

Appendix III

Overall Summary of Residual Land Value Results (in £ per Ha)

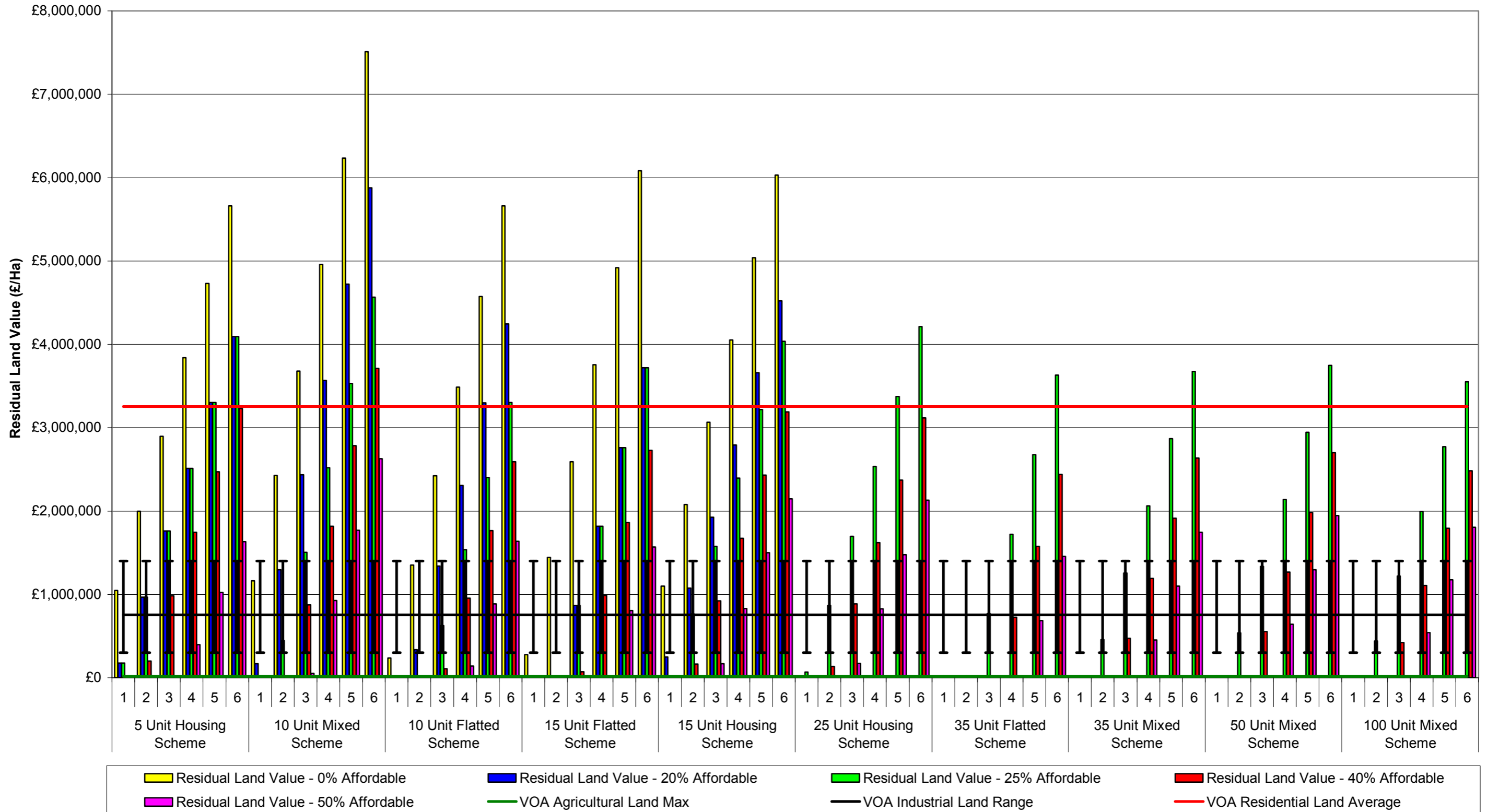
Table 26: Summary of Land Residual Value (£ per Ha) Appraisals for All Value Points & Infrastructure Cost Levels

Development Scenario / Threshold	Value Point	Site Size	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		
			£5,000	£10,000	£20,000	£5,000	£10,000	£20,000	£5,000	£10,000	£20,000	£5,000	£10,000	£20,000	£5,000	£10,000	£20,000
Planning Infrastructure	1	0.11	£1,047,655	£842,825	£433,166	£177,099	£0	£0	£177,099	£0	£0	£0	£0	£0	£0	£0	£0
	2	0.11	£1,997,236	£1,794,455	£1,388,892	£967,270	£762,440	£352,781	£967,270	£762,440	£352,781	£201,043	£0	£0	£0	£0	£0
	3	0.11	£2,897,550	£2,698,866	£2,301,496	£1,760,185	£1,557,403	£1,151,841	£1,760,185	£1,557,403	£1,151,841	£982,662	£777,833	£368,174	£0	£0	£0
	4	0.11	£3,838,213	£3,639,528	£3,242,159	£2,510,999	£2,312,315	£1,954,429	£2,510,999	£2,312,315	£1,954,429	£1,746,639	£1,543,858	£1,138,295	£396,020	£191,191	£0
	5	0.11	£4,729,609	£4,532,972	£4,182,822	£3,300,692	£3,102,007	£2,704,638	£3,300,692	£3,102,007	£2,704,638	£2,469,524	£2,270,839	£1,912,098	£1,022,000	£817,170	£407,511
	6	0.11	£5,660,574	£5,463,937	£5,070,665	£4,090,384	£3,891,699	£3,494,330	£4,090,384	£3,891,699	£3,494,330	£3,227,695	£3,029,010	£2,631,641	£1,631,500	£1,428,719	£1,033,491
5 Unit Housing Scheme	1	0.16	£1,161,709	£882,885	£328,522	£168,092	£0	£0	£168,092	£0	£0	£0	£0	£0	£0	£0	£0
	2	0.16	£2,428,458	£2,155,266	£1,608,884	£1,297,210	£1,018,385	£465,391	£444,887	£163,247	£0	£0	£0	£0	£0	£0	£0
	3	0.16	£3,690,338	£3,409,963	£2,899,101	£2,437,126	£2,163,935	£1,617,552	£1,504,883	£1,226,059	£675,162	£873,248	£600,428	£37,146	£50,743	£0	£0
	4	0.16	£4,957,255	£4,686,880	£4,146,130	£3,566,102	£3,295,727	£2,783,675	£2,519,704	£2,246,512	£1,700,130	£1,816,935	£1,545,744	£1,019,966	£925,166	£652,870	£89,589
	5	0.16	£6,234,171	£5,963,796	£5,423,046	£4,722,461	£4,452,086	£3,911,336	£3,530,432	£3,260,957	£2,747,633	£2,784,545	£2,511,354	£1,964,971	£1,768,294	£1,525,929	£968,281
	6	0.16	£7,511,087	£7,240,712	£6,699,962	£5,878,820	£5,608,445	£5,067,695	£4,584,878	£4,294,903	£3,753,753	£3,709,236	£3,438,861	£2,928,300	£2,627,830	£2,354,639	£1,808,256
10 Unit Mixed Scheme	1	0.14	£234,836	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	
	2	0.14	£1,353,740	£1,035,084	£401,789	£336,967	£15,092	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
	3	0.14	£2,424,993	£2,112,774	£1,519,024	£1,340,702	£1,022,046	£388,620	£625,084	£303,209	£0	£106,366	£0	£0	£0	£0	£0
	4	0.14	£3,487,268	£3,211,375	£2,586,938	£2,305,591	£1,993,372	£1,397,160	£1,535,738	£1,217,081	£585,625	£955,688	£643,466	£0	£139,693	£0	£0
	5	0.14	£4,574,543	£4,265,543	£3,647,543	£3,297,565	£2,985,346	£2,360,909	£2,403,094	£2,090,875	£1,496,674	£1,764,372	£1,482,095	£853,316	£887,838	£574,931	£0
	6	0.14	£5,661,819	£5,352,819	£4,734,819	£4,245,316	£3,936,316	£3,352,882	£3,301,475	£2,989,257	£2,364,819	£2,592,364	£2,280,145	£1,689,846	£1,637,379	£1,318,723	£688,294
10 Unit Flatted Scheme	1	0.2	£275,784	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	
	2	0.2	£1,442,758	£1,137,917	£473,473	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
	3	0.2	£2,591,016	£2,290,176	£1,634,517	£867,365	£538,157	£0	£867,365	£538,157	£0	£74,102	£0	£0	£0	£0	£0
	4	0.2	£3,754,148	£3,429,698	£2,780,798	£1,819,421	£1,491,592	£853,168	£1,819,421	£1,491,592	£853,168	£986,754	£652,165	£0	£8,631	£0	£0
	5	0.2	£4,917,279	£4,592,829	£3,943,929	£2,760,248	£2,435,798	£1,805,512	£2,760,248	£2,435,798	£1,805,512	£1,861,759	£1,533,930	£896,379	£804,763	£474,943	£0
	6	0.2	£6,080,411	£5,755,961	£5,107,061	£3,719,832	£3,395,382	£2,746,482	£3,719,832	£3,395,382	£2,746,482	£2,728,280	£2,403,830	£1,773,211	£1,568,678	£1,240,848	£603,287
15 Unit Flatted Scheme	1	0.32	£1,100,958	£896,064	£496,304	£249,005	£37,775	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
	2	0.32	£2,077,321	£1,874,540	£1,484,280	£1,073,584	£868,691	£468,365	£764,489	£571,133	£154,441	£163,756	£0	£0	£0	£0	£0
	3	0.32	£3,065,035	£2,862,254	£2,456,691	£1,927,189	£1,724,408	£1,332,583	£1,575,563	£1,381,081	£977,294	£923,599	£733,524	£318,472	£170,224	£0	£0
	4	0.32	£4,052,749	£3,849,968	£3,444,405	£2,792,991	£2,590,209	£2,184,647	£2,395,647	£2,192,866	£1,787,304	£1,672,077	£1,484,601	£1,074,813	£831,782	£639,814	£223,816
	5	0.32	£5,040,463	£4,837,681	£4,432,119	£3,656,792	£3,456,011	£3,050,448	£3,215,732	£3,012,951	£2,607,388	£2,403,076	£2,227,295	£1,821,733	£1,499,589	£1,294,695	£884,908
	6	0.32	£6,028,176	£5,825,395	£5,419,832	£4,523,465	£4,320,684	£3,915,121	£4,035,817	£3,833,035	£3,427,473	£3,188,076	£2,985,295	£2,579,732	£2,146,179	£1,943,398	£1,537,835
15 Unit Housing Scheme	1	0.54	£69,295	£0	£0	£0	£0	£0	£69,295	£0	£0	£0	£0	£0	£0	£0	
	2	0.54	£866,050	£667,896	£277,188	£136,160	£0	£866,050	£667,896	£277,188	£136,160	£0	£0	£0	£0	£0	£0
	3	0.54	£1,695,536	£1,499,424	£1,107,202	£885,243	£687,089	£296,777	£1,695,536	£1,499,424	£1,107,202	£885,243	£687,089	£296,777	£170,958	£0	£0
	4	0.54	£2,535,260	£2,339,149	£1,946,927	£1,622,829	£1,426,718	£1,034,496	£2,339,149	£2,140,017	£1,747,799	£1,553,581	£1,160,363	£767,145	£573,927	£380,709	£196,491
	5	0.54	£3,374,984	£3,178,873	£2,786,651	£2,370,197	£2,174,086	£1,781,864	£3,178,873	£2,982,762	£2,590,540	£2,398,319	£2,006,101	£1,613,883	£1,221,665	£829,447	£437,229
	6	0.54	£4,213,398	£4,017,287	£3,625,065	£3,116,910	£2,920,799	£2,528,576	£4,017,287	£3,821,176	£3,429,054	£3,236,943	£2,844,721	£2,452,500	£2,060,278	£1,668,056	£1,275,835
25 Unit Housing Scheme	1	0.45	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	
	2	0.45	£769,873	£460,422	£0	£0	£0	£769,873	£460,422	£0	£0	£0	£0	£0	£0	£0	£0
	3	0.45	£1,719,336	£1,403,869	£780,987	£725,235	£414,863	£0	£1,719,336	£1,403,869	£780,987	£725,235	£414,863	£0	£0	£0	£0
	4	0.45	£2,675,230	£2,359,763	£1,728,830	£1,578,371	£1,262,905	£638,554	£2,675,230	£2,359,763	£1,728,830	£1,578,371	£1,262,905	£638,554	£686,604	£375,435	£0
	5	0.45	£3,631,124	£3,315,657	£2,684,724	£2,438,985	£2,123,518	£1,492,585	£3,631,124	£3,315,657	£2,684,724	£2,438,985	£2,123,518	£1,492,585	£1,455,319	£1,139,852	£524,823
	6	0.45	£4,587,018	£4,271,551	£3,640,618	£3,395,151	£3,079,684	£2,764,217	£4,587,018	£4,271,551	£3,640,618	£3,395,151	£3,079,684	£2,764,217	£2,448,750	£2,133,283	£1,817,816
35 Unit Flatted Scheme	1	0.66	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	
	2	0.66	£456,954	£244,563	£0	£0	£0	£456,954	£244,563	£0	£0	£0	£0	£0	£0	£0	£0
	3	0.66	£1,254,854	£1,039,763	£615,931	£473,338	£261,285	£0	£1,254,854	£1,039,763	£615,931	£473,338	£261,285	£0	£0	£0	£0
	4	0.66	£2,060,544	£1,845,453	£1,415,271	£1,190,249	£975,158	£560,653	£2,060,544	£1,845,453	£1,415,271	£1,190,249	£975,158	£560,653	£454,362	£241,917	£0
	5	0.66	£2,867,260	£2,652,169	£2,221,987	£1,814,092	£1,699,001	£1,268,819	£2,867,260	£2,652,169	£2,221,987	£1,814,092	£1,699,001	£1,268,819	£1,098,139	£883,048	£457,584
	6	0.66	£3,673,462	£3,458,371	£3,028,190	£2,623,422	£2,422,331	£1,992,149	£3,673,462	£3,458,371	£3,028,190	£2,623,422	£2,422,331	£1,992,149	£1,746,088	£1,530,997	£1,100,815
50 Unit Mixed Scheme	1	1	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	
	2	1	£537,147	£337,830	£0	£0	£0	£537,147	£337,830	£0	£0	£0	£0	£0	£0	£0	£0
	3	1	£1,337,744	£1,134,944	£729,344	£552,252	£353,092	£0	£1,337,744	£1,134,944	£729,344	£552,252	£353,092	£0	£0	£0	£0
	4	1	£2,140,372	£1,937,572	£1,531,972	£1,266,859	£1,064,059	£658,459	£2,140,372	£1,937,572	£1,531,972	£1,266,859	£1,064,059	£658,459	£443,611	£244,392	£35,636
	5	1	£2,944,355	£2,741,555	£2,335,955	£1,983,497	£1,780,697	£1,375,097	£2,944,355	£2,741,555	£2,335,955	£1,983,497	£1,780,697	£1,375,097	£1,294,088	£1,091,288	£685,688
	6	1	£3,747,999	£3,545,199	£3,139,599	£2,699,797	£2,496,997	£2,091,397	£3,747,999	£3,545,199	£3,139,599						

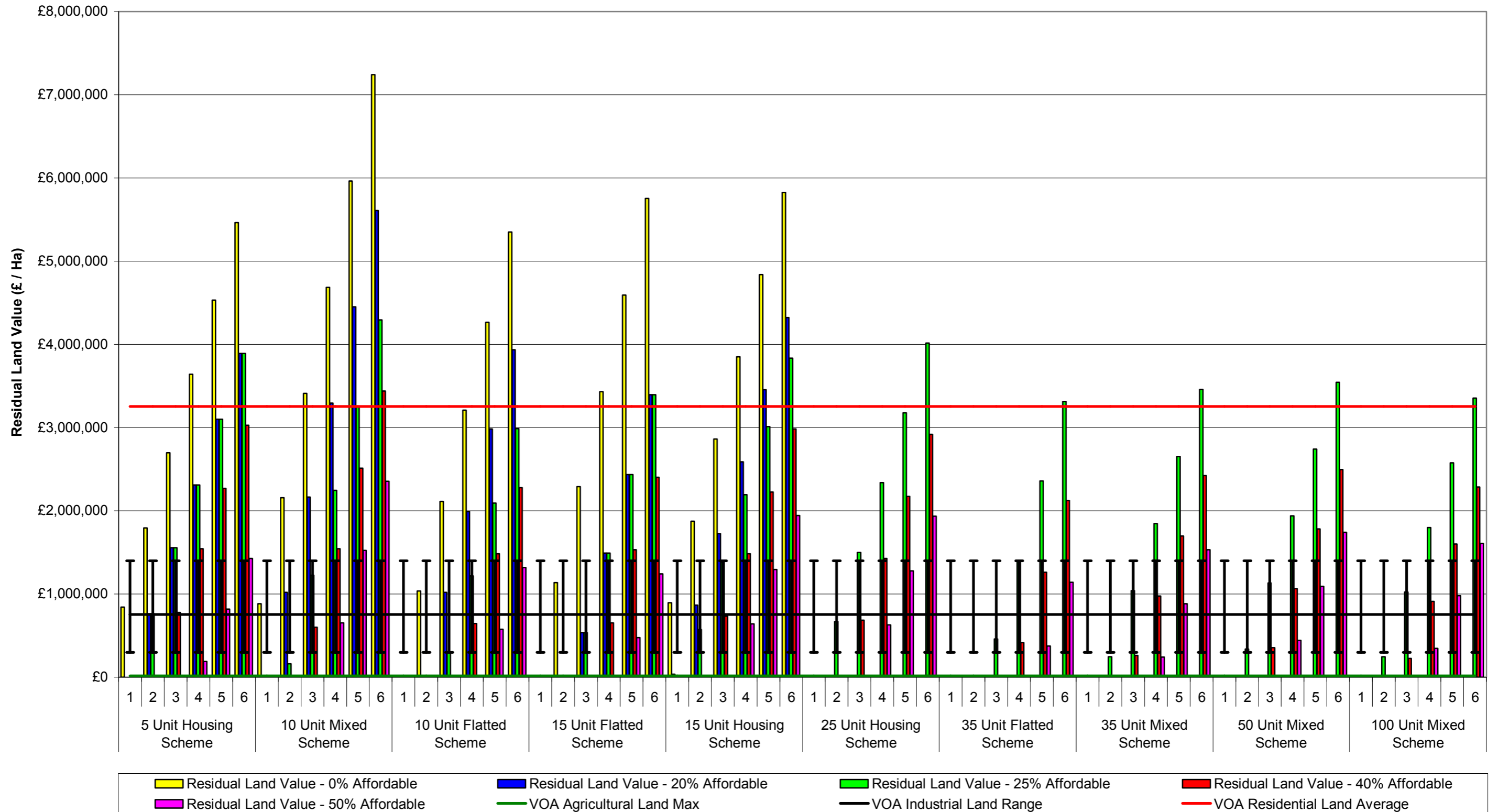
Table 27: Summary of Land Residual Value (£ / Ha) Appraisals for All Value Points with Varying Developer Profit and Grant Assumptions

Development Scenario / Threshold	Site Size Value Point		Residual Land Value - 25% Affordable			Residual Land Value - 40% Affordable			Residual Land Value - 50% Affordable						
			£5,000	£10,000	£20,000	£5,000	£10,000	£20,000	£5,000	£10,000	£20,000				
Planning Infrastructure															
25 Unit Housing Scheme	With Grant	15% Developer Profit	0.54	1	£292,861	£91,537	£0	£0	£0	£0	£0	£0	£0	£0	
			0.54	2	£1,074,585	£887,625	£491,317	£515,278	£323,662	£0	£55,649	£0	£0	£0	
			0.54	3	£1,912,999	£1,716,888	£1,324,666	£1,255,368	£1,059,257	£673,983	£713,828	£515,674	£123,058	£785,833	£1,428,813
			0.54	4	£2,754,034	£2,557,922	£2,165,700	£2,006,011	£1,809,900	£1,417,678	£1,366,065	£1,169,954	£2,017,146	£1,821,035	£2,478,666
			0.54	5	£3,591,138	£3,395,027	£3,002,804	£2,749,448	£2,553,337	£2,161,115	£2,017,146	£2,674,777	£2,478,666	£2,086,444	
			0.54	6	£4,430,862	£4,234,751	£3,842,529	£3,498,126	£3,302,015	£2,909,793	£2,674,777				
	Without Grant	15% Developer Profit	0.54	1	£69,295	£0	£0	£136,160	£0	£0	£0	£0	£0	£0	
			0.54	2	£866,050	£667,896	£277,188	£136,160	£0	£0	£0	£0	£0	£0	
			0.54	3	£1,695,536	£1,499,424	£1,107,202	£885,243	£687,089	£296,777	£170,958	£0	£0	£0	
			0.54	4	£2,535,260	£2,339,149	£1,946,927	£1,622,829	£1,426,718	£1,034,496	£827,663	£629,509	£238,010	£1,279,341	
			0.54	5	£3,374,984	£3,178,873	£2,786,651	£2,370,197	£2,174,086	£1,781,864	£1,475,452	£1,279,341	£1,279,341	£1,542,785	
			0.54	6	£4,213,398	£4,017,287	£3,625,065	£3,116,910	£2,920,799	£2,528,576	£2,131,118	£1,935,007	£1,542,785		
	With Grant	20% Developer Profit	0.54	1	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	
			0.54	2	£702,866	£504,712	£111,757	£171,677	£0	£0	£0	£0	£0	£0	
			0.54	3	£1,483,830	£1,287,719	£895,496	£874,594	£676,440	£285,908	£360,470	£169,829	£0	£0	
			0.54	4	£2,274,503	£2,078,392	£1,686,169	£1,571,272	£1,375,161	£982,938	£969,646	£781,593	£393,229	£993,407	
			0.54	5	£3,061,481	£2,865,370	£2,473,148	£2,270,192	£2,074,081	£1,681,859	£1,581,740	£1,385,629	£2,003,881	£1,611,659	
			0.54	6	£3,850,922	£3,654,811	£3,262,589	£2,974,039	£2,777,928	£2,385,706	£2,199,992				
	Without Grant	20% Developer Profit	0.54	1	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	
			0.54	2	£496,294	£304,288	£0	£0	£0	£0	£0	£0	£0	£0	
			0.54	3	£1,279,388	£1,083,277	£698,253	£514,338	£322,704	£0	£0	£0	£0	£0	
			0.54	4	£2,068,829	£1,872,718	£1,480,496	£1,211,035	£1,014,924	£629,188	£460,207	£267,456	£0	£0	
			0.54	5	£2,858,271	£2,662,159	£2,269,937	£1,913,650	£1,717,539	£1,325,317	£1,072,483	£885,501	£489,193	£0	
			0.54	6	£3,646,480	£3,450,369	£3,058,147	£2,615,650	£2,419,539	£2,027,316	£1,688,887	£1,492,776	£1,100,554		
50 Unit Mixed Scheme	With Grant	15% Developer Profit	1.0	1	£52,079	£0	£0	£0	£0	£0	£0	£0	£0		
			1.0	2	£813,846	£611,046	£211,866	£264,052	£60,968	£0	£0	£0	£0		
			1.0	3	£1,614,780	£1,411,980	£1,006,380	£973,565	£770,765	£368,969	£527,258	£327,838	£0	£0	
			1.0	4	£2,419,441	£2,216,641	£1,811,041	£1,690,542	£1,487,742	£1,082,142	£1,179,412	£976,612	£571,012	£1,217,748	
			1.0	5	£3,220,714	£3,017,914	£2,612,314	£2,403,455	£2,200,655	£1,795,055	£1,826,148	£1,623,348	£1,427,748	£1,869,903	
			1.0	6	£4,025,375	£3,822,575	£3,416,975	£3,120,432	£2,917,632	£2,512,032	£2,478,303	£2,275,503	£1,869,903		
	Without Grant	15% Developer Profit	1.0	1	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	
			1.0	2	£537,147	£337,830	£0	£0	£0	£0	£0	£0	£0	£0	
			1.0	3	£1,337,744	£1,134,944	£729,344	£552,252	£353,092	£0	£0	£0	£0	£0	
			1.0	4	£2,140,372	£1,937,572	£1,531,972	£1,266,859	£1,064,059	£658,459	£642,611	£444,392	£35,636	£685,688	
			1.0	5	£2,944,355	£2,741,555	£2,335,955	£1,983,497	£1,780,697	£1,375,097	£1,294,088	£1,091,288	£685,688	£1,336,827	
			1.0	6	£3,747,999	£3,545,199	£3,139,599	£2,699,797	£2,496,997	£2,091,397	£1,945,227	£1,742,427	£1,336,827		
	With Grant	20% Developer Profit	1.0	1	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	
			1.0	2	£445,706	£245,759	£0	£0	£0	£0	£0	£0	£0	£0	
			1.0	3	£1,194,086	£991,286	£585,686	£591,267	£392,513	£0	£177,050	£0	£0	£0	
			1.0	4	£1,950,563	£1,747,763	£1,342,163	£1,265,311	£1,062,511	£656,911	£784,788	£581,988	£181,900	£784,397	
			1.0	5	£2,703,856	£2,501,056	£2,095,456	£1,935,535	£1,732,735	£1,327,135	£1,392,797	£1,189,997	£784,397	£1,397,500	
			1.0	6	£3,460,333	£3,257,533	£2,851,933	£2,609,579	£2,406,779	£2,001,179	£2,005,900	£1,803,100	£1,397,500		
	Without Grant	20% Developer Profit	1.0	1	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	
			1.0	2	£186,638	£0	£0	£0	£0	£0	£0	£0	£0	£0	
			1.0	3	£933,638	£730,838	£328,626	£201,282	£0	£0	£0	£0	£0	£0	
			1.0	4	£1,688,205	£1,485,405	£1,079,805	£866,998	£664,198	£261,292	£283,048	£80,552	£0	£0	
			1.0	5	£2,444,045	£2,241,245	£1,835,645	£1,540,724	£1,337,924	£932,324	£892,597	£689,797	£287,157	£896,345	
			1.0	6	£3,199,567	£2,996,767	£2,591,167	£2,214,131	£2,011,331	£1,605,731	£1,504,745	£1,301,945			

Graph 62: Summary of Land Residual Values at 0%, 20% 25%, 40%, & 50% Affordable Housing Across All Value Points - £5k per unit Infrastructure Cost



Graph 63: Summary of Land Residual Values at 0%, 20%, 25%, 40%, & 50% Affordable Housing Across All Value Points - £10k per unit Infrastructure Cost



Graph 64: Summary of Land Residual Values at 0%, 20%, 25%, 40%, & 50% Affordable Housing Across All Value Points - £20k per unit Infrastructure Cost

