



Report

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Development Viability Study

London Borough of Harrow

Commercial in Confidence

March 2011



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For and on behalf of GVA Ltd

EXECUTIVE SUMMARY

Overview

The London Borough of Harrow (the Council) consulted on its Core Strategy between November 2009 and January 2010. The preferred option policies relating to housing and employment were informed by the Strategic Housing Land Availability Assessment (SHLAA), which assesses the capability of sites across London to bring forward development, and the Council's Housing Needs Assessment, Employment Land studies and Retail Needs studies.

This Report is a Development Scenario Testing and Viability Appraisal Study of the Council's proposed Preferred Option requirements, testing the viability of affordable housing provision and tenure split under PPS3, the redevelopment of employment sites for employment and mixed use development and the level of planning obligations that could be secured having regard to PPS4, Community Infrastructure Levy (CIL) Regulations and the Statutory and Emerging London Plan.

Issues the study addresses include:

- Advice on the viability of house building in Harrow at different affordable housing percentage requirements and tenure splits as recommended in the West London Strategic Housing Market Assessment (SHMA) and the London Plan;
- The practicality of defining an affordable housing requirement on small sites;
- The impact of reducing levels of grant on affordable housing delivery;
- Advice on the impact of affordable housing and S.106 / tariff or CIL on housing delivery within the Borough;
- Advice on the redevelopment of employment sites for employment purposes, and the potential trade-off between high value uses and securing employment opportunities.

This Report is focused solely on viability and does not consider the Authority's requirement to set an appropriate balance between the desirability of funding from S.106 / tariff or CIL to support the delivery of necessary infrastructure and the economic viability impact of a S.106 / tariff or CIL.

Method

GVA has drawn on both primary and secondary evidence sources in order to test the viability of affordable housing / S.106 / tariff or CIL in Harrow.

This work has taken the form of quantitative viability testing of a series of possible affordable housing splits and S.106 / tariff or CIL charging options for a range of types of development in order to identify the levels of viability for future development. Work has also included extensive discussions with stakeholders including local authority planning officers, local landowners, developers and agents.

Development Market Context

It is evident from market analysis and local stakeholder discussions that different land and sales values apply in various locations throughout the area. The viability testing takes account of this variation by dividing the area into different Market Value Areas for residential and commercial development.

Not all schemes within a given Market Value Area will be equally viable, and the figures used for viability assessment are effectively averages. It must be anticipated that there will be schemes, even within higher value areas, that are marginal due to site specific circumstances and abnormal costs.

Principal Findings

Our analysis suggests that an affordable housing requirement of 30% - 40%, encompassing a tenure split of 60:40 social rented to intermediate accommodation could be supported by residential development under both weak and strong market conditions, assuming no National Affordable Housing Programme (NAHP) grant. This is based on a S.106 / tariff or CIL payment of at least £7,500 per dwelling, which our analysis suggests is chargeable under the same conditions.

For commercial developments, the viability findings are more varied. Office schemes are unable to make a contribution under any market conditions, whilst convenience retail and industrial uses can afford to contribute

more. With regard to mixed use schemes we note that commercial land uses may well occur as part of a larger, residential based scheme and any viability generated from the scheme would be required to cross-subsidise commercial land uses by way of a reduced S.106 / tariff or CIL.

Food retail, such as a supermarket, can afford to make a more significant S.106 / tariff or CIL contribution. The total number of such schemes coming forward in the area will limit the ultimate financial contribution raised from this land use when a tariff is applied, however the individual schemes can bear a substantial level of contribution.

Suggested Residential S.106 / tariff or CIL

(per unit)

	Affordable Housing %		
	30%	40%	50%
Strong Market	£15,000	£12,500	£10,000
Weak Market	£7,500	£5,000-£7,500	£5,000

Suggested Mixed Use S.106 / tariff or CIL

(per unit)

	Affordable Housing %		
	30%	40%	50%
Strong Market	£10,000	£10,000	£5,000
Weak Market	£5,000	£5,000	£0-£5,000

**Suggested Commercial S.106 / tariff or CIL
(per sq m)**

	Weak Market	Strong Market
Office	Nil	Nil
Convenience Retail	£15	£20
Food Retail	£85	£100
Industrial	£10	£20

1. INTRODUCTION

Overview

- 1.1 GVA has been instructed by the London Borough of Harrow (the Council) to advise on development and viability issues that arise from development forthcoming across the Borough as part of the evidence base for the Council's Local Development Framework (LDF), and its proposed Core Strategy policies. These issues include housing capacity assumptions, the impact on viability of affordable housing percentage requirements and tenure splits, the impact of the availability of grant funding, and the ability of sites to provide S.106 / tariff or CIL planning contributions. For the purpose of this Report we have used the term S.106 / tariff or CIL to cover a potential payment via S.106, CIL and/or a Tariff. There are some distinctions between the approaches, but the methodology for assessing what contribution can be afforded is the same.
- 1.2 Our Brief from the Council requires the following:
- Confirm the Council's housing capacity assumptions as set out in the London-wide SHLAA;
 - Test the impact on the viability of house building in Harrow of the affordable housing percentage requirements and tenure splits recommended in the West London SHMA, the London Plan, and the viability of realistic variants to these recommendations;
 - Consider the practicality of defining affordable housing requirements on small sites;
 - Assess and provide commentary on the impact of reducing levels of grant on affordable housing delivery, including housing and tenure mix;
 - Assess and provide commentary on the impact of affordable housing and other contributions (i.e. S.106 Agreements or a CIL), on the delivery of house building within the Borough,
 - Assess the viability of redeveloping employment sites for employment purposes and consider the contribution required of high value uses to ensure that employment opportunities are secured; and
 - A late addition to the Brief was to assess the impact of the proposed Mayor's CIL and the level applicable to development in Harrow, and to look at viability in respect of the new Affordable Rent tenure model.
- 1.3 The appraisals undertaken for this work do not constitute valuations, and should not be regarded or relied on as such. They provide a guide to viability in line with the purpose for which the assessment is required.

1.4 The underlying principles for assessing the viability of affordable housing / tenure split / S.106 contribution are to ensure that the assessment:

- Reflects and is based upon the character and scale of developments common in the area both now and those likely in the future, i.e. against scheme designs that while notional are realistic and reflect the current and future proposed policy environment;
- Considers viability for the area as a whole, but is also able to distinguish differential impacts that may arise due to the range of values and costs across the area;
- Enables the testing of policy requirements to ensure these are robust.

1.5 In accordance with the Brief and the above, we have taken the following approach;

- Undertaken a thorough market review across Harrow to better understand the development market, allowing for both weak and strong market conditions. This underpins the entire study. We have included a summary of the market review in the main body of the Report, but it is included in full in Appendix C;
- Developed an understanding of the likely nature of new development in Harrow over the LDF plan period to 2026;
- Undertaken development appraisals in order to understand and assess the impact on viability of various affordable housing and tenure splits, as well as different grant scenarios;
- Undertaken development appraisals in order to understand how much S.106 / tariff or CIL could be payable by future development across the Borough, having regard to what development in the Borough can reasonably afford given policy on requirements such as Code for Sustainable Homes, affordable housing and sales values;
- Tested our assumptions and findings through engagement with developers, agents and Registered Providers active in Harrow;
- Due to the multi-faceted nature of the Brief, and two mutually dependent issues (S.106 tariff and affordable housing), to consider, we have kept all mutually required sections together, but dealt with S.106 / tariff or CIL and affordable housing separately, save for some commentary within each of the sections.

Report Structure

1.6 Following this introductory section, the Report is set out as follows:

- **Section 2** – Sets out our approach and methods used to test and assess the viability of levels of affordable housing and S.106 / tariff or CIL, including a summary of our property market review;

- **Section 3** – Examines the results from the viability assessments for S.106 / tariff or CIL; including a commentary on the impact of grant availability and the prospect of the public sector 'cross funding' contributions;
- **Section 4** – Examines the results from the viability assessments for affordable housing, including a consideration of affordable housing on small sites and an examination of the impact of grant availability on the provision of affordable housing;
- **Section 5** – Considers the impact of affordable housing and S.106 / tariff or CIL requirements on housing delivery across the Borough;
- **Section 6** – Details our conclusions and principal recommendations.
- **Technical Appendices** – Provide the underlying data sets, background analysis and supporting material.

2. APPROACH AND METHODOLOGY

Introduction

2.1 In this section we define the scope of our viability assessment summarising the approach we have adopted. We consider the following:

- Our Overall Approach;
- The Appraisal Model we have used;
- The Development Typologies we have used;
- The Development Assumptions we have made;
- How we have established Benchmark Land Values; and
- How we have established Market Value Areas.

Overall Approach

2.2 The principal objective is to determine what levels of affordable housing and S.106 / tariff or CIL may be viable for the LB Harrow area. The objectives in assessing affordable housing and S.106 / tariff or CIL contributions are:

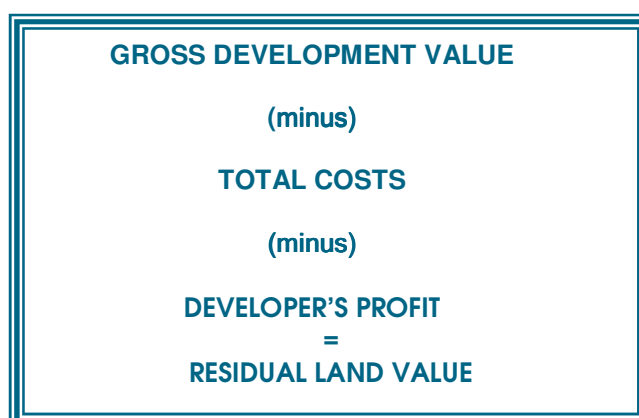
- To undertake a high level appraisal, rather than a detailed analysis of individual sites or schemes;
- To assess the potential overall level of affordable housing, tenure split and S.106 / tariff or CIL by testing key “what if” questions. This is done by varying a number of underlying assumptions, particularly where there is uncertainty (for example the availability of grant for affordable housing);
- To use this analysis to assess potential affordable housing and S.106 / tariff or CIL levels on the basis of clearly reasoned evidence.

Appraisal Model

2.3 To determine development viability a Residual Development Appraisal Model has been used (Figure 1). The Model assumes that land value is the difference between Gross Development Value and the build costs, once an element of developer profit has been taken into account.

- 2.4 Through the use of the Model the impact of differing levels of affordable housing and S.106 / tariff or CIL on land values and scheme viability can be examined. The Gross Residual Value i.e. the land value without any allowance made for planning contributions, is taken as a 'starting point', with the Net Residual Land Value being equal to the land value once all planning contributions, including affordable housing, have been taken into account.

Figure 1: Outline of Residual Development Model



- **Gross Development Value** - includes all income generated by the development, including temporary revenue and grant (for example payments by HCA through the National Affordable Housing Programme).
- **Total Costs** – include construction costs, fees, planning, finance charges, and also payments under S.106, S.278, a tariff and CIL.
- **Developer's Profit** – is expressed by reference to the Gross Development Value, to the Total Costs, to the Cost of Capital Employed or to an Internal Rate of Return.

Establishing Development Typologies

- 2.5 In order to test the viability of affordable housing and sensitivities to the level of charge of a S.106 / tariff or CIL a series of eighteen hypothetical development schemes (Development Typologies) representing the scale, nature and characteristics of current and future development envisaged to come forward across the Borough have been created.
- 2.6 These are summarised in Table 1. Full details of each of the Development Typologies are included in Appendix A.

Table 1: Summary of the Development Typologies

Typology	Land Uses
Scheme 1	2 residential dwellings (flats)
Scheme 2	4 residential dwellings (houses)

Typology	Land Uses
Scheme 3	10 residential dwellings (flats)
Scheme 4	10 residential dwellings (houses)
Scheme 5	35 residential dwellings (flats)
Scheme 6	50 residential dwellings (mixed)
Scheme 7	50 residential dwellings (houses)
Scheme 8	100 residential dwellings (mixed)
Scheme 9	200 residential dwellings (mixed)
Scheme 10	200 residential dwellings (flats)
Scheme 11	400 residential dwellings (flats)
Scheme 12	Mixed use scheme including residential (15 units) and retail unit
Scheme 13	Mixed use scheme including residential (96 units), retail and office units
Scheme 14	Mixed use scheme including residential (400 units), retail and office units
Scheme 15	Office scheme - 1,250 sqm
Scheme 16	Convenience retail - 360 sqm
Scheme 17	Food store retail – 4,645 sqm
Scheme 18	General industrial scheme – 4,645 sqm (mixture of 140 sq m – 465 sq m units)

- 2.7 The Development Typologies represent a range and mix of land uses that are proposed in accordance with the Borough’s Core Strategy vision and objectives.

Model Assumptions

- 2.8 A set of standardised assumptions reflecting build costs and fees, contingencies, profits, finance rates, etc. have been made in order to ensure that the results of viability testing enable a straight-forward comparison to be made of the consequence of altering the variables which it is agreed are to be tested. A summary of the main assumptions are set out in Tables 2 to 5.
- 2.9 These standardised assumptions will differ in some cases from the figures that may be used in actual development schemes, but align with normal or usual figures expected in the majority of developments. Assumptions made also accord with those used in other Models including the Three Dragons Toolkit used by the Greater London Authority and other Councils, and the Economic Appraisal Toolkit developed for the Housing Corporation and now used by the Homes and Communities Agency (HCA).

Summary of Appraisal Assumptions

- 2.10 We have set out our development model assumptions in full in Appendix D, but would note the following general assumptions:
- Build costs are adopted based on our experience and average costs suggested by the Building Cost Information Service (BCIS);
 - We have made an assumption that private and affordable housing is built to meet Code for Sustainable Homes Level 4 standards;
 - Sites are vacant, freehold sites, for which full planning permission and other regulatory consents have been granted;
 - Residential schemes have been viability tested both on the assumption that NAHP Grant is available from HCA, and that there is no grant available in future. Where NAHP grant is assumed, the level has been agreed with the HCA and is set out in Table 3 overleaf¹;
 - For residential elements of each development typology we have investigated the consequences of varying the proportion of affordable housing between 30%, 40% and 50%, with and without the availability of NAHP grant, at tenure splits of 80:20, 60:40 and 50:50 social rented to intermediate housing;
 - We have also undertaken some high level testing of the consequences of the introduction of the new Affordable Rent model;
 - Sale and rental values have been reviewed across Harrow and are summarised in Tables 4, 6 and 7, as well as set out in full in Appendix B. Data has been checked with both historic and current information throughout the area. This has been cross-referenced through discussions with local agents and developers;
 - Both a mid-2009 market ("Weak") and a mid-2007 peak ("Strong") market have been identified and these form two distinct viability testing scenarios.
- 2.11 Tables 2, 3, 4 and 5 set out further, more detailed, assumptions. The value area maps for residential, industrial, office and retail uses, follow these tables in order to provide context. The value area maps are shown in full in Appendix C.

¹ The levels of grant assumed are not an indication of available resources and should not be taken as such. Grant levels will need to be considered / reviewed in light of HCA / GLA programme priorities and requirements beyond April 2011, and any development will need to demonstrate need for grant monies.

**Table 2: Viability Model Principal Cost and Market Assumptions:
Residential**

RESIDENTIAL	Weak Market (2007)	Strong Market (2009)
Code for Sustainable Homes	Level 4 (private & affordable)	Level 4 (private & affordable)
Affordable Housing Split	50% 40% 30%	50% 40% 30%
Tenure Split	80:20 60:40 50:50 & 100% intermediate (Soc.rent:Intermediate)	80:20 60:40 50:50 & 100% intermediate (Soc.rent:Intermediate)
Grant Assumption	No Grant & With Grant	No Grant & With Grant
Ground Rents	£250 per annum (6.5% yield)	£250 per annum (6.5% yield)
Enabling Costs	£25-£40 per sq m (£2.32 – 4.64 per sq ft)	£25-£40 per sq m (£2.32 – 4.64 per sq ft)
Contingency	5%	5%
Prelims	5%	5%
Professional Fees	10%	10%
Finance Rate	6.75%	6.75%
Profit	20% on GDV	20% on GDV
Base Build Costs Private	£1,250 - £1,500 per sq m	£1,250 - £1,500 per sq m
Base Build Costs Affordable	£1,250 - £1,500 per sq m	£1,250 - £1,500 per sq m
Value Areas (See Value Map) £ per Sq M	Value Area 1: £4,690 (£435 per sq ft)	Value Area 1: £5,395 (£500 per sq ft)
	Value Area 2: £4,140 (£385 per sq ft)	Value Area 2: £4,760 (£440 per sq ft)
	Value Area 3: £3,635 (£340 per sq ft)	Value Area 3: £4,180 (£390 per sq ft)
	Value Area 4: £3,135 (£290 per sq ft)	Value Area 4: £3,605 (£335 per sq ft)

Table 3: Viability Model NAHP Grant Assumptions

UNIT TYPE	Social Rent Grant per unit	Intermediate Grant per unit
1 bedroom	£12,500	£6,000
2 bedroom	£25,000	£12,000
3 bedroom	£50,000	£25,000
4 bedroom	£62,500	£31,000
5 bedroom	£75,000	£37,000

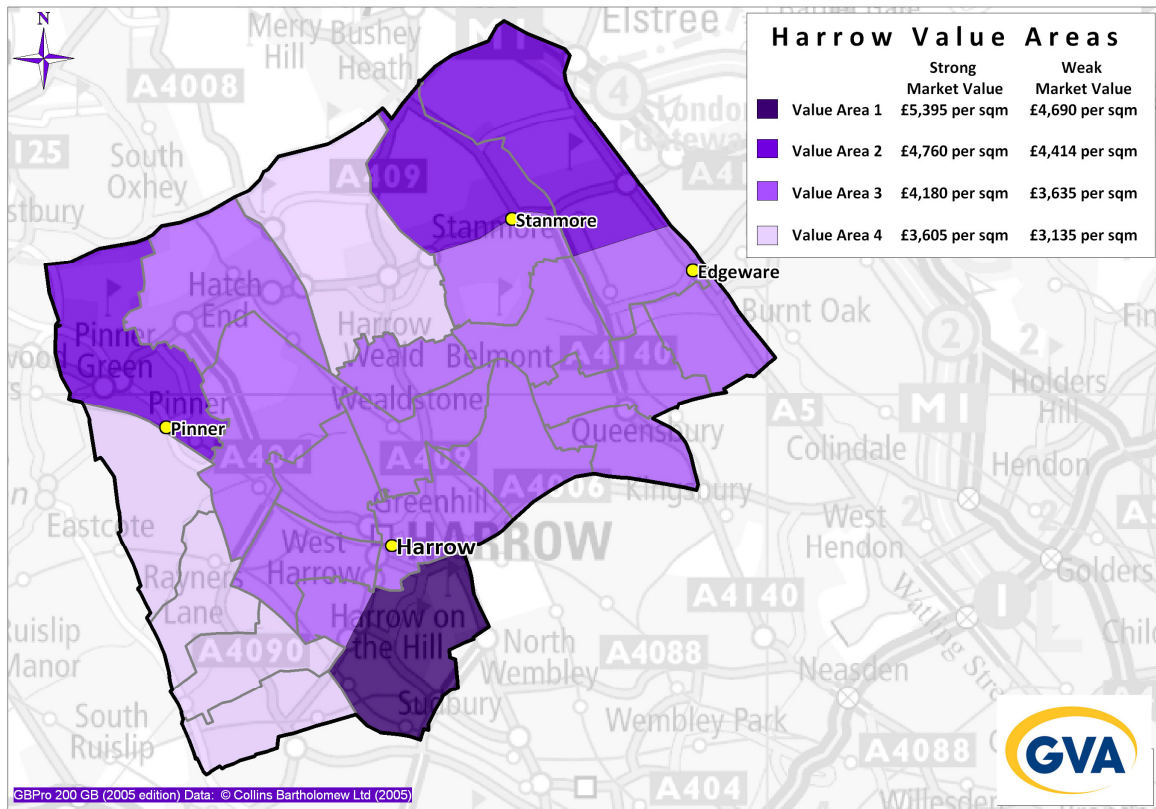
Table 4: Viability Model Principal Cost and Market Assumptions: Mixed Use

MIXED USE					
Scheme Use	12 Retail	13 Office	13 Retail	14 Office	14 Retail
Site Coverage (Ha)	0.14	1.33		3.68	
GIA (Sq M)	600 sqm	1,470sqm	4,047sqm	3,750sqm	11,375sqm
NIA (Sq M)	570 sqm	1,250sqm	3,845sqm	3,188sqm	10,806sqm
Base Build Cost (per sq M)	£1,238	£1,722	£1,238	£1,722	£1,238
Rental value (per Sq M)	Value Area 1 £240 / £252 Value Area 2 £190 / £200 Value Area 3 £140 / £147	Value Area 1 £205 / £220 Value Area 2 £170 / £182 Value Area 3 £140 / £147	Value Area 1 £240 / £252 Value Area 2 £190 / £200 Value Area 3 £140 / £147	Value Area 1 £205 / £220 Value Area 2 £170 / £182 Value Area 3 £140 / £147	Value Area 1 £240 / £252 Value Area 2 £190 / £200 Value Area 3 £140 / £147
Rent Free	18 months	18 months	18 months	18 months	18 months
Yield	Value Area 1 5% Value Area 2 7% Value Area 3 8.5%	Value Area 1 7.5% Value Area 2 8.5% Value Area 3 9%	Value Area 1 5% Value Area 2 7% Value Area 3 8.5%	Value Area 1 7.5% Value Area 2 8.5% Value Area 3 9%	Value Area 1 5% Value Area 2 7% Value Area 3 8.5%
Profit	20% on GDV	20% on GDV	20% on GDV	20% on GDV	20% on GDV

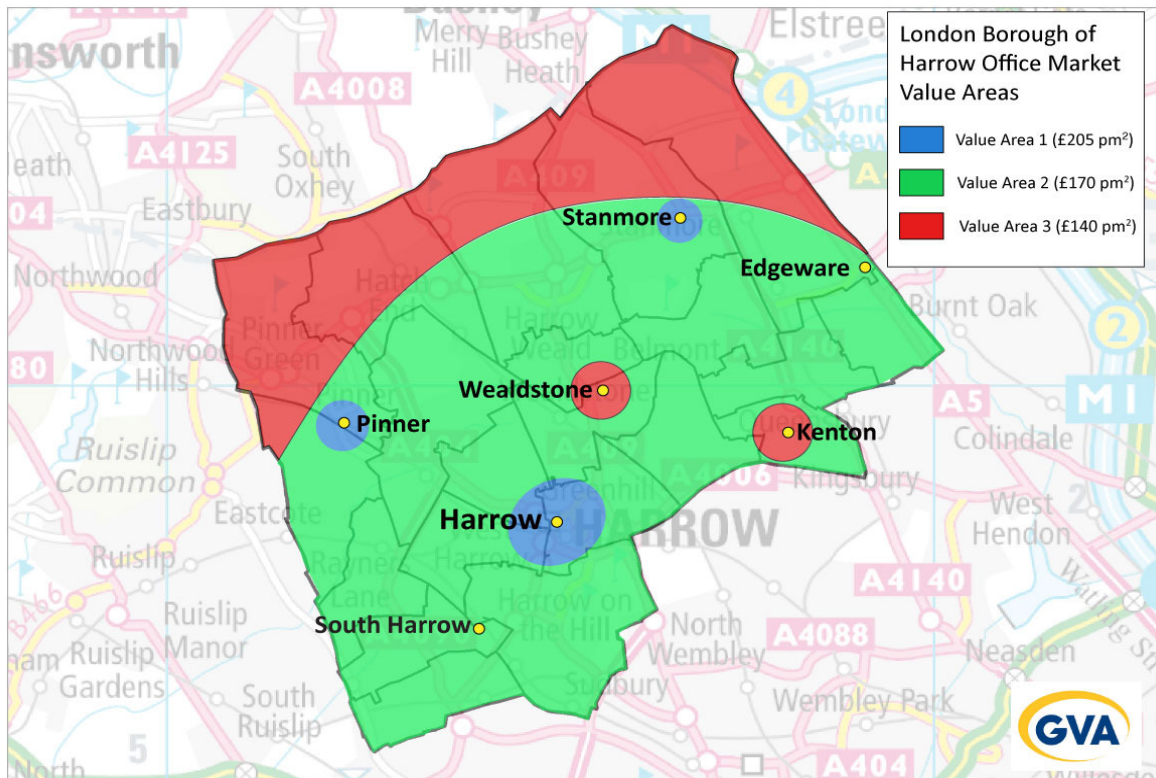
Table 5: Viability Model Principal Cost and Market Assumptions: Commercial

COMMERCIAL								
Scheme	15	15	16	16	17	17	18	18
Use	Office WEAK	Office STRONG	Convenience Retail WEAK	Convenience Retail STRONG	Food Retail WEAK	Food Retail STRONG	Industrial WEAK	Industrial STRONG
Site Coverage (Ha)	0.1	0.1	0.08	0.08	1.03	1.03	1.29	1.29
GIA (Sq M)	1,235 sqm	1,235 sqm	360 sqm	360 sqm	4,645 sqm	4,645 sqm	4,645sqm	4,645sqm
NIA (Sq M)	1,050 sqm	1,050 sqm	324 sqm	324 sqm	4,180 sqm	4,180 sqm	N/A	N/A
Base Build Costs (Sq M)	£1,722	£1,722	£1,238	£1,238	£1,238	£1,238	£700	£700
Rental value (per Sq M)	Value Area 1 £205	Value Area 1 £220	Value Area 1 £240	Value Area 1 £252	Value Area 1 £315	Value Area 1 £325	Value Area 1 £130	Value Area 1 £136
	Value Area 2 £170	Value Area 2 £182	Value Area 2 £190	Value Area 2 £200	Value Area 2 £290	Value Area 2 £300	Value Area 2 £110	Value Area 2 £116
	Value Area 3 £140	Value Area 3 £150	Value Area 3 £140	Value Area 3 £147	Value Area 3 £260	Value Area 3 £280		
Rent Free	18 months	18 months	18 months	18 months	18 months	18 months	18 months	18 months
Yield	Value Area 1 7.5%	Value Area 1 7.5%	Value Area 1 5%	Value Area 1 5%	Value Area 1 5%	Value Area 1 5%	Value Area 1 7.5%	Value Area 1 7.5%
	Value Area 2 8.5%	Value Area 2 8.5%	Value Area 2 7%	Value Area 2 7%	Value Area 2 7%	Value Area 2 7%	Value Area 2 8.5%	Value Area 2 8.5%
	Value Area 3 9%	Value Area 3 9%	Value Area 3 8.5%	Value Area 3 8.5%	Value Area 3 8.5%	Value Area 3 8.5%		
Profit	20%	20%	20%	20%	20%	20%	20%	20%

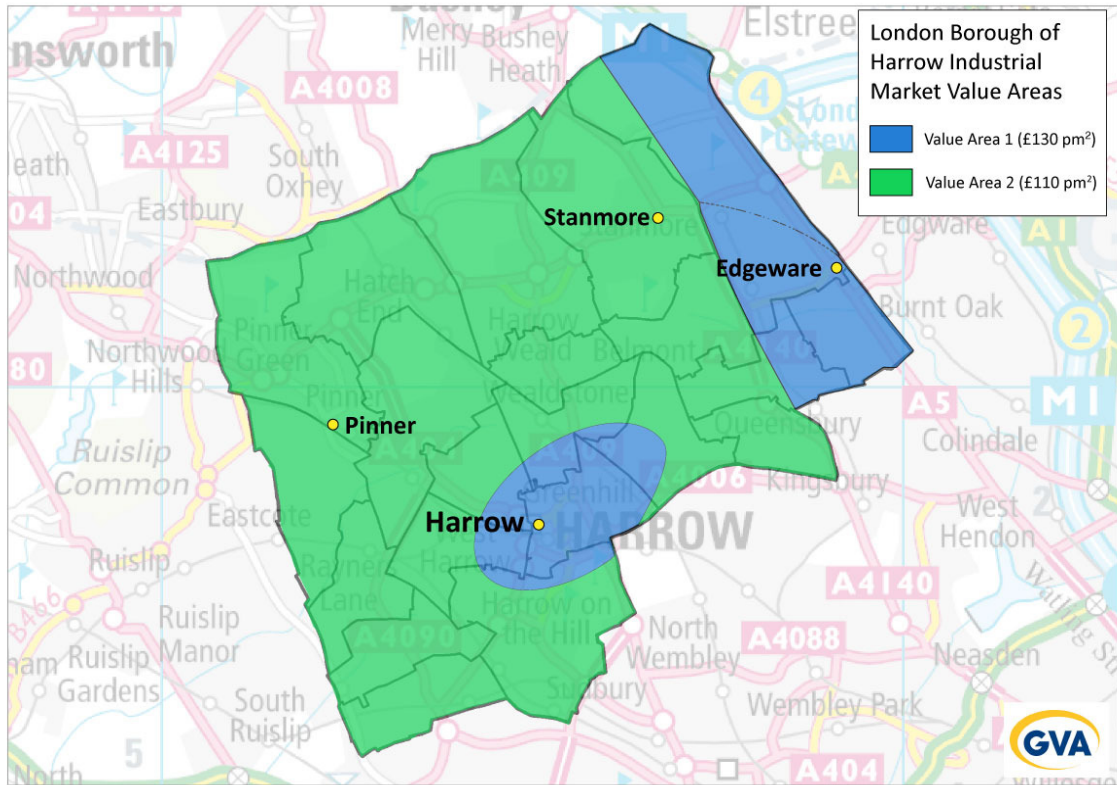
Map 1. Harrow Residential Market Value Areas



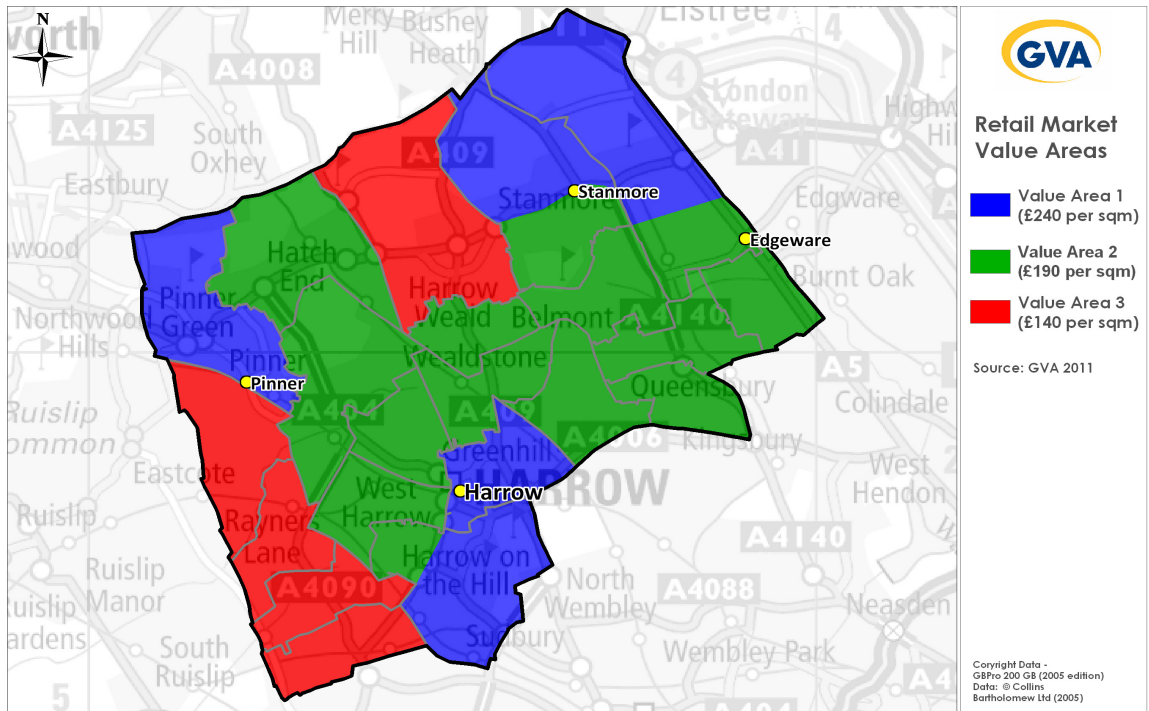
Map 2. Harrow Office Market Value Areas



Map 3. Harrow Industrial Market Areas



Map 4. Harrow Retail Market Value Areas



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Benchmark Land Values

- 2.12 Establishing the benchmark land value against which to compare viability appraisal results is one of the most significant challenges. The Benchmark represents a judgement on the level of value required in order to incentivise a landowner to sell land for development. There is little practical guidance to support this judgement, however a number of factors are relevant in guiding the Benchmark including:
- Landowners expectations including the level of premium necessary to incentivise sale;
 - Developer competition driving values upwards in securing land through option or purchase;
 - The effect of grant availability for residential development schemes;
 - Planning appeal case decisions concerning the viability of a development scheme;
 - Sale of very large sites over extended time periods and in individually negotiated tranches.
- 2.13 In light of the viability difficulties facing all new development at the present time, including the stringent performance and risk reduction requirements from funders, landowners are likely to be reluctant to sell for a price that reflects a significant discount to that which would otherwise apply. If the pressures on development costs remain as a result of policy initiatives such as improved energy efficiency and carbon reduction and there is no premium sale value to be achieved that offsets the costs. Eventually landowners should come to accept that development values have permanently and significantly been reduced. In this instance they are unlikely to benefit simply by withholding land from the development market. Such a change in attitude or acceptance of a new level of land value is likely to take some years to occur.
- 2.14 The usual test applied, therefore, in coming to a view on benchmark land values in a study such as this is to have reference to the Existing Use Value (EUV) or Alternative Use Value (AUV) of a development site. The AUV reflects the market value of alternative uses and also allows for a premium to incentivise landowners to bring land forward for development, even where there is no alternative consent. When assessing viability in advance of setting out planning policies it is normal to apply a similar test whilst also keeping in mind the requirements of PPS12.
- 2.15 We have used benchmark land values that reflect prevailing development values, sourced from analysis of the current situation in Harrow, and corroborated through local stakeholder discussions. In order to undertake a full analysis of viability we have, for each use (residential and commercial) taken benchmark values to reflect different previous uses on development sites. We have assumed that, should residential development occur on sites which already have a residential use, a landowner would require the full value of that residential use to be realised by re-development, with an allowance for the risk of achieving planning permission for a new scheme. We have also made an allowance for

residential development being brought forward on sites with commercial existing uses, such as office blocks of industrial units by comparing viability to a benchmark reflective of these uses. Finally we have undertaken viability assessments assuming that residential development comes forward on sites which have a low existing use value, for example a community use. We have used the same assumptions for the commercial appraisals undertaken, excluding the option that commercial use is brought forward on sites with residential existing use. We set out our low, medium and high benchmark assumptions in Tables 6 and 7.

- 2.16 We suggest that if an affordable housing/tenure split policy or S.106 / tariff or CIL is promoted that reduces the land value by more than circa 25% at the present time then it risks causing land to be withheld from development, or delayed in coming forward. Therefore viability testing outcomes that reduce the Residual Land Value by up to 20% of the benchmark are considered to be marginal.
- 2.17 It is acknowledged that there may be schemes that are promoted notwithstanding a larger decline in the Residual Land Value but on balance we believe that this approach and the thresholds adopted are a reasonable reflection of the likely market reaction in Harrow.

Residential and Mixed Use Benchmarks

- 2.18 We have assumed that mixed use benchmarks are the same as residential benchmarks, as we consider it probable that commercial elements of a scheme are likely to result from a planning requirement rather than developers wishing to bring forward mixed use schemes (the exception to this being perhaps for larger schemes where the provision of commercial uses, such as food retail, can help to support residential values).

Table 6: Assumed Residential Value Benchmarks

	<u>High Benchmark</u>		<u>Medium Benchmark</u>		<u>Low Benchmark</u>	
	per Hectare	per Acre	per Hectare	per Acre	per Hectare	per Acre
Value Area 1	c. £7.4m	£3m	c. £1.5m	£0.6m	c. £0.6m	£0.25m
Value Area 2	c. £5.6m	£2.25m	c. £1.4m	£0.55m	c. £0.6m	£0.25m
Value Area 3	c. £4.6m	£1.9m	c. £1.2m	£0.5m	c. £0.6m	£0.25m
Value Area 4	c. £3.7m	£1.5m	c. £1m	£0.4m	c. £0.6m	£0.25m

Commercial Benchmarks

- 2.19 The Commercial benchmarks that have been used are reflective of development land values for uses which we expect commercial development to replace. This means that we

have not made an assumption that commercial development would come forward on land which has previously been in residential use. This is because we do not see a situation arising, unless under very specific circumstances which it is not possible to account for in a study such as this, whereby land with a use that has a higher land value is cleared in order to make way for development of a use with a lesser value.

- 2.20 We have therefore assumed high and low value benchmarks for commercial uses, to reflect high industrial / office values and low land values such as community uses.
- 2.21 We have assumed two different benchmarks for retail land use, based on the assumption that there are two distinct retail uses (convenience and food based retail) which can reflect two different land values.

Table7: Assumed Commercial Value Benchmarks

	<u>Office</u>		<u>Retail (Convenience)</u>		<u>Retail (Food)</u>		<u>Industrial</u>	
	per Ha	per Acre	per Ha	per Acre	per Ha	per Acre	per Ha	per Acre
HIGH								
Value Area 1:	c. £1.5m	£0.6m	c. £1.5m	£0.6m	c. £3.7m	£1.5m	c. £1.2m	£0.5m
Value Area 2:	c. £1.2m	£0.5m	c. £1.2m	£0.5m	c. £2.5m	£1m	c. 0.9m	£0.35m
Value Area 3:	c. £1m	£0.4m	c. £1m	£0.4m	c. £1.9m	£0.75m	n/a	n/a
LOW								
Value Area 1:	c. £0.6m	£0.25m	c. £0.6m	£0.25m	c. £1.5m	£0.6m	c. £0.6m	£0.25m
Value Area 2:	c. £0.6m	£0.25m	c. £0.6m	£0.25m	c. £1.2m	£0.5m	c. £0.6m	£0.25m
Value Area 3:	c. £0.6m	£0.25m	c. £0.6m	£0.25m	c. £1m	£0.4m	n/a	n/a

Establishing Market Value Areas

- 2.22 It is evident from market analysis and local stakeholder discussions that different land and sale values apply in various locations throughout the Harrow area. The viability testing

takes account of this variation by dividing Harrow into different Market Value Areas, summarised below.

Table 8: Harrow Market Value Areas

VALUE AREA	Residential & Mixed Use	Office	Retail	Industrial
Value Area 1.	Harrow on the Hill	Central Harrow, Stanmore & Pinner	Harrow on the Hill, Pinner & Stanmore	Central Harrow & M1 / North Circular
Value Area 2.	Pinner & Stanmore	Inner Harrow	Central Harrow	Rest of Harrow
Value Area 3.	Central, West & North Harrow	Outer Harrow, Wealdstone & Kenton	Harrow Weald & South West Harrow	n/a
Value Area 4.	Harrow Weald & South West Harrow	n/a	n/a	n/a

- 2.23 Not all schemes within a given Market Value Area will be equally viable, and the figures used for viability assessment are effectively averages. It must be anticipated that there will be schemes, even within higher value areas that are marginal due to site specific circumstances and abnormal costs. We have included at Appendix C a full Property Market Review.
- 2.24 We would note that the methodology used, and particularly the market assumptions employed (for example values and costs), in this study have been subject to scrutiny and comment via a developer workshop and agent forum.

3. VIABILITY FINDINGS: S.106 / TARIFF or CIL

Introduction

3.1 In this section we summarise the findings from the testing that has been carried out. Greater detail of the individual outcomes are included at Appendix E.

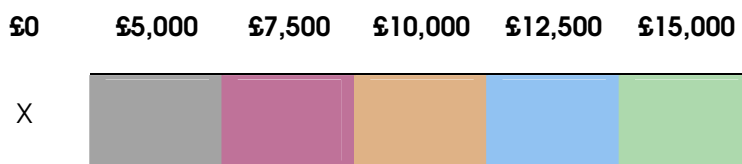
RESIDENTIAL

3.2 Tables 9 to 14 overleaf show the effect of affordable housing and the tenure split within affordable housing on the ability of development to make a S.106 / tariff or CIL contribution in money or money equivalent, assuming high, medium and low benchmarks as discussed.

3.3 These tables show the results assuming 'No Grant' only, however we have included the tables for the 'with Grant' scenarios in Appendix E. An X in the box indicates that the residual land value of the scheme has fallen below the benchmark and the scheme is therefore deemed to be 'unviable'. The results presented are a blend of the outcomes for each Value Area, but principally adopting a combination of Value Areas 2 and 3.

3.4 We have highlighted the level of S.106 / tariff or CIL contribution that a scheme is able to contribute under different affordable housing and tenure scenarios in different colours to aid comparison between tables. The colour key is as follows:

Level of S.106 / tariff or CIL That can be Afforded



'No Grant' Scenario Tables (Low to High Benchmarks)

Table 9: S.106 / tariff or CIL Payments for Residential Development across Value Areas at Different Levels of Affordable Housing / Different Tenure Split – No Grant, *WEAK* Market – *LOW BENCHMARK*

Affordable Housing	50%				40%				30%			
	80:20	60:40	50:50	0:100	80:20	60:40	50:50	0:100	80:20	60:40	50:50	0:100
Scheme 3	X	X	X	£10,000	X	X	X	£10,000	X	£5,000	£5,000	£12,500
Scheme 4	X	£10,000	£10,000	£15,000	X	£12,500	£12,500	£15,000	£15,000	£15,000	£15,000	£15,000
Scheme 5	X	X	£7,500	£15,000	X	£10,000	£10,000	£15,000	£12,500	£12,500	£12,500	£15,000
Scheme 6	X	X	X	£7,500	X	X	X	£12,500	£5,000	£7,500	£7,500	£12,500
Scheme 7	£12,500	£15,000	£15,000	£15,000	£15,000	£15,000	£15,000	£15,000	£15,000	£15,000	£15,000	£15,000
Scheme 8	X	X	X	£12,500	X	£7,500	£7,500	£12,500	£7,500	£10,000	£10,000	£15,000
Scheme 9	X	X	X	£15,000	X	£7,500	£7,500	£15,000	£5,000	£10,000	£10,000	£15,000
Scheme 10	X	£7,500	£7,500	£12,500	X	£12,500	£12,500	£15,000	£10,000	£12,500	£12,500	£15,000
Scheme 11	X	X	X	£7,500	X	X	£10,000	£12,500	X	£10,000	£10,000	£12,500

Table 10. S.106 / tariff or CIL Payments for Residential Development across Value Areas at Different Levels of Affordable Housing / Different Tenure Split – No Grant, **STRONG Market –**LOW BENCHMARK****

Affordable Housing	50%				40%				30%			
	80:20	60:40	50:50	0:100	80:20	60:40	50:50	0:100	80:20	60:40	50:50	0:100
Scheme 3	X	X	£10,000	£15,000	X	£10,000	£10,000	£15,000	£7,500	£12,500	£12,500	£15,000
Scheme 4	£10,000	£15,000	£15,000	£15,000	£15,000	£15,000	£15,000	£15,000	£15,000	£15,000	£15,000	£15,000
Scheme 5	£12,500	£15,000	£15,000	£15,000	£15,000	£15,000	£15,000	£15,000	£15,000	£15,000	£15,000	£15,000
Scheme 6	£10,000	£15,000	£15,000	£15,000	£10,000	£15,000	£15,000	£15,000	£15,000	£15,000	£15,000	£15,000
Scheme 7	£15,000	£15,000	£15,000	£15,000	£15,000	£15,000	£15,000	£15,000	£15,000	£15,000	£15,000	£15,000
Scheme 8	£7,500	£12,500	£12,500	£15,000	£10,000	£15,000	£15,000	£15,000	£12,500	£15,000	£15,000	£15,000
Scheme 9	£10,000	£15,000	£15,000	£15,000	£10,000	£15,000	£15,000	£15,000	£15,000	£15,000	£15,000	£15,000
Scheme 10	£10,000	£15,000	£15,000	£15,000	£12,500	£15,000	£15,000	£15,000	£15,000	£15,000	£15,000	£15,000
Scheme 11	X	X	X	£15,000	£10,000	£12,500	£12,500	£15,000	£12,500	£15,000	£15,000	£15,000

Table 11. S.106 / tariff or CIL Payments for Residential Development across Value Areas at Different Levels of Affordable Housing / Different Tenure Split – No Grant, **WEAK Market - **MEDIUM BENCHMARK****

Affordable Housing	50%				40%				30%			
Tenure Split	80:20	60:40	50:50	0:100	80:20	60:40	50:50	0:100	80:20	60:40	50:50	0:100
Scheme 3	X	X	X	£7,500	X	X	X	£7,500	£5,000	£7,500	£7,500	£12,500
Scheme 4	X	£5,000	£10,000	£10,000	£7,500	£10,000	£10,000	£12,500	£12,500	£15,000	£15,000	£15,000
Scheme 5	X	X	£5,000	£10,000	X	£5,000	£5,000	£10,000	£10,000	£10,000	£10,000	£12,500
Scheme 6	X	X	X	£5,000	X	X	X	£10,000	X	X	£5,000	£10,000
Scheme 7	£10,000	£12,500	£12,500	£15,000	£12,500	£12,500	£12,500	£15,000	£12,500	£15,000	£15,000	£15,000
Scheme 8	X	X	X	£10,000	X	X	X	£12,500	£5,000	£7,500	£7,500	£10,000
Scheme 9	X	X	X	£12,500	X	X	£5,000	£12,500	£5,000	£7,500	£10,000	£15,000
Scheme 10	X	£5,000	£5,000	£10,000	X	£5,000	£5,000	£10,000	£7,500	£10,000	£10,000	£12,500
Scheme 11	X	X	X	£7,500	X	X	X	£7,500	X	X	X	£10,000

Table 12. S.106 / tariff or CIL Payments for Residential Development across Value Areas at Different Levels of Affordable Housing / Different Tenure Split – No Grant, **STRONG Market –**MEDIUM BENCHMARK****

Affordable Housing	50%				40%				30%			
Tenure Split	80:20	60:40	50:50	0:100	80:20	60:40	50:50	0:100	80:20	60:40	50:50	0:100
Scheme 3	X	X	£7,500	£15,000	X	£7,500	£10,000	£15,000	£10,000	£10,000	£10,000	£15,000
Scheme 4	£10,000	£15,000	£15,000	£15,000	£15,000	£15,000	£15,000	£15,000	£15,000	£15,000	£15,000	£15,000
Scheme 5	£10,000	£12,500	£12,500	£15,000	£12,500	£15,000	£15,000	£15,000	£12,500	£15,000	£15,000	£15,000
Scheme 6	X	X	£7,500	£15,000	£7,500	£10,000	£10,000	£15,000	£12,500	£15,000	£15,000	£15,000
Scheme 7	£15,000	£15,000	£15,000	£15,000	£15,000	£15,000	£15,000	£15,000	£15,000	£15,000	£15,000	£15,000
Scheme 8	X	£10,000	£10,000	£15,000	£10,000	£12,500	£12,500	£15,000	£10,000	£10,000	£10,000	£10,000
Scheme 9	X	£10,000	£10,000	£15,000	£10,000	£12,500	£12,500	£15,000	£12,500	£15,000	£15,000	£15,000
Scheme 10	X	£10,000	£10,000	£15,000	£15,000	£15,000	£15,000	£15,000	£15,000	£15,000	£15,000	£15,000
Scheme 11	X	X	X	£15,000	X	£10,000	£10,000	£15,000	£7,500	£12,500	£12,500	£15,000

Table 13. S.106 / tariff or CIL Payments for Residential Development across Value Areas at Different Levels of Affordable Housing / Different Tenure Split – No Grant, WEAK Market – HIGH BENCHMARK

Affordable Housing	50%				40%				30%			
	80:20	60:40	50:50	0:100	80:20	60:40	50:50	0:100	80:20	60:40	50:50	0:100
Scheme 3	X	X	X	£5,000	X	X	X	£5,000	X	X	X	£7,500
Scheme 4	X	X	X	£5,000	X	X	X	£5,000	X	X	X	£10,000
Scheme 5	X	X	X	X	X	X	X	X	X	X	X	X
Scheme 6	X	X	X	X	X	X	X	X	X	X	X	X
Scheme 7	X	X	X	£7,500	X	£5,000	£10,000	£12,500	£7,500	£10,000	£12,500	£15,000
Scheme 8	X	X	X	X	X	X	X	X	X	X	X	X
Scheme 9	X	X	X	X	X	X	X	X	X	X	X	X
Scheme 10	X	X	X	£5,000	X	X	X	£7,500	X	X	X	£10,000
Scheme 11	X	X	X	X	X	X	X	X	X	X	X	X

Table 14. S.106 / tariff or CIL Payments for Residential Development across Value Areas at Different Levels of Affordable Housing / Different Tenure Split – No Grant, **STRONG Market –**HIGH BENCHMARK****

Affordable Housing	50%				40%				30%			
	80:20	60:40	50:50	0:100	80:20	60:40	50:50	0:100	80:20	60:40	50:50	0:100
Scheme 3	X	X	X	X	X	X	X	X	X	X	X	X
Scheme 4	X	X	X	£12,500	X	X	X	£12,500	X	X	X	£15,000
Scheme 5	X	X	X	X	X	X	X	X	X	X	X	X
Scheme 6	X	X	X	£5,000	X	X	X	£7,500	X	X	£5,000	£10,000
Scheme 7	X	X	X	£7,500	X	£5,000	£10,000	£12,500	£12,500	£15,000	£15,000	£15,000
Scheme 8	X	X	X	£5,000	X	X	X	£7,500	X	X	X	£10,000
Scheme 9	X	X	X	£10,000	X	X	X	£10,000	X	X	X	£12,500
Scheme 10	X	X	X	£12,500	X	£5,000	£7,500	£12,500	£7,500	£10,000	£10,000	£12,500
Scheme 11	X	X	X	£5,000	X	X	X	£7,500	X	X	X	£7,500

- 3.5 Tables 15 to 17 show the results for Schemes 1 and 2 at low, medium and high benchmarks. These schemes are below the Council's current threshold for affordable housing, and the ability to contribute is therefore not, under current policy, affected by the requirement to provide such housing.

Table 15. Schemes 1 & 2 – S106 Payments across Value Areas **LOW BENCHMARK,**

S.106 / tariff or CIL	WEAK MARKET	STRONG MARKET
Scheme 1	£10,000	£15,000
Scheme 2	£15,000	£15,000

Table 16. Schemes 1 & 2 – S106 Payments across Value Areas **MEDIUM BENCHMARK,**

S.106 / tariff or CIL	WEAK MARKET	STRONG MARKET
Scheme 1	£7,500	£12,500
Scheme 2	£15,000	£15,000

Table 17. Schemes 1 & 2 – S106 Payments across Value Areas **HIGH BENCHMARK,**

S.106 / tariff or CIL	WEAK MARKET	STRONG MARKET
Scheme 1	X	X
Scheme 2	£12,500	£15,000

- 3.6 Tables 18 and 19 summarise the range of contributions which each affordable housing and tenure split can viably provide (per unit) in both a weak and strong market. Boxes highlighted red represent scheme and housing mixes which have a nil or negative land value. Green boxes represent scheme and housing mixes with a positive land value. The S.106 / tariff or CIL contribution which can be afforded by each variant is also shown within each box.

Table 18. Residential Schemes S.106 / tariff or CIL Provision, *WEAK* Market

WEAK		HIGH EUV	MEDIUM EUV	LOW EUV
30%	80:20		£5,000	£7,500
	60:40		£7,500	£10,000
	50:50	£0	£10,000	£10,000
	0:100	£7,500	£12,500	£12,500
<hr/>				
40%	80:20		£0	£0
	60:40		£5,000	£7,500
	50:50	£0	£5,000	£7,500
	0:100	£5,000	£10,000	£15,000
<hr/>				
50%	80:20		£0	£0
	60:40		£0	£0
	50:50		£5,000	£5,000
	0:100	£5,000	£10,000	£12,500

Table 19. Residential Schemes S.106 / tariff or CIL Provision, *STRONG* Market

STRONG		HIGH EUV	MEDIUM EUV	LOW EUV
30%	80:20		£10,000	£15,000
	60:40		£15,000	£15,000
	50:50	£0	£15,000	£15,000
	0:100	£12,500	>£20,000	>£20,000
<hr/>				
40%	80:20		£10,000	£10,000
	60:40		£12,500	£15,000
	50:50	£0	£12,500	£15,000
	0:100	£7,500	£15,000	>£20,000
<hr/>				
50%	80:20		£5,000	£7,500
	60:40		£10,000	£12,500
	50:50		£10,000	£15,000
	0:100	£7,500	£15,000	>£20,000

COMMERCIAL

- 3.7 We have undertaken assessments of four typologies for commercial forms of development. We have set out in the tables below a summary of the levels of S.106 / tariff or CIL which we consider can be afforded. The full appraisal results are included in Appendix E.

Office (B1 Use)

- 3.8 Given prevailing rents and yields for offices, there is very limited scope to seek a material contribution towards infrastructure. We do not have any data as to what level of S.106 / tariff or CIL payment is currently raised for such uses, but we suspect that it is low. We recommend that these uses only be asked to make a relatively small contribution, perhaps measured by reference to a percentage of build cost, rather than GIA.
- 3.9 Our appraisals indicate that, even in the Harrow Office Market Value Area 1, in the current market conditions, office development is not viable and is therefore not able to contribute towards planning contributions. The office market in Harrow is currently dominated by second hand stock, and it is not considered to be a 'new build' office location. As such, development is unlikely to be viable on a speculative basis in the immediate future. In addition, our appraisals also show that, even assuming the market improves, it is still not viable to build speculative new office floorspace unless combined with and cross subsidised by a use such as residential.
- 3.10 In all cases we conclude, therefore, that the office element of a scheme cannot afford to make any S.106 / tariff or CIL contribution at present.

Retail

- 3.11 We have, in agreement with the Council, tested two types of retail development – convenience or 'local' retail, and food store retail.

Convenience Retail

- 3.12 Our retail development appraisals indicate that, taking into account the value areas but predominantly focusing on value areas 2 and 3 as 'average value scenarios', the amount of S.106 / tariff or CIL monies which could viably be collected from retail development across the Borough is currently £15 per sq m. This could increase depending on improving market conditions to c. £20 per sq m, however this would be impacted by higher environmental build standards i.e. BREEAM requirements, if and when they come into force.

Food Retail

- 3.13 Our food store retail development appraisals show that in a weak market, circa £85 per sq m could be afforded by such a development, and that in a strong market circa £100 per sq m could be afforded. Again, the ability of these schemes to contribute the higher level of S.106 / tariff or CIL may be impacted by higher environmental build standards if and when they come into force.

- 3.14 We note that large food related retail (+c.7,000 sq m) can, in theory, afford to make a significant contribution than convenience retail. However we are uncertain as to whether there will be many such schemes in fact promoted, and therefore the overall contribution may be modest. Further, convenience and food related retailing can be required in order to boost or achieve viability for schemes that otherwise would not proceed. There is then a difficult judgement to be made as to whether to extract the full amount of the theoretical surplus arising from that single use, or to acknowledge that the value needs to be maintained in order to help bring forward a larger scheme.

Industrial (B2 / B8 Use)

- 3.15 Our industrial use appraisals show that, taking into account both industrial Market Value Areas and the two high and low benchmarks, new build industrial development in Harrow could contribute £10 per sq m towards a S.106 / tariff or CIL, increasing to c. £20 per sq m assuming improved economic conditions.
- 3.16 In Table 20 we summarise the S.106 Tariff / CIL for commercial uses (per sq m GIA).

Table 20. Commercial Use Schemes S.106 / tariff or CIL Provision, Weak & Strong Markets

	USE	WEAK MARKET	STRONG MARKET
Scheme 15	Office	Nil	Nil
Scheme 16	Retail (convenience only)	£15	£20
Scheme 17	Retail (food store)	£85	£100
Scheme 18	Industrial Estate (B2/B8 use)	£10	£20

Mixed Use

- 3.17 We have appraised the residential elements of three mixed use schemes In order to illustrate the impact of commercial uses on residential schemes, and the ability of residential schemes to underwrite the loss in value of uses such as office. For the commercial uses in each scheme we have applied the S.106 / tariff or CIL which our modelling of pure commercial appraisals suggests to be viable. The results for the residential elements of these schemes are shown in Table 21:

Table 21. Mixed Use Schemes S.106 / tariff or CIL Provision, WEAK Market

	S106 Tariff / WEAK MARKET	S106 Tariff / STRONG MARKET
Scheme 12	£5,000	£10,000
Scheme 13	£5,000	£10,000
Scheme 14	£5,000	£10,000

4. VIABILITY FINDINGS: AFFORDABLE HOUSING

Introduction

- 4.1 In this section we summarise the findings from the testing that has been carried out. Fuller details of the individual outcomes are attached at Appendix E.
- 4.2 We have undertaken modelling of all of the residential typologies for both weak and strong market conditions. We have also investigated the consequences of varying the percentage of affordable housing between 30%, 40% and 50%. We have varied the split within affordable housing as between social rent and intermediate tenure, from 80:20 (social rent:intermediate), 60:40 and 50:50. We have further tested on the basis that grant is available for affordable housing at an average rate of £45,000 for social rent and £22,200 for intermediate tenure (per unit), and also on the basis of no grant.
- 4.3 In addition to the above we have undertaken some high level testing of the proposed Affordable Rent model, which we discuss at the end of the chapter.
- 4.4 As previously set out the resultant residual land values have been compared against a benchmark value for each scheme, which reflects our assessment of what a landowner might reasonably require to receive in order to be incentivised to sell land for the proposed scheme.
- 4.5 A number of our calculations show that in theory the typologies selected have a nil or negative land value given the likely level of on site enabling works that will be required, and where there are low resale values combined with affordable housing at higher than c.20%, and there is no grant available. This would appear to accord with suggestions put to us during stakeholder discussions that developers and landowners are seeking to purchase and/or promote schemes effectively on the basis of c.25% affordable housing, although this is not to say that this is the maximum amount that can be afforded.
- 4.6 Clearly where there are nil or negative land values then it can be anticipated that revised or different schemes will be promoted, either perhaps changing the total number of dwellings, the mix between houses and flats or the density of the scheme. In some cases, however, it may well be that housing will only be promoted when values have recovered to a greater extent than the values used for our modelling and/or a material level of grant can be provided.

Affordable Housing by Value Area

- 4.7 Our calculations show that, adopting strong and weak market values and costs, a \$106 contribution of £7,500 per dwelling, and assuming No Grant that:

(a) Value Area 1 can afford 50% affordable housing;

- (b) Value Areas 2 & 3 can afford 30% - 40% affordable housing depending on the tenure split;
- (c) Value Areas 2 & 3 can afford up to a 60:40 social rent to intermediate tenure split at 30% - 40% affordable housing;
- (d) Viability in Value Area 4 is challenged even if no affordable housing is provided;

Outcome of Affordable Housing Viability Modelling

4.8 As previously discussed the outcome of the modelling is particularly dependent on the choice of the benchmark adopted against which the residual land values are to be compared. As noted in the previous Section, we have used three separate benchmarks representing the likely nature of development land coming forwards (Low, Medium and High). We have set out in tables 22 to 27 the level of affordable housing each scheme can afford assuming a the three benchmarks, weak and strong markets, and taking into account the levels of S.106 / tariff or CIL set out in the previous section.

Low Benchmark

Table 22. Results of Modelling to assess ability to provide Affordable Housing – No Grant, WEAK Market, LOW BENCHMARK

Scheme	Affordable Housing Tenure			
	80% Social Rent 20% Intermediate	60% Social Rent 40% Intermediate	50% Social Rent 50% Intermediate	100% Intermediate
Scheme 3	X	X	X	≤ 50%
Scheme 4	≤ 30%	≤ 50%	≤ 50%	≤ 50%
Scheme 5	≤ 30%	≤ 40%	≤ 40%	≤ 50%
Scheme 6	X	≤ 30%	≤ 30%	≤ 50%
Scheme 7	≤ 50%	≤ 50%	≤ 50%	≤ 50%
Scheme 8	≤ 30%	≤ 40%	≤ 40%	≤ 50%
Scheme 9	X	≤ 40%	≤ 40%	≤ 50%
Scheme 10	≤ 30%	≤ 50%	≤ 50%	≤ 50%
Scheme 11	X	≤ 30%	≤ 40%	≤ 50%

Table 23. Results of Modelling to assess ability to provide Affordable Housing – No Grant, STRONG Market, LOW BENCHMARK

Scheme	Affordable Housing Tenure			
	80% Social Rent 20% Intermediate	60% Social Rent 40% Intermediate	50% Social Rent 50% Intermediate	100% Intermediate
Scheme 3	≤ 30%	≤ 40%	≤ 50%	≤ 50%
Scheme 4	≤ 50%	≤ 50%	≤ 50%	≤ 50%
Scheme 5	≤ 50%	≤ 50%	≤ 50%	≤ 50%
Scheme 6	≤ 50%	≤ 50%	≤ 50%	≤ 50%
Scheme 7	≤ 50%	≤ 50%	≤ 50%	≤ 50%
Scheme 8	≤ 50%	≤ 50%	≤ 50%	≤ 50%
Scheme 9	≤ 50%	≤ 50%	≤ 50%	≤ 50%
Scheme 10	≤ 50%	≤ 50%	≤ 50%	≤ 50%
Scheme 11	≤ 40%	≤ 40%	≤ 40%	≤ 50%

Medium Benchmark

Table 24. Results of Modelling to assess ability to provide Affordable Housing – No Grant, WEAK Market, MEDIUM BENCHMARK

Scheme	Affordable Housing Tenure			
	80% Social Rent 20% Intermediate	60% Social Rent 40% Intermediate	50% Social Rent 50% Intermediate	100% Intermediate
Scheme 3	X	≤ 40%	≤ 50%	≤ 50%
Scheme 4	≤ 40%	≤ 40%	≤ 50%	≤ 50%
Scheme 5	≤ 30%	≤ 30%	≤ 30%	≤ 50%
Scheme 6	X	X	X	≤ 40%
Scheme 7	≤ 50%	≤ 50%	≤ 50%	≤ 50%
Scheme 8	X	≤ 30%	≤ 30%	≤ 50%
Scheme 9	X	≤ 30%	≤ 30%	≤ 50%
Scheme 10	≤ 30%	≤ 30%	≤ 30%	≤ 50%
Scheme 11	X	X	X	≤ 50%

Table 25. Results of Modelling to assess ability to provide Affordable Housing – No Grant, STRONG Market, MEDIUM BENCHMARK

Scheme	Affordable Housing Tenure			
	80% Social Rent 20% Intermediate	60% Social Rent 40% Intermediate	50% Social Rent 50% Intermediate	100% Intermediate
Scheme 3	≤ 30%	≤ 40%	≤ 50%	≤ 50%
Scheme 4	≤ 50%	≤ 50%	≤ 50%	≤ 50%
Scheme 5	≤ 50%	≤ 50%	≤ 50%	≤ 50%
Scheme 6	≤ 40%	≤ 40%	≤ 50%	≤ 50%
Scheme 7	≤ 50%	≤ 50%	≤ 50%	≤ 50%
Scheme 8	≤ 40%	≤ 50%	≤ 50%	≤ 50%
Scheme 9	≤ 40%	≤ 50%	≤ 50%	≤ 50%
Scheme 10	≤ 40%	≤ 50%	≤ 50%	≤ 50%
Scheme 11	≤ 30%	≤ 40%	≤ 40%	≤ 50%

High Benchmark

Table 26. Results of Modelling to assess ability to provide Affordable Housing – No Grant, WEAK Market, HIGH BENCHMARK

Scheme	Affordable Housing Tenure			
	80% Social Rent 20% Intermediate	60% Social Rent 40% Intermediate	50% Social Rent 50% Intermediate	100% Intermediate
Scheme 3	X	X	X	≤ 30%
Scheme 4	X	X	X	≤ 30%
Scheme 5	X	X	X	X
Scheme 6	X	X	X	X
Scheme 7	≤ 30%	≤ 30%	≤ 40%	≤ 50%
Scheme 8	X	X	X	X
Scheme 9	X	X	X	X
Scheme 10	X	X	X	≤ 40%
Scheme 11	X	X	X	X

Table 27. Results of Modelling to assess ability to provide Affordable Housing – No Grant, STRONG Market, HIGH BENCHMARK

Scheme	Affordable Housing Tenure			
	80% Social Rent 20% Intermediate	60% Social Rent 40% Intermediate	50% Social Rent 50% Intermediate	100% Intermediate
Scheme 3	X	X	X	X
Scheme 4	X	X	X	≤ 50%
Scheme 5	X	X	X	X
Scheme 6	X	X	X	≤ 40%
Scheme 7	≤ 30%	≤ 30%	≤ 40%	≤ 50%
Scheme 8	X	X	X	≤ 40%
Scheme 9	X	X	X	≤ 50%
Scheme 10	X	X	X	≤ 50%
Scheme 11	X	X	X	≤ 40%

- 4.9 It is difficult to generate a positive land value for some schemes, particularly in the weak market scenarios and those schemes which consist entirely of flats, as these are less valuable in the current market than houses – Schemes 3, 6, 8 and 11 appear to be particularly impacted. However the nature of a study such as this may not allow for the individual circumstances of these schemes to be incorporated – for example scheme 11 (400 flats) is likely to be brought forward on a Greenfield or very low value use site, rather than on a site which is already in residential use due to its sheer size, hence its comparator would be the low benchmark, where it can comfortably provide 40% affordable housing at a tenure split of 80:20 in a strong market. As another example it is unlikely that a developer would bring forward a small flatted scheme such as scheme 3 in the current market.
- 4.10 The scale of costs that arise for the larger schemes also contributes to the difficulty in generating significant land values. In these instances it should be anticipated that the landowners will participate fully in bringing forward the land for development, and probably defer taking a substantial receipt until the cashflow of the project allows it. These are also typically the schemes where there has to be a bespoke Planning Agreement to reflect the different elements which they would contain and the likely scale of enabling costs at the outset. Typically they are developed in a number of phases, and S.106 agreements are usually drawn up to accommodate this. This is one of the difficulties which face all authorities in the transition from an existing S.106 / tariff to CIL. It is also these larger sites which will bring into question how best to offset or credit for works that are undertaken directly or at the expense of the developer, but which would otherwise be part of a S.106 tariff or CIL charging schedule.

Affordable Housing Provision on Small Sites

4.11 Any proposal that the minimum threshold for the requirement to provide affordable housing on-site be reduced below 10 dwellings poses a number of practical issues:

- As the previous threshold in the Borough, and elsewhere, until recently as been quite high, most of the developers who specialise in small schemes will have had no or little experience of dealing with Registered Providers (they are very unlikely to be registered themselves) or building affordable dwellings;
- Will the developer be able to find a Registered Provider willing and able to take on 1, 2 or 3 units?;
- What form of tenure is to be sought – a strict application means that mathematically most or all of the units are likely to be Social Rent (or Affordable Rent)?;
- The impact on viability can be disproportionate at a small scale given the need for the private units to cross subsidise the affordable units in the absence of grant;
- Small schemes that involve the conversion of buildings or subdivision are unlikely to be able to meet the standards required for affordable housing.

4.12 We have set out in the following tables calculations to show how a policy for affordable housing might impact on smaller schemes (we have shown calculations for schemes of 2 to 15 units). A more robust answer for smaller sites may be for the Council to consider seeking a financial contribution towards the provision of off-site housing.

Table 28 Calculations to Show Impact of Affordable Housing Requirement on Smaller Sites – 60% Private / 40% Affordable

No. of Units in Scheme	Private		Affordable	Soc Rent		Intermediate
	60%	(Rounded)	40%	(70%)	(Rounded)	(30%)
15	9.00	9	6	4.20	4	2
14	8.40	8	6	4.20	4	2
13	7.80	8	5	3.50	4	1
12	7.20	7	5	3.50	4	1
11	6.60	7	4	2.80	3	1
10	6.00	6	4	2.80	3	1
9	5.40	5	4	2.80	3	1
8	4.80	5	3	2.10	2	1
7	4.20	4	3	2.10	2	1
6	3.60	4	2	1.40	1	1
5	3.00	3	2	1.40	1	1

No. of Units in Scheme	Private		Affordable	Soc Rent		Intermediate
	60%	(Rounded)	40%	(70%)	(Rounded)	(30%)
4	2.40	2	2	1.40	1	1
3	1.80	2	1	0.70	1	0
2	1.20	1	1	0.70	1	0

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Table 29 Calculations to Show Impact of Affordable Housing Requirement on Smaller Sites – 70% Private / 30% Affordable

No. of Units in Scheme	Private		Affordable	Soc Rent		Intermediate
	70%	(Rounded)	30%	(70%)	(Rounded)	(30%)
15	10.50	11	4	2.80	3	1
14	9.80	10	4	2.80	3	1
13	9.10	9	4	2.80	3	1
12	8.40	8	4	2.80	3	1
11	7.70	8	3	2.10	2	1
10	7.00	7	3	2.10	2	1
9	6.30	6	3	2.10	2	1
8	5.60	6	2	1.40	1	1
7	4.90	5	2	1.40	1	1
6	4.20	4	2	1.40	1	1
5	3.50	4	1	0.70	1	0
4	2.80	3	1	0.70	1	0
3	2.10	2	1	0.70	1	0
2	1.40	1	1	0.70	1	0

Table 30 Calculations to Show Impact of Affordable Housing Requirement on Smaller Sites – 75% Private / 25% Affordable

No. of Units in Scheme	Private		Affordable	Soc Rent		Intermediate
	75%	(Rounded)	25%	(70%)	(Rounded)	(30%)
15	11.25	11	4	2.80	3	1
14	10.50	11	3	2.10	2	1
13	9.75	10	3	2.10	2	1
12	9.00	9	3	2.10	2	1
11	8.25	8	3	2.10	2	1
10	7.50	8	2	1.40	1	1
9	6.75	7	2	1.40	1	1
8	6.00	6	2	1.40	1	1
7	5.25	5	2	1.40	1	1

No. of Units in Scheme	Private		Affordable	Soc Rent		Intermediate
	75%	(Rounded)	25%	(70%)	(Rounded)	(30%)
6	4.50	5	1	0.70	1	0
5	3.75	4	1	0.70	1	0
4	3.00	3	1	0.70	1	0
3	2.25	2	1	0.70	1	0
2	1.50	2	0	0.00	0	0

Affordable Rent Viability Analysis

- 4.13 We have undertaken some high level analysis of the impact of the new Affordable Rent tenure on viability across Harrow. Using data provided by the GLA on rental levels, and analysis done by our in house finance team, we calculate that a move to this tenure could impact on viability by as much as 20-30%. This is particularly the case for the larger development typologies.
- 4.14 However we would caution that, viability aside, the establishment of the affordable rent model could prove difficult. In essence Affordable Rent will see the Government reducing up front capital grant for affordable housing and replacing it with ongoing revenue support (through housing benefit) This could be seen as an increased burden for tenants not on benefit and an expectation that Registered Providers will provide funding through surpluses on existing stock.
- 4.15 Taking this into account we consider that there is potential for an affordability challenge to be created by the move to Affordable Rent in London at 80% market rent. Rents could exceed 30% of net income for current social housing tenants (GLA's definition of affordability) and could be over 50%. In practice therefore if Affordable Rents are pushed to the 80% limit, as expected by DCLG/HCA in all but exceptional circumstances, there will be significant affordability challenges for tenants. In reality, the tenants of Affordable Rent properties will not be those who are currently in social rented housing. There is also potential that even those who are on housing benefit will face challenges from the new Affordable Rent tenure.
- 4.16 We therefore consider that the challenges that the new Affordable Rent model brings could be significant in terms of delivery of new stock and affordability. We understand that there are ongoing negotiations regarding the Affordable Rent tenure and its implementation, which will address key points such as how needed levels of social rented housing will be maintained, and how the grant funding system will work for these new units.

5. POTENTIAL CONSEQUENCES FOR HOUSING DELIVERY

Housing Land Availability and Capacity

- 5.1 The availability and capacity of land for residential development in London is critical to future delivery against London Plan housing targets. To understand the cumulative impact of affordable housing and S.106 / tariff or CIL on future housing output it is necessary first to understand how capacity is identified to inform preparation of the targets.
- 5.2 The Borough housing delivery targets identified in the Planning Policy review at Appendix B, are aligned to the availability of future land for housing development. This analysis is based on the London SHLAA that is underpinned by a site-level analysis of land capacity across the Capital. The Replacement London Plan establishes a housing delivery target for Harrow of 3,500 additional homes for the period 2011 to 2021, with an Annual Monitoring Target of 350 units per annum.

The SHLAA and Housing Delivery

- 5.3 The 2009 GLA Strategic Housing Land Availability Assessment and Housing Capacity Study (SHLAA/HCS) sets out that between 2009 and 2026 Harrow will need to provide 5,345 net additional homes, and that at least 3,063 of the new homes to be provided will need to be affordable. These figures from the SHLAA/HCS are based on evidence that London has a theoretical physical capacity to accommodate 37,080 additional homes per annum from 2011 – 2021. Identification of this capacity by the SHLAA was based on a 'constraints' model which combines capacity (calculated using the known site area, density and percentage mixed use, if applicable) with the 'probability' of sites being developed for housing, backed by a default density assumption based on the mid point of the appropriate density range for all 'potential' and some 'allocated' sites². This approach results in capacity estimates which reflect the number and severity of the constraints identified
- 5.4 In addition to these assumptions, further policy considerations were taken into account through an aggregate policy/deliverability 'discount' e.g. to reflect the aggregate impact of the introduction of new garden land and design polices and to address the impact of the recent house price boom on output assumed to come forward in the future from small sites. This aggregate discount reduced the physical capacity figure from 37,080 down to the DRLP housing provision target of 33,380 dwellings per annum for the period 2011-2021. While this approach may appear relatively conservative it has produced a target significantly higher than that in the 2008 Plan. This approach addresses concerns over 'town cramming' and is considered to provide a sound basis for setting achievable borough targets that should withstand changing market conditions.

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- 5.5 A key principle of the SHLAA/HCS methodology is to provide flexibility when establishing capacity to take account of future changes in the housing market and planning policy, which are likely to affect housing potential on individual sites. In particular, how the study deals with constraints and density assumptions for a given site are important considerations to ensure the resulting capacity provides some inbuilt resilience to changing conditions.
- 5.6 An identified 'constraint' will reduce the net developable area of a site and therefore limit its potential unit yield. In most cases a constraint identified in the SHLAA/HCS should be able to be overcome through the planning process and the use of mitigation measures. However the study does not simply assume this, and it is an issue that should be considered when development of a site is implemented. The preparation of planning frameworks for London's Opportunity Areas are good examples, as the approach taken on large scale development opportunities can usually address major physical constraints the study may take into account (such as flood risk, local infrastructure and contamination), thus allowing housing potential to be maximised and potentially being greater than the SHLAA/HCS identified on a site by site basis. The difference is difficult to quantify but analysis of the unconstrained capacities (i.e. the calculated capacities assumed prior to having the constraints/probability model applied) shows there is potential for an extra capacity of around 2,500 dwellings per year over the 10 year period to 2021. This means that should all the identified constraints be overcome on each site, an additional 2,500 dwellings per year could come forward for development over and above the 37,080 physical capacity identified by the SHLAA. In reality there will be constraints which cannot always be mitigated or completely overcome so it is not suggested this capacity will be entirely realised.
- 5.7 This summary of the prudent assumptions underlying the SHLAA housing targets makes clear that they provide a buffer against any quantified impact on housing delivery as a result of the introduction of new/revised affordable housing or CIL requirements.
- 5.8 Given the inherent flexibilities built into the SHLAA and underpinning the DRLP target (see above), and other relevant considerations set out below, introduction of a level of affordable housing / CIL might pose some challenges to its short term realisation but, on this basis at least, would not seem likely to fundamentally compromise it. However, the Mayor is advised to incorporate these sensitivity ranges into his monitoring systems to ensure that the standards can, if necessary, be refined to strike the right balance between encouraging housing output and securing quality affordable accommodation and appropriate planning contributions.
- 5.9 In Harrow itself, the 5,345 net additional homes to be delivered in the Borough will be distributed through development within the Harrow & Wealdstone Intensification Area (2,500 units) and other identified strategic development sites located throughout the Borough (2,835). The delivery of new homes in the Intensification Area will therefore be key to the Borough's housing provision and it is important that a S.106 / tariff or CIL requirement attempts to reflect the circumstances of the Intensification Area, however it should also be
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² Ibid

remembered that the time delay to CIL implementation and the large nature of Intensification Schemes will mean that a lot of development will most likely be dealt with through planning conditions attached to a particular permission rather than an overarching CIL policy.

Land Values

- 5.10 For the last 10 and more years there has been a significant premium for residential land, especially with respect of prevailing industrial land.
- 5.11 The financial crisis and recession has had a pronounced effect on residential land values, and values across primary locations have typically fallen by 30% – 50%. London residential development land is reported by estate agencies and consultancies to have fallen in value by 40-50% since the peak of the market. Data from the VOA indicates that the average value of residential building land in London has declined by c 38%. Taking a consensus approach we conclude that there has been a c 40-50% decline from the London market's peak.
- 5.12 Land values for other uses have also fallen, for example office and general employment, and in some cases these falls have exceeded those for residential land. However whilst land value for alternative uses may in some specific circumstances be higher than prevailing residential values, we have found that this is not often the case, and on average it can be suggested that redevelopment for residential use is likely to yield the highest return for landowners and developers.
- 5.13 It should therefore be borne in mind that a significant proportion of the housing to be delivered in London is within Boroughs such as Harrow where, in many cases, sale values and land values are below the London average. This means that in some parts of Harrow a small reduction in the residential land value could take it below the EUV, even though the EUV itself may be low. In such situations the way in which Local Planning Authorities respond will be critical in terms of ensuring and maintaining the supply of new dwellings.

Private Landowners

- 5.14 In achieving the correct policy requirement in order not to overly restrict development, it is important that Local Planning Authorities such as Harrow consider the reaction of private landowners to proposed policy changes, as it is these landowners whose expectation of a price for land will dictate the development market.
- 5.15 One has to be mindful of the risk that the additional costs arising through an increased level of affordable housing provision or a higher CIL charge, perhaps in combination with other factors (for example, a reduction in or loss of NAHP Grant), could make development unviable. There is also at present a general problem with viability given current market and economic conditions. It is expected, however, that these issues should be relatively short lived for many, as they are linked to the economic cycle, and it is considered by many that the worst of the conditions are now behind us.

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- 5.16 We therefore believe that the introduction of new policy will not of itself cause the supply of land for new housing in Harrow to falter or stop, and delivery of new housing fall, however, this presupposes that the planning authorities will be receptive to those genuine cases where viability is challenged.

Affordable Housing

- 5.17 To the extent affordable housing is linked via S106 Agreements to the quantum of private development, there is a risk that significant changes to the number of private units will impact on the delivery of affordable housing. In Harrow there are a number of large regeneration schemes such as Wealdstone and the Town Centre, and the 2,500 units identified for the Harrow and Wealdstone Intensification Area. This means that it is likely that the majority of affordable housing units in the Borough will be delivered through Planning Agreements, rather than through direct RSL development or Local Housing Companies, which will assist affordable housing delivery.
- 5.18 It should also be remembered that the consequences of CIL on the construction of affordable housing depends on the amount of public subsidy that is made available both through Central Government and local councils, and also the extent to which new models of delivery come forward. Whilst the credit crunch, the fall in house prices and the recession have proved as problematic for RPs as for private developers, some see this as an opportunity to develop new business models that are less reliant on grant funding, on the transfer of dwellings under S.106 agreements or the sale of dwellings. There are also signs of new and deeper partnership working between RPs and private developers, and on a number of schemes it is the affordable housing that is being developed first, effectively enabling the private housing to then be developed.

6. CONCLUSIONS & RECOMMENDATIONS

Introduction

- 6.1 The S.106 Tariff or CIL and Affordable Housing Viability Assessment is intended to establish an understanding of the approach, evaluation and implications of establishing a Community Infrastructure Levy to fund necessary infrastructure in support of future growth in Harrow, and an affordable housing policy which responds to Harrow's housing needs. As such the S.106 Tariff or CIL Affordable Housing Viability Assessment forms an evidence base to support planning policies set out in the Core Strategy.
- 6.2 The timing of the Viability Assessment coincides with a significant downturn in the national and local housing market coupled with a sustained economic recession that has followed from a period of significant market growth. Local Authorities face a dilemma in how to encourage the levels of future growth envisaged by the Core Strategy whilst ensuring that the necessary infrastructure and affordable housing is delivered in tandem. This to be carried against a background of public sector capital and revenue funding cuts, and difficulties in the private sector, especially for the development of new housing and commercial accommodation.
- 6.3 The conclusions and recommendations in this section address this context, but also the underlying economic and policy drivers which point towards a medium and long term need for residential and economic development in Harrow for which an appropriate Affordable Housing policy requirement and S.106 Tariff or CIL can play a valuable role in funding infrastructure. With this in mind we would note that the initial findings from the viability appraisals were presented to a workshop of Harrow developers, as well as to a meeting of Harrow's Registered Landlords for their consideration, comment and validation.

Conclusions

The Development Market Context

- 6.4 Setting a CIL must take account of the area's market context. For both residential and commercial development the market remains fragile and subject to volatility as a result of the economic recession affecting demand. There have been some periods of relative, short-lived market stability but little that in Q3 2010 represents clear signals of a sustained market recovery.
- 6.5 Land values have witnessed a decline since mid-2007 as landowner expectations of value have been affected by the recession and implications of the slow down in demand. Values for potential residential land have also been somewhat artificially supported by the availability of NAHP grant which will be less easily available in future.

- 6.6 Nevertheless, against this backdrop the long term demographic fundamentals of an increasing population and acute affordable housing need coupled with the need to create modern, high quality business floorspace and retail facilities supports the character and scale of growth envisaged. In turn this supports underlying long term land value expectations and helps demonstrate the policy environment is conducive to the delivery of new development to meet fundamental market demands.
- 6.7 Commercial market demand for business and employment floorspace remains sensitive to the national and regional economic situation. It is a fragile position that shows slow signs of recovery in terms of demand and the values achievable. Harrow as a whole and particularly the Town Centre sitting within the wider area of the Harrow & Wealdstone regeneration areas are well positioned to act as a catalyst for future economic growth. Within Wealdstone and the town centre it is anticipated that there will be demand for higher quality, more adaptable employment floorspace, whether office, industrial or warehousing. The Core Strategy makes provisions to support this demand over the lifetime of the plan and in so doing assists in supporting a long term view of demand for floorspace.

S.106 / Tariff or CIL & Affordable Housing Viability Assessment

- 6.8 Testing the various Development Typologies representing Harrow through the CIL Viability Assessment shows that the introduction of a CIL charge is achievable for the significant majority of future development schemes under normal market conditions.
- 6.9 The viability assessment for residential developments shows that the suggested CIL / Tariff of £7,500 chargeable for residential development in the four Market Value Areas would ensure that at least 20% of Affordable Housing would be delivered in all locations as a worse case scenario (i.e. no NAHP grant, poor market conditions etc.) From our analysis we would conclude that the level of affordable housing could increase to 30% - 40% accordingly in most development scenarios across the Harrow Borough.
- 6.10 For commercial schemes, retail development, particularly convenience retail scheme, show the greatest opportunity to contribute to CIL / Tariff viably; office and industrial development schemes far less so under normal market conditions.
- 6.11 Overall we conclude that whilst development viability for many schemes is currently challenged, the long-term development objectives of the Core Strategy coupled with a time-lag to the actual implementation of CIL / Tariff provides a period during which market conditions and values are expected to normalise and the CIL / Tariff accepted provided landowners and developers garner the benefits to their development schemes.

Availability of NAHP Grant

- 6.12 This Report makes the assumption, based on announcements from, and our own conversations with, the Homes and Communities Agency, that it will honour its commitment to funding streams already agreed under the NAHP programme, but that beyond that grant funding will only be available for the development of affordable rent units, and no longer for social rented units. In the interests of viability testing we have undertaken all of the

residential appraisals on the assumption that Grant is not and is available, and the results of these appraisals are set out in full in Appendix E. As previously discussed we have not carried out a full set of appraisals for affordable rent, but have undertaken a high level analysis of the impact this might have on viability, which we consider could increase viability by as much as 20-30%.

Mixed Use Schemes

- 6.13 There is clearly a trade off to be made between the value of residential development and its ability to contribute to planning obligations and provide affordable housing when also required to cross-subsidise commercial uses as part of a mixed use scheme. We have analysed development scheme typologies on the basis that any affordable housing requirement stipulated for dwellings is adhered to, but that the level of S.106 / tariff or CIL required is reduced for mixed use schemes.

Recommendations

We recommend that:

1. The Council considers adopting a S.106 / Tariff or CIL which reflects the Borough as a whole, rather than a system of sub-zones or differential rates based on market areas making varying levels of contribution;
2. The Council initially adopts a conservative approach as to the level of the S.106 / tariff or CIL, based on the assumption of weak market conditions and no NAHP grant for affordable housing being available;
3. Commercial development should expect to contribute to the infrastructure on which it relies, the ability of most forms of development to pay a material contribution is very limited. Therefore, whilst we have recommended a level of S.106 / tariff or CIL in all cases, we recommend that the Council considers whether at this time there is any practical advantage to making a charge, or whether their interests are better served by being seen to put as few obstacles in the way of development so that employment development may, as best it can be secured, run in parallel with the new housing;
4. The Council considers a review of the S.106 / tariff or CIL rates in 2014/15 when there will be evidence as to how the local market, landowners and developers have responded to the changes which the adoption of CIL will bring. This will also allow some time for the implications of the public capital funding cuts announced shortly this year to be worked through and for other ways in which infrastructure might be funded (such as through Tax Increment Financing) to be more fully explored;

5. Our suggested S.106 / tariff or CIL are detailed below:

Table 31: Residential - Suggested S.106 / Tariff or CIL based on WEAK & STRONG Markets and No Grant:

	30% Affordable Housing	40% Affordable Housing	50% Affordable Housing
WEAK MARKET	£7,500	£5,000 - £7,500	£5,000
STRONG MARKET	£15,000	£12,500	£10,000

Table 32: Commercial - Suggested S.106 / Tariff or CIL based on WEAK & STRONG Markets

	Office	Convenience Retail	Food Retail	Industrial
	Per Sq M	Per Sq M	Per Sq M	Per Sq M
WEAK MARKET	Nil	£15	£85	£10
STRONG MARKET	Nil	£20	£100	£20

6. We recommend an affordable housing requirement of 30% - 40%, and tenure split of 60:40 social rent to intermediate dwellings, at an initial residential CIL charge of £7,500 per dwelling. Should the new affordable housing tenure come into effect, we consider that viability could increase by up to 20-30%, however affordability issues would first need to be addressed.



Report

Appendices



Report

Appendix A:
Typology
Assumptions

Typology Assumptions

To determine development viability we have used a residual development appraisal model, the principles of which are in keeping with the methodology adopted by the majority of developers when purchasing development land. The residual model assumes that land value is the difference between gross development value and build costs, once an element of developer profit has been taken into account. Through the use of residual development models we are able to quantify the impact of differing levels of affordable housing and S.106 / tariff or CIL contributions on land values and scheme viability.

We have prepared a number of hypothetical developments for testing (typologies), which have been agreed with the Council. These are set out in the following paragraphs.

Residential

The residential typologies we have used are set out in the table below:

Table A1. Residential Typologies

SCHEME	UNIT MIX
Scheme 1	2 flats
Scheme 2	4 houses
Scheme 3	10 flats
Scheme 4	10 houses
Scheme 5	35 flats
Scheme 6	50 mixed
Scheme 7	50 houses
Scheme 8	100 mixed
Scheme 9	200 mixed
Scheme 10	200 flats
Scheme 11	400 flats

We have assumed that within the affordable housing allocation, 35% of units are 1-bedroom units, 15% 2-bedroom units, 33% 3-bedroom units and 17% 4+bedroom units. This reflects the Borough's housing need as set out in the West London SHMA; it is not completely in accordance with it, due to current over provision of intermediate 2 and 4+ bedroom housing. We have assumed unit sizes in line with the London Housing Design Guide as set out in Table 2.

Table A2. London Housing Design Guide GIA Unit Sizes

Dwelling	GIA Unit Size
1 bed flat	50 Sq M
2 bed flat	70 Sq M
3 bed flat	86 Sq M
3 bed house	96 Sq M
4 bed house	107 Sq M
5 bed house	134 Sq M

Mixed Use

We have appraised three mixed use schemes in order to determine the impact which commercial uses might have on the ability of residential units to offer contributions to the Council in terms of affordable housing or S.106 / tariff or CIL.

Table A3. Mixed Use Typologies

Scheme	Unit Mix	Retail Sq m (GIA)	Office Sq m (GIA)
Scheme 12	15 flats	600	0
Scheme 13	96 mixed	4,047	1,470
Scheme 14	400 flats	11,375	3,750

Commercial

We have appraised office, industrial and two retail schemes as set out below. We have assumed that all of the commercial units will be built to BREEAM level 'Good' and that car parking standards will be London Plan (2009) compliant.

Table A4. Commercial Typologies

Scheme	Use	Sq m (GIA)	Sq m (NIA)	Site Area (Ha)
Scheme 15	Office	1,250	1,000	0.1
Scheme 16	Retail	360	306	0.08
Scheme 17	Retail	4,645	3,950	1.03
Scheme 18	Industrial Estate (B2/B8 use)	4,645 (units 140 – 465 sq m)	n/a	1.29



Report

Appendix B:
Planning
Policy
Review

Planning Policy

Introduction

In this section we set out the policy context for housing and employment delivery across the Borough over the Plan Period as part of the Core Strategy. The volume and nature of housing and employment delivery across the Borough will flow from background documents and evidence bases such as the Strategic Housing Land Availability Assessment, as well as Affordable housing policy and planning obligation policy such as the CIL Regulations.

Our Report sits alongside these documents as an evidence base of viability, and it is therefore important to set out a review of each in order to set the context of our Report, and so that the Report conclusions and recommendations may sit within a comprehensive body of information.

We start by looking at the National policy bases for housing and employment delivery, and finish the Section with a review of the local policies particular to Harrow.

Strategic Housing Land Availability Assessment: Policy Context & Review

National Overview

The requirement for Strategic Housing Land Availability Assessments (SHLAAs) is set out in Planning Policy Statement 3 (PPS3) as an opportunity for systematically identifying housing land supply. The primary role of a SHLAA is to identify sites with the potential for bring forward new housing, both through considering their housing potential in terms of delivery and assessing when they are likely to be developed.

As such the SHLAA undertakes a comprehensive review of housing land availability within a given area. The assessment should determine the aggregate housing supply and identify an appropriate supply of deliverable and developable sites over a 5, 10 and 15 year timeframe.

The housing potential identified is a snapshot of the given area's current assessment of deliverability and developability of sites. The assessment should not be viewed as a static document but a starting point in identifying a rolling five year supply of suitable and deliverable housing land.

London Overview

The London Strategic Land Availability Assessment and Housing Capacity Study October 2009 (London SHLAA) updates and moves beyond the 2004 London Housing Capacity Study, which was the basis for housing targets as set out in the 2004 London Plan. The London SHLAA operates on the assumption that London can be divided into sub-regions, North, South, East, West and Central. Harrow sits within the West London sub-region.

The London SHLAA identifies that large sites in Harrow are able to bring forward 1,762 residential dwellings between 2011 and 2021, and that small sites are able to deliver some 2,569 dwellings. Table 7.1 of the SHLAA states that Harrow's new annual monitoring target for 2011-2021 is 350 units (as set out in the replacement London Plan).

Affordable Housing Policy Context & Review

National Policy Overview

Policy covering the supply and development of affordable housing have recently been in flux as a result of the Coalition Government starting to re-shape the policies of the previous Government which had, through a succession of national policy statements and regional planning processes, established the national and regional level targets for new housing including affordable properties.

The Government's overarching housing objectives are to:

- Increase the number of houses available to buy and rent, including affordable housing;
- Improve the flexibility of social housing (increasing mobility and choice) and promote homeownership;
- Protect the vulnerable and disadvantaged by tackling homelessness and support people to stay in their homes;
- Make sure that homes are of high quality and sustainable.

Social Housing Reform

The election of a new Government in 2010, has signalled the removal of top-down and regional level housing targets that have guided the supply of housing and the proportions of affordable housing required in each local authority area, and an attempt to return decision-making powers on housing to local communities. The abolition of the Regional Spatial Strategies has provided the foundations for a different approach to the supply of affordable housing with local authorities individually responsible for identifying the level of housing required within their own area.

In November 2010 the Rt. Hon. Grant Shapps MP, Minister for Housing and Local Government published 'Local decisions: A Fairer Future for Social Housing'. The Paper included alternations to access to social housing, affordable tenancy changes and changes to the discharge of the homelessness duty. These policy shifts will be introduced through the Localism Bill.

Affordable Rent Model

On 14 February 2011 Grant Shapps published a Ministerial Statement anticipating the publication of a new Framework for the Affordable Homes Programme 2011- 2015. One of the main elements of this programme is the Affordable Rent model which will be offered by Housing Associations and other Registered Providers. The Affordable Rent model is based around housing benefit meeting the full rental costs, as it does for social rent, and short to medium term housing benefit will continue

to be based on actual rents. The Affordable Rent Model also differs from the Social Rent model in the following ways:

- Rents can be up to 80% of market rent;
- Fixed term tenancies;
- Grant given as part of a wider subsidy;

It should also be noted that for future funding schemes, the Homes and Communities Agency will not provide grant subsidies for affordable tenure unless it is Affordable Rent (this does not impact on the Agency's current commitments under the NAHP programme).

Self-Financing

The reform of council housing finance is a Coalition Agreement commitment which, subject to parliamentary approval, we will implement in April 2012. The reforms aim to enable Councils to manage their own housing stock on a long term basis, as well as improving social housing quality and efficiency. As part of these reforms the Department for Communities and Local Government (DCLG) published a methodology for implementing self-financing in February 2011 for Councils, including financial parameters, key financial information by local authority and a timetable for the reforms.

PPS3

PPS 3, Housing (revised in June 2010) provides the current national policy basis for the planning of new housing. The PPS is supported by inter alia: detailed Practice Guidance on Strategic Housing Market Assessments (August 2007) and Local Housing Assessment Practice Guidance (2006).

PPS3 provides the basis for assessing housing requirements. It indicates the importance of high quality evidence for and reflects the use of Strategic Housing Market Assessments to understand the relevant characteristics of housing within an individual housing market area. It supports Local Authorities to set out in Local Development Documents:

- The likely overall proportions of households that require market or affordable housing, for example, x% market housing and y% affordable housing.
- The likely profile of household types requiring market housing e.g. multi-person, including families and children (x%), single persons (y%), couples (z%).
- The size and type of affordable housing required.

London

In London, the position is slightly different than elsewhere. The Mayor's London Plan: Spatial Development Strategy for Greater London (2009) and London Housing Strategy (2010) set out the housing targets and contribution of affordable housing supply for each Borough. The Government's proposed changes to the planning system do not include the abolition of the London Plan and hence the overarching policy and individual Borough-level targets will remain.

Policy 3.3 of the London Plan deals with increasing the housing supply. It indicates that working with relevant partners, the Mayor will seek provision of at least an annual average of 33,400 additional homes across London which will enhance the environment, improve housing choice and affordability and provide better quality accommodation for Londoners. This target will be reviewed in 2015/16.

Policy 3.3 states that the Boroughs should seek to achieve and exceed the relevant minimum borough housing target. In the case of Harrow, this represents some 3,500 new homes in the period 2011 to 2021 (350 per annum). Annex 4 of the London Plan provides a disaggregation of the housing provision target.

Policy 3.8 is concerned with housing choice. It states that Londoners should have a genuine choice of homes that they can afford and which meet their requirements for different sizes and types of dwellings in the highest quality environments. Boroughs are expected to work with the Mayor and local communities to identify the range of needs likely to arise within their areas.

The London Housing Strategy was published on 27 February 2010. It establishes the Mayor's vision for housing in London to:

- Raise aspirations and promote opportunity: by producing more affordable homes, particularly for families, and by increasing opportunities for home ownership through the new First Steps housing programme;
- Improve homes and transform neighbourhoods: by improving design quality, by greening homes, by promoting successful, strong and mixed communities and by tackling empty homes;
- Maximise delivery and optimise value for money: by creating a new architecture for delivery, by developing new investment models and by promoting new delivery mechanisms.

This vision, and the policies that underpin it, form the framework for determining the priorities for London's public housing investment and sets out the policies on a number of key housing issues where a pan-London approach is essential to improving the lives of Londoners and the city in which they live.

Policy 1.1B sets out a London-wide target for delivery of 50,000 affordable homes in the four years 2008/09 to 2011/12. This includes conventional supply but also counts acquisitions of homes for affordable housing, for example assisted purchase by those on intermediate incomes or acquisitions of homes on the market by housing associations for letting out at social rents. The policy replaces the previous Mayor's 50% affordable housing target which is abolished under Policy 1.1A of the London Housing Strategy.

Policy 1.1D deals with housing mix, reflecting the London Plan policies of 60:40 social rented to intermediate tenure housing provision (including shared ownership, shared equity and intermediate rent). This is a benchmark, which, together with policy 1.1E aims to encourage mixed tenure housing and neighbourhoods across London.

Community Infrastructure Levy Policy Context & Review

In this section we set out the context and background to the Community Infrastructure Levy (CIL).

The Principles and Purpose of CIL / Tariff

Part 11 of the Planning Act 2008 provides for the imposition of a charge to be known as the Community Infrastructure Levy. The Act specifies who may charge CIL / Tariff, and includes provisions for aspects of the charge including how liability is incurred, how it is to be charged, collected and spent.

In April 2010 the Community Infrastructure Levy Regulations 2010 (the Regulations) came into force. These set out detailed provisions enabling local authorities in England and Wales to introduce a CIL / Tariff.

The Levy will apply to new buildings above 100 square metres and the revenue from the Levy must be applied to infrastructure needed to support the future development of the area. The Levy is non-negotiable when a CIL / Tariff regime is adopted by a charging authority and, other than for particular exemptions, is chargeable on all forms of development. Exemptions include:

- New development below the threshold of 100 sq m;
- Social housing;
- Development if the owner of the land is a charitable institution and that the development will be used mainly for charitable purposes or not-for-profit charitable purpose,
- Authorities may offer relief in exceptional circumstances where the specific scheme cannot afford to pay it, but there are conditions.

A key benefit of CIL / Tariff is its ability to fund strategic and sub-regional infrastructure typically benefiting more than one local authority area; a provision not easily achieved through the existing S106 and S278 planning obligation regimes. The Government proposes that local authorities should have the freedom to work together to pool contributions from CIL / Tariff within the context of delivering their Development Plans.

The Regulations provide for the reform of the current system of developer contributions towards infrastructure, principally through S106 Agreements, so that the two regimes operate alongside each other. Even under a CIL / Tariff charging regime many developments will still require a S106 Agreement to provide for affordable housing for example, and S38 and S278 Agreements, for instance, will still be used by highway authorities.

For a CIL / Tariff to be implemented the following are required:

- A current, adopted Development Plan for the area;
- An up to date infrastructure needs assessment that establishes the requirements, timing and costs of transport and community infrastructure;

- The results of a viability and impact assessment of the likely effects of the CIL / Tariff.

After 6th April 2014 the Regulations state that it will not be possible to pool developer contributions from more than five sites for any individual infrastructure project or type of infrastructure under Section 106. Any mechanism that attempts to fund significant strategic infrastructure across more than five sites would have to be through a CIL / Tariff. This effectively eliminates the potential for a S106 planning tariff to be used after April 2014.

CIL / Tariff is intended for use alongside other funding streams. The Government proposed that “while CIL will make a significant contribution to infrastructure provision, core public funding will continue to bear the main burden, and local authorities will need to utilise CIL alongside other funding streams to deliver infrastructure plans locally”.

CIL November 2010 Overview

The key changes to the rules set out in the original CIL Regulations of April 2010 following the Coalition Government’s overview in November 2010 are as follows:

- The removal of the £500,000 minimum threshold for payment in kind for Authorities receiving land rather than money;
- Local Authorities will be able to decide and set their own payment deadlines and installation options;
- A meaningful proportion of CIL must be spent in the neighbourhood in which it is raised; and
- The Examiner’s Report will be limited (rather than binding) in so much as Examiner’s will be able to ensure that Council’s do not set ‘unreasonable charges’.

Localism Bill

The Localism Bill was introduced in the House of Commons on 13 December 2010. It includes clauses which further amend provisions of the Planning Act 2008 on CIL, the most significant of which set out the Government’s intention that local neighbourhoods receive a share of any funds raised. Further amendments include clarity on the ability of Charging Authorities to use CIL for on-going infrastructure costs to include the maintenance, operation and promotion of development.

Harrow Policy Context & Review

Overview

We finish this Section with a review of Harrow’s housing and employment policy structure, having regard to the proposed Core Strategy and Harrow’s Housing Needs Assessment, as well as a summary of the West London Strategic Housing Market Assessment’s conclusions on the Borough’s residential housing market.

LB Harrow Core Strategy

Harrow's Core Strategy seeks to implement the Council's strategic housing policy with reference to and in line with the following documents:

- The Mayor's of London's Housing Strategy (draft) 2009;
- Harrow's Sustainable Community Strategy (2009);
- Harrow's Housing Strategy (2007 – 2012)
- Harrow's Homelessness Strategy (2008 – 2013)

Affordable Housing

Harrow's housing market is predominantly private ownership housing (89%). Thus the Core Strategy focuses, not just on the projected requirement for an additional 5,345 homes to 2026 (a 6% increase on existing stock) as set out in the London Wide SHLAA, but the delivery of housing tenures which bridge the affordability gap between incomes and the entry level prices of market housing within the Borough. The Core Strategy also focuses on the need to provide adequate housing in terms of size, amenity, adaptability and privacy to reflect an increasingly aged population as well as the trend towards smaller household size. Affordability is a real issue in Harrow, and the West London SHMA shows that the median earnings of employees in Harrow are the lowest of all the West London Boroughs.

The geographical breakdown of the net additional homes required is set out as follows:

- Min. 2,500 homes in the Harrow & Wealdstone Intensification Area; and
- 2,835 homes on identified strategic development sites located throughout the Borough and within district and local centres.

The Core Strategy sets out that the suitability, scale and form of residential / mixed-use development will be determined by the nature of particular sites in terms of location, accessibility and the surrounding townscape / densities. The Core Strategy policy on affordable housing requires that at least 40% of the additional housing floorspace delivered between 2009 and 2026 will be affordable. It specifies that affordable housing will be required on all development sites with a capacity to provide ten or more homes. The maximum feasible contribution will be sought on individual sites having regard to the impact upon development viability and the availability of housing grant. In respect of tenure, the Core Strategy Encourages mixed tenure housing across the Borough and within neighbourhoods. This includes provision of a range of affordable housing tenures from social and affordable rent to intermediate housing products such as shared ownership and shared equity.

Building Standards

Harrow's Core Strategy expects that all new homes will comply with the Mayor of London's Housing Design Guide.

West London Strategic Housing Market Assessment

The West London Strategic Housing Market Assessment (SHMA) provides an analysis of housing requirement need across the region. The SHMA identifies a high requirement for affordable housing in all West London Boroughs, and, in Harrow, for social rented accommodation in particular (it currently has a low proportion of 10%). The SHMA sets out that Harrow is primarily a dormitory residential suburban area with low levels of employment and industrial activity compared to other London Boroughs, and that over a quarter of the Borough is open space. Harrow has one of the most ethnically diverse populations in the country (52.9% from an ethnic minority), as well as fairly low unemployment rates.

In property terms Harrow has a high proportion of detached and semi-detached properties (52%), and more than 75% of housing stock in Harrow is owner occupied, with less than 15% private rented.



Report

Appendix C:
Property
Market
Review

Property Market Review

In order to carry out our development appraisals to inform the viability study we have undertaken a review of Harrow’s residential and commercial property markets.

Residential

It is evident from market analysis and local stakeholder discussions that different land and sale values apply in various locations across the Borough. We have concluded that Harrow has 4 main Value Areas. These are:

Value Area 1: Harrow on the Hill

Value Area 2: Pinner and Stanmore

Value Area 3: Central, West and North Harrow

Value Area 4: Harrow Weald and the South West of the Borough

It should be noted that these value zones serve as a baseline guide, indicating average values, rather than values on specific sites. We have shown the extent of the value areas in Map 1 and set out our value assumptions in Table 9.

Map B1. Residential Market Value Areas

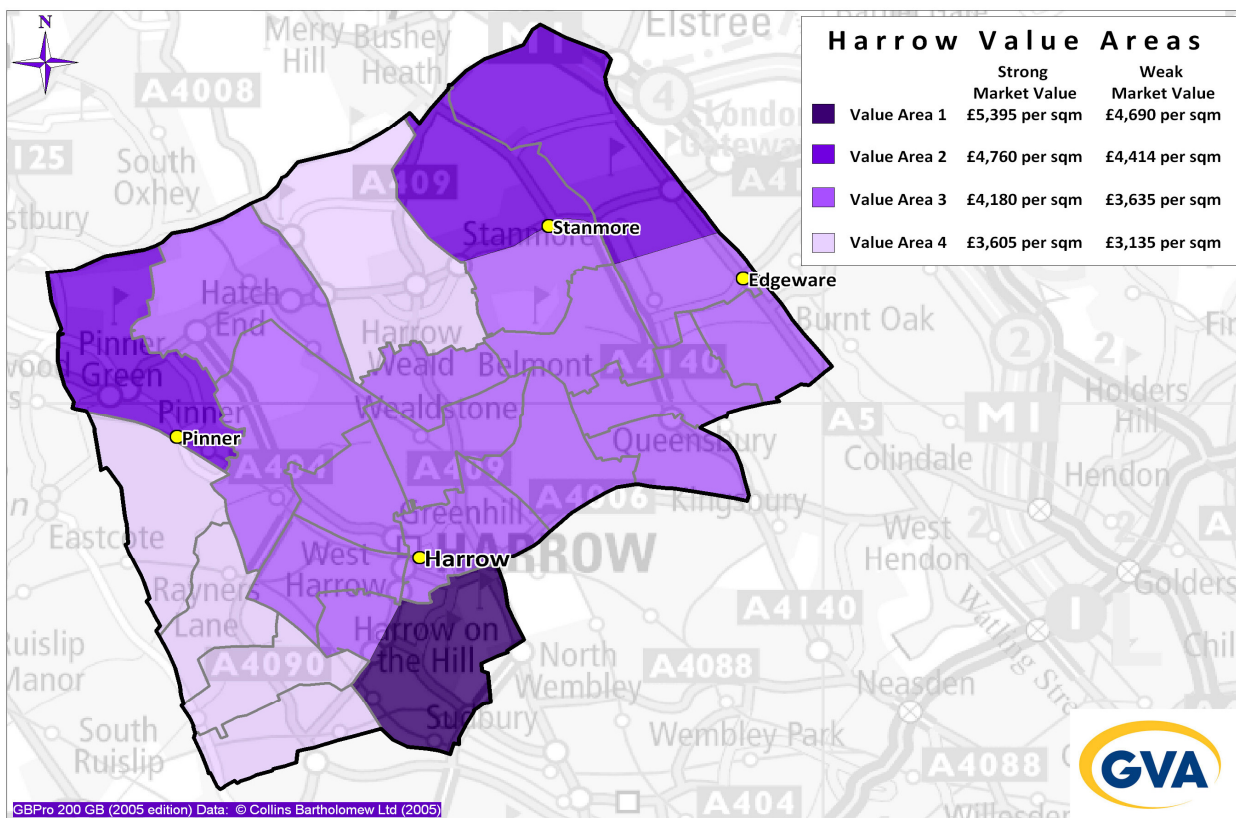


Table B1 Average Residential Values

	Weak Market £ per sq m (£ per sq ft)	Strong Market £ per sq m (£ per sq ft)
Value Area 1	£4,690 (£423)	£5,395 (£500)
Value Area 2	£4,140 (£385)	£4,760 (£440)
Value Area 3	£3,635 (£340)	£4,180 (£390)
Value Area 4	£3,135 (£290)	£3,605 (£335)

Value Area 1 consists of Harrow on the Hill. This small area contains the most expensive residential property in the Borough, and the area has the ability to achieve high prices relative to the rest of the Borough due to the quality of the existing housing stock and the attractive 'village character' of the area.

The second highest values are found in neighbourhoods such as Pinner and Stanmore. These locations benefit from good schools, strong local amenities and an attractive housing stock. There is a stock of larger family homes here that continues to be popular.

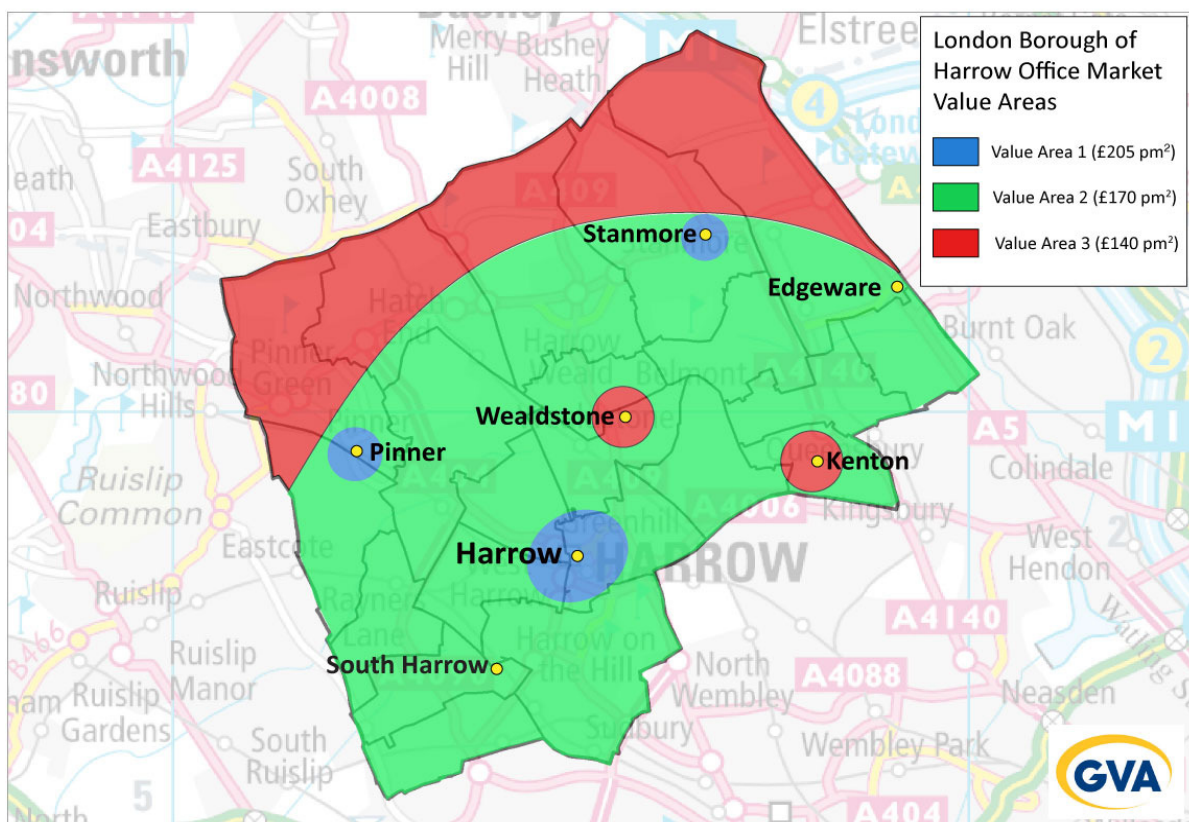
Value area 3 is the largest of the four value areas. Central, West and North Harrow area included in this area. This area benefits from good public transport links and is popular with commuters into London. A range of housing types and eras are represented here, with a generally attractive stock, convenient local services and open spaces. Values will reflect those found in a range of outer northwest London locations.

The lowest residential values are found in Value Area 4, which includes two distinct locations – Harrow Weald in the north and South Harrow. Harrow Weald includes a number of more affordable housing areas, associated with the area's historic industrial role. South Harrow can be considered part of the M40 / A40 corridor and has a higher proportion of social and private rented stock. Both of these areas also present pockets of social and economic deprivation. At the same time, each also offers public transport access and local retail and community and social infrastructure.

Office

We have concluded that there are three Market Value Areas for office development in Harrow. The large majority of the office accommodation in the Borough is located in Central Harrow, in and around the Town Centre as well as in Pinner and Stanmore. This value area represents the most desirable location for office based businesses, based on transport access and town centre amenities.

Map B2. Office Market Value Areas



Value Area 2 is secondary to Central Harrow in terms of office accommodation and includes centres such as Edgware and South Harrow. These locations are attractive as they avoid the congestion of Central Harrow whilst still benefiting from good amenities.

Rental Values are weakest in the north of the Borough and in areas such as Wealdstone and Kenton. Office provision is limited here and includes a high proportion of second hand space above shops. Moving northwards, competing office centres such as Watford also limit the attractiveness of building new office space within the Borough.

Table B2. Average Office Values by Zone

	WEAK MARKET		STRONG MARKET	
	Rental Value	Yield	Rental Value	Yield
Value Area 1	£205 per sq m (£19 per sq ft)	6.5%	£220 per sq m (£20 per sq ft)	6.5%
Value Area 2	£170 per sq m (£16 per sq ft)	7.5%	£182 per sq m (£17 per sq ft)	7.5%
Value Area 3	£140 per sq m (£13 per sq ft)	8%	£147 per sq m (£13.50 per sq ft)	8%

Retail

Harrow Town Centre offers a broad collection of retail multiples and comparison shopping, with many of the major chains represented. Station Road offers a collection of independent small businesses and locally relevant shops and restaurants. Wealdstone Centre offers a collection of both independent shops and national chains, although most outlets are in a small format.

The Borough as a whole offers a number of larger convenience retail outlets, many in locations that are accessible by highway, as well as being in proximity to their local residents. There is a Tesco Superstore within the Heart of Harrow Intensification Area to the north of the Town Centre. Harrow Town Centre also offers an Iceland on Station Road and a food hall within Mark and Spencer. We note that outside the Borough's boundaries there is a Costco store and a Tesco Extra at Watford, a Sainsbury superstore just outside Edgware and a Tesco Extra near Wembley. These stores are likely to attract a significant amount of custom from Harrow's residents.

The value of retail space varies from street to street and pitch to pitch and is much more sensitive to variables than office and industrial properties. Rental values will vary both positively and negatively depending on the exact location, the particular tenant and the covenant strength.

The best pitches for retail are based around the St Ann's shopping centre in the Town Centre. This has the best footfall in the Borough. The popularity of convenience retail property is greatly increase by its proximity to a train, bus, or tube station. For this reason, and because of the high residential values in the area, Central Harrow demands the highest values.

After the Centre of Harrow, the Borough can be divided into primary and secondary locations. These are dependant various factors including transport links and proximity to large businesses or schools, as well as the residential values in the area.

Map B3. Retail Market Value Areas

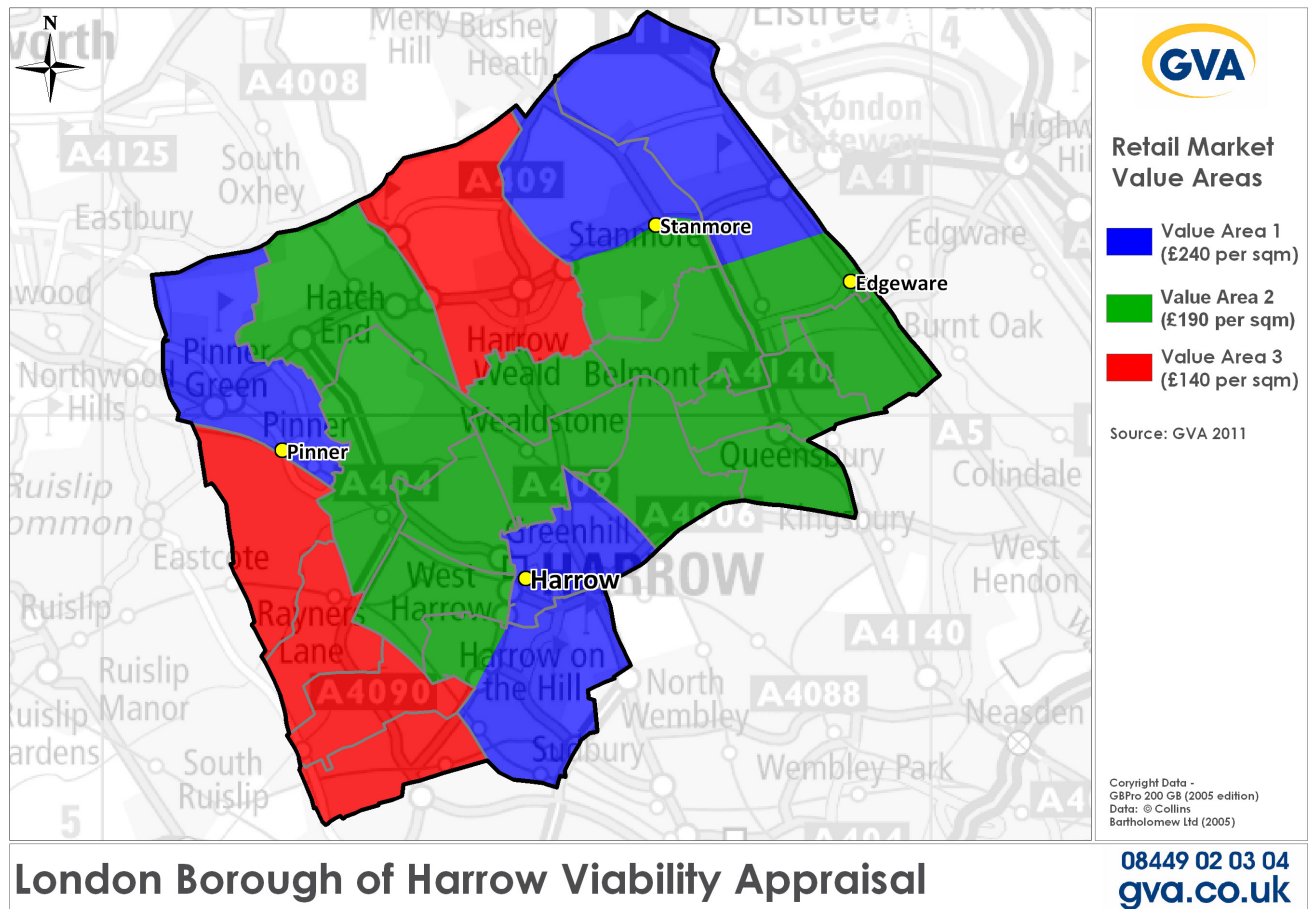


Table B3. Average Retail Values by Zone

Convenience Retail	WEAK MARKET		STRONG MARKET	
	Rental Value	Yield	Rental Value	Yield
Value Area 1	£240 per sq m (£22.50 per sq ft)	5.5%	£252 per sq m (£23 per sq ft)	5.5%
Value Area 2	£190 per sq m (£18 per sq ft)	7%	£200 per sq m (£19 per sq ft)	7%
Value Area 3	£140 per sq m (£13 per sq ft)	8%	£147 per sq m (£13.50 per sq ft)	8%
Food Retail	Rental Value	Yield	Rental Value	Yield
Value Area 1	£315 per sq m (£29 per sq ft)	5.5%	£325 per sq m (£30 per sq ft)	5.5%
Value Area 2	£290 per sq m (£27 per sq ft)	7%	£290 per sq m (£28 per sq ft)	7%
Value Area 3	£260 per sq m (£24 per sq ft)	8%	£260 per sq m (£24 per sq ft)	8%

Industrial

There is relatively little industrial accommodation in Harrow as compared with other Boroughs. The Borough can be divided into two distinct Market Value Areas. These are Central Harrow / the east (M1) and the rest of the Borough.

Values are highest in Central Harrow and the east (M1). Central Harrow achieves high values for units of approximately 185 sq m (2,000 sq ft). This area is popular for industrial space is due to the accessibility and amenities for the staff.

The M1 area is popular for Industrial purposes because of its proximity to the major junctions of the road network. Units here are attractive for distribution reasons and tend to be larger.

Most of the demand for industrial space in the Borough comes from the South, where proximity to London demands a premium. Values are lowest in the rest of the Borough, as this area competes with centres such as Watford which have better transport links and are close to the M25.

Map B4. Industrial Market Value Areas

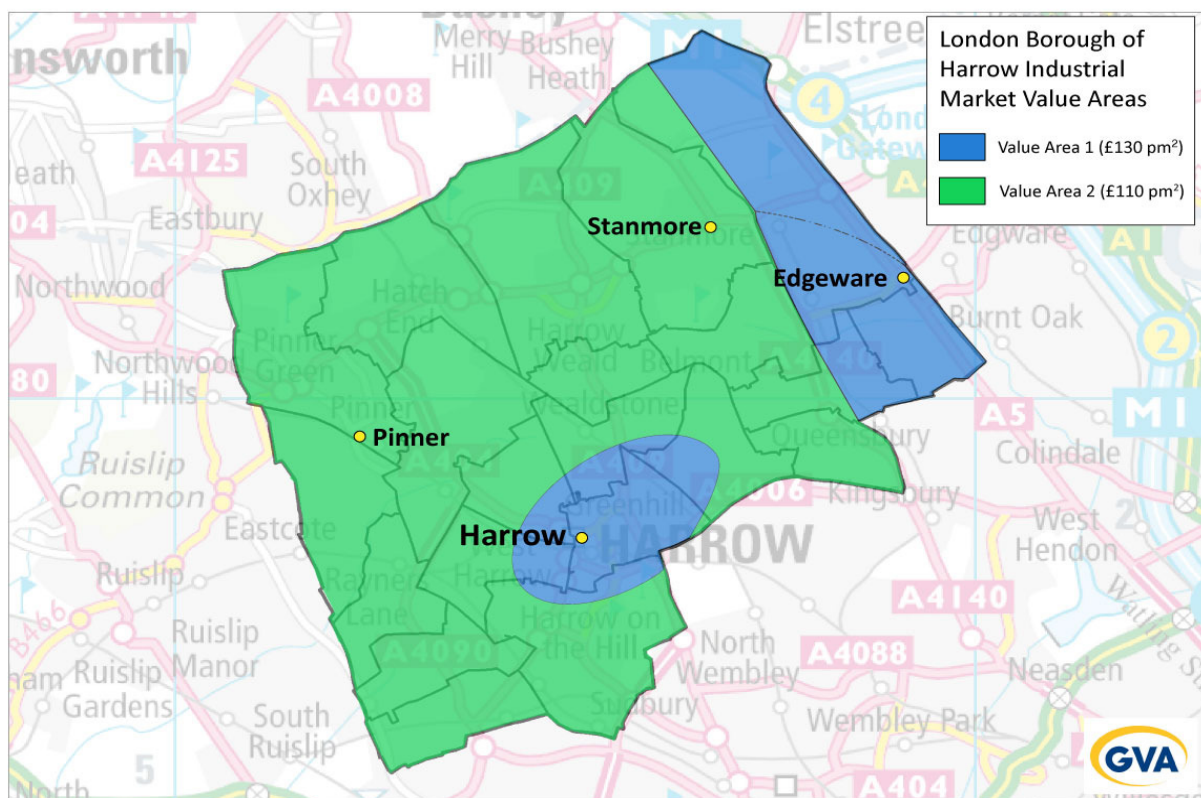


Table B4 Industrial Values adopted for Appraisals

	Weak Market		Strong Market	
	Rental Value	Yield	Rental Value	Yield
Value Area 1	£130 per sq m (£12 per sq ft)	7.5%	£136 per sq m (£13 per sq ft)	7.5%
Value Area 2	£110 per sq m (£10 per sq ft)	8.5%	£116 per sq m (£11 per sq ft)	8.5%



Report

Appendix D:
Development
Assumptions

Development Assumptions

Model Assumptions

We have used a number of standardised assumptions in our development model for build costs and fees, contingencies, profits, finance rates, etc. to ensure that the results of viability testing allow a straight-forward comparison to be made of the consequence of altering the variables which it is agreed are to be tested.

Table C1. Residential Model Assumptions (incl. residential element of mixed use schemes)

- WEAK & STRONG MARKETS

	Development Assumptions
Code for Sustainable Homes	Level 4
Build Costs per sq m	£1,250 - £1,500
Enabling Costs per sq m	£25 - £40
Value of Ground Rents	£250 per annum (6.5% yield)
Contingency	5%
Prelims	5%
Professional Fees	10%
Finance Rate	6.75%
Marketing & Sales Costs	3.5%
Profit	20% on GDV

Table C2. Commercial Assumptions (incl. commercial elements of mixed use schemes)

- WEAK & STRONG MARKETS

	Office	Retail	Food Retail	Industrial
	Weak Market	Weak Market	Weak Market	Weak Market
BREEAM	Good	Good	Good	Good
Build Costs (sq m)	£1,722	£1,238	£1,238	£700
Enabling Costs (sq m)	£10 - £35	£10 - £35	£10 - £35	£5 - £15
Contingency	5%	5%	5%	5%
Prelims	5%	5%	5%	5%
Professional Fees	10%	10%	10%	10%
Marketing & Sales Costs	Sale – 1.5%	Sale – 1.5%	Sale – 1.5%	Sale – 1.5%

	Office	Retail	Food Retail	Industrial
	Weak Market	Weak Market	Weak Market	Weak Market
	Letting – 15%	Letting – 15%	Letting – 15%	Letting – 15%
Finance Rate	6.75%	6.75%	6.75%	6.75%
Profit	20%	20%	20%	20%

These standardised assumptions will differ in some cases from the figures that may be used in actual development schemes, but they reflect the normal or usual figures expected in the majority of developments. These assumptions also accord with those used in the Three Dragons Toolkit used by the Greater London Authority and Councils in London and elsewhere, and the Economic Appraisal Toolkit developed for the Housing Corporation and now used by the HCA.

Appraisal Assumptions

In undertaking our appraisals we have agreed with the Council that we establish the consequences of varying a number of the base assumptions. These are to be tested both individually and in combination:

Table C3. Variables to be tested

Variable	Description
A	Weak Market Conditions c 2009 conditions
B	Strong Market Conditions c 2007 conditions
C	Affordable Housing @ 50%
D	Affordable Housing @ 40%
E	Affordable Housing @ 30%
F	Affordable Housing Tenure: Social Rent 80% Intermediate Tenure 20%
G	Affordable Housing Tenure: Social Rent 60% Intermediate Tenure 40%
H	Affordable Housing Tenure: Social Rent 50% Intermediate Tenure 50%
I	Affordable Housing Tenure: New tenure at 80% of Market Rent
J	No NAHP grant
K	With NAHP Grant

Build Costs

Build costs assumed are outlined in Table C4 for each of the notional development scheme typologies used in the CIL viability testing. The current day figures are adopted based on our experience and average costs suggested by BCIS. Key factors include an assumption that affordable housing is built to meet Code for Sustainable Home Level 4 standards, and private market housing to Code for Sustainable Home Level 3.

Table C4: Build Cost Assumptions: £ per Sq M, 2009

	Value Area 1	Value Area 2	Value Area 3	Value Area 4
Private	£1,400 - £1,500	£1,350 - £1,400	£1,300 - £1,400	£1,250 - £1,300
Affordable	£1,400 - £1,500	£1,350 - £1,400	£1,300 - £1,400	£1,250 - £1,300
Office	£1,722			
Retail	£1,238			
Retail (Food)	£1,238			
Industrial	£700			

The viability appraisals assume that sites are vacant, freehold for which full planning permission and other regulatory consents have been granted.

Residential schemes have been viability tested both on the assumption that NAHP Grant is available from HCA and that there is no grant available in future. Where NAHP grant is assumed, the level has been agreed with the HCA and is set out in Table C7.

For residential elements of each Development Typology we have also investigated the consequences of varying the proportion of affordable housing from 30%, 40% and 50%, with and without the availability of NAHP grant, and at tenure splits of 80:20, 60:40, 50:50 and 0:100 Social Rent to Intermediate dwellings.

Table C7: NAHP Grant Assumptions

UNIT TYPE	Social Rent	Intermediate
1 bedroom flat	£12,500	£6,000
2 bedroom flat	£25,000	£12,000
2 bedroom house	£25,000	£12,000
3 bedroom house	£50,000	£25,000
4 bedroom house	£62,500	£31,000
5 bedroom house	£75,000	£37,000

Sale and Rental Values

The tables below set out our sales and rental assumptions, based on desk top research and stakeholder consultation with local agents and developers as well as our own in house Agency teams.

Table C8: Sale & Rental Value Assumptions – WEAK MARKET

Value Area values (£ per sq m)	Value Area 1	Value Area 2	Value Area 3	Value Area 4
Residential (incl. Mixed Use dwellings)	£4,690	£4,414	£3,635	£3,135
Office	£205	£170	£140	n/a
Retail (Convenience)	£240	£190	£140	n/a
Retail (Food)	£315	£290	£260	n/a
Industrial	£130	£110	n/a	n/a

Table C9: Sale & Rental Value Assumptions –STRONG MARKET

Value Area values (£ per sq m)	Value Area 1	Value Area 2	Value Area 3	Value Area 4
Residential (incl. Mixed Use dwellings)	£5,395	£4,760	£4,180	£3,605
Office	£220	£182	£150	n/a
Retail (Convenience)	£252	£200	£147	n/a
Retail (Food)	£325	£300	£280	n/a
Industrial	£136	£116	n/a	n/a



Report

Appendix E:
Appraisal
Results Tables

The Results of Our Development Viability Analysis

We set out below our development viability analysis, which we have displayed in tables.

In each analysis, we have taken the benchmark land value and compared it to land values under different projected levels of tariff. As tariff levels go up, land values go down. Simply put, the point at which projected land values fall beneath the benchmark land value set identifies the point at which a given tariff level will render development unviable.

We have colour coded these tables as follows.

- **Green** = residual land value above upper benchmark land cost range – development is therefore likely to be viable
- **Yellow** = residual land value is less than 10% lower than benchmark – development is therefore likely to be marginally viable
- **Red** = residual land value greater than 10% below the benchmark – development is therefore likely to be unviable

Residential Viability Analysis

“Strong” Market Appraisals, High EUV, No Grant

Tables E1 to E109 set out the indicative residual land values for Schemes 1 to 11 at high existing use values, and at 50%, 40% and 30% affordable housing with and without NAHP grant:

Scheme 1.

Table E1. Scheme 1 Residual Land Values, 100% Private Housing;

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£150,000	£140,000	£130,000	£120,000	£110,000	£148,260
Value Area 2	£70,000	£60,000	£50,000	£40,000	30,000	£111,195
Value Area 3	£70,000	£60,000	£50,000	£40,000	30,000	£92,663
Value Area 4	£40,000	30,000	20,000	10,000	0	£74,130

Scheme 2.

Table E2. Scheme 2 Residual Land Values, 100% Private Housing;

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£500,000	£480,000	£470,000	£450,000	£430,000	£370,650
Value Area 2	£400,000	£380,000	£360,000	£340,000	£460,000	£277,988
Value Area 3	£400,000	£380,000	£360,000	£340,000	£320,000	£231,656
Value Area 4	320,000	300,000	280,000	270,000	250,000	£185,325

Scheme 3.

Table E3. Scheme 3 Residual Land Values, 50%Affordable Housing, 80:20 Soc Rent/Int. Split,

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£130,000	£90,000	£50,000	£0	£0	£741,300
Value Area 2	£0	£0	£0	£0	£0	£555,975
Value Area 3	£0	£0	£0	£0	£0	£463,313
Value Area 4	£0	£0	£0	£0	£0	£370,650

Table E4. Scheme 3 Residual Land Values, 50%Affordable Housing, 60:40 Soc Rent/Int. Split,

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£130,000	£90,000	£50,000	£0	£0	£741,300
Value Area 2	£0	£0	£0	£0	£0	£555,975
Value Area 3	£0	£0	£0	£0	£0	£463,313
Value Area 4	£0	£0	£0	£0	£0	£370,650

Table E5. Scheme 3 Residual Land Values, 50%Affordable Housing, 50:50 Soc Rent/Int. Split,

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£260,000	£220,000	£180,000	£140,000	£100,000	£741,300
Value Area 2	£170,000	£130,000	£90,000	£40,000	£0	£555,975
Value Area 3	£0	£0	£0	£0	£0	£463,313
Value Area 4	£90,000	£50,000	£10,000	£0	£0	£370,650

Table E6. Scheme 3 Residual Land Values, 50%Affordable Housing, 100 % Int. Split,

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£390,000	£350,000	£310,000	£270,000	£230,000	£741,300
Value Area 2	£300,000	£260,000	£220,000	£180,000	£140,000	£555,975
Value Area 3	£260,000	£230,000	£180,000	£140,000	£100,000	£463,313
Value Area 4	£230,000	£180,000	£140,000	£100,000	£60,000	£370,650

Table E7. Scheme 3 Residual Land Values, 40%Affordable Housing, 80:20 Soc Rent/Int. Split,

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£130,000	£90,000	£50,000	£0	£0	£741,300
Value Area 2	£0	£0	£0	£0	£0	£555,975
Value Area 3	£0	£0	£0	£0	£0	£463,313
Value Area 4	£0	£0	£0	£0	£0	£370,650

Table E8. Scheme 3 Residual Land Values, 40%Affordable Housing, 60:40 Soc Rent/Int. Split,

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£260,000	£220,000	£180,000	£140,000	£100,000	£741,300
Value Area 2	£170,000	£130,000	£90,000	£40,000	£0	£555,975
Value Area 3	£130,000	£90,000	£50,000	£0	£0	£463,313
Value Area 4	£0	£0	£0	£0	£0	£370,650

Table E9. Scheme 3 Residual Land Values, 40%Affordable Housing, 50:50 Soc Rent/Int. Split,

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£260,000	£220,000	£180,000	£140,000	£100,000	£741,300
Value Area 2	£170,000	£130,000	£90,000	£40,000	£0	£555,975
Value Area 3	£130,000	£90,000	£50,000	£0	£0	£463,313
Value Area 4	£0	£0	£0	£0	£0	£370,650

Table E10. Scheme 3 Residual Land Values, 40%Affordable Housing, 100 % Int. Split,

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£390,000	£350,000	£310,000	£270,000	£230,000	£741,300
Value Area 2	£300,000	£260,000	£220,000	£180,000	£140,000	£555,975
Value Area 3	£260,000	£230,000	£180,000	£140,000	£100,000	£463,313
Value Area 4	£230,000	£180,000	£140,000	£100,000	£60,000	£370,650

Table E11. Scheme 3 Residual Land Values, 30%Affordable Housing, 80:20 Soc Rent/Int. Split,

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£360,000	£310,000	£270,000	£240,000	£190,000	£741,300
Value Area 2	£230,000	£180,000	£140,000	£100,000	£60,000	£555,975
Value Area 3	£140,000	£100,000	£60,000	£20,000	£0	£463,313
Value Area 4	£70,000	£20,000	£0	£0	£0	£370,650

Table E12. Scheme 3 Residual Land Values, 30%Affordable Housing, 60:40 Soc Rent/Int. Split,

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£360,000	£310,000	£270,000	£240,000	£190,000	£741,300
Value Area 2	£230,000	£180,000	£140,000	£100,000	£60,000	£555,975
Value Area 3	£140,000	£100,000	£60,000	£20,000	£0	£463,313
Value Area 4	£70,000	£20,000	£0	£0	£0	£370,650

Table E13. Scheme 3 Residual Land Values, 30%Affordable Housing, 50:50 Soc Rent/Int. Split,

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£360,000	£310,000	£270,000	£240,000	£190,000	£741,300
Value Area 2	£230,000	£180,000	£140,000	£100,000	£60,000	£555,975
Value Area 3	£140,000	£100,000	£60,000	£20,000	£0	£463,313
Value Area 4	£70,000	£20,000	£0	£0	£0	£370,650

Table E14. Scheme 3 Residual Land Values, 30%Affordable Housing, 100 % Int. Split,

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£490,000	£450,000	£410,000	£360,000	£320,000	£741,300
Value Area 2	£360,000	£310,000	£270,000	£230,000	£190,000	£555,975
Value Area 3	£280,000	£240,000	£190,000	£150,000	£110,000	£463,313
Value Area 4	£200,000	£160,000	£120,000	£70,000	£30,000	£370,650

Scheme 4.

Table E15. Scheme 4 Residual Land Values, 50%Affordable Housing, 80:20 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£290,000	£240,000	£190,000	£140,000	£90,000	£889,560
Value Area 2	£200,000	£150,000	£100,000	£50,000	£0	£667,170
Value Area 3	£0	£0	£0	£0	£0	£555,975
Value Area 4	£0	£0	£0	£0	£0	£444,780

Table E16. Scheme 4 Residual Land Values, 50%Affordable Housing, 60:40 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	560,000	510,000	460,000	420,000	370,000	£889,560
Value Area 2	420,000	370,000	320,000	280,000	230,000	£667,170
Value Area 3	£0	£0	£0	£0	£0	£555,975
Value Area 4	£0	£0	£0	£0	£0	£444,780

Table E17. Scheme 4 Residual Land Values, 50%Affordable Housing, 50:50 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	560,000	510,000	460,000	420,000	370,000	£889,560
Value Area 2	420,000	370,000	320,000	280,000	230,000	£667,170
Value Area 3	£0	£0	£0	£0	£0	£555,975
Value Area 4	£0	£0	£0	£0	£0	£444,780

Table E18. Scheme 4 Residual Land Values, 50%Affordable Housing, 100 % Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	1,040,000	990,000	950,000	900,000	850,000	£889,560
Value Area 2	800,000	750,000	700,000	660,000	610,000	£667,170
Value Area 3	£0	£0	£0	£0	£0	£555,975
Value Area 4	£0	£0	£0	£0	£0	£444,780

Table E19. Scheme 4 Residual Land Values, 40%Affordable Housing, 80:20 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£560,000	£510,000	£460,000	£420,000	£370,000	£889,560
Value Area 2	£420,000	£370,000	£320,000	£280,000	£230,000	£667,170
Value Area 3	£0	£0	£0	£0	£0	£555,975
Value Area 4	£0	£0	£0	£0	£0	£444,780

Table E20. Scheme 4 Residual Land Values, 40%Affordable Housing, 60:40 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	770,000	720,000	670,000	620,000	570,000	£889,560
Value Area 2	580,000	530,000	480,000	440,000	390,000	£667,170
Value Area 3	£0	£0	£0	£0	£0	£555,975
Value Area 4	£0	£0	£0	£0	£0	£444,780

Table E21. Scheme 4 Residual Land Values, 40% Affordable Housing, 50:50 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	770,000	720,000	670,000	620,000	570,000	£889,560
Value Area 2	580,000	530,000	480,000	440,000	390,000	£667,170
Value Area 3	£0	£0	£0	£0	£0	£555,975
Value Area 4	£0	£0	£0	£0	£0	£444,780

Table E22. Scheme 4 Residual Land Values, 40% Affordable Housing, 100 % Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	1,040,000	990,000	950,000	900,000	850,000	£889,560
Value Area 2	800,000	750,000	700,000	660,000	610,000	£667,170
Value Area 3	£0	£0	£0	£0	£0	£555,975
Value Area 4	350,000	300,000	250,000	210,000	160,000	£444,780

Table E23. Scheme 4 Residual Land Values, 30% Affordable Housing, 80:20 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£900,000	£850,000	£800,000	£750,000	£700,000	£889,560
Value Area 2	£690,000	£640,000	£590,000	£550,000	£500,000	£667,170
Value Area 3	£530,000	£480,000	£440,000	£390,000	£340,000	£555,975
Value Area 4	£300,000	£250,000	£210,000	£160,000	£110,000	£444,780

Table E24. Scheme 4 Residual Land Values, 30% Affordable Housing, 60:40 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£900,000	£850,000	£800,000	£750,000	£700,000	£889,560
Value Area 2	£690,000	£640,000	£590,000	£550,000	£500,000	£667,170
Value Area 3	£530,000	£480,000	£440,000	£390,000	£340,000	£555,975
Value Area 4	£300,000	£250,000	£210,000	£160,000	£110,000	£444,780

Table E25. Scheme 4 Residual Land Values, 30% Affordable Housing, 50:50 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£900,000	£850,000	£800,000	£750,000	£700,000	£889,560
Value Area 2	690,000	640,000	590,000	550,000	500,000	£667,170
Value Area 3	530,000	480,000	440,000	390,000	340,000	£555,975
Value Area 4	300,000	250,000	210,000	160,000	110,000	£444,780

Table E26. Scheme 4 Residual Land Values, 30% Affordable Housing, 100 % Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£1,170,000	£1,120,000	£1,070,000	£1,030,000	£980,000	£889,560
Value Area 2	£910,000	£860,000	£820,000	£770,000	£720,000	£667,170
Value Area 3	750,000	700,000	650,000	610,000	560,000	£555,975
Value Area 4	440,000	390,000	340,000	290,000	240,000	£444,780

Scheme 5.

Table E27. Scheme 5. Residual Land Values, 50%Affordable Housing, 80:20 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£900,000	£750,000	£610,000	£460,000	£320,000	£2,001,510
Value Area 2	£680,000	£530,000	£390,000	£240,000	£100,000	£1,501,133
Value Area 3	£680,000	£530,000	£390,000	£240,000	£100,000	£1,250,944
Value Area 4	£0	£0	£0	£0	£0	£1,000,755

Table E28. Scheme 5. Residual Land Values, 50%Affordable Housing, 60:40 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£730,000	£580,000	£440,000	£290,000	£150,000	£2,001,510
Value Area 2	£0	£0	£0	£0	£0	£1,501,133
Value Area 3	£770,000	£630,000	£480,000	£340,000	£190,000	£1,250,944
Value Area 4	£0	£0	£0	£0	£0	£1,000,755

Table E29. Scheme 5. Residual Land Values, 50%Affordable Housing, 50:50 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£920,000	£780,000	£630,000	£480,000	£340,000	£2,001,510
Value Area 2	£450,000	£300,000	£150,000	£0	£0	£1,501,133
Value Area 3	£960,000	£820,000	£670,000	£520,000	£380,000	£1,250,944
Value Area 4	£0	£0	£0	£0	£0	£1,000,755

Table E30. Scheme 5. Residual Land Values, 50%Affordable Housing, 100 % Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£1,440,000	£1,290,000	£1,150,000	£1,000,000	£850,000	£2,001,510
Value Area 2	£960,000	£810,000	£670,000	£520,000	£380,000	£1,501,133
Value Area 3	£1,440,000	£1,300,000	£1,150,000	£1,000,000	£860,000	£1,250,944
Value Area 4	£0	£0	£0	£0	£0	£1,000,755

Table E31. Scheme 5. Residual Land Values, 40%Affordable Housing, 80:20 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£850,000	£710,000	£560,000	£420,000	£270,000	£2,001,510
Value Area 2	£820,000	£670,000	£530,000	£380,000	£240,000	£1,501,133
Value Area 3	£820,000	£670,000	£530,000	£380,000	£240,000	£1,250,944
Value Area 4	£0	£0	£0	£0	£0	£1,000,755

Table E32. Scheme 5. Residual Land Values, 40%Affordable Housing, 60:40 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£1,050,000	£900,000	£750,000	£610,000	£460,000	£2,001,510
Value Area 2	£520,000	£380,000	£230,000	£80,000	£0	£1,501,133
Value Area 3	£1,010,000	£860,000	£710,000	£570,000	£430,000	£1,250,944
Value Area 4	£0	£0	£0	£0	£0	£1,000,755

Table E33. Scheme 5. Residual Land Values, 40% Affordable Housing, 50:50 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£1,150,000	£1,010,000	£860,000	£710,000	£570,000	£2,001,510
Value Area 2	£630,000	£480,000	£340,000	£200,000	£40,000	£1,501,133
Value Area 3	£1,100,000	£960,000	£810,000	£660,000	£520,000	£1,250,944
Value Area 4	£0	£0	£0	£0	£0	£1,000,755

Table E34. Scheme 5. Residual Land Values, 40% Affordable Housing, 100 % Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£1,560,000	£1,420,000	£1,270,000	£1,120,000	£980,000	£2,001,510
Value Area 2	£1,040,000	£890,000	£750,000	£600,000	£460,000	£1,501,133
Value Area 3	£1,490,000	£1,340,000	£1,190,000	£1,050,000	£900,000	£1,250,944
Value Area 4	£0	£0	£0	£0	£0	£1,000,755

Table E35. Scheme 5. Residual Land Values, 30% Affordable Housing, 80:20 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£1,390,000	£1,240,000	£1,100,000	£950,000	£800,000	£2,001,510
Value Area 2	£740,000	£590,000	£450,000	£300,000	£150,000	£1,501,133
Value Area 3	£1,130,000	£980,000	£840,000	£690,000	£540,000	£1,250,944
Value Area 4	£0	£0	£0	£0	£0	£1,000,755

Table E36. Scheme 5. Residual Land Values, 30% Affordable Housing, 60:40 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£1,500,000	£1,350,000	£1,200,000	£1,060,000	£910,000	£2,001,510
Value Area 2	£840,000	£700,000	£550,000	£410,000	£260,000	£1,501,133
Value Area 3	£1,230,000	£1,080,000	£930,000	£790,000	£640,000	£1,250,944
Value Area 4	£0	£0	£0	£0	£0	£1,000,755

Table E37. Scheme 5. Residual Land Values, 30% Affordable Housing, 50:50 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£1,600,000	£1,460,000	£1,310,000	£1,170,000	£1,020,000	£2,001,510
Value Area 2	£950,000	£800,000	£660,000	£510,000	£370,000	£1,501,133
Value Area 3	£1,320,000	£1,180,000	£1,030,000	£880,000	£740,000	£1,250,944
Value Area 4	£0	£0	£0	£0	£0	£1,000,755

Table E38. Scheme 5. Residual Land Values, 30% Affordable Housing, 100 % Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£1,910,000	£1,760,000	£1,610,000	£1,470,000	£1,320,000	£2,001,510
Value Area 2	£1,250,000	£1,110,000	£960,000	£810,000	£670,000	£1,501,133
Value Area 3	£1,610,000	£1,460,000	£1,320,000	£1,170,000	£1,020,000	£1,250,944
Value Area 4	£0	£0	£0	£0	£0	£1,000,755

Scheme 6.

Table E39. Scheme 6. Residual Land Values, 50% Affordable Housing, 80:20 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£0	£0	£0	£0	£0	£2,520,420
Value Area 2	£0	£0	£0	£0	£0	£1,890,315
Value Area 3	£0	£0	£0	£0	£0	£1,575,263
Value Area 4	£0	£0	£0	£0	£0	£1,260,210

Table E40. Scheme 6. Residual Land Values, 50% Affordable Housing, 60:40 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£0	£0	£0	£0	£0	£2,520,420
Value Area 2	£0	£0	£0	£0	£0	£1,890,315
Value Area 3	£0	£0	£0	£0	£0	£1,575,263
Value Area 4	£0	£0	£0	£0	£0	£1,260,210

Table E41. Scheme 6. Residual Land Values, 50% Affordable Housing, 50:50 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£610,000	£400,000	£180,000	£0	£0	£2,520,420
Value Area 2	£610,000	£400,000	£180,000	£0	£0	£1,890,315
Value Area 3	£720,000	£500,000	£290,000	£70,000	£0	£1,575,263
Value Area 4	£0	£0	£0	£0	£0	£1,260,210

Table E42. Scheme 6. Residual Land Values, 50% Affordable Housing, 100 % Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£1,680,000	£1,460,000	£1,240,000	£1,020,000	£800,000	£2,520,420
Value Area 2	£1,680,000	£1,460,000	£1,240,000	£1,020,000	£800,000	£1,890,315
Value Area 3	£1,790,000	£1,570,000	£1,350,000	£1,130,000	£910,000	£1,575,263
Value Area 4	£1,170,000	£950,000	£730,000	£510,000	£300,000	£1,260,210

Table E43. Scheme 6. Residual Land Values, 40% Affordable Housing, 80:20 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£720,000	£500,000	£290,000	£70,000	£0	£2,520,420
Value Area 2	£720,000	£500,000	£290,000	£70,000	£0	£1,890,315
Value Area 3	£580,000	£370,000	£150,000	£0	£0	£1,575,263
Value Area 4	£0	£0	£0	£0	£0	£1,260,210

Table E44. Scheme 6. Residual Land Values, 40% Affordable Housing, 60:40 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£1,040,000	£830,000	£610,000	£390,000	£170,000	£2,520,420
Value Area 2	£1,040,000	£830,000	£610,000	£390,000	£170,000	£1,890,315
Value Area 3	£900,000	£690,000	£470,000	£250,000	£30,000	£1,575,263
Value Area 4	£0	£0	£0	£0	£0	£1,260,210

Table E45. Scheme 6. Residual Land Values, 40%Affordable Housing, 50:50 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£1,120,000	£900,000	£680,000	£460,000	£240,000	£2,520,420
Value Area 2	£1,120,000	£900,000	£680,000	£460,000	£240,000	£1,890,315
Value Area 3	£980,000	£760,000	£540,000	£320,000	£100,000	£1,575,263
Value Area 4	£0	£0	£0	£0	£0	£1,260,210

Table E46. Scheme 6. Residual Land Values, 40%Affordable Housing, 100 % Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£1,980,000	£1,760,000	£1,540,000	£1,320,000	£1,100,000	£2,520,420
Value Area 2	£1,980,000	£1,760,000	£1,540,000	£1,320,000	£1,100,000	£1,890,315
Value Area 3	£1,840,000	£1,620,000	£1,400,000	£1,180,000	£970,000	£1,575,263
Value Area 4	£1,110,000	£890,000	£670,000	£450,000	£230,000	£1,260,210

Table E47. Scheme 6. Residual Land Values, 30%Affordable Housing, 80:20 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£1,270,000	£1,050,000	£830,000	£620,000	£400,000	£2,520,420
Value Area 2	£1,270,000	£1,050,000	£830,000	£620,000	£400,000	£1,890,315
Value Area 3	£950,000	£730,000	£510,000	£290,000	£70,000	£1,575,263
Value Area 4	£0	£0	£0	£0	£0	£1,260,210

Table E48. Scheme 6. Residual Land Values, 30%Affordable Housing, 60:40 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£1,470,000	£1,250,000	£1,030,000	£810,000	£590,000	£2,520,420
Value Area 2	£1,470,000	£1,250,000	£1,030,000	£810,000	£590,000	£1,890,315
Value Area 3	£1,140,000	£920,000	£700,000	£480,000	£270,000	£1,575,263
Value Area 4	£0	£0	£0	£0	£0	£1,260,210

Table E49. Scheme 6. Residual Land Values, 30%Affordable Housing, 50:50 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£1,710,000	£1,490,000	£1,270,000	£1,050,000	£830,000	£2,520,420
Value Area 2	£1,710,000	£1,490,000	£1,270,000	£1,050,000	£830,000	£1,890,315
Value Area 3	£1,380,000	£1,160,000	£940,000	£720,000	£500,000	£1,575,263
Value Area 4	£0	£0	£0	£0	£0	£1,260,210

Table E50. Scheme 6. Residual Land Values, 30%Affordable Housing, 100 % Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£2,210,000	£1,990,000	£1,770,000	£1,550,000	£1,330,000	£2,520,420
Value Area 2	£2,210,000	£1,990,000	£1,770,000	£1,550,000	£1,330,000	£1,890,315
Value Area 3	£1,410,000	£1,200,000	£980,000	£760,000	£540,000	£1,575,263
Value Area 4	£1,060,000	£840,000	£620,000	£410,000	£190,000	£1,260,210

Scheme 7.

Table E51. Scheme 7. Residual Land Values, 50% Affordable Housing, 80:20 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£3,020,000	£2,760,000	£2,500,000	£2,240,000	£1,980,000	£4,151,280
Value Area 2	£2,590,000	£2,330,000	£2,080,000	£1,820,000	£1,560,000	£3,113,460
Value Area 3	£1,930,000	£1,670,000	£1,420,000	£1,160,000	£900,000	£2,594,550
Value Area 4	£940,000	£680,000	£420,000	£170,000	£0	£2,075,640

Table E52. Scheme 7. Residual Land Values, 50% Affordable Housing, 60:40 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£3,840,000	£3,580,000	£3,320,000	£3,060,000	£2,800,000	£4,151,280
Value Area 2	£3,410,000	£3,150,000	£2,890,000	£2,640,000	£2,380,000	£3,113,460
Value Area 3	£2,750,000	£2,490,000	£2,230,000	£1,970,000	£1,720,000	£2,594,550
Value Area 4	£1,750,000	£1,500,000	£1,240,000	980,000	720,000	£2,075,640

Table E53. Scheme 7. Residual Land Values, 50% Affordable Housing, 50:50 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£4,090,000	£3,830,000	£3,570,000	£3,310,000	£3,050,000	£4,151,280
Value Area 2	£3,660,000	£3,400,000	£3,150,000	£2,890,000	£2,630,000	£3,113,460
Value Area 3	£3,000,000	£2,740,000	£2,490,000	£2,230,000	£1,970,000	£2,594,550
Value Area 4	£2,010,000	£1,750,000	£1,490,000	1,230,000	970,000	£2,075,640

Table E54. Scheme 7. Residual Land Values, 50% Affordable Housing, 100 % Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£6,140,000	£5,880,000	£5,620,000	£5,360,000	£5,110,000	£4,151,280
Value Area 2	£5,710,000	£5,450,000	£5,200,000	£4,940,000	£4,680,000	£3,113,460
Value Area 3	£5,050,000	£4,790,000	£4,540,000	£4,280,000	£4,020,000	£2,594,550
Value Area 4	£4,060,000	£3,800,000	£3,540,000	3,280,000	3,020,000	£2,075,640

Table E55. Scheme 7. Residual Land Values, 40% Affordable Housing, 80:20 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£4,000,000	£3,750,000	£3,490,000	£3,230,000	£2,970,000	£4,151,280
Value Area 2	£3,430,000	£3,170,000	£2,910,000	£2,660,000	£2,400,000	£3,113,460
Value Area 3	£2,630,000	£2,370,000	£2,110,000	£1,850,000	£1,600,000	£2,594,550
Value Area 4	£1,490,000	£1,230,000	£970,000	£720,000	£460,000	£2,075,640

Table E56. Scheme 7. Residual Land Values, 40% Affordable Housing, 60:40 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£4,590,000	£4,330,000	£4,070,000	£3,810,000	£3,550,000	£4,151,280
Value Area 2	£4,010,000	£3,750,000	£3,490,000	£3,240,000	£2,980,000	£3,113,460
Value Area 3	£3,210,000	£2,950,000	£2,690,000	£2,440,000	£2,180,000	£2,594,550
Value Area 4	£2,070,000	£1,810,000	£1,560,000	£1,300,000	£1,040,000	£2,075,640

Table E57. Scheme 7. Residual Land Values, 40% Affordable Housing, 50:50 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£4,950,000	£4,690,000	£4,430,000	£4,170,000	£3,910,000	£4,151,280
Value Area 2	£4,370,000	£4,110,000	£3,860,000	£3,600,000	£3,340,000	£3,113,460
Value Area 3	£3,570,000	£3,310,000	£3,060,000	£2,800,000	£2,540,000	£2,594,550
Value Area 4	£2,430,000	£2,180,000	£1,920,000	£1,660,000	£1,400,000	£2,075,640

Table E58. Scheme 7. Residual Land Values, 40% Affordable Housing, 100 % Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£6,470,000	£6,210,000	£5,960,000	£5,700,000	£5,440,000	£4,151,280
Value Area 2	£5,900,000	£5,640,000	£5,380,000	£5,120,000	£4,860,000	£3,113,460
Value Area 3	£5,100,000	£4,840,000	£4,580,000	£4,320,000	£4,060,000	£2,594,550
Value Area 4	£3,960,000	£3,700,000	£3,440,000	£3,180,000	£2,930,000	£2,075,640

Table E59. Scheme 7. Residual Land Values, 30% Affordable Housing, 80:20 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£5,110,000	£4,850,000	£4,590,000	£4,340,000	£4,080,000	£4,151,280
Value Area 2	£4,310,000	£4,050,000	£3,790,000	£3,530,000	£3,270,000	£3,113,460
Value Area 3	£3,280,000	£3,030,000	£2,770,000	£2,510,000	£2,250,000	£2,594,550
Value Area 4	£1,920,000	£1,660,000	£1,400,000	£1,140,000	£880,000	£2,075,640

Table E60. Scheme 7. Residual Land Values, 30% Affordable Housing, 60:40 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£5,640,000	£5,380,000	£5,120,000	£4,860,000	£4,600,000	£4,151,280
Value Area 2	£4,830,000	£4,570,000	£4,320,000	£4,060,000	£3,800,000	£3,113,460
Value Area 3	£3,810,000	£3,550,000	£3,290,000	£3,040,000	£2,780,000	£2,594,550
Value Area 4	£2,440,000	£2,180,000	£1,930,000	£1,670,000	£1,410,000	£2,075,640

Table E61. Scheme 7. Residual Land Values, 30% Affordable Housing, 50:50 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£5,760,000	£5,510,000	£5,250,000	£4,990,000	£4,730,000	£4,151,280
Value Area 2	£4,960,000	£4,700,000	£4,440,000	£4,180,000	£3,920,000	£3,113,460
Value Area 3	£3,940,000	£3,680,000	£3,420,000	£3,160,000	£2,900,000	£2,594,550
Value Area 4	£2,570,000	£2,310,000	£2,050,000	£1,790,000	£1,540,000	£2,075,640

Table E62. Scheme 7. Residual Land Values, 30% Affordable Housing, 100 % Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£7,390,000	£7,130,000	£6,870,000	£6,610,000	£6,360,000	£4,151,280
Value Area 2	£6,580,000	£6,330,000	£6,070,000	£5,810,000	£5,550,000	£3,113,460
Value Area 3	£5,560,000	£5,300,000	£5,050,000	£4,790,000	£4,530,000	£2,594,550
Value Area 4	4,190,000	3,940,000	3,680,000	3,420,000	3,160,000	£2,075,640

Scheme 8.

Table E63. Scheme 8. Residual Land Values, 50%Affordable Housing, 80:20 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£970,000	£530,000	£100,000	£0	£0	£6,894,090
Value Area 2	£0	£0	£0	£0	£0	£5,170,568
Value Area 3	£0	£0	£0	£0	£0	£4,308,806
Value Area 4	£0	£0	£0	£0	£0	£3,447,045

Table E64. Scheme 8. Residual Land Values, 50%Affordable Housing, 60:40 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£2,010,000	£1,570,000	£1,130,000	£690,000	£250,000	£6,894,090
Value Area 2	£1,530,000	£1,090,000	£650,000	£220,000	£0	£5,170,568
Value Area 3	£0	£0	£0	£0	£0	£4,308,806
Value Area 4	£0	£0	£0	£0	£0	£3,447,045

Table E65. Scheme 8. Residual Land Values, 50%Affordable Housing, 50:50 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£2,610,000	£2,170,000	£1,730,000	£1,290,000	£850,000	£6,894,090
Value Area 2	£2,140,000	£1,700,000	£1,260,000	£820,000	£380,000	£5,170,568
Value Area 3	£0	£0	£0	£0	£0	£4,308,806
Value Area 4	£0	£0	£0	£0	£0	£3,447,045

Table E66. Scheme 8. Residual Land Values, 50%Affordable Housing, 100 % Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£5,650,000	£5,210,000	£4,770,000	£4,330,000	£3,890,000	£6,894,090
Value Area 2	£5,180,000	£4,740,000	£4,300,000	£3,860,000	£3,420,000	£5,170,568
Value Area 3	£3,720,000	£3,280,000	£2,840,000	£2,400,000	£1,960,000	£4,308,806
Value Area 4	£3,280,000	£2,840,000	£2,400,000	1,960,000	1,520,000	£3,447,045

Table E67. Scheme 8. Residual Land Values, 40%Affordable Housing, 80:20 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£2,560,000	£2,120,000	£1,680,000	£1,240,000	£800,000	£6,894,090
Value Area 2	£1,820,000	£1,380,000	£940,000	£500,000	£60,000	£5,170,568
Value Area 3	£0	£0	£0	£0	£0	£4,308,806
Value Area 4	£0	£0	£0	£0	£0	£3,447,045

Table E68. Scheme 8. Residual Land Values, 40%Affordable Housing, 60:40 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£3,530,000	£3,090,000	£2,650,000	£2,210,000	£1,770,000	£6,894,090
Value Area 2	£2,790,000	£2,350,000	£1,910,000	£1,470,000	£1,030,000	£5,170,568
Value Area 3	£1,080,000	£640,000	£210,000	£0	£0	£4,308,806
Value Area 4	£1,080,000	£640,000	£210,000	£0	£0	£3,447,045

Table E69. Scheme 8. Residual Land Values, 40%Affordable Housing, 50:50 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£3,870,000	£3,420,000	£2,980,000	£2,540,000	£2,100,000	£6,894,090
Value Area 2	£3,130,000	£2,690,000	£2,240,000	£1,800,000	£1,360,000	£5,170,568
Value Area 3	£1,420,000	£980,000	£530,000	£100,000	£0	£4,308,806
Value Area 4	£0	£0	£0	£0	£0	£3,447,045

Table E70. Scheme 8. Residual Land Values, 40%Affordable Housing, 100 % Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£6,200,000	£5,760,000	£5,320,000	£4,880,000	£4,440,000	£6,894,090
Value Area 2	£5,470,000	£5,020,000	£4,580,000	£4,140,000	£3,700,000	£5,170,568
Value Area 3	£3,760,000	£3,320,000	£2,870,000	£2,430,000	£1,990,000	£4,308,806
Value Area 4	£3,050,000	£2,610,000	£2,160,000	£1,720,000	£1,280,000	£3,447,045

Table E71. Scheme 8. Residual Land Values, 30%Affordable Housing, 80:20 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£4,050,000	£3,610,000	£3,170,000	£2,730,000	£2,290,000	£6,894,090
Value Area 2	£3,310,000	£2,870,000	£2,430,000	£1,990,000	£1,550,000	£5,170,568
Value Area 3	£1,600,000	£1,160,000	£720,000	£280,000	£0	£4,308,806
Value Area 4	£0	£0	£0	£0	£0	£3,447,045

Table E72. Scheme 8. Residual Land Values, 30%Affordable Housing, 60:40 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£4,850,000	£4,410,000	£3,960,000	£3,520,000	£3,080,000	£6,894,090
Value Area 2	£4,110,000	£3,670,000	£3,230,000	£2,780,000	£2,340,000	£5,170,568
Value Area 3	£2,400,000	£1,960,000	£1,520,000	£1,080,000	£630,000	£4,308,806
Value Area 4	£1,690,000	£1,250,000	£810,000	£370,000	£0	£3,447,045

Table E73. Scheme 8. Residual Land Values, 30%Affordable Housing, 50:50 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£5,120,000	£4,680,000	£4,240,000	£3,790,000	£3,350,000	£6,894,090
Value Area 2	£4,380,000	£3,940,000	£3,500,000	£3,060,000	£2,610,000	£5,170,568
Value Area 3	£2,670,000	£2,230,000	£1,790,000	£1,350,000	£900,000	£4,308,806
Value Area 4	1,960,000	1,520,000	1,080,000	640,000	200,000	£3,447,045

Table E74. Scheme 8. Residual Land Values, 30%Affordable Housing, 100 % Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£7,030,000	£6,590,000	£6,150,000	£5,710,000	£5,270,000	£6,894,090
Value Area 2	£6,300,000	£5,850,000	£5,410,000	£4,970,000	£4,530,000	£5,170,568
Value Area 3	£4,590,000	£4,140,000	£3,700,000	£3,260,000	£2,820,000	£4,308,806
Value Area 4	3,880,000	3,440,000	2,990,000	2,550,000	2,110,000	£3,447,045

Scheme 9.

Table E75. Scheme 9. Residual Land Values, 50%Affordable Housing, 80:20 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£2,800,000	£1,940,000	£1,090,000	£230,000	£0	£13,343,400
Value Area 2	£0	£0	£0	£0	£0	£10,007,550
Value Area 3	£0	£0	£0	£0	£0	£8,339,625
Value Area 4	£0	£0	£0	£0	£0	£6,671,700

Table E76. Scheme 9. Residual Land Values, 50%Affordable Housing, 60:40 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£4,130,000	£3,270,000	£2,420,000	£1,560,000	£700,000	£13,343,400
Value Area 2	£3,400,000	£2,540,000	£1,680,000	£830,000	£0	£10,007,550
Value Area 3	£2,790,000	£1,930,000	£1,080,000	£220,000	£0	£8,339,625
Value Area 4	£0	£0	£0	£0	£0	£6,671,700

Table E77. Scheme 9. Residual Land Values, 50%Affordable Housing, 50:50 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£5,080,000	£4,230,000	£3,370,000	£2,520,000	£1,660,000	£13,343,400
Value Area 2	£4,350,000	£3,500,000	£2,640,000	£1,780,000	£930,000	£10,007,550
Value Area 3	£3,750,000	£2,890,000	£2,030,000	£1,180,000	£330,000	£8,339,625
Value Area 4	£0	£0	£0	£0	£0	£6,671,700

Table E78. Scheme 9. Residual Land Values, 50%Affordable Housing, 100 % Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£10,920,000	£10,070,000	£9,210,000	£8,350,000	£7,500,000	£13,343,400
Value Area 2	£10,190,000	£9,330,000	£8,480,000	£7,620,000	£6,770,000	£10,007,550
Value Area 3	£9,590,000	£8,730,000	£7,870,000	£7,020,000	£6,160,000	£8,339,625
Value Area 4	£7,860,000	£7,000,000	£6,140,000	5,290,000	4,430,000	£6,671,700

Table E79. Scheme 9. Residual Land Values, 40%Affordable Housing, 80:20 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£4,830,000	£3,970,000	£3,110,000	£2,250,000	£1,390,000	£13,343,400
Value Area 2	£3,540,000	£2,680,000	£1,820,000	£960,000	£100,000	£10,007,550
Value Area 3	£0	£0	£0	£0	£0	£8,339,625
Value Area 4	£0	£0	£0	£0	£0	£6,671,700

Table E80. Scheme 9. Residual Land Values, 40%Affordable Housing, 60:40 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£6,450,000	£5,590,000	£4,730,000	£3,870,000	£3,010,000	£13,343,400
Value Area 2	£5,160,000	£4,300,000	£3,440,000	£2,580,000	£1,720,000	£10,007,550
Value Area 3	£4,030,000	£3,170,000	£2,310,000	£1,450,000	£590,000	£8,339,625
Value Area 4	£0	£0	£0	£0	£0	£6,671,700

Table E81. Scheme 9. Residual Land Values, 40%Affordable Housing, 50:50 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£7,410,000	£6,550,000	£5,690,000	£4,830,000	£3,970,000	£13,343,400
Value Area 2	£6,120,000	£5,260,000	£4,400,000	£3,540,000	£2,680,000	£10,007,550
Value Area 3	£4,980,000	£4,120,000	£3,260,000	£2,400,000	£1,540,000	£8,339,625
Value Area 4	2,700,000	1,840,000	980,000	130,000	0	£6,671,700

Table E82. Scheme 9. Residual Land Values, 40%Affordable Housing, 100 % Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£11,940,000	£11,080,000	£10,220,000	£9,360,000	£8,500,000	£13,343,400
Value Area 2	£10,650,000	£9,790,000	£8,930,000	£8,070,000	£7,210,000	£10,007,550
Value Area 3	£9,510,000	£8,650,000	£7,790,000	£6,930,000	£6,070,000	£8,339,625
Value Area 4	7,230,000	6,370,000	5,510,000	4,650,000	3,790,000	£6,671,700

Table E83. Scheme 9. Residual Land Values, 30%Affordable Housing, 80:20 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£7,480,000	£6,610,000	£5,750,000	£4,890,000	£4,020,000	£13,343,400
Value Area 2	£5,630,000	£4,760,000	£3,900,000	£3,040,000	£2,170,000	£10,007,550
Value Area 3	£3,960,000	£3,100,000	£2,230,000	£1,370,000	£500,000	£8,339,625
Value Area 4	£0	£0	£0	£0	£0	£6,671,700

Table E84. Scheme 9. Residual Land Values, 30%Affordable Housing, 60:40 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£8,750,000	£7,890,000	£7,020,000	£6,160,000	£5,300,000	£13,343,400
Value Area 2	£6,900,000	£6,040,000	£5,180,000	£4,310,000	£3,450,000	£10,007,550
Value Area 3	£5,240,000	£4,370,000	£3,510,000	£2,640,000	£1,780,000	£8,339,625
Value Area 4	£2,400,000	£1,540,000	£680,000	£0	£0	£6,671,700

Table E85. Scheme 9. Residual Land Values, 30%Affordable Housing, 50:50 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£9,390,000	£8,530,000	£7,660,000	£6,800,000	£5,930,000	£13,343,400
Value Area 2	£7,540,000	£6,680,000	£5,810,000	£4,950,000	£4,080,000	£10,007,550
Value Area 3	£5,870,000	£5,010,000	£4,140,000	£3,280,000	£2,420,000	£8,339,625
Value Area 4	£3,040,000	£2,180,000	£1,310,000	£450,000	£0	£6,671,700

Table E86. Scheme 9. Residual Land Values, 30%Affordable Housing, 100 % Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£12,960,000	£12,100,000	£11,240,000	£10,370,000	£9,510,000	£13,343,400
Value Area 2	£11,120,000	£10,250,000	£9,390,000	£8,520,000	£7,660,000	£10,007,550
Value Area 3	£9,450,000	£8,580,000	£7,720,000	£6,850,000	£5,990,000	£8,339,625
Value Area 4	£6,620,000	£5,750,000	£4,890,000	£4,020,000	£3,160,000	£6,671,700

Scheme 10.

Table E87. Scheme 10. Residual Land Values, 50%Affordable Housing, 80:20 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£5,500,000	£4,750,000	£3,750,000	£2,750,000	£1,750,000	£9,117,990
Value Area 2	£2,710,000	£1,910,000	£1,110,000	£320,000	£0	£6,838,493
Value Area 3	£0	£0	£0	£0	£0	£5,698,744
Value Area 4	£0	£0	£0	£0	£0	£4,558,995

Table E88. Scheme 10. Residual Land Values, 50%Affordable Housing, 60:40 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£6,780,000	£5,990,000	£5,190,000	£4,390,000	£3,590,000	£9,117,990
Value Area 2	£4,420,000	£3,620,000	£2,820,000	£2,020,000	£1,220,000	£6,838,493
Value Area 3	£2,190,000	£1,400,000	£600,000	£0	£0	£5,698,744
Value Area 4	£0	£0	£0	£0	£0	£4,558,995

Table E89. Scheme 10. Residual Land Values, 50%Affordable Housing, 50:50 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£7,550,000	£6,750,000	£5,960,000	£5,160,000	£4,360,000	£9,117,990
Value Area 2	£5,180,000	£4,390,000	£3,590,000	£2,790,000	£1,990,000	£6,838,493
Value Area 3	£2,960,000	£2,160,000	£1,370,000	£570,000	£0	£5,698,744
Value Area 4	£0	£0	£0	£0	£0	£4,558,995

Table E89. Scheme 10. Residual Land Values, 50%Affordable Housing, 100 % Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£11,910,000	£11,110,000	£10,320,000	£9,520,000	£8,720,000	£9,117,990
Value Area 2	£9,540,000	£8,750,000	£7,950,000	£7,150,000	£6,350,000	£6,838,493
Value Area 3	£7,320,000	£6,520,000	£5,730,000	£4,930,000	£4,130,000	£5,698,744
Value Area 4	£5,070,000	£4,270,000	£3,470,000	2,670,000	1,880,000	£4,558,995

Table E90. Scheme 10. Residual Land Values, 40%Affordable Housing, 80:20 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£7,280,000	£6,480,000	£5,680,000	£4,880,000	£4,080,000	£9,117,990
Value Area 2	£4,440,000	£3,640,000	£2,840,000	£2,040,000	£1,230,000	£6,838,493
Value Area 3	£0	£0	£0	£0	£0	£5,698,744
Value Area 4	£0	£0	£0	£0	£0	£4,558,995

Table E91. Scheme 10. Residual Land Values, 40%Affordable Housing, 60:40 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£8,580,000	£7,780,000	£6,970,000	£6,170,000	£5,370,000	£9,117,990
Value Area 2	£5,740,000	£4,930,000	£4,130,000	£3,330,000	£2,530,000	£6,838,493
Value Area 3	£3,070,000	£2,270,000	£1,470,000	£660,000	£0	£5,698,744
Value Area 4	£0	£0	£0	£0	£0	£4,558,995

Table E92. Scheme 10. Residual Land Values, 40% Affordable Housing, 50:50 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£9,350,000	£8,540,000	£7,740,000	£6,940,000	£6,140,000	£9,117,990
Value Area 2	£6,500,000	£5,700,000	£4,900,000	£4,100,000	£3,300,000	£6,838,493
Value Area 3	£3,840,000	£3,040,000	£2,230,000	£1,430,000	£630,000	£5,698,744
Value Area 4	£0	£0	£0	£0	£0	£4,558,995

Table E93. Scheme 10. Residual Land Values, 40% Affordable Housing, 100 % Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£12,770,000	£11,960,000	£11,160,000	£10,360,000	£9,560,000	£9,117,990
Value Area 2	£9,920,000	£9,120,000	£8,320,000	£7,520,000	£6,720,000	£6,838,493
Value Area 3	£7,260,000	£6,460,000	£5,650,000	£4,850,000	£4,050,000	£5,698,744
Value Area 4	£4,550,000	£3,750,000	£2,950,000	£2,150,000	£1,340,000	£4,558,995

Table E94. Scheme 10. Residual Land Values, 30% Affordable Housing, 80:20 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£9,440,000	£8,630,000	£7,830,000	£7,020,000	£6,220,000	£9,117,990
Value Area 2	£6,130,000	£5,320,000	£4,510,000	£3,710,000	£2,900,000	£6,838,493
Value Area 3	£3,010,000	£2,210,000	£1,400,000	£600,000	£0	£5,698,744
Value Area 4	£0	£0	£0	£0	£0	£4,558,995

Table E95. Scheme 10. Residual Land Values, 30% Affordable Housing, 60:40 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£10,560,000	£9,760,000	£8,950,000	£8,140,000	£7,340,000	£9,117,990
Value Area 2	£7,250,000	£6,440,000	£5,630,000	£4,830,000	£4,020,000	£6,838,493
Value Area 3	£4,140,000	£3,330,000	£2,520,000	£1,720,000	£910,000	£5,698,744
Value Area 4	£0	£0	£0	£0	£0	£4,558,995

Table E96. Scheme 10. Residual Land Values, 30% Affordable Housing, 50:50 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£10,980,000	£10,170,000	£9,360,000	£8,560,000	£7,750,000	£9,117,990
Value Area 2	£7,660,000	£6,860,000	£6,050,000	£5,240,000	£4,440,000	£6,838,493
Value Area 3	£4,550,000	£3,740,000	£2,940,000	£2,130,000	£1,330,000	£5,698,744
Value Area 4	£0	£0	£0	£0	£0	£4,558,995

Table E97. Scheme 10. Residual Land Values, 30% Affordable Housing, 100 % Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£13,630,000	£12,820,000	£12,020,000	£11,210,000	£10,400,000	£9,117,990
Value Area 2	£10,310,000	£9,510,000	£8,700,000	£7,890,000	£7,090,000	£6,838,493
Value Area 3	£7,200,000	£6,400,000	£5,590,000	£4,780,000	£3,980,000	£5,698,744
Value Area 4	£4,050,000	£3,240,000	£2,430,000	£1,630,000	£820,000	£4,558,995

Scheme 11.

Table E98. Scheme 11. Residual Land Values, 50%Affordable Housing, 80:20 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£0	£0	£0	£0	£0	£17,420,550
Value Area 2	£0	£0	£0	£0	£0	£13,065,413
Value Area 3	£0	£0	£0	£0	£0	£10,887,844
Value Area 4	£0	£0	£0	£0	£0	£8,710,275

Table E99. Scheme 11. Residual Land Values, 50%Affordable Housing, 60:40 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£0	£0	£0	£0	£0	£17,420,550
Value Area 2	£0	£0	£0	£0	£0	£13,065,413
Value Area 3	£0	£0	£0	£0	£0	£10,887,844
Value Area 4	£0	£0	£0	£0	£0	£8,710,275

Table E100. Scheme 11. Residual Land Values, 50%Affordable Housing, 50:50 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£6,100,000	£4,500,000	£2,910,000	£1,310,000	£0	£17,420,550
Value Area 2	£0	£0	£0	£0	£0	£13,065,413
Value Area 3	£0	£0	£0	£0	£0	£10,887,844
Value Area 4	£0	£0	£0	£0	£0	£8,710,275

Table E101. Scheme 11.. Residual Land Values, 50%Affordable Housing, 100 % Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£14,650,000	£13,050,000	£11,450,000	£9,860,000	£8,260,000	£17,420,550
Value Area 2	£11,940,000	£10,350,000	£8,750,000	£7,160,000	£5,560,000	£13,065,413
Value Area 3	£11,330,000	£9,730,000	£8,130,000	£6,540,000	£4,940,000	£10,887,844
Value Area 4	£8,840,000	£7,240,000	£5,650,000	4,050,000	2,450,000	£8,710,275

Table E102. Scheme 11. Residual Land Values, 40%Affordable Housing, 80:20 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£4,950,000	£3,350,000	£1,740,000	£140,000	£0	£17,420,550
Value Area 2	£0	£0	£0	£0	£0	£13,065,413
Value Area 3	£0	£0	£0	£0	£0	£10,887,844
Value Area 4	£0	£0	£0	£0	£0	£8,710,275

Table E103. Scheme 11. Residual Land Values, 40%Affordable Housing, 60:40 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£7,780,000	£6,180,000	£4,570,000	£2,970,000	£1,360,000	£17,420,550
Value Area 2	£7,780,000	£6,180,000	£4,570,000	£2,970,000	£1,360,000	£13,065,413
Value Area 3	£0	£0	£0	£0	£0	£10,887,844
Value Area 4	£0	£0	£0	£0	£0	£8,710,275

Table E104. Scheme 11. Residual Land Values, 40% Affordable Housing, 50:50 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£9,140,000	£7,530,000	£5,930,000	£4,320,000	£2,720,000	£17,420,550
Value Area 2	£5,530,000	£3,930,000	£2,320,000	£720,000	£0	£13,065,413
Value Area 3	£0	£0	£0	£0	£0	£10,887,844
Value Area 4	£0	£0	£0	£0	£0	£8,710,275

Table E105. Scheme 11. Residual Land Values, 40% Affordable Housing, 100 % Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£15,970,000	£14,370,000	£12,770,000	£11,160,000	£9,560,000	£17,420,550
Value Area 2	£14,810,000	£13,210,000	£11,600,000	£10,000,000	£8,390,000	£13,065,413
Value Area 3	£10,900,000	£9,300,000	£7,700,000	£6,090,000	£4,490,000	£10,887,844
Value Area 4	£7,560,000	£5,950,000	£4,350,000	£2,750,000	£1,140,000	£8,710,275

Table E106. Scheme 11. Residual Land Values, 30% Affordable Housing, 80:20 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£9,110,000	£7,490,000	£5,880,000	£4,270,000	£2,660,000	£17,420,550
Value Area 2	£4,600,000	£2,990,000	£1,380,000	£0	£0	£13,065,413
Value Area 3	£2,290,000	£680,000	£0	£0	£0	£10,887,844
Value Area 4	£0	£0	£0	£0	£0	£8,710,275

Table E107. Scheme 11. Residual Land Values, 30% Affordable Housing, 60:40 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£11,230,000	£9,620,000	£8,010,000	£6,400,000	£4,780,000	£17,420,550
Value Area 2	£6,720,000	£5,110,000	£3,500,000	£1,890,000	£280,000	£13,065,413
Value Area 3	£4,410,000	£2,800,000	£1,190,000	£0	£0	£10,887,844
Value Area 4	£0	£0	£0	£0	£0	£8,710,275

Table E108. Scheme 11. Residual Land Values, 30% Affordable Housing, 50:50 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£12,170,000	£10,560,000	£8,950,000	£7,340,000	£5,730,000	£17,420,550
Value Area 2	£7,670,000	£6,050,000	£4,440,000	£2,830,000	£1,220,000	£13,065,413
Value Area 3	£5,350,000	£3,740,000	£2,130,000	£520,000	£0	£10,887,844
Value Area 4	£0	£0	£0	£0	£0	£8,710,275

Table E109. Scheme 11. Residual Land Values, 30% Affordable Housing, 100 % Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£17,300,000	£15,690,000	£14,080,000	£12,470,000	£10,850,000	£17,420,550
Value Area 2	£12,790,000	£11,180,000	£9,570,000	£7,960,000	£6,350,000	£13,065,413
Value Area 3	£10,480,000	£8,870,000	£7,260,000	£5,650,000	£4,040,000	£10,887,844
Value Area 4	£6,280,000	£4,670,000	£3,060,000	£1,440,000	£0	£8,710,275

“Strong” Market Appraisals, Medium EUV, No Grant

Tables E110 to E217 set out the indicative residual land values for Schemes 1 to 11 at medium existing use values, and at 50%, 40% and 30% affordable housing with and without NAHP grant:

Scheme 1.

Table E110. Scheme 1. Residual Land Values, 100% Private Housing

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£150,000	£140,000	£130,000	£120,000	£110,000	£148,260
Value Area 2	£70,000	£60,000	£50,000	£40,000	30,000	£111,195
Value Area 3	£70,000	£60,000	£50,000	£40,000	30,000	£92,663
Value Area 4	£40,000	30,000	20,000	10,000	0	£74,130

Scheme 2.

Table E111. Scheme 2. Residual Land Values, 100% Private Housing

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£500,000	£480,000	£470,000	£450,000	£430,000	£370,650
Value Area 2	£400,000	£380,000	£360,000	£340,000	£460,000	£277,988
Value Area 3	£400,000	£380,000	£360,000	£340,000	£320,000	£231,656
Value Area 4	320,000	300,000	280,000	270,000	250,000	£185,325

Scheme 3.

Table E112. Scheme 3. Residual Land Values, 50% Private Housing, 80:20 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£130,000	£90,000	£50,000	£0	£0	£148,260
Value Area 2	£0	£0	£0	£0	£0	£135,905
Value Area 3	£0	£0	£0	£0	£0	£111,195
Value Area 4	£0	£0	£0	£0	£0	£98,840

Table E113. Scheme 3. Residual Land Values, 50% Private Housing, 60:40 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£130,000	£90,000	£50,000	£0	£0	£148,260
Value Area 2	£0	£0	£0	£0	£0	£135,905
Value Area 3	£0	£0	£0	£0	£0	£111,195
Value Area 4	£0	£0	£0	£0	£0	£98,840

Table E114. Scheme 3. Residual Land Values, 50% Private Housing, 50:50 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£260,000	£220,000	£180,000	£140,000	£100,000	£148,260
Value Area 2	£170,000	£130,000	£90,000	£40,000	£0	£135,905
Value Area 3	£0	£0	£0	£0	£0	£111,195
Value Area 4	£90,000	£50,000	£10,000	£0	£0	£98,840

Table E115. Scheme 3. Residual Land Values, 50% Private Housing, 100 % Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£390,000	£350,000	£310,000	£270,000	£230,000	£148,260
Value Area 2	£300,000	£260,000	£220,000	£180,000	£140,000	£135,905
Value Area 3	£260,000	£230,000	£180,000	£140,000	£100,000	£111,195
Value Area 4	£230,000	£180,000	£140,000	£100,000	£60,000	£98,840

Table E116. Scheme 3. Residual Land Values, 40% Private Housing, 80:20 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£130,000	£90,000	£50,000	£0	£0	£148,260
Value Area 2	£0	£0	£0	£0	£0	£135,905
Value Area 3	£0	£0	£0	£0	£0	£111,195
Value Area 4	£0	£0	£0	£0	£0	£98,840

Table E117. Scheme 3. Residual Land Values, 40% Private Housing, 60:40 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£260,000	£220,000	£180,000	£140,000	£100,000	£148,260
Value Area 2	£170,000	£130,000	£90,000	£40,000	£0	£135,905
Value Area 3	£130,000	£90,000	£50,000	£0	£0	£111,195
Value Area 4	£0	£0	£0	£0	£0	£98,840

Table E118. Scheme 3. Residual Land Values, 40% Private Housing, 50:50 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£260,000	£220,000	£180,000	£140,000	£100,000	£148,260
Value Area 2	£170,000	£130,000	£90,000	£40,000	£0	£135,905
Value Area 3	£130,000	£90,000	£50,000	£0	£0	£111,195
Value Area 4	£0	£0	£0	£0	£0	£98,840

Table E119. Scheme 3. Residual Land Values, 40% Private Housing, 100 % Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£390,000	£350,000	£310,000	£270,000	£230,000	£148,260
Value Area 2	£300,000	£260,000	£220,000	£180,000	£140,000	£135,905
Value Area 3	£260,000	£230,000	£180,000	£140,000	£100,000	£111,195
Value Area 4	£230,000	£180,000	£140,000	£100,000	£60,000	£98,840

Table E120. Scheme 3. Residual Land Values, 30% Private Housing, 80:20 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£360,000	£310,000	£270,000	£240,000	£190,000	£148,260
Value Area 2	£230,000	£180,000	£140,000	£100,000	£60,000	£135,905
Value Area 3	£140,000	£100,000	£60,000	£20,000	£0	£111,195
Value Area 4	£70,000	£20,000	£0	£0	£0	£98,840

Table E121. Scheme 3. Residual Land Values, 30% Private Housing, 60:40 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£360,000	£310,000	£270,000	£240,000	£190,000	£148,260
Value Area 2	£230,000	£180,000	£140,000	£100,000	£60,000	£135,905
Value Area 3	£140,000	£100,000	£60,000	£20,000	£0	£111,195
Value Area 4	£70,000	£20,000	£0	£0	£0	£98,840

Table E122. Scheme 3. Residual Land Values, 30% Private Housing, 50:50 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£360,000	£310,000	£270,000	£240,000	£190,000	£148,260
Value Area 2	£230,000	£180,000	£140,000	£100,000	£60,000	£135,905
Value Area 3	£140,000	£100,000	£60,000	£20,000	£0	£111,195
Value Area 4	£70,000	£20,000	£0	£0	£0	£98,840

Table E123. Scheme 3. Residual Land Values, 30% Private Housing, 100 % Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£490,000	£450,000	£410,000	£360,000	£320,000	£148,260
Value Area 2	£360,000	£310,000	£270,000	£230,000	£190,000	£135,905
Value Area 3	£280,000	£240,000	£190,000	£150,000	£110,000	£111,195
Value Area 4	£200,000	£160,000	£120,000	£70,000	£30,000	£98,840

Scheme 4.

Table E124. Scheme 4. Residual Land Values, 50% Private Housing, 80:20 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£290,000	£240,000	£190,000	£140,000	£90,000	£177,912
Value Area 2	£200,000	£150,000	£100,000	£50,000	£0	£163,086
Value Area 3	£0	£0	£0	£0	£0	£133,434
Value Area 4	£0	£0	£0	£0	£0	£118,608

Table E125. Scheme 4. Residual Land Values, 50% Private Housing, 60:40 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£560,000	510,000	460,000	420,000	370,000	£177,912
Value Area 2	420,000	370,000	320,000	280,000	230,000	£163,086
Value Area 3	£0	£0	£0	£0	£0	£133,434
Value Area 4	£0	£0	£0	£0	£0	£118,608

Table E126. Scheme 4. Residual Land Values, 50% Private Housing, 50:50 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	560,000	510,000	460,000	420,000	370,000	£177,912
Value Area 2	420,000	370,000	320,000	280,000	230,000	£163,086
Value Area 3	£0	£0	£0	£0	£0	£133,434
Value Area 4	£0	£0	£0	£0	£0	£118,608

Table E127. Scheme 4. Residual Land Values, 50% Private Housing, 100 % Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£1,040,000	£990,000	£950,000	£900,000	£850,000	£177,912
Value Area 2	£800,000	£750,000	£700,000	£660,000	£610,000	£163,086
Value Area 3	£0	£0	£0	£0	£0	£133,434
Value Area 4	£0	£0	£0	£0	£0	£118,608

Table E128. Scheme 4. Residual Land Values, 40% Private Housing, 80:20 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£560,000	£510,000	£460,000	£420,000	£370,000	£177,912
Value Area 2	£420,000	£370,000	£320,000	£280,000	£230,000	£163,086
Value Area 3	£0	£0	£0	£0	£0	£133,434
Value Area 4	£0	£0	£0	£0	£0	£118,608

Table E129. Scheme 4. Residual Land Values, 40% Private Housing, 60:40 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£770,000	£720,000	£670,000	£620,000	£570,000	£177,912
Value Area 2	£580,000	£530,000	£480,000	£440,000	£390,000	£163,086
Value Area 3	£0	£0	£0	£0	£0	£133,434
Value Area 4	£0	£0	£0	£0	£0	£118,608

Table E130. Scheme 4. Residual Land Values, 40% Private Housing, 50:50 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£770,000	£720,000	£670,000	£620,000	£570,000	£177,912
Value Area 2	£580,000	£530,000	£480,000	£440,000	£390,000	£163,086
Value Area 3	£0	£0	£0	£0	£0	£133,434
Value Area 4	£0	£0	£0	£0	£0	£118,608

Table E130. Scheme 4. Residual Land Values, 40% Private Housing, 100 % Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£1,040,000	£990,000	£950,000	£900,000	£850,000	£177,912
Value Area 2	£800,000	£750,000	£700,000	£660,000	£610,000	£163,086
Value Area 3	£0	£0	£0	£0	£0	£133,434
Value Area 4	£350,000	£300,000	£250,000	£210,000	£160,000	£118,608

Table E131. Scheme 4. Residual Land Values, 30% Private Housing, 80:20 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£900,000	£850,000	£800,000	£750,000	£700,000	£177,912
Value Area 2	£690,000	£640,000	£590,000	£550,000	£500,000	£163,086
Value Area 3	£530,000	£480,000	£440,000	£390,000	£340,000	£133,434
Value Area 4	£300,000	£250,000	£210,000	£160,000	£110,000	£118,608

Table E132. Scheme 4. Residual Land Values, 30% Private Housing, 60:40 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£900,000	£850,000	£800,000	£750,000	£700,000	£177,912
Value Area 2	£690,000	£640,000	£590,000	£550,000	£500,000	£163,086
Value Area 3	£530,000	£480,000	£440,000	£390,000	£340,000	£133,434
Value Area 4	£300,000	£250,000	£210,000	£160,000	£110,000	£118,608

Table E133. Scheme 4. Residual Land Values, 30% Private Housing, 50:50 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£900,000	£850,000	£800,000	£750,000	£700,000	£177,912
Value Area 2	£690,000	£640,000	£590,000	£550,000	£500,000	£163,086
Value Area 3	£530,000	£480,000	£440,000	£390,000	£340,000	£133,434
Value Area 4	£300,000	£250,000	£210,000	£160,000	£110,000	£118,608

Table E134. Scheme 4. Residual Land Values, 30% Private Housing, 100 % Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£1,170,000	£1,120,000	£1,070,000	£1,030,000	£980,000	£177,912
Value Area 2	£910,000	£860,000	£820,000	£770,000	£720,000	£163,086
Value Area 3	£750,000	£700,000	£650,000	£610,000	£560,000	£133,434
Value Area 4	£440,000	£390,000	£340,000	£290,000	£240,000	£118,608

Scheme 5.

Table E135. Scheme 5. Residual Land Values, 50% Private Housing, 80:20 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£900,000	£750,000	£610,000	£460,000	£320,000	£400,302
Value Area 2	£680,000	£530,000	£390,000	£240,000	£100,000	£366,944
Value Area 3	£680,000	£530,000	£390,000	£240,000	£100,000	£300,227
Value Area 4	£0	£0	£0	£0	£0	£266,868

Table E136. Scheme 5. Residual Land Values, 50% Private Housing, 60:40 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£730,000	£580,000	£440,000	£290,000	£150,000	£400,302
Value Area 2	£0	£0	£0	£0	£0	£366,944
Value Area 3	£770,000	£630,000	£480,000	£340,000	£190,000	£300,227
Value Area 4	£0	£0	£0	£0	£0	£266,868

Table E137. Scheme 5. Residual Land Values, 50% Private Housing, 50:50 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£920,000	£780,000	£630,000	£480,000	£340,000	£400,302
Value Area 2	£450,000	£300,000	£150,000	£0	£0	£366,944
Value Area 3	£960,000	£820,000	£670,000	£520,000	£380,000	£300,227
Value Area 4	£0	£0	£0	£0	£0	£266,868

Table E138. Scheme 5. Residual Land Values, 50% Private Housing, 100 % Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£1,440,000	£1,290,000	£1,150,000	£1,000,000	£850,000	£400,302
Value Area 2	£960,000	£810,000	£670,000	£520,000	£380,000	£366,944
Value Area 3	£1,440,000	£1,300,000	£1,150,000	£1,000,000	£860,000	£300,227
Value Area 4	£0	£0	£0	£0	£0	£266,868

Table E139. Scheme 5. Residual Land Values, 40% Private Housing, 80:20 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£850,000	£710,000	£560,000	£420,000	£270,000	£400,302
Value Area 2	£820,000	£670,000	£530,000	£380,000	£240,000	£366,944
Value Area 3	£820,000	£670,000	£530,000	£380,000	£240,000	£300,227
Value Area 4	£0	£0	£0	£0	£0	£266,868

Table E140. Scheme 5. Residual Land Values, 40% Private Housing, 60:40 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£1,050,000	£900,000	£750,000	£610,000	£460,000	£400,302
Value Area 2	£520,000	£380,000	£230,000	£80,000	£0	£366,944
Value Area 3	£1,010,000	£860,000	£710,000	£570,000	£430,000	£300,227
Value Area 4	£0	£0	£0	£0	£0	£266,868

Table E141. Scheme 5. Residual Land Values, 40% Private Housing, 50:50 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£1,150,000	£1,010,000	£860,000	£710,000	£570,000	£400,302
Value Area 2	£630,000	£480,000	£340,000	£200,000	£40,000	£366,944
Value Area 3	£1,100,000	£960,000	£810,000	£660,000	£520,000	£300,227
Value Area 4	£0	£0	£0	£0	£0	£266,868

Table E142. Scheme 5. Residual Land Values,40% Private Housing, 100 % Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£1,560,000	£1,420,000	£1,270,000	£1,120,000	£980,000	£400,302
Value Area 2	£1,040,000	£890,000	£750,000	£600,000	£460,000	£366,944
Value Area 3	£1,490,000	£1,340,000	£1,190,000	£1,050,000	£900,000	£300,227
Value Area 4	£0	£0	£0	£0	£0	£266,868

Table E143. Scheme 5. Residual Land Values,30% Private Housing, 80:20 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£1,390,000	£1,240,000	£1,100,000	£950,000	£800,000	£400,302
Value Area 2	£740,000	£590,000	£450,000	£300,000	£150,000	£366,944
Value Area 3	£1,130,000	£980,000	£840,000	£690,000	£540,000	£300,227
Value Area 4	£0	£0	£0	£0	£0	£266,868

Table E144. Scheme 5. Residual Land Values,30% Private Housing, 60:40 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£1,500,000	£1,350,000	£1,200,000	£1,060,000	£910,000	£400,302
Value Area 2	£840,000	£700,000	£550,000	£410,000	£260,000	£366,944
Value Area 3	£1,230,000	£1,080,000	£930,000	£790,000	£640,000	£300,227
Value Area 4	£0	£0	£0	£0	£0	£266,868

Table E145. Scheme 5. Residual Land Values,30% Private Housing, 50:50 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£1,600,000	£1,460,000	£1,310,000	£1,170,000	£1,020,000	£400,302
Value Area 2	£950,000	£800,000	£660,000	£510,000	£370,000	£366,944
Value Area 3	£1,320,000	£1,180,000	£1,030,000	£880,000	£740,000	£300,227
Value Area 4	£0	£0	£0	£0	£0	£266,868

Table E145. Scheme 5. Residual Land Values,30% Private Housing, 100 % Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£1,910,000	£1,760,000	£1,610,000	£1,470,000	£1,320,000	£400,302
Value Area 2	£1,250,000	£1,110,000	£960,000	£810,000	£670,000	£366,944
Value Area 3	£1,610,000	£1,460,000	£1,320,000	£1,170,000	£1,020,000	£300,227
Value Area 4	£0	£0	£0	£0	£0	£266,868

Scheme 6.

Table E146. Scheme 6. Residual Land Values,50% Private Housing, 80:20 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£0	£0	£0	£0	£0	£504,084
Value Area 2	£0	£0	£0	£0	£0	£462,077
Value Area 3	£0	£0	£0	£0	£0	£378,063
Value Area 4	£0	£0	£0	£0	£0	£336,056

Table E147. Scheme 6. Residual Land Values,50% Private Housing, 60:40 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£0	£0	£0	£0	£0	£504,084
Value Area 2	£0	£0	£0	£0	£0	£462,077
Value Area 3	£0	£0	£0	£0	£0	£378,063
Value Area 4	£0	£0	£0	£0	£0	£336,056

Table E148. Scheme 6. Residual Land Values,50% Private Housing, 50:50 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£610,000	£400,000	£180,000	£0	£0	£504,084
Value Area 2	£610,000	£400,000	£180,000	£0	£0	£462,077
Value Area 3	£720,000	£500,000	£290,000	£70,000	£0	£378,063
Value Area 4	£0	£0	£0	£0	£0	£336,056

Table E149. Scheme 6. Residual Land Values,50% Private Housing, 100 % Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£1,680,000	£1,460,000	£1,240,000	£1,020,000	£800,000	£504,084
Value Area 2	£1,680,000	£1,460,000	£1,240,000	£1,020,000	£800,000	£462,077
Value Area 3	£1,790,000	£1,570,000	£1,350,000	£1,130,000	£910,000	£378,063
Value Area 4	£1,170,000	£950,000	£730,000	£510,000	£300,000	£336,056

Table E150. Scheme 6. Residual Land Values,40% Private Housing, 80:20 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£720,000	£500,000	£290,000	£70,000	£0	£504,084
Value Area 2	£720,000	£500,000	£290,000	£70,000	£0	£462,077
Value Area 3	£580,000	£370,000	£150,000	£0	£0	£378,063
Value Area 4	£0	£0	£0	£0	£0	£336,056

Table E151. Scheme 6. Residual Land Values,40% Private Housing, 60:40 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£1,040,000	£830,000	£610,000	£390,000	£170,000	£504,084
Value Area 2	£1,040,000	£830,000	£610,000	£390,000	£170,000	£462,077
Value Area 3	£900,000	£690,000	£470,000	£250,000	£30,000	£378,063
Value Area 4	£0	£0	£0	£0	£0	£336,056

Table E152. Scheme 6. Residual Land Values,40% Private Housing, 50:50 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£1,120,000	£900,000	£680,000	£460,000	£240,000	£504,084
Value Area 2	£1,120,000	£900,000	£680,000	£460,000	£240,000	£462,077
Value Area 3	£980,000	£760,000	£540,000	£320,000	£100,000	£378,063
Value Area 4	£0	£0	£0	£0	£0	£336,056

Table E153. Scheme 6. Residual Land Values,40% Private Housing, 100 % Int. Split

Contribution	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark
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Per Unit:						Land Value
Value Area 1	£1,980,000	£1,760,000	£1,540,000	£1,320,000	£1,100,000	£504,084
Value Area 2	£1,980,000	£1,760,000	£1,540,000	£1,320,000	£1,100,000	£462,077
Value Area 3	£1,840,000	£1,620,000	£1,400,000	£1,180,000	£970,000	£378,063
Value Area 4	£1,110,000	£890,000	£670,000	£450,000	£230,000	£336,056

Table E154. Scheme 6. Residual Land Values,30% Private Housing, 80:20 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£1,170,000	£960,000	£740,000	£520,000	£300,000	£504,084
Value Area 2	£1,170,000	£960,000	£740,000	£520,000	£300,000	£462,077
Value Area 3	£580,000	£370,000	£150,000	£0	£0	£378,063
Value Area 4	£0	£0	£0	£0	£0	£336,056

Table E155. Scheme 6. Residual Land Values,30% Private Housing, 60:40 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£1,440,000	£1,220,000	£1,000,000	£780,000	£560,000	£504,084
Value Area 2	£1,440,000	£1,220,000	£1,000,000	£780,000	£560,000	£462,077
Value Area 3	£1,300,000	£1,080,000	£860,000	£640,000	£430,000	£378,063
Value Area 4	£0	£0	£0	£0	£0	£336,056

Table E156. Scheme 6. Residual Land Values,30% Private Housing, 50:50 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£1,500,000	£1,280,000	£1,060,000	£840,000	£620,000	£504,084
Value Area 2	£1,500,000	£1,280,000	£1,060,000	£840,000	£620,000	£462,077
Value Area 3	£1,360,000	£1,140,000	£920,000	£700,000	£480,000	£378,063
Value Area 4	£0	£0	£0	£0	£0	£336,056

Table E157. Scheme 6. Residual Land Values,30% Private Housing, 100 % Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£2,220,000	£2,000,000	£1,780,000	£1,560,000	£1,340,000	£504,084
Value Area 2	£2,220,000	£2,000,000	£1,780,000	£1,560,000	£1,340,000	£462,077
Value Area 3	£2,080,000	£1,860,000	£1,640,000	£1,420,000	£1,200,000	£378,063
Value Area 4	£1,340,000	£1,120,000	£900,000	£680,000	£460,000	£336,056

Scheme 7.

Table E158. Scheme 7. Residual Land Values, 50% Private Housing, 80:20 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£3,020,000	£2,760,000	£2,500,000	£2,240,000	£1,980,000	£830,256
Value Area 2	£2,590,000	£2,330,000	£2,080,000	£1,820,000	£1,560,000	£761,068
Value Area 3	£1,930,000	£1,670,000	£1,420,000	£1,160,000	£900,000	£622,692
Value Area 4	£940,000	£680,000	£420,000	£170,000	£0	£553,504

Table E159. Scheme 7. Residual Land Values, 50% Private Housing, 60:40 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£3,840,000	£3,580,000	£3,320,000	£3,060,000	£2,800,000	£830,256
Value Area 2	£3,410,000	£3,150,000	£2,890,000	£2,640,000	£2,380,000	£761,068
Value Area 3	£2,750,000	£2,490,000	£2,230,000	£1,970,000	£1,720,000	£622,692
Value Area 4	£1,750,000	£1,500,000	£1,240,000	980,000	720,000	£553,504

Table E160. Scheme 7. Residual Land Values, 50% Private Housing, 50:50 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£4,090,000	£3,830,000	£3,570,000	£3,310,000	£3,050,000	£830,256
Value Area 2	£3,660,000	£3,400,000	£3,150,000	£2,890,000	£2,630,000	£761,068
Value Area 3	£3,000,000	£2,740,000	£2,490,000	£2,230,000	£1,970,000	£622,692
Value Area 4	£2,010,000	£1,750,000	£1,490,000	1,230,000	970,000	£553,504

Table E161. Scheme 7. Residual Land Values, 50% Private Housing, 100 % Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£6,140,000	£5,880,000	£5,620,000	£5,360,000	£5,110,000	£830,256
Value Area 2	£5,710,000	£5,450,000	£5,200,000	£4,940,000	£4,680,000	£761,068
Value Area 3	£5,050,000	£4,790,000	£4,540,000	£4,280,000	£4,020,000	£622,692
Value Area 4	£4,060,000	£3,800,000	£3,540,000	3,280,000	3,020,000	£553,504

Table E162. Scheme 7. Residual Land Values, 40% Private Housing, 80:20 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£4,000,000	£3,750,000	£3,490,000	£3,230,000	£2,970,000	£830,256
Value Area 2	£3,430,000	£3,170,000	£2,910,000	£2,660,000	£2,400,000	£761,068
Value Area 3	£2,630,000	£2,370,000	£2,110,000	£1,850,000	£1,600,000	£622,692
Value Area 4	£1,490,000	£1,230,000	£970,000	£720,000	£460,000	£553,504

Table E163. Scheme 7. Residual Land Values, 40% Private Housing, 60:40 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£4,590,000	£4,330,000	£4,070,000	£3,810,000	£3,550,000	£830,256
Value Area 2	£4,010,000	£3,750,000	£3,490,000	£3,240,000	£2,980,000	£761,068
Value Area 3	£3,210,000	£2,950,000	£2,690,000	£2,440,000	£2,180,000	£622,692
Value Area 4	£2,070,000	£1,810,000	£1,560,000	£1,300,000	£1,040,000	£553,504

Table E164. Scheme 7. Residual Land Values, 40% Private Housing, 50:50 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£4,950,000	£4,690,000	£4,430,000	£4,170,000	£3,910,000	£830,256
Value Area 2	£4,370,000	£4,110,000	£3,860,000	£3,600,000	£3,340,000	£761,068
Value Area 3	£3,570,000	£3,310,000	£3,060,000	£2,800,000	£2,540,000	£622,692
Value Area 4	£2,430,000	£2,180,000	£1,920,000	£1,660,000	£1,400,000	£553,504

Table E165. Scheme 7. Residual Land Values, 40% Private Housing, 100 % Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£6,470,000	£6,210,000	£5,960,000	£5,700,000	£5,440,000	£830,256
Value Area 2	£5,900,000	£5,640,000	£5,380,000	£5,120,000	£4,860,000	£761,068
Value Area 3	£5,100,000	£4,840,000	£4,580,000	£4,320,000	£4,060,000	£622,692
Value Area 4	£3,960,000	£3,700,000	£3,440,000	£3,180,000	£2,930,000	£553,504

Table E166. Scheme 7. Residual Land Values, 30% Private Housing, 80:20 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£5,110,000	£4,850,000	£4,590,000	£4,340,000	£4,080,000	£830,256
Value Area 2	£4,310,000	£4,050,000	£3,790,000	£3,530,000	£3,270,000	£761,068
Value Area 3	£3,280,000	£3,030,000	£2,770,000	£2,510,000	£2,250,000	£622,692
Value Area 4	£1,920,000	£1,660,000	£1,400,000	£1,140,000	£880,000	£553,504

Table E167. Scheme 7. Residual Land Values, 30% Private Housing, 60:40 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£5,640,000	£5,380,000	£5,120,000	£4,860,000	£4,600,000	£830,256
Value Area 2	£4,830,000	£4,570,000	£4,320,000	£4,060,000	£3,800,000	£761,068
Value Area 3	£3,810,000	£3,550,000	£3,290,000	£3,040,000	£2,780,000	£622,692
Value Area 4	£2,440,000	£2,180,000	£1,930,000	£1,670,000	£1,410,000	£553,504

Table E168. Scheme 7. Residual Land Values, 30% Private Housing, 50:50 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£5,760,000	£5,510,000	£5,250,000	£4,990,000	£4,730,000	£830,256
Value Area 2	£4,960,000	£4,700,000	£4,440,000	£4,180,000	£3,920,000	£761,068
Value Area 3	£3,940,000	£3,680,000	£3,420,000	£3,160,000	£2,900,000	£622,692
Value Area 4	£2,570,000	£2,310,000	£2,050,000	£1,790,000	£1,540,000	£553,504

Table E169. Scheme 7. Residual Land Values, 30% Private Housing, 100 % Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£7,000,000	£6,740,000	£6,480,000	£6,220,000	£5,960,000	£830,256
Value Area 2	£6,190,000	£5,930,000	£5,680,000	£5,420,000	£5,160,000	£761,068
Value Area 3	£5,170,000	£4,910,000	£4,650,000	£4,400,000	£4,140,000	£622,692
Value Area 4	£3,800,000	£3,540,000	£3,290,000	£3,030,000	£2,770,000	£553,504

Scheme 8.

Table E170. Scheme 8. Residual Land Values, 50% Private Housing, 80:20 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£970,000	£530,000	£100,000	£0	£0	£1,378,818
Value Area 2	£0	£0	£0	£0	£0	£1,263,917
Value Area 3	£0	£0	£0	£0	£0	£1,034,114
Value Area 4	£0	£0	£0	£0	£0	£919,212

Table E171. Scheme 8. Residual Land Values, 50% Private Housing, 60:40 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£2,010,000	£1,570,000	£1,130,000	£690,000	£250,000	£1,378,818
Value Area 2	£1,530,000	£1,090,000	£650,000	£220,000	£0	£1,263,917
Value Area 3	£0	£0	£0	£0	£0	£1,034,114
Value Area 4	£0	£0	£0	£0	£0	£919,212

Table E172. Scheme 8. Residual Land Values, 50% Private Housing, 50:50 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£2,610,000	£2,170,000	£1,730,000	£1,290,000	£850,000	£1,378,818
Value Area 2	£2,140,000	£1,700,000	£1,260,000	£820,000	£380,000	£1,263,917
Value Area 3	£0	£0	£0	£0	£0	£1,034,114
Value Area 4	£0	£0	£0	£0	£0	£919,212

Table E173. Scheme 8. Residual Land Values, 50% Private Housing, 100 % Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£5,650,000	£5,210,000	£4,770,000	£4,330,000	£3,890,000	£1,378,818
Value Area 2	£5,180,000	£4,740,000	£4,300,000	£3,860,000	£3,420,000	£1,263,917
Value Area 3	£3,720,000	£3,280,000	£2,840,000	£2,400,000	£1,960,000	£1,034,114
Value Area 4	£3,280,000	£2,840,000	£2,400,000	1,960,000	1,520,000	£919,212

Table E174. Scheme 8. Residual Land Values, 40% Private Housing, 80:20 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£2,560,000	£2,120,000	£1,680,000	£1,240,000	£800,000	£1,378,818
Value Area 2	£1,820,000	£1,380,000	£940,000	£500,000	£60,000	£1,263,917
Value Area 3	£0	£0	£0	£0	£0	£1,034,114
Value Area 4	£0	£0	£0	£0	£0	£919,212

Table E175. Scheme 8. Residual Land Values, 40% Private Housing, 60:40 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£3,530,000	£3,090,000	£2,650,000	£2,210,000	£1,770,000	£1,378,818
Value Area 2	£2,790,000	£2,350,000	£1,910,000	£1,470,000	£1,030,000	£1,263,917
Value Area 3	£1,080,000	£640,000	£210,000	£0	£0	£1,034,114
Value Area 4	£1,080,000	£640,000	£210,000	£0	£0	£919,212

Table E176. Scheme 8. Residual Land Values, 40% Private Housing, 50:50 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£3,870,000	£3,420,000	£2,980,000	£2,540,000	£2,100,000	£1,378,818
Value Area 2	£3,130,000	£2,690,000	£2,240,000	£1,800,000	£1,360,000	£1,263,917
Value Area 3	£1,420,000	£980,000	£530,000	£100,000	£0	£1,034,114
Value Area 4	£0	£0	£0	£0	£0	£919,212

Table E177. Scheme 8. Residual Land Values, 40% Private Housing, 100 % Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£6,200,000	£5,760,000	£5,320,000	£4,880,000	£4,440,000	£1,378,818
Value Area 2	£5,470,000	£5,020,000	£4,580,000	£4,140,000	£3,700,000	£1,263,917
Value Area 3	£3,760,000	£3,320,000	£2,870,000	£2,430,000	£1,990,000	£1,034,114
Value Area 4	£3,050,000	£2,610,000	£2,160,000	£1,720,000	£1,280,000	£919,212

Table E178. Scheme 8. Residual Land Values, 30% Private Housing, 80:20 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£4,220,000	£3,780,000	£3,340,000	£2,900,000	£2,450,000	£1,378,818
Value Area 2	£3,150,000	£2,710,000	£2,260,000	£1,820,000	£1,380,000	£1,263,917
Value Area 3	£1,130,000	£680,000	£240,000	£0	£0	£1,034,114
Value Area 4	£0	£0	£0	£0	£0	£919,212

Table E179. Scheme 8. Residual Land Values, 30% Private Housing, 60:40 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£4,670,000	£4,230,000	£3,790,000	£3,340,000	£2,900,000	£1,378,818
Value Area 2	£3,600,000	£3,160,000	£2,710,000	£2,270,000	£1,830,000	£1,263,917
Value Area 3	£1,570,000	£1,130,000	£690,000	£250,000	£0	£1,034,114
Value Area 4	£0	£0	£0	£0	£0	£919,212

Table E180. Scheme 8. Residual Land Values, 30% Private Housing, 50:50 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£5,010,000	£4,560,000	£4,120,000	£3,680,000	£3,230,000	£1,378,818
Value Area 2	£3,930,000	£3,490,000	£3,050,000	£2,600,000	£2,160,000	£1,263,917
Value Area 3	£1,910,000	£1,470,000	£1,020,000	£580,000	£140,000	£1,034,114
Value Area 4	£0	£0	£0	£0	£0	£919,212

Table E181. Scheme 8. Residual Land Values, 30% Private Housing, 100 % Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£6,900,000	£6,450,000	£6,010,000	£5,570,000	£5,120,000	£1,378,818
Value Area 2	£5,820,000	£5,380,000	£4,940,000	£4,490,000	£4,050,000	£1,263,917
Value Area 3	£3,800,000	£3,350,000	£2,910,000	£2,470,000	£2,030,000	£1,034,114
Value Area 4	£2,760,000	£2,320,000	£1,870,000	1,430,000	990,000	£919,212

Scheme 9.

Table E182. Scheme 9. Residual Land Values, 50% Private Housing, 80:20 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£2,800,000	£1,940,000	£1,090,000	£230,000	£0	£2,668,680
Value Area 2	£0	£0	£0	£0	£0	£2,446,290
Value Area 3	£0	£0	£0	£0	£0	£2,001,510
Value Area 4	£0	£0	£0	£0	£0	£1,779,120

Table E183. Scheme 9. Residual Land Values, 50% Private Housing, 60:40 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£4,130,000	£3,270,000	£2,420,000	£1,560,000	£700,000	£2,668,680
Value Area 2	£3,400,000	£2,540,000	£1,680,000	£830,000	£-30,000	£2,446,290
Value Area 3	£2,790,000	£1,930,000	£1,080,000	£220,000	£-660,000	£2,001,510
Value Area 4	£0	£0	£0	£0	£0	£1,779,120

Table E184. Scheme 9. Residual Land Values, 50% Private Housing, 50:50 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£5,080,000	£4,230,000	£3,370,000	£2,520,000	£1,660,000	£2,668,680
Value Area 2	£4,350,000	£3,500,000	£2,640,000	£1,780,000	£930,000	£2,446,290
Value Area 3	£3,750,000	£2,890,000	£2,030,000	£1,180,000	£330,000	£2,001,510
Value Area 4	£0	£0	£0	£0	£0	£1,779,120

Table E185. Scheme 9. Residual Land Values, 50% Private Housing, 100 % Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£10,920,000	£10,070,000	£9,210,000	£8,350,000	£7,500,000	£2,668,680
Value Area 2	£10,190,000	£9,330,000	£8,480,000	£7,620,000	£6,770,000	£2,446,290
Value Area 3	£9,590,000	£8,730,000	£7,870,000	£7,020,000	£6,160,000	£2,001,510
Value Area 4	£7,860,000	£7,000,000	£6,140,000	5,290,000	4,430,000	£1,779,120

Table E186. Scheme 9. Residual Land Values, 40% Private Housing, 80:20 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£4,830,000	£3,970,000	£3,110,000	£2,250,000	£1,390,000	£2,668,680
Value Area 2	£3,540,000	£2,680,000	£1,820,000	£960,000	£100,000	£2,446,290
Value Area 3	£0	£0	£0	£0	£0	£2,001,510
Value Area 4	£0	£0	£0	£0	£0	£1,779,120

Table E187. Scheme 9. Residual Land Values, 40% Private Housing, 60:40 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£6,450,000	£5,590,000	£4,730,000	£3,870,000	£3,010,000	£2,668,680
Value Area 2	£5,160,000	£4,300,000	£3,440,000	£2,580,000	£1,720,000	£2,446,290
Value Area 3	£4,030,000	£3,170,000	£2,310,000	£1,450,000	£590,000	£2,001,510
Value Area 4	£0	£0	£0	£0	£0	£1,779,120

Table E188. Scheme 9. Residual Land Values, 40% Private Housing, 50:50 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£7,410,000	£6,550,000	£5,690,000	£4,830,000	£3,970,000	£2,668,680
Value Area 2	£6,120,000	£5,260,000	£4,400,000	£3,540,000	£2,680,000	£2,446,290
Value Area 3	£4,980,000	£4,120,000	£3,260,000	£2,400,000	£1,540,000	£2,001,510
Value Area 4	2,700,000	1,840,000	980,000	130,000	0	£1,779,120

Table E189. Scheme 9. Residual Land Values, 40% Private Housing, 100 % Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£11,940,000	£11,080,000	£10,220,000	£9,360,000	£8,500,000	£2,668,680
Value Area 2	£10,650,000	£9,790,000	£8,930,000	£8,070,000	£7,210,000	£2,446,290
Value Area 3	£9,510,000	£8,650,000	£7,790,000	£6,930,000	£6,070,000	£2,001,510
Value Area 4	7,230,000	6,370,000	5,510,000	4,650,000	3,790,000	£1,779,120

Table E190. Scheme 9. Residual Land Values, 30% Private Housing, 80:20 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£7,480,000	£6,610,000	£5,750,000	£4,890,000	£4,020,000	£2,668,680
Value Area 2	£5,630,000	£4,760,000	£3,900,000	£3,040,000	£2,170,000	£2,446,290
Value Area 3	£3,960,000	£3,100,000	£2,230,000	£1,370,000	£500,000	£2,001,510
Value Area 4	£0	£0	£0	£0	£0	£1,779,120

Table E191. Scheme 9. Residual Land Values, 30% Private Housing, 60:40 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£8,750,000	£7,890,000	£7,020,000	£6,160,000	£5,300,000	£2,668,680
Value Area 2	£6,900,000	£6,040,000	£5,180,000	£4,310,000	£3,450,000	£2,446,290
Value Area 3	£5,240,000	£4,370,000	£3,510,000	£2,640,000	£1,780,000	£2,001,510
Value Area 4	£2,400,000	£1,540,000	£680,000	£0	£0	£1,779,120

Table E192. Scheme 9. Residual Land Values, 30% Private Housing, 50:50 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£9,390,000	£8,530,000	£7,660,000	£6,800,000	£5,930,000	£2,668,680
Value Area 2	£7,540,000	£6,680,000	£5,810,000	£4,950,000	£4,080,000	£2,446,290
Value Area 3	£5,870,000	£5,010,000	£4,140,000	£3,280,000	£2,420,000	£2,001,510
Value Area 4	£3,040,000	£2,180,000	£1,310,000	£450,000	£0	£1,779,120

Table E193. Scheme 9. Residual Land Values, 30% Private Housing, 100 % Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£12,960,000	£12,100,000	£11,240,000	£10,370,000	£9,510,000	£2,668,680
Value Area 2	£11,120,000	£10,250,000	£9,390,000	£8,520,000	£7,660,000	£2,446,290
Value Area 3	£9,450,000	£8,580,000	£7,720,000	£6,850,000	£5,990,000	£2,001,510
Value Area 4	£6,620,000	£5,750,000	£4,890,000	£4,020,000	£3,160,000	£1,779,120

Scheme 10.

Table E194. Scheme 10. Residual Land Values, 50% Private Housing, 80:20 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£5,500,000	£4,750,000	£3,750,000	£2,750,000	£1,750,000	£1,823,598
Value Area 2	£2,710,000	£1,910,000	£1,110,000	£320,000	£0	£1,671,632
Value Area 3	£0	£0	£0	£0	£0	£1,367,699
Value Area 4	£0	£0	£0	£0	£0	£1,215,732

Table E195. Scheme 10. Residual Land Values, 50% Private Housing, 60:40 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£6,780,000	£5,990,000	£5,190,000	£4,390,000	£3,590,000	£1,823,598
Value Area 2	£4,420,000	£3,620,000	£2,820,000	£2,020,000	£1,220,000	£1,671,632
Value Area 3	£2,190,000	£1,400,000	£600,000	£0	£0	£1,367,699
Value Area 4	£0	£0	£0	£0	£0	£1,215,732

Table E196. Scheme 10. Residual Land Values, 50% Private Housing, 50:50 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£7,550,000	£6,750,000	£5,960,000	£5,160,000	£4,360,000	£1,823,598
Value Area 2	£5,180,000	£4,390,000	£3,590,000	£2,790,000	£1,990,000	£1,671,632
Value Area 3	£2,960,000	£2,160,000	£1,370,000	£570,000	£0	£1,367,699
Value Area 4	£0	£0	£0	£0	£0	£1,215,732

Table E197. Scheme 10. Residual Land Values, 50% Private Housing, 100 % Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£11,910,000	£11,110,000	£10,320,000	£9,520,000	£8,720,000	£1,823,598
Value Area 2	£9,540,000	£8,750,000	£7,950,000	£7,150,000	£6,350,000	£1,671,632
Value Area 3	£7,320,000	£6,520,000	£5,730,000	£4,930,000	£4,130,000	£1,367,699
Value Area 4	£5,070,000	£4,270,000	£3,470,000	2,670,000	1,880,000	£1,215,732

Table E198. Scheme 10. Residual Land Values, 40% Private Housing, 80:20 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£7,280,000	£6,480,000	£5,680,000	£4,880,000	£4,080,000	£1,823,598
Value Area 2	£4,440,000	£3,640,000	£2,840,000	£2,040,000	£1,230,000	£1,671,632
Value Area 3	£0	£0	£0	£0	£0	£1,367,699
Value Area 4	£0	£0	£0	£0	£0	£1,215,732

Table E199. Scheme 10. Residual Land Values, 40% Private Housing, 60:40 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£8,580,000	£7,780,000	£6,970,000	£6,170,000	£5,370,000	£1,823,598
Value Area 2	£5,740,000	£4,930,000	£4,130,000	£3,330,000	£2,530,000	£1,671,632
Value Area 3	£3,070,000	£2,270,000	£1,470,000	£660,000	£0	£1,367,699
Value Area 4	£0	£0	£0	£0	£0	£1,215,732

Table E200. Scheme 10. Residual Land Values, 40% Private Housing, 50:50 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£9,350,000	£8,540,000	£7,740,000	£6,940,000	£6,140,000	£1,823,598
Value Area 2	£6,500,000	£5,700,000	£4,900,000	£4,100,000	£3,300,000	£1,671,632
Value Area 3	£3,840,000	£3,040,000	£2,230,000	£1,430,000	£630,000	£1,367,699
Value Area 4	£0	£0	£0	£0	£0	£1,215,732

Table E201. Scheme 10. Residual Land Values, 40% Private Housing, 100 % Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£12,770,000	£11,960,000	£11,160,000	£10,360,000	£9,560,000	£1,823,598
Value Area 2	£9,920,000	£9,120,000	£8,320,000	£7,520,000	£6,720,000	£1,671,632
Value Area 3	£7,260,000	£6,460,000	£5,650,000	£4,850,000	£4,050,000	£1,367,699
Value Area 4	£4,550,000	£3,750,000	£2,950,000	£2,150,000	£1,340,000	£1,215,732

Table E202. Scheme 10. Residual Land Values, 30% Private Housing, 80:20 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£9,440,000	£8,630,000	£7,830,000	£7,020,000	£6,220,000	£1,823,598
Value Area 2	£6,130,000	£5,320,000	£4,510,000	£3,710,000	£2,900,000	£1,671,632
Value Area 3	£3,010,000	£2,210,000	£1,400,000	£600,000	£0	£1,367,699
Value Area 4	£0	£0	£0	£0	£0	£1,215,732

Table E203. Scheme 10. Residual Land Values, 30% Private Housing, 60:40 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£10,560,000	£9,760,000	£8,950,000	£8,140,000	£7,340,000	£1,823,598
Value Area 2	£7,250,000	£6,440,000	£5,630,000	£4,830,000	£4,020,000	£1,671,632
Value Area 3	£4,140,000	£3,330,000	£2,520,000	£1,720,000	£910,000	£1,367,699
Value Area 4	£0	£0	£0	£0	£0	£1,215,732

Table E204. Scheme 10. Residual Land Values, 30% Private Housing, 50:50 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£10,980,000	£10,170,000	£9,360,000	£8,560,000	£7,750,000	£1,823,598
Value Area 2	£7,660,000	£6,860,000	£6,050,000	£5,240,000	£4,440,000	£1,671,632
Value Area 3	£4,550,000	£3,740,000	£2,940,000	£2,130,000	£1,330,000	£1,367,699
Value Area 4	£0	£0	£0	£0	£0	£1,215,732

Table E205. Scheme 10. Residual Land Values, 30% Private Housing, 100 % Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£13,630,000	£12,820,000	£12,020,000	£11,210,000	£10,400,000	£1,823,598
Value Area 2	£10,310,000	£9,510,000	£8,700,000	£7,890,000	£7,090,000	£1,671,632
Value Area 3	£7,200,000	£6,400,000	£5,590,000	£4,780,000	£3,980,000	£1,367,699
Value Area 4	£4,050,000	£3,240,000	£2,430,000	£1,630,000	£820,000	£1,215,732

Scheme 11.

Table E206. Scheme 11. Residual Land Values, 50% Private Housing, 80:20 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£0	£0	£0	£0	£0	£3,484,110
Value Area 2	£0	£0	£0	£0	£0	£3,193,768
Value Area 3	£0	£0	£0	£0	£0	£2,613,083
Value Area 4	£0	£0	£0	£0	£0	£2,322,740

Table E207. Scheme 11. Residual Land Values, 50% Private Housing, 60:40 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£0	£0	£0	£0	£0	£3,484,110
Value Area 2	£0	£0	£0	£0	£0	£3,193,768
Value Area 3	£0	£0	£0	£0	£0	£2,613,083
Value Area 4	£0	£0	£0	£0	£0	£2,322,740

Table E208. Scheme 11. Residual Land Values, 50% Private Housing, 50:50 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£6,100,000	£4,500,000	£2,910,000	£1,310,000	£0	£3,484,110
Value Area 2	£0	£0	£0	£0	£0	£3,193,768
Value Area 3	£0	£0	£0	£0	£0	£2,613,083
Value Area 4	£0	£0	£0	£0	£0	£2,322,740

Table E209. Scheme 11. Residual Land Values, 50% Private Housing, 100 % Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£14,650,000	£13,050,000	£11,450,000	£9,860,000	£8,260,000	£3,484,110
Value Area 2	£11,940,000	£10,350,000	£8,750,000	£7,160,000	£5,560,000	£3,193,768
Value Area 3	£11,330,000	£9,730,000	£8,130,000	£6,540,000	£4,940,000	£2,613,083
Value Area 4	£8,840,000	£7,240,000	£5,650,000	4,050,000	2,450,000	£2,322,740

Table E210. Scheme 11. Residual Land Values, 40% Private Housing, 80:20 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£4,950,000	£3,350,000	£1,740,000	£140,000	£0	£3,484,110
Value Area 2	£0	£0	£0	£0	£0	£3,193,768
Value Area 3	£0	£0	£0	£0	£0	£2,613,083
Value Area 4	£0	£0	£0	£0	£0	£2,322,740

Table E211. Scheme 11. Residual Land Values, 40% Private Housing, 60:40 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£7,780,000	£6,180,000	£4,570,000	£2,970,000	£1,360,000	£3,484,110
Value Area 2	£7,780,000	£6,180,000	£4,570,000	£2,970,000	£1,360,000	£3,193,768
Value Area 3	£0	£0	£0	£0	£0	£2,613,083
Value Area 4	£0	£0	£0	£0	£0	£2,322,740

Table E212. Scheme 11. Residual Land Values, 40% Private Housing, 50:50 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£9,140,000	£7,530,000	£5,930,000	£4,320,000	£2,720,000	£3,484,110
Value Area 2	£5,530,000	£3,930,000	£2,320,000	£720,000	£0	£3,193,768
Value Area 3	£0	£0	£0	£0	£0	£2,613,083
Value Area 4	£0	£0	£0	£0	£0	£2,322,740

Table E213. Scheme 11. Residual Land Values, 40% Private Housing, 100 % Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£15,970,000	£14,370,000	£12,770,000	£11,160,000	£9,560,000	£3,484,110
Value Area 2	£14,810,000	£13,210,000	£11,600,000	£10,000,000	£8,390,000	£3,193,768
Value Area 3	£10,900,000	£9,300,000	£7,700,000	£6,090,000	£4,490,000	£2,613,083
Value Area 4	£7,560,000	£5,950,000	£4,350,000	£2,750,000	£1,140,000	£2,322,740

Table E214. Scheme 11. Residual Land Values, 30% Private Housing, 80:20 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£9,110,000	£7,490,000	£5,880,000	£4,270,000	£2,660,000	£3,484,110
Value Area 2	£4,600,000	£2,990,000	£1,380,000	£0	£0	£3,193,768
Value Area 3	£2,290,000	£680,000	£0	£0	£0	£2,613,083
Value Area 4	£0	£0	£0	£0	£0	£2,322,740

Table E215. Scheme 11. Residual Land Values, 30% Private Housing, 60:40 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£11,230,000	£9,620,000	£8,010,000	£6,400,000	£4,780,000	£3,484,110
Value Area 2	£6,720,000	£5,110,000	£3,500,000	£1,890,000	£280,000	£3,193,768
Value Area 3	£4,410,000	£2,800,000	£1,190,000	£0	£0	£2,613,083
Value Area 4	£0	£0	£0	£0	£0	£2,322,740

Table E216. Scheme 11. Residual Land Values, 30% Private Housing, 50:50 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£12,170,000	£10,560,000	£8,950,000	£7,340,000	£5,730,000	£3,484,110
Value Area 2	£7,670,000	£6,050,000	£4,440,000	£2,830,000	£1,220,000	£3,193,768
Value Area 3	£5,350,000	£3,740,000	£2,130,000	£520,000	£0	£2,613,083
Value Area 4	£0	£0	£0	£0	£0	£2,322,740

Table E217. Scheme 11. Residual Land Values, 30% Private Housing, 100 % Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£17,300,000	£15,690,000	£14,080,000	£12,470,000	£10,850,000	£3,484,110
Value Area 2	£12,790,000	£11,180,000	£9,570,000	£7,960,000	£6,350,000	£3,193,768
Value Area 3	£10,480,000	£8,870,000	£7,260,000	£5,650,000	£4,040,000	£2,613,083
Value Area 4	£6,280,000	£4,670,000	£3,060,000	£1,440,000	£0	£2,322,740

“Strong” Market Appraisals, Low EUV, No Grant

Tables E218 to E327 out the indicative residual land values for Schemes 1 to 11 at low existing use values, and at 50%, 40% and 30% affordable housing with and without NAHP grant:

Scheme 1.

Table E218. Scheme 1. Residual Land Values, 100% Private Housing

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£150,000	£140,000	£130,000	£120,000	£110,000	£12,355
Value Area 2	£70,000	£60,000	£50,000	£40,000	30,000	£12,355
Value Area 3	£70,000	£60,000	£50,000	£40,000	30,000	£12,355
Value Area 4	£40,000	30,000	20,000	10,000	0	£12,355

Scheme 2.

Table E219. Scheme 2. Residual Land Values, 100% Private Housing

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£130,000	£90,000	£50,000	£0	£0	£61,775
Value Area 2	£0	£0	£0	£0	£0	£61,775
Value Area 3	£0	£0	£0	£0	£0	£61,775
Value Area 4	£0	£0	£0	£0	£0	£61,775

Scheme 3.

Table E220. Scheme 3. Residual Land Values, 50% Private Housing, 80:20 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£130,000	£90,000	£50,000	£0	£0	£61,775
Value Area 2	£0	£0	£0	£0	£0	£61,775
Value Area 3	£0	£0	£0	£0	£0	£61,775
Value Area 4	£0	£0	£0	£0	£0	£61,775

Table E221. Scheme 3. Residual Land Values, 50% Private Housing, 60:40 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£130,000	£90,000	£50,000	£0	£0	£61,775
Value Area 2	£0	£0	£0	£0	£0	£61,775
Value Area 3	£0	£0	£0	£0	£0	£61,775
Value Area 4	£0	£0	£0	£0	£0	£61,775

Table E222. Scheme 3. Residual Land Values, 50% Private Housing, 50:50 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£260,000	£220,000	£180,000	£140,000	£100,000	£61,775
Value Area 2	£170,000	£130,000	£90,000	£40,000	£0	£61,775
Value Area 3	£0	£0	£0	£0	£0	£61,775
Value Area 4	£90,000	£50,000	£10,000	£0	£0	£61,775

Table E223. Scheme 3. Residual Land Values, 50% Private Housing, 100 % Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£390,000	£350,000	£310,000	£270,000	£230,000	£61,775
Value Area 2	£300,000	£260,000	£220,000	£180,000	£140,000	£61,775
Value Area 3	£260,000	£230,000	£180,000	£140,000	£100,000	£61,775
Value Area 4	£230,000	£180,000	£140,000	£100,000	£60,000	£61,775

Table E224. Scheme 3. Residual Land Values, 40% Private Housing, 80:20 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£130,000	£90,000	£50,000	£0	£0	£61,775
Value Area 2	£0	£0	£0	£0	£0	£61,775
Value Area 3	£0	£0	£0	£0	£0	£61,775
Value Area 4	£0	£0	£0	£0	£0	£61,775

Table E225. Scheme 3. Residual Land Values, 40% Private Housing, 60:40 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£260,000	£220,000	£180,000	£140,000	£100,000	£61,775
Value Area 2	£170,000	£130,000	£90,000	£40,000	£0	£61,775
Value Area 3	£130,000	£90,000	£50,000	£0	£0	£61,775
Value Area 4	£0	£0	£0	£0	£0	£61,775

Table E226. Scheme 3. Residual Land Values, 40% Private Housing, 50:50 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£260,000	£220,000	£180,000	£140,000	£100,000	£61,775
Value Area 2	£170,000	£130,000	£90,000	£40,000	£0	£61,775
Value Area 3	£130,000	£90,000	£50,000	£0	£0	£61,775
Value Area 4	£0	£0	£0	£0	£0	£61,775

Table E227. Scheme 3. Residual Land Values, 40% Private Housing, 100 % Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£390,000	£350,000	£310,000	£270,000	£230,000	£61,775
Value Area 2	£300,000	£260,000	£220,000	£180,000	£140,000	£61,775
Value Area 3	£260,000	£230,000	£180,000	£140,000	£100,000	£61,775
Value Area 4	£230,000	£180,000	£140,000	£100,000	£60,000	£61,775

Table E228. Scheme 3. Residual Land Values, 30% Private Housing, 80:20 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£360,000	£310,000	£270,000	£240,000	£190,000	£61,775
Value Area 2	£230,000	£180,000	£140,000	£100,000	£60,000	£61,775
Value Area 3	£140,000	£100,000	£60,000	£20,000	£0	£61,775
Value Area 4	£70,000	£20,000	£0	£0	£0	£61,775

Table E229. Scheme 3. Residual Land Values, 30% Private Housing, 60:40 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£360,000	£310,000	£270,000	£240,000	£190,000	£61,775
Value Area 2	£230,000	£180,000	£140,000	£100,000	£60,000	£61,775
Value Area 3	£140,000	£100,000	£60,000	£20,000	£0	£61,775
Value Area 4	£70,000	£20,000	£0	£0	£0	£61,775

Table E230. Scheme 3. Residual Land Values, 30% Private Housing, 50:50 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£360,000	£310,000	£270,000	£240,000	£190,000	£61,775
Value Area 2	£230,000	£180,000	£140,000	£100,000	£60,000	£61,775
Value Area 3	£140,000	£100,000	£60,000	£20,000	£0	£61,775
Value Area 4	£70,000	£20,000	£0	£0	£0	£61,775

Table E231. Scheme 3. Residual Land Values, 30% Private Housing, 100 % Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£490,000	£450,000	£410,000	£360,000	£320,000	£61,775
Value Area 2	£360,000	£310,000	£270,000	£230,000	£190,000	£61,775
Value Area 3	£280,000	£240,000	£190,000	£150,000	£110,000	£61,775
Value Area 4	£200,000	£160,000	£120,000	£70,000	£30,000	£61,775

Scheme 4.

Table E232. Scheme 4. Residual Land Values, 50% Private Housing, 80:20 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£290,000	£240,000	£190,000	£140,000	£90,000	£74,130
Value Area 2	£200,000	£150,000	£100,000	£50,000	£0	£74,130
Value Area 3	£0	£0	£0	£0	£0	£74,130
Value Area 4	£0	£0	£0	£0	£0	£74,130

Table E233. Scheme 4. Residual Land Values, 50% Private Housing, 60:40 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	560,000	510,000	460,000	420,000	370,000	£74,130
Value Area 2	420,000	370,000	320,000	280,000	230,000	£74,130
Value Area 3	£0	£0	£0	£0	£0	£74,130
Value Area 4	£0	£0	£0	£0	£0	£74,130

Table E234. Scheme 4. Residual Land Values, 50% Private Housing, 50:50 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	560,000	510,000	460,000	420,000	370,000	£74,130
Value Area 2	420,000	370,000	320,000	280,000	230,000	£74,130
Value Area 3	£0	£0	£0	£0	£0	£74,130
Value Area 4	£0	£0	£0	£0	£0	£74,130

Table E235. Scheme 4. Residual Land Values, 50% Private Housing, 100 % Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	1,040,000	990,000	950,000	900,000	850,000	£74,130
Value Area 2	800,000	750,000	700,000	660,000	610,000	£74,130
Value Area 3	£0	£0	£0	£0	£0	£74,130
Value Area 4	£0	£0	£0	£0	£0	£74,130

Table E236. Scheme 4. Residual Land Values, 40% Private Housing, 80:20 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£560,000	£510,000	£460,000	£420,000	£370,000	£74,130
Value Area 2	£420,000	£370,000	£320,000	£280,000	£230,000	£74,130
Value Area 3	£0	£0	£0	£0	£0	£74,130
Value Area 4	£0	£0	£0	£0	£0	£74,130

Table E237. Scheme 4. Residual Land Values, 40% Private Housing, 60:40 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	770,000	720,000	670,000	620,000	570,000	£74,130
Value Area 2	580,000	530,000	480,000	440,000	390,000	£74,130
Value Area 3	£0	£0	£0	£0	£0	£74,130
Value Area 4	£0	£0	£0	£0	£0	£74,130

Table E238. Scheme 4. Residual Land Values, 40% Private Housing, 50:50 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	770,000	720,000	670,000	620,000	570,000	£74,130
Value Area 2	580,000	530,000	480,000	440,000	390,000	£74,130
Value Area 3	£0	£0	£0	£0	£0	£74,130
Value Area 4	£0	£0	£0	£0	£0	£74,130

Table E239. Scheme 4. Residual Land Values, 40% Private Housing, 100 % Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	1,040,000	990,000	950,000	900,000	850,000	£74,130
Value Area 2	800,000	750,000	700,000	660,000	610,000	£74,130
Value Area 3	£0	£0	£0	£0	£0	£74,130
Value Area 4	350,000	300,000	250,000	210,000	160,000	£74,130

Table E240. Scheme 4. Residual Land Values, 30% Private Housing, 80:20 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£900,000	£850,000	£800,000	£750,000	£700,000	£74,130
Value Area 2	£690,000	£640,000	£590,000	£550,000	£500,000	£74,130
Value Area 3	£530,000	£480,000	£440,000	£390,000	£340,000	£74,130
Value Area 4	£300,000	£250,000	£210,000	£160,000	£110,000	£74,130

Table E241. Scheme 4. Residual Land Values, 30% Private Housing, 60:40 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£900,000	£850,000	£800,000	£750,000	£700,000	£74,130
Value Area 2	£690,000	£640,000	£590,000	£550,000	£500,000	£74,130
Value Area 3	£530,000	£480,000	£440,000	£390,000	£340,000	£74,130
Value Area 4	£300,000	£250,000	£210,000	£160,000	£110,000	£74,130

Table E242. Scheme 4. Residual Land Values, 30% Private Housing, 50:50 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£900,000	£850,000	£800,000	£750,000	£700,000	£74,130
Value Area 2	690,000	640,000	590,000	550,000	500,000	£74,130
Value Area 3	530,000	480,000	440,000	390,000	340,000	£74,130
Value Area 4	300,000	250,000	210,000	160,000	110,000	£74,130

Table E243. Scheme 4. Residual Land Values, 30% Private Housing, 100 % Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£1,170,000	£1,120,000	£1,070,000	£1,030,000	£980,000	£74,130
Value Area 2	£910,000	£860,000	£820,000	£770,000	£720,000	£74,130
Value Area 3	750,000	700,000	650,000	610,000	560,000	£74,130
Value Area 4	440,000	390,000	340,000	290,000	240,000	£74,130

Scheme 5.

Table E244. Scheme 5. Residual Land Values, 50% Private Housing, 80:20 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£900,000	£750,000	£610,000	£460,000	£320,000	£166,793
Value Area 2	£680,000	£530,000	£390,000	£240,000	£100,000	£166,793
Value Area 3	£680,000	£530,000	£390,000	£240,000	£100,000	£166,793
Value Area 4	£0	£0	£0	£0	£0	£166,793

Table E245. Scheme 5. Residual Land Values, 50% Private Housing, 60:40 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£730,000	£580,000	£440,000	£290,000	£150,000	£166,793
Value Area 2	£0	£0	£0	£0	£0	£166,793
Value Area 3	£770,000	£630,000	£480,000	£340,000	£190,000	£166,793
Value Area 4	£0	£0	£0	£0	£0	£166,793

Table E246. Scheme 5. Residual Land Values, 50% Private Housing, 50:50 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£920,000	£780,000	£630,000	£480,000	£340,000	£166,793
Value Area 2	£450,000	£300,000	£150,000	£0	£0	£166,793
Value Area 3	£960,000	£820,000	£670,000	£520,000	£380,000	£166,793
Value Area 4	£0	£0	£0	£0	£0	£166,793

Table E247. Scheme 5. Residual Land Values, 50% Private Housing, 100 % Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£1,440,000	£1,290,000	£1,150,000	£1,000,000	£850,000	£166,793
Value Area 2	£960,000	£810,000	£670,000	£520,000	£380,000	£166,793
Value Area 3	£1,440,000	£1,300,000	£1,150,000	£1,000,000	£860,000	£166,793
Value Area 4	£0	£0	£0	£0	£0	£166,793

Table E248. Scheme 5. Residual Land Values, 40% Private Housing, 80:20 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£850,000	£710,000	£560,000	£420,000	£270,000	£166,793
Value Area 2	£820,000	£670,000	£530,000	£380,000	£240,000	£166,793
Value Area 3	£820,000	£670,000	£530,000	£380,000	£240,000	£166,793
Value Area 4	£0	£0	£0	£0	£0	£166,793

Table E249. Scheme 5. Residual Land Values, 40% Private Housing, 60:40 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£1,050,000	£900,000	£750,000	£610,000	£460,000	£166,793
Value Area 2	£520,000	£380,000	£230,000	£80,000	£0	£166,793
Value Area 3	£1,010,000	£860,000	£710,000	£570,000	£430,000	£166,793
Value Area 4	£0	£0	£0	£0	£0	£166,793

Table E250. Scheme 5. Residual Land Values, 40% Private Housing, 50:50 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£1,150,000	£1,010,000	£860,000	£710,000	£570,000	£166,793
Value Area 2	£630,000	£480,000	£340,000	£200,000	£40,000	£166,793
Value Area 3	£1,100,000	£960,000	£810,000	£660,000	£520,000	£166,793
Value Area 4	£0	£0	£0	£0	£0	£166,793

Table E251. Scheme 5. Residual Land Values, 40% Private Housing, 100 % Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£1,560,000	£1,420,000	£1,270,000	£1,120,000	£980,000	£166,793
Value Area 2	£1,040,000	£890,000	£750,000	£600,000	£460,000	£166,793
Value Area 3	£1,490,000	£1,340,000	£1,190,000	£1,050,000	£900,000	£166,793
Value Area 4	£0	£0	£0	£0	£0	£166,793

Table E252. Scheme 5. Residual Land Values, 30% Private Housing, 80:20 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£1,390,000	£1,240,000	£1,100,000	£950,000	£800,000	£166,793
Value Area 2	£740,000	£590,000	£450,000	£300,000	£150,000	£166,793
Value Area 3	£1,130,000	£980,000	£840,000	£690,000	£540,000	£166,793
Value Area 4	£0	£0	£0	£0	£0	£166,793

Table E253. Scheme 5. Residual Land Values, 30% Private Housing, 60:40 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£1,500,000	£1,350,000	£1,200,000	£1,060,000	£910,000	£166,793
Value Area 2	£840,000	£700,000	£550,000	£410,000	£260,000	£166,793
Value Area 3	£1,230,000	£1,080,000	£930,000	£790,000	£640,000	£166,793
Value Area 4	£0	£0	£0	£0	£0	£166,793

Table E254. Scheme 5. Residual Land Values, 30% Private Housing, 50:50 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£1,600,000	£1,460,000	£1,310,000	£1,170,000	£1,020,000	£166,793
Value Area 2	£950,000	£800,000	£660,000	£510,000	£370,000	£166,793
Value Area 3	£1,320,000	£1,180,000	£1,030,000	£880,000	£740,000	£166,793
Value Area 4	£0	£0	£0	£0	£0	£166,793

Table E255. Scheme 5. Residual Land Values, 30% Private Housing, 100 % Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£1,910,000	£1,760,000	£1,610,000	£1,470,000	£1,320,000	£166,793
Value Area 2	£1,250,000	£1,110,000	£960,000	£810,000	£670,000	£166,793
Value Area 3	£1,610,000	£1,460,000	£1,320,000	£1,170,000	£1,020,000	£166,793
Value Area 4	£0	£0	£0	£0	£0	£166,793

Scheme 6.

Table E256. Scheme 6. Residual Land Values, 50% Private Housing, 80:20 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£0	£0	£0	£0	£0	£210,035
Value Area 2	£0	£0	£0	£0	£0	£210,035
Value Area 3	£0	£0	£0	£0	£0	£210,035
Value Area 4	£0	£0	£0	£0	£0	£210,035

Table E257. Scheme 6. Residual Land Values, 50% Private Housing, 60:40 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£0	£0	£0	£0	£0	£210,035
Value Area 2	£0	£0	£0	£0	£0	£210,035
Value Area 3	£0	£0	£0	£0	£0	£210,035
Value Area 4	£0	£0	£0	£0	£0	£210,035

Table E258. Scheme 6. Residual Land Values, 50% Private Housing, 50:50 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£610,000	£400,000	£180,000	£0	£0	£210,035
Value Area 2	£610,000	£400,000	£180,000	£0	£0	£210,035
Value Area 3	£720,000	£500,000	£290,000	£70,000	£0	£210,035
Value Area 4	£0	£0	£0	£0	£0	£210,035

Table E259. Scheme 6. Residual Land Values, 50% Private Housing, 100 % Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£1,680,000	£1,460,000	£1,240,000	£1,020,000	£800,000	£210,035
Value Area 2	£1,680,000	£1,460,000	£1,240,000	£1,020,000	£800,000	£210,035
Value Area 3	£1,790,000	£1,570,000	£1,350,000	£1,130,000	£910,000	£210,035
Value Area 4	£1,170,000	£950,000	£730,000	£510,000	£300,000	£210,035

Table E260. Scheme 6. Residual Land Values, 40% Private Housing, 80:20 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£720,000	£500,000	£290,000	£70,000	£0	£210,035
Value Area 2	£720,000	£500,000	£290,000	£70,000	£0	£210,035
Value Area 3	£580,000	£370,000	£150,000	£0	£0	£210,035
Value Area 4	£0	£0	£0	£0	£0	£210,035

Table E261. Scheme 6. Residual Land Values, 40% Private Housing, 60:40 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£1,040,000	£830,000	£610,000	£390,000	£170,000	£210,035
Value Area 2	£1,040,000	£830,000	£610,000	£390,000	£170,000	£210,035
Value Area 3	£900,000	£690,000	£470,000	£250,000	£30,000	£210,035
Value Area 4	£0	£0	£0	£0	£0	£210,035

Table E262. Scheme 6. Residual Land Values, 40% Private Housing, 50:50 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£1,120,000	£900,000	£680,000	£460,000	£240,000	£210,035
Value Area 2	£1,120,000	£900,000	£680,000	£460,000	£240,000	£210,035
Value Area 3	£980,000	£760,000	£540,000	£320,000	£100,000	£210,035
Value Area 4	£0	£0	£0	£0	£0	£210,035

Table E263. Scheme 6. Residual Land Values, 40% Private Housing, 100 % Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£1,980,000	£1,760,000	£1,540,000	£1,320,000	£1,100,000	£210,035
Value Area 2	£1,980,000	£1,760,000	£1,540,000	£1,320,000	£1,100,000	£210,035
Value Area 3	£1,840,000	£1,620,000	£1,400,000	£1,180,000	£970,000	£210,035
Value Area 4	£1,110,000	£890,000	£670,000	£450,000	£230,000	£210,035

Table E264. Scheme 6. Residual Land Values, 30% Private Housing, 80:20 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£1,270,000	£1,050,000	£830,000	£620,000	£400,000	£210,035
Value Area 2	£1,270,000	£1,050,000	£830,000	£620,000	£400,000	£210,035
Value Area 3	£950,000	£730,000	£510,000	£290,000	£70,000	£210,035
Value Area 4	£0	£0	£0	£0	£0	£210,035

Table E265. Scheme 6. Residual Land Values, 30% Private Housing, 60:40 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£1,470,000	£1,250,000	£1,030,000	£810,000	£590,000	£210,035
Value Area 2	£1,470,000	£1,250,000	£1,030,000	£810,000	£590,000	£210,035
Value Area 3	£1,140,000	£920,000	£700,000	£480,000	£270,000	£210,035
Value Area 4	£0	£0	£0	£0	£0	£210,035

Table E266. Scheme 6. Residual Land Values, 30% Private Housing, 50:50 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£1,710,000	£1,490,000	£1,270,000	£1,050,000	£830,000	£210,035
Value Area 2	£1,710,000	£1,490,000	£1,270,000	£1,050,000	£830,000	£210,035
Value Area 3	£1,380,000	£1,160,000	£940,000	£720,000	£500,000	£210,035
Value Area 4	£0	£0	£0	£0	£0	£210,035

Table E267. Scheme 6. Residual Land Values, 30% Private Housing, 100 % Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£2,210,000	£1,990,000	£1,770,000	£1,550,000	£1,330,000	£210,035
Value Area 2	£2,210,000	£1,990,000	£1,770,000	£1,550,000	£1,330,000	£210,035
Value Area 3	£1,410,000	£1,200,000	£980,000	£760,000	£540,000	£210,035
Value Area 4	£1,060,000	£840,000	£620,000	£410,000	£190,000	£210,035

Scheme 7.

Table E268. Scheme 7. Residual Land Values, 50% Private Housing, 80:20 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£3,020,000	£2,760,000	£2,500,000	£2,240,000	£1,980,000	£345,940
Value Area 2	£2,590,000	£2,330,000	£2,080,000	£1,820,000	£1,560,000	£345,940
Value Area 3	£1,930,000	£1,670,000	£1,420,000	£1,160,000	£900,000	£345,940
Value Area 4	£940,000	£680,000	£420,000	£170,000	£0	£345,940

Table E269. Scheme 7. Residual Land Values, 50% Private Housing, 60:40 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£3,840,000	£3,580,000	£3,320,000	£3,060,000	£2,800,000	£345,940
Value Area 2	£3,410,000	£3,150,000	£2,890,000	£2,640,000	£2,380,000	£345,940
Value Area 3	£2,750,000	£2,490,000	£2,230,000	£1,970,000	£1,720,000	£345,940
Value Area 4	£1,750,000	£1,500,000	£1,240,000	980,000	720,000	£345,940

Table E270. Scheme 7. Residual Land Values, 50% Private Housing, 50:50 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£4,090,000	£3,830,000	£3,570,000	£3,310,000	£3,050,000	£345,940
Value Area 2	£3,660,000	£3,400,000	£3,150,000	£2,890,000	£2,630,000	£345,940
Value Area 3	£3,000,000	£2,740,000	£2,490,000	£2,230,000	£1,970,000	£345,940
Value Area 4	£2,010,000	£1,750,000	£1,490,000	1,230,000	970,000	£345,940

Table E271. Scheme 7. Residual Land Values, 50% Private Housing, 100 % Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£6,140,000	£5,880,000	£5,620,000	£5,360,000	£5,110,000	£345,940
Value Area 2	£5,710,000	£5,450,000	£5,200,000	£4,940,000	£4,680,000	£345,940
Value Area 3	£5,050,000	£4,790,000	£4,540,000	£4,280,000	£4,020,000	£345,940
Value Area 4	£4,060,000	£3,800,000	£3,540,000	3,280,000	3,020,000	£345,940

Table E272. Scheme 7. Residual Land Values, 40% Private Housing, 80:20 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£4,000,000	£3,750,000	£3,490,000	£3,230,000	£2,970,000	£345,940
Value Area 2	£3,430,000	£3,170,000	£2,910,000	£2,660,000	£2,400,000	£345,940
Value Area 3	£2,630,000	£2,370,000	£2,110,000	£1,850,000	£1,600,000	£345,940
Value Area 4	£1,490,000	£1,230,000	£970,000	£720,000	£460,000	£345,940

Table E273. Scheme 7. Residual Land Values, 40% Private Housing, 60:40 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£4,590,000	£4,330,000	£4,070,000	£3,810,000	£3,550,000	£345,940
Value Area 2	£4,010,000	£3,750,000	£3,490,000	£3,240,000	£2,980,000	£345,940
Value Area 3	£3,210,000	£2,950,000	£2,690,000	£2,440,000	£2,180,000	£345,940
Value Area 4	£2,070,000	£1,810,000	£1,560,000	£1,300,000	£1,040,000	£345,940

Table E274. Scheme 7. Residual Land Values, 40% Private Housing, 50:50 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£4,950,000	£4,690,000	£4,430,000	£4,170,000	£3,910,000	£345,940
Value Area 2	£4,370,000	£4,110,000	£3,860,000	£3,600,000	£3,340,000	£345,940
Value Area 3	£3,570,000	£3,310,000	£3,060,000	£2,800,000	£2,540,000	£345,940
Value Area 4	£2,430,000	£2,180,000	£1,920,000	£1,660,000	£1,400,000	£345,940

Table E275. Scheme 7. Residual Land Values, 40% Private Housing, 100 % Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£6,470,000	£6,210,000	£5,960,000	£5,700,000	£5,440,000	£345,940
Value Area 2	£5,900,000	£5,640,000	£5,380,000	£5,120,000	£4,860,000	£345,940
Value Area 3	£5,100,000	£4,840,000	£4,580,000	£4,320,000	£4,060,000	£345,940
Value Area 4	£3,960,000	£3,700,000	£3,440,000	£3,180,000	£2,930,000	£345,940

Table E276. Scheme 7. Residual Land Values, 40% Private Housing, 80:20 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£5,110,000	£4,850,000	£4,590,000	£4,340,000	£4,080,000	£345,940
Value Area 2	£4,310,000	£4,050,000	£3,790,000	£3,530,000	£3,270,000	£345,940
Value Area 3	£3,280,000	£3,030,000	£2,770,000	£2,510,000	£2,250,000	£345,940
Value Area 4	£1,920,000	£1,660,000	£1,400,000	£1,140,000	£880,000	£345,940

Table E277. Scheme 7. Residual Land Values, 40% Private Housing, 60:40 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£5,640,000	£5,380,000	£5,120,000	£4,860,000	£4,600,000	£345,940
Value Area 2	£4,830,000	£4,570,000	£4,320,000	£4,060,000	£3,800,000	£345,940
Value Area 3	£3,810,000	£3,550,000	£3,290,000	£3,040,000	£2,780,000	£345,940
Value Area 4	£2,440,000	£2,180,000	£1,930,000	£1,670,000	£1,410,000	£345,940

Table E278. Scheme 7. Residual Land Values, 40% Private Housing, 50:50 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£5,760,000	£5,510,000	£5,250,000	£4,990,000	£4,730,000	£345,940
Value Area 2	£4,960,000	£4,700,000	£4,440,000	£4,180,000	£3,920,000	£345,940
Value Area 3	£3,940,000	£3,680,000	£3,420,000	£3,160,000	£2,900,000	£345,940
Value Area 4	£2,570,000	£2,310,000	£2,050,000	£1,790,000	£1,540,000	£345,940

Table E279. Scheme 7. Residual Land Values, 40% Private Housing, 100 % Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£7,000,000	£6,740,000	£6,480,000	£6,220,000	£5,960,000	£345,940
Value Area 2	£6,190,000	£5,930,000	£5,680,000	£5,420,000	£5,160,000	£345,940
Value Area 3	£5,170,000	£4,910,000	£4,650,000	£4,400,000	£4,140,000	£345,940
Value Area 4	£3,800,000	£3,540,000	£3,290,000	£3,030,000	£2,770,000	£345,940

Scheme 8.

Table E280. Scheme 8. Residual Land Values, 50% Private Housing, 80:20 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£970,000	£530,000	£100,000	£0	£0	£574,508
Value Area 2	£0	£0	£0	£0	£0	£574,508
Value Area 3	£0	£0	£0	£0	£0	£574,508
Value Area 4	£0	£0	£0	£0	£0	£574,508

Table E281 Scheme 8. Residual Land Values, 50% Private Housing, 60:40 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£2,010,000	£1,570,000	£1,130,000	£690,000	£250,000	£574,508
Value Area 2	£1,530,000	£1,090,000	£650,000	£220,000	£0	£574,508
Value Area 3	£0	£0	£0	£0	£0	£574,508
Value Area 4	£0	£0	£0	£0	£0	£574,508

Table E282. Scheme 8. Residual Land Values, 50% Private Housing, 50:50 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£2,610,000	£2,170,000	£1,730,000	£1,290,000	£850,000	£574,508
Value Area 2	£2,140,000	£1,700,000	£1,260,000	£820,000	£380,000	£574,508
Value Area 3	£0	£0	£0	£0	£0	£574,508
Value Area 4	£0	£0	£0	£0	£0	£574,508

Table E283. Scheme 8. Residual Land Values, 50% Private Housing, 100 % Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£5,650,000	£5,210,000	£4,770,000	£4,330,000	£3,890,000	£574,508
Value Area 2	£5,180,000	£4,740,000	£4,300,000	£3,860,000	£3,420,000	£574,508
Value Area 3	£3,720,000	£3,280,000	£2,840,000	£2,400,000	£1,960,000	£574,508
Value Area 4	£3,280,000	£2,840,000	£2,400,000	1,960,000	1,520,000	£574,508

Table E284. Scheme 8. Residual Land Values, 40% Private Housing, 80:20 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£2,560,000	£2,120,000	£1,680,000	£1,240,000	£800,000	£574,508
Value Area 2	£1,820,000	£1,380,000	£940,000	£500,000	£60,000	£574,508
Value Area 3	£0	£0	£0	£0	£0	£574,508
Value Area 4	£0	£0	£0	£0	£0	£574,508

Table E285. Scheme 8. Residual Land Values, 40% Private Housing, 60:40 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£3,530,000	£3,090,000	£2,650,000	£2,210,000	£1,770,000	£574,508
Value Area 2	£2,790,000	£2,350,000	£1,910,000	£1,470,000	£1,030,000	£574,508
Value Area 3	£1,080,000	£640,000	£210,000	£0	£0	£574,508
Value Area 4	£1,080,000	£640,000	£210,000	£0	£0	£574,508

Table E286. Scheme 8. Residual Land Values, 40% Private Housing, 50:50 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£3,870,000	£3,420,000	£2,980,000	£2,540,000	£2,100,000	£574,508
Value Area 2	£3,130,000	£2,690,000	£2,240,000	£1,800,000	£1,360,000	£574,508
Value Area 3	£1,420,000	£980,000	£530,000	£100,000	£0	£574,508
Value Area 4	£0	£0	£0	£0	£0	£574,508

Table E287. Scheme 8. Residual Land Values, 40% Private Housing, 100 % Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£6,200,000	£5,760,000	£5,320,000	£4,880,000	£4,440,000	£574,508
Value Area 2	£5,470,000	£5,020,000	£4,580,000	£4,140,000	£3,700,000	£574,508
Value Area 3	£3,760,000	£3,320,000	£2,870,000	£2,430,000	£1,990,000	£574,508
Value Area 4	£3,050,000	£2,610,000	£2,160,000	£1,720,000	£1,280,000	£574,508

Table E288. Scheme 8. Residual Land Values, 30% Private Housing, 80:20 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£4,050,000	£3,610,000	£3,170,000	£2,730,000	£2,290,000	£574,508
Value Area 2	£3,310,000	£2,870,000	£2,430,000	£1,990,000	£1,550,000	£574,508
Value Area 3	£1,600,000	£1,160,000	£720,000	£280,000	£0	£574,508
Value Area 4	£0	£0	£0	£0	£0	£574,508

Table E289. Scheme 8. Residual Land Values, 30% Private Housing, 60:40 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£4,850,000	£4,410,000	£3,960,000	£3,520,000	£3,080,000	£574,508
Value Area 2	£4,110,000	£3,670,000	£3,230,000	£2,780,000	£2,340,000	£574,508
Value Area 3	£2,400,000	£1,960,000	£1,520,000	£1,080,000	£630,000	£574,508
Value Area 4	£1,690,000	£1,250,000	£810,000	£370,000	£0	£574,508

Table E290. Scheme 8. Residual Land Values, 30% Private Housing, 50:50 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£5,120,000	£4,680,000	£4,240,000	£3,790,000	£3,350,000	£574,508
Value Area 2	£4,380,000	£3,940,000	£3,500,000	£3,060,000	£2,610,000	£574,508
Value Area 3	£2,670,000	£2,230,000	£1,790,000	£1,350,000	£900,000	£574,508
Value Area 4	1,960,000	1,520,000	1,080,000	640,000	200,000	£574,508

Table E291. Scheme 8. Residual Land Values, 30% Private Housing, 100 % Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£7,030,000	£6,590,000	£6,150,000	£5,710,000	£5,270,000	£574,508
Value Area 2	£6,300,000	£5,850,000	£5,410,000	£4,970,000	£4,530,000	£574,508
Value Area 3	£4,590,000	£4,140,000	£3,700,000	£3,260,000	£2,820,000	£574,508
Value Area 4	3,880,000	3,440,000	2,990,000	2,550,000	2,110,000	£574,508

Scheme 9.

Table E292. Scheme 9. Residual Land Values, 50% Private Housing, 80:20 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£2,800,000	£1,940,000	£1,090,000	£230,000	£0	£1,111,950
Value Area 2	£0	£0	£0	£0	£0	£1,111,950
Value Area 3	£0	£0	£0	£0	£0	£1,111,950
Value Area 4	£0	£0	£0	£0	£0	£1,111,950

Table E293. Scheme 9. Residual Land Values, 50% Private Housing, 60:40 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£4,130,000	£3,270,000	£2,420,000	£1,560,000	£700,000	£1,111,950
Value Area 2	£3,400,000	£2,540,000	£1,680,000	£830,000	£0	£1,111,950
Value Area 3	£2,790,000	£1,930,000	£1,080,000	£220,000	£0	£1,111,950
Value Area 4	£0	£0	£0	£0	£0	£1,111,950

Table E294. Scheme 9. Residual Land Values, 50% Private Housing, 50:50 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£5,080,000	£4,230,000	£3,370,000	£2,520,000	£1,660,000	£1,111,950
Value Area 2	£4,350,000	£3,500,000	£2,640,000	£1,780,000	£930,000	£1,111,950
Value Area 3	£3,750,000	£2,890,000	£2,030,000	£1,180,000	£330,000	£1,111,950
Value Area 4	£0	£0	£0	£0	£0	£1,111,950

Table E295. Scheme 9. Residual Land Values, 50% Private Housing, 100 % Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£10,920,000	£10,070,000	£9,210,000	£8,350,000	£7,500,000	£1,111,950
Value Area 2	£10,190,000	£9,330,000	£8,480,000	£7,620,000	£6,770,000	£1,111,950
Value Area 3	£9,590,000	£8,730,000	£7,870,000	£7,020,000	£6,160,000	£1,111,950
Value Area 4	£7,860,000	£7,000,000	£6,140,000	5,290,000	4,430,000	£1,111,950

Table E296. Scheme 9. Residual Land Values, 40% Private Housing, 80:20 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£4,830,000	£3,970,000	£3,110,000	£2,250,000	£1,390,000	£1,111,950
Value Area 2	£3,540,000	£2,680,000	£1,820,000	£960,000	£100,000	£1,111,950
Value Area 3	£0	£0	£0	£0	£0	£1,111,950
Value Area 4	£0	£0	£0	£0	£0	£1,111,950

Table E297. Scheme 9. Residual Land Values, 40% Private Housing, 60:40 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£6,450,000	£5,590,000	£4,730,000	£3,870,000	£3,010,000	£1,111,950
Value Area 2	£5,160,000	£4,300,000	£3,440,000	£2,580,000	£1,720,000	£1,111,950
Value Area 3	£4,030,000	£3,170,000	£2,310,000	£1,450,000	£590,000	£1,111,950
Value Area 4	£0	£0	£0	£0	£0	£1,111,950

Table E298. Scheme 9. Residual Land Values, 40% Private Housing, 50:50 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£7,410,000	£6,550,000	£5,690,000	£4,830,000	£3,970,000	£1,111,950
Value Area 2	£6,120,000	£5,260,000	£4,400,000	£3,540,000	£2,680,000	£1,111,950
Value Area 3	£4,980,000	£4,120,000	£3,260,000	£2,400,000	£1,540,000	£1,111,950
Value Area 4	2,700,000	1,840,000	980,000	130,000	0	£1,111,950

Table E299. Scheme 9. Residual Land Values, 40% Private Housing, 100 % Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£11,940,000	£11,080,000	£10,220,000	£9,360,000	£8,500,000	£1,111,950
Value Area 2	£10,650,000	£9,790,000	£8,930,000	£8,070,000	£7,210,000	£1,111,950
Value Area 3	£9,510,000	£8,650,000	£7,790,000	£6,930,000	£6,070,000	£1,111,950
Value Area 4	7,230,000	6,370,000	5,510,000	4,650,000	3,790,000	£1,111,950

Table E300. Scheme 9. Residual Land Values, 30% Private Housing, 80:20 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£7,480,000	£6,610,000	£5,750,000	£4,890,000	£4,020,000	£1,111,950
Value Area 2	£5,630,000	£4,760,000	£3,900,000	£3,040,000	£2,170,000	£1,111,950
Value Area 3	£3,960,000	£3,100,000	£2,230,000	£1,370,000	£500,000	£1,111,950
Value Area 4	£0	£0	£0	£0	£0	£1,111,950

Table E301. Scheme 9. Residual Land Values, 30% Private Housing, 60:40 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£8,750,000	£7,890,000	£7,020,000	£6,160,000	£5,300,000	£1,111,950
Value Area 2	£6,900,000	£6,040,000	£5,180,000	£4,310,000	£3,450,000	£1,111,950
Value Area 3	£5,240,000	£4,370,000	£3,510,000	£2,640,000	£1,780,000	£1,111,950
Value Area 4	£2,400,000	£1,540,000	£680,000	£0	£0	£1,111,950

Table E302. Scheme 9. Residual Land Values, 30% Private Housing, 50:50 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£9,390,000	£8,530,000	£7,660,000	£6,800,000	£5,930,000	£1,111,950
Value Area 2	£7,540,000	£6,680,000	£5,810,000	£4,950,000	£4,080,000	£1,111,950
Value Area 3	£5,870,000	£5,010,000	£4,140,000	£3,280,000	£2,420,000	£1,111,950
Value Area 4	£3,040,000	£2,180,000	£1,310,000	£450,000	£0	£1,111,950

Table E303. Scheme 9. Residual Land Values, 30% Private Housing, 100 % Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£12,960,000	£12,100,000	£11,240,000	£10,370,000	£9,510,000	£1,111,950
Value Area 2	£11,120,000	£10,250,000	£9,390,000	£8,520,000	£7,660,000	£1,111,950
Value Area 3	£9,450,000	£8,580,000	£7,720,000	£6,850,000	£5,990,000	£1,111,950
Value Area 4	£6,620,000	£5,750,000	£4,890,000	£4,020,000	£3,160,000	£1,111,950

Scheme 10.

Table E304. Scheme 10. Residual Land Values, 50% Private Housing, 80:20 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£5,500,000	£4,750,000	£3,750,000	£2,750,000	£1,750,000	£759,833
Value Area 2	£2,710,000	£1,910,000	£1,110,000	£320,000	£0	£759,833
Value Area 3	£0	£0	£0	£0	£0	£759,833
Value Area 4	£0	£0	£0	£0	£0	£759,833

Table E305. Scheme 10. Residual Land Values, 50% Private Housing, 60:40 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£6,780,000	£5,990,000	£5,190,000	£4,390,000	£3,590,000	£759,833
Value Area 2	£4,420,000	£3,620,000	£2,820,000	£2,020,000	£1,220,000	£759,833
Value Area 3	£2,190,000	£1,400,000	£600,000	£0	£0	£759,833
Value Area 4	£0	£0	£0	£0	£0	£759,833

Table E306. Scheme 10. Residual Land Values, 50% Private Housing, 50:50 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£7,550,000	£6,750,000	£5,960,000	£5,160,000	£4,360,000	£759,833
Value Area 2	£5,180,000	£4,390,000	£3,590,000	£2,790,000	£1,990,000	£759,833
Value Area 3	£2,960,000	£2,160,000	£1,370,000	£570,000	£0	£759,833
Value Area 4	£0	£0	£0	£0	£0	£759,833

Table E307. Scheme 10. Residual Land Values, 50% Private Housing, 100 % Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£11,910,000	£11,110,000	£10,320,000	£9,520,000	£8,720,000	£759,833
Value Area 2	£9,540,000	£8,750,000	£7,950,000	£7,150,000	£6,350,000	£759,833
Value Area 3	£7,320,000	£6,520,000	£5,730,000	£4,930,000	£4,130,000	£759,833
Value Area 4	£5,070,000	£4,270,000	£3,470,000	2,670,000	1,880,000	£759,833

Table E308. Scheme 10. Residual Land Values, 40% Private Housing, 80:20 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£7,280,000	£6,480,000	£5,680,000	£4,880,000	£4,080,000	£759,833
Value Area 2	£4,440,000	£3,640,000	£2,840,000	£2,040,000	£1,230,000	£759,833
Value Area 3	£0	£0	£0	£0	£0	£759,833
Value Area 4	£0	£0	£0	£0	£0	£759,833

Table E309. Scheme 10. Residual Land Values, 40% Private Housing, 60:40 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£8,580,000	£7,780,000	£6,970,000	£6,170,000	£5,370,000	£759,833
Value Area 2	£5,740,000	£4,930,000	£4,130,000	£3,330,000	£2,530,000	£759,833
Value Area 3	£3,070,000	£2,270,000	£1,470,000	£660,000	£0	£759,833
Value Area 4	£0	£0	£0	£0	£0	£759,833

Table E310. Scheme 10. Residual Land Values, 40% Private Housing, 50:50 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£9,350,000	£8,540,000	£7,740,000	£6,940,000	£6,140,000	£759,833
Value Area 2	£6,500,000	£5,700,000	£4,900,000	£4,100,000	£3,300,000	£759,833
Value Area 3	£3,840,000	£3,040,000	£2,230,000	£1,430,000	£630,000	£759,833
Value Area 4	£0	£0	£0	£0	£0	£759,833

Table E311. Scheme 10. Residual Land Values, 40% Private Housing, 100 % Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£12,770,000	£11,960,000	£11,160,000	£10,360,000	£9,560,000	£759,833
Value Area 2	£9,920,000	£9,120,000	£8,320,000	£7,520,000	£6,720,000	£759,833
Value Area 3	£7,260,000	£6,460,000	£5,650,000	£4,850,000	£4,050,000	£759,833
Value Area 4	£4,550,000	£3,750,000	£2,950,000	£2,150,000	£1,340,000	£759,833

Table E312. Scheme 10. Residual Land Values, 30% Private Housing, 80:20 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£9,440,000	£8,630,000	£7,830,000	£7,020,000	£6,220,000	£759,833
Value Area 2	£6,130,000	£5,320,000	£4,510,000	£3,710,000	£2,900,000	£759,833
Value Area 3	£3,010,000	£2,210,000	£1,400,000	£600,000	£0	£759,833
Value Area 4	£0	£0	£0	£0	£0	£759,833

Table E313. Scheme 10. Residual Land Values, 30% Private Housing, 60:40 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£10,560,000	£9,760,000	£8,950,000	£8,140,000	£7,340,000	£759,833
Value Area 2	£7,250,000	£6,440,000	£5,630,000	£4,830,000	£4,020,000	£759,833
Value Area 3	£4,140,000	£3,330,000	£2,520,000	£1,720,000	£910,000	£759,833
Value Area 4	£0	£0	£0	£0	£0	£759,833

Table E314. Scheme 10. Residual Land Values, 30% Private Housing, 50:50 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£10,980,000	£10,170,000	£9,360,000	£8,560,000	£7,750,000	£759,833
Value Area 2	£7,660,000	£6,860,000	£6,050,000	£5,240,000	£4,440,000	£759,833
Value Area 3	£4,550,000	£3,740,000	£2,940,000	£2,130,000	£1,330,000	£759,833
Value Area 4	£0	£0	£0	£0	£0	£759,833

Table E315. Scheme 10. Residual Land Values, 30% Private Housing, 100 % Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£13,630,000	£12,820,000	£12,020,000	£11,210,000	£10,400,000	£759,833
Value Area 2	£10,310,000	£9,510,000	£8,700,000	£7,890,000	£7,090,000	£759,833
Value Area 3	£7,200,000	£6,400,000	£5,590,000	£4,780,000	£3,980,000	£759,833
Value Area 4	£4,050,000	£3,240,000	£2,430,000	£1,630,000	£820,000	£759,833

Scheme 11.

Table E316. Scheme 11. Residual Land Values, 50% Private Housing, 80:20 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£0	£0	£0	£0	£0	£1,451,713
Value Area 2	£0	£0	£0	£0	£0	£1,451,713
Value Area 3	£0	£0	£0	£0	£0	£1,451,713
Value Area 4	£0	£0	£0	£0	£0	£1,451,713

Table E317. Scheme 11. Residual Land Values, 50% Private Housing, 60:40 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£0	£0	£0	£0	£0	£1,451,713
Value Area 2	£0	£0	£0	£0	£0	£1,451,713
Value Area 3	£0	£0	£0	£0	£0	£1,451,713
Value Area 4	£0	£0	£0	£0	£0	£1,451,713

Table E318. Scheme 11. Residual Land Values, 50% Private Housing, 50:50 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£6,100,000	£4,500,000	£2,910,000	£1,310,000	£0	£1,451,713
Value Area 2	£0	£0	£0	£0	£0	£1,451,713
Value Area 3	£0	£0	£0	£0	£0	£1,451,713
Value Area 4	£0	£0	£0	£0	£0	£1,451,713

Table E319. Scheme 11. Residual Land Values, 50% Private Housing, 100 % Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£14,650,000	£13,050,000	£11,450,000	£9,860,000	£8,260,000	£1,451,713
Value Area 2	£11,940,000	£10,350,000	£8,750,000	£7,160,000	£5,560,000	£1,451,713
Value Area 3	£11,330,000	£9,730,000	£8,130,000	£6,540,000	£4,940,000	£1,451,713
Value Area 4	£8,840,000	£7,240,000	£5,650,000	4,050,000	2,450,000	£1,451,713

Table E320. Scheme 11. Residual Land Values, 40% Private Housing, 80:20 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£4,950,000	£3,350,000	£1,740,000	£140,000	£0	£1,451,713
Value Area 2	£0	£0	£0	£0	£0	£1,451,713
Value Area 3	£0	£0	£0	£0	£0	£1,451,713
Value Area 4	£0	£0	£0	£0	£0	£1,451,713

Table E321. Scheme 11. Residual Land Values, 40% Private Housing, 60:40 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£7,780,000	£6,180,000	£4,570,000	£2,970,000	£1,360,000	£1,451,713
Value Area 2	£7,780,000	£6,180,000	£4,570,000	£2,970,000	£1,360,000	£1,451,713
Value Area 3	£0	£0	£0	£0	£0	£1,451,713
Value Area 4	£0	£0	£0	£0	£0	£1,451,713

Table E322. Scheme 11. Residual Land Values, 40% Private Housing, 50:50 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£9,140,000	£7,530,000	£5,930,000	£4,320,000	£2,720,000	£1,451,713
Value Area 2	£5,530,000	£3,930,000	£2,320,000	£720,000	£0	£1,451,713
Value Area 3	£0	£0	£0	£0	£0	£1,451,713
Value Area 4	£0	£0	£0	£0	£0	£1,451,713

Table E323. Scheme 11. Residual Land Values, 40% Private Housing, 100 % Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£15,970,000	£14,370,000	£12,770,000	£11,160,000	£9,560,000	£1,451,713
Value Area 2	£14,810,000	£13,210,000	£11,600,000	£10,000,000	£8,390,000	£1,451,713
Value Area 3	£10,900,000	£9,300,000	£7,700,000	£6,090,000	£4,490,000	£1,451,713
Value Area 4	£7,560,000	£5,950,000	£4,350,000	£2,750,000	£1,140,000	£1,451,713

Table E324. Scheme 11. Residual Land Values, 30% Private Housing, 80:20 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£9,110,000	£7,490,000	£5,880,000	£4,270,000	£2,660,000	£1,451,713
Value Area 2	£4,600,000	£2,990,000	£1,380,000	£0	£0	£1,451,713
Value Area 3	£2,290,000	£680,000	£0	£0	£0	£1,451,713
Value Area 4	£0	£0	£0	£0	£0	£1,451,713

Table E325. Scheme 11. Residual Land Values, 30% Private Housing, 60:40 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£11,230,000	£9,620,000	£8,010,000	£6,400,000	£4,780,000	£1,451,713
Value Area 2	£6,720,000	£5,110,000	£3,500,000	£1,890,000	£280,000	£1,451,713
Value Area 3	£4,410,000	£2,800,000	£1,190,000	£0	£0	£1,451,713
Value Area 4	£0	£0	£0	£0	£0	£1,451,713

Table E326. Scheme 11. Residual Land Values, 30% Private Housing, 50:50 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£12,170,000	£10,560,000	£8,950,000	£7,340,000	£5,730,000	£1,451,713
Value Area 2	£7,670,000	£6,050,000	£4,440,000	£2,830,000	£1,220,000	£1,451,713
Value Area 3	£5,350,000	£3,740,000	£2,130,000	£520,000	£0	£1,451,713
Value Area 4	£0	£0	£0	£0	£0	£1,451,713

Table E327. Scheme 11. Residual Land Values, 30% Private Housing, 100 % Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£17,300,000	£15,690,000	£14,080,000	£12,470,000	£10,850,000	£1,451,713
Value Area 2	£12,790,000	£11,180,000	£9,570,000	£7,960,000	£6,350,000	£1,451,713
Value Area 3	£10,480,000	£8,870,000	£7,260,000	£5,650,000	£4,040,000	£1,451,713
Value Area 4	£6,280,000	£4,670,000	£3,060,000	£1,440,000	£0	£1,451,713

Residential Viability Analysis

“Weak” Market Appraisals, High EUV, No Grant

Tables E328 to E436 set out the indicative residual land values for Schemes 1 to 11 at high existing use values, and at 50%, 40% and 30% affordable housing with NAHP grant:

Scheme 1.

Table E328. Scheme 1. Residual Land Values, 100% Private Housing

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£100,000	£90,000	£80,000	£70,000	£60,000	£148,260
Value Area 2	£30,000	£20,000	£10,000	£0	(10,000)	£111,195
Value Area 3	£30,000	£20,000	£10,000	£0	(10,000)	£92,663
Value Area 4	£0	(10,000)	(10,000)	(20,000)	(30,000)	£74,130

Scheme 2.

Table E329. Scheme 2. Residual Land Values, 100% Private Housing

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£380,000	£360,000	£340,000	£320,000	£300,000	£370,650
Value Area 2	£280,000	£270,000	£250,000	£230,000	£210,000	£277,988
Value Area 3	£260,000	£240,000	£230,000	£210,000	£210,000	£231,656
Value Area 4	220,000	200,000	190,000	170,000	150,000	£185,325

Scheme 3.

Table E330. Scheme 3. Residual Land Values, 50% Private Housing, 80:20 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£0	£0	£0	£0	£0	£741,300
Value Area 2	£0	£0	£0	£0	£0	£555,975
Value Area 3	£0	£0	£0	£0	£0	£463,313
Value Area 4	£0	£0	£0	£0	£0	£370,650

Table E331. Scheme 3. Residual Land Values, 50% Private Housing, 60:40 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£0	£0	£0	£0	£0	£741,300
Value Area 2	£0	£0	£0	£0	£0	£555,975
Value Area 3	£0	£0	£0	£0	£0	£463,313
Value Area 4	£0	£0	£0	£0	£0	£370,650

Table E332. Scheme 3. Residual Land Values, 50% Private Housing, 50:50 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£90,000	£50,000	£10,000	£0	£0	£741,300
Value Area 2	£10,000	£0	£0	£0	£0	£555,975
Value Area 3	£0	£0	£0	£0	£0	£463,313
Value Area 4	£0	£0	£0	£0	£0	£370,650

Table E333. Scheme 3. Residual Land Values, 50% Private Housing, 100% Intermediate

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£210,000	£170,000	£130,000	£80,000	£40,000	£741,300
Value Area 2	£130,000	£90,000	£50,000	£0	£0	£555,975
Value Area 3	£110,000	£70,000	£20,000	£0	£0	£463,313
Value Area 4	£0	£0	£0	£0	£0	£370,650

Table E334. Scheme 3. Residual Land Values, 40% Private Housing, 80:20 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£0	£0	£0	£0	£0	£741,300
Value Area 2	£0	£0	£0	£0	£0	£555,975
Value Area 3	£0	£0	£0	£0	£0	£463,313
Value Area 4	£0	£0	£0	£0	£0	£370,650

Table E335. Scheme 3. Residual Land Values, 40% Private Housing, 60:40 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£90,000	£50,000	£10,000	£0	£0	£741,300
Value Area 2	£0	£0	£0	£0	£0	£555,975
Value Area 3	£0	£0	£0	£0	£0	£463,313
Value Area 4	£0	£0	£0	£0	£0	£370,650

Table E336. Scheme 3. Residual Land Values, 40% Private Housing, 50:50 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£90,000	£50,000	£10,000	£0	£0	£741,300
Value Area 2	£0	£0	£0	£0	£0	£555,975
Value Area 3	£0	£0	£0	£0	£0	£463,313
Value Area 4	£0	£0	£0	£0	£0	£370,650

Table E337. Scheme 3. Residual Land Values, 40% Private Housing, 100% Intermediate

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£210,000	£170,000	£130,000	£80,000	£40,000	£741,300
Value Area 2	£130,000	£90,000	£50,000	£0	£0	£555,975
Value Area 3	£110,000	£70,000	£20,000	£0	£0	£463,313
Value Area 4	£0	£0	£0	£0	£0	£370,650

Table E338. Scheme 3. Residual Land Values, 30% Private Housing, 80:20 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£180,000	£140,000	£90,000	£50,000	£10,000	£741,300
Value Area 2	£60,000	£20,000	£0	£0	£0	£555,975
Value Area 3	£0	£0	£0	£0	£0	£463,313
Value Area 4	£0	£0	£0	£0	£0	£370,650

Table E339. Scheme 3. Residual Land Values, 30% Private Housing, 60:40 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£180,000	£140,000	£90,000	£50,000	£10,000	£741,300
Value Area 2	£60,000	£20,000	£0	£0	£0	£555,975
Value Area 3	£0	£0	£0	£0	£0	£463,313
Value Area 4	£0	£0	£0	£0	£0	£370,650

Table E339. Scheme 3. Residual Land Values, 30% Private Housing, 50:50 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£180,000	£140,000	£90,000	£50,000	£10,000	£741,300
Value Area 2	£60,000	£20,000	£0	£0	£0	£555,975
Value Area 3	£0	£0	£0	£0	£0	£463,313
Value Area 4	£0	£0	£0	£0	£0	£370,650

Table E340. Scheme 3. Residual Land Values, 30% Private Housing, 100% Intermediate

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£290,000	£250,000	£210,000	£170,000	£130,000	£741,300
Value Area 2	£180,000	£140,000	£100,000	£50,000	£10,000	£555,975
Value Area 3	£120,000	£80,000	£30,000	£0	£0	£463,313
Value Area 4	£60,000	£10,000	£0	£0	£0	£370,650

Scheme 4.

Table E341. Scheme 4. Residual Land Values, 50% Private Housing, 80:20 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£50,000	£0	£0	£0	£0	£889,560
Value Area 2	£0	£0	£0	£0	£0	£667,170
Value Area 3	£0	£0	£0	£0	£0	£555,975
Value Area 4	£0	£0	£0	£0	£0	£444,780

Table E342. Scheme 4. Residual Land Values, 50% Private Housing, 60:40 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	300,000	250,000	200,000	150,000	100,000	£889,560
Value Area 2	190,000	140,000	90,000	40,000	0	£667,170
Value Area 3	£0	£0	£0	£0	£0	£555,975
Value Area 4	£0	£0	£0	£0	£0	£444,780

Table E343. Scheme 4. Residual Land Values, 50% Private Housing, 50:50 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	300,000	250,000	200,000	150,000	100,000	£889,560
Value Area 2	190,000	140,000	90,000	40,000	0	£667,170
Value Area 3	£0	£0	£0	£0	£0	£555,975
Value Area 4	£0	£0	£0	£0	£0	£444,780

Table E344. Scheme 4. Residual Land Values, 50% Private Housing, 100% Intermediate

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	720,000	680,000	630,000	580,000	530,000	£889,560
Value Area 2	520,000	470,000	430,000	380,000	330,000	£667,170
Value Area 3	£0	£0	£0	£0	£0	£555,975
Value Area 4	£0	£0	£0	£0	£0	£444,780

Table E345. Scheme 4. Residual Land Values, 40% Private Housing, 80:20 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£300,000	£250,000	£200,000	£150,000	£100,000	£889,560
Value Area 2	£0	£0	£0	£0	£0	£667,170
Value Area 3	£0	£0	£0	£0	£0	£555,975
Value Area 4	£0	£0	£0	£0	£0	£444,780

Table E346. Scheme 4. Residual Land Values, 40% Private Housing, 60:40 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	480,000	440,000	390,000	340,000	290,000	£889,560
Value Area 2	190,000	140,000	90,000	40,000	0	£667,170
Value Area 3	£0	£0	£0	£0	£0	£555,975
Value Area 4	£0	£0	£0	£0	£0	£444,780

Table E347. Scheme 4. Residual Land Values, 40% Private Housing, 50:50 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	480,000	440,000	390,000	340,000	290,000	£889,560
Value Area 2	330,000	280,000	240,000	190,000	140,000	£667,170
Value Area 3	£0	£0	£0	£0	£0	£555,975
Value Area 4	£0	£0	£0	£0	£0	£444,780

Table E348. Scheme 4. Residual Land Values, 40% Private Housing, 100% Intermediate

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	720,000	680,000	630,000	580,000	530,000	£889,560
Value Area 2	520,000	470,000	430,000	380,000	330,000	£667,170
Value Area 3	£0	£0	£0	£0	£0	£555,975
Value Area 4	140,000	90,000	40,000	0	0	£444,780

Table E349. Scheme 4. Residual Land Values, 30% Private Housing, 80:20 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£600,000	£550,000	£500,000	£450,000	£400,000	£889,560
Value Area 2	£430,000	£380,000	£330,000	£280,000	£240,000	£667,170
Value Area 3	£290,000	£240,000	£200,000	£150,000	£100,000	£555,975
Value Area 4	£90,000	£40,000	£0	£0	£0	£444,780

Table E350. Scheme 4. Residual Land Values, 30% Private Housing, 60:40 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£600,000	£550,000	£500,000	£450,000	£400,000	£889,560
Value Area 2	£430,000	£380,000	£330,000	£280,000	£240,000	£667,170
Value Area 3	£290,000	£240,000	£200,000	£150,000	£100,000	£555,975
Value Area 4	£90,000	£40,000	-(£10,000)	-(£60,000)	-(£110,000)	£444,780

Table E351. Scheme 4. Residual Land Values, 30% Private Housing, 50:50 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£600,000	£550,000	£500,000	£450,000	£400,000	£889,560
Value Area 2	430,000	380,000	330,000	280,000	240,000	£667,170
Value Area 3	290,000	240,000	200,000	150,000	100,000	£555,975
Value Area 4	90,000	40,000	(10,000)	(60,000)	(110,000)	£444,780

Table E352. Scheme 4. Residual Land Values, 30% Private Housing, 100% Intermediate

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£840,000	£790,000	£740,000	£690,000	£640,000	£889,560
Value Area 2	£620,000	£570,000	£520,000	£480,000	£430,000	£667,170
Value Area 3	480,000	440,000	390,000	340,000	290,000	£555,975
Value Area 4	210,000	160,000	110,000	60,000	10,000	£444,780

Scheme 5.

Table E353. Scheme 5. Residual Land Values, 50% Private Housing, 80:20 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£310,000	£160,000	£10,000	£0	£0	£2,001,510
Value Area 2	£0	£0	£0	£0	£0	£1,501,133
Value Area 3	£190,000	£40,000	£0	£0	£0	£1,250,944
Value Area 4	£0	£0	£0	£0	£0	£1,000,755

Table E354. Scheme 5. Residual Land Values, 50% Private Housing, 60:40 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£130,000	£0	£0	£0	£0	£2,001,510
Value Area 2	£0	£0	£0	£0	£0	£1,501,133
Value Area 3	£280,000	£130,000	£0	£0	£0	£1,250,944
Value Area 4	£0	£0	£0	£0	£0	£1,000,755

Table E355. Scheme 5. Residual Land Values, 50% Private Housing, 50:50 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£300,000	£150,000	£0	£0	£0	£2,001,510
Value Area 2	£0	£0	£0	£0	£0	£1,501,133
Value Area 3	£450,000	£300,000	£150,000	£0	£0	£1,250,944
Value Area 4	£0	£0	£0	£0	£0	£1,000,755

Table E356. Scheme 5. Residual Land Values, 50% Private Housing, 100% Intermediate

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£750,000	£610,000	£460,000	£320,000	£170,000	£2,001,510
Value Area 2	£330,000	£190,000	£40,000	£0	£0	£1,501,133
Value Area 3	£870,000	£720,000	£570,000	£430,000	£280,000	£1,250,944
Value Area 4	£0	£0	£0	£0	£0	£1,000,755

Table E357. Scheme 5. Residual Land Values, 40% Private Housing, 80:20 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£240,000	£90,000	£0	£0	£0	£2,001,510
Value Area 2	£0	£0	£0	£0	£0	£1,501,133
Value Area 3	£320,000	£170,000	£20,000	£0	£0	£1,250,944
Value Area 4	£0	£0	£0	£0	£0	£1,000,755

Table E358. Scheme 5. Residual Land Values, 40% Private Housing, 60:40 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£410,000	£260,000	£120,000	£0	£0	£2,001,510
Value Area 2	£0	£0	£0	£0	£0	£1,501,133
Value Area 3	£480,000	£340,000	£190,000	£40,000	-£110,000	£1,250,944
Value Area 4	£0	£0	£0	£0	£0	£1,000,755

Table E359. Scheme 5. Residual Land Values, 40% Private Housing, 50:50 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£500,000	£360,000	£210,000	£60,000	£0	£2,001,510
Value Area 2	£0	£0	£0	£0	£0	£1,501,133
Value Area 3	£570,000	£420,000	£280,000	£130,000	£0	£1,250,944
Value Area 4	£0	£0	£0	£0	£0	£1,000,755

Table E360. Scheme 5. Residual Land Values, 40% Private Housing, 100% Intermediate

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£860,000	£720,000	£570,000	£430,000	£280,000	£2,001,510
Value Area 2	£400,000	£250,000	£110,000	£0	£0	£1,501,133
Value Area 3	£910,000	£760,000	£610,000	£470,000	£320,000	£1,250,944
Value Area 4	£0	£0	£0	£0	£0	£1,000,755

Table E361. Scheme 5. Residual Land Values, 30% Private Housing, 80:20 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£710,000	£560,000	£420,000	£270,000	£130,000	£2,001,510
Value Area 2	£0	£0	£0	£0	£0	£1,501,133
Value Area 3	£590,000	£450,000	£300,000	£160,000	£10,000	£1,250,944
Value Area 4	£0	£0	£0	£0	£0	£1,000,755

Table E362. Scheme 5. Residual Land Values, 30% Private Housing, 60:40 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£810,000	£660,000	£510,000	£370,000	£230,000	£2,001,510
Value Area 2	£230,000	£80,000	£0	£0	£0	£1,501,133
Value Area 3	£680,000	£530,000	£390,000	£240,000	£90,000	£1,250,944
Value Area 4	£0	£0	£0	£0	£0	£1,000,755

Table E363. Scheme 5. Residual Land Values, 30% Private Housing, 50:50 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£900,000	£760,000	£610,000	£470,000	£320,000	£2,001,510
Value Area 2	£330,000	£180,000	£30,000	£0	£0	£1,501,133
Value Area 3	£760,000	£620,000	£470,000	£330,000	£180,000	£1,250,944
Value Area 4	£0	£0	£0	£0	£0	£1,000,755

Table E364. Scheme 5. Residual Land Values, 30% Private Housing, 100% Intermediate

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£1,170,000	£1,020,000	£880,000	£730,000	£580,000	£2,001,510
Value Area 2	£590,000	£450,000	£300,000	£150,000	£0	£1,501,133
Value Area 3	£1,020,000	£870,000	£720,000	£580,000	£430,000	£1,250,944
Value Area 4	£0	£0	£0	£0	£0	£1,000,755

Scheme 6.

Table E365. Scheme 6. Residual Land Values, 50% Private Housing, 80:20 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£0	£0	£0	£0	£0	£2,520,420
Value Area 2	£0	£0	£0	£0	£0	£1,890,315
Value Area 3	£0	£0	£0	£0	£0	£1,575,263
Value Area 4	£0	£0	£0	£0	£0	£1,260,210

Table E366. Scheme 6. Residual Land Values, 50% Private Housing, 60:40 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£0	£0	£0	£0	£0	£2,520,420
Value Area 2	£0	£0	£0	£0	£0	£1,890,315
Value Area 3	£0	£0	£0	£0	£0	£1,575,263
Value Area 4	£0	£0	£0	£0	£0	£1,260,210

Table E367. Scheme 6. Residual Land Values, 50% Private Housing, 50:50 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£0	£0	£0	£0	£0	£2,520,420
Value Area 2	£0	£0	£0	£0	£0	£1,890,315
Value Area 3	£0	£0	£0	£0	£0	£1,575,263
Value Area 4	£0	£0	£0	£0	£0	£1,260,210

Table E368. Scheme 6. Residual Land Values, 50% Private Housing, 100% Intermediate

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£580,000	£370,000	£150,000	£0	£0	£2,520,420
Value Area 2	£580,000	£370,000	£150,000	£0	£0	£1,890,315
Value Area 3	£0	£0	£0	£0	£0	£1,575,263
Value Area 4	£300,000	£80,000	£0	£0	£0	£1,260,210

Table E369. Scheme 6. Residual Land Values, 40% Private Housing, 80:20 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£0	£0	£0	£0	£0	£2,520,420
Value Area 2	£0	£0	£0	£0	£0	£1,890,315
Value Area 3	£0	£0	£0	£0	£0	£1,575,263
Value Area 4	£0	£0	£0	£0	£0	£1,260,210

Table E370. Scheme 6. Residual Land Values, 40% Private Housing, 60:40 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£20,000	£0	£0	£0	£0	£2,520,420
Value Area 2	£20,000	£0	£0	£0	£0	£1,890,315
Value Area 3	£0	£0	£0	£0	£0	£1,575,263
Value Area 4	£0	£0	£0	£0	£0	£1,260,210

Table E371. Scheme 6. Residual Land Values, 40% Private Housing, 50:50 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£90,000	£0	£0	£0	£0	£2,520,420
Value Area 2	£90,000	£0	£0	£0	£0	£1,890,315
Value Area 3	£0	£0	£0	£0	£0	£1,575,263
Value Area 4	£0	£0	£0	£0	£0	£1,260,210

Table E372. Scheme 6. Residual Land Values, 40% Private Housing, 100% Intermediate

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£850,000	£630,000	£420,000	£200,000	£0	£2,520,420
Value Area 2	£850,000	£630,000	£420,000	£200,000	£0	£1,890,315
Value Area 3	£890,000	£670,000	£460,000	£230,000	£10,000	£1,575,263
Value Area 4	£240,000	£20,000	£0	£0	£0	£1,260,210

Table E373. Scheme 6. Residual Land Values, 30% Private Housing, 80:20 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£230,000	£10,000	£0	£0	£0	£2,520,420
Value Area 2	£230,000	£10,000	£0	£0	£0	£1,890,315
Value Area 3	£100,000	£0	£0	£0	£0	£1,575,263
Value Area 4	£0	£0	£0	£0	£0	£1,260,210

Table E374. Scheme 6. Residual Land Values, 30% Private Housing, 60:40 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£400,000	£190,000	£0	£0	£0	£2,520,420
Value Area 2	£400,000	£190,000	£0	£0	£0	£1,890,315
Value Area 3	£280,000	£60,000	£0	£0	£0	£1,575,263
Value Area 4	£0	£0	£0	£0	£0	£1,260,210

Table E375. Scheme 6. Residual Land Values, 30% Private Housing, 50:50 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£610,000	£390,000	£180,000	£0	£0	£2,520,420
Value Area 2	£610,000	£390,000	£180,000	£0	£0	£1,890,315
Value Area 3	£480,000	£260,000	£40,000	£0	£0	£1,575,263
Value Area 4	£0	£0	£0	£0	£0	£1,260,210

Table E376. Scheme 6. Residual Land Values, 30% Private Housing, 100% Intermediate

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£1,060,000	£840,000	£620,000	£400,000	£180,000	£2,520,420
Value Area 2	£1,060,000	£840,000	£620,000	£400,000	£180,000	£1,890,315
Value Area 3	£460,000	£240,000	£20,000	£0	£0	£1,575,263
Value Area 4	£200,000	£0	£0	£0	£0	£1,260,210

Scheme 7.

Table E377. Scheme 7. Residual Land Values, 50% Private Housing, 80:20 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£1,650,000	£1,390,000	£1,130,000	£880,000	£620,000	£4,151,280
Value Area 2	£1,340,000	£1,080,000	£820,000	£570,000	£310,000	£3,113,460
Value Area 3	£790,000	£530,000	£280,000	£20,000	£0	£2,594,550
Value Area 4	£0	£0	£0	£0	£0	£2,075,640

Table E378. Scheme 7. Residual Land Values, 50% Private Housing, 60:40 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£2,370,000	£2,120,000	£1,860,000	£1,600,000	£1,340,000	£4,151,280
Value Area 2	£2,060,000	£1,810,000	£1,550,000	£1,290,000	£1,030,000	£3,113,460
Value Area 3	£1,510,000	£1,250,000	£1,000,000	£740,000	£480,000	£2,594,550
Value Area 4	£630,000	£380,000	£120,000	0	0	£2,075,640

Table E379. Scheme 7. Residual Land Values, 50% Private Housing, 50:50 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£2,600,000	£2,340,000	£2,080,000	£1,820,000	£1,560,000	£4,151,280
Value Area 2	£2,290,000	£2,030,000	£1,770,000	£1,510,000	£1,250,000	£3,113,460
Value Area 3	£1,740,000	£1,480,000	£1,220,000	£960,000	£700,000	£2,594,550
Value Area 4	£850,000	£600,000	£340,000	80,000	(190,000)	£2,075,640

Table E380. Scheme 7. Residual Land Values, 50% Private Housing, 100% Intermediate

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£4,410,000	£4,150,000	£3,900,000	£3,640,000	£3,380,000	£4,151,280
Value Area 2	£4,100,000	£3,840,000	£3,580,000	£3,330,000	£3,070,000	£3,113,460
Value Area 3	£3,550,000	£3,290,000	£3,030,000	£2,780,000	£2,520,000	£2,594,550
Value Area 4	£2,670,000	£2,410,000	£2,150,000	1,890,000	1,640,000	£2,075,640

Table E381. Scheme 7. Residual Land Values, 40% Private Housing, 80:20 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£2,520,000	£2,260,000	£2,010,000	£1,750,000	£1,490,000	£4,151,280
Value Area 2	£2,080,000	£1,820,000	£1,560,000	£1,310,000	£1,050,000	£3,113,460
Value Area 3	£1,410,000	£1,150,000	£890,000	£630,000	£380,000	£2,594,550
Value Area 4	£400,000	£140,000	£-120,000	£-390,000	£-660,000	£2,075,640

Table E382. Scheme 7. Residual Land Values, 40% Private Housing, 60:40 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£3,040,000	£2,780,000	£2,520,000	£2,260,000	£2,000,000	£4,151,280
Value Area 2	£2,600,000	£2,340,000	£2,080,000	£1,820,000	£1,560,000	£3,113,460
Value Area 3	£1,920,000	£1,660,000	£1,400,000	£1,140,000	£890,000	£2,594,550
Value Area 4	£910,000	£650,000	£400,000	£140,000	£-120,000	£2,075,640

Table E383. Scheme 7. Residual Land Values, 40% Private Housing, 50:50 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£3,360,000	£3,100,000	£2,840,000	£2,580,000	£2,320,000	£4,151,280
Value Area 2	£2,920,000	£2,660,000	£2,400,000	£2,140,000	£1,880,000	£3,113,460
Value Area 3	£2,240,000	£1,980,000	£1,720,000	£1,470,000	£1,210,000	£2,594,550
Value Area 4	£1,230,000	£980,000	£720,000	£460,000	£210,000	£2,075,640

Table E384. Scheme 7. Residual Land Values, 40% Private Housing, 100% Intermediate

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£4,710,000	£4,450,000	£4,190,000	£3,930,000	£3,670,000	£4,151,280
Value Area 2	£4,260,000	£4,010,000	£3,750,000	£3,490,000	£3,230,000	£3,113,460
Value Area 3	£3,590,000	£3,330,000	£3,070,000	£2,810,000	£2,560,000	£2,594,550
Value Area 4	£2,580,000	£2,320,000	£2,070,000	£1,810,000	£1,550,000	£2,075,640

Table E385. Scheme 7. Residual Land Values, 30% Private Housing, 80:20 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£3,500,000	£3,240,000	£2,990,000	£2,730,000	£2,470,000	£4,151,280
Value Area 2	£2,860,000	£2,600,000	£2,340,000	£2,080,000	£1,820,000	£3,113,460
Value Area 3	£1,990,000	£1,730,000	£1,470,000	£1,210,000	£950,000	£2,594,550
Value Area 4	£770,000	£520,000	£260,000	£0	£-270,000	£2,075,640

Table E386. Scheme 7. Residual Land Values, 30% Private Housing, 60:40 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£3,970,000	£3,710,000	£3,450,000	£3,190,000	£2,940,000	£4,151,280
Value Area 2	£3,320,000	£3,060,000	£2,810,000	£2,550,000	£2,290,000	£3,113,460
Value Area 3	£2,450,000	£2,190,000	£1,940,000	£1,680,000	£1,420,000	£2,594,550
Value Area 4	£1,240,000	£980,000	£720,000	£470,000	£210,000	£2,075,640

Table E387. Scheme 7. Residual Land Values, 30% Private Housing, 50:50 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£4,080,000	£3,820,000	£3,560,000	£3,310,000	£3,050,000	£4,151,280
Value Area 2	£3,430,000	£3,180,000	£2,920,000	£2,660,000	£2,400,000	£3,113,460
Value Area 3	£2,560,000	£2,300,000	£2,050,000	£1,790,000	£1,530,000	£2,594,550
Value Area 4	£1,350,000	£1,090,000	£840,000	£580,000	£320,000	£2,075,640

Table E388. Scheme 7. Residual Land Values, 30% Private Housing, 100% Intermediate

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£5,170,000	£4,910,000	£4,660,000	£4,400,000	£4,140,000	£4,151,280
Value Area 2	£4,530,000	£4,270,000	£4,010,000	£3,750,000	£3,490,000	£3,113,460
Value Area 3	£3,660,000	£3,400,000	£3,140,000	£2,880,000	£2,620,000	£2,594,550
Value Area 4	£2,440,000	£2,190,000	£1,930,000	£1,670,000	£1,410,000	£2,075,640

Scheme 8.

Table E389. Scheme 8. Residual Land Values, 50% Private Housing, 80:20 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£0	£0	£0	£0	£0	£6,894,090
Value Area 2	£0	£0	£0	£0	£0	£5,170,568
Value Area 3	£0	£0	£0	£0	£0	£4,308,806
Value Area 4	£0	£0	£0	£0	£0	£3,447,045

Table E390. Scheme 8. Residual Land Values, 50% Private Housing, 60:40 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£0	£0	£0	£0	£0	£6,894,090
Value Area 2	£0	£0	£0	£0	£0	£5,170,568
Value Area 3	£0	£0	£0	£0	£0	£4,308,806
Value Area 4	£0	£0	£0	£0	£0	£3,447,045

Table E391. Scheme 8. Residual Land Values, 50% Private Housing, 50:50 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£260,000	£0	£0	£0	£0	£6,894,090
Value Area 2	£0	£0	£0	£0	£0	£5,170,568
Value Area 3	£0	£0	£0	£0	£0	£4,308,806
Value Area 4	£0	£0	£0	£0	£0	£3,447,045

Table E392. Scheme 8. Residual Land Values, 50% Private Housing, 100% Intermediate

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£2,950,000	£2,510,000	£2,070,000	£1,630,000	£1,190,000	£6,894,090
Value Area 2	£2,660,000	£2,220,000	£1,780,000	£1,340,000	£900,000	£5,170,568
Value Area 3	£1,370,000	£930,000	£490,000	£50,000	£0	£4,308,806
Value Area 4	£1,100,000	£660,000	£220,000	0	0	£3,447,045

Table E393. Scheme 8. Residual Land Values, 40% Private Housing, 80:20 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£220,000	£0	£0	£0	£0	£6,894,090
Value Area 2	£0	£0	£0	£0	£0	£5,170,568
Value Area 3	£0	£0	£0	£0	£0	£4,308,806
Value Area 4	£0	£0	£0	£0	£0	£3,447,045

Table E394. Scheme 8. Residual Land Values, 40% Private Housing, 60:40 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£1,080,000	£640,000	£200,000	£0	£0	£6,894,090
Value Area 2	£550,000	£110,000	£0	£0	£0	£5,170,568
Value Area 3	£0	£0	£0	£0	£0	£4,308,806
Value Area 4	£0	£0	£0	£0	£0	£3,447,045

Table E395. Scheme 8. Residual Land Values, 40% Private Housing, 50:50 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£1,380,000	£930,000	£490,000	£50,000	£0	£6,894,090
Value Area 2	£840,000	£410,000	£0	£0	£0	£5,170,568
Value Area 3	£0	£0	£0	£0	£0	£4,308,806
Value Area 4	£0	£0	£0	£0	£0	£3,447,045

Table E396. Scheme 8. Residual Land Values, 40% Private Housing, 100% Intermediate

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£3,450,000	£3,000,000	£2,560,000	£2,120,000	£1,680,000	£6,894,090
Value Area 2	£2,910,000	£2,470,000	£2,030,000	£1,590,000	£1,150,000	£5,170,568
Value Area 3	£1,400,000	£960,000	£520,000	£80,000	£0	£4,308,806
Value Area 4	£900,000	£450,000	£10,000	£0	£0	£3,447,045

Table E397. Scheme 8. Residual Land Values, 30% Private Housing, 80:20 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£1,690,000	£1,250,000	£810,000	£370,000	£0	£6,894,090
Value Area 2	£870,000	£420,000	£0	£0	£0	£5,170,568
Value Area 3	£0	£0	£0	£0	£0	£4,308,806
Value Area 4	£0	£0	£0	£0	£0	£3,447,045

Table E398. Scheme 8. Residual Land Values, 30% Private Housing, 60:40 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£2,090,000	£1,650,000	£1,200,000	£760,000	£320,000	£6,894,090
Value Area 2	£1,260,000	£820,000	£380,000	£0	£0	£5,170,568
Value Area 3	£0	£0	£0	£0	£0	£4,308,806
Value Area 4	£0	£0	£0	£0	£0	£3,447,045

Table E399. Scheme 8. Residual Land Values, 30% Private Housing, 50:50 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£2,390,000	£1,940,000	£1,500,000	£1,060,000	£610,000	£6,894,090
Value Area 2	£1,560,000	£1,120,000	£670,000	£230,000	£0	£5,170,568
Value Area 3	£0	£0	£0	£0	£0	£4,308,806
Value Area 4	£0	£0	£0	£0	£0	£3,447,045

Table E400. Scheme 8. Residual Land Values, 30% Private Housing, 100% Intermediate

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£4,060,000	£3,610,000	£3,170,000	£2,730,000	£2,290,000	£6,894,090
Value Area 2	£3,230,000	£2,790,000	£2,340,000	£1,900,000	£1,460,000	£5,170,568
Value Area 3	£1,440,000	£990,000	£550,000	£110,000	£0	£4,308,806
Value Area 4	£640,000	£210,000	£0	£0	£0	£3,447,045

Scheme 9.

Table E401. Scheme 9. Residual Land Values, 50% Private Housing, 80:20 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£0	£0	£0	£0	£0	£13,343,400
Value Area 2	£0	£0	£0	£0	£0	£10,007,550
Value Area 3	£0	£0	£0	£0	£0	£8,339,625
Value Area 4	£0	£0	£0	£0	£0	£6,671,700

Table E402. Scheme 9. Residual Land Values, 50% Private Housing, 60:40 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£0	£0	£0	£0	£0	£13,343,400
Value Area 2	£0	£0	£0	£0	£0	£10,007,550
Value Area 3	£0	£0	£0	£0	£0	£8,339,625
Value Area 4	£0	£0	£0	£0	£0	£6,671,700

Table E403. Scheme 9. Residual Land Values, 50% Private Housing, 50:50 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£670,000	£0	£0	£0	£0	£13,343,400
Value Area 2	£260,000	£0	£0	£0	£0	£10,007,550
Value Area 3	£0	£0	£0	£0	£0	£8,339,625
Value Area 4	£0	£0	£0	£0	£0	£6,671,700

Table E404. Scheme 9. Residual Land Values, 50% Private Housing, 100% Intermediate

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£5,840,000	£4,980,000	£4,120,000	£3,270,000	£2,410,000	£13,343,400
Value Area 2	£5,420,000	£4,570,000	£3,710,000	£2,860,000	£2,000,000	£10,007,550
Value Area 3	£5,130,000	£4,270,000	£3,410,000	£2,560,000	£1,700,000	£8,339,625
Value Area 4	£3,710,000	£2,860,000	£2,000,000	1,140,000	290,000	£6,671,700

Table E405. Scheme 9. Residual Land Values, 40% Private Housing, 80:20 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£440,000	£0	£0	£0	£0	£13,343,400
Value Area 2	£0	£0	£0	£0	£0	£10,007,550
Value Area 3	£0	£0	£0	£0	£0	£8,339,625
Value Area 4	£0	£0	£0	£0	£0	£6,671,700

Table E406. Scheme 9. Residual Land Values, 40% Private Housing, 60:40 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£1,880,000	£1,020,000	£170,000	£0	£0	£13,343,400
Value Area 2	£980,000	£120,000	£0	£0	£0	£10,007,550
Value Area 3	£210,000	£0	£0	£0	£0	£8,339,625
Value Area 4	£0	£0	£0	£0	£0	£6,671,700

Table E407. Scheme 9. Residual Land Values, 40% Private Housing, 50:50 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£2,730,000	£1,870,000	£1,010,000	£150,000	£0	£13,343,400
Value Area 2	£1,820,000	£960,000	£110,000	£0	£0	£10,007,550
Value Area 3	£1,050,000	£200,000	£0	£0	£0	£8,339,625
Value Area 4	£0	£0	£0	£0	£0	£6,671,700

Table E408. Scheme 9. Residual Land Values, 40% Private Housing, 100% Intermediate

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£6,740,000	£5,880,000	£5,020,000	£4,160,000	£3,300,000	£13,343,400
Value Area 2	£5,830,000	£4,970,000	£4,110,000	£3,250,000	£2,390,000	£10,007,550
Value Area 3	£5,060,000	£4,200,000	£3,340,000	£2,480,000	£1,620,000	£8,339,625
Value Area 4	£2,620,000	£1,750,000	£890,000	£30,000	£0	£6,671,700

Table E409. Scheme 9. Residual Land Values, 30% Private Housing, 80:20 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£2,790,000	£1,930,000	£1,060,000	£200,000	£0	£13,343,400
Value Area 2	£1,390,000	£530,000	£0	£0	£0	£10,007,550
Value Area 3	£150,000	£0	£0	£0	£0	£8,339,625
Value Area 4	£0	£0	£0	£0	£0	£6,671,700

Table E410. Scheme 9. Residual Land Values, 30% Private Housing, 60:40 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£3,920,000	£3,050,000	£2,190,000	£1,330,000	£460,000	£13,343,400
Value Area 2	£2,520,000	£1,650,000	£790,000	£0	£0	£10,007,550
Value Area 3	£1,280,000	£410,000	£0	£0	£0	£8,339,625
Value Area 4	£0	£0	£0	£0	£0	£6,671,700

Table E411. Scheme 9. Residual Land Values, 30% Private Housing, 50:50 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£4,480,000	£3,620,000	£2,750,000	£1,890,000	£1,020,000	£13,343,400
Value Area 2	£3,080,000	£2,220,000	£1,350,000	£490,000	£0	£10,007,550
Value Area 3	£1,840,000	£980,000	£120,000	£0	£0	£8,339,625
Value Area 4	£0	£0	£0	£0	£0	£6,671,700

Table E412. Scheme 9. Residual Land Values, 30% Private Housing, 100% Intermediate

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£7,640,000	£6,780,000	£5,920,000	£5,050,000	£4,190,000	£13,343,400
Value Area 2	£6,240,000	£5,380,000	£4,520,000	£3,650,000	£2,790,000	£10,007,550
Value Area 3	£5,000,000	£4,140,000	£3,280,000	£2,410,000	£1,550,000	£8,339,625
Value Area 4	£3,160,000	£2,300,000	£1,440,000	£580,000	£0	£6,671,700

Scheme 10.

Table E413. Scheme 10. Residual Land Values, 50% Private Housing, 80:20 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£1,650,000	£1,550,000	£1,450,000	£1,350,000	£1,250,000	£9,117,990
Value Area 2	£0	£0	£0	£0	£0	£6,838,493
Value Area 3	£0	£0	£0	£0	£0	£5,698,744
Value Area 4	£0	£0	£0	£0	£0	£4,558,995

Table E414. Scheme 10. Residual Land Values, 50% Private Housing, 60:40 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£3,160,000	£2,360,000	£1,560,000	£760,000	£0	£9,117,990
Value Area 2	£1,060,000	£270,000	£0	£0	£0	£6,838,493
Value Area 3	£0	£0	£0	£0	£0	£5,698,744
Value Area 4	£0	£0	£0	£0	£0	£4,558,995

Table E415. Scheme 10. Residual Land Values, 50% Private Housing, 50:50 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£3,840,000	£3,040,000	£2,240,000	£1,440,000	£650,000	£9,117,990
Value Area 2	£1,740,000	£940,000	£150,000	£0	£0	£6,838,493
Value Area 3	£0	£0	£0	£0	£0	£5,698,744
Value Area 4	£0	£0	£0	£0	£0	£4,558,995

Table E416. Scheme 10. Residual Land Values, 50% Private Housing, 100% Intermediate

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£7,700,000	£6,900,000	£6,100,000	£5,300,000	£4,510,000	£9,117,990
Value Area 2	£5,600,000	£4,800,000	£4,010,000	£3,210,000	£2,410,000	£6,838,493
Value Area 3	£3,630,000	£2,840,000	£2,040,000	£1,240,000	£440,000	£5,698,744
Value Area 4	£1,640,000	£840,000	£50,000	0	0	£4,558,995

Table E417. Scheme 10. Residual Land Values, 40% Private Housing, 80:20 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£3,600,000	£2,800,000	£2,000,000	£1,200,000	£390,000	£9,117,990
Value Area 2	£1,090,000	£290,000	£0	£0	£0	£6,838,493
Value Area 3	£0	£0	£0	£0	£0	£5,698,744
Value Area 4	£0	£0	£0	£0	£0	£4,558,995

Table E418. Scheme 10. Residual Land Values, 40% Private Housing, 60:40 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£4,750,000	£3,950,000	£3,140,000	£2,340,000	£1,540,000	£9,117,990
Value Area 2	£2,230,000	£1,430,000	£630,000	£0	£0	£6,838,493
Value Area 3	£0	£0	£0	£0	£0	£5,698,744
Value Area 4	£0	£0	£0	£0	£0	£4,558,995

Table E419. Scheme 10. Residual Land Values, 40% Private Housing, 50:50 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£5,430,000	£4,630,000	£3,820,000	£3,020,000	£2,220,000	£9,117,990
Value Area 2	£2,910,000	£2,110,000	£1,310,000	£510,000	£0	£6,838,493
Value Area 3	£550,000	£0	£0	£0	£0	£5,698,744
Value Area 4	£0	£0	£0	£0	£0	£4,558,995

Table E420. Scheme 10. Residual Land Values, 40% Private Housing, 100% Intermediate

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£8,450,000	£7,650,000	£6,850,000	£6,050,000	£5,250,000	£9,117,990
Value Area 2	£5,940,000	£5,140,000	£4,330,000	£3,530,000	£2,730,000	£6,838,493
Value Area 3	£3,580,000	£2,780,000	£1,970,000	£1,170,000	£370,000	£5,698,744
Value Area 4	£1,180,000	£390,000	£0	£0	£0	£4,558,995

Table E421. Scheme 10. Residual Land Values, 30% Private Housing, 80:20 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£5,510,000	£4,710,000	£3,900,000	£3,100,000	£2,290,000	£9,117,990
Value Area 2	£2,580,000	£1,770,000	£970,000	£170,000	£0	£6,838,493
Value Area 3	£0	£0	£0	£0	£0	£5,698,744
Value Area 4	£0	£0	£0	£0	£0	£4,558,995

Table E422. Scheme 10. Residual Land Values, 30% Private Housing, 60:40 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£6,500,000	£5,700,000	£4,890,000	£4,090,000	£3,280,000	£9,117,990
Value Area 2	£3,570,000	£2,770,000	£1,960,000	£1,150,000	£350,000	£6,838,493
Value Area 3	£820,000	£10,000	£0	£0	£0	£5,698,744
Value Area 4	£0	£0	£0	£0	£0	£4,558,995

Table E423. Scheme 10. Residual Land Values, 30% Private Housing, 50:50 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£6,870,000	£6,070,000	£5,260,000	£4,450,000	£3,650,000	£9,117,990
Value Area 2	£3,940,000	£3,130,000	£2,330,000	£1,520,000	£720,000	£6,838,493
Value Area 3	£1,190,000	£380,000	£0	£0	£0	£5,698,744
Value Area 4	£0	£0	£0	£0	£0	£4,558,995

Table E424. Scheme 10. Residual Land Values, 30% Private Housing, 100% Intermediate

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£9,220,000	£8,410,000	£7,610,000	£6,800,000	£6,000,000	£9,117,990
Value Area 2	£6,280,000	£5,480,000	£4,670,000	£3,870,000	£3,060,000	£6,838,493
Value Area 3	£3,530,000	£2,730,000	£1,920,000	£1,110,000	£310,000	£5,698,744
Value Area 4	£740,000	£0	£0	£0	£0	£4,558,995

Scheme 11.

Table E425. Scheme 11. Residual Land Values, 50% Private Housing, 80:20 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£0	£0	£0	£0	£0	£17,420,550
Value Area 2	£0	£0	£0	£0	£0	£13,065,413
Value Area 3	£0	£0	£0	£0	£0	£10,887,844
Value Area 4	£0	£0	£0	£0	£0	£8,710,275

Table E426. Scheme 11. Residual Land Values, 50% Private Housing, 60:40 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£0	£0	£0	£0	£0	£17,420,550
Value Area 2	£0	£0	£0	£0	£0	£13,065,413
Value Area 3	£0	£0	£0	£0	£0	£10,887,844
Value Area 4	£0	£0	£0	£0	£0	£8,710,275

Table E427. Scheme 11. Residual Land Values, 50% Private Housing, 50:50 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£0	£0	£0	£0	£0	£17,420,550
Value Area 2	£0	£0	£0	£0	£0	£13,065,413
Value Area 3	£0	£0	£0	£0	£0	£10,887,844
Value Area 4	£0	£0	£0	£0	£0	£8,710,275

Table E428. Scheme 11. Residual Land Values, 50% Private Housing, 100% Intermediate

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£6,440,000	£4,840,000	£3,250,000	£1,650,000	£60,000	£17,420,550
Value Area 2	£4,260,000	£2,660,000	£1,060,000	£0	£0	£13,065,413
Value Area 3	£4,120,000	£2,530,000	£930,000	£0	£0	£10,887,844
Value Area 4	£2,130,000	£530,000	£0	0	0	£8,710,275

Table E429. Scheme 11. Residual Land Values, 40% Private Housing, 80:20 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£0	£0	£0	£0	£0	£17,420,550
Value Area 2	£0	£0	£0	£0	£0	£13,065,413
Value Area 3	£0	£0	£0	£0	£0	£10,887,844
Value Area 4	£0	£0	£0	£0	£0	£8,710,275

Table E430. Scheme 11. Residual Land Values, 40% Private Housing, 60:40 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£370,000	£0	£0	£0	£0	£17,420,550
Value Area 2	£370,000	£0	£0	£0	£0	£13,065,413
Value Area 3	£0	£0	£0	£0	£0	£10,887,844
Value Area 4	£0	£0	£0	£0	£0	£8,710,275

Table E431. Scheme 11. Residual Land Values, 40% Private Housing, 50:50 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£5,430,000	£4,630,000	£3,820,000	£3,020,000	£2,220,000	£17,420,550
Value Area 2	£370,000	£0	£0	£0	£0	£13,065,413
Value Area 3	£0	£0	£0	£0	£0	£10,887,844
Value Area 4	£0	£0	£0	£0	£0	£8,710,275

Table E432. Scheme 11. Residual Land Values, 40% Private Housing, 100% Intermediate

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£1,570,000	£0	£0	£0	£0	£17,420,550
Value Area 2	£7,080,000	£5,470,000	£3,870,000	£2,270,000	£660,000	£13,065,413
Value Area 3	£3,750,000	£2,150,000	£550,000	£0	£0	£10,887,844
Value Area 4	£1,000,000	£0	£0	£0	£0	£8,710,275

Table E433. Scheme 11. Residual Land Values, 30% Private Housing, 80:20 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£1,550,000	£0	£0	£0	£0	£17,420,550
Value Area 2	£2,580,000	£1,770,000	£970,000	£170,000	£0	£13,065,413
Value Area 3	£0	£0	£0	£0	£0	£10,887,844
Value Area 4	£0	£0	£0	£0	£0	£8,710,275

Table E434. Scheme 11. Residual Land Values, 30% Private Housing, 60:40 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£3,430,000	£1,820,000	£210,000	£0	£0	£17,420,550
Value Area 2	£0	£0	£0	£0	£0	£13,065,413
Value Area 3	£0	£0	£0	£0	£0	£10,887,844
Value Area 4	£0	£0	£0	£0	£0	£8,710,275

Table E435. Scheme 11. Residual Land Values, 30% Private Housing, 50:50 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£4,260,000	£2,650,000	£1,040,000	£0	£0	£17,420,550
Value Area 2	£480,000	£0	£0	£0	£0	£13,065,413
Value Area 3	£0	£0	£0	£0	£0	£10,887,844
Value Area 4	£0	£0	£0	£0	£0	£8,710,275

Table E436. Scheme 11. Residual Land Values, 30% Private Housing, 100% Intermediate

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£8,800,000	£7,190,000	£5,580,000	£3,960,000	£2,350,000	£17,420,550
Value Area 2	£5,020,000	£3,410,000	£1,790,000	£190,000	£0	£13,065,413
Value Area 3	£3,390,000	£1,780,000	£170,000	£0	£0	£10,887,844
Value Area 4	£740,000	£0	£0	£0	£0	£8,710,275

Residential Viability Analysis

“Weak” Market Appraisals, Medium EUV, No Grant

Tables E437 to E546 set out the indicative residual land values for Schemes 1 to 11 at high existing use values, and at 50%, 40% and 30% affordable housing with NAHP grant:

Scheme 1.

Table E437. Scheme 1. Residual Land Values, 100% Private Housing

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£100,000	£90,000	£80,000	£70,000	£60,000	£29,652
Value Area 2	£30,000	£20,000	£10,000	£0	(10,000)	£27,181
Value Area 3	£30,000	£20,000	£10,000	£0	(10,000)	£22,239
Value Area 4	£0	(10,000)	(10,000)	(20,000)	(30,000)	£19,768

Scheme 2.

Table E438. Scheme 2. Residual Land Values, 100% Private Housing

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£380,000	£360,000	£340,000	£320,000	£300,000	£74,130
Value Area 2	£280,000	£270,000	£250,000	£230,000	£210,000	£67,953
Value Area 3	£260,000	£240,000	£230,000	£210,000	£210,000	£55,598
Value Area 4	220,000	200,000	190,000	170,000	150,000	£49,420

Scheme 3.

Table E439. Scheme 3. Residual Land Values, 50% Private Housing, 80:20 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£0	£0	£0	£0	£0	£148,260
Value Area 2	£0	£0	£0	£0	£0	£135,905
Value Area 3	£0	£0	£0	£0	£0	£111,195
Value Area 4	£0	£0	£0	£0	£0	£98,840

Table E440. Scheme 3. Residual Land Values, 50% Private Housing, 60:40 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£0	£0	£0	£0	£0	£148,260
Value Area 2	£0	£0	£0	£0	£0	£135,905
Value Area 3	£0	£0	£0	£0	£0	£111,195
Value Area 4	£0	£0	£0	£0	£0	£98,840

Table E441. Scheme 3. Residual Land Values, 50% Private Housing, 50:50 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£90,000	£50,000	£10,000	£0	£0	£148,260
Value Area 2	£10,000	£0	£0	£0	£0	£135,905
Value Area 3	£0	£0	£0	£0	£0	£111,195
Value Area 4	£0	£0	£0	£0	£0	£98,840

Table E442. Scheme 3. Residual Land Values, 50% Private Housing, 100% Intermediate

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£210,000	£170,000	£130,000	£80,000	£40,000	£148,260
Value Area 2	£130,000	£90,000	£50,000	£0	£0	£135,905
Value Area 3	£110,000	£70,000	£20,000	£0	£0	£111,195
Value Area 4	£0	£0	£0	£0	£0	£98,840

Table E443. Scheme 3. Residual Land Values, 40% Private Housing, 80:20 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£0	£0	£0	£0	£0	£148,260
Value Area 2	£0	£0	£0	£0	£0	£135,905
Value Area 3	£0	£0	£0	£0	£0	£111,195
Value Area 4	£0	£0	£0	£0	£0	£98,840

Table E444. Scheme 3. Residual Land Values, 40% Private Housing, 60:40 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£90,000	£50,000	£10,000	£0	£0	£148,260
Value Area 2	£0	£0	£0	£0	£0	£135,905
Value Area 3	£0	£0	£0	£0	£0	£111,195
Value Area 4	£0	£0	£0	£0	£0	£98,840

Table E445. Scheme 3. Residual Land Values, 40% Private Housing, 50:50 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£90,000	£50,000	£10,000	£0	£0	£148,260
Value Area 2	£0	£0	£0	£0	£0	£135,905
Value Area 3	£0	£0	£0	£0	£0	£111,195
Value Area 4	£0	£0	£0	£0	£0	£98,840

Table E446. Scheme 3. Residual Land Values, 40% Private Housing, 100% Intermediate

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£210,000	£170,000	£130,000	£80,000	£40,000	£148,260
Value Area 2	£130,000	£90,000	£50,000	£0	£0	£135,905
Value Area 3	£110,000	£70,000	£20,000	£0	£0	£111,195
Value Area 4	£0	£0	£0	£0	£0	£98,840

Table E447. Scheme 3. Residual Land Values, 30% Private Housing, 80:20 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£180,000	£140,000	£90,000	£50,000	£10,000	£148,260
Value Area 2	£60,000	£20,000	£0	£0	£0	£135,905
Value Area 3	£0	£0	£0	£0	£0	£111,195
Value Area 4	£0	£0	£0	£0	£0	£98,840

Table E448. Scheme 3. Residual Land Values, 30% Private Housing, 60:40 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£180,000	£140,000	£90,000	£50,000	£10,000	£148,260
Value Area 2	£60,000	£20,000	£0	£0	£0	£135,905
Value Area 3	£0	£0	£0	£0	£0	£111,195
Value Area 4	£0	£0	£0	£0	£0	£98,840

Table E449. Scheme 3. Residual Land Values, 30% Private Housing, 50:50 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£180,000	£140,000	£90,000	£50,000	£10,000	£148,260
Value Area 2	£60,000	£20,000	£0	£0	£0	£135,905
Value Area 3	£0	£0	£0	£0	£0	£111,195
Value Area 4	£0	£0	£0	£0	£0	£98,840

Table E450. Scheme 3. Residual Land Values, 30% Private Housing, 100% Intermediate

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£290,000	£250,000	£210,000	£170,000	£130,000	£148,260
Value Area 2	£180,000	£140,000	£100,000	£50,000	£10,000	£135,905
Value Area 3	£120,000	£80,000	£30,000	£0	£0	£111,195
Value Area 4	£60,000	£10,000	£0	£0	£0	£98,840

Scheme 4.

Table E451. Scheme 4. Residual Land Values, 50% Private Housing, 80:20 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£50,000	£0	£0	£0	£0	£177,912
Value Area 2	£0	£0	£0	£0	£0	£163,086
Value Area 3	£0	£0	£0	£0	£0	£133,434
Value Area 4	£0	£0	£0	£0	£0	£118,608

Table E452. Scheme 4. Residual Land Values, 50% Private Housing, 60:40 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£300,000	£250,000	£200,000	£150,000	£100,000	£177,912
Value Area 2	£190,000	£140,000	£90,000	£40,000	0	£163,086
Value Area 3	£0	£0	£0	£0	£0	£133,434
Value Area 4	£0	£0	£0	£0	£0	£118,608

Table E453. Scheme 4. Residual Land Values, 50% Private Housing, 50:50 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£300,000	£250,000	£200,000	£150,000	£100,000	£177,912
Value Area 2	£190,000	£140,000	£90,000	£40,000	£0	£163,086
Value Area 3	£0	£0	£0	£0	£0	£133,434
Value Area 4	£0	£0	£0	£0	£0	£118,608

Table E454. Scheme 4. Residual Land Values, 50% Private Housing, 100% Intermediate

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£720,000	£680,000	£630,000	£580,000	£530,000	£177,912
Value Area 2	£520,000	£470,000	£430,000	£380,000	£330,000	£163,086
Value Area 3	£0	£0	£0	£0	£0	£133,434
Value Area 4	£0	£0	£0	£0	£0	£118,608

Table E455. Scheme 4. Residual Land Values, 40% Private Housing, 80:20 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£300,000	£250,000	£200,000	£150,000	£100,000	£177,912
Value Area 2	£0	£0	£0	£0	£0	£163,086
Value Area 3	£0	£0	£0	£0	£0	£133,434
Value Area 4	£0	£0	£0	£0	£0	£118,608

Table E456. Scheme 4. Residual Land Values, 40% Private Housing, 60:40 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£480,000	£440,000	£390,000	£340,000	£290,000	£177,912
Value Area 2	£190,000	£140,000	£90,000	£40,000	£0	£163,086
Value Area 3	£0	£0	£0	£0	£0	£133,434
Value Area 4	£0	£0	£0	£0	£0	£118,608

Table E457. Scheme 4. Residual Land Values, 40% Private Housing, 50:50 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£480,000	£440,000	£390,000	£340,000	£290,000	£177,912
Value Area 2	£330,000	£280,000	£240,000	£190,000	£140,000	£163,086
Value Area 3	£0	£0	£0	£0	£0	£133,434
Value Area 4	£0	£0	£0	£0	£0	£118,608

Table E458. Scheme 4. Residual Land Values, 40% Private Housing, 100% Intermediate

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	720,000	680,000	630,000	580,000	530,000	£177,912
Value Area 2	520,000	470,000	430,000	380,000	330,000	£163,086
Value Area 3	£0	£0	£0	£0	£0	£133,434
Value Area 4	140,000	90,000	40,000	0	0	£118,608

Table E459. Scheme 4. Residual Land Values, 30% Private Housing, 80:20 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£600,000	£550,000	£500,000	£450,000	£400,000	£177,912
Value Area 2	£430,000	£380,000	£330,000	£280,000	£240,000	£163,086
Value Area 3	£290,000	£240,000	£200,000	£150,000	£100,000	£133,434
Value Area 4	£90,000	£40,000	£0	£0	£0	£118,608

Table E460. Scheme 4. Residual Land Values, 30% Private Housing, 60:40 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£600,000	£550,000	£500,000	£450,000	£400,000	£177,912
Value Area 2	£430,000	£380,000	£330,000	£280,000	£240,000	£163,086
Value Area 3	£290,000	£240,000	£200,000	£150,000	£100,000	£133,434
Value Area 4	£90,000	£40,000	£-10,000	£-60,000	£-110,000	£118,608

Table E461. Scheme 4. Residual Land Values, 30% Private Housing, 50:50 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£600,000	£550,000	£500,000	£450,000	£400,000	£177,912
Value Area 2	£430,000	£380,000	£330,000	£280,000	£240,000	£163,086
Value Area 3	£290,000	£240,000	£200,000	£150,000	£100,000	£133,434
Value Area 4	£90,000	£40,000	£(10,000)	£(60,000)	£(110,000)	£118,608

Table E462. Scheme 4. Residual Land Values, 30% Private Housing, 100% Intermediate

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£840,000	£790,000	£740,000	£690,000	£640,000	£177,912
Value Area 2	£620,000	£570,000	£520,000	£480,000	£430,000	£163,086
Value Area 3	£480,000	£440,000	£390,000	£340,000	£290,000	£133,434
Value Area 4	£210,000	£160,000	£110,000	£60,000	£10,000	£118,608

Scheme 5.

Table E463. Scheme 5. Residual Land Values, 50% Private Housing, 80:20 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£310,000	£160,000	£10,000	£0	£0	£400,302
Value Area 2	£0	£0	£0	£0	£0	£366,944
Value Area 3	£190,000	£40,000	£0	£0	£0	£300,227
Value Area 4	£0	£0	£0	£0	£0	£266,868

Table E464. Scheme 5. Residual Land Values, 50% Private Housing, 60:40 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£130,000	£0	£0	£0	£0	£400,302
Value Area 2	£0	£0	£0	£0	£0	£366,944
Value Area 3	£280,000	£130,000	£0	£0	£0	£300,227
Value Area 4	£0	£0	£0	£0	£0	£266,868

Table E465. Scheme 5. Residual Land Values, 50% Private Housing, 50:50 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£300,000	£150,000	£0	£0	£0	£400,302
Value Area 2	£0	£0	£0	£0	£0	£366,944
Value Area 3	£450,000	£300,000	£150,000	£0	£0	£300,227
Value Area 4	£0	£0	£0	£0	£0	£266,868

Table E466. Scheme 5. Residual Land Values, 50% Private Housing, 100% Intermediate

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£750,000	£610,000	£460,000	£320,000	£170,000	£400,302
Value Area 2	£330,000	£190,000	£40,000	£0	£0	£366,944
Value Area 3	£870,000	£720,000	£570,000	£430,000	£280,000	£300,227
Value Area 4	£0	£0	£0	£0	£0	£266,868

Table E467. Scheme 5. Residual Land Values, 40% Private Housing, 80:20 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£240,000	£90,000	£0	£0	£0	£400,302
Value Area 2	£0	£0	£0	£0	£0	£366,944
Value Area 3	£320,000	£170,000	£20,000	£0	£0	£300,227
Value Area 4	£0	£0	£0	£0	£0	£266,868

Table E468. Scheme 5. Residual Land Values, 40% Private Housing, 60:40 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£410,000	£260,000	£120,000	£0	£0	£400,302
Value Area 2	£0	£0	£0	£0	£0	£366,944
Value Area 3	£480,000	£340,000	£190,000	£40,000	£-110,000	£300,227
Value Area 4	£0	£0	£0	£0	£0	£266,868

Table E469. Scheme 5. Residual Land Values, 40% Private Housing, 50:50 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£500,000	£360,000	£210,000	£60,000	£0	£400,302
Value Area 2	£0	£0	£0	£0	£0	£366,944
Value Area 3	£570,000	£420,000	£280,000	£130,000	£0	£300,227
Value Area 4	£0	£0	£0	£0	£0	£266,868

Table E470. Scheme 5. Residual Land Values, 40% Private Housing, 100% Intermediate

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£860,000	£720,000	£570,000	£430,000	£280,000	£400,302
Value Area 2	£400,000	£250,000	£110,000	£0	£0	£366,944
Value Area 3	£910,000	£760,000	£610,000	£470,000	£320,000	£300,227
Value Area 4	£0	£0	£0	£0	£0	£266,868

Table E471. Scheme 5. Residual Land Values, 30% Private Housing, 80:20 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£710,000	£560,000	£420,000	£270,000	£130,000	£400,302
Value Area 2	£0	£0	£0	£0	£0	£366,944
Value Area 3	£590,000	£450,000	£300,000	£160,000	£10,000	£300,227
Value Area 4	£0	£0	£0	£0	£0	£266,868

Table E472. Scheme 5. Residual Land Values, 30% Private Housing, 60:40 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£810,000	£660,000	£510,000	£370,000	£230,000	£400,302
Value Area 2	£230,000	£80,000	£0	£0	£0	£366,944
Value Area 3	£680,000	£530,000	£390,000	£240,000	£90,000	£300,227
Value Area 4	£0	£0	£0	£0	£0	£266,868

Table E473. Scheme 5. Residual Land Values, 30% Private Housing, 50:50 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£900,000	£760,000	£610,000	£470,000	£320,000	£400,302
Value Area 2	£330,000	£180,000	£30,000	£0	£0	£366,944
Value Area 3	£760,000	£620,000	£470,000	£330,000	£180,000	£300,227
Value Area 4	£0	£0	£0	£0	£0	£266,868

Table E474. Scheme 5. Residual Land Values, 30% Private Housing, 100% Intermediate

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£1,170,000	£1,020,000	£880,000	£730,000	£580,000	£400,302
Value Area 2	£590,000	£450,000	£300,000	£150,000	£0	£366,944
Value Area 3	£1,020,000	£870,000	£720,000	£580,000	£430,000	£300,227
Value Area 4	£0	£0	£0	£0	£0	£266,868

Scheme 6.

Table E475. Scheme 6. Residual Land Values, 50% Private Housing, 80:20 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£0	£0	£0	£0	£0	£504,084
Value Area 2	£0	£0	£0	£0	£0	£462,077
Value Area 3	£0	£0	£0	£0	£0	£378,063
Value Area 4	£0	£0	£0	£0	£0	£336,056

Table E476. Scheme 6. Residual Land Values, 50% Private Housing, 60:40 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£0	£0	£0	£0	£0	£504,084
Value Area 2	£0	£0	£0	£0	£0	£462,077
Value Area 3	£0	£0	£0	£0	£0	£378,063
Value Area 4	£0	£0	£0	£0	£0	£336,056

Table E477. Scheme 6. Residual Land Values, 50% Private Housing, 50:50 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£0	£0	£0	£0	£0	£504,084
Value Area 2	£0	£0	£0	£0	£0	£462,077
Value Area 3	£0	£0	£0	£0	£0	£378,063
Value Area 4	£0	£0	£0	£0	£0	£336,056

Table E478. Scheme 6. Residual Land Values, 50% Private Housing, 100% Intermediate

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£580,000	£370,000	£150,000	£0	£0	£504,084
Value Area 2	£580,000	£370,000	£150,000	£0	£0	£462,077
Value Area 3	£0	£0	£0	£0	£0	£378,063
Value Area 4	£300,000	£80,000	£0	£0	£0	£336,056

Table E479. Scheme 6. Residual Land Values, 40% Private Housing, 80:20 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£0	£0	£0	£0	£0	£504,084
Value Area 2	£0	£0	£0	£0	£0	£462,077
Value Area 3	£0	£0	£0	£0	£0	£378,063
Value Area 4	£0	£0	£0	£0	£0	£336,056

Table E480. Scheme 6. Residual Land Values, 40% Private Housing, 60:40 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£20,000	£0	£0	£0	£0	£504,084
Value Area 2	£20,000	£0	£0	£0	£0	£462,077
Value Area 3	£0	£0	£0	£0	£0	£378,063
Value Area 4	£0	£0	£0	£0	£0	£336,056

Table E481. Scheme 6. Residual Land Values, 40% Private Housing, 50:50 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£90,000	£0	£0	£0	£0	£504,084
Value Area 2	£90,000	£0	£0	£0	£0	£462,077
Value Area 3	£0	£0	£0	£0	£0	£378,063
Value Area 4	£0	£0	£0	£0	£0	£336,056

Table E482. Scheme 6. Residual Land Values, 40% Private Housing, 100% Intermediate

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£850,000	£630,000	£420,000	£200,000	£0	£504,084
Value Area 2	£850,000	£630,000	£420,000	£200,000	£0	£462,077
Value Area 3	£890,000	£670,000	£460,000	£230,000	£10,000	£378,063
Value Area 4	£240,000	£20,000	£0	£0	£0	£336,056

Table E483. Scheme 6. Residual Land Values, 30% Private Housing, 80:20 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£230,000	£10,000	£0	£0	£0	£504,084
Value Area 2	£230,000	£10,000	£0	£0	£0	£462,077
Value Area 3	£100,000	£0	£0	£0	£0	£378,063
Value Area 4	£0	£0	£0	£0	£0	£336,056

Table E484. Scheme 6. Residual Land Values, 30% Private Housing, 60:40 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£400,000	£190,000	£0	£0	£0	£504,084
Value Area 2	£400,000	£190,000	£0	£0	£0	£462,077
Value Area 3	£280,000	£60,000	£0	£0	£0	£378,063
Value Area 4	£0	£0	£0	£0	£0	£336,056

Table E485. Scheme 6. Residual Land Values, 30% Private Housing, 50:50 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£610,000	£390,000	£180,000	£0	£0	£504,084
Value Area 2	£610,000	£390,000	£180,000	£0	£0	£462,077
Value Area 3	£480,000	£260,000	£40,000	£0	£0	£378,063
Value Area 4	£0	£0	£0	£0	£0	£336,056

Table E486. Scheme 6. Residual Land Values, 30% Private Housing, 100% Intermediate

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£1,060,000	£840,000	£620,000	£400,000	£180,000	£504,084
Value Area 2	£1,060,000	£840,000	£620,000	£400,000	£180,000	£462,077
Value Area 3	£460,000	£240,000	£20,000	£0	£0	£378,063
Value Area 4	£200,000	£0	£0	£0	£0	£336,056

Scheme 7.

Table E487. Scheme 7. Residual Land Values, 50% Private Housing, 80:20 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£1,650,000	£1,390,000	£1,130,000	£880,000	£620,000	£830,256
Value Area 2	£1,340,000	£1,080,000	£820,000	£570,000	£310,000	£761,068
Value Area 3	£790,000	£530,000	£280,000	£20,000	£0	£622,692
Value Area 4	£0	£0	£0	£0	£0	£553,504

Table E488. Scheme 7. Residual Land Values, 50% Private Housing, 60:40 Soc Rent/Int. Split

Contribution Per Unit: goo	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£2,370,000	£2,120,000	£1,860,000	£1,600,000	£1,340,000	£830,256
Value Area 2	£2,060,000	£1,810,000	£1,550,000	£1,290,000	£1,030,000	£761,068
Value Area 3	£1,510,000	£1,250,000	£1,000,000	£740,000	£480,000	£622,692
Value Area 4	£630,000	£380,000	£120,000	0	0	£553,504

Table E489. Scheme 7. Residual Land Values, 50% Private Housing, 50:50 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£2,600,000	£2,340,000	£2,080,000	£1,820,000	£1,560,000	£830,256
Value Area 2	£2,290,000	£2,030,000	£1,770,000	£1,510,000	£1,250,000	£761,068
Value Area 3	£1,740,000	£1,480,000	£1,220,000	£960,000	£700,000	£622,692
Value Area 4	£850,000	£600,000	£340,000	80,000	(190,000)	£553,504

Table E490. Scheme 7. Residual Land Values, 50% Private Housing, 100% Intermediate

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£4,410,000	£4,150,000	£3,900,000	£3,640,000	£3,380,000	£830,256
Value Area 2	£4,100,000	£3,840,000	£3,580,000	£3,330,000	£3,070,000	£761,068
Value Area 3	£3,550,000	£3,290,000	£3,030,000	£2,780,000	£2,520,000	£622,692
Value Area 4	£2,670,000	£2,410,000	£2,150,000	1,890,000	1,640,000	£553,504

Table E491. Scheme 7. Residual Land Values, 40% Private Housing, 80:20 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£2,520,000	£2,260,000	£2,010,000	£1,750,000	£1,490,000	£830,256
Value Area 2	£2,080,000	£1,820,000	£1,560,000	£1,310,000	£1,050,000	£761,068
Value Area 3	£1,410,000	£1,150,000	£890,000	£630,000	£380,000	£622,692
Value Area 4	£400,000	£140,000	£-120,000	£-390,000	£-660,000	£553,504

Table E492. Scheme 7. Residual Land Values, 40% Private Housing, 60:40 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£3,040,000	£2,780,000	£2,520,000	£2,260,000	£2,000,000	£830,256
Value Area 2	£2,600,000	£2,340,000	£2,080,000	£1,820,000	£1,560,000	£761,068
Value Area 3	£1,920,000	£1,660,000	£1,400,000	£1,140,000	£890,000	£622,692
Value Area 4	£910,000	£650,000	£400,000	£140,000	£-120,000	£553,504

Table E493. Scheme 7. Residual Land Values, 40% Private Housing, 50:50 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£3,360,000	£3,100,000	£2,840,000	£2,580,000	£2,320,000	£830,256
Value Area 2	£2,920,000	£2,660,000	£2,400,000	£2,140,000	£1,880,000	£761,068
Value Area 3	£2,240,000	£1,980,000	£1,720,000	£1,470,000	£1,210,000	£622,692
Value Area 4	£1,230,000	£980,000	£720,000	£460,000	£210,000	£553,504

Table E494. Scheme 7. Residual Land Values, 40% Private Housing, 100% Intermediate

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£4,710,000	£4,450,000	£4,190,000	£3,930,000	£3,670,000	£830,256
Value Area 2	£4,260,000	£4,010,000	£3,750,000	£3,490,000	£3,230,000	£761,068
Value Area 3	£3,590,000	£3,330,000	£3,070,000	£2,810,000	£2,560,000	£622,692
Value Area 4	£2,580,000	£2,320,000	£2,070,000	£1,810,000	£1,550,000	£553,504

Table E495. Scheme 7. Residual Land Values, 30% Private Housing, 80:20 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£3,500,000	£3,240,000	£2,990,000	£2,730,000	£2,470,000	£830,256
Value Area 2	£2,860,000	£2,600,000	£2,340,000	£2,080,000	£1,820,000	£761,068
Value Area 3	£1,990,000	£1,730,000	£1,470,000	£1,210,000	£950,000	£622,692
Value Area 4	£770,000	£520,000	£260,000	£0	£-270,000	£553,504

Table E496. Scheme 7. Residual Land Values, 30% Private Housing, 60:40 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£3,970,000	£3,710,000	£3,450,000	£3,190,000	£2,940,000	£830,256
Value Area 2	£3,320,000	£3,060,000	£2,810,000	£2,550,000	£2,290,000	£761,068
Value Area 3	£2,450,000	£2,190,000	£1,940,000	£1,680,000	£1,420,000	£622,692
Value Area 4	£1,240,000	£980,000	£720,000	£470,000	£210,000	£553,504

Table E497. Scheme 7. Residual Land Values, 30% Private Housing, 50:50 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£4,080,000	£3,820,000	£3,560,000	£3,310,000	£3,050,000	£830,256
Value Area 2	£3,430,000	£3,180,000	£2,920,000	£2,660,000	£2,400,000	£761,068
Value Area 3	£2,560,000	£2,300,000	£2,050,000	£1,790,000	£1,530,000	£622,692
Value Area 4	£1,350,000	£1,090,000	£840,000	£580,000	£320,000	£553,504

Table E498. Scheme 7. Residual Land Values, 30% Private Housing, 100% Intermediate

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£5,170,000	£4,910,000	£4,660,000	£4,400,000	£4,140,000	£830,256
Value Area 2	£4,530,000	£4,270,000	£4,010,000	£3,750,000	£3,490,000	£761,068
Value Area 3	£3,660,000	£3,400,000	£3,140,000	£2,880,000	£2,620,000	£622,692
Value Area 4	£2,440,000	£2,190,000	£1,930,000	£1,670,000	£1,410,000	£553,504

Scheme 8.

Table E499. Scheme 8. Residual Land Values, 50% Private Housing, 80:20 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£0	£0	£0	£0	£0	£1,378,818
Value Area 2	£0	£0	£0	£0	£0	£1,263,917
Value Area 3	£0	£0	£0	£0	£0	£1,034,114
Value Area 4	£0	£0	£0	£0	£0	£919,212

Table E500. Scheme 8. Residual Land Values, 50% Private Housing, 60:40 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£0	£0	£0	£0	£0	£1,378,818
Value Area 2	£0	£0	£0	£0	£0	£1,263,917
Value Area 3	£0	£0	£0	£0	£0	£1,034,114
Value Area 4	£0	£0	£0	£0	£0	£919,212

Table E501. Scheme 8. Residual Land Values, 50% Private Housing, 50:50 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£260,000	£0	£0	£0	£0	£1,378,818
Value Area 2	£0	£0	£0	£0	£0	£1,263,917
Value Area 3	£0	£0	£0	£0	£0	£1,034,114
Value Area 4	£0	£0	£0	£0	£0	£919,212

Table E502. Scheme 8. Residual Land Values, 50% Private Housing, 100% Intermediate

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£2,950,000	£2,510,000	£2,070,000	£1,630,000	£1,190,000	£1,378,818
Value Area 2	£2,660,000	£2,220,000	£1,780,000	£1,340,000	£900,000	£1,263,917
Value Area 3	£1,370,000	£930,000	£490,000	£50,000	£0	£1,034,114
Value Area 4	£1,100,000	£660,000	£220,000	0	0	£919,212

Table E503. Scheme 8. Residual Land Values, 40% Private Housing, 80:20 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£220,000	£0	£0	£0	£0	£1,378,818
Value Area 2	£0	£0	£0	£0	£0	£1,263,917
Value Area 3	£0	£0	£0	£0	£0	£1,034,114
Value Area 4	£0	£0	£0	£0	£0	£919,212

Table E504. Scheme 8. Residual Land Values, 40% Private Housing, 60:40 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£1,080,000	£640,000	£200,000	£0	£0	£1,378,818
Value Area 2	£550,000	£110,000	£0	£0	£0	£1,263,917
Value Area 3	£0	£0	£0	£0	£0	£1,034,114
Value Area 4	£0	£0	£0	£0	£0	£919,212

Table E505. Scheme 8. Residual Land Values, 40% Private Housing, 50:50 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£1,380,000	£930,000	£490,000	£50,000	£0	£1,378,818
Value Area 2	£840,000	£410,000	£0	£0	£0	£1,263,917
Value Area 3	£0	£0	£0	£0	£0	£1,034,114
Value Area 4	£0	£0	£0	£0	£0	£919,212

Table E506. Scheme 8. Residual Land Values, 40% Private Housing, 100% Intermediate

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£3,450,000	£3,000,000	£2,560,000	£2,120,000	£1,680,000	£1,378,818
Value Area 2	£2,910,000	£2,470,000	£2,030,000	£1,590,000	£1,150,000	£1,263,917
Value Area 3	£1,400,000	£960,000	£520,000	£80,000	£0	£1,034,114
Value Area 4	£900,000	£450,000	£10,000	£0	£0	£919,212

Table E507. Scheme 8. Residual Land Values, 30% Private Housing, 80:20 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£1,690,000	£1,250,000	£810,000	£370,000	£0	£1,378,818
Value Area 2	£870,000	£420,000	£0	£0	£0	£1,263,917
Value Area 3	£0	£0	£0	£0	£0	£1,034,114
Value Area 4	£0	£0	£0	£0	£0	£919,212

Table E508. Scheme 8. Residual Land Values, 30% Private Housing, 60:40 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£2,090,000	£1,650,000	£1,200,000	£760,000	£320,000	£1,378,818
Value Area 2	£1,260,000	£820,000	£380,000	£0	£0	£1,263,917
Value Area 3	£0	£0	£0	£0	£0	£1,034,114
Value Area 4	£0	£0	£0	£0	£0	£919,212

Table E509. Scheme 8. Residual Land Values, 30% Private Housing, 50:50 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£2,390,000	£1,940,000	£1,500,000	£1,060,000	£610,000	£1,378,818
Value Area 2	£1,560,000	£1,120,000	£670,000	£230,000	£0	£1,263,917
Value Area 3	£0	£0	£0	£0	£0	£1,034,114
Value Area 4	£0	£0	£0	£0	£0	£919,212

Table E510. Scheme 8. Residual Land Values, 30% Private Housing, 100% Intermediate

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£4,060,000	£3,610,000	£3,170,000	£2,730,000	£2,290,000	£1,378,818
Value Area 2	£3,230,000	£2,790,000	£2,340,000	£1,900,000	£1,460,000	£1,263,917
Value Area 3	£1,440,000	£990,000	£550,000	£110,000	£0	£1,034,114
Value Area 4	£640,000	£210,000	£0	£0	£0	£919,212

Scheme 9.

Table E511. Scheme 9. Residual Land Values, 50% Private Housing, 80:20 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£0	£0	£0	£0	£0	£2,668,680
Value Area 2	£0	£0	£0	£0	£0	£2,446,290
Value Area 3	£0	£0	£0	£0	£0	£2,001,510
Value Area 4	£0	£0	£0	£0	£0	£1,779,120

Table E512. Scheme 9. Residual Land Values, 50% Private Housing, 60:40 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£0	£0	£0	£0	£0	£2,668,680
Value Area 2	£0	£0	£0	£0	£0	£2,446,290
Value Area 3	£0	£0	£0	£0	£0	£2,001,510
Value Area 4	£0	£0	£0	£0	£0	£1,779,120

Table E513. Scheme 9. Residual Land Values, 50% Private Housing, 50:50 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£670,000	£0	£0	£0	£0	£2,668,680
Value Area 2	£260,000	£0	£0	£0	£0	£2,446,290
Value Area 3	£0	£0	£0	£0	£0	£2,001,510
Value Area 4	£0	£0	£0	£0	£0	£1,779,120

Table E514. Scheme 9. Residual Land Values, 50% Private Housing, 100% Intermediate

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£5,840,000	£4,980,000	£4,120,000	£3,270,000	£2,410,000	£2,668,680
Value Area 2	£5,420,000	£4,570,000	£3,710,000	£2,860,000	£2,000,000	£2,446,290
Value Area 3	£5,130,000	£4,270,000	£3,410,000	£2,560,000	£1,700,000	£2,001,510
Value Area 4	£3,710,000	£2,860,000	£2,000,000	1,140,000	290,000	£1,779,120

Table E515. Scheme 9. Residual Land Values, 40% Private Housing, 80:20 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£440,000	£0	£0	£0	£0	£2,668,680
Value Area 2	£0	£0	£0	£0	£0	£2,446,290
Value Area 3	£0	£0	£0	£0	£0	£2,001,510
Value Area 4	£0	£0	£0	£0	£0	£1,779,120

Table E516. Scheme 9. Residual Land Values, 40% Private Housing, 60:40 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£1,880,000	£1,020,000	£170,000	£0	£0	£2,668,680
Value Area 2	£980,000	£120,000	£0	£0	£0	£2,446,290
Value Area 3	£210,000	£0	£0	£0	£0	£2,001,510
Value Area 4	£0	£0	£0	£0	£0	£1,779,120

Table E517. Scheme 9. Residual Land Values, 40% Private Housing, 50:50 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£2,730,000	£1,870,000	£1,010,000	£150,000	£0	£2,668,680
Value Area 2	£1,820,000	£960,000	£110,000	£0	£0	£2,446,290
Value Area 3	£1,050,000	£200,000	£0	£0	£0	£2,001,510
Value Area 4	£0	£0	£0	£0	£0	£1,779,120

Table E518. Scheme 9. Residual Land Values, 40% Private Housing, 100% Intermediate

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£6,740,000	£5,880,000	£5,020,000	£4,160,000	£3,300,000	£2,668,680
Value Area 2	£5,830,000	£4,970,000	£4,110,000	£3,250,000	£2,390,000	£2,446,290
Value Area 3	£5,060,000	£4,200,000	£3,340,000	£2,480,000	£1,620,000	£2,001,510
Value Area 4	£2,620,000	£1,750,000	£890,000	£30,000	£0	£1,779,120

Table E519. Scheme 9. Residual Land Values, 30% Private Housing, 80:20 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£2,790,000	£1,930,000	£1,060,000	£200,000	£0	£2,668,680
Value Area 2	£1,390,000	£530,000	£0	£0	£0	£2,446,290
Value Area 3	£150,000	£0	£0	£0	£0	£2,001,510
Value Area 4	£0	£0	£0	£0	£0	£1,779,120

Table E520. Scheme 9. Residual Land Values, 30% Private Housing, 60:40 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£3,920,000	£3,050,000	£2,190,000	£1,330,000	£460,000	£2,668,680
Value Area 2	£2,520,000	£1,650,000	£790,000	£0	£0	£2,446,290
Value Area 3	£1,280,000	£410,000	£0	£0	£0	£2,001,510
Value Area 4	£0	£0	£0	£0	£0	£1,779,120

Table E521. Scheme 9. Residual Land Values, 30% Private Housing, 50:50 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£4,480,000	£3,620,000	£2,750,000	£1,890,000	£1,020,000	£2,668,680
Value Area 2	£3,080,000	£2,220,000	£1,350,000	£490,000	£0	£2,446,290
Value Area 3	£1,840,000	£980,000	£120,000	£0	£0	£2,001,510
Value Area 4	£0	£0	£0	£0	£0	£1,779,120

Table E522. Scheme 9. Residual Land Values, 30% Private Housing, 100% Intermediate

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£7,640,000	£6,780,000	£5,920,000	£5,050,000	£4,190,000	£2,668,680
Value Area 2	£6,240,000	£5,380,000	£4,520,000	£3,650,000	£2,790,000	£2,446,290
Value Area 3	£5,000,000	£4,140,000	£3,280,000	£2,410,000	£1,550,000	£2,001,510
Value Area 4	£3,160,000	£2,300,000	£1,440,000	£580,000	£0	£1,779,120

Scheme 10.

Table E523. Scheme 10. Residual Land Values, 50% Private Housing, 80:20 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£1,650,000	£1,550,000	£1,450,000	£1,350,000	£1,250,000	£1,823,598
Value Area 2	£0	£0	£0	£0	£0	£1,671,632
Value Area 3	£0	£0	£0	£0	£0	£1,367,699
Value Area 4	£0	£0	£0	£0	£0	£1,215,732

Table E524. Scheme 10. Residual Land Values, 50% Private Housing, 60:40 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£3,160,000	£2,360,000	£1,560,000	£760,000	£0	£1,823,598
Value Area 2	£1,060,000	£270,000	£0	£0	£0	£1,671,632
Value Area 3	£0	£0	£0	£0	£0	£1,367,699
Value Area 4	£0	£0	£0	£0	£0	£1,215,732

Table E525. Scheme 10. Residual Land Values, 50% Private Housing, 50:50 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£3,840,000	£3,040,000	£2,240,000	£1,440,000	£650,000	£1,823,598
Value Area 2	£1,740,000	£940,000	£150,000	£0	£0	£1,671,632
Value Area 3	£0	£0	£0	£0	£0	£1,367,699
Value Area 4	£0	£0	£0	£0	£0	£1,215,732

Table E526. Scheme 10. Residual Land Values, 50% Private Housing, 100% Intermediate

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£7,700,000	£6,900,000	£6,100,000	£5,300,000	£4,510,000	£1,823,598
Value Area 2	£5,600,000	£4,800,000	£4,010,000	£3,210,000	£2,410,000	£1,671,632
Value Area 3	£3,630,000	£2,840,000	£2,040,000	£1,240,000	£440,000	£1,367,699
Value Area 4	£1,640,000	£840,000	£50,000	0	0	£1,215,732

Table E527. Scheme 10. Residual Land Values, 40% Private Housing, 80:20 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£3,600,000	£2,800,000	£2,000,000	£1,200,000	£390,000	£1,823,598
Value Area 2	£1,090,000	£290,000	£0	£0	£0	£1,671,632
Value Area 3	£0	£0	£0	£0	£0	£1,367,699
Value Area 4	£0	£0	£0	£0	£0	£1,215,732

Table E528. Scheme 10. Residual Land Values, 40% Private Housing, 60:40 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£4,750,000	£3,950,000	£3,140,000	£2,340,000	£1,540,000	£1,823,598
Value Area 2	£2,230,000	£1,430,000	£630,000	£0	£0	£1,671,632
Value Area 3	£0	£0	£0	£0	£0	£1,367,699
Value Area 4	£0	£0	£0	£0	£0	£1,215,732

Table E529. Scheme 10. Residual Land Values, 40% Private Housing, 50:50 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£5,430,000	£4,630,000	£3,820,000	£3,020,000	£2,220,000	£1,823,598
Value Area 2	£2,910,000	£2,110,000	£1,310,000	£510,000	£0	£1,671,632
Value Area 3	£550,000	£0	£0	£0	£0	£1,367,699
Value Area 4	£0	£0	£0	£0	£0	£1,215,732

Table E530. Scheme 10. Residual Land Values, 40% Private Housing, 100% Intermediate

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£8,450,000	£7,650,000	£6,850,000	£6,050,000	£5,250,000	£1,823,598
Value Area 2	£5,940,000	£5,140,000	£4,330,000	£3,530,000	£2,730,000	£1,671,632
Value Area 3	£3,580,000	£2,780,000	£1,970,000	£1,170,000	£370,000	£1,367,699
Value Area 4	£1,180,000	£390,000	£0	£0	£0	£1,215,732

Table E531. Scheme 10. Residual Land Values, 30% Private Housing, 80:20 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£5,510,000	£4,710,000	£3,900,000	£3,100,000	£2,290,000	£1,823,598
Value Area 2	£2,580,000	£1,770,000	£970,000	£170,000	£0	£1,671,632
Value Area 3	£0	£0	£0	£0	£0	£1,367,699
Value Area 4	£0	£0	£0	£0	£0	£1,215,732

Table E532. Scheme 10. Residual Land Values, 30% Private Housing, 60:40 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£6,500,000	£5,700,000	£4,890,000	£4,090,000	£3,280,000	£1,823,598
Value Area 2	£3,570,000	£2,770,000	£1,960,000	£1,150,000	£350,000	£1,671,632
Value Area 3	£820,000	£10,000	£0	£0	£0	£1,367,699
Value Area 4	£0	£0	£0	£0	£0	£1,215,732

Table E533. Scheme 10. Residual Land Values, 30% Private Housing, 50:50 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£6,870,000	£6,070,000	£5,260,000	£4,450,000	£3,650,000	£1,823,598
Value Area 2	£3,940,000	£3,130,000	£2,330,000	£1,520,000	£720,000	£1,671,632
Value Area 3	£1,190,000	£380,000	£0	£0	£0	£1,367,699
Value Area 4	£0	£0	£0	£0	£0	£1,215,732

Table E534. Scheme 10. Residual Land Values, 30% Private Housing, 100% Intermediate

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£9,220,000	£8,410,000	£7,610,000	£6,800,000	£6,000,000	£1,823,598
Value Area 2	£6,280,000	£5,480,000	£4,670,000	£3,870,000	£3,060,000	£1,671,632
Value Area 3	£3,530,000	£2,730,000	£1,920,000	£1,110,000	£310,000	£1,367,699
Value Area 4	£740,000	£0	£0	£0	£0	£1,215,732

Scheme 11.

Table E535. Scheme 11. Residual Land Values, 50% Private Housing, 80:20 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£0	£0	£0	£0	£0	£3,484,110
Value Area 2	£0	£0	£0	£0	£0	£3,193,768
Value Area 3	£0	£0	£0	£0	£0	£2,613,083
Value Area 4	£0	£0	£0	£0	£0	£2,322,740

Table E536. Scheme 11. Residual Land Values, 50% Private Housing, 60:40 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£0	£0	£0	£0	£0	£3,484,110
Value Area 2	£0	£0	£0	£0	£0	£3,193,768
Value Area 3	£0	£0	£0	£0	£0	£2,613,083
Value Area 4	£0	£0	£0	£0	£0	£2,322,740

Table E537. Scheme 11. Residual Land Values, 50% Private Housing, 50:50 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£0	£0	£0	£0	£0	£3,484,110
Value Area 2	£0	£0	£0	£0	£0	£3,193,768
Value Area 3	£0	£0	£0	£0	£0	£2,613,083
Value Area 4	£0	£0	£0	£0	£0	£2,322,740

Table E538. Scheme 11. Residual Land Values, 50% Private Housing, 100% Intermediate

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£6,440,000	£4,840,000	£3,250,000	£1,650,000	£60,000	£3,484,110
Value Area 2	£4,260,000	£2,660,000	£1,060,000	£0	£0	£3,193,768
Value Area 3	£4,120,000	£2,530,000	£930,000	£0	£0	£2,613,083
Value Area 4	£2,130,000	£530,000	£0	0	0	£2,322,740

Table E539. Scheme 11. Residual Land Values, 40% Private Housing, 80:20 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£0	£0	£0	£0	£0	£3,484,110
Value Area 2	£0	£0	£0	£0	£0	£3,193,768
Value Area 3	£0	£0	£0	£0	£0	£2,613,083
Value Area 4	£0	£0	£0	£0	£0	£2,322,740

Table E540. Scheme 11. Residual Land Values, 40% Private Housing, 60:40 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£370,000	£0	£0	£0	£0	£3,484,110
Value Area 2	£370,000	£0	£0	£0	£0	£3,193,768
Value Area 3	£0	£0	£0	£0	£0	£2,613,083
Value Area 4	£0	£0	£0	£0	£0	£2,322,740

Table E541. Scheme 11. Residual Land Values, 40% Private Housing, 50:50 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£5,430,000	£4,630,000	£3,820,000	£3,020,000	£2,220,000	£3,484,110
Value Area 2	£370,000	£0	£0	£0	£0	£3,193,768
Value Area 3	£0	£0	£0	£0	£0	£2,613,083
Value Area 4	£0	£0	£0	£0	£0	£2,322,740

Table E542. Scheme 11. Residual Land Values, 40% Private Housing, 100% Intermediate

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£1,570,000	£0	£0	£0	£0	£3,484,110
Value Area 2	£7,080,000	£5,470,000	£3,870,000	£2,270,000	£660,000	£3,193,768
Value Area 3	£3,750,000	£2,150,000	£550,000	£0	£0	£2,613,083
Value Area 4	£1,000,000	£0	£0	£0	£0	£2,322,740

Table E543. Scheme 11. Residual Land Values, 30% Private Housing, 80:20 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£1,550,000	£0	£0	£0	£0	£3,484,110
Value Area 2	£2,580,000	£1,770,000	£970,000	£170,000	£0	£3,193,768
Value Area 3	£0	£0	£0	£0	£0	£2,613,083
Value Area 4	£0	£0	£0	£0	£0	£2,322,740

Table E544. Scheme 11. Residual Land Values, 30% Private Housing, 60:40 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£3,430,000	£1,820,000	£210,000	£0	£0	£3,484,110
Value Area 2	£0	£0	£0	£0	£0	£3,193,768
Value Area 3	£0	£0	£0	£0	£0	£2,613,083
Value Area 4	£0	£0	£0	£0	£0	£2,322,740

Table E545. Scheme 11. Residual Land Values, 30% Private Housing, 50:50 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£4,260,000	£2,650,000	£1,040,000	£0	£0	£3,484,110
Value Area 2	£480,000	£0	£0	£0	£0	£3,193,768
Value Area 3	£0	£0	£0	£0	£0	£2,613,083
Value Area 4	£0	£0	£0	£0	£0	£2,322,740

Table E546. Scheme 11. Residual Land Values, 30% Private Housing, 100% Intermediate

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£8,800,000	£7,190,000	£5,580,000	£3,960,000	£2,350,000	£3,484,110
Value Area 2	£5,020,000	£3,410,000	£1,790,000	£190,000	£0	£3,193,768
Value Area 3	£3,390,000	£1,780,000	£170,000	£0	£0	£2,613,083
Value Area 4	£740,000	£0	£0	£0	£0	£2,322,740

Residential Viability Analysis

“Weak” Market Appraisals, Low EUV, No Grant

Tables E547 to E656 set out the indicative residual land values for Schemes 1 to 11 at high existing use values, and at 50%, 40% and 30% affordable housing with NAHP grant:

Scheme 1.

Table E547. Scheme 1. Residual Land Values, 100% Private Housing

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£100,000	£90,000	£80,000	£70,000	£60,000	£12,355
Value Area 2	£30,000	£20,000	£10,000	£0	(10,000)	£12,355
Value Area 3	£30,000	£20,000	£10,000	£0	(10,000)	£12,355
Value Area 4	£0	(10,000)	(10,000)	(20,000)	(30,000)	£12,355

Scheme 2.

Table E548. Scheme 2. Residual Land Values, 100% Private Housing

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£380,000	£360,000	£340,000	£320,000	£300,000	£30,888
Value Area 2	£280,000	£270,000	£250,000	£230,000	£210,000	£30,888
Value Area 3	£260,000	£240,000	£230,000	£210,000	£210,000	£30,888
Value Area 4	220,000	200,000	190,000	170,000	150,000	£30,888

Scheme 3.

Table E549. Scheme 3. Residual Land Values, 50% Private Housing, 80:20 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£0	£0	£0	£0	£0	£61,775
Value Area 2	£0	£0	£0	£0	£0	£61,775
Value Area 3	£0	£0	£0	£0	£0	£61,775
Value Area 4	£0	£0	£0	£0	£0	£61,775

Table E550. Scheme 3. Residual Land Values, 50% Private Housing, 60:40 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£0	£0	£0	£0	£0	£61,775
Value Area 2	£0	£0	£0	£0	£0	£61,775
Value Area 3	£0	£0	£0	£0	£0	£61,775
Value Area 4	£0	£0	£0	£0	£0	£61,775

Table E551. Scheme 3. Residual Land Values, 50% Private Housing, 50:50 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£90,000	£50,000	£10,000	£0	£0	£61,775
Value Area 2	£10,000	£0	£0	£0	£0	£61,775
Value Area 3	£0	£0	£0	£0	£0	£61,775
Value Area 4	£0	£0	£0	£0	£0	£61,775

Table E552. Scheme 3. Residual Land Values, 50% Private Housing, 100% Intermediate

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£210,000	£170,000	£130,000	£80,000	£40,000	£61,775
Value Area 2	£130,000	£90,000	£50,000	£0	£0	£61,775
Value Area 3	£110,000	£70,000	£20,000	£0	£0	£61,775
Value Area 4	£0	£0	£0	£0	£0	£61,775

Table E553. Scheme 3. Residual Land Values, 40% Private Housing, 80:20 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£0	£0	£0	£0	£0	£61,775
Value Area 2	£0	£0	£0	£0	£0	£61,775
Value Area 3	£0	£0	£0	£0	£0	£61,775
Value Area 4	£0	£0	£0	£0	£0	£61,775

Table E554. Scheme 3. Residual Land Values, 40% Private Housing, 60:40 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£90,000	£50,000	£10,000	£0	£0	£61,775
Value Area 2	£0	£0	£0	£0	£0	£61,775
Value Area 3	£0	£0	£0	£0	£0	£61,775
Value Area 4	£0	£0	£0	£0	£0	£61,775

Table E555. Scheme 3. Residual Land Values, 40% Private Housing, 50:50 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£90,000	£50,000	£10,000	£0	£0	£61,775
Value Area 2	£0	£0	£0	£0	£0	£61,775
Value Area 3	£0	£0	£0	£0	£0	£61,775
Value Area 4	£0	£0	£0	£0	£0	£61,775

Table E556. Scheme 3. Residual Land Values, 40% Private Housing, 100% Intermediate

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£210,000	£170,000	£130,000	£80,000	£40,000	£61,775
Value Area 2	£130,000	£90,000	£50,000	£0	£0	£61,775
Value Area 3	£110,000	£70,000	£20,000	£0	£0	£61,775
Value Area 4	£0	£0	£0	£0	£0	£61,775

Table E557. Scheme 3. Residual Land Values, 30% Private Housing, 80:20 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£180,000	£140,000	£90,000	£50,000	£10,000	£61,775
Value Area 2	£60,000	£20,000	£0	£0	£0	£61,775
Value Area 3	£0	£0	£0	£0	£0	£61,775
Value Area 4	£0	£0	£0	£0	£0	£61,775

Table E558. Scheme 3. Residual Land Values, 30% Private Housing, 60:40 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£180,000	£140,000	£90,000	£50,000	£10,000	£61,775
Value Area 2	£60,000	£20,000	£0	£0	£0	£61,775
Value Area 3	£0	£0	£0	£0	£0	£61,775
Value Area 4	£0	£0	£0	£0	£0	£61,775

Table E559. Scheme 3. Residual Land Values, 30% Private Housing, 50:50 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£180,000	£140,000	£90,000	£50,000	£10,000	£61,775
Value Area 2	£60,000	£20,000	£0	£0	£0	£61,775
Value Area 3	£0	£0	£0	£0	£0	£61,775
Value Area 4	£0	£0	£0	£0	£0	£61,775

Table E560. Scheme 3. Residual Land Values, 30% Private Housing, 100% Intermediate

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£290,000	£250,000	£210,000	£170,000	£130,000	£61,775
Value Area 2	£180,000	£140,000	£100,000	£50,000	£10,000	£61,775
Value Area 3	£120,000	£80,000	£30,000	£0	£0	£61,775
Value Area 4	£60,000	£10,000	£0	£0	£0	£61,775

Scheme 4.

Table E561. Scheme 4. Residual Land Values, 50% Private Housing, 80:20 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£50,000	£0	£0	£0	£0	£74,130
Value Area 2	£0	£0	£0	£0	£0	£74,130
Value Area 3	£0	£0	£0	£0	£0	£74,130
Value Area 4	£0	£0	£0	£0	£0	£74,130

Table E562. Scheme 4. Residual Land Values, 50% Private Housing, 60:40 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	300,000	250,000	200,000	150,000	100,000	£74,130
Value Area 2	190,000	140,000	90,000	40,000	0	£74,130
Value Area 3	£0	£0	£0	£0	£0	£74,130
Value Area 4	£0	£0	£0	£0	£0	£74,130

Table E563. Scheme 4. Residual Land Values, 50% Private Housing, 50:50 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	300,000	250,000	200,000	150,000	100,000	£74,130
Value Area 2	190,000	140,000	90,000	40,000	0	£74,130
Value Area 3	£0	£0	£0	£0	£0	£74,130
Value Area 4	£0	£0	£0	£0	£0	£74,130

Table E564. Scheme 4. Residual Land Values, 50% Private Housing, 100% Intermediate

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	720,000	680,000	630,000	580,000	530,000	£74,130
Value Area 2	520,000	470,000	430,000	380,000	330,000	£74,130
Value Area 3	£0	£0	£0	£0	£0	£74,130
Value Area 4	£0	£0	£0	£0	£0	£74,130

Table E565. Scheme 4. Residual Land Values, 40% Private Housing, 80:20 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£300,000	£250,000	£200,000	£150,000	£100,000	£74,130
Value Area 2	£0	£0	£0	£0	£0	£74,130
Value Area 3	£0	£0	£0	£0	£0	£74,130
Value Area 4	£0	£0	£0	£0	£0	£74,130

Table E566. Scheme 4. Residual Land Values, 40% Private Housing, 60:40 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	480,000	440,000	390,000	340,000	290,000	£74,130
Value Area 2	190,000	140,000	90,000	40,000	0	£74,130
Value Area 3	£0	£0	£0	£0	£0	£74,130
Value Area 4	£0	£0	£0	£0	£0	£74,130

Table E567. Scheme 4. Residual Land Values, 40% Private Housing, 50:50 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	480,000	440,000	390,000	340,000	290,000	£74,130
Value Area 2	330,000	280,000	240,000	190,000	140,000	£74,130
Value Area 3	£0	£0	£0	£0	£0	£74,130
Value Area 4	£0	£0	£0	£0	£0	£74,130

Table E568. Scheme 4. Residual Land Values, 40% Private Housing, 100% Intermediate

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	720,000	680,000	630,000	580,000	530,000	£74,130
Value Area 2	520,000	470,000	430,000	380,000	330,000	£74,130
Value Area 3	£0	£0	£0	£0	£0	£74,130
Value Area 4	140,000	90,000	40,000	0	0	£74,130

Table E569. Scheme 4. Residual Land Values, 30% Private Housing, 80:20 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£600,000	£550,000	£500,000	£450,000	£400,000	£74,130
Value Area 2	£430,000	£380,000	£330,000	£280,000	£240,000	£74,130
Value Area 3	£290,000	£240,000	£200,000	£150,000	£100,000	£74,130
Value Area 4	£90,000	£40,000	£0	£0	£0	£74,130

Table E570. Scheme 4. Residual Land Values, 30% Private Housing, 60:40 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£600,000	£550,000	£500,000	£450,000	£400,000	£74,130
Value Area 2	£430,000	£380,000	£330,000	£280,000	£240,000	£74,130
Value Area 3	£290,000	£240,000	£200,000	£150,000	£100,000	£74,130
Value Area 4	£90,000	£40,000	-(£10,000)	-(£60,000)	-(£110,000)	£74,130

Table E571. Scheme 4. Residual Land Values, 30% Private Housing, 50:50 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£600,000	£550,000	£500,000	£450,000	£400,000	£74,130
Value Area 2	430,000	380,000	330,000	280,000	240,000	£74,130
Value Area 3	290,000	240,000	200,000	150,000	100,000	£74,130
Value Area 4	90,000	40,000	(10,000)	(60,000)	(110,000)	£74,130

Table E572. Scheme 4. Residual Land Values, 30% Private Housing, 100% Intermediate

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£840,000	£790,000	£740,000	£690,000	£640,000	£74,130
Value Area 2	£620,000	£570,000	£520,000	£480,000	£430,000	£74,130
Value Area 3	480,000	440,000	390,000	340,000	290,000	£74,130
Value Area 4	210,000	160,000	110,000	60,000	10,000	£74,130

Scheme 5.

Table E573. Scheme 5. Residual Land Values, 50% Private Housing, 80:20 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£310,000	£160,000	£10,000	£0	£0	£166,793
Value Area 2	£0	£0	£0	£0	£0	£166,793
Value Area 3	£190,000	£40,000	£0	£0	£0	£166,793
Value Area 4	£0	£0	£0	£0	£0	£166,793

Table E574. Scheme 5. Residual Land Values, 50% Private Housing, 60:40 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£130,000	£0	£0	£0	£0	£166,793
Value Area 2	£0	£0	£0	£0	£0	£166,793
Value Area 3	£280,000	£130,000	£0	£0	£0	£166,793
Value Area 4	£0	£0	£0	£0	£0	£166,793

Table E575. Scheme 5. Residual Land Values, 50% Private Housing, 50:50 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£300,000	£150,000	£0	£0	£0	£166,793
Value Area 2	£0	£0	£0	£0	£0	£166,793
Value Area 3	£450,000	£300,000	£150,000	£0	£0	£166,793
Value Area 4	£0	£0	£0	£0	£0	£166,793

Table E576. Scheme 5. Residual Land Values, 50% Private Housing, 100% Intermediate

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£750,000	£610,000	£460,000	£320,000	£170,000	£166,793
Value Area 2	£330,000	£190,000	£40,000	£0	£0	£166,793
Value Area 3	£870,000	£720,000	£570,000	£430,000	£280,000	£166,793
Value Area 4	£0	£0	£0	£0	£0	£166,793

Table E577. Scheme 5. Residual Land Values, 40% Private Housing, 80:20 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£240,000	£90,000	£0	£0	£0	£166,793
Value Area 2	£0	£0	£0	£0	£0	£166,793
Value Area 3	£320,000	£170,000	£20,000	£0	£0	£166,793
Value Area 4	£0	£0	£0	£0	£0	£166,793

Table E578. Scheme 5. Residual Land Values, 40% Private Housing, 60:40 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£410,000	£260,000	£120,000	£0	£0	£166,793
Value Area 2	£0	£0	£0	£0	£0	£166,793
Value Area 3	£480,000	£340,000	£190,000	£40,000	£-110,000	£166,793
Value Area 4	£0	£0	£0	£0	£0	£166,793

Table E579. Scheme 5. Residual Land Values, 40% Private Housing, 50:50 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£500,000	£360,000	£210,000	£60,000	£0	£166,793
Value Area 2	£0	£0	£0	£0	£0	£166,793
Value Area 3	£570,000	£420,000	£280,000	£130,000	£0	£166,793
Value Area 4	£0	£0	£0	£0	£0	£166,793

Table E580. Scheme 5. Residual Land Values, 40% Private Housing, 100% Intermediate

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£860,000	£720,000	£570,000	£430,000	£280,000	£166,793
Value Area 2	£400,000	£250,000	£110,000	£0	£0	£166,793
Value Area 3	£910,000	£760,000	£610,000	£470,000	£320,000	£166,793
Value Area 4	£0	£0	£0	£0	£0	£166,793

Table E581. Scheme 5. Residual Land Values, 30% Private Housing, 80:20 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£710,000	£560,000	£420,000	£270,000	£130,000	£166,793
Value Area 2	£0	£0	£0	£0	£0	£166,793
Value Area 3	£590,000	£450,000	£300,000	£160,000	£10,000	£166,793
Value Area 4	£0	£0	£0	£0	£0	£166,793

Table E582. Scheme 5. Residual Land Values, 30% Private Housing, 60:40 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£810,000	£660,000	£510,000	£370,000	£230,000	£166,793
Value Area 2	£230,000	£80,000	£0	£0	£0	£166,793
Value Area 3	£680,000	£530,000	£390,000	£240,000	£90,000	£166,793
Value Area 4	£0	£0	£0	£0	£0	£166,793

Table E583. Scheme 5. Residual Land Values, 30% Private Housing, 50:50 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£900,000	£760,000	£610,000	£470,000	£320,000	£166,793
Value Area 2	£330,000	£180,000	£30,000	£0	£0	£166,793
Value Area 3	£760,000	£620,000	£470,000	£330,000	£180,000	£166,793
Value Area 4	£0	£0	£0	£0	£0	£166,793

Table E584. Scheme 5. Residual Land Values, 30% Private Housing, 100% Intermediate

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£1,170,000	£1,020,000	£880,000	£730,000	£580,000	£166,793
Value Area 2	£590,000	£450,000	£300,000	£150,000	£0	£166,793
Value Area 3	£1,020,000	£870,000	£720,000	£580,000	£430,000	£166,793
Value Area 4	£0	£0	£0	£0	£0	£166,793

Scheme 6.

Table E585. Scheme 6. Residual Land Values, 50% Private Housing, 80:20 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£0	£0	£0	£0	£0	£210,035
Value Area 2	£0	£0	£0	£0	£0	£210,035
Value Area 3	£0	£0	£0	£0	£0	£210,035
Value Area 4	£0	£0	£0	£0	£0	£210,035

Table E586. Scheme 6. Residual Land Values, 50% Private Housing, 60:40 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£0	£0	£0	£0	£0	£210,035
Value Area 2	£0	£0	£0	£0	£0	£210,035
Value Area 3	£0	£0	£0	£0	£0	£210,035
Value Area 4	£0	£0	£0	£0	£0	£210,035

Table E587. Scheme 6. Residual Land Values, 50% Private Housing, 50:50 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£0	£0	£0	£0	£0	£210,035
Value Area 2	£0	£0	£0	£0	£0	£210,035
Value Area 3	£0	£0	£0	£0	£0	£210,035
Value Area 4	£0	£0	£0	£0	£0	£210,035

Table E588. Scheme 6. Residual Land Values, 50% Private Housing, 100% Intermediate

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£580,000	£370,000	£150,000	£0	£0	£210,035
Value Area 2	£580,000	£370,000	£150,000	£0	£0	£210,035
Value Area 3	£0	£0	£0	£0	£0	£210,035
Value Area 4	£300,000	£80,000	£0	£0	£0	£210,035

Table E589. Scheme 6. Residual Land Values, 40% Private Housing, 80:20 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£0	£0	£0	£0	£0	£210,035
Value Area 2	£0	£0	£0	£0	£0	£210,035
Value Area 3	£0	£0	£0	£0	£0	£210,035
Value Area 4	£0	£0	£0	£0	£0	£210,035

Table E590. Scheme 6. Residual Land Values, 40% Private Housing, 60:40 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£20,000	£0	£0	£0	£0	£210,035
Value Area 2	£20,000	£0	£0	£0	£0	£210,035
Value Area 3	£0	£0	£0	£0	£0	£210,035
Value Area 4	£0	£0	£0	£0	£0	£210,035

Table E591. Scheme 6. Residual Land Values, 40% Private Housing, 50:50 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£90,000	£0	£0	£0	£0	£210,035
Value Area 2	£90,000	£0	£0	£0	£0	£210,035
Value Area 3	£0	£0	£0	£0	£0	£210,035
Value Area 4	£0	£0	£0	£0	£0	£210,035

Table E592. Scheme 6. Residual Land Values, 40% Private Housing, 100% Intermediate

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£850,000	£630,000	£420,000	£200,000	£0	£210,035
Value Area 2	£850,000	£630,000	£420,000	£200,000	£0	£210,035
Value Area 3	£890,000	£670,000	£460,000	£230,000	£10,000	£210,035
Value Area 4	£240,000	£20,000	£0	£0	£0	£210,035

Table E593. Scheme 6. Residual Land Values, 30% Private Housing, 80:20 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£230,000	£10,000	£0	£0	£0	£210,035
Value Area 2	£230,000	£10,000	£0	£0	£0	£210,035
Value Area 3	£100,000	£0	£0	£0	£0	£210,035
Value Area 4	£0	£0	£0	£0	£0	£210,035

Table E594. Scheme 6. Residual Land Values, 30% Private Housing, 60:40 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£400,000	£190,000	£0	£0	£0	£210,035
Value Area 2	£400,000	£190,000	£0	£0	£0	£210,035
Value Area 3	£280,000	£60,000	£0	£0	£0	£210,035
Value Area 4	£0	£0	£0	£0	£0	£210,035

Table E595. Scheme 6. Residual Land Values, 30% Private Housing, 50:50 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£610,000	£390,000	£180,000	£0	£0	£210,035
Value Area 2	£610,000	£390,000	£180,000	£0	£0	£210,035
Value Area 3	£480,000	£260,000	£40,000	£0	£0	£210,035
Value Area 4	£0	£0	£0	£0	£0	£210,035

Table E596. Scheme 6. Residual Land Values, 30% Private Housing, 100% Intermediate

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£1,060,000	£840,000	£620,000	£400,000	£180,000	£210,035
Value Area 2	£1,060,000	£840,000	£620,000	£400,000	£180,000	£210,035
Value Area 3	£460,000	£240,000	£20,000	£0	£0	£210,035
Value Area 4	£200,000	£0	£0	£0	£0	£210,035

Scheme 7.

Table E597. Scheme 7. Residual Land Values, 50% Private Housing, 80:20 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£1,650,000	£1,390,000	£1,130,000	£880,000	£620,000	£345,940
Value Area 2	£1,340,000	£1,080,000	£820,000	£570,000	£310,000	£345,940
Value Area 3	£790,000	£530,000	£280,000	£20,000	£0	£345,940
Value Area 4	£0	£0	£0	£0	£0	£345,940

Table E598. Scheme 7. Residual Land Values, 50% Private Housing, 60:40 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£2,370,000	£2,120,000	£1,860,000	£1,600,000	£1,340,000	£345,940
Value Area 2	£2,060,000	£1,810,000	£1,550,000	£1,290,000	£1,030,000	£345,940
Value Area 3	£1,510,000	£1,250,000	£1,000,000	£740,000	£480,000	£345,940
Value Area 4	£630,000	£380,000	£120,000	0	0	£345,940

Table E599. Scheme 7. Residual Land Values, 50% Private Housing, 50:50 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£2,600,000	£2,340,000	£2,080,000	£1,820,000	£1,560,000	£345,940
Value Area 2	£2,290,000	£2,030,000	£1,770,000	£1,510,000	£1,250,000	£345,940
Value Area 3	£1,740,000	£1,480,000	£1,220,000	£960,000	£700,000	£345,940
Value Area 4	£850,000	£600,000	£340,000	80,000	(190,000)	£345,940

Table E600. Scheme 7. Residual Land Values, 50% Private Housing, 100% Intermediate

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£4,410,000	£4,150,000	£3,900,000	£3,640,000	£3,380,000	£345,940
Value Area 2	£4,100,000	£3,840,000	£3,580,000	£3,330,000	£3,070,000	£345,940
Value Area 3	£3,550,000	£3,290,000	£3,030,000	£2,780,000	£2,520,000	£345,940
Value Area 4	£2,670,000	£2,410,000	£2,150,000	1,890,000	1,640,000	£345,940

Table E601. Scheme 7. Residual Land Values, 40% Private Housing, 80:20 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£2,520,000	£2,260,000	£2,010,000	£1,750,000	£1,490,000	£345,940
Value Area 2	£2,080,000	£1,820,000	£1,560,000	£1,310,000	£1,050,000	£345,940
Value Area 3	£1,410,000	£1,150,000	£890,000	£630,000	£380,000	£345,940
Value Area 4	£400,000	£140,000	£-120,000	£-390,000	£-660,000	£345,940

Table E602. Scheme 7. Residual Land Values, 40% Private Housing, 60:40 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£3,040,000	£2,780,000	£2,520,000	£2,260,000	£2,000,000	£345,940
Value Area 2	£2,600,000	£2,340,000	£2,080,000	£1,820,000	£1,560,000	£345,940
Value Area 3	£1,920,000	£1,660,000	£1,400,000	£1,140,000	£890,000	£345,940
Value Area 4	£910,000	£650,000	£400,000	£140,000	£-120,000	£345,940

Table E603. Scheme 7. Residual Land Values, 40% Private Housing, 50:50 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£3,360,000	£3,100,000	£2,840,000	£2,580,000	£2,320,000	£345,940
Value Area 2	£2,920,000	£2,660,000	£2,400,000	£2,140,000	£1,880,000	£345,940
Value Area 3	£2,240,000	£1,980,000	£1,720,000	£1,470,000	£1,210,000	£345,940
Value Area 4	£1,230,000	£980,000	£720,000	£460,000	£210,000	£345,940

Table E604. Scheme 7. Residual Land Values, 40% Private Housing, 100% Intermediate

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£4,710,000	£4,450,000	£4,190,000	£3,930,000	£3,670,000	£345,940
Value Area 2	£4,260,000	£4,010,000	£3,750,000	£3,490,000	£3,230,000	£345,940
Value Area 3	£3,590,000	£3,330,000	£3,070,000	£2,810,000	£2,560,000	£345,940
Value Area 4	£2,580,000	£2,320,000	£2,070,000	£1,810,000	£1,550,000	£345,940

Table E605. Scheme 7. Residual Land Values, 30% Private Housing, 80:20 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£3,500,000	£3,240,000	£2,990,000	£2,730,000	£2,470,000	£345,940
Value Area 2	£2,860,000	£2,600,000	£2,340,000	£2,080,000	£1,820,000	£345,940
Value Area 3	£1,990,000	£1,730,000	£1,470,000	£1,210,000	£950,000	£345,940
Value Area 4	£770,000	£520,000	£260,000	£0	£-270,000	£345,940

Table E606. Scheme 7. Residual Land Values, 30% Private Housing, 60:40 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£3,970,000	£3,710,000	£3,450,000	£3,190,000	£2,940,000	£345,940
Value Area 2	£3,320,000	£3,060,000	£2,810,000	£2,550,000	£2,290,000	£345,940
Value Area 3	£2,450,000	£2,190,000	£1,940,000	£1,680,000	£1,420,000	£345,940
Value Area 4	£1,240,000	£980,000	£720,000	£470,000	£210,000	£345,940

Table E607. Scheme 7. Residual Land Values, 30% Private Housing, 50:50 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£4,080,000	£3,820,000	£3,560,000	£3,310,000	£3,050,000	£345,940
Value Area 2	£3,430,000	£3,180,000	£2,920,000	£2,660,000	£2,400,000	£345,940
Value Area 3	£2,560,000	£2,300,000	£2,050,000	£1,790,000	£1,530,000	£345,940
Value Area 4	£1,350,000	£1,090,000	£840,000	£580,000	£320,000	£345,940

Table E608. Scheme 7. Residual Land Values, 30% Private Housing, 100% Intermediate

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£5,170,000	£4,910,000	£4,660,000	£4,400,000	£4,140,000	£345,940
Value Area 2	£4,530,000	£4,270,000	£4,010,000	£3,750,000	£3,490,000	£345,940
Value Area 3	£3,660,000	£3,400,000	£3,140,000	£2,880,000	£2,620,000	£345,940
Value Area 4	£2,440,000	£2,190,000	£1,930,000	£1,670,000	£1,410,000	£345,940

Scheme 8.

Table E609. Scheme 8. Residual Land Values, 50% Private Housing, 80:20 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£0	£0	£0	£0	£0	£574,508
Value Area 2	£0	£0	£0	£0	£0	£574,508
Value Area 3	£0	£0	£0	£0	£0	£574,508
Value Area 4	£0	£0	£0	£0	£0	£574,508

Table E610. Scheme 8. Residual Land Values, 50% Private Housing, 60:40 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£0	£0	£0	£0	£0	£574,508
Value Area 2	£0	£0	£0	£0	£0	£574,508
Value Area 3	£0	£0	£0	£0	£0	£574,508
Value Area 4	£0	£0	£0	£0	£0	£574,508

Table E611. Scheme 8. Residual Land Values, 50% Private Housing, 50:50 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£260,000	£0	£0	£0	£0	£574,508
Value Area 2	£0	£0	£0	£0	£0	£574,508
Value Area 3	£0	£0	£0	£0	£0	£574,508
Value Area 4	£0	£0	£0	£0	£0	£574,508

Table E612. Scheme 8. Residual Land Values, 50% Private Housing, 100% Intermediate

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£2,950,000	£2,510,000	£2,070,000	£1,630,000	£1,190,000	£574,508
Value Area 2	£2,660,000	£2,220,000	£1,780,000	£1,340,000	£900,000	£574,508
Value Area 3	£1,370,000	£930,000	£490,000	£50,000	£0	£574,508
Value Area 4	£1,100,000	£660,000	£220,000	0	0	£574,508

Table E613. Scheme 8. Residual Land Values, 40% Private Housing, 80:20 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£220,000	£0	£0	£0	£0	£574,508
Value Area 2	£0	£0	£0	£0	£0	£574,508
Value Area 3	£0	£0	£0	£0	£0	£574,508
Value Area 4	£0	£0	£0	£0	£0	£574,508

Table E614. Scheme 8. Residual Land Values, 40% Private Housing, 60:40 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£1,080,000	£640,000	£200,000	£0	£0	£574,508
Value Area 2	£550,000	£110,000	£0	£0	£0	£574,508
Value Area 3	£0	£0	£0	£0	£0	£574,508
Value Area 4	£0	£0	£0	£0	£0	£574,508

Table E615. Scheme 8. Residual Land Values, 40% Private Housing, 50:50 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£1,380,000	£930,000	£490,000	£50,000	£0	£574,508
Value Area 2	£840,000	£410,000	£0	£0	£0	£574,508
Value Area 3	£0	£0	£0	£0	£0	£574,508
Value Area 4	£0	£0	£0	£0	£0	£574,508

Table E616. Scheme 8. Residual Land Values, 40% Private Housing, 100% Intermediate

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£3,450,000	£3,000,000	£2,560,000	£2,120,000	£1,680,000	£574,508
Value Area 2	£2,910,000	£2,470,000	£2,030,000	£1,590,000	£1,150,000	£574,508
Value Area 3	£1,400,000	£960,000	£520,000	£80,000	£0	£574,508
Value Area 4	£900,000	£450,000	£10,000	£0	£0	£574,508

Table E617. Scheme 8. Residual Land Values, 30% Private Housing, 80:20 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£1,690,000	£1,250,000	£810,000	£370,000	£0	£574,508
Value Area 2	£870,000	£420,000	£0	£0	£0	£574,508
Value Area 3	£0	£0	£0	£0	£0	£574,508
Value Area 4	£0	£0	£0	£0	£0	£574,508

Table E618. Scheme 8. Residual Land Values, 30% Private Housing, 60:40 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£2,090,000	£1,650,000	£1,200,000	£760,000	£320,000	£574,508
Value Area 2	£1,260,000	£820,000	£380,000	£0	£0	£574,508
Value Area 3	£0	£0	£0	£0	£0	£574,508
Value Area 4	£0	£0	£0	£0	£0	£574,508

Table E619. Scheme 8. Residual Land Values, 30% Private Housing, 50:50 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£2,390,000	£1,940,000	£1,500,000	£1,060,000	£610,000	£574,508
Value Area 2	£1,560,000	£1,120,000	£670,000	£230,000	£0	£574,508
Value Area 3	£0	£0	£0	£0	£0	£574,508
Value Area 4	£0	£0	£0	£0	£0	£574,508

Table E620. Scheme 8. Residual Land Values, 30% Private Housing, 100% Intermediate

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£4,060,000	£3,610,000	£3,170,000	£2,730,000	£2,290,000	£574,508
Value Area 2	£3,230,000	£2,790,000	£2,340,000	£1,900,000	£1,460,000	£574,508
Value Area 3	£1,440,000	£990,000	£550,000	£110,000	£0	£574,508
Value Area 4	£640,000	£210,000	£0	£0	£0	£574,508

Scheme 9.

Table E621. Scheme 9. Residual Land Values, 50% Private Housing, 80:20 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£0	£0	£0	£0	£0	£1,111,950
Value Area 2	£0	£0	£0	£0	£0	£1,111,950
Value Area 3	£0	£0	£0	£0	£0	£1,111,950
Value Area 4	£0	£0	£0	£0	£0	£1,111,950

Table E622. Scheme 9. Residual Land Values, 50% Private Housing, 60:40 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£0	£0	£0	£0	£0	£1,111,950
Value Area 2	£0	£0	£0	£0	£0	£1,111,950
Value Area 3	£0	£0	£0	£0	£0	£1,111,950
Value Area 4	£0	£0	£0	£0	£0	£1,111,950

Table E623. Scheme 9. Residual Land Values, 50% Private Housing, 50:50 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£670,000	£0	£0	£0	£0	£1,111,950
Value Area 2	£260,000	£0	£0	£0	£0	£1,111,950
Value Area 3	£0	£0	£0	£0	£0	£1,111,950
Value Area 4	£0	£0	£0	£0	£0	£1,111,950

Table E624. Scheme 9. Residual Land Values, 50% Private Housing, 100% Intermediate

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£5,840,000	£4,980,000	£4,120,000	£3,270,000	£2,410,000	£1,111,950
Value Area 2	£5,420,000	£4,570,000	£3,710,000	£2,860,000	£2,000,000	£1,111,950
Value Area 3	£5,130,000	£4,270,000	£3,410,000	£2,560,000	£1,700,000	£1,111,950
Value Area 4	£3,710,000	£2,860,000	£2,000,000	1,140,000	290,000	£1,111,950

Table E625. Scheme 9. Residual Land Values, 40% Private Housing, 80:20 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£440,000	£0	£0	£0	£0	£1,111,950
Value Area 2	£0	£0	£0	£0	£0	£1,111,950
Value Area 3	£0	£0	£0	£0	£0	£1,111,950
Value Area 4	£0	£0	£0	£0	£0	£1,111,950

Table E626. Scheme 9. Residual Land Values, 40% Private Housing, 60:40 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£1,880,000	£1,020,000	£170,000	£0	£0	£1,111,950
Value Area 2	£980,000	£120,000	£0	£0	£0	£1,111,950
Value Area 3	£210,000	£0	£0	£0	£0	£1,111,950
Value Area 4	£0	£0	£0	£0	£0	£1,111,950

Table E627. Scheme 9. Residual Land Values, 40% Private Housing, 50:50 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£2,730,000	£1,870,000	£1,010,000	£150,000	£0	£1,111,950
Value Area 2	£1,820,000	£960,000	£110,000	£0	£0	£1,111,950
Value Area 3	£1,050,000	£200,000	£0	£0	£0	£1,111,950
Value Area 4	£0	£0	£0	£0	£0	£1,111,950

Table E628. Scheme 9. Residual Land Values, 40% Private Housing, 100% Intermediate

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£6,740,000	£5,880,000	£5,020,000	£4,160,000	£3,300,000	£1,111,950
Value Area 2	£5,830,000	£4,970,000	£4,110,000	£3,250,000	£2,390,000	£1,111,950
Value Area 3	£5,060,000	£4,200,000	£3,340,000	£2,480,000	£1,620,000	£1,111,950
Value Area 4	£2,620,000	£1,750,000	£890,000	£30,000	£0	£1,111,950

Table E629. Scheme 9. Residual Land Values, 30% Private Housing, 80:20 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£2,790,000	£1,930,000	£1,060,000	£200,000	£0	£1,111,950
Value Area 2	£1,390,000	£530,000	£0	£0	£0	£1,111,950
Value Area 3	£150,000	£0	£0	£0	£0	£1,111,950
Value Area 4	£0	£0	£0	£0	£0	£1,111,950

Table E630. Scheme 9. Residual Land Values, 30% Private Housing, 60:40 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£3,920,000	£3,050,000	£2,190,000	£1,330,000	£460,000	£1,111,950
Value Area 2	£2,520,000	£1,650,000	£790,000	£0	£0	£1,111,950
Value Area 3	£1,280,000	£410,000	£0	£0	£0	£1,111,950
Value Area 4	£0	£0	£0	£0	£0	£1,111,950

Table E631. Scheme 9. Residual Land Values, 30% Private Housing, 50:50 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£4,480,000	£3,620,000	£2,750,000	£1,890,000	£1,020,000	£1,111,950
Value Area 2	£3,080,000	£2,220,000	£1,350,000	£490,000	£0	£1,111,950
Value Area 3	£1,840,000	£980,000	£120,000	£0	£0	£1,111,950
Value Area 4	£0	£0	£0	£0	£0	£1,111,950

Table E632. Scheme 9. Residual Land Values, 30% Private Housing, 100% Intermediate

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£7,640,000	£6,780,000	£5,920,000	£5,050,000	£4,190,000	£1,111,950
Value Area 2	£6,240,000	£5,380,000	£4,520,000	£3,650,000	£2,790,000	£1,111,950
Value Area 3	£5,000,000	£4,140,000	£3,280,000	£2,410,000	£1,550,000	£1,111,950
Value Area 4	£3,160,000	£2,300,000	£1,440,000	£580,000	£0	£1,111,950

Scheme 10.

Table E633. Scheme 10. Residual Land Values, 50% Private Housing, 80:20 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£1,650,000	£1,550,000	£1,450,000	£1,350,000	£1,250,000	£759,833
Value Area 2	£0	£0	£0	£0	£0	£759,833
Value Area 3	£0	£0	£0	£0	£0	£759,833
Value Area 4	£0	£0	£0	£0	£0	£759,833

Table E634. Scheme 10. Residual Land Values, 50% Private Housing, 60:40 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£3,160,000	£2,360,000	£1,560,000	£760,000	£0	£759,833
Value Area 2	£1,060,000	£270,000	£0	£0	£0	£759,833
Value Area 3	£0	£0	£0	£0	£0	£759,833
Value Area 4	£0	£0	£0	£0	£0	£759,833

Table E635. Scheme 10. Residual Land Values, 50% Private Housing, 50:50 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£3,840,000	£3,040,000	£2,240,000	£1,440,000	£650,000	£759,833
Value Area 2	£1,740,000	£940,000	£150,000	£0	£0	£759,833
Value Area 3	£0	£0	£0	£0	£0	£759,833
Value Area 4	£0	£0	£0	£0	£0	£759,833

Table E636. Scheme 10. Residual Land Values, 50% Private Housing, 100% Intermediate

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£7,700,000	£6,900,000	£6,100,000	£5,300,000	£4,510,000	£759,833
Value Area 2	£5,600,000	£4,800,000	£4,010,000	£3,210,000	£2,410,000	£759,833
Value Area 3	£3,630,000	£2,840,000	£2,040,000	£1,240,000	£440,000	£759,833
Value Area 4	£1,640,000	£840,000	£50,000	0	0	£759,833

Table E637. Scheme 10. Residual Land Values, 40% Private Housing, 80:20 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£3,600,000	£2,800,000	£2,000,000	£1,200,000	£390,000	£759,833
Value Area 2	£1,090,000	£290,000	£0	£0	£0	£759,833
Value Area 3	£0	£0	£0	£0	£0	£759,833
Value Area 4	£0	£0	£0	£0	£0	£759,833

Table E638. Scheme 10. Residual Land Values, 40% Private Housing, 60:40 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£4,750,000	£3,950,000	£3,140,000	£2,340,000	£1,540,000	£759,833
Value Area 2	£2,230,000	£1,430,000	£630,000	£0	£0	£759,833
Value Area 3	£0	£0	£0	£0	£0	£759,833
Value Area 4	£0	£0	£0	£0	£0	£759,833

Table E639. Scheme 10. Residual Land Values, 40% Private Housing, 50:50 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£5,430,000	£4,630,000	£3,820,000	£3,020,000	£2,220,000	£759,833
Value Area 2	£2,910,000	£2,110,000	£1,310,000	£510,000	£0	£759,833
Value Area 3	£550,000	£0	£0	£0	£0	£759,833
Value Area 4	£0	£0	£0	£0	£0	£759,833

Table E640. Scheme 10. Residual Land Values, 40% Private Housing, 100% Intermediate

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£8,450,000	£7,650,000	£6,850,000	£6,050,000	£5,250,000	£759,833
Value Area 2	£5,940,000	£5,140,000	£4,330,000	£3,530,000	£2,730,000	£759,833
Value Area 3	£3,580,000	£2,780,000	£1,970,000	£1,170,000	£370,000	£759,833
Value Area 4	£1,180,000	£390,000	£0	£0	£0	£759,833

Table E641. Scheme 10. Residual Land Values, 30% Private Housing, 80:20 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£5,510,000	£4,710,000	£3,900,000	£3,100,000	£2,290,000	£759,833
Value Area 2	£2,580,000	£1,770,000	£970,000	£170,000	£0	£759,833
Value Area 3	£0	£0	£0	£0	£0	£759,833
Value Area 4	£0	£0	£0	£0	£0	£759,833

Table E642. Scheme 10. Residual Land Values, 30% Private Housing, 60:40 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£6,500,000	£5,700,000	£4,890,000	£4,090,000	£3,280,000	£759,833
Value Area 2	£3,570,000	£2,770,000	£1,960,000	£1,150,000	£350,000	£759,833
Value Area 3	£820,000	£10,000	£0	£0	£0	£759,833
Value Area 4	£0	£0	£0	£0	£0	£759,833

Table E643. Scheme 10. Residual Land Values, 30% Private Housing, 50:50 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£6,870,000	£6,070,000	£5,260,000	£4,450,000	£3,650,000	£759,833
Value Area 2	£3,940,000	£3,130,000	£2,330,000	£1,520,000	£720,000	£759,833
Value Area 3	£1,190,000	£380,000	£0	£0	£0	£759,833
Value Area 4	£0	£0	£0	£0	£0	£759,833

Table E644. Scheme 10. Residual Land Values, 30% Private Housing, 100% Intermediate

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£9,220,000	£8,410,000	£7,610,000	£6,800,000	£6,000,000	£759,833
Value Area 2	£6,280,000	£5,480,000	£4,670,000	£3,870,000	£3,060,000	£759,833
Value Area 3	£3,530,000	£2,730,000	£1,920,000	£1,110,000	£310,000	£759,833
Value Area 4	£740,000	£0	£0	£0	£0	£759,833

Scheme 11.

Table E645. Scheme 11. Residual Land Values, 50% Private Housing, 80:20 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£0	£0	£0	£0	£0	£1,451,713
Value Area 2	£0	£0	£0	£0	£0	£1,451,713
Value Area 3	£0	£0	£0	£0	£0	£1,451,713
Value Area 4	£0	£0	£0	£0	£0	£1,451,713

Table E646. Scheme 11. Residual Land Values, 50% Private Housing, 60:40 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£0	£0	£0	£0	£0	£1,451,713
Value Area 2	£0	£0	£0	£0	£0	£1,451,713
Value Area 3	£0	£0	£0	£0	£0	£1,451,713
Value Area 4	£0	£0	£0	£0	£0	£1,451,713

Table E647. Scheme 11. Residual Land Values, 50% Private Housing, 50:50 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£0	£0	£0	£0	£0	£1,451,713
Value Area 2	£0	£0	£0	£0	£0	£1,451,713
Value Area 3	£0	£0	£0	£0	£0	£1,451,713
Value Area 4	£0	£0	£0	£0	£0	£1,451,713

Table E648. Scheme 11. Residual Land Values, 50% Private Housing, 100% Intermediate

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£6,440,000	£4,840,000	£3,250,000	£1,650,000	£60,000	£1,451,713
Value Area 2	£4,260,000	£2,660,000	£1,060,000	£0	£0	£1,451,713
Value Area 3	£4,120,000	£2,530,000	£930,000	£0	£0	£1,451,713
Value Area 4	£2,130,000	£530,000	£0	0	0	£1,451,713

Table E649. Scheme 11. Residual Land Values, 40% Private Housing, 80:20 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£0	£0	£0	£0	£0	£1,451,713
Value Area 2	£0	£0	£0	£0	£0	£1,451,713
Value Area 3	£0	£0	£0	£0	£0	£1,451,713
Value Area 4	£0	£0	£0	£0	£0	£1,451,713

Table E650. Scheme 11. Residual Land Values, 40% Private Housing, 60:40 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£370,000	£0	£0	£0	£0	£1,451,713
Value Area 2	£370,000	£0	£0	£0	£0	£1,451,713
Value Area 3	£0	£0	£0	£0	£0	£1,451,713
Value Area 4	£0	£0	£0	£0	£0	£1,451,713

Table E651. Scheme 11. Residual Land Values, 40% Private Housing, 50:50 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£5,430,000	£4,630,000	£3,820,000	£3,020,000	£2,220,000	£1,451,713
Value Area 2	£370,000	£0	£0	£0	£0	£1,451,713
Value Area 3	£0	£0	£0	£0	£0	£1,451,713
Value Area 4	£0	£0	£0	£0	£0	£1,451,713

Table E652. Scheme 11. Residual Land Values, 40% Private Housing, 100% Intermediate

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£1,570,000	£0	£0	£0	£0	£1,451,713
Value Area 2	£7,080,000	£5,470,000	£3,870,000	£2,270,000	£660,000	£1,451,713
Value Area 3	£3,750,000	£2,150,000	£550,000	£0	£0	£1,451,713
Value Area 4	£1,000,000	£0	£0	£0	£0	£1,451,713

Table E653. Scheme 11. Residual Land Values, 30% Private Housing, 80:20 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£1,550,000	£0	£0	£0	£0	£1,451,713
Value Area 2	£2,580,000	£1,770,000	£970,000	£170,000	£0	£1,451,713
Value Area 3	£0	£0	£0	£0	£0	£1,451,713
Value Area 4	£0	£0	£0	£0	£0	£1,451,713

Table E654. Scheme 11. Residual Land Values, 30% Private Housing, 60:40 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£3,430,000	£1,820,000	£210,000	£0	£0	£1,451,713
Value Area 2	£0	£0	£0	£0	£0	£1,451,713
Value Area 3	£0	£0	£0	£0	£0	£1,451,713
Value Area 4	£0	£0	£0	£0	£0	£1,451,713

Table E655. Scheme 11. Residual Land Values, 30% Private Housing, 50:50 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£4,260,000	£2,650,000	£1,040,000	£0	£0	£1,451,713
Value Area 2	£480,000	£0	£0	£0	£0	£1,451,713
Value Area 3	£0	£0	£0	£0	£0	£1,451,713
Value Area 4	£0	£0	£0	£0	£0	£1,451,713

Table E656. Scheme 11. Residual Land Values, 30% Private Housing, 100% Intermediate

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£8,800,000	£7,190,000	£5,580,000	£3,960,000	£2,350,000	£1,451,713
Value Area 2	£5,020,000	£3,410,000	£1,790,000	£190,000	£0	£1,451,713
Value Area 3	£3,390,000	£1,780,000	£170,000	£0	£0	£1,451,713
Value Area 4	£740,000	£0	£0	£0	£0	£1,451,713

Residential Viability Analysis

“Strong” Market Appraisals, High EUV, With Grant

Tables E657 to E764 set out the indicative residual land values for Schemes 3 to 11 at high existing use values, and at 50%, 40% and 30% affordable housing with NAHP grant:

Scheme 3.

Table E657. Scheme 3. Residual Land Values, 50% Private Housing, 80:20 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£200,000	£150,000	£110,000	£70,000	£30,000	£741,300
Value Area 2	£0	£0	£0	£0	£0	£555,975
Value Area 3	£70,000	£20,000	£0	£0	£0	£463,313
Value Area 4	£0	£0	£0	£0	£0	£370,650

Table E658. Scheme 3. Residual Land Values, 50% Private Housing, 60:40 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£200,000	£150,000	£110,000	£70,000	£30,000	£741,300
Value Area 2	£100,000	£60,000	£20,000	£0	£0	£555,975
Value Area 3	£70,000	£20,000	£0	£0	£0	£463,313
Value Area 4	£20,000	£0	£0	£0	£0	£370,650

Table E659. Scheme 3. Residual Land Values, 50% Private Housing, 50:50 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£310,000	£270,000	£230,000	£190,000	£140,000	£741,300
Value Area 2	£220,000	£180,000	£140,000	£90,000	£50,000	£555,975
Value Area 3	£70,000	£20,000	£0	£0	£0	£463,313
Value Area 4	£140,000	£100,000	£60,000	£10,000	£0	£370,650

Table E660. Scheme 3. Residual Land Values, 50% Private Housing, 100% Intermediate

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£430,000	£380,000	£340,000	£300,000	£260,000	£741,300
Value Area 2	£330,000	£290,000	£250,000	£210,000	£170,000	£555,975
Value Area 3	£300,000	£250,000	£220,000	£170,000	£130,000	£463,313
Value Area 4	£250,000	£220,000	£170,000	£130,000	£90,000	£370,650

Table E661. Scheme 3. Residual Land Values, 40% Private Housing, 80:20 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£200,000	£150,000	£110,000	£70,000	£30,000	£741,300
Value Area 2	£100,000	£60,000	£20,000	£0	£0	£555,975
Value Area 3	£0	£0	£0	£0	£0	£463,313
Value Area 4	£0	£0	£0	£0	£0	£370,650

Table E662. Scheme 3. Residual Land Values, 40% Private Housing, 60:40 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£310,000	£270,000	£230,000	£190,000	£140,000	£741,300
Value Area 2	£220,000	£180,000	£140,000	£90,000	£50,000	£555,975
Value Area 3	£180,000	£140,000	£100,000	£50,000	£10,000	£463,313
Value Area 4	£140,000	£100,000	£60,000	£10,000	£0	£370,650

Table E663. Scheme 3. Residual Land Values, 40% Private Housing, 50:50 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£310,000	£270,000	£230,000	£190,000	£140,000	£741,300
Value Area 2	£220,000	£180,000	£140,000	£90,000	£50,000	£555,975
Value Area 3	£180,000	£140,000	£100,000	£50,000	£10,000	£463,313
Value Area 4	£140,000	£100,000	£60,000	£10,000	£0	£370,650

Table E664. Scheme 3. Residual Land Values, 40% Private Housing, 100% Intermediate

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£430,000	£380,000	£340,000	£300,000	£260,000	£741,300
Value Area 2	£330,000	£290,000	£250,000	£210,000	£170,000	£555,975
Value Area 3	£300,000	£250,000	£220,000	£170,000	£130,000	£463,313
Value Area 4	£250,000	£220,000	£170,000	£130,000	£90,000	£370,650

Table E665. Scheme 3. Residual Land Values, 30% Private Housing, 80:20 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£390,000	£350,000	£310,000	£260,000	£230,000	£741,300
Value Area 2	£250,000	£220,000	£170,000	£130,000	£90,000	£555,975
Value Area 3	£180,000	£140,000	£90,000	£50,000	£10,000	£463,313
Value Area 4	£100,000	£60,000	£10,000	£0	£0	£370,650

Table E666. Scheme 3. Residual Land Values, 30% Private Housing, 60:40 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£390,000	£350,000	£310,000	£260,000	£230,000	£741,300
Value Area 2	£250,000	£220,000	£170,000	£130,000	£90,000	£555,975
Value Area 3	£180,000	£140,000	£90,000	£50,000	£10,000	£463,313
Value Area 4	£100,000	£60,000	£10,000	£0	£0	£370,650

Table E667. Scheme 3. Residual Land Values, 30% Private Housing, 50:50 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£390,000	£350,000	£310,000	£260,000	£230,000	£741,300
Value Area 2	£250,000	£220,000	£170,000	£130,000	£90,000	£555,975
Value Area 3	£180,000	£140,000	£90,000	£50,000	£10,000	£463,313
Value Area 4	£100,000	£60,000	£10,000	£0	£0	£370,650

Table E668. Scheme 3. Residual Land Values, 30% Private Housing, 100% Intermediate

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£500,000	£460,000	£420,000	£380,000	£340,000	£741,300
Value Area 2	£370,000	£330,000	£290,000	£240,000	£210,000	£555,975
Value Area 3	£290,000	£250,000	£210,000	£170,000	£130,000	£463,313
Value Area 4	£220,000	£170,000	£130,000	£90,000	£50,000	£370,650

Scheme 4.

Table E669. Scheme 4. Residual Land Values, 50% Private Housing, 80:20 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£490,000	£440,000	£390,000	£340,000	£290,000	£889,560
Value Area 2	£400,000	£360,000	£310,000	£260,000	£210,000	£667,170
Value Area 3	£0	£0	£0	£0	£0	£555,975
Value Area 4	£0	£0	£0	£0	£0	£444,780

Table E670. Scheme 4. Residual Land Values, 50% Private Housing, 60:40 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	720,000	680,000	630,000	580,000	530,000	£889,560
Value Area 2	590,000	540,000	490,000	440,000	390,000	£667,170
Value Area 3	£0	£0	£0	£0	£0	£555,975
Value Area 4	£0	£0	£0	£0	£0	£444,780

Table E671. Scheme 4. Residual Land Values, 50% Private Housing, 50:50 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	720,000	680,000	630,000	580,000	530,000	£889,560
Value Area 2	590,000	540,000	490,000	440,000	390,000	£667,170
Value Area 3	£0	£0	£0	£0	£0	£555,975
Value Area 4	£0	£0	£0	£0	£0	£444,780

Table E672. Scheme 4. Residual Land Values, 50% Private Housing, 100% Intermediate

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	1,140,000	1,090,000	1,050,000	1,000,000	950,000	£889,560
Value Area 2	900,000	850,000	800,000	760,000	710,000	£667,170
Value Area 3	£0	£0	£0	£0	£0	£555,975
Value Area 4	450,000	400,000	350,000	310,000	260,000	£444,780

Table E673. Scheme 4. Residual Land Values, 40% Private Housing, 80:20 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£720,000	£680,000	£630,000	£580,000	£530,000	£889,560
Value Area 2	£590,000	£540,000	£490,000	£440,000	£390,000	£667,170
Value Area 3	£0	£0	£0	£0	£0	£555,975
Value Area 4	£0	£0	£0	£0	£0	£444,780

Table E674. Scheme 4. Residual Land Values, 40% Private Housing, 60:40 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	900,000	860,000	810,000	760,000	710,000	£889,560
Value Area 2	720,000	670,000	620,000	570,000	520,000	£667,170
Value Area 3	£0	£0	£0	£0	£0	£555,975
Value Area 4	£0	£0	£0	£0	£0	£444,780

Table E675. Scheme 4. Residual Land Values, 40% Private Housing, 50:50 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	900,000	860,000	810,000	760,000	710,000	£889,560
Value Area 2	720,000	670,000	620,000	570,000	520,000	£667,170
Value Area 3	£0	£0	£0	£0	£0	£555,975
Value Area 4	£0	£0	£0	£0	£0	£444,780

Table E676. Scheme 4. Residual Land Values, 40% Private Housing, 100% Intermediate

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£1,140,000	£1,090,000	£1,050,000	£1,000,000	£950,000	£889,560
Value Area 2	900,000	850,000	800,000	760,000	710,000	£667,170
Value Area 3	£0	£0	£0	£0	£0	£555,975
Value Area 4	450,000	400,000	350,000	310,000	260,000	£444,780

Table E677. Scheme 4. Residual Land Values, 30% Private Housing, 80:20 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£1,000,000	£950,000	£900,000	£850,000	£800,000	£889,560
Value Area 2	£790,000	£740,000	£700,000	£650,000	£600,000	£667,170
Value Area 3	£630,000	£580,000	£530,000	£490,000	£440,000	£555,975
Value Area 4	£400,000	£350,000	£300,000	£260,000	£210,000	£444,780

Table E678. Scheme 4. Residual Land Values, 30% Private Housing, 60:40 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£1,000,000	£950,000	£900,000	£850,000	£800,000	£889,560
Value Area 2	790,000	740,000	700,000	650,000	600,000	£667,170
Value Area 3	630,000	580,000	530,000	490,000	440,000	£555,975
Value Area 4	400,000	350,000	300,000	260,000	210,000	£444,780

Table E679. Scheme 4. Residual Land Values, 30% Private Housing, 50:50 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£1,000,000	£950,000	£900,000	£850,000	£800,000	£889,560
Value Area 2	790,000	740,000	700,000	650,000	600,000	£667,170
Value Area 3	630,000	580,000	530,000	490,000	440,000	£555,975
Value Area 4	400,000	350,000	300,000	260,000	210,000	£444,780

Table E680. Scheme 4. Residual Land Values, 30% Private Housing, 100% Intermediate

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£1,240,000	£1,190,000	£1,140,000	£1,090,000	£1,040,000	£889,560
Value Area 2	£980,000	£930,000	£880,000	£830,000	£780,000	£667,170
Value Area 3	£820,000	£770,000	£720,000	£670,000	£620,000	£555,975
Value Area 4	500,000	450,000	400,000	350,000	310,000	£444,780

Scheme 5.

Table E681. Scheme 5. Residual Land Values, 50% Private Housing, 80:20 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£1,580,000	£1,440,000	£1,290,000	£1,140,000	£1,000,000	£2,001,510
Value Area 2	£420,000	£280,000	£130,000	£0	£0	£1,501,133
Value Area 3	£960,000	£810,000	£660,000	£520,000	£370,000	£1,250,944
Value Area 4	£0	£0	£0	£0	£0	£1,000,755

Table E682. Scheme 5. Residual Land Values, 50% Private Housing, 60:40 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£990,000	£840,000	£700,000	£550,000	£410,000	£2,001,510
Value Area 2	£510,000	£370,000	£220,000	£70,000	£0	£1,501,133
Value Area 3	£1,040,000	£890,000	£740,000	£600,000	£450,000	£1,250,944
Value Area 4	£0	£0	£0	£0	£0	£1,000,755

Table E683. Scheme 5. Residual Land Values, 50% Private Housing, 50:50 Soc Rent/Int. Split

Contribution Per Unit;	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£1,150,000	£1,000,000	£860,000	£710,000	£570,000	£2,001,510
Value Area 2	£670,000	£530,000	£380,000	£230,000	£90,000	£1,501,133
Value Area 3	£1,190,000	£1,050,000	£900,000	£750,000	£610,000	£1,250,944
Value Area 4	£0	£0	£0	£0	£0	£1,000,755

Table E684. Scheme 5. Residual Land Values, 50% Private Housing, 100% Intermediate

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£1,580,000	£1,440,000	£1,290,000	£1,140,000	£1,000,000	£2,001,510
Value Area 2	£1,100,000	£960,000	£810,000	£660,000	£520,000	£1,501,133
Value Area 3	£1,590,000	£1,440,000	£1,290,000	£1,150,000	£1,000,000	£1,250,944
Value Area 4	£0	£0	£0	£0	£0	£1,000,755

Table E685. Scheme 5. Residual Land Values, 40% Private Housing, 80:20 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£1,100,000	£950,000	£800,000	£660,000	£510,000	£2,001,510
Value Area 2	£570,000	£430,000	£280,000	£140,000	£0	£1,501,133
Value Area 3	£1,060,000	£920,000	£770,000	£620,000	£480,000	£1,250,944
Value Area 4	£0	£0	£0	£0	£0	£1,000,755

Table E686. Scheme 5. Residual Land Values, 40% Private Housing, 60:40 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£1,260,000	£1,110,000	£970,000	£820,000	£670,000	£2,001,510
Value Area 2	£730,000	£590,000	£450,000	£300,000	£150,000	£1,501,133
Value Area 3	£1,220,000	£1,070,000	£930,000	£780,000	£630,000	£1,250,944
Value Area 4	£0	£0	£0	£0	£0	£1,000,755

Table E687. Scheme 5. Residual Land Values, 40% Private Housing, 50:50 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£1,350,000	£1,200,000	£1,060,000	£910,000	£760,000	£2,001,510
Value Area 2	£820,000	£680,000	£530,000	£390,000	£240,000	£1,501,133
Value Area 3	£1,300,000	£1,150,000	£1,010,000	£860,000	£710,000	£1,250,944
Value Area 4	£0	£0	£0	£0	£0	£1,000,755

Table E688. Scheme 5. Residual Land Values, 40% Private Housing, 100% Intermediate

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£1,690,000	£1,540,000	£1,400,000	£1,250,000	£1,100,000	£2,001,510
Value Area 2	£1,160,000	£1,020,000	£870,000	£720,000	£580,000	£1,501,133
Value Area 3	£1,610,000	£1,470,000	£1,320,000	£1,170,000	£1,030,000	£1,250,944
Value Area 4	£0	£0	£0	£0	£0	£1,000,755

Table E689. Scheme 5. Residual Land Values, 30% Private Housing, 80:20 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£1,560,000	£1,410,000	£1,260,000	£1,120,000	£970,000	£2,001,510
Value Area 2	£900,000	£760,000	£610,000	£470,000	£320,000	£1,501,133
Value Area 3	£1,300,000	£1,150,000	£1,000,000	£860,000	£710,000	£1,250,944
Value Area 4	£0	£0	£0	£0	£0	£1,000,755

Table E690. Scheme 5. Residual Land Values, 30% Private Housing, 60:40 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£1,650,000	£1,500,000	£1,350,000	£1,210,000	£1,060,000	£2,001,510
Value Area 2	£990,000	£840,000	£700,000	£550,000	£410,000	£1,501,133
Value Area 3	£1,380,000	£1,230,000	£1,080,000	£940,000	£790,000	£1,250,944
Value Area 4	£0	£0	£0	£0	£0	£1,000,755

Table E691. Scheme 5. Residual Land Values, 30% Private Housing, 50:50 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£1,730,000	£1,590,000	£1,440,000	£1,300,000	£1,150,000	£2,001,510
Value Area 2	£1,080,000	£930,000	£790,000	£640,000	£490,000	£1,501,133
Value Area 3	£1,450,000	£1,310,000	£1,160,000	£1,010,000	£870,000	£1,250,944
Value Area 4	£0	£0	£0	£0	£0	£1,000,755

Table E692. Scheme 5. Residual Land Values, 30% Private Housing, 100% Intermediate

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£1,990,000	£1,840,000	£1,690,000	£1,550,000	£1,400,000	£2,001,510
Value Area 2	£1,330,000	£1,190,000	£1,040,000	£890,000	£750,000	£1,501,133
Value Area 3	£1,690,000	£1,540,000	£1,400,000	£1,250,000	£1,100,000	£1,250,944
Value Area 4	£0	£0	£0	£0	£0	£1,000,755

Scheme 6.

Table E693. Scheme 6. Residual Land Values, 50% Private Housing, 80:20 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£0	£0	£0	£0	£0	£2,520,420
Value Area 2	£0	£0	£0	£0	£0	£1,890,315
Value Area 3	£890,000	£670,000	£460,000	£240,000	£20,000	£1,575,263
Value Area 4	£0	£0	£0	£0	£0	£1,260,210

Table E694. Scheme 6. Residual Land Values, 50% Private Housing, 60:40 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£1,010,000	£790,000	£570,000	£360,000	£140,000	£2,520,420
Value Area 2	£1,010,000	£790,000	£570,000	£360,000	£140,000	£1,890,315
Value Area 3	£1,120,000	£900,000	£680,000	£460,000	£240,000	£1,575,263
Value Area 4	£0	£0	£0	£0	£0	£1,260,210

Table E695. Scheme 6. Residual Land Values, 50% Private Housing, 50:50 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£1,100,000	£880,000	£660,000	£450,000	£230,000	£2,520,420
Value Area 2	£1,100,000	£880,000	£660,000	£450,000	£230,000	£1,890,315
Value Area 3	£1,210,000	£990,000	£770,000	£550,000	£330,000	£1,575,263
Value Area 4	£0	£0	£0	£0	£0	£1,260,210

Table E696. Scheme 6. Residual Land Values, 50% Private Housing, 100% Intermediate

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£1,980,000	£1,760,000	£1,540,000	£1,320,000	£1,100,000	£2,520,420
Value Area 2	£1,980,000	£1,760,000	£1,540,000	£1,320,000	£1,100,000	£1,890,315
Value Area 3	£2,090,000	£1,870,000	£1,650,000	£1,430,000	£1,210,000	£1,575,263
Value Area 4	£1,470,000	£1,250,000	£1,030,000	£810,000	£590,000	£1,260,210

Table E697. Scheme 6. Residual Land Values, 40% Private Housing, 80:20 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£1,170,000	£960,000	£740,000	£520,000	£300,000	£2,520,420
Value Area 2	£1,170,000	£960,000	£740,000	£520,000	£300,000	£1,890,315
Value Area 3	£580,000	£370,000	£150,000	£0	£0	£1,575,263
Value Area 4	£0	£0	£0	£0	£0	£1,260,210

Table E698. Scheme 6. Residual Land Values, 40% Private Housing, 60:40 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£1,440,000	£1,220,000	£1,000,000	£780,000	£560,000	£2,520,420
Value Area 2	£1,440,000	£1,220,000	£1,000,000	£780,000	£560,000	£1,890,315
Value Area 3	£1,300,000	£1,080,000	£860,000	£640,000	£430,000	£1,575,263
Value Area 4	£0	£0	£0	£0	£0	£1,260,210

Table E699. Scheme 6. Residual Land Values, 40% Private Housing, 50:50 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£1,500,000	£1,280,000	£1,060,000	£840,000	£620,000	£2,520,420
Value Area 2	£1,500,000	£1,280,000	£1,060,000	£840,000	£620,000	£1,890,315
Value Area 3	£1,360,000	£1,140,000	£920,000	£700,000	£480,000	£1,575,263
Value Area 4	£0	£0	£0	£0	£0	£1,260,210

Table E700. Scheme 6. Residual Land Values, 40% Private Housing, 100% Intermediate

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£2,220,000	£2,000,000	£1,780,000	£1,560,000	£1,340,000	£2,520,420
Value Area 2	£2,220,000	£2,000,000	£1,780,000	£1,560,000	£1,340,000	£1,890,315
Value Area 3	£2,080,000	£1,860,000	£1,640,000	£1,420,000	£1,200,000	£1,575,263
Value Area 4	£1,340,000	£1,120,000	£900,000	£680,000	£460,000	£1,260,210

Table E701. Scheme 6. Residual Land Values, 30% Private Housing, 80:20 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£1,630,000	£1,410,000	£1,190,000	£970,000	£750,000	£2,520,420
Value Area 2	£1,630,000	£1,410,000	£1,190,000	£970,000	£750,000	£1,890,315
Value Area 3	£1,300,000	£1,080,000	£860,000	£640,000	£430,000	£1,575,263
Value Area 4	£0	£0	£0	£0	£0	£1,260,210

Table E702. Scheme 6. Residual Land Values, 30% Private Housing, 60:40 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£1,800,000	£1,580,000	£1,360,000	£1,140,000	£920,000	£2,520,420
Value Area 2	£1,800,000	£1,580,000	£1,360,000	£1,140,000	£920,000	£1,890,315
Value Area 3	£1,470,000	£1,250,000	£1,030,000	£810,000	£590,000	£1,575,263
Value Area 4	£0	£0	£0	£0	£0	£1,260,210

Table E703. Scheme 6. Residual Land Values, 30% Private Housing, 50:50 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£1,990,000	£1,770,000	£1,550,000	£1,330,000	£1,110,000	£2,520,420
Value Area 2	£1,990,000	£1,770,000	£1,550,000	£1,330,000	£1,110,000	£1,890,315
Value Area 3	£1,660,000	£1,440,000	£1,220,000	£1,000,000	£780,000	£1,575,263
Value Area 4	840,000	620,000	400,000	180,000	0	£1,260,210

Table E704. Scheme 6. Residual Land Values, 30% Private Housing, 100% Intermediate

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£2,410,000	£2,190,000	£1,970,000	£1,750,000	£1,530,000	£2,520,420
Value Area 2	£2,410,000	£2,190,000	£1,970,000	£1,750,000	£1,530,000	£1,890,315
Value Area 3	£2,080,000	£1,860,000	£1,640,000	£1,420,000	£1,200,000	£1,575,263
Value Area 4	£1,250,000	£1,040,000	£820,000	£600,000	£380,000	£1,260,210

Scheme 7.

Table E705. Scheme 7. Residual Land Values, 50% Private Housing, 80:20 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£4,260,000	£4,000,000	£3,740,000	£3,480,000	£3,220,000	£4,151,280
Value Area 2	£3,830,000	£3,570,000	£3,310,000	£3,050,000	£2,800,000	£3,113,460
Value Area 3	£3,170,000	£2,910,000	£2,650,000	£2,390,000	£2,140,000	£2,594,550
Value Area 4	£2,170,000	£1,920,000	£1,660,000	£1,400,000	£1,140,000	£2,075,640

Table E706. Scheme 7. Residual Land Values, 50% Private Housing, 60:40 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£4,930,000	£4,670,000	£4,410,000	£4,150,000	£3,890,000	£4,151,280
Value Area 2	£4,500,000	£4,240,000	£3,980,000	£3,730,000	£3,470,000	£3,113,460
Value Area 3	£3,840,000	£3,580,000	£3,320,000	£3,070,000	£2,810,000	£2,594,550
Value Area 4	£2,840,000	£2,590,000	£2,330,000	£2,070,000	£1,810,000	£2,075,640

Table E707. Scheme 7. Residual Land Values, 50% Private Housing, 50:50 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£5,130,000	£4,870,000	£4,610,000	£4,350,000	£4,100,000	£4,151,280
Value Area 2	£4,700,000	£4,450,000	£4,190,000	£3,930,000	£3,670,000	£3,113,460
Value Area 3	£4,040,000	£3,790,000	£3,530,000	£3,270,000	£3,010,000	£2,594,550
Value Area 4	£3,050,000	£2,790,000	£2,530,000	£2,270,000	£2,010,000	£2,075,640

Table E708. Scheme 7. Residual Land Values, 50% Private Housing, 100% Intermediate

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£6,810,000	£6,550,000	£6,290,000	£6,030,000	£5,770,000	£4,151,280
Value Area 2	£6,380,000	£6,120,000	£5,870,000	£5,610,000	£5,350,000	£3,113,460
Value Area 3	£5,720,000	£5,460,000	£5,210,000	£4,950,000	£4,690,000	£2,594,550
Value Area 4	£4,730,000	£4,470,000	£4,210,000	£3,950,000	£3,690,000	£2,075,640

Table E709. Scheme 7. Residual Land Values, 40% Private Housing, 80:20 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£5,020,000	£4,760,000	£4,500,000	£4,240,000	£3,980,000	£4,151,280
Value Area 2	£4,440,000	£4,180,000	£3,930,000	£3,670,000	£3,410,000	£3,113,460
Value Area 3	£3,640,000	£3,380,000	£3,120,000	£2,870,000	£2,610,000	£2,594,550
Value Area 4	2,500,000	2,250,000	1,990,000	1,730,000	1,470,000	£2,075,640

Table E710. Scheme 7. Residual Land Values, 40% Private Housing, 60:40 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£5,490,000	£5,230,000	£4,970,000	£4,710,000	£4,460,000	£4,151,280
Value Area 2	£4,910,000	£4,660,000	£4,400,000	£4,140,000	£3,880,000	£3,113,460
Value Area 3	£4,110,000	£3,850,000	£3,600,000	£3,340,000	£3,080,000	£2,594,550
Value Area 4	2,980,000	2,720,000	2,460,000	2,200,000	1,940,000	£2,075,640

Table E711. Scheme 7. Residual Land Values, 40% Private Housing, 50:50 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£5,790,000	£5,530,000	£5,270,000	£5,010,000	£4,760,000	£4,151,280
Value Area 2	£5,210,000	£4,960,000	£4,700,000	£4,440,000	£4,180,000	£3,113,460
Value Area 3	£4,410,000	£4,160,000	£3,900,000	£3,640,000	£3,380,000	£2,594,550
Value Area 4	3,280,000	3,020,000	2,760,000	2,500,000	2,240,000	£2,075,640

Table E712. Scheme 7. Residual Land Values, 40% Private Housing, 100% Intermediate

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£7,030,000	£6,770,000	£6,520,000	£6,260,000	£6,000,000	£4,151,280
Value Area 2	£6,460,000	£6,200,000	£5,940,000	£5,680,000	£5,430,000	£3,113,460
Value Area 3	£5,100,000	£4,840,000	£4,580,000	£4,320,000	£4,060,000	£2,594,550
Value Area 4	4,520,000	4,260,000	4,000,000	3,750,000	3,490,000	£2,075,640

Table E713. Scheme 7. Residual Land Values, 30% Private Housing, 80:20 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£5,840,000	£5,590,000	£5,330,000	£5,070,000	£4,810,000	£4,151,280
Value Area 2	£5,040,000	£4,780,000	£4,520,000	£4,260,000	£4,010,000	£3,113,460
Value Area 3	£4,020,000	£3,760,000	£3,500,000	£3,240,000	£2,990,000	£2,594,550
Value Area 4	2,650,000	2,390,000	2,130,000	1,870,000	1,620,000	£2,075,640

Table E714. Scheme 7. Residual Land Values, 30% Private Housing, 60:40 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£6,280,000	£6,020,000	£5,760,000	£5,500,000	£5,250,000	£4,151,280
Value Area 2	£5,470,000	£5,220,000	£4,960,000	£4,700,000	£4,440,000	£3,113,460
Value Area 3	£4,450,000	£4,190,000	£3,940,000	£3,680,000	£3,420,000	£2,594,550
Value Area 4	3,080,000	2,830,000	2,570,000	2,310,000	2,050,000	£2,075,640

Table E715. Scheme 7. Residual Land Values, 30% Private Housing, 50:50 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£6,380,000	£6,120,000	£5,860,000	£5,610,000	£5,350,000	£4,151,280
Value Area 2	£5,580,000	£5,320,000	£5,060,000	£4,800,000	£4,540,000	£3,113,460
Value Area 3	£4,550,000	£4,300,000	£4,040,000	£3,780,000	£3,520,000	£2,594,550
Value Area 4	3,190,000	2,930,000	2,670,000	2,410,000	2,150,000	£2,075,640

Table E716. Scheme 7. Residual Land Values, 30% Private Housing, 100% Intermediate

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£7,390,000	£7,130,000	£6,870,000	£6,610,000	£6,360,000	£4,151,280
Value Area 2	£6,580,000	£6,330,000	£6,070,000	£5,810,000	£5,550,000	£3,113,460
Value Area 3	£5,560,000	£5,300,000	£5,050,000	£4,790,000	£4,530,000	£2,594,550
Value Area 4	4,190,000	3,940,000	3,680,000	3,420,000	3,160,000	£2,075,640

Scheme 8.

Table E717. Scheme 8. Residual Land Values, 50% Private Housing, 80:20 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£2,830,000	£2,390,000	£1,950,000	£1,510,000	£1,070,000	£6,894,090
Value Area 2	£2,360,000	£1,920,000	£1,480,000	£1,040,000	£600,000	£5,170,568
Value Area 3	£0	£0	£0	£0	£0	£4,308,806
Value Area 4	£0	£0	£0	£0	£0	£3,447,045

Table E718. Scheme 8. Residual Land Values, 50% Private Housing, 60:40 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£3,680,000	£3,240,000	£2,800,000	£2,360,000	£1,920,000	£6,894,090
Value Area 2	£3,210,000	£2,770,000	£2,330,000	£1,890,000	£1,450,000	£5,170,568
Value Area 3	£1,750,000	£1,310,000	£870,000	£430,000	£0	£4,308,806
Value Area 4	£0	£0	£0	£0	£0	£3,447,045

Table E719. Scheme 8. Residual Land Values, 50% Private Housing, 50:50 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£4,170,000	£3,730,000	£3,290,000	£2,850,000	£2,410,000	£6,894,090
Value Area 2	£3,700,000	£3,260,000	£2,820,000	£2,370,000	£1,930,000	£5,170,568
Value Area 3	£2,240,000	£1,800,000	£1,360,000	£920,000	£480,000	£4,308,806
Value Area 4	£1,790,000	£1,350,000	£910,000	£470,000	£40,000	£3,447,045

Table E720. Scheme 8. Residual Land Values, 50% Private Housing, 100% Intermediate

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£6,660,000	£6,220,000	£5,780,000	£5,340,000	£4,900,000	£6,894,090
Value Area 2	£6,190,000	£5,750,000	£5,310,000	£4,870,000	£4,430,000	£5,170,568
Value Area 3	£4,730,000	£4,290,000	£3,850,000	£3,410,000	£2,970,000	£4,308,806
Value Area 4	£4,290,000	£3,850,000	£3,410,000	£2,970,000	£2,530,000	£3,447,045

Table E721. Scheme 8. Residual Land Values, 40% Private Housing, 80:20 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£4,050,000	£3,610,000	£3,170,000	£2,730,000	£2,290,000	£6,894,090
Value Area 2	£3,310,000	£2,870,000	£2,430,000	£1,990,000	£1,550,000	£5,170,568
Value Area 3	£1,600,000	£1,160,000	£720,000	£280,000	£0	£4,308,806
Value Area 4	£0	£0	£0	£0	£0	£3,447,045

Table E722. Scheme 8. Residual Land Values, 40% Private Housing, 60:40 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£4,850,000	£4,410,000	£3,960,000	£3,520,000	£3,080,000	£6,894,090
Value Area 2	£4,110,000	£3,670,000	£3,230,000	£2,780,000	£2,340,000	£5,170,568
Value Area 3	£2,400,000	£1,960,000	£1,520,000	£1,080,000	£630,000	£4,308,806
Value Area 4	£1,690,000	£1,250,000	£810,000	£370,000	£0	£3,447,045

Table E723. Scheme 8. Residual Land Values, 40% Private Housing, 50:50 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£5,120,000	£4,680,000	£4,240,000	£3,790,000	£3,350,000	£6,894,090
Value Area 2	£4,380,000	£3,940,000	£3,500,000	£3,060,000	£2,610,000	£5,170,568
Value Area 3	£2,670,000	£2,230,000	£1,790,000	£1,350,000	£900,000	£4,308,806
Value Area 4	1,960,000	1,520,000	1,080,000	640,000	200,000	£3,447,045

Table E724. Scheme 8. Residual Land Values, 40% Private Housing, 100% Intermediate

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£7,030,000	£6,590,000	£6,150,000	£5,710,000	£5,270,000	£6,894,090
Value Area 2	£6,300,000	£5,850,000	£5,410,000	£4,970,000	£4,530,000	£5,170,568
Value Area 3	£4,590,000	£4,140,000	£3,700,000	£3,260,000	£2,820,000	£4,308,806
Value Area 4	3,880,000	3,440,000	2,990,000	2,550,000	2,110,000	£3,447,045

Table E725. Scheme 8. Residual Land Values, 30% Private Housing, 80:20 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£5,310,000	£4,860,000	£4,420,000	£3,980,000	£3,530,000	£6,894,090
Value Area 2	£4,230,000	£3,790,000	£3,350,000	£2,900,000	£2,460,000	£5,170,568
Value Area 3	£2,210,000	£1,760,000	£1,320,000	£880,000	£440,000	£4,308,806
Value Area 4	£1,170,000	£730,000	£290,000	£0	£0	£3,447,045

Table E726. Scheme 8. Residual Land Values, 30% Private Housing, 60:40 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£5,670,000	£5,230,000	£4,790,000	£4,340,000	£3,900,000	£6,894,090
Value Area 2	£4,600,000	£4,160,000	£3,710,000	£3,270,000	£2,830,000	£5,170,568
Value Area 3	£2,570,000	£2,130,000	£1,690,000	£1,240,000	£800,000	£4,308,806
Value Area 4	£1,540,000	£1,090,000	£650,000	£210,000	£0	£3,447,045

Table E727. Scheme 8. Residual Land Values, 30% Private Housing, 50:50 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£5,940,000	£5,500,000	£5,060,000	£4,610,000	£4,170,000	£6,894,090
Value Area 2	£4,870,000	£4,430,000	£3,980,000	£3,540,000	£3,100,000	£5,170,568
Value Area 3	£2,840,000	£2,400,000	£1,960,000	£1,520,000	£1,070,000	£4,308,806
Value Area 4	£3,360,000	£2,920,000	£2,470,000	£2,030,000	£1,590,000	£3,447,045

Table E728. Scheme 8. Residual Land Values, 30% Private Housing, 100% Intermediate

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£7,490,000	£7,050,000	£6,610,000	£6,160,000	£5,720,000	£6,894,090
Value Area 2	£6,420,000	£5,980,000	£5,530,000	£5,090,000	£4,650,000	£5,170,568
Value Area 3	£4,390,000	£3,950,000	£3,510,000	£3,070,000	£2,620,000	£4,308,806
Value Area 4	£3,360,000	£2,920,000	£2,470,000	£2,030,000	£1,590,000	£3,447,045

Scheme 9.

Table E729. Scheme 9. Residual Land Values, 50% Private Housing, 80:20 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£5,510,000	£4,660,000	£3,800,000	£2,940,000	£2,090,000	£13,343,400
Value Area 2	£4,780,000	£3,920,000	£3,070,000	£2,210,000	£1,360,000	£10,007,550
Value Area 3	£4,180,000	£3,320,000	£2,460,000	£1,610,000	£750,000	£8,339,625
Value Area 4	£0	£0	£0	£0	£0	£6,671,700

Table E730. Scheme 9. Residual Land Values, 50% Private Housing, 60:40 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£7,370,000	£6,510,000	£5,660,000	£4,800,000	£3,940,000	£13,343,400
Value Area 2	£6,640,000	£5,780,000	£4,920,000	£4,070,000	£3,210,000	£10,007,550
Value Area 3	£6,030,000	£5,170,000	£4,320,000	£3,460,000	£2,610,000	£8,339,625
Value Area 4	£4,300,000	£3,450,000	£2,590,000	£1,730,000	£880,000	£6,671,700

Table E731. Scheme 9. Residual Land Values, 50% Private Housing, 50:50 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£8,150,000	£7,290,000	£6,440,000	£5,580,000	£4,730,000	£13,343,400
Value Area 2	£7,420,000	£6,560,000	£5,710,000	£4,850,000	£3,990,000	£10,007,550
Value Area 3	£6,810,000	£5,960,000	£5,100,000	£4,250,000	£3,390,000	£8,339,625
Value Area 4	£5,080,000	£4,230,000	£3,370,000	£2,520,000	£1,660,000	£6,671,700

Table E732. Scheme 9. Residual Land Values, 50% Private Housing, 100% Intermediate

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£12,930,000	£12,080,000	£11,220,000	£10,360,000	£9,510,000	£13,343,400
Value Area 2	£12,200,000	£11,340,000	£10,490,000	£9,630,000	£8,770,000	£10,007,550
Value Area 3	£11,590,000	£10,740,000	£9,880,000	£9,030,000	£8,170,000	£8,339,625
Value Area 4	9,870,000	9,010,000	8,150,000	7,300,000	6,440,000	£6,671,700

Table E733. Scheme 9. Residual Land Values, 40% Private Housing, 80:20 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£7,720,000	£6,860,000	£6,000,000	£5,140,000	£4,280,000	£13,343,400
Value Area 2	£6,430,000	£5,570,000	£4,710,000	£3,850,000	£2,990,000	£10,007,550
Value Area 3	£5,300,000	£4,440,000	£3,580,000	£2,720,000	£1,860,000	£8,339,625
Value Area 4	£3,020,000	£2,160,000	£1,300,000	£440,000	£0	£6,671,700

Table E734. Scheme 9. Residual Land Values, 40% Private Housing, 60:40 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£9,050,000	£8,190,000	£7,330,000	£6,470,000	£5,610,000	£13,343,400
Value Area 2	£7,760,000	£6,900,000	£6,040,000	£5,180,000	£4,320,000	£10,007,550
Value Area 3	£6,630,000	£5,770,000	£4,910,000	£4,050,000	£3,190,000	£8,339,625
Value Area 4	£4,350,000	£3,490,000	£2,630,000	£1,770,000	£910,000	£6,671,700

Table E735. Scheme 9. Residual Land Values, 40% Private Housing, 50:50 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£9,840,000	£8,980,000	£8,120,000	£7,260,000	£6,400,000	£13,343,400
Value Area 2	£8,550,000	£7,690,000	£6,830,000	£5,970,000	£5,110,000	£10,007,550
Value Area 3	£7,410,000	£6,550,000	£5,690,000	£4,830,000	£3,970,000	£8,339,625
Value Area 4	£5,130,000	£4,270,000	£3,410,000	£2,550,000	£1,690,000	£6,671,700

Table E736. Scheme 9. Residual Land Values, 40% Private Housing, 100% Intermediate

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£13,550,000	£12,690,000	£11,830,000	£10,970,000	£10,110,000	£13,343,400
Value Area 2	£12,260,000	£11,400,000	£10,540,000	£9,680,000	£8,820,000	£10,007,550
Value Area 3	£11,120,000	£10,260,000	£9,400,000	£8,540,000	£7,680,000	£8,339,625
Value Area 4	£8,840,000	£7,980,000	£7,120,000	£6,260,000	£5,400,000	£6,671,700

Table E737. Scheme 9. Residual Land Values, 30% Private Housing, 80:20 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£9,680,000	£8,810,000	£7,950,000	£7,080,000	£6,220,000	£13,343,400
Value Area 2	£7,830,000	£6,960,000	£6,100,000	£5,230,000	£4,370,000	£10,007,550
Value Area 3	£6,160,000	£5,290,000	£4,430,000	£3,570,000	£2,700,000	£8,339,625
Value Area 4	£3,330,000	£2,460,000	£1,600,000	£730,000	£0	£6,671,700

Table E738. Scheme 9. Residual Land Values, 30% Private Housing, 60:40 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£10,720,000	£9,860,000	£8,990,000	£8,130,000	£7,260,000	£13,343,400
Value Area 2	£8,870,000	£8,010,000	£7,140,000	£6,280,000	£5,410,000	£10,007,550
Value Area 3	£7,200,000	£6,340,000	£5,470,000	£4,610,000	£3,740,000	£8,339,625
Value Area 4	4,370,000	3,510,000	2,640,000	1,780,000	910,000	£6,671,700

Table E739. Scheme 9. Residual Land Values, 30% Private Housing, 50:50 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£11,240,000	£10,380,000	£9,520,000	£8,650,000	£7,790,000	£13,343,400
Value Area 2	£9,390,000	£8,530,000	£7,670,000	£6,800,000	£5,940,000	£10,007,550
Value Area 3	£7,730,000	£6,860,000	£6,000,000	£5,130,000	£4,270,000	£8,339,625
Value Area 4	4,890,000	4,030,000	3,170,000	2,300,000	1,440,000	£6,671,700

Table E740. Scheme 9. Residual Land Values, 30% Private Housing, 100% Intermediate

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£14,170,000	£13,310,000	£12,440,000	£11,580,000	£10,710,000	£13,343,400
Value Area 2	£12,320,000	£11,460,000	£10,590,000	£9,730,000	£8,860,000	£10,007,550
Value Area 3	£10,650,000	£9,790,000	£8,920,000	£8,060,000	£7,190,000	£8,339,625
Value Area 4	£7,820,000	£6,960,000	£6,090,000	£5,230,000	£4,360,000	£6,671,700

Scheme 10.

Table E741. Scheme 10. Residual Land Values, 50% Private Housing, 80:20 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£7,860,000	£7,060,000	£6,260,000	£5,460,000	£4,670,000	£9,117,990
Value Area 2	£5,490,000	£4,690,000	£3,890,000	£3,100,000	£2,300,000	£6,838,493
Value Area 3	£3,270,000	£2,470,000	£1,670,000	£870,000	£80,000	£5,698,744
Value Area 4	£0	£0	£0	£0	£0	£4,558,995

Table E742. Scheme 10. Residual Land Values, 50% Private Housing, 60:40 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£9,250,000	£8,460,000	£7,660,000	£6,860,000	£6,060,000	£9,117,990
Value Area 2	£6,890,000	£6,090,000	£5,290,000	£4,490,000	£3,690,000	£6,838,493
Value Area 3	£4,660,000	£3,870,000	£3,070,000	£2,270,000	£1,470,000	£5,698,744
Value Area 4	£0	£0	£0	£0	£0	£4,558,995

Table E743. Scheme 10. Residual Land Values, 50% Private Housing, 50:50 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£9,880,000	£9,080,000	£8,280,000	£7,490,000	£6,690,000	£9,117,990
Value Area 2	£7,510,000	£6,710,000	£5,920,000	£5,120,000	£4,320,000	£6,838,493
Value Area 3	£5,290,000	£4,490,000	£3,690,000	£2,900,000	£2,100,000	£5,698,744
Value Area 4	£3,040,000	£2,240,000	£1,440,000	£640,000	£0	£4,558,995

Table E744. Scheme 10. Residual Land Values, 50% Private Housing, 100% Intermediate

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£13,440,000	£12,640,000	£11,840,000	£11,040,000	£10,250,000	£9,117,990
Value Area 2	£11,070,000	£10,270,000	£9,470,000	£8,680,000	£7,880,000	£6,838,493
Value Area 3	£8,850,000	£8,050,000	£7,250,000	£6,450,000	£5,660,000	£5,698,744
Value Area 4	6,590,000	5,800,000	5,000,000	4,200,000	3,400,000	£4,558,995

Table E745. Scheme 10. Residual Land Values, 40% Private Housing, 80:20 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£9,510,000	£8,710,000	£7,910,000	£7,110,000	£6,310,000	£9,117,990
Value Area 2	£6,670,000	£5,870,000	£5,070,000	£4,270,000	£3,460,000	£6,838,493
Value Area 3	£4,010,000	£3,200,000	£2,400,000	£1,600,000	£800,000	£5,698,744
Value Area 4	£0	£0	£0	£0	£0	£4,558,995

Table E746. Scheme 10. Residual Land Values, 40% Private Housing, 60:40 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£10,570,000	£9,770,000	£8,970,000	£8,160,000	£7,360,000	£9,117,990
Value Area 2	£7,730,000	£6,930,000	£6,120,000	£5,320,000	£4,520,000	£6,838,493
Value Area 3	£5,060,000	£4,260,000	£3,460,000	£2,660,000	£1,850,000	£5,698,744
Value Area 4	£2,360,000	£1,550,000	£750,000	£0	£0	£4,558,995

Table E747. Scheme 10. Residual Land Values, 40% Private Housing, 50:50 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£11,200,000	£10,390,000	£9,590,000	£8,790,000	£7,990,000	£9,117,990
Value Area 2	£8,350,000	£7,550,000	£6,750,000	£5,950,000	£5,150,000	£6,838,493
Value Area 3	£5,690,000	£4,890,000	£4,080,000	£3,280,000	£2,480,000	£5,698,744
Value Area 4	2,980,000	2,180,000	1,380,000	580,000	0	£4,558,995

Table E748. Scheme 10. Residual Land Values, 40% Private Housing, 100% Intermediate

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£13,990,000	£13,180,000	£12,380,000	£11,580,000	£10,780,000	£9,117,990
Value Area 2	£11,140,000	£10,340,000	£9,540,000	£8,740,000	£7,940,000	£6,838,493
Value Area 3	£8,480,000	£7,680,000	£6,870,000	£6,070,000	£5,270,000	£5,698,744
Value Area 4	5,770,000	4,970,000	4,170,000	3,370,000	2,570,000	£4,558,995

Table E749. Scheme 10. Residual Land Values, 30% Private Housing, 80:20 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£11,130,000	£10,320,000	£9,510,000	£8,710,000	£7,900,000	£9,117,990
Value Area 2	£7,810,000	£7,010,000	£6,200,000	£5,390,000	£4,590,000	£6,838,493
Value Area 3	£4,700,000	£3,890,000	£3,090,000	£2,280,000	£1,480,000	£5,698,744
Value Area 4	£0	£0	£0	£0	£0	£4,558,995

Table E750. Scheme 10. Residual Land Values, 30% Private Housing, 60:40 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£12,040,000	£11,230,000	£10,430,000	£9,620,000	£8,820,000	£9,117,990
Value Area 2	£8,730,000	£7,920,000	£7,110,000	£6,310,000	£5,500,000	£6,838,493
Value Area 3	£5,610,000	£4,810,000	£4,000,000	£3,200,000	£2,390,000	£5,698,744
Value Area 4	£2,460,000	£1,650,000	£850,000	£40,000	£-800,000	£4,558,995

Table E751. Scheme 10. Residual Land Values, 30% Private Housing, 50:50 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£12,380,000	£11,570,000	£10,770,000	£9,960,000	£9,160,000	£9,117,990
Value Area 2	£9,060,000	£8,260,000	£7,450,000	£6,650,000	£5,840,000	£6,838,493
Value Area 3	£5,950,000	£5,150,000	£4,340,000	£3,540,000	£2,730,000	£5,698,744
Value Area 4	2,800,000	1,990,000	1,190,000	380,000	0	£4,558,995

Table E752. Scheme 10. Residual Land Values, 30% Private Housing, 100% Intermediate

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£14,540,000	£13,740,000	£12,930,000	£12,130,000	£11,320,000	£9,117,990
Value Area 2	£11,230,000	£10,420,000	£9,620,000	£8,810,000	£8,000,000	£6,838,493
Value Area 3	£8,120,000	£7,310,000	£6,510,000	£5,700,000	£4,890,000	£5,698,744
Value Area 4	£4,960,000	£4,150,000	£3,350,000	£2,540,000	£1,740,000	£4,558,995

Scheme 11.

Table E753. Scheme 11. Residual Land Values, 50% Private Housing, 80:20 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£0	£0	£0	£0	£0	£17,420,550
Value Area 2	£0	£0	£0	£0	£0	£13,065,413
Value Area 3	£0	£0	£0	£0	£0	£10,887,844
Value Area 4	£0	£0	£0	£0	£0	£8,710,275

Table E754. Scheme 11. Residual Land Values, 50% Private Housing, 60:40 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£9,330,000	£7,730,000	£6,140,000	£4,540,000	£2,940,000	£17,420,550
Value Area 2	£6,630,000	£5,030,000	£3,430,000	£1,840,000	£240,000	£13,065,413
Value Area 3	£6,010,000	£4,410,000	£2,820,000	£1,220,000	£0	£10,887,844
Value Area 4	£3,520,000	£1,920,000	£330,000	£0	£0	£8,710,275

Table E755. Scheme 11. Residual Land Values, 50% Private Housing, 50:50 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£10,720,000	£9,130,000	£7,530,000	£5,940,000	£4,340,000	£17,420,550
Value Area 2	£8,020,000	£6,420,000	£4,830,000	£3,230,000	£1,640,000	£13,065,413
Value Area 3	£7,400,000	£5,810,000	£4,210,000	£2,610,000	£1,020,000	£10,887,844
Value Area 4	£4,910,000	£3,320,000	£1,720,000	£130,000	£0	£8,710,275

Table E756. Scheme 11. Residual Land Values, 50% Private Housing, 100% Intermediate

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£17,700,000	£16,100,000	£14,510,000	£12,910,000	£11,310,000	£17,420,550
Value Area 2	£15,000,000	£13,400,000	£11,800,000	£10,210,000	£8,610,000	£13,065,413
Value Area 3	£14,380,000	£12,780,000	£11,190,000	£9,590,000	£7,990,000	£10,887,844
Value Area 4	11,890,000	10,290,000	8,700,000	7,100,000	5,510,000	£8,710,275

Table E757. Scheme 11. Residual Land Values, 40% Private Housing, 80:20 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£9,420,000	£7,810,000	£6,210,000	£4,610,000	£3,000,000	£17,420,550
Value Area 2	£5,810,000	£4,210,000	£2,610,000	£1,000,000	£0	£13,065,413
Value Area 3	£0	£0	£0	£0	£0	£10,887,844
Value Area 4	£0	£0	£0	£0	£0	£8,710,275

Table E758. Scheme 11. Residual Land Values, 40% Private Housing, 60:40 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£11,730,000	£10,120,000	£8,520,000	£6,920,000	£5,310,000	£17,420,550
Value Area 2	£8,120,000	£6,520,000	£4,910,000	£3,310,000	£1,710,000	£13,065,413
Value Area 3	£6,660,000	£5,050,000	£3,450,000	£1,840,000	£240,000	£10,887,844
Value Area 4	£3,310,000	£1,710,000	£110,000	£0	£0	£8,710,275

Table E759. Scheme 11. Residual Land Values, 40% Private Housing, 50:50 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£12,840,000	£11,230,000	£9,630,000	£8,020,000	£6,420,000	£17,420,550
Value Area 2	£9,230,000	£7,630,000	£6,020,000	£4,420,000	£2,810,000	£13,065,413
Value Area 3	£7,760,000	£6,160,000	£4,560,000	£2,950,000	£1,350,000	£10,887,844
Value Area 4	4,420,000	2,820,000	1,210,000	0	0	£8,710,275

Table E760. Scheme 11. Residual Land Values, 40% Private Housing, 100% Intermediate

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£18,420,000	£16,810,000	£15,210,000	£13,600,000	£12,000,000	£17,420,550
Value Area 2	£14,810,000	£13,210,000	£11,600,000	£10,000,000	£8,390,000	£13,065,413
Value Area 3	£13,340,000	£11,740,000	£10,140,000	£8,530,000	£6,930,000	£10,887,844
Value Area 4	10,000,000	8,400,000	6,790,000	5,190,000	3,580,000	£8,710,275

Table E761. Scheme 11. Residual Land Values, 30% Private Housing, 80:20 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£12,450,000	£10,830,000	£9,220,000	£7,610,000	£6,000,000	£17,420,550
Value Area 2	£7,940,000	£6,330,000	£4,710,000	£3,100,000	£1,490,000	£13,065,413
Value Area 3	£5,630,000	£4,010,000	£2,400,000	£790,000	£0	£10,887,844
Value Area 4	£1,420,000	£0	£0	£0	£0	£8,710,275

Table E762. Scheme 11. Residual Land Values, 30% Private Housing, 60:40 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£14,180,000	£12,570,000	£10,960,000	£9,340,000	£7,730,000	£17,420,550
Value Area 2	£9,670,000	£8,060,000	£6,450,000	£4,840,000	£3,230,000	£13,065,413
Value Area 3	£7,360,000	£5,750,000	£4,140,000	£2,530,000	£910,000	£10,887,844
Value Area 4	3,160,000	1,540,000	0	0	0	£8,710,275

Table E763. Scheme 11. Residual Land Values, 30% Private Housing, 50:50 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£14,950,000	£13,340,000	£11,720,000	£10,110,000	£8,500,000	£17,420,550
Value Area 2	£10,440,000	£8,830,000	£7,220,000	£5,610,000	£3,990,000	£13,065,413
Value Area 3	£8,130,000	£6,520,000	£4,910,000	£3,290,000	£1,680,000	£10,887,844
Value Area 4	3,920,000	2,310,000	700,000	0	0	£8,710,275

Table E764. Scheme 11. Residual Land Values, 30% Private Housing, 100% Intermediate

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£19,130,000	£17,520,000	£15,910,000	£14,300,000	£12,690,000	£17,420,550
Value Area 2	£14,630,000	£13,010,000	£11,400,000	£9,790,000	£8,180,000	£13,065,413
Value Area 3	£12,310,000	£10,700,000	£9,090,000	£7,480,000	£5,870,000	£10,887,844
Value Area 4	£8,110,000	£6,500,000	£4,890,000	£3,270,000	£1,660,000	£8,710,275

Residential Viability Analysis

“Strong” Market Appraisals, Medium EUV, With Grant

Tables E765 to E872 set out the indicative residual land values for Schemes 3 to 11 at high existing use values, and at 50%, 40% and 30% affordable housing with NAHP grant:

Scheme 3.

Table E765. Scheme 3. Residual Land Values, 50% Private Housing, 80:20 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£200,000	£150,000	£110,000	£70,000	£30,000	£148,260
Value Area 2	£0	£0	£0	£0	£0	£135,905
Value Area 3	£70,000	£20,000	£0	£0	£0	£111,195
Value Area 4	£0	£0	£0	£0	£0	£98,840

Table E766. Scheme 3. Residual Land Values, 50% Private Housing, 60:40 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£200,000	£150,000	£110,000	£70,000	£30,000	£148,260
Value Area 2	£100,000	£60,000	£20,000	£0	£0	£135,905
Value Area 3	£70,000	£20,000	£0	£0	£0	£111,195
Value Area 4	£20,000	£0	£0	£0	£0	£98,840

Table E767. Scheme 3. Residual Land Values, 50% Private Housing, 50:50 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£310,000	£270,000	£230,000	£190,000	£140,000	£148,260
Value Area 2	£220,000	£180,000	£140,000	£90,000	£50,000	£135,905
Value Area 3	£70,000	£20,000	£0	£0	£0	£111,195
Value Area 4	£140,000	£100,000	£60,000	£10,000	£0	£98,840

Table E768. Scheme 3. Residual Land Values, 50% Private Housing, 100% Intermediate

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£430,000	£380,000	£340,000	£300,000	£260,000	£148,260
Value Area 2	£330,000	£290,000	£250,000	£210,000	£170,000	£135,905
Value Area 3	£300,000	£250,000	£220,000	£170,000	£130,000	£111,195
Value Area 4	£250,000	£220,000	£170,000	£130,000	£90,000	£98,840

Table E769. Scheme 3. Residual Land Values, 40% Private Housing, 80:20 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£200,000	£150,000	£110,000	£70,000	£30,000	£148,260
Value Area 2	£100,000	£60,000	£20,000	£0	£0	£135,905
Value Area 3	£0	£0	£0	£0	£0	£111,195
Value Area 4	£0	£0	£0	£0	£0	£98,840

Table E770. Scheme 3. Residual Land Values, 40% Private Housing, 60:40 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£310,000	£270,000	£230,000	£190,000	£140,000	£148,260
Value Area 2	£220,000	£180,000	£140,000	£90,000	£50,000	£135,905
Value Area 3	£180,000	£140,000	£100,000	£50,000	£10,000	£111,195
Value Area 4	£140,000	£100,000	£60,000	£10,000	£0	£98,840

Table E771. Scheme 3. Residual Land Values, 40% Private Housing, 50:50 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£310,000	£270,000	£230,000	£190,000	£140,000	£148,260
Value Area 2	£220,000	£180,000	£140,000	£90,000	£50,000	£135,905
Value Area 3	£180,000	£140,000	£100,000	£50,000	£10,000	£111,195
Value Area 4	£140,000	£100,000	£60,000	£10,000	£0	£98,840

Table E772. Scheme 3. Residual Land Values, 40% Private Housing, 100% Intermediate

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£430,000	£380,000	£340,000	£300,000	£260,000	£148,260
Value Area 2	£330,000	£290,000	£250,000	£210,000	£170,000	£135,905
Value Area 3	£300,000	£250,000	£220,000	£170,000	£130,000	£111,195
Value Area 4	£250,000	£220,000	£170,000	£130,000	£90,000	£98,840

Table E773. Scheme 3. Residual Land Values, 30% Private Housing, 80:20 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£390,000	£350,000	£310,000	£260,000	£230,000	£148,260
Value Area 2	£250,000	£220,000	£170,000	£130,000	£90,000	£135,905
Value Area 3	£180,000	£140,000	£90,000	£50,000	£10,000	£111,195
Value Area 4	£100,000	£60,000	£10,000	£0	£0	£98,840

Table E774. Scheme 3. Residual Land Values, 30% Private Housing, 60:40 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£390,000	£350,000	£310,000	£260,000	£230,000	£148,260
Value Area 2	£250,000	£220,000	£170,000	£130,000	£90,000	£135,905
Value Area 3	£180,000	£140,000	£90,000	£50,000	£10,000	£111,195
Value Area 4	£100,000	£60,000	£10,000	£0	£0	£98,840

Table E775. Scheme 3. Residual Land Values, 30% Private Housing, 50:50 Soc Rent/Int. Split

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£390,000	£350,000	£310,000	£260,000	£230,000	£148,260
Value Area 2	£250,000	£220,000	£170,000	£130,000	£90,000	£135,905
Value Area 3	£180,000	£140,000	£90,000	£50,000	£10,000	£111,195
Value Area 4	£100,000	£60,000	£10,000	£0	£0	£98,840

Table E776. Scheme 3. Residual Land Values, 30% Private Housing, 100% Intermediate

Contribution Per Unit:	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£500,000	£460,000	£420,000	£380,000	£340,000	£148,260
Value Area 2	£370,000	£330,000	£290,000	£240,000	£210,000	£135,905
Value Area 3	£290,000	£250,000	£210,000	£170,000	£130,000	£111,195
Value Area 4	£220,000	£170,000	£130,000	£90,000	£50,000	£98,840

Scheme 4.

Table E777. Scheme 4. Residual Land Values, 50% Private Housing, 80:20 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£490,000	£440,000	£390,000	£340,000	£290,000	£177,912
Value Area 2	£400,000	£360,000	£310,000	£260,000	£210,000	£163,086
Value Area 3	£0	£0	£0	£0	£0	£133,434
Value Area 4	£0	£0	£0	£0	£0	£118,608

Table E778. Scheme 4. Residual Land Values, 50% Private Housing, 60:40 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£720,000	£680,000	£630,000	£580,000	£530,000	£177,912
Value Area 2	£590,000	£540,000	£490,000	£440,000	£390,000	£163,086
Value Area 3	£0	£0	£0	£0	£0	£133,434
Value Area 4	£0	£0	£0	£0	£0	£118,608

Table E779. Scheme 4. Residual Land Values, 50% Private Housing, 50:50 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£720,000	£680,000	£630,000	£580,000	£530,000	£177,912
Value Area 2	£590,000	£540,000	£490,000	£440,000	£390,000	£163,086
Value Area 3	£0	£0	£0	£0	£0	£133,434
Value Area 4	£0	£0	£0	£0	£0	£118,608

Table E780. Scheme 4. Residual Land Values, 50% Private Housing, 100% Intermediate

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£1,140,000	£1,090,000	£1,050,000	£1,000,000	£950,000	£177,912
Value Area 2	£900,000	£850,000	£800,000	£760,000	£710,000	£163,086
Value Area 3	£0	£0	£0	£0	£0	£133,434
Value Area 4	£450,000	£400,000	£350,000	£310,000	£260,000	£118,608

Table E781. Scheme 4. Residual Land Values, 40% Private Housing, 80:20 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£720,000	£680,000	£630,000	£580,000	£530,000	£177,912
Value Area 2	£590,000	£540,000	£490,000	£440,000	£390,000	£163,086
Value Area 3	£0	£0	£0	£0	£0	£133,434
Value Area 4	£0	£0	£0	£0	£0	£118,608

Table E782. Scheme 4. Residual Land Values, 40% Private Housing, 60:40 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£900,000	£860,000	£810,000	£760,000	£710,000	£177,912
Value Area 2	£720,000	£670,000	£620,000	£570,000	£520,000	£163,086
Value Area 3	£0	£0	£0	£0	£0	£133,434
Value Area 4	£0	£0	£0	£0	£0	£118,608

Table E783. Scheme 4. Residual Land Values, 40% Private Housing, 50:50 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£900,000	£860,000	£810,000	£760,000	£710,000	£177,912
Value Area 2	£720,000	£670,000	£620,000	£570,000	£520,000	£163,086
Value Area 3	£0	£0	£0	£0	£0	£133,434
Value Area 4	£0	£0	£0	£0	£0	£118,608

Table E784. Scheme 4. Residual Land Values, 40% Private Housing, 100% Intermediate

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£1,140,000	£1,090,000	£1,050,000	£1,000,000	£950,000	£177,912
Value Area 2	£900,000	£850,000	£800,000	£760,000	£710,000	£163,086
Value Area 3	£0	£0	£0	£0	£0	£133,434
Value Area 4	£450,000	£400,000	£350,000	£310,000	£260,000	£118,608

Table E785. Scheme 4. Residual Land Values, 30% Private Housing, 80:20 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£1,000,000	£950,000	£900,000	£850,000	£800,000	£177,912
Value Area 2	£790,000	£740,000	£700,000	£650,000	£600,000	£163,086
Value Area 3	£630,000	£580,000	£530,000	£490,000	£440,000	£133,434
Value Area 4	£400,000	£350,000	£300,000	£260,000	£210,000	£118,608

Table E786. Scheme 4. Residual Land Values, 30% Private Housing, 60:40 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£1,000,000	£950,000	£900,000	£850,000	£800,000	£177,912
Value Area 2	£790,000	£740,000	£700,000	£650,000	£600,000	£163,086
Value Area 3	£630,000	£580,000	£530,000	£490,000	£440,000	£133,434
Value Area 4	£400,000	£350,000	£300,000	£260,000	£210,000	£118,608

Table E787. Scheme 4. Residual Land Values, 30% Private Housing, 50:50 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£1,000,000	£950,000	£900,000	£850,000	£800,000	£177,912
Value Area 2	£790,000	£740,000	£700,000	£650,000	£600,000	£163,086
Value Area 3	£630,000	£580,000	£530,000	£490,000	£440,000	£133,434
Value Area 4	£400,000	£350,000	£300,000	£260,000	£210,000	£118,608

Table E788. Scheme 4. Residual Land Values, 30% Private Housing, 100% Intermediate

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£1,240,000	£1,190,000	£1,140,000	£1,090,000	£1,040,000	£177,912
Value Area 2	£980,000	£930,000	£880,000	£830,000	£780,000	£163,086
Value Area 3	£820,000	£770,000	£720,000	£670,000	£620,000	£133,434
Value Area 4	£500,000	£450,000	£400,000	£350,000	£310,000	£118,608

Scheme 5.

Table E789. Scheme 5. Residual Land Values, 50% Private Housing, 80:20 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£1,580,000	£1,440,000	£1,290,000	£1,140,000	£1,000,000	£400,302
Value Area 2	£420,000	£280,000	£130,000	£0	£0	£366,944
Value Area 3	£960,000	£810,000	£660,000	£520,000	£370,000	£300,227
Value Area 4	£0	£0	£0	£0	£0	£266,868

Table E790. Scheme 5. Residual Land Values, 50% Private Housing, 60:40 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£990,000	£840,000	£700,000	£550,000	£410,000	£400,302
Value Area 2	£510,000	£370,000	£220,000	£70,000	£0	£366,944
Value Area 3	£1,040,000	£890,000	£740,000	£600,000	£450,000	£300,227
Value Area 4	£0	£0	£0	£0	£0	£266,868

Table E791. Scheme 5. Residual Land Values, 50% Private Housing, 50:50 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£1,150,000	£1,000,000	£860,000	£710,000	£570,000	£400,302
Value Area 2	£670,000	£530,000	£380,000	£230,000	£90,000	£366,944
Value Area 3	£1,190,000	£1,050,000	£900,000	£750,000	£610,000	£300,227
Value Area 4	£0	£0	£0	£0	£0	£266,868

Table E792. Scheme 5. Residual Land Values, 50% Private Housing, 100% Intermediate

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£1,580,000	£1,440,000	£1,290,000	£1,140,000	£1,000,000	£400,302
Value Area 2	£1,100,000	£960,000	£810,000	£660,000	£520,000	£366,944
Value Area 3	£1,590,000	£1,440,000	£1,290,000	£1,150,000	£1,000,000	£300,227
Value Area 4	£0	£0	£0	£0	£0	£266,868

Table E793. Scheme 5. Residual Land Values, 40% Private Housing, 80:20 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£1,100,000	£950,000	£800,000	£660,000	£510,000	£400,302
Value Area 2	£570,000	£430,000	£280,000	£140,000	£0	£366,944
Value Area 3	£1,060,000	£920,000	£770,000	£620,000	£480,000	£300,227
Value Area 4	£0	£0	£0	£0	£0	£266,868

Table E794. Scheme 5. Residual Land Values, 40% Private Housing, 60:40 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£1,260,000	£1,110,000	£970,000	£820,000	£670,000	£400,302
Value Area 2	£730,000	£590,000	£450,000	£300,000	£150,000	£366,944
Value Area 3	£1,220,000	£1,070,000	£930,000	£780,000	£630,000	£300,227
Value Area 4	£0	£0	£0	£0	£0	£266,868

Table E795. Scheme 5. Residual Land Values, 40% Private Housing, 50:50 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£1,350,000	£1,200,000	£1,060,000	£910,000	£760,000	£400,302
Value Area 2	£820,000	£680,000	£530,000	£390,000	£240,000	£366,944
Value Area 3	£1,300,000	£1,150,000	£1,010,000	£860,000	£710,000	£300,227
Value Area 4	£0	£0	£0	£0	£0	£266,868

Table E796. Scheme 5. Residual Land Values, 40% Private Housing, 100% Intermediate

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£1,690,000	£1,540,000	£1,400,000	£1,250,000	£1,100,000	£400,302
Value Area 2	£1,160,000	£1,020,000	£870,000	£720,000	£580,000	£366,944
Value Area 3	£1,610,000	£1,470,000	£1,320,000	£1,170,000	£1,030,000	£300,227
Value Area 4	£0	£0	£0	£0	£0	£266,868

Table E797. Scheme 5. Residual Land Values, 30% Private Housing, 80:20 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£1,560,000	£1,410,000	£1,260,000	£1,120,000	£970,000	£400,302
Value Area 2	£900,000	£760,000	£610,000	£470,000	£320,000	£366,944
Value Area 3	£1,300,000	£1,150,000	£1,000,000	£860,000	£710,000	£300,227
Value Area 4	£0	£0	£0	£0	£0	£266,868

Table E798. Scheme 5. Residual Land Values, 30% Private Housing, 60:40 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£1,650,000	£1,500,000	£1,350,000	£1,210,000	£1,060,000	£400,302
Value Area 2	£990,000	£840,000	£700,000	£550,000	£410,000	£366,944
Value Area 3	£1,380,000	£1,230,000	£1,080,000	£940,000	£790,000	£300,227
Value Area 4	£0	£0	£0	£0	£0	£266,868

Table E799. Scheme 5. Residual Land Values, 30% Private Housing, 50:50 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£1,730,000	£1,590,000	£1,440,000	£1,300,000	£1,150,000	£400,302
Value Area 2	£1,080,000	£930,000	£790,000	£640,000	£490,000	£366,944
Value Area 3	£1,450,000	£1,310,000	£1,160,000	£1,010,000	£870,000	£300,227
Value Area 4	£0	£0	£0	£0	£0	£266,868

Table E800. Scheme 5. Residual Land Values, 30% Private Housing, 100% Intermediate

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£1,990,000	£1,840,000	£1,690,000	£1,550,000	£1,400,000	£400,302
Value Area 2	£1,330,000	£1,190,000	£1,040,000	£890,000	£750,000	£366,944
Value Area 3	£1,690,000	£1,540,000	£1,400,000	£1,250,000	£1,100,000	£300,227
Value Area 4	£0	£0	£0	£0	£0	£266,868

Scheme 6.

Table E801. Scheme 6. Residual Land Values, 50% Private Housing, 80:20 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£0	£0	£0	£0	£0	£504,084
Value Area 2	£0	£0	£0	£0	£0	£462,077
Value Area 3	£890,000	£670,000	£460,000	£240,000	£20,000	£378,063
Value Area 4	£0	£0	£0	£0	£0	£336,056

Table E802. Scheme 6. Residual Land Values, 50% Private Housing, 60:40 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£1,010,000	£790,000	£570,000	£360,000	£140,000	£504,084
Value Area 2	£1,010,000	£790,000	£570,000	£360,000	£140,000	£462,077
Value Area 3	£1,120,000	£900,000	£680,000	£460,000	£240,000	£378,063
Value Area 4	£0	£0	£0	£0	£0	£336,056

Table E803. Scheme 6. Residual Land Values, 50% Private Housing, 50:50 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£1,100,000	£880,000	£660,000	£450,000	£230,000	£504,084
Value Area 2	£1,100,000	£880,000	£660,000	£450,000	£230,000	£462,077
Value Area 3	£1,210,000	£990,000	£770,000	£550,000	£330,000	£378,063
Value Area 4	£0	£0	£0	£0	£0	£336,056

Table E804. Scheme 6. Residual Land Values, 50% Private Housing, 100% Intermediate

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£1,980,000	£1,760,000	£1,540,000	£1,320,000	£1,100,000	£504,084
Value Area 2	£1,980,000	£1,760,000	£1,540,000	£1,320,000	£1,100,000	£462,077
Value Area 3	£2,090,000	£1,870,000	£1,650,000	£1,430,000	£1,210,000	£378,063
Value Area 4	£1,470,000	£1,250,000	£1,030,000	£810,000	£590,000	£336,056

Table E805. Scheme 6. Residual Land Values, 40% Private Housing, 80:20 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£1,170,000	£960,000	£740,000	£520,000	£300,000	£504,084
Value Area 2	£1,170,000	£960,000	£740,000	£520,000	£300,000	£462,077
Value Area 3	£580,000	£370,000	£150,000	£0	£0	£378,063
Value Area 4	£0	£0	£0	£0	£0	£336,056

Table E806. Scheme 6. Residual Land Values, 40% Private Housing, 60:40 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£1,440,000	£1,220,000	£1,000,000	£780,000	£560,000	£504,084
Value Area 2	£1,440,000	£1,220,000	£1,000,000	£780,000	£560,000	£462,077
Value Area 3	£1,300,000	£1,080,000	£860,000	£640,000	£430,000	£378,063
Value Area 4	£0	£0	£0	£0	£0	£336,056

Table E807. Scheme 6. Residual Land Values, 40% Private Housing, 50:50 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£1,500,000	£1,280,000	£1,060,000	£840,000	£620,000	£504,084
Value Area 2	£1,500,000	£1,280,000	£1,060,000	£840,000	£620,000	£462,077
Value Area 3	£1,360,000	£1,140,000	£920,000	£700,000	£480,000	£378,063
Value Area 4	£0	£0	£0	£0	£0	£336,056

Table E808. Scheme 6. Residual Land Values, 40% Private Housing, 100% Intermediate

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£2,220,000	£2,000,000	£1,780,000	£1,560,000	£1,340,000	£504,084
Value Area 2	£2,220,000	£2,000,000	£1,780,000	£1,560,000	£1,340,000	£462,077
Value Area 3	£2,080,000	£1,860,000	£1,640,000	£1,420,000	£1,200,000	£378,063
Value Area 4	£1,340,000	£1,120,000	£900,000	£680,000	£460,000	£336,056

Table E809. Scheme 6. Residual Land Values, 30% Private Housing, 80:20 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£1,630,000	£1,410,000	£1,190,000	£970,000	£750,000	£504,084
Value Area 2	£1,630,000	£1,410,000	£1,190,000	£970,000	£750,000	£462,077
Value Area 3	£1,300,000	£1,080,000	£860,000	£640,000	£430,000	£378,063
Value Area 4	£0	£0	£0	£0	£0	£336,056

Table E810. Scheme 6. Residual Land Values, 30% Private Housing, 60:40 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£1,800,000	£1,580,000	£1,360,000	£1,140,000	£920,000	£504,084
Value Area 2	£1,800,000	£1,580,000	£1,360,000	£1,140,000	£920,000	£462,077
Value Area 3	£1,470,000	£1,250,000	£1,030,000	£810,000	£590,000	£378,063
Value Area 4	£0	£0	£0	£0	£0	£336,056

Table E811. Scheme 6. Residual Land Values, 30% Private Housing, 50:50 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£1,990,000	£1,770,000	£1,550,000	£1,330,000	£1,110,000	£504,084
Value Area 2	£1,990,000	£1,770,000	£1,550,000	£1,330,000	£1,110,000	£462,077
Value Area 3	£1,660,000	£1,440,000	£1,220,000	£1,000,000	£780,000	£378,063
Value Area 4	840,000	620,000	400,000	180,000	0	£336,056

Table E812. Scheme 6. Residual Land Values, 30% Private Housing, 100% Intermediate

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£2,410,000	£2,190,000	£1,970,000	£1,750,000	£1,530,000	£504,084
Value Area 2	£2,410,000	£2,190,000	£1,970,000	£1,750,000	£1,530,000	£462,077
Value Area 3	£2,080,000	£1,860,000	£1,640,000	£1,420,000	£1,200,000	£378,063
Value Area 4	£1,250,000	£1,040,000	£820,000	£600,000	£380,000	£336,056

Scheme 7.

Table E813. Scheme 7. Residual Land Values, 50% Private Housing, 80:20 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£4,260,000	£4,000,000	£3,740,000	£3,480,000	£3,220,000	£830,256
Value Area 2	£3,830,000	£3,570,000	£3,310,000	£3,050,000	£2,800,000	£761,068
Value Area 3	£3,170,000	£2,910,000	£2,650,000	£2,390,000	£2,140,000	£622,692
Value Area 4	£2,170,000	£1,920,000	£1,660,000	£1,400,000	£1,140,000	£553,504

Table E814. Scheme 7. Residual Land Values, 50% Private Housing, 60:40 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£4,930,000	£4,670,000	£4,410,000	£4,150,000	£3,890,000	£830,256
Value Area 2	£4,500,000	£4,240,000	£3,980,000	£3,730,000	£3,470,000	£761,068
Value Area 3	£3,840,000	£3,580,000	£3,320,000	£3,070,000	£2,810,000	£622,692
Value Area 4	£2,840,000	£2,590,000	£2,330,000	£2,070,000	£1,810,000	£553,504

Table E815. Scheme 7. Residual Land Values, 50% Private Housing, 50:50 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£5,130,000	£4,870,000	£4,610,000	£4,350,000	£4,100,000	£830,256
Value Area 2	£4,700,000	£4,450,000	£4,190,000	£3,930,000	£3,670,000	£761,068
Value Area 3	£4,040,000	£3,790,000	£3,530,000	£3,270,000	£3,010,000	£622,692
Value Area 4	£3,050,000	£2,790,000	£2,530,000	£2,270,000	£2,010,000	£553,504

Table E816. Scheme 7. Residual Land Values, 50% Private Housing, 100% Intermediate

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£6,810,000	£6,550,000	£6,290,000	£6,030,000	£5,770,000	£830,256
Value Area 2	£6,380,000	£6,120,000	£5,870,000	£5,610,000	£5,350,000	£761,068
Value Area 3	£5,720,000	£5,460,000	£5,210,000	£4,950,000	£4,690,000	£622,692
Value Area 4	£4,730,000	£4,470,000	£4,210,000	£3,950,000	£3,690,000	£553,504

Table E817. Scheme 7. Residual Land Values, 40% Private Housing, 80:20 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£5,020,000	£4,760,000	£4,500,000	£4,240,000	£3,980,000	£830,256
Value Area 2	£4,440,000	£4,180,000	£3,930,000	£3,670,000	£3,410,000	£761,068
Value Area 3	£3,640,000	£3,380,000	£3,120,000	£2,870,000	£2,610,000	£622,692
Value Area 4	2,500,000	2,250,000	1,990,000	1,730,000	1,470,000	£553,504

Table E818. Scheme 7. Residual Land Values, 40% Private Housing, 60:40 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£5,490,000	£5,230,000	£4,970,000	£4,710,000	£4,460,000	£830,256
Value Area 2	£4,910,000	£4,660,000	£4,400,000	£4,140,000	£3,880,000	£761,068
Value Area 3	£4,110,000	£3,850,000	£3,600,000	£3,340,000	£3,080,000	£622,692
Value Area 4	2,980,000	2,720,000	2,460,000	2,200,000	1,940,000	£553,504

Table E819. Scheme 7. Residual Land Values, 40% Private Housing, 50:50 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£5,790,000	£5,530,000	£5,270,000	£5,010,000	£4,760,000	£830,256
Value Area 2	£5,210,000	£4,960,000	£4,700,000	£4,440,000	£4,180,000	£761,068
Value Area 3	£4,410,000	£4,160,000	£3,900,000	£3,640,000	£3,380,000	£622,692
Value Area 4	3,280,000	3,020,000	2,760,000	2,500,000	2,240,000	£553,504

Table E820. Scheme 7. Residual Land Values, 40% Private Housing, 100% Intermediate

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£7,030,000	£6,770,000	£6,520,000	£6,260,000	£6,000,000	£830,256
Value Area 2	£6,460,000	£6,200,000	£5,940,000	£5,680,000	£5,430,000	£761,068
Value Area 3	£5,100,000	£4,840,000	£4,580,000	£4,320,000	£4,060,000	£622,692
Value Area 4	4,520,000	4,260,000	4,000,000	3,750,000	3,490,000	£553,504

Table E821. Scheme 7. Residual Land Values, 30% Private Housing, 80:20 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£5,840,000	£5,590,000	£5,330,000	£5,070,000	£4,810,000	£830,256
Value Area 2	£5,040,000	£4,780,000	£4,520,000	£4,260,000	£4,010,000	£761,068
Value Area 3	£4,020,000	£3,760,000	£3,500,000	£3,240,000	£2,990,000	£622,692
Value Area 4	2,650,000	2,390,000	2,130,000	1,870,000	1,620,000	£553,504

Table E822. Scheme 7. Residual Land Values, 30% Private Housing, 60:40 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£6,280,000	£6,020,000	£5,760,000	£5,500,000	£5,250,000	£830,256
Value Area 2	£5,470,000	£5,220,000	£4,960,000	£4,700,000	£4,440,000	£761,068
Value Area 3	£4,450,000	£4,190,000	£3,940,000	£3,680,000	£3,420,000	£622,692
Value Area 4	3,080,000	2,830,000	2,570,000	2,310,000	2,050,000	£553,504

Table E823. Scheme 7. Residual Land Values, 30% Private Housing, 50:50 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£6,380,000	£6,120,000	£5,860,000	£5,610,000	£5,350,000	£830,256
Value Area 2	£5,580,000	£5,320,000	£5,060,000	£4,800,000	£4,540,000	£761,068
Value Area 3	£4,550,000	£4,300,000	£4,040,000	£3,780,000	£3,520,000	£622,692
Value Area 4	3,190,000	2,930,000	2,670,000	2,410,000	2,150,000	£553,504

Table E824. Scheme 7. Residual Land Values, 30% Private Housing, 100% Intermediate

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£7,390,000	£7,130,000	£6,870,000	£6,610,000	£6,360,000	£830,256
Value Area 2	£6,580,000	£6,330,000	£6,070,000	£5,810,000	£5,550,000	£761,068
Value Area 3	£5,560,000	£5,300,000	£5,050,000	£4,790,000	£4,530,000	£622,692
Value Area 4	4,190,000	3,940,000	3,680,000	3,420,000	3,160,000	£553,504

Scheme 8.

Table E825. Scheme 8. Residual Land Values, 50% Private Housing, 80:20 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£2,830,000	£2,390,000	£1,950,000	£1,510,000	£1,070,000	£1,378,818
Value Area 2	£2,360,000	£1,920,000	£1,480,000	£1,040,000	£600,000	£1,263,917
Value Area 3	£0	£0	£0	£0	£0	£1,034,114
Value Area 4	£0	£0	£0	£0	£0	£919,212

Table E826. Scheme 8. Residual Land Values, 50% Private Housing, 60:40 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£3,680,000	£3,240,000	£2,800,000	£2,360,000	£1,920,000	£1,378,818
Value Area 2	£3,210,000	£2,770,000	£2,330,000	£1,890,000	£1,450,000	£1,263,917
Value Area 3	£1,750,000	£1,310,000	£870,000	£430,000	£0	£1,034,114
Value Area 4	£0	£0	£0	£0	£0	£919,212

Table E827. Scheme 8. Residual Land Values, 50% Private Housing, 50:50 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£4,170,000	£3,730,000	£3,290,000	£2,850,000	£2,410,000	£1,378,818
Value Area 2	£3,700,000	£3,260,000	£2,820,000	£2,370,000	£1,930,000	£1,263,917
Value Area 3	£2,240,000	£1,800,000	£1,360,000	£920,000	£480,000	£1,034,114
Value Area 4	£1,790,000	£1,350,000	£910,000	£470,000	£40,000	£919,212

Table E828. Scheme 8. Residual Land Values, 50% Private Housing, 100% Intermediate

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£6,660,000	£6,220,000	£5,780,000	£5,340,000	£4,900,000	£1,378,818
Value Area 2	£6,190,000	£5,750,000	£5,310,000	£4,870,000	£4,430,000	£1,263,917
Value Area 3	£4,730,000	£4,290,000	£3,850,000	£3,410,000	£2,970,000	£1,034,114
Value Area 4	£4,290,000	£3,850,000	£3,410,000	£2,970,000	£2,530,000	£919,212

Table E829. Scheme 8. Residual Land Values, 40% Private Housing, 80:20 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£4,050,000	£3,610,000	£3,170,000	£2,730,000	£2,290,000	£1,378,818
Value Area 2	£3,310,000	£2,870,000	£2,430,000	£1,990,000	£1,550,000	£1,263,917
Value Area 3	£1,600,000	£1,160,000	£720,000	£280,000	£0	£1,034,114
Value Area 4	£0	£0	£0	£0	£0	£919,212

Table E830. Scheme 8. Residual Land Values, 40% Private Housing, 60:40 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£4,850,000	£4,410,000	£3,960,000	£3,520,000	£3,080,000	£1,378,818
Value Area 2	£4,110,000	£3,670,000	£3,230,000	£2,780,000	£2,340,000	£1,263,917
Value Area 3	£2,400,000	£1,960,000	£1,520,000	£1,080,000	£630,000	£1,034,114
Value Area 4	£1,690,000	£1,250,000	£810,000	£370,000	£0	£919,212

Table E831. Scheme 8. Residual Land Values, 40% Private Housing, 50:50 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£5,120,000	£4,680,000	£4,240,000	£3,790,000	£3,350,000	£1,378,818
Value Area 2	£4,380,000	£3,940,000	£3,500,000	£3,060,000	£2,610,000	£1,263,917
Value Area 3	£2,670,000	£2,230,000	£1,790,000	£1,350,000	£900,000	£1,034,114
Value Area 4	1,960,000	1,520,000	1,080,000	640,000	200,000	£919,212

Table E832. Scheme 8. Residual Land Values, 40% Private Housing, 100% Intermediate

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£7,030,000	£6,590,000	£6,150,000	£5,710,000	£5,270,000	£1,378,818
Value Area 2	£6,300,000	£5,850,000	£5,410,000	£4,970,000	£4,530,000	£1,263,917
Value Area 3	£4,590,000	£4,140,000	£3,700,000	£3,260,000	£2,820,000	£1,034,114
Value Area 4	3,880,000	3,440,000	2,990,000	2,550,000	2,110,000	£919,212

Table E833. Scheme 8. Residual Land Values, 30% Private Housing, 80:20 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£5,310,000	£4,860,000	£4,420,000	£3,980,000	£3,530,000	£1,378,818
Value Area 2	£4,230,000	£3,790,000	£3,350,000	£2,900,000	£2,460,000	£1,263,917
Value Area 3	£2,210,000	£1,760,000	£1,320,000	£880,000	£440,000	£1,034,114
Value Area 4	£1,170,000	£730,000	£290,000	£0	£0	£919,212

Table E834. Scheme 8. Residual Land Values, 30% Private Housing, 60:40 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£5,670,000	£5,230,000	£4,790,000	£4,340,000	£3,900,000	£1,378,818
Value Area 2	£4,600,000	£4,160,000	£3,710,000	£3,270,000	£2,830,000	£1,263,917
Value Area 3	£2,570,000	£2,130,000	£1,690,000	£1,240,000	£800,000	£1,034,114
Value Area 4	£1,540,000	£1,090,000	£650,000	£210,000	£0	£919,212

Table E835. Scheme 8. Residual Land Values, 30% Private Housing, 50:50 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£5,940,000	£5,500,000	£5,060,000	£4,610,000	£4,170,000	£1,378,818
Value Area 2	£4,870,000	£4,430,000	£3,980,000	£3,540,000	£3,100,000	£1,263,917
Value Area 3	£2,840,000	£2,400,000	£1,960,000	£1,520,000	£1,070,000	£1,034,114
Value Area 4	£3,360,000	£2,920,000	£2,470,000	£2,030,000	£1,590,000	£919,212

Table E836. Scheme 8. Residual Land Values, 30% Private Housing, 100% Intermediate

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£7,490,000	£7,050,000	£6,610,000	£6,160,000	£5,720,000	£1,378,818
Value Area 2	£6,420,000	£5,980,000	£5,530,000	£5,090,000	£4,650,000	£1,263,917
Value Area 3	£4,390,000	£3,950,000	£3,510,000	£3,070,000	£2,620,000	£1,034,114
Value Area 4	£3,360,000	£2,920,000	£2,470,000	£2,030,000	£1,590,000	£919,212

Scheme 9.

Table E837. Scheme 9. Residual Land Values, 50% Private Housing, 80:20 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£5,510,000	£4,660,000	£3,800,000	£2,940,000	£2,090,000	£2,668,680
Value Area 2	£4,780,000	£3,920,000	£3,070,000	£2,210,000	£1,360,000	£2,446,290
Value Area 3	£4,180,000	£3,320,000	£2,460,000	£1,610,000	£750,000	£2,001,510
Value Area 4	£0	£0	£0	£0	£0	£1,779,120

Table E838. Scheme 9. Residual Land Values, 50% Private Housing, 60:40 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£7,370,000	£6,510,000	£5,660,000	£4,800,000	£3,940,000	£2,668,680
Value Area 2	£6,640,000	£5,780,000	£4,920,000	£4,070,000	£3,210,000	£2,446,290
Value Area 3	£6,030,000	£5,170,000	£4,320,000	£3,460,000	£2,610,000	£2,001,510
Value Area 4	£4,300,000	£3,450,000	£2,590,000	£1,730,000	£880,000	£1,779,120

Table E839. Scheme 9. Residual Land Values, 50% Private Housing, 50:50 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£8,150,000	£7,290,000	£6,440,000	£5,580,000	£4,730,000	£2,668,680
Value Area 2	£7,420,000	£6,560,000	£5,710,000	£4,850,000	£3,990,000	£2,446,290
Value Area 3	£6,810,000	£5,960,000	£5,100,000	£4,250,000	£3,390,000	£2,001,510
Value Area 4	£5,080,000	£4,230,000	£3,370,000	£2,520,000	£1,660,000	£1,779,120

Table E840. Scheme 9. Residual Land Values, 50% Private Housing, 100% Intermediate

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£12,930,000	£12,080,000	£11,220,000	£10,360,000	£9,510,000	£2,668,680
Value Area 2	£12,200,000	£11,340,000	£10,490,000	£9,630,000	£8,770,000	£2,446,290
Value Area 3	£11,590,000	£10,740,000	£9,880,000	£9,030,000	£8,170,000	£2,001,510
Value Area 4	9,870,000	9,010,000	8,150,000	7,300,000	6,440,000	£1,779,120

Table E841. Scheme 9. Residual Land Values, 40% Private Housing, 80:20 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£7,720,000	£6,860,000	£6,000,000	£5,140,000	£4,280,000	£2,668,680
Value Area 2	£6,430,000	£5,570,000	£4,710,000	£3,850,000	£2,990,000	£2,446,290
Value Area 3	£5,300,000	£4,440,000	£3,580,000	£2,720,000	£1,860,000	£2,001,510
Value Area 4	£3,020,000	£2,160,000	£1,300,000	£440,000	£0	£1,779,120

Table E842. Scheme 9. Residual Land Values, 40% Private Housing, 60:40 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£9,050,000	£8,190,000	£7,330,000	£6,470,000	£5,610,000	£2,668,680
Value Area 2	£7,760,000	£6,900,000	£6,040,000	£5,180,000	£4,320,000	£2,446,290
Value Area 3	£6,630,000	£5,770,000	£4,910,000	£4,050,000	£3,190,000	£2,001,510
Value Area 4	£4,350,000	£3,490,000	£2,630,000	£1,770,000	£910,000	£1,779,120

Table E843. Scheme 9. Residual Land Values, 40% Private Housing, 50:50 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£9,840,000	£8,980,000	£8,120,000	£7,260,000	£6,400,000	£2,668,680
Value Area 2	£8,550,000	£7,690,000	£6,830,000	£5,970,000	£5,110,000	£2,446,290
Value Area 3	£7,410,000	£6,550,000	£5,690,000	£4,830,000	£3,970,000	£2,001,510
Value Area 4	£5,130,000	£4,270,000	£3,410,000	£2,550,000	£1,690,000	£1,779,120

Table E844. Scheme 9. Residual Land Values, 40% Private Housing, 100% Intermediate

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£13,550,000	£12,690,000	£11,830,000	£10,970,000	£10,110,000	£2,668,680
Value Area 2	£12,260,000	£11,400,000	£10,540,000	£9,680,000	£8,820,000	£2,446,290
Value Area 3	£11,120,000	£10,260,000	£9,400,000	£8,540,000	£7,680,000	£2,001,510
Value Area 4	£8,840,000	£7,980,000	£7,120,000	£6,260,000	£5,400,000	£1,779,120

Table E845. Scheme 9. Residual Land Values, 30% Private Housing, 80:20 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£9,680,000	£8,810,000	£7,950,000	£7,080,000	£6,220,000	£2,668,680
Value Area 2	£7,830,000	£6,960,000	£6,100,000	£5,230,000	£4,370,000	£2,446,290
Value Area 3	£6,160,000	£5,290,000	£4,430,000	£3,570,000	£2,700,000	£2,001,510
Value Area 4	£3,330,000	£2,460,000	£1,600,000	£730,000	£0	£1,779,120

Table E846. Scheme 9. Residual Land Values, 30% Private Housing, 60:40 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£10,720,000	£9,860,000	£8,990,000	£8,130,000	£7,260,000	£2,668,680
Value Area 2	£8,870,000	£8,010,000	£7,140,000	£6,280,000	£5,410,000	£2,446,290
Value Area 3	£7,200,000	£6,340,000	£5,470,000	£4,610,000	£3,740,000	£2,001,510
Value Area 4	4,370,000	3,510,000	2,640,000	1,780,000	910,000	£1,779,120

Table E847. Scheme 9. Residual Land Values, 30% Private Housing, 50:50 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£11,240,000	£10,380,000	£9,520,000	£8,650,000	£7,790,000	£2,668,680
Value Area 2	£9,390,000	£8,530,000	£7,670,000	£6,800,000	£5,940,000	£2,446,290
Value Area 3	£7,730,000	£6,860,000	£6,000,000	£5,130,000	£4,270,000	£2,001,510
Value Area 4	4,890,000	4,030,000	3,170,000	2,300,000	1,440,000	£1,779,120

Table E848. Scheme 9. Residual Land Values, 30% Private Housing, 100% Intermediate

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£14,170,000	£13,310,000	£12,440,000	£11,580,000	£10,710,000	£2,668,680
Value Area 2	£12,320,000	£11,460,000	£10,590,000	£9,730,000	£8,860,000	£2,446,290
Value Area 3	£10,650,000	£9,790,000	£8,920,000	£8,060,000	£7,190,000	£2,001,510
Value Area 4	£7,820,000	£6,960,000	£6,090,000	£5,230,000	£4,360,000	£1,779,120

Scheme 10.

Table E849. Scheme 10. Residual Land Values, 50% Private Housing, 80:20 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£7,860,000	£7,060,000	£6,260,000	£5,460,000	£4,670,000	£1,823,598
Value Area 2	£5,490,000	£4,690,000	£3,890,000	£3,100,000	£2,300,000	£1,671,632
Value Area 3	£3,270,000	£2,470,000	£1,670,000	£870,000	£80,000	£1,367,699
Value Area 4	£0	£0	£0	£0	£0	£1,215,732

Table E850. Scheme 10. Residual Land Values, 50% Private Housing, 60:40 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£9,250,000	£8,460,000	£7,660,000	£6,860,000	£6,060,000	£1,823,598
Value Area 2	£6,890,000	£6,090,000	£5,290,000	£4,490,000	£3,690,000	£1,671,632
Value Area 3	£4,660,000	£3,870,000	£3,070,000	£2,270,000	£1,470,000	£1,367,699
Value Area 4	£0	£0	£0	£0	£0	£1,215,732

Table E851. Scheme 10. Residual Land Values, 50% Private Housing, 50:50 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£9,880,000	£9,080,000	£8,280,000	£7,490,000	£6,690,000	£1,823,598
Value Area 2	£7,510,000	£6,710,000	£5,920,000	£5,120,000	£4,320,000	£1,671,632
Value Area 3	£5,290,000	£4,490,000	£3,690,000	£2,900,000	£2,100,000	£1,367,699
Value Area 4	£3,040,000	£2,240,000	£1,440,000	£640,000	£0	£1,215,732

Table E852. Scheme 10. Residual Land Values, 50% Private Housing, 100% Intermediate

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£13,440,000	£12,640,000	£11,840,000	£11,040,000	£10,250,000	£1,823,598
Value Area 2	£11,070,000	£10,270,000	£9,470,000	£8,680,000	£7,880,000	£1,671,632
Value Area 3	£8,850,000	£8,050,000	£7,250,000	£6,450,000	£5,660,000	£1,367,699
Value Area 4	6,590,000	5,800,000	5,000,000	4,200,000	3,400,000	£1,215,732

Table E853. Scheme 10. Residual Land Values, 40% Private Housing, 80:20 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£9,510,000	£8,710,000	£7,910,000	£7,110,000	£6,310,000	£1,823,598
Value Area 2	£6,670,000	£5,870,000	£5,070,000	£4,270,000	£3,460,000	£1,671,632
Value Area 3	£4,010,000	£3,200,000	£2,400,000	£1,600,000	£800,000	£1,367,699
Value Area 4	£0	£0	£0	£0	£0	£1,215,732

Table E854. Scheme 10. Residual Land Values, 40% Private Housing, 60:40 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£10,570,000	£9,770,000	£8,970,000	£8,160,000	£7,360,000	£1,823,598
Value Area 2	£7,730,000	£6,930,000	£6,120,000	£5,320,000	£4,520,000	£1,671,632
Value Area 3	£5,060,000	£4,260,000	£3,460,000	£2,660,000	£1,850,000	£1,367,699
Value Area 4	£2,360,000	£1,550,000	£750,000	£0	£0	£1,215,732

Table E855. Scheme 10. Residual Land Values, 40% Private Housing, 50:50 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£11,200,000	£10,390,000	£9,590,000	£8,790,000	£7,990,000	£1,823,598
Value Area 2	£8,350,000	£7,550,000	£6,750,000	£5,950,000	£5,150,000	£1,671,632
Value Area 3	£5,690,000	£4,890,000	£4,080,000	£3,280,000	£2,480,000	£1,367,699
Value Area 4	2,980,000	2,180,000	1,380,000	580,000	0	£1,215,732

Table E856. Scheme 10. Residual Land Values, 40% Private Housing, 100% Intermediate

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£13,990,000	£13,180,000	£12,380,000	£11,580,000	£10,780,000	£1,823,598
Value Area 2	£11,140,000	£10,340,000	£9,540,000	£8,740,000	£7,940,000	£1,671,632
Value Area 3	£8,480,000	£7,680,000	£6,870,000	£6,070,000	£5,270,000	£1,367,699
Value Area 4	5,770,000	4,970,000	4,170,000	3,370,000	2,570,000	£1,215,732

Table E857. Scheme 10. Residual Land Values, 30% Private Housing, 80:20 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£11,130,000	£10,320,000	£9,510,000	£8,710,000	£7,900,000	£1,823,598
Value Area 2	£7,810,000	£7,010,000	£6,200,000	£5,390,000	£4,590,000	£1,671,632
Value Area 3	£4,700,000	£3,890,000	£3,090,000	£2,280,000	£1,480,000	£1,367,699
Value Area 4	£0	£0	£0	£0	£0	£1,215,732

Table E858. Scheme 10. Residual Land Values, 30% Private Housing, 60:40 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£12,040,000	£11,230,000	£10,430,000	£9,620,000	£8,820,000	£1,823,598
Value Area 2	£8,730,000	£7,920,000	£7,110,000	£6,310,000	£5,500,000	£1,671,632
Value Area 3	£5,610,000	£4,810,000	£4,000,000	£3,200,000	£2,390,000	£1,367,699
Value Area 4	£2,460,000	£1,650,000	£850,000	£40,000	£-800,000	£1,215,732

Table E859. Scheme 10. Residual Land Values, 30% Private Housing, 50:50 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£12,380,000	£11,570,000	£10,770,000	£9,960,000	£9,160,000	£1,823,598
Value Area 2	£9,060,000	£8,260,000	£7,450,000	£6,650,000	£5,840,000	£1,671,632
Value Area 3	£5,950,000	£5,150,000	£4,340,000	£3,540,000	£2,730,000	£1,367,699
Value Area 4	2,800,000	1,990,000	1,190,000	380,000	0	£1,215,732

Table E860. Scheme 10. Residual Land Values, 30% Private Housing, 100% Intermediate

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£14,540,000	£13,740,000	£12,930,000	£12,130,000	£11,320,000	£1,823,598
Value Area 2	£11,230,000	£10,420,000	£9,620,000	£8,810,000	£8,000,000	£1,671,632
Value Area 3	£8,120,000	£7,310,000	£6,510,000	£5,700,000	£4,890,000	£1,367,699
Value Area 4	£4,960,000	£4,150,000	£3,350,000	£2,540,000	£1,740,000	£1,215,732

Scheme 11.

Table E861. Scheme 11. Residual Land Values, 50% Private Housing, 80:20 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£0	£0	£0	£0	£0	£3,484,110
Value Area 2	£0	£0	£0	£0	£0	£3,193,768
Value Area 3	£0	£0	£0	£0	£0	£2,613,083
Value Area 4	£0	£0	£0	£0	£0	£2,322,740

Table E862. Scheme 11. Residual Land Values, 50% Private Housing, 60:40 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£9,330,000	£7,730,000	£6,140,000	£4,540,000	£2,940,000	£3,484,110
Value Area 2	£6,630,000	£5,030,000	£3,430,000	£1,840,000	£240,000	£3,193,768
Value Area 3	£6,010,000	£4,410,000	£2,820,000	£1,220,000	£0	£2,613,083
Value Area 4	£3,520,000	£1,920,000	£330,000	£0	£0	£2,322,740

Table E863. Scheme 11. Residual Land Values, 50% Private Housing, 50:50 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£10,720,000	£9,130,000	£7,530,000	£5,940,000	£4,340,000	£3,484,110
Value Area 2	£8,020,000	£6,420,000	£4,830,000	£3,230,000	£1,640,000	£3,193,768
Value Area 3	£7,400,000	£5,810,000	£4,210,000	£2,610,000	£1,020,000	£2,613,083
Value Area 4	£4,910,000	£3,320,000	£1,720,000	£130,000	£0	£2,322,740

Table E864. Scheme 11. Residual Land Values, 50% Private Housing, 100% Intermediate

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£17,700,000	£16,100,000	£14,510,000	£12,910,000	£11,310,000	£3,484,110
Value Area 2	£15,000,000	£13,400,000	£11,800,000	£10,210,000	£8,610,000	£3,193,768
Value Area 3	£14,380,000	£12,780,000	£11,190,000	£9,590,000	£7,990,000	£2,613,083
Value Area 4	11,890,000	10,290,000	8,700,000	7,100,000	5,510,000	£2,322,740

Table E865. Scheme 11. Residual Land Values, 40% Private Housing, 80:20 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£9,420,000	£7,810,000	£6,210,000	£4,610,000	£3,000,000	£3,484,110
Value Area 2	£5,810,000	£4,210,000	£2,610,000	£1,000,000	£0	£3,193,768
Value Area 3	£0	£0	£0	£0	£0	£2,613,083
Value Area 4	£0	£0	£0	£0	£0	£2,322,740

Table E866. Scheme 11. Residual Land Values, 40% Private Housing, 60:40 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£11,730,000	£10,120,000	£8,520,000	£6,920,000	£5,310,000	£3,484,110
Value Area 2	£8,120,000	£6,520,000	£4,910,000	£3,310,000	£1,710,000	£3,193,768
Value Area 3	£6,660,000	£5,050,000	£3,450,000	£1,840,000	£240,000	£2,613,083
Value Area 4	£3,310,000	£1,710,000	£110,000	£0	£0	£2,322,740

Table E867. Scheme 11. Residual Land Values, 40% Private Housing, 50:50 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£12,840,000	£11,230,000	£9,630,000	£8,020,000	£6,420,000	£3,484,110
Value Area 2	£9,230,000	£7,630,000	£6,020,000	£4,420,000	£2,810,000	£3,193,768
Value Area 3	£7,760,000	£6,160,000	£4,560,000	£2,950,000	£1,350,000	£2,613,083
Value Area 4	4,420,000	2,820,000	1,210,000	0	0	£2,322,740

Table E868. Scheme 11. Residual Land Values, 40% Private Housing, 100% Intermediate

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£18,420,000	£16,810,000	£15,210,000	£13,600,000	£12,000,000	£3,484,110
Value Area 2	£14,810,000	£13,210,000	£11,600,000	£10,000,000	£8,390,000	£3,193,768
Value Area 3	£13,340,000	£11,740,000	£10,140,000	£8,530,000	£6,930,000	£2,613,083
Value Area 4	10,000,000	8,400,000	6,790,000	5,190,000	3,580,000	£2,322,740

Table E869. Scheme 11. Residual Land Values, 30% Private Housing, 80:20 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£12,450,000	£10,830,000	£9,220,000	£7,610,000	£6,000,000	£3,484,110
Value Area 2	£7,940,000	£6,330,000	£4,710,000	£3,100,000	£1,490,000	£3,193,768
Value Area 3	£5,630,000	£4,010,000	£2,400,000	£790,000	£0	£2,613,083
Value Area 4	£1,420,000	£0	£0	£0	£0	£2,322,740

Table E870. Scheme 11. Residual Land Values, 30% Private Housing, 60:40 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£14,180,000	£12,570,000	£10,960,000	£9,340,000	£7,730,000	£3,484,110
Value Area 2	£9,670,000	£8,060,000	£6,450,000	£4,840,000	£3,230,000	£3,193,768
Value Area 3	£7,360,000	£5,750,000	£4,140,000	£2,530,000	£910,000	£2,613,083
Value Area 4	3,160,000	1,540,000	0	0	0	£2,322,740

Table E871. Scheme 11. Residual Land Values, 30% Private Housing, 50:50 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£14,950,000	£13,340,000	£11,720,000	£10,110,000	£8,500,000	£3,484,110
Value Area 2	£10,440,000	£8,830,000	£7,220,000	£5,610,000	£3,990,000	£3,193,768
Value Area 3	£8,130,000	£6,520,000	£4,910,000	£3,290,000	£1,680,000	£2,613,083
Value Area 4	3,920,000	2,310,000	700,000	0	0	£2,322,740

Table E872. Scheme 11. Residual Land Values, 30% Private Housing, 100% Intermediate

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£19,130,000	£17,520,000	£15,910,000	£14,300,000	£12,690,000	£3,484,110
Value Area 2	£14,630,000	£13,010,000	£11,400,000	£9,790,000	£8,180,000	£3,193,768
Value Area 3	£12,310,000	£10,700,000	£9,090,000	£7,480,000	£5,870,000	£2,613,083
Value Area 4	£8,110,000	£6,500,000	£4,890,000	£3,270,000	£1,660,000	£2,322,740

Residential Viability Analysis

“Strong” Market Appraisals, Low EUV, With Grant

Tables E873 to E978 set out the indicative residual land values for Schemes 3 to 11 at high existing use values, and at 50%, 40% and 30% affordable housing with NAHP grant:

Scheme 3.

Table E873. Scheme 3. Residual Land Values, 50% Private Housing, 80:20 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£200,000	£150,000	£110,000	£70,000	£30,000	£61,775
Value Area 2	£0	£0	£0	£0	£0	£61,775
Value Area 3	£70,000	£20,000	£0	£0	£0	£61,775
Value Area 4	£0	£0	£0	£0	£0	£61,775

Table E874. Scheme 3. Residual Land Values, 50% Private Housing, 60:40 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£200,000	£150,000	£110,000	£70,000	£30,000	£61,775
Value Area 2	£100,000	£60,000	£20,000	£0	£0	£61,775
Value Area 3	£70,000	£20,000	£0	£0	£0	£61,775
Value Area 4	£20,000	£0	£0	£0	£0	£61,775

Table E875. Scheme 3. Residual Land Values, 50% Private Housing, 50:50 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£310,000	£270,000	£230,000	£190,000	£140,000	£61,775
Value Area 2	£220,000	£180,000	£140,000	£90,000	£50,000	£61,775
Value Area 3	£70,000	£20,000	£0	£0	£0	£61,775
Value Area 4	£140,000	£100,000	£60,000	£10,000	£0	£61,775

Table E876. Scheme 3. Residual Land Values, 50% Private Housing, 100% Intermediate

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£430,000	£380,000	£340,000	£300,000	£260,000	£61,775
Value Area 2	£330,000	£290,000	£250,000	£210,000	£170,000	£61,775
Value Area 3	£300,000	£250,000	£220,000	£170,000	£130,000	£61,775
Value Area 4	£250,000	£220,000	£170,000	£130,000	£90,000	£61,775

Table E877. Scheme 3. Residual Land Values, 40% Private Housing, 80:20 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£200,000	£150,000	£110,000	£70,000	£30,000	£61,775
Value Area 2	£100,000	£60,000	£20,000	£0	£0	£61,775
Value Area 3	£0	£0	£0	£0	£0	£61,775
Value Area 4	£0	£0	£0	£0	£0	£61,775

Table E878. Scheme 3. Residual Land Values, 40% Private Housing, 60:40 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£310,000	£270,000	£230,000	£190,000	£140,000	£61,775
Value Area 2	£220,000	£180,000	£140,000	£90,000	£50,000	£61,775
Value Area 3	£180,000	£140,000	£100,000	£50,000	£10,000	£61,775
Value Area 4	£140,000	£100,000	£60,000	£10,000	£0	£61,775

Table E879. Scheme 3. Residual Land Values, 40% Private Housing, 50:50 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£310,000	£270,000	£230,000	£190,000	£140,000	£61,775
Value Area 2	£220,000	£180,000	£140,000	£90,000	£50,000	£61,775
Value Area 3	£180,000	£140,000	£100,000	£50,000	£10,000	£61,775
Value Area 4	£140,000	£100,000	£60,000	£10,000	£0	£61,775

Table E880. Scheme 3. Residual Land Values, 40% Private Housing, 100% Intermediate

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£430,000	£380,000	£340,000	£300,000	£260,000	£61,775
Value Area 2	£330,000	£290,000	£250,000	£210,000	£170,000	£61,775
Value Area 3	£300,000	£250,000	£220,000	£170,000	£130,000	£61,775
Value Area 4	£250,000	£220,000	£170,000	£130,000	£90,000	£61,775

Table E881. Scheme 3. Residual Land Values, 30% Private Housing, 80:20 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£390,000	£350,000	£310,000	£260,000	£230,000	£61,775
Value Area 2	£250,000	£220,000	£170,000	£130,000	£90,000	£61,775
Value Area 3	£180,000	£140,000	£90,000	£50,000	£10,000	£61,775
Value Area 4	£100,000	£60,000	£10,000	£0	£0	£61,775

Table E882. Scheme 3. Residual Land Values, 30% Private Housing, 60:40 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£390,000	£350,000	£310,000	£260,000	£230,000	£61,775
Value Area 2	£250,000	£220,000	£170,000	£130,000	£90,000	£61,775
Value Area 3	£180,000	£140,000	£90,000	£50,000	£10,000	£61,775
Value Area 4	£100,000	£60,000	£10,000	£0	£0	£61,775

Table E883. Scheme 3. Residual Land Values, 30% Private Housing, 50:50 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£390,000	£350,000	£310,000	£260,000	£230,000	£61,775
Value Area 2	£250,000	£220,000	£170,000	£130,000	£90,000	£61,775
Value Area 3	£180,000	£140,000	£90,000	£50,000	£10,000	£61,775
Value Area 4	£100,000	£60,000	£10,000	£0	£0	£61,775

Table E884. Scheme 3. Residual Land Values, 30% Private Housing, 100% Intermediate

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£500,000	£460,000	£420,000	£380,000	£340,000	£61,775
Value Area 2	£370,000	£330,000	£290,000	£240,000	£210,000	£61,775
Value Area 3	£290,000	£250,000	£210,000	£170,000	£130,000	£61,775
Value Area 4	£220,000	£170,000	£130,000	£90,000	£50,000	£61,775

Scheme 4.

Table E885. Scheme 4. Residual Land Values, 50% Private Housing, 80:20 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£490,000	£440,000	£390,000	£340,000	£290,000	£74,130
Value Area 2	£400,000	£360,000	£310,000	£260,000	£210,000	£74,130
Value Area 3	£0	£0	£0	£0	£0	£74,130
Value Area 4	£0	£0	£0	£0	£0	£74,130

Table E886. Scheme 4. Residual Land Values, 50% Private Housing, 60:40 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	720,000	680,000	630,000	580,000	530,000	£74,130
Value Area 2	590,000	540,000	490,000	440,000	390,000	£74,130
Value Area 3	£0	£0	£0	£0	£0	£74,130
Value Area 4	£0	£0	£0	£0	£0	£74,130

Table E887. Scheme 4. Residual Land Values, 50% Private Housing, 50:50 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	720,000	680,000	630,000	580,000	530,000	£74,130
Value Area 2	590,000	540,000	490,000	440,000	390,000	£74,130
Value Area 3	£0	£0	£0	£0	£0	£74,130
Value Area 4	£0	£0	£0	£0	£0	£74,130

Table E888. Scheme 4. Residual Land Values, 50% Private Housing, 100% Intermediate

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	1,140,000	1,090,000	1,050,000	1,000,000	950,000	£74,130
Value Area 2	900,000	850,000	800,000	760,000	710,000	£74,130
Value Area 3	£0	£0	£0	£0	£0	£74,130
Value Area 4	450,000	400,000	350,000	310,000	260,000	£74,130

Table E889. Scheme 4. Residual Land Values, 40% Private Housing, 80:20 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£720,000	£680,000	£630,000	£580,000	£530,000	£74,130
Value Area 2	£590,000	£540,000	£490,000	£440,000	£390,000	£74,130
Value Area 3	£0	£0	£0	£0	£0	£74,130
Value Area 4	£0	£0	£0	£0	£0	£74,130

Table E890. Scheme 4. Residual Land Values, 40% Private Housing, 60:40 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	900,000	860,000	810,000	760,000	710,000	£74,130
Value Area 2	720,000	670,000	620,000	570,000	520,000	£74,130
Value Area 3	£0	£0	£0	£0	£0	£74,130
Value Area 4	£0	£0	£0	£0	£0	£74,130

Table E891. Scheme 4. Residual Land Values, 40% Private Housing, 50:50 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	900,000	860,000	810,000	760,000	710,000	£74,130
Value Area 2	720,000	670,000	620,000	570,000	520,000	£74,130
Value Area 3	£0	£0	£0	£0	£0	£74,130
Value Area 4	£0	£0	£0	£0	£0	£74,130

Table E892. Scheme 4. Residual Land Values, 40% Private Housing, 100% Intermediate

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£1,140,000	£1,090,000	£1,050,000	£1,000,000	£950,000	£74,130
Value Area 2	900,000	850,000	800,000	760,000	710,000	£74,130
Value Area 3	£0	£0	£0	£0	£0	£74,130
Value Area 4	450,000	400,000	350,000	310,000	260,000	£74,130

Table E893. Scheme 4. Residual Land Values, 30% Private Housing, 80:20 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£1,000,000	£950,000	£900,000	£850,000	£800,000	£74,130
Value Area 2	£790,000	£740,000	£700,000	£650,000	£600,000	£74,130
Value Area 3	£630,000	£580,000	£530,000	£490,000	£440,000	£74,130
Value Area 4	£400,000	£350,000	£300,000	£260,000	£210,000	£74,130

Table E894. Scheme 4. Residual Land Values, 30% Private Housing, 60:40 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£1,000,000	£950,000	£900,000	£850,000	£800,000	£74,130
Value Area 2	790,000	740,000	700,000	650,000	600,000	£74,130
Value Area 3	630,000	580,000	530,000	490,000	440,000	£74,130
Value Area 4	400,000	350,000	300,000	260,000	210,000	£74,130

Table E895. Scheme 4. Residual Land Values, 30% Private Housing, 50:50 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£1,000,000	£950,000	£900,000	£850,000	£800,000	£74,130
Value Area 2	790,000	740,000	700,000	650,000	600,000	£74,130
Value Area 3	630,000	580,000	530,000	490,000	440,000	£74,130
Value Area 4	400,000	350,000	300,000	260,000	210,000	£74,130

Table E896. Scheme 4. Residual Land Values, 30% Private Housing, 100% Intermediate

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£1,240,000	£1,190,000	£1,140,000	£1,090,000	£1,040,000	£74,130
Value Area 2	£980,000	£930,000	£880,000	£830,000	£780,000	£74,130
Value Area 3	£820,000	£770,000	£720,000	£670,000	£620,000	£74,130
Value Area 4	500,000	450,000	400,000	350,000	310,000	£74,130

Scheme 5.

Table E897. Scheme 5. Residual Land Values, 50% Private Housing, 80:20 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£1,580,000	£1,440,000	£1,290,000	£1,140,000	£1,000,000	£166,793
Value Area 2	£420,000	£280,000	£130,000	£0	£0	£166,793
Value Area 3	£960,000	£810,000	£660,000	£520,000	£370,000	£166,793
Value Area 4	£0	£0	£0	£0	£0	£166,793

Table E898. Scheme 5. Residual Land Values, 50% Private Housing, 60:40 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£990,000	£840,000	£700,000	£550,000	£410,000	£166,793
Value Area 2	£510,000	£370,000	£220,000	£70,000	£0	£166,793
Value Area 3	£1,040,000	£890,000	£740,000	£600,000	£450,000	£166,793
Value Area 4	£0	£0	£0	£0	£0	£166,793

Table E899. Scheme 5. Residual Land Values, 50% Private Housing, 50:50 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£1,150,000	£1,000,000	£860,000	£710,000	£570,000	£166,793
Value Area 2	£670,000	£530,000	£380,000	£230,000	£90,000	£166,793
Value Area 3	£1,190,000	£1,050,000	£900,000	£750,000	£610,000	£166,793
Value Area 4	£0	£0	£0	£0	£0	£166,793

Table E900. Scheme 5. Residual Land Values, 50% Private Housing, 100% Intermediate

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£1,580,000	£1,440,000	£1,290,000	£1,140,000	£1,000,000	£166,793
Value Area 2	£1,100,000	£960,000	£810,000	£660,000	£520,000	£166,793
Value Area 3	£1,590,000	£1,440,000	£1,290,000	£1,150,000	£1,000,000	£166,793
Value Area 4	£0	£0	£0	£0	£0	£166,793

Table E901. Scheme 5. Residual Land Values, 40% Private Housing, 80:20 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£1,100,000	£950,000	£800,000	£660,000	£510,000	£166,793
Value Area 2	£570,000	£430,000	£280,000	£140,000	£0	£166,793
Value Area 3	£1,060,000	£920,000	£770,000	£620,000	£480,000	£166,793
Value Area 4	£0	£0	£0	£0	£0	£166,793

Table E902. Scheme 5. Residual Land Values, 40% Private Housing, 60:40 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£1,260,000	£1,110,000	£970,000	£820,000	£670,000	£166,793
Value Area 2	£730,000	£590,000	£450,000	£300,000	£150,000	£166,793
Value Area 3	£1,220,000	£1,070,000	£930,000	£780,000	£630,000	£166,793
Value Area 4	£0	£0	£0	£0	£0	£166,793

Table E903. Scheme 5. Residual Land Values, 40% Private Housing, 50:50 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£1,350,000	£1,200,000	£1,060,000	£910,000	£760,000	£166,793
Value Area 2	£820,000	£680,000	£530,000	£390,000	£240,000	£166,793
Value Area 3	£1,300,000	£1,150,000	£1,010,000	£860,000	£710,000	£166,793
Value Area 4	£0	£0	£0	£0	£0	£166,793

Table E904. Scheme 5. Residual Land Values, 40% Private Housing, 100% Intermediate

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£1,690,000	£1,540,000	£1,400,000	£1,250,000	£1,100,000	£166,793
Value Area 2	£1,160,000	£1,020,000	£870,000	£720,000	£580,000	£166,793
Value Area 3	£1,610,000	£1,470,000	£1,320,000	£1,170,000	£1,030,000	£166,793
Value Area 4	£0	£0	£0	£0	£0	£166,793

Table E905. Scheme 5. Residual Land Values, 30% Private Housing, 80:20 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£1,560,000	£1,410,000	£1,260,000	£1,120,000	£970,000	£166,793
Value Area 2	£900,000	£760,000	£610,000	£470,000	£320,000	£166,793
Value Area 3	£1,300,000	£1,150,000	£1,000,000	£860,000	£710,000	£166,793
Value Area 4	£0	£0	£0	£0	£0	£166,793

Table E906. Scheme 5. Residual Land Values, 30% Private Housing, 60:40 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£1,650,000	£1,500,000	£1,350,000	£1,210,000	£1,060,000	£166,793
Value Area 2	£990,000	£840,000	£700,000	£550,000	£410,000	£166,793
Value Area 3	£1,380,000	£1,230,000	£1,080,000	£940,000	£790,000	£166,793
Value Area 4	£0	£0	£0	£0	£0	£166,793

Table E907. Scheme 5. Residual Land Values, 30% Private Housing, 50:50 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£1,730,000	£1,590,000	£1,440,000	£1,300,000	£1,150,000	£166,793
Value Area 2	£1,080,000	£930,000	£790,000	£640,000	£490,000	£166,793
Value Area 3	£1,450,000	£1,310,000	£1,160,000	£1,010,000	£870,000	£166,793
Value Area 4	£0	£0	£0	£0	£0	£166,793

Table E908. Scheme 5. Residual Land Values, 30% Private Housing, 100% Intermediate

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£1,990,000	£1,840,000	£1,690,000	£1,550,000	£1,400,000	£166,793
Value Area 2	£1,330,000	£1,190,000	£1,040,000	£890,000	£750,000	£166,793
Value Area 3	£1,690,000	£1,540,000	£1,400,000	£1,250,000	£1,100,000	£166,793
Value Area 4	£0	£0	£0	£0	£0	£166,793

Scheme 6.

Table E909 Scheme 6. Residual Land Values, 50% Private Housing, 80:20 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£0	£0	£0	£0	£0	£210,035
Value Area 2	£0	£0	£0	£0	£0	£210,035
Value Area 3	£890,000	£670,000	£460,000	£240,000	£20,000	£210,035
Value Area 4	£0	£0	£0	£0	£0	£210,035

Table E910 Scheme 6. Residual Land Values, 50% Private Housing, 60:40 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£1,010,000	£790,000	£570,000	£360,000	£140,000	£210,035
Value Area 2	£1,010,000	£790,000	£570,000	£360,000	£140,000	£210,035
Value Area 3	£1,120,000	£900,000	£680,000	£460,000	£240,000	£210,035
Value Area 4	£0	£0	£0	£0	£0	£210,035

Table E911 Scheme 6. Residual Land Values, 50% Private Housing, 50:50 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£1,100,000	£880,000	£660,000	£450,000	£230,000	£210,035
Value Area 2	£1,100,000	£880,000	£660,000	£450,000	£230,000	£210,035
Value Area 3	£1,210,000	£990,000	£770,000	£550,000	£330,000	£210,035
Value Area 4	£0	£0	£0	£0	£0	£210,035

Table E911 Scheme 6. Residual Land Values, 50% Private Housing, 100% Intermediate

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£1,980,000	£1,760,000	£1,540,000	£1,320,000	£1,100,000	£210,035
Value Area 2	£1,980,000	£1,760,000	£1,540,000	£1,320,000	£1,100,000	£210,035
Value Area 3	£2,090,000	£1,870,000	£1,650,000	£1,430,000	£1,210,000	£210,035
Value Area 4	£1,470,000	£1,250,000	£1,030,000	£810,000	£590,000	£210,035

Table E.912 Scheme 6. Residual Land Values, 40% Private Housing, 80:20 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£1,170,000	£960,000	£740,000	£520,000	£300,000	£210,035
Value Area 2	£1,170,000	£960,000	£740,000	£520,000	£300,000	£210,035
Value Area 3	£580,000	£370,000	£150,000	£0	£0	£210,035
Value Area 4	£0	£0	£0	£0	£0	£210,035

Table E.913 Scheme 6. Residual Land Values, 40% Private Housing, 60:40 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£1,440,000	£1,220,000	£1,000,000	£780,000	£560,000	£210,035
Value Area 2	£1,440,000	£1,220,000	£1,000,000	£780,000	£560,000	£210,035
Value Area 3	£1,300,000	£1,080,000	£860,000	£640,000	£430,000	£210,035
Value Area 4	£0	£0	£0	£0	£0	£210,035

Table E.914 Scheme 6. Residual Land Values, 40% Private Housing, 50:50 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£1,500,000	£1,280,000	£1,060,000	£840,000	£620,000	£210,035
Value Area 2	£1,500,000	£1,280,000	£1,060,000	£840,000	£620,000	£210,035
Value Area 3	£1,360,000	£1,140,000	£920,000	£700,000	£480,000	£210,035
Value Area 4	£0	£0	£0	£0	£0	£210,035

Table E.915 Scheme 6. Residual Land Values, 40% Private Housing, 100% Intermediate

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£2,220,000	£2,000,000	£1,780,000	£1,560,000	£1,340,000	£210,035
Value Area 2	£2,220,000	£2,000,000	£1,780,000	£1,560,000	£1,340,000	£210,035
Value Area 3	£2,080,000	£1,860,000	£1,640,000	£1,420,000	£1,200,000	£210,035
Value Area 4	£1,340,000	£1,120,000	£900,000	£680,000	£460,000	£210,035

Table E.916 Scheme 6. Residual Land Values, 30% Private Housing, 80:20 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£1,630,000	£1,410,000	£1,190,000	£970,000	£750,000	£210,035
Value Area 2	£1,630,000	£1,410,000	£1,190,000	£970,000	£750,000	£210,035
Value Area 3	£1,300,000	£1,080,000	£860,000	£640,000	£430,000	£210,035
Value Area 4	£0	£0	£0	£0	£0	£210,035

Table E.917 Scheme 6. Residual Land Values, 30% Private Housing, 60:40 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£1,800,000	£1,580,000	£1,360,000	£1,140,000	£920,000	£210,035
Value Area 2	£1,800,000	£1,580,000	£1,360,000	£1,140,000	£920,000	£210,035
Value Area 3	£1,470,000	£1,250,000	£1,030,000	£810,000	£590,000	£210,035
Value Area 4	£0	£0	£0	£0	£0	£210,035

Table E.918 Scheme 6. Residual Land Values, 30% Private Housing, 50:50 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£1,990,000	£1,770,000	£1,550,000	£1,330,000	£1,110,000	£210,035
Value Area 2	£1,990,000	£1,770,000	£1,550,000	£1,330,000	£1,110,000	£210,035
Value Area 3	£1,660,000	£1,440,000	£1,220,000	£1,000,000	£780,000	£210,035
Value Area 4	840,000	620,000	400,000	180,000	0	£210,035

Table E.919 Scheme 6. Residual Land Values, 30% Private Housing, 100% Intermediate

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£2,410,000	£2,190,000	£1,970,000	£1,750,000	£1,530,000	£210,035
Value Area 2	£2,410,000	£2,190,000	£1,970,000	£1,750,000	£1,530,000	£210,035
Value Area 3	£2,080,000	£1,860,000	£1,640,000	£1,420,000	£1,200,000	£210,035
Value Area 4	£1,250,000	£1,040,000	£820,000	£600,000	£380,000	£210,035

Scheme 7.

Table E920 Scheme 7. Residual Land Values, 50% Private Housing, 80:20 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£4,260,000	£4,000,000	£3,740,000	£3,480,000	£3,220,000	£345,940
Value Area 2	£3,830,000	£3,570,000	£3,310,000	£3,050,000	£2,800,000	£345,940
Value Area 3	£3,170,000	£2,910,000	£2,650,000	£2,390,000	£2,140,000	£345,940
Value Area 4	£2,170,000	£1,920,000	£1,660,000	£1,400,000	£1,140,000	£345,940

Table E921 Scheme 7. Residual Land Values, 50% Private Housing, 60:40 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£4,930,000	£4,670,000	£4,410,000	£4,150,000	£3,890,000	£345,940
Value Area 2	£4,500,000	£4,240,000	£3,980,000	£3,730,000	£3,470,000	£345,940
Value Area 3	£3,840,000	£3,580,000	£3,320,000	£3,070,000	£2,810,000	£345,940
Value Area 4	£2,840,000	£2,590,000	£2,330,000	£2,070,000	£1,810,000	£345,940

Table E921 Scheme 7. Residual Land Values, 50% Private Housing, 50:50 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£5,130,000	£4,870,000	£4,610,000	£4,350,000	£4,100,000	£345,940
Value Area 2	£4,700,000	£4,450,000	£4,190,000	£3,930,000	£3,670,000	£345,940
Value Area 3	£4,040,000	£3,790,000	£3,530,000	£3,270,000	£3,010,000	£345,940
Value Area 4	£3,050,000	£2,790,000	£2,530,000	£2,270,000	£2,010,000	£345,940

Table E922 Scheme 7. Residual Land Values, 50% Private Housing, 100% Intermediate

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£6,810,000	£6,550,000	£6,290,000	£6,030,000	£5,770,000	£345,940
Value Area 2	£6,380,000	£6,120,000	£5,870,000	£5,610,000	£5,350,000	£345,940
Value Area 3	£5,720,000	£5,460,000	£5,210,000	£4,950,000	£4,690,000	£345,940
Value Area 4	£4,730,000	£4,470,000	£4,210,000	£3,950,000	£3,690,000	£345,940

Table E923 Scheme 7. Residual Land Values, 40% Private Housing, 80:20 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£5,020,000	£4,760,000	£4,500,000	£4,240,000	£3,980,000	£345,940
Value Area 2	£4,440,000	£4,180,000	£3,930,000	£3,670,000	£3,410,000	£345,940
Value Area 3	£3,640,000	£3,380,000	£3,120,000	£2,870,000	£2,610,000	£345,940
Value Area 4	2,500,000	2,250,000	1,990,000	1,730,000	1,470,000	£345,940

Table E924 Scheme 7. Residual Land Values, 40% Private Housing, 60:40 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£5,490,000	£5,230,000	£4,970,000	£4,710,000	£4,460,000	£345,940
Value Area 2	£4,910,000	£4,660,000	£4,400,000	£4,140,000	£3,880,000	£345,940
Value Area 3	£4,110,000	£3,850,000	£3,600,000	£3,340,000	£3,080,000	£345,940
Value Area 4	2,980,000	2,720,000	2,460,000	2,200,000	1,940,000	£345,940

Table E925 Scheme 7. Residual Land Values, 40% Private Housing, 50:50 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£5,790,000	£5,530,000	£5,270,000	£5,010,000	£4,760,000	£345,940
Value Area 2	£5,210,000	£4,960,000	£4,700,000	£4,440,000	£4,180,000	£345,940
Value Area 3	£4,410,000	£4,160,000	£3,900,000	£3,640,000	£3,380,000	£345,940
Value Area 4	3,280,000	3,020,000	2,760,000	2,500,000	2,240,000	£345,940

Table E926 Scheme 7. Residual Land Values, 40% Private Housing, 100% Intermediate

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£7,030,000	£6,770,000	£6,520,000	£6,260,000	£6,000,000	£345,940
Value Area 2	£6,460,000	£6,200,000	£5,940,000	£5,680,000	£5,430,000	£345,940
Value Area 3	£5,100,000	£4,840,000	£4,580,000	£4,320,000	£4,060,000	£345,940
Value Area 4	4,520,000	4,260,000	4,000,000	3,750,000	3,490,000	£345,940

Table E927 Scheme 7. Residual Land Values, 30% Private Housing, 80:20 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£5,840,000	£5,590,000	£5,330,000	£5,070,000	£4,810,000	£345,940
Value Area 2	£5,040,000	£4,780,000	£4,520,000	£4,260,000	£4,010,000	£345,940
Value Area 3	£4,020,000	£3,760,000	£3,500,000	£3,240,000	£2,990,000	£345,940
Value Area 4	2,650,000	2,390,000	2,130,000	1,870,000	1,620,000	£345,940

Table E928 Scheme 7. Residual Land Values, 30% Private Housing, 60:40 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£6,280,000	£6,020,000	£5,760,000	£5,500,000	£5,250,000	£345,940
Value Area 2	£5,470,000	£5,220,000	£4,960,000	£4,700,000	£4,440,000	£345,940
Value Area 3	£4,450,000	£4,190,000	£3,940,000	£3,680,000	£3,420,000	£345,940
Value Area 4	3,080,000	2,830,000	2,570,000	2,310,000	2,050,000	£345,940

Table E929 Scheme 7. Residual Land Values, 30% Private Housing, 50:50 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£6,380,000	£6,120,000	£5,860,000	£5,610,000	£5,350,000	£345,940
Value Area 2	£5,580,000	£5,320,000	£5,060,000	£4,800,000	£4,540,000	£345,940
Value Area 3	£4,550,000	£4,300,000	£4,040,000	£3,780,000	£3,520,000	£345,940
Value Area 4	3,190,000	2,930,000	2,670,000	2,410,000	2,150,000	£345,940

Table E930 Scheme 7. Residual Land Values, 30% Private Housing, 100% Intermediate

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£7,390,000	£7,130,000	£6,870,000	£6,610,000	£6,360,000	£345,940
Value Area 2	£6,580,000	£6,330,000	£6,070,000	£5,810,000	£5,550,000	£345,940
Value Area 3	£5,560,000	£5,300,000	£5,050,000	£4,790,000	£4,530,000	£345,940
Value Area 4	4,190,000	3,940,000	3,680,000	3,420,000	3,160,000	£345,940

Scheme 8.

Table E931 Scheme 8. Residual Land Values, 50% Private Housing, 80:20 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£2,830,000	£2,390,000	£1,950,000	£1,510,000	£1,070,000	£574,508
Value Area 2	£2,360,000	£1,920,000	£1,480,000	£1,040,000	£600,000	£574,508
Value Area 3	£0	£0	£0	£0	£0	£574,508
Value Area 4	£0	£0	£0	£0	£0	£574,508

Table E932 Scheme 8. Residual Land Values, 50% Private Housing, 60:40 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£3,680,000	£3,240,000	£2,800,000	£2,360,000	£1,920,000	£574,508
Value Area 2	£3,210,000	£2,770,000	£2,330,000	£1,890,000	£1,450,000	£574,508
Value Area 3	£1,750,000	£1,310,000	£870,000	£430,000	£0	£574,508
Value Area 4	£0	£0	£0	£0	£0	£574,508

Table E933 Scheme 8. Residual Land Values, 50% Private Housing, 50:50 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£4,170,000	£3,730,000	£3,290,000	£2,850,000	£2,410,000	£574,508
Value Area 2	£3,700,000	£3,260,000	£2,820,000	£2,370,000	£1,930,000	£574,508
Value Area 3	£2,240,000	£1,800,000	£1,360,000	£920,000	£480,000	£574,508
Value Area 4	£1,790,000	£1,350,000	£910,000	£470,000	£40,000	£574,508

Table E934 Scheme 8. Residual Land Values, 50% Private Housing, 100% Intermediate

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£6,660,000	£6,220,000	£5,780,000	£5,340,000	£4,900,000	£574,508
Value Area 2	£6,190,000	£5,750,000	£5,310,000	£4,870,000	£4,430,000	£574,508
Value Area 3	£4,730,000	£4,290,000	£3,850,000	£3,410,000	£2,970,000	£574,508
Value Area 4	£4,290,000	£3,850,000	£3,410,000	£2,970,000	£2,530,000	£574,508

Table E935 Scheme 8. Residual Land Values, 40% Private Housing, 80:20 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£4,050,000	£3,610,000	£3,170,000	£2,730,000	£2,290,000	£574,508
Value Area 2	£3,310,000	£2,870,000	£2,430,000	£1,990,000	£1,550,000	£574,508
Value Area 3	£1,600,000	£1,160,000	£720,000	£280,000	£0	£574,508
Value Area 4	£0	£0	£0	£0	£0	£574,508

Table E936 Scheme 8. Residual Land Values, 40% Private Housing, 60:40 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£4,850,000	£4,410,000	£3,960,000	£3,520,000	£3,080,000	£574,508
Value Area 2	£4,110,000	£3,670,000	£3,230,000	£2,780,000	£2,340,000	£574,508
Value Area 3	£2,400,000	£1,960,000	£1,520,000	£1,080,000	£630,000	£574,508
Value Area 4	£1,690,000	£1,250,000	£810,000	£370,000	£0	£574,508

Table E937 Scheme 8. Residual Land Values, 40% Private Housing, 50:50 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£5,120,000	£4,680,000	£4,240,000	£3,790,000	£3,350,000	£574,508
Value Area 2	£4,380,000	£3,940,000	£3,500,000	£3,060,000	£2,610,000	£574,508
Value Area 3	£2,670,000	£2,230,000	£1,790,000	£1,350,000	£900,000	£574,508
Value Area 4	1,960,000	1,520,000	1,080,000	640,000	200,000	£574,508

Table E938 Scheme 8. Residual Land Values, 40% Private Housing, 100% Intermediate

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£7,030,000	£6,590,000	£6,150,000	£5,710,000	£5,270,000	£574,508
Value Area 2	£6,300,000	£5,850,000	£5,410,000	£4,970,000	£4,530,000	£574,508
Value Area 3	£4,590,000	£4,140,000	£3,700,000	£3,260,000	£2,820,000	£574,508
Value Area 4	3,880,000	3,440,000	2,990,000	2,550,000	2,110,000	£574,508

Table E939 Scheme 8. Residual Land Values, 30% Private Housing, 80:20 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£5,310,000	£4,860,000	£4,420,000	£3,980,000	£3,530,000	£574,508
Value Area 2	£4,230,000	£3,790,000	£3,350,000	£2,900,000	£2,460,000	£574,508
Value Area 3	£2,210,000	£1,760,000	£1,320,000	£880,000	£440,000	£574,508
Value Area 4	£1,170,000	£730,000	£290,000	£0	£0	£574,508

Table E940 Scheme 8. Residual Land Values, 30% Private Housing, 60:40 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£5,670,000	£5,230,000	£4,790,000	£4,340,000	£3,900,000	£574,508
Value Area 2	£4,600,000	£4,160,000	£3,710,000	£3,270,000	£2,830,000	£574,508
Value Area 3	£2,570,000	£2,130,000	£1,690,000	£1,240,000	£800,000	£574,508
Value Area 4	£1,540,000	£1,090,000	£650,000	£210,000	£0	£574,508

Table E941 Scheme 8. Residual Land Values, 30% Private Housing, 50:50 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£5,940,000	£5,500,000	£5,060,000	£4,610,000	£4,170,000	£574,508
Value Area 2	£4,870,000	£4,430,000	£3,980,000	£3,540,000	£3,100,000	£574,508
Value Area 3	£2,840,000	£2,400,000	£1,960,000	£1,520,000	£1,070,000	£574,508
Value Area 4	£3,360,000	£2,920,000	£2,470,000	£2,030,000	£1,590,000	£574,508

Table E942 Scheme 8. Residual Land Values, 30% Private Housing, 100% Intermediate

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£7,490,000	£7,050,000	£6,610,000	£6,160,000	£5,720,000	£574,508
Value Area 2	£6,420,000	£5,980,000	£5,530,000	£5,090,000	£4,650,000	£574,508
Value Area 3	£4,390,000	£3,950,000	£3,510,000	£3,070,000	£2,620,000	£574,508
Value Area 4	£3,360,000	£2,920,000	£2,470,000	£2,030,000	£1,590,000	£574,508

Scheme 9.

Table E943 Scheme 9. Residual Land Values, 50% Private Housing, 80:20 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£5,510,000	£4,660,000	£3,800,000	£2,940,000	£2,090,000	£1,111,950
Value Area 2	£4,780,000	£3,920,000	£3,070,000	£2,210,000	£1,360,000	£1,111,950
Value Area 3	£4,180,000	£3,320,000	£2,460,000	£1,610,000	£750,000	£1,111,950
Value Area 4	£0	£0	£0	£0	£0	£1,111,950

Table E944 Scheme 9. Residual Land Values, 50% Private Housing, 60:40 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£7,370,000	£6,510,000	£5,660,000	£4,800,000	£3,940,000	£1,111,950
Value Area 2	£6,640,000	£5,780,000	£4,920,000	£4,070,000	£3,210,000	£1,111,950
Value Area 3	£6,030,000	£5,170,000	£4,320,000	£3,460,000	£2,610,000	£1,111,950
Value Area 4	£4,300,000	£3,450,000	£2,590,000	£1,730,000	£880,000	£1,111,950

Table E945 Scheme 9. Residual Land Values, 50% Private Housing, 50:50 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£8,150,000	£7,290,000	£6,440,000	£5,580,000	£4,730,000	£1,111,950
Value Area 2	£7,420,000	£6,560,000	£5,710,000	£4,850,000	£3,990,000	£1,111,950
Value Area 3	£6,810,000	£5,960,000	£5,100,000	£4,250,000	£3,390,000	£1,111,950
Value Area 4	£5,080,000	£4,230,000	£3,370,000	£2,520,000	£1,660,000	£1,111,950

Table E946 Scheme 9. Residual Land Values, 50% Private Housing, 100% Intermediate

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£12,930,000	£12,080,000	£11,220,000	£10,360,000	£9,510,000	£1,111,950
Value Area 2	£12,200,000	£11,340,000	£10,490,000	£9,630,000	£8,770,000	£1,111,950
Value Area 3	£11,590,000	£10,740,000	£9,880,000	£9,030,000	£8,170,000	£1,111,950
Value Area 4	9,870,000	9,010,000	8,150,000	7,300,000	6,440,000	£1,111,950

Table E947 Scheme 9. Residual Land Values, 40% Private Housing, 80:20 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£7,720,000	£6,860,000	£6,000,000	£5,140,000	£4,280,000	£1,111,950
Value Area 2	£6,430,000	£5,570,000	£4,710,000	£3,850,000	£2,990,000	£1,111,950
Value Area 3	£5,300,000	£4,440,000	£3,580,000	£2,720,000	£1,860,000	£1,111,950
Value Area 4	£3,020,000	£2,160,000	£1,300,000	£440,000	£0	£1,111,950

Table E948 Scheme 9. Residual Land Values, 40% Private Housing, 60:40 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£9,050,000	£8,190,000	£7,330,000	£6,470,000	£5,610,000	£1,111,950
Value Area 2	£7,760,000	£6,900,000	£6,040,000	£5,180,000	£4,320,000	£1,111,950
Value Area 3	£6,630,000	£5,770,000	£4,910,000	£4,050,000	£3,190,000	£1,111,950
Value Area 4	£4,350,000	£3,490,000	£2,630,000	£1,770,000	£910,000	£1,111,950

Table E949 Scheme 9. Residual Land Values, 40% Private Housing, 50:50 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£9,840,000	£8,980,000	£8,120,000	£7,260,000	£6,400,000	£1,111,950
Value Area 2	£8,550,000	£7,690,000	£6,830,000	£5,970,000	£5,110,000	£1,111,950
Value Area 3	£7,410,000	£6,550,000	£5,690,000	£4,830,000	£3,970,000	£1,111,950
Value Area 4	£5,130,000	£4,270,000	£3,410,000	£2,550,000	£1,690,000	£1,111,950

Table E950 Scheme 9. Residual Land Values, 40% Private Housing, 100% Intermediate

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£13,550,000	£12,690,000	£11,830,000	£10,970,000	£10,110,000	£1,111,950
Value Area 2	£12,260,000	£11,400,000	£10,540,000	£9,680,000	£8,820,000	£1,111,950
Value Area 3	£11,120,000	£10,260,000	£9,400,000	£8,540,000	£7,680,000	£1,111,950
Value Area 4	£8,840,000	£7,980,000	£7,120,000	£6,260,000	£5,400,000	£1,111,950

Table E951 Scheme 9. Residual Land Values, 30% Private Housing, 80:20 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£9,680,000	£8,810,000	£7,950,000	£7,080,000	£6,220,000	£1,111,950
Value Area 2	£7,830,000	£6,960,000	£6,100,000	£5,230,000	£4,370,000	£1,111,950
Value Area 3	£6,160,000	£5,290,000	£4,430,000	£3,570,000	£2,700,000	£1,111,950
Value Area 4	£3,330,000	£2,460,000	£1,600,000	£730,000	£0	£1,111,950

Table E952 Scheme 9. Residual Land Values, 30% Private Housing, 60:40 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£10,720,000	£9,860,000	£8,990,000	£8,130,000	£7,260,000	£1,111,950
Value Area 2	£8,870,000	£8,010,000	£7,140,000	£6,280,000	£5,410,000	£1,111,950
Value Area 3	£7,200,000	£6,340,000	£5,470,000	£4,610,000	£3,740,000	£1,111,950
Value Area 4	4,370,000	3,510,000	2,640,000	1,780,000	910,000	£1,111,950

Table E953 Scheme 9. Residual Land Values, 30% Private Housing, 50:50 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£11,240,000	£10,380,000	£9,520,000	£8,650,000	£7,790,000	£1,111,950
Value Area 2	£9,390,000	£8,530,000	£7,670,000	£6,800,000	£5,940,000	£1,111,950
Value Area 3	£7,730,000	£6,860,000	£6,000,000	£5,130,000	£4,270,000	£1,111,950
Value Area 4	4,890,000	4,030,000	3,170,000	2,300,000	1,440,000	£1,111,950

Table E954 Scheme 9. Residual Land Values, 30% Private Housing, 100% Intermediate

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£14,170,000	£13,310,000	£12,440,000	£11,580,000	£10,710,000	£1,111,950
Value Area 2	£12,320,000	£11,460,000	£10,590,000	£9,730,000	£8,860,000	£1,111,950
Value Area 3	£10,650,000	£9,790,000	£8,920,000	£8,060,000	£7,190,000	£1,111,950
Value Area 4	£7,820,000	£6,960,000	£6,090,000	£5,230,000	£4,360,000	£1,111,950

Scheme 10.

Table E955 Scheme 10. Residual Land Values, 50% Private Housing, 80:20 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£7,860,000	£7,060,000	£6,260,000	£5,460,000	£4,670,000	£759,833
Value Area 2	£5,490,000	£4,690,000	£3,890,000	£3,100,000	£2,300,000	£759,833
Value Area 3	£3,270,000	£2,470,000	£1,670,000	£870,000	£80,000	£759,833
Value Area 4	£0	£0	£0	£0	£0	£759,833

Table E956 Scheme 10. Residual Land Values, 50% Private Housing, 60:40 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£9,250,000	£8,460,000	£7,660,000	£6,860,000	£6,060,000	£759,833
Value Area 2	£6,890,000	£6,090,000	£5,290,000	£4,490,000	£3,690,000	£759,833
Value Area 3	£4,660,000	£3,870,000	£3,070,000	£2,270,000	£1,470,000	£759,833
Value Area 4	£0	£0	£0	£0	£0	£759,833

Table E957 Scheme 10. Residual Land Values, 50% Private Housing, 50:50 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£9,880,000	£9,080,000	£8,280,000	£7,490,000	£6,690,000	£759,833
Value Area 2	£7,510,000	£6,710,000	£5,920,000	£5,120,000	£4,320,000	£759,833
Value Area 3	£5,290,000	£4,490,000	£3,690,000	£2,900,000	£2,100,000	£759,833
Value Area 4	£3,040,000	£2,240,000	£1,440,000	£640,000	£0	£759,833

Table E958 Scheme 10. Residual Land Values, 50% Private Housing, 100% Intermediate

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£13,440,000	£12,640,000	£11,840,000	£11,040,000	£10,250,000	£759,833
Value Area 2	£11,070,000	£10,270,000	£9,470,000	£8,680,000	£7,880,000	£759,833
Value Area 3	£8,850,000	£8,050,000	£7,250,000	£6,450,000	£5,660,000	£759,833
Value Area 4	6,590,000	5,800,000	5,000,000	4,200,000	3,400,000	£759,833

Table E959 Scheme 10. Residual Land Values, 40% Private Housing, 80:20 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£9,510,000	£8,710,000	£7,910,000	£7,110,000	£6,310,000	£759,833
Value Area 2	£6,670,000	£5,870,000	£5,070,000	£4,270,000	£3,460,000	£759,833
Value Area 3	£4,010,000	£3,200,000	£2,400,000	£1,600,000	£800,000	£759,833
Value Area 4	£0	£0	£0	£0	£0	£759,833

Table E960 Scheme 10. Residual Land Values, 40% Private Housing, 60:40 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£10,570,000	£9,770,000	£8,970,000	£8,160,000	£7,360,000	£759,833
Value Area 2	£7,730,000	£6,930,000	£6,120,000	£5,320,000	£4,520,000	£759,833
Value Area 3	£5,060,000	£4,260,000	£3,460,000	£2,660,000	£1,850,000	£759,833
Value Area 4	£2,360,000	£1,550,000	£750,000	£0	£0	£759,833

Table E961 Scheme 10. Residual Land Values, 40% Private Housing, 50:50 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£11,200,000	£10,390,000	£9,590,000	£8,790,000	£7,990,000	£759,833
Value Area 2	£8,350,000	£7,550,000	£6,750,000	£5,950,000	£5,150,000	£759,833
Value Area 3	£5,690,000	£4,890,000	£4,080,000	£3,280,000	£2,480,000	£759,833
Value Area 4	2,980,000	2,180,000	1,380,000	580,000	0	£759,833

Table E962 Scheme 10. Residual Land Values, 40% Private Housing, 100% Intermediate

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£13,990,000	£13,180,000	£12,380,000	£11,580,000	£10,780,000	£759,833
Value Area 2	£11,140,000	£10,340,000	£9,540,000	£8,740,000	£7,940,000	£759,833
Value Area 3	£8,480,000	£7,680,000	£6,870,000	£6,070,000	£5,270,000	£759,833
Value Area 4	5,770,000	4,970,000	4,170,000	3,370,000	2,570,000	£759,833

Table E963 Scheme 10. Residual Land Values, 30% Private Housing, 80:20 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£11,130,000	£10,320,000	£9,510,000	£8,710,000	£7,900,000	£759,833
Value Area 2	£7,810,000	£7,010,000	£6,200,000	£5,390,000	£4,590,000	£759,833
Value Area 3	£4,700,000	£3,890,000	£3,090,000	£2,280,000	£1,480,000	£759,833
Value Area 4	£0	£0	£0	£0	£0	£759,833

Table E964 Scheme 10. Residual Land Values, 30% Private Housing, 60:40 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£12,040,000	£11,230,000	£10,430,000	£9,620,000	£8,820,000	£759,833
Value Area 2	£8,730,000	£7,920,000	£7,110,000	£6,310,000	£5,500,000	£759,833
Value Area 3	£5,610,000	£4,810,000	£4,000,000	£3,200,000	£2,390,000	£759,833
Value Area 4	£2,460,000	£1,650,000	£850,000	£40,000	£-800,000	£759,833

Table E965 Scheme 10. Residual Land Values, 30% Private Housing, 50:50 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£12,380,000	£11,570,000	£10,770,000	£9,960,000	£9,160,000	£759,833
Value Area 2	£9,060,000	£8,260,000	£7,450,000	£6,650,000	£5,840,000	£759,833
Value Area 3	£5,950,000	£5,150,000	£4,340,000	£3,540,000	£2,730,000	£759,833
Value Area 4	2,800,000	1,990,000	1,190,000	380,000	0	£759,833

Table E966 Scheme 10. Residual Land Values, 30% Private Housing, 100% Intermediate

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£14,540,000	£13,740,000	£12,930,000	£12,130,000	£11,320,000	£759,833
Value Area 2	£11,230,000	£10,420,000	£9,620,000	£8,810,000	£8,000,000	£759,833
Value Area 3	£8,120,000	£7,310,000	£6,510,000	£5,700,000	£4,890,000	£759,833
Value Area 4	£4,960,000	£4,150,000	£3,350,000	£2,540,000	£1,740,000	£759,833

Scheme 11.

Table E967 Scheme 11. Residual Land Values, 50% Private Housing, 80:20 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£0	£0	£0	£0	£0	£1,451,713
Value Area 2	£0	£0	£0	£0	£0	£1,451,713
Value Area 3	£0	£0	£0	£0	£0	£1,451,713
Value Area 4	£0	£0	£0	£0	£0	£1,451,713

Table E968 Scheme 11. Residual Land Values, 50% Private Housing, 60:40 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£9,330,000	£7,730,000	£6,140,000	£4,540,000	£2,940,000	£1,451,713
Value Area 2	£6,630,000	£5,030,000	£3,430,000	£1,840,000	£240,000	£1,451,713
Value Area 3	£6,010,000	£4,410,000	£2,820,000	£1,220,000	£0	£1,451,713
Value Area 4	£3,520,000	£1,920,000	£330,000	£0	£0	£1,451,713

Table E969 Scheme 11. Residual Land Values, 50% Private Housing, 50:50 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£10,720,000	£9,130,000	£7,530,000	£5,940,000	£4,340,000	£1,451,713
Value Area 2	£8,020,000	£6,420,000	£4,830,000	£3,230,000	£1,640,000	£1,451,713
Value Area 3	£7,400,000	£5,810,000	£4,210,000	£2,610,000	£1,020,000	£1,451,713
Value Area 4	£4,910,000	£3,320,000	£1,720,000	£130,000	£0	£1,451,713

Table E970 Scheme 11. Residual Land Values, 50% Private Housing, 100% Intermediate

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£17,700,000	£16,100,000	£14,510,000	£12,910,000	£11,310,000	£1,451,713
Value Area 2	£15,000,000	£13,400,000	£11,800,000	£10,210,000	£8,610,000	£1,451,713
Value Area 3	£14,380,000	£12,780,000	£11,190,000	£9,590,000	£7,990,000	£1,451,713
Value Area 4	11,890,000	10,290,000	8,700,000	7,100,000	5,510,000	£1,451,713

Table E971 Scheme 11. Residual Land Values, 40% Private Housing, 80:20 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£9,420,000	£7,810,000	£6,210,000	£4,610,000	£3,000,000	£1,451,713
Value Area 2	£5,810,000	£4,210,000	£2,610,000	£1,000,000	£0	£1,451,713
Value Area 3	£0	£0	£0	£0	£0	£1,451,713
Value Area 4	£0	£0	£0	£0	£0	£1,451,713

Table E972 Scheme 11. Residual Land Values, 40% Private Housing, 60:40 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£11,730,000	£10,120,000	£8,520,000	£6,920,000	£5,310,000	£1,451,713
Value Area 2	£8,120,000	£6,520,000	£4,910,000	£3,310,000	£1,710,000	£1,451,713
Value Area 3	£6,660,000	£5,050,000	£3,450,000	£1,840,000	£240,000	£1,451,713
Value Area 4	£3,310,000	£1,710,000	£110,000	£0	£0	£1,451,713

Table E973 Scheme 11. Residual Land Values, 40% Private Housing, 50:50 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£12,840,000	£11,230,000	£9,630,000	£8,020,000	£6,420,000	£1,451,713
Value Area 2	£9,230,000	£7,630,000	£6,020,000	£4,420,000	£2,810,000	£1,451,713
Value Area 3	£7,760,000	£6,160,000	£4,560,000	£2,950,000	£1,350,000	£1,451,713
Value Area 4	4,420,000	2,820,000	1,210,000	0	0	£1,451,713

Table E974 Scheme 11. Residual Land Values, 40% Private Housing, 100% Intermediate

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£18,420,000	£16,810,000	£15,210,000	£13,600,000	£12,000,000	£1,451,713
Value Area 2	£14,810,000	£13,210,000	£11,600,000	£10,000,000	£8,390,000	£1,451,713
Value Area 3	£13,340,000	£11,740,000	£10,140,000	£8,530,000	£6,930,000	£1,451,713
Value Area 4	10,000,000	8,400,000	6,790,000	5,190,000	3,580,000	£1,451,713

Table E975 Scheme 11. Residual Land Values, 30% Private Housing, 80:20 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£12,450,000	£10,830,000	£9,220,000	£7,610,000	£6,000,000	£1,451,713
Value Area 2	£7,940,000	£6,330,000	£4,710,000	£3,100,000	£1,490,000	£1,451,713
Value Area 3	£5,630,000	£4,010,000	£2,400,000	£790,000	£0	£1,451,713
Value Area 4	£1,420,000	£0	£0	£0	£0	£1,451,713

Table E976 Scheme 11. Residual Land Values, 30% Private Housing, 60:40 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£14,180,000	£12,570,000	£10,960,000	£9,340,000	£7,730,000	£1,451,713
Value Area 2	£9,670,000	£8,060,000	£6,450,000	£4,840,000	£3,230,000	£1,451,713
Value Area 3	£7,360,000	£5,750,000	£4,140,000	£2,530,000	£910,000	£1,451,713
Value Area 4	3,160,000	1,540,000	0	0	0	£1,451,713

Table E977 Scheme 11. Residual Land Values, 30% Private Housing, 50:50 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£14,950,000	£13,340,000	£11,720,000	£10,110,000	£8,500,000	£1,451,713
Value Area 2	£10,440,000	£8,830,000	£7,220,000	£5,610,000	£3,990,000	£1,451,713
Value Area 3	£8,130,000	£6,520,000	£4,910,000	£3,290,000	£1,680,000	£1,451,713
Value Area 4	3,920,000	2,310,000	700,000	0	0	£1,451,713

Table E978 Scheme 11. Residual Land Values, 30% Private Housing, 100% Intermediate

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£19,130,000	£17,520,000	£15,910,000	£14,300,000	£12,690,000	£1,451,713
Value Area 2	£14,630,000	£13,010,000	£11,400,000	£9,790,000	£8,180,000	£1,451,713
Value Area 3	£12,310,000	£10,700,000	£9,090,000	£7,480,000	£5,870,000	£1,451,713
Value Area 4	£8,110,000	£6,500,000	£4,890,000	£3,270,000	£1,660,000	£1,451,713

Residential Viability Analysis

“Weak” Market Appraisals, High EUV, With Grant

Tables E979 to E1084 set out the indicative residual land values for Schemes 3 to 11 at high existing use values, and at 50%, 40% and 30% affordable housing with NAHP grant. These residual land values have been compared to a high benchmark land cost of £3.7 - 7.4million per Ha (£1.5 - 3million per acre):

Scheme 3.

Table E979. Scheme 3. Residual Land Values, 50% Private Housing, 80:20 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£40,000	£0	£0	£0	£0	£741,300
Value Area 2	£0	£0	£0	£0	£0	£555,975
Value Area 3	£0	£0	£0	£0	£0	£463,313
Value Area 4	£0	£0	£0	£0	£0	£370,650

Table E980. Scheme 3. Residual Land Values, 50% Private Housing, 60:40 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£40,000	£0	£0	£0	£0	£741,300
Value Area 2	£0	£0	£0	£0	£0	£555,975
Value Area 3	£0	£0	£0	£0	£0	£463,313
Value Area 4	£0	£0	£0	£0	£0	£370,650

Table E981. Scheme 3. Residual Land Values, 50% Private Housing, 50:50 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£140,000	£100,000	£60,000	£10,000	£0	£741,300
Value Area 2	£60,000	£20,000	£0	£0	£0	£555,975
Value Area 3	£0	£0	£0	£0	£0	£463,313
Value Area 4	£0	£0	£0	£0	£0	£370,650

Table E982. Scheme 3. Residual Land Values, 50% Private Housing, 100% Intermediate

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£240,000	£200,000	£160,000	£120,000	£70,000	£741,300
Value Area 2	£160,000	£120,000	£80,000	£40,000	£0	£555,975
Value Area 3	£140,000	£100,000	£50,000	£10,000	£0	£463,313
Value Area 4	£0	£0	£0	£0	£0	£370,650

Table E983. Scheme 3. Residual Land Values, 40% Private Housing, 80:20 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£40,000	£0	£0	£0	£0	£741,300
Value Area 2	£0	£0	£0	£0	£0	£555,975
Value Area 3	£0	£0	£0	£0	£0	£463,313
Value Area 4	£0	£0	£0	£0	£0	£370,650

Table E984. Scheme 3. Residual Land Values, 40% Private Housing, 60:40 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£140,000	£100,000	£60,000	£10,000	£0	£741,300
Value Area 2	£60,000	£20,000	£0	£0	£0	£555,975
Value Area 3	£0	£0	£0	£0	£0	£463,313
Value Area 4	£0	£0	£0	£0	£0	£370,650

Table E985. Scheme 3. Residual Land Values, 40% Private Housing, 50:50 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£140,000	£100,000	£60,000	£10,000	£0	£741,300
Value Area 2	£60,000	£20,000	£0	£0	£0	£555,975
Value Area 3	£0	£0	£0	£0	£0	£463,313
Value Area 4	£0	£0	£0	£0	£0	£370,650

Table E986. Scheme 3. Residual Land Values, 40% Private Housing, 100% Intermediate

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£240,000	£200,000	£160,000	£120,000	£70,000	£741,300
Value Area 2	£160,000	£120,000	£80,000	£40,000	£0	£555,975
Value Area 3	£140,000	£100,000	£50,000	£10,000	£0	£463,313
Value Area 4	£0	£0	£0	£0	£0	£370,650

Table E987. Scheme 3. Residual Land Values, 30% Private Housing, 80:20 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£210,000	£170,000	£130,000	£80,000	£40,000	£741,300
Value Area 2	£100,000	£50,000	£10,000	£0	£0	£555,975
Value Area 3	£30,000	£0	£0	£0	£0	£463,313
Value Area 4	£0	£0	£0	£0	£0	£370,650

Table E988. Scheme 3. Residual Land Values, 30% Private Housing, 60:40 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£210,000	£170,000	£130,000	£80,000	£40,000	£741,300
Value Area 2	£100,000	£50,000	£10,000	£0	£0	£555,975
Value Area 3	£30,000	£0	£0	£0	£0	£463,313
Value Area 4	£0	£0	£0	£0	£0	£370,650

Table E989. Scheme 3. Residual Land Values, 30% Private Housing, 50:50 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£210,000	£170,000	£130,000	£80,000	£40,000	£741,300
Value Area 2	£100,000	£50,000	£10,000	£0	£0	£555,975
Value Area 3	£30,000	£0	£0	£0	£0	£463,313
Value Area 4	£0	£0	£0	£0	£0	£370,650

Table E990. Scheme 3. Residual Land Values, 30% Private Housing, 100% Intermediate

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£310,000	£270,000	£230,000	£190,000	£140,000	£741,300
Value Area 2	£200,000	£150,000	£110,000	£70,000	£30,000	£555,975
Value Area 3	£140,000	£90,000	£50,000	£10,000	£0	£463,313
Value Area 4	£70,000	£30,000	£0	£0	£0	£370,650

Scheme 4.

Table E991. Scheme 4. Residual Land Values, 50% Private Housing, 80:20 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£260,000	£210,000	£160,000	£110,000	£60,000	£889,560
Value Area 2	£200,000	£150,000	£100,000	£50,000	£0	£667,170
Value Area 3	£0	£0	£0	£0	£0	£555,975
Value Area 4	£0	£0	£0	£0	£0	£444,780

Table E992. Scheme 4. Residual Land Values, 50% Private Housing, 60:40 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	470,000	420,000	370,000	320,000	270,000	£889,560
Value Area 2	350,000	300,000	260,000	210,000	160,000	£667,170
Value Area 3	£0	£0	£0	£0	£0	£555,975
Value Area 4	£0	£0	£0	£0	£0	£444,780

Table E993. Scheme 4. Residual Land Values, 50% Private Housing, 50:50 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	470,000	420,000	370,000	320,000	270,000	£889,560
Value Area 2	350,000	300,000	260,000	210,000	160,000	£667,170
Value Area 3	£0	£0	£0	£0	£0	£555,975
Value Area 4	£0	£0	£0	£0	£0	£444,780

Table E994. Scheme 4. Residual Land Values, 50% Private Housing, 100% Intermediate

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	820,000	780,000	730,000	680,000	630,000	£889,560
Value Area 2	620,000	570,000	530,000	480,000	430,000	£667,170
Value Area 3	£240,000	£190,000	£140,000	£90,000	£40,000	£555,975
Value Area 4	240,000	190,000	140,000	90,000	40,000	£444,780

Table E995. Scheme 4. Residual Land Values, 40% Private Housing, 80:20 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£470,000	£420,000	£370,000	£320,000	£270,000	£889,560
Value Area 2	£0	£0	£0	£0	£300,000	£667,170
Value Area 3	£0	£0	£0	£0	£300,000	£555,975
Value Area 4	£0	£0	£0	£0	£0	£444,780

Table E996. Scheme 4. Residual Land Values, 40% Private Housing, 60:40 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	620,000	570,000	520,000	470,000	430,000	£889,560
Value Area 2	350,000	300,000	260,000	210,000	160,000	£667,170
Value Area 3	£0	£0	£0	£0	£0	£555,975
Value Area 4	£0	£0	£0	£0	£0	£444,780

Table E997. Scheme 4. Residual Land Values, 40% Private Housing, 50:50 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	620,000	570,000	520,000	470,000	430,000	£889,560
Value Area 2	470,000	420,000	370,000	320,000	270,000	£667,170
Value Area 3	£0	£0	£0	£0	£0	£555,975
Value Area 4	£0	£0	£0	£0	£0	£444,780

Table E998. Scheme 4. Residual Land Values, 40% Private Housing, 100% Intermediate

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£820,000	£780,000	£730,000	£680,000	£630,000	£889,560
Value Area 2	620,000	570,000	530,000	480,000	430,000	£667,170
Value Area 3	£0	£0	£0	£0	£0	£555,975
Value Area 4	240,000	190,000	140,000	90,000	40,000	£444,780

Table E999. Scheme 4. Residual Land Values, 30% Private Housing, 80:20 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£700,000	£650,000	£600,000	£550,000	£500,000	£889,560
Value Area 2	£530,000	£480,000	£430,000	£380,000	£330,000	£667,170
Value Area 3	£390,000	£340,000	£300,000	£250,000	£200,000	£555,975
Value Area 4	£200,000	£150,000	£100,000	£50,000	£0	£444,780

Table E1000. Scheme 4. Residual Land Values, 30% Private Housing, 60:40 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£700,000	£650,000	£600,000	£550,000	£500,000	£889,560
Value Area 2	530,000	480,000	430,000	380,000	330,000	£667,170
Value Area 3	390,000	340,000	300,000	250,000	200,000	£555,975
Value Area 4	200,000	150,000	100,000	50,000	(10,000)	£444,780

Table E1001. Scheme 4. Residual Land Values, 30% Private Housing, 50:50 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£700,000	£650,000	£600,000	£550,000	£500,000	£889,560
Value Area 2	530,000	480,000	430,000	380,000	330,000	£667,170
Value Area 3	390,000	340,000	300,000	250,000	200,000	£555,975
Value Area 4	200,000	150,000	100,000	50,000	(10,000)	£444,780

Table E1002. Scheme 4. Residual Land Values, 30% Private Housing, 100% Intermediate

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£900,000	£860,000	£810,000	£760,000	£710,000	£889,560
Value Area 2	£690,000	£640,000	£590,000	£540,000	£490,000	£667,170
Value Area 3	£550,000	£500,000	£460,000	£410,000	£360,000	£555,975
Value Area 4	280,000	230,000	180,000	130,000	80,000	£444,780

Scheme 5.

Table E1003. Scheme 5. Residual Land Values, 50% Private Housing, 80:20 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£310,000	£160,000	£10,000	£0	£0	£2,001,510
Value Area 2	£0	£0	£0	£0	£0	£1,501,133
Value Area 3	£470,000	£320,000	£180,000	£30,000	£0	£1,250,944
Value Area 4	£0	£0	£0	£0	£0	£1,000,755

Table E1004. Scheme 5. Residual Land Values, 50% Private Housing, 60:40 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£390,000	£240,000	£90,000	£0	£0	£2,001,510
Value Area 2	£0	£0	£0	£0	£0	£1,501,133
Value Area 3	£540,000	£390,000	£240,000	£100,000	£0	£1,250,944
Value Area 4	£0	£0	£0	£0	£0	£1,000,755

Table E1005. Scheme 5. Residual Land Values, 50% Private Housing, 50:50 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£520,000	£380,000	£240,000	£90,000	£0	£2,001,510
Value Area 2	£100,000	£0	£0	£0	£0	£1,501,133
Value Area 3	£670,000	£520,000	£380,000	£240,000	£90,000	£1,250,944
Value Area 4	£0	£0	£0	£0	£0	£1,000,755

Table E1006. Scheme 5. Residual Land Values, 50% Private Housing, 100% Intermediate

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£900,000	£750,000	£600,000	£460,000	£310,000	£2,001,510
Value Area 2	£470,000	£330,000	£180,000	£30,000	£0	£1,501,133
Value Area 3	£1,010,000	£860,000	£720,000	£570,000	£430,000	£1,250,944
Value Area 4	£0	£0	£0	£0	£0	£1,000,755

Table E1007. Scheme 5. Residual Land Values, 40% Private Housing, 80:20 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£480,000	£330,000	£190,000	£40,000	£0	£2,001,510
Value Area 2	£320,000	£170,000	£20,000	£0	£0	£1,501,133
Value Area 3	£560,000	£420,000	£270,000	£120,000	£0	£1,250,944
Value Area 4	£0	£0	£0	£0	£0	£1,000,755

Table E1008. Scheme 5. Residual Land Values, 40% Private Housing, 60:40 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£620,000	£470,000	£330,000	£180,000	£30,000	£2,001,510
Value Area 2	£160,000	£10,000	£0	£0	£0	£1,501,133
Value Area 3	£690,000	£550,000	£400,000	£260,000	£110,000	£1,250,944
Value Area 4	£0	£0	£0	£0	£0	£1,000,755

Table E1009. Scheme 5. Residual Land Values, 40% Private Housing, 50:50 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£700,000	£550,000	£410,000	£260,000	£110,000	£2,001,510
Value Area 2	£240,000	£90,000	£0	£0	£0	£1,501,133
Value Area 3	£760,000	£610,000	£470,000	£320,000	£180,000	£1,250,944
Value Area 4	£0	£0	£0	£0	£0	£1,000,755

Table E1010. Scheme 5. Residual Land Values, 40% Private Housing, 100% Intermediate

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£990,000	£840,000	£700,000	£550,000	£410,000	£2,001,510
Value Area 2	£520,000	£380,000	£240,000	£90,000	£0	£1,501,133
Value Area 3	£1,030,000	£880,000	£740,000	£590,000	£450,000	£1,250,944
Value Area 4	£0	£0	£0	£0	£0	£1,000,755

Table E1011. Scheme 5. Residual Land Values, 30% Private Housing, 80:20 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£880,000	£730,000	£580,000	£440,000	£290,000	£2,001,510
Value Area 2	£300,000	£160,000	£10,000	£0	£0	£1,501,133
Value Area 3	£760,000	£610,000	£470,000	£320,000	£180,000	£1,250,944
Value Area 4	£0	£0	£0	£0	£0	£1,000,755

Table E1012. Scheme 5. Residual Land Values, 30% Private Housing, 60:40 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£950,000	£810,000	£660,000	£520,000	£370,000	£2,001,510
Value Area 2	£380,000	£240,000	£90,000	£0	£0	£1,501,133
Value Area 3	£830,000	£680,000	£530,000	£390,000	£240,000	£1,250,944
Value Area 4	£0	£0	£0	£0	£0	£1,000,755

Table E1013. Scheme 5. Residual Land Values, 30% Private Housing, 50:50 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£1,030,000	£880,000	£740,000	£590,000	£450,000	£2,001,510
Value Area 2	£460,000	£310,000	£160,000	£10,000	£0	£1,501,133
Value Area 3	£890,000	£750,000	£600,000	£460,000	£310,000	£1,250,944
Value Area 4	£0	£0	£0	£0	£0	£1,000,755

Table E1014. Scheme 5. Residual Land Values, 30% Private Housing, 100% Intermediate

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£1,250,000	£1,100,000	£960,000	£810,000	£660,000	£2,001,510
Value Area 2	£670,000	£520,000	£380,000	£240,000	£90,000	£1,501,133
Value Area 3	£1,100,000	£950,000	£800,000	£660,000	£510,000	£1,250,944
Value Area 4	£0	£0	£0	£0	£0	£1,000,755

Scheme 6.

Table E1015. Scheme 6. Residual Land Values, 50% Private Housing, 80:20 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£0	£0	£0	£0	£0	£2,520,420
Value Area 2	£0	£0	£0	£0	£0	£1,890,315
Value Area 3	£120,000	£0	£0	£0	£0	£1,575,263
Value Area 4	£0	£0	£0	£0	£0	£1,260,210

Table E1015. Scheme 6. Residual Land Values, 50% Private Housing, 60:40 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£50,000	£0	£0	£0	£0	£2,520,420
Value Area 2	£50,000	£0	£0	£0	£0	£1,890,315
Value Area 3	£310,000	£90,000	£0	£0	£0	£1,575,263
Value Area 4	£0	£0	£0	£0	£0	£1,260,210

Table E1016. Scheme 6. Residual Land Values, 50% Private Housing, 50:50 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£130,000	£0	£0	£0	£0	£2,520,420
Value Area 2	£130,000	£0	£0	£0	£0	£1,890,315
Value Area 3	£0	£0	£0	£0	£0	£1,575,263
Value Area 4	£0	£0	£0	£0	£0	£1,260,210

Table E1017. Scheme 6. Residual Land Values, 50% Private Housing, 100% Intermediate

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£880,000	£660,000	£450,000	£230,000	£10,000	£2,520,420
Value Area 2	£880,000	£660,000	£450,000	£230,000	£10,000	£1,890,315
Value Area 3	£390,000	£170,000	£0	£0	£0	£1,575,263
Value Area 4	£600,000	£380,000	£160,000	£0	£0	£1,260,210

Table E1018. Scheme 6. Residual Land Values, 40% Private Housing, 80:20 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£200,000	£0	£0	£0	£0	£2,520,420
Value Area 2	£200,000	£0	£0	£0	£0	£1,890,315
Value Area 3	£0	£0	£0	£0	£0	£1,575,263
Value Area 4	£0	£0	£0	£0	£0	£1,260,210

Table E1019. Scheme 6. Residual Land Values, 40% Private Housing, 60:40 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£420,000	£210,000	£0	£0	£0	£2,520,420
Value Area 2	£420,000	£210,000	£0	£0	£0	£1,890,315
Value Area 3	£460,000	£240,000	£20,000	£-210,000	£-440,000	£1,575,263
Value Area 4	£0	£0	£0	£0	£0	£1,260,210

Table E1020. Scheme 6. Residual Land Values, 40% Private Housing, 50:50 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£470,000	£250,000	£30,000	£0	£0	£2,520,420
Value Area 2	£470,000	£250,000	£30,000	£0	£0	£1,890,315
Value Area 3	£510,000	£290,000	£70,000	£0	£0	£1,575,263
Value Area 4	£0	£0	£0	£0	£0	£1,260,210

Table E1021. Scheme 6. Residual Land Values, 40% Private Housing, 100% Intermediate

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£1,090,000	£870,000	£650,000	£430,000	£220,000	£2,520,420
Value Area 2	£1,090,000	£870,000	£650,000	£430,000	£220,000	£1,890,315
Value Area 3	£1,130,000	£910,000	£690,000	£470,000	£250,000	£1,575,263
Value Area 4	£470,000	£260,000	£40,000	£0	£0	£1,260,210

Table E1022. Scheme 6. Residual Land Values, 30% Private Housing, 80:20 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£580,000	£370,000	£150,000	£0	£0	£2,520,420
Value Area 2	£580,000	£370,000	£150,000	£0	£0	£1,890,315
Value Area 3	£460,000	£240,000	£20,000	£0	£0	£1,575,263
Value Area 4	£0	£0	£0	£0	£0	£1,260,210

Table E1023. Scheme 6. Residual Land Values, 30% Private Housing, 60:40 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£730,000	£510,000	£290,000	£70,000	£0	£2,520,420
Value Area 2	£730,000	£510,000	£290,000	£70,000	£0	£1,890,315
Value Area 3	£600,000	£380,000	£160,000	£0	£0	£1,575,263
Value Area 4	£0	£0	£0	£0	£0	£1,260,210

Table E1024. Scheme 6. Residual Land Values, 30% Private Housing, 50:50 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£890,000	£670,000	£460,000	£240,000	£10,000	£2,520,420
Value Area 2	£890,000	£670,000	£460,000	£240,000	£10,000	£1,890,315
Value Area 3	£760,000	£540,000	£330,000	£110,000	£0	£1,575,263
Value Area 4	40,000	(190,000)	(420,000)	(650,000)	(880,000)	£1,260,210

Table E1025. Scheme 6. Residual Land Values, 30% Private Housing, 100% Intermediate

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£1,250,000	£1,030,000	£810,000	£590,000	£380,000	£2,520,420
Value Area 2	£1,250,000	£1,030,000	£810,000	£590,000	£380,000	£1,890,315
Value Area 3	£1,120,000	£900,000	£680,000	£460,000	£250,000	£1,575,263
Value Area 4	£400,000	£180,000	£0	£0	£0	£1,260,210

Scheme 7.

Table E1026. Scheme 7. Residual Land Values, 50% Private Housing, 80:20 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£2,890,000	£2,630,000	£2,370,000	£2,110,000	£1,850,000	£4,151,280
Value Area 2	£2,580,000	£2,320,000	£2,060,000	£1,800,000	£1,540,000	£3,113,460
Value Area 3	£2,030,000	£1,770,000	£1,510,000	£1,250,000	£990,000	£2,594,550
Value Area 4	£1,140,000	£890,000	£630,000	£370,000	£120,000	£2,075,640

Table E1027. Scheme 7. Residual Land Values, 50% Private Housing, 60:40 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£3,460,000	£3,210,000	£2,950,000	£2,690,000	£2,430,000	£4,151,280
Value Area 2	£3,150,000	£2,900,000	£2,640,000	£2,380,000	£2,120,000	£3,113,460
Value Area 3	£2,600,000	£2,340,000	£2,090,000	£1,830,000	£1,570,000	£2,594,550
Value Area 4	£1,720,000	£1,460,000	£1,200,000	£950,000	£690,000	£2,075,640

Table E1028. Scheme 7. Residual Land Values, 50% Private Housing, 50:50 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£3,640,000	£3,380,000	£3,120,000	£2,860,000	£2,610,000	£4,151,280
Value Area 2	£3,330,000	£3,070,000	£2,810,000	£2,550,000	£2,300,000	£3,113,460
Value Area 3	£2,780,000	£2,520,000	£2,260,000	£2,000,000	£1,740,000	£2,594,550
Value Area 4	£1,900,000	£1,640,000	£1,380,000	£1,120,000	£860,000	£2,075,640

Table E1029. Scheme 7. Residual Land Values, 50% Private Housing, 100% Intermediate

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£5,080,000	£4,820,000	£4,560,000	£4,310,000	£4,050,000	£4,151,280
Value Area 2	£4,770,000	£4,510,000	£4,250,000	£4,000,000	£3,740,000	£3,113,460
Value Area 3	£4,220,000	£3,960,000	£3,700,000	£3,450,000	£3,190,000	£2,594,550
Value Area 4	£3,340,000	£3,080,000	£2,820,000	£2,560,000	£2,310,000	£2,075,640

Table E1030. Scheme 7. Residual Land Values, 40% Private Housing, 80:20 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£3,540,000	£3,280,000	£3,020,000	£2,760,000	£2,500,000	£4,151,280
Value Area 2	£3,090,000	£2,840,000	£2,580,000	£2,320,000	£2,060,000	£3,113,460
Value Area 3	£2,420,000	£2,160,000	£1,900,000	£1,640,000	£1,380,000	£2,594,550
Value Area 4	1,410,000	1,150,000	890,000	640,000	380,000	£2,075,640

Table E1031. Scheme 7. Residual Land Values, 40% Private Housing, 60:40 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£3,940,000	£3,680,000	£3,420,000	£3,170,000	£2,910,000	£4,151,280
Value Area 2	£3,500,000	£3,240,000	£2,980,000	£2,720,000	£2,470,000	£3,113,460
Value Area 3	£2,820,000	£2,560,000	£2,310,000	£2,050,000	£1,790,000	£2,594,550
Value Area 4	1,820,000	1,560,000	1,300,000	1,040,000	780,000	£2,075,640

Table E1032. Scheme 7. Residual Land Values, 40% Private Housing, 50:50 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£4,200,000	£3,940,000	£3,680,000	£3,420,000	£3,170,000	£4,151,280
Value Area 2	£3,760,000	£3,500,000	£3,240,000	£2,980,000	£2,720,000	£3,113,460
Value Area 3	£3,080,000	£2,820,000	£2,560,000	£2,310,000	£2,050,000	£2,594,550
Value Area 4	2,070,000	1,820,000	1,560,000	1,300,000	1,040,000	£2,075,640

Table E1033. Scheme 7. Residual Land Values, 40% Private Housing, 100% Intermediate

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£5,270,000	£5,010,000	£4,750,000	£4,490,000	£4,230,000	£4,151,280
Value Area 2	£4,830,000	£4,570,000	£4,310,000	£4,050,000	£3,790,000	£3,113,460
Value Area 3	£4,150,000	£3,890,000	£3,630,000	£3,380,000	£3,120,000	£2,594,550
Value Area 4	3,140,000	2,890,000	2,630,000	2,370,000	2,110,000	£2,075,640

Table E1034. Scheme 7. Residual Land Values, 30% Private Housing, 80:20 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£4,240,000	£3,980,000	£3,720,000	£3,460,000	£3,200,000	£4,151,280
Value Area 2	£3,590,000	£3,330,000	£3,070,000	£2,810,000	£2,560,000	£3,113,460
Value Area 3	£2,720,000	£2,460,000	£2,200,000	£1,940,000	£1,690,000	£2,594,550
Value Area 4	1,510,000	1,250,000	990,000	730,000	480,000	£2,075,640

Table E1035. Scheme 7. Residual Land Values, 30% Private Housing, 60:40 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£4,610,000	£4,350,000	£4,090,000	£3,840,000	£3,580,000	£4,151,280
Value Area 2	£3,960,000	£3,710,000	£3,450,000	£3,190,000	£2,930,000	£3,113,460
Value Area 3	£3,090,000	£2,840,000	£2,580,000	£2,320,000	£2,060,000	£2,594,550
Value Area 4	1,880,000	1,620,000	1,370,000	1,110,000	850,000	£2,075,640

Table E1036. Scheme 7. Residual Land Values, 30% Private Housing, 50:50 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£4,700,000	£4,440,000	£4,180,000	£3,920,000	£3,660,000	£4,151,280
Value Area 2	£4,050,000	£3,790,000	£3,530,000	£3,280,000	£3,020,000	£3,113,460
Value Area 3	£3,180,000	£2,920,000	£2,660,000	£2,410,000	£2,150,000	£2,594,550
Value Area 4	1,970,000	1,710,000	1,450,000	1,200,000	940,000	£2,075,640

Table E1037. Scheme 7. Residual Land Values, 30% Private Housing, 100% Intermediate

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£5,560,000	£5,310,000	£5,050,000	£4,790,000	£4,530,000	£4,151,280
Value Area 2	£4,920,000	£4,660,000	£4,400,000	£4,140,000	£3,880,000	£3,113,460
Value Area 3	£4,050,000	£3,790,000	£3,530,000	£3,270,000	£3,010,000	£2,594,550
Value Area 4	2,840,000	2,580,000	2,320,000	2,060,000	1,800,000	£2,075,640

Scheme 8.

Table E1038. Scheme 8. Residual Land Values, 50% Private Housing, 80:20 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£670,000	£230,000	£0	£0	£0	£6,894,090
Value Area 2	£380,000	£0	£0	£0	£0	£5,170,568
Value Area 3	£0	£0	£0	£0	£0	£4,308,806
Value Area 4	£0	£0	£0	£0	£0	£3,447,045

Table E1039. Scheme 8. Residual Land Values, 50% Private Housing, 60:40 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£1,400,000	£960,000	£520,000	£80,000	£0	£6,894,090
Value Area 2	£1,110,000	£670,000	£230,000	£0	£0	£5,170,568
Value Area 3	£0	£0	£0	£0	£0	£4,308,806
Value Area 4	£0	£0	£0	£0	£0	£3,447,045

Table E1040. Scheme 8. Residual Land Values, 50% Private Housing, 50:50 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£1,820,000	£1,380,000	£940,000	£500,000	£60,000	£6,894,090
Value Area 2	£1,530,000	£1,090,000	£650,000	£210,000	£0	£5,170,568
Value Area 3	£240,000	£0	£0	£0	£0	£4,308,806
Value Area 4	£0	£0	£0	£0	£0	£3,447,045

Table E1041. Scheme 8. Residual Land Values, 50% Private Housing, 100% Intermediate

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£3,970,000	£3,530,000	£3,080,000	£2,640,000	£2,200,000	£6,894,090
Value Area 2	£3,670,000	£3,230,000	£2,790,000	£2,350,000	£1,910,000	£5,170,568
Value Area 3	£2,380,000	£1,940,000	£1,500,000	£1,060,000	£620,000	£4,308,806
Value Area 4	£2,110,000	£1,670,000	£1,230,000	£790,000	£350,000	£3,447,045

Table E1042. Scheme 8. Residual Land Values, 40% Private Housing, 80:20 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£1,710,000	£1,270,000	£830,000	£390,000	£0	£6,894,090
Value Area 2	£1,180,000	£740,000	£300,000	£0	£0	£5,170,568
Value Area 3	£0	£0	£0	£0	£0	£4,308,806
Value Area 4	£0	£0	£0	£0	£0	£3,447,045

Table E1043. Scheme 8. Residual Land Values, 40% Private Housing, 60:40 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£2,400,000	£1,950,000	£1,510,000	£1,070,000	£630,000	£6,894,090
Value Area 2	£1,860,000	£1,420,000	£980,000	£540,000	£100,000	£5,170,568
Value Area 3	£350,000	£0	£0	£0	£0	£4,308,806
Value Area 4	£0	£0	£0	£0	£0	£3,447,045

Table E1044. Scheme 8. Residual Land Values, 40% Private Housing, 50:50 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£2,630,000	£2,190,000	£1,750,000	£1,300,000	£860,000	£6,894,090
Value Area 2	£2,100,000	£1,660,000	£1,210,000	£770,000	£330,000	£5,170,568
Value Area 3	£580,000	£150,000	£0	£0	£0	£4,308,806
Value Area 4	80,000	0	0	0	0	£3,447,045

Table E1045. Scheme 8. Residual Land Values, 40% Private Housing, 100% Intermediate

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£4,270,000	£3,830,000	£3,390,000	£2,950,000	£2,510,000	£6,894,090
Value Area 2	£3,740,000	£3,300,000	£2,860,000	£2,420,000	£1,980,000	£5,170,568
Value Area 3	£2,230,000	£1,790,000	£1,350,000	£910,000	£460,000	£4,308,806
Value Area 4	1,730,000	1,280,000	840,000	400,000	0	£3,447,045

Table E1046. Scheme 8. Residual Land Values, 30% Private Housing, 80:20 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£2,780,000	£2,330,000	£1,890,000	£1,450,000	£1,000,000	£6,894,090
Value Area 2	£1,950,000	£1,500,000	£1,060,000	£620,000	£180,000	£5,170,568
Value Area 3	£160,000	£0	£0	£0	£0	£4,308,806
Value Area 4	£0	£0	£0	£0	£0	£3,447,045

Table E1047. Scheme 8. Residual Land Values, 30% Private Housing, 60:40 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£3,090,000	£2,650,000	£2,200,000	£1,760,000	£1,320,000	£6,894,090
Value Area 2	£2,260,000	£1,820,000	£1,380,000	£930,000	£490,000	£5,170,568
Value Area 3	£470,000	£30,000	£0	£0	£0	£4,308,806
Value Area 4	0	0	0	0	0	£3,447,045

Table E1048. Scheme 8. Residual Land Values, 30% Private Housing, 50:50 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£3,320,000	£2,880,000	£2,440,000	£1,990,000	£1,550,000	£6,894,090
Value Area 2	£2,490,000	£2,050,000	£1,610,000	£1,170,000	£720,000	£5,170,568
Value Area 3	£700,000	£260,000	£0	£0	£0	£4,308,806
Value Area 4	1,240,000	800,000	360,000	0	0	£3,447,045

Table E1049. Scheme 8. Residual Land Values, 30% Private Housing, 100% Intermediate

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£4,650,000	£4,210,000	£3,770,000	£3,330,000	£2,880,000	£6,894,090
Value Area 2	£3,830,000	£3,380,000	£2,940,000	£2,500,000	£2,060,000	£5,170,568
Value Area 3	£2,030,000	£1,590,000	£1,150,000	£710,000	£270,000	£4,308,806
Value Area 4	1,240,000	800,000	360,000	0	0	£3,447,045

Scheme 9.

Table E1050. Scheme 9. Residual Land Values, 50% Private Housing, 80:20 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£1,060,000	£200,000	£0	£0	£0	£13,343,400
Value Area 2	£380,000	£0	£0	£0	£0	£10,007,550
Value Area 3	£760,000	£0	£0	£0	£0	£8,339,625
Value Area 4	£0	£0	£0	£0	£0	£6,671,700

Table E1051. Scheme 9. Residual Land Values, 50% Private Housing, 60:40 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£3,060,000	£2,210,000	£1,350,000	£490,000	£0	£13,343,400
Value Area 2	£2,650,000	£1,790,000	£940,000	£90,000	£0	£10,007,550
Value Area 3	£2,350,000	£1,500,000	£640,000	£0	£0	£8,339,625
Value Area 4	£940,000	£90,000	£0	£0	£0	£6,671,700

Table E1052. Scheme 9. Residual Land Values, 50% Private Housing, 50:50 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£3,740,000	£2,880,000	£2,020,000	£1,170,000	£310,000	£13,343,400
Value Area 2	£3,320,000	£2,470,000	£1,610,000	£760,000	£0	£10,007,550
Value Area 3	£3,030,000	£2,170,000	£1,310,000	£460,000	£0	£8,339,625
Value Area 4	£1,610,000	£760,000	£0	£0	£0	£6,671,700

Table E1053. Scheme 9. Residual Land Values, 50% Private Housing, 100% Intermediate

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£7,840,000	£6,990,000	£6,130,000	£5,280,000	£4,420,000	£13,343,400
Value Area 2	£7,430,000	£6,580,000	£5,720,000	£4,860,000	£4,010,000	£10,007,550
Value Area 3	£7,130,000	£6,280,000	£5,420,000	£4,570,000	£3,710,000	£8,339,625
Value Area 4	3,820,000	2,960,000	2,090,000	1,230,000	370,000	£6,671,700

Table E1054. Scheme 9. Residual Land Values, 40% Private Housing, 80:20 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£3,340,000	£2,480,000	£1,620,000	£760,000	£0	£13,343,400
Value Area 2	£2,430,000	£1,570,000	£710,000	£0	£0	£10,007,550
Value Area 3	£1,660,000	£800,000	£0	£0	£0	£8,339,625
Value Area 4	£0	£0	£0	£0	£0	£6,671,700

Table E1055. Scheme 9. Residual Land Values, 40% Private Housing, 60:40 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£4,480,000	£3,620,000	£2,760,000	£1,900,000	£1,040,000	£13,343,400
Value Area 2	£3,580,000	£2,720,000	£1,860,000	£1,000,000	£140,000	£10,007,550
Value Area 3	£2,810,000	£1,950,000	£1,090,000	£230,000	£0	£8,339,625
Value Area 4	£910,000	£50,000	£0	£0	£0	£6,671,700

Table E1056. Scheme 9. Residual Land Values, 40% Private Housing, 50:50 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£5,160,000	£4,300,000	£3,440,000	£2,580,000	£1,720,000	£13,343,400
Value Area 2	£4,250,000	£3,390,000	£2,530,000	£1,670,000	£810,000	£10,007,550
Value Area 3	£3,480,000	£2,620,000	£1,760,000	£900,000	£40,000	£8,339,625
Value Area 4	1,310,000	440,000	0	0	0	£6,671,700

Table E1057. Scheme 9. Residual Land Values, 40% Private Housing, 100% Intermediate

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£8,340,000	£7,480,000	£6,620,000	£5,760,000	£4,900,000	£13,343,400
Value Area 2	£7,440,000	£6,580,000	£5,720,000	£4,860,000	£4,000,000	£10,007,550
Value Area 3	£6,670,000	£5,810,000	£4,950,000	£4,090,000	£3,230,000	£8,339,625
Value Area 4	4,770,000	3,910,000	3,050,000	2,190,000	1,330,000	£6,671,700

Table E1058. Scheme 9. Residual Land Values, 30% Private Housing, 80:20 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£4,990,000	£4,120,000	£3,260,000	£2,400,000	£1,530,000	£13,343,400
Value Area 2	£3,590,000	£2,720,000	£1,860,000	£1,000,000	£130,000	£10,007,550
Value Area 3	£2,350,000	£1,480,000	£620,000	£0	£0	£8,339,625
Value Area 4	£0	£0	£0	£0	£0	£6,671,700

Table E1059. Scheme 9. Residual Land Values, 30% Private Housing, 60:40 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£5,880,000	£5,020,000	£4,160,000	£3,290,000	£2,430,000	£13,343,400
Value Area 2	£4,480,000	£3,620,000	£2,760,000	£1,890,000	£1,030,000	£10,007,550
Value Area 3	£3,240,000	£2,380,000	£1,520,000	£650,000	£0	£8,339,625
Value Area 4	860,000	0	0	0	0	£6,671,700

Table E1059. Scheme 9. Residual Land Values, 30% Private Housing, 50:50 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£6,340,000	£5,470,000	£4,610,000	£3,740,000	£2,880,000	£13,343,400
Value Area 2	£4,940,000	£4,070,000	£3,210,000	£2,340,000	£1,480,000	£10,007,550
Value Area 3	£3,700,000	£2,830,000	£1,970,000	£1,100,000	£240,000	£8,339,625
Value Area 4	1,580,000	720,000	0	0	0	£6,671,700

Table E1060. Scheme 9. Residual Land Values, 30% Private Housing, 100% Intermediate

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£8,850,000	£7,990,000	£7,120,000	£6,260,000	£5,390,000	£13,343,400
Value Area 2	£7,450,000	£6,590,000	£5,720,000	£4,860,000	£3,990,000	£10,007,550
Value Area 3	£6,210,000	£5,350,000	£4,480,000	£3,620,000	£2,750,000	£8,339,625
Value Area 4	£5,720,000	£4,870,000	£4,010,000	£3,150,000	£2,300,000	£6,671,700

Scheme 10.

Table E1061. Scheme 10. Residual Land Values, 50% Private Housing, 80:20 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£4,430,000	£3,630,000	£2,830,000	£2,040,000	£1,240,000	£9,117,990
Value Area 2	£2,330,000	£1,540,000	£740,000	£0	£0	£6,838,493
Value Area 3	£370,000	£0	£0	£0	£0	£5,698,744
Value Area 4	£0	£0	£0	£0	£0	£4,558,995

Table E1062. Scheme 10. Residual Land Values, 50% Private Housing, 60:40 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£5,630,000	£4,830,000	£4,030,000	£3,230,000	£2,440,000	£9,117,990
Value Area 2	£3,530,000	£2,730,000	£1,940,000	£1,140,000	£340,000	£6,838,493
Value Area 3	£1,570,000	£770,000	£0	£0	£0	£5,698,744
Value Area 4	£0	£0	£0	£0	£0	£4,558,995

Table E1063. Scheme 10. Residual Land Values, 50% Private Housing, 50:50 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£6,170,000	£5,370,000	£4,570,000	£3,770,000	£2,970,000	£9,117,990
Value Area 2	£4,070,000	£3,270,000	£2,470,000	£1,680,000	£880,000	£6,838,493
Value Area 3	£2,100,000	£1,310,000	£510,000	£0	£0	£5,698,744
Value Area 4	£110,000	£0	£0	£0	£0	£4,558,995

Table E1064. Scheme 10. Residual Land Values, 50% Private Housing, 100% Intermediate

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£9,220,000	£8,420,000	£7,630,000	£6,830,000	£6,030,000	£9,117,990
Value Area 2	£7,130,000	£6,330,000	£5,530,000	£4,730,000	£3,940,000	£6,838,493
Value Area 3	£3,630,000	£2,840,000	£2,040,000	£1,240,000	£440,000	£5,698,744
Value Area 4	3,170,000	2,370,000	1,570,000	770,000	0	£4,558,995

Table E1065. Scheme 10. Residual Land Values, 40% Private Housing, 80:20 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£5,830,000	£5,030,000	£4,230,000	£3,430,000	£2,620,000	£9,117,990
Value Area 2	£3,320,000	£2,510,000	£1,710,000	£910,000	£110,000	£6,838,493
Value Area 3	£960,000	£160,000	£0	£0	£0	£5,698,744
Value Area 4	£0	£0	£0	£0	£0	£4,558,995

Table E1066. Scheme 10. Residual Land Values, 40% Private Housing, 60:40 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£6,740,000	£5,940,000	£5,130,000	£4,330,000	£3,530,000	£9,117,990
Value Area 2	£4,220,000	£3,420,000	£2,620,000	£1,820,000	£1,020,000	£6,838,493
Value Area 3	£1,860,000	£1,060,000	£260,000	£0	£0	£5,698,744
Value Area 4	£0	£0	£0	£0	£0	£4,558,995

Table E1067. Scheme 10. Residual Land Values, 40% Private Housing, 50:50 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£7,280,000	£6,470,000	£5,670,000	£4,870,000	£4,070,000	£9,117,990
Value Area 2	£4,760,000	£3,960,000	£3,160,000	£2,360,000	£1,550,000	£6,838,493
Value Area 3	£2,400,000	£1,600,000	£800,000	£0	£0	£5,698,744
Value Area 4	10,000	0	0	0	0	£4,558,995

Table E1068. Scheme 10. Residual Land Values, 40% Private Housing, 100% Intermediate

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£9,670,000	£8,870,000	£8,070,000	£7,270,000	£6,470,000	£9,117,990
Value Area 2	£7,160,000	£6,360,000	£5,560,000	£4,750,000	£3,950,000	£6,838,493
Value Area 3	£4,800,000	£4,000,000	£3,200,000	£2,390,000	£1,590,000	£5,698,744
Value Area 4	2,410,000	1,600,000	800,000	0	0	£4,558,995

Table E1069. Scheme 10. Residual Land Values, 30% Private Housing, 80:20 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£7,200,000	£6,390,000	£5,590,000	£4,780,000	£3,980,000	£9,117,990
Value Area 2	£4,270,000	£3,460,000	£2,650,000	£1,850,000	£1,040,000	£6,838,493
Value Area 3	£1,510,000	£710,000	£0	£0	£0	£5,698,744
Value Area 4	£0	£0	£0	£0	£0	£4,558,995

Table E1070. Scheme 10. Residual Land Values, 30% Private Housing, 60:40 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£7,980,000	£7,180,000	£6,370,000	£5,570,000	£4,760,000	£9,117,990
Value Area 2	£5,050,000	£4,240,000	£3,440,000	£2,630,000	£1,830,000	£6,838,493
Value Area 3	£2,300,000	£1,490,000	£690,000	£0	£0	£5,698,744
Value Area 4	0	0	0	0	0	£4,558,995

Table E1071. Scheme 10. Residual Land Values, 30% Private Housing, 50:50 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£8,280,000	£7,470,000	£6,660,000	£5,860,000	£5,050,000	£9,117,990
Value Area 2	£5,340,000	£4,540,000	£3,730,000	£2,920,000	£2,120,000	£6,838,493
Value Area 3	£2,590,000	£1,780,000	£980,000	£180,000	£0	£5,698,744
Value Area 4	0	0	0	0	0	£4,558,995

Table E1072. Scheme 10. Residual Land Values, 30% Private Housing, 100% Intermediate

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£10,130,000	£9,330,000	£8,520,000	£7,720,000	£6,910,000	£9,117,990
Value Area 2	£7,200,000	£6,390,000	£5,590,000	£4,780,000	£3,980,000	£6,838,493
Value Area 3	£4,450,000	£3,640,000	£2,840,000	£2,030,000	£1,220,000	£5,698,744
Value Area 4	£1,650,000	£850,000	£40,000	£-790,000	£-1,630,000	£4,558,995

Scheme 11.

Table E1073. Scheme 11. Residual Land Values, 50% Private Housing, 80:20 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£0	£0	£0	£0	£0	£17,420,550
Value Area 2	£0	£0	£0	£0	£0	£13,065,413
Value Area 3	£0	£0	£0	£0	£0	£10,887,844
Value Area 4	£0	£0	£0	£0	£0	£8,710,275

Table E1074. Scheme 11. Residual Land Values, 50% Private Housing, 60:40 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£2,300,000	£700,000	£0	£0	£0	£17,420,550
Value Area 2	£120,000	£0	£0	£0	£0	£13,065,413
Value Area 3	£0	£0	£0	£0	£0	£10,887,844
Value Area 4	£0	£0	£0	£0	£0	£8,710,275

Table E1075. Scheme 11. Residual Land Values, 50% Private Housing, 50:50 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£3,500,000	£1,900,000	£310,000	£0	£0	£17,420,550
Value Area 2	£1,320,000	£0	£0	£0	£0	£13,065,413
Value Area 3	£1,180,000	£0	£0	£0	£0	£10,887,844
Value Area 4	£0	£0	£0	£0	£0	£8,710,275

Table E1076. Scheme 11. Residual Land Values, 50% Private Housing, 100% Intermediate

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£9,490,000	£7,890,000	£6,300,000	£4,700,000	£3,110,000	£17,420,550
Value Area 2	£7,310,000	£5,710,000	£4,120,000	£2,520,000	£920,000	£13,065,413
Value Area 3	£7,180,000	£5,580,000	£3,980,000	£2,390,000	£790,000	£10,887,844
Value Area 4	5,180,000	3,590,000	1,990,000	390,000	0	£8,710,275

Table E1077. Scheme 11. Residual Land Values, 40% Private Housing, 80:20 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£2,330,000	£730,000	£0	£0	£0	£17,420,550
Value Area 2	£0	£0	£0	£0	£0	£13,065,413
Value Area 3	£0	£0	£0	£0	£0	£10,887,844
Value Area 4	£0	£0	£0	£0	£0	£8,710,275

Table E1078. Scheme 11. Residual Land Values, 40% Private Housing, 60:40 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£4,320,000	£2,710,000	£1,110,000	£0	£0	£17,420,550
Value Area 2	£1,330,000	£0	£0	£0	£0	£13,065,413
Value Area 3	£450,000	£0	£0	£0	£0	£10,887,844
Value Area 4	£0	£0	£0	£0	£0	£8,710,275

Table E1079. Scheme 11. Residual Land Values, 40% Private Housing, 50:50 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£7,280,000	£6,470,000	£5,670,000	£4,870,000	£4,070,000	£17,420,550
Value Area 2	£2,280,000	£680,000	£0	£0	£0	£13,065,413
Value Area 3	£1,400,000	£0	£0	£0	£0	£10,887,844
Value Area 4	0	0	0	0	0	£8,710,275

Table E1080. Scheme 11. Residual Land Values, 40% Private Housing, 100% Intermediate

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£5,270,000	£3,660,000	£2,060,000	£460,000	£0	£17,420,550
Value Area 2	£7,080,000	£5,470,000	£3,870,000	£2,270,000	£660,000	£13,065,413
Value Area 3	£6,200,000	£4,590,000	£2,990,000	£1,380,000	£0	£10,887,844
Value Area 4	3,440,000	1,840,000	240,000	0	0	£8,710,275

Table E1081. Scheme 11. Residual Land Values, 30% Private Housing, 80:20 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£4,890,000	£3,270,000	£1,660,000	£50,000	£0	£17,420,550
Value Area 2	£1,100,000	£0	£0	£0	£0	£13,065,413
Value Area 3	£0	£0	£0	£0	£0	£10,887,844
Value Area 4	£0	£0	£0	£0	£0	£8,710,275

Table E1082. Scheme 11. Residual Land Values, 30% Private Housing, 60:40 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£6,380,000	£4,760,000	£3,150,000	£1,540,000	£0	£17,420,550
Value Area 2	£2,590,000	£980,000	£0	£0	£0	£13,065,413
Value Area 3	£960,000	£0	£0	£0	£0	£10,887,844
Value Area 4	0	0	0	0	0	£8,710,275

Table E1083. Scheme 11. Residual Land Values, 30% Private Housing, 50:50 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£7,040,000	£5,420,000	£3,810,000	£2,200,000	£590,000	£17,420,550
Value Area 2	£3,250,000	£1,640,000	£30,000	£0	£0	£13,065,413
Value Area 3	£1,620,000	£10,000	£0	£0	£0	£10,887,844
Value Area 4	0	0	0	0	0	£8,710,275

Table E1084. Scheme 11. Residual Land Values, 30% Private Housing, 100% Intermediate

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£10,630,000	£9,020,000	£7,410,000	£5,790,000	£4,180,000	£17,420,550
Value Area 2	£6,850,000	£5,240,000	£3,630,000	£2,010,000	£400,000	£13,065,413
Value Area 3	£5,220,000	£3,610,000	£2,000,000	£390,000	£0	£10,887,844
Value Area 4	£1,710,000	£100,000	£0	£0	£0	£8,710,275

Residential Viability Analysis

“Weak” Market Appraisals, Medium EUV, With Grant

Tables E1085 to E1192 set out the indicative residual land values for Schemes 3 to 11 at high existing use values, and at 50%, 40% and 30% affordable housing with NAHP grant. These residual land values have been compared to a high benchmark land cost of £3.7 - 7.4million per Ha (£1.5 - 3million per acre):

Scheme 3.

Table E1085 Scheme 3. Residual Land Values, 50% Private Housing, 80:20 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£40,000	£0	£0	£0	£0	£148,260
Value Area 2	£0	£0	£0	£0	£0	£135,905
Value Area 3	£0	£0	£0	£0	£0	£111,195
Value Area 4	£0	£0	£0	£0	£0	£98,840

Table E1086 Scheme 3. Residual Land Values, 50% Private Housing, 60:40 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£40,000	£0	£0	£0	£0	£148,260
Value Area 2	£0	£0	£0	£0	£0	£135,905
Value Area 3	£0	£0	£0	£0	£0	£111,195
Value Area 4	£0	£0	£0	£0	£0	£98,840

Table E1087 Scheme 3. Residual Land Values, 50% Private Housing, 50:50 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£140,000	£100,000	£60,000	£10,000	£0	£148,260
Value Area 2	£60,000	£20,000	£0	£0	£0	£135,905
Value Area 3	£0	£0	£0	£0	£0	£111,195
Value Area 4	£0	£0	£0	£0	£0	£98,840

Table E1088 Scheme 3. Residual Land Values, 50% Private Housing, 100% Intermediate

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£240,000	£200,000	£160,000	£120,000	£70,000	£148,260
Value Area 2	£160,000	£120,000	£80,000	£40,000	£0	£135,905
Value Area 3	£140,000	£100,000	£50,000	£10,000	£0	£111,195
Value Area 4	£0	£0	£0	£0	£0	£98,840

Table E1089 Scheme 3. Residual Land Values, 40% Private Housing, 80:20 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£40,000	£0	£0	£0	£0	£148,260
Value Area 2	£0	£0	£0	£0	£0	£135,905
Value Area 3	£0	£0	£0	£0	£0	£111,195
Value Area 4	£0	£0	£0	£0	£0	£98,840

Table E1090 Scheme 3. Residual Land Values, 40% Private Housing, 60:40 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£140,000	£100,000	£60,000	£10,000	£0	£148,260
Value Area 2	£60,000	£20,000	£0	£0	£0	£135,905
Value Area 3	£0	£0	£0	£0	£0	£111,195
Value Area 4	£0	£0	£0	£0	£0	£98,840

Table E1091 Scheme 3. Residual Land Values, 40% Private Housing, 50:50 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£140,000	£100,000	£60,000	£10,000	£0	£148,260
Value Area 2	£60,000	£20,000	£0	£0	£0	£135,905
Value Area 3	£0	£0	£0	£0	£0	£111,195
Value Area 4	£0	£0	£0	£0	£0	£98,840

Table E1092 Scheme 3. Residual Land Values, 40% Private Housing, 100% Intermediate

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£240,000	£200,000	£160,000	£120,000	£70,000	£148,260
Value Area 2	£160,000	£120,000	£80,000	£40,000	£0	£135,905
Value Area 3	£140,000	£100,000	£50,000	£10,000	£0	£111,195
Value Area 4	£0	£0	£0	£0	£0	£98,840

Table E1093 Scheme 3. Residual Land Values, 30% Private Housing, 80:20 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£210,000	£170,000	£130,000	£80,000	£40,000	£148,260
Value Area 2	£100,000	£50,000	£10,000	£0	£0	£135,905
Value Area 3	£30,000	£0	£0	£0	£0	£111,195
Value Area 4	£0	£0	£0	£0	£0	£98,840

Table E1094 Scheme 3. Residual Land Values, 30% Private Housing, 60:40 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£210,000	£170,000	£130,000	£80,000	£40,000	£148,260
Value Area 2	£100,000	£50,000	£10,000	£0	£0	£135,905
Value Area 3	£30,000	£0	£0	£0	£0	£111,195
Value Area 4	£0	£0	£0	£0	£0	£98,840

Table E1095 Scheme 3. Residual Land Values, 30% Private Housing, 50:50 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£210,000	£170,000	£130,000	£80,000	£40,000	£148,260
Value Area 2	£100,000	£50,000	£10,000	£0	£0	£135,905
Value Area 3	£30,000	£0	£0	£0	£0	£111,195
Value Area 4	£0	£0	£0	£0	£0	£98,840

Table E1096 Scheme 3. Residual Land Values, 30% Private Housing, 100% Intermediate

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£310,000	£270,000	£230,000	£190,000	£140,000	£148,260
Value Area 2	£200,000	£150,000	£110,000	£70,000	£30,000	£135,905
Value Area 3	£140,000	£90,000	£50,000	£10,000	£0	£111,195
Value Area 4	£70,000	£30,000	£0	£0	£0	£98,840

Scheme 4.

Table E1097 Scheme 4. Residual Land Values, 50% Private Housing, 80:20 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£260,000	£210,000	£160,000	£110,000	£60,000	£177,912
Value Area 2	£200,000	£150,000	£100,000	£50,000	£0	£163,086
Value Area 3	£0	£0	£0	£0	£0	£133,434
Value Area 4	£0	£0	£0	£0	£0	£118,608

Table E1098 Scheme 4. Residual Land Values, 50% Private Housing, 60:40 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	470,000	420,000	370,000	320,000	270,000	£177,912
Value Area 2	350,000	300,000	260,000	210,000	160,000	£163,086
Value Area 3	£0	£0	£0	£0	£0	£133,434
Value Area 4	£0	£0	£0	£0	£0	£118,608

Table E1099 Scheme 4. Residual Land Values, 50% Private Housing, 50:50 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	470,000	420,000	370,000	320,000	270,000	£177,912
Value Area 2	350,000	300,000	260,000	210,000	160,000	£163,086
Value Area 3	£0	£0	£0	£0	£0	£133,434
Value Area 4	£0	£0	£0	£0	£0	£118,608

Table E1100 Scheme 4. Residual Land Values, 50% Private Housing, 100% Intermediate

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	820,000	780,000	730,000	680,000	630,000	£177,912
Value Area 2	620,000	570,000	530,000	480,000	430,000	£163,086
Value Area 3	£240,000	£190,000	£140,000	£90,000	£40,000	£133,434
Value Area 4	240,000	190,000	140,000	90,000	40,000	£118,608

Table E1101 Scheme 4. Residual Land Values, 40% Private Housing, 80:20 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£470,000	£420,000	£370,000	£320,000	£270,000	£177,912
Value Area 2	£0	£0	£0	£0	£300,000	£163,086
Value Area 3	£0	£0	£0	£0	£300,000	£133,434
Value Area 4	£0	£0	£0	£0	£0	£118,608

Table E1102 Scheme 4. Residual Land Values, 40% Private Housing, 60:40 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	620,000	570,000	520,000	470,000	430,000	£177,912
Value Area 2	350,000	300,000	260,000	210,000	160,000	£163,086
Value Area 3	£0	£0	£0	£0	£0	£133,434
Value Area 4	£0	£0	£0	£0	£0	£118,608

Table E1103 Scheme 4. Residual Land Values, 40% Private Housing, 50:50 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	620,000	570,000	520,000	470,000	430,000	£177,912
Value Area 2	470,000	420,000	370,000	320,000	270,000	£163,086
Value Area 3	£0	£0	£0	£0	£0	£133,434
Value Area 4	£0	£0	£0	£0	£0	£118,608

Table E1104 Scheme 4. Residual Land Values, 40% Private Housing, 100% Intermediate

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£820,000	£780,000	£730,000	£680,000	£630,000	£177,912
Value Area 2	620,000	570,000	530,000	480,000	430,000	£163,086
Value Area 3	£0	£0	£0	£0	£0	£133,434
Value Area 4	240,000	190,000	140,000	90,000	40,000	£118,608

Table E1105 Scheme 4. Residual Land Values, 30% Private Housing, 80:20 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£700,000	£650,000	£600,000	£550,000	£500,000	£177,912
Value Area 2	£530,000	£480,000	£430,000	£380,000	£330,000	£163,086
Value Area 3	£390,000	£340,000	£300,000	£250,000	£200,000	£133,434
Value Area 4	£200,000	£150,000	£100,000	£50,000	£0	£118,608

Table E1106 Scheme 4. Residual Land Values, 30% Private Housing, 60:40 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£700,000	£650,000	£600,000	£550,000	£500,000	£177,912
Value Area 2	530,000	480,000	430,000	380,000	330,000	£163,086
Value Area 3	390,000	340,000	300,000	250,000	200,000	£133,434
Value Area 4	200,000	150,000	100,000	50,000	(10,000)	£118,608

Table E1107 Scheme 4. Residual Land Values, 30% Private Housing, 50:50 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£700,000	£650,000	£600,000	£550,000	£500,000	£177,912
Value Area 2	530,000	480,000	430,000	380,000	330,000	£163,086
Value Area 3	390,000	340,000	300,000	250,000	200,000	£133,434
Value Area 4	200,000	150,000	100,000	50,000	(10,000)	£118,608

Table E1108 Scheme 4. Residual Land Values, 30% Private Housing, 100% Intermediate

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£900,000	£860,000	£810,000	£760,000	£710,000	£177,912
Value Area 2	£690,000	£640,000	£590,000	£540,000	£490,000	£163,086
Value Area 3	£550,000	£500,000	£460,000	£410,000	£360,000	£133,434
Value Area 4	280,000	230,000	180,000	130,000	80,000	£118,608

Scheme 5.

Table E1109 Scheme 5. Residual Land Values, 50% Private Housing, 80:20 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£310,000	£160,000	£10,000	£0	£0	£400,302
Value Area 2	£0	£0	£0	£0	£0	£366,944
Value Area 3	£470,000	£320,000	£180,000	£30,000	£0	£300,227
Value Area 4	£0	£0	£0	£0	£0	£266,868

Table E1110 Scheme 5. Residual Land Values, 50% Private Housing, 60:40 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£390,000	£240,000	£90,000	£0	£0	£400,302
Value Area 2	£0	£0	£0	£0	£0	£366,944
Value Area 3	£540,000	£390,000	£240,000	£100,000	£0	£300,227
Value Area 4	£0	£0	£0	£0	£0	£266,868

Table E1111 Scheme 5. Residual Land Values, 50% Private Housing, 50:50 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£520,000	£380,000	£240,000	£90,000	£0	£400,302
Value Area 2	£100,000	£0	£0	£0	£0	£366,944
Value Area 3	£670,000	£520,000	£380,000	£240,000	£90,000	£300,227
Value Area 4	£0	£0	£0	£0	£0	£266,868

Table E1112 Scheme 5. Residual Land Values, 50% Private Housing, 100% Intermediate

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£900,000	£750,000	£600,000	£460,000	£310,000	£400,302
Value Area 2	£470,000	£330,000	£180,000	£30,000	£0	£366,944
Value Area 3	£1,010,000	£860,000	£720,000	£570,000	£430,000	£300,227
Value Area 4	£0	£0	£0	£0	£0	£266,868

Table E1113 Scheme 5. Residual Land Values, 40% Private Housing, 80:20 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£480,000	£330,000	£190,000	£40,000	£0	£400,302
Value Area 2	£320,000	£170,000	£20,000	£0	£0	£366,944
Value Area 3	£560,000	£420,000	£270,000	£120,000	£0	£300,227
Value Area 4	£0	£0	£0	£0	£0	£266,868

Table E1114 Scheme 5. Residual Land Values, 40% Private Housing, 60:40 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£620,000	£470,000	£330,000	£180,000	£30,000	£400,302
Value Area 2	£160,000	£10,000	£0	£0	£0	£366,944
Value Area 3	£690,000	£550,000	£400,000	£260,000	£110,000	£300,227
Value Area 4	£0	£0	£0	£0	£0	£266,868

Table E1115 Scheme 5. Residual Land Values, 40% Private Housing, 50:50 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£700,000	£550,000	£410,000	£260,000	£110,000	£400,302
Value Area 2	£240,000	£90,000	£0	£0	£0	£366,944
Value Area 3	£760,000	£610,000	£470,000	£320,000	£180,000	£300,227
Value Area 4	£0	£0	£0	£0	£0	£266,868

Table E1116 Scheme 5. Residual Land Values, 40% Private Housing, 100% Intermediate

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£990,000	£840,000	£700,000	£550,000	£410,000	£400,302
Value Area 2	£520,000	£380,000	£240,000	£90,000	£0	£366,944
Value Area 3	£1,030,000	£880,000	£740,000	£590,000	£450,000	£300,227
Value Area 4	£0	£0	£0	£0	£0	£266,868

Table E1117 Scheme 5. Residual Land Values, 30% Private Housing, 80:20 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£880,000	£730,000	£580,000	£440,000	£290,000	£400,302
Value Area 2	£300,000	£160,000	£10,000	£0	£0	£366,944
Value Area 3	£760,000	£610,000	£470,000	£320,000	£180,000	£300,227
Value Area 4	£0	£0	£0	£0	£0	£266,868

Table E1118 Scheme 5. Residual Land Values, 30% Private Housing, 60:40 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£950,000	£810,000	£660,000	£520,000	£370,000	£400,302
Value Area 2	£380,000	£240,000	£90,000	£0	£0	£366,944
Value Area 3	£830,000	£680,000	£530,000	£390,000	£240,000	£300,227
Value Area 4	£0	£0	£0	£0	£0	£266,868

Table E1119 Scheme 5. Residual Land Values, 30% Private Housing, 50:50 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£1,030,000	£880,000	£740,000	£590,000	£450,000	£400,302
Value Area 2	£460,000	£310,000	£160,000	£10,000	£0	£366,944
Value Area 3	£890,000	£750,000	£600,000	£460,000	£310,000	£300,227
Value Area 4	£0	£0	£0	£0	£0	£266,868

Table E1120 Scheme 5. Residual Land Values, 30% Private Housing, 100% Intermediate

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£1,250,000	£1,100,000	£960,000	£810,000	£660,000	£400,302
Value Area 2	£670,000	£520,000	£380,000	£240,000	£90,000	£366,944
Value Area 3	£1,100,000	£950,000	£800,000	£660,000	£510,000	£300,227
Value Area 4	£0	£0	£0	£0	£0	£266,868

Table E1120 Scheme 5. Residual Land Values, 30% Private Housing, 100% Intermediate

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£1,250,000	£1,100,000	£960,000	£810,000	£660,000	£400,302
Value Area 2	£670,000	£520,000	£380,000	£240,000	£90,000	£366,944
Value Area 3	£1,100,000	£950,000	£800,000	£660,000	£510,000	£300,227
Value Area 4	£0	£0	£0	£0	£0	£266,868

Scheme 6.

Table E1121 Scheme 6. Residual Land Values, 50% Private Housing, 80:20 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£0	£0	£0	£0	£0	£504,084
Value Area 2	£0	£0	£0	£0	£0	£462,077
Value Area 3	£120,000	£0	£0	£0	£0	£378,063
Value Area 4	£0	£0	£0	£0	£0	£336,056

Table E1122 Scheme 6. Residual Land Values, 50% Private Housing, 60:40 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£50,000	£0	£0	£0	£0	£504,084
Value Area 2	£50,000	£0	£0	£0	£0	£462,077
Value Area 3	£310,000	£90,000	£0	£0	£0	£378,063
Value Area 4	£0	£0	£0	£0	£0	£336,056

Table E1123 Scheme 6. Residual Land Values, 50% Private Housing, 50:50 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£130,000	£0	£0	£0	£0	£504,084
Value Area 2	£130,000	£0	£0	£0	£0	£462,077
Value Area 3	£0	£0	£0	£0	£0	£378,063
Value Area 4	£0	£0	£0	£0	£0	£336,056

Table E1124 Scheme 6. Residual Land Values, 50% Private Housing, 100% Intermediate

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£200,000	£0	£0	£0	£0	£504,084
Value Area 2	£200,000	£0	£0	£0	£0	£462,077
Value Area 3	£0	£0	£0	£0	£0	£378,063
Value Area 4	£0	£0	£0	£0	£0	£336,056

Table E1125 Scheme 6. Residual Land Values, 40% Private Housing, 80:20 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£200,000	£0	£0	£0	£0	£504,084
Value Area 2	£200,000	£0	£0	£0	£0	£462,077
Value Area 3	£0	£0	£0	£0	£0	£378,063
Value Area 4	£0	£0	£0	£0	£0	£336,056

Table E1126 Scheme 6. Residual Land Values, 40% Private Housing, 60:40 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£420,000	£210,000	£0	£0	£0	£504,084
Value Area 2	£420,000	£210,000	£0	£0	£0	£462,077
Value Area 3	£460,000	£240,000	£20,000	£-210,000	£-440,000	£378,063
Value Area 4	£0	£0	£0	£0	£0	£336,056

Table E1127 Scheme 6. Residual Land Values, 40% Private Housing, 50:50 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£470,000	£250,000	£30,000	£0	£0	£504,084
Value Area 2	£470,000	£250,000	£30,000	£0	£0	£462,077
Value Area 3	£510,000	£290,000	£70,000	£0	£0	£378,063
Value Area 4	£0	£0	£0	£0	£0	£336,056

Table E1128 Scheme 6. Residual Land Values, 40% Private Housing, 100% Intermediate

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£1,090,000	£870,000	£650,000	£430,000	£220,000	£504,084
Value Area 2	£1,090,000	£870,000	£650,000	£430,000	£220,000	£462,077
Value Area 3	£1,130,000	£910,000	£690,000	£470,000	£250,000	£378,063
Value Area 4	£470,000	£260,000	£40,000	£0	£0	£336,056

Table E1129 Scheme 6. Residual Land Values, 30% Private Housing, 80:20 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£580,000	£370,000	£150,000	£0	£0	£504,084
Value Area 2	£580,000	£370,000	£150,000	£0	£0	£462,077
Value Area 3	£460,000	£240,000	£20,000	£0	£0	£378,063
Value Area 4	£0	£0	£0	£0	£0	£336,056

Table E1130 Scheme 6. Residual Land Values, 30% Private Housing, 60:40 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£730,000	£510,000	£290,000	£70,000	£0	£504,084
Value Area 2	£730,000	£510,000	£290,000	£70,000	£0	£462,077
Value Area 3	£600,000	£380,000	£160,000	£0	£0	£378,063
Value Area 4	£0	£0	£0	£0	£0	£336,056

Table E1131 Scheme 6. Residual Land Values, 30% Private Housing, 50:50 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£890,000	£670,000	£460,000	£240,000	£10,000	£504,084
Value Area 2	£890,000	£670,000	£460,000	£240,000	£10,000	£462,077
Value Area 3	£760,000	£540,000	£330,000	£110,000	£0	£378,063
Value Area 4	40,000	(190,000)	(420,000)	(650,000)	(880,000)	£336,056

Table E1132 Scheme 6. Residual Land Values, 30% Private Housing, 100% Intermediate

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£1,250,000	£1,030,000	£810,000	£590,000	£380,000	£504,084
Value Area 2	£1,250,000	£1,030,000	£810,000	£590,000	£380,000	£462,077
Value Area 3	£1,120,000	£900,000	£680,000	£460,000	£250,000	£378,063
Value Area 4	£400,000	£180,000	£0	£0	£0	£336,056

Scheme 7.

Table E1133 Scheme 7. Residual Land Values, 50% Private Housing, 80:20 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£2,890,000	£2,630,000	£2,370,000	£2,110,000	£1,850,000	£830,256
Value Area 2	£2,580,000	£2,320,000	£2,060,000	£1,800,000	£1,540,000	£761,068
Value Area 3	£2,030,000	£1,770,000	£1,510,000	£1,250,000	£990,000	£622,692
Value Area 4	£1,140,000	£890,000	£630,000	£370,000	£120,000	£553,504

Table E1134 Scheme 7. Residual Land Values, 50% Private Housing, 60:40 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£3,460,000	£3,210,000	£2,950,000	£2,690,000	£2,430,000	£830,256
Value Area 2	£3,150,000	£2,900,000	£2,640,000	£2,380,000	£2,120,000	£761,068
Value Area 3	£2,600,000	£2,340,000	£2,090,000	£1,830,000	£1,570,000	£622,692
Value Area 4	£1,720,000	£1,460,000	£1,200,000	£950,000	£690,000	£553,504

Table E1135 Scheme 7. Residual Land Values, 50% Private Housing, 50:50 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£3,640,000	£3,380,000	£3,120,000	£2,860,000	£2,610,000	£830,256
Value Area 2	£3,330,000	£3,070,000	£2,810,000	£2,550,000	£2,300,000	£761,068
Value Area 3	£2,780,000	£2,520,000	£2,260,000	£2,000,000	£1,740,000	£622,692
Value Area 4	£1,900,000	£1,640,000	£1,380,000	£1,120,000	£860,000	£553,504

Table E1136 Scheme 7. Residual Land Values, 50% Private Housing, 100% Intermediate

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£5,080,000	£4,820,000	£4,560,000	£4,310,000	£4,050,000	£830,256
Value Area 2	£4,770,000	£4,510,000	£4,250,000	£4,000,000	£3,740,000	£761,068
Value Area 3	£4,220,000	£3,960,000	£3,700,000	£3,450,000	£3,190,000	£622,692
Value Area 4	£3,340,000	£3,080,000	£2,820,000	£2,560,000	£2,310,000	£553,504

Table E1137 Scheme 7. Residual Land Values, 40% Private Housing, 80:20 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£3,540,000	£3,280,000	£3,020,000	£2,760,000	£2,500,000	£830,256
Value Area 2	£3,090,000	£2,840,000	£2,580,000	£2,320,000	£2,060,000	£761,068
Value Area 3	£2,420,000	£2,160,000	£1,900,000	£1,640,000	£1,380,000	£622,692
Value Area 4	1,410,000	1,150,000	890,000	640,000	380,000	£553,504

Table E1138 Scheme 7. Residual Land Values, 40% Private Housing, 60:40 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£3,940,000	£3,680,000	£3,420,000	£3,170,000	£2,910,000	£830,256
Value Area 2	£3,500,000	£3,240,000	£2,980,000	£2,720,000	£2,470,000	£761,068
Value Area 3	£2,820,000	£2,560,000	£2,310,000	£2,050,000	£1,790,000	£622,692
Value Area 4	1,820,000	1,560,000	1,300,000	1,040,000	780,000	£553,504

Table E1139 Scheme 7. Residual Land Values, 40% Private Housing, 50:50 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£4,200,000	£3,940,000	£3,680,000	£3,420,000	£3,170,000	£830,256
Value Area 2	£3,760,000	£3,500,000	£3,240,000	£2,980,000	£2,720,000	£761,068
Value Area 3	£3,080,000	£2,820,000	£2,560,000	£2,310,000	£2,050,000	£622,692
Value Area 4	2,070,000	1,820,000	1,560,000	1,300,000	1,040,000	£553,504

Table E1140 Scheme 7. Residual Land Values, 40% Private Housing, 100% Intermediate

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£5,270,000	£5,010,000	£4,750,000	£4,490,000	£4,230,000	£830,256
Value Area 2	£4,830,000	£4,570,000	£4,310,000	£4,050,000	£3,790,000	£761,068
Value Area 3	£4,150,000	£3,890,000	£3,630,000	£3,380,000	£3,120,000	£622,692
Value Area 4	3,140,000	2,890,000	2,630,000	2,370,000	2,110,000	£553,504

Table E1141 Scheme 7. Residual Land Values, 30% Private Housing, 80:20 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£4,240,000	£3,980,000	£3,720,000	£3,460,000	£3,200,000	£830,256
Value Area 2	£3,590,000	£3,330,000	£3,070,000	£2,810,000	£2,560,000	£761,068
Value Area 3	£2,720,000	£2,460,000	£2,200,000	£1,940,000	£1,690,000	£622,692
Value Area 4	1,510,000	1,250,000	990,000	730,000	480,000	£553,504

Table E1142 Scheme 7. Residual Land Values, 30% Private Housing, 60:40 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£4,610,000	£4,350,000	£4,090,000	£3,840,000	£3,580,000	£830,256
Value Area 2	£3,960,000	£3,710,000	£3,450,000	£3,190,000	£2,930,000	£761,068
Value Area 3	£3,090,000	£2,840,000	£2,580,000	£2,320,000	£2,060,000	£622,692
Value Area 4	1,880,000	1,620,000	1,370,000	1,110,000	850,000	£553,504

Table E1143 Scheme 7. Residual Land Values, 30% Private Housing, 50:50 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£4,700,000	£4,440,000	£4,180,000	£3,920,000	£3,660,000	£830,256
Value Area 2	£4,050,000	£3,790,000	£3,530,000	£3,280,000	£3,020,000	£761,068
Value Area 3	£3,180,000	£2,920,000	£2,660,000	£2,410,000	£2,150,000	£622,692
Value Area 4	1,970,000	1,710,000	1,450,000	1,200,000	940,000	£553,504

Table E1144 Scheme 7. Residual Land Values, 30% Private Housing, 100% Intermediate

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£5,560,000	£5,310,000	£5,050,000	£4,790,000	£4,530,000	£830,256
Value Area 2	£4,920,000	£4,660,000	£4,400,000	£4,140,000	£3,880,000	£761,068
Value Area 3	£4,050,000	£3,790,000	£3,530,000	£3,270,000	£3,010,000	£622,692
Value Area 4	2,840,000	2,580,000	2,320,000	2,060,000	1,800,000	£553,504

Scheme 8.

Table E1145 Scheme 8. Residual Land Values, 50% Private Housing, 80:20 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£670,000	£230,000	£0	£0	£0	£1,378,818
Value Area 2	£380,000	£0	£0	£0	£0	£1,263,917
Value Area 3	£0	£0	£0	£0	£0	£1,034,114
Value Area 4	£0	£0	£0	£0	£0	£919,212

Table E1146 Scheme 8. Residual Land Values, 50% Private Housing, 60:40 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£1,400,000	£960,000	£520,000	£80,000	£0	£1,378,818
Value Area 2	£1,110,000	£670,000	£230,000	£0	£0	£1,263,917
Value Area 3	£0	£0	£0	£0	£0	£1,034,114
Value Area 4	£0	£0	£0	£0	£0	£919,212

Table E1147 Scheme 8. Residual Land Values, 50% Private Housing, 50:50 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£1,820,000	£1,380,000	£940,000	£500,000	£60,000	£1,378,818
Value Area 2	£1,530,000	£1,090,000	£650,000	£210,000	£0	£1,263,917
Value Area 3	£240,000	£0	£0	£0	£0	£1,034,114
Value Area 4	£0	£0	£0	£0	£0	£919,212

Table E1148 Scheme 8. Residual Land Values, 50% Private Housing, 100% Intermediate

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£3,970,000	£3,530,000	£3,080,000	£2,640,000	£2,200,000	£1,378,818
Value Area 2	£3,670,000	£3,230,000	£2,790,000	£2,350,000	£1,910,000	£1,263,917
Value Area 3	£2,380,000	£1,940,000	£1,500,000	£1,060,000	£620,000	£1,034,114
Value Area 4	£2,110,000	£1,670,000	£1,230,000	£790,000	£350,000	£919,212

Table E1149 Scheme 8. Residual Land Values, 40% Private Housing, 80:20 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£1,710,000	£1,270,000	£830,000	£390,000	£0	£1,378,818
Value Area 2	£1,180,000	£740,000	£300,000	£0	£0	£1,263,917
Value Area 3	£0	£0	£0	£0	£0	£1,034,114
Value Area 4	£0	£0	£0	£0	£0	£919,212

Table E1150 Scheme 8. Residual Land Values, 40% Private Housing, 60:40 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£2,400,000	£1,950,000	£1,510,000	£1,070,000	£630,000	£1,378,818
Value Area 2	£1,860,000	£1,420,000	£980,000	£540,000	£100,000	£1,263,917
Value Area 3	£350,000	£0	£0	£0	£0	£1,034,114
Value Area 4	£0	£0	£0	£0	£0	£919,212

Table E1151 Scheme 8. Residual Land Values, 40% Private Housing, 50:50 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£2,630,000	£2,190,000	£1,750,000	£1,300,000	£860,000	£1,378,818
Value Area 2	£2,100,000	£1,660,000	£1,210,000	£770,000	£330,000	£1,263,917
Value Area 3	£580,000	£150,000	£0	£0	£0	£1,034,114
Value Area 4	80,000	0	0	0	0	£919,212

Table E1152 Scheme 8. Residual Land Values, 40% Private Housing, 100% Intermediate

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£4,270,000	£3,830,000	£3,390,000	£2,950,000	£2,510,000	£1,378,818
Value Area 2	£3,740,000	£3,300,000	£2,860,000	£2,420,000	£1,980,000	£1,263,917
Value Area 3	£2,230,000	£1,790,000	£1,350,000	£910,000	£460,000	£1,034,114
Value Area 4	1,730,000	1,280,000	840,000	400,000	0	£919,212

Table E1153 Scheme 8. Residual Land Values, 30% Private Housing, 80:20 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£2,780,000	£2,330,000	£1,890,000	£1,450,000	£1,000,000	£1,378,818
Value Area 2	£1,950,000	£1,500,000	£1,060,000	£620,000	£180,000	£1,263,917
Value Area 3	£160,000	£0	£0	£0	£0	£1,034,114
Value Area 4	£0	£0	£0	£0	£0	£919,212

Table E1154 Scheme 8. Residual Land Values, 30% Private Housing, 60:40 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£3,090,000	£2,650,000	£2,200,000	£1,760,000	£1,320,000	£1,378,818
Value Area 2	£2,260,000	£1,820,000	£1,380,000	£930,000	£490,000	£1,263,917
Value Area 3	£470,000	£30,000	£0	£0	£0	£1,034,114
Value Area 4	0	0	0	0	0	£919,212

Table E1155 Scheme 8. Residual Land Values, 30% Private Housing, 50:50 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£3,320,000	£2,880,000	£2,440,000	£1,990,000	£1,550,000	£1,378,818
Value Area 2	£2,490,000	£2,050,000	£1,610,000	£1,170,000	£720,000	£1,263,917
Value Area 3	£700,000	£260,000	£0	£0	£0	£1,034,114
Value Area 4	1,240,000	800,000	360,000	0	0	£919,212

Table E1156 Scheme 8. Residual Land Values, 30% Private Housing, 100% Intermediate

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£4,650,000	£4,210,000	£3,770,000	£3,330,000	£2,880,000	£1,378,818
Value Area 2	£3,830,000	£3,380,000	£2,940,000	£2,500,000	£2,060,000	£1,263,917
Value Area 3	£2,030,000	£1,590,000	£1,150,000	£710,000	£270,000	£1,034,114
Value Area 4	1,240,000	800,000	360,000	0	0	£919,212

Scheme 9.

Table E1157 Scheme 9. Residual Land Values, 50% Private Housing, 80:20 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£1,060,000	£200,000	£0	£0	£0	£2,668,680
Value Area 2	£380,000	£0	£0	£0	£0	£2,446,290
Value Area 3	£760,000	£0	£0	£0	£0	£2,001,510
Value Area 4	£0	£0	£0	£0	£0	£1,779,120

Table E1158 Scheme 9. Residual Land Values, 50% Private Housing, 60:40 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£3,060,000	£2,210,000	£1,350,000	£490,000	£0	£2,668,680
Value Area 2	£2,650,000	£1,790,000	£940,000	£90,000	£0	£2,446,290
Value Area 3	£2,350,000	£1,500,000	£640,000	£0	£0	£2,001,510
Value Area 4	£940,000	£90,000	£0	£0	£0	£1,779,120

Table E1159 Scheme 9. Residual Land Values, 50% Private Housing, 50:50 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£3,740,000	£2,880,000	£2,020,000	£1,170,000	£310,000	£2,668,680
Value Area 2	£3,320,000	£2,470,000	£1,610,000	£760,000	£0	£2,446,290
Value Area 3	£3,030,000	£2,170,000	£1,310,000	£460,000	£0	£2,001,510
Value Area 4	£1,610,000	£760,000	£0	£0	£0	£1,779,120

Table E1160 Scheme 9. Residual Land Values, 50% Private Housing, 100% Intermediate

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£7,840,000	£6,990,000	£6,130,000	£5,280,000	£4,420,000	£2,668,680
Value Area 2	£7,430,000	£6,580,000	£5,720,000	£4,860,000	£4,010,000	£2,446,290
Value Area 3	£7,130,000	£6,280,000	£5,420,000	£4,570,000	£3,710,000	£2,001,510
Value Area 4	3,820,000	2,960,000	2,090,000	1,230,000	370,000	£1,779,120

Table E1161 Scheme 9. Residual Land Values, 40% Private Housing, 80:20 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£3,340,000	£2,480,000	£1,620,000	£760,000	£0	£2,668,680
Value Area 2	£2,430,000	£1,570,000	£710,000	£0	£0	£2,446,290
Value Area 3	£1,660,000	£800,000	£0	£0	£0	£2,001,510
Value Area 4	£0	£0	£0	£0	£0	£1,779,120

Table E1162 Scheme 9. Residual Land Values, 40% Private Housing, 60:40 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£4,480,000	£3,620,000	£2,760,000	£1,900,000	£1,040,000	£2,668,680
Value Area 2	£3,580,000	£2,720,000	£1,860,000	£1,000,000	£140,000	£2,446,290
Value Area 3	£2,810,000	£1,950,000	£1,090,000	£230,000	£0	£2,001,510
Value Area 4	£910,000	£50,000	£0	£0	£0	£1,779,120

Table E1163 Scheme 9. Residual Land Values, 40% Private Housing, 50:50 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£5,160,000	£4,300,000	£3,440,000	£2,580,000	£1,720,000	£2,668,680
Value Area 2	£4,250,000	£3,390,000	£2,530,000	£1,670,000	£810,000	£2,446,290
Value Area 3	£3,480,000	£2,620,000	£1,760,000	£900,000	£40,000	£2,001,510
Value Area 4	1,310,000	440,000	0	0	0	£1,779,120

Table E1164 Scheme 9. Residual Land Values, 40% Private Housing, 100% Intermediate

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£8,340,000	£7,480,000	£6,620,000	£5,760,000	£4,900,000	£2,668,680
Value Area 2	£7,440,000	£6,580,000	£5,720,000	£4,860,000	£4,000,000	£2,446,290
Value Area 3	£6,670,000	£5,810,000	£4,950,000	£4,090,000	£3,230,000	£2,001,510
Value Area 4	4,770,000	3,910,000	3,050,000	2,190,000	1,330,000	£1,779,120

Table E1165 Scheme 9. Residual Land Values, 30% Private Housing, 80:20 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£4,990,000	£4,120,000	£3,260,000	£2,400,000	£1,530,000	£2,668,680
Value Area 2	£3,590,000	£2,720,000	£1,860,000	£1,000,000	£130,000	£2,446,290
Value Area 3	£2,350,000	£1,480,000	£620,000	£0	£0	£2,001,510
Value Area 4	£0	£0	£0	£0	£0	£1,779,120

Table E1166 Scheme 9. Residual Land Values, 30% Private Housing, 60:40 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£5,880,000	£5,020,000	£4,160,000	£3,290,000	£2,430,000	£2,668,680
Value Area 2	£4,480,000	£3,620,000	£2,760,000	£1,890,000	£1,030,000	£2,446,290
Value Area 3	£3,240,000	£2,380,000	£1,520,000	£650,000	£0	£2,001,510
Value Area 4	860,000	0	0	0	0	£1,779,120

Table E1167 Scheme 9. Residual Land Values, 30% Private Housing, 50:50 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£6,340,000	£5,470,000	£4,610,000	£3,740,000	£2,880,000	£2,668,680
Value Area 2	£4,940,000	£4,070,000	£3,210,000	£2,340,000	£1,480,000	£2,446,290
Value Area 3	£3,700,000	£2,830,000	£1,970,000	£1,100,000	£240,000	£2,001,510
Value Area 4	1,580,000	720,000	0	0	0	£1,779,120

Table E1168 Scheme 9. Residual Land Values, 30% Private Housing, 100% Intermediate

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£8,850,000	£7,990,000	£7,120,000	£6,260,000	£5,390,000	£2,668,680
Value Area 2	£7,450,000	£6,590,000	£5,720,000	£4,860,000	£3,990,000	£2,446,290
Value Area 3	£6,210,000	£5,350,000	£4,480,000	£3,620,000	£2,750,000	£2,001,510
Value Area 4	£5,720,000	£4,870,000	£4,010,000	£3,150,000	£2,300,000	£1,779,120

Scheme 10.

Table E1169 Scheme 10. Residual Land Values, 50% Private Housing, 80:20 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£4,430,000	£3,630,000	£2,830,000	£2,040,000	£1,240,000	£1,823,598
Value Area 2	£2,330,000	£1,540,000	£740,000	£0	£0	£1,671,632
Value Area 3	£370,000	£0	£0	£0	£0	£1,367,699
Value Area 4	£0	£0	£0	£0	£0	£1,215,732

Table E1170 Scheme 10. Residual Land Values, 50% Private Housing, 60:40 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£5,630,000	£4,830,000	£4,030,000	£3,230,000	£2,440,000	£1,823,598
Value Area 2	£3,530,000	£2,730,000	£1,940,000	£1,140,000	£340,000	£1,671,632
Value Area 3	£1,570,000	£770,000	£0	£0	£0	£1,367,699
Value Area 4	£0	£0	£0	£0	£0	£1,215,732

Table E1171 Scheme 10. Residual Land Values, 50% Private Housing, 50:50 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£6,170,000	£5,370,000	£4,570,000	£3,770,000	£2,970,000	£1,823,598
Value Area 2	£4,070,000	£3,270,000	£2,470,000	£1,680,000	£880,000	£1,671,632
Value Area 3	£2,100,000	£1,310,000	£510,000	£0	£0	£1,367,699
Value Area 4	£110,000	£0	£0	£0	£0	£1,215,732

Table E1172 Scheme 10. Residual Land Values, 50% Private Housing, 100% Intermediate

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£9,220,000	£8,420,000	£7,630,000	£6,830,000	£6,030,000	£1,823,598
Value Area 2	£7,130,000	£6,330,000	£5,530,000	£4,730,000	£3,940,000	£1,671,632
Value Area 3	£3,630,000	£2,840,000	£2,040,000	£1,240,000	£440,000	£1,367,699
Value Area 4	3,170,000	2,370,000	1,570,000	770,000	0	£1,215,732

Table E1173 Scheme 10. Residual Land Values, 40% Private Housing, 80:20 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£5,830,000	£5,030,000	£4,230,000	£3,430,000	£2,620,000	£1,823,598
Value Area 2	£3,320,000	£2,510,000	£1,710,000	£910,000	£110,000	£1,671,632
Value Area 3	£960,000	£160,000	£0	£0	£0	£1,367,699
Value Area 4	£0	£0	£0	£0	£0	£1,215,732

Table E1174 Scheme 10. Residual Land Values, 40% Private Housing, 60:40 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£6,740,000	£5,940,000	£5,130,000	£4,330,000	£3,530,000	£1,823,598
Value Area 2	£4,220,000	£3,420,000	£2,620,000	£1,820,000	£1,020,000	£1,671,632
Value Area 3	£1,860,000	£1,060,000	£260,000	£0	£0	£1,367,699
Value Area 4	£0	£0	£0	£0	£0	£1,215,732

Table E1175 Scheme 10. Residual Land Values, 40% Private Housing, 50:50 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£7,280,000	£6,470,000	£5,670,000	£4,870,000	£4,070,000	£1,823,598
Value Area 2	£4,760,000	£3,960,000	£3,160,000	£2,360,000	£1,550,000	£1,671,632
Value Area 3	£2,400,000	£1,600,000	£800,000	£0	£0	£1,367,699
Value Area 4	10,000	0	0	0	0	£1,215,732

Table E1176 Scheme 10. Residual Land Values, 40% Private Housing, 100% Intermediate

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£9,670,000	£8,870,000	£8,070,000	£7,270,000	£6,470,000	£1,823,598
Value Area 2	£7,160,000	£6,360,000	£5,560,000	£4,750,000	£3,950,000	£1,671,632
Value Area 3	£4,800,000	£4,000,000	£3,200,000	£2,390,000	£1,590,000	£1,367,699
Value Area 4	2,410,000	1,600,000	800,000	0	0	£1,215,732

Table E1177 Scheme 10. Residual Land Values, 30% Private Housing, 80:20 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£7,200,000	£6,390,000	£5,590,000	£4,780,000	£3,980,000	£1,823,598
Value Area 2	£4,270,000	£3,460,000	£2,650,000	£1,850,000	£1,040,000	£1,671,632
Value Area 3	£1,510,000	£710,000	£0	£0	£0	£1,367,699
Value Area 4	£0	£0	£0	£0	£0	£1,215,732

Table E1178 Scheme 10. Residual Land Values, 30% Private Housing, 60:40 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£7,980,000	£7,180,000	£6,370,000	£5,570,000	£4,760,000	£1,823,598
Value Area 2	£5,050,000	£4,240,000	£3,440,000	£2,630,000	£1,830,000	£1,671,632
Value Area 3	£2,300,000	£1,490,000	£690,000	£0	£0	£1,367,699
Value Area 4	0	0	0	0	0	£1,215,732

Table E1179 Scheme 10. Residual Land Values, 30% Private Housing, 50:50 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£8,280,000	£7,470,000	£6,660,000	£5,860,000	£5,050,000	£1,823,598
Value Area 2	£5,340,000	£4,540,000	£3,730,000	£2,920,000	£2,120,000	£1,671,632
Value Area 3	£2,590,000	£1,780,000	£980,000	£180,000	£0	£1,367,699
Value Area 4	0	0	0	0	0	£1,215,732

Table E1180 Scheme 10. Residual Land Values, 30% Private Housing, 100% Intermediate

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£10,130,000	£9,330,000	£8,520,000	£7,720,000	£6,910,000	£1,823,598
Value Area 2	£7,200,000	£6,390,000	£5,590,000	£4,780,000	£3,980,000	£1,671,632
Value Area 3	£4,450,000	£3,640,000	£2,840,000	£2,030,000	£1,220,000	£1,367,699
Value Area 4	£1,650,000	£850,000	£40,000	£-790,000	£-1,630,000	£1,215,732

Scheme 11.

Table E1181 Scheme 11. Residual Land Values, 50% Private Housing, 80:20 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£0	£0	£0	£0	£0	£3,484,110
Value Area 2	£0	£0	£0	£0	£0	£3,193,768
Value Area 3	£0	£0	£0	£0	£0	£2,613,083
Value Area 4	£0	£0	£0	£0	£0	£2,322,740

Table E1182 Scheme 11. Residual Land Values, 50% Private Housing, 60:40 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£2,300,000	£700,000	£0	£0	£0	£3,484,110
Value Area 2	£120,000	£0	£0	£0	£0	£3,193,768
Value Area 3	£0	£0	£0	£0	£0	£2,613,083
Value Area 4	£0	£0	£0	£0	£0	£2,322,740

Table E1183 Scheme 11. Residual Land Values, 50% Private Housing, 50:50 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£3,500,000	£1,900,000	£310,000	£0	£0	£3,484,110
Value Area 2	£1,320,000	£0	£0	£0	£0	£3,193,768
Value Area 3	£1,180,000	£0	£0	£0	£0	£2,613,083
Value Area 4	£0	£0	£0	£0	£0	£2,322,740

Table E1184 Scheme 11. Residual Land Values, 50% Private Housing, 100% Intermediate

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£9,490,000	£7,890,000	£6,300,000	£4,700,000	£3,110,000	£3,484,110
Value Area 2	£7,310,000	£5,710,000	£4,120,000	£2,520,000	£920,000	£3,193,768
Value Area 3	£7,180,000	£5,580,000	£3,980,000	£2,390,000	£790,000	£2,613,083
Value Area 4	£5,180,000	£3,590,000	£1,990,000	£390,000	£0	£2,322,740

Table E1185 Scheme 11. Residual Land Values, 40% Private Housing, 80:20 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£2,330,000	£730,000	£0	£0	£0	£3,484,110
Value Area 2	£0	£0	£0	£0	£0	£3,193,768
Value Area 3	£0	£0	£0	£0	£0	£2,613,083
Value Area 4	£0	£0	£0	£0	£0	£2,322,740

Table E1186 Scheme 11. Residual Land Values, 40% Private Housing, 60:40 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£4,320,000	£2,710,000	£1,110,000	£0	£0	£3,484,110
Value Area 2	£1,330,000	£0	£0	£0	£0	£3,193,768
Value Area 3	£450,000	£0	£0	£0	£0	£2,613,083
Value Area 4	£0	£0	£0	£0	£0	£2,322,740

Table E1187 Scheme 11. Residual Land Values, 40% Private Housing, 50:50 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£7,280,000	£6,470,000	£5,670,000	£4,870,000	£4,070,000	£3,484,110
Value Area 2	£2,280,000	£680,000	£0	£0	£0	£3,193,768
Value Area 3	£1,400,000	£0	£0	£0	£0	£2,613,083
Value Area 4	0	0	0	0	0	£2,322,740

Table E1188 Scheme 11. Residual Land Values, 40% Private Housing, 100% Intermediate

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£5,270,000	£3,660,000	£2,060,000	£460,000	£0	£3,484,110
Value Area 2	£7,080,000	£5,470,000	£3,870,000	£2,270,000	£660,000	£3,193,768
Value Area 3	£6,200,000	£4,590,000	£2,990,000	£1,380,000	£0	£2,613,083
Value Area 4	3,440,000	1,840,000	240,000	0	0	£2,322,740

Table E1189 Scheme 11. Residual Land Values, 30% Private Housing, 80:20 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£4,890,000	£3,270,000	£1,660,000	£50,000	£0	£3,484,110
Value Area 2	£1,100,000	£0	£0	£0	£0	£3,193,768
Value Area 3	£0	£0	£0	£0	£0	£2,613,083
Value Area 4	£0	£0	£0	£0	£0	£2,322,740

Table E1190 Scheme 11. Residual Land Values, 30% Private Housing, 60:40 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£6,380,000	£4,760,000	£3,150,000	£1,540,000	£0	£3,484,110
Value Area 2	£2,590,000	£980,000	£0	£0	£0	£3,193,768
Value Area 3	£960,000	£0	£0	£0	£0	£2,613,083
Value Area 4	0	0	0	0	0	£2,322,740

Table E1191 Scheme 11. Residual Land Values, 30% Private Housing, 50:50 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£7,040,000	£5,420,000	£3,810,000	£2,200,000	£590,000	£3,484,110
Value Area 2	£3,250,000	£1,640,000	£30,000	£0	£0	£3,193,768
Value Area 3	£1,620,000	£10,000	£0	£0	£0	£2,613,083
Value Area 4	0	0	0	0	0	£2,322,740

Table E1192 Scheme 11. Residual Land Values, 30% Private Housing, 100% Intermediate

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£10,630,000	£9,020,000	£7,410,000	£5,790,000	£4,180,000	£3,484,110
Value Area 2	£6,850,000	£5,240,000	£3,630,000	£2,010,000	£400,000	£3,193,768
Value Area 3	£5,220,000	£3,610,000	£2,000,000	£390,000	£0	£2,613,083
Value Area 4	£1,710,000	£100,000	£0	£0	£0	£2,322,740

Residential Viability Analysis

“Weak” Market Appraisals, Low EUV, With Grant

Tables E1193 to E1299 set out the indicative residual land values for Schemes 3 to 11 at high existing use values, and at 50%, 40% and 30% affordable housing with NAHP grant. These residual land values have been compared to a high benchmark land cost of £3.7 - 7.4million per Ha (£1.5 - 3million per acre):

Scheme 3.

Table E1193 Scheme 3. Residual Land Values, 50% Private Housing, 80:20 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£40,000	£0	£0	£0	£0	£61,775
Value Area 2	£0	£0	£0	£0	£0	£61,775
Value Area 3	£0	£0	£0	£0	£0	£61,775
Value Area 4	£0	£0	£0	£0	£0	£61,775

Table E1194 Scheme 3. Residual Land Values, 50% Private Housing, 60:40 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£40,000	£0	£0	£0	£0	£61,775
Value Area 2	£0	£0	£0	£0	£0	£61,775
Value Area 3	£0	£0	£0	£0	£0	£61,775
Value Area 4	£0	£0	£0	£0	£0	£61,775

Table E1195 Scheme 3. Residual Land Values, 50% Private Housing, 50:50 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£140,000	£100,000	£60,000	£10,000	£0	£61,775
Value Area 2	£60,000	£20,000	£0	£0	£0	£61,775
Value Area 3	£0	£0	£0	£0	£0	£61,775
Value Area 4	£0	£0	£0	£0	£0	£61,775

Table E1196 Scheme 3. Residual Land Values, 50% Private Housing, 100% Intermediate

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£240,000	£200,000	£160,000	£120,000	£70,000	£61,775
Value Area 2	£160,000	£120,000	£80,000	£40,000	£0	£61,775
Value Area 3	£140,000	£100,000	£50,000	£10,000	£0	£61,775
Value Area 4	£0	£0	£0	£0	£0	£61,775

Table E1197 Scheme 3. Residual Land Values, 40% Private Housing, 80:20 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£40,000	£0	£0	£0	£0	£61,775
Value Area 2	£0	£0	£0	£0	£0	£61,775
Value Area 3	£0	£0	£0	£0	£0	£61,775
Value Area 4	£0	£0	£0	£0	£0	£61,775

Table E1198 Scheme 3. Residual Land Values, 40% Private Housing, 60:40 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£140,000	£100,000	£60,000	£10,000	£0	£61,775
Value Area 2	£60,000	£20,000	£0	£0	£0	£61,775
Value Area 3	£0	£0	£0	£0	£0	£61,775
Value Area 4	£0	£0	£0	£0	£0	£61,775

Table E1199 Scheme 3. Residual Land Values, 40% Private Housing, 50:50 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£140,000	£100,000	£60,000	£10,000	£0	£61,775
Value Area 2	£60,000	£20,000	£0	£0	£0	£61,775
Value Area 3	£0	£0	£0	£0	£0	£61,775
Value Area 4	£0	£0	£0	£0	£0	£61,775

Table E1200 Scheme 3. Residual Land Values, 30% Private Housing, 80:20 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£210,000	£170,000	£130,000	£80,000	£40,000	£61,775
Value Area 2	£100,000	£50,000	£10,000	£0	£0	£61,775
Value Area 3	£30,000	£0	£0	£0	£0	£61,775
Value Area 4	£0	£0	£0	£0	£0	£61,775

Table E1201 Scheme 3. Residual Land Values, 30% Private Housing, 60:40 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£210,000	£170,000	£130,000	£80,000	£40,000	£61,775
Value Area 2	£100,000	£50,000	£10,000	£0	£0	£61,775
Value Area 3	£30,000	£0	£0	£0	£0	£61,775
Value Area 4	£0	£0	£0	£0	£0	£61,775

Table E1202 Scheme 3. Residual Land Values, 30% Private Housing, 50:50 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£210,000	£170,000	£130,000	£80,000	£40,000	£61,775
Value Area 2	£100,000	£50,000	£10,000	£0	£0	£61,775
Value Area 3	£30,000	£0	£0	£0	£0	£61,775
Value Area 4	£0	£0	£0	£0	£0	£61,775

Table E1203 Scheme 3. Residual Land Values, 30% Private Housing, 100% Intermediate

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£310,000	£270,000	£230,000	£190,000	£140,000	£61,775
Value Area 2	£200,000	£150,000	£110,000	£70,000	£30,000	£61,775
Value Area 3	£140,000	£90,000	£50,000	£10,000	£0	£61,775
Value Area 4	£70,000	£30,000	£0	£0	£0	£61,775

Scheme 4.

Table E1204 Scheme 4. Residual Land Values, 50% Private Housing, 80:20 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£260,000	£210,000	£160,000	£110,000	£60,000	£74,130
Value Area 2	£200,000	£150,000	£100,000	£50,000	£0	£74,130
Value Area 3	£0	£0	£0	£0	£0	£74,130
Value Area 4	£0	£0	£0	£0	£0	£74,130

Table E1205 Scheme 4. Residual Land Values, 50% Private Housing, 60:40 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	470,000	420,000	370,000	320,000	270,000	£74,130
Value Area 2	350,000	300,000	260,000	210,000	160,000	£74,130
Value Area 3	£0	£0	£0	£0	£0	£74,130
Value Area 4	£0	£0	£0	£0	£0	£74,130

Table E1206 Scheme 4. Residual Land Values, 50% Private Housing, 50:50 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	470,000	420,000	370,000	320,000	270,000	£74,130
Value Area 2	350,000	300,000	260,000	210,000	160,000	£74,130
Value Area 3	£0	£0	£0	£0	£0	£74,130
Value Area 4	£0	£0	£0	£0	£0	£74,130

Table E1207 Scheme 4. Residual Land Values, 50% Private Housing, 100% Intermediate

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	820,000	780,000	730,000	680,000	630,000	£74,130
Value Area 2	620,000	570,000	530,000	480,000	430,000	£74,130
Value Area 3	£240,000	£190,000	£140,000	£90,000	£40,000	£74,130
Value Area 4	240,000	190,000	140,000	90,000	40,000	£74,130

Table E1208 Scheme 4. Residual Land Values, 40% Private Housing, 80:20 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£470,000	£420,000	£370,000	£320,000	£270,000	£74,130
Value Area 2	£0	£0	£0	£0	£300,000	£74,130
Value Area 3	£0	£0	£0	£0	£300,000	£74,130
Value Area 4	£0	£0	£0	£0	£0	£74,130

Table E1209 Scheme 4. Residual Land Values, 40% Private Housing, 60:40 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	620,000	570,000	520,000	470,000	430,000	£74,130
Value Area 2	350,000	300,000	260,000	210,000	160,000	£74,130
Value Area 3	£0	£0	£0	£0	£0	£74,130
Value Area 4	£0	£0	£0	£0	£0	£74,130

Table E1210 Scheme 4. Residual Land Values, 40% Private Housing, 50:50 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	620,000	570,000	520,000	470,000	430,000	£74,130
Value Area 2	470,000	420,000	370,000	320,000	270,000	£74,130
Value Area 3	£0	£0	£0	£0	£0	£74,130
Value Area 4	£0	£0	£0	£0	£0	£74,130

Table E1211 Scheme 4. Residual Land Values, 40% Private Housing, 100% Intermediate

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£820,000	£780,000	£730,000	£680,000	£630,000	£74,130
Value Area 2	620,000	570,000	530,000	480,000	430,000	£74,130
Value Area 3	£0	£0	£0	£0	£0	£74,130
Value Area 4	240,000	190,000	140,000	90,000	40,000	£74,130

Table E1212 Scheme 4. Residual Land Values, 30% Private Housing, 80:20 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£700,000	£650,000	£600,000	£550,000	£500,000	£74,130
Value Area 2	£530,000	£480,000	£430,000	£380,000	£330,000	£74,130
Value Area 3	£390,000	£340,000	£300,000	£250,000	£200,000	£74,130
Value Area 4	£200,000	£150,000	£100,000	£50,000	£0	£74,130

Table E1213 Scheme 4. Residual Land Values, 30% Private Housing, 60:40 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£700,000	£650,000	£600,000	£550,000	£500,000	£74,130
Value Area 2	530,000	480,000	430,000	380,000	330,000	£74,130
Value Area 3	390,000	340,000	300,000	250,000	200,000	£74,130
Value Area 4	200,000	150,000	100,000	50,000	(10,000)	£74,130

Table E1214 Scheme 4. Residual Land Values, 30% Private Housing, 50:50 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£700,000	£650,000	£600,000	£550,000	£500,000	£74,130
Value Area 2	530,000	480,000	430,000	380,000	330,000	£74,130
Value Area 3	390,000	340,000	300,000	250,000	200,000	£74,130
Value Area 4	200,000	150,000	100,000	50,000	(10,000)	£74,130

Table E1215 Scheme 4. Residual Land Values, 30% Private Housing, 100% Intermediate

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£900,000	£860,000	£810,000	£760,000	£710,000	£74,130
Value Area 2	£690,000	£640,000	£590,000	£540,000	£490,000	£74,130
Value Area 3	£550,000	£500,000	£460,000	£410,000	£360,000	£74,130
Value Area 4	280,000	230,000	180,000	130,000	80,000	£74,130

Scheme 5.

Table E1216 Scheme 5. Residual Land Values, 50% Private Housing, 80:20 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£310,000	£160,000	£10,000	£0	£0	£166,793
Value Area 2	£0	£0	£0	£0	£0	£166,793
Value Area 3	£470,000	£320,000	£180,000	£30,000	£0	£166,793
Value Area 4	£0	£0	£0	£0	£0	£166,793

Table E1217 Scheme 5. Residual Land Values, 50% Private Housing, 60:40 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£390,000	£240,000	£90,000	£0	£0	£166,793
Value Area 2	£0	£0	£0	£0	£0	£166,793
Value Area 3	£540,000	£390,000	£240,000	£100,000	£0	£166,793
Value Area 4	£0	£0	£0	£0	£0	£166,793

Table E1218 Scheme 5. Residual Land Values, 50% Private Housing, 50:50 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£520,000	£380,000	£240,000	£90,000	£0	£166,793
Value Area 2	£100,000	£0	£0	£0	£0	£166,793
Value Area 3	£670,000	£520,000	£380,000	£240,000	£90,000	£166,793
Value Area 4	£0	£0	£0	£0	£0	£166,793

Table E1219 Scheme 5. Residual Land Values, 50% Private Housing, 100% Intermediate

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£900,000	£750,000	£600,000	£460,000	£310,000	£166,793
Value Area 2	£470,000	£330,000	£180,000	£30,000	£0	£166,793
Value Area 3	£1,010,000	£860,000	£720,000	£570,000	£430,000	£166,793
Value Area 4	£0	£0	£0	£0	£0	£166,793

Table E1220 Scheme 5. Residual Land Values, 40% Private Housing, 80:20 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£480,000	£330,000	£190,000	£40,000	£0	£166,793
Value Area 2	£320,000	£170,000	£20,000	£0	£0	£166,793
Value Area 3	£560,000	£420,000	£270,000	£120,000	£0	£166,793
Value Area 4	£0	£0	£0	£0	£0	£166,793

Table E1221 Scheme 5. Residual Land Values, 40% Private Housing, 60:40 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£620,000	£470,000	£330,000	£180,000	£30,000	£166,793
Value Area 2	£160,000	£10,000	£0	£0	£0	£166,793
Value Area 3	£690,000	£550,000	£400,000	£260,000	£110,000	£166,793
Value Area 4	£0	£0	£0	£0	£0	£166,793

Table E1222 Scheme 5. Residual Land Values, 40% Private Housing, 50:50 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£700,000	£550,000	£410,000	£260,000	£110,000	£166,793
Value Area 2	£240,000	£90,000	£0	£0	£0	£166,793
Value Area 3	£760,000	£610,000	£470,000	£320,000	£180,000	£166,793
Value Area 4	£0	£0	£0	£0	£0	£166,793

Table E1223 Scheme 5. Residual Land Values, 40% Private Housing, 100% Intermediate

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£990,000	£840,000	£700,000	£550,000	£410,000	£166,793
Value Area 2	£520,000	£380,000	£240,000	£90,000	£0	£166,793
Value Area 3	£1,030,000	£880,000	£740,000	£590,000	£450,000	£166,793
Value Area 4	£0	£0	£0	£0	£0	£166,793

Table E1224 Scheme 5. Residual Land Values, 30% Private Housing, 80:20 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£880,000	£730,000	£580,000	£440,000	£290,000	£166,793
Value Area 2	£300,000	£160,000	£10,000	£0	£0	£166,793
Value Area 3	£760,000	£610,000	£470,000	£320,000	£180,000	£166,793
Value Area 4	£0	£0	£0	£0	£0	£166,793

Table E1225 Scheme 5. Residual Land Values, 30% Private Housing, 60:40 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£950,000	£810,000	£660,000	£520,000	£370,000	£166,793
Value Area 2	£380,000	£240,000	£90,000	£0	£0	£166,793
Value Area 3	£830,000	£680,000	£530,000	£390,000	£240,000	£166,793
Value Area 4	£0	£0	£0	£0	£0	£166,793

Table E1226 Scheme 5. Residual Land Values, 30% Private Housing, 50:50 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£1,030,000	£880,000	£740,000	£590,000	£450,000	£166,793
Value Area 2	£460,000	£310,000	£160,000	£10,000	£0	£166,793
Value Area 3	£890,000	£750,000	£600,000	£460,000	£310,000	£166,793
Value Area 4	£0	£0	£0	£0	£0	£166,793

Table E1227 Scheme 5. Residual Land Values, 30% Private Housing, 100% Intermediate

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£1,250,000	£1,100,000	£960,000	£810,000	£660,000	£166,793
Value Area 2	£670,000	£520,000	£380,000	£240,000	£90,000	£166,793
Value Area 3	£1,100,000	£950,000	£800,000	£660,000	£510,000	£166,793
Value Area 4	£0	£0	£0	£0	£0	£166,793

Scheme 6.

Table E1228 Scheme 6. Residual Land Values, 50% Private Housing, 80:20 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£0	£0	£0	£0	£0	£210,035
Value Area 2	£0	£0	£0	£0	£0	£210,035
Value Area 3	£120,000	£0	£0	£0	£0	£210,035
Value Area 4	£0	£0	£0	£0	£0	£210,035

Table E1229 Scheme 6. Residual Land Values, 50% Private Housing, 60:40 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£50,000	£0	£0	£0	£0	£210,035
Value Area 2	£50,000	£0	£0	£0	£0	£210,035
Value Area 3	£310,000	£90,000	£0	£0	£0	£210,035
Value Area 4	£0	£0	£0	£0	£0	£210,035

Table E1230 Scheme 6. Residual Land Values, 50% Private Housing, 50:50 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£130,000	£0	£0	£0	£0	£210,035
Value Area 2	£130,000	£0	£0	£0	£0	£210,035
Value Area 3	£0	£0	£0	£0	£0	£210,035
Value Area 4	£0	£0	£0	£0	£0	£210,035

Table E1231 Scheme 6. Residual Land Values, 50% Private Housing, 100% Intermediate

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£880,000	£660,000	£450,000	£230,000	£10,000	£210,035
Value Area 2	£880,000	£660,000	£450,000	£230,000	£10,000	£210,035
Value Area 3	£390,000	£170,000	£0	£0	£0	£210,035
Value Area 4	£600,000	£380,000	£160,000	£0	£0	£210,035

Table E1232 Scheme 6. Residual Land Values, 40% Private Housing, 80:20 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£200,000	£0	£0	£0	£0	£210,035
Value Area 2	£200,000	£0	£0	£0	£0	£210,035
Value Area 3	£0	£0	£0	£0	£0	£210,035
Value Area 4	£0	£0	£0	£0	£0	£210,035

Table E1233 Scheme 6. Residual Land Values, 40% Private Housing, 60:40 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£420,000	£210,000	£0	£0	£0	£210,035
Value Area 2	£420,000	£210,000	£0	£0	£0	£210,035
Value Area 3	£460,000	£240,000	£20,000	£-210,000	£-440,000	£210,035
Value Area 4	£0	£0	£0	£0	£0	£210,035

Table E1234 Scheme 6. Residual Land Values, 40% Private Housing, 50:50 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£470,000	£250,000	£30,000	£0	£0	£210,035
Value Area 2	£470,000	£250,000	£30,000	£0	£0	£210,035
Value Area 3	£510,000	£290,000	£70,000	£0	£0	£210,035
Value Area 4	£0	£0	£0	£0	£0	£210,035

Table E1235 Scheme 6. Residual Land Values, 40% Private Housing, 100% Intermediate

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£1,090,000	£870,000	£650,000	£430,000	£220,000	£210,035
Value Area 2	£1,090,000	£870,000	£650,000	£430,000	£220,000	£210,035
Value Area 3	£1,130,000	£910,000	£690,000	£470,000	£250,000	£210,035
Value Area 4	£470,000	£260,000	£40,000	£0	£0	£210,035

Table E1236 Scheme 6. Residual Land Values, 30% Private Housing, 80:20 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£580,000	£370,000	£150,000	£0	£0	£210,035
Value Area 2	£580,000	£370,000	£150,000	£0	£0	£210,035
Value Area 3	£460,000	£240,000	£20,000	£0	£0	£210,035
Value Area 4	£0	£0	£0	£0	£0	£210,035

Table E1237 Scheme 6. Residual Land Values, 30% Private Housing, 60:40 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£730,000	£510,000	£290,000	£70,000	£0	£210,035
Value Area 2	£730,000	£510,000	£290,000	£70,000	£0	£210,035
Value Area 3	£600,000	£380,000	£160,000	£0	£0	£210,035
Value Area 4	£0	£0	£0	£0	£0	£210,035

Table E1238 Scheme 6. Residual Land Values, 30% Private Housing, 50:50 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£890,000	£670,000	£460,000	£240,000	£10,000	£210,035
Value Area 2	£890,000	£670,000	£460,000	£240,000	£10,000	£210,035
Value Area 3	£760,000	£540,000	£330,000	£110,000	£0	£210,035
Value Area 4	40,000	(190,000)	(420,000)	(650,000)	(880,000)	£210,035

Table E1239 Scheme 6. Residual Land Values, 30% Private Housing, 100% Intermediate

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£1,250,000	£1,030,000	£810,000	£590,000	£380,000	£210,035
Value Area 2	£1,250,000	£1,030,000	£810,000	£590,000	£380,000	£210,035
Value Area 3	£1,120,000	£900,000	£680,000	£460,000	£250,000	£210,035
Value Area 4	£400,000	£180,000	£0	£0	£0	£210,035

Scheme 7.

Table E1240 Scheme 7. Residual Land Values, 50% Private Housing, 80:20 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£2,890,000	£2,630,000	£2,370,000	£2,110,000	£1,850,000	£345,940
Value Area 2	£2,580,000	£2,320,000	£2,060,000	£1,800,000	£1,540,000	£345,940
Value Area 3	£2,030,000	£1,770,000	£1,510,000	£1,250,000	£990,000	£345,940
Value Area 4	£1,140,000	£890,000	£630,000	£370,000	£120,000	£345,940

Table E1241 Scheme 7. Residual Land Values, 50% Private Housing, 60:40 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£3,460,000	£3,210,000	£2,950,000	£2,690,000	£2,430,000	£345,940
Value Area 2	£3,150,000	£2,900,000	£2,640,000	£2,380,000	£2,120,000	£345,940
Value Area 3	£2,600,000	£2,340,000	£2,090,000	£1,830,000	£1,570,000	£345,940
Value Area 4	£1,720,000	£1,460,000	£1,200,000	£950,000	£690,000	£345,940

Table E1242 Scheme 7. Residual Land Values, 50% Private Housing, 50:50 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£3,640,000	£3,380,000	£3,120,000	£2,860,000	£2,610,000	£345,940
Value Area 2	£3,330,000	£3,070,000	£2,810,000	£2,550,000	£2,300,000	£345,940
Value Area 3	£2,780,000	£2,520,000	£2,260,000	£2,000,000	£1,740,000	£345,940
Value Area 4	£1,900,000	£1,640,000	£1,380,000	£1,120,000	£860,000	£345,940

Table E1243 Scheme 7. Residual Land Values, 50% Private Housing, 100% Intermediate

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£5,080,000	£4,820,000	£4,560,000	£4,310,000	£4,050,000	£345,940
Value Area 2	£4,770,000	£4,510,000	£4,250,000	£4,000,000	£3,740,000	£345,940
Value Area 3	£4,220,000	£3,960,000	£3,700,000	£3,450,000	£3,190,000	£345,940
Value Area 4	£3,340,000	£3,080,000	£2,820,000	£2,560,000	£2,310,000	£345,940

Table E1244 Scheme 7. Residual Land Values, 40% Private Housing, 80:20 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£3,540,000	£3,280,000	£3,020,000	£2,760,000	£2,500,000	£345,940
Value Area 2	£3,090,000	£2,840,000	£2,580,000	£2,320,000	£2,060,000	£345,940
Value Area 3	£2,420,000	£2,160,000	£1,900,000	£1,640,000	£1,380,000	£345,940
Value Area 4	1,410,000	1,150,000	890,000	640,000	380,000	£345,940

Table E1245 Scheme 7. Residual Land Values, 40% Private Housing, 60:40 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£3,940,000	£3,680,000	£3,420,000	£3,170,000	£2,910,000	£345,940
Value Area 2	£3,500,000	£3,240,000	£2,980,000	£2,720,000	£2,470,000	£345,940
Value Area 3	£2,820,000	£2,560,000	£2,310,000	£2,050,000	£1,790,000	£345,940
Value Area 4	1,820,000	1,560,000	1,300,000	1,040,000	780,000	£345,940

Table E1246 Scheme 7. Residual Land Values, 40% Private Housing, 50:50 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£4,200,000	£3,940,000	£3,680,000	£3,420,000	£3,170,000	£345,940
Value Area 2	£3,760,000	£3,500,000	£3,240,000	£2,980,000	£2,720,000	£345,940
Value Area 3	£3,080,000	£2,820,000	£2,560,000	£2,310,000	£2,050,000	£345,940
Value Area 4	2,070,000	1,820,000	1,560,000	1,300,000	1,040,000	£345,940

Table E1247 Scheme 7. Residual Land Values, 40% Private Housing, 100% Intermediate

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£5,270,000	£5,010,000	£4,750,000	£4,490,000	£4,230,000	£345,940
Value Area 2	£4,830,000	£4,570,000	£4,310,000	£4,050,000	£3,790,000	£345,940
Value Area 3	£4,150,000	£3,890,000	£3,630,000	£3,380,000	£3,120,000	£345,940
Value Area 4	3,140,000	2,890,000	2,630,000	2,370,000	2,110,000	£345,940

Table E1248 Scheme 7. Residual Land Values, 30% Private Housing, 80:20 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£4,240,000	£3,980,000	£3,720,000	£3,460,000	£3,200,000	£345,940
Value Area 2	£3,590,000	£3,330,000	£3,070,000	£2,810,000	£2,560,000	£345,940
Value Area 3	£2,720,000	£2,460,000	£2,200,000	£1,940,000	£1,690,000	£345,940
Value Area 4	1,510,000	1,250,000	990,000	730,000	480,000	£345,940

Table E1249 Scheme 7. Residual Land Values, 30% Private Housing, 60:40 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£4,610,000	£4,350,000	£4,090,000	£3,840,000	£3,580,000	£345,940
Value Area 2	£3,960,000	£3,710,000	£3,450,000	£3,190,000	£2,930,000	£345,940
Value Area 3	£3,090,000	£2,840,000	£2,580,000	£2,320,000	£2,060,000	£345,940
Value Area 4	1,880,000	1,620,000	1,370,000	1,110,000	850,000	£345,940

Table E1250 Scheme 7. Residual Land Values, 30% Private Housing, 50:50 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£4,700,000	£4,440,000	£4,180,000	£3,920,000	£3,660,000	£345,940
Value Area 2	£4,050,000	£3,790,000	£3,530,000	£3,280,000	£3,020,000	£345,940
Value Area 3	£3,180,000	£2,920,000	£2,660,000	£2,410,000	£2,150,000	£345,940
Value Area 4	1,970,000	1,710,000	1,450,000	1,200,000	940,000	£345,940

Table E1251 Scheme 7. Residual Land Values, 30% Private Housing, 100% Intermediate

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£5,560,000	£5,310,000	£5,050,000	£4,790,000	£4,530,000	£345,940
Value Area 2	£4,920,000	£4,660,000	£4,400,000	£4,140,000	£3,880,000	£345,940
Value Area 3	£4,050,000	£3,790,000	£3,530,000	£3,270,000	£3,010,000	£345,940
Value Area 4	2,840,000	2,580,000	2,320,000	2,060,000	1,800,000	£345,940

Scheme 8.

Table E1252 Scheme 8. Residual Land Values, 50% Private Housing, 80:20 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£670,000	£230,000	£0	£0	£0	£574,508
Value Area 2	£380,000	£0	£0	£0	£0	£574,508
Value Area 3	£0	£0	£0	£0	£0	£574,508
Value Area 4	£0	£0	£0	£0	£0	£574,508

Table E1253 Scheme 8. Residual Land Values, 50% Private Housing, 60:40 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£1,400,000	£960,000	£520,000	£80,000	£0	£574,508
Value Area 2	£1,110,000	£670,000	£230,000	£0	£0	£574,508
Value Area 3	£0	£0	£0	£0	£0	£574,508
Value Area 4	£0	£0	£0	£0	£0	£574,508

Table E1254 Scheme 8. Residual Land Values, 50% Private Housing, 50:50 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£1,820,000	£1,380,000	£940,000	£500,000	£60,000	£574,508
Value Area 2	£1,530,000	£1,090,000	£650,000	£210,000	£0	£574,508
Value Area 3	£240,000	£0	£0	£0	£0	£574,508
Value Area 4	£0	£0	£0	£0	£0	£574,508

Table E1255 Scheme 8. Residual Land Values, 50% Private Housing, 100% Intermediate

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£3,970,000	£3,530,000	£3,080,000	£2,640,000	£2,200,000	£574,508
Value Area 2	£3,670,000	£3,230,000	£2,790,000	£2,350,000	£1,910,000	£574,508
Value Area 3	£2,380,000	£1,940,000	£1,500,000	£1,060,000	£620,000	£574,508
Value Area 4	£2,110,000	£1,670,000	£1,230,000	£790,000	£350,000	£574,508

Table E1256 Scheme 8. Residual Land Values, 40% Private Housing, 80:20 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£1,710,000	£1,270,000	£830,000	£390,000	£0	£574,508
Value Area 2	£1,180,000	£740,000	£300,000	£0	£0	£574,508
Value Area 3	£0	£0	£0	£0	£0	£574,508
Value Area 4	£0	£0	£0	£0	£0	£574,508

Table E1257 Scheme 8. Residual Land Values, 40% Private Housing, 60:40 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£2,400,000	£1,950,000	£1,510,000	£1,070,000	£630,000	£574,508
Value Area 2	£1,860,000	£1,420,000	£980,000	£540,000	£100,000	£574,508
Value Area 3	£350,000	£0	£0	£0	£0	£574,508
Value Area 4	£0	£0	£0	£0	£0	£574,508

Table E1258 Scheme 8. Residual Land Values, 40% Private Housing, 50:50 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£2,630,000	£2,190,000	£1,750,000	£1,300,000	£860,000	£574,508
Value Area 2	£2,100,000	£1,660,000	£1,210,000	£770,000	£330,000	£574,508
Value Area 3	£580,000	£150,000	£0	£0	£0	£574,508
Value Area 4	80,000	0	0	0	0	£574,508

Table E1259 Scheme 8. Residual Land Values, 40% Private Housing, 100% Intermediate

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£4,270,000	£3,830,000	£3,390,000	£2,950,000	£2,510,000	£574,508
Value Area 2	£3,740,000	£3,300,000	£2,860,000	£2,420,000	£1,980,000	£574,508
Value Area 3	£2,230,000	£1,790,000	£1,350,000	£910,000	£460,000	£574,508
Value Area 4	1,730,000	1,280,000	840,000	400,000	0	£574,508

Table E1260 Scheme 8. Residual Land Values, 30% Private Housing, 80:20 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£2,780,000	£2,330,000	£1,890,000	£1,450,000	£1,000,000	£574,508
Value Area 2	£1,950,000	£1,500,000	£1,060,000	£620,000	£180,000	£574,508
Value Area 3	£160,000	£0	£0	£0	£0	£574,508
Value Area 4	£0	£0	£0	£0	£0	£574,508

Table E1261 Scheme 8. Residual Land Values, 30% Private Housing, 60:40 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£3,090,000	£2,650,000	£2,200,000	£1,760,000	£1,320,000	£574,508
Value Area 2	£2,260,000	£1,820,000	£1,380,000	£930,000	£490,000	£574,508
Value Area 3	£470,000	£30,000	£0	£0	£0	£574,508
Value Area 4	0	0	0	0	0	£574,508

Table E1262 Scheme 8. Residual Land Values, 30% Private Housing, 50:50 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£3,320,000	£2,880,000	£2,440,000	£1,990,000	£1,550,000	£574,508
Value Area 2	£2,490,000	£2,050,000	£1,610,000	£1,170,000	£720,000	£574,508
Value Area 3	£700,000	£260,000	£0	£0	£0	£574,508
Value Area 4	1,240,000	800,000	360,000	0	0	£574,508

Table E1263 Scheme 8. Residual Land Values, 30% Private Housing, 100% Intermediate

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£4,650,000	£4,210,000	£3,770,000	£3,330,000	£2,880,000	£574,508
Value Area 2	£3,830,000	£3,380,000	£2,940,000	£2,500,000	£2,060,000	£574,508
Value Area 3	£2,030,000	£1,590,000	£1,150,000	£710,000	£270,000	£574,508
Value Area 4	1,240,000	800,000	360,000	0	0	£574,508

Scheme 9.

Table E1264 Scheme 9. Residual Land Values, 50% Private Housing, 80:20 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£1,060,000	£200,000	£0	£0	£0	£1,111,950
Value Area 2	£380,000	£0	£0	£0	£0	£1,111,950
Value Area 3	£760,000	£0	£0	£0	£0	£1,111,950
Value Area 4	£0	£0	£0	£0	£0	£1,111,950

Table E1265 Scheme 9. Residual Land Values, 50% Private Housing, 60:40 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£3,060,000	£2,210,000	£1,350,000	£490,000	£0	£1,111,950
Value Area 2	£2,650,000	£1,790,000	£940,000	£90,000	£0	£1,111,950
Value Area 3	£2,350,000	£1,500,000	£640,000	£0	£0	£1,111,950
Value Area 4	£940,000	£90,000	£0	£0	£0	£1,111,950

Table E1266 Scheme 9. Residual Land Values, 50% Private Housing, 50:50 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£3,740,000	£2,880,000	£2,020,000	£1,170,000	£310,000	£1,111,950
Value Area 2	£3,320,000	£2,470,000	£1,610,000	£760,000	£0	£1,111,950
Value Area 3	£3,030,000	£2,170,000	£1,310,000	£460,000	£0	£1,111,950
Value Area 4	£1,610,000	£760,000	£0	£0	£0	£1,111,950

Table E1267 Scheme 9. Residual Land Values, 50% Private Housing, 100% Intermediate

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£7,840,000	£6,990,000	£6,130,000	£5,280,000	£4,420,000	£1,111,950
Value Area 2	£7,430,000	£6,580,000	£5,720,000	£4,860,000	£4,010,000	£1,111,950
Value Area 3	£7,130,000	£6,280,000	£5,420,000	£4,570,000	£3,710,000	£1,111,950
Value Area 4	3,820,000	2,960,000	2,090,000	1,230,000	370,000	£1,111,950

Table E1268 Scheme 9. Residual Land Values, 40% Private Housing, 80:20 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£3,340,000	£2,480,000	£1,620,000	£760,000	£0	£1,111,950
Value Area 2	£2,430,000	£1,570,000	£710,000	£0	£0	£1,111,950
Value Area 3	£1,660,000	£800,000	£0	£0	£0	£1,111,950
Value Area 4	£0	£0	£0	£0	£0	£1,111,950

Table E1269 Scheme 9. Residual Land Values, 40% Private Housing, 60:40 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£4,480,000	£3,620,000	£2,760,000	£1,900,000	£1,040,000	£1,111,950
Value Area 2	£3,580,000	£2,720,000	£1,860,000	£1,000,000	£140,000	£1,111,950
Value Area 3	£2,810,000	£1,950,000	£1,090,000	£230,000	£0	£1,111,950
Value Area 4	£910,000	£50,000	£0	£0	£0	£1,111,950

Table E1270 Scheme 9. Residual Land Values, 40% Private Housing, 50:50 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£5,160,000	£4,300,000	£3,440,000	£2,580,000	£1,720,000	£1,111,950
Value Area 2	£4,250,000	£3,390,000	£2,530,000	£1,670,000	£810,000	£1,111,950
Value Area 3	£3,480,000	£2,620,000	£1,760,000	£900,000	£40,000	£1,111,950
Value Area 4	1,310,000	440,000	0	0	0	£1,111,950

Table E1271 Scheme 9. Residual Land Values, 40% Private Housing, 100% Intermediate

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£8,340,000	£7,480,000	£6,620,000	£5,760,000	£4,900,000	£1,111,950
Value Area 2	£7,440,000	£6,580,000	£5,720,000	£4,860,000	£4,000,000	£1,111,950
Value Area 3	£6,670,000	£5,810,000	£4,950,000	£4,090,000	£3,230,000	£1,111,950
Value Area 4	4,770,000	3,910,000	3,050,000	2,190,000	1,330,000	£1,111,950

Table E1272 Scheme 9. Residual Land Values, 30% Private Housing, 80:20 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£4,990,000	£4,120,000	£3,260,000	£2,400,000	£1,530,000	£1,111,950
Value Area 2	£3,590,000	£2,720,000	£1,860,000	£1,000,000	£130,000	£1,111,950
Value Area 3	£2,350,000	£1,480,000	£620,000	£0	£0	£1,111,950
Value Area 4	£0	£0	£0	£0	£0	£1,111,950

Table E1273 Scheme 9. Residual Land Values, 30% Private Housing, 60:40 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£5,880,000	£5,020,000	£4,160,000	£3,290,000	£2,430,000	£1,111,950
Value Area 2	£4,480,000	£3,620,000	£2,760,000	£1,890,000	£1,030,000	£1,111,950
Value Area 3	£3,240,000	£2,380,000	£1,520,000	£650,000	£0	£1,111,950
Value Area 4	860,000	0	0	0	0	£1,111,950

Table E1274 Scheme 9. Residual Land Values, 30% Private Housing, 50:50 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£6,340,000	£5,470,000	£4,610,000	£3,740,000	£2,880,000	£1,111,950
Value Area 2	£4,940,000	£4,070,000	£3,210,000	£2,340,000	£1,480,000	£1,111,950
Value Area 3	£3,700,000	£2,830,000	£1,970,000	£1,100,000	£240,000	£1,111,950
Value Area 4	1,580,000	720,000	0	0	0	£1,111,950

Table E1275 Scheme 9. Residual Land Values, 30% Private Housing, 100% Intermediate

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£8,850,000	£7,990,000	£7,120,000	£6,260,000	£5,390,000	£1,111,950
Value Area 2	£7,450,000	£6,590,000	£5,720,000	£4,860,000	£3,990,000	£1,111,950
Value Area 3	£6,210,000	£5,350,000	£4,480,000	£3,620,000	£2,750,000	£1,111,950
Value Area 4	£5,720,000	£4,870,000	£4,010,000	£3,150,000	£2,300,000	£1,111,950

Scheme 10.

Table E1276 Scheme 10. Residual Land Values, 50% Private Housing, 80:20 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£4,430,000	£3,630,000	£2,830,000	£2,040,000	£1,240,000	£759,833
Value Area 2	£2,330,000	£1,540,000	£740,000	£0	£0	£759,833
Value Area 3	£370,000	£0	£0	£0	£0	£759,833
Value Area 4	£0	£0	£0	£0	£0	£759,833

Table E1277 Scheme 10. Residual Land Values, 50% Private Housing, 60:40 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£5,630,000	£4,830,000	£4,030,000	£3,230,000	£2,440,000	£759,833
Value Area 2	£3,530,000	£2,730,000	£1,940,000	£1,140,000	£340,000	£759,833
Value Area 3	£1,570,000	£770,000	£0	£0	£0	£759,833
Value Area 4	£0	£0	£0	£0	£0	£759,833

Table E1278 Scheme 10. Residual Land Values, 50% Private Housing, 50:50 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£6,170,000	£5,370,000	£4,570,000	£3,770,000	£2,970,000	£759,833
Value Area 2	£4,070,000	£3,270,000	£2,470,000	£1,680,000	£880,000	£759,833
Value Area 3	£2,100,000	£1,310,000	£510,000	£0	£0	£759,833
Value Area 4	£110,000	£0	£0	£0	£0	£759,833

Table E1279 Scheme 10. Residual Land Values, 50% Private Housing, 100% Intermediate

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£9,220,000	£8,420,000	£7,630,000	£6,830,000	£6,030,000	£759,833
Value Area 2	£7,130,000	£6,330,000	£5,530,000	£4,730,000	£3,940,000	£759,833
Value Area 3	£3,630,000	£2,840,000	£2,040,000	£1,240,000	£440,000	£759,833
Value Area 4	3,170,000	2,370,000	1,570,000	770,000	0	£759,833

Table E1280 Scheme 10. Residual Land Values, 40% Private Housing, 80:20 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£5,830,000	£5,030,000	£4,230,000	£3,430,000	£2,620,000	£759,833
Value Area 2	£3,320,000	£2,510,000	£1,710,000	£910,000	£110,000	£759,833
Value Area 3	£960,000	£160,000	£0	£0	£0	£759,833
Value Area 4	£0	£0	£0	£0	£0	£759,833

Table E1281 Scheme 10. Residual Land Values, 40% Private Housing, 60:40 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£6,740,000	£5,940,000	£5,130,000	£4,330,000	£3,530,000	£759,833
Value Area 2	£4,220,000	£3,420,000	£2,620,000	£1,820,000	£1,020,000	£759,833
Value Area 3	£1,860,000	£1,060,000	£260,000	£0	£0	£759,833
Value Area 4	£0	£0	£0	£0	£0	£759,833

Table E1282 Scheme 10. Residual Land Values, 40% Private Housing, 50:50 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£7,280,000	£6,470,000	£5,670,000	£4,870,000	£4,070,000	£759,833
Value Area 2	£4,760,000	£3,960,000	£3,160,000	£2,360,000	£1,550,000	£759,833
Value Area 3	£2,400,000	£1,600,000	£800,000	£0	£0	£759,833
Value Area 4	10,000	0	0	0	0	£759,833

Table E1283 Scheme 10. Residual Land Values, 40% Private Housing, 100% Intermediate

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£9,670,000	£8,870,000	£8,070,000	£7,270,000	£6,470,000	£759,833
Value Area 2	£7,160,000	£6,360,000	£5,560,000	£4,750,000	£3,950,000	£759,833
Value Area 3	£4,800,000	£4,000,000	£3,200,000	£2,390,000	£1,590,000	£759,833
Value Area 4	2,410,000	1,600,000	800,000	0	0	£759,833

Table E1284 Scheme 10. Residual Land Values, 30% Private Housing, 80:20 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£7,200,000	£6,390,000	£5,590,000	£4,780,000	£3,980,000	£759,833
Value Area 2	£4,270,000	£3,460,000	£2,650,000	£1,850,000	£1,040,000	£759,833
Value Area 3	£1,510,000	£710,000	£0	£0	£0	£759,833
Value Area 4	£0	£0	£0	£0	£0	£759,833

Table E1285 Scheme 10. Residual Land Values, 30% Private Housing, 60:40 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£7,980,000	£7,180,000	£6,370,000	£5,570,000	£4,760,000	£759,833
Value Area 2	£5,050,000	£4,240,000	£3,440,000	£2,630,000	£1,830,000	£759,833
Value Area 3	£2,300,000	£1,490,000	£690,000	£0	£0	£759,833
Value Area 4	0	0	0	0	0	£759,833

Table E1286 Scheme 10. Residual Land Values, 30% Private Housing, 50:50 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£8,280,000	£7,470,000	£6,660,000	£5,860,000	£5,050,000	£759,833
Value Area 2	£5,340,000	£4,540,000	£3,730,000	£2,920,000	£2,120,000	£759,833
Value Area 3	£2,590,000	£1,780,000	£980,000	£180,000	£0	£759,833
Value Area 4	0	0	0	0	0	£759,833

Table E1287 Scheme 10. Residual Land Values, 30% Private Housing, 100% Intermediate

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£10,130,000	£9,330,000	£8,520,000	£7,720,000	£6,910,000	£759,833
Value Area 2	£7,200,000	£6,390,000	£5,590,000	£4,780,000	£3,980,000	£759,833
Value Area 3	£4,450,000	£3,640,000	£2,840,000	£2,030,000	£1,220,000	£759,833
Value Area 4	£1,650,000	£850,000	£40,000	£0	£0	£759,833

Scheme 11.

Table E1288 Scheme 11. Residual Land Values, 50% Private Housing, 80:20 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£0	£0	£0	£0	£0	£1,451,713
Value Area 2	£0	£0	£0	£0	£0	£1,451,713
Value Area 3	£0	£0	£0	£0	£0	£1,451,713
Value Area 4	£0	£0	£0	£0	£0	£1,451,713

Table E1289 Scheme 11. Residual Land Values, 50% Private Housing, 60:40 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£2,300,000	£700,000	£0	£0	£0	£1,451,713
Value Area 2	£120,000	£0	£0	£0	£0	£1,451,713
Value Area 3	£0	£0	£0	£0	£0	£1,451,713
Value Area 4	£0	£0	£0	£0	£0	£1,451,713

Table E1290 Scheme 11. Residual Land Values, 50% Private Housing, 50:50 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£3,500,000	£1,900,000	£310,000	£0	£0	£1,451,713
Value Area 2	£1,320,000	£0	£0	£0	£0	£1,451,713
Value Area 3	£1,180,000	£0	£0	£0	£0	£1,451,713
Value Area 4	£0	£0	£0	£0	£0	£1,451,713

Table E1291 Scheme 11. Residual Land Values, 50% Private Housing, 100% Intermediate

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£9,490,000	£7,890,000	£6,300,000	£4,700,000	£3,110,000	£1,451,713
Value Area 2	£7,310,000	£5,710,000	£4,120,000	£2,520,000	£920,000	£1,451,713
Value Area 3	£7,180,000	£5,580,000	£3,980,000	£2,390,000	£790,000	£1,451,713
Value Area 4	5,180,000	3,590,000	1,990,000	390,000	0	£1,451,713

Table E1292 Scheme 11. Residual Land Values, 40% Private Housing, 80:20 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£2,330,000	£730,000	£0	£0	£0	£1,451,713
Value Area 2	£0	£0	£0	£0	£0	£1,451,713
Value Area 3	£0	£0	£0	£0	£0	£1,451,713
Value Area 4	£0	£0	£0	£0	£0	£1,451,713

Table E1293 Scheme 11. Residual Land Values, 40% Private Housing, 60:40 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£4,320,000	£2,710,000	£1,110,000	£0	£0	£1,451,713
Value Area 2	£1,330,000	£0	£0	£0	£0	£1,451,713
Value Area 3	£450,000	£0	£0	£0	£0	£1,451,713
Value Area 4	£0	£0	£0	£0	£0	£1,451,713

Table E1294 Scheme 11. Residual Land Values, 40% Private Housing, 50:50 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£7,280,000	£6,470,000	£5,670,000	£4,870,000	£4,070,000	£1,451,713
Value Area 2	£2,280,000	£680,000	£0	£0	£0	£1,451,713
Value Area 3	£1,400,000	£0	£0	£0	£0	£1,451,713
Value Area 4	0	0	0	0	0	£1,451,713

Table E1295 Scheme 11. Residual Land Values, 40% Private Housing, 100% Intermediate

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£5,270,000	£3,660,000	£2,060,000	£460,000	£0	£1,451,713
Value Area 2	£7,080,000	£5,470,000	£3,870,000	£2,270,000	£660,000	£1,451,713
Value Area 3	£6,200,000	£4,590,000	£2,990,000	£1,380,000	£0	£1,451,713
Value Area 4	3,440,000	1,840,000	240,000	0	0	£1,451,713

Table E1296 Scheme 11. Residual Land Values, 30% Private Housing, 80:20 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£4,890,000	£3,270,000	£1,660,000	£50,000	£0	£1,451,713
Value Area 2	£1,100,000	£0	£0	£0	£0	£1,451,713
Value Area 3	£0	£0	£0	£0	£0	£1,451,713
Value Area 4	£0	£0	£0	£0	£0	£1,451,713

Table E1297 Scheme 11. Residual Land Values, 30% Private Housing, 60:40 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£6,380,000	£4,760,000	£3,150,000	£1,540,000	£0	£1,451,713
Value Area 2	£2,590,000	£980,000	£0	£0	£0	£1,451,713
Value Area 3	£960,000	£0	£0	£0	£0	£1,451,713
Value Area 4	0	0	0	0	0	£1,451,713

Table E1298 Scheme 11. Residual Land Values, 30% Private Housing, 50:50 Soc Rent/Int. Split

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£7,040,000	£5,420,000	£3,810,000	£2,200,000	£590,000	£1,451,713
Value Area 2	£3,250,000	£1,640,000	£30,000	£0	£0	£1,451,713
Value Area 3	£1,620,000	£10,000	£0	£0	£0	£1,451,713
Value Area 4	0	0	0	0	0	£1,451,713

Table E1299 Scheme 11. Residual Land Values, 30% Private Housing, 100% Intermediate

Contribution Per Unit	£5,000	£7,500	£10,000	£12,500	£15,000	Benchmark Land Value
Value Area 1	£10,630,000	£9,020,000	£7,410,000	£5,790,000	£4,180,000	£1,451,713
Value Area 2	£6,850,000	£5,240,000	£3,630,000	£2,010,000	£400,000	£1,451,713
Value Area 3	£5,220,000	£3,610,000	£2,000,000	£390,000	£0	£1,451,713
Value Area 4	£1,710,000	£100,000	£0	£0	£0	£1,451,713

COMMERCIAL

Office:

Our discussions with office agents have made clear the fact that, currently, little speculative office development would come forward in Harrow due to low rental values and the Borough's lack of gravitas as an office location. Agents consider that this market context is likely to continue and, even in a strong market, the level of CIL which could viably be afforded by new build office development would probably be negligible.

Tables E1300 to E1303 set out our tariff viability appraisal results for our office scheme (Scheme 15). They indicate that an appropriate and viable tariff (taking into account likely developable office building sizes) is £0 per sq m.

HIGH EUV

Table 1300 Scheme 15 Commercial (Office) Residual Land Values, STRONG Market, HIGH EV

Contribution Per Sq M:	£0.00	£7.50	£10.00	£12.50	£15.00	Benchmark Land Value
Value Area 1	UNVIABLE	UNVIABLE	UNVIABLE	UNVIABLE	UNVIABLE	£148,260
Value Area 2	UNVIABLE	UNVIABLE	UNVIABLE	UNVIABLE	UNVIABLE	£123,550
Value Area 3	UNVIABLE	UNVIABLE	UNVIABLE	UNVIABLE	UNVIABLE	£98,840

Table 1301 Scheme 15 Commercial (Office) Residual Land Values, WEAK Market, HIGH EUV

Contribution Per Sq M:	£0.00	£7.50	£10.00	£12.50	£15.00	Benchmark Land Value
Value Area 1	UNVIABLE	UNVIABLE	UNVIABLE	UNVIABLE	UNVIABLE	£74,130
Value Area 2	UNVIABLE	UNVIABLE	UNVIABLE	UNVIABLE	UNVIABLE	£61,775
Value Area 3	UNVIABLE	UNVIABLE	UNVIABLE	UNVIABLE	UNVIABLE	£49,420

LOW EUV

Table 1302 Scheme 15 Commercial (Office) Residual Land Values, STRONG Market, LOW EUV

Contribution Per Sq M:	£0.00	£7.50	£10.00	£12.50	£15.00	Benchmark Land Value
Value Area 1	UNVIABLE	UNVIABLE	UNVIABLE	UNVIABLE	UNVIABLE	£61,775
Value Area 2	UNVIABLE	UNVIABLE	UNVIABLE	UNVIABLE	UNVIABLE	£61,775
Value Area 3	UNVIABLE	UNVIABLE	UNVIABLE	UNVIABLE	UNVIABLE	£61,775

Table 1303 Scheme 15 Commercial (Office) Residual Land Values, WEAK Market, LOW EUV

Contribution Per Sq M:	£0.00	£7.50	£10.00	£12.50	£15.00	Benchmark Land Value
Value Area 1	UNVIABLE	UNVIABLE	UNVIABLE	UNVIABLE	UNVIABLE	£30,888
Value Area 2	UNVIABLE	UNVIABLE	UNVIABLE	UNVIABLE	UNVIABLE	£30,888
Value Area 3	UNVIABLE	UNVIABLE	UNVIABLE	UNVIABLE	UNVIABLE	£30,888

Retail:

We have undertaken a stand alone convenience retail appraisal, assuming high, medium and low EUVs and a strong and weak market context as well as 3 different retail value areas.

Tables E1304 to E1309 below set out the residual land values of the retail appraisals and the viability of a tested level of tariff when benchmarked against the different EUV/AUV.

HIGH EUV

Table 1304 Scheme 16 Retail Residual Land Values, STRONG Market, HIGH EUV

Contribution Per Unit:	£5	£10	£15	£20	£25	Benchmark Land Value
Value Area 1	£550,000	£540,000	£530,000	£520,000	£510,000	£593,040
Value Area 2	£70,000	£60,000	£50,000	£40,000	£30,000	£395,360
Value Area 3	(180,000)	(190,000)	(200,000)	(210,000)	(220,000)	£197,680

Table 1305 Scheme 16 Retail Residual Land Values, WEAK Market, HIGH EUV

Contribution Per Unit:	£5	£10	£15	£20	£25	Benchmark Land Value
Value Area 1	£500,000	£490,000	£480,000	£470,000	£460,000	£593,040
Value Area 2	£40,000	£30,000	£20,000	£10,000	0	£395,360
Value Area 3	(200,000)	(210,000)	(210,000)	(220,000)	(230,000)	£197,680

MEDIUM EUV

Table 1306 Scheme 16 Retail Residual Land Values, STRONG Market, MEDIUM EUV

Contribution Per Unit:	£5	£10	£15	£20	£25	Benchmark Land Value
Value Area 1	£550,000	£540,000	£530,000	£520,000	£510,000	£118,608
Value Area 2	£70,000	£60,000	£50,000	£40,000	£30,000	£69,188
Value Area 3	(180,000)	(190,000)	(200,000)	(210,000)	(220,000)	£59,304

Table 1307 Scheme 16 Retail Residual Land Values, WEAK Market, MEDIUM EUV

Contribution Per Unit:	£5	£10	£15	£20	£25	Benchmark Land Value
Value Area 1	£500,000	£490,000	£480,000	£470,000	£460,000	£118,608
Value Area 2	£40,000	£30,000	£20,000	£10,000	0	£69,188
Value Area 3	(200,000)	(210,000)	(210,000)	(220,000)	(230,000)	£59,304

LOW EUV

Table 1308 Scheme 16 Retail Residual Land Values, STRONG Market, LOW EUV

Contribution Per Unit:	£5	£10	£15	£20	£25	Benchmark Land Value
Value Area 1	£500,000	£490,000	£480,000	£470,000	£460,000	£49,420
Value Area 2	£40,000	£30,000	£20,000	£10,000	0	£49,420
Value Area 3	(200,000)	(210,000)	(210,000)	(220,000)	(230,000)	£49,420

Table 1309 Scheme 16 Retail Residual Land Values, WEAK Market, LOW EUV

Contribution Per Unit:	£5	£10	£15	£20	£25	Benchmark Land Value
Value Area 1	£550,000	£540,000	£530,000	£520,000	£510,000	£49,420
Value Area 2	£70,000	£60,000	£50,000	£40,000	£30,000	£49,420
Value Area 3	(180,000)	(190,000)	(200,000)	(210,000)	(220,000)	£49,420

Industrial:

We have undertaken an industrial appraisal, assuming high, medium and low EUVs and a strong and weak market context as well as two different retail value areas.

Tables E1310 to E1313 below set out the residual land values of the retail appraisals and the viability of a tested level of tariff when benchmarked against the different EUV/AUV.

HIGH EUV

Table 1310 Scheme 17 Industrial Residual Land Values, STRONG Market, HIGH EUV

Contribution Per Unit:	£5	£10	£15	£20	£25	Benchmark Land Value
Value Area 1	£1,890,000	£1,870,000	£1,850,000	£1,830,000	£1,800,000	£1,618,505
Value Area 2	£1,170,000	£1,150,000	£1,130,000	£1,110,000	£1,090,000	£1,132,954

Table 1311 Scheme 17 Industrial Residual Land Values, WEAK Market, HIGH EUV

Contribution Per Unit:	£5	£10	£15	£20	£25	Benchmark Land Value
Value Area 1	£1,640,000	£1,620,000	£1,600,000	£1,580,000	£1,560,000	£1,618,505
Value Area 2	£930,000	£900,000	£880,000	£860,000	840,000	£1,132,954

LOW EUV

Table 1312 Scheme 17 Industrial Residual Land Values, STRONG Market, LOW EUV

Contribution Per Sq M:	£5	£10	£15	£20	£25	Benchmark Land Value
Value Area 1	£1,890,000	£1,870,000	£1,850,000	£1,830,000	£1,800,000	£809,253
Value Area 2	£1,170,000	£1,150,000	£1,130,000	£1,110,000	£1,090,000	£809,253

Table 1313 Scheme 17 Industrial Residual Land Values, WEAK Market, LOW EUV

Contribution Per Sq M:	£5	£10	£15	£20	£25	Benchmark Land Value
Value Area 1	£1,640,000	£1,620,000	£1,600,000	£1,580,000	£1,560,000	£809,253
Value Area 2	£930,000	£900,000	£880,000	£860,000	840,000	£809,253