595,730	1,519,862	1,443,992	1,368,124	1,292,254	1,216,386	1,140,517	1,064,648	988,779	912,910
9 Five unit scheme (flats)	-	£376,839	858,828	810,456	762,084	713,714	665,342	616,970	568,598	520,227	471,856	423,484	375,112
10 Seven unit scheme (houses)	-	£923,257	2,388,998	2,280,603	2,172,208	2,063,813	1,955,418	1,847,023	1,738,627	1,630,232	1,521,837	1,413,441	1,305,046
11 Seven unit scheme (flats)	-	£527,575	1,214,401	1,145,996	1,077,593	1,009,190	940,787	872,383	803,980	735,576	667,172	598,769	530,366
12 Ten unit scheme (houses)	-	£1,318,938	3,391,958	3,238,042	3,084,125	2,930,209	2,776,292	2,622,375	2,468,459	2,314,542	2,160,626	2,006,709	1,852,792
13 Ten unit scheme (flats)	-	£753,679	1,736,250	1,638,531	1,540,811	1,443,092	1,345,373	1,247,654	1,149,934	1,052,215	954,496	856,776	759,057
14 Twenty unit scheme (houses and flats)	-	£1,758,584	4,423,271	4,200,349	3,977,426	3,754,505	3,531,583	3,308,662	3,085,739	2,862,817	2,639,896	2,416,973	3 2,194,051
15 Twenty unit scheme (flats)	-	£1,172,389	3,480,593	3,284,649	3,088,706	2,892,762	2,696,818	2,500,875	2,304,931	2,108,987	1,913,044	1,717,100	1,521,156
16 Thirty unit scheme (flats with community use on ground floor)	-	£1,758,584	4,871,336	4,581,764	4,292,192	4,002,620	3,713,048	3,423,476	3,133,905	2,844,333	2,554,761	2,264,945	1,974,565
17 Fifty unit scheme (flats - lower density)	-	£2,930,974	8,690,198	8,207,579	7,724,958	7,242,339	6,759,720	6,277,099	5,794,480	5,311,859	4,829,240	4,346,621	3,864,000
18 Fifty unit scheme (flats - higher density)	-	£2,198,230	7,260,017	6,829,902	6,399,787	5,969,671	5,539,555	5,109,440	4,679,325	4,249,210	3,819,095	3,388,502	2 2,957,233
19 Seventy unit scheme (Industrial/employment led scheme)	-	£4,103,363	11,378,910	10,788,552	10,198,194	9,607,836	9,017,478	8,427,121	7,836,762	7,246,404	6,656,047	6,065,689	5,475,330
20 Seventy unit scheme (flats - higher density)	-	£3,077,522	8,618,334	8,100,379	7,582,424	7,064,468	6,546,512	6,028,557	5,510,602	4,992,646	4,474,690	3,956,735	3,438,780
21 One hundred unit scheme (flats - lower density)	-	£5,861,947	16,045,743	15,156,439	14,267,136	13,377,832	12,488,529	11,599,226	10,709,921	9,820,618	8,931,315	8,042,012	7,152,708
22 One hundred unit scheme (flats - higher density)	-	£4,396,460	12,039,404	11,312,493	10,585,581	9,858,670	9,131,758	8,404,848	7,677,228	6,948,561	6,219,896	5,491,230	4,762,565
23 Two hunded unit scheme (flats)	-	£8,792,921	24,098,282	22,650,700	21,203,117	19,755,535	18,307,953	16,860,370	15,411,744	13,960,775	12,509,804	11,058,835	9,607,866
24 Three hundred unit scheme (flats)	-	£13,189,381	32,195,836	30,150,646	28,103,658	26,056,671	24,009,684	21,962,697	19,915,710	17,868,722	15,821,734	13,774,747	11,727,760
25 Four hundred unit scheme (flats)	-	£17,585,842	31,528,511	28,863,448	26,198,385	23,528,636	20,847,897	18,167,157	15,486,417	12,805,677	10,124,938	7,444,197	7 4,739,167
26 Six hunded unit scheme (flats)	-	£26,378,763	41,029,523	37,256,292	33,483,061	29,709,830	25,936,600	22,163,369	18,388,354	14,584,160	10,779,964	6,975,769	3,151,892
27 Small scale Office	-	£5,275,753	6,790,089	6,790,089	6,790,089	6,790,089	6,790,089	6,790,089	6,790,089	6,790,089	6,790,089	6,790,089	6,790,089
28 Medium scale Office	-	£5,275,753	6,083,793	6,083,793	6,083,793	6,083,793	6,083,793	6,083,793	6,083,793	6,083,793	6,083,793	6,083,793	6,083,793
29 Industrial Scheme new build (50% plot ratio)	-	£5,275,753	3,655,589	3,655,589	3,655,589	3,655,589	3,655,589	3,655,589	3,655,589	3,655,589	3,655,589	3,655,589	3,655,589
30 Industrial scheme intensification (60% plot ratio)	-	£5,275,753	4,386,707	4,386,707	4,386,707	4,386,707	4,386,707	4,386,707	4,386,707	4,386,707	4,386,707	4,386,707	7 4,386,707

							Re	esidual land valu	ies				
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	1	£16,667	368,640	351,910	335,180	318,450	301,720	284,990	268,260	251,530	234,800	218,069	201,34
2 Two unit scheme (houses)	2	£25,000	737,687	704,227	670,767	637,306	603,847	570,387	536,926	503,466	470,006	436,546	403,08
3 Two unit scheme (flats)	2	£20,000	341,999	322,650	303,302	283,953	264,604	245,256	225,908	206,558	187,210	167,862	148,51
4 Three unit scheme (houses)	3	£37,500	1,002,960	957,438	911,917	866,396	820,874	775,353	729,831	684,310	638,789	593,267	547,74
5 Three unit scheme (flats)	3	£21,429	514,251	485,229	456,206	427,183	398,161	369,137	340,115	311,091	282,069	253,045	224,02
6 Four unit scheme (houses)	4	£50,000	1,384,646	1,321,834	1,259,023	1,196,211	1,133,400	1,070,587	1,007,776	944,964	882,153	819,341	756,53
7 Four unit scheme (flats)	4	£28,571	725,567	684,677	643,786	602,897	562,006	521,117	480,226	439,336	398,446	357,556	316,66
8 Five unit scheme (houses)	5	£62,500	1,671,600	1,595,730	1,519,862	1,443,992	1,368,124	1,292,254	1,216,386	1,140,517	1,064,648	988,779	912,91
9 Five unit scheme (flats)	5	£35,714	858,828	810,456	762,084	713,714	665,342	616,970	568,598	520,227	471,856	423,484	375,11
10 Seven unit scheme (houses)	7	£87,500	2,388,998	2,280,603	2,172,208	2,063,813	1,955,418	1,847,023	1,738,627	1,630,232	1,521,837	1,413,441	1,305,04
11 Seven unit scheme (flats)	7	£50,000	1,214,401	1,145,996	1,077,593	1,009,190	940,787	872,383	803,980	735,576	667,172	598,769	530,36
12 Ten unit scheme (houses)	10	£125,000	3,391,958	3,238,042	3,084,125	2,930,209	2,776,292	2,622,375	2,468,459	2,314,542	2,160,626	2,006,709	1,852,79
13 Ten unit scheme (flats)	10	£71,429	1,736,250	1,638,531	1,540,811	1,443,092	1,345,373	1,247,654	1,149,934	1,052,215	954,496	856,776	759,05
14 Twenty unit scheme (houses and flats)	20	£166,667	4,423,271	4,200,349	3,977,426	3,754,505	3,531,583	3,308,662	3,085,739	2,862,817	2,639,896	2,416,973	2,194,05
15 Twenty unit scheme (flats)	20	£111,111	3,480,593	3,284,649	3,088,706	2,892,762	2,696,818	2,500,875	2,304,931	2,108,987	1,913,044	1,717,100	1,521,15
16 Thirty unit scheme (flats with community use on ground floor)	30	£166,667	4,871,336	4,581,764	4,292,192	4,002,620	3,713,048	3,423,476	3,133,905	2,844,333	2,554,761	2,264,945	1,974,56
17 Fifty unit scheme (flats - lower density)	50	£277,778	8,690,198	8,207,579	7,724,958	7,242,339	6,759,720	6,277,099	5,794,480	5,311,859	4,829,240	4,346,621	3,864,00
18 Fifty unit scheme (flats - higher density)	50	£208,333	7,260,017	6,829,902	6,399,787	5,969,671	5,539,555	5,109,440	4,679,325	4,249,210	3,819,095	3,388,502	2,957,23
19 Seventy unit scheme (Industrial/employment led scheme)	70	£388,889	11,378,910	10,788,552	10,198,194	9,607,836	9,017,478	8,427,121	7,836,762	7,246,404	6,656,047	6,065,689	5,475,33
20 Seventy unit scheme (flats - higher density)	70	£291,667	8,618,334	8,100,379	7,582,424	7,064,468	6,546,512	6,028,557	5,510,602	4,992,646	4,474,690	3,956,735	3,438,78
21 One hundred unit scheme (flats - lower density)	100	£555,556	16,045,743	15,156,439	14,267,136	13,377,832	12,488,529	11,599,226	10,709,921	9,820,618	8,931,315	8,042,012	7,152,70
22 One hundred unit scheme (flats - higher density)	100	£416,667	12,039,404	11,312,493	10,585,581	9,858,670	9,131,758	8,404,848	7,677,228	6,948,561	6,219,896	5,491,230	4,762,56
23 Two hunded unit scheme (flats)	200	£833,333	24,098,282	22,650,700	21,203,117	19,755,535	18,307,953	16,860,370	15,411,744	13,960,775	12,509,804	11,058,835	9,607,86
24 Three hundred unit scheme (flats)	300	£1,250,000	32,195,836	30,150,646	28,103,658	26,056,671	24,009,684	21,962,697	19,915,710	17,868,722	15,821,734	13,774,747	11,727,76
25 Four hundred unit scheme (flats)	400	£1,666,667	31,528,511	28,863,448	26,198,385	23,528,636	20,847,897	18,167,157	15,486,417	12,805,677	10,124,938	7,444,197	4,739,16
26 Six hunded unit scheme (flats)	600	£2,500,000	41,029,523	37,256,292	33,483,061	29,709,830	25,936,600	22,163,369	18,388,354	14,584,160	10,779,964	6,975,769	3,151,89
27 Small scale Office	-	£500,000	6,790,089	6,790,089	6,790,089	6,790,089	6,790,089	6,790,089	6,790,089	6,790,089	6,790,089	6,790,089	6,790,08
28 Medium scale Office	-	£500,000	6,083,793	6,083,793	6,083,793	6,083,793	6,083,793	6,083,793	6,083,793	6,083,793	6,083,793	6,083,793	6,083,79
29 Industrial Scheme new build (50% plot ratio)	-	£500,000	3,655,589	3,655,589	3,655,589	3,655,589	3,655,589	3,655,589	3,655,589	3,655,589	3,655,589	3,655,589	3,655,58
30 Industrial scheme intensification (60% plot ratio)	-	£500,000	4,386,707	4,386,707	4,386,707	4,386,707	4,386,707	4,386,707	4,386,707	4,386,707	4,386,707	4,386,707	4,386,70

RICHMOND LOCAL PLAN VIABILITY TESTING	Sales value £8,850 psm	AH tenure	Rented 70%	LLR 30% Frst Hms 0%

		£6.3m p.h.					Re	esidual land valu	ies				
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH			30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	140 or units	£472,000		375.791	357.804	339.816		303,843	285,856	267.869	249.882	231.896	213,90
2 Two unit scheme (houses)	2	,		751,988	716,014	680,040		608,092	572,118		500,171		428,22
3 Two unit scheme (flats)	2	,			330,134	309,294	,	267,616	246.777	225,937	205,098	<u>'</u>	<u> </u>
4 Three unit scheme (houses)	3	,		1,022,415		924,533		826,650	777,709	728,768	679,827	,	1
5 Three unit scheme (flats)	3	, , ,			496,455	465,196		402,678	371,419	340,160	308,901		
6 Four unit scheme (houses)	4	£1,416,000		1,411,492	1,343,961	1,276,430		1,141,369	1,073,839	1,006,308	938,778	,	
7 Four unit scheme (flats)	4	£809,143			700,493	656,452		568,372	524,331	480,290	436,251		
8 Five unit scheme (houses)	5	£1,770,000	,	1,704,025	1,622,456	1,540,888		1,377,750	1,296,182	1,214,613	1,133,045		1
9 Five unit scheme (flats)	5	, , ,		, , ,	829,166	777,068		672,871	620,773	568,675	516,576	1 1	,
10 Seven unit scheme (houses)	7	£2,478,000	, , , , , , , , , , , , , , , , , , , ,	2,435,326	2,318,787	2,202,249		1,969,172	1,852,633	1,736,094	1,619,556		
11 Seven unit scheme (flats)	7	£1,416,000		,,-	1,173,203	1,099,489	,	952,059	878,343		730,913		1 1
12 Ten unit scheme (houses)	10			3,457,741	3,292,261	3,126,782		2,795,822	2,630,343	2,464,862	2,299,383		
13 Ten unit scheme (flats)	10			1,782,704	1,677,397	1,572,089		1,361,475	1,256,167	1,150,860	1,045,553		
14 Twenty unit scheme (houses and flats)	20	£4,720,000		4,527,216	4,287,090	4,046,965	3,806,840	3,566,714	3,326,589	3,086,463	2,846,337	2,606,212	2,366,08
15 Twenty unit scheme (flats)	20	£3,146,667	3,787,349	3,576,067	3,364,786	3,153,504	2,942,223	2,730,942	2,519,660	2,308,379	2,097,097	1,885,816	
16 Thirty unit scheme (flats with community use on ground floor)	30	£4,720,000	5,324,670	5,012,431	4,700,193	4,387,954	4,075,715	3,763,477	3,451,238	3,138,999	2,826,761	2,514,523	2,202,28
17 Fifty unit scheme (flats - lower density)	50	£7,866,667	9,445,755		8,404,960	7,884,562	7,364,164	6,843,766	6,323,369	5,802,971	5,282,574	4,762,176	4,241,7
18 Fifty unit scheme (flats - higher density)	50	£5,900,000	7,939,822	7,475,716	7,011,610	6,547,505	6,083,400	5,619,294	5,155,188	4,691,083	4,226,977	3,762,872	3,298,76
19 Seventy unit scheme (Industrial/employment led scheme)	70	£11,013,333	12,336,453	11,698,219	11,059,983	10,421,748	9,783,513	9,145,278	8,507,043	7,868,808	7,230,572	6,592,338	5,954,10
20 Seventy unit scheme (flats - higher density)	70	£8,260,000	9,458,444	8,898,482	8,338,522	7,778,561	7,218,600	6,658,639	6,098,678	5,538,717	4,978,756	4,418,795	3,858,83
21 One hundred unit scheme (flats - lower density)	100	£15,733,333	17,475,631	16,514,833	15,554,035	14,593,237	13,632,440	12,671,642	11,710,844	10,750,046	9,789,248	8,828,450	7,867,65
22 One hundred unit scheme (flats - higher density)	100	£11,800,000	13,220,133	12,434,185	11,648,238	10,862,289	10,076,342	9,290,394	8,504,447	7,718,499	6,932,551	6,146,249	5,358,03
23 Two hunded unit scheme (flats)	200	£23,600,000	26,474,660	24,908,258	23,341,857	21,775,456	20,209,055	18,642,653	17,076,252	15,509,850	13,943,449	12,377,048	10,806,36
24 Three hundred unit scheme (flats)	300	£35,400,000	35,562,307	33,351,779	31,141,252	28,930,724	26,720,196	24,509,514	22,292,739	20,075,964	17,859,189	15,642,414	13,425,63
25 Four hundred unit scheme (flats)	400	£47,200,000	35,942,708	33,056,935	30,171,163	27,285,389	24,399,617	21,512,405	18,608,648	15,704,892	12,801,136	9,897,380	6,993,62
26 Six hunded unit scheme (flats)	600	£70,800,000	47,307,797	43,242,113	39,162,866	35,074,090	30,985,315	26,896,540	22,807,764	18,718,989	14,610,460	10,487,057	6,363,6
27 Small scale Office	-	£14,160,000	6,790,089	6,790,089	6,790,089	6,790,089	6,790,089	6,790,089	6,790,089	6,790,089	6,790,089	6,790,089	6,790,08
28 Medium scale Office	-	£14,160,000	6,083,793	6,083,793	6,083,793	6,083,793	6,083,793	6,083,793	6,083,793	6,083,793	6,083,793	6,083,793	6,083,79
29 Industrial Scheme new build (50% plot ratio)	-	£14,160,000	3,655,589	3,655,589	3,655,589	3,655,589	3,655,589	3,655,589	3,655,589	3,655,589	3,655,589	3,655,589	3,655,58
30 Industrial scheme intensification (60% plot ratio)	-	£14,160,000	4,386,707	4,386,707	4,386,707	4,386,707	4,386,707	4,386,707	4,386,707	4,386,707	4,386,707	4,386,707	4,386,70

BENCHMARK LAND VALUE 2 (SECONDARY OFFICES)		£12,386,600					R	esidual land val	ues				
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	1	£412,887	393,777	375,791	357,804	339,816	321,830	303,843	285,856	267,869	249,882	231,896	213,908
2 Two unit scheme (houses)	2	£619,330	787,961	751,988	716,014	680,040	644,066	608,092	572,118	536,144	500,171	464,197	428,223
3 Two unit scheme (flats)	2	£495,464	371,813	350,973	330,134	309,294	288,456	267,616	246,777	225,937	205,098	184,259	163,420
4 Three unit scheme (houses)	3	£928,995	1,071,356	1,022,415	973,474	924,533	875,592	826,650	777,709	728,768	679,827	630,886	581,945
5 Three unit scheme (flats)	3	£530,854	558,973	527,714	496,455	465,196	433,937	402,678	371,419	340,160	308,901	277,642	246,383
6 Four unit scheme (houses)	4	£1,238,660	1,479,022	1,411,492	1,343,961	1,276,430	1,208,900	1,141,369	1,073,839	1,006,308	938,778	871,248	803,717
7 Four unit scheme (flats)	4	£707,806	788,574	744,533	700,493	656,452	612,412	568,372	524,331	480,290	436,251	392,210	348,169
8 Five unit scheme (houses)	5	£1,548,325	1,785,594	1,704,025	1,622,456	1,540,888	1,459,319	1,377,750	1,296,182	1,214,613	1,133,045	1,051,476	969,907
9 Five unit scheme (flats)	5	£884,757	933,363	881,264	829,166	777,068	724,969	672,871	620,773	568,675	516,576	464,478	412,379
10 Seven unit scheme (houses)	7	£2,167,655	2,551,864	2,435,326	2,318,787	2,202,249	2,085,711	1,969,172	1,852,633	1,736,094	1,619,556	1,503,018	1,386,479
11 Seven unit scheme (flats)	7	£1,238,660	1,320,634	1,246,919	1,173,203	1,099,489	1,025,773	952,059	878,343	804,628	730,913	657,198	583,482
12 Ten unit scheme (houses)	10	£3,096,650	3,623,221	3,457,741	3,292,261	3,126,782	2,961,301	2,795,822	2,630,343	2,464,862	2,299,383	2,133,903	1,968,423
13 Ten unit scheme (flats)	10	£1,769,514	1,888,012	1,782,704	1,677,397	1,572,089	1,466,783	1,361,475	1,256,167	1,150,860	1,045,553	940,245	834,938
14 Twenty unit scheme (houses and flats)	20	£4,128,867	4,767,341	4,527,216	4,287,090	4,046,965	3,806,840	3,566,714	3,326,589	3,086,463	2,846,337	2,606,212	2,366,087
15 Twenty unit scheme (flats)	20	£2,752,578	3,787,349	3,576,067	3,364,786	3,153,504	2,942,223	2,730,942	2,519,660	2,308,379	2,097,097	1,885,816	1,674,535
16 Thirty unit scheme (flats with community use on ground floor)	30	£4,128,867	5,324,670	5,012,431	4,700,193	4,387,954	4,075,715	3,763,477	3,451,238	3,138,999	2,826,761	2,514,523	2,202,284
17 Fifty unit scheme (flats - lower density)	50	£6,881,444	9,445,755	8,925,357	8,404,960	7,884,562	7,364,164	6,843,766	6,323,369	5,802,971	5,282,574	4,762,176	4,241,779
18 Fifty unit scheme (flats - higher density)	50	£5,161,083	7,939,822	7,475,716	7,011,610	6,547,505	6,083,400	5,619,294	5,155,188	4,691,083	4,226,977	3,762,872	3,298,766
19 Seventy unit scheme (Industrial/employment led scheme)	70	£9,634,022	12,336,453	11,698,219	11,059,983	10,421,748	9,783,513	9,145,278	8,507,043	7,868,808	7,230,572	6,592,338	5,954,102
20 Seventy unit scheme (flats - higher density)	70	£7,225,516	9,458,444	8,898,482	8,338,522	7,778,561	7,218,600	6,658,639	6,098,678	5,538,717	4,978,756	4,418,795	3,858,834
21 One hundred unit scheme (flats - lower density)	100	£13,762,888	17,475,631	16,514,833	15,554,035	14,593,237	13,632,440	12,671,642	11,710,844	10,750,046	9,789,248	8,828,450	7,867,652
22 One hundred unit scheme (flats - higher density)	100	£10,322,166	-, -, -, -, -, -, -, -, -, -, -, -, -, -	, - ,	11,648,238	10,862,289	10,076,342	9,290,394	8,504,447	7,718,499	6,932,551	6,146,249	-,,
23 Two hunded unit scheme (flats)	200	£20,644,333	26,474,660	24,908,258	23,341,857	21,775,456	20,209,055	18,642,653	17,076,252	15,509,850	13,943,449	12,377,048	10,806,363
24 Three hundred unit scheme (flats)	300	£30,966,499	35,562,307	33,351,779	31,141,252	28,930,724	26,720,196	24,509,514	22,292,739	20,075,964	17,859,189	15,642,414	13,425,639
25 Four hundred unit scheme (flats)	400	£41,288,665	35,942,708	33,056,935	30,171,163	27,285,389	24,399,617	21,512,405	18,608,648	15,704,892	12,801,136	9,897,380	6,993,623
26 Six hunded unit scheme (flats)	600	£61,932,998	47,307,797	43,242,113	39,162,866	35,074,090	30,985,315	26,896,540	22,807,764	18,718,989	14,610,460	10,487,057	6,363,654
27 Small scale Office	-	£12,386,600	6,790,089	6,790,089	6,790,089	6,790,089	6,790,089	6,790,089	6,790,089	6,790,089	6,790,089	6,790,089	6,790,089
28 Medium scale Office	-	£12,386,600	6,083,793	6,083,793	6,083,793	6,083,793	6,083,793	6,083,793	6,083,793	6,083,793	6,083,793	6,083,793	6,083,793
29 Industrial Scheme new build (50% plot ratio)	-	£12,386,600	3,655,589	3,655,589	3,655,589	3,655,589	3,655,589	3,655,589	3,655,589	3,655,589	3,655,589	3,655,589	3,655,589
30 Industrial scheme intensification (60% plot ratio)	-	£12,386,600	4,386,707	4,386,707	4,386,707	4,386,707	4,386,707	4,386,707	4,386,707	4,386,707	4,386,707	4,386,707	4,386,707

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)		£5,275,753					Re	sidual land val	ues				
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	1	£175,858	393,777	375,791	357,804	339,816	321,830	303,843	285,856	267,869	249,882	231,896	213,908
2 Two unit scheme (houses)	-	£263,788	787,961	751,988	716,014	680,040	644,066	608,092	572,118	536,144	500,171	464,197	428,223
3 Two unit scheme (flats)	-	£211,030	371,813	350,973	330,134	309,294	288,456	267,616	246,777	225,937	205,098	184,259	163,420
4 Three unit scheme (houses)	-	£395,681	1,071,356	1,022,415	973,474	924,533	875,592	826,650	777,709	728,768	679,827	630,886	581,945
5 Three unit scheme (flats)	-	£226,104	558,973	527,714	496,455	465,196	433,937	402,678	371,419	340,160	308,901	277,642	246,383
6 Four unit scheme (houses)	-	£527,575	1,479,022	1,411,492	1,343,961	1,276,430	1,208,900	1,141,369	1,073,839	1,006,308	938,778	871,248	803,717
7 Four unit scheme (flats)	-	£301,472	788,574	744,533	700,493	656,452	612,412	568,372	524,331	480,290	436,251	392,210	348,169
8 Five unit scheme (houses)	-	£659,469	1,785,594	1,704,025	1,622,456	1,540,888	1,459,319	1,377,750	1,296,182	1,214,613	1,133,045	1,051,476	969,907
9 Five unit scheme (flats)	-	£376,839	933,363	881,264	829,166	777,068	724,969	672,871	620,773	568,675	516,576	464,478	412,379
10 Seven unit scheme (houses)	-	£923,257	2,551,864	2,435,326	2,318,787	2,202,249	2,085,711	1,969,172	1,852,633	1,736,094	1,619,556	1,503,018	1,386,479
11 Seven unit scheme (flats)	-	£527,575	1,320,634	1,246,919	1,173,203	1,099,489	1,025,773	952,059	878,343	804,628	730,913	657,198	583,482
12 Ten unit scheme (houses)	-	£1,318,938	3,623,221	3,457,741	3,292,261	3,126,782	2,961,301	2,795,822	2,630,343	2,464,862	2,299,383	2,133,903	1,968,423
13 Ten unit scheme (flats)	-	£753,679	1,888,012	1,782,704	1,677,397	1,572,089	1,466,783	1,361,475	1,256,167	1,150,860	1,045,553	940,245	834,938
14 Twenty unit scheme (houses and flats)	-	£1,758,584	4,767,341	4,527,216	4,287,090	4,046,965	3,806,840	3,566,714	3,326,589	3,086,463	2,846,337	2,606,212	2,366,087
15 Twenty unit scheme (flats)	-	£1,172,389	3,787,349	3,576,067	3,364,786	3,153,504	2,942,223	2,730,942	2,519,660	2,308,379	2,097,097	1,885,816	1,674,535
16 Thirty unit scheme (flats with community use on ground floor)	-	£1,758,584	5,324,670	5,012,431	4,700,193	4,387,954	4,075,715	3,763,477	3,451,238	3,138,999	2,826,761	2,514,523	2,202,284
17 Fifty unit scheme (flats - lower density)	-	£2,930,974	9,445,755	8,925,357	8,404,960	7,884,562	7,364,164	6,843,766	6,323,369	5,802,971	5,282,574	4,762,176	4,241,779
18 Fifty unit scheme (flats - higher density)	-	£2,198,230	7,939,822	7,475,716	7,011,610	6,547,505	6,083,400	5,619,294	5,155,188	4,691,083	4,226,977	3,762,872	3,298,766
19 Seventy unit scheme (Industrial/employment led scheme)	-	£4,103,363	12,336,453	11,698,219	11,059,983	10,421,748	9,783,513	9,145,278	8,507,043	7,868,808	7,230,572	6,592,338	5,954,102
20 Seventy unit scheme (flats - higher density)	-	£3,077,522	9,458,444	8,898,482	8,338,522	7,778,561	7,218,600	6,658,639	6,098,678	5,538,717	4,978,756	4,418,795	3,858,834
21 One hundred unit scheme (flats - lower density)	-	£5,861,947	17,475,631	16,514,833	15,554,035	14,593,237	13,632,440	12,671,642	11,710,844	10,750,046	9,789,248	8,828,450	7,867,652
22 One hundred unit scheme (flats - higher density)	-	£4,396,460	13,220,133	12,434,185	11,648,238	10,862,289	10,076,342	9,290,394	8,504,447	7,718,499	6,932,551	6,146,249	5,358,036
23 Two hunded unit scheme (flats)	-	£8,792,921	26,474,660	24,908,258	23,341,857	21,775,456	20,209,055	18,642,653	17,076,252	15,509,850	13,943,449	12,377,048	10,806,363
24 Three hundred unit scheme (flats)	-	£13,189,381	35,562,307	33,351,779	31,141,252	28,930,724	26,720,196	24,509,514	22,292,739	20,075,964	17,859,189	15,642,414	13,425,639
25 Four hundred unit scheme (flats)	-	£17,585,842		33,056,935	30,171,163	27,285,389	24,399,617	21,512,405	18,608,648	15,704,892	12,801,136	9,897,380	6,993,623
26 Six hunded unit scheme (flats)	-	£26,378,763	47,307,797	43,242,113	39,162,866	35,074,090	30,985,315	26,896,540	22,807,764	18,718,989	14,610,460	10,487,057	6,363,654
27 Small scale Office	-	£5,275,753	6,790,089	6,790,089	6,790,089	6,790,089	6,790,089	6,790,089	6,790,089	6,790,089	6,790,089	6,790,089	6,790,089
28 Medium scale Office	-	£5,275,753	6,083,793	6,083,793	6,083,793	6,083,793	6,083,793	6,083,793	6,083,793	6,083,793	6,083,793	6,083,793	6,083,793
29 Industrial Scheme new build (50% plot ratio)	-	£5,275,753	3,655,589	3,655,589	3,655,589	3,655,589	3,655,589	3,655,589	3,655,589	3,655,589	3,655,589	3,655,589	3,655,589
30 Industrial scheme intensification (60% plot ratio)	-	£5,275,753	4,386,707	4,386,707	4,386,707	4,386,707	4,386,707	4,386,707	4,386,707	4,386,707	4,386,707	4,386,707	4,386,707

ENCHMARK LAND VALUE 4 (BACKLANDS, GARDENS, OTHER L	TIDE VEED EARLD,	£500,000	7				Po	sidual land valu	100				
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH			30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	110 or unito	1 £16,667		375,791	357,804	339,816	321,830	303,843	285,856		249,882		213,90
2 Two unit scheme (houses)		2 £25,000		751,988	716,014	680,040	644,066	608,092	572,118		500,171		428,2
3 Two unit scheme (flats)		2 £20,000		350.973	330,134	309,294	288,456	267,616	246,777	225,937	205,098		163,42
4 Three unit scheme (houses)		3 £37,500	1,071,356	1,022,415	973,474	924,533	875,592	826,650	777,709		679,827		581,94
5 Three unit scheme (flats)		3 £21,429	558,973	527,714	496,455	465,196	433,937	402,678	371,419	340,160	308,901	277,642	246,38
6 Four unit scheme (houses)		4 £50,000	1,479,022	1,411,492	1,343,961	1,276,430	1,208,900	1,141,369	1,073,839	1,006,308	938,778	871,248	803,7
7 Four unit scheme (flats)		4 £28,571	788,574	744,533	700,493	656,452	612,412	568,372	524,331	480,290	436,251	392,210	348,16
8 Five unit scheme (houses)		5 £62,500	1,785,594	1,704,025	1,622,456	1,540,888	1,459,319	1,377,750	1,296,182	1,214,613	1,133,045	1,051,476	969,90
9 Five unit scheme (flats)		5 £35,714	933,363	881,264	829,166	777,068	724,969	672,871	620,773	568,675	516,576	464,478	412,37
10 Seven unit scheme (houses)		7 £87,500	2,551,864	2,435,326	2,318,787	2,202,249	2,085,711	1,969,172	1,852,633	1,736,094	1,619,556	1,503,018	1,386,47
11 Seven unit scheme (flats)		7 £50,000	1,320,634	1,246,919	1,173,203	1,099,489	1,025,773	952,059	878,343	804,628	730,913	657,198	583,48
Ten unit scheme (houses)		0 £125,000	3,623,221	3,457,741	3,292,261	3,126,782	2,961,301	2,795,822	2,630,343	2,464,862	2,299,383	2,133,903	1,968,42
13 Ten unit scheme (flats)		0 £71,429	1,888,012	1,782,704	1,677,397	1,572,089	1,466,783	1,361,475	1,256,167	1,150,860	1,045,553	940,245	834,93
14 Twenty unit scheme (houses and flats)		£166,667	4,767,341	4,527,216	4,287,090	4,046,965	3,806,840	3,566,714	3,326,589	3,086,463	2,846,337	2,606,212	2,366,08
15 Twenty unit scheme (flats)		£111,111	3,787,349	3,576,067	3,364,786	3,153,504	2,942,223	2,730,942	2,519,660	2,308,379	2,097,097	1,885,816	1,674,53
16 Thirty unit scheme (flats with community use on ground floor)		£166,667	5,324,670	5,012,431	4,700,193	4,387,954	4,075,715	3,763,477	3,451,238	3,138,999	2,826,761	2,514,523	2,202,28
17 Fifty unit scheme (flats - lower density)		50 £277,778	9,445,755	8,925,357	8,404,960	7,884,562	7,364,164	6,843,766	6,323,369	5,802,971	5,282,574	4,762,176	4,241,77
18 Fifty unit scheme (flats - higher density)		£208,333	7,939,822	7,475,716	7,011,610	6,547,505	6,083,400	5,619,294	5,155,188	4,691,083	4,226,977	3,762,872	3,298,76
19 Seventy unit scheme (Industrial/employment led scheme)		70 £388,889	12,336,453	11,698,219	11,059,983	10,421,748	9,783,513	9,145,278	8,507,043	7,868,808	7,230,572	6,592,338	5,954,10
20 Seventy unit scheme (flats - higher density)		70 £291,667	9,458,444	8,898,482	8,338,522	7,778,561	7,218,600	6,658,639	6,098,678	5,538,717	4,978,756	4,418,795	3,858,83
21 One hundred unit scheme (flats - lower density)	10	00 £555,556	17,475,631	16,514,833	15,554,035	14,593,237	13,632,440	12,671,642	11,710,844	10,750,046	9,789,248	8,828,450	7,867,65
22 One hundred unit scheme (flats - higher density)	10	00 £416,667	13,220,133	12,434,185	11,648,238	10,862,289	10,076,342	9,290,394	8,504,447	7,718,499	6,932,551	6,146,249	5,358,03
23 Two hunded unit scheme (flats)	20	00 £833,333	26,474,660	24,908,258	23,341,857	21,775,456	20,209,055	18,642,653	17,076,252	15,509,850	13,943,449	12,377,048	10,806,36
Three hundred unit scheme (flats)	30	£1,250,000	35,562,307	33,351,779	31,141,252	28,930,724	26,720,196	24,509,514	22,292,739	20,075,964	17,859,189	15,642,414	13,425,63
25 Four hundred unit scheme (flats)	40			The state of the s	30,171,163	27,285,389	24,399,617	21,512,405	18,608,648	15,704,892	12,801,136	9,897,380	6,993,62
26 Six hunded unit scheme (flats)	60			43,242,113	39,162,866	35,074,090	30,985,315	26,896,540	22,807,764	18,718,989	14,610,460		6,363,65
27 Small scale Office	-	£500,000		6,790,089	6,790,089	6,790,089	6,790,089	6,790,089	6,790,089	6,790,089	6,790,089	The state of the s	6,790,08
28 Medium scale Office	-	£500,000	6,083,793	6,083,793	6,083,793	6,083,793	6,083,793	6,083,793	6,083,793	6,083,793	6,083,793	6,083,793	6,083,79
29 Industrial Scheme new build (50% plot ratio)	-	£500,000	3,655,589	3,655,589	3,655,589	3,655,589	3,655,589	3,655,589	3,655,589	3,655,589	3,655,589	3,655,589	3,655,58
20 la destrial a de anna internation (000/ alat antic)		0500.000	4 000 707	4 000 707	4 000 707	4 000 707	4 000 707	4 000 707	4 000 707	4 000 707	4 000 707	4 000 707	4 000 7

£500,000

30 Industrial scheme intensification (60% plot ratio)

RICHMOND LOCAL PLAN VIABILITY TESTING	Sales value £9,194 psm	AH tenure	Rented 70%	LLR 30% Frst Hms 0%

ENCHMARK LAND VALUE 1 (EXISTING RESIDENTIAL)		£14,710,400	7				_						
		£6.3m p.h.						esidual land valu				i.	
Description	No of units	BLV		5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)		1 £490,347		399,671	380,428	361,184	341,940	322,696	303,452	1	264,965		226,4
2 Two unit scheme (houses)		2 £735,520	838,236	799,748	761,260	722,773	684,286	645,798	607,311	568,823	530,335	491,848	453,3
3 Two unit scheme (flats)		2 £588,416	401,627	379,297	356,966	334,636	312,307	289,977	267,646		222,987	200,657	178,3
4 Three unit scheme (houses)		3 £1,103,280		1,087,391	1,035,031	982,670	930,308	877,948	825,587	773,225	720,865		616,1
5 Three unit scheme (flats)		3 £630,446	603,694	570,199	536,703	503,208	469,714	436,219	402,724	369,229	335,733	302,238	268,7
6 Four unit scheme (houses)		4 £1,471,040	1,573,398	1,501,148	1,428,899	1,356,650	1,284,400	1,212,151	1,139,902		995,403		
7 Four unit scheme (flats)		4 £840,594	851,581	804,390	757,199	710,008	662,817	615,626	568,436	521,245	474,054	426,863	379,6
8 Five unit scheme (houses)		5 £1,838,800	1,899,588	1,812,320	1,725,051	1,637,783	1,550,514	1,463,247	1,375,978	1,288,710	1,201,441	1,114,173	1,026,9
9 Five unit scheme (flats)		5 £1,050,743	1,007,897	952,073	896,248	840,423	784,597	728,772	672,947	617,122	561,297	505,472	449,6
10 Seven unit scheme (houses)		7 £2,574,320	2,714,731	2,590,049	2,465,366	2,340,684	2,216,003	2,091,321	1,966,639	1,841,957	1,717,275	1,592,594	1,467,9
11 Seven unit scheme (flats)		7 £1,471,040	1,426,868	1,347,841	1,268,814	1,189,787	1,110,760	1,031,733	952,706	873,679	794,653	715,626	636,5
12 Ten unit scheme (houses)		10 £3,677,600	3,854,484	3,677,440	3,500,397	3,323,354	3,146,312	2,969,269	2,792,226	2,615,184	2,438,140	2,261,097	2,084,0
13 Ten unit scheme (flats)		10 £2,101,486	2,039,773	1,926,878	1,813,983	1,701,087	1,588,192	1,475,296	1,362,401	1,249,505	1,136,610	1,023,714	910,8
14 Twenty unit scheme (houses and flats)		20 £4,903,467	5,111,411	4,854,082	4,596,754	4,339,425	4,082,096	3,824,767	3,567,438	3,310,109	3,052,780	2,795,451	2,538,1
15 Twenty unit scheme (flats)		20 £3,268,978	4,094,105	3,867,485	3,640,866	3,414,247	3,187,627	2,961,009	2,734,389	2,507,770	2,281,151	2,054,532	1,827,9
16 Thirty unit scheme (flats with community use on ground floor)		30 £4,903,467	5,778,003	5,443,098	5,108,192	4,773,287	4,438,383	4,103,477	3,768,572	3,433,667	3,098,761	2,763,856	2,428,9
17 Fifty unit scheme (flats - lower density)		50 £8,172,444	10,201,310	9,643,135	9,084,960	8,526,784	7,968,609	7,410,434	6,852,258	6,294,083	5,735,907	5,177,733	4,619,5
18 Fifty unit scheme (flats - higher density)		50 £6,129,333	8,619,626	8,121,531	7,623,435	7,125,339	6,627,243	6,129,148	5,631,052	5,132,956	4,634,860	4,136,765	3,638,6
19 Seventy unit scheme (Industrial/employment led scheme)		70 £11,441,422	13,293,998	12,607,885	11,921,773	11,235,661	10,549,548	9,863,436	9,177,324	8,491,212	7,805,099	7,118,987	6,432,8
20 Seventy unit scheme (flats - higher density)		70 £8,581,067	10,298,553	9,696,587	9,094,620	8,492,653	7,890,688	7,288,721	6,686,754	6,084,788	5,482,822	4,880,855	4,278,8
21 One hundred unit scheme (flats - lower density)	1	00 £16,344,889	18,961,568	17,929,275	16,896,984	15,864,691	14,832,399	13,800,106	12,767,815	11,735,522	10,703,230	9,670,937	8,638,6
22 One hundred unit scheme (flats - higher density)	1	00 £12,258,667	14,400,862	13,555,878	12,710,894	11,865,909	11,020,925	10,175,941	9,330,957	8,485,973	7,640,988	6,796,004	5,951,0
23 Two hunded unit scheme (flats)	2	£24,517,333	28,920,006	27,234,786	25,549,566	23,864,345	22,179,125	20,493,905	18,808,685	17,123,465	15,438,244	13,753,024	12,067,8
24 Three hundred unit scheme (flats)	3	£36,776,000	38,928,778	36,549,927	34,171,075	31,792,225	29,413,373	27,034,522	24,655,670	22,276,820	19,896,644	17,510,081	15,123,5
25 Four hundred unit scheme (flats)	4	00 £49,034,667	40,420,978	37,314,496	34,208,013	31,101,532	27,995,049	24,888,566	21,782,084	18,669,088	15,542,315	12,415,542	9,288,7
26 Six hunded unit scheme (flats)	(£73,552,000	53,677,693	49,299,647	44,921,601	40,543,555	36,158,418	31,754,098	27,349,779	22,945,458	18,541,138	14,124,494	9,681,8
27 Small scale Office		£14,710,400	18,400,038	18,400,038	18,400,038	18,400,038	18,400,038	18,400,038	18,400,038	18,400,038	18,400,038	18,400,038	18,400,0
28 Medium scale Office		£14,710,400	20,242,700	20,242,700	20,242,700	20,242,700	20,242,700	20,242,700	20,242,700	20,242,700	20,242,700	20,242,700	20,242,7
29 Industrial Scheme new build (50% plot ratio)		£14,710,400	3,655,589	3,655,589	3,655,589	3,655,589	3,655,589	3,655,589	3,655,589	3,655,589	3,655,589	3,655,589	3,655,5
30 Industrial scheme intensification (60% plot ratio)		£14,710,400	4,386,707	4,386,707	4,386,707	4,386,707	4,386,707	4,386,707	4,386,707	4,386,707	4,386,707	4,386,707	4,386,7

BENCHMARK LAND VALUE 2 (SECONDARY OFFICES)		£12,386,600					R	esidual land va	lues				
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	1	£412,887	418,914	399,671	380,428	361,184	341,940	322,696	303,452	284,209	264,965	245,721	226,477
2 Two unit scheme (houses)	2	£619,330	838,236	799,748	761,260	722,773	684,286	645,798	607,311	568,823	530,335	491,848	453,360
3 Two unit scheme (flats)	2	£495,464	401,627	379,297	356,966	334,636	312,307	289,977	267,646	245,316	222,987	200,657	178,327
4 Three unit scheme (houses)	3	£928,995	1,139,753	1,087,391	1,035,031	982,670	930,308	877,948	825,587	773,225	720,865	668,504	
5 Three unit scheme (flats)	3	£530,854	603,694	570,199	536,703	503,208	469,714	436,219	402,724	369,229	335,733	302,238	268,743
6 Four unit scheme (houses)	4	£1,238,660	1,573,398	1,501,148	1,428,899	1,356,650	1,284,400	1,212,151	1,139,902	1,067,653	995,403	923,154	850,905
7 Four unit scheme (flats)	4	£707,806	851,581	804,390	757,199	710,008	662,817	615,626	568,436	521,245	474,054	426,863	379,673
8 Five unit scheme (houses)	5	£1,548,325	1,899,588	1,812,320	1,725,051	1,637,783	1,550,514	1,463,247	1,375,978	1,288,710	1,201,441	1,114,173	1,026,905
9 Five unit scheme (flats)	5	£884,757	1,007,897	952,073	896,248	840,423	784,597	728,772	672,947	617,122	561,297	505,472	449,647
10 Seven unit scheme (houses)	7	£2,167,655	2,714,731	2,590,049	2,465,366	2,340,684	2,216,003	2,091,321	1,966,639	1,841,957	1,717,275	1,592,594	1,467,912
11 Seven unit scheme (flats)	7	£1,238,660	1,426,868	1,347,841	1,268,814	1,189,787	1,110,760	1,031,733	952,706	873,679	794,653	715,626	636,599
12 Ten unit scheme (houses)	10	£3,096,650	3,854,484	3,677,440	3,500,397	3,323,354	3,146,312	2,969,269	2,792,226	2,615,184	2,438,140	2,261,097	2,084,055
13 Ten unit scheme (flats)	10	£1,769,514	2,039,773	1,926,878	1,813,983	1,701,087	1,588,192	1,475,296	1,362,401	1,249,505	1,136,610	1,023,714	910,819
14 Twenty unit scheme (houses and flats)	20	£4,128,867	5,111,411	4,854,082	4,596,754	4,339,425	4,082,096	3,824,767	3,567,438	3,310,109	3,052,780	2,795,451	2,538,122
15 Twenty unit scheme (flats)	20	£2,752,578	4,094,105	3,867,485	3,640,866	3,414,247	3,187,627	2,961,009	2,734,389	2,507,770	2,281,151	2,054,532	1,827,912
16 Thirty unit scheme (flats with community use on ground floor)	30	£4,128,867	5,778,003	5,443,098	5,108,192	4,773,287	4,438,383	4,103,477	3,768,572	3,433,667	3,098,761	2,763,856	2,428,950
17 Fifty unit scheme (flats - lower density)	50	£6,881,444	10,201,310	9,643,135	9,084,960	8,526,784	7,968,609	7,410,434	6,852,258	6,294,083	5,735,907	5,177,733	4,619,557
18 Fifty unit scheme (flats - higher density)	50	£5,161,083	8,619,626	8,121,531	7,623,435	7,125,339	6,627,243	6,129,148	5,631,052	5,132,956	4,634,860	4,136,765	3,638,669
19 Seventy unit scheme (Industrial/employment led scheme)	70	£9,634,022	13,293,998	12,607,885	11,921,773	11,235,661	10,549,548	9,863,436	9,177,324	8,491,212	7,805,099	7,118,987	6,432,875
20 Seventy unit scheme (flats - higher density)	70	£7,225,516	10,298,553	9,696,587	9,094,620	8,492,653	7,890,688	7,288,721	6,686,754	6,084,788	5,482,822	4,880,855	4,278,888
21 One hundred unit scheme (flats - lower density)	100	£13,762,888	18,961,568	17,929,275	16,896,984	15,864,691	14,832,399	13,800,106	12,767,815	11,735,522	10,703,230	9,670,937	8,638,646
22 One hundred unit scheme (flats - higher density)	100	£10,322,166	14,400,862	13,555,878	12,710,894	11,865,909	11,020,925	10,175,941	9,330,957	8,485,973	7,640,988	6,796,004	5,951,020
23 Two hunded unit scheme (flats)	200	£20,644,333	28,920,006	27,234,786	25,549,566	23,864,345	22,179,125	20,493,905	18,808,685	17,123,465	15,438,244	13,753,024	12,067,803
24 Three hundred unit scheme (flats)	300	£30,966,499	38,928,778	36,549,927	34,171,075	31,792,225	29,413,373	27,034,522	24,655,670	22,276,820	19,896,644	17,510,081	15,123,518
25 Four hundred unit scheme (flats)	400	£41,288,665	40,420,978	37,314,496	34,208,013	31,101,532	27,995,049	24,888,566	21,782,084	18,669,088	15,542,315	12,415,542	9,288,770
26 Six hunded unit scheme (flats)	600	£61,932,998	53,677,693	49,299,647	44,921,601	40,543,555	36,158,418	31,754,098	27,349,779	22,945,458	18,541,138	14,124,494	9,681,883
27 Small scale Office	-	£12,386,600	18,400,038	18,400,038	18,400,038	18,400,038	18,400,038	18,400,038	18,400,038	18,400,038	18,400,038	18,400,038	18,400,038
28 Medium scale Office	-	£12,386,600	20,242,700	20,242,700	20,242,700	20,242,700	20,242,700	20,242,700	20,242,700	20,242,700	20,242,700	20,242,700	20,242,70
29 Industrial Scheme new build (50% plot ratio)	-	£12,386,600	3,655,589	3,655,589	3,655,589	3,655,589	3,655,589	3,655,589	3,655,589	3,655,589	3,655,589	3,655,589	3,655,589
30 Industrial scheme intensification (60% plot ratio)	-	£12,386,600	4,386,707	4,386,707	4,386,707	4,386,707	4,386,707	4,386,707	4,386,707	4,386,707	4,386,707	4,386,707	4,386,707

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)		£5,275,753					Re	sidual land val	ues				
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	1	£175,858	418,914	399,671	380,428	361,184	341,940	322,696	303,452	284,209	264,965	245,721	226,47
2 Two unit scheme (houses)	-	£263,788	838,236	799,748	761,260	722,773	684,286	645,798	607,311	568,823	530,335	491,848	453,36
3 Two unit scheme (flats)	-	£211,030	401,627	379,297	356,966	334,636	312,307	289,977	267,646	245,316	222,987	200,657	178,32
4 Three unit scheme (houses)	-	£395,681	1,139,753	1,087,391	1,035,031	982,670	930,308	877,948	825,587	773,225	720,865	668,504	616,14
5 Three unit scheme (flats)	-	£226,104	603,694	570,199	536,703	503,208	469,714	436,219	402,724	369,229	335,733	302,238	268,74
6 Four unit scheme (houses)	-	£527,575	1,573,398	1,501,148	1,428,899	1,356,650	1,284,400	1,212,151	1,139,902	1,067,653	995,403	923,154	850,90
7 Four unit scheme (flats)	-	£301,472	851,581	804,390	757,199	710,008	662,817	615,626	568,436	521,245	474,054	426,863	379,67
8 Five unit scheme (houses)	-	£659,469	1,899,588	1,812,320	1,725,051	1,637,783	1,550,514	1,463,247	1,375,978	1,288,710	1,201,441	1,114,173	1,026,90
9 Five unit scheme (flats)	-	£376,839	/ /	952,073	896,248	840,423	784,597	728,772	672,947	617,122	561,297	505,472	449,64
10 Seven unit scheme (houses)	-	£923,257	2,714,731	2,590,049	2,465,366	2,340,684	2,216,003	2,091,321	1,966,639	1,841,957	1,717,275	1,592,594	1,467,91
11 Seven unit scheme (flats)	-	£527,575	1,426,868	1,347,841	1,268,814	1,189,787	1,110,760	1,031,733	952,706	873,679	794,653	715,626	636,59
12 Ten unit scheme (houses)	-	£1,318,938	3,854,484	3,677,440	3,500,397	3,323,354	3,146,312	2,969,269	2,792,226	2,615,184	2,438,140	2,261,097	2,084,05
13 Ten unit scheme (flats)	-	£753,679	2,039,773	1,926,878	1,813,983	1,701,087	1,588,192	1,475,296	1,362,401	1,249,505	1,136,610	1,023,714	910,81
14 Twenty unit scheme (houses and flats)	-	£1,758,584	5,111,411	4,854,082	4,596,754	4,339,425	4,082,096	3,824,767	3,567,438	3,310,109	3,052,780	2,795,451	2,538,12
15 Twenty unit scheme (flats)	-	£1,172,389	4,094,105	3,867,485	3,640,866	3,414,247	3,187,627	2,961,009	2,734,389	2,507,770	2,281,151	2,054,532	1,827,91
16 Thirty unit scheme (flats with community use on ground floor)	-	£1,758,584	5,778,003	5,443,098	5,108,192	4,773,287	4,438,383	4,103,477	3,768,572	3,433,667	3,098,761	2,763,856	2,428,95
17 Fifty unit scheme (flats - lower density)	-	£2,930,974	10,201,310	9,643,135	9,084,960	8,526,784	7,968,609	7,410,434	6,852,258	6,294,083	5,735,907	5,177,733	4,619,55
18 Fifty unit scheme (flats - higher density)	-	£2,198,230	8,619,626	8,121,531	7,623,435	7,125,339	6,627,243	6,129,148	5,631,052	5,132,956	4,634,860	4,136,765	3,638,66
19 Seventy unit scheme (Industrial/employment led scheme)	-	£4,103,363	13,293,998	12,607,885	11,921,773	11,235,661	10,549,548	9,863,436	9,177,324	8,491,212	7,805,099	7,118,987	6,432,87
20 Seventy unit scheme (flats - higher density)	-	£3,077,522	10,298,553	9,696,587	9,094,620	8,492,653	7,890,688	7,288,721	6,686,754	6,084,788	5,482,822	4,880,855	4,278,88
21 One hundred unit scheme (flats - lower density)	-	£5,861,947	18,961,568	17,929,275	16,896,984	15,864,691	14,832,399	13,800,106	12,767,815	11,735,522	10,703,230	9,670,937	8,638,64
22 One hundred unit scheme (flats - higher density)	-	£4,396,460	14,400,862	13,555,878	12,710,894	11,865,909	11,020,925	10,175,941	9,330,957	8,485,973	7,640,988	6,796,004	5,951,02
23 Two hunded unit scheme (flats)	-	£8,792,921	28,920,006	27,234,786	25,549,566	23,864,345	22,179,125	20,493,905	18,808,685	17,123,465	15,438,244	13,753,024	12,067,80
24 Three hundred unit scheme (flats)	-	£13,189,381	38,928,778	36,549,927	34,171,075	31,792,225	29,413,373	27,034,522	24,655,670	22,276,820	19,896,644	17,510,081	15,123,51
25 Four hundred unit scheme (flats)	-	£17,585,842	40,420,978	37,314,496	34,208,013	31,101,532	27,995,049	24,888,566	21,782,084	18,669,088	15,542,315	12,415,542	9,288,77
26 Six hunded unit scheme (flats)	-	£26,378,763	53,677,693	49,299,647	44,921,601	40,543,555	36,158,418	31,754,098	27,349,779	22,945,458	18,541,138	14,124,494	9,681,88
27 Small scale Office	-	£5,275,753	18,400,038	18,400,038	18,400,038	18,400,038	18,400,038	18,400,038	18,400,038	18,400,038	18,400,038	18,400,038	18,400,03
28 Medium scale Office	-	£5,275,753	20,242,700	20,242,700	20,242,700	20,242,700	20,242,700	20,242,700	20,242,700	20,242,700	20,242,700	20,242,700	20,242,70
29 Industrial Scheme new build (50% plot ratio)	-	£5,275,753	3,655,589	3,655,589	3,655,589	3,655,589	3,655,589	3,655,589	3,655,589	3,655,589	3,655,589	3,655,589	3,655,58
30 Industrial scheme intensification (60% plot ratio)	-	£5,275,753	4,386,707	4,386,707	4,386,707	4,386,707	4,386,707	4,386,707	4,386,707	4,386,707	4,386,707	4,386,707	4,386,70

BENCHMARK LAND VALUE 4 (BACKLANDS, GARDENS, OTHER UNDEVELOPED LAND)	£500,000 PER HA

							Re	sidual land val	ues				
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	1	£16,667	418,914	399,671	380,428	361,184	341,940	322,696	303,452	284,209	264,965	245,721	226,477
2 Two unit scheme (houses)	2	£25,000	838,236	799,748	761,260	722,773	684,286	645,798	607,311	568,823	530,335	491,848	453,360
3 Two unit scheme (flats)	2	£20,000	401,627	379,297	356,966	334,636	312,307	289,977	267,646	245,316	222,987	200,657	178,327
4 Three unit scheme (houses)	3	£37,500	1,139,753	1,087,391	1,035,031	982,670	930,308	877,948	825,587	773,225	720,865	668,504	616,142
5 Three unit scheme (flats)	3	£21,429	603,694	570,199	536,703	503,208	469,714	436,219	402,724	369,229	335,733	302,238	268,743
6 Four unit scheme (houses)	4	£50,000	1,573,398	1,501,148	1,428,899	1,356,650	1,284,400	1,212,151	1,139,902	1,067,653	995,403	923,154	850,905
7 Four unit scheme (flats)	4	£28,571	851,581	804,390	757,199	710,008	662,817	615,626	568,436	521,245	474,054	426,863	379,673
8 Five unit scheme (houses)	5	£62,500	1,899,588	1,812,320	1,725,051	1,637,783	1,550,514	1,463,247	1,375,978	1,288,710	1,201,441	1,114,173	1,026,905
9 Five unit scheme (flats)	5	£35,714	1,007,897	952,073	896,248	840,423	784,597	728,772	672,947	617,122	561,297	505,472	449,647
10 Seven unit scheme (houses)	7	£87,500	2,714,731	2,590,049	2,465,366	2,340,684	2,216,003	2,091,321	1,966,639	1,841,957	1,717,275	1,592,594	1,467,912
11 Seven unit scheme (flats)	7	£50,000	1,426,868	1,347,841	1,268,814	1,189,787	1,110,760	1,031,733	952,706	873,679	794,653	715,626	636,599
12 Ten unit scheme (houses)	10	£125,000	3,854,484	3,677,440	3,500,397	3,323,354	3,146,312	2,969,269	2,792,226	2,615,184	2,438,140	2,261,097	2,084,055
13 Ten unit scheme (flats)	10	£71,429	2,039,773	1,926,878	1,813,983	1,701,087	1,588,192	1,475,296	1,362,401	1,249,505	1,136,610	1,023,714	910,819
14 Twenty unit scheme (houses and flats)	20	£166,667		4,854,082	4,596,754	4,339,425	4,082,096	3,824,767	3,567,438	3,310,109	3,052,780		2,538,122
15 Twenty unit scheme (flats)	20	£111,111	, ,	3,867,485	3,640,866	3,414,247	3,187,627	2,961,009	2,734,389	2,507,770	2,281,151	2,054,532	1,827,912
16 Thirty unit scheme (flats with community use on ground floor)	30	£166,667		5,443,098	5,108,192	4,773,287	4,438,383	4,103,477	3,768,572	3,433,667	3,098,761	2,763,856	2,428,950
17 Fifty unit scheme (flats - lower density)	50	£277,778	-1 - 1	9,643,135	9,084,960	8,526,784	7,968,609	7,410,434	6,852,258	6,294,083	5,735,907	5,177,733	4,619,557
18 Fifty unit scheme (flats - higher density)	50	£208,333	8,619,626	8,121,531	7,623,435	7,125,339	6,627,243	6,129,148	5,631,052	5,132,956	4,634,860	4,136,765	3,638,669
19 Seventy unit scheme (Industrial/employment led scheme)	70	£388,889		12,607,885	11,921,773	11,235,661	10,549,548	9,863,436	9,177,324	8,491,212	7,805,099	The state of the s	6,432,875
20 Seventy unit scheme (flats - higher density)	70	£291,667		9,696,587	9,094,620	8,492,653	7,890,688	7,288,721	6,686,754	6,084,788	5,482,822		4,278,888
21 One hundred unit scheme (flats - lower density)	100	£555,556		17,929,275	16,896,984	15,864,691	14,832,399	13,800,106	12,767,815	11,735,522	10,703,230		8,638,646
22 One hundred unit scheme (flats - higher density)	100	£416,667		13,555,878	12,710,894	11,865,909	11,020,925	10,175,941	9,330,957	8,485,973	7,640,988	6,796,004	5,951,020
23 Two hunded unit scheme (flats)	200	£833,333		27,234,786	25,549,566	23,864,345	22,179,125	20,493,905	18,808,685	17,123,465	15,438,244	13,753,024	12,067,803
24 Three hundred unit scheme (flats)	300	£1,250,000		36,549,927	34,171,075	31,792,225	29,413,373	27,034,522	24,655,670	22,276,820	19,896,644	The state of the s	15,123,518
25 Four hundred unit scheme (flats)	400	£1,666,667		37,314,496	34,208,013	31,101,532	27,995,049	24,888,566	21,782,084	18,669,088	15,542,315		9,288,770
26 Six hunded unit scheme (flats)	600	£2,500,000		49,299,647	44,921,601	40,543,555	36,158,418	31,754,098	27,349,779	22,945,458	18,541,138		9,681,883
27 Small scale Office	-	£500,000		18,400,038	18,400,038	18,400,038	18,400,038	18,400,038	18,400,038	18,400,038	18,400,038		18,400,038
28 Medium scale Office	-	£500,000		20,242,700	20,242,700	20,242,700	20,242,700	20,242,700		20,242,700	20,242,700		20,242,700
29 Industrial Scheme new build (50% plot ratio)	-	£500,000		3,655,589	3,655,589	3,655,589	3,655,589	3,655,589	3,655,589	3,655,589	3,655,589		3,655,589
30 Industrial scheme intensification (60% plot ratio)	-	£500,000	4,386,707	4,386,707	4,386,707	4,386,707	4,386,707	4,386,707	4,386,707	4,386,707	4,386,707	4,386,707	4,386,707

RICHMOND LOCAL PLAN VIABILITY TESTING BENCHMARK LAND VALUE 1 (EXISTING RESIDENTIAL)	Sales value £9,538 psm	£15,260,800		AH tenure	Rented 70%	LLR 30%	Frst Hms 0%						
Description	No of units	£6.3m p.h. BLV	0% AH 5	5% AH	10% AH	15% AH		sidual land valu 25% AH		35% AH 4	40% AH	45% AH	50% AH
1 One unit scheme (houses) 2 Two unit scheme (houses)	1 2	£763,040	444,052 888,510	423,551 847,509	403,051 806,508	382,550 765,507	362,049 724,505	341,549 683,504	321,048 642,502	300,548 601,502	280,046 560,500	259,546 519,499	239,0 478,4
3 Two unit scheme (flats) 4 Three unit scheme (houses) 5 Three unit scheme (flats)	3 3	£1,144,560	431,441 1,208,150 648,415	407,619 1,152,369 612,684	383,799 1,096,587 576,953	359,978 1,040,807 541,222	336,157 985,026 505,491	312,337 929,245 469,759	288,516 873,465 434,028	264,695 817,684 398,297	240,874 761,903 362,566	217,054 706,122 326,835	193,2 650,3 291,1
6 Four unit scheme (houses) 7 Four unit scheme (flats)	4	£1,526,080 £872,046	1,667,773 914,586	1,590,805 864,245	1,513,837 813,904	1,436,869 763,563	1,359,901 713,222	1,282,932 662,881	1,205,965 612,540	1,128,997 562,199	1,052,029 511,858	975,061 461,517	898,0 411,1
8 Five unit scheme (houses) 9 Five unit scheme (flats) 10 Seven unit scheme (houses)	5	£1,907,600 £1,090,057 £2,670,640	2,013,582 1,082,432 2,877,597	1,920,614 1,022,880 2,744,771	1,827,646 963,328 2,611,946	1,734,678 903,777 2,479,121	1,641,711 844,225 2,346,296	1,548,742 784,673 2,213,470	1,455,774 725,121 2,080,645	1,362,806 665,570 1,947,820	1,269,838 606,018 1,814,995	1,176,870 546,466 1,682,170	1,083,9 486,9 1,549,3
11 Seven unit scheme (flats) 12 Ten unit scheme (houses)	7 7 10	£1,526,080 £3,815,200	1,533,101 4,085,745	1,448,762 3,897,139	1,364,424 3,708,533	1,280,085 3,519,927	1,195,747 3,331,322	1,111,408 3,142,716	1,027,070 2,954,110	942,731	858,392 2.576,898	774,054	689,7
13 Ten unit scheme (flats) 14 Twenty unit scheme (houses and flats)	10 20	£2,180,114 £5,086,933	2,191,536 5,455,482	2,071,052 5,180,950	1,950,569 4,906,417	1,830,085 4,631,884	1,709,601 4,357,352	1,589,118 4,082,820	1,468,634 3,808,287	1,348,151 3,533,754	1,227,668 3,259,222	1,107,183 2,984,689	986,7 2,710,1
15 Twenty unit scheme (flats) 16 Thirty unit scheme (flats with community use on ground floor)	20 30	£3,391,289 £5,086,933	4,400,860 6,231,337	4,158,903 5,873,765	3,916,946 5,516,193	3,674,989 5,158,621	3,433,032 4,801,049	3,191,075 4,443,477	2,949,118 4,085,906	2,707,161 3,728,334	2,465,204 3,370,762	2,223,247 3,013,190	1,981,2 2,655,6
 17 Fifty unit scheme (flats - lower density) 18 Fifty unit scheme (flats - higher density) 19 Seventy unit scheme (Industrial/employment led scheme) 	50 50 70	£8,478,222 £6,358,667 £11,869,511	10,956,867 9,299,432 14,251,541	10,360,914 8,767,345 13,517,552	9,764,960 8,235,259 12,783,562	9,169,007 7,703,173 12,049,573	8,573,054 7,171,088 11,315,584	7,977,101 6,639,001 10,581,593	7,381,147 6,106,915 9,847,604	6,785,194 5,574,829 9,113,615	6,189,241 5,042,744 8,379,625	5,593,288 4,510,657 7,645,636	4,997,3 3,978,5 6,911,6
20 Seventy unit scheme (flats - higher density) 21 One hundred unit scheme (flats - lower density)	70	£8,902,133 £16,956,444	11,138,662 20,391,456	10,494,690	9,850,718 18,183,883	9,206,746 17,080,096	8,562,774 15,976,310	7,918,802 14,872,522	7,274,830 13,768,736	6,630,858 12,664,949	5,986,887 11,561,163	5,342,916 10,457,376	4,698,9 9,353,5
22 One hundred unit scheme (flats - higher density) 23 Two hunded unit scheme (flats)	100 200	£12,717,333 £25,434,667	15,581,591 31,296,384	14,677,570 29,492,344	13,773,550 27,688,305	12,869,529 25,884,266	11,965,508 24,080,227	11,061,488 22,276,188	10,157,467 20,472,149	9,253,447 18,668,110	8,349,425 16,864,070	7,445,405 15,060,031	6,541,3 13,255,9
24 Three hundred unit scheme (flats) 25 Four hundred unit scheme (flats) 26 Six hunded unit scheme (flats)	300 400 600	£38,152,000 £50,869,333 £76,304,000	42,295,249 44,835,175 59,924,936	39,748,075 41,507,983 55,234,528	37,200,900 38,180,791 50,544,120	34,653,726 34,853,599 45,853,712	32,106,550 31,526,406 41,163,304	29,559,375 28,199,214 36,472,895	27,012,201 24,872,022 31,767,405	24,465,026 21,544,830 27,047,539	21,917,850 18,217,637 22,327,674	19,370,676 14,868,724 17,607,810	16,821,3 11,518,9 12,873,9
27 Small scale Office 28 Medium scale Office	-	£15,260,800 £15,260,800	18,400,038 20,242,700	18,400,038 20,242,700	18,400,038 20,242,700	18,400,038 20,242,700	18,400,038 20,242,700	18,400,038 20,242,700	18,400,038 20,242,700	18,400,038 20,242,700	18,400,038 20,242,700	18,400,038 20,242,700	18,400,0 20,242,7
29 Industrial Scheme new build (50% plot ratio) 30 Industrial scheme intensification (60% plot ratio)	-	£15,260,800 £15,260,800	3,655,589 4,386,707	3,655,589 4,386,707	3,655,589 4,386,707	3,655,589 4,386,707	3,655,589 4,386,707	3,655,589 4,386,707	3,655,589 4,386,707	3,655,589 4,386,707	3,655,589 4,386,707	3,655,589 4,386,707	3,655,5 4,386,7
BENCHMARK LAND VALUE 2 (SECONDARY OFFICES)		£12,386,600					Res	sidual land valu	es				
Description 1 One unit scheme (houses)	1	£412,887	444,052	423,551	403,051	382,550	362,049	341,549	321,048	300,548	280,046	259,546	50% AH 239,0
2 Two unit scheme (houses) 3 Two unit scheme (flats) 4 Three unit scheme (houses)	2 2 3	£619,330 £495,464 £928,995	888,510 431,441 1 208 150	847,509 407,619 1 152 369	806,508 383,799 1,096,587	765,507 359,978 1,040,807	724,505 336,157 985,026	683,504 312,337 929,245	642,502 288,516 873,465	601,502 264,695 817,684	560,500 240,874 761,903	519,499 217,054 706,122	478,4 193,2 650,3
5 Three unit scheme (houses) 6 Four unit scheme (houses)	3 3	£928,995 £530,854 £1,238,660	1,208,150 648,415 1,667,773	1,152,369 612,684 1,590,805	1,096,587 576,953 1,513,837	1,040,807 541,222 1,436,869	985,026 505,491 1,359,901	929,245 469,759 1,282,932	873,465 434,028 1,205,965	398,297 1,128,997	761,903 362,566 1,052,029	706,122 326,835 975,061	650,3 291,1 898,0
7 Four unit scheme (flats) 8 Five unit scheme (houses)	4 5	£707,806 £1,548,325	914,586 2,013,582	864,245 1,920,614	813,904 1,827,646	763,563 1,734,678	713,222 1,641,711	662,881 1,548,742	612,540 1,455,774	562,199 1,362,806	511,858 1,269,838	461,517 1,176,870	411,1 1,083,9
9 Five unit scheme (flats) 10 Seven unit scheme (houses) 11 Seven unit scheme (flats)	5 7	£884,757 £2,167,655 £1,238,660	1,082,432 2,877,597 1,533,101	1,022,880 2,744,771 1,448,762	963,328 2,611,946 1,364,424	903,777 2,479,121 1,280,085	844,225 2,346,296 1,195,747	784,673 2,213,470 1,111,408	725,121 2,080,645 1,027,070	665,570 1,947,820 942,731	606,018 1,814,995 858,392	546,466 1,682,170 774,054	486,9 1,549,3 689,7
11 Seven unit scheme (flats) 12 Ten unit scheme (houses) 13 Ten unit scheme (flats)	10	£1,238,660 £3,096,650 £1,769,514	1,533,101 4,085,745 2,191,536	1,448,762 3,897,139 2,071,052	1,364,424 3,708,533 1,950,569	1,280,085 3,519,927 1,830,085	1,195,747 3,331,322 1,709,601	1,111,408 3,142,716 1,589,118	1,027,070 2,954,110 1,468,634	942,731 2,765,504 1,348,151	2,576,898 1,227,668	2,388,292 1,107,183	2,199,6 986,7
14 Twenty unit scheme (houses and flats) 15 Twenty unit scheme (flats)	20 20	£4,128,867 £2,752,578	5,455,482 4,400,860	5,180,950 4,158,903	4,906,417 3,916,946	4,631,884 3,674,989	4,357,352 3,433,032	4,082,820 3,191,075	3,808,287 2,949,118	3,533,754 2,707,161	3,259,222 2,465,204	2,984,689 2,223,247	2,710,1 1,981,2
 16 Thirty unit scheme (flats with community use on ground floor) 17 Fifty unit scheme (flats - lower density) 18 Fifty unit scheme (flats - higher density) 	30 50 50	£4,128,867 £6,881,444 £5,161,083	6,231,337 10,956,867 9,299,432	5,873,765 10,360,914 8,767,345	5,516,193 9,764,960 8,235,259	5,158,621 9,169,007 7,703,173	4,801,049 8,573,054 7,171,088	4,443,477 7,977,101 6,639,001	4,085,906 7,381,147 6,106,915	3,728,334 6,785,194 5,574,829	3,370,762 6,189,241 5,042,744	3,013,190 5,593,288 4,510,657	2,655,6 4,997,3 3,978,5
19 Seventy unit scheme (Industrial/employment led scheme) 20 Seventy unit scheme (flats - higher density)	70	£9,634,022 £7,225,516	14,251,541 11,138,662	13,517,552 10,494,690	12,783,562 9,850,718	12,049,573 9,206,746	11,315,584 8,562,774	10,581,593	9,847,604 7,274,830	9,113,615 6,630,858	8,379,625 5,986,887	7,645,636 5,342,916	6,911,6 4,698,9
21 One hundred unit scheme (flats - lower density)22 One hundred unit scheme (flats - higher density)	100 100	£13,762,888 £10,322,166	20,391,456 15,581,591	19,287,669 14,677,570	18,183,883 13,773,550	17,080,096 12,869,529	15,976,310 11,965,508	14,872,522 11,061,488	13,768,736 10,157,467	12,664,949 9,253,447	11,561,163 8,349,425	10,457,376 7,445,405	9,353,5 6,541,3
23 Two hunded unit scheme (flats) 24 Three hundred unit scheme (flats) 25 Four hundred unit scheme (flats)	200 300	£20,644,333 £30,966,499	31,296,384 42,295,249	29,492,344 39,748,075	27,688,305 37,200,900	25,884,266 34,653,726	24,080,227 32,106,550	22,276,188 29,559,375	20,472,149 27,012,201	18,668,110 24,465,026	16,864,070 21,917,850	15,060,031 19,370,676	13,255,9 16,821,3
25 Four hundred unit scheme (flats) 26 Six hunded unit scheme (flats) 27 Small scale Office	400 600	£41,288,665 £61,932,998 £12,386,600	44,835,175 59,924,936 18,400,038	41,507,983 55,234,528 18,400,038	38,180,791 50,544,120 18,400,038	34,853,599 45,853,712 18,400,038	31,526,406 41,163,304 18,400,038	28,199,214 36,472,895 18,400,038	24,872,022 31,767,405 18,400,038	21,544,830 27,047,539 18,400,038	18,217,637 22,327,674 18,400,038	14,868,724 17,607,810 18,400,038	11,518,9 12,873,9 18,400,0
28 Medium scale Office 29 Industrial Scheme new build (50% plot ratio)	-	£12,386,600 £12,386,600	20,242,700 3,655,589	20,242,700 3,655,589	20,242,700 3,655,589	20,242,700 3,655,589	20,242,700 3,655,589	20,242,700 3,655,589	20,242,700 3,655,589	20,242,700 3,655,589	20,242,700 3,655,589	20,242,700 3,655,589	20,242,7 3,655,5
30 Industrial scheme intensification (60% plot ratio)	-	£12,386,600	4,386,707	4,386,707	4,386,707	4,386,707	4,386,707	4,386,707	4,386,707	4,386,707	4,386,707	4,386,707	4,386,70
Description	No of units						20% AH		30% AH				50% AH 239.0
Description 1 One unit scheme (houses) 2 Two unit scheme (houses) 3 Two unit scheme (flats)	No of units 1 -	£175,858 £263,788 £211,030	444,052 888,510 431,441	423,551 847,509 407,619	403,051 806,508 383,799	382,550 765,507 359,978	20% AH 362,049 724,505 336,157	25% AH 341,549 683,504 312,337	30% AH 321,048 642,502 288,516	300,548 601,502 264,695	280,046 560,500 240,874	259,546 519,499 217,054	239,0 478,4 193,2
Description 1 One unit scheme (houses) 2 Two unit scheme (houses) 3 Two unit scheme (flats) 4 Three unit scheme (houses) 5 Three unit scheme (flats)	1	£175,858 £263,788 £211,030 £395,681 £226,104	444,052 888,510 431,441 1,208,150 648,415	423,551 847,509 407,619 1,152,369 612,684	403,051 806,508 383,799 1,096,587 576,953	382,550 765,507 359,978 1,040,807 541,222	362,049 724,505 336,157 985,026 505,491	25% AH 341,549 683,504 312,337 929,245 469,759	30% AH 321,048 642,502 288,516 873,465 434,028	300,548 601,502 264,695 817,684 398,297	280,046 560,500 240,874 761,903 362,566	259,546 519,499 217,054 706,122 326,835	239,0 478,4 193,2 650,3 291,1
Description 1 One unit scheme (houses) 2 Two unit scheme (houses) 3 Two unit scheme (flats) 4 Three unit scheme (houses) 5 Three unit scheme (flats) 6 Four unit scheme (houses) 7 Four unit scheme (flats)	1	£175,858 £263,788 £211,030 £395,681 £226,104 £527,575 £301,472	444,052 888,510 431,441 1,208,150 648,415 1,667,773 914,586	423,551 847,509 407,619 1,152,369 612,684 1,590,805 864,245	403,051 806,508 383,799 1,096,587 576,953 1,513,837 813,904	382,550 765,507 359,978 1,040,807 541,222 1,436,869 763,563	20% AH 362,049 724,505 336,157 985,026 505,491 1,359,901 713,222	25% AH 341,549 683,504 312,337 929,245 469,759 1,282,932 662,881	30% AH 321,048 642,502 288,516 873,465 434,028 1,205,965 612,540	300,548 601,502 264,695 817,684 398,297 1,128,997 562,199	280,046 560,500 240,874 761,903 362,566 1,052,029 511,858	259,546 519,499 217,054 706,122 326,835 975,061 461,517	239,0 478,4 193,2 650,3 291,1 898,0 411,1
Description 1 One unit scheme (houses) 2 Two unit scheme (houses) 3 Two unit scheme (flats) 4 Three unit scheme (houses) 5 Three unit scheme (flats) 6 Four unit scheme (flats) 7 Four unit scheme (flats) 8 Five unit scheme (houses) 9 Five unit scheme (flats) 10 Seven unit scheme (houses)		£175,858 £263,788 £211,030 £395,681 £226,104 £527,575	444,052 888,510 431,441 1,208,150 648,415 1,667,773	423,551 847,509 407,619 1,152,369 612,684 1,590,805	403,051 806,508 383,799 1,096,587 576,953 1,513,837	382,550 765,507 359,978 1,040,807 541,222 1,436,869	20% AH 362,049 724,505 336,157 985,026 505,491 1,359,901	25% AH 341,549 683,504 312,337 929,245 469,759 1,282,932	30% AH 321,048 642,502 288,516 873,465 434,028 1,205,965	300,548 601,502 264,695 817,684 398,297 1,128,997	280,046 560,500 240,874 761,903 362,566 1,052,029	259,546 519,499 217,054 706,122 326,835 975,061	239,0 478,4 193,2 650,3 291,1 898,0 411,1 1,083,9 486,9
1 One unit scheme (houses) 2 Two unit scheme (houses) 3 Two unit scheme (flats) 4 Three unit scheme (houses) 5 Three unit scheme (flats) 6 Four unit scheme (houses) 7 Four unit scheme (flats) 8 Five unit scheme (houses) 9 Five unit scheme (flats) 10 Seven unit scheme (houses) 11 Seven unit scheme (flats) 12 Ten unit scheme (houses)	1 - - - - - -	£175,858 £263,788 £211,030 £395,681 £226,104 £527,575 £301,472 £659,469 £376,839 £923,257 £527,575 £1,318,938	444,052 888,510 431,441 1,208,150 648,415 1,667,773 914,586 2,013,582 1,082,432 2,877,597 1,533,101 4,085,745	423,551 847,509 407,619 1,152,369 612,684 1,590,805 864,245 1,920,614 1,022,880 2,744,771 1,448,762 3,897,139	403,051 806,508 383,799 1,096,587 576,953 1,513,837 813,904 1,827,646 963,328 2,611,946 1,364,424 3,708,533	382,550 765,507 359,978 1,040,807 541,222 1,436,869 763,563 1,734,678 903,777 2,479,121 1,280,085 3,519,927	20% AH 362,049 724,505 336,157 985,026 505,491 1,359,901 713,222 1,641,711 844,225 2,346,296 1,195,747 3,331,322	25% AH 341,549 683,504 312,337 929,245 469,759 1,282,932 662,881 1,548,742 784,673 2,213,470 1,111,408 3,142,716	30% AH 321,048 642,502 288,516 873,465 434,028 1,205,965 612,540 1,455,774 725,121 2,080,645 1,027,070 2,954,110	300,548 601,502 264,695 817,684 398,297 1,128,997 562,199 1,362,806 665,570 1,947,820 942,731 2,765,504	280,046 560,500 240,874 761,903 362,566 1,052,029 511,858 1,269,838 606,018 1,814,995 858,392 2,576,898	259,546 519,499 217,054 706,122 326,835 975,061 461,517 1,176,870 546,466 1,682,170 774,054 2,388,292	239,0 478,4 193,2 650,3 291,1 898,0 411,1 1,083,9 486,9 1,549,3 689,7 2,199,6
Description 1 One unit scheme (houses) 2 Two unit scheme (houses) 3 Two unit scheme (flats) 4 Three unit scheme (houses) 5 Three unit scheme (flats) 6 Four unit scheme (houses) 7 Four unit scheme (flats) 8 Five unit scheme (houses) 9 Five unit scheme (flats) 10 Seven unit scheme (houses) 11 Seven unit scheme (flats) 12 Ten unit scheme (houses) 13 Ten unit scheme (flats) 14 Twenty unit scheme (houses and flats)	1 - - - - - - -	£175,858 £263,788 £211,030 £395,681 £226,104 £527,575 £301,472 £659,469 £376,839 £923,257 £527,575 £1,318,938 £753,679 £1,758,584	444,052 888,510 431,441 1,208,150 648,415 1,667,773 914,586 2,013,582 1,082,432 2,877,597 1,533,101 4,085,745 2,191,536 5,455,482	423,551 847,509 407,619 1,152,369 612,684 1,590,805 864,245 1,920,614 1,022,880 2,744,771 1,448,762 3,897,139 2,071,052 5,180,950	403,051 806,508 383,799 1,096,587 576,953 1,513,837 813,904 1,827,646 963,328 2,611,946 1,364,424 3,708,533 1,950,569 4,906,417	382,550 765,507 359,978 1,040,807 541,222 1,436,869 763,563 1,734,678 903,777 2,479,121 1,280,085 3,519,927 1,830,085 4,631,884	20% AH 362,049 724,505 336,157 985,026 505,491 1,359,901 713,222 1,641,711 844,225 2,346,296 1,195,747 3,331,322 1,709,601 4,357,352	25% AH 341,549 683,504 312,337 929,245 469,759 1,282,932 662,881 1,548,742 784,673 2,213,470 1,111,408 3,142,716 1,589,118 4,082,820	30% AH 321,048 642,502 288,516 873,465 434,028 1,205,965 612,540 1,455,774 725,121 2,080,645 1,027,070 2,954,110 1,468,634 3,808,287	300,548 601,502 264,695 817,684 398,297 1,128,997 562,199 1,362,806 665,570 1,947,820 942,731 2,765,504 1,348,151 3,533,754	280,046 560,500 240,874 761,903 362,566 1,052,029 511,858 1,269,838 606,018 1,814,995 858,392 2,576,898 1,227,668 3,259,222	259,546 519,499 217,054 706,122 326,835 975,061 461,517 1,176,870 546,466 1,682,170 774,054 2,388,292 1,107,183 2,984,689	239,0 478,4 193,2 650,3 291,1 898,0 411,1 1,083,9 486,9 1,549,3 689,7 2,199,6 986,7
Description 1 One unit scheme (houses) 2 Two unit scheme (houses) 3 Two unit scheme (flats) 4 Three unit scheme (houses) 5 Three unit scheme (flats) 6 Four unit scheme (houses) 7 Four unit scheme (flats) 8 Five unit scheme (houses) 9 Five unit scheme (flats) 10 Seven unit scheme (houses) 11 Seven unit scheme (flats) 12 Ten unit scheme (houses) 13 Ten unit scheme (flats)	1 	£175,858 £263,788 £211,030 £395,681 £226,104 £527,575 £301,472 £659,469 £376,839 £923,257 £527,575 £1,318,938 £753,679	444,052 888,510 431,441 1,208,150 648,415 1,667,773 914,586 2,013,582 1,082,432 2,877,597 1,533,101 4,085,745 2,191,536	423,551 847,509 407,619 1,152,369 612,684 1,590,805 864,245 1,920,614 1,022,880 2,744,771 1,448,762 3,897,139 2,071,052	403,051 806,508 383,799 1,096,587 576,953 1,513,837 813,904 1,827,646 963,328 2,611,946 1,364,424 3,708,533 1,950,569	382,550 765,507 359,978 1,040,807 541,222 1,436,869 763,563 1,734,678 903,777 2,479,121 1,280,085 3,519,927 1,830,085	20% AH 362,049 724,505 336,157 985,026 505,491 1,359,901 713,222 1,641,711 844,225 2,346,296 1,195,747 3,331,322 1,709,601	25% AH 341,549 683,504 312,337 929,245 469,759 1,282,932 662,881 1,548,742 784,673 2,213,470 1,111,408 3,142,716 1,589,118	30% AH 321,048 642,502 288,516 873,465 434,028 1,205,965 612,540 1,455,774 725,121 2,080,645 1,027,070 2,954,110 1,468,634	300,548 601,502 264,695 817,684 398,297 1,128,997 562,199 1,362,806 665,570 1,947,820 942,731 2,765,504 1,348,151	280,046 560,500 240,874 761,903 362,566 1,052,029 511,858 1,269,838 606,018 1,814,995 858,392 2,576,898 1,227,668	259,546 519,499 217,054 706,122 326,835 975,061 461,517 1,176,870 546,466 1,682,170 774,054 2,388,292 1,107,183	239,0 478,4 193,2 650,3 291,1 898,0 411,1 1,083,9 486,9 1,549,3 689,7 2,199,6 986,7 2,710,1 1,981,2 2,655,6 4,997,3
Description 1 One unit scheme (houses) 2 Two unit scheme (houses) 3 Two unit scheme (flats) 4 Three unit scheme (flats) 5 Three unit scheme (flats) 6 Four unit scheme (houses) 7 Four unit scheme (flats) 8 Five unit scheme (houses) 9 Five unit scheme (flats) 10 Seven unit scheme (houses) 11 Seven unit scheme (flats) 12 Ten unit scheme (flats) 13 Ten unit scheme (flats) 14 Twenty unit scheme (houses and flats) 15 Twenty unit scheme (flats) 16 Thirty unit scheme (flats with community use on ground floor) 17 Fifty unit scheme (flats - lower density) 18 Fifty unit scheme (flats - higher density) 19 Seventy unit scheme (Industrial/employment led scheme)	1 	£175,858 £263,788 £211,030 £395,681 £226,104 £527,575 £301,472 £659,469 £376,839 £923,257 £527,575 £1,318,938 £753,679 £1,758,584 £1,172,389 £1,758,584 £2,930,974 £2,198,230 £4,103,363	444,052 888,510 431,441 1,208,150 648,415 1,667,773 914,586 2,013,582 1,082,432 2,877,597 1,533,101 4,085,745 2,191,536 5,455,482 4,400,860 6,231,337 10,956,867 9,299,432 14,251,541	423,551 847,509 407,619 1,152,369 612,684 1,590,805 864,245 1,920,614 1,022,880 2,744,771 1,448,762 3,897,139 2,071,052 5,180,950 4,158,903 5,873,765 10,360,914 8,767,345 13,517,552	403,051 806,508 383,799 1,096,587 576,953 1,513,837 813,904 1,827,646 963,328 2,611,946 1,364,424 3,708,533 1,950,569 4,906,417 3,916,946 5,516,193 9,764,960 8,235,259 12,783,562	382,550 765,507 359,978 1,040,807 541,222 1,436,869 763,563 1,734,678 903,777 2,479,121 1,280,085 3,519,927 1,830,085 4,631,884 3,674,989 5,158,621 9,169,007 7,703,173 12,049,573	20% AH 362,049 724,505 336,157 985,026 505,491 1,359,901 713,222 1,641,711 844,225 2,346,296 1,195,747 3,331,322 1,709,601 4,357,352 3,433,032 4,801,049 8,573,054 7,171,088 11,315,584	25% AH 341,549 683,504 312,337 929,245 469,759 1,282,932 662,881 1,548,742 784,673 2,213,470 1,111,408 3,142,716 1,589,118 4,082,820 3,191,075 4,443,477 7,977,101 6,639,001 10,581,593	30% AH 321,048 642,502 288,516 873,465 434,028 1,205,965 612,540 1,455,774 725,121 2,080,645 1,027,070 2,954,110 1,468,634 3,808,287 2,949,118 4,085,906 7,381,147 6,106,915 9,847,604	300,548 601,502 264,695 817,684 398,297 1,128,997 562,199 1,362,806 665,570 1,947,820 942,731 2,765,504 1,348,151 3,533,754 2,707,161 3,728,334 6,785,194 5,574,829 9,113,615	280,046 560,500 240,874 761,903 362,566 1,052,029 511,858 1,269,838 606,018 1,814,995 858,392 2,576,898 1,227,668 3,259,222 2,465,204 3,370,762 6,189,241 5,042,744 8,379,625	259,546 519,499 217,054 706,122 326,835 975,061 461,517 1,176,870 546,466 1,682,170 774,054 2,388,292 1,107,183 2,984,689 2,223,247 3,013,190 5,593,288 4,510,657 7,645,636	239,0 478,4 193,2 650,3 291,1 898,0 411,1 1,083,9 486,9 1,549,3 689,7 2,199,6 986,7 2,710,1 1,981,2 2,655,6 4,997,3 3,978,5
Description 1 One unit scheme (houses) 2 Two unit scheme (houses) 3 Two unit scheme (flats) 4 Three unit scheme (flats) 5 Three unit scheme (flats) 6 Four unit scheme (flats) 7 Four unit scheme (flats) 8 Five unit scheme (flats) 9 Five unit scheme (flats) 10 Seven unit scheme (houses) 11 Seven unit scheme (flats) 12 Ten unit scheme (flats) 13 Ten unit scheme (flats) 14 Twenty unit scheme (flats) 15 Twenty unit scheme (flats) 16 Thirty unit scheme (flats with community use on ground floor) 17 Fifty unit scheme (flats - lower density) 18 Fifty unit scheme (flats - higher density) 20 Seventy unit scheme (flats - higher density) 21 One hundred unit scheme (flats - lower density)	1 	£175,858 £263,788 £211,030 £395,681 £226,104 £527,575 £301,472 £659,469 £376,839 £923,257 £527,575 £1,318,938 £753,679 £1,758,584 £1,172,389 £1,758,584 £2,930,974 £2,198,230 £4,103,363 £3,077,522 £5,861,947	444,052 888,510 431,441 1,208,150 648,415 1,667,773 914,586 2,013,582 1,082,432 2,877,597 1,533,101 4,085,745 2,191,536 5,455,482 4,400,860 6,231,337 10,956,867 9,299,432 14,251,541 11,138,662 20,391,456	423,551 847,509 407,619 1,152,369 612,684 1,590,805 864,245 1,920,614 1,022,880 2,744,771 1,448,762 3,897,139 2,071,052 5,180,950 4,158,903 5,873,765 10,360,914 8,767,345 13,517,552 10,494,690 19,287,669	403,051 806,508 383,799 1,096,587 576,953 1,513,837 813,904 1,827,646 963,328 2,611,946 1,364,424 3,708,533 1,950,569 4,906,417 3,916,946 5,516,193 9,764,960 8,235,259 12,783,562 9,850,718 18,183,883	382,550 765,507 359,978 1,040,807 541,222 1,436,869 763,563 1,734,678 903,777 2,479,121 1,280,085 3,519,927 1,830,085 4,631,884 3,674,989 5,158,621 9,169,007 7,703,173 12,049,573 9,206,746 17,080,096	20% AH 362,049 724,505 336,157 985,026 505,491 1,359,901 713,222 1,641,711 844,225 2,346,296 1,195,747 3,331,322 1,709,601 4,357,352 3,433,032 4,801,049 8,573,054 7,171,088 11,315,584 8,562,774 15,976,310	25% AH 341,549 683,504 312,337 929,245 469,759 1,282,932 662,881 1,548,742 784,673 2,213,470 1,111,408 3,142,716 1,589,118 4,082,820 3,191,075 4,443,477 7,977,101 6,639,001 10,581,593 7,918,802 14,872,522	30% AH 321,048 642,502 288,516 873,465 434,028 1,205,965 612,540 1,455,774 725,121 2,080,645 1,027,070 2,954,110 1,468,634 3,808,287 2,949,118 4,085,906 7,381,147 6,106,915 9,847,604 7,274,830 13,768,736	300,548 601,502 264,695 817,684 398,297 1,128,997 562,199 1,362,806 665,570 1,947,820 942,731 2,765,504 1,348,151 3,533,754 2,707,161 3,728,334 6,785,194 5,574,829 9,113,615 6,630,858 12,664,949	280,046 560,500 240,874 761,903 362,566 1,052,029 511,858 1,269,838 606,018 1,814,995 858,392 2,576,898 1,227,668 3,259,222 2,465,204 3,370,762 6,189,241 5,042,744 8,379,625 5,986,887 11,561,163	259,546 519,499 217,054 706,122 326,835 975,061 461,517 1,176,870 546,466 1,682,170 774,054 2,388,292 1,107,183 2,984,689 2,223,247 3,013,190 5,593,288 4,510,657 7,645,636 5,342,916 10,457,376	239,0 478,4 193,2 650,3 291,1 898,0 411,1 1,083,9 486,9 1,549,3 689,7 2,199,6 986,7 2,710,1 1,981,2 2,655,6 4,997,3 3,978,5 6,911,6 4,698,9 9,353,5
Description 1 One unit scheme (houses) 2 Two unit scheme (houses) 3 Two unit scheme (flats) 4 Three unit scheme (flats) 5 Three unit scheme (flats) 6 Four unit scheme (flats) 7 Four unit scheme (flats) 8 Five unit scheme (houses) 9 Five unit scheme (flats) 10 Seven unit scheme (flats) 11 Seven unit scheme (flats) 12 Ten unit scheme (flats) 13 Ten unit scheme (flats) 14 Twenty unit scheme (flats) 15 Twenty unit scheme (flats) 16 Thirty unit scheme (flats with community use on ground floor) 17 Fifty unit scheme (flats - lower density) 18 Fifty unit scheme (flats - higher density) 19 Seventy unit scheme (flats - higher density) 20 One hundred unit scheme (flats) 17 Two hunded unit scheme (flats) 21 Two hunded unit scheme (flats)	1	## ELV ## £175,858	444,052 888,510 431,441 1,208,150 648,415 1,667,773 914,586 2,013,582 1,082,432 2,877,597 1,533,101 4,085,745 2,191,536 5,455,482 4,400,860 6,231,337 10,956,867 9,299,432 14,251,541 11,138,662 20,391,456 15,581,591 31,296,384 42,295,249	423,551 847,509 407,619 1,152,369 612,684 1,590,805 864,245 1,920,614 1,022,880 2,744,771 1,448,762 3,897,139 2,071,052 5,180,950 4,158,903 5,873,765 10,360,914 8,767,345 13,517,552 10,494,690	403,051 806,508 383,799 1,096,587 576,953 1,513,837 813,904 1,827,646 963,328 2,611,946 1,364,424 3,708,533 1,950,569 4,906,417 3,916,946 5,516,193 9,764,960 8,235,259 12,783,562 9,850,718	382,550 765,507 359,978 1,040,807 541,222 1,436,869 763,563 1,734,678 903,777 2,479,121 1,280,085 3,519,927 1,830,085 4,631,884 3,674,989 5,158,621 9,169,007 7,703,173 12,049,573 9,206,746	20% AH 362,049 724,505 336,157 985,026 505,491 1,359,901 713,222 1,641,711 844,225 2,346,296 1,195,747 3,331,322 1,709,601 4,357,352 3,433,032 4,801,049 8,573,054 7,171,088 11,315,584 8,562,774	25% AH 341,549 683,504 312,337 929,245 469,759 1,282,932 662,881 1,548,742 784,673 2,213,470 1,111,408 3,142,716 1,589,118 4,082,820 3,191,075 4,443,477 7,977,101 6,639,001 10,581,593 7,918,802	30% AH 321,048 642,502 288,516 873,465 434,028 1,205,965 612,540 1,455,774 725,121 2,080,645 1,027,070 2,954,110 1,468,634 3,808,287 2,949,118 4,085,906 7,381,147 6,106,915 9,847,604 7,274,830	300,548 601,502 264,695 817,684 398,297 1,128,997 562,199 1,362,806 665,570 1,947,820 942,731 2,765,504 1,348,151 3,533,754 2,707,161 3,728,334 6,785,194 5,574,829 9,113,615 6,630,858 12,664,949 9,253,447 18,668,110 24,465,026	280,046 560,500 240,874 761,903 362,566 1,052,029 511,858 1,269,838 606,018 1,814,995 858,392 2,576,898 1,227,668 3,259,222 2,465,204 3,370,762 6,189,241 5,042,744 8,379,625 5,986,887	259,546 519,499 217,054 706,122 326,835 975,061 461,517 1,176,870 546,466 1,682,170 774,054 2,388,292 1,107,183 2,984,689 2,223,247 3,013,190 5,593,288 4,510,657 7,645,636 5,342,916	239,0 478,4 193,2 650,3 291,1 898,0 411,1 1,083,9 1,549,3 689,7 2,199,6 986,7 2,710,1 1,981,2 2,655,6 4,997,3 3,978,5 6,911,6 4,698,9 9,353,5 6,541,3
Description 1 One unit scheme (houses) 2 Two unit scheme (houses) 3 Two unit scheme (flats) 4 Three unit scheme (flats) 5 Three unit scheme (flats) 6 Four unit scheme (houses) 7 Four unit scheme (flats) 8 Five unit scheme (houses) 9 Five unit scheme (flats) 10 Seven unit scheme (flats) 11 Seven unit scheme (flats) 12 Ten unit scheme (flats) 13 Ten unit scheme (flats) 14 Twenty unit scheme (flats) 15 Twenty unit scheme (flats) 16 Thirty unit scheme (flats with community use on ground floor) 17 Fifty unit scheme (flats - lower density) 18 Fifty unit scheme (flats - higher density) 19 Seventy unit scheme (flats - higher density) 20 Seventy unit scheme (flats - higher density) 21 One hundred unit scheme (flats - higher density) 22 One hundred unit scheme (flats) 23 Two hunded unit scheme (flats) 25 Four hundred unit scheme (flats) 26 Six hunded unit scheme (flats)	1	## ELV ## £175,858	444,052 888,510 431,441 1,208,150 648,415 1,667,773 914,586 2,013,582 1,082,432 2,877,597 1,533,101 4,085,745 2,191,536 5,455,482 4,400,860 6,231,337 10,956,867 9,299,432 14,251,541 11,138,662 20,391,456 15,581,591 31,296,384 42,295,249 44,835,175 59,924,936	423,551 847,509 407,619 1,152,369 612,684 1,590,805 864,245 1,920,614 1,022,880 2,744,771 1,448,762 3,897,139 2,071,052 5,180,950 4,158,903 5,873,765 10,360,914 8,767,345 13,517,552 10,494,690 19,287,669 14,677,570 29,492,344 39,748,075 41,507,983 55,234,528	403,051 806,508 383,799 1,096,587 576,953 1,513,837 813,904 1,827,646 963,328 2,611,946 1,364,424 3,708,533 1,950,569 4,906,417 3,916,946 5,516,193 9,764,960 8,235,259 12,783,562 9,850,718 18,183,883 13,773,550 27,688,305 37,200,900 38,180,791 50,544,120	382,550 765,507 359,978 1,040,807 541,222 1,436,869 763,563 1,734,678 903,777 2,479,121 1,280,085 3,519,927 1,830,085 4,631,884 3,674,989 5,158,621 9,169,007 7,703,173 12,049,573 9,206,746 17,080,096 12,869,529 25,884,266 34,653,726 34,853,599 45,853,712	20% AH 362,049 724,505 336,157 985,026 505,491 1,359,901 713,222 1,641,711 844,225 2,346,296 1,195,747 3,331,322 1,709,601 4,357,352 3,433,032 4,801,049 8,573,054 7,171,088 11,315,584 8,562,774 15,976,310 11,965,508 24,080,227 32,106,550 31,526,406 41,163,304	25% AH 341,549 683,504 312,337 929,245 469,759 1,282,932 662,881 1,548,742 784,673 2,213,470 1,111,408 3,142,716 1,589,118 4,082,820 3,191,075 4,443,477 7,977,101 6,639,001 10,581,593 7,918,802 14,872,522 11,061,488 22,276,188 29,559,375 28,199,214 36,472,895	30% AH 321,048 642,502 288,516 873,465 434,028 1,205,965 612,540 1,455,774 725,121 2,080,645 1,027,070 2,954,110 1,468,634 3,808,287 2,949,118 4,085,906 7,381,147 6,106,915 9,847,604 7,274,830 13,768,736 10,157,467 20,472,149 27,012,201 24,872,022 31,767,405	300,548 601,502 264,695 817,684 398,297 1,128,997 562,199 1,362,806 665,570 1,947,820 942,731 2,765,504 1,348,151 3,533,754 2,707,161 3,728,334 6,785,194 5,574,829 9,113,615 6,630,858 12,664,949 9,253,447 18,668,110 24,465,026 21,544,830 27,047,539	280,046 560,500 240,874 761,903 362,566 1,052,029 511,858 1,269,838 606,018 1,814,995 858,392 2,576,898 1,227,668 3,259,222 2,465,204 3,370,762 6,189,241 5,042,744 8,379,625 5,986,887 11,561,163 8,349,425 16,864,070 21,917,850 18,217,637 22,327,674	259,546 519,499 217,054 706,122 326,835 975,061 461,517 1,176,870 546,466 1,682,170 774,054 2,388,292 1,107,183 2,984,689 2,223,247 3,013,190 5,593,288 4,510,657 7,645,636 5,342,916 10,457,376 7,445,405 15,060,031 19,370,676 14,868,724 17,607,810	239,0 478,4 193,2 650,3 291,1 898,0 411,1 1,083,9 486,9 1,549,3 689,7 2,199,6 986,7 2,710,1 1,981,2 2,655,6 4,997,3 3,978,5 6,911,6 4,698,9 9,353,5 6,541,3 13,255,9 16,821,3
Description 1 One unit scheme (houses) 2 Two unit scheme (houses) 3 Two unit scheme (flats) 4 Three unit scheme (flats) 5 Three unit scheme (flats) 6 Four unit scheme (houses) 7 Four unit scheme (flats) 8 Five unit scheme (houses) 9 Five unit scheme (flats) 10 Seven unit scheme (flats) 11 Seven unit scheme (flats) 12 Ten unit scheme (houses) 13 Ten unit scheme (flats) 14 Twenty unit scheme (flats) 15 Twenty unit scheme (flats) 16 Thirty unit scheme (flats with community use on ground floor) 17 Fifty unit scheme (flats - lower density) 18 Fifty unit scheme (flats - higher density) 19 Seventy unit scheme (flats - higher density) 20 Seventy unit scheme (flats - higher density) 21 One hundred unit scheme (flats - higher density) 22 One hundred unit scheme (flats) 23 Two hunded unit scheme (flats) 24 Three hundred unit scheme (flats) 25 Four hundred unit scheme (flats) 26 Six hunded unit scheme (flats) 27 Small scale Office	1	\$\frac{\text{E175,858}}{\text{£263,788}}\$ \text{£263,788}\$ \text{£211,030}\$ \text{£395,681}\$ \text{£226,104}\$ \text{£527,575}\$ \text{£301,472}\$ \text{£659,469}\$ \text{£376,839}\$ \text{£923,257}\$ \text{£527,575}\$ \text{£1,318,938}\$ \text{£753,679}\$ \text{£1,758,584}\$ \text{£1,172,389}\$ \text{£1,758,584}\$ \text{£2,930,974}\$ \text{£2,198,230}\$ \text{£4,103,363}\$ \text{£3,077,522}\$ \text{£5,861,947}\$ \text{£4,396,460}\$ \text{£8,792,921}\$ \text{£13,189,381}\$ \text{£17,585,842}\$ \text{£26,378,763}\$ \text{£5,275,753}\$ \text{£5,275,753}\$	444,052 888,510 431,441 1,208,150 648,415 1,667,773 914,586 2,013,582 1,082,432 2,877,597 1,533,101 4,085,745 2,191,536 5,455,482 4,400,860 6,231,337 10,956,867 9,299,432 14,251,541 11,138,662 20,391,456 15,581,591 31,296,384 42,295,249 44,835,175	423,551 847,509 407,619 1,152,369 612,684 1,590,805 864,245 1,920,614 1,022,880 2,744,771 1,448,762 3,897,139 2,071,052 5,180,950 4,158,903 5,873,765 10,360,914 8,767,345 13,517,552 10,494,690 19,287,669 14,677,570 29,492,344 39,748,075 41,507,983	403,051 806,508 383,799 1,096,587 576,953 1,513,837 813,904 1,827,646 963,328 2,611,946 1,364,424 3,708,533 1,950,569 4,906,417 3,916,946 5,516,193 9,764,960 8,235,259 12,783,562 9,850,718 18,183,883 13,773,550 27,688,305 37,200,900 38,180,791 50,544,120 18,400,038 20,242,700	382,550 765,507 359,978 1,040,807 541,222 1,436,869 763,563 1,734,678 903,777 2,479,121 1,280,085 3,519,927 1,830,085 4,631,884 3,674,989 5,158,621 9,169,007 7,703,173 12,049,573 9,206,746 17,080,096 12,869,529 25,884,266 34,653,726 34,853,599 45,853,712 18,400,038 20,242,700	20% AH 362,049 724,505 336,157 985,026 505,491 1,359,901 713,222 1,641,711 844,225 2,346,296 1,195,747 3,331,322 1,709,601 4,357,352 3,433,032 4,801,049 8,573,054 7,171,088 11,315,584 8,562,774 15,976,310 11,965,508 24,080,227 32,106,550 31,526,406 41,163,304 18,400,038 20,242,700	25% AH 341,549 683,504 312,337 929,245 469,759 1,282,932 662,881 1,548,742 784,673 2,213,470 1,111,408 3,142,716 1,589,118 4,082,820 3,191,075 4,443,477 7,977,101 6,639,001 10,581,593 7,918,802 14,872,522 11,061,488 22,276,188 29,559,375 28,199,214 36,472,895 18,400,038 20,242,700	30% AH 321,048 642,502 288,516 873,465 434,028 1,205,965 612,540 1,455,774 725,121 2,080,645 1,027,070 2,954,110 1,468,634 3,808,287 2,949,118 4,085,906 7,381,147 6,106,915 9,847,604 7,274,830 13,768,736 10,157,467 20,472,149 27,012,201 24,872,022 31,767,405 18,400,038 20,242,700	300,548 601,502 264,695 817,684 398,297 1,128,997 562,199 1,362,806 665,570 1,947,820 942,731 2,765,504 1,348,151 3,533,754 2,707,161 3,728,334 6,785,194 5,574,829 9,113,615 6,630,858 12,664,949 9,253,447 18,668,110 24,465,026 21,544,830	280,046 560,500 240,874 761,903 362,566 1,052,029 511,858 1,269,838 606,018 1,814,995 858,392 2,576,898 1,227,668 3,259,222 2,465,204 3,370,762 6,189,241 5,042,744 8,379,625 5,986,887 11,561,163 8,349,425 16,864,070 21,917,850 18,217,637 22,327,674 18,400,038 20,242,700	259,546 519,499 217,054 706,122 326,835 975,061 461,517 1,176,870 546,466 1,682,170 774,054 2,388,292 1,107,183 2,984,689 2,223,247 3,013,190 5,593,288 4,510,657 7,645,636 5,342,916 10,457,376 7,445,405 15,060,031 19,370,676 14,868,724 17,607,810 18,400,038 20,242,700	239,0 478,4 193,2 650,3 291,1 898,0 411,1 1,083,9 486,9 1,549,3 689,7 2,199,6 986,7 2,710,1 1,981,2 2,655,6 4,997,3 3,978,5 6,911,6 4,698,9 9,353,5 6,541,3 13,255,9 16,821,3 11,518,9 12,873,9 18,400,0 20,242,7
Description 1 One unit scheme (houses) 2 Two unit scheme (houses) 3 Two unit scheme (flats) 4 Three unit scheme (flats) 5 Three unit scheme (flats) 6 Four unit scheme (houses) 7 Four unit scheme (houses) 8 Five unit scheme (houses) 9 Five unit scheme (flats) 10 Seven unit scheme (flats) 11 Seven unit scheme (flats) 12 Ten unit scheme (houses) 13 Ten unit scheme (flats) 14 Twenty unit scheme (flats) 15 Twenty unit scheme (flats) 16 Thirty unit scheme (flats with community use on ground floor) 17 Fifty unit scheme (flats - lower density) 18 Fifty unit scheme (flats - higher density) 19 Seventy unit scheme (flats - higher density) 20 One hundred unit scheme (flats - lower density) 21 One hundred unit scheme (flats - higher density) 22 One hundred unit scheme (flats - higher density) 23 Two hunded unit scheme (flats) 24 Three hundred unit scheme (flats) 25 Four hundred unit scheme (flats) 26 Six hunded unit scheme (flats) 27 Small scale Office	1	\$\begin{array}{c} \text{£175,858} \\ \text{£263,788} \\ \text{£263,788} \\ \text{£261,04} \\ \text{£527,575} \\ \text{£301,472} \\ \text{£659,469} \\ \text{£376,839} \\ \text{£923,257} \\ \text{£527,575} \\ \text{£1318,938} \\ \text{£757,575} \\ \text{£1,1758,584} \\ \text{£1,172,389} \\ \text{£1,1758,584} \\ \text{£2,930,974} \\ \text{£2,198,230} \\ \text{£4,103,363} \\ \text{£3,077,522} \\ \text{£5,861,947} \\ \text{£4,396,460} \\ \text{£8,792,921} \\ \text{£13,189,381} \\ \text{£17,585,842} \\ \text{£26,378,763} \\ \text{£26,378,763} \\ \text{£5,275,753} \end{array}	444,052 888,510 431,441 1,208,150 648,415 1,667,773 914,586 2,013,582 1,082,432 2,877,597 1,533,101 4,085,745 2,191,536 5,455,482 4,400,860 6,231,337 10,956,867 9,299,432 14,251,541 11,138,662 20,391,456 15,581,591 31,296,384 42,295,249 44,835,175 59,924,936 18,400,038 20,242,700	423,551 847,509 407,619 1,152,369 612,684 1,590,805 864,245 1,920,614 1,022,880 2,744,771 1,448,762 3,897,139 2,071,052 5,180,950 4,158,903 5,873,765 10,360,914 8,767,345 13,517,552 10,494,690 19,287,669 14,677,570 29,492,344 39,748,075 41,507,983 55,234,528 18,400,038 20,242,700	403,051 806,508 383,799 1,096,587 576,953 1,513,837 813,904 1,827,646 963,328 2,611,946 1,364,424 3,708,533 1,950,569 4,906,417 3,916,946 5,516,193 9,764,960 8,235,259 12,783,562 9,850,718 18,183,883 13,773,550 27,688,305 37,200,900 38,180,791 50,544,120 18,400,038	382,550 765,507 359,978 1,040,807 541,222 1,436,869 763,563 1,734,678 903,777 2,479,121 1,280,085 3,519,927 1,830,085 4,631,884 3,674,989 5,158,621 9,169,007 7,703,173 12,049,573 9,206,746 17,080,096 12,869,529 25,884,266 34,653,726 34,853,599 45,853,712 18,400,038	20% AH 362,049 724,505 336,157 985,026 505,491 1,359,901 713,222 1,641,711 844,225 2,346,296 1,195,747 3,331,322 1,709,601 4,357,352 3,433,032 4,801,049 8,573,054 7,171,088 11,315,584 8,562,774 15,976,310 11,965,508 24,080,227 32,106,550 31,526,406 41,163,304 18,400,038	25% AH 341,549 683,504 312,337 929,245 469,759 1,282,932 662,881 1,548,742 784,673 2,213,470 1,111,408 3,142,716 1,589,118 4,082,820 3,191,075 4,443,477 7,977,101 6,639,001 10,581,593 7,918,802 14,872,522 11,061,488 22,276,188 29,559,375 28,199,214 36,472,895 18,400,038	30% AH 321,048 642,502 288,516 873,465 434,028 1,205,965 612,540 1,455,774 725,121 2,080,645 1,027,070 2,954,110 1,468,634 3,808,287 2,949,118 4,085,906 7,381,147 6,106,915 9,847,604 7,274,830 13,768,736 10,157,467 20,472,149 27,012,201 24,872,022 31,767,405 18,400,038	300,548 601,502 264,695 817,684 398,297 1,128,997 562,199 1,362,806 665,570 1,947,820 942,731 2,765,504 1,348,151 3,533,754 2,707,161 3,728,334 6,785,194 5,574,829 9,113,615 6,630,858 12,664,949 9,253,447 18,668,110 24,465,026 21,544,830 27,047,539 18,400,038 20,242,700	280,046 560,500 240,874 761,903 362,566 1,052,029 511,858 1,269,838 606,018 1,814,995 858,392 2,576,898 1,227,668 3,259,222 2,465,204 3,370,762 6,189,241 5,042,744 8,379,625 5,986,887 11,561,163 8,349,425 16,864,070 21,917,850 18,217,637 22,327,674 18,400,038	259,546 519,499 217,054 706,122 326,835 975,061 461,517 1,176,870 546,466 1,682,170 774,054 2,388,292 1,107,183 2,984,689 2,223,247 3,013,190 5,593,288 4,510,657 7,645,636 5,342,916 10,457,376 7,445,405 15,060,031 19,370,676 14,868,724 17,607,810 18,400,038	239,0 478,4 193,2 650,3 291,1 898,0 411,1 1,083,9 486,9 1,549,3 689,7 2,199,6 986,7 2,710,1 1,981,2 2,655,6 4,997,3 3,978,5 6,911,6 4,698,9 9,353,5 6,541,3 13,255,9 16,821,3 11,518,9 12,873,9 18,400,0 20,242,7 3,655,5
Description 1 One unit scheme (houses) 2 Two unit scheme (houses) 3 Two unit scheme (flats) 4 Three unit scheme (flats) 5 Three unit scheme (flats) 6 Four unit scheme (flats) 7 Four unit scheme (flats) 8 Five unit scheme (flats) 9 Five unit scheme (houses) 10 Seven unit scheme (flats) 11 Seven unit scheme (flats) 12 Ten unit scheme (flats) 13 Ten unit scheme (flats) 14 Twenty unit scheme (flats) 15 Twenty unit scheme (flats) 16 Thirty unit scheme (flats with community use on ground floor) 17 Fifty unit scheme (flats - lower density) 18 Fifty unit scheme (flats - higher density) 19 Seventy unit scheme (flats - higher density) 20 One hundred unit scheme (flats - higher density) 21 One hundred unit scheme (flats - higher density) 22 One hundred unit scheme (flats) 3 Two hunded unit scheme (flats) 4 Three hundred unit scheme (flats) 5 Four hundred unit scheme (flats) 6 Six hunded unit scheme (flats) 27 Small scale Office 28 Medium scale Office 29 Industrial Scheme new build (50% plot ratio) 30 Industrial scheme intensification (60% plot ratio)		\$\frac{\text{ELV}}{\text{£175,858}}\$ \text{£263,788}\$ \text{£263,788}\$ \text{£211,030}\$ \text{£395,681}\$ \text{£226,104}\$ \text{£527,575}\$ \text{£301,472}\$ \text{£659,469}\$ \text{£376,839}\$ \text{£923,257}\$ \text{£527,575}\$ \text{£1,318,938}\$ \text{£7536,679}\$ \text{£1,758,584}\$ \text{£1,172,389}\$ \text{£1,758,584}\$ \text{£2,930,974}\$ \text{£2,198,230}\$ \text{£4,103,363}\$ \text{£3,077,522}\$ \text{£5,861,947}\$ \text{£4,396,460}\$ \text{£8,792,921}\$ \text{£13,189,381}\$ \text{£17,585,842}\$ \text{£26,378,763}\$ \text{£5,275,753}\$ \text{£5,275,753}\$ \text{£5,275,753}\$ \text{£5,275,753}\$	444,052 888,510 431,441 1,208,150 648,415 1,667,773 914,586 2,013,582 1,082,432 2,877,597 1,533,101 4,085,745 2,191,536 5,455,482 4,400,860 6,231,337 10,956,867 9,299,432 14,251,541 11,138,662 20,391,456 15,581,591 31,296,384 42,295,249 44,835,175 59,924,936 18,400,038 20,242,700 3,655,589 4,386,707	423,551 847,509 407,619 1,152,369 612,684 1,590,805 864,245 1,920,614 1,022,880 2,744,771 1,448,762 3,897,139 2,071,052 5,180,950 4,158,903 5,873,765 10,360,914 8,767,345 13,517,552 10,494,690 19,287,669 14,677,570 29,492,344 39,748,075 41,507,983 55,234,528 18,400,038 20,242,700 3,655,589	403,051 806,508 383,799 1,096,587 576,953 1,513,837 813,904 1,827,646 963,328 2,611,946 1,364,424 3,708,533 1,950,569 4,906,417 3,916,946 5,516,193 9,764,960 8,235,259 12,783,562 9,850,718 18,183,883 13,773,550 27,688,305 37,200,900 38,180,791 50,544,120 18,400,038 20,242,700 3,655,589	382,550 765,507 359,978 1,040,807 541,222 1,436,869 763,563 1,734,678 903,777 2,479,121 1,280,085 3,519,927 1,830,085 4,631,884 3,674,989 5,158,621 9,169,007 7,703,173 12,049,573 9,206,746 17,080,096 12,869,529 25,884,266 34,653,726 34,853,599 45,853,712 18,400,038 20,242,700 3,655,589	20% AH 362,049 724,505 336,157 985,026 505,491 1,359,901 713,222 1,641,711 844,225 2,346,296 1,195,747 3,331,322 1,709,601 4,357,352 3,433,032 4,801,049 8,573,054 7,171,088 11,315,584 8,562,774 15,976,310 11,965,508 24,080,227 32,106,550 31,526,406 41,163,304 18,400,038 20,242,700 3,655,589 4,386,707	25% AH 341,549 683,504 312,337 929,245 469,759 1,282,932 662,881 1,548,742 784,673 2,213,470 1,111,408 3,142,716 1,589,118 4,082,820 3,191,075 4,443,477 7,977,101 6,639,001 10,581,593 7,918,802 14,872,522 11,061,488 22,276,188 29,559,375 28,199,214 36,472,895 18,400,038 20,242,700 3,655,589 4,386,707	30% AH 321,048 642,502 288,516 873,465 434,028 1,205,965 612,540 1,455,774 725,121 2,080,645 1,027,070 2,954,110 1,468,634 3,808,287 2,949,118 4,085,906 7,381,147 6,106,915 9,847,604 7,274,830 13,768,736 10,157,467 20,472,149 27,012,201 24,872,022 31,767,405 18,400,038 20,242,700 3,655,589 4,386,707	300,548 601,502 264,695 817,684 398,297 1,128,997 562,199 1,362,806 665,570 1,947,820 942,731 2,765,504 1,348,151 3,533,754 2,707,161 3,728,334 6,785,194 5,574,829 9,113,615 6,630,858 12,664,949 9,253,447 18,668,110 24,465,026 21,544,830 27,047,539 18,400,038 20,242,700 3,655,589	280,046 560,500 240,874 761,903 362,566 1,052,029 511,858 1,269,838 606,018 1,814,995 858,392 2,576,898 1,227,668 3,259,222 2,465,204 3,370,762 6,189,241 5,042,744 8,379,625 5,986,887 11,561,163 8,349,425 16,864,070 21,917,850 18,217,637 22,327,674 18,400,038 20,242,700 3,655,589	259,546 519,499 217,054 706,122 326,835 975,061 461,517 1,176,870 546,466 1,682,170 774,054 2,388,292 1,107,183 2,984,689 2,223,247 3,013,190 5,593,288 4,510,657 7,645,636 5,342,916 10,457,376 7,445,405 15,060,031 19,370,676 14,868,724 17,607,810 18,400,038 20,242,700 3,655,589	239,0 478,4 193,2 650,3 291,1 898,0 411,1 1,083,9 486,9 1,549,3 689,7 2,199,6 986,7 2,710,1 1,981,2 2,655,6 4,997,3 3,978,5 6,911,6 4,698,9 9,353,5 6,541,3 13,255,9 16,821,3 11,518,9 12,873,9 18,400,0 20,242,7 3,655,5
Description 1 One unit scheme (houses) 2 Two unit scheme (houses) 3 Two unit scheme (flats) 4 Three unit scheme (houses) 5 Three unit scheme (flats) 6 Four unit scheme (flats) 8 Five unit scheme (flats) 8 Five unit scheme (flats) 9 Five unit scheme (flats) 10 Seven unit scheme (flats) 11 Seven unit scheme (flats) 12 Ten unit scheme (flats) 13 Ten unit scheme (flats) 14 Twenty unit scheme (flats) 15 Twenty unit scheme (flats) 16 Thirty unit scheme (flats) 17 Fifty unit scheme (flats with community use on ground floor) 17 Fifty unit scheme (flats - lower density) 18 Fifty unit scheme (flats - higher density) 19 Seventy unit scheme (flats - higher density) 20 Seventy unit scheme (flats - higher density) 21 One hundred unit scheme (flats - higher density) 22 One hundred unit scheme (flats) 23 Two hunded unit scheme (flats) 24 Three hundred unit scheme (flats) 25 Four hundred unit scheme (flats) 26 Six hunded unit scheme (flats) 27 Small scale Office 28 Medium scale Office 29 Industrial Scheme new build (50% plot ratio) 30 Industrial scheme intensification (60% plot ratio) Description 1 One unit scheme (houses)	1	## ELV ## £175,858	444,052 888,510 431,441 1,208,150 648,415 1,667,773 914,586 2,013,582 1,082,432 2,877,597 1,533,101 4,085,745 2,191,536 5,455,482 4,400,860 6,231,337 10,956,867 9,299,432 14,251,541 11,138,662 20,391,456 15,581,591 31,296,384 42,295,249 44,835,175 59,924,936 18,400,038 20,242,700 3,655,589 4,386,707	423,551 847,509 407,619 1,152,369 612,684 1,590,805 864,245 1,920,614 1,022,880 2,744,771 1,448,762 3,897,139 2,071,052 5,180,950 4,158,903 5,873,765 10,360,914 8,767,345 13,517,552 10,494,690 19,287,669 14,677,570 29,492,344 39,748,075 41,507,983 55,234,528 18,400,038 20,242,700 3,655,589 4,386,707	403,051 806,508 383,799 1,096,587 576,953 1,513,837 813,904 1,827,646 963,328 2,611,946 1,364,424 3,708,533 1,950,569 4,906,417 3,916,946 5,516,193 9,764,960 8,235,259 12,783,562 9,850,718 18,183,883 13,773,550 27,688,305 37,200,900 38,180,791 50,544,120 18,400,038 20,242,700 3,655,589 4,386,707	382,550 765,507 359,978 1,040,807 541,222 1,436,869 763,563 1,734,678 903,777 2,479,121 1,280,085 3,519,927 1,830,085 4,631,884 3,674,989 5,158,621 9,169,007 7,703,173 12,049,573 9,206,746 17,080,096 12,869,529 25,884,266 34,653,726 34,853,599 45,853,712 18,400,038 20,242,700 3,655,589 4,386,707	20% AH 362,049 724,505 336,157 985,026 505,491 1,359,901 713,222 1,641,711 844,225 2,346,296 1,195,747 3,331,322 1,709,601 4,357,352 3,433,032 4,801,049 8,573,054 7,171,088 11,315,584 8,562,774 15,976,310 11,965,508 24,080,227 32,106,550 31,526,406 41,163,304 18,400,038 20,242,700 3,655,589 4,386,707	25% AH 341,549 683,504 312,337 929,245 469,759 1,282,932 662,881 1,548,742 784,673 2,213,470 1,111,408 3,142,716 1,589,118 4,082,820 3,191,075 4,443,477 7,977,101 6,639,001 10,581,593 7,918,802 14,872,522 11,061,488 22,276,188 29,559,375 28,199,214 36,472,895 18,400,038 20,242,700 3,655,589 4,386,707	30% AH 321,048 642,502 288,516 873,465 434,028 1,205,965 612,540 1,455,774 725,121 2,080,645 1,027,070 2,954,110 1,468,634 3,808,287 2,949,118 4,085,906 7,381,147 6,106,915 9,847,604 7,274,830 13,768,736 10,157,467 20,472,149 27,012,201 24,872,022 31,767,405 18,400,038 20,242,700 3,655,589 4,386,707	300,548 601,502 264,695 817,684 398,297 1,128,997 562,199 1,362,806 665,570 1,947,820 942,731 2,765,504 1,348,151 3,533,754 2,707,161 3,728,334 6,785,194 5,574,829 9,113,615 6,630,858 12,664,949 9,253,447 18,668,110 24,465,026 21,544,830 27,047,539 18,400,038 20,242,700 3,655,589 4,386,707	280,046 560,500 240,874 761,903 362,566 1,052,029 511,858 1,269,838 606,018 1,814,995 858,392 2,576,898 1,227,668 3,259,222 2,465,204 3,370,762 6,189,241 5,042,744 8,379,625 5,986,887 11,561,163 8,349,425 16,864,070 21,917,850 18,217,637 22,327,674 18,400,038 20,242,700 3,655,589 4,386,707	259,546 519,499 217,054 706,122 326,835 975,061 461,517 1,176,870 546,466 1,682,170 774,054 2,388,292 1,107,183 2,984,689 2,223,247 3,013,190 5,593,288 4,510,657 7,645,636 5,342,916 10,457,376 7,445,405 15,060,031 19,370,676 14,868,724 17,607,810 18,400,038 20,242,700 3,655,589 4,386,707	239,0 478,4 193,2 650,3 291,1 898,0 411,1 1,083,9 486,9 1,549,3 689,7 2,199,6 986,7 2,710,1 1,981,2 2,655,6 4,997,3 3,978,5 6,911,6 4,698,9 9,353,5 6,541,3 13,255,9 16,821,3 11,518,9 12,873,9 18,400,0 20,242,7 3,655,5 4,386,7
Description 1 One unit scheme (houses) 2 Two unit scheme (houses) 3 Two unit scheme (flats) 4 Three unit scheme (flats) 6 Four unit scheme (flats) 6 Four unit scheme (flats) 7 Four unit scheme (flats) 8 Five unit scheme (flats) 9 Five unit scheme (flats) 10 Seven unit scheme (flats) 11 Seven unit scheme (flats) 12 Ten unit scheme (flats) 13 Ten unit scheme (flats) 14 Twenty unit scheme (flats) 15 Twenty unit scheme (flats) 16 Thirty unit scheme (flats with community use on ground floor) 17 Fifty unit scheme (flats - lower density) 18 Fifty unit scheme (flats - higher density) 19 Seventy unit scheme (flats - higher density) 20 Seventy unit scheme (flats - higher density) 21 One hundred unit scheme (flats - higher density) 22 One hundred unit scheme (flats) 23 Two hunded unit scheme (flats) 24 Three hundred unit scheme (flats) 25 Four hundred unit scheme (flats) 26 Six hunded unit scheme (flats) 27 Small scale Office 28 Medium scale Office 29 Industrial Scheme new build (50% plot ratio) 30 Industrial scheme intensification (60% plot ratio) 31 Description 4 One unit scheme (houses) 2 Two unit scheme (houses) 2 Two unit scheme (houses) 3 Two unit scheme (houses) 4 Three unit scheme (houses) 5 Two unit scheme (houses) 6 Two unit scheme (houses) 7 Two unit scheme (houses) 8 Two unit scheme (houses) 9 Five unit scheme (flats) 10 One unit scheme (houses) 10 One unit scheme (flats) 11 Cone unit scheme (houses) 12 Two unit scheme (flats) 12 Two unit scheme (houses) 13 Two unit scheme (flats)	1	\$\begin{array}{c} \text{E175,858} \\ \text{£263,788} \\ \text{£261,030} \\ \text{£395,681} \\ \text{£261,04} \\ \text{£527,575} \\ \text{£301,472} \\ \text{£659,469} \\ \text{£376,839} \\ \text{£923,257} \\ \text{£527,575} \\ \text{£1318,938} \\ \text{£753,679} \\ \text{£1,172,389} \\ \text{£1,172,389} \\ \text{£1,172,389} \\ \text{£1,1758,584} \\ \text{£2,930,974} \\ \text{£2,198,230} \\ \text{£4,103,363} \\ \text{£3,077,522} \\ \text{£5,861,947} \\ \text{£4,396,460} \\ \text{£8,792,921} \\ \text{£13,189,381} \\ \text{£17,585,842} \\ \text{£26,378,763} \\ \text{£5275,753} \\ \text{£5,275,753} \\ \text{£5,275,753} \\ \text{£5,275,753} \\ \text{£5,275,753} \\ \text{£5,275,753} \\ \text{£5,275,753} \\ \text{£500,000} \\ \text{E500,000} \\ \text{£20,000} \\ \te	444,052 888,510 431,441 1,208,150 648,415 1,667,773 914,586 2,013,582 1,082,432 2,877,597 1,533,101 4,085,745 2,191,536 5,455,482 4,400,860 6,231,337 10,956,867 9,299,432 14,251,541 11,138,662 20,391,456 15,581,591 31,296,384 42,295,249 44,835,175 59,924,936 18,400,038 20,242,700 3,655,589 4,386,707 PER HA	423,551 847,509 407,619 1,152,369 612,684 1,590,805 864,245 1,920,614 1,022,880 2,744,771 1,448,762 3,897,139 2,071,052 5,180,950 4,158,903 5,873,765 10,360,914 8,767,345 13,517,552 10,494,690 19,287,669 14,677,570 29,492,344 39,748,075 41,507,983 55,234,528 18,400,038 20,242,700 3,655,589 4,386,707	403,051 806,508 383,799 1,096,587 576,953 1,513,837 813,904 1,827,646 963,328 2,611,946 1,364,424 3,708,533 1,950,569 4,906,417 3,916,946 5,516,193 9,764,960 8,235,259 12,783,562 9,850,718 18,183,883 13,773,550 27,688,305 37,200,900 38,180,791 50,544,120 18,400,038 20,242,700 3,655,589 4,386,707	382,550 765,507 359,978 1,040,807 541,222 1,436,869 763,563 1,734,678 903,777 2,479,121 1,280,085 3,519,927 1,830,085 4,631,884 3,674,989 5,158,621 9,169,007 7,703,173 12,049,573 9,206,746 17,080,096 12,869,529 25,884,266 34,653,726 34,853,599 45,853,712 18,400,038 20,242,700 3,655,589 4,386,707	20% AH 362,049 724,505 336,157 985,026 505,491 1,359,901 713,222 1,641,711 844,225 2,346,296 1,195,747 3,331,322 1,709,601 4,357,352 3,433,032 4,801,049 8,573,054 7,171,088 11,315,584 8,562,774 15,976,310 11,965,508 24,080,227 32,106,550 31,526,406 41,163,304 18,400,038 20,242,700 3,655,589 4,386,707	25% AH 341,549 683,504 312,337 929,245 469,759 1,282,932 662,881 1,548,742 784,673 2,213,470 1,111,408 3,142,716 1,589,118 4,082,820 3,191,075 4,443,477 7,977,101 6,639,001 10,581,593 7,918,802 14,872,522 11,061,488 22,276,188 29,559,375 28,199,214 36,472,895 18,400,038 20,242,700 3,655,589 4,386,707	30% AH 321,048 642,502 288,516 873,465 434,028 1,205,965 612,540 1,455,774 725,121 2,080,645 1,027,070 2,954,110 1,468,634 3,808,287 2,949,118 4,085,906 7,381,147 6,106,915 9,847,604 7,274,830 13,768,736 10,157,467 20,472,149 27,012,201 24,872,022 31,767,405 18,400,038 20,242,700 3,655,589 4,386,707	300,548 601,502 264,695 817,684 398,297 1,128,997 562,199 1,362,806 665,570 1,947,820 942,731 2,765,504 1,348,151 3,533,754 2,707,161 3,728,334 6,785,194 5,574,829 9,113,615 6,630,858 12,664,949 9,253,447 18,668,110 24,465,026 21,544,830 27,047,539 18,400,038 20,242,700 3,655,589 4,386,707	280,046 560,500 240,874 761,903 362,566 1,052,029 511,858 1,269,838 606,018 1,814,995 858,392 2,576,898 1,227,668 3,259,222 2,465,204 3,370,762 6,189,241 5,042,744 8,379,625 5,986,887 11,561,163 8,349,425 16,864,070 21,917,850 18,217,637 22,327,674 18,400,038 20,242,700 3,655,589 4,386,707	259,546 519,499 217,054 706,122 326,835 975,061 461,517 1,176,870 546,466 1,682,170 774,054 2,388,292 1,107,183 2,984,689 2,223,247 3,013,190 5,593,288 4,510,657 7,645,636 5,342,916 10,457,376 7,445,405 15,060,031 19,370,676 14,868,724 17,607,810 18,400,038 20,242,700 3,655,589 4,386,707	239,0 478,4 193,2 650,3 291,1 898,0 411,1 1,083,9 486,9 1,549,3 689,7 2,199,6 986,7 2,710,1 1,981,2 2,655,6 4,997,3 3,978,5 6,911,6 4,698,9 9,353,5 6,541,3 13,255,9 16,821,3 11,518,9 12,873,9 18,400,0 20,242,7 3,655,5 4,386,7
Description 1 One unit scheme (houses) 2 Two unit scheme (houses) 3 Two unit scheme (flats) 4 Three unit scheme (flats) 6 Four unit scheme (flats) 6 Four unit scheme (flats) 7 Four unit scheme (flats) 8 Five unit scheme (flats) 9 Five unit scheme (flats) 10 Seven unit scheme (flats) 11 Seven unit scheme (flats) 12 Ten unit scheme (flats) 13 Ten unit scheme (flats) 14 Twenty unit scheme (flats) 15 Twenty unit scheme (flats) 16 Thirty unit scheme (flats with community use on ground floor) 17 Fifty unit scheme (flats - lower density) 18 Fifty unit scheme (flats - higher density) 19 Seventy unit scheme (flats - higher density) 20 Seventy unit scheme (flats - higher density) 21 One hundred unit scheme (flats - higher density) 22 One hundred unit scheme (flats) 24 Three hundred unit scheme (flats) 25 Four hundred unit scheme (flats) 26 Six hunded unit scheme (flats) 27 Small scale Office 28 Medium scale Office 29 Industrial Scheme new build (50% plot ratio) 30 Industrial scheme intensification (60% plot ratio) 31 Two unit scheme (flats) 32 Two unit scheme intensification (60% plot ratio) 35 Industrial scheme (houses) 3 Two unit scheme (flats) 4 Three unit scheme (flats) 5 Three unit scheme (flats) 7 Three unit scheme (flats) 8 FOUR HMARK LAND VALUE 4 (BACKLANDS, GARDENS, OTHER Units scheme (flats) 9 Two unit scheme (flats) 1 Three unit scheme (flats)	1	\$\begin{array}{c} \text{E175,858} \\ \text{£263,788} \\ \text{£261,030} \\ \text{£395,681} \\ \text{£261,04} \\ \text{£527,575} \\ \text{£301,472} \\ \text{£659,469} \\ \text{£376,839} \\ \text{£923,257} \\ \text{£527,575} \\ \text{£1318,938} \\ \text{£753,679} \\ \text{£1,758,584} \\ \text{£1,172,389} \\ \text{£1,1758,584} \\ \text{£2,930,974} \\ \text{£2,198,230} \\ \text{£4,103,363} \\ \text{£3,077,522} \\ \text{£5,861,947} \\ \text{£4,396,460} \\ \text{£8,792,921} \\ \text{£13,189,381} \\ \text{£17,585,842} \\ \text{£26,378,763} \\ \text{£5275,753} \\ \text{£5,275,753} \\ £5,275,7	444,052 888,510 431,441 1,208,150 648,415 1,667,773 914,586 2,013,582 1,082,432 2,877,597 1,533,101 4,085,745 2,191,536 5,455,482 4,400,860 6,231,337 10,956,867 9,299,432 14,251,541 11,138,662 20,391,456 15,581,591 31,296,384 42,295,249 44,835,175 59,924,936 18,400,038 20,242,700 3,655,589 4,386,707 PER HA	423,551 847,509 407,619 1,152,369 612,684 1,590,805 864,245 1,920,614 1,022,880 2,744,771 1,448,762 3,897,139 2,071,052 5,180,950 4,158,903 5,873,765 10,360,914 8,767,345 13,517,552 10,494,690 19,287,669 14,677,570 29,492,344 39,748,075 41,507,983 55,234,528 18,400,038 20,242,700 3,655,589 4,386,707	403,051 806,508 383,799 1,096,587 576,953 1,513,837 813,904 1,827,646 963,328 2,611,946 1,364,424 3,708,533 1,950,569 4,906,417 3,916,946 5,516,193 9,764,960 8,235,259 12,783,562 9,850,718 18,183,883 13,773,550 27,688,305 37,200,900 38,180,791 50,544,120 18,400,038 20,242,700 3,655,589 4,386,707	382,550 765,507 359,978 1,040,807 541,222 1,436,869 763,563 1,734,678 903,777 2,479,121 1,280,085 3,519,927 1,830,085 4,631,884 3,674,989 5,158,621 9,169,007 7,703,173 12,049,573 9,206,746 17,080,096 12,869,529 25,884,266 34,653,726 34,853,599 45,853,712 18,400,038 20,242,700 3,655,589 4,386,707	20% AH 362,049 724,505 336,157 985,026 505,491 1,359,901 713,222 1,641,711 844,225 2,346,296 1,195,747 3,331,322 1,709,601 4,357,352 3,433,032 4,801,049 8,573,054 7,171,088 11,315,584 8,562,774 15,976,310 11,965,508 24,080,227 32,106,550 31,526,406 41,163,304 18,400,038 20,242,700 3,655,589 4,386,707	25% AH 341,549 683,504 312,337 929,245 469,759 1,282,932 662,881 1,548,742 784,673 2,213,470 1,111,408 3,142,716 1,589,118 4,082,820 3,191,075 4,443,477 7,977,101 6,639,001 10,581,593 7,918,802 14,872,522 11,061,488 22,276,188 29,559,375 28,199,214 36,472,895 18,400,038 20,242,700 3,655,589 4,386,707	30% AH 321,048 642,502 288,516 873,465 434,028 1,205,965 612,540 1,455,774 725,121 2,080,645 1,027,070 2,954,110 1,468,634 3,808,287 2,949,118 4,085,906 7,381,147 6,106,915 9,847,604 7,274,830 13,768,736 10,157,467 20,472,149 27,012,201 24,872,022 31,767,405 18,400,038 20,242,700 3,655,589 4,386,707	300,548 601,502 264,695 817,684 398,297 1,128,997 562,199 1,362,806 665,570 1,947,820 942,731 2,765,504 1,348,151 3,533,754 2,707,161 3,728,334 6,785,194 5,574,829 9,113,615 6,630,858 12,664,949 9,253,447 18,668,110 24,465,026 21,544,830 27,047,539 18,400,038 20,242,700 3,655,589 4,386,707	280,046 560,500 240,874 761,903 362,566 1,052,029 511,858 1,269,838 606,018 1,814,995 858,392 2,576,898 1,227,668 3,259,222 2,465,204 3,370,762 6,189,241 5,042,744 8,379,625 5,986,887 11,561,163 8,349,425 16,864,070 21,917,850 18,217,637 22,327,674 18,400,038 20,242,700 3,655,589 4,386,707	259,546 519,499 217,054 706,122 326,835 975,061 461,517 1,176,870 546,466 1,682,170 774,054 2,388,292 1,107,183 2,984,689 2,223,247 3,013,190 5,593,288 4,510,657 7,645,636 5,342,916 10,457,376 7,445,405 15,060,031 19,370,676 14,868,724 17,607,810 18,400,038 20,242,700 3,655,589 4,386,707	239,0 478,4 193,2 650,3 291,1 898,0 411,1 1,083,9 486,9 1,549,3 689,7 2,199,6 986,7 2,710,1 1,981,2 2,655,6 4,997,3 3,978,5 6,911,6 4,698,9 9,353,5 6,541,3 13,255,9 16,821,3 11,518,9 12,873,9 18,400,0 20,242,7 3,655,5 4,386,7
Description 1 One unit scheme (houses) 2 Two unit scheme (houses) 3 Two unit scheme (flats) 4 Three unit scheme (flats) 5 Three unit scheme (flats) 6 Four unit scheme (flats) 7 Four unit scheme (flats) 8 Five unit scheme (flats) 10 Seven unit scheme (flats) 11 Seven unit scheme (flats) 12 Ten unit scheme (flats) 13 Ten unit scheme (flats) 14 Twenty unit scheme (flats) 15 Twenty unit scheme (flats) 16 Thirty unit scheme (flats) 17 Fifty unit scheme (flats) 18 Fifty unit scheme (flats) 19 Seventy unit scheme (flats with community use on ground floor) 17 Fifty unit scheme (flats - lower density) 18 Fifty unit scheme (flats - higher density) 20 Seventy unit scheme (flats - higher density) 21 One hundred unit scheme (flats - lower density) 22 One hundred unit scheme (flats - lower density) 23 Two hunded unit scheme (flats) 25 Four hundred unit scheme (flats) 26 Six hunded unit scheme (flats) 27 Small scale Office 28 Medium scale Office 29 Industrial Scheme new build (50% plot ratio) 30 Industrial scheme intensification (60% plot ratio) 31 Two unit scheme (houses) 32 Two unit scheme (flats) 4 Three unit scheme (flats) 5 Four unit scheme (flats) 5 Four scheme (houses) 5 Three unit scheme (flats) 6 Four unit scheme (flats) 7 Fire unit scheme (flats) 8 Five unit scheme (flats)	1	## ELV ## £175,858 #£263,788 #£211,030 #£395,681 #£226,104 #£527,575 #£301,472 #£659,469 #£376,839 #£923,257 #£527,575 #£1,318,938 #£753,679 #£1,758,584 #£2,930,974 #£2,198,230 #£4,103,363 #£3,077,522 #£5,861,947 #£4,396,460 #£8,792,921 #£13,189,381 #£17,585,842 #£26,378,763 #£5,275,753 #£500,000 #£20,000 #£20,000 #£20,000 #£20,000 #£28,571 #£62,500	444,052 888,510 431,441 1,208,150 648,415 1,667,773 914,586 2,013,582 1,082,432 2,877,597 1,533,101 4,085,745 2,191,536 5,455,482 4,400,860 6,231,337 10,956,867 9,299,432 14,251,541 11,138,662 20,391,456 15,581,591 31,296,384 42,295,249 44,835,175 59,924,936 18,400,038 20,242,700 3,655,589 4,386,707 PER HA 0% AH 444,052 888,510 431,441 1,208,150 648,415 1,667,773 914,586 2,013,582	423,551 847,509 407,619 1,152,369 612,684 1,590,805 864,245 1,920,614 1,022,880 2,744,771 1,448,762 3,897,139 2,071,052 5,180,950 4,158,903 5,873,765 10,360,914 8,767,345 13,517,552 10,494,690 19,287,669 14,677,570 29,492,344 39,748,075 41,507,983 55,234,528 18,400,038 20,242,700 3,655,589 4,386,707	403,051 806,508 383,799 1,096,587 576,953 1,513,837 813,904 1,827,646 963,328 2,611,946 1,364,424 3,708,533 1,950,569 4,906,417 3,916,946 5,516,193 9,764,960 8,235,259 12,783,562 9,850,718 18,183,883 13,773,550 27,688,305 37,200,900 38,180,791 50,544,120 18,400,038 20,242,700 3,655,589 4,386,707	382,550 765,507 359,978 1,040,807 541,222 1,436,869 763,563 1,734,678 903,777 2,479,121 1,280,085 3,519,927 1,830,085 4,631,884 3,674,989 5,158,621 9,169,007 7,703,173 12,049,573 9,206,746 17,080,096 12,869,529 25,884,266 34,653,726 34,853,599 45,853,712 18,400,038 20,242,700 3,655,589 4,386,707	20% AH 362,049 724,505 336,157 985,026 505,491 1,359,901 713,222 1,641,711 844,225 2,346,296 1,195,747 3,331,322 1,709,601 4,357,352 3,433,032 4,801,049 8,573,054 7,171,088 11,315,584 8,562,774 15,976,310 11,965,508 24,080,227 32,106,550 31,526,406 41,163,304 18,400,038 20,242,700 3,655,589 4,386,707	25% AH 341,549 683,504 312,337 929,245 469,759 1,282,932 662,881 1,548,742 784,673 2,213,470 1,111,408 3,142,716 1,589,118 4,082,820 3,191,075 4,443,477 7,977,101 6,639,001 10,581,593 7,918,802 14,872,522 11,061,488 22,276,188 29,559,375 28,199,214 36,472,895 18,400,038 20,242,700 3,655,589 4,386,707	321,048 642,502 288,516 873,465 434,028 1,205,965 612,540 1,455,774 725,121 2,080,645 1,027,070 2,954,110 1,468,634 3,808,287 2,949,118 4,085,906 7,381,147 6,106,915 9,847,604 7,274,830 13,768,736 10,157,467 20,472,149 27,012,201 24,872,022 31,767,405 18,400,038 20,242,700 3,655,589 4,386,707	300,548 601,502 264,695 817,684 398,297 1,128,997 562,199 1,362,806 665,570 1,947,820 942,731 2,765,504 1,348,151 3,533,754 2,707,161 3,728,334 6,785,194 5,574,829 9,113,615 6,630,858 12,664,949 9,253,447 18,668,110 24,465,026 21,544,830 27,047,539 18,400,038 20,242,700 3,655,589 4,386,707	280,046 560,500 240,874 761,903 362,566 1,052,029 511,858 1,269,838 606,018 1,814,995 858,392 2,576,898 1,227,668 3,259,222 2,465,204 3,370,762 6,189,241 5,042,744 8,379,625 5,986,887 11,561,163 8,349,425 16,864,070 21,917,850 18,217,637 22,327,674 18,400,038 20,242,700 3,655,589 4,386,707	259,546 519,499 217,054 706,122 326,835 975,061 461,517 1,176,870 546,466 1,682,170 774,054 2,388,292 1,107,183 2,984,689 2,223,247 3,013,190 5,593,288 4,510,657 7,645,636 5,342,916 10,457,376 7,445,405 15,060,031 19,370,676 14,868,724 17,607,810 18,400,038 20,242,700 3,655,589 4,386,707	239,0 478,4 193,2 650,3 291,1 898,0 411,1 1,083,9 486,9 1,549,3 689,7 2,199,6 986,7 2,710,1 1,981,2 2,655,6 4,997,3 3,978,5 6,911,6 4,698,9 9,353,5 6,541,3 13,255,9 16,821,3 11,518,9 12,873,9 18,400,0 20,242,7 3,655,5 4,386,7
Description 1 One unit scheme (houses) 2 Two unit scheme (houses) 3 Two unit scheme (houses) 4 Three unit scheme (flats) 4 Three unit scheme (flats) 5 Three unit scheme (flats) 6 Four unit scheme (flats) 8 Five unit scheme (flats) 9 Five unit scheme (flats) 10 Seven unit scheme (houses) 11 Seven unit scheme (houses) 12 Ten unit scheme (flats) 13 Ten unit scheme (flats) 14 Twenty unit scheme (flats) 15 Twenty unit scheme (flats) 16 Thirty unit scheme (flats) 17 Fifty unit scheme (flats) 18 Fifty unit scheme (flats with community use on ground floor) 17 Fifty unit scheme (flats - lower density) 19 Seventy unit scheme (flats - lower density) 10 Seventy unit scheme (flats - higher density) 20 One hundred unit scheme (flats - higher density) 21 One hundred unit scheme (flats - lower density) 22 One hundred unit scheme (flats - lower density) 23 Two hunded unit scheme (flats) 4 Three hundred unit scheme (flats) 5 Four hundred unit scheme (flats) 26 Six hunded unit scheme (flats) 27 Small scale Office 29 Industrial Scheme new build (50% plot ratio) 30 Industrial scheme (houses) 5 Two unit scheme (houses) 5 Two unit scheme (flats) 6 Four unit scheme (flats) 7 Four unit scheme (flats) 8 Five unit scheme (flats) 7 Four unit scheme (flats) 8 Five unit scheme (flats) 9 Five unit scheme (flats) 8 Five unit scheme (flats) 9 Five unit scheme (flats)		## ELV ## £175,858 #£263,788 #£211,030 #£395,681 #£226,104 #£527,575 #£301,472 #£659,469 #£376,839 #£1,758,584 #£2,930,974 #£2,198,230 #£4,103,363 #£3,077,522 #£5,861,947 #£4,396,460 #£8,792,91 #£13,189,381 #£17,585,842 #£26,378,763 #£5,275,753 #£500,000 #£37,500 #£21,429 #£50,000 #£37,500 #£35,714 #£87,500 #£35,714 #£87,500 #£35,714 #£87,500	444,052 888,510 431,441 1,208,150 648,415 1,667,773 914,586 2,013,582 1,082,432 2,877,597 1,533,101 4,085,745 2,191,536 5,455,482 4,400,860 6,231,337 10,956,867 9,299,432 14,251,541 11,138,662 20,391,456 15,581,591 31,296,384 42,295,249 44,835,175 59,924,936 18,400,038 20,242,700 3,655,589 4,386,707 PER HA 0% AH 444,052 888,510 431,441 1,208,150 648,415 1,667,773 914,586 2,013,582 1,082,432 2,877,597	423,551 847,509 407,619 1,152,369 612,684 1,590,805 864,245 1,920,614 1,022,880 2,744,771 1,448,762 3,897,139 2,071,052 5,180,950 4,158,903 5,873,765 10,360,914 8,767,345 13,517,552 10,494,690 19,287,669 14,677,570 29,492,344 39,748,075 41,507,983 55,234,528 18,400,038 20,242,700 3,655,589 4,386,707	403,051 806,508 383,799 1,096,587 576,953 1,513,837 813,904 1,827,646 963,328 2,611,946 1,364,424 3,708,533 1,950,569 4,906,417 3,916,946 5,516,193 9,764,960 8,235,259 12,783,562 9,850,718 18,183,883 13,773,550 27,688,305 37,200,900 38,180,791 50,544,120 18,400,038 20,242,700 3,655,589 4,386,707	382,550 765,507 359,978 1,040,807 541,222 1,436,869 763,563 1,734,678 903,777 2,479,121 1,280,085 3,519,927 1,830,085 4,631,884 3,674,989 5,158,621 9,169,007 7,703,173 12,049,573 9,206,746 17,080,096 12,869,529 25,884,266 34,653,712 18,400,038 20,242,700 3,655,589 4,386,707	20% AH 362,049 724,505 336,157 985,026 505,491 1,359,901 713,222 1,641,711 844,225 2,346,296 1,195,747 3,331,322 1,709,601 4,357,352 3,433,032 4,801,049 8,573,054 7,171,088 11,315,584 8,562,774 15,976,310 11,965,508 24,080,227 32,106,550 31,526,406 41,163,304 18,400,038 20,242,700 3,655,589 4,386,707	25% AH 341,549 683,504 312,337 929,245 469,759 1,282,932 662,881 1,548,742 784,673 2,213,470 1,111,408 3,142,716 1,589,118 4,082,820 3,191,075 4,443,477 7,977,101 6,639,001 10,581,593 7,918,802 14,872,522 11,061,488 22,276,188 29,559,375 28,199,214 36,472,895 18,400,038 20,242,700 3,655,589 4,386,707	30% AH 321,048 642,502 288,516 873,465 434,028 1,205,965 612,540 1,455,774 725,121 2,080,645 1,027,070 2,954,110 1,468,634 3,808,287 2,949,118 4,085,906 7,381,147 6,106,915 9,847,604 7,274,830 13,768,736 10,157,467 20,472,149 27,012,201 24,872,022 31,767,405 18,400,038 20,242,700 3,655,589 4,386,707	300,548 601,502 264,695 817,684 398,297 1,128,997 562,199 1,362,806 665,570 1,947,820 942,731 2,765,504 1,348,151 3,533,754 2,707,161 3,728,334 6,785,194 5,574,829 9,113,615 6,630,858 12,664,949 9,253,447 18,668,110 24,465,026 21,544,830 27,047,539 18,400,038 20,242,700 3,655,589 4,386,707	280,046 560,500 240,874 761,903 362,566 1,052,029 511,858 1,269,838 606,018 1,814,995 858,392 2,576,898 1,227,668 3,259,222 2,465,204 3,370,762 6,189,241 5,042,744 8,379,625 5,986,887 11,561,163 8,349,425 16,864,070 21,917,850 18,217,637 22,327,674 18,400,038 20,242,700 3,655,589 4,386,707	259,546 519,499 217,054 706,122 326,835 975,061 461,517 1,176,870 546,466 1,682,170 774,054 2,388,292 1,107,183 2,984,689 2,223,247 3,013,190 5,593,288 4,510,657 7,645,636 5,342,916 10,457,376 7,445,405 15,060,031 19,370,676 14,868,724 17,607,810 18,400,038 20,242,700 3,655,589 4,386,707	239,0 478,4 193,2 650,3 291,1 898,0 411,1 1,083,9 486,9 1,549,3 689,7 2,199,6 986,7 2,710,1 1,981,2 2,655,6 4,997,3 3,978,5 6,911,6 4,698,9 9,353,5 6,541,3 13,255,9 16,821,3 11,518,9 12,873,9 18,400,0 20,242,7 3,655,5 4,386,7
Description 1 One unit scheme (houses) 2 Two unit scheme (houses) 3 Two unit scheme (flats) 4 Three unit scheme (houses) 5 Three unit scheme (houses) 5 Three unit scheme (houses) 6 Four unit scheme (flats) 8 Five unit scheme (flats) 9 Five unit scheme (flats) 10 Seven unit scheme (flats) 11 Seven unit scheme (flats) 12 Ten unit scheme (flats) 13 Ten unit scheme (flats) 14 Twenty unit scheme (flats) 15 Twenty unit scheme (flats) 16 Thirty unit scheme (flats) 17 Fifty unit scheme (flats viith community use on ground floor) 18 Fifty unit scheme (flats - lower density) 19 Seventy unit scheme (flats - higher density) 20 One hundred unit scheme (flats - higher density) 21 One hundred unit scheme (flats - higher density) 22 One hundred unit scheme (flats) 3 Two hundred unit scheme (flats) 4 Three hundred unit scheme (flats) 5 Four hundred unit scheme (flats) 6 Six hunded unit scheme (flats) 5 Small scale Office 29 Industrial Scheme new build (50% plot ratio) 30 Industrial scheme (flats) Three unit scheme (houses) 7 Two unit scheme (houses) 1 Two unit scheme (flats) 6 Four unit scheme (houses) 7 Three unit scheme (houses) 7 Three unit scheme (houses) 7 Four unit scheme (houses) 8 Five unit scheme (houses) 9 Five unit scheme (flats) 10 Sevent unit scheme (flats) 8 Five unit scheme (flats) 11 Seven unit scheme (flats) 12 Two unit scheme (flats) 13 Four unit scheme (flats) 14 Fire unit scheme (flats) 15 Fire unit scheme (flats) 16 Four unit scheme (flats) 17 Fire unit scheme (flats) 18 Fire unit scheme (flats) 19 Fire unit scheme (flats) 10 Seven unit scheme (flats) 11 Seven unit scheme (flats) 12 Tren unit scheme (flats) 13 Fire unit scheme (flats) 14 Fire unit scheme (flats) 15 Fire unit scheme (flats) 16 Four unit scheme (flats) 17 Four unit scheme (flats) 18 Fire unit scheme (flats) 19 Fire unit scheme (flats)		## ELV ## 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Description 1 One unit scheme (houses) 2 Two unit scheme (houses) 3 Two unit scheme (houses) 4 Three unit scheme (flats) 4 Three unit scheme (flats) 5 Three unit scheme (flats) 6 Four unit scheme (flats) 8 Five unit scheme (flats) 9 Five unit scheme (flats) 10 Seven unit scheme (flats) 11 Seven unit scheme (flats) 12 Ten unit scheme (flats) 13 Ten unit scheme (flats) 14 Twenty unit scheme (flats) 15 Twenty unit scheme (flats) 16 Thirty unit scheme (flats) 17 Fifty unit scheme (flats) 18 Fifty unit scheme (flats vith community use on ground floor) 17 Fifty unit scheme (flats - lower density) 18 Fifty unit scheme (flats - higher density) 19 Seventy unit scheme (flats - higher density) 20 One hundred unit scheme (flats - higher density) 21 One hundred unit scheme (flats) 22 One hundred unit scheme (flats) 23 Two hunded unit scheme (flats) 24 Three hundred unit scheme (flats) 25 Four hundred unit scheme (flats) 26 Six hunded unit scheme (flats) 27 Small scale Office 28 Medium scale Office 29 Industrial Scheme new build (50% plot ratio) 30 Industrial scheme (houses) 3 Two unit scheme (flats) 4 Three unit scheme (houses) 5 Three unit scheme (flats) 6 Four unit scheme (houses) 7 Four unit scheme (flats) 8 Five unit scheme (flats) 9 Five unit scheme (flats) 10 Four unit scheme (flats) 11 Seven unit scheme (flats) 12 Four unit scheme (flats) 13 Two unit scheme (flats) 14 Three unit scheme (flats) 15 Four unit scheme (flats) 16 Four unit scheme (flats) 17 Four unit scheme (flats) 18 Five unit scheme (flats) 19 Five unit scheme (flats) 10 Five unit scheme (flats) 10 Five unit scheme (flats) 11 Five unit scheme (flats) 11 Five unit scheme (flats) 12 Ten unit scheme (flats) 13 Ten unit scheme (flats) 14 Tree unit scheme (flats) 15 Four unit scheme (flats) 16 Four unit scheme (flats) 17 Four unit scheme (flats) 18 Five unit scheme (flats) 19 Five unit scheme (flats) 10 Five unit scheme (flats) 11 Five unit scheme (flats) 12 Ten unit scheme (flats)		## ELV ## £175,858 #£263,788 #£211,030 #£395,681 #£226,104 #£527,575 #£301,472 #£659,469 #£376,839 #£1,758,584 #£2,930,974 #£2,198,230 #£4,103,363 #£3,077,522 #£5,861,947 #£4,396,460 #£8,792,91 #£13,189,381 #£17,585,842 #£26,378,763 #£5,275,753 #£500,000 #£37,500 #£21,429 #£50,000 #£28,571 #£62,500 #£35,714 #£87,500 #£35,714 #£87,500 #£35,714 #£87,500 #£35,000 #£3	444,052 888,510 431,441 1,208,150 648,415 1,667,773 914,586 2,013,582 1,082,432 2,877,597 1,533,101 4,085,745 2,191,536 5,455,482 4,400,860 6,231,337 10,956,867 9,299,432 14,251,541 11,138,662 20,391,456 15,581,591 31,296,384 42,295,249 44,835,175 59,924,936 18,400,038 20,242,700 3,655,589 4,386,707 PER HA 0% AH 444,052 888,510 431,441 1,208,150 648,415 1,667,773 914,586 2,013,582 1,082,432 2,877,597 1,533,101	423,551 847,509 407,619 1,152,369 612,684 1,590,805 864,245 1,920,614 1,022,880 2,744,771 1,448,762 3,897,139 2,071,052 5,180,950 4,158,903 5,873,765 10,360,914 8,767,345 13,517,552 10,494,690 19,287,669 14,677,570 29,492,344 39,748,075 41,507,983 55,234,528 18,400,038 20,242,700 3,655,589 4,386,707	403,051 806,508 383,799 1,096,587 576,953 1,513,837 813,904 1,827,646 963,328 2,611,946 1,364,424 3,708,533 1,950,569 4,906,417 3,916,946 5,516,193 9,764,960 8,235,259 12,783,562 9,850,718 18,183,883 13,773,550 27,688,305 37,200,900 38,180,791 50,544,120 18,400,038 20,242,700 3,655,589 4,386,707	382,550 765,507 359,978 1,040,807 541,222 1,436,869 763,563 1,734,678 903,777 2,479,121 1,280,085 3,519,927 1,830,085 4,631,884 3,674,989 5,158,621 9,169,007 7,703,173 12,049,573 9,206,746 17,080,096 12,869,529 25,884,266 34,653,712 18,400,038 20,242,700 3,655,589 4,386,707	20% AH 362,049 724,505 336,157 985,026 505,491 1,359,901 713,222 1,641,711 844,225 2,346,296 1,195,747 3,331,322 1,709,601 4,357,352 3,433,032 4,801,049 8,573,054 7,171,088 11,315,584 8,562,774 15,976,310 11,965,508 24,080,227 32,106,550 31,526,406 41,163,304 18,400,038 20,242,700 3,6555,589 4,386,707	25% AH 341,549 683,504 312,337 929,245 469,759 1,282,932 662,881 1,548,742 784,673 2,213,470 1,111,408 3,142,716 1,589,118 4,082,820 3,191,075 4,443,477 7,977,101 6,639,001 10,581,593 7,918,802 14,872,522 11,061,488 22,276,188 29,559,375 28,199,214 36,472,895 18,400,038 20,242,700 3,655,589 4,386,707	30% AH 321,048 642,502 288,516 873,465 434,028 1,205,965 612,540 1,455,774 725,121 2,080,645 1,027,070 2,954,110 1,468,634 3,808,287 2,949,118 4,085,906 7,381,147 6,106,915 9,847,604 7,274,830 13,768,736 10,157,467 20,472,149 27,012,201 24,872,022 31,767,405 18,400,038 20,242,700 3,655,589 4,386,707	300,548 601,502 264,695 817,684 398,297 1,128,997 562,199 1,362,806 665,570 1,947,820 942,731 2,765,504 1,348,151 3,533,754 2,707,161 3,728,334 6,785,194 5,574,829 9,113,615 6,630,858 12,664,949 9,253,447 18,668,110 24,465,026 21,544,830 27,047,539 18,400,038 20,242,700 3,655,589 4,386,707	280,046 560,500 240,874 761,903 362,566 1,052,029 511,858 1,269,838 606,018 1,814,995 858,392 2,576,898 1,227,668 3,259,222 2,465,204 3,370,762 6,189,241 5,042,744 8,379,625 5,986,887 11,561,163 8,349,425 16,864,070 21,917,850 18,217,637 22,327,674 18,400,038 20,242,700 3,655,589 4,386,707	259,546 519,499 217,054 706,122 326,835 975,061 461,517 1,176,870 546,466 1,682,170 774,054 2,388,292 1,107,183 2,984,689 2,223,247 3,013,190 5,593,288 4,510,657 7,645,636 5,342,916 10,457,376 7,445,405 15,060,031 19,370,676 14,868,724 17,607,810 18,400,038 20,242,700 3,655,589 4,386,707	239,0 478,4 193,2 650,3 291,1 898,0 411,1 1,083,9 486,9 1,549,3 689,7 2,199,6 9,655,6 4,997,3 3,978,5 6,911,6 4,698,9 9,353,5 6,541,3 13,255,9 16,821,3 11,518,9 12,873,9 18,400,0 20,242,7 3,655,5 4,386,7
Description 1 One unit scheme (houses) 2 Two unit scheme (houses) 3 Two unit scheme (flats) 4 Three unit scheme (flats) 5 Three unit scheme (flats) 6 Four unit scheme (flats) 7 Four unit scheme (flats) 8 Five unit scheme (flats) 8 Five unit scheme (flats) 9 Five unit scheme (flats) 10 Seven unit scheme (flats) 11 Seven unit scheme (flats) 12 Ten unit scheme (flats) 13 Ten unit scheme (flats) 14 Twenty unit scheme (flats) 15 Twenty unit scheme (flats) 16 Thirty unit scheme (flats in the flats) 17 Fifty unit scheme (flats - lower density) 18 Fifty unit scheme (flats - higher density) 19 Seventy unit scheme (flats - higher density) 10 Che hundred unit scheme (flats - lower density) 21 One hundred unit scheme (flats) 22 Three hundred unit scheme (flats) 23 Two hundred unit scheme (flats) 24 Three hundred unit scheme (flats) 25 Four hundred unit scheme (flats) 26 Six hunded unit scheme (flats) 27 Small scale Office 28 Medium scale Office 29 Industrial Scheme new build (50% plot ratio) 30 Industrial Scheme (houses) 31 Two unit scheme (houses) 42 Three unit scheme (houses) 53 Three unit scheme (flats) 54 Three unit scheme (houses) 55 Three unit scheme (houses) 56 Three unit scheme (houses) 57 Four unit scheme (houses) 58 Three unit scheme (houses) 59 Five unit scheme (houses) 50 Three unit scheme (flats) 51 Seven unit scheme (flats) 52 Four unit scheme (houses) 53 Three unit scheme (flats) 54 Three unit scheme (flats) 55 Four unit scheme (flats) 56 Four unit scheme (flats) 57 Four unit scheme (flats) 58 Five unit scheme (flats) 59 Five unit scheme (flats) 50 Seven unit scheme (flats) 51 Three unit scheme (flats) 52 Four unit scheme (flats) 53 Three unit scheme (flats) 54 Three unit scheme (flats) 55 Four unit scheme (flats) 56 Four unit scheme (flats) 57 Four unit scheme (flats) 58 Five unit scheme (flats) 59 Five unit scheme (flats) 50 Five unit scheme (flats) 50 Five unit scheme (flats) 51 Thrity unit scheme (flats) 51 Thrity unit scheme (flats) 52 Thrity unit scheme (flats) 53 Thrity unit scheme (flats) 54 Thrity		## ELV ## £175,858 #£263,788 #£263,788 #£211,030 #£395,681 #£226,104 #£527,575 #£301,472 #£659,469 #£376,839 #£923,257 #£527,575 #£1,318,938 #£753,679 #£1,758,584 #£2,930,974 #£2,198,230 #£4,103,363 #£3,077,522 #£5,861,947 #£4,396,460 #£8,792,921 #£13,189,381 #£17,585,842 #£26,378,763 #£5,275,753 #£500,000 #£25,000 #£27,778	444,052 888,510 431,441 1,208,150 648,415 1,667,773 914,586 2,013,582 1,082,432 2,877,597 1,533,101 4,085,745 2,191,536 5,455,482 4,400,860 6,231,337 10,956,867 9,299,432 14,251,541 11,138,662 20,391,456 15,581,591 31,296,384 42,295,249 44,835,175 59,924,936 18,400,038 20,242,700 3,655,589 4,386,707 PER HA 0% AH 444,052 888,510 431,441 1,208,150 648,415 1,667,773 914,586 2,013,582 1,082,432 2,877,597 1,533,101 4,085,745 2,191,536 5,455,482 4,400,860 6,231,337 10,956,867	423,551 847,509 407,619 1,152,369 612,684 1,590,805 864,245 1,920,614 1,022,880 2,744,771 1,448,762 3,897,139 2,071,052 5,180,950 4,158,903 5,873,765 10,360,914 8,767,345 13,517,552 10,494,690 19,287,669 14,677,570 29,492,344 39,748,075 41,507,983 55,234,528 18,400,038 20,242,700 3,655,589 4,386,707	403,051 806,508 383,799 1,096,587 576,953 1,513,837 813,904 1,827,646 963,328 2,611,946 1,364,424 3,708,533 1,950,569 4,906,417 3,916,946 5,516,193 9,764,960 8,235,259 12,783,562 9,850,718 18,183,883 13,773,550 27,688,305 37,200,900 38,180,791 50,544,120 18,400,038 20,242,700 3,655,589 4,386,707	382,550 765,507 359,978 1,040,807 541,222 1,436,869 763,563 1,734,678 903,777 2,479,121 1,280,085 3,519,927 1,830,085 4,631,884 3,674,989 5,158,621 9,169,007 7,703,173 12,049,573 9,206,746 17,080,096 12,869,529 25,884,266 34,653,726 34,853,599 45,853,712 18,400,038 20,242,700 3,655,589 4,386,707	20% AH 362,049 724,505 336,157 985,026 505,491 1,359,901 713,222 1,641,711 844,225 2,346,296 1,195,747 3,331,322 1,709,601 4,357,352 3,433,032 4,801,049 8,573,054 7,171,088 11,315,584 8,562,774 15,976,310 11,965,508 24,080,227 32,106,550 31,526,406 41,163,304 18,400,038 20,242,700 3,655,589 4,386,707 Res 20% AH 362,049 724,505 336,157 985,026 505,491 1,359,901 713,222 1,641,711 844,225 2,346,296 1,195,747 3,331,322 1,709,601 4,357,352 3,433,032 4,801,049 8,573,054	25% AH 341,549 683,504 312,337 929,245 469,759 1,282,932 662,881 1,548,742 784,673 2,213,470 1,111,408 3,142,716 1,589,118 4,082,820 3,191,075 4,443,477 7,977,101 6,639,001 10,581,593 7,918,802 14,872,522 11,061,488 22,276,188 29,559,375 28,199,214 36,472,895 18,400,038 20,242,700 3,655,589 4,386,707 sidual land value 25% AH 341,549 683,504 312,337 929,245 469,759 1,282,932 662,881 1,548,742 784,673 2,213,470 1,111,408 3,142,716 1,589,118 4,082,820 3,191,075 4,443,477 7,977,101	30% AH 321,048 642,502 288,516 873,465 434,028 1,205,965 612,540 1,455,774 725,121 2,080,645 1,027,070 2,954,110 1,468,634 3,808,287 2,949,118 4,085,906 7,381,147 6,106,915 9,847,604 7,274,830 13,768,736 10,157,467 20,472,149 27,012,201 24,872,022 31,767,405 18,400,038 20,242,700 3,655,589 4,386,707 es 30% AH 321,048 642,502 288,516 873,465 434,028 1,205,965 612,540 1,455,774 725,121 2,080,645 1,027,070 2,954,110 1,468,634 3,808,287 2,949,118 4,085,906 7,381,147	300,548 601,502 264,695 817,684 398,297 1,128,997 562,199 1,362,806 665,570 1,947,820 942,731 2,765,504 1,348,151 3,728,334 6,785,194 5,574,829 9,113,615 6,630,858 12,664,949 9,253,447 18,668,110 24,465,026 21,544,830 27,047,539 18,400,038 20,242,700 3,655,589 4,386,707 35% AH 300,548 601,502 264,695 817,684 398,297 1,128,997 562,199 1,362,806 665,570 1,947,820 942,731 2,765,504 1,348,151 3,533,754 2,707,161 3,728,334 6,785,194	280,046 560,500 240,874 761,903 362,566 1,052,029 511,858 1,269,838 606,018 1,814,995 858,392 2,576,898 1,227,668 3,259,222 2,465,204 3,370,762 6,189,241 5,042,744 8,379,625 5,986,887 11,561,163 8,349,425 16,864,070 21,917,850 18,217,637 22,327,674 18,400,038 20,242,700 3,655,589 4,386,707	259,546 519,499 217,054 706,122 326,835 975,061 461,517 1,176,870 546,466 1,682,170 774,054 2,388,292 1,107,183 2,984,689 2,223,247 3,013,190 5,593,288 4,510,657 7,645,636 5,342,916 10,457,376 7,445,405 15,060,031 19,370,676 14,868,724 17,607,810 18,400,038 20,242,700 3,655,589 4,386,707 45% AH 259,546 519,499 217,054 706,122 326,835 975,061 461,517 1,176,870 546,466 1,682,170 774,054 2,388,292 1,107,183 2,984,689 2,223,247 3,013,190 5,593,288	239,0 478,4 193,2 650,3 291,1 898,0 411,1 1,083,9 486,9 1,549,3 689,7 2,199,6 986,7 2,710,1 1,981,2 2,655,6 4,997,3 3,978,5 6,911,6 4,698,9 9,353,5 6,541,3 13,255,9 18,400,0 20,242,7 3,655,5 4,386,7
Description One unit scheme (houses)		## ELV ## E175,858 # £263,788 # £211,030 # £395,681 # £226,104 # £527,575 # £301,472 # £659,469 # £376,839 # £923,257 # £527,575 # £1,318,938 # £753,679 # £1,758,584 # £2,930,974 # £2,198,230 # £4,103,363 # £3,077,522 # £5,861,947 # £4,396,460 # £8,792,921 # £13,189,381 # £17,585,842 # £26,378,763 # £5,275,753 # £500,000 # £21,429 # £50,000 # £21,429 # £50,000 # £21,429 # £50,000 # £21,429 # £50,000 # £21,429 # £50,000 # £21,429 # £50,000 # £21,429 # £50,000 # £21,429 # £50,000 # £2277,778 # £208,333 # £388,889 # £388,889	444,052 888,510 431,441 1,208,150 648,415 1,667,773 914,586 2,013,582 1,082,432 2,877,597 1,533,101 4,085,745 2,191,536 6,231,337 10,956,887 9,299,432 14,251,541 11,138,662 20,391,456 15,581,591 31,296,384 42,295,249 44,835,175 59,924,936 18,400,038 20,242,700 3,655,589 4,386,707 PER HA 0% AH 444,052 888,510 431,441 1,208,150 648,415 1,667,773 914,586 2,013,582 1,082,432 2,877,597 1,533,101 4,085,745 2,191,536 5,455,482 4,400,860 6,231,337 10,956,867 9,299,432 14,251,541	423,551 847,509 407,619 1,152,369 612,684 1,590,805 864,245 1,920,614 1,022,880 2,744,771 1,448,762 3,897,139 2,071,052 5,180,950 4,158,903 5,873,765 10,360,914 8,767,345 13,517,552 10,494,690 19,287,669 14,677,570 29,492,344 39,748,075 41,507,983 55,234,528 18,400,038 20,242,700 3,655,589 4,386,707	403,051 806,508 383,799 1,096,587 576,953 1,513,837 813,904 1,827,646 963,328 2,611,946 1,364,424 3,708,533 1,950,569 4,906,417 3,916,946 5,516,193 9,764,960 8,235,259 12,783,562 9,850,718 18,183,883 13,773,550 27,688,305 37,200,900 38,180,791 50,544,120 18,400,038 20,242,700 3,655,589 4,386,707	382,550 765,507 359,978 1,040,807 541,222 1,436,869 763,563 1,734,678 903,777 2,479,121 1,280,085 3,519,927 1,830,085 4,631,884 3,674,989 5,158,621 9,169,007 7,703,173 12,049,573 9,206,746 17,080,096 12,869,529 25,884,266 34,653,726 34,853,599 45,853,712 18,400,038 20,242,700 3,655,589 4,386,707	20% AH 362,049 724,505 336,157 985,026 505,491 1,359,901 713,222 1,641,711 844,225 2,346,296 1,195,747 3,331,322 1,709,601 4,357,352 3,433,032 4,801,049 8,573,054 7,171,088 11,315,584 8,662,774 15,976,310 11,965,508 24,080,227 32,106,550 31,526,406 41,163,304 18,400,038 20,242,700 3,655,589 4,386,707 Res 20% AH 362,049 724,505 336,157 985,026 505,491 1,359,901 713,222 1,641,711 844,225 2,346,296 1,195,747 3,331,322 1,709,601 4,357,352 3,433,032 4,801,049 8,573,054 7,171,088 11,315,584	25% AH 341,549 683,504 312,337 929,245 469,759 1,282,932 662,881 1,548,742 784,673 2,213,470 1,111,408 3,142,716 1,589,118 4,082,820 3,191,075 4,443,477 7,977,101 6,639,001 10,581,593 18,400,038 20,242,700 3,655,589 4,386,707 sidual land value 25% AH 341,549 683,504 312,337 929,245 469,759 1,282,932 662,881 1,548,742 784,673 2,213,470 1,111,408 3,142,716 1,589,118 4,082,820 3,191,075 4,443,477 7,977,101 6,639,001 10,581,593	30% AH 321,048 642,502 288,516 873,465 434,028 1,205,965 612,540 1,455,774 725,121 2,080,645 1,027,070 2,954,110 1,468,634 3,808,287 2,949,118 4,085,906 7,381,147 6,106,915 9,847,604 7,274,830 13,768,736 10,157,467 20,472,149 27,012,201 24,872,022 31,767,405 18,400,038 20,242,700 3,655,589 4,386,707	300,548 601,502 264,695 817,684 398,297 1,128,997 562,199 1,362,806 665,570 1,947,820 942,731 2,765,504 1,348,151 3,533,754 2,707,161 3,728,334 6,785,194 5,574,829 9,113,615 6,630,858 12,664,949 9,253,447 18,668,110 24,465,026 21,544,830 27,047,539 18,400,038 20,242,700 3,655,589 4,386,707 35% AH 300,548 601,502 264,695 817,684 398,297 1,128,997 562,199 1,362,806 665,570 1,947,820 942,731 2,765,504 1,348,151 3,533,754 2,707,161 3,728,334 6,785,194 5,574,829 9,113,615	280,046 560,500 240,874 761,903 362,566 1,052,029 511,858 1,269,838 606,018 1,814,995 858,392 2,576,898 1,227,668 3,259,222 2,465,204 3,370,762 6,189,241 5,042,744 8,379,625 16,864,070 21,917,850 18,217,637 22,327,674 18,400,038 20,242,700 3,655,589 4,386,707 40% AH 280,046 560,500 240,874 761,903 362,566 1,052,029 511,858 1,269,838 606,018 1,814,995 858,392 2,576,898 1,227,668 3,259,222 2,465,204 3,370,762 6,189,241 5,042,744 8,379,625	259,546 519,499 217,054 706,122 326,835 975,061 461,517 1,176,870 546,466 1,682,170 774,054 2,388,292 1,107,183 2,984,689 2,223,247 3,013,190 5,593,288 4,510,657 7,645,636 18,400,031 19,370,676 14,868,724 17,607,810 18,400,038 20,242,700 3,655,589 4,386,707 45% AH 259,546 519,499 217,054 706,122 326,835 975,061 461,517 1,176,870 546,466 1,682,170 774,054 2,388,292 1,107,183 2,984,689 2,223,247 3,013,190 5,593,288 4,510,657 7,645,636	239,0 478,4 193,2 650,3 291,1 898,0 411,1 1,083,9 486,9 1,549,3 689,7 2,199,6 4,997,3 3,978,5 6,911,6 4,698,9 1,549,3 11,518,9 12,873,9 18,400,0 20,242,7 3,655,5 4,386,7
Description 1 One unit scheme (houses) 2 Two unit scheme (houses) 3 Two unit scheme (flats) 4 Three unit scheme (flats) 5 Three unit scheme (flats) 6 Four unit scheme (flats) 8 Five unit scheme (houses) 9 Five unit scheme (houses) 9 Five unit scheme (houses) 10 Seven unit scheme (flats) 11 Seven unit scheme (flats) 12 Ten unit scheme (flats) 13 Ten unit scheme (flats) 14 Twenty unit scheme (flats) 15 Twenty unit scheme (flats) 16 Thirty unit scheme (flats) 17 Fifty unit scheme (flats) 18 Fifty unit scheme (flats with community use on ground floor) 17 Fifty unit scheme (flats - lower density) 18 Fifty unit scheme (flats - higher density) 19 Seventy unit scheme (flats - higher density) 10 Cone hundred unit scheme (flats - higher density) 11 One hundred unit scheme (flats - higher density) 12 One hundred unit scheme (flats - higher density) 13 Two hunded unit scheme (flats) 14 Three hundred unit scheme (flats) 15 Four hundred unit scheme (flats) 16 Six hunded unit scheme (flats) 17 Small scale Office 18 Medium scale Office 19 Industrial Scheme intensification (60% plot ratio) 10 Industrial Scheme (houses) 11 Two unit scheme (flats) 12 Two unit scheme (flats) 13 Two unit scheme (flats) 14 Three unit scheme (flats) 15 Fity unit scheme (flats) 16 Fity unit scheme (flats) 17 Small scale Office 18 Medium scale Office 19 Industrial Scheme intensification (60% plot ratio) 10 Three unit scheme (flats) 11 Fity unit scheme (flats) 12 Ten unit scheme (flats) 13 Two unit scheme (flats) 14 Three unit scheme (flats) 15 Three unit scheme (flats) 16 Four unit scheme (flats) 17 Fity unit scheme (flats) 18 Five unit scheme (flats) 19 Five unit scheme (flats) 10 Seven unit scheme (flats) 11 Fity unit scheme (flats) 12 Ten unit scheme (flats) 13 Ten unit scheme (flats) 14 Three unit scheme (flats) 15 Twenty unit scheme (flats) 16 Firty unit scheme (flats) 17 Fifty unit scheme (flats - lower density) 18 Fifty unit scheme (flats - lower density) 19 Seventy unit scheme (flats - lower density) 10 The hundred unit scheme (flats - lower de		## ELV ## £175,858 #£263,788 #£263,788 #£211,030 #£395,681 #£226,104 #£527,575 #£301,472 #£659,469 #£376,839 #£923,257 #£527,575 #£1,318,938 #£753,679 #£1,758,584 #£2,930,974 #£2,198,230 #£4,103,363 #£3,077,522 #£5,861,947 #£4,396,460 #£8,792,921 #£13,189,381 #£17,585,842 #£26,378,763 #£5,275,753 #£500,000 #£166,667 #£277,778 #£208,333	444,052 888,510 431,441 1,208,150 648,415 1,667,773 914,586 2,013,582 1,082,432 2,877,597 1,533,101 4,085,745 2,191,536 6,231,337 10,956,887 9,299,432 14,251,541 11,138,662 20,391,456 15,581,591 31,296,384 42,295,249 44,835,175 59,924,936 18,400,038 20,242,700 3,655,589 4,386,707 PER HA 0% AH 444,052 888,510 431,441 1,208,150 648,415 1,667,773 914,586 2,013,582 1,082,432 2,877,597 1,533,101 4,085,745 2,191,536 5,455,482 4,400,860 6,231,337 10,956,867 9,299,432 14,251,541 11,138,662 20,391,456	423,551 847,509 407,619 1,152,369 612,684 1,590,805 864,245 1,920,614 1,022,880 2,744,771 1,448,762 3,897,139 2,071,052 5,180,950 4,158,903 5,873,765 10,360,914 8,767,345 13,517,552 10,494,690 19,287,669 4,597,983 55,234,528 18,400,038 20,242,700 3,655,589 4,386,707	403,051 806,508 383,799 1,096,587 576,953 1,513,837 813,904 1,827,646 963,328 2,611,946 1,364,424 3,708,533 1,950,569 4,906,417 3,916,946 5,516,193 9,764,960 8,235,259 12,783,562 9,850,718 18,183,883 13,773,550 27,688,305 37,200,900 38,180,791 50,544,120 18,400,038 20,242,700 3,655,589 4,386,707	382,550 765,507 359,978 1,040,807 541,222 1,436,869 763,563 1,734,678 903,777 2,479,121 1,280,085 3,519,927 1,830,085 4,631,884 3,674,989 5,158,621 9,169,007 7,703,173 12,049,573 9,206,746 17,080,096 12,869,529 25,884,266 34,653,726 34,853,599 45,853,712 18,400,038 20,242,700 3,655,589 4,386,707	20% AH 362,049 724,505 336,157 985,026 505,491 1,359,901 713,222 1,641,711 844,225 2,346,296 1,195,747 3,331,322 1,709,601 4,357,352 3,433,032 4,801,049 8,573,054 7,171,088 11,315,584 8,662,774 15,976,310 11,965,508 24,080,227 32,106,550 31,526,406 41,163,304 18,400,038 20,242,700 3,655,589 4,386,707 Res 20% AH 362,049 724,505 336,157 985,026 505,491 1,359,901 713,222 1,641,711 844,225 2,346,296 1,195,747 3,331,322 1,709,601 4,357,352 3,433,032 4,801,049 8,573,054 7,171,088 11,315,584 8,562,774 15,976,310	25% AH 341,549 683,504 312,337 929,245 469,759 1,282,932 662,881 1,548,742 784,673 2,213,470 1,111,408 3,142,716 1,589,118 4,082,820 3,191,075 4,443,477 7,977,101 6,639,001 10,581,593 7,918,802 14,872,522 11,061,488 22,276,188 29,559,375 28,199,214 36,472,895 18,400,038 20,242,700 3,655,589 4,386,707 sidual land value 25% AH 341,549 683,504 312,337 929,245 469,759 1,282,932 662,881 1,548,742 784,673 2,213,470 1,111,408 3,142,716 1,589,118 4,082,820 3,191,075 4,443,477 7,977,101 6,639,001 10,581,593 7,918,802 14,872,522 11,061,4872 11,111,408 3,142,716 1,589,118 4,082,820 3,191,075 4,443,477 7,977,101 6,639,001 10,581,593 7,918,802 14,872,522	30% AH 321,048 642,502 288,516 873,465 434,028 1,205,965 612,540 1,455,774 725,121 2,080,645 1,027,070 2,954,110 1,468,634 3,808,287 2,949,118 4,085,906 7,381,147 6,106,915 9,847,604 7,274,830 13,768,736 10,157,467 20,472,149 27,012,201 24,872,022 31,767,405 18,400,038 20,242,700 3,655,589 4,386,707	300,548 601,502 264,695 817,684 398,297 1,128,997 562,199 1,362,806 665,570 1,947,820 942,731 2,765,504 1,348,151 3,533,754 2,707,161 3,728,334 6,785,194 5,574,829 9,113,615 6,630,858 12,664,949 9,253,447 18,668,110 24,465,026 21,544,830 27,047,539 18,400,038 20,242,700 3,655,589 4,386,707 35% AH 300,548 601,502 264,695 817,684 398,297 1,128,997 562,199 1,362,806 665,570 1,947,820 942,731 2,765,504 1,348,151 3,533,754 2,707,161 3,728,334 6,785,194 5,574,829	280,046 560,500 240,874 761,903 362,566 1,052,029 511,858 1,269,838 606,018 1,814,995 858,392 2,576,898 1,227,668 3,259,222 2,465,204 3,370,762 6,189,241 5,042,744 8,379,625 5,986,887 11,561,163 8,349,425 16,864,070 21,917,850 18,217,637 22,327,674 18,400,038 20,242,700 3,655,589 4,386,707	259,546 519,499 217,054 706,122 326,835 975,061 461,517 1,176,870 546,466 1,682,170 774,054 2,388,292 1,107,183 2,984,689 2,223,247 3,013,190 5,593,288 4,510,657 7,645,636 5,342,916 10,457,376 7,445,405 15,060,031 19,370,676 14,868,724 17,607,810 18,400,038 20,242,700 3,655,589 4,386,707 45% AH 259,546 519,499 217,054 706,122 326,835 975,061 461,517 1,176,870 546,466 1,682,170 774,054 2,388,292 1,107,183 2,984,689 2,223,247 3,013,190 5,593,288 4,510,657	239,0 478,4 193,2 650,3 291,1 898,0 411,1 1,083,9 486,9 1,549,3 689,7 2,199,6 4,997,3 3,978,5 6,911,6 4,698,9 1,549,3 650,3 20,242,7 3,655,5 4,386,7 50% AH 239,0 478,4 193,2 650,3 291,1 1,083,9 486,9 1,549,3 6,911,6 4,698,9 1,549,3 6,911,6 4,698,9 1,549,3 6,911,6 4,698,9 1,549,3 6,911,6 4,698,9 1,549,3 6,911,6 4,698,9 9,353,5
Description 1 One unit scheme (houses) 2 Two unit scheme (houses) 3 Two unit scheme (flats) 4 Three unit scheme (flats) 5 Three unit scheme (flats) 6 Four unit scheme (flats) 7 Four unit scheme (flats) 8 Five unit scheme (flats) 9 Five unit scheme (flats) 10 Seven unit scheme (flats) 11 Seven unit scheme (flats) 12 Ten unit scheme (flats) 13 Ten unit scheme (flats) 14 Twenty unit scheme (flats) 15 Twenty unit scheme (flats) 16 Thirty unit scheme (flats with community use on ground floor) 17 Fifty unit scheme (flats - lower density) 19 Seventy unit scheme (flats - lower density) 19 Seventy unit scheme (flats - lower density) 10 Seventy unit scheme (flats - lower density) 11 Seventy unit scheme (flats - lower density) 12 One hundred unit scheme (flats - lower density) 13 First unit scheme (flats - lower density) 14 Two hundred unit scheme (flats - lower density) 15 Seventy unit scheme (flats - higher density) 16 Seventy unit scheme (flats - higher density) 17 Three hundred unit scheme 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(flats - lower density) 10 Twenty unit scheme (BLV £175,858 £263,788 £211,030 £395,681 £226,104 £527,575 £301,472 £659,469 £376,839 £923,257 £527,575 £1,318,938 £753,679 £1,758,584 £1,172,389 £1,758,584 £2,930,974 £2,198,230 £4,103,363 £3,077,522 £5,861,947 £4,396,460 £8,792,921 £13,189,381 £17,585,842 £26,378,763 £5,275,753	444,052 888,510 431,441 1,208,150 648,415 1,667,773 914,586 2,013,582 1,082,432 2,877,597 1,533,101 4,085,745 2,191,536 5,455,482 4,400,860 6,231,337 10,956,867 9,299,432 14,251,541 11,138,662 20,391,456 15,581,591 31,296,384 42,295,249 44,835,175 59,924,936 18,400,038 20,242,700 3,655,589 4,386,707 PER HA 0% AH 444,052 888,510 431,441 1,208,150 648,415 1,667,773 914,586 2,013,582 1,082,432 2,877,597 1,533,101 4,085,745 2,191,536 5,455,482 4,400,860 6,231,337 10,956,867 9,299,432 14,251,541 11,138,662 20,391,456 15,581,591 31,296,384 42,295,249	423,551 847,509 407,619 1,152,369 612,684 1,590,805 864,245 1,920,614 1,022,880 2,744,771 1,448,762 3,897,139 2,071,052 5,180,950 4,158,903 5,873,765 10,360,914 8,767,345 13,517,552 10,494,690 19,287,669 14,677,570 29,492,344 39,748,075 41,507,983 55,234,528 18,400,038 20,242,700 3,655,589 4,386,707	403,051 806,508 383,799 1,096,587 576,953 1,513,837 813,904 1,827,646 963,328 2,611,946 1,364,424 3,708,533 1,950,569 4,906,417 3,916,946 5,516,193 9,764,960 8,235,259 12,783,562 9,850,718 18,183,883 13,773,550 27,688,305 37,200,900 38,180,791 50,544,120 18,400,038 20,242,700 3,655,589 4,386,707 10% AH 403,051 806,508 383,799 1,096,587 576,953 1,513,837 813,904 1,827,646 963,328 2,611,946 1,364,424 3,708,533 1,950,569 4,906,417 3,916,946 5,516,193 9,764,960 8,235,259 12,783,562 9,850,718 18,183,883 13,773,550 27,688,305 37,200,900	382,550 765,507 359,978 1,040,807 541,222 1,436,869 763,563 1,734,678 903,777 2,479,121 1,280,085 3,519,927 1,830,085 4,631,884 3,674,989 5,158,621 9,169,007 7,703,173 12,049,573 9,206,746 17,080,096 12,869,529 25,884,266 34,653,726 34,853,599 45,853,712 18,400,038 20,242,700 3,655,589 4,386,707	20% AH 362,049 724,505 336,157 985,026 505,491 1,359,901 713,222 1,641,711 844,225 2,346,296 1,195,747 3,331,322 1,709,601 4,357,352 3,433,032 4,801,049 8,573,054 7,171,088 11,315,584 8,562,774 15,976,310 11,965,508 24,080,227 32,106,550 31,526,406 41,163,304 18,400,038 20,242,700 3,655,589 4,386,707 Res 20% AH 362,049 724,505 336,157 985,026 505,491 1,359,901 713,222 1,641,711 844,225 2,346,296 1,195,747 3,331,322 1,709,601 4,357,352 3,433,032 4,801,049 8,573,054 7,171,088 11,315,584 8,562,774 15,976,310 11,965,508 24,080,227 3,331,322 1,709,601 4,357,352 3,433,032 4,801,049 8,573,054 7,171,088 11,315,584 8,562,774 15,976,310 11,965,508 24,080,227 32,106,550	25% AH 341,549 683,504 312,337 929,245 469,759 1,282,932 662,881 1,548,742 784,673 2,213,470 1,111,408 3,142,716 1,589,118 4,082,820 3,191,075 4,443,477 7,977,101 6,639,001 10,581,593 7,918,802 14,872,522 11,061,488 22,276,188 29,559,375 28,199,214 36,472,895 18,400,038 20,242,700 3,655,589 4,386,707 sidual land value 25% AH 341,549 683,504 312,337 929,245 469,759 1,282,932 662,881 1,548,742 784,673 2,213,470 1,111,408 3,142,716 1,589,118 4,082,820 3,191,075 4,443,477 7,977,101 6,639,001 10,581,593 7,918,802 14,872,522 11,061,488 22,276,188 29,559,375	30% AH 321,048 642,502 288,516 873,465 434,028 1,205,965 612,540 1,455,774 725,121 2,080,645 1,027,070 2,954,110 1,468,634 3,808,287 2,949,118 4,085,906 7,381,147 6,106,915 9,847,604 7,274,830 13,768,736 10,157,467 20,472,149 27,012,201 24,872,022 31,767,405 18,400,038 20,242,700 3,655,589 4,386,707 es 30% AH 321,048 642,502 288,516 873,465 434,028 1,205,965 612,540 1,455,774 725,121 2,080,645 1,027,070 2,954,110 1,468,634 3,808,287 2,949,118 4,085,906 7,381,147 6,106,915 9,847,604 7,274,830 13,768,736 10,157,467 20,472,149 27,012,201	300,548 601,502 264,695 817,684 398,297 1,128,997 562,199 1,362,806 665,570 1,947,820 942,731 2,765,504 1,348,151 3,533,754 2,707,161 3,728,334 6,785,194 5,574,829 9,113,615 6,630,858 12,664,949 9,253,447 18,668,110 24,465,026 21,544,830 27,047,539 18,400,038 20,242,700 3,655,589 4,386,707 35% AH 300,548 601,502 264,695 817,684 398,297 1,128,997 562,199 1,362,806 665,570 1,947,820 942,731 2,765,504 1,348,151 3,533,754 2,707,161 3,728,334 6,785,194 5,574,829 9,113,615 6,630,858 12,664,949 9,253,447 18,668,110 24,465,026	280,046 560,500 240,874 761,903 362,566 1,052,029 511,858 1,269,838 606,018 1,814,995 858,392 2,576,898 1,227,668 3,259,222 2,465,204 3,370,762 6,189,241 5,042,744 8,379,625 5,986,887 11,561,163 8,349,425 16,864,070 21,917,850 18,217,637 22,327,674 18,400,038 20,242,700 3,655,589 4,386,707 40% AH 280,046 560,500 240,874 761,903 362,566 1,052,029 511,858 1,269,838 606,018 1,814,995 858,392 2,576,898 1,227,668 3,259,222 2,465,204 3,370,762 6,189,241 5,042,744 8,379,625 5,986,887 11,561,163 8,349,425 16,864,070 21,917,850	259,546 519,499 217,054 706,122 326,835 975,061 461,517 1,176,870 546,466 1,682,170 774,054 2,388,292 1,107,183 2,984,689 2,223,247 3,013,190 5,593,288 4,510,657 7,645,636 15,060,031 19,370,676 14,868,724 17,607,810 18,400,038 20,242,700 3,655,589 4,386,707 45% AH 259,546 519,499 217,054 706,122 326,835 975,061 461,517 1,176,870 546,466 1,682,170 774,054 2,388,292 1,107,183 2,984,689 2,223,247 3,013,190 5,593,288 4,510,657 7,645,636 5,342,916 10,457,376 7,445,405 15,060,031 19,370,676	239,0 478,4 193,2 650,3 291,1 898,0 411,1 1,083,9 486,9 1,549,3 689,7 2,199,6 986,7 2,710,1 1,981,2 2,655,6 4,997,3 3,978,5 6,541,3 11,518,9 12,873,9 18,400,0 20,242,7 3,655,5 4,386,7 50% AH 239,0 478,4 193,2 650,3 291,1 8,98,0 411,1 1,083,9 486,9 1,549,3 689,7 2,710,1 1,981,2 2,655,6 4,997,3 3,978,5 6,911,6 4,698,9 9,353,5 6,541,3 13,255,9
Description One unit scheme (houses)		BLV £175,858 £263,788 £211,030 £395,681 £226,104 £527,575 £301,472 £659,469 £376,839 £923,257 £527,575 £1,318,938 £753,679 £1,758,584 £1,172,389 £1,758,584 £2,198,230 £4,103,363 £3,077,522 £5,861,947 £4,396,460 £8,792,921 £13,189,381 £17,585,842 £26,378,763 £5,275,753	444,052 888,510 431,441 1,208,150 648,415 1,667,773 914,586 2,013,582 1,082,432 2,877,597 1,533,101 4,085,745 2,191,536 5,455,482 4,400,860 6,231,337 10,956,867 9,299,432 14,251,541 11,138,662 20,391,456 15,581,591 31,296,384 42,295,249 44,835,175 59,924,936 18,400,038 20,242,700 3,655,589 4,386,707 PER HA 0% AH 444,052 888,510 431,441 1,208,150 648,415 1,667,773 914,586 2,013,582 1,082,432 2,877,597 1,533,101 4,085,745 2,191,536 5,455,482 4,400,860 6,231,337 10,956,867 9,299,432 14,251,541 11,138,662 20,391,456 15,581,591 31,296,384 42,295,249 44,835,175 59,924,936	423,551 847,509 407,619 1,152,369 612,684 1,590,805 864,245 1,920,614 1,022,880 2,744,771 1,448,762 3,897,139 2,071,052 5,180,950 4,158,903 5,873,765 10,360,914 8,767,345 13,517,552 10,494,690 19,287,669 14,677,570 29,492,344 39,748,075 41,507,983 55,234,528 18,400,038 20,242,700 3,655,589 4,386,707	403,051 806,508 383,799 1,096,587 576,953 1,513,837 813,904 1,827,646 963,328 2,611,946 1,364,424 3,708,533 1,950,569 4,906,417 3,916,946 5,516,193 9,764,960 8,235,259 12,783,562 9,850,718 18,183,883 13,773,550 27,688,305 37,200,900 38,180,791 50,544,120 18,400,038 20,242,700 3,655,589 4,386,707 10% AH 403,051 806,508 383,799 1,096,587 576,953 1,513,837 813,904 1,827,646 963,328 2,611,946 1,364,424 3,708,533 1,950,569 4,906,417 3,916,946 5,516,193 9,764,960 8,235,259 12,783,562 9,850,718 18,183,883 13,773,550 27,688,305 37,200,900 38,180,791 50,544,120	382,550 765,507 359,978 1,040,807 541,222 1,436,869 763,563 1,734,678 903,777 2,479,121 1,280,085 3,519,927 1,830,085 4,631,884 3,674,989 5,158,621 9,169,007 7,703,173 12,049,573 9,206,746 17,080,096 12,869,529 25,884,266 34,653,726 34,853,599 45,853,712 18,400,038 20,242,700 3,655,589 4,386,707	20% AH 362,049 724,505 336,157 985,026 505,491 1,359,901 713,222 1,641,711 844,225 2,346,296 1,195,747 3,331,322 1,709,601 4,357,352 34,801,049 8,573,054 7,171,088 11,315,584 8,562,774 15,976,310 11,965,508 24,080,227 32,106,550 31,526,406 41,163,304 18,400,038 20,242,700 3,655,589 4,386,707 Res 20% AH 362,049 724,505 336,157 985,026 505,491 1,359,901 713,222 1,641,711 844,225 2,346,296 1,195,747 3,331,322 1,709,601 4,357,352 3,433,032 4,801,049 8,573,054 7,171,088 11,315,584 8,562,774 15,976,310 11,965,508 24,080,227 3,331,322 1,709,601 4,357,352 3,433,032 4,801,049 8,573,054 7,171,088 11,315,584 8,562,774 15,976,310 11,965,508 24,080,227 32,106,550 31,526,406 41,163,304	25% AH 341,549 683,504 312,337 929,245 469,759 1,282,932 662,881 1,548,742 784,673 2,213,470 1,111,408 3,142,716 1,589,118 4,082,820 3,191,075 4,443,477 7,977,101 6,639,001 10,581,593 7,918,802 14,872,522 11,061,488 22,276,188 29,559,375 28,199,214 36,472,895 18,400,038 20,242,700 3,655,589 4,386,707 sidual land value 25% AH 341,549 683,504 312,337 929,245 469,759 1,282,932 662,881 1,548,742 784,673 2,213,470 1,111,408 3,142,716 1,589,118 4,082,820 3,191,075 4,443,477 7,977,101 6,639,001 10,581,593 7,918,802 14,872,522 11,061,488 22,276,188 29,559,375 28,199,214 36,472,895 1,282,932 662,881 1,548,742 784,673 2,213,470 1,111,408 3,142,716 1,589,118 4,082,820 3,191,075 4,443,477 7,977,101 6,639,001 10,581,593 7,918,802 14,872,522 11,061,488 22,276,188 29,559,375 28,199,214 36,472,895	30% AH 321,048 642,502 288,516 873,465 434,028 1,205,965 612,540 1,455,774 725,121 2,080,645 1,027,070 2,954,110 1,468,634 3,808,287 2,949,118 4,085,906 7,381,147 6,106,915 9,847,604 7,274,830 13,768,736 10,157,467 20,472,149 27,012,201 24,872,022 31,767,405 18,400,038 20,242,700 3,655,589 4,386,707 es 30% AH 321,048 642,502 288,516 873,465 434,028 1,205,965 612,540 1,455,774 725,121 2,080,645 1,027,070 2,954,110 1,468,634 3,808,287 2,949,118 4,085,906 7,381,147 6,106,915 9,847,604 7,274,830 13,768,736 10,157,467 20,472,149 27,012,201 24,872,022 31,767,405	300,548 601,502 264,695 817,684 398,297 1,128,997 562,199 1,362,806 665,570 1,947,820 942,731 2,765,504 1,348,151 3,533,754 2,707,161 3,728,334 6,785,194 5,574,829 9,113,615 6,630,858 12,664,949 9,253,447 18,668,110 24,465,026 21,544,830 27,047,539 18,400,038 20,242,700 3,655,589 4,386,707 35% AH 300,548 601,502 264,695 817,684 398,297 1,128,997 562,199 1,362,806 665,570 1,947,820 942,731 2,765,504 1,348,151 3,533,754 2,707,161 3,728,334 6,785,194 5,574,829 9,113,615 6,630,858 12,664,949 9,253,447 18,668,110 24,465,026 21,544,830 27,047,539	280,046 560,500 240,874 761,903 362,566 1,052,029 511,858 1,269,838 606,018 1,814,995 858,392 2,576,898 1,227,668 3,259,222 2,465,204 3,370,762 6,189,241 5,042,744 8,379,625 5,986,887 11,561,163 8,349,425 16,864,070 21,917,850 18,217,637 22,327,674 18,400,038 20,242,700 3,655,589 4,386,707 40% AH 280,046 560,500 240,874 761,903 362,566 1,052,029 511,858 1,269,838 606,018 1,814,995 858,392 2,465,204 3,370,762 6,189,241 5,042,744 8,379,625 5,986,887 11,561,163 8,349,425 16,864,070 21,917,850	259,546 519,499 217,054 706,122 326,835 975,061 461,517 1,176,870 546,466 1,682,170 774,054 2,388,292 1,107,183 2,984,689 2,223,247 3,013,190 5,593,288 4,510,657 7,645,636 5,342,916 10,457,376 14,868,724 17,607,810 18,400,038 20,242,700 3,655,589 4,386,707 45% AH 259,546 519,499 217,054 706,122 326,835 975,061 461,517 1,176,870 546,466 1,682,170 774,054 2,388,292 1,107,183 2,984,689 2,223,247 3,013,190 5,593,288 4,510,657 7,645,636 5,342,916 10,457,376 7,445,405 15,060,031 19,370,676 14,868,724 17,054 706,122 326,835 975,061 461,517 1,176,870 546,466 1,682,170 774,054 2,388,292 1,107,183 2,984,689 2,223,247 3,013,190 5,593,288 4,510,657 7,645,636 5,342,916 10,457,376 7,445,405 15,060,031 19,370,676 14,868,724 17,607,810	239,0 478,4 193,2: 650,3 291,1: 898,0: 411,1: 1,083,9: 486,9: 1,549,3: 689,7: 2,710,1: 1,981,2: 2,655,6: 4,997,3: 3,978,5: 6,541,3: 11,518,9: 12,873,9: 18,400,0: 20,242,7: 3,655,5: 4,386,7: 50% AH 239,0: 478,4: 193,2: 650,3: 291,1: 1,083,9: 486,9: 1,549,3: 650,3: 291,1: 1,083,9: 486,9: 1,549,3: 650,3: 291,1: 1,083,9: 486,9: 1,549,3: 650,3: 291,1: 1,083,9: 486,9: 1,549,3: 650,3: 291,1: 1,083,9: 486,9: 1,549,3: 650,3: 291,1: 1,083,9: 486,9: 1,549,3: 650,3: 291,1: 1,083,9: 486,9: 1,549,3: 650,3: 291,1: 1,083,9: 486,9: 1,549,3: 650,3: 291,1: 1,083,9: 486,9: 1,549,3: 650,3: 291,1: 1,083,9: 486,9: 1,549,3: 650,3: 291,1: 1,083,9: 486,9: 1,549,3: 650,3: 291,1: 1,083,9: 486,9: 1,549,3: 650,3: 291,1: 1,083,9: 486,9: 1,549,3: 650,3: 291,1: 1,083,9: 486,9: 1,549,3: 650,3: 291,1: 1,083,9: 486,9: 1,549,3: 650,3: 291,1: 1,083,9: 486,9: 1,549,3: 650,3: 291,1: 1,083,9: 486,9: 1,549,3: 650,3: 291,1: 1,083,9: 1,549,3: 650,3: 291,1: 1,083,9: 1,549,3: 1,
Description One unit scheme (houses)		BLV £175,858 £263,788 £211,030 £395,681 £226,104 £527,575 £301,472 £659,469 £376,839 £923,257 £527,575 £1,318,938 £753,679 £1,758,584 £1,172,389 £1,758,584 £2,930,974 £2,198,230 £4,103,363 £3,077,522 £5,861,947 £4,396,460 £8,792,921 £13,189,381 £17,585,842 £26,378,763 £5,275,753	444,052 888,510 431,441 1,208,150 648,415 1,667,773 914,586 2,013,582 1,082,432 2,877,597 1,533,101 4,085,745 2,191,536 5,455,482 4,400,860 6,231,337 10,956,867 9,299,432 14,251,541 11,138,662 20,391,456 15,581,591 31,296,384 42,295,249 44,835,175 59,924,936 18,400,038 20,242,700 3,655,589 4,386,707 PER HA 0% AH 444,052 888,510 431,441 1,208,150 648,415 1,667,773 914,586 2,013,582 1,082,432 2,877,597 1,533,101 4,085,745 2,191,536 5,455,482 4,400,860 6,231,337 10,956,867 9,299,432 14,251,541 11,138,662 20,391,456 15,581,591 31,296,384 42,295,249 44,835,175	423,551 847,509 407,619 1,152,369 612,684 1,590,805 864,245 1,920,614 1,022,880 2,744,771 1,448,762 3,897,139 2,071,052 5,180,950 4,158,903 5,873,765 10,360,914 8,767,345 13,517,552 10,494,690 19,287,669 14,677,570 29,492,344 39,748,075 41,507,983 55,234,528 18,400,038 20,242,700 3,655,589 4,386,707	403,051 806,508 383,799 1,096,587 576,953 1,513,837 813,904 1,827,646 963,328 2,611,946 1,364,424 3,708,533 1,950,569 4,906,417 3,916,946 5,516,193 9,764,960 8,235,259 12,783,562 9,850,718 18,183,883 13,773,550 27,688,305 37,200,900 38,180,791 50,544,120 18,400,038 20,242,700 3,655,589 4,386,707	382,550 765,507 359,978 1,040,807 541,222 1,436,869 763,563 1,734,678 903,777 2,479,121 1,280,085 3,519,927 1,830,085 4,631,884 3,674,989 5,158,621 9,169,007 7,703,173 12,049,573 9,206,746 17,080,096 12,869,529 25,884,266 34,653,726 34,853,599 45,853,712 18,400,038 20,242,700 3,655,589 4,386,707	20% AH 362,049 724,505 336,157 985,026 505,491 1,359,901 713,222 1,641,711 844,225 2,346,296 1,195,747 3,331,322 1,709,601 4,357,352 3,433,032 4,801,049 8,573,054 7,171,088 11,315,584 8,562,774 15,976,310 11,965,508 24,080,227 32,106,550 31,526,406 41,163,304 18,400,038 20,242,700 3,655,589 4,386,707 Res 20% AH 362,049 724,505 336,157 985,026 505,491 1,359,901 713,222 1,641,711 844,225 2,346,296 1,195,747 3,331,322 1,709,601 4,357,352 3,433,032 4,801,049 8,573,054 7,171,088 11,315,584 8,562,774 15,976,310 11,965,508 24,080,227 32,106,550 336,157 985,026 505,491 1,359,901 713,222 1,641,711 844,225 2,346,296 1,195,747 3,331,322 1,709,601 4,357,352 3,433,032 4,801,049 8,573,054 7,171,088 11,315,584 8,562,774 15,976,310 11,965,508 24,080,227 32,106,550 31,526,406	25% AH 341,549 683,504 312,337 929,245 469,759 1,282,932 662,881 1,548,742 784,673 2,213,470 1,111,408 3,142,716 1,589,118 4,082,820 3,191,075 4,443,477 7,977,101 6,639,001 10,581,593 7,918,802 14,872,522 11,061,488 22,276,188 29,559,375 28,199,214 36,472,895 18,400,038 20,242,700 3,655,589 4,386,707 sidual land value 25% AH 341,549 683,504 312,337 929,245 469,759 1,282,932 662,881 1,548,742 784,673 2,213,470 1,111,408 3,142,716 1,589,118 4,082,820 3,191,075 4,443,477 7,977,101 6,639,001 10,581,593 7,918,802 14,872,522 11,061,488 22,276,188 29,559,375 28,199,214	30% AH 321,048 642,502 288,516 873,465 434,028 1,205,965 612,540 1,455,774 725,121 2,080,645 1,027,070 2,954,110 1,468,634 3,808,287 2,949,118 4,085,906 7,381,147 6,106,915 9,847,604 7,274,830 13,768,736 10,157,467 20,472,149 27,012,201 24,872,022 31,767,405 18,400,038 20,242,700 3,655,589 4,386,707 es 30% AH 321,048 642,502 288,516 873,465 434,028 1,205,965 612,540 1,455,774 725,121 2,080,645 1,027,070 2,954,110 1,468,634 3,808,287 2,949,118 4,085,906 7,381,147 6,106,915 9,847,604 7,274,830 13,768,736 10,157,467 20,472,149 27,012,201 24,872,022 31,767,405	300,548 601,502 264,695 817,684 398,297 1,128,997 562,199 1,362,806 665,570 1,947,820 942,731 2,765,504 1,348,151 3,533,754 2,707,161 3,728,334 6,785,194 5,574,829 9,113,615 6,630,858 12,664,949 9,253,447 18,668,110 24,465,026 21,544,830 27,047,539 18,400,038 20,242,700 3,655,589 4,386,707 35% AH 300,548 601,502 264,695 817,684 398,297 1,128,997 562,199 1,362,806 665,570 1,947,820 942,731 2,765,504 1,348,151 3,533,754 2,707,161 3,728,334 6,785,194 5,574,829 9,113,615 6,630,858 12,664,949 9,253,447 18,668,110 24,465,026 21,544,830	280,046 560,500 240,874 761,903 362,566 1,052,029 511,858 1,269,838 606,018 1,814,995 858,392 2,576,898 1,227,668 3,259,222 2,465,204 3,370,762 6,189,241 5,042,744 8,379,625 5,986,887 11,561,163 8,349,425 16,864,070 21,917,850 18,217,637 22,327,674 18,400,038 20,242,700 3,655,589 4,386,707 40% AH 280,046 560,500 240,874 761,903 362,566 1,052,029 511,858 1,269,838 606,018 1,814,995 858,392 2,576,898 1,227,668 3,259,222 2,465,204 3,370,762 6,189,241 5,042,744 8,379,625 5,986,887 11,561,163 8,349,425 16,864,070 21,917,850	259,546 519,499 217,054 706,122 326,835 975,061 461,517 1,176,870 546,466 1,682,170 774,054 2,388,292 1,107,183 2,984,689 2,223,247 3,013,190 5,593,288 4,510,657 7,645,636 5,342,916 10,457,376 14,868,724 17,607,810 18,400,038 20,242,700 3,655,589 4,386,707 45% AH 259,546 519,499 217,054 706,122 326,835 975,061 461,517 1,176,870 546,466 1,682,170 774,054 2,388,292 1,107,183 2,984,689 2,223,247 3,013,190 5,593,288 4,510,657 7,645,636 5,342,916 10,457,376 7,445,405 15,060,031 19,370,676 14,868,724	239,04 478,48 193,25 650,34 291,10 898,08 411,17 1,083,90 486,97 2,199,68 986,70 2,710,18 1,981,29 2,655,67 4,997,33 3,978,57 6,911,64 4,698,94 9,353,58 6,541,38 13,255,98 11,518,93 12,873,96 18,400,03 20,242,70 3,655,58 4,386,70

ICHMOND LOCAL PLAN VIABILITY TESTING ENCHMARK LAND VALUE 1 (EXISTING RESIDENTIAL)	Sales value £9,880 psm	£15,808,000	PER HA	AH tenure	Rented 70%	LLR 30%	Frst Hms 0%						
Description 1 One unit scheme (houses)	No of units	£6.3m p.h. BLV £526,933	0% AH 469,043	5% AH 447,293	10% AH 425,543	15% AH 403,793		sidual land valu 25% AH 360,292	ues 30% AH 338,542	35% AH 316.791	40% AH 295,041	45% AH 273,291	50% AH 251,54
2 Two unit scheme (houses) 3 Two unit scheme (flats)	2 2	£790,400	938,492 461,081	894,992 435,778		807,991 385,173	764,491 359,870	720,991 334,567	677,490 309,265	633,989 283,962	590,489 258,659	546,989 233,357	503,48
4 Three unit scheme (houses) 5 Three unit scheme (flats)	3	£677,486	1,276,148 692,876	1,216,967 654,921	1,157,787 616,967	1,098,606 579,013	1,039,425 541,059	980,244 503,105	921,064 465,151	861,883 427,197	802,702 389,242	743,522 351,289	684,3 313,3
6 Four unit scheme (houses) 7 Four unit scheme (flats)	4		1,761,600 977,227 2,126,914	1,679,940 923,755 2,028,279	1,598,281 870,281	1,516,622 816,808	1,434,962 763,335	1,353,303 709,862 1,633,741	1,271,644 656,389	1,189,984 602,915	1,108,325 549,443	1,026,666 495,969	945,0 442,4 1,140,5
8 Five unit scheme (houses) 9 Five unit scheme (flats) 10 Seven unit scheme (houses)	5 5 7	, , , , , , , , , , , , , , , , , , , ,	1,156,534 3,039,515	1,093,277 2,898,594	1,929,644 1,030,019 2,757,672	1,831,010 966,763 2,616,752	1,732,376 903,506 2,475,831	840,249 2,334,910	1,535,107 776,993 2,193,989	1,436,471 713,736 2,053,067	1,337,837 650,479 1,912,146	1,239,202 587,221 1,771,225	523,9 1,630,3
11 Seven unit scheme (flats) 12 Ten unit scheme (houses)	7	£1,580,800	1,638,717 4,315,663	1,549,098 4,115,562	1,459,478 3,915,460	1,369,859 3,715,357	1,280,240 3,515,256	1,190,621 3,315,154	1,101,001 3,115,053	1,011,381	921,762	832,143 2,514,747	742,52
13 Ten unit scheme (flats) 14 Twenty unit scheme (houses and flats)	10 20	£2,258,286	2,342,416 5,797,552	2,214,388 5,505,916	2,086,360 5,214,280	1,958,333 4,922,644	1,830,305 4,631,008	1,702,277 4,339,371	1,574,251 4,047,736	1,446,223 3,756,100	1,318,196 3,464,464	1,190,168 3,172,828	1,062,14 2,881,19
Twenty unit scheme (flats)Thirty unit scheme (flats with community use on ground floor)	20 30		4,705,833 6,682,035	4,448,627 6,301,928	4,191,421 5,921,821	3,934,215 5,541,714	3,677,010 5,161,608	3,419,804 4,781,501	3,162,598 4,401,394	2,905,394 4,021,287	2,648,188 3,641,180	2,390,982 3,261,074	2,133,7 2,880,9
 17 Fifty unit scheme (flats - lower density) 18 Fifty unit scheme (flats - higher density) 19 Seventy unit scheme (Industrial/employment led scheme) 	50 50 70	£6,586,667	11,708,030 9,975,284 15,566,002	11,074,519 9,409,405 14,784,414	10,441,007 8,843,526 14,002,826	9,807,496 8,277,648 13,221,237	9,173,984 7,711,770 12,439,649	8,540,473 7,145,891 11,658,061	7,906,962 6,580,012 10,876,473	7,273,450 6,014,134 10,094,884	6,639,939 5,448,255 9,313,296	6,006,428 4,882,376 8,531,708	5,372,9 4,316,4 7,750,1
20 Seventy unit scheme (flats - higher density) 21 One hundred unit scheme (flats - lower density)	70	, ,	11,973,887 21,813,031	11,288,154 20,638,166	10,602,421 19,463,300	9,916,688 18,288,435	9,230,955 17,113,569	8,545,221 15,938,704	7,859,488 14,763.838	7,173,755 13,588,973	6,488,022 12,414,108	5,802,289 11,239,242	5,116,5 10,064,3
22 One hundred unit scheme (flats - higher density) 23 Two hunded unit scheme (flats)	100 200		16,755,455 33,658,945	15,792,741 31,736,778	14,830,028 29,814,611	13,867,314 27,892,443	12,904,600 25,970,276	11,941,886 24,048,109	10,979,173 22,125,942	10,016,458 20,203,775	9,053,744 18,281,608	8,091,030 16,359,440	7,128,3 14,437,2
24 Three hundred unit scheme (flats)25 Four hundred unit scheme (flats)	300 400	£39,520,000 £52,693,333	45,642,149 49,209,539	42,927,629 45,676,955	40,213,109 42,130,470	37,498,589 38,583,851	34,784,070 35,037,232	32,069,550 31,490,614	29,355,030 27,943,995	26,640,510 24,397,376	23,925,991 20,850,757	21,211,471 17,304,138	18,496,9 13,736,1
26 Six hunded unit scheme (flats) 27 Small scale Office	600	£79,040,000 £15,808,000	66,135,859 18,400,038	61,134,904 18,400,038	56,133,950 18,400,038	51,132,995 18,400,038	46,132,042 18,400,038	41,131,087 18,400,038	36,130,133 18,400,038	31,125,771 18,400,038	26,092,197 18,400,038	21,058,621 18,400,038	16,025,0 18,400,0
28 Medium scale Office 29 Industrial Scheme new build (50% plot ratio) 30 Industrial scheme intensification (60% plot ratio)	-	£15,808,000 £15,808,000 £15,808,000	20,242,700 4,437,241 5,324,688	20,242,700 4,437,241 5,324,688	20,242,700 4,437,241 5,324,688	20,242,700 4,437,241 5,324,688	20,242,700 4,437,241 5,324,688	20,242,700 4,437,241 5,324,688	20,242,700 4,437,241 5,324,688	20,242,700 4,437,241 5,324,688	20,242,700 4,437,241 5,324,688	4,437,241	20,242,7 4,437,2 5,324,6
30 Industrial Scrience intensincation (00 % plot fatio)	-	£13,808,000	5,524,000	5,324,000	3,324,000	5,524,000	3,324,000	3,324,000	5,524,000	5,324,000	5,324,000	5,524,000	5,324,0
ENCHMARK LAND VALUE 2 (SECONDARY OFFICES) Description	No of units			5% AH			20% AH		30% AH		40% AH	45% AH	50% AH
1 One unit scheme (houses) 2 Two unit scheme (houses)	1 2	,	469,043 938,492	447,293 894,992	851,492	403,793 807,991	382,043 764,491	360,292 720,991	338,542 677,490	316,791 633,989	295,041 590,489		251,5 503,4
3 Two unit scheme (flats) 4 Three unit scheme (houses) 5 Three unit scheme (flats)	3 3	2020,000	461,081 1,276,148 692,876	435,778 1,216,967 654,921	410,476 1,157,787 616,967	385,173 1,098,606 579,013	359,870 1,039,425 541,059	334,567 980,244 503,105	309,265 921,064 465,151	283,962 861,883 427,197	258,659 802,702 389,242	233,357 743,522 351,289	208,0 684,3 313,3
6 Four unit scheme (houses) 7 Four unit scheme (flats)	4	£1,238,660 £707,806	1,761,600 977,227	1,679,940	1,598,281 870,281	1,516,622 816,808	1,434,962 763,335	1,353,303 709,862	1,271,644 656,389	1,189,984 602,915	1,108,325 549,443	1,026,666 495,969	945,0 442,4
8 Five unit scheme (houses) 9 Five unit scheme (flats)	5	£1,548,325	2,126,914 1,156,534	2,028,279 1,093,277	1,929,644 1,030,019	1,831,010 966,763	1,732,376 903,506	1,633,741 840,249	1,535,107 776,993	1,436,471 713,736	1,337,837	1,239,202 587,221	1,140,5 523,9
10 Seven unit scheme (houses) 11 Seven unit scheme (flats)	7 7	£2,167,655 £1,238,660	3,039,515 1,638,717	2,898,594 1,549,098	2,757,672 1,459,478	2,616,752 1,369,859	2,475,831 1,280,240	2,334,910 1,190,621	2,193,989 1,101,001	2,053,067 1,011,381	1,912,146 921,762	1,771,225 832,143	1,630,3 742,5
12 Ten unit scheme (houses) 13 Ten unit scheme (flats) 14 Twenty unit scheme (houses and flats)	10	£1,769,514	4,315,663 2,342,416	4,115,562 2,214,388 5,505,016	3,915,460 2,086,360 5,214,380	3,715,357 1,958,333	3,515,256 1,830,305	3,315,154 1,702,277	3,115,053 1,574,251	2,914,950 1,446,223	2,714,849 1,318,196	2,514,747 1,190,168	2,314,6 1,062,1
 14 Twenty unit scheme (houses and flats) 15 Twenty unit scheme (flats) 16 Thirty unit scheme (flats with community use on ground floor) 	20 20 30	£2,752,578	5,797,552 4,705,833 6,682,035	5,505,916 4,448,627 6,301,928	5,214,280 4,191,421 5,921,821	4,922,644 3,934,215 5,541,714	4,631,008 3,677,010 5,161,608	4,339,371 3,419,804 4,781,501	4,047,736 3,162,598 4,401,394	3,756,100 2,905,394 4,021,287	3,464,464 2,648,188 3,641,180	3,172,828 2,390,982 3,261,074	2,881,1 2,133,7 2,880,9
17 Fifty unit scheme (flats - lower density) 18 Fifty unit scheme (flats - higher density)	50	£6,881,444	11,708,030 9,975,284	11,074,519 9,409,405	10,441,007	9,807,496 8,277,648	9,173,984 7,711,770	8,540,473 7,145,891	7,906,962 6,580,012	7,273,450 6,014,134	6,639,939 5,448,255	6,006,428 4,882,376	5,372,9 4,316,4
19 Seventy unit scheme (Industrial/employment led scheme) 20 Seventy unit scheme (flats - higher density)	70 70	£9,634,022	15,566,002 11,973,887	14,784,414 11,288,154	14,002,826 10,602,421	13,221,237 9,916,688	12,439,649 9,230,955	11,658,061 8,545,221	10,876,473 7,859,488	10,094,884 7,173,755	9,313,296 6,488,022	8,531,708 5,802,289	7,750,1 5,116,5
21 One hundred unit scheme (flats - lower density) 22 One hundred unit scheme (flats - higher density)	100 100	£10,322,166	21,813,031 16,755,455	20,638,166 15,792,741	19,463,300 14,830,028	18,288,435 13,867,314	17,113,569 12,904,600	15,938,704 11,941,886	14,763,838 10,979,173	13,588,973 10,016,458	12,414,108 9,053,744	11,239,242 8,091,030	10,064,3 7,128,3
23 Two hunded unit scheme (flats) 24 Three hundred unit scheme (flats)	200 300	£20,644,333 £30,966,499	33,658,945 45,642,149	31,736,778 42,927,629	29,814,611 40,213,109	27,892,443 37,498,589	25,970,276 34,784,070	24,048,109 32,069,550	22,125,942 29,355,030	20,203,775 26,640,510	18,281,608 23,925,991	16,359,440 21,211,471	14,437,2 18,496,9
 25 Four hundred unit scheme (flats) 26 Six hunded unit scheme (flats) 27 Small scale Office 	400 600	£41,288,665 £61,932,998 £12,386,600	49,209,539 66,135,859 18,400,038	45,676,955 61,134,904 18,400,038	42,130,470 56,133,950 18,400,038	38,583,851 51,132,995 18,400,038	35,037,232 46,132,042 18,400,038	31,490,614 41,131,087 18,400,038	27,943,995 36,130,133 18,400,038	24,397,376 31,125,771 18,400,038	20,850,757 26,092,197 18,400,038	17,304,138 21,058,621 18,400,038	13,736,1 16,025,0 18,400,0
28 Medium scale Office 29 Industrial Scheme new build (50% plot ratio)	-	£12,386,600 £12,386,600	20,242,700	20,242,700	20,242,700	20,242,700	20,242,700	20,242,700	20,242,700	20,242,700	20,242,700	1 1	
1 One unit scheme (houses) 2 Two unit scheme (houses) 3 Two unit scheme (flats)	1	£175,858 £263,788 £211,030	469,043 938,492 461,081	447,293 894,992 435,778		403,793 807,991 385,173	382,043 764,491 359,870	360,292 720,991 334,567	338,542 677,490 309,265	316,791 633,989 283,962	295,041 590,489 258,659	273,291 546,989 233,357	251,5 503,4 208,0
4 Three unit scheme (houses) 5 Three unit scheme (flats) 6 Four unit scheme (houses)	-	£395,681 £226,104 £527,575	1,276,148 692,876 1,761,600	1,216,967 654,921 1,679,940	1,157,787 616,967 1,598,281	1,098,606 579,013 1,516,622	1,039,425 541,059 1,434,962	980,244 503,105 1,353,303	921,064 465,151 1,271,644	861,883 427,197 1,189,984	802,702 389,242 1,108,325	743,522	684,3 313,3 945,0
7 Four unit scheme (flats) 8 Five unit scheme (houses)		£301,472 £659,469	977,227 2,126,914	923,755	870,281 1,929,644	816,808 1,831,010	763,335 1,732,376	709,862	656,389 1,535,107	602,915 1,436,471	549,443 1,337,837		442,4 1,140,5
9 Five unit scheme (flats) 10 Seven unit scheme (houses)	-	£376,839 £923,257	1,156,534 3,039,515	1,093,277 2,898,594	1,030,019 2,757,672	966,763 2,616,752	903,506 2,475,831	840,249 2,334,910	776,993 2,193,989	713,736 2,053,067	650,479 1,912,146		523,9 1,630,3
11 Seven unit scheme (flats) 12 Ten unit scheme (houses)	-	£527,575 £1,318,938	1,638,717 4,315,663	1,549,098 4,115,562	1,459,478 3,915,460	1,369,859 3,715,357	1,280,240 3,515,256	1,190,621 3,315,154	1,101,001 3,115,053	1,011,381 2,914,950	921,762	832,143 2,514,747	742,5 2,314,6
13 Ten unit scheme (flats) 14 Twenty unit scheme (houses and flats) 15 Twenty unit scheme (flats)	-	£1,758,584 £1,172,389	2,342,416 5,797,552 4,705,833	2,214,388 5,505,916 4,448,627	2,086,360 5,214,280 4,191,421	1,958,333 4,922,644 3,934,215	1,830,305 4,631,008 3,677,010	1,702,277 4,339,371 3,419,804	1,574,251 4,047,736 3,162,598	1,446,223 3,756,100 2,905,394	1,318,196 3,464,464 2,648,188	1,190,168 3,172,828 2,390,982	1,062,1 2,881,1 2,133,7
16 Thirty unit scheme (flats with community use on ground floor) 17 Fifty unit scheme (flats - lower density)	-	£1,758,584 £2,930,974	6,682,035 11,708,030	6,301,928 11,074,519	5,921,821 10,441,007	5,541,714 9,807,496	5,161,608 9,173,984	4,781,501 8,540,473	4,401,394 7,906,962	4,021,287 7,273,450	3,641,180 6,639,939	3,261,074 6,006,428	2,880,9 5,372,9
 18 Fifty unit scheme (flats - higher density) 19 Seventy unit scheme (Industrial/employment led scheme) 20 Seventy unit scheme (flats - higher density) 	-	£2,198,230 £4,103,363 £3,077,522	9,975,284 15,566,002 11,973,887	9,409,405 14,784,414 11,288,154	8,843,526 14,002,826 10,602,421	8,277,648 13,221,237 9,916,688	7,711,770 12,439,649 9,230,955	7,145,891 11,658,061 8,545,221	6,580,012 10,876,473 7,859,488	6,014,134 10,094,884 7,173,755	5,448,255 9,313,296 6,488,022	4,882,376 8,531,708 5,802,289	4,316,4 7,750,1 5,116,5
21 One hundred unit scheme (flats - lower density) 22 One hundred unit scheme (flats - higher density)	-	£5,861,947 £4,396,460	21,813,031 16,755,455	20,638,166	19,463,300 14,830,028	18,288,435 13,867,314	17,113,569 12,904,600	15,938,704 11,941,886	14,763,838 10,979,173	13,588,973 10,016,458	12,414,108 9,053,744	11,239,242 8,091,030	10,064,3 7,128,3
23 Two hunded unit scheme (flats) 24 Three hundred unit scheme (flats) 25 Four hundred unit scheme (flats)		£8,792,921 £13,189,381 £17,585,842	33,658,945 45,642,149 49,209,539	31,736,778 42,927,629 45,676,955	29,814,611 40,213,109 42,130,470	27,892,443 37,498,589 38,583,851	25,970,276 34,784,070 35,037,232	24,048,109 32,069,550 31,490,614	22,125,942 29,355,030 27,943,995	20,203,775 26,640,510 24,397,376	18,281,608 23,925,991 20,850,757	16,359,440 21,211,471 17,304,138	14,437,2 18,496,9
26 Six hunded unit scheme (flats) 27 Small scale Office	-	£26,378,763 £5,275,753	66,135,859 18,400,038	61,134,904 18,400,038	56,133,950 18,400,038	51,132,995 18,400,038	46,132,042 18,400,038	41,131,087 18,400,038	36,130,133 18,400,038	31,125,771 18,400,038	26,092,197 18,400,038	21,058,621 18,400,038	13,736,1 16,025,0 18,400,0
28 Medium scale Office 29 Industrial Scheme new build (50% plot ratio)	-	£5,275,753 £5,275,753	20,242,700 4,437,241	20,242,700 4,437,241	20,242,700 4,437,241	20,242,700 4,437,241	20,242,700	20,242,700 4,437,241	20,242,700 4,437,241	20,242,700 4,437,241	20,242,700 4,437,241		
30 Industrial scheme intensification (60% plot ratio)	-	£5,275,753	5,324,688	5,324,688	5,324,688	5,324,688	5,324,688	5,324,688	5,324,688	5,324,688	5,324,688	5,324,688	5,324,6
ENCHMARK LAND VALUE 4 (BACKLANDS, GARDENS, OTHER L	,	£500,000		5% AH	10% AH	15% AH		sidual land valu 25% AH	ues 30% AH	35% AH	40% AH	45% AH	50% AH
Description 1 One unit scheme (houses) 2 Two unit scheme (houses)	No of units 1 2	£16,667	469,043 938,492	5% AH 447,293 894,992	425,543 851,492	403,793 807,991	382,043 764,491	360,292 720,991	338,542 677,490	35% AH 316,791 633,989	295,041 590,489	273,291 546,989	251,5 503,4
3 Two unit scheme (flats)	2	£20,000	461,081 1,276,148	435,778 1,216,967	410,476 1,157,787	385,173 1,098,606	359,870 1,039,425	334,567 980,244	309,265 921,064	283,962 861,883	258,659 802,702	233,357	208,0 684,3
4 Three unit scheme (houses)	3			654,921	616,967	579,013	541,059	503,105	465,151	427,197 1,189,984	389,242 1,108,325	351,289 1,026,666	313,3 945,0
5 Three unit scheme (flats) 6 Four unit scheme (houses)	3 4	£50,000	692,876 1,761,600	1,679,940	1,598,281	1,516,622	1,434,962	1,353,303	1,271,644	1 1			442,4
5 Three unit scheme (flats) 6 Four unit scheme (houses) 7 Four unit scheme (flats) 8 Five unit scheme (houses)	3 4 4 5	£50,000 £28,571 £62,500	1,761,600 977,227 2,126,914	1,679,940 923,755 2,028,279	1,598,281 870,281 1,929,644	1,516,622 816,808 1,831,010	1,434,962 763,335 1,732,376	709,862 1,633,741	656,389 1,535,107	602,915 1,436,471	549,443 1,337,837	495,969 1,239,202	
5 Three unit scheme (flats) 6 Four unit scheme (houses) 7 Four unit scheme (flats) 8 Five unit scheme (houses) 9 Five unit scheme (flats) 10 Seven unit scheme (houses)	3 4 4 5 5 7	£50,000 £28,571 £62,500 £35,714 £87,500	1,761,600 977,227 2,126,914 1,156,534 3,039,515	1,679,940 923,755 2,028,279 1,093,277 2,898,594	1,598,281 870,281 1,929,644 1,030,019 2,757,672	1,516,622 816,808 1,831,010 966,763 2,616,752	1,434,962 763,335 1,732,376 903,506 2,475,831	709,862 1,633,741 840,249 2,334,910	656,389 1,535,107 776,993 2,193,989	602,915 1,436,471 713,736 2,053,067	549,443 1,337,837 650,479 1,912,146	1,239,202 587,221 1,771,225	523,9 1,630,3
5 Three unit scheme (flats) 6 Four unit scheme (houses) 7 Four unit scheme (flats) 8 Five unit scheme (houses) 9 Five unit scheme (flats)	3 4 4 5	£50,000 £28,571 £62,500 £35,714 £87,500 £50,000	1,761,600 977,227 2,126,914 1,156,534 3,039,515 1,638,717 4,315,663	1,679,940 923,755 2,028,279 1,093,277 2,898,594 1,549,098 4,115,562	1,598,281 870,281 1,929,644 1,030,019 2,757,672 1,459,478 3,915,460	1,516,622 816,808 1,831,010 966,763 2,616,752 1,369,859 3,715,357	1,434,962 763,335 1,732,376 903,506 2,475,831 1,280,240 3,515,256	709,862 1,633,741 840,249 2,334,910 1,190,621 3,315,154	656,389 1,535,107 776,993 2,193,989 1,101,001 3,115,053	602,915 1,436,471 713,736 2,053,067 1,011,381 2,914,950	549,443 1,337,837 650,479 1,912,146 921,762 2,714,849	1,239,202 587,221 1,771,225 832,143 2,514,747	523,9 1,630,3 742,5 2,314,6
5 Three unit scheme (flats) 6 Four unit scheme (houses) 7 Four unit scheme (flats) 8 Five unit scheme (houses) 9 Five unit scheme (flats) 10 Seven unit scheme (houses) 11 Seven unit scheme (flats) 12 Ten unit scheme (houses) 13 Ten unit scheme (flats) 14 Twenty unit scheme (houses and flats)	3 4 4 5 5 7 7	£50,000 £28,571 £62,500 £35,714 £87,500 £50,000 £125,000	1,761,600 977,227 2,126,914 1,156,534 3,039,515 1,638,717	1,679,940 923,755 2,028,279 1,093,277 2,898,594 1,549,098	1,598,281 870,281 1,929,644 1,030,019 2,757,672 1,459,478	1,516,622 816,808 1,831,010 966,763 2,616,752 1,369,859	1,434,962 763,335 1,732,376 903,506 2,475,831 1,280,240	709,862 1,633,741 840,249 2,334,910 1,190,621	656,389 1,535,107 776,993 2,193,989 1,101,001	602,915 1,436,471 713,736 2,053,067 1,011,381	549,443 1,337,837 650,479 1,912,146 921,762 2,714,849 1,318,196 3,464,464 2,648,188	1,239,202 587,221 1,771,225 832,143	523,9 1,630,3 742,5 2,314,6 1,062,1 2,881,1 2,133,7
5 Three unit scheme (flats) 6 Four unit scheme (houses) 7 Four unit scheme (flats) 8 Five unit scheme (flats) 9 Five unit scheme (flats) 10 Seven unit scheme (houses) 11 Seven unit scheme (flats) 12 Ten unit scheme (flats) 13 Ten unit scheme (flats) 14 Twenty unit scheme (houses and flats) 15 Twenty unit scheme (flats) 16 Thirty unit scheme (flats with community use on ground floor) 17 Fifty unit scheme (flats - lower density)	3 4 4 5 5 7 7 10 10 20 20 30 50	£50,000 £28,571 £62,500 £35,714 £87,500 £50,000 £125,000 £71,429 £166,667 £111,111 £166,667	1,761,600 977,227 2,126,914 1,156,534 3,039,515 1,638,717 4,315,663 2,342,416 5,797,552 4,705,833 6,682,035 11,708,030	1,679,940 923,755 2,028,279 1,093,277 2,898,594 1,549,098 4,115,562 2,214,388 5,505,916 4,448,627 6,301,928 11,074,519	1,598,281 870,281 1,929,644 1,030,019 2,757,672 1,459,478 3,915,460 2,086,360 5,214,280 4,191,421 5,921,821 10,441,007	1,516,622 816,808 1,831,010 966,763 2,616,752 1,369,859 3,715,357 1,958,333 4,922,644 3,934,215 5,541,714 9,807,496	1,434,962 763,335 1,732,376 903,506 2,475,831 1,280,240 3,515,256 1,830,305 4,631,008 3,677,010 5,161,608 9,173,984	709,862 1,633,741 840,249 2,334,910 1,190,621 3,315,154 1,702,277 4,339,371 3,419,804 4,781,501 8,540,473	656,389 1,535,107 776,993 2,193,989 1,101,001 3,115,053 1,574,251 4,047,736 3,162,598 4,401,394 7,906,962	602,915 1,436,471 713,736 2,053,067 1,011,381 2,914,950 1,446,223 3,756,100 2,905,394 4,021,287 7,273,450	549,443 1,337,837 650,479 1,912,146 921,762 2,714,849 1,318,196 3,464,464 2,648,188 3,641,180 6,639,939	1,239,202 587,221 1,771,225 832,143 2,514,747 1,190,168 3,172,828 2,390,982 3,261,074 6,006,428	523,9 1,630,3 742,5 2,314,6 1,062,1 2,881,1 2,133,7 2,880,9 5,372,9
5 Three unit scheme (flats) 6 Four unit scheme (houses) 7 Four unit scheme (flats) 8 Five unit scheme (flats) 9 Five unit scheme (flats) 10 Seven unit scheme (houses) 11 Seven unit scheme (flats) 12 Ten unit scheme (flats) 13 Ten unit scheme (flats) 14 Twenty unit scheme (houses and flats) 15 Twenty unit scheme (flats) 16 Thirty unit scheme (flats with community use on ground floor) 17 Fifty unit scheme (flats - lower density) 18 Fifty unit scheme (flats - higher density) 19 Seventy unit scheme (Industrial/employment led scheme)	3 4 4 4 5 5 7 7 7 10 10 20 20 20 30 50 50	£50,000 £28,571 £62,500 £35,714 £87,500 £50,000 £125,000 £71,429 £166,667 £111,111 £166,667 £277,778 £208,333 £388,889	1,761,600 977,227 2,126,914 1,156,534 3,039,515 1,638,717 4,315,663 2,342,416 5,797,552 4,705,833 6,682,035 11,708,030 9,975,284 15,566,002	1,679,940 923,755 2,028,279 1,093,277 2,898,594 1,549,098 4,115,562 2,214,388 5,505,916 4,448,627 6,301,928 11,074,519 9,409,405 14,784,414	1,598,281 870,281 1,929,644 1,030,019 2,757,672 1,459,478 3,915,460 2,086,360 5,214,280 4,191,421 5,921,821 10,441,007 8,843,526 14,002,826	1,516,622 816,808 1,831,010 966,763 2,616,752 1,369,859 3,715,357 1,958,333 4,922,644 3,934,215 5,541,714 9,807,496 8,277,648 13,221,237	1,434,962 763,335 1,732,376 903,506 2,475,831 1,280,240 3,515,256 1,830,305 4,631,008 3,677,010 5,161,608 9,173,984 7,711,770 12,439,649	709,862 1,633,741 840,249 2,334,910 1,190,621 3,315,154 1,702,277 4,339,371 3,419,804 4,781,501 8,540,473 7,145,891 11,658,061	656,389 1,535,107 776,993 2,193,989 1,101,001 3,115,053 1,574,251 4,047,736 3,162,598 4,401,394 7,906,962 6,580,012 10,876,473	602,915 1,436,471 713,736 2,053,067 1,011,381 2,914,950 1,446,223 3,756,100 2,905,394 4,021,287 7,273,450 6,014,134 10,094,884	549,443 1,337,837 650,479 1,912,146 921,762 2,714,849 1,318,196 3,464,464 2,648,188 3,641,180 6,639,939 5,448,255 9,313,296	1,239,202 587,221 1,771,225 832,143 2,514,747 1,190,168 3,172,828 2,390,982 3,261,074 6,006,428 4,882,376 8,531,708	523,9 1,630,3 742,5 2,314,6 1,062,1 2,881,1 2,133,7 2,880,9 5,372,9 4,316,4 7,750,1
5 Three unit scheme (flats) 6 Four unit scheme (houses) 7 Four unit scheme (flats) 8 Five unit scheme (houses) 9 Five unit scheme (flats) 10 Seven unit scheme (flats) 11 Seven unit scheme (flats) 12 Ten unit scheme (flats) 13 Ten unit scheme (flats) 14 Twenty unit scheme (houses and flats) 15 Twenty unit scheme (flats) 16 Thirty unit scheme (flats with community use on ground floor) 17 Fifty unit scheme (flats - lower density) 18 Fifty unit scheme (flats - higher density) 19 Seventy unit scheme (flats - higher density) 20 Seventy unit scheme (flats - higher density) 21 One hundred unit scheme (flats - lower density)	3 4 4 4 5 5 7 7 10 10 20 20 30 50 50 70 70 100	£50,000 £28,571 £62,500 £35,714 £87,500 £50,000 £125,000 £71,429 £166,667 £111,111 £166,667 £277,778 £208,333 £388,889 £291,667 £555,556	1,761,600 977,227 2,126,914 1,156,534 3,039,515 1,638,717 4,315,663 2,342,416 5,797,552 4,705,833 6,682,035 11,708,030 9,975,284 15,566,002 11,973,887 21,813,031	1,679,940 923,755 2,028,279 1,093,277 2,898,594 1,549,098 4,115,562 2,214,388 5,505,916 4,448,627 6,301,928 11,074,519 9,409,405 14,784,414 11,288,154 20,638,166	1,598,281 870,281 1,929,644 1,030,019 2,757,672 1,459,478 3,915,460 2,086,360 5,214,280 4,191,421 5,921,821 10,441,007 8,843,526 14,002,826 10,602,421 19,463,300	1,516,622 816,808 1,831,010 966,763 2,616,752 1,369,859 3,715,357 1,958,333 4,922,644 3,934,215 5,541,714 9,807,496 8,277,648 13,221,237 9,916,688 18,288,435	1,434,962 763,335 1,732,376 903,506 2,475,831 1,280,240 3,515,256 1,830,305 4,631,008 3,677,010 5,161,608 9,173,984 7,711,770 12,439,649 9,230,955 17,113,569	709,862 1,633,741 840,249 2,334,910 1,190,621 3,315,154 1,702,277 4,339,371 3,419,804 4,781,501 8,540,473 7,145,891 11,658,061 8,545,221 15,938,704	656,389 1,535,107 776,993 2,193,989 1,101,001 3,115,053 1,574,251 4,047,736 3,162,598 4,401,394 7,906,962 6,580,012 10,876,473 7,859,488 14,763,838	602,915 1,436,471 713,736 2,053,067 1,011,381 2,914,950 1,446,223 3,756,100 2,905,394 4,021,287 7,273,450 6,014,134 10,094,884 7,173,755 13,588,973	549,443 1,337,837 650,479 1,912,146 921,762 2,714,849 1,318,196 3,464,464 2,648,188 3,641,180 6,639,939 5,448,255 9,313,296 6,488,022 12,414,108	1,239,202 587,221 1,771,225 832,143 2,514,747 1,190,168 3,172,828 2,390,982 3,261,074 6,006,428 4,882,376 8,531,708 5,802,289 11,239,242	523,9 1,630,3 742,5 2,314,6 1,062,1 2,881,1 2,133,7 2,880,9 5,372,9 4,316,4 7,750,1 5,116,5
5 Three unit scheme (flats) 6 Four unit scheme (houses) 7 Four unit scheme (flats) 8 Five unit scheme (houses) 9 Five unit scheme (houses) 10 Seven unit scheme (flats) 11 Seven unit scheme (flats) 12 Ten unit scheme (flats) 13 Ten unit scheme (flats) 14 Twenty unit scheme (houses and flats) 15 Twenty unit scheme (flats) 16 Thirty unit scheme (flats with community use on ground floor) 17 Fifty unit scheme (flats - lower density) 18 Fifty unit scheme (flats - higher density) 19 Seventy unit scheme (flats - higher density) 20 Seventy unit scheme (flats - higher density) 21 One hundred unit scheme (flats - higher density) 22 One hundred unit scheme (flats - higher density) 23 Two hunded unit scheme (flats)	3 4 4 4 5 5 5 7 7 7 10 10 20 20 30 50 50 70 70 100 100 200	£50,000 £28,571 £62,500 £35,714 £87,500 £50,000 £125,000 £71,429 £166,667 £111,111 £166,667 £277,778 £208,333 £388,889 £291,667 £555,556 £416,667	1,761,600 977,227 2,126,914 1,156,534 3,039,515 1,638,717 4,315,663 2,342,416 5,797,552 4,705,833 6,682,035 11,708,030 9,975,284 15,566,002 11,973,887 21,813,031 16,755,455 33,658,945	1,679,940 923,755 2,028,279 1,093,277 2,898,594 1,549,098 4,115,562 2,214,388 5,505,916 4,448,627 6,301,928 11,074,519 9,409,405 14,784,414 11,288,154 20,638,166 15,792,741 31,736,778	1,598,281 870,281 1,929,644 1,030,019 2,757,672 1,459,478 3,915,460 2,086,360 5,214,280 4,191,421 5,921,821 10,441,007 8,843,526 14,002,826 10,602,421 19,463,300 14,830,028 29,814,611	1,516,622 816,808 1,831,010 966,763 2,616,752 1,369,859 3,715,357 1,958,333 4,922,644 3,934,215 5,541,714 9,807,496 8,277,648 13,221,237 9,916,688 18,288,435 13,867,314 27,892,443	1,434,962 763,335 1,732,376 903,506 2,475,831 1,280,240 3,515,256 1,830,305 4,631,008 3,677,010 5,161,608 9,173,984 7,711,770 12,439,649 9,230,955 17,113,569 12,904,600 25,970,276	709,862 1,633,741 840,249 2,334,910 1,190,621 3,315,154 1,702,277 4,339,371 3,419,804 4,781,501 8,540,473 7,145,891 11,658,061 8,545,221 15,938,704 11,941,886 24,048,109	656,389 1,535,107 776,993 2,193,989 1,101,001 3,115,053 1,574,251 4,047,736 3,162,598 4,401,394 7,906,962 6,580,012 10,876,473 7,859,488 14,763,838 10,979,173 22,125,942	602,915 1,436,471 713,736 2,053,067 1,011,381 2,914,950 1,446,223 3,756,100 2,905,394 4,021,287 7,273,450 6,014,134 10,094,884 7,173,755 13,588,973 10,016,458 20,203,775	549,443 1,337,837 650,479 1,912,146 921,762 2,714,849 1,318,196 3,464,464 2,648,188 3,641,180 6,639,939 5,448,255 9,313,296 6,488,022 12,414,108 9,053,744 18,281,608	1,239,202 587,221 1,771,225 832,143 2,514,747 1,190,168 3,172,828 2,390,982 3,261,074 6,006,428 4,882,376 8,531,708 5,802,289 11,239,242 8,091,030 16,359,440	523,9 1,630,3 742,5 2,314,6 1,062,1 2,881,1 2,133,7 2,880,9 5,372,9 4,316,4 7,750,1 5,116,5 10,064,3 7,128,3 14,437,2
5 Three unit scheme (flats) 6 Four unit scheme (houses) 7 Four unit scheme (flats) 8 Five unit scheme (houses) 9 Five unit scheme (houses) 10 Seven unit scheme (flats) 11 Seven unit scheme (flats) 12 Ten unit scheme (flats) 13 Ten unit scheme (flats) 14 Twenty unit scheme (houses and flats) 15 Twenty unit scheme (flats) 16 Thirty unit scheme (flats with community use on ground floor) 17 Fifty unit scheme (flats - lower density) 18 Fifty unit scheme (flats - higher density) 19 Seventy unit scheme (flats - higher density) 20 Seventy unit scheme (flats - lower density) 21 One hundred unit scheme (flats - lower density) 22 One hundred unit scheme (flats - higher density)	3 4 4 4 5 5 7 7 10 10 20 20 30 50 50 70 70 100 100	£50,000 £28,571 £62,500 £35,714 £87,500 £50,000 £125,000 £71,429 £166,667 £111,111 £166,667 £277,778 £208,333 £388,889 £291,667 £555,556 £416,667 £833,333 £1,250,000	1,761,600 977,227 2,126,914 1,156,534 3,039,515 1,638,717 4,315,663 2,342,416 5,797,552 4,705,833 6,682,035 11,708,030 9,975,284 15,566,002 11,973,887 21,813,031 16,755,455	1,679,940 923,755 2,028,279 1,093,277 2,898,594 1,549,098 4,115,562 2,214,388 5,505,916 4,448,627 6,301,928 11,074,519 9,409,405 14,784,414 11,288,154 20,638,166 15,792,741	1,598,281 870,281 1,929,644 1,030,019 2,757,672 1,459,478 3,915,460 2,086,360 5,214,280 4,191,421 5,921,821 10,441,007 8,843,526 14,002,826 10,602,421 19,463,300 14,830,028 29,814,611 40,213,109	1,516,622 816,808 1,831,010 966,763 2,616,752 1,369,859 3,715,357 1,958,333 4,922,644 3,934,215 5,541,714 9,807,496 8,277,648 13,221,237 9,916,688 18,288,435 13,867,314	1,434,962 763,335 1,732,376 903,506 2,475,831 1,280,240 3,515,256 1,830,305 4,631,008 3,677,010 5,161,608 9,173,984 7,711,770 12,439,649 9,230,955 17,113,569 12,904,600	709,862 1,633,741 840,249 2,334,910 1,190,621 3,315,154 1,702,277 4,339,371 3,419,804 4,781,501 8,540,473 7,145,891 11,658,061 8,545,221 15,938,704 11,941,886	656,389 1,535,107 776,993 2,193,989 1,101,001 3,115,053 1,574,251 4,047,736 3,162,598 4,401,394 7,906,962 6,580,012 10,876,473 7,859,488 14,763,838 10,979,173	602,915 1,436,471 713,736 2,053,067 1,011,381 2,914,950 1,446,223 3,756,100 2,905,394 4,021,287 7,273,450 6,014,134 10,094,884 7,173,755 13,588,973 10,016,458	549,443 1,337,837 650,479 1,912,146 921,762 2,714,849 1,318,196 3,464,464 2,648,188 3,641,180 6,639,939 5,448,255 9,313,296 6,488,022 12,414,108 9,053,744	1,239,202 587,221 1,771,225 832,143 2,514,747 1,190,168 3,172,828 2,390,982 3,261,074 6,006,428 4,882,376 8,531,708 5,802,289 11,239,242 8,091,030	523,9 1,630,3 742,5 2,314,6 1,062,1 2,881,1 2,133,7 2,880,9 5,372,9 4,316,4 7,750,1 5,116,5 10,064,3 7,128,3 14,437,2 18,496,9 13,736,1
5 Three unit scheme (flats) 6 Four unit scheme (houses) 7 Four unit scheme (flats) 8 Five unit scheme (houses) 9 Five unit scheme (flats) 10 Seven unit scheme (flats) 11 Seven unit scheme (flats) 12 Ten unit scheme (flats) 13 Ten unit scheme (flats) 14 Twenty unit scheme (houses and flats) 15 Twenty unit scheme (flats) 16 Thirty unit scheme (flats with community use on ground floor) 17 Fifty unit scheme (flats - lower density) 18 Fifty unit scheme (flats - higher density) 19 Seventy unit scheme (flats - higher density) 20 Seventy unit scheme (flats - higher density) 21 One hundred unit scheme (flats - higher density) 22 One hundred unit scheme (flats) 23 Two hunded unit scheme (flats) 24 Three hundred unit scheme (flats) 25 Four hundred unit scheme (flats)	3 4 4 4 5 5 5 7 7 7 10 10 20 20 30 50 70 70 100 100 200 300 400	£50,000 £28,571 £62,500 £35,714 £87,500 £50,000 £125,000 £71,429 £166,667 £111,111 £166,667 £277,778 £208,333 £388,889 £291,667 £555,556 £416,667 £833,333 £1,250,000 £1,666,667	1,761,600 977,227 2,126,914 1,156,534 3,039,515 1,638,717 4,315,663 2,342,416 5,797,552 4,705,833 6,682,035 11,708,030 9,975,284 15,566,002 11,973,887 21,813,031 16,755,455 33,658,945 45,642,149 49,209,539	1,679,940 923,755 2,028,279 1,093,277 2,898,594 1,549,098 4,115,562 2,214,388 5,505,916 4,448,627 6,301,928 11,074,519 9,409,405 14,784,414 11,288,154 20,638,166 15,792,741 31,736,778 42,927,629 45,676,955	1,598,281 870,281 1,929,644 1,030,019 2,757,672 1,459,478 3,915,460 2,086,360 5,214,280 4,191,421 5,921,821 10,441,007 8,843,526 14,002,826 10,602,421 19,463,300 14,830,028 29,814,611 40,213,109 42,130,470	1,516,622 816,808 1,831,010 966,763 2,616,752 1,369,859 3,715,357 1,958,333 4,922,644 3,934,215 5,541,714 9,807,496 8,277,648 13,221,237 9,916,688 18,288,435 13,867,314 27,892,443 37,498,589 38,583,851	1,434,962 763,335 1,732,376 903,506 2,475,831 1,280,240 3,515,256 1,830,305 4,631,008 3,677,010 5,161,608 9,173,984 7,711,770 12,439,649 9,230,955 17,113,569 12,904,600 25,970,276 34,784,070 35,037,232	709,862 1,633,741 840,249 2,334,910 1,190,621 3,315,154 1,702,277 4,339,371 3,419,804 4,781,501 8,540,473 7,145,891 11,658,061 8,545,221 15,938,704 11,941,886 24,048,109 32,069,550 31,490,614	656,389 1,535,107 776,993 2,193,989 1,101,001 3,115,053 1,574,251 4,047,736 3,162,598 4,401,394 7,906,962 6,580,012 10,876,473 7,859,488 14,763,838 10,979,173 22,125,942 29,355,030 27,943,995	602,915 1,436,471 713,736 2,053,067 1,011,381 2,914,950 1,446,223 3,756,100 2,905,394 4,021,287 7,273,450 6,014,134 10,094,884 7,173,755 13,588,973 10,016,458 20,203,775 26,640,510 24,397,376	549,443 1,337,837 650,479 1,912,146 921,762 2,714,849 1,318,196 3,464,464 2,648,188 3,641,180 6,639,939 5,448,255 9,313,296 6,488,022 12,414,108 9,053,744 18,281,608 23,925,991 20,850,757	1,239,202 587,221 1,771,225 832,143 2,514,747 1,190,168 3,172,828 2,390,982 3,261,074 6,006,428 4,882,376 8,531,708 5,802,289 11,239,242 8,091,030 16,359,440 21,211,471 17,304,138	7,128,3



Appendix 9 - Appraisal results (present day) – Social Rent and intermediate hsg provided as Shared Ownership

BENCHMARK LAND VALUE 1 (EXISTING RESIDENTIAL)		£11,408,00	PER HA										
							R	esidual land val	ues				
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)		1 £380,26	7 276,170	262,144	248,116	234,089	220,062	206,034	192,007	177,980	163,953	149,925	135,899
2 Two unit scheme (houses)		2 £570,40	552,747	524,693	496,639	468,583	440,529	412,475	384,420	356,366	328,312	300,257	
3 Two unit scheme (flats)		2 £456,32	0 234,016	217,789	201,561	185,334	169,106	152,879	136,652	120,424	104,197	87,969	71,742
4 Three unit scheme (houses)		3 £855,60	751,355	713,188	675,022	636,854	598,687	560,520	522,352	484,186	446,019	407,852	369,684
5 Three unit scheme (flats)		3 £488,91	4 352,277	327,936	303,595	279,254	254,913	230,572	206,231	181,889	157,548	133,207	108,866
6 Four unit scheme (houses)		4 £1,140,80	0 1,037,475	984,811	932,147	879,483	826,819	774,155	721,491	668,826	616,163	563,498	510,835
7 Four unit scheme (flats)		4 £651,88	6 497,364	463,069	428,775	394,481	360,187	325,893	291,599	257,305	223,011	188,717	154,423
8 Five unit scheme (houses)		5 £1,426,00	0 1,252,258	1,188,647	1,125,035	1,061,423	997,811	934,200	870,588	806,976	743,364		616,141
9 Five unit scheme (flats)		5 £814,85	7 588,871	548,302	507,733	467,165	426,596	386,028	345,459	304,890	264,322	223,753	183,185
10 Seven unit scheme (houses)		7 £1,996,40	1,789,879	1,698,996	1,608,113	1,517,230	1,426,346	1,335,463	1,244,580	1,153,696	1,062,813	971,930	881,046
11 Seven unit scheme (flats)		7 £1,140,80	0 830,203	772,831	715,459	658,087	600,715	543,343	485,971	428,599	371,228	313,856	256,484
12 Ten unit scheme (houses)		0 £2,852,00	2,541,235	2,412,185	2,283,133	2,154,083	2,025,033	1,895,983	1,766,932	1,637,882	1,508,832	1,379,781	1,250,731
13 Ten unit scheme (flats)		0 £1,629,71	1,187,396	1,105,436	1,023,476	941,516	859,557	777,597	695,636	613,676	531,716	449,757	367,797
14 Twenty unit scheme (houses and flats)		£3,802,66	7 3,169,284	2,982,372	2,795,460	2,608,550	2,421,638	2,234,726	2,047,816	1,860,904	1,673,992	1,487,082	1,300,170
15 Twenty unit scheme (flats)		£2,535,11	2,372,863	2,208,511	2,044,159	1,879,809	1,715,457	1,551,105	1,386,754	1,222,402	1,058,051	893,699	
16 Thirty unit scheme (flats with community use on ground floor)	:	£3,802,66	7 3,228,171	2,984,609	2,741,047	2,497,485	2,253,924	2,010,361	1,766,799	1,523,238	1,279,675	1,036,114	792,551
17 Fifty unit scheme (flats - lower density)		£6,337,77	5,940,130	5,534,193	5,128,256		4,316,383	3,910,446	3,504,510	3,098,573	2,692,637	2,286,700	
18 Fifty unit scheme (flats - higher density)		£4,753,33	4,792,556	4,430,655	4,068,756	3,706,856	3,344,955	2,983,056	2,621,156	2,259,256	1,897,356	1,535,456	1,173,557
19 Seventy unit scheme (Industrial/employment led scheme)		0 £8,872,88	9 7,596,575	7,101,108	6,605,642	6,110,176	5,614,710	5,119,244	4,623,778	4,128,312	3,632,846	3,137,379	2,641,913
20 Seventy unit scheme (flats - higher density)		'0 £6,654,66			4,729,537	4,294,835	3,860,133	3,425,432	2,990,731	2,556,030	2,121,328		
21 One hundred unit scheme (flats - lower density)	10	00 £12,675,55	6 10,838,720	10,090,825	9,342,928	8,595,032	7,847,136	7,099,240	6,351,344	5,603,448	4,855,551	4,107,656	3,359,759
22 One hundred unit scheme (flats - higher density)		£9,506,66		7,168,807	6,557,257	5,945,706	5,334,156	4,722,605	4,111,055	3,499,504	2,887,954		
23 Two hunded unit scheme (flats)	20	£19,013,33	15,504,617	14,286,831	13,069,045	11,851,261	10,633,475	9,415,689	8,197,904	6,980,118	5,762,332	4,544,547	3,317,756
24 Three hundred unit scheme (flats)	30	00 £28,520,00	0 20,134,000	18,415,342	16,696,685	14,978,028	13,259,370	11,536,179	9,805,998	8,075,816	6,345,635	4,615,453	2,885,271
25 Four hundred unit scheme (flats)	40	00 £38,026,66	7 15,696,203	13,445,210	11,189,545	8,917,492	6,645,437	4,373,383	2,101,329	- 184,852	- 2,518,519	4,852,186	- 7,209,365
26 Six hunded unit scheme (flats)	60	£57,040,00	18,649,762	15,454,092	12,258,424	9,062,754	5,837,436	2,606,334	- 633,609	- 3,931,195	- 7,253,622	10,588,852	- 13,966,684
27 Small scale Office	-	£11,408,00		- 10,862,418	- 10,862,418	- 10,862,418	- 10,862,418	- 10,862,418	- 10,862,418	- 10,862,418	- 10,862,418	- 10,862,418	- 10,862,418
28 Medium scale Office	-	£11,408,00	0 - 15,608,522	- 15,608,522	- 15,608,522	- 15,608,522	- 15,608,522	- 15,608,522	- 15,608,522	- 15,608,522	- 15,608,522	15,608,522	- 15,608,522
29 Industrial Scheme new build (50% plot ratio)	-	£11,408,00	0 2,873,938	2,873,938	2,873,938	2,873,938	2,873,938	2,873,938	2,873,938	2,873,938	2,873,938	2,873,938	2,873,938
30 Industrial scheme intensification (60% plot ratio)	-	£11,408,00	3,448,724	3,448,724	3,448,724	3,448,724	3,448,724	3,448,724	3,448,724	3,448,724	3,448,724	3,448,724	3,448,724

BENCHMARK LAND VALUE 2 (SECONDARY OFFICES)		£12,386,600					R	esidual land val	ues				
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	1	£412,887	276,170	262,144	248,116	234,089	220,062	206,034	192,007	177,980	163,953	149,925	135,89
2 Two unit scheme (houses)	2	£619,330	552,747	524,693	496,639	468,583	440,529	412,475	384,420	356,366	328,312	300,257	272,20
3 Two unit scheme (flats)	2	£495,464	234,016	217,789	201,561	185,334	169,106	152,879	136,652	120,424	104,197	87,969	71,74
4 Three unit scheme (houses)	3	£928,995	751,355	713,188	675,022	636,854	598,687	560,520	522,352	484,186	446,019	407,852	369,68
5 Three unit scheme (flats)	3	£530,854	352,277	327,936	303,595	279,254	254,913	230,572	206,231	181,889	157,548	133,207	108,86
6 Four unit scheme (houses)	4	£1,238,660	1,037,475	984,811	932,147	879,483	826,819	774,155	721,491	668,826	616,163	563,498	510,83
7 Four unit scheme (flats)	4	£707,806	497,364	463,069	428,775	394,481	360,187	325,893	291,599	257,305	223,011	188,717	154,42
8 Five unit scheme (houses)	5	£1,548,325	1,252,258	1,188,647	1,125,035	1,061,423	997,811	934,200	870,588	806,976	743,364	679,752	616,14
9 Five unit scheme (flats)	5	£884,757	588,871	548,302	507,733	467,165	426,596	386,028	345,459	304,890	264,322	223,753	183,18
10 Seven unit scheme (houses)	7	£2,167,655	1,789,879	1,698,996	1,608,113	1,517,230	1,426,346	1,335,463	1,244,580	1,153,696	1,062,813	971,930	881,04
11 Seven unit scheme (flats)	7	£1,238,660	830,203	772,831	715,459	658,087	600,715	543,343	485,971	428,599	371,228	313,856	256,48
12 Ten unit scheme (houses)	10	£3,096,650	2,541,235	2,412,185	2,283,133	2,154,083	2,025,033	1,895,983	1,766,932	1,637,882	1,508,832	1,379,781	1,250,73
13 Ten unit scheme (flats)	10	£1,769,514	1,187,396	1,105,436	1,023,476	941,516	859,557	777,597	695,636	613,676	531,716	449,757	367,79
14 Twenty unit scheme (houses and flats)	20	£4,128,867	3,169,284	2,982,372	2,795,460	2,608,550	2,421,638	2,234,726	2,047,816	1,860,904	1,673,992	1,487,082	1,300,17
15 Twenty unit scheme (flats)	20	£2,752,578	2,372,863	2,208,511	2,044,159	1,879,809	1,715,457	1,551,105	1,386,754	1,222,402	1,058,051	893,699	729,34
16 Thirty unit scheme (flats with community use on ground floor)	30	£4,128,867	3,228,171	2,984,609	2,741,047	2,497,485	2,253,924	2,010,361	1,766,799	1,523,238	1,279,675	1,036,114	792,55
17 Fifty unit scheme (flats - lower density)	50	£6,881,444	5,940,130	5,534,193	5,128,256	4,722,320	4,316,383	3,910,446	3,504,510	3,098,573	2,692,637	2,286,700	1,880,76
18 Fifty unit scheme (flats - higher density)	50	£5,161,083	4,792,556	4,430,655	4,068,756	3,706,856	3,344,955	2,983,056	2,621,156	2,259,256	1,897,356	1,535,456	1,173,55
19 Seventy unit scheme (Industrial/employment led scheme)	70	£9,634,022	7,596,575	7,101,108	6,605,642	6,110,176	5,614,710	5,119,244	4,623,778	4,128,312	3,632,846	3,137,379	2,641,91
20 Seventy unit scheme (flats - higher density)	70	£7,225,516	5,598,939	5,164,238	4,729,537	4,294,835	3,860,133	3,425,432	2,990,731	2,556,030	2,121,328	1,686,626	1,249,75
21 One hundred unit scheme (flats - lower density)	100	£13,762,888	10,838,720	10,090,825	9,342,928	8,595,032	7,847,136	7,099,240	6,351,344	5,603,448	4,855,551	4,107,656	3,359,75
22 One hundred unit scheme (flats - higher density)	100	£10,322,166	7,780,357	7,168,807	6,557,257	5,945,706	5,334,156	4,722,605	4,111,055	3,499,504	2,887,954	2,276,403	1,664,85
23 Two hunded unit scheme (flats)	200	£20,644,333	15,504,617	14,286,831	13,069,045	11,851,261	10,633,475	9,415,689	8,197,904	6,980,118	5,762,332	4,544,547	3,317,75
24 Three hundred unit scheme (flats)	300	£30,966,499	20,134,000	18,415,342	16,696,685	14,978,028	13,259,370	11,536,179	9,805,998	8,075,816	6,345,635	4,615,453	2,885,27
25 Four hundred unit scheme (flats)	400	£41,288,665	15,696,203	13,445,210	11,189,545	8,917,492	6,645,437	4,373,383	2,101,329	- 184,852	- 2,518,519	- 4,852,186	- 7,209,36
26 Six hunded unit scheme (flats)	600	£61,932,998	18,649,762	15,454,092	12,258,424	9,062,754	5,837,436	2,606,334	- 633,609	- 3,931,195	- 7,253,622	- 10,588,852	- 13,966,68
27 Small scale Office	-	£12,386,600	- 10,862,418	- 10,862,418	- 10,862,418	- 10,862,418	- 10,862,418	- 10,862,418	- 10,862,418	- 10,862,418	- 10,862,418	- 10,862,418	- 10,862,41
28 Medium scale Office	-	£12,386,600	- 15,608,522	- 15,608,522	- 15,608,522	- 15,608,522	- 15,608,522	- 15,608,522	- 15,608,522	- 15,608,522	- 15,608,522	- 15,608,522	- 15,608,52
29 Industrial Scheme new build (50% plot ratio)	-	£12,386,600	2,873,938	2,873,938	2,873,938	2,873,938	2,873,938	2,873,938	2,873,938	2,873,938	2,873,938	2,873,938	2,873,93
30 Industrial scheme intensification (60% plot ratio)	-	£12,386,600	3,448,724	3,448,724	3,448,724	3,448,724	3,448,724	3,448,724	3,448,724	3,448,724	3,448,724	3,448,724	3,448,72

ENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)		£5,275,753					Re	esidual land val	ues				
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)		£175,858	276,170	262,144	248,116	234,089	220,062	206,034	192,007	177,980	163,953	149,925	135,8
2 Two unit scheme (houses)	-	£263,788	552,747	524,693	496,639	468,583	440,529	412,475	384,420	356,366	328,312	300,257	272,20
3 Two unit scheme (flats)	-	£211,030	234,016	217,789	201,561	185,334	169,106	152,879	136,652	120,424	104,197	87,969	71,74
4 Three unit scheme (houses)		£395,681	751,355	713,188	675,022	636,854	598,687	560,520	522,352	484,186	446,019	407,852	369,68
5 Three unit scheme (flats)	-	£226,104		327,936	303,595	279,254	254,913	230,572	206,231	181,889	157,548	133,207	108,86
6 Four unit scheme (houses)		£527,575	1,037,475	984,811	932,147	879,483	826,819	774,155	721,491	668,826	616,163	563,498	510,83
7 Four unit scheme (flats)		£301,472		463,069	428,775	394,481	360,187	325,893	291,599	257,305	223,011	188,717	154,42
8 Five unit scheme (houses)		£659,469	1,252,258	1,188,647	1,125,035	1,061,423	997,811	934,200	870,588	806,976	743,364	679,752	616,14
9 Five unit scheme (flats)	-	£376,839	588,871	548,302	507,733	467,165	426,596	386,028	345,459	304,890	264,322	223,753	183,18
10 Seven unit scheme (houses)	-	£923,257	1,789,879	1,698,996	1,608,113	1,517,230	1,426,346	1,335,463	1,244,580	1,153,696	1,062,813	971,930	881,04
11 Seven unit scheme (flats)	-	£527,575	830,203	772,831	715,459	658,087	600,715	543,343	485,971	428,599	371,228	313,856	256,48
12 Ten unit scheme (houses)	-	£1,318,938	2,541,235	2,412,185	2,283,133	2,154,083	2,025,033	1,895,983	1,766,932	1,637,882	1,508,832	1,379,781	1,250,73
13 Ten unit scheme (flats)	-	£753,679	1,187,396	1,105,436	1,023,476	941,516	859,557	777,597	695,636	613,676	531,716	449,757	367,79
14 Twenty unit scheme (houses and flats)	-	£1,758,584	3,169,284	2,982,372	2,795,460	2,608,550	2,421,638	2,234,726	2,047,816	1,860,904	1,673,992	1,487,082	1,300,17
15 Twenty unit scheme (flats)	-	£1,172,389	2,372,863	2,208,511	2,044,159	1,879,809	1,715,457	1,551,105	1,386,754	1,222,402	1,058,051	893,699	
16 Thirty unit scheme (flats with community use on ground floor)	-	£1,758,584	3,228,171	2,984,609	2,741,047	2,497,485	2,253,924	2,010,361	1,766,799	1,523,238	1,279,675	1,036,114	792,5
17 Fifty unit scheme (flats - lower density)	-	£2,930,974	5,940,130	5,534,193	5,128,256	4,722,320	4,316,383	3,910,446	3,504,510	3,098,573	2,692,637	2,286,700	1,880,76
18 Fifty unit scheme (flats - higher density)	-	£2,198,230	4,792,556	4,430,655	4,068,756	3,706,856	3,344,955	2,983,056	2,621,156	2,259,256	1,897,356	1,535,456	1,173,5
19 Seventy unit scheme (Industrial/employment led scheme)	-	£4,103,363	7,596,575	7,101,108	6,605,642	6,110,176	5,614,710	5,119,244	4,623,778	4,128,312	3,632,846	3,137,379	2,641,91
20 Seventy unit scheme (flats - higher density)	-	£3,077,522	5,598,939	5,164,238	4,729,537	4,294,835	3,860,133	3,425,432	2,990,731	2,556,030	2,121,328	1,686,626	1,249,75
21 One hundred unit scheme (flats - lower density)	-	£5,861,947	10,838,720	10,090,825	9,342,928	8,595,032	7,847,136	7,099,240	6,351,344	5,603,448	4,855,551	4,107,656	3,359,75
22 One hundred unit scheme (flats - higher density)	-	£4,396,460	7,780,357	7,168,807	6,557,257	5,945,706	5,334,156	4,722,605	4,111,055	3,499,504	2,887,954	2,276,403	1,664,85
23 Two hunded unit scheme (flats)	-	£8,792,921	15,504,617	14,286,831	13,069,045	11,851,261	10,633,475	9,415,689	8,197,904	6,980,118	5,762,332	4,544,547	3,317,75
24 Three hundred unit scheme (flats)	-	£13,189,381	20,134,000	18,415,342	16,696,685	14,978,028	13,259,370	11,536,179	9,805,998	8,075,816	6,345,635	4,615,453	2,885,27
25 Four hundred unit scheme (flats)	-	£17,585,842	15,696,203	13,445,210	11,189,545	8,917,492	6,645,437	4,373,383	2,101,329	- 184,852	- 2,518,519	- 4,852,186	- 7,209,36
26 Six hunded unit scheme (flats)	-	£26,378,763	18,649,762	15,454,092	12,258,424	9,062,754	5,837,436	2,606,334	- 633,609	- 3,931,195	- 7,253,622	- 10,588,852	- 13,966,68
27 Small scale Office	-	£5,275,753	- 10,862,418	- 10,862,418	- 10,862,418	- 10,862,418	- 10,862,418	- 10,862,418	- 10,862,418	- 10,862,418	- 10,862,418	- 10,862,418	- 10,862,41
28 Medium scale Office	-	£5,275,753	- 15,608,522	- 15,608,522	- 15,608,522	- 15,608,522	- 15,608,522	- 15,608,522	- 15,608,522	- 15,608,522	- 15,608,522	- 15,608,522	- 15,608,52
29 Industrial Scheme new build (50% plot ratio)	-	£5,275,753	2,873,938	2,873,938	2,873,938	2,873,938	2,873,938	2,873,938	2,873,938	2,873,938	2,873,938	2,873,938	2,873,93
30 Industrial scheme intensification (60% plot ratio)	-	£5,275,753	3,448,724	3,448,724	3,448,724	3,448,724	3,448,724	3,448,724	3,448,724	3,448,724	3,448,724	3,448,724	3,448,72

							R	esidual land va	lues				
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
One unit scheme (houses)	1	£16,667	276,170	262,144	248,116	234,089	220,062	206,034	192,007	177,980	163,953	149,925	135,899
Two unit scheme (houses)	2				496,639	468,583	440,529				328,312		
Two unit scheme (flats)	2	£20,000	234,016	217,789	201,561	185,334	169,106	152,879	136,652	120,424	104,197	87,969	71,742
Three unit scheme (houses)	3	£37,500	751,355	713,188	675,022	636,854	598,687	560,520	522,352	484,186	446,019	407,852	369,68
Three unit scheme (flats)	3	£21,429			303,595	279,254					157,548		
Four unit scheme (houses)	4	£50,000	1,037,475	984,811	932,147	879,483	826,819	774,155	721,491	668,826	616,163	563,498	510,83
Four unit scheme (flats)	4	£28,571		463,069	428,775	394,481	360,187				223,011		
Five unit scheme (houses)	5	£62,500		1,188,647	1,125,035	1,061,423	997,811				743,364		
Five unit scheme (flats)	5	£35,714	588,871	548,302	507,733	467,165	426,596	386,028	345,459	304,890	264,322	223,753	183,18
Seven unit scheme (houses)	7	£87,500	1,789,879	1,698,996	1,608,113	1,517,230	1,426,346		1,244,580		1,062,813		
Seven unit scheme (flats)	7	£50,000	830,203	772,831	715,459	658,087	600,715	543,343	485,971	428,599	371,228	313,856	256,48
Ten unit scheme (houses)	10			2,412,185	2,283,133	2,154,083	2,025,033	1,895,983	1,766,932		1,508,832		1,250,73
Ten unit scheme (flats)	10	£71,429	1,187,396	1,105,436	1,023,476	941,516	859,557	777,597	695,636	613,676	531,716	449,757	
Twenty unit scheme (houses and flats)	20	£166,667	3,169,284	2,982,372	2,795,460	2,608,550	2,421,638	2,234,726	2,047,816	1,860,904	1,673,992	1,487,082	1,300,17
Twenty unit scheme (flats)	20		2,372,863	2,208,511	2,044,159	1,879,809	1,715,457	1,551,105	1,386,754	1,222,402	1,058,051	893,699	
Thirty unit scheme (flats with community use on ground floor)	30	£166,667	3,228,171	2,984,609	2,741,047	2,497,485	2,253,924	2,010,361	1,766,799	1,523,238	1,279,675	1,036,114	792,55
Fifty unit scheme (flats - lower density)	50		5,940,130	5,534,193	5,128,256	4,722,320	4,316,383	3,910,446			2,692,637	2,286,700	
Fifty unit scheme (flats - higher density)	50			4,430,655	4,068,756	3,706,856	3,344,955				1,897,356		
Seventy unit scheme (Industrial/employment led scheme)	70	£388,889	7,596,575	7,101,108	6,605,642	6,110,176	5,614,710	5,119,244	4,623,778	4,128,312	3,632,846	3,137,379	2,641,91
Seventy unit scheme (flats - higher density)	70	£291,667	5,598,939	5,164,238	4,729,537	4,294,835	3,860,133	3,425,432	2,990,731	2,556,030	2,121,328	1,686,626	1,249,75
One hundred unit scheme (flats - lower density)	100	£555,556		10,090,825	9,342,928	8,595,032	7,847,136		6,351,344		4,855,551		
One hundred unit scheme (flats - higher density)	100	£416,667	7,780,357	7,168,807	6,557,257	5,945,706	5,334,156	4,722,605	4,111,055	3,499,504	2,887,954	2,276,403	
Two hunded unit scheme (flats)	200	£833,333	15,504,617	14,286,831	13,069,045	11,851,261	10,633,475	9,415,689	8,197,904	6,980,118	5,762,332		
Three hundred unit scheme (flats)	300	£1,250,000	20,134,000	18,415,342	16,696,685	14,978,028	13,259,370	11,536,179	9,805,998	8,075,816	6,345,635	4,615,453	2,885,27
Four hundred unit scheme (flats)	400	£1,666,667	15,696,203	13,445,210	11,189,545	8,917,492	6,645,437	4,373,383	2,101,329	- 184,852	- 2,518,519	- 4,852,186	- 7,209,36
Six hunded unit scheme (flats)	600	£2,500,000	18,649,762	15,454,092	12,258,424	9,062,754	5,837,436	2,606,334	- 633,609	- 3,931,195	- 7,253,622	- 10,588,852	13,966,68
Small scale Office	-	£500,000	- 10,862,418		- 10,862,418	- 10,862,418	- 10,862,418	- 10,862,418	- 10,862,418	- 10,862,418	- 10,862,418	- 10,862,418	- 10,862,41
Medium scale Office	-	£500,000	- 15,608,522	15,608,522	- 15,608,522	- 15,608,522	- 15,608,522	- 15,608,522	- 15,608,522	- 15,608,522	- 15,608,522	- 15,608,522	- 15,608,52
Industrial Scheme new build (50% plot ratio)	-	£500,000	2,873,938	2,873,938	2,873,938	2,873,938	2,873,938	2,873,938	2,873,938	2,873,938	2,873,938	2,873,938	2,873,93
Industrial scheme intensification (60% plot ratio)	-	£500,000	3,448,724	3,448,724	3,448,724	3,448,724	3,448,724	3,448,724	3,448,724	3,448,724	3,448,724	3,448,724	3,448,724

ENCHMARK LAND VALUE 1 (EXISTING RESIDENTIAL)		£11,958,400	PER HA										
								esidual land val					
Description	No of units		0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	1	£398,613	301,307	286,023	270,739	255,456	240,172	224,887	209,603	194,319	179,035	163,751	148,46
2 Two unit scheme (houses)	2	£597,920	603,022	572,453	541,885	511,317	480,749	450,181	419,612	389,045	358,476	327,908	
3 Two unit scheme (flats)	2	£478,336		246,112		210,676	192,958	175,239	157,521	139,803	122,085		
4 Three unit scheme (houses)	3	£896,880				694,991	653,405	611,817	570,230	528,643		445,470	
5 Three unit scheme (flats)	3	£512,503		370,422	343,845	317,267	290,690	264,112	237,535	210,958		157,803	
6 Four unit scheme (houses)	4	£1,195,840	1,131,851	1,074,468	1,017,085	959,702	902,320	844,936	787,554	730,171	672,788	615,405	558,02
7 Four unit scheme (flats)	4	£683,337	560,370			448,037	410,593	373,148	335,704	298,260	260,815		185,92
8 Five unit scheme (houses)	5	£1,494,800	1,366,253	1,296,941	1,227,630	1,158,318	1,089,008	1,019,696	950,384	881,073	811,761	742,450	673,13
9 Five unit scheme (flats)	5	£854,171	663,406	619,110	574,815	530,520	486,224	441,928	397,633	353,338	309,043	264,747	220,45
10 Seven unit scheme (houses)	7	£2,092,720	1,952,745			1,655,665	1,556,638	1,457,613	1,358,586	1,259,559	1,160,532	1,061,506	962,47
11 Seven unit scheme (flats)	7	£1,195,840	936,436	873,753		748,386	685,702	623,019	560,334	497,651	434,967	372,284	309,60
2 Ten unit scheme (houses)	10	£2,989,600		2,631,883	2,491,271	2,350,657	2,210,043	2,069,430	1,928,816	1,788,202	1,647,589	1,506,975	1,366,36
3 Ten unit scheme (flats)	10	£1,708,343	1,339,158	1,249,610	1,160,062	1,070,514	980,965	891,418	801,869	712,322	622,774	533,226	443,67
4 Twenty unit scheme (houses and flats)	20	£3,986,133	3,513,354	3,309,239	3,105,124	2,901,009	2,696,894	2,492,779	2,288,665	2,084,549	1,880,435	1,676,319	1,472,20
5 Twenty unit scheme (flats)	20	£2,657,422	2,679,618	2,499,930		2,140,550	1,960,862	1,781,172	1,601,483	1,421,794	1,242,104	1,062,415	882,72
6 Thirty unit scheme (flats with community use on ground floor)	30	£3,986,133	3,685,416	3,418,992	3,152,567	2,886,143	2,619,720	2,353,295	2,086,871	1,820,447	1,554,022	1,287,598	1,021,17
7 Fifty unit scheme (flats - lower density)	50	£6,643,556		6,255,498		5,370,083	4,926,043	4,482,003	4,037,963	3,593,923	3,149,881	2,705,841	2,261,80
8 Fifty unit scheme (flats - higher density)	50	£4,982,667	5,478,226	5,082,042	4,685,859	4,289,675	3,893,492	3,497,309	3,101,125	2,704,942	2,308,758	1,912,575	1,516,39
9 Seventy unit scheme (Industrial/employment led scheme)	70	£9,300,978	8,554,118	8,010,775	7,467,432	6,924,088	6,380,745	5,837,402	5,294,058	4,750,715	4,207,372	3,664,028	3,120,68
20 Seventy unit scheme (flats - higher density)	70	£6,975,733	6,439,048	5,962,341	5,485,635	5,008,928	4,532,221	4,055,514	3,578,807	3,102,100	2,625,394	2,148,687	1,671,98
21 One hundred unit scheme (flats - lower density)	100	£13,287,111	12,278,074	11,460,575	10,640,962	9,820,953	9,000,944	8,180,935	7,360,926	6,540,917	5,720,908	4,900,899	4,080,89
22 One hundred unit scheme (flats - higher density)	100	£9,965,333		8,300,204	7,629,107	6,958,009	6,286,911	5,615,814	4,944,716	4,273,618	3,602,520	2,931,422	2,260,32
23 Two hunded unit scheme (flats)	200	£19,930,667	17,901,611	16,563,976	15,226,340	13,888,705	12,551,070	11,213,434	9,875,799	8,538,164	7,200,529	5,862,893	4,525,25
24 Three hundred unit scheme (flats)	300	£29,896,000	23,529,757	21,641,312	19,752,867	17,864,421	15,975,976	14,087,530	12,199,085	10,307,023	8,405,210	6,503,397	4,601,58
25 Four hundred unit scheme (flats)	400	£39,861,333	20,156,534	17,682,525	15,208,515	12,734,505	10,257,068	7,759,288	5,261,506	2,763,726	262,785	- 2,299,249	- 4,865,00
26 Six hunded unit scheme (flats)	600	£59,792,000	25,028,234	21,519,044	18,004,167	14,489,290	10,974,413	7,456,717	3,902,255	347,794	- 3,261,873	- 6,916,946	- 10,588,03
27 Small scale Office	-	£11,958,400	- 10,862,418	- 10,862,418		- 10,862,418	- 10,862,418	- 10,862,418	- 10,862,418	- 10,862,418	- 10,862,418	- 10,862,418	- 10,862,41
28 Medium scale Office	-	£11,958,400	- 15,608,522	- 15,608,522	2 - 15,608,522	- 15,608,522	- 15,608,522	- 15,608,522	- 15,608,522	- 15,608,522	- 15,608,522	- 15,608,522	- 15,608,52
29 Industrial Scheme new build (50% plot ratio)	-	£11,958,400	2,873,938	2,873,938	2,873,938	2,873,938	2,873,938	2,873,938	2,873,938	2,873,938	2,873,938	2,873,938	2,873,93
Industrial scheme intensification (60% plot ratio)	-	£11,958,400	3,448,724	3,448,724	3,448,724	3,448,724	3,448,724	3,448,724	3,448,724	3,448,724	3,448,724	3,448,724	3,448,72

BENCHMARK LAND VALUE 2 (SECONDARY OFFICES)		:	£12,386,600					R	tesidual land va	lues				
Description	No of units	BL	V	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)		1	£412,887	301,307	286,023	270,739	255,456	240,172	224,887	209,603	194,319	179,035	163,751	148,46
2 Two unit scheme (houses)		2	£619,330	603,022	572,453	541,885	511,317	480,749	450,181	419,612	389,045	358,476	327,908	297,34
3 Two unit scheme (flats)		2	£495,464	263,830	246,112	228,394	210,676	192,958	175,239	157,521	139,803	122,085	104,366	86,64
4 Three unit scheme (houses)		3	£928,995	819,752	778,165	736,578	694,991	653,405	611,817	570,230	528,643	487,057	445,470	403,88
5 Three unit scheme (flats)		3	£530,854	396,998	370,422	343,845	317,267	290,690	264,112	237,535	210,958	184,380	157,803	131,22
6 Four unit scheme (houses)		4	£1,238,660	1,131,851	1,074,468	1,017,085	959,702	902,320	844,936	787,554	730,171	672,788	615,405	558,02
7 Four unit scheme (flats)		4	£707,806	560,370	522,926	485,482	448,037	410,593	373,148	335,704	298,260	260,815	223,371	185,92
8 Five unit scheme (houses)		5	£1,548,325	1,366,253	1,296,941	1,227,630	1,158,318	1,089,008	1,019,696	950,384	881,073	811,761	742,450	673,13
9 Five unit scheme (flats)		5	£884,757	663,406	619,110	574,815	530,520	486,224	441,928	397,633	353,338	309,043	264,747	220,45
10 Seven unit scheme (houses)		7	£2,167,655	1,952,745	1,853,718	1,754,692	1,655,665	1,556,638	1,457,613	1,358,586	1,259,559	1,160,532	1,061,506	962,47
11 Seven unit scheme (flats)		7	£1,238,660	936,436	873,753	811,069	748,386	685,702	623,019	560,334	497,651	434,967	372,284	309,60
12 Ten unit scheme (houses)		10	£3,096,650	2,772,497	2,631,883	2,491,271	2,350,657	2,210,043	2,069,430	1,928,816	1,788,202	1,647,589	1,506,975	1,366,36
13 Ten unit scheme (flats)		10	£1,769,514	1,339,158	1,249,610	1,160,062	1,070,514	980,965	891,418	801,869	712,322	622,774	533,226	443,67
14 Twenty unit scheme (houses and flats)		20	£4,128,867	3,513,354	3,309,239	3,105,124	2,901,009	2,696,894	2,492,779	2,288,665	2,084,549	1,880,435	1,676,319	1,472,20
15 Twenty unit scheme (flats)		20	£2,752,578	2,679,618	2,499,930	2,320,240	2,140,550	1,960,862	1,781,172	1,601,483	1,421,794	1,242,104	1,062,415	882,72
16 Thirty unit scheme (flats with community use on ground floor)		30	£4,128,867	3,685,416	3,418,992	3,152,567	2,886,143	2,619,720	2,353,295	2,086,871	1,820,447	1,554,022	1,287,598	1,021,17
17 Fifty unit scheme (flats - lower density)		50	£6,881,444	6,698,083	6,255,498	5,812,914	5,370,083	4,926,043	4,482,003	4,037,963	3,593,923	3,149,881	2,705,841	2,261,80
18 Fifty unit scheme (flats - higher density)		50	£5,161,083	5,478,226	5,082,042	4,685,859	4,289,675	3,893,492	3,497,309	3,101,125	2,704,942	2,308,758	1,912,575	1,516,39
19 Seventy unit scheme (Industrial/employment led scheme)		70	£9,634,022	8,554,118	8,010,775	7,467,432	6,924,088	6,380,745	5,837,402	5,294,058	4,750,715	4,207,372	3,664,028	3,120,68
20 Seventy unit scheme (flats - higher density)		70	£7,225,516	6,439,048	5,962,341	5,485,635	5,008,928	4,532,221	4,055,514	3,578,807	3,102,100	2,625,394	2,148,687	1,671,98
21 One hundred unit scheme (flats - lower density)	1	100	£13,762,888	12,278,074	11,460,575	10,640,962	9,820,953	9,000,944	8,180,935	7,360,926	6,540,917	5,720,908	4,900,899	4,080,89
22 One hundred unit scheme (flats - higher density)	1	100	£10,322,166	8,971,302	8,300,204	7,629,107	6,958,009	6,286,911	5,615,814	4,944,716	4,273,618	3,602,520	2,931,422	2,260,32
23 Two hunded unit scheme (flats)	2	200	£20,644,333	17,901,611	16,563,976	15,226,340	13,888,705	12,551,070	11,213,434	9,875,799	8,538,164	7,200,529	5,862,893	4,525,25
24 Three hundred unit scheme (flats)	3	300	£30,966,499	23,529,757	21,641,312	19,752,867	17,864,421	15,975,976	14,087,530	12,199,085	10,307,023	8,405,210	6,503,397	4,601,58
25 Four hundred unit scheme (flats)	4	100	£41,288,665	20,156,534	17,682,525	15,208,515	12,734,505	10,257,068	7,759,288	5,261,506	2,763,726	262,785	- 2,299,249	- 4,865,00
26 Six hunded unit scheme (flats)	6	600	£61,932,998	25,028,234	21,519,044	18,004,167	14,489,290	10,974,413	7,456,717	3,902,255	347,794	- 3,261,873	- 6,916,946	- 10,588,03
27 Small scale Office		- :	£12,386,600	- 10,862,418	- 10,862,418	- 10,862,418	- 10,862,418	- 10,862,418	- 10,862,418	- 10,862,418	- 10,862,418	- 10,862,418	- 10,862,418	- 10,862,41
28 Medium scale Office		- :	£12,386,600	- 15,608,522	- 15,608,522	- 15,608,522	- 15,608,522	- 15,608,522	- 15,608,522	- 15,608,522	- 15,608,522	- 15,608,522	- 15,608,522	- 15,608,52
29 Industrial Scheme new build (50% plot ratio)		- :	£12,386,600	2,873,938	2,873,938	2,873,938	2,873,938	2,873,938	2,873,938	2,873,938	2,873,938	2,873,938	2,873,938	2,873,93
30 Industrial scheme intensification (60% plot ratio)			£12,386,600	3,448,724	3,448,724	3,448,724	3,448,724	3,448,724	3,448,724	3,448,724	3,448,724	3,448,724	3,448,724	3,448,72

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)		£5,275,753						sidual land val					
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	1	£175,858	301,307	286,023	270,739	255,456	240,172	224,887	209,603	194,319	179,035	163,751	148,4
2 Two unit scheme (houses)	-	£263,788	603,022	572,453	541,885	511,317	480,749	450,181	419,612	389,045	358,476	327,908	297,34
3 Two unit scheme (flats)	-	£211,030	263,830	246,112	228,394	210,676	192,958	175,239	157,521	139,803	122,085	104,366	86,64
4 Three unit scheme (houses)	-	£395,681	819,752	778,165	736,578	694,991	653,405	611,817	570,230	528,643	487,057	445,470	403,88
5 Three unit scheme (flats)	-	£226,104	396,998	370,422	343,845	317,267	290,690	264,112	237,535	210,958	184,380	157,803	131,22
6 Four unit scheme (houses)	-	£527,575	1,131,851	1,074,468	1,017,085	959,702	902,320	844,936	787,554	730,171	672,788	615,405	558,02
7 Four unit scheme (flats)	-	£301,472	560,370	522,926	485,482	448,037	410,593	373,148	335,704	298,260	260,815		
8 Five unit scheme (houses)	-	£659,469	1,366,253	1,296,941	1,227,630	1,158,318	1,089,008	1,019,696	950,384	881,073	811,761	742,450	673,13
9 Five unit scheme (flats)	-	£376,839	663,406	619,110	574,815	530,520	486,224	441,928	397,633	353,338	309,043	264,747	220,45
10 Seven unit scheme (houses)	-	£923,257	1,952,745	1,853,718	1,754,692	1,655,665	1,556,638	1,457,613	1,358,586	1,259,559	1,160,532	1,061,506	962,47
11 Seven unit scheme (flats)	-	£527,575	936,436	873,753	811,069	748,386	685,702	623,019	560,334	497,651	434,967	372,284	309,60
12 Ten unit scheme (houses)	-	£1,318,938	2,772,497	2,631,883	2,491,271	2,350,657	2,210,043	2,069,430	1,928,816	1,788,202	1,647,589	1,506,975	1,366,36
13 Ten unit scheme (flats)	-	£753,679	1,339,158	1,249,610	1,160,062	1,070,514	980,965	891,418	801,869	712,322	622,774	533,226	443,67
14 Twenty unit scheme (houses and flats)	-	£1,758,584	3,513,354	3,309,239	3,105,124	2,901,009	2,696,894	2,492,779	2,288,665	2,084,549	1,880,435	1,676,319	1,472,20
15 Twenty unit scheme (flats)	-	£1,172,389	2,679,618	2,499,930	2,320,240	2,140,550	1,960,862	1,781,172	1,601,483	1,421,794	1,242,104	1,062,415	
16 Thirty unit scheme (flats with community use on ground floor)	-	£1,758,584	3,685,416	3,418,992	3,152,567	2,886,143	2,619,720	2,353,295	2,086,871	1,820,447	1,554,022	1,287,598	1,021,17
17 Fifty unit scheme (flats - lower density)	-	£2,930,974	6,698,083	6,255,498	5,812,914	5,370,083	4,926,043	4,482,003	4,037,963	3,593,923	3,149,881	2,705,841	2,261,80
18 Fifty unit scheme (flats - higher density)	-	£2,198,230	5,478,226	5,082,042	4,685,859	4,289,675	3,893,492	3,497,309	3,101,125	2,704,942	2,308,758	1,912,575	1,516,39
19 Seventy unit scheme (Industrial/employment led scheme)	-	£4,103,363	8,554,118	8,010,775	7,467,432	6,924,088	6,380,745	5,837,402	5,294,058	4,750,715	4,207,372	3,664,028	3,120,68
20 Seventy unit scheme (flats - higher density)	-	£3,077,522	6,439,048	5,962,341	5,485,635	5,008,928	4,532,221	4,055,514	3,578,807	3,102,100	2,625,394	2,148,687	1,671,98
21 One hundred unit scheme (flats - lower density)	-	£5,861,947	12,278,074	11,460,575	10,640,962	9,820,953	9,000,944	8,180,935	7,360,926	6,540,917	5,720,908	4,900,899	4,080,89
22 One hundred unit scheme (flats - higher density)	-	£4,396,460	8,971,302	8,300,204	7,629,107	6,958,009	6,286,911	5,615,814	4,944,716	4,273,618	3,602,520	2,931,422	2,260,32
23 Two hunded unit scheme (flats)	-	£8,792,921	17,901,611	16,563,976	15,226,340	13,888,705	12,551,070	11,213,434	9,875,799	8,538,164	7,200,529	5,862,893	4,525,25
24 Three hundred unit scheme (flats)	-	£13,189,381	23,529,757	21,641,312	19,752,867	17,864,421	15,975,976	14,087,530	12,199,085	10,307,023	8,405,210	6,503,397	4,601,58
25 Four hundred unit scheme (flats)	-	£17,585,842	20,156,534	17,682,525	15,208,515	12,734,505	10,257,068	7,759,288	5,261,506	2,763,726	262,785	- 2,299,249	- 4,865,00
26 Six hunded unit scheme (flats)	-	£26,378,763	25,028,234	21,519,044	18,004,167	14,489,290	10,974,413	7,456,717	3,902,255	347,794	- 3,261,873	- 6,916,946	- 10,588,03
27 Small scale Office	-	£5,275,753	- 10,862,418	- 10,862,418	- 10,862,418	- 10,862,418	- 10,862,418	- 10,862,418	- 10,862,418	- 10,862,418	- 10,862,418	- 10,862,418	- 10,862,41
28 Medium scale Office	-	£5,275,753	- 15,608,522	- 15,608,522	- 15,608,522	- 15,608,522	- 15,608,522	- 15,608,522	- 15,608,522	- 15,608,522	- 15,608,522	- 15,608,522	15,608,52
29 Industrial Scheme new build (50% plot ratio)	-	£5,275,753	2,873,938	2,873,938	2,873,938	2,873,938	2,873,938	2,873,938	2,873,938	2,873,938	2,873,938	2,873,938	2,873,93
30 Industrial scheme intensification (60% plot ratio)		£5,275,753	3,448,724	3,448,724	3,448,724	3,448,724	3,448,724	3,448,724	3,448,724	3,448,724	3,448,724	3,448,724	3,448,72

							R	esidual land va	lues				
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
One unit scheme (houses)	1	£16,667	301,307	286,023	270,739	255,456	240,172	224,887	209,603	194,319	179,035	163,751	148,46
Two unit scheme (houses)	2				541,885	511,317	480,749	450,181			358,476		
Two unit scheme (flats)	2	£20,000	263,830	246,112	228,394	210,676	192,958	175,239	157,521	139,803	122,085	104,366	86,64
Three unit scheme (houses)	3	£37,500	819,752	778,165	736,578	694,991	653,405	611,817	570,230	528,643	487,057	445,470	403,88
Three unit scheme (flats)	3	£21,429	396,998	370,422	343,845	317,267		264,112			184,380		
Four unit scheme (houses)	4	£50,000	1,131,851	1,074,468	1,017,085	959,702	902,320	844,936	787,554	730,171	672,788	615,405	558,02
Four unit scheme (flats)	4	£28,571			485,482	448,037	410,593	373,148			260,815		
Five unit scheme (houses)	5	£62,500			1,227,630	1,158,318	1,089,008	1,019,696	950,384		811,761		
Five unit scheme (flats)	5	£35,714	663,406	619,110	574,815	530,520	486,224	441,928	397,633	353,338	309,043	264,747	220,45
Seven unit scheme (houses)	7	£87,500	1,952,745	1,853,718	1,754,692	1,655,665	1,556,638	1,457,613	1,358,586		1,160,532		
Seven unit scheme (flats)	7	£50,000	936,436	873,753	811,069	748,386	685,702	623,019	560,334	497,651	434,967	372,284	309,60
Ten unit scheme (houses)	10	£125,000	2,772,497	2,631,883	2,491,271	2,350,657	2,210,043	2,069,430	1,928,816	1,788,202	1,647,589	1,506,975	
Ten unit scheme (flats)	10	£71,429	1,339,158	1,249,610	1,160,062	1,070,514	980,965	891,418	801,869	712,322	622,774	533,226	443,67
Twenty unit scheme (houses and flats)	20	£166,667	3,513,354	3,309,239	3,105,124	2,901,009	2,696,894	2,492,779	2,288,665	2,084,549	1,880,435	1,676,319	1,472,20
Twenty unit scheme (flats)	20		2,679,618	2,499,930	2,320,240	2,140,550	1,960,862	1,781,172	1,601,483	1,421,794	1,242,104	1,062,415	
Thirty unit scheme (flats with community use on ground floor)	30	£166,667	3,685,416	3,418,992	3,152,567	2,886,143	2,619,720	2,353,295	2,086,871	1,820,447	1,554,022	1,287,598	1,021,17
Fifty unit scheme (flats - lower density)	50		6,698,083		5,812,914	5,370,083	4,926,043	4,482,003	4,037,963	3,593,923	3,149,881	2,705,841	2,261,80
Fifty unit scheme (flats - higher density)	50			5,082,042	4,685,859	4,289,675	3,893,492	3,497,309			2,308,758		
Seventy unit scheme (Industrial/employment led scheme)	70	£388,889		8,010,775	7,467,432	6,924,088	6,380,745	5,837,402	5,294,058	4,750,715	4,207,372		
Seventy unit scheme (flats - higher density)	70	£291,667	6,439,048	5,962,341	5,485,635	5,008,928	4,532,221	4,055,514	3,578,807	3,102,100	2,625,394	2,148,687	1,671,98
One hundred unit scheme (flats - lower density)	100	£555,556		11,460,575	10,640,962	9,820,953	9,000,944	8,180,935	7,360,926	6,540,917	5,720,908		
One hundred unit scheme (flats - higher density)	100	£416,667		8,300,204	7,629,107	6,958,009	6,286,911	5,615,814	4,944,716		3,602,520		
Two hunded unit scheme (flats)	200	£833,333		16,563,976	15,226,340	13,888,705	12,551,070	11,213,434		8,538,164	7,200,529	5,862,893	
Three hundred unit scheme (flats)	300	£1,250,000	23,529,757	21,641,312	19,752,867	17,864,421	15,975,976	14,087,530	12,199,085	10,307,023	8,405,210	6,503,397	4,601,58
Four hundred unit scheme (flats)	400	£1,666,667	20,156,534	17,682,525	15,208,515	12,734,505	10,257,068	7,759,288	5,261,506	2,763,726	262,785	- 2,299,249	- 4,865,00
Six hunded unit scheme (flats)	600	£2,500,000	25,028,234	21,519,044	18,004,167	14,489,290	10,974,413	7,456,717	3,902,255	347,794	- 3,261,873	- 6,916,946	- 10,588,03
Small scale Office	-	£500,000	- 10,862,418		- 10,862,418	- 10,862,418	- 10,862,418	- 10,862,418	- 10,862,418	- 10,862,418	- 10,862,418	- 10,862,418	- 10,862,41
Medium scale Office	-	£500,000	- 15,608,522	15,608,522	- 15,608,522	- 15,608,522	- 15,608,522	- 15,608,522	- 15,608,522	- 15,608,522	- 15,608,522	- 15,608,522	- 15,608,52
Industrial Scheme new build (50% plot ratio)	-	£500,000	2,873,938	2,873,938	2,873,938	2,873,938	2,873,938	2,873,938	2,873,938	2,873,938	2,873,938	2,873,938	2,873,93
Industrial scheme intensification (60% plot ratio)	-	£500,000	3,448,724	3,448,724	3,448,724	3,448,724	3,448,724	3,448,724	3,448,724	3,448,724	3,448,724	3,448,724	3,448,72

ENCHMARK LAND VALUE 1 (EXISTING RESIDENTIAL)		£12,508,800	PER HA										
								sidual land val					
Description	No of units		0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	1	£416,960				276,822	260,282	243,740	227,199	210,658	194,117	177,577	161,03
2 Two unit scheme (houses)	2	£625,440	653,296	620,214		554,051	520,968	487,886	454,805	421,723	388,641	355,559	
3 Two unit scheme (flats)	2	£500,352				236,018	216,808	197,600	178,390	159,182	139,973		
4 Three unit scheme (houses)	3	£938,160	888,148	843,142	798,135	753,129	708,121	663,115	618,108	573,102	528,094		
5 Three unit scheme (flats)	3	£536,091				355,279	326,467	297,653	268,840	240,026	211,214		
6 Four unit scheme (houses)	4	£1,250,880	1,226,227	1,164,125	1,102,023	1,039,922	977,820	915,718	853,617	791,515	729,413	667,312	605,21
7 Four unit scheme (flats)	4	£714,789		582,782	542,187	501,592	460,998	420,403	379,809	339,214	298,619	258,024	
8 Five unit scheme (houses)	5	£1,563,600		1,405,236		1,255,214	1,180,203	1,105,192	1,030,180	955,169	880,157	805,146	
9 Five unit scheme (flats)	5	£893,486	737,941	689,919	641,896	593,874	545,852	497,830	449,807	401,785	353,763	305,742	257,71
10 Seven unit scheme (houses)	7	£2,189,040	2,115,611	2,008,441	1,901,272	1,794,101	1,686,931	1,579,761	1,472,592	1,365,422	1,258,252	1,151,081	1,043,91
11 Seven unit scheme (flats)	7	£1,250,880	1,042,669	974,674	906,679	838,683	770,688	702,694	634,699	566,703	498,708	430,713	362,71
12 Ten unit scheme (houses)	10	£3,127,200		2,851,583		2,547,230	2,395,053	2,242,877	2,090,700	1,938,523	1,786,347	1,634,170	1,481,99
13 Ten unit scheme (flats)	10	£1,786,971	1,490,920	1,393,784		1,199,512	1,102,375	1,005,239	908,104	810,968	713,831	616,695	519,55
4 Twenty unit scheme (houses and flats)	20	£4,169,600	3,857,424	3,636,106	3,414,787	3,193,469	2,972,151	2,750,833	2,529,514	2,308,195	2,086,877	1,865,558	1,644,24
15 Twenty unit scheme (flats)	20	£2,779,733	2,986,374	2,791,347	2,596,320	2,401,293	2,206,266	2,011,239	1,816,212	1,621,185	1,426,158	1,231,131	1,036,10
6 Thirty unit scheme (flats with community use on ground floor)	30	£4,169,600	4,140,964	3,852,746	3,564,088	3,274,802	2,985,516	2,696,228	2,406,942	2,117,656	1,828,370	1,539,082	1,249,79
17 Fifty unit scheme (flats - lower density)	50	£6,949,333	7,453,639	6,973,276	6,492,914	6,012,552	5,532,190	5,051,828	4,571,415	4,089,271	3,607,127	3,124,983	2,642,83
8 Fifty unit scheme (flats - higher density)	50	£5,212,000	6,162,024	5,733,114	5,302,962	4,872,495	4,442,029	4,011,561	3,581,094	3,150,627	2,720,160	2,289,694	1,859,22
19 Seventy unit scheme (Industrial/employment led scheme)	70	£9,729,067	9,511,662	8,920,441	8,329,221	7,738,001	7,146,780	6,555,559	5,964,339	5,373,119	4,781,898	4,190,677	3,599,45
20 Seventy unit scheme (flats - higher density)	70	£7,296,800	7,279,158	6,760,445	6,241,733	5,723,021	5,204,309	4,685,595	4,166,883	3,648,171	3,129,459	2,610,746	2,092,03
21 One hundred unit scheme (flats - lower density)	100	£13,898,667	13,707,962	12,818,968	11,929,976	11,040,982	10,151,989	9,262,629	8,370,507	7,478,385	6,586,263	5,694,141	4,802,01
22 One hundred unit scheme (flats - higher density)	100	£10,424,000	10,162,247	9,431,601	8,700,956	7,970,311	7,239,667	6,509,022	5,778,377	5,047,732	4,317,087	3,586,442	2,855,79
23 Two hunded unit scheme (flats)	200	£20,848,000	20,298,605	18,841,120	17,383,635	15,926,150	14,468,665	13,011,180	11,553,696	10,096,210	8,638,725	7,181,240	5,723,75
24 Three hundred unit scheme (flats)	300	£31,272,000	26,925,514	24,867,281	22,809,049	20,750,815	18,692,582	16,634,349	14,576,116	12,517,882	10,459,650	8,391,341	6,317,89
25 Four hundred unit scheme (flats)	400	£41,696,000	24,616,865	21,919,838	19,222,812	16,525,787	13,828,761	11,131,734	8,421,684	5,698,176	2,974,668	250,149	- 2,544,14
26 Six hunded unit scheme (flats)	600	£62,544,000	31,339,127	27,538,402	23,737,678	19,915,826	16,081,741	12,247,656	8,413,571	4,551,459	673,639	- 3,257,843	- 7,245,56
27 Small scale Office	-	£12,508,800	750,255	750,255	750,255	750,255	750,255	750,255	750,255	750,255	750,255	750,255	750,25
28 Medium scale Office	-	£12,508,800	- 1,249,253	- 1,249,253	- 1,249,253	- 1,249,253	- 1,249,253	- 1,249,253	- 1,249,253	- 1,249,253	- 1,249,253	- 1,249,253	- 1,249,25
29 Industrial Scheme new build (50% plot ratio)	-	£12,508,800	2,873,938	2,873,938	2,873,938	2,873,938	2,873,938	2,873,938	2,873,938	2,873,938	2,873,938	2,873,938	2,873,93
Industrial scheme intensification (60% plot ratio)	-	£12,508,800	3,448,724	3,448,724	3,448,724	3,448,724	3,448,724	3,448,724	3,448,724	3,448,724	3,448,724	3,448,724	3,448,72

BENCHMARK LAND VALUE 2 (SECONDARY OFFICES)		£12,386,600					Re	esidual land val	ues				
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	1	£412,887	326,445	309,904	293,363	276,822	260,282	243,740	227,199	210,658	194,117	177,577	161,00
2 Two unit scheme (houses)	2	£619,330	653,296	620,214	587,132	554,051	520,968	487,886	454,805	421,723	388,641	355,559	322,4
3 Two unit scheme (flats)	2	£495,464	293,644	274,435	255,226	236,018	216,808	197,600	178,390	159,182	139,973		101,5
4 Three unit scheme (houses)	3	£928,995	888,148	843,142	798,135	753,129	708,121	663,115	618,108	573,102	528,094	483,088	438,0
5 Three unit scheme (flats)	3	£530,854	441,720	412,906	384,093	355,279	326,467	297,653	268,840	240,026	211,214	182,400	153,5
6 Four unit scheme (houses)	4	£1,238,660	1,226,227	1,164,125	1,102,023	1,039,922	977,820	915,718	853,617	791,515	729,413		
7 Four unit scheme (flats)	4	£707,806	623,377	582,782	542,187	501,592	460,998	420,403	379,809	339,214	298,619	258,024	217,4
8 Five unit scheme (houses)	5	£1,548,325	1,480,247	1,405,236	1,330,225	1,255,214	1,180,203	1,105,192	1,030,180	955,169	880,157	805,146	
9 Five unit scheme (flats)	5	£884,757	737,941	689,919	641,896	593,874	545,852	497,830	449,807	401,785	353,763	305,742	257,7
10 Seven unit scheme (houses)	7	£2,167,655	2,115,611	2,008,441	1,901,272	1,794,101	1,686,931	1,579,761	1,472,592	1,365,422	1,258,252	1,151,081	1,043,9
11 Seven unit scheme (flats)	7	£1,238,660	1,042,669	974,674	906,679	838,683	770,688	702,694	634,699	566,703	498,708	430,713	362,7
12 Ten unit scheme (houses)	10	£3,096,650	3,003,760	2,851,583	2,699,407	2,547,230	2,395,053	2,242,877	2,090,700	1,938,523	1,786,347	1,634,170	1,481,9
3 Ten unit scheme (flats)	10	£1,769,514	1,490,920	1,393,784	1,296,648	1,199,512	1,102,375	1,005,239	908,104	810,968	713,831	616,695	519,
4 Twenty unit scheme (houses and flats)	20	£4,128,867	3,857,424	3,636,106	3,414,787	3,193,469	2,972,151	2,750,833	2,529,514	2,308,195	2,086,877	1,865,558	1,644,2
5 Twenty unit scheme (flats)	20	£2,752,578	2,986,374	2,791,347	2,596,320	2,401,293	2,206,266	2,011,239	1,816,212	1,621,185	1,426,158	1,231,131	1,036,
6 Thirty unit scheme (flats with community use on ground floor)	30	£4,128,867	4,140,964	3,852,746	3,564,088	3,274,802	2,985,516	2,696,228	2,406,942	2,117,656	1,828,370	1,539,082	1,249,
7 Fifty unit scheme (flats - lower density)	50	£6,881,444	7,453,639	6,973,276	6,492,914	6,012,552	5,532,190	5,051,828	4,571,415	4,089,271	3,607,127	3,124,983	2,642,
8 Fifty unit scheme (flats - higher density)	50	£5,161,083	6,162,024	5,733,114	5,302,962	4,872,495	4,442,029	4,011,561	3,581,094	3,150,627	2,720,160	2,289,694	1,859,
19 Seventy unit scheme (Industrial/employment led scheme)	70	£9,634,022	9,511,662	8,920,441	8,329,221	7,738,001	7,146,780	6,555,559	5,964,339	5,373,119	4,781,898	4,190,677	3,599,4
20 Seventy unit scheme (flats - higher density)	70	£7,225,516	7,279,158	6,760,445	6,241,733	5,723,021	5,204,309	4,685,595	4,166,883	3,648,171	3,129,459	2,610,746	2,092,0
21 One hundred unit scheme (flats - lower density)	100	£13,762,888	13,707,962	12,818,968	11,929,976	11,040,982	10,151,989	9,262,629	8,370,507	7,478,385	6,586,263	5,694,141	4,802,0
22 One hundred unit scheme (flats - higher density)	100	£10,322,166	10,162,247	9,431,601	8,700,956	7,970,311	7,239,667	6,509,022	5,778,377	5,047,732	4,317,087	3,586,442	2,855,7
23 Two hunded unit scheme (flats)	200	£20,644,333	20,298,605	18,841,120	17,383,635	15,926,150	14,468,665	13,011,180	11,553,696	10,096,210	8,638,725	7,181,240	5,723,7
24 Three hundred unit scheme (flats)	300	£30,966,499	26,925,514	24,867,281	22,809,049	20,750,815	18,692,582	16,634,349	14,576,116	12,517,882	10,459,650	8,391,341	6,317,8
25 Four hundred unit scheme (flats)	400	£41,288,665	24,616,865	21,919,838	19,222,812	16,525,787	13,828,761	11,131,734	8,421,684	5,698,176	2,974,668	250,149	- 2,544,1
26 Six hunded unit scheme (flats)	600	£61,932,998	31,339,127	27,538,402	23,737,678	19,915,826	16,081,741	12,247,656	8,413,571	4,551,459	673,639	- 3,257,843	- 7,245,
27 Small scale Office	-	£12,386,600	750,255	750,255	750,255	750,255	750,255	750,255	750,255	750,255	750,255	750,255	750,2
28 Medium scale Office	-	£12,386,600	- 1,249,253	- 1,249,253	- 1,249,253	- 1,249,253	- 1,249,253	- 1,249,253	- 1,249,253	- 1,249,253	- 1,249,253	- 1,249,253	- 1,249,2
29 Industrial Scheme new build (50% plot ratio)	-	£12,386,600	2,873,938	2,873,938	2,873,938	2,873,938	2,873,938	2,873,938	2,873,938	2,873,938	2,873,938	2,873,938	2,873,
30 Industrial scheme intensification (60% plot ratio)	-	£12,386,600	3,448,724	3,448,724	3,448,724	3,448,724	3,448,724	3,448,724	3,448,724	3,448,724	3,448,724	3,448,724	3,448,

ENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)		£5,275,753					Re	sidual land val	ues				
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)		£175,858	326,445	309,904	293,363	276,822	260,282	243,740	227,199	210,658	194,117	177,577	161,0
2 Two unit scheme (houses)	-	£263,788	653,296	620,214	587,132	554,051	520,968	487,886	454,805	421,723	388,641	355,559	322,47
3 Two unit scheme (flats)	-	£211,030	293,644	274,435	255,226	236,018	216,808	197,600	178,390	159,182	139,973	120,764	101,55
4 Three unit scheme (houses)	-	£395,681	888,148	843,142	798,135	753,129	708,121	663,115	618,108	573,102	528,094	483,088	438,08
5 Three unit scheme (flats)	-	£226,104		412,906	384,093	355,279	326,467	297,653	268,840	240,026	211,214	182,400	153,58
6 Four unit scheme (houses)	-	£527,575	1,226,227	1,164,125	1,102,023	1,039,922	977,820	915,718	853,617	791,515	729,413	667,312	605,2
7 Four unit scheme (flats)	-	£301,472		582,782	542,187	501,592	460,998	420,403	379,809	339,214	298,619	258,024	
8 Five unit scheme (houses)	-	£659,469	1,480,247	1,405,236	1,330,225	1,255,214	1,180,203	1,105,192	1,030,180	955,169	880,157	805,146	730,13
9 Five unit scheme (flats)	-	£376,839	737,941	689,919	641,896	593,874	545,852	497,830	449,807	401,785	353,763	305,742	257,71
10 Seven unit scheme (houses)	-	£923,257	2,115,611	2,008,441	1,901,272	1,794,101	1,686,931	1,579,761	1,472,592	1,365,422	1,258,252	1,151,081	1,043,91
11 Seven unit scheme (flats)	-	£527,575	1,042,669	974,674	906,679	838,683	770,688	702,694	634,699	566,703	498,708	430,713	362,71
12 Ten unit scheme (houses)	-	£1,318,938	3,003,760	2,851,583	2,699,407	2,547,230	2,395,053	2,242,877	2,090,700	1,938,523	1,786,347	1,634,170	1,481,99
13 Ten unit scheme (flats)	-	£753,679	1,490,920	1,393,784	1,296,648	1,199,512	1,102,375	1,005,239	908,104	810,968	713,831	616,695	519,5
14 Twenty unit scheme (houses and flats)	-	£1,758,584	3,857,424	3,636,106	3,414,787	3,193,469	2,972,151	2,750,833	2,529,514	2,308,195	2,086,877	1,865,558	1,644,24
15 Twenty unit scheme (flats)	-	£1,172,389	2,986,374	2,791,347	2,596,320	2,401,293	2,206,266	2,011,239	1,816,212	1,621,185	1,426,158	1,231,131	1,036,10
16 Thirty unit scheme (flats with community use on ground floor)	-	£1,758,584	4,140,964	3,852,746	3,564,088	3,274,802	2,985,516	2,696,228	2,406,942	2,117,656	1,828,370	1,539,082	1,249,79
17 Fifty unit scheme (flats - lower density)	-	£2,930,974	7,453,639	6,973,276	6,492,914	6,012,552	5,532,190	5,051,828	4,571,415	4,089,271	3,607,127	3,124,983	2,642,83
18 Fifty unit scheme (flats - higher density)	-	£2,198,230	6,162,024	5,733,114	5,302,962	4,872,495	4,442,029	4,011,561	3,581,094	3,150,627	2,720,160	2,289,694	1,859,22
19 Seventy unit scheme (Industrial/employment led scheme)	-	£4,103,363	9,511,662	8,920,441	8,329,221	7,738,001	7,146,780	6,555,559	5,964,339	5,373,119	4,781,898	4,190,677	3,599,45
20 Seventy unit scheme (flats - higher density)	-	£3,077,522	7,279,158	6,760,445	6,241,733	5,723,021	5,204,309	4,685,595	4,166,883	3,648,171	3,129,459	2,610,746	2,092,03
21 One hundred unit scheme (flats - lower density)	-	£5,861,947	13,707,962	12,818,968	11,929,976	11,040,982	10,151,989	9,262,629	8,370,507	7,478,385	6,586,263	5,694,141	4,802,01
22 One hundred unit scheme (flats - higher density)	-	£4,396,460	10,162,247	9,431,601	8,700,956	7,970,311	7,239,667	6,509,022	5,778,377	5,047,732	4,317,087	3,586,442	2,855,79
23 Two hunded unit scheme (flats)	-	£8,792,921	20,298,605	18,841,120	17,383,635	15,926,150	14,468,665	13,011,180	11,553,696	10,096,210	8,638,725	7,181,240	5,723,75
24 Three hundred unit scheme (flats)	-	£13,189,381	26,925,514	24,867,281	22,809,049	20,750,815	18,692,582	16,634,349	14,576,116	12,517,882	10,459,650	8,391,341	6,317,89
25 Four hundred unit scheme (flats)	-	£17,585,842	24,616,865	21,919,838	19,222,812	16,525,787	13,828,761	11,131,734	8,421,684	5,698,176	2,974,668	250,149	- 2,544,14
26 Six hunded unit scheme (flats)	-	£26,378,763	31,339,127	27,538,402	23,737,678	19,915,826	16,081,741	12,247,656	8,413,571	4,551,459	673,639	- 3,257,843	- 7,245,56
27 Small scale Office	-	£5,275,753	750,255	750,255	750,255	750,255	750,255	750,255	750,255	750,255	750,255	750,255	750,25
28 Medium scale Office	-	£5,275,753	- 1,249,253	- 1,249,253	- 1,249,253	- 1,249,253	- 1,249,253	- 1,249,253	- 1,249,253	- 1,249,253	- 1,249,253	- 1,249,253	- 1,249,25
29 Industrial Scheme new build (50% plot ratio)	-	£5,275,753	2,873,938	2,873,938	2,873,938	2,873,938	2,873,938	2,873,938	2,873,938	2,873,938	2,873,938	2,873,938	2,873,93
30 Industrial scheme intensification (60% plot ratio)	-	£5,275,753	3,448,724	3,448,724	3,448,724	3,448,724	3,448,724	3,448,724	3,448,724	3,448,724	3,448,724	3,448,724	3,448,72

							R	esidual land val	ues				
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
One unit scheme (houses)	1	£16,667	326,445	309,904	293,363	276,822	260,282	243,740	227,199	210,658	194,117	177,577	161,03
Two unit scheme (houses)	2			620,214	587,132	554,051	520,968	487,886	454,805		388,641		
Two unit scheme (flats)	2	£20,000	293,644	274,435	255,226	236,018	216,808	197,600	178,390	159,182	139,973	120,764	101,55
Three unit scheme (houses)	3	£37,500	888,148	843,142	798,135	753,129	708,121	663,115	618,108	573,102	528,094	483,088	438,08
Three unit scheme (flats)	3	£21,429	441,720	412,906	384,093	355,279	326,467	297,653			211,214		
Four unit scheme (houses)	4	£50,000	1,226,227	1,164,125	1,102,023	1,039,922	977,820	915,718	853,617	791,515	729,413	667,312	605,21
Four unit scheme (flats)	4	£28,571	623,377	582,782	542,187	501,592	460,998	420,403	379,809		298,619	258,024	
Five unit scheme (houses)	5	£62,500		1,405,236	1,330,225	1,255,214	1,180,203	1,105,192			880,157		
Five unit scheme (flats)	5	£35,714		689,919	641,896	593,874	545,852	497,830		401,785	353,763		
Seven unit scheme (houses)	7	201,000		2,008,441	1,901,272	1,794,101	1,686,931	1,579,761	1,472,592		1,258,252		1,043,91
Seven unit scheme (flats)	7	£50,000	1,042,669	974,674	906,679	838,683	770,688	702,694			498,708		
Ten unit scheme (houses)	10			2,851,583	2,699,407	2,547,230	2,395,053	2,242,877	2,090,700		1,786,347		
Ten unit scheme (flats)	10	£71,429	1,490,920	1,393,784	1,296,648	1,199,512	1,102,375	1,005,239	908,104	810,968	713,831	616,695	
Twenty unit scheme (houses and flats)	20			3,636,106	3,414,787	3,193,469	2,972,151	2,750,833	2,529,514	2,308,195	2,086,877	1,865,558	
Twenty unit scheme (flats)	20			2,791,347	2,596,320	2,401,293	2,206,266	2,011,239	1,816,212	1,621,185	1,426,158		1,036,10
Thirty unit scheme (flats with community use on ground floor)	30			3,852,746	3,564,088	3,274,802	2,985,516	2,696,228	2,406,942		1,828,370		
Fifty unit scheme (flats - lower density)	50			6,973,276	6,492,914	6,012,552	5,532,190	5,051,828	4,571,415		3,607,127		
Fifty unit scheme (flats - higher density)	50			5,733,114	5,302,962	4,872,495		4,011,561	3,581,094		2,720,160	1	
Seventy unit scheme (Industrial/employment led scheme)	70			8,920,441	8,329,221	7,738,001	7,146,780	6,555,559	5,964,339		4,781,898		3,599,45
Seventy unit scheme (flats - higher density)	70			6,760,445	6,241,733	5,723,021	5,204,309	4,685,595	4,166,883	3,648,171	3,129,459		
One hundred unit scheme (flats - lower density)	100			12,818,968	11,929,976	11,040,982	10,151,989	9,262,629	8,370,507	7,478,385	6,586,263	5,694,141	4,802,01
One hundred unit scheme (flats - higher density)	100			9,431,601	8,700,956	7,970,311	7,239,667	6,509,022		5,047,732	4,317,087	3,586,442	
Two hunded unit scheme (flats)	200			18,841,120	17,383,635	15,926,150	14,468,665	13,011,180	100000	-,	8,638,725		
Three hundred unit scheme (flats)	300	,,	7.7.5	24,867,281	22,809,049	20,750,815	18,692,582	16,634,349	10 00 0	12,517,882	10,459,650		6,317,89
Four hundred unit scheme (flats)	400		24,616,865	21,919,838	19,222,812	16,525,787	13,828,761	11,131,734	8,421,684	5,698,176	2,974,668	250,149	- 2,544,14
Six hunded unit scheme (flats)	600	£2,500,000		27,538,402	23,737,678	19,915,826	16,081,741	12,247,656	8,413,571	4,551,459	673,639	- 3,257,843	. ,= ,
Small scale Office	-	£500,000		750,255	750,255	750,255	750,255	750,255			750,255	750,255	
Medium scale Office	-	£500,000		- 1,249,253	- 1,249,253	- 1,249,253	- 1,249,253	- 1,249,253	- 1,249,253	- 1,249,253	- 1,249,253	- 1,249,253	- 1,249,25
Industrial Scheme new build (50% plot ratio)	-	£500,000	2,873,938	2,873,938	2,873,938	2,873,938	2,873,938	2,873,938	2,873,938	2,873,938	2,873,938	2,873,938	2,873,93
Industrial scheme intensification (60% plot ratio)	-	£500,000	3,448,724	3,448,724	3,448,724	3,448,724	3,448,724	3,448,724	3,448,724	3,448,724	3,448,724	3,448,724	3,448,72

							Re	sidual land val	ues				
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	1	£435,307	351,582	333,785	315,986	298,189	280,391	262,593	244,795	226,998	209,200	191,402	2 173,
Two unit scheme (houses)	2	£652,960	703,571	667,975	632,379	596,784	561,188	525,592	489,997	454,401	418,805	383,210	
Two unit scheme (flats)	2	£522,368	323,458	302,758		261,359	240,660	219,960	199,261	178,561	157,861	137,161	
Three unit scheme (houses)	3	£979,440	956,545	908,118	859,692	811,265	762,839	714,412	665,986	617,559	569,132	520,706	6 472,
Three unit scheme (flats)	3	£559,680	486,441	455,391	424,341	393,293	362,243	331,194	300,144	269,095	238,046	206,996	
Four unit scheme (houses)	4	£1,305,920	1,320,602	1,253,781	1,186,962	1,120,141	1,053,320	986,500	919,680	852,859	786,039	719,219	652
Four unit scheme (flats)	4	£746,240	686,384	642,638	598,893	555,149	511,403	467,658	423,913	380,168	336,423	292,678	
B Five unit scheme (houses)	5	£1,632,400	1,594,242	1,513,531	1,432,820	1,352,109	1,271,398	1,190,687	1,109,977	1,029,265	948,554		
Five unit scheme (flats)	5	£932,800	812,476	760,726	708,977	657,229	605,479	553,731	501,982	450,233	398,484	346,736	3 294
Seven unit scheme (houses)	7	£2,285,360	2,278,477	2,163,164	2,047,850	1,932,537	1,817,224	1,701,911	1,586,598	1,471,284	1,355,971	1,240,658	
Seven unit scheme (flats)	7	£1,305,920	1,148,903	1,075,596	1,002,290	928,982	855,676	782,368	709,062	635,754	562,448	489,141	l 415
? Ten unit scheme (houses)	10	£3,264,800	3,235,022	3,071,282	2,907,543	2,743,802	2,580,063	2,416,323	2,252,583	2,088,843	1,925,104	1,761,364	
Ten unit scheme (flats)	10	£1,865,600	1,642,682	1,537,957	1,433,233	1,328,509	1,223,785	1,119,061	1,014,337	909,612	804,888	700,164	595
Twenty unit scheme (houses and flats)	20	£4,353,067	4,201,494	3,962,973	3,724,451	3,485,929	3,247,407	3,008,885	2,770,364	2,531,841	2,293,319	2,054,797	7 1,816
Twenty unit scheme (flats)	20	£2,902,044	3,293,130	3,082,765	2,872,401	2,662,035	2,451,671	2,241,306	2,030,941	1,820,576	1,610,211	1,399,846	1,189
Thirty unit scheme (flats with community use on ground floor)	30	£4,353,067	4,594,298	4,283,413	3,972,529	3,661,645	3,350,761	3,039,163	2,727,014	2,414,865	2,102,716	1,790,568	1,478
Fifty unit scheme (flats - lower density)	50	£7,255,111	8,209,195	7,691,055	7,172,914	6,654,775	6,136,635	5,618,495	5,100,354	4,582,214	4,064,075	3,544,124	3,023
Fifty unit scheme (flats - higher density)	50	£5,441,333	6,841,829	6,378,929	5,916,028	5,453,127	4,990,227	4,525,814	4,061,063	3,596,313	3,131,563	2,666,812	2,202
Seventy unit scheme (Industrial/employment led scheme)	70	£10,157,156	10,831,690	10,192,592	9,553,495	8,914,397	8,275,300	7,636,202	6,997,105	6,358,007	5,718,909	5,079,811	4,440
Seventy unit scheme (flats - higher density)	70	£7,617,867		7,558,549		6,437,113	5,876,395	5,315,678	4,754,960	4,194,242	3,633,524	3,072,807	7 2,512
1 One hundred unit scheme (flats - lower density)	100	£14,510,222	15,214,717	14,254,230	13,293,742	12,333,255	11,372,766	10,412,279	9,451,791	8,491,303	7,529,574	6,565,339	5,601
One hundred unit scheme (flats - higher density)	100	£10,882,667	11,346,682	10,559,500		8,982,614	8,192,423	7,402,230	6,612,038	5,821,846	5,031,654		
Two hunded unit scheme (flats)	200	£21,765,333	22,777,917	21,206,529	19,635,140	18,059,519	16,482,184	14,904,849	13,327,514	11,750,180	10,172,845	8,595,510	7,018
Three hundred unit scheme (flats)	300	£32,648,000	30,321,272	28,093,251	25,865,230	23,637,209	21,409,188	19,181,167	16,953,146	14,725,125	12,497,104	10,269,083	8,034
Four hundred unit scheme (flats)	400	£43,530,667	29,141,415	26,241,476	23,326,226	20,406,184	17,486,141	14,566,098	11,646,056	8,723,005	5,773,770	2,824,534	1 - 130
Six hunded unit scheme (flats)	600	£65,296,000	37,820,611	33,704,342	29,588,073	25,471,803	21,355,534	17,208,780	13,055,487	8,902,194	4,729,398	528,219	9 - 3,738
Small scale Office	-	£13,059,200			7,831,049	7,831,049	7,831,049	7,831,049	7,831,049	7,831,049	7,831,049	7,831,049	7,831
Medium scale Office	-	£13,059,200	7,263,522	7,263,522	7,263,522	7,263,522	7,263,522	7,263,522	7,263,522	7,263,522	7,263,522	7,263,522	7,263
Industrial Scheme new build (50% plot ratio)	-	£13,059,200	3,655,589	3,655,589	3,655,589	3,655,589	3,655,589	3,655,589	3,655,589	3,655,589	3,655,589	3,655,589	3,655
Industrial scheme intensification (60% plot ratio)	-	£13,059,200	4,386,707	4.386.707	4,386,707	4,386,707	4,386,707	4.386.707	4.386.707	4.386.707	4,386,707	4.386,707	7 4,386

BENCHMARK LAND VALUE 2 (SECONDARY OFFICES)		£12,386,600					R	esidual land val	ues				
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	1	£412,887	351,582	333,785	315,986	298,189	280,391	262,593	244,795	226,998	209,200	191,402	173,60
2 Two unit scheme (houses)	2	£619,330	703,571	667,975	632,379	596,784	561,188	525,592	489,997	454,401	418,805	383,210	347,61
3 Two unit scheme (flats)	2	£495,464	323,458	302,758	282,059	261,359	240,660	219,960	199,261	178,561	157,861	137,161	116,46
4 Three unit scheme (houses)	3	£928,995	956,545	908,118	859,692	811,265	762,839	714,412	665,986	617,559	569,132	520,706	472,28
5 Three unit scheme (flats)	3	£530,854	486,441	455,391	424,341	393,293	362,243	331,194	300,144	269,095	238,046	206,996	175,94
6 Four unit scheme (houses)	4	£1,238,660	1,320,602	1,253,781	1,186,962	1,120,141	1,053,320	986,500	919,680	852,859	786,039	719,219	652,39
7 Four unit scheme (flats)	4	£707,806	686,384	642,638	598,893	555,149	511,403	467,658	423,913	380,168	336,423	292,678	248,93
8 Five unit scheme (houses)	5	£1,548,325	1,594,242	1,513,531	1,432,820	1,352,109	1,271,398	1,190,687	1,109,977	1,029,265	948,554	867,843	787,13
9 Five unit scheme (flats)	5	£884,757	812,476	760,726	708,977	657,229	605,479	553,731	501,982	450,233	398,484	346,736	294,98
10 Seven unit scheme (houses)	7	£2,167,655	2,278,477	2,163,164	2,047,850	1,932,537	1,817,224	1,701,911	1,586,598	1,471,284	1,355,971	1,240,658	1,125,34
11 Seven unit scheme (flats)	7	£1,238,660	1,148,903	1,075,596	1,002,290	928,982	855,676	782,368	709,062	635,754	562,448	489,141	415,83
12 Ten unit scheme (houses)	10	£3,096,650	3,235,022	3,071,282	2,907,543	2,743,802	2,580,063	2,416,323	2,252,583	2,088,843	1,925,104	1,761,364	1,597,62
13 Ten unit scheme (flats)	10	£1,769,514	1,642,682	1,537,957	1,433,233	1,328,509	1,223,785	1,119,061	1,014,337	909,612	804,888	700,164	595,44
14 Twenty unit scheme (houses and flats)	20	£4,128,867	4,201,494	3,962,973	3,724,451	3,485,929	3,247,407	3,008,885	2,770,364	2,531,841	2,293,319	2,054,797	1,816,27
15 Twenty unit scheme (flats)	20	£2,752,578	3,293,130	3,082,765	2,872,401	2,662,035	2,451,671	2,241,306	2,030,941	1,820,576	1,610,211	1,399,846	1,189,48
16 Thirty unit scheme (flats with community use on ground floor)	30	£4,128,867	4,594,298	4,283,413	3,972,529	3,661,645	3,350,761	3,039,163	2,727,014	2,414,865	2,102,716	1,790,568	1,478,41
17 Fifty unit scheme (flats - lower density)	50	£6,881,444	8,209,195	7,691,055	7,172,914	6,654,775	6,136,635	5,618,495	5,100,354	4,582,214	4,064,075	3,544,124	3,023,87
18 Fifty unit scheme (flats - higher density)	50	£5,161,083	6,841,829	6,378,929	5,916,028	5,453,127	4,990,227	4,525,814	4,061,063	3,596,313	3,131,563	2,666,812	2,202,06
19 Seventy unit scheme (Industrial/employment led scheme)	70	£9,634,022	10,831,690	10,192,592	9,553,495	8,914,397	8,275,300	7,636,202	6,997,105	6,358,007	5,718,909	5,079,811	4,440,71
20 Seventy unit scheme (flats - higher density)	70	£7,225,516	8,119,266	7,558,549	6,997,831	6,437,113	5,876,395	5,315,678	4,754,960	4,194,242	3,633,524	3,072,807	2,512,08
21 One hundred unit scheme (flats - lower density)	100	£13,762,888	15,214,717	14,254,230	13,293,742	12,333,255	11,372,766	10,412,279	9,451,791	8,491,303	7,529,574	6,565,339	5,601,10
22 One hundred unit scheme (flats - higher density)	100	£10,322,166	11,346,682	10,559,500	9,772,318	8,982,614	8,192,423	7,402,230	6,612,038	5,821,846	5,031,654	4,241,462	3,451,27
23 Two hunded unit scheme (flats)	200	£20,644,333	22,777,917	21,206,529	19,635,140	18,059,519	16,482,184	14,904,849	13,327,514	11,750,180	10,172,845	8,595,510	7,018,17
24 Three hundred unit scheme (flats)	300	£30,966,499	30,321,272	28,093,251	25,865,230	23,637,209	21,409,188	19,181,167	16,953,146	14,725,125	12,497,104	10,269,083	8,034,21
25 Four hundred unit scheme (flats)	400	£41,288,665	29,141,415	26,241,476	23,326,226	20,406,184	17,486,141	14,566,098	11,646,056	8,723,005	5,773,770	2,824,534	- 130,34
26 Six hunded unit scheme (flats)	600	£61,932,998	37,820,611	33,704,342	29,588,073	25,471,803	21,355,534	17,208,780	13,055,487	8,902,194	4,729,398	528,219	- 3,738,65
27 Small scale Office	-	£12,386,600	7,831,049	7,831,049	7,831,049	7,831,049	7,831,049	7,831,049	7,831,049	7,831,049	7,831,049	7,831,049	7,831,04
28 Medium scale Office	-	£12,386,600	7,263,522	7,263,522	7,263,522	7,263,522	7,263,522	7,263,522	7,263,522	7,263,522	7,263,522	7,263,522	7,263,52
29 Industrial Scheme new build (50% plot ratio)		£12,386,600	3,655,589	3,655,589	3,655,589	3,655,589	3,655,589	3,655,589	3,655,589	3,655,589	3,655,589	3,655,589	3,655,58
30 Industrial scheme intensification (60% plot ratio)	-	£12,386,600	4,386,707	4,386,707	4,386,707	4,386,707	4,386,707	4,386,707	4,386,707	4,386,707	4,386,707	4,386,707	4,386,70

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)		£5,275,753						sidual land val					
Description	No of units			5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	1	£175,858	351,582	333,785	315,986	298,189	280,391	262,593	244,795	226,998	209,200	191,402	173,60
2 Two unit scheme (houses)	-	£263,788	703,571	667,975	632,379	596,784	561,188	525,592	489,997	454,401	418,805	383,210	347,61
3 Two unit scheme (flats)	-	£211,030	323,458	302,758	282,059	261,359	240,660	219,960	199,261	178,561	157,861	137,161	116,46
4 Three unit scheme (houses)	-	£395,681	956,545	908,118	859,692	811,265	762,839	714,412	665,986	617,559	569,132	520,706	472,28
5 Three unit scheme (flats)	-	£226,104	486,441	455,391	424,341	393,293	362,243	331,194	300,144	269,095	238,046	206,996	175,94
6 Four unit scheme (houses)	-	£527,575	1,320,602	1,253,781	1,186,962	1,120,141	1,053,320	986,500	919,680	852,859	786,039	719,219	652,39
7 Four unit scheme (flats)	-	£301,472	686,384	642,638	598,893	555,149	511,403	467,658	423,913	380,168	336,423	292,678	
8 Five unit scheme (houses)	-	£659,469	1,594,242	1,513,531	1,432,820	1,352,109	1,271,398	1,190,687	1,109,977	1,029,265	948,554	867,843	787,13
9 Five unit scheme (flats)	-	£376,839	812,476	760,726	708,977	657,229	605,479	553,731	501,982	450,233	398,484	346,736	294,98
10 Seven unit scheme (houses)	-	£923,257	2,278,477	2,163,164	2,047,850	1,932,537	1,817,224	1,701,911	1,586,598	1,471,284	1,355,971	1,240,658	1,125,34
11 Seven unit scheme (flats)	-	£527,575	1,148,903	1,075,596	1,002,290	928,982	855,676	782,368	709,062	635,754	562,448	489,141	415,83
12 Ten unit scheme (houses)	-	£1,318,938	3,235,022	3,071,282	2,907,543	2,743,802	2,580,063	2,416,323	2,252,583	2,088,843	1,925,104	1,761,364	1,597,62
13 Ten unit scheme (flats)	-	£753,679	1,642,682	1,537,957	1,433,233	1,328,509	1,223,785	1,119,061	1,014,337	909,612	804,888	700,164	595,44
14 Twenty unit scheme (houses and flats)	-	£1,758,584	4,201,494	3,962,973	3,724,451	3,485,929	3,247,407	3,008,885	2,770,364	2,531,841	2,293,319	2,054,797	1,816,27
15 Twenty unit scheme (flats)	-	£1,172,389	3,293,130	3,082,765	2,872,401	2,662,035	2,451,671	2,241,306	2,030,941	1,820,576	1,610,211	1,399,846	1,189,48
16 Thirty unit scheme (flats with community use on ground floor)	-	£1,758,584	4,594,298	4,283,413	3,972,529	3,661,645	3,350,761	3,039,163	2,727,014	2,414,865	2,102,716	1,790,568	1,478,41
17 Fifty unit scheme (flats - lower density)	-	£2,930,974	8,209,195	7,691,055	7,172,914	6,654,775	6,136,635	5,618,495	5,100,354	4,582,214	4,064,075	3,544,124	3,023,87
18 Fifty unit scheme (flats - higher density)	-	£2,198,230	6,841,829	6,378,929	5,916,028	5,453,127	4,990,227	4,525,814	4,061,063	3,596,313	3,131,563	2,666,812	2,202,06
19 Seventy unit scheme (Industrial/employment led scheme)	-	£4,103,363	10,831,690	10,192,592	9,553,495	8,914,397	8,275,300	7,636,202	6,997,105	6,358,007	5,718,909	5,079,811	4,440,71
20 Seventy unit scheme (flats - higher density)	-	£3,077,522	8,119,266	7,558,549	6,997,831	6,437,113	5,876,395	5,315,678	4,754,960	4,194,242	3,633,524	3,072,807	2,512,08
21 One hundred unit scheme (flats - lower density)	-	£5,861,947	15,214,717	14,254,230	13,293,742	12,333,255	11,372,766	10,412,279	9,451,791	8,491,303	7,529,574	6,565,339	5,601,10
22 One hundred unit scheme (flats - higher density)	-	£4,396,460	11,346,682	10,559,500	9,772,318	8,982,614	8,192,423	7,402,230	6,612,038	5,821,846	5,031,654	4,241,462	
23 Two hunded unit scheme (flats)	-	£8,792,921	22,777,917	21,206,529	19,635,140	18,059,519	16,482,184	14,904,849	13,327,514	11,750,180	10,172,845	8,595,510	7,018,17
24 Three hundred unit scheme (flats)	-	£13,189,381	30,321,272	28,093,251	25,865,230	23,637,209	21,409,188	19,181,167	16,953,146	14,725,125	12,497,104	10,269,083	8,034,21
25 Four hundred unit scheme (flats)	-	£17,585,842	29,141,415	26,241,476	23,326,226	20,406,184	17,486,141	14,566,098	11,646,056	8,723,005	5,773,770	2,824,534	- 130,34
26 Six hunded unit scheme (flats)	-	£26,378,763	37,820,611	33,704,342	29,588,073	25,471,803	21,355,534	17,208,780	13,055,487	8,902,194	4,729,398	528,219	- 3,738,65
27 Small scale Office	-	£5,275,753	7,831,049	7,831,049	7,831,049	7,831,049	7,831,049	7,831,049	7,831,049	7,831,049	7,831,049	7,831,049	
28 Medium scale Office	-	£5,275,753	7,263,522	7,263,522	7,263,522	7,263,522	7,263,522	7,263,522	7,263,522	7,263,522	7,263,522	7,263,522	7,263,52
29 Industrial Scheme new build (50% plot ratio)	-	£5,275,753	3,655,589	3,655,589	3,655,589	3,655,589	3,655,589	3,655,589	3,655,589	3,655,589	3,655,589	3,655,589	3,655,58
30 Industrial scheme intensification (60% plot ratio)	-	£5,275,753	4,386,707	4,386,707	4,386,707	4,386,707	4,386,707	4,386,707	4,386,707	4,386,707	4,386,707	4,386,707	4,386,70

							R	esidual land val	ues				
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	1	£16,667	351,582	333,785	315,986	298,189	280,391	262,593	244,795	226,998	209,200	191,402	173,604
2 Two unit scheme (houses)	2	220,000	703,571	667,975	632,379	596,784	561,188	525,592	489,997	454,401	418,805	383,210	347,615
3 Two unit scheme (flats)	2	£20,000	323,458	302,758	282,059	261,359	240,660	219,960	199,261	178,561	157,861	137,161	116,463
4 Three unit scheme (houses)	3	£37,500	956,545	908,118	859,692	811,265	762,839	714,412	665,986	617,559	569,132	520,706	472,280
5 Three unit scheme (flats)	3	£21,429		455,391	424,341	393,293	362,243	331,194	300,144		238,046	206,996	175,948
6 Four unit scheme (houses)	4	£50,000	1,320,602	1,253,781	1,186,962	1,120,141	1,053,320	986,500	919,680	852,859	786,039	719,219	652,398
7 Four unit scheme (flats)	4	£28,571	686,384	642,638	598,893	555,149	511,403	467,658	423,913	380,168	336,423	292,678	
8 Five unit scheme (houses)		£62,500		1,513,531	1,432,820	1,352,109	1,271,398	1,190,687	1,109,977	1,029,265	948,554		
9 Five unit scheme (flats)	5	£35,714	812,476	760,726	708,977	657,229	605,479	553,731	501,982	450,233	398,484	346,736	294,986
10 Seven unit scheme (houses)	7	£87,500	2,278,477	2,163,164	2,047,850	1,932,537	1,817,224	1,701,911	1,586,598	1,471,284	1,355,971	1,240,658	
11 Seven unit scheme (flats)	7	£50,000	1,148,903	1,075,596	1,002,290	928,982	855,676	782,368	709,062	635,754	562,448	489,141	
12 Ten unit scheme (houses)	10	£125,000	3,235,022	3,071,282	2,907,543	2,743,802	2,580,063	2,416,323	2,252,583	2,088,843	1,925,104	1,761,364	1,597,624
13 Ten unit scheme (flats)	10	£71,429	1,642,682	1,537,957	1,433,233	1,328,509	1,223,785	1,119,061	1,014,337	909,612	804,888	700,164	
14 Twenty unit scheme (houses and flats)	20		4,201,494	3,962,973	3,724,451	3,485,929	3,247,407	3,008,885	2,770,364	2,531,841	2,293,319	2,054,797	1,816,275
15 Twenty unit scheme (flats)	20		3,293,130	3,082,765	2,872,401	2,662,035	2,451,671	2,241,306	2,030,941	1,820,576	1,610,211	1,399,846	1,189,482
16 Thirty unit scheme (flats with community use on ground floor)	30		4,594,298	4,283,413	3,972,529	3,661,645	3,350,761	3,039,163	2,727,014	2,414,865	2,102,716	1,790,568	
17 Fifty unit scheme (flats - lower density)	50			7,691,055		6,654,775	6,136,635	5,618,495	5,100,354	4,582,214	4,064,075	3,544,124	
18 Fifty unit scheme (flats - higher density)	50		-1	6,378,929		5,453,127	4,990,227	4,525,814	4,061,063	3,596,313	3,131,563	2,666,812	2,202,062
19 Seventy unit scheme (Industrial/employment led scheme)	70			10,192,592	9,553,495	8,914,397	8,275,300	7,636,202	6,997,105		5,718,909	5,079,811	4,440,713
20 Seventy unit scheme (flats - higher density)	70		8,119,266	7,558,549	6,997,831	6,437,113	5,876,395	5,315,678	4,754,960	4,194,242	3,633,524	3,072,807	2,512,089
21 One hundred unit scheme (flats - lower density)	100		15,214,717	14,254,230	13,293,742	12,333,255	11,372,766	10,412,279	9,451,791	8,491,303	7,529,574	6,565,339	5,601,104
One hundred unit scheme (flats - higher density)	100		11,346,682	10,559,500	9,772,318	8,982,614	8,192,423	7,402,230	6,612,038	5,821,846	5,031,654	4,241,462	
Two hunded unit scheme (flats)	200			21,206,529	19,635,140	18,059,519	16,482,184	14,904,849	13,327,514	11,750,180	10,172,845	8,595,510	7,018,175
Three hundred unit scheme (flats)	300	,,	30,321,272	28,093,251	25,865,230	23,637,209	21,409,188	19,181,167	16,953,146	14,725,125	12,497,104	10,269,083	
Pour hundred unit scheme (flats)	400		29,141,415	26,241,476	23,326,226	20,406,184	17,486,141	14,566,098	11,646,056	8,723,005	5,773,770	2,824,534	
26 Six hunded unit scheme (flats)	600	,	37,820,611	33,704,342	29,588,073	25,471,803	21,355,534	17,208,780	13,055,487	8,902,194	4,729,398	528,219	
27 Small scale Office	-	£500,000	7,831,049	7,831,049	7,831,049	7,831,049	7,831,049	7,831,049	7,831,049	7,831,049	7,831,049	7,831,049	
Medium scale Office	-	£500,000	7,263,522	7,263,522	7,263,522	7,263,522	7,263,522	7,263,522	7,263,522	7,263,522	7,263,522	7,263,522	
29 Industrial Scheme new build (50% plot ratio)	-	£500,000	3,655,589	3,655,589	3,655,589	3,655,589	3,655,589	3,655,589	3,655,589	3,655,589	3,655,589	3,655,589	3,655,589
30 Industrial scheme intensification (60% plot ratio)	-	£500,000	4,386,707	4,386,707	4,386,707	4,386,707	4,386,707	4,386,707	4,386,707	4,386,707	4,386,707	4,386,707	4,386,707

							Re	sidual land valu	ies				
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	1	£453,653	368,640	349,989	331,339	312,688	294,038	275,386	256,736	238,085	219,435	200,784	182,1
2 Two unit scheme (houses)	2	£680,480	737,687	700,386	663,084	625,783	588,482	551,180	513,879	476,577	439,276	401,974	364,
3 Two unit scheme (flats)	2	£544,384	341,999	320,372	298,746	277,119	255,493	233,866	212,240	190,613	168,986	147,359	125,
4 Three unit scheme (houses)	3	£1,020,720	1,002,960	952,212	901,465	850,717	799,970	749,223	698,476	647,729	596,981	546,234	495,
5 Three unit scheme (flats)	3	£583,269	514,251	481,812	449,372	416,932	384,492	352,053	319,613	287,172	254,732	222,293	189,
6 Four unit scheme (houses)	4	£1,360,960	1,384,646	1,314,623	1,244,601	1,174,578	1,104,556	1,034,533	964,510	894,488	824,465	754,443	
7 Four unit scheme (flats)	4	£777,691	725,567	679,862	634,158	588,454	542,750	497,046	451,342	405,637	359,933	314,228	268,
8 Five unit scheme (houses)	5	£1,701,200	1,671,600	1,587,021	1,502,442	1,417,863	1,333,284	1,248,705	1,164,127	1,079,548	994,969	910,390	825,
9 Five unit scheme (flats)	5	£972,114	858,828	804,762	750,694	696,628	642,562	588,496	534,428	480,362	426,296	372,230	318
10 Seven unit scheme (houses)	7	£2,381,680	2,388,998	2,268,159	2,147,321	2,026,481	1,905,642	1,784,802	1,663,963	1,543,124	1,422,284	1,301,445	1,180
11 Seven unit scheme (flats)	7	£1,360,960	1,214,401	1,137,818	1,061,237	984,655	908,073	831,491	754,910	678,328	601,746	525,164	448
12 Ten unit scheme (houses)	10	£3,402,400	3,391,958	3,220,371	3,048,785	2,877,199	2,705,612	2,534,025	2,362,439	2,190,852	2,019,266	1,847,679	1,676
3 Ten unit scheme (flats)	10	£1,944,229	1,736,250	1,626,847	1,517,444	1,408,041	1,298,639	1,189,237	1,079,834	970,431	861,029	751,626	642
14 Twenty unit scheme (houses and flats)	20	£4,536,533	4,423,271	4,173,660	3,924,049	3,674,439	3,424,828	3,175,217	2,925,607	2,675,996	2,426,385	2,176,775	1,927
5 Twenty unit scheme (flats)	20	£3,024,356	3,480,593	3,260,855	3,041,117	2,821,378	2,601,641	2,381,903	2,162,164	1,942,427	1,722,688	1,502,951	1,283
16 Thirty unit scheme (flats with community use on ground floor)	30	£4,536,533	4,871,336	4,546,600	4,221,864	3,897,128	3,572,391	3,247,656	2,921,933	2,595,861	2,269,789	1,943,718	1,617
17 Fifty unit scheme (flats - lower density)	50	£7,560,889	8,690,198	8,148,972	7,607,745	7,066,518	6,525,292	5,984,065	5,442,838	4,901,612	4,360,385	3,818,919	3,275
18 Fifty unit scheme (flats - higher density)	50	£5,670,667	7,260,017	6,777,170	6,294,324	5,811,478	5,328,632	4,845,786	4,361,173	3,876,382	3,391,591	2,906,801	2,422
19 Seventy unit scheme (Industrial/employment led scheme)	70	£10,585,244	11,378,910	10,712,451	10,045,993	9,379,534	8,713,075	8,046,617	7,380,159	6,713,699	6,047,241	5,380,782	4,714
20 Seventy unit scheme (flats - higher density)	70	£7,938,933	8,618,334	8,033,612	7,448,889	6,864,165	6,279,442	5,694,719	5,109,996	4,525,273	3,940,550	3,355,826	2,771
21 One hundred unit scheme (flats - lower density)	100	£15,121,778	16,045,743	15,042,637	14,039,530	13,036,424	12,033,317	11,030,211	10,027,104	9,023,998	8,020,891	7,014,802	6,007
22 One hundred unit scheme (flats - higher density)	100	£11,341,333	12,039,404	11,218,520	10,397,636	9,576,752	8,753,036	7,928,990	7,104,944	6,280,897	5,456,851	4,632,804	3,808
23 Two hunded unit scheme (flats)	200	£22,682,667	24,098,282	22,459,562	20,820,842	19,182,121	17,537,686	15,892,718	14,247,749	12,602,780	10,957,811	9,312,842	7,667
24 Three hundred unit scheme (flats)	300	£34,024,000	32,195,836	29,876,925	27,556,218	25,235,511	22,914,804	20,594,095	18,273,388	15,952,681	13,631,973	11,311,266	8,990
25 Four hundred unit scheme (flats)	400	£45,365,333	31,528,511	28,509,060	25,489,608	22,449,569	19,409,140	16,368,710	13,328,281	10,287,852	7,230,274	4,159,395	1,088
26 Six hunded unit scheme (flats)	600	£68,048,000	41,029,523	36,749,252	32,468,981	28,188,710	23,908,439	19,619,459	15,300,646	10,981,833	6,663,020	2,297,534	- 2,100
27 Small scale Office	-	£13,609,600	6,790,089	6,790,089	6,790,089	6,790,089	6,790,089	6,790,089	6,790,089	6,790,089	6,790,089	6,790,089	6,790
28 Medium scale Office	-	£13,609,600	6,083,793	6,083,793	6,083,793	6,083,793	6,083,793	6,083,793	6,083,793	6,083,793	6,083,793	6,083,793	6,083
29 Industrial Scheme new build (50% plot ratio)	-	£13,609,600	3,655,589	3,655,589	3,655,589	3,655,589	3,655,589	3,655,589	3,655,589	3,655,589	3,655,589	3,655,589	3,655
30 Industrial scheme intensification (60% plot ratio)	-	£13,609,600	4,386,707	4,386,707	4,386,707	4,386,707	4,386,707	4,386,707	4,386,707	4,386,707	4,386,707	4,386,707	4,386

BENCHMARK LAND VALUE 2 (SECONDARY OFFICES)		£12,386,600					R	esidual land val	ues				
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	1	£412,887	368,640	349,989	331,339	312,688	294,038	275,386	256,736	238,085	219,435	200,784	182,133
2 Two unit scheme (houses)	2	£619,330	737,687	700,386	663,084	625,783	588,482	551,180	513,879	476,577	439,276	401,974	364,673
3 Two unit scheme (flats)	2	£495,464	341,999	320,372	298,746	277,119	255,493	233,866	212,240	190,613	168,986	147,359	125,73
4 Three unit scheme (houses)	3	£928,995	1,002,960	952,212	901,465	850,717	799,970	749,223	698,476	647,729	596,981	546,234	495,48
5 Three unit scheme (flats)	3	£530,854	514,251	481,812	449,372	416,932	384,492	352,053	319,613	287,172	254,732	222,293	189,85
6 Four unit scheme (houses)	4	£1,238,660	1,384,646	1,314,623	1,244,601	1,174,578	1,104,556	1,034,533	964,510	894,488	824,465	754,443	684,42
7 Four unit scheme (flats)	4	£707,806	725,567	679,862	634,158	588,454	542,750	497,046	451,342	405,637	359,933	314,228	268,52
8 Five unit scheme (houses)	5	£1,548,325	1,671,600	1,587,021	1,502,442	1,417,863	1,333,284	1,248,705	1,164,127	1,079,548	994,969	910,390	825,81
9 Five unit scheme (flats)	5	£884,757	858,828	804,762	750,694	696,628	642,562	588,496	534,428	480,362	426,296	372,230	318,16
10 Seven unit scheme (houses)	7	£2,167,655	2,388,998	2,268,159	2,147,321	2,026,481	1,905,642	1,784,802	1,663,963	1,543,124	1,422,284	1,301,445	1,180,60
11 Seven unit scheme (flats)	7	£1,238,660	1,214,401	1,137,818	1,061,237	984,655	908,073	831,491	754,910	678,328	601,746	525,164	448,58
12 Ten unit scheme (houses)	10	£3,096,650	3,391,958	3,220,371	3,048,785	2,877,199	2,705,612	2,534,025	2,362,439	2,190,852	2,019,266	1,847,679	1,676,092
13 Ten unit scheme (flats)	10	£1,769,514	1,736,250	1,626,847	1,517,444	1,408,041	1,298,639	1,189,237	1,079,834	970,431	861,029	751,626	642,22
14 Twenty unit scheme (houses and flats)	20	£4,128,867	4,423,271	4,173,660	3,924,049	3,674,439	3,424,828	3,175,217	2,925,607	2,675,996	2,426,385	2,176,775	1,927,16
15 Twenty unit scheme (flats)	20	£2,752,578	3,480,593	3,260,855	3,041,117	2,821,378	2,601,641	2,381,903	2,162,164	1,942,427	1,722,688	1,502,951	1,283,21
16 Thirty unit scheme (flats with community use on ground floor)	30	£4,128,867	4,871,336	4,546,600	4,221,864	3,897,128	3,572,391	3,247,656	2,921,933	2,595,861	2,269,789	1,943,718	1,617,64
17 Fifty unit scheme (flats - lower density)	50	£6,881,444	8,690,198	8,148,972	7,607,745	7,066,518	6,525,292	5,984,065	5,442,838	4,901,612	4,360,385	3,818,919	3,275,46
18 Fifty unit scheme (flats - higher density)	50	£5,161,083	7,260,017	6,777,170	6,294,324	5,811,478	5,328,632	4,845,786	4,361,173	3,876,382	3,391,591	2,906,801	2,422,01
19 Seventy unit scheme (Industrial/employment led scheme)	70	£9,634,022	11,378,910	10,712,451	10,045,993	9,379,534	8,713,075	8,046,617	7,380,159	6,713,699	6,047,241	5,380,782	4,714,32
20 Seventy unit scheme (flats - higher density)	70	£7,225,516	8,618,334	8,033,612	7,448,889	6,864,165	6,279,442	5,694,719	5,109,996	4,525,273	3,940,550	3,355,826	2,771,10
21 One hundred unit scheme (flats - lower density)	100	£13,762,888	16,045,743	15,042,637	14,039,530	13,036,424	12,033,317	11,030,211	10,027,104	9,023,998	8,020,891	7,014,802	6,007,739
22 One hundred unit scheme (flats - higher density)	100	£10,322,166	12,039,404	11,218,520	10,397,636	9,576,752	8,753,036	7,928,990	7,104,944	6,280,897	5,456,851	4,632,804	3,808,75
23 Two hunded unit scheme (flats)	200	£20,644,333	24,098,282	22,459,562	20,820,842	19,182,121	17,537,686	15,892,718	14,247,749	12,602,780	10,957,811	9,312,842	7,667,87
24 Three hundred unit scheme (flats)	300	£30,966,499	32,195,836	29,876,925	27,556,218	25,235,511	22,914,804	20,594,095	18,273,388	15,952,681	13,631,973	11,311,266	8,990,55
25 Four hundred unit scheme (flats)	400	£41,288,665	31,528,511	28,509,060	25,489,608	22,449,569	19,409,140	16,368,710	13,328,281	10,287,852	7,230,274	4,159,395	1,088,51
26 Six hunded unit scheme (flats)	600	£61,932,998	41,029,523	36,749,252	32,468,981	28,188,710	23,908,439	19,619,459	15,300,646	10,981,833	6,663,020	2,297,534	- 2,100,449
27 Small scale Office	-	£12,386,600	6,790,089	6,790,089	6,790,089	6,790,089	6,790,089	6,790,089	6,790,089	6,790,089	6,790,089	6,790,089	6,790,089
28 Medium scale Office	-	£12,386,600	6,083,793	6,083,793	6,083,793	6,083,793	6,083,793	6,083,793	6,083,793	6,083,793	6,083,793	6,083,793	6,083,79
29 Industrial Scheme new build (50% plot ratio)	-	£12,386,600	3,655,589	3,655,589	3,655,589	3,655,589	3,655,589	3,655,589	3,655,589	3,655,589	3,655,589	3,655,589	3,655,589
30 Industrial scheme intensification (60% plot ratio)	-	£12,386,600	4,386,707	4,386,707	4,386,707	4,386,707	4,386,707	4,386,707	4,386,707	4,386,707	4,386,707	4,386,707	4,386,70

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)		£5,275,753					R	esidual land val	ues				
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	1	£175,858	368,640	349,989	331,339	312,688	294,038	275,386	256,736	238,085	219,435	200,784	182,13
2 Two unit scheme (houses)	-	£263,788	737,687	700,386	663,084	625,783	588,482	551,180	513,879	476,577	439,276	401,974	364,67
3 Two unit scheme (flats)	-	£211,030	341,999	320,372	298,746	277,119	255,493	233,866	212,240	190,613	168,986	147,359	125,73
4 Three unit scheme (houses)	-	£395,681	1,002,960	952,212	901,465	850,717	799,970	749,223	698,476	647,729	596,981	546,234	495,48
5 Three unit scheme (flats)	-	£226,104	514,251	481,812	449,372	416,932	384,492	352,053	319,613	287,172	254,732	222,293	189,85
6 Four unit scheme (houses)	-	£527,575	1,384,646	1,314,623	1,244,601	1,174,578	1,104,556	1,034,533	964,510	894,488	824,465	754,443	684,42
7 Four unit scheme (flats)	-	£301,472	725,567	679,862	634,158	588,454	542,750	497,046	451,342	405,637	359,933	314,228	268,52
8 Five unit scheme (houses)	-	£659,469	1,671,600	1,587,021	1,502,442	1,417,863	1,333,284	1,248,705	1,164,127	1,079,548	994,969	910,390	825,81
9 Five unit scheme (flats)	-	£376,839	858,828	804,762	750,694	696,628	642,562	588,496	534,428	480,362	426,296	372,230	318,16
10 Seven unit scheme (houses)	-	£923,257	2,388,998	2,268,159	2,147,321	2,026,481	1,905,642	1,784,802	1,663,963	1,543,124	1,422,284	1,301,445	1,180,60
11 Seven unit scheme (flats)	-	£527,575	1,214,401	1,137,818	1,061,237	984,655	908,073	831,491	754,910	678,328	601,746	525,164	448,58
12 Ten unit scheme (houses)	-	£1,318,938	3,391,958	3,220,371	3,048,785	2,877,199	2,705,612	2,534,025	2,362,439	2,190,852	2,019,266	1,847,679	1,676,09
13 Ten unit scheme (flats)	-	£753,679	1,736,250	1,626,847	1,517,444	1,408,041	1,298,639	1,189,237	1,079,834	970,431	861,029	751,626	642,22
14 Twenty unit scheme (houses and flats)	-	£1,758,584		4,173,660	3,924,049	3,674,439	3,424,828	3,175,217	2,925,607	2,675,996	2,426,385	2,176,775	1,927,16
15 Twenty unit scheme (flats)	-	£1,172,389		3,260,855	3,041,117	2,821,378	2,601,641	2,381,903	2,162,164	1,942,427	1,722,688	1,502,951	1,283,21
16 Thirty unit scheme (flats with community use on ground floor)	-	£1,758,584	4,871,336	4,546,600	4,221,864	3,897,128	3,572,391	3,247,656	2,921,933	2,595,861	2,269,789	1,943,718	1,617,64
17 Fifty unit scheme (flats - lower density)	-	£2,930,974		8,148,972	7,607,745	7,066,518	6,525,292	5,984,065	5,442,838	4,901,612	4,360,385	3,818,919	3,275,46
18 Fifty unit scheme (flats - higher density)	-	£2,198,230		6,777,170	6,294,324	5,811,478	5,328,632	4,845,786	4,361,173	3,876,382	3,391,591	2,906,801	2,422,01
19 Seventy unit scheme (Industrial/employment led scheme)	-	£4,103,363	11,378,910	10,712,451	10,045,993	9,379,534	8,713,075	8,046,617	7,380,159	6,713,699	6,047,241	5,380,782	4,714,32
20 Seventy unit scheme (flats - higher density)	-	£3,077,522		8,033,612	7,448,889	6,864,165	6,279,442	5,694,719	5,109,996	4,525,273	3,940,550	3,355,826	2,771,10
21 One hundred unit scheme (flats - lower density)	-	£5,861,947		15,042,637	14,039,530	13,036,424	12,033,317	11,030,211	10,027,104	9,023,998	8,020,891	7,014,802	6,007,73
22 One hundred unit scheme (flats - higher density)	-	£4,396,460	12,039,404	11,218,520	10,397,636	9,576,752	8,753,036	7,928,990	7,104,944	6,280,897	5,456,851	4,632,804	3,808,75
23 Two hunded unit scheme (flats)	-	£8,792,921	24,098,282	22,459,562	20,820,842	19,182,121	17,537,686	15,892,718	14,247,749	12,602,780	10,957,811	9,312,842	7,667,87
24 Three hundred unit scheme (flats)	-	£13,189,381		29,876,925	27,556,218	25,235,511	22,914,804	20,594,095	18,273,388	15,952,681	13,631,973	11,311,266	8,990,55
25 Four hundred unit scheme (flats)	-	£17,585,842		28,509,060	25,489,608	22,449,569	19,409,140	16,368,710	13,328,281	10,287,852	7,230,274		1,088,51
26 Six hunded unit scheme (flats)	-	£26,378,763		36,749,252	32,468,981	28,188,710	23,908,439	19,619,459	15,300,646	10,981,833	6,663,020		
27 Small scale Office	-	£5,275,753	6,790,089	6,790,089	6,790,089	6,790,089	6,790,089	6,790,089	6,790,089	6,790,089	6,790,089	6,790,089	6,790,08
28 Medium scale Office	-	£5,275,753		6,083,793	6,083,793	6,083,793	6,083,793	6,083,793	6,083,793	6,083,793	6,083,793	6,083,793	6,083,79
29 Industrial Scheme new build (50% plot ratio)	-	£5,275,753	3,655,589	3,655,589	3,655,589	3,655,589	3,655,589	3,655,589	3,655,589	3,655,589	3,655,589	3,655,589	3,655,58
30 Industrial scheme intensification (60% plot ratio)		£5,275,753	4,386,707	4,386,707	4,386,707	4,386,707	4,386,707	4,386,707	4,386,707	4,386,707	4,386,707	4,386,707	4,386,7

							Re	sidual land valu	es				
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	1	£16,667	368,640	349,989	331,339	312,688	294,038	275,386	256,736	238,085	219,435	200,784	182,13
2 Two unit scheme (houses)	2	£25,000	737,687	700,386	663,084	625,783	588,482	551,180	513,879	476,577	439,276	401,974	364,67
3 Two unit scheme (flats)	2	£20,000	341,999	320,372	298,746	277,119	255,493	233,866	212,240	190,613	168,986	147,359	125,73
4 Three unit scheme (houses)	3	£37,500	1,002,960	952,212	901,465	850,717	799,970	749,223	698,476	647,729	596,981	546,234	495,48
5 Three unit scheme (flats)	3	£21,429	514,251	481,812	449,372	416,932	384,492	352,053	319,613	287,172	254,732	222,293	189,85
6 Four unit scheme (houses)	4	£50,000	1,384,646	1,314,623	1,244,601	1,174,578	1,104,556	1,034,533	964,510	894,488	824,465	754,443	684,42
7 Four unit scheme (flats)	4	£28,571	725,567	679,862	634,158	588,454	542,750	497,046	451,342	405,637	359,933	314,228	268,52
8 Five unit scheme (houses)	5	£62,500	1,671,600	1,587,021	1,502,442	1,417,863	1,333,284	1,248,705	1,164,127	1,079,548	994,969	910,390	825,81
9 Five unit scheme (flats)	5	£35,714	858,828	804,762	750,694	696,628	642,562	588,496	534,428	480,362	426,296	372,230	318,16
10 Seven unit scheme (houses)	7	£87,500	2,388,998	2,268,159	2,147,321	2,026,481	1,905,642	1,784,802	1,663,963	1,543,124	1,422,284	1,301,445	1,180,60
11 Seven unit scheme (flats)	7	£50,000	1,214,401	1,137,818	1,061,237	984,655	908,073	831,491	754,910	678,328	601,746	525,164	448,58
12 Ten unit scheme (houses)	10	£125,000	3,391,958	3,220,371	3,048,785	2,877,199	2,705,612	2,534,025	2,362,439	2,190,852	2,019,266	1,847,679	1,676,09
13 Ten unit scheme (flats)	10	£71,429	1,736,250	1,626,847	1,517,444	1,408,041	1,298,639	1,189,237	1,079,834	970,431	861,029	751,626	642,22
14 Twenty unit scheme (houses and flats)	20	£166,667	4,423,271	4,173,660	3,924,049	3,674,439	3,424,828	3,175,217	2,925,607	2,675,996	2,426,385	2,176,775	1,927,16
15 Twenty unit scheme (flats)	20	£111,111	3,480,593	3,260,855	3,041,117	2,821,378	2,601,641	2,381,903	2,162,164	1,942,427	1,722,688	1,502,951	1,283,21
16 Thirty unit scheme (flats with community use on ground floor)	30	£166,667	4,871,336	4,546,600	4,221,864	3,897,128	3,572,391	3,247,656	2,921,933	2,595,861	2,269,789	1,943,718	1,617,64
17 Fifty unit scheme (flats - lower density)	50	£277,778	8,690,198	8,148,972	7,607,745	7,066,518	6,525,292	5,984,065	5,442,838	4,901,612	4,360,385	3,818,919	3,275,46
18 Fifty unit scheme (flats - higher density)	50	£208,333	7,260,017	6,777,170	6,294,324	5,811,478	5,328,632	4,845,786	4,361,173	3,876,382	3,391,591	2,906,801	2,422,01
19 Seventy unit scheme (Industrial/employment led scheme)	70	£388,889	11,378,910	10,712,451	10,045,993	9,379,534	8,713,075	8,046,617	7,380,159	6,713,699	6,047,241	5,380,782	4,714,32
20 Seventy unit scheme (flats - higher density)	70	£291,667	8,618,334	8,033,612	7,448,889	6,864,165	6,279,442	5,694,719	5,109,996	4,525,273	3,940,550	3,355,826	2,771,10
21 One hundred unit scheme (flats - lower density)	100	£555,556	16,045,743	15,042,637	14,039,530	13,036,424	12,033,317	11,030,211	10,027,104	9,023,998	8,020,891	7,014,802	6,007,73
22 One hundred unit scheme (flats - higher density)	100	£416,667	12,039,404	11,218,520	10,397,636	9,576,752	8,753,036	7,928,990	7,104,944	6,280,897	5,456,851	4,632,804	3,808,75
23 Two hunded unit scheme (flats)	200	£833,333	24,098,282	22,459,562	20,820,842	19,182,121	17,537,686	15,892,718	14,247,749	12,602,780	10,957,811	9,312,842	7,667,87
24 Three hundred unit scheme (flats)	300	£1,250,000	32,195,836	29,876,925	27,556,218	25,235,511	22,914,804	20,594,095	18,273,388	15,952,681	13,631,973	11,311,266	8,990,55
25 Four hundred unit scheme (flats)	400	£1,666,667	31,528,511	28,509,060	25,489,608	22,449,569	19,409,140	16,368,710	13,328,281	10,287,852	7,230,274	4,159,395	1,088,51
26 Six hunded unit scheme (flats)	600	£2,500,000	41,029,523	36,749,252	32,468,981	28,188,710	23,908,439	19,619,459	15,300,646	10,981,833	6,663,020	2,297,534	- 2,100,44
27 Small scale Office	-	£500,000	6,790,089	6,790,089	6,790,089	6,790,089	6,790,089	6,790,089	6,790,089	6,790,089	6,790,089	6,790,089	6,790,08
28 Medium scale Office	-	£500,000	6,083,793	6,083,793	6,083,793	6,083,793	6,083,793	6,083,793	6,083,793	6,083,793	6,083,793	6,083,793	6,083,79
29 Industrial Scheme new build (50% plot ratio)	-	£500,000	3,655,589	3,655,589	3,655,589	3,655,589	3,655,589	3,655,589	3,655,589	3,655,589	3,655,589	3,655,589	3,655,58
30 Industrial scheme intensification (60% plot ratio)	-	£500,000	4,386,707	4,386,707	4.386,707	4.386.707	4,386,707	4,386,707	4,386,707	4.386.707	4,386,707	4.386.707	4,386,70

ENCHMARK LAND VALUE 1 (EXISTING RESIDENTIAL)		£14,160,000	1				_	esidual land valu					
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Description	No of units	BLV	0% AH	5% AH	10% AH		20% AH		30% AH		40% AH	45% AH	50% AH
1 One unit scheme (houses)	1	£472,000		373,870	353,962	334,055	314,147	294,240	274,332	254,425	234,517	214,610	194,70
2 Two unit scheme (houses)	2	£708,000		748,146		668,516	628,701	588,886	549,070	509,255	469,440		389,81
3 Two unit scheme (flats)	2	£566,400					279,344	256,226	233,109	209,992	186,874		140,64
4 Three unit scheme (houses)	3	£1,062,000	1,071,356	1,017,189	963,022	908,855	854,688	800,521	746,353	692,186	638,019	583,852	529,68
5 Three unit scheme (flats)	3	£606,857			489,621	454,945	420,269	385,593	350,918	316,242	281,566		212,21
6 Four unit scheme (houses)	4	£1,416,000	1,479,022	1,404,280	1,329,539	1,254,797	1,180,056	1,105,315	1,030,573	955,832	881,090	806,350	731,60
7 Four unit scheme (flats)	4	£809,143	788,574	739,719	690,865	642,010	593,156	544,301	495,447	446,592		348,882	300,02
8 Five unit scheme (houses)	5	£1,770,000	1,785,594	1,695,315	1,605,036	1,514,758	1,424,479	1,334,201	1,243,923	1,153,644	1,063,365	973,086	882,80
9 Five unit scheme (flats)	5	£1,011,429	933,363	875,569	817,776	759,983	702,189	644,396	586,603	528,810	471,017	413,224	355,43
10 Seven unit scheme (houses)	7	£2,478,000	2,551,864	2,422,882	2,293,899	2,164,917	2,035,934	1,906,951	1,777,969	1,648,987	1,520,003	1,391,021	1,262,03
11 Seven unit scheme (flats)	7	£1,416,000	1,320,634	1,238,741	1,156,847	1,074,954	993,060	911,166	829,273	747,379	665,486	583,592	501,69
12 Ten unit scheme (houses)	10	£3,540,000	3,623,221	3,440,071	3,256,922	3,073,771	2,890,622	2,707,472	2,524,323	2,341,173	2,158,023	1,974,874	1,791,72
13 Ten unit scheme (flats)	10	£2,022,857	1,888,012	1,771,021	1,654,031	1,537,039	1,420,049	1,303,058	1,186,068	1,069,077	952,086	835,095	718,10
14 Twenty unit scheme (houses and flats)	20	£4,720,000	4,767,341	4,500,526	4,233,713	3,966,899	3,700,084	3,433,270	3,166,456	2,899,641	2,632,827	2,366,012	2,099,19
15 Twenty unit scheme (flats)	20	£3,146,667	3,787,349	3,552,273	3,317,197	3,082,121	2,847,046	2,611,970	2,376,894	2,141,818	1,906,742	1,671,667	1,436,59
16 Thirty unit scheme (flats with community use on ground floor)	30	£4,720,000	5,324,670	4,977,267	4,629,864	4,282,462	3,935,059	3,587,656	3,240,254	2,892,851	2,544,136	2,195,203	1,846,26
17 Fifty unit scheme (flats - lower density)	50	£7,866,667	9,445,755	8,866,750	8,287,746	7,708,741	7,129,737	6,550,733	5,971,728	5,392,723	4,813,718	4,234,714	3,655,71
18 Fifty unit scheme (flats - higher density)	50	£5,900,000	7,939,822	7,422,985	6,906,149	6,389,312	5,872,475	5,355,639	4,838,802	4,321,966	3,802,993	3,283,919	2,764,84
19 Seventy unit scheme (Industrial/employment led scheme)	70	£11,013,333	12,336,453	11,622,118	10,907,782	10,193,446	9,479,110	8,764,775	8,050,439	7,336,103	6,621,767	5,907,432	5,193,09
20 Seventy unit scheme (flats - higher density)	70	£8,260,000	9,458,444	8,831,715	8,204,987	7,578,258	6,951,530	6,324,801	5,698,072	5,071,344	4,444,615	3,817,887	3,191,15
21 One hundred unit scheme (flats - lower density)	100	£15,733,333	17,475,631	16,401,030	15,326,429	14,251,828	13,177,227	12,102,627	11,028,026	9,953,424	8,878,824	7,804,223	6,728,86
22 One hundred unit scheme (flats - higher density)	100	£11,800,000	13,220,133	12,340,212	11,460,292	10,580,372	9,700,451	8,820,531	7,938,605	7,055,011	6,171,417	5,287,823	4,404,23
23 Two hunded unit scheme (flats)	200	£23,600,000	26,474,660	24,717,121	22,959,581	21,202,043	19,444,503	17,686,964	15,925,644	14,160,826	12,396,007	10,631,189	8,866,37
24 Three hundred unit scheme (flats)	300	£35,400,000	35,562,307	33,082,096	30,601,885	28,121,675	25,631,409	23,140,914	20,650,419	18,159,923	15,669,428	13,178,933	10,688,43
25 Four hundred unit scheme (flats)	400	£47,200,000	35,942,708	32,702,546	29,462,386	26,222,224	22,977,404	19,713,958	16,450,513	13,187,067	9,923,622	6,642,391	3,345,78
26 Six hunded unit scheme (flats)	600	£70,800,000	47,307,797	42,742,545	38,148,785	33,552,970	28,957,154	24,361,339	19,765,523	15,131,537	10,493,516	5,854,481	1,162,44
27 Small scale Office	-	£14,160,000		6,790,089	6,790,089	6,790,089	6,790,089	6,790,089	6,790,089	6,790,089	6,790,089	6,790,089	6,790,08
28 Medium scale Office	-	£14,160,000		6,083,793	6,083,793	6,083,793	6,083,793	6,083,793	6,083,793	6,083,793	6,083,793	6,083,793	6,083,79
29 Industrial Scheme new build (50% plot ratio)	-	£14,160,000		3,655,589	3,655,589	3,655,589	3,655,589	3,655,589	3.655,589	3.655.589	3,655,589		3,655,58
30 Industrial scheme intensification (60% plot ratio)	_	£14,160,000		4,386,707	4,386,707	4,386,707	4,386,707	4,386,707	4,386,707	4,386,707	4,386,707	4,386,707	4,386,70

BENCHMARK LAND VALUE 2 (SECONDARY OFFICES)		£12,386,600						esidual land val					
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	1	£412,887		373,870	353,962	334,055	314,147	294,240	274,332	254,425	234,517	214,610	194,70
2 Two unit scheme (houses)	2	£619,330	787,961	748,146	708,331	668,516	628,701	588,886	549,070	509,255	469,440	429,625	389,81
3 Two unit scheme (flats)	2	£495,464	371,813	348,696	325,578	302,461	279,344	256,226	233,109	209,992	186,874	163,757	140,64
4 Three unit scheme (houses)	3	£928,995	1,071,356	1,017,189	963,022	908,855	854,688	800,521	746,353	692,186	638,019	583,852	529,68
5 Three unit scheme (flats)	3	£530,854	558,973	524,297	489,621	454,945	420,269	385,593	350,918	316,242	281,566	246,890	212,21
6 Four unit scheme (houses)	4	£1,238,660	1,479,022	1,404,280	1,329,539	1,254,797	1,180,056	1,105,315	1,030,573	955,832	881,090	806,350	731,60
7 Four unit scheme (flats)	4	£707,806	788,574	739,719	690,865	642,010	593,156	544,301	495,447	446,592	397,737	348,882	300,02
8 Five unit scheme (houses)	5	£1,548,325	1,785,594	1,695,315	1,605,036	1,514,758	1,424,479	1,334,201	1,243,923	1,153,644	1,063,365	973,086	882,80
9 Five unit scheme (flats)	5	£884,757	933,363	875,569	817,776	759,983	702,189	644,396	586,603	528,810	471,017	413,224	
10 Seven unit scheme (houses)	7	£2,167,655	2,551,864	2,422,882	2,293,899	2,164,917	2,035,934	1,906,951	1,777,969	1,648,987	1,520,003	1,391,021	1,262,03
11 Seven unit scheme (flats)	7	£1,238,660	1,320,634	1,238,741	1,156,847	1,074,954	993,060	911,166	829,273	747,379	665,486	583,592	501,69
12 Ten unit scheme (houses)	10	£3,096,650	3,623,221	3,440,071	3,256,922	3,073,771	2,890,622	2,707,472	2,524,323	2,341,173	2,158,023	1,974,874	1,791,72
13 Ten unit scheme (flats)	10	£1,769,514	1,888,012	1,771,021	1,654,031	1,537,039	1,420,049	1,303,058	1,186,068	1,069,077	952,086	835,095	718,10
14 Twenty unit scheme (houses and flats)	20	£4,128,867	4,767,341	4,500,526	4,233,713	3,966,899	3,700,084	3,433,270	3,166,456	2,899,641	2,632,827	2,366,012	2,099,19
15 Twenty unit scheme (flats)	20	£2,752,578	3,787,349	3,552,273	3,317,197	3,082,121	2,847,046	2,611,970	2,376,894	2,141,818	1,906,742	1,671,667	1,436,59
16 Thirty unit scheme (flats with community use on ground floor)	30	£4,128,867	5,324,670	4,977,267	4,629,864	4,282,462	3,935,059	3,587,656	3,240,254	2,892,851	2,544,136	2,195,203	1,846,26
17 Fifty unit scheme (flats - lower density)	50	£6,881,444	9,445,755	8,866,750	8,287,746	7,708,741	7,129,737	6,550,733	5,971,728	5,392,723	4,813,718	4,234,714	3,655,71
18 Fifty unit scheme (flats - higher density)	50	£5,161,083	7,939,822	7,422,985	6,906,149	6,389,312	5,872,475	5,355,639	4,838,802	4,321,966	3,802,993	3,283,919	2,764,84
19 Seventy unit scheme (Industrial/employment led scheme)	70	£9,634,022	12,336,453	11,622,118	10,907,782	10,193,446	9,479,110	8,764,775	8,050,439	7,336,103	6,621,767	5,907,432	5,193,09
20 Seventy unit scheme (flats - higher density)	70	£7,225,516	9,458,444	8,831,715	8,204,987	7,578,258	6,951,530	6,324,801	5,698,072	5,071,344	4,444,615	3,817,887	3,191,15
21 One hundred unit scheme (flats - lower density)	100	£13,762,888	17,475,631	16,401,030	15,326,429	14,251,828	13,177,227	12,102,627	11,028,026	9,953,424	8,878,824	7,804,223	6,728,86
22 One hundred unit scheme (flats - higher density)	100	£10,322,166	13,220,133	12,340,212	11,460,292	10,580,372	9,700,451	8,820,531	7,938,605	7,055,011	6,171,417	5,287,823	4,404,23
23 Two hunded unit scheme (flats)	200	£20,644,333	26,474,660	24,717,121	22,959,581	21,202,043	19,444,503	17,686,964	15,925,644	14,160,826	12,396,007	10,631,189	8,866,37
24 Three hundred unit scheme (flats)	300	£30,966,499	35,562,307	33,082,096	30,601,885	28,121,675	25,631,409	23,140,914	20,650,419	18,159,923	15,669,428	13,178,933	10,688,43
25 Four hundred unit scheme (flats)	400	£41,288,665	35,942,708	32,702,546	29,462,386	26,222,224	22,977,404	19,713,958	16,450,513	13,187,067	9,923,622	6,642,391	3,345,78
26 Six hunded unit scheme (flats)	600	£61,932,998	47,307,797	42,742,545	38,148,785	33,552,970	28,957,154	24,361,339	19,765,523	15,131,537	10,493,516	5,854,481	1,162,44
27 Small scale Office	-	£12,386,600	6,790,089	6,790,089	6,790,089	6,790,089	6,790,089	6,790,089	6,790,089	6,790,089	6,790,089	6,790,089	6,790,08
28 Medium scale Office	-	£12,386,600	6,083,793	6,083,793	6,083,793	6,083,793	6,083,793	6,083,793	6,083,793	6,083,793	6,083,793	6,083,793	6,083,79
29 Industrial Scheme new build (50% plot ratio)	-	£12,386,600	3,655,589	3,655,589	3,655,589	3,655,589	3,655,589	3,655,589	3,655,589	3,655,589	3,655,589	3,655,589	3,655,58
30 Industrial scheme intensification (60% plot ratio)	-	£12,386,600	4,386,707	4,386,707	4,386,707	4,386,707	4,386,707	4,386,707	4,386,707	4,386,707	4,386,707	4,386,707	4,386,70

ENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)		£5,275,753						esidual land valı					
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	1	£175,858	393,777	373,870	353,962	334,055	314,147	294,240	274,332	254,425	234,517	214,610	194,70
2 Two unit scheme (houses)	-	£263,788	787,961	748,146	708,331	668,516	628,701	588,886	549,070	509,255	469,440	429,625	389,81
3 Two unit scheme (flats)	-	£211,030	371,813	348,696	325,578	302,461	279,344	256,226	233,109	209,992	186,874	163,757	140,64
4 Three unit scheme (houses)	-	£395,681	1,071,356	1,017,189	963,022	908,855	854,688	800,521	746,353	692,186	638,019	583,852	529,6
5 Three unit scheme (flats)	-	£226,104	558,973	524,297	489,621	454,945	420,269	385,593	350,918	316,242	281,566	246,890	212,2
6 Four unit scheme (houses)	-	£527,575	1,479,022	1,404,280	1,329,539	1,254,797	1,180,056	1,105,315	1,030,573	955,832	881,090	806,350	731,60
7 Four unit scheme (flats)	-	£301,472	788,574	739,719	690,865	642,010	593,156	544,301	495,447	446,592	397,737	348,882	300,02
8 Five unit scheme (houses)	-	£659,469	1,785,594	1,695,315	1,605,036	1,514,758	1,424,479	1,334,201	1,243,923	1,153,644	1,063,365	973,086	882,80
9 Five unit scheme (flats)	-	£376,839	933,363	875,569	817,776	759,983	702,189	644,396	586,603	528,810	471,017	413,224	355,4
10 Seven unit scheme (houses)	-	£923,257	2,551,864	2,422,882	2,293,899	2,164,917	2,035,934	1,906,951	1,777,969	1,648,987	1,520,003	1,391,021	1,262,03
11 Seven unit scheme (flats)	-	£527,575	1,320,634	1,238,741	1,156,847	1,074,954	993,060	911,166	829,273	747,379	665,486	583,592	501,69
12 Ten unit scheme (houses)	-	£1,318,938	3,623,221	3,440,071	3,256,922	3,073,771	2,890,622	2,707,472	2,524,323	2,341,173	2,158,023	1,974,874	1,791,7
13 Ten unit scheme (flats)	-	£753,679	1,888,012	1,771,021	1,654,031	1,537,039	1,420,049	1,303,058	1,186,068	1,069,077	952,086	835,095	718,1
14 Twenty unit scheme (houses and flats)	-	£1,758,584	4,767,341	4,500,526	4,233,713	3,966,899	3,700,084	3,433,270	3,166,456	2,899,641	2,632,827	2,366,012	2,099,1
15 Twenty unit scheme (flats)	-	£1,172,389	3,787,349	3,552,273	3,317,197	3,082,121	2,847,046	2,611,970	2,376,894	2,141,818	1,906,742	1,671,667	1,436,5
16 Thirty unit scheme (flats with community use on ground floor)	-	£1,758,584	5,324,670	4,977,267	4,629,864	4,282,462	3,935,059	3,587,656	3,240,254	2,892,851	2,544,136	2,195,203	1,846,2
17 Fifty unit scheme (flats - lower density)	-	£2,930,974	9,445,755	8,866,750	8,287,746	7,708,741	7,129,737	6,550,733	5,971,728	5,392,723	4,813,718	4,234,714	3,655,7
18 Fifty unit scheme (flats - higher density)	-	£2,198,230	7,939,822	7,422,985	6,906,149	6,389,312	5,872,475	5,355,639	4,838,802	4,321,966	3,802,993	3,283,919	2,764,8
19 Seventy unit scheme (Industrial/employment led scheme)	-	£4,103,363	12,336,453	11,622,118	10,907,782	10,193,446	9,479,110	8,764,775	8,050,439	7,336,103	6,621,767	5,907,432	5,193,09
20 Seventy unit scheme (flats - higher density)	-	£3,077,522	9,458,444	8,831,715	8,204,987	7,578,258	6,951,530	6,324,801	5,698,072	5,071,344	4,444,615	3,817,887	3,191,1
21 One hundred unit scheme (flats - lower density)	-	£5,861,947	17,475,631	16,401,030	15,326,429	14,251,828	13,177,227	12,102,627	11,028,026	9,953,424	8,878,824	7,804,223	6,728,86
22 One hundred unit scheme (flats - higher density)	-	£4,396,460	13,220,133	12,340,212	11,460,292	10,580,372	9,700,451	8,820,531	7,938,605	7,055,011	6,171,417	5,287,823	4,404,23
23 Two hunded unit scheme (flats)	-	£8,792,921	26,474,660	24,717,121	22,959,581	21,202,043	19,444,503	17,686,964	15,925,644	14,160,826	12,396,007	10,631,189	8,866,3
24 Three hundred unit scheme (flats)	-	£13,189,381	35,562,307	33,082,096	30,601,885	28,121,675	25,631,409	23,140,914	20,650,419	18,159,923	15,669,428	13,178,933	10,688,43
25 Four hundred unit scheme (flats)	-	£17,585,842	35,942,708	32,702,546	29,462,386	26,222,224	22,977,404	19,713,958	16,450,513	13,187,067	9,923,622	6,642,391	3,345,78
26 Six hunded unit scheme (flats)	-	£26,378,763	47,307,797	42,742,545	38,148,785	33,552,970	28,957,154	24,361,339	19,765,523	15,131,537	10,493,516	5,854,481	1,162,44
27 Small scale Office	-	£5,275,753	6,790,089	6,790,089	6,790,089	6,790,089	6,790,089	6,790,089	6,790,089	6,790,089	6,790,089	6,790,089	6,790,0
28 Medium scale Office	-	£5,275,753	6,083,793	6,083,793	6,083,793	6,083,793	6,083,793	6,083,793	6,083,793	6,083,793	6,083,793	6,083,793	6,083,79
29 Industrial Scheme new build (50% plot ratio)	-	£5,275,753	3,655,589	3,655,589	3,655,589	3,655,589	3,655,589	3,655,589	3,655,589	3,655,589	3,655,589	3,655,589	3,655,5
30 Industrial scheme intensification (60% plot ratio)	-	£5,275,753	4,386,707	4,386,707	4,386,707	4,386,707	4,386,707	4,386,707	4,386,707	4,386,707	4,386,707	4,386,707	4,386,7

							R	esidual land val	ues				
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	1	£16,667	393,777	373,870	353,962	334,055	314,147	294,240	274,332	254,425	234,517	214,610	194,702
2 Two unit scheme (houses)	2	£25,000	787,961	748,146	708,331	668,516	628,701	588,886	549,070	509,255	469,440	429,625	389,810
3 Two unit scheme (flats)	2	£20,000			325,578	302,461	279,344	256,226	233,109	209,992	186,874	163,757	140,640
4 Three unit scheme (houses)	3	£37,500	1,071,356		963,022	908,855		800,521	746,353	692,186	638,019		
5 Three unit scheme (flats)	3	£21,429	558,973	524,297	489,621	454,945			350,918				
6 Four unit scheme (houses)	4	£50,000	1,479,022	1,404,280	1,329,539	1,254,797	1,180,056	1,105,315	1,030,573	955,832	881,090	806,350	731,608
7 Four unit scheme (flats)	4	£28,571	788,574	739,719	690,865	642,010	593,156	544,301	495,447	446,592	397,737	348,882	300,028
8 Five unit scheme (houses)	5	£62,500	1,785,594	1,695,315	1,605,036	1,514,758	1,424,479	1,334,201	1,243,923	1,153,644	1,063,365	973,086	882,808
9 Five unit scheme (flats)	5	£35,714	933,363	875,569	817,776	759,983	702,189	644,396	586,603	528,810	471,017	413,224	355,430
10 Seven unit scheme (houses)	7	£87,500	2,551,864	2,422,882	2,293,899	2,164,917	2,035,934	1,906,951	1,777,969	1,648,987	1,520,003	1,391,021	1,262,039
11 Seven unit scheme (flats)	7	£50,000	1,320,634	1,238,741	1,156,847	1,074,954	993,060	911,166	829,273	747,379	665,486	583,592	501,699
12 Ten unit scheme (houses)	10	£125,000	3,623,221	3,440,071	3,256,922	3,073,771	2,890,622	2,707,472	2,524,323	2,341,173	2,158,023	1,974,874	1,791,723
13 Ten unit scheme (flats)	10	£71,429	1,888,012	1,771,021	1,654,031	1,537,039	1,420,049	1,303,058	1,186,068	1,069,077	952,086	835,095	718,105
14 Twenty unit scheme (houses and flats)	20	£166,667	4,767,341	4,500,526	4,233,713	3,966,899	3,700,084	3,433,270	3,166,456	2,899,641	2,632,827	2,366,012	2,099,199
15 Twenty unit scheme (flats)	20	£111,111	3,787,349	3,552,273	3,317,197	3,082,121	2,847,046	2,611,970	2,376,894	2,141,818	1,906,742	1,671,667	1,436,590
16 Thirty unit scheme (flats with community use on ground floor)	30	£166,667	5,324,670	4,977,267	4,629,864	4,282,462	3,935,059	3,587,656	3,240,254	2,892,851	2,544,136	2,195,203	1,846,269
17 Fifty unit scheme (flats - lower density)	50	£277,778	9,445,755	8,866,750	8,287,746	7,708,741	7,129,737	6,550,733	5,971,728	5,392,723	4,813,718	4,234,714	
18 Fifty unit scheme (flats - higher density)	50	£208,333	7,939,822	7,422,985	6,906,149	6,389,312	5,872,475	5,355,639	4,838,802	4,321,966	3,802,993		2,764,845
19 Seventy unit scheme (Industrial/employment led scheme)	70	£388,889	12,336,453	11,622,118	10,907,782	10,193,446	9,479,110	8,764,775	8,050,439	7,336,103	6,621,767	5,907,432	
20 Seventy unit scheme (flats - higher density)	70	£291,667	9,458,444		8,204,987	7,578,258	6,951,530	6,324,801	5,698,072	5,071,344	4,444,615		3,191,158
21 One hundred unit scheme (flats - lower density)	100	£555,556	17,475,631	16,401,030	15,326,429	14,251,828	13,177,227	12,102,627	11,028,026	9,953,424	8,878,824	7,804,223	6,728,869
22 One hundred unit scheme (flats - higher density)	100	£416,667	13,220,133	12,340,212	11,460,292	10,580,372	9,700,451	8,820,531	7,938,605	7,055,011	6,171,417	5,287,823	4,404,230
23 Two hunded unit scheme (flats)	200	£833,333	26,474,660	24,717,121	22,959,581	21,202,043	19,444,503	17,686,964	15,925,644	14,160,826	12,396,007	10,631,189	8,866,370
Three hundred unit scheme (flats)	300	£1,250,000		33,082,096	30,601,885	28,121,675	25,631,409	23,140,914	20,650,419	18,159,923	15,669,428	13,178,933	10,688,438
Pour hundred unit scheme (flats)	400	£1,666,667		32,702,546	29,462,386	26,222,224	22,977,404	19,713,958	16,450,513	13,187,067	9,923,622	6,642,391	3,345,785
26 Six hunded unit scheme (flats)	600	£2,500,000			38,148,785	33,552,970	28,957,154	24,361,339	19,765,523	15,131,537	10,493,516		1,162,447
27 Small scale Office	-	£500,000			6,790,089	6,790,089	6,790,089	6,790,089	6,790,089	6,790,089	6,790,089		6,790,089
28 Medium scale Office	-	£500,000			6,083,793	6,083,793	6,083,793	6,083,793	6,083,793	6,083,793	6,083,793		6,083,793
29 Industrial Scheme new build (50% plot ratio)	-	£500,000			3,655,589	3,655,589	3,655,589	3,655,589	3,655,589	3,655,589	3,655,589	3,655,589	3,655,589
30 Industrial scheme intensification (60% plot ratio)	-	£500,000	4,386,707	4,386,707	4,386,707	4,386,707	4,386,707	4,386,707	4,386,707	4,386,707	4,386,707	4,386,707	4,386,70

								sidual land valu					
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
One unit scheme (houses)	1	£490,347	418,914	397,751	376,586	355,422	334,257	313,092	291,929	270,764	249,599	228,435	207,2
Two unit scheme (houses)	2	£735,520	838,236	795,907	753,578	711,249	668,921	626,591	584,262	541,934	499,605	457,276	414,9
Two unit scheme (flats)	2	£588,416	401,627	377,018	352,411	327,803	303,194	278,587	253,978	229,371	204,763	180,155	155,5
Three unit scheme (houses)	3	£1,103,280	1,139,753	1,082,166	1,024,579	966,992	909,405	851,818	794,231	736,644	679,057	621,471	563,8
Three unit scheme (flats)	3	£630,446	603,694	566,782	529,870	492,958	456,045	419,133	382,222	345,310	308,398	271,486	234,
Four unit scheme (houses)	4	£1,471,040	1,573,398	1,493,937	1,414,477	1,335,016	1,255,557	1,176,096	1,096,636	1,017,176	937,716		778,
Four unit scheme (flats)	4	£840,594	851,581	799,575	747,570	695,566	643,561	591,555	539,551	487,546	435,541	383,537	331,
Five unit scheme (houses)	5	£1,838,800	1,899,588	1,803,610	1,707,632	1,611,654	1,515,675	1,419,697	1,323,719	1,227,740	1,131,762	1,035,784	939,
Five unit scheme (flats)	5	£1,050,743	1,007,897	946,377	884,858	823,337	761,818	700,297	638,777	577,258	515,737	454,218	392,
Seven unit scheme (houses)	7	£2,574,320	2,714,731	2,577,604	2,440,478	2,303,353	2,166,227	2,029,101	1,891,975	1,754,849	1,617,724	1,480,598	1,343,
Seven unit scheme (flats)	7	£1,471,040	1,426,868	1,339,662	1,252,457	1,165,252	1,078,047	990,842	903,636	816,431	729,226	642,021	554,
Ten unit scheme (houses)	10	£3,677,600	3,854,484	3,659,770	3,465,058	3,270,345	3,075,632	2,880,919	2,686,206	2,491,493	2,296,781	2,102,067	1,907
Ten unit scheme (flats)	10	£2,101,486	2,039,773	1,915,195	1,790,616	1,666,038	1,541,459	1,416,880	1,292,301	1,167,722	1,043,144	918,564	793
Twenty unit scheme (houses and flats)	20	£4,903,467	5,111,411	4,827,394	4,543,376	4,259,358	3,975,341	3,691,323	3,407,305	3,123,287	2,839,269	2,555,251	2,271
Twenty unit scheme (flats)	20	£3,268,978	4,094,105	3,843,691	3,593,278	3,342,864	3,092,450	2,842,036	2,591,623	2,341,209	2,090,796	1,840,382	1,589
Thirty unit scheme (flats with community use on ground floor)	30	£4,903,467	5,778,003	5,407,934	5,037,864	4,667,795	4,297,726	3,927,657	3,557,588	3,187,517	2,817,448	2,446,687	2,074
Fifty unit scheme (flats - lower density)	50	£8,172,444	10,201,310	9,584,529	8,967,746	8,350,964	7,734,181	7,117,400	6,500,617	5,883,834	5,267,053	4,650,270	4,033
Fifty unit scheme (flats - higher density)	50	£6,129,333	8,619,626	8,068,800	7,517,973	6,967,146	6,416,320	5,865,493	5,314,666	4,763,839	4,213,012	3,661,038	3,107
Seventy unit scheme (Industrial/employment led scheme)	70	£11,441,422	13,293,998	12,531,785	11,769,572	11,007,358	10,245,145	9,482,932	8,720,719	7,958,506	7,196,294	6,434,081	5,671
Seventy unit scheme (flats - higher density)	70	£8,581,067	10,298,553	9,629,819	8,961,085	8,292,351	7,623,616	6,954,883	6,286,149	5,617,415	4,948,680	4,279,946	3,611
One hundred unit scheme (flats - lower density)	100	£16,344,889	18,961,568	17,815,473	16,669,377	15,523,282	14,377,187	13,231,091	12,084,996	10,938,901	9,792,805	8,646,710	7,500
One hundred unit scheme (flats - higher density)	100	£12,258,667	14,400,862	13,461,905	12,522,949	11,583,991	10,645,035	9,706,077	8,767,121	7,828,163	6,885,984	5,942,843	4,999
Two hunded unit scheme (flats)	200	£24,517,333	28,920,006	27,043,647	25,167,290	23,290,932	21,414,573	19,538,216	17,661,858	15,785,499	13,904,148	12,019,480	10,134
Three hundred unit scheme (flats)	300	£36,776,000	38,928,778	36,280,245	33,631,710	30,983,176	28,334,642	25,686,107	23,027,449	20,367,166	17,706,883	15,046,599	12,386
Four hundred unit scheme (flats)	400	£49,034,667	40,420,978	36,960,108	33,499,237	30,038,366	26,577,495	23,116,624	19,637,726	16,151,264	12,664,801	9,178,339	5,668
Six hunded unit scheme (flats)	600	£73,552,000	53,677,693	48,800,079	43,922,466	39,041,618	34,130,258	29,218,898	24,307,538	19,396,177	14,450,160	9,492,931	4,523
Small scale Office	-	£14,710,400	18,400,038	18,400,038	18,400,038	18,400,038	18,400,038	18,400,038	18,400,038	18,400,038	18,400,038	18,400,038	18,400
Medium scale Office	-	£14,710,400	20,242,700	20,242,700	20,242,700	20,242,700	20,242,700	20,242,700	20,242,700	20,242,700	20,242,700	20,242,700	20,242
Industrial Scheme new build (50% plot ratio)	-	£14,710,400	3,655,589	3,655,589	3,655,589	3,655,589	3,655,589	3,655,589	3,655,589	3,655,589	3,655,589	3,655,589	3,655
Industrial scheme intensification (60% plot ratio)	-	£14,710,400	4,386,707	4.386.707	4.386.707	4,386,707	4,386,707	4.386.707	4.386.707	4.386.707	4.386.707	4,386,707	4,386

BENCHMARK LAND VALUE 2 (SECONDARY OFFICES)		£12,386,600					R	esidual land val	lues				
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	1	£412,887	418,914	397,751	376,586	355,422	334,257	313,092	291,929	270,764	249,599	228,435	207,270
2 Two unit scheme (houses)	2	£619,330	838,236	795,907	753,578	711,249	668,921	626,591	584,262	541,934	499,605	457,276	414,947
3 Two unit scheme (flats)	2	£495,464	401,627	377,018	352,411	327,803	303,194	278,587	253,978	229,371	204,763	180,155	155,547
4 Three unit scheme (houses)	3	£928,995	1,139,753	1,082,166	1,024,579	966,992	909,405	851,818	794,231	736,644	679,057	621,471	563,883
5 Three unit scheme (flats)	3	£530,854	603,694	566,782	529,870	492,958	456,045	419,133	382,222	345,310	308,398	271,486	234,57
6 Four unit scheme (houses)	4	£1,238,660	1,573,398	1,493,937	1,414,477	1,335,016	1,255,557	1,176,096	1,096,636	1,017,176	937,716	858,255	778,79
7 Four unit scheme (flats)	4	£707,806	851,581	799,575	747,570	695,566	643,561	591,555	539,551	487,546	435,541	383,537	331,53
8 Five unit scheme (houses)	5	£1,548,325	1,899,588	1,803,610	1,707,632	1,611,654	1,515,675	1,419,697	1,323,719	1,227,740	1,131,762	1,035,784	939,80
9 Five unit scheme (flats)	5	£884,757	1,007,897	946,377	884,858	823,337	761,818	700,297	638,777	577,258	515,737	454,218	392,69
10 Seven unit scheme (houses)	7	£2,167,655	2,714,731	2,577,604	2,440,478	2,303,353	2,166,227	2,029,101	1,891,975	1,754,849	1,617,724	1,480,598	1,343,47
11 Seven unit scheme (flats)	7	£1,238,660	1,426,868	1,339,662	1,252,457	1,165,252	1,078,047	990,842	903,636	816,431	729,226	642,021	554,81
12 Ten unit scheme (houses)	10	£3,096,650	3,854,484	3,659,770	3,465,058	3,270,345	3,075,632	2,880,919	2,686,206	2,491,493	2,296,781	2,102,067	1,907,35
13 Ten unit scheme (flats)	10	£1,769,514	2,039,773	1,915,195	1,790,616	1,666,038	1,541,459	1,416,880	1,292,301	1,167,722	1,043,144	918,564	793,98
14 Twenty unit scheme (houses and flats)	20	£4,128,867	5,111,411	4,827,394	4,543,376	4,259,358	3,975,341	3,691,323	3,407,305	3,123,287	2,839,269	2,555,251	2,271,23
15 Twenty unit scheme (flats)	20	£2,752,578	4,094,105	3,843,691	3,593,278	3,342,864	3,092,450	2,842,036	2,591,623	2,341,209	2,090,796	1,840,382	1,589,96
16 Thirty unit scheme (flats with community use on ground floor)	30	£4,128,867	5,778,003	5,407,934	5,037,864	4,667,795	4,297,726	3,927,657	3,557,588	3,187,517	2,817,448	2,446,687	2,074,89
17 Fifty unit scheme (flats - lower density)	50	£6,881,444	10,201,310	9,584,529	8,967,746	8,350,964	7,734,181	7,117,400	6,500,617	5,883,834	5,267,053	4,650,270	4,033,48
18 Fifty unit scheme (flats - higher density)	50	£5,161,083	8,619,626	8,068,800	7,517,973	6,967,146	6,416,320	5,865,493	5,314,666	4,763,839	4,213,012	3,661,038	3,107,68
19 Seventy unit scheme (Industrial/employment led scheme)	70	£9,634,022	13,293,998	12,531,785	11,769,572	11,007,358	10,245,145	9,482,932	8,720,719	7,958,506	7,196,294	6,434,081	5,671,86
20 Seventy unit scheme (flats - higher density)	70	£7,225,516	10,298,553	9,629,819	8,961,085	8,292,351	7,623,616	6,954,883	6,286,149	5,617,415	4,948,680	4,279,946	3,611,21
21 One hundred unit scheme (flats - lower density)	100	£13,762,888	18,961,568	17,815,473	16,669,377	15,523,282	14,377,187	13,231,091	12,084,996	10,938,901	9,792,805	8,646,710	7,500,61
22 One hundred unit scheme (flats - higher density)	100	£10,322,166	14,400,862	13,461,905	12,522,949	11,583,991	10,645,035	9,706,077	8,767,121	7,828,163	6,885,984	5,942,843	4,999,70
23 Two hunded unit scheme (flats)	200	£20,644,333	28,920,006	27,043,647	25,167,290	23,290,932	21,414,573	19,538,216	17,661,858	15,785,499	13,904,148	12,019,480	10,134,812
24 Three hundred unit scheme (flats)	300	£30,966,499	38,928,778	36,280,245	33,631,710	30,983,176	28,334,642	25,686,107	23,027,449	20,367,166	17,706,883	15,046,599	12,386,31
25 Four hundred unit scheme (flats)	400	£41,288,665	40,420,978	36,960,108	33,499,237	30,038,366	26,577,495	23,116,624	19,637,726	16,151,264	12,664,801	9,178,339	5,668,95
26 Six hunded unit scheme (flats)	600	£61,932,998	53,677,693	48,800,079	43,922,466	39,041,618	34,130,258	29,218,898	24,307,538	19,396,177	14,450,160	9,492,931	4,523,969
27 Small scale Office	-	£12,386,600	18,400,038	18,400,038	18,400,038	18,400,038	18,400,038	18,400,038	18,400,038	18,400,038	18,400,038	18,400,038	18,400,03
28 Medium scale Office	-	£12,386,600	20,242,700	20,242,700	20,242,700	20,242,700	20,242,700	20,242,700	20,242,700	20,242,700	20,242,700	20,242,700	20,242,70
29 Industrial Scheme new build (50% plot ratio)	-	£12,386,600	3,655,589	3,655,589	3,655,589	3,655,589	3,655,589	3,655,589	3,655,589	3,655,589	3,655,589	3,655,589	3,655,58
30 Industrial scheme intensification (60% plot ratio)	-	£12,386,600	4,386,707	4,386,707	4,386,707	4,386,707	4,386,707	4,386,707	4,386,707	4,386,707	4,386,707	4,386,707	4,386,70

ENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)		£5,275,753						esidual land valı					
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	1	£175,858	418,914	397,751	376,586	355,422	334,257	313,092	291,929	270,764	249,599	228,435	207,27
2 Two unit scheme (houses)	-	£263,788	838,236	795,907	753,578	711,249	668,921	626,591	584,262	541,934	499,605	457,276	414,94
3 Two unit scheme (flats)	-	£211,030	401,627	377,018	352,411	327,803	303,194	278,587	253,978	229,371	204,763	180,155	155,54
4 Three unit scheme (houses)	-	£395,681	1,139,753	1,082,166	1,024,579	966,992	909,405	851,818	794,231	736,644	679,057	621,471	563,88
5 Three unit scheme (flats)	-	£226,104	603,694	566,782	529,870	492,958	456,045	419,133	382,222	345,310	308,398	271,486	234,5
6 Four unit scheme (houses)	-	£527,575	1,573,398	1,493,937	1,414,477	1,335,016	1,255,557	1,176,096	1,096,636	1,017,176	937,716	858,255	778,79
7 Four unit scheme (flats)	-	£301,472	851,581	799,575	747,570	695,566	643,561	591,555	539,551	487,546	435,541	383,537	331,53
8 Five unit scheme (houses)	-	£659,469	1,899,588	1,803,610	1,707,632	1,611,654	1,515,675	1,419,697	1,323,719	1,227,740	1,131,762	1,035,784	939,80
9 Five unit scheme (flats)	-	£376,839	1,007,897	946,377	884,858	823,337	761,818	700,297	638,777	577,258	515,737	454,218	392,69
10 Seven unit scheme (houses)	-	£923,257	2,714,731	2,577,604	2,440,478	2,303,353	2,166,227	2,029,101	1,891,975	1,754,849	1,617,724	1,480,598	1,343,47
11 Seven unit scheme (flats)	-	£527,575	1,426,868	1,339,662	1,252,457	1,165,252	1,078,047	990,842	903,636	816,431	729,226	642,021	554,8
12 Ten unit scheme (houses)	-	£1,318,938	3,854,484	3,659,770	3,465,058	3,270,345	3,075,632	2,880,919	2,686,206	2,491,493	2,296,781	2,102,067	1,907,3
13 Ten unit scheme (flats)	-	£753,679	2,039,773	1,915,195	1,790,616	1,666,038	1,541,459	1,416,880	1,292,301	1,167,722	1,043,144	918,564	793,9
14 Twenty unit scheme (houses and flats)	-	£1,758,584	5,111,411	4,827,394	4,543,376	4,259,358	3,975,341	3,691,323	3,407,305	3,123,287	2,839,269	2,555,251	2,271,2
15 Twenty unit scheme (flats)	-	£1,172,389	4,094,105	3,843,691	3,593,278	3,342,864	3,092,450	2,842,036	2,591,623	2,341,209	2,090,796	1,840,382	1,589,9
16 Thirty unit scheme (flats with community use on ground floor)	-	£1,758,584	5,778,003	5,407,934	5,037,864	4,667,795	4,297,726	3,927,657	3,557,588	3,187,517	2,817,448	2,446,687	2,074,8
17 Fifty unit scheme (flats - lower density)	-	£2,930,974	10,201,310	9,584,529	8,967,746	8,350,964	7,734,181	7,117,400	6,500,617	5,883,834	5,267,053	4,650,270	4,033,4
18 Fifty unit scheme (flats - higher density)	-	£2,198,230	8,619,626	8,068,800	7,517,973	6,967,146	6,416,320	5,865,493	5,314,666	4,763,839	4,213,012	3,661,038	3,107,68
19 Seventy unit scheme (Industrial/employment led scheme)	-	£4,103,363	13,293,998	12,531,785	11,769,572	11,007,358	10,245,145	9,482,932	8,720,719	7,958,506	7,196,294	6,434,081	5,671,86
20 Seventy unit scheme (flats - higher density)	-	£3,077,522	10,298,553	9,629,819	8,961,085	8,292,351	7,623,616	6,954,883	6,286,149	5,617,415	4,948,680	4,279,946	3,611,21
21 One hundred unit scheme (flats - lower density)	-	£5,861,947	18,961,568	17,815,473	16,669,377	15,523,282	14,377,187	13,231,091	12,084,996	10,938,901	9,792,805	8,646,710	7,500,61
22 One hundred unit scheme (flats - higher density)	-	£4,396,460	14,400,862	13,461,905	12,522,949	11,583,991	10,645,035	9,706,077	8,767,121	7,828,163	6,885,984	5,942,843	4,999,70
23 Two hunded unit scheme (flats)	-	£8,792,921	28,920,006	27,043,647	25,167,290	23,290,932	21,414,573	19,538,216	17,661,858	15,785,499	13,904,148	12,019,480	10,134,81
24 Three hundred unit scheme (flats)	-	£13,189,381	38,928,778	36,280,245	33,631,710	30,983,176	28,334,642	25,686,107	23,027,449	20,367,166	17,706,883	15,046,599	12,386,31
25 Four hundred unit scheme (flats)	-	£17,585,842	40,420,978	36,960,108	33,499,237	30,038,366	26,577,495	23,116,624	19,637,726	16,151,264	12,664,801	9,178,339	5,668,95
26 Six hunded unit scheme (flats)	-	£26,378,763	53,677,693	48,800,079	43,922,466	39,041,618	34,130,258	29,218,898	24,307,538	19,396,177	14,450,160	9,492,931	4,523,96
27 Small scale Office	-	£5,275,753	18,400,038	18,400,038	18,400,038	18,400,038	18,400,038	18,400,038	18,400,038	18,400,038	18,400,038	18,400,038	18,400,03
28 Medium scale Office	-	£5,275,753	20,242,700	20,242,700	20,242,700	20,242,700	20,242,700	20,242,700	20,242,700	20,242,700	20,242,700	20,242,700	20,242,70
29 Industrial Scheme new build (50% plot ratio)	-	£5,275,753	3,655,589	3,655,589	3,655,589	3,655,589	3,655,589	3,655,589	3,655,589	3,655,589	3,655,589	3,655,589	3,655,58
30 Industrial scheme intensification (60% plot ratio)		£5,275,753	4,386,707	4,386,707	4,386,707	4,386,707	4,386,707	4,386,707	4,386,707	4.386.707	4,386,707	4.386.707	4,386,7

							R	esidual land val	ues				
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	1	£16,667	418,914	397,751	376,586	355,422	334,257	313,092	291,929	270,764	249,599	228,435	207,270
2 Two unit scheme (houses)	2	£25,000	838,236	795,907	753,578	711,249	668,921	626,591	584,262	541,934	499,605	457,276	414,947
3 Two unit scheme (flats)	2	£20,000	401,627	7 377,018	352,411	327,803	303,194	278,587	253,978	229,371	204,763	180,155	155,547
4 Three unit scheme (houses)	3	£37,500	1,139,753	1,082,166	1,024,579	966,992	909,405	851,818	794,231	736,644	679,057	621,471	563,883
5 Three unit scheme (flats)	3	£21,429	603,694	566,782	529,870	492,958	456,045	419,133	382,222	345,310	308,398	271,486	234,574
6 Four unit scheme (houses)	4	£50,000	1,573,398	1,493,937	1,414,477	1,335,016	1,255,557	1,176,096	1,096,636	1,017,176	937,716	858,255	778,796
7 Four unit scheme (flats)	4	£28,571	851,581	799,575	747,570	695,566	643,561	591,555	539,551	487,546	435,541	383,537	331,531
8 Five unit scheme (houses)	5	£62,500	1,899,588	1,803,610	1,707,632	1,611,654	1,515,675	1,419,697	1,323,719	1,227,740	1,131,762	1,035,784	939,806
9 Five unit scheme (flats)	5	£35,714	1,007,897	946,377	884,858	823,337	761,818	700,297	638,777	577,258	515,737	454,218	392,697
10 Seven unit scheme (houses)	7	£87,500	2,714,731	2,577,604	2,440,478	2,303,353	2,166,227	2,029,101	1,891,975	1,754,849	1,617,724	1,480,598	1,343,471
11 Seven unit scheme (flats)	7	£50,000	1,426,868	1,339,662	1,252,457	1,165,252	1,078,047	990,842	903,636	816,431	729,226	642,021	554,816
12 Ten unit scheme (houses)	10	£125,000	3,854,484	3,659,770	3,465,058	3,270,345	3,075,632	2,880,919	2,686,206	2,491,493	2,296,781	2,102,067	1,907,355
13 Ten unit scheme (flats)	10	£71,429	2,039,773	1,915,195	1,790,616	1,666,038	1,541,459	1,416,880	1,292,301	1,167,722	1,043,144	918,564	793,986
14 Twenty unit scheme (houses and flats)	20	£166,667	5,111,411	4,827,394	4,543,376	4,259,358	3,975,341	3,691,323	3,407,305	3,123,287	2,839,269	2,555,251	2,271,234
15 Twenty unit scheme (flats)	20	£111,111	4,094,105	3,843,691	3,593,278	3,342,864	3,092,450	2,842,036	2,591,623	2,341,209	2,090,796	1,840,382	1,589,969
16 Thirty unit scheme (flats with community use on ground floor)	30	£166,667	5,778,003	5,407,934	5,037,864	4,667,795	4,297,726	3,927,657	3,557,588	3,187,517	2,817,448	2,446,687	2,074,891
17 Fifty unit scheme (flats - lower density)	50	£277,778	10,201,310	9,584,529	8,967,746	8,350,964	7,734,181	7,117,400	6,500,617	5,883,834	5,267,053	4,650,270	4,033,488
18 Fifty unit scheme (flats - higher density)	50	£208,333	8,619,626	8,068,800	7,517,973	6,967,146	6,416,320	5,865,493	5,314,666	4,763,839	4,213,012	3,661,038	3,107,680
19 Seventy unit scheme (Industrial/employment led scheme)	70	£388,889	13,293,998	12,531,785	11,769,572	11,007,358	10,245,145	9,482,932	8,720,719	7,958,506	7,196,294	6,434,081	5,671,868
20 Seventy unit scheme (flats - higher density)	70	£291,667	10,298,553	9,629,819	8,961,085	8,292,351	7,623,616	6,954,883	6,286,149	5,617,415	4,948,680	4,279,946	3,611,212
21 One hundred unit scheme (flats - lower density)	100	£555,556	18,961,568	17,815,473	16,669,377	15,523,282	14,377,187	13,231,091	12,084,996	10,938,901	9,792,805	8,646,710	7,500,616
22 One hundred unit scheme (flats - higher density)	100	£416,667	14,400,862	13,461,905	12,522,949	11,583,991	10,645,035	9,706,077	8,767,121	7,828,163	6,885,984	5,942,843	4,999,702
23 Two hunded unit scheme (flats)	200	£833,333	28,920,006	27,043,647	25,167,290	23,290,932	21,414,573	19,538,216	17,661,858	15,785,499	13,904,148	12,019,480	10,134,812
24 Three hundred unit scheme (flats)	300	£1,250,000	38,928,778	36,280,245	33,631,710	30,983,176	28,334,642	25,686,107	23,027,449	20,367,166	17,706,883	15,046,599	12,386,316
25 Four hundred unit scheme (flats)	400	£1,666,667	40,420,978	36,960,108	33,499,237	30,038,366	26,577,495	23,116,624	19,637,726	16,151,264	12,664,801	9,178,339	5,668,955
26 Six hunded unit scheme (flats)	600	£2,500,000	53,677,693	48,800,079	43,922,466	39,041,618	34,130,258	29,218,898	24,307,538	19,396,177	14,450,160	9,492,931	4,523,969
27 Small scale Office	-	£500,000	18,400,038	18,400,038	18,400,038	18,400,038	18,400,038	18,400,038	18,400,038	18,400,038	18,400,038	18,400,038	18,400,03
28 Medium scale Office	-	£500,000	20,242,700	20,242,700	20,242,700	20,242,700	20,242,700	20,242,700	20,242,700	20,242,700	20,242,700	20,242,700	20,242,700
29 Industrial Scheme new build (50% plot ratio)	-	£500,000	3,655,589	3,655,589	3,655,589	3,655,589	3,655,589	3,655,589	3,655,589	3,655,589	3,655,589	3,655,589	3,655,589
30 Industrial scheme intensification (60% plot ratio)	-	£500,000	4,386,707	4,386,707	4,386,707	4,386,707	4,386,707	4,386,707	4,386,707	4,386,707	4,386,707	4,386,707	4.386.70

							Re	esidual land valu	ues				
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	1	£508,693	444,052	421,630	399,209	376,788	354,367	331,946	309,525	287,103	264,681	242,260	219,8
2 Two unit scheme (houses)	2	£763,040	888,510	843,668	798,826	753,982	709,140	664,297	619,455	574,613	529,769	484,927	440,0
3 Two unit scheme (flats)	2	£610,432	431,441	405,342	379,243	353,144	327,046	300,947	274,849	248,750	222,651	196,552	170,4
4 Three unit scheme (houses)	3	£1,144,560	1,208,150	1,147,143	1,086,136	1,025,129	964,122	903,115	842,109	781,102	720,095	659,088	
5 Three unit scheme (flats)	3	£654,034	648,415	609,266	570,118	530,971	491,822	452,674	413,527	374,378	335,230	296,082	256,9
6 Four unit scheme (houses)	4	£1,526,080	1,667,773	1,583,594	1,499,415	1,415,236	1,331,057	1,246,878	1,162,699	1,078,521	994,341	910,162	825,9
7 Four unit scheme (flats)	4	£872,046	914,586	859,432	804,277	749,121	693,966	638,810	583,656	528,500	473,345	418,190	363,0
8 Five unit scheme (houses)	5	£1,907,600	2,013,582	1,911,905	1,810,226	1,708,549	1,606,871	1,505,192	1,403,515	1,301,836	1,200,159	1,098,480	996,8
9 Five unit scheme (flats)	5	£1,090,057	1,082,432	1,017,186	951,938	886,692	821,445	756,199	690,952	625,705	560,458	495,212	429,9
10 Seven unit scheme (houses)	7	£2,670,640	2,877,597	2,732,327	2,587,058	2,441,789	2,296,520	2,151,251	2,005,981	1,860,712	1,715,443	1,570,174	1,424,9
11 Seven unit scheme (flats)	7	£1,526,080	1,533,101	1,440,584	1,348,067	1,255,550	1,163,033	1,070,517	978,000	885,483	792,966	700,449	607,9
12 Ten unit scheme (houses)	10	£3,815,200	4,085,745	3,879,470	3,673,194	3,466,918	3,260,642	3,054,366	2,848,089	2,641,814	2,435,538	3 2,229,262	2,022,9
13 Ten unit scheme (flats)	10	£2,180,114	2,191,536	2,059,369	1,927,202	1,795,035	1,662,868	1,530,701	1,398,534	1,266,368	1,134,201	1,002,034	869,8
14 Twenty unit scheme (houses and flats)	20	£5,086,933	5,455,482	5,154,260	4,853,040	4,551,818	4,250,597	3,949,375	3,648,154	3,346,933	3,045,712	2,744,490	2,443,2
15 Twenty unit scheme (flats)	20	£3,391,289	4,400,860	4,135,109	3,869,357	3,603,606	3,337,855	3,072,103	2,806,352	2,540,600	2,274,849	2,009,097	1,743,3
16 Thirty unit scheme (flats with community use on ground floor)	30	£5,086,933	6,231,337	5,838,601	5,445,865	5,053,129	4,660,392	4,267,657	3,874,920	3,482,185	3,089,449	2,696,712	2,303,5
17 Fifty unit scheme (flats - lower density)	50	£8,478,222	10,956,867	10,302,307	9,647,746	8,993,187	8,338,626	7,684,066	7,029,507	6,374,946	5,720,386	5,065,826	4,411,2
18 Fifty unit scheme (flats - higher density)	50	£6,358,667	9,299,432	8,714,615	8,129,798	7,544,981	6,960,163	6,375,346	5,790,529	5,205,712	4,620,895	4,036,078	3,450,5
19 Seventy unit scheme (Industrial/employment led scheme)	70	£11,869,511	14,251,541	13,441,451	12,631,361	11,821,271	11,011,180	10,201,090	9,391,000	8,580,910	7,770,819	6,960,730	6,150,6
20 Seventy unit scheme (flats - higher density)	70	£8,902,133	11,138,662	10,427,922	9,717,183	9,006,444	8,295,704	7,584,965	6,874,225	6,163,486	5,452,746	4,742,007	4,031,20
21 One hundred unit scheme (flats - lower density)	100	£16,956,444	20,391,456	19,173,866	17,956,277	16,738,687	15,521,097	14,303,507	13,085,918	11,868,328	10,650,738	9,433,149	8,215,5
22 One hundred unit scheme (flats - higher density)	100	£12,717,333	15,581,591	14,583,598	13,585,605	12,587,611	11,589,618	10,591,625	9,593,631	8,595,637	7,597,644	6,597,863	5,595,1
23 Two hunded unit scheme (flats)	200	£25,434,667	31,296,384	29,301,207	27,306,030	25,310,852	23,315,676	21,320,499	19,325,322	17,330,145	15,334,968	13,337,827	11,333,3
24 Three hundred unit scheme (flats)	300	£38,152,000	42,295,249	39,478,392	36,661,534	33,844,676	31,027,819	28,210,961	25,394,102	22,574,408	19,744,337	16,914,266	14,084,1
25 Four hundred unit scheme (flats)	400	£50,869,333	44,835,175	41,153,594	37,472,014	33,790,434	30,108,853	26,427,272	22,745,691	19,050,478	15,341,000	11,631,521	7,922,0
26 Six hunded unit scheme (flats)	600	£76,304,000	59,924,936	54,734,960	49,544,984	44,355,008	39,165,032	33,952,068	28,725,164	23,498,259	18,271,354	13,004,219	7,727,7
27 Small scale Office	-	£15,260,800	18,400,038	18,400,038	18,400,038	18,400,038	18,400,038	18,400,038	18,400,038	18,400,038	18,400,038	18,400,038	18,400,0
28 Medium scale Office	-	£15,260,800	20,242,700	20,242,700	20,242,700	20,242,700	20,242,700	20,242,700	20,242,700	20,242,700	20,242,700	20,242,700	20,242,7
29 Industrial Scheme new build (50% plot ratio)		£15,260,800	3,655,589	3,655,589	3,655,589	3,655,589	3,655,589	3,655,589	3,655,589	3,655,589	3,655,589	3,655,589	3,655,5
30 Industrial scheme intensification (60% plot ratio)	-	£15,260,800	4,386,707	4,386,707	4,386,707	4,386,707	4.386.707	4,386,707	4,386,707	4,386,707	4,386,707	4,386,707	4,386,7

BE	NCHMARK LAND VALUE 2 (SECONDARY OFFICES)		£12,386,600					Re	esidual land va	lues				
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	One unit scheme (houses)	1	£412,887	444,052	421,630	399,209	376,788	354,367	331,946	309,525	287,103	264,681	242,260	219,83
2	Two unit scheme (houses)	2	£619,330	888,510	843,668	798,826	753,982	709,140	664,297	619,455	574,613	529,769	484,927	440,08
3	Two unit scheme (flats)	2	£495,464	431,441	405,342	379,243	353,144	327,046	300,947	274,849	248,750	222,651	196,552	170,45
4	Three unit scheme (houses)	3	£928,995	1,208,150	1,147,143	1,086,136	1,025,129	964,122	903,115	842,109	781,102	720,095	659,088	
5	Three unit scheme (flats)	3	£530,854	648,415	609,266	570,118	530,971	491,822	452,674	413,527	374,378	335,230	296,082	256,93
6	Four unit scheme (houses)	4	£1,238,660	1,667,773	1,583,594	1,499,415	1,415,236	1,331,057	1,246,878	1,162,699	1,078,521	994,341	910,162	
7	Four unit scheme (flats)	4	£707,806	914,586	859,432	804,277	749,121	693,966	638,810	583,656	528,500	473,345	418,190	363,03
8	Five unit scheme (houses)	5	£1,548,325	2,013,582	1,911,905	1,810,226	1,708,549	1,606,871	1,505,192	1,403,515	1,301,836	1,200,159	1,098,480	
9	Five unit scheme (flats)	5	£884,757	1,082,432	1,017,186	951,938	886,692	821,445	756,199	690,952	625,705	560,458	495,212	
10	Seven unit scheme (houses)	7	£2,167,655	2,877,597	2,732,327	2,587,058	2,441,789	2,296,520	2,151,251	2,005,981	1,860,712	1,715,443	1,570,174	1,424,90
11	Seven unit scheme (flats)	7	£1,238,660	1,533,101	1,440,584	1,348,067	1,255,550	1,163,033	1,070,517	978,000	885,483	792,966	700,449	607,932
12	Ten unit scheme (houses)	10	£3,096,650	4,085,745	3,879,470	3,673,194	3,466,918	3,260,642	3,054,366	2,848,089	2,641,814	2,435,538	2,229,262	2,022,98
13	Ten unit scheme (flats)	10	£1,769,514	2,191,536	2,059,369	1,927,202	1,795,035	1,662,868	1,530,701	1,398,534	1,266,368	1,134,201	1,002,034	
14	Twenty unit scheme (houses and flats)	20	£4,128,867	5,455,482	5,154,260	4,853,040	4,551,818	4,250,597	3,949,375	3,648,154	3,346,933	3,045,712	2,744,490	2,443,26
15	Twenty unit scheme (flats)	20	£2,752,578	4,400,860	4,135,109	3,869,357	3,603,606	3,337,855	3,072,103	2,806,352	2,540,600	2,274,849	2,009,097	1,743,340
16	Thirty unit scheme (flats with community use on ground floor)	30	£4,128,867	6,231,337	5,838,601	5,445,865	5,053,129	4,660,392	4,267,657	3,874,920	3,482,185	3,089,449	2,696,712	2,303,51
17	Fifty unit scheme (flats - lower density)	50	£6,881,444	10,956,867	10,302,307	9,647,746	8,993,187	8,338,626	7,684,066	7,029,507	6,374,946	5,720,386	5,065,826	4,411,26
18	Fifty unit scheme (flats - higher density)	50	£5,161,083	9,299,432	8,714,615	8,129,798	7,544,981	6,960,163	6,375,346	5,790,529	5,205,712	4,620,895	4,036,078	3,450,51
19	Seventy unit scheme (Industrial/employment led scheme)	70	£9,634,022	14,251,541	13,441,451	12,631,361	11,821,271	11,011,180	10,201,090	9,391,000	8,580,910	7,770,819	6,960,730	6,150,639
20	Seventy unit scheme (flats - higher density)	70	£7,225,516	11,138,662	10,427,922	9,717,183	9,006,444	8,295,704	7,584,965	6,874,225	6,163,486	5,452,746	4,742,007	4,031,26
	One hundred unit scheme (flats - lower density)	100	£13,762,888	20,391,456	19,173,866	17,956,277	16,738,687	15,521,097	14,303,507	13,085,918	11,868,328	10,650,738	9,433,149	
22	One hundred unit scheme (flats - higher density)	100	£10,322,166	15,581,591	14,583,598	13,585,605	12,587,611	11,589,618	10,591,625	9,593,631	8,595,637	7,597,644	6,597,863	5,595,174
23	Two hunded unit scheme (flats)	200	£20,644,333	31,296,384	29,301,207	27,306,030	25,310,852	23,315,676	21,320,499	19,325,322	17,330,145	15,334,968	13,337,827	11,333,309
24	Three hundred unit scheme (flats)	300	£30,966,499	42,295,249	39,478,392	36,661,534	33,844,676	31,027,819	28,210,961	25,394,102	22,574,408	19,744,337	16,914,266	14,084,196
25	Four hundred unit scheme (flats)	400	£41,288,665	44,835,175	41,153,594	37,472,014	33,790,434	30,108,853	26,427,272	22,745,691	19,050,478	15,341,000	11,631,521	7,922,042
	Six hunded unit scheme (flats)	600	£61,932,998	59,924,936	54,734,960	49,544,984	44,355,008	39,165,032	33,952,068	28,725,164	23,498,259	18,271,354	13,004,219	7,727,781
27	Small scale Office		£12,386,600	18,400,038	18,400,038	18,400,038	18,400,038	18,400,038	18,400,038	18,400,038	18,400,038	18,400,038	18,400,038	18,400,038
28	Medium scale Office	-	£12,386,600	20,242,700	20,242,700	20,242,700	20,242,700	20,242,700	20,242,700	20,242,700	20,242,700	20,242,700	20,242,700	20,242,700
29	Industrial Scheme new build (50% plot ratio)		£12,386,600	3,655,589	3,655,589	3,655,589	3,655,589	3,655,589	3,655,589	3,655,589	3,655,589	3,655,589	3,655,589	3,655,589
30	Industrial scheme intensification (60% plot ratio)		£12,386,600	4.386.707	4.386,707	4.386,707	4.386.707	4.386.707	4.386.707	4.386.707	4.386.707	4.386,707	4.386.707	4.386.707

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)		£5,275,753						sidual land val	ues				
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	1	£175,858	444,052	421,630	399,209	376,788	354,367	331,946	309,525	287,103	264,681	242,260	219,83
2 Two unit scheme (houses)	-	£263,788	888,510	843,668	798,826	753,982	709,140	664,297	619,455	574,613	529,769	484,927	440,08
3 Two unit scheme (flats)	-	£211,030	431,441	405,342	379,243	353,144	327,046	300,947	274,849	248,750	222,651	196,552	170,45
4 Three unit scheme (houses)	-	£395,681	1,208,150	1,147,143	1,086,136	1,025,129	964,122	903,115	842,109	781,102	720,095	659,088	598,08
5 Three unit scheme (flats)	-	£226,104	648,415	609,266	570,118	530,971	491,822	452,674	413,527	374,378	335,230	296,082	256,93
6 Four unit scheme (houses)	-	£527,575	1,667,773	1,583,594	1,499,415	1,415,236	1,331,057	1,246,878	1,162,699	1,078,521	994,341	910,162	825,98
7 Four unit scheme (flats)	-	£301,472	914,586	859,432	804,277	749,121	693,966	638,810	583,656	528,500	473,345	418,190	363,03
8 Five unit scheme (houses)	-	£659,469	2,013,582	1,911,905	1,810,226	1,708,549	1,606,871	1,505,192	1,403,515	1,301,836	1,200,159	1,098,480	996,80
9 Five unit scheme (flats)	-	£376,839	1,082,432	1,017,186	951,938	886,692	821,445	756,199	690,952	625,705	560,458	495,212	429,96
10 Seven unit scheme (houses)	-	£923,257	2,877,597	2,732,327	2,587,058	2,441,789	2,296,520	2,151,251	2,005,981	1,860,712	1,715,443	1,570,174	1,424,90
11 Seven unit scheme (flats)	-	£527,575	1,533,101	1,440,584	1,348,067	1,255,550	1,163,033	1,070,517	978,000	885,483	792,966	700,449	607,93
12 Ten unit scheme (houses)	-	£1,318,938	4,085,745	3,879,470	3,673,194	3,466,918	3,260,642	3,054,366	2,848,089	2,641,814	2,435,538	2,229,262	2,022,98
13 Ten unit scheme (flats)	-	£753,679	2,191,536	2,059,369	1,927,202	1,795,035	1,662,868	1,530,701	1,398,534	1,266,368	1,134,201	1,002,034	869,86
14 Twenty unit scheme (houses and flats)	-	£1,758,584	5,455,482	5,154,260	4,853,040	4,551,818	4,250,597	3,949,375	3,648,154	3,346,933	3,045,712	2,744,490	2,443,26
15 Twenty unit scheme (flats)	-	£1,172,389	4,400,860	4,135,109	3,869,357	3,603,606	3,337,855	3,072,103	2,806,352	2,540,600	2,274,849	2,009,097	1,743,34
16 Thirty unit scheme (flats with community use on ground floor)	-	£1,758,584	6,231,337	5,838,601	5,445,865	5,053,129	4,660,392	4,267,657	3,874,920	3,482,185	3,089,449	2,696,712	2,303,51
17 Fifty unit scheme (flats - lower density)		£2,930,974	10,956,867	10,302,307	9,647,746	8,993,187	8,338,626	7,684,066	7,029,507	6,374,946	5,720,386	5,065,826	4,411,26
18 Fifty unit scheme (flats - higher density)	-	£2,198,230	9,299,432	8,714,615	8,129,798	7,544,981	6,960,163	6,375,346	5,790,529	5,205,712	4,620,895	4,036,078	3,450,51
19 Seventy unit scheme (Industrial/employment led scheme)	-	£4,103,363	14,251,541	13,441,451	12,631,361	11,821,271	11,011,180	10,201,090	9,391,000	8,580,910	7,770,819	6,960,730	6,150,63
20 Seventy unit scheme (flats - higher density)	-	£3,077,522	11,138,662	10,427,922	9,717,183	9,006,444	8,295,704	7,584,965	6,874,225	6,163,486	5,452,746	4,742,007	4,031,26
21 One hundred unit scheme (flats - lower density)	-	£5,861,947	20,391,456	19,173,866	17,956,277	16,738,687	15,521,097	14,303,507	13,085,918	11,868,328	10,650,738	9,433,149	8,215,56
22 One hundred unit scheme (flats - higher density)		£4,396,460	15,581,591	14,583,598	13,585,605	12,587,611	11,589,618	10,591,625	9,593,631	8,595,637	7,597,644	6,597,863	5,595,17
23 Two hunded unit scheme (flats)	-	£8,792,921	31,296,384	29,301,207	27,306,030	25,310,852	23,315,676	21,320,499	19,325,322	17,330,145	15,334,968	13,337,827	11,333,30
24 Three hundred unit scheme (flats)	-	£13,189,381	42,295,249	39,478,392	36,661,534	33,844,676	31,027,819	28,210,961	25,394,102	22,574,408	19,744,337	16,914,266	14,084,19
25 Four hundred unit scheme (flats)	-	£17,585,842	44,835,175	41,153,594	37,472,014	33,790,434	30,108,853	26,427,272	22,745,691	19,050,478	15,341,000	11,631,521	7,922,04
26 Six hunded unit scheme (flats)	-	£26,378,763	59,924,936	54,734,960	49,544,984	44,355,008	39,165,032	33,952,068	28,725,164	23,498,259	18,271,354	13,004,219	7,727,78
27 Small scale Office	-	£5,275,753	18,400,038	18,400,038	18,400,038	18,400,038	18,400,038	18,400,038	18,400,038	18,400,038	18,400,038	18,400,038	18,400,03
28 Medium scale Office	-	£5,275,753	20,242,700	20,242,700	20,242,700	20,242,700	20,242,700	20,242,700	20,242,700	20,242,700	20,242,700	20,242,700	20,242,70
29 Industrial Scheme new build (50% plot ratio)	-	£5,275,753	3,655,589	3,655,589	3,655,589	3,655,589	3,655,589	3,655,589	3,655,589	3,655,589	3,655,589	3,655,589	3,655,58
30 Industrial scheme intensification (60% plot ratio)		£5,275,753	4,386,707	4,386,707	4,386,707	4,386,707	4,386,707	4,386,707	4,386,707	4,386,707	4,386,707	4,386,707	4,386,70

								Re	esidual land val	ues				
D	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 C	One unit scheme (houses)	1	£16,667	444,052	421,630	399,209	376,788	354,367	331,946	309,525	287,103	264,681	242,260	219,839
2 T	wo unit scheme (houses)	2	£25,000		843,668	798,826	753,982	709,140	664,297	619,455	574,613	529,769		
	wo unit scheme (flats)	2	£20,000		405,342	379,243	353,144	327,046	300,947	274,849	248,750	222,651		
4 T	'hree unit scheme (houses)	3	£37,500		1,147,143	1,086,136	1,025,129	964,122	903,115		781,102	720,095		
5 T	'hree unit scheme (flats)	3	£21,429	648,415	609,266	570,118	530,971	491,822	452,674		374,378	335,230		
6 F	our unit scheme (houses)	4	£50,000		1,583,594	1,499,415	1,415,236	1,331,057	1,246,878	1,162,699	1,078,521	994,341		
	our unit scheme (flats)	4	£28,571	914,586	859,432	804,277	749,121	693,966	638,810		528,500	473,345		
8 F	ive unit scheme (houses)	5	£62,500		1,911,905	1,810,226	1,708,549	1,606,871	1,505,192	1,403,515	1,301,836	1,200,159		
	ive unit scheme (flats)	5	£35,714		1,017,186	951,938	886,692	821,445	756,199	690,952	625,705	560,458		
	Seven unit scheme (houses)	7	£87,500	2,877,597	2,732,327	2,587,058	2,441,789	2,296,520	2,151,251	2,005,981	1,860,712	1,715,443		
	Seven unit scheme (flats)	7	£50,000	1,533,101	1,440,584	1,348,067	1,255,550	1,163,033	1,070,517	978,000	885,483	792,966		
	en unit scheme (houses)	10	£125,000		3,879,470	3,673,194	3,466,918	3,260,642	3,054,366	2,848,089	2,641,814	2,435,538		
	en unit scheme (flats)	10	£71,429	2,191,536	2,059,369	1,927,202	1,795,035	1,662,868	1,530,701	1,398,534	1,266,368	1,134,201	1,002,034	
	wenty unit scheme (houses and flats)	20	£166,667	5,455,482	5,154,260	4,853,040	4,551,818	4,250,597	3,949,375	3,648,154	3,346,933	3,045,712	2,744,490	
	wenty unit scheme (flats)	20	£111,111	4,400,860	4,135,109	3,869,357	3,603,606	3,337,855	3,072,103	2,806,352	2,540,600	2,274,849	_,000,000	
	hirty unit scheme (flats with community use on ground floor)	30	£166,667	6,231,337	5,838,601	5,445,865	5,053,129	4,660,392	4,267,657	3,874,920	3,482,185	3,089,449		
	ifty unit scheme (flats - lower density)	50	£277,778		10,302,307	9,647,746	8,993,187	8,338,626	7,684,066	7,029,507	6,374,946	5,720,386		
	ifty unit scheme (flats - higher density)	50	£208,333		8,714,615	8,129,798	7,544,981	6,960,163	6,375,346	5,790,529	5,205,712	4,620,895		
	Seventy unit scheme (Industrial/employment led scheme)	70	£388,889	14,251,541	13,441,451	12,631,361	11,821,271	11,011,180	10,201,090	9,391,000	8,580,910	7,770,819		
	Seventy unit scheme (flats - higher density)	70	£291,667		10,427,922	9,717,183	9,006,444	8,295,704	7,584,965	6,874,225	6,163,486	5,452,746		
	One hundred unit scheme (flats - lower density)	100	£555,556		19,173,866	17,956,277	16,738,687	15,521,097	14,303,507	13,085,918	11,868,328	10,650,738		
	One hundred unit scheme (flats - higher density)	100	£416,667	15,581,591	14,583,598	13,585,605	12,587,611	11,589,618	10,591,625	9,593,631	8,595,637	7,597,644		
	wo hunded unit scheme (flats)	200	£833,333		29,301,207	27,306,030	25,310,852	23,315,676	21,320,499	19,325,322	17,330,145	15,334,968		
	hree hundred unit scheme (flats)	300	£1,250,000		39,478,392	36,661,534	33,844,676	31,027,819	28,210,961	25,394,102	22,574,408	19,744,337	777 7 7 7	
	our hundred unit scheme (flats)	400	£1,666,667	44,835,175	41,153,594	37,472,014	33,790,434	30,108,853	26,427,272	22,745,691	19,050,478	15,341,000		
	Six hunded unit scheme (flats)	600	£2,500,000		54,734,960	49,544,984	44,355,008	39,165,032	33,952,068	28,725,164	23,498,259	18,271,354		
	Small scale Office	-	£500,000	18,400,038	18,400,038	18,400,038	18,400,038	18,400,038	18,400,038	18,400,038	18,400,038	18,400,038		
	Medium scale Office	-	£500,000		20,242,700	20,242,700	20,242,700	20,242,700	20,242,700	20,242,700	20,242,700	20,242,700		
	ndustrial Scheme new build (50% plot ratio)	-	£500,000		3,655,589	3,655,589	3,655,589	3,655,589	3,655,589	3,655,589	3,655,589	3,655,589		
30 Ir	ndustrial scheme intensification (60% plot ratio)	-	£500,000	4,386,707	4,386,707	4,386,707	4,386,707	4,386,707	4,386,707	4,386,707	4,386,707	4,386,707	4,386,707	4,386,707

				1		1		sidual land valu		1		1	
Description	No of units	BLV	0% AH	5% AH	10% AH				30% AH		40% AH		50% AH
One unit scheme (houses)	1	£526,933	469,043	445,372	421,701	398,030	374,359	350,689	327,018	303,347	279,676	256,005	232,3
Two unit scheme (houses)	2	,	938,492	891,150	843,810	796,468	749,126	701,784	654,442	607,100	559,759		465,0
Two unit scheme (flats)	2	2002,020		433,500	405,920		350,758	323,178	295,597	268,016	240,436		185,2
Three unit scheme (houses)	3	£1,185,600	1,276,148	1,211,742	1,147,335	1,082,928	1,018,521	954,114	889,708	825,301	760,894	696,487	632,
Three unit scheme (flats)	3	£677,486	692,876	651,504	610,133	568,762	527,391	486,020	444,649	403,278	361,907		279,
Four unit scheme (houses)	4	£1,580,800	1,761,600	1,672,729	1,583,859	1,494,989	1,406,119	1,317,249	1,228,378		1,050,638		872,
Four unit scheme (flats)	4	£903,314	977,227	918,940	860,653	802,365	744,078	685,791	627,503		510,930		394,
Five unit scheme (houses)	5	£1,976,000	2,126,914	2,019,569	1,912,224	1,804,880	1,697,535	1,590,191	1,482,846	1,375,502	1,268,157	1,160,812	1,053,
Five unit scheme (flats)	5	£1,129,143	1,156,534	1,087,582	1,018,630	949,678	880,726	811,775	742,823	673,871	604,919	535,967	467,
Seven unit scheme (houses)	7	£2,766,400	3,039,515	2,886,150	2,732,785	2,579,420	2,426,055	2,272,689	2,119,324	1,965,959	1,812,595	1,659,229	1,505
Seven unit scheme (flats)	7	£1,580,800	1,638,717	1,540,919	1,443,122	1,345,324	1,247,526	1,149,728	1,051,931	954,133	856,336	758,538	660
Ten unit scheme (houses)	10	£3,952,000	4,315,663	4,097,891	3,880,120	3,662,348	3,444,576	3,226,804	3,009,033	2,791,261	2,573,489	2,355,717	2,137
Ten unit scheme (flats)	10	£2,258,286	2,342,416	2,202,705	2,062,994	1,923,283	1,783,572	1,643,862	1,504,150	1,364,440	1,224,728	1,085,018	945
Twenty unit scheme (houses and flats)	20	£5,269,333	5,797,552	5,479,227	5,160,902	4,842,578	4,524,252	4,205,928	3,887,603	3,569,279	3,250,954	2,932,628	2,614
Twenty unit scheme (flats)	20	£3,512,889	4,705,833	4,424,832	4,143,832	3,862,832	3,581,833	3,300,833	3,019,833	2,738,833	2,457,832	2,176,832	1,895
Thirty unit scheme (flats with community use on ground floor)	30	£5,269,333	6,682,035	6,266,764	5,851,493	5,436,222	5,020,952	4,605,680	4,190,409	3,775,139	3,359,867	2,944,596	2,529
Fifty unit scheme (flats - lower density)	50	£8,782,222	11,708,030	11,015,912	10,323,794	9,631,676	8,939,557	8,247,439	7,555,320	6,863,202	6,171,084	5,478,966	4,786
Fifty unit scheme (flats - higher density)	50	£6,586,667	9,975,284	9,356,674	8,738,065	8,119,455	7,500,845	6,882,236	6,263,626	5,645,017	5,026,406	4,407,797	3,789
Seventy unit scheme (Industrial/employment led scheme)	70	£12,295,111	15,566,002	14,708,313	13,850,624	12,992,936	12,135,247	11,277,557	10,419,868	9,562,179	8,704,490	7,846,802	6,989
Seventy unit scheme (flats - higher density)	70	£9,221,333	11,973,887	11,221,386	10,468,886	9,716,384	8,963,884	8,211,383	7,458,883	6,706,381	5,953,881	5,201,380	4,448
One hundred unit scheme (flats - lower density)	100	£17,564,444	21,813,031	20,524,362	19,235,694	17,947,026	16,658,357	15,369,689	14,081,020	12,792,352	11,503,683	10,215,015	8,926
One hundred unit scheme (flats - higher density)	100	£13,173,333	16,755,455	15,698,768	14,642,082	13,585,396	12,528,709	11,472,022	10,415,336	9,358,649	8,301,962	7,245,276	6,187
Two hunded unit scheme (flats)	200	£26,346,667	33,658,945	31,545,640	29,432,335	27,319,030	25,205,725	23,092,420	20,979,115	18,865,810	16,752,505	14,639,200	12,524
Three hundred unit scheme (flats)	300	£39,520,000	45,642,149	42,657,946	39,673,743	36,689,541	33,705,337	30,721,135	27,736,932	24,752,730	21,768,526	18,771,075	15,772
Four hundred unit scheme (flats)	400	£52,693,333	49,209,539	45,322,700	41,421,693	37,520,686	33,619,679	29,718,672	25,817,665	21,916,658	18,001,639	14,070,440	10,139
Six hunded unit scheme (flats)	600	£79,040,000	66,135,859	60,635,337	55,134,814	49,634,292	44,133,770	38,633,247	33,117,105	27,576,490	22,035,875	16,495,092	10,901
Small scale Office	-	£15,808,000	18,400,038	18,400,038	18,400,038	18,400,038	18,400,038	18,400,038	18,400,038	18,400,038	18,400,038	18,400,038	18,400
Medium scale Office	-	£15,808,000	20,242,700	20,242,700	20,242,700	20,242,700	20,242,700	20,242,700	20,242,700	20,242,700	20,242,700	20,242,700	20,242
Industrial Scheme new build (50% plot ratio)	-	£15,808,000	4,437,241	4,437,241	4,437,241	4,437,241	4,437,241	4,437,241	4,437,241	4,437,241	4,437,241	4,437,241	4,437
Industrial scheme intensification (60% plot ratio)	-	£15,808,000		5,324,688	5,324,688	5,324,688	5,324,688	5,324,688	5,324,688	5,324,688	5,324,688		5,324

BENCHMARK LAND VALUE 2 (SECONDARY OFFICES)		£12,386,600					Re	esidual land val	ues				
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	1	£412,887	469,043	445,372	421,701	398,030	374,359	350,689	327,018	303,347	279,676	256,005	232,335
2 Two unit scheme (houses)	2	£619,330	938,492	891,150	843,810	796,468	749,126	701,784	654,442	607,100	559,759	512,417	465,075
3 Two unit scheme (flats)	2	£495,464	461,081	433,500	405,920	378,339	350,758	323,178	295,597	268,016	240,436	212,855	185,274
4 Three unit scheme (houses)	3	£928,995	1,276,148	1,211,742	1,147,335	1,082,928	1,018,521	954,114	889,708	825,301	760,894	696,487	632,082
5 Three unit scheme (flats)	3	£530,854	692,876	651,504	610,133	568,762	527,391	486,020	444,649	403,278	361,907	320,535	279,165
6 Four unit scheme (houses)	4	£1,238,660	1,761,600	1,672,729	1,583,859	1,494,989	1,406,119	1,317,249	1,228,378	1,139,508	1,050,638	961,767	872,897
7 Four unit scheme (flats)	4	£707,806	977,227	918,940	860,653	802,365	744,078	685,791	627,503	569,216	510,930	452,643	394,355
8 Five unit scheme (houses)	5	£1,548,325	2,126,914	2,019,569	1,912,224	1,804,880	1,697,535	1,590,191	1,482,846	1,375,502	1,268,157	1,160,812	1,053,469
9 Five unit scheme (flats)	5	£884,757	1,156,534	1,087,582	1,018,630	949,678	880,726	811,775	742,823	673,871	604,919	535,967	467,016
10 Seven unit scheme (houses)	7	£2,167,655	3,039,515	2,886,150	2,732,785	2,579,420	2,426,055	2,272,689	2,119,324	1,965,959	1,812,595	1,659,229	1,505,864
11 Seven unit scheme (flats)	7	£1,238,660	1,638,717	1,540,919	1,443,122	1,345,324	1,247,526	1,149,728	1,051,931	954,133	856,336	758,538	660,740
12 Ten unit scheme (houses)	10	£3,096,650	4,315,663	4,097,891	3,880,120	3,662,348	3,444,576	3,226,804	3,009,033	2,791,261	2,573,489	2,355,717	2,137,945
13 Ten unit scheme (flats)	10	£1,769,514	2,342,416	2,202,705	2,062,994	1,923,283	1,783,572	1,643,862	1,504,150	1,364,440	1,224,728	1,085,018	945,307
14 Twenty unit scheme (houses and flats)	20	£4,128,867	5,797,552	5,479,227	5,160,902	4,842,578	4,524,252	4,205,928	3,887,603	3,569,279	3,250,954	2,932,628	2,614,304
15 Twenty unit scheme (flats)	20	£2,752,578	4,705,833	4,424,832	4,143,832	3,862,832	3,581,833	3,300,833	3,019,833	2,738,833	2,457,832	2,176,832	1,895,832
16 Thirty unit scheme (flats with community use on ground floor)	30	£4,128,867	6,682,035	6,266,764	5,851,493	5,436,222	5,020,952	4,605,680	4,190,409	3,775,139	3,359,867	2,944,596	2,529,326
17 Fifty unit scheme (flats - lower density)	50	£6,881,444	11,708,030	11,015,912	10,323,794	9,631,676	8,939,557	8,247,439	7,555,320	6,863,202	6,171,084	5,478,966	4,786,848
18 Fifty unit scheme (flats - higher density)	50	£5,161,083	9,975,284	9,356,674	8,738,065	8,119,455	7,500,845	6,882,236	6,263,626	5,645,017	5,026,406	4,407,797	3,789,188
19 Seventy unit scheme (Industrial/employment led scheme)	70	£9,634,022	15,566,002	14,708,313	13,850,624	12,992,936	12,135,247	11,277,557	10,419,868	9,562,179	8,704,490	7,846,802	6,989,112
20 Seventy unit scheme (flats - higher density)	70	£7,225,516	11,973,887	11,221,386	10,468,886	9,716,384	8,963,884	8,211,383	7,458,883	6,706,381	5,953,881	5,201,380	4,448,880
21 One hundred unit scheme (flats - lower density)	100	£13,762,888	21,813,031	20,524,362	19,235,694	17,947,026	16,658,357	15,369,689	14,081,020	12,792,352	11,503,683	10,215,015	8,926,346
22 One hundred unit scheme (flats - higher density)	100	£10,322,166	16,755,455	15,698,768	14,642,082	13,585,396	12,528,709	11,472,022	10,415,336	9,358,649	8,301,962	7,245,276	6,187,185
23 Two hunded unit scheme (flats)	200	£20,644,333	33,658,945	31,545,640	29,432,335	27,319,030	25,205,725	23,092,420	20,979,115	18,865,810	16,752,505	14,639,200	12,524,839
24 Three hundred unit scheme (flats)	300	£30,966,499	45,642,149	42,657,946	39,673,743	36,689,541	33,705,337	30,721,135	27,736,932	24,752,730	21,768,526	18,771,075	15,772,202
25 Four hundred unit scheme (flats)	400	£41,288,665	49,209,539	45,322,700	41,421,693	37,520,686	33,619,679	29,718,672	25,817,665	21,916,658	18,001,639	14,070,440	10,139,242
26 Six hunded unit scheme (flats)	600	£61,932,998	66,135,859	60,635,337	55,134,814	49,634,292	44,133,770	38,633,247	33,117,105	27,576,490	22,035,875	16,495,092	10,901,303
27 Small scale Office	-	£12,386,600	18,400,038	18,400,038	18,400,038	18,400,038	18,400,038	18,400,038	18,400,038	18,400,038	18,400,038	18,400,038	18,400,038
28 Medium scale Office	-	£12,386,600	20,242,700	20,242,700	20,242,700	20,242,700	20,242,700	20,242,700	20,242,700	20,242,700	20,242,700	20,242,700	20,242,700
29 Industrial Scheme new build (50% plot ratio)	-	£12,386,600	4,437,241	4,437,241	4,437,241	4,437,241	4,437,241	4,437,241	4,437,241	4,437,241	4,437,241	4,437,241	4,437,241
30 Industrial scheme intensification (60% plot ratio)	-	£12,386,600	5,324,688	5,324,688	5,324,688	5,324,688	5,324,688	5,324,688	5,324,688	5,324,688	5,324,688	5,324,688	5,324,688

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)		£5,275,753					R	esidual land valu	ies				
Description	No of units			5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	1	£175,858	469,043	445,372	421,701	398,030	374,359	350,689	327,018	303,347	279,676	256,005	232,335
2 Two unit scheme (houses)	-	£263,788		891,150	843,810	796,468	749,126	701,784	654,442	607,100	559,759		465,075
3 Two unit scheme (flats)	-	£211,030	461,081	433,500	405,920	378,339	350,758	323,178	295,597	268,016	240,436	212,855	185,274
4 Three unit scheme (houses)	-	£395,681	1,276,148	1,211,742	1,147,335	1,082,928	1,018,521	954,114	889,708	825,301	760,894	696,487	632,082
5 Three unit scheme (flats)	-	£226,104	692,876	651,504	610,133	568,762	527,391	486,020	444,649	403,278	361,907	320,535	279,165
6 Four unit scheme (houses)	-	£527,575	1,761,600	1,672,729	1,583,859	1,494,989	1,406,119	1,317,249	1,228,378	1,139,508	1,050,638	961,767	872,897
7 Four unit scheme (flats)	-	£301,472	977,227	918,940	860,653	802,365	744,078	685,791	627,503	569,216	510,930	452,643	394,355
8 Five unit scheme (houses)	-	£659,469	2,126,914	2,019,569	1,912,224	1,804,880	1,697,535	1,590,191	1,482,846	1,375,502	1,268,157	1,160,812	1,053,469
9 Five unit scheme (flats)	-	£376,839	1,156,534	1,087,582	1,018,630	949,678	880,726	811,775	742,823	673,871	604,919	535,967	467,016
10 Seven unit scheme (houses)	-	£923,257	3,039,515	2,886,150	2,732,785	2,579,420	2,426,055	2,272,689	2,119,324	1,965,959	1,812,595	1,659,229	1,505,864
11 Seven unit scheme (flats)	-	£527,575	1,638,717	1,540,919	1,443,122	1,345,324	1,247,526	1,149,728	1,051,931	954,133	856,336	758,538	660,740
12 Ten unit scheme (houses)	-	£1,318,938	4,315,663	4,097,891	3,880,120	3,662,348	3,444,576	3,226,804	3,009,033	2,791,261	2,573,489	2,355,717	2,137,945
13 Ten unit scheme (flats)	-	£753,679	2,342,416	2,202,705	2,062,994	1,923,283	1,783,572	1,643,862	1,504,150	1,364,440	1,224,728	1,085,018	945,307
14 Twenty unit scheme (houses and flats)	-	£1,758,584	5,797,552	5,479,227	5,160,902	4,842,578	4,524,252	4,205,928	3,887,603	3,569,279	3,250,954		2,614,304
15 Twenty unit scheme (flats)	-	£1,172,389	4,705,833	4,424,832	4,143,832	3,862,832	3,581,833	3,300,833	3,019,833	2,738,833	2,457,832		1,895,832
16 Thirty unit scheme (flats with community use on ground floor)	-	£1,758,584	6,682,035	6,266,764	5,851,493	5,436,222	5,020,952	4,605,680	4,190,409	3,775,139	3,359,867	2,944,596	2,529,326
17 Fifty unit scheme (flats - lower density)	-	£2,930,974	11,708,030	11,015,912	10,323,794	9,631,676	8,939,557	8,247,439	7,555,320	6,863,202	6,171,084	5,478,966	4,786,848
18 Fifty unit scheme (flats - higher density)	-	£2,198,230	9,975,284	9,356,674	8,738,065	8,119,455	7,500,845	6,882,236	6,263,626	5,645,017	5,026,406	4,407,797	3,789,188
19 Seventy unit scheme (Industrial/employment led scheme)	-	£4,103,363	15,566,002	14,708,313	13,850,624	12,992,936	12,135,247	11,277,557	10,419,868	9,562,179	8,704,490	7,846,802	6,989,112
20 Seventy unit scheme (flats - higher density)	-	£3,077,522	11,973,887	11,221,386	10,468,886	9,716,384	8,963,884	8,211,383	7,458,883	6,706,381	5,953,881	5,201,380	4,448,880
21 One hundred unit scheme (flats - lower density)	-	£5,861,947	21,813,031	20,524,362	19,235,694	17,947,026	16,658,357	15,369,689	14,081,020	12,792,352	11,503,683	10,215,015	8,926,346
22 One hundred unit scheme (flats - higher density)	-	£4,396,460	16,755,455	15,698,768	14,642,082	13,585,396	12,528,709	11,472,022	10,415,336	9,358,649	8,301,962	7,245,276	6,187,185
23 Two hunded unit scheme (flats)	-	£8,792,921	33,658,945	31,545,640	29,432,335	27,319,030	25,205,725	23,092,420	20,979,115	18,865,810	16,752,505	14,639,200	12,524,839
24 Three hundred unit scheme (flats)	-	£13,189,381	45,642,149	42,657,946	39,673,743	36,689,541	33,705,337	30,721,135	27,736,932	24,752,730	21,768,526	18,771,075	15,772,202
25 Four hundred unit scheme (flats)	-	£17,585,842	49,209,539	45,322,700	41,421,693	37,520,686	33,619,679	29,718,672	25,817,665	21,916,658	18,001,639	14,070,440	10,139,242
26 Six hunded unit scheme (flats)	-	£26,378,763	66,135,859	60,635,337	55,134,814	49,634,292	44,133,770	38,633,247	33,117,105	27,576,490	22,035,875		10,901,303
27 Small scale Office	-	£5,275,753	18,400,038	18,400,038	18,400,038	18,400,038	18,400,038	18,400,038	18,400,038	18,400,038	18,400,038	18,400,038	18,400,038
28 Medium scale Office	-	£5,275,753	20,242,700	20,242,700	20,242,700	20,242,700	20,242,700	20,242,700	20,242,700	20,242,700	20,242,700	20,242,700	20,242,700
29 Industrial Scheme new build (50% plot ratio)	-	£5,275,753	4,437,241	4,437,241	4,437,241	4,437,241	4,437,241	4,437,241	4,437,241	4,437,241	4,437,241	4,437,241	4,437,241
30 Industrial scheme intensification (60% plot ratio)	-	£5,275,753	5,324,688	5,324,688	5,324,688	5,324,688	5,324,688	5,324,688	5,324,688	5,324,688	5,324,688	5,324,688	5,324,688

							Re	esidual land val	ues				
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	1	£16,667	469,04	3 445,372	421,701	398,030	374,359	350,689	327,018	303,347	279,676	256,005	232,335
2 Two unit scheme (houses)	2	£25,000	938,49	2 891,150	843,810	796,468	749,126	701,784	654,442	607,100	559,759	512,417	465,075
3 Two unit scheme (flats)	2	£20,000	461,08	1 433,500	405,920	378,339	350,758	323,178	295,597	268,016	240,436	212,855	185,274
4 Three unit scheme (houses)	3	£37,500	1,276,14	8 1,211,742	1,147,335	1,082,928	1,018,521	954,114	889,708	825,301	760,894	696,487	
5 Three unit scheme (flats)	3	£21,429	692,87	6 651,504	610,133	568,762	527,391	486,020	444,649	403,278	361,907	320,535	279,165
6 Four unit scheme (houses)	4	£50,000	1,761,60	0 1,672,729	1,583,859	1,494,989	1,406,119	1,317,249	1,228,378	1,139,508	1,050,638	961,767	
7 Four unit scheme (flats)	4	£28,571	977,22	7 918,940	860,653	802,365	744,078	685,791	627,503	569,216	510,930	452,643	394,355
8 Five unit scheme (houses)	5	£62,500	2,126,91	4 2,019,569	1,912,224	1,804,880	1,697,535	1,590,191	1,482,846	1,375,502	1,268,157	1,160,812	1,053,469
9 Five unit scheme (flats)	5	£35,714	1,156,53	4 1,087,582	1,018,630	949,678	880,726	811,775	742,823	673,871	604,919	535,967	467,016
10 Seven unit scheme (houses)	7	£87,500	3,039,51	5 2,886,150	2,732,785	2,579,420	2,426,055	2,272,689	2,119,324	1,965,959	1,812,595	1,659,229	1,505,864
11 Seven unit scheme (flats)	7	£50,000	1,638,71	7 1,540,919	1,443,122	1,345,324	1,247,526	1,149,728	1,051,931	954,133	856,336	758,538	660,740
12 Ten unit scheme (houses)	10	£125,000	4,315,66	3 4,097,891	3,880,120	3,662,348	3,444,576	3,226,804	3,009,033	2,791,261	2,573,489	2,355,717	2,137,945
13 Ten unit scheme (flats)	10	£71,429	2,342,41	6 2,202,705	2,062,994	1,923,283	1,783,572	1,643,862	1,504,150	1,364,440	1,224,728	1,085,018	945,307
14 Twenty unit scheme (houses and flats)	20	£166,667	5,797,55	2 5,479,227	5,160,902	4,842,578	4,524,252	4,205,928	3,887,603	3,569,279	3,250,954	2,932,628	2,614,304
15 Twenty unit scheme (flats)	20	£111,111	4,705,83	3 4,424,832	4,143,832	3,862,832	3,581,833	3,300,833	3,019,833	2,738,833	2,457,832	2,176,832	1,895,832
16 Thirty unit scheme (flats with community use on ground floor)	30	£166,667	6,682,03	5 6,266,764	5,851,493	5,436,222	5,020,952	4,605,680	4,190,409	3,775,139	3,359,867	2,944,596	2,529,326
17 Fifty unit scheme (flats - lower density)	50	£277,778	11,708,03	0 11,015,912	10,323,794	9,631,676	8,939,557	8,247,439	7,555,320	6,863,202	6,171,084	5,478,966	4,786,848
18 Fifty unit scheme (flats - higher density)	50	£208,333	9,975,28	4 9,356,674	8,738,065	8,119,455	7,500,845	6,882,236	6,263,626	5,645,017	5,026,406	4,407,797	3,789,188
19 Seventy unit scheme (Industrial/employment led scheme)	70	£388,889	15,566,00	2 14,708,313	13,850,624	12,992,936	12,135,247	11,277,557	10,419,868	9,562,179	8,704,490	7,846,802	6,989,112
20 Seventy unit scheme (flats - higher density)	70	£291,667	11,973,88	7 11,221,386	10,468,886	9,716,384	8,963,884	8,211,383	7,458,883	6,706,381	5,953,881	5,201,380	4,448,880
21 One hundred unit scheme (flats - lower density)	100	£555,556	21,813,03	1 20,524,362	19,235,694	17,947,026	16,658,357	15,369,689	14,081,020	12,792,352	11,503,683	10,215,015	8,926,346
22 One hundred unit scheme (flats - higher density)	100	£416,667	16,755,45	5 15,698,768	14,642,082	13,585,396	12,528,709	11,472,022	10,415,336	9,358,649	8,301,962	7,245,276	6,187,185
23 Two hunded unit scheme (flats)	200	£833,333	33,658,94	5 31,545,640	29,432,335	27,319,030	25,205,725	23,092,420	20,979,115	18,865,810	16,752,505	14,639,200	12,524,839
24 Three hundred unit scheme (flats)	300	£1,250,000	45,642,14	9 42,657,946	39,673,743	36,689,541	33,705,337	30,721,135	27,736,932	24,752,730	21,768,526	18,771,075	15,772,202
25 Four hundred unit scheme (flats)	400	£1,666,667	49,209,53	9 45,322,700	41,421,693	37,520,686	33,619,679	29,718,672	25,817,665	21,916,658	18,001,639	14,070,440	10,139,242
26 Six hunded unit scheme (flats)	600	£2,500,000	66,135,85	9 60,635,337	55,134,814	49,634,292	44,133,770	38,633,247	33,117,105	27,576,490	22,035,875	16,495,092	10,901,303
27 Small scale Office	-	£500,000	18,400,03	8 18,400,038	18,400,038	18,400,038	18,400,038	18,400,038	18,400,038	18,400,038	18,400,038	18,400,038	18,400,038
28 Medium scale Office	-	£500,000	20,242,70	0 20,242,700	20,242,700	20,242,700	20,242,700	20,242,700	20,242,700	20,242,700	20,242,700	20,242,700	20,242,700
29 Industrial Scheme new build (50% plot ratio)	-	£500,000	4,437,24	1 4,437,241	4,437,241	4,437,241	4,437,241	4,437,241	4,437,241	4,437,241	4,437,241	4,437,241	4,437,241
30 Industrial scheme intensification (60% plot ratio)	-	£500,000	5,324,68	8 5,324,688	5,324,688	5,324,688	5,324,688	5,324,688	5,324,688	5,324,688	5,324,688	5,324,688	5,324,688



Appendix 10 - Appraisal results (grown) – Lon Aff Rent and intermediate hsg provided as Shared Ownership

CHMARK LAND VALUE 1 (EXISTING RESIDENTIAL)		£11.408.000	PER HA										
		211,100,000	7				R	Residual land val	ues				
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
One unit scheme (houses)	1	£380,267	320,166	306,073	291,980	277,887	263,793	249,701	235,607	221,514	207,421	193,328	3 17
Two unit scheme (houses)	2	£570,400	640,738	612,552	584,366	556,179	527,993	499,806	471,621	443,434	415,248	387,061	1 3
Two unit scheme (flats)	2	£456,320	277,522	261,222	244,922	228,623	212,324	196,025	179,725	163,425	147,126	130,827	
Three unit scheme (houses)	3	£855,600	871,064	832,718	794,372	756,024	717,678	679,332	640,986	602,639	564,292	525,946	5 4
hree unit scheme (flats)	3	£488,914	417,535	393,087	368,638	344,189	319,739	295,290	270,841	246,392	221,943	197,495	5
our unit scheme (houses)	4	£1,140,800	1,202,653	1,149,741	1,096,830	1,043,918	991,007	938,095	885,184	832,272	779,360	726,448	3 (
our unit scheme (flats)	4	£651,886	589,304	554,858	520,412	485,966	451,520	417,074	382,628	348,182	313,736	279,291	1 2
ive unit scheme (houses)	5	£1,426,000	1,451,774	1,387,863	1,323,953	1,260,042	1,196,131	1,132,220	1,068,309	1,004,398	940,488	876,577	7 8
Five unit scheme (flats)	5	£814,857	697,634	656,885	616,137	575,389	534,640	493,892	453,143		371,646	330,898	
Seven unit scheme (houses)	7	£1,996,400	2,074,930	1,983,619	1,892,309	1,800,999	1,709,688	1,618,378	1,527,067	1,435,756	1,344,446	1,253,136	3 1,°
Seven unit scheme (flats)	7	£1,140,800	984,356	926,830	869,305	811,779	754,254	696,729	639,203	581,677	524,152	466,626	6
en unit scheme (houses)	10	£2,852,000	2,945,994	2,816,337	2,686,680	2,557,023	2,427,366	2,297,709	2,168,052	2,038,395	1,908,739	1,779,082	
en unit scheme (flats)	10	£1,629,714	1,407,615	1,325,435	1,243,255	1,161,076	1,078,897	996,718	914,539	832,360	750,180	668,001	1
wenty unit scheme (houses and flats)	20	£3,802,667	3,713,499	3,526,406	3,339,312	3,152,219	2,965,125	2,778,033	2,590,940	2,403,846	2,216,753		
wenty unit scheme (flats)	20	£2,535,111	2,815,468	2,650,971	2,486,476	2,321,980	2,157,484	1,992,989	1,828,493	1,663,997	1,499,501	1,335,005	5 1,
hirty unit scheme (flats with community use on ground floor)	30	£3,802,667	3,820,974	3,577,572	3,334,170	3,090,768	2,847,366	2,603,964	2,360,562	2,117,160	1,873,758	1,630,356	3 1,
ifty unit scheme (flats - lower density)	50	£6,337,778	6,989,894	6,584,732	6,179,570	5,774,407	5,368,780	4,963,110	4,557,440	4,151,770	3,746,099	3,340,430) 2,
ifty unit scheme (flats - higher density)	50	£4,753,333	5,684,179	5,322,508	4,960,835	4,599,162	4,237,490	3,875,817	3,514,144	3,152,472	2,790,799	2,429,127	7 2,
Seventy unit scheme (Industrial/employment led scheme)	70	£8,872,889	8,546,643		7,560,880	7,067,998	6,575,117	6,082,234	5,589,352	5,096,471	4,603,589	4,110,706	
Seventy unit scheme (flats - higher density)	70	£6,654,667	6,684,481	6,252,047	5,819,612	5,387,178	4,954,744	4,522,310	4,089,876	3,657,442	3,225,008	2,792,574	
One hundred unit scheme (flats - lower density)	100	£12,675,556	12,789,622	12,047,122	11,304,624	10,562,126	9,819,627	9,077,129	8,334,631	7,592,133	6,849,634	6,107,135	5 5,
One hundred unit scheme (flats - higher density)	100	£9,506,667		8,719,389	8,112,273	7,505,158	6,898,042	6,290,927	5,683,812	5,076,696	4,469,581	3,862,465	
wo hunded unit scheme (flats)	200	£19,013,333	18,573,008	17,367,538	16,162,068	14,956,598	13,751,129	12,545,659	11,340,189	10,134,719	8,929,250	7,723,779	9 6,
hree hundred unit scheme (flats)	300	£28,520,000		22,745,090	21,041,985	19,338,881	17,635,776	15,932,670	14,229,565	12,526,460	10,823,355	9,119,973	
our hundred unit scheme (flats)	400	£38,026,667	20,154,175	17,923,874	15,693,573	13,463,272	11,232,972	8,984,372	6,734,941	4,485,511	2,236,081	- 14,490) - 2,
ix hunded unit scheme (flats)	600	£57,040,000	24,777,839	21,611,365	18,444,890	15,278,417	12,111,943	8,945,468	5,758,382	2,558,516	- 650,426	- 3,906,412	2 - 7,
mall scale Office	-	£11,408,000	- 19,457,945	- 19,457,945	- 19,457,945	- 19,457,945	- 19,457,945	- 19,457,945	- 19,457,945	- 19,457,945	- 19,457,945	- 19,457,945	5 - 19,
ledium scale Office	-	£11,408,000	- 26,240,583	- 26,240,583	- 26,240,583	- 26,240,583	- 26,240,583	- 26,240,583	- 26,240,583	- 26,240,583	- 26,240,583	- 26,240,583	3 - 26,
ndustrial Scheme new build (50% plot ratio)	-	£11,408,000		2,171,432	2,171,432	2,171,432	2,171,432	2,171,432	2,171,432	2,171,432	2,171,432	2,171,432	2 2,
ndustrial scheme intensification (60% plot ratio)	-	£11,408,000	2,605,719	2,605,719	2,605,719	2,605,719	2,605,719	2,605,719	2,605,719	2,605,719	2,605,719	2,605,719	2,6

BENCHMARK LAND VALUE 2 (SECONDARY OFFICES)		£12,386,600					R	esidual land valu	ıes				
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	1	£412,887	320,166	306,073	291,980	277,887	263,793	249,701	235,607	221,514	207,421	193,328	179,235
2 Two unit scheme (houses)	2	£619,330	640,738	612,552	584,366	556,179	527,993	499,806	471,621	443,434	415,248	387,061	358,875
3 Two unit scheme (flats)	2	£495,464	277,522	261,222	244,922	228,623	212,324	196,025	179,725	163,425	147,126	130,827	114,528
4 Three unit scheme (houses)	3	£928,995	871,064	832,718	794,372	756,024	717,678	679,332	640,986	602,639	564,292	525,946	487,599
5 Three unit scheme (flats)	3	£530,854	417,535	393,087	368,638	344,189	319,739	295,290	270,841	246,392	221,943	197,495	173,045
6 Four unit scheme (houses)	4	£1,238,660	1,202,653	1,149,741	1,096,830	1,043,918	991,007	938,095	885,184	832,272	779,360	726,448	673,537
7 Four unit scheme (flats)	4	£707,806	589,304	554,858	520,412	485,966	451,520	417,074	382,628	348,182	313,736	279,291	244,844
8 Five unit scheme (houses)	5	£1,548,325	1,451,774	1,387,863	1,323,953	1,260,042	1,196,131	1,132,220	1,068,309	1,004,398	940,488	876,577	812,666
9 Five unit scheme (flats)	5	£884,757	697,634	656,885	616,137	575,389	534,640	493,892	453,143	412,395	371,646	330,898	290,149
10 Seven unit scheme (houses)	7	£2,167,655	2,074,930	1,983,619	1,892,309	1,800,999	1,709,688	1,618,378	1,527,067	1,435,756	1,344,446	1,253,136	1,161,825
11 Seven unit scheme (flats)	7	£1,238,660	984,356	926,830	869,305	811,779	754,254	696,729	639,203	581,677	524,152	466,626	409,101
12 Ten unit scheme (houses)	10	£3,096,650	2,945,994	2,816,337	2,686,680	2,557,023	2,427,366	2,297,709	2,168,052	2,038,395	1,908,739	1,779,082	1,649,425
13 Ten unit scheme (flats)	10	£1,769,514	1,407,615	1,325,435	1,243,255	1,161,076	1,078,897	996,718	914,539	832,360	750,180	668,001	585,822
14 Twenty unit scheme (houses and flats)	20	£4,128,867	3,713,499	3,526,406	3,339,312	3,152,219	2,965,125	2,778,033	2,590,940	2,403,846	2,216,753	2,029,659	1,842,566
15 Twenty unit scheme (flats)	20	£2,752,578	2,815,468	2,650,971	2,486,476	2,321,980	2,157,484	1,992,989	1,828,493	1,663,997	1,499,501	1,335,005	1,170,509
16 Thirty unit scheme (flats with community use on ground floor)	30	£4,128,867	3,820,974	3,577,572	3,334,170	3,090,768	2,847,366	2,603,964	2,360,562	2,117,160	1,873,758	1,630,356	1,386,954
17 Fifty unit scheme (flats - lower density)	50	£6,881,444	6,989,894	6,584,732	6,179,570	5,774,407	5,368,780	4,963,110	4,557,440	4,151,770	3,746,099	3,340,430	2,934,760
18 Fifty unit scheme (flats - higher density)	50	£5,161,083	5,684,179	5,322,508	4,960,835	4,599,162	4,237,490	3,875,817	3,514,144	3,152,472	2,790,799	2,429,127	2,067,455
19 Seventy unit scheme (Industrial/employment led scheme)	70	£9,634,022	8,546,643	8,053,761	7,560,880	7,067,998	6,575,117	6,082,234	5,589,352	5,096,471	4,603,589	4,110,706	3,617,825
20 Seventy unit scheme (flats - higher density)	70	£7,225,516	6,684,481	6,252,047	5,819,612	5,387,178	4,954,744	4,522,310	4,089,876	3,657,442	3,225,008	2,792,574	2,360,140
21 One hundred unit scheme (flats - lower density)	100	£13,762,888	12,789,622	12,047,122	11,304,624	10,562,126	9,819,627	9,077,129	8,334,631	7,592,133	6,849,634	6,107,135	5,364,637
22 One hundred unit scheme (flats - higher density)	100	£10,322,166	9,326,504	8,719,389	8,112,273	7,505,158	6,898,042	6,290,927	5,683,812	5,076,696	4,469,581	3,862,465	3,255,350
23 Two hunded unit scheme (flats)	200	£20,644,333	18,573,008	17,367,538	16,162,068	14,956,598	13,751,129	12,545,659	11,340,189	10,134,719	8,929,250	7,723,779	6,518,310
24 Three hundred unit scheme (flats)	300	£30,966,499	24,448,195	22,745,090	21,041,985	19,338,881	17,635,776	15,932,670	14,229,565	12,526,460	10,823,355	9,119,973	7,407,389
25 Four hundred unit scheme (flats)	400	£41,288,665	20,154,175	17,923,874	15,693,573	13,463,272	11,232,972	8,984,372	6,734,941	4,485,511	2,236,081	- 14,490	- 2,324,207
26 Six hunded unit scheme (flats)	600	£61,932,998	24,777,839	21,611,365	18,444,890	15,278,417	12,111,943	8,945,468	5,758,382	2,558,516	- 650,426	- 3,906,412	- 7,196,212
27 Small scale Office	•	£12,386,600	- 19,457,945	- 19,457,945	- 19,457,945	- 19,457,945	- 19,457,945	- 19,457,945	- 19,457,945	- 19,457,945	- 19,457,945	- 19,457,945	- 19,457,945
28 Medium scale Office	-	£12,386,600	- 26,240,583	- 26,240,583	- 26,240,583	- 26,240,583	- 26,240,583	- 26,240,583	- 26,240,583	- 26,240,583	- 26,240,583	- 26,240,583	- 26,240,583
29 Industrial Scheme new build (50% plot ratio)	•	£12,386,600	2,171,432	2,171,432	2,171,432	2,171,432	2,171,432	2,171,432	2,171,432	2,171,432	2,171,432	2,171,432	2,171,432
30 Industrial scheme intensification (60% plot ratio)	-	£12,386,600	2,605,719	2,605,719	2,605,719	2,605,719	2,605,719	2,605,719	2,605,719	2,605,719	2,605,719	2,605,719	2,605,719

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)		£5,275,753					R	esidual land val	ues				
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	1	£175,858	320,166	306,073	291,980	277,887	263,793	249,701	235,607	221,514	207,421	193,328	179,235
2 Two unit scheme (houses)	-	£263,788	640,738	612,552	584,366	556,179	527,993	499,806	471,621	443,434	415,248	387,061	358,875
3 Two unit scheme (flats)	-	£211,030	277,522	261,222	244,922	228,623	212,324	196,025	179,725	163,425	147,126	130,827	114,528
4 Three unit scheme (houses)	-	£395,681	871,064	832,718	794,372	756,024	717,678	679,332	640,986	602,639	564,292	525,946	487,599
5 Three unit scheme (flats)	-	£226,104	417,535	393,087	368,638	344,189	319,739	295,290	270,841	246,392	221,943	197,495	173,045
6 Four unit scheme (houses)	-	£527,575	1,202,653	1,149,741	1,096,830	1,043,918	991,007	938,095	885,184	832,272	779,360	726,448	673,537
7 Four unit scheme (flats)	-	£301,472	589,304	554,858	520,412	485,966	451,520	417,074	382,628	348,182	313,736	279,291	244,844
8 Five unit scheme (houses)	-	£659,469	1,451,774	1,387,863	1,323,953	1,260,042	1,196,131	1,132,220	1,068,309	1,004,398	940,488	876,577	812,666
9 Five unit scheme (flats)	-	£376,839		656,885	616,137	575,389	534,640	493,892	453,143	,	371,646	330,898	290,149
10 Seven unit scheme (houses)	-	£923,257	2,074,930	1,983,619	1,892,309	1,800,999	1,709,688	1,618,378	1,527,067	1,435,756	1,344,446	1,253,136	1,161,825
11 Seven unit scheme (flats)	-	£527,575	984,356	926,830	869,305	811,779	754,254	696,729	639,203	581,677	524,152	466,626	409,101
12 Ten unit scheme (houses)	-	£1,318,938	2,945,994	2,816,337	2,686,680	2,557,023	2,427,366	2,297,709	2,168,052	2,038,395	1,908,739	1,779,082	1,649,425
13 Ten unit scheme (flats)	-	£753,679		1,325,435	1,243,255	1,161,076	1,078,897	996,718	914,539	832,360	750,180	668,001	585,822
14 Twenty unit scheme (houses and flats)	-	£1,758,584	3,713,499	3,526,406	3,339,312	3,152,219	2,965,125	2,778,033	2,590,940	2,403,846	2,216,753	2,029,659	
15 Twenty unit scheme (flats)	-	£1,172,389	2,815,468	2,650,971	2,486,476	2,321,980	2,157,484	1,992,989	1,828,493	1,663,997	1,499,501	1,335,005	1,170,509
16 Thirty unit scheme (flats with community use on ground floor)	-	£1,758,584	3,820,974	3,577,572	3,334,170	3,090,768	2,847,366	2,603,964	2,360,562	2,117,160	1,873,758	1,630,356	
17 Fifty unit scheme (flats - lower density)	-	£2,930,974	6,989,894	6,584,732	6,179,570	5,774,407	5,368,780	4,963,110	4,557,440	4,151,770	3,746,099	3,340,430	2,934,760
18 Fifty unit scheme (flats - higher density)	-	£2,198,230	5,684,179	5,322,508	4,960,835	4,599,162	4,237,490	3,875,817	3,514,144	3,152,472	2,790,799	2,429,127	2,067,455
19 Seventy unit scheme (Industrial/employment led scheme)	-	£4,103,363	8,546,643	8,053,761	7,560,880	7,067,998	6,575,117	6,082,234	5,589,352	5,096,471	4,603,589	4,110,706	3,617,825
20 Seventy unit scheme (flats - higher density)	-	£3,077,522	6,684,481	6,252,047	5,819,612	5,387,178	4,954,744	4,522,310	4,089,876	3,657,442	3,225,008	2,792,574	
21 One hundred unit scheme (flats - lower density)	-	£5,861,947	12,789,622	12,047,122	11,304,624	10,562,126	9,819,627	9,077,129	8,334,631	7,592,133	6,849,634	6,107,135	5,364,637
22 One hundred unit scheme (flats - higher density)	-	£4,396,460	9,326,504	8,719,389	8,112,273	7,505,158	6,898,042	6,290,927	5,683,812	5,076,696	4,469,581	3,862,465	
23 Two hunded unit scheme (flats)	-	£8,792,921	18,573,008	17,367,538	16,162,068	14,956,598	13,751,129	12,545,659	11,340,189	10,134,719	8,929,250	7,723,779	
24 Three hundred unit scheme (flats)	-	£13,189,381	24,448,195	22,745,090	21,041,985	19,338,881	17,635,776	15,932,670	14,229,565	12,526,460	10,823,355	9,119,973	
25 Four hundred unit scheme (flats)	-	£17,585,842		17,923,874	15,693,573	13,463,272	11,232,972	8,984,372	6,734,941	4,485,511	2,236,081	- 14,490	_,
26 Six hunded unit scheme (flats)		£26,378,763		21,611,365	18,444,890	15,278,417	12,111,943	8,945,468	5,758,382	2,558,516	- 650,426	0,000,	.,,
27 Small scale Office		£5,275,753		- 19,457,945	- 19,457,945	- 19,457,945	- 19,457,945	- 19,457,945	- 19,457,945	- 19,457,945	- 19,457,945	- 19,457,945	
28 Medium scale Office		£5,275,753	- 26,240,583	- 26,240,583	- 26,240,583	- 26,240,583	- 26,240,583	- 26,240,583	- 26,240,583	- 26,240,583	- 26,240,583	- 26,240,583	
29 Industrial Scheme new build (50% plot ratio)	-	£5,275,753	2,171,432	2,171,432	2,171,432	2,171,432	2,171,432	2,171,432	2,171,432	2,171,432	2,171,432	2,171,432	
30 Industrial scheme intensification (60% plot ratio)	-	£5,275,753	2,605,719	2,605,719	2,605,719	2,605,719	2,605,719	2,605,719	2,605,719	2,605,719	2,605,719	2,605,719	2,605,719

	•						Re	esidual land val	ues				
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH			30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	1	£16,667	320,166	306,073	291,980	277,887	263,793	249,701	235,607	221,514	207,421	193,328	179,23
2 Two unit scheme (houses)	2	£25,000	640,738	612,552	584,366	556,179	527,993	499,806	471,621	443,434	415,248	387,061	358,87
3 Two unit scheme (flats)	2	£20,000	277,522	261,222	244,922	228,623	212,324	196,025	179,725	163,425	147,126	130,827	114,52
4 Three unit scheme (houses)	3	£37,500	871,064	832,718	794,372	756,024	717,678	679,332	640,986	602,639	564,292	525,946	487,59
5 Three unit scheme (flats)	3	£21,429	417,535	393,087	368,638	344,189	319,739	295,290	270,841	246,392	221,943	197,495	173,04
6 Four unit scheme (houses)	4	£50,000	1,202,653	1,149,741	1,096,830	1,043,918	991,007	938,095	885,184	832,272	779,360	726,448	673,53
7 Four unit scheme (flats)	4	£28,571	589,304	554,858	520,412	485,966	451,520	417,074	382,628	348,182	313,736	279,291	244,84
8 Five unit scheme (houses)	5	£62,500	1,451,774	1,387,863	1,323,953	1,260,042	1,196,131	1,132,220	1,068,309	1,004,398	940,488	876,577	812,66
9 Five unit scheme (flats)	5	£35,714	697,634	656,885	616,137	575,389	534,640	493,892	453,143	412,395	371,646	330,898	290,14
10 Seven unit scheme (houses)	7	£87,500	2,074,930	1,983,619	1,892,309	1,800,999	1,709,688	1,618,378	1,527,067	1,435,756	1,344,446		1,161,82
11 Seven unit scheme (flats)	7	£50,000	984,356	926,830	869,305	811,779	754,254	696,729	639,203	581,677	524,152	466,626	409,10
12 Ten unit scheme (houses)	10	£125,000	2,945,994	2,816,337	2,686,680	2,557,023	2,427,366	2,297,709	2,168,052	2,038,395	1,908,739	1,779,082	1,649,42
13 Ten unit scheme (flats)	10	£71,429	1,407,615	1,325,435	1,243,255	1,161,076	1,078,897	996,718	914,539	832,360	750,180	668,001	585,82
14 Twenty unit scheme (houses and flats)	20	£166,667	3,713,499	3,526,406	3,339,312	3,152,219	2,965,125	2,778,033	2,590,940	2,403,846	2,216,753	2,029,659	1,842,56
15 Twenty unit scheme (flats)	20		2,815,468	2,650,971	2,486,476	2,321,980	2,157,484	1,992,989	1,828,493	1,663,997	1,499,501	1,335,005	1,170,50
16 Thirty unit scheme (flats with community use on ground floor)	30	£166,667	3,820,974	3,577,572	3,334,170	3,090,768	2,847,366	2,603,964	2,360,562	2,117,160	1,873,758	1,630,356	1,386,95
17 Fifty unit scheme (flats - lower density)	50	£277,778	6,989,894	6,584,732	6,179,570	5,774,407	5,368,780	4,963,110	4,557,440	4,151,770	3,746,099	3,340,430	2,934,76
18 Fifty unit scheme (flats - higher density)	50	£208,333		5,322,508	4,960,835	4,599,162	4,237,490	3,875,817	3,514,144	3,152,472	2,790,799	2,429,127	2,067,45
19 Seventy unit scheme (Industrial/employment led scheme)	70		8,546,643	8,053,761	7,560,880	7,067,998	6,575,117	6,082,234	5,589,352	5,096,471	4,603,589	4,110,706	3,617,82
20 Seventy unit scheme (flats - higher density)	70		6,684,481	6,252,047	5,819,612	5,387,178	4,954,744	4,522,310	4,089,876	3,657,442	3,225,008		2,360,14
21 One hundred unit scheme (flats - lower density)	100	£555,556	12,789,622	12,047,122	11,304,624	10,562,126	9,819,627	9,077,129	8,334,631	7,592,133	6,849,634	6,107,135	5,364,63
22 One hundred unit scheme (flats - higher density)	100	£416,667	9,326,504	8,719,389	8,112,273	7,505,158	6,898,042	6,290,927	5,683,812	5,076,696	4,469,581	3,862,465	3,255,35
23 Two hunded unit scheme (flats)	200	£833,333	18,573,008	17,367,538	16,162,068	14,956,598	13,751,129	12,545,659	11,340,189	10,134,719	8,929,250	7,723,779	6,518,31
24 Three hundred unit scheme (flats)	300	£1,250,000	24,448,195	22,745,090	21,041,985	19,338,881	17,635,776	15,932,670	14,229,565	12,526,460	10,823,355	9,119,973	7,407,38
25 Four hundred unit scheme (flats)	400	£1,666,667	20,154,175	17,923,874	15,693,573	13,463,272	11,232,972	8,984,372	6,734,941	4,485,511	2,236,081	- 14,490	- 2,324,20
26 Six hunded unit scheme (flats)	600	£2,500,000	24,777,839	21,611,365	18,444,890	15,278,417	12,111,943	8,945,468	5,758,382	2,558,516	- 650,426	- 3,906,412	- 7,196,21
27 Small scale Office	-	£500,000	- 19,457,945	- 19,457,945	- 19,457,945	- 19,457,945	- 19,457,945	- 19,457,945	- 19,457,945	- 19,457,945	- 19,457,945	- 19,457,945	- 19,457,94
28 Medium scale Office	-	£500,000	- 26,240,583	- 26,240,583	- 26,240,583	- 26,240,583	- 26,240,583	- 26,240,583	- 26,240,583	- 26,240,583	- 26,240,583	- 26,240,583	- 26,240,58
29 Industrial Scheme new build (50% plot ratio)	-	£500,000	2,171,432	2,171,432	2,171,432	2,171,432	2,171,432	2,171,432	2,171,432	2,171,432	2,171,432	2,171,432	2,171,43
30 Industrial scheme intensification (60% plot ratio)	-	£500,000	2,605,719	2.605,719	2,605,719	2,605,719	2,605,719	2.605,719	2.605.719	2.605,719	2.605.719	2,605,719	2,605,71

HMARK LAND VALUE 1 (EXISTING RESIDENTIAL)		£11,958,400					_	!-					
N	No of units	BLV	0% AH	5% AH	10% AH	15% AH		esidual land val		35% AH	40% AH	45% AH	50% AH
Description	No of units						20% AH		30% AH				
One unit scheme (houses)	1	£398,613			317,444			270,920	255,412	239,904	224,397	208,889	19
wo unit scheme (houses)	2	£597,920		666,309	635,293	604,277	573,262	542,246	511,231	480,215	449,200	418,184	38
wo unit scheme (flats)	2	£478,336			275,124			221,193	203,215		167,260	149,283	1:
Three unit scheme (houses)	3	£896,880		905,852	863,656	821,461		737,069	694,874		610,482	568,287	5
Three unit scheme (flats)	3	£512,503		440,905	413,939	386,973		333,042	306,076		252,144	225,179	
Four unit scheme (houses)	4	£1,195,840		1,250,654	1,192,432	1,134,209	1,075,986	1,017,763	959,540	901,318	843,095	784,872	7
Four unit scheme (flats)	4	£683,337		622,229	584,237	546,245	508,253	470,262	432,270	394,278	356,286	318,295	2
ive unit scheme (houses)	5	£1,494,800		1,509,753	1,439,427	1,369,102	1,298,775	1,228,449	1,158,123	1,087,797	1,017,471	947,145	8
Five unit scheme (flats)	5	£854,171	781,526	736,583	691,640	646,697	601,753	556,810	511,867	466,925	421,982	377,039	3
Seven unit scheme (houses)	7	£2,092,720	2,258,243	2,157,766	2,057,290	1,956,814	1,856,338	1,755,862	1,655,386	1,554,910	1,454,434	1,353,957	1,2
Seven unit scheme (flats)	7	£1,195,840	1,103,926	1,040,422	976,918	913,414	849,910	786,406	722,902	659,398	595,894	532,390	
en unit scheme (houses)	10	£2,989,600	3,206,290	3,063,618	2,920,947	2,778,274	2,635,603	2,492,931	2,350,259	2,207,587	2,064,916	1,922,244	1,
en unit scheme (flats)	10	£1,708,343	1,578,429	1,487,709	1,396,989	1,306,269	1,215,549	1,124,829	1,034,109	943,389	852,669	761,949	
wenty unit scheme (houses and flats)	20	£3,986,133	4,100,765	3,894,308	3,687,851	3,481,395	3,274,938	3,068,481	2,862,025	2,655,569	2,449,112	2,242,656	2,0
wenty unit scheme (flats)	20	£2,657,422	3,160,734	2,978,975	2,797,216	2,615,457	2,433,698	2,251,938	2,070,180	1,888,420	1,706,661	1,524,902	1,3
hirty unit scheme (flats with community use on ground floor)	30	£3,986,133	4,335,498	4,066,489	3,797,355	3,528,220	3,259,086	2,989,951	2,720,816	2,451,682	2,182,547	1,913,413	1,6
Fifty unit scheme (flats - lower density)	50	£6,643,556	7,840,305	7,392,622	6,944,940	6,497,256	6,049,574	5,601,891	5,154,209	4,706,526	4,258,843	3,811,160	3,3
ifty unit scheme (flats - higher density)	50	£4,982,667	6,455,930	6,055,671	5,655,410	5,255,150	4,854,891	4,454,630	4,054,371	3,654,110	3,253,850	2,853,590	2,
eventy unit scheme (Industrial/employment led scheme)	70	£9,300,978	9,624,400	9,077,630	8,530,861	7,984,091	7,437,321	6,890,551	6,343,782	5,797,012	5,250,242	4,703,472	4,
Seventy unit scheme (flats - higher density)	70	£6,975,733	7,630,059	7,150,346	6,670,633	6,190,920	5,711,207	5,231,494	4,751,782	4,272,068	3,792,355	3,312,642	2,
One hundred unit scheme (flats - lower density)	100	£13,287,111	14,401,440	13,579,123	12,756,805	11,934,488	11,112,171	10,289,853	9,467,537	8,645,219	7,822,901	6,999,964	6,
One hundred unit scheme (flats - higher density)	100	£9,965,333		9,992,825	9,318,686	8.644.548	7,970,410	7,296,271	6,622,133	5.947.994	5,273,856	4,599,717	3,9
wo hunded unit scheme (flats)	200	£19,930,667		19,930,561	18,590,195	17,249,829	15,909,464	14,569,098	13,228,732	11,888,366	10,548,000	9,207,634	7,8
Three hundred unit scheme (flats)	300	£29,896,000		26,376,056	24,481,848	22,587,639	20,693,431	18,799,222	16,905,014	15.010.805	13.116.597	11,222,388	9,3
our hundred unit scheme (flats)	400	£39,861,333		22,693,151	20,211,836	17,730,521	15,249,205	12,767,890	10,286,575	7,788,360	5,284,864	2,781,368	2
ix hunded unit scheme (flats)	600	£59,792,000		28,405,512	24,906,782	21,386,214	17,860,457	14,334,701	10,808,945	7,283,189	3,726,099	162,278	- 3,
mall scale Office	-	£11,958,400		- 19.457.945	- 19.457.945	- 19.457.945	- 19.457.945	- 19,457,945	- 19.457.945	- 19.457.945	- 19.457.945	- 19.457.945	- 19.4
ledium scale Office		£11,958,400		- 26,240,583	- 26,240,583	- 26,240,583	- 26.240.583	- 26.240.583	- 26,240,583	- 26.240.583	- 26.240.583	- 26.240.583	
dustrial Scheme new build (50% plot ratio)		£11,958,400		2,171,432	2,171,432	2.171.432		2,171,432	2,171,432	,	2.171.432	2.171.432	
dustrial scheme intensification (60% plot ratio)		£11,958,400						-,	2,605,719				
idustriai scheme intensincation (60% piot ratio)	•	£11,956,400	2,605,719	2,605,719	2,605,719	2,605,719	2,605,719	2,605,719	2,605,719	2,605,719	2,605,719	2,005,719	۷,

BENCHMARK LAND VALUE 2 (SECONDARY OFFICES)		£12,386,600					R	esidual land val	ues				
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	1	£412,887	348,459	332,951	317,444	301,935	286,428	270,920	255,412	239,904	224,397	208,889	193,381
2 Two unit scheme (houses)	2	£619,330	697,324	666,309	635,293	604,277	573,262	542,246	511,231	480,215	449,200	418,184	387,169
3 Two unit scheme (flats)	2	£495,464	311,078	293,101	275,124	257,146	239,169	221,193	203,215	185,238	167,260	149,283	131,306
4 Three unit scheme (houses)	3	£928,995	948,047	905,852	863,656	821,461	779,265	737,069	694,874	652,678	610,482	568,287	526,091
5 Three unit scheme (flats)	3	£530,854		440,905		386,973	360,007	333,042	306,076	279,110	252,144		198,213
6 Four unit scheme (houses)	4	£1,238,660	1,308,877	1,250,654	1,192,432	1,134,209	1,075,986	1,017,763	959,540	901,318	843,095	784,872	726,649
7 Four unit scheme (flats)	4	£707,806	660,220	622,229	584,237	546,245	508,253	470,262	432,270	394,278	356,286	318,295	280,303
8 Five unit scheme (houses)	5	£1,548,325		1,509,753	1,439,427	1,369,102	1,298,775	1,228,449	1,158,123	1,087,797	1,017,471	947,145	876,818
9 Five unit scheme (flats)	5	£884,757	781,526	736,583		646,697	601,753	556,810	511,867	466,925			332,096
10 Seven unit scheme (houses)	7	£2,167,655		2,157,766	2,057,290	1,956,814	1,856,338	1,755,862	1,655,386	1,554,910	1,454,434		1,253,481
11 Seven unit scheme (flats)	7	£1,238,660	1,103,926	1,040,422	976,918	913,414	849,910	786,406	722,902	659,398	595,894	532,390	468,886
12 Ten unit scheme (houses)	10	£3,096,650	3,206,290	3,063,618	2,920,947	2,778,274	2,635,603	2,492,931	2,350,259	2,207,587	2,064,916	1,922,244	1,779,572
13 Ten unit scheme (flats)	10	£1,769,514	1,578,429	1,487,709	1,396,989	1,306,269	1,215,549	1,124,829	1,034,109	943,389	852,669	761,949	671,229
14 Twenty unit scheme (houses and flats)	20	£4,128,867	4,100,765	3,894,308	3,687,851	3,481,395	3,274,938	3,068,481	2,862,025	2,655,569	2,449,112	2,242,656	2,036,199
15 Twenty unit scheme (flats)	20	£2,752,578		2,978,975	2,797,216	2,615,457	2,433,698	2,251,938	2,070,180	1,888,420	1,706,661	1,524,902	1,343,142
16 Thirty unit scheme (flats with community use on ground floor)	30	£4,128,867	4,335,498	4,066,489	3,797,355	3,528,220	3,259,086	2,989,951	2,720,816	2,451,682	2,182,547	1,913,413	1,644,278
17 Fifty unit scheme (flats - lower density)	50	£6,881,444		7,392,622	6,944,940	6,497,256	6,049,574	5,601,891	5,154,209	4,706,526	4,258,843	3,811,160	3,363,478
18 Fifty unit scheme (flats - higher density)	50	£5,161,083	6,455,930	6,055,671	5,655,410	5,255,150	4,854,891	4,454,630	4,054,371	3,654,110		2,853,590	2,453,330
19 Seventy unit scheme (Industrial/employment led scheme)	70	£9,634,022		9,077,630	8,530,861	7,984,091	7,437,321	6,890,551	6,343,782	5,797,012	5,250,242	4,703,472	4,156,703
20 Seventy unit scheme (flats - higher density)	70	£7,225,516		7,150,346	6,670,633	6,190,920	5,711,207	5,231,494	4,751,782	4,272,068	3,792,355	3,312,642	2,832,929
21 One hundred unit scheme (flats - lower density)	100	£13,762,888		13,579,123	12,756,805	11,934,488	11,112,171	10,289,853	9,467,537	8,645,219	7,822,901	6,999,964	6,176,299
22 One hundred unit scheme (flats - higher density)	100	£10,322,166		9,992,825	9,318,686	8,644,548	7,970,410	7,296,271	6,622,133	5,947,994	5,273,856	4,599,717	3,925,579
23 Two hunded unit scheme (flats)	200	£20,644,333		19,930,561	18,590,195	17,249,829	15,909,464	14,569,098	13,228,732	11,888,366	10,548,000	9,207,634	7,867,269
24 Three hundred unit scheme (flats)	300	£30,966,499		26,376,056	24,481,848	22,587,639	20,693,431	18,799,222	16,905,014	15,010,805	13,116,597	11,222,388	9,328,179
25 Four hundred unit scheme (flats)	400	£41,288,665		22,693,151	20,211,836	17,730,521	15,249,205	12,767,890	10,286,575	7,788,360	5,284,864	2,781,368	277,872
26 Six hunded unit scheme (flats)	600	£61,932,998	31,904,242	28,405,512	24,906,782	21,386,214	17,860,457	14,334,701	10,808,945	7,283,189	3,726,099	162,278	- 3,452,144
27 Small scale Office	-	£12,386,600		- 19,457,945	- 19,457,945	- 19,457,945	- 19,457,945	- 19,457,945	- 19,457,945	- 19,457,945	- 19,457,945	- 19,457,945	- 19,457,945
28 Medium scale Office	-	£12,386,600	- 26,240,583	- 26,240,583	- 26,240,583	- 26,240,583	- 26,240,583	- 26,240,583	- 26,240,583	- 26,240,583	- 26,240,583	- 26,240,583	- 26,240,583
29 Industrial Scheme new build (50% plot ratio)	-	£12,386,600	2,171,432	2,171,432	2,171,432	2,171,432	2,171,432	2,171,432	2,171,432	2,171,432	2,171,432	2,171,432	2,171,432
30 Industrial scheme intensification (60% plot ratio)	-	£12,386,600	2,605,719	2,605,719	2,605,719	2,605,719	2,605,719	2,605,719	2,605,719	2,605,719	2,605,719	2,605,719	2,605,719

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)		£5,275,753					Re	esidual land valu	ies				
Description	No of units			5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	1	£175,858		332,951	317,444	301,935	286,428	270,920	255,412	239,904	224,397	208,889	193,381
2 Two unit scheme (houses)		£263,788	697,324	666,309	635,293	604,277	573,262	542,246	511,231	480,215	449,200	418,184	387,169
3 Two unit scheme (flats)	-	£211,030	311,078	293,101	275,124	257,146	239,169	221,193	203,215	185,238	167,260	149,283	131,306
4 Three unit scheme (houses)	-	£395,681	948,047	905,852	863,656	821,461	779,265	737,069	694,874	652,678	610,482	568,287	526,091
5 Three unit scheme (flats)	-	£226,104	467,871	440,905	413,939	386,973	360,007	333,042	306,076	279,110	252,144	225,179	198,213
6 Four unit scheme (houses)	-	£527,575	1,308,877	1,250,654	1,192,432	1,134,209	1,075,986	1,017,763	959,540	901,318	843,095	784,872	726,649
7 Four unit scheme (flats)	-	£301,472	660,220	622,229	584,237	546,245	508,253	470,262	432,270	394,278	356,286	318,295	280,303
8 Five unit scheme (houses)	-	£659,469	1,580,079	1,509,753	1,439,427	1,369,102	1,298,775	1,228,449	1,158,123	1,087,797	1,017,471	947,145	876,818
9 Five unit scheme (flats)		£376,839		736,583	691,640	646,697	601,753	556,810	511,867	466,925	421,982	377,039	332,096
10 Seven unit scheme (houses)	-	£923,257	2,258,243	2,157,766	2,057,290	1,956,814	1,856,338	1,755,862	1,655,386	1,554,910	1,454,434	1,353,957	1,253,481
11 Seven unit scheme (flats)	-	£527,575	1,103,926	1,040,422	976,918	913,414	849,910	786,406	722,902	659,398	595,894	532,390	468,886
12 Ten unit scheme (houses)	-	£1,318,938	3,206,290	3,063,618	2,920,947	2,778,274	2,635,603	2,492,931	2,350,259	2,207,587	2,064,916	1,922,244	1,779,572
13 Ten unit scheme (flats)	-	£753,679	1,578,429	1,487,709	1,396,989	1,306,269	1,215,549	1,124,829	1,034,109	943,389	852,669	761,949	671,229
14 Twenty unit scheme (houses and flats)	-	£1,758,584	4,100,765	3,894,308	3,687,851	3,481,395	3,274,938	3,068,481	2,862,025	2,655,569	2,449,112	2,242,656	2,036,199
15 Twenty unit scheme (flats)	-	£1,172,389	3,160,734	2,978,975	2,797,216	2,615,457	2,433,698	2,251,938	2,070,180	1,888,420	1,706,661	1,524,902	1,343,142
16 Thirty unit scheme (flats with community use on ground floor)	-	£1,758,584	4,335,498	4,066,489	3,797,355	3,528,220	3,259,086	2,989,951	2,720,816	2,451,682	2,182,547	1,913,413	1,644,278
17 Fifty unit scheme (flats - lower density)		£2,930,974	7,840,305	7,392,622	6,944,940	6,497,256	6,049,574	5,601,891	5,154,209	4,706,526	4,258,843	3,811,160	3,363,478
18 Fifty unit scheme (flats - higher density)	-	£2,198,230	6,455,930	6,055,671	5,655,410	5,255,150	4,854,891	4,454,630	4,054,371	3,654,110	3,253,850	2,853,590	2,453,330
19 Seventy unit scheme (Industrial/employment led scheme)	-	£4,103,363	9,624,400	9,077,630	8,530,861	7,984,091	7,437,321	6,890,551	6,343,782	5,797,012	5,250,242	4,703,472	4,156,703
20 Seventy unit scheme (flats - higher density)	-	£3,077,522		7,150,346	6,670,633	6,190,920	5,711,207	5,231,494	4,751,782	4,272,068	3,792,355	3,312,642	2,832,929
21 One hundred unit scheme (flats - lower density)		£5,861,947	14,401,440	13,579,123	12,756,805	11,934,488	11,112,171	10,289,853	9,467,537	8,645,219	7,822,901	6,999,964	6,176,299
22 One hundred unit scheme (flats - higher density)	-	£4,396,460	10,666,963	9,992,825	9,318,686	8,644,548	7,970,410	7,296,271	6,622,133	5,947,994	5,273,856	4,599,717	3,925,579
23 Two hunded unit scheme (flats)	-	£8,792,921	21,270,926	19,930,561	18,590,195	17,249,829	15,909,464	14,569,098	13,228,732	11,888,366	10,548,000	9,207,634	7,867,269
24 Three hundred unit scheme (flats)	-	£13,189,381	28,270,265	26,376,056	24,481,848	22,587,639	20,693,431	18,799,222	16,905,014	15,010,805	13,116,597	11,222,388	9,328,179
25 Four hundred unit scheme (flats)	-	£17,585,842		22,693,151	20,211,836	17,730,521	15,249,205	12,767,890	10,286,575	7,788,360	5,284,864	2,781,368	277,872
26 Six hunded unit scheme (flats)	-	£26,378,763	31,904,242	28,405,512	24,906,782	21,386,214	17,860,457	14,334,701	10,808,945	7,283,189	3,726,099	162,278	- 3,452,144
27 Small scale Office		£5,275,753		- 19,457,945	- 19,457,945	- 19,457,945	- 19,457,945	- 19,457,945	- 19,457,945	- 19,457,945	- 19,457,945	- 19,457,945	- 19,457,945
28 Medium scale Office		£5,275,753	- 26,240,583	- 26,240,583	- 26,240,583	- 26,240,583	- 26,240,583	- 26,240,583	- 26,240,583	- 26,240,583	- 26,240,583	- 26,240,583	- 26,240,583
29 Industrial Scheme new build (50% plot ratio)	-	£5,275,753	2,171,432	2,171,432	2,171,432	2,171,432	2,171,432	2,171,432	2,171,432	2,171,432	2,171,432	2,171,432	2,171,432
30 Industrial scheme intensification (60% plot ratio)	-	£5,275,753	2,605,719	2,605,719	2,605,719	2,605,719	2,605,719	2,605,719	2,605,719	2,605,719	2,605,719	2,605,719	2,605,719

							Re	esidual land val	ues				
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH			30% AH	35% AH	40% AH	45% AH	50% AH
One unit scheme (houses)	1	£16,667	348,459	332,951	317,444	301,935	286,428	270,920	255,412	239,904	224,397	208,889	193,38
Two unit scheme (houses)	2	£25,000	697,324	666,309	635,293	604,277	573,262	542,246	511,231	480,215	449,200	418,184	387,16
Two unit scheme (flats)	2	£20,000	311,078	293,101	275,124	257,146	239,169	221,193	203,215	185,238	167,260	149,283	131,30
Three unit scheme (houses)	3	£37,500	948,047	905,852	863,656	821,461	779,265	737,069	694,874	652,678	610,482	568,287	526,09
Three unit scheme (flats)	3	£21,429	467,871	440,905	413,939	386,973	360,007	333,042	306,076	279,110	252,144	225,179	198,21
Four unit scheme (houses)	4	£50,000	1,308,877	1,250,654	1,192,432	1,134,209	1,075,986	1,017,763	959,540	901,318	843,095	784,872	726,64
Four unit scheme (flats)	4	£28,571	660,220	622,229	584,237	546,245	508,253	470,262	432,270	394,278	356,286	318,295	280,30
Five unit scheme (houses)	5	£62,500	1,580,079	1,509,753	1,439,427	1,369,102	1,298,775	1,228,449	1,158,123	1,087,797	1,017,471	947,145	876,81
Five unit scheme (flats)	5	£35,714	781,526	736,583	691,640	646,697	601,753	556,810	511,867	466,925	421,982	377,039	332,09
Seven unit scheme (houses)	7	£87,500	2,258,243	2,157,766	2,057,290	1,956,814	1,856,338	1,755,862	1,655,386	1,554,910	1,454,434	1,353,957	1,253,48
Seven unit scheme (flats)	7	£50,000	1,103,926	1,040,422	976,918	913,414	849,910	786,406	722,902	659,398	595,894	532,390	468,88
Ten unit scheme (houses)	10	£125,000	3,206,290	3,063,618	2,920,947	2,778,274	2,635,603	2,492,931	2,350,259	2,207,587	2,064,916	1,922,244	1,779,57
Ten unit scheme (flats)	10	£71,429	1,578,429	1,487,709	1,396,989	1,306,269	1,215,549	1,124,829	1,034,109	943,389	852,669	761,949	671,22
Twenty unit scheme (houses and flats)	20	£166,667	4,100,765	3,894,308	3,687,851	3,481,395	3,274,938	3,068,481	2,862,025	2,655,569	2,449,112	2,242,656	2,036,19
Twenty unit scheme (flats)	20	£111,111	3,160,734	2,978,975	2,797,216	2,615,457	2,433,698	2,251,938	2,070,180	1,888,420	1,706,661	1,524,902	1,343,14
Thirty unit scheme (flats with community use on ground floor)	30	£166,667	4,335,498	4,066,489	3,797,355	3,528,220	3,259,086	2,989,951	2,720,816	2,451,682	2,182,547	1,913,413	1,644,27
Fifty unit scheme (flats - lower density)	50	£277,778	7,840,305	7,392,622	6,944,940	6,497,256	6,049,574	5,601,891	5,154,209	4,706,526	4,258,843	3,811,160	3,363,47
Fifty unit scheme (flats - higher density)	50	£208,333	6,455,930	6,055,671	5,655,410	5,255,150	4,854,891	4,454,630	4,054,371	3,654,110	3,253,850	2,853,590	2,453,33
Seventy unit scheme (Industrial/employment led scheme)	70	£388,889	9,624,400	9,077,630	8,530,861	7,984,091	7,437,321	6,890,551	6,343,782	5,797,012	5,250,242		4,156,70
Seventy unit scheme (flats - higher density)	70	£291,667	7,630,059	7,150,346	6,670,633	6,190,920	5,711,207	5,231,494	4,751,782	4,272,068	3,792,355	3,312,642	2,832,92
One hundred unit scheme (flats - lower density)	100	£555,556	14,401,440	13,579,123	12,756,805	11,934,488	11,112,171	10,289,853	9,467,537	8,645,219	7,822,901	6,999,964	6,176,29
One hundred unit scheme (flats - higher density)	100	£416,667	10,666,963	9,992,825	9,318,686	8,644,548	7,970,410	7,296,271	6,622,133	5,947,994	5,273,856	4,599,717	3,925,57
Two hunded unit scheme (flats)	200	£833,333	21,270,926	19,930,561	18,590,195	17,249,829	15,909,464	14,569,098	13,228,732	11,888,366	10,548,000	9,207,634	7,867,26
Three hundred unit scheme (flats)	300	£1,250,000	28,270,265	26,376,056	24,481,848	22,587,639	20,693,431	18,799,222	16,905,014	15,010,805	13,116,597	11,222,388	9,328,17
Four hundred unit scheme (flats)	400	£1,666,667	25,174,466		20,211,836	17,730,521	15,249,205	12,767,890	10,286,575	7,788,360	5,284,864	2,781,368	277,87
Six hunded unit scheme (flats)	600	£2,500,000	31,904,242	28,405,512	24,906,782	21,386,214	17,860,457	14,334,701	10,808,945	7,283,189	3,726,099	162,278	- 3,452,14
Small scale Office	-	£500,000	- 19,457,945	- 19,457,945	- 19,457,945	- 19,457,945	- 19,457,945	- 19,457,945	- 19,457,945	- 19,457,945	- 19,457,945	- 19,457,945	- 19,457,94
Medium scale Office	-	£500,000	- 26,240,583	- 26,240,583	- 26,240,583	- 26,240,583	- 26,240,583	- 26,240,583	- 26,240,583	- 26,240,583	- 26,240,583	- 26,240,583	- 26,240,58
Industrial Scheme new build (50% plot ratio)	-	£500,000	2,171,432	2,171,432	2,171,432	2,171,432	2,171,432	2,171,432	2,171,432	2,171,432	2,171,432	2,171,432	2,171,43
Industrial scheme intensification (60% plot ratio)	_	£500,000	2,605,719	2.605,719	2.605.719	2,605,719	2.605.719	2.605,719	2.605.719	2.605,719	2.605.719	2,605,719	2,605,71

CHMARK LAND VALUE 1 (EXISTING RESIDENTIAL)		£12,508,800	TENHA					! . ! !					
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	esidual land val	ues 30% AH	35% AH	40% AH	45% AH	50% AH
•	No or units												
One unit scheme (houses)	1	£416,960		359,829		325,985	309,062	292,140	275,218		241,372		
Two unit scheme (houses)	2	£625,440		720,065	686,220	652,376	618,531	584,686	550,841	516,996	483,151	449,306	
Two unit scheme (flats)	2	£500,352		324,980		285,670	266,014		226,704		187,394		
Three unit scheme (houses)	3	£938,160		978,986	932,941	886,897	840,851		748,762		656,672	610,628	
Three unit scheme (flats)	3	£536,091		488,723	459,241	429,758	400,275		341,311		282,346	252,863	3 223
Four unit scheme (houses)	4	£1,250,880		1,351,567	1,288,032	1,224,499	1,160,964	1,097,431	1,033,896	970,363	906,829	843,295	
Four unit scheme (flats)	4	£714,789		689,600		606,524	564,987	523,449	481,912		398,836	357,299	31
Five unit scheme (houses)	5	£1,563,600		1,631,643	1,554,902	1,478,160	1,401,420	1,324,678	1,247,937	1,171,195	1,094,454	1,017,712	
Five unit scheme (flats)	5	£893,486		816,280	767,142	718,005	668,868		570,592		472,317	423,179	
Seven unit scheme (houses)	7	£2,189,040		2,331,913	2,222,271	2,112,630	2,002,988	1,893,346	1,783,704	1,674,062	1,564,421	1,454,779	
Seven unit scheme (flats)	7	£1,250,880		1,154,014	1,084,531	1,015,049	945,566		806,601		667,636	598,154	
Ten unit scheme (houses)	10	£3,127,200		3,310,899	3,155,212	2,999,526	2,843,840		2,532,467	2,376,780	2,221,093	2,065,407	
Ten unit scheme (flats)	10	£1,786,971				1,451,461	1,352,201	1,252,940	1,153,679		955,158	855,898	
Twenty unit scheme (houses and flats)	20	£4,169,600		4,262,210	4,036,390	3,810,571	3,584,751		3,133,111		2,681,471	2,455,651	
Twenty unit scheme (flats)	20	£2,779,733		3,306,978	3,107,956	2,908,933	2,709,911	2,510,888	2,311,866	2,112,844	1,913,821	1,714,799	
Thirty unit scheme (flats with community use on ground floor)	30	£4,169,600		4,551,622	4,257,501	3,963,379	3,669,257	3,375,136	3,081,013	2,786,204	2,491,337	2,196,470	
Fifty unit scheme (flats - lower density)	50	£6,949,333		8,200,511	7,710,308	7,220,105	6,729,902		5,749,496	5,259,293	4,769,090	4,278,887	3,78
Fifty unit scheme (flats - higher density)	50	£5,212,000		6,783,752	6,345,976	5,908,199	5,470,422	5,032,645	4,594,596	4,155,748	3,716,901	3,278,053	2,83
Seventy unit scheme (Industrial/employment led scheme)	70	£9,729,067		10,101,498	9,500,841	8,900,183	8,299,526	7,698,868	7,098,211	6,497,554	5,896,895	5,296,238	
Seventy unit scheme (flats - higher density)	70	£7,296,800	8,575,638	8,048,646	7,521,654	6,994,662	6,467,670	5,940,678	5,413,686	4,886,694	4,359,702	3,832,710	3,30
One hundred unit scheme (flats - lower density)	100	£13,898,667	16,010,839	15,108,053	14,205,265	13,302,478	12,399,691	11,496,903	10,594,116	9,691,329	8,788,542	7,885,755	6,98
One hundred unit scheme (flats - higher density)	100	£10,424,000		11,264,091	10,524,534	9,783,937	9,042,777	8,301,615	7,560,454		6,078,131	5,336,970	
Two hunded unit scheme (flats)	200	£20,848,000		22,490,401	21,018,213	19,543,060	18,067,799	16,592,537	15,117,275	13,642,013	12,166,752	10,691,490	
Three hundred unit scheme (flats)	300	£31,272,000		30,007,021	27,921,710	25,836,398	23,751,086	21,665,774	19,580,462	17,495,150	15,409,838	13,324,526	
Four hundred unit scheme (flats)	400	£41,696,000	30,185,352	27,462,429	24,730,098	21,997,769	19,265,439	16,533,109	13,800,779	11,068,450	8,333,647	5,576,086	2,81
Six hunded unit scheme (flats)	600	£62,544,000	39,007,421	35,153,532	31,299,643	27,445,755	23,591,866	19,723,933	15,838,895	11,953,856	8,068,818	4,165,773	3 23
Small scale Office		£12,508,800	- 7,834,655	- 7,834,655	- 7,834,655	- 7,834,655	- 7,834,655	- 7,834,655	- 7,834,655	- 7,834,655	- 7,834,655	- 7,834,655	- 7,8
Medium scale Office	-	£12,508,800	- 11,881,314	- 11,881,314	- 11,881,314	- 11,881,314	- 11,881,314	- 11,881,314	- 11,881,314	- 11,881,314	- 11,881,314	- 11,881,314	- 11,88
Industrial Scheme new build (50% plot ratio)	-	£12,508,800	2,171,432	2,171,432	2,171,432	2,171,432	2,171,432	2,171,432	2,171,432	2,171,432	2,171,432	2,171,432	2,17
ndustrial scheme intensification (60% plot ratio)	-	£12,508,800	2,605,719	2,605,719	2,605,719	2.605.719	2,605,719	2,605,719	2,605,719	2,605,719	2,605,719	2,605,719	2,60

BENCHMARK LAND VALUE 2 (SECONDARY OFFICES)		£12,386,600					Re	esidual land valu	ies				
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	1	£412,887	376,752	359,829	342,907	325,985	309,062	292,140	275,218	258,294	241,372	224,450	207,528
2 Two unit scheme (houses)	2	£619,330	753,911	720,065	686,220	652,376	618,531	584,686	550,841	516,996	483,151	449,306	415,461
3 Two unit scheme (flats)	2	£495,464	344,635	324,980	305,325	285,670	266,014	246,359	226,704	207,049	187,394	167,739	148,085
4 Three unit scheme (houses)	3	£928,995	1,025,031	978,986	932,941	886,897	840,851	794,807	748,762	702,717	656,672	610,628	564,582
5 Three unit scheme (flats)	3	£530,854	518,206	488,723	459,241	429,758	400,275	370,793	341,311	311,828	282,346	252,863	223,380
6 Four unit scheme (houses)	4	£1,238,660	1,415,100	1,351,567	1,288,032	1,224,499	1,160,964	1,097,431	1,033,896	970,363	906,829	843,295	779,761
7 Four unit scheme (flats)	4	£707,806	731,137	689,600	648,062	606,524	564,987	523,449	481,912	440,374	398,836	357,299	315,761
8 Five unit scheme (houses)	5	£1,548,325	1,708,385	1,631,643	1,554,902	1,478,160	1,401,420	1,324,678	1,247,937	1,171,195	1,094,454	1,017,712	940,971
9 Five unit scheme (flats)	5	£884,757	865,418	816,280	767,142	718,005	668,868	619,730	570,592	521,455	472,317	423,179	374,041
10 Seven unit scheme (houses)	7	£2,167,655	2,441,555	2,331,913	2,222,271	2,112,630	2,002,988	1,893,346	1,783,704	1,674,062	1,564,421	1,454,779	1,345,137
11 Seven unit scheme (flats)	7	£1,238,660	1,223,496	1,154,014	1,084,531	1,015,049	945,566	876,084	806,601	737,119	667,636	598,154	528,671
12 Ten unit scheme (houses)	10	£3,096,650	3,466,586	3,310,899	3,155,212	2,999,526	2,843,840	2,688,153	2,532,467	2,376,780	2,221,093	2,065,407	1,909,720
13 Ten unit scheme (flats)	10	£1,769,514	1,749,244	1,649,983	1,550,722	1,451,461	1,352,201	1,252,940	1,153,679	1,054,418	955,158	855,898	756,637
14 Twenty unit scheme (houses and flats)	20	£4,128,867	4,488,030	4,262,210	4,036,390	3,810,571	3,584,751	3,358,931	3,133,111	2,907,291	2,681,471	2,455,651	2,229,831
15 Twenty unit scheme (flats)	20	£2,752,578	3,506,001	3,306,978	3,107,956	2,908,933	2,709,911	2,510,888	2,311,866	2,112,844	1,913,821	1,714,799	1,515,776
16 Thirty unit scheme (flats with community use on ground floor)	30	£4,128,867	4,845,745	4,551,622	4,257,501	3,963,379	3,669,257	3,375,136	3,081,013	2,786,204	2,491,337	2,196,470	1,901,602
17 Fifty unit scheme (flats - lower density)	50	£6,881,444	8,690,714	8,200,511	7,710,308	7,220,105	6,729,902	6,239,699	5,749,496	5,259,293	4,769,090	4,278,887	3,788,683
18 Fifty unit scheme (flats - higher density)	50	£5,161,083	7,221,529	6,783,752	6,345,976	5,908,199	5,470,422	5,032,645	4,594,596	4,155,748	3,716,901	3,278,053	2,839,206
19 Seventy unit scheme (Industrial/employment led scheme)	70	£9,634,022		10,101,498	9,500,841	8,900,183	8,299,526	7,698,868	7,098,211	6,497,554	5,896,895	5,296,238	4,695,581
20 Seventy unit scheme (flats - higher density)	70	£7,225,516	8,575,638	8,048,646	7,521,654	6,994,662	6,467,670	5,940,678	5,413,686	4,886,694	4,359,702	3,832,710	3,305,718
21 One hundred unit scheme (flats - lower density)	100	£13,762,888	16,010,839	15,108,053	14,205,265	13,302,478	12,399,691	11,496,903	10,594,116	9,691,329	8,788,542	7,885,755	6,982,967
22 One hundred unit scheme (flats - higher density)	100	£10,322,166		11,264,091	10,524,534	9,783,937	9,042,777	8,301,615	7,560,454	6,819,292	6,078,131	5,336,970	4,595,808
23 Two hunded unit scheme (flats)	200	£20,644,333		22,490,401	21,018,213	19,543,060	18,067,799	16,592,537	15,117,275	13,642,013	12,166,752	10,691,490	9,216,228
24 Three hundred unit scheme (flats)	300	£30,966,499	32,092,333	30,007,021	27,921,710	25,836,398	23,751,086	21,665,774	19,580,462	17,495,150	15,409,838	13,324,526	11,239,214
25 Four hundred unit scheme (flats)	400	£41,288,665	30,185,352	27,462,429	24,730,098	21,997,769	19,265,439	16,533,109	13,800,779	11,068,450	8,333,647	5,576,086	2,818,525
26 Six hunded unit scheme (flats)	600	£61,932,998	39,007,421	35,153,532	31,299,643	27,445,755	23,591,866	19,723,933	15,838,895	11,953,856	8,068,818	4,165,773	237,998
27 Small scale Office	-	£12,386,600	- 7,834,655	- 7,834,655	- 7,834,655	- 7,834,655	- 7,834,655	- 7,834,655	- 7,834,655	- 7,834,655	- 7,834,655	- 7,834,655	- 7,834,655
28 Medium scale Office	-	£12,386,600	- 11,881,314	- 11,881,314	- 11,881,314	- 11,881,314	- 11,881,314	- 11,881,314	- 11,881,314	- 11,881,314	- 11,881,314	- 11,881,314	- 11,881,314
29 Industrial Scheme new build (50% plot ratio)	•	£12,386,600	2,171,432	2,171,432	2,171,432	2,171,432	2,171,432	2,171,432	2,171,432	2,171,432	2,171,432	2,171,432	2,171,432
30 Industrial scheme intensification (60% plot ratio)	-	£12,386,600	2,605,719	2,605,719	2,605,719	2,605,719	2,605,719	2,605,719	2,605,719	2,605,719	2,605,719	2,605,719	2,605,719

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)		£5,275,753					R	esidual land val	ues				
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	1	£175,858	376,752	359,829	342,907	325,985	309,062	292,140	275,218	258,294	241,372	224,450	207,52
2 Two unit scheme (houses)	-	£263,788	753,911	720,065	686,220	652,376	618,531	584,686	550,841	516,996	483,151	449,306	415,46
3 Two unit scheme (flats)	-	£211,030	344,635	324,980	305,325	285,670	266,014	246,359	226,704	207,049	187,394	167,739	148,08
4 Three unit scheme (houses)	-	£395,681	1,025,031	978,986	932,941	886,897	840,851	794,807	748,762	702,717	656,672	610,628	564,582
5 Three unit scheme (flats)	-	£226,104	518,206	488,723	459,241	429,758	400,275	370,793	341,311	311,828	282,346	252,863	223,38
6 Four unit scheme (houses)	-	£527,575	1,415,100	1,351,567	1,288,032	1,224,499	1,160,964	1,097,431	1,033,896	970,363	906,829	843,295	779,76
7 Four unit scheme (flats)	-	£301,472	731,137	689,600	648,062	606,524	564,987	523,449	481,912	440,374	398,836	357,299	315,76
8 Five unit scheme (houses)	-	£659,469	1,708,385	1,631,643	1,554,902	1,478,160	1,401,420	1,324,678	1,247,937	1,171,195	1,094,454	1,017,712	940,97
9 Five unit scheme (flats)	-	£376,839	865,418	816,280	767,142	718,005	668,868	619,730	570,592	521,455	472,317	423,179	374,04
10 Seven unit scheme (houses)	-	£923,257	2,441,555	2,331,913	2,222,271	2,112,630	2,002,988	1,893,346	1,783,704	1,674,062	1,564,421	1,454,779	1,345,13
11 Seven unit scheme (flats)	-	£527,575	1,223,496	1,154,014	1,084,531	1,015,049	945,566	876,084	806,601	737,119	667,636	598,154	528,67
12 Ten unit scheme (houses)	-	£1,318,938	3,466,586	3,310,899	3,155,212	2,999,526	2,843,840	2,688,153	2,532,467	2,376,780	2,221,093	2,065,407	1,909,72
13 Ten unit scheme (flats)	-	£753,679	1,749,244	1,649,983	1,550,722	1,451,461	1,352,201	1,252,940	1,153,679	1,054,418	955,158	855,898	756,63
14 Twenty unit scheme (houses and flats)	-	£1,758,584	4,488,030	4,262,210	4,036,390	3,810,571	3,584,751	3,358,931	3,133,111	2,907,291	2,681,471	2,455,651	2,229,83
15 Twenty unit scheme (flats)	-	£1,172,389	3,506,001	3,306,978	3,107,956	2,908,933	2,709,911	2,510,888	2,311,866	2,112,844	1,913,821	1,714,799	1,515,77
16 Thirty unit scheme (flats with community use on ground floor)	-	£1,758,584	4,845,745	4,551,622	4,257,501	3,963,379	3,669,257	3,375,136	3,081,013	2,786,204	2,491,337	2,196,470	1,901,60
17 Fifty unit scheme (flats - lower density)	-	£2,930,974	8,690,714	8,200,511	7,710,308	7,220,105	6,729,902	6,239,699	5,749,496	5,259,293	4,769,090	4,278,887	3,788,68
18 Fifty unit scheme (flats - higher density)	-	£2,198,230	7,221,529	6,783,752	6,345,976	5,908,199	5,470,422	5,032,645	4,594,596	4,155,748	3,716,901	3,278,053	2,839,20
19 Seventy unit scheme (Industrial/employment led scheme)	-	£4,103,363	10,702,156	10,101,498	9,500,841	8,900,183	8,299,526	7,698,868	7,098,211	6,497,554	5,896,895	5,296,238	4,695,58
20 Seventy unit scheme (flats - higher density)	-	£3,077,522	8,575,638	8,048,646	7,521,654	6,994,662	6,467,670	5,940,678	5,413,686	4,886,694	4,359,702	3,832,710	3,305,71
21 One hundred unit scheme (flats - lower density)	-	£5,861,947	16,010,839	15,108,053	14,205,265	13,302,478	12,399,691	11,496,903	10,594,116	9,691,329	8,788,542	7,885,755	6,982,96
22 One hundred unit scheme (flats - higher density)	-	£4,396,460	12,003,648	11,264,091	10,524,534	9,783,937	9,042,777	8,301,615	7,560,454	6,819,292	6,078,131	5,336,970	4,595,80
23 Two hunded unit scheme (flats)	-	£8,792,921	23,962,588	22,490,401	21,018,213	19,543,060	18,067,799	16,592,537	15,117,275	13,642,013	12,166,752	10,691,490	9,216,22
24 Three hundred unit scheme (flats)	-	£13,189,381	32,092,333	30,007,021	27,921,710	25,836,398	23,751,086	21,665,774	19,580,462	17,495,150	15,409,838	13,324,526	11,239,21
25 Four hundred unit scheme (flats)	-	£17,585,842	30,185,352	27,462,429	24,730,098	21,997,769	19,265,439	16,533,109	13,800,779	11,068,450	8,333,647	5,576,086	2,818,52
26 Six hunded unit scheme (flats)	-	£26,378,763	39,007,421	35,153,532	31,299,643	27,445,755	23,591,866	19,723,933	15,838,895	11,953,856	8,068,818	4,165,773	237,99
27 Small scale Office	-	£5,275,753	- 7,834,655	- 7,834,655	- 7,834,655	- 7,834,655	- 7,834,655	- 7,834,655	- 7,834,655	- 7,834,655	- 7,834,655	- 7,834,655	- 7,834,65
28 Medium scale Office	-	£5,275,753	- 11,881,314	- 11,881,314	- 11,881,314	- 11,881,314	- 11,881,314	- 11,881,314	- 11,881,314	- 11,881,314	- 11,881,314	- 11,881,314	- 11,881,31
29 Industrial Scheme new build (50% plot ratio)	-	£5,275,753	2,171,432	2,171,432	2,171,432	2,171,432	2,171,432	2,171,432	2,171,432	2,171,432	2,171,432	2,171,432	2,171,43
30 Industrial scheme intensification (60% plot ratio)	-	£5,275,753	2,605,719	2,605,719	2,605,719	2,605,719	2,605,719	2,605,719	2,605,719	2,605,719	2,605,719	2,605,719	2,605,71

							Re	esidual land val	ues				
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH		25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	1	£16,667	376,752	359,829	342,907	325,985	309,062	292,140	275,218	258,294	241,372	224,450	207,52
2 Two unit scheme (houses)	2	£25,000	753,911	720,065	686,220	652,376	618,531	584,686	550,841	516,996	483,151	449,306	415,46
3 Two unit scheme (flats)	2	£20,000	344,635	324,980	305,325	285,670	266,014	246,359	226,704	207,049	187,394	167,739	148,08
4 Three unit scheme (houses)	3	£37,500	1,025,031	978,986	932,941	886,897	840,851	794,807	748,762	702,717	656,672	610,628	564,58
5 Three unit scheme (flats)	3	£21,429	518,206	488,723	459,241	429,758	400,275	370,793	341,311	311,828	282,346	252,863	223,38
6 Four unit scheme (houses)	4	£50,000	1,415,100	1,351,567	1,288,032	1,224,499	1,160,964	1,097,431	1,033,896	970,363	906,829	843,295	779,76
7 Four unit scheme (flats)	4	£28,571	731,137	689,600	648,062	606,524	564,987	523,449	481,912	440,374	398,836	357,299	315,76
8 Five unit scheme (houses)	5	£62,500	1,708,385	1,631,643	1,554,902	1,478,160	1,401,420	1,324,678	1,247,937	1,171,195	1,094,454	1,017,712	940,97
9 Five unit scheme (flats)	5	£35,714	865,418	816,280	767,142	718,005	668,868	619,730	570,592	521,455	472,317	423,179	374,04
10 Seven unit scheme (houses)	7	£87,500	2,441,555	2,331,913	2,222,271	2,112,630	2,002,988	1,893,346	1,783,704	1,674,062	1,564,421	1,454,779	1,345,13
11 Seven unit scheme (flats)	7	£50,000	1,223,496	1,154,014	1,084,531	1,015,049	945,566	876,084	806,601	737,119	667,636	598,154	528,67
12 Ten unit scheme (houses)	10	£125,000	3,466,586	3,310,899	3,155,212	2,999,526	2,843,840	2,688,153	2,532,467	2,376,780	2,221,093	2,065,407	1,909,72
13 Ten unit scheme (flats)	10	£71,429	1,749,244	1,649,983	1,550,722	1,451,461	1,352,201	1,252,940	1,153,679	1,054,418	955,158	855,898	756,63
14 Twenty unit scheme (houses and flats)	20	£166,667	4,488,030	4,262,210	4,036,390	3,810,571	3,584,751	3,358,931	3,133,111	2,907,291	2,681,471		2,229,83
15 Twenty unit scheme (flats)	20		3,506,001	3,306,978	3,107,956	2,908,933	2,709,911	2,510,888	2,311,866	2,112,844	1,913,821		1,515,77
16 Thirty unit scheme (flats with community use on ground floor)	30	£166,667	4,845,745	4,551,622	4,257,501	3,963,379	3,669,257	3,375,136	3,081,013	2,786,204	2,491,337	2,196,470	1,901,60
17 Fifty unit scheme (flats - lower density)	50	£277,778	8,690,714	8,200,511	7,710,308	7,220,105	6,729,902	6,239,699	5,749,496	5,259,293	4,769,090	4,278,887	3,788,68
18 Fifty unit scheme (flats - higher density)	50	£208,333		6,783,752	6,345,976	5,908,199	5,470,422	5,032,645	4,594,596	4,155,748	3,716,901		2,839,20
19 Seventy unit scheme (Industrial/employment led scheme)	70		10,702,156	10,101,498	9,500,841	8,900,183	8,299,526	7,698,868	7,098,211	6,497,554	5,896,895	5,296,238	4,695,58
20 Seventy unit scheme (flats - higher density)	70		8,575,638	8,048,646	7,521,654	6,994,662	6,467,670	5,940,678	5,413,686	4,886,694	4,359,702		3,305,71
21 One hundred unit scheme (flats - lower density)	100	£555,556	16,010,839	15,108,053	14,205,265	13,302,478	12,399,691	11,496,903	10,594,116	9,691,329	8,788,542		6,982,96
22 One hundred unit scheme (flats - higher density)	100	£416,667	12,003,648	11,264,091	10,524,534	9,783,937	9,042,777	8,301,615	7,560,454	6,819,292	6,078,131		4,595,80
23 Two hunded unit scheme (flats)	200	£833,333		22,490,401	21,018,213	19,543,060	18,067,799	16,592,537	15,117,275	13,642,013	12,166,752	10,691,490	9,216,22
24 Three hundred unit scheme (flats)	300	£1,250,000	32,092,333	30,007,021	27,921,710	25,836,398	23,751,086	21,665,774	19,580,462	17,495,150	15,409,838		11,239,21
25 Four hundred unit scheme (flats)	400	£1,666,667	30,185,352	27,462,429	24,730,098	21,997,769	19,265,439	16,533,109	13,800,779	11,068,450	8,333,647	5,576,086	2,818,52
26 Six hunded unit scheme (flats)	600	£2,500,000	39,007,421	35,153,532	31,299,643	27,445,755	23,591,866	19,723,933	15,838,895	11,953,856	8,068,818	4,165,773	237,99
27 Small scale Office	-	£500,000	- 7,834,655	- 7,834,655	- 7,834,655	- 7,834,655	- 7,834,655	- 7,834,655	- 7,834,655	- 7,834,655	- 7,834,655	- 7,834,655	- 7,834,65
28 Medium scale Office	-	£500,000	- 11,881,314	- 11,881,314	- 11,881,314	- 11,881,314	- 11,881,314	- 11,881,314	- 11,881,314	- 11,881,314	- 11,881,314	- 11,881,314	- 11,881,31
29 Industrial Scheme new build (50% plot ratio)	-	£500,000	2,171,432	2,171,432	2,171,432	2,171,432	2,171,432	2,171,432	2,171,432	2,171,432	2,171,432	2,171,432	2,171,43
30 Industrial scheme intensification (60% plot ratio)	-	£500,000	2,605,719	2.605,719	2,605,719	2,605,719	2.605.719	2.605,719	2.605.719	2.605.719	2.605,719	2.605,719	2,605,7

CHMOND LOCAL PLAN VIABILITY TESTING	Sales value £8,162 psm			AH tenure	Rented 70%	SO 30%	Frst Hms 09	6					
NCHMARK LAND VALUE 1 (EXISTING RESIDENTIAL)		£13,059,200	PER HA										
							F	Residual land val	ies				
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	1	£435,307	405,045	386,708	368,371	350,034	331,697	313,360	295,023	276,686	258,349	240,011	221,6
2 Two unit scheme (houses)	2	£652,960	810,496	773,822	737,148	700,473	663,799	627,125	590,451	553,777	517,102	480,428	443,7
Two unit scheme (flats)	2	£522,368	378,192	356,859	335,526	314,193	292,861	271,527	250,194	228,862	207,528	186,196	164,
Three unit scheme (houses)	3	£979,440	1,102,015	1,052,120	1,002,226	952,333	902,438	852,544	802,651	752,756	702,862	652,969	
Three unit scheme (flats)	3	£559,680	568,541	536,542	504,543	472,544	440,544	408,545	376,545	344,545	312,546	280,547	7 248,
Four unit scheme (houses)	4	£1,305,920	1,521,324	1,452,479	1,383,634	1,314,789	1,245,944	1,177,098	1,108,253	1,039,408	970,563	901,718	
7 Four unit scheme (flats)	4	£746,240		756,970	711,888	666,804	621,720	576,637	531,553	486,469	441,386		
B Five unit scheme (houses)	5	£1,632,400		1,753,534	1,670,377	1,587,220	1,504,063		1,337,751	1,254,594	1,171,437	1,088,281	
9 Five unit scheme (flats)	5	£932,800	949,310	895,977	842,645	789,314	735,981	682,649	629,316	575,984	522,653	469,320	415,
Seven unit scheme (houses)	7	£2,285,360	2,624,867	2,506,059	2,387,253	2,268,445	2,149,637	2,030,831	1,912,023	1,793,216	1,674,408	1,555,601	1,436,
Seven unit scheme (flats)	7	£1,305,920	1,343,067	1,267,606	1,192,144	1,116,683	1,041,223	965,762	890,300	814,839	739,379	663,918	588,
Ten unit scheme (houses)	10	£3,264,800	3,726,882	3,558,180	3,389,479	3,220,778	3,052,076	2,883,375	2,714,674	2,545,972	2,377,271	2,208,569	2,039,
Ten unit scheme (flats)	10	£1,865,600	1,920,059	1,812,257	1,704,456	1,596,654	1,488,852	1,381,052	1,273,250	1,165,448	1,057,647	949,845	842,
Twenty unit scheme (houses and flats)	20	£4,353,067		4,630,114	4,384,930	4,139,746	3,894,563	3,649,380	3,404,197	3,159,014	2,913,831	2,668,648	3 2,423,
Twenty unit scheme (flats)	20	£2,902,044	3,851,267	3,634,982	3,418,696	3,202,410	2,986,124	2,769,839	2,553,552	2,337,267	2,120,981	1,904,695	1,688,
Thirty unit scheme (flats with community use on ground floor)	30	£4,353,067	5,355,991	5,036,356	4,716,722	4,397,088	4,077,454	3,757,820	3,438,185	3,118,551	2,798,917	2,479,283	2,158,
7 Fifty unit scheme (flats - lower density)	50	£7,255,111	9,541,125	9,008,402	8,475,678	7,942,954	7,410,230	6,877,507	6,344,783	5,812,059	5,279,335	4,746,613	3 4,213,
8 Fifty unit scheme (flats - higher density)	50	£5,441,333	7,986,678	7,510,644	7,034,610	6,558,575	6,082,541	5,606,507	5,130,473	4,654,439	4,178,404	3,702,370	3,225,
9 Seventy unit scheme (Industrial/employment led scheme)	70	£10,157,156	12,142,396	11,487,852	10,833,306	10,178,761	9,524,215	8,869,670	8,215,125	7,560,580	6,906,034	6,251,489	5,596,
0 Seventy unit scheme (flats - higher density)	70	£7,617,867	9,521,216	8,946,946	8,372,674	7,798,404	7,224,132	6,649,862	6,075,591	5,501,320	4,927,049	4,352,778	3,778,
One hundred unit scheme (flats - lower density)	100	£14,510,222	17,697,107	16,713,850	15,730,592	14,747,335	13,764,078	12,780,821	11,797,564	10,814,306	9,831,049	8,847,792	7,864,
2 One hundred unit scheme (flats - higher density)	100	£10,882,667	13,332,610	12,526,604	11,720,598	10,914,592	10,108,587	9,302,581	8,496,576	7,690,570	6,882,406	6,074,222	5,266,
Two hunded unit scheme (flats)	200	£21,765,333	26,731,886	25,125,963	23,520,041	21,914,118	20,308,194	18,702,272	17,096,349	15,490,426	13,881,426	12,271,268	10,661,
Three hundred unit scheme (flats)	300	£32,648,000	35,896,552	33,626,183	31,355,815	29,085,157	26,808,741	24,532,326	22,255,910	19,979,495	17,703,080	15,426,664	13,150,
5 Four hundred unit scheme (flats)	400	£43,530,667	35,241,591	32,276,363	29,311,134	26,345,906	23,370,789	20,387,444	17,404,100	14,420,756	11,437,412	8,454,067	5,449,
Six hunded unit scheme (flats)	600	£65,296,000	46,281,190	42,072,142	37,863,095	33,654,047	29,444,998	25,235,951	21,026,903	16,797,527	12,553,207	8,308,886	4,052,
7 Small scale Office	-	£13,059,200	- 653,661	- 653,661	- 653,661	- 653,661	- 653,661	- 653,661	- 653,661	- 653,661	- 653,661	- 653,661	l - 653,
Medium scale Office	-	£13,059,200		- 3,265,753	- 3,265,753	- 3,265,753	- 3,265,753	3,265,753	- 3,265,753	- 3,265,753	- 3,265,753	- 3,265,753	3 - 3,265,
9 Industrial Scheme new build (50% plot ratio)	-	£13,059,200	2,953,084	2,953,084	2,953,084	2,953,084	2,953,084	2,953,084	2,953,084	2,953,084	2,953,084	2,953,084	2,953,
Industrial scheme intensification (60% plot ratio)	-	£13,059,200	3,543,701	3,543,701	3,543,701	3,543,701	3,543,701	3,543,701	3,543,701	3,543,701	3,543,701	3,543,701	3,543

BENCHMARK LAND VALUE 2 (SECONDARY OFFICES)		£12,386,600					R	esidual land val	ues				
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	1	£412,887	405,045	386,708	368,371	350,034	331,697	313,360	295,023	276,686	258,349	240,011	221,674
2 Two unit scheme (houses)	2	£619,330	810,496	773,822	737,148	700,473	663,799	627,125	590,451	553,777	517,102	480,428	443,754
3 Two unit scheme (flats)	2	£495,464	378,192	356,859	335,526	314,193	292,861	271,527	250,194	228,862	207,528	186,196	
4 Three unit scheme (houses)	3	£928,995	1,102,015	1,052,120	1,002,226	952,333	902,438	852,544	802,651	752,756	702,862	652,969	
5 Three unit scheme (flats)	3	£530,854		536,542	504,543	472,544	440,544	408,545	376,545	344,545		280,547	248,548
6 Four unit scheme (houses)	4	£1,238,660	1,521,324	1,452,479	1,383,634	1,314,789	1,245,944	1,177,098	1,108,253	1,039,408	970,563	901,718	832,872
7 Four unit scheme (flats)	4	£707,806	802,054	756,970	711,888	666,804	621,720	576,637	531,553	486,469	441,386	396,303	351,220
8 Five unit scheme (houses)	5	£1,548,325		1,753,534	1,670,377	1,587,220	1,504,063	1,420,907	1,337,751	1,254,594		1,088,281	1,005,124
9 Five unit scheme (flats)	5	£884,757	949,310	895,977	842,645	789,314	735,981	682,649	629,316	575,984			
10 Seven unit scheme (houses)	7	£2,167,655		2,506,059	2,387,253	2,268,445	2,149,637	2,030,831	1,912,023	1,793,216		1,555,601	1,436,794
11 Seven unit scheme (flats)	7	£1,238,660	1,343,067	1,267,606	1,192,144	1,116,683	1,041,223	965,762	890,300	814,839	739,379	663,918	588,456
12 Ten unit scheme (houses)	10	£3,096,650	3,726,882	3,558,180	3,389,479	3,220,778	3,052,076	2,883,375	2,714,674	2,545,972	2,377,271	2,208,569	2,039,867
13 Ten unit scheme (flats)	10	£1,769,514		1,812,257	1,704,456	1,596,654	1,488,852	1,381,052	1,273,250	1,165,448		949,845	842,043
14 Twenty unit scheme (houses and flats)	20		4,875,297	4,630,114	4,384,930	4,139,746	3,894,563	3,649,380	3,404,197	3,159,014		2,668,648	2,423,465
15 Twenty unit scheme (flats)	20			3,634,982	3,418,696	3,202,410	2,986,124	2,769,839	2,553,552	2,337,267	2,120,981	1,904,695	1,688,409
16 Thirty unit scheme (flats with community use on ground floor)	30	£4,128,867	5,355,991	5,036,356	4,716,722	4,397,088	4,077,454	3,757,820	3,438,185	3,118,551	2,798,917	2,479,283	2,158,928
17 Fifty unit scheme (flats - lower density)	50			9,008,402	8,475,678	7,942,954	7,410,230	6,877,507	6,344,783	5,812,059		4,746,613	4,213,889
18 Fifty unit scheme (flats - higher density)	50			7,510,644	7,034,610	6,558,575	6,082,541	5,606,507	5,130,473	4,654,439	4,178,404	3,702,370	
19 Seventy unit scheme (Industrial/employment led scheme)	70			11,487,852	10,833,306	10,178,761	9,524,215	8,869,670	8,215,125	7,560,580	6,906,034	6,251,489	
20 Seventy unit scheme (flats - higher density)	70	,		8,946,946	8,372,674	7,798,404	7,224,132	6,649,862	6,075,591	5,501,320		4,352,778	3,778,508
21 One hundred unit scheme (flats - lower density)	100			16,713,850	15,730,592	14,747,335	13,764,078	12,780,821	11,797,564	10,814,306	9,831,049	8,847,792	7,864,535
22 One hundred unit scheme (flats - higher density)	100			12,526,604	11,720,598	10,914,592	10,108,587	9,302,581	8,496,576	7,690,570	6,882,406	6,074,222	5,266,038
23 Two hunded unit scheme (flats)	200			25,125,963	23,520,041	21,914,118	20,308,194	18,702,272	17,096,349	15,490,426		12,271,268	10,661,111
24 Three hundred unit scheme (flats)	300			33,626,183	31,355,815	29,085,157	26,808,741	24,532,326	22,255,910	19,979,495		15,426,664	13,150,249
25 Four hundred unit scheme (flats)	400			32,276,363	29,311,134	26,345,906	23,370,789	20,387,444	17,404,100	14,420,756		8,454,067	5,449,555
26 Six hunded unit scheme (flats)	600			42,072,142	37,863,095	33,654,047	29,444,998	25,235,951	21,026,903	16,797,527	12,553,207	8,308,886	4,052,991
27 Small scale Office	-	£12,386,600	- 653,661	- 653,661	- 653,661	- 653,661	- 653,661	- 653,661	- 653,661	- 653,661	- 653,661	- 653,661	- 653,661
28 Medium scale Office	-	£12,386,600	- 3,265,753	- 3,265,753	- 3,265,753	- 3,265,753	- 3,265,753	- 3,265,753	- 3,265,753	- 3,265,753	3,265,753	- 3,265,753	- 3,265,753
29 Industrial Scheme new build (50% plot ratio)	-	£12,386,600		2,953,084	2,953,084	2,953,084	2,953,084	2,953,084	2,953,084	2,953,084	2,953,084	2,953,084	2,953,084
30 Industrial scheme intensification (60% plot ratio)	-	£12,386,600	3,543,701	3,543,701	3,543,701	3,543,701	3,543,701	3,543,701	3,543,701	3,543,701	3,543,701	3,543,701	3,543,701

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)		£5,275,753						esidual land val					
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	1	£175,858	405,045	386,708	368,371	350,034	331,697	313,360	295,023	276,686	258,349	240,011	221,674
2 Two unit scheme (houses)	-	£263,788	810,496	773,822	737,148	700,473	663,799	627,125	590,451	553,777	517,102	480,428	443,754
3 Two unit scheme (flats)	-	£211,030	378,192	356,859	335,526	314,193	292,861	271,527	250,194	228,862	207,528	186,196	164,862
4 Three unit scheme (houses)	-	£395,681	1,102,015	1,052,120	1,002,226	952,333	902,438	852,544	802,651	752,756	702,862	652,969	603,075
5 Three unit scheme (flats)	-	£226,104	568,541	536,542	504,543	472,544	440,544	408,545	376,545	344,545	312,546	280,547	248,548
6 Four unit scheme (houses)	-	£527,575	1,521,324	1,452,479	1,383,634	1,314,789	1,245,944	1,177,098	1,108,253	1,039,408	970,563	901,718	832,872
7 Four unit scheme (flats)	-	£301,472	802,054	756,970	711,888	666,804	621,720	576,637	531,553	486,469	441,386	396,303	351,220
8 Five unit scheme (houses)	-	£659,469	1,836,691	1,753,534	1,670,377	1,587,220	1,504,063	1,420,907	1,337,751	1,254,594	1,171,437	1,088,281	1,005,124
9 Five unit scheme (flats)	-	£376,839	949,310	895,977	842,645	789,314	735,981	682,649	629,316	575,984	522,653	469,320	415,988
10 Seven unit scheme (houses)	-	£923,257	2,624,867	2,506,059	2,387,253	2,268,445	2,149,637	2,030,831	1,912,023	1,793,216	1,674,408	1,555,601	1,436,794
11 Seven unit scheme (flats)	-	£527,575	1,343,067	1,267,606	1,192,144	1,116,683	1,041,223	965,762	890,300	814,839	739,379	663,918	588,456
12 Ten unit scheme (houses)	-	£1,318,938	3,726,882	3,558,180	3,389,479	3,220,778	3,052,076	2,883,375	2,714,674	2,545,972	2,377,271	2,208,569	2,039,867
13 Ten unit scheme (flats)	-	£753,679	1,920,059	1,812,257	1,704,456	1,596,654	1,488,852	1,381,052	1,273,250	1,165,448	1,057,647	949,845	842,043
14 Twenty unit scheme (houses and flats)	-	£1,758,584	4,875,297	4,630,114	4,384,930	4,139,746	3,894,563	3,649,380	3,404,197	3,159,014	2,913,831	2,668,648	2,423,46
15 Twenty unit scheme (flats)	-	£1,172,389	3,851,267	3,634,982	3,418,696	3,202,410	2,986,124	2,769,839	2,553,552	2,337,267	2,120,981	1,904,695	1,688,40
16 Thirty unit scheme (flats with community use on ground floor)	-	£1,758,584	5,355,991	5,036,356	4,716,722	4,397,088	4,077,454	3,757,820	3,438,185	3,118,551	2,798,917	2,479,283	2,158,92
17 Fifty unit scheme (flats - lower density)	-	£2,930,974	9,541,125	9,008,402	8,475,678	7,942,954	7,410,230	6,877,507	6,344,783	5,812,059	5,279,335	4,746,613	4,213,889
18 Fifty unit scheme (flats - higher density)	-	£2,198,230	7,986,678	7,510,644	7,034,610	6,558,575	6,082,541	5,606,507	5,130,473	4,654,439	4,178,404	3,702,370	3,225,08
19 Seventy unit scheme (Industrial/employment led scheme)	-	£4,103,363	12,142,396	11,487,852	10,833,306	10,178,761	9,524,215	8,869,670	8,215,125	7,560,580	6,906,034	6,251,489	5,596,943
20 Seventy unit scheme (flats - higher density)	-	£3,077,522	9,521,216	8,946,946	8,372,674	7,798,404	7,224,132	6,649,862	6,075,591	5,501,320	4,927,049	4,352,778	3,778,508
21 One hundred unit scheme (flats - lower density)	-	£5,861,947	17,697,107	16,713,850	15,730,592	14,747,335	13,764,078	12,780,821	11,797,564	10,814,306	9,831,049	8,847,792	7,864,535
22 One hundred unit scheme (flats - higher density)	-	£4,396,460	13,332,610	12,526,604	11,720,598	10,914,592	10,108,587	9,302,581	8,496,576	7,690,570	6,882,406	6,074,222	5,266,038
23 Two hunded unit scheme (flats)	-	£8,792,921	26,731,886	25,125,963	23,520,041	21,914,118	20,308,194	18,702,272	17,096,349	15,490,426	13,881,426	12,271,268	10,661,11
24 Three hundred unit scheme (flats)	-	£13,189,381	35,896,552	33,626,183	31,355,815	29,085,157	26,808,741	24,532,326	22,255,910	19,979,495	17,703,080	15,426,664	13,150,249
25 Four hundred unit scheme (flats)	-	£17,585,842	35,241,591	32,276,363	29,311,134	26,345,906	23,370,789	20,387,444	17,404,100	14,420,756	11,437,412	8,454,067	5,449,555
26 Six hunded unit scheme (flats)	-	£26,378,763	46,281,190	42,072,142	37,863,095	33,654,047	29,444,998	25,235,951	21,026,903	16,797,527	12,553,207	8,308,886	4,052,99
27 Small scale Office	-	£5,275,753	- 653,661	- 653,661	- 653,661	- 653,661	- 653,661	- 653,661	- 653,661	- 653,661	- 653,661	- 653,661	- 653,661
28 Medium scale Office	-	£5,275,753	- 3,265,753	- 3,265,753	- 3,265,753	- 3,265,753	- 3,265,753	- 3,265,753	- 3,265,753	- 3,265,753	- 3,265,753	- 3,265,753	- 3,265,75
29 Industrial Scheme new build (50% plot ratio)	-	£5,275,753	2,953,084	2,953,084	2,953,084	2,953,084	2,953,084	2,953,084	2,953,084	2,953,084	2,953,084	2,953,084	2,953,084
30 Industrial scheme intensification (60% plot ratio)		£5,275,753	3,543,701	3,543,701	3,543,701	3,543,701	3,543,701	3,543,701	3,543,701	3,543,701	3,543,701	3,543,701	3,543,70

							Re	esidual land val	ues				
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH		25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	1	£16,667	405,045	386,708	368,371	350,034	331,697	313,360	295,023	276,686	258,349	240,011	221,67
2 Two unit scheme (houses)	2	£25,000	810,496	773,822	737,148	700,473	663,799	627,125	590,451	553,777	517,102	480,428	443,75
3 Two unit scheme (flats)	2	£20,000	378,192	356,859	335,526	314,193	292,861	271,527	250,194	228,862	207,528	186,196	164,86
4 Three unit scheme (houses)	3	£37,500	1,102,015	1,052,120	1,002,226	952,333	902,438	852,544	802,651	752,756	702,862	652,969	603,07
5 Three unit scheme (flats)	3	£21,429	568,541	536,542	504,543	472,544	440,544	408,545	376,545	344,545	312,546	280,547	248,54
6 Four unit scheme (houses)	4	£50,000	1,521,324	1,452,479	1,383,634	1,314,789	1,245,944	1,177,098	1,108,253	1,039,408	970,563	901,718	832,87
7 Four unit scheme (flats)	4	£28,571	802,054	756,970	711,888	666,804	621,720	576,637	531,553	486,469	441,386	396,303	351,22
8 Five unit scheme (houses)	5	£62,500		1,753,534	1,670,377	1,587,220	1,504,063	1,420,907	1,337,751	1,254,594	1,171,437	1,088,281	1,005,12
9 Five unit scheme (flats)	5	£35,714		895,977	842,645	789,314	735,981	682,649	629,316	575,984	522,653	469,320	
10 Seven unit scheme (houses)	7	£87,500	2,624,867	2,506,059	2,387,253	2,268,445	2,149,637	2,030,831	1,912,023	1,793,216	1,674,408	1,555,601	1,436,79
11 Seven unit scheme (flats)	7	£50,000	1,343,067	1,267,606	1,192,144	1,116,683	1,041,223	965,762	890,300	814,839	739,379	663,918	588,45
12 Ten unit scheme (houses)	10	£125,000	3,726,882	3,558,180	3,389,479	3,220,778	3,052,076	2,883,375	2,714,674	2,545,972	2,377,271	2,208,569	2,039,86
13 Ten unit scheme (flats)	10	£71,429	1,920,059	1,812,257	1,704,456	1,596,654	1,488,852	1,381,052	1,273,250	1,165,448	1,057,647	949,845	842,04
14 Twenty unit scheme (houses and flats)	20	£166,667	4,875,297	4,630,114	4,384,930	4,139,746	3,894,563	3,649,380	3,404,197	3,159,014	2,913,831	2,668,648	2,423,46
15 Twenty unit scheme (flats)	20		3,851,267	3,634,982	3,418,696	3,202,410	2,986,124	2,769,839	2,553,552	2,337,267	2,120,981	1,904,695	1,688,40
16 Thirty unit scheme (flats with community use on ground floor)	30	£166,667	5,355,991	5,036,356	4,716,722	4,397,088	4,077,454	3,757,820	3,438,185	3,118,551	2,798,917	2,479,283	2,158,92
17 Fifty unit scheme (flats - lower density)	50	£277,778	9,541,125	9,008,402	8,475,678	7,942,954	7,410,230	6,877,507	6,344,783	5,812,059	5,279,335	4,746,613	4,213,88
18 Fifty unit scheme (flats - higher density)	50	£208,333		7,510,644	7,034,610	6,558,575	6,082,541	5,606,507	5,130,473	4,654,439	4,178,404	3,702,370	3,225,08
19 Seventy unit scheme (Industrial/employment led scheme)	70		12,142,396	11,487,852	10,833,306	10,178,761	9,524,215	8,869,670	8,215,125	7,560,580	6,906,034	6,251,489	5,596,94
20 Seventy unit scheme (flats - higher density)	70		9,521,216	8,946,946	8,372,674	7,798,404	7,224,132	6,649,862	6,075,591	5,501,320	4,927,049	4,352,778	3,778,50
21 One hundred unit scheme (flats - lower density)	100	£555,556	17,697,107	16,713,850	15,730,592	14,747,335	13,764,078	12,780,821	11,797,564	10,814,306	9,831,049	8,847,792	7,864,53
22 One hundred unit scheme (flats - higher density)	100	£416,667	13,332,610	12,526,604	11,720,598	10,914,592	10,108,587	9,302,581	8,496,576	7,690,570	6,882,406	6,074,222	5,266,03
23 Two hunded unit scheme (flats)	200	£833,333		25,125,963	23,520,041	21,914,118	20,308,194	18,702,272	17,096,349	15,490,426	13,881,426	12,271,268	10,661,11
24 Three hundred unit scheme (flats)	300	£1,250,000	35,896,552	33,626,183	31,355,815	29,085,157	26,808,741	24,532,326	22,255,910	19,979,495	17,703,080	15,426,664	13,150,24
25 Four hundred unit scheme (flats)	400	£1,666,667	35,241,591	32,276,363	29,311,134	26,345,906	23,370,789	20,387,444	17,404,100	14,420,756	11,437,412	8,454,067	5,449,55
26 Six hunded unit scheme (flats)	600	£2,500,000	46,281,190	42,072,142	37,863,095	33,654,047	29,444,998	25,235,951	21,026,903	16,797,527	12,553,207	8,308,886	4,052,99
27 Small scale Office	-	£500,000	- 653,661	- 653,661	- 653,661	- 653,661	- 653,661	- 653,661	- 653,661	- 653,661	- 653,661	- 653,661	- 653,66
28 Medium scale Office	-	£500,000	- 3,265,753	- 3,265,753	- 3,265,753	- 3,265,753	- 3,265,753	- 3,265,753	- 3,265,753	- 3,265,753	- 3,265,753	- 3,265,753	- 3,265,75
29 Industrial Scheme new build (50% plot ratio)	-	£500,000	2,953,084	2,953,084	2,953,084	2,953,084	2,953,084	2,953,084	2,953,084	2,953,084	2,953,084	2,953,084	2,953,08
30 Industrial scheme intensification (60% plot ratio)	-	£500,000	3,543,701	3,543,701	3,543,701	3,543,701	3.543,701	3,543,701	3.543,701	3,543,701	3,543,701	3,543,701	3,543,70

CHMARK LAND VALUE 1 (EXISTING RESIDENTIAL)		£13,609,600	TENHA					Residual land val	lues				
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
One unit scheme (houses)	1	£453,653	425,260	405,911	386,564	367,215	347,868	328,520	309,172	289,824	270,477	251,129	231,7
Two unit scheme (houses)	2	£680,480	850,924	812,229	773,533	734,837	696,143	657,447	618,751	580,055	541,360	502,664	463,9
Two unit scheme (flats)	2	£544,384	400,476	378,029	355,581	333,134	310,687	288,241	265,793	243,346	220,899	198,452	176,0
Three unit scheme (houses)	3	£1,020,720	1,157,016	1,104,372	1,051,728	999,084	946,439	893,795	841,151	788,507	735,863	683,219	630,5
Three unit scheme (flats)	3	£583,269	601,967	568,296	534,626	500,956	467,284	433,614	399,944	366,272	332,602	298,932	265,20
Four unit scheme (houses)	4	£1,360,960	1,597,217	1,524,577	1,451,937	1,379,298	1,306,657	1,234,017	1,161,378	1,088,738	1,016,098	943,459	870,8
Four unit scheme (flats)	4	£777,691	849,148	801,709	754,271	706,833	659,395	611,957	564,519	517,080	469,642	422,204	374,7
Five unit scheme (houses)	5	£1,701,200	1,928,359	1,840,619	1,752,879	1,665,138	1,577,399	1,489,658	1,401,918	1,314,179	1,226,438	1,138,698	1,050,9
Five unit scheme (flats)	5	£972,114	1,005,019	948,902	892,784	836,667	780,549	724,432	668,313	612,195	556,078	499,960	443,8
Seven unit scheme (houses)	7	£2,381,680	2,755,835	2,630,480	2,505,124	2,379,768	2,254,413	2,129,057	2,003,701	1,878,345	1,752,989	1,627,634	1,502,2
Seven unit scheme (flats)	7	£1,360,960	1,421,901	1,342,498	1,263,095	1,183,692	1,104,290	1,024,887	945,484	866,081	786,679	707,276	627,8
Ten unit scheme (houses)	10	£3,402,400	3,912,851	3,734,851	3,556,851	3,378,851	3,200,851	3,022,852	2,844,852	2,666,852	2,488,852	2,310,852	2,132,8
Ten unit scheme (flats)	10	£1,944,229	2,032,679	1,919,246	1,805,813	1,692,382	1,578,949	1,465,516	1,352,084	1,238,651	1,125,218	1,011,787	898,3
Twenty unit scheme (houses and flats)	20	£4,536,533	5,140,268	4,881,837	4,623,404	4,364,973	4,106,541	3,848,110	3,589,677	3,331,246	3,072,814	2,814,382	2,555,9
Twenty unit scheme (flats)	20	£3,024,356	4,077,241	3,849,657	3,622,073	3,394,488	3,166,903	2,939,318	2,711,734	2,484,150	2,256,565	2,028,981	1,801,3
Thirty unit scheme (flats with community use on ground floor)	30	£4,536,533	5,689,942	5,353,610	5,017,278	4,680,947	4,344,615	4,008,283	3,671,951	3,335,620	2,999,288	2,662,956	2,326,6
Fifty unit scheme (flats - lower density)	50	£7,560,889	10,116,983	9,556,430	8,995,877	8,435,324	7,874,771	7,314,219	6,753,665	6,193,112	5,632,560	5,072,006	4,511,4
Fifty unit scheme (flats - higher density)	50	£5,670,667	8,490,211	7,989,963	7,489,716	6,989,469	6,489,221	5,988,974	5,488,727	4,988,480	4,488,232	3,987,985	3,487,7
Seventy unit scheme (Industrial/employment led scheme)	70	£10,585,244	12,809,828	12,121,912	11,433,995	10,746,078	10,058,161	9,370,244	8,682,327	7,994,410	7,306,493	6,618,577	5,930,6
Seventy unit scheme (flats - higher density)	70	£7,938,933	10,125,754	9,522,204	8,918,655	8,315,105	7,711,554	7,108,005	6,504,455	5,900,906	5,297,356	4,693,806	4,090,2
One hundred unit scheme (flats - lower density)	100	£15,121,778	18,707,644	17,672,792	16,637,940	15,603,089	14,568,237	13,533,386	12,498,535	11,463,683	10,428,831	9,393,979	8,359,1
One hundred unit scheme (flats - higher density)	100	£11,341,333	14,173,562	13,326,443	12,479,324	11,632,205	10,785,085	9,937,966	9,090,847	8,243,728	7,396,608	6,547,797	5,698,2
Two hunded unit scheme (flats)	200	£22,682,667	28,350,588	26,662,416	24,974,245	23,286,073	21,597,902	19,909,731	18,221,559	16,533,387	14,845,217	13,154,109	11,461,2
Three hundred unit scheme (flats)	300	£34,024,000	38,187,462	35,803,664	33,419,867	31,036,068	28,652,270	26,264,988	23,874,571	21,484,154	19,093,737	16,703,319	14,312,9
Four hundred unit scheme (flats)	400	£45,365,333	38,182,855	35,070,407	31,957,958	28,845,510	25,733,061	22,610,026	19,478,298	16,346,569	13,214,840	10,083,111	6,946,1
Six hunded unit scheme (flats)	600	£68,048,000	50,260,077	45,869,722	41,457,059	37,044,396	32,631,733	28,219,069	23,806,406	19,393,743	14,948,216	10,498,302	6,048,3
Small scale Office		£13,609,600	- 1,709,351	- 1,709,351	- 1,709,351	- 1,709,351	- 1,709,351	- 1,709,351	- 1,709,351	- 1,709,351	- 1,709,351	- 1,709,351	- 1,709,3
Medium scale Office		£13,609,600	- 4,462,176	- 4,462,176	- 4,462,176	- 4,462,176	- 4,462,176	6 - 4,462,176	- 4,462,176	- 4,462,176	- 4,462,176	- 4,462,176	- 4,462,1
Industrial Scheme new build (50% plot ratio)		£13,609,600	2,953,084	2,953,084	2,953,084	2,953,084	2,953,084	2,953,084	2,953,084	2,953,084	2,953,084	2,953,084	2,953,0
Industrial scheme intensification (60% plot ratio)	-	£13,609,600	3,543,701	3,543,701	3,543,701	3,543,701	3,543,701	3,543,701	3,543,701	3,543,701	3,543,701	3,543,701	3,543,7

BENCHMARK LAND VALUE 2 (SECONDARY OFFICES)		£12,386,600					R	esidual land valu	ies				
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	1	£412,887	425,260	405,911	386,564	367,215	347,868	328,520	309,172	289,824	270,477	251,129	231,781
2 Two unit scheme (houses)	2	£619,330	850,924	812,229	773,533	734,837	696,143	657,447	618,751	580,055	541,360	502,664	463,968
3 Two unit scheme (flats)	2	£495,464	400,476	378,029	355,581	333,134	310,687	288,241	265,793	243,346	220,899	198,452	
4 Three unit scheme (houses)	3	£928,995	1,157,016	1,104,372	1,051,728	999,084	946,439	893,795	841,151	788,507	735,863	683,219	
5 Three unit scheme (flats)	3	£530,854		568,296	534,626	500,956	467,284	433,614	399,944	366,272	332,602	298,932	265,261
6 Four unit scheme (houses)	4	£1,238,660	1,597,217	1,524,577	1,451,937	1,379,298	1,306,657	1,234,017	1,161,378	1,088,738	1,016,098	943,459	870,819
7 Four unit scheme (flats)	4	£707,806	849,148	801,709	754,271	706,833	659,395	611,957	564,519	517,080	469,642	422,204	374,766
8 Five unit scheme (houses)	5	£1,548,325	1,928,359	1,840,619	1,752,879	1,665,138	1,577,399	1,489,658	1,401,918	1,314,179	1,226,438	1,138,698	1,050,959
9 Five unit scheme (flats)	5	£884,757	1,005,019	948,902	892,784	836,667	780,549	724,432	668,313	612,195	556,078	499,960	
10 Seven unit scheme (houses)	7	£2,167,655		2,630,480	2,505,124	2,379,768	2,254,413	2,129,057	2,003,701	1,878,345	1,752,989	1,627,634	
11 Seven unit scheme (flats)	7	£1,238,660		1,342,498	1,263,095	1,183,692	1,104,290	1,024,887	945,484	866,081	786,679	707,276	627,873
12 Ten unit scheme (houses)	10	£3,096,650	3,912,851	3,734,851	3,556,851	3,378,851	3,200,851	3,022,852	2,844,852	2,666,852	2,488,852	2,310,852	2,132,853
13 Ten unit scheme (flats)	10	£1,769,514		1,919,246	1,805,813	1,692,382	1,578,949	1,465,516	1,352,084	1,238,651	1,125,218	1,011,787	898,354
14 Twenty unit scheme (houses and flats)	20	£4,128,867	5,140,268	4,881,837	4,623,404	4,364,973	4,106,541	3,848,110	3,589,677	3,331,246	3,072,814	2,814,382	2,555,950
15 Twenty unit scheme (flats)	20	£2,752,578		3,849,657	3,622,073	3,394,488	3,166,903	2,939,318	2,711,734	2,484,150	2,256,565	2,028,981	1,801,397
16 Thirty unit scheme (flats with community use on ground floor)	30	£4,128,867	5,689,942	5,353,610	5,017,278	4,680,947	4,344,615	4,008,283	3,671,951	3,335,620	2,999,288	2,662,956	2,326,624
17 Fifty unit scheme (flats - lower density)	50	£6,881,444		9,556,430	8,995,877	8,435,324	7,874,771	7,314,219	6,753,665	6,193,112	5,632,560	5,072,006	4,511,454
18 Fifty unit scheme (flats - higher density)	50	£5,161,083		7,989,963	7,489,716	6,989,469	6,489,221	5,988,974	5,488,727	4,988,480	4,488,232	3,987,985	3,487,738
19 Seventy unit scheme (Industrial/employment led scheme)	70	£9,634,022		12,121,912	11,433,995	10,746,078	10,058,161	9,370,244	8,682,327	7,994,410	7,306,493	6,618,577	5,930,660
20 Seventy unit scheme (flats - higher density)	70	£7,225,516		9,522,204	8,918,655	8,315,105	7,711,554	7,108,005	6,504,455	5,900,906	5,297,356	4,693,806	4,090,256
21 One hundred unit scheme (flats - lower density)	100	£13,762,888		17,672,792	16,637,940	15,603,089	14,568,237	13,533,386	12,498,535	11,463,683	10,428,831	9,393,979	8,359,129
22 One hundred unit scheme (flats - higher density)	100	£10,322,166		13,326,443	12,479,324	11,632,205	10,785,085	9,937,966	9,090,847	8,243,728	7,396,608	6,547,797	5,698,282
23 Two hunded unit scheme (flats)	200	£20,644,333		26,662,416	24,974,245	23,286,073	21,597,902	19,909,731	18,221,559	16,533,387	14,845,217	13,154,109	11,461,272
24 Three hundred unit scheme (flats)	300	£30,966,499		35,803,664	33,419,867	31,036,068	28,652,270	26,264,988	23,874,571	21,484,154	19,093,737	16,703,319	
25 Four hundred unit scheme (flats)	400	£41,288,665		35,070,407	31,957,958	28,845,510	25,733,061	22,610,026	19,478,298	16,346,569	13,214,840	10,083,111	6,946,154
26 Six hunded unit scheme (flats)	600	£61,932,998		45,869,722	41,457,059	37,044,396	32,631,733	28,219,069	23,806,406	19,393,743	14,948,216	10,498,302	6,048,386
27 Small scale Office	-	£12,386,600	- 1,709,351	- 1,709,351	- 1,709,351	- 1,709,351	- 1,709,351	- 1,709,351	- 1,709,351	- 1,709,351	- 1,709,351	- 1,709,351	- 1,709,351
28 Medium scale Office	-	£12,386,600		- 4,462,176	- 4,462,176	- 4,462,176	- 4,462,176	- 4,462,176	- 4,462,176	- 4,462,176	- 4,462,176	- 4,462,176	- 4,462,176
29 Industrial Scheme new build (50% plot ratio)	-	£12,386,600	2,953,084	2,953,084	2,953,084	2,953,084	2,953,084	2,953,084	2,953,084	2,953,084	2,953,084	2,953,084	2,953,084
30 Industrial scheme intensification (60% plot ratio)	-	£12,386,600	3,543,701	3,543,701	3,543,701	3,543,701	3,543,701	3,543,701	3,543,701	3,543,701	3,543,701	3,543,701	3,543,701

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)		£5,275,753					Re	esidual land valu	ies				
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	1	£175,858		405,911	386,564	367,215	347,868	328,520	309,172	289,824	270,477	251,129	231,781
2 Two unit scheme (houses)	-	£263,788	850,924	812,229	773,533	734,837	696,143	657,447	618,751	580,055	541,360	502,664	463,968
3 Two unit scheme (flats)	-	£211,030	400,476	378,029	355,581	333,134	310,687	288,241	265,793	243,346	220,899	198,452	176,004
4 Three unit scheme (houses)	-	£395,681	1,157,016	1,104,372	1,051,728	999,084	946,439	893,795	841,151	788,507	735,863	683,219	630,575
5 Three unit scheme (flats)	-	£226,104	601,967	568,296	534,626	500,956	467,284	433,614	399,944	366,272	332,602	298,932	265,261
6 Four unit scheme (houses)	-	£527,575	1,597,217	1,524,577	1,451,937	1,379,298	1,306,657	1,234,017	1,161,378	1,088,738	1,016,098	943,459	870,819
7 Four unit scheme (flats)	-	£301,472	849,148	801,709	754,271	706,833	659,395	611,957	564,519	517,080	469,642	422,204	374,766
8 Five unit scheme (houses)		£659,469	1,928,359	1,840,619	1,752,879	1,665,138	1,577,399	1,489,658	1,401,918	1,314,179	1,226,438	1,138,698	1,050,959
9 Five unit scheme (flats)		£376,839	1,005,019	948,902	892,784	836,667	780,549	724,432	668,313	612,195	556,078	499,960	443,843
10 Seven unit scheme (houses)	-	£923,257	2,755,835	2,630,480	2,505,124	2,379,768	2,254,413	2,129,057	2,003,701	1,878,345	1,752,989	1,627,634	1,502,278
11 Seven unit scheme (flats)	-	£527,575	1,421,901	1,342,498	1,263,095	1,183,692	1,104,290	1,024,887	945,484	866,081	786,679	707,276	627,873
12 Ten unit scheme (houses)	-	£1,318,938	3,912,851	3,734,851	3,556,851	3,378,851	3,200,851	3,022,852	2,844,852	2,666,852	2,488,852	2,310,852	2,132,853
13 Ten unit scheme (flats)	-	£753,679	2,032,679	1,919,246	1,805,813	1,692,382	1,578,949	1,465,516	1,352,084	1,238,651	1,125,218	1,011,787	898,354
14 Twenty unit scheme (houses and flats)	-	£1,758,584	5,140,268	4,881,837	4,623,404	4,364,973	4,106,541	3,848,110	3,589,677	3,331,246	3,072,814	2,814,382	2,555,950
15 Twenty unit scheme (flats)	-	£1,172,389	4,077,241	3,849,657	3,622,073	3,394,488	3,166,903	2,939,318	2,711,734	2,484,150	2,256,565	2,028,981	1,801,397
16 Thirty unit scheme (flats with community use on ground floor)	-	£1,758,584	5,689,942	5,353,610	5,017,278	4,680,947	4,344,615	4,008,283	3,671,951	3,335,620	2,999,288	2,662,956	2,326,624
17 Fifty unit scheme (flats - lower density)		£2,930,974		9,556,430	8,995,877	8,435,324	7,874,771	7,314,219	6,753,665	6,193,112	5,632,560	5,072,006	4,511,454
18 Fifty unit scheme (flats - higher density)	-	£2,198,230		7,989,963	7,489,716	6,989,469	6,489,221	5,988,974	5,488,727	4,988,480	4,488,232	3,987,985	3,487,738
19 Seventy unit scheme (Industrial/employment led scheme)	-	£4,103,363	12,809,828	12,121,912	11,433,995	10,746,078	10,058,161	9,370,244	8,682,327	7,994,410	7,306,493	6,618,577	5,930,660
20 Seventy unit scheme (flats - higher density)	-	£3,077,522		9,522,204	8,918,655	8,315,105	7,711,554	7,108,005	6,504,455	5,900,906	5,297,356	4,693,806	4,090,256
21 One hundred unit scheme (flats - lower density)		£5,861,947	18,707,644	17,672,792	16,637,940	15,603,089	14,568,237	13,533,386	12,498,535	11,463,683	10,428,831	9,393,979	8,359,129
22 One hundred unit scheme (flats - higher density)	-	£4,396,460	14,173,562	13,326,443	12,479,324	11,632,205	10,785,085	9,937,966	9,090,847	8,243,728	7,396,608	6,547,797	5,698,282
23 Two hunded unit scheme (flats)	-	£8,792,921	28,350,588	26,662,416	24,974,245	23,286,073	21,597,902	19,909,731	18,221,559	16,533,387	14,845,217	13,154,109	11,461,272
24 Three hundred unit scheme (flats)	-	£13,189,381	38,187,462	35,803,664	33,419,867	31,036,068	28,652,270	26,264,988	23,874,571	21,484,154	19,093,737	16,703,319	14,312,902
25 Four hundred unit scheme (flats)		£17,585,842		35,070,407	31,957,958	28,845,510	25,733,061	22,610,026	19,478,298	16,346,569	13,214,840	10,083,111	6,946,154
26 Six hunded unit scheme (flats)		£26,378,763	50,260,077	45,869,722	41,457,059	37,044,396	32,631,733	28,219,069	23,806,406	19,393,743	14,948,216	10,498,302	6,048,386
27 Small scale Office		£5,275,753	- 1,709,351	- 1,709,351	- 1,709,351	- 1,709,351	- 1,709,351	- 1,709,351	- 1,709,351	- 1,709,351	- 1,709,351	- 1,709,351	7
28 Medium scale Office		£5,275,753	- 4,462,176	- 4,462,176	- 4,462,176	- 4,462,176	- 4,462,176	- 4,462,176	- 4,462,176	- 4,462,176	- 4,462,176	- 4,462,176	- 4,462,176
29 Industrial Scheme new build (50% plot ratio)	-	£5,275,753	2,953,084	2,953,084	2,953,084	2,953,084	2,953,084	2,953,084	2,953,084	2,953,084	2,953,084	2,953,084	2,953,084
30 Industrial scheme intensification (60% plot ratio)		£5,275,753	3,543,701	3,543,701	3,543,701	3,543,701	3,543,701	3,543,701	3,543,701	3,543,701	3,543,701	3,543,701	3,543,701

							R	esidual land val	ues				
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	1	£16,667	425,260	405,911	386,564	367,215	347,868	328,520	309,172	289,824	270,477	251,129	231,78
2 Two unit scheme (houses)	2	£25,000	850,924	812,229	773,533	734,837	696,143	657,447	618,751	580,055	541,360	502,664	463,90
3 Two unit scheme (flats)	2	£20,000	400,476	378,029	355,581	333,134	310,687	288,241	265,793	243,346	220,899	198,452	176,00
4 Three unit scheme (houses)	3	£37,500	1,157,016	1,104,372	1,051,728	999,084	946,439	893,795	841,151	788,507	735,863	683,219	630,57
5 Three unit scheme (flats)	3	£21,429	601,967	568,296	534,626	500,956	467,284	433,614	399,944	366,272	332,602	298,932	265,26
6 Four unit scheme (houses)	4	£50,000	1,597,217	1,524,577	1,451,937	1,379,298	1,306,657	1,234,017	1,161,378	1,088,738	1,016,098	943,459	870,8
7 Four unit scheme (flats)	4	£28,571	849,148	801,709	754,271	706,833	659,395	611,957	564,519	517,080	469,642	422,204	374,70
8 Five unit scheme (houses)	5	£62,500	1,928,359	1,840,619	1,752,879	1,665,138	1,577,399	1,489,658	1,401,918	1,314,179	1,226,438	1,138,698	1,050,9
9 Five unit scheme (flats)	5	£35,714	1,005,019	948,902	892,784	836,667	780,549	724,432	668,313	612,195	556,078	499,960	443,84
10 Seven unit scheme (houses)	7	£87,500	2,755,835	2,630,480	2,505,124	2,379,768	2,254,413	2,129,057	2,003,701	1,878,345	1,752,989	1,627,634	1,502,2
11 Seven unit scheme (flats)	7	£50,000	1,421,901	1,342,498	1,263,095	1,183,692	1,104,290	1,024,887	945,484	866,081	786,679	707,276	627,87
12 Ten unit scheme (houses)	10	£125,000	3,912,851	3,734,851	3,556,851	3,378,851	3,200,851	3,022,852	2,844,852	2,666,852	2,488,852	2,310,852	2,132,8
13 Ten unit scheme (flats)	10	£71,429	2,032,679	1,919,246	1,805,813	1,692,382	1,578,949	1,465,516	1,352,084	1,238,651	1,125,218	1,011,787	898,3
14 Twenty unit scheme (houses and flats)	20	£166,667	5,140,268	4,881,837	4,623,404	4,364,973	4,106,541	3,848,110	3,589,677	3,331,246	3,072,814	2,814,382	2,555,95
15 Twenty unit scheme (flats)	20	£111,111	4,077,241	3,849,657	3,622,073	3,394,488	3,166,903	2,939,318	2,711,734	2,484,150	2,256,565	2,028,981	1,801,3
16 Thirty unit scheme (flats with community use on ground floor)	30	£166,667	5,689,942	5,353,610	5,017,278	4,680,947	4,344,615	4,008,283	3,671,951	3,335,620	2,999,288	2,662,956	2,326,62
17 Fifty unit scheme (flats - lower density)	50	£277,778	10,116,983	9,556,430	8,995,877	8,435,324	7,874,771	7,314,219	6,753,665	6,193,112	5,632,560	5,072,006	4,511,4
18 Fifty unit scheme (flats - higher density)	50	£208,333	8,490,211	7,989,963	7,489,716	6,989,469	6,489,221	5,988,974	5,488,727	4,988,480	4,488,232	3,987,985	3,487,73
19 Seventy unit scheme (Industrial/employment led scheme)	70	£388,889	12,809,828	12,121,912	11,433,995	10,746,078	10,058,161	9,370,244	8,682,327	7,994,410	7,306,493	6,618,577	5,930,66
20 Seventy unit scheme (flats - higher density)	70	£291,667	10,125,754	9,522,204	8,918,655	8,315,105	7,711,554	7,108,005	6,504,455	5,900,906	5,297,356	4,693,806	4,090,2
21 One hundred unit scheme (flats - lower density)	100	£555,556	18,707,644	17,672,792	16,637,940	15,603,089	14,568,237	13,533,386	12,498,535	11,463,683	10,428,831	9,393,979	8,359,12
22 One hundred unit scheme (flats - higher density)	100	£416,667	14,173,562	13,326,443	12,479,324	11,632,205	10,785,085	9,937,966	9,090,847	8,243,728	7,396,608	6,547,797	5,698,28
23 Two hunded unit scheme (flats)	200	£833,333	28,350,588	26,662,416	24,974,245	23,286,073	21,597,902	19,909,731	18,221,559	16,533,387	14,845,217	13,154,109	11,461,27
24 Three hundred unit scheme (flats)	300	£1,250,000	38,187,462	35,803,664	33,419,867	31,036,068	28,652,270	26,264,988	23,874,571	21,484,154	19,093,737	16,703,319	14,312,90
25 Four hundred unit scheme (flats)	400	£1,666,667	38,182,855	35,070,407	31,957,958	28,845,510	25,733,061	22,610,026	19,478,298	16,346,569	13,214,840	10,083,111	6,946,15
26 Six hunded unit scheme (flats)	600	£2,500,000	50,260,077	45,869,722	41,457,059	37,044,396	32,631,733	28,219,069	23,806,406	19,393,743	14,948,216	10,498,302	6,048,38
27 Small scale Office	-	£500,000	- 1,709,351	- 1,709,351	- 1,709,351	- 1,709,351	- 1,709,351	- 1,709,351	- 1,709,351	- 1,709,351	- 1,709,351	- 1,709,351	- 1,709,3
28 Medium scale Office	-	£500,000	- 4,462,176	- 4,462,176	- 4,462,176	- 4,462,176	- 4,462,176	- 4,462,176	- 4,462,176	- 4,462,176	- 4,462,176	- 4,462,176	- 4,462,1
29 Industrial Scheme new build (50% plot ratio)	-	£500,000	2,953,084	2,953,084	2,953,084	2,953,084	2,953,084	2,953,084	2,953,084	2,953,084	2,953,084	2,953,084	2,953,0
30 Industrial scheme intensification (60% plot ratio)	-	£500,000	3,543,701	3,543,701	3,543,701	3,543,701	3,543,701	3,543,701	3,543,701	3,543,701	3,543,701	3,543,701	3,543,7

CHMARK LAND VALUE 1 (EXISTING RESIDENTIAL)		£14,160,000	PERIA										
								Residual land val					
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
One unit scheme (houses)	1	£472,000		432,790	412,027	391,265	370,503		328,977	308,215	287,452	266,690	2
Two unit scheme (houses)	2	£708,000		865,985	824,461	782,936	741,411	,	658,361	616,836	575,312	533,786	
Two unit scheme (flats)	2	£566,400		409,908	385,783	361,658	337,533		289,283	265,158	241,033	216,908	
Three unit scheme (houses)	3	£1,062,000		1,177,506	1,121,012	1,064,519	1,008,026		895,040	838,547	782,053		
Three unit scheme (flats)	3	£606,857		616,114	579,928	543,740	507,552	471,366	435,178	398,991	362,803	326,616	1
Four unit scheme (houses)	4	£1,416,000	1,703,441	1,625,489	1,547,538	1,469,588	1,391,636	1,313,686	1,235,734	1,157,784	1,079,833	1,001,881	,
Four unit scheme (flats)	4	£809,143	920,064	869,081	818,097	767,112	716,128	665,144	614,160	563,176	512,193	461,209) (
Five unit scheme (houses)	5	£1,770,000	2,056,664	1,962,509	1,868,353	1,774,198	1,680,043	1,585,887	1,491,732	1,397,577	1,303,422	1,209,266	1,
Five unit scheme (flats)	5	£1,011,429	1,088,912	1,028,599	968,287	907,975	847,662	787,350	727,038	666,726	606,413	546,101	
Seven unit scheme (houses)	7	£2,478,000	2,939,148	2,804,627	2,670,105	2,535,583	2,401,062	2,266,541	2,132,020	1,997,498	1,862,977	1,728,456	1,
Seven unit scheme (flats)	7	£1,416,000	1,541,471	1,456,090	1,370,708	1,285,328	1,199,946	1,114,565	1,029,183	943,802	858,421	773,040)
Ten unit scheme (houses)	10	£3,540,000	4,173,146	3,982,132	3,791,118	3,600,103	3,409,088	3,218,074	3,027,059	2,836,044	2,645,030	2,454,015	2,
Ten unit scheme (flats)	10	£2,022,857	2,203,493	2,081,520	1,959,547	1,837,573	1,715,600	1,593,627	1,471,654	1,349,680	1,227,708	1,105,734	
Twenty unit scheme (houses and flats)	20	£4,720,000	5,527,534	5,249,739	4,971,944	4,694,148	4,416,354	4,138,558	3,860,763	3,582,969	3,305,173	3,027,378	2,
Twenty unit scheme (flats)	20	£3,146,667	4,422,508	4,177,660	3,932,813	3,687,964	3,443,116	3,198,269	2,953,420	2,708,573	2,463,725	2,218,878	1,
Thirty unit scheme (flats with community use on ground floor)	30	£4,720,000	6,200,189	5,838,344	5,476,500	5,114,656	4,752,812	4,390,968	4,029,124	3,667,279	3,305,436	2,943,592	2,
Fifty unit scheme (flats - lower density)	50	£7,866,667	10,967,394	10,364,320	9,761,247	9,158,173	8,555,100	7,952,026	7,348,952	6,745,879	6,142,805	5,539,733	4,
Fifty unit scheme (flats - higher density)	50	£5,900,000	9,255,359	8,716,855	8,178,350	7,639,845	7,101,340	6,562,836	6,024,332	5,485,827	4,947,322	4,408,818	3,
Seventy unit scheme (Industrial/employment led scheme)	70	£11,013,333	13,887,585	13,145,780	12,403,975	11,662,171	10,920,366	10,178,561	9,436,756	8,694,951	7,953,147	7,211,343	6,
Seventy unit scheme (flats - higher density)	70	£8,260,000	11,071,332	10,420,504	9,769,675	9,118,846	8,468,018	7,817,189	7,166,361	6,515,532	5,864,703	5,213,875	4,
One hundred unit scheme (flats - lower density)	100	£15,733,333	3 20,317,044	19,201,722	18,086,400	16,971,079	15,855,757	14,740,436	13,625,114	12,509,792	11,394,471	10,279,150	9,
One hundred unit scheme (flats - higher density)	100	£11,800,000	15,502,524	14,588,956	13,675,389	12,761,822	11,848,254	10,934,687	10,021,119	9,107,552	8,193,986	7,280,418	6,
Two hunded unit scheme (flats)	200	£23,600,000	31,025,301	29,203,394	27,381,487	25,559,580	23,737,673	21,915,766	20,093,858	18,271,951	16,450,044	14,628,137	12,
Three hundred unit scheme (flats)	300	£35,400,000	41,976,569	39,403,316	36,830,062	34,256,809	31,683,555	29,110,302	26,537,048	23,963,796	21,386,978	18,805,457	16,
Four hundred unit scheme (flats)	400	£47,200,000	43,151,222	39,790,355	36,429,488	33,068,621	29,707,754	26,346,888	22,986,021	19,609,759	16,227,016	12,844,272	9,
Six hunded unit scheme (flats)	600	£70,800,000	57,291,614	52,552,149	47,812,683	43,073,218	38,314,276	33,546,454	28,778,632	24,010,809	19,242,987	14,450,405	9,
Small scale Office	-	£14,160,000	0 - 1,709,351	- 1,709,351	- 1,709,351	- 1,709,351	- 1,709,351	- 1,709,351	- 1,709,351	- 1,709,351	- 1,709,351	- 1,709,351	- 1,
Medium scale Office	-	£14,160,000	0 - 4,462,176	- 4,462,176	- 4,462,176	- 4,462,176	- 4,462,176	4,462,176	- 4,462,176	- 4,462,176	- 4,462,176	- 4,462,176	- 4,
Industrial Scheme new build (50% plot ratio)	-	£14,160,000	2,953,084	2,953,084	2,953,084	2,953,084	2,953,084	2,953,084	2,953,084	2,953,084	2,953,084	2,953,084	2,
Industrial scheme intensification (60% plot ratio)		£14,160,000	3,543,701	3,543,701	3,543,701	3,543,701	3,543,701	3,543,701	3,543,701	3,543,701	3,543,701	3,543,701	3,

BENCHMARK LAND VALUE 2 (SECONDARY OFFICES)		£12,386,600					R	esidual land val	ues				
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	1	£412,887	453,552	432,790	412,027	391,265	370,503	349,740	328,977	308,215	287,452	266,690	245,928
2 Two unit scheme (houses)	2	£619,330	907,511	865,985	824,461	782,936	741,411	699,886	658,361	616,836	575,312	533,786	492,261
3 Two unit scheme (flats)	2	£495,464	434,032	409,908	385,783	361,658	337,533	313,407	289,283	265,158	241,033	216,908	
4 Three unit scheme (houses)	3	£928,995	1,233,999	1,177,506	1,121,012	1,064,519	1,008,026	951,533	895,040	838,547	782,053	725,560	
5 Three unit scheme (flats)	3	£530,854	652,302	616,114	579,928	543,740	507,552	471,366	435,178	398,991	362,803	326,616	290,429
6 Four unit scheme (houses)	4	£1,238,660	1,703,441	1,625,489	1,547,538	1,469,588	1,391,636	1,313,686	1,235,734	1,157,784	1,079,833	1,001,881	923,931
7 Four unit scheme (flats)	4	£707,806	920,064	869,081	818,097	767,112	716,128	665,144	614,160	563,176	512,193	461,209	410,224
8 Five unit scheme (houses)	5	£1,548,325	2,056,664	1,962,509	1,868,353	1,774,198	1,680,043	1,585,887	1,491,732	1,397,577	1,303,422	1,209,266	1,115,111
9 Five unit scheme (flats)	5	£884,757	1,088,912	1,028,599	968,287	907,975	847,662	787,350	727,038	666,726	606,413	546,101	485,788
10 Seven unit scheme (houses)	7	£2,167,655	_,	2,804,627	2,670,105	2,535,583	2,401,062	2,266,541	2,132,020	1,997,498		1,728,456	1,593,934
11 Seven unit scheme (flats)	7	£1,238,660	1,541,471	1,456,090	1,370,708	1,285,328	1,199,946	1,114,565	1,029,183	943,802	858,421	773,040	687,658
12 Ten unit scheme (houses)	10	£3,096,650	4,173,146	3,982,132	3,791,118	3,600,103	3,409,088	3,218,074	3,027,059	2,836,044	2,645,030	2,454,015	2,263,000
13 Ten unit scheme (flats)	10	£1,769,514	2,203,493	2,081,520	1,959,547	1,837,573	1,715,600	1,593,627	1,471,654	1,349,680	1,227,708	1,105,734	
14 Twenty unit scheme (houses and flats)	20	£4,128,867	5,527,534	5,249,739	4,971,944	4,694,148	4,416,354	4,138,558	3,860,763	3,582,969	3,305,173	3,027,378	2,749,584
15 Twenty unit scheme (flats)	20	£2,752,578	4,422,508	4,177,660	3,932,813	3,687,964	3,443,116	3,198,269	2,953,420	2,708,573	2,463,725	2,218,878	1,974,029
16 Thirty unit scheme (flats with community use on ground floor)	30	£4,128,867	6,200,189	5,838,344	5,476,500	5,114,656	4,752,812	4,390,968	4,029,124	3,667,279	3,305,436	2,943,592	2,581,747
17 Fifty unit scheme (flats - lower density)	50	£6,881,444	10,967,394	10,364,320	9,761,247	9,158,173	8,555,100	7,952,026	7,348,952	6,745,879	6,142,805	5,539,733	4,936,659
18 Fifty unit scheme (flats - higher density)	50	£5,161,083	9,255,359	8,716,855	8,178,350	7,639,845	7,101,340	6,562,836	6,024,332	5,485,827	4,947,322	4,408,818	3,870,313
19 Seventy unit scheme (Industrial/employment led scheme)	70			13,145,780	12,403,975	11,662,171	10,920,366	10,178,561	9,436,756	8,694,951	7,953,147	7,211,343	
20 Seventy unit scheme (flats - higher density)	70	,,		10,420,504	9,769,675	9,118,846	8,468,018	7,817,189	7,166,361	6,515,532	5,864,703	5,213,875	4,563,046
21 One hundred unit scheme (flats - lower density)	100	£13,762,888	20,317,044	19,201,722	18,086,400	16,971,079	15,855,757	14,740,436	13,625,114	12,509,792	11,394,471	10,279,150	9,163,829
22 One hundred unit scheme (flats - higher density)	100	£10,322,166	15,502,524	14,588,956	13,675,389	12,761,822	11,848,254	10,934,687	10,021,119	9,107,552	8,193,986	7,280,418	6,366,851
23 Two hunded unit scheme (flats)	200			29,203,394	27,381,487	25,559,580	23,737,673	21,915,766	20,093,858	18,271,951	16,450,044	14,628,137	12,806,230
24 Three hundred unit scheme (flats)	300			39,403,316	36,830,062	34,256,809	31,683,555	29,110,302	26,537,048	23,963,796	21,386,978	18,805,457	16,223,936
25 Four hundred unit scheme (flats)	400			39,790,355		33,068,621	29,707,754	26,346,888	22,986,021	19,609,759	16,227,016	12,844,272	9,461,529
26 Six hunded unit scheme (flats)	600		- 1 - 1-	52,552,149	47,812,683	43,073,218	38,314,276	33,546,454	28,778,632	24,010,809	19,242,987	14,450,405	9,641,207
27 Small scale Office	-	£12,386,600		- 1,709,351	- 1,709,351	- 1,709,351	- 1,709,351	- 1,709,351	- 1,709,351	- 1,709,351	- 1,709,351	- 1,709,351	- 1,709,351
28 Medium scale Office	-	£12,386,600	- 4,462,176	- 4,462,176	- 4,462,176	- 4,462,176	- 4,462,176	- 4,462,176	- 4,462,176	- 4,462,176	- 4,462,176	- 4,462,176	- 4,462,176
29 Industrial Scheme new build (50% plot ratio)	-	£12,386,600		2,953,084	2,953,084	2,953,084	2,953,084	2,953,084	2,953,084	2,953,084	2,953,084	2,953,084	2,953,084
30 Industrial scheme intensification (60% plot ratio)	-	£12,386,600	3,543,701	3,543,701	3,543,701	3,543,701	3,543,701	3,543,701	3,543,701	3,543,701	3,543,701	3,543,701	3,543,701

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)		£5,275,753					Re	esidual land val	ues				
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	1	£175,858	453,552	432,790	412,027	391,265	370,503	349,740	328,977	308,215	287,452	266,690	245,928
2 Two unit scheme (houses)	-	£263,788	907,511	865,985	824,461	782,936	741,411	699,886	658,361	616,836	575,312	533,786	492,261
3 Two unit scheme (flats)	-	£211,030	434,032	409,908	385,783	361,658	337,533	313,407	289,283	265,158	241,033	216,908	192,783
4 Three unit scheme (houses)	-	£395,681	1,233,999	1,177,506	1,121,012	1,064,519	1,008,026	951,533	895,040	838,547	782,053	725,560	669,067
5 Three unit scheme (flats)	-	£226,104	652,302	616,114	579,928	543,740	507,552	471,366	435,178	398,991	362,803	326,616	290,429
6 Four unit scheme (houses)	-	£527,575	1,703,441	1,625,489	1,547,538	1,469,588	1,391,636	1,313,686	1,235,734	1,157,784	1,079,833	1,001,881	923,931
7 Four unit scheme (flats)	-	£301,472	920,064	869,081	818,097	767,112	716,128	665,144	614,160	563,176	512,193	461,209	410,224
8 Five unit scheme (houses)	-	£659,469	2,056,664	1,962,509	1,868,353	1,774,198	1,680,043	1,585,887	1,491,732	1,397,577	1,303,422		1,115,111
9 Five unit scheme (flats)	-	£376,839	1,088,912	1,028,599	968,287	907,975	847,662	787,350	727,038	666,726			485,788
10 Seven unit scheme (houses)	-	£923,257	2,939,148	2,804,627	2,670,105	2,535,583	2,401,062	2,266,541	2,132,020	1,997,498		1,728,456	1,593,934
11 Seven unit scheme (flats)	-	£527,575	1,541,471	1,456,090	1,370,708	1,285,328	1,199,946	1,114,565	1,029,183	943,802			687,658
12 Ten unit scheme (houses)	-	£1,318,938	4,173,146	3,982,132	3,791,118	3,600,103	3,409,088	3,218,074	3,027,059	2,836,044	2,645,030	2,454,015	2,263,000
13 Ten unit scheme (flats)	-	£753,679	2,203,493	2,081,520	1,959,547	1,837,573	1,715,600	1,593,627	1,471,654	1,349,680	1,227,708	1,105,734	983,761
14 Twenty unit scheme (houses and flats)	-	£1,758,584	5,527,534	5,249,739	4,971,944	4,694,148	4,416,354	4,138,558	3,860,763	3,582,969	3,305,173		2,749,584
15 Twenty unit scheme (flats)	-	£1,172,389	4,422,508	4,177,660	3,932,813	3,687,964	3,443,116	3,198,269	2,953,420	2,708,573			1,974,029
16 Thirty unit scheme (flats with community use on ground floor)	-	£1,758,584	6,200,189	5,838,344	5,476,500	5,114,656	4,752,812	4,390,968	4,029,124	3,667,279	3,305,436	2,943,592	2,581,747
17 Fifty unit scheme (flats - lower density)	-	£2,930,974	10,967,394	10,364,320	9,761,247	9,158,173	8,555,100	7,952,026	7,348,952	6,745,879			4,936,659
18 Fifty unit scheme (flats - higher density)	-	£2,198,230	9,255,359	8,716,855	8,178,350	7,639,845	7,101,340	6,562,836	6,024,332	5,485,827	4,947,322	4,408,818	3,870,313
19 Seventy unit scheme (Industrial/employment led scheme)	-	£4,103,363	13,887,585	13,145,780	12,403,975	11,662,171	10,920,366	10,178,561	9,436,756	8,694,951	7,953,147	7,211,343	6,469,538
20 Seventy unit scheme (flats - higher density)	-	£3,077,522	11,071,332	10,420,504	9,769,675	9,118,846	8,468,018	7,817,189	7,166,361	6,515,532			4,563,046
21 One hundred unit scheme (flats - lower density)	-	£5,861,947	20,317,044	19,201,722	18,086,400	16,971,079	15,855,757	14,740,436	13,625,114	12,509,792	7 - 7	10,279,150	9,163,829
22 One hundred unit scheme (flats - higher density)	-	£4,396,460	15,502,524	14,588,956	13,675,389	12,761,822	11,848,254	10,934,687	10,021,119	9,107,552	8,193,986	7,280,418	6,366,851
23 Two hunded unit scheme (flats)	-	£8,792,921	31,025,301	29,203,394	27,381,487	25,559,580	23,737,673	21,915,766	20,093,858	18,271,951	16,450,044	14,628,137	12,806,230
24 Three hundred unit scheme (flats)	-	£13,189,381	41,976,569	39,403,316	36,830,062	34,256,809	31,683,555	29,110,302	26,537,048	23,963,796	21,386,978	18,805,457	16,223,936
25 Four hundred unit scheme (flats)	-	£17,585,842	43,151,222	39,790,355	36,429,488	33,068,621	29,707,754	26,346,888	22,986,021	19,609,759	16,227,016	12,844,272	9,461,529
26 Six hunded unit scheme (flats)		£26,378,763	57,291,614	52,552,149	47,812,683	43,073,218	38,314,276	33,546,454	28,778,632	24,010,809	19,242,987	14,450,405	9,641,207
27 Small scale Office		£5,275,753	- 1,709,351	- 1,709,351	- 1,709,351	- 1,709,351	- 1,709,351	- 1,709,351	- 1,709,351	- 1,709,351	- 1,709,351	- 1,709,351	- 1,709,351
28 Medium scale Office		£5,275,753	- 4,462,176	- 4,462,176	- 4,462,176	- 4,462,176	- 4,462,176	- 4,462,176	- 4,462,176	- 4,462,176	, , , , , , , , , , , , , , , , , , , ,	- 4,462,176	- 4,462,176
29 Industrial Scheme new build (50% plot ratio)		£5,275,753	2,953,084	2,953,084	2,953,084	2,953,084	2,953,084	2,953,084	2,953,084	2,953,084	2,953,084	2,953,084	2,953,084
30 Industrial scheme intensification (60% plot ratio)		£5,275,753	3,543,701	3,543,701	3,543,701	3,543,701	3,543,701	3,543,701	3,543,701	3,543,701	3,543,701	3,543,701	3,543,701

ENCHMARK LAND VALUE 4 (BACKLANDS, GARDENS, OTHER U	,	£500,000					R	esidual land valu	IAS				
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH				35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	1	£16,667	453,552	432,790	412,027	391,265	370,503	349,740	328,977	308,215	287,452	266,690	245,92
2 Two unit scheme (houses)	2	£25,000		865,985	824,461	782,936	741,411	699,886	658,361	616,836	575,312	533,786	492,26
3 Two unit scheme (flats)	2		434,032	409,908	385,783	361,658	337,533	313,407	289,283	265,158	241,033	216,908	192,78
4 Three unit scheme (houses)	3	£37,500	1,233,999	1,177,506	1,121,012	1,064,519	1,008,026	951,533	895,040	838,547	782,053		669,06
5 Three unit scheme (flats)	3	£21,429	652,302	616,114	579,928	543,740	507,552	471,366	435,178	398,991	362,803	326,616	290,42
6 Four unit scheme (houses)	4	£50,000	1,703,441	1,625,489	1,547,538	1,469,588	1,391,636	1,313,686	1,235,734	1,157,784	1,079,833	1,001,881	923,93
7 Four unit scheme (flats)	4	£28,571	920,064	869,081	818,097	767,112	716,128	665,144	614,160	563,176	512,193	461,209	410,22
8 Five unit scheme (houses)	5	£62,500	2,056,664	1,962,509	1,868,353	1,774,198	1,680,043	1,585,887	1,491,732	1,397,577	1,303,422	1,209,266	1,115,11
9 Five unit scheme (flats)	5	£35,714	1,088,912	1,028,599	968,287	907,975	847,662	787,350	727,038	666,726	606,413	546,101	485,78
10 Seven unit scheme (houses)	7	£87,500	2,939,148	2,804,627	2,670,105	2,535,583	2,401,062	2,266,541	2,132,020	1,997,498	1,862,977	1,728,456	1,593,93
11 Seven unit scheme (flats)	7	£50,000	1,541,471	1,456,090	1,370,708	1,285,328	1,199,946	1,114,565	1,029,183	943,802	858,421	773,040	687,65
12 Ten unit scheme (houses)	10	£125,000	4,173,146	3,982,132	3,791,118	3,600,103	3,409,088	3,218,074	3,027,059	2,836,044	2,645,030	2,454,015	2,263,00
13 Ten unit scheme (flats)	10	£71,429	2,203,493	2,081,520	1,959,547	1,837,573	1,715,600	1,593,627	1,471,654	1,349,680	1,227,708	1,105,734	983,76
14 Twenty unit scheme (houses and flats)	20	£166,667	5,527,534	5,249,739	4,971,944	4,694,148	4,416,354	4,138,558	3,860,763	3,582,969	3,305,173	3,027,378	2,749,58
15 Twenty unit scheme (flats)	20		4,422,508	4,177,660	3,932,813	3,687,964	3,443,116	3,198,269	2,953,420	2,708,573	2,463,725	2,218,878	1,974,02
16 Thirty unit scheme (flats with community use on ground floor)	30	£166,667	6,200,189	5,838,344	5,476,500	5,114,656	4,752,812	4,390,968	4,029,124	3,667,279	3,305,436	2,943,592	2,581,74
17 Fifty unit scheme (flats - lower density)	50	£277,778		10,364,320	9,761,247	9,158,173	8,555,100	7,952,026	7,348,952	6,745,879	6,142,805	5,539,733	4,936,65
18 Fifty unit scheme (flats - higher density)	50		9,255,359	8,716,855	8,178,350	7,639,845	7,101,340	6,562,836	6,024,332	5,485,827	4,947,322	4,408,818	3,870,31
19 Seventy unit scheme (Industrial/employment led scheme)	70	£388,889	13,887,585	13,145,780	12,403,975	11,662,171	10,920,366	10,178,561	9,436,756	8,694,951	7,953,147	7,211,343	6,469,53
20 Seventy unit scheme (flats - higher density)	70		11,071,332	10,420,504	9,769,675	9,118,846	8,468,018	7,817,189	7,166,361	6,515,532	5,864,703	5,213,875	4,563,04
21 One hundred unit scheme (flats - lower density)	100		20,317,044	19,201,722	18,086,400	16,971,079	15,855,757	14,740,436	13,625,114	12,509,792	11,394,471	10,279,150	9,163,82
22 One hundred unit scheme (flats - higher density)	100		15,502,524	14,588,956	13,675,389	12,761,822	11,848,254	10,934,687	10,021,119	9,107,552	8,193,986	7,280,418	6,366,85
23 Two hunded unit scheme (flats)	200			29,203,394	27,381,487	25,559,580	23,737,673	21,915,766	20,093,858	18,271,951	16,450,044	14,628,137	12,806,23
24 Three hundred unit scheme (flats)	300		41,976,569	39,403,316	36,830,062	34,256,809	31,683,555	29,110,302	26,537,048	23,963,796	21,386,978	18,805,457	16,223,93
25 Four hundred unit scheme (flats)	400		43,151,222	39,790,355	36,429,488	33,068,621	29,707,754	26,346,888	22,986,021	19,609,759	16,227,016	12,844,272	9,461,52
26 Six hunded unit scheme (flats)	600	,,	57,291,614	52,552,149	47,812,683	43,073,218	38,314,276	33,546,454	28,778,632	24,010,809	19,242,987	14,450,405	9,641,20
27 Small scale Office	-	£500,000	7	- 1,709,351	- 1,709,351	- 1,709,351	- 1,709,351	- 1,709,351	- 1,709,351	- 1,709,351	- 1,709,351	- 1,709,351	- 1,709,35
28 Medium scale Office	-	£500,000	- 4,462,176	- 4,462,176	- 4,462,176	- 4,462,176	- 4,462,176	- 4,462,176	- 4,462,176	- 4,462,176	- 4,462,176	- 4,462,176	- 4,462,17
29 Industrial Scheme new build (50% plot ratio)	-	£500,000	2,953,084	2,953,084	2,953,084	2,953,084	2,953,084	2,953,084	2,953,084	2,953,084	2,953,084	2,953,084	2,953,08
30 Industrial scheme intensification (60% plot ratio)	-	£500,000	3,543,701	3,543,701	3,543,701	3,543,701	3,543,701	3,543,701	3,543,701	3,543,701	3,543,701	3,543,701	3,543,70

HMOND LOCAL PLAN VIABILITY TESTING ICHMARK LAND VALUE 1 (EXISTING RESIDENTIAL)	Sales value £9,194 psm	£14.710.400	N DED HA	AH tenure	Rented 70%	SO 30%	Frst Hms 09	6					
ICHMARK LAND VALUE 1 (EXISTING RESIDENTIAL)		£14,710,400) PER HA					Residual land val	HOS				
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
One unit scheme (houses)	1	£490.347			437,491	415,314			348,782	326,605	304,428	282,252	260
Two unit scheme (houses)	2	£735,520		919,742	875,388	831,034	786,680		697,971	653,617	609,262	564,908	52
Two unit scheme (flats)	2	£588,416		441,787	415,983				312,773	286,970	261,167	235,364	
Three unit scheme (houses)	3	£1,103,280	1,310,982	1,250,640	1,190,297	1,129,955	1,069,613	1,009,270	948,928	888,586	828,243	767,901	70
Three unit scheme (flats)	3	£630,446	702,638	663,934	625,229	586,525	547,821	509,117	470,413	431,709	393,005	354,300	3
Four unit scheme (houses)	4	£1,471,040	1,809,664	1,726,402	1,643,140	1,559,878	1,476,615	1,393,353	1,310,091	1,226,829	1,143,567	1,060,305	97
Four unit scheme (flats)	4	£840,594	990,981	936,451	881,922	827,391	772,862	718,332	663,802	609,273	554,742	500,213	4
Five unit scheme (houses)	5	£1,838,800	2,184,970	2,084,399	1,983,828	1,883,258	1,782,688	1,682,116	1,581,546	1,480,976	1,380,405	1,279,835	1,1
Five unit scheme (flats)	5	£1,050,743	1,172,804	1,108,297	1,043,790	979,283	914,776	850,269	785,763	721,255	656,749	592,241	5
Seven unit scheme (houses)	7	£2,574,320	3,122,460	2,978,774	2,835,086	2,691,399	2,547,712	2,404,025	2,260,339	2,116,651	1,972,964	1,829,277	1,6
Seven unit scheme (flats)	7	£1,471,040	1,661,041	1,569,682	1,478,322	1,386,962	1,295,602	1,204,243	1,112,883	1,021,523	930,163	838,804	7
Ten unit scheme (houses)	10	£3,677,600	4,433,442	4,229,413	4,025,383	3,821,354	3,617,325	3,413,295	3,209,266	3,005,237	2,801,207	2,597,177	2,3
Ten unit scheme (flats)	10	£2,101,486	2,374,308	2,243,794	2,113,280	1,982,766	1,852,252	1,721,739	1,591,224	1,460,711	1,330,196	1,199,683	1,0
Twenty unit scheme (houses and flats)	20	£4,903,467	5,914,799	5,617,641	5,320,483	5,023,324	4,726,166	4,429,008	4,131,850	3,834,692	3,537,533	3,240,375	2,9
Twenty unit scheme (flats)	20	£3,268,978	4,767,775	4,505,664	4,243,553	3,981,441	3,719,330	3,457,219	3,195,108	2,932,997	2,670,886	2,408,774	2,1
Thirty unit scheme (flats with community use on ground floor)	30	£4,903,467	6,710,434	6,323,079	5,935,722	5,548,366	5,161,009	4,773,653	4,386,296	3,998,940	3,611,583	3,224,227	2,8
Fifty unit scheme (flats - lower density)	50	£8,172,444	11,817,804	11,172,210	10,526,616	9,881,022	9,235,428	8,589,834	7,944,240	7,298,646	6,653,052	6,007,459	5,3
Fifty unit scheme (flats - higher density)	50	£6,129,333	10,020,509	9,443,746	8,866,985	8,290,222	7,713,460	7,136,698	6,559,936	5,983,173	5,406,412	4,829,649	4,2
Seventy unit scheme (Industrial/employment led scheme)	70	£11,441,422	14,965,341	14,169,648	13,373,956	12,578,264	11,782,570	10,986,878	10,191,186	9,395,493	8,599,801	7,804,109	7,0
Seventy unit scheme (flats - higher density)	70	£8,581,067	12,016,911	11,318,804	10,620,695	9,922,588	9,224,480	8,526,373	7,828,265	7,130,158	6,432,050	5,733,943	5,0
One hundred unit scheme (flats - lower density)	100	£16,344,889	21,982,492	20,786,701	19,590,909	18,395,118	17,199,327	16,003,534	14,807,743	13,611,951	12,416,160	11,220,368	10,0
One hundred unit scheme (flats - higher density)	100	£12,258,667	16,831,484	15,851,469	14,871,453	13,891,438	12,911,423	11,931,407	10,951,392	9,971,377	8,991,362	8,011,346	7,0
Two hunded unit scheme (flats)	200	£24,517,333	33,768,984	31,813,341	29,857,698	27,902,056	25,946,412	23,990,769	22,035,127	20,079,484	18,123,841	16,168,198	14,2
Three hundred unit scheme (flats)	300	£36,776,000	45,765,675	43,002,966	40,240,259	37,477,550	34,714,841		29,189,424	26,426,715	23,664,006	20,901,297	18,1
Four hundred unit scheme (flats)	400	£49,034,667	48,183,661	44,574,376	40,965,092	37,355,806	33,746,521	30,137,236	26,527,951	22,918,666	19,304,171	15,670,413	12,0
Six hunded unit scheme (flats)	600	£73,552,000	64,445,804	59,354,762	54,263,719	49,172,678	44,081,635	38,990,593	33,875,246	28,752,264	23,629,283	18,506,302	13,3
Small scale Office	-	£14,710,400		9,924,450	9,924,450		9,924,450	9,924,450	9,924,450	9,924,450	9,924,450	9,924,450	
Medium scale Office	-	£14,710,400		9,758,993	9,758,993		9,758,993	9,758,993	9,758,993	9,758,993	9,758,993	9,758,993	9,7
Industrial Scheme new build (50% plot ratio)	-	£14,710,400		2,953,084	2,953,084				2,953,084	2,953,084	2,953,084	2,953,084	
Industrial scheme intensification (60% plot ratio)	-	£14,710,400	3,543,701	3,543,701	3,543,701	3,543,701	3,543,701	3,543,701	3,543,701	3,543,701	3,543,701	3,543,701	3,5

BENCHMARK LAND VALUE 2 (SECONDARY OFFICES)		£12,386,600					Re	esidual land val	ues				
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	1	£412,887	481,845	459,668	437,491	415,314	393,137	370,959	348,782	326,605	304,428	282,252	260,074
2 Two unit scheme (houses)	2	£619,330	964,096	919,742	875,388	831,034	786,680	742,326	697,971	653,617	609,262	564,908	520,555
3 Two unit scheme (flats)	2	£495,464	467,589	441,787	415,983	390,181	364,378	338,575	312,773	286,970	261,167	235,364	209,562
4 Three unit scheme (houses)	3	£928,995	1,310,982	1,250,640	1,190,297	1,129,955	1,069,613	1,009,270	948,928	888,586	828,243	767,901	707,559
5 Three unit scheme (flats)	3	£530,854	702,638	663,934	625,229	586,525	547,821	509,117	470,413	431,709	393,005	354,300	315,596
6 Four unit scheme (houses)	4	£1,238,660	1,809,664	1,726,402	1,643,140	1,559,878	1,476,615	1,393,353	1,310,091	1,226,829	1,143,567	1,060,305	977,043
7 Four unit scheme (flats)	4	£707,806	990,981	936,451	881,922	827,391	772,862	718,332	663,802	609,273	554,742	500,213	445,682
8 Five unit scheme (houses)	5	£1,548,325	2,184,970	2,084,399	1,983,828	1,883,258	1,782,688	1,682,116	1,581,546	1,480,976	1,380,405	1,279,835	1,179,263
9 Five unit scheme (flats)	5	£884,757	1,172,804	1,108,297	1,043,790	979,283	914,776	850,269	785,763	721,255	656,749	592,241	527,738
10 Seven unit scheme (houses)	7	£2,167,655	3,122,460	2,978,774	2,835,086	2,691,399	2,547,712	2,404,025	2,260,339	2,116,651	1,972,964	1,829,277	1,685,590
11 Seven unit scheme (flats)	7	£1,238,660	1,661,041	1,569,682	1,478,322	1,386,962	1,295,602	1,204,243	1,112,883	1,021,523	930,163	838,804	747,443
12 Ten unit scheme (houses)	10	£3,096,650	4,433,442	4,229,413	4,025,383	3,821,354	3,617,325	3,413,295	3,209,266	3,005,237	2,801,207	2,597,177	2,393,149
13 Ten unit scheme (flats)	10	£1,769,514	2,374,308	2,243,794	2,113,280	1,982,766	1,852,252	1,721,739	1,591,224	1,460,711	1,330,196	1,199,683	1,069,168
14 Twenty unit scheme (houses and flats)	20		5,914,799	5,617,641	5,320,483	5,023,324	4,726,166	4,429,008	4,131,850	3,834,692	3,537,533	3,240,375	2,943,210
15 Twenty unit scheme (flats)	20	£2,752,578	4,767,775	4,505,664	4,243,553	3,981,441	3,719,330	3,457,219	3,195,108	2,932,997	2,670,886	2,408,774	2,146,663
16 Thirty unit scheme (flats with community use on ground floor)	30	£4,128,867	6,710,434	6,323,079	5,935,722	5,548,366	5,161,009	4,773,653	4,386,296	3,998,940	3,611,583	3,224,227	2,836,87
17 Fifty unit scheme (flats - lower density)	50	£6,881,444	11,817,804	11,172,210	10,526,616	9,881,022	9,235,428	8,589,834	7,944,240	7,298,646	6,653,052	6,007,459	5,361,86
18 Fifty unit scheme (flats - higher density)	50		10,020,509	9,443,746	8,866,985	8,290,222	7,713,460	7,136,698	6,559,936	5,983,173	5,406,412	4,829,649	4,252,88
19 Seventy unit scheme (Industrial/employment led scheme)	70	£9,634,022	14,965,341	14,169,648	13,373,956	12,578,264	11,782,570	10,986,878	10,191,186	9,395,493	8,599,801	7,804,109	7,008,41
20 Seventy unit scheme (flats - higher density)	70	£7,225,516	12,016,911	11,318,804	10,620,695	9,922,588	9,224,480	8,526,373	7,828,265	7,130,158	6,432,050	5,733,943	5,035,83
21 One hundred unit scheme (flats - lower density)	100	£13,762,888	21,982,492	20,786,701	19,590,909	18,395,118	17,199,327	16,003,534	14,807,743	13,611,951	12,416,160	11,220,368	10,024,57
22 One hundred unit scheme (flats - higher density)	100		16,831,484	15,851,469	14,871,453	13,891,438	12,911,423	11,931,407	10,951,392	9,971,377	8,991,362	8,011,346	7,031,330
23 Two hunded unit scheme (flats)	200		33,768,984	31,813,341	29,857,698	27,902,056	25,946,412	23,990,769	22,035,127	20,079,484	18,123,841	16,168,198	14,212,555
24 Three hundred unit scheme (flats)	300			43,002,966	40,240,259	37,477,550	34,714,841	31,952,132	29,189,424		23,664,006	20,901,297	18,134,97
25 Four hundred unit scheme (flats)	400	,		44,574,376	40,965,092	37,355,806	33,746,521	30,137,236	26,527,951	22,918,666	19,304,171	15,670,413	12,036,65
26 Six hunded unit scheme (flats)	600			59,354,762	54,263,719	49,172,678	44,081,635	38,990,593	33,875,246	28,752,264	23,629,283	18,506,302	13,360,17
27 Small scale Office	-	£12,386,600	9,924,450	9,924,450	9,924,450	9,924,450	9,924,450	9,924,450	9,924,450	9,924,450	9,924,450	9,924,450	9,924,45
28 Medium scale Office	-	£12,386,600	9,758,993	9,758,993	9,758,993	9,758,993	9,758,993	9,758,993	9,758,993	9,758,993	9,758,993	9,758,993	9,758,99
29 Industrial Scheme new build (50% plot ratio)	-	£12,386,600	2,953,084	2,953,084	2,953,084	2,953,084	2,953,084	2,953,084	2,953,084	2,953,084	2,953,084	2,953,084	2,953,084
30 Industrial scheme intensification (60% plot ratio)		£12,386,600	3,543,701	3,543,701	3,543,701	3,543,701	3,543,701	3,543,701	3,543,701	3,543,701	3,543,701	3,543,701	3,543,70

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)		£5,275,753					Re	esidual land val	ues				
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	1	£175,858	481,845	459,668	437,491	415,314	393,137	370,959	348,782	326,605	304,428	282,252	260,074
2 Two unit scheme (houses)	-	£263,788	964,096	919,742	875,388	831,034	786,680	742,326	697,971	653,617	609,262	564,908	520,555
3 Two unit scheme (flats)	-	£211,030	467,589	441,787	415,983	390,181	364,378	338,575	312,773	286,970	261,167	235,364	209,562
4 Three unit scheme (houses)	-	£395,681	1,310,982	1,250,640	1,190,297	1,129,955	1,069,613	1,009,270	948,928	888,586	828,243	767,901	707,559
5 Three unit scheme (flats)	-	£226,104	702,638	663,934	625,229	586,525	547,821	509,117	470,413	431,709	393,005	354,300	315,596
6 Four unit scheme (houses)	-	£527,575	1,809,664	1,726,402	1,643,140	1,559,878	1,476,615	1,393,353	1,310,091	1,226,829	1,143,567	1,060,305	977,043
7 Four unit scheme (flats)	-	£301,472	990,981	936,451	881,922	827,391	772,862	718,332	663,802	609,273	554,742	500,213	445,682
8 Five unit scheme (houses)	-	£659,469	2,184,970	2,084,399	1,983,828	1,883,258	1,782,688	1,682,116	1,581,546	1,480,976	1,380,405	1,279,835	1,179,263
9 Five unit scheme (flats)	-	£376,839	1,172,804	1,108,297	1,043,790	979,283	914,776	850,269	785,763	721,255	656,749	592,241	527,735
10 Seven unit scheme (houses)	-	£923,257	3,122,460	2,978,774	2,835,086	2,691,399	2,547,712	2,404,025	2,260,339	2,116,651	1,972,964		1,685,590
11 Seven unit scheme (flats)	-	£527,575	1,661,041	1,569,682	1,478,322	1,386,962	1,295,602	1,204,243	1,112,883	1,021,523	930,163	838,804	747,443
12 Ten unit scheme (houses)	-	£1,318,938		4,229,413	4,025,383	3,821,354	3,617,325	3,413,295	3,209,266	3,005,237	2,801,207	2,597,177	2,393,149
13 Ten unit scheme (flats)	-	£753,679		2,243,794	2,113,280	1,982,766	1,852,252	1,721,739	1,591,224	1,460,711	1,330,196		1,069,168
14 Twenty unit scheme (houses and flats)	-	£1,758,584	5,914,799	5,617,641	5,320,483	5,023,324	4,726,166	4,429,008	4,131,850	3,834,692			2,943,216
15 Twenty unit scheme (flats)	-	£1,172,389	4,767,775	4,505,664	4,243,553	3,981,441	3,719,330	3,457,219	3,195,108	2,932,997	2,670,886	2,408,774	2,146,663
16 Thirty unit scheme (flats with community use on ground floor)	-	£1,758,584	6,710,434	6,323,079	5,935,722	5,548,366	5,161,009	4,773,653	4,386,296	3,998,940	3,611,583	3,224,227	2,836,871
17 Fifty unit scheme (flats - lower density)	-	£2,930,974		11,172,210	10,526,616	9,881,022	9,235,428	8,589,834	7,944,240	7,298,646			5,361,864
18 Fifty unit scheme (flats - higher density)	-	£2,198,230		9,443,746	8,866,985	8,290,222	7,713,460	7,136,698	6,559,936	5,983,173	5,406,412		4,252,888
19 Seventy unit scheme (Industrial/employment led scheme)	-	£4,103,363		14,169,648	13,373,956	12,578,264	11,782,570	10,986,878	10,191,186	9,395,493	8,599,801	7,804,109	7,008,415
20 Seventy unit scheme (flats - higher density)	-	£3,077,522		11,318,804	10,620,695	9,922,588	9,224,480	8,526,373	7,828,265	7,130,158			5,035,835
21 One hundred unit scheme (flats - lower density)	-	£5,861,947	21,982,492	20,786,701	19,590,909	18,395,118	17,199,327	16,003,534	14,807,743	13,611,951	12,416,160	11,220,368	10,024,577
22 One hundred unit scheme (flats - higher density)	-	£4,396,460	16,831,484	15,851,469	14,871,453	13,891,438	12,911,423	11,931,407	10,951,392	9,971,377	8,991,362	8,011,346	7,031,330
23 Two hunded unit scheme (flats)	-	£8,792,921	33,768,984	31,813,341	29,857,698	27,902,056	25,946,412	23,990,769	22,035,127	20,079,484	18,123,841	16,168,198	14,212,555
24 Three hundred unit scheme (flats)	-	£13,189,381	45,765,675	43,002,966	40,240,259	37,477,550	34,714,841	31,952,132	29,189,424	26,426,715		20,901,297	18,134,971
25 Four hundred unit scheme (flats)	-	£17,585,842		44,574,376	40,965,092	37,355,806	33,746,521	30,137,236	26,527,951	22,918,666	19,304,171	15,670,413	12,036,655
26 Six hunded unit scheme (flats)	-	£26,378,763	64,445,804	59,354,762	54,263,719	49,172,678	44,081,635	38,990,593	33,875,246	28,752,264	23,629,283	18,506,302	13,360,177
27 Small scale Office		£5,275,753		9,924,450	9,924,450	9,924,450	9,924,450	9,924,450	9,924,450	9,924,450	9,924,450		9,924,450
28 Medium scale Office	-	£5,275,753	9,758,993	9,758,993	9,758,993	9,758,993	9,758,993	9,758,993	9,758,993	9,758,993	9,758,993	9,758,993	9,758,993
29 Industrial Scheme new build (50% plot ratio)		£5,275,753		2,953,084	2,953,084	2,953,084	2,953,084	2,953,084	2,953,084	2,953,084	2,953,084	2,953,084	2,953,084
30 Industrial scheme intensification (60% plot ratio)		£5,275,753	3,543,701	3,543,701	3,543,701	3,543,701	3,543,701	3,543,701	3,543,701	3,543,701	3,543,701	3,543,701	3,543,701

ENCHMARK LAND VALUE 4 (BACKLANDS, GARDENS, OTHER U	,	£500,000	1				D.	esidual land val	IIAS				
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH				35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	1	£16,667	481.845	459,668	437,491	415,314	393,137	370,959	348,782	326,605	304,428		260,07
2 Two unit scheme (houses)	2			919,742	875,388	831,034	786,680	742,326	697,971	653,617	609,262		520,55
3 Two unit scheme (flats)	2			441,787	415,983	390,181	364,378	338,575	312,773	286,970	261,167	235,364	209,56
4 Three unit scheme (houses)	3		- 1	1,250,640	1,190,297	1,129,955	1,069,613	1,009,270	948,928	888,586	828,243		707,55
5 Three unit scheme (flats)	3	,	1	663,934	625,229	586,525	547,821	509,117	470,413	431,709	393,005		
6 Four unit scheme (houses)	4	£50,000	1,809,664	1,726,402	1,643,140	1,559,878	1,476,615	1,393,353	1,310,091	1,226,829	1,143,567	1,060,305	977,04
7 Four unit scheme (flats)	4	£28,571	990,981	936,451	881,922	827,391	772,862	718,332	663,802	609,273	554,742	500,213	445,68
8 Five unit scheme (houses)	5	£62,500	2,184,970	2,084,399	1,983,828	1,883,258	1,782,688	1,682,116	1,581,546	1,480,976	1,380,405	1,279,835	1,179,26
9 Five unit scheme (flats)	5	£35,714	1,172,804	1,108,297	1,043,790	979,283	914,776	850,269	785,763	721,255	656,749	592,241	527,73
10 Seven unit scheme (houses)	7	£87,500	3,122,460	2,978,774	2,835,086	2,691,399	2,547,712	2,404,025	2,260,339	2,116,651	1,972,964	1,829,277	1,685,59
11 Seven unit scheme (flats)	7	£50,000	1,661,041	1,569,682	1,478,322	1,386,962	1,295,602	1,204,243	1,112,883	1,021,523	930,163	838,804	747,44
12 Ten unit scheme (houses)	10	£125,000	4,433,442	4,229,413	4,025,383	3,821,354	3,617,325	3,413,295	3,209,266	3,005,237	2,801,207	2,597,177	2,393,14
13 Ten unit scheme (flats)	10	£71,429	2,374,308	2,243,794	2,113,280	1,982,766	1,852,252	1,721,739	1,591,224	1,460,711	1,330,196	1,199,683	1,069,16
14 Twenty unit scheme (houses and flats)	20		5,914,799	5,617,641	5,320,483	5,023,324	4,726,166	4,429,008	4,131,850	3,834,692	3,537,533	3,240,375	2,943,21
15 Twenty unit scheme (flats)	20		4,767,775	4,505,664	4,243,553	3,981,441	3,719,330	3,457,219	3,195,108	2,932,997	2,670,886	2,408,774	2,146,66
16 Thirty unit scheme (flats with community use on ground floor)	30	£166,667	6,710,434	6,323,079	5,935,722	5,548,366	5,161,009	4,773,653	4,386,296	3,998,940	3,611,583	3,224,227	2,836,87
17 Fifty unit scheme (flats - lower density)	50	£277,778		11,172,210	10,526,616	9,881,022	9,235,428	8,589,834	7,944,240	7,298,646	6,653,052	6,007,459	5,361,86
18 Fifty unit scheme (flats - higher density)	50			9,443,746	8,866,985	8,290,222	7,713,460	7,136,698	6,559,936	5,983,173	5,406,412	4,829,649	4,252,88
19 Seventy unit scheme (Industrial/employment led scheme)	70			14,169,648	13,373,956	12,578,264	11,782,570	10,986,878	10,191,186	9,395,493	8,599,801	7,804,109	7,008,41
20 Seventy unit scheme (flats - higher density)	70			11,318,804	10,620,695	9,922,588	9,224,480	8,526,373	7,828,265	7,130,158	6,432,050		5,035,83
21 One hundred unit scheme (flats - lower density)	100			20,786,701	19,590,909	18,395,118	17,199,327	16,003,534	14,807,743	13,611,951	12,416,160	The second second	10,024,57
22 One hundred unit scheme (flats - higher density)	100			15,851,469	14,871,453	13,891,438	12,911,423	11,931,407	10,951,392	9,971,377	8,991,362	8,011,346	7,031,33
23 Two hunded unit scheme (flats)	200			31,813,341	29,857,698	27,902,056	25,946,412	23,990,769	22,035,127	20,079,484	18,123,841	16,168,198	14,212,55
24 Three hundred unit scheme (flats)	300			43,002,966	40,240,259	37,477,550	34,714,841	31,952,132	29,189,424	26,426,715	23,664,006	20,901,297	18,134,97
25 Four hundred unit scheme (flats)	400		48,183,661	44,574,376	40,965,092	37,355,806	33,746,521	30,137,236	26,527,951	22,918,666	19,304,171	15,670,413	12,036,65
26 Six hunded unit scheme (flats)	600			59,354,762	54,263,719	49,172,678	44,081,635	38,990,593	33,875,246	28,752,264	23,629,283		13,360,17
27 Small scale Office	-	£500,000	9,924,450	9,924,450	9,924,450	9,924,450	9,924,450	9,924,450	9,924,450	9,924,450	9,924,450		9,924,45
28 Medium scale Office	-	£500,000		9,758,993	9,758,993	9,758,993	9,758,993	9,758,993	9,758,993	9,758,993	9,758,993	9,758,993	9,758,99
29 Industrial Scheme new build (50% plot ratio)	-	£500,000		2,953,084	2,953,084	2,953,084	2,953,084	2,953,084	2,953,084	2,953,084	2,953,084	2,953,084	2,953,08
30 Industrial scheme intensification (60% plot ratio)	-	£500,000	3,543,701	3,543,701	3,543,701	3,543,701	3,543,701	3,543,701	3,543,701	3,543,701	3,543,701	3,543,701	3,543,70

MOND LOCAL PLAN VIABILITY TESTING CHMARK LAND VALUE 1 (EXISTING RESIDENTIAL)	Sales value £9,538 psm	£15.260.800	PER HA	AH tenure	Rented 70%	SO 30%	Frst Hms 09	6					
THIRTH PALOE I (EXISTING REGIDENTIAL)		210,200,000	1				F	Residual land val	ues				
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
One unit scheme (houses)	1	£508,693	510,139	486,546	462,954	439,362	415,771	392,179	368,587	344,996	321,404	297,812	274
Two unit scheme (houses)	2	£763,040	1,020,683	973,499	926,316	879,132	831,949	784,765	737,581	690,398	643,214	596,031	54
Two unit scheme (flats)	2	£610,432	501,146	473,666	446,185	418,704	391,224	363,743	336,263	308,782	281,301	253,821	22
Three unit scheme (houses)	3	£1,144,560	1,387,965	1,323,774	1,259,582	1,195,391	1,131,199	1,067,008	1,002,816	938,625	874,433	810,242	. 74
Three unit scheme (flats)	3	£654,034	752,973	711,752	670,531	629,310	588,089	546,868	505,647	464,427	423,205	381,985	34
Four unit scheme (houses)	4	£1,526,080	1,915,888	1,827,315	1,738,741	1,650,167	1,561,595	1,473,021	1,384,448	1,295,874	1,207,302	1,118,728	1,03
Four unit scheme (flats)	4	£872,046	1,061,897	1,003,822	945,746	887,670	829,596	771,520	713,444	655,368	597,293	539,217	48
Five unit scheme (houses)	5	£1,907,600	2,313,275	2,206,289	2,099,304	1,992,318	1,885,332	1,778,345	1,671,360	1,564,374	1,457,388	1,350,403	1,2
Five unit scheme (flats)	5	£1,090,057	1,256,696	1,187,994	1,119,293	1,050,591	981,890	913,189	844,487	7 775,786	707,084	638,382	: 5
Seven unit scheme (houses)	7	£2,670,640	3,305,772	3,152,921	3,000,068	2,847,215	2,694,363	2,541,510	2,388,657	7 2,235,805	2,082,952	1,930,099	1,7
Seven unit scheme (flats)	7	£1,526,080	1,780,611	1,683,273	1,585,935	1,488,597	1,391,259	1,293,920	1,196,582	1,099,244	1,001,906	904,568	8
Ten unit scheme (houses)	10	£3,815,200	4,693,738	4,476,694	4,259,650	4,042,605	3,825,561	3,608,517	3,391,472	3,174,428	2,957,384	2,740,340	2,5
en unit scheme (flats)	10	£2,180,114	2,545,122	2,406,068	2,267,014	2,127,958	1,988,904	1,849,849	1,710,794	1,571,740	1,432,685	1,293,631	1,1
wenty unit scheme (houses and flats)	20	£5,086,933	6,302,066	5,985,544	5,669,022	5,352,500	5,035,979	4,719,457	4,402,936	4,086,414	3,769,892	3,453,370	3,1
Twenty unit scheme (flats)	20	£3,391,289	5,113,041	4,833,667	4,554,293	4,274,918	3,995,543	3,716,168	3,436,794	3,157,419	2,878,045	2,598,670	2,3
Thirty unit scheme (flats with community use on ground floor)	30	£5,086,933	7,220,681	6,807,812	6,394,943	5,982,075	5,569,206	5,156,338	4,743,469	4,330,599	3,917,731	3,504,862	3,0
Fifty unit scheme (flats - lower density)	50	£8,478,222	12,668,215	11,980,100	11,291,985	10,603,871	9,915,757	9,227,642	8,539,527	7,851,413	7,163,298	6,475,184	5,7
Fifty unit scheme (flats - higher density)	50	£6,358,667	10,785,659	10,170,638	9,555,619	8,940,600	8,325,579	7,710,560	7,095,541	6,480,520	5,865,501	5,250,482	4,6
Seventy unit scheme (Industrial/employment led scheme)	70	£11,869,511	16,043,097	15,193,517	14,343,937	13,494,356	12,644,776	11,795,195	10,945,615	10,096,034	9,246,454	8,396,875	7,5
Seventy unit scheme (flats - higher density)	70	£8,902,133	12,962,489	12,217,102	11,471,716	10,726,329	9,980,943	9,235,557	8,490,171	7,744,784	6,999,397	6,254,011	5,5
One hundred unit scheme (flats - lower density)	100	£16,956,444	23,591,892	22,315,631	21,039,369	19,763,108	18,486,846	17,210,584	15,934,323	14,658,062	13,381,800	12,105,538	10,8
One hundred unit scheme (flats - higher density)	100	£12,717,333	18,160,445	17,113,981	16,067,518	15,021,054	13,974,592	12,928,128	11,881,664	10,835,201	9,788,738	8,742,275	7,6
wo hunded unit scheme (flats)	200	£25,434,667	36,443,698	34,354,320	32,264,941	30,175,563	28,086,183	25,996,805	23,907,426	21,818,048	19,728,669	17,639,291	15,5
hree hundred unit scheme (flats)	300	£38,152,000	49,554,782	46,602,618	43,650,454	40,698,290	37,746,126	34,793,962	31,841,798	28,889,634	25,937,470	22,985,306	20,0
our hundred unit scheme (flats)	400	£50,869,333	53,141,286	49,294,324	45,436,621	41,578,917	37,721,213	33,863,511	30,005,807	7 26,148,103	22,290,401	18,431,574	14,5
Six hunded unit scheme (flats)	600	£76,304,000	71,477,342	66,034,722	60,592,103	55,149,484	49,706,865	44,264,246	38,821,627	7 33,369,331	27,891,190	22,413,050	16,9
Small scale Office	-	£15,260,800	9,924,450	9,924,450	9,924,450	9,924,450	9,924,450	9,924,450	9,924,450	9,924,450	9,924,450	9,924,450	9,9
Medium scale Office	-	£15,260,800	9,758,993	9,758,993	9,758,993	9,758,993	9,758,993	9,758,993	9,758,993	9,758,993	9,758,993	9,758,993	9,7
ndustrial Scheme new build (50% plot ratio)	-	£15,260,800	2,953,084	2,953,084	2,953,084	2,953,084	2,953,084	2,953,084	2,953,084	1 2,953,084	2,953,084	2,953,084	2,9
ndustrial scheme intensification (60% plot ratio)	-	£15,260,800	3,543,701	3,543,701	3,543,701	3,543,701	3,543,701	3,543,701	3,543,701	3,543,701	3,543,701	3,543,701	3,5

BENCHMARK LAND VALUE 2 (SECONDARY OFFICES)		£12,386,600					Re	esidual land val	ues				
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	1	£412,887	510,139	486,546	462,954	439,362	415,771	392,179	368,587	344,996	321,404	297,812	274,220
2 Two unit scheme (houses)	2	£619,330	1,020,683	973,499	926,316	879,132	831,949	784,765	737,581	690,398	643,214	596,031	548,847
3 Two unit scheme (flats)	2	£495,464	501,146	473,666	446,185	418,704	391,224	363,743	336,263	308,782	281,301	253,821	226,340
4 Three unit scheme (houses)	3	£928,995	1,387,965	1,323,774	1,259,582	1,195,391	1,131,199	1,067,008	1,002,816	938,625	874,433	810,242	746,050
5 Three unit scheme (flats)	3	£530,854	752,973	711,752	670,531	629,310	588,089	546,868	505,647	464,427	423,205	381,985	340,763
6 Four unit scheme (houses)	4	£1,238,660	1,915,888	1,827,315	1,738,741	1,650,167	1,561,595	1,473,021	1,384,448	1,295,874	1,207,302	1,118,728	1,030,155
7 Four unit scheme (flats)	4	£707,806	1,061,897	1,003,822	945,746	887,670	829,596	771,520	713,444	655,368	597,293	539,217	481,141
8 Five unit scheme (houses)	5	£1,548,325	2,313,275	2,206,289	2,099,304	1,992,318	1,885,332	1,778,345	1,671,360	1,564,374	1,457,388	1,350,403	1,243,417
9 Five unit scheme (flats)	5	£884,757	1,256,696	1,187,994	1,119,293	1,050,591	981,890	913,189	844,487	775,786	707,084	638,382	569,680
10 Seven unit scheme (houses)	7	£2,167,655	3,305,772	3,152,921	3,000,068	2,847,215	2,694,363	2,541,510	2,388,657	2,235,805	2,082,952	1,930,099	1,777,247
11 Seven unit scheme (flats)	7	£1,238,660	1,780,611	1,683,273	1,585,935	1,488,597	1,391,259	1,293,920	1,196,582	1,099,244	1,001,906	904,568	807,228
12 Ten unit scheme (houses)	10	£3,096,650	4,693,738	4,476,694	4,259,650	4,042,605	3,825,561	3,608,517	3,391,472	3,174,428	2,957,384	2,740,340	2,523,296
13 Ten unit scheme (flats)	10	£1,769,514	2,545,122	2,406,068	2,267,014	2,127,958	1,988,904	1,849,849	1,710,794	1,571,740	1,432,685	1,293,631	1,154,570
14 Twenty unit scheme (houses and flats)	20	£4,128,867	6,302,066	5,985,544	5,669,022	5,352,500	5,035,979	4,719,457	4,402,936	4,086,414	3,769,892	3,453,370	3,136,84
15 Twenty unit scheme (flats)	20	£2,752,578	5,113,041	4,833,667	4,554,293	4,274,918	3,995,543	3,716,168	3,436,794	3,157,419	2,878,045	2,598,670	2,319,29
16 Thirty unit scheme (flats with community use on ground floor)	30	£4,128,867	7,220,681	6,807,812	6,394,943	5,982,075	5,569,206	5,156,338	4,743,469	4,330,599	3,917,731	3,504,862	3,091,99
17 Fifty unit scheme (flats - lower density)	50	£6,881,444	12,668,215	11,980,100	11,291,985	10,603,871	9,915,757	9,227,642	8,539,527	7,851,413	7,163,298	6,475,184	5,787,069
18 Fifty unit scheme (flats - higher density)	50	£5,161,083	10,785,659	10,170,638	9,555,619	8,940,600	8,325,579	7,710,560	7,095,541	6,480,520	5,865,501	5,250,482	4,635,46
19 Seventy unit scheme (Industrial/employment led scheme)	70	£9,634,022	16,043,097	15,193,517	14,343,937	13,494,356	12,644,776	11,795,195	10,945,615	10,096,034	9,246,454	8,396,875	7,547,29
20 Seventy unit scheme (flats - higher density)	70	£7,225,516	12,962,489	12,217,102	11,471,716	10,726,329	9,980,943	9,235,557	8,490,171	7,744,784	6,999,397	6,254,011	5,508,62
21 One hundred unit scheme (flats - lower density)	100	£13,762,888	23,591,892	22,315,631	21,039,369	19,763,108	18,486,846	17,210,584	15,934,323	14,658,062	13,381,800	12,105,538	10,829,277
22 One hundred unit scheme (flats - higher density)	100	£10,322,166	18,160,445	17,113,981	16,067,518	15,021,054	13,974,592	12,928,128	11,881,664	10,835,201	9,788,738	8,742,275	7,695,81
23 Two hunded unit scheme (flats)	200		36,443,698	34,354,320	32,264,941	30,175,563	28,086,183	25,996,805	23,907,426	21,818,048	19,728,669	17,639,291	15,549,912
24 Three hundred unit scheme (flats)	300	£30,966,499	49,554,782	46,602,618	43,650,454	40,698,290	37,746,126	34,793,962	31,841,798	28,889,634	25,937,470	22,985,306	20,033,141
25 Four hundred unit scheme (flats)	400	£41,288,665	53,141,286	49,294,324	45,436,621	41,578,917	37,721,213	33,863,511	30,005,807	26,148,103	22,290,401	18,431,574	14,546,80
26 Six hunded unit scheme (flats)	600	£61,932,998	71,477,342	66,034,722	60,592,103	55,149,484	49,706,865	44,264,246	38,821,627	33,369,331	27,891,190	22,413,050	16,934,910
27 Small scale Office		£12,386,600	9,924,450	9,924,450	9,924,450	9,924,450	9,924,450	9,924,450	9,924,450	9,924,450	9,924,450	9,924,450	9,924,450
28 Medium scale Office		£12,386,600	9,758,993	9,758,993	9,758,993	9,758,993	9,758,993	9,758,993	9,758,993	9,758,993	9,758,993	9,758,993	9,758,993
29 Industrial Scheme new build (50% plot ratio)		£12,386,600	2,953,084	2,953,084	2,953,084	2,953,084	2,953,084	2,953,084	2,953,084	2,953,084	2,953,084	2,953,084	2,953,084
30 Industrial scheme intensification (60% plot ratio)	-	£12,386,600	3,543,701	3,543,701	3,543,701	3,543,701	3,543,701	3,543,701	3,543,701	3,543,701	3,543,701	3,543,701	3,543,701

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)		£5,275,753					R	esidual land val	ues				
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	1	£175,858	510,139	486,546	462,954	439,362	415,771	392,179	368,587	344,996	321,404	297,812	
2 Two unit scheme (houses)	-	£263,788	1,020,683	973,499	926,316	879,132	831,949	784,765	737,581	690,398	643,214	596,031	548,847
3 Two unit scheme (flats)	-	£211,030	501,146	473,666	446,185	418,704	391,224	363,743	336,263	308,782	281,301	253,821	226,340
4 Three unit scheme (houses)	-	£395,681	1,387,965	1,323,774	1,259,582	1,195,391	1,131,199	1,067,008	1,002,816	938,625	874,433	810,242	746,050
5 Three unit scheme (flats)	-	£226,104	752,973	711,752	670,531	629,310	588,089	546,868	505,647	464,427	423,205	381,985	340,76
6 Four unit scheme (houses)	-	£527,575	1,915,888	1,827,315	1,738,741	1,650,167	1,561,595	1,473,021	1,384,448	1,295,874	1,207,302	1,118,728	1,030,15
7 Four unit scheme (flats)	-	£301,472	1,061,897	1,003,822	945,746	887,670	829,596	771,520	713,444	655,368	597,293	539,217	481,14
8 Five unit scheme (houses)	-	£659,469	2,313,275	2,206,289	2,099,304	1,992,318	1,885,332	1,778,345	1,671,360	1,564,374	1,457,388	1,350,403	1,243,417
9 Five unit scheme (flats)	-	£376,839	1,256,696	1,187,994	1,119,293	1,050,591	981,890	913,189	844,487	775,786	707,084	638,382	569,68
10 Seven unit scheme (houses)	-	£923,257	3,305,772	3,152,921	3,000,068	2,847,215	2,694,363	2,541,510	2,388,657	2,235,805	2,082,952	1,930,099	1,777,24
11 Seven unit scheme (flats)	-	£527,575	1,780,611	1,683,273	1,585,935	1,488,597	1,391,259	1,293,920	1,196,582	1,099,244	1,001,906	904,568	807,22
12 Ten unit scheme (houses)	-	£1,318,938	4,693,738	4,476,694	4,259,650	4,042,605	3,825,561	3,608,517	3,391,472	3,174,428	2,957,384	2,740,340	2,523,29
13 Ten unit scheme (flats)	-	£753,679	2,545,122	2,406,068	2,267,014	2,127,958	1,988,904	1,849,849	1,710,794	1,571,740	1,432,685	1,293,631	1,154,57
14 Twenty unit scheme (houses and flats)	-	£1,758,584	6,302,066	5,985,544	5,669,022	5,352,500	5,035,979	4,719,457	4,402,936	4,086,414	3,769,892	3,453,370	3,136,84
15 Twenty unit scheme (flats)	-	£1,172,389	5,113,041	4,833,667	4,554,293	4,274,918	3,995,543	3,716,168	3,436,794	3,157,419	2,878,045	2,598,670	2,319,29
16 Thirty unit scheme (flats with community use on ground floor)	-	£1,758,584	7,220,681	6,807,812	6,394,943	5,982,075	5,569,206	5,156,338	4,743,469	4,330,599	3,917,731	3,504,862	3,091,99
17 Fifty unit scheme (flats - lower density)	-	£2,930,974	12,668,215	11,980,100	11,291,985	10,603,871	9,915,757	9,227,642	8,539,527	7,851,413	7,163,298	6,475,184	5,787,06
18 Fifty unit scheme (flats - higher density)	-	£2,198,230	10,785,659	10,170,638	9,555,619	8,940,600	8,325,579	7,710,560	7,095,541	6,480,520	5,865,501	5,250,482	4,635,46
19 Seventy unit scheme (Industrial/employment led scheme)	-	£4,103,363	16,043,097	15,193,517	14,343,937	13,494,356	12,644,776	11,795,195	10,945,615	10,096,034	9,246,454	8,396,875	7,547,29
20 Seventy unit scheme (flats - higher density)	-	£3,077,522	12,962,489	12,217,102	11,471,716	10,726,329	9,980,943	9,235,557	8,490,171	7,744,784	6,999,397	6,254,011	5,508,62
21 One hundred unit scheme (flats - lower density)	-	£5,861,947	23,591,892	22,315,631	21,039,369	19,763,108	18,486,846	17,210,584	15,934,323	14,658,062	13,381,800	12,105,538	10,829,27
22 One hundred unit scheme (flats - higher density)	-	£4,396,460	18,160,445	17,113,981	16,067,518	15,021,054	13,974,592	12,928,128	11,881,664	10,835,201	9,788,738	8,742,275	7,695,81
23 Two hunded unit scheme (flats)	-	£8,792,921	36,443,698	34,354,320	32,264,941	30,175,563	28,086,183	25,996,805	23,907,426	21,818,048	19,728,669	17,639,291	15,549,91
24 Three hundred unit scheme (flats)	-	£13,189,381	49,554,782	46,602,618	43,650,454	40,698,290	37,746,126	34,793,962	31,841,798	28,889,634	25,937,470	22,985,306	20,033,14
25 Four hundred unit scheme (flats)	-	£17,585,842	53,141,286	49,294,324	45,436,621	41,578,917	37,721,213	33,863,511	30,005,807	26,148,103	22,290,401	18,431,574	14,546,80
26 Six hunded unit scheme (flats)	-	£26,378,763	71,477,342	66,034,722	60,592,103	55,149,484	49,706,865	44,264,246	38,821,627	33,369,331	27,891,190	22,413,050	16,934,91
27 Small scale Office	-	£5,275,753	9,924,450	9,924,450	9,924,450	9,924,450	9,924,450	9,924,450	9,924,450	9,924,450	9,924,450	9,924,450	9,924,45
28 Medium scale Office	-	£5,275,753	9,758,993	9,758,993	9,758,993	9,758,993	9,758,993	9,758,993	9,758,993	9,758,993	9,758,993	9,758,993	9,758,99
29 Industrial Scheme new build (50% plot ratio)	-	£5,275,753	2,953,084	2,953,084	2,953,084	2,953,084	2,953,084	2,953,084	2,953,084	2,953,084	2,953,084	2,953,084	2,953,08
30 Industrial scheme intensification (60% plot ratio)	-	£5,275,753	3,543,701	3,543,701	3,543,701	3,543,701	3,543,701	3,543,701	3,543,701	3,543,701	3,543,701	3,543,701	3,543,70

							Re	esidual land val	ues				
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH		25% AH		35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	1	£16,667	510,139	486,546	462,954	439,362	415,771	392,179	368,587	344,996	321,404	297,812	274,22
2 Two unit scheme (houses)	2	£25,000	1,020,683	973,499	926,316	879,132	831,949	784,765	737,581	690,398	643,214	596,031	548,84
3 Two unit scheme (flats)	2	£20,000	501,146	473,666	446,185	418,704	391,224	363,743	336,263	308,782	281,301	253,821	226,34
4 Three unit scheme (houses)	3	£37,500	1,387,965	1,323,774	1,259,582	1,195,391	1,131,199	1,067,008	1,002,816	938,625	874,433	810,242	746,05
5 Three unit scheme (flats)	3	£21,429	752,973	711,752	670,531	629,310	588,089	546,868	505,647	464,427	423,205	381,985	340,76
6 Four unit scheme (houses)	4	£50,000	1,915,888	1,827,315	1,738,741	1,650,167	1,561,595	1,473,021	1,384,448	1,295,874	1,207,302	1,118,728	1,030,15
7 Four unit scheme (flats)	4	£28,571	1,061,897	1,003,822	945,746	887,670	829,596	771,520	713,444	655,368	597,293	539,217	481,14
8 Five unit scheme (houses)	5	£62,500	2,313,275	2,206,289	2,099,304	1,992,318	1,885,332	1,778,345	1,671,360	1,564,374	1,457,388	1,350,403	1,243,41
9 Five unit scheme (flats)	5	£35,714	1,256,696	1,187,994	1,119,293	1,050,591	981,890	913,189	844,487	775,786	707,084	638,382	569,68
0 Seven unit scheme (houses)	7	£87,500	3,305,772	3,152,921	3,000,068	2,847,215	2,694,363	2,541,510	2,388,657	2,235,805	2,082,952	1,930,099	1,777,24
1 Seven unit scheme (flats)	7	£50,000	1,780,611	1,683,273	1,585,935	1,488,597	1,391,259	1,293,920	1,196,582	1,099,244	1,001,906	904,568	807,22
2 Ten unit scheme (houses)	10	£125,000	4,693,738	4,476,694	4,259,650	4,042,605	3,825,561	3,608,517	3,391,472	3,174,428	2,957,384	2,740,340	2,523,29
3 Ten unit scheme (flats)	10	£71,429	2,545,122	2,406,068	2,267,014	2,127,958	1,988,904	1,849,849	1,710,794	1,571,740	1,432,685	1,293,631	1,154,57
4 Twenty unit scheme (houses and flats)	20	£166,667	6,302,066	5,985,544	5,669,022	5,352,500	5,035,979	4,719,457	4,402,936	4,086,414	3,769,892	3,453,370	3,136,84
5 Twenty unit scheme (flats)	20	£111,111	5,113,041	4,833,667	4,554,293	4,274,918	3,995,543	3,716,168	3,436,794	3,157,419	2,878,045	2,598,670	2,319,29
6 Thirty unit scheme (flats with community use on ground floor)	30	£166,667	7,220,681	6,807,812	6,394,943	5,982,075	5,569,206	5,156,338	4,743,469	4,330,599	3,917,731	3,504,862	3,091,99
7 Fifty unit scheme (flats - lower density)	50	£277,778	12,668,215	11,980,100	11,291,985	10,603,871	9,915,757	9,227,642	8,539,527	7,851,413	7,163,298	6,475,184	5,787,06
8 Fifty unit scheme (flats - higher density)	50	£208,333	10,785,659	10,170,638	9,555,619	8,940,600	8,325,579	7,710,560	7,095,541	6,480,520	5,865,501	5,250,482	4,635,46
9 Seventy unit scheme (Industrial/employment led scheme)	70	£388,889	16,043,097	15,193,517	14,343,937	13,494,356	12,644,776	11,795,195	10,945,615	10,096,034	9,246,454	8,396,875	7,547,29
O Seventy unit scheme (flats - higher density)	70	£291,667	12,962,489	12,217,102	11,471,716	10,726,329	9,980,943	9,235,557	8,490,171	7,744,784	6,999,397	6,254,011	5,508,62
1 One hundred unit scheme (flats - lower density)	100	£555,556	23,591,892	22,315,631	21,039,369	19,763,108	18,486,846	17,210,584	15,934,323	14,658,062	13,381,800	12,105,538	10,829,27
2 One hundred unit scheme (flats - higher density)	100	£416,667	18,160,445	17,113,981	16,067,518	15,021,054	13,974,592	12,928,128	11,881,664	10,835,201	9,788,738	8,742,275	7,695,81
3 Two hunded unit scheme (flats)	200	£833,333	36,443,698	34,354,320	32,264,941	30,175,563	28,086,183	25,996,805	23,907,426	21,818,048	19,728,669	17,639,291	15,549,91
4 Three hundred unit scheme (flats)	300	£1,250,000	49,554,782	46,602,618	43,650,454	40,698,290	37,746,126	34,793,962	31,841,798	28,889,634	25,937,470	22,985,306	20,033,14
5 Four hundred unit scheme (flats)	400	£1,666,667	53,141,286	49,294,324	45,436,621	41,578,917	37,721,213	33,863,511	30,005,807	26,148,103	22,290,401	18,431,574	14,546,80
6 Six hunded unit scheme (flats)	600	£2,500,000	71,477,342	66,034,722	60,592,103	55,149,484	49,706,865	44,264,246	38,821,627	33,369,331	27,891,190	22,413,050	16,934,91
7 Small scale Office	-	£500,000	9,924,450	9,924,450	9,924,450	9,924,450	9,924,450	9,924,450	9,924,450	9,924,450	9,924,450	9,924,450	9,924,45
8 Medium scale Office	-	£500,000	9,758,993	9,758,993	9,758,993	9,758,993	9,758,993	9,758,993	9,758,993	9,758,993	9,758,993	9,758,993	9,758,99
9 Industrial Scheme new build (50% plot ratio)	-	£500,000	2,953,084	2,953,084	2,953,084	2,953,084	2,953,084	2,953,084	2,953,084	2,953,084	2,953,084	2,953,084	2,953,08
0 Industrial scheme intensification (60% plot ratio)	-	£500,000	3,543,701	3,543,701	3,543,701	3,543,701	3,543,701	3,543,701	3,543,701	3,543,701	3,543,701	3,543,701	3,543,70

CHMOND LOCAL PLAN VIABILITY TESTING NCHMARK LAND VALUE 1 (EXISTING RESIDENTIAL)	Sales value £9,880 psm	£15,808,000	PER HA	AH tenure	Rented 70%	SO 30%	Frst Hms 0%						
								esidual land val					
Description	No of units	BLV		5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	1	£526,933		513,268		463,272	438,274	413,276	388,278		338,282	313,283	288,
2 Two unit scheme (houses)	2	£790,400		1,026,943		926,950	876,954	826,958	776,962	726,965	676,968	626,972	576,
3 Two unit scheme (flats)	2	£632,320		505,359			417,913	388,764	359,616	330,467	301,318	272,169	243,
4 Three unit scheme (houses)	3	£1,185,600		1,396,483		1,260,446	1,192,428	1,124,410	1,056,391	988,373	920,355	852,336	784,
5 Three unit scheme (flats)	3	£677,486		759,292		671,846	628,123	584,400	540,677	496,955	453,231	409,508	365,
6 Four unit scheme (houses)	4	£1,580,800	2,021,494	1,927,641		1,739,933	1,646,080	1,552,225	1,458,372	1,364,519	1,270,665	1,176,811	1,082,
7 Four unit scheme (flats)	4	£903,314		1,070,801	1,009,200	947,600	885,998	824,398	762,797	701,196	639,595	577,995	516,
8 Five unit scheme (houses)	5	£1,976,000		2,327,471	2,214,107	2,100,743	1,987,379	1,874,015	1,760,651	1,647,288	1,533,924	1,420,560	1,307,
9 Five unit scheme (flats)	5	£1,129,143		1,267,228		1,121,485	1,048,613	975,742	902,869	829,998	757,126		611,
0 Seven unit scheme (houses)	7	£2,766,400		3,326,055		3,002,125	2,840,159	2,678,194	2,516,229	2,354,265	2,192,300	2,030,335	1,868,
1 Seven unit scheme (flats)	7	£1,580,800	1,899,487	1,796,204		1,589,641	1,486,358	1,383,077	1,279,794		1,073,231	969,948	866,
2 Ten unit scheme (houses)	10	£3,952,000		4,722,537	4,492,554	4,262,570	4,032,587	3,802,604	3,572,621	3,342,638	3,112,653	2,882,670	2,652,
3 Ten unit scheme (flats)	10	£2,258,286	2,714,944	2,567,398	2,419,852	2,272,307	2,124,762	1,977,216	1,829,670	1,682,124	1,534,578	1,387,032	1,239,
4 Twenty unit scheme (houses and flats)	20	£5,269,333	6,687,079	6,351,307	6,015,535	5,679,763	5,343,990	5,008,218	4,672,446	4,336,673	4,000,901	3,665,128	3,329
5 Twenty unit scheme (flats)	20	£3,512,889	5,456,301	5,159,763	4,863,225	4,566,688	4,270,151	3,973,613	3,677,076	3,380,538	3,084,001	2,787,463	2,490,
6 Thirty unit scheme (flats with community use on ground floor)	30	£5,269,333	7,727,960	7,289,727	6,851,495	6,413,263	5,975,030	5,536,797	5,098,565	4,660,332	4,222,099	3,783,866	3,345,
7 Fifty unit scheme (flats - lower density)	50	£8,782,222	13,513,681	12,783,293	12,052,905	11,322,518	10,592,130	9,861,742	9,131,354	8,400,966	7,670,578	6,940,190	6,209,
8 Fifty unit scheme (flats - higher density)	50	£6,586,667	11,546,359	10,893,305	10,240,249	9,587,195	8,934,140	8,281,086	7,628,030	6,974,976	6,321,921	5,668,867	5,015,
9 Seventy unit scheme (Industrial/employment led scheme)	70	£12,295,111	17,477,072	16,573,917	15,670,762	14,767,607	13,864,453	12,961,298	12,058,142	11,154,988	10,251,833	9,348,679	8,445,
20 Seventy unit scheme (flats - higher density)	70	£9,221,333	13,902,570	13,110,179	12,317,789	11,525,398	10,733,008	9,940,617	9,148,227	8,355,837	7,563,446	6,771,056	5,978,
21 One hundred unit scheme (flats - lower density)	100	£17,564,444	25,191,935	23,835,672	22,479,408	21,123,144	19,766,880	18,410,617	17,054,353	15,698,090	14,341,826	12,985,563	11,629,
22 One hundred unit scheme (flats - higher density)	100	£13,173,333	19,481,679	18,369,153	17,256,629	16,144,104	15,031,578	13,919,054	12,806,528	11,694,003	10,581,478	9,468,953	8,356,
23 Two hunded unit scheme (flats)	200	£26,346,667	39,102,862	36,880,524	34,658,188	32,435,851	30,213,514	27,991,177	25,768,841	23,546,504	21,324,167	19,101,831	16,879,
24 Three hundred unit scheme (flats)	300	£39,520,000	53,321,859	50,181,341	47,040,823	43,900,305	40,759,787	37,619,269	34,478,752	31,338,233	28,197,716	25,057,197	21,916,
25 Four hundred unit scheme (flats)	400	£52,693,333	58,038,051	53,950,782	49,863,514	45,776,244	41,672,798	37,568,120	33,463,443	29,358,766	25,254,089	21,149,411	17,042,
6 Six hunded unit scheme (flats)	600	£79,040,000	78,467,998	72,675,846	66,883,694	61,091,542	55,299,391	49,507,239	43,715,086	37,922,935	32,128,320	26,297,085	20,465,
27 Small scale Office	-	£15,808,000	9,924,450	9,924,450	9,924,450	9,924,450	9,924,450	9,924,450	9,924,450	9,924,450	9,924,450	9,924,450	9,924,
28 Medium scale Office	-	£15,808,000	9,758,993	9,758,993	9,758,993	9,758,993	9,758,993	9,758,993	9,758,993	9,758,993	9,758,993	9,758,993	9,758,
29 Industrial Scheme new build (50% plot ratio)	-	£15,808,000	3,734,736	3,734,736	3,734,736	3,734,736	3,734,736	3,734,736	3,734,736	3,734,736	3,734,736	3,734,736	3,734,
30 Industrial scheme intensification (60% plot ratio)	-	£15,808,000	4,481,683	4,481,683	4,481,683	4,481,683	4,481,683	4,481,683	4,481,683	4,481,683	4,481,683	4,481,683	4,481,
NCHMARK LAND VALUE 2 (SECONDARY OFFICES)		£12,386,600					R	esidual land va	ues				
Description	No of units	BLV		5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	1	£412,887	538,266	513,268	488,270	463,272	438,274	413,276	388,278	363,280	338,282	313,283	288
2 Two unit scheme (houses)	2	£619,330	1,076,940	1,026,943	976,947	926,950	876,954	826,958	776,962	726,965	676,968	626,972	576
3 Two unit scheme (flats)	2	£495,464	534,508	505,359	476,210	447,062	417,913	388,764	359,616	330,467	301,318	272,169	243,
4 Three unit scheme (houses)	3	£928.995	1.464.501	1.396.483	1.328.464	1,260,446	1.192.428	1,124,410	1.056.391	988.373	920.355	852,336	784.

BENCHMARK LAND VALUE 2 (SECONDARY OFFICES)		£12,386,600					Re	esidual land valu	ies				
Description	No of units		0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	1	£412,887	538,266	513,268	488,270	463,272	438,274	413,276	388,278	363,280	338,282	313,283	288,284
2 Two unit scheme (houses)	2	£619,330	1,076,940	1,026,943	976,947	926,950	876,954	826,958	776,962	726,965	676,968	626,972	576,976
3 Two unit scheme (flats)	2	£495,464	534,508	505,359	476,210	447,062	417,913	388,764	359,616	330,467	301,318	272,169	
4 Three unit scheme (houses)	3	£928,995	1,464,501	1,396,483	1,328,464	1,260,446	1,192,428	1,124,410	1,056,391	988,373	920,355	852,336	784,318
5 Three unit scheme (flats)	3	£530,854	803,015	759,292	715,569	671,846	628,123	584,400	540,677	496,955	453,231	409,508	365,785
6 Four unit scheme (houses)	4	£1,238,660	2,021,494	1,927,641	1,833,786	1,739,933	1,646,080	1,552,225	1,458,372	1,364,519	1,270,665	1,176,811	1,082,958
7 Four unit scheme (flats)	4	£707,806	1,132,402	1,070,801	1,009,200	947,600	885,998	824,398	762,797	701,196	639,595	577,995	516,393
8 Five unit scheme (houses)	5	£1,548,325	2,440,835	2,327,471	2,214,107	2,100,743	1,987,379	1,874,015	1,760,651	1,647,288	1,533,924	1,420,560	1,307,196
9 Five unit scheme (flats)	5	£884,757	1,340,100	1,267,228	1,194,356	1,121,485	1,048,613	975,742	902,869	829,998	757,126	684,255	611,383
10 Seven unit scheme (houses)	7	£2,167,655	3,488,019	3,326,055	3,164,090	3,002,125	2,840,159	2,678,194	2,516,229	2,354,265	2,192,300	2,030,335	1,868,369
11 Seven unit scheme (flats)	7	£1,238,660	1,899,487	1,796,204	1,692,923	1,589,641	1,486,358	1,383,077	1,279,794	1,176,512	1,073,231	969,948	866,667
12 Ten unit scheme (houses)	10	£3,096,650	4,952,520	4,722,537	4,492,554	4,262,570	4,032,587	3,802,604	3,572,621	3,342,638	3,112,653	2,882,670	2,652,687
13 Ten unit scheme (flats)	10	£1,769,514	2,714,944	2,567,398	2,419,852	2,272,307	2,124,762	1,977,216	1,829,670	1,682,124	1,534,578	1,387,032	1,239,486
14 Twenty unit scheme (houses and flats)	20	£4,128,867	6,687,079	6,351,307	6,015,535	5,679,763	5,343,990	5,008,218	4,672,446	4,336,673	4,000,901	3,665,128	3,329,357
15 Twenty unit scheme (flats)	20	£2,752,578	5,456,301	5,159,763	4,863,225	4,566,688	4,270,151	3,973,613	3,677,076	3,380,538	3,084,001	2,787,463	2,490,926
16 Thirty unit scheme (flats with community use on ground floor)	30	£4,128,867	7,727,960	7,289,727	6,851,495	6,413,263	5,975,030	5,536,797	5,098,565	4,660,332	4,222,099	3,783,866	3,345,634
17 Fifty unit scheme (flats - lower density)	50	£6,881,444	13,513,681	12,783,293	12,052,905	11,322,518	10,592,130	9,861,742	9,131,354	8,400,966	7,670,578	6,940,190	6,209,802
18 Fifty unit scheme (flats - higher density)	50	£5,161,083	11,546,359	10,893,305	10,240,249	9,587,195	8,934,140	8,281,086	7,628,030	6,974,976	6,321,921	5,668,867	5,015,812
19 Seventy unit scheme (Industrial/employment led scheme)	70	£9,634,022		16,573,917	15,670,762	14,767,607	13,864,453	12,961,298	12,058,142	11,154,988	10,251,833	9,348,679	8,445,523
20 Seventy unit scheme (flats - higher density)	70	£7,225,516	13,902,570	13,110,179	12,317,789	11,525,398	10,733,008	9,940,617	9,148,227	8,355,837	7,563,446	6,771,056	5,978,664
21 One hundred unit scheme (flats - lower density)	100	£13,762,888	25,191,935	23,835,672	22,479,408	21,123,144	19,766,880	18,410,617	17,054,353	15,698,090	14,341,826	12,985,563	11,629,298
22 One hundred unit scheme (flats - higher density)	100	£10,322,166		18,369,153	17,256,629	16,144,104	15,031,578	13,919,054	12,806,528	11,694,003	10,581,478	9,468,953	8,356,429
23 Two hunded unit scheme (flats)	200	£20,644,333		36,880,524	34,658,188	32,435,851	30,213,514	27,991,177	25,768,841	23,546,504	21,324,167	19,101,831	16,879,494
24 Three hundred unit scheme (flats)	300	£30,966,499		50,181,341	47,040,823	43,900,305	40,759,787	37,619,269	34,478,752	31,338,233	28,197,716	25,057,197	21,916,680
25 Four hundred unit scheme (flats)	400	£41,288,665		53,950,782	49,863,514	45,776,244	41,672,798	37,568,120	33,463,443	29,358,766	25,254,089	21,149,411	17,042,354
26 Six hunded unit scheme (flats)	600	£61,932,998	78,467,998	72,675,846	66,883,694	61,091,542	55,299,391	49,507,239	43,715,086	37,922,935	32,128,320	26,297,085	20,465,850
27 Small scale Office	-	£12,386,600	9,924,450	9,924,450	9,924,450	9,924,450	9,924,450	9,924,450	9,924,450	9,924,450	9,924,450	9,924,450	9,924,450
28 Medium scale Office	-	£12,386,600	9,758,993	9,758,993	9,758,993	9,758,993	9,758,993	9,758,993	9,758,993	9,758,993	9,758,993	9,758,993	9,758,993
29 Industrial Scheme new build (50% plot ratio)	•	£12,386,600	3,734,736	3,734,736	3,734,736	3,734,736	3,734,736	3,734,736	3,734,736	3,734,736	3,734,736	3,734,736	3,734,736
30 Industrial scheme intensification (60% plot ratio)	-	£12,386,600	4,481,683	4,481,683	4,481,683	4,481,683	4,481,683	4,481,683	4,481,683	4,481,683	4,481,683	4,481,683	4,481,683

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)		£5,275,753					Re	esidual land val	ues				
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	1	£175,858	538,266	513,268	488,270	463,272	438,274	413,276	388,278	363,280	338,282	313,283	288,284
2 Two unit scheme (houses)	-	£263,788	1,076,940	1,026,943	976,947	926,950	876,954	826,958	776,962	726,965	676,968	626,972	576,976
3 Two unit scheme (flats)	-	£211,030	534,508	505,359	476,210	447,062	417,913	388,764	359,616	330,467	301,318	272,169	243,021
4 Three unit scheme (houses)	-	£395,681	1,464,501	1,396,483	1,328,464	1,260,446	1,192,428	1,124,410	1,056,391	988,373	920,355	852,336	784,318
5 Three unit scheme (flats)	-	£226,104	803,015	759,292	715,569	671,846	628,123	584,400	540,677	496,955	453,231	409,508	365,785
6 Four unit scheme (houses)	-	£527,575	2,021,494	1,927,641	1,833,786	1,739,933	1,646,080	1,552,225	1,458,372	1,364,519	1,270,665	1,176,811	1,082,958
7 Four unit scheme (flats)	-	£301,472	1,132,402	1,070,801	1,009,200	947,600	885,998	824,398	762,797	701,196	639,595	577,995	516,393
8 Five unit scheme (houses)	-	£659,469	2,440,835	2,327,471	2,214,107	2,100,743	1,987,379	1,874,015	1,760,651	1,647,288		1,420,560	1,307,196
9 Five unit scheme (flats)	-	£376,839		1,267,228	1,194,356	1,121,485	1,048,613	975,742	902,869	829,998		684,255	611,383
10 Seven unit scheme (houses)	-	£923,257	3,488,019	3,326,055	3,164,090	3,002,125	2,840,159	2,678,194	2,516,229	2,354,265		2,030,335	1,868,369
11 Seven unit scheme (flats)	-	£527,575	1,899,487	1,796,204	1,692,923	1,589,641	1,486,358	1,383,077	1,279,794	1,176,512	1,073,231	969,948	866,667
12 Ten unit scheme (houses)	-	£1,318,938	4,952,520	4,722,537	4,492,554	4,262,570	4,032,587	3,802,604	3,572,621	3,342,638		2,882,670	2,652,687
13 Ten unit scheme (flats)	-	£753,679		2,567,398	2,419,852	2,272,307	2,124,762	1,977,216	1,829,670	1,682,124		1,387,032	1,239,486
14 Twenty unit scheme (houses and flats)	-	£1,758,584	6,687,079	6,351,307	6,015,535	5,679,763	5,343,990	5,008,218	4,672,446	4,336,673		3,665,128	3,329,357
15 Twenty unit scheme (flats)	-	£1,172,389	5,456,301	5,159,763	4,863,225	4,566,688	4,270,151	3,973,613	3,677,076	3,380,538		2,787,463	2,490,926
16 Thirty unit scheme (flats with community use on ground floor)	-	£1,758,584	7,727,960	7,289,727	6,851,495	6,413,263	5,975,030	5,536,797	5,098,565	4,660,332	, , , , , , ,	3,783,866	3,345,634
17 Fifty unit scheme (flats - lower density)	-	£2,930,974		12,783,293	12,052,905	11,322,518	10,592,130	9,861,742	9,131,354	8,400,966		6,940,190	6,209,802
18 Fifty unit scheme (flats - higher density)	-	£2,198,230	11,546,359	10,893,305	10,240,249	9,587,195	8,934,140	8,281,086	7,628,030	6,974,976		5,668,867	5,015,812
19 Seventy unit scheme (Industrial/employment led scheme)	-	£4,103,363		16,573,917	15,670,762	14,767,607	13,864,453	12,961,298	12,058,142	11,154,988		9,348,679	8,445,523
20 Seventy unit scheme (flats - higher density)	-	£3,077,522		13,110,179	12,317,789	11,525,398	10,733,008	9,940,617	9,148,227	8,355,837		6,771,056	5,978,664
21 One hundred unit scheme (flats - lower density)	-	£5,861,947	25,191,935	23,835,672	22,479,408	21,123,144	19,766,880	18,410,617	17,054,353	15,698,090	14,341,826	12,985,563	11,629,298
22 One hundred unit scheme (flats - higher density)	-	£4,396,460	19,481,679	18,369,153	17,256,629	16,144,104	15,031,578	13,919,054	12,806,528	11,694,003	10,581,478	9,468,953	8,356,429
23 Two hunded unit scheme (flats)	-	£8,792,921	39,102,862	36,880,524	34,658,188	32,435,851	30,213,514	27,991,177	25,768,841	23,546,504		19,101,831	16,879,494
24 Three hundred unit scheme (flats)	-	£13,189,381	53,321,859	50,181,341	47,040,823	43,900,305	40,759,787	37,619,269	34,478,752	31,338,233		25,057,197	21,916,680
25 Four hundred unit scheme (flats)	-	£17,585,842		53,950,782	49,863,514	45,776,244	41,672,798	37,568,120	33,463,443	29,358,766		21,149,411	17,042,354
26 Six hunded unit scheme (flats)		£26,378,763		72,675,846	66,883,694	61,091,542	55,299,391	49,507,239	43,715,086	37,922,935	- / -/-	26,297,085	20,465,850
27 Small scale Office	-	£5,275,753		9,924,450	9,924,450	9,924,450	9,924,450	9,924,450	9,924,450	9,924,450		9,924,450	9,924,450
28 Medium scale Office	-	£5,275,753	9,758,993	9,758,993	9,758,993	9,758,993	9,758,993	9,758,993	9,758,993	9,758,993		9,758,993	9,758,993
29 Industrial Scheme new build (50% plot ratio)	•	£5,275,753		3,734,736	3,734,736	3,734,736	3,734,736	3,734,736	3,734,736	3,734,736		3,734,736	3,734,736
30 Industrial scheme intensification (60% plot ratio)		£5,275,753	4,481,683	4,481,683	4,481,683	4,481,683	4,481,683	4,481,683	4,481,683	4,481,683	4,481,683	4,481,683	4,481,683

							Re	esidual land val	ues				
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	1	£16,667	538,266	513,268	488,270	463,272	438,274	413,276	388,278	363,280	338,282	313,283	288,284
2 Two unit scheme (houses)	2	£25,000	1,076,940	1,026,943	976,947	926,950	876,954	826,958	776,962	726,965	676,968	626,972	576,970
3 Two unit scheme (flats)	2	£20,000	534,508	505,359	476,210	447,062	417,913	388,764	359,616	330,467	301,318	272,169	243,02
4 Three unit scheme (houses)	3	£37,500	1,464,501	1,396,483	1,328,464	1,260,446	1,192,428	1,124,410	1,056,391	988,373	920,355	852,336	784,318
5 Three unit scheme (flats)	3	£21,429	803,015	759,292	715,569	671,846	628,123	584,400	540,677	496,955	453,231	409,508	365,78
6 Four unit scheme (houses)	4	£50,000	2,021,494	1,927,641	1,833,786	1,739,933	1,646,080	1,552,225	1,458,372	1,364,519	1,270,665	1,176,811	1,082,958
7 Four unit scheme (flats)	4	£28,571	1,132,402	1,070,801	1,009,200	947,600	885,998	824,398	762,797	701,196	639,595	577,995	516,393
8 Five unit scheme (houses)	5	£62,500	2,440,835	2,327,471	2,214,107	2,100,743	1,987,379	1,874,015	1,760,651	1,647,288	1,533,924	1,420,560	1,307,196
9 Five unit scheme (flats)	5	£35,714	1,340,100	1,267,228	1,194,356	1,121,485	1,048,613	975,742	902,869	829,998	757,126	684,255	611,38
0 Seven unit scheme (houses)	7	£87,500	3,488,019	3,326,055	3,164,090	3,002,125	2,840,159	2,678,194	2,516,229	2,354,265	2,192,300	2,030,335	1,868,369
1 Seven unit scheme (flats)	7	£50,000	1,899,487	1,796,204	1,692,923	1,589,641	1,486,358	1,383,077	1,279,794	1,176,512	1,073,231	969,948	866,66
2 Ten unit scheme (houses)	10	£125,000	4,952,520	4,722,537	4,492,554	4,262,570	4,032,587	3,802,604	3,572,621	3,342,638	3,112,653	2,882,670	2,652,68
3 Ten unit scheme (flats)	10	£71,429	2,714,944	2,567,398	2,419,852	2,272,307	2,124,762	1,977,216	1,829,670	1,682,124	1,534,578	1,387,032	1,239,48
4 Twenty unit scheme (houses and flats)	20	£166,667	6,687,079	6,351,307	6,015,535	5,679,763	5,343,990	5,008,218	4,672,446	4,336,673	4,000,901	3,665,128	3,329,35
5 Twenty unit scheme (flats)	20	£111,111	5,456,301	5,159,763	4,863,225	4,566,688	4,270,151	3,973,613	3,677,076	3,380,538	3,084,001	2,787,463	2,490,92
6 Thirty unit scheme (flats with community use on ground floor)	30	£166,667	7,727,960	7,289,727	6,851,495	6,413,263	5,975,030	5,536,797	5,098,565	4,660,332	4,222,099	3,783,866	3,345,63
7 Fifty unit scheme (flats - lower density)	50	£277,778	13,513,681	12,783,293	12,052,905	11,322,518	10,592,130	9,861,742	9,131,354	8,400,966	7,670,578	6,940,190	6,209,80
8 Fifty unit scheme (flats - higher density)	50	£208,333	11,546,359	10,893,305	10,240,249	9,587,195	8,934,140	8,281,086	7,628,030	6,974,976	6,321,921	5,668,867	5,015,812
9 Seventy unit scheme (Industrial/employment led scheme)	70	£388,889	17,477,072	16,573,917	15,670,762	14,767,607	13,864,453	12,961,298	12,058,142	11,154,988	10,251,833	9,348,679	8,445,523
20 Seventy unit scheme (flats - higher density)	70	£291,667	13,902,570	13,110,179	12,317,789	11,525,398	10,733,008	9,940,617	9,148,227	8,355,837	7,563,446	6,771,056	5,978,66
21 One hundred unit scheme (flats - lower density)	100	£555,556	25,191,935	23,835,672	22,479,408	21,123,144	19,766,880	18,410,617	17,054,353	15,698,090	14,341,826	12,985,563	11,629,298
22 One hundred unit scheme (flats - higher density)	100	£416,667	19,481,679	18,369,153	17,256,629	16,144,104	15,031,578	13,919,054	12,806,528	11,694,003	10,581,478	9,468,953	8,356,429
Two hunded unit scheme (flats)	200	£833,333	39,102,862	36,880,524	34,658,188	32,435,851	30,213,514	27,991,177	25,768,841	23,546,504	21,324,167	19,101,831	16,879,49
Three hundred unit scheme (flats)	300	£1,250,000	53,321,859	50,181,341	47,040,823	43,900,305	40,759,787	37,619,269	34,478,752	31,338,233	28,197,716	25,057,197	21,916,680
P5 Four hundred unit scheme (flats)	400	£1,666,667	58,038,051	53,950,782	49,863,514	45,776,244	41,672,798	37,568,120	33,463,443	29,358,766	25,254,089	21,149,411	17,042,35
26 Six hunded unit scheme (flats)	600	£2,500,000	78,467,998	72,675,846	66,883,694	61,091,542	55,299,391	49,507,239	43,715,086	37,922,935	32,128,320	26,297,085	20,465,85
7 Small scale Office	-	£500,000	9,924,450	9,924,450	9,924,450	9,924,450	9,924,450	9,924,450	9,924,450	9,924,450	9,924,450	9,924,450	9,924,45
Medium scale Office	-	£500,000	9,758,993	9,758,993	9,758,993	9,758,993	9,758,993	9,758,993	9,758,993	9,758,993	9,758,993	9,758,993	9,758,99
9 Industrial Scheme new build (50% plot ratio)	-	£500,000	3,734,736	3,734,736	3,734,736	3,734,736	3,734,736	3,734,736	3,734,736	3,734,736	3,734,736	3,734,736	3,734,736
Industrial scheme intensification (60% plot ratio)	-	£500,000	4,481,683	4,481,683	4,481,683	4,481,683	4,481,683	4,481,683	4,481,683	4,481,683	4,481,683	4,481,683	4,481,683



Appendix 11 - Build for rent appraisal results

CHMOND LOCAL PLAN VIABILITY TESTING NCHMARK LAND VALUE 1 (EXISTING RESIDENTIAL)	Sales value £7,130		000 PER HA	AH tenure	Rented 70%	LLR 30%	Frst Hms 0%						
Description	No of units	BLV 1 £380.	0% AH	5% AH	10% AH	15% AH	20% AH	esidual land val	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses) 2 Two unit scheme (houses)		2 £570,	400 500,64	6 479,038	457,429	435,822	414,213	392,605	370,998	349,389	327,782	306,17	3 28
Two unit scheme (flats) Three unit scheme (houses)		2 £456, 3 £855,	600 680,47	9 190,714 4 651,077	178,309 621,679	165,905 592,282	153,500 562,885	141,095 533,488	128,692 504,091	116,287 474,694	103,882 445,298	91,47	00 38
5 Three unit scheme (flats) 6 Four unit scheme (houses)		3 £488, 4 £1,140,		2 287,325 0 899,107	268,718 858,544	250,112 817,981	231,504 777,418	212,898 736,856	194,290 696,293	175,684 655,730	157,076 615,167	138,46	69 1° 04 50
7 Four unit scheme (flats) 8 Five unit scheme (houses)		4 £651, 5 £1,426,	886 432,06	7 405,851	379,637	353,422	327,207	300,991	274,776	248,562	222,346	196,13	31 16
9 Five unit scheme (flats)		5 £814,	857 511,62	8 480,617	449,604	418,593	387,582	356,570	325,559	294,546	263,535	232,52	24 20
0 Seven unit scheme (houses) 1 Seven unit scheme (flats)		7 £1,996, 7 £1,140,	800 720,10	6 1,551,095 9 676,420	1,481,095	1,411,096 589,043	1,341,095 545,353	1,271,095 501,665	1,201,094 457,975	1,131,095	1,061,095 370,598	991,09	92 28
2 Ten unit scheme (houses) 3 Ten unit scheme (flats)		10 £2,852, 10 £1,629,	000 2,301,56 714 1,030,11	8 2,202,172 9 967,706	2,102,775 905,294	2,003,378 842,881	1,903,980 780,468	1,804,583 718,056	1,705,186 655.642	1,605,788 593,230	1,506,392 530,817	1,406,99	95 1,30 95 40
4 Twenty unit scheme (houses and flats) 5 Twenty unit scheme (flats)		20 £3,802, 20 £2,535,	667 2,812,71	1 2,670,317	2,527,922	2,385,529	2,243,135	2,100,741	1,958,347	1,815,954	1,673,559	1,531,16	5 1,3
6 Thirty unit scheme (flats with community use on ground floor)		30 £3,802,	667 2,754,31	1 2,570,133	2,385,956	2,201,780	2,017,603	1,833,426	1,649,249	1,465,071	1,280,894	1,096,71	7 9
Fifty unit scheme (flats - lower density) Fifty unit scheme (flats - higher density)		50 £6,337, 50 £4,753,	333 4,081,97	2 4,843,401 0 3,809,121	4,536,439 3,536,274	4,229,478 3,263,425	3,922,516 2,990,576	3,615,553 2,717,729	3,308,592 2,444,880	2,172,032	1,899,184	1,626,33	16 2,0 15 1,3
9 Seventy unit scheme (Industrial/employment led scheme) 0 Seventy unit scheme (flats - higher density)		70 £8,872, 70 £6,654,		6 6,234,487 3 4,403,900	5,864,740 4 079 499	5,494,991 3,755,097	5,125,242 3,430,695	4,755,494 3,106,293	4,385,745 2,781,891	4,015,997 2 457 489	3,646,249 2 133 087	3,276,50	00 2,9
One hundred unit scheme (flats - lower density)		100 £12,675,	556 9,344,05	3 8,786,398	8,228,744	7,671,089	7,113,435	6,555,780	5,998,126	5,440,471	4,882,816	4,325,16	3,7
One hundred unit scheme (flats - higher density) Two hunded unit scheme (flats)		100 £9,506, 200 £19,013,	333 13,020,52	3 12,120,941	11,221,359	10,321,778	9,422,196	8,522,614	7,623,033	6,723,451	5,823,869	4,924,28	38 2,0 37 4,0
Three hundred unit scheme (flats) Four hundred unit scheme (flats)		300 £28,520, 400 £38,026,	000 16,614,85 667 11,055,06	0 15,345,870 8 9,382,009	14,076,890 7,708,949	12,806,233 6,035,889	11,531,733 4,362,830	10,257,233 2,689,770	8,982,734 1,016,710	7,708,235 - 681,271	- 2,398,660	5,159,23	3,8 18 - 5,8
6 Six hunded unit scheme (flats) 7 Small scale Office		£57,040, £11,408,		9,683,376	7,312,288	4,938,599	2,564,909	191,218	- 2,213,356	- 4,649,536 - 10,862,418	- 7,089,631 - 10,862,418	- 9,529,88	5 - 12,0
8 Medium scale Office		- £11,408,	000 - 15,608,52	2 - 15,608,522	- 15,608,522	- 15,608,522	- 15,608,522	- 15,608,522	- 15,608,522	- 15,608,522	- 15,608,522	15,608,52	22 - 15,6
9 Industrial Scheme new build (50% plot ratio) 0 Industrial scheme intensification (60% plot ratio)		£11,408,	000 2,873,93 000 3,448,72	4 3,448,724	2,873,938 3,448,724	2,873,938 3,448,724	2,873,938 3,448,724	2,873,938 3,448,724	2,873,938 3,448,724	2,873,938 3,448,724	2,873,938 3,448,724	2,873,93 3,448,72	2,8
	·			·									_
NCHMARK LAND VALUE 2 (SECONDARY OFFICES) Description	No of units	£12,386,	600 0% AH	5% AH	10% AH	15% AH	20% AH	esidual land val 25% AH	ues 30% AH	35% AH	40% AH	45% AH	50% AI
1 One unit scheme (houses)		1 £412, 2 £619,	887 250,12	0 239,316	228,511	217,708	206,904	196,099	185,296	174,492	163,687	152,88	13
2 Two unit scheme (houses) 3 Two unit scheme (flats)		2 £495,	464 203,11	9 190,714	178,309	165,905	153,500	141,095	128,692	116,287	103,882	91,47	18
Three unit scheme (houses) Three unit scheme (flats)		3 £928, 3 £530,		4 651,077 2 287,325	621,679 268,718	592,282 250,112	562,885 231,504	533,488 212,898	504,091 194,290	474,694 175,684	445,298 157,076	415,90 138,46	9
Four unit scheme (houses) Four unit scheme (flats)		4 £1,238, 4 £707,		0 899,107 7 405,851	858,544 379,637	817,981 353,422	777,418 327,207	736,856 300,991	696,293 274,776	655,730 248,562	615,167 222,346	574,60 196.13	1
Five unit scheme (houses)		5 £1,548,	325 1,134,12	2 1,085,128	1,036,132	987,137	938,142	889,147	840,152	791,157	742,162	693,16	7
9 Five unit scheme (flats) D Seven unit scheme (houses)		7 £2,167,	655 1,621,09	6 1,551,095	1,481,095	1,411,096	1,341,095	1,271,095	1,201,094	1,131,095	1,061,095	991,09	14
1 Seven unit scheme (flats) 2 Ten unit scheme (houses)		7 £1,238, 10 £3,096,		9 676,420 8 2,202,172	632,731 2,102,775	589,043 2,003,378	545,353 1,903,980	501,665 1,804,583	457,975 1,705,186	414,287 1,605,788	370,598 1,506,392	326,90)9)5 1,
Ten unit scheme (flats) Twenty unit scheme (houses and flats)		10 £1,769, 20 £4,128,		9 967,706	905,294	842,881	780,468	718,056	655,642	593,230	530,817	468,40)5
5 Twenty unit scheme (flats)		20 £2,752,	578 2,054,96	0 1,930,299	1,805,636	1,680,975	1,556,312	1,431,651	1,306,988	1,182,327	1,057,664	933,00)2
6 Thirty unit scheme (flats with community use on ground floor) 7 Fifty unit scheme (flats - lower density)		50 £6,881,	444 5,150,36	2 4,843,401	4,536,439	4,229,478	3,922,516	1,833,426 3,615,553	3,308,592	3,001,630	2,694,668	2,387,70	06 2,
8 Fifty unit scheme (flats - higher density) 9 Seventy unit scheme (Industrial/employment led scheme)		50 £5,161, 70 £9,634,		0 3,809,121 6 6,234,487	3,536,274 5,864,740	3,263,425 5,494,991	2,990,576 5,125,242	2,717,729 4,755,494	2,444,880 4,385,745	2,172,032 4,015,997	1,899,184 3,646,249	1,626,33	35 1,3 00 2,5
0 Seventy unit scheme (flats - higher density) 1 One hundred unit scheme (flats - lower density)		70 £7,225, 100 £13,762,		3 4,403,900	4,079,499 8 228 744	3,755,097	3,430,695 7 113 435	3,106,293 6,555,780	2,781,891 5,998,126	2,457,489 5,440,471	2,133,087	1,808,68	5 1,4
2 One hundred unit scheme (flats - higher density)		100 £10,322,	166 6,546,13	7 6,091,679	5,637,220	5,182,761	4,728,303	4,273,844	3,819,384	3,364,926	2,910,467	2,456,00	08 2,0
Three hundred unit scheme (flats)		300 £30,966,	499 16,614,85	0 15,345,870	14,076,890	12,806,233	11,531,733	10,257,233	8,982,734	7,708,235	6,433,736	5,159,23	6 3,
Four hundred unit scheme (flats) Six hunded unit scheme (flats)		£41,288, 500 £61,932,	998 12,033,62	9,382,009 0 9,683,376	7,708,949 7,312,288	6,035,889 4,938,599	4,362,830 2,564,909	2,689,770 191,218	1,016,710 - 2,213,356	- 681,271 - 4,649,536	- 2,398,660 - 7,089,631	- 4,116,04 - 9,529,88	18 - 5, 15 - 12,
7 Small scale Office 8 Medium scale Office		 £12,386, £12,386, 		8 - 10,862,418	- 10,862,418 - 15,608,522	- 10,862,418	- 10,862,418	- 10,862,418	- 10,862,418 - 15,608,522	- 10,862,418	- 10,862,418	- 10,862,41	8 - 10,0
9 Industrial Scheme new build (50% plot ratio)		- £12,386,	600 2,873,93	8 2,873,938	2,873,938	2,873,938	2,873,938	2,873,938	2,873,938	2,873,938	2,873,938	2,873,93	18 2,
0 Industrial scheme intensification (60% plot ratio)		£12,386,	3,448,72	4 3,448,724	3,448,724	3,448,724	3,448,724	3,448,724	3,448,724	3,448,724	3,448,724	3,448,72	3,
NCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)		£5,275,	753					esidual land val	ues				
Description 1 One unit scheme (houses)	No of units	1 £175,	0% AH 858 250.12	5% AH 0 239.316	10% AH 228.511	15% AH 217.708	20% AH 206.904	25% AH 196,099	30% AH 185,296	35% AH 174,492	40% AH 163.687	45% AH	50% A
2 Two unit scheme (houses) 3 Two unit scheme (flats)		- £263,	788 500,64	6 479,038	457,429	435,822	414,213	392,605	370,998	349,389	327,782	306,17	'3
Three unit scheme (houses)		- £395,	681 680,47	4 651,077	621,679	592,282	562,885	533,488	504,091	474,694	445,298	415,90	0
5 Three unit scheme (flats) 6 Four unit scheme (houses)		£226,	575 939,67	2 287,325 0 899,107	268,718 858,544	250,112 817,981	231,504 777,418	212,898 736,856	194,290 696,293	175,684 655,730	157,076 615,167	138,46 574,60	04
Four unit scheme (flats) Five unit scheme (houses)		- £301, - £659,		7 405,851 2 1,085,128	379,637 1,036,132	353,422 987,137	327,207 938,142	300,991 889,147	274,776 840,152	248,562 791,157	222,346 742,162	196,13 ! 693.16	67
Five unit scheme (flats)		- £376,	839 511,62	8 480,617 6 1.551.095	449,604 1,481,095	418,593 1,411,096	387,582 1,341,095	356,570	325,559	294,546	263,535	232,52	24
Seven unit scheme (flats)		- £527,	575 720,10	9 676,420	632,731	589,043	545,353	501,665	457,975	414,287	370,598	326,90	94
Ten unit scheme (houses) Ten unit scheme (flats)		£1,318,	679 1,030,11	8 2,202,172 9 967,706	2,102,775 905,294	2,003,378 842,881	1,903,980 780,468	718,056	1,705,186	1,605,788 593,230	1,506,392 530,817	1,406,99 468,40	95 1, 95
Twenty unit scheme (houses and flats) Twenty unit scheme (flats)		 £1,758, £1,172, 		1 2,670,317 0 1,930,299	2,527,922 1,805,636	2,385,529 1,680,975	2,243,135 1,556,312	2,100,741 1,431,651	1,958,347 1,306,988	1,815,954 1,182,327	1,673,559 1,057,664	1,531,16 933.00	i5 1,
6 Thirty unit scheme (flats with community use on ground floor) 7 Fifty unit scheme (flats - lower density)		£1,758, £2,930,	584 2,754,31	1 2,570,133 2 4,843,401	2,385,956 4,536,439	2,201,780 4,229,478	2,017,603 3,922,516	1,833,426 3,615,553	1,649,249 3,308,592	1,465,071 3,001,630	1,280,894 2,694,668	1,096,71	06 2
B Fifty unit scheme (flats - higher density)		£2,198,	230 4,081,97	0 3,809,121	3,536,274 5,864,740	3,263,425	2,990,576	2,717,729	2,444,880	2,172,032	1,899,184	1,626,33	5 1,
Seventy unit scheme (Industrial/employment led scheme) Seventy unit scheme (flats - higher density)		£4,103,	522 4,728,30		4,079,499	5,494,991 3,755,097	5,125,242 3,430,695	4,755,494 3,106,293	4,385,745 2,781,891	4,015,997 2,457,489	3,646,249 2,133,087	3,276,50 1,808,68	00 2 85 1
One hundred unit scheme (flats - lower density) One hundred unit scheme (flats - higher density)		 £5,861, £4,396, 			8,228,744 5,637,220	7,671,089 5,182,761	7,113,435 4,728,303	6,555,780 4,273,844	5,998,126 3,819,384	5,440,471 3,364,926	2 910 467	2 456 00	3. 18 2.
Two hunded unit scheme (flats) Three hundred unit scheme (flats)		- £8,792, - £13,189,	921 13,020,52		11,221,359	10,321,778 12,806,233	9,422,196	8,522,614 10,257,233	7,623,033 8 982 734	6,723,451 7,708,235	5,823,869 6,433,736	4,924,28	37 4. 16 3
Four hundred unit scheme (flats)		£17,585,	842 11,055,06	8 9,382,009	7,708,949	6,035,889	4,362,830	2,689,770	1,016,710	- 681,271	- 2,398,660	4,116,04	18 - 5
S Six hunded unit scheme (flats) 7 Small scale Office		£26,378, £5,275,	753 - 10,862,41	9,683,376 8 - 10,862,418	7,312,288 - 10,862,418	4,938,599 - 10,862,418	2,564,909 - 10,862,418	191,218 - 10,862,418	- 2,213,356 - 10,862,418	- 4,649,536 - 10,862,418	- 7,089,631 - 10,862,418	- 9,529,88 - 10,862,41	55 - 12. 18 - 10.
Medium scale Office Industrial Scheme new build (50% plot ratio)		- £5,275, - £5,275,		2 - 15,608,522 8 2,873,938	- 15,608,522 2,873,938	- 15,608,522 2,873,938	- 15,608,522 2,873,939	- 15,608,522 2,873,938	- 15,608,522 2,873,938	- 15,608,522 2,873,938	- 15,608,522 2,873,939	- 15,608,52 2,873,93	22 - 15.
Industrial scheme intensification (60% plot ratio)		- £5,275,		4 3,448,724	3,448,724	3,448,724	3,448,724	3,448,724	3,448,724	3,448,724	3,448,724	3,448,72	4 3
NOTIFICATION OF THE PARTY OF TH	INDEVEL OPET :												
			000 PER HA				R	esidual land val					
NCHMARK LAND VALUE 4 (BACKLANDS, GARDENS, OTHER Description 1 One unit scheme (houses)	No of units	BLV	0% AH	5% AH 0 239,316	10% AH 228,511	15% AH 217,708	20% AH 206,904		ues 30% AH 185,296	35% AH 174,492	40% AH 163,687	45% AH	50% A
Description 1 One unit scheme (houses) 2 Two unit scheme (houses)		BLV 1 £16, 2 £25,	0% AH 667 250,120 000 500,640	0 239,316 6 479,038	228,511 457,429	217,708 435,822	20% AH 206,904 414,213	25% AH 196,099 392,605	30% AH 185,296 370,998	174,492 349,389	163,687 327,782	152,88 306,17	33
		BLV 1 £16,	0% AH 667 250,121 000 500,641 000 203,111 500 680,47	0 239,316 6 479,038 9 190,714 4 651,077	228,511	217,708	20% AH 206,904			174,492	163,687	152,88	33 73 78

	·		1				R	esidual land val	105				
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH		35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	1	£16,667	250,120	239,316	228,511	217,708	206,904	196,099	185,296	174,492	163,687	152,883	142,
2 Two unit scheme (houses)	2	£25,000	500,646	479,038	457,429	435,822	414,213	392,605	370,998	349,389	327,782	306,173	
3 Two unit scheme (flats)	2	£20,000		190,714	178,309	165,905	153,500	141,095	128,692	116,287	103,882	91,478	
Three unit scheme (houses)	3	£37,500			621,679	592,282	562,885	533,488	504,091	474,694	445,298	415,900	
5 Three unit scheme (flats)	3	£21,429		287,325	268,718	250,112	231,504	212,898	194,290	175,684	157,076	138,469	
6 Four unit scheme (houses)	4	£50,000		899,107	858,544	817,981	777,418	736,856	696,293	655,730	615,167	574,604	
Four unit scheme (flats)	4	£28,571		405,851	379,637	353,422	327,207	300,991	274,776	248,562	222,346	196,131	169
B Five unit scheme (houses)	5	£62,500		1,085,128	1,036,132	987,137	938,142	889,147	840,152	791,157	742,162	693,167	
9 Five unit scheme (flats)	5	£35,714		480,617	449,604	418,593	387,582	356,570	325,559	294,546	263,535	232,524	
Seven unit scheme (houses)	7	£87,500		1,551,095	1,481,095	1,411,096	1,341,095	1,271,095	1,201,094	1,131,095	1,061,095	991,094	
Seven unit scheme (flats)	7	£50,000		676,420	632,731	589,043	545,353	501,665	457,975	414,287	370,598	326,909	
Ten unit scheme (houses)	10	£125,000		2,202,172	2,102,775	2,003,378	1,903,980	1,804,583	1,705,186	1,605,788	1,506,392	1,406,995	
Ten unit scheme (flats)	10	£71,429			905,294	842,881	780,468	718,056	655,642	593,230	530,817	468,405	
Twenty unit scheme (houses and flats)	20	£166,667		2,670,317	2,527,922	2,385,529	2,243,135	2,100,741	1,958,347	1,815,954	1,673,559	1,531,165	
Twenty unit scheme (flats)	20	£111,111		1,930,299	1,805,636	1,680,975	1,556,312	1,431,651	1,306,988	1,182,327	1,057,664	933,002	
Thirty unit scheme (flats with community use on ground floor)	30	£166,667		2,570,133	2,385,956	2,201,780	2,017,603	1,833,426	1,649,249	1,465,071	1,280,894	1,096,717	912
Fifty unit scheme (flats - lower density)	50	£277,778		4,843,401	4,536,439	4,229,478	3,922,516	3,615,553	3,308,592	3,001,630	2,694,668	2,387,706	2,08
Fifty unit scheme (flats - higher density)	50	£208,333		3,809,121	3,536,274	3,263,425	2,990,576	2,717,729	2,444,880	2,172,032	1,899,184	1,626,335	
Seventy unit scheme (Industrial/employment led scheme)	70	£388,889		6,234,487	5,864,740	5,494,991	5,125,242	4,755,494	4,385,745	4,015,997	3,646,249	3,276,500	
Seventy unit scheme (flats - higher density)	70	£291,667		4,403,900	4,079,499	3,755,097	3,430,695	3,106,293	2,781,891	2,457,489	2,133,087	1,808,685	
One hundred unit scheme (flats - lower density)	100	£555,556		8,786,398	8,228,744	7,671,089	7,113,435	6,555,780	5,998,126	5,440,471	4,882,816	4,325,161	3,76
One hundred unit scheme (flats - higher density)	100	£416,667		6,091,679	5,637,220	5,182,761	4,728,303	4,273,844	3,819,384	3,364,926	2,910,467	2,456,008	2,00
Two hunded unit scheme (flats)	200	£833,333	13,020,523	12,120,941	11,221,359	10,321,778	9,422,196	8,522,614	7,623,033	6,723,451	5,823,869	4,924,287	4,024
Three hundred unit scheme (flats)	300	£1,250,000	16,614,850	15,345,870	14,076,890	12,806,233	11,531,733	10,257,233	8,982,734	7,708,235	6,433,736	5,159,236	3,884
Four hundred unit scheme (flats)	400	£1,666,667	11,055,068	9,382,009	7,708,949	6,035,889	4,362,830	2,689,770	1,016,710	- 681,271	- 2,398,660	- 4,116,048	- 5,83
Six hunded unit scheme (flats)	600	£2,500,000		9,683,376	7,312,288	4,938,599	2,564,909	191,218	- 2,213,356	- 4,649,536		- 9,529,885	- 12,01
Small scale Office	-	£500,000		- 10,862,418	- 10,862,418	- 10,862,418	- 10,862,418	- 10,862,418	- 10,862,418	- 10,862,418	- 10,862,418	- 10,862,418	- 10,86
Medium scale Office	-	£500,000	- 15,608,522	- 15,608,522	- 15,608,522	- 15,608,522	- 15,608,522			- 15,608,522		- 15,608,522	- 15,60
Industrial Scheme new build (50% plot ratio)	-	£500,000	2,873,938	2,873,938	2,873,938	2,873,938	2,873,938	2,873,938	2,873,938	2,873,938	2,873,938	2,873,938	2,87
0 Industrial scheme intensification (60% plot ratio)		£500.000	3,448,724	3,448,724	3,448,724	3,448,724	3,448,724	3,448,724	3,448,724	3,448,724	3,448,724	3,448,724	3,44

	ICHMARK LAND VALUE 1 (EXISTING RESIDENTIAL)	Sales value £7,474 psm	£11,958,400		AH tenure	Rented 70%	ELIX 30 %	Frst Hms 0%						
	Description One unit scheme (houses)	No of units	BLV £398.613	0% AH 274.001	5% AH 262.002	10% AH 250.004	15% AH 238.006	20% AH	25% AH	30% AH 202.012	35% AH 190.013	40% AH 178.016	45% AH 166.018	50% AH 154.020
3	Two unit scheme (houses) Two unit scheme (flats)	2 2	£597,920 £478,336	548,407 231,442	524,410 217,621	500,414 203,800	476,418 189,980	452,422 176,159	428,426 162,339	404,430 148,517	380,434 134,696	356,438 120,876	332,442 107,055	308,445 93,235
5	Three unit scheme (houses) Three unit scheme (flats) Four unit scheme (houses)	3 3	£896,880 £512,503 £1.195,840	745,450 348,417 1.029.327	712,804 327,686 984,281	680,159 306,954 939,235	647,513 286,223 894,190	614,866 265,492 849,144	582,220 244,761 804,098	549,575 224,029 759,052	516,929 203,298 714.007	484,283 182,568 668,962	451,637 161,836 623,915	418,992 141,103 578,870
7 8	Four unit scheme (flats) Five unit scheme (houses)	4 5	£683,337 £1,494,800	491,924 1,242,417	462,716 1,188,007	433,508 1,133,597	404,300 1,079,188	375,092 1,024,778	345,884 970,368	316,676 915,958	287,468 861,548	258,260 807,139	229,052 752,729	199,84- 698,31
10	Five unit scheme (flats) Seven unit scheme (houses) Seven unit scheme (flats)	5 7	£854,171 £2,092,720 £1,195,840	582,436 1,775,818 821,030	547,884 1,698,082 772,296	513,332 1,620,345 723,561	478,780 1,542,609 674,826	444,228 1,464,873 626,091	409,676 1,387,137 577,356	375,124 1,309,400 528,621	340,572 1,231,664 479,886	306,020 1,153,928 431,151	271,468 1,076,192	236,910 998,450
12 13	Ten unit scheme (houses) Ten unit scheme (flats)	10 10	£2,989,600 £1,708,343	2,521,268 1,174,293	2,410,886 1,104,672	2,300,504 1,035,050	2,190,122 965,429	2,079,739 895,808	1,969,358 826,186	1,858,976 756,564	1,748,593 686,943	1,638,211 617,321	1,527,829 547,700	1,417,44 478,07
15	Twenty unit scheme (houses and flats) Twenty unit scheme (flats) Thirty unit scheme (flats with community use on ground floor)	20 20 30	£3,986,133 £2,657,422 £3,986,133	3,139,577 2,346,378 3,188,694	2,980,840 2,207,146 2,982,708	2,822,102 2,067,912 2,776,901	2,663,365 1,928,680 2,571,005	2,504,628 1,789,447 2,365,108	2,345,892 1,650,214 2,159,213	2,187,154 1,510,981 1,953,316	2,028,417 1,371,748 1,747,420	1,869,680 1,232,515 1,541,523	1,710,942 1,093,283	1,552,209 954,049
17 18	Fifty unit scheme (flats - lower density) Fifty unit scheme (flats - higher density)	50 50	£6,643,556 £4,982,667	5,874,335 4,733,357	5,531,174 4,427,939	5,188,013 4,122,521	4,844,853 3,817,104	4,501,692 3,511,687	4,158,532 3,206,268	3,815,371 2,900,851	3,472,212 2,595,434	3,129,051 2,290,016	2,785,891 1,984,598	2,442,73 1,679,18
20	Seventy unit scheme (Industrial/employment led scheme) Seventy unit scheme (flats - higher density) One hundred unit scheme (flats - lower density)	70 70 100	£9,300,978 £6,975,733 £13,287,111	7,513,902 5,526,407	7,098,671 5,162,099	6,683,439 4,797,792	6,268,207 4,433,485	5,852,976 4,069,178	5,437,744 3,704,871	5,022,512 3,340,564 6,057,228	4,607,281 2,976,256	4,192,048 2,611,950 5,704,903	3,776,816 2,247,642 5,078,743	3,361,58 1,883,33
22	One hundred unit scheme (flats - lower density) Two hundred unit scheme (flats) Two hunded unit scheme (flats)	100	£9,965,333 £19,930,667	7,677,535 15,297,667	7,166,506 14,284,228	6,655,477 13,270,790	6,144,449 12,257,351	5,633,420 11,243,912	5,122,391 10,230,473	4,611,363 9,217,034	4,100,334 8,203,594	3,589,305 7,190,156	3,078,277 6,176,717	2,567,24 5,163,27
25	Three hundred unit scheme (flats) Four hundred unit scheme (flats) Six hunded unit scheme (flats)	300 400 600	£29,896,000 £39,861,333 £59,792,000	19,840,820 15,311,110	18,410,541 13,439,062	16,980,263 11,567,012	15,549,985 9,681,379	14,119,707 7,793,879	12,689,428 5,906,379	11,259,150 4,018,879	9,827,881 2,131,379	8,390,332 243,663	6,952,783 - 1,690,758	5,515,23 - 3,628,62
27	Small scale Office Medium scale Office	-	£11,958,400 £11,958,400	- 10,862,418 - 15,608,522	- 10,862,418 - 15,608,522	- 10,862,418 - 15,608,522	- 10,862,418 - 15,608,522	- 10,862,418 - 15,608,522	- 10,862,418 - 15,608,522	- 10,862,418 - 15,608,522	- 10,862,418 - 15,608,522	- 10,862,418 - 15,608,522	- 10,862,418 - 15,608,522	- 10,862,41 - 15,608,52
29		-	£11,958,400 £11,958,400	2,873,938 3,448,724	2,873,938 3,448,724	2,873,938 3,448,724	2,873,938 3,448,724	2,873,938 3,448,724	2,873,938 3,448,724	2,873,938 3,448,724	2,873,938 3,448,724	2,873,938 3,448,724	2,873,938 3,448,724	2,873,93 3,448,72
BEN	ICHMARK LAND VALUE 2 (SECONDARY OFFICES)		£12,386,600					R	Residual land val	lues				
1	Description One unit scheme (houses)	No of units	BLV £412,887	0% AH 274,001	5% AH 262,002	10% AH 250,004	15% AH 238,006	20% AH 226,008	25% AH 214,010	30% AH 202,012	35% AH 190,013	40% AH 178,016	45% AH 166,018	50% AH 154,02
3	Two unit scheme (houses) Two unit scheme (flats) Three unit scheme (houses)	2 2 3	£619,330 £495,464 £928,995	548,407 231,442 745,450	524,410 217,621 712,804	500,414 203,800 680,159	476,418 189,980 647,513	452,422 176,159 614,866	428,426 162,339 582,220	404,430 148,517 549,575	380,434 134,696 516,929	356,438 120,876 484 283	332,442 107,055 451,637	308,44 93,23 418,99
5	Three unit scheme (flats) Four unit scheme (houses)	3	£530,854 £1,238,660	348,417 1,029,327	327,686 984,281	306,954 939,235	286,223 894,190	265,492 849,144	244,761 804,098	224,029 759,052	203,298 714,007	182,568 668,962	161,836 623,915	141,10 578,87
8	Four unit scheme (flats) Five unit scheme (houses)	5	£707,806 £1,548,325	491,924 1,242,417	462,716 1,188,007	433,508 1,133,597	404,300 1,079,188	375,092 1,024,778	345,884 970,368	316,676 915,958	287,468 861,548	258,260 807,139	229,052 752,729	199,84 698,31
10	Five unit scheme (flats) Seven unit scheme (houses) Seven unit scheme (flats)	5 7 7	£884,757 £2,167,655 £1,238,660	1,775,818 821,030	1,698,082 772,296	1,620,345 723,561	1,542,609 674,826	1,464,873 626,091	1,387,137 577,356	1,309,400 528,621	1,231,664 479,886	1,153,928 431,151	1,076,192 382,415	998,45 333,68
12	Ten unit scheme (houses) Ten unit scheme (flats)	10	£3,096,650 £1,769,514	2,521,268 1,174,293	2,410,886 1,104,672	2,300,504 1,035,050	2,190,122 965,429	2,079,739 895,808	1,969,358 826,186	1,858,976 756,564	1,748,593 686,943	1,638,211 617,321	1,527,829 547,700	1,417,44 478,07
15		20 20 30	£4,128,867 £2,752,578 £4,128,867	3,139,577 2,346,378 3,188,694	2,980,840 2,207,146 2,982,798	2,822,102 2,067,912 2,776,901	2,663,365 1,928,680 2,571,005	2,504,628 1,789,447 2,365,108	2,345,892 1,650,214 2,159,213	2,187,154 1,510,981 1,953,316	2,028,417 1,371,748 1,747,420	1,869,680 1,232,515 1,541,523	1,710,942 1,093,283 1,335,628	1,552,20 954,04 1 129 73
17 18	Fifty unit scheme (flats - lower density) Fifty unit scheme (flats - higher density)	50 50	£6,881,444 £5,161,083	5,874,335 4,733,357	5,531,174 4,427,939	5,188,013 4,122,521	4,844,853 3,817,104	4,501,692 3,511,687	4,158,532 3,206,268	3,815,371 2,900,851	3,472,212 2,595,434	3,129,051 2,290,016	2,785,891 1,984,598	2,442,73 1,679,18
20	Seventy unit scheme (Industrial/employment led scheme) Seventy unit scheme (flats - higher density) One hundred unit scheme (flats - lower density)	70 70 100	£9,634,022 £7,225,516 £13.762.888	7,513,902 5,526,407	7,098,671 5,162,099	6,683,439 4,797,792	6,268,207 4,433,485	5,852,976 4,069,178	5,437,744 3,704,871	5,022,512 3,340,564 6,057,228	4,607,281 2,976,256	4,192,048 2,611,950 5,704,903	3,776,816 2,247,642 5,078,743	3,361,585 1,883,335
22 23	One hundred unit scheme (flats - higher density) Two hunded unit scheme (flats)	100 200	£10,322,166 £20,644,333	7,677,535 15,297,667	7,166,506 14,284,228	6,655,477 13,270,790	6,144,449 12,257,351	5,633,420 11,243,912	5,122,391 10,230,473	4,611,363 9,217,034	4,100,334 8,203,594	3,589,305 7,190,156	3,078,277 6,176,717	2,567,24 5,163,27
25	Three hundred unit scheme (flats) Four hundred unit scheme (flats) Six hunded unit scheme (flats)	300 400 600	£30,966,499 £41,288,665 £61,932,998	19,840,820 15,311,110	18,410,541 13,439,062	16,980,263 11,567,012	15,549,985 9,681,379	14,119,707 7,793,879	12,689,428 5,906,379	11,259,150 4,018,879	9,827,881 2,131,379	8,390,332 243,663	6,952,783 - 1,690,758	5,515,23 - 3,628,620
27	Small scale Office Medium scale Office	-	£12,386,600 £12,386,600	- 10,862,418 - 15,608,522	- 10,862,418 - 15,608,522	- 10,862,418 - 15,608,522	- 10,862,418 - 15,608,522	- 10,862,418 - 15,608,522	- 10,862,418 - 15,608,522	- 10,862,418 - 15,608,522	- 10,862,418 - 15,608,522	- 10,862,418 - 15,608,522	- 10,862,418 - 15,608,522	- 10,862,418 - 15,608,523
29 30	Industrial Scheme new build (50% plot ratio) Industrial scheme intensification (60% plot ratio)	-	£12,386,600 £12,386,600	2,873,938 3,448,724	2,873,938 3,448,724	2,873,938 3,448,724	2,873,938 3,448,724	2,873,938 3,448,724	2,873,938 3,448,724	2,873,938 3,448,724	2,873,938 3,448,724	2,873,938 3,448,724	2,873,938 3,448,724	2,873,93 3,448,72
BEN	ICHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)		£5,275,753						tesidual land val					
- 1	Description One unit scheme (houses) Two unit scheme (houses)	No of units	£175,858 £263,788	0% AH 274,001 548.407	5% AH 262,002 524,410	10% AH 250,004 500 414	15% AH 238,006 476,418	20% AH 226,008 452 422	25% AH 214,010 428 426	30% AH 202,012 404 430	35% AH 190,013 380 434	40% AH 178,016 356 438	45% AH 166,018	50% AH 154,020
3	Two unit scheme (flats) Three unit scheme (houses)	-	£211,030 £395,681	231,442 745,450	217,621 712,804	203,800 680,159	189,980 647,513	176,159 614,866	162,339 582,220	148,517 549,575	134,696 516,929	120,876 484,283	107,055 451,637	93,23 418,99
6	Three unit scheme (flats) Four unit scheme (houses) Four unit scheme (flats)	-	£226,104 £527,575 £301,472	348,417 1,029,327 491,924	327,686 984,281 462,716	306,954 939,235 433,508	286,223 894,190 404,300	265,492 849,144 375,092	244,761 804,098 345,884	224,029 759,052 316,676	203,298 714,007	182,568 668,962	161,836 623,915	141,10 578,87
8	Five unit scheme (houses)		£659,469	1,242,417	1.188.007	1,133,597	1,079,188	1,024,778	970,368	915 958	207,400			
11	Five unit scheme (flats)	-	£376,839	582,436	547,884	513,332				375,124	340,572	807,139 306,020	752,729 271,468	698,31
	Seven unit scheme (houses) Seven unit scheme (flats)		£376,839 £923,257 £527,575	582,436 1,775,818 821,030	547,884 1,698,082 772,296	1,620,345 723,561	1,542,609 674,826	1,464,873 626,091	1,387,137 577,356	375,124 1,309,400 528,621	340,572 1,231,664 479,886	807,139 306,020 1,153,928 431,151	752,729 271,468 1,076,192 382,415	698,31 236,91 998,45 333,68
14	Seven unit scheme (houses) Seven unit scheme (flats) Ten unit scheme (houses) Ten unit scheme (flats) Ten unit scheme (flats) Twenty unit scheme (houses and flats)		£376,839 £923,257 £527,575 £1,318,938 £753,679 £1,758,584	582,436 1,775,818 821,030 2,521,268 1,174,293 3,139,577	547,884		1,542,609	1,464,873 626,091 2,079,739 895,808 2,504,628		375,124 1,309,400 528,621 1,858,976 756,564 2,187,154	340,572 1,231,664 479,886 1,748,593 686,943 2,028,417	807,139 306,020 1,153,928 431,151 1,638,211 617,321 1,869,680	752,729 271,468 1,076,192 382,415 1,527,829 547,700 1,710,942	698,31 236,91 998,45 333,68 1,417,44 478,07 1,552,20
14 15 16	Seven unit scheme (fluss) Seven unit scheme (flats) Ten unit scheme (fluss) Ten unit scheme (fluss) Twerrly unit scheme (flats) Twerrly unit scheme (flats) Twerrly unit scheme (flats)	-	£376,839 £923,257 £527,575 £1,318,938 £753,679 £1,758,584 £1,172,389 £1,758,584	582,436 1,775,818 821,030 2,521,268 1,174,293 3,139,577 2,346,378 3,188,694	547,884 1,698,082 772,296 2,410,886 1,104,672 2,980,840 2,207,146 2,982,798	1,620,345 723,561 2,300,504 1,035,050 2,822,102 2,067,912 2,776,901	1,542,609 674,826 2,190,122 965,429 2,663,365 1,928,680 2,571,005	626,091 2,079,739 895,808 2,504,628 1,789,447 2,365,108	1,387,137 577,356 1,969,358 826,186 2,345,892 1,650,214 2,159,213	528,621 1,858,976 756,564 2,187,154 1,510,981 1,953,316	340,572 1,231,664 479,886 1,748,593 686,943 2,028,417 1,371,748 1,747,420	807,139 306,020 1,153,928 431,151 1,638,211 617,321 1,869,680 1,232,515 1,541,523	752,729 271,468 1,076,192 382,415 1,527,829 547,700 1,710,942 1,093,283 1,335,628	698,31 236,91 998,45 333,68 1,417,44 478,07 1,552,20 954,04
14 15 16 17 18	Seven unit scheme (fluss) Ten unit scheme (fluss) Ten unit scheme (fluss) Ten unit scheme (fluss) Twenty unit scheme (fluss) Twenty unit scheme (fluss) Thirty unit scheme (fluss) Thirty unit scheme (fluss with community use on ground floor) Fifty unit scheme (fluss - with community use on ground floor) Fifty unit scheme (fluss - with community use on ground floor) Fifty unit scheme (fluss - with censity)		£376,839 £923,257 £527,575 £1,318,938 £753,679 £1,758,584 £1,172,389	582,436 1,775,818 821,030 2,521,268 1,174,293 3,139,577 2,346,378	547,884 1,698,082 772,296 2,410,886 1,104,672 2,980,840 2,207,146	1,620,345 723,561 2,300,504 1,035,050 2,822,102 2,067,912	1,542,609 674,826 2,190,122 965,429 2,663,365 1,928,680	626,091 2,079,739 895,808 2,504,628 1,789,447	1,387,137 577,356 1,969,358 826,186 2,345,892 1,650,214	528,621 1,858,976 756,564 2,187,154 1,510,981	2,028,417 1,371,748	807,139 306,020 1,153,928 431,151 1,638,211 617,321 1,869,680 1,232,515 1,641,523 3,129,051 2,290,016 4,192,048	752,729 271,468 1,076,192 382,415 1,527,829 547,700 1,710,942 1,093,283 1,335,628 2,785,891 1,984,598 3,776,816	193,04 699,31 236,91 998,45 333,68 1,417,44 478,07 1,552,20 954,04 1,129,73 2,442,73 1,679,18 3,361,58
14 15 16 17 18 19 20 21	Seven unt scheme (fluss) Seven unt scheme (fluss) Tan unt scheme (fluss) Twenty unt scheme (fluss) Twenty unt scheme (fluss) Thirty unt scheme (fluss and fluss) Thirty unt scheme (fluss better (fluss) Thirty unt scheme (fluss - lower density) Fifty unt scheme (fluss - lower density) Seventy unt scheme (flust- scheme (flust- scheme) Seventy unt scheme (flust- scheme (flust- scheme) Seventy unt scheme (flust- scheme)		£376,839 £923,257 £527,575 £1,318,938 £753,679 £1,758,584 £1,172,389 £1,758,584 £2,930,974 £2,198,230 £4,103,363 £3,077,522 £5,881,947	582,436 1,776,818 821,030 2,521,268 1,174,293 3,139,577 2,346,378 3,188,694 5,874,335 4,733,357 7,513,902 5,526,407	547,884 1,698,082 772,296 2,410,886 1,104,672 2,980,840 2,207,146 2,982,798 5,531,174 4,427,939 7,098,671 5,162,099 10,088,038	1,620,345 723,561 2,300,504 1,035,050 2,822,102 2,067,912 2,776,901 5,188,013 4,122,521 6,683,439 4,797,792 9,461,876	1,542,609 674,826 2,190,122 965,429 2,663,365 1,928,680 2,671,005 4,844,853 3,817,104 6,268,207 4,433,485 8,835,713	626,091 2,079,739 895,802 2,504,628 1,789,447 2,365,108 4,501,692 3,511,687 5,852,976 4,069,178 8,209,552	1,387,137 577,356 1,969,358 826,186 2,345,892 1,650,214 4,158,532 3,206,268 5,437,744 3,704,871 7,583,389	528,621 1,858,976 756,564 2,187,154 1,510,981 1,953,316 3,815,371 2,900,851 5,022,512 3,340,564 6,957,228	2,028,417 1,371,748 1,747,420 3,472,212 2,595,434 4,607,281 2,976,256 6,331,066	807,139 306,020 1,153,928 431,151 1,638,211 1,869,680 1,232,515 3,129,051 2,290,016 4,192,048 2,611,950 5,704,903	271,468 1,076,192 382,415 1,527,829 547,700 1,710,942 1,093,283 1,385,628 2,785,891 1,984,598 3,776,816 2,247,642 5,078,742	183,04 698,31 236,91 998,45 333,68 1,417,44 478,07 1,552,20 954,04 1,129,73 2,442,73 1,679,18 3,361,58 1,833,33 4,452,58
14 15 16 17 18 19 20 21 22 23	Seven unit scheme (flouses) Seven unit scheme (flats) Ten unit scheme (flouses) Ten unit scheme (flats) Teverty unit scheme (flats) Twenty unit scheme (flats) Thirty unit scheme (flats) Thirty unit scheme (flats with community use on ground floor) Fifty unit scheme (flats with community use on ground floor) Fifty unit scheme (flats - ligher density) Seventy unit scheme (flats - ligher density) Seventy unit scheme (flats - ligher density)		£376,839 £923,257 £527,575 £1,318,938 £753,679 £1,758,584 £1,172,389 £1,758,584 £2,930,974 £2,198,230 £4,103,363 £3,077,522	582,436 1,775,818 821,030 2,521,268 1,174,293 3,139,577 2,346,378 3,188,694 5,874,335 4,733,357 7,513,902 5,526,407	547,884 1,698,082 772,296 2,410,886 1,104,672 2,980,840 2,207,146 2,982,798 5,531,174 4,427,939 7,098,671 5,162,099	1,620,345 723,561 2,300,504 1,035,050 2,822,102 2,067,912 2,776,901 5,188,013 4,122,523 4,797,792	1,542,609 674,826 2,190,122 965,429 2,663,365 1,928,680 2,571,005 4,844,853 3,817,104 6,268,207 4,433,485	626,091 2,079,739 895,808 2,504,628 1,789,447 2,365,108 4,501,692 3,511,687 5,852,976 4,069,178	1,387,137 577,356 1,969,358 826,186 2,345,892 1,650,214 2,159,213 4,158,532 3,206,268 5,437,744 3,704,871	528,621 1,858,976 756,564 2,187,154 1,510,981 1,953,316 3,815,371 2,900,851 5,022,512 3,340,564	2,028,417 1,371,748 1,747,420 3,472,212 2,595,434 4,607,281 2,976,256 6,331,066 4,100,334 8,203,594 9,827,881	306,020 1,153,928 431,151 1,638,211 1,889,680 1,232,515 1,541,523 3,129,051 4,192,048 2,611,950	271,468 1,076,192 382,415 1,527,829 1,770,942 1,093,283 1,335,628 2,785,891 1,984,598 3,776,816 2,247,642 5,078,742 3,078,277 6,176,717	478,07 1,552,20 964,04 1,129,73 2,442,73 1,679,18 3,361,58 1,883,33 4,452,58 2,567,24 5,163,27 5,151,23
14 15 16 17 18 19 20 21 22 23 24 25 26	Seven unit scheme (fluses) Seven unit scheme (flats) Tan unit scheme (flats) Tan unit scheme (flats) Twenty unit scheme (flats) Twenty unit scheme (flats) Thirty unit scheme (flats) Seven (flats) Seven (flats) Seven (flats) Seven (flats) Seven (flats) One hunded unit scheme (flats) Twenty unit scheme (flats) Twenty unit scheme (flats) Thirty unit scheme (flats) Twenty unit scheme (flats) Twenty unit scheme (flats) Four hunded unit scheme (flats) Four hunded unit scheme (flats) Four hunded unit scheme (flats)	-	£376,839 £933,257 £927,575 £1,318,938 £753,679 £1,758,584 £1,172,389 £1,1788,584 £2,198,230 £4,103,363 £3,077,522 £5,681,947 £4,396,480 £8,792,921 £13,189,381 £13,189,381 £2,263,78,783	582,436 1,775,818 821,030 2,521,268 1,174,293 3,139,577 2,346,378 3,188,694 5,874,335 4,733,357 7,513,902 5,526,407 10,714,199 7,677,535 15,297,667	547,884 1,698,082 772,296 2,410,886 1,104,672 2,980,840 2,207,146 2,982,798 7,098,671 5,531,174 4,427,939 7,098,671 5,162,099 10,088,038 7,166,506 14,284,228	1,620,345 723,561 2,300,504 1,035,050 2,822,102 2,076,901 5,188,013 4,122,521 6,683,334 4,797,792 9,461,876 6,655,477	1,542,609 674,826 2,190,122 965,429 2,663,365 1,928,680 2,571,005 4,844,853 3,817,104 6,268,207 4,433,85 8,835,713 6,144,449 12,257,351	626,091 2,079,739 895,808 2,504,628 1,789,447 2,365,108 4,501,692 3,511,697 5,852,976 4,069,178 8,209,552 5,633,420 11,243,912 14,119,707 7,479,963	1,887,137 577,356 1,969,358 826,186 2,345,892 1,650,214 2,159,213 4,158,532 3,206,268 5,437,744 3,704,377,44 17,583,389 5,122,391 10,230,473 12,689,428 5,906,379	528,621 1,858,976 756,564 2,187,154 1,510,981 1,953,316 3,815,371 2,900,851 5,022,512 3,340,564 6,957,228 4,611,363	2,028,417 1,371,748 1,747,420 3,472,212 2,595,434 4,607,281 2,976,256 6,331,066 4,100,334 8,203,594 9,827,881 2,131,379 570,642	306,020 1,153,928 431,151 1,638,211 617,321 1,869,680 1,232,515 1,541,523 3,129,051 2,290,016 4,192,048 2,611,950 5,704,903 3,589,305 7,190,156	271,468 1,076,192 382,415 1,527,829 547,700 1,710,942 1,093,283 1,335,628 2,785,391 1,984,598 3,776,816 2,247,645 5,078,742 3,078,277 6,176,742	478,07 1,552,20 964,04 1,129,73 2,442,73 1,679,18 3,361,58 1,883,33 4,452,58 2,567,24 5,163,27 5,151,23
14 15 16 17 18 19 20 21 22 23 24 25 26 27	Seven unit scheme (flusis) Ten unit scheme (flusis) Ten unit scheme (flusis) Ten unit scheme (flusis) Twertly unit scheme (flusis) Twertly unit scheme (flusis) Thirty unit scheme (flusis - lower density) Filly unit scheme (flusis - lower density) One Invaried unit scheme (flusis - lower density) One Invaried unit scheme (flusis - lower density) Two hunded unit scheme (flusis) Twe hunded unit scheme (flusis) Four hunded unit scheme (flusis) Six hunded unit scheme (flusis)	-	E376,839 £923,257 £923,257 £1,318,938 £753,679 £1,1728,584 £1,1728,584 £2,198,230 £4,103,863 £3,077,522 £5,881,947 £4,396,460 £8,792,921 £11,389,381 £17,585,842 £26,378,763 £5,275,753 £5,275,753	582,436 1,775,818 821,030 2,521,268 1,174,293 3,139,577 2,346,378 3,188,694 5,874,335 4,733,357 7,513,902 5,526,407 10,714,199 7,677,535 15,297,667	547,884 1,698,082 772,296 2,410,886 1,104,672 2,980,840 2,207,146 2,982,798 7,098,671 5,531,174 4,427,939 7,098,671 5,162,099 10,088,038 7,166,506 14,284,228	1,620,345 723,561 2,300,504 1,035,050 2,822,102 2,076,901 5,188,013 4,122,521 6,683,334 4,797,792 9,461,876 6,655,477	1,542,609 674,826 2,190,122 965,429 2,663,365 1,928,680 2,571,005 4,844,853 3,817,104 6,268,207 4,433,85 8,835,713 6,144,449 12,257,351	626,091 2,079,739 895,808 2,504,628 1,789,447 2,365,108 4,501,692 3,511,687 5,852,976 4,069,178 8,209,552 11,243,912	1,887,137 577,356 1,969,358 826,186 2,345,892 1,650,214 4,158,532 3,206,288 5,437,744 3,704,871 7,583,389 5,122,391 10,230,473	528,621 1,858,976 756,564 2,187,154 1,510,981 1,953,316 3,815,371 2,900,851 5,022,512 3,340,564 6,957,228 4,611,363	2,028,417 1,371,748 1,747,420 3,472,212 2,595,434 4,607,281 2,976,256 6,331,066 4,100,334 8,203,594 9,827,881	306,020 1,153,928 431,151 1,638,211 617,321 1,869,630 1,232,515 1,541,523 3,129,051 2,290,016 4,192,048 2,611,950 5,704,903 3,589,305 7,190,156 8,390,332	271,468 1,076,192 382,415 1,527,829 1,770,942 1,093,283 1,335,628 2,785,891 1,984,598 3,776,816 2,247,642 5,078,742 3,078,277 6,176,717	478,07 1,552,20 954,04 1,129,73 2,442,73 1,679,18 3,361,58 1,883,33 4,452,58 2,567,24 5,163,27 5,151,23
14 15 16 17 18 19 20 21 22 23 24 25 26 27 28	Seven unt scheme (fluss) Ten unit scheme (fluss) Ten unit scheme (fluss) Twenty unit scheme (fluss) Twenty unit scheme (fluss) Thirty unit scheme (fluss sea off lats) Thirty unit scheme (fluss - lower density) Fifty unit scheme (fluss - lower density) Fifty unit scheme (fluss - lower density) Fifty unit scheme (fluss - lower density) Seventy unit scheme (flust - ligher density) One hundred unit scheme (flust - ligher density) One hundred unit scheme (fluss - ligher density) Three hundred unit scheme (fluss - ligher density) Three hundred unit scheme (fluss) Six hundred unit scheme (fluss) Six hundred unit scheme (fluss) Six hundred unit scheme (flust)	-	E376,839 E923,257 E527,575 £1,318,938 £753,679 £1,758,584 £1,172,389 £1,758,584 £2,930,974 £2,198,230 £4,103,863 £3,077,522 £5,861,947 £4,396,460 £8,792,921 £13,189,346,460 £8,792,921 £13,189,346,450 £8,792,931 £17,585,842	582,436 1,775,818 821,030 2,521,268 1,174,293 3,139,577 2,346,378 3,188,694 5,874,335 4,733,357 7,513,902 5,526,407 10,714,199 7,677,535 15,297,667	547,884 1,698,082 772,296 2,410,886 1,104,672 2,980,840 2,207,146 2,982,798 7,098,671 5,531,174 4,427,939 7,098,671 5,162,099 10,088,038 7,166,506 14,284,228	1,620,345 723,561 2,300,504 1,035,050 2,822,102 2,076,901 5,188,013 4,122,521 6,683,334 4,797,792 9,461,876 6,655,477	1,542,609 674,826 2,190,122 965,429 2,663,365 1,928,680 2,571,005 4,844,853 3,817,104 6,268,207 4,433,85 8,835,713 6,144,449 12,257,351	626,091 2,079,739 895,808 2,504,628 1,789,447 2,365,108 4,501,692 3,511,697 5,852,976 4,069,178 8,209,552 5,633,420 11,243,912 14,119,707 7,479,963	1,887,137 577,356 1,969,358 826,186 2,345,892 1,650,214 2,159,213 4,158,532 3,206,268 5,437,744 3,704,377,44 17,583,389 5,122,391 10,230,473 12,689,428 5,906,379	528,621 1,858,976 756,564 2,187,154 1,510,981 1,953,316 3,815,371 2,900,851 5,022,512 3,340,564 6,957,228 4,611,363	2,028,417 1,371,748 1,747,420 3,472,212 2,595,434 4,607,281 2,976,256 6,331,066 4,100,334 8,203,594 9,827,881 2,131,379 570,642	306,020 1,153,928 431,151 1,638,211 617,321 1,869,630 1,232,515 1,541,523 3,129,051 2,290,016 4,192,048 2,611,950 5,704,903 3,589,305 7,190,156 8,390,332	271,468 1,076,192 382,415 1,527,829 1,770,942 1,093,283 1,335,628 2,785,891 1,984,598 3,776,816 2,247,642 5,078,742 3,078,277 6,176,717	478,07 1,552,20 964,04 1,129,73 2,442,73 1,679,18 3,361,58 1,883,33 4,452,58 2,567,24 5,163,27 5,151,23
14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30	Seven unt scheme (fluss) Ten unt scheme (fluss) Ten unt scheme (fluss) Ten unt scheme (fluss) Twenty unt scheme (fluss) Twenty unt scheme (fluss) Thirty unt scheme (fluss send fluss) Thirty unt scheme (fluss send fluss) Thirty unt scheme (fluss send fluss) Fifty unt scheme (fluss send fluss send send send send send send send se		E376,839 E923,257 E527,575 £1,318,398 £753,679 £1,758,584 £1,172,389 £1,758,584 £2,930,974 £2,198,230 £4,103,863 £3,077,522 £5,861,947 £13,189,394,480 £8,792,921 £13,189,36,480 £8,792,921 £13,189,36,480 £8,792,921 £13,189,358,420 £17,585,842 £26,378,763 £5,275,753 £5,275,753	582,436 1,776,818 821,030 2,521,288 3,139,577 2,346,378 3,188,694 5,874,335 4,733,357 7,513,902 5,526,407 10,714,199 7,677,535 10,340,820 15,347,437 10,340,820 15,347,347 10,340,820 15,347,347 10,340,820 15,347,347 10,340,820 15,347,347 10,340,820 15,347,347 10,340,820 15,347,347 15,347 15,3	547,884 1,698,082 772,296 2,410,886 1,104,672 2,980,840 2,207,146 2,982,798 5,531,174 4,427,939 7,098,671 5,162,099 10,088,038 7,166,506 14,284,284 18,410,581 13,439,082 10,685,2418 15,608,622 2,873,938	1,620,345 723,661 2,300,504 1,035,050 2,822,102 2,067,912 2,776,901 5,188,013 4,122,521 6,683,344 4,797,792 9,461,876 6,655,477 13,270,790 16,980,263 11,567,012 12,791,568 10,662,418 15,603,522 2,873,938	1,542,69 674,626 674,626 674,929 965,429 965,429 1,968,680 1,928,680 1,928,680 3,817,104 6,228,207 4,433,485 8,835,713 6,144,449 12,257,351 15,549,985 9,681,379 10,188,074 10,862,418 15,608,522 2,273,938	626,091 2,079,739,895,808,995,808,995,808,995,808,995,808,995,808,995,809,808,995,8095,80	1,387,137 577,366 1,969,338 826,186 2,245,892 1,650,214 2,159,213 4,158,532 3,206,288 5,437,74,871 10,230,473 11,269,428 5,966,379 4,799,918 10,802,418 11,803,522 11,803,	526.821 1,859.976 7705.584 2,187,154 1,1519,981 1,953.316 3,381.327 2,290.851 3,381.327 2,290.851 3,381.327 2,290.851 3,381.327 2,290.851 3,381.327 3,381.327 4,011.333 4,011.33	2,028,417 1,371,748 1,747,420 3,472,212 2,595,434 4,607,281 2,976,256 6,331,066 4,100,334 8,203,594 9,827,881 2,131,379 570,642	306,020 1,153,928 431,151 1,638,211 617,321 1,869,630 1,232,515 1,541,523 3,129,051 2,290,016 4,192,048 2,611,950 5,704,903 3,589,305 7,190,156 8,390,332	271,468 1,076,192 382,415 1,527,829 1,770,942 1,093,283 1,335,628 2,785,891 1,984,598 3,776,816 2,247,642 5,078,742 3,078,277 6,176,717	478,07 1,552,20 954,04 1,129,73 2,442,73 1,679,18 3,361,58 1,883,33 4,452,58 2,567,24 5,163,27 5,151,23
14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30	Seven unit scheme (flouses) Seven unit scheme (flouse) Tan unit scheme (flouse) Tan unit scheme (flouse) Twenty unit scheme (flouse) Twenty unit scheme (flouse) Twenty unit scheme (flouse) Therity unit scheme (flouse) Trifty unit scheme (flouse) Filty unit scheme (flouse) Filty unit scheme (flouse) Filty unit scheme (flouse) Sevenity unit scheme (flouse)	IDEVELOPED LAND) No of units 1	E376,839 E932,877 E927,575 E927,575 E927,575 E927,575 E1,318,938 E753,679 E1,1756,584 E2,393,974 E2,393,974 E3,307,752 E3,075,753 E5,757,753 E5,757,753 E5,757,753 E5,757,753	582,436 1775,818 821,030 1,775,818 821,030 2,521,288 1,174,288 1,174,288 3,138,677 2,346,378 3,188,694 5,574,335 4,733,367 7,513,092 5,526,407 10,714,199 7,677,535 15,297,667 10,840,810 10,862,811 10,862,811 10,862,812 2,873,038 3,448,724	547,884 1,698,082 772,296 2,410,886 1,104,672 2,980,840 2,207,146 2,982,798 5,531,174 4,427,939 7,098,671 5,162,099 10,088,038 7,166,506 14,284,284 18,410,581 13,439,082 10,685,2418 15,608,622 2,873,938	1,00,345 22,561 2,305,504 1,305,000 2,207,102 2,007,103 1,005,000 2,207,103 1,005,000	1,542,69 674,626 674,626 674,929 965,429 965,429 1,968,680 1,928,680 1,928,680 1,928,207 4,433,485 8,835,713 6,144,449 12,257,351 15,549,985 9,681,379 10,188,074 10,686,22 2,273,338	626,091 2,079,739,895,808,995,808,995,808,995,808,995,808,995,808,995,809,808,995,8095,80	1,387,137 577,356 1,960,358 2,46,98 2,46,98 2,46,98 1,650,214 2,159,213 4,159,532 3,200,688 5,477,744 7,583,399 10,220,473 11,289,47	526.821 1,859.976 7705.584 2,187,154 1,1519,981 1,953.316 3,381.327 2,290.851 3,381.327 2,290.851 3,381.327 2,290.851 3,381.327 2,290.851 3,381.327 3,381.327 4,011.333 4,011.33	2,028,417 1,371,748 1,747,420 3,472,212 2,595,434 4,607,281 2,976,256 6,331,066 4,100,334 8,203,594 9,827,881 2,131,379 570,642	306,020 1,153,928 431,151 1,638,211 617,321 1,869,630 1,232,515 1,541,523 3,129,051 2,290,016 4,192,048 2,611,950 5,704,903 3,589,305 7,190,156 8,390,332	271,468 1,076,192 382,415 1,527,829 1,770,942 1,093,283 1,335,628 2,785,891 1,984,598 3,776,816 2,247,642 5,078,742 3,078,277 6,176,717	478,07 1,552,20 954,04 1,129,73 2,442,73 1,679,18 3,361,58 1,883,33 4,452,58 2,567,24 5,163,27 5,151,23
14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30	Seven unit scheme (flusis) Ten unit scheme (flusis) Ten unit scheme (flusis) Ten unit scheme (flusis) Twenty unit scheme (flusis) Twenty unit scheme (flusis and flatis) Twenty unit scheme (flusis and flatis) Thirty unit scheme (flusis and flatis) Thirty unit scheme (flusis and flusis) Filty unit scheme (flusis and flusis) Filty unit scheme (flusis and flusis) Filty unit scheme (flusis and flusis) Seventy unit scheme (flusis and flusis) Seventy unit scheme (flusis and flusis) Seventy unit scheme (flusis and flusis) Twenty and flusis and flusis Twenty and flusis and flusis Twenty and flusis Seventy unit scheme (flusis) Seventy unit scheme (flusi	JOEVELOPED LAND) No of units	E376,839 E322,677 E522,7575 E522,7575 E522,7575 E1758,679 E1758,779 E1758,679	582,436 1775,818 821,030 1,775,818 821,030 2,521,288 1,174,288 1,174,288 3,138,677 2,346,378 3,188,694 5,574,335 4,733,367 7,513,092 5,526,407 10,714,199 7,677,535 15,297,667 10,840,810 10,862,811 10,862,811 10,862,812 2,873,038 3,448,724	647 884 1.596 062 2.11.06 672 2.800,840 2.900,798 2.207,146 4.27,939 7.096,671 5.16,506 10.880,038 7.166,506 10.880,038 1.480,541 1.480,541 1.580,552 1.580,	1,00,345 22,561 2,305,504 1,305,000 2,207,102 2,007,103 1,005,000 2,207,103 1,005,000	1.542.609 674.826 2.191.122 956.429 1.656.3365 2.661.365 2.671.005 2.671.005 3.3471.005 3.3471.005 4.483.435 9.885.713 9.115.649.436 9.115.649.436 9.115.649.436 9.115.649.436 9.115.649.436 9.115.649.436 9.115.649.436 9.115.649.436 9.115.649.436 9.115.649.436 9.115.649.436 9.115.649.436	626,091 2,079,739 895,808 2,504,625 1,789,447 4,501,622 3,511,687 4,601,78 4,609,178 4,609,178 4,009,178 11,243,912 11,24	1,387,137,387,37,387,37,387,37,387,37,387,37,387,37,387,37,387,38	528 621 1,585,976 756,564 2,187,154 1,550,381 1,550,316 1,550,316 1,550,316 3,3815,377 2,900,851 3,405,524 4,611,363 9,217,034 11,229,459 4,411,363 9,217,034 1,129,459 1,119,41 1,119,41 1,119,41 1,119,41 1,119,41 1,119,41 1,119,41 1,119,41 1,119,41 1,119,41 1,119,41 1,119,41 1,199,	2,028,417 1,717,748 1,747,420 3,472,212 2,595,424 4,607,281 2,976,265 6,331,066 4,100,3594 9,627,881 2,131,379 570,642 1,082,481 1,15,608,523 1,15,608,523 3,448,724	806,000 1,153,032 1,153,032 1,656,660 1,232,151 1,415,023 1,225,151 1,	27,468 1 07, 192 36,2415 152,722 647,700 1,710,92 1,700,92 1,700,92 1,700,92 1,785,891 1,786,192 1,786,192 1,786,192 1,786,192 1,786,193	478.07 1,552.20 1554,04 1,129,73 1,679.18 1,893.33 1,482.25 2,567.24 2,567.24 2,567.24 1,568.
14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30	Seven unit scheme (fluses) Seven unit scheme (fluse) Tan unit scheme (fluse) Tan unit scheme (fluse) Twenty unit scheme (fluse) Twenty unit scheme (fluse) Twenty unit scheme (fluse) Thitry unit scheme (fluse) Twenty unit scheme (fluse) Three unit scheme (fluse)	- - - - - - - - - -	E276,839 E232,277 E522,675 E522,675 E522,675 E522,675 E1,318,938 E753,679 E1,758,584 E1,172,389 E1,758,584 E2,393,974 E2,393,974 E2,393,974 E2,393,974 E2,393,974 E2,393,974 E3,576,763 E3,777,522 E5,561,947 E1,758,584 E2,758,763 E3,777,763 E5,777,763 E5,777,777 E5,777 E5,77	582,436 1,775,818 821,030 1,775,818 821,030 821,030 1,714,293 3,139,577 2,346,378 3,138,674 3,318,674 3,733,357 7,513,902 5,311,110 1,314,025,77 1,071,41,199 1,517,41,519 1,518,40,527 1,518,40,527 1,518,40,527 1,518,40,527 1,518,40,527 1,518,40,527 1,518,40,527 1,518,40,527 1,518,40,527 1,518,40,527 1,518,40,527 1,518,40,527 1,518,40,527 1,518,40,527 1,518,40,527 1,518,40,527 1,518,40,527 1,518,40,527 1,518,40,528 1,5	547,884 1,199,062 772,296 1,104,672 2,290,340 2,207,146 2,298,740 5,531,174 4,427,393 7,086,671 5,162,099 10,086,038 7,766,50 14,242,28 14,242,393 1,086,031	100.346 723.541 1.00.346 1.20.505 1.20.	1.542.609 674.826 2.190,122 965.429 2.653.365 2.653.365 2.2573.005 2.2573.005 3.3817.104 4.343.485 3.3817.104 4.343.485 1.525.483 1.525.	G26,091 G26,091 G27,773 G85,808 G85,80	1,387,137 577,368 1,969,358 1,969,358 1,969,358 1,969,358 1,260,458 1,260,24	528.621 1.889.976.564 1.550.981 1.593.316 3.815.371 2.590.851 5.022.512 3.340.564 6.657.226 4.013.340.564 4.013.23 4.013	2,008.417 1,337.48 1,747.420 2,556.434 2,076.255 6,531.966 4,100.334 8,200.594 8,200.594 9,207.931 2,113.379 570.645 1,500.552 2,377.393 3,448.724 3,500.434 1,500.416 1,500.616	306,020 31,53,026 431,51 617,221 1,896,680 1,222,515 1,896,680 1,222,515 1,896,680 1,222,515 1,996,680 1,222,515 1,996,680 1,996,180 1,996	27,468 107,102 36,2415 152,822 647,700 1,710,942 1,003,283 1,785,891 1,786,192 2,785,891 1,786,788 1,786,7	478.07 1.552.20 954.04 1.129.75 2.442.73 2.462.73 1.679.18 3.501.55 1.863.3 4.452.55 2.567.24 5.163.27 5.151.23 3.628.62 8.809.65 1.862.3 3.628.62 8.809.65 3.649.62
144 155 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 8 8 8 11 2 2 3 3 4 5 6 6 6 7 7 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8	Seven unit scheme (fluses) Seven unit scheme (fluse) Tan unit scheme (fluse) Tan unit scheme (fluse) Twenty unit scheme (fluse) Twenty unit scheme (fluse) Twenty unit scheme (fluse) Thitry unit scheme (fluse) Twenty unit scheme (fluse) Three unit scheme (fluse) Three unit scheme (fluse) Four unit scheme (fluse)	- - - - - - - - - -	E376,839 E322,277 E522,675 E522,675 E522,675 E522,675 E523,679 E1,756,584 E1,172,389 E1,756,584 E2,303,974 E2,303,974 E2,303,974 E2,303,974 E2,303,974 E2,303,974 E2,303,974 E2,303,974 E3,307,752 E5,861,947 E1,758,584 E2,752,753 E5,757,753	582,436 1,775,818 821,030 1,775,818 821,030 821,030 1,714,293 3,139,577 2,346,378 3,138,676 3,138,676 3,138,676 4,733,357 7,513,902 5,311,310 1,747,335 15,277,677 10,714,199 7,677,535 15,277,677 10,714,199 15,470,270 15,471,470 15,470,270 15,471,470 15,470,270 15,471,470 15,470,270 15,	547.884 1.999.022 772.296 1.104.672 2.200,140 2.207,146 2.208,140 5.531,174 4.422,393 7.096,671 5.162,099 10.088,038 7.766,505 14.284,228 14.284,228 14.284,228 15.28	1.00.345 723.641 2.305.504 1.305.505 2.305.504 1.305.505 2.305.504 2.305.505	1.542.609 674.826 2.190.122 2.663.365 2.271.005 2.271.005 2.271.005 3.3317.104 4.944.633 3.317.104 4.944.633 3.317.104 4.944.933 1.227.331 15.44.449 1.227.331 1.227.331 1.227.331 3.444.449 1.227.331 1.227.331 1.227.333 3.448.724 1.227.331 3.448.724 1.237.338 3.448.724	G2, 091 G2, 097 G3, 095, 008 G3, 0095, 008 G4, 001, 0095 G4, 001, 0095 G4, 001, 0095 G5, 0095 G5, 0095 G6, 0095 G7, 0095	1,387,137,387,137,387,137,387,137,387,387,387,387,387,387,387,387,387,3	528.621 1.889.976.564 1.550.981 1.550.981 1.550.381 3.815.371 2.500.851 5.022.512 3.340.564 6.657.228 4.013.340.564 4.013.328 4.013.340.564 4.013.328 4.013.340.544 6.572.282 4.013.340.544 6.572.283 4.013.340.544 6.572.283 4.013.340.544 6.572.283	2,008.417 1,377.48 1,747.420 1,474.420 2,4569.434 1,297.256 4,100,324 1,297.256 1,008.522 1,008.523 1,008.522 1,008.522 1,008.522 1,008.522 1,008.522 1,008.522 1,08.523 1	306,020 31,153,025 431,551 617,327 1,860,680 1,232,515 1,543,152 3,120,051 4,122,048 2,230,105 4,122,048 2,230,105 4,101,165 6,704,903 2,448,724 4,448,748 4,448	27, 466 1,076,192 382,415,1 1,276,282 567,700 1,710,942 1,093,283 1,786,581 1,386,583 3,776,816 1,386,583 3,776,816 1,386,583 1,786,785 1,086,783	47807 1,552,20 964,04 1,129,73 2,442,73 2,442,73 1,679,18 3,361,58 1,833,33 4,452,59 2,567,24 5,153,27 5,515,23 3,628,62 2,573,33 3,448,72 5,555,23 3,628,62 1,560,62,41 1,560,62,41 1,560,62 4,73,33 3,448,72 4,73,33 1,74,74
144 155 166 177 188 199 100 111	Seven unit scheme (flouses) Seven unit scheme (flouse) Ten unit scheme (flouse) Ten unit scheme (flouse) Ten unit scheme (flouse) Teventy unit scheme (flouse) Therety unit scheme (flouse) Thirty unit scheme (flouse) Thirty unit scheme (flouse) Filty unit scheme (flouse) Filty unit scheme (flouse) Filty unit scheme (flouse) Seventy unit scheme (flouse) Seventy unit scheme (flouse) Seventy unit scheme (flouse) Seventy unit scheme (flouse) There therety unit scheme (flouse) There therety unit scheme (flouse) There handred unit scheme (flouse) There handred unit scheme (flouse) Son hunded unit scheme (flouse) Son hunded unit scheme (flouse) Son hunded unit scheme (flouse) There handred unit scheme (flouse) Son hunded unit scheme (flouse) There handred unit scheme (flouse) There handred unit scheme (flouse) There handred unit scheme (flouse) Thore unit scheme (flouse) Thore unit scheme (flouse) Thore unit scheme (flouse) Thore unit scheme (flouse) Three unit scheme (flouse) Three unit scheme (flouse) Three unit scheme (flouse) Four unit scheme (flouse) Five unit scheme (flouse) Seven unit scheme (flouse) Seven unit scheme (flouse) Seven unit scheme (flouse) Seven unit scheme (flouse)		E276,839 E322,277 E522,7575 E522,757	582,436 1,775,818 821,030 1,775,818 821,030 821,030 1,714,293 3,139,577 2,346,378 3,139,577 2,346,378 3,138,577 1,513,002 1,513,100 1,51	547,884 1,199,082 772,296 1,104,672 2,980,840 2,207,146 2,207,146 5,531,174 4,427,393 7,066,079 10,080,038 14,437,393 14,436,293 14,436,293 14,436,293 15,445,080 15,	1.02.346 7.23.681 2.300.504 1.035.000 2.822.102 2.767.901 3.188.013 4.122.521 6.683.439 4.7967.826 6.655.477 16.980.283 1.3270.700 16.980.283 1.3270.700 1	1542 609 674,226 2190,122 22 663,385 1292,683,385 1292,683,385 1292,683,385 1292,683,383 1391,104 6292,704 643,345 15,463,485 15,463,485 15,463,485 15,463,485 15,463,485 15,463,485 15,463,474 15,474	626,091 626,091 627,773 695,508 65,508 64,501,602 64,501,602 65,503,402 65,503,402 65,503,402 65,60	1,387,137 577,356 1,969,358 1,969,358 261,186 2,345,892 1,650,214 2,150,213 3,200,268 5,437,744 3,704,871 1,269,429 1,769,399	528.621 1,859.976 755.564 1,510.981 1,553.916 1,553.916 3,815.371 2,900.851 5,002.512 3,340.564 6,557.283 4,403.724 1,103.24,403 1,403.724 1,103.24,404 1,103.24,	2,008,417 1,247,420 1,247,420 2,556,434 4,607,281 2,076,256 4,100,334 5,200,534 9,212,783 5,70,642 1,500,522 2,747,383 3,446,724 1,500,522 2,747,383 3,446,724 1,500,522 2,747,383 3,446,724 1,500,522 2,747,383 1,446,724 1,500,522 2,747,383 1,446,724 1,500,522 2,747,383 1,446,724 1,500,522 2,747,383 1,446,724 1,500,522 2,747,383 1,446,724 1,500,522 2,747,383 1,446,724 1,500,522 2,747,383 1,446,724 1,500,522 2,747,383 1,446,724 1,500,522 2,747,383 2,747,383 2,747,3	300,020 311,53,224 431,551 617,221 617,221 617,221 617,222 5,200,016 6,200,000	27.4 68 62 62 62 62 62 62 62 62 62 62 62 62 62	478.07 1.552.20 994.04 1.122.73 2.442.73 2.442.73 1.670.18 3.961.59 3.961.59 5.183.27 5.163.27 5.163.27 5.163.27 1.680.24
144 155 166 177 181 20 21 22 23 24 25 26 27 28 30 8 8 9 9 10 11 12 12 12 12 13 14 15 16 16 17 17 18 18 19 19 19 19 19 19 19 19 19 19 19 19 19	Seven unit scheme (flouses) Seven unit scheme (flouse) Tan unit scheme (flouse) Tan unit scheme (flouse) Twenty unit scheme (flouses and flats) Twenty unit scheme (flats) Thirty unit scheme (flats) Thirty unit scheme (flats) Thirty unit scheme (flats) Filty unit scheme (flats) Filty unit scheme (flats) Seventy unit scheme (flats) Seventy unit scheme (flats) Seventy unit scheme (flats) Seventy unit scheme (flats) There was the scheme (flats) Seventy unit scheme (flats) Seventy unit scheme (flats) There was the scheme (flats) There was the scheme (flats) Seventy unit scheme (flats) Central scheme (flats) Flour unit scheme (flats) There was the scheme (flats) There unit scheme (flats) Three unit scheme (flats) Flour unit scheme (flats) Flour unit scheme (flats) Flour unit scheme (flats) Flour unit scheme (flats) Seven unit scheme (flats) Seven unit scheme (flats) Ten unit scheme (flats) Ten unit scheme (flats)	No of units 1 2 3 3 4 4 4 4 5 5 7 7 7 10 10 10 10 10 10 10 10 10 10 10 10 10	E276,839 E322,277 E522,7575 E522,7575 E523,679 E	582,436 1,775,818 821,030 1,775,818 821,030 821,030 1,174,293 3,139,577 3,138,678 3,139,577 3,138,678 4,733,57 5,513,902 7,5,513,902 1,574,907 18,40,807 18,40,807 18,40,807 18,40,807 18,40,807 18,40,807 18,40,807 18,40,807 18,40,807 18,40,807 18,40,807 18,40,807 18,40,807 18,40,807 18,40,807 18,40,807 18,40,807 18,40,807 18,407 1	547,884 547,884 5410,867	1,20,346 723,561 1,305,005 1,205,005 1,205,005 2,227,102 2,776,901 5,188,013 4,122,521 6,683,439 4,797,137 6,685,477 16,980,233 1,797,701 16,980,233 1,797,701 16,980,233 1,797,701 1,797,	1542-009 674-266 2,190,122 2,663,365 1,528,680 2,571,005 1,528,680 2,571,005 4,544,649 1,528,680	G2, 091 G2, 097 G2, 09	1,387,137 577,356 1,969,356 1,969,356 1,969,356 1,860,244,5892 1,860,244 2,159,213 1,860,244 1,850,323 1,200,288 1,415,432 1,4	528.621 1,859.976 755.564 1,510.981 1,510.981 1,510.981 3,815.371 2,000.981 3,815.371 2,000.981 4,001.983 3,340.564 6,507.283 3,277.084 4,018.372 2,118.201	2,008,417 1,247,420 1,247,420 2,556,434 4,607,281 2,076,256 4,100,334 5,200,594 9,212,783 5,700,42 15,000,522 2,247,393 3,449,724 15,000,522 2,247,393 3,449,724 15,000,522 2,247,393 1,449,724 1,44	300,020 31,153,221 431,551 617,221 617,221 617,222 3,120,051 617,222 3,120,051 64,122,046 64,122,047 64,122,046 64,122,04	27.1.468.0 22.2 24.5 24.5 24.5 24.5 24.5 24.5 24.5	476.070 1.152.202 964.0442.73 2.442.73 2.442.73 3.301.56 1.673.13 4.452.50 2.507.23 1.505.23
144 155 166 177 189 200 211 222 233 244 256 267 277 28 29 30 30 4 4 5 6 7 7 8 9 100 111 122 133 144 155 166 177 187 187 187 187 187 187 187 187 187	Seven unit scheme (flouses) Seven unit scheme (flouse) Tan unit scheme (flouse) Tan unit scheme (flouse) Twenty unit scheme (flouse) Twenty unit scheme (flouse) Thirty unit scheme (flouse) Thirty unit scheme (flouse) Thirty unit scheme (flouse) Fifty unit scheme (flouse) Fifty unit scheme (flouse) Fifty unit scheme (flouse) Seventy unit scheme (flouse) Seventy unit scheme (flouse) Seventy unit scheme (flouse) Seventy unit scheme (flouse) There is the scheme (flouse) Sow hunded unit scheme (flouse) There is the scheme (flouse) Medium scale Office (Medium scale Office Industrial Scheme new build (50% plot ratio) Industrial scheme (flouse) Too unit scheme (flouse) Too unit scheme (flouse) Too unit scheme (flouse) Too unit scheme (flouse) There unit scheme (flouse) There unit scheme (flouse) Four unit scheme (flouse) Four unit scheme (flouse) Four unit scheme (flouse) Four unit scheme (flouse) Seven unit scheme (flouse) Seven unit scheme (flouse) Ton unit scheme (flouse)	- - - - - - - - - -	E376,839 E322,877 E522,675 E522,675 E522,675 E522,675 E522,675 E1,785,846 E1,172,389 E1,785,846 E1,172,389 E2,330,974 E2,330,974 E2,330,974 E2,330,974 E2,330,974 E2,330,974 E2,330,974 E2,330,974 E2,196,220 E3,107,752 E5,667 E3,752,753 E5,275,753 E5,275,	582,436 1,775,818 821,030 1,775,818 821,030 1,775,818 821,030 1,775,818 821,030 1,775,818 1,774,233 1,318,677 2,318,6,378 1,318,6,378 1,318,6,378 1,318,6,378 1,318,6,378 1,318,6,378 1,318,6,378 1,318,6,387 1,31	547,884 1,198,982 1,240,886 1,104,672 2,207,146 2,207,146 2,207,146 3,282,783 1,088,038 1,088,03	10% AH	1542 609 674,826 674,8	G2, 091 G2, 097 G2, 097 G3, 095, 008 G4, 01, 092 G4, 095, 096 G4, 01, 092 G4, 095, 096 G4, 01, 092 G4, 095, 096 G4, 096, 096 G4, 096 G5, 402	1,387,137 577,356 1,969,359 1,969,359 1,969,359 1,569,214 2,159,213 1,4155,323 3,000,268 1,4155,323 3,000,268 1,4155,323	528.621 1,859.976 750.564 1,510.981 1,550.316 3,815.371 1,550.316 3,815.371 1,550.316 3,815.371 1,550.316 3,815.371 1,550.316 1,550.251 1,550.316	2,028,417 1,247,420 1,747,420 2,596,434 4,607,281 2,976,256 4,100,334 4,607,281 2,976,256 4,100,334 4,607,281 1,008,222 2,008,223 1,082,233 1,082,	306,020 431,551 1,53,221 1,562,451 1,562,452 3,129,551 4,129,561 4,129,046 4,129,046 4,129,046 4,129,046 4,129,046 4,139,047 1,149,046 1	27,468 1 07,132 362,415 1 527,822 567,700 1 170,932 2 180,233 3 133,522 2 176,831 1 1,94,533 3 1,76,816 1 1,94,533 1 1,96,73 1	478.07.1 1.502.20 964.04 1.129.73 2.442.73 2.442.73 1.679.18 3.301.58 3.301
144 155 166 177 18 19 20 21 22 23 30 8 8 29 30 30 8 8 8 9 10 11 12 12 3 4 5 6 6 7 7 8 9 9 10 10 10 11 10 10 10 10 10 10 10 10 10	Seven unit scheme (fluses) Tan unit scheme (fluse) Tan unit scheme (fluse) Tan unit scheme (fluse) Twerty uni scheme (fluse) Twerty uni scheme (fluse) Twerty unit scheme (fluse) Triverly unit scheme (fluse) Triver unit scheme (fluse) Triverly unit scheme (fluse)	- - - - - - - - - -	E276,839 E232,277 E522,767 E522,767 E522,767 E522,767 E522,767 E523,679 E1,785,848 E1,172,389 E2,330,974 E2,330,974 E2,330,974 E2,330,974 E2,330,974 E2,196,230 E4,103,333 E4,103,333 E5,275,753 E5,27	582,436 1,775,818 821,030 1,775,818 821,030 1,775,818 821,030 1,775,818 821,030 1,775,775,518 1,775,775,518 1,767,755 1,767,755 1,767,755 1,767,755 1,767,755 1,767,755 1,767,755 1,767,755 1,767,755 1,767,755 1,767,757 1,767,755 1,767,757 1,767,767 1,767,767 1,767,767 1,767,767 1,767,767 1,767,767 1,775,777 1,775,77	547.884 1.999.022 772.296 1.109.022 2.207.146 2.207.146 2.207.146 3.531,174 4.427,393 7.098.071 3.5162.099 10.088.038 7.768.505 14.284.228 13.468.092 10.68.038 3.449.724 13.468.092 15.608.093 3.449.724 15.608.093 3.449.724 15.608.093 16.608.0	1.02.346 7.22.561 2.30.504 1.035.005 2.822.102 2.776.901 5.188.013 4.122.521 6.655.477 15.60.263 4.797.1876 6.655.477 15.60.263 4.797.1876 6.655.477 15.60.263 15.70.705 15.60.263 15.70.705 15.70.7	1542-609 674-826 2,190,122 2,663,385 1,928,680 2,571,005 1,928,680 2,571,005 1,928,680 2,571,005 1,928,680	G2,091 G2,091 G2,097 G3,095 G3,095 G4,097 G4	1,387,137 577,356 1,999,359 1,999,359 1,999,359 1,959,359 1,550,214 2,159,213 1,550,214 2,159,213 1,550,214 2,159,213 1,550,214 3,704,571 1,550,374 1,750,339 1,750,339 3,440,724 257,41 1,750,339 1,750,339 1,750,339 1,750,339 1,750,339 1,750,339 1,750,339 1,750,339 1,750,339 1,750,339 1,750,339 1,750,339 1,750,359 1	528.621 1.889.975 756.564 1.510.981 1.983.187	2,028,417 1,247,420 1,247,420 2,596,434 4,607,281 2,576,256 4,103,334 2,276,256 4,103,334 3,203,534 3,203,	1153,026 491,551 153,027 1,560,652 1,232,515 1,564,1623 3,120,551 1,564,1623 3,120,551 1,564,1623 3,120,551 1,564,1623 1,	27,468 1 07,132 6 36,2415 1 527,822 647,700 1 1,710,942 1 1,032,283 1 2,785,891 1 1,984,593 3,776,816 1 2,247,642 5,076,742 5,076,742 5,076,742 5,076,742 5,076,742 5,076,742 5,076,742 5,076,742 5,076,742 1,090,753 1,	478.07 47
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144 155 166 177 188 199 20 21 223 244 27 28 29 30 8 8 9 10 11 12 2 3 3 4 4 5 6 6 7 7 8 8 9 9 10 11 11 12 12 12 12 13 14 14 14 15 16 16 16 16 16 16 16 16 16 16 16 16 16	Seven unit scheme (fluses) Ten unit scheme (fluse) Tan unit scheme (fluse) Tan unit scheme (fluse) Twenty unit scheme (fluse) Twenty unit scheme (fluse) Twenty unit scheme (fluse) Thitry unit scheme (fluse) Twenty unit scheme (fluse) Three unit scheme (fluse) Three unit scheme (fluse) Twenty unit scheme (fluse)	- - - - - - - - - -	E276,839 E322,277 E522,757 E522,757 E522,757 E522,757 E522,757 E523,679 E1,756,584 E1,772,389 E1,756,584 E1,772,389 E2,786,732 E4,003,833 E4,003,833 E53,676,732 E5,687,733 E5,276,733 E5,2	582,436 1,775,818 821,030 1,775,818 821,030 821,030 1,714,293 3,139,577 2,346,378 3,138,664 5,8774,335 4,733,357 7,513,902 5,767,535 15,297,667 10,714,199 16,086,571	547,884 1,109,082 2,210,146 2,280,840 2,207,146 2,282,840 5,531,174 4,427,939 7,086,671 5,162,099 10,886,038 7,766,506 14,242,228 14,242,248 14,244 14,244 14,244 14,244 14,244 14,244 14,244 14,244 14,244 14,244 14,244 14,244 14,244 14,244 14,244 14,244 14,244 14,2	1.00.346 7.23.681 1.035.090 2.025.102 2.067.912 2.767.901 4.125.51 4.125.51 6.683.439 4.797.792 16.980.283 1.1267.793 16.980.283 1.1267.793 16.980.283 1.1267.793 16.980.283 1.1267.793 1.1	1594, 249 1594, 249	626,091 626,091 627,773 695,508 695,508 64,501,692 64,5	1.387,137 577,356 1.969,356 226,186 224,5892 1.650,214 2,159,213 4,159,523 3,206,268 5,437,744 3,704,871 12,689,428 10,229,473 12,689,428 10,229,473 12,689,428 10,229,473 12,689,428 10,229,473 12,689,428 10,229,473 10,22	528.621 1.889.976 750.564 1.510.981 1.893.976 1.500.981 3.815.271 2.900.851 5.002.512 3.340.564 6.507.263 3.217.034 1.1203.300 4.013.379 2.110.281 3.040.540 3.050.862	2,028,417 1,247,420 1,247,420 2,595,434 4,607,281 2,976,256 4,100,334 4,607,281 2,976,256 4,100,334 1,205,349 1,210,327 1,106,62,48 1,106,52 2,275,38 3,440,724 3,275,38 3,440,724 3,275,38 3,440,724 3,275,38 3,440,724 3,275,38 3,440,724 3,275,38 3,440,724 3,275,38 3,440,724 3,275,38 3,440,724 3,275,38 3,440,724 3,275,38 3,440,724 3,275,38 3,440,724 3,275,38 3,440,724 3,275,38 3,440,724 3,275,38 3,440,724 3,275,38 3,440,724 3,275,38	1,153,026 491,151 1,53,021 1,53,021 1,53,021 1,53,021 1,53,021 1,54,152 3,120,51 1,54,152 3,120,51 1,54,152 1,5	27,468 1 07,132 25 362,415 1 527,822 567,700 1 1,710,942 1 1,003,283 1,235,622 2,765,891 1 1,984,593 3,776,816 1,247,642 5,075,742 5,075,742 5,075,742 5,075,742 5,075,742 5,075,742 5,075,742 5,075,742 1,090,753 1,090	1582,20 954,04 1,729,73 2,442,73 1,679,18 3,361,59 1,679,18 3,361,59 1,683,37 1,683,
144 155 166 177 188 199 200 211 222 244 255 266 277 30 30 8 8 9 10 11 12 22 33 4 4 5 6 6 7 7 8 8 9 10 11 11 12 12 12 13 13 14 14 15 16 16 16 16 16 16 16 16 16 16 16 16 16	Seven unit scheme (flats) Tan unit scheme (flats) Tan unit scheme (flats) Tan unit scheme (flats) Twenty unit scheme (flats) Twenty unit scheme (flats) Twenty unit scheme (flats) Thirty unit scheme (flats) The scheme (flats) Twenty unit scheme (flats) Tree unit scheme (flats) Tree unit scheme (flats) Tree unit scheme (flats) Tree unit scheme (flats) Twenty unit scheme (- - - - - - - - - -	E276,839 E232,277 E522,757 E522,757 E522,757 E522,757 E522,757 E523,679 E517,858,864 E51,772,389 E51,778,584 E51,772,389 E51,778,584 E51,772,389 E51,778,783 E52,783,773 E52,783,773 E52,783,773 E52,775,773 E52,775 E52,775 E52,775 E52,775 E52,775 E52,775 E52,775 E52,775 E52,775 E52,7	582,436 1,775,818 821,030 1,775,818 821,030 1,775,818 821,030 1,775,818 821,030 1,775,775 2,346,378 3,318,677 7,713,902 5,775,513,902 5,713,713,713,713,713,713,713,713,713,713	547.884 1.989.082 772.296 1.104.672 2.207.146 2.207.146 2.382.789 5.531,174 4.427,393 7.098.071 10.88.038 7.768.505 14.284.228 13.465.002 1.062.410 1.062.41	1.02.346 2.20.504 1.035.005 2.20.504 1.035.005 2.20.504 2.20.504 2.20.504 2.20.504 4.79.51.05 6.655.477 16.605.203 4.79.71.05 6.655.477 16.605.203 4.79.71.05 6.655.477 16.605.203 16.605.2	1542-609 674-826 2,190,122 2,663,385 1,928,830 2,577,005 4,538,533 3,317,104 6,748,835 1,528,830	G26,091 G26,091 G26,091 G27,773 G95,000 G4,001,602 G4,001 G4,001,602 G4,001 G4,001,602 G4,001 G	1,387,137 577,356 1,969,359 1,969,35	528.621 1.889.975 776.564 1.510.981 1.983.184 1.510.981 1.983.185.371 2.900.881 1.983.385 4.013.384 1.285.385 4.013.892 1.000.248 1.1283.393 2.118.293 1.000.248 1.1283.393 2.118.293 1.000.248 1.1283.393 2.118.293 2.1	2,028,417 1,247,420 1,247,420 2,596,434 4,607,281 2,576,256 4,100,334 4,007,281 5,701,642 1,005,005,005 1,	1,153,026 431,151 1,53,021 1,232,515 1,246,023 3,120,051 4,120,048 2,251,185 5,704,903 2,431,505 2,431,505 3,448,724 40% AH 178,016 356,438 1,207,738 4,207,	27,468 1 07,192 6 30,415 1 07,192 6 647,700 1,710,942 1,003,283 1,335,628 2,785,891 1,984,598 3,776,816 1,984,598 1,786,717 1,007,742 1,	476.07 1.552.20 994.04 1.129,73 2.442,73 1.679.18 3.301.58 1.679.18 3.301.58 1.683.33 4.625.68 2.567.24 5.163.27 5.655.23 3.68.62 1.680.35 1
144 155 166 177 18 19 20 21 22 23 24 25 26 27 28 29 30 30 8 8 8 9 9 10 11 12 2 2 3 3 4 4 5 6 7 7 8 8 9 9 10 11 11 12 12 12 13 14 15 16 16 16 16 17 17 18 18 18 18 18 18 18 18 18 18 18 18 18	Seven unit scheme (flouses) Your unit scheme (flouses) Tan unit scheme (flouses) Tan unit scheme (flouses) Twenty unit scheme (flusts) Twenty unit scheme (flusts) Thrifty unit scheme (flusts) Trifty unit scheme (flusts) Fifty unit scheme (flusts) Fifty unit scheme (flusts - livyer density) For the scheme (flusts - livyer density) One hundred unit scheme (flusts - livyer density) One hundred unit scheme (flusts - livyer density) Four hundred unit scheme (flusts) Six hundred unit scheme (flusts) Six hundred unit scheme (flusts) Industrial scheme here bush (50% plot ratio) Industrial scheme new bush (50% plot ratio) Industrial scheme new bush (50% plot ratio) Industrial scheme industs The unit scheme (flusts) The unit scheme (flusts) Three unit scheme (flusts) Three unit scheme (flusts) Three unit scheme (flusts) Four unit scheme (flusts hydre censity) Four unit scheme (flusts hydre censity) Four hundred unit scheme (flusts - lover density) One hundred unit scheme (flusts - lover density) One hundred unit scheme (flusts - lover density) One hundred unit scheme (flusts - lover density) Four unit scheme (flusts - lover density) One hundred unit scheme (flusts - lover density) One hundred unit scheme (flusts - lover density) Four hundred unit scheme (flusts - lover density) Four hundred unit scheme (flusts - lover density) Four hundred unit scheme (flusts - lover density)	- - - - - - - - - -	E276,839 E321,277 E5227,575 E5227,575 E51,318,338 E753,679 E41,376,338 E753,679 E75,3679 E75,	582,436 1,775,818 821,030 1,775,818 821,030 1,775,818 821,030 1,714,293 1,71	547.884 1.989.082 772.296 1.104.672 2.207.146 2.207.146 2.382.789 5.531,174 4.427,393 7.096,671 5.162.099 10.088.038 7.766,506 14,284.228 13,465.000 10.662.418 13,465.000 10.662.418 15,662.002 2.877,938 3.449.724 15,662.002 2.877,938 3.449.724 15,662.002 2.877,938 16,662.002 2.877,938 17,662.002 2.877,938 17,662.002 2.877,938 17,662.002 2.877,938 17,662.002 2.877,938 17,662.002 2.877,938 17,662.002 17	1.02.346 7.23.681 1.035.090 2.027.102 2.067.912 2.776.901 3.186.013 4.122.521 6.683.439 4.997.137 6.655.477 16.602.23 1.02.207.001 1.02.207 1.02.20	1542.609 674.826 2,190,122 2,663,385 1,928,680 2,571,005 4,543,485 3,3317,104 6,764,480 15,764,480 15,764,480 15,764,764 15,764,764 15,764,764 16,764,764 17,776,776 17,776,776 17,776 18,776 1	626,091 2,072,739 895,808 2,504,628 1,789,447 2,855,108 4,601,692 3,511,687 3,511,687 4,609,178 8,005,522 6,563,420 11,243,912 14,119,707 7,733,879 7,747,933 10,622,418 12,623,733 10,622,418 12,623,733 10,622,418 12,623,733 10,622,418 12,623,733 10,622,418 12,623,733 10,622,418 12,623,733 10,622,418 12,623,733 10,624,633 11,624,733 12,633,633 12,633,633 13,633,633 14,633,633 14,633,633 14,633,633 15,632,633 16,633,633,633 16,	1,387,137 577,356 1,969,359 1,969,359 1,969,359 1,569,214 2,159,213 1,650,214 2,159,213 1,159,21 1,159	528.621 1.889.975 776.564 1.510.981 1.983.184 1.510.981 1.983.185.377 1.983.185 1.983.	2,028,417 1,247,420 1,247,420 2,596,434 4,607,281 2,276,256 4,100,334 4,607,281 1,276,256 4,100,334 1,200,340 1,200,	300,020 31,153,021 1153,021 1153,021 11617,221	27,468 1 07,192 6 30,415 1 07,192 6 647,700 1,710,942 1,003,283 1,335,628 2,785,891 1,984,598 3,776,816 1,984,598 1,786,717 1,007,742 1,	5.515.234 8.809.684 10.802.411 15.003.522 2.873.333 3.445.724 50% AH 154.0222 109.044 119.044
144 155 166 177 18 19 20 21 22 23 24 25 26 27 28 30 30 11 12 2 2 3 3 4 4 5 6 7 8 9 9 10 10 11 11 12 2 2 3 3 3 10 10 10 10 10 10 10 10 10 10 10 10 10	Seven unit scheme (fluses) Ten unit scheme (fluse) Ten unit scheme (fluse) Ten unit scheme (fluse) Ten unit scheme (fluse) Twerty unit scheme (fluse) Twerty unit scheme (fluse) Twerty unit scheme (fluse) Thirty unit scheme (fluse) Thirty unit scheme (fluse) Trighty unit scheme (flu	- - - - - - - - - -	E376,839 E322,277 E522,757 E522,757 E522,757 E522,757 E522,757 E523,679 E1,758,584 E1,172,389 E1,758,584 E1,172,389 E1,758,584 E1,172,389 E2,189,220 E4,103,383 E4,103,383 E5,267,753 E5,276,753 E5,27	582,436 1,775,818 821,030 1,775,818 821,030 1,775,818 821,030 1,714,293 1,71	547.884 1.989.082 772.296 1.104.672 2.207.146 2.207.146 2.382.789 5.531,174 4.427,393 7.096,671 5.162.099 10.088.038 7.766,506 14,284.228 13,465.000 10.662.418 13,465.000 10.662.418 15,662.002 2.877,938 3.449.724 15,662.002 2.877,938 3.449.724 15,662.002 2.877,938 16,662.002 2.877,938 17,662.002 2.877,938 17,662.002 2.877,938 17,662.002 2.877,938 17,662.002 2.877,938 17,662.002 2.877,938 17,662.002 17	1.02.346 7.23.681 1.035.090 2.027.102 2.067.912 2.776.901 3.186.013 4.122.521 6.683.439 4.997.137 6.655.477 16.602.23 1.02.207.001 1.02.207 1.02.20	1542.609 674.826 2,190,122 2,663,385 1,928,680 2,571,005 4,543,485 3,3317,104 6,764,480 15,764,480 15,764,480 15,764,764 15,764,764 15,764,764 16,764,764 17,776,776 17,776,776 17,776 18,776 1	626,091 2,072,739 895,808 2,504,628 1,789,447 2,855,108 4,601,692 3,511,687 3,511,687 4,609,178 8,005,522 6,563,420 11,243,912 14,119,707 7,733,879 7,747,933 10,622,418 12,623,733 10,622,418 12,623,733 10,622,418 12,623,733 10,622,418 12,623,733 10,622,418 12,623,733 10,622,418 12,623,733 10,622,418 12,623,733 10,624,633 11,624,733 12,633,633 12,633,633 13,633,633 14,633,633 14,633,633 14,633,633 15,632,633 16,633,633,633 16,	1,387,137 577,356 1,969,359 1,969,359 1,969,359 1,569,214 2,159,213 1,650,214 2,159,213 1,159,21 1,159	528.621 1.889.975 776.564 1.510.981 1.983.184 1.510.981 1.983.185.377 1.983.185 1.983.	2,028,417 1,247,420 1,247,420 2,596,434 4,607,281 2,276,256 4,100,334 4,607,281 1,276,256 4,100,334 1,200,340 1,200,	300,020 31,153,021 1153,021 1153,021 11617,221	27,468 1 07,192 6 30,415 1 07,192 6 647,700 1,710,942 1,003,283 1,335,628 2,785,891 1,984,598 3,776,816 1,984,598 1,786,717 1,007,742 1,	476,076 1,552,000 994,041 1,129,731 2,442,734 1,467,918 3,301,589 1,670,181 3,301,589 1,670,181 3,301,589 1,670,181 3,301,589 1,670,181

RICH	HMOND LOCAL PLAN VIABILITY TESTING ICHMARK LAND VALUE 1 (EXISTING RESIDENTIAL)	Sales value £7,818 psm	£12,508,800	PER HA	AH tenure	Rented 70%	LLR 30%	Frst Hms 0%						
_	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	esidual land valu	ies 30% AH	35% AH	40% AH	45% AH	50% AH
1	One unit scheme (houses)	NO OF UTILIS	£416,960	297,880	284,689	271,496	258,305	245,112	231,920	218,728	205,536	192,344	179,152	165,95
2	Two unit scheme (houses)	2	£625,440	596,167	569,783	543,399	517,015	490,631	464,247	437,862	411,478	385,094	358,710	
3	Two unit scheme (flats) Three unit scheme (houses)	2	£500,352 £938 160	259,765	244,528	229,292	214,054	198,818	183,581	168,343	153,107	137,870	122,633	107,3
	Three unit scheme (flats)	3	£536,091	390,901	368,046	345,190	322,335	299,480	276,624	253,769	230,913	208,058	185,203	162,3
	Four unit scheme (houses)	4	£1,250,880	1,118,983	1,069,455	1,019,927	970,398		871,341	821,812	772,284		673,226	
7	Four unit scheme (flats) Five unit scheme (houses)	4	£714,789 £1,563,600	551,779	519,579	487,378	455,178	422,977	390,776	358,576 991 765	326,374	294,174 872 115	261,973 812 291	229,7 752.4
9	Five unit scheme (flats)	5	£893,486	653,243	615,152	577,059	538,966	500,875	462,782	424,690	386,597	348,505	310,413	272,3
10	Seven unit scheme (houses)	7	£2,189,040	1,930,540	1,845,068	1,759,595	1,674,124		1,503,179	1,417,706	1,332,234	1,246,762	1,161,290	
	Seven unit scheme (flats) Ten unit scheme (houses)	7	£1,250,880 £3 127 200	921,953	868,172	814,391	760,610	706,828	653,047	599,266	545,485	491,704	437,923	1 527 3
	Ten unit scheme (flats)	10	£1,786,971	1,318,467	1,241,636	1,164,807	1,087,977	1,011,146	934,316	857,487	780,656	703,826	626,996	550,1
	Twenty unit scheme (houses and flats)	20	£4,169,600	3,466,444	3,291,364	3,116,283	2,941,203		2,591,041	2,415,960	2,240,880		1,890,719	
15	Twenty unit scheme (flats) Thirty unit scheme (flats with community use on ground floor)	20 30	£2,779,733 £4 169 600	2,637,797	2,483,992	2,330,189	2,176,385	2,022,581	1,868,777	1,714,973	1,561,170	1,407,366	1,253,562	1,099,7
17	Fifty unit scheme (flats - lower density)	50	£6,949,333	6,595,072	6,216,245	5,837,418	5,458,591	5,079,763	4,700,937	4,322,110	3,942,792	3,563,434	3,184,075	2,804,7
18	Fifty unit scheme (flats - higher density)	50	£5,212,000	5,384,744	5,046,757	4,708,770	4,370,783	4,032,796	3,694,809		3,018,835		2,342,861	
	Seventy unit scheme (Industrial/employment led scheme)	70 70	£9,729,067 £7,296,800	8,423,569	7,962,854	7,502,139	7,041,424	6,580,708	6,119,994	5,659,278	5,198,564	4,737,848	4,277,133	3,816,
	Seventy unit scheme (flats - higher density) One hundred unit scheme (flats - lower density)	100	£7,296,800 £13,898,667	12,083,127	11,389,178	10,695,008	10,000,339	9,305,669	8,611,000	7,916,330	7,221,661	6,526,992	5,832,322	5,137.
22	One hundred unit scheme (flats - higher density)	100	£10,424,000	8,808,932	8,241,333	7,673,735	7,106,137	6,538,538	5,970,939	5,403,341	4,835,743	4,268,144	3,700,545	3,132,9
23	Two hunded unit scheme (flats) Three hundred unit scheme (flats)	200	£20,848,000 £31,272,000	17,574,812	16,447,516	15,320,220	14,192,923	13,065,627	11,938,331	10,811,035	9,683,739	8,556,442	7,429,146	6,301,
24 25	Four hundred unit scheme (flats)	400	£31,272,000 £41,696,000	19,548,425	17,464,510	15,380,595	13,296,680	11,212,765	9,122,988	7,021,048	4,919,106	2,817,166	715,225	- 1,423.8
26	Six hunded unit scheme (flats)	600	£62,544,000	24,163,523	21,206,784	18,250,045	15,293,305	12,336,566	9,379,828	6,418,873	3,430,801	442,730	- 2,581,361	- 5,649,5
	Small scale Office	-	£12,508,800	750,255	750,255	750,255	750,255	750,255	750,255	750,255	750,255	750,255	750,255	750,2
	Medium scale Office Industrial Scheme new build (50% plot ratio)		£12,508,800 £12,508,800	2,873,938	2,873,938	2,873,938	2,873,938	2,873,938	2,873,938	2,873,938	2,873,938	2,873,938	2,873,938	2,873.9
	Industrial scheme intensification (60% plot ratio)		£12,508,800	3,448,724	3,448,724	3,448,724	3,448,724	3,448,724	3,448,724	3,448,724	3,448,724	3,448,724	3,448,724	3,448,7
BEN	ICHMARK LAND VALUE 2 (SECONDARY OFFICES)		£12,386,600					R	esidual land valu	ies				
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH		30% AH	35% AH	40% AH	45% AH	50% AH
	One unit scheme (houses) Two unit scheme (houses)	1	£412,887 £619.330	297,880	284,689	271,496	258,305	245,112	231,920	218,728	205,536	192,344	179,152	165,9
	Two unit scheme (houses) Two unit scheme (flats)	2	£619,330 £495,464	259,167	244 528	229 292	214 054	490,631 198,818	183 581	437,862 168,343	411,478 153,107	385,094 137,870	122 633	107.3
4	Three unit scheme (houses)	3	£928,995	810,427	774,532	738,637	702,743	666,848	630,954	595,059	559,164		487,374	451,4
5	Three unit scheme (flats)	3 4	£530,854 £1,238,660	390,901	368,046	345,190	322,335	299,480	276,624	253,769	230,913	208,058	185,203	162,
7	Four unit scheme (houses) Four unit scheme (flats)	4	£1,238,660 £707.806	1,118,983	1,069,455 519,579	1,019,927	970,398 455 178	920,869	390 776	821,812 358,576	326.374	722,756 294 174	261.973	229.7
	Five unit scheme (houses)	5	£1,548,325	1,350,711	1,290,887	1,231,062	1,171,238	1,111,414	1,051,589	991,765	931,940	872,115	812,291	752,
	Five unit scheme (flats)	5	£884,757	653,243	615,152	577,059	538,966		462,782	424,690	386,597		310,413	
	Seven unit scheme (houses) Seven unit scheme (flats)	7	£2,167,655 £1,238,660	1,930,540	1,845,068	1,759,595	760 610	706.828	1,503,179	1,417,706	1,332,234	1,246,762	1,161,290 437,923	1,075,
2	Ten unit scheme (houses)	10	£3,096,650	2,740,967	2,619,600	2,498,233	2,376,867	2,255,499	2,134,132	2,012,765	1 891 398	1 770 031	4 6 40 664	1,527.
13	Ten unit scheme (flats)	10	£1,769,514		1,241,636				024 246				1,040,004	
4	Twenty unit scheme (houses and flats)					1,164,807	1,087,977		334,310	857,487	780,656	703,826	626,996	
15	Twenty unit scheme (flats)	20	£4,128,867	3,466,444	3,291,364	3,116,283	1,087,977 2,941,203 2,176,385	2,766,122	2,591,041	2,415,960 1 714 973	780,656 2,240,880	703,826 2,065,799	626,996 1,890,719	550, 1,715,
15 16	Twenty unit scheme (flats) Thirty unit scheme (flats with community use on ground floor)	20 30	£2,752,578 £4,128,867	3,466,444 2,637,797 3,623,076	3,291,364 2,483,992 3,395,461	3,116,283 2,330,189 3,167,846	1,087,977 2,941,203 2,176,385 2,940,231	2,766,122 2,022,581 2,712,615	2,591,041 1,868,777 2,485,000	2,415,960 1,714,973 2,257,384	780,656 2,240,880 1,561,170 2,029,769	703,826 2,065,799 1,407,366 1,802,153	1,646,684 626,996 1,890,719 1,253,562 1,574,539	550, 1,715, 1,099, 1,346,
15 16 17	Twenty unit scheme (flats) Thirty unit scheme (flats with community use on ground floor) Fifty unit scheme (flats - lower density)	20 30 50	£2,752,578 £4,128,867 £6,881,444	3,466,444 2,637,797 3,623,076 6,595,072	3,291,364 2,483,992 3,395,461 6,216,245	3,116,283 2,330,189 3,167,846 5,837,418	1,087,977 2,941,203 2,176,385 2,940,231 5,458,591	2,766,122 2,022,581 2,712,615 5,079,763	2,591,041 1,868,777 2,485,000 4,700,937	857,487 2,415,960 1,714,973 2,257,384 4,322,110	780,656 2,240,880 1,561,170 2,029,769 3,942,792	703,826 2,065,799 1,407,366 1,802,153 3,563,434	1,646,864 626,996 1,890,719 1,253,562 1,574,539 3,184,075	550, 1,715, 1,099, 1,346, 2,804,
15 16 17 18	Twenty unit scheme (flats) Thirty unit scheme (flats with community use on ground floor) Fifty unit scheme (flats - lower density) Fifty unit scheme (flats - higher density)	20 30 50 50	£2,752,578 £4,128,867 £6,881,444 £5,161,083	3,466,444 2,637,797 3,623,076 6,595,072 5,384,744	3,291,364 2,483,992 3,395,461 6,216,245 5,046,757	3,116,283 2,330,189 3,167,846 5,837,418 4,708,770	1,087,977 2,941,203 2,176,385 2,940,231 5,458,591 4,370,783	2,766,122 2,022,581 2,712,615 5,079,763 4,032,796	2,591,041 1,868,777 2,485,000 4,700,937 3,694,809	857,487 2,415,960 1,714,973 2,257,384 4,322,110 3,356,822	780,656 2,240,880 1,561,170 2,029,769 3,942,792 3,018,835 5,198,564	703,826 2,065,799 1,407,366 1,802,153 3,563,434 2,680,848	1,840,064 626,996 1,890,719 1,253,562 1,574,539 3,184,075 2,342,861	550, 1,715, 1,099, 1,346, 2,804, 2,004,
15 16 17 18 19	Twenty unit scheme (flats) Thirty unit scheme (flats with community use on ground floor) Fifty unit scheme (flats - kower density) Fifty unit scheme (flats - higher density) Seventy unit scheme (flats - higher density)	20 30 50	£2,752,578 £4,128,867 £6,881,444 £5,161,083 £9,634,022	3,466,444 2,637,797 3,623,076 6,595,072 5,384,744 8,423,569 6,324,510	3,291,364 2,483,992 3,395,461 6,216,245 5,046,757 7,962,854 5,920,298	1,164,807 3,116,283 2,330,189 3,167,846 5,837,418 4,708,770 7,502,139 5,516,086	1,087,977 2,941,203 2,176,385 2,940,231 5,458,591 4,370,783 7,041,424 5,111,873	2,766,122 2,022,581 2,712,615 5,079,763 4,032,796 6,580,708 4,707,661	2,591,041 1,868,777 2,485,000 4,700,937 3,694,809 6,119,994 4,303,448	857,487 2,415,960 1,714,973 2,257,384 4,322,110 3,356,822 5,659,278 3,899,236	780,656 2,240,880 1,561,170 2,029,769 3,942,792 3,018,835 5,198,564 3,495,024	703,826 2,065,799 1,407,366 1,802,153 3,563,434 2,680,848 4,737,848 3,090,811	1,890,719 1,253,562 1,574,539 3,184,075 2,342,861 4,277,133 2,686,599	550, 1,715, 1,099, 1,346, 2,804, 2,004, 3,816, 2,282,
15 16 17 18 19 20 21	Twenty unit scheme (fitats) Thirty unit scheme (fitats with community use on ground floor) Fifty unit scheme (fitats - lower density) Fifty unit scheme (fitats - lower density) Seventy unit scheme (fitats - lingher density) Seventy unit scheme (fitats - lingher density) One hundred unit scheme (fitats - lingher density) One hundred unit scheme (fitats - lingher density)	20 30 50 50 70 70 100	£2,752,578 £4,128,867 £6,881,444 £5,161,083 £9,634,022 £7,225,516 £13,762,888	3,466,444 2,637,797 3,623,076 6,595,072 5,384,744 8,423,569 6,324,510 12,083,127	3,291,364 2,483,992 3,395,461 6,216,245 5,046,757 7,962,854 5,920,298 11,389,178	1,164,807 3,116,283 2,330,189 3,167,846 5,837,418 4,708,770 7,502,139 5,516,086 10,695,008	1,087,977 2,941,203 2,176,385 2,940,231 5,458,591 4,370,783 7,041,424 5,111,873 10,000,339	2,766,122 2,766,122 2,022,581 2,712,615 5,079,763 4,032,796 6,580,708 4,707,661 9,305,669	2,591,041 1,868,777 2,485,000 4,700,937 3,694,809 6,119,994 4,303,448 8,611,000	857,487 2,415,960 1,714,973 2,257,384 4,322,110 3,356,822 5,659,278 3,899,236 7,916,330	780,656 2,240,880 1,561,170 2,029,769 3,942,792 3,018,835 5,198,564 3,495,024 7,221,661	703,826 2,065,799 1,407,366 1,802,153 3,563,434 2,680,844 4,737,848 3,090,811 6,526,992	1,646,664 626,996 1,890,719 1,253,562 1,574,539 3,184,075 2,342,861 4,277,133 2,686,599 5,832,322	550, 1,715, 1,099, 1,346, 2,804, 2,004, 3,816, 2,282, 5,137,
15 16 17 18 19 20 21	Twenty unit scheme (filias). Thirty unit scheme (filias with community use on ground floor). Fifty unit scheme (filias - lower density). Fifty unit scheme (filias - loyer density). Seventy unit scheme (filas - higher density). Seventy unit scheme (filas - higher density). One hundred unit scheme (filas - loyer density). One hundred unit scheme (filias - loyer density).	20 30 50 50 70 70 100	£2,752,578 £4,128,867 £6,881,444 £5,161,083 £9,634,022 £7,225,516 £13,762,888 £10,322,166	3,466,444 2,637,797 3,623,076 6,595,072 5,384,744 8,423,569 6,324,510 12,083,127 8,808,932	3,291,364 2,483,992 3,395,461 6,216,245 5,046,757 7,962,854 5,920,298 11,389,178 8,241,33	1,164,807 3,116,283 2,330,189 3,167,846 5,837,418 4,708,770 7,502,139 5,516,086 10,695,008 7,673,735	1,087,977 2,941,203 2,176,385 2,940,231 5,458,591 4,370,783 7,041,424 5,111,873 10,000,339 7,106,137	2,766,122 2,022,581 2,712,615 5,079,763 4,032,796 6,580,708 4,707,661 9,305,669 6,538,538	2,591,041 1,868,777 2,485,000 4,700,937 3,694,809 6,119,994 4,303,448 8,611,000 5,970,939	857,487 2,415,960 1,714,973 2,257,384 4,322,110 3,356,822 5,659,278 3,899,236 7,916,330 5,403,341	780,656 2,240,880 1,561,170 2,029,769 3,942,792 3,018,835 5,198,564 3,495,024 7,221,661 4,835,743 9,692,724	703,826 2,065,799 1,407,366 1,802,153 3,563,434 2,680,848 4,737,848 3,090,811 6,526,992 4,268,144	1,843,695 626,996 1,890,719 1,253,562 1,574,539 3,184,075 2,342,861 4,277,133 2,686,599 5,832,322 3,700,585 7,420,446	550, 1,715, 1,099, 1,346, 2,804, 2,004, 3,816, 2,282, 5,137, 3,132,
15 16 17 18 19 20 21 22 23 24	Twenty unit scheme (filats) Thirty unit scheme (filats with community use on ground floor) Fifty unit scheme (filats - lower density) Fifty unit scheme (filats - loyer density) Seventy unit scheme (filats - loyer density) Seventy unit scheme (filats - loyer density) One hundred unit scheme (filats - loyer density) One hundred unit scheme (filats - loyer density) Two hunded unit scheme (filats - loyer density) Two hunded unit scheme (filats)	20 30 50 50 70 70 100	£2,752,578 £4,128,867 £6,881,444 £5,161,083 £9,634,022 £7,225,516 £13,762,888 £10,322,166 £20,644,333 £30,966,499	3,466,444 2,637,797 3,623,076 6,595,072 5,384,744 8,423,569 6,324,510 12,083,127 8,808,932 17,574,812 23,066,788	3,291,364 2,483,992 3,395,461 6,216,245 5,046,757 7,962,854 5,920,298 11,389,178 8,241,33 16,447,516 21,475,212	1,164,807 3,116,283 2,330,189 3,167,846 5,837,418 4,708,770 7,502,139 5,516,086 10,695,008 7,673,735 15,320,220 19,883,636	1,087,977 2,941,203 2,176,385 2,940,231 5,458,591 4,370,783 7,041,424 5,111,873 10,000,339 7,106,137 14,192,923 18,292,058	2,766,122 2,022,581 2,712,615 5,079,763 4,032,796 6,580,708 4,707,661 9,305,669 6,538,538 13,065,627 16,700,482	2,591,041 1,868,777 2,485,000 4,700,937 3,694,809 6,119,994 4,303,448 8,611,000 5,970,939 11,938,331 15,108,906	857,487 2,415,960 1,7714,973 2,257,384 4,322,110 3,356,822 5,669,278 3,899,236 7,916,330 5,403,341 10,811,035 13,517,329	780,656 2,240,880 1,561,170 2,029,769 3,942,792 3,018,835 5,198,564 3,495,024 7,221,661 4,835,743 9,683,739 11,925,762	703,826 2,065,799 1,407,366 1,802,153 3,563,434 2,680,848 4,737,848 3,090,811 6,526,992 4,268,144 10,334,175	1,646,096 626,996 1,890,719 1,253,562 1,574,539 3,184,075 2,342,861 4,277,133 2,686,599 5,832,322 3,700,545 7,429,146 8,742,599	550, 1,715,1 1,099, 1,346,1 2,804, 2,004,1 3,816,- 2,282,5 5,137,1 3,132,1 6,301,1 7,145
15 16 17 18 19 20 21 22 23 24 25	Ywenty unit scheme (flats) Thirty unit scheme (flats) who community use on ground floor) Fifty unit scheme (flats - lower density) Fifty unit scheme (flats - higher density) Seventy unit scheme (flats - higher density) Seventy unit scheme (flats - higher density) One hundred unit scheme (flats - higher density) One hundred unit scheme (flats - higher density) The hundred unit scheme (flats) Three hundred unit scheme (flats) Three hundred unit scheme (flats)	20 30 50 50 70 70 100 100 200 300 400	£2,752,578 £4,128,867 £6,881,444 £5,161,083 £9,634,022 £7,225,516 £13,762,888 £10,322,166 £20,644,333 £30,966,499 £41,288,665	3,466,444 2,637,797 3,623,076 6,595,072 5,334,744 8,423,569 6,324,510 12,083,127 8,083,127 17,574,812 23,066,788 19,548,425	3,291,364 2,483,992 3,395,461 6,216,245 5,046,757 7,962,854 5,920,298 11,389,178 8,241,333 16,447,516 21,475,212	1,164,807 3,116,283 2,330,189 3,167,846 5,837,418 4,708,770 7,502,139 5,516,086 10,695,008 7,673,735 15,320,220 19,883,636 15,380,595	1,087,977 2,941,203 2,176,385 2,940,231 5,458,591 4,370,783 7,041,424 5,111,873 10,000,339 7,106,137 14,192,923 18,292,058 13,296,690	2,766,122 2,022,581 2,712,615 5,079,763 4,032,796 6,580,708 4,707,661 9,305,669 6,538,538 13,065,627 16,700,482 11,212,766	354,510 2,591,041 1,868,777 2,485,000 4,770,937 3,694,809 6,119,994 4,303,448 8,611,000 5,970,939 11,938,331 15,108,906 9,122,988	85,487 2,415,960 1,714,973 2,257,384 4,322,110 3,356,822 5,659,278 3,899,236 7,916,330 5,403,341 10,811,035 13,517,329 7,021,048	780,656 2,240,880 1,561,170 2,029,769 3,942,792 3,018,835 5,198,564 7,221,661 4,835,743 9,683,739 11,925,752 4,919,106	703,826 2,065,799 1,407,366 1,802,153 3,563,434 2,680,848 4,737,848 3,090,811 6,526,992 4,268,144 8,558,442 10,334,175 2,817,166	1,643,664 626,996 1,890,719 1,253,562 1,574,539 3,184,075 2,342,861 4,277,133 2,686,599 5,832,322 3,700,545 7,429,146 8,742,599 715,225	550, 1,715, 1,099, 1,346, 2,804, 2,004, 3,816, 2,282, 5,137, 3,132, 6,301, 7,145, - 1,423
15 16 17 18 19 20 21 22 23 24 25 26	Twenty unt scheme (filats) Thirty unt scheme (filats with community use on ground floor) Fifty unt scheme (filats - lower density) Fifty unt scheme (filats - lower density) Seventy unt scheme (filats - lower density) Seventy unt scheme (filats - ligher density) One hundred unt scheme (filats - ligher density) Two hunded unit scheme (filats - ligher density) Two hunded unit scheme (filats) Four hundred unit scheme (filats) Six hunded unit scheme (filats)	20 30 50 50 70 70 100 100 200	£2,752,578 £4,128,867 £6,881,444 £5,161,083 £9,634,022 £7,225,516 £13,762,888 £10,322,166 £20,644,333 £30,966,499 £41,288,665 £61,932,998	3,466,444 2,637,797 6,595,072 5,384,744 8,423,559 6,324,510 12,083,127 8,808,932 17,574,812 23,066,788 19,548,425 24,163,523	3,291,364 2,483,992 3,395,461 6,216,245 5,046,757 7,982,854 11,389,178 8,241,333 16,447,516 21,475,212 17,484,510 21,206,784	1,164,807 3,116,283 2,330,189 3,167,846 5,837,418 4,708,770 7,502,139 5,516,896 10,895,008 7,673,735 15,320,220 19,883,595 18,250,045	1,087,977 2,941,203 2,176,385 2,940,231 4,370,783 7,041,424 5,111,673 10,000,339 7,106,137 14,192,923 18,292,680 13,296,680	2,766,122 2,022,581 2,712,615 5,079,763 4,032,796 6,580,708 4,707,661 9,305,669 6,538,538 13,065,627 16,700,482 11,212,765 12,336,566	3,59,30 2,591,041 1,868,777 2,485,000 4,700,937 3,694,809 6,119,994 4,303,448 8,611,000 5,970,939 11,938,331 15,108,906 9,122,988 9,379,628	857,487 2,415,960 1,714,973 2,257,384 4,322,110 3,356,822 5,659,278 3,899,236 7,916,330 5,403,341 10,811,035 7,021,048 6,418,873	780,656 2,240,880 1,661,170 2,029,769 3,942,792 3,018,856 4,34,95,024 7,221,661 4,835,743 9,683,739 11,925,752 4,919,106 3,430,801	703,826 2,065,799 1,407,366 1,802,153 3,563,434 2,680,848 4,737,848 3,090,811 6,526,992 4,268,144 8,556,442 10,334,176 2,817,166 442,730	1,640,600 626,996 1,890,719 1,263,562 1,574,539 3,184,075 2,342,861 4,277,133 2,686,599 5,832,322 3,700,545 7,429,146 8,742,599 715,225 2,581,361	550, 1,715, 1,099, 1,346, 2,804, 2,004, 3,816, 2,282, 5,137, 3,132, 6,301, 7,145, - 1,423, - 5,649,
15 16 17 18 19 20 21 22 23 24 25 26 27	Ywenty unit scheme (flats) Thirty unit scheme (flats with community use on ground floor) Filly unit scheme (flats - blower density) Filly unit scheme (flats - blower density) Seventy unit scheme (flats - higher density) Seventy unit scheme (flats - higher density) One hundred unit scheme (flats - higher density) One hundred unit scheme (flats - higher density) Three hundred unit scheme (flats) Three hundred unit scheme (flats) Six hundred unit scheme (flats)	20 30 50 50 70 70 100 100 200 300 400	£2,752,578 £4,128,867 £6,881,444 £5,161,083 £9,634,022 £7,225,516 £13,762,888 £10,322,166 £20,644,333 £30,966,499 £41,288,665 £61,932,998	3,466,444 2,637,797 3,623,076 6,595,072 5,384,744 8,423,559 6,324,510 12,083,127 8,808,932 17,574,812 23,066,788 19,548,425 24,163,523 750,255 12,49,253	3,291,364 2,483,992 3,395,461 6,216,245 5,046,757 7,962,884 5,920,298 11,339,178 8,241,333 16,447,516 21,475,212 17,484,516 21,206,784 750,255	1,164,607 3,116,283 2,330,189 2,330,189 4,708,770 7,502,139 5,516,086 10,995,008 7,673,735 15,320,220 19,883,636 15,380,595 18,250,045 7,502,55 18,250,045	1,087,977 2,941,203 2,176,385 2,940,231 5,485,951 4,370,783 7,041,424 5,111,873 10,000,339 7,106,137 14,192,923 18,292,058 13,296,068 15,293,305 750,255 12,49,253	2,766,122 2,022,581 2,712,615 5,079,763 4,032,796 6,580,708 4,707,661 9,305,669 6,538,538 13,065,627 16,700,482 11,212,765 12,336,566 750,255	2,591,041 1,888,777 2,485,000 4,700,937 3,894,809 6,119,994 4,303,448 8,611,000 5,970,939 11,938,331 15,108,906 9,122,988 9,379,828 750,255	85/,487 2,415,960 1,714,973 2,257,384 4,322,110 3,356,822 5,659,278 3,899,236 7,916,330 5,403,341 10,811,035 13,517,329 7,021,048 6,418,873 750,255 1,249,253	780,656 2,240,880 1,561,170 2,029,769 3,048,792 3,048,835 5,198,564 7,221,661 4,835,743 9,683,739 11,925,752 4,919,06 3,491,06 3,495,03 11,925,752 4,919,06 3,493,001 750,255 1,249,253	703,826 2,065,799 1,407,366 1,802,153 3,563,434 2,680,848 4,737,848 3,090,811 6,526,992 4,268,144 8,556,442 10,334,775 2,817,166 442,730 750,255	1,640,664 626,996 1,890,719 1,263,562 1,574,539 3,184,075 2,342,861 4,277,133 2,686,599 5,832,322 3,700,545 7,429,146 8,742,599 715,225 2,581,361 750,255 1,249,253	550, 1,715, 1,099, 1,346, 2,804, 2,004, 3,816, 2,282, 5,137, 3,132, 6,301, 7,145, - 1,423, - 5,649, 750, - 1,249,
15 16 17 18 19 20 21 22 23 24 25 26 27 28 29	Twenty unit scheme (filats) Thirty unit scheme (filats with community use on ground floor) Fifty unit scheme (filats - layer density) Fifty unit scheme (filats - layer density) Seventy unit scheme (filats - layer density) Seventy unit scheme (filats - layer density) One hundred unit scheme (filats - layer density) One hundred unit scheme (filats - layer density) Three hundred unit scheme (filats) Three hundred unit scheme (filats) Six hundred unit scheme (filats) Six hundred unit scheme (filats) Michael unit scheme (filats)	20 30 50 50 70 70 100 100 200 300 400	£2,752,578 £4,128,867 £6,881,444 £5,161,083 £9,634,022 £7,225,516 £13,762,888 £10,322,166 £20,644,333 £30,966,499 £41,288,665 £61,932,998 £12,386,600 £12,386,600 £12,386,600	3,486,444 2,637,797 3,623,076 6,595,072 5,384,744 8,423,569 6,324,510 12,083,127 8,88,932 17,574,812 23,066,788 19,548,425 24,163,523 750,255 1,249,253 2,673,938	3,291,364 2,483,992 3,395,461 6,216,245 5,046,787 7,962,854 5,920,298 11,389,178 8,241,333 16,447,516 21,475,212 17,486,175 21,206,784 750,255 1,249,253 2,873,938	1,164,607 3,116,283 2,330,189 3,167,846 6,837,418 4,708,770 7,502,139 5,516,086 10,895,008 7,673,735 15,320,220 19,883,636 15,380,595 18,250,045 760,255 1,249,253 2,873,338	1,087,977 2,941,203 2,176,385 2,940,231 5,456,591 4,370,783 7,041,424 5,111,873 10,000,333 7,106,137 14,192,923 18,292,680 13,296,680 15,293,055 750,255 -1,249,253 2,273,338	1,017,145 2,766,122 2,022,561 5,079,763 4,032,796 6,580,708 4,707,661 9,305,669 6,538,538 13,065,627 16,700,482 11,212,765 12,336,566 750,255 1,249,253 2,873,938	2,591,041 1,888,777 2,485,000 4,700,937 3,694,699 6,119,994 4,303,448 8,611,000 5,970,339 11,938,331 15,108,906 9,379,628 7,502,55 -1,249,253 2,673,938	857,487 2,415,960 1,714,973 2,257,384 4,322,110 3,356,822 5,659,278 7,916,330 7,916,330 10,811,035 13,517,329 7,021,048 6,418,873 769,255 1,249,253 2,873,938	780,656 2,240,880 1,561,170 2,029,769 3,942,792 3,018,835 5,198,564 3,495,024 7,221,661 4,835,743 9,683,739 11,025,752 4,913,106 750,255 1,249,253 1,279,393	703,826 2,065,799 1,407,366 1,802,153 3,563,434 4,737,848 3,090,811 6,526,992 4,268,144 8,556,442 10,334,775 2,817,166 442,730 750,255 1,249,253 2,873,938	1,040,604 620,996 1,890,719 1,253,562 1,574,539 3,184,075 2,342,66 4,277,133 2,686,599 5,832,322 3,700,545 7,429,146 6,742,599 715,225 2,581,361 7,522,51 7,	550, 1,715, 1,099, 1,346, 2,804, 2,004, 3,816, 2,282, 5,137, 3,132, 6,301, 7,145, 1,423, 5,649, 750, 1,249, 2,875,
15 16 17 18 19 20 21 22 23 24 25 26 27 28 29	Twenty unt scheme (filats) Thirty unt scheme (filats with community use on ground floor) Fifty unt scheme (filats - lower density) Fifty unt scheme (filats - lower density) Seventy unt scheme (filats - lower density) One burded unt scheme (filats - ligher density) One burded unt scheme (filats - ligher density) Two burded unt scheme (filats - ligher density) Four burded unt scheme (filats) Four burded unt scheme (filats) Six burded unt scheme (filats) Four burded unt scheme (filats) Six burded unt scheme (filats) Medium scale Office	20 30 50 50 70 70 100 100 200 300 400	£2,752,578 £4,128,867 £6,881,444 £5,161,083 £9,634,022 £7,225,516 £13,762,888 £10,322,166 £20,644,333 £30,966,439 £41,288,665 £61,932,998 £12,386,600 £12,386,600	3,486,444 2,637,797 3,623,076 6,595,072 5,384,744 8,423,569 6,324,510 12,083,127 8,086,322 17,574,812 23,066,788 13,564,825 24,163,523 750,255 1,249,253 2,973,938 3,448,724	3, 291, 364 2,483,992 3,395,461 6,216,245 5,046,757 7,962,854 5,920,288 11,389,178 8,241,333 16,447,516 21,475,212 17,464,510 21,226,75 750,255 - 1,249,253 3,448,724	1,164,607 3,116,283 2,330,189 3,167,846 5,837,418 4,708,770 7,502,139 5,516,086 10,695,008 7,673,735 15,320,220 19,883,565 15,380,595 15,280,250 15,280,250 17,249,253 2,673,383 3,448,724	1,087,977 2,041,203 2,176,385 2,940,231 5,455,591 4,370,783 7,041,424 5,111,673 10,000,339 7,106,337 14,192,923 14,292,93 15,293,305 17,005,255 12,249,253 2,273,303 3,448,724	1,017,145 2,766,122 2,022,581 2,712,615 5,079,763 4,032,796 6,580,708 4,707,661 9,305,669 6,538,538 13,065,627 16,709,482 11,212,765 12,336,566 750,255 - 1,249,253 2,873,938 3,448,724	2,591,041 1,868,777 2,485,000 4,700,937 3,694,809 6,119,994 4,303,448 8,611,000 5,970,939 11,938,331 15,108,906 9,122,988 750,255 1,249,253 2,873,938 3,448,724	857,487 2,415,960 1,714,973 2,257,384 4,322,110 3,356,822 5,659,278 3,899,236 7,916,330 5,403,341 10,811,035 7,021,048 6,418,873 750,255 -1,249,253 2,873,938 3,448,724	780,656 2,240,880 1,561,170 2,029,769 3,942,792 3,018,835 5,198,564 4,930,764 4,930,764 4,930,739 11,925,752 4,919,106 3,430,801 750,255 -1,249,253 2,873,93 3,448,724	703,826 2,065,799 1,407,366 1,802,153 3,563,434 4,737,848 3,090,811 6,526,992 4,268,344 10,334,175 2,817,160 442,737 750,255 1,249,253 2,873,333 3,448,724	1,648,664 628,996 1,890,719 1,255,562 1,574,539 3,184,075 2,342,861 4,277,133 2,686,599 5,832,322 3,700,548 7,423,146 8,742,599 715,225 - 2,581,361 7,502,55 1,249,253 2,873,938 3,448,724	550, 1,715, 1,099, 1,346, 2,804, 2,004, 3,816, 2,282, 5,137, 3,132, 6,301, 7,145, 1,423, 5,649, 750, 1,249, 2,873, 3,448,
15 16 17 18 19 20 21 22 23 24 25 26 27 28 29	Twenty unit scheme (filats) Thirty unit scheme (filats with community use on ground floor) Fifty unit scheme (filats - layer density) Fifty unit scheme (filats - layer density) Seventy unit scheme (filats - layer density) Seventy unit scheme (filats - layer density) One hundred unit scheme (filats - layer density) One hundred unit scheme (filats - layer density) Three hundred unit scheme (filats) Three hundred unit scheme (filats) Six hundred unit scheme (filats) Six hundred unit scheme (filats) Michael unit scheme (filats)	20 30 50 50 70 70 100 100 200 300 400	£2,752,578 £4,128,867 £6,881,444 £5,161,083 £9,634,022 £7,225,516 £13,762,888 £10,322,166 £20,644,333 £30,966,499 £41,288,665 £61,932,998 £12,386,600 £12,386,600 £12,386,600	3,466,444 3,623,076 6,595,072 6,595,072 6,595,072 8,423,599 6,324,510 12,083,107 8,806,932 17,574,812 23,066,788 19,548,425 24,103,523 750,255 1,249,253 2,873,938 3,448,724	3, 291, 364 2,483,992 3,395,461 6,216,245 5,046,757 7,962,854 5,992,98 11,389,178 8,241,333 16,447,516 21,475,212 17,464,510 21,266,794 17,262,50 11,249,253 2,673,938 3,448,724	1,164,607 3,116,283 2,330,189 5,837,418 4,708,777 7,502,139 5,516,086 10,995,008 7,673,735 15,320,220 19,883,636 15,380,595 18,250,045 7,673,735 18,250,045 12,49,253 2,673,938 3,448,724	1,087,977 2,941,203 2,176,385 2,949,231 5,458,591 4,370,783 7,041,424 5,111,673 10,000,339 7,106,137 14,192,923 18,292,058 13,296,800 15,293,306 750,255 12,49,653 2,873,938 3,448,724	1,011,140 2,766,122 2,022,681 5,079,763 4,032,796 6,589,708 4,707,661 9,305,669 6,538,538 13,065,627 16,700,482 11,212,765 12,336,566 750,255 1,249,253 2,873,938 3,448,724	2,591,041 1,868,777 2,485,000 4,700,937 3,694,609 6,119,994 4,303,448 8,611,000 5,970,939 11,938,331 15,108,906 9,122,988 9,379,528 750,255 1,249,253 2,873,938 3,448,724	857,487 2,415,960 1,714,973 2,257,384 4,322,110 3,356,822 5,659,273 3,689,236 5,403,341 10,811,035 7,021,048 6,418,873 7,021,048 6,418,873 2,873,938 1,249,253 2,873,938	780,656 2,240,880 1,561,170 2,029,769 3,942,792 3,018,835 5,198,564 4,835,743 9,683,739 11,925,752 1,925,7	703,826 2,065,799 1,407,366 1,802,153 3,563,434 2,680,848 4,737,848 4,737,848 4,737,848 4,268,944 8,556,442 10,334,775 42,817,166 442,730 750,255 1,249,253 2,873,938 3,448,724	1,648,642 628,995 1,890,719 1,255,562 1,574,539 3,184,075 2,342,661 4,277,133 2,686,599 5,832,322 3,700,545 7,42,599 7,15,225 2,581,361 7,502,55 1,249,253 2,873,933 3,448,724	550, 1,715, 1,099, 1,346, 2,804, 2,004, 3,816, 2,282, 5,137, 3,132, 6,301, 7,145, 1,423, 5,649, 750, 1,249, 2,873, 3,448,
15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30	Twenty until scheme (fillats) Thirty unit scheme (fillats with community use on ground floor) Fifty unit scheme (fillats - loiper density) Seventy unit scheme (fillats - loiper density) Seventy unit scheme (fillats - loiper density) One hundred unit scheme (fillats - liper density) Two hundred unit scheme (fillats - liper density) Two hundred unit scheme (fillats - liper density) Two hundred unit scheme (fillats) Four hundred unit scheme (fillats) Four hundred unit scheme (fillats) Four hundred unit scheme (fillats) Medium scale Office Industrial Scheme en build (50% plot ratio) Industrial scheme en build (50% plot ratio) Industrial scheme en build (50% plot ratio) Industrial scheme intersulfication (50% plot ratio)	29 30 50 70 70 100 200 400 	£2,752,576 £4,128,867 £6,881,444 £5,161,083 £9,634,022 £7,225,516 £10,322,188 £10,322,166 £20,644,333 £30,966,499 £41,288,665 £61,932,998 £12,386,600 £12,386,600 £12,386,600	3,466,444 2,637,797 3,623,076 6,595,072 5,384,744 8,423,659 6,324,510 12,083,127 8,808,932 17,574,812 23,066,788 19,558,425 24,163,523 750,255 1,249,253 2,873,938 3,448,724	3, 291, 364 2,483,992 3,395,461 6,216,245 5,046,77 7,982,854 5,920,298 11,389,178 8,241,333 16,447,516 21,475,212 17,486,217 750,255 1,249,253 2,873,938 3,448,724	1,164,67 3,116,283 2,330,189 3,167,846 5,837,418 4,708,770 7,502,139 5,516,085 10,695,008 7,673,735 15,320,220 19,883,636 15,380,500 7,673,735 15,320,220 19,883,636 15,380,500 15,380,500 15,380,500 15,380,500 15,380,500 15,380,500 16,380,500 17,500,255 12,49,253 2,673,938 3,448,724	1,087,977 2,941,203 2,176,385 2,940,231 5,458,591 4,370,763 7,041,424 5,111,873 10,000,330 7,106,137 14,192,205 12,296,680 12,296,680 750,255 1,249,255 2,873,036 3,448,724	1,017,149,1 2,766,122 2,022,581 2,712,615 5,079,763 4,707,661 9,305,669 6,538,538 13,065,627 16,709,482 11,212,765 12,336,566 750,255 1,249,253 2,873,938 3,448,724	2,591,041 1,868,777 2,485,000 4,700,937 3,694,890 6,119,994 4,303,448 8,611,000 5,970,939 11,938,331 15,108,996 9,379,828 750,255 1,249,253 2,873,938 3,448,724	857,487 2,415,960 1,714,973 2,257,384 4,322,110 3,356,822 5,659,278 3,899,236 7,916,330 5,403,341 10,811,035 13,517,329 7,021,048 6,418,873 750,255 1,249,253 2,873,938 3,448,724	780,656 2,240,890 1,561,170 2,029,769 3,942,792 3,018,936 5,198,564 3,495,024 7,221,661 4,835,743 9,683,739 11,925,752 4,919,106 3,430,801 750,255 1,249,255 2,873,938 3,448,724	703,826 2,065,799 1,407,366 1,802,153 3,563,434 2,680,848 4,737,848 3,090,811 6,526,992 4,268,144 8,558,442 10,334,175 2,817,166 442,733 1,448,754 1,448,754 1,448,754 1,448,754 1,448,754	1,643,664 6,669,966 1,890,719 1,253,562 1,574,539 3,184,075 2,342,861 4,277,133 2,686,599 5,832,322 3,700,545 7,429,145 8,742,599 715,225 1,581,361 7,522,551 1,249,253 2,873,938 3,448,724	550, 1,715, 1,099, 1,346, 2,804, 2,004, 3,816, 2,282, 5,137, 3,132, 6,301, 7,145, 1,423, 5,649, 760, 1,249, 2,873, 3,448,
15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30	Twenty until scheme (filats) Thirty unt scheme (filats with community use on ground floor) Fifty until scheme (filats - lower density) Fifty until scheme (filats - lower density) Seventy until scheme (filats - ligher density) One hundred until scheme (filats - ligher density) One hundred until scheme (filats - ligher density) Two hunded until scheme (filats - ligher density) Two hunded until scheme (filats) Four hundred until scheme (filats) Four hundred until scheme (filats) Six hunded until scheme (filats) Six hunded until scheme (filats) Industrial scheme new build (50% pilot ratio) Industrial scheme new build (50% pilot ratio) Industrial scheme intensification (60% pilot ratio)	20 30 50 70 70 100 200 400 	£2,752,578 £4,128,867 £6,881,444 £5,161,063 £9,634,032 £7,225,516 £13,762,888 £10,322,166 £20,644,333 £30,966,433 £12,386,660 £12,386,600 £12,386,600 £12,386,600 £12,386,600	3,465,444 3,623,767 6,595,072 6,595,072 6,538,744 6,423,569 6,223,569 6,223,569 12,083,127 23,065,788 12,03,127 24,163,523 750,255 1,249,253	3 291,364 2,483,392 3,345,461 6,216,245 5,046,757 7,962,838 15,320,238 11,389,178 8,241,331 16,447,516 21,475,212 17,464,510 21,266,784 750,255 1,249,253 3,448,724	1, 164, 607 3, 116, 283 2, 330, 189 3, 167, 846 5, 837, 418 4, 708, 777 7, 550, 2139 5, 516, 086 10, 985, 008 16, 983, 035 15, 320, 220 19, 883, 636 15, 380, 595 18, 250, 045 7, 502, 253 2, 273, 338 3, 448, 724	1,087,977 2,941,203 2,176,385 2,940,231 5,458,991 4,370,335 7,041,424 5,111,371 10,000,339 7,106,137 14,192,023 15,292,058 13,296,680 15,293,005 7,025 1,249,253 2,673,393 3,448,724	1,307,649 1,007,	2,591,041 1,868,777 2,485,000 4,700,937 3,594,809 6,119,994 4,303,448 8,611,009 11,928,331 15,108,006 9,379,028 9,379,028 750,255 1,249,253 2,873,933 3,448,724	857,487 2,415,960 1,714,973 2,257,334 4,322,110 3,366,822 5,659,278 3,899,326 7,916,330 5,403,341 10,811,035 13,517,329 7,021,048 6,418,873 7,021,048 6,418,873 3,448,724	780,656 2,240,850 1,661,170 2,023,769 3,042,792 3,018,835 5,198,564 3,495,024 7,221,661 4,835,743 1,925,752 1,919,100 3,430,801 7,602,55 1,249,253 2,873,933 3,448,724	703.826 2,065,739 1,667,739 1,802,153 3,502,143 2,688,848 3,090,811 6,526,914 4,527,68 1,536,142 1,536,142 1,536,142 1,536,142 1,536,142 1,536,142 1,536,142 1,536,142 1,536,142 1,536,142 1,536,142 1,536,142 1,536,142 1,536,142 1,536,142 1,536,142 1,536,143 1,536	1,043,045 1,263,562 1,263,562 1,253,562 1,574,539 3,184,075 2,342,661 4,277,133 2,666,599 7,422,146 8,742,599 7,422,146 8,742,599 7,422,147 7,422,148 8,742,599 3,448,742,599 3,448,742,599 3,448,744	550, 1,715, 1,099, 1,346, 2,804, 3,816, 2,282, 3,132, 6,301, 7,145, 1,423, 1,423, 1,423, 1,424, 1,42
15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30	Twenty until scheme (filats) Thirty unit scheme (filats with community use on ground floor) Filty unit scheme (filats - lower density) Seventy unit scheme (filats - lower density) Seventy unit scheme (filats - lower density) One hundred unit scheme (filats - light enfeats) Twe hundred unit scheme (filats - light enfeats) Two hundred unit scheme (filats - light enfeats) Two hundred unit scheme (filats) Four hundred unit scheme (filats) Medium scale Office Industrial Scheme ene build (50% plot ratio) Industrial scheme ene build (50% plot ratio) Industrial scheme intensification (50% plot ratio)	29 30 50 70 70 100 200 400 	E2,752,578 £4,128,867 £6,881,444 £5,161,083 £9,634,022 £7,225,516 £13,762,84 £10,322,186 £20,644,323 £30,986,499 £41,288,665 £61,932,998 £12,386,600 £12,386,600 £12,386,600 £12,386,600	3.465.444 2.637.797 3.822.076 6.595.072 5.384.744 8.422.509 6.324.510 12.083.127 22.060.788 12.067.74.812 22.060.788 12.067.754.812 23.067.754.812 24.163.523 750.255 1.249.253 2.473.383 3.448.724	3 291 (364 2 483, 992 3 483, 992 3 483, 992 3 483, 992 5 494 5 5,040, 757 7 7,062, 854 5 5,020, 288 11,389, 178 16,447,510 21,745,510 21,005, 784 750, 225 1,249, 253 3,448, 724	1,04,87 3,10,23 2,350,189 3,367,48 5,837,418 4,702,77 7,702,139 7,702,139 1,000,000 10,005,000 7,707,735 5,510,000 7,707,735 15,202,02 19,885,630 15,202,02 19,885,630 15,202,02 10,000,000 10,000,000 10,000,000 10,000,00	1,087,977 2,241,203 2,176,885 2,240,231 5,458,691 4,377,637 10,000,339 7,1041,424 5,111,677 10,000,339 7,106,137 14,192,923 18,292,058 13,296,690 15,293,038 15,293,038 3,448,724	1,001,1146 1,001,1146	254,516 2,591,041 1,868,777 2,485,000 4,700,937 3,694,800 6,119,994 8,811,000 11,938,331 15,100,905 9,122,988 9,379,828 7,59,285 1,249,285 1,247,2	807,487 2,415,900 1,714,973 2,257,384 4,322,110 3,359,822 5,559,278 3,090,236 5,403,341 10,811,035 10,811,035 13,517,329 7,012,300 13,517,329 7,012,300 3,418,732 10,812,035 13,517,329 7,021,048 6,418,873 7,602,53 3,449,724	780,556 2,209,800 1,561,170 2,09,270 3,09,270 3,09,270 3,09,270 3,09,504 4,935,739 1,925,752 1,925,752 1,925,752 1,249,253 2,673,938 3,454,774	703,826 2,065,709 1,407,866 1,602,133 3,653,444 2,680,848 4,737,848 3,990,811 6,526,992 4,256,144 2,556,144 10,334,175 2,817,106 442,730 2,873,338 3,475,744 40% AH 192,344 40% AH 192,344 358,044 358	1,846,061 626,993 1,850,719 1,253,562 1,574,539 3,184,075 2,342,861 4,277,133 2,666,599 5,832,322 3,700,545 7,422,146 6,742,599 7,422,146 6,742,599 7,152,55 1,242,55	550, 1,715, 1,099, 1,346, 2,804, 3,816, 2,282, 5,301, 7,145, 1,423, 5,549, 2,873, 3,448, 50% AH
15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 EN	Twenty unt scheme (filas) Thirty unt scheme (filas with community use on ground floor) Fifty unit scheme (filas - lower density) Seventy unt scheme (filas - lower density) Seventy unt scheme (filas - lower density) One hundred unt scheme (filas - ligher density) One hundred unt scheme (filas - ligher density) Two hundred unt scheme (filas - ligher density) Two hundred unt scheme (filas) Four hundred unt scheme (filas) Four hundred unt scheme (filas) Sor and scale (filas) Sor and scale (filas) Industrial Scheme (filas) Sor and scale (filas) Community (filas) Com	20 30 50 70 70 100 200 400 	E2,752,578 E4,128,867 E4,128,867 E5,861,444 E5,161,083 E9,954,022 E7,225,516 E13,762,888 E10,322,166 E10,322,166 E14,288,665 E12,386,600 E12,386,600 E12,386,600 E12,386,600 E17,386,600 E17,386,600 E17,386,600	3.465.444 2.637.797 3.823.076 6.595.0774 3.823.676 5.884.748 8.225.509 5.225.510 12.083.127 5.805.922 17.774.812 27.775.812 27.775.812 27.775.255 2.873.938 3.448.724	284,689 569,783 244,528	271,496 543,399 229,292	258,305 517,015 214,054	1,571,116 2,766,122 2,022,581 2,712,615 5,078,703 4,707,661 9,305,609 6,588,536 13,065,627 18,700,482 11,212,725 12,305,506 12,305,506 11,212,725 12,305,506 12,405,506 12,405,5	2,95,041 1,868,777 2,485,000 4,700,337 3,094,809 6,119,934 4,300,448 8,611,000 5,879,399 11,538,333 11,538,330 9,122,988 3,379,482 750,255 1,249,253 2,473,939 3,448,724	867,487 2.415,900 1,714,973 2,267,384 4,322,110 3,356,822,150 3,566,822 7,916,330 7,916,30 7,916,30 7,916,30 7,916,30 7,916,30 7,916,30 7,916,30 7,916,30 7,	780,656 2,404,850 1,661,170 2,009,769 3,942,762 3,512,852 5,109,564 4,605,743 11,825,762	703,826 2,065,799 1,407,386 1,602,163 3,653,443 2,680,848 4,737,848 3,090,811 4,737,848 3,090,811 4,268,144 10,334,175 2,817,140 10,334,175 2,817,140 11,242,233 2,973,938 3,445,724	1,840,742 1,830,742 1,293,862 1,574,333 3,184,075 2,342,861 4,277,133 2,866,997 5,822,327 3,700,945 7,429,146 3,42,593 7,429,146 1,42,593 3,440,724 4,594,243 3,440,724 4,594,243 3,440,724 4,594,243 3,440,724 1,791,152 3,697,10 1,22,633 3,440,724	550, 1,715, 1,099, 1,346, 2,804, 3,816, 2,282, 5,137, 3,132, 6,301, 7,145, 5,649, 750, 1,249, 2,873, 3,448, 50% AH 165, 332,
15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 4	Twenty until scheme (filats) Thirty unt scheme (filats with community use on ground floor) Fifty until scheme (filats - lower density) Fifty until scheme (filats - lower density) Seventy unt scheme (filats - ligher density) Seventy unt scheme (filats - ligher density) One hundred until scheme (filats - ligher density) One hundred until scheme (filats - ligher density) Two hunded until scheme (filats) Two hunded until scheme (filats) Four hundred until scheme (filats) Four hundred until scheme (filats) Six hunded until scheme (filats) General Scheme (filats) One until scheme (filats) CHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL) Description One until scheme (houses) Two until scheme (filats) Two until scheme (filats)	20 30 50 70 70 100 200 400 	E2.75.5.78 E4.128.867 E5.881.444 E5.161.083 E5.834.022 E7.225.516 E13.762.888 E10.322.166 E20.044.33 E30.966.499 E12.386.600 E12.386.600 E12.386.600 E12.386.600 E12.386.600 E12.386.600 E12.386.600 E12.386.600 E12.386.600 E12.386.600 E12.386.600 E12.386.600 E12.386.600 E12.386.600 E12.386.600 E12.386.600 E12.386.600 E12.386.600 E12.386.600	297,880 596,167 259,765 810,427	284,689 569,783 244,528 774,532	271,496 543,399 229,292 738,637	258,305 517,015 214,054 702,743	20% AH 245,112 490,631 198,818 666,848	25% AH 231,920 464,247 183,581 630,954	30% AH 218,728 437,862 168,343 595,059	205,536 411,478 153,107 559,164	793,826 2,085,799 1,407,366 1,802,153 3,653,143 2,600,848 4,737,848 3,090,811 6,522,932 4,566,144 2,656,144 2,656,144 1,033,175 2,871,106 4,2730 7,273,233 3,449,724 4,074,233 3,449,724 4,074,233 3,449,724 4,074,233 3,449,724 4,074,233 3,449,724 4,074,233 3,449,724 4,074,233 3,449,724 4,074,233 3,449,724 4,074,233 3,449,724 4,074,233 3,449,724 4,074,233 3,449,724 4,074,233 3,449,724 4,074,233 4	1,500,500,500,500,500,500,500,500,500,50	550, 1,715, 1,099, 1,346, 2,804, 2,004, 3,816, 2,282, 5,137, 3,132, 6,301, 7,500, 1,249, 2,873, 3,448, 50% AH 165, 332, 107, 451,
15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 1 2 2 3 3 4 5 5 7 7 7 8 7 8 7 8 7 8 7 8 7 8 7 8 7 8	Twenty until scheme (filats) Thirty until scheme (filats with community use on ground floor) Fifty unit scheme (filats - lower density) Seventy until scheme (filats - lower density) Seventy until scheme (filats - lower density) One hundred until scheme (filats - ligher density) Two hundred until scheme (filats - ligher density) Two hundred until scheme (filats) Two hundred until scheme (filats) Four hundred until scheme (filats) Four hundred until scheme (filats) Four hundred until scheme (filats) Two hundred until scheme (filats) Two hundred until scheme (filats) Two hundred until scheme (filats) Four hundred until scheme (filats) Two hundred until scheme (filats) Two hundred until scheme (filats) Christian (Scheme (filats) Christian (Scheme (filats) Christian (Scheme (filats) Christian (Scheme (filats) Two until scheme (filats) Three until scheme (filats)	20 30 50 70 70 100 200 400 	E275.578 E4.128.876 E5.881.444 E5.161.083 E5.881.444 E5.161.083 E5.854.022 E7.225.516 E1.3762.888 E10.322.166 E5.206.433 E30.866.499 E41.288.660 E12.386.600 E12.386.600 E12.386.600 E12.386.600 E5.275.753 ELV E175.859 E226.1388 E221.0300 E325.6881	3.465.444 2.637.797 5.223.767 6.295.072 5.384.744 8.223.699 6.223.610 2.833.127 8.630.932 7.737.812 2.306.788 9.584.425 7.50.225	284,689 569,783 244,528	271,496 543,399 229,292 738,637 345,190	258,305 517,015 214,054 702,743 322,335	2,766,122 2,022,841 5,079,763 6,589,763 13,056,627 16,702,621 12,2	25% AH 231,920 464,247 183,581 630,954 276,624	30% AH 218,728 437,862 168,343 595,059 253,769	205,536 411,478 153,107 559,164 230,913	703.626 2.065,709 1.407.396 1.402.535 3.565.434 1.402.535 3.565.434 4.727.646 4.727.64	1,800,710,110,110,110,110,110,110,110,110,1	165, 332, 107, 451,
15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 1 2 3 4 5 6 7	Twenty until scheme (filats) Thirty until scheme (filats with community use on ground floor) Fifty unit scheme (filats - loiper density) Fifty unit scheme (filats - loiper density) Seventy until scheme (filats - loiper density) Seventy until scheme (filats - liper density) One hundred until scheme (filats - liper density) Two hunded until scheme (filats - liper density) Two hunded until scheme (filats) Four hundred until scheme (filats) Four hundred until scheme (filats) Six hunded until scheme (filats) Six hunded until scheme (filats) Six hundred until scheme (filats) Two hundred until scheme (filats) Six hundred until scheme (filats) With the filats (filats) Six hundred until scheme (filats) Six hundred until scheme (filats) CHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL) Description One until scheme (filats) Three unit scheme (filats) Three unit scheme (filats) Three unit scheme (filats) Four unit scheme (filats) Four unit scheme (filats) Four unit scheme (filats) Four unit scheme (filats)	20 30 50 70 70 100 200 400 	E2.75.5.78 E4.128.87 E5.881.444 E5.161.033 E9.634.022 E7.22.5.16 E13.762.088 E10.322.166 E10.322.166 E10.322.166 E11.362.086 E50.464.33 E30.664.93 E12.386.600 E12.386.600 E12.386.600 E12.386.600 E5.275.753 EV E175.858 E281.7888 E281.7888 E281.7888 E281.7888 E281.788 E281.7888 E281.7888 E2	297,880 596,167 259,765 810,427 390,901	284,689 569,783 244,528 774,532 368,046	271,496 543,399 229,292 738,637 345,190 1,019,927 487,378	258,305 517,015 214,054 702,743 322,335 970,398 455,178	20% AH 245,112 490,631 198,818 666,848 299,480 920,869 422,977	25% AH 231,920 464,247 183,581 630,954 276,624 871,341 390,776	30% AH 218,728 437,862 168,343 595,059 253,769 821,812 358,576	205,536 411,478 153,107 559,164 230,913 772,284 326,374	703.826 2.065,709 1.407.366 1.802.133 3.565.434 4.737.848 4.737.848 4.737.848 4.202.14 5.502.952 4.208.14 5.502.952 4.208.14 5.503.472 5.603.472 5	179,152 358,710 122,633 487,374 185,203 673,226 261,973	165, 332, 107, 451,
15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 1 2 3 4 5 6 7 8	Twenty unt scheme (filats) Thirty unt scheme (filats with community use on ground floor) Fifty unt scheme (filats - lower density) Fifty unt scheme (filats - lower density) Seventy unt scheme (filats - ligher density) Seventy unt scheme (filats - ligher density) One hundred unt scheme (filats - ligher density) One hundred unt scheme (filats - ligher density) Two hundred unt scheme (filats - ligher density) Two hundred unt scheme (filats) Four hundred unt scheme (filats) Six hundred unt scheme (filats) Fix hundred unt scheme (filats) Fix unt scheme (filats) Tix unt scheme (filats) Tix unt scheme (filats) Tix unt scheme (filats) Tix unt scheme (filats) Fix unt scheme (filats)	20 30 50 70 70 100 200 400 	62.752.578 64.128.867 65.881.444 65.8161.083 65.814.022 67.225.516 67.325.616	297,880 596,167 259,765 810,427 390,901	284,689 569,783 244,528 774,532 368,046	271,496 543,399 229,292 738,637 345,190 1,019,927 487,378 1,231,062	258,305 517,015 214,054 702,743 322,335	20% AH 245,112 490,631 198,818 666,848	25% AH 231,920 464,247 183,581 630,954 276,624	30% AH 218,728 437,862 168,343 595,059 253,769 821,812 358,576 991,765	205,536 411,478 153,107 559,164 230,913	703.526 2.065,709 1.407.366 1.802.153 3.563.434 4.727.848 4.727.848 4.727.848 4.266,144 5.553.417 2.817,166 4.42,733 2.873.938 3.448.724 40% AH 192.344 192.34	179,152 358,710 122,633 487,374 185,203	165, 332, 107, 451,
15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 1 2 3 4 5 6 7 8 9	Twenty unt scheme (filats) Thirty unt scheme (filats with community use on ground floor) Fifty unit scheme (filats - loiper density) Fifty unit scheme (filats - loiper density) Seventy unt scheme (filats - loiper density) Seventy unt scheme (filats - liper density) One hundred unt scheme (filats - liper density) Two hunded unt scheme (filats - liper density) Two hunded unt scheme (filats) Four hundred unt scheme (filats) Four hundred unt scheme (filats) Six hunded unt scheme (filats) Four hundred unt scheme (filats) Six hundred unt scheme (filats) Six hundred unt scheme (filats) Cheme (filats) Cheme (filats) Cheme (filats) Cheme (filats) Cheme (filats) Three hundred (filats) Three unit scheme (filats) Four unit scheme (filats) Fre unit scheme (filats)	20 30 50 70 70 100 200 400 	E2.75.5.78 £4.128.867 £5.81.444 £5.161.038 £9.63.4022 £13.76.288 £10.322.168 £10.322.168 £20.644.333 £30.566.409 £41.288.665 £12.386.600	297,880 596,167 259,765 810,427 390,901 1,118,983 551,779 1,350,711 653,243	284,689 569,783 244,528 774,532 368,046 1,069,455 519,579 1,290,887 615,152	271,496 543,399 229,292 738,637 345,190 1,019,927 487,378 1,231,062 577,059	258,305 517,015 214,054 702,743 322,335 970,398 455,178 1,171,238 538,966	20% AH 245,112 490,631 198,818 666,848 299,480 920,869 422,977	25% AH 231,920 464,247 183,581 630,954 276,624 871,341 390,776	30% AH 218,728 437,862 168,343 595,059 253,769 821,812 358,576 991,765 424,690	205,536 411,478 153,107 559,164 230,913 772,284 326,374	703.826 2.065,709 1,407,366 1,602,433 3,563,434 4,727,846 4,727,846 4,727,846 4,655,442 1,655,442 1,655,442 1,755,442 1,752,443 1,752,444 1,752,44	179,152 358,710 122,633 487,374 185,203 673,226 261,973	165, 332, 107, 451,
15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 4 5 6 7 8	Twenty unt scheme (filats) Thirty unt scheme (filats with community use on ground floor) Fifty unit scheme (filats - loiper density) Fifty unit scheme (filats - loiper density) Seventy unt scheme (filats - loiper density) Seventy unt scheme (filats - liper density) One hundred unt scheme (filats - liper density) Two hunded unt scheme (filats - liper density) Two hunded unt scheme (filats) Four hundred unt scheme (filats) Four hundred unt scheme (filats) Six hunded unt scheme (filats) Four hundred unt scheme (filats) Six hundred unt scheme (filats) Six hundred unt scheme (filats) Cheme (filats) Cheme (filats) Cheme (filats) Cheme (filats) Cheme (filats) Three hundred (filats) Three unit scheme (filats) Four unit scheme (filats) Fre unit scheme (filats)	20 30 50 70 70 100 200 400 	62.752.578 64.128.867 65.881.444 65.8161.083 65.814.022 67.225.516 67.325.616	297,880 596,167 259,765 810,427 390,901	284,689 569,783 244,528 774,532 368,046	271,496 543,399 229,292 738,637 345,190 1,019,927 487,378 1,231,062	258,305 517,015 214,054 702,743 322,335 970,398 455,178	20% AH 245,112 490,631 198,818 666,848 299,480 920,869 422,977	25% AH 231,920 464,247 183,581 630,954 276,624 871,341 390,776	30% AH 218,728 437,862 168,343 595,059 253,769 821,812 358,576 991,765	205,536 411,478 153,107 559,164 230,913 772,284 326,374	703.526 2.065,709 1.407.366 1.802.163 3.563.434 4.737.848 4.737.848 3.090.811 6.522.902 4.205.144 8.505.442 7.002.55 1.402.53 1.405.23 1.4	179,152 358,710 122,633 487,374 185,203 673,226 261,973	165, 332, 107, 451,
15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 1 2 2 3 4 5 6 7 8 9 9 10 10 10 10 10 10 10 10 10 10 10 10 10	Twenty unt scheme (filats) Thirty unt scheme (filats with community use on ground floor) Fifty unt scheme (filats - lower density) Fifty unt scheme (filats - lower density) Seventy unt scheme (filats - ligher density) Seventy unt scheme (filats - ligher density) One hundred unt scheme (filats - ligher density) One hundred unt scheme (filats - ligher density) Two hunded unt scheme (filats) Two hunded unt scheme (filats) Four hundred unt scheme (filats) Four hundred unt scheme (filats) Six hunded unt scheme (filats) One unt scheme (filats) Fix hundred unt scheme (filats) Two unt scheme (houses) Two unt scheme (houses) Two unt scheme (filats) Fix unt scheme (filats) Seven unt scheme (flouses)	20 30 50 70 70 100 200 400 	62.752.578 64.128.867 65.881.444 67.881.444 67.881.444 67.881.444 67.225.61 67.22	297,880 596,167 259,765 810,27 390,901 1,118,983 551,779 1,350,711 653,243 1,930,600 921,953 2,740,967	284,689 569,783 244,528 774,532 368,046 1,069,455 519,579 1,290,887 615,152 1,845,063 868,172 2,619,600	271,496 543,399 229,292 738,637 345,190 1,019,927 487,378 1,231,062 577,059 1,759,595 814,391 2,498,233	258,305 517,015 214,054 702,743 322,335 970,398 455,178 1,171,238 538,966 1,674,124 760,610 2,376,867	20% AH	25% AH 231,920 464,247 183,581 630,954 276,624 871,341 390,776 1,051,589 462,782 1,503,179 653,047 2,134,132	30% AH 218,728 437,862 168,343 595,059 253,769 821,812 358,576 991,765 424,690 1,417,706 599,266 2,012,765	205,536 411,478 153,107 559,164 230,913 772,284 326,374	703.826 2.065,790 1.407.366 1.802.153 3.564.434 4.727.848 4.727.848 4.727.848 4.727.848 4.728.448 5.556.442 1.0334,175 2.517,166 4.427.30 7.50.265 1.249.253 2.673.308 3.448.724 40% AH 192.344 355,094 192.344 355,094 192.34	179,152 358,710 122,633 487,374 185,203 673,226 261,973	165, 332, 107, 451,
15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 8 1 1 2 3 4 5 6 7 8 8 9 9 10 11 11 11 11 11 11 11 11 11 11 11 11	Twenty unit scheme (filats) Thirty unit scheme (filats with community use on ground floor) Fifty unit scheme (filats - hoper density) Seventy unit scheme (filats - hoper density) Seventy unit scheme (filats - hoper density) One hundred unit scheme (filats - higher density) One hundred unit scheme (filats - higher density) Two hundred unit scheme (filats - higher density) Two hundred unit scheme (filats) Four fundred unit scheme (filats) Four fundred unit scheme (filats) Six hundred unit scheme (filats) Cheme (filats) Cheme (filats) Cheme (filats) Cheme (filats) The unit scheme (filats) Three unit scheme (filats) Three unit scheme (filats) Three unit scheme (filats) Fix unit scheme (filats) Fix unit scheme (filats) Fix unit scheme (filats) Seven unit scheme (filats) Seven unit scheme (filats) Seven unit scheme (filats) Seven unit scheme (filats)	20 30 50 70 70 100 200 400 	E2.75.5.78 E4.128.867 E5.881.444 E5.161.038 E9.634.022 E1.327.62.888 E1.03.22.66 E20.044.333 E1.238.660 E1.238.660 E1.238.660 E1.238.660 E1.238.660 E1.238.660 E5.275.753 E5.275.753 E5.275.753 E5.275.753 E5.275.753 E5.275.753 E5.275.753 E5.275.753 E5.275.753 E5.275.753 E5.275.753 E5.275.753 E5.275.753 E5.275.753 E5.275.753 E5.275.753 E5.275.753 E5.275.755	297,880 596,167 259,765 810,427 390,901 1,118,983 551,779 1,350,711 653,243 1,930,540 921,953	284,689 569,783 244,528 774,532 368,046 1,069,455 51,290,887 615,152 1,845,068 868,172 2,619,600	271,496 543,399 273,8637 345,190 1,019,927 487,378 1,231,062 577,059 1,759,595 1,759,595 2,498,233 1,164,807	258,305 517,015 214,054 702,743 322,335 970,398 455,178 1,171,238 538,966 1,674,124 760,610 2,376,867 1,087,977	20% AH 245,112 490,631 198,818 666,848 299,480 920,869 422,977 1,111,414 500,875 1,588,651 706,828 2,255,499 1,011,146	25% AH 231,920 464,247 183,581 630,954 276,624 871,341 390,776 1,051,589 462,782 1,503,179 653,047 2,134,132 934,316	30% AH 218,728 437,862 168,343 595,059 253,769 821,812 358,576 991,765 424,690 1,417,706 599,266 2,012,765 857,487	205,536 411,478 153,107 559,164 230,913 772,284 326,374 931,940 386,597 1,332,234 545,485	703.826 2.065,709 1.407.366 1.802.133 3.563.848 4.737.848 4.737.848 4.737.848 4.266.144 5.565.442 5.565.442 5.565.442 5.752.852.85 5.752.852.85 5.752.852.85 5.752.852.85 5.752.85 5.752.85 5.752.85 5.752.85 5.752.85 5.752.85 5.75	179,152 358,710 122,633 487,374 185,203 673,226 261,973 812,291 310,413 1,161,290 437,923 1,648,646	165, 332, 107, 451,
15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 1 1 2 3 4 5 6 6 7 8 9 10 11 11 12 12 13 14 14 15 16 16 17 17 18 18 18 18 18 18 18 18 18 18 18 18 18	Twenty unt scheme (filats) Thirty unt scheme (filats) Filty unit scheme (filats - lower density) Filty unit scheme (filats - lower density) Seventy unit scheme (filats - lower density) Seventy unit scheme (filats - lower density) One hundred unit scheme (filats - lower density) One hundred unit scheme (filats - lower density) Two hundred unit scheme (filats - lower density) Two hundred unit scheme (filats) Two hundred unit scheme (filats) Six hundred unit scheme (filats) Medium scale Office Industrial scheme new build (50% plot ratio) Industrial scheme new build (50% plot ratio) Industrial scheme new build (50% plot ratio) Industrial scheme (filats) Two unit scheme (filats) Two unit scheme (filats) Tree unit scheme (filats) Tree unit scheme (filats) Tree unit scheme (filats) Four unit scheme (filats)	20 30 50 70 70 100 200 400 	62.752.578 64.128.867 65.881.444 65.814.082 65.814.082 65.814.082 65.814.082 67.225.516 61.37.288 61.382.986 61.382.	297,880 596,167 259,765 810,27 390,901 1,118,983 551,779 1,350,711 653,243 1,930,600 921,953 2,740,967	284,689 569,783 244,528 774,532 368,046 1,069,455 519,579 1,290,887 615,152 1,845,063 868,172 2,619,600	271,496 543,399 229,292 738,637 345,190 1,019,927 487,378 1,231,062 577,059 1,759,595 814,391 2,498,233	258,305 517,015 214,054 702,743 322,335 970,388 455,178 538,966 1,674,124 760,610 2,376,867 1,087,977	20% AH	25% AH 231,920 464,247 183,581 630,954 276,624 871,341 390,776 1,051,589 462,782 1,503,179 653,047 2,134,132	30% AH 218,728 437,862 168,343 595,059 821,812 358,576 991,765 424,690 1,417,706 599,266 2,012,765 857,487 2,415,980	205,536 411,478 153,107 559,164 230,913 772,284 326,374 931,940 386,597 1,332,234 545,485	703.526 2.065,709 1.407.366 1.802.153 3.503.434 4.737.848 4.737.848 4.205.144 5.503.442 5.503.442 7.502.55 7.50	179,152 358,710 122,633 487,374 185,203 673,226 261,973	165, 332, 107, 451,
15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 4 5 6 7 8 9 9 10 11 11 12 13 14 15 16 16 16 16 16 17 18 18 18 18 18 18 18 18 18 18 18 18 18	Twenty unt scheme (filats) Thirty unt scheme (filats with community use on ground floor) Filty unit scheme (filats - lower density) Filty unit scheme (filats - lower density) Seventy unt scheme (filats - filoyer density) One hundred unt scheme (filats - filoyer density) One hundred unt scheme (filats - filoyer density) Two hundred unt scheme (filats - filoyer density) Two hundred unt scheme (filats) Two hundred unt scheme (filats) Share filats) Share filats Three unt scheme (filats) Three unt scheme (filats) Three unt scheme (filats) Three unt scheme (filats) Four unit scheme (filats) Four unit scheme (filats) Seven unit scheme (filats) Seven unit scheme (filats) Seven unt scheme (filats) Fire unit scheme (filats) Fire filats Fire unit scheme (filats) Fire filats filats of the fila	20 30 50 70 70 100 200 400 	E2,752.578 E4,128,867 E5,881,444 E13,867 E5,861,983 E9,634,022 E13,762,888 E10,322,166 E20,644,333 E10,322,166 E20,644,333 E11,322,866 E20,644,333 E11,386,660 E12,386,660 E12,386,660 E12,386,660 E12,386,660 E12,386,680 E211,303 E395,681 E221,030 E395,681 E221,030 E395,681 E225,575 E301,472 E553,469 E232,327 E553,469 E323,237 E553,478 E1,175,858 E1,175,858 E21,175,858	297,880 596,167 259,765 810,427 390,901 1,118,983 551,779 1,350,711 653,243 1,930,540 921,953 2,740,967 1,318,467 3,466,444 3,623,076 3,623,076	284,689 569,783 244,528 774,532 368,046 1,069,455 519,579 1,290,887 615,152 1,845,068 868,172 2,619,600 1,241,636 3,291,364 2,483,992 3,395,461	271,496 543,399 229,292 738,637 345,190 1,019,927 487,378 1,231,062 577,059 1,759,595 814,391 2,498,233 1,164,893 3,116,283 2,330,189 3,167,846	258.305 517,015 214,054 702,743 322,335 970,398 455,178 538,966 1,771,238 760,610 2,376,867 1,187,977 2,941,203 2,176,385	20% AH	25% AH 231,920 464,247 183,581 630,954 276,624 871,341 390,776 1,051,589 462,782 1,503,179 653,047 2,134,132 934,316 2,591,041 1,868,777 2,485,000	30% AH 218,728 437,862 168,343 595,059 253,769 821,812 358,576 991,765 424,690 1,417,706 599,266 2,012,765 857,487 2,415,960 1,714,973 2,257,384	205,536 411,478 153,107 559,164 230,913 772,284 326,374 386,597 1,332,234 545,485 1,891,398 780,656 2,240,880 1,561,170 2,029,769	192,344 385,094 137,870 523,270 208,058 722,756 294,174 872,115 348,505 1,246,762 491,704 1,770,031 703,826 2,065,799 1,407,366 1,802,153	179,152 358,710 122,633 487,374 185,203 673,226 261,973 812,291 310,413 1,161,290 437,923 1,648,684 626,996 1,890,719 1,253,562	165, 332, 107, 451, 1622, 623, 229, 752, 272, 1,075, 384, 1,527, 550, 1,715, 1,099, 1,346,
15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 1 2 3 4 5 6 6 7 8 9 9 10 11 11 12 12 13 14 15 16 16 16 17 17 18 18 18 18 18 18 18 18 18 18 18 18 18	Twenty unit scheme (filats) Thirty unit scheme (filats with community use on ground floor) Fifty unit scheme (filats - lower density) Seventy unit scheme (filats - lower density) Seventy unit scheme (filats - lower density) One hundred unit scheme (filats - lighter density) One hundred unit scheme (filats - lighter density) Two hundred unit scheme (filats - lighter density) Two hundred unit scheme (filats) Four hundred unit scheme (filats) Four hundred unit scheme (filats) Six hundred unit scheme (filats) One unit scheme (filats) CO-MARIX (LAND VALUE 3 (SECONDARY INDUSTRIAL) Description One unit scheme (filats) Three unit scheme (filats) Three unit scheme (filats) Four unit scheme (filats) Four unit scheme (filats) Four unit scheme (filats) Seven unit scheme (filats) Seven unit scheme (filats) Five unit scheme (filats)	20 30 50 70 70 100 200 400 	E2.75.5.78 E4.128.867 E5.881.444 E5.161.038 E9.634.022 E1.32.762.888 E1.03.22.166 E20.044.333 E3.03.66.409 E41.288.660 E12.386.600 E12.38	297,880 596,167 259,765 810,27 390,901 1,118,983 551,779 1,350,711 653,243 1,930,600 921,953 2,740,967	284,889 569,783 244,528 774,532 368,046 1,069,455 519,579 615,152 1,280,887 615,152 2,619,600 1,241,636 3,291,364 2,483,992 3,395,461 6,216,245	271,496 543,399 229,292 738,637 345,190 1,019,927 487,378 1,231,082 577,059 1,759,595 814,391 2,498,233 1,164,807 3,116,283 2,330,189 3,167,846 5,837,418	258.305 517.015 214.054 702.743 322.335 970.398 455.178 1.171.238 538.666 1.674.124 760.610 2.276.967 1.087.977 2.941.203 2.176.385 2.940.231 5.458.523	20% AH	25% AH 231,920 464,247 183,581 630,954 276,624 871,341 390,776 1,051,589 462,782 1,503,779 653,047 2,134,132 934,316 2,591,041 1,868,777 2,485,000 4,700,937	30% AH 218,728 437,662 168,843 595,059 253,769 821,812 358,576 991,765 424,690 1,417,706 599,266 2,012,765 857,487 2,415,900 1,714,973 2,257,384 4,322,110	205,536 411,478 153,107 559,164 230,913 772,284 326,374 381,597 1,332,234 780,656 2,240,886 1,561,170 2,029,769	192,344 385,094 137,870 523,270 208,058 722,756 294,174 872,115 348,505 1,246,762 491,704 1,770,031 703,826 2,065,799 1,407,366	179,152 358,710 122,633 487,374 185,203 673,226 261,973 812,291 310,413 1,161,290 437,923 1,648,646	165, 332, 107, 451, 162, 623, 229, 752, 272, 1,075, 384, 1,527, 550, 1,715, 1,099, 1,346,
15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 8 8 9 10 11 12 13 14 15 16 17 18	Twenty unt scheme (filats) Thirty unt scheme (filats with community use on ground floor) Filty unit scheme (filats - lower density) Filty unit scheme (filats - lower density) Seventy unt scheme (filats - filower density) One hundred unt scheme (filats - filower density) One hundred unt scheme (filats - filower density) Two hundred unt scheme (filats - filower density) Two hundred unt scheme (filats) Two hundred unt scheme (filats) Share density) Share density	20 30 50 70 70 100 200 400 	E2,752.578 E4,128,867 E5,881,444 E13,862 E13,872,888 E9,834,022 E13,762,888 E10,322,166 E20,644,333 E10,322,166 E20,644,333 E11,322,866,600 E12,366,600 E12,366,300 E12,366,30	297,880 596,167 259,765 810,427 390,901 1,118,983 551,779 1,350,711 653,243 1,930,540 921,953 2,740,967 1,318,467 3,466,444 2,637,797 3,623,076 6,595,072 5,384,744	284, 889 569,783 244,528 7774,532 388,046 1,069,455 619,579 1,290,887 615,152 1,845,502 888,172 2,619,600 1,241,636 3,291,364 2,483,395,461 6,216,245 5,164,757	271,496 543,399 229,292 738,637 345,190 1,019,927 487,378 1,231,062 577,059 814,391 2,316,283 2,498,233 1,164,807 3,116,283 2,330,167,846 5,837,418 4,708,770	258,305 517,015 214,054 702,743 322,335 970,398 455,178 1,171,238 538,966 1,674,124 760,610 2,376,867 1,987,977 2,941,203 2,176,385 2,940,231 5,455,691 4,370,783	20% AH 245,112 490,631 198,818 666,848 299,480 920,869 422,977 1,111,414 500,875 706,828 2,255,409 1,011,146 2,766,122 2,022,581 2,712,615 5,079,763	25% AH 231,920 464,247 183,561 276,624 276,624 390,776 1,051,589 462,782 1,503,179 653,047 2,134,132 934,316 2,591,041 1,868,777 2,485,500 4,700,937	30% AH 218,728 437,862 168,343 595,059 253,769 821,812 358,576 991,765 424,690 1,417,706 599,266 857,487 2,415,960 1,714,973 2,257,384 4,322,110 3,356,822	205,536 411,478 153,107 559,164 230,913 772,284 336,374 931,940 386,597 1,931,284 545,485 1,891,398 780,656 2,240,880 1,561,170 2,029,769 3,942,792	192,344 385,094 137,670 523,270 208,058 722,756 294,174 872,115 348,505 1,246,762 491,704 1,770,031 1,703,826 2,065,799 1,407,366 1,802,153 3,563,434 2,680,848	179,152 358,710 122,633 487,374 185,203 673,226 261,973 812,291 310,413 1,161,290 437,923 1,648,684 626,996 1,890,719 1,253,562	165, 332, 107, 451, 1622, 623, 229, 752, 272, 1,075, 384, 1,527, 550, 1,715, 1,099, 1,346,
15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 30 4 5 6 7 8 9 9 10 11 12 13 14 15 16 16 17 18 18 18 18 18 18 18 18 18 18 18 18 18	Twenty unit scheme (filas) Thirty unit scheme (filas with community use on ground floor) Fifty unit scheme (filas - hoper density) Seventy unit scheme (filas - hoper density) Seventy unit scheme (filas - hiper density) One hundred unit scheme (filas - hiper density) One hundred unit scheme (filas - hiper density) Two hunded unit scheme (filas - hiper density) Two hunded unit scheme (filas - hiper density) Four hundred unit scheme (filas) Four hundred unit scheme (filas) Six hunded unit scheme (filas) Community Commun	20 30 50 70 70 100 200 400 	E2.75.5.78 E4.128.867 E5.881.444 E5.161.038 E9.634.022 E1.32.762.888 E1.03.22.166 E20.044.333 E3.03.66.409 E41.288.660 E12.386.600 E12.38	297,880 596,167 259,765 810,427 390,901 1,118,983 551,779 1,350,711 653,243 1,930,540 921,953 2,740,967 1,318,467 3,466,444 3,623,076 3,623,076	284,889 569,783 244,528 774,532 368,046 1,069,455 519,579 615,152 1,280,887 615,152 2,619,600 1,241,636 3,291,364 2,483,992 3,395,461 6,216,245	271,496 543,399 229,292 738,637 345,190 1,019,927 487,378 1,231,082 577,059 1,759,595 814,391 2,498,233 1,164,807 3,116,283 2,330,189 3,167,846 5,837,418	258.305 517.015 214.054 702.743 322.335 970.398 455.178 1.171.238 538.666 1.674.124 760.610 2.276.967 1.087.977 2.941.203 2.176.385 2.940.231 5.458.523	20% AH	25% AH 231,920 464,247 183,581 630,954 276,624 871,341 390,776 1,051,589 462,782 1,503,779 653,047 2,134,132 934,316 2,591,041 1,868,777 2,485,000 4,700,937	30% AH 218,728 437,662 168,843 595,059 253,769 821,812 358,576 991,765 424,690 1,417,706 599,266 2,012,765 857,487 2,415,900 1,714,973 2,257,384 4,322,110	205,536 411,478 153,107 559,164 230,913 772,284 326,374 381,597 1,332,234 780,656 2,240,886 1,561,170 2,029,769	192,344 385,094 137,870 523,270 208,058 722,756 294,174 872,115 348,505 1,246,762 491,704 1,770,031 703,826 2,065,799 1,407,366 1,802,153	179,152 358,710 122,633 487,374 185,203 673,226 261,973 812,291 310,413 1,161,290 437,923 1,648,684 626,996 1,890,719 1,253,562	165, 332, 107, 451, 162, 229, 752, 272, 1,075, 384, 1,527, 550, 1,715, 1,099,
15 16 17 18 19 20 21 22 23 24 25 26 29 30 8 8 9 10 11 12 13 14 15 16 17 18 18 19 19 10 10 10 10 10 10 10 10 10 10 10 10 10	Twenty unt scheme (filas) Thirty unt scheme (filas with community use on ground floor) Fifty unt scheme (filas - hoper density) Fifty unt scheme (filas - hoper density) Seventy unt scheme (filas - hiper density) Seventy unt scheme (filas - hiper density) One hundred unt scheme (filas - hiper density) One hundred unt scheme (filas - hiper density) Two hunded unt scheme (filas - hiper density) Two hunded unt scheme (filas - hiper density) Four hundred unt scheme (filas) Four hundred unt scheme (filas) Six hunded unt scheme (filas) Community (filas - filas - f	20 30 50 70 70 100 200 400 	E2752.578 E4.128.867 E5.881.444 E5.161.038 E9.834.022 E1.325.616 E1.3762.888 E1.03.22.66 E20.644.333 E1.03.22.66 E20.644.333 E1.2386.600 E12.386.600	297,880 596,167 259,765 810,427 390,901 1,118,983 551,779 1,350,711 653,243 1,930,540 921,953 2,740,967 1,318,467 3,666,444 2,637,797 6,595,072 5,384,744	284, 889 569,783 244,528 7774,532 388,046 1,069,455 619,579 1,290,887 615,152 1,845,502 888,172 2,619,600 1,241,636 3,291,364 2,483,395,461 6,216,245 5,164,757	271,496 543,399 229,292 738,637 345,190 1,019,927 487,378 1,231,082 577,059 1,759,595 814,391 2,498,233 1,164,807 3,116,283 2,330,189 3,167,846 5,837,418 4,708,770 7,502,139	258,305 517,015 214,054 702,743 322,335 970,398 455,178 1,171,238 538,966 1,674,124 760,610 2,376,867 1,087,977 2,941,203 2,176,385 2,176,385 7,485,591 4,370,783 7,041,424	20% AH 245,112 490,631 198,818 666,848 299,480 920,869 422,977 1,111,414 500,875 1,588,651 706,828 2,255,499 1,011,146 2,766,122 2,022,581 2,712,615 5,079,763 4,032,796 6,580,708	25% AH 231,920 244,247 183,681 630,954 276,624 871,341 390,776 1,051,689 462,782 1,503,179 653,047 2,134,132 934,316 2,591,041 1,868,777 2,485,000 4,700,937 3,694,009 6,119,994	30% AH 218,728 437,662 168,843 595,059 253,769 821,812 358,576 991,765 424,690 1,417,706 599,266 2,012,765 857,487 2,415,980 1,714,973 2,257,384 4,322,110 3,356,822 5,659,278	205,536 411,478 411,478 153,107 559,164 230,913 772,284 386,597 1,332,234 545,485 780,656 2,240,880 1,561,170 2,029,769 3,942,792 3,018,835 5,198,564	192,344 385,094 137,870 523,270 206,058 722,756 294,174 872,175 348,505 1,246,762 491,704 1,770,031 703,826 2,065,799 1,407,366 1,802,153 3,563,434 2,680,848 4,737,848 3,090,811 6,526,992	179,152 358,710 122,633 487,374 185,203 673,226 261,973 812,291 310,413 1,161,290 437,923 1,648,684 626,996 1,890,719 1,253,562	165, 332, 107, 451, 451, 462, 623, 623, 752, 229, 752, 272, 384, 1,527, 550, 1,715, 1,099,
15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 30 4 5 6 6 7 7 8 9 10 11 11 12 13 14 15 16 16 17 17 18 18 18 18 18 18 18 18 18 18 18 18 18	Twenty unt scheme (filats) Thirty unt scheme (filats with community use on ground floor) Fifty unit scheme (filats - lower density) Seventy unt scheme (filats - lower density) Seventy unt scheme (filats - lower density) One hundred unt scheme (filats - lower density) One hundred unt scheme (filats - ligher density) Two hundred unt scheme (filats - ligher density) Two hundred unt scheme (filats) Four unt scheme (houses) Two unt scheme (filats) Three unt scheme (filats) Four unt sc	20 30 50 70 70 100 200 400 	E2,752,578 E4,128,867 E5,881,444 E5,161,083 E9,634,022 E1,722,5,616 E13,762,888 E10,322,166 E20,044,333 E10,322,166 E20,044,333 E11,386,660 E12,386,660 E12,386,660 E12,386,600 E12,386,600 E12,386,600 E12,386,600 E12,386,600 E12,386,600 E12,386,600 E12,386,600 E12,386,600 E12,386,600 E12,386,600 E13,396,681 E211,030 E30,684 E30,586,400 E30	297,880 596,167 259,765 810,427 390,901 1,118,983 551,779 1,350,711 653,243 1,930,540 921,953 2,740,967 1,318,467 3,666,444 2,637,797 6,595,072 5,384,744	284, 689 569,783 244,528 774,532 368,046 1,069,455 11,290,887 615,152 1,241,636 3,291,364 2,463,392 3,395,461 6,216,255 5,046,757 7,962,854	271,496 543,399 229,292 738,637 345,190 1,019,927 487,378 1,231,082 577,059 1,759,595 814,391 2,498,233 1,164,807 3,116,283 2,330,189 3,167,846 5,837,418 4,708,770 7,502,139	258,305 517,015 214,054 702,743 322,335 970,398 455,178 1,171,238 538,966 1,674,124 760,610 2,376,867 1,087,977 2,941,203 2,176,385 2,176,385 7,485,591 4,370,783 7,041,424	20% AH 245.112 490.631 198.818 199.848 299.480 920.889 422.977 1.111.414 706.828 2.255.499 1.011.146 2.716.6122 2.022.581 2.712.615 5.079.763 4.032.796 6.580,078	25% AH 231,920 464,247 183,581 630,954 276,624 871,341 390,776 1,051,589 462,782 1,503,179 653,047 2,134,132 934,316 2,591,041 1,868,777 2,485,000 4,700,937 3,694,609 6,119,994 4,303,448	30% AH 218,728 437,862 168,343 595,059 253,769 821,812 358,576 424,690 1,417,706 2,012,765 857,487 2,415,960 1,714,973 2,257,384 4,322,110 3,356,622 5,659,278 3,899,236	205,536 411,478 153,107 559,164 230,913 772,284 326,374 931,940 386,597 1,332,234 545,485 1,891,398 780,656 2,240,880 1,561,170 2,029,769 3,342,792 3,018,835 5,198,564	192,344 192,344 193,500 193,500 193,500 193,500 193,500 193,500 193,500 194,700 194,700 195,700 196,70	179,152 358,710 122,633 487,374 185,203 673,226 261,973 812,291 310,413 1,161,290 437,923 1,648,684 626,996 1,890,719 1,253,562	165, 332, 107, 451, 451, 623, 229, 752, 272, 1,075, 384, 1,527, 550, 1,715, 1,099,
15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 8 8 8 9 10 11 12 13 14 15 16 16 17 18 18 19 10 10 10 10 10 10 10 10 10 10 10 10 10	Twenty unt scheme (filas) Thirty unt scheme (filas with community use on ground floor) Fifty unt scheme (filas - hoper density) Fifty unt scheme (filas - hoper density) Seventy unt scheme (filas - hiper density) Seventy unt scheme (filas - hiper density) One hundred unt scheme (filas - hiper density) One hundred unt scheme (filas - hiper density) Two hunded unt scheme (filas - hiper density) Two hunded unt scheme (filas - hiper density) Four hundred unt scheme (filas) Four hundred unt scheme (filas) Six hunded unt scheme (filas) Community (filas - filas - f	20 30 50 70 70 100 200 400 	E2752.578 E4.128.867 E5.881.444 E5.161.038 E9.834.022 E1.325.616 E1.3762.888 E1.03.22.66 E20.644.333 E1.03.22.66 E20.644.333 E1.2386.600 E12.386.600	297,880 596,167 259,765 810,427 390,901 1,118,983 551,779 1,350,711 653,243 1,930,540 921,953 2,740,967 1,318,467 3,666,444 2,637,797 6,595,072 5,384,744	284, 689 569,783 244,528 774,532 368,046 1,069,455 11,290,887 615,152 1,241,636 3,291,364 2,463,392 3,395,461 6,216,255 5,046,757 7,962,854	271,496 543,399 229,292 738,637 345,190 1,019,927 487,378 1,231,082 577,059 1,759,595 814,391 2,498,233 1,164,807 3,116,283 2,330,189 3,167,846 5,837,418 4,708,770 7,502,139	258,305 517,015 214,054 702,743 322,335 970,398 455,178 1,171,238 538,966 1,674,124 760,610 2,376,867 1,087,977 2,941,203 2,176,385 2,176,385 7,485,591 4,370,783 7,041,424	20% AH 245.112 490.631 198.818 199.848 299.480 920.889 422.977 1.111.414 706.828 2.255.499 1.011.146 2.716.6122 2.022.581 2.712.615 5.079.763 4.032.796 6.580,078	25% AH 231,920 464,247 183,581 630,954 276,624 871,341 390,776 1,051,589 462,782 1,503,179 653,047 2,134,132 934,316 2,591,041 1,868,777 2,485,000 4,700,937 3,694,609 6,119,994 4,303,448	30% AH 218,728 437,862 168,343 595,059 253,769 821,812 358,576 424,690 1,417,706 2,012,765 857,487 2,415,960 1,714,973 2,257,384 4,322,110 3,356,622 5,659,278 3,899,236	205,536 411,478 153,107 559,164 230,913 772,284 326,374 931,940 386,597 1,332,234 545,485 1,891,398 780,656 2,240,880 1,561,170 2,029,769 3,342,792 3,018,835 5,198,564	192,344 385,094 137,870 523,270 206,058 722,756 294,174 872,175 348,505 1,246,762 491,704 1,770,031 703,826 2,065,799 1,407,366 1,802,153 3,563,434 2,680,848 4,737,848 3,090,811 6,526,992	179,152 358,710 122,633 487,374 185,203 673,226 261,973 812,291 310,413 1,161,290 437,923 1,648,684 626,996 1,890,719 1,253,562	590.1 1715.6 2 2016.6 2 1775.2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2

			£5,275,753					R	esidual land val	ues				
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
- 1	One unit scheme (houses)	1	£175,858	297,880	284,689	271,496	258,305	245,112	231,920	218,728	205,536	192,344	179,152	165,959
2	Two unit scheme (houses)	-	£263,788	596,167	569,783	543,399	517,015	490,631	464,247	437,862	411,478	385,094	358,710	332,326
3	Two unit scheme (flats)	-	£211,030	259,765	244,528	229,292	214,054	198,818	183,581	168,343	153,107	137,870	122,633	107,396
4	Three unit scheme (houses)	-	£395,681	810,427	774,532	738,637	702,743	666,848	630,954	595,059	559,164	523,270	487,374	451,479
	Three unit scheme (flats)	-	£226,104	390,901	368,046	345,190	322,335	299,480	276,624	253,769		208,058	185,203	
6	Four unit scheme (houses)	-	£527,575	1,118,983	1,069,455	1,019,927	970,398	920,869	871,341	821,812		722,756	673,226	623,698
7	Four unit scheme (flats)	-	£301,472	551,779	519,579	487,378	455,178	422,977	390,776	358,576		294,174	261,973	
8	Five unit scheme (houses)	-	£659,469	1,350,711	1,290,887	1,231,062	1,171,238	1,111,414	1,051,589	991,765	931,940	872,115	812,291	752,466
9	Five unit scheme (flats)		£376,839	653,243	615,152	577,059	538,966	500,875	462,782	424,690		348,505	310,413	272,320
	Seven unit scheme (houses)		£923,257	1,930,540	1,845,068	1,759,595	1,674,124	1,588,651	1,503,179	1,417,706	1,332,234	1,246,762	1,161,290	1,075,817
	Seven unit scheme (flats)	-	£527,575	921,953	868,172	814,391	760,610	706,828	653,047	599,266	545,485	491,704	437,923	384,141
	Ten unit scheme (houses)	-	£1,318,938	2,740,967	2,619,600	2,498,233	2,376,867	2,255,499	2,134,132	2,012,765	1,891,398	1,770,031	1,648,664	1,527,296
	Ten unit scheme (flats)	-	£753,679	1,318,467	1,241,636	1,164,807	1,087,977	1,011,146	934,316	857,487		703,826	626,996	550,166
14	Twenty unit scheme (houses and flats)	-	£1,758,584	3,466,444	3,291,364	3,116,283	2,941,203	2,766,122	2,591,041	2,415,960	2,240,880	2,065,799	1,890,719	1,715,638
15	Twenty unit scheme (flats)	-	£1,172,389	2,637,797	2,483,992	2,330,189	2,176,385	2,022,581	1,868,777	1,714,973		1,407,366	1,253,562	1,099,758
	Thirty unit scheme (flats with community use on ground floor)	-	£1,758,584	3,623,076	3,395,461	3,167,846	2,940,231	2,712,615	2,485,000	2,257,384		1,802,153	1,574,539	1,346,923
	Fifty unit scheme (flats - lower density)		£2,930,974	6,595,072	6,216,245	5,837,418	5,458,591	5,079,763	4,700,937	4,322,110		3,563,434	3,184,075	2,804,715
	Fifty unit scheme (flats - higher density)	-	£2,198,230	5,384,744	5,046,757	4,708,770	4,370,783	4,032,796	3,694,809	3,356,822		2,680,848	2,342,861	2,004,874
19	Seventy unit scheme (Industrial/employment led scheme)	-	£4,103,363	8,423,569	7,962,854	7,502,139	7,041,424	6,580,708	6,119,994	5,659,278	5,198,564	4,737,848	4,277,133	3,816,418
20	Seventy unit scheme (flats - higher density)	-	£3,077,522	6,324,510	5,920,298	5,516,086	5,111,873	4,707,661	4,303,448	3,899,236	3,495,024	3,090,811	2,686,599	2,282,387
	One hundred unit scheme (flats - lower density)	-	£5,861,947	12,083,127	11,389,178	10,695,008	10,000,339	9,305,669	8,611,000	7,916,330		6,526,992	5,832,322	5,137,653
	One hundred unit scheme (flats - higher density)	-	£4,396,460	8,808,932	8,241,333	7,673,735	7,106,137	6,538,538	5,970,939	5,403,341	4,835,743	4,268,144	3,700,545	3,132,947
23	Two hunded unit scheme (flats)	-	£8,792,921	17,574,812	16,447,516	15,320,220	14,192,923	13,065,627	11,938,331	10,811,035	9,683,739	8,556,442	7,429,146	6,301,850
	Three hundred unit scheme (flats)	-	£13,189,381	23,066,788	21,475,212	19,883,636	18,292,058	16,700,482	15,108,906	13,517,329	11,925,752	10,334,175	8,742,599	7,145,731
25	Four hundred unit scheme (flats)		£17,585,842	19,548,425	17,464,510	15,380,595		11,212,765		7,021,048	4,919,106	2,817,166	715,225	- 1,423,817
	Six hunded unit scheme (flats)		£26,378,763	24,163,523	21,206,784			12,336,566		6,418,873	3,430,801	442,730	- 2,581,361	- 5,649,553
	Small scale Office		£5,275,753		750,255			750,255		750,255	750,255	750,255	750,255	750,255
28	Medium scale Office		£5,275,753		- 1,249,253			- 1,249,253		- 1,249,253	- 1,249,253	- 1,249,253	- 1,249,253	- 1,249,253
29	Industrial Scheme new build (50% plot ratio)		£5,275,753		2,873,938			2,873,938		2,873,938	2,873,938	2,873,938	2,873,938	2,873,938
30	Industrial scheme intensification (60% plot ratio)		£5,275,753	3,448,724	3,448,724	3,448,724	3,448,724	3,448,724	3,448,724	3,448,724	3,448,724	3,448,724	3,448,724	3,448,724

							R	esidual land val	ues				
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	1	£16,667	297,880	284,689	271,496	258,305	245,112	231,920	218,728	205,536	192,344	179,152	165,959
2 Two unit scheme (houses)	2	£25,000	596,167	569,783	543,399	517,015	490,631	464,247	437,862	411,478	385,094	358,710	332,326
3 Two unit scheme (flats)	2	£20,000	259,765	244,528	229,292	214,054	198,818	183,581	168,343	153,107	137,870	122,633	
4 Three unit scheme (houses)	3	£37,500	810,427	774,532		702,743	666,848	630,954	595,059	559,164	523,270	487,374	
5 Three unit scheme (flats)	3	£21,429		368,046		322,335	299,480	276,624	253,769	230,913	208,058	185,203	162,348
6 Four unit scheme (houses)	4	£50,000	1,118,983	1,069,455	1,019,927	970,398	920,869	871,341	821,812	772,284	722,756	673,226	
7 Four unit scheme (flats)	4	£28,571	551,779	519,579	487,378	455,178	422,977	390,776	358,576	326,374	294,174	261,973	229,772
8 Five unit scheme (houses)	5	£62,500	1,350,711	1,290,887	1,231,062	1,171,238	1,111,414	1,051,589	991,765	931,940	872,115	812,291	752,466
9 Five unit scheme (flats)	5	£35,714	653,243	615,152	577,059	538,966	500,875	462,782	424,690	386,597	348,505	310,413	272,320
10 Seven unit scheme (houses)	7	£87,500	1,930,540	1,845,068	1,759,595	1,674,124	1,588,651	1,503,179	1,417,706	1,332,234	1,246,762	1,161,290	1,075,817
11 Seven unit scheme (flats)	7	£50,000	921,953	868,172	814,391	760,610	706,828	653,047	599,266	545,485	491,704	437,923	384,141
12 Ten unit scheme (houses)	10	£125,000	2,740,967	2,619,600	2,498,233	2,376,867	2,255,499	2,134,132	2,012,765	1,891,398	1,770,031	1,648,664	1,527,296
13 Ten unit scheme (flats)	10	£71,429	1,318,467	1,241,636	1,164,807	1,087,977	1,011,146	934,316	857,487	780,656	703,826	626,996	550,166
14 Twenty unit scheme (houses and flats)	20	£166,667	3,466,444	3,291,364	3,116,283	2,941,203	2,766,122	2,591,041	2,415,960	2,240,880	2,065,799	1,890,719	1,715,638
15 Twenty unit scheme (flats)	20	£111,111	2,637,797	2,483,992	2,330,189	2,176,385	2,022,581	1,868,777	1,714,973	1,561,170	1,407,366	1,253,562	1,099,758
16 Thirty unit scheme (flats with community use on ground floor)	30	£166,667	3,623,076	3,395,461	3,167,846	2,940,231	2,712,615	2,485,000	2,257,384	2,029,769	1,802,153	1,574,539	1,346,923
17 Fifty unit scheme (flats - lower density)	50	£277,778	6,595,072	6,216,245		5,458,591	5,079,763	4,700,937	4,322,110	3,942,792	3,563,434	3,184,075	2,804,715
18 Fifty unit scheme (flats - higher density)	50	£208,333	5,384,744	5,046,757	4,708,770	4,370,783	4,032,796	3,694,809	3,356,822	3,018,835	2,680,848	2,342,861	2,004,874
19 Seventy unit scheme (Industrial/employment led scheme)	70	£388,889	8,423,569	7,962,854	7,502,139	7,041,424	6,580,708	6,119,994	5,659,278	5,198,564	4,737,848	4,277,133	3,816,418
20 Seventy unit scheme (flats - higher density)	70	£291,667	6,324,510	5,920,298	5,516,086	5,111,873	4,707,661	4,303,448	3,899,236	3,495,024	3,090,811	2,686,599	2,282,387
21 One hundred unit scheme (flats - lower density)	100	£555,556	12,083,127	11,389,178	10,695,008	10,000,339	9,305,669	8,611,000	7,916,330	7,221,661	6,526,992	5,832,322	5,137,653
22 One hundred unit scheme (flats - higher density)	100	£416,667	8,808,932	8,241,333		7,106,137	6,538,538	5,970,939	5,403,341	4,835,743	4,268,144	3,700,545	3,132,947
23 Two hunded unit scheme (flats)	200	£833,333	17,574,812	16,447,516	15,320,220	14,192,923	13,065,627	11,938,331	10,811,035	9,683,739	8,556,442	7,429,146	6,301,850
24 Three hundred unit scheme (flats)	300	£1,250,000	23,066,788	21,475,212	19,883,636	18,292,058	16,700,482	15,108,906	13,517,329	11,925,752	10,334,175	8,742,599	7,145,731
25 Four hundred unit scheme (flats)	400	£1,666,667	19,548,425	17,464,510	15,380,595	13,296,680	11,212,765	9,122,988	7,021,048	4,919,106	2,817,166	715,225	- 1,423,817
26 Six hunded unit scheme (flats)	600	£2,500,000	24,163,523	21,206,784	18,250,045	15,293,305	12,336,566	9,379,828	6,418,873	3,430,801	442,730	- 2,581,361	- 5,649,553
27 Small scale Office	-	£500,000	750,255	750,255	750,255	750,255	750,255	750,255	750,255	750,255	750,255	750,255	750,255
28 Medium scale Office	-	£500,000	- 1,249,253		- 1,249,253		- 1,249,253	- 1,249,253		- 1,249,253		- 1,249,253	- 1,249,253
29 Industrial Scheme new build (50% plot ratio)	-	£500,000	2,873,938	2,873,938	2,873,938	2,873,938	2,873,938	2,873,938	2,873,938	2,873,938	2,873,938	2,873,938	2,873,938
30 Industrial scheme intensification (60% plot ratio)	-	£500,000	3,448,724	3,448,724	3,448,724	3,448,724	3,448,724	3,448,724	3,448,724	3,448,724	3,448,724	3,448,724	3,448,724

CHMOND LOCAL PLAN VIABILITY TESTING	Sales value £8,162 psm			AH tenure	Rented 70%	LLR 30%	Frst Hms 0%						
ENCHMARK LAND VALUE 1 (EXISTING RESIDENTIAL)		£13,059,200	PER HA										
Description	No of units	BLV	00/ 111	5% AH	10% AH	15% AH	120% AH	esidual land val	ues 30% AH	35% AH	40% AH	45% AH	150% AH
1 One unit scheme (houses)	No or units	£435.307	0% AH			15% AH 278.603		25% AH 249.830	30% AH 235,445	221.058		45% AH 192,286	50% AH
	1			307,375	292,989		264,216				206,672		
2 Two unit scheme (houses)	2	£652,960			586,384	557,612	528,839	500,067	471,295	442,523	413,750	384,978	356
3 Two unit scheme (flats)	2	£522,368		271,436	254,783	238,129	221,476	204,823	188,170	171,517	154,864	138,211	121
4 Three unit scheme (houses)	3	£979,440		836,260	797,116	757,973 358,447	718,829 333,468	679,686 308,488	640,542 283,509	601,399 258,528	562,255 233,549	523,112 208,569	483
5 Three unit scheme (flats)	3	£559,680		408,407	383,427		992,595	938,584	283,509 884,572		233,549 776,550	722,538	183
6 Four unit scheme (houses)	4				1,100,617	1,046,606	992,595 470,862			830,561			668 259
7 Four unit scheme (flats)	4	£746,240		576,443	541,249	506,055		435,668	400,475	365,282	330,087	294,894	259 806
8 Five unit scheme (houses)	5			1,393,767	1,328,528 640,786	1,263,289 599,154	1,198,049 557,521	1,132,810 515,888	1,067,571 474,256	1,002,332 432,622	937,092 390,990	871,852 349,357	
9 Five unit scheme (flats)	5												307
0 Seven unit scheme (houses)	7	£2,285,360		1,992,055	1,898,847	1,805,637	1,712,429	1,619,220	1,526,012	1,432,804	1,339,595	1,246,387	1,153
11 Seven unit scheme (flats)	7	£1,305,920		964,048	905,220	846,393	787,566	728,738	669,911	611,084	552,257	493,430	434,
2 Ten unit scheme (houses)	10	£3,264,800			2,695,963	2,563,610	2,431,259	2,298,907	2,166,554	2,034,203	1,901,850	1,769,498	1,637
3 Ten unit scheme (flats)	10	£1,865,600		1,378,602	1,294,564	1,210,524	1,126,486	1,042,447	958,408	874,369	790,330	706,292	622
4 Twenty unit scheme (houses and flats)	20	£4,353,067		3,601,887	3,410,463	3,219,039	3,027,615	2,836,192	2,644,767	2,453,344	2,261,919	2,070,496	1,879
5 Twenty unit scheme (flats)	20	£2,902,044		2,760,839	2,592,465	2,424,090	2,255,716	2,087,341	1,918,967	1,750,591	1,582,216	1,413,842	1,245
6 Thirty unit scheme (flats with community use on ground floor)	30	£4,353,067		3,807,661	3,558,791	3,309,456	3,060,121	2,810,787	2,561,452	2,312,118	2,062,784		1,564
7 Fifty unit scheme (flats - lower density)	50	£7,255,111	7,312,850	6,898,135	6,483,419	6,068,702	5,653,986	5,239,271	4,824,555	4,409,838	3,995,122	3,580,407	3,165
8 Fifty unit scheme (flats - higher density)	50	£5,441,333		5,665,506	5,295,017	4,924,462	4,553,905	4,183,349	3,812,792	3,442,236	3,071,680	2,701,123	2,330
9 Seventy unit scheme (Industrial/employment led scheme)	70	£10,157,156		9,189,522	8,683,324	8,177,125	7,670,927	7,164,729	6,658,530	6,152,331	5,646,133	5,139,934	4,633
20 Seventy unit scheme (flats - higher density)	70	£7,617,867		6,678,497	6,234,379	5,790,262	5,346,144	4,902,026	4,457,909	4,013,791	3,569,674	3,125,556	2,681
21 One hundred unit scheme (flats - lower density)	100	£14,510,222			11,994,652	11,232,783	10,470,915	9,709,047		8,185,310	7,423,442	6,661,573	5,899
22 One hundred unit scheme (flats - higher density)	100	£10,882,667			8,691,992	8,067,823	7,443,656	6,819,487	6,195,319	5,571,150	4,946,982	4,322,814	3,698
Two hunded unit scheme (flats)	200	£21,765,333			17,465,573	16,224,419	14,983,266	13,742,113	12,500,959	11,259,806	10,018,652	8,777,500	7,536
24 Three hundred unit scheme (flats)	300	£32,648,000		24,539,883	22,787,009	21,034,133	19,281,258	17,528,382		14,022,632	12,269,757	10,516,882	8,764
25 Four hundred unit scheme (flats)	400	£43,530,667		21,579,075	19,283,294	16,987,514	14,691,733	12,395,952		7,797,212	5,480,831	3,164,449	848
26 Six hunded unit scheme (flats)	600	£65,296,000	30,333,763	27,098,876	23,863,989	20,621,519	17,361,532	14,101,545		7,581,572	4,304,472	1,009,210	- 2,318
27 Small scale Office	-	£13,059,200	7,831,049	7,831,049	7,831,049	7,831,049	7,831,049	7,831,049	7,831,049	7,831,049	7,831,049	7,831,049	7,831
28 Medium scale Office	-	£13,059,200	7,263,522	7,263,522	7,263,522	7,263,522	7,263,522	7,263,522		7,263,522	7,263,522	7,263,522	7,263.
29 Industrial Scheme new build (50% plot ratio)	-	£13,059,200	3,655,589	3,655,589	3,655,589	3,655,589	3,655,589	3,655,589		3,655,589	3,655,589	3,655,589	3,655.
30 Industrial scheme intensification (60% plot ratio)	-	£13,059,200	4,386,707	4,386,707	4,386,707	4,386,707	4,386,707	4,386,707	4,386,707	4,386,707	4,386,707	4,386,707	4,386.
				•		•	•	•		•		•	
ENCHMARK LAND VALUE 2 (SECONDARY OFFICES) Description	No of units	£12,386,600	0% AH	5% AH	10% AH	15% AH	120% AH	esidual land val	ues 30% AH	35% AH	40% AH	45% AH	150% AH
1 One unit scheme (houses)	INO OI UIIIIS	£412.887				15% AH 278 603		23% MH	30% AH	33% AH	40% ACI	40% AH	30% AH
	1			307,375	292,989		264,216	249,830	235,445	221,058	206,672	192,286	1///
2 Two unit scheme (houses)	2	£619,330		615,155	586,384	557,612	528,839	500,067	471,295	442,523 171,517	413,750	384,978	356
3 Two unit scheme (flats)	2	£495,464		271,436	254,783	238,129	221,476	204,823	188,170		154,864	138,211	121
4 Three unit scheme (houses)	3	£928,995		836,260	797,116	757,973	718,829	679,686	640,542	601,399	562,255	523,112	
5 Three unit scheme (flats)	3	£530,854		408,407	383,427	358,447	333,468	308,488	283,509	258,528	233,549	208,569	183
6 Four unit scheme (houses)	4	£1,238,660		1,154,630	1,100,617	1,046,606	992,595	938,584	884,572	830,561	776,550	722,538	668
7 Four unit scheme (flats)	4	£707,806		576,443	541,249	506,055	470,862	435,668	400,475	365,282	330,087	294,894	25
8 Five unit scheme (houses)	5	£1,548,325			1,328,528	1,263,289	1,198,049	1,132,810	1,067,571	1,002,332	937,092	871,852	808
9 Five unit scheme (flats)	5	£884,757		682,419	640,786	599,154	557,521	515,888		432,622	390,990	349,357	307
		CO 167 655	2.095.262	1 002 055									

Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	1	£412,887			292,989	278,603				221,058	206,672	192,286	177,900
2 Two unit scheme (houses)	2	£619,330	643,928	615,155	586,384	557,612		500,067	471,295	442,523	413,750	384,978	356,206
3 Two unit scheme (flats)	2	£495,464		271,436	254,783	238,129				171,517		138,211	121,557
4 Three unit scheme (houses)	3	£928,995	875,403	836,260	797,116	757,973	718,829	679,686	640,542	601,399	562,255	523,112	483,968
5 Three unit scheme (flats)	3	£530,854	433,387	408,407	383,427	358,447	333,468	308,488	283,509	258,528	233,549	208,569	183,590
6 Four unit scheme (houses)	4	£1,238,660	1,208,641	1,154,630	1,100,617	1,046,606	992,595	938,584	884,572	830,561	776,550	722,538	668,526
7 Four unit scheme (flats)	4	£707,806	611,636	576,443	541,249	506,055	470,862	435,668	400,475	365,282	330,087	294,894	259,701
8 Five unit scheme (houses)	5	£1,548,325	1,459,006	1,393,767	1,328,528	1,263,289			1,067,571	1,002,332		871,852	806,613
9 Five unit scheme (flats)	5	£884,757	724,052	682,419	640,786	599,154			474,256	432,622	390,990	349,357	307,724
10 Seven unit scheme (houses)	7	£2,167,655	2,085,263	1,992,055	1,898,847	1,805,637	1,712,429	1,619,220	1,526,012	1,432,804	1,339,595	1,246,387	1,153,179
11 Seven unit scheme (flats)	7	£1,238,660	1,022,875	964,048	905,220	846,393	787,566	728,738	669,911	611,084		493,430	434,603
12 Ten unit scheme (houses)	10	£3,096,650	2,960,667	2,828,314	2,695,963	2,563,610	2,431,259	2,298,907	2,166,554	2,034,203	1,901,850	1,769,498	1,637,147
13 Ten unit scheme (flats)	10	£1,769,514	1,462,641	1,378,602	1,294,564	1,210,524	1,126,486	1,042,447	958,408	874,369	790,330	706,292	622,253
14 Twenty unit scheme (houses and flats)	20	£4,128,867	3,793,311	3,601,887	3,410,463	3,219,039	3,027,615	2,836,192	2,644,767	2,453,344	2,261,919	2,070,496	1,879,071
15 Twenty unit scheme (flats)	20	£2,752,578	2,929,214	2,760,839	2,592,465	2,424,090	2,255,716	2,087,341	1,918,967	1,750,591	1,582,216	1,413,842	1,245,467
16 Thirty unit scheme (flats with community use on ground floor)	30	£4,128,867	4,056,491	3,807,661	3,558,791	3,309,456	3,060,121			2,312,118	2,062,784	1,813,448	1,564,114
17 Fifty unit scheme (flats - lower density)	50	£6,881,444	7,312,850	6,898,135	6,483,419	6,068,702	5,653,986	5,239,271	4,824,555	4,409,838		3,580,407	3,165,691
18 Fifty unit scheme (flats - higher density)	50	£5,161,083	6,035,351	5,665,506	5,295,017	4,924,462	4,553,905	4,183,349	3,812,792	3,442,236		2,701,123	2,330,568
19 Seventy unit scheme (Industrial/employment led scheme)	70	£9,634,022	9,695,721	9,189,522	8,683,324	8,177,125	7,670,927	7,164,729	6,658,530	6,152,331	5,646,133	5,139,934	4,633,736
20 Seventy unit scheme (flats - higher density)	70	£7,225,516	7,122,613	6,678,497	6,234,379	5,790,262	5,346,144	4,902,026	4,457,909	4,013,791	3,569,674	3,125,556	2,681,439
21 One hundred unit scheme (flats - lower density)	100	£13,762,888	13,518,388	12,756,520	11,994,652	11,232,783	10,470,915	9,709,047	8,947,179	8,185,310	7,423,442	6,661,573	5,899,705
22 One hundred unit scheme (flats - higher density)	100	£10,322,166	9,940,329	9,316,160	8,691,992	8,067,823	7,443,656	6,819,487	6,195,319	5,571,150	4,946,982	4,322,814	3,698,646
23 Two hunded unit scheme (flats)	200	£20,644,333		18,706,727	17,465,573	16,224,419	14,983,266	13,742,113	12,500,959	11,259,806	10,018,652	8,777,500	7,536,346
24 Three hundred unit scheme (flats)	300	£30,966,499	26,292,758	24,539,883	22,787,009	21,034,133	19,281,258			14,022,632		10,516,882	8,764,007
25 Four hundred unit scheme (flats)	400	£41,288,665	23,874,856	21,579,075	19,283,294	16,987,514	14,691,733			7,797,212	5,480,831	3,164,449	848,068
26 Six hunded unit scheme (flats)	600	£61,932,998	30,333,763	27,098,876	23,863,989	20,621,519	17,361,532	14,101,545	10,841,558	7,581,572	4,304,472	1,009,210	- 2,318,403
27 Small scale Office	-	£12,386,600			7,831,049	7,831,049				7,831,049		7,831,049	7,831,049
28 Medium scale Office	-	£12,386,600			7,263,522	7,263,522				7,263,522		7,263,522	7,263,522
29 Industrial Scheme new build (50% plot ratio)	-	£12,386,600			3,655,589	3,655,589				3,655,589		3,655,589	3,655,589
30 Industrial scheme intensification (60% plot ratio)	-	£12,386,600	4,386,707	4,386,707	4,386,707	4,386,707	4,386,707	4,386,707	4,386,707	4,386,707	4,386,707	4,386,707	4,386,707

BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL)		£5,275,753					R	esidual land va	lues				
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	1	£175,858	321,761	307,375	292,989	278,603	264,216	249,830	235,445	221,058	206,672	192,286	177,900
2 Two unit scheme (houses)	-	£263,788	643,928	615,155	586,384	557,612	528,839	500,067	471,295	442,523	413,750	384,978	356,206
3 Two unit scheme (flats)	-	£211,030	288,089	271,436	254,783	238,129	221,476	204,823	188,170	171,517	154,864	138,211	121,557
4 Three unit scheme (houses)	-	£395,681	875,403	836,260	797,116	757,973	718,829	679,686	640,542	601,399	562,255	523,112	483,968
5 Three unit scheme (flats)	-	£226,104	433,387	408,407	383,427	358,447	333,468	308,488	283,509	258,528	233,549	208,569	183,590
6 Four unit scheme (houses)		£527,575	1,208,641	1,154,630	1,100,617	1,046,606	992,595	938,584	884,572		776,550	722,538	668,526
7 Four unit scheme (flats)		£301,472	611,636	576,443	541,249	506,055	470,862	435,668	400,475	365,282	330,087	294,894	
8 Five unit scheme (houses)	-	£659,469	1,459,006	1,393,767	1,328,528	1,263,289	1,198,049	1,132,810	1,067,571	1,002,332	937,092	871,852	806,613
9 Five unit scheme (flats)	-	£376,839	724,052	682,419	640,786	599,154	557,521	515,888	474,256	432,622	390,990	349,357	307,724
10 Seven unit scheme (houses)	-	£923,257	2,085,263	1,992,055	1,898,847	1,805,637	1,712,429	1,619,220	1,526,012	1,432,804	1,339,595	1,246,387	1,153,179
11 Seven unit scheme (flats)	-	£527,575	1,022,875	964,048	905,220	846,393	787,566	728,738	669,911	611,084	552,257	493,430	434,603
12 Ten unit scheme (houses)	-	£1,318,938	2,960,667	2,828,314	2,695,963	2,563,610	2,431,259	2,298,907	2,166,554	2,034,203	1,901,850	1,769,498	1,637,147
13 Ten unit scheme (flats)		£753,679	1,462,641	1,378,602	1,294,564	1,210,524	1,126,486	1,042,447	958,408	874,369	790,330	706,292	622,253
14 Twenty unit scheme (houses and flats)		£1,758,584	3,793,311	3,601,887	3,410,463	3,219,039	3,027,615	2,836,192	2,644,767	2,453,344	2,261,919	2,070,496	1,879,071
15 Twenty unit scheme (flats)	-	£1,172,389	2,929,214	2,760,839	2,592,465	2,424,090	2,255,716	2,087,341	1,918,967	1,750,591	1,582,216	1,413,842	1,245,467
16 Thirty unit scheme (flats with community use on ground floor)	-	£1,758,584	4,056,491	3,807,661	3,558,791	3,309,456	3,060,121	2,810,787	2,561,452	2,312,118	2,062,784	1,813,448	1,564,114
17 Fifty unit scheme (flats - lower density)	-	£2,930,974	7,312,850	6,898,135	6,483,419	6,068,702	5,653,986	5,239,271	4,824,555	4,409,838	3,995,122	3,580,407	3,165,691
18 Fifty unit scheme (flats - higher density)	-	£2,198,230	6,035,351	5,665,506	5,295,017	4,924,462	4,553,905	4,183,349	3,812,792	3,442,236	3,071,680	2,701,123	2,330,568
19 Seventy unit scheme (Industrial/employment led scheme)	-	£4,103,363	9,695,721	9,189,522	8,683,324	8,177,125	7,670,927	7,164,729	6,658,530	6,152,331	5,646,133	5,139,934	4,633,736
20 Seventy unit scheme (flats - higher density)		£3,077,522	7,122,613	6,678,497	6,234,379	5,790,262	5,346,144	4,902,026	4,457,909	4,013,791	3,569,674	3,125,556	2,681,439
21 One hundred unit scheme (flats - lower density)	-	£5,861,947	13,518,388	12,756,520	11,994,652	11,232,783	10,470,915	9,709,047	8,947,179	8,185,310	7,423,442	6,661,573	5,899,705
22 One hundred unit scheme (flats - higher density)	-	£4,396,460	9,940,329	9,316,160	8,691,992	8,067,823	7,443,656	6,819,487	6,195,319	5,571,150	4,946,982	4,322,814	3,698,646
23 Two hunded unit scheme (flats)	-	£8,792,921	19,947,879	18,706,727	17,465,573	16,224,419	14,983,266	13,742,113	12,500,959	11,259,806	10,018,652	8,777,500	7,536,346
24 Three hundred unit scheme (flats)	-	£13,189,381	26,292,758	24,539,883	22,787,009	21,034,133	19,281,258	17,528,382	15,775,507	14,022,632	12,269,757	10,516,882	8,764,007
25 Four hundred unit scheme (flats)	-	£17,585,842	23,874,856	21,579,075	19,283,294	16,987,514	14,691,733	12,395,952	10,100,172	7,797,212	5,480,831	3,164,449	848,068
26 Six hunded unit scheme (flats)		£26,378,763	30,333,763	27,098,876	23,863,989	20,621,519	17,361,532	14,101,545	10,841,558	7,581,572	4,304,472	1,009,210	- 2,318,403
27 Small scale Office		£5,275,753	7,831,049	7,831,049	7,831,049	7,831,049	7,831,049	7,831,049	7,831,049	7,831,049	7,831,049	7,831,049	7,831,049
28 Medium scale Office		£5,275,753	7,263,522	7,263,522	7,263,522	7,263,522	7,263,522	7,263,522	7,263,522	7,263,522	7,263,522	7,263,522	7,263,522
29 Industrial Scheme new build (50% plot ratio)		£5,275,753		3,655,589	3,655,589	3,655,589	3,655,589	3,655,589	3,655,589	3,655,589	3,655,589	3,655,589	3,655,589
30 Industrial scheme intensification (60% plot ratio)		£5,275,753	4,386,707	4,386,707	4,386,707	4,386,707	4,386,707	4,386,707	4,386,707	4,386,707	4,386,707	4,386,707	4,386,707

							R	esidual land val	ies				
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses)	1	£16,667	321,761	307,375	292,989	278,603	264,216	249,830	235,445	221,058	206,672	192,286	177,900
2 Two unit scheme (houses)	2	£25,000	643,928	615,155	586,384	557,612	528,839	500,067	471,295	442,523	413,750	384,978	356,206
3 Two unit scheme (flats)	2	£20,000	288,089	271,436	254,783	238,129	221,476	204,823	188,170	171,517	154,864	138,211	121,557
4 Three unit scheme (houses)	3	£37,500	875,403	836,260	797,116	757,973	718,829	679,686	640,542	601,399	562,255	523,112	483,968
5 Three unit scheme (flats)	3	£21,429	433,387	408,407	383,427	358,447	333,468	308,488	283,509	258,528	233,549	208,569	183,590
6 Four unit scheme (houses)	4	£50,000	1,208,641	1,154,630	1,100,617	1,046,606	992,595	938,584	884,572	830,561	776,550	722,538	668,526
7 Four unit scheme (flats)	4	£28,571	611,636	576,443	541,249	506,055	470,862	435,668	400,475	365,282	330,087	294,894	259,701
8 Five unit scheme (houses)	5	£62,500	1,459,006	1,393,767	1,328,528	1,263,289	1,198,049	1,132,810	1,067,571	1,002,332	937,092	871,852	806,613
9 Five unit scheme (flats)	5	£35,714	724,052	682,419	640,786	599,154	557,521	515,888	474,256	432,622	390,990	349,357	307,724
10 Seven unit scheme (houses)	7	£87,500	2,085,263	1,992,055	1,898,847	1,805,637	1,712,429	1,619,220	1,526,012	1,432,804	1,339,595	1,246,387	1,153,179
11 Seven unit scheme (flats)	7	£50,000	1,022,875	964,048	905,220	846,393	787,566	728,738	669,911	611,084	552,257	493,430	434,603
12 Ten unit scheme (houses)	10	£125,000	2,960,667	2,828,314	2,695,963	2,563,610	2,431,259	2,298,907	2,166,554	2,034,203	1,901,850	1,769,498	1,637,147
13 Ten unit scheme (flats)	10	£71,429	1,462,641	1,378,602	1,294,564	1,210,524	1,126,486	1,042,447	958,408	874,369	790,330	706,292	622,253
14 Twenty unit scheme (houses and flats)	20	£166,667	3,793,311	3,601,887	3,410,463	3,219,039	3,027,615	2,836,192	2,644,767	2,453,344	2,261,919	2,070,496	1,879,071
15 Twenty unit scheme (flats)	20	£111,111	2,929,214	2,760,839	2,592,465	2,424,090	2,255,716	2,087,341	1,918,967	1,750,591	1,582,216	1,413,842	1,245,467
16 Thirty unit scheme (flats with community use on ground floor)	30	£166,667	4,056,491	3,807,661	3,558,791	3,309,456	3,060,121	2,810,787	2,561,452	2,312,118	2,062,784	1,813,448	1,564,114
17 Fifty unit scheme (flats - lower density)	50	£277,778	7,312,850	6,898,135	6,483,419	6,068,702	5,653,986	5,239,271	4,824,555	4,409,838	3,995,122	3,580,407	3,165,691
18 Fifty unit scheme (flats - higher density)	50	£208,333	6,035,351	5,665,506	5,295,017	4,924,462	4,553,905	4,183,349	3,812,792	3,442,236	3,071,680	2,701,123	2,330,568
19 Seventy unit scheme (Industrial/employment led scheme)	70	£388,889	9,695,721	9,189,522	8,683,324	8,177,125	7,670,927	7,164,729	6,658,530	6,152,331	5,646,133	5,139,934	4,633,736
20 Seventy unit scheme (flats - higher density)	70	£291,667	7,122,613	6,678,497	6,234,379	5,790,262	5,346,144	4,902,026	4,457,909	4,013,791	3,569,674	3,125,556	2,681,439
21 One hundred unit scheme (flats - lower density)	100	£555,556	13,518,388	12,756,520	11,994,652	11,232,783	10,470,915	9,709,047	8,947,179	8,185,310	7,423,442	6,661,573	5,899,705
22 One hundred unit scheme (flats - higher density)	100	£416,667	9,940,329	9,316,160	8,691,992	8,067,823	7,443,656	6,819,487	6,195,319	5,571,150	4,946,982	4,322,814	3,698,646
23 Two hunded unit scheme (flats)	200	£833,333	19,947,879	18,706,727	17,465,573	16,224,419	14,983,266	13,742,113	12,500,959	11,259,806	10,018,652	8,777,500	7,536,346
24 Three hundred unit scheme (flats)	300	£1,250,000	26,292,758	24,539,883	22,787,009	21,034,133	19,281,258	17,528,382	15,775,507	14,022,632	12,269,757	10,516,882	8,764,007
25 Four hundred unit scheme (flats)	400	£1,666,667	23,874,856	21,579,075	19,283,294	16,987,514	14,691,733	12,395,952	10,100,172	7,797,212	5,480,831	3,164,449	848,068
26 Six hunded unit scheme (flats)	600	£2,500,000	30,333,763	27,098,876	23,863,989	20,621,519	17,361,532	14,101,545	10,841,558	7,581,572	4,304,472	1,009,210	- 2,318,403
27 Small scale Office	-	£500,000	7,831,049	7,831,049	7,831,049	7,831,049	7,831,049	7,831,049	7,831,049	7,831,049	7,831,049	7,831,049	7,831,049
28 Medium scale Office	-	£500,000	7,263,522	7,263,522	7,263,522	7,263,522	7,263,522	7,263,522	7,263,522	7,263,522	7,263,522	7,263,522	7,263,522
29 Industrial Scheme new build (50% plot ratio)	-	£500,000	3,655,589	3,655,589	3,655,589	3,655,589	3,655,589	3,655,589	3,655,589	3,655,589	3,655,589	3,655,589	3,655,589
30 Industrial scheme intensification (60% plot ratio)	-	£500,000	4,386,707	4,386,707	4,386,707	4,386,707	4,386,707	4,386,707	4,386,707	4,386,707	4,386,707	4,386,707	4,386,707

RICH	MOND LOCAL PLAN VIABILITY TESTING CHMARK LAND VALUE 1 (EXISTING RESIDENTIAL)	Sales value £8,850 psm	£14,160,000	PER HA	AH tenure	Rented 70%	LLR 30%	Frst Hms 0%						
1	Description One unit scheme (houses)	No of units	BLV £472,000	0% AH 361.443	5% AH 345.072	10% AH 328.702	15% AH 312.332	20% AH 295,962	esidual land values 25% AH 279,592	30% AH 263,222	35% AH 246.851	40% AH 230.481	45% AH	50% AH
3	Two unit scheme (houses) Two unit scheme (flats)	2 2	£708,000 £566,400	723,292 333,462	690,551 314,541	657,811 295,618	625,070 276,697	592,330 257,775	559,590 238,853	526,849 219,932	494,109 201,009	461,369 182,088	428,629 163,166	395,88 144,24
5	Three unit scheme (houses) Three unit scheme (flats) Four unit scheme (houses)	3 3	£1,062,000 £606,857 £1,416,000	983,375 501,447 1,357,623	938,833 473,064 1,296,162	894,291 444,681 1 234 701	849,749 416,298 1 173 242	805,207 387,916	760,665 359,533 1,050,320	716,123 331,151 988,859	671,581 302,768 927,399	627,038 274,385 865,939	582,496 246,002 804,478	537,95 217,62 743,01
7 8	Four unit scheme (flats) Five unit scheme (houses)	4 5	£809,143 £1,770,000	707,526 1,638,958	667,538 1,564,722	627,549 1,490,485	587,562 1,416,248	547,573 1,342,011	507,586 1,267,774	467,597 1,193,537	427,609 1,119,300	387,622 1,045,064	347,633 970,827	307,64 896,59
10	Five unit scheme (flats) Seven unit scheme (houses)	5 7	£1,011,429 £2,478,000	837,486 2,342,364	790,181 2,236,300	742,877 2,130,237	695,572 2,024,174	648,267 1,918,110	600,964 1,812,047	553,659 1,705,983	506,355 1,599,920	459,050 1,493,856	411,745 1,387,793	364,44 1,281,72
12	Seven unit scheme (flats) Ten unit scheme (houses) Ten unit scheme (flats)	7 10 10	£1,416,000 £3,540,000 £2,022,857	1,183,982 3,325,739 1,692,794	1,117,099 3,175,134 1,597,248	1,050,217 3,024,528 1,501,702	983,335 2,873,923 1,406,155	916,451 2,723,317 1,310,608	2,572,711 1,215,062	782,686 2,422,105 1,119,516	2,271,499 1,023,969	2,120,894 928,422	1,970,288 832,876	1,819,68 737,32
14	Twenty unit scheme (houses and flats) Twenty unit scheme (flats)	20 20	£4,720,000 £3,146,667	4,324,750 3,392,757	4,106,755 3,201,206	3,888,759 3,009,654	3,670,763 2,818,101	3,452,767 2,626,550	3,234,771 2,434,998	3,016,775 2,243,446	2,798,779 2,051,894	2,580,784 1,860,343	2,362,787 1,668,791	2,144,79 1,477,23
17	Thirty unit scheme (flats with community use on ground floor) Fifty unit scheme (flats - lower density) Fifty unit scheme (flats - higher density)	30 50 50	£4,720,000 £7,866,667 £5,900,000	4,741,529 8,473,854 7,065,363	4,458,448 8,002,052 6,644,981	4,175,367 7,530,250 6,224,599	3,892,285 7,058,447 5,804,215	3,609,204 6,586,644 5,383,833	3,326,122 6,114,842 4,963,451	3,043,041 5,643,039 4,543,068	2,759,959 5,171,236 4 122 685	2,476,769 4,699,434 3,701,970	2,192,935 4,227,631 3,280,519	1,909,10 3,755,82 2,859,06
20	Seventy unit scheme (Industrial/employment led scheme) Seventy unit scheme (flats - higher density)	70 70	£11,013,333 £8,260,000	11,104,730 8,377,781	10,528,081 7,871,853	9,951,432 7,365,925	9,374,783 6,859,997	8,798,134 6,354,069	8,221,485 5,848,142	7,644,836 5,342,214	7,068,187 4,836,286	6,491,538 4,330,358	5,914,890 3,824,430	5,338,24 3,318,50
22	One hundred unit scheme (flats - lower density) One hundred unit scheme (flats - higher density) Two hunded unit scheme (flats)	100 100 200	£15,733,333 £11,800,000 £23,600,000	15,636,312 11,701,317 23,417,836	14,767,480 10,991,310 22,004,277	13,898,649 10,281,303 20,590,716	13,029,817 9,571,296	12,160,985 8,861,289 17,763,596	11,292,153 8,150,135 16,347,952	7,438,519	9,554,488 6,726,904	8,685,657 6,015,289 12,097,996	7,816,825 5,303,674 10,681,343	6,947,99 4,592,05
24 25	Three hundred unit scheme (flats) Four hundred unit scheme (flats)	300 400	£35,400,000 £47,200,000	31,225,300 30,264,562	29,226,930 27,662,697	27,228,559 25,059,934	25,230,189 22,443,051	23,231,819	21,233,447 17,209,288	19,235,077 14,592,406	17,236,706 11,975,524	15,238,336 9,358,642	13,239,965 6,734,007	11,241,59
27	Six hunded unit scheme (flats) Small scale Office Medium scale Office	600	£70,800,000 £14,160,000 £14,160,000	39,222,479 6,790,089	35,539,600 6,790,089	31,856,722 6,790,089	28,173,843 6,790,089	24,490,965 6,790,089	20,808,086 6,790,089	17,108,739 6,790,089	13,395,944 6,790,089	9,683,151 6,790,089	5,970,357 6,790,089	2,225,99 6,790,08
29	Medicini scale Office Industrial Scheme new build (50% plot ratio) Industrial scheme intensification (60% plot ratio)	-	£14,160,000 £14,160,000	3,655,589 4,386,707	3,655,589 4,386,707	3,655,589 4,386,707	3,655,589 4,386,707	3,655,589 4,386,707	3,655,589 4,386,707	3,655,589 4,386,707	3,655,589 4,386,707	3,655,589 4,386,707	3,655,589 4,386,707	3,655,58
REN	CHMARK LAND VALUE 2 (SECONDARY OFFICES)		£12,386,600						esidual land valu	105				
1	Description One unit scheme (houses) Two unit scheme (houses)	No of units		0% AH 361,443	5% AH 345,072	10% AH 328,702	15% AH 312,332	20% AH 295,962		30% AH 263,222	35% AH 246,851	40% AH 230,481	45% AH 214,111	50% AH 197,74
3	Two unit scheme (flats) Three unit scheme (houses)	2 3	£495,464 £928,995	333,462 983,375	314,541 938,833	295,618 894,291	276,697 849,749	257,775 805,207	238,853 760,665	219,932 716,123	201,009 671,581	182,088 627,038	163,166 582,496	144,24 537,95
5 6	Three unit scheme (flats) Four unit scheme (houses) Four unit scheme (flats)	3 4 4	£530,854 £1,238,660 £707,806	501,447 1,357,623 707,526	473,064 1,296,162 667,538	444,681 1,234,701 627,540	416,298 1,173,242 587,562	387,916 1,111,781	359,533 1,050,320	331,151 988,859	302,768 927,399	274,385 865,939	246,002 804,478	217,62 743,01
8	Five unit scheme (houses) Five unit scheme (flats)	5	£1,548,325 £884,757	1,638,958 837,486	1,564,722 790,181	1,490,485 742,877	1,416,248 695,572	1,342,011 648,267	1,267,774 600,964	1,193,537 553,659	1,119,300 506,355	1,045,064 459,050	970,827 411,745	896,59 364,44
11	Seven unit scheme (houses) Seven unit scheme (flats)	7 7	£2,167,655 £1,238,660	2,342,364 1,183,982	2,236,300 1,117,099	2,130,237 1,050,217	2,024,174 983,335	1,918,110 916,451	1,812,047 849,569	1,705,983 782,686	1,599,920 715,804	1,493,856 648,922	1,387,793 582,039	1,281,72 515,15
13	Ten unit scheme (houses) Ten unit scheme (flats) Twenty unit scheme (houses and flats)	10 10 20	£3,096,650 £1,769,514 £4,128,867	3,325,739 1,692,794 4,324,750	3,175,134 1,597,248 4,106,755	3,024,528 1,501,702 3,888,759	2,873,923 1,406,155 3,670,763	2,723,317 1,310,608 3,452,767	2,572,711 1,215,062 3,234,771	2,422,105 1,119,516 3,016,775	2,271,499 1,023,969 2,798,779	2,120,894 928,422 2,580,784	1,970,288 832,876 2,362,787	737,32 2,144,79
16	Twenty unit scheme (flats) Thirty unit scheme (flats with community use on ground floor)	20 30	£2,752,578 £4,128,867	3,392,757 4,741,529	3,201,206 4,458,448	3,009,654 4,175,367	2,818,101 3,892,285	2,626,550 3,609,204 6,586,644	2,434,998 3,326,122	2,243,446 3,043,041	2,051,894 2,759,959	1,860,343 2,476,769	1,668,791 2,192,935	1,477,23 1,909,10
18	Fifty unit scheme (flats - lower density) Fifty unit scheme (flats - higher density) Seventy unit scheme (Industrial/employment led scheme)	50 50 70	£6,881,444 £5,161,083 £9,634,022	8,473,854 7,065,363 11,104,730	8,002,052 6,644,981 10,528,081	7,530,250 6,224,599 9,951,432	7,058,447 5,804,215 9,374,783	6,586,644 5,383,833 8,798,134	6,114,842 4,963,451 8,221,485	5,643,039 4,543,068 7,644,836	5,171,236 4,122,685 7,068,187	4,699,434 3,701,970 6,491,538	4,227,631 3,280,519 5,914,890	3,755,829 2,859,060 5,338,240
20	Seventy unit scheme (flats - higher density) One hundred unit scheme (flats - lower density)	70 100	£7,225,516 £13,762,888	8,377,781 15,636,312	7,871,853 14,767,480	7,365,925 13,898,649	6,859,997 13,029,817	6,354,069 12,160,985	5,848,142 11,292,153	5,342,214 10,423,320	4,836,286 9,554,488	4,330,358 8,685,657	3,824,430 7,816,825	3,318,500 6,947,990
23	One hundred unit scheme (flats - higher density) Two hunded unit scheme (flats) Three hundred unit scheme (flats)	100 200 300	£10,322,166 £20,644,333 £30,966,499	11,701,317 23,417,836 31,225,300	10,991,310 22,004,277 29,226,930	10,281,303 20,590,716 27,228,559	9,571,296 19,177,156 25,230,189	8,861,289 17,763,596 23,231,819	8,150,135 16,347,952 21,233,447	7,438,519 14,931,300	6,726,904 13,514,648 17,236,706	6,015,289 12,097,996 15,238,336	5,303,674 10,681,343	4,592,05 9,264,69
25 26	Four hundred unit scheme (flats) Six hunded unit scheme (flats)	400	£41,288,665 £61,932,998	30,264,562 39,222,479	27,662,697 35,539,600	25,059,934 31,856,722	22,443,051 28,173,843	19,826,169 24,490,965	17,209,288 20,808,086	14,592,406 17,108,739	11,975,524 13,395,944	9,358,642 9,683,151	6,734,007 5,970,357	4,092,82 2,225,99
28	Small scale Office Medium scale Office Industrial Scheme new build (50% plot ratio)	-	£12,386,600 £12,386,600 £12,386,600	6,790,089 6,083,793	6,790,089 6,083,793	6,790,089 6,083,793	6,790,089 6,083,793	6,790,089 6,083,793	6,790,089 6,083,793	6,790,089 6,083,793	6,790,089 6,083,793	6,790,089 6,083,793	6,790,089 6,083,793	6,790,08 6,083,79
	Industrial scheme intensification (60% plot ratio)	-	£12,386,600	4,386,707	4,386,707	4,386,707	4,386,707	4,386,707	4,386,707	4,386,707	4,386,707	4,386,707	4,386,707	4,386,70
	CHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL) Description One will be being (burger)			0% AH	5% AH	10% AH	15% AH 2	20% AH	esidual land values AH	ues 30% AH	35% AH	40% AH	45% AH	50% AH
1 2		No of units	£175,858 £263,788 £211,030	0% AH 361,443 723,292 333,462	5% AH 345,072 690,551 314,541	10% AH 328,702 657,811 295,618	312,332 625,070 276,697				35% AH 246,851 494,109 201,009	40% AH 230,481 461,369 182,088	45% AH 214,111 428,629 163,166	50% AH 197,74 395,88 144,24
1 2 3 4 5	Description One unit scheme (houses) Two unit scheme (houses) Two unit scheme (flats) Three unit scheme (flats) Three unit scheme (flats)		£175,858 £263,788 £211,030 £395,681 £226,104	361,443 723,292 333,462 983,375 501,447	345,072 690,551 314,541 938,833 473,064	328,702 657,811 295,618 894,291 444,681	312,332 625,070 276,697 849,749 416,298	20% AH 295,962 592,330 257,775 805,207 387,916	25% AH 279,592 559,590 238,853 760,665 359,533	30% AH 263,222 526,849 219,932 716,123 331,151	246,851 494,109 201,009 671,581 302,768	230,481 461,369 182,088 627,038 274,385	214,111 428,629 163,166 582,496 246,002	197,74 395,88 144,24 537,95 217,62
1 2 3 4 5 6	Description One unit scheme (houses) Two unit scheme (houses) Two unit scheme (flats) Two unit scheme (flats)		£175,858 £263,788 £211,030 £395,681	361,443 723,292 333,462 983,375	345,072 690,551 314,541 938,833	328,702 657,811 295,618 894,291	312,332 625,070 276,697 849,749	20% AH 295,962 592,330		30% AH 263,222 526,849 219,932 716,123	246,851	230,481	45% AH 214,111 428,629 163,166 582,496 246,002 804,478 347,633 970,827	197,74 395,88 144,24 537,95
1 2 3 4 5 6 7 8 9	Description One unit scheme (houses) Two unit scheme (houses) Two unit scheme (houses) Two unit scheme (false) Three unit scheme (false) Three unit scheme (false) Foru unit scheme (false) Sowen unit scheme (false)	1	£175,858 £263,788 £263,788 £211,030 £395,681 £226,104 £527,575 £301,472 £659,469 £376,839 £923,257	361,443 723,292 333,462 983,375 501,447 1,357,623 707,526 1,638,958 837,486 2,342,364	345,072 690,551 314,541 938,833 473,064 1,296,162 667,538 1,564,722 790,181 2,236,300	328,702 657,811 295,618 894,291 444,681 1,234,701 627,549 1,490,485 742,877 2,130,237	312,332 625,070 276,697 849,749 416,298 1,173,242 587,562 1,416,248 695,572 2,024,174	20% AH	25% AH 279,592 559,590 238,853 760,665 359,533 1,050,320 507,586 1,267,774 600,964 1,812,047	30% AH 263,222 526,849 219,932 716,123 331,151 988,859 467,597 1,193,537 553,659	246,851 494,109 201,009 671,581 302,768 927,399 427,609 1,119,300 506,355 1,599,920	230,481 461,369 182,088 627,038 274,385 865,939 387,622 1,045,064 459,050 1,493,856	214,111 428,629 163,166 582,496 246,002 804,478 347,633 970,827 411,745	197,74 395,88 144,24 537,95 217,62 743,01 307,64 896,59
1 2 3 4 5 6 7 8 9 10 11	Description One unit scheme (houses) Two unit scheme (houses) Two unit scheme (flats) Three unit scheme (flats) Three unit scheme (flats) Four unit scheme (flats) Four unit scheme (flats) Four unit scheme (flats) Five unit scheme (flats) Five unit scheme (flats)	-	BLV £175,858 £263,788 £211,030 £395,881 £226,104 £527,575 £301,472 £659,469 £376,839 £923,257 £1,318,938 £753,679	361,443 723,292 333,462 983,375 501,447 1,357,623 707,526 837,486 2,342,364 1,183,982 3,325,739 1,692,794	345,072 690,551 393,833 473,064 1,296,162 667,538 1,564,722 790,181 2,236,300 1,117,099 3,175,134 1,597,248	328,702 657,811 295,618 894,291 444,681 1,234,701 627,549 1,490,485 742,877 2,130,237 1,050,217 3,024,528 1,501,702	312,332 625,070 276,697 849,749 416,298 1,173,242 587,562 1,416,248 695,572 2,024,174 983,335 2,873,923 1,406,155	20% AH	25% AH 279,592 279,595 238,853 760,665 359,533 1,050,320 507,586 1,267,774 600,964 1,812,047 849,559 2,572,711 1,215,062	30% AH 263,222 263,849 219,932 716,123 331,151 988,859 467,597 1,193,557 553,659 1,705,983 782,686 2,422,105	246,851 494,109 201,009 671,581 302,768 927,399 427,609 1,119,300 506,355 1,599,920 715,804 2,271,499 1,023,969	230,481 461,369 182,088 627,038 274,385 865,939 387,622 1,045,064 459,050 1,493,856 648,922 2,120,894 928,422	214,111 428,629 163,166 552,496 246,002 804,478 347,633 970,827 411,745 1,387,793 552,039 1,970,288 832,876	197,74 395,88 144,24 537,95 217,62 743,01 307,64 896,59 364,44 1,281,72 515,15 1,819,68 737,32
1 2 3 4 5 6 7 8 9 10 11 12 13 14	Description One unit scheme (houses) Two unit scheme (houses) Two unit scheme (lidss) Three unit scheme (lidss) Three unit scheme (lidss) Four unit scheme (lidss) Four unit scheme (lidss) Four unit scheme (lidss) Five unit scheme (lidss) Five unit scheme (lidss) Seven unit scheme (lidss) Seven unit scheme (lidss) Seven unit scheme (lidss) Ten unit scheme (lidss) Twenty unit scheme (lidss) Twenty unit scheme (lidss)		BLV £175,858 £263,788 £211,030 £395,681 £226,104 £527,575 £301,472 £659,469 £376,839 £376,839 £375,575 £1,318,938 £753,679 £1,758,564 £1,172,389	361,443 723,292 333,462 983,375 501,447 1,357,623 707,526 1,638,958 837,486 2,342,364 1,183,982 3,325,739 1,692,794 4,324,750	345,072 690,551 314,541 938,833 473,064 1,296,162 667,538 1,564,722 790,181 2,236,300 1,117,099 3,175,134 1,597,248 4,106,755 3,201,206	328,702 657,811 295,618 894,291 444,681 1,234,701 627,549 1,490,485 742,877 2,130,237 1,0502,4528 1,501,702 3,888,759 3,009,654	312,332 625,070 276,697 849,749 416,298 1,173,242 587,562 1,416,248 695,572 2,024,174 983,335 2,873,923 1,406,155 3,670,763 2,818,101	20% AH 295,962 592,330 257,775 805,207 387,916 1,111,781 547,573 1,342,011 648,267 1,918,110 916,451 2,723,317 1,310,608 3,452,767 2,626,550	25% AH 279,592 559,590 238,853 760,665 359,533 1,050,320 507,596 1,267,774 600,964 1,812,047 1,215,062 3,234,771 1,215,062 3,234,771 2,434,998	30% AH 263,222 526,849 219,932 716,123 331,151 988,859 467,597 1,193,537 553,659 1,705,983 782,686 2,422,105 1,119,516 3,016,775 2,243,446	246,851 494,109 201,009 671,581 302,768 927,399 427,609 1,119,300 506,355 1,599,920 715,804 2,271,499 1,023,969 2,798,779 2,051,894	230,481 461,369 182,088 627,038 274,385 685,939 387,622 1,045,064 459,050 1,493,856 648,922 2,120,894 928,422 2,580,784 1,880,343	214,111 428,629 163,166 582,496 582,496 347,633 970,827 411,745 1,387,793 582,039 1,970,288 332,876 2,362,877 1,668,791	197,74 395,88 144,24 537,95 217,62 743,01 307,64 896,59 364,44 1,281,72 515,15 1,819,68 737,32 2,144,79 1,477,23
1 2 3 4 5 6 7 8 9 10 11 12 13 14 15	Description One unit scheme (houses) Two unit scheme (houses) Two unit scheme (houses) Two unit scheme (flats) Three unit scheme (flats) Three unit scheme (flats) Four unit scheme (flats) Seven unit scheme (flats) Seven unit scheme (flats) Seven unit scheme (flats) Ten unit scheme (flats)	1	BLV £175,858 £263,788 £211,030 £395,681 £226,104 £527,575 £301,472 £659,469 £376,839 £376,839 £375,575 £1,318,938 £753,679 £1758,584	361,443 723,292 333,462 983,375 501,447 1,357,623 707,526 837,486 2,342,364 1,183,982 3,325,739 1,692,794	345,072 690,551 393,833 473,064 1,296,162 667,538 1,564,722 790,181 2,236,300 1,117,099 3,175,134 1,597,248	328,702 657,811 295,618 894,291 444,681 1,234,701 627,549 1,490,485 742,877 2,130,237 1,050,217 3,024,528 1,501,702	312,332 625,070 276,697 849,749 416,298 1,173,242 587,562 1,416,248 695,572 2,024,174 983,335 2,873,923 1,406,155 3,670,763	20% AH 295,962 592,330 257,775 805,207 387,916 1,111,781 547,573 1,342,011 648,267 1,918,110 916,451 2,723,317 1,310,608 3,452,767	25% AH 279,592 559,590 238,853 760,665 359,533 1,050,320 507,586 600,964 1,812,047 849,569 2,572,711 1,215,062 3,234,771	30% AH 263,222 219,932 716,123 331,151 988,859 467,597 1,193,537 570,5983 782,686 2,422,105 1,1119,516 3,016,775	246,851 494,109 201,009 671,581 302,788 927,399 427,609 1,119,300 506,355 1,599,920 715,804 2,271,499 1,1023,999 2,798,779	230,481 461,369 182,088 627,038 274,385 865,939 387,622 1,045,064 459,050 1,493,856 648,922 2,120,894 928,422	214,111 428,629 163,166 552,496 246,002 804,478 347,633 970,827 411,745 1,387,793 552,039 1,970,288 832,876	197,74 395,88 144,24 537,95 217,62 743,01 307,64 896,59 364,44 1,281,72 515,15 1,819,88 737,32 2,144,79
1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20	Description One unit scheme (houses) Two unit scheme (houses) Two unit scheme (houses) Two unit scheme (flats) Three unit scheme (flats) Three unit scheme (flats) Four scheme (flats unit) Four unit unit scheme (flats unit) Four unit scheme (flats	1	ELV £175,858 £263,788 £263,788 £211,030 £395,681 £226,104 £527,575 £301,472 £659,489 £376,839 £376,839 £375,3679 £1,172,389 £1,172,389 £1,172,389 £1,758,584 £2,198,230,574 £2,198,230 £4,103,363 £3,077,522 £3,077,522	361,443 723,292 333,462 983,375 501,447 1,357,623 707,526 1,638,958 837,486 2,342,364 1,183,982 3,325,739 1,692,794 4,324,750 3,392,757 4,741,529	345,072 690,551 314,541 938,833 473,064 1,296,162 667,538 1,564,722 790,181 2,236,300 1,117,034 1,597,248 4,106,755 3,201,206 4,458,448	328,702 657,811 295,618 894,291 444,681 1,234,701 627,549 1,490,485 742,877 2,130,237 1,050,217 3,024,528 1,501,702 3,888,759 3,009,654 4,175,367	312,332 625,070 276,697 849,749 416,298 1,173,242 587,562 1,416,248 695,572 2,024,174 983,335 2,873,923 1,406,155 3,670,763 2,818,101 3,892,285	20% AH 295,962 592,330 257,775 805,207 805,207 387,916 1,111,781 547,573 1,342,011 916,451 2,723,317 1,310,608 3,452,767 3,608,204	25% AH 279,592 559,590 238,853 760,665 359,533 1,050,320 507,586 1,267,774 600,984 1,812,047 849,569 2,572,711 1,121,502 3,234,791 2,434,998 3,326,122	30% AH 263,222 526,849 219,932 716,123 331,151 988,859 467,597 1,193,537 553,659 1,705,983 782,686 2,422,105 1,119,516 3,016,775 2,243,446 3,043,041	246,851 494,109 201,009 671,581 302,788 227,399 427,609 1,119,300 715,804 2,271,499 1,023,969 2,798,779 2,758,959	230,481 461,389 182,088 627,038 274,385 865,393 387,622 1,045,064 459,050 1,493,856 648,922 2,120,894 928,422 2,580,784 1,860,343 2,476,769	214,111 428,629 163,166 582,496 246,002 804,478 347,633 970,827 411,745 1,387,793 582,039 1,970,288 832,876 2,362,787 1,668,791 2,192,935	197.74 395,88 144,24 537,95 217,62 743,01 307,84 986,59 364,44 1,281,72 515,15 1,819,88 737,32 2,144,79 1,477,23 2,199,10 3,755,82 2,859,06 5,338,24
1 2 3 4 5 5 6 7 8 9 10 11 12 12 13 14 15 16 17 18 19 20 21 22	Description One unit scheme (houses) Two unit scheme (houses) Two unit scheme (houses) Three unit scheme (flats) Three unit scheme (flats) Four unit scheme (flats) Four unit scheme (flats) Four unit scheme (flats) Four unit scheme (flats) Five unit scheme (flats) Five unit scheme (flats) Seven unit scheme (flats) Seven unit scheme (flats) Ten unit scheme (flats) Ten unit scheme (flats) Ten unit scheme (flats) Ten unit scheme (flats) Tien unit scheme (flats)	1	BLV £175,858 £263,788 £211,030 £395,681 £226,104 £527,575 £301,472 £659,469 £376,839 £923,257 £1,738,938 £753,679 £1,7758,584 £1,172,389 £1,1758,584 £2,930,974 £2,198,230 £4,103,363	361,443 723,292 333,462 983,375 501,447 1,357,623 707,526 837,486 2,342,364 1,183,982 3,325,739 4,324,750 3,392,757 4,741,529 8,473,854 7,065,363 11,104,730	345,072 690,551 314,541 938,833 473,064 1,296,162 667,538 1,564,722 790,181 2,236,300 1,117,099 3,175,134 4,106,755 3,201,206 4,458,448 8,002,052 6,44,881 10,528,081	328,702 657,811 295,618 894,291 444,681 1,234,701 627,549 1,490,485 742,877 2,130,237 1,050,217 3,024,528 1,501,702 3,888,759 3,099,654 4,175,367 7,530,250 6,224,599 9,951,432	312,332 625,070 276,097 849,749 416,298 1,173,242 587,562 1,416,248 695,572 2,024,174 983,335 2,873,923 1,406,155 3,670,763 2,818,101 3,692,285 7,058,447 5,804,215 9,374,783	20% AH 295,962 592,330 257,775 805,207 387,916 1,111,781 547,573 1,342,011 648,267 1,918,110 916,451 2,723,317 1,310,608 3,452,767 2,626,550 3,609,204 6,586,644 5,383,833	25% AH 279,592 559,590 238,853 760,665 359,533 1,050,320 507,586 1,267,774 600,984 1,812,047 849,559 2,572,711 1,215,062 3,234,771 2,434,998 3,326,122 6,114,842 4,963,451 8,221,484	30% AH 263,222 526,849 219,932 716,123 331,151 988,859 467,597 1,193,537 553,659 1,705,983 726,866 2,422,105 1,119,516 3,016,775 2,243,446 5,643,039 4,543,048 7,644,836	246,851 494,109 201,009 671,581 302,788 927,399 427,609 1,119,300 506,355 1,599,920 7715,804 2,271,499 2,798,779 2,051,894 2,758,995 5,171,236 4,122,685 7,088,187	230,481 461,369 182,088 627,038 865,939 387,622 1,045,064 459,050 1,493,856 648,922 2,120,894 1,860,343 2,476,769 4,699,434 3,701,970 6,491,538	214,111 428,629 163,166 582,496 246,002 804,478 347,633 970,827 411,745 1,387,793 582,039 1,970,288 62,362,787 1,668,791 2,192,395 4,227,631 3,280,519 5,914,830	197,74 305,88 144,224 537,95 217,62 743,01 307,64 896,59 364,44 1,281,72 515,15 1,819,68 737,32 1,909,10 1,477,23 1,909,10 3,375,52 2,859,06 6,947,99 4,592,06
1 1 2 2 3 3 4 4 5 5 6 6 7 8 8 9 10 111 12 13 13 14 15 16 6 17 7 12 12 12 12 12 12 12 12 12 12 12 12 12	Description One unit scheme (houses) Two unit scheme (houses) Two unit scheme (flats) Three unit scheme (flats) Three unit scheme (flats) Four unit scheme (flats) Four unit scheme (flats) Four unit scheme (flats) Four unit scheme (flats) Five unit scheme (flats) Five unit scheme (flats) Seven unit scheme (flats) Seven unit scheme (flats) Seven unit scheme (flats) Ten unit scheme (flats) Ten unit scheme (flats) Ten unit scheme (flats) Ten unit scheme (flats) Tien united unit scheme (flats)		BLV 175.88 283.78 2241,030 2395.681 1226,104 1227,175 2301,472 1859.499 1973.277 1975.594 1975.594 1975.594 1975.595	361,443 722,202 333,462 983,375 501,447 1,357,623 707,526 1,638,958 837,466 1,163,958 437,466 1,163,973 4,242,750 3,322,739 4,741,529 8,473,640 1,163,77,81 1,164,730	345,072 345,07	328,702 328,70	312,332 625,070 276,697 440,749 416,298 11,73,242 587,562 1,416,248 695,572 2,024,174 983,335 2,873,923 1,400,165 2,873,923 1,400,165 1,	20% AH 265,962,303 (257,775 (257,775 (257,775 (257,775 (257,775 (257,775 (257,775 (257,775 (257,775 (257,775 (257,775 (257,775 (257,775 (257,575 (2	25% AH 279.592 559.590 288.853 760.665 359.533 1,050.330 507.586 507.586 51,267,774 600.964 1,812,047 849.569 2,572,711 1,215.062 3,234,771 2,434,998 3,325,122 6,114,842 4,963,451 8,221,485 5,848,142 11,292,153 8,150,135	30% AH 263.222 528.849 219.932 716.123 331.151 988.859 467.597 553.859 1,103.837 553.859 1,103.837 26.868 2,422.105 1,103.837 2,438.464 3,043.041 1,042.320	246,851 494,109 201,009 671,581 302,768 927,369 427,669 1,119,300 506,355 1,599,920 715,804 2,271,499 1,023,969 2,798,779 2,051,804 2,179,959 4,122,685 7,068,167 4,836,626 9,554,488 6,726,904	220,4814 461,3696 461,3696 627,038 565,539 387,622 1,045,064 459,050 648,322 2,120,894 928,422 2,120,894 1,160,363 1	214,111 428,629 153,166 552,466 246,002 804,478 347,633 970,827 411,745 1,387,793 552,039 1,970,2876 2,362,787 2,192,935 4,227,631 3,280,519 5,914,890 7,816,825 5,303,674	197.74. 197.74. 197.74. 197.74. 197.74. 197.74. 197.74. 197.74. 197.74. 197.74. 197.74. 197.74. 197.74. 197.74. 197.74. 197.74. 197.74. 197.74. 199.76
1 2 3 4 5 6 7 8 9 9 11 12 13 14 15 16 17 18 19 20 21 22 22 23 24 25 26 27 27 27 27 27 27 27 28 28 28 28 28 28 28 28 28 28 28 28 28	Description One unit scheme (houses) Two unit scheme (houses) Two unit scheme (houses) Two unit scheme (flats) Three unit scheme (flats) Three unit scheme (flats) Four unit scheme (flats) Four unit scheme (flats) Four unit scheme (flats) Four unit scheme (flats) Free unit scheme (flats) Seven unit scheme (flats) Seven unit scheme (flats) Seven unit scheme (flats) Fau unit scheme (flats)		BLV 175.88 2283.78 2281.030 2395.681 1226.104 1527.575 2301.472 1655.499 1276.839 1276.839 1276.839 11765.594 11765.596 11765.594 11765.594 11765.594 11765.594 11765.594 11765.594 11765.594 11765.594 11765.594 11765.594 11765.594 11765.594 11765.594 11765.594 11765.594 11765.596 11765.594 1176	361.443 722.292 333.462 983.757 501,447 1,357.623 707.526 1,638.958 837.486 2,342.364 1,182.362 3,325.739 1,182.746 4,324.750 3,224.750 3,224.750 3,224.750 3,224.750 3,224.750 3,224.750 3,224.750 3,224.750 11,04.730	345,072 345,07	328,702 328,702 328,702 328,702 328,702 328,702 328,702 328,703 328,70	312,332 625,070 276,697 440,749 416,298 11,73,242 587,562 1,416,248 696,572 2,024,174 983,355 2,873,923 1,406,165 3,670,763 1,406,165 1,406 1,40	20% AH 295,962 582,330 257,775 805,207 387,916 1,111,781 547,573 648,267 1,342,011 648,267 1,342,011 6,352,676 2,331,342,011 6,586,644 5,383,833 6,586,289 12,169,586 6,586,648	25% AH 279.592 559.590 288.853 760.665 359.533 1,050.330 507.586 507.586 51,267,774 600.964 1,812,047 849.569 2,572,711 1,215.062 3,234,771 2,434,998 3,325,122 6,114,842 4,963,451 8,221,485 5,848,142 11,292,153 8,150,135	30% AH 263.222 526.849 219.932 716.123 331.151 988.859 467.597 11.195.597 553.659 11.195.613 1.105.614 5.643.039 4.643.039 4.643.039 4.643.039 4.643.039 4.643.039 4.643.039 4.643.039 4.643.039 4.643.039 4.643.039 4.643.039 4.643.039 4.643.039	246,851 494,199 201,009 671,831 302,788 927,399 427,609 1,119,300 1,119,300 2,271,499 1,023,969 2,277,499 2,051,894 2,779,904 4,122,685 7,086,187 4,086,187 4,086,187 3,554,488 6,729,904	230,481 4 413892 488 488 488 488 488 488 488 488 488 48	214,111 428,629 163,660 564,496 524,002 804,478 347,633 970,827 411,745 1,387,733 1,770,288 33,876 552,039 1,770,288 4,227,631 3,265,791 5,194,890 3,264,430 7,516,853 4,207,631 5,194,890 3,207,671 5,194,890 3,207,671 5,194,890 3,207,671 5,194,890 3,207,671 5,194,890 5,194,800 5,194,800 5,194,800 5,194,800 5,194,800 5,194,800 5,194,800 5,194,800	197,74 305,88 144,224 537,95 217,62 743,01 307,64 896,59 364,44 1,281,72 515,15 1,819,68 737,32 1,909,10 1,477,23 1,909,10 3,375,52 2,859,06 6,947,99 4,592,06
1 2 3 4 4 5 6 6 7 8 9 9 10 11 12 13 13 13 14 15 16 17 7 18 19 20 21 22 23 24 25 25 26 26 27 27 27 27 27 27 27 27 27 27 27 27 27	Description One unit scheme (houses) Two unit scheme (houses) Two unit scheme (flats) Three unit scheme (flats) Three unit scheme (flats) Three unit scheme (flats) Four unit scheme (flats) Four unit scheme (flats) Four unit scheme (flats) Five unit scheme (flats) Five unit scheme (flats) Seven unit scheme (flats) Seven unit scheme (flats) Seven unit scheme (flats) Ten unit scheme (flats) Ten unit scheme (flats) Ten unit scheme (flats) Ten unit scheme (flats) Then ty unit scheme (flats) Thenty unit scheme (flats) Thirty unit scheme (flats) Thirty unit scheme (flats) Fifty unit scheme (flats) Seventy unit scheme (flats) Fifty unit scheme (flats) Fifty unit scheme (flats) One hundred unit scheme (flats) The pundred unit scheme (flats) Three hundred unit scheme (flats) Three hundred unit scheme (flats) Three hundred unit scheme (flats) Six hundred unit scheme (flats)		BLV 175,88 263,788 2211,300 2395,681 2226,104 5227,575 2501,472 2659,499 2478,899 2478,	361,443 722,202 333,462 983,375 501,447 1,357,623 707,526 837,466 2,342,364 1,163,968 837,466 2,342,364 1,163,968 4,322,739 4,324,750 3,322,779 4,741,529 8,477,841 1,164,724 1,164,726 1,	345,072 345,07	328,702 328,702 328,702 328,702 328,702 328,702 328,703 328,70	312,332 625,070 276,697 849,749 416,298 11,73,242 587,562 1,416,248 695,572 2,024,174 983,335 2,873,923 1,406,155 3,670,763 2,818,101 3,892,285 7,058,447 5,804,215 9,374,783 6,855,997 13,029,817 9,571,296 19,177,156 25,230,189 22,443,051	20% AH 295,962 592,330 592,330 592,330 593,775 805,207 387,916 1,111,781 1,542,201 1,918,110 916,451 1,918,110 916,451 2,722,317 1,310,608 3,452,767 2,626,550 3,452,767 2,626,550 3,509,204 6,586,644 6,586,644 6,586,644 6,586,644 6,730,089 1,786,331 1,786,354 6,586,644 6,586,6	25% AH 275.502 555.500 555.500 555.500 555.500 700.665 700.665 507.506	30% AH 263.22 (526.849 to 21.95 to 21.95 to 22.95 to 22.9	246.851 494.109 201.0090 201.0090 201.0090 302.768 302.768 302.768 427.609 505.355 505.355 1,105.300 2,277.409 2,776.979 2,706.779 4,256.50 4,122.685 6,726.904 1,726.906	230,481 4 413,899 4 182,088 4 27,43,865 4 86,539 3 87,622 4 1,405,665 4 459,050 5 459,050 7 449,050 7 449,	214.1111 214.1111 215.166 22.46.002 246.002 246.002 246.002 347.633 347.633 347.633 582.039 58	197,74,191 197,74,191
1 2 3 4 4 5 6 7 7 8 8 9 10 11 12 13 14 15 16 17 7 18 19 20 21 22 23 24 25 26 27 27 28 29 29 30 30 30 30 30 30 30 30 30 30 30 30 30	Description One unit scheme (houses) Two unit scheme (houses) Two unit scheme (flats) Three unit scheme (flats) Three unit scheme (flats) Four unit scheme (flats) Four unit scheme (flats) Four unit scheme (flats) Four unit scheme (flats) Five unit scheme (flats) Five unit scheme (flats) Five unit scheme (flats) Seven unit scheme (flats) Seven unit scheme (flats) Four unit scheme (flats) Ten unit scheme (flats) Tier unit scheme (flats) Tier unit scheme (flats) Tier unit scheme (flats) Tier unit scheme (flats) Tierly unit scheme (flats) Tierly unit scheme (flats) Fifty unit scheme (flats - hugher density) Fifty unit scheme (flats - hugher density) One hundred unit scheme (flats - higher density) One hundred unit scheme (flats) Tiere hundred unit scheme (flats) Tiere hundred unit scheme (flats) For hundred unit scheme (flats) Six hundred unit scheme (flats) Medium scale Office Medium scale Office Medium scale Office Medium scale Office		BLV 175.684 [230.487] [230	361.443 723.292 333.462 983.375 501.447 1.357,623 707,526 1.838,938 837,486 1.183.992 3.325,739 1.692,794 4.324,730 3.325,739 3.325,739 3.725,73 1.104,730 3.725,73 1.104,730 3.725,73 1.104,730 3.725,73 1.104,730 3.725,73 1.104,730 3.725,73 1.104,730 3.725,73 1.104,730 3.725,73 3.72	346,072 346,07	328,702 667,811 295,618 894,221 444,681 1,234,701 627,549 1,460,485 742,877 1,160,427 1,000,217 1,0	312,332 625,070 276,697 849,749 416,298 11,73,242 587,562 1,416,248 695,572 2,024,174 983,335 2,873,923 1,406,155 3,670,763 2,818,101 3,892,285 7,095,447 5,004,215 9,374,783 1,406,155 1,	20% AP 20% SEC	25% AH 275.582 555.500 555.500 555.500 555.500 523.863 760.665 595.533 1.050.320 595.533 1.050.320 595.533 1.050.320 595.533 1.050.320 595.533 1.050.320 595.533 1.050.320 595.533 1.050.320 595.533 1.050.320 595.533 1.050.320 595.533 1.050.320 595.533 1.050.320 595.533 1.050.320 595.533 1.050.320	30% AH 263.22 (26.849) 27.32 (27.948) 28.32 (27.948) 28.32 (27.948) 28.33 (16.148) 331.151 (37.948) 467.587 (17.95.983) 1,705.983 (17.95.983) 1,705.983 (17.95.983) 1,705.983 (17.95.983) 1,705.983 (17.95.983) 1,705.983 (17.95.983) 1,705.983 (17.95.983) 1,705.983 (17.95.983) 1,705.983 (17.95.983) 1,705.983 (17.95.983) 1,705.983 (17.95.983) 1,705.983 (17.95.983) 1,705.983 (17.95.983) 1,705.983 (17.95.983) 1,705.983 (17.95.983) 1,705.783 (1	246.851 494.109 201.0090 201.0090 201.0090 302.768 302.768 302.768 427.609 505.355 505.355 1,105.300 2,277.409 2,776.979 2,706.779 4,256.50 4,122.685 6,726.904 1,726.906	230,481 4 413,899 4 182,088 4 27,43,865 4 86,539 3 87,622 4 1,405,665 4 459,050 5 459,050 7 449,050 7 449,	214.1111 214.1111 215.166 22.46.002 246.002 246.002 246.002 347.633 347.633 347.633 582.039 58	197,74 351,888 144,242 217,626 217,626 364,444 361,616 1,819,68 1,281,72 1,191,73 2,144,73 1,90,10 1,477,23 2,149,73 1,90,10 1,477,23 1,90,10 1,477,23 1,90,10 1,477,23 1,90,10 1,477,23 1,90,10 1,477,23 1,90,10 1,477,23 1,90,10 1,477,23 1,90,10 1,477,23 1,90,10 1,477,23 1,90,10 1,477,23 1,90,10 1,477,23 1,90,10 1,477,23 1,90,10 1,477,23 1,90,10 1,477,23 1,90,10 1,477,23 1,90,10 1,477,23 1,90,10 1,477,23 1,90,10 1,477,23 1,4
1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 30 30 30 30 30 30 30 30 30 30 30 30	Description One unit scheme (houses) Two unit scheme (houses) Two unit scheme (houses) Three unit scheme (flats) Three unit scheme (flats) Three unit scheme (flats) Four unit scheme (flats) Seven unit scheme (flats) Seven unit scheme (flats) Four unit scheme (flats) Four unit scheme (flats) Four unit scheme (flats) Ten unit scheme (flats) Ten unit scheme (flats) Ten unit scheme (flats) Four united unit scheme (flats)	DEVELOPED LAND)	BLV 175,888 283,788 2211,300 2395,681 1226,104 1527,575 1501,472 1655,469 1576,389 1576	361.443 723.292 333.462 333.462 983.375 501.447 1.357,623 707,526 1.638.958 837,486 1.183.962 3.342,749 1.892,794 4.324,730 3.325,739 1.892,787 4.741,529 8.473,854 7.065,333 11.104,730 8.377,781 15.636,312 11.701,317 23.411,836 317,781 11.701,317 23.411,836 311,253,300 30.264,562 339.222,479 6.790,089 6.7	346,072 346,07	328,702 667,811 295,618 894,221 444,681 1,234,701 627,549 1,460,485 742,877 1,160,427 1,000,217 1,0	312,332 625,070 276,697 849,749 416,299 1,173,242 587,562 1,416,248 695,572 2,024,145 2,973,923 1,406,155 3,670,763 1,406,155 3,670,763 1,570,763	20% AP 20% SEC	25% AH 275,552 555,590 555,590 228,853 760,665 395,533 1,555,320 567,586 1,267,774 600,964 1,312,047 840,599 2,572,711 1,715,062 3,224,771 1,715,062 3,234,771 1,715,062 3,234,771 1,715,062 3,234,771 1,715,062 3,715,714 1,715,062 3,715,714 1,715,062 3,715,714 1,715,062 3,715,714 1,715,062 3,715,714 1,715,062 3,715,715 1,715 1,7	30% AH 263.22 (26.849) 27.32 (27.948) 28.32 (27.948) 28.32 (27.948) 28.33 (16.148) 331.151 (37.948) 467.587 (17.95.983) 1,705.983 (17.95.983) 1,705.983 (17.95.983) 1,705.983 (17.95.983) 1,705.983 (17.95.983) 1,705.983 (17.95.983) 1,705.983 (17.95.983) 1,705.983 (17.95.983) 1,705.983 (17.95.983) 1,705.983 (17.95.983) 1,705.983 (17.95.983) 1,705.983 (17.95.983) 1,705.983 (17.95.983) 1,705.983 (17.95.983) 1,705.983 (17.95.983) 1,705.783 (1	246.851 494.109 201.0090 201.0090 201.0090 302.768 302.768 302.768 427.609 505.355 505.355 1,105.300 2,277.409 2,776.979 2,706.779 4,256.50 4,122.685 6,726.904 1,726.906	230,481 4 413,899 4 182,088 4 27,43,865 4 86,539 3 87,622 4 1,405,665 4 459,050 5 459,050 7 449,050 7 449,	214.1111 214.1111 215.166 22.46.002 246.002 246.002 246.002 347.633 347.633 347.633 582.039 58	197,74 351,888 144,242 217,626 217,626 364,444 361,616 1,819,68 1,281,72 1,191,73 2,144,73 1,90,10 1,477,23 2,149,73 1,90,10 1,477,23 1,90,10 1,477,23 1,90,10 1,477,23 1,90,10 1,477,23 1,90,10 1,477,23 1,90,10 1,477,23 1,90,10 1,477,23 1,90,10 1,477,23 1,90,10 1,477,23 1,90,10 1,477,23 1,90,10 1,477,23 1,90,10 1,477,23 1,90,10 1,477,23 1,90,10 1,477,23 1,90,10 1,477,23 1,90,10 1,477,23 1,90,10 1,477,23 1,90,10 1,477,23 1,4
1 2 3 3 4 4 5 6 7 7 8 9 9 10 11 12 13 14 15 15 16 17 20 20 22 23 30 22 25 26 27 28 29 30 30 30 30 30 30 30 30 30 30 30 30 30	Description One unit scheme (houses) Two unit scheme (houses) Two unit scheme (houses) Trore unit scheme (flats) Three unit scheme (flats) Three unit scheme (flats) Four unit scheme (flats) Seven unit scheme (flats) Seven unit scheme (flats) Four united scheme (flats)	1	BLV	361,443 722,322 333,452 983,375 51,37	346,072 341,541 314,541 318,833 473,064 667,538 1,296,162 790,181 1,172,034 1,1	328,702 667,811 295,618 894,291 444,681 1,224,701 627,549 1,460,485 742,877 1,502,17	312,332 625,070 276,697 440,749 4416,298 11,73,242 567,562 1,416,248 695,572 2,024,174 963,335 2,670,763 2,670,763 3,670,763 3,670,763 3,670,763 1,570,763 1	20% AH 205.962 592.330	25% AH 275.552 555.590 555.590 238,853 760,665 339,533 1,555.320 507.586 1,267.774 600.964 1,112,047 845.599 2,572.711 1,121,047 845.599 2,572.711 1,121,047 845.599 2,572.711 1,121,047 1	30% AH 263.222 526.849 269.227 10,123 219.932 716,123 331,151 988.859 467,597 1,193.537 553.659 1,705,983 782,688 2,422,105 1,193,516 3,016,775 2,243,464 3,043,341 1,193,516 3,016,775 2,243,464 3,043,341 1,193,516 3,016,775 2,443,465 3,043,041 1,193,516 3,016,775 2,443,465 3,043,041 1,193,516 3,016,775 2,443,465 3,043,041 1,193,516 3,043,041 1,193,041 1,	248.851 494.100 201.009 201.009 671.581 302.768 927.399 427.609 1,1119,300 506.355 1,119,300 1,1	230,481 461,389 181,2088 627,033 274,385 865,393 387,622 1,1045,064 459,060 1,493,66 648,922 2,580,764 2,476,769 1,493,66 4,592 2,580,764 3,701,970 6,491,533 4,393,358 4,393,358 4,393,358 4,594,434 12,097,969 15,233,336 12,097,969 15,233,336 12,097,969 15,233,336 1,495,436 1,	214.111 428.629 16.3.169 246.002 246.002 364.7633 370.822 411.745 347.633 370.822 411.745 1.387.733 582.039 1.382.03	107,74 305,88 144,224 335,88 144,224 147,62 147,62 147,62 147,62 148,73
1 2 3 3 4 4 5 6 7 7 8 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 30 30 40 40 40 40 40 40 40 40 40 40 40 40 40	Description One unit scheme (houses) Two unit scheme (houses) Two unit scheme (houses) Two unit scheme (flats) Three unit scheme (flats) Three unit scheme (flats) Three unit scheme (flats) Four hundred unit scheme (flats) Fo	1	BLV	361.443 722.292 383.4875 193.476 193.4	345,072 345,072 345,073 343,643 343,643 47,296,162 667,538 47,296,162 790,181 1,564,722 790,181 1,564,722 790,181 1,577,248 1,577	328,702 667,811 295,618 694,221 444,681 1,224,701 627,549 1,460,485 742,877 1,560,217 1,500,217	312,332 625,070 276,697 849,749 416,298 11,73,242 587,562 1,416,248 695,572 2,024,174 983,335 1,406,155 2,873,923 1,406,155 3,670,763 2,818,101 3,802,285 7,058,447 5,004,215 9,374,783 1,406,155 9,374,783 1,574,295 1,574,296 1,	20% AH 295.962 592.330 592.340 592.330 592.340 592.330 592.340 592.330 592.340 592.330 592.340 592.330 592.340 592.330 592.340 592.330 592.340 592.330 592.340	25% AH 275,592 555,590 555,590 238,833 760,665 359,533 1,505,320 507,566 1,267,774 600,564 1,512,047 1,512	30% AH 263.222 (526,849 263.223 (526,849 263.223 (716,123 2716,123 331,151 988,859 467,597 1,193,537 1,593	246.851 494.100 201.000 201.000 671.581 502.768 927.399 427.600 506.355 1,119.300 506.355 1,119.300 506.355 1,119.300 1,227.400 1,227.400 1,227.400 1,227.400 1,227.400 1,227.400 1,227.400 1,228.70	230,481 461,389 182,088 627,033 387,622 11,045,064 459,050 11,045,064 459,050 11,045,064 11,045,064 11,045,065 11,045,064 11,045,065	214.111 428.622 183.166 582.496 246.002 394.7633 347.633 370.822 411.745 1.887.733 682.039 1.197.288 832.876 1.287.733 1.297.35 1	107,74 305,88 144,224 335,88 144,224 147,62 147,62 147,62 147,62 148,73
1 2 3 3 4 4 5 5 6 6 7 7 8 8 29 30 0 BENG	Description One unit scheme (houses) Two unit scheme (houses) Two unit scheme (houses) Two unit scheme (flats) Three unit scheme (flats) Three unit scheme (flats) Four unit scheme (flats) Seen unit scheme (flats) Seen unit scheme (flats) Seen unit scheme (flats) Two unit scheme (flats)	1	BLV 1775,88 2783,788 2281,300 2395,681 5226,104 5227,575 2301,472 1655,469 1932,257 1655,469 1932,257	361.443 722,922 333.462 983.375 501.467 1,035,963 837.486 1,1839,983 1,692,794 4,324,720 3,392,737 4,741,526 3,77,626	345,072 345,072 345,072 345,673 345,843 47,296,193 47,2	328,702 657,811 295,618 894,221 444,681 1,234,701 627,549 1,460,485 742,877 1,550,217 2,130,237 1,550,217 2,130,237 1,550,217 7,530,230 2,530,237 1,550,217 1,500,217	312,332 625,070 276,697 849,749 416,298 1,173,242 587,562 1,416,248 695,572 2,024,174 983,335 2,873,923 1,406,155 3,670,763 2,818,101 3,892,285 7,086,447 9,374,783 6,855,997 13,028,817 9,374,783 1,476,176,177,176 10,571,266 10,571,	20% AH 295.962 592.330 592.57.75 596 6.032.79 3 3.655.599 4.356.707 3 36.962 6.032.79 3 3.655.599 4.356.70 3 3 3.655.599 4.356.70 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3	25% AH 275,552 555,500 228,833 760,665 359,533 1,555,320 567,566 1,267,774 600,364 1,120,477 1,120,477 1,120,477 1,120,477 1,120,477 1,120,477 1,120,477 1,120,477 1,120,477 1,120,477 1,120,477 1,120,478 1,120,477 1,120,478 1,120,477 1,120,478 1,1	30% AH 263.222 526.849 269.222 526.849 219.932 716.123 331.151 988.859 1.705.983 782.988 2.422.105 1.119.516 3.016.775 2.243.464 3.033.041 5.643.039 4.645.977 4.692.822 4.765.569 6.760.898 5.342.214 6.764.365 5.342.214 6.764.365 5.342.214 6.764.365 5.342.214 6.764.365 5.342.214 6.764.365 5.342.214 6.764.365 5.342.214 6.764.365 5.342.214 6.764.365 5.342.214 6.764.365 6.764.3	246.851 494.100 201.000 201.000 671.581 302.788 302.788 327.399 427.600 505.355 1,1193.000 715.804 1,227.490 1,203.960 1,279.470 2,051.894 1,278.400 1,278.4	230,481 461,389 182,088 627,038 274,385 655,393 387,622 459,050 459,05	214.111 428.622 183.168 582.498 246.002 804.478 347.633 970.827 411.745 1.387.733 582.039 1.387.733 582.039 1.270.288 832.876 1.287.731 1.680.791 1.680.791 1.680.791 1.680.791 1.680.791 1.680.791 1.680.791 1.680.791 1.680.791 1.680.791 1.680.791 1.680.790.892 1.690.893 1.690.	197,74 395,88 144,24 395,88 144,24 147,26 217,62 217,62 217,62 396,44 1,281,72 515,15 1,819,66 737,32 2,144,79 1,477,23 1,477,23 1,490,10 1,795,82 1,990,10
1 1 2 3 3 4 4 5 5 6 6 7 7 8 9 9 10 11 1 12 2 13 2 2 4 4 2 5 5 6 6 7 7 8 8 9 9 10 10 10 10 10 10 10 10 10 10 10 10 10	Description One unit scheme (houses) Two unit scheme (houses) Two unit scheme (houses) Two unit scheme (flats) Three unit scheme (flats) Three unit scheme (flats) Four unit scheme (flats) Seen unit scheme (flats) Seen unit scheme (flats) Four unit scheme (flats with community use en ground floor) Fifty unit scheme (flats with community use en ground floor) Fifty unit scheme (flats with community use en ground floor) Fifty unit scheme (flats with community) Sewerty unit scheme (flats with community) Sewerty unit scheme (flats with community) Four hundred unit scheme (flats with common (flats) Four hundred unit scheme (flats) Four hundred unit scheme (flats) Four hundred unit scheme (flats) Six hunded unit scheme (flats) Six hunded unit scheme (flats) Four hundred unit sc	1	BLV 177.8.88 2283.788 2281.300 2395.681 5226.104 5227.575 2301.472 2655.469 237.839 237.839 247.839 257.	361,443 722,322 333,462 983,375 501,447 1,357,633 707,526 1,638,938 837,486 2,342,344 1,133,9723 1,062,744 1,133,9723 1,062,744 1,133,9723 1,062,744 1,133,9723 1,062,744 1,133,9723 1,062,744 1,133,9723 1,062,744 1,135,973 1,062,744 1,1063,733 1,062,744 1,1063,733 1,062,744 1,1063,733 1,062,744 1,063,733 1,063,778 1	346,072 346,072 346,072 348,841 47,906,162 667,538 47,906,162 47,906,162 47,906,162 47,907,16	328,702 328,702 607,811 295,618 694,291 444,681 1,224,701 627,549 1,460,485 742,877 1,500,217 1,	312,332 625,070 276,697 849,749 416,298 11,73,242 587,562 1,416,248 695,572 2,024,174 983,335 1,600,73 2,813,03	20% AH 205.962 592.330 257.775 805.207 387.916 1.111.781 547.573 1.342.011 648.267 1.918.110 916.451 2.722.317 1.310,608 3.452.767 2.626.555 3.609.204 6.586.644 5.383.833 8.786.134 6.384.069 12.100.985 8.061.289 17.705.396 12.100.985 8.061.289 17.705.396 12.207.865 8.061.289 17.705.396 12.207.865 8.061.289 17.705.396 18.207.876	25% AH 275,552 555,500 228,833 760,665 359,533 1,555,320 567,566 1,267,774 600,364 1,120,477 1,120,477 1,141,500 2,572,711 1,141,500 2,572,500 2,5	30% AH 263.222 526.849 269.227 10,123 219.932 710,123 331,151 988.859 1,705,983 782,988 2,422,105 1,119,516 3,010,775 2,243,46 3,403 1,119,516 3,010,775 2,243,46 3,403 1,119,516 3,010,775 2,433,46 1,119,516 3,010,775 2,433,46 1,119,516 3,010,775 2,433,46 3,433,341 1,433,301 1	246.851 494.100 201.009 201.009 671.581 302.768 927.399 427.609 1,1113,000 506.355 1,1113,000 201.009 1,1113,000 201.009 1,1113,000	230,481 461,389 182,088 627,033 387,622 1,045,064 459,050 1,045,064 459,050 1,045,064 1,045,065 649,922 2,120,894 1,060,343 2,472,769 4,690,434 3,270,790 6,491,538 4,530,365 8,685,667 6,015,289 12,077,986 15,273,375 15,273 15,	214.111 428.629 16.3.168 582.496 246.002 804.478 347.633 970.822 411.745 1.387.733 682.039 1.387.733 1.320.519 1.367.731 1.368.731 1.323.935 1.323	107,74 305,88 144,24 305,88 144,24 1517,02 177,02 177,02 177,02 177,03 1
1 1 2 2 3 3 4 4 5 6 6 7 7 8 8 9 9 10 11 12 22 23 3 10 22 23 3 10 22 2 3 3 10 10 10 10 10 10 10 10 10 10 10 10 10	Description One unit scheme (houses) Two unit scheme (houses) Two unit scheme (houses) Two unit scheme (flats) Three unit scheme (flats) Three unit scheme (flats) Four unit scheme (flats)	1	BLV	361.443 722.292 333.492 983.475 51.475 51.476 51.47	346,072 346,072 346,072 346,072 346,072 348,072 348,072 348,072 348,072 348,072 348,072 348,072 348,072 358,073 358,07	328,702 328,702 328,702 328,703 339,244,681 328,703 348,703 35	312,332 625,070 276,697 849,749 416,298 11,73,242 587,562 1,416,248 669,572 2,024,174 983,335 1,406,155 1,416,248 669,572 1,406,155	20% AH 205.962 592.330 592.331 592.57.75 695.207 387.916 592.330 592.57.75 695.207 387.916 592.57 695.207 387.916 592.57 695.207 387.916 592.57 692.5	25% AH 275,552 555,590 555,590 228,853 760,665 339,533 1,550,320 507,566 1,267,774 600,964 1,112,047 641,590 2,572,711 1,12,047 641,590 2,572,711 1,12,047 641,590 2,572,711 1,12,047 641,590 2,572,711 1,12,047 641,590 2,572,711 1,12,047 641,590 2,572,711 1,12,047 641,590 3,202,122 4,023,451 6,114,842 4,023,451 6,114,842 4,023,451 6,114,842 6,023,451 6,114,842 6,023,451 6,114,842 6,023,451 6,114,842 6,023,451 6,114,842 6,033,451 6,114,842 6,033,451 6,114,842 6,033,451 6,114,842 6,033,451 6,037,038 6,033,733 6,050,038 6,033,733 6,050,038 6,050,707 6,050,038 6,050	30% AH 263.222 526.840 263.223 716.123	248.851 494.100 201.009 201.009 671.581 302.788 927.399 427.609 1.119.300 505.355 1.599.920 1.227.499	230,481 461,389 182,088 461,389 182,088 627,038 274,385 685,939 387,622 1,1465,064 450,050 1,463,065 648,922 1,210,894 1,460,433 3,701,970 1,460,464 1,460,433 1,460,4	214,111 428,629 161,168 582,496 246,002 804,478 347,633 970,827 411,745 137,035 682,039 1,370,288 832,876 1,387,733 1,320,519 1,370,288 1,387,333 1,323,965 1,387,333 1,323,965 1,387,333 1,323,965 1,387,333 1,323,965 1,387,337 1,387 1,387 1,387 1,387 1,387 1,387 1,387 1,387 1,387 1,387 1,387 1,387 1,387 1,	107,74 305,88 144,24 305,88 144,24 307,84 147,26 127,62 127,62 307,44 1281,72 1515,15
1 1 2 2 3 3 4 4 5 6 6 7 7 8 8 9 9 10 11 12 2 2 2 3 3 3 4 4 5 5 6 6 7 7 8 8 9 9 10 11 12 2 1 3 1 3 1 4 1 5 1 6 6 7 7 8 8 9 9 10 11 1 12 1 3 1 1 1 1 1 1 1 1 1 1 1 1 1 1	Description One unit scheme (houses) Two unit scheme (houses) Two unit scheme (houses) Two unit scheme (flats) Three unit scheme (flats) Three unit scheme (flats) Four hundred unit scheme (flats) Fou	1	BLV	361,443 722,222 333,462 983,375 501,447 1,357,633 707,526 1,538,958 837,486 1,183,962 1,682,794 1,183,972 1,692,794 1,382,797 1,692,794 1,745,592 1,702,794 1,745,593 1,706,363	346,072 346,072 341,541 314,541 473,064 473,073,073 47	328,702 328,702 328,702 328,703 339,244,681 328,703 348,703 358,703	312,332 625,070 276,697 849,749 416,298 11,73,242 587,562 1,416,248 6695,572 2,024,174 983,335 1,406,165 2,873,923 1,406,165 2,873,923 1,406,165 2,873,923 1,406,165 2,873,923 1,406,165 2,873,923 1,406,165 2,873,923 1,406,165 1,705,447 1,872,873 1,872,873 1,872,873 1,873,873,873 1,873,873 1,873,873 1,873,873 1,873,873 1,873,873 1,873,8	20% AH 205.962 592.330 592.331 592.57.75 695.207 38.9.916 592.331 592.57.75 695.207 38.9.916 592.57.75 695.207 38.9.916 592.57.75 695.207 38.9.916 592.57 592.57 69	25% AH 275,552 555,590 555,590 228,853 760,665 339,533 1,550,320 507,566 1,267,774 600,964 1,112,047 641,599 2,572,711 1,12,047 641,599 2,572,711 1,12,047 641,599 2,572,711 1,12,047 641,599 2,572,711 1,12,047 641,599 2,572,711 1,12,047 641,599 2,572,711 1,12,047 641,599 2,572,711 1,12,047 641,599 2,572,711 1,12,047 641,599 2,572,542 2,523,3477 1,72,042,288 2,524,645 2,524,6	30% AH 263.222 526.840 263.223 716.123	248.851 494.100 201.009 201.009 671.581 302.788 927.399 427.609 1.119.300 505.355 1.199.320 1.227.499 1.227.499 1.227.499 1.227.499 1.227.499 1.227.499 1.227.499 1.227.499 1.227.499 1.227.499 1.227.499 1.227.499 1.227.499 1.227.499 1.227.499 1.227.499 1.228.509 1.227.499 1.228.509 1.22	230,481 461,389 182,088 461,389 182,088 627,038 274,385 685,939 387,622 475,385 685,939 387,622 455,050 648,922 456,074 456,076 615,289 430,386 430,38	214,111 428,629 161,168 582,496 246,002 804,478 347,633 870,827 411,745 137,035 682,039 1,370,288 832,876 1,387,733 1,320,519 1,370,288 1,320,519 1,370,288 1,320,519 1,370,387	107,74 305,88 144,28 135,88 144,28 137,89 127,72 137,30 137,74 138,12 13
1 1 2 2 3 4 4 5 6 7 7 8 8 9 9 10 11 1 1 2 2 2 3 3 0 1 1 1 1 2 2 3 3 1 4 4 5 6 6 7 7 8 8 9 9 10 1 1 1 1 2 1 1 2 1 1 1 2 1 1 1 1 2 1	Description One unit scheme (houses) Two unit scheme (houses) Two unit scheme (houses) Two unit scheme (houses) Three unit scheme (litas) Three unit scheme (litas) Four unit scheme (litas) Four unit scheme (litas) Four unit scheme (litas) Four unit scheme (litas) Free unit scheme (litas) Free unit scheme (litas) Seven unit scheme (litas) Seven unit scheme (litas) Free tunidad unit scheme (litas) Free unit scheme (lita	1	BLV 175,88 2283,788 2281,300 2395,681 5226,104 5227,575 5301,472 555,469 537,839 532,257 61,318,338 623,257 61,318,338 623,257 61,318,338 62,32,57 61,318,338 62,32,57 61,318,338 62,32,57 61,318,338 62,753,578 61,775,369 61,775,375 61,775 6	361.443 722.922 333.462 983.375 501.447 1,357.623 707.526 1,638,968 837,486 2,342,344 1,183,962 3,342,749 4,324,750 3,392,737 4,741,529 6,473,854 7,065,333 11,104,730 6,730 3,345,77,781 15,656,512 11,701,371 23,417,836 31,225,300 30,264,562 30,372,781 50,637,731 50,637,731 50,637,731 50,637,731 50,637,731 50,637,731 50,637,731 50,637,731 50,637,731 50,637,731 50,637,731 50,637,731 50,637,731 50,637,731 50,737,757 50,73	346,072 346,072 346,072 346,573 472,064 472,064 472,064 472,064 472,07	328,702 328,702 667,811 295,618 894,291 444,681 4,234,701 627,549 4,468,754 4,763,767 4,267,767	312,332 625,070 276,697 849,749 416,298 1,173,242 567,562 1,416,248 695,572 1,406,155 3,670,783 2,818,101 3,892,285 7,058,447 5,804,215 9,374,783 6,859,997 13,022,817 9,374,783 6,859,997 13,022,817 9,374,783 6,859,997 13,022,817 9,374,783 6,859,997 13,022,817 9,374,783 6,859,997 13,022,817 9,374,783 6,859,997 13,022,817 9,374,783 6,859,997 13,022,817 9,374,783 6,859,997 13,022,817 9,374,783 6,859,997 13,022,817 9,374,783 6,859,997 14,022,817 15,022,817 15,022,817 15,022,817 15,022,817 15,022,817 15,022,817 16,022,817 16,022,817 17,02	20% AH 295.962 592.330 257.775 805.207 387.916 1.111.781 547.573 1.342.011 648.267 1.918.110 916.451 2.723.317 1.310.608 3.452.676 2.626.550 3.699.294 6.586,297 36.916 3.452.767 3.699.294 3.452.767 3.699.294 3.699.29	25% AH 275,552 555,590 555,590 228,653 760,665 359,533 1,555,320 567,598 1,267,774 600,964 1,112,047 640,596 2,572,711 1,215,047 1,215,0	30% AH 263.222 526.849 269.225 526.849 2719.323 2719.323 710.123 331.151 1988.859 467.597 1,193.537 553.699 1,705.983 762.686 2,422.105 3,101.775 2,423.446 1,193.163	246,851 494,100 201,009 201,009 671,581 302,768 927,399 427,609 1,119,300 505,355 1,119,300 1,103,309 1,203,409 1,20	230,481 461,389 181,2088 627,038 274,385 865,393 387,622 1,1045,064 455,050 646,362 1,208,622 2,580,784 1,580,333 1,2476,769 1,523,366 1	214.111 428.629 16.3.169 246.002 804.478 347.633 970.827 411.745 1.387,733 682.039 1.387,733 1.387,733 1.3888,733 1.3888,733 1.3888,733	197,74 395,88 144,28 144,28 144,28 144,28 151,96 217,62 217,62 151,96 364,44 151,97 147,72 2,144,79 1,999,10 1,
1 1 2 3 3 4 4 5 6 6 7 7 8 9 10 11 1 2 2 3 2 4 4 1 5 5 6 6 7 7 8 8 1 9 9 1 1 1 1 2 2 1 3 3 4 1 5 6 6 7 7 8 8 1 9 1 1 1 1 2 1 1 3 1 3 1 3 1 3 1 3 1 3 1 3	Description One unit scheme (houses) Two unit scheme (houses) Two unit scheme (houses) Three unit scheme (litas) Three unit scheme (litas) Three unit scheme (litas) Four unit scheme (litas) Four unit scheme (litas) Four unit scheme (litas) Four unit scheme (litas) Free unit scheme (litas) Free unit scheme (litas) Sever unit scheme (litas) Sever unit scheme (litas) Sever unit scheme (litas) Free unit scheme (litas) Fre	1	BLV 175,88 228,378 8 228,378 8 228,378 8 228,378 8 228,378 8 228,378 8 228,378 8 228,378 8 228,378 8 228,378 8 228,378 2 2 2 2 2 2 2 2 2	361,443 722,222 333,437 51,357,623 707,526 1,638,958 637,466 1,135,367,466 1,135,367,466 1,135,367,466 1,135,367,466 1,135,367,466 1,135,367,466 1,135,367,466 1,135,367,466 1,135,367,466 1,135,367,466 1,135,367,466 1,135,367,467 1,155,363 1,155,363,31 1,156,363,31	346,072 346,072 346,072 341,541 341,54	328,702 667,811 295,618 894,291 444,681 1,224,701 627,549 1,560,213 1,560,313 1,560,31	312,332 625,070 276,697 849,749 416,298 11,73,242 567,562 1,416,248 695,572 2,024,174 963,335 2,818,101 3,892,285 7,058,447 5,804,215 9,374,783 6,859,997 13,022,817 9,374,783 6,859,997 13,022,817 9,571,296 12,173,843 12,173,843 12,173,843 13,173,173,173,173,173,173,173,173,173,1	20% AH	25% AH 275,552 555,590 555,590 228,853 760,665 339,533 1,555,320 567,586 1,297,774 600,964 1,112,047 640,596 2,572,711 1,715,062 3,234,771 2,734,792 1,722,153 1,735,477 1,720,288 1,737,742 1,722,153 1,735,477 1,720,288 1,737,742 1,722,153 1,735,477 1,720,288 1,737,742 1,722,153 1,735,477 1,720,288 1,735,477 1,721,4	30% AH 263.222 526.849 269.225 526.849 27.10,123 27.10,123 331,151 98.859 1407,597 1,193,537 553,659 1,705,983 762,686 2,422,105 3,016,775 2,243,446 3,433,300 1,533,300 1,534,2244 1,543,300 1,534,2244 1,543,300 1,534,2244 1,543,300 1,534,2244 1,543,300 1,534,2244 1,543,300 1,534,2244 1,543,300 1,534,2244 1,543,300 1,534,2244 1,543,300 1,534,2244 1,543,300 1,534,2244 1,543,300 1,534,2244 1,543,300 1,534,2244 1,543,300 1,534,2244 1,543,300 1,534,2244 1,543,300 1,534,2244 1,543,300 1,534,2244 1,543,300 1,534,2244 1,543,300 1,534,2244 1,544,300 1,534,2244 1,544,300 1,534,2244 1,544,300 1,534,2244 1,544,300 1,534,2244 1,544,300 1,534,2244 1,544,300 1,534,224 1,544,300 1,54	248.851 494.100 201.009 201.009 671.581 302.768 927.399 427.609 1,1119.300 1,119.300 1	230,481 461,389 18,208 461,389 18,208 274,385 865,399 387,622 1,1045,064 459,060 14,93,865 648,922 2,580,764 1,580,333 2,476,769 15,238,336 1,303,388 4,303,	214,111 428,629 161,369 246,002 361,476 347,633 370,827 411,745 347,633 370,827 411,745 1,387,733 582,039 1,382,430	197,74 335,88 144,28 144,28 144,28 151,09 217,62 217,62 151,09 307,64 169,19 169,19 173,37 1,477,23 1,90,10 197,74
1 1 2 3 3 4 4 5 6 6 7 7 8 9 9 30 10 11 12 23 3 24 1 5 6 6 7 7 8 8 19 9 30 1 1 1 1 1 2 1 3 1 3 1 4 4 1 5 5 6 6 7 7 8 8 9 9 10 10 1 1 1 1 2 1 3 1 3 1 3 4 5 6 7 7 8 8 9 9 10 10 1 1 1 1 2 1 1 3 1 3 1 3 1 4 4 1 5 5 6 7 7 8 8 9 9 10 10 1 1 1 1 2 1 1 3 1 3 1 3 1 3 1 4 4 1 5 5 6 7 7 8 8 9 9 10 10 1 1 1 1 2 2 1 1 3 1 3 1 3 1 4 4 1 5 5 6 7 7 8 8 9 9 1 1 1 1 1 2 2 1 1 2 1 2 1 2 1 2 1 2	Description One unit scheme (houses) Two unit scheme (houses) Two unit scheme (houses) Two unit scheme (houses) Three unit scheme (houses) Three unit scheme (lidist) Four hundred unit sche	1	BLV	361,443 722,292 333,492 983,375 501,447 1,357,633 707,526 1,633,938 837,486 1,183,938 1,692,794 4,324,720 3,382,757 4,745,539 4,745,539 4,745,539 4,745,539 4,745,539 4,745,539 4,745,539 4,745,745	346,072 346,072 346,072 346,072 346,072 348,074 346,072 348,074 346,072 348,074 346,072 358,074 346,072 358,074 346,072 358,074 346,072 358,074 346,072 358,074 346,072 358,074 346,074 346,072 358,074 346,07	328,702 328,702 328,702 329,618 394,221 444,681 1,224,701 627,549 1,560,217	312,332 625,070 276,697 849,749 416,298 11,73,242 587,562 1,416,248 695,572 2,024,174 983,335 1,406,155 3,670,763 2,818,101 3,892,285 7,056,447 1,572,201 1,	20% AH 295.962 592,330 257,775 805,207 387,916 1,111,781 547,573 1,342,011 648,267 1,918,110 1,9	25% AH 279,592 559,590 229,833 760,665 359,533 1,555,320 567,566 1,267,774 600,364 1,12,047 1	30% AH 263.222 526.849 263.224 526.849 263.224 526.849 2719.32 331,151 988.859 467,597 1,193.537 1,53.	246.851 494.100 201.000 201.000 201.000 671.581 302.768 927.399 427.600 505.355 1.119.300 505.355 1.119.300 505.355 1.207.300	230,481 461,389 461,389 47,385	214.111 428.629 183.166 524.496 246,002 394.478 347.633 560.039 1.197.288 832.876 1.297.371 1.668.731 1.297.337 1.298.238 1.299.238 1.29	197,74 335,88 144,28 144,28 144,28 151,09 217,62 217,62 151,09 307,64 169,19 169,19 173,37 1,477,23 1,90,10 197,74
1 1 2 3 3 4 4 5 6 6 7 7 8 8 9 9 10 11 1 1 2 2 3 3 3 4 4 2 5 5 6 6 7 7 8 8 9 9 10 11 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	Description One unit scheme (houses) Two unit scheme (houses) Two unit scheme (houses) Two unit scheme (houses) Three unit scheme (lidas) Three unit scheme (lidas) Four unit scheme (lidas) Seen unit scheme (lidas) Seen unit scheme (lidas) Seen unit scheme (lidas) Four unit scheme (lidas) Four unit scheme (lidas) Ten unit scheme (lidas) Three unit scheme (lidas) Three unit scheme (lidas) Three unit scheme (lidas) Three unit scheme (lidas) Ten unit scheme	1	BLV	361.443 722.292 333.462 983.375 501.447 1,357,623 707,526 1,633,938 837,486 1,183,982 3,342,746 1,183,982 3,342,747 1,182,747	346,072 346,072 341,541 314,541 314,541 473,064 473,064 473,064 473,064 473,064 473,064 473,064 473,064 473,07	328,702 667,811 295,618 894,221 444,681 1,224,701 627,549 1,460,485 742,877 7,502,265 1,507,702 1,506,217	312,332 625,070 276,697 849,749 416,298 11,73,242 587,562 1,416,248 695,572 2,024,174 983,335 1,406,155 3,670,763 2,818,101 3,692,285 7,058,447 5,694,215 1,571,296 1,	20% AH 295.962 592,330 257,775 805,207 387,916 1,111,781 547,573 1,342,011 648,267 1,918,110 918,451 2,723,317 1,312,011 6,723,317 1,312,011 6,723,317 1,312,011 6,723,317 1,312,011 1,310,608 1,312,011 1,312,01 1,312,011 1,312,	25% AH 275,552 555,500 228,853 760,665 359,533 1,555,320 567,566 1,267,774 600,964 1,112,047 1,125,047 1,1	30% AH 263.222 526,849 263.222 526,849 263.222 526,849 2719,322 5716,123 331,151 518 388,859 467,597 1,193,537 653,659 1,705,983 762,686 2,422,105 1,119,516 3,013,446 1,119,516 3,013,446 1,119,516 3,013,446 1,119,516 3,013,446 1,119,516	246.851 494.100 201.009 201.009 671.581 302.768 927.399 427.609 1.119.300 506.355 1.199.300 1.227.499 1.205.894 1.228.769 1.228.769 1.238.305 1.248.305 1.25	230,481 461,389 182,088 627,038 274,385 865,939 387,622 1,1045,064 459,050 1,463,065 649,922 2,120,884 1,663,434 1,663,634 1,6	214.111 428.629 18.3.66 582.496 246.002 39.4.76.33 37.8.32 411.7.45 1.387,733 582.039 1.370,282 1.387,733 582.039 1.370,282 1.387,733 582.039 1.370,282 1.387,733 1.329,965	107,74 305,88 144,28 137,88 144,28 137,88 137,89 137,80 137,80 138,180
BEN6 BEN6	Description One unit scheme (houses) Two unit scheme (houses) Two unit scheme (houses) Two unit scheme (flats) Three unit scheme (flats) Three unit scheme (flats) Four unit scheme (flats) Seen unit scheme (flats) Seen unit scheme (flats) Seen unit scheme (flats) Four unit scheme (flats) Four unit scheme (flats) Ten unit scheme (flats) Three unit scheme (flats) Ten unit schem	DEVELOPED LAND) No of units 1 2 3 4 5 7 7 10 10 10 20 30 10 10 10 10 10 10 10 10 1	BLV	361.443 722.292 333.492 983.375 50.447 50.447 50.447 50.447 50.447 50.447 50.447 50.447 50.447 50.447 50.447 50.447 50.447 50.	346,072 346,072 346,072 341,541 341,541 1,296,162 667,538 1,564,722 790,181 1,567,723 1,117,099	328,702 667,811 295,618 694,221 444,681 1,224,701 627,549 1,460,485 742,877 1,560,217	312,332 625,070 276,697 849,749 416,298 11,73,242 587,562 1,416,248 699,572 2,024,174 983,335 2,818,101 3,002,285 7,054,47 1,406,155 1,4	20% AH	25% AH 275,592 555,590 229,833 760,665 359,533 1,555,320 567,566 1,267,774 600,364 1,12,047 1,13,047 1,13,047 1,13,047 1,13,047 1,12,047 1,13,047 1,12,047 1,13,047 1	30% AH 263.222 526.849 269.225 526.849 269.323 716.123 2716.123 331.151 198.859 1407.597 1,193.537 1,193.5	248.851 494.100 201.009 271.581 302.768 927.399 427.609 1,1119,300 505.355 1,119,300 2,708.778 1,129,300 2,708.779 1,119,300 2,708.779 1,119,300 1	230,481 461,389 461,389 461,389 461,389 461,389 387,622 473,885 387,622 475,885 485,95	214.111 428.629 183.166 524.496 246.002 394.476 337.633 562.039 1.197.288 632.876 1.297.397 1.666.791 5.294.390 6.033 3.824.430	197,741 395,882 144,282 17,620 217,620 217,620 396,447 397,648 396,595 396,447 1,281,222 144,79 1,390,100 1,477,23 1,990,100 1,477,23 1,990,100 1,477,23 1,4
1 2 3 4 4 5 6 6 7 7 8 9 9 10 0 11 12 2 3 3 3 0 14 15 16 6 6 7 7 8 8 9 10 0 10 11 12 2 13 3 14 4 15 16 6 6 7 7 8 8 10 10 11 12 12 13 14 14 15 15 16 16 17 17 18 18 19 10 10 10 10 10 10 10 10 10 10 10 10 10	Description One unit scheme (houses) Two unit scheme (houses) Two unit scheme (houses) Three unit scheme (flats) Three unit scheme (flats) Four unit scheme (flats) Free unit scheme (flats) Seven unit scheme (flats) Seven unit scheme (flats) Seven unit scheme (flats) Four hundred unit scheme (flats) Four unit scheme (flats) Four hundred unit scheme (flats) Four unit scheme (fl	DEVELOPED LAND) No of units 1 2 3 4 5 7 1 1 1 1 1 1 1 1 1 1 1 1	BLV	361.443 722.292 333.462 983.375 501.447 1,357,623 707,526 1,633,938 837,486 1,183,982 3,182,787 1,692,784 4,741,529 4,745,784 1,745,784	346,072 690,551 314,541 314,541 938,833 473,064 473,064 473,064 473,064 473,064 473,064 473,07	328,702 667,811 295,618 694,221 444,681 1,224,701 627,549 1,560,217 1,560,21	312,332 625,070 276,697 849,749 416,298 11,73,242 587,562 1,416,248 695,572 2,024,174 983,335 1,406,155 3,670,763 2,818,101 3,692,285 7,056,447 5,694,215 1,594,215 1,	20% AH 295.962 592,330 257,775 805,207 387,916 1,111,781 547,573 1,342,011 648,267 1,918,110 918,451 2,723,317 1,312,011 6,723,317 1,312,011 6,723,317 1,312,011 1,310,608 1,312,011 1,310,608 1,312,011 1,312,01	25% AH 275,552 555,500 228,853 760,665 359,533 1,555,320 567,566 1,267,774 600,564 1,120,477 1,120,477 1,120,477 1,120,478 1,121,478 1,121,478 1,121,478 1,121,478 1,121,478 1,121,478 1,121,478 1,121,478 1,121,478 1,121,478 1,121,478 1,121,478 1,121,478 1,122,143 1,1	30% AH 263.222 526,849 263.222 526,849 263.222 526,849 2719,322 5719,122 331,151 588,859 1470.593 762,666 2,422,105 3,103,537 653,659 1,705,983 762,666 7,448,363 764,668 7,648,363 764,668 7,648,363 764,668 7,648,363 764,668 7,648,363 764,668 7,648,363 764,668 7,648,363 764,668 7,648,363 764,668 7,648,363 764,668 7,648,363 764,668 764,868 76	246.851 494.100 201.009 201.009 671.581 302.768 927.399 427.609 1.119.300 506.355 1.119.300 506.355 1.200 2.278,499 1.200 2.278,499 1.200 2.278,499 1.200 2.278,499 1.200 2.278,499 1.200 2.278,499 1.200 2.278,499 1.200 2.278,499 1.200 2.278,499 1.200 2.278,499 1.200 2.278,499 1.200 2.278,499 1.200 2.278,499 1.200 2.278,499 1.200 2.278,499 1.200 2.278,499 1.200 2.278,499 2.278,499 2.278,499 2.278,499 2.278,499 2.278,499 2.278,499 2.278,499 2.278,499 2.278,499 2.278,499 2.278,499 2.278,499 2.278,499 2.278,499 2.278,499 2.278,499 2.278,499 2.278,599 2.27	230,481 461,389 182,088 627,038 274,385 865,939 387,622 1,1045,064 459,050 1,463,065 649,922 2,120,984 1,660,343 1,670,089 162,833 162,833 163,834 163,835 164,835 164,835 164,835 164,835 164,835 164,835 164,835 164,835 164,835 164,835 164,835 164,835 164,835 164,835 164,835 164,835 164,835 164,835 164,835 165 164,835 165 165 165 165 165 165 165 165 165 16	214.111 428.629 18.366 582.496 246.002 39.47.633 377.832 411.745 1.387.733 582.039 1.370.282 1.387.733 1.370.288 1.387.733 1.370.288 1.387.733 1.329.965	197,741 395,882 144,224 397,882 147,626 217,626 217,626 396,597 397,897 397,897 1477,231 1477

RICH	MOND LOCAL PLAN VIABILITY TESTING CHMARK LAND VALUE 1 (EXISTING RESIDENTIAL)	Sales value £8,850 psm	£14,160,000	PER HA	AH tenure	Rented 70%	LLR 30%	Frst Hms 0%						
1	Description One unit scheme (houses)	No of units	BLV £472,000	0% AH 361.443	5% AH 345.072	10% AH 328.702	15% AH 312.332	20% AH 295,962	esidual land values 25% AH 279,592	30% AH 263,222	35% AH 246.851	40% AH 230.481	45% AH	50% AH
3	Two unit scheme (houses) Two unit scheme (flats)	2 2	£708,000 £566,400	723,292 333,462	690,551 314,541	657,811 295,618	625,070 276,697	592,330 257,775	559,590 238,853	526,849 219,932	494,109 201,009	461,369 182,088	428,629 163,166	395,88 144,24
5	Three unit scheme (houses) Three unit scheme (flats) Four unit scheme (houses)	3 3	£1,062,000 £606,857 £1,416,000	983,375 501,447 1,357,623	938,833 473,064 1,296,162	894,291 444,681 1 234 701	849,749 416,298 1 173 242	805,207 387,916	760,665 359,533 1,050,320	716,123 331,151 988,859	671,581 302,768 927,399	627,038 274,385 865,939	582,496 246,002 804,478	537,95 217,62 743,01
7 8	Four unit scheme (flats) Five unit scheme (houses)	4 5	£809,143 £1,770,000	707,526 1,638,958	667,538 1,564,722	627,549 1,490,485	587,562 1,416,248	547,573 1,342,011	507,586 1,267,774	467,597 1,193,537	427,609 1,119,300	387,622 1,045,064	347,633 970,827	307,64 896,59
10	Five unit scheme (flats) Seven unit scheme (houses)	5 7	£1,011,429 £2,478,000	837,486 2,342,364	790,181 2,236,300	742,877 2,130,237	695,572 2,024,174	648,267 1,918,110	600,964 1,812,047	553,659 1,705,983	506,355 1,599,920	459,050 1,493,856	411,745 1,387,793	364,44 1,281,72
12	Seven unit scheme (flats) Ten unit scheme (houses) Ten unit scheme (flats)	7 10 10	£1,416,000 £3,540,000 £2,022,857	1,183,982 3,325,739 1,692,794	1,117,099 3,175,134 1,597,248	1,050,217 3,024,528 1,501,702	983,335 2,873,923 1,406,155	916,451 2,723,317 1,310,608	2,572,711 1,215,062	782,686 2,422,105 1,119,516	2,271,499 1,023,969	2,120,894 928,422	1,970,288 832,876	1,819,68 737,32
14	Twenty unit scheme (houses and flats) Twenty unit scheme (flats)	20 20	£4,720,000 £3,146,667	4,324,750 3,392,757	4,106,755 3,201,206	3,888,759 3,009,654	3,670,763 2,818,101	3,452,767 2,626,550	3,234,771 2,434,998	3,016,775 2,243,446	2,798,779 2,051,894	2,580,784 1,860,343	2,362,787 1,668,791	2,144,79 1,477,23
17	Thirty unit scheme (flats with community use on ground floor) Fifty unit scheme (flats - lower density) Fifty unit scheme (flats - higher density)	30 50 50	£4,720,000 £7,866,667 £5,900,000	4,741,529 8,473,854 7,065,363	4,458,448 8,002,052 6,644,981	4,175,367 7,530,250 6,224,599	3,892,285 7,058,447 5,804,215	3,609,204 6,586,644 5,383,833	3,326,122 6,114,842 4,963,451	3,043,041 5,643,039 4,543,068	2,759,959 5,171,236 4 122 685	2,476,769 4,699,434 3,701,970	2,192,935 4,227,631 3,280,519	1,909,10 3,755,82 2,859,06
20	Seventy unit scheme (Industrial/employment led scheme) Seventy unit scheme (flats - higher density)	70 70	£11,013,333 £8,260,000	11,104,730 8,377,781	10,528,081 7,871,853	9,951,432 7,365,925	9,374,783 6,859,997	8,798,134 6,354,069	8,221,485 5,848,142	7,644,836 5,342,214	7,068,187 4,836,286	6,491,538 4,330,358	5,914,890 3,824,430	5,338,24 3,318,50
22	One hundred unit scheme (flats - lower density) One hundred unit scheme (flats - higher density) Two hunded unit scheme (flats)	100 100 200	£15,733,333 £11,800,000 £23,600,000	15,636,312 11,701,317 23,417,836	14,767,480 10,991,310 22,004,277	13,898,649 10,281,303 20,590,716	13,029,817 9,571,296	12,160,985 8,861,289 17,763,596	11,292,153 8,150,135 16,347,952	7,438,519	9,554,488 6,726,904	8,685,657 6,015,289 12,097,996	7,816,825 5,303,674 10,681,343	6,947,99 4,592,05
24 25	Three hundred unit scheme (flats) Four hundred unit scheme (flats)	300 400	£35,400,000 £47,200,000	31,225,300 30,264,562	29,226,930 27,662,697	27,228,559 25,059,934	25,230,189 22,443,051	23,231,819 19,826,169	21,233,447 17,209,288	19,235,077 14,592,406	17,236,706 11,975,524	15,238,336 9,358,642	13,239,965 6,734,007	11,241,59
27	Six hunded unit scheme (flats) Small scale Office Medium scale Office	600	£70,800,000 £14,160,000 £14,160,000	39,222,479 6,790,089	35,539,600 6,790,089	31,856,722 6,790,089	28,173,843 6,790,089	24,490,965 6,790,089	20,808,086 6,790,089	17,108,739 6,790,089	13,395,944 6,790,089	9,683,151 6,790,089	5,970,357 6,790,089	2,225,99 6,790,08
29	Medicini scale Office Industrial Scheme new build (50% plot ratio) Industrial scheme intensification (60% plot ratio)	-	£14,160,000 £14,160,000	3,655,589 4,386,707	3,655,589 4,386,707	3,655,589 4,386,707	3,655,589 4,386,707	3,655,589 4,386,707	3,655,589 4,386,707	3,655,589 4,386,707	3,655,589 4,386,707	3,655,589 4,386,707	3,655,589 4,386,707	3,655,58
REN	CHMARK LAND VALUE 2 (SECONDARY OFFICES)		£12,386,600						esidual land valu	105				
1	Description One unit scheme (houses) Two unit scheme (houses)	No of units		0% AH 361,443	5% AH 345,072	10% AH 328,702	15% AH 312,332	20% AH 295,962		30% AH 263,222	35% AH 246,851	40% AH 230,481	45% AH 214,111	50% AH 197,74
3	Two unit scheme (flats) Three unit scheme (houses)	2 3	£495,464 £928,995	333,462 983,375	314,541 938,833	295,618 894,291	276,697 849,749	257,775 805,207	238,853 760,665	219,932 716,123	201,009 671,581	182,088 627,038	163,166 582,496	144,24 537,95
5 6	Three unit scheme (flats) Four unit scheme (houses) Four unit scheme (flats)	3 4 4	£530,854 £1,238,660 £707,806	501,447 1,357,623 707,526	473,064 1,296,162 667,538	444,681 1,234,701 627,540	416,298 1,173,242 587,562	387,916 1,111,781	359,533 1,050,320	331,151 988,859	302,768 927,399	274,385 865,939	246,002 804,478	217,62 743,01
8	Five unit scheme (houses) Five unit scheme (flats)	5	£1,548,325 £884,757	1,638,958 837,486	1,564,722 790,181	1,490,485 742,877	1,416,248 695,572	1,342,011 648,267	1,267,774 600,964	1,193,537 553,659	1,119,300 506,355	1,045,064 459,050	970,827 411,745	896,59 364,44
11	Seven unit scheme (houses) Seven unit scheme (flats)	7 7	£2,167,655 £1,238,660	2,342,364 1,183,982	2,236,300 1,117,099	2,130,237 1,050,217	2,024,174 983,335	1,918,110 916,451	1,812,047 849,569	1,705,983 782,686	1,599,920 715,804	1,493,856 648,922	1,387,793 582,039	1,281,72 515,15
13	Ten unit scheme (houses) Ten unit scheme (flats) Twenty unit scheme (houses and flats)	10 10 20	£3,096,650 £1,769,514 £4,128,867	3,325,739 1,692,794 4,324,750	3,175,134 1,597,248 4,106,755	3,024,528 1,501,702 3,888,759	2,873,923 1,406,155 3,670,763	2,723,317 1,310,608 3,452,767	2,572,711 1,215,062 3,234,771	2,422,105 1,119,516 3,016,775	2,271,499 1,023,969 2,798,779	2,120,894 928,422 2,580,784	1,970,288 832,876 2,362,787	737,32 2,144,79
16	Twenty unit scheme (flats) Thirty unit scheme (flats with community use on ground floor)	20 30	£2,752,578 £4,128,867	3,392,757 4,741,529	3,201,206 4,458,448	3,009,654 4,175,367	2,818,101 3,892,285	2,626,550 3,609,204 6,586,644	2,434,998 3,326,122	2,243,446 3,043,041	2,051,894 2,759,959	1,860,343 2,476,769	1,668,791 2,192,935	1,477,23 1,909,10
18	Fifty unit scheme (flats - lower density) Fifty unit scheme (flats - higher density) Seventy unit scheme (Industrial/employment led scheme)	50 50 70	£6,881,444 £5,161,083 £9,634,022	8,473,854 7,065,363 11,104,730	8,002,052 6,644,981 10,528,081	7,530,250 6,224,599 9,951,432	7,058,447 5,804,215 9,374,783	6,586,644 5,383,833 8,798,134	6,114,842 4,963,451 8,221,485	5,643,039 4,543,068 7,644,836	5,171,236 4,122,685 7,068,187	4,699,434 3,701,970 6,491,538	4,227,631 3,280,519 5,914,890	3,755,829 2,859,060 5,338,240
20	Seventy unit scheme (flats - higher density) One hundred unit scheme (flats - lower density)	70 100	£7,225,516 £13,762,888	8,377,781 15,636,312	7,871,853 14,767,480	7,365,925 13,898,649	6,859,997 13,029,817	6,354,069 12,160,985	5,848,142 11,292,153	5,342,214 10,423,320	4,836,286 9,554,488	4,330,358 8,685,657	3,824,430 7,816,825	3,318,500 6,947,990
23	One hundred unit scheme (flats - higher density) Two hunded unit scheme (flats) Three hundred unit scheme (flats)	100 200 300	£10,322,166 £20,644,333 £30,966,499	11,701,317 23,417,836 31,225,300	10,991,310 22,004,277 29,226,930	10,281,303 20,590,716 27,228,559	9,571,296 19,177,156 25,230,189	8,861,289 17,763,596 23,231,819	8,150,135 16,347,952 21,233,447	7,438,519 14,931,300	6,726,904 13,514,648 17,236,706	6,015,289 12,097,996 15,238,336	5,303,674 10,681,343	4,592,05 9,264,69
25 26	Four hundred unit scheme (flats) Six hunded unit scheme (flats)	400	£41,288,665 £61,932,998	30,264,562 39,222,479	27,662,697 35,539,600	25,059,934 31,856,722	22,443,051 28,173,843	19,826,169 24,490,965	17,209,288 20,808,086	14,592,406 17,108,739	11,975,524 13,395,944	9,358,642 9,683,151	6,734,007 5,970,357	4,092,82 2,225,99
28	Small scale Office Medium scale Office Industrial Scheme new build (50% plot ratio)	-	£12,386,600 £12,386,600 £12,386,600	6,790,089 6,083,793	6,790,089 6,083,793	6,790,089 6,083,793	6,790,089 6,083,793	6,790,089 6,083,793	6,790,089 6,083,793	6,790,089 6,083,793	6,790,089 6,083,793	6,790,089 6,083,793	6,790,089 6,083,793	6,790,08
	Industrial scheme intensification (60% plot ratio)	-	£12,386,600	4,386,707	4,386,707	4,386,707	4,386,707	4,386,707	4,386,707	4,386,707	4,386,707	4,386,707	4,386,707	4,386,70
	CHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL) Description One will be being (burger)			0% AH	5% AH	10% AH	15% AH 2	20% AH	esidual land values AH	ues 30% AH	35% AH	40% AH	45% AH	50% AH
1 2		No of units	£175,858 £263,788 £211,030	0% AH 361,443 723,292 333,462	5% AH 345,072 690,551 314,541	10% AH 328,702 657,811 295,618	312,332 625,070 276,697				35% AH 246,851 494,109 201,009	40% AH 230,481 461,369 182,088	45% AH 214,111 428,629 163,166	50% AH 197,74 395,88 144,24
1 2 3 4 5	Description One unit scheme (houses) Two unit scheme (houses) Two unit scheme (flats) Three unit scheme (flats) Three unit scheme (flats)		£175,858 £263,788 £211,030 £395,681 £226,104	361,443 723,292 333,462 983,375 501,447	345,072 690,551 314,541 938,833 473,064	328,702 657,811 295,618 894,291 444,681	312,332 625,070 276,697 849,749 416,298	20% AH 295,962 592,330 257,775 805,207 387,916	25% AH 279,592 559,590 238,853 760,665 359,533	30% AH 263,222 526,849 219,932 716,123 331,151	246,851 494,109 201,009 671,581 302,768	230,481 461,369 182,088 627,038 274,385	214,111 428,629 163,166 582,496 246,002	197,74 395,88 144,24 537,95 217,62
1 2 3 4 5 6	Description One unit scheme (houses) Two unit scheme (houses) Two unit scheme (flats) Two unit scheme (flats)		£175,858 £263,788 £211,030 £395,681	361,443 723,292 333,462 983,375	345,072 690,551 314,541 938,833	328,702 657,811 295,618 894,291	312,332 625,070 276,697 849,749	20% AH 295,962 592,330		30% AH 263,222 526,849 219,932 716,123	246,851	230,481	45% AH 214,111 428,629 163,166 582,496 246,002 804,478 347,633 970,827	197,74 395,88 144,24 537,95
1 2 3 4 5 6 7 8 9	Description One unit scheme (houses) Two unit scheme (houses) Two unit scheme (houses) Two unit scheme (false) Three unit scheme (false) Three unit scheme (false) Foru unit scheme (false) Sowen unit scheme (false)	1	£175,858 £263,788 £263,788 £211,030 £395,681 £226,104 £527,575 £301,472 £659,469 £376,839 £923,257	361,443 723,292 333,462 983,375 501,447 1,357,623 707,526 1,638,958 837,486 2,342,364	345,072 690,551 314,541 938,833 473,064 1,296,162 667,538 1,564,722 790,181 2,236,300	328,702 657,811 295,618 894,291 444,681 1,234,701 627,549 1,490,485 742,877 2,130,237	312,332 625,070 276,697 849,749 416,298 1,173,242 587,562 1,416,248 695,572 2,024,174	20% AH	25% AH 279,592 559,590 238,853 760,665 359,533 1,050,320 507,586 1,267,774 600,964 1,812,047	30% AH 263,222 526,849 219,932 716,123 331,151 988,859 467,597 1,193,537 553,659	246,851 494,109 201,009 671,581 302,768 927,399 427,609 1,119,300 506,355 1,599,920	230,481 461,369 182,088 627,038 274,385 865,939 387,622 1,045,064 459,050 1,493,856	214,111 428,629 163,166 582,496 246,002 804,478 347,633 970,827 411,745	197,74 395,88 144,24 537,95 217,62 743,01 307,64 896,59
1 2 3 4 5 6 7 8 9 10 11	Description One unit scheme (houses) Two unit scheme (houses) Two unit scheme (flats) Three unit scheme (flats) Three unit scheme (flats) Four unit scheme (flats) Four unit scheme (flats) Four unit scheme (flats) Five unit scheme (flats) Five unit scheme (flats)	-	BLV £175,858 £263,788 £211,030 £395,881 £226,104 £527,575 £301,472 £659,469 £376,839 £923,257 £1,318,938 £753,679	361,443 723,292 333,462 983,375 501,447 1,357,623 707,526 837,486 2,342,364 1,183,982 3,325,739 1,692,794	345,072 690,551 393,833 473,064 1,296,162 667,538 1,564,722 790,181 2,236,300 1,117,099 3,175,134 1,597,248	328,702 657,811 295,618 894,291 444,681 1,234,701 627,549 1,490,485 742,877 2,130,237 1,050,217 3,024,528 1,501,702	312,332 625,070 276,697 849,749 416,298 1,173,242 587,562 1,416,248 695,572 2,024,174 983,335 2,873,923 1,406,155	20% AH	25% AH 279,592 279,595 238,853 760,665 359,533 1,050,320 507,586 1,267,774 600,964 1,812,047 849,569 2,572,711 1,215,062	30% AH 263,222 263,849 219,932 716,123 331,151 988,859 467,597 1,193,557 553,659 1,705,983 782,686 2,422,105	246,851 494,109 201,009 671,581 302,768 927,399 427,609 1,119,300 506,355 1,599,920 715,804 2,271,499 1,023,969	230,481 461,369 182,088 627,038 274,385 865,939 387,622 1,045,064 459,050 1,493,856 648,922 2,120,894 928,422	214,111 428,629 163,166 552,496 246,002 804,478 347,633 970,827 411,745 1,387,793 552,039 1,970,288 832,876	197,74 395,88 144,24 537,95 217,62 743,01 307,64 896,59 364,44 1,281,72 515,15 1,819,68 737,32
1 2 3 4 5 6 7 8 9 10 11 12 13 14	Description One unit scheme (houses) Two unit scheme (houses) Two unit scheme (lidss) Three unit scheme (lidss) Three unit scheme (lidss) Four unit scheme (lidss) Four unit scheme (lidss) Four unit scheme (lidss) Five unit scheme (lidss) Five unit scheme (lidss) Seven unit scheme (lidss) Seven unit scheme (lidss) Seven unit scheme (lidss) Ten unit scheme (lidss) Twenty unit scheme (lidss) Twenty unit scheme (lidss)		BLV £175,858 £263,788 £211,030 £395,681 £226,104 £527,575 £301,472 £659,469 £376,839 £376,839 £375,575 £1,318,938 £753,679 £1,758,564 £1,172,389	361,443 723,292 333,462 983,375 501,447 1,357,623 707,526 1,638,958 837,486 2,342,364 1,183,982 3,325,739 1,692,794 4,324,750	345,072 690,551 314,541 938,833 473,064 1,296,162 667,538 1,564,722 790,181 2,236,300 1,117,099 3,175,134 1,597,248 4,106,755 3,201,206	328,702 657,811 295,618 894,291 444,681 1,234,701 627,549 1,490,485 742,877 2,130,237 1,0502,4528 1,501,702 3,888,759 3,009,654	312,332 625,070 276,697 849,749 416,298 1,173,242 587,562 1,416,248 695,572 2,024,174 983,335 2,873,923 1,406,155 3,670,763 2,818,101	20% AH 295,962 592,330 257,775 805,207 387,916 1,111,781 547,573 1,342,011 648,267 1,918,110 916,451 2,723,317 1,310,608 3,452,767 2,626,550	25% AH 279,592 559,590 238,853 760,665 359,533 1,050,320 507,596 1,267,774 600,964 1,812,047 1,215,062 3,234,771 1,215,062 3,234,771 2,434,998	30% AH 263,222 526,849 219,932 716,123 331,151 988,859 467,597 1,193,537 553,659 1,705,983 782,686 2,422,105 1,119,516 3,016,775 2,243,446	246,851 494,109 201,009 671,581 302,768 927,399 427,609 1,119,300 506,355 1,599,920 715,804 2,271,499 1,023,969 2,798,779 2,051,894	230,481 461,369 182,088 627,038 274,385 685,939 387,622 1,045,064 459,050 1,493,856 648,922 2,120,894 928,422 2,580,784 1,880,343	214,111 428,629 163,166 582,496 582,496 347,633 970,827 411,745 1,387,793 582,039 1,970,288 332,876 2,362,877 1,668,791	197,74 395,88 144,24 537,95 217,62 743,01 307,64 896,59 364,44 1,281,72 515,15 1,819,68 737,32 2,144,79 1,477,23
1 2 3 4 5 6 7 8 9 10 11 12 13 14 15	Description One unit scheme (houses) Two unit scheme (houses) Two unit scheme (houses) Two unit scheme (flats) Three unit scheme (flats) Three unit scheme (flats) Four unit scheme (flats) Seven unit scheme (flats) Seven unit scheme (flats) Seven unit scheme (flats) Ten unit scheme (flats)	1	BLV £175,858 £263,788 £211,030 £395,681 £226,104 £527,575 £301,472 £659,469 £376,839 £376,839 £375,575 £1,318,938 £753,679 £1758,584	361,443 723,292 333,462 983,375 501,447 1,357,623 707,526 837,486 2,342,364 1,183,982 3,325,739 1,692,794	345,072 690,551 393,833 473,064 1,296,162 667,538 1,564,722 790,181 2,236,300 1,117,099 3,175,134 1,597,248	328,702 657,811 295,618 894,291 444,681 1,234,701 627,549 1,490,485 742,877 2,130,237 1,050,217 3,024,528 1,501,702	312,332 625,070 276,697 849,749 416,298 1,173,242 587,562 1,416,248 695,572 2,024,174 983,335 2,873,923 1,406,155 3,670,763	20% AH 295,962 592,330 257,775 805,207 387,916 1,111,781 547,573 1,342,011 648,267 1,918,110 916,451 2,723,317 1,310,608 3,452,767	25% AH 279,592 559,590 238,853 760,665 359,533 1,050,320 507,586 600,964 1,812,047 849,569 2,572,711 1,215,062 3,234,771	30% AH 263,222 219,932 716,123 331,151 988,859 467,597 1,193,537 570,5983 782,686 2,422,105 1,1119,516 3,016,775	246,851 494,109 201,009 671,581 302,788 927,399 427,609 1,119,300 506,355 1,599,920 715,804 2,271,499 1,1023,999 2,798,779	230,481 461,369 182,088 627,038 274,385 865,939 387,622 1,045,064 459,050 1,493,856 648,922 2,120,894 928,422	214,111 428,629 163,166 552,496 246,002 804,478 347,633 970,827 411,745 1,387,793 552,039 1,970,288 832,876	197,74 395,88 144,24 537,95 217,62 743,01 307,64 896,59 364,44 1,281,72 515,15 1,819,88 737,32 2,144,79
1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20	Description One unit scheme (houses) Two unit scheme (houses) Two unit scheme (houses) Two unit scheme (flats) Three unit scheme (flats) Three unit scheme (flats) Four scheme (flats unit) Four unit unit scheme (flats unit) Four unit scheme (flats	1	BLV £175,858 £263,788 £263,788 £211,030 £395,681 £226,104 £527,575 £301,472 £659,489 £376,839 £376,839 £375,3679 £1,172,389 £1,172,389 £1,172,389 £1,758,584 £2,198,230,574 £2,198,230 £4,103,363 £3,077,522 £3,077,522	361,443 723,292 333,462 983,375 501,447 1,357,623 707,526 1,638,958 837,486 2,342,364 1,183,982 3,325,739 1,692,794 4,324,750 3,392,757 4,741,529	345,072 690,551 314,541 938,833 473,064 1,296,162 667,538 1,564,722 790,181 2,236,300 1,117,034 1,597,248 4,106,755 3,201,206 4,458,448	328,702 657,811 295,618 894,291 444,681 1,234,701 627,549 1,490,485 742,877 2,130,237 1,050,217 3,024,528 1,501,702 3,888,759 3,009,654 4,175,367	312,332 625,070 276,697 849,749 416,298 1,173,242 587,562 1,416,248 695,572 2,024,174 983,335 2,873,923 1,406,155 3,670,763 2,818,101 3,892,285	20% AH 295,962 592,330 257,775 805,207 805,207 387,916 1,111,781 547,573 1,342,011 916,451 2,723,317 1,310,608 3,452,767 3,608,204	25% AH 279,592 559,590 238,853 760,665 359,533 1,050,320 507,586 1,267,774 600,984 1,812,047 849,569 2,572,711 1,121,502 3,234,791 2,434,998 3,326,122	30% AH 263,222 526,849 219,932 716,123 331,151 988,859 467,597 1,193,537 553,659 1,705,983 782,686 2,422,105 1,119,516 3,016,775 2,243,446 3,043,041	246,851 494,109 201,009 671,581 302,788 227,399 427,609 1,119,300 715,804 2,271,499 1,023,969 2,798,779 2,758,959	230,481 461,389 182,088 627,038 274,385 865,393 387,622 1,045,064 459,050 1,493,856 648,922 2,120,894 928,422 2,580,784 1,860,343 2,476,769	214,111 428,629 163,166 582,496 246,002 804,478 347,633 970,827 411,745 1,387,793 582,039 1,970,288 832,876 2,362,787 1,668,791 2,192,935	197.74 395,88 144,24 537,95 217,62 743,01 307,84 986,59 364,44 1,281,72 515,15 1,819,88 737,32 2,144,79 1,477,23 2,199,10 3,755,82 2,859,06 5,338,24
1 2 3 4 5 5 6 7 8 9 10 11 12 12 13 14 15 16 17 18 19 20 21 22	Description One unit scheme (houses) Two unit scheme (houses) Two unit scheme (houses) Three unit scheme (flats) Three unit scheme (flats) Four unit scheme (flats) Four unit scheme (flats) Four unit scheme (flats) Four unit scheme (flats) Five unit scheme (flats) Five unit scheme (flats) Seven unit scheme (flats) Seven unit scheme (flats) Ten unit scheme (flats) Ten unit scheme (flats) Ten unit scheme (flats) Ten unit scheme (flats) Tien unit scheme (flats)	1	BLV £175,858 £263,788 £211,030 £395,681 £226,104 £527,575 £301,472 £659,469 £376,839 £923,257 £1,738,938 £753,679 £1,7758,584 £1,172,389 £1,1758,584 £2,930,974 £2,198,230 £4,103,363	361,443 723,292 333,462 983,375 501,447 1,357,623 707,526 837,486 2,342,364 1,183,982 3,325,739 4,324,750 3,392,757 4,741,529 8,473,854 7,065,363 11,104,730	345,072 690,551 314,541 938,833 473,064 1,296,162 667,538 1,564,722 790,181 2,236,300 1,117,099 3,175,134 4,106,755 3,201,206 4,458,448 8,002,052 6,44,881 10,528,081	328,702 657,811 295,618 894,291 444,681 1,234,701 627,549 1,490,485 742,877 2,130,237 1,050,217 3,024,528 1,501,702 3,888,759 3,099,654 4,175,367 7,530,250 6,224,599 9,951,432	312,332 625,070 276,097 849,749 416,298 1,173,242 587,562 1,416,248 695,572 2,024,174 983,335 2,873,923 1,406,155 3,670,763 2,818,101 3,692,285 7,058,447 5,804,215 9,374,783	20% AH 295,962 592,330 257,775 805,207 387,916 1,111,781 547,573 1,342,011 648,267 1,918,110 916,451 2,723,317 1,310,608 3,452,767 2,626,550 3,609,204 6,586,644 5,383,833	25% AH 279,592 559,590 238,853 760,665 359,533 1,050,320 507,586 1,267,774 600,984 1,812,047 849,559 2,572,711 1,215,062 3,234,771 2,434,998 3,326,122 6,114,842 4,963,451 8,221,484	30% AH 263,222 526,849 219,932 716,123 331,151 988,859 467,597 1,193,537 553,659 1,705,983 726,866 2,422,105 1,119,516 3,016,775 2,243,446 5,643,039 4,543,048 7,644,836	246,851 494,109 201,009 671,581 302,788 927,399 427,609 1,119,300 506,355 1,599,920 7715,804 2,271,499 2,798,779 2,051,894 2,758,995 5,171,236 4,122,685 7,088,187	230,481 461,369 182,088 627,038 865,939 387,622 1,045,064 459,050 1,493,856 648,922 2,120,894 1,860,343 2,476,769 4,699,434 3,701,970 6,491,538	214,111 428,629 163,166 582,496 246,002 804,478 347,633 970,827 411,745 1,387,793 582,039 1,970,288 62,362,787 1,668,791 2,192,395 4,227,631 3,280,519 5,914,830	197,74 305,88 144,224 537,95 217,62 743,01 307,64 896,59 364,44 1,281,72 515,15 1,819,68 737,32 1,909,10 1,477,23 1,909,10 3,375,52 2,859,06 6,947,99 4,592,06
1 1 2 2 3 3 4 4 5 5 6 6 7 8 8 9 10 111 12 13 13 14 15 16 6 17 7 12 12 12 12 12 12 12 12 12 12 12 12 12	Description One unit scheme (houses) Two unit scheme (houses) Two unit scheme (flats) Three unit scheme (flats) Three unit scheme (flats) Four unit scheme (flats) Four unit scheme (flats) Four unit scheme (flats) Four unit scheme (flats) Five unit scheme (flats) Five unit scheme (flats) Seven unit scheme (flats) Seven unit scheme (flats) Seven unit scheme (flats) Ten unit scheme (flats) Ten unit scheme (flats) Ten unit scheme (flats) Ten unit scheme (flats) Tien united unit scheme (flats)		BLV 175.88 283.78 2241,030 2395.681 1226,104 1227,175 2301,472 1859.499 1973.277 1975.594 1975.594 1975.594 1975.595	361,443 722,202 333,462 983,375 501,447 1,357,623 707,526 1,638,958 837,466 1,163,958 437,466 1,163,973 4,242,750 3,322,739 4,741,529 8,473,640 1,163,77,81 1,164,730	345,072 345,07	328,702 328,70	312,332 625,070 276,697 440,749 416,298 11,73,242 587,562 1,416,248 695,572 2,024,174 983,335 2,873,923 1,400,165 2,873,923 1,400,165 1,	20% AH 265,962,303 (257,775 (257,775 (257,775 (257,775 (257,775 (257,775 (257,775 (257,775 (257,775 (257,775 (257,775 (257,775 (257,775 (257,575 (2	25% AH 279.592 559.590 288.853 760.665 359.533 1,050.330 507.586 507.586 51,267,774 600.964 1,812,047 849.569 2,572,711 1,215.062 3,234,771 2,434,998 3,325,122 6,114,842 4,963,451 8,221,485 5,848,142 11,292,153 8,150,135	30% AH 263.222 528.849 219.932 716.123 331.151 988.859 467.597 553.859 1,103.837 553.859 1,103.837 26.868 2,422.105 1,103.837 2,438.464 3,043.041 1,042.320	246,851 494,109 201,009 671,581 302,768 927,369 427,669 1,119,300 506,355 1,599,920 715,804 2,271,499 1,023,969 2,798,779 2,051,804 2,179,959 4,122,685 7,068,167 4,836,626 9,554,488 6,726,904	220,4814 461,3696 461,3696 627,038 565,539 387,622 1,045,064 459,050 648,322 2,120,894 928,422 2,120,894 1,160,363 1	214,111 428,629 163,166 552,466 246,002 804,478 347,633 970,827 411,745 1,387,793 552,039 1,970,2876 2,362,787 2,192,935 4,227,631 3,280,519 5,914,890 7,816,825 5,303,674	197.74. 197.74. 197.74. 197.74. 197.74. 197.74. 197.74. 197.74. 197.74. 197.74. 197.74. 197.74. 197.74. 197.74. 197.74. 197.74. 197.74. 197.74. 199.76
1 2 3 4 5 6 7 8 9 9 11 12 13 14 15 16 17 18 19 20 21 22 22 23 24 25 26 27 27 27 27 27 27 27 28 28 28 28 28 28 28 28 28 28 28 28 28	Description One unit scheme (houses) Two unit scheme (houses) Two unit scheme (houses) Two unit scheme (flats) Three unit scheme (flats) Three unit scheme (flats) Four unit scheme (flats) Four unit scheme (flats) Four unit scheme (flats) Four unit scheme (flats) Free unit scheme (flats) Seven unit scheme (flats) Seven unit scheme (flats) Seven unit scheme (flats) Fau unit scheme (flats)		BLV 175.88 2283.78 2281.030 2395.681 1226.104 1527.575 2301.472 1655.499 1276.839 1276.839 1276.839 11765.594 11765.596 11765.594 11765.594 11765.594 11765.594 11765.594 11765.594 11765.594 11765.594 11765.594 11765.594 11765.594 11765.594 11765.594 11765.594 11765.594 11765.596 11765.594 1176	361.443 722.292 333.462 983.757 501,447 1,357.623 707.526 1,638.958 837.486 2,342.364 1,182.362 3,325.739 1,182.746 4,324.750 3,224.750 3,224.750 3,224.750 3,224.750 3,224.750 3,224.750 3,224.750 3,224.750 11,04.730	345,072 345,07	328,702 328,702 328,702 328,702 328,702 328,702 328,702 328,703 328,70	312,332 625,070 276,697 440,749 416,298 11,73,242 587,562 1,416,248 696,572 2,024,174 983,355 2,873,923 1,406,165 3,670,763 1,406,165 1,406 1,40	20% AH 295,962 582,330 257,775 805,207 387,916 1,111,781 547,573 648,267 1,342,011 648,267 1,342,011 6,352,676 2,331,342,011 6,586,644 5,383,833 6,586,289 12,169,586 6,586,648	25% AH 279,592 559,590 288,853 760,665 359,533 1,050,330 507,586 507,586 1,267,774 600,664 1,12,047 849,569 2,572,711 1,215,062 3,234,771 2,434,998 3,325,122 6,114,845 5,848,148 5,548,1481 1,292,153 8,150,135	30% AH 263.222 526.849 219.932 716.123 331.151 988.859 467.597 11.195.597 553.659 11.195.613 1.105.614 5.643.039 4.643.039 4.643.039 4.643.039 4.643.039 4.643.039 4.643.039 4.643.039 4.643.039 4.643.039 4.643.039 4.643.039 4.643.039 4.643.039	246,851 494,199 201,009 671,831 302,788 927,399 427,609 1,119,300 1,119,300 2,271,499 1,023,969 2,277,499 2,051,894 2,779,904 4,122,685 7,086,187 4,086,187 4,086,187 3,554,488 6,729,904	230,481 4 413892 488 488 488 488 488 488 488 488 488 48	214,111 428,629 163,660 564,496 524,002 804,478 347,633 970,827 411,745 1,387,733 1,770,288 33,876 552,039 1,770,288 4,227,631 3,265,791 5,194,890 3,264,430 7,516,853 4,207,631 5,194,890 3,207,671 5,194,890 3,207,671 5,194,890 3,207,671 5,194,890 3,207,671 5,194,890 5,194,800 5,194,800 5,194,800 5,194,800 5,194,800 5,194,800 5,194,800 5,194,800	197,74 305,88 144,224 537,95 217,62 743,01 307,64 896,59 364,44 1,281,72 515,15 1,819,68 737,32 1,909,10 1,477,23 1,909,10 3,375,52 2,859,06 6,947,99 4,592,06
1 2 3 4 4 5 6 6 7 8 9 9 10 11 12 13 13 13 14 15 16 17 7 18 19 20 21 22 23 24 25 25 26 26 27 27 27 27 27 27 27 27 27 27 27 27 27	Description One unit scheme (houses) Two unit scheme (houses) Two unit scheme (flats) Three unit scheme (flats) Three unit scheme (flats) Three unit scheme (flats) Four unit scheme (flats) Four unit scheme (flats) Four unit scheme (flats) Five unit scheme (flats) Five unit scheme (flats) Seven unit scheme (flats) Seven unit scheme (flats) Seven unit scheme (flats) Ten unit scheme (flats) Ten unit scheme (flats) Ten unit scheme (flats) Ten unit scheme (flats) Then ty unit scheme (flats) Thenty unit scheme (flats) Thirty unit scheme (flats) Thirty unit scheme (flats) Fifty unit scheme (flats) Seventy unit scheme (flats) Fifty unit scheme (flats) Fifty unit scheme (flats) One hundred unit scheme (flats) The pundred unit scheme (flats) Three hundred unit scheme (flats) Three hundred unit scheme (flats) Three hundred unit scheme (flats) Six hundred unit scheme (flats)		BLV 175,88 263,788 2211,300 2395,681 2226,104 5227,575 2501,472 2659,499 2478,899 2478,	361,443 722,202 333,462 983,375 501,447 1,357,623 707,526 837,466 2,342,364 1,163,968 837,466 2,342,364 1,163,968 4,322,739 4,324,750 3,322,779 4,741,529 8,477,841 1,164,724 1,164,726 1,	345,072 345,07	328,702 328,702 328,702 328,702 328,702 328,702 328,703 328,70	312,332 625,070 276,697 849,749 416,298 11,73,242 587,562 1,416,248 695,572 2,024,174 983,335 2,873,923 1,406,155 3,670,763 2,818,101 3,892,285 7,058,447 5,804,215 9,374,783 6,855,997 13,029,817 9,571,296 19,177,156 25,230,189 22,443,051	20% AH 295,962 592,330 592,330 592,330 593,775 805,207 387,916 1,111,781 1,542,201 1,918,110 916,451 1,918,110 916,451 2,722,317 1,310,608 3,452,767 2,626,550 3,452,767 2,626,550 3,509,204 6,586,644 6,586,644 6,586,644 6,586,644 6,730,089 1,786,331 1,786,354 6,586,644 6,586,6	25% AH 275.502 555.500 555.500 555.500 555.500 700.665 700.665 507.506	30% AH 263.22 (526.849 to 21.95 to 21.95 to 22.95 to 22.9	246.851 494.109 201.0090 201.0090 201.0090 302.768 302.768 302.768 427.609 505.355 505.355 1,105.300 2,277.409 2,776.979 2,706.779 4,256.50 4,122.685 6,726.904 1,726.906	230,481 4 413,899 4 182,088 4 27,43,865 4 86,539 3 87,622 4 1,405,665 4 459,050 5 459,050 7 449,050 7 449,	214.1111 214.1111 215.166 22.46.002 246.002 246.002 246.002 347.633 347.633 347.633 582.039 58	197,74,191 197,74,191
1 2 3 4 4 5 6 7 7 8 8 9 10 11 12 13 14 15 16 17 7 18 19 20 21 22 23 24 25 26 27 27 28 29 29 30 30 30 30 30 30 30 30 30 30 30 30 30	Description One unit scheme (houses) Two unit scheme (houses) Two unit scheme (flats) Three unit scheme (flats) Three unit scheme (flats) Four unit scheme (flats) Four unit scheme (flats) Four unit scheme (flats) Four unit scheme (flats) Five unit scheme (flats) Five unit scheme (flats) Five unit scheme (flats) Seven unit scheme (flats) Seven unit scheme (flats) Four unit scheme (flats) Ten unit scheme (flats) Tier unit scheme (flats) Tier unit scheme (flats) Tier unit scheme (flats) Tier unit scheme (flats) Tierly unit scheme (flats) Tierly unit scheme (flats) Fifty unit scheme (flats - hugher density) Fifty unit scheme (flats - hugher density) One hundred unit scheme (flats - higher density) One hundred unit scheme (flats) Tiere hundred unit scheme (flats) Tiere hundred unit scheme (flats) For hundred unit scheme (flats) Six hundred unit scheme (flats) Medium scale Office Medium scale Office Medium scale Office Medium scale Office		BLV 175.684 [230.487] [230	361.443 723.292 333.462 983.375 501.447 1.357,623 707,526 1.838,938 837,486 1.183.992 3.325,739 1.692,794 4.324,730 3.325,739 3.325,739 3.725,73 1.104,730 3.725,73 1.104,730 3.725,73 1.104,730 3.725,73 1.104,730 3.725,73 1.104,730 3.725,73 1.104,730 3.725,73 1.104,730 3.725,73 3.72	346,072 346,07	328,702 667,811 295,618 894,221 444,681 1,234,701 627,549 1,460,485 742,877 1,160,427 1,000,217 1,0	312,332 625,070 276,697 849,749 416,298 11,73,242 587,562 1,416,248 695,572 2,024,174 983,335 2,873,923 1,406,155 3,670,763 2,818,101 3,892,285 7,095,447 5,004,215 9,374,783 1,406,155 1,	20% AP 20% SEC	25% AH 275.582 555.500 555.500 555.500 555.500 523.863 760.665 595.533 1.050.320 595.533 1.050.320 595.533 1.050.320 595.533 1.050.320 595.533 1.050.320 595.533 1.050.320 595.533 1.050.320 595.533 1.050.320 595.533 1.050.320 595.533 1.050.320 595.533 1.050.320 595.533 1.050.320 595.533 1.050.320	30% AH 263.22 (26.849) 27.32 (27.948) 28.32 (27.948) 28.32 (27.948) 28.33 (16.148) 331.151 (37.948) 467.587 (17.95.983) 1,705.983 (17.95.983) 1,705.983 (17.95.983) 1,705.983 (17.95.983) 1,705.983 (17.95.983) 1,705.983 (17.95.983) 1,705.983 (17.95.983) 1,705.983 (17.95.983) 1,705.983 (17.95.983) 1,705.983 (17.95.983) 1,705.983 (17.95.983) 1,705.983 (17.95.983) 1,705.983 (17.95.983) 1,705.983 (17.95.983) 1,705.983 (17.95.983) 1,705.783 (1	246.851 494.109 201.0090 201.0090 201.0090 302.768 302.768 302.768 427.609 505.355 505.355 1,105.300 2,277.409 2,776.979 2,706.779 4,256.50 4,122.685 6,726.904 1,726.906	230,481 4 413,899 4 182,088 4 27,43,865 4 86,539 3 87,622 4 1,405,665 4 459,050 5 459,050 7 449,050 7 449,	214.1111 214.1111 215.166 22.46.002 246.002 246.002 246.002 347.633 347.633 347.633 582.039 58	197,74 351,888 144,242 217,626 217,626 364,444 361,616 1,819,68 1,281,72 1,191,73 2,144,73 1,90,10 1,477,23 2,149,73 1,90,10 1,477,23 1,90,10 1,477,23 1,90,10 1,477,23 1,90,10 1,477,23 1,90,10 1,477,23 1,90,10 1,477,23 1,90,10 1,477,23 1,90,10 1,477,23 1,90,10 1,477,23 1,90,10 1,477,23 1,90,10 1,477,23 1,90,10 1,477,23 1,90,10 1,477,23 1,90,10 1,477,23 1,90,10 1,477,23 1,90,10 1,477,23 1,90,10 1,477,23 1,90,10 1,477,23 1,4
1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 30 30 30 30 30 30 30 30 30 30 30 30	Description One unit scheme (houses) Two unit scheme (houses) Two unit scheme (houses) Three unit scheme (flats) Three unit scheme (flats) Three unit scheme (flats) Four unit scheme (flats) Seven unit scheme (flats) Seven unit scheme (flats) Four unit scheme (flats) Four unit scheme (flats) Four unit scheme (flats) Ten unit scheme (flats) Ten unit scheme (flats) Ten unit scheme (flats) Four united unit scheme (flats)	DEVELOPED LAND)	BLV 175,888 283,788 2211,300 2395,681 1226,104 1527,575 1501,472 1655,469 1576,389 1576	361.443 723.292 333.462 333.462 983.375 501.447 1.357,623 707,526 1.638.958 837,486 1.183.962 3.342,749 1.892,794 4.324,730 3.325,739 1.892,787 4.741,529 8.473,854 7.065,333 11.104,730 8.377,781 15.636,312 11.701,317 23.411,836 317,781 11.701,317 23.411,836 311,253,300 30.264,562 339.222,479 6.790,089 6.7	346,072 346,07	328,702 667,811 295,618 894,221 444,681 1,234,701 627,549 1,460,485 742,877 1,160,427 1,000,217 1,0	312,332 625,070 276,697 849,749 416,299 1,173,242 587,562 1,416,248 695,572 2,024,145 2,973,923 1,406,155 3,670,763 1,406,155 3,670,763 1,570,763	20% AP 20% SEC	25% AH 275,552 555,590 555,590 228,853 760,665 395,533 1,555,320 567,586 1,267,774 600,964 1,312,047 840,599 2,572,711 1,715,062 3,224,771 1,715,062 3,234,771 1,715,062 3,234,771 1,715,062 3,234,771 1,715,062 3,715,714 1,715,062 3,715,714 1,715,062 3,715,714 1,715,062 3,715,714 1,715,062 3,715,714 1,715,062 3,715,715 1,715 1,7	30% AH 263.22 (26.849) 27.32 (27.948) 28.32 (27.948) 28.32 (27.948) 28.33 (16.148) 331.151 (37.948) 467.587 (17.95.983) 1,705.983 (17.95.983) 1,705.983 (17.95.983) 1,705.983 (17.95.983) 1,705.983 (17.95.983) 1,705.983 (17.95.983) 1,705.983 (17.95.983) 1,705.983 (17.95.983) 1,705.983 (17.95.983) 1,705.983 (17.95.983) 1,705.983 (17.95.983) 1,705.983 (17.95.983) 1,705.983 (17.95.983) 1,705.983 (17.95.983) 1,705.983 (17.95.983) 1,705.783 (1	246.851 494.109 201.0090 201.0090 201.0090 302.768 302.768 302.768 427.609 505.355 505.355 1,105.300 2,277.409 2,776.979 2,706.779 4,256.50 4,122.685 6,726.904 1,726.906	230,481 4 413,899 4 182,088 4 27,43,865 4 86,539 3 87,622 4 1,405,665 4 459,050 5 459,050 7 449,050 7 449,	214.1111 214.1111 215.166 22.46.002 246.002 246.002 246.002 347.633 347.633 347.633 582.039 58	197,74 351,888 144,242 217,626 217,626 364,444 361,616 1,819,68 1,281,72 1,191,73 2,144,73 1,90,10 1,477,23 2,149,73 1,90,10 1,477,23 1,90,10 1,477,23 1,90,10 1,477,23 1,90,10 1,477,23 1,90,10 1,477,23 1,90,10 1,477,23 1,90,10 1,477,23 1,90,10 1,477,23 1,90,10 1,477,23 1,90,10 1,477,23 1,90,10 1,477,23 1,90,10 1,477,23 1,90,10 1,477,23 1,90,10 1,477,23 1,90,10 1,477,23 1,90,10 1,477,23 1,90,10 1,477,23 1,90,10 1,477,23 1,4
1 2 3 3 4 4 5 6 7 7 8 9 9 10 11 12 13 14 15 15 16 17 20 20 22 23 30 24 25 26 27 28 29 30 30 30 30 30 30 30 30 30 30 30 30 30	Description One unit scheme (houses) Two unit scheme (houses) Two unit scheme (houses) Three unit scheme (flats) Three unit scheme (flats) Three unit scheme (flats) Four unit scheme (flats) Seven unit scheme (flats) Seven unit scheme (flats) Four united scheme (flats)	1	BLV	361,443 722,322 333,452 983,375 51,37	346,072 341,541 314,541 318,833 473,064 667,538 1,296,162 790,181 1,172,034 1,1	328,702 667,811 295,618 894,291 444,681 1,224,701 627,549 1,460,485 742,877 1,502,17	312,332 625,070 276,697 440,749 4416,298 11,73,242 567,562 1,416,248 695,572 2,024,174 963,335 2,670,763 2,670,763 3,670,763 3,670,763 3,670,763 1,570,763 1	20% AH 205.962 592.330	25% AH 275.552 555.590 555.590 238,853 760,665 339,533 1,555.320 507.586 1,267.774 600.964 1,112,047 845.599 2,572.711 1,121,047 845.599 2,572.711 1,121,047 845.599 2,572.711 1,121,047 1	30% AH 263.222 526.849 269.227 10,123 219.932 716,123 331,151 988.859 467,597 1,193.537 553.659 1,705,983 782,688 2,422,105 1,193,516 3,016,775 2,243,464 3,043,341 1,193,516 3,016,775 2,243,464 3,043,341 1,193,516 3,016,775 2,443,465 3,043,041 1,193,516 3,016,775 2,443,465 3,043,041 1,193,516 3,016,775 2,443,465 3,043,041 1,193,516 3,043,041 1,193,041 1,	248.851 494.100 201.009 201.009 671.581 302.768 927.399 427.609 1,1119,300 506.355 1,119,300 1,1	230,481 461,389 181,2088 627,033 274,385 865,393 387,622 1,1045,064 459,060 1,493,66 648,922 2,580,764 2,476,769 1,493,66 4,592 2,580,764 3,701,970 6,491,533 4,393,358 4,393,358 4,393,358 4,594,434 12,097,969 15,233,336 12,097,969 15,233,336 12,097,969 15,233,336 1,495,436 1,	214.111 428.629 16.3.169 246.002 246.002 364.7633 370.822 411.745 347.633 370.822 411.745 1.387.733 582.039 1.382.03	107,74 305,88 144,224 335,88 144,224 147,62 147,62 147,62 147,62 148,73
1 2 3 3 4 4 5 6 7 7 8 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 30 30 40 40 40 40 40 40 40 40 40 40 40 40 40	Description One unit scheme (houses) Two unit scheme (houses) Two unit scheme (houses) Two unit scheme (flats) Three unit scheme (flats) Three unit scheme (flats) Three unit scheme (flats) Four hundred unit scheme (flats) Fo	1	BLV	361.443 722.292 383.4875 193.476 193.4	345,072 345,072 345,073 343,643 343,643 47,296,162 667,538 47,296,162 790,181 1,564,722 790,181 1,564,722 790,181 1,577,248 1,577	328,702 667,811 295,618 694,221 444,681 1,224,701 627,549 1,460,485 742,877 1,560,217 1,500,217	312,332 625,070 276,697 849,749 416,298 11,73,242 587,562 1,416,248 695,572 2,024,174 983,335 1,406,155 2,873,923 1,406,155 3,670,763 2,818,101 3,802,285 7,058,447 5,004,215 9,374,783 1,406,155 9,374,783 1,574,295 1,574,296 1,	20% AH 295.962 592.330 592.340 592.330 592.340 592.330 592.340 592.330 592.340 592.330 592.340 592.330 592.340 592.330 592.340 592.330 592.340 592.330 592.340	25% AH 275,592 555,590 555,590 238,833 760,665 359,533 1,505,320 507,566 1,267,774 600,564 1,512,047 1,512	30% AH 263.222 (526,849 263.223 (526,849 263.223 (716,123 2716,123 331,151 988,859 467,597 1,193,537 1,593	246.851 494.100 201.000 201.000 671.581 502.768 927.399 427.600 506.355 1,119.300 506.355 1,119.300 506.355 1,119.300 1,227.400 1,227.400 1,227.400 1,227.400 1,227.400 1,227.400 1,227.400 1,228.70	230,481 461,389 182,088 627,033 387,622 11,045,064 459,050 11,045,064 459,050 11,045,064 11,045,064 11,045,065 11,045,064 11,045,065	214.111 428.622 183.166 582.496 246.002 394.7633 347.633 370.822 411.745 1.887.733 682.039 1.197.288 832.876 1.287.733 1.297.35 1	107,74 305,88 144,224 335,88 144,224 147,62 147,62 147,62 147,62 148,73
1 2 3 3 4 4 5 5 6 6 7 7 8 8 29 30 0 BENG	Description One unit scheme (houses) Two unit scheme (houses) Two unit scheme (houses) Two unit scheme (flats) Three unit scheme (flats) Three unit scheme (flats) Four unit scheme (flats) Seen unit scheme (flats) Seen unit scheme (flats) Seen unit scheme (flats) Two unit scheme (flats)	1	BLV 1775,88 2783,788 2281,300 2395,681 5226,104 5227,575 2301,472 1655,469 1932,257 1655,469 1932,257	361.443 722,922 333.462 983.375 501.467 1,035,963 837.486 1,1839,983 1,692,794 4,324,720 3,392,737 4,741,526 3,77,626	345,072 345,072 345,072 345,673 345,843 47,296,193 47,2	328,702 657,811 295,618 894,221 444,681 1,234,701 627,549 1,460,485 742,877 1,550,217 2,130,237 1,550,217 2,130,237 1,550,217 7,530,230 2,530,237 1,550,217 1,500,217	312,332 625,070 276,697 849,749 416,298 1,173,242 587,562 1,416,248 695,572 2,024,174 983,335 2,873,923 1,406,155 3,670,763 2,818,101 3,892,285 7,086,447 9,374,783 6,855,997 13,028,817 9,374,783 1,476,176,177,176 10,571,266 10,571,	20% AH 295.962 592.330 592.57.75 596 6.032.79 3 3.655.599 4.356.707 3 36.962 6.032.79 3 3.655.599 4.356.70 3 3 3.655.599 4.356.70 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3	25% AH 275,552 555,500 228,833 760,665 359,533 1,555,320 567,566 1,267,774 600,364 1,120,477 1,120,477 1,120,477 1,120,477 1,120,477 1,120,477 1,120,477 1,120,477 1,120,477 1,120,477 1,120,477 1,120,478 1,120,477 1,120,478 1,120,477 1,120,478 1,1	30% AH 263.222 526.849 269.222 526.849 219.932 716.123 331.151 988.859 1.705.983 782.988 2.422.105 1.119.516 3.016.775 2.243.464 3.033.041 5.643.039 4.645.977 4.692.822 4.765.569 6.760.898 5.342.214 6.764.365 5.342.214 6.764.365 5.342.214 6.764.365 5.342.214 6.764.365 5.342.214 6.764.365 5.342.214 6.764.365 5.342.214 6.764.365 5.342.214 6.764.365 5.342.214 6.764.365 6.764.3	246.851 494.100 201.000 201.000 671.581 302.788 302.788 327.399 427.600 505.355 1,1193.000 715.804 1,227.490 1,203.960 1,279.470 2,051.894 1,278.400 1,278.4	230,481 461,389 182,088 627,038 274,385 655,393 387,622 459,050 459,05	214.111 428.622 183.168 582.498 246.002 804.478 347.633 970.827 411.745 1.387.733 582.039 1.387.733 582.039 1.270.288 832.876 1.287.731 1.680.791 1.680.791 1.680.791 1.680.791 1.680.791 1.680.791 1.680.791 1.680.791 1.680.791 1.680.791 1.680.791 1.680.790.892 1.690.893 1.690.	197,74 395,88 144,24 395,88 144,24 147,26 217,62 217,62 217,62 396,44 1,281,72 515,15 1,819,66 737,32 2,144,79 1,477,23 1,477,23 1,490,10 1,795,82 1,990,10
1 1 2 3 3 4 4 5 5 6 6 7 7 8 9 9 10 11 1 12 2 13 2 2 4 4 2 5 5 6 6 7 7 8 8 9 9 10 10 10 10 10 10 10 10 10 10 10 10 10	Description One unit scheme (houses) Two unit scheme (houses) Two unit scheme (houses) Two unit scheme (flats) Three unit scheme (flats) Three unit scheme (flats) Four unit scheme (flats) Seen unit scheme (flats) Seen unit scheme (flats) Four unit scheme (flats with community use en ground floor) Fifty unit scheme (flats with community use en ground floor) Fifty unit scheme (flats with community use en ground floor) Fifty unit scheme (flats with community) Sewerty unit scheme (flats with community) Sewerty unit scheme (flats with community) Four hundred unit scheme (flats with common (flats) Four hundred unit scheme (flats) Four hundred unit scheme (flats) Four hundred unit scheme (flats) Six hunded unit scheme (flats) Six hunded unit scheme (flats) Four hundred unit sc	1	BLV 177.8.88 2283.788 2281.300 2395.681 5226.104 5227.575 2301.472 2655.469 237.839 237.839 247.839 257.	361,443 722,322 333,462 983,375 501,447 1,357,633 707,526 1,638,938 837,486 2,342,344 1,133,9723 1,062,744 1,133,9723 1,062,744 1,133,9723 1,062,744 1,133,9723 1,062,744 1,133,9723 1,062,744 1,133,9723 1,062,744 1,135,973 1,062,744 1,1063,733 1,062,744 1,1063,733 1,062,744 1,1063,733 1,062,744 1,063,733 1,063,778 1	346,072 346,072 346,072 348,841 47,906,162 667,538 47,906,162 47,906,162 47,906,162 47,907,16	328,702 328,702 607,811 295,618 694,291 444,681 1,224,701 627,549 1,460,485 742,877 1,500,217 1,	312,332 625,070 276,697 849,749 416,298 11,73,242 587,562 1,416,248 695,572 2,024,174 983,335 1,600,73 2,813,03	20% AH 205.962 592.330 257.775 805.207 387.916 1.111.781 547.573 1.342.011 648.267 1.918.110 916.451 2.722.317 1.310,608 3.452.767 2.626.555 3.609.204 6.586.644 5.383.833 8.786.134 6.384.069 12.100.985 8.061.289 17.705.396 12.100.985 8.061.289 17.705.396 12.207.865 8.061.289 17.705.396 12.207.865 8.061.289 17.705.396 18.207.876	25% AH 275,552 555,500 228,833 760,665 359,533 1,555,320 567,566 1,267,774 600,364 1,120,477 1,120,477 1,141,500 2,572,711 1,141,500 2,572,500 2,5	30% AH 263.222 526.849 269.227 10,123 219.932 710,123 331,151 988.859 1,705,983 782,988 2,422,105 1,119,516 3,010,775 2,243,46 3,403 1,119,516 3,010,775 2,243,46 3,403 1,119,516 3,010,775 2,433,46 1,119,516 3,010,775 2,433,46 1,119,516 3,010,775 2,433,46 3,433,341 1,433,301 1	246.851 494.100 201.009 201.009 671.581 302.768 927.399 427.609 1,1113,000 506.355 1,1113,000 201.009 1,1113,000 201.009 1,1113,000	230,481 461,389 182,088 627,033 387,622 1,045,064 459,050 1,463,065 649,922 2,120,884 1,660,343 2,472,769 4,680,434 3,270,790 6,415,38 4,530,365 8,685,627 6,015,289 12,077,986 15,273,375 15,273	214.111 428.629 16.3.168 582.496 246.002 804.478 347.633 970.822 411.745 1.387.733 682.039 1.387.733 1.320.519 1.367.731 1.368.731 1.323.935 1.323	107,74 305,88 144,24 305,88 144,24 1517,02 177,02 177,02 177,02 177,03 1
1 1 2 2 3 3 4 4 5 6 6 7 7 8 8 9 9 10 11 12 22 23 3 10 22 23 3 10 2 2 2 3 3 10 2 2 1 1 1 2 2 1 3 1 1 1 1 1 1 1 1 1 1 1	Description One unit scheme (houses) Two unit scheme (houses) Two unit scheme (houses) Two unit scheme (flats) Three unit scheme (flats) Three unit scheme (flats) Four unit scheme (flats)	1	BLV	361.443 722.292 333.492 983.475 51.475 51.476 51.47	346,072 346,072 346,072 346,072 346,072 348,072 348,072 348,072 348,072 348,072 348,072 348,072 348,072 358,073 358,07	328,702 328,702 328,702 328,703 339,244,681 328,703 348,703 35	312,332 625,070 276,697 849,749 416,298 11,73,242 587,562 1,416,248 669,572 2,024,174 983,335 1,406,155 1,416,248 669,572 1,406,155	20% AH 205.962 592.330 592.331 592.57.75 695.207 387.916 592.330 592.57.75 695.207 387.916 592.57 695.207 387.916 592.57 695.207 387.916 592.57 692.5	25% AH 275,552 555,590 555,590 228,853 760,665 339,533 1,550,320 507,566 1,267,774 600,964 1,112,047 641,590 2,572,711 1,12,047 641,590 2,572,711 1,12,047 641,590 2,572,711 1,12,047 641,590 2,572,711 1,12,047 641,590 2,572,711 1,12,047 641,590 2,572,711 1,12,047 641,590 3,202,122 4,023,451 6,114,842 4,023,451 6,114,842 4,023,451 6,114,842 6,023,451 6,114,842 6,023,451 6,114,842 6,023,451 6,114,842 6,023,451 6,114,842 6,033,451 6,114,842 6,033,451 6,114,842 6,033,451 6,114,842 6,033,451 6,037,038 6,033,733 6,050,038 6,033,733 6,050,038 6,050,707 6,050,038 6,050	30% AH 263.222 526.840 263.223 716.123	248.851 494.100 201.009 201.009 671.581 302.788 927.399 427.609 1.119.300 505.355 1.599.920 1.227.499	230,481 461,389 182,088 461,389 182,088 627,038 274,385 685,939 387,622 1,1465,064 450,050 1,463,065 648,922 1,210,894 1,460,433 3,701,970 1,460,464 1,460,433 1,460,4	214,111 428,629 161,168 582,496 246,002 804,478 347,633 970,827 411,745 137,035 682,039 1,370,288 832,876 1,387,733 1,320,519 1,370,288 1,387,333 1,323,965 1,387,333 1,323,965 1,387,333 1,323,965 1,387,333 1,323,965 1,387,337 1,387 1,387 1,387 1,387 1,387 1,387 1,387 1,387 1,387 1,387 1,387 1,387 1,387 1,	107,74 305,88 144,24 305,88 144,24 307,84 147,26 127,62 127,62 307,44 1281,72 1515,15
1 1 2 2 3 3 4 4 5 6 6 7 7 8 8 9 9 10 11 12 2 2 2 3 3 3 4 4 5 5 6 6 7 7 8 8 9 9 10 11 12 2 1 3 1 3 1 4 1 5 1 6 6 7 7 8 8 9 9 10 11 1 12 1 3 1 1 1 1 1 1 1 1 1 1 1 1 1 1	Description One unit scheme (houses) Two unit scheme (houses) Two unit scheme (houses) Two unit scheme (flats) Three unit scheme (flats) Three unit scheme (flats) Four hundred unit scheme (flats) Fou	1	BLV	361,443 722,222 333,462 983,375 501,447 1,357,633 707,526 1,538,958 837,486 1,183,962 1,682,794 1,183,972 1,692,794 1,382,797 1,692,794 1,745,592 1,702,794 1,745,593 1,706,363	346,072 346,072 341,541 314,541 473,064 473,073,073 47	328,702 328,702 328,702 328,703 339,244,681 328,703 348,703 358,703	312,332 625,070 276,697 849,749 416,298 11,73,242 587,562 1,416,248 6695,572 2,024,174 983,335 1,406,165 2,873,923 1,406,165 2,873,923 1,406,165 2,873,923 1,406,165 2,873,923 1,406,165 2,873,923 1,406,165 2,873,923 1,406,165 1,705,447 1,872,873 1,872,873 1,872,873 1,873,873,873 1,873,873 1,873,873 1,873,873 1,873,873 1,873,873 1,873,8	20% AH 205.962 592.330 592.331 592.57.75 695.207 38.9.916 592.331 592.57.75 695.207 38.9.916 592.57.75 695.207 38.9.916 592.57.75 695.207 38.9.916 592.57 592.57 69	25% AH 275,552 555,590 555,590 228,853 760,665 339,533 1,550,320 507,566 1,267,774 600,964 1,112,047 641,599 2,572,711 1,12,047 641,599 2,572,711 1,12,047 641,599 2,572,711 1,12,047 641,599 2,572,711 1,12,047 641,599 2,572,711 1,12,047 641,599 2,572,711 1,12,047 641,599 2,572,711 1,12,047 641,599 2,572,711 1,12,047 641,599 2,572,542 2,523,3477 1,72,042,288 2,524,645 2,524,6	30% AH 263.222 526.840 263.223 716.123	248.851 494.100 201.009 201.009 671.581 302.788 927.399 427.609 1.119.300 505.355 1.199.320 1.227.499 1.227.499 1.227.499 1.227.499 1.227.499 1.227.499 1.227.499 1.227.499 1.227.499 1.227.499 1.227.499 1.227.499 1.227.499 1.227.499 1.227.499 1.227.499 1.228.509 1.227.499 1.228.509 1.22	230,481 461,389 182,088 461,389 182,088 627,038 274,385 685,939 387,622 475,385 685,939 387,622 455,050 648,922 456,074 456,076 615,289 430,386 430,38	214,111 428,629 161,168 582,496 246,002 804,478 347,633 870,827 411,745 137,035 682,039 1,370,288 832,876 1,387,733 1,320,519 1,370,288 1,320,519 1,370,288 1,320,519 1,370,387	107,74 305,88 144,28 135,88 144,28 137,89 127,72 137,30 137,74 138,12 13
1 1 2 2 3 4 4 5 6 7 7 8 8 9 9 10 11 1 1 2 2 2 3 3 0 1 1 1 1 2 2 3 3 1 4 4 5 6 6 7 7 8 8 9 9 10 1 1 1 1 2 1 1 2 1 1 1 2 1 1 1 1 2 1	Description One unit scheme (houses) Two unit scheme (houses) Two unit scheme (houses) Two unit scheme (houses) Three unit scheme (litas) Three unit scheme (litas) Four unit scheme (litas) Four unit scheme (litas) Four unit scheme (litas) Four unit scheme (litas) Free unit scheme (litas) Free unit scheme (litas) Seven unit scheme (litas) Seven unit scheme (litas) Free tunidad unit scheme (litas) Free unit scheme (lita	1	BLV 175,88 2283,788 2281,300 2395,681 5226,104 5227,575 5301,472 555,469 537,839 532,257 61,318,338 623,257 61,318,338 623,257 61,318,338 62,32,57 61,318,338 62,32,57 61,318,338 62,32,57 61,318,338 62,753,578 61,775,369 61,775,375 61,775 6	361.443 722.922 333.462 983.375 501.447 1,357.623 707.526 1,638,968 837,486 2,342,344 1,183,962 3,342,749 4,324,750 3,392,737 4,741,529 6,473,854 7,065,333 11,104,730 6,730 3,345,77,781 15,656,512 11,701,371 23,417,836 31,225,300 30,264,562 30,372,781 50,637,731 50,637,731 50,637,731 50,637,731 50,637,731 50,637,731 50,637,731 50,637,731 50,637,731 50,637,731 50,637,731 50,637,731 50,637,731 50,637,731 50,737,757 50,73	346,072 346,072 346,072 346,573 472,064 472,064 472,064 472,064 472,07	328,702 328,702 667,811 295,618 894,291 444,681 4,234,701 627,549 4,468,754 4,763,767 4,267,767	312,332 625,070 276,697 849,749 416,298 1,173,242 567,562 1,416,248 695,572 1,406,155 3,670,783 2,818,101 3,892,285 7,058,447 5,804,215 9,374,783 6,859,997 13,022,817 9,374,783 6,859,997 13,022,817 9,374,783 6,859,997 13,022,817 9,374,783 6,859,997 13,022,817 9,374,783 6,859,997 13,022,817 9,374,783 6,859,997 13,022,817 9,374,783 6,859,997 13,022,817 9,374,783 6,859,997 13,022,817 9,374,783 6,859,997 13,022,817 9,374,783 6,859,997 14,022,817 15,022,817 15,022,817 15,022,817 15,022,817 15,022,817 15,022,817 16,022,817 16,022,817 17,02	20% AH 295.962 592.330 257.775 805.207 387.916 1.111.781 547.573 1.342.011 648.267 1.918.110 916.451 2.723.317 1.310.608 3.452.676 2.626.550 3.699.294 6.586,297 36.916 3.452.767 3.699.294 3.452.767 3.699.294 3.699.29	25% AH 275,552 555,590 555,590 228,653 760,665 359,533 1,555,320 567,598 1,267,774 600,964 1,112,047 640,596 2,572,711 1,215,047 1,215,0	30% AH 263.222 526.849 269.225 526.849 2719.323 2719.323 710.123 331.151 1988.859 467.597 1,193.537 553.699 1,705.983 762.686 2,422.105 3,101.775 2,423.446 1,193.163	246,851 494,100 201,009 201,009 671,581 302,768 927,399 427,609 1,119,300 505,355 1,119,300 1,103,309 1,203,409 1,20	230,481 461,389 181,2088 627,038 274,385 865,393 387,622 1,1045,064 455,050 646,362 1,208,622 2,580,784 1,580,333 1,2476,769 1,523,366 1	214.111 428.629 16.3.169 246.002 804.478 347.633 970.827 411.745 1.387,733 682.039 1.387,733 1.387,733 1.3888,733 1.3888,733 1.3888,733	197,74 395,88 144,28 144,28 144,28 144,28 151,96 217,62 217,62 151,96 364,44 151,97 147,72 2,144,79 1,999,10 1,
1 1 2 3 3 4 4 5 6 6 7 7 8 9 10 11 1 2 2 3 2 4 4 1 5 5 6 6 7 7 8 8 1 9 9 1 1 1 1 2 2 1 3 3 4 1 5 6 6 7 7 8 8 1 9 1 1 1 1 2 1 1 3 1 3 1 3 1 3 1 3 1 3 1 3	Description One unit scheme (houses) Two unit scheme (houses) Two unit scheme (houses) Three unit scheme (litas) Three unit scheme (litas) Three unit scheme (litas) Four unit scheme (litas) Four unit scheme (litas) Four unit scheme (litas) Four unit scheme (litas) Free unit scheme (litas) Free unit scheme (litas) Sever unit scheme (litas) Sever unit scheme (litas) Sever unit scheme (litas) Free unit scheme (litas) Fre	1	BLV 175,88 228,378 8 228,378 8 228,378 8 228,378 8 228,378 8 228,378 8 228,378 8 228,378 8 228,378 8 228,378 8 228,378 2 2 2 2 2 2 2 2 2	361,443 722,222 333,437 51,357,623 707,526 1,638,958 637,466 1,135,367,466 1,135,367,466 1,135,367,466 1,135,367,466 1,135,367,466 1,135,367,466 1,135,367,466 1,135,367,466 1,135,367,466 1,135,367,466 1,135,367,466 1,135,367,467 1,155,363 1,155,363,31 1,156,363,31	346,072 346,072 346,072 341,541 341,54	328,702 667,811 295,618 894,291 444,681 1,224,701 627,549 1,560,213 1,560,313 1,560,31	312,332 625,070 276,697 849,749 416,298 11,73,242 567,562 1,416,248 695,572 2,024,174 963,335 2,818,101 3,892,285 7,058,447 5,804,215 9,374,783 6,859,997 13,022,817 9,374,783 6,859,997 13,022,817 9,571,296 12,173,843 12,173,843 12,173,843 13,173,173,173,173,173,173,173,173,173,1	20% AH	25% AH 275,552 555,590 555,590 228,853 760,665 339,533 1,555,320 567,586 1,297,774 600,964 1,112,047 640,596 2,572,711 1,715,062 3,234,771 2,734,792 1,722,153 1,735,477 1,720,288 1,737,742 1,722,153 1,735,477 1,720,288 1,737,742 1,722,153 1,735,477 1,720,288 1,737,742 1,722,153 1,735,477 1,720,288 1,735,477 1,721,4	30% AH 263.222 526.849 269.225 526.849 27.10,123 27.10,123 331,151 98.859 1407,597 1,193,537 553,659 1,705,983 762,686 2,422,105 3,016,775 2,243,446 3,433,300 1,533,300 1,534,2244 1,543,300 1,534,2244 1,543,300 1,534,2244 1,543,300 1,534,2244 1,543,300 1,534,2244 1,543,300 1,534,2244 1,543,300 1,534,2244 1,543,300 1,534,2244 1,543,300 1,534,2244 1,543,300 1,534,2244 1,543,300 1,534,2244 1,543,300 1,534,2244 1,543,300 1,534,2244 1,543,300 1,534,2244 1,543,300 1,534,2244 1,543,300 1,534,2244 1,543,300 1,534,2244 1,543,300 1,534,2244 1,544,300 1,534,2244 1,544,300 1,534,2244 1,544,300 1,534,2244 1,544,300 1,534,2244 1,544,300 1,534,2244 1,544,300 1,534,224 1,544,300 1,54	248.851 494.100 201.009 201.009 671.581 302.768 927.399 427.609 1,1119.300 1,119.300 1	230,481 461,389 18,208 461,389 18,208 274,385 865,399 387,622 1,1045,064 459,060 14,93,865 648,922 2,580,764 1,580,333 2,476,769 15,238,336 1,303,388 4,303,	214,111 428,629 161,369 246,002 361,476 347,633 370,827 411,745 347,633 370,827 411,745 1,387,733 582,039 1,382,430	197,74 335,88 144,28 144,28 144,28 151,09 217,62 217,62 151,09 307,64 169,19 169,19 173,37 1,477,23 1,90,10 197,74
1 1 2 3 3 4 4 5 6 6 7 7 8 9 9 30 10 11 12 23 3 24 1 5 6 6 7 7 8 8 19 9 30 1 1 1 1 1 2 1 3 1 3 1 4 4 1 5 5 6 6 7 7 8 8 9 9 10 10 1 1 1 1 2 1 3 1 3 1 3 4 5 6 7 7 8 8 9 9 10 10 1 1 1 1 2 1 1 3 1 3 1 3 1 4 4 1 5 5 6 7 7 8 8 9 9 10 10 1 1 1 1 2 1 1 3 1 3 1 3 1 3 1 4 4 1 5 5 6 7 7 8 8 9 9 10 10 1 1 1 1 2 2 1 1 3 1 3 1 3 1 4 4 1 5 5 6 7 7 8 8 9 9 1 1 1 1 1 2 2 1 1 2 1 2 1 2 1 2 1 2	Description One unit scheme (houses) Two unit scheme (houses) Two unit scheme (houses) Two unit scheme (houses) Three unit scheme (houses) Three unit scheme (lidist) Four hundred unit sche	1	BLV	361,443 722,292 333,492 983,375 501,447 1,357,633 707,526 1,633,938 837,486 1,183,938 1,692,794 4,324,720 3,382,757 4,745,539 4,745,539 4,745,539 4,745,539 4,745,539 4,745,539 4,745,539 4,745,745	346,072 346,072 346,072 346,072 346,072 348,074 346,072 348,074 346,072 348,074 346,072 358,074 346,072 358,074 346,072 358,074 346,072 358,074 346,072 358,074 346,072 358,074 346,074 346,072 358,074 346,07	328,702 328,702 328,702 329,618 394,221 444,681 1,224,701 627,549 1,560,217	312,332 625,070 276,697 849,749 416,298 11,73,242 587,562 1,416,248 695,572 2,024,174 983,335 1,406,155 3,670,763 2,818,101 3,892,285 7,056,447 1,572,201 1,	20% AH 295.962 592,330 257,775 805,207 387,916 1,111,781 547,573 1,342,011 648,267 1,918,110 1,9	25% AH 279,592 559,590 229,833 760,665 359,533 1,555,320 567,566 1,267,774 600,364 1,12,047 1	30% AH 263.222 526.849 263.224 526.849 263.224 526.849 2719.32 331,151 988.859 467,597 1,193.537 1,53.	246.851 494.100 201.000 201.000 201.000 671.581 302.768 927.399 427.600 505.355 1.119.300 505.355 1.119.300 505.355 1.207.300	230,481 461,389 461,389 47,385	214.111 428.629 183.166 524.496 246,002 394.478 347.633 560.039 1.197.288 832.876 1.297.371 1.668.731 1.297.337 1.298.238 1.299.238 1.29	197,74 335,88 144,28 144,28 144,28 151,09 217,62 217,62 151,09 307,64 169,19 169,19 173,37 1,477,23 1,90,10 197,74
1 1 2 3 3 4 4 5 6 6 7 7 8 8 9 9 10 11 1 1 2 2 3 3 3 4 4 2 5 5 6 6 7 7 8 8 9 9 10 11 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	Description One unit scheme (houses) Two unit scheme (houses) Two unit scheme (houses) Two unit scheme (houses) Three unit scheme (lidas) Three unit scheme (lidas) Four unit scheme (lidas) Seen unit scheme (lidas) Seen unit scheme (lidas) Seen unit scheme (lidas) Four unit scheme (lidas) Four unit scheme (lidas) Ten unit scheme (lidas) Three unit scheme (lidas) Three unit scheme (lidas) Three unit scheme (lidas) Three unit scheme (lidas) Ten unit scheme	1	BLV	361.443 722.292 333.462 983.375 501.447 1,357,623 707,526 1,633,938 837,486 1,183,982 3,342,746 1,183,982 3,342,747 1,182,747	346,072 346,072 341,541 314,541 314,541 473,064 473,064 473,064 473,064 473,064 473,064 473,064 473,064 473,07	328,702 667,811 295,618 894,221 444,681 1,224,701 627,549 1,460,485 742,877 7,502,265 1,507,702 1,506,217	312,332 625,070 276,697 849,749 416,298 11,73,242 587,562 1,416,248 695,572 2,024,174 983,335 1,406,155 3,670,763 2,818,101 3,692,285 7,058,447 5,694,215 1,571,296 1,	20% AH 295.962 592,330 257,775 805,207 387,916 1,111,781 547,573 1,342,011 648,267 1,918,110 918,451 2,723,317 1,312,011 6,723,317 1,312,011 6,723,317 1,312,011 6,723,317 1,312,011 1,310,608 1,312,011 1,312,01 1,312,011 1,312,	25% AH 275,552 555,500 228,853 760,665 359,533 1,555,320 567,566 1,267,774 600,964 1,112,047 1,125,047 1,1	30% AH 263.222 526,849 263.222 526,849 263.222 526,849 2719,322 5716,123 331,151 518 388,859 467,597 1,193,537 653,659 1,705,983 762,686 2,422,105 1,119,516 3,013,446 1,119,516 3,013,446 1,119,516 3,013,446 1,119,516 3,013,446 1,119,516	246.851 494.100 201.009 201.009 671.581 302.768 927.399 427.609 1.119.300 506.355 1.199.300 1.227.499 1.205.894 1.228.769 1.228.769 1.238.305 1.248.305 1.25	230,481 461,389 182,088 627,038 274,385 865,939 387,622 1,1045,064 459,050 1,463,065 649,922 2,120,884 1,663,434 1,663,634 1,6	214.111 428.629 18.3.66 582.496 246.002 39.4.76.33 37.8.32 411.7.45 1.387,733 582.039 1.370,282 1.387,733 582.039 1.370,282 1.387,733 582.039 1.370,282 1.387,733 1.329,965	107,74 305,88 144,28 137,88 144,28 137,88 137,89 137,80 137,80 138,180
BEN6 BEN6	Description One unit scheme (houses) Two unit scheme (houses) Two unit scheme (houses) Two unit scheme (flats) Three unit scheme (flats) Three unit scheme (flats) Four unit scheme (flats) Seen unit scheme (flats) Seen unit scheme (flats) Seen unit scheme (flats) Four unit scheme (flats) Four unit scheme (flats) Ten unit scheme (flats) Three unit scheme (flats) Ten unit schem	DEVELOPED LAND) No of units 1 2 3 4 5 7 7 10 10 10 20 30 10 10 10 10 10 10 10 10 1	BLV	361.443 722.292 333.492 983.375 50.447 50.447 50.447 50.447 50.447 50.447 50.447 50.447 50.447 50.447 50.447 50.447 50.447 50.	346,072 346,072 346,072 341,541 341,541 1,296,162 667,538 1,564,722 790,181 1,567,723 1,117,099	328,702 667,811 295,618 694,221 444,681 1,224,701 627,549 1,460,485 742,877 1,560,217	312,332 625,070 276,697 849,749 416,298 11,73,242 587,562 1,416,248 699,572 2,024,174 983,335 2,818,101 3,002,285 7,054,47 1,406,155 1,4	20% AH	25% AH 275,592 555,590 229,833 760,665 359,533 1,555,320 567,566 1,267,774 600,364 1,12,047 1,13,047 1,13,047 1,13,047 1,13,047 1,12,047 1,13,047 1,12,047 1,13,047 1	30% AH 263.222 526.849 269.225 526.849 269.323 716.123 2716.123 331.151 533 331.151 535 535.659 1,705.983 762.686 2,422.105 3,105.75 53.659 1,705.983 762.686 2,422.105 3,105.75 543.039 4,543.039 4,543.081 5,764.383 5,764.885 6	248.851 494.100 201.009 271.581 302.768 927.399 427.609 1,1119,300 505.355 1,119,300 2,708.778 1,129,300 2,708.779 1,119,300 2,708.779 1,119,300 1	230,481 461,389 461,389 461,389 461,389 461,389 387,622 473,885 387,622 475,885 485,95	214.111 428.629 183.166 524.496 246.002 394.476 337.633 562.039 1.197.288 632.876 1.297.397 1.666.791 5.294.390 6.033 3.824.430	197,741 395,882 144,282 17,620 217,620 217,620 396,447 397,648 396,595 396,447 1,281,222 144,79 1,390,100 1,477,23 1,990,100 1,477,23 1,990,100 1,477,23 1,4
1 2 3 4 4 5 6 6 7 7 8 9 9 10 0 11 12 2 3 3 3 0 14 15 16 6 6 7 7 8 8 9 10 0 10 11 12 2 13 3 14 4 15 16 6 6 7 7 8 8 10 10 11 12 12 13 14 14 15 15 16 16 17 17 18 18 19 10 10 10 10 10 10 10 10 10 10 10 10 10	Description One unit scheme (houses) Two unit scheme (houses) Two unit scheme (houses) Three unit scheme (flats) Three unit scheme (flats) Four unit scheme (flats) Free unit scheme (flats) Seven unit scheme (flats) Seven unit scheme (flats) Seven unit scheme (flats) Four hundred unit scheme (flats) Four unit scheme (flats) Four hundred unit scheme (flats) Four unit scheme (fl	DEVELOPED LAND) No of units 1 2 3 4 5 7 1 1 1 1 1 1 1 1 1 1 1 1	BLV	361.443 722.292 333.462 983.375 501.447 1,357,623 707,526 1,633,938 837,486 1,183,982 3,182,787 1,692,784 4,741,529 4,745,784 1,745,784	346,072 690,551 314,541 314,541 938,833 473,064 473,064 473,064 473,064 473,064 473,064 473,07	328,702 667,811 295,618 694,221 444,681 1,224,701 627,549 1,560,217 1,560,21	312,332 625,070 276,697 849,749 416,298 11,73,242 587,562 1,416,248 695,572 2,024,174 983,335 1,406,155 3,670,763 2,818,101 3,692,285 7,056,447 5,694,215 1,594,215 1,	20% AH 295.962 592,330 257,775 805,207 387,916 1,111,781 547,573 1,342,011 648,267 1,918,110 918,451 2,723,317 1,312,011 6,723,317 1,312,011 6,723,317 1,312,011 1,310,608 1,312,011 1,310,608 1,312,011 1,312,01	25% AH 275,552 555,500 228,853 760,665 359,533 1,555,320 567,566 1,267,774 600,564 1,120,477 1,120,477 1,120,477 1,120,478 1,121,478 1,121,478 1,121,478 1,121,478 1,121,478 1,121,478 1,121,478 1,121,478 1,121,478 1,121,478 1,121,478 1,121,478 1,121,478 1,122,143 1,1	30% AH 263.222 526,849 263.222 526,849 263.222 526,849 2719,322 5719,122 331,151 588,859 1470.593 762,666 2,422,105 3,103,537 653,659 1,705,983 762,666 7,448,363 764,668 7,648,363 764,668 7,648,363 764,668 7,648,363 764,668 7,648,363 764,668 7,648,363 764,668 7,648,363 764,668 7,648,363 764,668 7,648,363 764,668 7,648,363 764,668 764,868 76	246.851 494.100 201.009 201.009 671.581 302.768 927.399 427.609 1.119.300 506.355 1.119.300 506.355 1.200 2.278,499 1.200 2.278,499 1.200 2.278,499 1.200 2.278,499 1.200 2.278,499 1.200 2.278,499 1.200 2.278,499 1.200 2.278,499 1.200 2.278,499 1.200 2.278,499 1.200 2.278,499 1.200 2.278,499 1.200 2.278,499 1.200 2.278,499 1.200 2.278,499 1.200 2.278,499 1.200 2.278,499 2.278,499 2.278,499 2.278,499 2.278,499 2.278,499 2.278,499 2.278,499 2.278,499 2.278,499 2.278,499 2.278,499 2.278,499 2.278,499 2.278,499 2.278,499 2.278,499 2.278,499 2.278,599 2.27	230,481 461,389 182,088 627,038 274,385 865,939 387,622 1,1045,064 459,050 1,463,065 649,922 2,120,984 1,660,343 1,670,089 162,833 162,833 163,834 163,835 164,835 164,835 164,835 164,835 164,835 164,835 164,835 164,835 164,835 164,835 164,835 164,835 164,835 164,835 164,835 164,835 164,835 164,835 164,835 165 164,835 165 165 165 165 165 165 165 165 165 16	214.111 428.629 18.366 582.496 246.002 39.47.633 377.832 411.745 1.387.733 582.039 1.370.282 1.387.733 1.370.288 1.387.733 1.370.288 1.387.733 1.329.965	197,741 395,882 144,224 397,882 147,626 217,626 217,626 396,597 397,897 397,897 1477,231 1477

RICHMOND LOCAL PLAN VIABILITY TESTING BENCHMARK LAND VALUE 1 (EXISTING RESIDENTIAL)	Sales value £9,194 psm	£14,710,400	PER HA	AH tenure	Rented 70%	LLR 30%	Frst Hms 0%						
Description		BLV	0% AH	5% AH	10% AH	15% AH	20% AH	esidual land val 25% AH		35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses) 2 Two unit scheme (houses) 3 Two unit scheme (flats)	1 2 2	£490,347 £735,520 £588,416	385,323 771,052 361,786	735,924 341,448	350,194 700,795 321,109	332,631 665,667 300,771	315,066 630,539 280,433	297,502 595,410 260,095	279,937 560,282 239,758	262,374 525,153 219,420	490,025 199,082	454,897 178,744	209,6 419,7 158,4
Three unit scheme (flats) 5 Three unit scheme (flats)	3	£1,103,280 £630,446	1,048,352 543,931	1,000,561 513,425	952,770 482,918	904,979 452,410	857,188 421,904	809,397 391,397	761,606 360,890	713,815 330,383	666,024 299,877	618,233 269,369	570,4
6 Four unit scheme (houses) 7 Four unit scheme (flats)	4	£1,471,040 £840,594	1,447,279 767,382	1,381,336 724,401	1,315,393 681,421	1,249,449 638,440	1,183,506 595,459	1,117,563 552,477	1,051,619 509,496	985,676 466,516	919,733 423,535	853,789 380,554	787,8 337,5
8 Five unit scheme (houses) 9 Five unit scheme (flats)	5	£1,838,800 £1,050,743	1,747,253 908,294	1,667,602 857,448	1,587,950 806,604	1,508,298 755,759	1,428,647 704,914	1,348,995 654,069	1,269,344 603,225	1,189,692 552,380	1,110,040 501,535	1,030,388 450,690	950,7 399,8
0 Seven unit scheme (houses) 1 Seven unit scheme (flats) 2 Ten unit scheme (houses)	7 7 10	£2,574,320 £1,471,040 £3.677,600	2,497,087 1,284,904 3,545,439	2,383,287 1,212,975 3,383,848	2,269,487	2,155,688 1,069,118	2,041,888 997,189	1,928,088 925,261	1,814,289 853,332	781,403	1,586,689 709,475	1,472,890 637,546	1,359, 565,
Ten unit scheme (flouses) Ten unit scheme (flats) Twenty unit scheme (houses and flats)	10	£2,101,486 £4,903,467	1,836,968 4,651,618	1,734,213 4,417,278	1,631,458 4,182,939	1,528,703 3,948,600	1,425,948 3,714,260	1,323,192 3,479,921	1,220,437 3,245,582	1,117,682 3,011,243	1,014,927	912,172 2.542.564	809,
5 Twenty unit scheme (flats) 6 Thirty unit scheme (flats with community use on ground floor)	20 30	£3,268,978 £4,903,467	3,684,176 5,172,196	3,478,053 4,867,582	3,271,930 4,562,967	3,065,807 4,258,352	2,859,685 3,953,737	2,653,562 3,649,122	2,447,439 3,344,507	2,241,317 3,039,892	2,035,194 2,735,277	1,829,071 2,430,663	1,622, 2,126,
7 Fifty unit scheme (flats - lower density) 8 Fifty unit scheme (flats - higher density)	50 50	£8,172,444 £6,129,333	9,191,633 7,711,178	8,683,942 7,258,505	8,176,250 6,805,831	7,668,558 6,353,158	7,160,866 5,900,485	6,653,175 5,447,811	6,145,484 4,995,138	5,637,792 4,542,465	5,130,101 4,089,791	4,622,410 3,637,118	4,114, 3,184,
9 Seventy unit scheme (Industrial/employment led scheme) 20 Seventy unit scheme (flats - higher density) 21 One hundred unit scheme (flats - lower density)	70 70 100	£11,441,422 £8,581,067 £16,344,889	12,014,396 9,175,884 17.050,755	11,392,264 8,630,051 16,114,003	10,770,131 8,084,218 15,177,252	10,147,999 7,538,385	9,525,868 6,992,552	8,903,735 6,446,719	8,281,603 5,900,886	7,659,471 5,355,053	7,037,338 4,809,220	6,415,206 4,263,387	5,793, 3,717,
22 One hundred unit scheme (flats - lower density) 23 Two hundred unit scheme (flats) 23 Two hunded unit scheme (flats)	100	£12,258,667 £24,517,333	12,823,010 25,744,364	12,056,919 24,217,926	11,290,827 22,691,488	10,524,735 21,165,049	9,758,644	8,992,552 18,112,173	8,226,460 16,585,735	7,460,369 15,059,297	6,694,127 13.532,859	5,925,942	5,157, 10.473.
Three hundred unit scheme (flats) Four hundred unit scheme (flats)	300 400	£36,776,000 £49,034,667	34,430,037 34,522,123	32,276,123 31,710,583	30,122,208 28,899,043	27,968,295 26,087,504	25,812,594 23,275,965	23,652,925 20,452,254	21,493,256 17,623,507	19,333,587 14,794,759	17,173,917 11,966,011	15,014,249 9,137,264	12,854, 6,303,
26 Six hunded unit scheme (flats) 27 Small scale Office	600	£73,552,000 £14,710,400	45,329,269 18,400,038	41,359,571 18,400,038	37,376,924 18,400,038	33,394,279 18,400,038	29,411,633 18,400,038	25,428,986 18,400,038	21,446,341 18,400,038	17,463,695 18,400,038	13,448,271 18,400,038	9,432,229 18,400,038	5,416, 18,400,
Medium scale Office Industrial Scheme new build (50% plot ratio) Industrial scheme intensification (60% plot ratio)	-	£14,710,400 £14,710,400 £14,710,400	3,655,589 4,396,707	20,242,700 3,655,589	20,242,700 3,655,589	3,655,589	3,655,589	20,242,700 3,655,589	20,242,700 3,655,589	3,655,589	3,655,589	20,242,700 3,655,589	3,655,
ndustrial scrience intensincation (60% proctatio)	-	£14,710,400	4,380,707	4,380,707	4,386,707	4,360,707	4,300,707	4,386,707	4,300,707	4,355,707	4,366,707	4,380,707	4,300,
ENCHMARK LAND VALUE 2 (SECONDARY OFFICES) Description	No of units	£12,386,600 BLV	0% AH	5% AH	10% AH	15% AH		esidual land val 25% AH	ues 30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses) 2 Two unit scheme (houses)	1 2	£412,887 £619,330	385,323 771,052	367,759 735,924	350,194 700,795	332,631 665,667	315,066 630,539	297,502 595,410	279,937 560,282	262,374 525,153	244,809 490,025	227,245 454,897	209, 419,
3 Two unit scheme (flats) 4 Three unit scheme (houses) 5 Three unit scheme (flats)	3 3	£495,464 £928,995 £530,854	361,786 1,048,352	341,448 1,000,561	321,109 952,770	300,771 904,979	280,433 857,188	260,095 809,397	239,758 761,606	219,420 713,815	199,082 666,024	178,744 618,233	158, 570,
7 Four unit scheme (flats) 7 Four unit scheme (flats)	4	£1,238,660 £707.806	1,447,279	1,381,336 724,401	1,315,393	1,249,449 638,440	1,183,506	1,117,563	1,051,619 509,496	985,676 466,516	919,733 423,535	853,789 380,554	787, 337
8 Five unit scheme (houses) 9 Five unit scheme (flats)	5	£1,548,325 £884,757	1,747,253 908,294	1,667,602 857,448	1,587,950 806,604	1,508,298 755,759	1,428,647 704,914	1,348,995 654,069	1,269,344 603,225	1,189,692 552,380	1,110,040 501,535	1,030,388 450,690	950, 399,
0 Seven unit scheme (houses) 1 Seven unit scheme (flats)	7	£2,167,655 £1,238,660	2,497,087 1,284,904	2,383,287 1,212,975	2,269,487 1,141,047	2,155,688 1,069,118	2,041,888 997,189	1,928,088 925,261	1,814,289 853,332	1,700,489 781,403	1,586,689 709,475	1,472,890 637,546	1,359. 565.
2 Ten unit scheme (houses) 3 Ten unit scheme (flats) 4 Twenty unit scheme (houses and flats)	10 10 20	£3,096,650 £1,769,514 £4,128,867	3,545,439 1,836,968 4,651,618	3,383,848 1,734,213 4,417,278	3,222,258 1,631,458 4 182 939	3,060,667 1,528,703 3,948,600	2,899,076 1,425,948	2,737,485 1,323,192	2,575,895 1,220,437	2,414,304 1,117,682	2,252,714 1,014,927	2,091,123 912,172	1,929 809
Twenty unit scheme (flats) Twity unit scheme (flats) Thirty unit scheme (flats with community use on ground floor)	20 20 30	£4,128,867 £2,752,578 £4,128,867	3,684,176 5,172,196	3,478,053 4,867,582	3,271,930 4,562,967	3,948,600 3,065,807 4 258 352	2,859,685 3,953,737	2,653,562 3,649,122	3,245,582 2,447,439 3,344,507	2,241,317 3,039,892	2,776,903 2,035,194 2,735,277	1,829,071 2,430,663	2,308, 1,622, 2,126
7 Fifty unit scheme (flats - lower density) 8 Fifty unit scheme (flats - higher density)	50 50	£6,881,444 £5,161,083	9,191,633 7,711,178	8,683,942 7,258,505	8,176,250 6,805,831	7,668,558 6,353,158	7,160,866 5,900,485	6,653,175 5,447,811	6,145,484 4,995,138	5,637,792 4,542,465	5,130,101 4,089,791	4,622,410 3,637,118	4,114, 3,184,
19 Seventy unit scheme (Industrial/employment led scheme) 20 Seventy unit scheme (flats - higher density)	70 70	£9,634,022 £7,225,516	12,014,396 9,175,884	11,392,264 8,630,051	10,770,131 8,084,218	10,147,999 7,538,385	9,525,868 6,992,552	8,903,735 6,446,719	8,281,603 5,900,886	7,659,471 5,355,053	7,037,338 4,809,220	6,415,206 4,263,387	5,793, 3,717,
21 One hundred unit scheme (flats - lower density) 22 One hundred unit scheme (flats - higher density)	100	£13,762,888 £10,322,166	17,050,755 12,823,010	16,114,003 12,056,919	15,177,252 11,290,827 22,691,488	14,240,501 10,524,735	13,303,748 9,758,644	12,366,997 8,992,552	11,430,246 8,226,460	10,493,493 7,460,369	9,556,742 6,694,127	8,619,991 5,925,942	7,683, 5,157,
23 Two hunded unit scheme (flats) 24 Three hundred unit scheme (flats) 25 Four hundred unit scheme (flats)	200 300 400	£20,644,333 £30,966,499 £41,288,665	25,744,364 34,430,037 34,522,123	24,217,926 32,276,123 31,710,583	30,122,208	21,165,049 27,968,295 26,087,504	19,638,611 25,812,594 23,275,965	23,652,925	21,493,256 17,623,507	19,333,587 14,794,759	17,173,917 11,966,011	15,014,249	12,854,
26 Six hunded unit scheme (flats) 27 Small scale Office	600	£61,932,998 £12,386,600	45,329,269 18,400,038	41,359,571 18,400,038	37,376,924 18,400,038	33,394,279 18,400,038	29,411,633 18,400,038	25,428,986 18,400,038	21,446,341 18,400,038	17,463,695 18,400,038	13,448,271 18,400,038	9,432,229 18,400,038	5,416, 18,400,
28 Medium scale Office 29 Industrial Scheme new build (50% plot ratio) 30 Industrial scheme intensification (60% plot ratio)	-	£12,386,600 £12,386,600	20,242,700 3,655,589	20,242,700 3,655,589	20,242,700 3,655,589	20,242,700 3,655,589	20,242,700 3,655,589	20,242,700 3,655,589	20,242,700 3,655,589	20,242,700 3,655,589	20,242,700 3,655,589	20,242,700 3,655,589	20,242, 3,655,
	No of units	£12,386,600 £5,275,753 BLV	4,386,707 0% AH	4,386,707 5% AH	4,386,707	4,386,707	4,386,707 Re 20% AH	4,386,707 esidual land vali 25% AH		4,386,707 35% AH	4,386,707	4,386,707	4,386,
ENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL) Description 1 One unit scheme (houses) 2 Two unit scheme (houses) 3 Two unit scheme (lits)	No of units	£5,275,753	4,386,707 0% AH 385,323 771,052 361,786 1,048,352	367,759 735,924 341,448 1,000,561	350,194 700,795 321,109 952,770	332,631 665,667 300,771 904,979	20% AH 315,066 630,539 280,433 857,188			4,386,707 35% AH 262,374 525,153 219,420 713,815	4,386,707 40% AH 244,809 490,025 199,082 666,024	4,386,707 45% AH 227,245 454,897 178,744 618,233	209,
ENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL) Description 1 One unit scheme (houses) 2 Two unit scheme (houses) 3 Two unit scheme (flust) 4 Three unit scheme (flust) 5 Three unit scheme (flust) 6 Forur unit scheme (flust)	-	£5,275,753 BLV £175,858 £263,788 £211,030 £395,681 £226,104 £527,575	385,323 771,052 361,786	367,759 735,924 341,448 1,000,561 513,425 1,381,336	350,194 700,795 321,109 952,770 482,918 1,315,393	332,631 665,667 300,771 904,979 452,410 1,249,449		25% AH 297,502 595,410 260,095 809,397 391,397 1,117,563		262,374 525,153	244,809 490,025 199,082 666,024 299,877 919,733	227,245	209, 419, 158, 570, 238, 787,
ENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL) [Description 1 One unit scheme (houses) 2 Two unit scheme (houses) 3 Two unit scheme (flust) 4 Three unit scheme (flust) 5 Three unit scheme (flust) 6 Four unit scheme (houses) 7 Four unit scheme (houses) 7 Four unit scheme (houses) 8 Few unit scheme (flust) 8 Few unit scheme (flust) 8 Few unit scheme (houses)		£5,275,753 BLV £175,858 £263,788 £211,030 £395,681 £226,104 £527,575 £301,472 £659,469	385,323 771,052 361,786 1,048,352 543,931 1,447,279 767,382 1,747,253	367,759 735,924 341,448 1,000,561 513,425 1,381,336 724,401 1,667,602	350,194 700,795 321,109 952,770 482,918 1,315,393 681,421 1,587,950	332,631 665,667 300,771 904,979 452,410 1,249,449 638,440 1,508,298	20% AH 315,066 630,539 280,433 857,188 421,904 1,183,506 595,459 1,428,647	25% AH	30% AH 279,937 560,282 239,758 761,606 360,890 1,051,619 509,496 1,269,344	262,374 525,153 219,420 713,815 330,383 985,676 466,516 1,189,692	244,809 490,025 199,082 666,024 299,877 919,733 423,535 1,110,040	227,245 454,897 178,744 618,233 269,369 853,789 380,554 1,030,388	209, 419, 158, 570, 238, 787, 337, 950,
ENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL) Description One unit scheme (houses) Two unit scheme (houses) Two unit scheme (houses) Two unit scheme (flust) Three unit scheme (flust) Three unit scheme (flust) Four unit scheme (houses) Four unit scheme (houses) Four unit scheme (flust) Four unit scheme (houses)	1 - - -	£5,275,753 BLV £175,858 £263,788 £261,030 £395,681 £226,104 £527,575 £301,472 £659,469 £376,839	385,323 771,052 361,786 1,048,352 543,931 1,447,279 767,382	367,759 735,924 341,448 1,000,561 513,425 1,381,336 724,401	350,194 700,795 321,109 952,770 482,918 1,315,393 681,421	332,631 665,667 300,771 904,979 452,410 1,249,449 638,440	20% AH 315,066 630,539 280,433 857,188 421,904 1,183,506 595,459	25% AH 297,502 595,410 260,095 809,397 391,397 1,117,563 552,477	30% AH 279,937 560,282 239,758 761,606 360,890	262,374 525,153 219,420 713,815 330,383	244,809 490,025 199,082 666,024 299,877 919,733 423,535	227,245 454,897 178,744 618,233 269,369	209, 419, 158, 570, 238, 787, 337, 950, 399, 1,359,
ENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL) Description 1 One unit acheme (houses) 2 Two unit acheme (houses) 3 Two unit acheme (files) 4 Thiree unit scheme (files) 5 Three unit scheme (files) 6 Four unit scheme (files) 6 Four unit scheme (files) 8 Five unit scheme (files) 9 Five unit scheme (files) 9 Five unit scheme (files) 0 Seven unit scheme (files) 0 Seven unit scheme (files) 1 Seven unit scheme (files) 1 Five unit scheme (files) 1 Five unit scheme (files)	1	£5,275,753 3LV £175,858 £263,788 £211,030 £395,681 £226,104 £527,575 £301,472 £659,469 £376,839 £923,257 £527,575 £1,318,938 £753,679	385,323 771,052 361,786 1,048,352 543,931 1,447,279 767,382 908,294 2,497,087 1,284,904 1,836,968	367,759 735,924 341,448 1,000,561 513,425 1,381,336 724,401 1,667,602 857,448 2,383,287 1,212,975 3,383,848 1,734,213	350,194 700,795 321,109 952,770 482,918 1,315,393 681,421 1,587,950 806,604 2,269,487 1,141,047 3,222,258 1,631,458	332,631 665,667 300,771 904,979 452,410 1,249,449 638,440 1,508,298 755,759 2,155,688 1,069,118 3,060,667 1,528,703	20% AH 315,066 630,539 280,433 857,188 421,904 1,183,506 595,459 1,428,647 704,914 2,041,888 997,189 2,899,076 1,425,948	25% AH 297.502 595,410 260,095 809,397 1,117.563 552,477 1,348,995 664,069 1,928,088 925,261 2,737,485	30% AH 279,937 560,282 239,758 761,606 360,890 1,051,619 509,496 1,269,344 603,225 1,614,289 853,332 2,575,895 1,220,437	262,374 525,153 219,420 713,815 330,383 985,676 466,61 1,189,692 552,380 1,700,489 781,403 2,414,304 1,117,682	244,809 490,025 199,082 666,024 299,877 919,733 423,535 1,1110,040 501,535 1,586,689 709,475 2,252,714 1,014,927	227,245 454,897 178,744 618,233 269,369 853,789 380,554 1,030,388 450,690 1,472,880 637,546 2,091,123 912,172	209, 419, 158, 570, 238, 787, 337, 950, 399, 1,359, 565, 1,929, 809,
ENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL) Description 1 One unit scheme (houses) 1 Won unit scheme (houses) 3 Two unit scheme (houses) 3 Two unit scheme (flusts) 4 Three unit scheme (flusts) 5 Three unit scheme (flusts) 6 Four unit scheme (houses) 7 Four unit scheme (houses) 8 Fee unit scheme (houses) 9 Four unit scheme (houses) 10 Serieu unit scheme (houses) 10 Serieu unit scheme (houses) 10 Serieu unit scheme (flusts) 10 Serieu unit scheme (flusts) 11 Four unit scheme (flusts) 12 Ten unit scheme (flusts) 13 Ten unit scheme (flusts) 14 Twenty unit scheme (flusts)	1	£5,275,753 3LV £175,858 £263,788 £211,030 £395,681 £226,104 £527,575 £301,472 £659,469 £376,839 £376,839 £375,836 £753,679 £1,718,938 £753,679	385,323 771,052 361,786 1,048,352 543,931 1,447,279 908,294 2,497,087 1,284,904 3,545,439 1,836,968 4,651,618 3,684,176	367,759 735,924 341,448 1,000,561 513,425 1,381,336 724,401 1,667,602 857,448 2,383,287 1,212,975 3,383,848 1,734,213 4,417,278	350,194 700,795 321,109 952,770 482,918 1,315,593 681,421 2,269,487 1,141,047 3,222,258 1,631,458 4,182,939 3,271,930	332,631 665,667 300,771 904,979 452,410 1,249,449 638,440 1,508,298 7,55,759 2,155,688 1,069,118 3,060,667 1,528,703 3,948,600	315,066 630,539 280,433 857,188 421,904 1,183,506 595,459 1,428,647 704,914 2,041,888 997,189 2,899,076 1,425,948 3,714,260	25% AH 297,502 595,410 280,095 809,397 1,117,563 552,477 1,348,995 654,069 1,928,088 925,261 2,737,485 1,323,192 2,653,562	30% AH 279,937 560,282 239,758 761,606 360,890 1,051,619 509,496 603,225 1,814,289 853,332 2,575,895 1,220,437 3,245,582 2,447,439	262,374 525,153 219,420 713,815 330,383 985,676 466,516 1,189,692 552,380 1,700,489 781,403 2,414,304	244,809 490,025 199,082 666,024 299,877 111,040 501,535 1,586,689 709,475 2,252,714 1,014,927 2,776,903 2,035,194	227,245 454,897 178,744 618,233 269,369 853,789 380,554 1,030,388 450,690 1,472,890 637,546 2,091,123 912,172 2,542,564 1,829,071	209, 419, 158, 570, 238, 787, 337, 950, 399, 1,359, 565, 1,929, 809, 2,308, 1,622,
ENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL) [Description 1 (One unit scheme (houses) 2 (Wo unit scheme (houses) 3 (Wo unit scheme (houses) 3 (Wo unit scheme (flusts) 4 (Three unit scheme (flusts) 5 (Three unit scheme (flusts) 5 (Three unit scheme (houses) 7 (Four unit scheme (houses) 9 (Five unit scheme (flusts) 1 (Five unit scheme	1	£5,275,753 3LV £175,858 £263,788 £263,788 £211,030 £395,681 £225,575 £301,472 £659,469 £376,839 £923,257 £527,576 £1,318,398 £753,679 £1,758,584 £1,172,389 £1,755,584	385,323 771,052 361,786 1,048,352 543,931 1,447,279 767,382 1,747,253 908,294 2,497,087 1,284,904 3,545,439 1,836,968 4,651,618	367,759 735,924 341,448 1,000,561 513,425 1,381,336 724,401 1,667,602 857,448 2,383,287 1,212,975 3,383,848 1,734,213 4,417,278	350,194 700,795 321,109 952,770 482,918 1,315,393 681,421 1,587,950 806,604 2,269,487 1,141,047 3,222,258 1,631,458 4,182,939	332,631 665,667 300,771 904,979 452,410 1,249,449 638,440 1,508,298 755,759 2,155,688 1,069,118 3,060,667 1,528,703	20% AH 315,066 303,539 280,433 857,188 421,904 1,183,506 595,459 1,428,647 704,914 2,041,888 997,189 2,899,076 1,425,948 3,714,260	25% AH 297,502 595,410 260,095 809,397 1,117,563 552,477 1,348,995 654,069 1,928,088 925,261 2,737,485 1,323,192 3,479,921	30% AH 279,937 560,282 239,758 761,606 360,890 1,051,619 509,496 603,225 1,614,289 853,332 2,576,895 3,244,582	262,374 525,153 219,420 713,815 330,383 985,676 466,516 1,189,692 552,380 1,700,489 781,403 2,414,304 1,117,682 3,011,243	244,809 490,025 199,082 666,024 299,877 919,733 423,535 1,110,040 501,535 1,586,689 709,475 2,252,774 1,1014,927 2,776,903	227,245 454,897 178,744 618,233 269,369 853,789 380,554 1,030,388 450,690 1,472,880 637,546 2,091,123 912,172	209, 419, 158, 570, 238, 787, 950, 399, 1,359, 565, 1,929, 809, 2,308, 1,622, 2,126,
ENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL) Description One unit scheme (houses) Two unit scheme (houses) Two unit scheme (houses) Two unit scheme (flust) Three unit scheme (flust) Three unit scheme (flust) The unit scheme (flust) Four unit scheme (houses) Four unit scheme (houses) Four unit scheme (houses) Four unit scheme (houses) Four unit scheme (flust) Four unit scheme (houses) Four unit scheme (houses) Four unit scheme (houses) Four unit scheme (houses) Four unit scheme (flust) Sween unit scheme (flust) Tenur unit	1 	£5,275,753 BLV £175,858 £253,788 £211,339 £395,681 £226,104 £527,575 £301,472 £659,469 £376,839 £376,839 £376,839 £376,839 £1,725,89 £1,758,584 £1,172,389 £1,758,584 £1,172,389 £1,758,584	385,323 771,052 361,786 1,048,352 543,931 1,447,279 767,382 1,747,253 908,294 2,497,087 1,284,904 3,454,349 1,836,968 4,651,618 3,684,176 5,172,196	367,759 735,924 341,448 1,000,561 513,425 1,381,336 724,401 1,667,602 857,448 2,383,287 1,212,975 3,383,848 1,734,213 4,417,278 4,477,278 4,476,582	350,194 700,795 321,109 952,770 482,918 1,315,393 681,421 1,587,950 806,604 2,269,487 1,141,047 3,222,258 1,631,458 4,182,939 3,271,930 4,562,967	332,631 665,667 300,771 904,979 452,410 1,249,449 1,508,298 7,55,759 2,155,688 1,069,118 3,060,667 1,522,73 3,948,600 4,258,352 7,668,568 6,353,158 10,147,999 7,538,385	315,066 630,539 280,433 857,188 421,904 1,183,506 595,459 1,428,647 704,914 2,041,888 997,189 2,899,076 1,425,948 3,714,260 2,859,685 3,953,737	25% AH 297,502 595,410 260,095 809,397 1,117,563 552,477 1,348,995 654,069 1,928,088 925,261 2,737,485 1,323,921 2,653,562 3,649,122	30% AH 279,937 560,282 239,758 761,606 360,890 1,051,619 509,496 1,269,344 603,225 1,814,289 853,332 2,578,895 1,220,437 3,245,582 3,344,507	262,374 525,153 219,420 713,815 330,383 985,676 466,516 1,189,692 552,380 1,700,489 781,403 2,414,304 1,117,682 3,011,243 2,241,3,17 3,039,892	244,809 490,025 199,082 666,024 299,877 1919,733 423,535 1,110,040 501,535 1,586,689 709,475 2,252,714 1,014,927 2,776,903 2,035,194 2,735,277	227,245 454,897 178,744 618,233 269,369 380,554 1,030,388 450,690 1,472,890 637,546 2,091,123 912,172 2,542,564 1,293,063	209, 419, 1588, 570, 238, 787, 337, 950, 3999, 1,359, 809, 2,308, 1,622, 2,126, 4,114, 3,184, 5,793,
ENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL) Description 1 One unit scheme (houses) 1 Two unit scheme (houses) 3 Two unit scheme (flusts) 5 Three unit scheme (flusts) 5 Three unit scheme (flusts) 6 Forur unit scheme (flusts) 7 Forur unit scheme (flusts) 8 Five unit scheme (houses) 9 Five unit scheme (houses) 9 Five unit scheme (houses) 11 Seven unit scheme (flusts) 12 Seven unit scheme (flusts) 13 Ten unit scheme (flusts) 15 Twortipy unit scheme (flusts) 15 Twortipy unit scheme (flusts) 16 Thirty unit scheme (flusts) 17 Fifty unit scheme (flusts) 18 Ten unit scheme (flusts) 19 Twortipy unit scheme (flusts) 19 Twortipy unit scheme (flusts) 19 Twortipy unit scheme (flusts - higher density) 19 Seventy unit scheme (flusts - higher density) 10 Ceventy unit scheme (flusts - lower density) 10 Ceventy unit scheme (flusts - lower density) 11 One hundred unit scheme (flust - lower density)		E5,275,753 SLV E175,858 E231,030 E231,030 E225,104 E226,104 E226,104 E227,107 E307,472 E307,472 E307,472 E57,575 E301,472 E57,575 E301,472 E57,575 E301,472 E57,575 E301,472 E57,575 E301,472 E57,575 E37,575 E37,57	365,323 771,052 361,766 1,048,352 543,931 1,447,279 767,382 1,747,253 908,294 2,497,097 1,284,904 3,545,439 1,836,968 4,851,627 5,172,196 9,191,633 7,711,178	367,759 735,924 341,448 1,000,561 513,425 1,381,336 724,401 1,667,602 857,448 2,383,287 1,212,97 3,383,884 1,734,213 4,417,276 3,478,552 4,867,582 6,839,942 7,258,505 11,392,264 8,630,913 12,156,919	350.194 700,795 321.109 952.770 482.918 1,315.933 681,421 1,587,950 806,604 2,269,487 1,141,047 3,222,258 4,182,939 4,562,967 6,805,631 10,770,131 8,084,218 15,177,252 11,290,827	332,631 665,667 300,771 904,979 452,410 1,249,449 1,508,298 7,55,759 2,155,688 1,069,181 3,060,667 1,528,733 3,948,600 4,258,352 7,668,568 10,47,999 1,738,738 1,747,999 1,738,738 1,747,999 1,738,738 1,747,999 1,738,738 1,747,999 1,738,738 1,747,999 1,738,738 1,747,999 1,738,738 1,747,999 1,738,738 1,747,999 1,738,738 1,748,738 1,748,738 1,748,738 1,748,738 1,748,738 1,748,738 1,748,738 1,748,738 1,748,738 1,748,738 1,748,738 1,748,738 1,748,748 1,748,738 1,748,748 1,748,7	20% AH 315,066 630,539 280,433 857,188 421,904 1,183,506 555,459 1,422,647 704,914 2,041,888 997,189 2,899,076 1,425,549 3,714,260 2,859,685 3,714,260 5,552,568 6,902,552 13,303,748	25% AH 275.62,470 280.095 586,410 280.095 586,410 280.095 380,397 391,397 1117,583 552,477 11,242,995 654,089 456,089 456,089	30% AH 279.937 560.282 239.758 761.606 360.699 1,051.619 500.496 1,260.344 603.225 1,124.289 853.332 2,575.895 1,220,437 3,245.582 2,447,439 3,344.507 6,145.484 4,995.138 8,225.1603 5,900.886 14,30,246 8,225.466	282,374,25 219,420 713,815 330,383 985,676 11,89,692 781,403 11,176,682 781,403 11,176,682 1	244,809,025 199,062 666,024 299,877 919,733 423,635 1,110,040 501,535 1,186,689,127 2,776,903 2,035,194 4,809,220 9,555,742	227,245 454,997 476,744 451,974 476,744 476,744 476,930 485,754 472,890 477,546 4,203,154 4,263,04 4,263,37,146 4,263,37,146 4,263,37,146 4,263,37,186 5,415,206 4,263,37,186 5,415,206	209.9 419.4 158.8 570.0 238.8 570.7 337.7 850.0 399.1 1,359.9 1,359.9 2,308.8 1,622.2 1,266.4 4,114.3 1,844.5 5,793.3 3,717.7 683.5 5,157.7
ENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL) Description One unit scheme (houses) Two unit scheme (houses) Two unit scheme (houses) Two unit scheme (flass) Three unit scheme (flass) Three unit scheme (flass) Four unit scheme (houses) Four unit scheme (houses) Four unit scheme (houses) Four unit scheme (houses) Five unit scheme (flass) Five unit scheme (flass) Five unit scheme (flass) Five unit scheme (flass) Five unit scheme (flass - higher density) Filly unit scheme (flass - higher density) Swenty unit scheme (flass - higher density) One hundred unit scheme (flats - higher density) Tone hundred unit scheme (flats) Twee hundred unit scheme (flats)		E5,275,753 SLV E175,858 E231,030 E235,868 E211,030 E252,6104 E252,104 E252,104 E275,755 E301,472 E552,469 E376,839 E375,839 E375,879 E577,575 E371,775,267 E571,775,267 E371,775,267 E371,775,267 E371,775,267 E371,775,267 E371,775,267 E471,775,267 E471,775,267 E471,775,267 E471,775,267 E471,775,267 E471,775,267 E471,775,267 E471,775,267 E471,775,267 E471,775,275 E471,775	385,323 771,052 361,786 1,048,352 767,382 1,747,253 908,294 2,497,087 1,254,907 1,254,	367,759 735,924 341,448 1,000,661 513,425 1,381,336 724,401 1,667,602 857,448 2,383,287 1,212,975 3,383,948 1,734,213 4,417,223 3,478,053 4,867,582 8,683,942 7,258,005 11,392,264 8,630,051 16,114,003	350.194 700,795 321,109 952,770 482,918 1,315,393 681,421 1,587,950 806,604 2,269,487 1,141,047 3,222,258 1,631,458 4,182,393 3,271,390 4,562,967 8,176,250 6,805,831 10,770,131 8,084,218 15,177,252	332,631 665,667 300,771 904,979 452,410 1,249,449 15,08,298 7,55,759 2,155,688 1,069,118 3,640,667 1,528,703 3,944,600 3,065,807 4,259,352 7,668,558 6,353,158 10,147,999 7,538,385	20% AH 315.066 630.539 280.433 867.188 421.904 1,183.506 595.499 1,428.647 704.914 2,041.888 997.189 2,899.076 1,425.948 3,714.200 2,859.685 3,952.737 7,160.866 5,900.485 6,902.552	25% AH 297.502 595.410 280.005 809.397 391.397 1,117.563 552.477 1,348.995 664.009 1,928.008 925.261 2,737.485 1,323.192 2,653.562 3,649.122 6,653.75 5,447.811 8,903.735 6,446.719 12,266.997	30% AH 279.937 560,282 239.758 761,606 360,890 1,051,619 509,496 61,269,344 603,225 1,814,289 853,332 2,575,895 1,220,437 3,344,507 6,145,484 4,995,138 8,281,603 3,995,138	282,374 219,420 713,815 303,083 985,676 466,516 1,186,692 552,380 781,430 2,414,304 1,117,682 3,011,243 3,011,243 4,147,047 1,170,048 1,171,682 5,537,792 5,537,792 5,537,792 5,537,792 5,537,792 5,537,792 1,171,682 1,	244,809 490,025 199,082 666,024 299,877 919,733 423,535 1,110,040 501,535 1,586,689 709,475 2,252,714 1,014,927 2,776,903 2,035,194 2,035,194 4,089,791 7,037,338 4,809,220 9,556,742	227,245 454,997 178,744 618,233 269,369 853,769 380,554 1,030,388 450,690 1,472,890 637,546 2,091,123 912,172 2,542,564 1,829,071 2,430,663 4,622,410 3,637,118 6,415,206 4,263,387 8,619,991	209, 419, 1588, 570, 238, 787, 337, 950, 3999, 1,359, 809, 2,308, 1,622, 2,126, 4,114, 5,793, 3,717, 7,683, 5,157,
ENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL) Description 1 One unit scheme (houses) 1 One unit scheme (houses) 3 Two unit scheme (houses) 3 Two unit scheme (flats) 5 Three unit scheme (flats) 5 Three unit scheme (flats) 5 Three unit scheme (flats) 6 Four unit scheme (houses) 7 Four unit scheme (flats) 8 Few unit scheme (houses) 9 Few unit scheme (houses) 1 Sewen unit scheme (flats) 1 Sewen un		£5,275,753 \$1.V £175,868 £231,768 £231,768 £231,768 £211,030 £356,610 £376,637 £377,638 £371,638 £371,638 £371,638 £1,318,338 £1,758,584 £21,988,230 £1,758,584 £21,988,230 £1,758,584 £21,988,230 £1,758,584 £21,988,230 £1,758,584 £21,988,230 £1,758,584 £21,988,230 £1,758,584 £21,988,230 £1,758,584 £21,988,230 £1,758,584 £21,988,230 £1,758,584 £21,988,230 £1,758,584 £21,988,230 £1,758,584 £21,988,230 £1,758,584 £21,988,230 £3,777,522 £13,188,381 £1,758,584 £21,758,758	385,323 771,052 361,786 361,786 543,931 1,447,279 767,382 1,747,283 908,284 4,651,618 3,545,439 1,836,988 4,651,618 3,684,176 5,172,186 9,175,884 1,7050,735 12,823,010 25,744,384 34,430,037 43,522,239 43,522,239 14,522,239	367,759 341,448 341,448 341,448 351,425 513,42	350,194 700,795 321,109 952,770 482,918 1,515,333 681,421 1,515,333 681,421 1,515,335 806,504 4,182,309 4,482,309 4,482,309 4,622,307 4,	322,831 685,687,300,771 904,979,345,410 1249,449 638,440 15,062,236 755,759 2,155,683 1,060,113 3,060,067 1,522,735 2,155,683 1,562,133	20% AH 315.066 630.539 315.066 630.539 857.188 421.904 1,183.506 595.459 1,428.647 704.914 2,041.888 997.189 2,889.076 1,425.948 3,714.260 2,859.685 3,751.25 9,525.868 6,992.552 1,303.748 1,533.307.48 1,538.644 1,538	25% AH 297.502 (595.410 297.502 (595.410 297.502 (595.410 297.502 (595.410 297.502 (595.410 297.502 (595.410 297.502 (595.410 297.7485 297	30% AH 779.937 560.282 529.788 761.006 791.007	20:374 2 2 3 4 5 4 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5	244,809,024,809,024,809,024,809,025,024,809,025,025,025,025,025,025,025,025,025,025	227,245 454,807 176,744 618,233 269,389 380,554 1,030,388 450,680 637,546 1,022,081 1,022,081 1,023,088 450,680 637,546 1,022,081 1,022,	2090 4191 158, 570, 238, 787, 950, 3397, 1359, 565, 1,929, 2,308, 1,522, 2,126, 4,111, 7,683, 3,717, 7,683, 5,157, 10,473, 12,854, 6,303, 5,416, 18,400,
ENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL) Description 1 One unit scheme (houses) 1 Wor out scheme (houses) 3 Wo out scheme (flusts) 4 Three unit scheme (flusts) 5 Three unit scheme (flusts) 5 Three unit scheme (flusts) 6 Four unit scheme (flusts) 7 Four unit scheme (flusts) 8 Five unit scheme (flusts) 9 Five unit scheme (flusts) 9 Five unit scheme (flusts) 10 Seven unit scheme (flusts) 11 Seven unit scheme (flusts) 12 Four scheme (flusts) 13 Four unit scheme (flusts) 14 Ten unit scheme (flusts) 15 Five unit scheme (flusts) 16 Five flust scheme (flusts) 16 Five flust scheme (flusts) 17 Four unit scheme (flusts) 18 Five flust scheme (flusts) 19 Five flust scheme (flusts) 19 Five flust scheme (flusts) 10 Five flust scheme (flusts) 10 Five flust scheme (flusts) 10 Seveny unit scheme (flusts) 11 Five hundred unit scheme (flusts) 12 Four hundred unit scheme (flusts) 13 Four hundred unit scheme (flusts) 14 Three unit scheme (flusts) 15 Five hundred unit scheme (flusts) 16 Five hundred unit scheme (flusts) 17 Four hundred unit scheme (flusts)		E5,275,753 SLV E175,868 E231,030 E235,688 E211,030 E356,610 E357,637 E357,673 E357,773	385,323 771,052 361,786 361,786 543,301 1,447,279 767,382 1,747,283 908,294 2,497,087 1,284,904 3,545,439 1,284,904 1,516,181 3,584,176 5,172,196 9,191,633 7,711,178 1,204,306 9,175,884 1,204,306 9,175,884 1,204,306 9,175,884 1,204,306 9,175,884 1,204,306 9,175,884 1,204,306 9,175,884 1,204,306 9,175,884 1,204,306 9,175,884 1,204,306 9,175,884 1,204,306 9,175,884 1,204,306 9,175,884 1,204,306 9,175,884 1,204,306 9,175,884 1,204,306 9,175,884 1,204,306 9,175,884 1,204,306 9,175,884 1,204,306	367,759 341,448 341,448 1,100,561 513,425 1,381,383 724,401 1,381,383 724,401 1,667,602 857,448 1,734,213 1,275 3,476,053 1,732,204 1,732,204 1,742,213 1,742,21 1,742,213 1,742	350,134 700,735 321,109 952,770 462,918 1,315,333 681,421 1,315,333 681,421 1,387,930 806,604 2,266,487 1,141,047 3,272,238 1,631,458 4,162,393 3,277,330 4,162,393 3,277,330 4,162,393 3,277,330 4,162,393 3,277,330 4,162,393 3,277,330 4,162,393 3,277,330 4,162,393 3,277,330 4,162,393 3,277,330 4,162,393 3,277,330 4,162,393 3,277,330 4,162,393 3,277,330 4,162,393 3,277,330 4,162,393 3,277,330 4,162,393 3,277,330 4,162,393 3,277,330 4,162,393 3,277,330 4,162,393 4,	322.631 665.667 300.771 900.979 452.410 1.240,440 638.440 1.508.268 755.759 2.155.888 1.090,118 3.090,667 1.522.703 3.056.807 4.252.302 7.568.558 1.042.051 1.044.799 7.558.305 1.042.051 1.044.799 7.558.305 1.042.051 1.044.799 7.558.305 1.042.051 1.044.799 7.558.305 1.042.051 1.045.051	20% AH 315.066 630.539 320.433 857.188 421.904 1.183.506 595.489 1.428.647 70.4914 2.041.888 9977.189 2.899.076 1.425.948 3.714.200 2.899.076 1.425.948 3.795.25 2.893.374 4.90.383 3.953.737 7.160.866 5.95.489 9.755.688 692.552 13.303.748 9.555.888	25% AH 297,502 (50,000) (50,00	39% AH 279.937 (560.282 (29.785) (560.282 (29.786) (761.506) (761.	262.374 219.420 219.420 219.420 713.815 713	244,809 490,025 199,082 666,024 299,877 919,733 425,535 1,110,040 501,535 1,586,689 2,252,714 1,014,927 2,475,035 1,586,689 1,586,689 1,794,475 2,175,030 1,035,194 2,	227,245 454,997 178,774 618,233 269,369 853,789 380,554 1,030,388 450,690 1,472,890 1,472,890 1,472,890 1,472,890 1,472,890 1,23 912,172 2,542,564 1,829,071 2,430,663 4,622,410 3,637,146 6,415,206 4,423,387 8,619,991 5,925,942 12,003,717	2090 4191 158, 570, 238, 787, 950, 3397, 1359, 565, 1,929, 2,308, 1,522, 2,126, 4,111, 7,683, 3,717, 7,683, 5,157, 10,473, 12,854, 6,303, 5,416, 18,400,
ENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL) Description 1 One unit scheme (houses) 1 Wo unit scheme (houses) 3 Two unit scheme (flusts) 4 Three unit scheme (flusts) 5 Three unit scheme (flusts) 5 Three unit scheme (flusts) 6 Four unit scheme (flusts) 7 Four unit scheme (flusts) 8 Five unit scheme (flusts) 9 Five unit scheme (flusts) 9 Five unit scheme (flusts) 1 Seven unit scheme (flusts) 1 Seven unit scheme (flusts) 1 Seven unit scheme (flusts) 1 Four scheme (flusts) 1 Four scheme (flusts) 1 Four scheme (flusts) 1 Four scheme (flusts) 1 Five scheme (flusts)		\$1,775,593 \$1,75,593 \$1,75,593 \$1,235,6	385,323 771,052 361,786 361,786 543,931 1,447,279 767,382 1,747,283 908,284 4,651,618 3,545,439 1,836,988 4,651,618 3,684,176 5,172,186 9,175,884 1,7050,735 12,823,010 25,744,384 34,430,037 43,522,239 43,522,239 14,522,239	367,759 341,448 341,448 341,448 351,425 513,42	350,194 700,795 321,109 952,770 482,918 1,515,333 681,421 1,515,333 681,421 1,515,335 806,504 4,182,309 4,482,309 4,482,309 4,622,307 4,	322,831 685,687,300,771 904,979,345,410 1249,449 638,440 15,062,236 755,759 2,155,683 1,060,113 3,060,067 1,522,735 2,155,683 1,562,133	20% AH 315.066 630.539 315.066 630.539 857.188 421.904 1,183.506 595.459 1,428.647 704.914 2,041.888 997.189 2,889.076 1,425.948 3,714.260 2,859.685 3,751.25 9,525.868 6,992.552 1,303.748 1,533.307.48 1,538.644 1,538	25% AH 297.502 (595.410 297.502 (595.410 297.502 (595.410 297.502 (595.410 297.502 (595.410 297.502 (595.410 297.502 (595.410 297.7485 297	30% AH 779.937 560.282 529.788 761.006 791.007	20:374 2 2 3 4 5 4 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5	244,809,024,809,024,809,024,809,025,024,809,025,025,025,025,025,025,025,025,025,025	227,245 454,807 176,744 618,233 269,389 380,554 1,030,388 450,680 637,546 1,022,081 1,022,081 1,023,088 450,680 637,546 1,022,081 1,022,	209,9 419,1 158,8 570. 238,3 787,7 950. 399,1,359,9 505,1,329,9 809,9 1,359,1,329,1 1,32,1,32,1 1,32,1,32,1 1,4,1 1,4,1 1,
ENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL) Description 1 One unit scheme (houses) 2 Two unit scheme (houses) 3 Two unit scheme (houses) 3 Two unit scheme (flusts) 5 Three unit scheme (flusts) 5 Three unit scheme (flusts) 6 Three unit scheme (flusts) 7 Four unit scheme (flusts) 7 Four unit scheme (flusts) 10 Server unit scheme (flusts) 10 Server unit scheme (flusts) 10 Server unit scheme (flusts) 11 Twenty unit scheme (flusts) 12 Ten unit scheme (flusts) 13 Ten unit scheme (flusts) 14 Twenty unit scheme (flusts) 16 Thirty unit scheme (flusts) 17 Four unit scheme (flusts) 18 Twenty unit scheme (flusts) 19 Twenty unit scheme (flusts) 19 Twenty unit scheme (flusts) 19 Twenty unit scheme (flusts - tweet density) 18 Fifty unit scheme (flusts - twipter density) 19 Seventy unit scheme (flusts - tweet density) 20 Seventy unit scheme (flusts - tweet density) 20 Seventy unit scheme (flusts - tweet density) 21 One hundred unit scheme (flust - tweet density) 22 One hundred unit scheme (flust) 23 Tweet hundred unit scheme (flust) 24 Tweet hundred unit scheme (flust) 25 Tweet hundred unit scheme (flust) 26 Three hundred unit scheme (flust) 27 Small scale (filtes) 28 Industrial scale (filtes) 29 Industrial scheme new build (50% plot ratio) Industrial scheme intersilication (60% plot ratio)		E5,275,753 SLV E175,868 E231,030 E235,688 E211,030 E356,610 E357,637 E357,673 E357,773	385,323 771,052 361,786 371,052 361,786 31,943,352 543,931 1,447,279 767,382 1,747,253 908,294 2,497,087 1,284,904 3,545,439 1,836,968 4,551,618 2,014,396 9,191,633 7,711,778 1,2014,396 9,191,633 7,711,778 1,2014,396 9,191,633 7,711,778 1,2014,396 9,191,633 7,711,778 1,2014,396 9,191,633 7,711,778 1,2014,396 9,191,633 7,711,778 1,2014,396 9,191,633 7,711,778 1,2014,396 9,191,633 1,201,201 1,201 1,	367,759 341,448 341,448 1,100,561 513,425 1,381,383 724,401 1,381,383 724,401 1,667,602 857,448 1,734,213 1,275 3,476,053 1,732,204 1,732,204 1,742,213 1,742,21 1,742,213 1,742	350,134 700,735 321,109 952,770 462,918 1,315,333 681,421 1,315,333 681,421 1,387,930 806,604 2,266,487 1,141,047 3,272,238 1,631,458 4,162,393 3,277,330 4,162,393 3,277,330 4,162,393 3,277,330 4,162,393 3,277,330 4,162,393 3,277,330 4,162,393 3,277,330 4,162,393 3,277,330 4,162,393 3,277,330 4,162,393 3,277,330 4,162,393 3,277,330 4,162,393 3,277,330 4,162,393 3,277,330 4,162,393 3,277,330 4,162,393 3,277,330 4,162,393 3,277,330 4,162,393 3,277,330 4,162,393 4,	322,831 685,687,300,771 904,979,345,410 1249,449 638,440 15,062,236 755,759 2,155,683 1,060,113 3,060,067 1,522,735 2,155,683 1,562,133	20% AH 315,066 630,539 280,433 857,188 421,904 1,183,506 595,429 1,428,647 704,914 2,011,808 201,1808	25% AH 297.502 (595.410 297.502 (595.410 297.502 (595.410 297.502 (595.410 297.502 (595.410 297.502 (595.410 297.502 (595.410 297.7485 297	30% AH 279.377 560.282 239,788 761,006 30.282 309,788 761,006 30.280 1,051,619 509.406 1,266,344 6,052.25 1,814,289 6,052.25 1,814,289 2,247,439 3,3445,507 6,145,484 1,055,345 6,052.25 1,055,345 6,052.25 1,055,345 6,052.25 1,055,345 6,0	20:374 2 2 3 4 5 4 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5	244,809,024,809,024,809,024,809,025,024,809,025,025,025,025,025,025,025,025,025,025	227,245 454,807 176,744 618,233 269,389 380,554 1,030,388 450,680 637,546 1,022,081 1,022,081 1,023,088 450,680 637,546 1,022,081 1,022,	209,9 419,1 158,8 570. 238,3 787,7 950. 399,1,359,9 505,1,329,9 809,9 1,359,1,329,1 1,32,1,32,1 1,32,1,32,1 1,4,1 1,4,1 1,
ENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL) Description 1 One unit scheme (houses) 1 Wor unit scheme (houses) 3 Two unit scheme (houses) 3 Two unit scheme (houses) 3 Two unit scheme (flats) 5 Three unit scheme (flats) 5 Three unit scheme (houses) 7 Four unit scheme (houses) 7 Four unit scheme (houses) 8 Four unit scheme (houses) 9 Four unit scheme (houses) 10 Seven unit scheme (flats) 10 Seven unit scheme (flats) 10 Seven unit scheme (houses) 11 Teven the scheme (flats) 12 Ten unit scheme (flats) 13 Ten unit scheme (flats) 14 Twenty unit scheme (flats) 15 Twenty unit scheme (flats) 16 Thirty unit scheme (flats) 16 Thirty unit scheme (flats) 18 Fifty unit scheme (flats - lower density) 18 Fifty unit scheme (flats - higher density) 19 Seveny unit scheme (flats - higher density) 10 Seven unit scheme (flats - higher density) 10 Seven unit scheme (flats - higher density) 11 One hunded unit scheme (flats) 12 Tone hunded unit scheme (flats) 13 Two hunded unit scheme (flats) 14 Three hunded unit scheme (flats) 15 Two hunded unit scheme (flats) 16 Thirty unit scheme (flats) 17 Two hunded unit scheme (flats) 18 Thirty thunded unit scheme (flats) 19 Industrial scheme new bulst (50% plot ratio) 10 Industrial scheme (here (flats) 10 Industrial scheme (here (flats) 10 Industrial scheme (houses)	1	E5,275,753 SLV £175,658 £263,788 £211,030 £355,681 £211,030 £355,681 £226,104 £357,657 £358,469 £376,589 £376,589 £376,589 £376,589 £1,785,584 £1,172,389 £1,785,584 £2,188,230 £4,103,363 £3,077,522 £3,586,460 £3,756,753 £5,757,753 £5,757,753 £5,757,753 £5,757,753 £5,757,753 £5,757,753 £5,757,753 £5,757,753 £5,757,753 £5,757,753 £5,757,753	385,323 771,032 361,786 1,048,332 543,931 1,447,279 767,382 1,747,253 908,294 2,497,087 1,284,904 3,545,439 1,836,988 4,651,618 3,684,176 5,172,196 9,191,633 7,711,178 12,014,396 9,191,633 7,711,178 12,014,396 9,191,633 7,711,178 12,014,396 9,191,633 7,711,178 12,014,396 9,191,633 7,711,178 12,014,396 9,191,633 7,711,178 12,014,396 9,191,633 7,711,178 12,014,396 9,191,633 7,711,178 12,014,396 9,191,633 1,751,848 17,050,755 12,823,010 25,744,364 430,038 20,042,700 3,655,569 4,286,707	367,759 375,924 341,448 1,000,561 513,425 1,381,336 724,401 1,381,336 724,401 1,381,336 724,401 1,381,336 1,381,336 1,381,381	350.194 700,795 321,109 952,770 482,918 1,315,333 681,421 1,587,950 800,604 2,269,487 1,141,047	322,331 685,667 300,771 904,979 452,410 1,246,440 1,862,240 1,562,	20% AH 315,066 630,539 280,433 857,188 421,904 1,183,506 595,429 1,428,647 704,914 2,011,808 201,1808	25% AH 297,502 595,410 297,502 595,410 280,005 690,397 1,117,563 552,477 1,348,395 654,095 1,025,008 1,036,008 1,036	30% AH 279.937 560.282 560.282 239.788 761.006 300.890 1.051.619 500.406 1.260.344 6.003.25 1.814.289 853.32 2.575.895 1.220.437 3.456.582 2.447.438 3.344.507 6.105.264 1.206.318 1.206.3	20:374 2 2 3 4 5 4 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5	244,809 490,025 190,022 190,022 190,027 191,733 425,555 1,110,040 501,535 1,150,400 1,	227,245 454,877 172,744 6518,273 260,369 380,554 1,003,388 450,680 1,472,890 271,172 2,542,564 1,472,890 271,172 2,542,564 2,683,387 1,820,971 1,520,971 1,520,971 1,520,971 1,520,971 1,520,971 1,520,972 1,542,564 1,520,972 1,542,565 1,520,572 1,5	209, 419, 158, 570, 238, 787, 337, 950, 565, 1,129, 809, 2,308, 1,622, 2,126, 4,114, 3,184, 5,793, 3,777, 7,883, 5,157, 10,473, 12,854, 6,303, 5,418, 18,400, 20,242, 3,655, 4,386,
ENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL) Description 1 One unit scheme (houses) 1 One unit scheme (houses) 1 One unit scheme (houses) 3 Two unit scheme (houses) 3 Two unit scheme (flats) 4 Three unit scheme (flats) 5 Three unit scheme (flats) 5 Three unit scheme (flats) 5 Three unit scheme (flats) 7 Four unit scheme (flats) 9 Two unit scheme (flats - higher density) 9 Swenty unit scheme (flats - higher density) 9 Two unit scheme (flats - higher density) 9 Two unit scheme (flats - higher density) 1 Two hunded unit scheme (flats) 1 Two hunded unit scheme (flats	1	E5,275,753 SLV £175,658 £263,788 £211,030 £355,661 £262,765 £351,476 £351,476 £352,575 £316,398 £352,675 £316,398 £1,758,594 £2,198,230 £1,758,594 £2,198,230 £1,758,594 £1,172,398 £1,758,594 £1,178,398 £1,758,594 £2,198,230 £1,758,594 £2,198,230 £1,758,594 £1,178,595 £1,758,594 £1,178,595 £1,758,594 £1,178,595 £1,758,594 £1,178,595 £1,758,594 £1,178,595 £1,758,594 £1,178,395 £1,758,594 £1,178,395 £1,758,594 £1,178,395 £1,758,595 £1,758,595 £1,758,595 £1,758,595 £1,758,595 £1,758,595 £1,758,595 £1,758,595 £2,758,758 £2,758,758 £3,758,758 £3,758,758 £3,758,758 £3,758,758 £3,758,758 £3,758,758	385,323 771,052 361,786 1,048,352 543,931 1,447,227 767,382 1,747,253 906,294 2,497,087 1,284,904 3,554,549 1,655,618 3,554,549 1,655,618 3,771,178 5,172,196 9,175,884 1,7050,755 12,823,010 25,744,364 34,430,037 43,452,123 45,329,269 1,840,003 20,242,700 34,552,123 5,744,364 34,430,037 45,522,239 5,367,767	367,759 373,924 341,448 341,448 1,000,561 513,425 1,581,381 367 724,401 1,667,602 857,448 1,281,297 1,212,975 1,212,	350, 194 700, 795 321,109 952,770 482,918 1,315,333 681,421 1,367,333 681,421 1,367,333 681,421 1,487,939	322,831 685,667 390,771 904,979 452,410 1,240,449 638,440 1,506,238 755,759 2,155,668 1,009,1107 3,068,907 4,256,332 7,456,332 1,456,458 1,506,1107 1,472,999 7,538,385 1,506,238 1,506,23	20% AH 315.066 630.539 280.433 857.188 421.904 1.183.506 595.459 1.428.647 704.914 2.041.888 997.189 92.899.076 1.425.948 3,714.200 2.859.685 3,973.737 7,160.866 6,902.552 3,953.737 7,160.866 6,902.552 6,90	25% AH 297,502 595,410 297,502 595,410 595,410 595,410 609,397 1,117,563 391,397 1,117,563 552,477 1,348,995 654,099 1,222,088 925,261 2,2737,485 644,071 2,265,356 6,464,719 1,323,192 6,665,179 6,902,552 6,464,719 1,206,503 6,464,719 1,206,503 6,464,719 1,206,503 6,464,719 1,206,503 6,464,719 1,206,503 6,464,719 1,206,503 6,465,175 6,	30% AH 279.337 560.282 239.788 761.006 300.890 1.051.619 500.406 1.269.344 603.225 1.814.289 853.322 2,575.895 1.220.437 3,345.532 2,477.439 3,344.507 6,145.484 4,955.138 8,281.633 5,00.886 1,145.244 4,955.138 8,281.633 5,00.886 11.640.038 3,281.633 5,00.886 11.640.038 3,281.633 5,00.886 3,00.886 3,00.88	262,374 522,153 219,420 219,420 219,420 219,420 219,420 303,383 986,676 466,516 466,516 466,516 476,51	244,809 490,025 190,082 190,082 190,082 190,087 191,733 425,555 1,110,040 501,535 1,100,040 1,10	227,245 454,877 172,744 651,233 260,369 653,749 380,554 1,030,388 450,690 1,472,890 637,546 637,546 637,546 637,546 637,546 6415,200 1,200	409.0 409.0
ENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL) Description 1 One unit scheme (houses) 1 Won unit scheme (houses) 3 Two unit scheme (houses) 3 Two unit scheme (flats) 5 Three unit scheme (flats) 5 Three unit scheme (flats) 5 Three unit scheme (flats) 6 Four unit scheme (flats) 7 Four unit scheme (flats) 9 Five unit scheme (flats) 9 Five unit scheme (flats) 9 Five unit scheme (flats) 10 Five unit scheme (flats) 10 Five unit scheme (flats) 11 Five unit scheme (flats) 12 Five unit scheme (flats) 13 Five unit scheme (flats) 14 Twenty unit scheme (flats) 15 Five unit scheme (flats) 16 Thirty unit scheme (flats) 16 Thirty unit scheme (flats - lower density) 18 Fiffy unit scheme (flats - lower density) 19 Seventy unit scheme (flats - lower density) 10 Seventy unit scheme (flats - lower density) 10 Seventy unit scheme (flats - lower density) 10 Seventy unit scheme (flats - lower density) 11 Three bundred unit scheme (flats) 12 Four hundred unit scheme (flats) 13 Two hunded unit scheme (flats) 14 Three bundred unit scheme (flats) 15 Four hundred unit scheme (flats) 16 Six hundred unit scheme (flats) 17 Four hundred unit scheme (flats) 18 Fiffy unit scheme (flats) 19 Four hundred unit scheme (flats) 10 Four hundred unit scheme (flats)	1	E5,275,753 SLV E175,868 E231,768 E231,688 E211,030 E315,681 E226,104 E527,575 E301,472 E659,469 E137,858	385,323 771,052 3,047,362	367,759 341,448 1,000,411	350,194 700,785 321,109 952,770 482,918 1,315,333 681,421 1,315,333 681,421 1,387,390 806,604 2,266,487 1,141,047 3,172,303 4,782,303 3,272,258 1,631,458 4,162,393 3,272,303 4,782,303 4,	322,831 685,687 390,771 904,979 452,410 1,249,449 638,440 1,508,238 755,769 2,155,683 1,090,115 3,000,065 1,504,000	20% AH 315.066 630.539 280.433 857.188 421,904 1,183.506 595.439 1,428,647 704.914 2,041,888 997.189 2,889,076 1,425,948 3,714,260 2,889,685 3,731 7,160,866 5,900,485 9,752,888 6,902,562 1,303,748 1,716,086 6,902,562 1,303,748 1,716,086 6,902,562 1,303,748 1,716,086 6,902,562 1,303,748 1,716,086 6,902,562 1,303,748 1,716,086 6,902,562 1,303,748 1,716,086 6,902,562 1,303,748 1,716,086 6,902,562 1,303,748 1,716,086 1,903,641	25% AH 297,502 595,410 297,502 595,410 280,005 809,397 1,117,563 391,397 1,117,563 654,009 1,928,008 925,261 2,737,465 24,747,921 2,765,362 3,679,271 3,484,795 4,487,811 3,684,712 3,684,712 3,684,712 3,684,712 3,684,712 3,684,712 3,684,712 3,684,712 3,684,712 3,684,712 3,684,712 3,684,712 3,684,712 3,684,713 3,684,712 3,685,715 3,684,712 3,684,712 3,684,	30% AH 279.37. 560.282 560.282 781.506 761.606 300.800 1.051.619 509.406 1.260.344 603.225 1.814.280 603.235 1.202.487 1.202.487 1.344.280 1.202.487 1.344.280 1.202.487 1.344.506 1.344.506 1.344.507 1.345.5	202,374 502,153 219,420 219,42	244,809 490,025 199,082 199,082 299,877 1917,733 423,535 1,110,040 501,535 1,110,040 501,535 1,100,047 1,1	227,245 454,807 170,744 618,233 269,389 380,554 1,030,388 450,690 1,472,890 637,546 1,472,890 637,546 1,472,890 1,47	200,0 419,1 158,2 288,7 337,3 337,3 347,3 357,1 357,3
ENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL) Description 1 One unit scheme (houses) 1 Wor unit scheme (houses) 3 Two unit scheme (houses) 3 Two unit scheme (flats) 5 Three unit scheme (flats) 5 Three unit scheme (flats) 5 Three unit scheme (flats) 6 Four unit scheme (flats) 7 Four unit scheme (flats) 9 Five unit scheme (houses) 9 Five unit scheme (flats) 9 Five unit scheme (flats) 10 Seven unit scheme (flats) 10 Seven unit scheme (flats) 11 Seven unit scheme (flats) 12 Five unit scheme (flats) 13 Five unit scheme (flats) 14 Twenty unit scheme (flats) 15 Three unit scheme (flats) 16 Thirty unit scheme (flats) 17 Five unit scheme (flats) 18 Fifty unit scheme (flats - layer density) 19 Seventy unit scheme (flats - layer density) 10 Seventy unit scheme (flats - layer density) 10 Seventy unit scheme (flats - layer density) 10 Seventy unit scheme (flats - layer density) 11 Three unit scheme (flats - layer density) 12 One hundred unit scheme (flats) 13 Two hundred unit scheme (flats) 14 Three hundred unit scheme (flats) 15 Four hundred unit scheme (flats) 16 Six hundred unit scheme (flats) 16 Six hundred unit scheme (flats) 17 Four hundred unit scheme (flats) 18 Medium scale Office 19 Industrial scheme new build (50% pior ratio) 10 Industrial scheme (flats) 17 Three unit scheme (flats) 18 Three unit scheme (flats) 19 Three unit scheme (flats) 10 Three unit scheme (flats)	1	E5,275,753 SLV E175,868 E231,768 E231,768 E211,030 E356,861 E226,104 E527,575 E301,472 E559,469 E376,839 E375,837 E527,575 E1,318,938 E753,879 E1,758,584 E1,772,389 E1,758,584 E1,778,585 E3,777,527 E3,877 E3,777,527 E3,877 E3,777,527 E3,877 E3,777,527 E3,877 E3,777,527 E3,877 E3,777 E3,877 E3,	385,323 771,052 361,786 1,048,352 543,931 1,447,279 767,382 1,747,253 908,294 2,497,067 1,284,904 3,545,439 1,836,968 4,651,618 3,684,176 5,172,106 9,191,633 7,711,728 1,721,738 1,741,738 1,741,738 1,741,738 1,741,738 1,741,738 1,741,738 1,741,738 1,741,741,748 1,741,748 1,741,748 1,741,748 1,741,748 1,741,748 1,741,741,748 1,741,748 1,741,748 1,741,748 1,741,748 1,741,748 1,741,741,748 1,741,748 1,741,748 1,741,748 1,741,748 1,741,748 1,741,741,748 1,741,748 1,741,748 1,741,748 1,741,748 1,741,748 1,741,741,748 1,741,748 1,741,748 1,741,748 1,741,748 1,741,748 1,741,741,748 1,741,748 1,741,748 1,741,748 1,741,748 1,741,748 1,741,741,748 1,741,748 1,741,748 1,741,748 1,741,748 1,741,748 1,741,741,748 1,741,748 1,741,748 1,741,748 1,741,748 1,741,748 1,741,741,748 1,741,748 1,741,748 1,741,748 1,741,748 1,741,748 1,741,741,748 1,741,748 1,741,748 1,741,748 1,741,748 1,741,748 1,741,741,748 1,741,748 1,741,748 1,741,748 1,741,748 1,741,748 1,741,741,748 1,741,748 1,741,748 1,741,748 1,741,748 1,741,748 1,741,741,748 1,741,748 1,741,748 1,741,748 1,741,748 1,741,748 1,741,741,748 1,741,748 1,741,748 1,741,748 1,741,748 1,741,748 1,741,748 1,741,748 1,741,748 1,741,748 1,741,748 1,741,748 1,741,748 1,	367,759 341,448 1,000,561 513,425 1,381,336 724,401 1,381,336 724,401 1,667,602 857,448 1,734,213 4,773,213 4,773,63	\$50,194 700,795 321,109 952,770 482,918 1,315,333 681,421 1,587,950 800,604 2,269,487 1,141,047 3,272,288 1,631,458 4,162,393 3,271,330 4,762,307	322,831 685,687 900,979 900,979 462,410 1,249,449 638,440 1,508,238 755,769 2,155,688 1,090,118 3,080,667 1,528,703 3,085,807 1,528,703 3,085,807 1,528,703 3,085,807 1,528,703 3,085,807 1,528,703 3,085,807 1,528,703	20% AH 315.066 630.539 280.433 867.188 421.904 1,183.506 595.439 1,428.647 704.914 2,041.888 997.189 2,899.076 2,899.676 3,744.841 3,536.611 2,257.586 3,957.587 3,957.77 7,160.866 6,992.552 13,303.748 19,758.641 19,538.611 23,757.965 24,957.5868 6,992.552 13,303.748 19,538.611 23,757.965 24,957.5868 6,992.552 13,303.748 19,538.611 23,757.965 24,941.633 18,400.038 25,941.633 18,400.038 26,941.633 18,400.038 26,941.633 18,400.038 26,416.633 18,400.038 26,416.633 18,516.666 20,539 280,413.633 280,433 280,433	25% AH 297,502 595,410 297,502 595,410 280,005 800,397 1,117,563 552,477 1,348,905 654,009 1,922,008 90,252,21 3,462,007 1,323,102 1,323	30% AH 279.337 560.282 239.788 761.006 300.890 1.051.619 500.406 1.269.344 6.00.225 1.814.289 853.322 2.975.895 1.220.437 3.245.582 2.447.439 3.344.507 6.145.444 4.055.138 8.281.603 5.00.886 1.145.244 4.055.138 8.281.603 5.00.886 1.145.244 4.055.138 8.281.603 8.281.	262,374 522,153 219,420 219,42	244,809 490,025 190,082 190,082 190,082 190,087 191,733 425,555 1,110,000 501,555 1,110,000 1,10	227,245 454,877 176,744 618,233 260,369 653,769 380,554 1,030,388 450,690 1,472,890 637,546 637,547 63	200,0 419,1 58,6 570,0 238,3 399,5 565,5 599,9 809,0 8
ENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL) Description 1 One unit scheme (houses) 1 Wor unit scheme (houses) 3 Two unit scheme (houses) 3 Two unit scheme (flats) 5 Three unit scheme (flats) 5 Three unit scheme (flats) 6 Four unit scheme (flats) 7 Four unit scheme (flats) 8 Five unit scheme (flats) 9 Five unit scheme (flats) 9 Five unit scheme (flats) 11 Seven unit scheme (flats) 12 Tern unit scheme (flats) 13 Tern unit scheme (flats) 13 Tern unit scheme (flats) 15 Teven (flats) 16 Teven (flats) 16 Teven (flats) 17 Fifty unit scheme (flats) 16 Teven (flats) 17 Fifty unit scheme (flats) 18 Teven (flats) 19 Teven (flats) 19 Teven (flats) 10 Seven (flats) 11 Seven (flats) 12 Seven (flats) 13 Seven (flats) 14 Seven (flats) 15 Seven (flats) 15 Seven (flats) 16 Seven (flats) 17 Seven (flats) 17 Seven (flats) 18 Seven (flats)	1	E5,275,753 SLV £175,858 £231,785	385,323 771,052 361,786 1,048,352 543,931 1,447,279 767,382 1,747,253 906,294 2,497,087 1,284,904 1,850,908 9,175,884 1,850,908 9,175,884 1,850,908 9,175,884 1,850,908 1,1850,9	367,759 341,448 1,000,561 513,425 1,381,336 724,401 1,381,336 724,401 1,667,602 857,448 1,734,213 1,476,762 1,216,277 1,212,77 1,	\$50,194 700,795 321,109 952,770 482,918 1,315,333 681,421 1,587,950 800,604 2,269,487 1,141,047 3,272,288 1,631,458 4,162,393 3,271,330 4,762,307	322,831 685,687 390,771 990,979 482,410 1,249,449 638,440 1,508,238 755,769 2,155,688 1,090,118 3,080,667 1,522,703 3,085,807 1,522,703 3,085,807 1,522,703 3,085,807 1,522,703 3,085,807 1,522,703	20% AH 315.066 630.539 280.433 857.188 421.904 1.183.506 595.439 1.428.647 704.914 2.001.888 997.189 2.899.076 1.425.948 3.714.260 2.899.635 3.953.737 7.160.866 5.900.485 9.758.844 1.183.506 2.899.636 2.899	25% AH 297,502 599,410 297,502 599,410 290,003 609,397 1,117,563 391,397 1,117,563 552,477 1,348,995 654,009 1,222,008 925,261 2,2737,485 644,749 1,323,192 3,479,921 2,479,921	30% AH 279.937. 560.282 580.282 781.080 781.08	262,374 522,153 219,420 219,420 219,420 219,420 330,383 986,676 466,51	244,809 490,025 190,082 190,082 190,082 190,087 191,733 425,535 1,110,040 501,535 1,110,040 1,120,041 1,12	227,245 454,877 172,744 618,233 260,369 653,789 380,554 1,030,388 450,690 1,472,890 637,546 637,547 63	200, 419, 419, 419, 419, 419, 419, 419, 419
ENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL) Description 1 One unit scheme (houses) 1 You unit scheme (houses) 1 Wou unit scheme (houses) 3 Two unit scheme (flats) 5 Three unit scheme (flats) 5 Three unit scheme (flats) 7 Four unit scheme (flats) 9 Four unit scheme (flats) 10 Seven unit scheme (flats) 11 Four unit scheme (flats) 12 Ten unit scheme (flats) 13 Ten unit scheme (flats) 14 Twerty unit scheme (flats) 15 Ten unit scheme (flats) 16 Thirty unit scheme (flats) 16 Thirty unit scheme (flats) 17 Four unit scheme (flats) 18 Filly unit scheme (flats - laybre density) 19 Sevenly unit scheme (flats - flats) 10 Sevenly unit scheme (flats) 11 Four hundred unit scheme (flats) 12 Four hundred unit scheme (flats) 13 Four hundred unit scheme (flats) 15 Four hundred unit scheme (flats) 16 Six hundred unit scheme (flats) 17 Four six scheme (flats) 19 Industrial Scheme new build (50% plot ratio) 10 Industrial Scheme (flats) 10 Industrial Scheme (flats) 10 Four hundred unit scheme (flats) 11 Four hundred unit scheme (flats) 12 Four hundred unit scheme (flats) 13 Four hundred unit scheme (flats) 14 Three unit scheme (flats) 15 Four hundred unit scheme (flats) 16 Four hundred unit scheme (flats) 17 Four unit scheme (flats) 18 Four hundred unit scheme (flats) 19 Four hundred unit scheme (flats) 10 Four hundred unit scheme (flats) 10 Four hundred unit scheme (flats) 10 Four hundred unit scheme (flats) 11 Four hundred unit scheme (flats) 1	1	E5,275,753 SLV £175,858 £231,768 £211,030 £355,681 £211,030 £355,681 £211,030 £355,681 £211,030 £355,681 £351,685 £351,785 £351,785,894 £21,788,894 £21,788,894 £21,788,894 £21,788,894 £1,778,894 £1,178,894 £	385,323 771,052 361,786 1,048,352 543,931 1,447,279 767,382 1,747,253 908,294 2,497,067 1,284,904 3,545,439 1,836,968 4,651,618 3,694,176 5,172,196 1,913,337 7,711,73 1,721,173 1,721,173 1,721,173 1,721,173 1,721,173 1,721,173 1,721,173 1,721,173 1,721,173 1,721,173 1,721,173 1,721,173 1,721,173 1,721,173 1,722,173 1,721,173 1,721,173 1,722,173 1,722,173 1,722,173 1,721,173 1,722,173 1,721,173 1,721,173 1,721,173 1,721,173 1,721,173 1,721,173 1,721,173 1,721,173 1,721,173 1,721,173 1,721,173 1,721,173 1,721,173 1,721,173 1,721,173 1,721,173 1,721,173 1,721,173 1,741,173	367,759 341,448 1,000,561 513,425 1,381,336 724,401 1,381,336 724,401 1,667,602 857,448 1,734,213 4,767,503 1,767,603 1,767,603 1,767,603 1,767,603 1,767,603 1,767,603 1,767,603 1,767,769 1,767,76	\$50,194 700,795 321,109 952,770 482,918 1,315,333 681,421 1,587,950 800,604 2,269,487 1,141,047 3,222,288 1,631,458 4,162,399 3,271,330 4,762,397 1,776,131 1,677,761 1,677,771 1,677,771 1,677,771 1,677,771 1,677,771 1,677,771 1,677,771 1,677,771 1,677,771	32,231 65,667 300,771 904,979 452,410 1,249,449 638,440 1,508,238 755,759 2,155,688 1,099,118 3,000,667 1,528,703 3,005,667 1,528,703 3,005,667 1,528,703 3,005,667 1,528,703 3,005,667 1,528,703 3,005,667 1,528,703 3,005,667 1,528,703 3,005,667 1,528,703 3,005,667 1,528,703 3,005,667 1,528,703 3,005,667 1,508,568 1,508,703 1,508,568 1,508,703 1,508,568 1,508,703 1,508,568 1,508,703 1,508,568 1,508,703 1,508,568 1,508,703 1,508,568 1,508,703 1,508,568 1,508,703 1,508,568 1,508,703 1,508,568 1,508,703 1,508,568 1,508,703 1,508,568 1,508,578 1,508,568 1,508,578 1,	20% AH 315.066 630.539 280.433 867.188 421.904 1.183.506 595.459 1.428.647 704.914 2.011.888 997.189 2.899.076 1.428.647 2.012.889.076 1.428.647 2.012.889.076 2.899.076	25% AH 297,502 595,410 297,502 595,410 297,502 595,410 297,502 391,397 1,117,563 552,477 1,348,995 654,099 1,028,088 905,281 1,328,192 2,737,485 1,328,192 2,737,485 1,328,192 2,737,485 1,328,192 2,737,485 1,328,192 2,737,485 1,328,192 2,737,485 1,328,192 2,737,485 1,328,192 2,737,485 1,328,192 2,737,485 1,328,192 2,738,192 2	30% AH 279.937 560.282 560.282 781.606 300.980 1.051.619 509.406 1.260.344 603.225 1.814.289 3.344.582 2.675.895 1.220.437 3.246.582 2.467.438 1.220.437 3.246.582 2.467.438 1.220.437 3.246.582 2.467.438 1.220.437 3.246.582 2.467.438 1.220.437 3.246.582 2.467.438 1.220.437 3.246.582 2.467.438 1.220.437 3.246.582 1.220.437 3.246.582 1.220.437 3.246.582 1.220.437 3.250 3.250.400 3.250.583 1.250.583 3.250.400 3.250.583 3.250.6	202,374 502,133 219,420 219,42	244,809 490,025 199,082 199,082 199,087 191,733 423,535 1,110,040 501,535 1,586,689 709,475 2,252,744 1,014,927 2,775,030 2,035,194 2,775,030 2,035,194 2,775,030 2,035,194 2,775,030 2,035,194 2,775,030 2,035,194 2,775,030 2,035,194 2,175,037 1,100,037 1,10	227,245 454,807 170,744 618,233 269,369 380,554 1,303,388 450,690 1,472,890 637,546 1,202,071 2,542,554 1,822,071 2,542,554 1,822,071 2,542,554 1,822,071 2,542,554 1,822,071 2,542,554 1,822,071 2,542,554 1,822,071 2,542,554 1,822,071 2,542,554 1,822,071 2,542,554 1,822,071 2,542,554 1,822,071 2,542,554 1,822,071 2,542,554 1,822,071 2,542,554 1,822,642,700 1,822,64	200,0 419,1 558,570,2 288,3 399,5 565,5 565,5 565,6 4,1 4,1 4,1 4,1 4,1 4,1 4,1 4,1 4,1 4,1
ENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL) Description 1 One unit scheme (houses) 1 Wor unit scheme (houses) 1 Wor unit scheme (houses) 3 Two unit scheme (flats) 3 Two unit scheme (flats) 5 Three unit scheme (flats) 5 Three unit scheme (flats) 7 Four unit scheme (flats) 9 Four unit scheme (flats) 10 Seven unit scheme (flats) 11 Four unit scheme (flats) 12 Ten unit scheme (flats) 13 Ten unit scheme (flats) 14 Twenty unit scheme (flats) 16 Thirty unit scheme (flats) 16 Thirty unit scheme (flats) 17 Four unit scheme (flats) 18 Filly unit scheme (flats - lower density) 18 Filly unit scheme (flats - lower density) 19 Sevenly unit scheme (flats - lower density) 10 Sevenly unit scheme (flats - lower density) 11 Were hundled unit scheme (flats) 12 Ten unit scheme (flats) 13 Were hundled unit scheme (flats) 14 Twenty unit scheme (flats) 15 The hundled unit scheme (flats) 16 Sevenly unit scheme (flats) 17 Sevenly unit scheme (flats) 18 Filly unit scheme (flats) 19 The scheme (flats) 19 The scheme (flats) 10 The hundled unit scheme (flats) 11 The hundled unit scheme (flats) 12 Ten unit scheme (flats) 13 Ten unit scheme (flats) 14 Three unit scheme (flats) 15 Filly unit scheme (flats) 16 The hundled unit scheme (flats) 17 Four flats scheme (flats) 18 Filly unit scheme (flats) 19 Filly unit scheme (flats) 10 Ten unit scheme (flats) 11 Ten unit scheme (flats) 12 Ten unit scheme (flats) 13 Ten unit scheme (flats) 14 Ten unit scheme (flats) 15 Ten unit scheme (flats) 16 Ten unit scheme (flats) 17 Four flats cheme (flats) 18 Ten unit scheme (flats) 19 Ten u	1	\$1,755,594 \$1,172,595	385,323 771,052 361,786 1,048,352 543,331 1,447,279 767,382 1,747,253 908,294 2,497,087 1,284,904 3,545,439 1,836,968 4,651,618 4,651,618 3,646,477 5,171,638 1,711,178 1,711,77	367,759 375,924 341,448 1,000,561 513,425 1,381,336 724,401 1,381,336 724,401 1,367,502 857,448 1,734,213 3,457,423	\$50,194 700,795 321,109 952,770 482,918 1,315,333 681,421 1,315,333 681,421 1,347,347 1,441,047	322,831 685,687 300,771 904,979 452,410 1.240,449 638,440 1.508,238 755,759 2.155,688 1.069,118 3.060,067 1.528,730 1.5288,730 1.5288,730 1.5288,730 1.5288,730 1.5288,730 1.528	20% AH 315.066 630.539 280.433 857.188 421,904 1,183.506 595.459 1,428,647 704.914 2,041,888 997,189 2,899,076 1,425,948 3,714,260 1,425,948 3,714,260 1,425,948 3,714,260 1,425,948 3,714,260 1,425,948 3,714,260 1,425,948 3,714,260 1,425,948 3,714,260 1,425,948 3,714,260 1,425,948 3,714,260 1,425,948 3,714,260 1,425,948 3,714,260 1,425,948 3,714,260 1,425,948 3,714,260 1,425,948 1,42	29% AH 297,502 599,410 297,502 599,410 290,003 590,397 1,117,563 592,477 1,348,995 654,009 1,222,008 1,222,008 1,223,009 1,224,008 1,224,009 1,225	30% AH 779.937 560.282 560.282 239.788 761.006 300.380 1.051.619 509.406 1.260.344 603.225 1.814.289 853.332 2.2676.895 1.20.437 3.246.582 2.447.33 3.344.507 6.156.585 2.381 3.384.507 6.156.585 2.381 3.384.507 6.156.585 2.381 3.384.507 6.385 2.381 3.384.507 6.385 2.381 3.384.507 6.385 2.381 3.384.507 6.385 2.381 3.384.507 6.385 2.381 3.384.507 6.385 2.381 3.	202,374 502,153 219,420 219,42	244,809 490,025 190,082 190,082 190,082 190,087 191,733 423,535 1,110,040 501,535 1,186,699 704,475 2,776,997 1,176,377 1,186,797 1,186,	227,245 454,807 176,744 618,233 269,389 380,554 1,703,388 450,680 637,546 637,546 1,203,387 1,20	200,0 419,1 153,5 570,7 238,8 399,5 560,5 590,5
ENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL) Description 1 One unit scheme (houses) 1 Wor out scheme (houses) 3 Wor out scheme (flusts) 3 Two unit scheme (flusts) 5 Three unit scheme (flusts) 5 Three unit scheme (flusts) 6 Forur unit scheme (houses) 7 Four unit scheme (flusts) 8 Five unit scheme (houses) 9 Five unit scheme (flusts) 9 Five unit scheme (flusts) 10 Seven unit scheme (flusts) 11 Seven unit scheme (flusts) 12 Five unit scheme (flusts) 13 Five unit scheme (flusts) 14 Fivering unit scheme (flusts) 15 Fivering unit scheme (flusts) 16 Fivering unit scheme (flusts) 17 Fivering unit scheme (flusts) 18 Fivering unit scheme (flusts) 19 Fivering unit scheme (flusts) 19 Fivering unit scheme (flusts) 10 Fivering unit scheme (flusts) 11 Fivering unit scheme (flusts) 12 Fivering unit scheme (flusts) 13 Fivering unit scheme (flusts) 14 Three unit scheme (flusts) 15 Fivering unit scheme (flusts) 16 Fivering unit scheme (flusts) 16 Fivering unit scheme (flusts) 17 Foru unit scheme (flusts) 18 Fivering unit scheme (flusts) 19 Fivering unit scheme (flusts) 10 Fivering unit scheme (flusts) 11 Fivering unit scheme (flusts) 12 Fivering unit scheme (flusts) 13 Fivering unit scheme (flusts) 14 Fivering unit scheme (flusts) 15 Fivering unit scheme (flusts) 16 Fivering unit scheme (flusts) 17 Fivering unit scheme (flusts) 18 Fivering unit scheme (flusts) 19 Fivering unit scheme (flusts) 10 Fivering unit scheme (flusts) 10 Fivering unit scheme (flusts) 10 Fivering unit scheme (flusts)	1	\$5,275,753 \$1V \$175,868 \$233,768 \$231,030 \$235,661 \$236,768 \$231,030 \$237,678 \$238,640 \$237,678 \$238,640 \$237,678 \$238,640 \$237,678 \$238,640 \$237,678 \$238,640 \$237,678 \$238,640 \$237,678 \$238,640 \$248,640 \$248	385,323 771,052 361,786 1,048,352 543,931 1,447,279 767,382 1,747,253 906,294 2,497,087 1,284,904 3,545,439 1,856,968 4,651,618 3,694,176 5,172,196 9,175,884 1,651,618 1,762,252 1,762,25	367,759 341,448 341,448 1,000,561 513,425 1,381,383 724,401 1,381,383 724,401 1,667,602 657,448 1,734,213 1,471,276 3,478,002 1,471,276	350,194 700,795 321,109 952,770 482,918 1,315,333 681,421 1,315,333 681,421 1,387,390 800,604 2,298,487 1,141,047 3,222,388 1,631,438 4,162,393 3,277,393 1,637,392 1,637,392 1,637,392 1,637,393 1,	322,831 685,667 300,771 904,979 452,410 1249,449 638,440 1,506,238 755,759 2,155,688 1,069,113 3,060,667 1,522,735 2,155,688 2,532,735 2,155,688 2,532,735 2,155,688 2,532,735 2,155,688 2,532,735 2,155,688 2,532,735 2,155,688 2,158,800,777 4,535,532 2,155,688 2,158,800,777 4,535,532 2,158,800,777 4,535,532 2,158,800,777 4,535,532 2,158,800,777 4,535,532 2,158,800,777 4,535,532 4,535,5	20% AH 315,066 630,539 280,433 857,188 421,904 1,183,506 595,459 1,428,647 704,914 2,041,868 97,189 2,869,685 3,768,768 8,768 8,768,768 8,768,768 8,768,768 8,768 8,768 8,768 8,768 8,768	25% AH 297,502 595,410 297,502 595,410 280,005 600,397 1,117,563 552,477 1,348,945 654,065 1,026,008 1,026	30% AH 279.37. 560.282 239.788 761.006 300.890 1.051.619 509.406 630.282 1.614.648 630.282 2.626.648 1.606.344 630.282 2.626.648 1.626.6	262,374 522,133 219,420 713,815 330,383 986,676 466,516 1,180,602 552,380 1,170,489 781,403 1,177,682 3,011,243 2,241,310 2,241,310 2,241,310 2,241,310 3,252,592 4,562,702 1,170,682 1,17	244,809 490,025 199,082 199,082 199,087 191,733 423,535 1,110,040 501,535 1,186,699 706,475 2,276,903 4,086,791 4,08	227,245 454,807 176,744 451,807 176,744 618,233 269,389 380,554 1,030,388 450,680 637,546 1,022,204 1,022,	200,0 419,1 158,2 238,3 397,2 600,0 1,0 1,0 1,0 1,0 1,0 1,0 1,0 1,0 1,0
ENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL) Description 1 One unit acheme (houses) 1 Who unit acheme (houses) 3 Two unit scheme (houses) 3 Two unit scheme (flats) 5 Three unit scheme (flats) 5 Three unit scheme (houses) 7 Four unit scheme (houses) 9 Five unit scheme (houses) 9 Five unit scheme (houses) 9 Five unit scheme (houses) 10 Seven unit scheme (houses) 11 Seven unit scheme (houses) 11 Seven unit scheme (houses) 12 Four unit scheme (houses) 13 Four unit scheme (houses) 14 Seven unit scheme (houses) 15 Five unit scheme (houses) 16 Five unit scheme (houses) 17 Four unit scheme (houses) 18 Five unit scheme (houses) 19 Five unit scheme (houses) 19 Five unit scheme (houses) 10 Five house (houses) 11 Five house (houses) 12 Four house (houses) 13 Four house (houses) 14 Three housed (houses) 15 Four hundred unit scheme (flats) 16 Fix housed (houses) 16 Fix house (houses) 17 Four hundred unit scheme (flats) 18 Fix houndred unit scheme (flats) 19 Fix house (houses) 19 Fix house (houses) 10 Fix house (houses) 11 Fix house (houses) 12 Four hunt scheme (flats) 13 Fix house (houses) 15 Fix house (houses) 15 Fix house (houses) 15 Fix house (houses) 15 Fix house (houses) 16 Fix house (houses) 17 Fix house (houses) 18 Fix house (houses) 19 Fix house (houses) 19 Fix house (houses) 10 Fix h	1	\$5,275,753 \$1V \$117,868 \$233,768 \$231,030 \$235,661 \$236,768 \$231,030 \$237,678 \$231,472 \$256,104 \$276,757 \$231,472 \$256,104 \$276,757 \$277,758 \$276,757 \$277,758 \$276,759 \$276,758 \$277,778 \$200,833 \$288,888	385,323 771,052 361,786 1,048,352 543,301 1,447,279 767,382 1,747,253 906,294 2,497,097 1,284,904 3,584,176 5,172,106 9,191,633 771,022 361,364 3,684,176 3,684,176 3,684,176 3,684,176 3,684,176 3,684,176 3,684,176 3,684,176 3,684,176 3,684,176 3,684,176 3,794,174 3,885,269 4,386,707	367,759 341,448 1,000,561 513,425 1,381,338 724,401 1,381,338 724,401 1,667,602 657,448 1,734,213 1,747,21 1,747,215	350,194 700,795 321,109 952,770 462,918 1,315,333 681,421 1,315,333 681,421 1,315,333 681,421 1,410,47 1,411,047 1,411,047 1,410,47 1,420,38 1,420,	322,831 685,667 300,771 904,979 452,410 1.249,449 683,440 1.506,263 755,759 2.155,663 1.060,6113 3.060,667 1.528,703 3.060,667 1.528,703 3.060,667 1.528,703 3.060,677 1.528,703 3.060,677 1.528,703 3.060,677 1.528,703 3.060,677 1.528,703 3.060,677 1.528,703 3.060,677 1.528,703 3.060,677	20% AH 315.066 630.539 280.433 867.188 421.904 1,183.506 595.459 1,428.647 704.914 2,011.888 907.189 2,899.076 2,899.685 3,952.5888 421.904 1,183.506 595.459 4,886.77 7,160.866 630.539 2,899.786 315.066 630.539 2,899.685 3,150.666 5,150.486 3,150.666 5,170.486 3,170	25% AH 297,502 595,410 297,502 595,410 280,005 600,397 1,117,563 552,477 1,348,905 656,409 1,226,008 1,226	30% AH 279.377 560.282 239,788 761.006 360,800 1,051,619 500,406 1,060,344 603.225 1,814,289 2,975,865 1,444,289 2,975,865 1,444,289 2,975,865 1,444,289 1,244,439 1,244,439 1,244,439 1,445,434 1,455,735 1,440,246 1,455,735 1,460,341 1,450,461 1,450,461 1,450,478 1,440,478 1	202,374 502,153 219,420 219,42	244,809 490,025 199,082 199,082 199,087 191,733 423,535 1,110,400 501,535 1,100,405 1,186,699 700,475 1,275,030 1,205 1,275,030 1,205 1,275,030 1,275	227,245 454,807 178,744 451,807 178,744 618,233 269,389 380,554 1,503,388 450,690 1,472,890 1,472,890 1,472,890 1,472,800 1,47	200,0 419,1 158,2 238,8 399,9 505,5
ENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL) Description 1 One unit scheme (houses) 1 Who unit scheme (houses) 3 Two unit scheme (houses) 3 Two unit scheme (houses) 5 Three unit scheme (flats) 6 Four unit scheme (houses) 7 Four unit scheme (houses) 7 Four unit scheme (houses) 8 Five unit scheme (houses) 9 Five unit scheme (houses) 9 Five unit scheme (houses) 11 Saven unit scheme (houses) 11 Saven unit scheme (houses) 11 Saven unit scheme (houses) 13 Tean unit scheme (houses) 15 Tean unit scheme (houses) 16 Tean unit scheme (houses) 17 Four unit scheme (houses) 18 Tean unit scheme (houses) 19 Tean unit scheme (houses) 19 Tean unit scheme (houses) 10 Seveny unit scheme (houses) 10 Seveny unit scheme (houses) 10 Seveny unit scheme (houses) 11 Tean unit scheme (houses) 12 Tean unit scheme (houses) 13 Tean unit scheme (houses) 14 Three hundred unit scheme (flats) 15 Tean unit scheme (houses) 16 Tean unit scheme (houses) 17 Tean unit scheme (houses) 18 Tean unit scheme (houses) 19 Tean unit scheme (houses) 10 Tean unit scheme (houses) 11 Tean unit scheme (houses) 12 Tean unit scheme (houses) 13 Tean unit scheme (houses) 14 Tean unit scheme (houses) 15 Tean unit scheme (houses) 16 Tean unit scheme (houses) 17 Tean unit scheme (houses) 18 Tean unit scheme (houses) 19 Tean unit scheme (houses) 10 Tean unit scheme (houses) 10 Tean unit scheme (houses) 11 Tean unit scheme (houses) 12 Tean unit scheme (houses) 13 Tean unit scheme (houses) 14 Tean unit scheme (houses) 15 Tean unit scheme (houses) 16 Tean unit scheme (houses) 17 Tean unit scheme (houses) 18 Tean unit scheme (houses) 19 Te	1	\$5,275,753 \$1V \$175,868 \$231,1030 \$235,661 \$236,768 \$231,030 \$235,661 \$237,675 \$230,472 \$256,767 \$237,675 \$247,675 \$256,675 \$257,753 \$25,275,275 \$25,275,275 \$25,27	385,323 771,052 361,786 1,048,352 543,301 1,447,279 767,382 1,747,253 906,294 2,497,087 1,284,904 3,584,393 1,876,698 8,191,633 20,242,700 3,684,776 1,791,178 1,791,791,791 1,795,795 1,882,744,304 3,854,176 3,854,176 3,854,176 3,854,176 3,854,176 3,854,176 3,854,176 3,854,176 3,854,176 3,854,176 3,854,176 3,854,176 3,854,176 3,854,176 3,854,176 3,854,176 3,854,176 3,855,176	367,759 341,448 1,000,561 513,425 1,381,338 724,401 1,381,338 724,401 1,667,602 657,448 1,734,213 1,477,78 1,275 1	\$50,194 700,795 321,109 952,770 462,918 1,315,333 681,421 1,315,333 681,421 1,315,333 681,421 1,437 1,411,047 1,411,047 1,411,047 1,412,	322,831 685,667 300,771 904,979 452,410 1.249,449 683,440 1.506,238 755,759 2.155,683 1.060,671 3.060,687 1.528,703 3.065,687 1.528,703 3.065,687 1.528,703 3.060,687 1.528,703 3.060,687 3.060,087	20% AH 315.066 630.539 280.433 867.188 421.904 1,183.506 595.459 1,428.647 704.914 2,011.888 977.189 2,899.076 1,428.647 1,428	25% AH 297,502 595,410 297,502 595,410 280,005 690,397 1,117,563 552,477 1,348,905 656,409 1,226,008 1,226	30% AH 279.397. 560.282 239,788 761.006 300,890 1,051.619 500,406 1,060,344 600,325 1,814,289 2,975,885 1,244,743 3,246 3,247 4,743 3,246 3,247 4,743 3,246 3,247 4,743 3,246 3,247 4,743 3,246 3,247 4,743 3,246 3,247 4,743 4,750	202,374 502,153 219,420 219,42	244,809 490,025 190,082 190,082 190,082 190,087 191,733 423,535 1,110,040 501,535 1,100,475 1,10	227,245 454,807 178,744 451,807 178,744 618,233 269,389 380,554 1,503,388 450,690 1,472,890 1,47	200,0 419,1 158,2 238,8 399,0 505,0
ENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL) Description 1 One unit scheme (houses) 1 Who unit scheme (houses) 3 Two unit scheme (houses) 3 Two unit scheme (houses) 5 Three unit scheme (flats) 5 Three unit scheme (houses) 5 Three unit scheme (houses) 7 Four unit scheme (houses) 8 Five unit scheme (houses) 9 Five unit scheme (houses) 9 Five unit scheme (houses) 11 Sowen unit scheme (houses) 11 Sowen unit scheme (houses) 11 Sowen unit scheme (houses) 12 Ten unit scheme (houses) 13 Ten unit scheme (houses) 15 Ten unit scheme (houses) 16 Tener (houses) 17 Four in scheme (houses) 18 Tener (houses) 19 Tener (houses) 19 Tener (houses) 19 Tener (houses) 10 Tener (houses) 11 Tener (houses) 12 Tener (houses) 13 Tener (houses) 14 Tener (houses) 15 Tener (houses) 16 Tener (houses) 17 Tener (houses) 18 Five (houses) 19 Tener (houses) 19 Tener (houses) 10 Tener (houses) 10 Tener (houses) 11 Tener (houses) 11 Tener (houses) 12 Tener (houses) 13 Tener (houses) 14 Tener (houses) 15 Tener (houses) 16 Tener (houses) 17 Tener (houses) 18 Tener (houses) 19 Tener (houses) 19 Tener (houses) 10 Tener (houses) 11 Tener (houses) 12 Tener (houses) 13 Tener (houses) 14 Tener (houses) 15 Tener (houses) 16 Tener (houses) 17 Tener (houses) 17 Tener (houses) 18 Tener (houses) 19 Tener (houses) 19 Tener (houses) 10 Tener (houses)	1	\$5,275,753 \$1V \$175,868 \$231,030 \$235,661 \$236,768 \$231,030 \$235,661 \$237,675 \$230,472 \$255,467 \$277,675 \$277,675 \$277,676 \$277	385,323 771,052 361,786 1,048,352 543,301 1,048,352 543,301 1,447,279 767,382 1,747,253 906,294 2,497,087 1,284,904 3,545,439 1,856,968 4,651,618 3,684,176 5,172,196 4,380,707 1,284,904 3,545,439 1,795,785 1,882,324 1,795,785 1,883,331	367,759 341,448 1,000,561 513,425 1,513,425 1,513,425 1,513,425 1,513,425 1,513,425 1,514,525 1,	\$50,194 700,795 321,109 952,770 462,918 1,315,333 681,421 1,315,333 681,421 1,315,333 681,421 1,315,333 681,421 1,315,333 681,421 1,315,333 681,421 1,315,333 3,222,285 1,530,287 1,141,047 1,22,061,487 1,141,047 1,22,061,487 1,141,047 1,22,061,487 1,22,	322,831 685,667 300,771 904,979 452,410 1.249,449 638,440 1.506,238 755,759 2.155,688 1.060,118 3.060,667 1.528,703 3.065,587 1.528,703 3.065,587 1.528,703 3.065,687 1.528,703 3.065,687 3.065,687 3.065,687 3.065,687 3.065,687 3.065,687 3.065,687 3.065,687 3.067,087	20% AH 315.066 630.539 280.433 867.188 421.904 1,183.506 595.459 1,428.647 704.914 2,011.888 997.189 2,899.076 1,428.647 2,148.647 2,149.04 1,189.076 1,189	25% AH 297,502 595,410 297,502 595,410 280,005 690,397 1,117,563 552,477 1,348,905 656,409 1,028,008 1,038,008 1,038	30% AH 279.397. 560.282 239,788 761.006 300,890 1,051.619 500,406 1,060,344 600,325 1,814,289 2,975,885 1,244,743 3,246 1,244,743 1,244,74 1,244,743 1,244,743 1,244,743 1,244,743 1,244,743 1,244,743 1,244,743 1,244,743 1,244,743 1,244,743 1,244,743 1,244,743 1,244,7	262,374 522,133 219,420 219,42	244,809 490,025 190,082 190,082 190,082 190,087 191,733 423,535 1,110,040 501,535 1,100,476 1,10	227,245 454,877 172,244 6518,233 260,369 380,554 1,030,388 450,690 1,472,890 637,546 637,546 637,546 637,546 64,622,410	200,0 419,1 158,2 238,7 337,7 337,7 367,7
ENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL) Description 1 One unit scheme (houses) 1 Wo unit scheme (houses) 3 Two unit scheme (houses) 3 Two unit scheme (houses) 5 Three unit scheme (flats) 6 Three unit scheme (houses) 7 Four unit scheme (houses) 9 Five unit scheme (houses) 11 Sever unit scheme (houses) 13 Ten unit scheme (houses) 14 Ten unit scheme (houses) 15 Tever (houses) 16 Tever (houses) 17 Five (houses) 18 Tever (houses) 19 Five (houses) 19 Five (houses) 10 Tever (houses) 10 Tever (houses) 10 Tever (houses) 10 Tever (houses) 11 Tever (houses) 12 Tever (houses) 13 Tever (houses) 14 Tever (houses) 15 Tever (houses) 16 Tever (houses) 17 Tever (houses) 18 Tever (houses) 19 Tever (houses) 19 Tever (houses) 10 Tever (houses) 10 Tever (houses) 10 Tever (houses) 10 Tever (houses) 11 Tever (houses) 12 Tever (houses) 13 Tever (houses) 14 Three (houses) 15 Tever (houses) 16 Tever (houses) 17 Tever (houses) 18 Tever (houses) 19 Tever (houses) 10 Tever (houses) 10 Tever (houses) 10 Tever (houses) 11 Tever (houses) 11 Tever (houses) 12 Tever (houses) 13 Tever (houses) 14 Tever (houses) 15 Tever (houses) 16 Tever (houses) 17 Tever (houses) 17 Tever (houses) 18 Tever (houses) 19 Tever (houses) 19 Tever (houses) 10 Tever (houses) 10 Tever (houses) 11 Tever (houses) 11 Tever (houses) 12 Tever (houses) 13 Tever (houses) 14 Tever (houses) 15 Tever (houses) 16 Tever (houses) 17 Tever (houses) 17 Tever (houses) 18 Tever (houses) 19 Tever (houses) 19 Tever (houses) 10 Tever (houses) 10 Tever (houses) 10 Tever (houses) 11 Tever (houses) 12 Tever (houses) 13 Tever (houses) 14 Tever (houses) 15 Tever (houses) 16 Tever (houses) 17 Tever (houses) 17 Tever (houses) 18 Tever (houses) 19 Tever (houses) 19 Tever (houses) 10 Tever (houses) 10 Tever (houses) 10 Tever (h	1	\$5,275,753 \$LV £175,858 £261,708 £211,030 £395,681 £211,030 £395,681 £226,104 £27,575 £301,472 £302,327 £302,	385,323 771,052 361,786 1,048,352 543,931 1,447,279 767,382 1,747,253 96,294 2,497,087 1,284,904 1,585,000 9,175,884 1,755,175,186 1,048,352 2,872,000 2,872	367,759 341,448 1,000,561 513,425 1,381,336 724,401 1,667,602 857,448 1,381,336 1,447,278 1,212,975 1,212,	\$50,194 700,795 321,109 952,770 482,918 1,315,333 681,421 1,367,333 681,421 1,367,333 681,421 1,467,333 1,462,948 1,	322,831 685,687 300,771 904,973 452,410 1,240,449 638,440 1,508,238 755,769 1,508,238 755,769 1,508,238 1,509,119 1,508,238 1,509,238 1,508,238 1,509,238 1,508,238 1,509,238 1,508,238 1,509,238 1,508,238 1,	20% AH 315.066 630.539 280.433 857.188 421.904 1.183.506 595.439 1.428.647 704.914 2.041.888 907.189 2.899.076 1.425.948 3.714.20 2.899.085 3.953.737 7.100.866 630.539 3.758.644 3.858.737 3.758.647 3.858.737 3.758.647 3.858.737 3.758.647 3.858.737 3.758.647 3.858.737 3.758.647 3.858.737 3.758.868 3.958.737 3.758.868 3.958.737 3.758.868	29% AH 297,502 599,410 297,502 599,410 297,502 599,410 290,003 290,003 291,003	39% AH 279.937 560.282 239.788 761.006 300.890 1.651.619 300.890 1.651.619 300.890 1.651.619 300.890 1.651.619 300.890 1.651.619 300.890 1.651.619 300.890 1.651.619 300.890 300.8	202,374 502,153 219,420 219,42	244,809 490,025 190,082 190,082 190,082 190,083 142,535 1,110,040 501,535 1,100,040 2,775,973 2,775,973 1,775,973 1,775,977 1,	227,245 454,807 178,744 451,807 178,744 618,233 269,389 380,554 1,503,388 450,680 1,472,880 637,546 1,522,071 1,523,	299.9 419.1 150.5 170.7 238.3 357.7 35
ENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL) Description 1 One unit scheme (houses) 1 Two unit scheme (houses) 3 Two unit scheme (houses) 3 Two unit scheme (houses) 5 Three unit scheme (flats) 5 Three unit scheme (flats) 6 Four unit scheme (flats) 7 Four unit scheme (houses) 7 Four unit scheme (flats) 8 Four unit scheme (flats) 10 Seven unit scheme (flats) 10 Seven unit scheme (flats) 11 Seven unit scheme (flats) 12 Four unit scheme (flats) 13 Four unit scheme (flats) 14 Twenty unit scheme (flats) 15 Twenty unit scheme (flats) 16 Thirty unit scheme (flats) 16 Thirty unit scheme (flats) 17 Four unit scheme (flats) 18 Four unit scheme (flats) 19 Twenty unit scheme (flats) 10 Seventy unit scheme (flats) 10 Twenty unit scheme (flats) 10 Twenty unit scheme (flats) 10 Seventy unit scheme (flats)	1	E5,275,753 SLV E175,868 E231,030 E235,668 E231,030 E356,661 E236,614 E236,104 E237,575 E301,472 E359,469 E376,839 E376	385,323 771,052 361,786 1,048,352 543,301 1,048,352 543,301 1,447,279 767,382 1,747,253 908,294 2,497,087 1,284,904 3,545,439 1,856,968 4,176 5,172,106 9,176,832 1,876,988 4,176 5,172,106 1,176,833 1,176,176 1,176,176 1,176,176 1,176,176 1,176,176 1,176,176 1,176,176 1,176,176 1,176,176 1,176	367,759 341,448 1,100,561 513,425 1,513,425 1,513,425 1,513,425 1,513,425 1,513,425 1,513,425 1,514,513,425 1,514,513,425 1,514,513,425 1,514,513,425 1,514,513,425 1,514,513,425 1,514,513,435 1,514,513,435 1,514,514,514 1,514,514,514 1,	350,194 700,795 321,109 952,770 482,918 1,315,333 681,421 1,315,333 681,421 1,315,333 681,421 1,315,333 681,421 1,315,333 681,421 1,315,333 1,322,228 1,533,438 1,432,339 1,7330	322,831 685,687 390,771 990,979 4852,410 1,249,449 638,440 1,508,238 755,759 2,155,688 1,069,118 3,060,667 1,528,733 3,060,667 1,528,733 3,060,667 1,528,733	20% AH 315.066 630.539 280.433 867.188 421.904 1,183.506 595.459 1,428.647 704.914 2,011.888 907.189 2,899.076 1,425.948 3,525.868 3,525.868 3,525.868 3,536.768 4,777 4,777 4,778	25% AH 297,502 595,410 297,502 595,410 280,005 800,397 1,117,563 552,477 1,348,905 654,009 1,928,008 925,261 1,323,102 2,365,325 2,365,362 2,365,362 2,365,362 2,365,362 2,365,362 2,365,362 2,365,362 2,365,362 2,365,362 3,365,3	30% AH 279.937 (560.282 239.788 761.606 320.282 39.788 36.382 39.788 36.382 39.788 39.789 39.	202,374 502,153 219,420 219,42	244,809 490,025 199,082 199,082 199,087 191,733 423,535 1,110,040 501,535 1,186,699 70,475 2,275,276 1,186,699 1,76,735	227,245 454,807 178,744 451,807 178,744 618,233 269,389 380,554 1,903,388 450,690 1,472,890 637,546 1,220,771 1,511,249 1,520,771 1,520,771 1,520,771 1,520,771 1,511,249	200.6 419.9 158.8 158.8 158.0 238.8 238.8 337.7 337.7 337.7 350.0 1,522.9 1,52

RICHMOND LOCAL PLAN VIABILITY TESTING BENCHMARK LAND VALUE 1 (EXISTING RESIDENTIAL)	Sales value £9,538 psm	£15,260,800		AH tenure	Rented 70%	LLR 30%	Frst Hms 0%						
Description	No of units	BLV		i% AH	10% AH	15% AH	20% AH	esidual land val		35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses) 2 Two unit scheme (houses)	1 2	£508,693 £763,040	409,203 818,813	390,446 781,297	371,687 743,780	352,929 706,264	334,170 668,747	315,412 631,231	296,654 593,715	277,896 556,198	259,138 518,681	240,380 481,166	221,621 443,649
3 Two unit scheme (flats) 4 Three unit scheme (flats) 5 Three unit scheme (flats)	3	£610,432 £1,144,560 £654,034	390,108 1,113,329 586,416	368,354 1,062,289 553,785	346,601 1,011,249 521,154	324,846 960,209 488,523	303,092 909,170 455,892	281,338 858,130 423,260	259,583 807,090 390,629	237,830 756,051 357,998	216,076 705,010 325,367	194,322 653,970 292,736	172,567 602,930 260,104
6 Four unit scheme (houses) 7 Four unit scheme (flats)	4 4	£1,526,080 £872,046	1,536,936 827,239	1,466,510 781,265	1,396,084 735,291	1,325,658 689,317	1,255,232 643,344	1,184,806 597,370	1,114,379 551,396	1,043,953 505,423	973,527 459,449	903,101 413,475	832,675 367,502
8 Five unit scheme (houses) 9 Five unit scheme (flats) 10 Seven unit scheme (houses)	5 5 7	£1,907,600 £1,090,057 £2,670,640	1,855,548 979,101 2,651,809	1,770,481 924,716	1,685,415 870,331 2,408,737	1,600,348 815,945	1,515,283 761,560	1,430,216 707,176 2,044,130	1,345,150 652,791	1,260,084 598,405	1,175,017 544,020	1,089,951 489,635	1,004,884 435,250
11 Seven unit scheme (flats) 12 Ten unit scheme (houses)	7	£1,526,080 £3.815.200	1,385,825 3,765,138	1,308,850 3,592,563	1,231,876 3,419,987	1,154,901 3,247,411	1,077,927 3,074,836	1,000,952	923,977 2,729,684	847,003 2,557,109	770,028 2.384,533	693,053 2,211,958	616,078
13 Ten unit scheme (flats) 14 Twenty unit scheme (houses and flats)	10 20	£2,180,114 £5,086,933	1,981,142 4,978,484	1,871,178 4,727,802	1,761,214 4,477,119	1,651,250 4,226,436	1,541,287 3,975,754	1,431,323 3,725,072	1,321,359 3,474,389	1,211,395 3,223,706	1,101,431 2,973,023	991,467 2,722,341	881,503 2,471,658
15 Twenty unit scheme (flats) 16 Thirty unit scheme (flats with community use on ground floor) 17 Fifty unit scheme (flats - lower density)	20 30 50	£3,391,289 £5,086,933 £8 478,222	3,975,593 5,602,863 9,909,411	3,754,899 5,276,716 9,365,830	3,534,205 4,950,567 8,822,251	3,313,513 4,624,419 8,278,670	3,092,819 4,298,270 7,735,089	2,872,125 3,972,123 7,101,500	2,651,431 3,645,974	2,430,738 3,319,826	2,210,044 2,993,677	1,989,350 2,667,529	1,768,656 2,341,381
18 Fifty unit scheme (flats - lower density) 19 Seventy unit scheme (flats - higher density) 19 Seventy unit scheme (Industrial/employment led scheme)	50	£6,358,667 £11,869,511	8,356,992 12,924,063	7,872,029 12,256,447	7,387,065 11,588,832	6,902,100 10,921,216	6,417,136 10,253,600	5,932,173 9,585,985	5,447,208 8,918,370	4,962,244 8,250,754	4,477,280 7,583,138	3,992,316 6,915,523	3,507,352 6,247,907
20 Seventy unit scheme (flats - higher density) 21 One hundred unit scheme (flats - lower density)	70 100	£8,902,133 £16,956,444	9,973,987 18,409,149	9,388,249 17,404,477	8,802,512 16,399,807	8,216,773 15,395,135	7,631,035 14,390,464	7,045,296 13,385,792	6,459,559 12,381,121	5,873,820 11,376,450	5,288,082 10,371,779	4,702,345 9,367,107	4,116,606 8,362,435
One hundred unit scheme (flats - higher density) Two hunded unit scheme (flats) Three hundred unit scheme (flats)	100 200 300	£12,717,333 £25,434,667 £38,152,000	13,944,702 28,001,922	13,122,526 26,362,607	12,300,350 24,723,291	11,478,174 23,083,975	10,655,998 21,444,658	9,833,821 19,805,342	9,011,645 18,166,026	8,189,469 16,526,711	7,367,293 14,887,394	6,545,116 13,248,078	5,722,940 11,608,762
25 Four hundred unit scheme (flats) 26 Six hunded unit scheme (flats)	400 600	£50,869,333 £76,304,000	38,715,610 51,264,150	35,694,396 47,006,782	32,673,182 42,749,413	29,651,968 38,490,325	26,630,754 34,207,912	23,609,540 29,925,499	20,588,326 25,643,085	17,549,014 21,360,672	14,508,400 17,078,258	11,467,787 12,767,953	8,427,173 8,448,663
27 Small scale Office 28 Medium scale Office	-	£15,260,800 £15,260,800	18,400,038 20,242,700	18,400,038 20,242,700	18,400,038 20,242,700	18,400,038 20,242,700	18,400,038 20,242,700	18,400,038 20,242,700	18,400,038 20,242,700	18,400,038 20,242,700	18,400,038 20,242,700	18,400,038 20,242,700	18,400,038 20,242,700
Industrial Scheme new build (50% plot ratio) Industrial scheme intensification (60% plot ratio)	-	£15,260,800 £15,260,800	3,655,589 4,386,707	3,655,589 4,386,707	3,655,589 4,386,707	3,655,589 4,386,707	3,655,589 4,386,707	3,655,589 4,386,707	3,655,589 4,386,707	3,655,589 4,386,707	3,655,589 4,386,707	3,655,589 4,386,707	3,655,589 4,386,707
BENCHMARK LAND VALUE 2 (SECONDARY OFFICES)		£12,386,600					Re	esidual land val	ues				
Description 1 One unit scheme (houses)	No of units	BLV £412,887	0% AH 5 409,203	390,446	10% AH 371,687	15% AH 352,929	20% AH 334,170	25% AH 315,412	30% AH 296,654	35% AH 277,896	40% AH 259,138	45% AH 240,380	50% AH 221,621
2 Two unit scheme (houses) 3 Two unit scheme (flats) 4 Three unit scheme (houses)	2 2 3	£619,330 £495,464 £928,995	818,813 390,108	781,297 368,354	743,780 346,601	706,264 324,846 960,200	668,747 303,092 909,170	631,231 281,338 858,130	593,715 259,583 807,090	556,198 237,830 756,054	518,681 216,076 705,010	481,166 194,322 663,970	443,649 172,567
4 Three unit scheme (houses) 5 Three unit scheme (flats) 6 Four unit scheme (houses)	3 4	£530,854 £1,238,660	1,113,329 586,416 1,536,936	1,062,289 553,785 1,466,510	521,154 1,396,084	488,523 1,325,658	455,892 1,255,232	423,260 1,184,806	390,629 1,114,379	357,998 1,043,953	325,367 973,527	292,736 903,101	260,104 832,675
7 Four unit scheme (flats) 8 Five unit scheme (houses)	4 5	£707,806 £1,548,325	827,239 1,855,548	781,265 1,770,481	735,291 1,685,415	689,317 1,600,348	643,344 1,515,283	597,370 1,430,216	551,396 1,345,150	505,423 1,260,084	459,449 1,175,017	413,475 1,089,951	367,502 1,004,884
9 Five unit scheme (flats) 10 Seven unit scheme (houses) 11 Seven unit scheme (flats)	5 7	£884,757 £2,167,655	979,101 2,651,809 1,385,825	924,716 2,530,274 1,308,850	870,331 2,408,737	815,945 2,287,202 1 154 901	761,560 2,165,666	707,176 2,044,130	652,791 1,922,595	598,405 1,801,058 847,003	544,020 1,679,523	489,635 1,557,987	435,250 1,436,452
11 Seven unit scheme (flats) 12 Ten unit scheme (houses) 13 Ten unit scheme (flats)	7 10 10	£1,238,660 £3,096,650 £1,769,514	1,385,825 3,765,138 1,981,142	1,308,850 3,592,563 1,871,178	3,419,987 1,761,214	3,247,411 1,651,250	3,074,836 1,541,287	2,902,260 1,431,323	923,977 2,729,684 1,321,350	2,557,109 1,211,395	2,384,533 1,101,431	2,211,958 991,467	2,039,382 881 503
Twenty unit scheme (houses and flats) Twenty unit scheme (flats)	20 20	£4,128,867 £2,752,578	4,978,484 3,975,593	4,727,802 3,754,899	4,477,119 3,534,205	4,226,436 3,313,513	3,975,754 3,092,819	3,725,072 2,872,125	3,474,389 2,651,431	3,223,706 2,430,738	2,973,023 2,210,044	2,722,341 1,989,350	2,471,658 1,768,656
16 Thirty unit scheme (flats with community use on ground floor) 17 Fifty unit scheme (flats - lower density)	30 50	£4,128,867 £6,881,444	5,602,863 9,909,411	5,276,716 9,365,830	4,950,567 8,822,251	4,624,419 8,278,670	4,298,270 7,735,089	3,972,123 7,191,509	3,645,974 6,647,929	3,319,826 6,104,348 4,962,244	2,993,677 5,560,768	2,667,529 5,017,187	2,341,381 4,473,606
Fifty unit scheme (flats - higher density) Seventy unit scheme (Industrial/employment led scheme) Seventy unit scheme (flats - higher density)	50 70 70	£5,161,083 £9,634,022 £7,225,516	8,356,992 12,924,063 9,973,987	7,872,029 12,256,447 9,388,249	7,387,065 11,588,832 8,802,512	6,902,100 10,921,216 8,216,773	6,417,136 10,253,600 7,631,035	5,932,173 9,585,985 7,045,296	5,447,208 8,918,370 6,459,559	4,962,244 8,250,754 5,873,820	7,583,138 5,288,082	5,992,316 6,915,523 4,702,345	6,247,907 4,116,606
21 One hundred unit scheme (flats - lower density) 22 One hundred unit scheme (flats - higher density)	100 100	£13,762,888 £10,322,166	18,409,149 13,944,702	17,404,477 13,122,526	16,399,807 12,300,350	15,395,135 11,478,174	14,390,464 10,655,998	13,385,792 9,833,821	12,381,121 9,011,645	11,376,450 8,189,469	10,371,779 7,367,293	9,367,107 6,545,116	8,362,435 5,722,940
23 Two hunded unit scheme (flats) 24 Three hundred unit scheme (flats) 25 Four hundred unit scheme (flats)	200 300 400	£20,644,333 £30,966,499 £41,288,665	28,001,922 37,628,185 38,715,610	26,362,607 35,314,364	24,723,291 33,000,542	23,083,975 30,686,721	21,444,658 28,372,898	19,805,342 26,059,077	18,166,026 23,745,256	16,526,711 21,430,467	14,887,394 19,109,500	13,248,078 16,788,532	11,608,762 14,467,565
26 Six hunded unit scheme (flats) 27 Small scale Office	600	£61,932,998 £12,386,600	51,264,150 18,400,038	47,006,782 18,400,038	42,749,413 18,400,038	38,490,325 18,400,038	34,207,912 18,400,038	29,925,499 18,400,038	25,643,085 18,400,038	21,360,672 18,400,038	17,078,258 18,400,038	12,767,953 18,400,038	8,448,663 18,400,038
28 Medium scale Office 29 Industrial Scheme new build (50% plot ratio)	-	£12,386,600 £12,386,600	20,242,700 3,655,589	20,242,700 3,655,589	20,242,700 3,655,589	20,242,700 3,655,589	20,242,700 3,655,589	20,242,700 3,655,589	20,242,700 3,655,589	20,242,700 3,655,589	20,242,700 3,655,589	20,242,700 3,655,589	20,242,700 3,655,589
29 Industrial Scheme new build (50% plot ratio) - £12,386,600 3,655,589 3,65													
BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL) Description	No of units	£5,275,753 BLV	0% AH 5	5% AH	10% AH	15% AH	20% AH	esidual land val		35% AH	40% AH	45% AH	50% AH
Description 1 One unit scheme (houses) 2 Two unit scheme (houses)	No of units	£175,858 £263,788	0% AH 5 409,203 818,813 390,108	3% AH 390,446 781,297 368,354	10% AH 371,687 743,780 346 601	15% AH 352,929 706,264 324,846				35% AH 277,896 556,198 237,830	40% AH 259,138 518,681 216,076	45% AH 240,380 481,166	50% AH 221,621 443,649 172,567
Description 1 One unit scheme (houses)		BLV £175,858	409,203	390,446 781,297 368,354 1,062,289 553,785	371,687 743,780 346,601 1,011,249	352,929 706,264 324,846 960,209 488,523	20% AH 334,170 668,747 303,092 909,170	25% AH 315,412 631,231 281,338 858,130 423,260	30% AH 296,654	277,896	259,138	240,380	221,621 443,649 172,567 602,930
Description 1 One unit scheme (houses) 2 Two unit scheme (houses) 3 Two unit scheme (houses) 4 Three unit scheme (filts) 4 Three unit scheme (filts) 5 Three unit scheme (filts) 6 Four unit scheme (filts) 7 Four unit scheme (filts)	- - -	£175,858 £263,788 £211,030 £395,681 £226,104 £527,575 £301,472	409,203 818,813 390,108 1,113,329	390,446 781,297 368,354 1,062,289 553,785 1,466,510 781,265	371,687 743,780 346,601 1,011,249 521,154 1,396,084 735,291	352,929 706,264 324,846 960,209 488,523 1,325,658 689,317	20% AH 334,170 668,747 303,092 909,170 455,892 1,255,232 643,344	25% AH 315,412 631,231 281,338 858,130 423,260 1,184,806 597,370	30% AH 296,654 593,715 259,583 807,090	277,896 556,198 237,830 756,051 357,998 1,043,953 505,423	259,138 518,681 216,076 705,010 325,367 973,527 459,449	240,380 481,166 194,322 653,970	221,621 443,649 172,567 602,930 260,104 832,675 367,502
Description 1 One unit scheme (houses) 2 Two unit scheme (houses) 3 Two unit scheme (houses) 4 Three unit scheme (filts) 4 Three unit scheme (filts) 5 Three unit scheme (filts) 6 Four unit scheme (flust) 7 Four unit scheme (flust) 8 Five unit scheme (flust) 9 Five unit scheme (flust)	- - -	£175,858 £263,788 £211,030 £395,681 £226,104 £527,575 £301,472 £659,469 £376,839	409,203 818,813 390,108 1,113,329 586,416 1,536,936 827,239 1,855,548 979,101	390,446 781,297 368,354 1,062,289 553,785 1,466,510 781,265 1,770,481 924,716	371,687 743,780 346,601 1,011,249 521,154 1,396,084 735,291 1,685,415 870,331	352,929 706,264 324,846 960,209 488,523 1,325,658 689,317 1,600,348 815,945	20% AH 334,170 668,747 303,092 909,170 455,892 1,255,232 643,344 1,515,283 761,560	25% AH 315,412 631,231 281,338 858,130 423,260 1,184,806 597,370 1,430,216 707,176	30% AH 296,654 593,715 259,583 807,090 390,629 1,114,379 551,396 1,345,150 652,791	277,896 556,198 237,830 756,051 357,991 1,043,953 505,423 1,260,084 598,405	259,138 518,681 216,076 705,010 325,367 973,527 459,449 1,175,017 544,020	240,380 481,166 194,322 653,970 292,736 903,101 413,475 1,089,951 489,635	221,621 443,649 172,567 602,930 260,104 832,675 367,502 1,004,884 435,250
Description 1 One unit scheme (houses) 2 Two unit scheme (houses) 3 Two unit scheme (fluss) 4 Three unit scheme (fluss) 4 Three unit scheme (fluss) 5 Three unit scheme (fluss) 6 Four unit scheme (fluss) 7 Four unit scheme (fluss) 8 Five unit scheme (fluss) 9 Five unit scheme (fluss) 10 Severu unit scheme (fluss) 11 Severu unit scheme (fluss) 11 Severu unit scheme (fluss) 11 Severu unit scheme (fluss)	- - -	ELV £175,858 £263,788 £211,030 £395,681 £226,104 £527,575 £301,472 £659,469 £376,839 £923,257 £527,575 £1,318,938	409,203 818,813 390,108 1,113,329 586,416 1,536,936 827,239 1,855,548 979,101 2,651,809 1,385,825 3,765,138	390,446 781,297 368,354 1,062,289 553,785 1,466,510 781,265 1,770,481 924,716 2,530,274 1,308,850 3,592,563	371,687 743,780 346,601 1,011,249 521,154 1,396,084 735,291 1,685,415 870,331 2,408,737 1,231,876 3,419,987	352,929 706,264 324,846 960,209 488,523 1,325,658 689,317 1,600,348 815,945 2,287,202 1,154,901 3,247,411	20% AH 334,170 668,747 303,092 909,170 455,892 1,255,232 643,344 1,515,283 761,560 2,165,665 1,077,927 3,074,836	25% AH 315,412 631,231 281,338 858,130 423,260 1,184,806 597,370 1,430,216 707,176 2,044,130 1,000,952 2,902,260	30% AH 296,654 593,715 259,583 807,090 390,629 1,114,379 551,396 1,345,150 652,791 1,922,595 923,977 2,729,684	277,896 556,198 237,830 756,051 357,998 1,043,953 505,423 1,260,084 598,405 1,801,058 847,003 2,557,109	259,138 518,681 216,076 705,010 325,367 973,527 459,449 1,175,017 544,020 1,679,523 770,028 2,384,533	240,380 481,166 194,322 653,970 292,736 903,101 413,475 1,089,951 489,635 1,557,987 693,053 2,211,958	221,621 443,649 172,567 602,930 260,104 832,675 367,502 1,004,884 435,250 1,436,452 616,078 2,039,382
Description 1 One unit scheme (houses) 2 Two unit scheme (houses) 3 Two unit scheme (fluss) 4 Three unit scheme (fluss) 4 Three unit scheme (fluss) 6 Three unit scheme (fluss) 7 Four unit scheme (fluss) 8 Four unit scheme (fluss) 9 Five unit scheme (fluss) 10 Seven unit scheme (fluss) 11 Ten unit scheme (fluss)	1	ELV £175,858 £263,788 £211,030 £395,681 £226,104 £527,575 £301,472 £659,469 £376,839 £323,257 £1318,938 £753,679 £1,758,584	409,203 818,813 390,108 1,113,329 586,416 1,536,936 827,239 1,855,548 979,101 2,651,809 1,385,825	390,446 781,297 368,354 1,062,289 553,785 1,466,510 781,265 1,770,481 924,716	371,687 743,780 346,601 1,011,249 521,154 1,396,084 735,291 1,685,415 870,331 2,408,737 1,231,876	352,929 706,264 324,846 960,209 488,523 1,325,668 689,317 1,600,348 815,945 2,287,202 1,154,901	20% AH 334,170 668,747 303,092 909,170 455,892 1,255,232 643,344 1,515,283 761,560 2,165,666 1,077,927	25% AH 315,412 631,231 281,338 858,130 423,260 597,370 1,430,216 707,176 2,044,130 1,000,952	30% AH 296,654 593,715 259,583 807,090 390,629 1,114,379 551,396 652,791 1,922,595 923,977 2,729,684 1,321,359 3,474,389	277,896 556,198 237,830 756,051 357,998 1,043,953 505,423 1,260,084 598,405 1,801,058 847,003	259,138 518,681 216,076 705,010 325,367 973,527 459,449 1,175,017 544,020 1,679,523 770,028	240,380 481,166 194,322 653,970 292,736 903,101 413,475 1,089,951 489,635 1,557,987 693,053	221,621 443,649 172,567 602,930 260,104 832,675 367,502 1,004,884 435,250 1,436,452 616,078
Description 1 One unit scheme (houses) 2 Two unit scheme (houses) 3 Two unit scheme (houses) 4 Three unit scheme (filds) 4 Three unit scheme (filds) 5 Three unit scheme (filds) 6 Four unit scheme (filds) 7 Four unit scheme (filds) 8 Five unit scheme (filds) 10 Seven unit scheme (filds) 11 Seven unit scheme (filds) 12 Ten unit scheme (filds) 12 Ten unit scheme (filds) 13 Ten unit scheme (filds) 14 Twenty unit scheme (filds) 15 Twenty unit scheme (filds) 16 Thirty unit scheme (filds) 17 Tree (filds) 18 Tree (filds) 19 Tre	1	BLV £175,858 £263,788 £211,030 £395,681 £226,104 £527,575 £301,472 £659,469 £376,839 £923,257 £527,675 £1,318,938 £753,679 £1,758,584 £1,172,389 £1,758,594 £2,930,974	409,203 818,813 390,108 1,113,329 586,416 1,536,936 827,239 1,855,548 979,101 2,651,809 1,385,825 3,765,138	390,446 781,297 368,354 1,062,289 553,785 1,466,510 781,265 1,770,481 924,716 2,530,274 1,308,850 3,592,563	371,687 743,780 346,601 1,011,249 521,154 1,396,084 735,291 1,685,415 870,331 2,408,737 1,231,876 3,419,987	352,929 706,264 324,846 960,209 488,523 1,325,658 689,317 1,600,348 815,945 2,287,202 1,154,901 3,247,411	20% AH 334,170 668,747 303,092 909,170 455,892 1,255,232 643,344 1,515,283 761,560 2,165,665 1,077,927 3,074,836	25% AH 315,412 631,231 281,338 858,130 423,260 1,184,806 597,370 1,430,216 707,176 2,044,130 1,000,952 2,902,260	30% AH	277,896 556,198 237,830 756,051 357,998 1,043,953 505,423 1,260,084 598,405 1,801,058 847,003 2,557,109	259,138 518,681 216,076 705,010 325,367 973,527 459,449 1,175,017 544,020 1,679,523 770,028 2,384,533	240,380 481,166 194,322 653,970 292,736 903,101 413,475 1,089,951 489,635 1,557,987 693,053 2,211,958	221,621 443,649 172,567 602,930 260,104 832,675 367,502 1,004,884 435,250 1,436,452 616,078 2,039,382
Description 1 One unit scheme (houses) 2 Two unit scheme (houses) 3 Two unit scheme (houses) 4 Three unit scheme (filts) 4 Three unit scheme (filts) 5 Three unit scheme (filts) 6 Four unit scheme (filts) 7 Four unit scheme (filts) 8 Five unit scheme (filts) 10 Sewen unit scheme (filts) 11 Sewen unit scheme (filts) 12 Ten unit scheme (filts) 12 Ten unit scheme (filts) 13 Ten unit scheme (filts) 15 Twenty unit scheme (filts) 16 Thirty unit scheme (filts) 17 Thirty unit scheme (filts) 18 Filty unit scheme (filts) 19 Ten unit scheme (filts) 19 Ten unit scheme (filts) 10 Sewenty unit scheme (filts) 10 Sewenty unit scheme (filts) 11 Filty unit scheme (filts) 12 Ten unit scheme (filts) 13 Filty unit scheme (filts) 14 Thirty unit scheme (filts) 15 Filty unit scheme (filts) 16 Thirty unit scheme (filts) 17 Filty unit scheme (filts) 18 Filty unit scheme (filts)	1	BLV £175,858 £263,788 £211,030 £395,681 £226,104 £527,575 £301,472 £659,469 £376,839 £376,839 £376,839 £1753,679 £1,758,584 £1,172,389 £1,758,584 £2,930,974 £2,198,230 £4,103,363 £4,103,363	409.203 818.813 390.108 1,113.329 556.416 1,536.936 827,239 1,855.548 979.101 2,651,809 1,385,825 3,765,138 1,981,142 4,978,494 4,978,494 3,975,593 9,909,411 8,366,992	390,446 781,297 388,354 1,062,289 553,785 1,466,510 781,265 1,770,481 924,716 2,530,274 1,308,850 3,592,563 1,871,178 4,727,802 3,754,899 5,276,716 9,365,830 78,720,029 12,256,447	371,887 743,780 346,601 1,011,249 521,154 1,396,084 735,291 1,685,451 870,331 2,408,737 1,231,876 3,419,897 1,761,214 4,477,119 3,534,205 4,950,567 8,822,251 7,387,065	352,929 706,264 324,846 960,209 488,523 1,325,658 689,317 1,600,348 1815,945 2,287,202 1,154,901 1,551,250 4,226,436 3,313,513 4,624,419 8,278,670 6,902,100	20% AH 334,170 668,747 303,092 909,170 455,892 1,255,232 643,344 1,515,283 761,560 2,165,666 1,077,927 3,074,836 1,541,287 3,975,754 3,092,819 4,298,270 7,735,089 6,417,136	25% AH 315,412 311,231 281,338 858,130 423,260 1,184,806 597,370 1,430,216 707,176 2,044,130 1,100,952 2,902,260 1,431,323 3,725,072 2,872,125 3,972,125 3,972,125 3,972,125 3,972,125 3,972,125 3,972,125 3,972,125 3,972,125	30% AH	277,896 237,830 756,051 357,988 1,043,953 505,423 1,260,084 598,405 1,801,058 847,003 2,557,109 1,211,395 3,223,706 2,430,738 3,319,826 6,104,348 4,962,244 8,250,754	259,138 518,681 216,076 705,010 325,367 973,527 459,491 1,175,017 544,020 1,679,523 770,028 2,384,533 1,101,431 2,973,032 2,210,044 2,993,677 5,560,768 4,477,280	240,380 481,166 194,322 653,970 292,736 903,101 413,475 1,089,951 489,635 1,557,967 693,053 2,211,958 991,467 2,722,341 1,989,350 2,667,529 5,017,187 3,992,316 6,915,523	221,621 443,649 172,567 602,930 260,104 832,675 367,502 1,004,884 435,250 1,436,452 616,078 2,039,382 2,471,658 1,768,656 2,341,381 4,473,606 3,507,352 6,247,907
Description 1 One unit scheme (houses) 2 Two unit scheme (houses) 3 Two unit scheme (houses) 4 Three unit scheme (filds) 4 Three unit scheme (filds) 5 Three unit scheme (filds) 6 Four unit scheme (filds) 7 Four unit scheme (filds) 8 Five unit scheme (filds) 10 Sewen unit scheme (filds) 11 Sewen unit scheme (filds) 12 Ten unit scheme (filds) 12 Ten unit scheme (filds) 13 Ten unit scheme (filds) 14 Twenty unit scheme (filds) 15 Twenty unit scheme (filds) 16 Thirty unit scheme (filds) 17 Fity unit scheme (filds) 18 Fity unit scheme (filds - lowed density) 19 Sewenty unit scheme (filds - lowed density) 19 Sewenty unit scheme (filds - lowed rednsity) 20 Sewenty unit scheme (filds - lowed rednsity) 21 Sewenty unit scheme (filds - lowed rednsity) 21 Sewenty unit scheme (filds - lowed rednsity)		BLV 175,858 £263,788 £211,030 £211,030 £395,681 £226,104 £527,575 £301,472 £559,489 £376,839 £376,839 £93,257 £1,318,389 £753,679 £1,758,584 £1,172,389 £1,758,584 £1,172,389 £1,758,584 £1,172,389 £1,178,300,374 £2,198,230 £4,103,300,374 £2,198,230 £4,103,300,300 £4,103,300,300 £4,103,300 £5,800 £5	409.203 818.813 390.108 1,113.329 566.416 1,536.936 827,239 1,855.548 979.101 2,651.809 1,365.825 1,981.142 4,978.443 3,975.593 5,602.863 9,999.411 8,356.992 1,292.4063 9,973.987	390,446 781,297 388,354 1,062,289 553,785 1,466,510 781,265 1,770,481 924,716 2,530,274 1,308,850 3,592,563 1,871,178 4,727,802 3,754,896 5,276,746 9,365,830 7,872,092 12,256,447 9,388,249 17,404,477	371,687 743,780 346,601 1,011,249 521,154 1,396,084 735,291 1,685,415 870,331 2,408,737 1,231,676 3,419,987 1,761,214 4,477,119 3,534,205 4,950,567 8,822,251 7,387,065 11,588,632 8,802,512 16,399,807	352,929 706,264 324,846 960,209 488,523 1,325,658 689,317 1,600,348 815,945 2,287,202 1,154,001 1,551,250 4,226,434 4,226,434 4,226,434 4,226,441 8,278,670 6,902,100 10,921,216 8,216,773 15,395,135	20% AH 334,170 668,747 303,002 909,170 455,892 1,255,232 643,344 1,515,283 761,560 1,077,927 2,165,666 1,077,927 4,54,287 3,072,386 1,541,287 3,072,386 1,541,287 1,54	25% AH 316.412 631.231 281.338 686,130 422,200 1,138.806 597.370 1,000,982 2,042,130 1,000,982 1,433,216 2,042,130 1,000,982 1,433,217 3,775,772 2,772,125 3,772,123 3,772,127 3,772,123 3,77	30% AH 296,654 593,715 259,883 807,090 390,629 1,114,377 551,396 652,791 1,922,595 923,977 2,729,864 1,321,359 2,651,431 3,645,974 6,647,929 5,447,208 8,918,370 6,459,559	277,896 556,198 237,830 756,051 357,998 1,043,953 505,423 1,260,084 4598,405 1,801,058 847,003 2,557,109 1,211,396 3,223,706 2,430,738 3,319,826 6,104,348 4,952,244 4,952,244 4,952,754 5,873,820 11,376,450	259,138 518,681 216,076 705,010 325,367 973,527 459,499 1,175,017 544,020 1,679,523 770,028 2,384,533 1,101,431 2,973,023 2,210,044 4,477,280 4,477,280 1,588,082 10,371,779	240,380 481,166 194,322 653,970 292,736 903,101 413,475 1,089,951 489,635 1,557,987 683,053 2,211,958 991,467 2,722,341 1,989,350 2,667,529 5,017,187 3,992,316 6,915,523 4,702,345 9,367,107	221,621 443,649 172,567 602,930 260,104 832,675 367,502 1,004,884 435,250 1,436,452 2,039,382 881,503 2,471,688 4,473,606 3,507,382 6,247,907 4,116,606 8,362,435 8,362,435
Description 1 One unit scheme (houses) 2 Two unit scheme (houses) 3 Two unit scheme (houses) 4 Three unit scheme (houses) 4 Three unit scheme (flats) 6 Four unit scheme (flats) 6 Four unit scheme (flats) 7 Four unit scheme (flats) 8 Five unit scheme (flats) 10 Severu unit scheme (flats) 11 Severu unit scheme (flats) 12 Ten unit scheme (flats) 13 Ten unit scheme (flats) 14 Ten unit scheme (flats) 15 Ten unit scheme (flats) 16 Ten unit scheme (flats) 17 Fitty unit scheme (flats) 18 Fitty unit scheme (flats) 19 Severu unit scheme (flats) 10 Fitty unit scheme (flats) 10 Severu unit scheme (flats) 10 Severu unit scheme (flats) 11 Con bundrad unit scheme (flats) 12 One bundrad unit scheme (flats - higher density) 12 One bundrad unit scheme (flats) 13 Two bundrad unit scheme (flats)	1	BLV 2175,856 2263,788 2263,788 2263,788 2211,030 2295,681 2295,681 2295,681 2295,100 2295,757 2205,757	409,203 818,813 390,108 1,113,329 586,416 1,536,336 827,239 1,855,548 979,101 2,651,809 1,385,825 3,765,138 1,981,142 4,978,449 4,978,449 4,978,449 4,978,449 1,981,142 4,978,449 1,981,142 4,978,449 1,981,142 4,978,449 1,981,142 4,978,449 1,981,142 4,978,449 1,981,142 4,978,449 1,981,142 4,978,449 1,981,142 4,978,449 1,981,142 4,978,449 1,981,142 4,978,449 1,981,142 4,978,449 1,981,142 4,978,449 1,981,142 4,978,449 1,981,142 4,981,14	390,446 781,297 368,354 1,062,289 553,785 1,466,510 781,265 1,770,481 924,716 2,530,274 1,308,850 3,592,563 1,871,178 4,727,802 3,754,899 5,276,716 9,365,830 7,872,029 12,256,474 9,385,830 1,871,474 1,308,240 1,275,027 1,275,0	371,687 743,780 346,601 1,011,240 521,154 1,056,034 1,056,415 870,331 2,406,737 1,231,876 3,419,987 1,761,214 4,477,119 4,505,567 4,505,567 11,588,832 1,368,832 11,230,837 11,230,330 11,230,837 11,230,330 11,230,330 11,230,330 11,230,330 11,230,330 11,230,330 12,232,231 12,200,330 12,232,231 13,300,542	352,929 706,264 324,846 960,209 488,523 1,325,658 689,317 1,660,348 815,945 2,287,202 1,154,941 1,651,250 4,226,4419 8,278,670 6,992,100 10,921,216 8,216,773 15,396,135 11,478,174 23,083,975 30,686,721	20% AH 334,170 688,747 903,092 999,170 458,892 1,555,232 1,555,232 1,555,232 1,515,283 1,511,283	25% AH 515.412 631.231	30% AH 296,654 (503,715 (503,7	277,896 556,198 237,830 756,051 357,998 1,043,953 505,423 1,260,084 599,405 1,801,058 847,003 2,557,7109 1,211,395 3,223,706 2,430,738 3,319,826 6,104,338 4,962,244 8,250,754 8,250,754	259,138 518,681 216,076 705,010 325,367 973,527 459,449 1,175,017 544,020 1,679,523 770,028 2,384,533 1,101,431 2,973,023 2,210,044 2,993,677 5,560,768 4,477,280 7,583,138 5,288,082	240,380 481,168 194,322 653,970 292,736 903,101 413,475 1,089,951 489,635 1,557,987 693,053 2,211,958 991,467 2,722,341 1,989,350 2,667,529 5,017,187 3,992,316 6,915,523 4,702,345	221,621 443,649 172,567 602,930 260,104 832,675 367,502 1,496,452 2,039,382 2,039,382 2,471,658 1,768,656 2,341,381 4,473,600 3,507,352 6,247,907
Description 1 One unit scheme (houses) 2 Two unit scheme (houses) 3 Two unit scheme (houses) 4 Three unit scheme (houses) 4 Three unit scheme (flats) 6 Four unit scheme (flats) 6 Four unit scheme (flats) 7 Four unit scheme (flats) 8 Five unit scheme (flats) 10 Severu unit scheme (flats) 11 Severu unit scheme (flats) 11 Severu unit scheme (flats) 12 Ten unit scheme (flats) 13 Ten unit scheme (flats) 14 Ten unit scheme (flats) 15 Ten unit scheme (flats) 16 Ten unit scheme (flats) 17 Ten unit scheme (flats) 18 Filty unit scheme (flats) 19 Severu unit scheme (flats) 19 Severu unit scheme (flats) 19 Severu unit scheme (flats) 10 Ten unit scheme (flats) 10 Ten unit scheme (flats) 10 Ten unit scheme (flats) 11 Ten unit scheme (flats) 12 Ten unit scheme (flats) 13 Ten unit scheme (flats) 14 Ten unit scheme (flats) 15 Ten unit scheme (flats) 16 Ten unit scheme (flats) 17 Filty unit scheme (flats) 19 Severity unit scheme (flats) 10 Severity unit scheme (flats) 11 Cen bundred unit scheme (flats) 12 One bundred unit scheme (flats) 13 Ten bundred unit scheme (flats) 14 Three hundred unit scheme (flats) 15 Filty unit scheme (flats) 15 Filty unit scheme (flats) 16 Severity unit scheme (flats) 17 Filty unit scheme (flats) 18 Ten unit scheme (flats) 18 Ten unit scheme (flats) 19 Severity unit scheme (flats) 10 Severity unit scheme (flats) 11 Severity unit scheme (flats) 12 Ten bundred unit scheme (flats) 12 Severity unit scheme (flats) 13 Ten unit scheme (flats) 14 Ten bundred unit scheme (flats) 15 Severity unit scheme (flats) 16 Severity unit scheme (flats)		BLV 175,898 (253,788) 252,378 (253,788) 252,378 (251,789) 252,576 (252,576) 252,576 (252,576) 252,576 (252,576) 252,257 (252,576) 252,257 (252,576) 252,257 (252,576) 252,257 (252,576) 252,257 (252,576) 252,257 (252,576) 252,257 (252,576) 252,576 (409,203 409,203 300,008 1,113,209 566,416 1,538,336 227,239 1,385,225 3,765,138 1,981,142 4,972,448 3,975,593 5,602,683 1,981,142 4,972,448 3,975,593 5,602,683 1,981,142 1,981,142 1,978,448	390,446 781,297 388,354 1,062,299 553,785 1,466,510 781,285 1,770,481 292,4716 2,550,274 1,308,850 3,592,563 1,871,178 4,727,802 3,754,399 5,276,716 9,365,350 7,872,029 17,404,477 19,388,249 17,404,477 13,122,564 13,122,	371.687 743,780 346.601 1.011,249 521,154 1.356.084 755,231 1.685,415 870,331 2.406,737 1.21,167 4.477,119 3.534,205 11,588,832 11,588,832 11,588,832 11,588,832 11,588,832 11,588,832 11,588,832 11,588,832 11,588,832 11,588,832 11,588,832 11,588,832 12,308,837 12,308,838 12,308,838 12,308,838 12,308,838 12,308,838 12,308,838 12,308,838 12,308,838 12,308,838 12,308,838 12,308,838 12,308 1	352.929 700,224 324.846 990,209 486,523 1.325,683 685,317 1.000,348 815,945 2.287,202 1.154,901 3.274,741 1.651,250 4.224,762 1.000,348 4.224,762 4.224,762 1.000,348 4.224,762	20% AH 334,170 688,747 98,877 99,99,170 45,882 99,170 45,882 1,255,232 1,555,232 2,155,242 1,515,283 1,511,283 1,511,283 1,511,287 3,072,385 1,541,287 7,735,089 6,447,136 10,255,600 7,735,089 14,444,658 23,372,888 21,444,658 23,372,888 26,530,784	25% AH 515,412 (631,221) 631,221 (631,221) 281,338 (651,30) 555,130 (651,30) 1,430,216 (701,70) 1,430,216 (701,70) 1,430,216 (701,70) 1,431,323 (701,70) 1,43	30% AH	277,896 227,830 227,830 227,830 227,830 237,830 257,988 257,988 257,988 257,988 257,988 257,988 257,988 257,988 257,989 257,989 257,989 257,989 257,989 257,989 257,989 257,989 257,989 257,989 257,989 257,989 257,989 257,989 257,989 257,989 257,989 257,989 257,889 257,989 257,899 257,89	259.138 518,681 216,076 705,010 325,387 975,527 459,449 1.175,017 544,020 1.679,522 770,028 2.384,533 1.101,431 2.293,627 2.293,627 7.556,788 4.477,289 7.583,138 5.283,138 1.373,1374 1.373,1374 1.373,1374 1.373,1374 1.373,1374 1.373,1374 1.373,1374 1.373,1374 1.373,1374 1.373,1374 1.373,1374 1.373,1374 1.373,1374 1.373,1374 1.374,1374 1.37	240.380 194.322 292,736 194.322 292,736 194.327 1413,475 1,557,987 291,407 291	221,621 443,649 172,5675 662,939 260,104 832,675 367,502 1,004,884 433,250 1,436,452 616,078 881,503 2,471,658 2,341,381 4,473,606 3,507,362 6,247,97 116,606 8,362,435 5,722,940 11,608,762 4,414,675,65 5,722,940 11,608,762 4,414,467,565 5,722,940 11,608,762 4,414,467,565 5,722,940 11,608,762 4,414,467,565 5,422,173
Description 1 One unit scheme (houses) 2 Two unit scheme (houses) 3 Two unit scheme (houses) 4 Three unit scheme (filts) 4 Three unit scheme (filts) 5 Three unit scheme (filts) 6 Four unit scheme (filts) 7 Four unit scheme (filts) 8 Five unit scheme (filts) 10 Seven unit scheme (filts) 11 Seven unit scheme (filts) 12 Ten unit scheme (filts) 13 Ten unit scheme (filts) 14 Twenty unit scheme (filts) 15 Twenty unit scheme (filts) 16 Thirty unit scheme (filts) 17 Fity unit scheme (filts) 18 Fity unit scheme (filts) 19 Seventy unit scheme (filts) 10 Seventy unit scheme (filts) 10 Fity unit scheme (filts) 11 Fity unit scheme (filts) 12 Seventy unit scheme (filts) 13 Fity unit scheme (filts - higher density) 14 One hundred unit scheme (filts - lower density) 15 One hundred unit scheme (filts) 16 Thire hundred unit scheme (filts) 17 The hundred unit scheme (filts) 18 Fity has scheme (filts) 18 For hundred unit scheme (filts)		BLV 175,858 283,788 2231,300 2396,681 5226,104 5227,575 2301,472 655,469 527,575 131,1838 147,785,584 147,785,584 147,785,584 147,785,584 147,785,584 147,785,584 147,785,584 147,785,584 147,785,584 147,785,584 147,785,584 147,785,584 147,785,584 147,785,584 147,785,584 147,785,584 147,785,584 147,785,584 147,785,584 157,585,842 157,	499,203 390,08 1118,132 590,008 1113,209 596,416 1,536,368 877,259 1,855,548 979,101 2,651,086 1,978,644 1,97	390.446 781 297 368.354 1.062.289 553.785 1.466.510 781.265 1.770.481 29.247.16 2.530.274 1.308.850 3.592.563 1.871.178 4.727.802 1.256.447 9.365.830 7.872.029 12.256.447 13.12.526 6.362.607 15.363.249 17.404.473 13.2636.2636.267 15.3636.267 15.3636.267 15.3636.267 15.3636.267 15.3636.267 15.3636.267 15.3636.267 15.3636.267 15.3636.267 15.3636.267 15.3636.267	371.687 743,780 346.601 1.011.249 521.154 1.386.041 735.291 1.685.415 2.406.737 1.231,876 1.401.967 1.761.241 4.477,119 3.534,205 4.805.567 3.810.567 1.781.055 1.787.	352.929 706,284 324,846 960,209 486,523 1.22,686 680,317 1.600,348 15,945 2.267,202 1.154,001 3.247,411 1.651,220 4.224,436 3.313,131 4.624,419 9.021,001 1.021,126 1.	20% AH 334,170 668,747 303,092 909,170 455,892 1,255,232 643,344 1,515,233 761,560 1,077,927 2,156,680 1,077,927 3,074,385 1,541,287 3,092,819 1,541,287 3,092,819 1,541,287 1,341,341,341 1,341,341	25% AH 315.412 631.231 631.231 631.231 631.338 685.130 422.260 170.176 707.176 707.176 2,044.130 1,000.952 2,404.130 1,430.216 7,191.509 1,430.216 7,191.509 1,430.216 1	30% AH 206,654 563,716 563,716 563,716 579,716 579,716 579,716 579,717	277,896 95 155,189 237,830 237,830 237,830 237,830 237,830 247,830 257	259.138 518,681 216,076 705,010 325,387 975,527 459,449 1.175,017 544,020 1.679,522 770,028 2.384,533 1.101,431 2.293,627 2.293,627 7.556,788 4.477,289 7.583,138 5.283,138 1.373,1374 1.373,1374 1.373,1374 1.373,1374 1.373,1374 1.373,1374 1.373,1374 1.373,1374 1.373,1374 1.373,1374 1.373,1374 1.373,1374 1.373,1374 1.373,1374 1.374,1374 1.37	240,380 481,166 194,322 653,970 292,736 903,101 413,475 1,089,951 489,635 2,211,968 991,467 2,722,341 1,989,350 2,667,529 3,053 4,702,345 9,367,107 6,915,523 4,702,345 9,367,107 6,545,116	221,621 443,649 172,567 602,930 260,104 832,675 367,502 1,004,884 453,250 1,436,462 616,079 2,471,658 1,766,656 2,247,907 4,116,606 8,362,435 5,762,940
Description 1 One unit scheme (houses) 2 Two unit scheme (houses) 3 Two unit scheme (houses) 4 Three unit scheme (houses) 4 Three unit scheme (flats) 6 Four unit scheme (flats) 6 Four unit scheme (flats) 7 Four unit scheme (flats) 8 Five unit scheme (flats) 10 Severu unit scheme (flats) 11 Severu unit scheme (flats) 11 Severu unit scheme (flats) 12 Ten unit scheme (flats) 13 Ten unit scheme (flats) 14 Twerty unit scheme (flats) 16 Thy unit scheme (flats) 17 Ten unit scheme (flats) 18 Ten unit scheme (flats) 19 Ten unit scheme (flats) 10 Ten unit scheme (flats) 11 Ten unit scheme (flats) 12 Ten unit scheme (flats) 13 Ten unit scheme (flats) 14 Tene handed unit scheme (flats) 15 Tene unit scheme (flats) 16 Tene thanded unit scheme (flats) 17 Tene thanded unit scheme (flats) 18 Tene thanded unit scheme (flats) 18 Severul varied unit scheme (flats) 18 Severul varied unit scheme (flats) 19 Severul varied unit scheme (flats) 20 Severul varied unit scheme (flats) 21 Tene handed unit scheme (flats) 22 Severul varied unit scheme (flats) 23 Tene scale Office		BLV 175.858 221.020 239.681 222.575 22.575 23.275 2	409,203 409,203 300,008 1,113,209 566,416 1,538,336 227,239 1,385,225 3,765,138 1,981,142 4,972,448 3,975,593 5,602,683 1,981,142 4,972,448 3,975,593 5,602,683 1,981,142 1,981,142 1,978,448	390,446 781,297 388,354 1,062,299 553,785 1,466,510 781,285 1,770,481 292,4716 2,550,274 1,308,850 3,592,563 1,871,178 4,727,802 3,754,399 5,276,716 9,365,350 7,872,029 17,404,477 19,388,249 17,404,477 13,122,564 13,122,	371.687 743,780 346.601 1.011,249 521,154 1.356.084 755,231 1.685,415 870,331 2.406,737 1.21,167 4.477,119 3.534,205 11,588,832 11,588,832 11,588,832 11,588,832 11,588,832 11,588,832 11,588,832 11,588,832 11,588,832 11,588,832 11,588,832 11,588,832 12,308,837 12,308,838 12,308,838 12,308,838 12,308,838 12,308,838 12,308,838 12,308,838 12,308,838 12,308,838 12,308,838 12,308,838 12,308 1	352.929 700,224 324.846 990,209 486,523 1.325,683 685,317 1.000,348 815,945 2.287,202 1.154,901 3.274,741 1.651,250 4.224,762 1.000,348 4.224,762 4.224,762 1.000,348 4.224,762	20% AH 334,170 688,747 98,877 99,99,170 45,882 99,170 45,882 1,255,232 1,555,232 2,155,242 1,515,283 1,511,283 1,511,283 1,511,287 3,072,385 1,541,287 7,735,089 6,447,136 10,255,600 7,735,089 14,444,658 23,372,888 21,444,658 23,372,888 26,530,784	25% AH 515,412 (631,221) 631,221 (631,221) 281,338 (651,30) 555,130 (651,30) 1,430,216 (701,70) 1,430,216 (701,70) 1,430,216 (701,70) 1,431,323 (701,70) 1,43	30% AH	277,896 227,830 227,830 227,830 227,830 237,830 257,988 257,988 257,988 257,988 257,988 257,988 257,988 257,988 257,989 257,989 257,989 257,989 257,989 257,989 257,989 257,989 257,989 257,989 257,989 257,989 257,989 257,989 257,989 257,989 257,989 257,989 257,889 257,989 257,899 257,89	259.138 518,681 216,076 705,010 325,387 975,527 459,449 1.175,017 544,020 1.679,522 770,028 2.384,533 1.101,431 2.293,627 2.293,627 7.556,788 4.477,289 7.583,138 5.283,138 1.373,1374 1.373,1374 1.373,1374 1.373,1374 1.373,1374 1.373,1374 1.373,1374 1.373,1374 1.373,1374 1.373,1374 1.373,1374 1.373,1374 1.373,1374 1.373,1374 1.374,1374 1.37	240.380 194.322 292,736 194.322 292,736 194.327 1413,475 1,557,987 291,407 291	221,621 443,649 172,5675 662,939 260,104 832,675 367,502 1,004,884 433,250 1,436,452 616,078 881,503 2,471,658 2,341,381 4,473,606 3,507,362 6,247,97 116,606 8,362,435 5,722,940 11,608,762 4,414,675,65 5,722,940 11,608,762 4,414,467,565 5,722,940 11,608,762 4,414,467,565 5,722,940 11,608,762 4,414,467,565 5,422,173
Description		BLV 217.5.858 221.020 259.681	409,203 409,203 508,0108 11,113,229 506,416 1,538,036 827,239 1,538,036 827,239 1,385,825 3,795,100 1,385,825 3,975,503 1,981,142 4,978,444 3,975,593 5,909,411 8,409,409 13,944,708 13,944	390,446 781,297 388,354 1,062,299 553,785 1,780,481 1,486,510 781,265 1,770,481 1,924,716 1,308,850 3,502,633 1,871,178 4,727,202 3,754,899 5,276,730 7,872,029 1,256,473 1,312,256 4,707,602 5,744,344 3,744,344 3,745,362 4,747,402 4,747,402 4,747,402 4,747,402 4,747,402 4,747,402 4,747,402 4,747,402 4,747,402 4,747,402 4,747 1,31,22,526 4,700,6782 4,7	371,687 743,780 346,601 1,011,249 521,154 1,396,034 735,231 1,396,034 1,396,034 1,396,037 1,251,876 1,396,137 1,251,876 1,396,137 1,251,876 1,396,137 1,396,137 1,397,138 1,397,	352.929 700,224 324.846 990,209 486,523 1.325,683 685,317 1.000,348 815,945 2.287,202 1.154,901 3.274,741 1.651,250 4.224,762 1.000,348 4.224,762 4.224,762 1.000,348 4.224,762	20% AH	25% AH 316,412 316,412 316,412 316,412 316,412 316,412 317,	30% AH 206.654 593.715 593.715 593.715 593.715 593.715 593.715 593.715 593.715 593.715 1141.379 1141.3	277,896 257,830 277,830 277,830 277,830 357,998 1,043,963 566,423 1,560,098 1,261,361 2,657,109 1,211,395 2,477,033 2,477,033 2,477,035	259.138 518,681 216,076 705,010 325,387 975,527 459,449 1.175,017 544,020 1.679,522 770,028 2.384,533 1.101,431 2.293,627 2.293,627 7.556,788 4.477,289 7.583,138 5.283,138 1.373,1374 1.373,1374 1.373,1374 1.373,1374 1.373,1374 1.373,1374 1.373,1374 1.373,1374 1.373,1374 1.373,1374 1.373,1374 1.373,1374 1.373,1374 1.373,1374 1.374,1374 1.37	240.380 194.322 292,736 194.322 292,736 194.327 1413,475 1,557,987 291,407 291	221,621 443,649 172,5675 662,939 260,104 832,675 367,502 1,004,884 433,250 1,436,452 616,078 881,503 2,471,658 2,341,381 4,473,606 3,507,362 6,247,97 116,606 8,362,435 5,722,940 11,608,762 4,414,675,65 5,722,940 11,608,762 4,414,467,565 5,722,940 11,608,762 4,414,467,565 5,722,940 11,608,762 4,414,467,565 5,422,173
Description	1	BLV	499,203 408,813 390,108 1,113,209 586,416 1,556,509 827,259 1,586,508 277,259 1,586,508 277,259 1,586,508 2,766,139 2,766,139 1,766,139	390,446 781,297 388,354 1,062,299 553,785 1,780,481 1,486,510 781,265 1,770,481 1,924,716 1,308,850 3,502,633 1,871,178 4,727,202 3,754,899 5,276,730 7,872,029 1,256,473 1,312,256 4,707,602 5,744,344 3,744,344 3,745,362 4,747,402 4,747,402 4,747,402 4,747,402 4,747,402 4,747,402 4,747,402 4,747,402 4,747,402 4,747,402 4,747 1,31,22,526 4,700,6782 4,7	371,687 743,780 346,601 1,011,249 521,154 1,356,084 755,247 1,561,415 1,562,415 1,562,415 1,562,415 1,761,247 1,471,149 1,471,149 1,471,149 1,471,149 1,471,149 1,471,149 1,471,149 1,471,149 1,471,149 1,571,141 1,571,	352.929 700,284 324.846 960,209 486,523 1.225,628 686,317 1.500,348 2.247,411 1.551,209 4.224,436 4.224,43	20% AH	25% AH 315.412 631.231 631.231 281.338 656.130 656.130 16.86.130 17.97 1.430.216 2.044.130 1.143.232 2.002.280 1.143.132 3.727.125 3.972.12	30% AH 298.654 593.715 296.953 807.990 390.622 1,114,379 551,336 1,345,150 652,781 1,922,595 923,977 2,729.684 1,321,339 3,474,389 3,474	277,896 257,830 277,830 277,830 277,830 357,998 1,043,963 566,423 1,560,098 1,261,361 2,657,109 1,211,395 2,477,033 2,477,033 2,477,035	259,138 518,681 218,076 705,010 325,367 7973,527 459,449 1,175,017 544,020 2,240,433 1,194,133 1,2973,023 2,2410,044 2,933,677 5,580,788 4,477,280 7,583,138 5,288,082 1,314,438	240,380 481,166 194,322 653,970 292,736 903,101 413,475 49,636 211,557,807 211	221,621 443,649 172,567 602,930 260,104 832,675 367,502 1,004,884 435,250 1,004,884 435,250 2,941,689 2,941,381 4,745,660 3,507,352 4,71,689 4,747,689 4,747,689 1,768,657 2,241,381 1,768,656 5,722,940 1,1606,762 1,446,7565 5,722,940 1,1606,762 1,446,7565 5,722,940 1,1606,762 1,446,7565 1,762,669 1,763,675 1,764,675
Description	1 1	BLV	499,203 499,203 390,108 1,113,209 596,416 1,556,030 827,239 1,586,546 499,101 1,386,548 399,101 1,386,548 399,101 1,386,548 399,101 1,386,548 3,566,502 1,386,548 1,386,5	390,446 781,297 368,354 1,062,299 553,785 1,466,551 781,265 1,770,481 924,716 2,530,274 1,200,869 3,871,178 4,727,802 3,754,899 5,276,716 9,386,249 1,250,274 1,312,256 2,676,766 1,470,477 1,312,256 2,676,766 1,470,477 1,474,474 1,474,474 1,474,474 1,474,474 1,474,474 1,474,474 1,474,474 1,474,474 1,474,474 1,474,474 1,474,474 1,	371,687 743,780 346,601 1,011,249 521,154 1,356,048 755,291 1,556,157 1,575,291 1,231,876 2,406,737 1,231,876 1,761,241 4,777,119 1,761,241 4,777,119 1,761,241 4,777,119 1,761,241 4,777,119 1,761,241 4,777,119 1,761,241 4,777,119 1,761,241 4,777,119 1,761,241 4,777,119 1,761,241 4,777,119 1,761,241 4,777,119 1,761,241 4,777,119 1,761,241 4,777,119 1,761,241 4,777,119 1,761,241 4,777,119 1,761,241 4,761,261 4,761,	352.929 700,284 324.846 960.209 486.523 1.25,656 686.317 1.560.318 815.945 2.267,702 4.224,436 4	20% AH 334,170 668,747 303,092 909,170 455,892 1,255,232 1,255,232 1,255,232 1,255,232 1,255,232 1,255,232 1,255,232 1,255,232 1,255,232 1,255,232 1,255,232 1,255,232 1,255,232 1,255,232 1,255,232 1,255,232 1,255,232 1,277,232	25% AH 315.412 631.231 631.231 281.338 658.130 143.280 1,184.806 1,18	30% AH 298.654 593.715 296.937 596.937 597.937 697.939 390.622 1,114,379 551,386 652,781 1,122,595 923.977 2,729.684 1,341,390 3,474,389 2,476,787 2,729.684 1,321,339 3,474,389 2,467,787 6,469,597 4,789 6,469,597 6,479,597 6,489,599 1,789 1,789,599 1,789,599 1,789,599 1,789,599 1,789 1	277,896 257,830 257,830 257,830 257,830 257,830 256,051 257,988 257,988 257,988 257,988 257,988 257,988 257,830	259,138 518,681 218,076 705,010 325,367 7973,527 459,449 1,175,017 544,020 2,240,433 1,194,133 1,2973,023 2,2410,044 2,933,677 5,580,788 4,477,280 7,583,138 5,288,082 1,314,438	240,380 481,166 194,322 653,970 292,736 903,101 413,475 1,098,051 1,597,897 2,722,341 1,989,051 1,597,897 2,722,341 1,989,350 2,697,529 2,697,529 2,697,529 3,992,316 6,916,523 4,702,345 9,367,107 1,788,532	221,621 443,649 172,667 602,930 260,104 832,675 367,502 616,003 435,250 616,003 2471,658 2341,381 435,250 4471,658 2471,658 2471,658 2471,658 2471,658 1,768,656 6,247,907 4,116,606 6,247,907 4,116,606 6,247,907 4,116,606 6,247,907 4,116,606 6,247,907 4,116,606 6,247,907 4,116,606 6,247,907 4,116,606 6,362,435 6,362
Description 1 One unit scheme (houses) 2 Two unit scheme (houses) 3 Two unit scheme (houses) 4 Three unit scheme (flats) 4 Three unit scheme (flats) 5 Three unit scheme (flats) 6 Four unit scheme (flats) 7 Four unit scheme (flats) 8 Five unit scheme (flats) 10 Severu unit scheme (flats) 11 Severu unit scheme (flats) 12 Severu unit scheme (flats) 13 Ten unit scheme (flats) 15 Ten unit scheme (flats) 16 Three unit scheme (flats) 17 Filly unit scheme (flats) 18 Ten unit scheme (flats) 19 Ten unit scheme (flats) 19 Ten unit scheme (flats) 10 Severu unit scheme (flats) 10 Ten unit scheme (flats) 10 Ten unit scheme (flats) 11 Ten unit scheme (flats) 12 Ten unit scheme (flats) 13 Ten unit scheme (flats) 14 Tenerty unit scheme (flats) 15 Tenerty unit scheme (flats) 16 Thirty unit scheme (flats) 17 Filly unit scheme (flats) 19 Seventy unit scheme (flats) 10 Seventy unit scheme (flats) 10 Seventy unit scheme (flats) 11 Tener hand unit scheme (flats) 12 One hundred unit scheme (flats) 12 Three handed unit scheme (flats) 13 Three handed unit scheme (flats) 14 Three handed unit scheme (flats) 15 Seventy unit scheme (flats) 16 Six hundred unit scheme (flats) 17 Tener handed unit scheme (flats) 18 Seventy unit scheme (flats) 19 Tener handed unit scheme (flats) 10 Tener handed unit sc	1 1	BLV 175,858 [263,788] 223,788 [263,788] 221,1030 [2396,681] 221,1030 [2396,681] 2226,104 [5522,575] 230,472 [555,469] 232,257 [553,575] 237,839 [522,575] 21,138,938 [275,579] 21,753,89 [275,579] 21,753,89 [275,579] 21,753,89 [275,579] 21,753,89 [275,579] 21,753,89 [275,579] 21,753,89 [275,579] 22,576,753 [275,763] 22,576,763 [275,775] 25,776,763 [275,775] 25,776,763 [275,775] 25,776,776 [275,775] 25,776,776 [275,776] 25,776,776 [275,776] 25,776,776 [275,776] 25,776,776 [275,776]	499,203 499,203 390,108 1,113,209 586,416 1,536,036 827,239 1,585,548 797,101 1,385,548 797,101 1,385,548 797,101 1,385,548 797,101 1,385,548 797,101 1,385,548 7,785,108 1,385,528 1,385,528 1,387,548	390,446 781,297 368,354 1,062,299 553,765 1,466,510 781,265 1,770,481 1,247,16 2,47,16 2,530,274 1,308,850 3,592,053 1,677,777 1,31,22,526 2,78,77 1,31,22,526 2,78,77 1,31,22,526 2,78,77 1,31,22,526 2,32,67 1,404,477 1,31,22,526 2,32,67 1,404,477 1,31,22,526 2,32,67 1,404,477 1,31,22,526 2,32,67 1,32,57 1,32,	371,687 743,780 346,601 1,011,249 521,154 1,396,084 735,291 1,685,415 670,331 1,240,737 1,231,876 3,419,877 1,671,214 4,477,119 3,534,205 1,158,832 1,682,291 1,738,705 1,738,70	352.929 700,224.846 960,209 488.523 1,325,658 688.317 1,000,348 815,945 2,267,702 1,545,901 1,555,201 1,55	20% AH 334,170 668,747 303,032 909,170 455,832 1,255,232	25% AH 315.412 631.231 631.231 631.231 281.338 655.130 143.280 1,184.806 1,184.	30% AH 208.654 593.715 208.654 593.715 209.583 807.090 390.622 1.114,379 551,386 652,781 1.1222,595 923.977 2.729.684 1.341,399 3.474,389 2.474,389 2.474,208 2.474,20	277,896 257,830 257,830 257,830 257,830 257,830 257,938 257,938 258,432 258,43	259,138 518,681 216,076 705,010 325,387 705,010 325,387 973,527 459,449 1,175,017 544,020 1,175,017 544,020 1,175,017 544,020 1,175,017 5,500,788 4,477,220 1,175,017 7,550,788 1,100,141 1,100,500 1,170,500	240,380 481,166 194,322 653,970 292,736 903,101 413,475 1,099,051 1,597,067 1,597,067 1,597,067 1,597,067 1,597,067 2,722,341 1,597,067 2,722,341 1,593,360 2,667,569 1,767,769	221,621 443,649 172,667 602,930 260,104 832,675 367,502 1,004,884 435,250 611,004,884 435,250 611,004,884 435,250 611,004,884 435,250 611,004
Description	1	BLV £175,858 £230,788 £231,030 £395,681 £226,104 £225,575 £301,472 £555,465 £225,575 £301,472 £555,465 £302,575 £303,974 £303,97	499,203 409,203 300,008 11,113,209 586,418 1,153,209 586,418 1,536,308 827,239 1,385,548 979,101 1,385,548 979,101 1,385,548 979,101 1,385,548 979,101 1,385,548 979,101 1,385,625 1,376,138 1,391,142 4,378,484 1,378,563 1,581,142 4,378,684 1,378,6	390,446 781,297 368,354 1,062,299 553,785 1,466,551 781,265 1,770,481 924,716 2,530,274 1,200,869 3,871,178 4,727,802 3,754,899 5,276,716 9,386,249 1,250,274 1,312,256 2,676,766 1,470,477 1,312,256 2,676,766 1,470,477 1,474,474 1,474,474 1,474,474 1,474,474 1,474,474 1,474,474 1,474,474 1,474,474 1,474,474 1,474,474 1,474,474 1,	371,687 743,780 346,601 1,011,249 521,154 1,396,084 755,291 1,564,156 870,331 2,406,277 1,231,876 3,419,397 1,477,119 1,576,087 1,477,119 1,576,087 1,577,119 1,576,087 1,577,119 1,576,087 1,577,119 1,576,087 1,577,119 1,576,087 1,577,119 1,576,087 1,577,119 1,576,087 1,577,119 1,576,087 1,577,119 1,576,087 1,577,119 1,577,11	352.929 700,284 324.846 960.209 486.523 1.25,656 686.317 1.560.318 815.945 2.267,702 4.224,436 4	20% AH 334,170 668,747 303,092 909,170 455,892 1,255,232 1,255,232 1,255,232 1,255,232 1,255,232 1,255,232 1,255,232 1,255,232 1,255,232 1,255,232 1,255,232 1,255,232 1,255,232 1,255,232 1,255,232 1,255,232 1,255,232 1,277,232	25% AH 315,412 631,231 631,231 631,231 281,338 655,130 655,130 655,130 655,130 655,130 75,175 75,175 76,175 776 776 776 776 776 776 776 776 776 7	30% AH 298.654 593.715 296.937 596.937 597.937 697.939 390.622 1,114,379 551,386 652,781 1,122,595 923.977 2,729.684 1,341,390 3,474,389 2,476,787 2,729.684 1,321,339 3,474,389 2,467,787 6,469,597 4,789 6,469,597 6,479,597 6,489,599 1,789 1,789,599 1,789,599 1,789,599 1,789,599 1,789 1	277,896 257,830 277,830 277,830 277,830 276,051 357,938 1,043,935 505,423 1,043,935 505,423 1,043,935 505,423 1,043,935 1,043,	259,138 216,076 705,010 325,367 705,010 325,367 7973,527 459,449 11,775,017 544,020 1,787,523 770,028 2,293,037 1,01,431 2,293,037 2,293,037 1,01,431 2,293,037 1,01,431 2,293,037 1,01,431 2,10,044 4,477,280 1,037,173 1,087,033	240,380 481,166 194,322 653,970 292,736 903,101 413,475 1,089,051 489,635 1,557,987 633,053 221,058 991,627 2,722,341 1,989,363 2,722,341 1,989,363 2,722,341 1,989,363 2,722,341 1,989,363 1,57,987 2,722,341 1,989,363 1,57,987 1,57,987 1,57,987 1,57,987 1,57,987 1,72,341 1,	221,621 443,649 172,667 602,930 260,104 832,675 367,502 1,004,884 435,250 616,006 24,717,688 24,717,688 23,817,381 24,717,688 23,817,381 24,716,888 23,817,381 24,716,888 23,817,381 24,716,888 24,716,888 25,717,788 26,747,979 4,116,600 26,747,979 4,116,600 27,727 4,116,600 27,727 4,116,600 28,727 4,727 4,748 28,748 28,747 4,748 28,748 20,747 21,748 21
Description 1 One unit scheme (houses) 2 Two unit scheme (houses) 3 Two unit scheme (houses) 4 Three unit scheme (houses) 4 Three unit scheme (houses) 5 Three unit scheme (houses) 6 Four unit scheme (houses) 7 Four unit scheme (houses) 8 Five unit scheme (houses) 10 Seven unit scheme (houses) 11 Seven unit scheme (houses) 12 Ten unit scheme (houses) 13 Ten unit scheme (houses) 14 Ten unit scheme (houses) 15 Ten unit scheme (houses) 16 Ten unit scheme (houses) 17 Fitz unit scheme (houses) 18 Fitz unit scheme (houses) 19 Seven unit scheme (houses) 19 Seven unit scheme (houses) 19 Seven unit scheme (houses) 10 Ten unit scheme (houses) 10 Ten unit scheme (houses) 11 Fitz unit scheme (houses) 12 Ten unit scheme (houses) 13 Ten unit scheme (houses) 14 Fitz unit scheme (houses) 15 Ten unit scheme (houses) 16 Ten unit scheme (houses) 17 Fitz unit scheme (houses) 18 Seventy unit scheme (houses) 19 Seventy unit scheme (houses) 10 Seventy unit scheme (houses) 11 Cen bundred unit scheme (house house) 12 One bundred unit scheme (house) 13 Ten unit scheme (house) 14 Three bundred unit scheme (house) 15 Seventy unit scheme (house) 16 Sex hundred unit scheme (house) 17 Fitz unit scheme (house) 18 Medium scale Office 29 Industrial scheme interasification (KON, plot ratio) 30 Industrial scheme interasification (KON, plot ratio) 31 Industrial scheme (house) 15 Three unit scheme (house) 16 Four unit scheme (house) 17 Four unit scheme (house) 18 Fitz unit scheme (house) 19 Five unit scheme (house) 19 Five unit scheme (house) 10 Fitz unit scheme (house) 11 Fitz unit scheme (house) 11 Fitz unit scheme (house) 12 Fitz unit scheme (house) 13 Fitz unit scheme (house) 14 Fitz unit scheme (house) 15 Fitz unit scheme (house)	1	BLV	499,203 409,203 300,008 11,113,209 586,416 1,153,209 586,416 1,538,308 227,239 1,385,548 277,201 1,385,548 277,201 1,385,548 277,101 1,385,548 277,101 1,385,548 277,101 1,385,548 1,381,142 4,378,448 1,378,563 1,381,142 4,378,448 1,378,563 1,381,142 4,378,448 1,378,563 1,381,142 1,378,563 1,381,142 1,378,563 1,381,142 1,378,563 1,381,142 1,378,563 1,381,142 1,378,563 1,381,142 1,378,563 1,381,142 1,378,563 1,381,142 1,378,563 1,381,142 1,378,563 1,381,142 1,378,563 1,381,142 1,381,142 1,381,142 1,381,142 1,381,142 1,381,142 1,381,142 1,381,142 1,381,142 1,381,142 1,381,143 1,381,1	390,446 781,297 386,354 1,062,299 553,785 1,760,481 1,262,51 1,770,481 1,262,51 1,770,481 1,262,51 1,871,178 1,772,781 1,308,850 3,752,563 1,871,178 1,727,802 1,727,8	371,687 743,780 346,601 1,011,249 521,154 1,396,034 755,291 1,685,415 670,331 2,406,737 1,231,876 3,419,987 1,761,214 4,477,119 3,534,205 4,722,291 3,534,205 11,586,832 14,722,291 3,506,607 1,761,244 1,761,067 1,787,	352.929 700,284 324,846 960,209 488,523 1,125,658 685,317 1,500,348 815,945 2,287,202 1,154,901 3,327,471 1,551,250 4,224,363 3,313,513 4,224,363 4,224,363 4,224,363 4,224,363 4,224,363 5,300,307,30 3,300,30 3,	20% AH 334,170 686,747 303,092 909,170 456,892 1,255,232 643,344 1,515,283 761,560 1,077,327 3,077,734 3,077,734 3,077,734 1,510,283 1,077,327 1,541,287 1,5	25% AH 25% 315,412 25% 315,412	30% AH 298.654 693.715 298.638 807.930 390.629 1,114.379 251.538 807.930 390.629 1,114.379 1,114.379 2,725.664 1,345.130 652,731 1,222,535 2,725.664 1,347.339 1,347.3	277.896 257.830	259,138 216,076 705,010 325,367 705,010 325,367 7973,527 459,449 1,175,017 544,020 1,175,017 544,020 1,175,017 5,560,768 4,77,203 1,101,431 2,293,677 5,560,768 4,77,200 1,101,431 1,101,4	240,380 481,166 194,322 653,970 292,736 903,101 413,475 1,099,951 499,635 1,557,987 633,053 2,211,058 991,467 2,722,341 1,989,351 2,211,058 6,915,523 4,702,345 6,915,523 4,702,345 1,702,	221,621 443,649 172,567 602,930 260,104 832,675 367,502 1,004,884 4435,250 1,436,452 616,078 2,471,656 1,766,656 1,7
Description 1 One unit scheme (houses) 2 Two unit scheme (houses) 3 Two unit scheme (houses) 4 Three unit scheme (files) 4 Three unit scheme (files) 5 Three unit scheme (files) 6 Four unit scheme (files) 8 Five unit scheme (files) 10 Severu unit scheme (files) 11 Severu unit scheme (files) 11 Severu unit scheme (files) 12 Ten unit scheme (files) 13 Ten unit scheme (files) 15 Twerty unit scheme (files) 16 Threy unit scheme (files) 17 Twerty unit scheme (files) 18 Twerty unit scheme (files) 19 Twerty unit scheme (files) 10 Severu unit scheme (files) 10 Twerty unit scheme (files) 10 Twerty unit scheme (files) 11 Twerty unit scheme (files) 12 Twerty unit scheme (files) 13 Ten unit scheme (files) 14 Twerty unit scheme (files) 15 Twerty unit scheme (files) 16 Thirty unit scheme (files) 17 Filty unit scheme (files) 18 Severity unit scheme (files) 19 Severity unit scheme (files) 10 Severity unit scheme (files) 10 Twerty unit scheme (files) 10 Twerty unit scheme (files) 10 Twerty unit scheme (files) 11 Twerty unit scheme (files) 12 Twerty unit scheme (files) 13 Twerty unit scheme (files) 14 Twerty unit scheme (files) 15 Twerty unit scheme (files) 16 Severity unit scheme (files) 17 Twerty unit scheme (files) 18 Twerty unit scheme (files) 19 Twerty unit scheme (files) 10 Industrial scheme (files) 10 Twerty unit scheme (files) 11 Twerty unit scheme (files) 12 Twerty unit scheme (files) 13 Twerty unit scheme (files) 14 Twerty unit scheme (files) 15 Twerty unit scheme (files) 16 Twerty unit scheme (files) 17 Twerty unit scheme (files) 18 Twerty unit scheme (files) 19 Twerty unit scheme (files) 10 Twerty unit scheme (files) 10 Twerty unit scheme (files) 11 Twerty unit scheme (files) 12 Twerty unit scheme (files) 15 Twerty unit scheme (files) 16 Twerty unit scheme (files) 17 Twerty unit scheme (files) 18 Twerty unit scheme (files) 19 Twerty unit scheme (files) 10 Twerty unit scheme (files) 10 Twerty unit scheme (files) 11 Twerty unit scheme (files) 12 Twerty unit scheme (files) 15 Twerty unit scheme (files) 16 Twerty unit sch	1	BLV 175,858 123,738 152,757,732 155,775,733 155,775,775 155,775,775 155,775 155,775 155,775 155,775 155,775 155,775 155,775 15	499,203 401,203 401,010 401,113,203 506,416 41,153,203 506,416 41,506,603 27,729 1,306,625 4,307 4,007	390,446 781,297 368,354 1,062,299 553,785 1,466,510 781,265 1,770,481 1,924,716 2,530,274 1,308,850 3,592,083 1,877,777 1,31,22,526 2,787,787 1,31,22,526 2,787,787 1,31,22,526 2,322,07 3,314,364 3,365,338 2,042,700 3,314,364 3,607,368 3,604,368 4,7006,762 4,316,707	371,687 743,780 346,601 1,011,249 521,154 1,396,084 755,291 1,684,415 870,331 2,406,737 1,231,676 3,410,977 1,231,676 3,410,977 1,231,676 3,410,977 1,231,676 3,410,977 1,231,676 3,410,977 1,231,676 3,410,977 1,231,676 3,410,978 1,232,673 1,232,67	352.929 700,224.846 960,209 488.523 1,122,658 688.317 1,600,348 815,945 2,267,702 1,154,901 1,000,100 1,00	20% AH 334,170 668,747 303,092 909,170 455,892 1,255,232 643,344 1,515,283 761,560 2,165,666 1,077,927 3,074,836 1,541,287 1,577,927 3,074,836 1,541,287 1,577,927 3,074,836 1,541,287 1,5	25% AH 315.412 631.231 631.231 631.231 281.338 655.130 1.436.216 1.436.216 707.176 2.044.130 1.436.216 1.436.233 3.725.072 2.902.290 1.903.295 3.972.123 3.725.072 3.972.123 3.972.	30% AH 208.654 593.715 208.654 593.715 209.583 807.090 390.622 1,114,379 551,386 652,781 1,122,595 923.977 2,729.684 1,341,390 3,474,389 2,474,389 3,474,474 3,474,474 3,474,474	277,896 257,830 277,830 277,830 277,830 277,830 357,938 1,043,933 505,423 1,260,044 588,405 1,261,043 1,26	259,138 518,681 216,076 705,010 325,367 7975,527 459,449 1,175,017 544,020 1,1775,017 544,020 1,1775,017 544,020 1,1775,017 548,022 1,1775,017	240,380 481,166 194,322 653,970 292,736 903,101 413,475 1,099,051 499,635 1,557,887 91,224,11 1,557,887 91,224,11 1,557,887 91,224,11 1,52	221,621 443,649 172,667 602,930 260,104 832,675 367,502 1,004,884 435,250 611,503 611,
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Description 1 One unit scheme (houses) 2 Two unit scheme (houses) 3 Two unit scheme (houses) 4 Three unit scheme (flats) 4 Three unit scheme (flats) 5 Three unit scheme (flats) 6 Four unit scheme (flats) 7 Four unit scheme (flats) 8 Five unit scheme (flats) 10 Severu unit scheme (flats) 11 Severu unit scheme (flats) 12 Ten unit scheme (flats) 13 Ten unit scheme (flats) 15 Ten unit scheme (flats) 16 Thirty unit scheme (flats) 17 Fiveru unit scheme (flats) 18 Ten unit scheme (flats) 19 Ten unit scheme (flats) 19 Ten unit scheme (flats) 10 Ten unit scheme (flats) 10 Ten unit scheme (flats) 10 Ten unit scheme (flats) 11 Ten unit scheme (flats) 12 Ten unit scheme (flats) 13 Ten unit scheme (flats) 14 Ten unit scheme (flats) 15 Ten unit scheme (flats) 16 Thirty unit scheme (flats) 17 Fity unit scheme (flats) 18 Fity unit scheme (flats) 19 Seventy unit scheme (flats) 19 Seventy unit scheme (flats) 10 Seventy unit scheme (flats) 10 Ten unit scheme (flats) 11 Ten unit scheme (flats) 12 Ten unit scheme (flats) 13 Ten unit scheme (flats) 14 Ten unit scheme (flats) 15 Ten unit scheme (flats) 16 Ten unit scheme (flats) 17 Fity unit scheme (flats) 18 Ten unit scheme (flats) 19 Seventy unit scheme (flats) 10 Ten unit scheme (flats) 11 Ten unit scheme (flats) 12 Ten unit scheme (flats) 13 Ten unit scheme (flats) 14 Tene unit scheme (flats) 15 Tene unit scheme (flats) 16 Tene unit scheme (flats) 17 Tene unit scheme (flats) 18 Tene unit scheme (flats) 19 Tene unit scheme (flats) 10 Tene unit scheme (flats) 11 Tene unit scheme (flats) 11 Tene unit scheme (flats) 12 Tene unit scheme (flats) 13 Tene unit scheme (flats) 14 Tene unit scheme (flats) 15 Tene unit scheme (flats) 16 Tene unit scheme (flats) 17 Tene unit scheme (flats) 18 Tene unit scheme (flats) 19 Tene unit scheme (flats) 10 Tene unit scheme (flats) 10 Tene unit scheme (flats) 11 Tene unit scheme (flats) 11 Tene unit scheme (flats) 12 Tene unit scheme (flats) 13	1	BLV	499,203 401,203 401,001 401,113,202 586,416 1,153,203 807,1501 1,385,546 979,101 1,385,546 1,385,546 1,385,546 1,385,546 1,385,546 1,385,546 1,385,546 1,385,546 1,385,546 1,385,546 1,385,546 1,385,692	390,446 781,297 388,354 1,002,299 553,785 1,770,481 1,247 1,308,367 1,374,367 1,374,367 1,374,374 1,308,367 1,374,374 1,308,37	371,687 743,780 346,601 1,011,249 521,154 1,396,048 735,231 1,396,048 735,231 1,396,048 735,231 1,396,048 735,231 1,396,048 736,249 1,797,106 1,353,249 1,797,107 1,214 1,477,119 1,584,415 1,586,41	352.929 700,224 324.846 960,209 486,523 1.225,638 686,317 1.205,638 686,317 1.605,348 615,945 2.287,702 1.154,301 3.313,315,19 4.224,409 6.202,670 6.	20% AH	25% AH 315,412 631,231	30% AH 298.654 693.715 296.853 807.090 309.629 1,114.379 551,336 652,791 1,142,595 642,791 1,22,565 923,977 2,720,868 1,346,120 2,720,868 2,720,868 2,720,868 2,720,868 2,720,868 2,720,868 2,720,868 2,720,868 2,720,868 2,720,868 2,720,868 2,720,86	277,896 257,830 257,830 257,830 257,830 257,830 257,830 257,988 257,988 258,405 258,40	259,138 2516,076 755,010 325,367 755,010 325,367 7973,527 459,449 11,75,017 544,020 1,75,017 544,020 1,75,017 544,020 1,75,023 1,101,431 1,75,017 1,75,121 1	240,380 481,168 194,322 683,970 292,736 993,101 413,475 1,099,951 499,635 1,557,987 633,053 291,467 1,72,345 1,	221,621 443,649 172,667 602,930 260,104 832,675 367,502 1,004,884 435,250 1,704,884 435,250 1,704,886 1,706 1,706,886 1,706,886 1,706,886 1,706,886 1,706,886 1,706,886 1,707,886 1,706,876 1,706,87
Description 1 One unit scheme (houses) 2 Two unit scheme (houses) 3 Two unit scheme (houses) 4 Three unit scheme (flats) 4 Three unit scheme (flats) 5 Three unit scheme (flats) 6 Four unit scheme (flats) 7 Four unit scheme (flats) 8 Five unit scheme (flats) 10 Sevent unit scheme (flats) 11 Seven unit scheme (flats) 11 Seven unit scheme (flats) 12 Two unit scheme (flats) 13 Two unit scheme (flats) 15 Twenty unit scheme (flats) 16 Twenty unit scheme (flats) 17 Firty unit scheme (flats) 18 Twenty unit scheme (flats) 19 Seventy unit scheme (flats) 19 Seventy unit scheme (flats) 19 Seventy unit scheme (flats) 10 Twenty unit scheme (flats) 11 Firty unit scheme (flats) 12 Twenty unit scheme (flats) 13 Twenty unit scheme (flats) 14 Firty unit scheme (flats) 15 Twenty unit scheme (flats) 16 Twenty unit scheme (flats) 17 Firty unit scheme (flats) 18 Seventy unit scheme (flats) 19 Seventy unit scheme (flats) 10 Seventy unit scheme (flats) 10 Seventy unit scheme (flats) 11 Firty unit scheme (flats) 12 One hundred unit scheme (flats) 13 Twenty scheme (flats) 14 Three hundred unit scheme (flats) 15 Six hundred unit scheme (flats) 16 Six hundred unit scheme (flats) 17 Firty unit scheme (flats) 18 Medium scheme (flats) 19 Seventy unit scheme (flats) 10 Industrial scheme (flats) 10 Industrial scheme (flats) 11 Twenty unit scheme (flats) 12 Twenty scheme (flats) 13 Twenty scheme (flats) 14 Three hundred unit scheme (flats) 15 Twenty scheme (flats) 16 Firty unit scheme (flats) 17 Twenty scheme (flats) 18 Twenty unit scheme (flats) 19 Twenty scheme (flats) 10 Seventy unit scheme (flats) 10 Seventy unit scheme (flats) 11 Seventy unit scheme (flats) 12 Twenty scheme (flats) 13 Twenty scheme (flats) 14 Twenty scheme (flats) 15 Twenty scheme (flats) 16 Twenty scheme (flats) 17 Twenty scheme (flats) 18 Twenty scheme (flats) 19 Seventy unit scheme (flats) 10 Twenty scheme (flats) 10 Twenty scheme (flats) 10 Twenty sch	1	BLV	499,203 490,203 401,00	390,446 781,297 368,354 1,062,299 553,785 1,760,481 1,247,162 1,700,481 1,247,162 1,250,274 1,200,869 3,751,890 1,276,776 1,276 1,	371,687 743,780 346,601 1,011,249 521,154 1,356,034 755,291 1,351,367 1,351,351,367 1,351,367 1,351,367 1,351,367 1,351,367 1,351,367 1,351,351,357 1,351,367 1,351,367 1,351,367 1,351,367 1,351,367 1,351,36	352.929 700,224 324.846 960,209 486,523 1.226,686 686,317 1.560,317 1.560,209 4.226,430 4.226,43	20% AH 334,170 668,747 303,092 909,170 455,892 1,255,232 1,255,232 1,255,232 1,255,232 1,255,232 1,255,232 1,255,232 1,255,232 1,255,232 1,255,232 1,255,232 1,255,232 1,255,232 1,255,232 1,257,234 1,257,234 1,257,234 1,257,234 1,257,234 1,257,234 1,257,235,093 1,257,234 1,257,235,093 1,257,235 1,257,257 1,257,235 1,257,235 1,257,235 1,257,235 1,257,235 1,257,235 1	25% AH 315.412 631.231 631.231 631.231 281.338 686.130 422.200 1,184.806 597.370 707.176 2,044.130 1,430.216 707.176 2,044.130 1,430.216 1,430.232 2,002.200 1,548.200 1	30% AH 298.654 593.715 298.653 807.900 390.622 1,114,379 1,	277,896 257,830 277,830 277,830 277,830 276,051 357,908 1,043,963 560,423 1,260,004 584,405 1,260,004 584,405 1,261,005 1,271,	259.138 2518.681 218.076 705,010 325,367 7975,527 459,449 1,175,017 544,020 1,175,017 544,020 1,175,017 544,020 1,175,017 547,023 1,175,017 547,023 1,175,017 1,175,01	240,380 481,166 194,322 653,970 292,736 903,101 413,475 1,099,051 459,053 1,099,051 459,053 1,099,051 1,09	221,621 443,649 172,657 602,933 260,104 832,675 367,502 1,004,884 435,250 616,078 435,250 616,078 2,471,688 2,341,381 4,341,484 4,473,608 4,473,60
Description 1 One unit scheme (houses) 2 Two unit scheme (houses) 3 Two unit scheme (houses) 4 Three unit scheme (houses) 5 Three unit scheme (flats) 6 Four unit scheme (flats) 6 Four unit scheme (flats) 8 Five unit scheme (flats) 10 Severu unit scheme (flats) 11 Severu unit scheme (flats) 11 Severu unit scheme (flats) 12 Ten unit scheme (flats) 13 Ten unit scheme (flats) 14 Twenty unit scheme (flats) 17 Ten unit scheme (flats) 18 Ten unit scheme (flats) 19 Ten unit scheme (flats) 10 Severu unit scheme (flats) 10 Ten unit scheme (flats) 10 Ten unit scheme (flats) 11 Ten unit scheme (flats) 12 Ten unit scheme (flats) 13 Ten unit scheme (flats) 14 Twenty unit scheme (flats) 15 Twenty unit scheme (flats) 16 Thy unit scheme (flats) 17 Fity unit scheme (flats) 18 Fity unit scheme (flats) 20 Severty unit scheme (flats) 21 One hundred unit scheme (flats) 22 The hundred unit scheme (flats) 23 Two hundred unit scheme (flats) 25 Four hundred unit scheme (flats) 26 Six hundred unit scheme (flats) 27 Small scale Office 29 Industrial Scheme new build (50% plot ratio) 20 Industrial Scheme new build (50% plot ratio) 20 Industrial Scheme (flats) 21 Three hundred unit scheme (flats) 22 Three hundred unit scheme (flats) 23 Two unit scheme (flats) 24 Three hundred unit scheme (flats) 25 Four unit scheme (flats) 26 Medium scale Office 27 Small scale Office 28 Industrial Scheme new build (50% plot ratio) 29 Industrial scheme (flats) 30 Industrial scheme (flats) 4 Three unit scheme (flats) 5 Four unit scheme (flats)	1	BLV	499,203 409,203 401,011 300,106 1,1113,209 586,416 1,153,623 1,158,526 1,158,536 1,158	390,446 781,297 368,354 1,062,299 553,785 1,760,481 1,924,716 2,530,274 1,308,850 3,594,607 4,727,802 3,754,899 5,276,716 9,365,367 4,727,802 3,754,899 5,276,716 9,365,360 4,700,6782 1,404,477 13,122,526 26,362,607 36,314,364 360,504 360,	371,687 743,780 346,601 1,011,249 521,154 1,356,034 755,231 1,356,034 755,231 1,261,376 1,376,031 1,477,119 1,376,031 1,477,119 1,376,031 1,477,119 1,376,031 1,376,03	352.929 328.846 960.209 488.523 1.326.686 688.317 1.206.686 688.317 1.206.686 688.317 1.206.686 688.317 1.206.686 688.317 1.206.686 6.000.100 1.206.2166 6.206.100 1.206.2166 6.206.209 1.206.206 1.	20% AH 334,170 668,747 303,092 909,170 455,892 1,255,232 1,255,232 1,255,232 1,255,232 1,255,232 1,255,232 1,255,232 1,255,232 1,255,232 1,255,232 1,255,232 1,255,232 1,255,232 1,255,232 1,257,234 1,257,235	25% AH 315,412 631,231 531,312 631,231 281,338 686,130 422,200 1,184,806 597,370 1,430,216 707,176 2,044,130 1,00,952 2,00,200 1,184,806 707,176 5,007 3,772,123 3,772,123 3,772,123 3,772,123 3,722,207 2,005,007	39% AH 298.654 593.715 296.953 807.900 390.622 1,114,379 551,336 652,791 1,192.595 923.977 2,729.684 1,321,339 3,474,389 3,474	277,896 257,830 257,830 277,830 277,830 275,831 357,938 1,043,933 505,423 1,260,034 588,405 1,272,036 647,033 1,272,036 1,272,037 1,272,	259.138 2516.076 705.010 325.367 7975.527 459.449 1.175.017 544.020 1.679.523 7.023	240,380 481,166 194,322 653,970 292,736 903,101 413,475 1,099,051 459,635 1,557,687 2,722,341 1,597,687 2,722,341 1,598,351 1,598,350 2,667,529 2,762,347 2,722,341 1,598,350 1,768,768 1,	221,621 443,649 172,567 602,930 260,104 832,675 367,502 1,004,884 4455,250 1,456,452 1,768,853 1,768,658 1
Description 1 One unit scheme (houses) 2 Two unit scheme (houses) 3 Two unit scheme (houses) 4 Three unit scheme (houses) 5 Three unit scheme (houses) 6 Four unit scheme (flats) 6 Four unit scheme (flats) 8 Five unit scheme (flats) 10 Severu unit scheme (flats) 11 Severu unit scheme (flats) 11 Severu unit scheme (flats) 12 Ten unit scheme (flats) 13 Ten unit scheme (flats) 14 Twenty unit scheme (flats) 16 Thry unit scheme (flats) 17 Ten unit scheme (flats) 18 Twenty unit scheme (flats) 19 Ten unit scheme (flats) 10 Severu unit scheme (flats) 10 Ten unit scheme (flats) 11 Ten unit scheme (flats) 12 Ten unit scheme (flats) 13 Ten unit scheme (flats) 14 Twenty unit scheme (flats) 15 Twenty unit scheme (flats) 16 Thry unit scheme (flats) 17 Fitty unit scheme (flats) 18 Fitty unit scheme (flats) 20 Severity unit scheme (flats) 21 One Fundred unit scheme (flats) 22 Ten Fundred unit scheme (flats) 23 Twenty scheme (flats) 25 Four hundred unit scheme (flats) 26 Six hundred unit scheme (flats) 27 Small scale Office 29 Industrial Scheme new build (50% plot ratio) 20 Industrial Scheme (flats) 28 Medium scale Office 29 Industrial Scheme (flats) 20 Industrial Scheme (flats) 21 Three hundred unit scheme (flats) 22 Three hundred unit scheme (flats) 23 Twenty unit scheme (flats) 24 Twenty unit scheme (flats) 55 Four unit scheme (flats) 56 Four unit scheme (flats) 57 Three unit scheme (flats) 58 Three unit scheme (flats) 59 Three unit scheme (flats) 50 Three unit scheme (flats) 51 Twenty unit scheme (flats) 52 Three unit scheme (flats) 53 Three unit scheme (flats) 54 Twenty unit scheme (flats) 55 Three unit scheme (flats) 56 Four unit scheme (flats) 57 Three unit scheme (flats) 58 Three unit scheme (flats) 59 Three unit scheme (flats) 50 Three unit scheme (flats) 51 Three unit scheme (flats) 52 Three unit scheme (flats) 53 Three unit scheme (flats) 54 Twenty unit scheme (flats) 55 Three unit scheme (flats) 56 Three unit scheme (flats) 57 Three unit scheme (flats	1 1	BLV	499,203 409,203 401,011 300,106 1,113,209 506,416 1,153,620 1,556,636 27,739 1,356,541 797,101 1,365,542 1,367,543 1	390,446 781,297 368,354 1,062,299 553,785 1,770,481 1,225,4716 2,259,274 1,308,850 3,592,263 1,877,774 1,312,526 2,362,677 1,312,256 2,362,677 1,374,364 3,364,366 47,006,782 1,364,366 47,006,782 1,374,364 1,672,374 1,374,374 1,374,374 1,374	371,687 743,780 346,601 1,011,249 521,154 1,396,084 755,291 1,684,415 870,331 1,686,415 870,331 1,686,415 870,331 1,686,415 1,586,435 1,586,587 1,	352.929 700,224 324.846 960,209 485,523 1,225,658 685,317 1,205,658 685,317 1,205,658 685,317 1,205,458 1,126,458 1,126,459 1,126,458 1,126	20% AH 334,170 668,747 303,092 909,170 455,892 1,255,232	25% AH 315.412 631.231 631.231 281.338 685.130 181.84.806 1.184.806	30% AH 208.654 593.715 208.654 593.715 295.653 807.900 300.622 1,114,379 551,336 652,781 1,922,595 923,977 2,729.684 1,341,389 3,474,389 3,474,389 3,474,288 3,646,974 6,695,599 2,877 3,646,974 6,695,599 2,977 3,146,276 3,146,078	277,896 257,830 277,830 277,830 277,830 277,830 357,938 1,043,933 505,423 1,560,044 588,405 1,261,043 1,271,350 1,27	259,138 518,681 216,076 705,010 325,367 7973,527 459,449 1,175,017 544,020 1,178,017 544,020 1,178,017 544,020 1,178,017 548,020 1,178,017 1,178,0	240,380 481,166 194,322 653,970 292,736 903,101 413,475 1,089,051 1,557,087 1,638,052 2,11,638,053 2,11,638,0	221,621 443,649 172,667 602,930 260,104 832,675 367,502 1,004,884 445,250 611,608 17,668,668,688 17,668,688 17,668,688 17,668,688 17,668,688 17,668,688 17
Description 1 One unit scheme (houses) 2 Two unit scheme (houses) 3 Two unit scheme (houses) 4 Three unit scheme (houses) 5 Three unit scheme (flats) 6 Four unit scheme (flats) 6 Four unit scheme (flats) 7 Four unit scheme (flats) 8 Five unit scheme (flats) 10 Seven unit scheme (flats) 11 Seven unit scheme (flats) 11 Seven unit scheme (flats) 12 Ton unit scheme (flats) 13 Ton unit scheme (flats) 15 Twenty unit scheme (flats) 16 Twenty unit scheme (flats) 17 Firty unit scheme (flats) 18 Firty unit scheme (flats) 19 Seventy unit scheme (flats) 19 Seventy unit scheme (flats) 19 Seventy unit scheme (flats - lower density) 10 Den brudred unit scheme (flats - lower density) 11 Firty unit scheme (flats - lower density) 12 One hundred unit scheme (flats - lower density) 13 Seventy unit scheme (flats - lower density) 14 Twenty unit scheme (flats - lower density) 15 Seventy unit scheme (flats - lower density) 16 Den hundred unit scheme (flats - lower density) 17 Firty unit scheme (flats - lower density) 18 Seventy unit scheme (flats - lower density) 19 Seventy unit scheme (flats - lower density) 21 One hundred unit scheme (flats - lower density) 22 Tow hundred unit scheme (flats) 23 Two hundred unit scheme (flats) 24 Three hundred unit scheme (flats) 25 Four hundred unit scheme (flats) 26 Six hundred unit scheme (flats) 27 Small scale Office 29 Industrial Scheme new build (50% plot ratio) 3 Two unit scheme (flats) 3 Two unit scheme (flats) 4 Three unit scheme (flats) 5 Three unit scheme (flats) 1 Two unit scheme (flats) 2 Two unit scheme (flats) 3 Two unit scheme (flats) 4 Three unit scheme (flats) 5 Two unit sc	1 1	BLV	499,203 490,108 618,813 390,108 1,113,209 586,416 1,153,209 586,416 1,538,308 827,239 1,385,548 979,101 1,385,548 979,101 1,385,548 1,391,422 4,472,484 1,397,543 1,581,142 1,394,747 1,394,747 1,394,747 1,394,747 1,394,747 1,394,747 1,394,747 1,394,747 1,394,747 1,394,747 1,394,747 1,394,747 1,394,77 1,394	390,446 781,297 388,354 1,002,299 553,785 1,760,481 1,246,510 781,265 1,770,481 1,247,16 2,530,274 1,308,850 3,552,563 1,871,178 4,727,802 1,250,274 1,308,563 1,871,178 4,727,802 1,250,274 1,308,404 1,308,4	371,687 743,780 346,601 1,011,249 521,154 1,396,084 735,231 1,586,435 670,331 1,256,367 1,761,214 4,777,191 3,534,205 4,205,231 1,586,432 1,158,435 1,256,436 1,256,43	352.929 328.846 960.209 488.523 1.326.686 688.317 1.206.686 688.317 1.206.686 688.317 1.206.686 688.317 1.206.686 688.317 1.206.686 6.000.100 1.206.2166 6.206.100 1.206.2166 6.206.209 1.206.206 1.	20% AH 334,170 668,747 303,092 909,170 455,892 1,255,232 1,255,232 1,255,232 1,255,232 1,255,232 1,255,232 1,255,232 1,255,232 1,255,232 1,255,232 1,255,232 1,255,232 1,255,232 1,255,232 1,257,234 1,257,235	25% AH 315,412 631,231 531,312 631,231 281,338 686,130 422,200 1,184,806 597,370 1,430,216 707,176 2,044,130 1,00,952 2,00,200 1,184,806 707,176 5,007 3,772,123 3,772,123 3,772,123 3,772,123 3,722,207 2,005,007	30% AH 298.654 693.715 295.633 807.090 390.622 1,114,379 657,375 657,3	277,896 257,830 257,830 277,830 277,830 275,831 357,938 1,043,933 505,423 1,260,034 588,405 1,272,036 647,033 1,272,036 1,272,037 1,272,	259,138 2518,681 216,076 705,010 325,367 705,010 325,367 973,527 459,449 11,75,017 544,020 1,767,028 2,384,533 1,101,431 2,471,282 2,483,673 1,583,132 2,471,034 1,477,282 1,4887,343 1,405,449 1,4887,344 1,4887,348 1,4887,348 1,4887,348 1,4887,348 1,4887,348 1,4887,348 1,4887	240,380 481,166 194,322 683,970 292,736 993,101 413,475 1,099,951 499,635 1,597,967 633,653 291,167 272,234 1,999,367 1,727,16	221,621 443,649 172,667 602,930 260,104 832,675 367,502 1,004,884 435,250 1,436,452 616,078 2,471,688 1,768,856 1,76

RICHMOND LOCAL PLAN VIABILITY TESTING BENCHMARK LAND VALUE 1 (EXISTING RESIDENTIAL)	Sales value £9,880 psm	£15.808.000	DED UA	AH tenure	Rented 70%	LLR 30%	Frst Hms 0%						
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	esidual land val	ues 30% AH	35% AH	40% AH	45% AH	50% AH
1 One unit scheme (houses) 2 Two unit scheme (houses) 3 Two unit scheme (flats)	2 2	£526,933 £790,400 £632,320	432,945 866,296	413,000 826,405	393,054 786,515	373,109 746,624	353,164 706,734	333,218 666,843	313,273 626,953	293,327 587,062	273,383 547,172	253,437 507,281	233,492 467,391
4 Three unit scheme (houses) 5 Three unit scheme (flats)	3	£1,185,600 £677,486	1,177,928 628,655	1,123,658 593,911	1,069,388 559,168	1,015,119 524,425	960,849 489,682	906,579 454,939	852,309 420,196	798,040 385,453	743,770 350,710	689,500 315,967	635,230 281,224
6 Four unit scheme (houses) 7 Four unit scheme (flats) 8 Five unit scheme (houses)	4 4 5	£1,580,800 £903,314 £1,976,000	1,626,073 886,747 1,963,213	1,551,189 837,798 1,872,764	1,476,306 788,849 1,782,314	1,401,423 739,900 1,691,864	1,326,540 690,950 1,601,415	1,251,657 642,002 1,510,965	1,176,774 593,052 1,420,515	1,101,892 544,103 1,330,066	1,027,008 495,154 1,239,616	952,126 446,205 1 149 166	877,242 397,256 1 058 717
9 Five unit scheme (flats) 10 Seven unit scheme (houses)	5 7	£1,129,143 £2,766,400	1,049,498 2,805,632	991,593 2,676,405	933,688 2,547,178	875,783 2,417,951	817,878 2,288,725	759,972 2,159,497	702,067 2,030,271	644,163 1,901,043	586,258 1,771,817	528,353 1,642,589	470,448 1,513,363
11 Seven unit scheme (flats) 12 Ten unit scheme (houses) 13 Ten unit scheme (flats)	7 10 10	£1,580,800 £3,952,000 £2,258,286	1,486,161 3,983,560 2,124,478	1,404,169 3,800,063 2,007,347	1,322,177 3,616,566 1,890,217	1,240,186 3,433,070 1,773,086	1,158,195 3,249,573 1,655,955	1,076,203 3,066,077 1,538,825	994,212 2,882,580 1,421,694	912,220 2,699,083 1,304,563	830,228 2,515,586 1 187 432	748,238 2,332,090 1,070,302	666,246 2,148,593 953,171
14 Twenty unit scheme (houses and flats) 15 Twenty unit scheme (flats)	20 20	£5,269,333 £3,512,889	5,303,451 4,265,317	5,036,520 4,030,137	4,769,589 3,794,958	4,502,658 3,559,778	4,235,727 3,324,598	3,968,796 3,089,418	3,701,865 2,854,238	3,434,934 2,619,058	3,168,003 2,383,878	2,901,073 2,148,698	2,634,141 1,913,519
16 Thirty unit scheme (flats with community use on ground floor) 17 Fifty unit scheme (flats - lower density) 18 Fifty unit scheme (flats - higher density)	30 50 50	£5,269,333 £8,782,222 £6,586,667	6,031,027 10,623,016 8,999,053	5,683,470 10,043,756 8,481,986	5,335,913 9,464,494 7,964,919	4,988,358 8,885,234 7,447,852	4,640,801 8,305,974 6,930,784	4,293,245 7,726,712 6,413,717	3,945,688 7,147,452 5,896,650	3,598,131 6,568,192 5,379,583	3,250,576 5,988,931 4,862,516	2,903,019 5,409,670 4,345,449	2,555,463 4,830,410 3,828,382
Seventy unit scheme (Industrial/employment led scheme) Seventy unit scheme (flats - higher density)	70 70	£12,295,111 £9,221,333	14,190,925 10,767,451	13,478,091 10,142,040	12,765,256 9,516,629	12,052,422 8,891,218	11,339,587 8,265,805	10,626,753 7,640,394	9,913,919 7,014,983	9,201,084 6,389,572	8,488,250 5,764,160	7,775,415 5,138,749	7,062,580 4,513,338
One hundred unit scheme (flats - lower density) One hundred unit scheme (flats - higher density) Two hunded unit scheme (flats)	100 100 200	£17,564,444 £13,173,333 £26,346,667	19,759,645 15,059,873 30,246,356	18,687,449 14,181,938 28,494,819	17,615,253 13,304,004 26,743,281	16,543,057 12,426,069 24,991,743	15,470,861 11,548,134 23,240,205	14,398,665 10,670,200 21,488,667	13,326,469 9,792,265	12,254,272 8,914,330 17,985,592	11,182,076 8,036,396 16,234,054	10,109,880 7,158,461 14,482,517	9,037,684 6,280,526
24 Three hundred unit scheme (flats) 25 Four hundred unit scheme (flats)	300 400	£39,520,000 £52,693,333	40,807,739 42,884,716	38,334,940 39,655,047	35,862,141 36,425,377	33,389,341 33,195,709	30,916,542 29,966,039	28,443,742 26,736,370	25,970,943 23,506,701	23,498,144 20,277,031	21,025,345 17,036,008	18,552,499 13,784,760	16,071,171 10,533,512
26 Six hunded unit scheme (flats) 27 Small scale Office 28 Medium scale Office	600	£79,040,000 £15,808,000 £15,808,000	57,164,527 18,400,038 20,242,700	52,612,139 18,400,038 20,242,700	48,059,752 18,400,038 20,242,700	43,507,363 18,400,038 20,242,700	38,954,975 18,400,038 20,242,700	34,395,868 18,400,038 20,242,700	29,815,430 18,400,038 20,242,700	25,234,992 18,400,038 20,242,700	20,654,553 18,400,038 20,242,700	16,074,115 18,400,038 20,242,700	11,463,509 18,400,038 20,242,700
29 Industrial Scheme new build (50% plot ratio) 30 Industrial scheme intensification (60% plot ratio)		£15,808,000 £15,808,000	4,437,241 5,324,688	4,437,241 5,324,688	4,437,241 5,324,688	4,437,241 5,324,688	4,437,241 5,324,688	4,437,241 5,324,688	4,437,241 5,324,688	4,437,241 5,324,688	4,437,241 5,324,688	4,437,241 5,324,688	4,437,241 5,324,688
BENCHMARK LAND VALUE 2 (SECONDARY OFFICES)		£12,386,600					R	esidual land val	lues				
Description 1 One unit scheme (houses)	No of units	£412,887	0% AH 432,945	5% AH 413,000	10% AH 393,054	15% AH 373,109	20% AH 353,164	25% AH 333,218	30% AH 313,273	35% AH 293,327	40% AH 273,383	45% AH 253,437	50% AH 233,492
2 Two unit scheme (houses) 3 Two unit scheme (flats) 4 Three unit scheme (houses)	2 2 3	£619,330 £495,464 £928,995	866,296 418,267 1,177,928	826,405 395,105 1,123,658	786,515 371,943 1,069,388	746,624 348,780 1,015,119	706,734 325,618 960,849	666,843 302,457 906,579	626,953 279,295 852,309	587,062 256,133 798,040	547,172 232,971 743,770	507,281 209,809 689,500	467,391 186,647 635,230
5 Three unit scheme (flats) 6 Four unit scheme (houses) 7 Four unit scheme (flats)	3 4	£530,854 £1,238,660 £707,806	628,655 1,626,073 886,747	593,911 1,551,189 837,798	559,168 1,476,306 788,849	524,425 1,401,423 739,900	489,682 1,326,540 690,950	454,939 1,251,657	420,196 1,176,774	385,453 1,101,892	350,710 1,027,008	315,967 952,126	281,224 877,242
/ Four unit scheme (flats) 8 Five unit scheme (houses) 9 Five unit scheme (flats)	5	£1,548,325 £884,757	1,963,213 1,049,498	837,798 1,872,764 991,593	788,849 1,782,314 933,688	1,691,864 875,783	1,601,415 817,878	642,002 1,510,965 759,972	1,420,515 702,067	544,103 1,330,066 644,163	1,239,616 586,258	1,149,166 528,353	1,058,717 470,448
10 Seven unit scheme (houses) 11 Seven unit scheme (flats) 12 Ten unit scheme (flouses)	7 7 10	£2,167,655 £1,238,660 £3,096,650	2,805,632 1,486,161 3,983,560	2,676,405 1,404,169 3,800,063	2,547,178 1,322,177 3,616,566	2,417,951 1,240,186 3,433,070	2,288,725 1,158,195	2,159,497 1,076,203 3,066,077	2,030,271 994,212 2,882,580	1,901,043 912,220	1,771,817 830,228	1,642,589 748,238	1,513,363 666,246
13 Ten unit scheme (flats) 14 Twenty unit scheme (houses and flats)	10	£1,769,514 £4,128,867	2,124,478 5,303,451	2,007,347 5,036,520	1,890,217 4,769,589	1,773,086 4,502,658	1,655,955 4,235,727	1,538,825 3,968,796	1,421,694 3,701,865	1,304,563 3,434,934	1,187,432 3,168,003	1,070,302 2,901,073	953,171 2,634,141
15 Twenty unit scheme (flats) 16 Thirty unit scheme (flats with community use on ground floor) 17 Fifty unit scheme (flats - lower density)	20 30 50	£2,752,578 £4,128,867 £6,881,444	4,265,317 6,031,027 10,623,016	4,030,137 5,683,470 10,043,756	3,794,958 5,335,913 9,464,494	3,559,778 4,988,358 8,885,234	3,324,598 4,640,801 8,305,974	3,089,418 4,293,245 7,726,712	2,854,238 3,945,688 7 147 452	2,619,058 3,598,131 6,568,192	2,383,878 3,250,576 5,988,924	2,148,698 2,903,019 5,409,670	1,913,519 2,555,463 4,830,410
Fifty unit scheme (flats - higher density) Seventy unit scheme (Industrial/employment led scheme)	50 70	£5,161,083 £9,634,022	8,999,053 14,190,925	8,481,986 13,478,091	7,964,919 12,765,256	7,447,852 12,052,422	6,930,784 11,339,587	6,413,717 10,626,753	5,896,650 9,913,919	5,379,583 9,201,084	4,862,516 8,488,250	4,345,449 7,775,415	3,828,382 7,062,580
Seventy unit scheme (flats - higher density) One hundred unit scheme (flats - lower density) One hundred unit scheme (flats - higher density)	70 100 100	£7,225,516 £13,762,888 £10,322,166	10,767,451 19,759,645 15,059,873	10,142,040 18,687,449 14 181 938	9,516,629 17,615,253 13,304,004	8,891,218 16,543,057 12,426,069	8,265,805 15,470,861 11,548,134	7,640,394 14,398,665 10,670,200	7,014,983 13,326,469 9,792,265	6,389,572 12,254,272	5,764,160 11,182,076	5,138,749 10,109,880 7,158,461	4,513,338 9,037,684
23 Two hunded unit scheme (flats) 24 Three hundred unit scheme (flats)	200 300	£20,644,333 £30,966,499	30,246,356 40,807,739	28,494,819 38,334,940	26,743,281 35,862,141	24,991,743 33,389,341	23,240,205	21,488,667 28,443,742	19,737,130 25,970,943	17,985,592 23,498,144	16,234,054 21,025,345	14,482,517 18,552,499	12,730,978 16,071,171
Four hundred unit scheme (flats) Six hunded unit scheme (flats) Small scale Office	400 600	£41,288,665 £61,932,998 £12,386,600	42,884,716 57,164,527 18,400,038	39,655,047 52,612,139 18,400,038	36,425,377 48,059,752 18,400,038	33,195,709 43,507,363 18,400,038	29,966,039 38,954,975 18,400,038	26,736,370 34,395,868 18,400,038	23,506,701 29,815,430 18,400,038	20,277,031 25,234,992 18,400,038	17,036,008 20,654,553 18,400,038	13,784,760 16,074,115 18,400,038	10,533,512 11,463,509 18,400,038
28 Medium scale Office 29 Industrial Scheme new build (50% plot ratio)	-	£12,386,600 £12,386,600	20,242,700	20,242,700	20,242,700	20,242,700	20,242,700	20,242,700	20,242,700	20,242,700	20,242,700	20,242,700	20,242,700
30 Industrial scheme intensification (60% plot ratio)	•	£12,386,600	5,324,688	5,324,688	5,324,688	5,324,688	5,324,688	5,324,688	5,324,688	5,324,688	5,324,688	5,324,688	5,324,688
BENCHMARK LAND VALUE 3 (SECONDARY INDUSTRIAL) Description 1 One unit scheme (houses)	No of units	£5,275,753 BLV £175,858	0% AH 432,945	5% AH 413,000	10% AH 393,054	15% AH 373,109	20% AH 353,164	esidual land val 25% AH 333,218	ues 30% AH 313,273	35% AH 293,327	40% AH 273,383	45% AH 253,437	50% AH 233,492
Description 1 One unit scheme (houses) 2 Two unit scheme (houses) 3 Two unit scheme (flats)	-	£175,858 £263,788 £211,030	432,945 866,296 418,267	413,000 826,405 395,105	393,054 786,515 371,943	373,109 746,624 348,780		25% AH 333,218 666,843 302,457		35% AH 293,327 587,062 256,133	273,383 547,172 232,971	45% AH 253,437 507,281 209,809	50% AH 233,492 467,391 186,647
Description 1 One unit scheme (houses) 2 Two unit scheme (houses) 3 Two unit scheme (houses) 4 Three unit scheme (houses) 5 Three unit scheme (houses) 6 Three unit scheme (houses) 6 Four unit scheme (houses)		£175,858 £263,788 £211,030 £395,681 £226,104 £527,575	432,945 866,296	413,000	393,054 786,515	373,109 746,624	20% AH 353,164 706,734	25% AH 333,218 666,843	30% AH 313,273 626,953	293,327 587,062 256,133 798,040 385,453 1,101,892	273,383 547,172	253,437 507,281 209,809 689,500 315,967 952,126	233,492
Description 1 One unit scheme (houses) 2 Two unit scheme (houses) 3 Two unit scheme (houses) 4 Three unit scheme (houses) 5 Three unit scheme (houses) 6 Three unit scheme (houses) 7 Four unit scheme (houses) 7 Four unit scheme (houses) 8 Five unit scheme (houses) 9 Five unit scheme (houses) 9 Five unit scheme (houses)		£175,858 £263,788 £211,030 £395,681 £226,104 £527,575 £301,472 £659,469	432,945 866,296 418,267 1,177,928 628,655 1,626,073 886,747 1,963,213	413,000 826,405 395,105 1,123,658 593,911 1,551,189 837,798 1,872,764	393,054 786,515 371,943 1,069,388 559,168 1,476,306 788,849 1,782,314	373,109 746,624 348,780 1,015,119 524,425 1,401,423 739,900 1,691,864	20% AH 353,164 706,734 325,618 960,848 489,682 1,326,540 690,950 1,601,415	25% AH 333,218 666,843 302,457 906,579 454,939 1,251,657 642,002 1,510,965	30% AH 313,273 626,953 279,295 852,309 420,196 1,176,774 593,052 1,420,515	293,327 587,062 256,133 798,040 385,453 1,101,892 544,103 1,330,066	273,383 547,172 232,971 743,770 350,710 1,027,008 495,154 1,239,616	253,437 507,281 209,809 689,500 315,967 952,126 446,205 1,149,166	233,492 467,391 188,647 635,230 281,224 877,242 397,256 1,058,717
Description	1	£175,858 £263,788 £211,030 £395,681 £226,104 £527,575 £301,472	432,945 866,296 418,267 1,177,928 628,655 1,626,073	413,000 826,405 395,105 1,123,658 593,911 1,551,189 837,798	393,054 786,515 371,943 1,069,388 559,168 1,476,306 788,849	373,109 746,624 348,780 1,015,119 524,425 1,401,423 739,900	20% AH 353,164 706,734 325,618 960,849 489,682 1,326,540 690,950	25% AH 333,218 666,843 302,457 906,579 454,939 1,251,657 642,002	30% AH 313,273 626,953 279,295 852,309 420,196 1,176,774 593,052	293,327 587,062 256,133 798,040 385,453 1,101,892 544,103	273,383 547,172 232,971 743,770 350,710 1,027,008 495,154	253,437 507,281 209,809 689,500 315,967 952,126 446,205	233,492 467,391 186,647 635,230 281,224 877,242 397,256 1,058,717 470,448 1,513,363 666,246
Description	1	BLV £175,858 £263,788 £211,030 £395,881 £226,104 £527,575 £301,472 £659,469 £376,839 £923,257 £527,575 £1,318,938	432,945 866,296 418,267 1,177,928 628,655 1,626,073 886,747 1,963,213 1,049,498 2,805,632	413,000 826,405 395,105 1,123,658 593,911 1,551,189 837,798 2,676,405 1,404,169 3,800,063 2,007,347	393,054 786,515 371,943 1,069,388 559,168 1,476,306 788,849 933,688 2,547,178 1,322,177 3,616,566	373,109 746,624 348,780 1,015,119 524,425 1,401,423 739,900 1,691,864 875,783 2,417,951 1,240,186 3,433,070 1,773,086	20% AH 353,164 706,734 325,618 960,849 489,682 1,326,540 690,950 1,601,415 817,878 2,288,725 1,158,195 3,249,573 1,655,955	25% AH 333,218 666,843 302,457 906,579 454,939 1,251,657 642,002 1,510,965 759,972 2,159,497 1,076,203 3,066,077 1,538,825	30% AH 313,273 279,295 852,309 420,196 1,176,774 593,052 1,420,515 702,067 2,030,271 994,212 2,882,580 1,421,694	293,327 587,662 256,133 798,040 385,453 1,101,892 544,103 1,330,066 644,163 1,901,043 912,220 2,699,083 1,304,663	273,383 547,172 232,971 743,770 350,710 1,027,008 495,154 1,239,616 586,258 1,771,817 830,228 2,515,586 1,187,432	253,437 507,281 209,809 689,500 315,967 952,126 446,205 528,353 1,642,589 748,238 2,332,090 1,070,302	233,492 467,391 188,647 635,230 281,224 877,242 397,256 1,058,717 470,448 1,513,363 666,246 2,148,593 953,171
Description	1	BLV	432,945 866,296 418,267 1,177,928 628,655 1,626,073 886,747 1,963,213 1,049,498 2,805,632 1,486,161 3,983,560 2,124,478 5,303,451 4,265,317 6,031,027	413,000 826,405 395,105 1,123,658 593,911 1,551,189 837,798 1,872,764 991,533 2,676,405 1,404,169 3,800,633 2,007,347 5,036,520 4,030,137 5,683,470	393,054 786,515 371,943 1,069,388 559,168 1,476,303 788,849 1,782,314 933,688 2,547,178 1,322,177 3,616,566 1,890,217 4,769,589 3,794,958 5,335,913	373,109 746,624 348,780 1,015,119 524,425 1,401,423 739,900 1,691,864 875,783 2,417,951 1,240,186 3,433,070 1,773,086 4,502,658 3,559,778 4,988,358	20% AH 353,164 706,734 325,618 960,849 489,682 1,326,540 690,950 1,601,415 817,878 2,288,725 1,158,195 3,249,573 1,655,955 4,235,727 3,324,598 4,640,801	25% AH 333,218 666,843 906,579 454,939 1,251,657 642,02 2,159,492 2,159,492 1,076,203 3,066,077 1,538,825 3,988,796 4,293,245	30% AH 313,273 626,953 279,295 852,309 420,196 1,176,774 593,052 1,420,515 702,067 2,330,271 994,212 2,882,590 1,1421,984 3,701,865 2,854,238 3,945,688	293,327 587,062 256,133 798,040 385,453 1,101,892 544,103 1,330,066 44,163 1,901,043 912,220 2,699,083 1,304,563 3,434,934 2,699,083 3,598,531	273,383 547,172 232,971 743,770 350,710 1,027,008 495,154 1,239,616 586,258 1,771,817 830,228 2,515,586 1,187,432 3,168,003 3,258,003 3,258,003	253,437 507,281 209,809 689,500 315,967 952,126 446,205 1,149,166 528,353 1,642,589 748,238 2,332,090 1,070,302 2,901,073 2,148,698	233,492 467,391 186,647 635,230 281,224 397,256 1,058,717 470,448 1,513,363 666,246 2,148,593 953,171 2,634,141 1,913,519 2,555,463
Description	1	BLV	432,945 866,296 418,267 1,177,928 628,655 1,626,073 886,747 1,963,213 1,049,498 2,805,632 1,486,161 3,983,560 2,124,478 5,303,484 4,265,317	413,000 826,405 395,105 1,123,658 593,911 1,551,189 837,798 1,872,764 991,593 2,676,405 1,404,169 3,800,063 2,007,347 5,036,520 4,030,137	393,054 786,515 371,943 1,069,388 559,168 1,476,306 788,849 1,782,314 933,688 2,547,178 3,616,566 1,890,217 4,769,589 3,794,958	373,109 746,624 348,780 1,015,119 524,425 1,401,423 739,900 1,691,864 875,783 2,417,951 1,240,186 3,343,070 1,773,086 4,502,658 3,559,778	20% AH 353,164 706,734 325,618 960,849 489,682 1,326,540 690,950 1,601,415 817,878 2,288,725 1,158,195 3,249,573 1,655,955 4,235,727 3,324,598	25% AH 333,218 666,843 302,457 906,579 454,939 1,251,657 642,002 1,510,965 759,972 2,159,497 1,076,203 3,086,077 1,538,825 3,988,796 3,089,418	30% AH 313,273 626,953 279,295 852,309 420,196 1,176,774 593,052 1,420,515 702,067 2,030,271 994,212 2,882,580 1,421,694 3,701,865 2,854,238	293,327 587,062 256,133 798,040 385,453 1,101,892 544,103 1,901,043 1,901,043 1,901,043 1,304,563 3,344,934 2,619,058	273,383 547,172 232,971 743,770 350,710 1,027,008 495,154 1,239,616 586,258 1,771,817 830,228 2,515,586 1,187,432 3,168,003 2,383,878	253,437 507,281 209,809 689,500 315,967 952,126 446,205 1,149,166 528,353 1,642,589 748,238 2,332,090 1,070,302 2,148,698	233,492 467,391 186,647 635,230 281,224 397,256 10,587,17 470,448 1,513,363 666,246 2,148,593 953,171 2,634,141 1,913,519
Description		BLV £175,858 £263,788 £211,030 £395,681 £226,104 £527,575 £301,472 £559,469 £376,839 £376,839 £376,839 £1758,679 £1,178,587 £1,178,3679 £1,778,584 £1,172,389 £1,778,584 £2,930,974 £2,930,974 £2,930,974 £2,98,230 £4,103,3077,522 £5,881,3077,522	432,945 866,296 418,267 1,177,928 628,655 1,626,073 886,747 1,963,213 1,486,161 3,983,560 2,124,478 5,303,461 4,265,317 10,623,016 8,999,053 14,190,925 10,767,451 19,759,645	413,000 826,055 395,105 1,123,658 593,911 1,551,189 8,37,789 1,872,764 991,533 2,676,405 1,404,169 3,800,063 2,007,347 5,036,537 6,683,470 10,043,756 8,481,986 13,478,091 10,142,040 11,827,449	393,054 786,515 371,943 1,069,388 559,168 1,476,306 788,849 1,782,314 1,322,177 3,516,566 1,890,217 4,769,589 3,794,958 5,335,913 9,464,494 7,964,919 12,765,256 9,516,629	373,109 746,624 348,780 1,015,119 524,425 1,401,423 739,900 1,691,864 875,783 2,417,951 1,240,186 3,433,070 1,773,086 4,502,658 3,559,778 4,988,358 8,885,234 7,447,652 1,2052,422 8,891,218	20% AH 353,184 4 353,184 4 325,618 4 489,682 5 4 6 60,930 1,501,415 5 60,930 1,501,415 1,326,540 1,501,415 1,326,540 1,501,415 1,326,540 1,501,415 1,326,540 1,501,415 1,326,540 1,501,415 1,326,540 1,501,415 1,326,540	25% AH 33,218 666,843 302,457 906,579 454,939 1,251,657 642,002 1,510,965 759,972 2,159,972 2,159,972 3,086,077 1,538,825 3,988,788 4,293,245 4,293,245 1,726,712 6,413,717 10,626,737 7,640,394 14,398,665	30% AH 313,273 626,953 279,295 852,309 420,196 1,176,774 593,052 1,420,515 702,067 702,067 1,421,694 3,701,865 2,684,238 3,945,688 7,147,688 7,147,688 1,418,68	293,327 587,082 256,133 798,040 385,453 1,101,892 544,103 1,330,066 644,163 1,901,043 912,220 2,699,083 1,304,563 3,348,533 2,619,058 3,598,131 6,568,192 5,79,883 9,201,084 6,389,572 12,254,272	273,383 547,173 743,770 150,770 1,027,008 495,154 1,239,616 586,258 1,771,817 830,228 2,515,596 1,187,432 3,168,003 2,383,878 6,598,931 4,682,516 8,488,250 5,764,160	253,437 507,231 209,809 689,500 315,967 952,126 446,205 1,149,166 528,333 1,642,589 748,238 2,332,090 1,070,302 2,901,073 2,148,688 2,933,090 1,777,5415 5,138,749 10,109,880	233,492 467,301 186,647 635,230 281,224 877,242 397,256 1,058,717 470,448 1,513,363 666,246 2,148,530 953,171 1,913,519 2,555,549 3,828,382 7,062,580 4,513,338
Description	1	BLV £175,858 £263,788 £211,030 £395,681 £226,104 £527,575 £301,472 £652,757 £337,839 £376,839 £376,839 £1,738,594 £1,778,594 £1,172,399 £1,758,594 £2,198,230 £4,103,363 £3,077,522	432,945 866,296 418,267 1,177,928 628,655 1,626,073 886,747 1,963,213 1,049,488 2,805,632 1,486,161 3,983,590 2,124,478 5,303,451 4,265,317 6,031,027 10,623,016 8,990,053 14,190,925	413,000 826,405 395,105 1,123,658 593,911 1,551,189 837,798 1,872,764 991,533 2,007,347 5,036,520 4,030,137 5,883,470 10,043,756 841,986 13,478,091	393,054 786,515 371,943 1,069,388 559,168 1,476,306 788,849 933,688 2,547,178 2,547,178 3,616,566 3,794,958 3,794,958 5,335,913 9,464,494 7,964,919 12,765,256	373,109 746,624 348,780 1,015,119 524,425 1,401,423 739,300 1,691,884 875,783 2,417,951 1,240,186 4,502,658 3,559,778 4,988,358 8,885,234 7,447,652	20% AH 353,164 706,734 325,618 960,849 489,682 1,326,540 690,950 1,601,415 817,878 2,288,725 1,158,195 3,249,573 1,655,955 4,235,727 3,324,598 4,640,801 8,305,974 6,930,784 11,339,587	25% AH 333,218 666,843 302,457 906,579 454,939 1,251,657 642,002 1,510,965 759,972 2,159,497 1,076,203 3,066,077 1,158,925 3,988,796 3,089,496 4,293,245 7,726,712 6,413,717 10,626,753 7,640,394	30% AH 313,273 626,953 279,295 852,309 420,196 1176,774 593,052 1,420,515 702,007 2,030,271 994,212 2,882,580 1,421,694	293,327 587,062 256,133 798,040 385,453 1,101,892 544,103 1,330,066 644,163 1,901,043 1,901,043 1,220 2,699,083 1,304,563 3,434,934 2,619,058 3,598,131 6,568,192 5,79,583 9,201,084	273,383 547,172 232,971 743,770 350,710 1,027,008 495,154 1,239,616 586,258 2,515,586 2,515,586 1,187,432 3,168,003 2,383,878 3,250,576 5,988,931 4,862,516 8,488,250	253,437 507,231 209,809 689,500 315,967 952,126 446,205 1,149,166 528,333 1,642,589 748,238 2,332,090 1,070,302 2,901,007 2,148,698 2,903,007 4,345,449 7,7775,415	233,492 467,391 186,647 635,230 281,224 877,242 397,256 470,448 1,513,363 666,246 2,148,593 953,171 2,634,141 1,913,519 2,555,463 4,830,410 3,828,382 7,062,580
Description 1 One unit scheme (houses) 2 Two unit scheme (houses) 3 Two unit scheme (flouses) 4 Three unit scheme (flouse) 5 Three unit scheme (flouse) 6 Four unit scheme (flouse) 7 Four unit scheme (flouse) 8 Five unit scheme (flouse) 9 Five unit scheme (flouse) 10 Sever unit scheme (flouse) 11 Sever unit scheme (flouse) 11 Sever unit scheme (flouse) 12 Ten unit scheme (flouses) 14 Twenty unit scheme (flouses) 16 Thry unit scheme (flouses) 16 Thry unit scheme (flouses) 17 Filly unit scheme (flouses) 18 Filly unit scheme (flouses) 19 Seventy unit scheme (flouse density) 19 Seventy unit scheme (flouse scheme) 20 Seventy unit scheme (flouse scheme) 21 One hundred unit scheme (flouse scheme) 22 The hundred unit scheme (flouse scheme) 23 Two hundred unit scheme (flouses) 24 Three hundred unit scheme (flouses) 25 Four hundred unit scheme (flouses) 26 Tour hundred unit scheme (flouses) 27 Three hundred unit scheme (flouses) 28 Three hundred unit scheme (flouses) 28 Three hundred unit scheme (flouses) 28 Flour hundred unit scheme (flouses) 28 Flour hundred unit scheme (flouses) 28 Flour hundred unit scheme (flouses)		BLV 175,858 223,788 223,788 221,100 225,788 221,100 225,681 225,100 225,681 225,100 225,681 225,100 22	432,945 482,945 481,267 482,945 481,267 481,26	413,000 395,105 395,105 395,105 503,911 1,521,898 503,911 1,527,764 591,593 2,676,405 1,404,199 1,4	393.054 371.943 371.943 550.168 550.168 550.168 550.168 578.849 1.762.314 1.322.177 1.322	373.109 746,624 348,780 348,780 348,780 348,780 348,780 524,425 759,900 1,591,884 675,783 2,447,951 1,240,186 3,559,776 4,792,585 8,885,234 7,447,885 8,885,234 7,447,885 8,885,234 1,502,422 1,502,422 1,502,422 1,502,422 1,502,422 1,502,422 1,502,423 1,502,	20% AH 353.164 (706.734 (706.7	25% AH 333.218 (66.843) 666.843 (70.848) 67.848 (70.848) 1.251.657 (70.948) 1.251.657 (70.948) 1.251.657 (70.948) 1.251.657 (70.948) 1.250.825 (70	30% AH 313.273 609.953 609.953 629.953 629.953 620.953	293,327 256,133 38,433 1,101,892 2,980,000 1,300,000 1,3	273,383 547,172,12 232,971 743,770 350,710 1,027,008 445,154 1,239,616 580,258 1,777,817 830,228 2,515,586 1,187,432 3,168,003 1,250,576 5,480,250 1,182,076	253, 437 2 507 281 20, 809 5 689, 500 313, 967 952, 126 44 502, 126 14	233,492 467 391 186,647 187,64
Description		BLV 175.858 223.788 221.020 2395.681 222.575 23.275	432,945 486,296 418,207 418,20	413,000 395,105 395,105 395,105 503,911 1,551,189 837,798 1,372,784 991,503 2,077,407 1,041,169 3,360,063 2,077,347 1,041,169 1,0	393,054 786,515 371,943 559,168 559,168 1.476,308 786,849 1.122,177 1.122,17	373,109 746,624 344,780 344,780 1,015,119 524,425 739,900 1,691,864 875,783 2,447,961 1,240,166 3,565,778 4,502,626 4,602,636	20%, AH	25% AH 333.218 666.843 502.457 906.579 906.579 906.579 1,251.687 642.002 1,510.985 1,5	30% AH 313,273 60,983 67,983 67,983 67,983 685,399 69,1178,774 69,128 69,082 1,420,515 700,967 2,030,271 2,982,580 3,701,865 2,982,580 3,701,865 2,982,580 3,701,865 2,982,580 3,701,865 2,982,580 3,701,865 2,982,580 3,701,865 2,982,580 3,701,865 2,982,580 3,701,865 2,982,580 3,701,865 2,982,580 3,701,865 2,982,580 3,701,865 2,982,580 3	293.327 567,002 256,133 798,040 385,453 1,101,892 544,103 1,230,066 644,163 1,200,563 1,2	273,383 547,172 222,971 232,971 743,770 350,710 350,710 1,027,008 495,154 586,258 1,187,432 3,166,003 2,285,876 5,886,331 4,862,566 5,868,331 4,862,566 5,868,331 4,862,566 5,868,331 4,862,566 5,868,331 4,862,566 5,868,331 4,862,566 5,868,331 4,862,566 5,868,331 4,862,566 5,868,331 4,862,566 5,868,331 4,862,566 5,868,331 4,862,566 5,868,331 4,862,566 5,868,331 4,862,566 5,868,331 5,86	253,437 507,281 209,809 315,967 952,126 446,205 1,149,166 522,353 1,149,166 522,353 1,149,169 1,	23.492 467,391 186,647 635,230 281,224 397,226 397,236 397,236 666,246 1,151,363 666,246 1,151,363 666,246 1,151,363
Description 1 One unit scheme (houses) 2 Two unit scheme (houses) 3 Two unit scheme (houses) 4 Three unit scheme (flets) 4 Three unit scheme (flets) 5 Three unit scheme (flets) 6 Four unit scheme (flets) 7 Four unit scheme (flets) 8 Five unit scheme (flets) 9 Five unit scheme (flets) 10 Severu unit scheme (flets) 11 Severu unit scheme (flets) 11 Severu unit scheme (flets) 12 Taru unit scheme (flets) 13 Taru unit scheme (flets) 14 Taverty unit scheme (flets) 16 Tarity unit scheme (flets) 17 Five (flets) 18 Five (flets) 19 Severu (flets) 10 Severu (flets) 10 Severu (flets) 10 Severu (flets) 10 Severu (flets) 11 Five (flets) 12 One hundred unit scheme (flets) 12 One hundred unit scheme (flets) 13 Three unit scheme (flets) 14 Three hundred unit scheme (flets) 15 Severu (flets) 15 Severu (flets) 16 Six hundred unit scheme (flets) 16 Six hundred unit scheme (flets) 17 Senal scale Oftice 18 Medium scale Office		BLV £175,858 £231,730 £231,030 £396,681 £226,140 £226,140 £327,575 £331,472 £553,469 £331,472 £553,469 £331,472 £3	432,945 482,945 481,267 481,26	413,000 395,105 395,105 395,105 503,911 1,551,189 837,798 1,372,784 991,503 2,077,407 1,041,169 3,360,063 2,077,347 1,041,169 1,0	393,054 786,515 371,943 559,168 559,168 1.476,308 786,849 1.122,177 1.122,17	373,109 746,624 344,780 344,780 1,015,119 524,425 739,900 1,691,864 875,783 2,447,961 1,240,166 3,565,778 4,502,626 4,602,636	20%, AH 363,146 706,734 706,734 706,734 706,734 706,734 706,734 706,734 706,734 706,734 706,734 706,734 706,834 706,834 706,834 706,834 706,834 706,834 706,834 706,834 706,834 706,834 706,834 706,834 706,834 706,834 706,834 707,834	25% AH 333.218 666.843 502.457 906.579 906.579 906.579 1,251.687 642.002 1,510.985 1,5	30% AH 313,273 60,983 67,983 67,983 67,983 685,399 69,1178,774 69,128 69,082 1,420,515 700,967 2,030,271 2,982,580 3,701,865 2,982,580 3,701,865 2,982,580 3,701,865 2,982,580 3,701,865 2,982,580 3,701,865 2,982,580 3,701,865 2,982,580 3,701,865 2,982,580 3,701,865 2,982,580 3,701,865 2,982,580 3,701,865 2,982,580 3,983,983 3,944,688 3,701,865 2,982,590 3,701,865 2,982,590 3,701,863 3,982,590 3,983,993,993 3,983,983,983 3,984,688 3,983,983,983 3,984,688	293.327 567,002 256,133 798,040 385,453 1,101,892 544,103 1,230,066 644,163 1,200,563 1,2	273,383 547,172 222,971 232,971 743,770 350,710 350,710 1,027,008 495,154 586,258 1,187,432 3,166,003 2,285,876 5,886,331 4,862,566 5,868,331 4,862,566 5,868,331 4,862,566 5,868,331 4,862,566 5,868,331 4,862,566 5,868,331 4,862,566 5,868,331 4,862,566 5,868,331 4,862,566 5,868,331 4,862,566 5,868,331 4,862,566 5,868,331 4,862,566 5,868,331 4,862,566 5,868,331 4,862,566 5,868,331 5,86	253,437 507,281 209,809 315,967 952,126 446,205 1,149,166 522,353 1,149,166 522,353 1,149,169 1,	233,492 467 391 186,647 187,64
Description	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	BLV 175,858 283,788 2231,300 2396,681 5226,140 5227,575 5301,472 6559,469 527,575 531,472 6559,469 527,575 61,181,938 623,267 61,768,584 61,768,585 61,768,768 61,768 61	422.945 662.96 676.96 471.26 4	413,000 395,105 395,105 395,105 1,122,686 693,911 1,551,89 837,798 1,557,199 1,	393,054 786,515 371,943 1,1693,98 559,168 559,168 1,476,365 788,849 1,176,371 1,762,371 1,762,371 1,762,371 1,762,371 1,762,571 1,769,572 1,769,57	373,109 746,624 348,780 1,1015,119 524,425 1,1015,119 524,425 1,101,123 739,900 1,101,123 1,101,	20% AH 353.164 706.734 353.164 706.734 325.618 960,849 480,682 1,326,540 1,601,415 817,878 2,288,725 1,158,195 3,240,573 3,240,573 3,240,573 3,240,573 3,240,573 1,158,195 4,258,727 4,258,728 4,258	25% AH 333_218 666,843 332_457 906,579 906,579 464,939 1,251,657 642,002 1,510,965 759,972 2,159,497 1,076,233 3,066,077 1,1538,625 3,868,786 3,368,786 3,368,786 3,368,786 1,276,237 1,276,237 1,276,237 1,276,237 1,276,237 1,276,237 1,276,237 1,276,237 1,276,237 1,276,237 1,276,276 1,27	30% AH 313,273 606,983 606,983 607,983	293,327 567,002 256,133 786,040 386,453 1,101,802 544,103 1,501,04	273,383 547,172 232,971 743,770 350,710 350,710 1,027,003 485,154 1,238,616 1,238,616 1,238,616 1,238,616 1,238,616 1,238,616 1,332,05,76 1,332,05,76 1,332,05,76 1,332,05,76 1,332,05,76 1,332,05,76 1,332,05,76 1,332,05,76 1,332,05,76 1,332,05,76 1,332,05,76 1,332,05,76 1,332,05,76 1,332,05,76 1,332,05,76 1,332,05,76 1,332,05,76 1,332,05 1,332,	253,437 507,281 209,809 315,967 685,500 315,967 695,126 446,205 523,353 1,149,166 523,353 1,149,166 523,353 1,149,166 1,149,16	23.492 467,391 186,647 635,230 281,224 397,226 377,226 377,226 377,226 377,227
Description	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	BLV £175,858 £231,780 £231,030 £396,681 £226,140 £327,575 £301,472 £555,469 £376,539 £376,539 £376,539 £1765,534 £1765,535 £1765,535 £1765,535 £1765,536 £	422.945 866.296 4112.907 4112.	413,000 395,105 395,105 395,105 503,911 1,551,189 837,798 1,372,784 991,503 2,077,407 1,041,169 3,360,063 2,077,347 1,041,169 1,0	393,054 786,515 371,943 559,168 559,168 1.476,308 786,849 1.122,177 1.122,17	373,109 746,624 344,780 344,780 1,015,119 524,425 739,900 1,691,864 875,783 2,447,961 1,240,166 3,565,778 4,502,626 4,602,636	20%, AH 353,164 353,164 353,164 353,164 325,618 325,618 325,618 489,662 489	25% AH 333.218 666.843 502.487 906.579 906.579 906.579 1,251.687 642.002 1,510.985 1,5	30% AH 313,273 609,983 609,983 620,983	293.327 567,002 256,133 798,040 385,453 1,101,892 544,103 1,230,066 644,163 1,200,563 1,2	273,383 547,172 222,971 232,971 743,770 350,710 350,710 1,027,008 495,154 586,258 1,187,432 3,166,003 2,285,876 5,886,331 4,862,566 5,868,331 4,862,566 5,868,331 4,862,566 5,868,331 4,862,566 5,868,331 4,862,566 5,868,331 4,862,566 5,868,331 4,862,566 5,868,331 4,862,566 5,868,331 4,862,566 5,868,331 4,862,566 5,868,331 4,862,566 5,868,331 4,862,566 5,868,331 4,862,566 5,868,331 5,86	253,437 507,281 209,809 315,967 952,126 446,205 1,149,166 522,353 1,149,166 522,353 1,149,169 1,	23.492 467,391 186,647 635,230 281,224 397,226 397,236 397,236 666,246 1,151,363 666,246 1,151,363 666,246 1,151,363
Description	1	BLV £175,858 £231,730 £231,530 £395,681 £226,104 £227,575 £301,472 £503,472 £503,472 £503,472 £503,472 £503,472 £503,472 £503,974 £75,583 £75,783	432,945 866,296 418,267 418,268	413,000 826,405 395,105 395,105 395,105 395,105 1,122,695 693,911 1,551,189 837,798 1,377,786 991,593 2,267,405 1,404,169 3,200,7347 1,043,786 1,347,001 1,043,786 1,347,001 1,043,786 1,347,001 1,043,786 1,043,786 1,043,786 1,043,786 1,043,786 1,043,786 1,043,786 1,043,786 1,043,786 1,043,786 1,043,786 1,043,786 1,044,787 1,044 1	39.3,054 786,515 371,943 559,168 559,168 559,168 1,476,306 786,849 1,782,314 933,688 2,547,178 1,322,177 3,3615,56 1,890,217 4,760,599 3,749,958 5,335,913 9,644,494 7,764,919 12,750,256 1,760,271 17,762,267 17,764,271 18,470,387 18	373,109 746,624 344,720 344,720 1,105,119 524,425 1,301,731 1,301,	20% AH 35.164 700.734 35.164 700.734 35.161 700.734 325.618 960.849 480.682 1,326.540 660.950 1,601.415 877.878 2,286.725 1,156.185 1,15	25% AH 333.218 666,843 332.467 906,579 906,579 454,939 1,251,657 642,002 1,510,965 759,972 2,159,497 1,107 2,033 3,066,077 1,107 2,033 3,066,077 1,107 1,030 3,066,077 1,030 3,070 3	30% AH 313,273 606,953 606,953 607,953	293.327 687,002 256,133 789,040 385,453 1,101,892 544,103 912,220 2,690,033 1,300,653 1,3	273,383 547,172 232,971 743,770 350,710 350,710 1,027,008 495,154 1,027,008 495,154 1,230,616 586,258 1,167,432 2,151,568 1,167,432 2,151,568 1,167,432 1,177,187 1,177 1,	253.437 507,281 208,809 689,500 315,967 952,126 446,205 1,149,166 522,353 1,149,169 744,238 2,332,00 1,070,302 2,148,698 744,238 2,332,00 1,070,302 2,148,698 7,175,415 1,169,169 1,169,16	233.492 467,391 166,647 635,230 281,224 397,236 677,242 397,236 1,1058,717 470,448 1,151,363 666,246 1,213,563 1,213
Description	1	BLV	432,945 866,296 418,207 1177,282 626,655 1,176,282,73 886,747 1,962,213 1,040,498 2,405,632 1,486,161 1,486,161 1,486,161 1,58	413,000 826,405 395,105 395,105 503,911 1,551,199 837,738 1,557,199 837,738 1,404,159 1,4	39.0.54 786,515 371,943 1.069,388 559,168 559,168 1.475,306 788,849 1.422,177 4.785,289 1.322,177 4.785,589 5.335,913 1.322,177 4.785,589 1.322,177 4.785,589 1.326,174,281 1.2765,285 1.336,006 1.276,174,281 1.366,752	373,109 746,624 348,780 1,105,119 524,425 1,105,119 524,425 1,106,123 733,900 1,561,984 677,783 2,417,951 1,240,106 3,450,106 4,502,656	20% AH 353.164 706.734 353.164 706.734 325,618 960,849 489,682 1,326,540 690,930 1,601,415 871,878 2,288,725 1,156,195 3,244,573 3,244,573 4,640,801 1,565,956 4,232,727 4,236,727 4,236,737 4,236,737 4,246,730 1,156,196 1,156,1	25% AH 333.218 666,843 332.487 906,579 906,579 906,579 464,930 1,251,657 642,002 1,510,965 759,972 2,159,497 1,1076,033 3,066,077 1,1076,033 3,066,776 1,1076,033 3,068,766 1,1076,033 3,068,766 1,1076,033 3,068,766 1,1076,033 3,068,766 1,1076,033 3,068,766 1,1076,034 4,20,246 1,1076,038	30% AH 313,273 609,933	293,327 587,002 256,133 780,040 385,453 1,101,802 544,103 912,220 1,303,006 644,163 912,220 1,303,006 1,303,0	273,383 547,172 232,971 232,971 743,770 350,710 1,027,003 455,154 1,027,003 455,154 1,027,003 455,154 1,027,003 1,02	253.437 507.281 209.809 315.967 952.126 446.205 1.140,166 522.353 746.238 2.146,898 2.901.073 2.	23.492 467,391 166,647 635,230 281,224 397,226 397,226 397,226 397,226 397,226 397,226 397,226 397,226 397,226 397,226 397,226 397,226 4,513,338 4,513,338 4,513,338 30,526 4,513,338 4,513,338 30,526 4,513,338 4,513,338 30,526 4,513,338 4,513,338 30,526 4,513,338 4,513,338 30,526 4,513,338 4,513,338 30,526 4,513,338 50,526
Description	1	BLV 175,858 123,788 123,788 1231,030 1239,681 1226,104 1522,575 1231,472 1555,469 124 124 124 124 124 124 124 124 124 124	432,945 866,296 418,207 418,20	413,000 826,405 395,10	39.3.054 786.515 371.943 176.526 371.943 1.569.388 559.168 1.476.306 788.849 1.476.306	373,109 746,624 348,780 1,105,119 524,425 1,401,423 733,930 1,567,835 1,447,624 877,783 2447,951 1,404,186 3,435,107 1,506,886 1,448,186	20% AH 353.164 706.734 353.164 706.734 325,618 960,849 489,682 1,326,540 690,930 1,601,415 871,878 2,288,725 1,156,190 3,244,573 3,244,563 4,640,801 1,555,965 4,233,727 3,245,563 4,567,361 11,544,134 2,546,134 11,546,134 2,546,134 11,546,134 2,546,134 11,546,134 2,546,134 11,546,134 2,546,134 11,546,134 2,546,134 11,546,134 2,546,134 11,546,134 2,546,134 11,546,134 2,546,134 11,546,134 2,546,134 11,546,134 2,546,134 11,546,134 2,546,134 11,546,134 2,546,134 11,546,134 2,546,134 11,546,134 2,546,134 11	25% AH 333.218 666,843 332.467 906,579 906,579 464,939 1,251,657 642,002 1,510,965 47,002 1,510,965 47,002 1,510,965 1,076,033 3,066,077 1,1738,825 3,968,766 1,076,033 1,083,418 4,232,345 4,243,245 1,171 1,1738,825 1,176,038 1,176,038 1,176,038 1,176,038 1,176,038 1,176,038 1,176,038 1,176,038 1,176,038 1,177 1,178 1	30% AH 313,273 60,983 5279,295 652,399 420,198 420,198 1,176,774 593,022 1,420,515 702,067 2,030,271 2,982,590 1,176,774 2,030,271 2,982,590 1,126	293.327 567.002 255.133 778.040 385.453 1,101.882 544.103 1,201.220 2,002.03 1,201.50 1,201.5	273,383 547,172 232,971 232,971 350,710 350,71	253.437 507.281 209.809 315.967 952.126 446.205 1,149.166 523.353 1,149.166 523.353 1,240.007 1,240	233.492 467,391 166,647 635,230 281,224 397,226 397,226 397,236 666,246 1,513,338 666,246 1,513,338 2,146,538 4,513,338 5,514 1,615,519 1,
Description	1	BLV	432,945 866,296 418,267 418,268 418,267 418,26	413,000 826,405 395,105 395,105 395,105 1,122,685 593,911 1,55,189 837,798 1,377,784 991,593 2,077,405 1,404,109 3,500,053 2,073,477 10,043,756 13,478,091 10,422,403 13,503,403 13,603,403 13,403,403 13,403,403 13,403,403 14,411 14,111,103 14,104 14,111,103 15,504,504 15,504,609 15,504,	393,054 786,515 371,943 371,943 550,168 550,168 1,476,306 786,849 1,176,334 1,335,688 2,547,178 1,322,177 3,516,566 1,900,217 4,760,599 3,794,958 5,339,131 5,464,944 7,964,931 1,276,266 1,900,277 1,761,253 1,764,281 1,762,367 1,764,281 1,762,367 1,764,281 1,762,367 1,764,281 1,762,367 1,764,281 1,762,367 1,764,367 1,764,367 1,764,367 1,764,367 1,764,367 1,764,367 1,764,367 1,764,367 1,764,367 1,765,367	373,109 746,624 348,720 348,720 348,720 348,720 378,930 1,591,864 675,733 2,417,951 1,240,186 3,343,070 1,773,086 4,502,638 8,882,244 7,502,638 8,882,244 7,502,638 8,882,244 7,447,822 1,052,422 8,881,218 1,644,067 1,647,067 1,	20% AH 353.164 700.734 353.164 700.734 353.164 900.849 489.682 1,326,540 680,950 1,601,415 681,878 2,288,725 1,601,415 34,445,724 1,156,150 1,601,415 1,156,150 1,156,	25% AH 333.218 666,843 332.457 906,579 464,939 1,251,657 642,002 1,510,965 759,972 2,159,497 1,1076,233 3,666,077 1,1076,233 3,666,077 1,1076,233 3,666,077 1,1076,233 3,666,077 1,1076,233 3,666,077 1,1076,233 3,666,077 1,1076,073 1	30% AH 313,273 606,983 507,929 606,983 5270,295 620,983 620,399 620,196 1,176,774 630,392 1,420,515 700,967 2,000,271 999,212 2,882,590 1,421,694 3,701,865 1,421,694 3,701,865 1,421,694 3,701,865 1,421,694 3,701,865 1,421,694 3,701,865 1,421,694 3,701,865 1,421,694 3,701,865 1,421,694 3,701,865 1,421,694 3,701,865 1,421,694 3,701,865 1,421,694 3,701,865 1,421,694	293.327 587,002 256,133 789,040 385,453 1,101,882 544,103 1,230,066 644,163 1,230,066	273,383 547,172 232,971 743,770 350,710 350,710 350,710 350,710 350,710 350,710 350,710 350,710 350,720 350,720 350,720 350,720 350,720 350,720 350,720 350,74	253.437 507,281 209,809 315,967 952,126 446,205 1,149,166 523,353 1,149,166 523,353 1,149,166 523,353 1,149,169 1,149,169 1,149,169 1,149,169 1,149,169 1,149,169 1,149,169 1,149,169 1,149,149 1,14	233.492 467,391 166,647 635,230 281,224 397,256 37,724 397,256 31,105,177 470,448 1,151,343 666,246 1,245,350 1,251,371 1,253,141 1,151,393 1,253,452 1,255,453 1,253,
Description	1	BLV	432,945 866,296 418,267 418,26	#13,000 #26,405 #39,105 #39,105 #39,105 #37,738 #37,738 #37,738 #30,063 #30	39.3.054 786,515 371,943 176,518 550,168 550,168 550,168 176,368 550,168 176,376 176,3	373,109 374,624 348,780 1,105,119 524,425 1,401,423 783,930 1,501,801 1,501,	20% AH 353.164 700.734 353.164 700.734 353.164 900.849 489.682 1,326,540 680,959 1,601,415 681,878 2,288,725 1,158,135 3,244,573 3,244,573 1,555,567 4,255,727 3,244,573 1,555,567 1,570,861 1,570,8	25% AH 333_216 666,843 332_457 906,579 906,579 464,939 1,251,657 642,002 1,510,965 759,972 2,159,497 1,1076,233 3,666,077 1,158,657 1,1676,233 3,666,077 1,158,657 1,1676,233 3,666,077 1,158,657 1,	30% AH 313,273 606,983 279,295 862,309 420,196 1776,774 563,082 1,420,515 770,067 2,030,271 994,212 2,882,580 1,178,7130 1,421,684 3,701,865 2,582,483 3,701,865 1,421,684 3,701,865 1,421,684 3,701,865 1,421,684 3,701,865 1,421,684 3,701,865 1,421,684 3,701,865 1,421,684 3,701,865 1,421,684 3,701,865 1,421,684 3,701,865 1,421,684 3,701,865 1,421,684 3,701,865 1,421,684 3,701,865 1,421,684 3,701,865 1,421,684 3,701,865 1,421,684 3,701,865 1,421,684 3,701,865 1,421,684 3,701,865 1,421,684 3,701,865 1,421,684 3,701,865 1,421,684	293.327 567.002 256,133 768,040 368,453 1,101,802 544,103 1,201,80	273,383 547,172 232,971 743,770 350,71	253.437 507.281 209.809 305.907 305	233,492 467,391 186,647 635,230 281,224 397,226 377,242 397,256 1,1053,777 2,634,141 1,913,191 2,555,463 2,166,690 4,513,338 4
Description	1	BLV	432,945 486,296 418,267 418,26	413,000 828,405 395,105 395,105 395,105 395,105 395,105 337,708 337,708 337,708 337,708 3,400,107 3,400,10	393,054 786,515 371,943 1,1693,388 559,168 1,1475,306 788,849 1,1475,306 1,182,314 1,322,177 3,316,368 1,592,177 4,765,393 1,324,700 1,764,919 1,7	373,109 746,624 348,720 1,1015,119 524,425 1,301,731,731,931,931,931,931,931,931,931,931,931,9	20% AH 353.164 700,734 353.164 700,734 352,618 960,849 480,682 1,322,540 660,930 1,601,415 32,468,682 1,322,540 32,468,725 1,322,586 1,522,586,725 1,322,586 1,522,586,725 1,522,586 1,522	25% AH 333.218 666,843 332.467 906,579 454,339 1,251,657 642,002 1,510,965 759,972 2,153,487 1,702,333 3,000,377 3,000,377 3,0	30% AH 313,273 606,953 606,953 607,953	293.327 587,002 256,133 786,040 385,453 1,101,882 544,103 1,201,00	273,383 547,172 232,971 743,770 350,710 350,710 350,710 1,027,008 495,154 1,230,616 660,258 1,167,432 2,515,566 1,167,432 2,515,566 1,167,432 1,77,187,17 1,77,187 1,	253,437 507,281 209,809 315,967 952,126 446,205 1,140,166 623,353 1,140,166 623,353 1,140,166 2,230,203 1,070,302 2,146,649 1,140,166 1,	233,492 467,391 186,647 635,230 281,224 397,226 397,226 1,058,777 470,448 1,513,333 666,246 2,148,693 533,777 2,034,141 1,513,333 66,246 2,148,693 63,177 1,053,043 1,05
Description	1	BLV	432,945 866,296 418,267 418,26	413,000 828,405 395,105 395,105 395,105 395,105 395,105 395,105 397,108 397,708 397,708 397,508 397,708 4,003,137 5,008 4,008	393,054 786,515 371,943 1,1063,388 559,168 1,1475,306 786,849 1,1475,306 1,14	373,109 740,624 348,780 1.015,119 524,425 1.015,119 524,425 1.015,129 1.025,425 1.025,	20% AH 353.164 700.734 353.164 700.734 353.164 700.734 325.618 960.849 480.682 1,322.540 660.950 1,601.415 32.405	25% AH 333.218 666,843 332.467 906,579 454,933 1,251,657 642,002 1,510,965 759,972 2,515,487 1,772,371 1,626,753 1,966,007 1,179,233 1,966,007 1,179,233 1,966,007 1,179,233 1,966,007 1,179,233 1,966,007 1,179,233 1,966,007 1,179,233 1,966,007 1,179,233 1,966,007 1,179,179 1,179,179 1,179	30% AH 313,273 606,983 313,273 606,983 607,983	293.327 587,002 256,133 786,040 385,453 1,101,882 544,103 912,220 2,690,083 1,300,563 1,3	273,383 547,172 232,971 743,770 350,710 350,710 350,710 350,710 350,710 350,710 350,710 350,710 350,710 350,710 350,710 350,728 350,228 31,162,033 2,383,878 3,362,033 2,383,878 3,362,033 2,383,878 3,362,033 2,383,878 3,362,033 2,383,878 3,362,033 2,383,878 3,362,033 2,362,078 3,062,033 2,362,078 3,062,033 2,362,078 3,062,033 2,362,078 3,062,033 2,362,078 3,062,033	253.437 507,281 209,809 688,500 315,967 952,126 448,205 1,149,166 523,353 1,149,166 523,353 1,149,169 1,14	233,492 467,391 186,647 635,230 281,224 397,225 397,236 1,058,77 470,448 1,513,336 66,246 2,148,693 363,77 2,258,434 4,334,402 4,513,338 20,242,700 4,513,348 4,
Description	1	BLV 175,858 223,788 2231,300 2396,681 5226,140 5227,575 520,472 655,469 623,257 61,786,584 61,786,586	432,945 866,296 418,207 1,177,282 628,655 1,262,073 886,747 1,963,213 1,049,488 1,963,213 1,049,488 1,963,213 1,049,488 1,963,213 1,049,488 1,963,213 1,049,488 1,963,213 1,049,488 1,963,213 1,963,21 1,963,213 1,963,2	413,000 828,405 828,405 828,911 1,122,658 659,911 1,551,199 837,738 1,572,764 691,533 1,672,764	39.3.054 786,515 371,943 176,526 371,943 156,743,745 166,745 176,745 1	373,109 746,624 348,720 1,105,119 524,425 1,401,423 739,300 1,661,384 677,783 4,502,656 4,502,65	20% AH 353.164 706.734 353.164 706.734 325,618 960,849 480,862 1,326,540 1,601,415 681,878 2,288,725 1,601,415 312,878 2,288,725 4,255,727 3,324,573 1,581,953 4,640,801 1,581,953 1,581,9	25% AH 333.218 666,843 332.487 906,579 464,939 1,251,657 642,002 1,510,965 759,972 2,159,497 1,076,233 3,066,077 1,1538,625 3,868,786 3,368,786 3,	30% AH 313,273 606,983 279,295 862,399 420,199	293.327 587,002 256,133 780,040 385,453 1,101,802 544,103 912,220 912,220 912,220 912,220 912,220 912,220 912,220 912,220 912,220 912,220 912,220 912,220 913,339 914,330 912,220 914,330 912,220 914,330 914,330 914,330 914,330 915,254,270 916,260 917,270 917,341 918,400 918,40	273,383 547,172 232,971 743,770 350,710 350,710 1,027,003 465,154 566,256 3,166,003 3,166,003 3,166,003 3,166,003 3,166,003 3,166,003 3,166,003 3,166,003 4,662,516 4,771,74 4,777 4	253.437 507.281 209.809 689,500 315,967 952,126 446,205 1,149,166 523,353 1,449,269 1,449,269 1,448	23.492 467,391 186,647 635,230 281,224 397,226 377,242 397,236 1,1053,77 470,448 1,1513,333 666,246 1,246,077 1,254,147 1,254,147 1,255,433 1,255,433 1,255,433 1,255,433 1,253,232 1,253,232 1,253,233 1,253,232 1,253,233 1,253,232 1,253,233 1,253,232 1,253,233 1,253,232 1,253,233 1,253,232 1,253,233 1,253,233 1,253,232 1,253,233 1,253,
Description	1	BLV 1778,888 223,788 2231,780 2211,030 2396,681 5226,140 5227,575 5201,472 6559,469 527,575 521,157 61,788,584	432,945 866,296 418,207 1,177,282 626,655 1,126,073 866,747 1,963,213 1,049,488 1,963,213 1,049,488 1,963,213 1,049,488 4,963,747 1,963,213 1,049,488 1,049,048 1,049 1,049 1,049 1,049 1,049 1,049 1,049 1,049 1,049 1,049 1,049 1,049 1,049 1,049 1,049 1,049 1,049 1,049 1,049 1,	413,000 828,405 395,105 395,105 395,105 395,105 395,105 395,105 397,108 397,708 397,708 397,508 397,708 4,003,137 5,008 4,008	393,054 786,515 371,943 1,1063,388 559,168 1,1475,306 788,849 1,1475,306 1,182,314 933,688 1,1475,306 1,182,314 1,322,177 1,3161,566 1,569,752 1,310,406 1,3	373,109 746,624 348,720 1,1015,119 524,425 1,401,423 733,930 1,561,364 677,783 4,562,425 1,401,423 1,401,4	20% AH 353.164 700.734 353.164 700.734 353.164 700.734 325.618 960.849 480.682 1,322.540 660.950 1,601.415 32.405	25% AH 333.218 666,843 332.467 906,579 454,339 1,251,657 642,002 1,510,965 759,972 2,515,487 1,772,371 1,026,753 1,036,007 1,172,037 1,1	30% AH 313,273 606,983 313,273,266 805,309 420,199 420,199 1,176,774 563,052 1,420,515 770,067 2,030,271 2,002,530 1,476,474 2,002,530 2	293.327 587,002 256,133 786,040 385,453 1,101,882 544,103 912,220 2,690,083 1,304,563 1,3	273,383 547,172 232,971 743,770 350,71	253.437 507.281 209.809 689,500 315,967 952,126 446,205 1,149,166 523,353 1,440,269 1,440,269 1,440,269 1,440,269 1,440,269 1,440,269 1,440,269 1,440,269 1,440,269 1,440,249 1,440	233,492 467,391 166,647 635,230 281,224 397,236 397,236 397,236 397,236 397,236 397,236 397,236 397,236 398,177 470,448 4,503,392 398,177 4,503,392 4,513,338 4,503,392 4,513,338 20,242,700 397,246 4,603,492
Description	1	BLV	432,945 866,296 418,267 418,268 418,26	413,000 826,405 395,105 1,122,658 593,911 1,551,198 837,798 1,577,764 991,503 2,007,347 1,041,169 3,260,043 1,041,169 1,041,16	39.3.054 786.515 371,943 1.1063,388 559,168 1.1475,306 786,849 1.1475,306 1.1	373,109 746,624 348,780 1,1015,119 524,425 1,301,781 1,2	20% AH 353.164 700.734 353.164 960.849 489.682 1,326.540 690.950 1,601.415 681,878 2,288,725 1,2	25% AH 333.218 (66,843) 332.467 (79,00,579) 454.939 (1,578,677) 45	30% AH 313,273 606,983 313,273,265 606,983 607	293.327 687,002 256,133 786,040 385,433 1,101,892 544,103 1,330,066 644,163 1,300,663 1,300,563 1,3	273,383 547,172 232,971 743,770 350,710 350,710 1,027,008 495,154 586,258 1,187,432 3,168,003 2,383,878 3,386,031 2,383,878 3,386,031 2,383,878 3,386,031 2,383,878 3,386,031 2,383,878 3,386,031 2,383,878 3,386,031 2,383,878 3,386,031 2,383,878 3,386,031 3,386,031 2,383,878 3,386,031 3,386,031 3,386,031 3,386,031 3,386,031 3,386,031 3,386,031 4,387,241 5,324,688	253.437 507,281 209,809 689,500 315,967 952,126 446,205 1,149,166 523,353 1,149,166 523,353 1,149,169 1,14	233,492 467,391 186,647 635,230 281,224 397,236 37,236 37,236 37,236 37,236 37,236 37,236 37,236 37,236 38,237 470,448 4,31,31,31,319 4,32,326 4,32
Description	1	BLV	432,945 486,296 418,207 418,20	413,000 826,405 826,405 826,111,122,656 839,110 1,122,656 839,311 1,551,189 837,738 1,567,189 1,567,769 1,567,189 1,567,769 1,	39.3.054 786.515 371.943 1.169.388 559.168 1.475.306 788.849 1.476.306 1.476	373,109 746,624 348,720 1,105,119 524,425 1,401,423 733,300 1,561,384 877,783 2,417,961 1,240,106 3,430,106 4,502,859 4,502,85	20% AH 353.164 706.734 353.164 960,849 480,862 1,326,540 680,935 1,601,415 681,878 2,288,725 1,158,195 3,240,573 3,245,580 4,573 3,245,580 4,573	25% AH 333.218 666,843 332.487 906,579 464,939 1,251,657 642,002 1,510,965 759,972 2,159,497 1,076,233 3,066,077 1,1538,625 3,686,786 3,368,786 3,	30% AH 313,273 606,983 279,295 862,399 420,196 420,196 1778,774 593,082 1,420,515 702,067 2,030,277 2,030,	293.327 587.002 255.133 789.040 385.453 1,101,892 544.103 1,252.402 1	273,383 547,172 232,971 743,770 350,710 350,710 1,027,003 465,154 1,027,003 465,154 1,230,616 560,256 1,166,003 2,250,276 2,105,566 1,3166,003 2,250,276 2,105,256 2,1	253.437 507.281 209.809 689,500 315,967 952,126 446,205 1,149,166 523,353 1,449,166 523,353 1,449,166 523,353 1,449,169 1,448,2517 1,459,469 1,775,415 1,459,469 1,775,415 1,459,469 1,775,415 1,469,469 1,775,415 1,469,469 1,775,415 1,469,469 1,775,415 1,469,469 1,775,415 1,469,469 1,775,415 1,469,469 1,775,415 1,469,479 1,775,415 1,469,479 1,775,415 1,469,479 1,775,415 1,469,479 1,775,415 1,469,479 1,775,415 1,469,479 1,775,415 1,469,479 1,775,415 1,469,479 1,775,415 1,469,479 1,775,415 1,469,479 1,775,415 1,775,41	233,492 467,391 196,647 653,230 281,224 387,242 387,242 387,245 387,242 387,246 387,241 387,242 387,246 387,242 387,246 387,242 387,246 387,242 387,246 382,382 4613,38 4613,3



Appendix 12 - Sample appraisal

13/07/2022
Richmond Local Plan Viability 120722.xlsm

0.20%

LOCAL PLAN AND CIL VIABILITY MODEL

Local Authority RICHMOND LOCAL PLAN VIABILITY
Area(s)

Date 30 April 2022

DEVELOPMENT PERIOD CASHFLOW

dev hectarage																									
dev acreage				Qtr 1	Qtr 2	Qtr 3	Qtr 4	Qtr 5	Qtr 6	Qtr 7	Qtr 8	Qtr 9	Qtr 10	Qtr 11	Qtr 12	Qtr 13	Qtr 14	Qtr 15	Qtr 16	Qtr 17	Qtr 18	Qtr 19	Qtr 20	Qtr 21	Qtr 22
		Г	Project	Year 1		Year 1	Year 1	Year 2	Year 2	Year 2	Year 2	Year 3	Year 3	Year 3	Year 3	Year 4	Year 4	Year 4	Year 4	Year 5	Year 5	Year 5	Year 5	Year 6	Year 6
	Revenue per	er Qtr	Totals	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2
Revenue	0.700.050		0 700 050								0.700.050														
Private housing 0 £ First Homes £	9,768,958	9,768,958	£ 9,768,958	0	0	0	0	0	0	0	9,768,958	0	0	0	0	0	0	0	0	0		0	0 0	0	0
Investment value of ground rents 0 £	- £		£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		0	0 0	0	0
GDV before costs of sale Sub Total		Ļ	£ 9,768,958	0	0	0	0	0	0	0	9,768,958	0	0	0	0	0	0	0	0	0		0	0 0	0	0
Costs of Sale Marketing costs	2.50%	<u> </u>	-£ 244,224	0	0	0	0	0	0	0	-244.224	0	0	0	0	0	0	0	0	0		0	0 0	0	0
Legal fees	0.25%	l.	£ 24,422	0	0	0	0	0	0	0	-24,422	0	0	0	0	0	0	0	0	0		0	0 0	0	0
Sub Total			-£268,646	0	0	0	0	0	0	0	-268,646	0	0	0	0	0	0	0	0	0		0	0 0	0	0
No. of the state o																									
Net commercial investment value Retail A1-A5 £ Retail S'Market £	- £		£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		0	0 0	0	0
B1 office £	- £	-	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		0	0 0	0	0
B1(c) and B2 £	- £	-	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		0	0 0	0	0
B8 storage £	- £	-	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		0	0 0	0	0
C1 Hotel £ C2 resi institution £	- £	:	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		0	0 0	0	0
D1 £	- £		£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		0	0 0	0	0
D2 £	- £	- [£ -	0	-	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		0	0 0		
Total commercial value Sub Total	ıl		£0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		0	0 0	0	0
O I A V NDV		ļ.	0 0 500 044								0.500.044														
Speculative NDV Affordable Housing Revenue		}	£ 9,500,311	0	0	0	0	U	0	0	9,500,311	0	0	0	0	0	U	0	0	0			0 0	0	0
No fees on sale	Revenue i	per Qtr	£ -											+									1		
0 £		241,460 6	£ 1,448,761	0	241,460	241,460	241,460	241,460	241,460	241,460	0	0	0	0	0	0	0	0	0	0		0	0 0	0	0
Grant funding £	-	- 6	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		0	0 0	0	0
			£ -	-																					—
NDV Total		ŀ	£ 10,949,072	0	241,460	241,460	241,460	241,460	241,460	241,460	9,500,311	n	0	0	0	0	0	0	0	0	1	0	0 0	0	n
		F	10,010,010		211,100				211,100	-11,100	-,,		-		_	-								-	
Standard Costs		L																							
Residential £	3,722,654 Cost per Qtr	620,442 6	£ 3,722,654	0	620,442	620,442	620,442	620,442	620,442	620,442	0	0	0	0	0	0	0	0	0	0		0	0	0	0
GF infrastructure costs £	-	- 020,442	f -	0	020,442	020,442	020,442	020,442	020,442	020,442	0	0	0	0	0	0	0	0	0	0		0	0 0	0	0
Retail A1-A5 £	-	- 6	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		0	0 0	0	0
Retail S'Market £	-	- 6	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		0	0 0	0	0
B1 office £	-	- 6	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		0	0 0	0	0
B1(c) and B2 £ B8 storage £		- 6	£ .	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		0	0 0	0	0
C1 Hotel £	-	- 6	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		0	0 0	0	0
C2 resi institution £	-	- 6	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		0	0 0	0	0
D1 £	-	- 6	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		0	0 0	0	0
D2 £	-	- 6	£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		0	0 0	0	0
Contingency		F	£ 186,133	0	31,022	31,022	31,022	31,022	31,022	31,022	0	0	0	0	0	0	0	0	0	- 0		0	0	0	0
Sub Total		F	£ 3,908,786	0	651,464	651,464	651,464	651,464	651,464	651,464	0	0	0	0	0	0	0	0	0	0		0	0 0	0	0
Other Costs		F													Ĭ		Ĭ					ĺ			
Professional fees	10.00%		£ 390,879	0	65,146	65,146	65,146	65,146	65,146	65,146	0	0	0	0	0	0	0	0	0	0		0	0 0	0	0
Sub Total			£ 390,879	0	65,146	65,146	65,146	65,146	65,146	65,146	0		0	0	0	0		0	0	0		•	0 0		
CII		F	1 390,879	- 0	65,146	65,146	65,146	65,146	65,146	65,146	U	U	U	U	U	U	U	U	U	U	1	0	0	U	U
Total	441,590	ŀ																							
Resi CIL £	147,197		£ 147,197	147,197	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		0	0 0	0	0
£	147,197 147,197		£ 147,197	0	147,197	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		0	0 0	0	0
Ė.	147,197	F	£ 147,197	0	0	147,197	0	0	0	0	0	0	0	0	0	0	0	0	0	0		0	0 0	0	0
		F		0	0		0	U		U	0	U	U	0	0			0	U				0		-
Sub Total		ŀ	£ 441,590	147,197	147,197	147,197	0	0	0	0	0	0	0	0	0	0	0	0	0	0		0	0 0	0	0
Resi Section 106 Costs 0 £ Accessibility standards £	55,000 39,382 £ 6	6,563.72 6	£ 55,000 £ 39,382	0	6,564	6,564	6,564	55,000 6,564	6,564	6,564	0	0	0	0	0	0	0	0	0	0		U	0	0	0
EV charging points £		1,000 6	£ 6,000	0	1,000	1,000	1,000	1,000	1,000	1,000	0	0	0	0	0	0	0	0	0	0		0	0 0	0	0
Green roofs £	37,600 £ 6	6,266.67 6	£ 6,267	0	0	0	0	6,267	0	0	0	0	0	0	0	0	0	0	0	0		0	0 0	0	0
BNG £	7,818 £	£1,302.93	£ 7,818	0	1,303	1,303	1,303	1,303	1,303	1,303	0	0	0	0	0	0	0	0	0	0		0	0 0	0	0
Employment & Training levy	20,000	L	£ - 20,000	0																					
Highways/S278 £ Sub Total			£ 20,000 £ 134,467	20,000 20,000	8,867	8,867	8,867	70,133	8,867	8,867	0	0	0	0	0	0	0	0	0			0	0 0	0	0
Sub Total	<u> </u>	F	2 134,407	20,000	0,007	0,007	0,007	70,133	0,007	0,007	•				•	•		•	-				0	•	•
Total Other Costs Sub Total		ľ	£ 576,057	167,197	156,063	156,063	8,867	70,133	8,867	8,867	0	0	0	0	0	0	0	0	0	0		0	0 0	0	0
		1																							
Total Costs		Ţ	£ 4,875,722	167,197	872,674	872,674	725,477	786,744	725,477	725,477	0	0	0	0	0	0	0	0	0	0		0	0 0	0	0
			c	—																			+		
		ŀ	-																				+		
Developer's profit on GDV % of GDV private % of GDV First Homes	17.50%	ŀ	£ 1,709,568	0	0	0	0	0	0	0	1,709,568	0	0	0	0	0	0	0	0	0		0	0 0	0	0
% of GDV First Homes	12.00%		£ -	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		0	0 0	0	0
% of GDV commercial	15.00%	ļ.	£ - £ 86.926	0	0	0	0	0	0	0	0 000	0	0	0	0	0	0	0	0	0	1	0	0 0	0	0
% of GDV affordable Residual Sum before interest	6%	F	£ 86,926 £ 4,276,857		-631,214	-631 214	-484,017	Ü		-484 017	86,926 7,703,818		0	0	0	0	0	0	0			ū	0 0		Ü
		ŀ	-,210,001	107,137	551,214	551,214		55,204	-04,017	-104,017	. ,. 00,010				· ·		-		J	- 0		-	- 0		
Cumulative residual balance for interest calculation		ŀ		-167,197	-800,777	-1,443,322	-1,947,764	-2,520,611	-3,040,297	-3,567,338	4,085,999	0	0	0	0	0	0	0	0	0		0	0 0	0	0
																					L				
Interest	6.00%		-£ 190,858	-2,366	-11,332	-20,424	-27,563	-35,669	-43,023	-50,481	0	0	0	0	0	0	0	0	0	0		0	0 0	0	0
Residual Sum for quarter after interest		ŀ	£ 4,085,999	-169,563	-642,546	-651,638	-511 580	-580,953	-527,040	-534 400	7,703,818	0	0	0	0	0	0	0	0	0		0	0 0	0	0
		ŀ	- 1,000,000	.00,000	0.12,0.40	551,550	0,000	000,000	02.,0.0	55-1,-55	. ,. 00,010	•	· ·	•		3	-	•	•		1		-, -		
			£ 3,627,187																						

per developable hectare		212,421	£	458,812		
per gross hectare	£15,	212,421				
Residual land value		•			£	3,627,187
ivesiduai iailu vaide					_	3,027,107
Site acquisition costs			6.80%		£	246,649
MV (Residual Sum available to offer	for Development Opportunity)				£	3,380,538

Quarterly Interest

1.50%

50.67%