

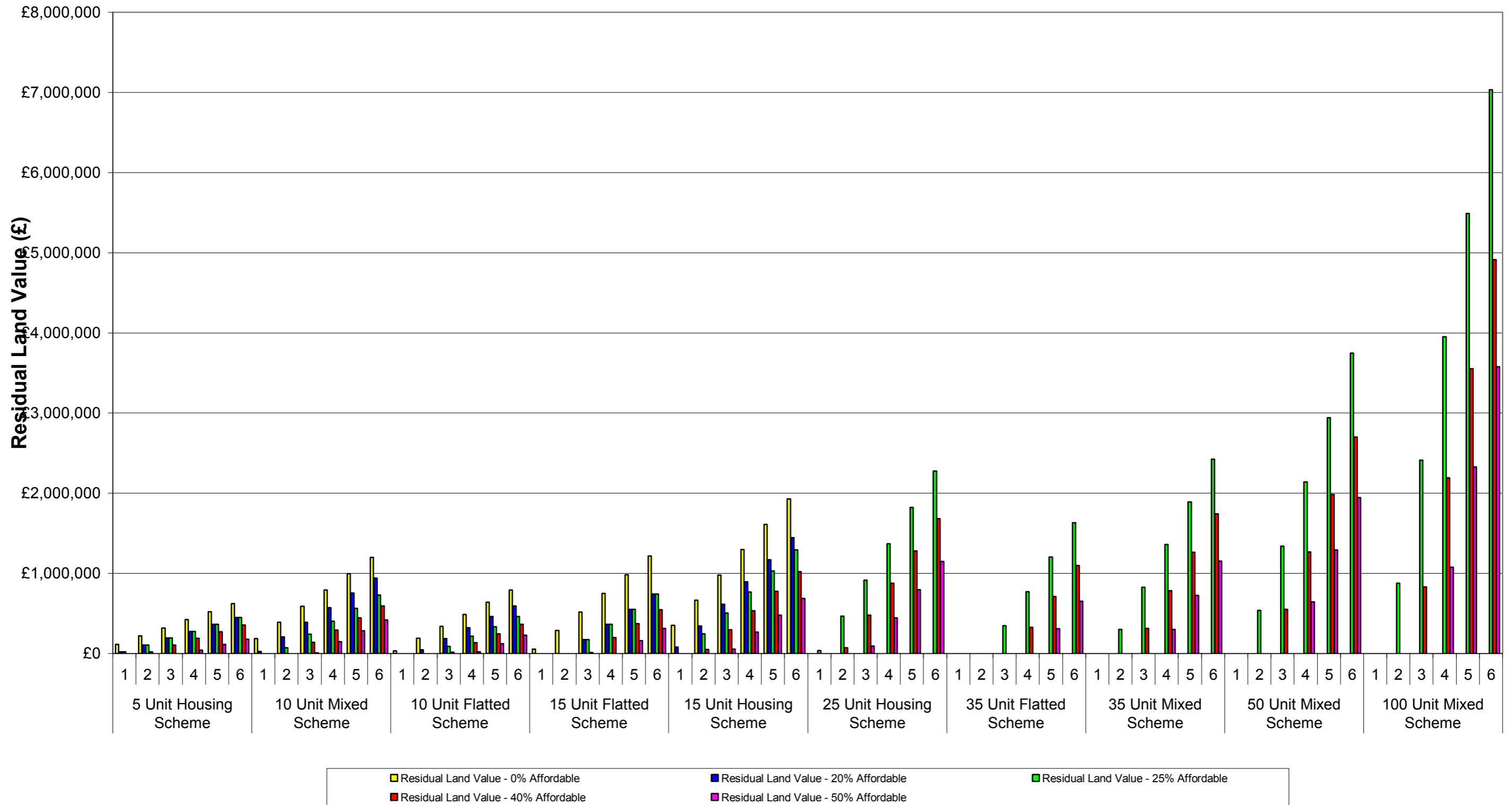
## **Appendix II**

### **Residual Land Value Results (£5,000 per Unit Infrastructure Cost)**

**Table 1: Summary of Land Residual Value (£) Appraisals for All Value Points  
(£5,000 per Unit Infrastructure Cost)**

Development Scenario / Threshold	Value Point	Residual Land Value - 0% Affordable	Residual Land Value - 20% Affordable	Residual Land Value - 25% Affordable	Residual Land Value - 40% Affordable	Residual Land Value - 50% Affordable
5 Unit Housing Scheme	1	£115,242	£19,481	£19,481	£0	£0
	2	£219,696	£106,400	£106,400	£22,115	£0
	3	£318,731	£193,620	£193,620	£108,093	£0
	4	£422,203	£276,210	£276,210	£192,130	£43,562
	5	£520,257	£363,076	£363,076	£271,648	£112,420
	6	£622,663	£449,942	£449,942	£355,046	£179,465
10 Unit Mixed Scheme	1	£185,873	£26,895	£0	£0	£0
	2	£388,553	£207,554	£71,182	£0	£0
	3	£588,854	£389,940	£240,781	£139,720	£8,119
	4	£793,161	£570,576	£403,153	£291,030	£148,027
	5	£997,467	£755,594	£564,869	£445,527	£282,927
	6	£1,201,774	£940,611	£730,381	£593,478	£420,453
10 Unit Flatted Scheme	1	£32,877	£0	£0	£0	£0
	2	£189,524	£47,175	£0	£0	£0
	3	£339,499	£187,698	£87,512	£14,891	£0
	4	£488,218	£322,783	£215,003	£133,796	£19,557
	5	£640,436	£461,659	£336,433	£247,012	£124,297
	6	£792,655	£594,344	£462,207	£362,931	£229,233
15 Unit Flatted Scheme	1	£55,157	£0	£0	£0	£0
	2	£288,552	£0	£0	£0	£0
	3	£518,203	£173,473	£173,473	£14,820	£0
	4	£750,830	£363,884	£363,884	£197,351	£1,726
	5	£983,456	£552,050	£552,050	£372,352	£160,957
	6	£1,216,082	£743,966	£743,966	£545,656	£313,736
15 Unit Housing Scheme	1	£352,307	£79,682	£0	£0	£0
	2	£664,743	£343,547	£244,636	£52,402	£0
	3	£980,811	£616,700	£504,180	£295,552	£54,472
	4	£1,296,880	£893,757	£766,607	£535,065	£266,170
	5	£1,612,948	£1,170,813	£1,029,034	£777,624	£479,868
	6	£1,929,016	£1,447,509	£1,291,461	£1,020,184	£686,777
25 Unit Housing Scheme	1	-	-	£37,419	£0	£0
	2	-	-	£467,667	£73,527	£0
	3	-	-	£915,589	£478,031	£92,317
	4	-	-	£1,369,040	£876,328	£446,938
	5	-	-	£1,822,491	£1,279,906	£796,744
	6	-	-	£2,275,235	£1,683,131	£1,150,804
35 Unit Flatted Scheme	1	-	-	£0	£0	£0
	2	-	-	£0	£0	£0
	3	-	-	£346,443	£0	£0
	4	-	-	£773,701	£326,356	£0
	5	-	-	£1,203,853	£710,267	£308,972
	6	-	-	£1,634,006	£1,097,543	£654,894
35 Unit Mixed Scheme	1	-	-	£0	£0	£0
	2	-	-	£301,590	£0	£0
	3	-	-	£828,204	£312,403	£0
	4	-	-	£1,359,959	£785,564	£299,879
	5	-	-	£1,892,391	£1,263,301	£724,772
	6	-	-	£2,424,485	£1,740,698	£1,152,418
50 Unit Mixed Scheme	1	-	-	£0	£0	£0
	2	-	-	£537,147	£0	£0
	3	-	-	£1,337,744	£552,252	£0
	4	-	-	£2,140,372	£1,266,859	£642,611
	5	-	-	£2,944,355	£1,983,497	£1,294,088
	6	-	-	£3,747,999	£2,699,797	£1,945,227
100 Unit Mixed Scheme	1	-	-	£0	£0	£0
	2	-	-	£876,382	£0	£0
	3	-	-	£2,412,212	£831,978	£0
	4	-	-	£3,950,630	£2,190,838	£1,075,424
	5	-	-	£5,491,639	£3,553,582	£2,326,737
	6	-	-	£7,032,323	£4,915,354	£3,577,078

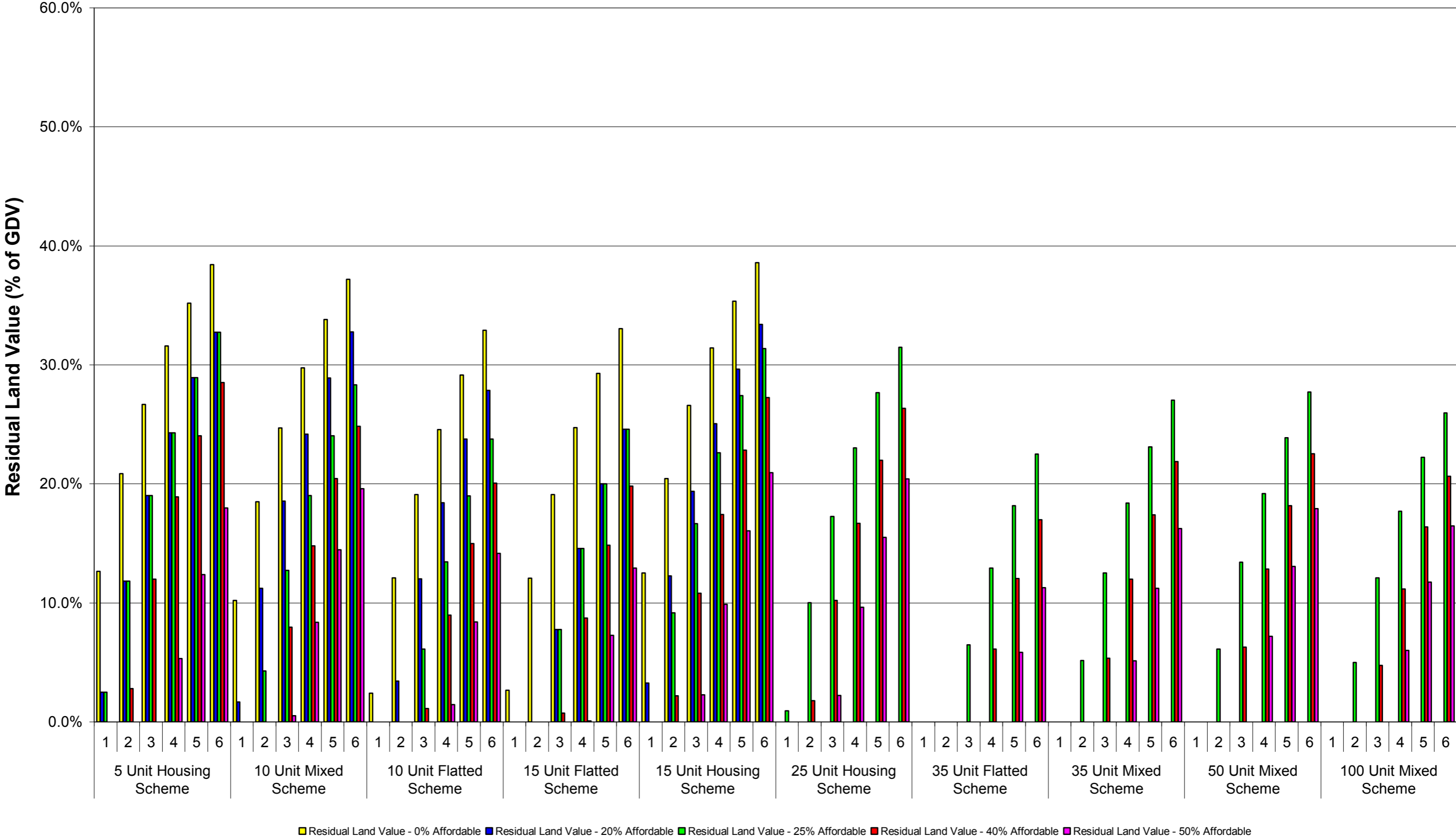
**Graph 1: Summary of Land Residual Values at 0%, 20%, 25%, 40%, & 50% Affordable Housing Across All Value Points (£5,000 per Unit Infrastructure Cost)**



**Table 1a: Summary of Land Residual Value (as % of GDV) Appraisals for All Value Points (£5,000 per Unit Infrastructure Cost)**

Development Scenario / Threshold	Value Point	Residual Land Value - 0% Affordable	Residual Land Value - 20% Affordable	Residual Land Value - 25% Affordable	Residual Land Value - 40% Affordable	Residual Land Value - 50% Affordable
5 Unit Housing Scheme	1	12.6%	2.5%	2.5%	0.0%	0.0%
	2	20.9%	11.8%	11.8%	2.8%	0.0%
	3	26.7%	19.0%	19.0%	12.0%	0.0%
	4	31.6%	24.3%	24.3%	18.9%	5.3%
	5	35.2%	28.9%	28.9%	24.0%	12.4%
	6	38.4%	32.7%	32.7%	28.5%	18.0%
10 Unit Mixed Scheme	1	10.2%	1.7%	0.0%	0.0%	0.0%
	2	18.5%	11.2%	4.3%	0.0%	0.0%
	3	24.7%	18.5%	12.7%	8.0%	0.5%
	4	29.7%	24.2%	19.0%	14.8%	8.4%
	5	33.8%	28.9%	24.0%	20.4%	14.5%
	6	37.2%	32.8%	28.3%	24.8%	19.6%
10 Unit Flatted Scheme	1	2.4%	0.0%	0.0%	0.0%	0.0%
	2	12.1%	3.4%	0.0%	0.0%	0.0%
	3	19.1%	12.0%	6.1%	1.1%	0.0%
	4	24.6%	18.4%	13.4%	9.0%	1.5%
	5	29.1%	23.8%	19.0%	15.0%	8.4%
	6	32.9%	27.9%	23.8%	20.1%	14.2%
15 Unit Flatted Scheme	1	2.7%	0.0%	0.0%	0.0%	0.0%
	2	12.1%	0.0%	0.0%	0.0%	0.0%
	3	19.1%	7.8%	7.8%	0.7%	0.0%
	4	24.7%	14.6%	14.6%	8.7%	0.1%
	5	29.3%	20.0%	20.0%	14.9%	7.3%
	6	33.0%	24.6%	24.6%	19.8%	12.9%
15 Unit Housing Scheme	1	12.5%	3.3%	0.0%	0.0%	0.0%
	2	20.5%	12.3%	9.2%	2.2%	0.0%
	3	26.6%	19.4%	16.7%	10.8%	2.3%
	4	31.4%	25.1%	22.6%	17.4%	9.9%
	5	35.4%	29.6%	27.4%	22.8%	16.1%
	6	38.6%	33.4%	31.4%	27.3%	20.9%
25 Unit Housing Scheme	1	-	-	0.9%	0.0%	0.0%
	2	-	-	10.0%	1.8%	0.0%
	3	-	-	17.3%	10.2%	2.2%
	4	-	-	23.0%	16.7%	9.6%
	5	-	-	27.7%	22.0%	15.5%
	6	-	-	31.5%	26.3%	20.4%
35 Unit Flatted Scheme	1	-	-	0.0%	0.0%	0.0%
	2	-	-	0.0%	0.0%	0.0%
	3	-	-	6.5%	0.0%	0.0%
	4	-	-	12.9%	6.1%	0.0%
	5	-	-	18.2%	12.1%	5.8%
	6	-	-	22.5%	17.0%	11.3%
35 Unit Mixed Scheme	1	-	-	0.0%	0.0%	0.0%
	2	-	-	5.2%	0.0%	0.0%
	3	-	-	12.5%	5.3%	0.0%
	4	-	-	18.4%	12.0%	5.1%
	5	-	-	23.1%	17.4%	11.2%
	6	-	-	27.0%	21.9%	16.2%
50 Unit Mixed Scheme	1	-	-	0.0%	0.0%	0.0%
	2	-	-	6.1%	0.0%	0.0%
	3	-	-	13.4%	6.3%	0.0%
	4	-	-	19.2%	12.9%	7.2%
	5	-	-	23.9%	18.2%	13.1%
	6	-	-	27.7%	22.5%	17.9%
100 Unit Mixed Scheme	1	-	-	0.0%	0.0%	0.0%
	2	-	-	5.0%	0.0%	0.0%
	3	-	-	12.1%	4.8%	0.0%
	4	-	-	17.7%	11.2%	6.0%
	5	-	-	22.2%	16.4%	11.7%
	6	-	-	26.0%	20.6%	16.5%

**Graph 1a: Summary of Land Residual Values (as % of GDV) at 0%, 20%, 25%, 40% & 50% Affordable Housing Across All Value Points (£5,000 per Unit Infrastructure Cost)**

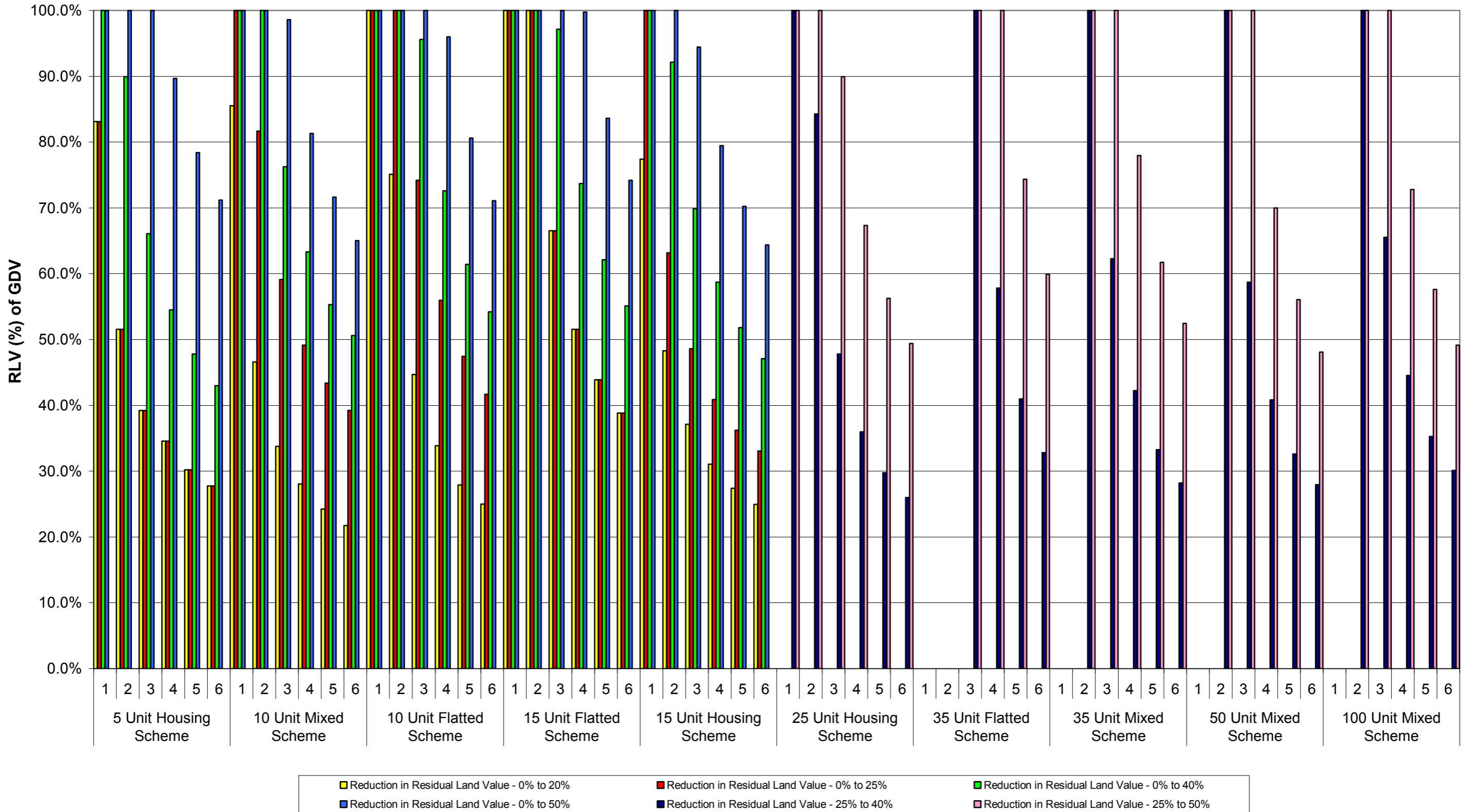


**Table 1b: Summary of Reduction in Land Residual Value (%) Appraisals for All Bands (£5,000 per Unit Infrastructure Cost)**

Development Scenario / Threshold	Value Point	Reduction in Residual Land Value - 0% to 20%	Reduction in Residual Land Value - 0% to 25%	Reduction in Residual Land Value - 0% to 40%	Reduction in Residual Land Value - 0% to 50%	Reduction in Residual Land Value - 25% to 40%	Reduction in Residual Land Value - 25% to 50%
5 Unit Housing Scheme	1	83.1%	83.1%	100.0%	100.0%	-	-
	2	51.6%	51.6%	89.9%	100.0%	-	-
	3	39.3%	39.3%	66.1%	100.0%	-	-
	4	34.6%	34.6%	54.5%	89.7%	-	-
	5	30.2%	30.2%	47.8%	78.4%	-	-
	6	27.7%	27.7%	43.0%	71.2%	-	-
10 Unit Mixed Scheme	1	85.5%	100.0%	100.0%	100.0%	-	-
	2	46.6%	81.7%	100.0%	100.0%	-	-
	3	33.8%	59.1%	76.3%	98.6%	-	-
	4	28.1%	49.2%	63.3%	81.3%	-	-
	5	24.2%	43.4%	55.3%	71.6%	-	-
	6	21.7%	39.2%	50.6%	65.0%	-	-
10 Unit Flatted Scheme	1	100.0%	100.0%	100.0%	100.0%	-	-
	2	75.1%	100.0%	100.0%	100.0%	-	-
	3	44.7%	74.2%	95.6%	100.0%	-	-
	4	33.9%	56.0%	72.6%	96.0%	-	-
	5	27.9%	47.5%	61.4%	80.6%	-	-
	6	25.0%	41.7%	54.2%	71.1%	-	-
15 Unit Flatted Scheme	1	100.0%	100.0%	100.0%	100.0%	-	-
	2	100.0%	100.0%	100.0%	100.0%	-	-
	3	66.5%	66.5%	97.1%	100.0%	-	-
	4	51.5%	51.5%	73.7%	99.8%	-	-
	5	43.9%	43.9%	62.1%	83.6%	-	-
	6	38.8%	38.8%	55.1%	74.2%	-	-
15 Unit Housing Scheme	1	77.4%	100.0%	100.0%	100.0%	-	-
	2	48.3%	63.2%	92.1%	100.0%	-	-
	3	37.1%	48.6%	69.9%	94.4%	-	-
	4	31.1%	40.9%	58.7%	79.5%	-	-
	5	27.4%	36.2%	51.8%	70.2%	-	-
	6	25.0%	33.1%	47.1%	64.4%	-	-
25 Unit Housing Scheme	1	-	-	-	-	100.0%	100.0%
	2	-	-	-	-	84.3%	100.0%
	3	-	-	-	-	47.8%	89.9%
	4	-	-	-	-	36.0%	67.4%
	5	-	-	-	-	29.8%	56.3%
	6	-	-	-	-	26.0%	49.4%
35 Unit Flatted Scheme	1	-	-	-	-	Zero	Zero
	2	-	-	-	-	Zero	Zero
	3	-	-	-	-	100.0%	100.0%
	4	-	-	-	-	57.8%	100.0%
	5	-	-	-	-	41.0%	74.3%
	6	-	-	-	-	32.8%	59.9%
35 Unit Mixed Scheme	1	-	-	-	-	Zero	Zero
	2	-	-	-	-	100.0%	100.0%
	3	-	-	-	-	62.3%	100.0%
	4	-	-	-	-	42.2%	77.9%
	5	-	-	-	-	33.2%	61.7%
	6	-	-	-	-	28.2%	52.5%
50 Unit Mixed Scheme	1	-	-	-	-	Zero	Zero
	2	-	-	-	-	100.0%	100.0%
	3	-	-	-	-	58.7%	100.0%
	4	-	-	-	-	40.8%	70.0%
	5	-	-	-	-	32.6%	56.0%
	6	-	-	-	-	28.0%	48.1%
100 Unit Mixed Scheme	1	-	-	-	-	Zero	Zero
	2	-	-	-	-	100.0%	100.0%
	3	-	-	-	-	65.5%	100.0%
	4	-	-	-	-	44.5%	72.8%
	5	-	-	-	-	35.3%	57.6%
	6	-	-	-	-	30.1%	49.1%

Zero = Starting Value is zero therefore not possible to calculate reduction

**Graph 1b: Summary of Reduction in Land Residual Values (%) at 0% to 20%, 0% to 25%, 0% to 40%, 0% to 50%, 25% to 40% and 25% to 50% Affordable Housing Across All Value Points (£5,000 per Unit Infrastructure Cost)**

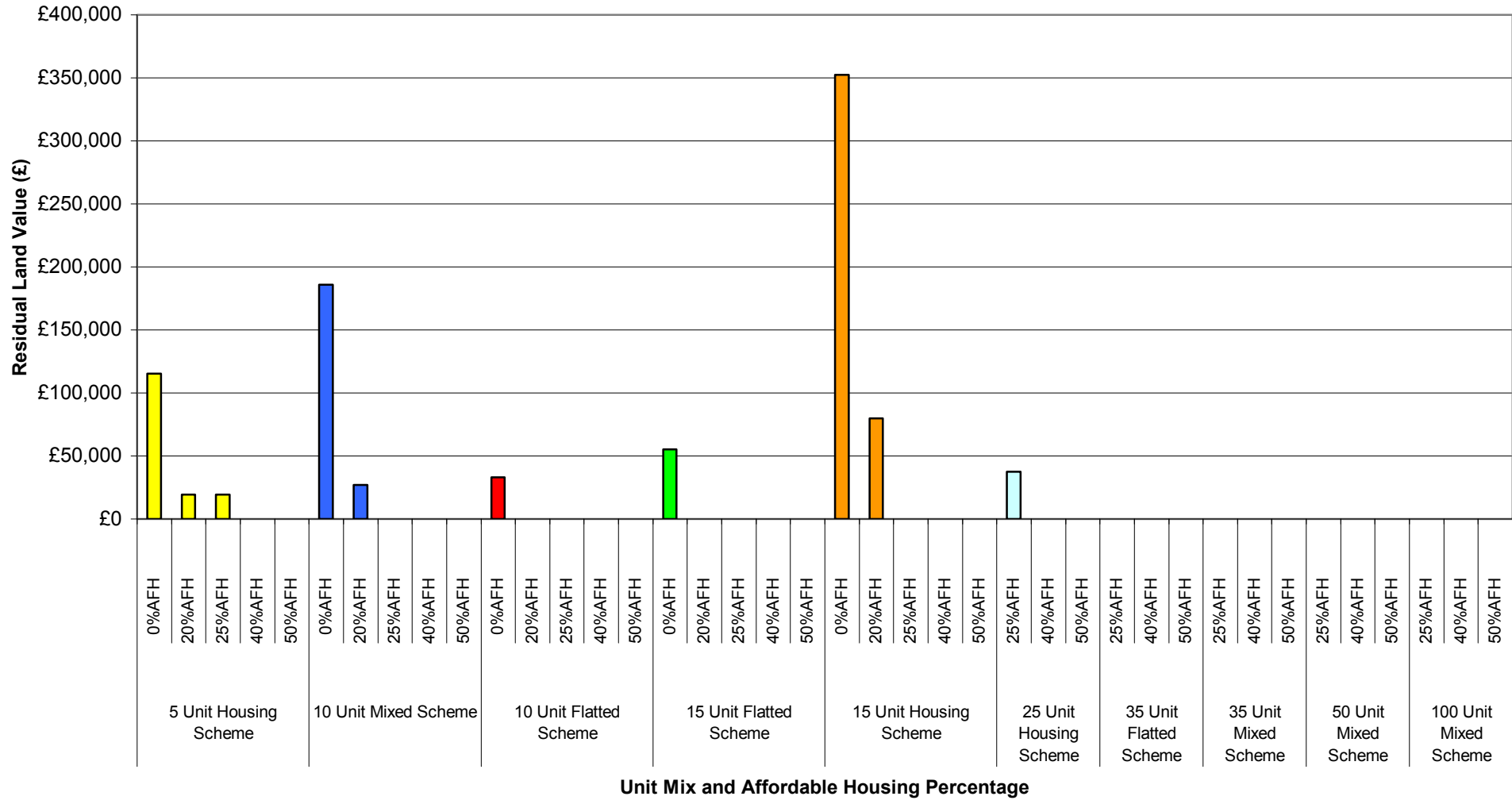


**Table 2: Summary Table Showing Results of Residual Land Value Appraisals and Reduction in Land Residual - Value Point 1 (£5,000 per Unit Infrastructure Cost)**

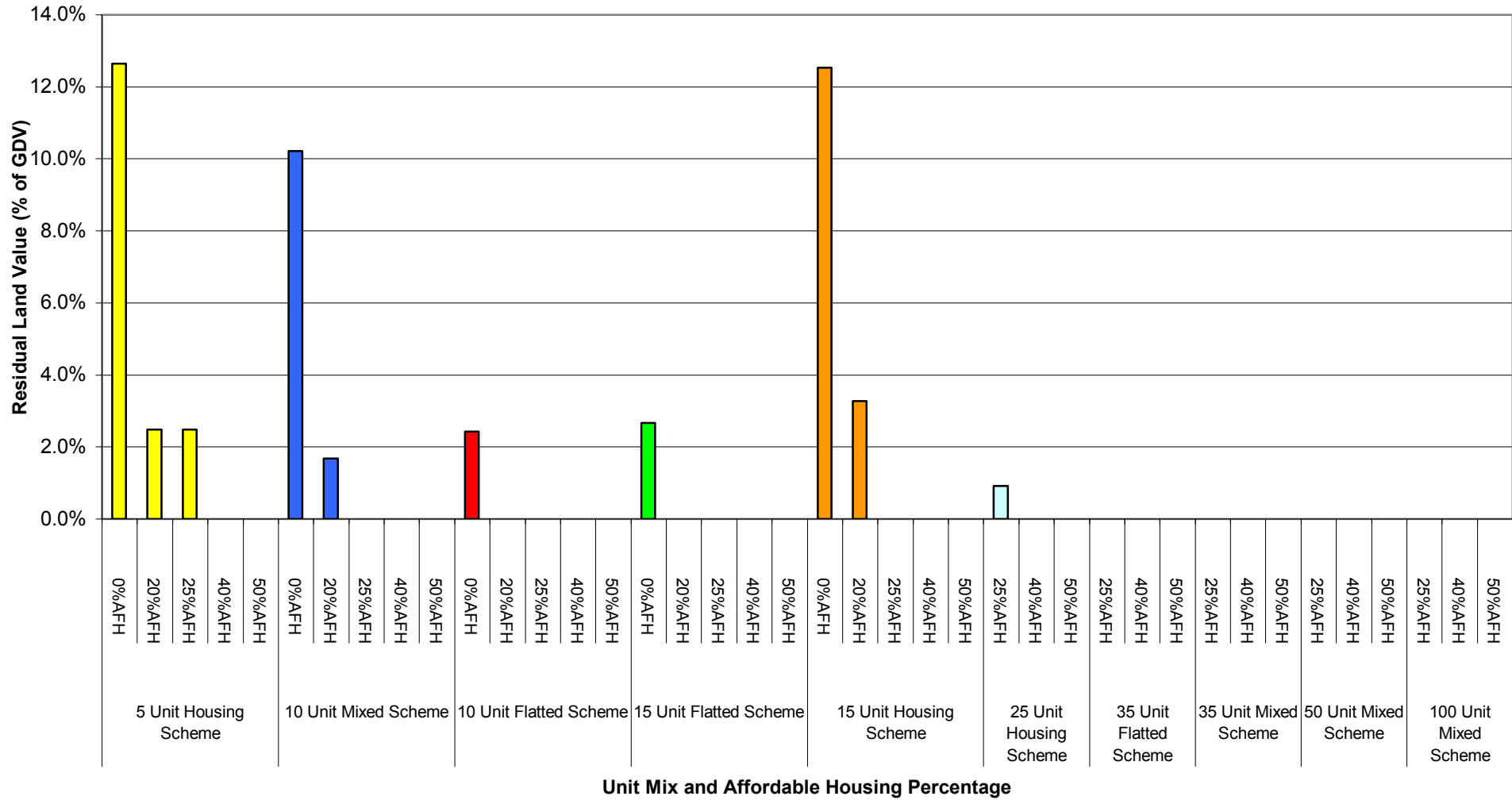
1	2	3	4	5	6	7	8	9	
Value Point	Number of Units	Scenario	GDV	Development Cost	Developer Profit (@15%)	Finance & Land Costs	Residual Land Price	% Land Residual (of GDV)	% Reduction in Land Residual From 0% Affordable Housing (from 25% for 25+ Unit Scheme)
Value Point 1	5 Unit Housing Scheme	0% Affordable Housing	£911,250	£568,543	£136,688	£90,778	£115,242	12.6%	N/A
		20% Affordable Housing	£784,000	£568,543	£117,600	£78,377	£19,481	2.5%	83.1%
		25 % Affordable Housing	£784,000	£568,543	£117,600	£78,377	£19,481	2.5%	83.1%
		40% Affordable Housing	£687,500	£568,543	£103,125	£70,162	£0	0.0%	100.0%
		50% Affordable Housing	£560,250	£568,543	£84,038	£68,253	£0	0.0%	100.0%
	10 Unit Mixed Scheme	0% Affordable Housing	£1,818,000	£1,178,396	£272,700	£179,153	£185,873	10.2%	N/A
		20% Affordable Housing	£1,604,250	£1,178,396	£240,638	£158,322	£26,895	1.7%	85.5%
		25 % Affordable Housing	£1,451,250	£1,178,396	£217,688	£143,815	£0	0.0%	100.0%
		40% Affordable Housing	£1,354,500	£1,178,396	£203,175	£142,364	£0	0.0%	100.0%
		50% Affordable Housing	£1,227,250	£1,178,396	£184,088	£140,455	£0	0.0%	100.0%
	10 Unit Flatted Scheme	0% Affordable Housing	£1,354,500	£974,784	£203,175	£143,664	£32,877	2.4%	N/A
		20% Affordable Housing	£1,192,250	£974,784	£178,838	£128,363	£0	0.0%	100.0%
		25 % Affordable Housing	£1,095,500	£974,784	£164,325	£126,912	£0	0.0%	100.0%
		40% Affordable Housing	£1,028,000	£974,784	£154,200	£125,899	£0	0.0%	100.0%
		50% Affordable Housing	£931,250	£974,784	£139,688	£124,448	£0	0.0%	100.0%
	15 Unit Flatted Scheme	0% Affordable Housing	£2,070,000	£1,486,265	£310,500	£218,078	£55,157	2.7%	N/A
		20% Affordable Housing	£1,714,250	£1,486,265	£257,138	£192,801	£0	0.0%	100.0%
		25 % Affordable Housing	£1,714,250	£1,486,265	£257,138	£192,801	£0	0.0%	100.0%
		40% Affordable Housing	£1,552,000	£1,486,265	£232,800	£190,367	£0	0.0%	100.0%
		50% Affordable Housing	£1,387,750	£1,486,265	£208,163	£187,904	£0	0.0%	100.0%
	15 Unit Housing Scheme	0% Affordable Housing	£2,812,500	£1,749,500	£421,875	£277,922	£352,307	12.5%	N/A
		20% Affordable Housing	£2,435,750	£1,749,500	£365,363	£241,206	£79,682	3.3%	77.4%
		25 % Affordable Housing	£2,323,500	£1,749,500	£348,525	£230,266	£0	0.0%	100.0%
		40% Affordable Housing	£2,099,750	£1,749,500	£314,963	£213,538	£0	0.0%	100.0%
		50% Affordable Housing	£1,860,250	£1,749,500	£279,038	£209,945	£0	0.0%	100.0%
	25 Unit Housing Scheme	25% Affordable Housing	£4,061,500	£2,986,865	£609,225	£427,991	£37,419	0.9%	N/A
		40% Affordable Housing	£3,598,250	£2,986,865	£539,738	£392,406	£0	0.0%	100.0%
		50% Affordable Housing	£3,205,750	£2,986,865	£480,863	£386,518	£0	0.0%	100.0%
	35 Unit Flatted Scheme	25% Affordable Housing	£4,114,750	£3,508,100	£817,213	£564,323	£0	0.0%	N/A
		40% Affordable Housing	£3,664,250	£3,508,100	£549,638	£557,566	£0	0.0%	Zero
		50% Affordable Housing	£3,308,500	£3,508,100	£496,275	£552,230	£0	0.0%	Zero
	35 Unit Mixed Scheme	25% Affordable Housing	£5,082,250	£3,927,859	£762,338	£614,975	£0	0.0%	N/A
		40% Affordable Housing	£4,507,250	£3,927,859	£676,088	£606,350	£0	0.0%	N/A
50% Affordable Housing		£4,028,250	£3,927,859	£604,238	£599,165	£0	0.0%	N/A	
50 Unit Mixed Scheme	25% Affordable Housing	£7,653,000	£5,832,085	£1,147,950	£903,440	£0	0.0%	N/A	
	40% Affordable Housing	£6,791,750	£5,832,085	£1,018,763	£890,522	£0	0.0%	Zero	
	50% Affordable Housing	£6,185,500	£5,832,085	£927,825	£881,428	£0	0.0%	Zero	
100 Unit Mixed Scheme	25% Affordable Housing	£15,307,000	£11,631,905	£2,296,050	£2,045,911	£0	0.0%	N/A	
	40% Affordable Housing	£13,499,250	£11,631,905	£2,024,888	£2,018,794	£0	0.0%	Zero	
	50% Affordable Housing	£12,348,500	£11,631,905	£1,852,275	£2,001,533	£0	0.0%	Zero	

Zero = Starting Value is zero therefore not possible to calculate reduction

**Graph 2 - Residual Land Value (£) - Value Point 1 (£5,000 per Unit Infrastructure Cost)**



**Graph 3 - Residual Land Value (% of GDV) - Value Point 1 (£5,000 per Unit Infrastructure Cost)**



**Graph 4 - Reduction in Residual Land Value as a Percentage of GDV 0% to 20%, 0% to 25%, 0% to 40%, 0% to 50%, 25% to 40% & 25% to 50% Affordable Housing - Value Point 1 (£5,000 per Unit Infrastructure Cost)**

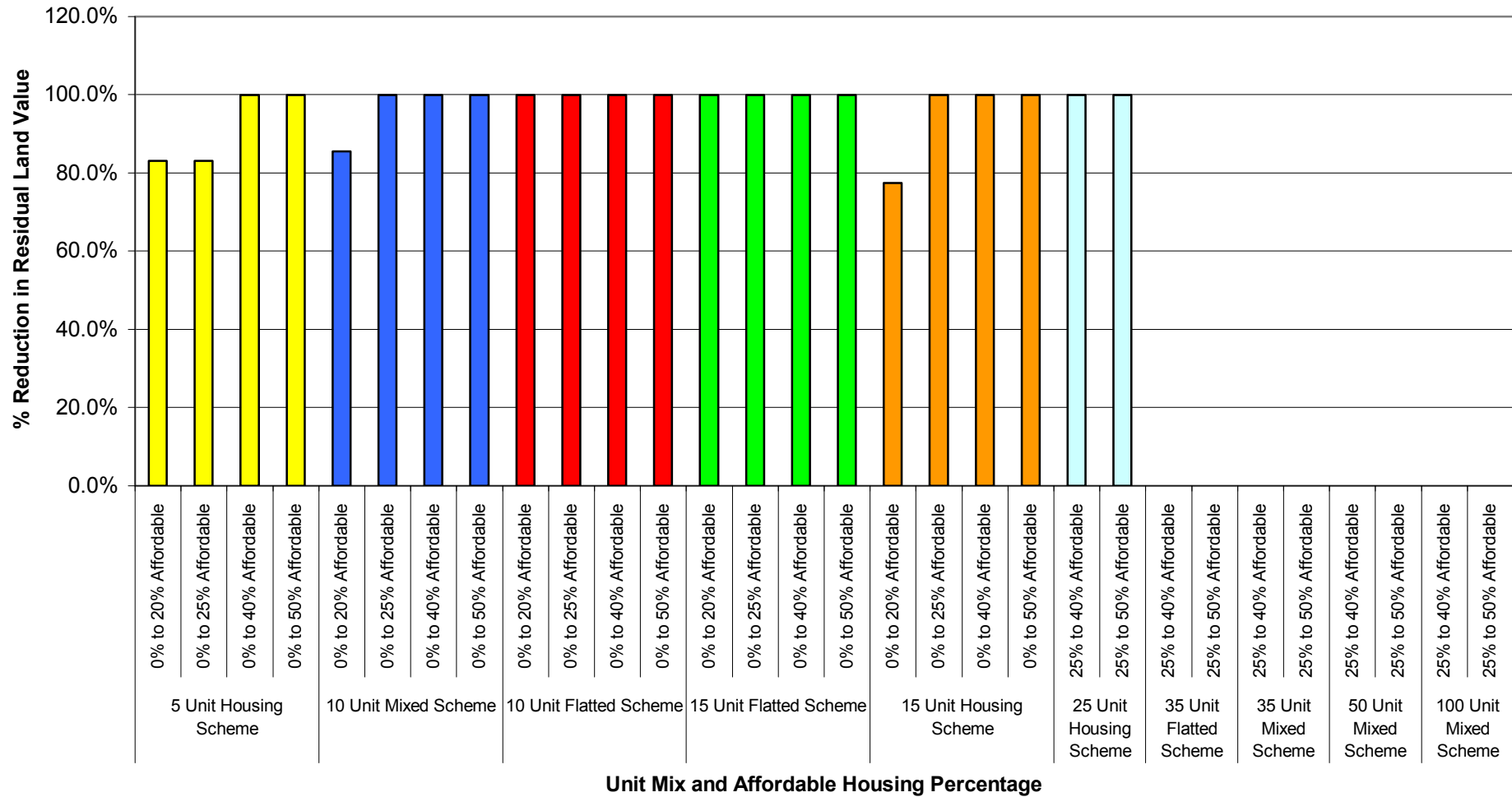
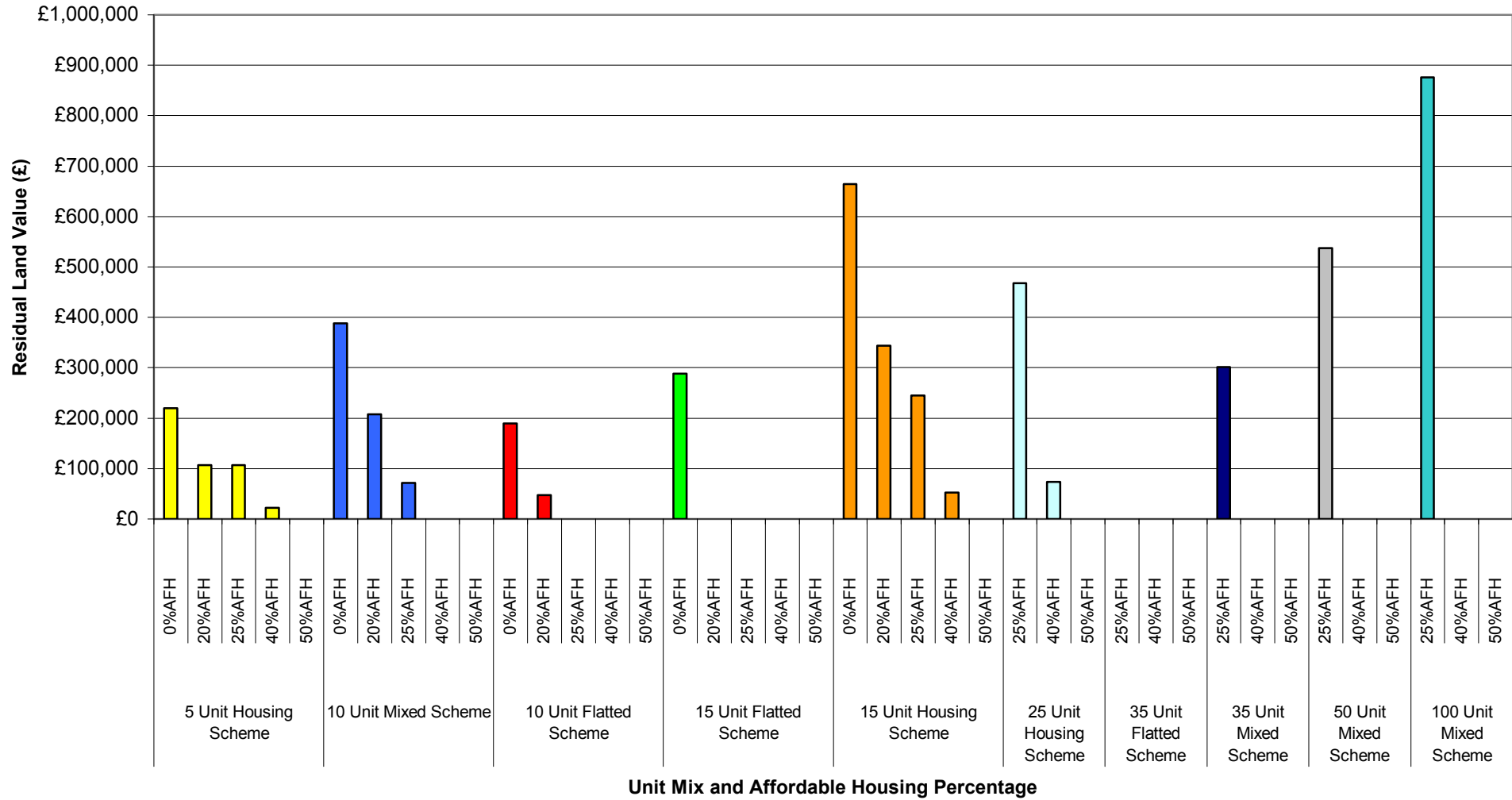


Table 3: Summary Table Showing Results of Residual Land Value Appraisals and Reduction in Land Residual - Value Point 2 (£5,000 per Unit Infrastructure Cost)

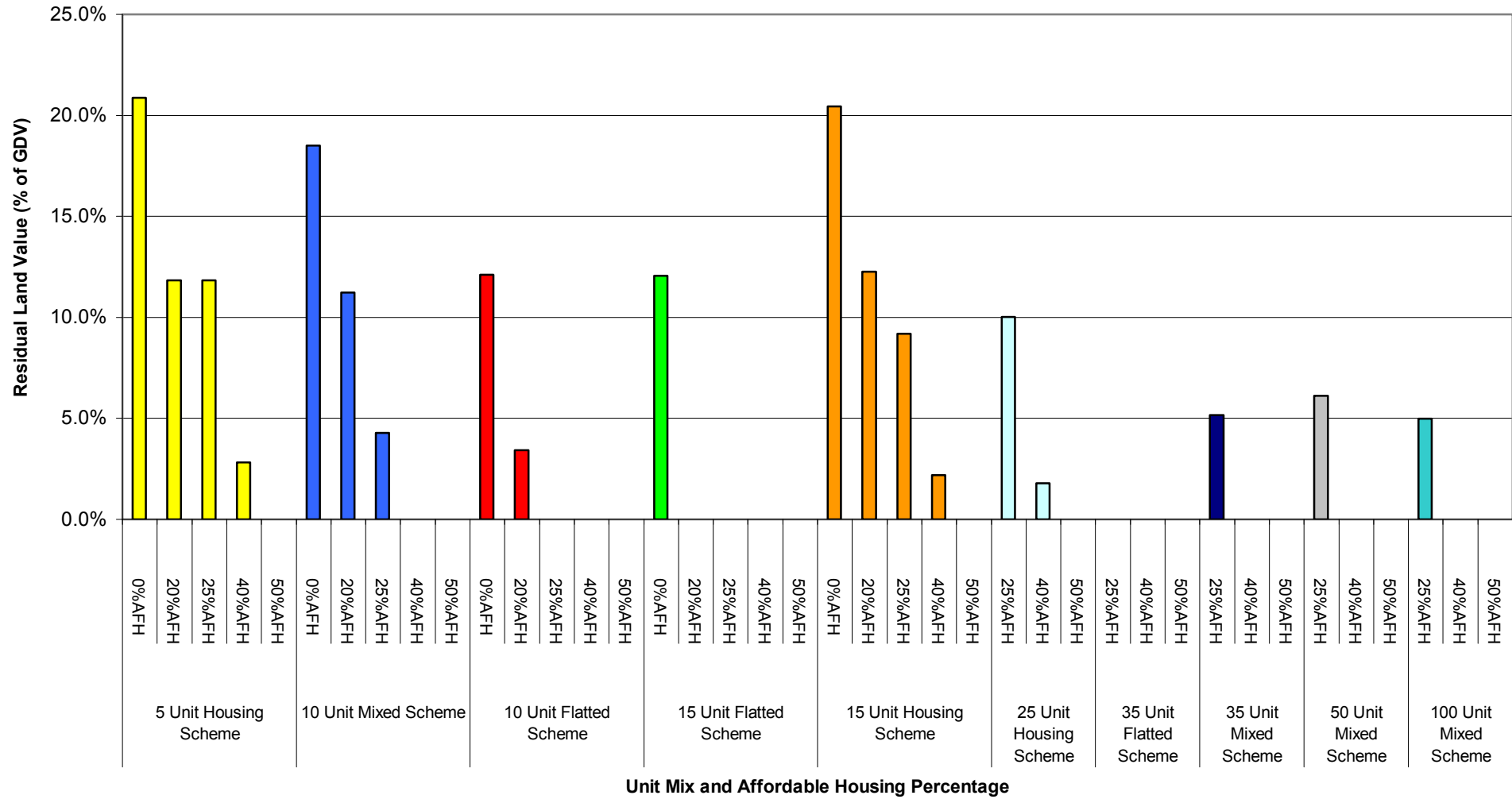
1	2	3	4	5	6	7	8	9	
Value Point	Number of Units	Scenario	GDV	Development Cost	Developer Profit (@15%)	Finance & Land Costs	Residual Land Price	% Land Residual (of GDV)	% Reduction in Land Residual From 0% Affordable Housing (from 25% for 25+ Unit Scheme)
Value Point 2	5 Unit Housing Scheme	0% Affordable Housing	£1,053,000	£568,543	£157,950	£104,592	£219,696	20.9%	N/A
		20% Affordable Housing	£899,500	£568,543	£134,925	£89,633	£106,400	11.8%	51.6%
		25 % Affordable Housing	£899,500	£568,543	£134,925	£89,633	£106,400	11.8%	51.6%
		40% Affordable Housing	£787,500	£568,543	£118,125	£78,718	£22,115	2.8%	89.9%
		50% Affordable Housing	£634,000	£568,543	£95,100	£69,360	£0	0.0%	100.0%
	10 Unit Mixed Scheme	0% Affordable Housing	£2,100,800	£1,178,396	£315,120	£206,714	£388,553	18.5%	N/A
		20% Affordable Housing	£1,847,100	£1,178,396	£277,065	£181,989	£207,554	11.2%	46.6%
		25 % Affordable Housing	£1,663,100	£1,178,396	£249,465	£164,057	£71,182	4.3%	81.7%
		40% Affordable Housing	£1,545,900	£1,178,396	£231,885	£145,235	£0	0.0%	100.0%
		50% Affordable Housing	£1,392,400	£1,178,396	£208,860	£142,932	£0	0.0%	100.0%
	10 Unit Flatted Scheme	0% Affordable Housing	£1,565,200	£974,784	£234,780	£164,198	£189,524	12.1%	N/A
		20% Affordable Housing	£1,373,500	£974,784	£206,025	£145,516	£47,175	3.4%	75.1%
		25 % Affordable Housing	£1,256,300	£974,784	£188,445	£129,324	£0	0.0%	100.0%
		40% Affordable Housing	£1,173,800	£974,784	£176,070	£128,086	£0	0.0%	100.0%
		50% Affordable Housing	£1,056,600	£974,784	£158,490	£126,328	£0	0.0%	100.0%
	15 Unit Flatted Scheme	0% Affordable Housing	£2,392,000	£1,486,265	£358,800	£249,459	£288,552	12.1%	N/A
		20% Affordable Housing	£1,965,900	£1,486,265	£294,885	£196,576	£0	0.0%	100.0%
		25 % Affordable Housing	£1,965,900	£1,486,265	£294,885	£196,576	£0	0.0%	100.0%
		40% Affordable Housing	£1,774,200	£1,486,265	£266,130	£193,700	£0	0.0%	100.0%
		50% Affordable Housing	£1,574,500	£1,486,265	£236,175	£190,705	£0	0.0%	100.0%
	15 Unit Housing Scheme	0% Affordable Housing	£3,250,000	£1,749,500	£487,500	£320,580	£664,743	20.5%	N/A
		20% Affordable Housing	£2,800,500	£1,749,500	£420,075	£276,753	£343,547	12.3%	48.3%
		25 % Affordable Housing	£2,665,000	£1,749,500	£399,750	£263,548	£244,636	9.2%	63.2%
		40% Affordable Housing	£2,399,500	£1,749,500	£359,925	£237,673	£52,402	2.2%	92.1%
		50% Affordable Housing	£2,110,500	£1,749,500	£316,575	£213,699	£0	0.0%	100.0%
	25 Unit Housing Scheme	25% Affordable Housing	£4,665,000	£2,986,865	£699,750	£496,254	£467,667	10.0%	N/A
		40% Affordable Housing	£4,110,500	£2,986,865	£616,575	£433,533	£73,527	1.8%	84.3%
		50% Affordable Housing	£3,637,500	£2,986,865	£545,625	£392,994	£0	0.0%	100.0%
	35 Unit Flatted Scheme	25% Affordable Housing	£4,720,300	£3,508,100	£708,045	£573,407	£0	0.0%	N/A
		40% Affordable Housing	£4,185,000	£3,508,100	£627,750	£565,377	£0	0.0%	Zero
50% Affordable Housing		£3,758,900	£3,508,100	£563,835	£558,986	£0	0.0%	Zero	
35 Unit Mixed Scheme	25% Affordable Housing	£5,831,300	£3,927,859	£874,695	£717,829	£301,590	5.2%	N/A	
	40% Affordable Housing	£5,147,300	£3,927,859	£772,095	£615,951	£0	0.0%	100.0%	
	50% Affordable Housing	£4,574,100	£3,927,859	£686,115	£607,353	£0	0.0%	100.0%	
50 Unit Mixed Scheme	25% Affordable Housing	£8,781,200	£5,832,085	£1,317,180	£1,072,407	£537,147	6.1%	N/A	
	40% Affordable Housing	£7,752,000	£5,832,085	£1,162,800	£904,925	£0	0.0%	100.0%	
	50% Affordable Housing	£7,025,300	£5,832,085	£1,053,795	£894,025	£0	0.0%	100.0%	
100 Unit Mixed Scheme	25% Affordable Housing	£17,565,700	£11,631,905	£2,634,855	£2,386,042	£876,382	5.0%	N/A	
	40% Affordable Housing	£15,404,300	£11,631,905	£2,310,645	£2,047,370	£0	0.0%	100.0%	
	50% Affordable Housing	£14,029,900	£11,631,905	£2,104,485	£2,026,754	£0	0.0%	100.0%	

Zero = Starting Value is zero therefore not possible to calculate reduction

**Graph 5 - Residual Land Value (£) - Value Point 2 (£5,000 per Unit Infrastructure Cost)**



**Graph 6 - Residual Land Value (% of GDV) - Value Point 2 (£5,000 per Unit Infrastructure Cost)**



**Graph 7 - Reduction in Residual Land Value as a Percentage of GDV 0% to 20%, 0% to 25%, 0% to 40%, 0% to 50%, 25% to 40% & 25% to 50% Affordable Housing - Value Point 2 (£5,000 per Unit Infrastructure Cost)**

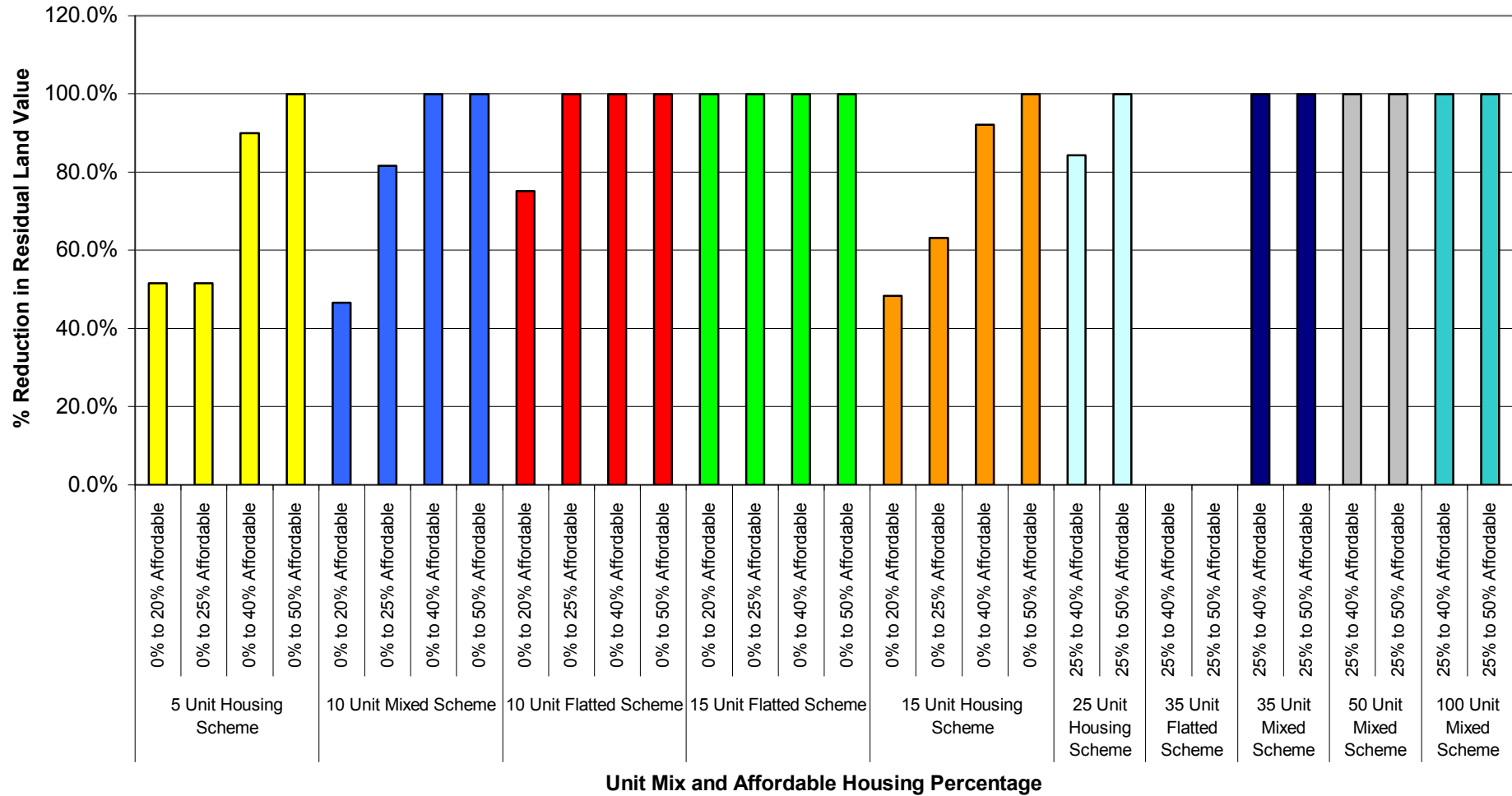
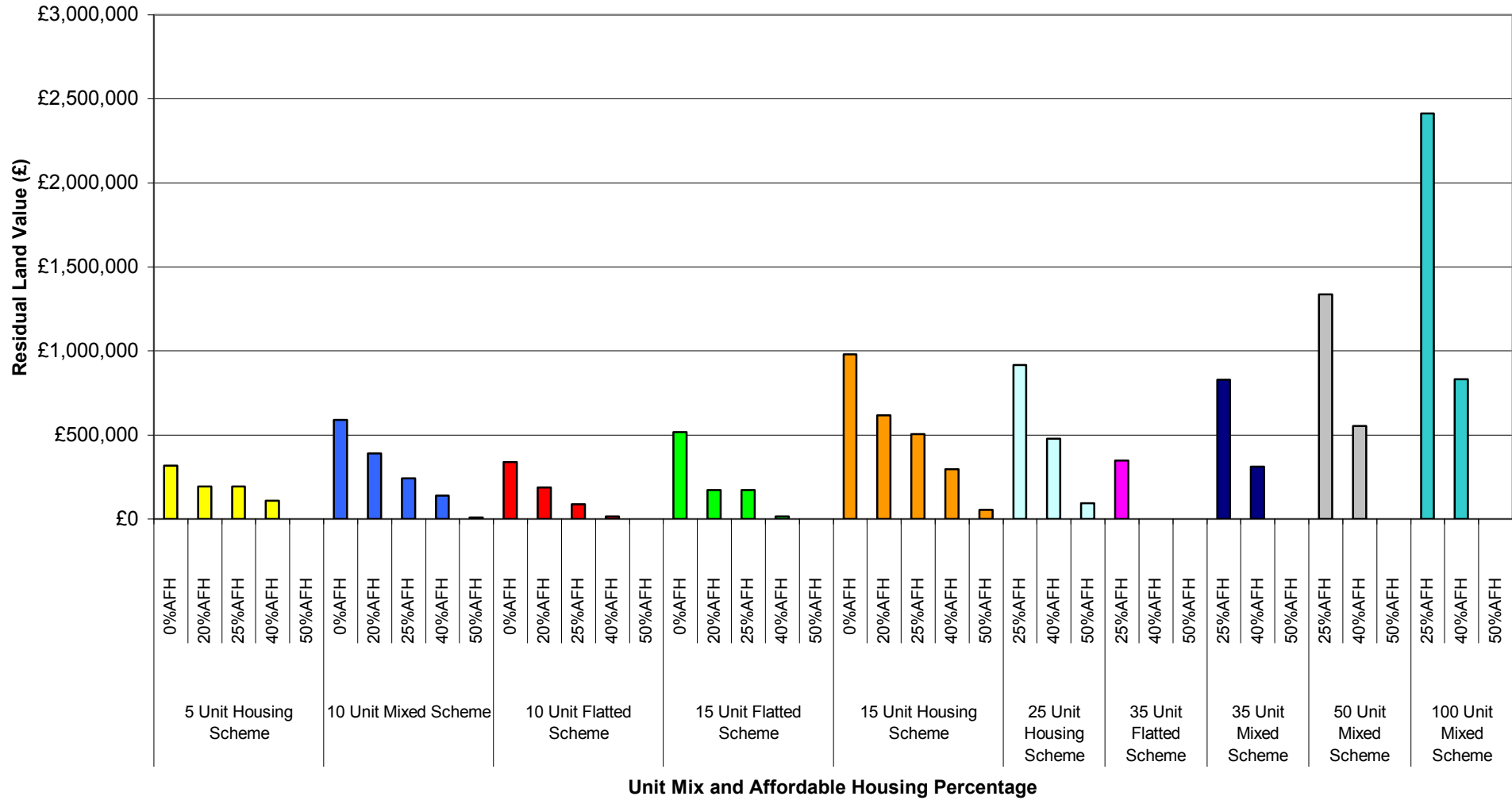


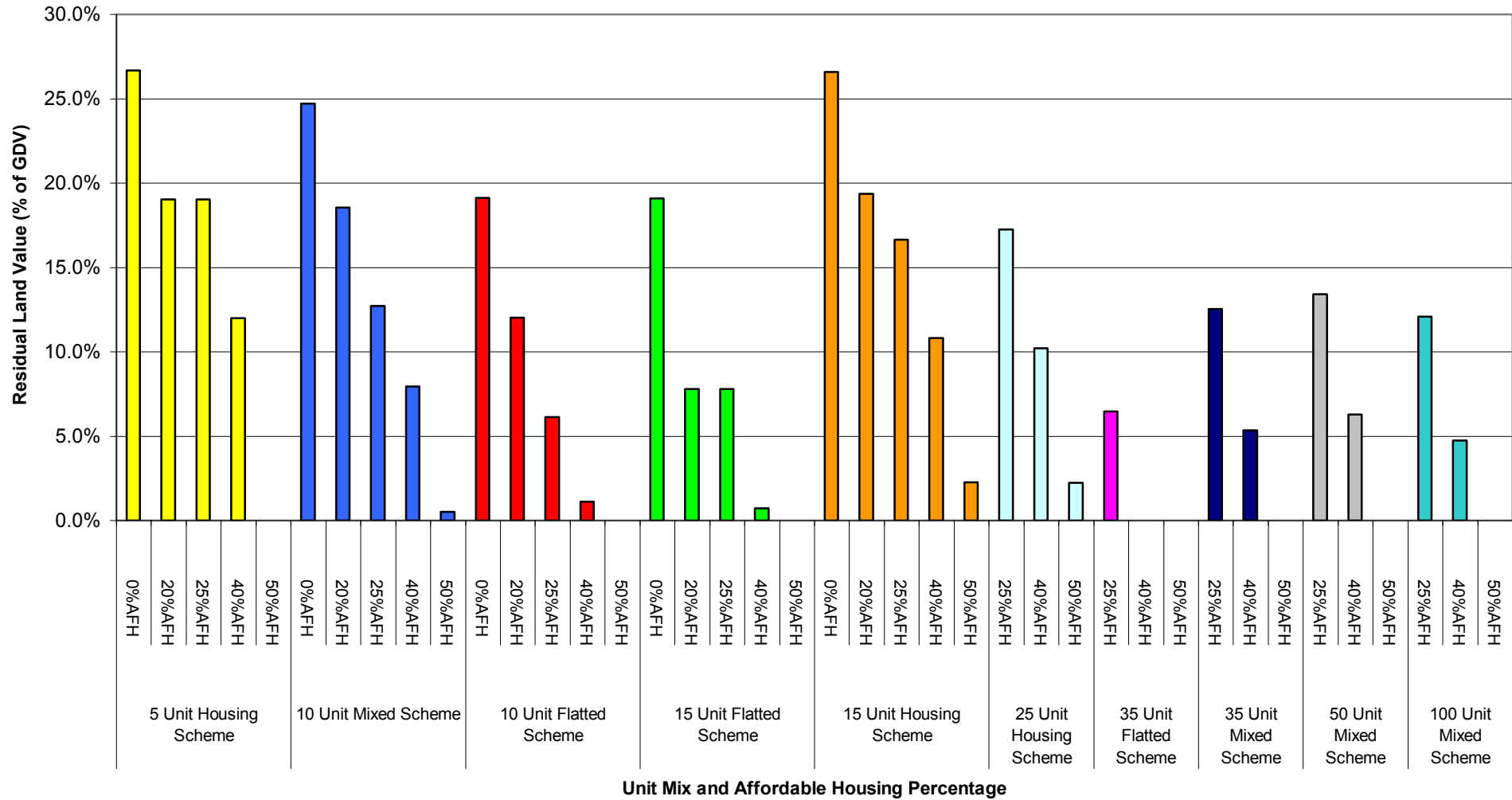
Table 4: Summary Table Showing Results of Residual Land Value Appraisals and Reduction in Land Residual - Value Point 3 (£5,000 per Unit Infrastructure Cost)

1	2	3	4	5	6	7	8	9	
Value Point	Number of Units	Scenario	GDV	Development Cost	Developer Profit (@15%)	Finance & Land Costs	Residual Land Price	% Land Residual (of GDV)	% Reduction in Land Residual From 0% Affordable Housing (from 25% for 25+ Unit Scheme)
Value Point 3	5 Unit Housing Scheme	0% Affordable Housing	£1,194,750	£568,543	£179,213	£118,407	£318,731	26.7%	N/A
		20% Affordable Housing	£1,018,000	£568,543	£152,700	£101,181	£193,620	19.0%	39.3%
		25 % Affordable Housing	£1,018,000	£568,543	£152,700	£101,181	£193,620	19.0%	39.3%
		40% Affordable Housing	£901,750	£568,543	£135,263	£89,852	£108,093	12.0%	66.1%
		50% Affordable Housing	£725,000	£568,543	£108,750	£70,725	£0	0.0%	100.0%
	10 Unit Mixed Scheme	0% Affordable Housing	£2,383,600	£1,178,396	£357,540	£234,274	£588,854	24.7%	N/A
		20% Affordable Housing	£2,102,700	£1,178,396	£315,405	£206,899	£389,940	18.5%	33.8%
		25 % Affordable Housing	£1,891,700	£1,178,396	£283,755	£186,336	£240,781	12.7%	59.1%
		40% Affordable Housing	£1,756,050	£1,178,396	£263,408	£173,116	£139,720	8.0%	76.3%
		50% Affordable Housing	£1,579,300	£1,178,396	£236,895	£155,890	£8,119	0.5%	98.6%
	10 Unit Flatted Scheme	0% Affordable Housing	£1,775,900	£974,784	£266,385	£184,732	£339,499	19.1%	N/A
		20% Affordable Housing	£1,562,750	£974,784	£234,413	£163,959	£187,698	12.0%	44.7%
		25 % Affordable Housing	£1,427,100	£974,784	£214,065	£150,739	£87,512	6.1%	74.2%
		40% Affordable Housing	£1,330,600	£974,784	£199,590	£141,335	£14,891	1.1%	95.6%
		50% Affordable Housing	£1,194,950	£974,784	£179,243	£128,403	£0	0.0%	100.0%
	15 Unit Flatted Scheme	0% Affordable Housing	£2,714,000	£1,486,265	£407,100	£280,840	£518,203	19.1%	N/A
		20% Affordable Housing	£2,229,550	£1,486,265	£334,433	£233,627	£173,473	7.8%	66.5%
		25 % Affordable Housing	£2,229,550	£1,486,265	£334,433	£233,627	£173,473	7.8%	66.5%
		40% Affordable Housing	£2,016,400	£1,486,265	£302,460	£212,855	£14,820	0.7%	97.1%
		50% Affordable Housing	£1,784,250	£1,486,265	£267,638	£193,851	£0	0.0%	100.0%
	15 Unit Housing Scheme	0% Affordable Housing	£3,687,500	£1,749,500	£553,125	£363,197	£980,811	26.6%	N/A
		20% Affordable Housing	£3,183,500	£1,749,500	£477,525	£314,079	£616,700	19.4%	37.1%
		25 % Affordable Housing	£3,027,750	£1,749,500	£454,163	£298,900	£504,180	16.7%	48.6%
		40% Affordable Housing	£2,734,750	£1,749,500	£410,213	£270,345	£295,552	10.8%	69.9%
		50% Affordable Housing	£2,402,250	£1,749,500	£360,338	£237,941	£54,472	2.3%	94.4%
	25 Unit Housing Scheme	25% Affordable Housing	£5,305,000	£2,986,865	£795,750	£568,646	£915,589	17.3%	N/A
		40% Affordable Housing	£4,679,500	£2,986,865	£701,925	£497,894	£478,031	10.2%	47.8%
		50% Affordable Housing	£4,136,000	£2,986,865	£620,400	£436,418	£92,317	2.2%	89.9%
	35 Unit Flatted Scheme	25% Affordable Housing	£5,350,850	£3,508,100	£802,628	£682,965	£346,443	6.5%	N/A
		40% Affordable Housing	£4,749,750	£3,508,100	£712,463	£573,848	£0	0.0%	100.0%
50% Affordable Housing		£4,265,300	£3,508,100	£639,795	£566,582	£0	0.0%	100.0%	
35 Unit Mixed Scheme	25% Affordable Housing	£6,613,350	£3,927,859	£992,003	£830,776	£828,204	12.5%	N/A	
	40% Affordable Housing	£5,847,100	£3,927,859	£877,065	£720,111	£312,403	5.3%	62.3%	
	50% Affordable Housing	£5,199,450	£3,927,859	£779,918	£616,733	£0	0.0%	100.0%	
50 Unit Mixed Scheme	25% Affordable Housing	£9,963,150	£5,832,085	£1,494,473	£1,243,110	£1,337,744	13.4%	N/A	
	40% Affordable Housing	£8,803,500	£5,832,085	£1,320,525	£1,075,628	£552,252	6.3%	58.7%	
	50% Affordable Housing	£7,979,100	£5,832,085	£1,196,865	£956,584	£0	0.0%	100.0%	
100 Unit Mixed Scheme	25% Affordable Housing	£19,938,400	£11,631,905	£2,990,760	£2,803,015	£2,412,212	12.1%	N/A	
	40% Affordable Housing	£17,497,100	£11,631,905	£2,624,565	£2,373,987	£831,978	4.8%	65.5%	
	50% Affordable Housing	£15,947,550	£11,631,905	£2,392,133	£2,055,519	£0	0.0%	100.0%	

**Graph 8 - Residual Land Value (£) - Value Point 3 (£5,000 per Unit Infrastructure Cost)**



**Graph 9 - Residual Land Value (% of GDV) - Value Point 3 (£5,000 per Unit Infrastructure Cost)**



**Graph 10 - Reduction in Residual Land Value as a Percentage of GDV 0% to 20%, 0% to 25%, 0% to 40%, 0% to 50%, 25% to 40% & 25% to 50% Affordable Housing - Value Point 3 (£5,000 per Unit Infrastructure Cost)**

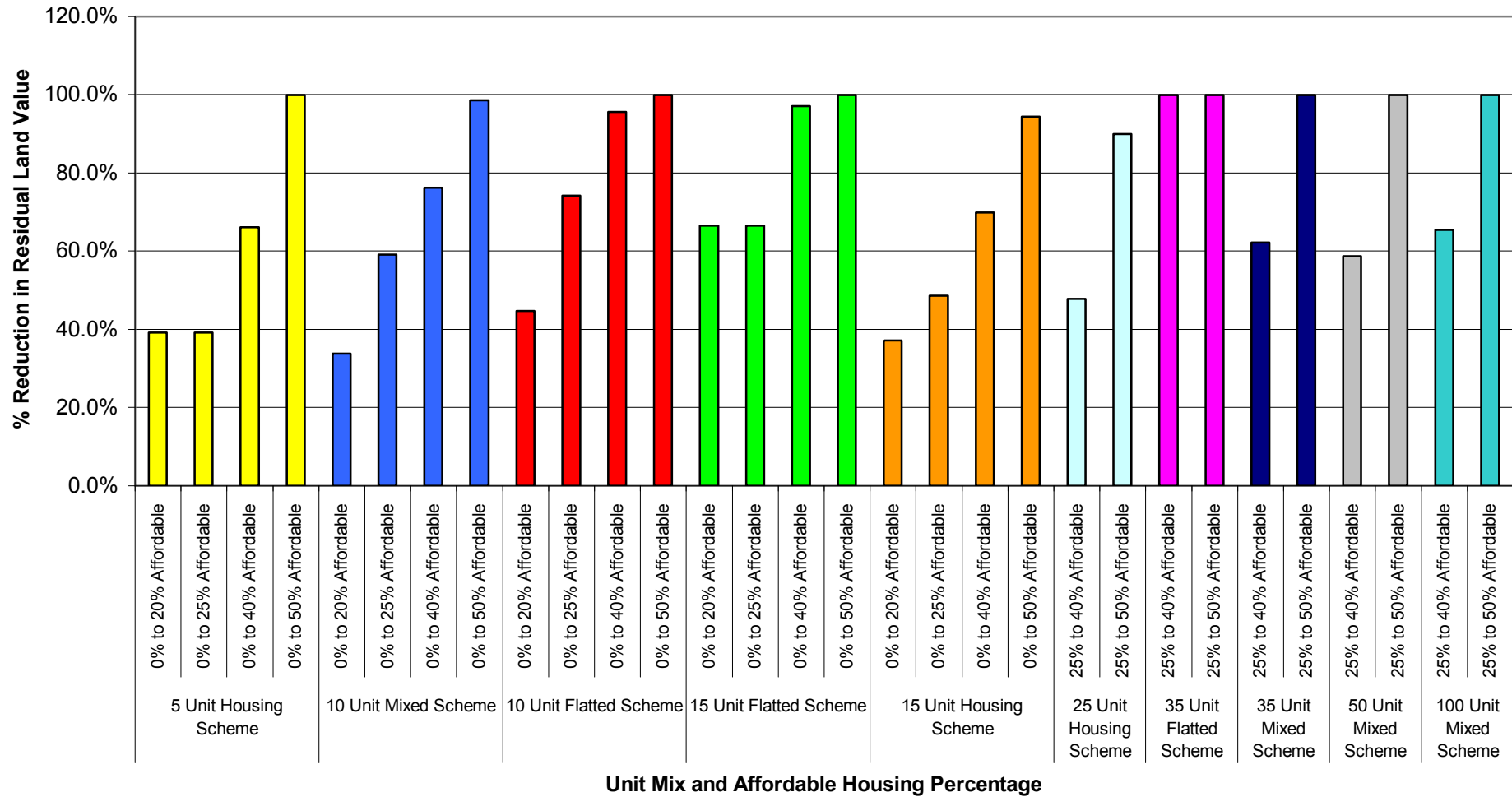
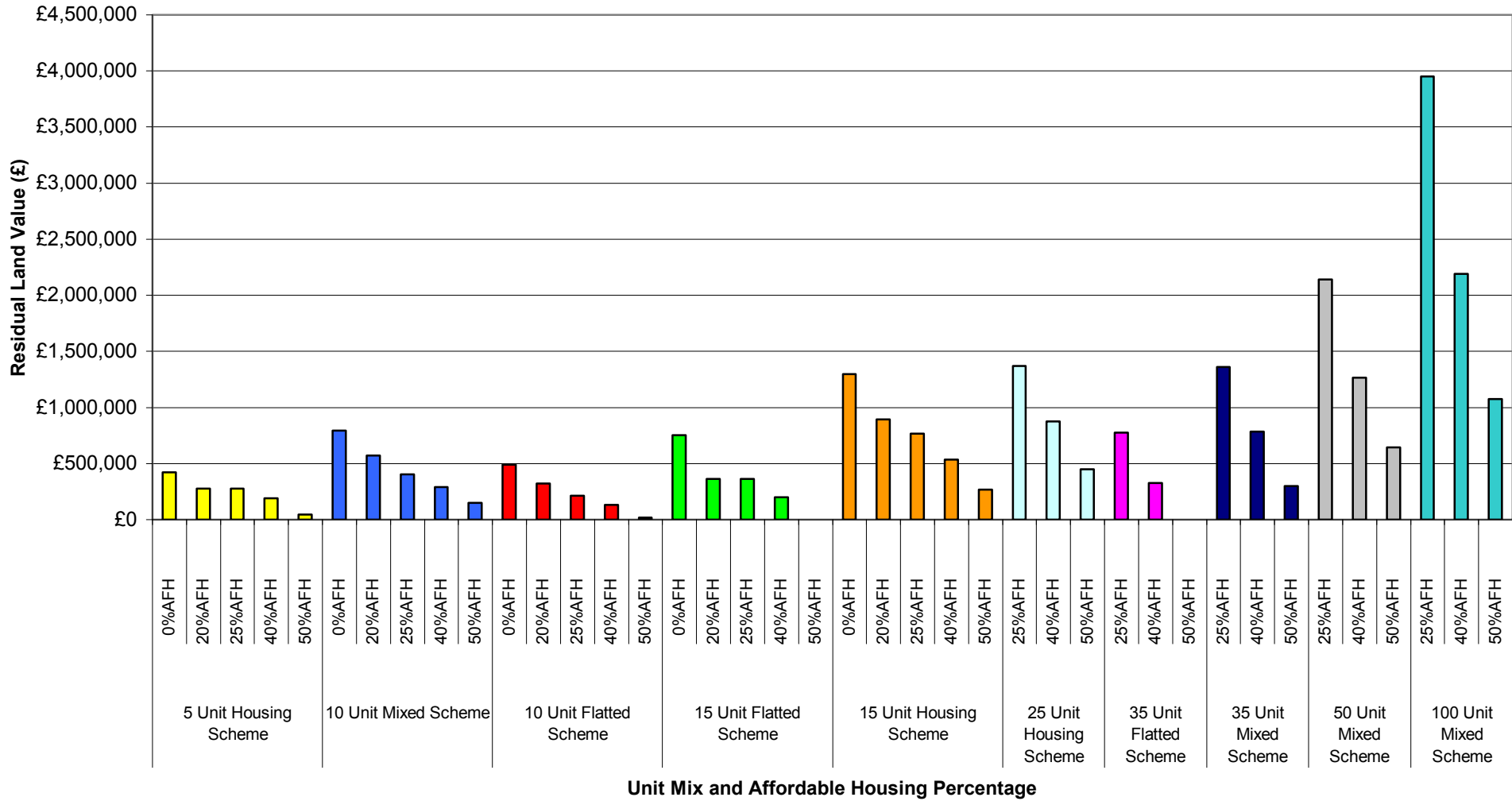


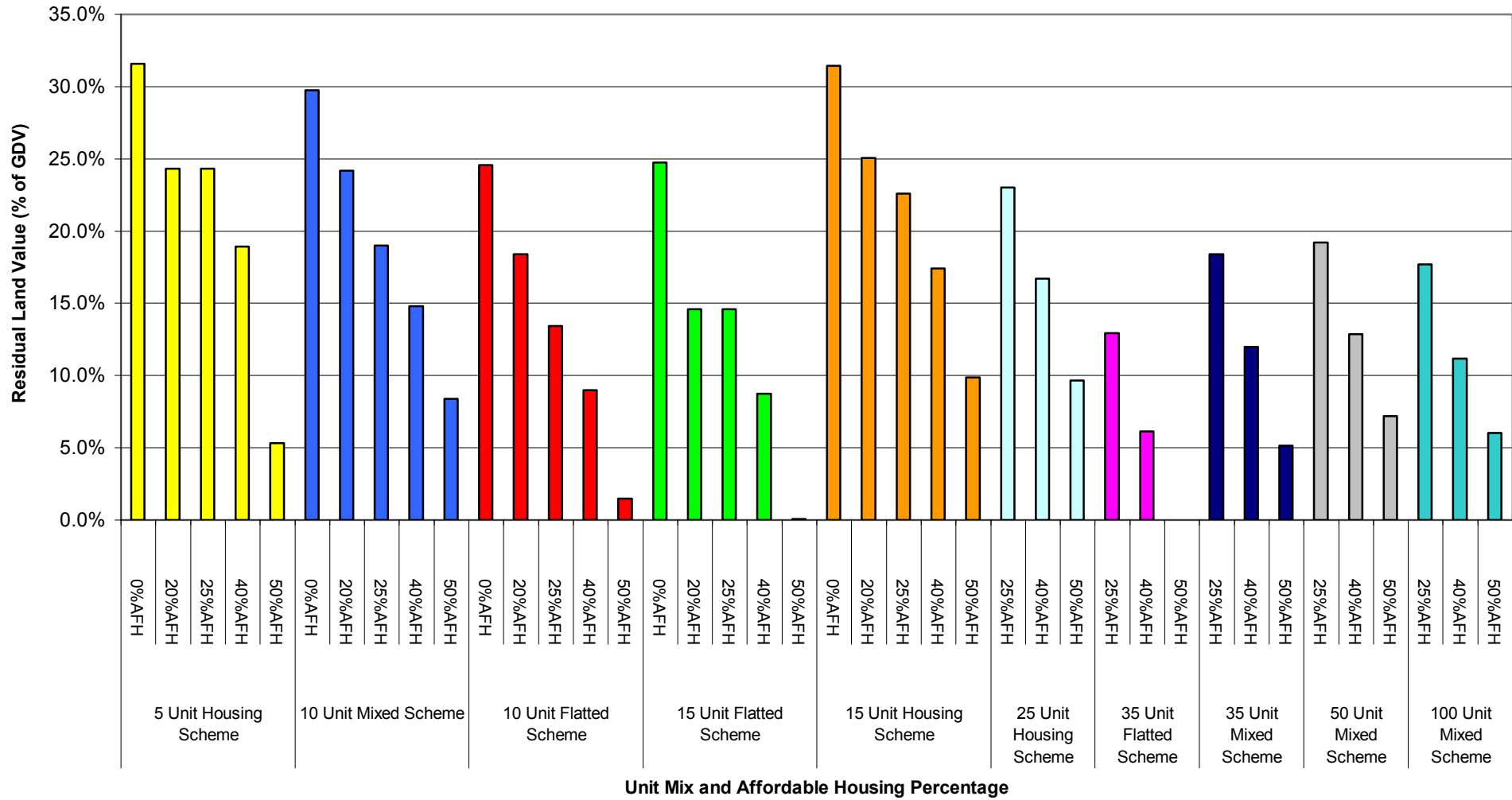
Table 5: Summary Table Showing Results of Residual Land Value Appraisals and Reduction in Land Residual - Value Point 4 (£5,000 per Unit Infrastructure Cost)

1	2	3	4	5	6	7	8	9	
Value Point	Number of Units	Scenario	GDV	Development Cost	Developer Profit (@15%)	Finance & Land Costs	Residual Land Price	% Land Residual (of GDV)	% Reduction in Land Residual From 0% Affordable Housing (from 25% for 25+ Unit Scheme)
Value Point 4	5 Unit Housing Scheme	0% Affordable Housing	£1,336,500	£568,543	£200,475	£132,221	£422,203	31.6%	N/A
		20% Affordable Housing	£1,136,500	£568,543	£170,475	£112,730	£276,210	24.3%	34.6%
		25 % Affordable Housing	£1,136,500	£568,543	£170,475	£112,730	£276,210	24.3%	34.6%
		40% Affordable Housing	£1,016,000	£568,543	£152,400	£100,987	£192,130	18.9%	54.5%
		50% Affordable Housing	£816,000	£568,543	£122,400	£81,495	£43,562	5.3%	89.7%
	10 Unit Mixed Scheme	0% Affordable Housing	£2,666,400	£1,178,396	£399,960	£261,835	£793,161	29.7%	N/A
		20% Affordable Housing	£2,358,300	£1,178,396	£353,745	£231,809	£570,576	24.2%	28.1%
		25 % Affordable Housing	£2,120,800	£1,178,396	£318,120	£208,663	£403,153	19.0%	49.2%
		40% Affordable Housing	£1,967,200	£1,178,396	£295,080	£193,693	£291,030	14.8%	63.3%
		50% Affordable Housing	£1,767,200	£1,178,396	£265,080	£174,202	£148,027	8.4%	81.3%
	10 Unit Flatted Scheme	0% Affordable Housing	£1,986,600	£974,784	£297,990	£205,266	£488,218	24.6%	N/A
		20% Affordable Housing	£1,753,000	£974,784	£262,950	£182,500	£322,783	18.4%	33.9%
		25 % Affordable Housing	£1,599,400	£974,784	£239,910	£167,531	£215,003	13.4%	56.0%
		40% Affordable Housing	£1,490,400	£974,784	£223,560	£156,908	£133,796	9.0%	72.6%
		50% Affordable Housing	£1,336,800	£974,784	£200,520	£141,939	£19,557	1.5%	96.0%
	15 Unit Flatted Scheme	0% Affordable Housing	£3,036,000	£1,486,265	£455,400	£312,221	£750,830	24.7%	N/A
		20% Affordable Housing	£2,495,200	£1,486,265	£374,280	£259,517	£363,884	14.6%	51.5%
		25 % Affordable Housing	£2,495,200	£1,486,265	£374,280	£259,517	£363,884	14.6%	51.5%
		40% Affordable Housing	£2,261,600	£1,486,265	£339,240	£236,751	£197,351	8.7%	73.7%
		50% Affordable Housing	£1,999,000	£1,486,265	£299,850	£211,159	£1,726	0.1%	99.8%
	15 Unit Housing Scheme	0% Affordable Housing	£4,125,000	£1,749,500	£618,750	£405,834	£1,296,880	31.4%	N/A
		20% Affordable Housing	£3,567,000	£1,749,500	£535,050	£351,453	£893,757	25.1%	31.1%
		25 % Affordable Housing	£3,391,000	£1,749,500	£508,650	£334,301	£766,607	22.6%	40.9%
		40% Affordable Housing	£3,070,500	£1,749,500	£460,575	£303,066	£535,065	17.4%	58.7%
		50% Affordable Housing	£2,694,500	£1,749,500	£404,175	£266,423	£266,170	9.9%	79.5%
	25 Unit Housing Scheme	25% Affordable Housing	£5,946,000	£2,986,865	£891,900	£641,151	£1,369,040	23.0%	N/A
		40% Affordable Housing	£5,249,500	£2,986,865	£787,425	£562,368	£876,328	16.7%	36.0%
		50% Affordable Housing	£4,636,000	£2,986,865	£695,400	£492,974	£446,938	9.6%	67.4%
	35 Unit Flatted Scheme	25% Affordable Housing	£5,988,900	£3,508,100	£898,035	£774,826	£773,701	12.9%	N/A
		40% Affordable Housing	£5,321,500	£3,508,100	£798,225	£678,726	£326,356	6.1%	57.8%
50% Affordable Housing		£4,780,700	£3,508,100	£717,105	£574,313	£0	0.0%	100.0%	
35 Unit Mixed Scheme	25% Affordable Housing	£7,398,400	£3,927,859	£1,109,760	£944,157	£1,359,959	18.4%	N/A	
	40% Affordable Housing	£6,550,400	£3,927,859	£982,560	£821,685	£785,564	12.0%	42.2%	
	50% Affordable Housing	£5,828,800	£3,927,859	£874,320	£717,468	£299,879	5.1%	77.9%	
50 Unit Mixed Scheme	25% Affordable Housing	£11,148,100	£5,832,085	£1,672,215	£1,414,247	£2,140,372	19.2%	N/A	
	40% Affordable Housing	£9,858,500	£5,832,085	£1,478,775	£1,227,996	£1,266,859	12.9%	40.8%	
	50% Affordable Housing	£8,936,900	£5,832,085	£1,340,535	£1,094,894	£642,611	7.2%	70.0%	
100 Unit Mixed Scheme	25% Affordable Housing	£22,315,100	£11,631,905	£3,347,265	£3,220,690	£3,950,630	17.7%	N/A	
	40% Affordable Housing	£19,596,400	£11,631,905	£2,939,460	£2,742,912	£2,190,838	11.2%	44.5%	
	50% Affordable Housing	£17,873,200	£11,631,905	£2,680,980	£2,440,082	£1,075,424	6.0%	72.8%	

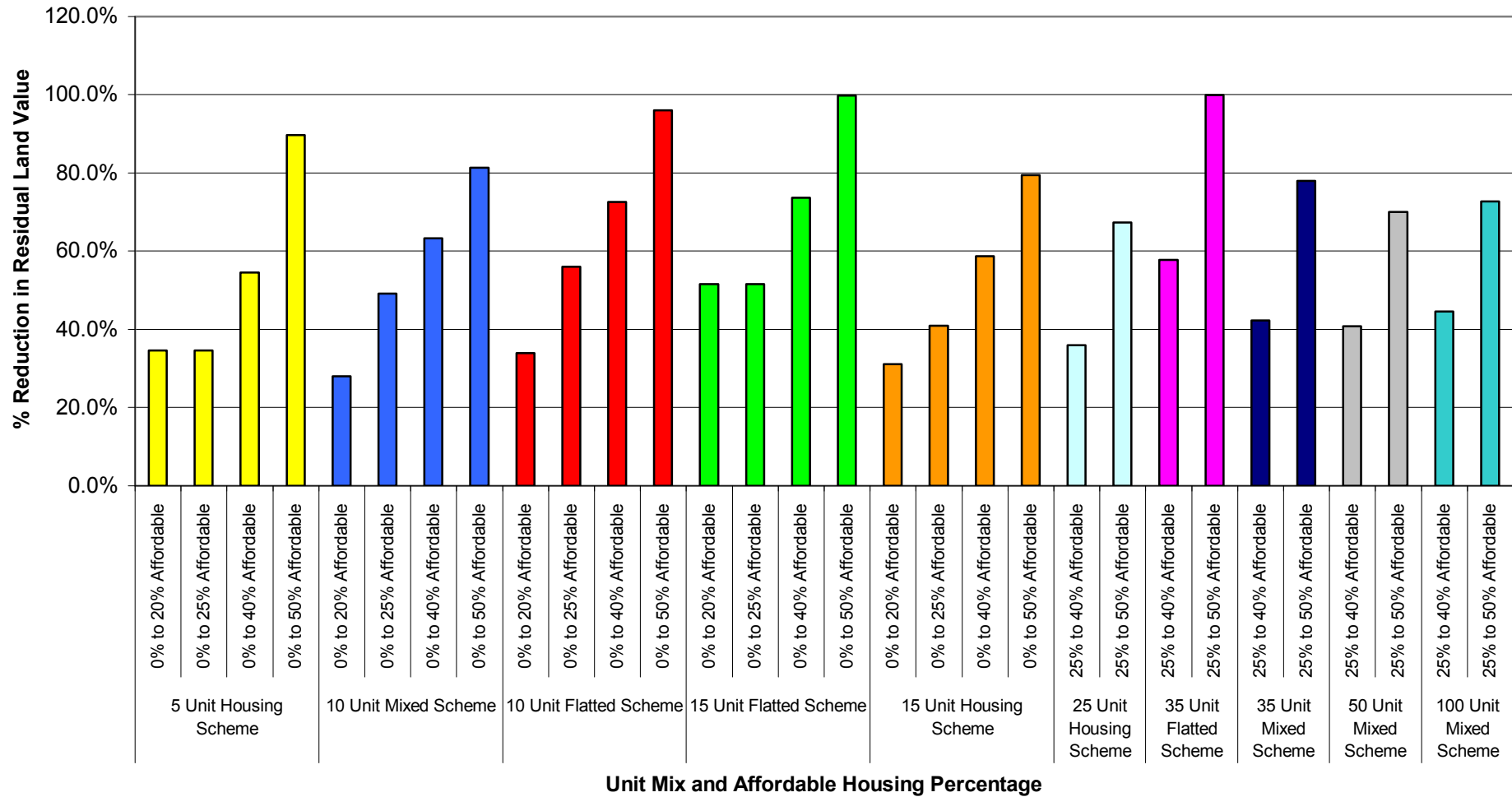
**Graph 11 - Residual Land Value (£) - Value Point 4 (£5,000 per Unit Infrastructure Cost)**



**Graph 12 - Residual Land Value (% of GDV) - Value Point 4 (£5,000 per Unit Infrastructure Cost)**



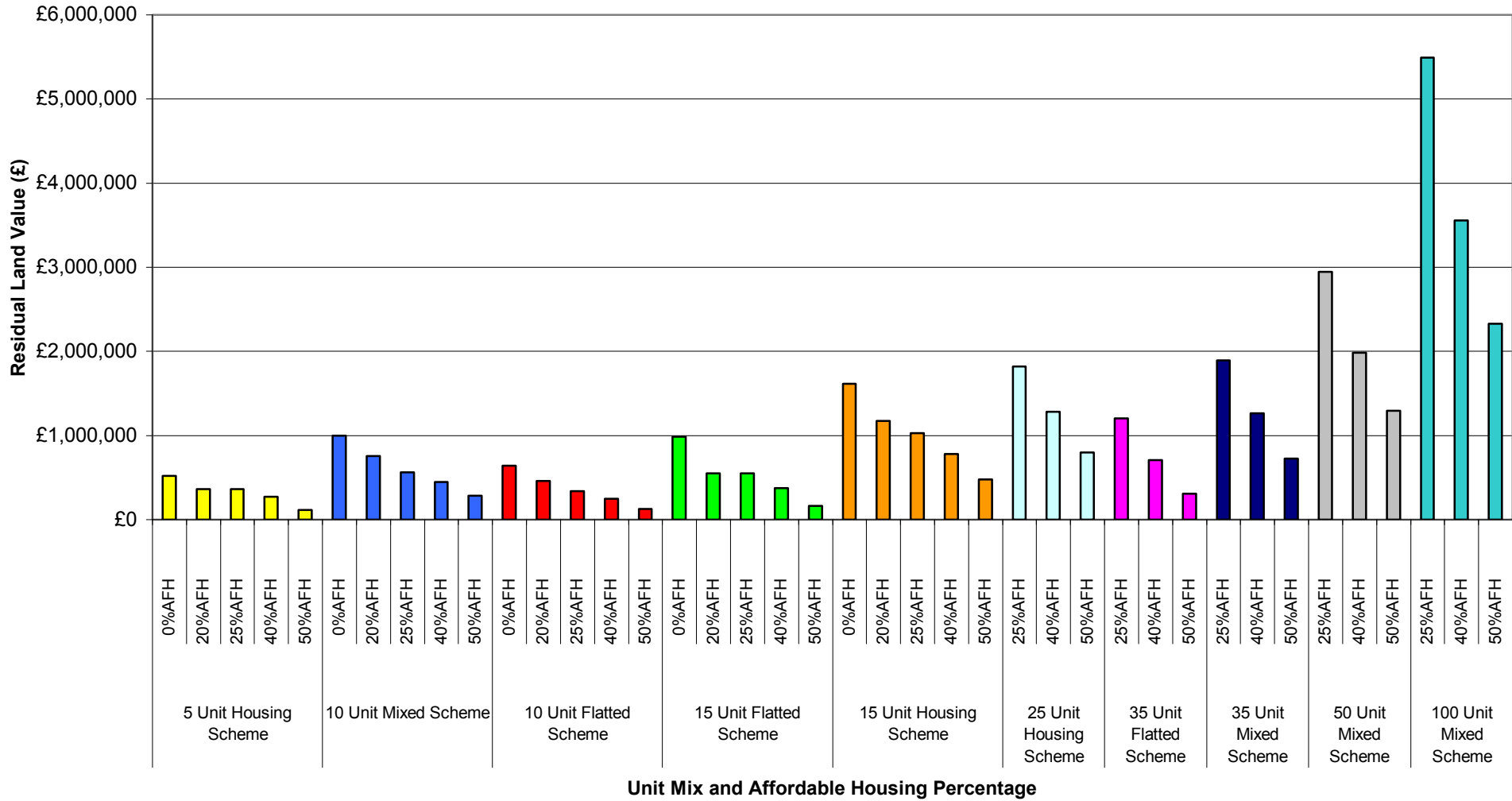
**Graph 13 - Reduction in Residual Land Value as a Percentage of GDV 0% to 20%, 0% to 25%, 0% to 40%, 0% to 50%, 25% to 40% & 25% to 50% Affordable Housing - Value Point 4 (£5,000 per Unit Infrastructure Cost)**



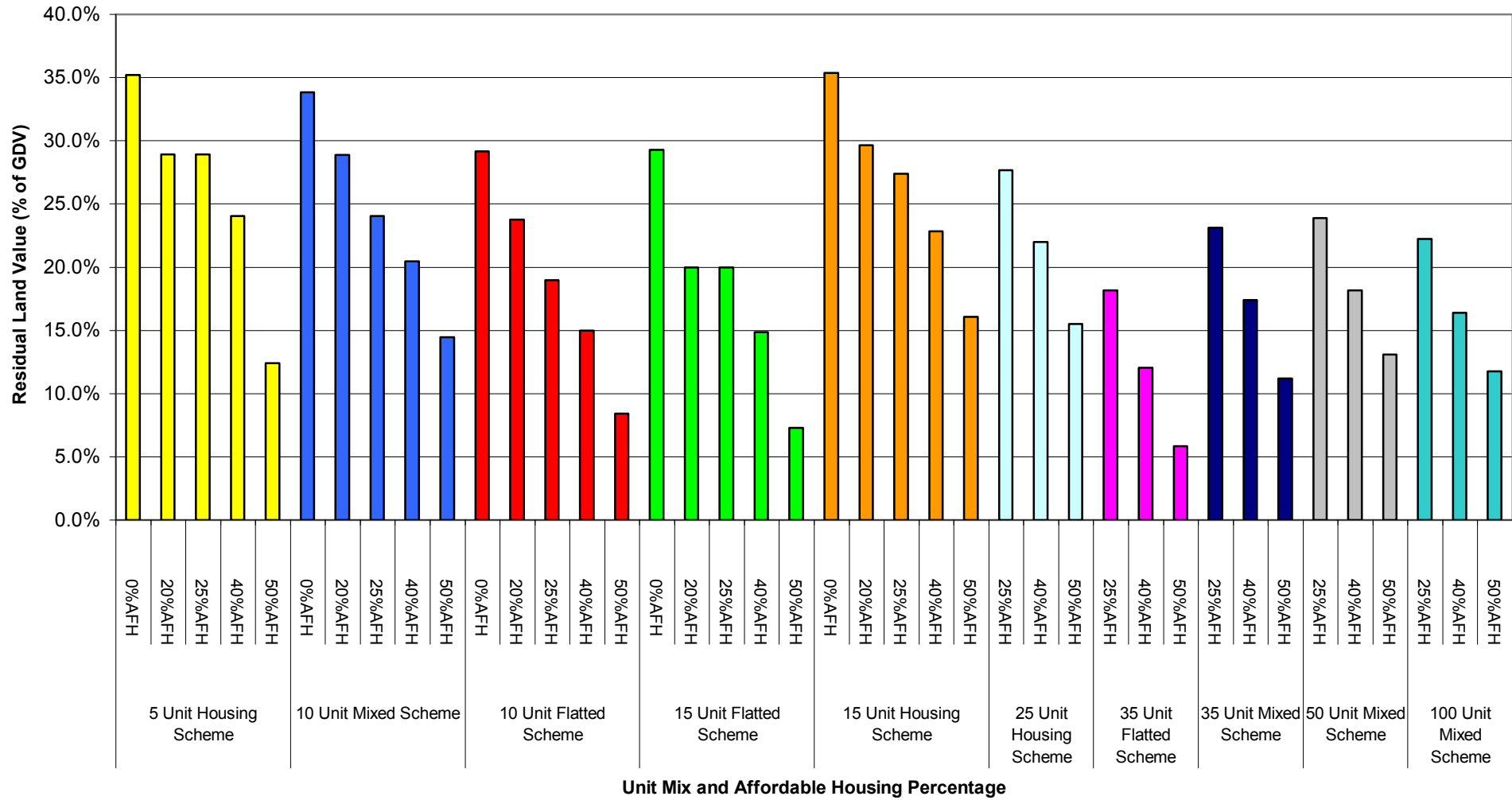
**Table 6: Summary Table Showing Results of Residual Land Value Appraisals and Reduction in Land Residual - Value Point 5 (£5,000 per Unit Infrastructure Cost)**

1	2	3	4	5	6	7	8	9	
Value Point	Number of Units	Scenario	GDV	Development Cost	Developer Profit (@15%)	Finance & Land Costs	Residual Land Price	% Land Residual (of GDV)	% Reduction in Land Residual From 0% Affordable Housing (from 25% for 25+ Unit Scheme)
Value Point 5	5 Unit Housing Scheme	0% Affordable Housing	£1,478,250	£568,543	£221,738	£146,036	£520,257	35.2%	N/A
		20% Affordable Housing	£1,255,500	£568,543	£188,325	£124,327	£363,076	28.9%	30.2%
		25 % Affordable Housing	£1,255,500	£568,543	£188,325	£124,327	£363,076	28.9%	30.2%
		40% Affordable Housing	£1,130,250	£568,543	£169,538	£112,121	£271,648	24.0%	47.8%
		50% Affordable Housing	£907,500	£568,543	£136,125	£90,413	£112,420	12.4%	78.4%
	10 Unit Mixed Scheme	0% Affordable Housing	£2,949,200	£1,178,396	£442,380	£289,396	£997,467	33.8%	N/A
		20% Affordable Housing	£2,614,400	£1,178,396	£392,160	£256,767	£755,594	28.9%	24.2%
		25 % Affordable Housing	£2,350,400	£1,178,396	£352,560	£231,039	£564,869	24.0%	43.4%
		40% Affordable Housing	£2,178,850	£1,178,396	£326,828	£214,320	£445,527	20.4%	55.3%
		50% Affordable Housing	£1,956,100	£1,178,396	£293,415	£192,612	£282,927	14.5%	71.6%
	10 Unit Flatted Scheme	0% Affordable Housing	£2,197,300	£974,784	£329,595	£225,800	£640,436	29.1%	N/A
		20% Affordable Housing	£1,943,250	£974,784	£291,488	£201,041	£461,659	23.8%	27.9%
		25 % Affordable Housing	£1,771,700	£974,784	£265,755	£184,323	£336,433	19.0%	47.5%
		40% Affordable Housing	£1,649,200	£974,784	£247,380	£172,384	£247,012	15.0%	61.4%
		50% Affordable Housing	£1,477,650	£974,784	£221,648	£155,666	£124,297	8.4%	80.6%
	15 Unit Flatted Scheme	0% Affordable Housing	£3,358,000	£1,486,265	£503,700	£343,602	£983,456	29.3%	N/A
		20% Affordable Housing	£2,760,850	£1,486,265	£414,128	£285,406	£552,050	20.0%	43.9%
		25 % Affordable Housing	£2,760,850	£1,486,265	£414,128	£285,406	£552,050	20.0%	43.9%
		40% Affordable Housing	£2,506,800	£1,486,265	£376,020	£260,647	£372,352	14.9%	62.1%
		50% Affordable Housing	£2,212,750	£1,486,265	£331,913	£231,990	£160,957	7.3%	83.6%
	15 Unit Housing Scheme	0% Affordable Housing	£4,562,500	£1,749,500	£684,375	£448,471	£1,612,948	35.4%	N/A
		20% Affordable Housing	£3,950,500	£1,749,500	£592,575	£388,828	£1,170,813	29.6%	27.4%
		25 % Affordable Housing	£3,754,250	£1,749,500	£563,138	£369,702	£1,029,034	27.4%	36.2%
		40% Affordable Housing	£3,406,250	£1,749,500	£510,938	£335,787	£777,624	22.8%	51.8%
		50% Affordable Housing	£2,987,250	£1,749,500	£448,088	£294,953	£479,868	16.1%	70.2%
	25 Unit Housing Scheme	25% Affordable Housing	£6,587,000	£2,986,865	£988,050	£713,656	£1,822,491	27.7%	N/A
		40% Affordable Housing	£5,820,000	£2,986,865	£873,000	£626,899	£1,279,906	22.0%	29.8%
		50% Affordable Housing	£5,137,000	£2,986,865	£770,550	£549,643	£796,744	15.5%	56.3%
	35 Unit Flatted Scheme	25% Affordable Housing	£6,621,950	£3,508,100	£993,293	£866,543	£1,203,853	18.2%	N/A
		40% Affordable Housing	£5,893,250	£3,508,100	£883,988	£761,301	£710,267	12.1%	41.0%
		50% Affordable Housing	£5,296,100	£3,508,100	£794,415	£675,058	£308,972	5.8%	74.3%
	35 Unit Mixed Scheme	25% Affordable Housing	£8,184,450	£3,927,859	£1,227,688	£1,057,683	£1,892,391	23.1%	N/A
		40% Affordable Housing	£7,255,700	£3,927,859	£1,088,355	£923,548	£1,263,301	17.4%	33.2%
50% Affordable Housing		£6,460,650	£3,927,859	£969,098	£808,723	£724,772	11.2%	61.7%	
50 Unit Mixed Scheme	25% Affordable Housing	£12,335,050	£5,832,085	£1,850,258	£1,585,672	£2,944,355	23.9%	N/A	
	40% Affordable Housing	£10,916,500	£5,832,085	£1,637,475	£1,380,798	£1,983,497	18.2%	32.6%	
	50% Affordable Housing	£9,898,700	£5,832,085	£1,484,805	£1,233,802	£1,294,088	13.1%	56.0%	
100 Unit Mixed Scheme	25% Affordable Housing	£24,695,800	£11,631,905	£3,704,370	£3,639,068	£5,491,639	22.2%	N/A	
	40% Affordable Housing	£21,701,700	£11,631,905	£3,255,255	£3,112,893	£3,553,582	16.4%	35.3%	
	50% Affordable Housing	£19,806,350	£11,631,905	£2,970,953	£2,779,808	£2,326,737	11.7%	57.6%	

**Graph 14 - Residual Land Value (£) - Value Point 5 (£5,000 per Unit Infrastructure Cost)**



**Graph 15 - Residual Land Value (% of GDV) - Value Point 5 (£5,000 per Unit Infrastructure Cost)**



**Graph 16 - Reduction in Residual Land Value as a Percentage of GDV 0% to 20%, 0% to 25%, 0% to 40%, 0% to 50%, 25% to 40% & 25% to 50% Affordable Housing - Value Point 5 (£5,000 per Unit Infrastructure Cost)**

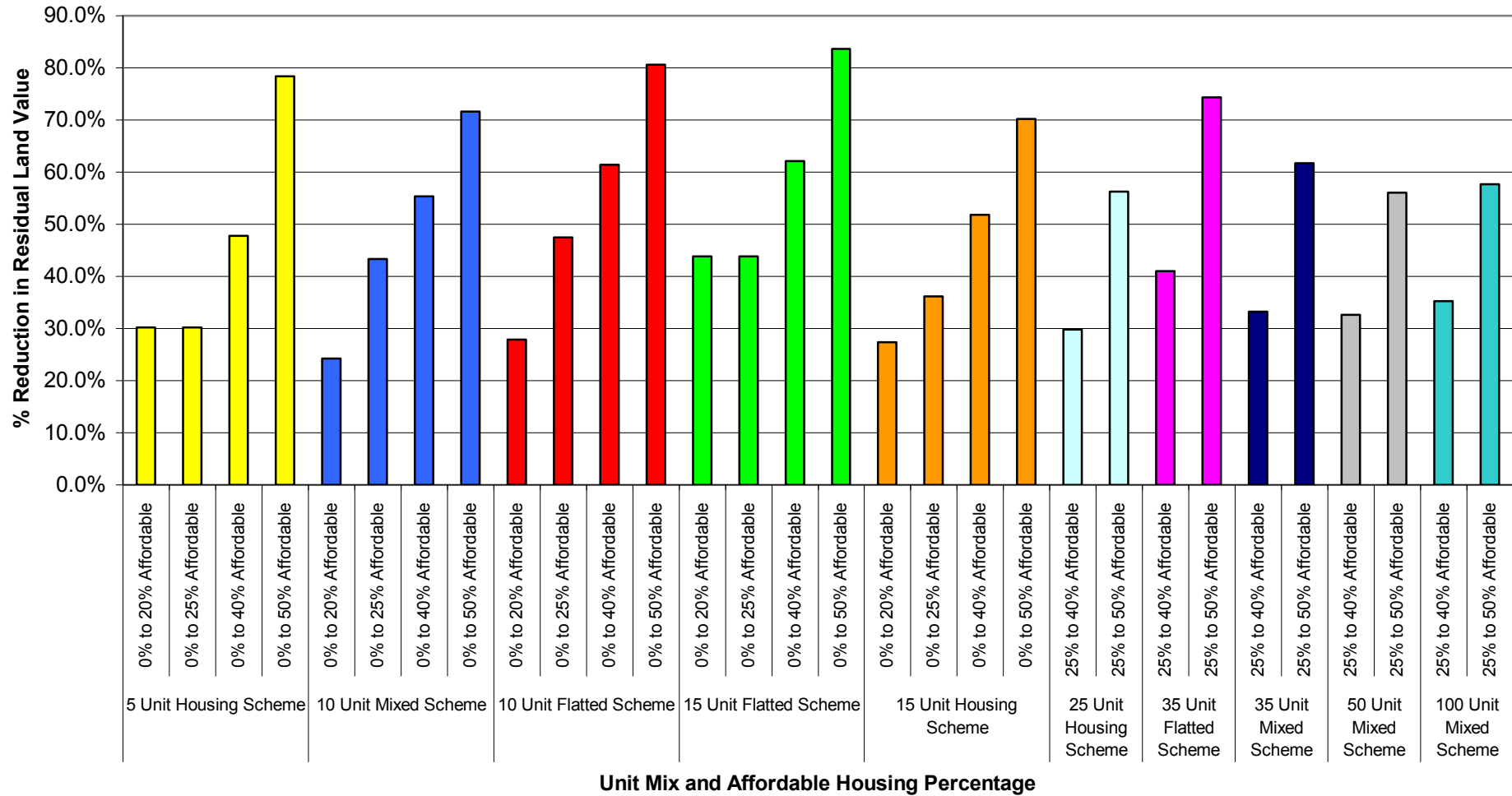
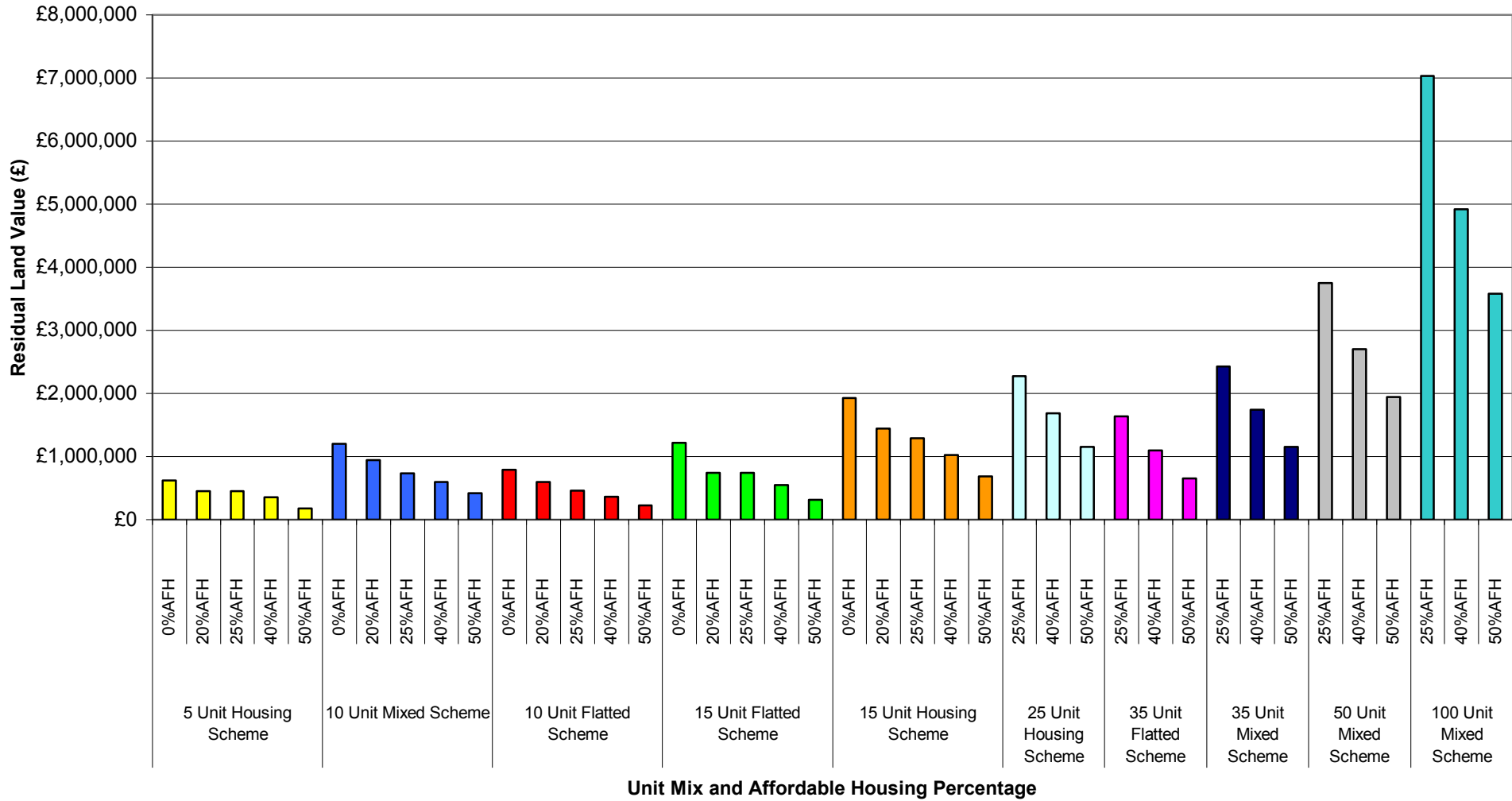


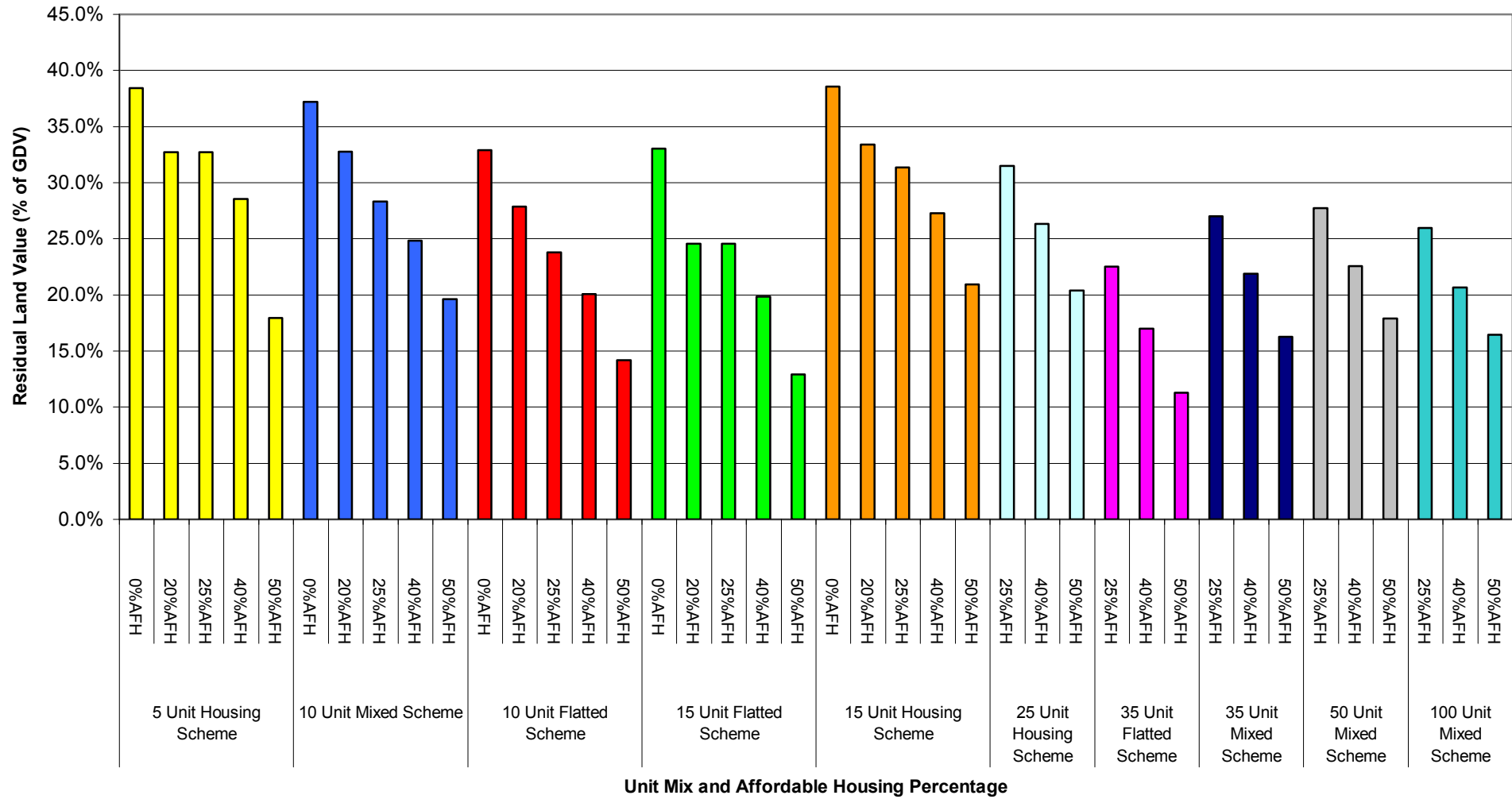
Table 7: Summary Table Showing Results of Residual Land Value Appraisals and Reduction in Land Residual - Value Point 6 (£5,000 per Unit Infrastructure Cost)

1	2	3	4	5	6	7	8	9	
Value Point	Number of Units	Scenario	GDV	Development Cost	Developer Profit (@15%)	Finance & Land Costs	Residual Land Price	% Land Residual (of GDV)	% Reduction in Land Residual From 0% Affordable Housing (from 25% for 25+ Unit Scheme)
Value Point 6	5 Unit Housing Scheme	0% Affordable Housing	£1,620,000	£568,543	£243,000	£159,850	£622,663	38.4%	N/A
		20% Affordable Housing	£1,374,500	£568,543	£206,175	£135,925	£449,942	32.7%	27.7%
		25 % Affordable Housing	£1,374,500	£568,543	£206,175	£135,925	£449,942	32.7%	27.7%
		40% Affordable Housing	£1,244,500	£568,543	£186,675	£123,255	£355,046	28.5%	43.0%
		50% Affordable Housing	£999,000	£568,543	£149,850	£99,330	£179,465	18.0%	71.2%
	10 Unit Mixed Scheme	0% Affordable Housing	£3,232,000	£1,178,396	£484,800	£316,956	£1,201,774	37.2%	N/A
		20% Affordable Housing	£2,870,500	£1,178,396	£430,575	£281,726	£940,611	32.8%	21.7%
		25 % Affordable Housing	£2,579,500	£1,178,396	£386,925	£253,366	£730,381	28.3%	39.2%
		40% Affordable Housing	£2,390,000	£1,178,396	£358,500	£234,898	£593,478	24.8%	50.6%
		50% Affordable Housing	£2,144,500	£1,178,396	£321,675	£210,972	£420,453	19.6%	65.0%
	10 Unit Flatted Scheme	0% Affordable Housing	£2,408,000	£974,784	£361,200	£246,334	£792,655	32.9%	N/A
		20% Affordable Housing	£2,133,500	£974,784	£320,025	£219,582	£594,344	27.9%	25.0%
		25 % Affordable Housing	£1,944,000	£974,784	£291,600	£201,114	£462,207	23.8%	41.7%
		40% Affordable Housing	£1,808,000	£974,784	£271,200	£187,860	£362,931	20.1%	54.2%
		50% Affordable Housing	£1,618,500	£974,784	£242,775	£169,392	£229,233	14.2%	71.1%
	15 Unit Flatted Scheme	0% Affordable Housing	£3,680,000	£1,486,265	£552,000	£374,983	£1,216,082	33.0%	N/A
		20% Affordable Housing	£3,026,500	£1,486,265	£453,975	£311,295	£743,966	24.6%	38.8%
		25 % Affordable Housing	£3,026,500	£1,486,265	£453,975	£311,295	£743,966	24.6%	38.8%
		40% Affordable Housing	£2,752,000	£1,486,265	£412,800	£284,543	£545,656	19.8%	55.1%
		50% Affordable Housing	£2,426,500	£1,486,265	£363,975	£252,821	£313,736	12.9%	74.2%
	15 Unit Housing Scheme	0% Affordable Housing	£5,000,000	£1,749,500	£750,000	£491,108	£1,929,016	38.6%	N/A
		20% Affordable Housing	£4,333,500	£1,749,500	£650,025	£426,153	£1,447,509	33.4%	25.0%
		25 % Affordable Housing	£4,117,500	£1,749,500	£617,625	£405,103	£1,291,461	31.4%	33.1%
		40% Affordable Housing	£3,742,000	£1,749,500	£561,300	£368,508	£1,020,184	27.3%	47.1%
		50% Affordable Housing	£3,280,500	£1,749,500	£492,075	£323,532	£686,777	20.9%	64.4%
	25 Unit Housing Scheme	25% Affordable Housing	£7,227,000	£2,986,865	£1,084,050	£786,048	£2,275,235	31.5%	N/A
		40% Affordable Housing	£6,390,000	£2,986,865	£958,500	£691,373	£1,683,131	26.3%	26.0%
		50% Affordable Housing	£5,637,500	£2,986,865	£845,625	£606,256	£1,150,804	20.4%	49.4%
	35 Unit Flatted Scheme	25% Affordable Housing	£7,257,000	£3,508,100	£1,088,550	£958,261	£1,634,006	22.5%	N/A
		40% Affordable Housing	£6,465,000	£3,508,100	£969,750	£843,876	£1,097,543	17.0%	32.8%
50% Affordable Housing		£5,811,500	£3,508,100	£871,725	£749,494	£654,894	11.3%	59.9%	
35 Unit Mixed Scheme	25% Affordable Housing	£8,970,000	£3,927,859	£1,345,500	£1,171,136	£2,424,485	27.0%	N/A	
	40% Affordable Housing	£7,960,500	£3,927,859	£1,194,075	£1,025,339	£1,740,698	21.9%	28.2%	
	50% Affordable Housing	£7,092,000	£3,927,859	£1,063,800	£899,905	£1,152,418	16.2%	52.5%	
50 Unit Mixed Scheme	25% Affordable Housing	£13,521,500	£5,832,085	£2,028,225	£1,757,025	£3,747,999	27.7%	N/A	
	40% Affordable Housing	£11,974,000	£5,832,085	£1,796,100	£1,533,527	£2,699,797	22.5%	28.0%	
	50% Affordable Housing	£10,860,000	£5,832,085	£1,629,000	£1,372,638	£1,945,227	17.9%	48.1%	
100 Unit Mixed Scheme	25% Affordable Housing	£27,076,000	£11,631,905	£4,061,400	£4,057,359	£7,032,323	26.0%	N/A	
	40% Affordable Housing	£23,805,500	£11,631,905	£3,570,825	£3,482,609	£4,915,354	20.6%	30.1%	
	50% Affordable Housing	£21,738,000	£11,631,905	£3,260,700	£3,119,272	£3,577,078	16.5%	49.1%	

**Graph 17 - Residual Land Value (£) - Value Point 6 (£5,000 per Unit Infrastructure Cost)**



**Graph 18 - Residual Land Value (% of GDV) - Value Point 6 (£5,000 per Unit Infrastructure Cost)**



**Graph 19 - Reduction in Residual Land Value as a Percentage of GDV 0% to 20%, 0% to 25%, 0% to 40%, 0% to 50%, 25% to 40% & 25% to 50% Affordable Housing - Value Point 6 (£5,000 per Unit Infrastructure Cost)**

