

## **Appendix III**

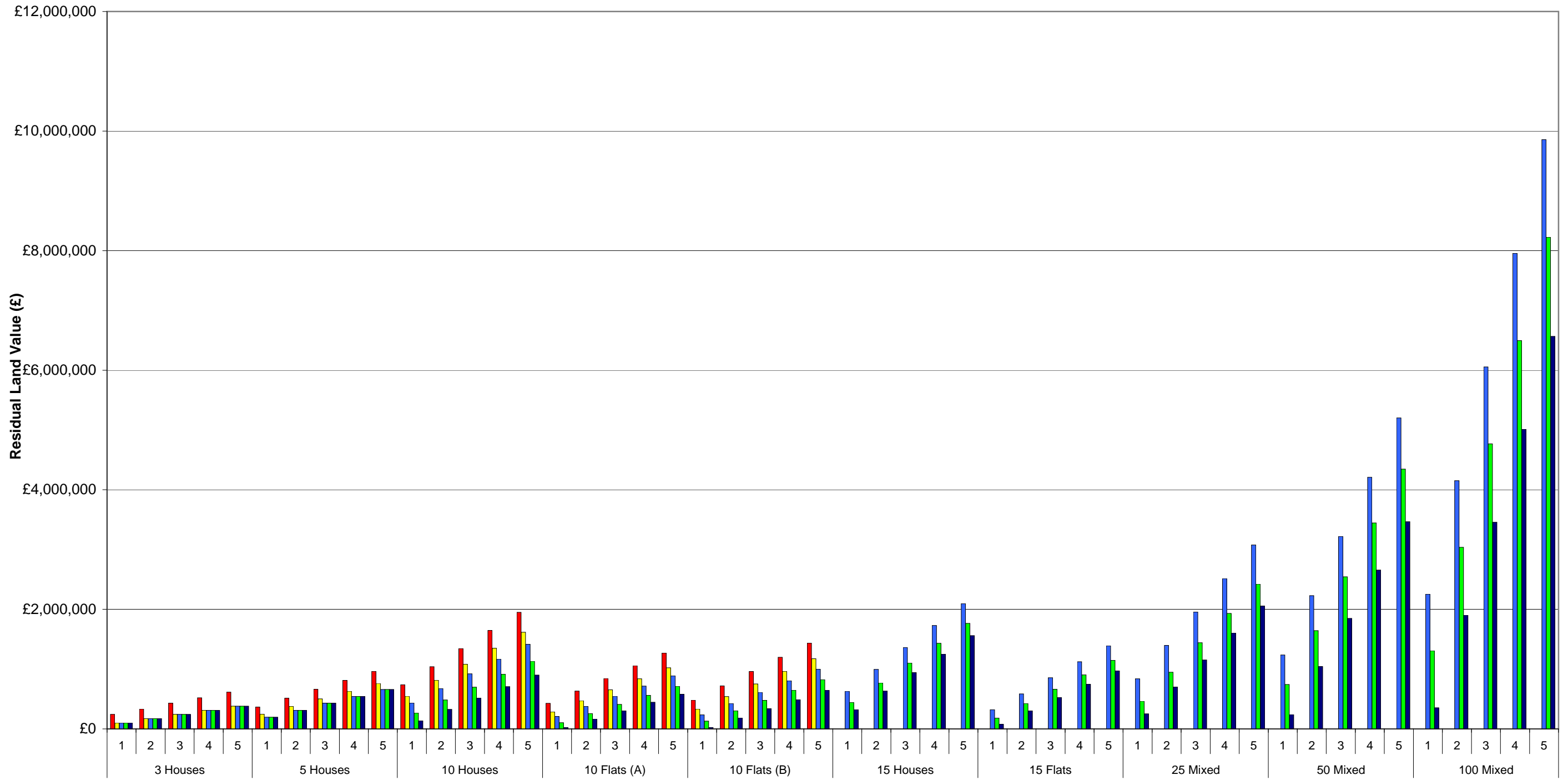
### **Summaries & Value in £ per Ha Results of Residual Land Value Calculations**

**Table 15: Summary of Land Residual Value (£) Appraisals for All Value Points (75% Affordable Rent / 25% Shared Ownership; Nil Grant)**

Mix	Development Scenario / Threshold	Value Point	Residual Land Value - 0% Affordable	Residual Land Value - 20% Affordable	Residual Land Value - 30% Affordable	Residual Land Value - 40% Affordable	Residual Land Value - 50% Affordable
3 x 3-BH	3 Houses	1	£242,529	£101,615	£101,615	£101,615	£101,615
		2	£333,754	£172,904	£172,904	£172,904	£172,904
		3	£429,879	£245,208	£245,208	£245,208	£245,208
		4	£520,581	£311,099	£311,099	£311,099	£311,099
		5	£615,715	£381,943	£381,943	£381,943	£381,943
1 x 4BH, 1 x 3BH, 3 x 2BH	5 Houses	1	£366,833	£248,200	£196,448	£196,448	£196,448
		2	£512,958	£378,088	£311,271	£311,271	£311,271
		3	£662,865	£502,738	£430,063	£430,063	£430,063
		4	£812,771	£631,287	£543,197	£543,197	£543,197
		5	£962,678	£759,835	£660,764	£660,764	£660,764
2 x 4BH, 3 x 3BH; 5 x 2BH	10 Houses	1	£735,814	£545,843	£432,896	£268,981	£135,490
		2	£1,039,239	£813,777	£675,009	£483,087	£327,125
		3	£1,342,665	£1,081,711	£921,585	£699,965	£516,121
		4	£1,646,090	£1,349,645	£1,168,161	£916,844	£708,489
		5	£1,949,516	£1,617,579	£1,414,737	£1,133,722	£900,857
5 x 2-BF; 5 x 1-BF	10 Flats (A)	1	£427,217	£284,227	£208,947	£104,616	£22,655
		2	£634,127	£471,821	£378,247	£256,523	£166,308
		3	£845,441	£652,616	£546,080	£411,568	£303,921
		4	£1,056,755	£838,276	£717,812	£560,771	£444,894
		5	£1,268,070	£1,023,936	£889,545	£714,218	£579,827
10 x 2BF	10 Flats (B)	1	£482,417	£333,990	£235,500	£130,123	£24,996
		2	£720,823	£541,131	£425,043	£303,319	£185,339
		3	£959,229	£751,715	£612,960	£479,144	£338,944
		4	£1,197,635	£962,299	£805,258	£648,217	£491,176
		5	£1,436,041	£1,172,883	£997,556	£822,230	£646,903
3 x 4BH, 4 x 3BH; 8 x 2BH	15 Houses	1	-	-	£629,260	£443,865	£325,232
		2	-	-	£996,045	£770,582	£631,814
		3	-	-	£1,362,830	£1,101,876	£941,750
		4	-	-	£1,729,615	£1,433,170	£1,251,686
		5	-	-	£2,096,401	£1,764,464	£1,561,621
10 x 2BF; 5 x 1BF	15 Flats	1	-	-	£321,452	£182,142	£77,541
		2	-	-	£586,429	£423,626	£301,902
		3	-	-	£854,721	£661,896	£523,141
		4	-	-	£1,123,012	£904,532	£747,491
		5	-	-	£1,391,303	£1,147,169	£971,842
5 x 2BF; 5 x 1BF; 8 x 4-BH, 4 x 3BH; 3 x 2BH	25 Mixed	1	-	-	£836,915	£463,642	£251,216
		2	-	-	£1,396,538	£949,645	£700,968
		3	-	-	£1,956,160	£1,440,428	£1,153,309
		4	-	-	£2,515,782	£1,931,210	£1,605,651
		5	-	-	£3,075,405	£2,421,993	£2,057,993
17 x 2-BF; 8 x 1-BF; 6 x 2-BH; 12 x 3-BH; 7 x 4-BH	50 Mixed	1	-	-	£1,237,582	£742,910	£241,274
		2	-	-	£2,228,356	£1,643,716	£1,041,920
		3	-	-	£3,219,130	£2,544,523	£1,849,878
		4	-	-	£4,209,904	£3,445,329	£2,657,835
		5	-	-	£5,200,679	£4,346,135	£3,465,793
34 x 2-BF; 16 x 1-BF; 12 x 2-BH; 24 x 3-BH; 14 x 4-BH	100 Mixed	1	-	-	£2,251,990	£1,308,182	£352,657
		2	-	-	£4,153,119	£3,037,314	£1,903,435
		3	-	-	£6,054,248	£4,766,445	£3,457,849
		4	-	-	£7,955,377	£6,495,576	£5,012,263
		5	-	-	£9,856,505	£8,224,707	£6,566,677

Source: Adams Integra, 2008

**Graph 15a: Summary of Residual Land Values at 0%, 20%, 30%, 40% & 50% Affordable Housing Across All Value Points (75% Affordable Rent / 25% Shared Ownership; Nil Grant)**



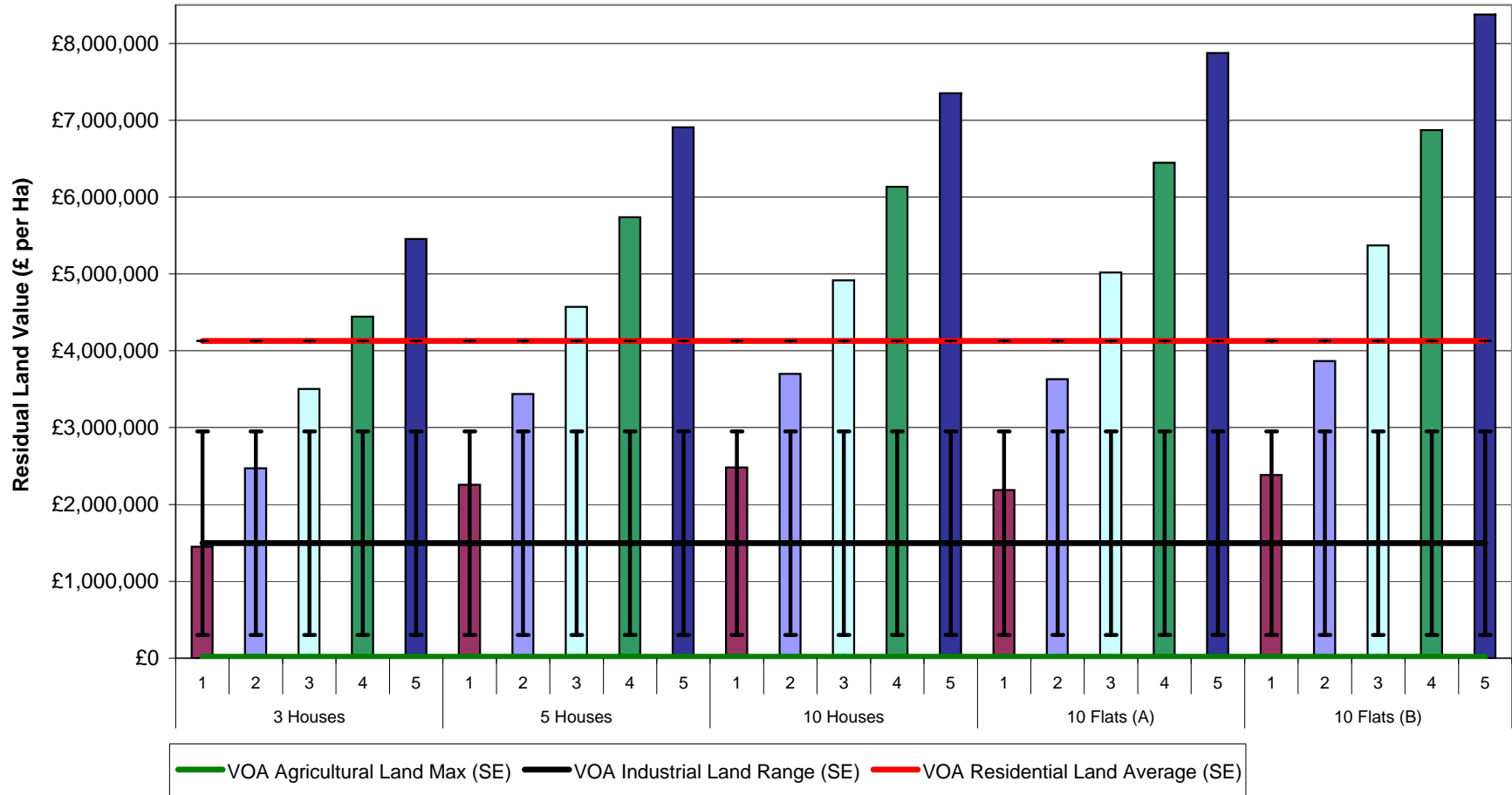
■ Residual Land Value - 0% Affordable     
 ■ Residual Land Value - 20% Affordable     
 ■ Residual Land Value - 30% Affordable  
■ Residual Land Value - 40% Affordable     
 ■ Residual Land Value - 50% Affordable

**Table 16: Summary of Residual Land Value (£ per hectare) Appraisals for All Value Points (75% Affordable Rent / 25% Shared Ownership; Nil Grant)**

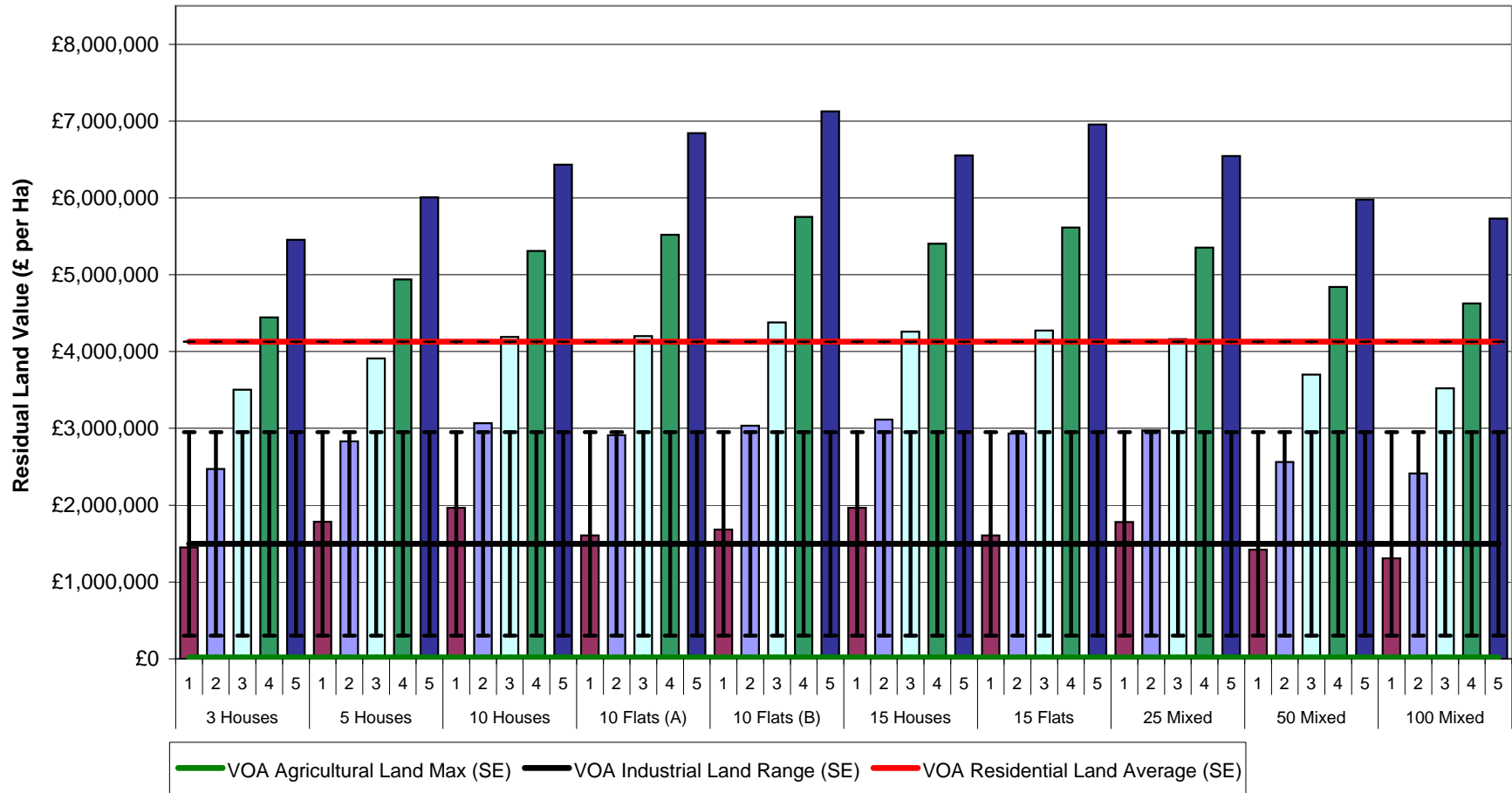
Mix	Indicative Site Size (Ha)	Development Scenario / Threshold	Value Point	Residual Land Value - 0% Affordable	Residual Land Value - 20% Affordable	Residual Land Value - 30% Affordable	Residual Land Value - 40% Affordable	Residual Land Value - 50% Affordable
3 x 3-BH	0.07	3 Houses	1	£3,464,700	£1,451,644	£1,451,644	£1,451,644	£1,451,644
			2	£4,767,918	£2,470,052	£2,470,052	£2,470,052	£2,470,052
			3	£6,141,131	£3,502,976	£3,502,976	£3,502,976	£3,502,976
			4	£7,436,876	£4,444,267	£4,444,267	£4,444,267	£4,444,267
			5	£8,795,931	£5,456,324	£5,456,324	£5,456,324	£5,456,324
1 x 4BH, 1 x 3BH, 3 x 2BH	0.11	5 Houses	1	£3,334,846	£2,256,367	£1,785,889	£1,785,889	£1,785,889
			2	£4,663,255	£3,437,162	£2,829,737	£2,829,737	£2,829,737
			3	£6,026,043	£4,570,350	£3,909,664	£3,909,664	£3,909,664
			4	£7,388,832	£5,738,972	£4,938,152	£4,938,152	£4,938,152
			5	£8,751,620	£6,907,594	£6,006,946	£6,006,946	£6,006,946
2 x 4BH, 3 x 3BH; 5 x 2BH	0.22	10 Houses	1	£3,344,607	£2,481,102	£1,967,707	£1,222,642	£615,863
			2	£4,723,815	£3,698,985	£3,068,222	£2,195,849	£1,486,931
			3	£6,103,022	£4,916,868	£4,189,021	£3,181,661	£2,346,003
			4	£7,482,229	£6,134,751	£5,309,821	£4,167,472	£3,220,404
			5	£8,861,437	£7,352,634	£6,430,621	£5,153,284	£4,094,805
5 x 2-BF; 5 x 1-BF	0.13	10 Flats (A)	1	£3,286,284	£2,186,362	£1,607,282	£804,738	£174,273
			2	£4,877,899	£3,629,390	£2,909,590	£1,973,250	£1,279,295
			3	£6,503,394	£5,020,125	£4,200,613	£3,165,905	£2,337,856
			4	£8,128,888	£6,448,276	£5,521,632	£4,313,626	£3,422,262
			5	£9,754,383	£7,876,427	£6,842,650	£5,493,985	£4,460,208
10 x 2BF	0.14	10 Flats (B)	1	£3,445,838	£2,385,644	£1,682,141	£929,449	£178,543
			2	£5,148,737	£3,865,221	£3,036,025	£2,166,566	£1,323,852
			3	£6,851,636	£5,369,392	£4,378,284	£3,422,459	£2,421,028
			4	£8,554,535	£6,873,562	£5,751,842	£4,630,122	£3,508,402
			5	£10,257,434	£8,377,733	£7,125,401	£5,873,068	£4,620,736
3 x 4BH, 4 x 3BH; 8 x 2BH	0.32	15 Houses	1	-	-	£1,966,436	£1,387,077	£1,016,349
			2	-	-	£3,112,640	£2,408,070	£1,974,420
			3	-	-	£4,258,844	£3,443,363	£2,942,969
			4	-	-	£5,405,048	£4,478,657	£3,911,517
			5	-	-	£6,551,252	£5,513,950	£4,880,066
10 x 2BF; 5 x 1BF	0.20	15 Flats	1	-	-	£1,607,261	£910,711	£387,703
			2	-	-	£2,932,147	£2,118,132	£1,509,511
			3	-	-	£4,273,603	£3,309,478	£2,615,703
			4	-	-	£5,615,058	£4,522,661	£3,737,457
			5	-	-	£6,956,514	£5,735,843	£4,859,210
5 x 2BF; 5 x 1BF; 8 x 4-BH, 4 x 3BH; 3 x 2BH	0.47	25 Mixed	1	-	-	£1,780,671	£986,473	£534,501
			2	-	-	£2,971,357	£2,020,521	£1,491,420
			3	-	-	£4,162,043	£3,064,740	£2,453,850
			4	-	-	£5,352,728	£4,108,958	£3,416,279
			5	-	-	£6,543,414	£5,153,176	£4,378,709
17 x 2-BF; 8 x 1-BF; 6 x 2-BH; 12 x 3-BH; 7 x 4-BH	0.87	50 Mixed	1	-	-	£1,422,508	£853,919	£277,326
			2	-	-	£2,561,329	£1,889,329	£1,197,609
			3	-	-	£3,700,150	£2,924,739	£2,126,296
			4	-	-	£4,838,971	£3,960,148	£3,054,983
			5	-	-	£5,977,792	£4,995,558	£3,983,670
34 x 2-BF; 16 x 1-BF; 12 x 2-BH; 24 x 3-BH; 14 x 4-BH	1.72	100 Mixed	1	-	-	£1,309,296	£760,571	£205,033
			2	-	-	£2,414,604	£1,765,880	£1,106,648
			3	-	-	£3,519,911	£2,771,189	£2,010,377
			4	-	-	£4,625,219	£3,776,498	£2,914,107
			5	-	-	£5,730,526	£4,781,806	£3,817,836

Source: Adams Integra, 2008

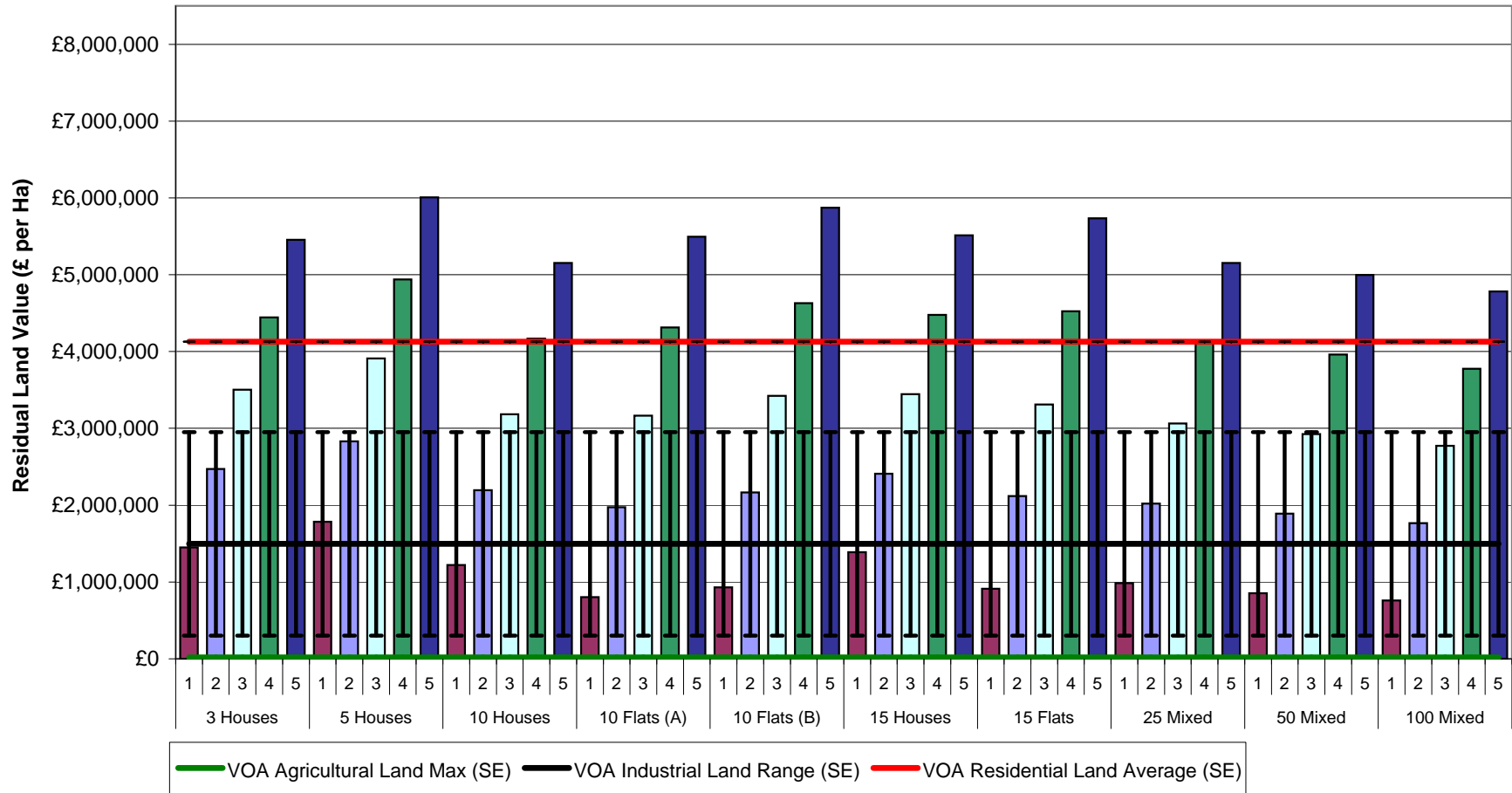
**Graph 16a: Summary of Residual Land Values (£ per Hectare) at 20% Affordable Housing (75% Affordable Rent / 25% Shared Ownership; Nil Grant) Across All Value Points Including Comparison with VOA Average Land Use Values**



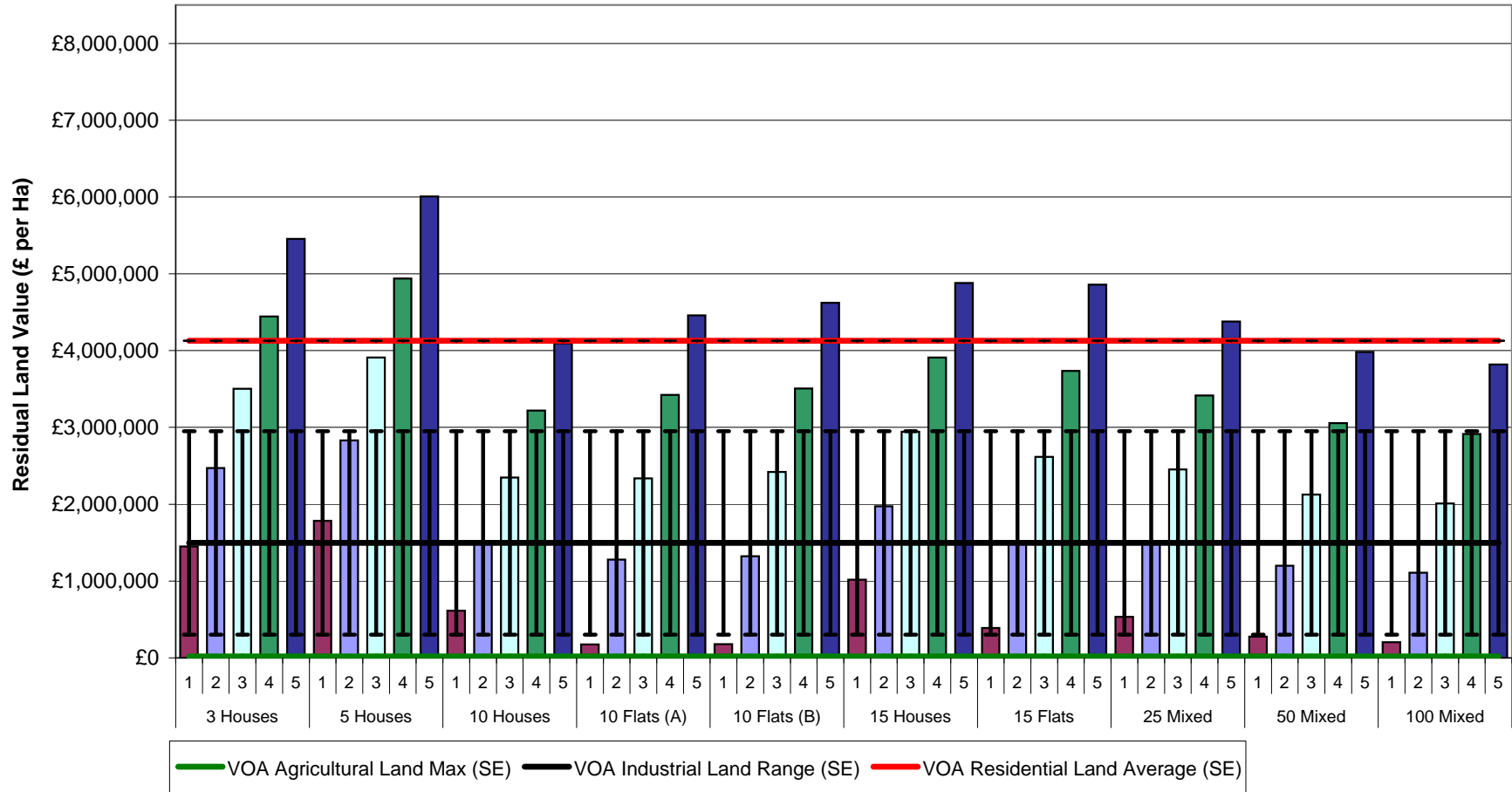
**Graph 16b: Summary of Residual Land Values (£ per Hectare) at 30% Affordable Housing (75% Affordable Rent / 25% Shared Ownership; Nil Grant) Across All Value Points Including Comparison with VOA Average Land Use Values**



**Graph 16c: Summary of Residual Land Values (£ per Hectare) at 40% Affordable Housing (75% Affordable Rent / 25% Shared Ownership; Nil Grant) Across All Value Points Including Comparison with VOA Average Land Use Values**



**Graph 16d: Summary of Residual Land Values (£ per Hectare) at 50% Affordable Housing (75% Affordable Rent / 25% Shared Ownership; Nil Grant) Across All Value Points Including Comparison with VOA Average Land Use Values**



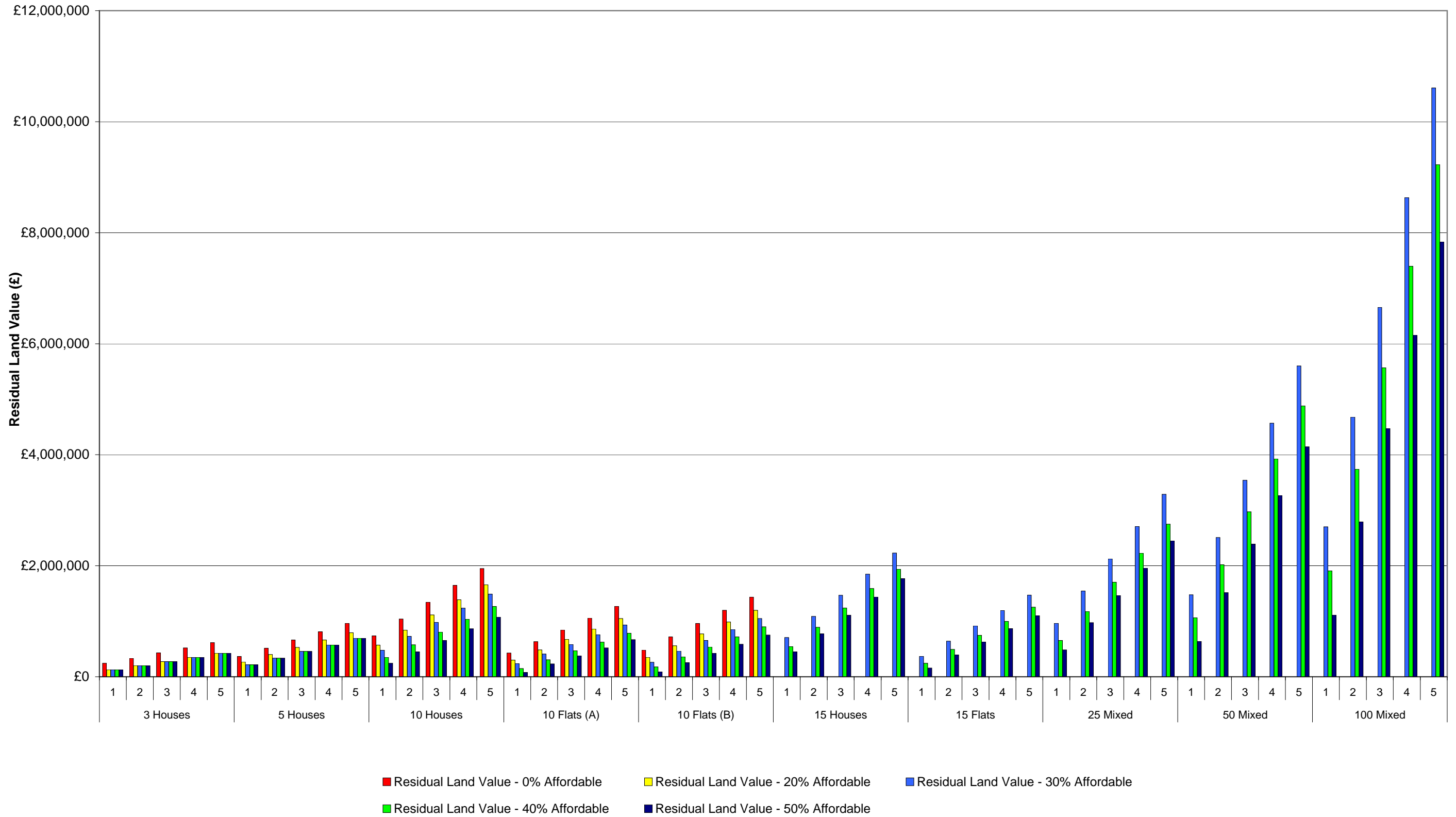


**Table 17: Summary of Land Residual Value (£) Appraisals for All Value Points (75% Affordable Rent / 25% Shared Ownership; With Grant)**

Mix	Development Scenario / Threshold	Value Point	Residual Land Value - 0% Affordable	Residual Land Value - 20% Affordable	Residual Land Value - 30% Affordable	Residual Land Value - 40% Affordable	Residual Land Value - 50% Affordable
3 x 3-BH	3 Houses	1	£242,529	£126,695	£126,695	£126,695	£126,695
		2	£333,754	£203,349	£203,349	£203,349	£203,349
		3	£429,879	£274,347	£274,347	£274,347	£274,347
		4	£520,581	£349,452	£349,452	£349,452	£349,452
		5	£615,715	£424,558	£424,558	£424,558	£424,558
1 x 4BH, 1 x 3BH, 3 x 2BH	5 Houses	1	£366,833	£268,505	£217,171	£217,171	£217,171
		2	£512,958	£401,777	£334,960	£334,960	£334,960
		3	£662,865	£529,532	£457,136	£457,136	£457,136
		4	£812,771	£661,430	£573,340	£573,340	£573,340
		5	£962,678	£793,328	£694,256	£694,256	£694,256
2 x 4BH, 3 x 3BH; 5 x 2BH	10 Houses	1	£735,814	£570,632	£478,248	£349,281	£243,009
		2	£1,039,239	£842,698	£727,375	£575,804	£450,030
		3	£1,342,665	£1,114,764	£981,432	£805,927	£655,136
		4	£1,646,090	£1,386,830	£1,235,489	£1,036,051	£864,881
		5	£1,949,516	£1,658,896	£1,489,545	£1,266,175	£1,074,626
5 x 2-BF; 5 x 1-BF	10 Flats (A)	1	£427,217	£300,270	£236,719	£147,717	£78,762
		2	£634,127	£485,481	£409,994	£306,987	£231,112
		3	£845,441	£673,787	£581,988	£469,241	£376,486
		4	£1,056,755	£862,093	£758,209	£624,985	£521,101
		5	£1,268,070	£1,050,399	£934,430	£785,566	£669,598
10 x 2BF	10 Flats (B)	1	£482,417	£350,033	£262,829	£179,245	£91,154
		2	£720,823	£559,655	£462,478	£359,471	£256,463
		3	£959,229	£772,885	£655,301	£537,716	£424,508
		4	£1,197,635	£986,115	£852,891	£719,667	£586,443
		5	£1,436,041	£1,199,346	£1,050,482	£901,619	£752,755
3 x 4BH, 4 x 3BH; 8 x 2BH	15 Houses	1	-	-	£708,731	£543,550	£450,884
		2	-	-	£1,088,762	£892,221	£776,897
		3	-	-	£1,468,792	£1,240,891	£1,107,559
		4	-	-	£1,848,823	£1,589,562	£1,438,221
		5	-	-	£2,228,853	£1,938,233	£1,768,883
10 x 2BF; 5 x 1BF	15 Flats	1	-	-	£369,582	£242,635	£158,635
		2	-	-	£642,002	£493,356	£395,488
		3	-	-	£918,232	£746,577	£628,993
		4	-	-	£1,194,462	£999,799	£866,575
		5	-	-	£1,470,692	£1,253,021	£1,104,157
5 x 2BF; 5 x 1BF; 8 x 4-BH, 4 x 3BH; 3 x 2BH	25 Mixed	1	-	-	£964,148	£655,059	£483,413
		2	-	-	£1,544,975	£1,178,541	£974,886
		3	-	-	£2,125,803	£1,702,023	£1,466,359
		4	-	-	£2,706,631	£2,225,505	£1,957,832
		5	-	-	£3,287,458	£2,748,987	£2,449,305
17 x 2-BF; 8 x 1-BF; 6 x 2-BH; 12 x 3-BH; 7 x 4-BH	50 Mixed	1	-	-	£1,477,750	£1,063,999	£639,927
		2	-	-	£2,508,553	£2,018,320	£1,515,545
		3	-	-	£3,539,355	£2,972,642	£2,391,163
		4	-	-	£4,570,157	£3,926,963	£3,266,782
		5	-	-	£5,600,960	£4,881,284	£4,142,400
34 x 2-BF; 16 x 1-BF; 12 x 2-BH; 24 x 3-BH; 14 x 4-BH	100 Mixed	1	-	-	£2,703,025	£1,908,878	£1,111,219
		2	-	-	£4,679,327	£3,738,126	£2,792,666
		3	-	-	£6,655,628	£5,567,373	£4,474,113
		4	-	-	£8,631,930	£7,396,620	£6,155,560
		5	-	-	£10,608,232	£9,225,867	£7,837,007

Source: Adams Integra, 2008

**Graph 17a: Summary of Residual Land Values at 0%, 20%, 30%, 40% & 50% Affordable Housing Across All Value Points (75% Affordable Rent / 25% Shared Ownership; With Grant)**

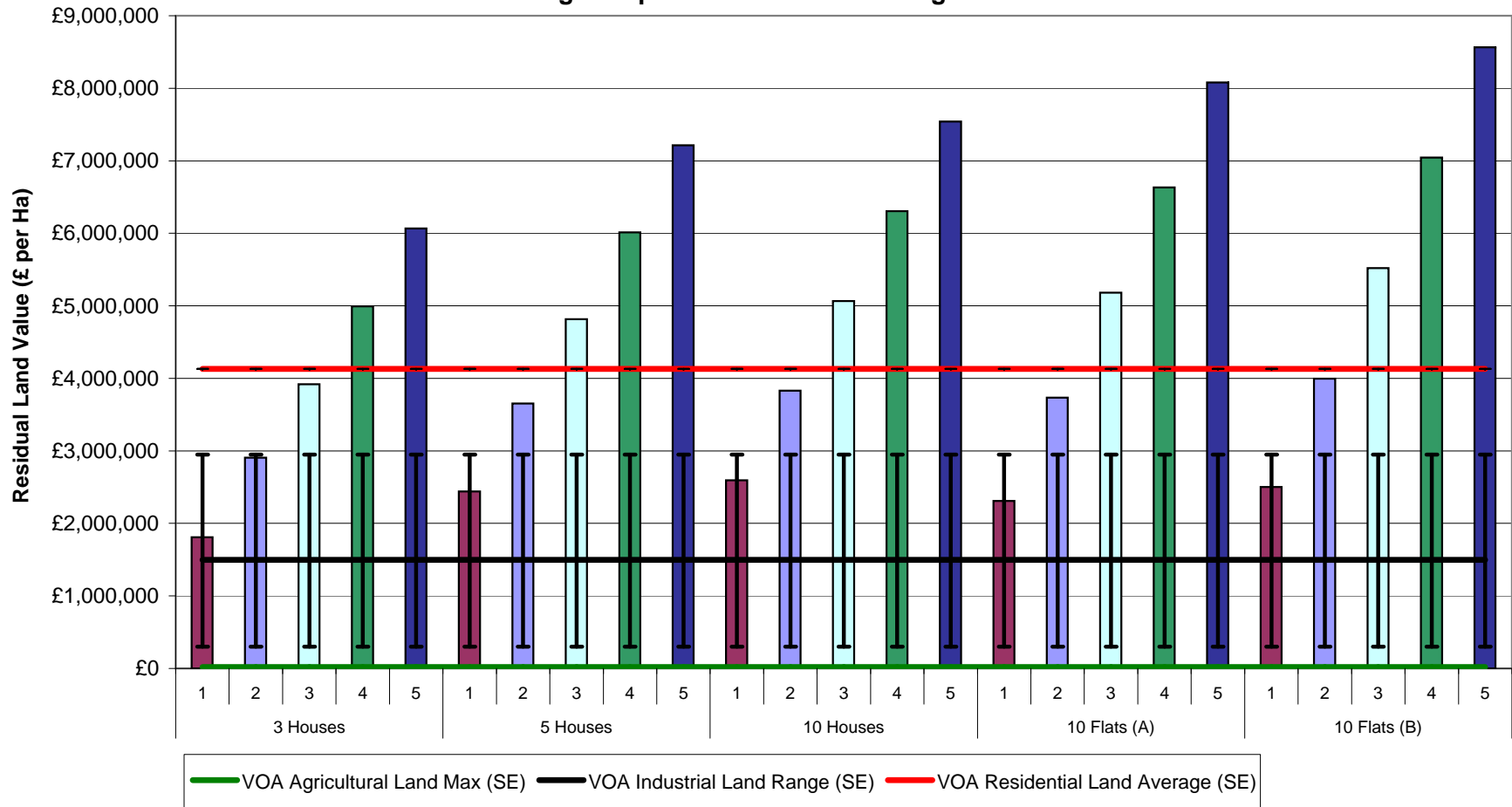


**Table 18: Summary of Residual Land Value (£ per hectare) Appraisals for All Value Points (75% Affordable Rent / 25% Shared Ownership; With Grant)**

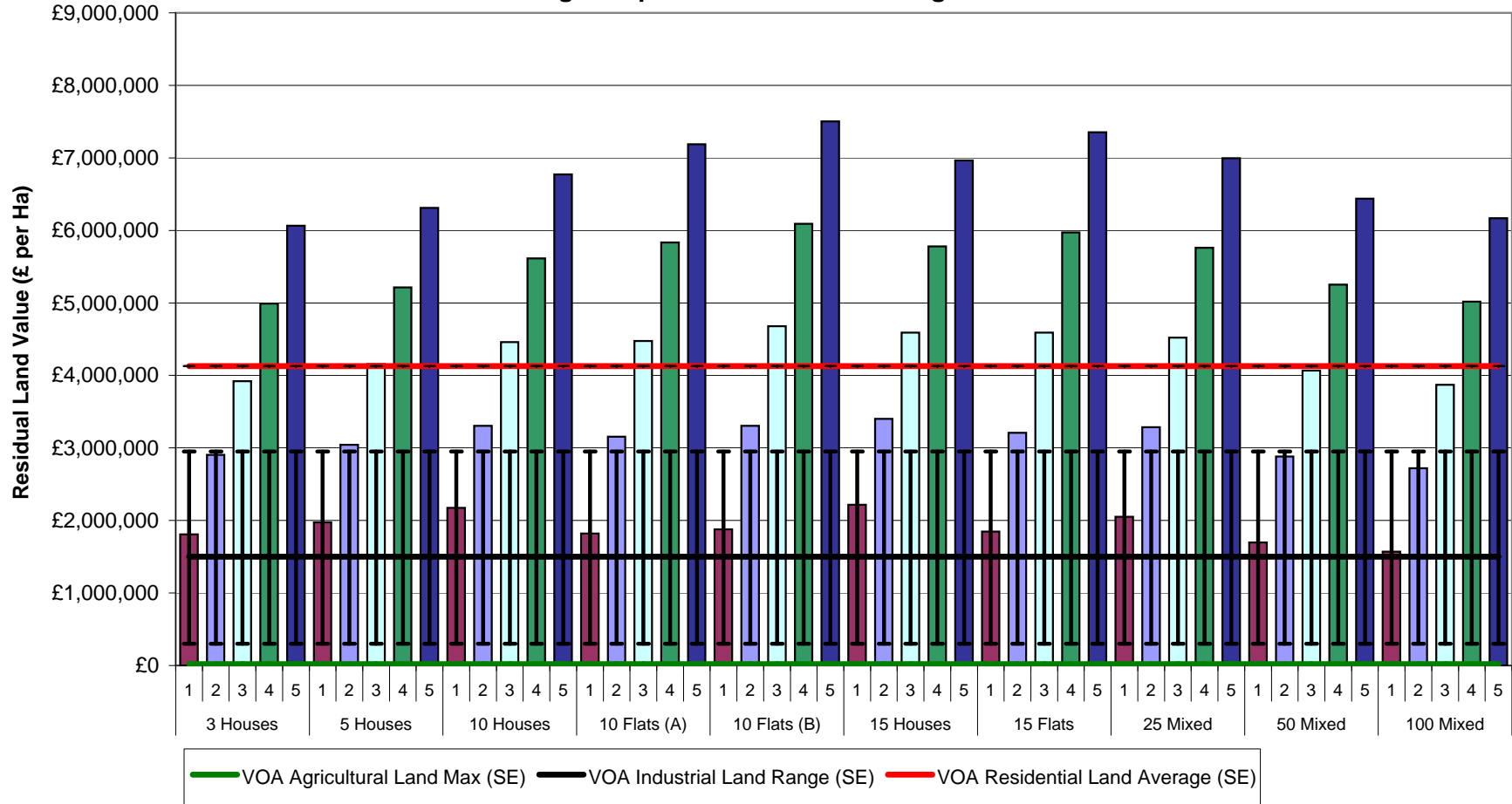
Mix	Indicative Site Size (Ha)	Development Scenario / Threshold	Value Point	Residual Land Value - 0% Affordable	Residual Land Value - 20% Affordable	Residual Land Value - 30% Affordable	Residual Land Value - 40% Affordable	Residual Land Value - 50% Affordable
3 x 3-BH	0.07	3 Houses	1	£3,464,700	£1,809,933	£1,809,933	£1,809,933	£1,809,933
			2	£4,767,918	£2,904,992	£2,904,992	£2,904,992	£2,904,992
			3	£6,141,131	£3,919,242	£3,919,242	£3,919,242	£3,919,242
			4	£7,436,876	£4,992,179	£4,992,179	£4,992,179	£4,992,179
			5	£8,795,931	£6,065,115	£6,065,115	£6,065,115	£6,065,115
1 x 4BH, 1 x 3BH, 3 x 2BH	0.11	5 Houses	1	£3,334,846	£2,440,956	£1,974,283	£1,974,283	£1,974,283
			2	£4,663,255	£3,652,516	£3,045,091	£3,045,091	£3,045,091
			3	£6,026,043	£4,813,931	£4,155,783	£4,155,783	£4,155,783
			4	£7,388,832	£6,013,001	£5,212,181	£5,212,181	£5,212,181
			5	£8,751,620	£7,212,070	£6,311,422	£6,311,422	£6,311,422
2 x 4BH, 3 x 3BH; 5 x 2BH	0.22	10 Houses	1	£3,344,607	£2,593,784	£2,173,857	£1,587,639	£1,104,588
			2	£4,723,815	£3,830,447	£3,306,250	£2,617,289	£2,045,591
			3	£6,103,022	£5,067,110	£4,461,054	£3,663,306	£2,977,890
			4	£7,482,229	£6,303,773	£5,615,857	£4,709,324	£3,931,277
			5	£8,861,437	£7,540,436	£6,770,661	£5,755,341	£4,884,664
5 x 2-BF; 5 x 1-BF	0.13	10 Flats (A)	1	£3,286,284	£2,309,772	£1,820,918	£1,136,281	£605,862
			2	£4,877,899	£3,734,467	£3,153,798	£2,361,436	£1,777,781
			3	£6,503,394	£5,182,974	£4,476,830	£3,609,545	£2,896,046
			4	£8,128,888	£6,631,482	£5,832,376	£4,807,576	£4,008,470
			5	£9,754,383	£8,079,989	£7,187,922	£6,042,818	£5,150,751
10 x 2BF	0.14	10 Flats (B)	1	£3,445,838	£2,500,239	£1,877,347	£1,280,321	£651,098
			2	£5,148,737	£3,997,536	£3,303,412	£2,567,647	£1,831,881
			3	£6,851,636	£5,520,609	£4,680,719	£3,840,829	£3,032,198
			4	£8,554,535	£7,043,682	£6,092,081	£5,140,481	£4,188,881
			5	£10,257,434	£8,566,755	£7,503,444	£6,440,134	£5,376,823
3 x 4BH, 4 x 3BH; 8 x 2BH	0.32	15 Houses	1	-	-	£2,214,785	£1,698,594	£1,409,012
			2	-	-	£3,402,380	£2,788,190	£2,427,804
			3	-	-	£4,589,976	£3,877,786	£3,461,122
			4	-	-	£5,777,571	£4,967,382	£4,494,440
			5	-	-	£6,965,166	£6,056,978	£5,527,758
10 x 2BF; 5 x 1BF	0.20	15 Flats	1	-	-	£1,847,910	£1,213,177	£793,177
			2	-	-	£3,210,009	£2,466,778	£1,977,438
			3	-	-	£4,591,159	£3,732,887	£3,144,964
			4	-	-	£5,972,310	£4,998,995	£4,332,875
			5	-	-	£7,353,460	£6,265,104	£5,520,787
5 x 2BF; 5 x 1BF; 8 x 4-BH, 4 x 3BH; 3 x 2BH	0.47	25 Mixed	1	-	-	£2,051,378	£1,393,742	£1,028,538
			2	-	-	£3,287,182	£2,507,534	£2,074,225
			3	-	-	£4,522,985	£3,621,325	£3,119,913
			4	-	-	£5,758,789	£4,735,117	£4,165,600
			5	-	-	£6,994,592	£5,848,909	£5,211,288
17 x 2-BF; 8 x 1-BF; 6 x 2-BH; 12 x 3-BH; 7 x 4-BH	0.87	50 Mixed	1	-	-	£1,698,564	£1,222,988	£735,548
			2	-	-	£2,883,394	£2,319,909	£1,742,006
			3	-	-	£4,068,224	£3,416,829	£2,748,464
			4	-	-	£5,253,055	£4,513,750	£3,754,921
			5	-	-	£6,437,885	£5,610,671	£4,761,379
34 x 2-BF; 16 x 1-BF; 12 x 2-BH; 24 x 3-BH; 14 x 4-BH	1.72	100 Mixed	1	-	-	£1,571,526	£1,109,813	£646,058
			2	-	-	£2,720,539	£2,173,329	£1,623,643
			3	-	-	£3,869,551	£3,236,845	£2,601,229
			4	-	-	£5,018,564	£4,300,360	£3,578,814
			5	-	-	£6,167,576	£5,363,876	£4,556,400

Source: Adams Integra, 2008

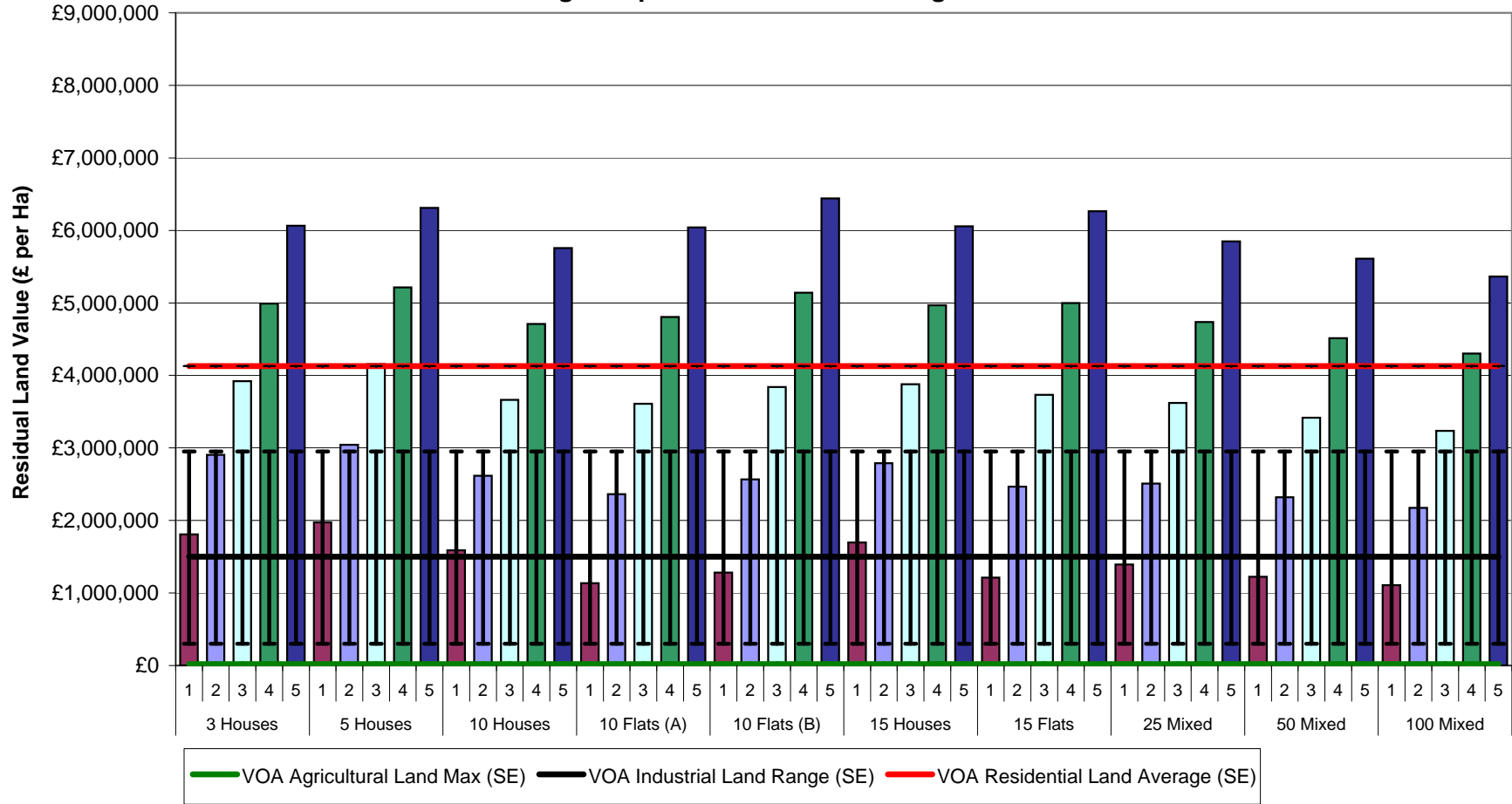
**Graph 18a: Summary of Residual Land Values (£ per Hectare) at 20% Affordable Housing (75% Affordable Rent / 25% Shared Ownership; With Grant) Across All Value Points Including Comparison with VOA Average Land Use Values**



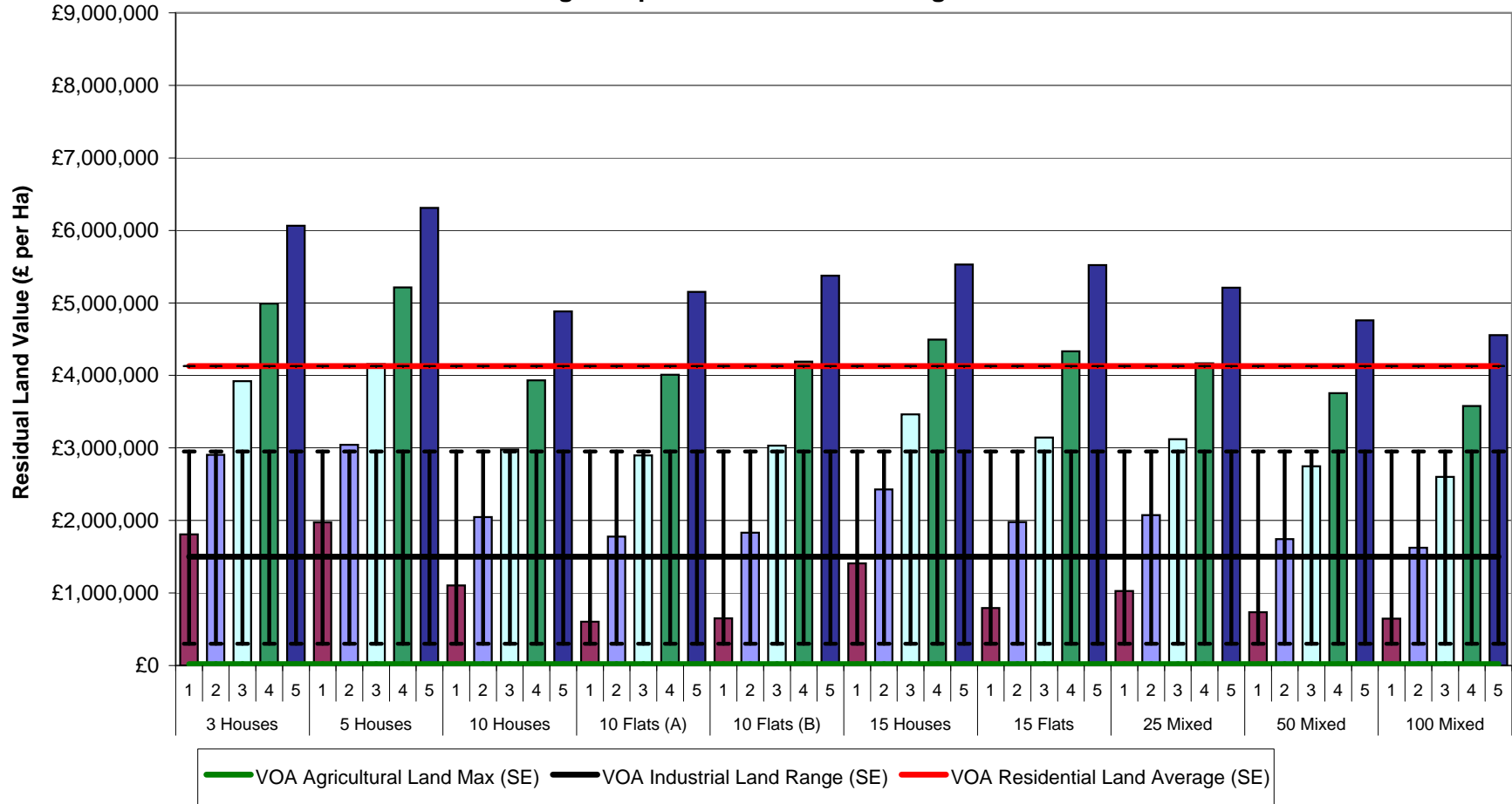
**Graph 18b: Summary of Residual Land Values (£ per Hectare) at 30% Affordable Housing (75% Affordable Rent / 25% Shared Ownership; With Grant) Across All Value Points Including Comparison with VOA Average Land Use Values**



**Graph 18c: Summary of Residual Land Values (£ per Hectare) at 40% Affordable Housing (75% Affordable Rent / 25% Shared Ownership; With Grant) Across All Value Points Including Comparison with VOA Average Land Use Values**



**Graph 18d: Summary of Residual Land Values (£ per Hectare) at 50% Affordable Housing (75% Affordable Rent / 25% Shared Ownership; With Grant) Across All Value Points Including Comparison with VOA Average Land Use Values**



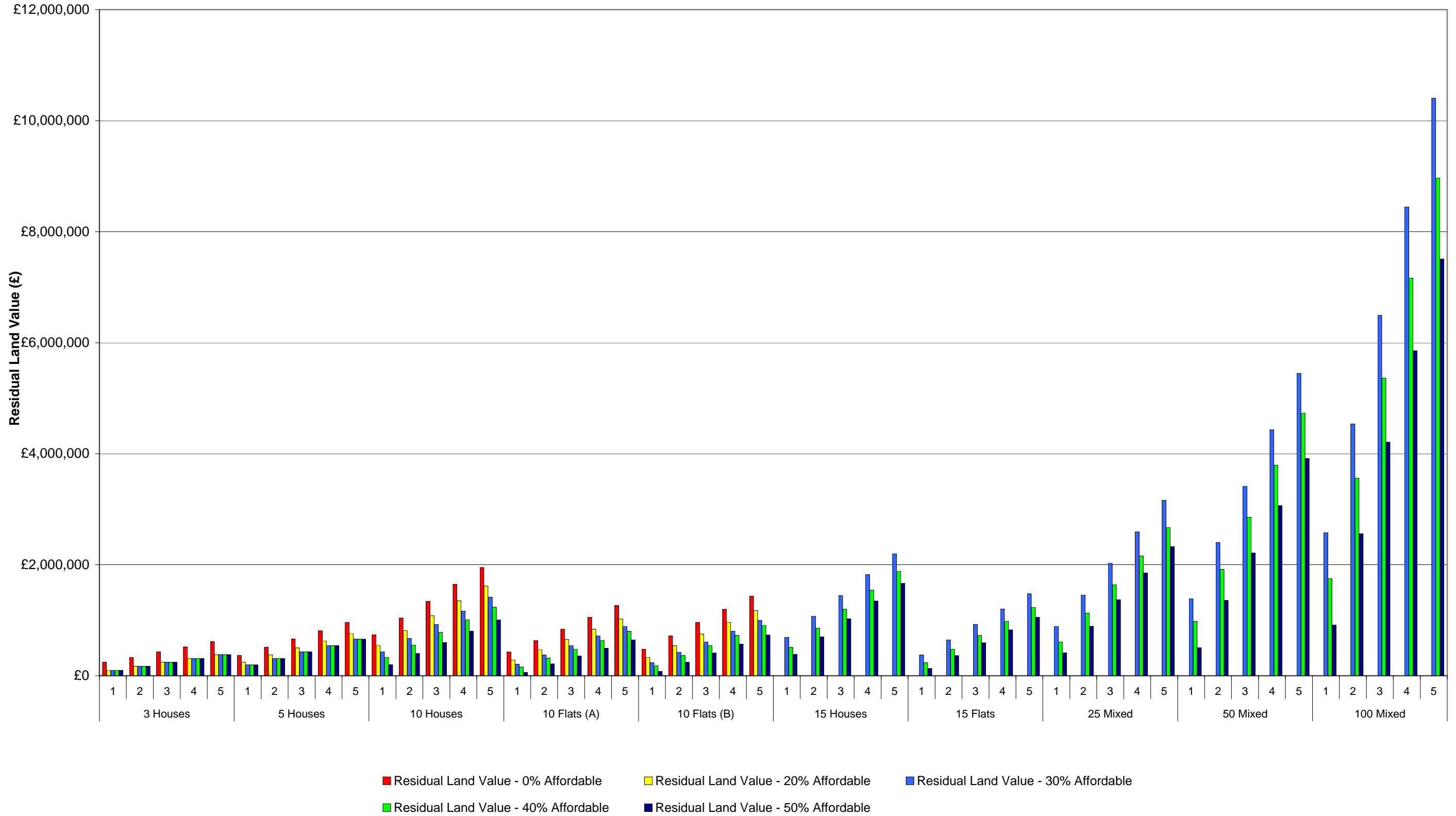
**Table 19: Summary of Land Residual Value (£) Appraisals for All Value Points (50% Affordable Rent / 50% Shared Ownership; Nil Grant)**

Mix	Development Scenario / Threshold	Value Point	Residual Land Value - 0% Affordable	Residual Land Value - 20% Affordable	Residual Land Value - 30% Affordable	Residual Land Value - 40% Affordable	Residual Land Value - 50% Affordable
3 x 3-BH	3 Houses	1	£242,529	£101,615	£101,615	£101,615	£101,615
		2	£333,754	£172,904	£172,904	£172,904	£172,904
		3	£429,879	£245,208	£245,208	£245,208	£245,208
		4	£520,581	£311,099	£311,099	£311,099	£311,099
		5	£615,715	£381,943	£381,943	£381,943	£381,943
1 x 4BH, 1 x 3BH, 3 x 2BH	5 Houses	1	£366,833	£248,200	£196,448	£196,448	£196,448
		2	£512,958	£378,088	£311,271	£311,271	£311,271
		3	£662,865	£502,738	£430,063	£430,063	£430,063
		4	£812,771	£631,287	£543,197	£543,197	£543,197
		5	£962,678	£759,835	£660,764	£660,764	£660,764
2 x 4BH, 3 x 3BH; 5 x 2BH	10 Houses	1	£735,814	£545,843	£432,896	£331,893	£199,699
		2	£1,039,239	£813,777	£675,009	£555,727	£400,522
		3	£1,342,665	£1,081,711	£921,585	£782,983	£599,138
		4	£1,646,090	£1,349,645	£1,168,161	£1,010,238	£801,883
		5	£1,949,516	£1,617,579	£1,414,737	£1,237,494	£1,004,629
5 x 2-BF; 5 x 1-BF	10 Flats (A)	1	£427,217	£284,227	£208,947	£157,707	£63,645
		2	£634,127	£471,821	£378,247	£318,407	£213,651
		3	£845,441	£652,616	£546,080	£482,293	£356,934
		4	£1,056,755	£838,276	£717,812	£639,517	£499,333
		5	£1,268,070	£1,023,936	£889,545	£801,713	£645,410
10 x 2BF	10 Flats (B)	1	£482,417	£333,990	£235,500	£184,260	£79,680
		2	£720,823	£541,131	£425,043	£365,204	£243,479
		3	£959,229	£751,715	£612,960	£544,201	£409,669
		4	£1,197,635	£962,299	£805,258	£726,963	£569,922
		5	£1,436,041	£1,172,883	£997,556	£909,725	£734,398
3 x 4BH, 4 x 3BH; 8 x 2BH	15 Houses	1	-	-	£691,523	£511,794	£388,143
		2	-	-	£1,068,685	£855,172	£704,455
		3	-	-	£1,445,847	£1,198,551	£1,024,767
		4	-	-	£1,823,010	£1,541,929	£1,345,080
		5	-	-	£2,200,172	£1,885,307	£1,665,393
10 x 2BF; 5 x 1BF	15 Flats	1	-	-	£374,496	£236,280	£130,903
		2	-	-	£647,676	£480,506	£363,787
		3	-	-	£924,717	£731,892	£593,137
		4	-	-	£1,201,757	£983,278	£826,237
		5	-	-	£1,478,798	£1,234,664	£1,059,337
5 x 2BF; 5 x 1BF; 8 x 4-BH, 4 x 3BH; 3 x 2BH	25 Mixed	1	-	-	£888,320	£609,766	£416,699
		2	-	-	£1,456,510	£1,125,699	£892,041
		3	-	-	£2,024,700	£1,641,633	£1,371,679
		4	-	-	£2,592,890	£2,157,566	£1,851,317
		5	-	-	£3,161,079	£2,673,499	£2,330,955
17 x 2-BF; 8 x 1-BF; 6 x 2-BH; 12 x 3-BH; 7 x 4-BH	50 Mixed	1	-	-	£1,385,243	£976,686	£504,632
		2	-	-	£2,400,627	£1,916,455	£1,357,702
		3	-	-	£3,416,012	£2,856,224	£2,210,771
		4	-	-	£4,431,397	£3,795,993	£3,063,840
		5	-	-	£5,446,781	£4,735,762	£3,916,910
34 x 2-BF; 16 x 1-BF; 12 x 2-BH; 24 x 3-BH; 14 x 4-BH	100 Mixed	1	-	-	£2,581,242	£1,754,985	£913,454
		2	-	-	£4,537,247	£3,558,583	£2,561,941
		3	-	-	£6,493,251	£5,362,181	£4,210,427
		4	-	-	£8,449,256	£7,165,779	£5,858,914
		5	-	-	£10,405,260	£8,969,378	£7,507,400

Source: Adams Integra, 2008



**Graph 19a: Summary of Residual Land Values at 0%, 20%, 30%, 40% & 50% Affordable Housing Across All Value Points (50% Affordable Rent / 50% Shared Ownership; Nil Grant)**

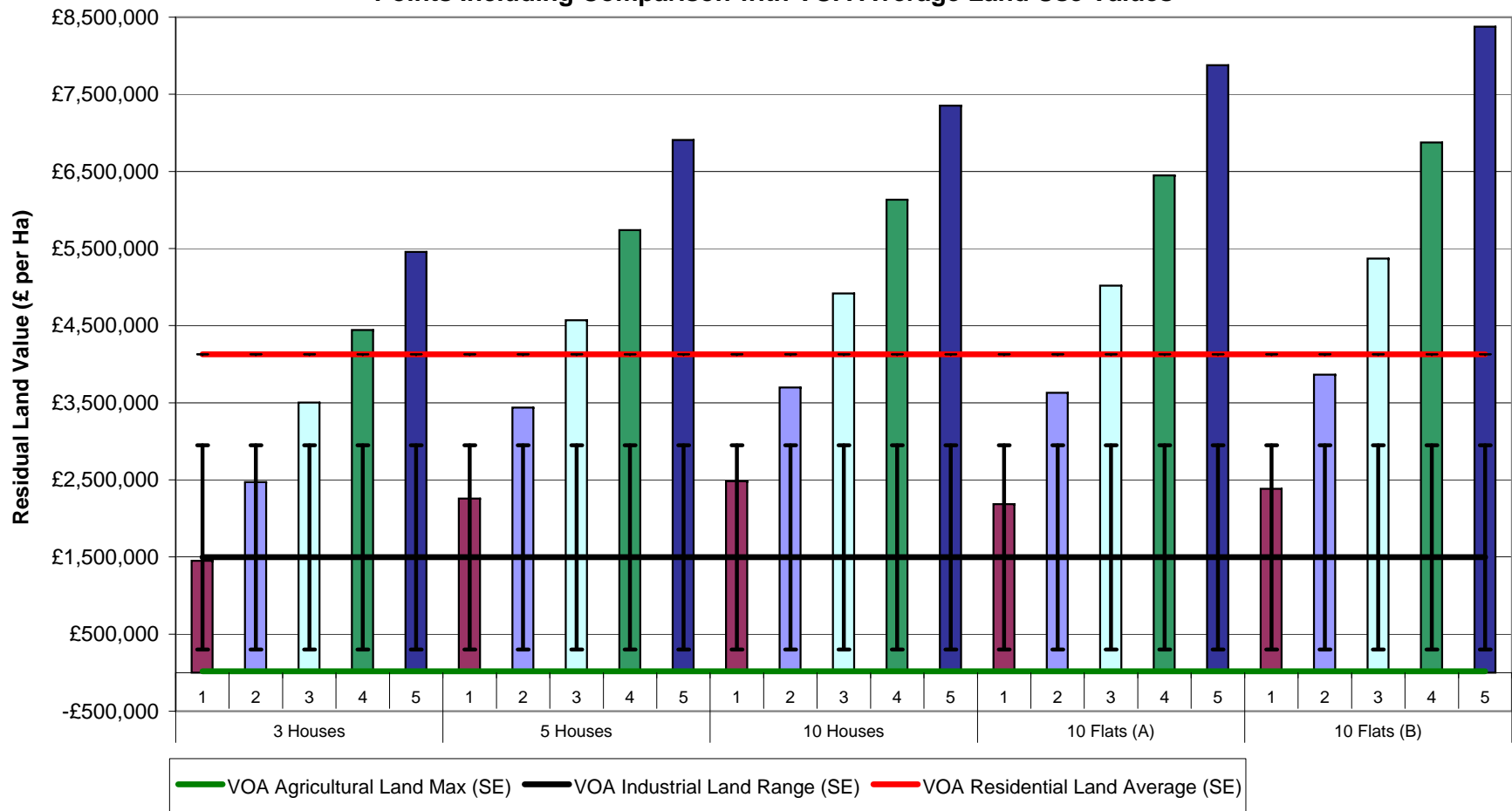


**Table 20: Summary of Residual Land Value (£ per hectare) Appraisals for All Value Points (50% Affordable Rent / 50% Shared Ownership; Nil Grant)**

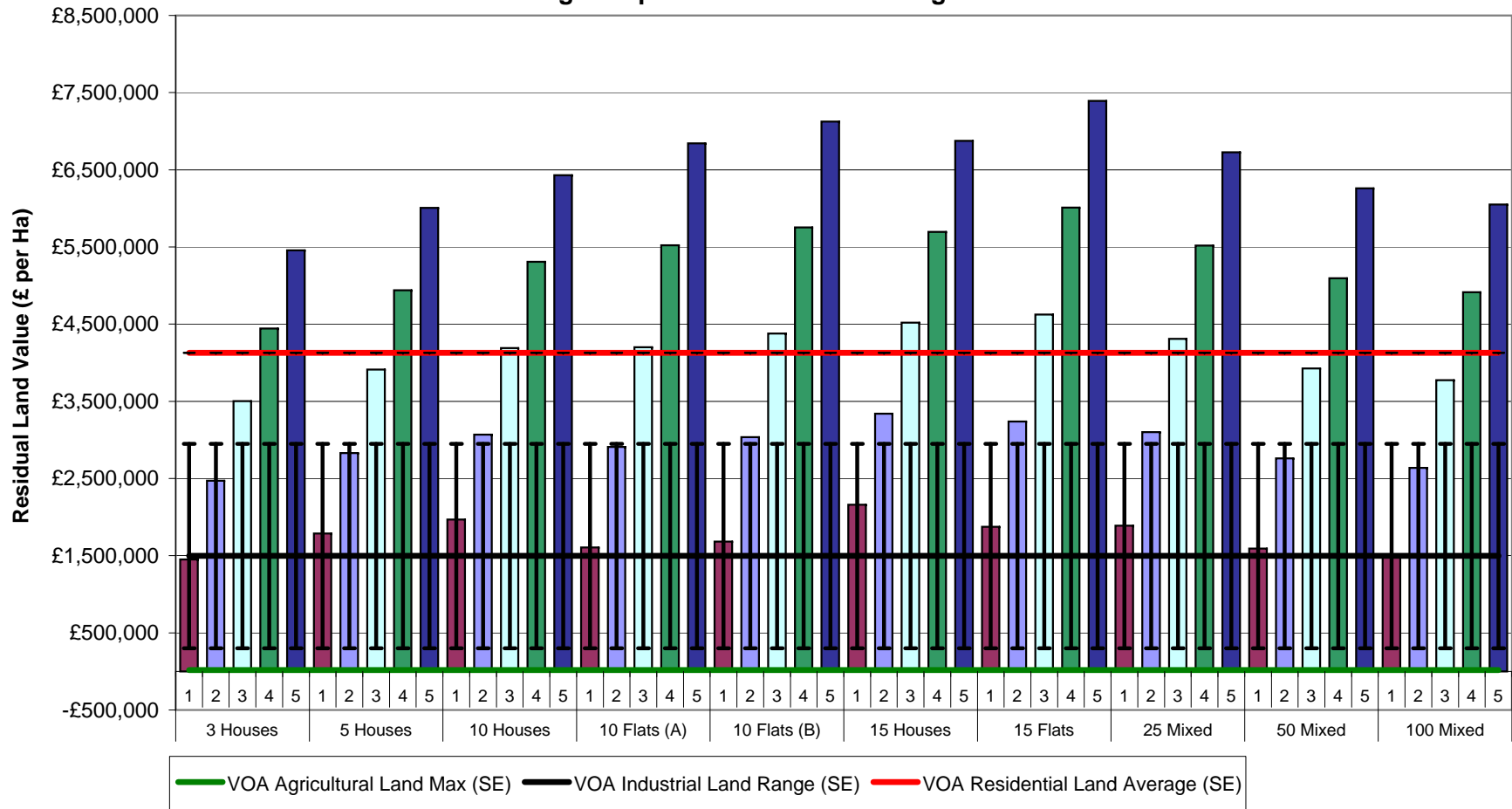
Mix	Indicative Site Size (Ha)	Development Scenario / Threshold	Value Point	Residual Land Value - 0% Affordable	Residual Land Value - 20% Affordable	Residual Land Value - 30% Affordable	Residual Land Value - 40% Affordable	Residual Land Value - 50% Affordable
3 x 3-BH	0.07	3 Houses	1	£3,464,700	£1,451,644	£1,451,644	£1,451,644	£1,451,644
			2	£4,767,918	£2,470,052	£2,470,052	£2,470,052	£2,470,052
			3	£6,141,131	£3,502,976	£3,502,976	£3,502,976	£3,502,976
			4	£7,436,876	£4,444,267	£4,444,267	£4,444,267	£4,444,267
			5	£8,795,931	£5,456,324	£5,456,324	£5,456,324	£5,456,324
1 x 4BH, 1 x 3BH, 3 x 2BH	0.11	5 Houses	1	£3,334,846	£2,256,367	£1,785,889	£1,785,889	£1,785,889
			2	£4,663,255	£3,437,162	£2,829,737	£2,829,737	£2,829,737
			3	£6,026,043	£4,570,350	£3,909,664	£3,909,664	£3,909,664
			4	£7,388,832	£5,738,972	£4,938,152	£4,938,152	£4,938,152
			5	£8,751,620	£6,907,594	£6,006,946	£6,006,946	£6,006,946
2 x 4BH, 3 x 3BH; 5 x 2BH	0.22	10 Houses	1	£3,344,607	£2,481,102	£1,967,707	£1,508,604	£907,720
			2	£4,723,815	£3,698,985	£3,068,222	£2,526,032	£1,820,552
			3	£6,103,022	£4,916,868	£4,189,021	£3,559,012	£2,723,354
			4	£7,482,229	£6,134,751	£5,309,821	£4,591,992	£3,644,924
			5	£8,861,437	£7,352,634	£6,430,621	£5,624,973	£4,566,494
5 x 2-BF; 5 x 1-BF	0.13	10 Flats (A)	1	£3,286,284	£2,186,362	£1,607,282	£1,213,133	£489,577
			2	£4,877,899	£3,629,390	£2,909,590	£2,449,284	£1,643,471
			3	£6,503,394	£5,020,125	£4,200,613	£3,709,944	£2,745,650
			4	£8,128,888	£6,448,276	£5,521,632	£4,919,360	£3,841,019
			5	£9,754,383	£7,876,427	£6,842,650	£6,167,023	£4,964,695
10 x 2BF	0.14	10 Flats (B)	1	£3,445,838	£2,385,644	£1,682,141	£1,316,146	£569,146
			2	£5,148,737	£3,865,221	£3,036,025	£2,608,598	£1,739,139
			3	£6,851,636	£5,369,392	£4,378,284	£3,887,147	£2,926,207
			4	£8,554,535	£6,873,562	£5,751,842	£5,192,590	£4,070,870
			5	£10,257,434	£8,377,733	£7,125,401	£6,498,032	£5,245,700
3 x 4BH, 4 x 3BH; 8 x 2BH	0.32	15 Houses	1	-	-	£2,161,008	£1,599,357	£1,212,948
			2	-	-	£3,339,641	£2,672,414	£2,201,420
			3	-	-	£4,518,273	£3,745,471	£3,202,398
			4	-	-	£5,696,906	£4,818,527	£4,203,375
			5	-	-	£6,875,538	£5,891,584	£5,204,352
10 x 2BF; 5 x 1BF	0.20	15 Flats	1	-	-	£1,872,480	£1,181,398	£654,514
			2	-	-	£3,238,380	£2,402,528	£1,818,933
			3	-	-	£4,623,583	£3,659,458	£2,965,683
			4	-	-	£6,008,786	£4,916,388	£4,131,184
			5	-	-	£7,393,989	£6,173,318	£5,296,685
5 x 2BF; 5 x 1BF; 8 x 4-BH, 4 x 3BH; 3 x 2BH	0.47	25 Mixed	1	-	-	£1,890,043	£1,297,375	£886,593
			2	-	-	£3,098,957	£2,395,105	£1,897,959
			3	-	-	£4,307,872	£3,492,835	£2,918,466
			4	-	-	£5,516,786	£4,590,566	£3,938,972
			5	-	-	£6,725,701	£5,688,296	£4,959,479
17 x 2-BF; 8 x 1-BF; 6 x 2-BH; 12 x 3-BH; 7 x 4-BH	0.87	50 Mixed	1	-	-	£1,592,233	£1,122,627	£580,037
			2	-	-	£2,759,342	£2,202,822	£1,560,577
			3	-	-	£3,926,451	£3,283,016	£2,541,116
			4	-	-	£5,093,559	£4,363,210	£3,521,655
			5	-	-	£6,260,668	£5,443,404	£4,502,195
34 x 2-BF; 16 x 1-BF; 12 x 2-BH; 24 x 3-BH; 14 x 4-BH	1.72	100 Mixed	1	-	-	£1,500,722	£1,020,340	£531,078
			2	-	-	£2,637,934	£2,068,944	£1,489,500
			3	-	-	£3,775,146	£3,117,547	£2,447,923
			4	-	-	£4,912,358	£4,166,151	£3,406,345
			5	-	-	£6,049,570	£5,214,754	£4,364,767

Source: Adams Integra, 2008

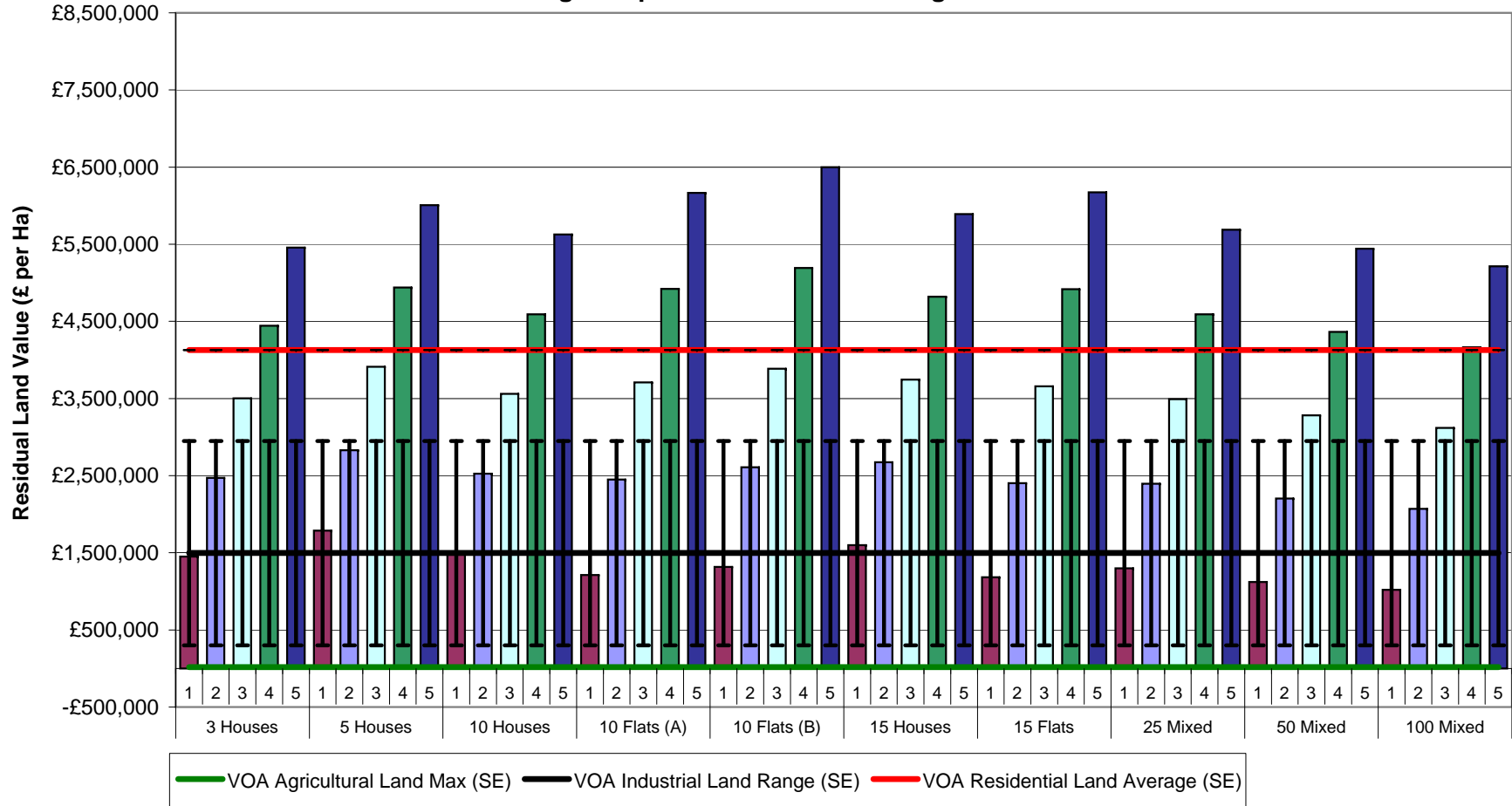
**Graph 20a: Summary of Residual Land Values (£ per Hectare) at 20% Affordable Housing (50% Affordable Rent / 50% Shared Ownership; Nil Grant) Across All Value Points Including Comparison with VOA Average Land Use Values**



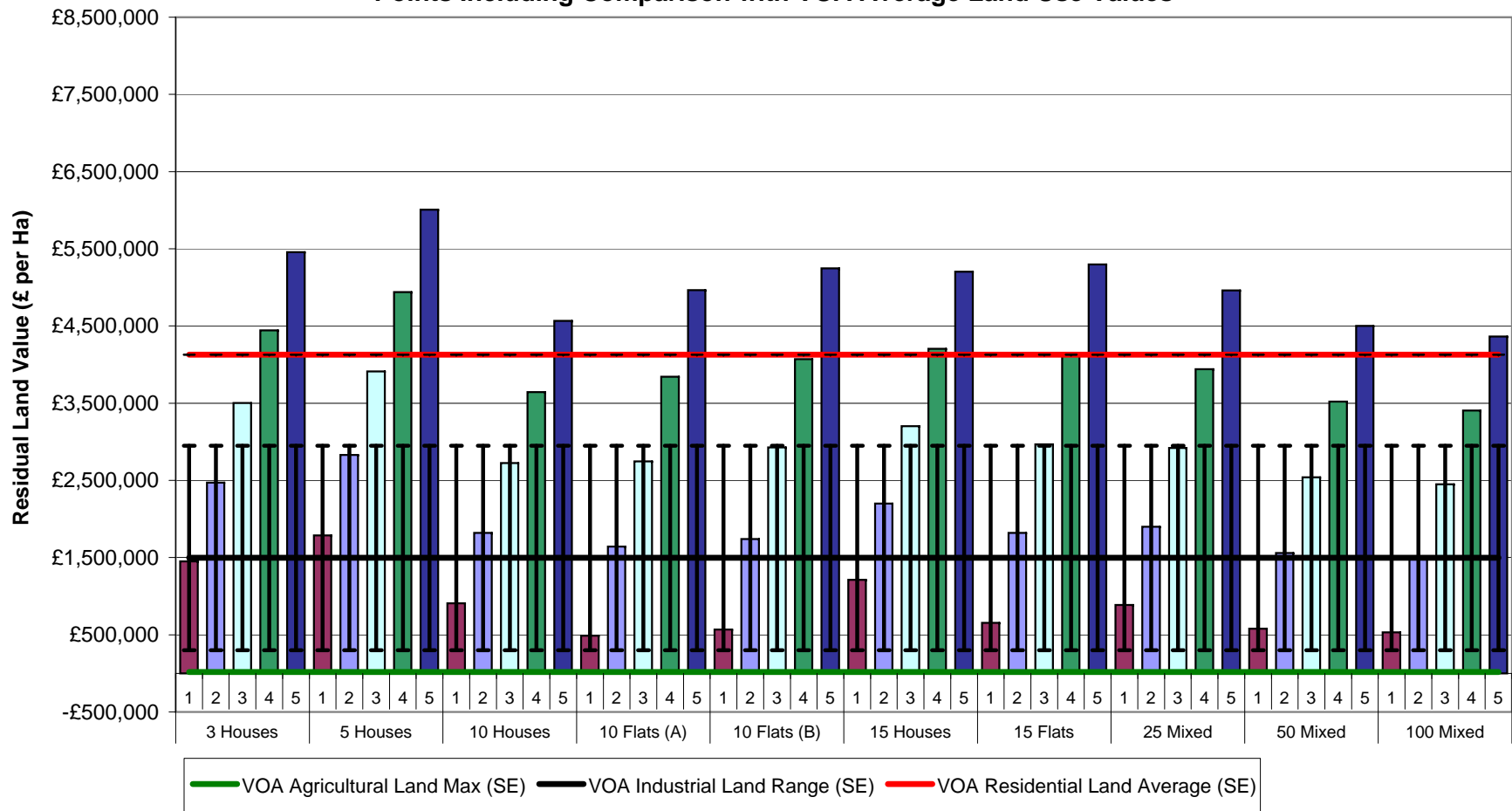
**Graph 20b: Summary of Residual Land Values (£ per Hectare) at 30% Affordable Housing (50% Affordable Rent / 50% Shared Ownership; Nil Grant) Across All Value Points Including Comparison with VOA Average Land Use Values**



**Graph 20c: Summary of Residual Land Values (£ per Hectare) at 40% Affordable Housing (50% Affordable Rent / 50% Shared Ownership; Nil Grant) Across All Value Points Including Comparison with VOA Average Land Use Values**



**Graph 20d: Summary of Residual Land Values (£ per Hectare) at 50% Affordable Housing (50% Affordable Rent / 50% Shared Ownership; Nil Grant) Across All Value Points Including Comparison with VOA Average Land Use Values**

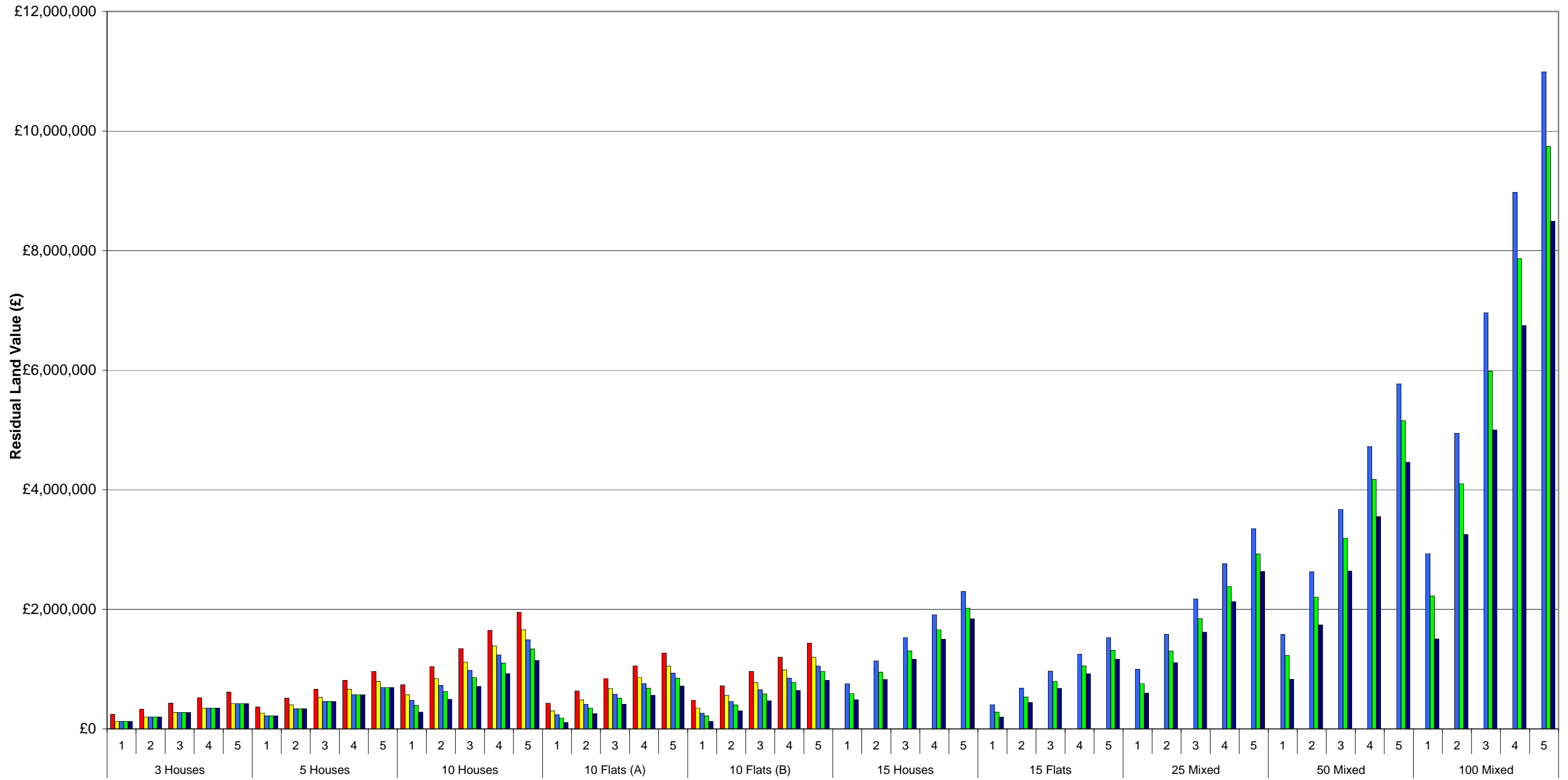


**Table 21: Summary of Land Residual Value (£) Appraisals for All Value Points (50% Affordable Rent / 50% Shared Ownership; With Grant)**

Mix	Development Scenario / Threshold	Value Point	Residual Land Value - 0% Affordable	Residual Land Value - 20% Affordable	Residual Land Value - 30% Affordable	Residual Land Value - 40% Affordable	Residual Land Value - 50% Affordable
3 x 3-BH	3 Houses	1	£242,529	£126,695	£126,695	£126,695	£126,695
		2	£333,754	£203,349	£203,349	£203,349	£203,349
		3	£429,879	£274,347	£274,347	£274,347	£274,347
		4	£520,581	£349,452	£349,452	£349,452	£349,452
		5	£615,715	£424,558	£424,558	£424,558	£424,558
1 x 4BH, 1 x 3BH, 3 x 2BH	5 Houses	1	£366,833	£268,505	£217,171	£217,171	£217,171
		2	£512,958	£401,777	£334,960	£334,960	£334,960
		3	£662,865	£529,532	£457,136	£457,136	£457,136
		4	£812,771	£661,430	£573,340	£573,340	£573,340
		5	£962,678	£793,328	£694,256	£694,256	£694,256
2 x 4BH, 3 x 3BH; 5 x 2BH	10 Houses	1	£735,814	£570,632	£478,248	£391,887	£280,707
		2	£1,039,239	£842,698	£727,375	£624,999	£494,586
		3	£1,342,665	£1,114,764	£981,432	£862,151	£711,359
		4	£1,646,090	£1,386,830	£1,235,489	£1,099,302	£928,132
		5	£1,949,516	£1,658,896	£1,489,545	£1,336,454	£1,144,905
5 x 2-BF; 5 x 1-BF	10 Flats (A)	1	£427,217	£300,270	£236,719	£185,480	£108,238
		2	£634,127	£485,481	£409,994	£350,154	£259,799
		3	£845,441	£673,787	£581,988	£513,229	£414,608
		4	£1,056,755	£862,093	£758,209	£679,914	£563,546
		5	£1,268,070	£1,050,399	£934,430	£846,598	£716,759
10 x 2BF	10 Flats (B)	1	£482,417	£350,033	£262,829	£217,008	£128,006
		2	£720,823	£559,655	£462,478	£402,638	£299,631
		3	£959,229	£772,885	£655,301	£586,542	£473,842
		4	£1,197,635	£986,115	£852,891	£774,596	£641,372
		5	£1,436,041	£1,199,346	£1,050,482	£962,651	£813,787
3 x 4BH, 4 x 3BH; 8 x 2BH	15 Houses	1	-	-	£750,899	£591,266	£488,403
		2	-	-	£1,137,957	£947,889	£826,093
		3	-	-	£1,525,015	£1,304,513	£1,163,782
		4	-	-	£1,912,074	£1,661,136	£1,501,472
		5	-	-	£2,299,132	£2,017,759	£1,839,162
10 x 2BF; 5 x 1BF	15 Flats	1	-	-	£406,583	£279,636	£196,399
		2	-	-	£684,724	£536,078	£438,655
		3	-	-	£967,057	£795,403	£677,818
		4	-	-	£1,249,391	£1,054,728	£921,504
		5	-	-	£1,531,724	£1,314,053	£1,165,189
5 x 2BF; 5 x 1BF; 8 x 4-BH, 4 x 3BH; 3 x 2BH	25 Mixed	1	-	-	£1,000,005	£759,914	£596,418
		2	-	-	£1,586,809	£1,300,872	£1,106,725
		3	-	-	£2,173,613	£1,841,830	£1,617,032
		4	-	-	£2,760,417	£2,382,788	£2,127,339
		5	-	-	£3,347,221	£2,923,746	£2,637,647
17 x 2-BF; 8 x 1-BF; 6 x 2-BH; 12 x 3-BH; 7 x 4-BH	50 Mixed	1	-	-	£1,580,751	£1,227,864	£830,322
		2	-	-	£2,628,720	£2,209,496	£1,737,673
		3	-	-	£3,676,690	£3,191,128	£2,645,024
		4	-	-	£4,724,659	£4,172,760	£3,552,375
		5	-	-	£5,772,628	£5,154,392	£4,459,726
34 x 2-BF; 16 x 1-BF; 12 x 2-BH; 24 x 3-BH; 14 x 4-BH	100 Mixed	1	-	-	£2,932,695	£2,222,064	£1,504,938
		2	-	-	£4,947,275	£4,103,509	£3,252,005
		3	-	-	£6,961,854	£5,984,954	£4,999,072
		4	-	-	£8,976,434	£7,866,399	£6,746,139
		5	-	-	£10,991,014	£9,747,843	£8,493,206

Source: Adams Integra, 2008

**Graph 21a: Summary of Residual Land Values at 0%, 20%, 30%, 40% & 50% Affordable Housing Across All Value Points (50% Affordable Rent / 50% Shared Ownership; With Grant)**



■ Residual Land Value - 0% Affordable    
 ■ Residual Land Value - 20% Affordable    
 ■ Residual Land Value - 30% Affordable  
■ Residual Land Value - 40% Affordable    
 ■ Residual Land Value - 50% Affordable

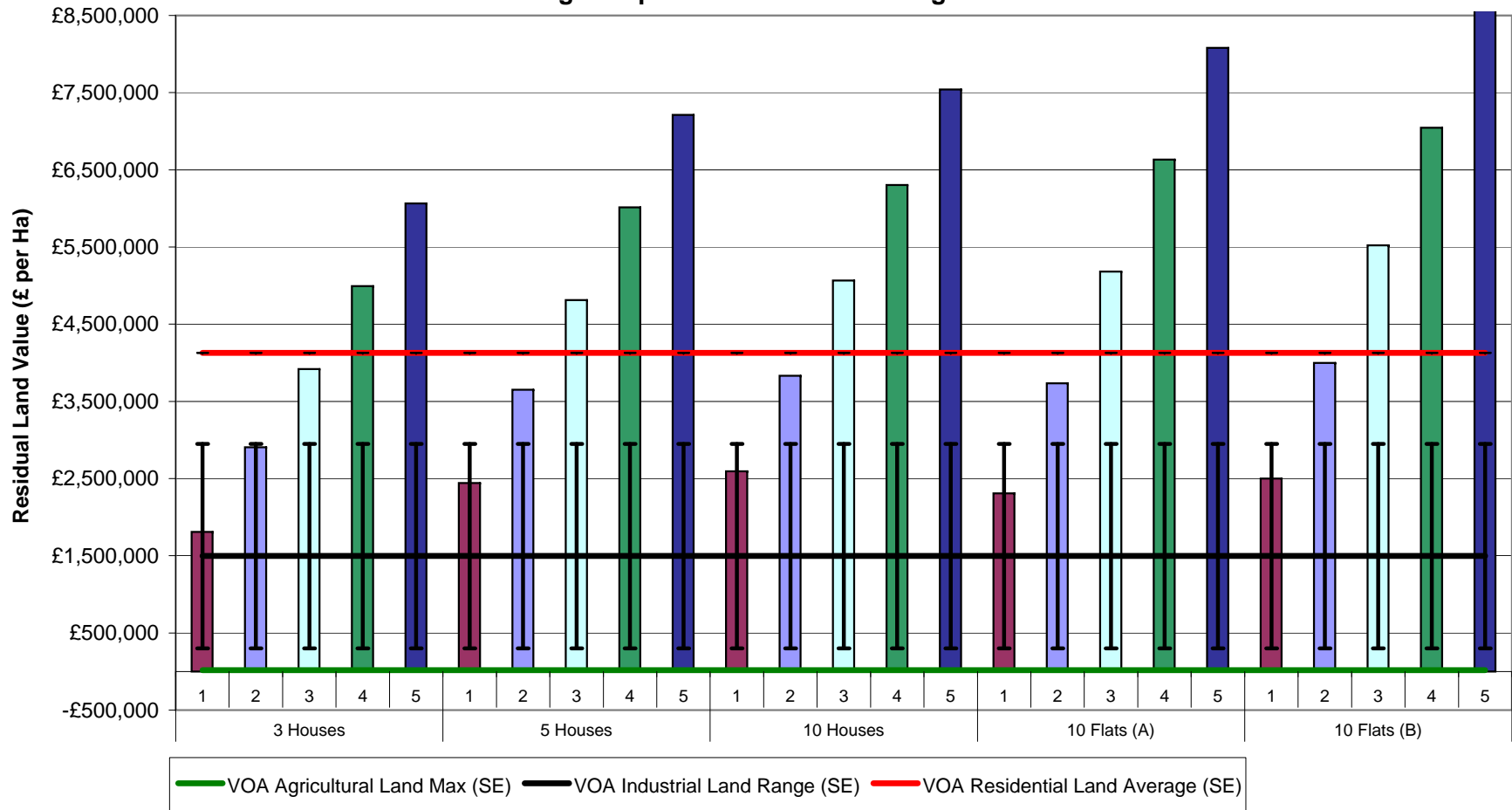


**Table 22: Summary of Residual Land Value (£ per hectare) Appraisals for All Value Points (50% Affordable Rent / 50% Shared Ownership; With Grant)**

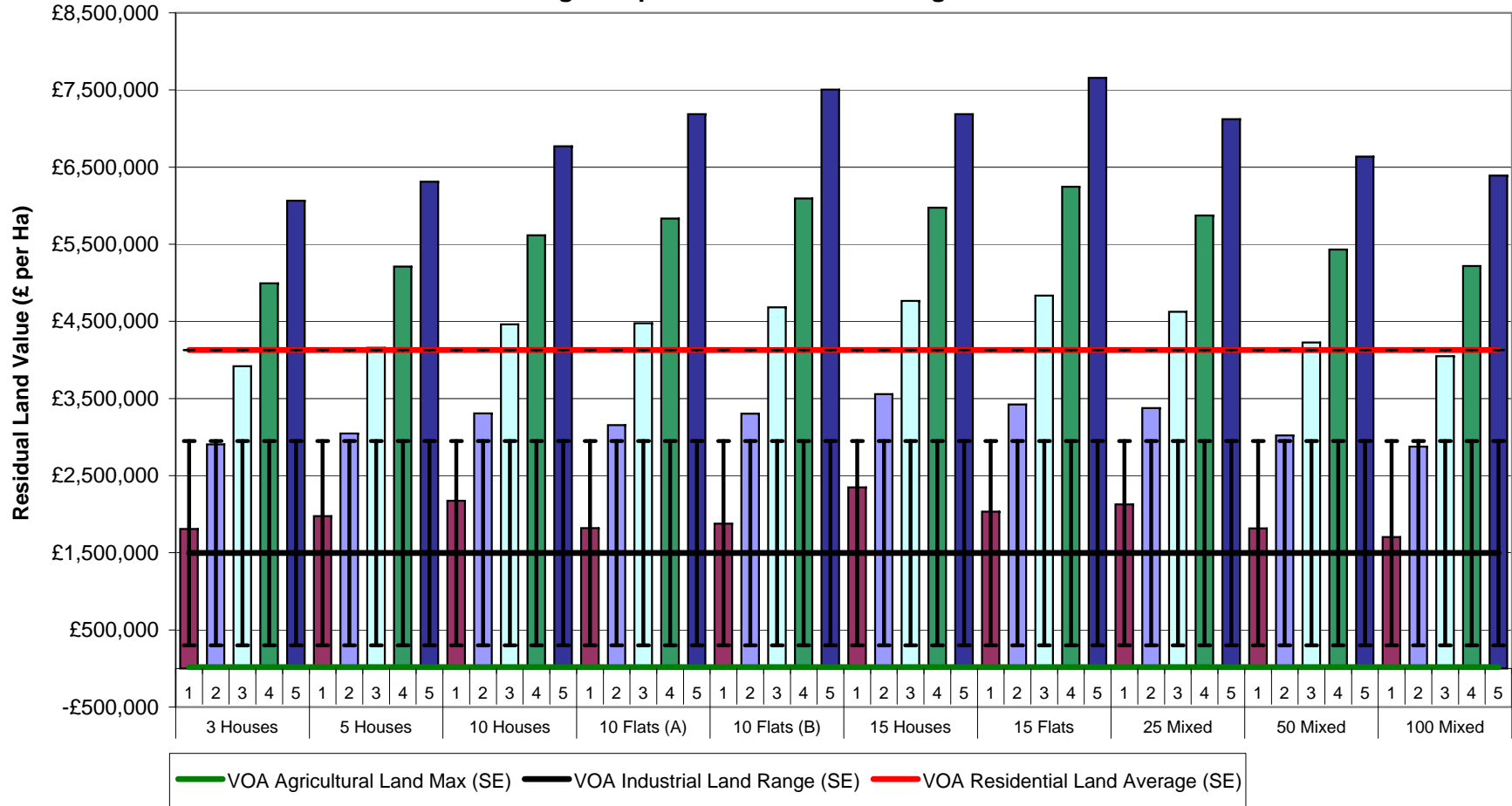
Mix	Indicative Site Size (Ha)	Development Scenario / Threshold	Value Point	Residual Land Value - 0% Affordable	Residual Land Value - 20% Affordable	Residual Land Value - 30% Affordable	Residual Land Value - 40% Affordable	Residual Land Value - 50% Affordable
3 x 3-BH	0.07	3 Houses	1	£3,464,700	£1,809,933	£1,809,933	£1,809,933	£1,809,933
			2	£4,767,918	£2,904,992	£2,904,992	£2,904,992	£2,904,992
			3	£6,141,131	£3,919,242	£3,919,242	£3,919,242	£3,919,242
			4	£7,436,876	£4,992,179	£4,992,179	£4,992,179	£4,992,179
			5	£8,795,931	£6,065,115	£6,065,115	£6,065,115	£6,065,115
1 x 4BH, 1 x 3BH, 3 x 2BH	0.11	5 Houses	1	£3,334,846	£2,440,956	£1,974,283	£1,974,283	£1,974,283
			2	£4,663,255	£3,652,516	£3,045,091	£3,045,091	£3,045,091
			3	£6,026,043	£4,813,931	£4,155,783	£4,155,783	£4,155,783
			4	£7,388,832	£6,013,001	£5,212,181	£5,212,181	£5,212,181
			5	£8,751,620	£7,212,070	£6,311,422	£6,311,422	£6,311,422
2 x 4BH, 3 x 3BH; 5 x 2BH	0.22	10 Houses	1	£3,344,607	£2,593,784	£2,173,857	£1,781,306	£1,275,940
			2	£4,723,815	£3,830,447	£3,306,250	£2,840,905	£2,248,118
			3	£6,103,022	£5,067,110	£4,461,054	£3,918,867	£3,233,450
			4	£7,482,229	£6,303,773	£5,615,857	£4,996,829	£4,218,782
			5	£8,861,437	£7,540,436	£6,770,661	£6,074,792	£5,204,115
5 x 2-BF; 5 x 1-BF	0.13	10 Flats (A)	1	£3,286,284	£2,309,772	£1,820,918	£1,426,770	£832,598
			2	£4,877,899	£3,734,467	£3,153,798	£2,693,492	£1,998,455
			3	£6,503,394	£5,182,974	£4,476,830	£3,947,914	£3,189,290
			4	£8,128,888	£6,631,482	£5,832,376	£5,230,104	£4,334,970
			5	£9,754,383	£8,079,989	£7,187,922	£6,512,294	£5,513,528
10 x 2BF	0.14	10 Flats (B)	1	£3,445,838	£2,500,239	£1,877,347	£1,550,060	£914,326
			2	£5,148,737	£3,997,536	£3,303,412	£2,875,985	£2,140,220
			3	£6,851,636	£5,520,609	£4,680,719	£4,189,582	£3,384,585
			4	£8,554,535	£7,043,682	£6,092,081	£5,532,829	£4,581,229
			5	£10,257,434	£8,566,755	£7,503,444	£6,876,076	£5,812,765
3 x 4BH, 4 x 3BH; 8 x 2BH	0.32	15 Houses	1	-	-	£2,346,558	£1,847,706	£1,526,260
			2	-	-	£3,556,116	£2,962,154	£2,581,540
			3	-	-	£4,765,673	£4,076,602	£3,636,820
			4	-	-	£5,975,231	£5,191,050	£4,692,100
			5	-	-	£7,184,789	£6,305,498	£5,747,380
10 x 2BF; 5 x 1BF	0.20	15 Flats	1	-	-	£2,032,913	£1,398,180	£981,994
			2	-	-	£3,423,621	£2,680,390	£2,193,275
			3	-	-	£4,835,287	£3,977,015	£3,389,091
			4	-	-	£6,246,953	£5,273,639	£4,607,519
			5	-	-	£7,658,619	£6,570,263	£5,825,946
5 x 2BF; 5 x 1BF; 8 x 4-BH, 4 x 3BH; 3 x 2BH	0.47	25 Mixed	1	-	-	£2,127,670	£1,616,839	£1,268,974
			2	-	-	£3,376,189	£2,767,813	£2,354,734
			3	-	-	£4,624,708	£3,918,788	£3,440,494
			4	-	-	£5,873,227	£5,069,762	£4,526,254
			5	-	-	£7,121,746	£6,220,736	£5,612,014
17 x 2-BF; 8 x 1-BF; 6 x 2-BH; 12 x 3-BH; 7 x 4-BH	0.87	50 Mixed	1	-	-	£1,816,955	£1,411,338	£954,393
			2	-	-	£3,021,518	£2,539,651	£1,997,325
			3	-	-	£4,226,080	£3,667,964	£3,040,258
			4	-	-	£5,430,642	£4,796,276	£4,083,190
			5	-	-	£6,635,205	£5,924,589	£5,126,122
34 x 2-BF; 16 x 1-BF; 12 x 2-BH; 24 x 3-BH; 14 x 4-BH	1.72	100 Mixed	1	-	-	£1,705,055	£1,291,898	£874,964
			2	-	-	£2,876,322	£2,385,761	£1,890,701
			3	-	-	£4,047,590	£3,479,624	£2,906,437
			4	-	-	£5,218,857	£4,573,488	£3,922,174
			5	-	-	£6,390,125	£5,667,351	£4,937,911

Source: Adams Integra, 2008

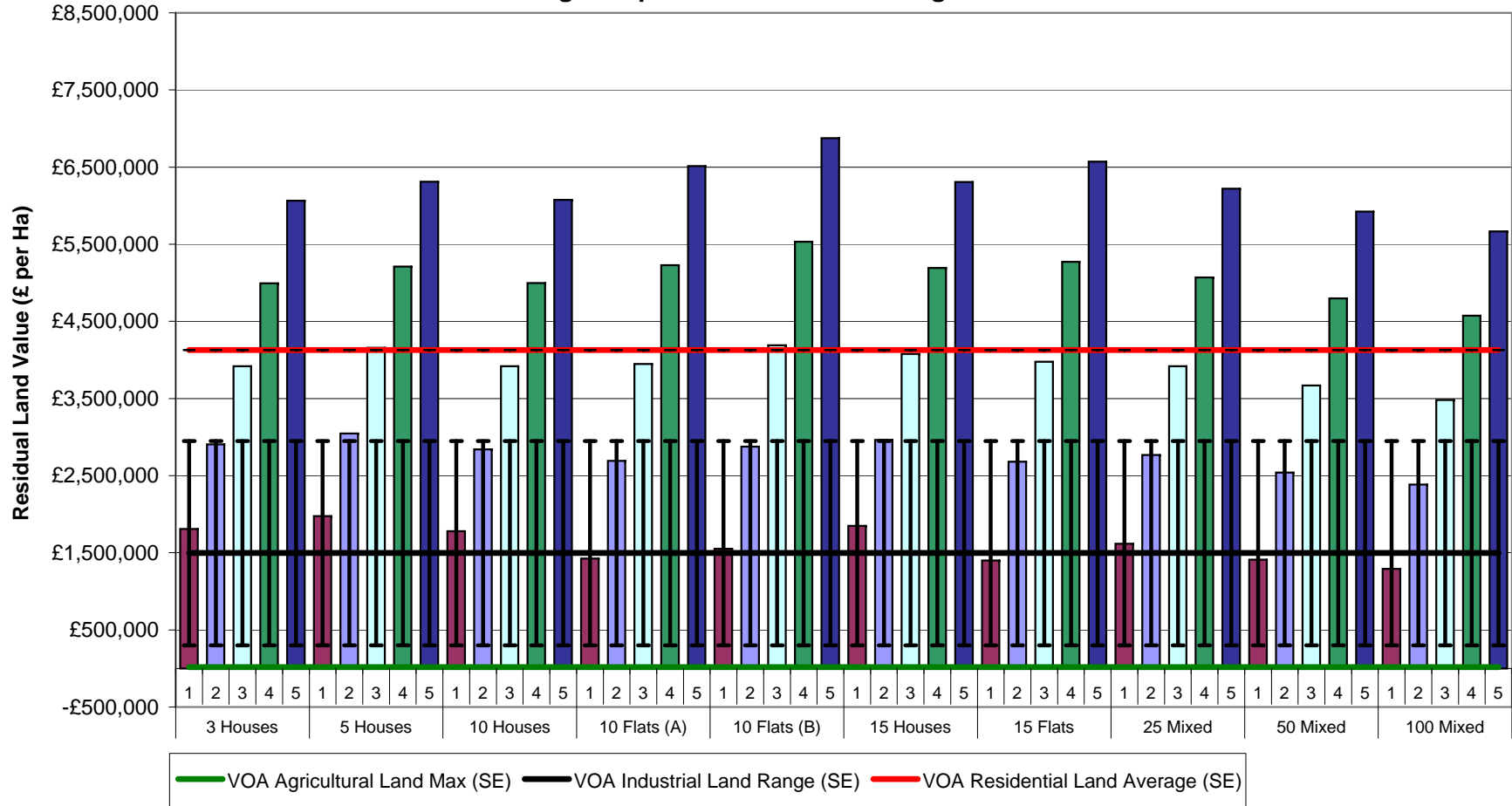
**Graph 22a: Summary of Residual Land Values (£ per Hectare) at 20% Affordable Housing (50% Affordable Rent / 50% Shared Ownership; With Grant) Across All Value Points Including Comparison with VOA Average Land Use Values**



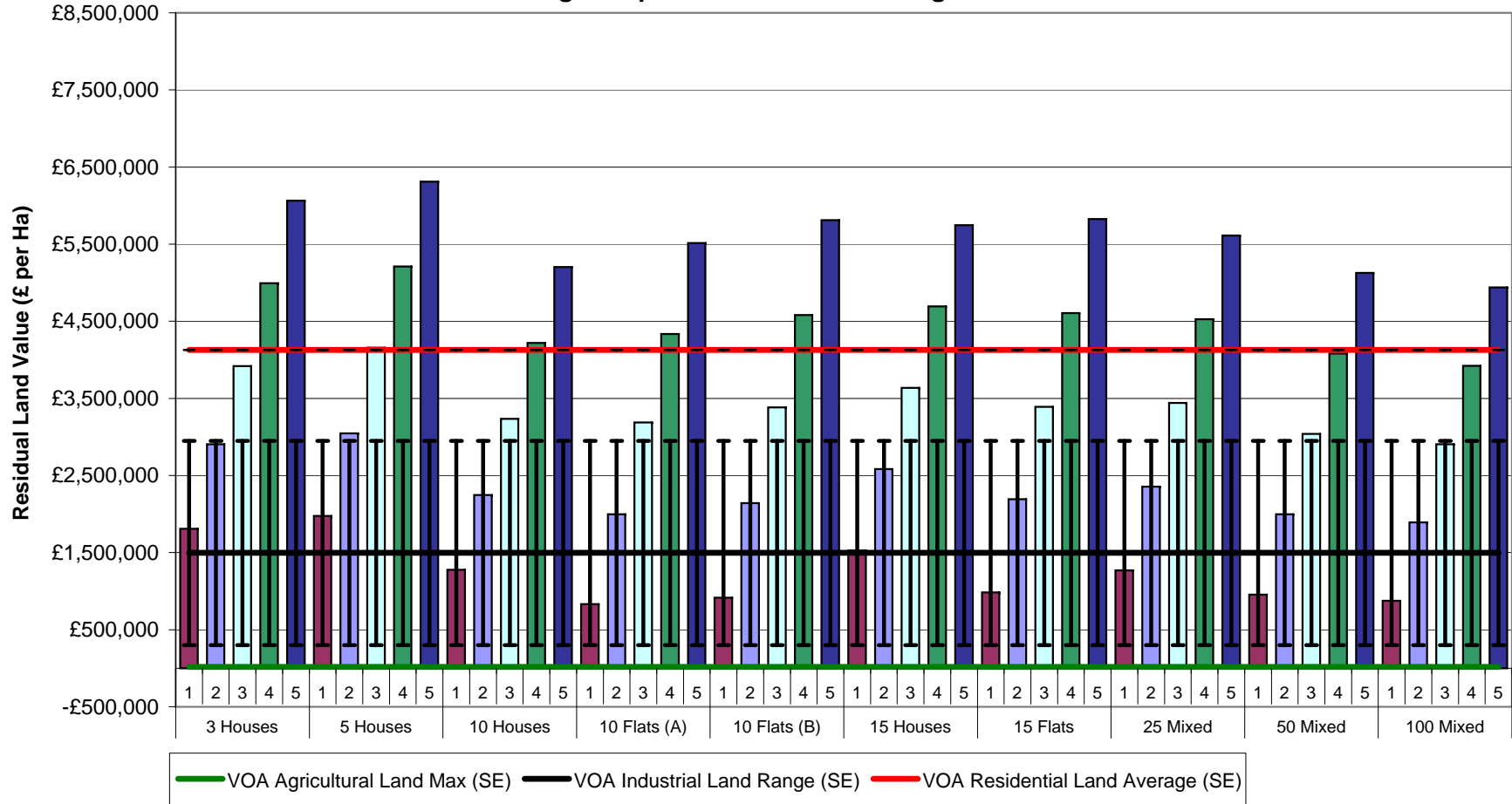
**Graph 22b: Summary of Residual Land Values (£ per Hectare) at 30% Affordable Housing (50% Affordable Rent / 50% Shared Ownership; With Grant) Across All Value Points Including Comparison with VOA Average Land Use Values**



**Graph 22c: Summary of Residual Land Values (£ per Hectare) at 40% Affordable Housing (50% Affordable Rent / 50% Shared Ownership; With Grant) Across All Value Points Including Comparison with VOA Average Land Use Values**



**Graph 22d: Summary of Residual Land Values (£ per Hectare) at 50% Affordable Housing (50% Affordable Rent / 50% Shared Ownership; With Grant) Across All Value Points Including Comparison with VOA Average Land Use Values**

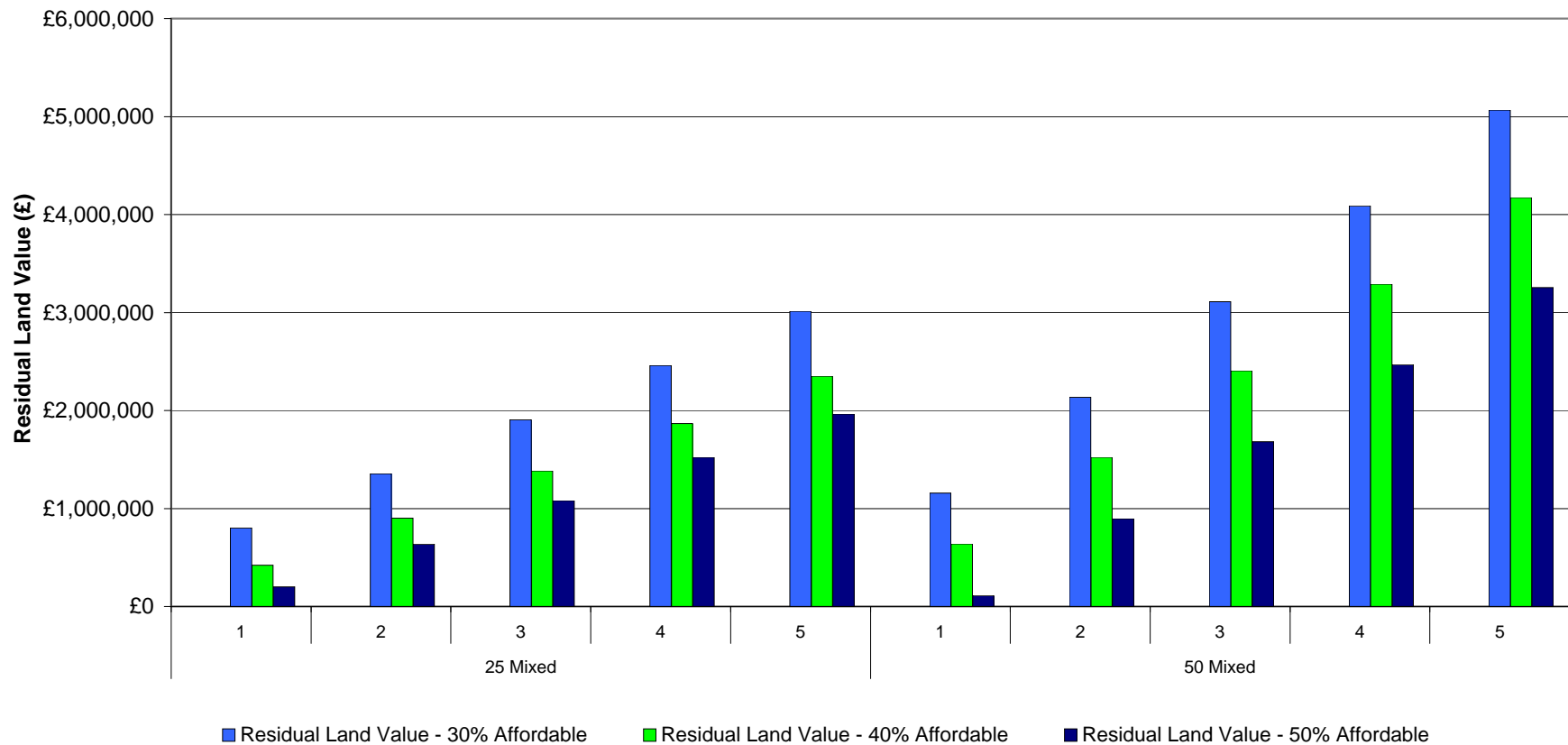


**Table 23: Summary of Land Residual Value (£) Appraisals for All Value Points (75% Affordable Rent / 25% Intermediate Rent; Nil Grant)**

Mix	Development Scenario / Threshold	Value Point	Residual Land Value - 0% Affordable	Residual Land Value - 20% Affordable	Residual Land Value - 30% Affordable	Residual Land Value - 40% Affordable	Residual Land Value - 50% Affordable
5 x 2BF; 5 x 1BF; 8 x 4-BH, 4 x 3BH; 3 x 2BH	25 Mixed	1	-	-	£800,116	£420,991	£199,471
		2	-	-	£1,353,605	£900,399	£636,568
		3	-	-	£1,907,094	£1,384,146	£1,079,710
		4	-	-	£2,460,583	£1,867,893	£1,522,852
		5	-	-	£3,014,072	£2,351,641	£1,965,994
17 x 2-BF; 8 x 1-BF; 6 x 2-BH; 12 x 3-BH; 7 x 4-BH	50 Mixed	1	-	-	£1,156,746	£639,275	£112,008
		2	-	-	£2,134,048	£1,522,809	£894,413
		3	-	-	£3,111,350	£2,406,343	£1,681,298
		4	-	-	£4,088,652	£3,289,877	£2,468,184
		5	-	-	£5,065,953	£4,173,411	£3,255,069

Source: Adams Integra, 2008

**Graph 23a: Summary of Residual Land Values at 30%,  
40% & 50% Affordable Housing Across All Value Points (75% Affordable Rent / 25% Intermediate  
Rent; Nil Grant)**



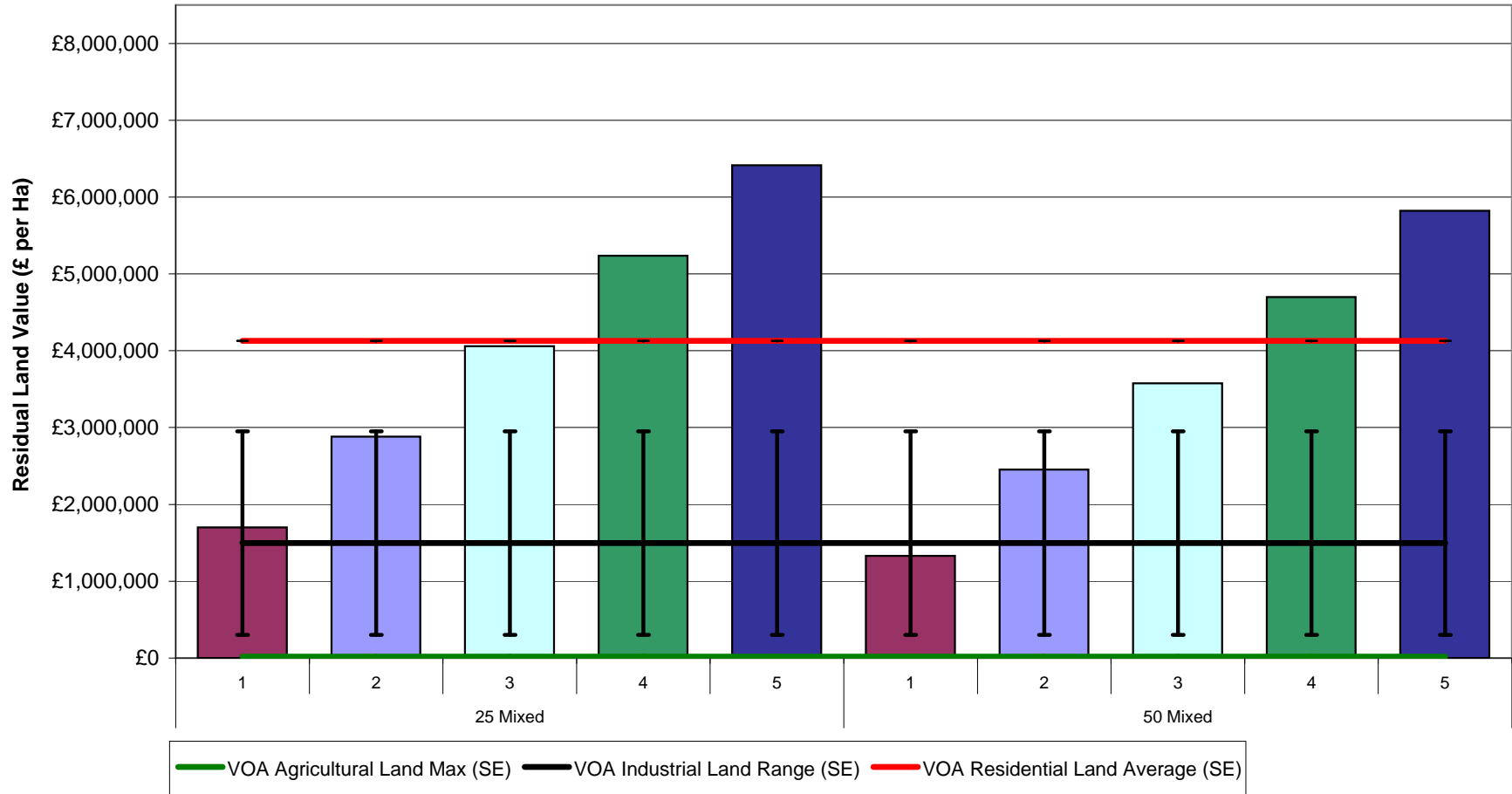
**Table 24: Summary of Residual Land Value (£ per hectare) Appraisals for All Value Points (75% Affordable Rent / 25% Intermediate Rent; Nil Grant)**

Mix	Indicative Site Size (Ha)	Development Scenario / Threshold	Value Point	Residual Land Value - 0% Affordable	Residual Land Value - 20% Affordable	Residual Land Value - 30% Affordable	Residual Land Value - 40% Affordable	Residual Land Value - 50% Affordable
5 x 2BF; 5 x 1BF; 8 x 4-BH, 4 x 3BH; 3 x 2BH	0.47	25 Mixed	1	-	-	£1,702,374	£895,726	£424,406
			2	-	-	£2,880,010	£1,915,742	£1,354,401
			3	-	-	£4,057,647	£2,944,991	£2,297,256
			4	-	-	£5,235,283	£3,974,241	£3,240,111
			5	-	-	£6,412,919	£5,003,491	£4,182,966
17 x 2-BF; 8 x 1-BF; 6 x 2-BH; 12 x 3-BH; 7 x 4-BH	0.87	50 Mixed	1	-	-	£1,329,594	£734,799	£128,745
			2	-	-	£2,452,929	£1,750,355	£1,028,061
			3	-	-	£3,576,264	£2,765,911	£1,932,527
			4	-	-	£4,699,600	£3,781,468	£2,836,993
			5	-	-	£5,822,935	£4,797,024	£3,741,459

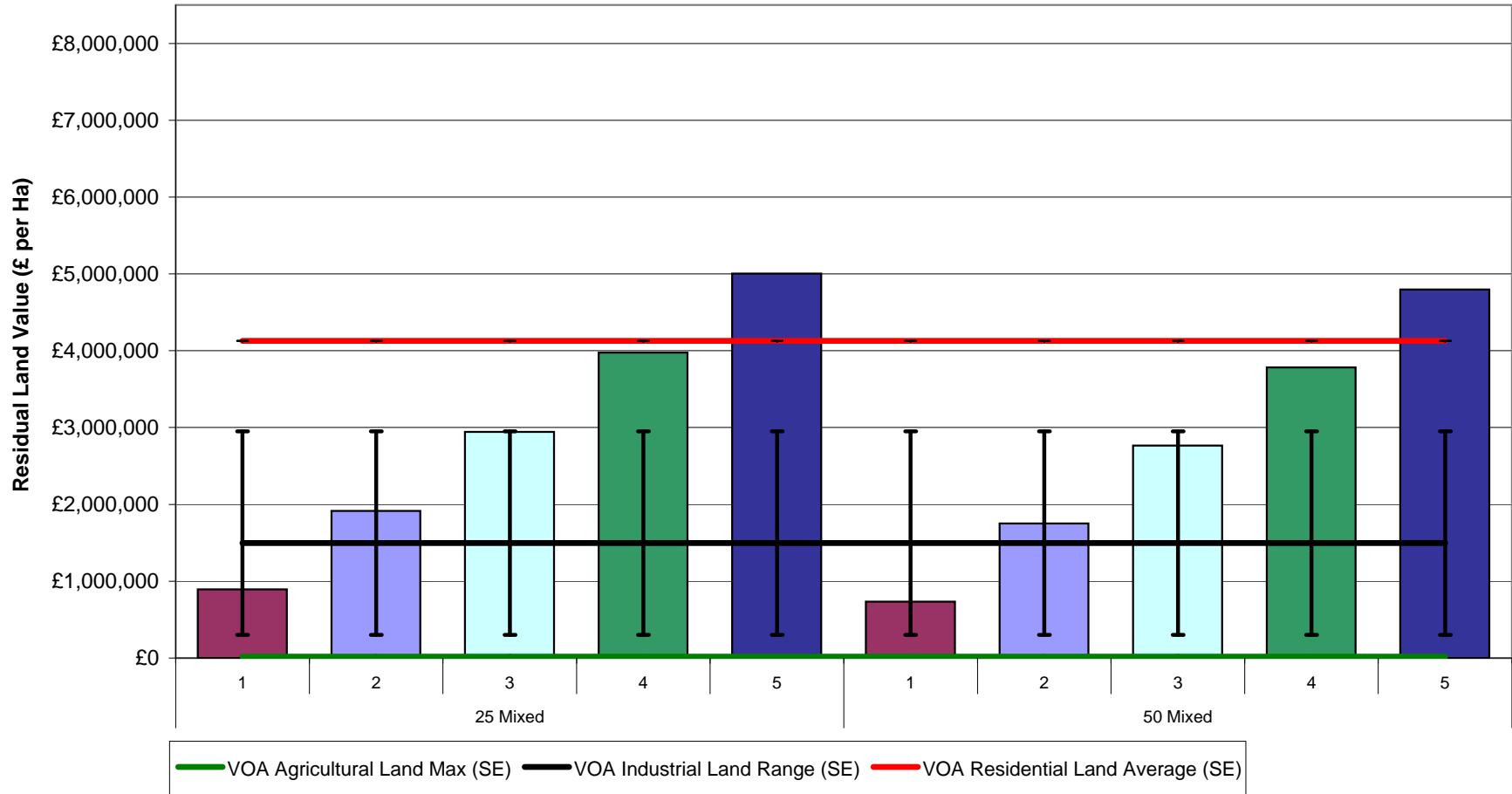
Source: Adams Integra, 2008



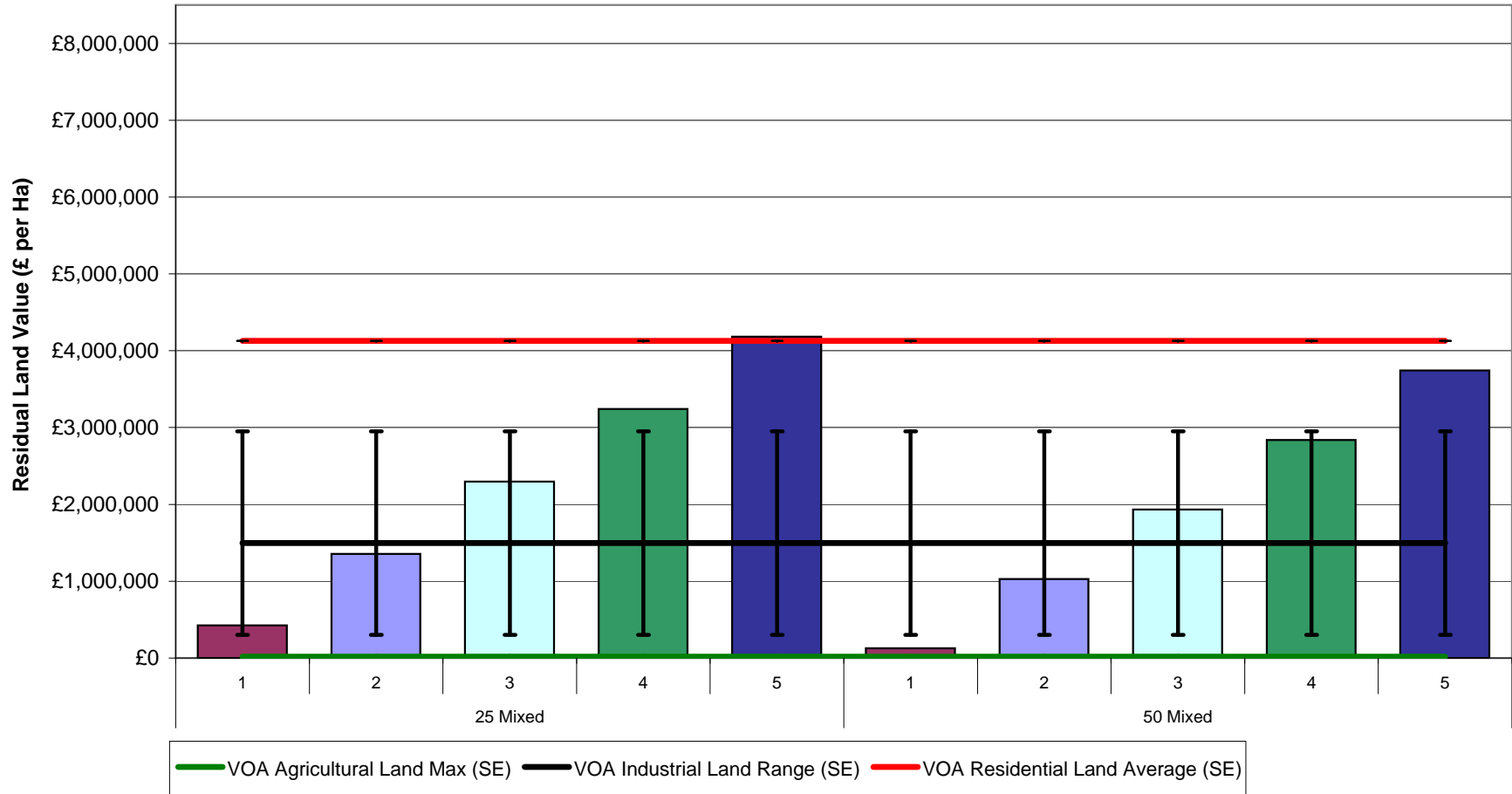
**Graph 24a: Summary of Residual Land Values (£ per Hectare) at 30% Affordable Housing (75% Affordable Rent / 25% Intermediate Rent; Nil Grant) Across All Value Points Including Comparison with VOA Average Land Use Values**



**Graph 24b: Summary of Residual Land Values (£ per Hectare) at 40% Affordable Housing (75% Affordable Rent / 25% Intermediate Rent; Nil Grant) Across All Value Points Including Comparison with VOA Average Land Use Values**



**Graph 24c: Summary of Residual Land Values (£ per Hectare) at 50% Affordable Housing (75% Affordable Rent / 25% Intermediate Rent; Nil Grant) Across All Value Points Including Comparison with VOA Average Land Use Values**

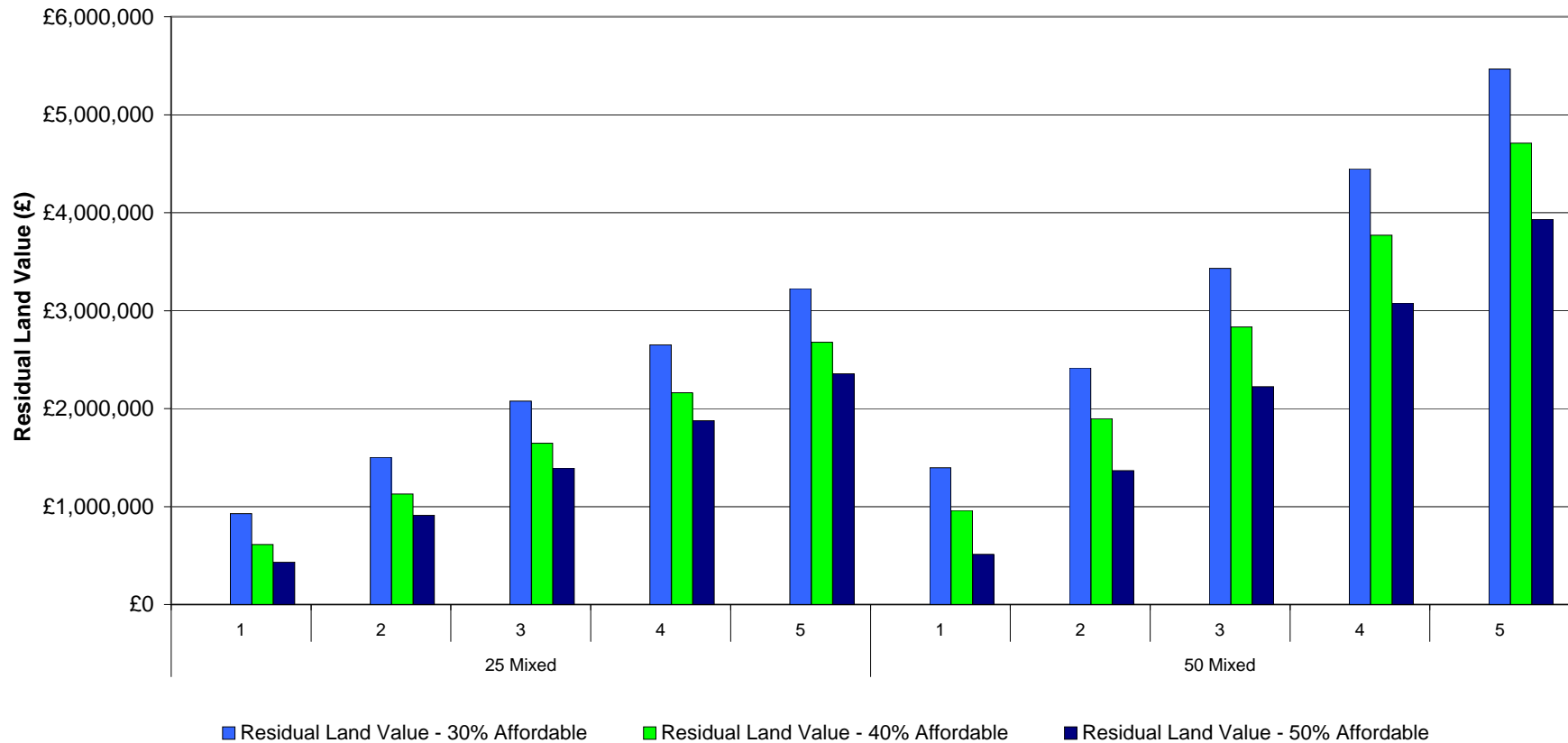


**Table 25: Summary of Land Residual Value (£) Appraisals for All Value Points (75% Affordable Rent / 25% Intermediate Rent; With Grant)**

Mix	Development Scenario / Threshold	Value Point	Residual Land Value - 0% Affordable	Residual Land Value - 20% Affordable	Residual Land Value - 30% Affordable	Residual Land Value - 40% Affordable	Residual Land Value - 50% Affordable
5 x 2BF; 5 x 1BF; 8 x 4-BH, 4 x 3BH; 3 x 2BH	25 Mixed	1	-	-	£927,348	£612,848	£432,674
		2	-	-	£1,502,043	£1,129,294	£910,487
		3	-	-	£2,076,737	£1,645,741	£1,392,760
		4	-	-	£2,651,431	£2,162,188	£1,875,033
		5	-	-	£3,226,126	£2,678,635	£2,357,306
17 x 2-BF; 8 x 1-BF; 6 x 2-BH; 12 x 3-BH; 7 x 4-BH	50 Mixed	1	-	-	£1,396,915	£960,364	£513,492
		2	-	-	£2,414,245	£1,897,413	£1,368,038
		3	-	-	£3,431,575	£2,834,462	£2,222,584
		4	-	-	£4,448,905	£3,771,511	£3,077,130
		5	-	-	£5,466,235	£4,708,559	£3,931,676

Source: Adams Integra, 2008

**Graph 25a: Summary of Residual Land Values at 30%,  
40% & 50% Affordable Housing Across All Value Points (75% Affordable Rent / 25% Intermediate  
Rent; With Grant)**

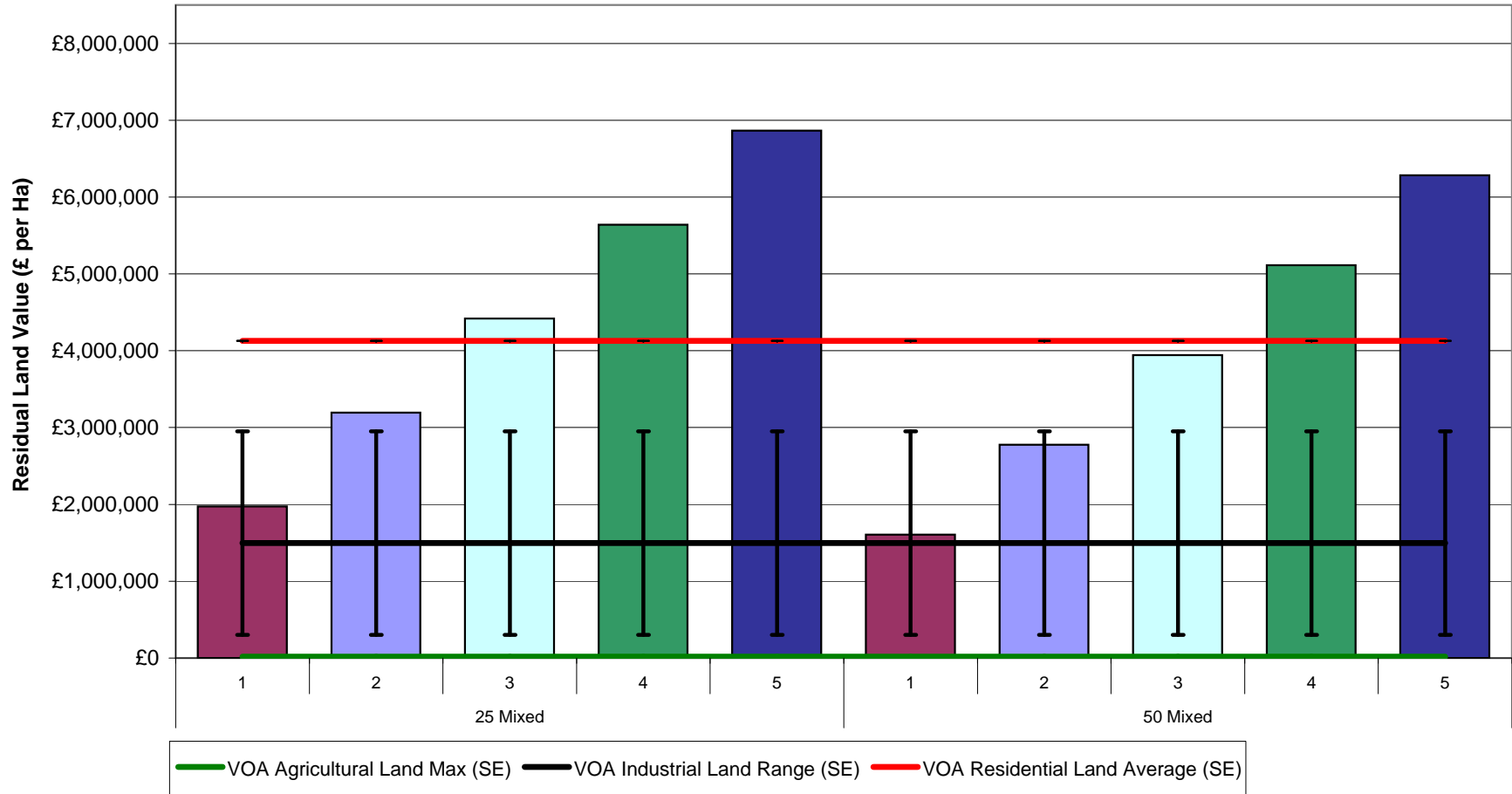


**Table 26: Summary of Residual Land Value (£ per hectare) Appraisals for All Value Points (75% Affordable Rent / 25% Intermediate Rent; With Grant)**

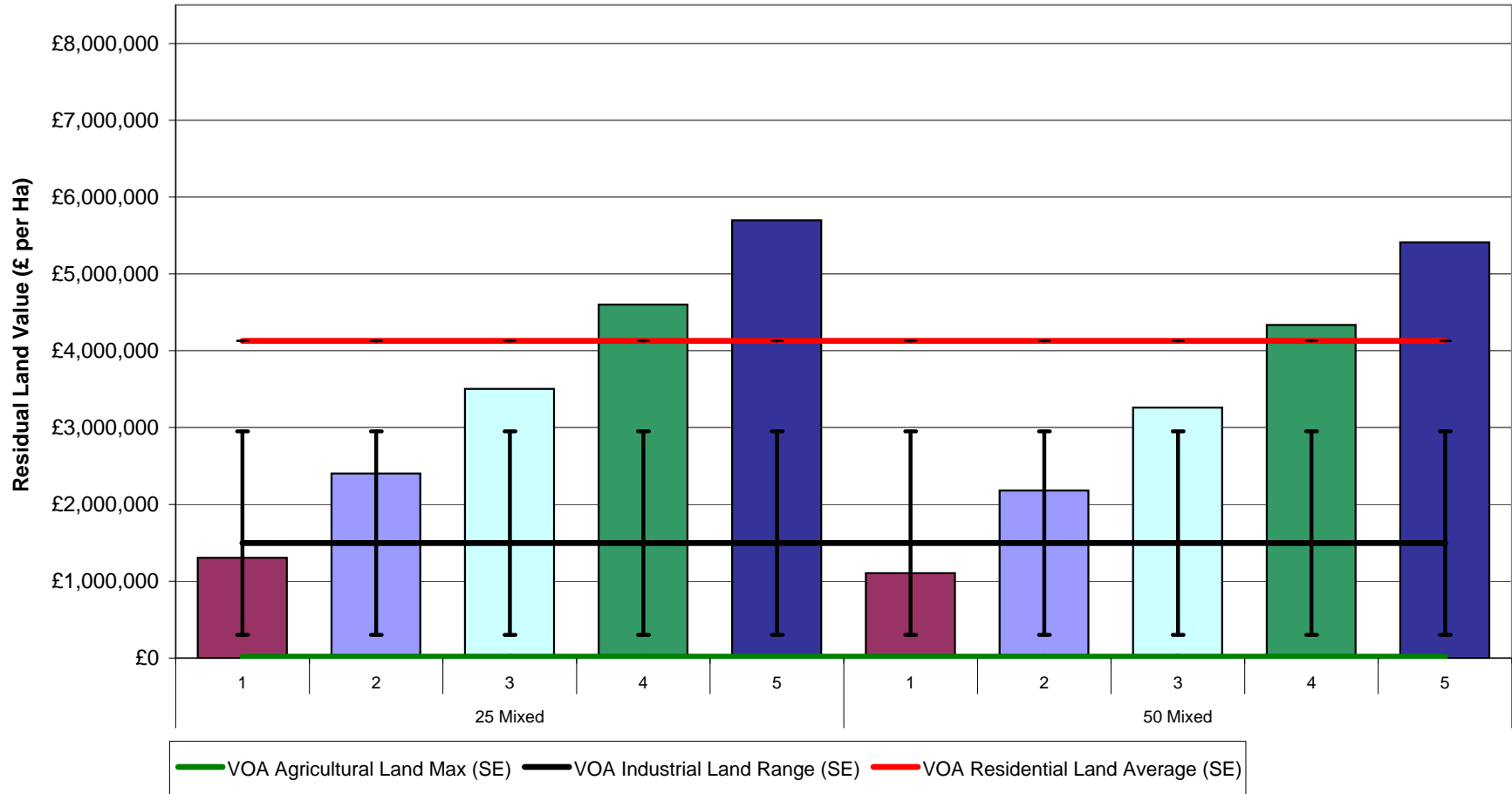
Mix	Indicative Site Size (Ha)	Development Scenario / Threshold	Value Point	Residual Land Value - 0% Affordable	Residual Land Value - 20% Affordable	Residual Land Value - 30% Affordable	Residual Land Value - 40% Affordable	Residual Land Value - 50% Affordable
5 x 2BF; 5 x 1BF; 8 x 4-BH, 4 x 3BH; 3 x 2BH	0.47	25 Mixed	1	-	-	£1,973,081	£1,303,931	£920,583
			2	-	-	£3,195,835	£2,402,754	£1,937,206
			3	-	-	£4,418,589	£3,501,577	£2,963,319
			4	-	-	£5,641,343	£4,600,400	£3,989,432
			5	-	-	£6,864,098	£5,699,223	£5,015,545
17 x 2-BF; 8 x 1-BF; 6 x 2-BH; 12 x 3-BH; 7 x 4-BH	0.87	50 Mixed	1	-	-	£1,605,650	£1,103,867	£590,221
			2	-	-	£2,774,994	£2,180,935	£1,572,458
			3	-	-	£3,944,339	£3,258,002	£2,554,694
			4	-	-	£5,113,684	£4,335,070	£3,536,931
			5	-	-	£6,283,028	£5,412,137	£4,519,168

Source: Adams Integra, 2008

**Graph 26a: Summary of Residual Land Values (£ per Hectare) at 30% Affordable Housing (75% Affordable Rent / 25% Intermediate Rent; With Grant) Across All Value Points Including Comparison with VOA Average Land Use Values**

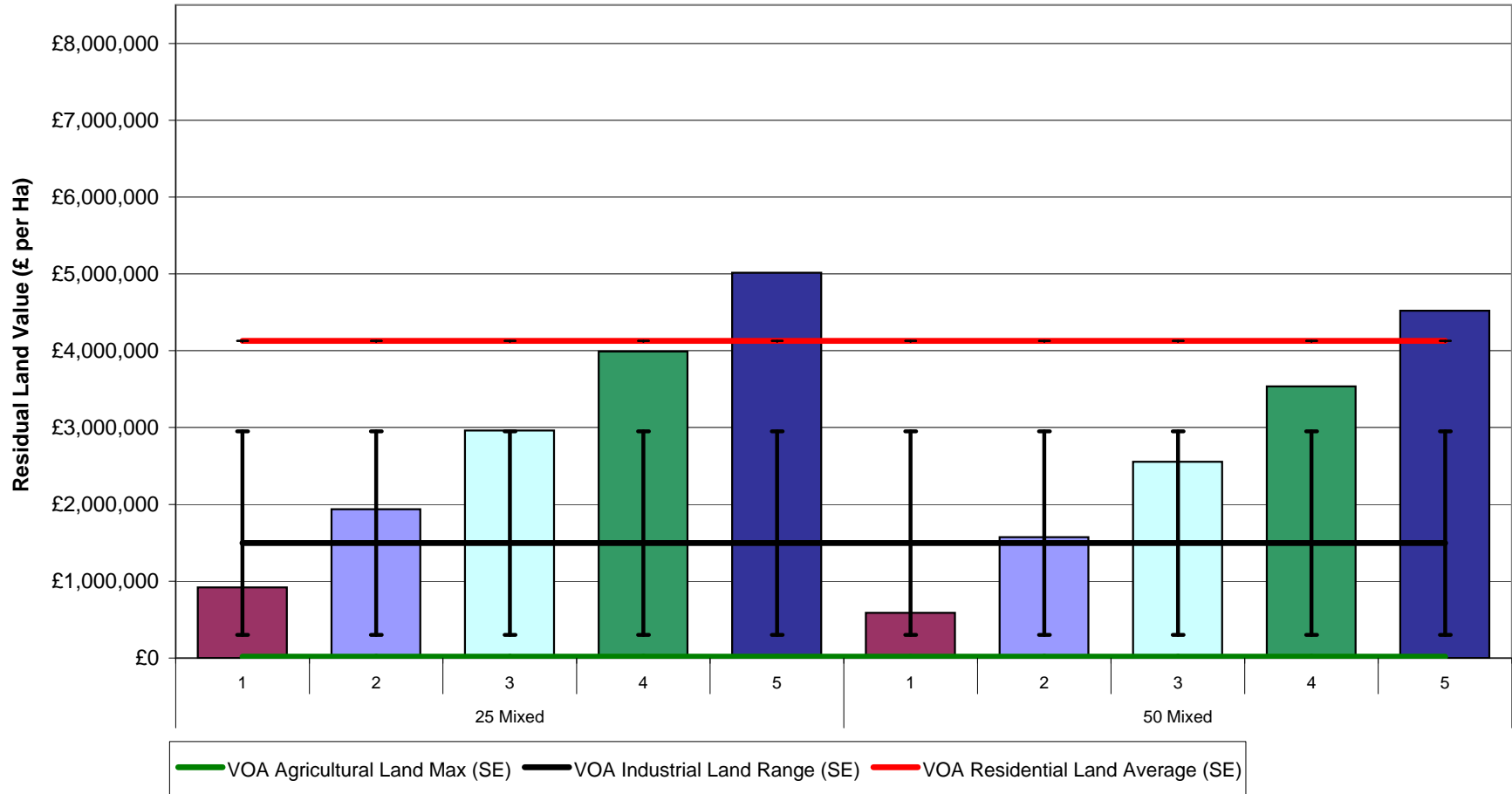


**Graph 26b: Summary of Residual Land Values (£ per Hectare) at 40% Affordable Housing (75% Affordable Rent / 25% Intermediate Rent; With Grant) Across All Value Points Including Comparison with VOA Average Land Use Values**





**Graph 26c: Summary of Residual Land Values (£ per Hectare) at 50% Affordable Housing (75% Affordable Rent / 25% Intermediate Rent; With Grant) Across All Value Points Including Comparison with VOA Average Land Use Values**

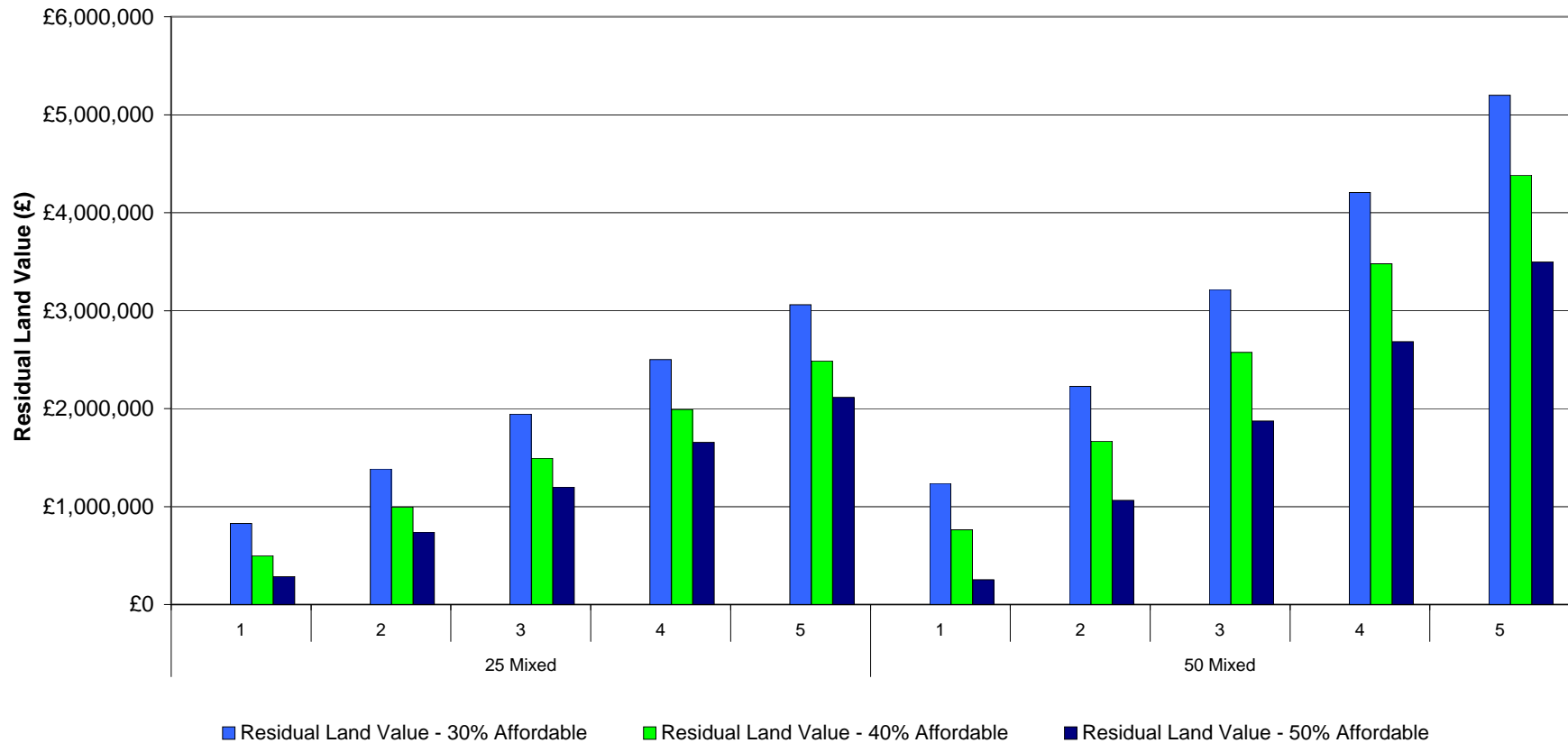


**Table 27: Summary of Land Residual Value (£) Appraisals for All Value Points (505% Affordable Rent / 50% Intermediate Rent; Nil Grant)**

Mix	Development Scenario / Threshold	Value Point	Residual Land Value - 0% Affordable	Residual Land Value - 20% Affordable	Residual Land Value - 30% Affordable	Residual Land Value - 40% Affordable	Residual Land Value - 50% Affordable
5 x 2BF; 5 x 1BF; 8 x 4-BH, 4 x 3BH; 3 x 2BH	25 Mixed	1	-	-	£827,709	£497,924	£285,100
		2	-	-	£1,385,797	£995,217	£740,092
		3	-	-	£1,943,885	£1,492,510	£1,198,024
		4	-	-	£2,501,973	£1,989,803	£1,655,955
		5	-	-	£3,060,061	£2,487,096	£2,113,886
17 x 2-BF; 8 x 1-BF; 6 x 2-BH; 12 x 3-BH; 7 x 4-BH	50 Mixed	1	-	-	£1,236,009	£764,234	£254,386
		2	-	-	£2,226,521	£1,668,595	£1,062,688
		3	-	-	£3,217,033	£2,572,955	£1,873,612
		4	-	-	£4,207,545	£3,477,316	£2,684,537
		5	-	-	£5,198,057	£4,381,676	£3,495,461

Source: Adams Integra, 2008

**Graph 27a: Summary of Residual Land Values at 30%,  
40% & 50% Affordable Housing Across All Value Points (50% Affordable Rent / 50% Intermediate  
Rent; Nil Grant)**

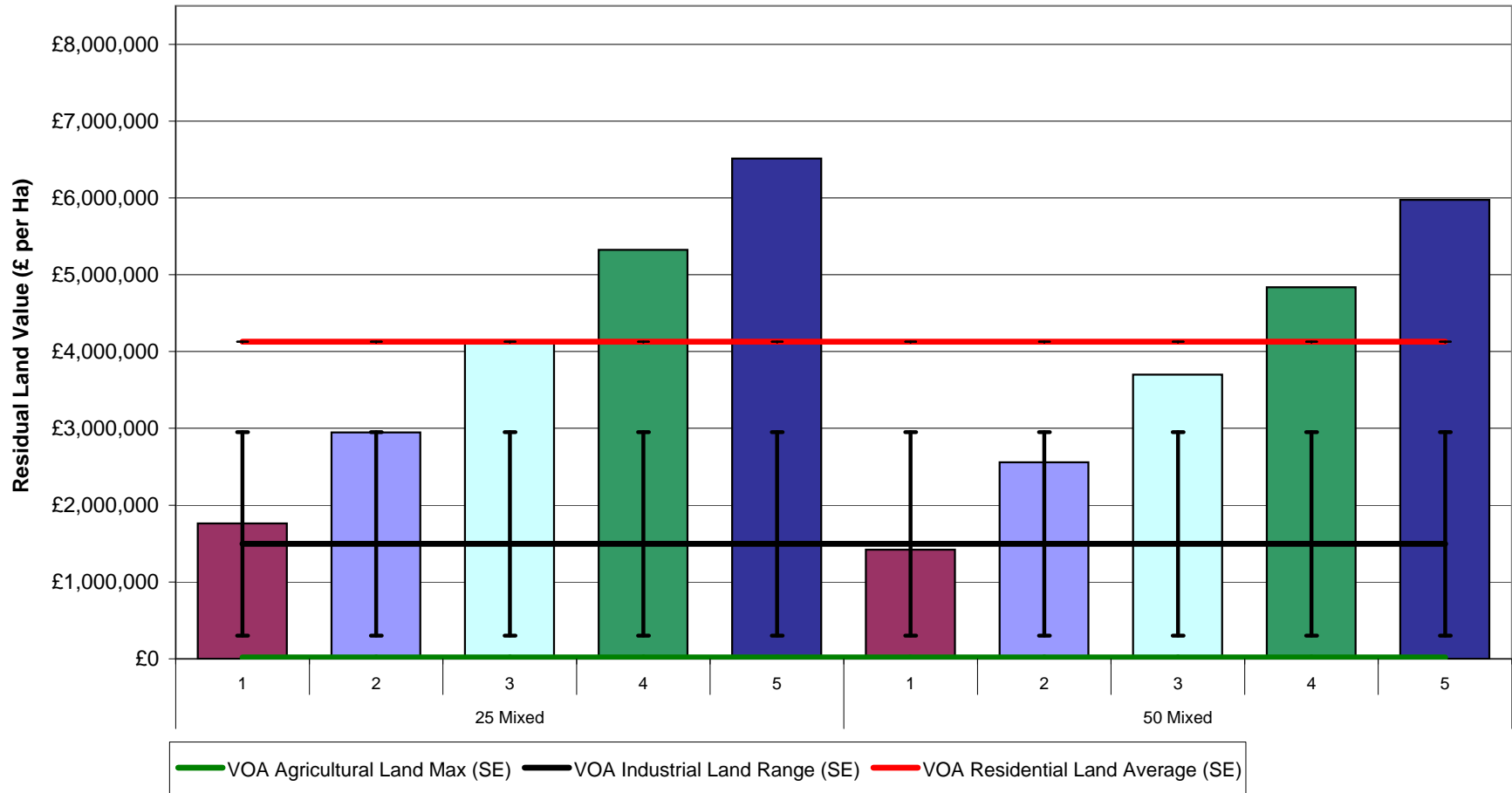


**Table 28: Summary of Residual Land Value (£ per hectare) Appraisals for All Value Points (50% Affordable Rent / 50% Intermediate Rent; Nil Grant)**

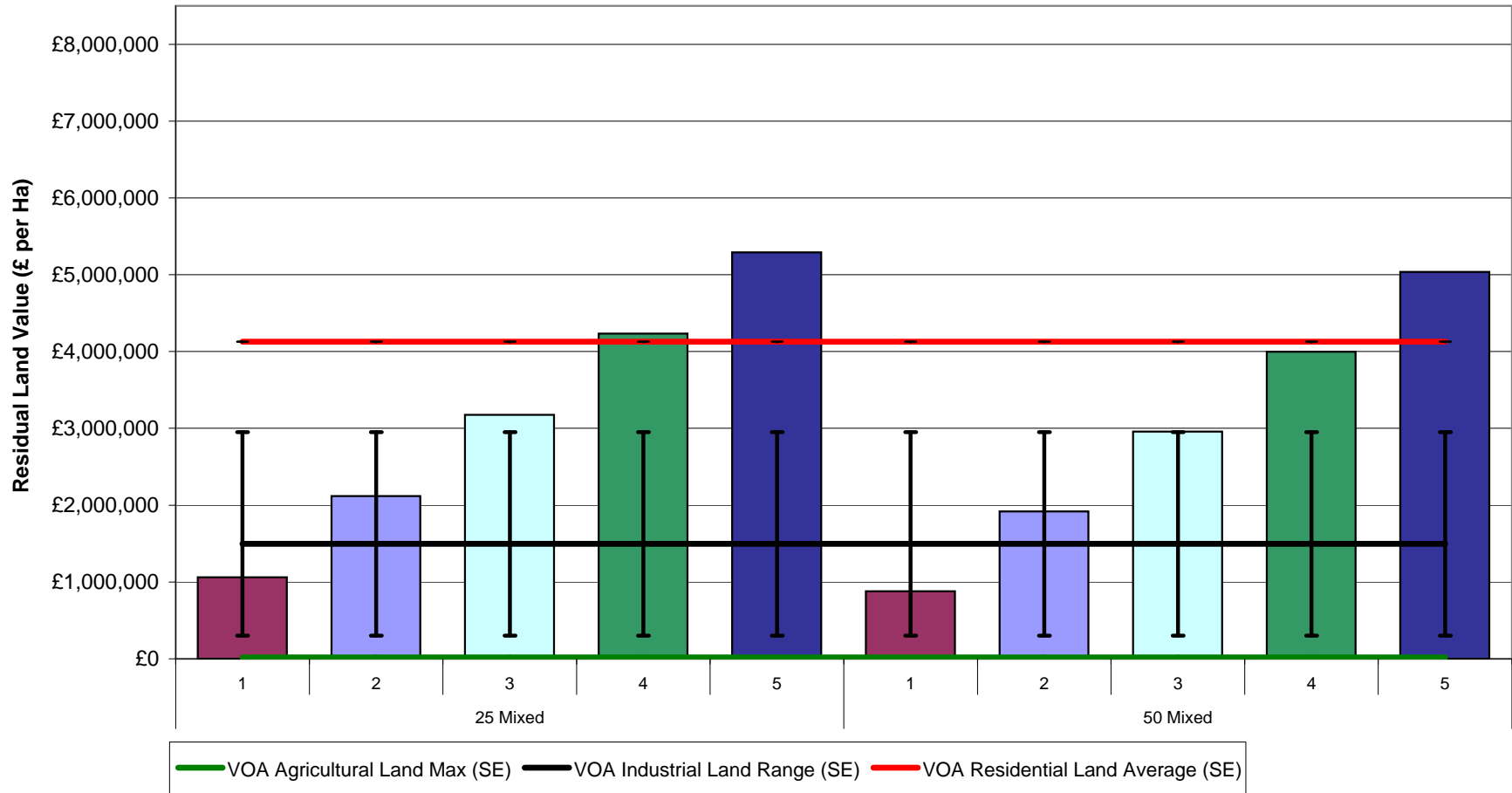
Mix	Indicative Site Size (Ha)	Development Scenario / Threshold	Value Point	Residual Land Value - 0% Affordable	Residual Land Value - 20% Affordable	Residual Land Value - 30% Affordable	Residual Land Value - 40% Affordable	Residual Land Value - 50% Affordable
5 x 2BF; 5 x 1BF; 8 x 4-BH, 4 x 3BH; 3 x 2BH	0.47	25 Mixed	1	-	-	£1,761,083	£1,059,413	£606,597
			2	-	-	£2,948,504	£2,117,483	£1,574,665
			3	-	-	£4,135,926	£3,175,554	£2,548,986
			4	-	-	£5,323,347	£4,233,624	£3,523,308
			5	-	-	£6,510,768	£5,291,694	£4,497,629
17 x 2-BF; 8 x 1-BF; 6 x 2-BH; 12 x 3-BH; 7 x 4-BH	0.87	50 Mixed	1	-	-	£1,420,700	£878,430	£292,398
			2	-	-	£2,559,219	£1,917,925	£1,221,480
			3	-	-	£3,697,739	£2,957,420	£2,153,577
			4	-	-	£4,836,259	£3,996,915	£3,085,674
			5	-	-	£5,974,779	£5,036,409	£4,017,771

Source: Adams Integra, 2008

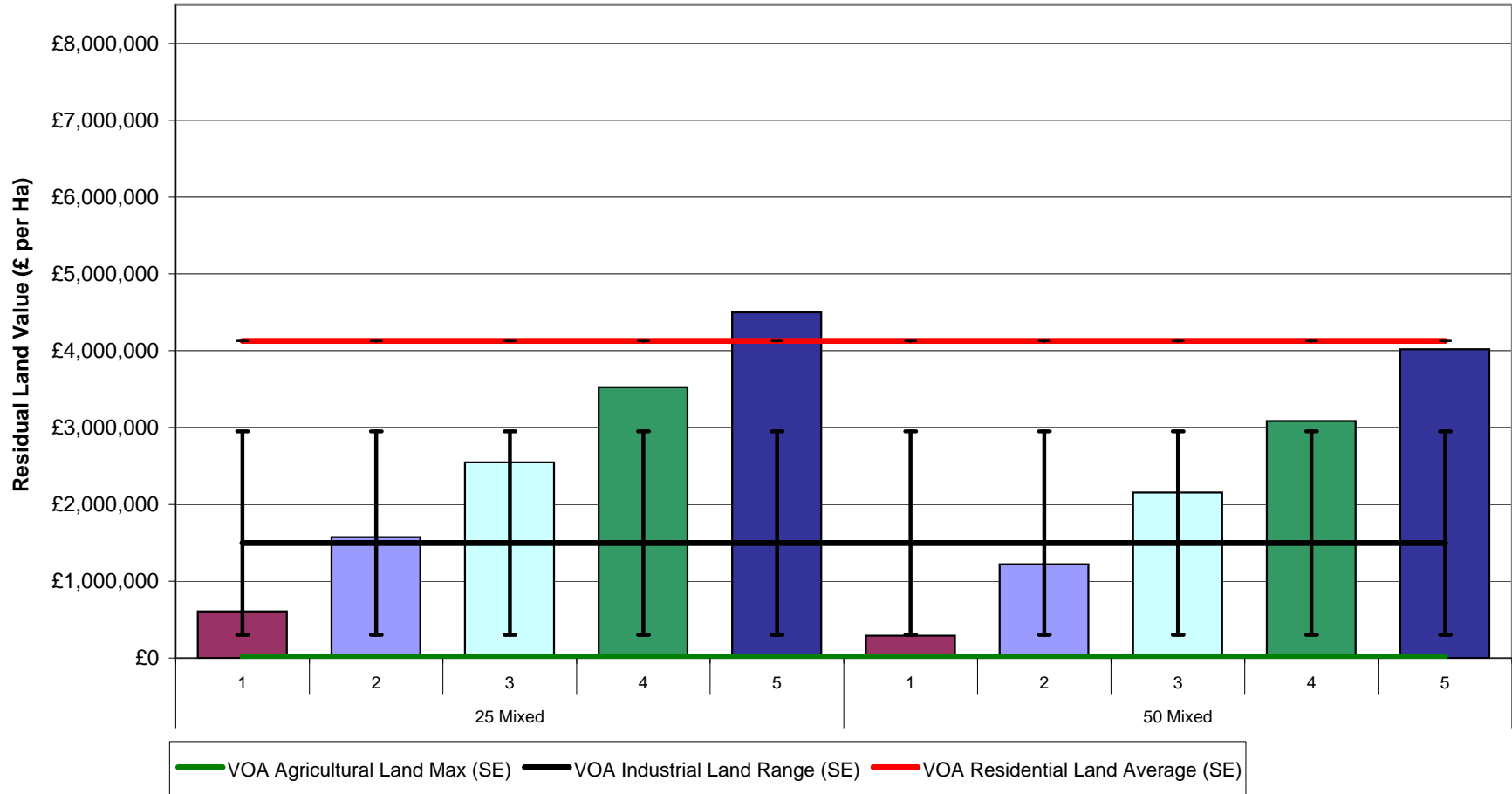
**Graph 28a: Summary of Residual Land Values (£ per Hectare) at 30% Affordable Housing 50% Affordable Rent / 50% Intermediate Rent; Nil Grant) Across All Value Points Including Comparison with VOA Average Land Use Values**



**Graph 28b: Summary of Residual Land Values (£ per Hectare) at 40% Affordable Housing (50% Affordable Rent / 50% Intermediate Rent; Nil Grant) Across All Value Points Including Comparison with VOA Average Land Use Values**



**Graph 28c: Summary of Residual Land Values (£ per Hectare) at 50% Affordable Housing (50% Affordable Rent / 50% Intermediate Rent; Nil Grant) Across All Value Points Including Comparison with VOA Average Land Use Values**



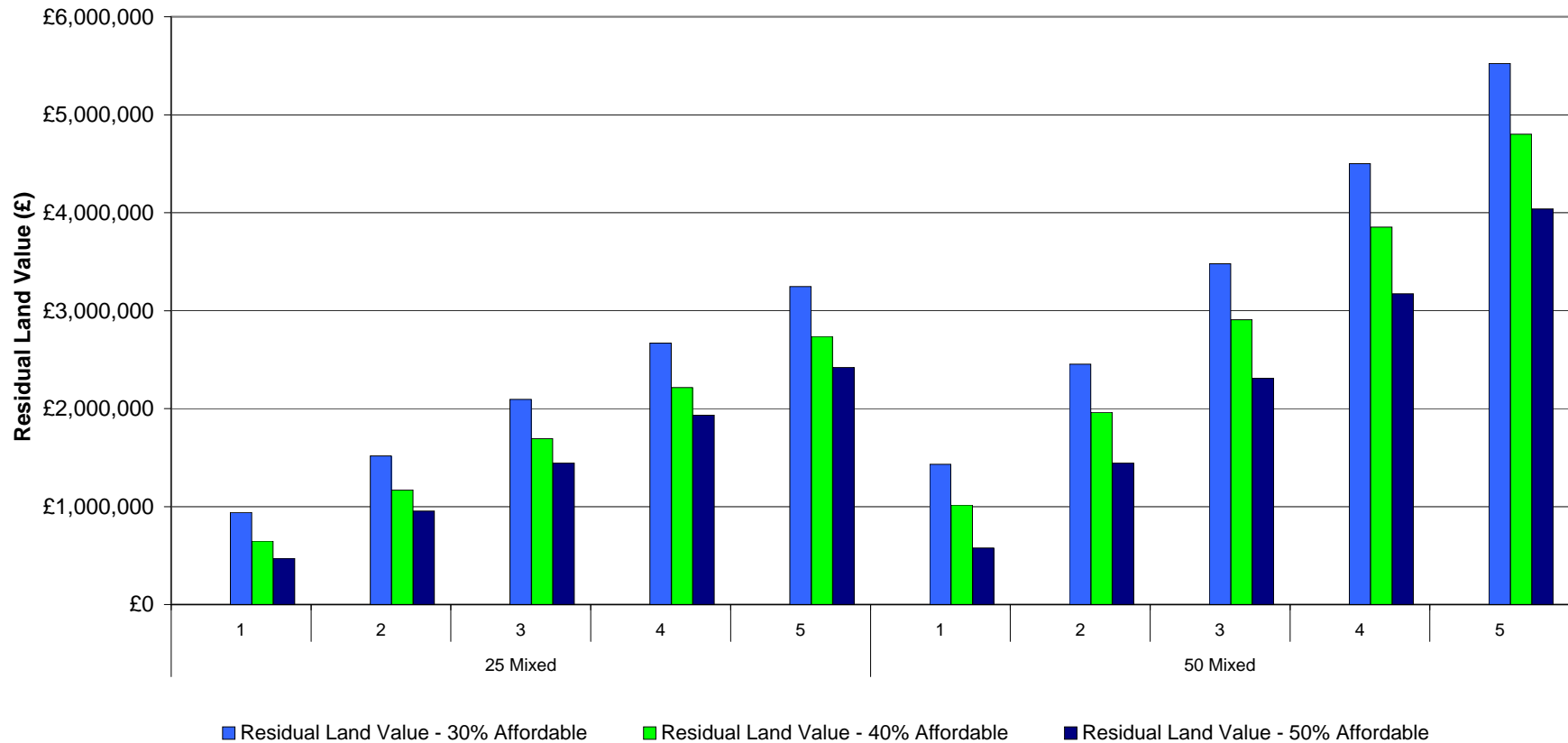
**Table 29: Summary of Land Residual Value (£) Appraisals for All Value Points (505% Affordable Rent / 50% Intermediate Rent; With Grant)**

Mix	Development Scenario / Threshold	Value Point	Residual Land Value - 0% Affordable	Residual Land Value - 20% Affordable	Residual Land Value - 30% Affordable	Residual Land Value - 40% Affordable	Residual Land Value - 50% Affordable
5 x 2BF; 5 x 1BF; 8 x 4-BH, 4 x 3BH; 3 x 2BH	25 Mixed	1	-	-	£939,394	£648,072	£471,032
		2	-	-	£1,516,096	£1,170,390	£954,776
		3	-	-	£2,092,798	£1,692,708	£1,443,377
		4	-	-	£2,669,500	£2,215,025	£1,931,977
		5	-	-	£3,246,202	£2,737,343	£2,420,577
17 x 2-BF; 8 x 1-BF; 6 x 2-BH; 12 x 3-BH; 7 x 4-BH	50 Mixed	1	-	-	£1,431,517	£1,015,413	£577,453
		2	-	-	£2,454,614	£1,961,636	£1,442,659
		3	-	-	£3,477,711	£2,907,860	£2,307,865
		4	-	-	£4,500,807	£3,854,083	£3,173,071
		5	-	-	£5,523,904	£4,800,307	£4,038,277

Source: Adams Integra, 2008



**Graph 29a: Summary of Residual Land Values at 30%,  
40% & 50% Affordable Housing Across All Value Points (50% Affordable Rent / 50% Intermediate  
Rent; With Grant)**

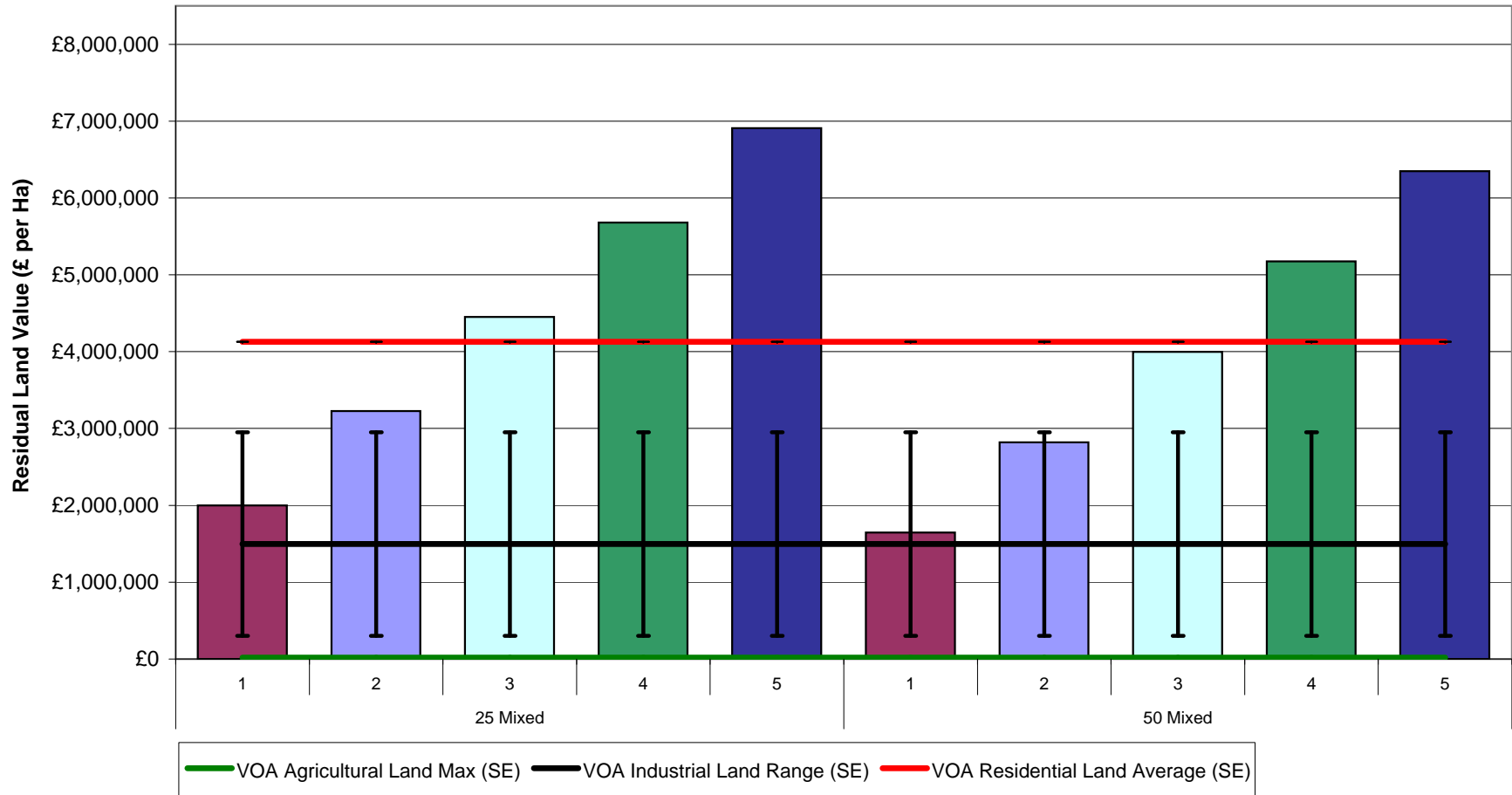


**Table 30: Summary of Residual Land Value (£ per hectare) Appraisals for All Value Points (50% Affordable Rent / 50% Intermediate Rent; With Grant)**

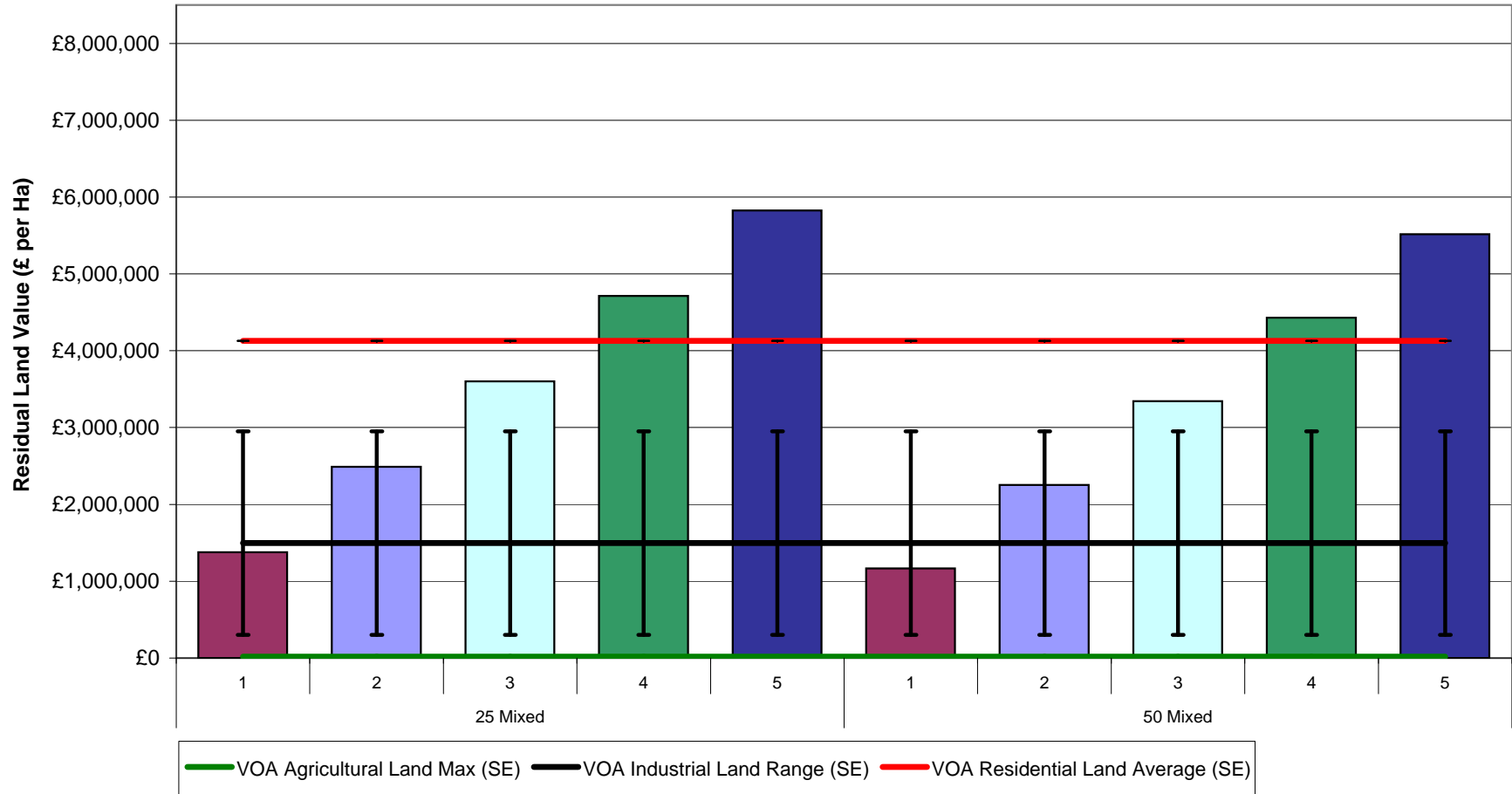
Mix	Indicative Site Size (Ha)	Development Scenario / Threshold	Value Point	Residual Land Value - 0% Affordable	Residual Land Value - 20% Affordable	Residual Land Value - 30% Affordable	Residual Land Value - 40% Affordable	Residual Land Value - 50% Affordable
5 x 2BF; 5 x 1BF; 8 x 4-BH, 4 x 3BH; 3 x 2BH	0.47	25 Mixed	1	-	-	£1,998,710	£1,378,878	£1,002,196
			2	-	-	£3,225,736	£2,490,192	£2,031,439
			3	-	-	£4,452,762	£3,601,506	£3,071,014
			4	-	-	£5,679,788	£4,712,820	£4,110,589
			5	-	-	£6,906,813	£5,824,134	£5,150,164
17 x 2-BF; 8 x 1-BF; 6 x 2-BH; 12 x 3-BH; 7 x 4-BH	0.87	50 Mixed	1	-	-	£1,645,422	£1,167,141	£663,739
			2	-	-	£2,821,395	£2,254,754	£1,658,229
			3	-	-	£3,997,369	£3,342,367	£2,652,719
			4	-	-	£5,173,342	£4,429,981	£3,647,209
			5	-	-	£6,349,315	£5,517,594	£4,641,698

Source: Adams Integra, 2008

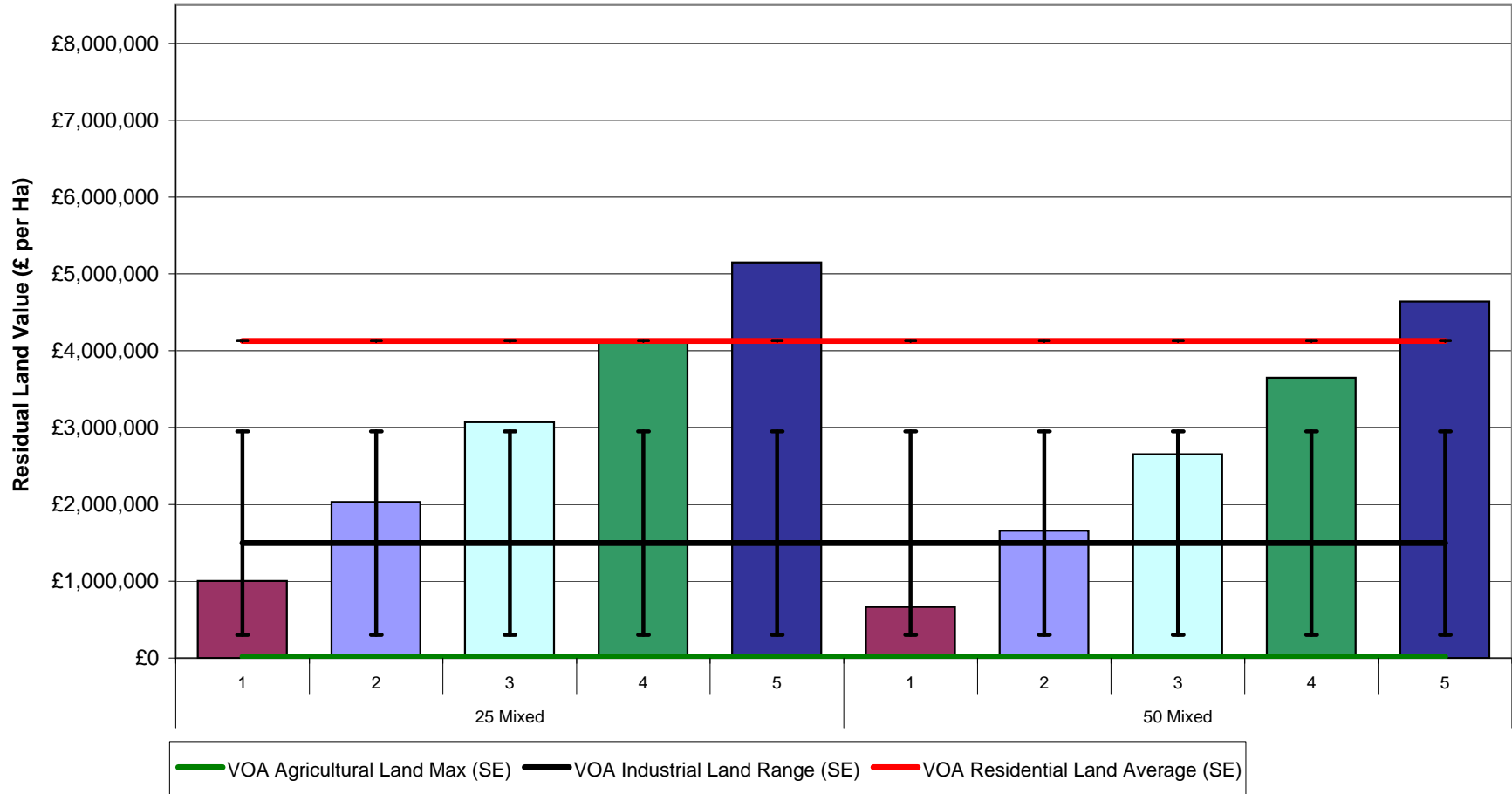
**Graph 30a: Summary of Residual Land Values (£ per Hectare) at 30% Affordable Housing 50% Affordable Rent / 50% Intermediate Rent; With Grant) Across All Value Points Including Comparison with VOA Average Land Use Values**



**Graph 30b: Summary of Residual Land Values (£ per Hectare) at 40% Affordable Housing (50% Affordable Rent / 50% Intermediate Rent; With Grant) Across All Value Points Including Comparison with VOA Average Land Use Values**



**Graph 30c: Summary of Residual Land Values (£ per Hectare) at 50% Affordable Housing (50% Affordable Rent / 50% Intermediate Rent; With Grant) Across All Value Points Including Comparison with VOA Average Land Use Values**

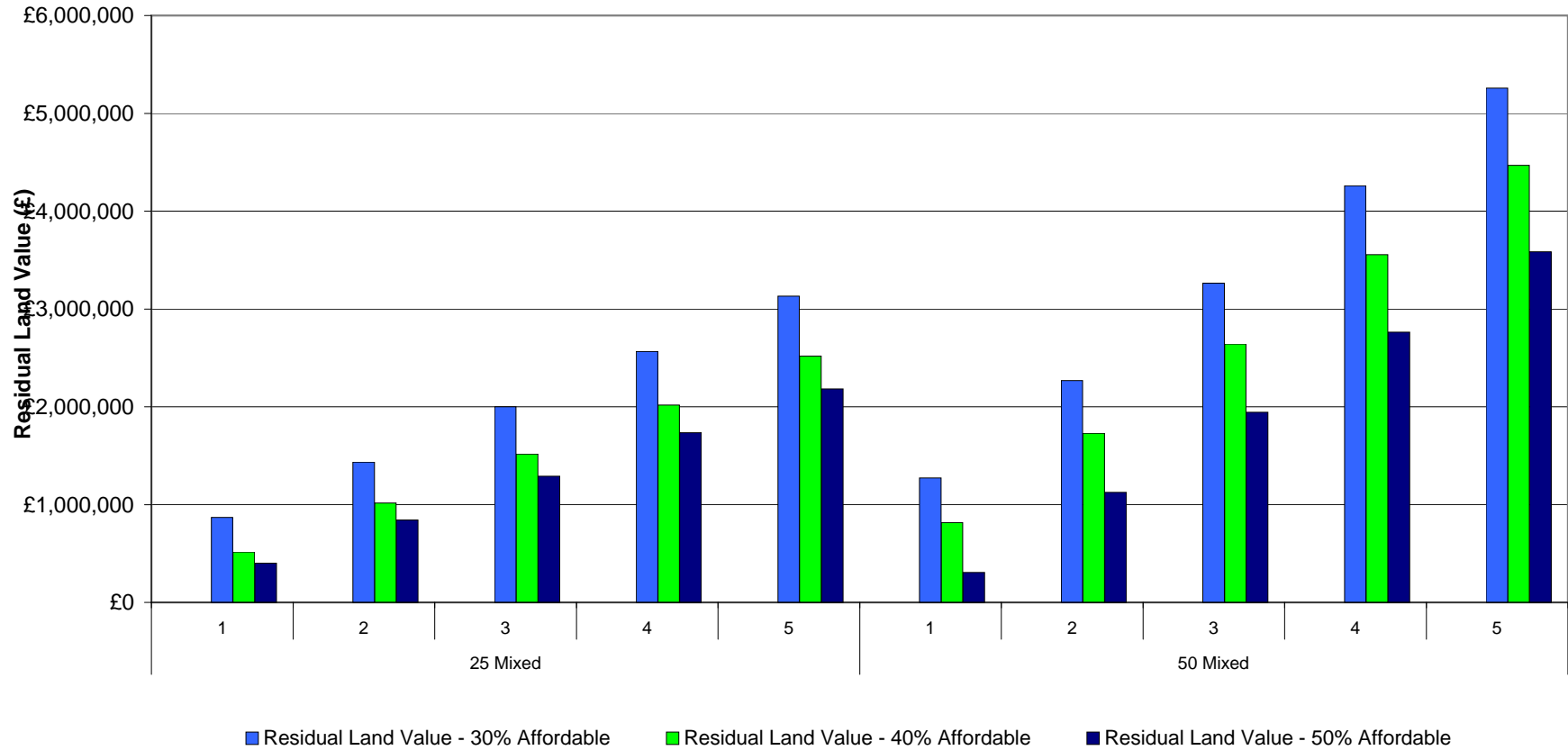


**Table 31: Summary of Land Residual Value (£) Appraisals for All Value Points (50% Affordable Rent / 35% Shared Ownership / 15% Intermediate Rent; Nil Grant)**

Mix	Development Scenario / Threshold	Value Point	Residual Land Value - 0% Affordable	Residual Land Value - 20% Affordable	Residual Land Value - 30% Affordable	Residual Land Value - 40% Affordable	Residual Land Value - 50% Affordable
5 x 2BF; 5 x 1BF; 8 x 4-BH, 4 x 3BH; 3 x 2BH	25 Mixed	1	-	-	£869,920	£516,324	£399,613
		2	-	-	£1,435,044	£1,016,684	£842,090
		3	-	-	£2,000,167	£1,517,043	£1,288,686
		4	-	-	£2,565,290	£2,017,403	£1,735,282
		5	-	-	£3,130,413	£2,517,762	£2,181,879
17 x 2-BF; 8 x 1-BF; 6 x 2-BH; 12 x 3-BH; 7 x 4-BH	50 Mixed	1	-	-	£1,271,245	£817,088	£307,790
		2	-	-	£2,267,629	£1,730,258	£1,124,351
		3	-	-	£3,264,014	£2,643,427	£1,944,084
		4	-	-	£4,260,399	£3,556,596	£2,763,817
		5	-	-	£5,256,784	£4,469,766	£3,583,551

Source: Adams Integra, 2008

**Graph 31a: Summary of Residual Land Values at 30%,  
40% & 50% Affordable Housing Across All Value Points (50% Affordable Rent / 35% Shared  
Ownership / 15% Intermediate Rent; Nil Grant)**



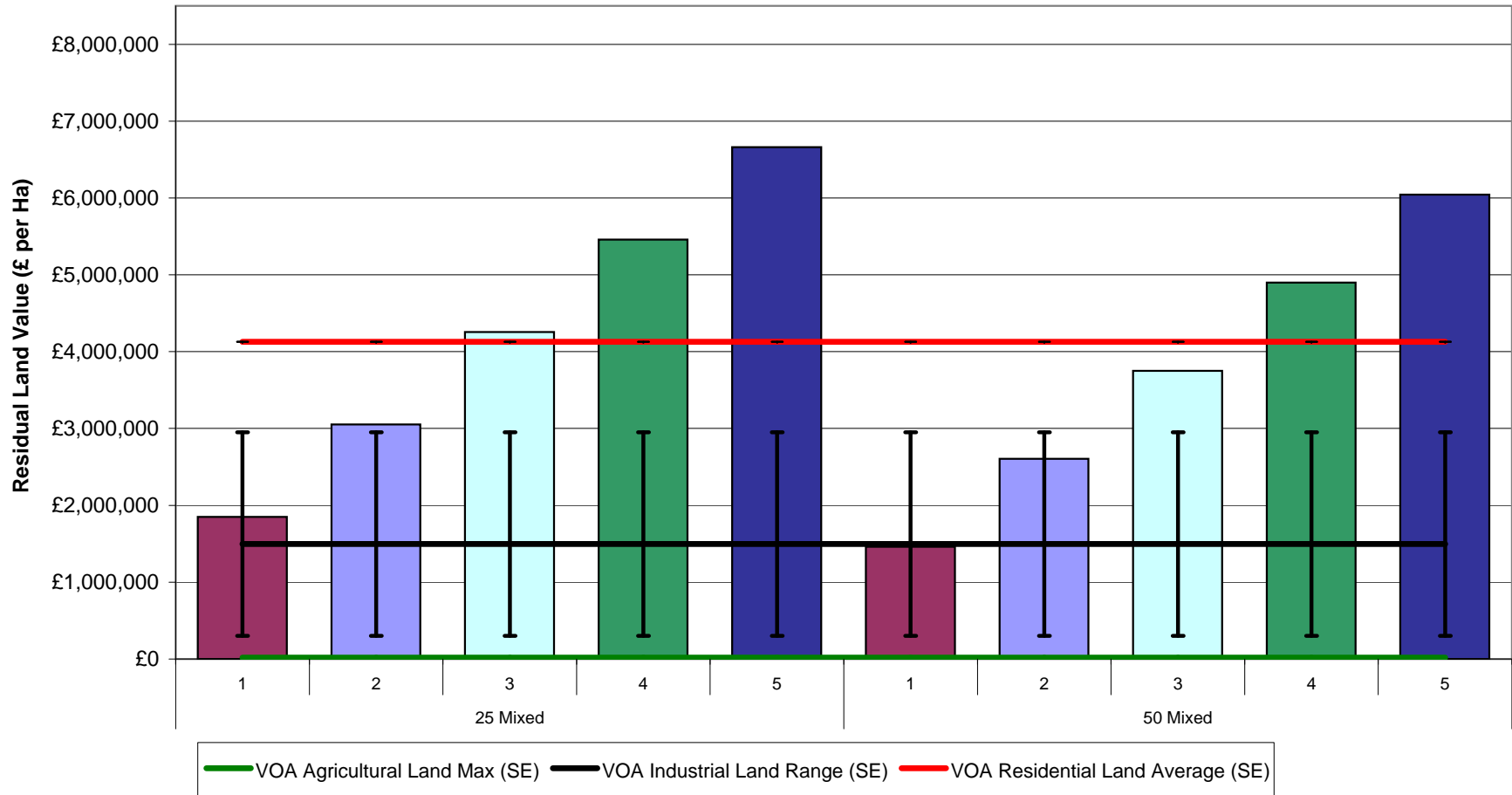
**Table 32: Summary of Residual Land Value (£ per hectare) Appraisals for All Value Points (50% Affordable Rent / 35% Shared Ownership / 15% Intermediate Rent; Nil Grant)**

Mix	Indicative Site Size (Ha)	Development Scenario / Threshold	Value Point	Residual Land Value - 0% Affordable	Residual Land Value - 20% Affordable	Residual Land Value - 30% Affordable	Residual Land Value - 40% Affordable	Residual Land Value - 50% Affordable
5 x 2BF; 5 x 1BF; 8 x 4-BH, 4 x 3BH; 3 x 2BH	0.47	25 Mixed	1	-	-	£1,850,894	£1,098,562	£850,241
			2	-	-	£3,053,284	£2,163,157	£1,791,680
			3	-	-	£4,255,674	£3,227,752	£2,741,885
			4	-	-	£5,458,064	£4,292,346	£3,692,090
			5	-	-	£6,660,453	£5,356,941	£4,642,295
17 x 2-BF; 8 x 1-BF; 6 x 2-BH; 12 x 3-BH; 7 x 4-BH	0.87	50 Mixed	1	-	-	£1,461,201	£939,182	£353,782
			2	-	-	£2,606,471	£1,988,802	£1,292,357
			3	-	-	£3,751,740	£3,038,422	£2,234,579
			4	-	-	£4,897,010	£4,088,042	£3,176,802
			5	-	-	£6,042,280	£5,137,662	£4,119,024

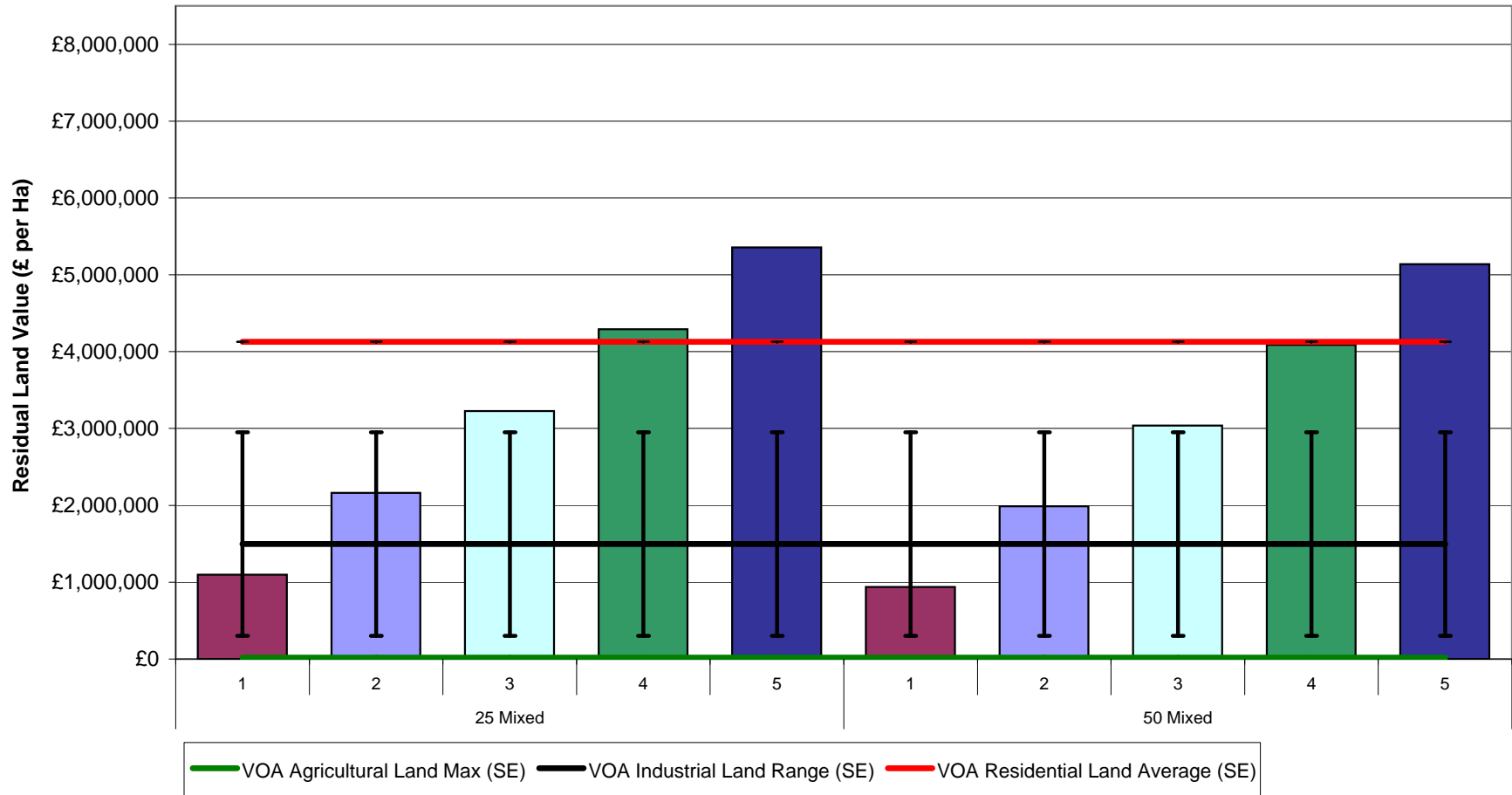
Source: Adams Integra, 2008



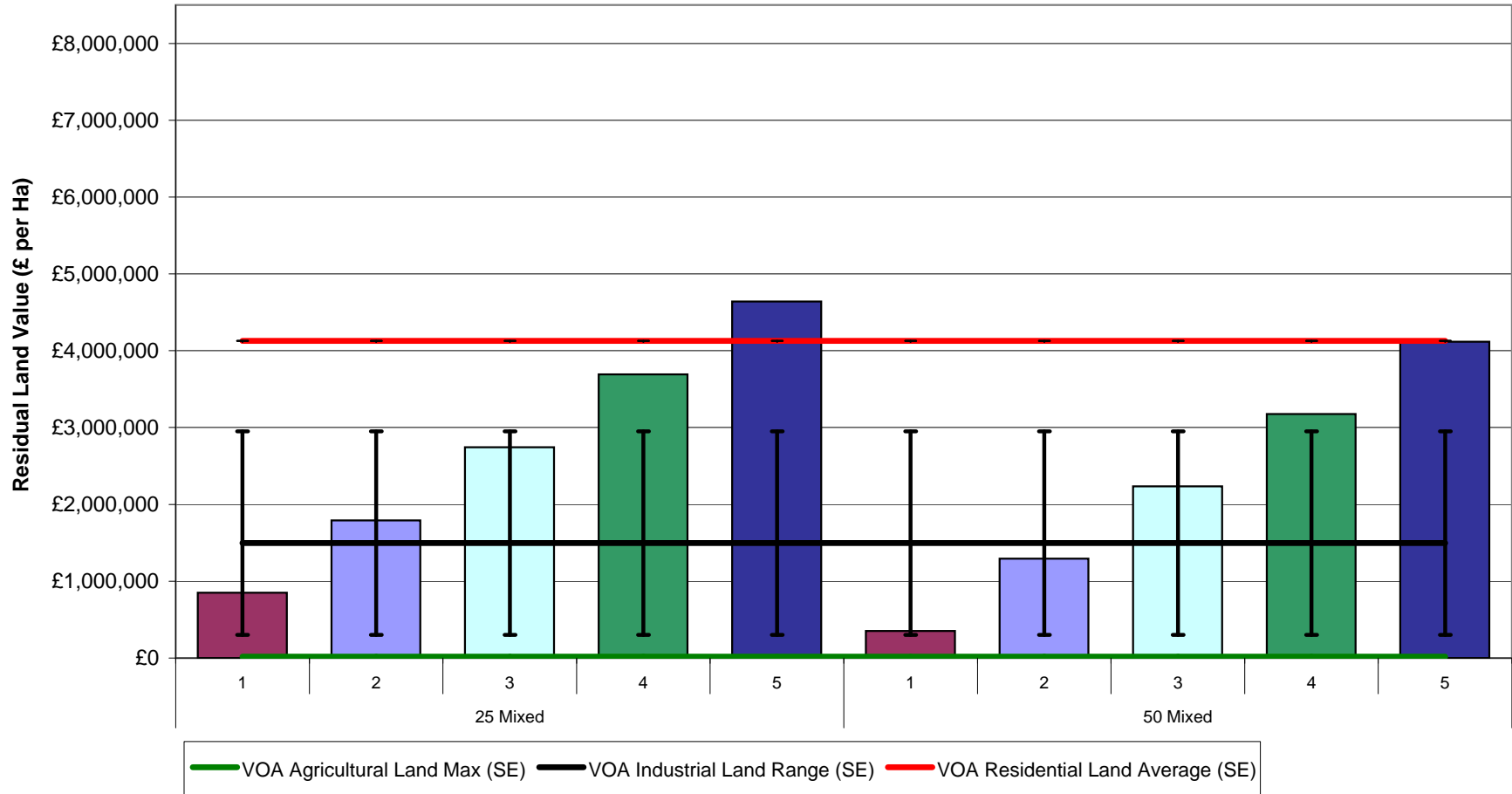
**Graph 32a: Summary of Residual Land Values (£ per Hectare) at 30% Affordable Housing (50% Affordable Rent / 35% Shared Ownership / 15% Intermediate Rent; Nil Grant) Across All Value Points Including Comparison with VOA Average Land Use Values**



**Graph 32b: Summary of Residual Land Values (£ per Hectare) at 40% Affordable Housing (50% Affordable Rent / 35% Shared Ownership / 15% Intermediate Rent; Nil Grant) Across All Value Points Including Comparison with VOA Average Land Use Values**



**Graph 32c: Summary of Residual Land Values (£ per Hectare) at 50% Affordable Housing (50% Affordable Rent / 35% Shared Ownership / 15% Intermediate Rent; Nil Grant) Across All Value Points Including Comparison with VOA Average Land Use Values**

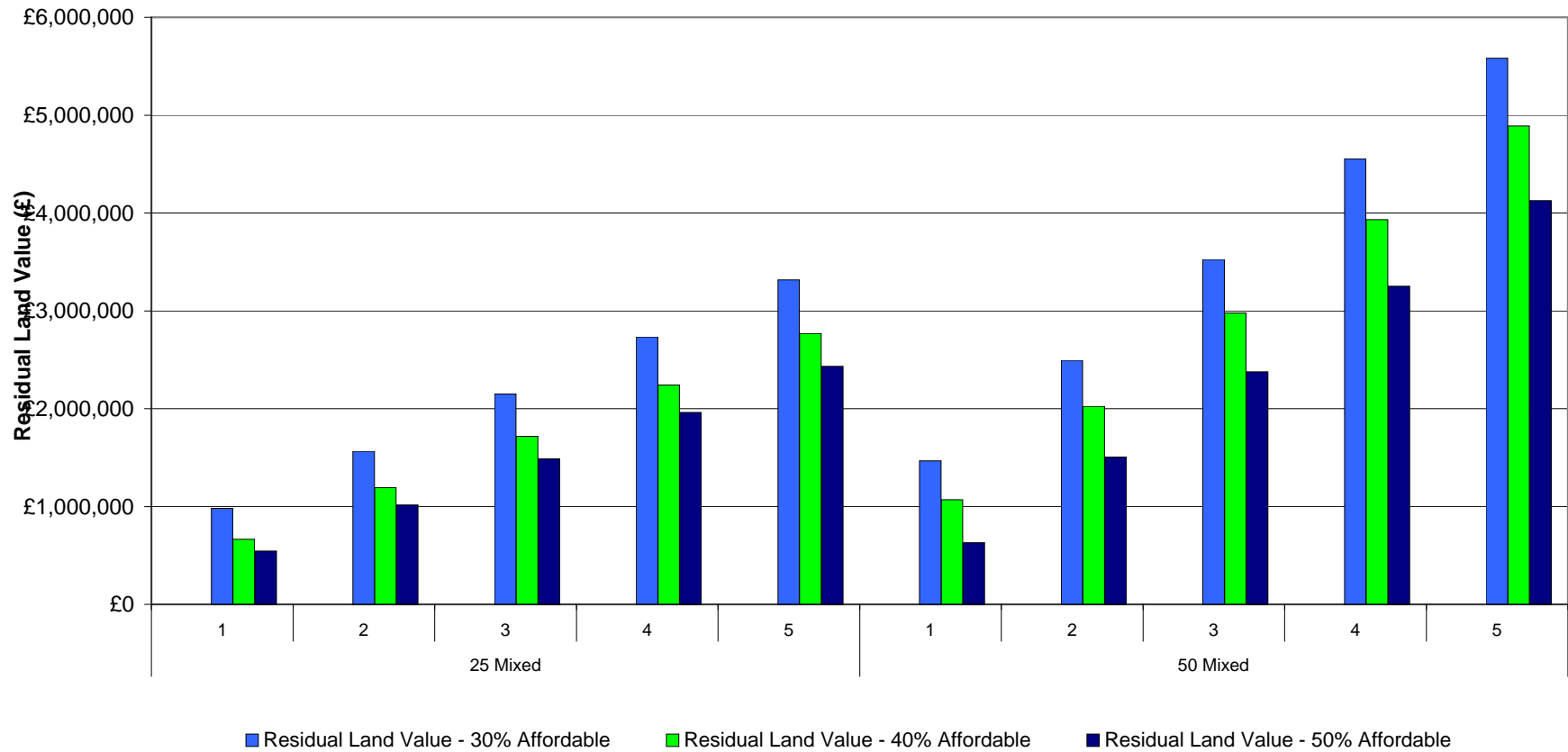


**Table 33: Summary of Land Residual Value (£) Appraisals for All Value Points (50% Affordable Rent / 35% Shared Ownership / 15% Intermediate Rent; With Grant)**

Mix	Development Scenario / Threshold	Value Point	Residual Land Value - 0% Affordable	Residual Land Value - 20% Affordable	Residual Land Value - 30% Affordable	Residual Land Value - 40% Affordable	Residual Land Value - 50% Affordable
5 x 2BF; 5 x 1BF; 8 x 4-BH, 4 x 3BH; 3 x 2BH	25 Mixed	1	-	-	£981,605	£666,472	£545,642
		2	-	-	£1,565,342	£1,191,857	£1,017,263
		3	-	-	£2,149,080	£1,717,241	£1,488,884
		4	-	-	£2,732,817	£2,242,625	£1,960,505
		5	-	-	£3,316,554	£2,768,009	£2,432,126
17 x 2-BF; 8 x 1-BF; 6 x 2-BH; 12 x 3-BH; 7 x 4-BH	50 Mixed	1	-	-	£1,466,753	£1,068,267	£630,307
		2	-	-	£2,495,722	£2,023,299	£1,504,322
		3	-	-	£3,524,692	£2,978,331	£2,378,337
		4	-	-	£4,553,661	£3,933,364	£3,252,352
		5	-	-	£5,582,631	£4,888,396	£4,126,367

Source: Adams Integra, 2008

**Graph 33a: Summary of Residual Land Values at 30%, 40% & 50% Affordable Housing Across All Value Points (50% Affordable Rent / 35% Shared Ownership / 15% Intermediate Rent; With Grant)**

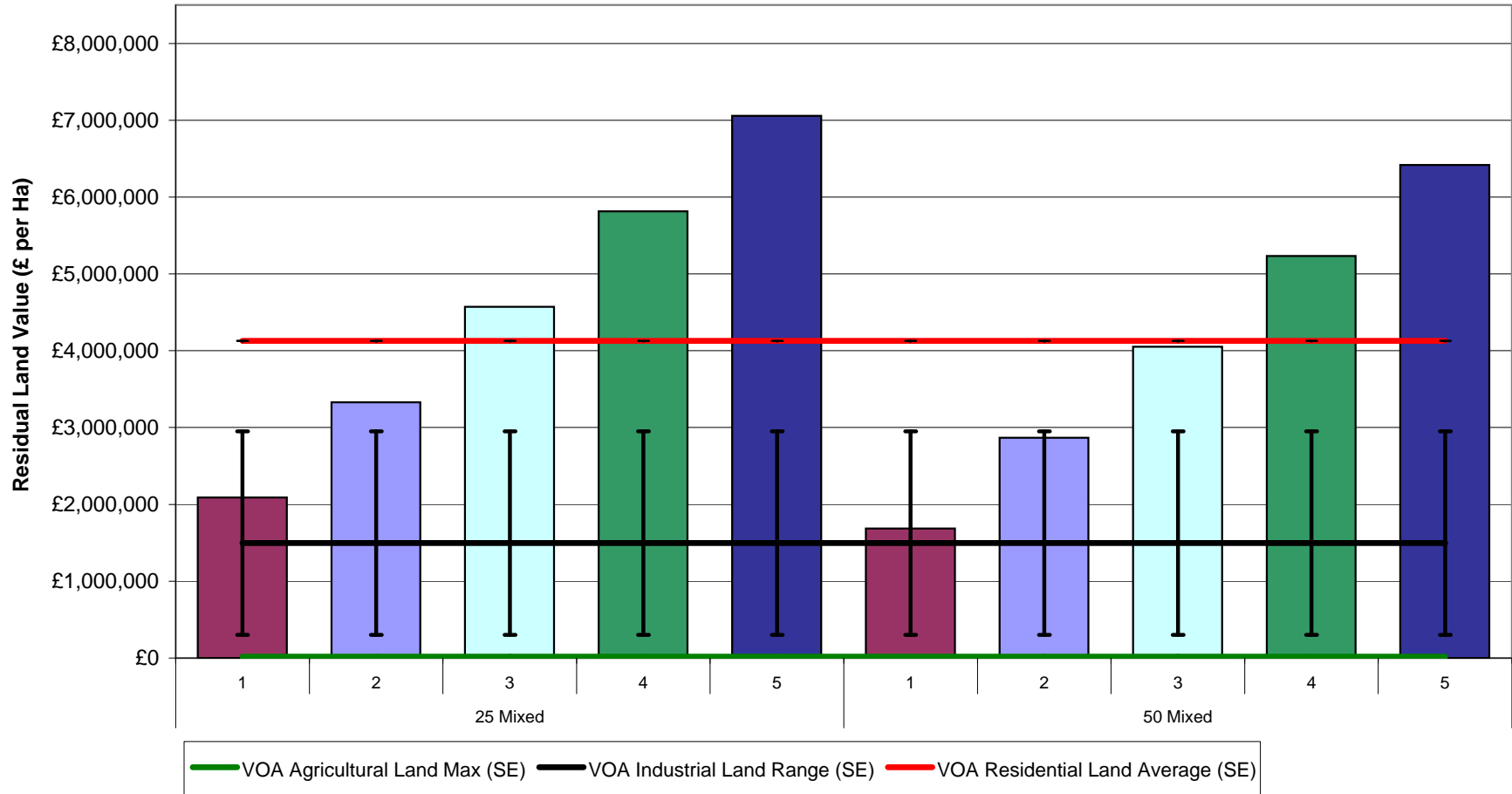


**Table 34: Summary of Residual Land Value (£ per hectare) Appraisals for All Value Points (50% Affordable Rent / 35% Shared Ownership / 15% Intermediate Rent; With Grant)**

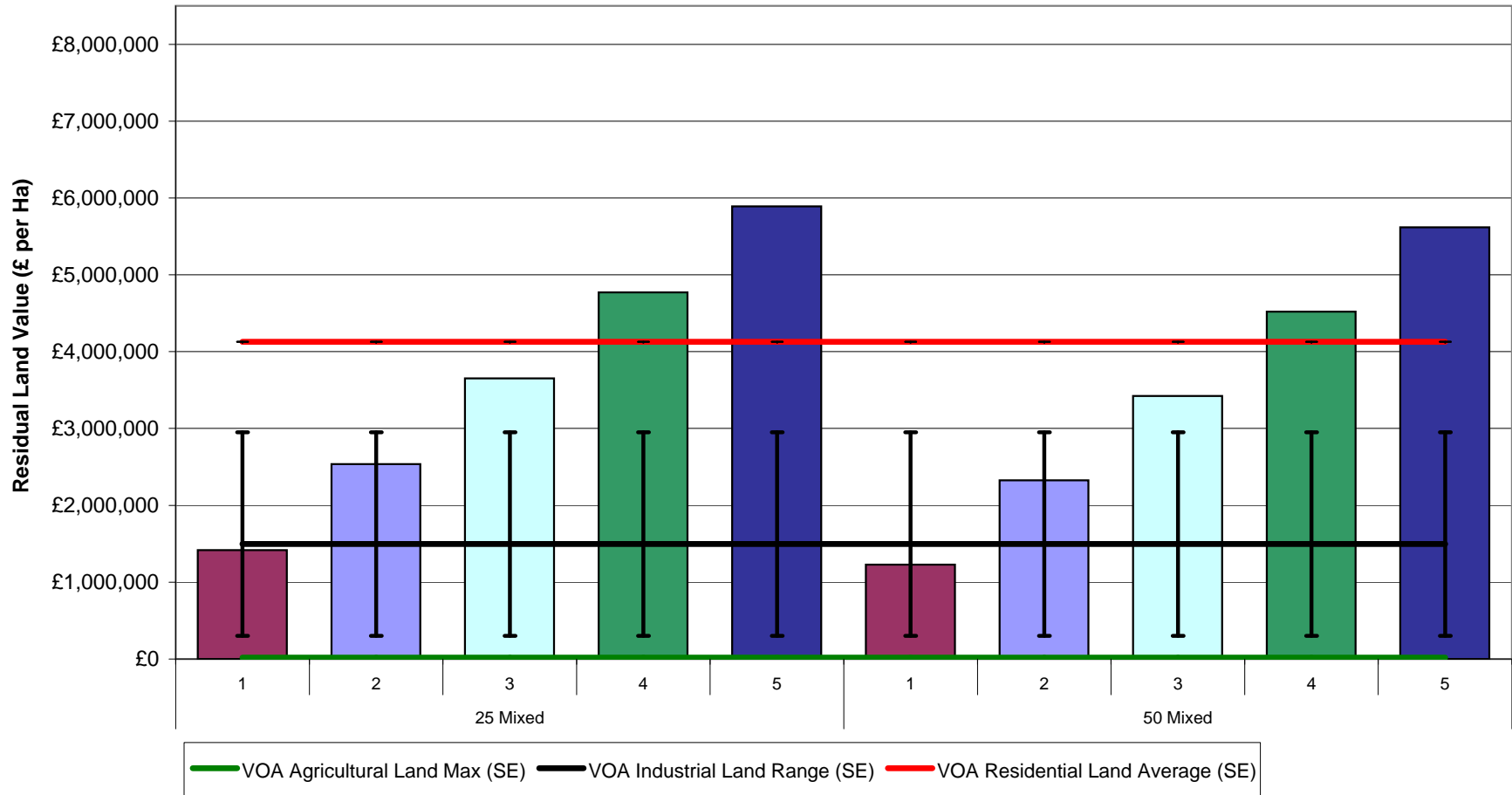
Mix	Indicative Site Size (Ha)	Development Scenario / Threshold	Value Point	Residual Land Value - 0% Affordable	Residual Land Value - 20% Affordable	Residual Land Value - 30% Affordable	Residual Land Value - 40% Affordable	Residual Land Value - 50% Affordable
5 x 2BF; 5 x 1BF; 8 x 4-BH, 4 x 3BH; 3 x 2BH	0.47	25 Mixed	1	-	-	£2,088,522	£1,418,026	£1,160,940
			2	-	-	£3,330,516	£2,535,865	£2,164,389
			3	-	-	£4,572,510	£3,653,704	£3,167,838
			4	-	-	£5,814,504	£4,771,543	£4,171,286
			5	-	-	£7,056,499	£5,889,382	£5,174,735
17 x 2-BF; 8 x 1-BF; 6 x 2-BH; 12 x 3-BH; 7 x 4-BH	0.87	50 Mixed	1	-	-	£1,685,923	£1,227,893	£724,491
			2	-	-	£2,868,646	£2,325,631	£1,729,106
			3	-	-	£4,051,370	£3,423,369	£2,733,721
			4	-	-	£5,234,093	£4,521,108	£3,738,336
			5	-	-	£6,416,817	£5,618,846	£4,742,951

Source: Adams Integra, 2008

**Graph 34a: Summary of Residual Land Values (£ per Hectare) at 30% Affordable Housing (50% Affordable Rent / 35% Shared Ownership / 15% Intermediate Rent; With Grant) Across All Value Points Including Comparison with VOA Average Land Use Values**



**Graph 34b: Summary of Residual Land Values (£ per Hectare) at 40% Affordable Housing (50% Affordable Rent / 35% Shared Ownership / 15% Intermediate Rent; With Grant) Across All Value Points Including Comparison with VOA Average Land Use Values**





**Graph 34c: Summary of Residual Land Values (£ per Hectare) at 50% Affordable Housing (50% Affordable Rent / 35% Shared Ownership / 15% Intermediate Rent; With Grant) Across All Value Points Including Comparison with VOA Average Land Use Values**

