

Appendix II

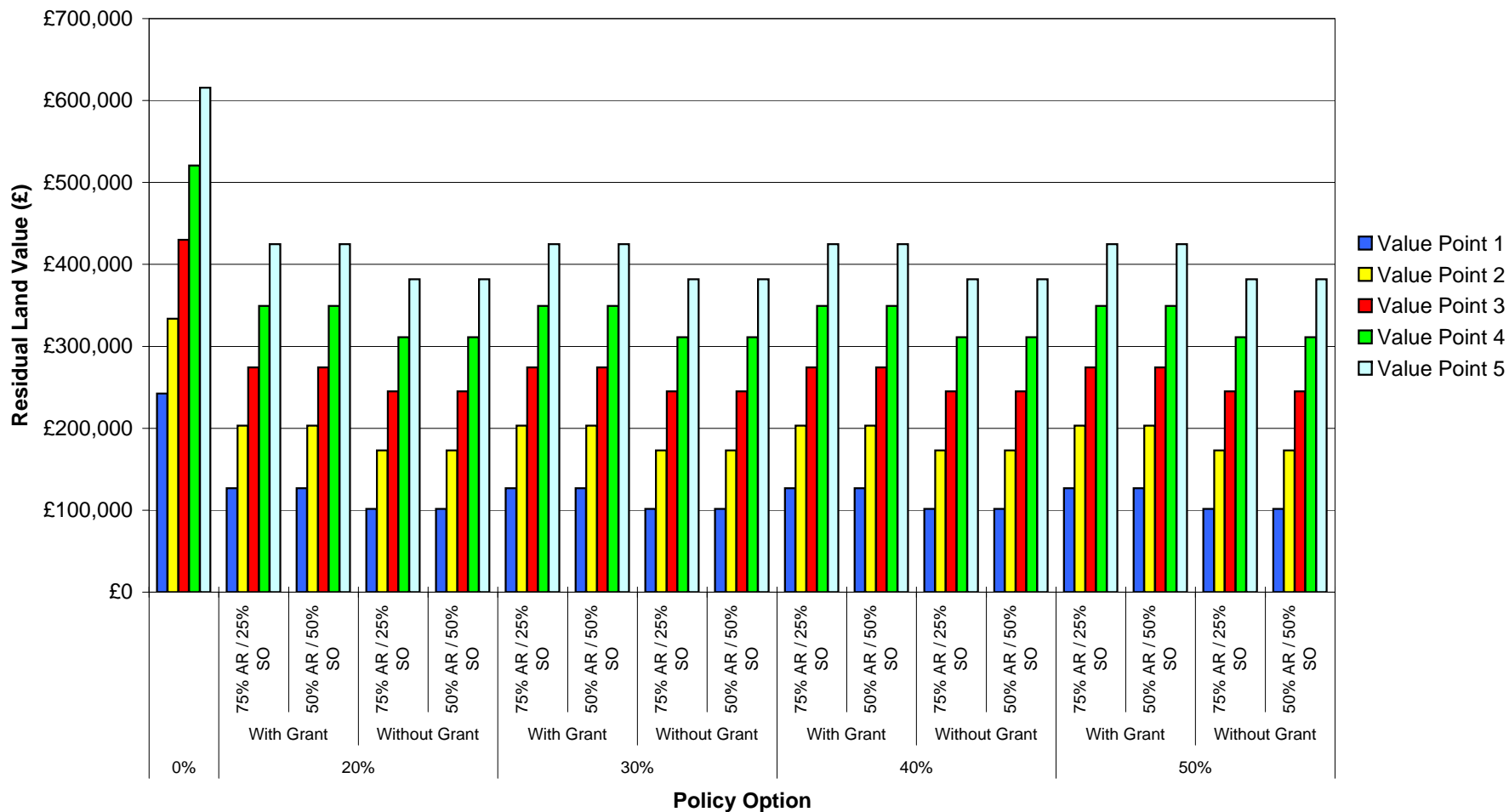
Site by Site Results of Residual Land Value Calculations

Table 1: 3 House Scheme (3 x 3BH) Appraisal Types, Residual Land Value, RLV as % of GDV and Percentage Reduction in Residual Land Value from Adopted Policy Position

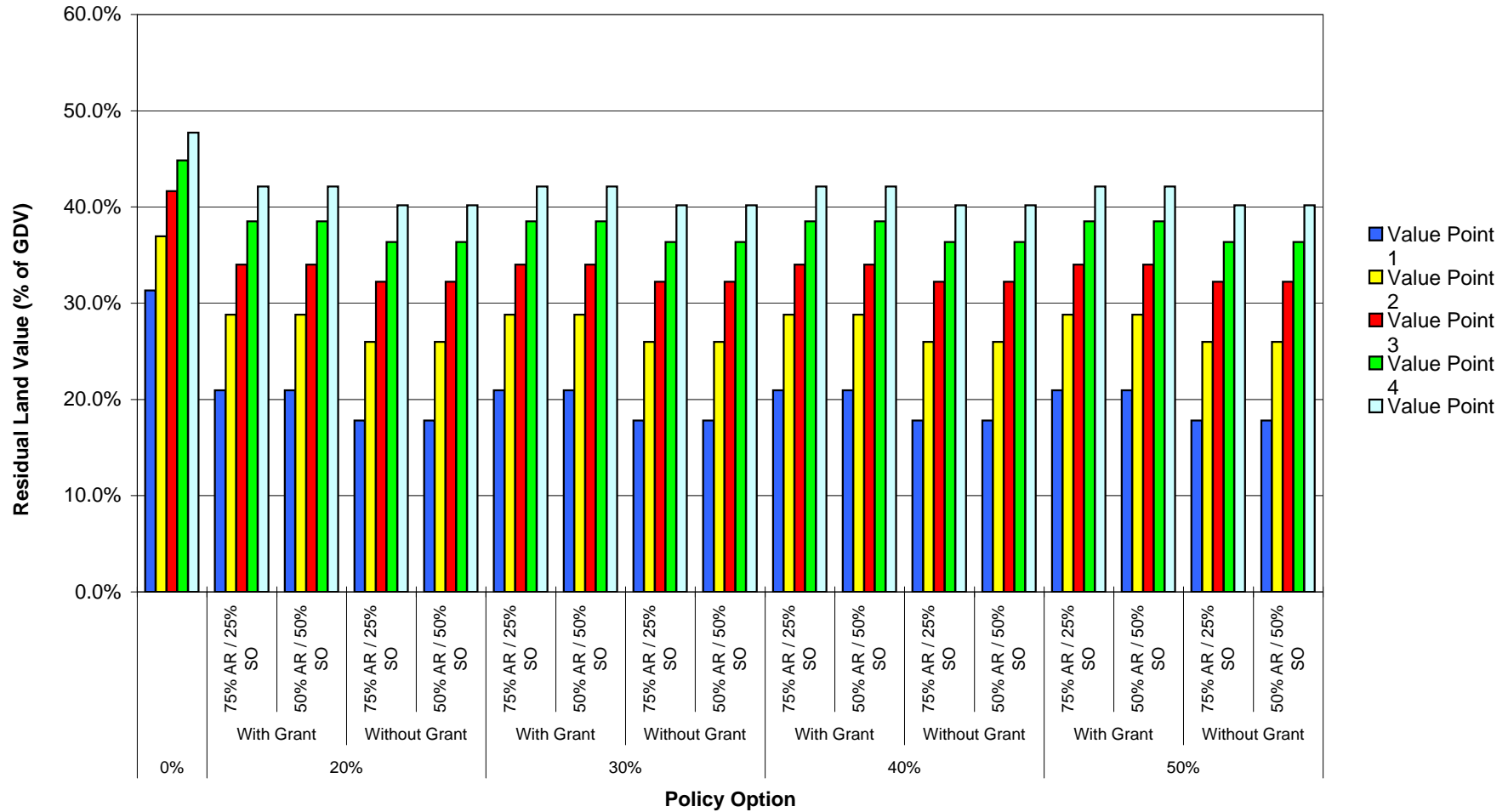
Affordable Housing Percentage	Grant Status	Affordable Housing Tenure Mix	Value Point 1			Value Point 2			Value Point 3			Value Point 4			Value Point 5		
			RLV	RLV as % of GDV	Reduction in RLV from Current Policy	RLV	RLV as % of GDV	Reduction in RLV from Current Policy	RLV	RLV as % of GDV	Reduction in RLV from Current Policy	RLV	RLV as % of GDV	Reduction in RLV from Current Policy	RLV	RLV as % of GDV	Reduction in RLV from Current Policy
0%			£242,529	31.3%	N/A	£333,754	37.0%	N/A	£429,879	41.7%	N/A	£520,581	44.8%	N/A	£615,715	47.7%	N/A
20%	With Grant	75% AR / 25% SO	£126,695	20.9%	47.8%	£203,349	28.8%	39.1%	£274,347	34.0%	36.2%	£349,452	38.5%	32.9%	£424,558	42.1%	31.0%
		50% AR / 50% SO	£126,695	20.9%	47.8%	£203,349	28.8%	39.1%	£274,347	34.0%	36.2%	£349,452	38.5%	32.9%	£424,558	42.1%	31.0%
	Without Grant	75% AR / 25% SO	£101,615	17.8%	58.1%	£172,904	26.0%	48.2%	£245,208	32.2%	43.0%	£311,099	36.4%	40.2%	£381,943	40.2%	38.0%
		50% AR / 50% SO	£101,615	17.8%	58.1%	£172,904	26.0%	48.2%	£245,208	32.2%	43.0%	£311,099	36.4%	40.2%	£381,943	40.2%	38.0%
30%	With Grant	75% AR / 25% SO	£126,695	20.9%	47.8%	£203,349	28.8%	39.1%	£274,347	34.0%	36.2%	£349,452	38.5%	32.9%	£424,558	42.1%	31.0%
		50% AR / 50% SO	£126,695	20.9%	47.8%	£203,349	28.8%	39.1%	£274,347	34.0%	36.2%	£349,452	38.5%	32.9%	£424,558	42.1%	31.0%
	Without Grant	75% AR / 25% SO	£101,615	17.8%	58.1%	£172,904	26.0%	48.2%	£245,208	32.2%	43.0%	£311,099	36.4%	40.2%	£381,943	40.2%	38.0%
		50% AR / 50% SO	£101,615	17.8%	58.1%	£172,904	26.0%	48.2%	£245,208	32.2%	43.0%	£311,099	36.4%	40.2%	£381,943	40.2%	38.0%
40%	With Grant	75% AR / 25% SO	£126,695	20.9%	47.8%	£203,349	28.8%	39.1%	£274,347	34.0%	36.2%	£349,452	38.5%	32.9%	£424,558	42.1%	31.0%
		50% AR / 50% SO	£126,695	20.9%	47.8%	£203,349	28.8%	39.1%	£274,347	34.0%	36.2%	£349,452	38.5%	32.9%	£424,558	42.1%	31.0%
	Without Grant	75% AR / 25% SO	£101,615	17.8%	58.1%	£172,904	26.0%	48.2%	£245,208	32.2%	43.0%	£311,099	36.4%	40.2%	£381,943	40.2%	38.0%
		50% AR / 50% SO	£101,615	17.8%	58.1%	£172,904	26.0%	48.2%	£245,208	32.2%	43.0%	£311,099	36.4%	40.2%	£381,943	40.2%	38.0%
50%	With Grant	75% AR / 25% SO	£126,695	20.9%	47.8%	£203,349	28.8%	39.1%	£274,347	34.0%	36.2%	£349,452	38.5%	32.9%	£424,558	42.1%	31.0%
		50% AR / 50% SO	£126,695	20.9%	47.8%	£203,349	28.8%	39.1%	£274,347	34.0%	36.2%	£349,452	38.5%	32.9%	£424,558	42.1%	31.0%
	Without Grant	75% AR / 25% SO	£101,615	17.8%	58.1%	£172,904	26.0%	48.2%	£245,208	32.2%	43.0%	£311,099	36.4%	40.2%	£381,943	40.2%	38.0%
		50% AR / 50% SO	£101,615	17.8%	58.1%	£172,904	26.0%	48.2%	£245,208	32.2%	43.0%	£311,099	36.4%	40.2%	£381,943	40.2%	38.0%

N.B. SO = Shared Ownership AR = Affordable Rent IR = Intermediate Rent

Graph 1a: 3 Unit Housing Scheme (3 x 3BH) - Residual Land Values at Potential Policy Options - All Value Points



Graph 1b: 3 Unit Housing Scheme (3 x 3BH) - Residual Land Values as a percentage of the Gross Development Value - All Value Points



Graph 1c: 3 Unit Housing Scheme (3 x 3BH) - Reduction in RLV from Current Policy - All Value Points

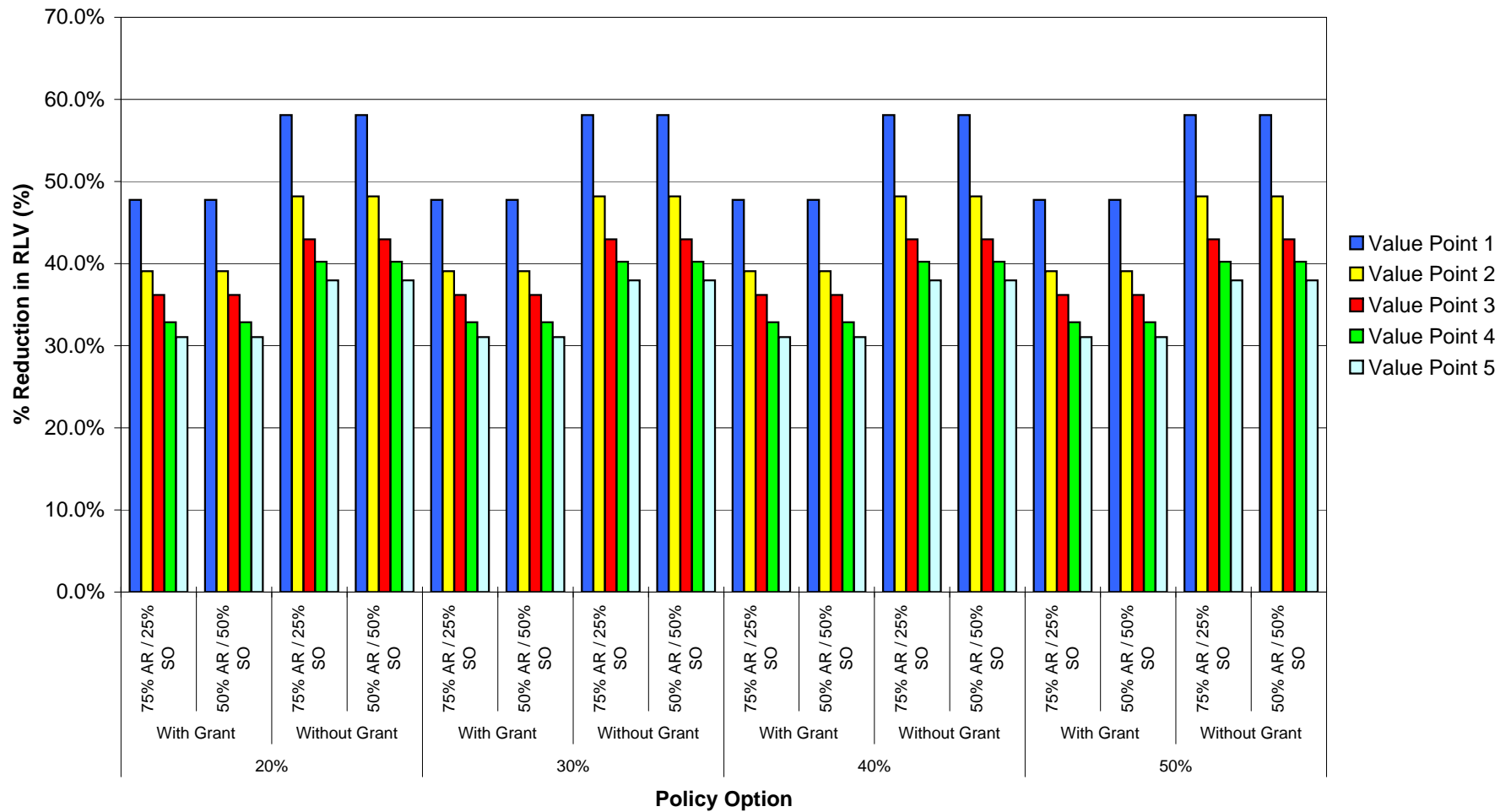
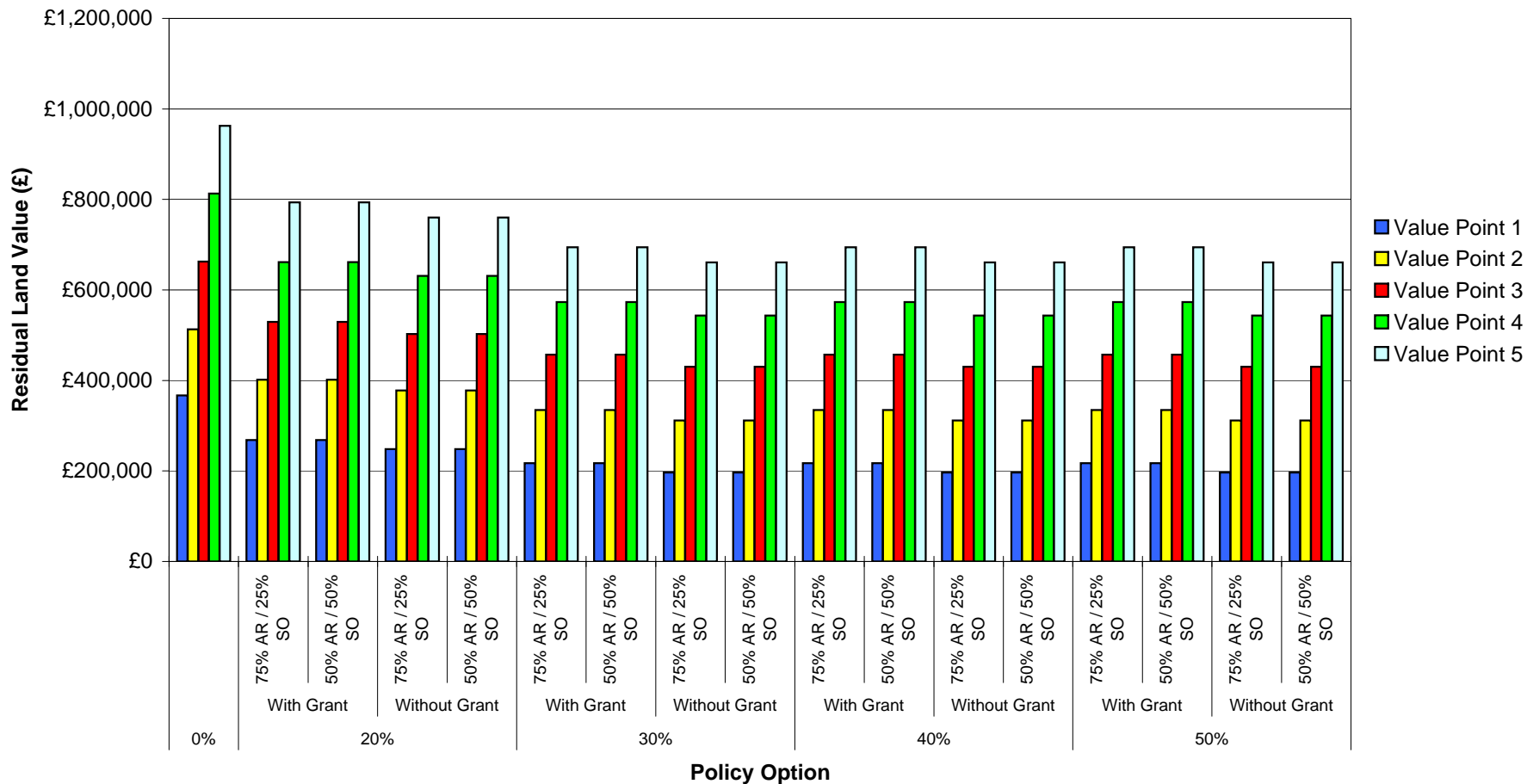


Table 2: 5 House Scheme (1 x 4BH, 1 x 3BH 3 x 2BH) Appraisal Types, Residual Land Value, RLV as % of GDV and Percentage Reduction in Residual Land Value from Adopted Policy Position

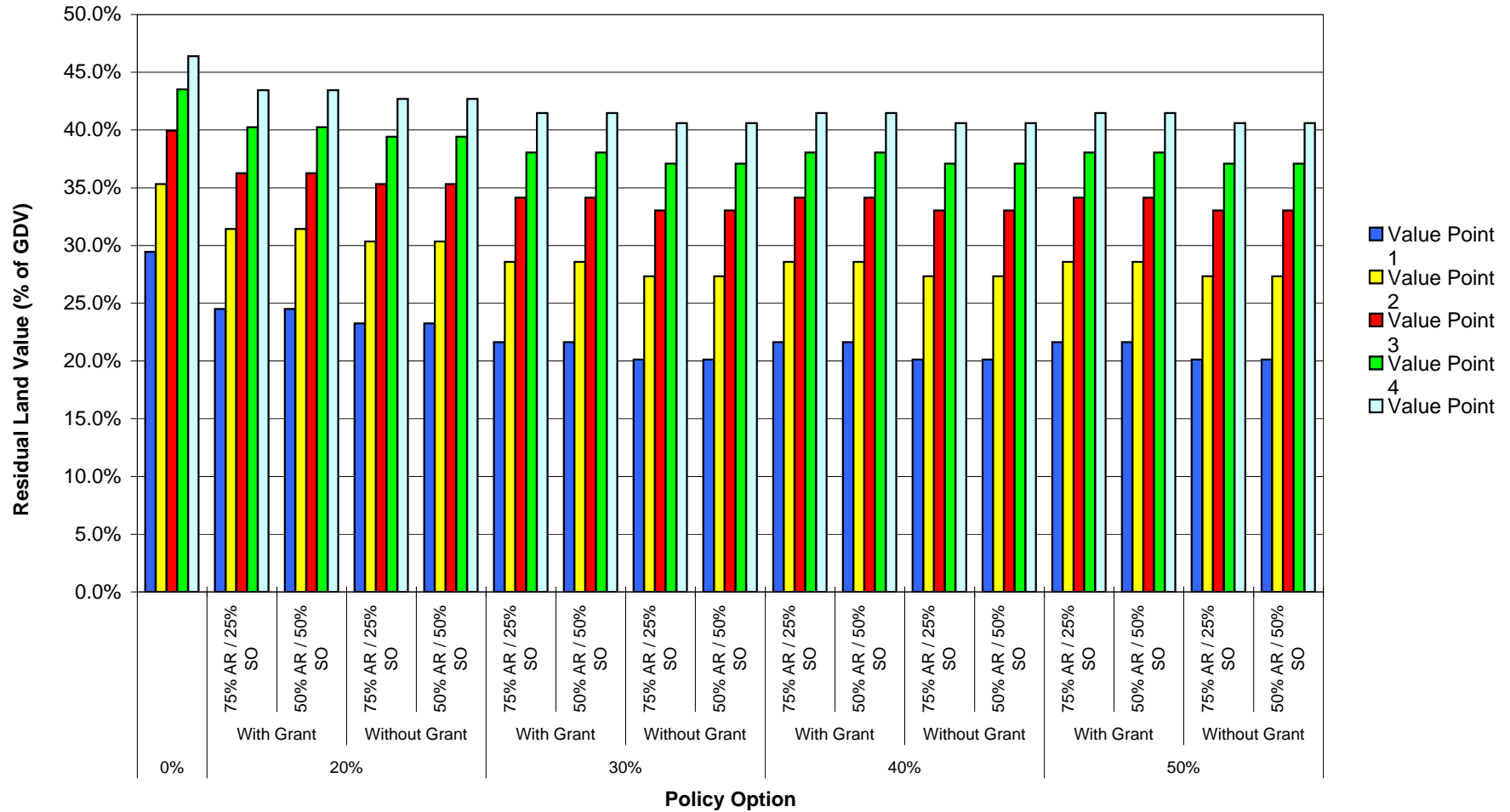
Affordable Housing Percentage	Grant Status	Affordable Housing Tenure Mix	Value Point 1			Value Point 2			Value Point 3			Value Point 4			Value Point 5		
			RLV	RLV as % of GDV	Reduction in RLV from Current Policy	RLV	RLV as % of GDV	Reduction in RLV from Current Policy	RLV	RLV as % of GDV	Reduction in RLV from Current Policy	RLV	RLV as % of GDV	Reduction in RLV from Current Policy	RLV	RLV as % of GDV	Reduction in RLV from Current Policy
0%			£366,833	29.5%	N/A	£512,958	35.3%	N/A	£662,865	39.9%	N/A	£812,771	43.5%	N/A	£962,678	46.4%	N/A
20%	With Grant	75% AR / 25% SO	£268,505	24.5%	26.8%	£401,777	31.4%	21.7%	£529,532	36.3%	20.1%	£661,430	40.3%	18.6%	£793,328	43.5%	17.6%
		50% AR / 50% SO	£268,505	24.5%	26.8%	£401,777	31.4%	21.7%	£529,532	36.3%	20.1%	£661,430	40.3%	18.6%	£793,328	43.5%	17.6%
	Without Grant	75% AR / 25% SO	£248,200	23.2%	32.3%	£378,088	30.4%	26.3%	£502,738	35.3%	24.2%	£631,287	39.4%	22.3%	£759,835	42.7%	21.1%
		50% AR / 50% SO	£248,200	23.2%	32.3%	£378,088	30.4%	26.3%	£502,738	35.3%	24.2%	£631,287	39.4%	22.3%	£759,835	42.7%	21.1%
30%	With Grant	75% AR / 25% SO	£217,171	21.6%	40.8%	£334,960	28.6%	34.7%	£457,136	34.1%	31.0%	£573,340	38.1%	29.5%	£694,256	41.5%	27.9%
		50% AR / 50% SO	£217,171	21.6%	40.8%	£334,960	28.6%	34.7%	£457,136	34.1%	31.0%	£573,340	38.1%	29.5%	£694,256	41.5%	27.9%
	Without Grant	75% AR / 25% SO	£196,448	20.1%	46.4%	£311,271	27.3%	39.3%	£430,063	33.0%	35.1%	£543,197	37.1%	33.2%	£660,764	40.6%	31.4%
		50% AR / 50% SO	£196,448	20.1%	46.4%	£311,271	27.3%	39.3%	£430,063	33.0%	35.1%	£543,197	37.1%	33.2%	£660,764	40.6%	31.4%
40%	With Grant	75% AR / 25% SO	£217,171	21.6%	40.8%	£334,960	28.6%	34.7%	£457,136	34.1%	31.0%	£573,340	38.1%	29.5%	£694,256	41.5%	27.9%
		50% AR / 50% SO	£217,171	21.6%	40.8%	£334,960	28.6%	34.7%	£457,136	34.1%	31.0%	£573,340	38.1%	29.5%	£694,256	41.5%	27.9%
	Without Grant	75% AR / 25% SO	£196,448	20.1%	46.4%	£311,271	27.3%	39.3%	£430,063	33.0%	35.1%	£543,197	37.1%	33.2%	£660,764	40.6%	31.4%
		50% AR / 50% SO	£196,448	20.1%	46.4%	£311,271	27.3%	39.3%	£430,063	33.0%	35.1%	£543,197	37.1%	33.2%	£660,764	40.6%	31.4%
50%	With Grant	75% AR / 25% SO	£217,171	21.6%	40.8%	£334,960	28.6%	34.7%	£457,136	34.1%	31.0%	£573,340	38.1%	29.5%	£694,256	41.5%	27.9%
		50% AR / 50% SO	£217,171	21.6%	40.8%	£334,960	28.6%	34.7%	£457,136	34.1%	31.0%	£573,340	38.1%	29.5%	£694,256	41.5%	27.9%
	Without Grant	75% AR / 25% SO	£196,448	20.1%	46.4%	£311,271	27.3%	39.3%	£430,063	33.0%	35.1%	£543,197	37.1%	33.2%	£660,764	40.6%	31.4%
		50% AR / 50% SO	£196,448	20.1%	46.4%	£311,271	27.3%	39.3%	£430,063	33.0%	35.1%	£543,197	37.1%	33.2%	£660,764	40.6%	31.4%

N.B. SO=Shared Ownership AR = Affordable Rent IR = Intermediate Rent

**Graph 2a: 5 Unit Housing Scheme (1 x 4BH, 1 x 3BH & 3 x 2BH) - Residual Land Values
at Potential Policy Options - All Value Points**



Graph 2b: 5 Unit Housing Scheme (1 x 4BH, 1 x 3BH & 3 x 2BH) - Residual Land Values as a percentage of the Gross Development Value - All Value Points



Graph 2c: 5 Unit Housing Scheme (1 x 4BH, 1 x 3BH & 3 x 2BH) - Reduction in RLV from Current Policy - All Value Points

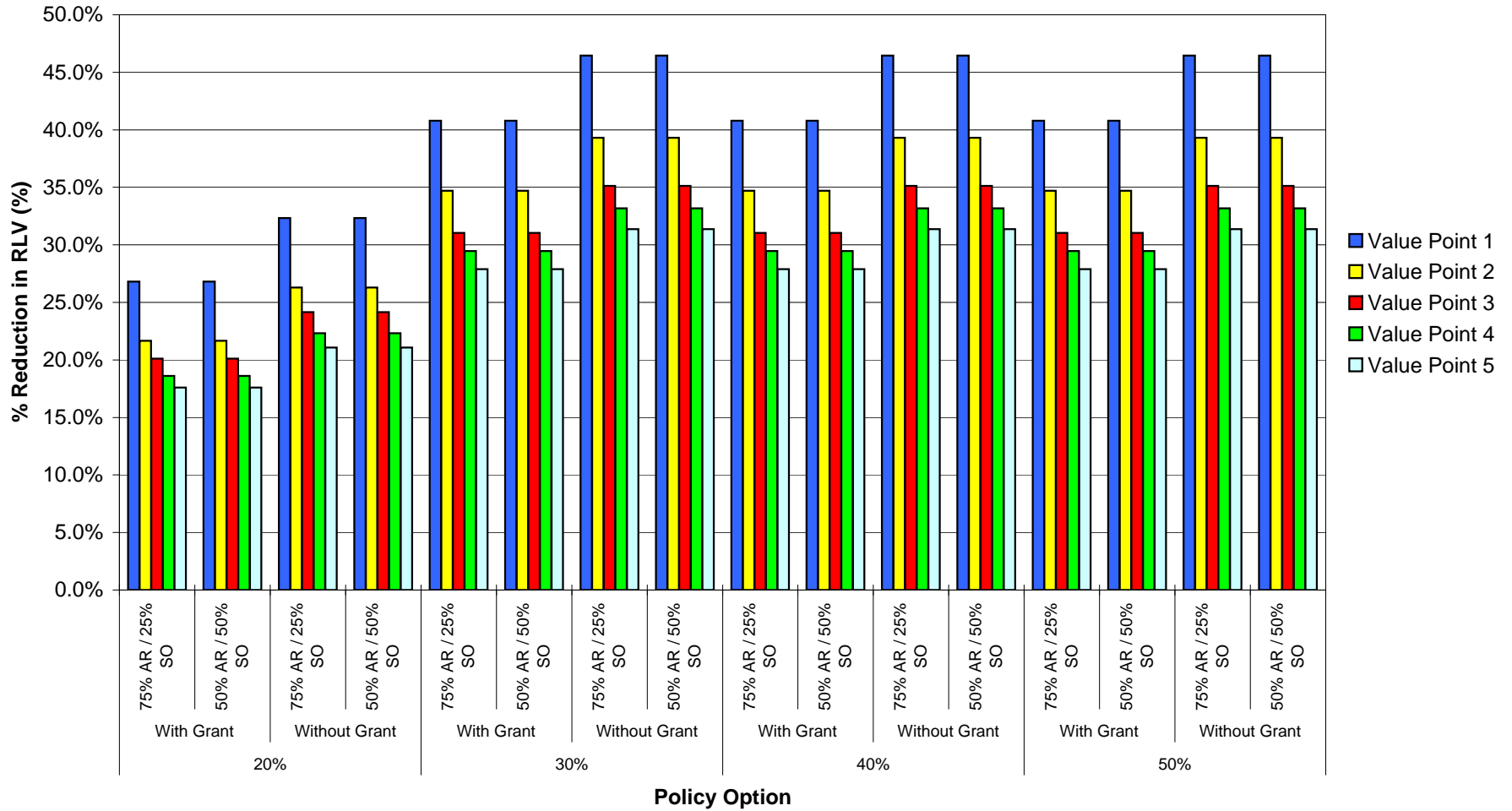
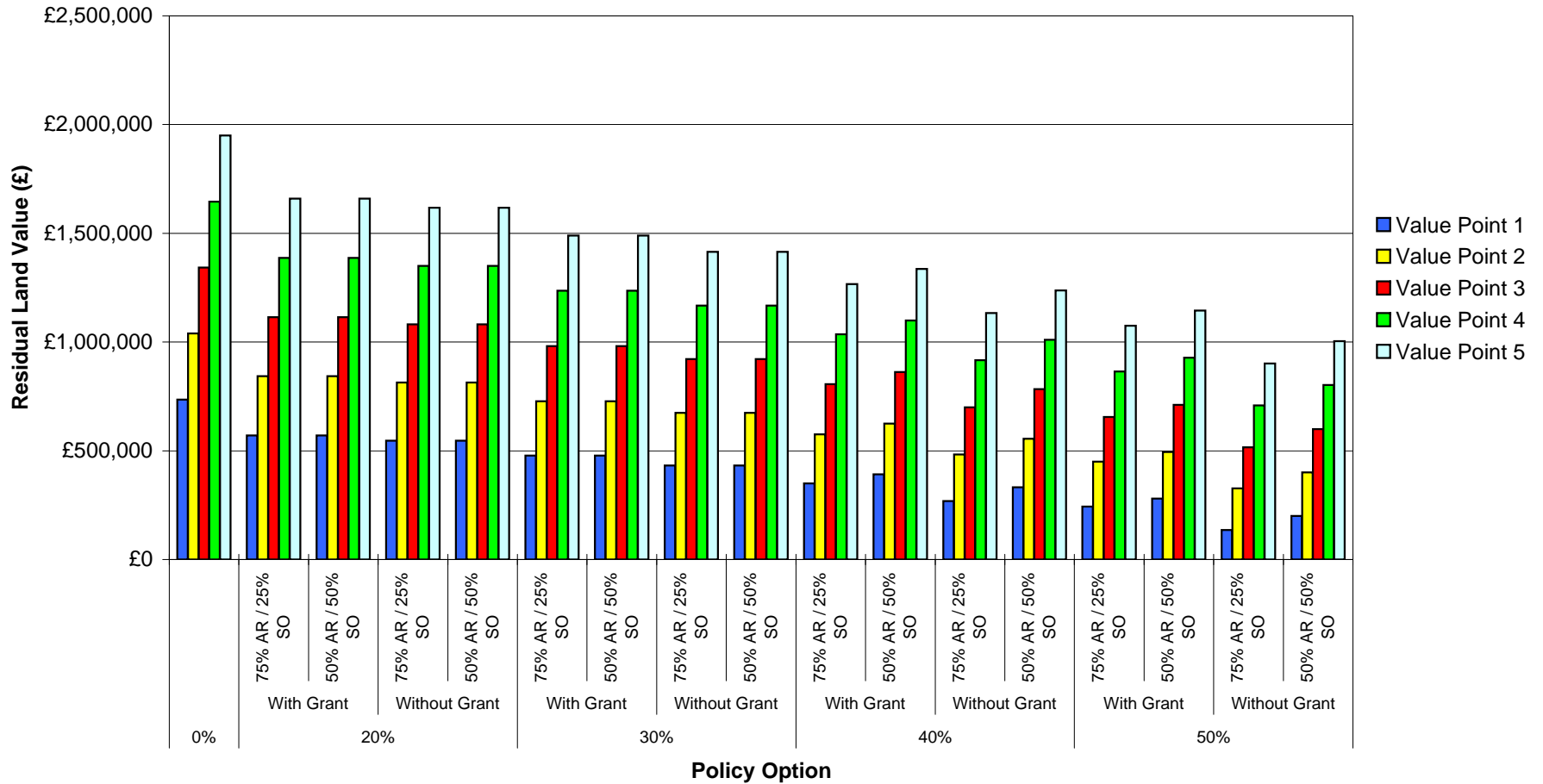


Table 3: 10 House Scheme (2 x 4BH, 3 x 3BH 5 x 2BH) Appraisal Types, Residual Land Value, RLV as % of GDV and Percentage Reduction in Residual Land Value from Adopted Policy Position

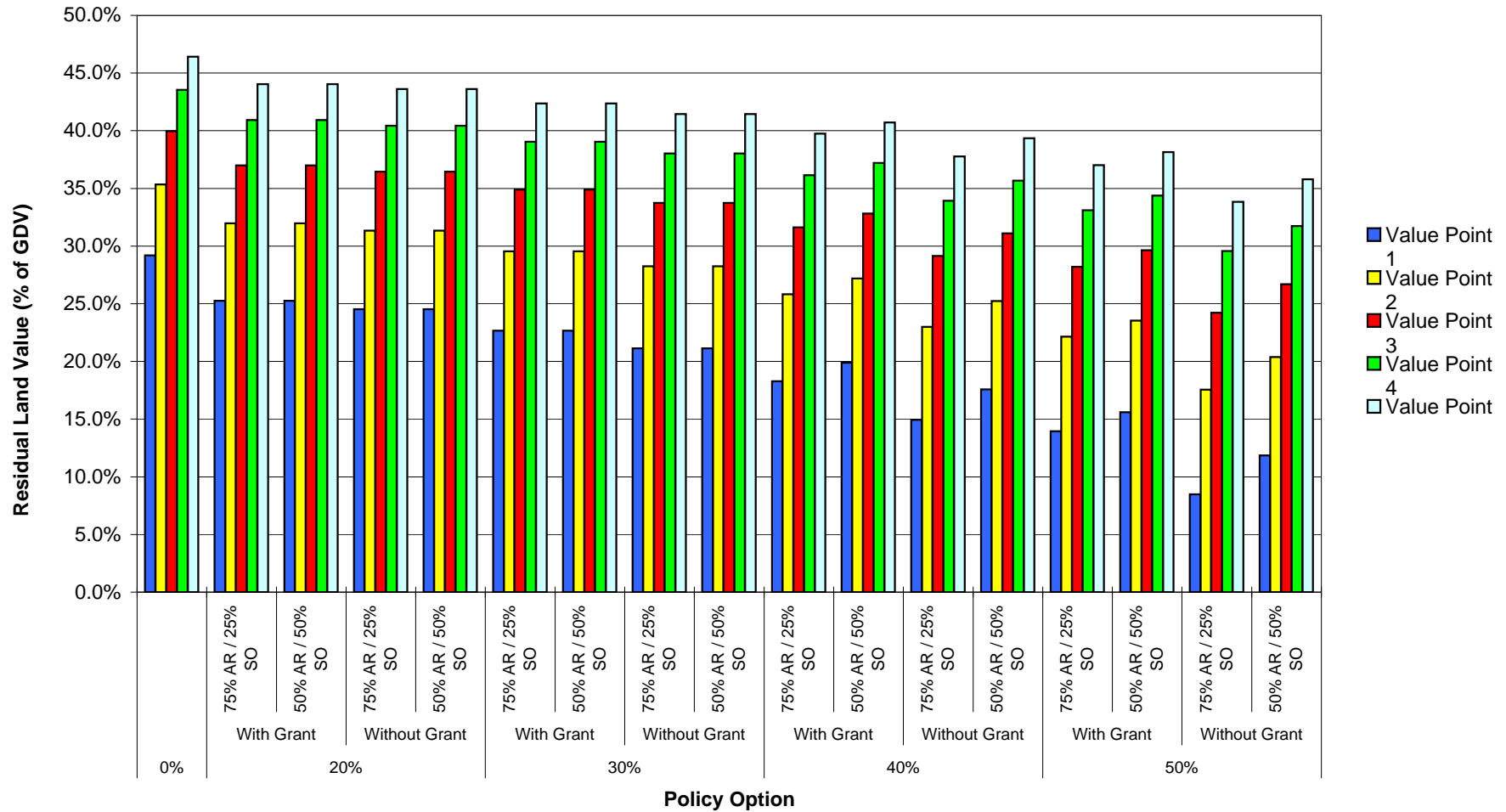
Affordable Housing Percentage	Grant Status	Affordable Housing Tenure Mix	Value Point 1			Value Point 2			Value Point 3			Value Point 4			Value Point 5		
			RLV	RLV as % of GDV	Reduction in RLV from Current Policy	RLV	RLV as % of GDV	Reduction in RLV from Current Policy	RLV	RLV as % of GDV	Reduction in RLV from Current Policy	RLV	RLV as % of GDV	Reduction in RLV from Current Policy	RLV	RLV as % of GDV	Reduction in RLV from Current Policy
0%			£735,814	29.2%	N/A	£1,039,239	35.3%	N/A	£1,342,665	40.0%	N/A	£1,646,090	43.5%	N/A	£1,949,516	46.4%	N/A
20%	With Grant	75% AR / 25% SO	£570,632	25.3%	22.4%	£842,698	32.0%	18.9%	£1,114,764	37.0%	17.0%	£1,386,830	40.9%	15.8%	£1,658,896	44.1%	14.9%
		50% AR / 50% SO	£570,632	25.3%	22.4%	£842,698	32.0%	18.9%	£1,114,764	37.0%	17.0%	£1,386,830	40.9%	15.8%	£1,658,896	44.1%	14.9%
	Without Grant	75% AR / 25% SO	£545,843	24.5%	25.8%	£813,777	31.3%	21.7%	£1,081,711	36.5%	19.4%	£1,349,645	40.4%	18.0%	£1,617,579	43.6%	17.0%
		50% AR / 50% SO	£545,843	24.5%	25.8%	£813,777	31.3%	21.7%	£1,081,711	36.5%	19.4%	£1,349,645	40.4%	18.0%	£1,617,579	43.6%	17.0%
30%	With Grant	75% AR / 25% SO	£478,248	22.7%	35.0%	£727,375	29.5%	30.0%	£981,432	34.9%	26.9%	£1,235,489	39.0%	24.9%	£1,489,545	42.4%	23.6%
		50% AR / 50% SO	£478,248	22.7%	35.0%	£727,375	29.5%	30.0%	£981,432	34.9%	26.9%	£1,235,489	39.0%	24.9%	£1,489,545	42.4%	23.6%
	Without Grant	75% AR / 25% SO	£432,896	21.1%	41.2%	£675,009	28.3%	35.0%	£921,585	33.8%	31.4%	£1,168,161	38.0%	29.0%	£1,414,737	41.5%	27.4%
		50% AR / 50% SO	£432,896	21.1%	41.2%	£675,009	28.3%	35.0%	£921,585	33.8%	31.4%	£1,168,161	38.0%	29.0%	£1,414,737	41.5%	27.4%
40%	With Grant	75% AR / 25% SO	£349,281	18.3%	52.5%	£575,804	25.8%	44.6%	£805,927	31.6%	40.0%	£1,036,051	36.1%	37.1%	£1,266,175	39.7%	35.1%
		50% AR / 50% SO	£391,887	19.9%	46.7%	£624,999	27.2%	39.9%	£862,151	32.8%	35.8%	£1,099,302	37.2%	33.2%	£1,336,454	40.7%	31.4%
	Without Grant	75% AR / 25% SO	£268,981	14.9%	63.4%	£483,087	23.0%	53.5%	£699,965	29.1%	47.9%	£916,844	33.9%	44.3%	£1,133,722	37.8%	41.8%
		50% AR / 50% SO	£331,893	17.6%	54.9%	£555,727	25.2%	46.5%	£782,983	31.1%	41.7%	£1,010,238	35.7%	38.6%	£1,237,494	39.3%	36.5%
50%	With Grant	75% AR / 25% SO	£243,009	14.0%	67.0%	£450,030	22.1%	56.7%	£655,136	28.2%	51.2%	£864,881	33.1%	47.5%	£1,074,626	37.0%	44.9%
		50% AR / 50% SO	£280,707	15.6%	61.9%	£494,586	23.5%	52.4%	£711,359	29.6%	47.0%	£928,132	34.4%	43.6%	£1,144,905	38.2%	41.3%
	Without Grant	75% AR / 25% SO	£135,490	8.5%	81.6%	£327,125	17.6%	68.5%	£516,121	24.2%	61.6%	£708,489	29.6%	57.0%	£900,857	33.8%	53.8%
		50% AR / 50% SO	£199,699	11.9%	72.9%	£400,522	20.4%	61.5%	£599,138	26.7%	55.4%	£801,883	31.7%	51.3%	£1,004,629	35.8%	48.5%

N.B. SO=Shared Ownership AR = Affordable Rent IR = Intermediate Rent

Graph 3a: 10 Unit Housing Scheme (2 x 4BH, 3 x 3BH & 5 x 2BH) - Residual Land Values at Potential Policy Options - All Value Points



Graph 3b: 10 Unit Housing Scheme (2 x 4BH, 3 x 3BH & 5 x 2BH) - Residual Land Values as a percentage of the Gross Development Value - All Value Points



Graph 3c: 10 Unit Housing Scheme (2 x 4BH, 3 x 3BH & 5 x 2BH) - Reduction in RLV from Current Policy - All Value Points

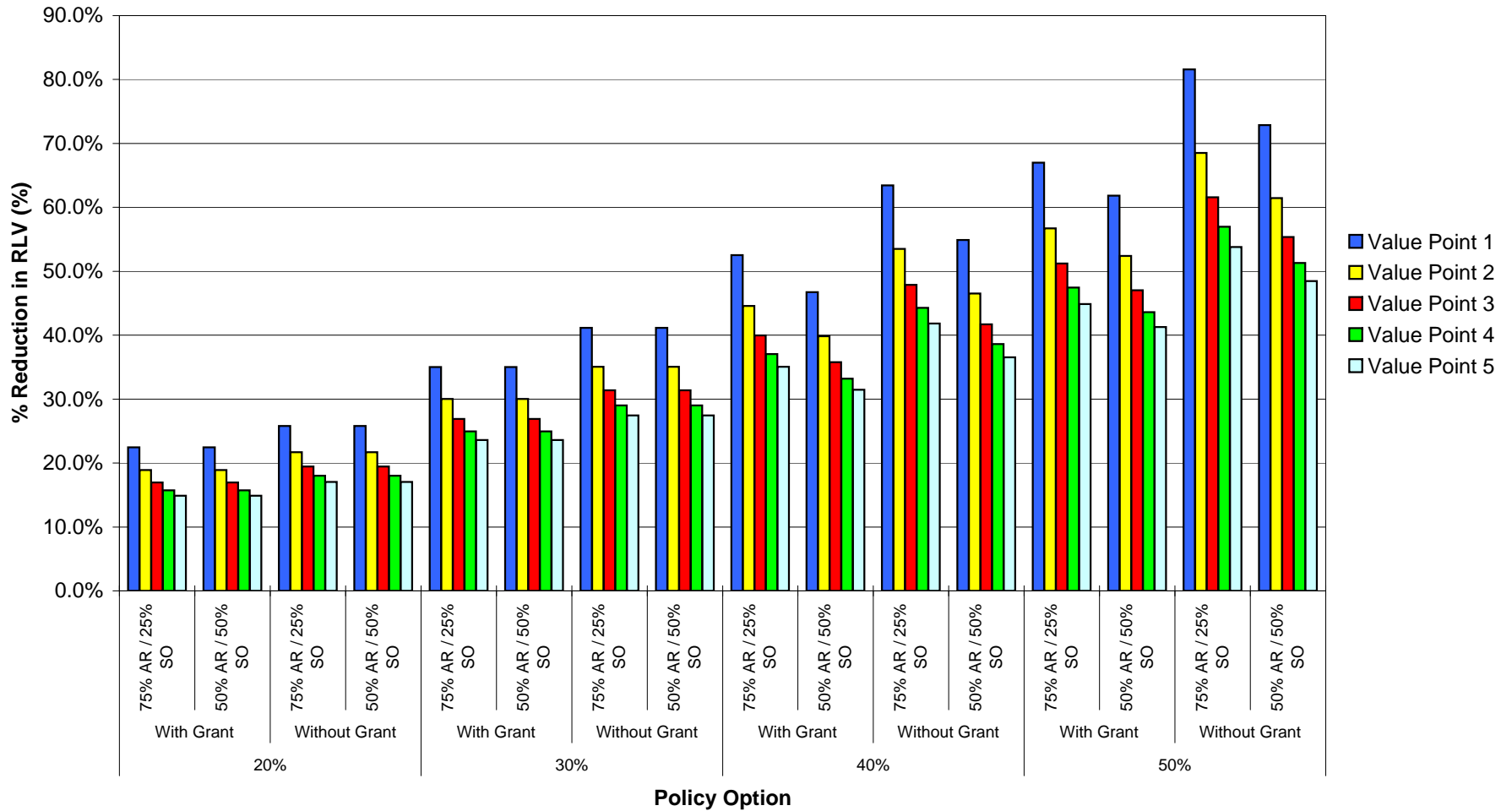
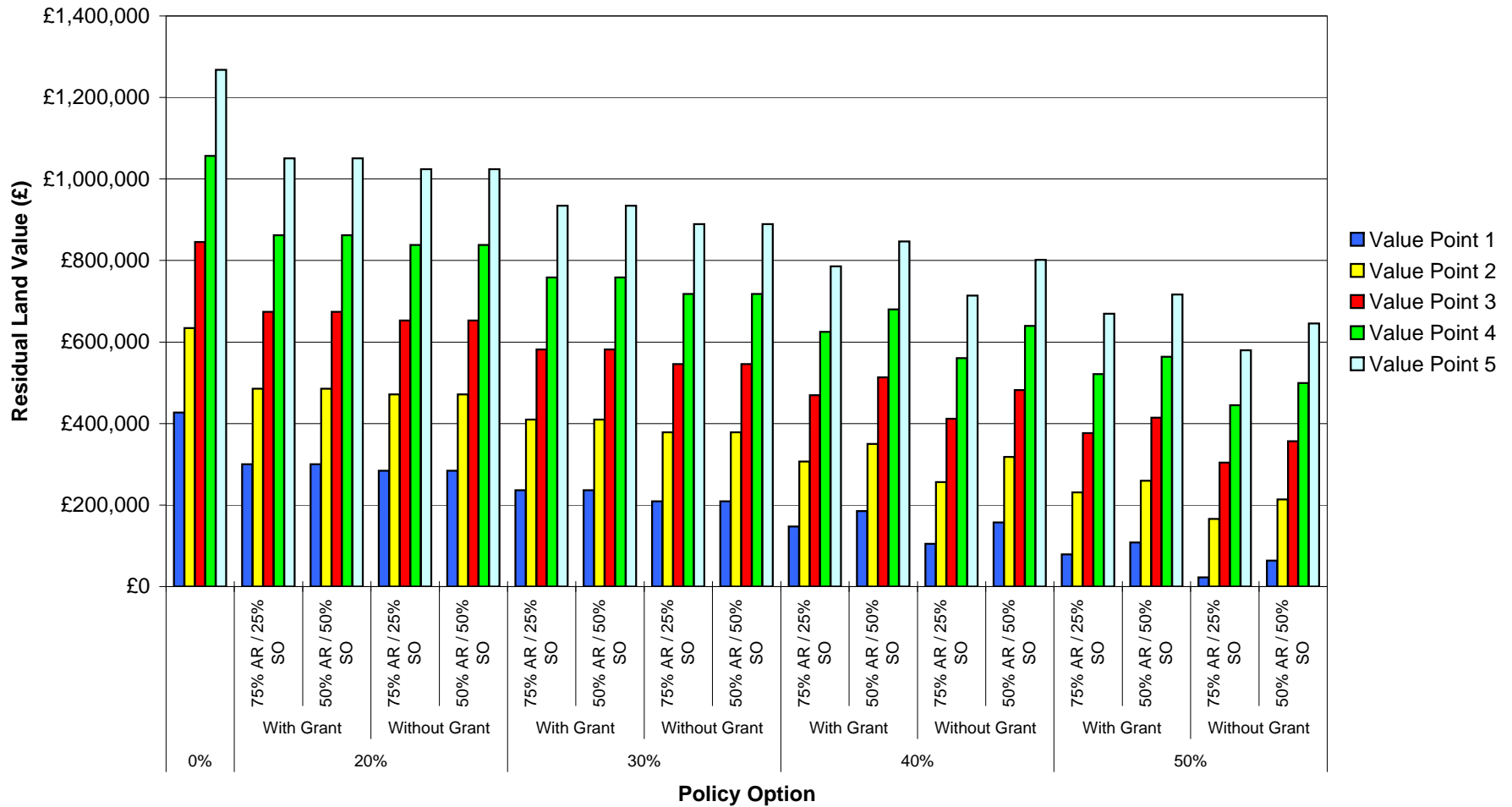


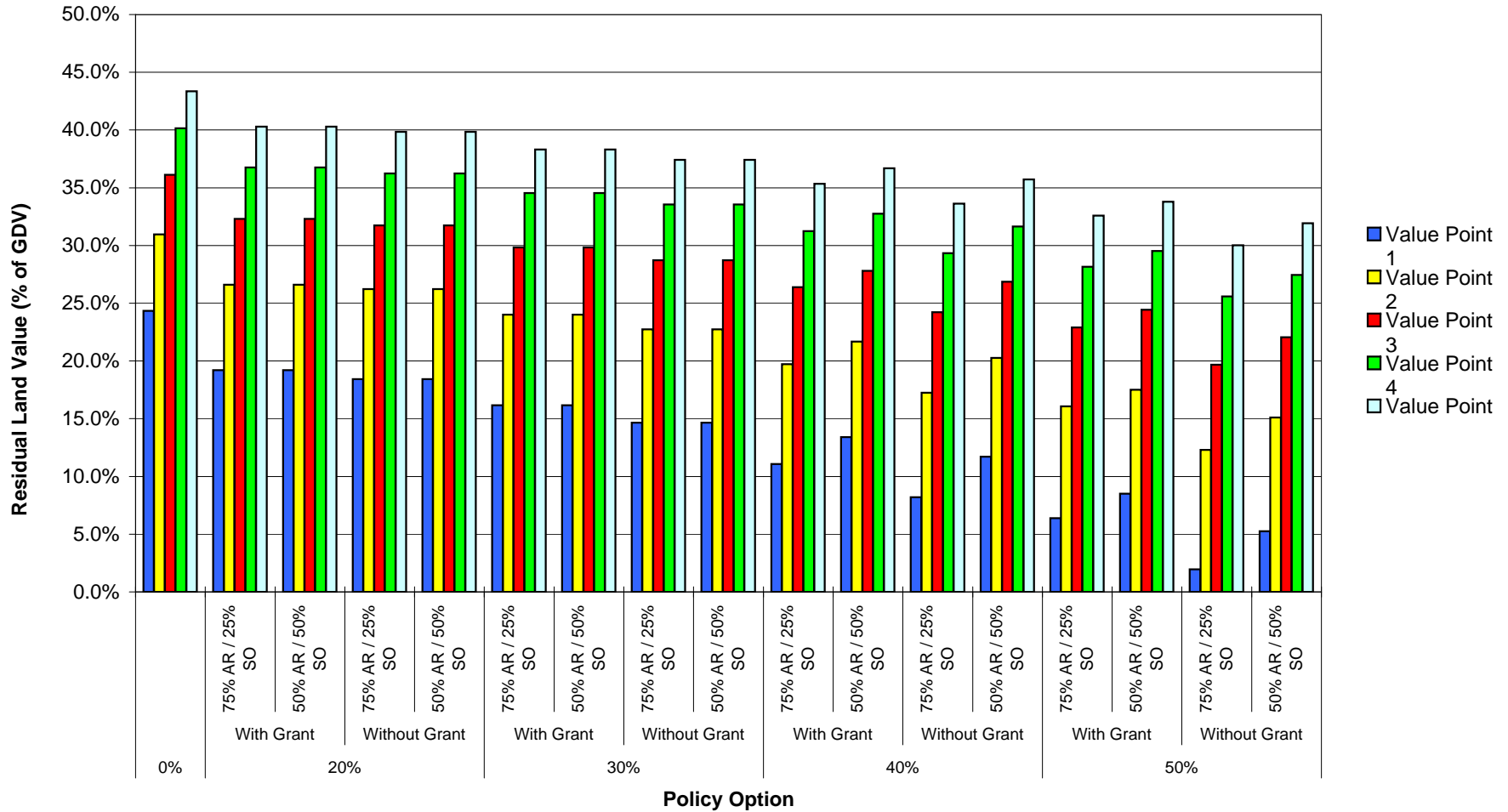
Table 4: 10 Flatted Scheme (5 x 2BF 5 x 1BF) Appraisal Types, Residual Land Value, RLV as % of GDV and Percentage Reduction in Residual Land Value from Adopted Policy Position

Affordable Housing Percentage	Grant Status	Affordable Housing Tenure Mix	Value Point 1			Value Point 2			Value Point 3			Value Point 4			Value Point 5		
			RLV	RLV as % of GDV	Reduction in RLV from Current Policy	RLV	RLV as % of GDV	Reduction in RLV from Current Policy	RLV	RLV as % of GDV	Reduction in RLV from Current Policy	RLV	RLV as % of GDV	Reduction in RLV from Current Policy	RLV	RLV as % of GDV	Reduction in RLV from Current Policy
0%			£427,217	24.3%	N/A	£634,127	31.0%	N/A	£845,441	36.1%	N/A	£1,056,755	40.1%	N/A	£1,268,070	43.4%	N/A
20%	With Grant	75% AR / 25% SO	£300,270	19.2%	29.7%	£485,481	26.6%	23.4%	£673,787	32.3%	20.3%	£862,093	36.7%	18.4%	£1,050,399	40.3%	17.2%
		50% AR / 50% SO	£300,270	19.2%	29.7%	£485,481	26.6%	23.4%	£673,787	32.3%	20.3%	£862,093	36.7%	18.4%	£1,050,399	40.3%	17.2%
	Without Grant	75% AR / 25% SO	£284,227	18.4%	33.5%	£471,821	26.2%	25.6%	£652,616	31.7%	22.8%	£838,276	36.2%	20.7%	£1,023,936	39.8%	19.3%
		50% AR / 50% SO	£284,227	18.4%	33.5%	£471,821	26.2%	25.6%	£652,616	31.7%	22.8%	£838,276	36.2%	20.7%	£1,023,936	39.8%	19.3%
30%	With Grant	75% AR / 25% SO	£236,719	16.2%	44.6%	£409,994	24.0%	35.3%	£581,988	29.8%	31.2%	£758,209	34.5%	28.3%	£934,430	38.3%	26.3%
		50% AR / 50% SO	£236,719	16.2%	44.6%	£409,994	24.0%	35.3%	£581,988	29.8%	31.2%	£758,209	34.5%	28.3%	£934,430	38.3%	26.3%
	Without Grant	75% AR / 25% SO	£208,947	14.6%	51.1%	£378,247	22.7%	40.4%	£546,080	28.7%	35.4%	£717,812	33.6%	32.1%	£889,545	37.4%	29.9%
		50% AR / 50% SO	£208,947	14.6%	51.1%	£378,247	22.7%	40.4%	£546,080	28.7%	35.4%	£717,812	33.6%	32.1%	£889,545	37.4%	29.9%
40%	With Grant	75% AR / 25% SO	£147,717	11.1%	65.4%	£306,987	19.7%	51.6%	£469,241	26.4%	44.5%	£624,985	31.2%	40.9%	£785,566	35.3%	38.1%
		50% AR / 50% SO	£185,480	13.4%	56.6%	£350,154	21.7%	44.8%	£513,229	27.8%	39.3%	£679,914	32.7%	35.7%	£846,598	36.7%	33.2%
	Without Grant	75% AR / 25% SO	£104,616	8.2%	75.5%	£256,523	17.3%	59.5%	£411,568	24.2%	51.3%	£560,771	29.3%	46.9%	£714,218	33.6%	43.7%
		50% AR / 50% SO	£157,707	11.7%	63.1%	£318,407	20.3%	49.8%	£482,293	26.9%	43.0%	£639,517	31.6%	39.5%	£801,713	35.7%	36.8%
50%	With Grant	75% AR / 25% SO	£78,762	6.4%	81.6%	£231,112	16.1%	63.6%	£376,486	22.9%	55.5%	£521,101	28.2%	50.7%	£669,598	32.6%	47.2%
		50% AR / 50% SO	£108,238	8.5%	74.7%	£259,799	17.5%	59.0%	£414,608	24.4%	51.0%	£563,546	29.5%	46.7%	£716,759	33.8%	43.5%
	Without Grant	75% AR / 25% SO	£22,655	2.0%	94.7%	£166,308	12.3%	73.8%	£303,921	19.7%	64.1%	£444,894	25.6%	57.9%	£579,827	30.0%	54.3%
		50% AR / 50% SO	£63,645	5.2%	85.1%	£213,651	15.1%	66.3%	£356,934	22.1%	57.8%	£499,333	27.4%	52.7%	£645,410	31.9%	49.1%

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



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



Graph 4c: 10 Unit Flatted Scheme (5 x 2BF & 5 x 1BF) - Reduction in RLV from Current Policy - All Value Points

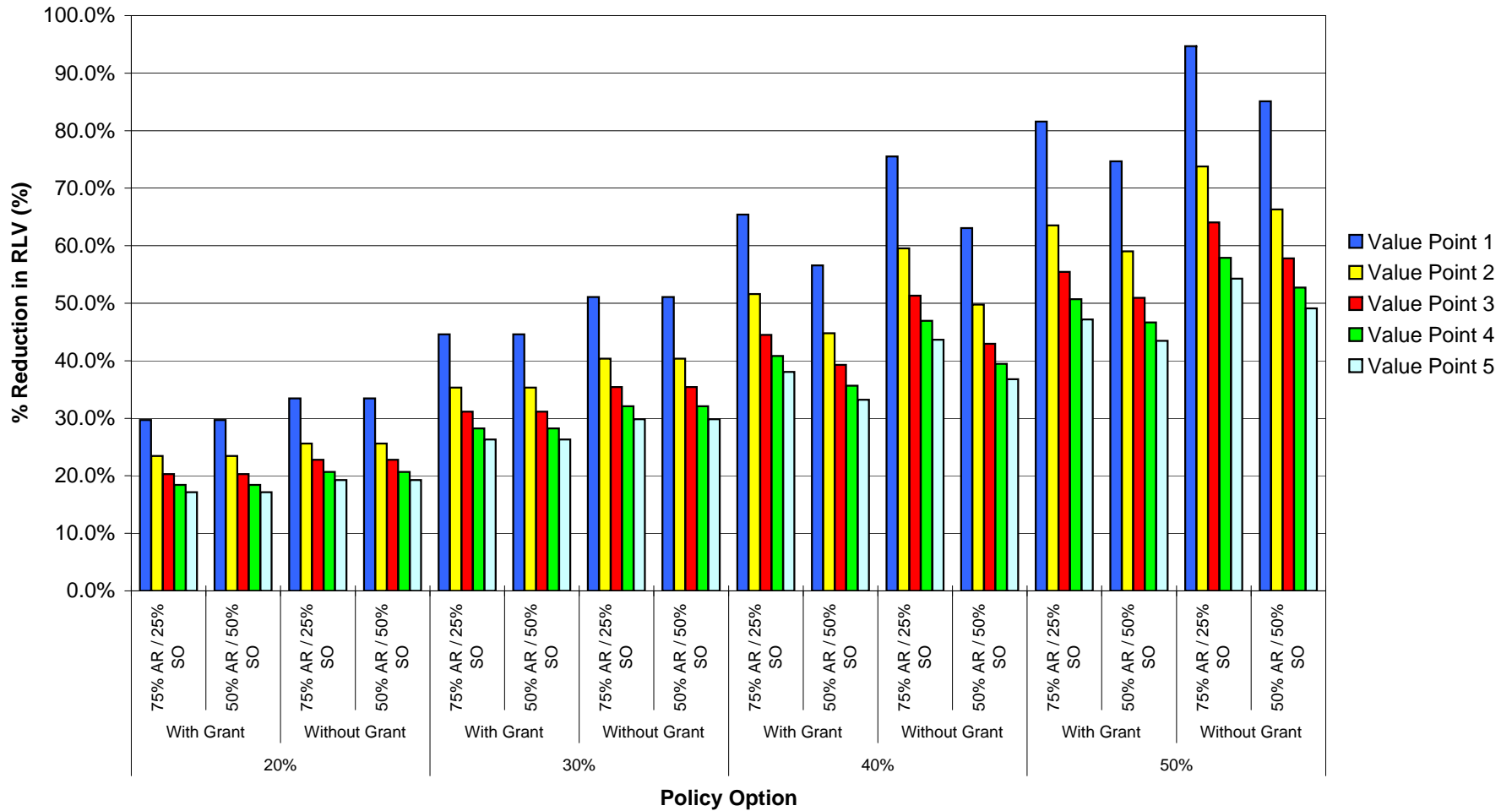
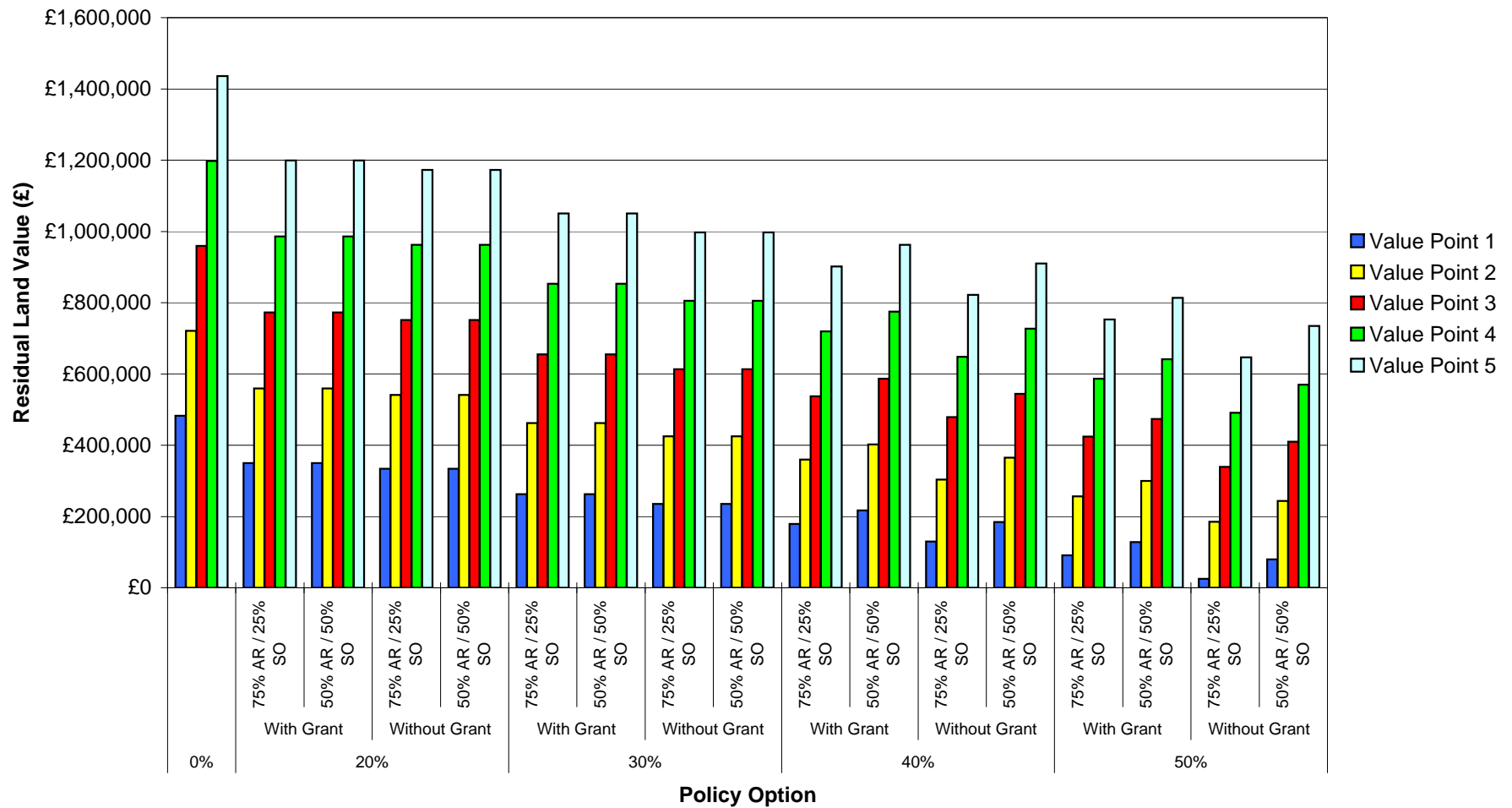


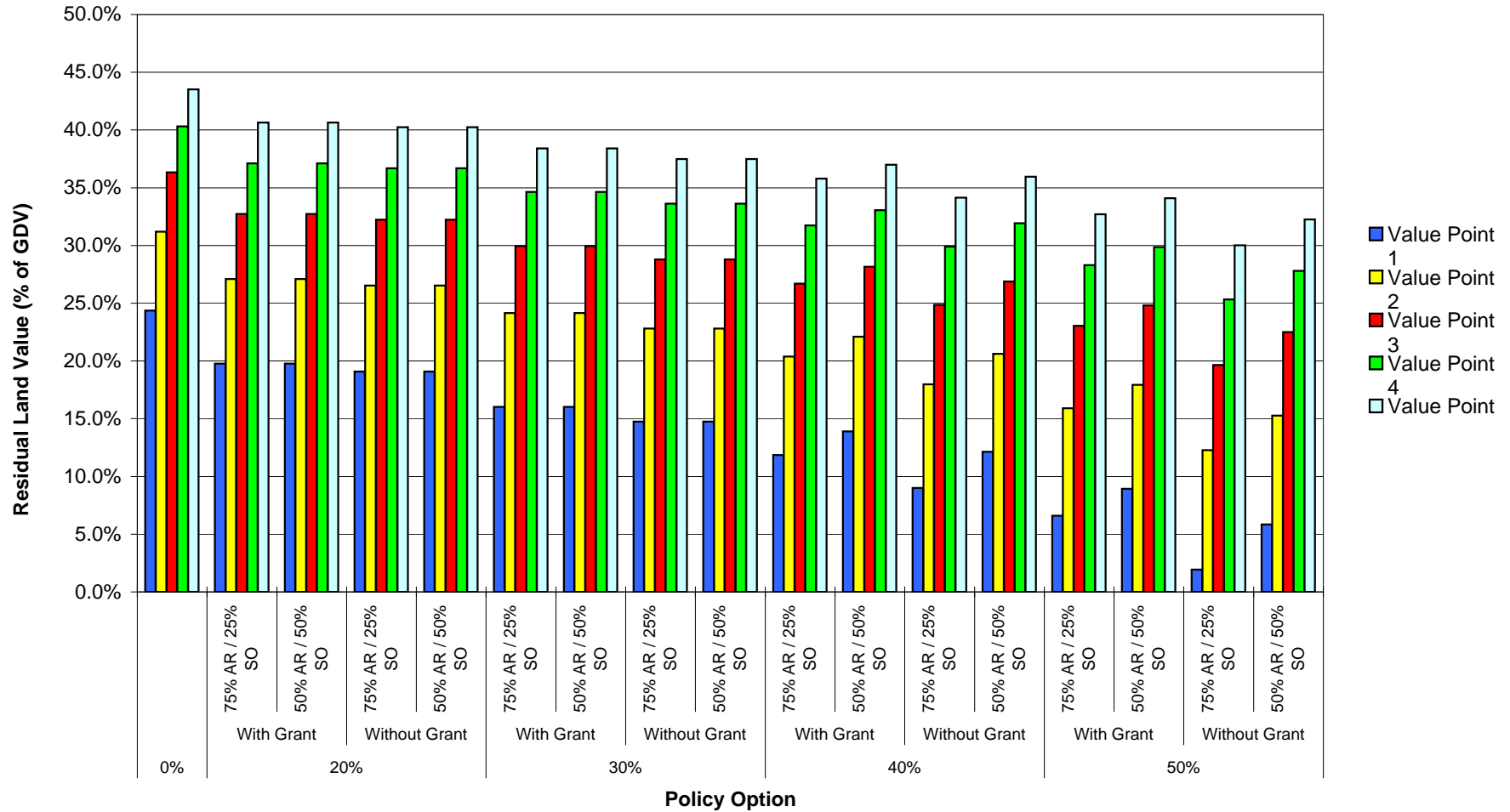
Table 5: 10 Flatted Scheme (10 x 2BF) Appraisal Types, Residual Land Value, RLV as % of GDV and Percentage Reduction in Residual Land Value from Adopted Policy Position

Affordable Housing Percentage	Grant Status	Affordable Housing Tenure Mix	Value Point 1			Value Point 2			Value Point 3			Value Point 4			Value Point 5		
			RLV	RLV as % of GDV	Reduction in RLV from Current Policy	RLV	RLV as % of GDV	Reduction in RLV from Current Policy	RLV	RLV as % of GDV	Reduction in RLV from Current Policy	RLV	RLV as % of GDV	Reduction in RLV from Current Policy	RLV	RLV as % of GDV	Reduction in RLV from Current Policy
0%			£482,417	24.4%	N/A	£720,823	31.2%	N/A	£959,229	36.3%	N/A	£1,197,635	40.3%	N/A	£1,436,041	43.5%	N/A
20%	With Grant	75% AR / 25% SO	£350,033	19.8%	27.4%	£559,655	27.1%	22.4%	£772,885	32.7%	19.4%	£986,115	37.1%	17.7%	£1,199,346	40.6%	16.5%
		50% AR / 50% SO	£350,033	19.8%	27.4%	£559,655	27.1%	22.4%	£772,885	32.7%	19.4%	£986,115	37.1%	17.7%	£1,199,346	40.6%	16.5%
	Without Grant	75% AR / 25% SO	£333,990	19.1%	30.8%	£541,131	26.5%	24.9%	£751,715	32.2%	21.6%	£962,299	36.7%	19.7%	£1,172,883	40.2%	18.3%
		50% AR / 50% SO	£333,990	19.1%	30.8%	£541,131	26.5%	24.9%	£751,715	32.2%	21.6%	£962,299	36.7%	19.7%	£1,172,883	40.2%	18.3%
30%	With Grant	75% AR / 25% SO	£262,829	16.0%	45.5%	£462,478	24.2%	35.8%	£655,301	29.9%	31.7%	£852,891	34.6%	28.8%	£1,050,482	38.4%	26.8%
		50% AR / 50% SO	£262,829	16.0%	45.5%	£462,478	24.2%	35.8%	£655,301	29.9%	31.7%	£852,891	34.6%	28.8%	£1,050,482	38.4%	26.8%
	Without Grant	75% AR / 25% SO	£235,500	14.7%	51.2%	£425,043	22.8%	41.0%	£612,960	28.8%	36.1%	£805,258	33.6%	32.8%	£997,556	37.5%	30.5%
		50% AR / 50% SO	£235,500	14.7%	51.2%	£425,043	22.8%	41.0%	£612,960	28.8%	36.1%	£805,258	33.6%	32.8%	£997,556	37.5%	30.5%
40%	With Grant	75% AR / 25% SO	£179,245	11.9%	62.8%	£359,471	20.4%	50.1%	£537,716	26.7%	43.9%	£719,667	31.7%	39.9%	£901,619	35.8%	37.2%
		50% AR / 50% SO	£217,008	13.9%	55.0%	£402,638	22.1%	44.1%	£586,542	28.2%	38.9%	£774,596	33.1%	35.3%	£962,651	37.0%	33.0%
	Without Grant	75% AR / 25% SO	£130,123	9.0%	73.0%	£303,319	18.0%	57.9%	£479,144	24.9%	50.0%	£648,217	29.9%	45.9%	£822,230	34.1%	42.7%
		50% AR / 50% SO	£184,260	12.1%	61.8%	£365,204	20.6%	49.3%	£544,201	26.9%	43.3%	£726,963	31.9%	39.3%	£909,725	36.0%	36.7%

Graph 5a: 10 Unit Flatted Scheme (10 x 2BF) - Residual Land Values at Potential Policy Options - All Value Points



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



Graph 5c: 10 Unit Flatted Scheme (10 x 2BF) - Reduction in RLV from Current Policy - All Value Points

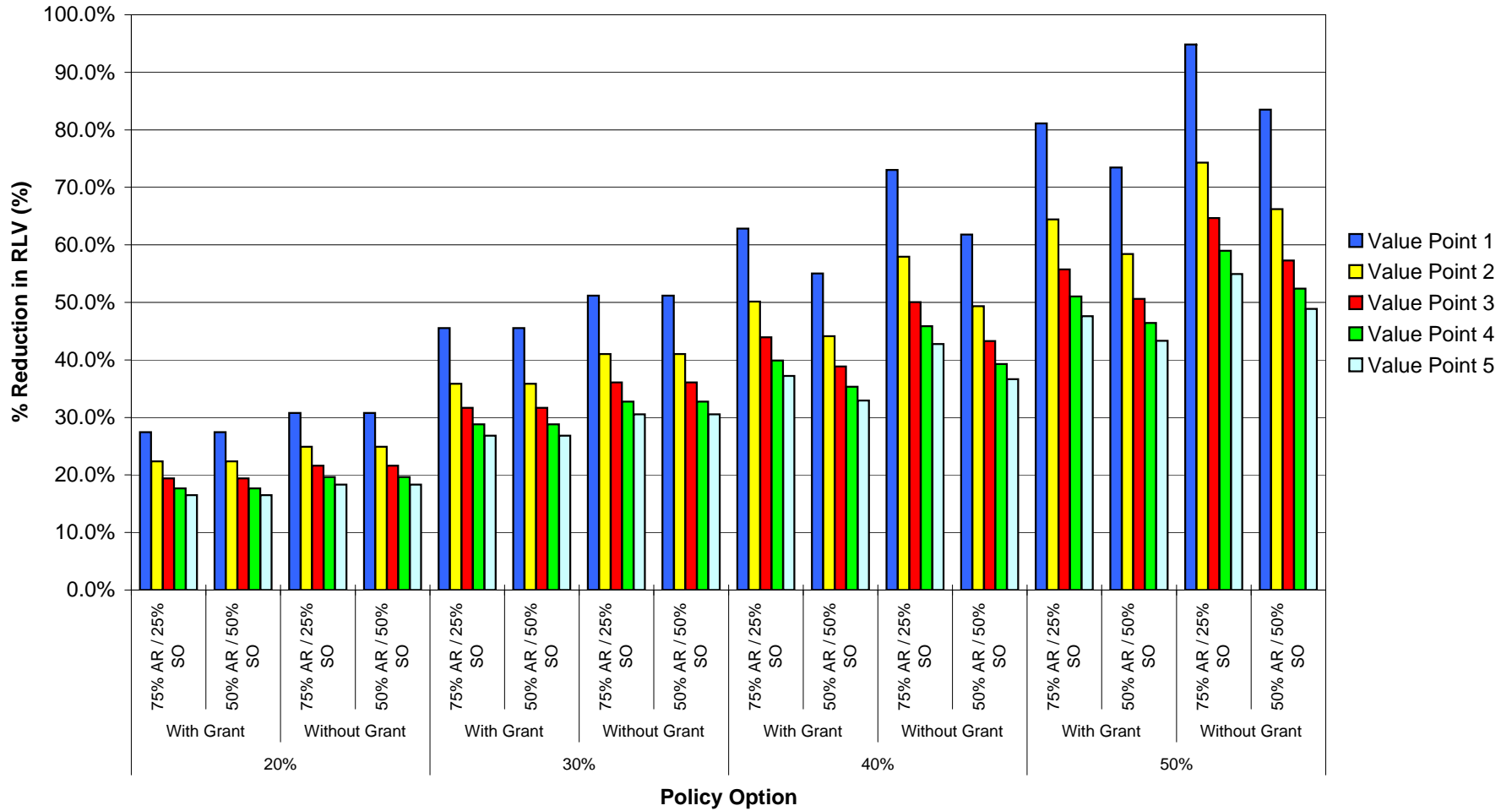
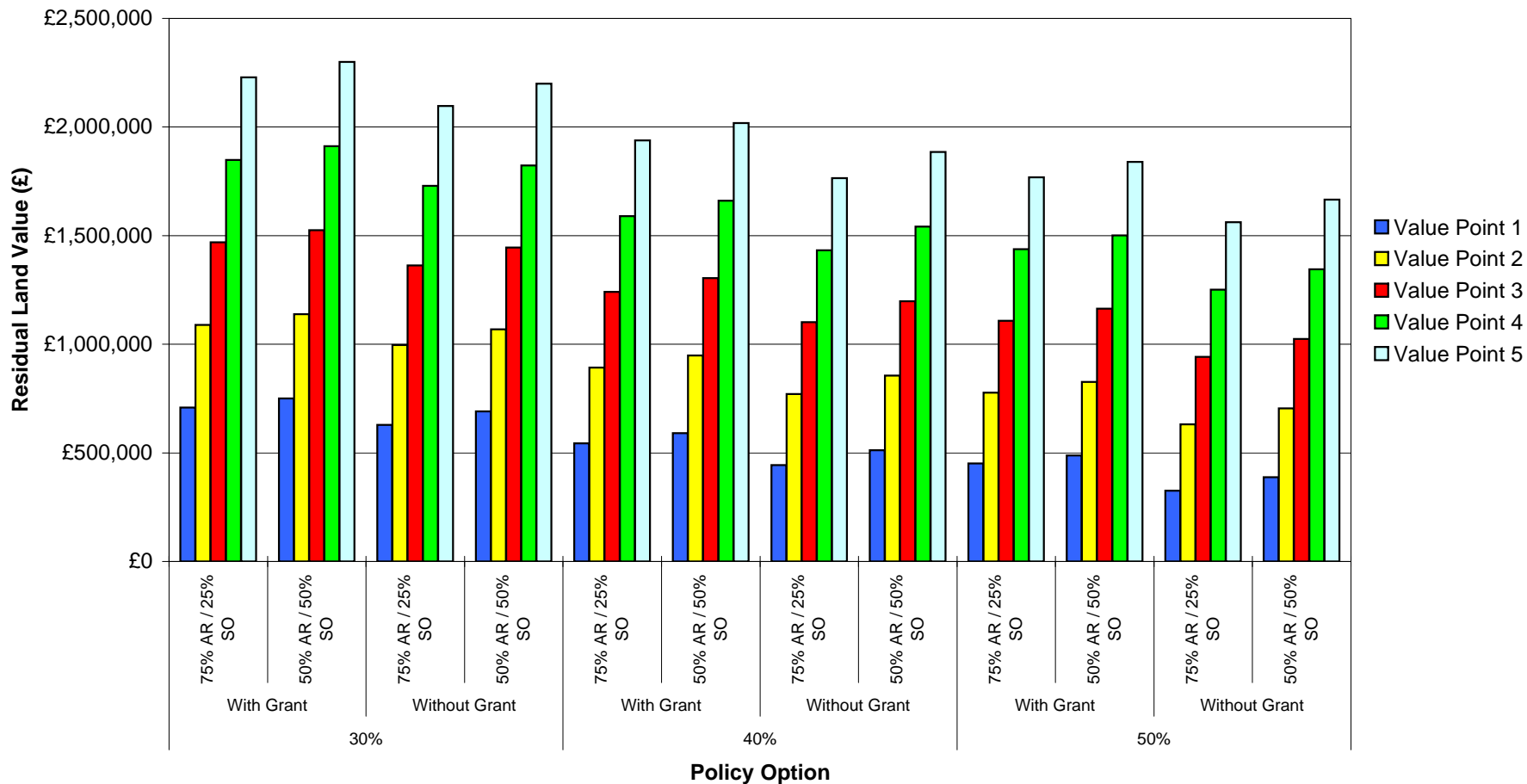


Table 6: 15 House Scheme (3 x 4BH, 4 x 3BH 8 x 2BH) Appraisal Types, Residual Land Value, RLV as % of GDV and Percentage Reduction in Residual Land Value from Adopted Policy Position

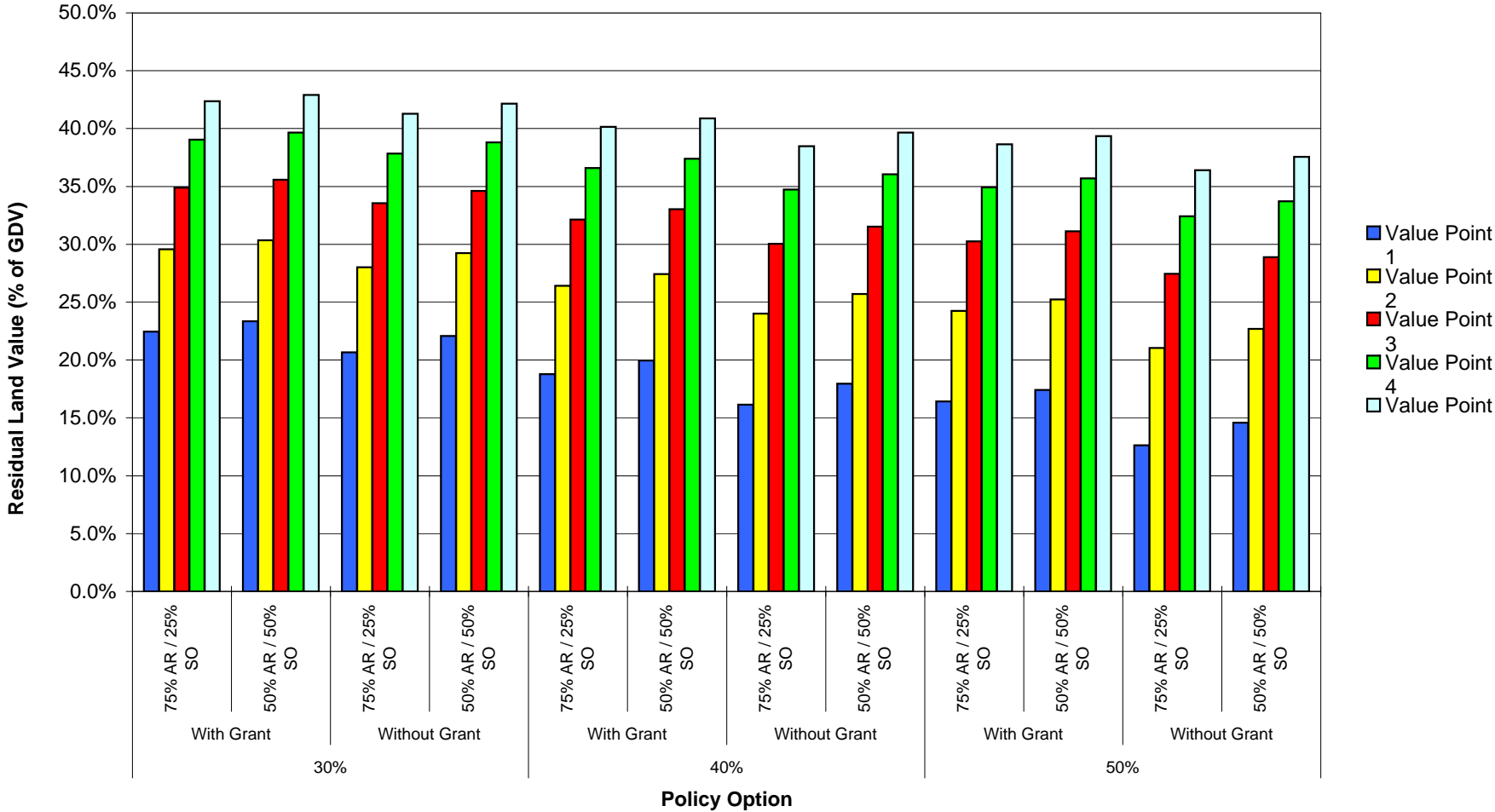
Affordable Housing Percentage	Grant Status	Affordable Housing Tenure Mix	Value Point 1			Value Point 2			Value Point 3			Value Point 4			Value Point 5		
			RLV	RLV as % of GDV	Reduction in RLV from Current Policy	RLV	RLV as % of GDV	Reduction in RLV from Current Policy	RLV	RLV as % of GDV	Reduction in RLV from Current Policy	RLV	RLV as % of GDV	Reduction in RLV from Current Policy	RLV	RLV as % of GDV	Reduction in RLV from Current Policy
30%	With Grant	75% AR / 25% SO	£708,731	22.5%	N/A	£1,088,762	29.6%	N/A	£1,468,792	34.9%	N/A	£1,848,823	39.1%	N/A	£2,228,853	42.4%	N/A
		50% AR / 50% SO	£750,899	23.4%	N/A	£1,137,957	30.3%	N/A	£1,525,015	35.6%	N/A	£1,912,074	39.7%	N/A	£2,299,132	42.9%	N/A
	Without Grant	75% AR / 25% SO	£629,260	20.7%	N/A	£996,045	28.0%	N/A	£1,362,830	33.6%	N/A	£1,729,615	37.9%	N/A	£2,096,401	41.3%	N/A
		50% AR / 50% SO	£691,523	22.1%	N/A	£1,068,685	29.2%	N/A	£1,445,847	34.6%	N/A	£1,823,010	38.8%	N/A	£2,200,172	42.1%	N/A
40%	With Grant	75% AR / 25% SO	£543,550	18.8%	23.3%	£892,221	26.4%	18.1%	£1,240,891	32.1%	15.5%	£1,589,562	36.6%	14.0%	£1,938,233	40.2%	13.0%
		50% AR / 50% SO	£591,266	20.0%	21.3%	£947,889	27.4%	16.7%	£1,304,513	33.0%	14.5%	£1,661,136	37.4%	13.1%	£2,017,759	40.9%	12.2%
	Without Grant	75% AR / 25% SO	£443,865	16.1%	29.5%	£770,582	24.0%	22.6%	£1,101,876	30.0%	19.1%	£1,433,170	34.7%	17.1%	£1,764,464	38.5%	15.8%
		50% AR / 50% SO	£511,794	17.9%	26.0%	£855,172	25.7%	20.0%	£1,198,551	31.5%	17.1%	£1,541,929	36.0%	15.4%	£1,885,307	39.7%	14.3%
50%	With Grant	75% AR / 25% SO	£450,884	16.4%	36.4%	£776,897	24.2%	28.6%	£1,107,559	30.2%	24.6%	£1,438,221	34.9%	22.2%	£1,768,883	38.6%	20.6%
		50% AR / 50% SO	£488,403	17.4%	35.0%	£826,093	25.2%	27.4%	£1,163,782	31.1%	23.7%	£1,501,472	35.7%	21.5%	£1,839,162	39.3%	20.0%
	Without Grant	75% AR / 25% SO	£325,232	12.6%	48.3%	£631,814	21.0%	36.6%	£941,750	27.4%	30.9%	£1,251,686	32.4%	27.6%	£1,561,621	36.4%	25.5%
		50% AR / 50% SO	£388,143	14.6%	43.9%	£704,455	22.7%	34.1%	£1,024,767	28.9%	29.1%	£1,345,080	33.7%	26.2%	£1,665,393	37.6%	24.3%

N.B. SO = Shared Ownership AR = Affordable Rent IR = Intermediate Rent

Graph 6a: 15 Unit House Scheme (3 x 4BH, 4 x 3BH & 8 x 2BH) - Residual Land Values at Potential Policy Options - All Value Points



Graph 6b: 15 Unit House Scheme (3 x 4BH, 4 x 3BH & 8 x 2BH) - Residual Land Values as a percentage of the Gross Development Value - All Value Points



Source: Adams Integra, 2008

Graph 6c: 15 Unit House Scheme (3 x 4BH, 4 x 3BH & 8 x 2BH) - Reduction in RLV from Current Policy - All Value Points

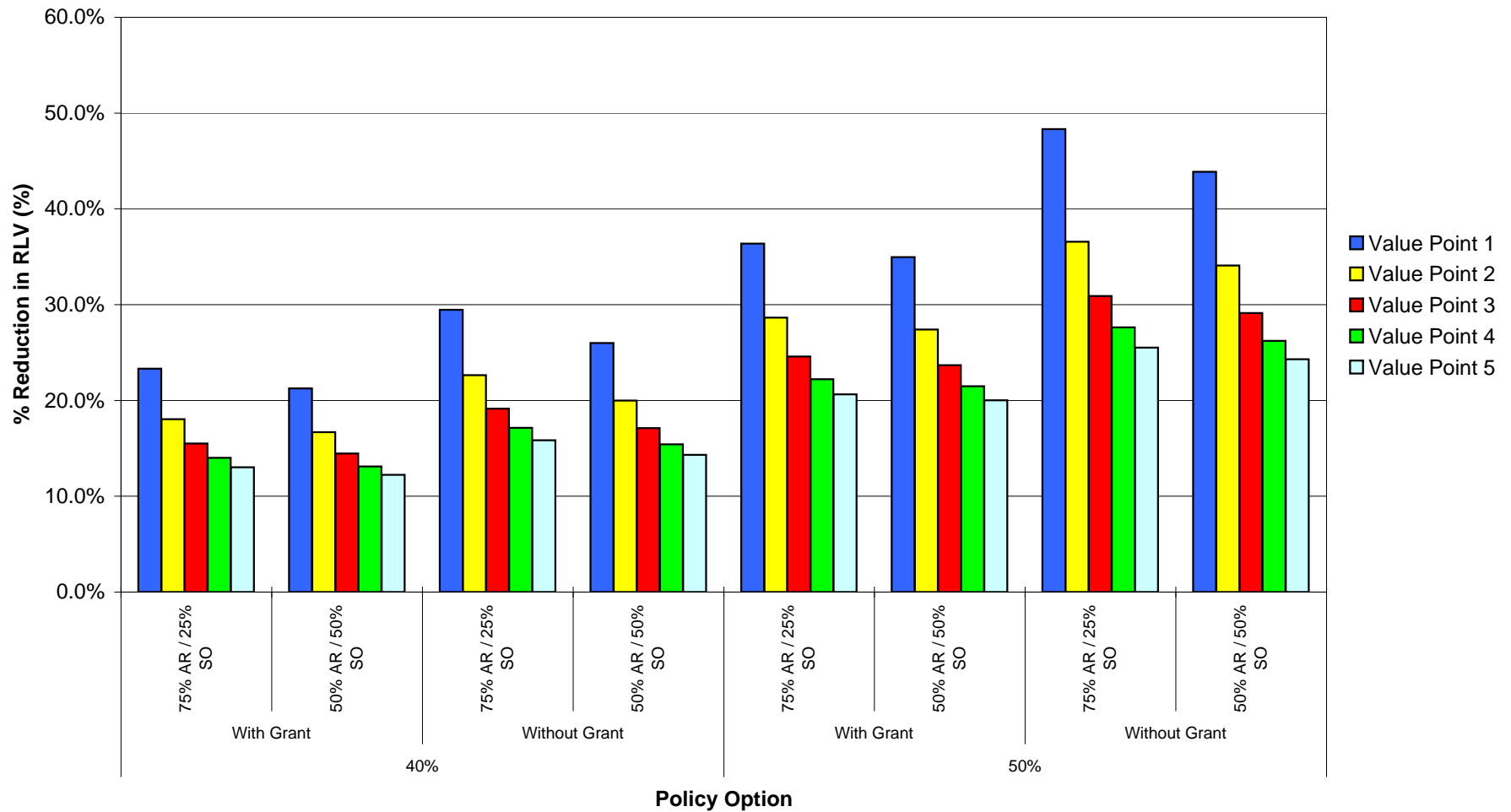
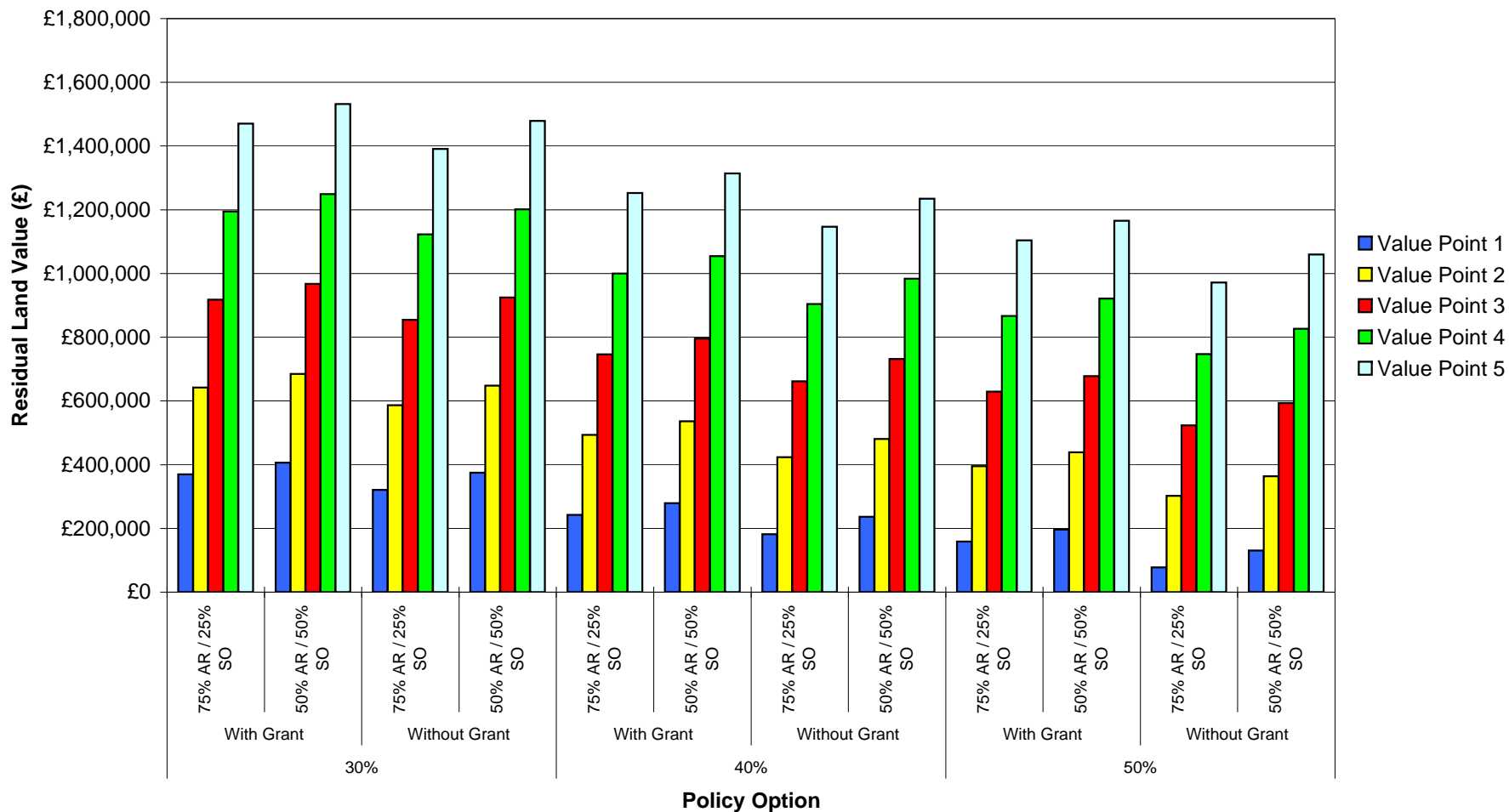


Table 7: 15 Flatted Scheme (10 x 2BF 5 x 1BF) Appraisal Types, Residual Land Value, RLV as % of GDV and Percentage Reduction in Residual Land Value from Adopted Policy Position

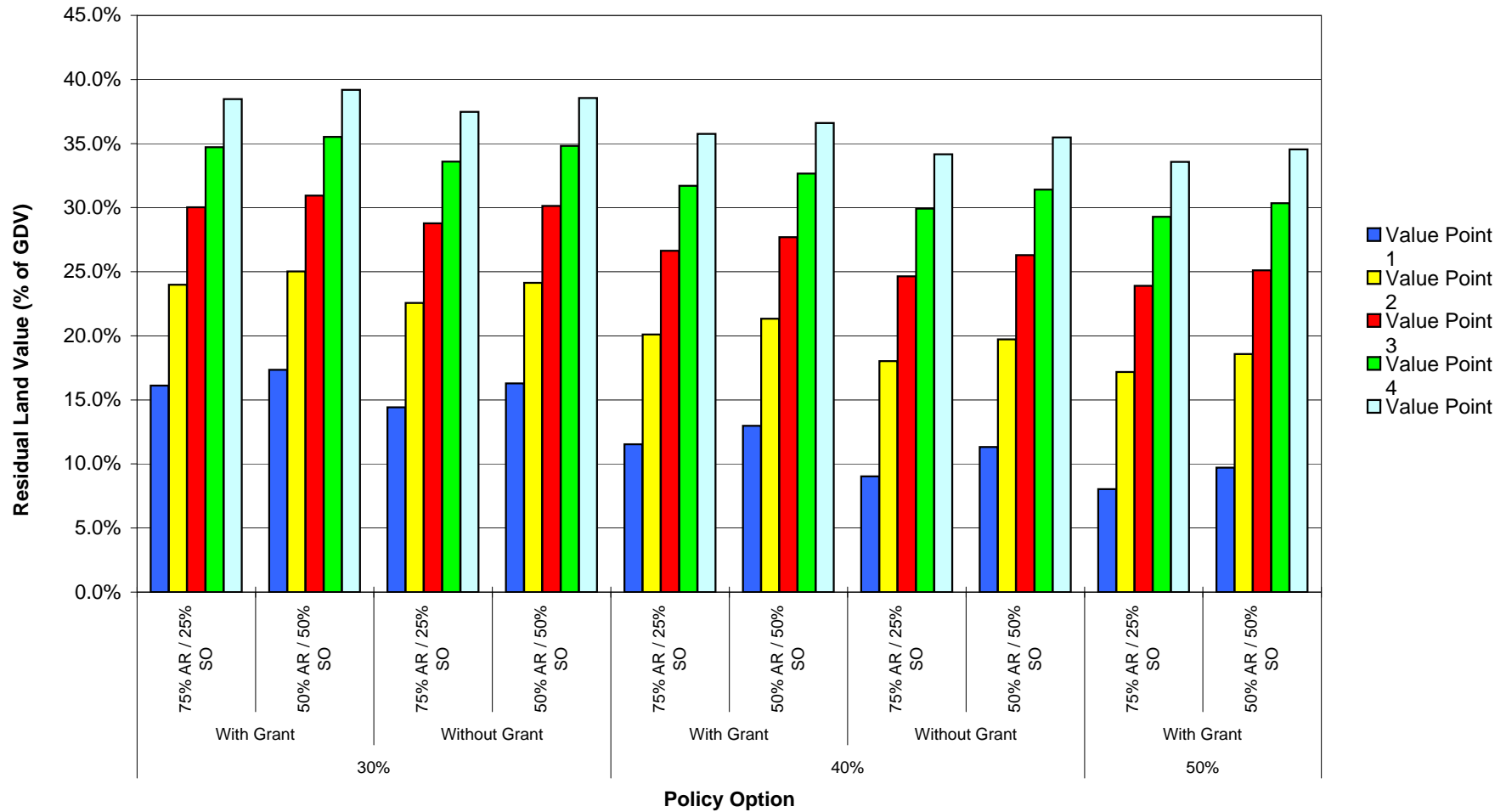
Affordable Housing Percentage	Grant Status	Affordable Housing Tenure Mix	Value Point 1			Value Point 2			Value Point 3			Value Point 4			Value Point 5		
			RLV	RLV as % of GDV	Reduction in RLV from Current Policy	RLV	RLV as % of GDV	Reduction in RLV from Current Policy	RLV	RLV as % of GDV	Reduction in RLV from Current Policy	RLV	RLV as % of GDV	Reduction in RLV from Current Policy	RLV	RLV as % of GDV	Reduction in RLV from Current Policy
30%	With Grant	75% AR / 25% SO	£369,582	16.1%	N/A	£642,002	24.0%	N/A	£918,232	30.0%	N/A	£1,194,462	34.7%	N/A	£1,470,692	38.5%	N/A
		50% AR / 50% SO	£406,583	17.3%	N/A	£684,724	25.0%	N/A	£967,057	30.9%	N/A	£1,249,391	35.5%	N/A	£1,531,724	39.2%	N/A
	Without Grant	75% AR / 25% SO	£321,452	14.4%	N/A	£586,429	22.6%	N/A	£854,721	28.8%	N/A	£1,123,012	33.6%	N/A	£1,391,303	37.5%	N/A
		50% AR / 50% SO	£374,496	16.3%	N/A	£647,676	24.1%	N/A	£924,717	30.1%	N/A	£1,201,757	34.8%	N/A	£1,478,798	38.6%	N/A
40%	With Grant	75% AR / 25% SO	£242,635	11.5%	34.3%	£493,356	20.1%	23.2%	£746,577	26.6%	18.7%	£999,799	31.7%	16.3%	£1,253,021	35.7%	14.8%
		50% AR / 50% SO	£279,636	13.0%	31.2%	£536,078	21.3%	21.7%	£795,403	27.7%	17.8%	£1,054,728	32.6%	15.6%	£1,314,053	36.6%	14.2%
	Without Grant	75% AR / 25% SO	£182,142	9.0%	43.3%	£423,626	18.0%	27.8%	£661,896	24.6%	22.6%	£904,532	29.9%	19.5%	£1,147,169	34.2%	17.5%
		50% AR / 50% SO	£236,280	11.3%	36.9%	£480,506	19.7%	25.8%	£731,892	26.3%	20.9%	£983,278	31.4%	18.2%	£1,234,664	35.5%	16.5%
50%	With Grant	75% AR / 25% SO	£158,635	8.0%	57.1%	£395,488	17.2%	38.4%	£628,993	23.9%	31.5%	£866,575	29.3%	27.5%	£1,104,157	33.6%	24.9%
		50% AR / 50% SO	£196,399	9.7%	51.7%	£438,655	18.6%	35.9%	£677,818	25.1%	29.9%	£921,504	30.4%	26.2%	£1,165,189	34.5%	23.9%
	Without Grant	75% AR / 25% SO	£77,541	4.2%	75.9%	£301,902	13.9%	48.5%	£523,141	21.1%	38.8%	£747,491	26.7%	33.4%	£971,842	31.3%	30.1%
		50% AR / 50% SO	£130,903	6.8%	65.0%	£363,787	16.1%	43.8%	£593,137	23.0%	35.9%	£826,237	28.5%	31.2%	£1,059,337	32.8%	28.4%

N.B. SO = Shared Ownership AR = Affordable Rent IR = Intermediate Rent

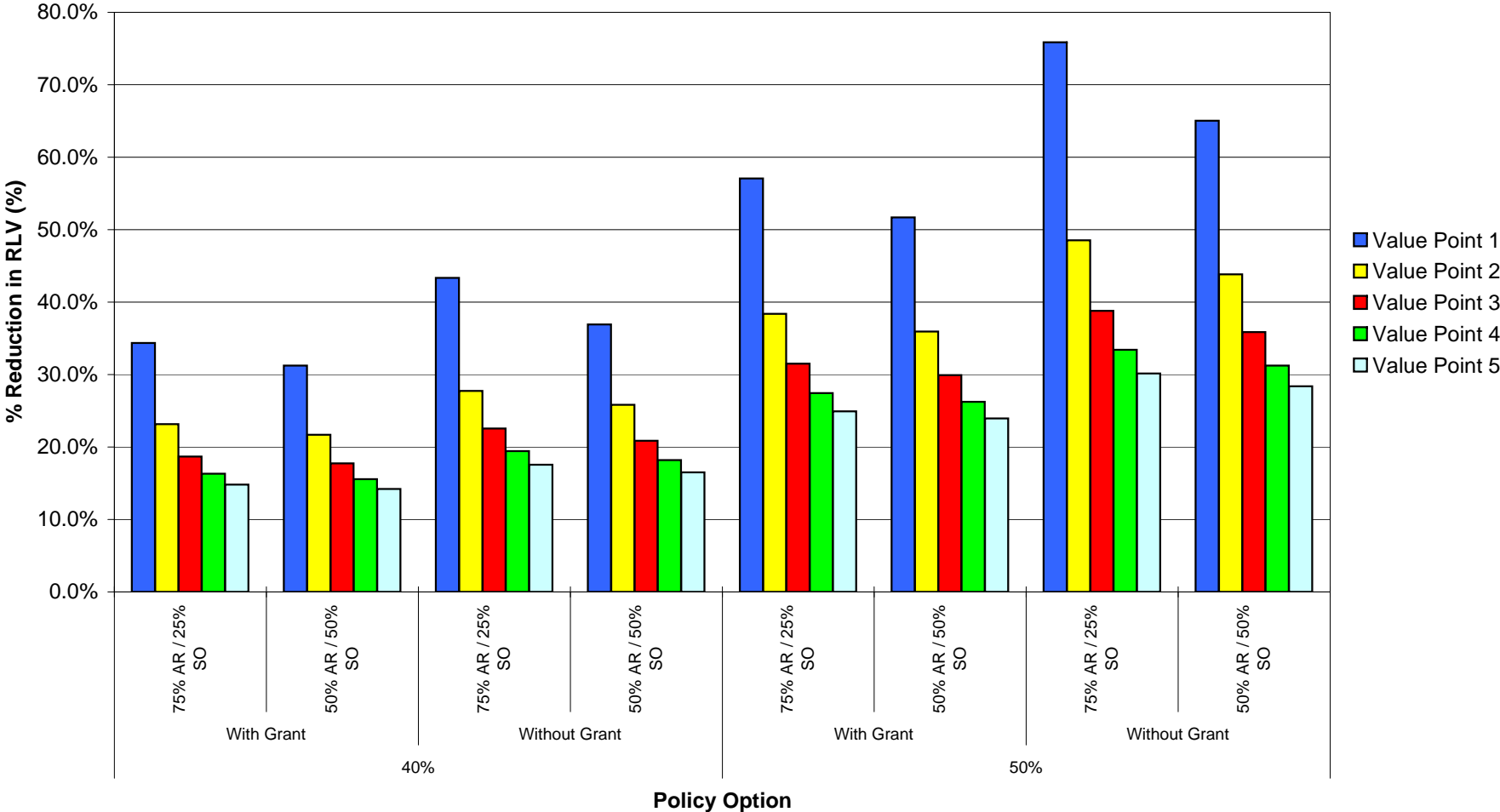
Graph 7a: 15 Unit Flatted Scheme (10 x 2BF & 5 x 1BF) - Residual Land Values at Potential Policy Options - All Value Points



Graph 7b: 15 Unit Flatted Scheme (10 x 2BF & 5 x 1BF) - Residual Land Values as a percentage of the Gross Development Value - All Value Points



Graph 7c: 15 Unit Flatted Scheme (10 x 2BF & 5 x 1BF) - Reduction in RLV from Current Policy - All Value Points



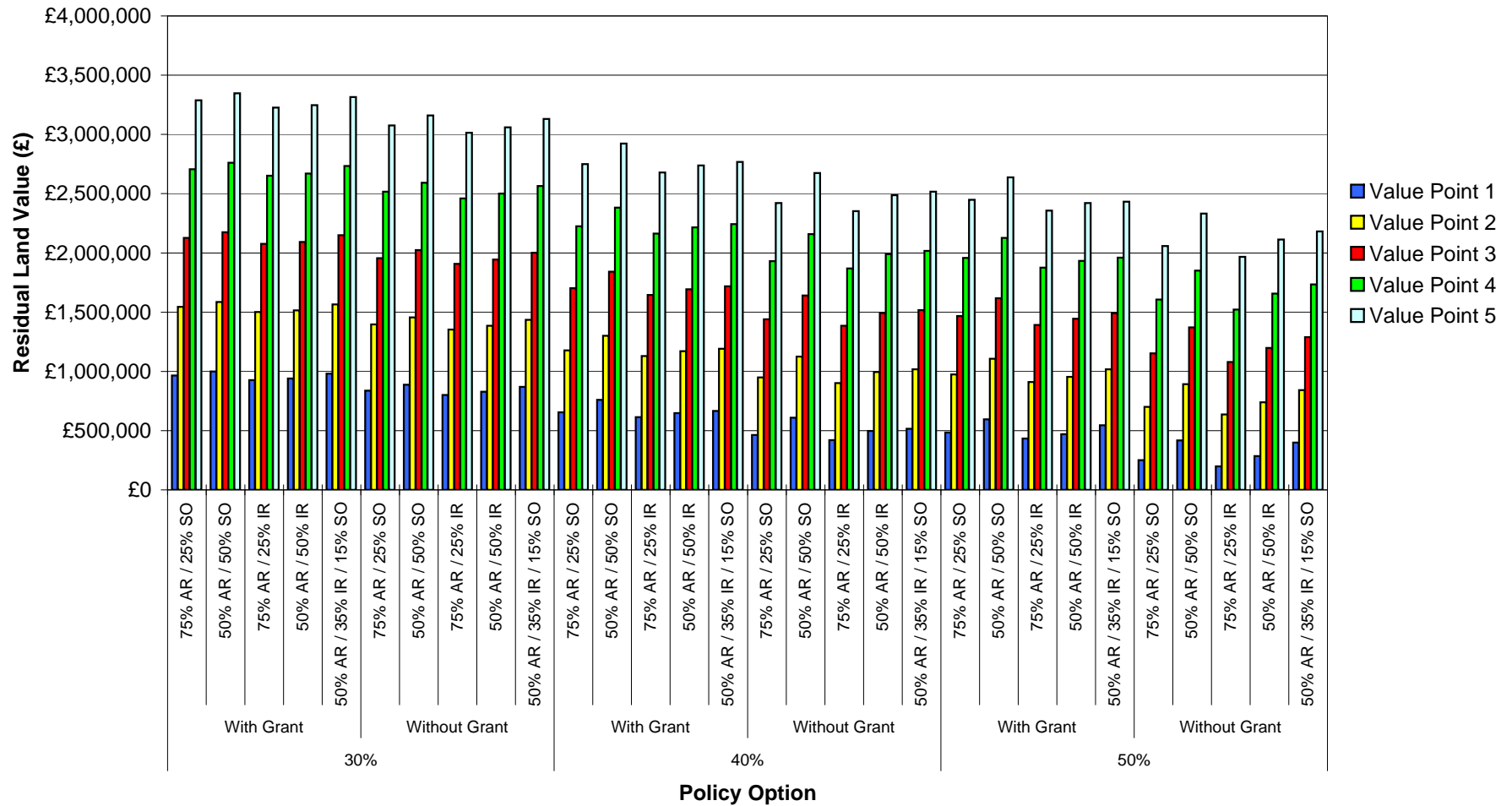
Source: Adams Integra, 2008

Table 8: 25 Mixed Scheme (8 x 4BH, 4 x 3BH, 3 x 2BH, 5 x 2BF 5 x 1BF) Appraisal Types, Residual Land Value, RLV as % of GDV and Percentage Reduction in Residual Land Value from Adopted Policy Position

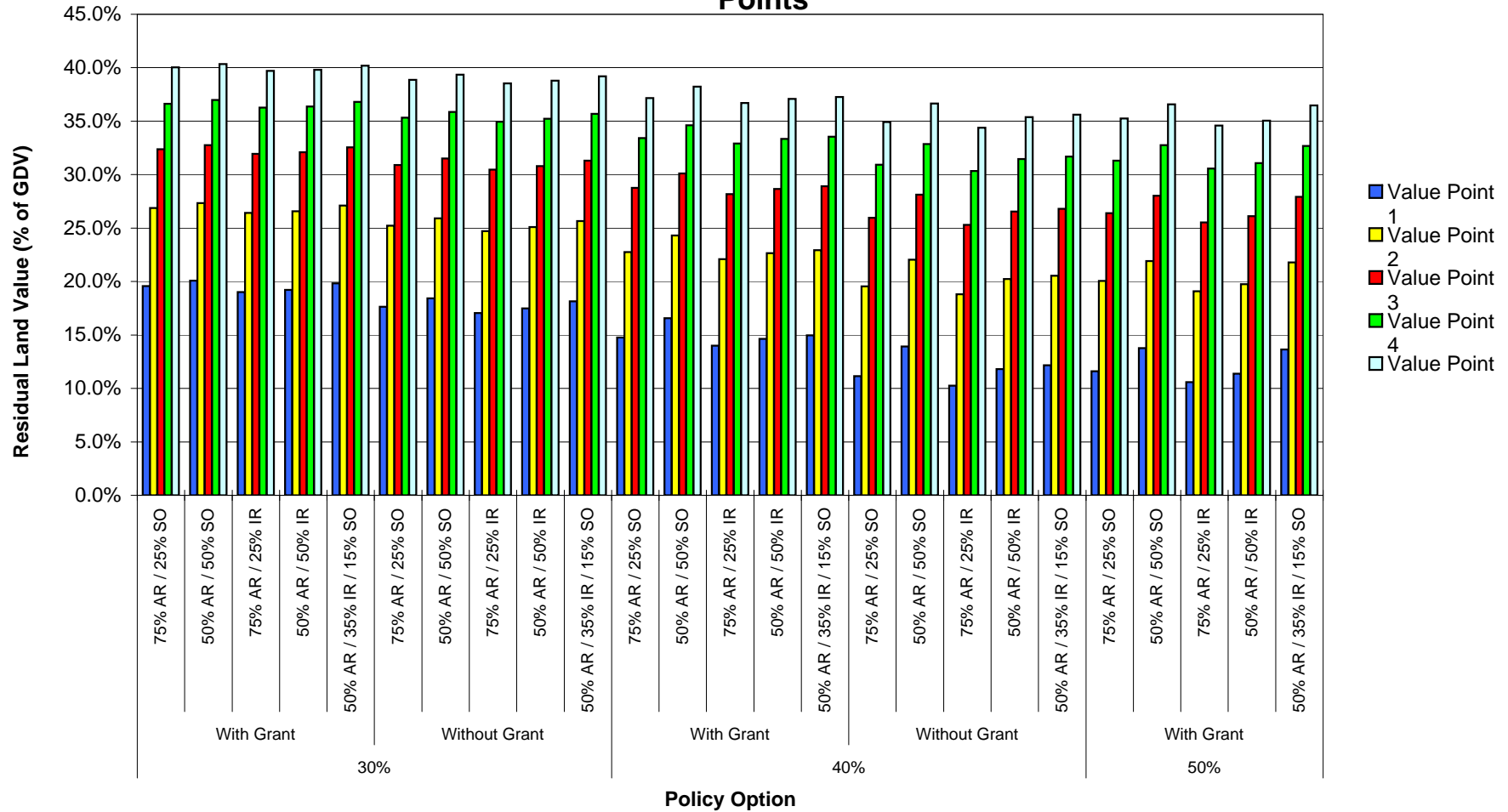
Affordable Housing Percentage	Grant Status	Affordable Housing Tenure Mix	Value Point 1			Value Point 2			Value Point 3			Value Point 4			Value Point 5		
			RLV	RLV as % of GDV	Reduction in RLV from Current Policy	RLV	RLV as % of GDV	Reduction in RLV from Current Policy	RLV	RLV as % of GDV	Reduction in RLV from Current Policy	RLV	RLV as % of GDV	Reduction in RLV from Current Policy	RLV	RLV as % of GDV	Reduction in RLV from Current Policy
30%	With Grant	75% AR / 25% SO	£964,148	19.6%	N/A	£1,544,975	26.9%	N/A	£2,125,803	32.4%	N/A	£2,706,631	36.6%	N/A	£3,287,458	40.0%	N/A
		50% AR / 50% SO	£1,000,005	20.1%	N/A	£1,586,809	27.3%	N/A	£2,173,613	32.8%	N/A	£2,760,417	37.0%	N/A	£3,347,221	40.4%	N/A
		75% AR / 25% IR	£927,348	19.0%	N/A	£1,502,043	26.4%	N/A	£2,076,737	32.0%	N/A	£2,651,431	36.3%	N/A	£3,226,126	39.7%	N/A
		50% AR / 50% IR	£939,394	19.2%	N/A	£1,516,096	26.6%	N/A	£2,092,798	32.1%	N/A	£2,669,500	36.4%	N/A	£3,246,202	39.8%	N/A
		50% AR / 35% IR / 15% SO	£981,605	19.8%	N/A	£1,565,342	27.1%	N/A	£2,149,080	32.6%	N/A	£2,732,817	36.8%	N/A	£3,316,554	40.2%	N/A
	Without Grant	75% AR / 25% SO	£836,915	17.6%	N/A	£1,396,538	25.2%	N/A	£1,956,160	30.9%	N/A	£2,515,782	35.3%	N/A	£3,075,405	38.9%	N/A
		50% AR / 50% SO	£888,320	18.4%	N/A	£1,456,510	25.9%	N/A	£2,024,700	31.5%	N/A	£2,592,890	35.9%	N/A	£3,161,079	39.4%	N/A
		75% AR / 25% IR	£800,116	17.0%	N/A	£1,353,605	24.7%	N/A	£1,907,094	30.5%	N/A	£2,460,583	34.9%	N/A	£3,014,072	38.5%	N/A
		50% AR / 50% IR	£827,709	17.5%	N/A	£1,385,797	25.1%	N/A	£1,943,885	30.8%	N/A	£2,501,973	35.2%	N/A	£3,060,061	38.8%	N/A
		50% AR / 35% IR / 15% SO	£869,920	18.1%	N/A	£1,435,044	25.7%	N/A	£2,000,167	31.3%	N/A	£2,565,290	35.7%	N/A	£3,130,413	39.2%	N/A
40%	With Grant	75% AR / 25% SO	£655,059	14.8%	32.1%	£1,178,541	22.8%	23.7%	£1,702,023	28.8%	19.9%	£2,225,505	33.4%	17.8%	£2,748,987	37.1%	16.4%
		50% AR / 50% SO	£759,914	16.6%	24.0%	£1,300,872	24.3%	18.0%	£1,841,830	30.1%	15.3%	£2,382,788	34.6%	13.7%	£2,923,746	38.2%	12.7%
		75% AR / 25% IR	£612,848	14.0%	33.9%	£1,129,294	22.1%	24.8%	£1,645,741	28.2%	20.8%	£2,162,188	32.9%	18.5%	£2,678,635	36.7%	17.0%
		50% AR / 50% IR	£648,072	14.6%	31.0%	£1,170,390	22.6%	22.8%	£1,692,708	28.7%	19.1%	£2,215,025	33.3%	17.0%	£2,737,343	37.1%	15.7%
		50% AR / 35% IR / 15% SO	£666,472	15.0%	32.1%	£1,191,857	22.9%	23.9%	£1,717,241	28.9%	20.1%	£2,242,625	33.6%	17.9%	£2,768,009	37.3%	16.5%
	Without Grant	75% AR / 25% SO	£463,642	11.1%	44.6%	£949,645	19.6%	32.0%	£1,440,428	26.0%	26.4%	£1,931,210	30.9%	23.2%	£2,421,993	34.9%	21.2%
		50% AR / 50% SO	£609,766	13.9%	31.4%	£1,125,699	22.0%	22.7%	£1,641,633	28.1%	18.9%	£2,157,566	32.9%	16.8%	£2,673,499	36.7%	15.4%
		75% AR / 25% IR	£420,991	10.3%	47.4%	£900,399	18.8%	33.5%	£1,384,146	25.3%	27.4%	£1,867,893	30.4%	24.1%	£2,351,641	34.4%	22.0%
		50% AR / 50% IR	£497,924	11.8%	39.8%	£995,217	20.2%	28.2%	£1,492,510	26.5%	23.2%	£1,989,803	31.5%	20.5%	£2,487,096	35.4%	18.7%
		50% AR / 35% IR / 15% SO	£516,324	12.2%	40.6%	£1,016,684	20.5%	29.2%	£1,517,043	26.8%	24.2%	£2,017,403	31.7%	21.4%	£2,517,762	35.6%	19.6%
50%	With Grant	75% AR / 25% SO	£483,413	11.6%	49.9%	£974,886	20.0%	36.9%	£1,466,359	26.4%	31.0%	£1,957,832	31.3%	27.7%	£2,449,305	35.3%	25.5%
		50% AR / 50% SO	£596,418	13.8%	40.4%	£1,106,725	21.9%	30.3%	£1,617,032	28.0%	25.6%	£2,127,339	32.8%	22.9%	£2,637,647	36.6%	21.2%
		75% AR / 25% IR	£432,674	10.6%	53.3%	£910,487	19.1%	39.4%	£1,392,760	25.5%	32.9%	£1,875,033	30.6%	29.3%	£2,357,306	34.6%	26.9%
		50% AR / 50% IR	£471,032	11.4%	49.9%	£954,776	19.7%	37.0%	£1,443,377	26.1%	31.0%	£1,931,977	31.1%	27.6%	£2,420,577	35.0%	25.4%
		50% AR / 35% IR / 15% SO	£545,642	13.6%	44.4%	£1,017,263	21.8%	35.0%	£1,488,884	27.9%	30.7%	£1,960,505	32.7%	28.3%	£2,432,126	36.5%	26.7%
	Without Grant	75% AR / 25% SO	£251,216	6.5%	70.0%	£700,968	15.7%	49.8%	£1,153,309	22.5%	41.0%	£1,605,651	27.9%	36.2%	£2,057,993	32.2%	33.1%
		50% AR / 50% SO	£416,699	10.2%	53.1%	£892,041	18.8%	38.8%	£1,371,679	25.3%	32.3%	£1,851,317	30.3%	28.6%	£2,330,955	34.4%	26.3%
		75% AR / 25% IR	£199,471	5.3%	75.1%	£636,568	14.5%	53.0%	£1,079,710	21.5%	43.4%	£1,522,852	27.0%	38.1%	£1,965,994	31.4%	34.8%
		50% AR / 50% IR	£285,100	7.3%	65.6%	£740,092	16.3%	46.6%	£1,198,024	23.1%	38.4%	£1,655,955	28.4%	33.8%	£2,113,886	32.7%	30.9%
		50% AR / 35% IR / 15% SO	£399,613	10.5%	54.1%	£842,090	19.1%	41.3%	£1,288,686	25.5%	35.6%	£1,735,282	30.5%	32.4%	£2,181,879	34.6%	30.3%

N.B. SO = Shared Ownership AR = Affordable Rent IR = Intermediate Rent

**Graph 8a: 25 Unit Mixed Scheme (8 x 4BH, 4 x 3BH, 3 x 2BH, 5 x 2BF & 5 x 1BF)
Residual Land Values at Potential Policy Options - All Value Points**



**Graph 8b: 25 Unit Mixed Scheme (8 x 4BH, 4 x 3BH, 3 x 2BH, 5 x 2BF & 5 x 1BF)
Residual Land Values as a percentage of the Gross Development Value - All Value Points**



**Graph 8c: 25 Unit Mixed Scheme (8 x 4BH, 4 x 3BH, 3 x 2BH, 5 x 2BF & 5 x 1BF)
Reduction in RLV from Current Policy - All Value Points**

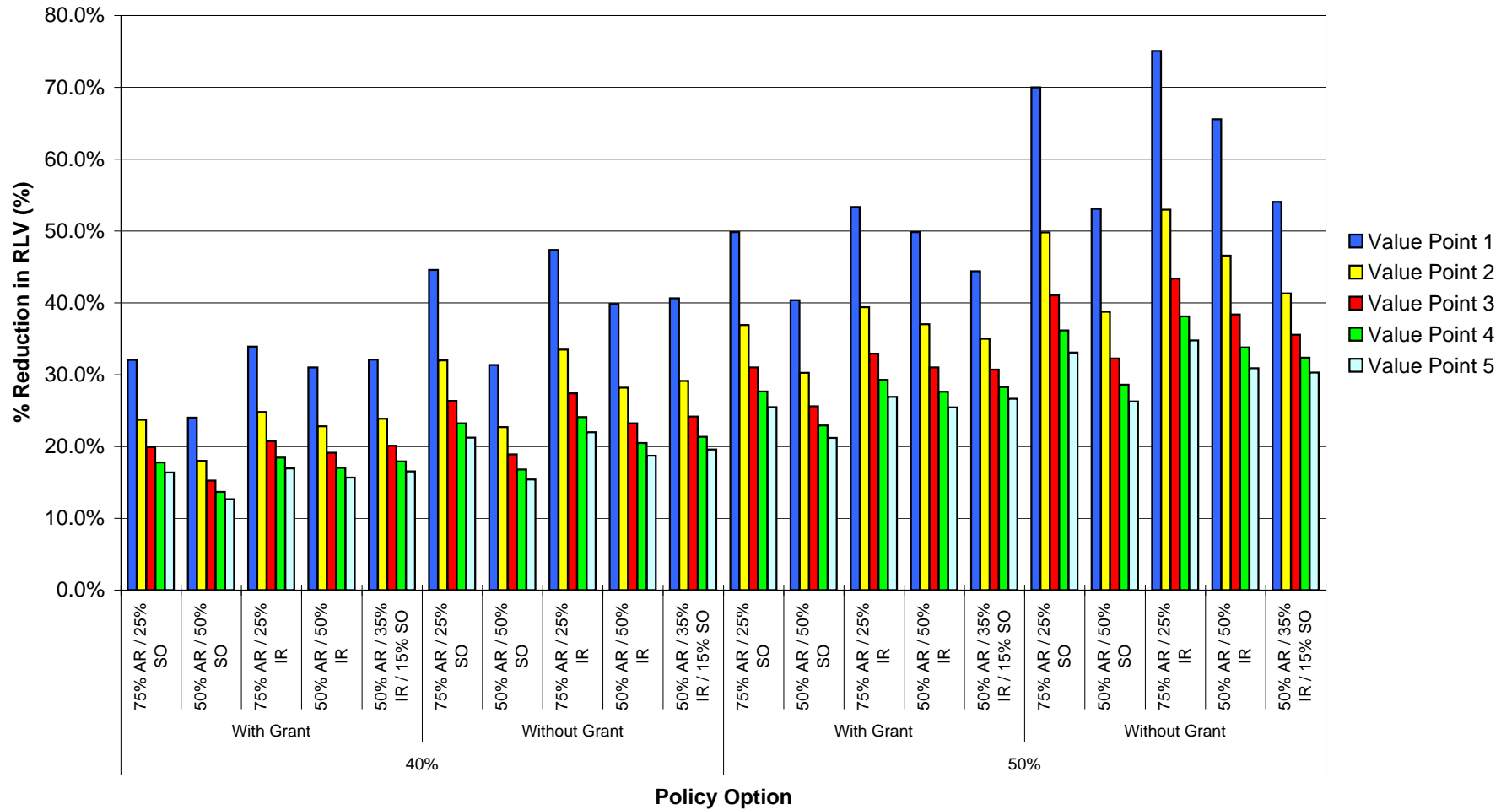
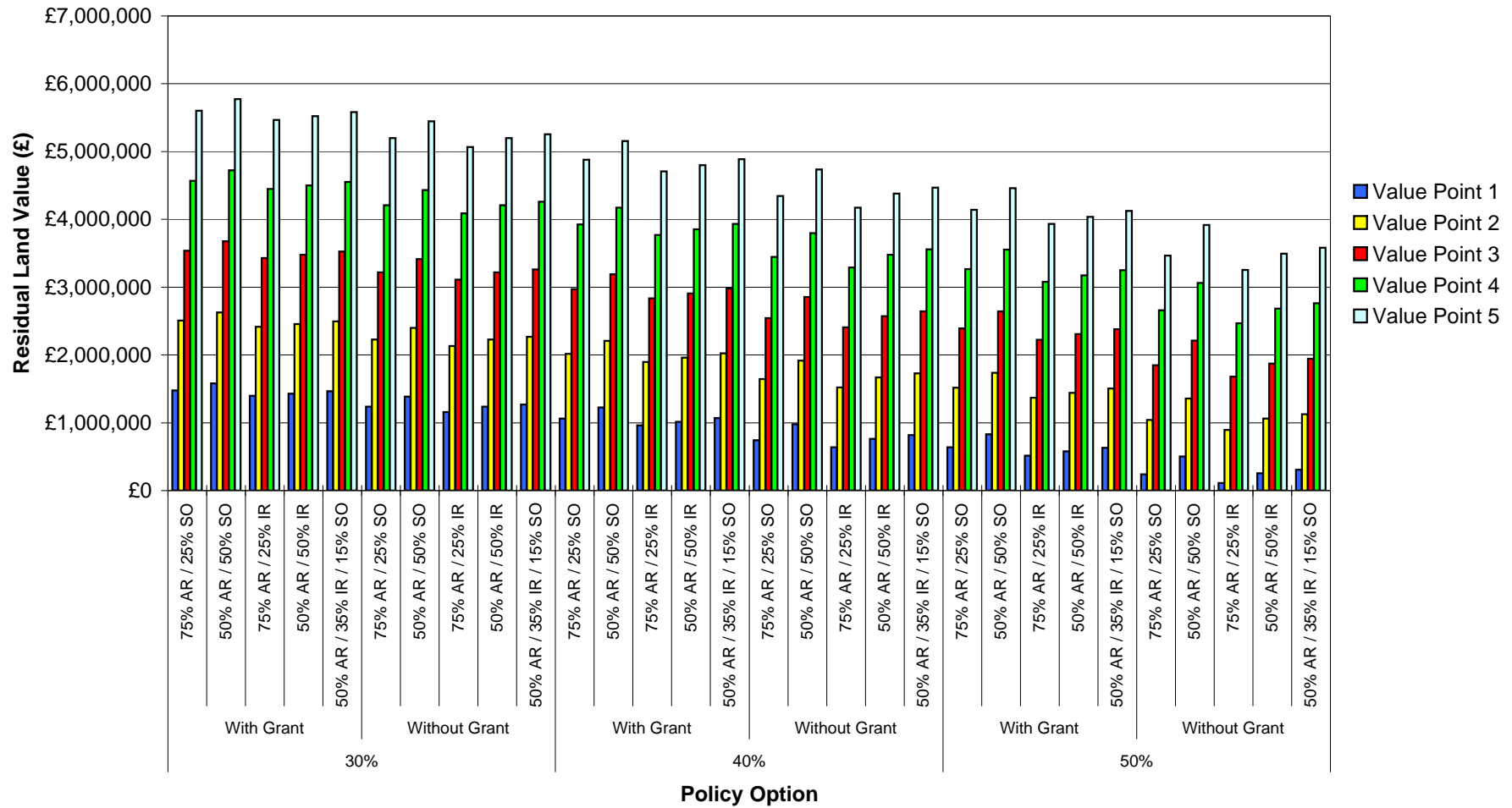


Table 9: 50 Unit Mixed Scheme (7 x 4BH, 12 x 3BH, 6 x 2BH, 17 x 2BF 8 x 1BF) Appraisal Types, Residual Land Value, RLV as % of GDV and Percentage Reduction in Residual Land Value from Adopted Policy Position

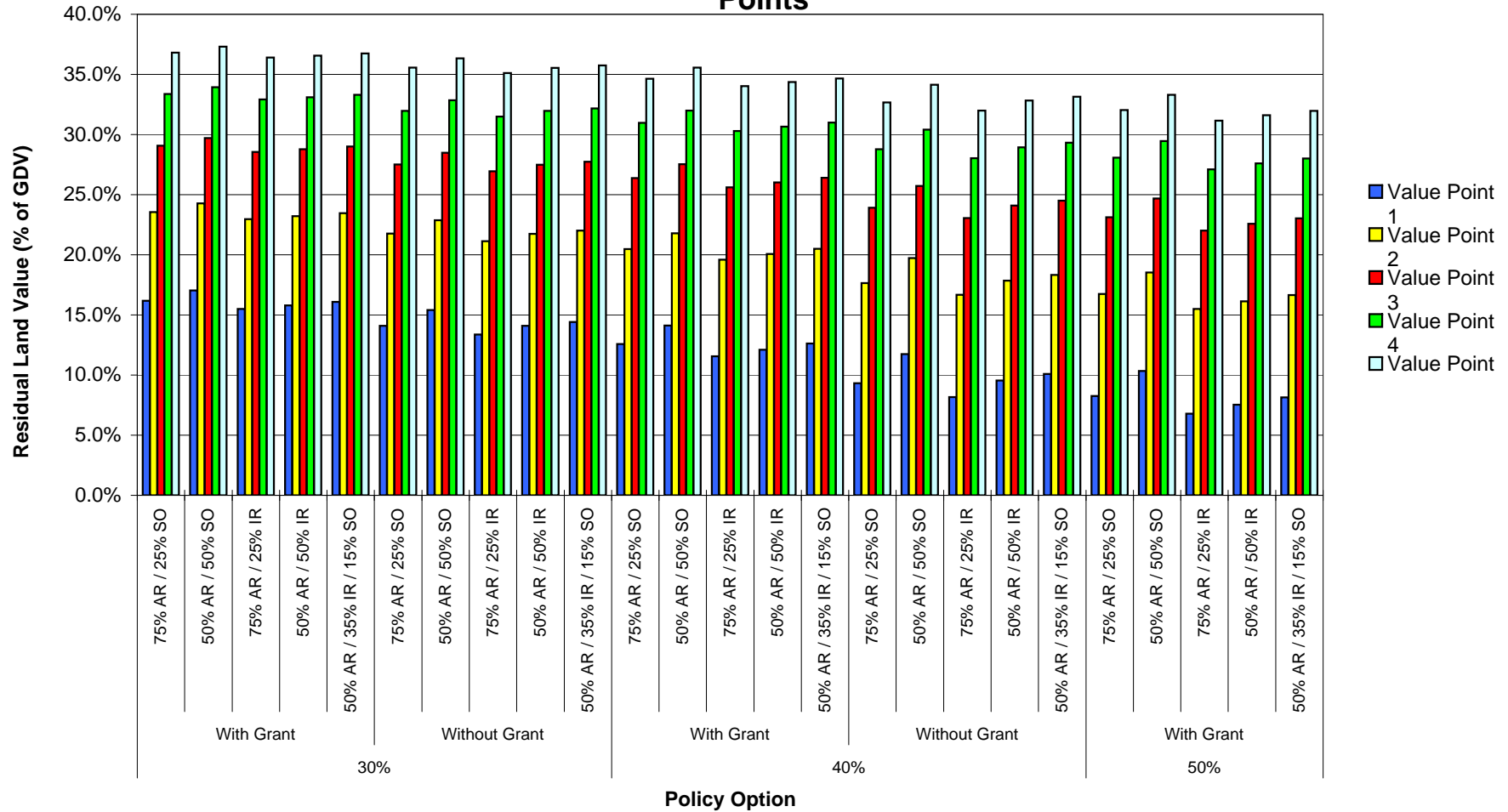
Affordable Housing Percentage	Grant Status	Affordable Housing Tenure Mix	Value Point 1			Value Point 2			Value Point 3			Value Point 4			Value Point 5		
			RLV	RLV as % of GDV	Reduction in RLV from Current Policy	RLV	RLV as % of GDV	Reduction in RLV from Current Policy	RLV	RLV as % of GDV	Reduction in RLV from Current Policy	RLV	RLV as % of GDV	Reduction in RLV from Current Policy	RLV	RLV as % of GDV	Reduction in RLV from Current Policy
30%	With Grant	75% AR / 25% SO	£1,477,750	16.2%	N/A	£2,508,553	23.5%	N/A	£3,539,355	29.1%	N/A	£4,570,157	33.4%	N/A	£5,600,960	36.8%	N/A
		50% AR / 50% SO	£1,580,751	17.0%	N/A	£2,628,720	24.3%	N/A	£3,676,690	29.7%	N/A	£4,724,659	33.9%	N/A	£5,772,628	37.3%	N/A
		75% AR / 25% IR	£1,396,915	15.5%	N/A	£2,414,245	23.0%	N/A	£3,431,575	28.6%	N/A	£4,448,905	32.9%	N/A	£5,466,235	36.4%	N/A
		50% AR / 50% IR	£1,431,517	15.8%	N/A	£2,454,614	23.2%	N/A	£3,477,711	28.8%	N/A	£4,500,807	33.1%	N/A	£5,523,904	36.6%	N/A
		50% AR / 35% IR / 15% SO	£1,466,753	16.1%	N/A	£2,495,722	23.5%	N/A	£3,524,692	29.0%	N/A	£4,553,661	33.3%	N/A	£5,582,631	36.7%	N/A
	Without Grant	75% AR / 25% SO	£1,237,582	14.1%	N/A	£2,228,356	21.8%	N/A	£3,219,130	27.5%	N/A	£4,209,904	32.0%	N/A	£5,200,679	35.6%	N/A
		50% AR / 50% SO	£1,385,243	15.4%	N/A	£2,400,627	22.9%	N/A	£3,416,012	28.5%	N/A	£4,431,397	32.8%	N/A	£5,446,781	36.3%	N/A
		75% AR / 25% IR	£1,156,746	13.4%	N/A	£2,134,048	21.1%	N/A	£3,111,350	27.0%	N/A	£4,088,652	31.5%	N/A	£5,065,953	35.1%	N/A
		50% AR / 50% IR	£1,236,009	14.1%	N/A	£2,226,521	21.8%	N/A	£3,217,033	27.5%	N/A	£4,207,545	32.0%	N/A	£5,198,057	35.5%	N/A
		50% AR / 35% IR / 15% SO	£1,271,245	14.4%	N/A	£2,267,629	22.0%	N/A	£3,264,014	27.7%	N/A	£4,260,399	32.2%	N/A	£5,256,784	35.7%	N/A
40%	With Grant	75% AR / 25% SO	£1,063,999	12.6%	28.0%	£2,018,320	20.5%	19.5%	£2,972,642	26.4%	16.0%	£3,926,963	31.0%	14.1%	£4,881,284	34.6%	12.8%
		50% AR / 50% SO	£1,227,864	14.1%	22.3%	£2,209,496	21.8%	15.9%	£3,191,128	27.5%	13.2%	£4,172,760	32.0%	11.7%	£5,154,392	35.6%	10.7%
		75% AR / 25% IR	£960,364	11.6%	31.3%	£1,897,413	19.6%	21.4%	£2,834,462	25.6%	17.4%	£3,771,511	30.3%	15.2%	£4,708,559	34.0%	13.9%
		50% AR / 50% IR	£1,015,413	12.1%	29.1%	£1,961,636	20.1%	20.1%	£2,907,860	26.0%	16.4%	£3,854,083	30.7%	14.4%	£4,800,307	34.4%	13.1%
		50% AR / 35% IR / 15% SO	£1,068,267	12.6%	27.2%	£2,023,299	20.5%	18.9%	£2,978,331	26.4%	15.5%	£3,933,364	31.0%	13.6%	£4,888,396	34.7%	12.4%
	Without Grant	75% AR / 25% SO	£742,910	9.3%	40.0%	£1,643,716	17.7%	26.2%	£2,544,523	23.9%	21.0%	£3,445,329	28.8%	18.2%	£4,346,135	32.7%	16.4%
		50% AR / 50% SO	£976,686	11.7%	29.5%	£1,916,455	19.7%	20.2%	£2,856,224	25.7%	16.4%	£3,795,993	30.4%	14.3%	£4,735,762	34.1%	13.1%
		75% AR / 25% IR	£639,275	8.2%	44.7%	£1,522,809	16.7%	28.6%	£2,406,343	23.1%	22.7%	£3,289,877	28.0%	19.5%	£4,173,411	32.0%	17.6%
		50% AR / 50% IR	£764,234	9.5%	38.2%	£1,668,595	17.9%	25.1%	£2,572,955	24.1%	20.0%	£3,477,316	28.9%	17.4%	£4,381,676	32.8%	15.7%
		50% AR / 35% IR / 15% SO	£817,088	10.1%	35.7%	£1,730,258	18.3%	23.7%	£2,643,427	24.5%	19.0%	£3,556,596	29.3%	16.5%	£4,469,766	33.2%	15.0%
50%	With Grant	75% AR / 25% SO	£639,927	8.3%	56.7%	£1,515,545	16.7%	39.6%	£2,391,163	23.1%	32.4%	£3,266,782	28.1%	28.5%	£4,142,400	32.0%	26.0%
		50% AR / 50% SO	£830,322	10.3%	47.5%	£1,737,673	18.5%	33.9%	£2,645,024	24.7%	28.1%	£3,552,375	29.5%	24.8%	£4,459,726	33.3%	22.7%
		75% AR / 25% IR	£513,492	6.8%	63.2%	£1,368,038	15.5%	43.3%	£2,222,584	22.0%	35.2%	£3,077,130	27.1%	30.8%	£3,931,676	31.2%	28.1%
		50% AR / 50% IR	£577,453	7.5%	59.7%	£1,442,659	16.1%	41.2%	£2,307,865	22.6%	33.6%	£3,173,071	27.6%	29.5%	£4,038,277	31.6%	26.9%
		50% AR / 35% IR / 15% SO	£630,307	8.1%	57.0%	£1,504,322	16.7%	39.7%	£2,378,337	23.0%	32.5%	£3,252,352	28.0%	28.6%	£4,126,367	32.0%	26.1%
	Without Grant	75% AR / 25% SO	£241,274	3.4%	80.5%	£1,041,920	12.5%	53.2%	£1,849,878	19.4%	42.5%	£2,657,835	24.8%	36.9%	£3,465,793	29.1%	33.4%
		50% AR / 50% SO	£504,632	6.7%	63.6%	£1,357,702	15.4%	43.4%	£2,210,771	21.9%	35.3%	£3,063,840	27.0%	30.9%	£3,916,910	31.1%	28.1%
		75% AR / 25% IR	£112,008	1.6%	90.3%	£894,413	11.0%	58.1%	£1,681,298	18.1%	46.0%	£2,468,184	23.6%	39.6%	£3,255,069	28.0%	35.7%
		50% AR / 50% IR	£254,386	3.5%	79.4%	£1,062,688	12.7%	52.3%	£1,873,612	19.6%	41.8%	£2,684,537	24.9%	36.2%	£3,495,461	29.2%	32.8%
		50% AR / 35% IR / 15% SO	£307,790	4.2%	75.8%	£1,124,351	13.3%	50.4%	£1,944,084	20.1%	40.4%	£2,763,817	25.4%	35.1%	£3,583,551	29.6%	31.8%

N.B. SO = Shared Ownership AR = Affordable Rent IR = Intermediate Rent

**Graph 9a: 50 Unit Mixed Scheme (7 x 4BH, 12 x 3BH, 6 x 2BH, 17 x 2BF & 8 x 1BF)
Residual Land Values at Potential Policy Options - All Value Points**



**Graph 9b: 50 Unit Mixed Scheme (7 x 4BH, 12 x 3BH, 6 x 2BH, 17 x 2BF & 8 x 1BF)
Residual Land Values as a percentage of the Gross Development Value - All Value Points**



**Graph 9c: 50 Unit Mixed Scheme (7 x 4BH, 12 x 3BH, 6 x 2BH, 17 x 2BF & 8 x 1BF)
Reduction in RLV from Current Policy - All Value Points**

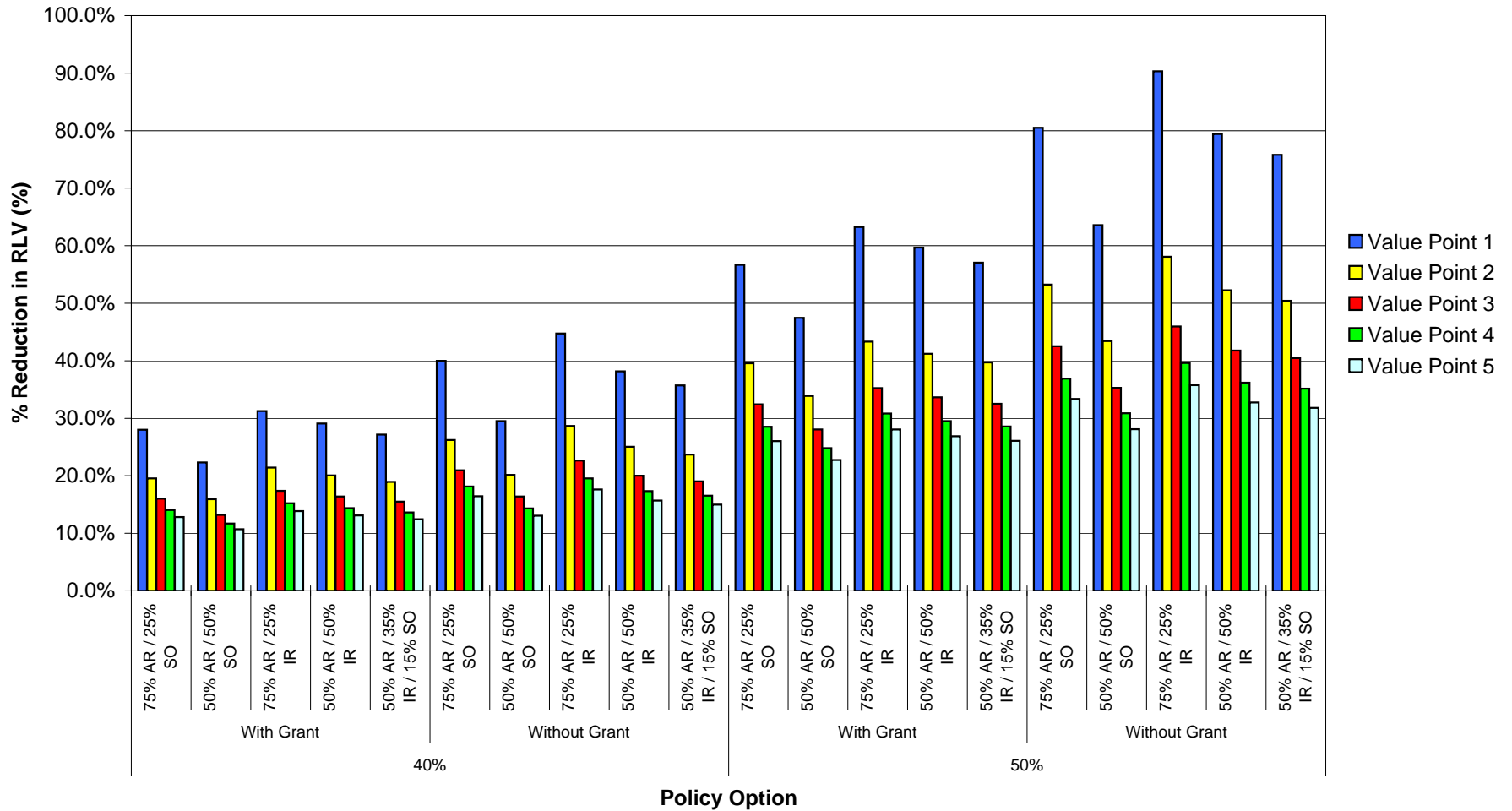
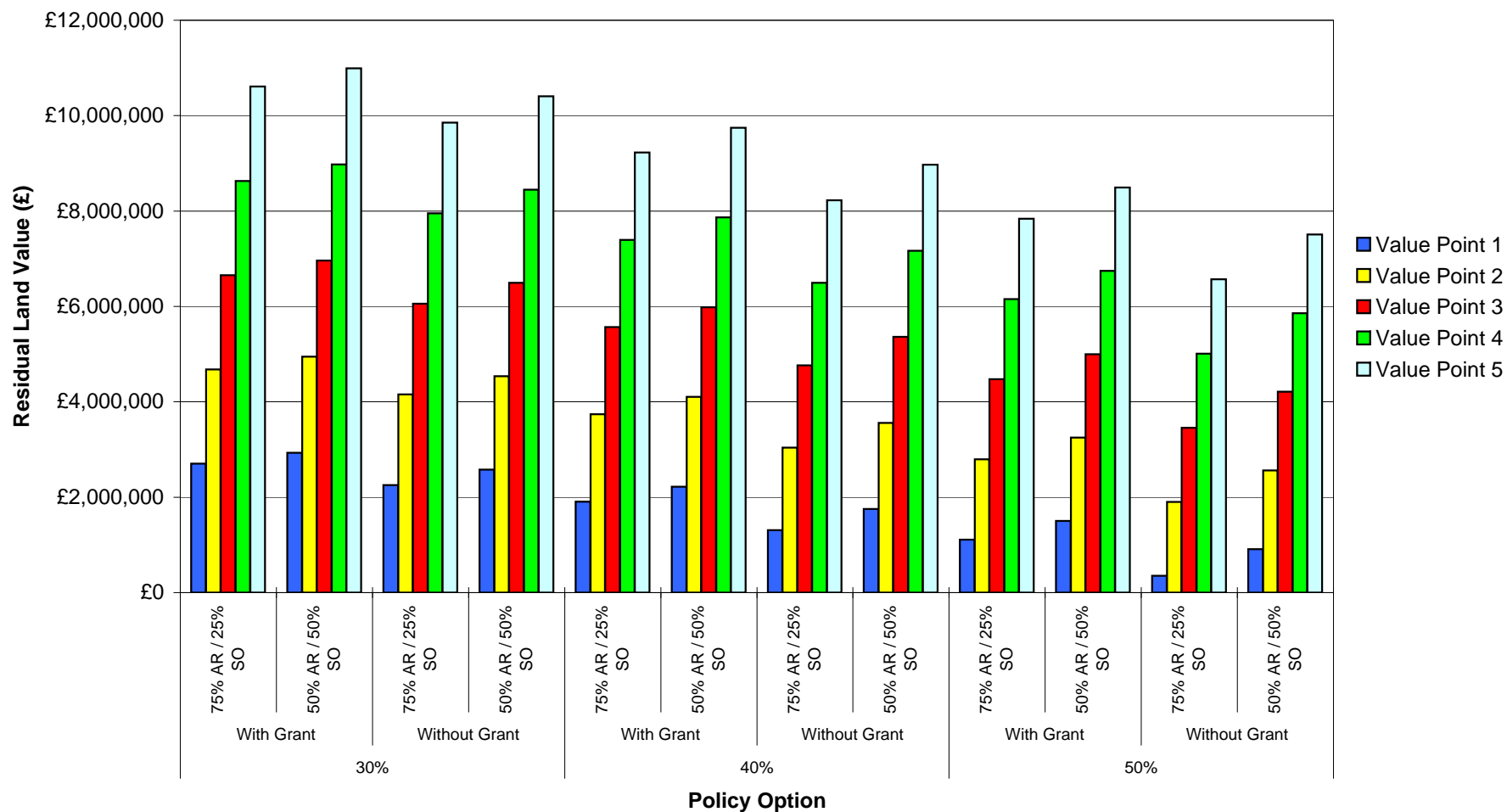


Table 10: 100 Mixed Scheme (14 x 4BH, 24 x 3BH, 12 x 2BH, 34 x 2BF 16 x 1BF) Appraisal Types, Residual Land Value, RLV as % of GDV and Percentage Reduction in Residual Land Value from Adopted Policy Position

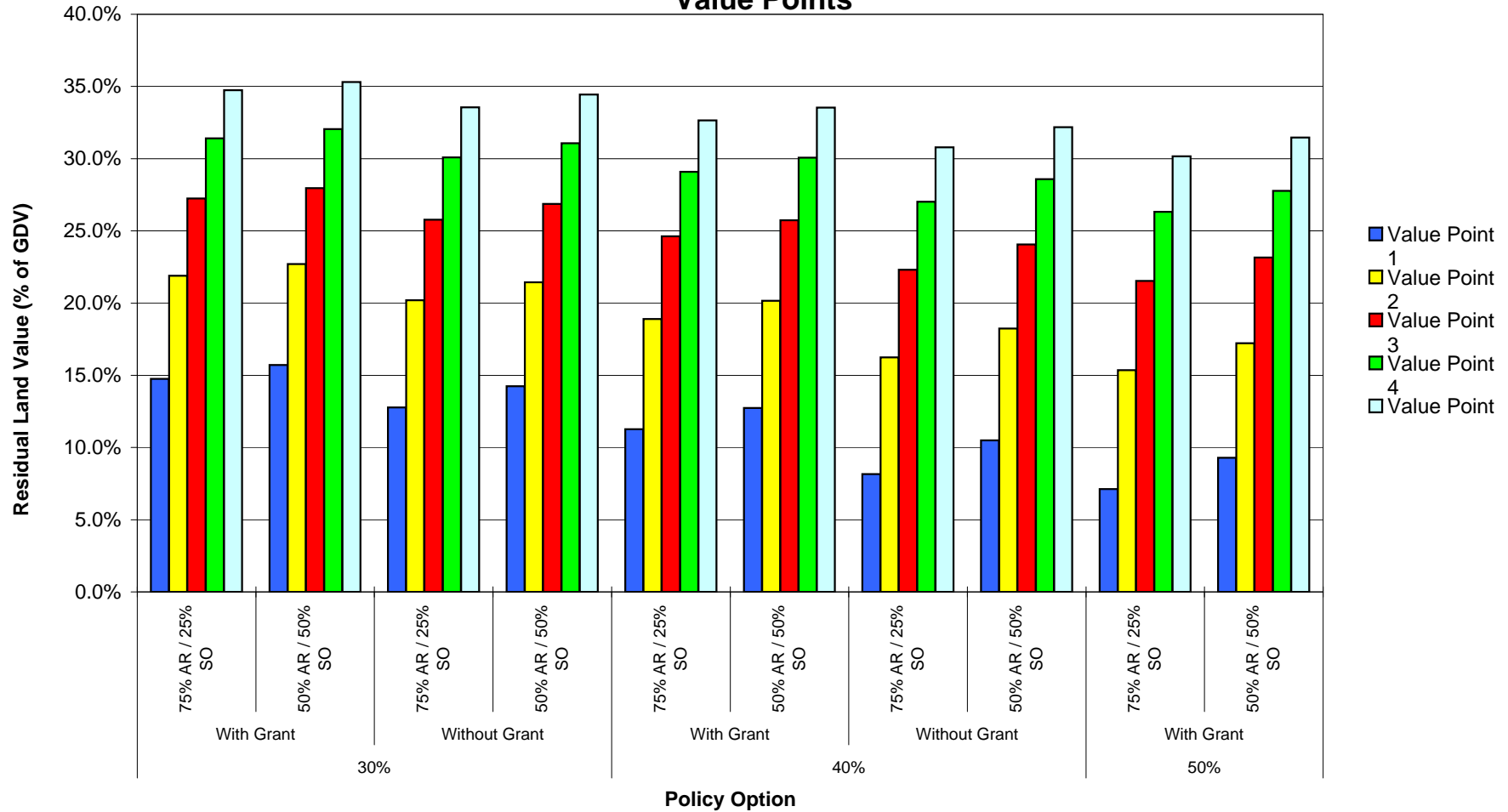
Affordable Housing Percentage	Grant Status	Affordable Housing Tenure Mix	Value Point 1			Value Point 2			Value Point 3			Value Point 4			Value Point 5		
			RLV	RLV as % of GDV	Reduction in RLV from Current Policy	RLV	RLV as % of GDV	Reduction in RLV from Current Policy	RLV	RLV as % of GDV	Reduction in RLV from Current Policy	RLV	RLV as % of GDV	Reduction in RLV from Current Policy	RLV	RLV as % of GDV	Reduction in RLV from Current Policy
30%	With Grant	75% AR / 25% SO	£2,703,025	14.8%	N/A	£4,679,327	21.9%	N/A	£6,655,628	27.2%	N/A	£8,631,930	31.4%	N/A	£10,608,232	34.7%	N/A
		50% AR / 50% SO	£2,932,695	15.7%	N/A	£4,947,275	22.7%	N/A	£6,961,854	28.0%	N/A	£8,976,434	32.0%	N/A	£10,991,014	35.3%	N/A
	Without Grant	75% AR / 25% SO	£2,251,990	12.8%	N/A	£4,153,119	20.2%	N/A	£6,054,248	25.8%	N/A	£7,955,377	30.1%	N/A	£9,856,505	33.6%	N/A
		50% AR / 50% SO	£2,581,242	14.2%	N/A	£4,537,247	21.4%	N/A	£6,493,251	26.9%	N/A	£8,449,256	31.1%	N/A	£10,405,260	34.4%	N/A
40%	With Grant	75% AR / 25% SO	£1,908,878	11.3%	29.4%	£3,738,126	18.9%	20.1%	£5,567,373	24.6%	16.4%	£7,396,620	29.1%	14.3%	£9,225,867	32.6%	13.0%
		50% AR / 50% SO	£2,222,064	12.7%	24.2%	£4,103,509	20.2%	17.1%	£5,984,954	25.7%	14.0%	£7,866,399	30.1%	12.4%	£9,747,843	33.5%	11.3%
	Without Grant	75% AR / 25% SO	£1,308,182	8.2%	41.9%	£3,037,314	16.2%	26.9%	£4,766,445	22.3%	21.3%	£6,495,576	27.0%	18.3%	£8,224,707	30.8%	16.6%
		50% AR / 50% SO	£1,754,985	10.5%	32.0%	£3,558,583	18.2%	21.6%	£5,362,181	24.1%	17.4%	£7,165,779	28.6%	15.2%	£8,969,378	32.2%	13.8%
50%	With Grant	75% AR / 25% SO	£1,111,219	7.1%	58.9%	£2,792,666	15.4%	40.3%	£4,474,113	21.5%	32.8%	£6,155,560	26.3%	28.7%	£7,837,007	30.2%	26.1%
		50% AR / 50% SO	£1,504,938	9.3%	48.7%	£3,252,005	17.2%	34.3%	£4,999,072	23.2%	28.2%	£6,746,139	27.8%	24.8%	£8,493,206	31.5%	22.7%
	Without Grant	75% AR / 25% SO	£352,657	2.4%	84.3%	£1,903,435	11.3%	54.2%	£3,457,849	18.0%	42.9%	£5,012,263	23.2%	37.0%	£6,566,677	27.3%	33.4%
		50% AR / 50% SO	£913,454	6.0%	64.6%	£2,561,941	14.4%	43.5%	£4,210,427	20.7%	35.2%	£5,858,914	25.6%	30.7%	£7,507,400	29.5%	27.8%

N.B. SO = Shared Ownership AR = Affordable Rent IR = Intermediate Rent

Graph 10a: 100 Unit Mixed Scheme (14 x 4BH, 24 x 3BH, 12 x 2BH, 34 x 2BF & 16 x 1BF) Residual Land Values at Potential Policy Options - All Value Points



Graph 10b: 100 Unit Mixed Scheme (14 x 4BH, 24 x 3BH, 12 x 2BH, 34 x 2BF & 16 x 1BF) Residual Land Values as a percentage of the Gross Development Value - All Value Points



Graph 10c: 100 Unit Mixed Scheme (14 x 4BH, 24 x 3BH, 12 x 2BH, 34 x 2BF & 16 x 1BF) Reduction in RLV from Current Policy - All Value Points

