# Affordable Housing and Community Infrastructure Levy: Viability Study

Prepared for London Borough of Barnet

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# 1 Executive Summary

- 1.1 This study has been commissioned to provide an evidence base to inform London Borough of Barnet's Community Infrastructure Levy ('CIL') draft charging schedule, as required by Regulation 14 of the CIL Regulations April 2010 (as amended).
- 1.2 The study adopts the residual land valuation methodology to determine the potential ability of commercial and residential developments to make contributions through CIL. This is a standard methodology which is widely used throughout the development industry and for planning policy viability testing.
- 1.3 The results of our appraisals of commercial schemes indicates a range of CIL levels could be secured, depending upon the rent levels that can be achieved, as dictated by locational factors. It is unlikely that office and industrial rents will be sufficiently high to generate sufficient surpluses from which CIL contributions could be paid. However, retail floorspace is likely to generate sufficient residual land values from which the Council could secure CIL contributions. The maximum levels of CIL range from £136 per sq m to £925 per sq m.
- 1.4 Residential schemes also generate surpluses above existing use in some cases, although the picture varies significantly. In setting a residential CIL rate, the Council will need to be mindful of the potentially adverse impact upon affordable housing delivery if rates are set at too high a level.
- 1.5 We therefore recommend that in lower value wards, a CIL of £210 could be secured; £250 in medium value wards; and £350 in higher value wards. These rates leave a sufficient margin below the maximum viable levels to account for specific site related issues.



### 2 Introduction

- 2.1 This study has been commissioned to provide an evidence base to inform London Borough of Barnet's Community Infrastructure Levy ('CIL') draft charging schedule, as required by Regulation 14 of the CIL Regulations April 2010 (as amended). The aims of the study are summarised as follows:
  - a to test the impact upon the economics of residential development of a range of levels of CIL;
  - b to test the ability of commercial schemes to make a contribution towards infrastructure; and
  - for residential schemes, to test CIL alongside the Council's pre-existing requirements for affordable housing, which were previously tested by BNP Paribas Real Estate<sup>1</sup>. Since undertaking this study, there have been considerable changes to affordable housing provision and the availability of public subsidy. This report considers the impact of these changes on viability.
- 2.2 In terms of methodology, we adopted the standard residual valuation approach to make appropriate comparisons and evaluations. However, due to the extent and range of financial variables involved in residual valuations, they can only ever serve as a guide. Individual site characteristics (which are unique), mean that blanket requirements and conclusions must always be tempered by a level of flexibility in application of policy requirements on a site by site basis. With CIL operating as a fixed tariff (the Council has elected not to enable the 'exceptional circumstances exemption'), any exceptional scheme circumstances may inevitably impact on the quantum or mix of affordable housing that can be provided.

#### **Policy Context**

#### 2.3 The Policy Context

The CIL regulations state that in setting a charge, local authorities must aim to strike an appropriate balance between revenue maximisation on the one hand and the potentially adverse impact upon the viability of development on the other. The regulations also state that local authorities should take account of other sources of available funding for infrastructure when setting CIL rates. This report deals with viability only and does not consider other sources of funding.

Local authorities must consult relevant stakeholders on the nature and amount of any proposed CIL. Following consultation, a charging schedule must be submitted for independent examination.

The regulations allow a number of exemptions from CIL. Firstly, affordable housing and buildings with other charitable uses (if controlled by a charity) are subject to relief. Secondly, local authorities may, if they chose, elect to offer an exemption on proven viability grounds. The exemption would be available for 12 months, after which time viability of the scheme concerned would need to be reviewed. To be eligible for exemption, regulation 55 states that the Applicant must enter into a Section 106 agreement (and the costs of complying with the agreement must exceed the amount of CIL that would have been payable); and that the Authority must be satisfied that granting relief

<sup>&</sup>lt;sup>1</sup> Affordable Housing Viability Study: Final Report (May 2010)



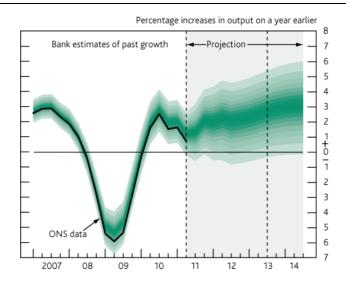
would not constitute state aid. As noted above, the Council will not be enabling this exemption.

The CIL regulations enable local authorities to set differential rates for different zones within which development would take place and also for different types of development. The 2010 regulations also set out very clear timescales for payment of CIL, which vary according to the size of the payment, which by implication is linked to the size of the scheme. The 2011 amendments to the regulations allow local authorities to set their own timescales for the payment of CIL if they chose to do so.

Several local authorities have undertaken viability assessments and have drafted a CIL charging schedule, which have been subject to examination in public. To date, no authority has yet completed this process and adopted a charging schedule, although Newark and Sherwood have received their Inspector's report and due to adopt CIL imminently.

#### **Economic and housing market context**

- 2.4 The historic highs achieved in the UK housing market by mid 2007 followed a prolonged period of real house price growth. However, a period of 'readjustment' began in the second half of 2007, triggered initially by rising interest rates and the emergence of the US sub prime lending problems in the last quarter of 2007. The subsequent reduction in inter-bank lending led to a general "credit crunch" including a tightening of mortgage availability. The real crisis of confidence, however, followed the collapse of Lehman Brothers in September 2008, which forced the government and the Bank of England to intervene in the market to relieve a liquidity crisis.
- 2.5 The combination of successive shocks to consumer confidence and the difficulties in obtaining finance led to a sharp reduction in transactions and a significant correction in house prices in the UK, which fell to a level some 21% lower than at their peak in August 2007 according to the Halifax House Price Index. Consequently, residential land values fell by some 50% from peak levels. One element of government intervention involved successive interest rate cuts and as the cost of servicing many people's mortgages is linked to the base rate, this financial burden has progressively eased for those still in employment. This, together with a return to economic growth early 2010 (see August 2011 Bank of England GDP fan chart below, showing the range of the Bank's predictions for GDP growth to 2014) has meant that consumer confidence has started to improve to some extent.



Source: Bank of England

- 2.6 Throughout the first half of 2010 there were some tentative indications that improved consumer confidence was feeding through into more positive interest from potential house purchasers. Against the background of a much reduced supply of new housing, this would lead one to expect some recovery in prices. However it is evident that this brief resurgence has abated, with the Nationwide and Halifax House Price Indices showing annual house price falls of 0.1% and 2.8% retrospectively in February 2011.
- 2.7 The balance of opinion is that house prices will remain flat in the short term, with continuing high levels of unemployment likely to result in increased repossessions and increased supply of homes into the market. At the same time, demand is expected to remain subdued, due to the continuing difficulties consumers face in securing mortgages.

#### House price and sales volume - Barnet London borough



Source: Land Registry



- 2.8 According to Land Registry data residential sale prices in Barnet have recovered to a large extent, with prices climbing 13.6% between July 2009 (their lowest point in the recession) to April 2011. At that time, values were just 1% below their January 2008 peak level, suggesting a strong recovery in Barnet. Since April 2011, however, values have fallen back by 0.5% to June 2011.
- 2.9 Wider current housing market conditions present a difficult context within which the Council is testing the ability of sites to generate funding for infrastructure through CIL. After the adoption of the CIL charging schedule, however, the Council may review the CIL charging schedule to reflect improvements in market conditions. We understand that the Council intends to review its Charging Schedule after four years.
- 2.10 Medium term predictions are that properties in mainstream markets (i.e. non-prime) will return to growth in 2012. For example, Savills Research<sup>2</sup> predicts that non-prime values in London will fall by 1% in 2011, but increase by 6% in 2012, 8% in 2013, 7.5% in 2014 and 6% in 2015. This equates to cumulative growth of 29.1% between 2011-2015 inclusive.

#### **Local Policy context**

- 2.11 The Council has calculated its Infrastructure requirements, indicating a requirement for funding of circa £19.69 million over the next 4 years, relating to the delivery of 2,041 additional homes.
- 2.12 In addition to financing infrastructure, the Council expects residential developments to provide a mix of affordable housing tenures, sizes and types to help meet identified housing needs and contribute to the creation of mixed, balanced and inclusive communities. The precise number, tenure, size and type of affordable units will be negotiated to reflect identified needs and economic viability, having regard to draft Core Strategy Policy CS4: Providing quality homes and housing choice in Barnet that sets a strategic Borough-wide 30% affordable housing target. In circumstances where site specific or market factors affect scheme viability, developers will be expected to provide viability assessments to demonstrate that the offered level of affordable housing is the maximum viable amount.

#### **Development context**

2.13 Sites in the Borough are developed with a range of styles and densities, reflecting the types of land available and public transport accessibility (which varies significantly). Development sites in the Borough range from existing retail; offices; redevelopment of existing residential; and major regeneration sites. Over the past decade, development proposals in the Borough have increased in density, with the densest schemes located in the regeneration and town centre areas.

<sup>&</sup>lt;sup>2</sup> Savills Research: Residential Property Focus, May 2011

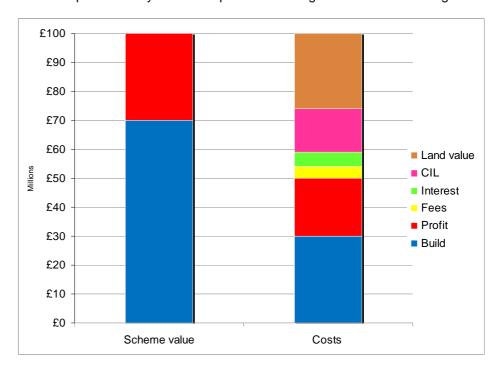


# 3 Methodology

3.1 Our methodology follows standard development appraisal conventions, using assumptions that reflect local market and planning policy circumstances. The study is therefore specific to Barnet and reflects the policy requirements set out in the Core Strategy.

#### Approach to testing development viability

3.2 Appraisal models can be summarised via the following diagram. The total scheme value is calculated, as represented by the left hand bar. This includes the sales receipts from the private housing and the payment from a Registered Social Landlord ('RSL') for the affordable housing units. The model then deducts the build costs, fees, interest, CIL (at varying levels) and developer's profit. A 'residual' amount is left after all these costs are deducted – this is the land value that the Developer would pay to the landowner. The residual land value is represented by the brown portion of the right hand bar in the diagram.



- 3.3 The Residual Land Value is normally a key variable in determining whether a scheme will proceed. If a proposal generates sufficient positive land value, it will be implemented. If not, the proposal will not go ahead, unless there are alternative funding sources to bridge the 'gap'.
- 3.4 When running a development appraisal, it is necessary to identify the key variables sales values, costs etc with some degree of accuracy in advance of implementation of a scheme. Even on the basis of the standard convention that current values and costs are adopted (not values and costs on completion), this can be very difficult. Problems with key appraisal variables can be summarised as follows:
  - development costs are subject to national and local monitoring and can be reasonably accurately assessed in 'normal' circumstances. In boroughs like Barnet, many sites will be previously developed. These sites can sometimes encounter 'exceptional' costs such as decontamination. Such



- costs can be very difficult to anticipate before detailed site surveys are undertaken;
- development value and costs will also be significantly affected by assumptions about the nature and type of affordable housing provision and other Planning Obligations. In addition, on major projects, assumptions about development phasing; and infrastructure required to facilitate each phase of the development will affect residual values. Where the delivery of the obligations are deferred, the less the real cost to the applicant (and the greater the scope for increased affordable housing and other planning obligations). This is because the interest cost is reduced if the costs are incurred later in the development cashflow; and
- while Developer's Profit has to be assumed in any appraisal, its level is closely correlated with risk. The greater the risk, the higher the profit level required by lenders. While profit levels were typically up to around 15% of completed development value at the peak of the market in 2007, banks now require schemes to show a higher profit to reflect the current risk. We do not know when and if profit levels may begin to fall back.
- 3.5 Ultimately, the landowner will make a decision on implementing a project on the basis of return and the potential for market change, and whether alternative developments might yield a higher value. The landowner's 'bottom line' will be achieving a residual land value that sufficiently exceeds 'existing use value' or other appropriate benchmark to make development worthwhile. Margins above EUV may be considerably different on individual sites, where there might be particular reasons why the premium to the landowner should be lower or higher than other sites.
- 3.6 Developers will seek to mitigate the impact of 'unknown' development issues through the following strategies:
  - When negotiating with the landowner, the developer will either attempt to reflect planning requirements in the offer for the land, or seek to negotiate an option, or complete a deal 'subject to planning' which will enable any additional unknown costs to be passed on to the landowner. It should be noted that such arrangements are not always possible. Ultimately, the landowner meets the cost through reduced land value, providing the basic condition for Residual Land Value to exceed existing use value (plus landowners' margin) or other appropriate benchmark is met; and/or,
  - The developer will seek to build in sufficient tolerance into the development appraisal to offset risks including, for example, design development where costs might be incurred to satisfy planning and design requirements etc. It would also be normal to have a contingency allowance which would generally equate to 2% to 5% of build costs.
  - The extent to which developers can successfully mitigate against all risks depends largely on the degree to which developers have to compete to purchase sites. In a competitive land market, the developer who is prepared to build in less contingency to mitigate against planning and development risks is likely to offer the winning bid.
- 3.7 Clearly, however, landowners have expectations of the value of their land which often exceed the value of the existing use. CIL will be a cost to the scheme and will impact on the residual land value. Ultimately, if landowners' expectations are not met, they will not voluntarily sell their land and (unless a Local Authority is prepared to use its compulsory purchase powers) some may simply hold on to their sites, in the hope that policy may change at some future point with reduced requirements. It is within the scope of those expectations



that developers have to formulate their offers for sites. The task of formulating an offer for a site is complicated further still during buoyant land markets, where developers have to compete with other developers to secure a site, often speculating on continued rises in value.

#### Viability benchmark

- 3.8 The CIL Regulations provide no specific guidance on how local authorities should test the viability of their proposed charges. However, there is a range of good practice generated by both the Homes and Communities Agency and appeal decisions that assist in guiding planning authorities on how they should approach viability testing for planning policy purposes.
- 3.9 In 2009, the Homes and Communities Agency published a good practice guidance manual 'Investment and Planning Obligations: Responding to the Downturn'. This defines viability as follows: "a viable development will support a residual land value at level sufficiently above the site's existing use value (EUV) or alternative use value (AUV) to support a land acquisition price acceptable to the landowner".
- 3.10 A number of planning appeal decisions provide guidance on the extent to which the residual land value should exceed existing use value to be considered viable:

#### Barnet & Chase Farm: APP/Q5300/A/07/2043798/NWF

"the appropriate test is that the value generated by the scheme should exceed the value of the site in its current use. The logic is that, if the converse were the case, then sites would not come forward for development"

#### Bath Road, Bristol: APP/P0119/A/08/2069226

"The difference between the RLV and the existing site value provides a basis for ascertaining the viability of contributing towards affordable housing."

#### Beckenham: APP/G5180/A/08/2084559

"without an affordable housing contribution, the scheme will only yield less than 12% above the existing use value, 8% below the generally accepted margin necessary to induce such development to proceed."

#### Oxford Street, Woodstock: APP/D3125/A/09/2104658

"The main parties' valuations of the current existing value of the land are not dissimilar but the Appellant has sought to add a 10% premium. Though the site is owned by the Appellants it must be assumed, for valuation purposes, that the land is being acquired now. It is unreasonable to assume that an existing owner and user of the land would not require a premium over the actual value of the land to offset inconvenience and assist with relocation. The Appellants addition of the 10% premium is not unreasonable in these circumstances."

- 3.11 It is clear from the planning appeal decisions above and HCA good practice publication that the most appropriate test of viability for planning policy purposes is to consider the residual value of schemes compared to the existing use value plus a premium. As discussed later in this report, our study adopts a premium above EUV as a viability benchmark.
- 3.12 It is important to stress that there is no single threshold land value at which land will come forward for development. The decision to bring land forward will depend on the type of owner and, in particular, whether the owner occupies the site or holds it as an asset; the strength of demand for the site's



current use in comparison to others; how offers received compare to the owner's perception of the value of the site, which in turn is influenced by prices achieved by other sites. Given the lack of a single threshold land value, it is difficult for policy makers to determine the minimum land value that sites should achieve.

#### Overview of key appraisal variables

- 3.13 The key variables in any development appraisal are as follows:
- 3.14 Sales values: Sales values for residential and the investment value of commercial rents will vary between local authority areas (and within local authority areas) and are constantly changing. Developers will try to complete schemes in a rising or stable market, but movements in sales values are a development 'risk'. During times of falling house prices, local authorities may need to apply their policy requirements flexibly, or developers may cease bringing sites forward.
- 3.15 **Density:** Density is an important determinant of development value. Higher density development results in a higher quantum of units than a lower density development on the same site, resulting in an increase in gross development value. However, high density development often results in higher development costs, as a result of the need to develop taller buildings, which are more expensive to build than lower rise buildings and the need to often provide basements for car parking and plant. It should therefore not automatically be assumed that higher density development results in higher residual land values; while the gross development value of such schemes may be higher, this can be partially offset by increased build costs.
- 3.16 Gross to net floor space: The gross to net ratio measures the ratio of saleable space (ie the area inside residential units) compared to the total area of the building (ie including the communal spaces, such as entrance lobbies and stair and lift cores). The higher the density, the lower the gross to net floor space ratio; in taller flatted schemes, more floor space is taken up by common areas and stair and lift cores, and thus less space is available for renting or sale.
- 3.17 Base construction costs: While base construction costs will be affected by density and may be affected by other factors, such as flood risk, ground conditions etc., they are well documented and can be reasonably accurately determined in advance by the developer.
- 3.18 **Exceptional costs:** Exceptional costs can be an issue for development viability on previously developed land. Exceptional costs relate to works that are 'atypical', such as remediation of sites in former industrial use and that are over and above standard build costs. However, for the purposes of this exercise, it is not possible to provide a reliable estimate of what exceptional costs would be, as they will differ significantly from site to site. Our analysis therefore excludes exceptional costs, as to apply a blanket allowance would generate misleading results. An 'average' level of costs for decontamination, flood risk mitigation and other 'abnormal' costs is already reflected in BCIS data, as such costs are frequently encountered on sites that form the basis of the BCIS data sample.



3.19 **Developer's Profit:** Following standard practice, developer profits are based on an assumed percentage of gross development value. While developer profit ranged from 15% to 17% of private housing gross development value in 2007 (and 6% on the affordable housing), banks currently require a scheme to show higher profits. Higher profits reflect levels of perceived and actual risk. The higher the potential risk, the higher the profit margin in order to offset those risks. At the current time, development risk is high. This is unlikely to change in the first few years after the adoption of the Charging Schedule but should be kept under review thereafter. If conditions improve, it is possible (but by no means guaranteed) that banks will relax their lending criteria and reduce the amount of profit they require schemes to achieve.

#### **Existing Use Value**

- 3.20 Existing Use Value ("EUV") Alternative Use Value ("AUV") and acquisition costs are key considerations in the assessment of development economics. Clearly, there is a point where the Residual Land Value (what the landowner receives from a developer) that results from a scheme may be less than the land's existing use value. Existing use values can vary significantly, depending on the demand for the type of building relative to other areas. Similarly, subject to planning permission, the potential development site may be capable of being used in different ways as a hotel rather than residential for example; or at least a different mix of uses. EUV / AUV is effectively a 'bottom line' in a financial sense and a therefore a key factor in this study.
- 3.21 Our original Affordable Housing Viability Study arrived at a broad judgement on the likely existing use value of four main types of site; namely office, residential land, industrial and community uses. In each case, our estimates assumed that the landowner has made a judgement that the current use does not yield an optimum use of the site; for example, it has many fewer storeys than neighbouring buildings; or there is a general lack of demand for the type of space, resulting in low rentals, high yields and high vacancies (or in some cases no occupation at all over a lengthy period). We would not expect a building which makes optimum use of a site and that is attracting a reasonable rent to come forward for development, as residual value may not exceed existing use value in these circumstances.
- 3.22 In considering the value of commercial property, it is necessary to understand the concept of 'yields'. Yields form the basis of the calculation of a building's capital value, based on the net rental income that it generates. Yields are used to calculate the capital value of any building type which is rented, including both commercial and residential uses. Yields are used to calculate the number of times that the annual rental income will be multiplied to arrive at a capital value. Yields reflect the confidence of a potential purchaser of a building in the income stream (i.e. the rent) that the occupant will pay. They also reflect the quality of the building and its location, as well as general demand for property of that type. The lower the covenant strength of the occupier (or potential occupiers if the building is currently vacant), and the poorer the location of the building, the greater the risk that the tenant may not pay the rent. If this risk is perceived as being high, the yield will be high, resulting in a lower number of years rent purchased (i.e. a lower capital value).
- 3.23 Over the past three years, yields for commercial property have 'moved out' (i.e. increased), signalling lower confidence in the ability of existing tenants to pay their rent and in future demand for commercial space. This has the effect



- of depressing the capital value of commercial space. However, as the economy recovers, we would expect yields to improve (i.e. decrease), which will result in increased capital values. Consequently, EUVs might increase, increasing the base value of sites that might come forward, which may have implications for the amounts of CIL that developments can yield.
- 3.24 Redevelopment proposals that generate residual land values below EUV plus an appropriate margin to the landowner are unlikely to be delivered. While any such thresholds are only a guide in 'normal' development circumstances, it does not imply that individual landowners, in particular financial circumstances, will not bring sites forward at a lower return or indeed require a higher return. It is simply indicative. If proven existing use value justifies a higher EUV than those assumed, then appropriate adjustments may be necessary. Similarly, the margin above EUV that individual landowners may require will inevitably vary. As such, Existing Use Values should be regarded as benchmarks rather than definitive fixed variables on a site by site basis.
- 3.25 The EUVs used in this study therefore give a broad indication of likely land values across the Borough, but it is important to recognise that other site uses and values may exist on the ground. There can never be a single threshold land value at which we can say definitively that land will come forward for development.



# 4 Commercial development

- 4.1 CIL can apply to all types of development across the Borough, including commercial development. We have tested the ability of generic commercial developments to generate sufficient 'surplus' value to fund CIL contributions.
- 4.2 For the purpose of this exercise, we have assumed that each generic development involves an intensification of existing use. The existing floorspace forms the base site value that must be bettered by the replacement scheme. If the replacement scheme generated a lower value than the existing building due to the imposition of CIL, clearly the development would not proceed.
- 4.3 We have examined comparable data on all lettings of commercial space between January 2009 and July 2011 published by Focus (a database of commercial lettings), including new and second hand commercial space across the Borough, by postcode area, as illustrated in Figure 4.3 below.

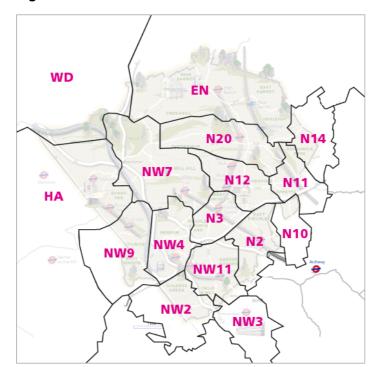


Figure 4.3: Postcode sectors within Barnet

4.4 To identify any variations in capital values of commercial floorspace across the Borough, we grouped the comparable data by postcode sector. This information enables us to determine whether the viability of commercial development varies significantly between areas and, if it does, whether differential rates of CIL ought to be considered. The results of this analysis are summarised in Table 4.4.1. Average rents for each use type are shown in Table 4.4.2.

Table 4.4.1 Commercial rent ranges by postcode sector

Postcode sector	Retail	Industrial/ warehouse	B1 offices	
EN4	£17.37 - £30.21	n/a	£22.71	
EN5	£17.18	n/a	£12.55 - £21.00	
HA8	£15.00 - £30.49	£10.08	£19.69	
N2	£10.23 - £42.11	n/a	n/a	
N3	£19.73 - £34.78	£7.77	£14.18 - £18.97	
N10	£28.00	n/a	n/a	
N11	£8.54 - £33.33	£6.67 - £7.25	n/a	
N12	£12.86 - £46.67	£11.00	£13.00 - £17.40	
N14	£26.58	n/a	n/a	
N20	£29.47 - £43.80	n/a	£22.29 - £26.39	
NW2	£14.07 - £27.50	n/a	n/a	
NW4	£13.10 - £23.00	n/a	£12.59 - £20.48	
NW7	£28.19 - £44.49	n/a	£21.03	
NW9	£6.54	n/a	£25.00	
NW11	£24.33 - £31.13	n/a	£11.92 - £26.97	

n/a – no lettings of this use type within this postcode sector

Table 4.4.1 Average commercial rents by postcode sector

Postcode sector	Retail	Industrial/ warehouse	B1 offices
EN4	£22.29	n/a	n/a
EN5	£17.18	n/a	£13.85
HA8	£23.45	£10.08	£19.69
N2	24.51	n/a	n/a
N3	£25.90	£7.77	£17.42
N10	28	n/a	n/a
N11	22.98	6.96	n/a
N12	29.43	11	14.69
N14	26.58	n/a	n/a
N20	35.94	n/a	24.34
NW2	20.78	n/a	n/a
NW4	18.48	n/a	14.14
NW7	36.34	n/a	21.03
NW9	6.54	n/a	25
NW11	27.73	n/a	19.35

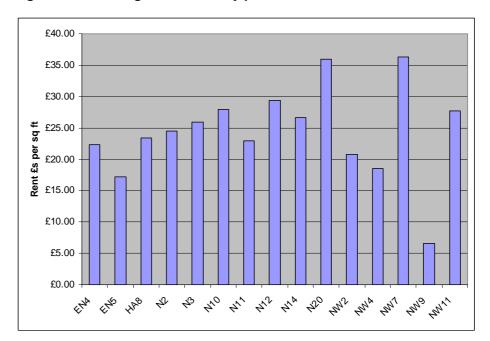
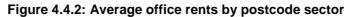
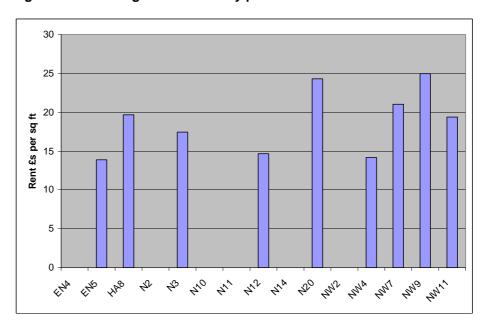


Figure 4.4.1: Average retail rents by postcode sector





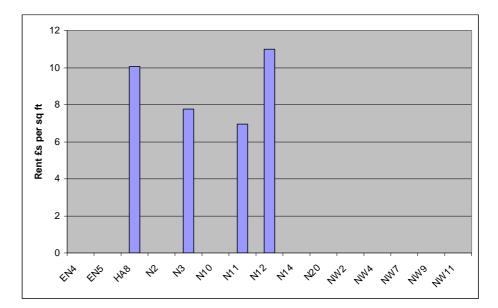


Figure 4.4.3: Average industrial rents by postcode sector

4.5 Based on the evidence above, we have adopted a range of rent levels to calculate capital values of commercial floorspace. For retail rents, we have assumed an overall range of £20 to £35 per sq ft (our judgement being that the letting in NW9 at £6.54 is an anomaly). For office rents, we have assumed an overall range of between £15 and £25 per sq ft. For industrial rents, we have assumed a range of £7 to £11 per sq ft. The rents assumed for each postcode sector are summarised in tables 4.5.1 to 4.5.3. Where no lettings of a particular use were completed in a particular postcode sector, commercial space is assumed to attract the lowest rent in the range. These postcode sectors are denoted with an asterisk.

Table 4.5.1: rents assumed in retail appraisals

£20 psf	£25 psf	£30 psf	£35 psf
NW9 NW4 NW2 EN4 EN5 HA8	N11 N2 N14 N3	N10 N12 NW11	N20 NW7



Table 4.5.1: rents assumed in office appraisals

£15 psf	£20 psf	£25 psf
N12 NW4 EN5 EN4* N2* N3 N10* N11* N14* NW2*	NW7 NW11 HA8	N20 NW9

Table 4.5.1: rents assumed in industrial appraisals

£7 psf	£11 psf
N11	N12
N2*	HA8
N3*	
N10*	
N14*	
N20*	
NW2*	
NW4*	
NW7*	
NW9*	
NW11*	
EN4	
EN5	

- 4.6 We have adopted the following capitalisation yields:
  - Retail rents capitalised at 7% yield;
  - Office rents capitalised at 7.5% yield; and
  - Industrial rents capitalised at 9% yield.
- 4.7 We have relied upon the RICS *Building Cost Information Service* for commercial build costs. BCIS reports that the mean average build cost for retail space as at the 3<sup>rd</sup> quarter of 2011 is £901 per sq m; £758 for industrial floorspace; and £1,305 per sq m for office floorspace.
- 4.8 Our appraisals assume further cost allowances of 7% of costs for professional fees; 10% letting fee; Developer's profit of 20% on cost; and 6.5% finance costs. We assume a 12 month build period with a 6 month letting void and 12 month rent free period.
- 4.9 Each appraisal assumes that 15,000 sq ft (or 1,394 sq m) of qualifying space (i.e. in floorspace in excess of existing space, which qualifies for CIL) is added to each site.
- 4.10 Our appraisals assume that each site has pre-existing commercial floorspace totalling 15,000 sq ft (or 1,394 sq m) and that the rents achievable equate to two thirds of the rents assumed for new build floorspace (£13.20, £16.50, £19.80 and £23.10 respectively for retail; £9.90, £13.20 and £16.50 respectively for offices; and £4.62 and £7.26 respectively for industrial. The existing use values generated by capitalising these rents are shown in table 4.10.1. A 15% premium is added to the existing use values to incentivise the landowner to bring forward the development.

Table 4.10.1: commercial existing use values

Use	New build rent level £s per sq ft	Current building rent level £s per sq ft	Yield	Existing Use Value £ millions
Retail	£20	£13.20	8%	£2.48 m
	£25	£16.50	8%	£3.09 m
	£30	£19.80	8%	£3.71 m
	£35	£23.10	8%	£4.33 m
Office	£15	£9.90	8.5%	£1.75 m
	£20	£13.20	8.5%	£2.33 m
	£25	£16.50	8.5%	£2.91 m
Industrial	£7	£4.62	10%	£0.69 m
	£11	£7.26	10%	£1.09 m

- 4.11 The residual site values under each of the rental scenarios is shown in table 4.11.1 below. The residual site values are compared to the existing use value (plus premium) to determine the amount of 'surplus' value that would be generated.
- 4.12 The results indicate that, with the exception of retail development, commercial development is unlikely to be able to support CIL contributions unless there is a significant increase in office rents. Given the substantial amount of stock available for letting in suburban London boroughs, significant increases in rent levels are unlikely over the next four years.

Table 4.11.1: Residual site values compared to existing use values

Use	New build rent level £s per sq ft	Residual site value £ millions	Existing Use Value £ millions	Surplus value available to fund CIL £ millions	Surplus value per qualifying square metre
Retail	£20	£2.49 m	£2.85 m	n/a	n/a
	£25 £3.		£3.56 m	£0.19 m	£136
	£30	£5.00 m	£4.27 m	£0.73 m	£524
	£35 £6.27 m		£4.98 m	£1.29 m	£925
Office	£15 -£0.40m		£2.01 m	n/a	n/a
	£20	£0.73 m	£2.68 m	n/a	n/a
	£25	£1.83 m	£3.35 m	n/a	n/a
Industrial £7 -£0.95 m		-£0.95 m	£0.80 m	n/a	n/a
	£11	-£0.18 m	£1.25 m	n/a	n/a

4.13 The results indicate that, with the exception of retail development, commercial development is unlikely to be able to support CIL contributions unless there is



a significant increase in office rents. Given the substantial amount of stock available for letting in suburban London boroughs, significant increases in rent levels are unlikely over the next four years.

#### Leisure uses (D2)

4.14 Given that a vast majority of D2 uses do not generate sufficient income streams to cover their costs of construction (swimming pools being a typical example), it does not appear likely that there is any significant scope for raising CIL against this use.

#### Recommended maximum levels of CIL

- 4.15 In light of the results above, we recommend a **zero rate** on office and industrial development.
- 4.16 CIL is likely to be viable on retail development where rents exceed around £25 per sq ft. The *maximum* level of CIL that are likely to be viable are as follows:
  - N11, N2 and N14 postcode sectors: up to £136 per sq m;
  - N10, N12 and NW11 postcode sectors: up to £524 per sq m; and
  - N20 and NW7 postcode sectors: up to £925 per sq m.
- 4.17 In setting a rate of CIL for retail development, we could advise the Council to be mindful of the limitations of development appraisals and the scope for site specific circumstances to produce a significantly different result. There is a need for a margin to account for these circumstances, as well as leaving scope for payment of the Mayoral CIL.
- 4.18 The Council's estimated CIL rate of £210 per sq m (or £245 incorporating the Mayoral CIL) appear to be comfortable in the N10, N12, NW11, N20 and NW7 postcode areas. However, a lower rate would need to be set in the N11, N2 and N14 postcode sectors, where the maximum level of CIL is considerably lower.
- 4.19 Although we have not explicitly tested the viability of community use, our experience indicates that this type of use always requires cross-subsidy from another use, or some form of public subsidy to be financially viable. We would recommend that the Council sets a zero CIL on community uses.



# 5 Affordable housing viability update

- 5.1 This section considers the ability of residential sites across the Borough to make contributions to CIL by using an update to the appraisals adopted in the Council's Affordable Housing Viability Study (May 2010). The variables adopted in that study had a base date of February 2010.
- 5.2 Since the study was completed, the government has introduced major changes to the delivery of affordable housing by substantially reducing the grant funding budget and introducing a new tenure ('Affordable Rent'), with rents set at up to 80% of market rents (including service charges). The Government's intention is that enhanced rental streams will enable RSLs to raise a higher loan against the stock and avoid substantial reductions to the price they pay for completed units. The updated appraisals also consider the impact of the new Affordable Rent tenure.

#### Commentary on appraisal variables

5.3 This section summarises the individual assumptions used in the appraisals, including updates where necessary. Many variables remain unchanged from the May 2010 Viability Study, as market conditions have not changed markedly enough to shift the risk profile of residential development.

#### **Residential Sales Values**

5.4 As noted in Section 2, residential values in the Borough reflect national trends in recent years in terms of a significant decrease, but have recovered much more strongly than outside London (and indeed than many other London boroughs). Our research and consultation with local agents on transacted property values at the base date of February 2010 indicated that sales values at that time ranged from £2,700 per sq m to £10,770 per sq m, as shown in table 5.4.1. Values are now at 98.75% of their 2007 peak level, suggesting a range today of between £3,200 per sq m to £12,762 per sq m.

Table 5.4.1: Sales values (£s per square metre)

Ward	2	2011	2007	
	Min	Max	Low	High
Brunswick Park	4,467	6,387	4,524	6,468
Burnt Oak	3,200	5,747	3,240	5,820
Childs Hill	5,107	7,655	5,172	7,752
Colindale	3,200	5,747	3,240	5,820
Coppetts	5,107	7,655	5,172	7,752
East Finchley	6,387	12,762	6,468	12,924
East Barnet	4,467	5,747	4,524	5,820
Edgware	3,200	5,747	3,240	5,820
Finchley Church End	6,067	9,575	6,144	9,696

Ward	2	2011	2007		
Garden Suburb	4,467	6,387	4,524	6,468	
Golders Green	6,067	12,762	6,144	12,924	
Hale	3,200	5,747	3,240	5,820	
Hendon	4,467	5,747	4,524	5,820	
High Barnet	3,828	10,594	3,876	10,728	
Mill Hill	4,467	6,387	4,524	6,468	
Oakleigh	4,467	6,387	4,524	6,468	
Totteridge	4,467	6,387	4,524	6,468	
Underhill	3,828	10,594	3,876	10,728	
West Finchley	6,067	9,575	6,144	9,696	
West Hendon	4,467	6,387	4,524	6,468	
Woodhouse	5,107	7,655	5,172	7,752	

#### **Unit mix**

5.5 Unit mix assumptions remain unchanged from our 2010 study. Unit mix will vary with density, with a greater proportion of houses than flats in lower density schemes, and the reverse in higher density schemes. Table 5.5.1 shows the density assumed in our appraisal models, which is informed by the Council's Housing Needs Survey and the North London Strategic Market Assessment.

Table 5.5.1: Unit mixes - all tenures

Density (units per hectare)	1 bed flat	2 bed flat	3 bed flat	4 bed flat	2 bed house	3 bed house	4 bed house
40	-	-	-	-	40%	35%	25%
70	-	20%	•	-	30%	30%	20%
100	20%	20%	20%	-	20%	15%	5%
130	25%	25%	20%	-	15%	10%	5%
160	30%	35%	20%	5%	5%	5%	-
190	30%	35%	25%	10%	-	-	-
220	30%	30%	25%	15%	-	-	-
250	30%	35%	25%	10%	-	-	-

#### **Density**

5.6 Density assumptions remain unchanged from our 2010 study. We have run appraisals using the range of densities that are typically encountered across the Borough, as advised by the Council. Densities are assumed to range from 40 units per hectare – a modest suburban density – to 250 units per hectare – a higher, central urban density. The density bands are shown in table 5.6.1 below.

Table 5.6.1: Density of hypothetical developments

Density Band	Density units per hectare)
1	40
2	70
3	100
4	130
5	160
6	190
7	220
8	250

#### **Gross to Net Floor space**

- 5.7 The higher the density in a development, the greater the amount of communal space, has to be provided, which generates no value. This is because flatted schemes require common areas and stair cores, whereas houses provide 100% 'saleable space'. In our model, as a greater quantum of flats is incorporated into the hypothetical development, the build costs increase, to reflect the cost of building the communal space in the blocks of flats.
- 5.8 In our model, we have adopted a gross to net ratio for flats of 85%. This reflects the typical ratio in schemes that BNP Paribas Real Estate has valued or appraised on behalf of developers, banks and local authorities. The gross to net ratio is reflected in the build cost when measured on the total saleable area (i.e. the area that excludes common areas). For example, if a building is comprised of 10 flats each with a net internal area (i.e. the floorspace inside the flat itself) of 100 square metres, the total net area of the building is 1,000 square metres. However, when the entrance lobbies, corridors and stair cores are taken into account, the total floor area (what is known as the gross internal area) is 1,200 square metres. The net area is 83% of the gross area. If the build cost is £1,500 per square metre of gross internal floorspace, this equates to £1,800 per square metre per net square metre. This is an important distinction when considering whether a build cost is reasonable the unit of measurement (i.e. gross or net) needs to be consistent.

#### **Base Construction Costs**

5.9 In February 2010, we assumed base construction costs from £1,022 per square metre to £2,010 per square metre (net). The latest available BCIS Housing Tender Price Index was for quarter 3 of 2010, which showed a very modest fall (1.5%) in comparison to quarter 1 of 2010. We have therefore retained the same level of build costs as in our original appraisals.



#### **Code for Sustainable Homes**

5.10 Since the election of the Coalition government in May 2010, there has been a degree of uncertainty about the level of commitment to – and definition of – the various Code for Sustainable Homes requirements. We have therefore retained our original assumptions, as shown in table 5.10.1. These assumptions rely upon the Communities and Local Government/Cyril Sweet study ('Costs Analysis of the Code for Sustainable Homes – Final Report' July 2008) to estimate these additional costs.

Table 5.10.1: uplift in base construction costs to meet CSH levels 3 and 4

Code Level	Additional build cost
3 (private housing)	5%
4 (affordable housing)	11%

#### Developer's profit

- 5.11 Developer's profit is closely correlated with the perceived risk of residential development. The greater the risk, the greater the profit level, which helps to mitigate against the risk, but also to ensure that the potential rewards are sufficiently attractive for a bank to fund a scheme. In 2007, profit levels were at between 15 to 17% of Gross Development Value (GDV). However, following the impact of the credit crunch and the collapse in interbank lending and the various government bailouts of the banking sector, profit margins have increased. It is important to emphasise that the level of minimum profit is not necessarily determined by developers (although they will have their own view and the Boards of the major housebuilders will set targets for minimum profit).
- 5.12 The views of the banks which fund development are more important; if the banks decline an application by a developer to borrow to fund a development, it is very unlikely to proceed, as developers do not necessarily carry sufficient cash to fund it themselves. Consequently, future movements in profit levels will largely be determined by the attitudes of the banks towards residential development. Nothing has changed since our 2010 study was published to warrant a reduction in profit levels.
- 5.13 The near collapse of the global banking system in the final quarter of 2008 is likely to result in a much tighter regulatory system, with UK banks having to take a much more cautious approach to all lending. In this context, the banks may not allow profit levels to decrease much lower than their current level, if at all.
- 5.14 The minimum generally acceptable profit level is currently around 20% of GDV. Our appraisals therefore show the viability of varying levels of affordable housing at 15%,20% and 25% profit on the private housing (and 6% of GDV on the affordable housing in both cases). A lower return on the affordable housing is appropriate as there is very limited sales risk on these units for the developer; there is often a pre-sale of the units to an RSL prior to commencement. A reduced profit level on the affordable housing reflects the Homes and Communities Agency's guidelines in its Economic Appraisal Tool.



#### **Planning Obligations and CIL**

- 5.15 The 2010 study included planning obligations at the following indicative levels:
  - £4,500 per unit;
  - £10,000 per unit; and
  - £15,000 per unit.
- 5.16 The range of obligations tested in the study is wide and should accommodate a majority of development scenarios. The level of obligations applied to individual sites may, however, be higher or lower than the levels indicated by these ranges. We comment further on the relationship with CIL in Section 6 of this report.

#### Affordable housing values

- 5.17 In our 2010 study, we calculated the value of social rented housing by capitalising the net target rents, set in accordance with government 'Target Rent' formulae. This results in a value of £970 per square metre, assuming that no grant is made available.
- 5.18 We calculated the value of intermediate housing with reference to market values and an assumption that 25% of the equity is sold to the occupier, with the RSL charging a rent of 1% on the retained equity. The values in the model were capped to ensure that, when market values increase, the actual price paid by the RSL would still allow end purchasers on modest incomes to afford the combined mortgage and rent payment. This approach is unchanged in our updated appraisals.
- 5.19 The requirement in PPS 3 Para 29 to take into account in its viability study an "informed assessment of the likely level of finance available for affordable housing including public subsidy" now takes on a rather different meaning. As noted earlier, the grant funding budget has been substantially reduced. Notwithstanding this reduction, the government has firmly guided that it will not grant fund affordable housing units delivered through Section 106 agreements. Our updated appraisals reflect this position.
- 5.20 Our 2010 report noted that whilst delivery of the Council's proposed affordable housing targets did not depend on particular levels of public subsidy being made available. However, we noted that the range of circumstances in which affordable housing is viable would narrow if grant was unavailable.
- 5.21 In February 2011, the Department for Communities and Local Government ('CLG') and the Homes and Communities Agency ('HCA') published its '2011-15 Affordable Homes Programme Framework' document. This document sets out the government's intentions regarding grant funding for affordable housing and changes to affordable housing tenures. This document was clearly published after the publication of the Council's Affordable Housing Viability Study, which was published in 2010. Our revised appraisals update the Viability Study to reflect the changes in the government's framework document.
- 5.22 The Framework document is pertinent to the delivery of affordable housing through planning obligations for the following reasons:



- Firstly, the amount of grant funding has been substantially reduced (from £2.8 billion per annum in the 2008-2011 programme to £0.55 billion per annum) and the first two years funding is already committed;
- Secondly, the Framework document (paragraph 5.14 and 5.15) states that affordable housing delivered through Section 106 agreements will not receive grant support. The effect is that the landowner/developer will bear full responsibility for providing the subsidy to deliver affordable housing; and
- Thirdly, the Framework document sets out the government's intention to largely replace social rented housing with the new *Affordable Rent* tenure, to be let at rents of up to 80% of market rents. In contrast, social rents are significantly lower (typically between 40% to 50% of market rents). The increased rental income will, in principle, enable registered social landlords to pay higher capital values for affordable rented units than would otherwise be the case if the affordable housing was provided as social rented units (without grant).
- 5.23 Our updated appraisals therefore consider the impact on viability of the new 'Affordable Rent' tenure at 80% of market rents (or up to the Local Housing Allowance).

#### **Existing use values**

5.24 In our 2010 study, we researched values of sites with a range of uses, which the Council advised were being brought forward for residential development in the Borough. These existing use types are shown in table 5.22.1 below, along with our estimates of indicative values.

Table 5.24.1: Existing use values

Property Type	Estimate of capital value (£ millions per hectare)
Office (B1)	22.8
Existing residential (C3)	27.0
Industrial (B2/B8)	4.5
Community space/buildings	2.0

5.25 The scope of our analysis was limited to secondary properties only, on the assumption that these are the most likely candidates for redevelopment. In the current market, there is limited transactional evidence and, where necessary, we have derived values from historic transactions in the area. In all cases, our values specifically exclude any hope value.

#### Results

5.26 The full results of our updated analysis are attached at Appendix 1. The results indicate that adoption of the Affordable Rent tenure at 60% of market rents would result in a comparable viability position to the original results assuming 70% social rent (with grant) and 30% shared ownership. The two excepts from the data below illustrate the viability of 30% affordable housing on the basis of the original and revised tenures.



Table 5.2.6.1: Viability of 30% affordable housing (70% social rent and 30% shared ownership, with grant)

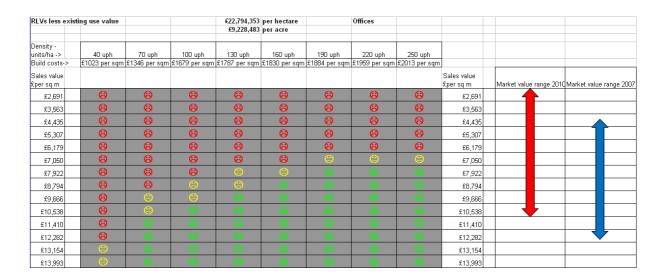
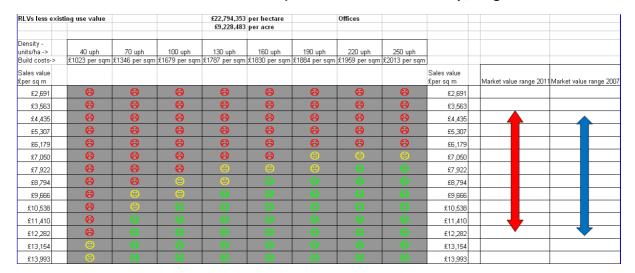


Table 5.2.6.1: Viability of 30% affordable housing (70% affordable rent at 50% of market values) and 30% shared ownership, no grant



5.27 At rents of 60% of market rents, RSLs could adopt a range of rent levels to ensure that larger units remain within the maximum allowable housing costs implied by the Universal Credit of up to £26,000. Where schemes are comprised wholly of smaller units, rent levels could be set at a higher rent (up to 80% of market rents) which would further improve viability.



# 6 Implications of the results for CIL

- 6.1 The full outputs from our appraisals of residential development are attached as Appendix 1. The results most useful to the understanding of what level of CIL could be levied without adversely impacting on development viability is in the following scenarios:
  - 30% affordable housing without grant funding
  - 60% social rent and 40% intermediate affordable housing tenure split
- 6.2 The 2010 viability report tested the impact of three levels of Planning Obligations, which when recognised that all affordable housing is exempted from a CIL charge, would equate to the following CIL charge for each equivalent private sale unit:

S.106 charge per unit	Equivalent CIL charge per unit, assuming 30% affordable housing
£4,500	£6,429
£10,000	£14,286
£15,000	£21,429

- 6.3 Viability is generally unaffected by an increase to £15,000 per unit from the lower starting point of £4,500 per unit. For example, on schemes with a density of 130 units per hectare, at sales values of £6,179 per square metre, the residual land value is £7.71 million, compared to an existing use value benchmark of £5.22 million (including landowner premium), after a deduction of £4,500 per unit CIL. There is a surplus above the existing use value benchmark of £2.48 million. If the increased level of £15,000 CIL per unit is charged, the residual land value decreases to £6.28 million, leaving a surplus above existing use value of £1.05 million. By implication, a CIL levied at equivalent rates on private housing (i.e. £21,429 per unit) would have a similar impact upon viability.
- 6.4 Given that there are considerable surpluses above the existing use value benchmarks, it is important to consider whether a higher level of CIL could be achieved in different value bands than was tested in relation to Planning Obligations alone. We have therefore re-tested a number of scenarios by reducing the Section 106 requirement to zero, thus establishing the 'unencumbered' residual land value. All the scenarios are applied to a scheme density of 130 units per hectare and then compared to each existing use benchmark.
- 6.5 In arriving at these unencumbered residual values, our assumptions are as follows: 30% affordable housing provided as 60% Affordable Rent and 40% Shared Ownership; a residual level of Planning Obligations for localised requirements of £20 /sqm; and minimum on site open space requirements accounted for within the proposed scheme density and included within the build costs. The results are summarised in table 6.5.1. The net private floor area for the scheme is 4,745 sq m. An indication of the maximum viable level of CIL can be determined by dividing the 'surplus' residual value above EUV by the private floor area in the scheme, as shown in the final column of tables 6.6.1 to 6.6.4.



6.6 The results are summarised in tables 6.6.1 to 6.6.4. The potential levels of CIL can be determined by reference to the 'surplus' value the scheme generates above the existing use value benchmark. In the tables, this 'surplus' is divided by the net floor area to determine a potential CIL rate.

Table 6.6.1: maximum amounts of CIL in different value bands: office existing use value

Sales values per sqm	Residual land value £	Existing use value benchmark £	'Surplus' £	'Surplus' divided by net floor area £ (4,745 sqm)
£4,435	4,411,192	26,213,506	-21,802,314	-4,595
£5,307	7,839,740	26,213,506	-18,373,766	-3,872
£6,179	11,268,288	26,213,506	-14,945,218	-3,150
£7,050	14,696,835	26,213,506	-11,516,671	-2,427
£7,922	18,125,383	26,213,506	- 8,088,123	-1,705
£8,794	21,537,639	26,213,506	- 4,675,867	-985
£9,666	24,935,921	26,213,506	- 1,277,585	-269
£10,538	28,040,186	26,213,506	1,826,680	385
£11,410	31,144,451	26,213,506	4,930,945	1,039
£12,282	34,248,175	26,213,506	8,034,669	1,693

Table 6.6.2: maximum amounts of CIL in different value bands: residential existing use value

Sales values per sqm	Residual land value £	Existing use value benchmark £	'Surplus' £	'Surplus' divided by net floor area £ (4,745 sqm)
£4,435	4,411,192	31,053,266	-26,642,074	-5,615
£5,307	7,839,740	31,053,266	-23,213,526	-4,892
£6,179	11,268,288	31,053,266	-19,784,978	-4,170
£7,050	14,696,835	31,053,266	-16,356,431	-3,447
£7,922	18,125,383	31,053,266	-12,927,883	-2,725
£8,794	21,537,639	31,053,266	- 9,515,627	-2,005
£9,666	24,935,921	31,053,266	- 6,117,345	-1,289
£10,538	28,040,186	31,053,266	- 3,013,080	-635
£11,410	31,144,451	31,053,266	91,185	19
£12,282	34,248,175	31,053,266	3,194,909	673



Table 6.6.3: maximum amounts of CIL in different value bands: industrial/warehouse existing use value

Sales values per sqm	Residual land value £	Existing use value benchmark £	'Surplus' £	'Surplus' divided by net floor area £ (4,745 sqm)
£4,435	4,411,192	5,226,520	- 815,328	- 172
£5,307	7,839,740	5,226,520	2,613,220	551
£6,179	11,268,288	5,226,520	6,041,768	1,273
£7,050	14,696,835	5,226,520	9,470,315	1,996
£7,922	18,125,383	5,226,520	12,898,863	2,718
£8,794	21,537,639	5,226,520	16,311,119	3,438
£9,666	24,935,921	5,226,520	19,709,401	4,154
£10,538	28,040,186	5,226,520	22,813,666	4,808
£11,410	31,144,451	5,226,520	25,917,931	5,462
£12,282	34,248,175	5,226,520	29,021,655	6,116

Table 6.6.4: maximum amounts of CIL in different value bands: community space and buildings existing use value

Sales values per sqm	Residual land value £ millions	Existing use value benchmark £ millions	'Surplus' £ millions	'Surplus' divided by net floor area (4,745 sqm)
£4,435	4,411,192	2,300,000	2,111,192	445
£5,307	7,839,740	2,300,000	5,539,740	1,167
£6,179	11,268,288	2,300,000	8,968,288	1,890
£7,050	14,696,835	2,300,000	12,396,835	2,613
£7,922	18,125,383	2,300,000	15,825,383	3,335
£8,794	21,537,639	2,300,000	19,237,639	4,054
£9,666	24,935,921	2,300,000	22,635,921	4,770
£10,538	28,040,186	2,300,000	25,740,186	5,425
£11,410	31,144,451	2,300,000	28,844,451	6,079
£12,282	34,248,175	2,300,000	31,948,175	6,733

- 6.7 In determining an appropriate CIL rate (or rates), the Council will need to be mindful of the variances indicated by the results above. The Council has considered the existing uses of the sites in its housing trajectory and land supply information and identified a predominance of two situations:
  - major development sites, where affordable housing is required, are mostly existing industrial and community sites or existing commercial sites where the density of development is being substantially increased
  - minor development sites, where affordable housing is not required, as



mostly existing residential sites where the density of development is being increased through conversion or complete demotion and rebuild as flats, and in some cases densification through garden-grabbing.

The Council can therefore confidently adopt a high rate of CIL without impacting on the viability of development and affordable housing delivery.

#### Future trajectory of market values

- 6.8 Savills predict that sales values in London will increase by 29.1% by 2015. As noted previously, values in the Borough are almost at their 2007 peak, so these further increases (if realised) will assist in improving viability.
- 6.9 Cluttons predict similar levels of sales value growth in their June 2011 residential property forecast, with cumulative growth of 35% to the end of 2015.
- 6.10 It should be noted that these forecasts are *nominal* growth rates and do not take account of any potential increases in build costs over the same period. Build costs historically follow a similar pattern to market values, albeit at a slower rate of growth. We recommend that the Council plans for build cost growth running at about half the level of the predicted increases in market values. This would suggest real growth in the order of 15% over the next four years.
- 6.11 All such predictions come with a health warning, as there are many macroeconomic factors that can affect house prices. The London housing market is increasingly subject to factors that affect the wider global economy, as many buyers are now from overseas.
- 6.12 We understand that the Council intends to review its Charging Schedule after four years. This is a relatively short period of time and given the inherent difficulties in accurately forecasting the future trajectory of house prices, we would advise against building in any enhanced levels of CIL based on forecasts. Over the four year period of the Charging Schedule, real house price growth will ensure that affordable housing targets can be met in an increasing number of development scenarios.

#### Other residential accommodation

- 6.13 Hotels in outer London typically transact at around £100,000 to £125,000 per room. This would be equivalent to £300,000 to £375,000 per three rooms, which correlates to a two bed flat (which has three 3 habitable rooms). Although this generates a 'sales value' of between £4,200 to £5,300 per square metre, suggesting a lower CIL rate ought to be applied, viability is much improved due to the absence of affordable housing requirements. Hotel developments could therefore readily accommodate a level of CIL at the lower end of the range shown in tables 6.6.1 to 6.6.4.
- 6.14 The value generated by residential institutions will vary significantly, depending on the type of occupant. For example, student housing might generate additional value, although the rent level is a critical variable. The private sector model of self contained, high rent, accommodation is focused mainly on central London and more recently zone 2. Student accommodation in Barnet is most likely to be run by the universities with modest rents and therefore limited capital value and ability to make CIL contributions.



6.15 Similarly, residential institutions such as nurses and key work accommodation is, in the main, let on modest rents to assist public sector employers in the recruitment and retention of staff. Such developments are typically only marginally viable, often relying on cross-subsidy from land sales or dowries. Imposition of any rate of CIL on such buildings would either prevent them from coming forward, or would necessitate an increase in rent levels.



# 7 Summary and conclusions

- 7.1 This study considers the impact of the Affordable Rent model on the ability to deliver affordable housing, as well as the ability of commercial and residential development to viably fund contributions to community infrastructure over the next four years, enabling the Council to establish an appropriate balance between revenue maximisation and viability.
- 7.2 The ability of commercial development to contribute towards CIL varies between different types of use. Office and industrial uses are unlikely to be able to make contributions at the present time and our view is that capital values are unlikely to grow sufficiently over the next four years to materially alter this position. Retail schemes generate higher capital values and our appraisals indicate that the following *maximum* levels of CIL could be secured:
  - N11, N2 and N14 postcode sectors: up to £136 per sq m;
  - N10, N12 and NW11 postcode sectors: up to £524 per sq m; and
  - N20 and NW7 postcode sectors: up to £925 per sq m.
- 7.3 Circumstances on individual commercial sites can vary significantly and the Council is advised to leave a sufficient margin to allow for higher costs that might be incurred in brining developments forward. A risk margin of 15 to 20% should be sufficient to address variances in the vast majority of circumstances.
- 7.4 The ability of residential sites to make contributions towards infrastructure is more complex, due to the Council's policy requirements for affordable housing and varying underlying site values. In general terms, the appraisals suggest that a CIL rate of £210 (plus the Mayoral CIL of £35) can be accommodated in most circumstances.
- 7.5 As CIL operates as a fixed tariff (with no exemption for viability), the Council will need to have regard to the least valuable sites when setting rates. We understand that the Council proposes to address the wide range of values across the Borough by setting differential rates. However, within each of these areas, the Council would need to set the rate of CIL on the basis of the lowest values achieved in those particular areas. This would suggest that a rate around £210 would be viable in most circumstances in the lowest value areas, but that a modest uplift could be achieved in higher value areas. The rate at which CIL should be set is ultimately a matter of informed judgement, rather than an exact science. The recommended rates below leave sufficient margin for site-specific circumstances and for continued potential volatility in the housing market over the next four years.

Area	Recommended CIL rate (exclusive of Mayoral CIL)
Lower Value Wards - Edgware, Hale, Burnt Oak, Colindale	£210
Medium Value Wards - Brunswick Park, Childs Hill, Coppetts, East Barnet, Garden Suburb, Hendon, High Barnet, Mill Hill, Oakleigh, Totteridge, Underhill, West Hendon and Woodhouse	£250
High Value Wards - East Finchley, Finchley Church End, Golders Green and West Finchley	£350



# Appendix 1 Commercial appraisal summaries

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#### **BNP PARIBAS REAL ESTATE**

Date: 30/08/2011

# LB Barnet Commercial Site CIL Viability Industrial Floorspace

**Summary Appraisal for Phase 1** 

REVENUE	512	5 ( 62	0 MDV	
Rental Area Summary  Qualifying floorspace	<b>ft²</b> 27,000	<b>Rate ft<sup>2</sup></b> £7.00	<b>Gross MRV</b> 189,000	
Investment Valuation Qualifying floorspace				
Market Rent	189,000	YP @	9.0000%	11.1111
(1yr Rent Free) Renewal Rent Free	(189,000)	PV 1yr @ YP 1yr @ PV 5yrs @	9.0000% 9.0000% 9.0000%	0.9174 0.9174 0.6499
NET REALISATION				1,813,911
OUTLAY				
ACQUISITION COSTS Residualised Price			(954,634)	(054 624)
CONSTRUCTION COSTS				(954,634)
Construction  Qualifying floorspace	<b>ft²</b> 30,000	<b>Rate ft</b> <sup>2</sup> £70.41	<b>Cost</b> 2,112,300	2,112,300
Contingency		5.00%	105,615	105.015
PROFESSIONAL FEES Professional fees		6.00%	126,738	105,615
MARKETING & LETTING Letting Legal Fee		10.00%	18,900	126,738
DISPOSAL FEES				18,900
Sales Agent Fee Sales Legal Fee		1.00% 0.75%	18,139 13,604	
FINANCE			,	31,743
Debit Rate 6.50% Credit Rate 0.00%	(Nominal)		(74.074)	
Land Construction Total Finance Cost			(74,871) 145,800	70,929
TOTAL COSTS				1,511,592
PROFIT				
				302,319
Performance Measures		20.000/		
Profit on Cost% Profit on GDV%		20.00% 16.67%		

Profit on NDV% 16.67% Development Yield% (on Rent) 12.50% Equivalent Yield% (Nominal) Equivalent Yield% (True) 9.00% 9.53% Gross Initial Yield% 10.42% Net Initial Yield% 10.42% 44.40% 1 yr 7 mths Rent Cover Profit Erosion (finance rate 6.500%) 2 yrs 10 mths

ARGUS Developer Version: 4.05.001

Date: 30/08/2011

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## **BNP PARIBAS REAL ESTATE**

Date: 30/08/2011

# LB Barnet Commercial Site CIL Viability Industrial (higher rent band)

**Summary Appraisal for Phase 1** 

Cullinary Appraisar for Finasc 1				
REVENUE Rental Area Summary Qualifying floorspace	<b>ft²</b> 27,000	<b>Rate ft²</b> £11.00	<b>Gross MRV</b> 297,000	
Investment Valuation Qualifying floorspace Market Rent (1yr Rent Free) Renewal Rent Free	297,000 (297,000)	YP @ PV 1yr @ YP 1yr @ PV 5yrs @	9.0000% 9.0000% 9.0000% 9.0000%	11.1111 0.9174 0.9174 0.6499
NET REALISATION				2,850,432
OUTLAY				
ACQUISITION COSTS Residualised Price			(178,403)	(178,403)
CONSTRUCTION COSTS Construction Qualifying floorspace	<b>ft²</b> 30,000	<b>Rate ft²</b> £70.41	<b>Cost</b> 2,112,300	2,112,300
Contingency		5.00%	105,615	105,615
PROFESSIONAL FEES Professional fees		6.00%	126,738	126,738
MARKETING & LETTING Letting Legal Fee		10.00%	29,700	
DISPOSAL FEES Sales Agent Fee Sales Legal Fee		1.00% 0.75%	28,504 21,378	29,700 49,883
FINANCE Debit Rate 6.50% Credit Rate 0.009 Land Construction Total Finance Cost	% (Nominal)		(16,273) 145,800	129,527
TOTAL COSTS				2,375,359
PROFIT				475,072
Performance Measures Profit on Cost% Profit on GDV% Profit on NDV% Development Yield% (on Rent) Equivalent Yield% (Nominal) Equivalent Yield% (True) Gross Initial Yield% Net Initial Yield%		20.00% 16.67% 16.67% 12.50% 9.00% 9.53% 10.42% 10.42%		
Rent Cover Profit Erosion (finance rate 6.500%	)	1 yr 7 mths 2 yrs 10 mths		

APPRAISAL SUMMARY
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Date: 30/08/2011

# LB Barnet Commercial Site CIL Viability Office floorspace (low rent band)

7 11				
REVENUE Rental Area Summary Qualifying floorspace	ft² 27,000	Rate ft <sup>2</sup> £15.00	<b>Gross MRV</b> 405,000	
Investment Valuation Qualifying floorspace Market Rent (1yr Rent Free) Renewal Rent Free	405,000 (405,000)	YP @ PV 1yr @ YP 1yr @ PV 5yrs @	7.5000% 7.5000% 7.5000% 7.5000%	13.3333 0.9302 0.9302 0.6966
NET REALISATION				4,760,831
OUTLAY				
ACQUISITION COSTS Residualised Price			(400,469)	(400,469)
CONSTRUCTION COSTS Construction Qualifying floorspace	<b>ft²</b> 30,000	<b>Rate ft²</b> £121.00	<b>Cost</b> 3,630,000	3,630,000
Contingency		5.00%	181,500	181,500
PROFESSIONAL FEES Professional fees		6.00%	217,800	217,800
MARKETING & LETTING Letting Legal Fee		10.00%	40,500	
DISPOSAL FEES Sales Agent Fee Sales Legal Fee		1.00% 0.75%	47,608 35,706	40,500 83,315
FINANCE Debit Rate 6.50% Credit Land Construction Total Finance Cost	t Rate 0.00% (Nominal)		(35,845) 250,559	214,713
TOTAL COSTS				3,967,359
PROFIT				
Performance Measures Profit on Cost% Profit on GDV% Profit on NDV% Development Yield% (on Equivalent Yield% (True Gross Initial Yield% Net Initial Yield%	inal)	20.00% 16.67% 16.67% 10.21% 7.50% 7.87% 8.51% 8.51%		793,472
Rent Cover Profit Erosion (finance ra	ate 6.500%)	1 yr 12 mths 2 yrs 10 mths		

<b>APPRAISAI</b>	SUMMARY
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Date: 30/08/2011

LB Barnet Commercial Site CIL Viability Office floorspace (medium rent band)

REVENUE Rental Area Summary Qualifying floorspace	<b>ft²</b> 27,000	Rate ft² £20.00	<b>Gross MRV</b> 540,000	
Investment Valuation Qualifying floorspace Market Rent (1yr Rent Free) Renewal Rent Free	540,000 (540,000)	YP @ PV 1yr @ YP 1yr @ PV 5yrs @	7.5000% 7.5000% 7.5000% 7.5000%	13.3333 0.9302 0.9302 0.6966
NET REALISATION		i v oyis w	7.300070	6,347,775
OUTLAY				
ACQUISITION COSTS  Residualised Price Stamp Duty Agent Fee Legal Fee		4.00% 1.00% 0.75%	729,165 29,167 7,292 5,469	774 000
CONSTRUCTION COSTS Construction Qualifying floorspace	<b>ft²</b> 30,000	<b>Rate ft²</b> £121.00	<b>Cost</b> 3,630,000	771,092 <b>3,630,000</b>
Contingency		5.00%	181,500	404 500
PROFESSIONAL FEES Professional fees		6.00%	217,800	181,500 217,800
MARKETING & LETTING Letting Legal Fee		10.00%	54,000	54,000
DISPOSAL FEES Sales Agent Fee Sales Legal Fee		1.00% 0.75%	63,478 47,608	111,086
FINANCE Debit Rate 6.50% Credit Rate 0.00% ( Land Construction	(Nominal)		73,775 250,559	111,000
Total Finance Cost			200,000	324,334
TOTAL COSTS				5,289,812
PROFIT				1,057,963
Performance Measures Profit on Cost% Profit on GDV% Profit on NDV% Development Yield% (on Rent) Equivalent Yield% (Nominal) Equivalent Yield% (True) Gross Initial Yield% Net Initial Yield%		20.00% 16.67% 16.67% 10.21% 7.50% 7.87% 8.51%		
Rent Cover Profit Erosion (finance rate 6.500%)		25.77% 1 yr 12 mths 2 yrs 10 mths		

<b>APPRAISAI</b>	SUMMARY
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Date: 30/08/2011

LB Barnet Commercial Site CIL Viability Office floorspace (higher rent band)

DEVENUE				
REVENUE Rental Area Summary Qualifying floorspace	<b>ft²</b> 27,000	Rate ft <sup>2</sup> £25.00	<b>Gross MRV</b> 675,000	
Investment Valuation				
Qualifying floorspace Market Rent	675,000	YP @	7.5000%	13.3333
(1yr Rent Free) Renewal Rent Free	(675,000)	PV 1yr @ YP 1yr @	7.5000% 7.5000%	0.9302 0.9302
Renewal Rent Flee	(073,000)	PV 5yrs @	7.5000%	0.6966
NET REALISATION				7,934,719
OUTLAY				
ACQUISITION COSTS  Residualised Price Stamp Duty Agent Fee Legal Fee		4.00% 1.00% 0.75%	1,834,893 73,396 18,349 13,762	
•		0.70	10,7 02	1,940,399
CONSTRUCTION COSTS Construction Qualifying floorspace	<b>ft²</b> 30,000	Rate ft <sup>2</sup> £121.00	<b>Cost</b> 3,630,000	3,630,000
Contingency		5.00%	181,500	
PROFESSIONAL FEES				181,500
Professional fees		6.00%	217,800	217,800
MARKETING & LETTING Letting Legal Fee		10.00%	67,500	
DISPOSAL FEES				67,500
Sales Agent Fee Sales Legal Fee		1.00% 0.75%	79,347 59,510	
FINANCE			•	138,858
Debit Rate 6.50% Credit Rate 0.00% (	Nominal)		105 651	
Land Construction			185,651 250,559	
Total Finance Cost				436,209
TOTAL COSTS				6,612,266
PROFIT				1,322,453
Performance Measures Profit on Cost% Profit on GDV% Profit on NDV% Development Yield% (on Rent) Equivalent Yield% (Nominal) Equivalent Yield% (True) Gross Initial Yield% Net Initial Yield%		20.00% 16.67% 16.67% 10.21% 7.50% 7.87% 8.51%		
Rent Cover Profit Erosion (finance rate 6.500%)		24.38% 1 yr 12 mths 2 yrs 10 mths		

APPRAISAL SUMMA	RY
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Date: 30/08/2011

LB Barnet Commercial Site CIL Viability Retail floorspace (low rental band £20psf)

REVENUE Rental Area Summary	ft²	Rate ft²	Gross MRV	
Qualifying floorspace	28,500	£20.00	570,000	
Investment Valuation Qualifying floorspace Market Rent	570,000	YP @	7.0000%	14.2857
(1yr Rent Free)		PV 1yr @	7.0000%	0.9346
Renewal Rent Free	(570,000)	YP 1yr @ PV 5yrs @	7.0000% 7.0000%	0.9346 0.7130
NET REALISATION				7,230,332
OUTLAY				
ACQUISITION COSTS  Residualised Price Stamp Duty Agent Fee Legal Fee		4.00% 1.00% 0.75%	2,486,640 99,466 24,866 18,650	2 020 022
CONSTRUCTION COSTS				2,629,622
Construction Qualifying floorspace	<b>ft²</b> 30,000	<b>Rate ft²</b> £83.70	<b>Cost</b> 2,511,000	2,511,000
Contingency		5.00%	125,550	125,550
PROFESSIONAL FEES		0.000/	450,000	120,000
Professional fees		6.00%	150,660	150,660
MARKETING & LETTING Letting Legal Fee		10.00%	57,000	57,000
DISPOSAL FEES Sales Agent Fee		1.00%	72,303	21,222
Sales Legal Fee		0.75%	54,227	400 F04
FINANCE				126,531
Debit Rate 6.50% Credit Rate 0.00% Land	(Nominal)		251,593	
Construction Total Finance Cost			173,320	424,913
TOTAL COSTS				6,025,276
PROFIT				
				1,205,055
Performance Measures Profit on Cost% Profit on GDV% Profit on NDV% Development Yield% (on Rent) Equivalent Yield% (Nominal) Equivalent Yield% (True) Gross Initial Yield% Net Initial Yield%		20.00% 16.67% 16.67% 9.46% 7.00% 7.32% 7.88% 7.88%		
Rent Cover Profit Erosion (finance rate 6.500%)		23.21% 2 yrs 1 mth 2 yrs 10 mths		

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Date: 30/08/2011

LB Barnet Commercial Site CIL Viability
Retail floorspace (medium rent band 1 - £25psf)

DEVENUE				
REVENUE Rental Area Summary Qualifying floorspace	<b>ft²</b> 28,500	Rate ft <sup>2</sup> £25.00	<b>Gross MRV</b> 712,500	
Investment Valuation Qualifying floorspace				
Market Rent	712,500	YP @	7.0000%	14.2857
(1yr Rent Free) Renewal Rent Free	(712,500)	PV 1yr @ YP 1yr @	7.0000% 7.0000%	0.9346 0.9346
r tollowal r toll r r oo	(7.12,000)	PV 5yrs @	7.0000%	0.7130
NET REALISATION				9,037,915
OUTLAY				
ACQUISITION COSTS  Residualised Price Stamp Duty Agent Fee		4.00% 1.00%	3,747,072 149,883 37,471	
Legal Fee		0.75%	28,103	3,962,529
CONSTRUCTION COSTS	£12	D-4- #2	04	-, ,
Construction  Qualifying floorspace	<b>ft²</b> 30,000	<b>Rate ft²</b> £83.70	<b>Cost</b> 2,511,000	2,511,000
Contingency		5.00%	125,550	
		3.00 %	123,330	125,550
PROFESSIONAL FEES Professional fees		6.00%	150,660	150,660
MARKETING & LETTING Letting Legal Fee		10.00%	71,250	·
DISPOSAL FEES				71,250
Sales Agent Fee		1.00%	90,379	
Sales Legal Fee		0.75%	67,784	158,164
FINANCE Debit Rate 6.50% Credit Rate 0.00% (I	Nominal)		070 404	
Land Construction			379,121 173,320	
Total Finance Cost				552,441
TOTAL COSTS				7,531,594
PROFIT				1,506,321
Performance Measures		00.000/		1,000,021
Profit on Cost% Profit on GDV%		20.00% 16.67%		
Profit on NDV%		16.67%		
Development Yield% (on Rent) Equivalent Yield% (Nominal)		9.46% 7.00%		
Equivalent Yield% (True)		7.32%		
Gross Initial Yield% Net Initial Yield%		7.88% 7.88%		
. 151				
Rent Cover		22.56% 2 yrs 1 mth		
Profit Erosion (finance rate 6.500%)		2 yrs 10 mths		

Date: 30/08/2011

LB Barnet Commercial Site CIL Viability
Retail floorspace (medium rent band 2 - £30psf)

REVENUE Rental Area Summary	ft²	Rate ft²	Gross MRV	
Qualifying floorspace	28,500	£30.00	855,000	
Investment Valuation Qualifying floorspace Market Rent	855,000	YP @	7.0000%	14.2857
(1yr Rent Free) Renewal Rent Free	(855,000)	PV 1yr @ YP 1yr @ PV 5yrs @	7.0000% 7.0000% 7.0000%	0.9346 0.9346 0.7130
NET REALISATION				10,845,498
OUTLAY				
ACQUISITION COSTS  Residualised Price Stamp Duty Agent Fee Legal Fee		4.00% 1.00% 0.75%	5,007,507 200,300 50,075 37,556	5 205 420
CONSTRUCTION COSTS Construction Qualifying floorspace	<b>ft²</b> 30,000	<b>Rate ft²</b> £83.70	<b>Cost</b> 2,511,000	5,295,439 <b>2,511,000</b>
Contingency		5.00%	125,550	
PROFESSIONAL FEES				125,550
Professional fees		6.00%	150,660	150,660
MARKETING & LETTING Letting Legal Fee		10.00%	85,500	85,500
DISPOSAL FEES Sales Agent Fee Sales Legal Fee		1.00% 0.75%	108,455 81,341	189,796
FINANCE Debit Rate 6.50% Credit Rate 0.00% (	Nominal)			109,790
Land Construction Total Finance Cost	,		506,649 173,320	679,969
TOTAL COSTS				9,037,914
PROFIT				
				1,807,584
Performance Measures Profit on Cost% Profit on GDV% Profit on NDV% Development Yield% (on Rent) Equivalent Yield% (Nominal) Equivalent Yield% (True) Gross Initial Yield% Net Initial Yield%		20.00% 16.67% 16.67% 9.46% 7.00% 7.32% 7.88%		
Rent Cover Profit Erosion (finance rate 6.500%)		22.16% 2 yrs 1 mth 2 yrs 10 mths		

<b>APPRAISAI</b>	SUMMARY
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Date: 30/08/2011

LB Barnet Commercial Site CIL Viability Retail floorspace (High rental band - £35psf)

REVENUE Rental Area Summary	ft²	Rate ft²	Gross MRV	
Qualifying floorspace	28,500	£35.00	997,500	
Investment Valuation Qualifying floorspace Market Rent (1yr Rent Free) Renewal Rent Free	997,500 (997,500)	YP @ PV 1yr @ YP 1yr @ PV 5yrs @	7.0000% 7.0000% 7.0000% 7.0000%	14.2857 0.9346 0.9346 0.7130
NET REALISATION				12,653,081
OUTLAY				
ACQUISITION COSTS  Residualised Price Stamp Duty Agent Fee Legal Fee		4.00% 1.00% 0.75%	6,267,939 250,718 62,679 47,010	0.000.040
CONSTRUCTION COSTS Construction Qualifying floorspace	<b>ft²</b> 30,000	<b>Rate ft²</b> £83.70	<b>Cost</b> 2,511,000	6,628,346 <b>2,511,000</b>
Contingency		5.00%	125,550	125 550
PROFESSIONAL FEES Professional fees		6.00%	150,660	125,550
MARKETING & LETTING Letting Legal Fee		10.00%	99,750	150,660
DISPOSAL FEES Sales Agent Fee Sales Legal Fee		1.00% 0.75%	126,531 94,898	99,750
FINANCE Debit Rate 6.50% Credit Rate 0.00% (I Land Construction Total Finance Cost	Nominal)		634,177 173,320	221,429 807,497
TOTAL COSTS				10,544,232
PROFIT				
				2,108,849
Performance Measures Profit on Cost% Profit on GDV% Profit on NDV% Development Yield% (on Rent) Equivalent Yield% (Nominal) Equivalent Yield% (True) Gross Initial Yield% Net Initial Yield%		20.00% 16.67% 16.67% 9.46% 7.00% 7.32% 7.88% 7.88%		
Rent Cover Profit Erosion (finance rate 6.500%)		21.89% 2 yrs 1 mth 2 yrs 10 mths		



# Appendix 2 Updated Affordable Housing Viability appraisals

LB Barnet Updated Affordable Housing Viability Study

				ng Viability Tenure	,		С	SH	Grant	Profit	EUV		Wheelchair
		AH percentage	Social	Affordable Rent	Intermediate	Section 106 (per unit)	Private	Affordable				Build costs	(costs +15%)
	Model 1	30%	70%	0%	30%	£4,500	Level 3	Level 4	No	20%	Base	Base	10% of all units
	Model 2	30%	70%	0%	30%	£10,000	Level 3	Level 4	No	20%	Base	Base	10% of all units
	Model 3	30%	70%	0%	30%	£15,000	Level 3	Level 4	No	20%	Base	Base	10% of all units
	Model 4	30%	60%	0%	40%	£4,500	Level 3	Level 4	No	20%	Base	Base	10% of all units
	Model 5	30%	60%	0%	40%	£10,000	Level 3	Level 4	No	20%	Base	Base	10% of all units
	Model 6	30%	60%	0%	40%	£15,000	Level 3	Level 4	No	20%	Base	Base	10% of all units
	Model 7	30%	0%	70%	30%	£4,500	Level 3	Level 4	No	20%	Base	Base	10% of all units
	Model 8	30%	0%	70%	30%	£10,000	Level 3	Level 4	No	20%	Base	Base	10% of all units
	Model 9	30%	0%	70%	30%	£15,000	Level 3	Level 4	No	20%	Base	Base	10% of all units
	Model 10	30%	0%	60%	40%	£4,500	Level 3	Level 4	No	20%	Base	Base	10% of all units
	Model 11	30%	0%	60%	40%	£10,000	Level 3	Level 4	No	20%	Base	Base	10% of all units
	Model 12	30%	0%	60%	40%	£15,000	Level 3	Level 4	No	20%	Base	Base	10% of all units
	Model 13	40%	70%	0%	30%	£4,500	Level 3	Level 4	No	20%	Base	Base	10% of all units
	Model 14	40%	70%	0%	30%	£10,000	Level 3	Level 4	No	20%	Base	Base	10% of all units
	Model 15	40%	70%	0%	30%	£15,000	Level 3	Level 4	No	20%	Base	Base	10% of all units
	Model 16	40%	60%	0%	40%	£4,500	Level 3	Level 4	No	20%	Base	Base	10% of all units
	Model 17	40%	60%	0%	40%	£10,000	Level 3	Level 4	No	20%	Base	Base	10% of all units
	Model 18	40%	60%	0%	40%	£15,000	Level 3	Level 4	No	20%	Base	Base	10% of all units
	Model 19	40%	0%	70%	30%	£4,500	Level 3	Level 4	No	20%	Base	Base	10% of all units
	Model 20	40%	0%	70%	30%	£10,000	Level 3	Level 4	No	20%	Base	Base	10% of all units
	Model 21	40%	0%	70%	30%	£15,000	Level 3	Level 4	No	20%	Base	Base	10% of all units
	Model 22	40%	0%	60%	40%	£4,500	Level 3	Level 4	No	20%	Base	Base	10% of all units
	Model 23	40%	0%	60%	40%	£10,000	Level 3	Level 4	No	20%	Base	Base	10% of all units
	Model 24	40%	0%	60%	40%	£15,000	Level 3	Level 4	No	20%	Base	Base	10% of all units
ļ	Model 25	50%	70%	0%	30%	£4,500	Level 3	Level 4	No	20%	Base	Base	10% of all units
	Model 26	50%	70%	0%	30%	£10,000	Level 3	Level 4	No	20%	Base	Base	10% of all units
	Model 27	50%	70%	0%	30%	£15,000	Level 3	Level 4	No	20%	Base	Base	10% of all units
	Model 28	50%	60%	0%	40%	£4,500	Level 3	Level 4	No	20%	Base	Base	10% of all units
	Model 29	50%	60%	0%	40%	£10,000	Level 3	Level 4	No	20%	Base	Base	10% of all units
	Model 30	50%	60%	0%	40%	£15,000	Level 3	Level 4	No	20%	Base	Base	10% of all units
	Model 31	50%	0%	70%	30%	£4,500	Level 3	Level 4	No	20%	Base	Base	10% of all units
	Model 32	50%	0%	70%	30%	£10,000	Level 3	Level 4	No	20%	Base	Base	10% of all units
	Model 33	50%	0%	70%	30%	£15,000	Level 3	Level 4	No	20%	Base	Base	10% of all units
	Model 34	50%	0%	60%	40%	£4,500	Level 3	Level 4	No	20%	Base	Base	10% of all units
	Model 35	50%	0%	60%	40%	£10,000	Level 3	Level 4	No	20%	Base	Base	10% of all units
	Model 36	50%	0%	60%	40%	£15,000	Level 3	Level 4	No	20%	Base	Base	10% of all units

MODEL 1									
Density - units/ha ->	40 uph	70 uph	100 uph	130 uph	160 uph	190 uph	220 uph	250 uph	
Build costs ->	£1023 per sqm	£1346 per sqm	£1679 per sqm	£1787 per sqm	£1830 per sqm	£1884 per sqm	£1959 per sqm	£2013 per sqm	
Sales value per sm									Sales value per sm

9	% SR	70%
9	% SO	30%
S	S106 (private)	£4,500 per unit
Г		
S	S106 (affordable)	£4,500 per unit
C	CSH (% uplift on Private)	5%

CSH (% uplift on AH)

£2,691	1,149,399	- 397,092	- 3,245,298	- 5,191,763	- 6,770,044	- 8,803,271	- 11,883,910	- 14,317,274	£2,691
£3,563	2,719,075	2,173,383	- 86,667	- 1,220,459	- 2,267,577	- 3,437,006	- 5,557,214	- 7,403,121	£3,563
£4,435	4,286,027	4,728,649	3,036,505	2,696,096	2,186,929	1,881,524	731,383	- 515,996	£4,435
£5,307	5,852,980	7,274,408	6,159,676	6,567,127	6,609,237	7,162,209	6,914,384	6,303,308	£5,307
£6,179	7,419,932	9,820,169	9,282,847	10,438,158	11,002,788	12,398,663	13,078,876	13,122,611	£6,179
£7,050	8,986,885	12,365,928	12,390,059	14,309,191	15,396,340	17,635,117	19,243,368	19,904,815	£7,050
£7,922	10,553,837	14,911,687	15,489,943	18,180,222	19,789,891	22,871,569	25,396,027	26,662,300	£7,922
£8,794	12,120,789	17,457,448	18,589,827	22,051,253	24,183,443	28,108,023	31,514,501	33,419,784	£8,794
£9,666	13,682,376	19,997,409	21,682,659	25,910,859	28,555,090	33,328,338	37,618,696	40,161,329	£9,666
£10,538	15,153,346	22,390,902	24,597,385	29,532,501	32,658,388	38,218,853	43,362,260	46,500,289	£10,538
£11,410	16,624,316	24,784,396	27,512,109	33,154,143	36,761,687	43,109,368	49,105,824	52,839,248	£11,410
£12,282	18,095,287	27,177,889	30,426,834	36,775,785	40,864,985	47,999,883	54,849,388	59,178,207	£12,282
£13,154	19,566,258	29,571,382	33,341,559	40,397,427	44,968,283	52,890,398	60,592,952	65,517,166	£13,154
£13,993	20,982,747	31,874,112	36,148,330	43,884,935	48,919,607	57,599,783	66,123,791	71,621,350	£13,993

RLVs	less existing use va	lue

#### £22,794,353 per hectare £9,228,483 per acre

#### Offices

units/ha -> Build costs ->         40 uph E1032 per sqm         E1046 per sqm         E1079 per sqm         E1080 per sqm         E1080 per sqm         E1080 per sqm         E2001 per sqm	Deliaity -											
Sales value per sq m  £2,691	units/ha ->	40 uph	70 uph	100 uph	130 uph	160 uph	190 uph	220 uph	250 uph			
per sq m  £2,691	Build costs ->	£1023 per sqm	£1346 per sqm	£1679 per sqm	£1787 per sqm	£1830 per sqm	£1884 per sqm	£1959 per sqm	£2013 per sqm			
£2,691         - 21,644,954         - 23,191,445         - 26,039,651         - 27,986,116         - 29,564,397         - 31,597,624         - 34,678,263         - 37,111,627         £2,691           £3,563         - 20,075,278         - 20,620,970         - 22,881,020         - 24,014,812         - 25,061,330         - 28,351,567         - 30,197,474         £3,563           £4,435         - 18,508,326         - 18,065,704         19,757,848         - 20,098,257         - 20,607,424         - 20,912,829         - 22,062,970         - 23,310,349         £4,435           £5,307         - 16,941,373         - 15,519,945         - 16,634,677         - 16,227,226         - 16,185,116         - 15,632,144         - 15,879,969         - 16,491,045         £5,307           £6,179         - 15,374,421         - 12,974,184         - 13,511,506         12,356,195         11,793,8655         10,395,690         - 9,715,477         9,671,742         £6,179           £7,922         - 12,240,516         - 7,882,666         - 7,304,410         - 4,614,131         - 3,004,462         77,216         2,601,674         3,867,947         £7,922           £8,794         - 10,673,564         5,336,905         - 4,204,526         743,100         1,389,990         5,313,670         8,720,148         10,625,431	Sales value									Sales value		
£3,563       - 20,075,278       - 20,620,970       - 22,881,020       - 24,014,812       - 25,061,930       - 26,231,359       - 28,351,567       - 30,197,474       £3,563         £4,435       - 18,508,326       - 18,068,704       - 19,757,848       - 20,098,257       - 20,607,424       - 20,912,829       - 22,062,970       - 23,310,349       £4,435         £5,307       - 16,941,373       - 15,519,945       - 16,634,677       - 16,227,226       16,185,116       15,632,144       - 15,879,969       - 16,491,045       £5,307         £6,179       - 15,374,421       - 12,974,184       - 13,511,506       12,356,195       - 11,791,565       - 10,395,690       - 9,715,477       - 9,671,742       £6,179         £7,050       - 13,807,468       - 10,428,425       - 10,404,294       - 8,485,162       - 7,398,013       5,159,236       3,550,985       - 2,889,538       £7,050         £7,922       - 12,240,516       - 7,882,666       - 7,304,410       4,614,131       3,004,462       77,216       2,601,674       3,867,947       £7,922         £8,794       - 10,673,564       - 5,336,905       - 4,204,526       - 743,100       1,389,090       5,313,670       8,720,148       10,625,431       £8,794         £9,666       - 9,111,977       - 2,786,94	per sq m									per sq m	Market value range 2011	Market value range 2007
£4,435       - 18,508,326       - 18,065,704       - 19,757,848       - 20,098,257       - 20,607,424       - 20,912,829       - 22,062,970       - 23,310,349       £4,435         £5,307       - 16,941,373       - 15,519,945       - 16,634,677       - 16,227,226       16,185,116       - 15,632,144       - 15,879,699       - 16,491,045       £5,307         £6,179       - 15,374,421       - 12,974,184       - 13,511,506       - 12,356,195       - 11,791,565       10,395,690       - 9,715,477       - 9,671,742       £6,179         £7,050       - 13,807,488       - 10,428,425       - 10,404,294       8,485,162       - 7,398,013       - 5,159,236       - 3,550,985       - 2,889,538       £7,050         £7,922       - 12,240,516       - 7,882,666       - 7,304,410       4,614,131       3,004,462       77,216       2,601,674       3,867,947       £7,922         £8,794       - 10,673,564       - 5,336,905       - 4,204,526       - 743,100       1,389,090       5,313,670       8,720,148       10,625,431       £8,794         £9,666       - 9,111,977       - 2,786,944       - 1,111,694       3,116,506       5,760,737       10,533,985       14,824,343       17,366,976       £9,666         £10,538       - 7,641,007       - 403,451	£2,691	- 21,644,954	- 23,191,445	- 26,039,651	- 27,986,116	- 29,564,397	- 31,597,624	- 34,678,263	- 37,111,627	£2,691		-
£5,307       - 16,941,373       - 15,519,945       - 16,634,677       - 16,227,226       - 16,185,116       - 15,632,144       - 15,879,969       - 16,491,045       £5,307         £6,179       - 15,374,421       - 12,974,184       - 13,511,506       12,356,195       - 11,791,565       - 10,396,690       - 9,715,477       - 9,671,742       £6,179         £7,050       - 13,807,468       10,428,425       10,404,294       8,485,162       7,398,013       5,159,236       3,550,985       2,889,538       £7,050         £7,922       - 12,240,516       - 7,882,666       - 7,304,410       - 4,614,131       3,004,462       77,216       2,601,674       3,867,947       £7,922         £8,794       - 10,673,564       5,336,905       - 4,204,526       - 743,100       1,389,090       5,313,670       8,720,148       10,625,431       £8,794         £9,666       - 9,111,977       - 2,796,944       1,111,694       3,116,506       5,760,737       10,533,985       14,824,343       17,366,976       £9,666         £10,538       - 7,641,007       - 403,451       1,803,032       6,738,148       9,864,035       15,424,500       20,567,907       23,705,936       £10,538         £11,410       - 6,170,037       1,999,043       4,717,756 <td< td=""><td>£3,563</td><td>- 20,075,278</td><td>- 20,620,970</td><td>- 22,881,020</td><td>- 24,014,812</td><td>- 25,061,930</td><td>- 26,231,359</td><td>- 28,351,567</td><td>- 30,197,474</td><td>£3,563</td><td></td><td></td></td<>	£3,563	- 20,075,278	- 20,620,970	- 22,881,020	- 24,014,812	- 25,061,930	- 26,231,359	- 28,351,567	- 30,197,474	£3,563		
£6,179       - 15,374,421       - 12,974,184       - 13,511,506       - 12,356,195       - 11,791,565       - 10,395,690       - 9,715,477       - 9,671,742       £6,179         £7,050       - 13,807,468       - 10,428,425       - 10,404,294       - 8,485,162       - 7,398,013       - 5,159,236       - 3,550,985       - 2,899,538       £7,050         £7,922       - 12,240,516       - 7,882,666       - 7,304,410       - 4,614,131       - 3,004,462       77,216       2,601,674       3,867,947       £7,922         £8,794       - 10,673,564       - 5,336,905       - 4,204,526       - 743,100       1,389,090       5,313,670       8,720,148       10,625,431       £8,794         £9,666       - 9,111,977       - 2,796,944       - 1,111,694       3,116,506       5,760,737       10,533,985       14,824,343       17,366,976       £9,666         £10,538       - 7,641,007       - 403,451       1,803,032       6,738,148       9,864,035       15,424,500       20,567,907       23,705,936       £10,538         £11,410       - 6,170,037       1,990,043       4,717,756       10,359,790       13,967,334       20,315,015       26,311,471       30,044,895       £11,410         £12,282       - 4,699,066       4,383,536       7,632,481	£4,435	- 18,508,326	- 18,065,704	- 19,757,848	- 20,098,257	- 20,607,424	- 20,912,829	- 22,062,970	- 23,310,349	£4,435		
£7,050       - 13,807,468       - 10,428,425       - 10,404,294       - 8,485,162       - 7,398,013       - 5,159,236       - 3,550,985       - 2,889,538       £7,050         £7,922       - 12,240,516       - 7,882,666       - 7,304,410       - 4,614,131       - 3,004,662       77,216       2,601,674       3,867,947       £7,922         £8,794       - 10,673,564       - 5,336,905       - 4,204,526       - 743,100       1,389,090       5,313,670       8,720,148       10,625,431       £8,794         £9,666       - 9,111,977       - 2,786,944       - 1,111,694       3,116,506       5,760,737       10,533,985       14,824,343       17,366,976       £9,666         £10,538       - 7,641,007       - 403,451       1,803,032       6,738,148       9,864,035       15,424,500       20,567,907       23,705,936       £10,538         £11,410       - 6,170,037       1,990,043       4,717,756       10,359,790       13,967,032       20,315,015       26,511,471       30,044,895       £11,410         £12,282       - 4,699,066       4,383,536       7,632,481       13,981,432       18,070,632       25,205,530       32,055,035       36,383,854       £12,282         £13,154       - 3,228,095       6,777,029       10,547,206       17,6	£5,307	- 16,941,373	- 15,519,945	- 16,634,677	- 16,227,226	- 16,185,116	- 15,632,144	- 15,879,969	- 16,491,045	£5,307		4
£7,922       - 12,240,516       - 7,882,666       - 7,304,410       - 4,614,131       - 3,004,462       77,216       2,601,674       3,867,947       £7,922         £8,794       - 10,673,564       - 5,336,905       - 4,204,526       743,100       1,389,090       5,313,670       8,720,148       10,625,431       £8,794         £9,666       - 9,111,977       - 2,796,944       - 1,111,694       3,116,506       5,760,737       10,533,985       14,824,343       17,366,976       £9,666       9         £10,538       - 7,641,007       - 403,451       1,803,032       6,738,148       9,864,035       15,424,500       20,567,907       23,705,936       £10,538         £11,410       - 6,170,037       1,990,043       4,717,756       10,359,790       13,967,334       20,315,015       26,311,471       30,044,895       £11,410         £12,282       - 4,699,066       4,383,536       7,632,481       13,981,432       18,070,632       25,205,530       32,055,035       36,383,854       £12,282         £13,154       - 3,228,095       6,777,029       10,547,206       17,603,074       22,173,930       30,096,045       37,795,599       42,722,813       £13,154	£6,179	- 15,374,421	- 12,974,184	- 13,511,506	- 12,356,195	- 11,791,565	- 10,395,690	- 9,715,477	- 9,671,742	£6,179		
£8,794       - 10,673,564       - 5,336,905       - 4,204,526       - 743,100       1,389,090       5,313,670       8,720,148       10,625,431       £8,794         £9,666       - 9,111,977       - 2,796,944       - 1,111,694       3,116,506       5,760,737       10,533,985       14,824,343       17,366,976       £9,666         £10,538       - 7,641,007       - 403,451       1,803,032       6,738,148       9,864,035       15,424,500       20,567,907       23,705,936       £10,538         £11,410       - 6,170,037       1,990,043       4,717,756       10,359,790       13,967,334       20,315,015       26,311,471       30,044,895       £11,410         £12,282       - 4,699,066       4,383,536       7,632,481       13,981,432       18,070,632       25,205,530       32,055,035       36,383,854       £12,282         £13,154       - 3,228,095       6,777,029       10,547,206       17,603,074       22,173,930       30,096,045       37,798,599       42,722,813       £13,154												
£9,666       -       9,111,977       -       2,796,944       -       1,111,694       3,116,506       5,760,737       10,533,985       14,824,343       17,366,976       £9,666         £10,538       -       7,641,007       -       403,451       1,803,032       6,738,148       9,864,035       15,424,500       20,567,907       23,705,936       £10,538         £11,410       -       6,170,037       1,990,043       4,717,756       10,359,790       13,967,334       20,315,015       26,311,471       30,044,895       £11,410         £12,282       -       4,699,066       4,383,536       7,632,481       13,981,432       18,070,632       25,205,530       32,055,035       36,383,854       £12,282         £13,154       -       3,228,095       6,777,029       10,547,206       17,603,074       22,173,930       30,096,045       37,798,599       42,722,813       £13,154	£7,922	- 12,240,516	- 7,882,666	- 7,304,410	- 4,614,131	- 3,004,462	77,216	2,601,674	3,867,947	£7,922		
£10,538     - 7,641,007     - 403,451     1,803,032     6,738,148     9,864,035     15,424,500     20,567,907     23,705,936     £10,538       £11,410     - 6,170,037     1,990,043     4,717,756     10,359,790     13,967,334     20,315,015     26,311,471     30,044,895     £11,410       £12,282     - 4,699,066     4,383,536     7,632,481     13,981,432     18,070,632     25,205,530     32,055,035     36,383,854     £12,282       £13,154     - 3,228,095     6,777,029     10,547,206     17,603,074     22,173,930     30,096,045     37,795,599     42,722,813     £13,154									10,625,431			
£11,410     - 6,170,037     1,990,043     4,717,756     10,359,790     13,967,334     20,315,015     26,311,471     30,044,895     £11,410       £12,282     - 4,699,066     4,383,536     7,632,481     13,981,432     18,070,632     25,205,530     32,055,035     36,383,854     £12,282       £13,154     - 3,228,095     6,777,029     10,547,206     17,603,074     22,173,930     30,096,045     37,798,599     42,722,813     £13,154	£9,666	- 9,111,977	- 2,796,944	- 1,111,694	3,116,506	5,760,737	10,533,985	14,824,343	17,366,976	£9,666		
£12,282       - 4,699,066       4,383,536       7,632,481       13,981,432       18,070,632       25,205,530       32,055,035       36,383,854       £12,282         £13,154       - 3,228,095       6,777,029       10,547,206       17,603,074       22,173,930       30,096,045       37,798,599       42,722,813       £13,154												
£13,154 - 3,228,095 6,777,029 10,547,206 17,603,074 22,173,930 30,096,045 37,798,599 42,722,813 £13,154 £13,154	£11,410	- 6,170,037	1,990,043	4,717,756	10,359,790	13,967,334	20,315,015	26,311,471	30,044,895	£11,410		
		- 4,699,066	4,383,536	7,632,481	13,981,432		25,205,530	32,055,035	36,383,854		_	
£13,993 <mark>- 1.811,606</mark> 9,079,759 13,353,977 21,090,582 26,125,254 34,805,430 43,329,438 48,826,997 £13,993		- 3,228,095	6,777,029		17,603,074	22,173,930	30,096,045	37,798,599	42,722,813			
	£13,993	- 1,811,606	9,079,759	13,353,977	21,090,582	26,125,254	34,805,430	43,329,438	48,826,997	£13,993		

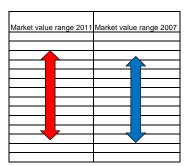
RLVs less existing use value

Density -

#### £27,002,840 per hectare £10,932,324 per acre

#### Residential

units/ha ->	40 uph	70 uph	100 uph	130 uph	160 uph	190 uph	220 uph	250 uph	
Build costs ->	£1023 per sqm	£1346 per sqm	£1679 per sqm	£1787 per sqm	£1830 per sqm	£1884 per sqm	£1959 per sqm	£2013 per sqm	
Sales value									Sales value
per sq m									per sq m
£2,691	- 25,853,441	- 27,399,932	- 30,248,138	- 32,194,603	- 33,772,884	- 35,806,111	- 38,886,750	- 41,320,114	£2,691
£3,563	- 24,283,765	- 24,829,457	- 27,089,507	- 28,223,299	- 29,270,417	- 30,439,846	- 32,560,054	- 34,405,961	£3,563
£4,435	- 22,716,813	- 22,274,191	- 23,966,335	- 24,306,744	- 24,815,911	- 25,121,316	- 26,271,457	- 27,518,836	£4,435
£5,307	- 21,149,860	- 19,728,432	- 20,843,164	- 20,435,713	- 20,393,603	- 19,840,631	- 20,088,456	- 20,699,532	£5,307
£6,179	- 19,582,908	- 17,182,671	- 17,719,993	- 16,564,682	- 16,000,052	- 14,604,177	- 13,923,964	- 13,880,229	£6,179
£7,050	- 18,015,955	- 14,636,912	- 14,612,781	- 12,693,649	- 11,606,500	- 9,367,723	- 7,759,472	- 7,098,025	£7,050
£7,922	- 16,449,003	- 12,091,153	- 11,512,897	- 8,822,618	- 7,212,949	- 4,131,271	- 1,606,813	- 340,540	£7,922
£8,794	- 14,882,051	- 9,545,392	- 8,413,013	- 4,951,587	- 2,819,397	1,105,184	4,511,662	6,416,945	£8,794
£9,666	- 13,320,464	- 7,005,431	- 5,320,181	- 1,091,981	1,552,251	6,325,499	10,615,857	13,158,490	£9,666
£10,538	- 11,849,494	- 4,611,938	- 2,405,455	2,529,662	5,655,549	11,216,014	16,359,421	19,497,450	£10,538
£11,410	- 10,378,524	- 2,218,444	509,270	6,151,304	9,758,848	16,106,529	22,102,985	25,836,409	£11,410
£12,282	- 8,907,553	175,050	3,423,995	9,772,946	13,862,146	20,997,044	27,846,549	32,175,368	£12,282
£13,154	- 7,436,582	2,568,543	6,338,720	13,394,588	17,965,444	25,887,559	33,590,113	38,514,327	£13,154
£13,993	- 6,020,093	4,871,273	9,145,491	16,882,096	21,916,768	30,596,944	39,120,952	44,618,511	£13,993



RLVs less existing use value

Density -

#### £4,544,800 per hectare £1,840,000 per acre

# Industsrial / warehousing

units/ha ->	40 uph	70 uph	100 uph	130 uph	160 uph	190 uph	220 uph	250 uph			
Build costs ->	£1023 per sqm	£1346 per sqm	£1679 per sqm	£1787 per sqm	£1830 per sqm	£1884 per sqm	£1959 per sqm	£2013 per sqm	]		
Sales value									Sales value		
per sq m									per sq m	Market value range 2011	Market value range 2007
£2,691	- 3,395,401	- 4,941,892	- 7,790,098	- 9,736,563	- 11,314,844	- 13,348,071	- 16,428,710	- 18,862,074	£2,691		
£3,563	- 1,825,725	- 2,371,417	- 4,631,467	- 5,765,259	- 6,812,377	- 7,981,806	- 10,102,014		£3,563		
£4,435	- 258,773	183,849	- 1,508,295	- 1,848,704	- 2,357,871	- 2,663,276	- 3,813,417	- 5,060,796	£4,435		
£5,307	1,308,180	2,729,608	1,614,876	2,022,327	2,064,437	2,617,409	2,369,584	1,758,508			
£6,179	2,875,132		4,738,047	5,893,358	6,457,988	7,853,863	8,534,076	8,577,811	£6,179		
£7,050	4,442,085	7,821,128	7,845,259	9,764,391	10,851,540	13,090,317	14,698,568	15,360,015	£7,050		
£7,922	6,009,037	10,366,887	10,945,143	13,635,422	15,245,091	18,326,769	20,851,227	22,117,500	£7,922		
£8,794	7,575,989	12,912,648	14,045,027	17,506,453	19,638,643	23,563,223	26,969,701	28,874,984	£8,794		
£9,666	9,137,576	15,452,609	17,137,859	21,366,059	24,010,290	28,783,538	33,073,896	35,616,529			
£10,538	10,608,546	17,846,102	20,052,585	24,987,701	28,113,588	33,674,053	38,817,460	41,955,489	£10,538		
£11,410	12,079,516	20,239,596	22,967,309	28,609,343	32,216,887	38,564,568	44,561,024	48,294,448			
£12,282	13,550,487	22,633,089	25,882,034	32,230,985	36,320,185	43,455,083	50,304,588	54,633,407	£12,282		
£13,154	15,021,458	25,026,582	28,796,759	35,852,627	40,423,483	48,345,598	56,048,152	60,972,366			
£13,993	16,437,947	27,329,312	31,603,530	39,340,135	44,374,807	53,054,983	61,578,991	67,076,550	£13,993		

40 uph

70 uph

100 uph

Density units/ha ->

#### £2,000,000 per hectare £809,717 per acre

160 uph

130 uph

#### Community space/buildings £700,000 infrastructure per ha

250 uph

220 uph

Build costs ->	£1023 per sqm	£1346 per sqm	£1679 per sqm	£1787 per sqm	£1830 per sqm	£1884 per sqm	£1959 per sqm	£2013 per sqm			
Sales value									Sales value		
£per sq m									£per sq m	Market value range 2011	Market value range 2007
£2,691	- 1,550,601	- 3,097,092	- 5,945,298	- 7,891,763	- 9,470,044	- 11,503,271	- 14,583,910	- 17,017,274	£2,691		
£3,563	19,075	- 526,617	- 2,786,667	- 3,920,459	- 4,967,577	- 6,137,006	- 8,257,214	- 10,103,121	£3,563		
£4,435	1,586,027	2,028,649	336,505	- 3,904	- 513,071	- 818,476	- 1,968,617	- 3,215,996	£4,435		
£5,307	3,152,980	4,574,408	3,459,676	3,867,127	3,909,237	4,462,209	4,214,384	3,603,308	£5,307		
£6,179	4,719,932	7,120,169	6,582,847	7,738,158	8,302,788	9,698,663	10,378,876	10,422,611	£6,179		
£7,050	6,286,885	9,665,928	9,690,059	11,609,191	12,696,340	14,935,117	16,543,368	17,204,815			
£7,922	7,853,837	12,211,687	12,789,943	15,480,222	17,089,891	20,171,569	22,696,027	23,962,300	£7,922		
£8,794	9,420,789	14,757,448	15,889,827	19,351,253	21,483,443	25,408,023	28,814,501	30,719,784	£8,794		
£9,666	10,982,376	17,297,409	18,982,659	23,210,859	25,855,090	30,628,338	34,918,696	37,461,329	£9,666		
£10,538	12,453,346	19,690,902	21,897,385	26,832,501	29,958,388	35,518,853	40,662,260	43,800,289	£10,538		
£11,410	13,924,316	22,084,396	24,812,109	30,454,143	34,061,687	40,409,368	46,405,824	50,139,248	£11,410		
£12,282	15,395,287	24,477,889	27,726,834	34,075,785	38,164,985	45,299,883	52,149,388	56,478,207	£12,282		
£13,154	16,866,258	26,871,382	30,641,559	37,697,427	42,268,283	50,190,398	57,892,952	62,817,166	£13,154		

MODEL 1								
Density -	40 1	70 1	400	400	400	400	000	050
units/ha ->	40 uph	70 uph	100 uph	130 uph	160 uph	190 uph	220 uph	250 uph
			Ta	10				

Build costs -> \$\frac{\text{\text{E1023 per sqm}}}{\text{\tint}\text{\text{\text{\text{\text{\text{\text{\tinitett{\texitilex{\text{\texitilex{\tex{\text{\texi}\text{\text{\text{\texictex{\tex{\texitex{\texi{\texi}}\tint{\text{\texitilex{\texi}}}}\text{\text{\texit{\text{\tex

Build costs ->	£1023 per sqm	£1346 per sqiii	£1679 per sqiii	£1767 per sqiii	£ 1630 per sqrii	£1004 per sqiii	£ 1959 per sqiii	£2013 per sqrii	
Sales value									Sales value
psm									psm
£2,691	1,149,399	- 397,092	- 3,245,298	- 5,191,763	- 6,770,044	- 8,803,271	- 11,883,910	- 14,317,274	2,691
£3,563	2,719,075	2,173,383	- 86,667	- 1,220,459	- 2,267,577	- 3,437,006	- 5,557,214	- 7,403,121	3,563
£4,435	4,286,027	4,728,649	3,036,505	2,696,096	2,186,929	1,881,524	731,383	- 515,996	4,435
£5,307	5,852,980	7,274,408	6,159,676	6,567,127	6,609,237	7,162,209	6,914,384	6,303,308	5,307
£6,179	7,419,932	9,820,169	9,282,847	10,438,158	11,002,788	12,398,663	13,078,876	13,122,611	6,179
£7,050	8,986,885	12,365,928	12,390,059	14,309,191	15,396,340	17,635,117	19,243,368	19,904,815	7,050
£7,922	10,553,837	14,911,687	15,489,943	18,180,222	19,789,891	22,871,569	25,396,027	26,662,300	7,922
£8,794	12,120,789	17,457,448	18,589,827	22,051,253	24,183,443	28,108,023	31,514,501	33,419,784	8,794
£9,666	13,682,376	19,997,409	21,682,659	25,910,859	28,555,090	33,328,338	37,618,696	40,161,329	9,666
£10,538	15,153,346	22,390,902	24,597,385	29,532,501	32,658,388	38,218,853	43,362,260	46,500,289	10,538
£11,410	16,624,316	24,784,396	27,512,109	33,154,143	36,761,687	43,109,368	49,105,824	52,839,248	11,410
£12,282	18,095,287	27,177,889	30,426,834	36,775,785	40,864,985	47,999,883	54,849,388	59,178,207	12,282
£13,154	19,566,258	29,571,382	33,341,559	40,397,427	44,968,283	52,890,398	60,592,952	65,517,166	13,154
£13,993	20,982,747	31,874,112	36,148,330	43,884,935	48,919,607	57,599,783	66,123,791	71,621,350	13,993

Aff Hsg	30%
% SR	70%
% SO	30%
S106 (private)	£4,500 per un
S106 (affordable)	£4,500 per un
CIL	
CSH (average unit cost)	£9,376 per un
Grant	N
Dovolopor's profit	200

RLVs less existing use value
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£22,794,353 per hectare £9,228,483 per acre

Offices

units/ha ->	40 uph	70 uph	100 uph	130 uph	160 uph	190 uph	220 uph	250 unh			
Build costs->		£1346 per sqm						250 uph £2013 per sam	_		
Sales value £per sq m	2.1020 por oqui	121010 por oq	12 toro por oqui	z rr or por oqui	12 1000 por oqui	12100 i por oq	12 rode per equi	ZZZ TO POT OQIII	Sales value £per sq m	Market value range 2011	Market value range 2007
£2,691	8	8	8	8	8	8	8	8	£2,691	-	_
£3,563	8	8	8	8	8	8	8	8	£3,563		
£4,435	8	8	8	8	8	8	8	8	£4,435		
£5,307	8	8	8	8	8	8	8	8	£5,307		
£6,179	8	8	8	8	8	8	8	8	£6,179		
£7,050	8	8	8	8	8	8	8	<u>@</u>	£7,050		
£7,922	8	8	8	8	<b>(a)</b>	<b>(a)</b>	<b>(a)</b>	9	£7,922		
£8,794	8	8	8	(2)	(4)	<b>(3)</b>	<b>©</b>	0	£8,794		
£9,666	8	<u> </u>	<u> </u>	<u> </u>	<u>©</u>	<u>©</u>	<u>©</u>	<u> </u>	£9,666		
£10,538	8	<b>(4)</b>	<u> </u>	<u> </u>	<u>©</u>	8	<u>©</u>	0	£10,538		
£11,410	8	<u>@</u>	8	<u> </u>	<u>©</u>	0	<u>©</u>	0	£11,410		
£12,282	8	0	0	<u>©</u>	0	0	0	0	£12,282		
£13,154	<b>(2)</b>	0	0	0	0	0	0	0	£13,154		
£13,993	<b>(4)</b>	0	<u> </u>	<b>(3)</b>	<b>(</b>	0	<b>(</b>	0	£13,993		

#### RLVs less existing use value

£27,002,840 per hectare £10,932,324 per acre

Density - units/ha ->	40 uph	70 uph	100 uph	130 uph	160 uph	190 uph	220 uph	250 uph			
Build costs ->	£1023 per sqm	£1346 per sqm		£1787 per sqm							
Sales value per sq m									Sales value per sq m	Market value range	2011 Market value range 2007
£2,691	8	8	8	8	8	8	8	8	£2,691		
£3,563	8	8	8	8	8	8	8	8	£3,563		
£4,435	8	8	8	8	8	8	8	8	£4,435		
£5,307	8	8	8	8	8	8	8	8	£5,307		
£6,179	8	8	8	8	8	8	8	8	£6,179		
£7,050	8	8	8	8	8	8	8	8	£7,050		
£7,922	8	8	8	8	8	8	<u>@</u>	<u> </u>	£7,922		
£8,794	8	8	8	8	<u> </u>	<b>(4)</b>	0	0	£8,794		
£9,666	8	8	8	<b>@</b>	<u> </u>	0	0	0	£9,666		
£10,538	8	8	(=)	<b>(a)</b>	0	0	0	0	£10,538		
£11,410	8	(2)	(4)	0	0	0	0	0	£11,410		
£12,282	8	<u>@</u>	<u>=</u>	0	0	0	0	0	£12,282		
£13 154	8	<u>—</u>	(3)	(8)	(8)	(8)	(9)	(8)	£13 154		

### RLVs less existing use value

£13,993

£4,544,800 per hectare £1,840,000 per acre

Industsrial / warehousing

£13,993

Density - units/ha ->	40 uph	70 uph	100 uph	130 uph	160 uph	190 uph	220 uph	250 uph			
Build costs ->	£1023 per sqm	£1346 per sqm	£1679 per sqm	£1787 per sqm	£1830 per sqm	£1884 per sqm	£1959 per sqm	£2013 per sqm			
Sales value £per sq m									Sales value £per sq m	Market value range 2011	Market value range 200
£2,691	8	8	8	8	8	8	8	8	£2,691		
£3,563	8	8	8	8	8	8	8	8	£3,563		
£4,435	<u> </u>	<u> </u>	8	8	8	8	8	8	£4,435		
£5,307	<u>©</u>	<b>©</b>	0	0	<u>©</u>	0	0	0	£5,307		<u>ו</u> ב
£6,179	<b>©</b>	<b>©</b>	0	0	<u> </u>	0	0	0	£6,179		
£7,050	<b>©</b>	0	0	0	0	0	0	0	£7,050		
£7,922	<b>©</b>	0	0	0	0	0	0	0	£7,922		
£8,794	<u>©</u>	<b>©</b>	0	0	<u>©</u>	0	0	0	£8,794		
£9,666	<u>©</u>	<b>©</b>	0	0	<u>©</u>	0	0	0	£9,666		
£10,538	<u>©</u>	<b>©</b>	0	0	<u>©</u>	0	0	0	£10,538		
£11,410	<b>©</b>	<b>©</b>	<u> </u>	0	0	0	0	<b>©</b>	£11,410		
£12,282	<b>©</b>	0	0	0	0	0	0	0	£12,282	V	
£13,154	<b>©</b>	0	0	0	0	0	0	0	£13,154		
£13,993	(3)	<u>©</u>	<u> </u>	<u> </u>	<u>©</u>	<u>©</u>	<u>©</u>	8	£13,993		

# RLVs less existing use value

£2,000,000 per hectare £809,717 per acre

Density -											
units/ha ->	40 uph	70 uph	100 uph	130 uph	160 uph	190 uph	220 uph	250 uph			
Build costs ->	£1023 per sqm	£1346 per sqm	£1679 per sqm	£1787 per sqm	£1830 per sqm	£1884 per sqm	£1959 per sqm	£2013 per sqm	]	1	
Sales value									Sales value		
per sq m									per sq m	Market value range 201	1 Market value range 2007
£2,691	8	8	8	8	8	8	8	8	£2,691		
£3,563	<b>(4)</b>	8	8	8	8	8	8	8	£3,563		
£4,435	<b>©</b>	0	0	<u>—</u>	(3)	8	8	8	£4,435		
£5,307	<b>©</b>	0	0	0	0	<b>©</b>	0	0	£5,307		
£6,179	0	0	0	0	0	0	0	0	£6,179		
£7,050	<b>©</b>	0	0	0	0	<b>©</b>	0	<b>(</b>	£7,050		
£7,922	<b>©</b>	0	0	0	0	<b>©</b>	0	<b>(</b>	£7,922		
£8,794		<b>©</b>	8	<b>(9</b> )	8	<b>©</b>	<b>(9</b> )	<b>(9</b> )	£8,794		
£9,666	<u> </u>	<b>©</b>	8	<b>(5)</b>	8	<b>©</b>	<b>(9</b> )	<b>(9</b> )	£9,666		
£10,538	<b>©</b>	0	0	0	0	0	0	0	£10,538		
£11,410	<b>©</b>	<u>©</u>	0	0	0	0	0	0	£11,410		
£12,282	<b>(S)</b>	0	8	8	8	8	<u> </u>	<u> </u>	£12,282		
£13,154	<b>(S)</b>	0	8	8	8	8	9	<u> </u>	£13,154		
£13,993	(3)	(9)	(3)	(3)	8	(3)	8	(3)	£13,993		

MODEL 2	2								
Density -									
units/ha ->	40 uph	70 uph	100 uph	130 uph	160 uph	190 uph	220 uph	250 uph	
Build costs ->	£1023 per sam	£1346 per sam	£1679 ner sam	£1787 ner sam	£1830 per sqm	£1884 ner sam	£1959 per sam	£2013 per sam	
Sales value per sm	E1020 por oqui	E1040 per sqrii	E 1070 per oqui	Error per squi	E 1000 per sqiiri	21004 per sqrii	E1000 per oqui		Sales value per sm

% SR	70%
% SO	30%
S106 (private)	£10,000 per unit
S106 (affordable)	£10,000 per unit
CSH (% uplift on Private)	5%
CSH (% uplift on AH)	11%

£2,691	922,054	- 804,444	- 3,828,012	- 5,958,608	- 7,725,311	- 9,937,650	- 13,213,142	- 15,827,764	£2,691
£3,563	2,494,603	1,770,505	- 662,208	- 1,987,304	- 3,222,844	- 4,571,385	- 6,886,446	- 8,913,612	£3,563
£4,435	4,061,556	4,330,795	2,460,964	1,943,285	1,243,120	760,751	- 582,109	- 2,008,599	£4,435
£5,307	5,628,508	6,876,555	5,584,135	5,818,924	5,676,895	6,053,627	5,616,647	4,810,704	£5,307
£6,179	7,195,461	9,422,315	8,707,306	9,689,956	10,070,447	11,291,507	11,781,139	11,630,008	£6,179
£7,050	8,762,413	11,968,074	11,821,696	13,560,987	14,463,998	16,527,960	17,945,631	18,430,113	£7,050
£7,922	10,329,366	14,513,835	14,921,581	17,432,018	18,857,548	21,764,414	24,110,123	25,187,598	£7,922
£8,794	11,896,318	17,059,594	18,021,465	21,303,049	23,251,100	27,000,867	30,232,531	31,945,083	£8,794
£9,666	13,459,750	19,599,555	21,114,298	25,165,242	27,634,225	32,225,147	36,336,727	38,686,628	£9,666
£10,538	14,931,752	21,993,049	24,029,022	28,793,631	31,737,523	37,125,325	42,080,290	45,025,588	£10,538
£11,410	16,402,722	24,386,542	26,943,747	32,415,273	35,840,821	42,015,840	47,823,854	51,364,547	£11,410
£12,282	17,873,693	26,780,036	29,858,472	36,036,914	39,944,119	46,906,355	53,567,417	57,703,506	£12,282
£13,154	19,344,663	29,173,530	32,773,196	39,658,556	44,047,417	51,796,870	59,310,981	64,042,465	£13,154
£13 993	20 761 152	31 478 375	35 579 969	43 146 064	47 998 741	56 506 255	64 841 821	70 146 648	£13 993

£9,666	13,459,750	19,599,555	21,114,298	25,165,242	27,634,225	32,225,147	36,336,727	38,686,628	£
£10,538	14,931,752	21,993,049	24,029,022	28,793,631	31,737,523	37,125,325	42,080,290	45,025,588	£1
£11,410	16,402,722	24,386,542	26,943,747	32,415,273	35,840,821	42,015,840	47,823,854	51,364,547	£1
£12,282	17,873,693	26,780,036	29,858,472	36,036,914	39,944,119	46,906,355	53,567,417	57,703,506	£1
£13,154	19,344,663	29,173,530	32,773,196	39,658,556	44,047,417	51,796,870	59,310,981	64,042,465	£1
£13,993	20,761,152	31,478,375	35,579,969	43,146,064	47,998,741	56,506,255	64,841,821	70,146,648	£1

RLVs less existin	ng use value			£22,794,353 £9,228,483			Offices		
Density - units/ha ->	40 uph	70 uph	100 uph	130 uph	160 uph	190 uph	220 uph	250 uph	

RLVs less existing use value

uriil5/ria =>	40 upii	70 upii	100 upii	130 upii	100 upii	190 upii	220 upii	230 upii			
Build costs ->	£1023 per sqm	£1346 per sqm	£1679 per sqm	£1787 per sqm	£1830 per sqm	£1884 per sqm	£1959 per sqm	£2013 per sqm			
Sales value									Sales value		
per sq m									per sq m	Market value range 2011	Market value range 2007
£2,691	- 21,872,299	- 23,598,797	- 26,622,365	- 28,752,961	- 30,519,664	- 32,732,003	- 36,007,495	- 38,622,117	£2,691		
£3,563	- 20,299,750	- 21,023,848	- 23,456,561	- 24,781,657	- 26,017,197	- 27,365,738	- 29,680,799	- 31,707,965	£3,563		
£4,435	- 18,732,797	- 18,463,558	- 20,333,389	- 20,851,068	- 21,551,233	- 22,033,602	- 23,376,462	- 24,802,952	£4,435		
£5,307	- 17,165,845	- 15,917,798	- 17,210,218	- 16,975,429	- 17,117,458	- 16,740,726	- 17,177,706	- 17,983,649	£5,307		
£6,179	- 15,598,892	- 13,372,038	- 14,087,047	- 13,104,397	- 12,723,906	- 11,502,846	- 11,013,214	- 11,164,345	£6,179		
£7,050	- 14,031,940	- 10,826,279	- 10,972,657	- 9,233,366	- 8,330,355	- 6,266,393	- 4,848,722	- 4,364,240	£7,050		
£7,922	- 12,464,987	- 8,280,518	- 7,872,772	- 5,362,335	- 3,936,805	- 1,029,939	1,315,770	2,393,245	£7,922		
£8,794	- 10,898,035	- 5,734,759	- 4,772,888	- 1,491,304	456,747	4,206,514	7,438,178	9,150,730	£8,794		
£9,666	- 9,334,603	- 3,194,798	- 1,680,055	2,370,889	4,839,872	9,430,794	13,542,374	15,892,275	£9,666		
£10,538	- 7,862,601	- 801,304	1,234,669	5,999,278	8,943,170	14,330,972	19,285,937	22,231,235	£10,538		
£11,410	- 6,391,631	1,592,189	4,149,394	9,620,920	13,046,468	19,221,487	25,029,501	28,570,194	£11,410		
£12,282	- 4,920,660			13,242,561	17,149,766		30,773,064	34,909,153		•	
£13 15/	3 449 690	6 370 177	0 078 8/3	16 864 203	21 253 064	20 002 517	36 516 628	/11 2/18 112	£13 15/	1	

Residential

Density -									1
units/ha ->	40 uph	70 uph	100 uph	130 uph	160 uph	190 uph	220 uph	250 uph	
Build costs ->	£1023 per sqm	£1346 per sqm	£1679 per sqm	£1787 per sqm	£1830 per sqm	£1884 per sqm	£1959 per sqm	£2013 per sqm	
Sales value									Sales value
per sq m									per sq m
£2,691	- 26,080,786	- 27,807,284	- 30,830,852	- 32,961,448	- 34,728,151	- 36,940,490	- 40,215,982	- 42,830,604	£2,691
£3,563	- 24,508,237	- 25,232,335	- 27,665,048	- 28,990,144	- 30,225,684	- 31,574,225	- 33,889,286	- 35,916,452	£3,563
£4,435	- 22,941,284	- 22,672,045	- 24,541,876	- 25,059,555	- 25,759,720	- 26,242,089	- 27,584,949	- 29,011,439	£4,435
£5,307	- 21,374,332	- 20,126,285	- 21,418,705	- 21,183,916	- 21,325,945	- 20,949,213	- 21,386,193	- 22,192,136	£5,307
£6,179	- 19,807,379	- 17,580,525	- 18,295,534	- 17,312,884	- 16,932,393	- 15,711,333	- 15,221,701	- 15,372,832	£6,179
£7,050	- 18,240,427	- 15,034,766	- 15,181,144	- 13,441,853	- 12,538,842	- 10,474,880	- 9,057,209	- 8,572,727	£7,050
£7,922	- 16,673,474	- 12,489,005	- 12,081,259	- 9,570,822	- 8,145,292	- 5,238,426	- 2,892,717	- 1,815,242	£7,922
£8,794	- 15,106,522	- 9,943,246	- 8,981,375	- 5,699,791	- 3,751,740	- 1,973	3,229,692	4,942,244	£8,794
£9,666	- 13,543,090	- 7,403,285	- 5,888,542	- 1,837,598	631,386	5,222,308	9,333,888	11,683,789	£9,666
£10,538	- 12,071,088	- 5,009,791	- 2,973,818	1,790,792	4,734,684	10,122,486	15,077,451	18,022,749	£10,538
£11,410	- 10,600,118	- 2,616,298	- 59,093	5,412,434	8,837,982	15,013,001	20,821,015	24,361,708	£11,410
£12,282	- 9,129,147	- 222,804	2,855,633	9,034,075	12,941,280	19,903,516	26,564,578	30,700,667	£12,282
£13,154	- 7,658,177	2,170,691	5,770,357	12,655,717	17,044,578	24,794,031	32,308,142	37,039,626	£13,154
£13,993	- 6,241,688	4,475,536	8,577,130	16,143,225	20,995,902	29,503,416	37,838,982	43,143,809	£13,993

£27,002,840 per hectare £10,932,324 per acre



RLVs less existir		£4,544,800 £1,840,000	per hectare per acre		Industsrial / warehousing			
Density - units/ha ->	40 uph	70 uph	100 uph	130 uph	160 uph	190 uph	220 uph	250 uph

units/ha ->	40 uph	70 uph	100 uph	130 uph	160 uph	190 uph	220 uph	250 uph			
Build costs ->	£1023 per sqm	£1346 per sqm	£1679 per sqm	£1787 per sqm	£1830 per sqm	£1884 per sqm	£1959 per sqm	£2013 per sqm			
Sales value									Sales value		
per sq m									per sq m	Market value range 2011	Market value range 2007
£2,691	- 3,622,746	- 5,349,244	- 8,372,812	- 10,503,408	- 12,270,111	- 14,482,450	- 17,757,942	- 20,372,564	£2,691		
£3,563	- 2,050,197	- 2,774,295	- 5,207,008	- 6,532,104	- 7,767,644	- 9,116,185	- 11,431,246	- 13,458,412	£3,563		
£4,435	- 483,244	- 214,005	- 2,083,836	- 2,601,515	- 3,301,680	- 3,784,049	- 5,126,909	- 6,553,399	£4,435		
£5,307	1,083,708	2,331,755	1,039,335	1,274,124	1,132,095	1,508,827	1,071,847	265,904	£5,307		
£6,179	2,650,661	4,877,515	4,162,506	5,145,156	5,525,647	6,746,707	7,236,339	7,085,208	£6,179		
£7,050	4,217,613	7,423,274	7,276,896	9,016,187	9,919,198	11,983,160	13,400,831	13,885,313	£7,050		
£7,922	5,784,566	9,969,035	10,376,781	12,887,218	14,312,748	17,219,614	19,565,323	20,642,798	£7,922		
£8,794	7,351,518	12,514,794	13,476,665	16,758,249	18,706,300	22,456,067	25,687,731	27,400,283	£8,794		
£9,666	8,914,950	15,054,755	16,569,498	20,620,442	23,089,425	27,680,347	31,791,927	34,141,828	£9,666		
£10,538	10,386,952	17,448,249	19,484,222	24,248,831	27,192,723	32,580,525	37,535,490	40,480,788	£10,538		
£11,410	11,857,922	19,841,742	22,398,947	27,870,473	31,296,021	37,471,040	43,279,054	46,819,747	£11,410		
£12,282	13,328,893	22,235,236	25,313,672	31,492,114	35,399,319	42,361,555	49,022,617	53,158,706	£12,282	_	
£13,154	14,799,863	24,628,730	28,228,396	35,113,756	39,502,617	47,252,070	54,766,181	59,497,665	£13,154		
£13,993	16,216,352	26,933,575	31,035,169	38,601,264	43,453,941	51,961,455	60,297,021	65,601,848	£13,993		

RLVs less existi	Vs less existing use value				£2,000,000 per hectare £809,717 per acre			ace/buildings infrastructure pe	er ha		
Density -									]		
units/ha ->	40 uph	70 uph	100 uph	130 uph	160 uph	190 uph	220 uph	250 uph			
Build costs ->	£1023 per sqm	£1346 per sqm	£1679 per sqm	£1787 per sqm	£1830 per sqm	£1884 per sqm	£1959 per sqm	£2013 per sqm		-	
Sales value									Sales value		
£per sq m									£per sq m	Market value range 2011	Market value range 2007
£2,691	- 1,777,946	- 3,504,444	- 6,528,012	- 8,658,608	- 10,425,311	- 12,637,650	- 15,913,142	- 18,527,764	£2,691		
£3,563	- 205,397	- 929,495	- 3,362,208	- 4,687,304	- 5,922,844	- 7,271,385	- 9,586,446	- 11,613,612	£3,563		
£4,435	1,361,556	1,630,795	- 239,036	- 756,715	- 1,456,880	- 1,939,249	- 3,282,109	- 4,708,599	£4,435		<u> </u>
£5,307	2,928,508	4,176,555	2,884,135	3,118,924	2,976,895	3,353,627	2,916,647	2,110,704	£5,307		4
£6,179	4,495,461	6,722,315	6,007,306	6,989,956	7,370,447	8,591,507	9,081,139	8,930,008	£6,179		
£7,050	6,062,413	9,268,074	9,121,696	10,860,987	11,763,998	13,827,960	15,245,631	15,730,113	£7,050		
£7,922	7,629,366	11,813,835	12,221,581	14,732,018	16,157,548	19,064,414	21,410,123	22,487,598	£7,922		
£8,794	9,196,318	14,359,594	15,321,465	18,603,049	20,551,100	24,300,867	27,532,531	29,245,083	£8,794		
£9,666	10,759,750	16,899,555	18,414,298	22,465,242	24,934,225	29,525,147	33,636,727	35,986,628	£9,666		
£10,538	12,231,752	19,293,049	21,329,022	26,093,631	29,037,523	34,425,325	39,380,290	42,325,588	£10,538		
£11,410	13,702,722	21,686,542	24,243,747	29,715,273	33,140,821	39,315,840	45,123,854	48,664,547	£11,410		
£12,282	15,173,693	24,080,036	27,158,472	33,336,914	37,244,119	44,206,355	50,867,417	55,003,506	£12,282		
£13,154	16,644,663	26,473,530	30,073,196	36,958,556	41,347,417	49,096,870	56,610,981	61,342,465	£13,154		
£13,993	18,061,152	28,778,375	32,879,969	40,446,064	45,298,741	53,806,255	62,141,821	67,446,648	£13,993		

MODEL	2							
Density -								
units/ha ->	40 uph	70 uph	100 uph	130 uph	160 uph	190 uph	220 uph	250 uph
			Ta	10				

Density -									
units/ha ->	40 uph	70 uph	100 uph	130 uph	160 uph	190 uph	220 uph	250 uph	
Build costs ->	£1023 per sqm	£1346 per sqm	£1679 per sqm	£1787 per sqm	£1830 per sqm	£1884 per sqm	£1959 per sqm	£2013 per sqm	
Sales value									Sales value
psm									psm
£2,691	922,054	- 804,444	- 3,828,012	- 5,958,608	- 7,725,311	- 9,937,650	- 13,213,142	- 15,827,764	2,691
£3,563	2,494,603	1,770,505	- 662,208	- 1,987,304	- 3,222,844	- 4,571,385	- 6,886,446	- 8,913,612	3,563
£4,435	4,061,556	4,330,795	2,460,964	1,943,285	1,243,120	760,751	- 582,109	- 2,008,599	4,435
£5,307	5,628,508	6,876,555	5,584,135	5,818,924	5,676,895	6,053,627	5,616,647	4,810,704	5,307
£6,179	7,195,461	9,422,315	8,707,306	9,689,956	10,070,447	11,291,507	11,781,139	11,630,008	6,179
£7,050	8,762,413	11,968,074	11,821,696	13,560,987	14,463,998	16,527,960	17,945,631	18,430,113	7,050
£7,922	10,329,366	14,513,835	14,921,581	17,432,018	18,857,548	21,764,414	24,110,123	25,187,598	7,922
£8,794	11,896,318	17,059,594	18,021,465	21,303,049	23,251,100	27,000,867	30,232,531	31,945,083	8,794
£9,666	13,459,750	19,599,555	21,114,298	25,165,242	27,634,225	32,225,147	36,336,727	38,686,628	9,666
£10,538	14,931,752	21,993,049	24,029,022	28,793,631	31,737,523	37,125,325	42,080,290	45,025,588	10,538
£11,410	16,402,722	24,386,542	26,943,747	32,415,273	35,840,821	42,015,840	47,823,854	51,364,547	11,410
£12,282	17,873,693	26,780,036	29,858,472	36,036,914	39,944,119	46,906,355	53,567,417	57,703,506	12,282
£13,154	19,344,663	29,173,530	32,773,196	39,658,556	44,047,417	51,796,870	59,310,981	64,042,465	13,154
£13.993	20.761.152	31,478,375	35.579.969	43.146.064	47.998.741	56,506,255	64.841.821	70.146.648	13.993

Aff Hsg	30
% SR	70'
% SO	30'
S106 (private)	£10,000 per ur
S106 (affordable)	£10,000 per ur
CIL	
CSH (average unit cost)	£9,376 per ur
Grant	N
Developer's profit	20'

RLVs less existing use value	
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Density -

£22,794,353 per hectare £9,228,483 per acre

Offices

units/ha ->	40 uph	70 uph	100 uph	130 uph	160 uph	190 uph	220 uph	250 uph			
Build costs->	£1023 per sqm	£1346 per sqm	£1679 per sqm	£1787 per sqm	£1830 per sqm	£1884 per sqm	£1959 per sqm	£2013 per sqm	]		
Sales value £per sq m									Sales value £per sq m	Market value range 201	1 Market value range 2007
£2,691	8	8	8	8	8	8	8	8	£2,691		
£3,563	8	8	8	8	8	8	8	8	£3,563		
£4,435	8	8	8	8	8	8	8	8	£4,435		
£5,307	8	8	8	8	(3)	8	8	8	£5,307		
£6,179	8	8	8	8	(3)	8	8	8	£6,179		
£7,050	8	8	8	8	<b>©</b>	8	8	(3)	£7,050		
£7,922	8	8	8	8	(3)	<b>(2)</b>	<b>(1)</b>	<b>a</b>	£7,922		
£8,794	8	8	8	<del>(1)</del>	<b>(1)</b>	0	0	0	£8,794		
£9,666	8	<u> </u>	<del>(1)</del>	<del>(1)</del>	0	0	0	0	£9,666		
£10,538	8	<u> </u>	<u> </u>	0	0	0	0	0	£10,538		
£11,410	8	<u> </u>	0	0	0	0	0	0	£11,410		
£12,282	8	<b>©</b>	<u> </u>	<b>©</b>	<b>(3)</b>	<u>©</u>	0	0	£12,282		
£13,154	8	0	0	0	0	8	0	0	£13,154		
£13,993	<b>(4)</b>	0	<u> </u>	8	<b>©</b>	0	<b>©</b>	0	£13,993		

#### RLVs less existing use value

£27,002,840 per hectare £10,932,324 per acre

Density - units/ha ->	40 uph	70 uph	100 uph	130 uph	160 uph	190 uph	220 uph	250 uph			
Build costs ->		£1346 per sqm							1		
Sales value per sq m	21020 por oqu	.   2 10 10 por 04	12 to ro por oqui	z i r o r por oqiii	12.000 por oq	121001 por oqui	121000 por oq	22010 por oqui	Sales value per sq m	Market value range 2011	Market value range 2007
£2,691	8	8	8	8	8	8	8	8	£2,691		
£3,563	8	8	8	8	8	8	8	8	£3,563		
£4,435	8	8	8	8	8	8	8	8	£4,435		
£5,307	8	8	8	8	8	8	8	8	£5,307		
£6,179	8	8	8	8	8	8	8	8	£6,179		
£7,050	8	8	8	8	8	8	8	8	£7,050		
£7,922	8	8	8	8	8	8	<u> </u>	<u> </u>	£7,922		
£8,794	8	8	8	8	<u> </u>	<u> </u>	<u> </u>	<u>©</u>	£8,794		
£9,666	8	8	8	<u> </u>	<u> </u>	0	0	<b>©</b>	£9,666		
£10,538	8	8	<u> </u>	<b>(a)</b>	0	0	0	0	£10,538		
£11,410	8	<b>(a)</b>	<u> </u>	0	0	0	0	0	£11,410		
£12,282	8	<u>@</u>	<u> </u>	0	0	<u> </u>	<u>©</u>	<u>©</u>	£12,282		
£13 154	8	<u>(4)</u>	(9)	(8)	<u>@</u>	<u>(C)</u>	<b>(C)</b>	(3)	£13 154		

### RLVs less existing use value

£13,993

£4,544,800 per hectare £1,840,000 per acre

Industsrial / warehousing

£13,993

Density - units/ha ->	40 uph	70 uph £1346 per sqm	100 uph	130 uph	160 uph	190 uph	220 uph	250 uph			
Build costs -> Sales value £per sq m	£1023 per sqrr	1 £1346 per sqm	£1679 per sqiii	£1767 per sqiii	£1630 per sqrii	£1664 per sqrii	£1959 per sqiii	£2013 per sqm	Sales value £per sq m	Market value range 2011	Market value range 2007
£2,691	8	8	8	8	8	8	8	8	£2,691	· ·	
£3,563	8	8	8	8	8	8	8	8	£3,563		
£4,435	<b>(4)</b>	<b>e</b>	8	8	8	8	8	8	£4,435		
£5,307	<b>(</b>	0	<b>(</b>	<u> </u>	0	0	0	<b>(4)</b>	£5,307		
£6,179	<b>O</b>	<b>©</b>	0	<u> </u>	0	0	0	0	£6,179		
£7,050	0	<b>©</b>	0	0	0	0	0	0	£7,050		
£7,922	<b>©</b>	0	0	<u></u>	0	0	0	0	£7,922		
£8,794	<b>©</b>	<b>©</b>	<b>(</b>	0	0	0	0	0	£8,794		
£9,666	<b>©</b>	<b>©</b>	<b>(</b>	0	0	0	0	0	£9,666		
£10,538	<b>©</b>	<b>©</b>	<b>(</b>	0	0	0	0	0	£10,538		
£11,410	<u>©</u>	0	<u> </u>	0	<u> </u>	0	0	0	£11,410		
£12,282	<b>©</b>	0	0	0	0	0	0	0	£12,282		
£13,154	<b>©</b>	0	0	0	0	0	0	0	£13,154		
£13.993	(8)	(9)	(8)	(9)	(9)	(8)	<u>(9)</u>	(8)	£13.993		

# RLVs less existing use value

£2,000,000 per hectare £809,717 per acre

Density -												
units/ha ->	40 uph	70 uph	100 uph	130 uph	160 uph	190 uph	220 uph	250 uph				
Build costs ->	£1023 per sqn	£1346 per sqm	£1679 per sqm	£1787 per sqm	£1830 per sqm	£1884 per sqm	£1959 per sqm	£2013 per sqm	]	P		
Sales value									Sales value			
per sq m	_								per sq m	Market value	range 2011	Market value range 200
£2,691	8	8	8	8	8	8	8	8	£2,691			
£3,563	<u> </u>	8	8	8	8	8	8	8	£3,563			
£4,435	<b>©</b>	<b>©</b>	<u> </u>	8	8	8	8	8	£4,435			
£5,307	<b>(3)</b>	8	<u>©</u>	8	8	8	0	8	£5,307			
£6,179	<b>©</b>	0	0	0	0	<b>O</b>	0	0	£6,179			
£7,050	<b>©</b>	<b>©</b>	8	8	8	<b>©</b>	0	8	£7,050			
£7,922	8	<u> </u>	0	0	<b>©</b>	0	0	0	£7,922			
£8,794	<b>©</b>	<u> </u>	0	0	<b>©</b>	<b>©</b>	0	0	£8,794			
£9,666	<b>(</b>	<b>(</b>	0	( <u>()</u>	<b>©</b>	<b>©</b>	0	0	£9,666			
£10,538	<b>©</b>	0	0	0	0	<b>O</b>	0	0	£10,538			
£11,410	<b>©</b>	0	0	0	0	<b>O</b>	0	0	£11,410			
£12,282	8	(C)	0	0	0	0	0	0	£12,282			
£13,154	8	(C)	0	0	0	0	0	0	£13,154			
£13.993	(8)	0	(9)	(8)	(8)	0	(9)	(8)	£13.993			

MODEL 3	3								
Density -	40.1	70 1	100	400	100	400	000	050	
units/ha ->	40 uph	70 uph	100 uph	130 uph	160 uph	190 uph	220 uph	250 uph	
Build costs ->	£1023 per sam	£1346 per sam	£1679 per sam	£1787 per sam	£1830 per sqm	£1884 per sam	£1959 per sam	£2013 per sam	
Sales value per sm	E 1020 por oqui	z to to pot oqui	z ror o por ogm	121101 por oqui	21000 por 04m	2.00 i poi oqiii	21000 por 04111		Sales value per sm

% SR	70%
% SO	30%
S106 (private)	£15,000 per unit
S106 (affordable)	£15,000 per unit
CSH (% uplift on Private)	5%
0.011.001.001	4.40/

£2,691	715,377	- 1,175,262	- 4,357,751	- 6,655,740	- 8,593,735	- 10,968,904	- 14,421,535	- 17,200,938	£2,691
£3,563	2,290,539	1,404,251	- 1,190,843	- 2,684,436	- 4,091,267	- 5,602,638	- 8,094,838	- 10,286,785	£3,563
£4,435	3,857,491	3,969,111	1,937,745	1,254,623	385,112	- 258,134	- 1,776,192	- 3,372,633	£4,435
£5,307	5,424,444	6,514,870	5,060,916	5,138,739	4,826,003	5,034,742	4,436,886	3,453,791	£5,307
£6,179	6,991,396	9,060,630	8,184,088	9,009,771	9,222,863	10,285,001	10,601,378	10,273,095	£6,179
£7,050	8,558,349	11,606,390	11,305,004	12,880,803	13,616,414	15,521,455	16,765,870	17,089,476	£7,050
£7,922	10,125,301	14,152,149	14,404,888	16,751,834	18,009,965	20,757,908	22,930,361	23,846,961	£7,922
£8,794	11,692,253	16,697,910	17,504,773	20,622,865	22,403,516	25,994,361	29,067,103	30,604,444	£8,794
£9,666	13,255,686	19,237,870	20,597,605	24,485,058	26,786,854	31,218,641	35,171,299	37,345,990	£9,666
£10,538	14,730,185	21,631,364	23,512,330	28,121,930	30,900,372	36,131,209	40,914,863	43,684,949	£10,538
£11,410	16,201,272	24,024,858	26,427,054	31,743,572	35,003,671	41,021,724	46,658,427	50,023,909	£11,410
£12,282	17,672,244	26,418,350	29,341,779	35,365,214	39,106,969	45,912,239	52,401,991	56,362,869	£12,282
£13,154	19,143,214	28,811,844	32,256,504	38,986,857	43,210,267	50,802,754	58,145,554	62,701,828	£13,154
£13,993	20,559,703	31,116,690	35,063,276	42,474,363	47,161,591	55,512,139	63,676,393	68,806,011	£13,993

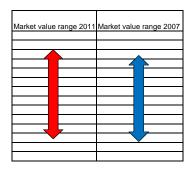
RLVs less existin	g use value		£22,794,353 £9,228,483		Offices

Density -								
units/ha ->	40 uph	70 uph	100 uph	130 uph	160 uph	190 uph	220 uph	250 uph
Build costs ->	£1023 per sqm	£1346 per sqm	£1679 per sqm	£1787 per sqm	£1830 per sqm	£1884 per sqm	£1959 per sqm	£2013 per sqm

Sales value									Sales value		
per sq m									per sq m	Market value range 2011	Market value range 2007
£2,691 -	22,078,976	- 23,969,615	- 27,152,104	- 29,450,093	- 31,388,088	- 33,763,257	- 37,215,888	- 39,995,291	£2,691		
£3,563 -	20,503,814	- 21,390,102	- 23,985,196	- 25,478,789	- 26,885,620	- 28,396,991	- 30,889,191	- 33,081,138	£3,563		
£4,435 -	18,936,862	- 18,825,242	- 20,856,608	- 21,539,730	- 22,409,241	- 23,052,487	- 24,570,545	- 26,166,986	£4,435		
£5,307 -	17,369,909	- 16,279,483	- 17,733,437	- 17,655,614	- 17,968,350	- 17,759,611	- 18,357,467	- 19,340,562	£5,307		
£6,179 -	15,802,957	- 13,733,723	- 14,610,265	- 13,784,582	- 13,571,490	- 12,509,352	- 12,192,975	- 12,521,258	£6,179		
£7,050 -	14,236,004	- 11,187,963	- 11,489,349	- 9,913,550	- 9,177,939	- 7,272,898	- 6,028,483	- 5,704,877	£7,050		
£7,922 -	12,669,052	- 8,642,204	- 8,389,465	- 6,042,519	- 4,784,388	- 2,036,445	136,008	1,052,608	£7,922		
£8,794 -	11,102,100	- 6,096,443	- 5,289,580	- 2,171,488	- 390,837	3,200,008	6,272,750	7,810,091	£8,794		
£9,666 -	9,538,667	- 3,556,483	- 2,196,748	1,690,705	3,992,501	8,424,288	12,376,946	14,551,637	£9,666		
£10,538 -	8,064,168	- 1,162,989	717,977	5,327,577	8,106,019	13,336,856	18,120,510	20,890,596	£10,538		
£11,410 -	6,593,081	1,230,505	3,632,701	8,949,219	12,209,318	18,227,371	23,864,074	27,229,556	£11,410		
£12,282 -	5,122,109	3,623,997	6,547,426	12,570,861	16,312,616	23,117,886	29,607,638	33,568,516	£12,282	_	
£13,154 -	3,651,139	6,017,491	9,462,151	16,192,504	20,415,914	28,008,401	35,351,201	39,907,475	£13,154		
£13,993 -	2,234,650	8,322,337	12,268,923	19,680,010	24,367,238	32,717,786	40,882,040	46,011,658	£13,993		

RLVs less exist	ing use value			£27,002,840 £10,932,324			Residential		
Density - units/ha ->	40 uph	70 uph	100 uph	130 uph	160 uph	190 uph	220 uph	250 uph	
Build costs ->	£1023 per sqm	£1346 per sqm	£1679 per sqm	£1787 per sqm	£1830 per sqm	£1884 per sqm	£1959 per sqm	£2013 per sqm	
Sales value	<u> </u>								

			are to per equi	arere per equi	acces per equi	acces per equi				
Sales value										Sales value
per sq m										per sq m
£2,691	-	26,287,463	- 28,178,102	- 31,360,591	- 33,658,580	- 35,596,575	- 37,971,744	- 41,424,375	- 44,203,778	£2,691
£3,563	·	24,712,301	- 25,598,589	- 28,193,683	- 29,687,276	- 31,094,107	- 32,605,478	- 35,097,678	- 37,289,625	£3,563
£4,435	-	23,145,349	- 23,033,729	- 25,065,095	- 25,748,217	- 26,617,728	- 27,260,974	- 28,779,032	- 30,375,473	£4,435
£5,307	-	21,578,396	- 20,487,970	- 21,941,924	- 21,864,101	- 22,176,837	- 21,968,098	- 22,565,954	- 23,549,049	£5,307
£6,179	-	20,011,444	- 17,942,210	- 18,818,752	- 17,993,069	- 17,779,977	- 16,717,839	- 16,401,462	- 16,729,745	£6,179
£7,050	-	18,444,491	- 15,396,450	- 15,697,836	- 14,122,037	- 13,386,426	- 11,481,385	- 10,236,970	- 9,913,364	£7,050
£7,922	-	16,877,539	- 12,850,691	- 12,597,952	- 10,251,006	- 8,992,875	- 6,244,932	- 4,072,479	- 3,155,879	£7,922
£8,794	-	15,310,587	- 10,304,930	- 9,498,067	- 6,379,975	- 4,599,324	- 1,008,479	2,064,264	3,601,605	£8,794
£9,666	-	13,747,154	- 7,764,970	- 6,405,235	- 2,517,782	- 215,986	4,215,802	8,168,460	10,343,151	£9,666
£10,538	-	12,272,655	- 5,371,476	- 3,490,510	1,119,091	3,897,533	9,128,370	13,912,024	16,682,110	£10,538
£11,410	-	10,801,568	- 2,977,982	- 575,786	4,740,733	8,000,832	14,018,885	19,655,588	23,021,070	£11,410
£12,282	-	9,330,596	- 584,490	2,338,940	8,362,375	12,104,130	18,909,400	25,399,152	29,360,030	£12,282
£13,154	-	7,859,626	1,809,005	5,253,665	11,984,018	16,207,428	23,799,915	31,142,715	35,698,989	£13,154
£13,993	F	6,443,137	4,113,851	8,060,437	15,471,524	20,158,752	28,509,300	36,673,554	41,803,172	£13,993



KLVS less existii	ig use value			£1,840,000	industsiidi / warenousing			
Density - units/ha ->	40 uph	70 uph	100 uph	130 uph	160 uph	190 uph	220 uph	250 uph

units/ha ->	40 uph	70 uph	100 uph	130 uph	160 uph	190 uph	220 uph	250 uph			
Build costs ->	£1023 per sqm	£1346 per sqm	£1679 per sqm	£1787 per sqm	£1830 per sqm	£1884 per sqm	£1959 per sqm	£2013 per sqm	]		
Sales value per sq m									Sales value per sq m	Market value range 2011	1 Market value range 2007
£2,691	- 3,829,423	- 5,720,062	- 8,902,551	- 11,200,540	- 13,138,535	- 15,513,704	- 18,966,335	- 21,745,738			
£3,563	- 2,254,261	- 3,140,549	- 5,735,643	- 7,229,236	- 8,636,067	- 10,147,438	- 12,639,638	- 14,831,585	£3,563		
£4,435	- 687,309	- 575,689	- 2,607,055	- 3,290,177	- 4,159,688	- 4,802,934	- 6,320,992	- 7,917,433	£4,435		
£5,307	879,644	1,970,070	516,116	593,939	281,203	489,942	- 107,914	- 1,091,009	£5,307		
£6,179	2,446,596	4,515,830	3,639,288	4,464,971	4,678,063	5,740,201	6,056,578	5,728,295	£6,179		
£7,050	4,013,549	7,061,590	6,760,204	8,336,003	9,071,614	10,976,655	12,221,070	12,544,676	£7,050		
£7,922	5,580,501	9,607,349	9,860,088	12,207,034	13,465,165	16,213,108	18,385,561	19,302,161	£7,922		
£8,794	7,147,453	12,153,110	12,959,973	16,078,065	17,858,716	21,449,561	24,522,303	26,059,644	£8,794		
£9,666	8,710,886	14,693,070	16,052,805	19,940,258	22,242,054	26,673,841	30,626,499	32,801,190	£9,666		
£10,538	10,185,385	17,086,564	18,967,530	23,577,130	26,355,572	31,586,409	36,370,063	39,140,149	£10,538		
£11,410	11,656,472	19,480,058	21,882,254	27,198,772	30,458,871	36,476,924	42,113,627	45,479,109	£11,410		
£12,282	13,127,444	21,873,550	24,796,979	30,820,414	34,562,169	41,367,439	47,857,191	51,818,069	£12,282		
											``

£12,282	13,127,444	21,873,550	24,796,979	30,820,414	34,562,169	41,367,439	47,857,191	51,818,069	£12,282	
£13,154	14,598,414	24,267,044	27,711,704	34,442,057	38,665,467	46,257,954	53,600,754	58,157,028	£13,154	
£13,993	16,014,903	26,571,890	30,518,476	37,929,563	42,616,791	50,967,339	59,131,593	64,261,211	£13,993	
RLVs less exist	ing use value			£2,000,000 £809,717	per hectare per acre		Community spa £700,000	ace/buildings infrastructure pe	er ha	
Density - units/ha ->	40 uph	70 uph	100 uph	130 uph	160 uph	190 uph	220 uph	250 uph	]	
Build costs ->	£1023 per sqm	£1346 per sqm	£1679 per sqm	£1787 per sqm	£1830 per sqm	£1884 per sqm	£1959 per sqm	£2013 per sqm		
Sales value £per sq m									Sales value £per sq m	Ma
£2,691	- 1,984,623	- 3,875,262	- 7,057,751	- 9,355,740	- 11,293,735	- 13,668,904	- 17,121,535	- 19,900,938	£2,691	
£3.563	- 409,461	- 1.295.749	- 3.890.843	- 5.384.436	- 6.791.267	- 8.302.638	- 10.794.838	- 12.986.785	£3,563	

Ouic	es value										Sales value		
£per	r sq m										£per sq m	Market value range 2011	Market value range 2007
	£2,691	-	1,984,623	- 3,875,262	- 7,057,751	- 9,355,740	- 11,293,735	- 13,668,904	- 17,121,535	- 19,900,938	£2,691		
	£3,563	-	409,461	- 1,295,749	- 3,890,843	- 5,384,436	- 6,791,267	- 8,302,638	- 10,794,838	- 12,986,785	£3,563		
	£4,435		1,157,491	1,269,111	- 762,255	- 1,445,377	- 2,314,888	- 2,958,134	- 4,476,192	- 6,072,633	£4,435		
	£5,307		2,724,444	3,814,870	2,360,916	2,438,739	2,126,003	2,334,742	1,736,886	753,791	£5,307		
	£6,179		4,291,396	6,360,630	5,484,088	6,309,771	6,522,863	7,585,001	7,901,378	7,573,095	£6,179		
	£7,050		5,858,349	8,906,390	8,605,004	10,180,803	10,916,414	12,821,455	14,065,870	14,389,476	£7,050		
	£7,922		7,425,301	11,452,149	11,704,888	14,051,834	15,309,965	18,057,908	20,230,361	21,146,961	£7,922		
	£8,794		8,992,253	13,997,910	14,804,773	17,922,865	19,703,516	23,294,361	26,367,103	27,904,444	£8,794		
	£9,666		10,555,686	16,537,870	17,897,605	21,785,058	24,086,854	28,518,641	32,471,299	34,645,990	£9,666		
í	£10,538		12,030,185	18,931,364	20,812,330	25,421,930	28,200,372	33,431,209	38,214,863	40,984,949	£10,538		
1	£11,410		13,501,272	21,324,858	23,727,054	29,043,572	32,303,671	38,321,724	43,958,427	47,323,909	£11,410		
í	£12,282		14,972,244	23,718,350	26,641,779	32,665,214	36,406,969	43,212,239	49,701,991	53,662,869	£12,282		
ž	£13,154		16,443,214	26,111,844	29,556,504	36,286,857	40,510,267	48,102,754	55,445,554	60,001,828	£13,154		
í	£13,993		17,859,703	28,416,690	32,363,276	39,774,363	44,461,591	52,812,139	60,976,393	66,106,011	£13,993		

MODEL	3							
Density -								
units/ha ->	40 uph	70 uph	100 uph	130 uph	160 uph	190 uph	220 uph	250 uph
		10.0.0	Ta	I	Ta	Lavasi	I	

Build costs -> £1023 per sqm | £1346 per sqm | £1679 per sqm | £1787 per sqm | £1830 per sqm | £1884 per sqm | £1959 per sqm | £2013 per sqm | £2013 per sqm |

	psm									psm
1	£2,691	715,377	- 1,175,262	- 4,357,751	- 6,655,740	- 8,593,735	- 10,968,904	- 14,421,535	- 17,200,938	2,691
	£3,563	2,290,539	1,404,251	- 1,190,843	- 2,684,436	- 4,091,267	- 5,602,638	- 8,094,838	- 10,286,785	3,563
	£4,435	3,857,491	3,969,111	1,937,745	1,254,623	385,112	- 258,134	- 1,776,192	- 3,372,633	4,435
	£5,307	5,424,444	6,514,870	5,060,916	5,138,739	4,826,003	5,034,742	4,436,886	3,453,791	5,307
	£6,179	6,991,396	9,060,630	8,184,088	9,009,771	9,222,863	10,285,001	10,601,378	10,273,095	6,179
	£7,050	8,558,349	11,606,390	11,305,004	12,880,803	13,616,414	15,521,455	16,765,870	17,089,476	7,050
	£7,922	10,125,301	14,152,149	14,404,888	16,751,834	18,009,965	20,757,908	22,930,361	23,846,961	7,922
	£8,794	11,692,253	16,697,910	17,504,773	20,622,865	22,403,516	25,994,361	29,067,103	30,604,444	8,794
	£9,666	13,255,686	19,237,870	20,597,605	24,485,058	26,786,854	31,218,641	35,171,299	37,345,990	9,666
	£10,538	14,730,185	21,631,364	23,512,330	28,121,930	30,900,372	36,131,209	40,914,863	43,684,949	10,538
	£11,410	16,201,272	24,024,858	26,427,054	31,743,572	35,003,671	41,021,724	46,658,427	50,023,909	11,410
	£12,282	17,672,244	26,418,350	29,341,779	35,365,214	39,106,969	45,912,239	52,401,991	56,362,869	12,282
	C12 1E1	10 1/2 21/	20 011 011	22 256 504	20 006 057	12 210 267	EO 902 7E4	E0 1/E EE/	62 701 929	12 15/

Aff Hsg	30%
% SR	70%
% SO	309
S106 (private)	£15,000 per un
S106 (affordable)	£15,000 per un
CIL	
CSH (average unit cost)	£9,376 per un
Grant	N
Developer's profit	20%

RLVs	less	existing	use	value	
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£22,794,353 per hectare £9,228,483 per acre

Offices

Defisity -	40	70	400	400	400	400	000	050			
units/ha ->	40 uph	70 uph	100 uph	130 uph	160 uph	190 uph £1884 per sqm	220 uph	250 uph			
Build costs->	£1023 per sqrii	£1346 per sqm	£1679 per sqiii	£1767 per sqiii	£ 1630 per sqiii	£1004 per sqiii	£ 1959 per sqiii	£2013 per sqiii	J		1
Sales value									Sales value		
£per sq m									£per sq m	Market value range 2011	Market value range 2007
£2,691	8	8	8	8	8	8	8	8	£2,691		
£3,563	8	8	8	8	8	8	8	8	£3,563		
£4,435	8	(3)	(3)	(3)	8	(3)	8	<b>©</b>	£4,435		
£5,307	8	8	(3)	8	8	(3)	8	<b>©</b>	£5,307		
£6,179	8	(3)	(3)	(3)	8	(3)	8	<b>©</b>	£6,179		
£7,050	8	8	8	8	8	8	8	8	£7,050		
£7,922	8	8	8	8	8	(4)	<u>@</u>	<b>(</b>	£7,922		
£8,794	8	(3)	(3)	<del>(1)</del>	<del>(1)</del>	<b>①</b>	0	0	£8,794		
£9,666	8	(3)	<b>a</b>	<del>(1)</del>	0	0	0	0	£9,666		
£10,538	8	<del>(2)</del>	<del>(2)</del>	<u>©</u>	<u>©</u>	<b>©</b>	<u>©</u>	<b>(</b>	£10,538		
£11,410	8	<del>(1)</del>	<u> </u>	0	<u>©</u>	0	<u>©</u>	0	£11,410		
£12,282	8	<b>(3)</b>	<b>②</b>	<b>(3)</b>	0	0	0	0	£12,282	_	
£13,154	8	<u> </u>	<b>©</b>	<u> </u>	0	0	0	0	£13,154		
£13,993	<b>(a)</b>	<u>©</u>	<u> </u>	<u>©</u>	<u>©</u>	0	<u>©</u>	9	£13,993		

#### RLVs less existing use value

£27,002,840 per hectare £10,932,324 per acre

Density - units/ha ->	40 uph	70 uph	100 uph	130 uph	160 uph	190 uph	220 uph	250 uph	]		
Build costs ->		£1346 per sqm	£1679 per sqm	£1787 per sqm			£1959 per sqm		1	( <del></del>	
Sales value per sq m									Sales value per sq m	Market value range 201	1 Market value range 2007
£2,691	8	8	8	8	8	8	8	8	£2,691		
£3,563	8	8	8	8	8	8	8	8	£3,563		
£4,435	8	8	8	8	8	8	8	8	£4,435		
£5,307	8	8	8	8	8	8	8	8	£5,307		
£6,179	8	8	8	8	8	8	8	8	£6,179		
£7,050	8	8	8	8	8	8	8	8	£7,050		
£7,922	8	8	8	8	8	8	8	<u> </u>	£7,922		
£8,794	8	8	8	8	8	<u>@</u>	<u> </u>	<u> </u>	£8,794		
£9,666	8	8	3	<b>@</b>	<u>@</u>	0	0	0	£9,666		
£10,538	8	8		<b>(a)</b>	<u>@</u>	0	0	0	£10,538		
£11,410	8	<b>(a)</b>	(4)	0	0	0	0	0	£11,410		
£12,282	8	<b>(a)</b>	<b>(4)</b>	0	0	0	0	0	£12,282		
£13 154	Ø	<u>(4)</u>	(8)	(8)	<u>(9)</u>	(8)	<u>(C)</u>	(8)	£13 154		

### RLVs less existing use value

£13,993

£4,544,800 per hectare £1,840,000 per acre

Industsrial / warehousing

£13,993

Density - units/ha ->	40 uph	70 uph	100 uph	130 uph	160 uph	190 uph	220 uph	250 uph			
Build costs ->	£1023 per sqm	£1346 per sqm	£1679 per sqm	£1787 per sqm	£1830 per sqm	£1884 per sqm	£1959 per sqm	£2013 per sqm			
Sales value £per sq m									Sales value £per sq m	Market value range 2011	Market value range 2007
£2,691	8	8	8	8	8	8	8	8	£2,691		
£3,563	8	8	8	8	8	8	8	8	£3,563		
£4,435	8	<b>(4)</b>	8	8	8	8	8	8	£4,435		
£5,307	<b>©</b>	<b>©</b>	<u> </u>	<del>(1)</del>	<del>(1)</del>	<u>(1)</u>	<u> </u>	8	£5,307		
£6,179	<b>©</b>	<b>©</b>	0	<b>©</b>	<b>©</b>	0	<b>©</b>	<b>©</b>	£6,179		
£7,050	<b>©</b>	<b>©</b>	0	0	0	0	0	0	£7,050		
£7,922	<b>©</b>	<b>©</b>	0	0	0	0	0	0	£7,922		
£8,794	<b>©</b>	<b>©</b>	<b>(</b>	0	<u>©</u>	0	0	0	£8,794		
£9,666	<b>©</b>	<b>©</b>	0	0	0	0	0	8	£9,666		
£10,538	<b>(3)</b>	<b>©</b>	<b>(3)</b>	<u>©</u>	<u>©</u>	<b>(3)</b>	<b>(3)</b>	<b>(9</b> )	£10,538		
£11,410	<b>©</b>	<b>©</b>	0	<b>©</b>	0	0	0	8	£11,410		
£12,282	<b>(5)</b>	0	0	<b>©</b>	<b>(</b>	0	0	0	£12,282		
£13,154	<b>(5)</b>	0	0	<b>©</b>	<b>(</b>	0	0	0	£13,154		
£13,993	8	(C)	(6)	<u>©</u>	<u>©</u>	<u>©</u>	8	8	£13,993		

# RLVs less existing use value

£2,000,000 per hectare £809,717 per acre

Density -												
units/ha ->	40 uph	70 uph	100 uph	130 uph	160 uph	190 uph	220 uph	250 uph				
Build costs ->	£1023 per sqm	£1346 per sqm	£1679 per sqm	£1787 per sqm	£1830 per sqm	£1884 per sqm	£1959 per sqm	£2013 per sqm	]	1		
Sales value									Sales value			
per sq m	_								per sq m	Market value ra	nge 2011	Market value range 200
£2,691	8	8	8	8	8	8	8	8	£2,691			
£3,563	8	8	8	8	8	8	8	8	£3,563			
£4,435	<b>©</b>	<b>(</b>	8	8	8	8	8	3	£4,435			
£5,307	<b>©</b>	0	0	0	0	<b>O</b>	0	0	£5,307			
£6,179	<b>©</b>	0	0	0	0	<b>O</b>	0	0	£6,179			
£7,050	<b>©</b>	<u> </u>	0	0	<b>©</b>	<b>©</b>	0	0	£7,050			
£7,922	<b>©</b>	<u> </u>	0	0	<b>©</b>	<b>©</b>	0	0	£7,922			
£8,794	<b>©</b>	<u> </u>	0	0	<b>©</b>	<b>©</b>	0	0	£8,794			
£9,666	<b>©</b>	<b>(</b>	8	0	<b>©</b>	<b>©</b>	0	0	£9,666			
£10,538	0	0	<b>(3)</b>	0	0	<b>©</b>	0	0	£10,538			
£11,410	<b>©</b>	0	0	0	0	9	0	0	£11,410			
£12,282	<b>©</b>	(C)	0	0	0	0	0	0	£12,282			
£13,154	<u> </u>	(C)	0	0	0	0	0	0	£13,154			
£13.993	(8)	0	(9)	(8)	(8)	0	(9)	(8)	£13.993			

MODEL 4 Density -									]
units/ha ->	40 uph	70 uph	100 uph	130 uph	160 uph	190 uph	220 uph	250 uph	
Build costs ->	£1023 per sqm	£1346 per sqm	£1679 per sqm	£1787 per sqm	£1830 per sqm	£1884 per sqm	£1959 per sqm	£2013 per sqm	
Sales value per sm									Sales value per sm

% SR	60%
% SO	40%
S106 (private)	£4,500 per unit
S106 (affordable)	£4,500 per unit
CSH (% uplift on Private)	5%
CCH (0/ unlift on AH)	11%

£2,691	1,151,687	- 393,325	- 3,240,655	- 5,185,945	- 6,763,323	- 8,795,260	- 11,874,391	- 14,306,786	£2,691
£3,563	2,752,149	2,228,591	- 19,529	- 1,135,199	- 2,169,080	- 3,319,613	- 5,417,720	- 7,249,434	£3,563
£4,435	4,349,918	4,833,877	3,166,200	2,856,491	2,374,738	2,105,364	997,395	- 222,934	£4,435
£5,307	5,947,689	7,430,392	6,351,928	6,804,887	6,883,979	7,489,661	7,303,578	6,737,724	£5,307
£6,179	7,545,458	10,026,907	9,537,655	10,753,283	11,366,929	12,832,663	13,594,710	13,698,383	£6,179
£7,050	9,143,228	12,623,423	12,703,178	14,701,680	15,849,878	18,175,666	19,885,840	20,612,574	£7,050
£7,922	10,740,998	15,219,938	15,864,782	18,650,075	20,332,828	23,518,668	26,154,999	27,509,567	£7,922
£8,794	12,338,768	17,816,453	19,026,385	22,598,471	24,815,777	28,861,670	32,398,443	34,406,560	£8,794
£9,666	13,926,845	20,405,236	22,178,588	26,524,863	29,264,231	34,173,527	38,622,849	41,282,301	£9,666
£10,538	15,397,815	22,798,730	25,093,312	30,146,505	33,367,528	39,064,042	44,366,413	47,621,260	£10,538
£11,410	16,868,786	25,192,223	28,008,037	33,768,147	37,470,826	43,954,556	50,109,977	53,960,219	£11,410
£12,282	18,339,756	27,585,717	30,922,761	37,389,788	41,574,125	48,845,072	55,853,541	60,299,179	£12,282
£13,154	19,810,726	29,977,394	33,837,486	41,011,430	45,677,423	53,735,587	61,597,104	66,638,138	£13,154
£13.993	21,227,216	32,276,722	36,644,259	44,498,938	49.628.747	58.444.972	67.127.943	72.742.322	£13.993

£7,922	10,740,998	15,219,938	15,864,782	18,650,075	20,332,828	23,518,668	26,154,999	27,509,567	£7,92
£8,794	12,338,768	17,816,453	19,026,385	22,598,471	24,815,777	28,861,670	32,398,443	34,406,560	£8,79
£9,666	13,926,845	20,405,236	22,178,588	26,524,863	29,264,231	34,173,527	38,622,849	41,282,301	£9,66
£10,538	15,397,815	22,798,730	25,093,312	30,146,505	33,367,528	39,064,042	44,366,413	47,621,260	£10,53
£11,410	16,868,786	25,192,223	28,008,037	33,768,147	37,470,826	43,954,556	50,109,977	53,960,219	£11,41
£12,282	18,339,756	27,585,717	30,922,761	37,389,788	41,574,125	48,845,072	55,853,541	60,299,179	£12,28
£13,154	19,810,726	29,977,394	33,837,486	41,011,430	45,677,423	53,735,587	61,597,104	66,638,138	£13,15
£13,993	21,227,216	32,276,722	36,644,259	44,498,938	49,628,747	58,444,972	67,127,943	72,742,322	£13,99

#### RLVs less existing use value

Density -

# £22,794,353 per hectare £9,228,483 per acre

#### Offices

units/ha ->	40 uph	70 uph	100 uph	130 uph	160 uph	190 uph	220 uph	250 uph			
Build costs ->	£1023 per sqm	£1346 per sqm	£1679 per sqm	£1787 per sqm	£1830 per sqm	£1884 per sqm	£1959 per sqm	£2013 per sqm			
Sales value									Sales value		
per sq m									per sq m	Market value range 2011	Market value range 2007
£2,691	- 21,642,666	- 23,187,678	- 26,035,008	- 27,980,298	- 29,557,676	- 31,589,613	- 34,668,744	- 37,101,139	£2,691		
£3,563	- 20,042,204	- 20,565,762	- 22,813,882	- 23,929,552	- 24,963,433	- 26,113,966	- 28,212,073	- 30,043,787	£3,563		
£4,435	- 18,444,435	- 17,960,476	- 19,628,153	- 19,937,862	- 20,419,615	- 20,688,989	- 21,796,958	- 23,017,287	£4,435		
£5,307	- 16,846,664	- 15,363,961	- 16,442,425	- 15,989,466	- 15,910,374	- 15,304,692	- 15,490,775	- 16,056,629	£5,307		
£6,179	- 15,248,895	- 12,767,446	- 13,256,698	- 12,041,070	- 11,427,424	- 9,961,690	- 9,199,643	- 9,095,970	£6,179		
£7,050	- 13,651,125	- 10,170,930	- 10,091,175	- 8,092,673	- 6,944,475	- 4,618,687	- 2,908,513	- 2,181,779	£7,050		
£7,922	- 12,053,355	- 7,574,415	- 6,929,571	- 4,144,278	- 2,461,525	724,315	3,360,646	4,715,214	£7,922		
£8,794	- 10,455,585	- 4,977,900	- 3,767,968	- 195,882	2,021,424	6,067,317	9,604,090	11,612,207	£8,794		
£9,666	- 8,867,508	- 2,389,117	- 615,765	3,730,510	6,469,878	11,379,174	15,828,496	18,487,948	£9,666		
£10,538	- 7,396,538	4,377	2,298,959	7,352,152	10,573,175	16,269,689	21,572,060	24,826,907	£10,538		
£11,410	- 5,925,567	2,397,870	5,213,684	10,973,794	14,676,473	21,160,203	27,315,624	31,165,866	£11,410		
£12,282	- 4,454,597	4,791,364	8,128,408	14,595,435	18,779,772	26,050,719	33,059,188	37,504,826	£12,282	_	
£13,154	- 2,983,627	7,183,041	11,043,133	18,217,077	22,883,070	30,941,234	38,802,751	43,843,785	£13,154		
£13,993	- 1,567,137	9,482,369	13,849,906	21,704,585	26,834,394	35,650,619	44,333,590	49,947,969	£13,993		

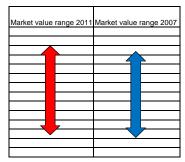
#### RLVs less existing use value

Density -

# £27,002,840 per hectare £10,932,324 per acre

#### Residential

units/ha ->	40 uph	70 uph	100 uph	130 uph	160 uph	190 uph	220 uph	250 uph	
Build costs ->	£1023 per sqm	£1346 per sqm	£1679 per sqm	£1787 per sqm	£1830 per sqm	£1884 per sqm	£1959 per sqm	£2013 per sqm	
Sales value									Sales value
per sq m									per sq m
£2,691	- 25,851,153	- 27,396,165	- 30,243,495	- 32,188,785	- 33,766,163	- 35,798,100	- 38,877,231	- 41,309,626	£2,691
£3,563	- 24,250,691	- 24,774,249	- 27,022,369	- 28,138,039	- 29,171,920	- 30,322,453	- 32,420,560	- 34,252,274	£3,563
£4,435	- 22,652,922	- 22,168,963	- 23,836,640	- 24,146,349	- 24,628,102	- 24,897,476	- 26,005,445	- 27,225,774	£4,435
£5,307	- 21,055,151	- 19,572,448	- 20,650,912	- 20,197,953	- 20,118,861	- 19,513,179	- 19,699,262	- 20,265,116	£5,307
£6,179	- 19,457,382	- 16,975,933	- 17,465,185	- 16,249,557	- 15,635,911	- 14,170,177	- 13,408,130	- 13,304,457	£6,179
£7,050	- 17,859,612	- 14,379,417	- 14,299,662	- 12,301,160	- 11,152,962	- 8,827,174	- 7,117,000	- 6,390,266	£7,050
£7,922	- 16,261,842	- 11,782,902	- 11,138,058	- 8,352,765	- 6,670,012	- 3,484,172	- 847,841	506,728	£7,922
£8,794	- 14,664,072	- 9,186,387	- 7,976,455	- 4,404,369	- 2,187,063	1,858,831	5,395,604	7,403,721	£8,794
£9,666	- 13,075,995	- 6,597,604	- 4,824,252	- 477,977	2,261,392	7,170,688	11,620,010	14,279,462	£9,666
£10,538	- 11,605,025	- 4,204,110	- 1,909,528	3,143,666	6,364,689	12,061,203	17,363,574	20,618,421	£10,538
£11,410	- 10,134,054	- 1,810,617	1,005,198	6,765,308	10,467,987	16,951,717	23,107,138	26,957,380	£11,410
£12,282	- 8,663,084	582,878	3,919,922	10,386,949	14,571,286	21,842,233	28,850,702	33,296,340	£12,282
£13,154	- 7,192,114	2,974,555	6,834,647	14,008,591	18,674,584	26,732,748	34,594,265	39,635,299	£13,154
£13,993	- 5,775,624	5,273,883	9,641,420	17,496,099	22,625,908	31,442,133	40,125,104	45,739,483	£13,993



#### RLVs less existing use value

Density -

# £4,544,800 per hectare £1,840,000 per acre

# Industsrial / warehousing

units/ha ->	40 uph	70 uph	100 uph	130 uph	160 uph	190 uph	220 uph	250 uph			
Build costs ->	£1023 per sqm	£1346 per sqm	£1679 per sqm	£1787 per sqm	£1830 per sqm	£1884 per sqm	£1959 per sqm	£2013 per sqm	]		
Sales value									Sales value		
per sq m									per sq m	Market value range 201	1 Market value range 2007
£2,691	- 3,393,113	- 4,938,125	- 7,785,455	- 9,730,745	- 11,308,123	- 13,340,060	- 16,419,191	- 18,851,586	£2,691		
£3,563	- 1,792,651	- 2,316,209	- 4,564,329	- 5,679,999	- 6,713,880	- 7,864,413	- 9,962,520	- 11,794,234	£3,563		
£4,435	- 194,882	289,077	- 1,378,600	- 1,688,309	- 2,170,062	- 2,439,436	- 3,547,405	- 4,767,734	£4,435		
£5,307	1,402,889	2,885,592	1,807,128	2,260,087	2,339,179	2,944,861	2,758,778	2,192,924	£5,307		
£6,179	3,000,658	5,482,107	4,992,855	6,208,483		8,287,863	9,049,910	9,153,583	£6,179		
£7,050	4,598,428	8,078,623	8,158,378	10,156,880	11,305,078	13,630,866	15,341,040	16,067,774	£7,050		
£7,922	6,196,198	10,675,138	11,319,982	14,105,275		18,973,868	21,610,199	22,964,767	£7,922		
£8,794	7,793,968	13,271,653	14,481,585	18,053,671	20,270,977	24,316,870	27,853,643	29,861,760	£8,794		
£9,666	9,382,045	15,860,436	17,633,788	21,980,063	24,719,431	29,628,727	34,078,049	36,737,501	£9,666		
£10,538	10,853,015	18,253,930	20,548,512	25,601,705	28,822,728	34,519,242	39,821,613	43,076,460	£10,538		
£11,410	12,323,986	20,647,423	23,463,237	29,223,347	32,926,026	39,409,756	45,565,177	49,415,419			
£12,282	13,794,956	23,040,917	26,377,961	32,844,988	37,029,325	44,300,272	51,308,741	55,754,379			
£13,154	15,265,926	25,432,594	29,292,686	36,466,630		49,190,787	57,052,304	62,093,338			
£13,993	16,682,416	27,731,922	32,099,459	39,954,138	45,083,947	53,900,172	62,583,143	68,197,522	£13,993		

### RLVs less existing use value

40 uph

70 uph

100 uph

Density -units/ha ->

# £2,000,000 per hectare £809,717 per acre

160 uph

130 uph

# Community space/buildings £700,000 infrastructure per ha

250 uph

220 uph

£1023 per sqm	£1346 per sqm	£1679 per sqm	£1787 per sqm	£1830 per sqm	£1884 per sqm	£1959 per sqm	£2013 per sqm	]		
								Sales value		
								£per sq m	Market value range 2011	Market value range 2007
- 1,548,313	- 3,093,325	- 5,940,655	- 7,885,945	- 9,463,323	- 11,495,260	- 14,574,391	- 17,006,786	£2,691		
52,149	- 471,409	- 2,719,529	- 3,835,199	- 4,869,080	- 6,019,613	- 8,117,720	- 9,949,434	£3,563		
1,649,918	2,133,877	466,200	156,491	- 325,262	- 594,636	- 1,702,605	- 2,922,934	£4,435		
3,247,689	4,730,392	3,651,928	4,104,887	4,183,979	4,789,661	4,603,578	4,037,724	£5,307		
4,845,458	7,326,907	6,837,655	8,053,283	8,666,929	10,132,663	10,894,710	10,998,383	£6,179		
6,443,228	9,923,423	10,003,178	12,001,680	13,149,878	15,475,666	17,185,840	17,912,574			
8,040,998	12,519,938	13,164,782	15,950,075	17,632,828	20,818,668	23,454,999	24,809,567	£7,922		
9,638,768	15,116,453	16,326,385	19,898,471	22,115,777	26,161,670	29,698,443	31,706,560	£8,794		
11,226,845	17,705,236	19,478,588	23,824,863	26,564,231	31,473,527	35,922,849	38,582,301	£9,666		
12,697,815	20,098,730	22,393,312	27,446,505	30,667,528	36,364,042	41,666,413	44,921,260	£10,538		
14,168,786	22,492,223	25,308,037	31,068,147	34,770,826	41,254,556	47,409,977	51,260,219	£11,410		
15,639,756	24,885,717	28,222,761	34,689,788	38,874,125	46,145,072	53,153,541	57,599,179	£12,282		
17,110,726	27,277,394	31,137,486	38,311,430	42,977,423	51,035,587	58,897,104	63,938,138	£13,154		
	- 1,548,313 52,149 1,649,918 3,247,689 4,845,458 6,443,228 8,040,988 11,226,845 12,697,815 14,168,786 15,639,756	- 1,548,313 - 3,093,325 52,149 - 471,409 1,649,918 2,133,877 3,247,689 4,730,392 4,845,458 7,326,907 6,443,228 9,923,423 8,040,998 12,519,938 9,638,768 15,116,453 11,226,845 17,705,236 12,697,815 20,098,730 14,168,796 22,492,223 15,639,756 24,885,717	- 1,548,313 - 3,093,325 - 5,940,655 52,149 - 471,409 - 2,719,529 1,649,918 - 2,133,877 - 466,200 3,247,689 - 4,730,392 - 3,651,928 4,845,458 - 7,326,907 - 6,837,655 6,443,228 - 9,923,423 - 10,003,178 8,040,998 - 12,519,938 - 13,164,782 9,638,768 - 15,116,453 - 16,326,385 11,226,845 - 17,705,236 - 19,478,588 12,697,815 - 20,098,730 - 22,393,312 14,168,786 - 22,492,223 - 25,308,037 15,639,756 - 24,885,717 - 28,222,761	- 1,548,313 - 3,093,325 - 5,940,655 - 7,885,945   52,149 - 471,409 - 2,719,529 - 3,835,199   1,649,918 - 2,133,877 - 466,200 - 156,491   3,247,689 - 4,730,392 - 3,651,928 - 4,104,885   4,845,458 - 7,326,907 - 6,837,655 - 8,053,283   6,443,228 - 9,923,423 - 10,003,178 - 12,001,680   8,040,998 - 12,519,938 - 13,164,782 - 15,950,075   9,638,768 - 15,116,453 - 16,326,385 - 19,898,471   11,226,845 - 17,705,236 - 19,478,588 - 23,824,863   12,697,815 - 20,098,730 - 22,393,312 - 27,446,505   14,168,786 - 22,482,223 - 25,308,037 - 31,068,147   15,639,756 - 24,885,717 - 28,222,761 - 34,689,788	- 1,548,313 - 3,093,325 - 5,940,655 - 7,885,945 - 9,463,323   52,149 - 471,409 - 2,719,529 - 3,835,199 - 4,869,080   1,649,918 - 2,133,877 - 466,200 - 156,491 - 325,262   3,247,689 - 4,730,392 - 3,651,928 - 4,104,887 - 4,183,979   4,845,458 - 7,326,907 - 6,837,655 - 8,053,283 - 8,666,929   6,443,228 - 9,923,423 - 10,003,178 - 12,001,680 - 13,149,878   8,040,998 - 12,519,938 - 13,164,782 - 15,950,075 - 17,632,828   9,638,768 - 15,116,453 - 16,326,385 - 19,898,471 - 22,115,777   11,226,845 - 17,705,236 - 19,478,588 - 23,824,863 - 26,564,231   12,697,815 - 20,098,730 - 22,393,312 - 27,446,505 - 30,667,528   14,168,786 - 22,492,223 - 25,308,037 - 31,068,147 - 34,770,826   15,639,756 - 24,885,717 - 28,222,761 - 34,689,788 - 33,874,125	- 1,548,313 - 3,093,325 - 5,940,655 - 7,885,945 - 9,463,323 - 11,495,260   52,149 - 471,409 - 2,719,529 - 3,835,199 - 4,869,080 - 6,019,613   1,649,918 - 2,133,877 - 466,200 - 156,491 - 325,262 - 594,636   3,247,689 - 4,730,392 - 3,651,928 - 4,104,887 - 4,183,979 - 4,789,636   4,845,458 - 7,326,907 - 6,837,655 - 8,053,283 - 8,666,929 - 10,132,663   6,443,228 - 9,923,423 - 10,003,178 - 12,001,680 - 13,149,878 - 15,475,666   8,040,998 - 12,519,938 - 13,164,782 - 15,950,075 - 17,632,828 - 20,818,668   9,638,768 - 15,116,453 - 16,326,385 - 19,898,471 - 22,115,777 - 26,16,670   11,226,845 - 17,705,236 - 19,478,588 - 23,824,863 - 26,564,231 - 31,473,527   12,697,815 - 20,098,730 - 22,393,312 - 27,446,505 - 30,667,528 - 36,364,042   14,168,788 - 22,492,223 - 25,308,037 - 31,689,748 - 38,874,125 - 46,145,072	- 1,548,313 - 3,093,325 - 5,940,655 - 7,885,945 - 9,463,323 - 11,495,260 - 14,574,391 - 52,149 - 471,409 - 2,719,529 - 3,835,199 - 4,869,080 - 6,019,613 - 8,117,720 - 1,649,918 - 2,133,877 - 466,200 - 156,491 - 325,262 - 594,636 - 1,702,605 - 3,247,689 - 4,730,392 - 3,651,928 - 4,104,887 - 4,183,979 - 4,789,661 - 4,603,578 - 4,845,458 - 7,326,907 - 6,837,655 - 8,053,283 - 8,666,929 - 10,132,663 - 10,894,710 - 6,443,228 - 9,923,423 - 10,003,178 - 12,001,680 - 13,149,878 - 15,475,666 - 17,185,840 - 8,040,998 - 12,519,938 - 13,164,782 - 15,950,075 - 17,632,628 - 20,818,668 - 23,454,999 - 9,638,768 - 15,116,453 - 16,326,385 - 19,898,471 - 22,115,777 - 26,968,443 - 11,226,845 - 17,705,236 - 19,478,588 - 23,824,863 - 26,564,231 - 31,473,527 - 35,922,849 - 12,697,815 - 20,098,730 - 22,393,312 - 27,446,505 - 30,667,528 - 36,364,042 - 41,666,413 - 14,168,786 - 22,492,223 - 25,308,037 - 31,068,147 - 34,770,826 - 41,254,556 - 47,409,977 - 15,639,756 - 24,885,717 - 28,222,761 - 34,689,788 - 38,874,125 - 46,145,072 - 53,153,541	- 1,548,313 - 3,093,325 - 5,940,655 - 7,885,945 - 9,463,323 - 11,495,260 - 14,574,391 - 17,006,786   52,149 - 471,409 - 2,719,529 - 3,835,199 - 4,869,080 - 6,019,613 - 8,117,720 - 9,949,434   1,649,918 - 2,133,877 - 466,200 - 156,491 - 325,262 - 594,636 - 1,702,605 - 2,922,934   3,247,689 - 4,730,392 - 3,651,928 - 4,104,887 - 4,183,979 - 4,789,661 - 4,603,578 - 4,037,724   4,845,458 - 7,326,907 - 6,837,655 - 8,053,283 - 8,666,929 - 10,132,663 - 10,894,710 - 10,998,383   6,443,228 - 9,923,423 - 10,003,178 - 12,001,680 - 13,149,878 - 15,475,666 - 17,185,840 - 17,912,574   8,040,998 - 12,519,938 - 13,164,782 - 15,950,075 - 17,632,828 - 20,818,668 - 23,454,999 - 24,809,567   9,638,768 - 15,116,453 - 16,326,385 - 19,898,471 - 22,115,777 - 26,161,670 - 29,698,443 - 31,706,560   11,226,845 - 17,705,236 - 19,478,588 - 23,824,863 - 26,564,231 - 31,473,527 - 35,922,849 - 38,582,301   12,697,815 - 20,098,730 - 22,393,312 - 27,446,505 - 30,667,528 - 36,364,042 - 41,666,413 - 44,921,260   14,168,786 - 22,492,223 - 25,308,037 - 31,688,147 - 34,770,826 - 41,254,556 - 47,409,977 - 51,260,21   15,639,756 - 24,885,717 - 28,222,761 - 34,689,788 - 38,874,125 - 46,145,072 - 53,153,541 - 57,599,179	- 1,548,313 - 3,093,325 - 5,940,655 - 7,885,945 - 9,463,323 - 11,495,260 - 14,574,391 - 17,006,786   £2,691   52,149 - 471,409 - 2,719,529 - 3,835,199 - 4,869,080 - 6,019,613 - 8,117,720 - 9,949,434   £3,563   1,649,918 - 2,133,877 - 466,200 - 156,491 - 325,262 - 594,636 - 1,702,605 - 2,922,934   £4,435   3,247,689 - 4,730,392 - 3,651,928 - 4,104,887 - 4,183,979 - 4,789,661 - 4,603,578 - 4,037,724   £5,307   4,845,458 - 7,326,907 - 6,837,655 - 8,053,283 - 8,666,929 - 10,132,663 - 10,894,710 - 10,998,383   £6,179   6,443,228 - 9,923,423 - 10,003,178 - 12,001,880 - 13,149,878 - 15,475,666 - 17,185,840 - 17,912,574   £7,050   8,040,998 - 12,519,938 - 13,164,782 - 15,950,075 - 17,632,828 - 20,818,668 - 23,454,999 - 24,809,567   £7,922   9,638,768 - 15,116,453 - 16,326,385 - 19,898,471 - 22,115,777 - 29,698,443 - 31,706,660   £8,794   11,226,845 - 17,705,236 - 19,478,588 - 23,824,863 - 26,564,231 - 31,473,527 - 35,922,849 - 38,582,301   £9,666   12,697,815 - 20,098,730 - 22,393,312 - 27,446,505 - 36,675,282   36,364,042 - 41,666,413 - 44,921,260   £10,538   14,168,766 - 22,482,223 - 25,308,037 - 31,668,147 - 34,770,826 - 41,254,556 - 47,409,977 - 51,260,219   £11,410   15,639,756 - 24,885,717 - 28,222,761 - 34,689,788 - 38,874,125 - 46,145,072 - 53,153,541 - 57,599,179   £12,282	Sales value Eper sq m Market value range 2011  - 1,548,313 - 3,093,325 - 5,940,655 - 7,885,945 - 9,463,323 - 11,495,260 - 14,574,391 - 17,006,786

MODEL 4	<u> </u>							
Density -	40	70	400	400	400	400	200	050
units/ha ->	40 uph	70 uph	100 uph	130 uph	160 uph	190 uph	220 uph	250 uph

Build costs -> £1023 per sqm | £1346 per sqm | £1679 per sqm | £1787 per sqm | £1830 per sqm | £1884 per sqm | £1959 per sqm | £2013 per sqm | £2013 per sqm |

psm									psm
£2,691	1,151,687	- 393,325	- 3,240,655	- 5,185,945	- 6,763,323	- 8,795,260	- 11,874,391	- 14,306,786	2,691
£3,563	2,752,149	2,228,591	- 19,529	- 1,135,199	- 2,169,080	- 3,319,613	- 5,417,720	- 7,249,434	3,563
£4,435	4,349,918	4,833,877	3,166,200	2,856,491	2,374,738	2,105,364	997,395	- 222,934	4,435
£5,307	5,947,689	7,430,392	6,351,928	6,804,887	6,883,979	7,489,661	7,303,578	6,737,724	5,307
£6,179	7,545,458	10,026,907	9,537,655	10,753,283	11,366,929	12,832,663	13,594,710	13,698,383	6,179
£7,050	9,143,228	12,623,423	12,703,178	14,701,680	15,849,878	18,175,666	19,885,840	20,612,574	7,050
£7,922	10,740,998	15,219,938	15,864,782	18,650,075	20,332,828	23,518,668	26,154,999	27,509,567	7,922
£8,794	12,338,768	17,816,453	19,026,385	22,598,471	24,815,777	28,861,670	32,398,443	34,406,560	8,794
£9,666	13,926,845	20,405,236	22,178,588	26,524,863	29,264,231	34,173,527	38,622,849	41,282,301	9,666
£10,538	15,397,815	22,798,730	25,093,312	30,146,505	33,367,528	39,064,042	44,366,413	47,621,260	10,538
£11,410	16,868,786	25,192,223	28,008,037	33,768,147	37,470,826	43,954,556	50,109,977	53,960,219	11,410
£12,282	18,339,756	27,585,717	30,922,761	37,389,788	41,574,125	48,845,072	55,853,541	60,299,179	12,282
£13 154	19 810 726	29 977 394	33 837 486	41 011 430	45 677 423	53 735 587	61 597 104	66 638 138	13 154

Aff Hsg	30%
% SR	60%
% SO	40%
S106 (private)	£4,500 per un
S106 (affordable)	£4,500 per un
CIL	
CSH (average unit cost)	£9,376 per un
Grant	N
Developer's profit	20%

RLVs less existing use value	
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Density -

£22,794,353 per hectare £9,228,483 per acre

Offices

units/ha ->	40 uph	70 uph	100 uph	130 uph	160 uph	190 uph	220 uph	250 uph			
Build costs->	£1023 per sqn	£1346 per sqm	£1679 per sqm	£1787 per sqm	£1830 per sqm	£1884 per sqm	£1959 per sqm	£2013 per sqm			
Sales value £per sq m									Sales value £per sq m	Market value range 2011	Market value range 2007
£2,691	8	8	8	8	8	8	8	8	£2,691		
£3,563	8	8	8	8	8	8	8	8	£3,563		
£4,435	8	8	8	8	8	8	8	8	£4,435		
£5,307	8	8	8	8	8	8	8	8	£5,307		
£6,179	8	8	8	8	8	8	8	8	£6,179		
£7,050	8	8	8	8	8	8	<u>@</u>	<b>(4)</b>	£7,050		
£7,922	8	8	8	8	<u>@</u>	(2)	<b>(</b>	0	£7,922		
£8,794	8	8	8	<b>e</b>	<u>@</u>	0	0	0	£8,794		
£9,666	8	<u>@</u>	<b>(4)</b>	<u> </u>	0	0	0	0	£9,666		
£10,538	8	<b>e</b>	<u> </u>	0	0	0	0	0	£10,538		
£11,410	8	<b>e</b>	0	0	0	0	0	0	£11,410		
£12,282	8	0	0	0	0	0	0	0	£12,282		
£13,154		<b>©</b>	0	0	0	0	0	0	£13,154		
£13,993	<u> </u>	(C)	(3)	<b>©</b>	<b>©</b>	(3)	<b>(3)</b>	8	£13.993		

#### RLVs less existing use value

£27,002,840 per hectare £10,932,324 per acre

Density - units/ha ->	40 uph	70 uph	100 uph	130 uph	160 uph	190 uph	220 uph	250 uph	]		
Build costs ->				£1787 per sqm							
Sales value per sq m									Sales value per sq m	Market value range 2011	Market value range 2007
£2,691	8	8	8	8	8	8	8	8	£2,691		
£3,563	8	8	8	8	8	8	8	8	£3,563		
£4,435	8	8	8	8	8	8	8	8	£4,435		
£5,307	8	8	8	8	8	8	8	8	£5,307		
£6,179	8	8	8	8	8	8	8	8	£6,179		
£7,050	8	8	8	8	8	8	8	8	£7,050		
£7,922	8	8	8	8	8	<u> </u>	<u>@</u>	<u> </u>	£7,922		
£8,794	8	8	8	8	<u>@</u>	<u> </u>	0	8	£8,794		
£9,666	8	8	8	<u> </u>	<u> </u>	0	0	0	£9,666		
£10,538	8	8	(4)	(=)	0	0	0	0	£10,538		
£11,410	8	(4)	<b>(4)</b>	8	8	8	0	<u>©</u>	£11,410		
£12,282	8	<u> </u>	<u> </u>	8	8	8	<b>©</b>	8	£12,282		
£13 154	B	<u>(4)</u>	(9)	(8)	(8)	(8)	(3)	(3)	£13 154		

### RLVs less existing use value

£13,993

£4,544,800 per hectare £1,840,000 per acre

Industsrial / warehousing

£13,993

Density - units/ha ->	40 uph	70 uph	100 uph	130 uph	160 uph	190 uph	220 uph	250 uph			
Build costs ->	£1023 per sqm	£1346 per sqm	£1679 per sqm	£1787 per sqm	£1830 per sqm	£1884 per sqm	£1959 per sqm	£2013 per sqm			
Sales value £per sq m									Sales value £per sq m	Market value range 2011	Market value range 200
£2,691	8	8	8	8	8	8	8	8	£2,691		
£3,563	8	8	8	8	8	8	8	8	£3,563		
£4,435	<u> </u>	<u> </u>	8	8	8	8	8	8	£4,435		
£5,307	<u>©</u>	<b>©</b>	0	0	<u>©</u>	0	0	0	£5,307		<u>ו</u> ב
£6,179	<b>©</b>	<b>©</b>	0	0	<u> </u>	0	0	0	£6,179		
£7,050	<b>©</b>	0	0	0	0	0	0	0	£7,050		
£7,922	<b>©</b>	0	0	0	0	0	0	0	£7,922		
£8,794	<u>©</u>	<b>©</b>	0	0	<u>©</u>	0	0	0	£8,794		
£9,666	<u>©</u>	<b>©</b>	0	0	<u>©</u>	0	0	0	£9,666		
£10,538	<u>©</u>	<b>©</b>	0	0	<u>©</u>	0	0	0	£10,538		
£11,410	<b>©</b>	<b>©</b>	<u> </u>	0	0	0	0	8	£11,410		
£12,282	<b>©</b>	0	0	0	0	0	0	0	£12,282	V	
£13,154	<b>©</b>	0	0	0	0	0	0	0	£13,154		
£13,993	(3)	<u>©</u>	<u> </u>	<u> </u>	<u>©</u>	<u>©</u>	<u>©</u>	8	£13,993		

# RLVs less existing use value

£2,000,000 per hectare £809,717 per acre

Density -											
units/ha ->	40 uph	70 uph	100 uph	130 uph	160 uph	190 uph	220 uph	250 uph			
Build costs ->	£1023 per sqm	£1346 per sqm	£1679 per sqm	£1787 per sqm	£1830 per sqm	£1884 per sqm	£1959 per sqm	£2013 per sqm	]	1	
Sales value									Sales value		
per sq m									per sq m	Market value range 201	1 Market value range 2007
£2,691	8	8	8	8	8	8	8	8	£2,691		
£3,563	<b>(4)</b>	8	8	8	8	8	8	8	£3,563		
£4,435	<b>©</b>	0	8	<u>—</u>	(3)	8	8	8	£4,435		
£5,307	<b>©</b>	0	0	0	0	<b>©</b>	0	0	£5,307		
£6,179	0	0	0	0	0	0	0	0	£6,179		
£7,050	<b>©</b>	0	0	0	0	<b>©</b>	0	<b>(</b>	£7,050		
£7,922	<b>©</b>	0	0	0	0	<b>©</b>	0	<b>(</b>	£7,922		
£8,794		<b>©</b>	8	<b>(9</b> )	8	<b>©</b>	<b>(9</b> )	<b>(9</b> )	£8,794		
£9,666	<u> </u>	<b>©</b>	8	<b>(9</b> )	8	<b>©</b>	<b>(9</b> )	<b>(9</b> )	£9,666		
£10,538	<b>©</b>	0	0	0	0	0	0	0	£10,538		
£11,410	<b>©</b>	<u>©</u>	0	0	0	0	0	0	£11,410		
£12,282	<u>©</u>	0	8	8	8	8	<u> </u>	<u> </u>	£12,282		
£13,154	<u>©</u>	0	8	8	8	8	9	<u> </u>	£13,154		
£13,993	(3)	(9)	(3)	(3)	8	(3)	8	(3)	£13,993		

MODEL	5								
Density -									
units/ha ->	40 uph	70 uph	100 uph	130 uph	160 uph	190 uph	220 uph	250 uph	
Build costs ->	£1023 per cam	£13/6 per sam	£1670 per sam	£1787 per sam	£1830 per sqm	£1884 per sam	£1050 per sam	£2013 per sam	
Sales value per sm	£1025 per sqiii	21040 per sqrii	21073 per sqrii	Z1707 per sqiii	21000 per sqiiri	£1004 per sqiii	£1909 per sqrii		Sales value per sm

% SR	60%
% SO	40%
S106 (private)	£10,000 per unit
S106 (affordable)	£10,000 per unit
CSH (% uplift on Private)	5%

SH (% uplift on AH)

£2,691	924,342	- 800,626	- 3,823,369	- 5,952,789	- 7,718,589	- 9,929,639	- 13,203,623	- 15,817,277	£2,691
£3,563	2,527,678	1,825,713	- 595,070	- 1,902,044	- 3,124,346	- 4,453,992	- 6,746,952	- 8,759,925	£3,563
£4,435	4,125,448	4,436,023	2,590,658	2,105,834	1,430,929	984,591	- 316,096	- 1,715,538	£4,435
£5,307	5,723,218	7,032,538	5,776,386	6,056,684	5,951,637	6,382,504	6,005,840	5,245,121	£5,307
£6,179	7,320,988	9,629,054	8,962,115	10,005,080	10,434,586	11,725,507	12,296,972	12,205,779	£6,179
£7,050	8,918,758	12,225,569	12,134,816	13,953,476	14,917,536	17,068,510	18,588,104	19,137,872	£7,050
£7,922	10,516,527	14,822,084	15,296,420	17,901,872	19,400,485	22,411,512	24,873,029	26,034,865	£7,922
£8,794	12,114,297	17,418,599	18,458,024	21,850,269	23,883,435	27,754,515	31,116,473	32,931,859	£8,794
£9,666	13,705,251	20,007,382	21,610,225	25,785,992	28,343,365	33,079,999	37,340,879	39,807,600	£9,666
£10,538	15,176,221	22,400,876	24,524,950	29,407,634	32,446,663	37,970,514	43,084,442	46,146,559	£10,538
£11,410	16,647,191	24,794,370	27,439,675	33,029,276	36,549,961	42,861,029	48,828,006	52,485,518	£11,410
£12,282	18,118,161	27,187,863	30,354,400	36,650,918	40,653,260	47,751,544	54,571,570	58,824,478	£12,282
£13,154	19,589,131	29,581,357	33,269,125	40,272,560	44,756,558	52,642,059	60,315,134	65,163,437	£13,154
£13,993	21,005,622	31,883,898	36,075,896	43,760,067	48,707,882	57,351,444	65,845,973	71,267,620	£13,993

£4,435	4,125,448	4,436,023	2,590,658	2,105,834	1,430,929	984,591	- 316,096	- 1,715,538	£4,435
£5,307	5,723,218	7,032,538	5,776,386	6,056,684	5,951,637	6,382,504	6,005,840	5,245,121	£5,307
£6,179	7,320,988	9,629,054	8,962,115	10,005,080	10,434,586	11,725,507	12,296,972	12,205,779	£6,179
£7,050	8,918,758	12,225,569	12,134,816	13,953,476	14,917,536	17,068,510	18,588,104	19,137,872	£7,050
£7,922	10,516,527	14,822,084	15,296,420	17,901,872	19,400,485	22,411,512	24,873,029	26,034,865	£7,922
£8,794	12,114,297	17,418,599	18,458,024	21,850,269	23,883,435	27,754,515	31,116,473	32,931,859	£8,794
£9,666	13,705,251	20,007,382	21,610,225	25,785,992	28,343,365	33,079,999	37,340,879	39,807,600	£9,666
£10,538	15,176,221	22,400,876	24,524,950	29,407,634	32,446,663	37,970,514	43,084,442	46,146,559	£10,538
£11,410	16,647,191	24,794,370	27,439,675	33,029,276	36,549,961	42,861,029	48,828,006	52,485,518	£11,410
£12,282	18,118,161	27,187,863	30,354,400	36,650,918	40,653,260	47,751,544	54,571,570	58,824,478	£12,282
£13,154	19,589,131	29,581,357	33,269,125	40,272,560	44,756,558	52,642,059	60,315,134	65,163,437	£13,154
£13,993	21,005,622	31,883,898	36,075,896	43,760,067	48,707,882	57,351,444	65,845,973	71,267,620	£13,993
			_	_	_		_		

#### RLVs less existing use value

# £22,794,353 per hectare £9,228,483 per acre

#### Offices

40 uph	70 uph	100 uph	130 uph	160 uph	190 uph	220 uph	250 uph			
£1023 per sqm	£1346 per sqm	£1679 per sqm	£1787 per sqm	£1830 per sqm	£1884 per sqm	£1959 per sqm	£2013 per sqm	]		
								Sales value		
								per sq m	Market value range 2011	Market value range 2007
- 21,870,011	- 23,594,979	- 26,617,722	- 28,747,142	- 30,512,942	- 32,723,992	- 35,997,976	- 38,611,630	£2,691		
- 20,266,675	- 20,968,640	- 23,389,423	- 24,696,397	- 25,918,699	- 27,248,345	- 29,541,305	- 31,554,278	£3,563		
- 18,668,905	- 18,358,330		- 20,688,519	- 21,363,424	- 21,809,762	- 23,110,449		£4,435		
- 17,071,135	- 15,761,815	- 17,017,967	- 16,737,669	- 16,842,716	- 16,411,849	- 16,788,513	- 17,549,232	£5,307		
- 15,473,365	- 13,165,299	- 13,832,238	- 12,789,273	- 12,359,767	- 11,068,846	- 10,497,381	- 10,588,574	£6,179		
- 13,875,595	- 10,568,784	- 10,659,537	- 8,840,877	- 7,876,817				£7,050		
- 12,277,826	- 7,972,269	- 7,497,933	- 4,892,481	- 3,393,868	- 382,841	2,078,676	3,240,512	£7,922		
				1,089,082	4,960,162					
- 9,089,102	- 2,786,971	- 1,184,128	2,991,639	5,549,012	10,285,646	14,546,526	17,013,247	£9,666		
- 7,618,132	- 393,477	1,730,597	6,613,281	9,652,310	15,176,161	20,290,089				
- 6,147,162	2,000,017	4,645,322	10,234,923	13,755,608	20,066,676	26,033,653	29,691,165	£11,410		
- 4,676,192	4,393,510	7,560,047	13,856,565	17,858,907	24,957,191	31,777,217	36,030,125	£12,282		
	21,870,011 20,266,675 18,668,905 17,071,135 15,473,365 12,277,826 10,680,056 9,089,102 7,618,132 6,147,162	E1023 per sqm E1346 per sqm  - 21,870,011 - 23,594,979 - 20,266,675 - 20,968,640 - 18,668,905 - 18,358,330 - 17,071,135 - 15,761,815 - 15,473,365 - 13,165,299 - 13,875,595 - 10,568,784 - 12,277,826 - 7,972,269 - 10,680,056 - 5,375,754 - 9,089,102 - 2,786,971 - 7,618,132 - 393,477 - 6,147,162 - 2,000,017	£1023 per sqm         £1346 per sqm         £1679 per sqm           - 21,870,011         - 23,594,979         - 26,617,722           - 20,266,675         - 20,968,640         - 23,389,423           - 18,668,905         - 18,358,330         - 20,203,695           - 17,071,135         - 15,761,815         - 17,017,967           - 15,473,365         - 13,165,299         - 13,832,238           - 13,875,595         - 10,568,784         - 10,659,537           - 12,277,826         - 7,972,269         - 7,497,933           - 10,680,056         - 5,375,754         - 4,336,329           - 9,089,102         - 2,786,971         - 1,184,128           - 7,618,132         - 393,477         1,730,597           - 6,147,162         2,000,017         4,645,322	£1023 per sqm         £1346 per sqm         £1679 per sqm         £1787 per sqm           - 21,870,011         - 23,594,979         - 26,617,722         - 28,747,142           - 20,266,675         - 20,968,640         - 23,389,423         - 24,696,397           - 18,668,995         - 18,358,330         - 20,236,695         - 20,688,519           - 17,071,135         - 15,761,815         - 17,017,967         - 16,737,669           - 15,473,365         - 13,165,299         - 13,832,238         - 12,789,273           - 13,875,595         - 10,568,764         - 10,659,537         - 8,840,877           - 10,680,056         - 5,375,754         - 4,336,329         - 944,084           - 9,089,102         - 2,786,971         - 1,184,128         2,991,639           - 7,618,132         - 393,477         - 1,730,597         6,613,281           - 6,147,162         2,000,017         4,645,322         10,234,923	£1023 per sqm         £1346 per sqm         £1679 per sqm         £1787 per sqm         £1830 per sqm           - 21,870,011         - 23,594,979         - 26,617,722         - 28,747,142         - 30,512,942           - 20,266,675         - 20,968,640         - 23,389,423         - 24,696,397         - 25,918,699           - 18,668,995         - 18,358,330         - 20,236,695         - 20,688,519         - 21,363,424           - 17,071,135         - 15,761,815         - 17,017,967         - 16,737,669         - 16,842,716           - 15,473,365         - 13,165,299         - 13,832,238         - 12,789,273         - 12,359,767           - 13,875,595         - 10,568,784         - 10,659,537         - 8,840,877         - 7,876,817           - 12,277,826         - 7,972,269         - 7,497,933         - 4,892,481         - 3,393,868           - 10,680,056         - 5,375,754         - 4,336,329         - 944,084         1,089,082           - 9,089,102         - 2,786,971         - 1,184,128         2,991,639         5,549,012           - 7,618,132         - 39,477         1,730,597         6,613,281         9,652,310           - 6,147,162         2,000,017         4,645,322         10,234,923         13,755,608	£1023 per sqm         £1346 per sqm         £1679 per sqm         £1787 per sqm         £1830 per sqm         £1884 per sqm           - 21,870,011         - 23,594,979         - 26,617,722         - 28,747,142         - 30,512,942         - 32,723,992           - 20,266,675         - 20,968,640         - 23,389,423         - 24,696,397         - 25,918,699         - 27,248,345           - 18,668,905         - 18,358,330         - 20,203,695         - 20,688,519         - 21,363,424         - 21,809,764           - 17,071,135         - 15,761,815         - 17,017,967         - 16,737,669         - 16,842,716         - 16,411,849           - 15,473,365         - 13,165,299         - 13,832,238         - 12,789,273         - 12,359,767         - 11,068,846           - 13,875,595         - 10,568,764         - 10,659,537         - 8,840,877         - 7,876,817         - 5,725,843           - 10,680,056         - 5,375,754         - 4,336,329         - 944,084         1,089,082         - 4,960,162           - 9,089,102         - 2,786,971         - 1,184,128         2,991,639         5,549,012         10,285,646           - 7,618,132         - 39,477         1,730,597         6,613,281         9,652,310         15,176,161           - 6,147,162         2,000,017         4,845,322<	£1023 per sqm         £1346 per sqm         £1679 per sqm         £1787 per sqm         £1830 per sqm         £1884 per sqm         £1959 per sqm           - 21,870,011         - 23,594,979         - 26,617,722         - 28,747,142         - 30,512,942         - 32,723,992         - 35,997,976           - 20,266,675         - 20,968,640         - 23,389,423         - 24,696,397         - 25,918,699         - 27,248,345         - 29,541,305           - 18,668,905         - 18,358,330         - 20,208,695         - 20,688,519         - 21,363,424         - 21,809,762         - 23,110,449           - 17,071,35         - 15,761,815         - 17,017,967         - 16,737,669         - 16,842,716         - 16,411,849         - 16,788,513           - 15,473,365         - 13,165,299         - 13,832,238         - 12,789,273         - 12,359,767         - 11,068,846         - 10,497,381           - 12,277,826         - 7,972,269         - 7,497,933         - 4,892,481         - 3,393,868         - 382,841         2,078,676           - 10,680,056         - 5,375,754         - 4,336,329         - 944,084         1,089,082         - 4,960,162         8,322,120           - 9,089,102         - 2,786,971         - 1,184,128         2,991,639         5,549,012         10,285,646         14,546,526	£1023 per sqm         £1346 per sqm         £1679 per sqm         £1787 per sqm         £1830 per sqm         £1884 per sqm         £1959 per sqm         £2013 per sqm           - 21,870,011         - 23,594,979         - 26,617,722         - 28,747,142         - 30,512,942         - 32,723,992         - 35,997,976         - 38,611,630           - 20,266,675         - 20,968,640         - 23,389,423         - 24,696,397         - 25,918,699         - 27,248,345         - 29,541,305         - 31,554,278           - 18,668,905         - 18,358,330         - 20,236,955         - 20,688,519         - 21,363,424         - 21,809,762         - 23,110,449         - 24,509,891           - 17,071,35         - 15,761,815         - 17,017,967         - 16,737,669         - 16,842,716         16,411,849         16,788,513         - 17,549,232           - 15,473,365         - 13,165,299         - 13,832,238         - 12,789,273         - 12,359,767         - 11,068,846         - 10,497,381         - 10,588,574           - 13,875,595         - 10,568,764         - 10,659,537         - 8,840,877         - 7,876,817         - 5,725,843         - 4,206,249         - 3,656,481           - 12,277,826         - 7,972,269         - 7,497,933         - 4,894,841         - 3,393,868         - 382,841         - 2,786,971         - 1,184,12	E1023 per sqm   E1346 per sqm   E1679 per sqm   E1679 per sqm   E1787 per sqm   E1830 per sqm   E1884 per sqm   E1959 per sqm   E2013 per sqm   Sales value per sq m   21,870,011   - 23,594,979   - 26,617,722   - 28,747,142   - 30,512,942   - 32,723,992   - 35,997,976   - 38,611,630   - 52,691   - 20,266,675   - 20,968,640   - 23,389,423   - 24,696,397   - 25,918,699   - 27,248,345   - 29,541,305   - 31,554,278   - 23,563   - 18,668,905   - 18,358,330   - 20,203,695   - 20,688,519   - 21,363,424   - 21,809,762   - 23,110,449   - 24,509,891   - 24,435   - 17,071,135   - 15,673,365   - 13,165,299   - 13,832,238   - 12,789,273   - 12,378,697   - 11,068,846   - 10,497,381   - 10,588,574   - 10,588,754   - 10,588,754   - 10,689,597   - 13,875,595   - 10,568,784   - 10,659,537   - 8,840,877   - 7,876,817   - 5,725,843   - 4,206,249   - 3,656,481   - 2,078,676   - 3,240,512   - 27,922   - 10,680,056   - 5,375,754   - 4,336,329   - 944,084   - 1,089,082   - 4,960,162   - 8,322,120   - 10,137,506   - 18,794   - 9,089,102   - 2,786,971   - 1,184,128   - 2,991,639   - 5,549,012   - 10,285,646   - 14,546,526   - 17,013,247   - 5,966   - 7,618,132   - 3,934,77   - 1,730,597   - 6,613,281   - 9,652,310   - 15,476,617   - 20,006,676   - 26,033,653   - 29,99,165   - 11,410	E1023 per sqm

#### RLVs less existing use value

# £27,002,840 per hectare £10,932,324 per acre

#### Residential

units/ha ->	40 uph	70 uph	100 uph	130 uph	160 uph	190 uph	220 uph	250 uph	
Build costs ->	£1023 per sqm	£1346 per sqm	£1679 per sqm	£1787 per sqm	£1830 per sqm	£1884 per sqm	£1959 per sqm	£2013 per sqm	
Sales value									Sales value
per sq m									per sq m
£2,691	- 26,078,498	- 27,803,466	- 30,826,209	- 32,955,629	- 34,721,429	- 36,932,479	- 40,206,463	- 42,820,117	£2,691
£3,563	- 24,475,162	- 25,177,127	- 27,597,910	- 28,904,884	- 30,127,186	- 31,456,832	- 33,749,792	- 35,762,765	£3,563
£4,435	- 22,877,392	- 22,566,817	- 24,412,182	- 24,897,006	- 25,571,911	- 26,018,249	- 27,318,936	- 28,718,378	£4,435
£5,307	- 21,279,622	- 19,970,302	- 21,226,454	- 20,946,156	- 21,051,203	- 20,620,336	- 20,997,000	- 21,757,719	£5,307
£6,179	- 19,681,852	- 17,373,786	- 18,040,725	- 16,997,760	- 16,568,254	- 15,277,333	- 14,705,868	- 14,797,061	£6,179
£7,050	- 18,084,082	- 14,777,271	- 14,868,024	- 13,049,364	- 12,085,304	- 9,934,330	- 8,414,736	- 7,864,968	£7,050
£7,922	- 16,486,313	- 12,180,756	- 11,706,420	- 9,100,968	- 7,602,355	- 4,591,328	- 2,129,811	- 967,975	£7,922
£8,794	- 14,888,543	- 9,584,241	- 8,544,816	- 5,152,571	- 3,119,405	751,676	4,113,634	5,929,020	£8,794
£9,666	- 13,297,589	- 6,995,458	- 5,392,615	- 1,216,848	1,340,526	6,077,160	10,338,040	12,804,761	£9,666
£10,538	- 11,826,619	- 4,601,964	- 2,477,890	2,404,795	5,443,824	10,967,675	16,081,603	19,143,720	£10,538
£11,410	- 10,355,649	- 2,208,470	436,836	6,026,437	9,547,122	15,858,190	21,825,167	25,482,679	£11,410
£12,282	- 8,884,679	185,024	3,351,561	9,648,079	13,650,421	20,748,705	27,568,731	31,821,639	£12,282
£13,154	- 7,413,709	2,578,518	6,266,286	13,269,721	17,753,719	25,639,220	33,312,295	38,160,598	£13,154
£13,993	- 5,997,218	4,881,059	9,073,057	16,757,228	21,705,043	30,348,605	38,843,134	44,264,781	£13,993



#### RLVs less existing use value

Density -

# £4,544,800 per hectare £1,840,000 per acre

# Industsrial / warehousing

units/ha ->	40 uph	70 uph	100 uph	130 uph	160 uph	190 uph	220 uph	250 uph			
Build costs ->	£1023 per sqm	£1346 per sqm	£1679 per sqm	£1787 per sqm	£1830 per sqm	£1884 per sqm	£1959 per sqm	£2013 per sqm			
Sales value									Sales value		
per sq m									per sq m	Market value range 2011	Market value range 2007
£2,691	- 3,620,458	- 5,345,426	- 8,368,169	- 10,497,589	- 12,263,389	- 14,474,439	- 17,748,423	- 20,362,077	£2,691		
£3,563	- 2,017,122						- 11,291,752		£3,563		
£4,435	- 419,352	- 108,777	- 1,954,142	- 2,438,966	- 3,113,871	- 3,560,209	- 4,860,896	- 6,260,338	£4,435		
£5,307	1,178,418		1,231,586	1,511,884	1,406,837	1,837,704	1,461,040	700,321	£5,307		
£6,179	2,776,188	5,084,254	4,417,315	5,460,280	5,889,786	7,180,707	7,752,172	7,660,979	£6,179		
£7,050	4,373,958	7,680,769	7,590,016	9,408,676	10,372,736	12,523,710	14,043,304	14,593,072	£7,050		
£7,922	5,971,727	10,277,284	10,751,620	13,357,072	14,855,685	17,866,712	20,328,229	21,490,065	£7,922		
£8,794	7,569,497	12,873,799	13,913,224	17,305,469	19,338,635	23,209,715	26,571,673	28,387,059	£8,794		
£9,666	9,160,451	15,462,582	17,065,425	21,241,192	23,798,565	28,535,199	32,796,079	35,262,800	£9,666		
£10,538	10,631,421	17,856,076	19,980,150	24,862,834	27,901,863	33,425,714	38,539,642	41,601,759	£10,538		
£11,410	12,102,391	20,249,570	22,894,875	28,484,476	32,005,161	38,316,229	44,283,206	47,940,718	£11,410		
£12,282	13,573,361	22,643,063	25,809,600	32,106,118	36,108,460	43,206,744	50,026,770	54,279,678	£12,282		
£13,154	15,044,331	25,036,557	28,724,325	35,727,760	40,211,758	48,097,259	55,770,334	60,618,637	£13,154		
£13,993	16,460,822	27,339,098	31,531,096	39,215,267	44,163,082	52,806,644	61,301,173	66,722,820	£13,993		

### RLVs less existing use value

40 uph

70 uph

100 uph

Density -units/ha ->

# £2,000,000 per hectare £809,717 per acre

160 uph

130 uph

# Community space/buildings £700,000 infrastructure per ha

250 uph

220 uph

Build costs ->	£1023 per sqm	£1346 per sqm	£1679 per sqm	£1787 per sqm	£1830 per sqm	£1884 per sqm	£1959 per sqm	£2013 per sqm	]				
Sales value									Sales value				
£per sq m									£per sq m	Market val	ue range 2011	Market value i	range 2007
£2,691	- 1,775,658	- 3,500,626	- 6,523,369	- 8,652,789	- 10,418,589	- 12,629,639	- 15,903,623	- 18,517,277	£2,691				
£3,563	- 172,322	- 874,287	- 3,295,070	- 4,602,044	- 5,824,346	- 7,153,992	- 9,446,952	- 11,459,925	£3,563				
£4,435	1,425,448	1,736,023	- 109,342	- 594,166	- 1,269,071	- 1,715,409	- 3,016,096	- 4,415,538	£4,435				
£5,307	3,023,218	4,332,538	3,076,386	3,356,684	3,251,637	3,682,504	3,305,840	2,545,121	£5,307				_
£6,179	4,620,988	6,929,054	6,262,115	7,305,080	7,734,586	9,025,507	9,596,972	9,505,779					
£7,050	6,218,758	9,525,569	9,434,816	11,253,476	12,217,536	14,368,510	15,888,104	16,437,872					
£7,922	7,816,527	12,122,084	12,596,420	15,201,872	16,700,485	19,711,512	22,173,029	23,334,865	£7,922				
£8,794	9,414,297	14,718,599	15,758,024	19,150,269	21,183,435	25,054,515	28,416,473	30,231,859	£8,794				
£9,666	11,005,251	17,307,382	18,910,225	23,085,992	25,643,365	30,379,999	34,640,879	37,107,600	£9,666				
£10,538	12,476,221	19,700,876	21,824,950	26,707,634	29,746,663	35,270,514	40,384,442	43,446,559	£10,538				
£11,410	13,947,191	22,094,370	24,739,675	30,329,276	33,849,961	40,161,029	46,128,006	49,785,518					
£12,282	15,418,161	24,487,863	27,654,400	33,950,918	37,953,260	45,051,544	51,871,570	56,124,478	£12,282		_		7
£13,154	16,889,131	26,881,357	30,569,125	37,572,560	42,056,558	49,942,059	57,615,134	62,463,437	£13,154				
£13,154	16,889,131	26,881,357	30,569,125	37,572,560	42,056,558	49,942,059	57,615,134	62,463,437	£13,154			<u> </u>	

MODEL	5								
Density -									
units/ha ->	40 u	ph	70 uph	100 uph	130 uph	160 uph	190 uph	220 uph	250 uph
			Lavava	Ta	Ta		Lavas		

Sales value psm

•									•
£2,691	924,342	- 800,626	- 3,823,369	- 5,952,789	- 7,718,589	- 9,929,639	- 13,203,623	- 15,817,277	2,691
£3,563	2,527,678	1,825,713	- 595,070	- 1,902,044	- 3,124,346	- 4,453,992	- 6,746,952	- 8,759,925	3,563
£4,435	4,125,448	4,436,023	2,590,658	2,105,834	1,430,929	984,591	- 316,096	- 1,715,538	4,435
£5,307	5,723,218	7,032,538	5,776,386	6,056,684	5,951,637	6,382,504	6,005,840	5,245,121	5,307
£6,179	7,320,988	9,629,054	8,962,115	10,005,080	10,434,586	11,725,507	12,296,972	12,205,779	6,179
£7,050	8,918,758	12,225,569	12,134,816	13,953,476	14,917,536	17,068,510	18,588,104	19,137,872	7,050
£7,922	10,516,527	14,822,084	15,296,420	17,901,872	19,400,485	22,411,512	24,873,029	26,034,865	7,922
£8,794	12,114,297	17,418,599	18,458,024	21,850,269	23,883,435	27,754,515	31,116,473	32,931,859	8,794
£9,666	13,705,251	20,007,382	21,610,225	25,785,992	28,343,365	33,079,999	37,340,879	39,807,600	9,666
£10,538	15,176,221	22,400,876	24,524,950	29,407,634	32,446,663	37,970,514	43,084,442	46,146,559	10,538
£11,410	16,647,191	24,794,370	27,439,675	33,029,276	36,549,961	42,861,029	48,828,006	52,485,518	11,410
£12,282	18,118,161	27,187,863	30,354,400	36,650,918	40,653,260	47,751,544	54,571,570	58,824,478	12,282
£13,154		29,581,357	33,269,125	40,272,560	44,756,558	52,642,059	60,315,134	65,163,437	13,154
£13,993	21,005,622	31,883,898	36,075,896	43,760,067	48,707,882	57,351,444	65,845,973	71,267,620	13,993

Aff Hsg	309
% SR	609
% SO	409
S106 (private)	£10,000 per un
S106 (affordable)	£10,000 per ur
CIL	£10,000 per ur
CSH (average unit cost)	£9,376 per un
Grant	N
Dovolopor's profit	209

RLVs les	s existing	use	value	
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£22,794,353 per hectare £9,228,483 per acre

Offices

Density - units/ha ->	40 uph	70 uph	100 uph	130 uph	160 uph	190 uph	220 uph	250 uph			
Build costs->		£1346 per sqm									
Sales value £per sq m									Sales value £per sq m	Market value range 2011	Market value range 2007
£2,691	8	8	(3)	(3)	(3)	(3)	8	<b>©</b>	£2,691		
£3,563	8	8	(3)	(3)	(3)	(3)	8	<b>©</b>	£3,563		
£4,435	8	8	(3)	(3)	(3)	(3)	8	<b>©</b>	£4,435		
£5,307	8	8	(3)	(3)	(3)	8	8	<b>©</b>	£5,307		
£6,179	8	8	(3)	(3)	(3)	(3)	8	<b>©</b>	£6,179		
£7,050	8	8	8	8	8	8	8	8	£7,050		
£7,922	8	8	8	8	(1)	<b>(a)</b>	<b>(a)</b>	<u> </u>	£7,922		
£8,794	8	8	8	(4)	(1)	0	0	0	£8,794		
£9,666	8	<b>(4)</b>	<b>(1)</b>	<b>(1)</b>	0	0	0	0	£9,666		
£10,538	8	<b>(4)</b>	<b>(1)</b>	0	0	0	0	0	£10,538		
£11,410	8	<b>(4)</b>	<u> </u>	0	0	0	0	0	£11,410		
£12,282	8	0	<b>②</b>	<b>②</b>	<b>②</b>	<b>(3)</b>	0	0	£12,282	_	
£13,154		8	0	0	0	0	0	0	£13,154		
£13,993	<u>\(\text{\tin}\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\tint{\text{\tetx{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\ti}\}\text{\text{\text{\text{\text{\text{\text{\text{\tex{\tex</u>	<u> </u>	<u> </u>	0	0	<u>©</u>	<u> </u>	9	£13,993		

#### RLVs less existing use value

£27,002,840 per hectare £10,932,324 per acre

Density - units/ha ->	40 uph	70 uph	100 uph	130 uph	160 uph	190 uph	220 uph	250 uph	]		
Build costs ->		£1346 per sqm	£1679 per sqm	£1787 per sqm			£1959 per sqm		1		
Sales value per sq m									Sales value per sq m	Market value range 201	1 Market value range 2007
£2,691	8	8	8	8	8	8	8	8	£2,691		
£3,563	8	8	8	8	8	8	8	8	£3,563		
£4,435	8	8	8	8	8	8	8	8	£4,435		
£5,307	8	8	8	8	8	8	8	8	£5,307		
£6,179	8	8	8	8	8	8	8	8	£6,179		
£7,050	8	8	8	8	8	8	8	8	£7,050		
£7,922	8	8	8	8	8	8	<u> </u>	<u> </u>	£7,922		
£8,794	8	8	8	8	<u> </u>	<u>@</u>	<u>©</u>	8	£8,794		
£9,666	8	8	8	<u>@</u>	<u>@</u>	0	0	0	£9,666		
£10,538	8	8		<b>(a)</b>	0	0	0	0	£10,538		
£11,410	8	<b>(a)</b>	(4)	0	0	0	0	0	£11,410		
£12,282	8	<b>(a)</b>	<u> </u>	0	<u>©</u>	0	<u>©</u>	8	£12,282		
£13 154	8	<u>(4)</u>	(8)	(8)	<u>(9)</u>	(8)	<u>(C)</u>	(8)	£13 154		

### RLVs less existing use value

70 uph

100 uph

£13,993

Density -units/ha ->

£4,544,800 per hectare £1,840,000 per acre

160 uph

130 uph

Industsrial / warehousing

250 uph

£13,993

Build costs ->	£1023 per sqm	£1346 per sqm	£1679 per sqm	£1787 per sqm	£1830 per sqm	£1884 per sqm	£1959 per sqm	£2013 per sq	m		
Sales value £per sq m									Sales value £per sq m	Market value range 20	11 Market value range 200
£2,691	8	8	3	8	8	8	8	8	£2,691		
£3,563	8	8	3	8	8	8	8	8	£3,563		
£4,435	<b>(4)</b>	<u>@</u>	8	8	8	8	8	8	£4,435		
£5,307	<b>©</b>	<b>©</b>	<u>©</u>	<b>©</b>	0	0	<u> </u>	8	£5,307		
£6,179	<b>O</b>	<b>©</b>	0	<b>©</b>	0	0	0	0	£6,179		
£7,050	0	<b>©</b>	0	<b>©</b>	0	0	0	0	£7,050		
£7,922	0	<b>©</b>	0	<b>©</b>	0	0	0	0	£7,922		
£8,794	<b>©</b>	<b>©</b>	<u>©</u>	<b>(3)</b>	<b>©</b>	8	<u>©</u>	(8)	£8,794		
£9,666	<b>©</b>	<b>©</b>	<u>©</u>	<b>©</b>	0	0	<u> </u>	8	£9,666		
£10,538	<b>©</b>	<b>©</b>	<u>©</u>	<b>©</b>	0	0	<u> </u>	8	£10,538		
£11,410	<b>©</b>	<b>©</b>	<u>©</u>	<u>©</u>	<u>©</u>	0	<u>©</u>	0	£11,410		
£12,282	<b>©</b>	0	0	0	0	0	0	0	£12,282		
£13,154	<b>©</b>	0	0	0	0	0	0	8	£13,154		
£13.993	<b>(9)</b>	(0)	(3)	(9)	0	(2)	0	(8)	£13,993		

190 uph

# RLVs less existing use value

£2,000,000 per hectare £809,717 per acre

Density -											
units/ha ->	40 uph	70 uph	100 uph	130 uph	160 uph	190 uph	220 uph	250 uph			
Build costs ->	£1023 per sqn	£1346 per sqm	£1679 per sqm	£1787 per sqm	£1830 per sqm	£1884 per sqm	£1959 per sqm	£2013 per sqm	]	-	,
Sales value									Sales value		
oer sq m									per sq m	Market value range 2011	Market value range 200
£2,691	8	8	8	8	8	8	8	8	£2,691		
£3,563	<u> </u>	8	8	8	8	8	8	8	£3,563		
£4,435	<u>©</u>	<b>©</b>	<u> </u>	3	8	8	8	3	£4,435		
£5,307	0	0	0	0	0	0	0	0	£5,307		
£6,179	<b>©</b>	9	<b>(3)</b>	0	0	0	0	0	£6,179		
£7,050	<b>©</b>	<b>©</b>	<u> </u>	0	<u> </u>	<b>©</b>	<b>(</b>	0	£7,050		
£7,922	<b>(5)</b>	<b>©</b>	8	<b>(9</b> )	<b>©</b>	<b>©</b>	<b>(9</b> )	<b>(9</b> )	£7,922		
£8,794	<u>©</u>	0	<b>©</b>	<b>©</b>	<u>©</u>	8	<b>©</b>	<b>©</b>	£8,794		
£9,666	<b>(S)</b>	<b>©</b>	8	<b>(9</b> )	<b>©</b>	<b>©</b>	<b>(9)</b>	<b>(9</b> )	£9,666		
£10,538	<b>©</b>	9	<b>(3)</b>	0	0	0	0	0	£10,538		
£11,410	<b>©</b>	9	<b>(3)</b>	0	0	0	0	0	£11,410		
£12,282	0	0	8	0	<u>©</u>	0	0	0	£12,282		
£13,154	0	0	8	0	<u>©</u>	0	0	0	£13,154		
£13.993	(8)	(8)	(9)	(8)	0	(8)	(0)	(8)	£13.993		

MODEL 6	3		1						1
Density - units/ha ->	40 uph	70 uph	100 uph	130 uph	160 uph	190 uph	220 uph	250 uph	
Build costs ->	£1023 per sqm	£1346 per sqm	£1679 per sqm	£1787 per sqm	£1830 per sqm	£1884 per sqm	£1959 per sqm	£2013 per sqm	
Sales value per sm									Sales value per sm

% SR	60%
% SO	40%
S106 (private)	£15,000 per unit
S106 (affordable)	£15,000 per unit
CSH (% uplift on Private)	5%

£2,691	717,665	- 1,171,445	- 4,353,109	- 6,649,922	- 8,587,013	- 10,960,892	- 14,412,015	- 17,190,451	£2,691
£3,563	2,323,614	1,459,459	- 1,122,807	- 2,599,176	- 3,992,770	- 5,485,245	- 7,955,345	- 10,133,098	£3,563
£4,435	3,921,383	4,074,339	2,067,440	1,417,173	572,921	- 34,294	- 1,510,179	- 3,075,746	£4,435
£5,307	5,519,154	6,670,854	5,253,168	5,376,500	5,104,053	5,366,549	4,826,079	3,888,208	£5,307
£6,179	7,116,923	9,267,369	8,438,896	9,324,895	9,587,003	10,719,002	11,117,211	10,848,867	£6,179
£7,050	8,714,693	11,863,884	11,618,123	13,273,292	14,069,952	16,062,004	17,408,343	17,797,235	£7,050
£7,922	10,312,463	14,460,400	14,779,727	17,221,688	18,552,901	21,405,006	23,699,474	24,694,228	£7,922
£8,794	11,910,233	17,056,914	17,941,331	21,170,083	23,035,852	26,748,010	29,951,045	31,591,220	£8,794
£9,666	13,503,308	19,645,698	21,093,533	25,106,695	27,505,183	32,074,781	36,175,452	38,466,962	£9,666
£10,538	14,974,771	22,039,191	24,008,257	28,735,933	31,609,513	36,976,398	41,919,015	44,805,921	£10,538
£11,410	16,445,741	24,432,685	26,922,982	32,357,575	35,712,811	41,866,913	47,662,579	51,144,880	£11,410
£12,282	17,916,712	26,826,179	29,837,707	35,979,217	39,816,109	46,757,428	53,406,142	57,483,839	£12,282
£13,154	19,387,682	29,219,672	32,752,432	39,600,859	43,919,407	51,647,943	59,149,706	63,822,799	£13,154
£13.993	20.804.172	31.524.518	35.559.204	43.088.367	47.870.731	56.357.328	64.680.546	69.926.982	£13,993

£7,050	8,714,693	11,863,884	11,618,123	13,273,292	14,069,952	16,062,004	17,408,343	17,797,235	£7,050
£7,922	10,312,463	14,460,400	14,779,727	17,221,688	18,552,901	21,405,006	23,699,474	24,694,228	£7,922
£8,794	11,910,233	17,056,914	17,941,331	21,170,083	23,035,852	26,748,010	29,951,045	31,591,220	£8,794
£9,666	13,503,308	19,645,698	21,093,533	25,106,695	27,505,183	32,074,781	36,175,452	38,466,962	£9,666
£10,538	14,974,771	22,039,191	24,008,257	28,735,933	31,609,513	36,976,398	41,919,015	44,805,921	£10,538
£11,410	16,445,741	24,432,685	26,922,982	32,357,575	35,712,811	41,866,913	47,662,579	51,144,880	£11,410
£12,282	17,916,712	26,826,179	29,837,707	35,979,217	39,816,109	46,757,428	53,406,142	57,483,839	£12,282
£13,154	19,387,682	29,219,672	32,752,432	39,600,859	43,919,407	51,647,943	59,149,706	63,822,799	£13,154
£13,993	20,804,172	31,524,518	35,559,204	43,088,367	47,870,731	56,357,328	64,680,546	69,926,982	£13,993

RLVs less existing use value	£22,794,353 per hectare	Offices
	£9,228,483 per acre	

RLVs less existing use value

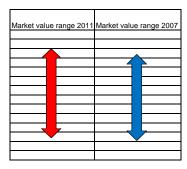
Density - units/ha -> Build costs ->	40 uph £1023 per sqm	70 uph £1346 per sqm	100 uph £1679 per sqm	130 uph £1787 per sqm	160 uph £1830 per sqm	190 uph £1884 per sqm	220 uph £1959 per sqm	250 uph £2013 per sqm	]		
Sales value									Sales value		
per sq m									per sq m	Market value range 2011	Market value range 2007
£2,691	- 22,076,688	- 23,965,798	- 27,147,462	- 29,444,275	- 31,381,366	- 33,755,245	- 37,206,368	- 39,984,804	£2,691		
£3,563	- 20,470,739	- 21,334,894	- 23,917,160	- 25,393,529	- 26,787,123	- 28,279,598	- 30,749,698	- 32,927,451	£3,563		
£4,435	- 18,872,970	- 18,720,014	- 20,726,913	- 21,377,180	- 22,221,432	- 22,828,647	- 24,304,532	- 25,870,099			
£5,307	- 17,275,199	- 16,123,499	- 17,541,185	- 17,417,853	- 17,690,300	- 17,427,804	- 17,968,274	- 18,906,145	£5,307		
£6,179	- 15,677,430	- 13,526,984	- 14,355,457	- 13,469,458	- 13,207,350	- 12,075,351	- 11,677,142	- 11,945,486	£6,179		
£7,050	- 14,079,660				- 8,724,401						
£7,922	- 12,481,890	- 8,333,953	- 8,014,626	- 5,572,665	- 4,241,452	- 1,389,347	905,121	1,899,875	£7,922		
£8,794	- 10,884,120	- 5,737,439	- 4,853,022	- 1,624,270	241,499	3,953,657	7,156,692	8,796,867	£8,794		
£9,666	- 9,291,045	- 3,148,655	- 1,700,820	2,312,342	4,710,830	9,280,428	13,381,099	15,672,609	£9,666		
£10,538	- 7,819,582	- 755,162	1,213,904	5,941,580	8,815,160	14,182,045	19,124,662	22,011,568	£10,538		
£11,410	- 6,348,612	1,638,332	4,128,629	9,563,222	12,918,458	19,072,560	24,868,226	28,350,527	£11,410		
£12,282	- 4,877,641	4,031,826	7,043,354	13,184,864	17,021,756	23,963,075	30,611,789	34,689,486	£12,282	•	
£13,154	- 3,406,671	6,425,319	9,958,079	16,806,506	21,125,054	28,853,590	36,355,353	41,028,446	£13,154		
£13,993	- 1,990,181	8,730,165	12,764,851	20,294,014	25,076,378	33,562,975	41,886,193	47,132,629	£13,993		

Residential

				£10,932,324	per acre				
Density - units/ha ->	40 uph	70 uph	100 uph	130 uph	160 uph	190 uph	220 uph	250 uph	
Build costs ->	£1023 per sqm	£1346 per sqm	£1679 per sqm	£1787 per sqm	£1830 per sqm	£1884 per sqm	£1959 per sqm	£2013 per sqm	1
Sales value	-								Sale
per sq m									per s
£2,691	- 26,285,175	- 28,174,285	- 31,355,949	- 33,652,762	- 35,589,853	- 37,963,732	- 41,414,855	- 44,193,291	
00.500	04.070.000	05 540 004	00 405 047	00 000 040	20 005 040	20 400 005	04.050.405	07 405 000	

Sales value per sq m										Sales value per sq m
£2,691	-	26,285,175	- 28,174,285	- 31,355,949	- 33,652,762	- 35,589,853	- 37,963,732	- 41,414,855	- 44,193,291	£2,691
£3,563	-	24,679,226	- 25,543,381	- 28,125,647	- 29,602,016	- 30,995,610	- 32,488,085	- 34,958,185	- 37,135,938	£3,563
£4,435	-	23,081,457	- 22,928,501	- 24,935,400	- 25,585,667	- 26,429,919	- 27,037,134	- 28,513,019	- 30,078,586	£4,435
£5,307	-	21,483,686	- 20,331,986	- 21,749,672	- 21,626,340	- 21,898,787	- 21,636,291	- 22,176,761	- 23,114,632	£5,307
£6,179	-	19,885,917	- 17,735,471	- 18,563,944	- 17,677,945	- 17,415,837	- 16,283,838	- 15,885,629	- 16,153,973	£6,179
£7,050	-	18,288,147	- 15,138,956	- 15,384,717	- 13,729,548	- 12,932,888	- 10,940,836	- 9,594,497	- 9,205,605	£7,050
£7,922	-	16,690,377	- 12,542,440	- 12,223,113	- 9,781,152	- 8,449,939	- 5,597,834	- 3,303,366	- 2,308,612	£7,922
£8,794	-	15,092,607	- 9,945,926	- 9,061,509	- 5,832,757	- 3,966,988	- 254,830	2,948,206	4,588,381	£8,794
£9,666	-	13,499,532	- 7,357,142	- 5,909,307	- 1,896,145	502,344	5,071,942	9,172,613	11,464,123	£9,666
£10,538	-	12,028,069	- 4,963,649	- 2,994,583	1,733,094	4,606,674	9,973,559	14,916,176	17,803,082	£10,538
£11,410	-	10,557,099	- 2,570,155	- 79,858	5,354,736	8,709,972	14,864,074	20,659,740	24,142,041	£11,410
£12,282	-	9,086,128	- 176,661	2,834,868	8,976,378	12,813,270	19,754,589	26,403,303	30,481,000	£12,282
£13,154	-	7,615,158	2,216,833	5,749,593	12,598,020	16,916,568	24,645,104	32,146,867	36,819,960	£13,154
£13,993	-	6,198,668	4,521,679	8,556,365	16,085,528	20,867,892	29,354,489	37,677,707	42,924,143	£13,993

£27,002,840 per hectare



RLVs less existin	ng use value		£4,544,800 £1,840,000	per hectare per acre	Industsrial / warehousing		
Density -		 			 		

units/ha ->	40 uph	70 uph	100 uph	130 uph	160 uph	190 uph	220 uph	250 uph			
Build costs ->	£1023 per sqm	£1346 per sqm	£1679 per sqm	£1787 per sqm	£1830 per sqm	£1884 per sqm	£1959 per sqm	£2013 per sqm	]		
Sales value									Sales value		
per sq m									per sq m	Market value range 2011	Market value range 2007
£2,691	- 3,827,135	- 5,716,245	- 8,897,909	- 11,194,722	- 13,131,813	- 15,505,692	- 18,956,815	- 21,735,251	£2,691		
£3,563	- 2,221,186	- 3,085,341	- 5,667,607	- 7,143,976	- 8,537,570	- 10,030,045	- 12,500,145	- 14,677,898	£3,563		
£4,435	- 623,417	- 470,461	- 2,477,360	- 3,127,627	- 3,971,879	- 4,579,094	- 6,054,979	- 7,620,546	£4,435		
£5,307	974,354	2,126,054	708,368	831,700	559,253	821,749	281,279	- 656,592	£5,307		4
£6,179	2,572,123	4,722,569	3,894,096	4,780,095	5,042,203	6,174,202	6,572,411	6,304,067	£6,179		
£7,050	4,169,893	7,319,084	7,073,323	8,728,492	9,525,152	11,517,204	12,863,543	13,252,435	£7,050		
£7,922	5,767,663	9,915,600	10,234,927	12,676,888	14,008,101	16,860,206	19,154,674	20,149,428	£7,922		
£8,794	7,365,433	12,512,114	13,396,531	16,625,283	18,491,052	22,203,210	25,406,245	27,046,420	£8,794		
£9,666	8,958,508	15,100,898	16,548,733	20,561,895	22,960,383	27,529,981	31,630,652	33,922,162	£9,666		
£10,538	10,429,971	17,494,391	19,463,457	24,191,133	27,064,713	32,431,598	37,374,215	40,261,121	£10,538		
£11,410	11,900,941	19,887,885	22,378,182	27,812,775	31,168,011	37,322,113	43,117,779	46,600,080	£11,410		
£12,282	13,371,912	22,281,379	25,292,907	31,434,417	35,271,309	42,212,628	48,861,342	52,939,039	£12,282		
£13,154	14,842,882	24,674,872	28,207,632	35,056,059	39,374,607	47,103,143	54,604,906	59,277,999	£13,154		
£13,993	16,259,372	26,979,718	31,014,404	38,543,567	43,325,931	51,812,528	60,135,746	65,382,182	£13,993		

RLVs less e	xistin	g use value			£2,000,000 £809,717	per hectare per acre		Community space/buildings £700,000 infrastructure per ha			
Density - units/ha -> Build costs ->	>	40 uph £1023 per sqm	70 uph £1346 per sqm	100 uph £1679 per sqm	130 uph £1787 per sqm	160 uph £1830 per sqm	190 uph £1884 per sqm	220 uph £1959 per sqm	250 uph £2013 per sqm		
Sales value £per sq m	ı						, , ,			Sales £per s	
£2,691		- 1,982,335	- 3,871,445	- 7,053,109	- 9,349,922	- 11,287,013	- 13,660,892	- 17,112,015	- 19,890,451		
£3,563		- 376,386	- 1,240,541	- 3,822,807	- 5,299,176	- 6,692,770	- 8,185,245	- 10,655,345	- 12,833,098		

Sales value £per sq m									Sales value £per sq m	Market value range 2011	Market value range 2007
										Market value range 2011	Ivialket value range 2007
£2,691	- 1,982,335	- 3,871,445	- 7,053,109	- 9,349,922	- 11,287,013	- 13,660,892	- 17,112,015	- 19,890,451	£2,691		
£3,563	- 376,386	- 1,240,541	- 3,822,807	- 5,299,176	- 6,692,770	- 8,185,245	- 10,655,345	- 12,833,098	£3,563		
£4,435	1,221,383	1,374,339	- 632,560	- 1,282,827	- 2,127,079	- 2,734,294	- 4,210,179	- 5,775,746	£4,435		
£5,307	2,819,154	3,970,854	2,553,168	2,676,500	2,404,053	2,666,549	2,126,079	1,188,208	£5,307		4
£6,179	4,416,923	6,567,369	5,738,896	6,624,895	6,887,003	8,019,002	8,417,211	8,148,867	£6,179		
£7,050	6,014,693	9,163,884	8,918,123	10,573,292	11,369,952	13,362,004	14,708,343	15,097,235	£7,050		
£7,922	7,612,463	11,760,400	12,079,727	14,521,688	15,852,901	18,705,006	20,999,474	21,994,228	£7,922		
£8,794	9,210,233	14,356,914	15,241,331	18,470,083	20,335,852	24,048,010	27,251,045	28,891,220	£8,794		
£9,666	10,803,308	16,945,698	18,393,533	22,406,695	24,805,183	29,374,781	33,475,452	35,766,962	£9,666		
£10,538	12,274,771	19,339,191	21,308,257	26,035,933	28,909,513	34,276,398	39,219,015	42,105,921	£10,538		
£11,410	13,745,741	21,732,685	24,222,982	29,657,575	33,012,811	39,166,913	44,962,579	48,444,880	£11,410		
£12,282	15,216,712	24,126,179	27,137,707	33,279,217	37,116,109	44,057,428	50,706,142	54,783,839	£12,282		
£13,154	16,687,682	26,519,672	30,052,432	36,900,859	41,219,407	48,947,943	56,449,706	61,122,799	£13,154		
£13,993	18,104,172	28,824,518	32,859,204	40,388,367	45,170,731	53,657,328	61,980,546	67,226,982	£13,993		

MODEL	6							
Density - units/ha ->	40 uph	70 uph	100 uph	130 uph	160 uph	190 uph	220 uph	250 uph
units/na ->	40 upri	70 upri	100 upri	130 upri	160 upri	190 upri	220 upri	250 upri
		Lavava	Ta	I		I a . a a .		

Build costs -> Sales value psm

	psm									psiii
ı	£2,691	717,665	- 1,171,445	- 4,353,109	- 6,649,922	- 8,587,013	- 10,960,892	- 14,412,015	- 17,190,451	2,691
	£3,563	2,323,614	1,459,459	- 1,122,807	- 2,599,176	- 3,992,770	- 5,485,245	- 7,955,345	- 10,133,098	3,563
	£4,435	3,921,383	4,074,339	2,067,440	1,417,173	572,921	- 34,294	- 1,510,179	- 3,075,746	4,435
	£5,307	5,519,154	6,670,854	5,253,168	5,376,500	5,104,053	5,366,549	4,826,079	3,888,208	5,307
	£6,179	7,116,923	9,267,369	8,438,896	9,324,895	9,587,003	10,719,002	11,117,211	10,848,867	6,179
	£7,050	8,714,693	11,863,884	11,618,123	13,273,292	14,069,952	16,062,004	17,408,343	17,797,235	7,050
	£7,922	10,312,463	14,460,400	14,779,727	17,221,688	18,552,901	21,405,006	23,699,474	24,694,228	7,922
	£8,794	11,910,233	17,056,914	17,941,331	21,170,083	23,035,852	26,748,010	29,951,045	31,591,220	8,794
	£9,666	13,503,308	19,645,698	21,093,533	25,106,695	27,505,183	32,074,781	36,175,452	38,466,962	9,666
	£10,538	14,974,771	22,039,191	24,008,257	28,735,933	31,609,513	36,976,398	41,919,015	44,805,921	10,538
	£11,410	16,445,741	24,432,685	26,922,982	32,357,575	35,712,811	41,866,913	47,662,579	51,144,880	11,410
	£12,282	17,916,712	26,826,179	29,837,707	35,979,217	39,816,109	46,757,428	53,406,142	57,483,839	12,282
	£13 154	19 387 682	29 219 672	32 752 432	39 600 859	43 919 407	51 647 943	59 149 706	63 822 799	13 154

Aff Hsg	30%
% SR	60%
% SO	40%
S106 (private)	£15,000 per uni
S106 (affordable)	£15,000 per un
CIL	
CSH (average unit cost)	£9,376 per uni
Grant	No
Dovolopor's profit	20%

RLVs less existing use value	£22,794

£22,794,353 per hectare £9,228,483 per acre Offices

units/ha ->	40 uph	70 uph	100 uph	130 uph	160 uph	190 uph	220 uph	250 uph			
Build costs->	£1023 per sqm	£1346 per sqm	£1679 per sqm	£1787 per sqm	£1830 per sqm	£1884 per sqm	£1959 per sqm	£2013 per sqm	]		
Sales value £per sq m									Sales value £per sq m	Market value range 2	011 Market value range 2007
£2,691	8	8	8	8	8	8	8	8	£2,691		
£3,563	8	8	8	8	8	8	8	8	£3,563		
£4,435	8	8	8	8	(3)	8	3	(3)	£4,435		
£5,307	8	8	8	8	(3)	8	3	(3)	£5,307		
£6,179	8	8	8	8	(3)	8	3	(3)	£6,179		
£7,050	8	8	8	8	3	8	3	3	£7,050		
£7,922	8	8	8	8	8	<b>(</b>		<b>(a)</b>	£7,922		
£8,794	8	8	8	<b>(2)</b>		9	0	0	£8,794		
£9,666	8	<b>(4)</b>	<u> </u>	<u> </u>	<u>©</u>	<b>©</b>	0	0	£9,666		
£10,538	8	<b>(4)</b>	<u> </u>	0	<u>©</u>	<b>©</b>	0	0	£10,538		
£11,410	8	<b>(4)</b>	0	0	<u>©</u>	<b>©</b>	0	0	£11,410		
£12,282	8	<u>©</u>	0	0	<u>©</u>	<b>©</b>	0	0	£12,282		
£13,154	<b>(a)</b>	0	0	0	0	0	0	0	£13,154		
£13 993	<u>(4)</u>	(3)	8	8	(3)	0	(3)	0	£13 993		

#### RLVs less existing use value

Density -

£27,002,840 per hectare £10,932,324 per acre Residentia

Density - units/ha ->	40 uph	70 uph	100 uph	130 uph	160 uph	190 uph	220 uph	250 uph			
Build costs ->	£1023 per sqn	£1346 per sqm	£1679 per sqm	£1787 per sqm	£1830 per sqm	£1884 per sqm	£1959 per sqm	£2013 per sqm	1		
Sales value per sq m									Sales value per sq m	Market value range 201	1 Market value range 200
£2,691	8	8	8	8	8	8	8	8	£2,691		
£3,563	8	8	8	8	8	8	8	8	£3,563		
£4,435	8	8	8	8	8	8	8	8	£4,435		
£5,307	8	8	8	8	8	8	8	8	£5,307		
£6,179	8	8	8	8	8	8	8	8	£6,179		
£7,050	8	8	8	8	8	8	8	8	£7,050		
£7,922	8	8	8	8	8	8	<u> </u>	<u> </u>	£7,922		
£8,794	8	8	8	8	<u> </u>	<u> </u>	<u> </u>	8	£8,794		
£9,666	8	8	8	<u>@</u>	<u>@</u>	0	0	0	£9,666		
£10,538	8	8	(2)	<b>(a)</b>	0	0	0	0	£10,538		
£11,410	8	(2)	(2)	<b>©</b>	<b>©</b>	8	0	8	£11,410		
£12,282	8	<b>(4)</b>	<u> </u>	<u>©</u>	<u>©</u>	8	8	8	£12,282		
£13 15/	8	<u></u>	(3)	<u>(8)</u>	<u>(9)</u>	(3)	<u>@</u>	(3)	£13 154		

### RLVs less existing use value

£13,993

Density units/ha -> £4,544,800 per hectare £1,840,000 per acre

160 uph

130 uph

100 uph

Industsrial / warehousing

250 uph

£13,993

Build costs ->	£1023 per sqm	£1346 per sqm	£1679 per sqm	£1787 per sqm	£1830 per sqm	£1884 per sqm	£1959 per sqm	£2013 per squ	m		
Sales value £per sq m									Sales value £per sq m	Market value range 20	11 Market value range 200
£2,691	8	8	8	8	8	8	8	3	£2,691		
£3,563	8	8	8	8	8	8	8	8	£3,563		
£4,435	<u>@</u>	<u> </u>	8	8	8	8	8	8	£4,435		
£5,307	<b>©</b>	0	<u>©</u>	0	<u>@</u>	0	<u>=</u>	<u>@</u>	£5,307		
£6,179	<b>©</b>	<b>©</b>	0	0	0	0	0	0	£6,179		
£7,050	<b>©</b>	<b>©</b>	0	0	0	0	0	<u> </u>	£7,050		
£7,922	<b>©</b>	<b>©</b>	0	0	0	0	0	<u> </u>	£7,922		
£8,794	<b>©</b>	<b>(3)</b>	8	8	0	8	8	<u> </u>	£8,794		
£9,666	<b>©</b>	0	<u>©</u>	0	0	0	0	<u> </u>	£9,666		
£10,538	<b>(5)</b>	<b>©</b>	<u>©</u>	0	0	<b>(</b>	0	<u>©</u>	£10,538		
£11,410	<b>(5)</b>	<b>©</b>	<u>©</u>	0	0	<b>(</b>	8	0	£11,410		
£12,282	<b>(3)</b>	<u> </u>	<u>©</u>	8	0	8	0	<u> </u>	£12,282		
£13,154	<b>©</b>	0	0	0	0	0	0	<u> </u>	£13,154		
£13.993	<u>(9)</u>	(3)	(8)	(8)	(9)	(8)	(9)	(3)	£13.993		

190 uph

# RLVs less existing use value

£2,000,000 per hectare £809,717 per acre

Density -											
units/ha ->	40 uph	70 uph	100 uph	130 uph	160 uph	190 uph	220 uph	250 uph			
Build costs ->	£1023 per sqr	£1346 per sqm	£1679 per sqm	£1787 per sqm	£1830 per sqm	£1884 per sqm	£1959 per sqm	£2013 per sqm	<b>≛</b> *		T
Sales value									Sales value		
per sq m	_	_	_	_	_		_	_	per sq m	Market value range 201	1 Market value range 2007
£2,691	8	8	8	8	8	8	8	8	£2,691		
£3,563	8	8	8	8	8	8	8	8	£3,563		
£4,435	<b>(3)</b>	<b>(3)</b>	8	8	8	8	8	8	£4,435		
£5,307	0	<b>©</b>	<b>©</b>	0	0	<b>O</b>	0	0	£5,307		
£6,179	8	0	0	0	0	0	0	0	£6,179		
£7,050	<b>©</b>	<b>©</b>	<b>©</b>	<b>(</b>	<u>©</u>	<b>©</b>	0	0	£7,050		
£7,922	<b>©</b>	<b>©</b>	<b>©</b>	<b>(</b>	<u>©</u>	<b>©</b>	0	0	£7,922		
£8,794	<b>©</b>	<b>©</b>	<b>©</b>	<b>(</b>	<u>©</u>	<b>©</b>	0	0	£8,794		
£9,666	<b>©</b>	<b>3</b>	<u>©</u>	<b>(9</b> )	8	<b>©</b>	<b>©</b>	<b>©</b>	£9,666		
£10,538	<b>©</b>	<b>©</b>	<b>©</b>	0	0	9	<b>©</b>	0	£10,538		
£11,410	<b>©</b>	<b>©</b>	<b>©</b>	0	0	9	<b>©</b>	0	£11,410		
£12,282	<u>©</u>	8	8	<u> </u>	8	<u> </u>	<u>©</u>	0	£12,282		
£13,154	<b>©</b>	<b>(9</b> )	<u>©</u>	0	0	<b>9</b>	0	0	£13,154		
£13,993	8	<b>©</b>	(3)	8	8	(3)	<u>©</u>	<u>©</u>	£13,993		

MODEL	7								1
Density - units/ha ->	40 uph	70 uph	100 uph	130 uph	160 uph	190 uph	220 uph	250 uph	
dillo/lid >	чо ирп	70 upii	100 upii	100 upii	100 upii	100 upii	ZZO upii	200 upii	
Build costs ->	£1023 per sqm	£1346 per sqm	£1679 per sqm	£1787 per sqm	£1830 per sqm	£1884 per sqm	£1959 per sqm	£2013 per sqm	
Sales value									Sales value
per sm									per sm

% SR	70%
% SO	30%
S106 (private)	£4,500 per unit
S106 (affordable)	£4,500 per unit
CSH (% uplift on Private)	5%
CSH (% uplift on AH)	11%

£2,691	2,033,246	1,073,685	- 1,432,784	- 2,920,376	- 4,146,017	- 5,675,825	- 8,167,700	- 10,222,945	£2,691
£3,563	3,600,198	3,634,075	1,701,938	1,025,525	336,091	- 324,397	- 1,841,004	- 3,308,792	£3,563
£4,435	5,167,151	6,179,835	4,825,110	4,908,088	4,771,737	4,968,479	4,370,741	3,525,585	£4,435
£5,307	6,734,103	8,725,595	7,948,282	8,779,119	9,165,288	10,208,640	10,535,233	10,344,889	£5,307
£6,179	8,301,056	11,271,355	11,054,851	12,650,150	13,558,840	15,445,092	16,699,725	17,136,120	£6,179
£7,050	9,868,008	13,817,115	14,154,735	16,521,181	17,952,391	20,681,546	22,850,663	23,893,605	£7,050
£7,922	11,431,263	16,362,874	17,254,620	20,392,213	22,345,943	25,918,000	28,969,136	30,651,090	£7,922
£8,794	12,993,508	18,908,634	20,354,503	24,253,533	26,720,469	31,141,745	35,087,610	37,408,573	£8,794
£9,666	14,552,277	21,448,595	23,447,336	28,095,688	31,078,448	36,335,801	41,191,806	44,150,119	£9,666
£10,538	16,023,247	23,842,089	26,362,061	31,717,330	35,181,747	41,226,317	46,935,369	50,489,078	£10,538
£11,410	17,494,218	26,231,878	29,276,786	35,338,972	39,285,044	46,116,831	52,678,933	56,828,038	£11,410
£12,282	18,965,188	28,619,641	32,191,511	38,960,614	43,388,342	51,007,346	58,422,497	63,166,997	£12,282
£13,154	20,436,158	31,007,406	35,106,235	42,582,256	47,491,640	55,897,862	64,166,061	69,505,957	£13,154
£13.993	21.852.649	33.306.733	37.913.008	46.069.763	51,442,964	60,607,246	69.696.900	75.588.575	£13.993

RLVs	less	existing	use	value

#### £22,794,353 per hectare £9,228,483 per acre

#### Offices

units/ha ->	40 uph	70 uph	100 uph	130 uph	160 uph	190 uph	220 uph	250 uph			
Build costs ->	£1023 per sqm	£1346 per sqm	£1679 per sqm	£1787 per sqm	£1830 per sqm	£1884 per sqm	£1959 per sqm	£2013 per sqm			
Sales value									Sales value		
per sq m									per sq m	Market value range 2011	Market value range 2007
£2,691	- 20,761,107	- 21,720,668	- 24,227,137	- 25,714,729	- 26,940,370	- 28,470,178	- 30,962,053	- 33,017,298	£2,691		
£3,563	- 19,194,155	- 19,160,278	- 21,092,415	- 21,768,828	- 22,458,262	- 23,118,750	- 24,635,357	- 26,103,145	£3,563		
£4,435	- 17,627,202	- 16,614,518	- 17,969,243	- 17,886,265	- 18,022,616	- 17,825,874	- 18,423,612	- 19,268,768	£4,435		
£5,307	- 16,060,250	- 14,068,758	- 14,846,071	- 14,015,234	- 13,629,065	- 12,585,713	- 12,259,120	- 12,449,464	£5,307	1 7	
£6,179	- 14,493,297	- 11,522,998	- 11,739,502	- 10,144,203	- 9,235,513	- 7,349,261	- 6,094,628	- 5,658,233	£6,179		
£7,050	- 12,926,345	- 8,977,238	- 8,639,618	- 6,273,172	- 4,841,962	- 2,112,807	56,310	1,099,252	£7,050		
£7,922	- 11,363,090	- 6,431,479	- 5,539,733	- 2,402,140	- 448,410	3,123,647	6,174,783	7,856,737	£7,922		
£8,794	- 9,800,845	- 3,885,719	- 2,439,850	1,459,180	3,926,116	8,347,392	12,293,257	14,614,220	£8,794		
£9,666	- 8,242,076	- 1,345,758	652,983	5,301,335	8,284,095	13,541,448	18,397,453	21,355,766	£9,666		
£10,538	- 6,771,106	1,047,736	3,567,708	8,922,977	12,387,394	18,431,964	24,141,016	27,694,725	£10,538		
£11,410	- 5,300,135	3,437,525	6,482,433	12,544,619	16,490,691	23,322,478	29,884,580	34,033,685	£11,410		
£12.282	- 3.829.165	5.825.288	9.397.158	16,166,261	20,593,989	28.212.993	35,628,144	40.372.644	£12,282		

RLVs less existing use value

Density -

#### £27,002,840 per hectare £10,932,324 per acre

#### Residential

units/ha ->	40 uph	70 uph	100 uph	130 uph	160 uph	190 uph	220 uph	250 uph	
Build costs ->	£1023 per sqm	£1346 per sqm	£1679 per sqm	£1787 per sqm	£1830 per sqm	£1884 per sqm	£1959 per sqm	£2013 per sqm	
Sales value									Sales value
per sq m									per sq m
£2,691	- 24,969,594	- 25,929,155	- 28,435,624	- 29,923,216	- 31,148,857	- 32,678,665	- 35,170,540	- 37,225,785	£2,691
£3,563	- 23,402,642	- 23,368,765	- 25,300,902	- 25,977,315	- 26,666,749	- 27,327,237	- 28,843,844	- 30,311,632	£3,563
£4,435	- 21,835,689	- 20,823,005	- 22,177,730	- 22,094,752	- 22,231,103	- 22,034,361	- 22,632,099	- 23,477,255	£4,435
£5,307	- 20,268,737	- 18,277,245	- 19,054,558	- 18,223,721	- 17,837,552	- 16,794,200	- 16,467,607	- 16,657,951	£5,307
£6,179	- 18,701,784	- 15,731,485	- 15,947,989	- 14,352,690	- 13,444,000	- 11,557,748	- 10,303,115	- 9,866,720	£6,179
£7,050	- 17,134,832	- 13,185,725	- 12,848,105	- 10,481,659	- 9,050,449	- 6,321,294	- 4,152,177	- 3,109,235	£7,050
£7,922	- 15,571,577	- 10,639,966	- 9,748,220	- 6,610,627	- 4,656,897	- 1,084,840	1,966,297	3,648,251	£7,922
£8,794	- 14,009,332	- 8,094,206	- 6,648,337	- 2,749,307	- 282,371	4,138,906	8,084,771	10,405,734	£8,794
£9,666	- 12,450,563	- 5,554,245	- 3,555,504	1,092,849	4,075,609	9,332,962	14,188,967	17,147,280	£9,666
£10,538	- 10,979,593	- 3,160,751	- 640,779	4,714,491	8,178,908	14,223,478	19,932,530	23,486,239	£10,538
£11,410	- 9,508,622	- 770,962	2,273,947	8,336,133	12,282,205	19,113,992	25,676,094	29,825,199	£11,410
£12,282	- 8,037,652	1,616,802	5,188,672	11,957,775	16,385,503	24,004,507	31,419,658	36,164,158	£12,282
£13,154	- 6,566,682	4,004,567	8,103,396	15,579,417	20,488,801	28,895,023	37,163,222	42,503,118	£13,154
£13,993	- 5,150,191	6,303,894	10,910,169	19,066,924	24,440,125	33,604,407	42,694,061	48,585,736	£13,993



RLVs less existing use value

Density -

#### £4,544,800 per hectare £1,840,000 per acre

# Industsrial / warehousing

units/ha ->	40 uph	70 uph	100 uph	130 uph	160 uph	190 uph	220 uph	250 uph					
Build costs ->	£1023 per sqm	£1346 per sqm	£1679 per sqm	£1787 per sqm	£1830 per sqm	£1884 per sqm	£1959 per sqm	£2013 per sqm					
Sales value									Sales value				
per sq m									per sq m	Market value ra	inge 2011	Market value range:	2007
£2,691	- 2,511,554	- 3,471,115	- 5,977,584	- 7,465,176	- 8,690,817	- 10,220,625	- 12,712,500	- 14,767,745	£2,691				
£3,563	- 944,602	- 910,725	- 2,842,862	- 3,519,275	- 4,208,709	- 4,869,197	- 6,385,804	- 7,853,592	£3,563				
£4,435	622,351	1,635,035	280,310	363,288	226,937	423,679	- 174,059	- 1,019,215	£4,435				
£5,307	2,189,303	4,180,795	3,403,482	4,234,319	4,620,488	5,663,840	5,990,433	5,800,089	£5,307				
£6,179	3,756,256	6,726,555	6,510,051	8,105,350	9,014,040	10,900,292	12,154,925	12,591,320	£6,179				
£7,050	5,323,208	9,272,315	9,609,935	11,976,381	13,407,591	16,136,746	18,305,863	19,348,805	£7,050				
£7,922	6,886,463	11,818,074	12,709,820	15,847,413	17,801,143	21,373,200	24,424,336	26,106,290	£7,922				
£8,794	8,448,708	14,363,834	15,809,703	19,708,733	22,175,669	26,596,945	30,542,810	32,863,773	£8,794				
£9,666	10,007,477	16,903,795	18,902,536	23,550,888	26,533,648	31,791,001	36,647,006	39,605,319	£9,666				
£10,538	11,478,447	19,297,289	21,817,261	27,172,530	30,636,947	36,681,517	42,390,569	45,944,278	£10,538				
£11,410	12,949,418	21,687,078	24,731,986	30,794,172	34,740,244	41,572,031	48,134,133	52,283,238	£11,410		,		
£12,282	14,420,388	24,074,841	27,646,711	34,415,814	38,843,542	46,462,546	53,877,697	58,622,197	£12,282				
£13,154	15,891,358	26,462,606	30,561,435	38,037,456	42,946,840	51,353,062	59,621,261	64,961,157	£13,154				
£13 993	17 307 849	28 761 933	33 368 208	41 524 963	46 898 164	56 062 446	65 152 100	71 043 775	£13 993				

RLVs less existing use value

40 uph

70 uph

100 uph

Density units/ha ->

#### £2,000,000 per hectare £809,717 per acre

160 uph

130 uph

#### Community space/buildings £700,000 infrastructure per ha

250 uph

220 uph

Build costs ->	£1023 per sqm	£1346 per sqm	£1679 per sqm	£1787 per sqm	£1830 per sqm	£1884 per sqm	£1959 per sqm	£2013 per sqm	]		
Sales value									Sales value		
£per sq m									£per sq m	Market value range 201	1 Market value range 2007
£2,691	- 666,754	- 1,626,315	- 4,132,784	- 5,620,376	- 6,846,017	- 8,375,825	- 10,867,700	- 12,922,945	£2,691		
£3,563	900,198	934,075	- 998,062	- 1,674,475	- 2,363,909	- 3,024,397	- 4,541,004	- 6,008,792	£3,563		
£4,435	2,467,151	3,479,835	2,125,110	2,208,088	2,071,737	2,268,479	1,670,741	825,585	£4,435		
£5,307	4,034,103	6,025,595	5,248,282	6,079,119	6,465,288	7,508,640	7,835,233	7,644,889	£5,307		
£6,179	5,601,056	8,571,355	8,354,851	9,950,150	10,858,840	12,745,092	13,999,725	14,436,120	£6,179		
£7,050	7,168,008	11,117,115	11,454,735	13,821,181	15,252,391	17,981,546	20,150,663	21,193,605			
£7,922	8,731,263	13,662,874	14,554,620	17,692,213	19,645,943	23,218,000	26,269,136	27,951,090	£7,922		
£8,794	10,293,508	16,208,634	17,654,503	21,553,533	24,020,469	28,441,745	32,387,610	34,708,573	£8,794		
£9,666	11,852,277	18,748,595	20,747,336	25,395,688	28,378,448	33,635,801	38,491,806	41,450,119	£9,666		
£10,538	13,323,247	21,142,089	23,662,061	29,017,330	32,481,747	38,526,317	44,235,369	47,789,078	£10,538		
£11,410	14,794,218	23,531,878	26,576,786	32,638,972	36,585,044	43,416,831	49,978,933	54,128,038	£11,410		
£12,282	16,265,188	25,919,641	29,491,511	36,260,614	40,688,342	48,307,346	55,722,497	60,466,997	£12,282		
£13,154	17,736,158	28,307,406	32,406,235	39,882,256	44,791,640	53,197,862	61,466,061	66,805,957	£13,154		

MODEL 7								
Density -								
units/ha ->	40 uph	70 uph	100 uph	130 uph	160 uph	190 uph	220 uph	250 uph

psm										psm
£2,691	2,0	033,246	1,073,685	- 1,432,784	- 2,920,376	- 4,146,017	- 5,675,825	- 8,167,700	- 10,222,945	2,691
£3,563	3,6	500,198	3,634,075	1,701,938	1,025,525	336,091	- 324,397	- 1,841,004	- 3,308,792	3,563
£4,435	5,1	167,151	6,179,835	4,825,110	4,908,088	4,771,737	4,968,479	4,370,741	3,525,585	4,435
£5,307	6,7	734,103	8,725,595	7,948,282	8,779,119	9,165,288	10,208,640	10,535,233	10,344,889	5,307
£6,179	8,3	301,056	11,271,355	11,054,851	12,650,150	13,558,840	15,445,092	16,699,725	17,136,120	6,179
£7,050	9,8	368,008	13,817,115	14,154,735	16,521,181	17,952,391	20,681,546	22,850,663	23,893,605	7,050
£7,922	11,4	131,263	16,362,874	17,254,620	20,392,213	22,345,943	25,918,000	28,969,136	30,651,090	7,922
£8,794	12,9	993,508	18,908,634	20,354,503	24,253,533	26,720,469	31,141,745	35,087,610	37,408,573	8,794
£9,666	14,5	552,277	21,448,595	23,447,336	28,095,688	31,078,448	36,335,801	41,191,806	44,150,119	9,666
£10,538	16,0	23,247	23,842,089	26,362,061	31,717,330	35,181,747	41,226,317	46,935,369	50,489,078	10,538
£11,410	17,4	194,218	26,231,878	29,276,786	35,338,972	39,285,044	46,116,831	52,678,933	56,828,038	11,410
£12,282	18,9	965,188	28,619,641	32,191,511	38,960,614	43,388,342	51,007,346	58,422,497	63,166,997	12,282
£13,154	20,4	136,158	31,007,406	35,106,235	42,582,256	47,491,640	55,897,862	64,166,061	69,505,957	13,154
£13,993	21,8	352,649	33,306,733	37,913,008	46,069,763	51,442,964	60,607,246	69,696,900	75,588,575	13,993

Aff Hsg	309
% SR	709
% SO	309
S106 (private)	£4,500 per un
S106 (affordable)	£4,500 per un
CIL	
CSH (average unit cost)	£9,376 per un
Grant	N
Developer's profit	20%

Density -

£22,794,353 per hectare £9,228,483 per acre Offices

units/ha ->	40 uph	70 uph	100 uph	130 uph	160 uph	190 uph	220 uph	250 uph			
Build costs->	£1023 per sqm	£1346 per sqm	£1679 per sqm	£1787 per sqm	£1830 per sqm	£1884 per sqm	£1959 per sqm	£2013 per sqm	]		
Sales value £per sq m									Sales value £per sq m	Market value range	2011 Market value range 2007
£2,691	8	8	8	8	8	8	8	8	£2,691		
£3,563	8	8	8	8	8	8	8	8	£3,563		
£4,435	8	8	8	8	3	8	8	8	£4,435		
£5,307	8	8	8	8	3	8	8	8	£5,307		
£6,179	8	8	8	8	3	8	8	8	£6,179		
£7,050	8	8	8	8	3	<u>@</u>	<u>@</u>	<u> </u>	£7,050		
£7,922	8	8	8			<b>(2)</b>	0	0	£7,922		
£8,794	8	8			0	0	0	0	£8,794		
£9,666	8	<u> </u>	<u> </u>	<b>(</b>	0	0	0	0	£9,666		
£10,538	8	<u> </u>	<b>©</b>	<b>(</b>	0	0	0	0	£10,538		
£11,410	8	0	<b>©</b>	<b>(</b>	0	0	0	0	£11,410		
£12,282	8	0	8	<u> </u>	<u>©</u>	<u>©</u>	<b>©</b>	0	£12,282		
£13,154		0	0	0	0	8	0	0	£13,154		
£13 993	<u>(a)</u>	(3)	(3)	(8)	(3)	8	(3)	(8)	£13 993		

#### RLVs less existing use value

£27,002,840 per hectare £10,932,324 per acre Residentia

Density - units/ha ->	40 uph	70 uph	100 uph	130 uph	160 uph	190 uph	220 uph	250 uph	]		
Build costs ->						£1884 per sqm			1		
Sales value per sq m									Sales value per sq m	Market value range 20	11 Market value range 2007
£2,691	8	8	8	8	8	8	8	8	£2,691		
£3,563	8	8	8	8	8	8	8	8	£3,563		
£4,435	8	8	8	8	8	8	8	8	£4,435		
£5,307	8	8	8	8	8	8	8	8	£5,307		
£6,179	8	8	8	8	8	8	8	8	£6,179		
£7,050	8	8	8	8	8	8	8	<b>=</b>	£7,050		
£7,922	8	8	8	3	3	<u> </u>	<u> </u>	<u> </u>	£7,922		
£8,794	8	8	8	<u> </u>	<u> </u>	<b>©</b>	0	0	£8,794		
£9,666	8	8	<u> </u>	<u>—</u>	0	<b>©</b>	0	<u>(()</u>	£9,666		
£10,538	8	(4)	(4)	0	0	0	0	0	£10,538		
£11,410	8	(4)	(4)	0	0	0	0	0	£11,410		
£12,282	8	<b>(</b>	0	0	<b>©</b>	0	0	0	£12,282		
£13 15/	æ	<u> </u>	(3)	(3)	(3)	8	<u>(3)</u>	(3)	£13.154		

### RLVs less existing use value

£13,993

Density units/ha -> £4,544,800 per hectare £1,840,000 per acre

160 uph

130 uph

100 uph

Industsrial / warehousing

250 uph

£13,993

Build costs ->	£1023 per sqm	£1346 per sqm	£1679 per sqm	£1787 per sqm	£1830 per sqm	£1884 per sqm	£1959 per sqm	£2013 per sq	m		
Sales value Eper sq m									Sales value £per sq m	Market value range 20	11 Market value range 200
£2,691	8	8	(3)	8	8	8	8	8	£2,691		
£3,563	8	8	8	8	8	8	8	8	£3,563		
£4,435	<b>(a)</b>	0	<u>=</u>	<b>(</b>	<u>@</u>	<b>(4)</b>	<u>@</u>	8	£4,435		
£5,307	<b>(</b>	<b>©</b>	<u>©</u>	0	0	<b>(</b>	<u> </u>	8	£5,307		
£6,179	<b>©</b>	<b>©</b>	0	0	0	0	0	0	£6,179		
£7,050	<b>(</b>	<b>©</b>	0	0	0	0	0	0	£7,050		
£7,922	<b>(</b>	<b>©</b>	0	0	0	0	0	0	£7,922		
£8,794	<b>©</b>	<b>©</b>	8	8	0	8	<u>©</u>	(8)	£8,794		
£9,666	<b>©</b>	0	<b>©</b>	0	0	0	<u>©</u>	0	£9,666		
£10,538	<b>(</b>	<b>©</b>	<u>©</u>	0	0	<b>(</b>	<u> </u>	8	£10,538		
£11,410	<b>(</b>	<u>©</u>	<u>©</u>	0	0	0	<u>©</u>	0	£11,410		
£12,282	<b>©</b>	0	0	0	0	0	0	8	£12,282		
£13,154	<b>©</b>	0	0	0	0	0	0	8	£13,154		
£13.993	(9)	(8)	(8)	(8)	(9)	(8)	(3)	(3)	£13,993		

190 uph

# RLVs less existing use value

£2,000,000 per hectare £809,717 per acre

Density -											
units/ha ->	40 uph	70 uph	100 uph	130 uph	160 uph	190 uph	220 uph	250 uph			
Build costs ->	£1023 per sqn	£1346 per sqm	£1679 per sqm	£1787 per sqm	£1830 per sqm	£1884 per sqm	£1959 per sqm	£2013 per sqm	<b>-</b> /		
Sales value									Sales value		
per sq m									per sq m	Market value range 201	1 Market value range 2007
£2,691	8	8	8	8	8	8	8	8	£2,691		
£3,563	<b>(3)</b>	<b>©</b>	8	8	8	8	8	8	£3,563		
£4,435	<b>©</b>	<b>©</b>	<u>©</u>	<b>(</b>	8	<b>©</b>	<b>©</b>	<b>(</b>	£4,435		
£5,307	<b>©</b>	<b>©</b>	<b>©</b>	0	0	9	<b>©</b>	<b>©</b>	£5,307		
£6,179	<b>©</b>	<b>©</b>	<b>©</b>	0	0	9	<b>©</b>	<b>©</b>	£6,179		
£7,050	<b>(</b>	<b>©</b>	<b>©</b>	0	<u>©</u>	<b>©</b>	0	0	£7,050		
£7,922	<b>(</b>	<b>©</b>	<b>©</b>	0	<u>©</u>	<b>©</b>	0	0	£7,922		
£8,794	<u>©</u>	<u>©</u>	<b>©</b>	0	<b>©</b>	<u> </u>	<u>©</u>	0	£8,794		
£9,666	<b>©</b>	<b>©</b>	<u>©</u>	<b>(</b>	8	<b>©</b>	<b>©</b>	<b>(</b>	£9,666		
£10,538	<b>©</b>	<b>©</b>	<b>©</b>	0	0	9	<b>©</b>	<b>©</b>	£10,538		
£11,410	<b>©</b>	<b>©</b>	<b>©</b>	0	0	9	<b>©</b>	<b>©</b>	£11,410		
£12,282	<u>©</u>	0	8	0	8	<u> </u>	<u>©</u>	0	£12,282		
£13,154	<u>©</u>	0	8	0	8	8	<u>©</u>	0	£13,154		
£13,993	<u>©</u>	<b>(3)</b>	8	<u>©</u>	<u>©</u>	(3)	<u>©</u>	<u>©</u>	£13,993		

MODEL	3								_
Density - units/ha ->	40 uph	70 uph	100 uph	130 uph	160 uph	190 uph	220 uph	250 uph	
Build costs ->	£1023 per sqm	£1346 per sqm	£1679 per sqm	£1787 per sqm	£1830 per sqm	£1884 per sqm	£1959 per sqm	£2013 per sqm	] -
Sales value per sm									Sales per sr

	S106 (private)
s value	
sm	S106 (affordable)

£2,691	1,808,775	670,806	- 2,015,498	- 3,687,220	- 5,101,283	- 6,810,203	- 9,496,933	- 11,733,436	£2,691
£3,563	3,375,728	3,236,222	1,126,398	267,997	- 607,718	- 1,445,170	- 3,170,236	- 4,819,283	£3,563
£4,435	4,942,680	5,781,982	4,249,569	4,159,884	3,833,174	3,847,706	3,073,004	2,032,982	£4,435
£5,307	6,509,633	8,327,741	7,372,740	8,030,915	8,232,947	9,101,483	9,237,496	8,852,285	£5,307
£6,179	8,076,585	10,873,502	10,486,490	11,901,947	12,626,498	14,337,937	15,401,988	15,661,419	£6,179
£7,050	9,643,537	13,419,261	13,586,373	15,772,979	17,020,050	19,574,390	21,566,480	22,418,903	£7,050
£7,922	11,209,669	15,965,021	16,686,258	19,644,010	21,413,601	24,810,843	27,687,167	29,176,388	£7,922
£8,794	12,771,914	18,510,781	19,786,142	23,514,662	25,799,604	30,047,297	33,805,640	35,933,872	£8,794
£9,666	14,330,682	21,050,741	22,878,974	27,356,817	30,157,582	35,242,274	39,909,835	42,675,418	£9,666
£10,538	15,801,652	23,444,235	25,793,699	30,978,459	34,260,881	40,132,789	45,653,399	49,014,377	£10,538
£11,410	17,272,623	25,837,729	28,708,424	34,600,101	38,364,179	45,023,303	51,396,963	55,353,337	£11,410
£12,282	18,743,594	28,226,818	31,623,148	38,221,743	42,467,477	49,913,819	57,140,527	61,692,296	£12,282
£13,154	20,214,564	30,614,581	34,537,874	41,843,386	46,570,775	54,804,334	62,884,090	68,031,255	£13,154
£13,993	21,631,054	32,913,910	37,344,645	45,330,892	50,522,099	59,513,719	68,414,930	74,131,791	£13,993

SR	70%
SO	30%
106 (private)	£10,000 per uni
106 (affordable)	£10,000 per uni
SH (% uplift on Private)	5%
SH (% uplift on AH)	11%
rant	No

RI Vs	less	existing	LISE	val	lue

#### £22,794,353 per hectare £9,228,483 per acre

#### Offices

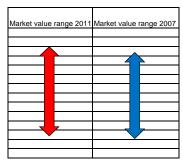
Density - units/ha ->	40 uph	70 uph	100 uph	130 uph	160 uph	190 uph	220 uph	250 uph			
Build costs ->		£1346 per sqm									
Sales value									Sales value		
per sq m									per sq m	Market value range 2	2011 Market value range 2007
£2,691	- 20,985,578	- 22,123,547	- 24,809,851	- 26,481,573	- 27,895,636	- 29,604,556	- 32,291,286	- 34,527,789	£2,691		
£3,563	- 19,418,625	- 19,558,131	- 21,667,955	- 22,526,356	- 23,402,071	- 24,239,523	- 25,964,589	- 27,613,636	£3,563		
£4,435	- 17,851,673	- 17,012,371	- 18,544,784	- 18,634,469	- 18,961,179	- 18,946,647	- 19,721,349	- 20,761,371	£4,435		_
£5,307	- 16,284,720	- 14,466,612	- 15,421,613	- 14,763,438	- 14,561,406	- 13,692,870	- 13,556,857	- 13,942,068	£5,307		
£6,179	- 14,717,768	- 11,920,851	- 12,307,863	- 10,892,406	- 10,167,855	- 8,456,416	- 7,392,365	- 7,132,934	£6,179		
£7,050	- 13,150,816	- 9,375,092	- 9,207,980	- 7,021,374	- 5,774,303	- 3,219,963	- 1,227,873	- 375,450	£7,050		
£7,922	- 11,584,684	- 6,829,332	- 6,108,095	- 3,150,343	- 1,380,752	2,016,490	4,892,814	6,382,035	£7,922		
£8,794	- 10,022,439	- 4,283,572	- 3,008,211	720,309	3,005,251	7,252,944	11,011,287	13,139,519	£8,794		
£9,666	- 8,463,671	- 1,743,612	84,621	4,562,464	7,363,229	12,447,921	17,115,482	19,881,065	£9,666		
£10,538	- 6,992,701	649,882	2,999,346	8,184,106	11,466,528	17,338,436	22,859,046	26,220,024	£10,538		
£11,410	- 5,521,730	3,043,376	5,914,071	11,805,748	15,569,826	22,228,950	28,602,610	32,558,984	£11,410		
£12 282	- 4.050.750	5 /32 /65	8 828 705	15 /27 300	10 673 124	27 110 466	3/13/16/17/	38 807 0/3	£12 282		

#### RLVs less existing use value

#### £27,002,840 per hectare £10,932,324 per acre

#### Residential

units/ha ->	40 uph	70 uph	100 uph	130 uph	160 uph	190 uph	220 uph	250 uph	
Build costs ->	£1023 per sqm	£1346 per sqm	£1679 per sqm	£1787 per sqm	£1830 per sqm	£1884 per sqm	£1959 per sqm	£2013 per sqm	
Sales value									Sales value
per sq m									per sq m
£2,691	- 25,194,065	- 26,332,034	- 29,018,338	- 30,690,060	- 32,104,123	- 33,813,043	- 36,499,773	- 38,736,276	£2,691
£3,563	- 23,627,112	- 23,766,618	- 25,876,442	- 26,734,843	- 27,610,558	- 28,448,010	- 30,173,076	- 31,822,123	£3,563
£4,435	- 22,060,160	- 21,220,858	- 22,753,271	- 22,842,956	- 23,169,666	- 23,155,134	- 23,929,836	- 24,969,858	£4,435
£5,307	- 20,493,207	- 18,675,099	- 19,630,100	- 18,971,925	- 18,769,893	- 17,901,357	- 17,765,344	- 18,150,555	£5,307
£6,179	- 18,926,255	- 16,129,338	- 16,516,350	- 15,100,893	- 14,376,342	- 12,664,903	- 11,600,852	- 11,341,421	£6,179
£7,050	- 17,359,303	- 13,583,579	- 13,416,467	- 11,229,861	- 9,982,790	- 7,428,450	- 5,436,360	- 4,583,937	£7,050
£7,922	- 15,793,171	- 11,037,819	- 10,316,582	- 7,358,830	- 5,589,239	- 2,191,997	684,328	2,173,549	£7,922
£8,794	- 14,230,926	- 8,492,059	- 7,216,698	- 3,488,178	- 1,203,236	3,044,458	6,802,801	8,931,033	£8,794
£9,666	- 12,672,158	- 5,952,099	- 4,123,866	353,978	3,154,743	8,239,435	12,906,996	15,672,579	£9,666
£10,538	- 11,201,188	- 3,558,605	- 1,209,141	3,975,620	7,258,042	13,129,950	18,650,560	22,011,538	£10,538
£11,410	- 9,730,217	- 1,165,111	1,705,585	7,597,262	11,361,340	18,020,464	24,394,124	28,350,498	£11,410
£12,282	- 8,259,246	1,223,979	4,620,309	11,218,904	15,464,638	22,910,980	30,137,688	34,689,457	£12,282
£13,154	- 6,788,276	3,611,742	7,535,035	14,840,547	19,567,936	27,801,495	35,881,251	41,028,416	£13,154
£13,993	- 5,371,786	5,911,071	10,341,806	18,328,053	23,519,260	32,510,880	41,412,091	47,128,952	£13,993



#### RLVs less existing use value

Density -

#### £4,544,800 per hectare £1,840,000 per acre

# Industsrial / warehousing

units/ha ->	40 uph	70 uph	100 uph	130 uph	160 uph	190 uph	220 uph	250 uph			
Build costs ->	£1023 per sqm	£1346 per sqm	£1679 per sqm	£1787 per sqm	£1830 per sqm	£1884 per sqm	£1959 per sqm	£2013 per sqm	]		
Sales value									Sales value		
per sq m									per sq m	Market value range 20	11 Market value range 2007
£2,691	- 2,736,025	- 3,873,994	- 6,560,298	- 8,232,020	- 9,646,083	- 11,355,003	- 14,041,733	- 16,278,236	£2,691		
£3,563	- 1,169,072			- 4,276,803			- 7,715,036				
£4,435	397,880	1,237,182	- 295,231	- 384,916	- 711,626	- 697,094	- 1,471,796	- 2,511,818	£4,435		
£5,307	1,964,833	3,782,941	2,827,940	3,486,115	3,688,147	4,556,683	4,692,696	4,307,485			
£6,179	3,531,785	6,328,702	5,941,690	7,357,147	8,081,698	9,793,137	10,857,188	11,116,619			
£7,050	5,098,737	8,874,461	9,041,573	11,228,179	12,475,250	15,029,590	17,021,680	17,874,103			
£7,922	6,664,869	11,420,221	12,141,458	15,099,210	16,868,801	20,266,043	23,142,367	24,631,588			
£8,794	8,227,114	13,965,981	15,241,342	18,969,862	21,254,804	25,502,497	29,260,840	31,389,072			
£9,666	9,785,882	16,505,941	18,334,174	22,812,017	25,612,782	30,697,474	35,365,035	38,130,618			
£10,538	11,256,852	18,899,435	21,248,899	26,433,659	29,716,081	35,587,989	41,108,599	44,469,577	£10,538		
£11,410	12,727,823	21,292,929	24,163,624	30,055,301	33,819,379	40,478,503	46,852,163	50,808,537	£11,410		
£12,282	14,198,794	23,682,018	27,078,348	33,676,943	37,922,677	45,369,019	52,595,727	57,147,496			
£13,154	15,669,764	26,069,781	29,993,074	37,298,586	42,025,975	50,259,534	58,339,290	63,486,455			
£13,993	17,086,254	28,369,110	32,799,845	40,786,092	45,977,299	54,968,919	63,870,130	69,586,991	£13,993		

### RLVs less existing use value

#### £2,000,000 per hectare £809,717 per acre

#### Community space/buildings £700,000 infrastructure per ha

Density -													
units/ha ->	40 uph	70 uph	100 uph	130 uph	160 uph	190 uph	220 uph	250 uph					
Build costs ->	£1023 per sqm	£1346 per sqm	£1679 per sqm	£1787 per sqm	£1830 per sqm	£1884 per sqm	£1959 per sqm	£2013 per sqm					
Sales value									Sales value				
£per sq m									£per sq m	Market value	e range 2011	Market value rar	nge 2007
£2,691	- 891,225	- 2,029,194	- 4,715,498	- 6,387,220	- 7,801,283	- 9,510,203	- 12,196,933	- 14,433,436	£2,691				
£3,563	675,728	536,222	- 1,573,602	- 2,432,003	- 3,307,718	- 4,145,170	- 5,870,236	- 7,519,283	£3,563				
£4,435	2,242,680	3,081,982	1,549,569	1,459,884	1,133,174	1,147,706	373,004	- 667,018	£4,435				
£5,307	3,809,633	5,627,741	4,672,740	5,330,915	5,532,947	6,401,483	6,537,496	6,152,285	£5,307			4	
£6,179	5,376,585	8,173,502	7,786,490	9,201,947	9,926,498	11,637,937	12,701,988	12,961,419	£6,179				
£7,050	6,943,537	10,719,261	10,886,373	13,072,979	14,320,050	16,874,390	18,866,480	19,718,903	£7,050				
£7,922	8,509,669	13,265,021	13,986,258	16,944,010	18,713,601	22,110,843	24,987,167	26,476,388	£7,922				
£8,794	10,071,914	15,810,781	17,086,142	20,814,662	23,099,604	27,347,297	31,105,640	33,233,872	£8,794				
£9,666	11,630,682	18,350,741	20,178,974	24,656,817	27,457,582	32,542,274	37,209,835	39,975,418	£9,666				
£10,538	13,101,652	20,744,235	23,093,699	28,278,459	31,560,881	37,432,789	42,953,399	46,314,377	£10,538				
£11,410	14,572,623	23,137,729	26,008,424	31,900,101	35,664,179	42,323,303	48,696,963	52,653,337	£11,410		<u> </u>		
£12,282	16,043,594	25,526,818	28,923,148	35,521,743	39,767,477	47,213,819	54,440,527	58,992,296	£12,282				
£13,154	17,514,564	27,914,581	31,837,874	39,143,386	43,870,775	52,104,334	60,184,090	65,331,255	£13,154				
£12 002	10 021 054	20 212 010	24 644 645	42 620 902	47 922 000	EG 012 710	65 714 020	71 /21 701	£12 002	1		1	

MODEL	88							
Density -	40 1	70	400	400	400	400	000	050
units/ha ->	40 uph	70 uph	100 uph	130 uph	160 uph	190 uph	220 uph	250 uph
			1010-0	Ta				

Build costs -> £1023 per sqm | £1346 per sqm | £1679 per sqm | £1787 per sqm | £1830 per sqm | £1884 per sqm | £1959 per sqm | £2013 per sqm | £2013 per sqm |

psm									psm
£2,691	1,808,775	670,806	- 2,015,498	- 3,687,220	- 5,101,283	- 6,810,203	- 9,496,933	- 11,733,436	2,691
£3,563	3,375,728	3,236,222	1,126,398	267,997	- 607,718	- 1,445,170	- 3,170,236	- 4,819,283	3,563
£4,435	4,942,680	5,781,982	4,249,569	4,159,884	3,833,174	3,847,706	3,073,004	2,032,982	4,435
£5,307	6,509,633	8,327,741	7,372,740	8,030,915	8,232,947	9,101,483	9,237,496	8,852,285	5,307
£6,179	8,076,585	10,873,502	10,486,490	11,901,947	12,626,498	14,337,937	15,401,988	15,661,419	6,179
£7,050	9,643,537	13,419,261	13,586,373	15,772,979	17,020,050	19,574,390	21,566,480	22,418,903	7,050
£7,922	11,209,669	15,965,021	16,686,258	19,644,010	21,413,601	24,810,843	27,687,167	29,176,388	7,922
£8,794	12,771,914	18,510,781	19,786,142	23,514,662	25,799,604	30,047,297	33,805,640	35,933,872	8,794
£9,666	14,330,682	21,050,741	22,878,974	27,356,817	30,157,582	35,242,274	39,909,835	42,675,418	9,666
£10,538	15,801,652	23,444,235	25,793,699	30,978,459	34,260,881	40,132,789	45,653,399	49,014,377	10,538

Aff Hsg	309
% SR	709
% SO	309
S106 (private)	£10,000 per un
S106 (affordable)	£10,000 per un
CIL	
CSH (average unit cost)	£9,376 per un
Grant	N
Dovolopor's profit	209

RLVs less existing use value	
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Density -

£22,794,353 per hectare £9,228,483 per acre

Offices

units/ha ->	40 uph	70 uph	100 uph	130 uph	160 uph	190 uph	220 uph	250 uph			
Build costs->	£1023 per sqm	£1346 per sqm	£1679 per sqm	£1787 per sqm	£1830 per sqm	£1884 per sqm	£1959 per sqm	£2013 per sqm	]		1
Sales value £per sq m									Sales value £per sq m	Market value range 2011	Market value range 2007
£2,691	8	8	8	(3)	8	8	8	8	£2,691		
£3,563	8	8	8	(3)	8	8	8	8	£3,563		
£4,435	8	8	8	(3)	8	8	8	8	£4,435		
£5,307	8	8	8	(3)	8	8	8	8	£5,307		
£6,179	8	8	8	(3)	8	8	8	8	£6,179		
£7,050	8	8	8	(3)	8	<u>@</u>	<u>@</u>	<u> </u>	£7,050		
£7,922	8	8	8	(4)	<u></u>	<b>(a)</b>	0	0	£7,922		
£8,794	8	8	<b>(2)</b>	<del>(1)</del>	<b>(2)</b>	0	0	0	£8,794		
£9,666	8	<u> </u>	<u> </u>	0	<u>©</u>	0	0	0	£9,666		
£10,538	8	<u> </u>	<u> </u>	0	<u>©</u>	0	0	0	£10,538		
£11,410	8	<u> </u>	<u>©</u>	0	<u>©</u>	0	0	0	£11,410		
£12,282	8	<b>©</b>	<u>©</u>	0	0	<u>©</u>	<u>©</u>	<b>©</b>	£12,282		
£13,154	<b>(a)</b>	0	0	0	0	8	0	0	£13,154		
£13,993	<b>(4)</b>	0	<b>©</b>	<b>©</b>	<b>(</b>	0	<b>©</b>	0	£13,993		

#### RLVs less existing use value

£27,002,840 per hectare £10,932,324 per acre

Density - units/ha ->	40 uph	70 uph	100 uph	130 uph	160 uph	190 uph	220 uph	250 uph			
Build costs ->		£1346 per sqm							1		
Sales value per sq m	21020 por oqu	12 10 10 por 0q	12 to ro por oqui	z i ro r por oqui	12.000 por oq	2 100 1 por oq	121000 por oq	22010 por oqui	Sales value per sq m	Market value range 2011	Market value range 2007
£2,691	8	8	8	8	8	8	8	8	£2,691		
£3,563	8	8	8	8	8	8	8	8	£3,563		
£4,435	8	8	8	8	8	8	8	8	£4,435		
£5,307	8	8	8	8	8	8	8	8	£5,307		
£6,179	8	8	8	8	8	8	8	8	£6,179		
£7,050	8	8	8	8	8	8	8	8	£7,050		
£7,922	8	8	8	8	8	<u> </u>	<u> </u>	<u> </u>	£7,922		
£8,794	8	8	8	<u> </u>	<u> </u>	<u> </u>	0	<u>©</u>	£8,794		
£9,666	8	8	8	<u> </u>	<b>(4)</b>	<b>©</b>	<b>©</b>	<b>©</b>	£9,666		
£10,538	8	<b>(4)</b>	<u> </u>		0	0	0	0	£10,538		
£11,410	8	<u>\(\text{\tin}\text{\tetx{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\ti}\}\text{\text{\text{\text{\text{\text{\text{\text{\tex{\tex</u>	<u> </u>	0	0	0	0	0	£11,410		
£12,282	8	<u> </u>	8	<u> </u>	0	0	0	<u>©</u>	£12,282		
£13 154	8	<u>—</u>	(9)	<u>(0)</u>	<u>@</u>	(8)	<b>(C)</b>	(9)	£13 154		

### RLVs less existing use value

£13,993

Density -units/ha ->

£4,544,800 per hectare £1,840,000 per acre

160 uph

130 uph

100 uph

Industsrial / warehousing

250 uph

£13,993

Build costs ->	£1023 per sqm	£1346 per sqm	£1679 per sqm	£1787 per sqm	£1830 per sqm	£1884 per sqm	£1959 per sqm	£2013 per sq	m		
Sales value £per sq m									Sales value £per sq m	Market value range 20	11 Market value range 200
£2,691	8	8	3	8	8	8	8	8	£2,691		
£3,563	8	8	8	8	8	8	8	8	£3,563		
£4,435	<u>(4)</u>	<b>©</b>	<u> </u>	<u> </u>	8	8	8	8	£4,435		
£5,307	<b>©</b>	<b>©</b>	<u>©</u>	<b>©</b>	0	0	<u> </u>	0	£5,307		
£6,179	<b>©</b>	<b>©</b>	0	<b>©</b>	0	0	0	0	£6,179		
£7,050	<b>©</b>	0	0	0	0	0	0	0	£7,050		
£7,922	<b>©</b>	<b>©</b>	0	0	0	0	0	0	£7,922		
£8,794	<b>©</b>	<b>©</b>	<u>©</u>	<b>©</b>	0	0	<u> </u>	0	£8,794		
£9,666	<b>©</b>	<b>©</b>	<u>©</u>	<b>©</b>	0	0	<u> </u>	0	£9,666		
£10,538	<b>©</b>	<b>©</b>	<u>©</u>	<b>©</b>	0	0	<u> </u>	0	£10,538		
£11,410	<b>©</b>	<b>©</b>	<u>©</u>	<u>©</u>	<u>©</u>	0	<u>©</u>	0	£11,410		
£12,282	0	8	<u>©</u>	<u> </u>	0	8	<u>©</u>	0	£12,282		
£13,154	0	8	<u>©</u>	<u> </u>	0	8	<u>©</u>	0	£13,154		
£13.993	(8)	0	0	(8)	0	(8)	0	0	£13,993		

# RLVs less existing use value

£2,000,000 per hectare £809,717 per acre

Density -											
units/ha ->	40 uph	70 uph	100 uph	130 uph	160 uph	190 uph	220 uph	250 uph			
Build costs ->	£1023 per sqm	£1346 per sqm	£1679 per sqm	£1787 per sqm	£1830 per sqm	£1884 per sqm	£1959 per sqm	£2013 per sqm	=	<u> </u>	1
Sales value									Sales value		
per sq m	_								per sq m	Market value range 2011	Market value range 2007
£2,691	8	8	8	8	8	8	8	8	£2,691		
£3,563	<b>©</b>	<b>©</b>	8	8	8	8	8	8	£3,563		
£4,435	<u>©</u>	0	<b>©</b>	0	0	0	0	8	£4,435		
£5,307	<b>©</b>	0	0	0	0	0	0	0	£5,307		
£6,179	0	0	0	0	0	0	0	0	£6,179		
£7,050	<u>©</u>	0	<b>©</b>	0	<b>(</b>	0	0	0	£7,050		
£7,922	<b>©</b>	8	0	0	<b>©</b>	0	<u>©</u>	0	£7,922		
£8,794	<b>©</b>	8	<b>©</b>	<b>(3)</b>	<b>(9</b> )	<b>(9</b> )	<u>©</u>	<b>(3)</b>	£8,794		
£9,666	<u>©</u>	8	<b>©</b>	<b>©</b>	<b>(9)</b>	<b>(9)</b>	<b>©</b>	<b>(3)</b>	£9,666		
£10,538	<b>©</b>	0	9	0	0	0	<b>©</b>	0	£10,538		
£11,410	<b>©</b>	0	9	0	0	0	<b>©</b>	0	£11,410		
£12,282	<b>©</b>	8	<u> </u>	0	<u>©</u>	<u>©</u>	<u>©</u>	0	£12,282		
£13,154	<b>©</b>	8	<u> </u>	0	<u>©</u>	<u>©</u>	<u>©</u>	0	£13,154		
£13,993	<u>©</u>	<u>©</u>	8	<u>©</u>	8	<u>©</u>	<u>©</u>	<b>©</b>	£13,993		

MODEL 9									
Density -									
units/ha ->	40 uph	70 uph	100 uph	130 uph	160 uph	190 uph	220 uph	250 uph	
Build costs ->	£1023 per sam	£13/6 per sam	£1670 per sam	£1787 per sam	£1830 per sqm	£1884 per sam	£1050 per sam	£2013 per sam	
Sales value	£1025 per sqiii	21040 per sqiii	21079 per sqiii	21707 per sqiii	£ 1000 per squi	21004 per sqiii	21939 per sqiii		Sales value
per sm									per sm

% SK	70%
% SO	30%
S106 (private)	£15,000 per unit
S106 (affordable)	£15,000 per unit
CSH (% uplift on Private)	
CSH (% uplift on AH)	11%

£2,691	1,604,711	304,553	- 2,545,237	- 4,384,352	- 5,969,706	- 7,841,457	- 10,705,325	- 13,106,610	£2,691
£3,563	3,171,663	2,874,537	603,179	- 420,664	- 1,467,240	- 2,475,193	- 4,378,629	- 6,192,457	£3,563
£4,435	4,738,616	5,420,297	3,726,350	3,479,700	2,975,165	2,828,821	1,892,357	676,069	£4,435
£5,307	6,305,568	7,966,057	6,849,522	7,350,731	7,385,363	8,094,978	8,057,735	7,495,373	£5,307
£6,179	7,872,521	10,511,817	9,969,797	11,221,762	11,778,914	13,331,432	14,222,227	14,314,677	£6,179
£7,050	9,439,473	13,057,576	13,069,680	15,092,793	16,172,466	18,567,884	20,386,719	21,078,266	£7,050
£7,922	11,006,425	15,603,336	16,169,565	18,963,825	20,566,017	23,804,338	26,521,739	27,835,750	£7,922
£8,794	12,570,464	18,149,096	19,269,449	22,834,857	24,959,569	29,040,791	32,640,212	34,593,234	£8,794
£9,666	14,129,232	20,689,057	22,362,282	26,685,117	29,320,432	34,248,158	38,744,408	41,334,780	£9,666
£10,538	15,600,203	23,082,551	25,277,006	30,306,759	33,423,730	39,138,673	44,487,972	47,673,740	£10,538
£11,410	17,071,174	25,476,044	28,191,731	33,928,401	37,527,029	44,029,187	50,231,536	54,012,699	£11,410
£12,282	18,542,144	27,869,537	31,106,456	37,550,043	41,630,327	48,919,703	55,975,100	60,351,659	£12,282
£13,154	20,013,114	30,257,469	34,021,180	41,171,685	45,733,625	53,810,218	61,718,663	66,690,618	£13,154
£13.993	21,429,604	32.556.796	36.827.953	44.659.192	49.684.949	58.519.603	67.249.502	72,794,801	£13.993

RLVs less	existing	use	valu
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#### £22,794,353 per hectare £9,228,483 per acre

#### Offices

Density -												
units/ha ->	40 uph	70 uph	100 uph	130 uph	160 uph	190 uph	220 uph	250 uph				
Build costs ->	£1023 per sqm	£1346 per sqm	£1679 per sqm	£1787 per sqm	£1830 per sqm	£1884 per sqm	£1959 per sqm	£2013 per sqm				
Sales value									Sales value			
per sq m									per sq m	Market value range 2	011 Market value	range 2007
£2,691	- 21,189,642	- 22,489,800	- 25,339,590	- 27,178,705	- 28,764,059	- 30,635,810	- 33,499,678	- 35,900,963	£2,691			
£3,563	- 19,622,690	- 19,919,816	- 22,191,174	- 23,215,017	- 24,261,593	- 25,269,546	- 27,172,982	- 28,986,810	£3,563			
£4,435	- 18,055,737	- 17,374,056	- 19,068,003	- 19,314,653	- 19,819,188	- 19,965,532	- 20,901,996	- 22,118,284	£4,435			
£5,307	- 16,488,785	- 14,828,296	- 15,944,831	- 15,443,622	- 15,408,990	- 14,699,375	- 14,736,618	- 15,298,980	£5,307		4	
£6,179	- 14,921,832	- 12,282,536	- 12,824,556	- 11,572,591	- 11,015,439	- 9,462,921	- 8,572,126	- 8,479,676	£6,179			
£7,050	- 13,354,880	- 9,736,777	- 9,724,673	- 7,701,560	- 6,621,887	- 4,226,469	- 2,407,634	- 1,716,087	£7,050			
£7,922	- 11,787,928	- 7,191,017	- 6,624,788	- 3,830,528	- 2,228,336	1,009,985	3,727,386	5,041,397	£7,922			
£8,794	- 10,223,889	- 4,645,257	- 3,524,904	40,504	2,165,216	6,246,438	9,845,859	11,798,881	£8,794			
£9,666	- 8,665,121	- 2,105,296	- 432,071	3,890,764	6,526,079	11,453,805	15,950,055	18,540,427	£9,666			
£10,538	- 7,194,150	288,198	2,482,653	7,512,406	10,629,377	16,344,320	21,693,619	24,879,387	£10,538			
£11,410	- 5,723,179	2,681,691	5,397,378	11,134,048	14,732,676	21,234,834	27,437,183	31,218,346	£11,410			
C42 202	4 252 200	E 07E 101	0.212.102	14 7EE 600	10 005 074	26 425 250	22 100 717	27 557 206	C42 202			

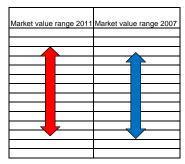
#### RLVs less existing use value

Density -

#### £27,002,840 per hectare £10,932,324 per acre

#### Residential

units/ha ->	40 uph	70 uph	100 uph	130 uph	160 uph	190 uph	220 uph	250 uph	
Build costs ->	£1023 per sqm	£1346 per sqm	£1679 per sqm	£1787 per sqm	£1830 per sqm	£1884 per sqm	£1959 per sqm	£2013 per sqm	
Sales value									Sales value
per sq m									per sq m
£2,691	- 25,398,129	- 26,698,287	- 29,548,077	- 31,387,192	- 32,972,546	- 34,844,297	- 37,708,165	- 40,109,450	£2,691
£3,563	- 23,831,177	- 24,128,303	- 26,399,661	- 27,423,504	- 28,470,080	- 29,478,033	- 31,381,469	- 33,195,297	£3,563
£4,435	- 22,264,224	- 21,582,543	- 23,276,490	- 23,523,140	- 24,027,675	- 24,174,019	- 25,110,483	- 26,326,771	£4,435
£5,307	- 20,697,272	- 19,036,783	- 20,153,318	- 19,652,109	- 19,617,477	- 18,907,862	- 18,945,105	- 19,507,467	£5,307
£6,179	- 19,130,319	- 16,491,023	- 17,033,043	- 15,781,078	- 15,223,926	- 13,671,408	- 12,780,613	- 12,688,163	£6,179
£7,050	- 17,563,367	- 13,945,264	- 13,933,160	- 11,910,047	- 10,830,374	- 8,434,956	- 6,616,121	- 5,924,574	£7,050
£7,922	- 15,996,415	- 11,399,504	- 10,833,275	- 8,039,015	- 6,436,823	- 3,198,502	- 481,101	832,911	£7,922
£8,794	- 14,432,376	- 8,853,744	- 7,733,391	- 4,167,983	- 2,043,271	2,037,952	5,637,373	7,590,395	£8,794
£9,666	- 12,873,608	- 6,313,783	- 4,640,558	- 317,723	2,317,593	7,245,319	11,741,569	14,331,941	£9,666
£10,538	- 11,402,637	- 3,920,289	- 1,725,834	3,303,920	6,420,891	12,135,834	17,485,133	20,670,901	£10,538
£11,410	- 9,931,666	- 1,526,796	1,188,892	6,925,562	10,524,190	17,026,348	23,228,697	27,009,860	£11,410
£12,282	- 8,460,696	866,698	4,103,617	10,547,204	14,627,488	21,916,864	28,972,261	33,348,820	£12,282
£13,154	- 6,989,726	3,254,630	7,018,341	14,168,846	18,730,786	26,807,379	34,715,824	39,687,779	£13,154
£13,993	- 5,573,236	5,553,957	9,825,114	17,656,353	22,682,110	31,516,764	40,246,663	45,791,962	£13,993



#### RLVs less existing use value

Density -

#### £4,544,800 per hectare £1,840,000 per acre

# Industsrial / warehousing

units/ha ->	40 uph	70 uph	100 uph	130 uph	160 uph	190 uph	220 uph	250 uph			
Build costs ->	£1023 per sqm	£1346 per sqm	£1679 per sqm	£1787 per sqm	£1830 per sqm	£1884 per sqm	£1959 per sqm	£2013 per sqm			
Sales value									Sales value		
per sq m									per sq m	Market value range 2011	Market value range 2007
£2,691	- 2,940,089	- 4,240,247	- 7,090,037	- 8,929,152	- 10,514,506	- 12,386,257	- 15,250,125	- 17,651,410	£2,691		
£3,563	- 1,373,137	- 1,670,263	- 3,941,621	- 4,965,464	- 6,012,040		- 8,923,429	- 10,737,257	£3,563		
£4,435	193,816	875,497	- 818,450	- 1,065,100			- 2,652,443		£4,435		
£5,307	1,760,768	3,421,257	2,304,722	2,805,931	2,840,563	3,550,178	3,512,935				
£6,179	3,327,721	5,967,017	5,424,997	6,676,962		8,786,632	9,677,427	9,769,877	£6,179		
£7,050	4,894,673	8,512,776	8,524,880	10,547,993	11,627,666	14,023,084	15,841,919	16,533,466	£7,050		
£7,922	6,461,625	11,058,536	11,624,765	14,419,025	16,021,217	19,259,538	21,976,939	23,290,950			
£8,794	8,025,664	13,604,296	14,724,649	18,290,057	20,414,769	24,495,991	28,095,412	30,048,434			
£9,666	9,584,432	16,144,257	17,817,482	22,140,317	24,775,632	29,703,358	34,199,608	36,789,980			
£10,538	11,055,403	18,537,751	20,732,206	25,761,959	28,878,930	34,593,873	39,943,172	43,128,940			
£11,410	12,526,374	20,931,244	23,646,931	29,383,601	32,982,229	39,484,387	45,686,736	49,467,899			
£12,282	13,997,344	23,324,737	26,561,656	33,005,243	37,085,527	44,374,903	51,430,300	55,806,859	£12,282	_	
£13,154	15,468,314	25,712,669	29,476,380	36,626,885	41,188,825	49,265,418	57,173,863	62,145,818			
£13,993	16,884,804	28,011,996	32,283,153	40,114,392	45,140,149	53,974,803	62,704,702	68,250,001	£13,993		

### RLVs less existing use value

40 uph

70 uph

100 uph

Density units/ha ->

#### £2,000,000 per hectare £809,717 per acre

160 uph

130 uph

#### Community space/buildings £700,000 infrastructure per ha

250 uph

220 uph

Build costs ->	£1023 per sqm	£1346 per sqm	£1679 per sqm	£1787 per sqm	£1830 per sqm	£1884 per sqm	£1959 per sqm	£2013 per sqm			
Sales value £per sq m									Sales value £per sq m	Market value range 20°	11 Market value range 2007
£2,691	- 1,095,289	- 2,395,447	- 5,245,237	- 7,084,352	- 8,669,706	- 10,541,457	- 13,405,325	- 15,806,610	£2,691		
£3,563	471,663	174,537	- 2,096,821	- 3,120,664	- 4,167,240	- 5,175,193	- 7,078,629	- 8,892,457	£3,563		
£4,435	2,038,616	2,720,297	1,026,350	779,700	275,165	128,821	- 807,643	- 2,023,931	£4,435		
£5,307	3,605,568	5,266,057	4,149,522	4,650,731	4,685,363	5,394,978	5,357,735	4,795,373	£5,307		
£6,179	5,172,521	7,811,817	7,269,797	8,521,762	9,078,914	10,631,432	11,522,227	11,614,677	£6,179		
£7,050	6,739,473	10,357,576	10,369,680	12,392,793	13,472,466	15,867,884	17,686,719	18,378,266	£7,050		
£7,922	8,306,425	12,903,336	13,469,565	16,263,825	17,866,017	21,104,338	23,821,739	25,135,750	£7,922		
£8,794	9,870,464	15,449,096	16,569,449	20,134,857	22,259,569	26,340,791	29,940,212	31,893,234	£8,794		
£9,666	11,429,232	17,989,057	19,662,282	23,985,117	26,620,432	31,548,158	36,044,408	38,634,780	£9,666		
£10,538	12,900,203	20,382,551	22,577,006	27,606,759	30,723,730	36,438,673	41,787,972	44,973,740	£10,538		
£11,410	14,371,174	22,776,044	25,491,731	31,228,401	34,827,029	41,329,187	47,531,536	51,312,699	£11,410		
£12,282	15,842,144	25,169,537	28,406,456	34,850,043	38,930,327	46,219,703	53,275,100	57,651,659	£12,282		
£13,154	17,313,114	27,557,469	31,321,180	38,471,685	43,033,625	51,110,218	59,018,663	63,990,618	£13,154		

MODEL	9							
Density -								
units/ha ->	40 uph	70 uph	100 uph	130 uph	160 uph	190 uph	220 uph	250 uph

Build costs -> Sales value psm

		Sales value	
		psm	S106 (affordable)
			CIL
5	- 13,106,610	2,691	CSH (average unit cost)
)	- 6,192,457	3,563	Grant
7	676,069	4,435	Developer's profit
5	7,495,373	5,307	
7	14,314,677	6,179	
)	21,078,266	7,050	
9	27,835,750	7,922	
2	34,593,234	8,794	
2	41 224 700	0.666	

£13,993

70% 30% £15,000 per unit

£15,000 per uni

•									•
£2,691	1,604,711	304,553	- 2,545,237	- 4,384,352	- 5,969,706	- 7,841,457	- 10,705,325	- 13,106,610	2,691
£3,563	3,171,663	2,874,537	603,179	- 420,664	- 1,467,240	- 2,475,193	- 4,378,629	- 6,192,457	3,563
£4,435	4,738,616	5,420,297	3,726,350	3,479,700	2,975,165	2,828,821	1,892,357	676,069	4,435
£5,307	6,305,568	7,966,057	6,849,522	7,350,731	7,385,363	8,094,978	8,057,735	7,495,373	5,307
£6,179	7,872,521	10,511,817	9,969,797	11,221,762	11,778,914	13,331,432	14,222,227	14,314,677	6,179
£7,050	9,439,473	13,057,576	13,069,680	15,092,793	16,172,466	18,567,884	20,386,719	21,078,266	7,050
£7,922	11,006,425	15,603,336	16,169,565	18,963,825	20,566,017	23,804,338	26,521,739	27,835,750	7,922
£8,794	12,570,464	18,149,096	19,269,449	22,834,857	24,959,569	29,040,791	32,640,212	34,593,234	8,794
£9,666	14,129,232	20,689,057	22,362,282	26,685,117	29,320,432	34,248,158	38,744,408	41,334,780	9,666
£10,538	15,600,203	23,082,551	25,277,006	30,306,759	33,423,730	39,138,673	44,487,972	47,673,740	10,538
£11,410	17,071,174	25,476,044	28,191,731	33,928,401	37,527,029	44,029,187	50,231,536	54,012,699	11,410
£12,282	18,542,144	27,869,537	31,106,456	37,550,043	41,630,327	48,919,703	55,975,100	60,351,659	12,282
£13,154	20,013,114	30,257,469	34,021,180	41,171,685	45,733,625	53,810,218	61,718,663	66,690,618	13,154

RLVs less existing use value £22,794,353 per hectare Offices £9,228,483 per acre

Density -											
units/ha ->	40 uph	70 uph	100 uph	130 uph	160 uph	190 uph	220 uph	250 uph			
Build costs->	£1023 per sqm	£1346 per sqm	£1679 per sqm	£1787 per sqm	£1830 per sqm	£1884 per sqm	£1959 per sqm	£2013 per sqm			
Sales value £per sq m									Sales value £per sq m	Market value range 2011	Market value range 2007
£2,691	8	8	8	8	8	8	8	8	£2,691	g	
£3,563	8	8	8	8	8	8	8	8	£3,563		
£4,435	8	8	8	8	8	8	8	8	£4,435		
£5,307	8	8	8	8	8	8	8	8	£5,307		
£6,179	8	8	8	8	8	8	8	8	£6,179		
£7,050	8	8	8	8	8	8	<u>(4)</u>	<u> </u>	£7,050		
£7,922	8	8	8	8	(2)	(4)	0	0	£7,922		
£8,794	8	8	8	<b>(a)</b>	<b>(4)</b>	9	<b>©</b>	<b>©</b>	£8,794		
£9,666	8	<u> </u>	<u> </u>	<u>©</u>	<u>©</u>	8	<u>©</u>	<u> </u>	£9,666		
£10,538	8	<u>@</u>	<u> </u>	8	0	8	0	0	£10,538		
£11,410	8	<u>@</u>	0	0	0	0	0	0	£11,410		
£12,282	8	0	0	0	0	0	0	0	£12,282		
£13,154		0	0	0	0	0	0	0	£13,154		
£12 002	<u> </u>	(3)	8	(3)	(3)	(3)	(3)	(3)	£12 002		

RLVs less existing use value £27,002,840 per hectare Residential £10,932,324 per acre

Density - units/ha -> Build costs ->	40 uph £1023 per sqm	70 uph £1346 per sqm	100 uph £1679 per sqm	130 uph £1787 per sqm	160 uph £1830 per sqm	190 uph £1884 per sqm	220 uph £1959 per sqm	250 uph £2013 per sqm	]		
Sales value per sq m									Sales value per sq m	Market value range 20	11 Market value range 2007
£2,691	8	8	8	8	8	8	8	8	£2,691		
£3,563	8	8	8	8	8	8	8	8	£3,563		
£4,435	8	8	8	8	8	8	8	8	£4,435		
£5,307	8	8	8	8	8	8	8	8	£5,307		
£6,179	8	8	8	8	8	8	8	8	£6,179		
£7,050	8	8	8	8	8	8	8	(3)	£7,050		
£7,922	8	8	8	8	8	<u> </u>	<del>(1)</del>	<u> </u>	£7,922		
£8,794	8	8	8	8	<del>(1)</del>	<u> </u>	<u>©</u>	0	£8,794		
£9,666	8	3	<u>®</u>	<u>@</u>	<u>@</u>	0	<u>©</u>	0	£9,666		
£10,538	8	(2)	(2)	<b>(a)</b>	0	0	0	0	£10,538		
£11,410	8	<b>(</b>	<b>(2)</b>	0	0	8	0	0	£11,410		
£12,282	8	<b>(4)</b>	0	0	0	0	<u>©</u>	0	£12,282		
	0		<u></u>					6			

RLVs less existing use value £4,544,800 per hectare Industsrial / warehousing £1,840,000 per acre

£13,993

Density -											
units/ha ->	40 uph	70 uph	100 uph	130 uph	160 uph	190 uph	220 uph	250 uph			
Build costs ->	£1023 per sqm	£1346 per sqm	£1679 per sqm	£1787 per sqm	£1830 per sqm	£1884 per sqm	£1959 per sqm	£2013 per sqm			1
Sales value £per sq m									Sales value £per sq m	Market value range 2011	Market value range 2007
	8	8	8	8	8	8	8	8		Warket value range 2011	Warket value range 2007
£2,691	_			_	_	_	_		£2,691		
£3,563	8	8	8	8	8	8	8	8	£3,563		
£4,435	<u> </u>	8	8	8	8	8	8	8	£4,435		
£5,307	<b>(3)</b>	8	<u>©</u>	<u> </u>	<b>©</b>	<u> </u>	<u> </u>	8	£5,307		
£6,179	<b>(5)</b>	<b>©</b>	<b>(3)</b>	<b>©</b>	0	<b>©</b>	<b>©</b>	<b>©</b>	£6,179		
£7,050	<b>©</b>	0	0	0	0	0	0	0	£7,050		
£7,922	<b>©</b>	0	0	0	0	0	0	0	£7,922		
£8,794	<b>©</b>	0	0	0	0	0	<u>©</u>	0	£8,794		
£9,666	<b>©</b>	0	0	0	0	0	<u>©</u>	0	£9,666		
£10,538	<b>©</b>	0	0	0	0	0	<u>©</u>	0	£10,538		
£11,410	<b>©</b>	0	0	0	0	0	0	0	£11,410		
£12,282	<b>©</b>	0	0	0	0	8	0	0	£12,282		
£13,154	<b>©</b>	0	0	0	0	8	0	0	£13,154		
£13,993	<b>©</b>	0	0	0	0	0	<u>©</u>	0	£13,993		

RLVs less existing use value £2,000,000 per hectare £809,717 per acre

Density - units/ha ->	40 uph	70 uph	100 uph	130 uph	160 uph	190 uph	220 uph	250 uph	]		
Build costs ->	£1023 per sqm	£1346 per sqm	£1679 per sqm	£1787 per sqm	£1830 per sqm	£1884 per sqm	£1959 per sqm	£2013 per sqm	-	<u> </u>	
Sales value per sq m									Sales value per sq m	Market value range 2011	Market value range 2007
£2,691	8	8	8	8	8	8	8	8	£2,691		
£3,563	<u> </u>	<u> </u>	8	8	8	8	8	8	£3,563		
£4,435	<b>©</b>	9	<u>©</u>	<b>©</b>	<b>(a)</b>	<u>@</u>	8	8	£4,435		
£5,307	<b>(5)</b>	<b>©</b>	<b>©</b>	<b>©</b>	0	<b>©</b>	<b>©</b>	0	£5,307		
£6,179	<b>©</b>	0	0	<b>©</b>	<b>©</b>	0	<b>©</b>	0	£6,179		
£7,050	<b>(3)</b>	<b>©</b>	<u>©</u>	<b>©</b>	<u>©</u>	<b>(3)</b>	<u>©</u>	<b>(3)</b>	£7,050		
£7,922	<b>©</b>	8	<u></u>	<u>©</u>	<u>©</u>	<u></u>	<u>©</u>	8	£7,922		
£8,794	<b>©</b>	8	<u></u>	<u>©</u>	<u>©</u>	<u></u>	<u>©</u>	8	£8,794		
£9,666	<b>©</b>	8	<u>©</u>	<u>©</u>	<u>©</u>	<u>©</u>	<b>©</b>	8	£9,666		
£10,538	<b>©</b>	8	<b>©</b>	<b>©</b>	<u>©</u>	<b>©</b>	<b>©</b>	8	£10,538		
£11,410	<b>©</b>	8	<b>©</b>	<b>©</b>	<u>©</u>	<b>©</b>	<b>©</b>	8	£11,410		
£12,282	<u>(3)</u>	9	<u>©</u>	(3)	<u>(3)</u>	<u>©</u>	<u>©</u>	<u> </u>	£12,282		
£13,154	<u>(3)</u>	9	<u>©</u>	(3)	<u>(3)</u>	<u>©</u>	<u>©</u>	<u> </u>	£13,154		
£13,993	<u>©</u>	9	<u>©</u>	8	<u>©</u>	<u>©</u>	<u>©</u>	8	£13,993		

MODEL 1	10_								
Density -									
units/ha ->		40 uph	70 uph	100 uph	130 uph	160 uph	190 uph	220 uph	250 uph
Build costs ->	£	21023 per sqm	£1346 per sqm	£1679 per sqm	£1787 per sqm	£1830 per sqm	£1884 per sqm	£1959 per sqm	£2013 per sqm
Sales value									
ner em									

% SR	60%
% SO	40%
S106 (private)	£4,500 per unit
S106 (affordable)	£4,500 per unit
CSH (% uplift on Private)	
CSH (% uplift on AH)	11%

Dana ocoto r	Z TOZO POT OGITI	210 10 por oq	21010 por oqui	Ziror por oqiii	21000 por 0qm	2100 i poi oqiii	21000 por oqui	ZZO TO POT OGITE	44
Sales value									Sales value
per sm									per sm
£2,691	1,909,628	867,341	- 1.687.071	- 3,239,042	- 4.514.157	- 6.114.591	- 8,689,069	- 10,797,362	£2,69
£3,563	3,507,398	3,481,236	1,513,562	789,428	63,305			- 3,740,010	
£4,435	5,105,168	6,077,751	4,699,290	4,752,484	4,591,931	4,751,326	4,116,031	3,241,278	
£5,307	6,702,937	8,674,266	7,885,018	8,700,880	9,074,880	10,100,887	10,407,162	10,201,937	£5,30
£6,179	8,300,708	11,270,782	11,054,154	12,649,276	13,557,830	15,443,889	16,698,294	17,134,544	£6,17
£7,050	9,898,477	13,867,297	14,215,758	16,597,672	18,040,780	20,786,891	22,974,221	24,031,537	£7,05
£7,922	11,491,769	16,463,811	17,377,362	20,546,068	22,523,729	26,129,894	29,217,664	30,928,530	£7,92
£8,794	13,084,439	19,060,326	20,538,966	24,481,913	26,984,236	31,456,116	35,461,107	37,825,522	£8,79
£9,666	14,672,474	21,649,110	23,691,167	28,397,573	31,427,109	36,751,352	41,685,514	44,701,264	£9,66
£10,538	16,143,444	24,042,065	26,605,892	32,019,215	35,530,406	41,641,868	47,429,078	51,040,223	£10,53
£11,410	17,614,415	26,429,828	29,520,617	35,640,857	39,633,705	46,532,382	53,172,642	57,379,182	£11,41
£12,282	19,085,385	28,817,592	32,435,342	39,262,499	43,737,003	51,422,897	58,916,206	63,718,141	£12,28
£13,154	20,556,355	31,205,355	35,350,067	42,884,141	47,840,301	56,313,413	64,659,769	70,050,605	£13,15
£13 993	21 972 846	33 504 683	38 156 838	46 371 647	51 791 625	61 022 798	70 190 608	76 132 909	£13 99

£6,179	8,300,708	11,270,782	11,054,154	12,649,276	13,557,830	15,443,889	16,698,294	17,134,544	£6,179
£7,050	9,898,477	13,867,297	14,215,758	16,597,672	18,040,780	20,786,891	22,974,221	24,031,537	£7,050
£7,922	11,491,769	16,463,811	17,377,362	20,546,068	22,523,729	26,129,894	29,217,664	30,928,530	£7,922
£8,794	13,084,439	19,060,326	20,538,966	24,481,913	26,984,236	31,456,116	35,461,107	37,825,522	£8,794
£9,666	14,672,474	21,649,110	23,691,167	28,397,573	31,427,109	36,751,352	41,685,514	44,701,264	£9,666
£10,538	16,143,444	24,042,065	26,605,892	32,019,215	35,530,406	41,641,868	47,429,078	51,040,223	£10,538
£11,410	17,614,415	26,429,828	29,520,617	35,640,857	39,633,705	46,532,382	53,172,642	57,379,182	£11,410
£12,282	19,085,385	28,817,592	32,435,342	39,262,499	43,737,003	51,422,897	58,916,206	63,718,141	£12,282
£13,154	20,556,355	31,205,355	35,350,067	42,884,141	47,840,301	56,313,413	64,659,769	70,050,605	£13,154
£13,993	21,972,846	33,504,683	38,156,838	46,371,647	51,791,625	61,022,798	70,190,608	76,132,909	£13,993

RLVs less existing use value

£22,794,353 per hectare £9,228,483 per acre

Offices

Density -		1	1	1	1	1	I	1	1		
units/ha ->	40 uph	70 uph	100 uph	130 uph	160 uph	190 uph	220 uph	250 uph			
Build costs ->	£1023 per sqm	£1346 per sqm	£1679 per sqm	£1787 per sqm	£1830 per sqm	£1884 per sqm	£1959 per sqm	£2013 per sqm			
Sales value									Sales value		
per sq m									per sq m	Market value range 2011	Market value range 2007
£2,691	- 20,884,725	- 21,927,012	- 24,481,424	- 26,033,395	- 27,308,510	- 28,908,944	- 31,483,422	- 33,591,715	£2,691		
£3,563	- 19,286,955	- 19,313,117	- 21,280,791	- 22,004,925	- 22,731,048	- 23,443,869	- 25,026,751	- 26,534,363	£3,563		
£4,435	- 17,689,185	- 16,716,602	- 18,095,063	- 18,041,869	- 18,202,422	- 18,043,027	- 18,678,322	- 19,553,075	£4,435		_
£5,307	- 16,091,416	- 14,120,087	- 14,909,335	- 14,093,473	- 13,719,473	- 12,693,466	- 12,387,191	- 12,592,416	£5,307		4
£6,179	- 14,493,645	- 11,523,571	- 11,740,199	- 10,145,077	- 9,236,523	- 7,350,464	- 6,096,059	- 5,659,809	£6,179		
£7,050	- 12,895,876	- 8,927,056	- 8,578,595	- 6,196,681	- 4,753,573	- 2,007,462	179,868	1,237,184	£7,050		
£7,922	- 11,302,584	- 6,330,542	- 5,416,991	- 2,248,285	- 270,624	3,335,541	6,423,311	8,134,177	£7,922		
£8,794	- 9,709,914	- 3,734,027	- 2,255,387	1,687,560	4,189,883	8,661,763	12,666,754	15,031,169	£8,794		
£9,666	- 8,121,879	- 1,145,243	896,814	5,603,220	8,632,756	13,956,999	18,891,161	21,906,911	£9,666		
£10,538	- 6,650,909	1,247,712	3,811,539	9,224,862	12,736,053	18,847,515	24,634,725	28,245,870	£10,538		
£11,410	- 5,179,938	3,635,475	6,726,264	12,846,504	16,839,352	23,738,029	30,378,289	34,584,829	£11,410		
£12,282	- 3,708,968	6,023,239	9,640,989	16,468,146	20,942,650	28,628,544	36,121,853	40,923,788	£12,282		
C42.4E4	2 227 000	0.444.002	10 EEE 711	20 000 700	2E 04E 040	22 540 060	44 OCE 44C	47 OFC OFO	C12.1E4		

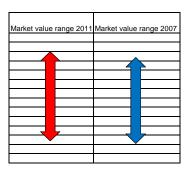
RLVs less existing use value

Density -

£27,002,840 per hectare £10,932,324 per acre

Residential

units/na ->		40 upn	70 upn	100 upn	130 upn	160 upn	190 upn	220 upn	250 upn	
Build costs -:	>	£1023 per sqm	£1346 per sqm	£1679 per sqm	£1787 per sqm	£1830 per sqm	£1884 per sqm	£1959 per sqm	£2013 per sqm	
Sales value										Sales value
per sq m										per sq m
£2,691		- 25,093,212	- 26,135,499	- 28,689,911	- 30,241,882	- 31,516,997	- 33,117,431	- 35,691,909	- 37,800,202	£2,691
£3,563		- 23,495,442	- 23,521,604	- 25,489,278	- 26,213,412	- 26,939,535	- 27,652,356	- 29,235,238	- 30,742,850	£3,563
£4,435		- 21,897,672	- 20,925,089	- 22,303,550	- 22,250,356	- 22,410,909	- 22,251,514	- 22,886,809	- 23,761,562	£4,435
£5,307		- 20,299,903	- 18,328,574	- 19,117,822	- 18,301,960	- 17,927,960	- 16,901,953	- 16,595,678	- 16,800,903	£5,307
£6,179		- 18,702,132	- 15,732,058	- 15,948,686	- 14,353,564	- 13,445,010	- 11,558,951	- 10,304,546	- 9,868,296	£6,179
£7,050		- 17,104,363	- 13,135,543	- 12,787,082	- 10,405,168	- 8,962,060	- 6,215,949	- 4,028,619	- 2,971,303	£7,050
£7,922		- 15,511,071	- 10,539,029	- 9,625,478	- 6,456,772	- 4,479,111	- 872,946	2,214,825	3,925,691	£7,922
£8,794		- 13,918,401	- 7,942,514	- 6,463,874	- 2,520,927	- 18,604	4,453,277	8,458,268	10,822,683	£8,794
£9,666		- 12,330,366	- 5,353,730	- 3,311,673	1,394,734	4,424,270	9,748,513	14,682,675	17,698,425	£9,666
£10,538		- 10,859,396	- 2,960,775	- 396,948	5,016,376	8,527,567	14,639,029	20,426,239	24,037,384	£10,538
£11,410		- 9,388,425	- 573,012	2,517,778	8,638,018	12,630,866	19,529,543	26,169,803	30,376,343	£11,410
£12,282		- 7,917,455	1,814,753	5,432,503	12,259,660	16,734,164	24,420,058	31,913,367	36,715,302	£12,282
£13,154		- 6,446,485	4,202,516	8,347,228	15,881,302	20,837,462	29,310,574	37,656,930	43,047,766	£13,154
C42 002		E 020 004	6 501 844	11 152 000	10 260 000	24 700 706	24 040 050	42 407 760	40 120 070	C12 002



RLVs less existing use value

Density -

£4,544,800 per hectare £1,840,000 per acre

Industsrial / warehousing

units/ha ->	40 uph	70 uph	100 uph	130 uph	160 uph	190 uph	220 uph	250 uph					
									4				
Build costs ->	£1023 per sqm	£1346 per sqm	£1679 per sqm	£1/8/ per sqm	£1830 per sqm	£1884 per sqm	£1959 per sqm	£2013 per sqm					
Sales value									Sales value			l	
per sq m									per sq m	Market value ra	inge 2011	Market value range:	2007
£2,691	- 2,635,172	- 3,677,459	- 6,231,871	- 7,783,842	- 9,058,957	- 10,659,391	- 13,233,869	- 15,342,162	£2,691				
£3,563	- 1,037,402	- 1,063,564	- 3,031,238	- 3,755,372	- 4,481,495	- 5,194,316	- 6,777,198	- 8,284,810	£3,563				
£4,435	560,368	1,532,951	154,490	207,684	47,131	206,526	- 428,769	- 1,303,522	£4,435				
£5,307	2,158,137	4,129,466	3,340,218	4,156,080	4,530,080	5,556,087	5,862,362	5,657,137	£5,307			4	
£6,179	3,755,908	6,725,982	6,509,354	8,104,476	9,013,030	10,899,089	12,153,494	12,589,744	£6,179				
£7,050	5,353,677	9,322,497	9,670,958	12,052,872	13,495,980	16,242,091	18,429,421	19,486,737	£7,050				
£7,922	6,946,969	11,919,011	12,832,562	16,001,268	17,978,929	21,585,094	24,672,864	26,383,730	£7,922				
£8,794	8,539,639	14,515,526	15,994,166	19,937,113	22,439,436	26,911,316	30,916,307	33,280,722	£8,794				
£9,666	10,127,674	17,104,310	19,146,367	23,852,773	26,882,309	32,206,552	37,140,714	40,156,464	£9,666				
£10,538	11,598,644	19,497,265	22,061,092	27,474,415	30,985,606	37,097,068	42,884,278	46,495,423	£10,538				
£11,410	13,069,615	21,885,028	24,975,817	31,096,057	35,088,905	41,987,582	48,627,842	52,834,382	£11,410		,		
£12,282	14,540,585	24,272,792	27,890,542	34,717,699	39,192,203	46,878,097	54,371,406	59,173,341	£12,282				
£13,154	16,011,555	26,660,555	30,805,267	38,339,341	43,295,501	51,768,613	60,114,969	65,505,805	£13,154				
£13 993	17 428 046	28 959 883	33 612 038	41 826 847	47 246 825	56 477 998	65 645 808	71 588 109	£13 993			ſ	

RLVs less existing u	use	value
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40 uph

70 uph

100 uph

£2,000,000 per hectare £809,717 per acre

160 uph

130 uph

Community space/buildings £700,000 infrastructure per ha

250 uph

220 uph

Build costs ->	£1023 per sqm	£1346 per sqm	£1679 per sqm	£1787 per sqm	£1830 per sqm	£1884 per sqm	£1959 per sqm	£2013 per sqm			
Sales value £per sq m									Sales value £per sq m	Market value range	2011 Market value range 2007
£2,691	- 790,372	- 1,832,659	- 4,387,071	- 5,939,042	- 7,214,157	- 8,814,591	- 11,389,069	- 13,497,362	£2,691		
£3,563	807,398	781,236	- 1,186,438	- 1,910,572	- 2,636,695	- 3,349,516	- 4,932,398	- 6,440,010	£3,563		
£4,435	2,405,168	3,377,751	1,999,290	2,052,484	1,891,931	2,051,326	1,416,031	541,278	£4,435		_
£5,307	4,002,937	5,974,266	5,185,018	6,000,880	6,374,880	7,400,887	7,707,162	7,501,937	£5,307		
£6,179	5,600,708	8,570,782	8,354,154	9,949,276	10,857,830	12,743,889	13,998,294	14,434,544	£6,179		
£7,050	7,198,477	11,167,297	11,515,758	13,897,672	15,340,780	18,086,891	20,274,221	21,331,537	£7,050		
£7,922	8,791,769	13,763,811	14,677,362	17,846,068	19,823,729	23,429,894	26,517,664	28,228,530	£7,922		
£8,794	10,384,439	16,360,326	17,838,966	21,781,913	24,284,236	28,756,116	32,761,107	35,125,522	£8,794		
£9,666	11,972,474	18,949,110	20,991,167	25,697,573	28,727,109	34,051,352	38,985,514	42,001,264	£9,666		
£10,538	13,443,444	21,342,065	23,905,892	29,319,215	32,830,406	38,941,868	44,729,078	48,340,223	£10,538		
£11,410	14,914,415	23,729,828	26,820,617	32,940,857	36,933,705	43,832,382	50,472,642	54,679,182	£11,410		
£12,282	16,385,385	26,117,592	29,735,342	36,562,499	41,037,003	48,722,897	56,216,206	61,018,141	£12,282		
£13,154	17,856,355	28,505,355	32,650,067	40,184,141	45,140,301	53,613,413	61,959,769	67,350,605	£13,154		

MODEL	10								
Density - units/ha ->		40 uph	70 uph	100 uph	130 uph	160 uph	190 uph	220 uph	250 uph
units/na ->	L	40 upri	70 upn	100 upri	130 upri	160 upri	190 upn	220 upri	250 upri
	L								
D 11 1	Г	04000	04040	04070	04707	04000	04004	04000	00040

Build costs -> Sales value psm £1346 per sqm £1679 per sqm £1787 per sqm £1830 per sqm £1884 per sqm £1959 per sqm £2013 per sqm psm

				Sales value psm
11	8,689,069	-	10,797,362	2,691
6	2,232,398		3,740,010	3,563
26	4,116,031		3,241,278	4,435

60% 40% £4,500 per unit

£4,500 per uni

£9,376 per un

3106 (affordable)

SH (average unit cost)

£2,691	1,909,628	867,341	- 1,687,071	- 3,239,042	- 4,514,157	- 6,114,591	- 8,689,069	- 10,797,362	2,691
£3,563	3,507,398	3,481,236	1,513,562	789,428	63,305	- 649,516	- 2,232,398	- 3,740,010	3,563
£4,435	5,105,168	6,077,751	4,699,290	4,752,484	4,591,931	4,751,326	4,116,031	3,241,278	4,435
£5,307	6,702,937	8,674,266	7,885,018	8,700,880	9,074,880	10,100,887	10,407,162	10,201,937	5,307
£6,179	8,300,708	11,270,782	11,054,154	12,649,276	13,557,830	15,443,889	16,698,294	17,134,544	6,179
£7,050	9,898,477	13,867,297	14,215,758	16,597,672	18,040,780	20,786,891	22,974,221	24,031,537	7,050
£7,922	11,491,769	16,463,811	17,377,362	20,546,068	22,523,729	26,129,894	29,217,664	30,928,530	7,922
£8,794	13,084,439	19,060,326	20,538,966	24,481,913	26,984,236	31,456,116	35,461,107	37,825,522	8,794
£9,666	14,672,474	21,649,110	23,691,167	28,397,573	31,427,109	36,751,352	41,685,514	44,701,264	9,666
£10,538	16,143,444	24,042,065	26,605,892	32,019,215	35,530,406	41,641,868	47,429,078	51,040,223	10,538
£11,410	17,614,415	26,429,828	29,520,617	35,640,857	39,633,705	46,532,382	53,172,642	57,379,182	11,410
£12,282	19,085,385	28,817,592	32,435,342	39,262,499	43,737,003	51,422,897	58,916,206	63,718,141	12,282
£13,154	20,556,355	31,205,355	35,350,067	42,884,141	47,840,301	56,313,413	64,659,769	70,050,605	13,154
£13,993	21,972,846	33,504,683	38,156,838	46,371,647	51,791,625	61,022,798	70,190,608	76,132,909	13,993

Offices

Density -													
units/ha ->	40 uph	70 uph	100 uph	130 uph	160 uph	190 uph	220 uph	250 uph					
Build costs->	£1023 per sqm	£1346 per sqm	£1679 per sqm	£1787 per sqm	£1830 per sqm	£1884 per sqm	£1959 per sqm	£2013 per sqm					
Sales value £per sq m									Sales value £per sq m	Market value	e range 2011	Market value	range 2007
£2,691	8	8	8	8	8	8	8	8	£2,691				
£3,563	8	(3)	8	(3)	8	8	(3)	(3)	£3,563				
£4,435	8	(3)	8	(3)	8	8	8	(3)	£4,435				
£5,307	8	8	8	8	8	8	8	8	£5,307				
£6,179	8	8	8	8	8	8	8	8	£6,179				
£7,050	8	8	8	8	8	<u> </u>	<u>(4)</u>	<b>a</b>	£7,050				
£7,922	8	(3)	8	<b>①</b>	<u>(a)</u>	<u>(a)</u>	0	0	£7,922				
£8,794	8	8	<b>(a)</b>	<b>(a)</b>	8	8	<del>(</del>	0	£8,794				
£9,666	8	<u> </u>	<u>@</u>	<b>©</b>	<b>©</b>	8	<b>(a)</b>	<b>(3)</b>	£9,666				
£10,538	8	<u> </u>	<u>©</u>	<b>©</b>	<b>©</b>	8	<b>(a)</b>	<b>(3)</b>	£10,538				
£11,410	8	<b>©</b>	<u>©</u>	<b>©</b>	<b>©</b>	8	<b>(a)</b>	<b>(3)</b>	£11,410				
£12,282	8	<b>©</b>	<b>©</b>	<b>©</b>	<b>©</b>	8	<b>(D)</b>	<b>(3)</b>	£12,282			_	
£13,154		<b>©</b>	0	<b>©</b>	0	0	0	0	£13,154				
£13,993		<u>©</u>	8	<u>©</u>	0	0	0	8	£13,993				

£27,002,840 per hectare £10,932,324 per acre RLVs less existing use value

Density - units/ha ->	40 uph	70 uph	100 uph	130 uph	160 uph	190 uph	220 uph	250 uph
Build costs ->	£1023 per sqm	£1346 per sqm	£1679 per sqm	£1787 per sqm	£1830 per sqm	£1884 per sqm	£1959 per sqm	£2013 per sqm
Sales value								

Oales value									Jaies value	<b>.</b>	
per sq m									per sq m	Market value range 20	11 Market value range 2007
£2,691	8	8	8	8	8	8	8	8	£2,691		
£3,563	8	8	8	8	8	8	8	8	£3,563		
£4,435	8	8	8	8	8	8	8	8	£4,435		
£5,307	8	8	8	8	8	8	8	8	£5,307		
£6,179	8	8	8	8	8	8	8	8	£6,179		
£7,050	8	8	(3)	(3)	3	8	<u> </u>	<u> </u>	£7,050		
£7,922	8	8	(3)	(3)	3	<u> </u>	<u> </u>	<u> </u>	£7,922		
£8,794	8	8	(3)	<u> </u>	<u> </u>	0	0	<u>©</u>	£8,794		
£9,666	8	8	<u>—</u>	<u>—</u>	0	0	0	<u>©</u>	£9,666		
£10,538	8	(2)		0	0	0	0	0	£10,538		
£11,410	8	(2)		0	0	0	0	0	£11,410		
£12,282	8	<b>(</b>	<b>©</b>	0	<b>©</b>	0	0	<u>©</u>	£12,282		
£13,154	8	0	<b>©</b>	0	<b>©</b>	0	0	<u>©</u>	£13,154		
£13,993	8	(3)	(3)	(3)	8	8	69	8	£13,993		

£4,544,800 per hectare £1,840,000 per acre RLVs less existing use value Industsrial / warehousing

units/ha -> 40 uph 70 uph 100 uph 130 uph 160 uph 190 uph 220 uph 250 uph Build costs -> £1023 per sam £1346 per sam £1679 per sam £1787 per sam £1830 per sam £1884 per sam £1959 per sam £2013 per sam	Density -								
Build costs -> £1023 per sam £1346 per sam £1679 per sam £1787 per sam £1830 per sam £1884 per sam £1959 per sam £2013 per sa	units/ha ->	40 uph	70 uph	100 uph	130 uph	160 uph	190 uph	220 uph	250 uph
	Build costs ->	£1023 per sqm	£1346 per sqm	£1679 per sqm	£1787 per sqm	£1830 per sqm	£1884 per sqm	£1959 per sqm	£2013 per sqm

Sales value £per sq m									Sales value £per sq m	Market value range 2011	Market value range 2007
£2,691	8	8	(3)	(3)	8	8	8	(3)	£2,691		
£3,563	8	8	(3)	(3)	8	8	8	(3)	£3,563		
£4,435	<u> </u>	<b>©</b>	<b>(1)</b>	<del>(1)</del>	<del>(1)</del>	<del>(1)</del>	(1)	(3)	£4,435		
£5,307	<b>©</b>	<b>©</b>	<u> </u>	0	0	0	0	<b>(2)</b>	£5,307		
£6,179	<b>©</b>	<b>©</b>	0	0	0	0	0	٥	£6,179		
£7,050	<b>©</b>	<b>©</b>	<b>©</b>	<b>©</b>	0	0	0	<b>(D)</b>	£7,050		
£7,922	<b>©</b>	<b>©</b>	<b>©</b>	<b>©</b>	0	0	0	<b>(D)</b>	£7,922		
£8,794	<b>©</b>	<b>©</b>	<u> </u>	0	0	0	0	<b>(2)</b>	£8,794		
£9,666	<b>©</b>	<b>©</b>	<u> </u>	0	0	0	0	<b>(2)</b>	£9,666		
£10,538	<b>©</b>	<b>©</b>	<u> </u>	0	0	0	0	<b>(2)</b>	£10,538		
£11,410	<b>©</b>	<b>©</b>	<u>©</u>	<u>©</u>	0	0	0	0	£11,410		
£12,282	<b>(3)</b>	0	0	0	0	0	0	0	£12,282		
£13,154	8	0	0	0	0	0	0	0	£13,154		
£13,993	8	0	<u>©</u>	<u>©</u>	0	<u>©</u>	<u>©</u>	0	£13,993		

RLVs less existing use value	£2,000,000 per hectare	Community space/buildings
	£809,717 per acre	

Density - units/ha ->	40 uph	70 uph	100 uph	130 uph	160 uph	190 uph	220 uph	250 uph			
Build costs ->		£1346 per sqm								_	
Sales value per sq m									Sales value per sq m	Market value range 201	1 Market value range 2007
£2,691	8	8	8	8	8	8	8	8	£2,691		
£3,563	<b>(3)</b>	<b>©</b>	8	8	8	8	8	8	£3,563		
£4,435	<b>©</b>	<b>(3)</b>	8	8	<u>©</u>	<b>©</b>	0	<u>©</u>	£4,435		
£5,307	<b>(</b>	<b>©</b>	0	0	0	<b>O</b>	0	0	£5,307		
£6,179	<b>(</b>	<b>©</b>	0	0	0	<b>O</b>	0	0	£6,179		
£7,050	<b>©</b>	8	0	0	0	0	0	<u>©</u>	£7,050		
£7,922	<b>(</b>	<b>©</b>	0	<b>(</b>	<b>(</b>	<b>©</b>	0	<u>©</u>	£7,922		
£8,794	<b>(</b>	<b>©</b>	0	<b>(</b>	<b>(</b>	<b>©</b>	0	<u>©</u>	£8,794		
£9,666	<b>(</b>	<u>©</u>	0	0	0	<b>©</b>	0	0	£9,666		
£10,538	<b>©</b>	0	0	0	0	9	0	0	£10,538		
£11,410	<b>©</b>	0	0	0	0	9	0	0	£11,410		
£12,282	<b>©</b>	8	0	0	0	0	0	<u>©</u>	£12,282		
£13,154	<b>(</b>	<b>©</b>	0	0	<b>(</b>	<b>9</b>	0	<u>©</u>	£13,154		
£13,993	<b>(3)</b>	<b>©</b>	<u>©</u>	<b>©</b>	<b>©</b>	<u> </u>	<b>©</b>	<b>(3)</b>	£13,993		

MODEL	11_									
Density -										
units/ha ->		40 uph	70 uph	100 uph	130 uph	160 uph	190 uph	220 uph	250 uph	
Build costs ->		£1023 per sqm	£1346 per sqm	£1679 per sqm	£1787 per sqm	£1830 per sqm	£1884 per sqm	£1959 per sqm	£2013 per sqm	
Sales value										Sales value
per sm										per sm

	% SO	40%
	S106 (private)	£10,000 per un
	S106 (affordable)	£10,000 per un
	CSH (% uplift on Private)	5%
1	CSH (% uplift on AH)	119

£2,691	1,685,157	464,462	- 2,269,785	- 4,005,886	- 5,469,423	- 7,248,970	- 10,018,300	- 12,307,853	£2,691
£3,563	3,282,927	3,083,382	938,021	31,900	- 880,504	- 1,773,323	- 3,561,629	- 5,250,500	£3,563
£4,435	4,880,697	5,679,897	4,123,749	4,004,281	3,650,975	3,630,552	2,818,294	1,748,675	£4,435
£5,307	6,478,467	8,276,413	7,309,477	7,952,676	8,142,538	8,993,730	9,109,426	8,709,333	£5,307
£6,179	8,076,236	10,872,928	10,485,792	11,901,073	12,625,488	14,336,733	15,400,557	15,659,842	£6,179
£7,050	9,674,007	13,469,443	13,647,396	15,849,469	17,108,437	19,679,736	21,691,688	22,556,836	£7,050
£7,922	11,270,175	16,065,959	16,809,000	19,797,865	21,591,387	25,022,738	27,935,694	29,453,828	£7,922
£8,794	12,862,844	18,662,474	19,970,603	23,743,042	26,063,371	30,362,588	34,179,138	36,350,821	£8,794
£9,666	14,450,879	21,251,257	23,122,806	27,658,703	30,506,243	35,657,825	40,403,543	43,226,563	£9,666
£10,538	15,921,849	23,644,750	26,037,530	31,280,344	34,609,542	40,548,340	46,147,107	49,565,522	£10,538
£11,410	17,392,821	26,037,004	28,952,255	34,901,986	38,712,840	45,438,855	51,890,671	55,904,481	£11,410
£12,282	18,863,791	28,424,768	31,866,980	38,523,628	42,816,138	50,329,370	57,634,235	62,243,440	£12,282
£13,154	20,334,761	30,812,531	34,781,704	42,145,270	46,919,435	55,219,885	63,377,799	68,582,400	£13,154
C42 002	24 754 254	22 111 050	27 500 477	4E 622 777	E0 970 760	E0 020 270	60 000 630	74 676 104	C12 002

211,410	17,552,021	20,037,004	20,332,233	34,301,300	30,712,040	+5,+50,055	31,030,071	
£12,282	18,863,791	28,424,768	31,866,980	38,523,628	42,816,138	50,329,370	57,634,235	
£13,154	20,334,761	30,812,531	34,781,704	42,145,270	46,919,435	55,219,885	63,377,799	Ξ
£13,993	21,751,251	33,111,859	37,588,477	45,632,777	50,870,760	59,929,270	68,908,638	
								Ī

RLVs less existing use value

RLVs less existing use value

tin	g use value			£22,794,353 £9,228,483			Offices	
	40 uph	70 uph	100 uph	130 uph	160 uph	190 uph	220 uph	250 uph

Density - units/ha -> Build costs ->	40 uph	70 uph £1346 per sqm	100 uph	130 uph	160 uph	190 uph	220 uph	250 uph			
Sales value per sq m	2.1020 por oqui	z io io poi oqiii	2.0.0 por oq	z r or por oqui	2.000 por 04	2.100 i poi oq.ii	21000 por 04	zzo io poi oqiii	Sales value per sq m	Market value range 2011	Market value range 2007
£2,691	- 21,109,196	- 22,329,891	- 25,064,138	- 26,800,239	- 28,263,776	- 30,043,323	- 32,812,653	- 35,102,206	£2,691	J	<u> </u>
£3,563	- 19,511,426	- 19,710,971	- 21,856,332	- 22,762,453	- 23,674,857	- 24,567,676	- 26,355,982	- 28,044,853	£3,563		
£4,435	- 17,913,656	- 17,114,456	- 18,670,604	- 18,790,072	- 19,143,378	- 19,163,801	- 19,976,059	- 21,045,678	£4,435		
£5,307	- 16,315,886	- 14,517,940	- 15,484,876	- 14,841,677	- 14,651,815	- 13,800,623	- 13,684,927	- 14,085,020	£5,307		4
£6,179	- 14,718,117	- 11,921,425	- 12,308,561	- 10,893,280	- 10,168,865	- 8,457,620	- 7,393,796	- 7,134,511	£6,179		
£7,050	- 13,120,346	- 9,324,910	- 9,146,957	- 6,944,884	- 5,685,916	- 3,114,617	- 1,102,665	- 237,517	£7,050		
£7,922	- 11,524,178	- 6,728,394	- 5,985,353	- 2,996,488	- 1,202,966	2,228,385	5,141,341	6,659,475	£7,922		
£8,794	- 9,931,509	- 4,131,879	- 2,823,750	948,689	3,269,018	7,568,235	11,384,785	13,556,468	£8,794		
£9,666	- 8,343,474	- 1,543,096	328,453	4,864,350	7,711,890	12,863,472	17,609,190	20,432,210	£9,666		
£10,538	- 6,872,504	850,397	3,243,177	8,485,991	11,815,189	17,753,987	23,352,754	26,771,169	£10,538		
£11,410	- 5,401,532	3,242,651	6,157,902	12,107,633	15,918,487	22,644,502	29,096,318	33,110,128	£11,410		_
£12,282	- 3,930,562	5,630,415	9,072,627	15,729,275	20,021,785	27,535,017	34,839,882	39,449,087	£12,282	_	
£13,154	- 2,459,592	8,018,178	11,987,351	19,350,917	24,125,082	32,425,532	40,583,446	45,788,047	£13,154		
£13,993	- 1,043,102	10,317,506	14,794,124	22,838,424	28,076,407	37,134,917	46,114,285	51,881,771	£13,993		

Residential

Donoite				1	1				1
Density -	40 1	70 1	400	400	400	400 1	000	050	
units/ha ->	40 uph	70 uph	100 uph	130 uph	160 uph	190 uph	220 uph	250 uph	
Build costs ->	£1023 per sqm	£1346 per sqm	£1679 per sqm	£1787 per sqm	£1830 per sqm	£1884 per sqm	£1959 per sqm	£2013 per sqm	
Sales value									Sales value
per sq m									per sq m
£2,691	- 25,317,683	- 26,538,378	- 29,272,625	- 31,008,726	- 32,472,263	- 34,251,810	- 37,021,140	- 39,310,693	£2,691
£3,563	- 23,719,913	- 23,919,458	- 26,064,819	- 26,970,940	- 27,883,344	- 28,776,163	- 30,564,469	- 32,253,340	£3,563
£4,435	- 22,122,143	- 21,322,943	- 22,879,091	- 22,998,559	- 23,351,865	- 23,372,288	- 24,184,546	- 25,254,165	£4,435
£5,307	- 20,524,373	- 18,726,427	- 19,693,363	- 19,050,164	- 18,860,302	- 18,009,110	- 17,893,414	- 18,293,507	£5,307
£6,179	- 18,926,604	- 16,129,912	- 16,517,048	- 15,101,767	- 14,377,352	- 12,666,107	- 11,602,283	- 11,342,998	£6,179
£7,050	- 17,328,833	- 13,533,397	- 13,355,444	- 11,153,371	- 9,894,403	- 7,323,104	- 5,311,152	- 4,446,004	£7,050
£7,922	- 15,732,665	- 10,936,881	- 10,193,840	- 7,204,975	- 5,411,453	- 1,980,102	932,855	2,450,989	£7,922
£8,794	- 14,139,996	- 8,340,366	- 7,032,237	- 3,259,798	- 939,469	3,359,749	7,176,299	9,347,982	£8,794
£9,666	- 12,551,961	- 5,751,583	- 3,880,034	655,864	3,503,404	8,654,986	13,400,704	16,223,724	£9,666
£10,538	- 11,080,991	- 3,358,090	- 965,310	4,277,505	7,606,703	13,545,501	19,144,268	22,562,683	£10,538
£11,410	- 9,610,019	- 965,836	1,949,416	7,899,147	11,710,001	18,436,016	24,887,832	28,901,642	£11,410
£12,282	- 8,139,049	1,421,929	4,864,141	11,520,789	15,813,299	23,326,531	30,631,396	35,240,601	£12,282
£13,154	- 6,668,079	3,809,692	7,778,865	15,142,431	19,916,596	28,217,046	36,374,960	41,579,561	£13,154
£13,993	- 5,251,589	6,109,020	10,585,638	18,629,938	23,867,921	32,926,431	41,905,799	47,673,285	£13,993

£27,002,840 per hectare £10,932,324 per acre



RLVs less existir	ng use value			£4,544,800 £1,840,000	per hectare per acre		Industsrial / warehousing	
Density - units/ha ->	40 uph	70 uph	100 uph	130 uph	160 uph	190 uph	220 uph	250 uph

units/ha ->	40 uph	70 uph	100 uph	130 uph	160 uph	190 uph	220 uph	250 uph			
Build costs ->	£1023 per sqm	£1346 per sqm	£1679 per sqm	£1787 per sqm	£1830 per sqm	£1884 per sqm	£1959 per sqm	£2013 per sqm			
Sales value									Sales value		
per sq m									per sq m	Market value range 2011	Market value range 2007
£2,691	- 2,859,643	- 4,080,338	- 6,814,585	- 8,550,686	- 10,014,223	- 11,793,770	- 14,563,100	- 16,852,653	£2,691		_
£3,563	- 1,261,873	- 1,461,418	- 3,606,779	- 4,512,900	- 5,425,304	- 6,318,123	- 8,106,429	- 9,795,300	£3,563		
£4,435	335,897	1,135,097	- 421,051	- 540,519	- 893,825	- 914,248	- 1,726,506	- 2,796,125	£4,435		_
£5,307	1,933,667	3,731,613	2,764,677	3,407,876	3,597,738	4,448,930	4,564,626	4,164,533	£5,307		4
£6,179	3,531,436	6,328,128	5,940,992	7,356,273	8,080,688	9,791,933	10,855,757	11,115,042	£6,179		
£7,050	5,129,207	8,924,643	9,102,596	11,304,669	12,563,637	15,134,936	17,146,888	18,012,036	£7,050		
£7,922	6,725,375	11,521,159	12,264,200	15,253,065	17,046,587	20,477,938	23,390,894	24,909,028	£7,922		
£8,794	8,318,044	14,117,674	15,425,803	19,198,242	21,518,571	25,817,788	29,634,338	31,806,021	£8,794		
£9,666	9,906,079	16,706,457	18,578,006	23,113,903	25,961,443	31,113,025	35,858,743	38,681,763	£9,666		
£10,538	11,377,049	19,099,950	21,492,730	26,735,544	30,064,742	36,003,540	41,602,307	45,020,722	£10,538		
£11,410	12,848,021	21,492,204	24,407,455	30,357,186	34,168,040	40,894,055	47,345,871	51,359,681	£11,410		
£12,282	14,318,991	23,879,968	27,322,180	33,978,828	38,271,338	45,784,570	53,089,435	57,698,640	£12,282		
£13,154	15,789,961	26,267,731	30,236,904	37,600,470	42,374,635	50,675,085	58,832,999	64,037,600	£13,154		
£13,993	17,206,451	28,567,059	33,043,677	41,087,977	46,325,960	55,384,470	64,363,838	70,131,324	£13,993		

RLVs less existi	ng use value			£2,000,000 £809,717	per hectare per acre		Community spa £700,000	ace/buildings infrastructure pe	per ha			
Density -									]			
units/ha ->	40 uph	70 uph	100 uph	130 uph	160 uph	190 uph	220 uph	250 uph				
Build costs ->	£1023 per sqm	£1346 per sqm	£1679 per sqm	£1787 per sqm	£1830 per sqm	£1884 per sqm	£1959 per sqm	£2013 per sqm				
Sales value									Sales value			
£per sq m									£per sq m	Market value range 2011	Market value range 2007	
£2,691	- 1,014,843	- 2,235,538	- 4,969,785	- 6,705,886	- 8,169,423	- 9,948,970	- 12,718,300	- 15,007,853	£2,691			
£3,563	582,927	383,382	- 1,761,979	- 2,668,100	- 3,580,504	- 4,473,323	- 6,261,629	- 7,950,500	£3,563			
£4,435	2,180,697	2,979,897	1,423,749	1,304,281	950,975	930,552	118,294	- 951,325	£4,435			
£5,307	3,778,467	5,576,413	4,609,477	5,252,676	5,442,538	6,293,730	6,409,426	6,009,333	£5,307			
£6,179	5,376,236	8,172,928	7,785,792	9,201,073	9,925,488	11,636,733	12,700,557	12,959,842	£6,179			
£7,050	6,974,007	10,769,443	10,947,396	13,149,469	14,408,437	16,979,736	18,991,688	19,856,836				
£7,922	8,570,175	13,365,959	14,109,000	17,097,865	18,891,387	22,322,738	25,235,694	26,753,828	£7,922			
£8,794	10,162,844	15,962,474	17,270,603	21,043,042	23,363,371	27,662,588	31,479,138	33,650,821	£8,794			
£9,666	11,750,879	18,551,257	20,422,806	24,958,703	27,806,243	32,957,825	37,703,543	40,526,563	£9,666			
£10,538	13,221,849	20,944,750	23,337,530	28,580,344	31,909,542	37,848,340	43,447,107	46,865,522	£10,538			
£11,410	14,692,821	23,337,004	26,252,255	32,201,986	36,012,840	42,738,855	49,190,671	53,204,481	£11,410			
£12,282	16,163,791	25,724,768	29,166,980	35,823,628	40,116,138	47,629,370	54,934,235	59,543,440	£12,282			
£13,154	17,634,761	28,112,531	32,081,704	39,445,270	44,219,435	52,519,885	60,677,799	65,882,400	£13,154		1	
£13,993	19,051,251	30,411,859	34,888,477	42,932,777	48,170,760	57,229,270	66,208,638	71,976,124	£13,993			

MODEL	11								
Density - units/ha ->		40	70	400	420	400	400	220 uph	250 uph
units/na ->	ŀ	40 uph	70 uph	100 uph	130 uph	160 uph	190 uph	220 upn	250 upn
	L								
			04040						

Build costs -> £1023 per sqm £1346 per sqm £1679 per sqm £1787 per sqm £1830 per sqm psm

Build costs ->	£1023 per sqm	£1346 per sqm	£1679 per sqm	£1787 per sqm	£1830 per sqm	£1884 per sqm	£1959 per sqm	£2013 per sqm	
Sales value	·								Sales value
psm									psm
£2,691	1,685,157	464,462	- 2,269,785	- 4,005,886	- 5,469,423	- 7,248,970	- 10,018,300	- 12,307,853	2,691
£3,563	3,282,927	3,083,382	938,021	31,900	- 880,504	- 1,773,323	- 3,561,629	- 5,250,500	3,563
£4,435	4,880,697	5,679,897	4,123,749	4,004,281	3,650,975	3,630,552	2,818,294	1,748,675	4,435
£5,307	6,478,467	8,276,413	7,309,477	7,952,676	8,142,538	8,993,730	9,109,426	8,709,333	5,307
£6,179	8,076,236	10,872,928	10,485,792	11,901,073	12,625,488	14,336,733	15,400,557	15,659,842	6,179
£7,050	9,674,007	13,469,443	13,647,396	15,849,469	17,108,437	19,679,736	21,691,688	22,556,836	7,050
£7,922	11,270,175	16,065,959	16,809,000	19,797,865	21,591,387	25,022,738	27,935,694	29,453,828	7,922
£8,794	12,862,844	18,662,474	19,970,603	23,743,042	26,063,371	30,362,588	34,179,138	36,350,821	8,794
£9,666	14,450,879	21,251,257	23,122,806	27,658,703	30,506,243	35,657,825	40,403,543	43,226,563	9,666
£10,538	15,921,849	23,644,750	26,037,530	31,280,344	34,609,542	40,548,340	46,147,107	49,565,522	10,538
£11,410	17,392,821	26,037,004	28,952,255	34,901,986	38,712,840	45,438,855	51,890,671	55,904,481	11,410
£12,282	18,863,791	28,424,768	31,866,980	38,523,628	42,816,138	50,329,370	57,634,235	62,243,440	12,282
£13,154	20,334,761	30,812,531	34,781,704	42,145,270	46,919,435	55,219,885	63,377,799	68,582,400	13,154
£13,993	21,751,251	33,111,859	37,588,477	45,632,777	50,870,760	59,929,270	68,908,638	74,676,124	13,993

Aff Hsg	30%
% SR	60%
% SO	40%
S106 (private)	£10,000 per un
S106 (affordable)	£10,000 per un
CIL	
CSH (average unit cost)	£9,376 per un
Grant	No
Dovolopor's profit	20%

RLVs less existing	use value
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£22,794,353 per hectare £9,228,483 per acre

Offices

Density - units/ha ->	40 uph	70 uph	100 uph	130 uph	160 uph	190 uph	220 uph	250 uph	]		
Build costs->		£1346 per sqm							1		
Sales value £per sq m									Sales value £per sq m	Market value range 2011	Market value range 2007
£2,691	8	8	8	8	(3)	8	8	8	£2,691		
£3,563	8	8	8	8	8	8	8	8	£3,563		
£4,435	8	8	8	8	8	8	8	8	£4,435		
£5,307	8	8	8	8	8	8	8	8	£5,307		
£6,179	8	8	8	8	8	8	8	8	£6,179		
£7,050	8	8	8	8	8	<u>@</u>	<u>@</u>	<b>(4)</b>	£7,050		
£7,922	8	8	8	<b>(a)</b>	(4)	<b>(a)</b>	0	0	£7,922		
£8,794	8	8	<b>(a)</b>	<b>(a)</b>	(4)	0	0	0	£8,794		
£9,666	8	<u>@</u>	<u> </u>	<u> </u>	<u>©</u>	<u> </u>	<u>©</u>	0	£9,666		
£10,538	8	<u>@</u>	<u> </u>	<u> </u>	<u>©</u>	<u> </u>	<u>©</u>	0	£10,538		
£11,410	8	@	<u>©</u>	0	0	0	<u>©</u>	0	£11,410		
£12,282	8	0	0	0	0	0	0	0	£12,282		
£13,154		0	0	0	0	0	0	0	£13,154		
£13,993		<b>©</b>	<u> </u>	<u></u>	<u> </u>	<u> </u>	<u> </u>	0	£13,993		

#### RLVs less existing use value

£27,002,840 per hectare £10,932,324 per acre

Density - units/ha -> Build costs ->	40 uph	70 uph £1346 per sqm	100 uph	130 uph	160 uph	190 uph	220 uph	250 uph			
Sales value per sq m	£1023 per sqm	£1346 per sqiii	E 1679 per sqiii	E1767 per sqrii	£1630 per sqrii	£1664 per sqiii	E 1959 per sqiii	£2013 per sqm	Sales value per sq m	Market value range 20	11 Market value range 2007
£2,691	8	8	8	8	8	8	8	8	£2,691		Ĭ
£3,563	8	8	8	8	8	8	8	8	£3,563		
£4,435	8	8	8	8	8	8	8	8	£4,435		
£5,307	8	8	8	8	8	8	8	8	£5,307		
£6,179	8	8	8	8	8	8	8	8	£6,179		
£7,050	8	8	8	8	(3)	8	8	8	£7,050		
£7,922	8	8	8	8	(3)	<u> </u>	<u> </u>	<u> </u>	£7,922		
£8,794	8	8	8	<del>(1)</del>	<b>a</b>	<u> </u>	0	<b>©</b>	£8,794		
£9,666	8	8	<b>(4)</b>	<b>(4)</b>	<del>(1)</del>	<b>©</b>	<b>©</b>	<b>(9</b> )	£9,666		
£10,538	8	<b>(a)</b>	<b>(a)</b>	<u> </u>	<b>©</b>	0	0	0	£10,538		
£11,410	8	<b>(a)</b>	<b>(a)</b>	<u> </u>	<b>©</b>	0	0	0	£11,410		
£12,282	8	9	0	0	0	0	0	8	£12,282		
£13 15/	8	<u>—</u>	(3)	(8)	(9)	(8)	<u>(8)</u>	<u>(3)</u>	£13 154		

### RLVs less existing use value

£13,993

£4,544,800 per hectare £1,840,000 per acre

Industsrial / warehousing

£13,993

Density - units/ha ->	40 uph	70 uph	100 uph	130 uph	160 uph	190 uph	220 uph	250 uph	]		
Build costs -> Sales value Eper sq m	£1023 per sqn	£1346 per sqm	£1679 per sqm	£1787 per sqm	£1830 per sqm	£1884 per sqm	£1959 per sqm	£2013 per sqm	Sales value £per sq m	Market value range 2011	Market value range 2007
£2,691	8	8	8	8	8	8	8	8	£2,691	_	
£3,563	8	8	8	8	8	8	8	8	£3,563		
£4,435	<u> </u>	8	<u> </u>	<u> </u>	8	8	8	8	£4,435		
£5,307	<b>©</b>	<b>©</b>	8	<u> </u>	<u>©</u>	0	0	0	£5,307		
£6,179	<b>©</b>	0	<b>3</b>	<u> </u>	<b>©</b>	8	0	8	£6,179		
£7,050	<b>©</b>	0	0	9	0	0	0	0	£7,050		
£7,922	<b>©</b>	0	0	9	0	0	0	0	£7,922		
£8,794	<b>©</b>	<b>©</b>	8	<u> </u>	<u>©</u>	0	0	0	£8,794		
£9,666	<b>©</b>	<b>©</b>	8	<u> </u>	<u>©</u>	0	0	0	£9,666		
£10,538	<u>©</u>	<b>©</b>	<u>©</u>	0	<u>©</u>	<b>(</b>	0	<b>(</b>	£10,538		
£11,410	<u>©</u>	<b>©</b>	0	0	0	0	0	0	£11,410		
£12,282	0	0	<b>O</b>	<u> </u>	<b>O</b>	0	0	0	£12,282		
£13,154	<b>©</b>	0	0	<u> </u>	0	0	0	0	£13,154		
£13.993	(9)	(9)	(9)	(9)	(9)	<b>(C)</b>	(6)	(8)	£13.993		

# RLVs less existing use value

£2,000,000 per hectare £809,717 per acre

Density -											
units/ha ->	40 uph	70 uph	100 uph	130 uph	160 uph	190 uph	220 uph	250 uph			
Build costs ->	£1023 per sqn	£1346 per sqm	£1679 per sqm	£1787 per sqm	£1830 per sqm	£1884 per sqm	£1959 per sqm	£2013 per sqm		-	
Sales value									Sales value		
oer sq m									per sq m	Market value range 2011	Market value range 200
£2,691	8	8	8	8	8	8	8	8	£2,691		
£3,563	<b>©</b>	<b>(2)</b>	8	8	8	8	8	8	£3,563		
£4,435	0	0	<b>©</b>	0	<u>©</u>	0	<u> </u>	8	£4,435		
£5,307	0	0	0	0	0	0	0	0	£5,307		
£6,179	<b>©</b>	0	0	0	0	<b>©</b>	0	0	£6,179		
£7,050	<b>©</b>	0	0	0	<u>©</u>	<b>©</b>	0	<u> </u>	£7,050		
£7,922	<b>(5)</b>	<b>©</b>	<b>(9</b> )	8	<u>©</u>	<b>3</b>	<b>(9</b> )	8	£7,922		
£8,794	<b>(5)</b>	<b>©</b>	<b>(9</b> )	8	<u>©</u>	<b>3</b>	<b>(9</b> )	8	£8,794		
£9,666	<b>(5)</b>	<b>©</b>	<b>(3)</b>	8	<u>©</u>	<b>3</b>	<b>(9</b> )	8	£9,666		
£10,538	<b>©</b>	<u>©</u>	0	0	<u>©</u>	<b>©</b>	0	0	£10,538		
£11,410	<b>©</b>	<u>©</u>	0	0	<u>©</u>	<b>©</b>	0	0	£11,410		
£12,282	<u> </u>	0	<b>©</b>	8	<u>©</u>	8	<u> </u>	<b>©</b>	£12,282	•	
£13,154	<u> </u>	0	<b>©</b>	8	<u>©</u>	8	<u> </u>	<b>©</b>	£13,154		
£13,993	<u> </u>	(9)	(3)	(3)	(9)	(9)	(6)	(3)	£13,993		

MODEL 12 Density -	2		1		1				1
units/ha ->	40 uph	70 uph	100 uph	130 uph	160 uph	190 uph	220 uph	250 uph	
Build costs ->	£1023 per sqm	£1346 per sqm	£1679 per sqm	£1787 per sqm	£1830 per sqm	£1884 per sqm	£1959 per sqm	£2013 per sqm	
Sales value per sm									Sales value per sm

% SK	00%
% SO	40%
S106 (private)	£15,000 per unit
S106 (affordable)	£15,000 per unit
CSH (% uplift on Private)	5%
CSH (% uplift on AH)	11%
•	

£2,691	1,481,093	98,209	- 2,799,525	- 4,703,018	- 6,337,847	- 8,280,223	- 11,226,693	- 13,681,027	£2,691
£3,563	3,078,863	2,720,126	414,802	- 656,761	- 1,743,604	- 2,804,577	- 4,770,023	- 6,623,673	£3,563
£4,435	4,676,632	5,318,213	3,600,530	3,324,096	2,792,967	2,611,668	1,634,292	391,762	£4,435
£5,307	6,274,403	7,914,728	6,786,258	7,272,492	7,294,955	7,987,225	7,929,664	7,352,421	£5,307
£6,179	7,872,173	10,511,243	9,969,100	11,220,889	11,777,904	13,330,227	14,220,795	14,313,079	£6,179
£7,050	9,469,942	13,107,758	13,130,704	15,169,284	16,260,854	18,673,229	20,511,927	21,216,198	£7,050
£7,922	11,067,712	15,704,273	16,292,307	19,117,680	20,743,803	24,016,233	26,770,267	28,113,191	£7,922
£8,794	12,661,395	18,300,788	19,453,911	23,066,077	25,226,220	29,359,235	33,013,710	35,010,183	£8,794
£9,666	14,249,430	20,889,572	22,606,113	26,987,002	29,669,093	34,663,709	39,238,117	41,885,924	£9,666
£10,538	15,720,400	23,283,066	25,520,838	30,608,644	33,772,391	39,554,224	44,981,680	48,224,883	£10,538
£11,410	17,191,371	25,676,559	28,435,562	34,230,286	37,875,690	44,444,739	50,725,243	54,563,843	£11,410
£12,282	18,662,341	28,067,655	31,350,287	37,851,927	41,978,987	49,335,254	56,468,807	60,902,802	£12,282
£13,154	20,133,311	30,455,418	34,265,012	41,473,569	46,082,285	54,225,769	62,212,371	67,241,761	£13,154
£13 993	21 549 801	32 754 747	37 071 784	44 961 077	50 033 610	58 935 154	67 743 210	73 345 945	£13 993

RLVs less existing use value
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#### £22,794,353 per hectare £9,228,483 per acre

#### Offices

units/ha ->	40 uph	70 uph	100 uph	130 uph	160 uph	190 uph	220 uph	250 uph			
Build costs ->	£1023 per sqm	£1346 per sqm	£1679 per sqm	£1787 per sqm	£1830 per sqm	£1884 per sqm	£1959 per sqm	£2013 per sqm			
Sales value									Sales value		
per sq m									per sq m	Market value range 2011	Market value range 2007
£2,691	- 21,313,260	- 22,696,144	- 25,593,878	- 27,497,371	- 29,132,200	- 31,074,576	- 34,021,046	- 36,475,380	£2,691		
£3,563	- 19,715,490	- 20,074,227	- 22,379,551	- 23,451,114	- 24,537,957	- 25,598,930	- 27,564,376	- 29,418,026	£3,563		
£4,435	- 18,117,721	- 17,476,140	- 19,193,823	- 19,470,257	- 20,001,386	- 20,182,685	- 21,160,061	- 22,402,591	£4,435		
£5,307	- 16,519,950	- 14,879,625	- 16,008,095	- 15,521,861	- 15,499,398	- 14,807,128	- 14,864,689	- 15,441,932	£5,307		
£6,179	- 14,922,180	- 12,283,110	- 12,825,253	- 11,573,464	- 11,016,449	- 9,464,126	- 8,573,558	- 8,481,274	£6,179		
£7,050	- 13,324,411	- 9,686,595	- 9,663,649	- 7,625,069	- 6,533,499	- 4,121,124	- 2,282,426	- 1,578,155	£7,050		
£7,922	- 11,726,641	- 7,090,080	- 6,502,046	- 3,676,673	- 2,050,550	1,221,880	3,975,914	5,318,838	£7,922		
£8,794	- 10,132,958	- 4,493,565	- 3,340,442	271,724	2,431,867	6,564,882	10,219,357	12,215,830	£8,794		
£9,666	- 8,544,923	- 1,904,781	- 188,240	4,192,649	6,874,740	11,869,356	16,443,764	19,091,571	£9,666		
£10,538	- 7,073,953	488,713	2,726,485	7,814,291	10,978,038	16,759,871	22,187,327	25,430,530	£10,538		
£11,410	- 5,602,982	2,882,206	5,641,209	11,435,933	15,081,337	21,650,386	27,930,890	31,769,490	£11,410		
£12.282	- 4.132.012	5.273.302	8.555.934	15.057.574	19.184.634	26.540.901	33,674,454	38,108,449	£12,282		

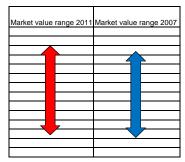
RLVs less existing use value

Density -

#### £27,002,840 per hectare £10,932,324 per acre

#### Residential

units/ha ->	40 uph	70 uph	100 uph	130 uph	160 uph	190 uph	220 uph	250 uph	
Build costs ->	£1023 per sqm	£1346 per sqm	£1679 per sqm	£1787 per sqm	£1830 per sqm	£1884 per sqm	£1959 per sqm	£2013 per sqm	
Sales value									Sales value
per sq m									per sq m
£2,691	- 25,521,747	- 26,904,631	- 29,802,365	- 31,705,858	- 33,340,687	- 35,283,063	- 38,229,533	- 40,683,867	£2,691
£3,563	- 23,923,977	- 24,282,714	- 26,588,038	- 27,659,601	- 28,746,444	- 29,807,417	- 31,772,863	- 33,626,513	£3,563
£4,435	- 22,326,208	- 21,684,627	- 23,402,310	- 23,678,744	- 24,209,873	- 24,391,172	- 25,368,548	- 26,611,078	£4,435
£5,307	- 20,728,437	- 19,088,112	- 20,216,582	- 19,730,348	- 19,707,885	- 19,015,615	- 19,073,176	- 19,650,419	£5,307
£6,179	- 19,130,667	- 16,491,597	- 17,033,740	- 15,781,951	- 15,224,936	- 13,672,613	- 12,782,045	- 12,689,761	£6,179
£7,050	- 17,532,898	- 13,895,082	- 13,872,136	- 11,833,556	- 10,741,986	- 8,329,611	- 6,490,913	- 5,786,642	£7,050
£7,922	- 15,935,128	- 11,298,567	- 10,710,533	- 7,885,160	- 6,259,037	- 2,986,607	- 232,573	1,110,352	£7,922
£8,794	- 14,341,445	- 8,702,052	- 7,548,929	- 3,936,763	- 1,776,620	2,356,396	6,010,871	8,007,344	£8,794
£9,666	- 12,753,410	- 6,113,268	- 4,396,727	- 15,838	2,666,254	7,660,870	12,235,278	14,883,085	£9,666
£10,538	- 11,282,440	- 3,719,774	- 1,482,002	3,605,805	6,769,552	12,551,385	17,978,841	21,222,044	£10,538
£11,410	- 9,811,469	- 1,326,281	1,432,723	7,227,447	10,872,851	17,441,900	23,722,404	27,561,004	£11,410
£12,282	- 8,340,499	1,064,816	4,347,448	10,849,088	14,976,148	22,332,415	29,465,968	33,899,963	£12,282
£13,154	- 6,869,529	3,452,579	7,262,173	14,470,730	19,079,446	27,222,930	35,209,532	40,238,922	£13,154
£13,993	- 5,453,039	5,751,908	10,068,945	17,958,238	23,030,771	31,932,315	40,740,371	46,343,106	£13,993



RLVs less existing use value

Density -

#### £4,544,800 per hectare £1,840,000 per acre

# Industsrial / warehousing

units/ha ->	40 uph	70 uph	100 uph	130 uph	160 uph	190 uph	220 uph	250 uph			
Build costs ->	£1023 per sqm	£1346 per sqm	£1679 per sqm	£1787 per sqm	£1830 per sqm	£1884 per sqm	£1959 per sqm	£2013 per sqm			
Sales value									Sales value		
per sq m									per sq m	Market value range 2011	Market value range 2007
£2,691	- 3,063,707	- 4,446,591	- 7,344,325	- 9,247,818	- 10,882,647	- 12,825,023	- 15,771,493	- 18,225,827	£2,691		
£3,563	- 1,465,937	- 1,824,674	- 4,129,998		- 6,288,404	- 7,349,377	- 9,314,823				
£4,435	131,832	773,413	- 944,270	- 1,220,704	- 1,751,833	- 1,933,132	- 2,910,508	- 4,153,038	£4,435		
£5,307	1,729,603		2,241,458	2,727,692	2,750,155	3,442,425	3,384,864	2,807,621	£5,307		
£6,179	3,327,373	5,966,443	5,424,300	6,676,089	7,233,104	8,785,427	9,675,995	9,768,279	£6,179		
£7,050	4,925,142	8,562,958	8,585,904	10,624,484	11,716,054	14,128,429	15,967,127	16,671,398	£7,050		
£7,922	6,522,912	11,159,473	11,747,507	14,572,880	16,199,003	19,471,433	22,225,467	23,568,391	£7,922		
£8,794	8,116,595	13,755,988	14,909,111	18,521,277	20,681,420	24,814,435	28,468,910	30,465,383	£8,794		
£9,666	9,704,630	16,344,772	18,061,313	22,442,202	25,124,293	30,118,909	34,693,317	37,341,124	£9,666		
£10,538	11,175,600	18,738,266	20,976,038	26,063,844	29,227,591	35,009,424	40,436,880	43,680,083	£10,538		
£11,410	12,646,571	21,131,759	23,890,762	29,685,486	33,330,890	39,899,939	46,180,443	50,019,043	£11,410		
£12,282	14,117,541	23,522,855	26,805,487	33,307,127	37,434,187	44,790,454	51,924,007	56,358,002	£12,282		
£13,154	15,588,511	25,910,618	29,720,212	36,928,769	41,537,485	49,680,969	57,667,571	62,696,961	£13,154		
£13,993	17,005,001	28,209,947	32,526,984	40,416,277	45,488,810	54,390,354	63,198,410	68,801,145	£13,993		

40 uph

70 uph

100 uph

Density units/ha ->

#### £2,000,000 per hectare £809,717 per acre

160 uph

130 uph

#### Community space/buildings £700,000 infrastructure per ha

250 uph

220 uph

Build costs ->	£1023 per sqm	£1346 per sqm	£1679 per sqm	£1787 per sqm	£1830 per sqm	£1884 per sqm	£1959 per sqm	£2013 per sqm			
Sales value £per sq m									Sales value £per sq m	Market value range 201	1 Market value range 2007
£2,691	- 1,218,907	- 2,601,791	- 5,499,525	- 7,403,018	- 9,037,847	- 10,980,223	- 13,926,693	- 16,381,027	£2,691		J
£3,563	378,863	20,126	- 2,285,198	- 3,356,761	- 4,443,604	- 5,504,577	- 7,470,023	- 9,323,673	£3,563		
£4,435	1,976,632	2,618,213	900,530	624,096	92,967	- 88,332	- 1,065,708	- 2,308,238	£4,435		
£5,307	3,574,403	5,214,728	4,086,258	4,572,492	4,594,955	5,287,225	5,229,664	4,652,421	£5,307		
£6,179	5,172,173	7,811,243	7,269,100	8,520,889	9,077,904	10,630,227	11,520,795	11,613,079	£6,179		
£7,050	6,769,942	10,407,758	10,430,704	12,469,284	13,560,854	15,973,229	17,811,927	18,516,198	£7,050		
£7,922	8,367,712	13,004,273	13,592,307	16,417,680	18,043,803	21,316,233	24,070,267	25,413,191	£7,922		
£8,794	9,961,395	15,600,788	16,753,911	20,366,077	22,526,220	26,659,235	30,313,710	32,310,183	£8,794		
£9,666	11,549,430	18,189,572	19,906,113	24,287,002	26,969,093	31,963,709	36,538,117	39,185,924	£9,666		
£10,538	13,020,400	20,583,066	22,820,838	27,908,644	31,072,391	36,854,224	42,281,680	45,524,883	£10,538		
£11,410	14,491,371	22,976,559	25,735,562	31,530,286	35,175,690	41,744,739	48,025,243	51,863,843	£11,410		
£12,282	15,962,341	25,367,655	28,650,287	35,151,927	39,278,987	46,635,254	53,768,807	58,202,802	£12,282		
£13,154	17,433,311	27,755,418	31,565,012	38,773,569	43,382,285	51,525,769	59,512,371	64,541,761	£13,154		

MODEL	12								
Density - units/ha ->		40 uph	70 uph	100 uph	130 uph	160 uph	190 uph	220 uph	250 uph
uiiit5/iia =>	L.	40 upii	70 upii	100 upii	130 upii	100 upii	190 upii	220 upii	250 upii
	L								
D 311 /		04000	C404C	04070	04707	04000	04004	04000	00040

Build costs -> £1023 per sqm £1346 per sqm £1679 per sqm £1787 per sqm £1830 per sqm £1884 per sqm £1959 per sqm £2013 per sqm £

	psm									psm
1	£2,691	1,481,093	98,209	- 2,799,525	- 4,703,018	- 6,337,847	- 8,280,223	- 11,226,693	- 13,681,027	2,691
	£3,563	3,078,863	2,720,126	414,802	- 656,761	- 1,743,604	- 2,804,577	- 4,770,023	- 6,623,673	3,563
	£4,435	4,676,632	5,318,213	3,600,530	3,324,096	2,792,967	2,611,668	1,634,292	391,762	4,435
	£5,307	6,274,403	7,914,728	6,786,258	7,272,492	7,294,955	7,987,225	7,929,664	7,352,421	5,307
	£6,179	7,872,173	10,511,243	9,969,100	11,220,889	11,777,904	13,330,227	14,220,795	14,313,079	6,179
	£7,050	9,469,942	13,107,758	13,130,704	15,169,284	16,260,854	18,673,229	20,511,927	21,216,198	7,050
	£7,922	11,067,712	15,704,273	16,292,307	19,117,680	20,743,803	24,016,233	26,770,267	28,113,191	7,922
	£8,794	12,661,395	18,300,788	19,453,911	23,066,077	25,226,220	29,359,235	33,013,710	35,010,183	8,794
	£9,666	14,249,430	20,889,572	22,606,113	26,987,002	29,669,093	34,663,709	39,238,117	41,885,924	9,666
	£10,538	15,720,400	23,283,066	25,520,838	30,608,644	33,772,391	39,554,224	44,981,680	48,224,883	10,538
	£11,410	17,191,371	25,676,559	28,435,562	34,230,286	37,875,690	44,444,739	50,725,243	54,563,843	11,410
	£12,282	18,662,341	28,067,655	31,350,287	37,851,927	41,978,987	49,335,254	56,468,807	60,902,802	12,282
	£13,154	20,133,311	30,455,418	34,265,012	41,473,569	46,082,285	54,225,769	62,212,371	67,241,761	13,154

Aff Hsg	30%
% SR	60%
% SO	40%
S106 (private)	£15,000 per un
S106 (affordable)	£15,000 per uni
CIL	
CSH (average unit cost)	£9,376 per uni
Grant	No
Developer's profit	20%

RLVs less existing use value £22,794,353 per hectare Offices £9,228,483 per acre

Density -													
units/ha ->	40 uph	70 uph	100 uph	130 uph	160 uph	190 uph	220 uph	250 uph					
Build costs->	£1023 per sqm	£1346 per sqm	£1679 per sqm	£1787 per sqm	£1830 per sqm	£1884 per sqm	£1959 per sqm	£2013 per sqm	]				
Sales value £per sq m									Sales value £per sq m	Market value	e range 2011	Market value	range 2007
£2,691	8	8	8	8	8	8	8	8	£2,691				
£3,563	8	8	8	8	8	(3)	8	(3)	£3,563				
£4,435	8	8	8	8	8	(3)	8	(3)	£4,435				
£5,307	8	8	8	8	8	8	8	(3)	£5,307				
£6,179	8	8	8	8	8	(3)	8	(3)	£6,179				
£7,050	8	8	3	8	8	8	<u>@</u>	<u> </u>	£7,050				
£7,922	8	8	8	8	<b>(a)</b>	<b>(a)</b>	0	0	£7,922				
£8,794	8	8		<del>(1)</del>	<b>(1)</b>	<b>©</b>	<b>©</b>	٥	£8,794				
£9,666	8	<u> </u>	<u>(a)</u>	0	0	0	0	0	£9,666				
£10,538	8	<u> </u>	<u>(a)</u>	0	0	0	0	0	£10,538				
£11,410	8	<u> </u>	0	0	0	0	0	0	£11,410		7		
£12,282	8	<b>©</b>	0	<b>©</b>	0	<b>(3)</b>	<u>©</u>	0	£12,282			7	
£13.154	<b>(4)</b>	(3)	(3)	(3)	(3)	(3)	(3)	(5)	£13,154				

 RLVs less existing use value
 £27,002,840 per hectare £10,932,324 per acre
 Residential Residen

£13,993

£13,993

Density - units/ha ->	40 uph	70 uph	100 uph	130 uph	160 uph	190 uph	220 uph	250 uph				
Build costs ->						£1884 per sqm			j			
Sales value per sq m									Sales value per sq m	Market value range	2011 Market	value range 2007
£2,691	8	8	8	8	8	8	8	8	£2,691			
£3,563	8	8	8	8	8	8	(3)	(3)	£3,563			
£4,435	8	8	8	8	8	8	8	8	£4,435			
£5,307	8	8	8	8	8	8	8	8	£5,307			
£6,179	8	8	8	8	(3)	8	(3)	8	£6,179			
£7,050	8	8	8	8	8	8	(3)	8	£7,050			
£7,922	8	8	8	8	8	<b>(4)</b>	<del>(2)</del>	<u> </u>	£7,922			
£8,794	8	8	8	<u> </u>	<b>(4)</b>	<b>(4)</b>	<u>©</u>	<b>(3)</b>	£8,794			
£9,666	8	8	8	<b>(4)</b>	<del>(1)</del>	<b>©</b>	<b>(3)</b>	<b>©</b>	£9,666			
£10,538	8		<b>(1)</b>	<b>(1)</b>	<b>(3)</b>	<b>©</b>	<b>©</b>	0	£10,538			
£11,410	8	<b>(a)</b>	<b>(a)</b>	<b>©</b>	<b>(</b>	0	<b>©</b>	0	£11,410			
£12,282	8	<b>(4)</b>	<u> </u>	<u>©</u>	<u>©</u>	<u>©</u>	<u>©</u>	<b>©</b>	£12,282	_		

£13,154

£13,993

RLVs less existing use value £4,544,800 per hectare Industrial / warehousing £1,840,000 per acre

Density - units/ha ->	40 uph	70 uph	100 uph	130 uph	160 uph	190 uph	220 uph	250 uph			
Build costs ->		£1346 per sqm									
Sales value £per sq m									Sales value £per sq m	Market value range 2011	Market value range 2007
£2,691	8	8	8	8	8	8	8	8	£2,691		
£3,563	8	8	8	8	8	8	8	8	£3,563		
£4,435	<u> </u>	<b>©</b>	8	8	8	8	8	8	£4,435		
£5,307	<b>©</b>	<b>©</b>	0	0	0	0	0	0	£5,307		
£6,179	<b>©</b>	<b>©</b>	0	0	0	0	0	0	£6,179		
£7,050	<b>©</b>	<b>O</b>	0	0	0	0	0	0	£7,050		
£7,922	<b>©</b>	<b>O</b>	0	0	0	0	0	0	£7,922		
£8,794	<b>©</b>	0	0	0	0	0	0	0	£8,794		
£9,666	<b>©</b>	<b>©</b>	0	0	0	0	0	0	£9,666		
£10,538	<b>©</b>	<b>©</b>	0	0	0	0	0	0	£10,538		
£11,410	<b>©</b>	<b>©</b>	0	8	0	0	8	8	£11,410		
£12,282	<b>(3)</b>	8	0	<b>©</b>	0	0	<b>©</b>	8	£12,282		
£13,154	0	0	0	0	0	0	0	0	£13,154		
£13,993	<u>©</u>	0	0	0	0	0	0	0	£13,993		

RLVs less existing use value £2,000,000 per hectare £809,717 per acre Community space/buildings

Density - units/ha ->	40 uph	70 uph	100 uph	130 uph	160 uph	190 uph	220 uph	250 uph	]		
Build costs ->	£1023 per sqm	£1346 per sqm	£1679 per sqm	£1787 per sqm	£1830 per sqm	£1884 per sqm	£1959 per sqm	£2013 per sqm	]	-	
Sales value per sq m									Sales value per sq m	Market value range 2011	Market value range 2007
£2,691	8	8	8	8	8	8	8	8	£2,691		
£3,563	<b>©</b>	<u> </u>	8	8	8	8	8	(3)	£3,563		
£4,435	<b>(</b>	0	0	0	<u>@</u>	<u>@</u>	8	8	£4,435		
£5,307	<b>©</b>	0	0	0	0	0	0	0	£5,307		
£6,179	<b>©</b>	<b>©</b>	0	<b>©</b>	<b>©</b>	0	<b>©</b>	0	£6,179		
£7,050	<u>©</u>	8	0	0	0	0	<u>©</u>	<b>©</b>	£7,050		
£7,922	<b>(3)</b>	9	<u>(3)</u>	<u>©</u>	<u>(3)</u>	<u>©</u>	<u>©</u>	8	£7,922		
£8,794	<b>(3)</b>	9	<u>(3)</u>	<u>©</u>	<u>(3)</u>	<u>©</u>	<u>©</u>	8	£8,794		
£9,666	8	8	<u>©</u>	<u>©</u>	<u>©</u>	<u>©</u>	<b>©</b>	8	£9,666		
£10,538	<b>(3)</b>	8	<b>©</b>	<b>©</b>	<u>©</u>	<b>©</b>	<b>©</b>	8	£10,538		
£11,410	<b>(3)</b>	8	<b>©</b>	<b>©</b>	<u>©</u>	<b>©</b>	<b>©</b>	8	£11,410		
£12,282	<u> </u>	9	<u>©</u>	<u>©</u>	<u>©</u>	0	<u>©</u>	8	£12,282		
£13,154	<b>(3)</b>	9	<u>©</u>	(3)	<u>(3)</u>	<u>©</u>	<u>©</u>	8	£13,154		
£13,993	<b>(S)</b>	8	<u>©</u>	<b>(3)</b>	<u>©</u>	<u>©</u>	<u>©</u>	(8)	£13,993		

MODEL 13	3								_
Density - units/ha ->	40 uph	70 uph	100 uph	130 uph	160 uph	190 uph	220 uph	250 uph	
dilito/ild >	чо ирп	70 upii	100 upii	100 upii	100 upii	100 upii	220 upii	200 upii	1
Build costs ->	£1023 per sqm	£1346 per sqm	£1679 per sqm	£1787 per sqm	£1830 per sqm	£1884 per sqm	£1959 per sqm	£2013 per sqm	<u>j</u>
Sales value									Sales value
per sm									per sm

	per sm									per sm
1	£2,691	782,972	- 1,011,032	- 4,021,515	- 6,177,036	- 7,884,756	- 10,142,003	- 13,457,963	- 16,035,248	£2,691
	£3,563	2,175,086	1,273,941	- 1,216,460	- 2,659,572	- 3,894,390	- 5,386,087	- 7,849,403	- 9,904,260	£3,563
	£4,435	3,562,214	3,544,398	1,557,800	834,369	78,125	- 641,879	- 2,240,843	- 3,773,273	£4,435
	£5,307	4,949,341	5,798,986	4,324,171	4,278,252	4,014,014	4,049,109	3,280,714	2,293,323	£5,307
	£6,179	6,336,468	8,053,573	7,090,542	7,706,799	7,913,278	8,706,467	8,745,478	8,340,376	£6,179
	£7,050	7,723,594	10,308,160	9,853,447	11,135,347	11,806,892	13,347,069	14,210,242	14,387,428	£7,050
	£7,922	9,110,721	12,562,748	12,598,661	14,563,895	15,700,504	17,987,671	19,675,006	20,381,888	£7,922
	£8,794	10,497,849	14,817,336	15,343,876	17,992,443	19,594,117	22,628,272	25,115,095	26,373,315	£8,794
	£9,666	11,877,280	17,064,192	18,079,689	21,409,206	23,474,111	27,252,643	30,518,993	32,343,491	£9,666
	£10,538	13,138,112	19,115,758	20,578,025	24,522,550	26,995,573	31,459,725	35,442,048	37,776,884	£10,538
	£11,410	14,398,944	21,167,323	23,076,359	27,626,815	30,512,685	35,651,596	40,365,103	43,210,278	£11,410
	£12.282	15.659.775	23,218,889	25.574.695	30.731.080	34.029.798	39.843.466	45,288,157	48.643.672	£12.282

Aff Hsg	40%
% SR	70%
% SO	30%
S106 (private)	£4,500 per uni
S106 (affordable)	£4,500 per unit
CSH (% uplift on Private)	5%
CSH (% uplift on AH)	11%
Grant	No
Developer's profit	20%

RI Vs	less	existing	LISE	val	lue

# £22,794,353 per hectare £9,228,483 per acre

(	)f	fic	es	

units/ha ->	40 uph	70 uph	100 uph	130 uph	160 uph	190 uph	220 uph	250 uph			
Build costs ->	£1023 per sqm	£1346 per sqm	£1679 per sqm	£1787 per sqm	£1830 per sqm	£1884 per sqm	£1959 per sqm	£2013 per sqm			
Sales value									Sales value		
per sq m									per sq m	Market value range 2011	Market value range 2007
£2,691	- 22,011,381	- 23,805,385	- 26,815,868	- 28,971,389	- 30,679,109	- 32,936,356	- 36,252,316	- 38,829,601	£2,691		
£3,563	- 20,619,267	- 21,520,412	- 24,010,813	- 25,453,925	- 26,688,743	- 28,180,440	- 30,643,756	- 32,698,613	£3,563		
£4,435	- 19,232,139	- 19,249,955	- 21,236,553	- 21,959,984	- 22,716,228	- 23,436,232	- 25,035,196	- 26,567,626	£4,435		
£5,307	- 17,845,012	- 16,995,367	- 18,470,182	- 18,516,101	- 18,780,339	- 18,745,244	- 19,513,639	- 20,501,030	£5,307		4
£6,179	- 16,457,885	- 14,740,780	- 15,703,811	- 15,087,554	- 14,881,075	- 14,087,886	- 14,048,875	- 14,453,977	£6,179		
£7,050	- 15,070,759		- 12,940,906	- 11,659,006	- 10,987,461	- 9,447,284			£7,050		
£7,922	- 13,683,632	- 10,231,605	- 10,195,692	- 8,230,458	- 7,093,849	- 4,806,682	- 3,119,347	- 2,412,465	£7,922		
£8,794	- 12,296,504	- 7,977,017	- 7,450,477	- 4,801,910	- 3,200,236	- 166,081	2,320,742		£8,794		
£9,666	- 10,917,073	- 5,730,161	- 4,714,664	- 1,385,147	679,758	4,458,290	7,724,640	9,549,138	£9,666		
£10,538	- 9,656,241	- 3,678,595	- 2,216,328	1,728,197	4,201,220	8,665,372	12,647,695	14,982,531	£10,538		
£11,410	- 8,395,409	- 1,627,030	282,006	4,832,462	7,718,332	12,857,243	17,570,750	20,415,925	£11,410		
£12,282	- 7,134,578	424,536	2,780,342	7,936,727	11,235,445	17,049,113	22,493,804	25,849,319	£12,282	•	
£13,154	- 5,873,746		5,278,678	11,040,991	14,752,558	21,240,983		31,282,713			
£13,993	- 4,659,612	4,451,684	7,684,482	14,030,283	18,139,407	25,277,598	32,157,578	36,514,869	£13,993		

#### RLVs less existing use value

Density -

# £27,002,840 per hectare £10,932,324 per acre

#### Residential

units/ha ->	40 uph	70 uph	100 uph	130 uph	160 uph	190 uph	220 uph	250 uph	
Build costs ->	£1023 per sqm	£1346 per sqm	£1679 per sqm	£1787 per sqm	£1830 per sqm	£1884 per sqm	£1959 per sqm	£2013 per sqm	
Sales value									Sales value
per sq m									per sq m
£2,691	- 26,219,868	- 28,013,872	- 31,024,355	- 33,179,876	- 34,887,596	- 37,144,843	- 40,460,803	- 43,038,088	£2,691
£3,563	- 24,827,754	- 25,728,899	- 28,219,300	- 29,662,412	- 30,897,230	- 32,388,927	- 34,852,243	- 36,907,100	£3,563
£4,435	- 23,440,626	- 23,458,442	- 25,445,040	- 26,168,471	- 26,924,715	- 27,644,719	- 29,243,683	- 30,776,113	£4,435
£5,307	- 22,053,499	- 21,203,854	- 22,678,669	- 22,724,588	- 22,988,826	- 22,953,731	- 23,722,126	- 24,709,517	£5,307
£6,179	- 20,666,372	- 18,949,267	- 19,912,298	- 19,296,041	- 19,089,562	- 18,296,373	- 18,257,362	- 18,662,464	£6,179
£7,050	- 19,279,246	- 16,694,680	- 17,149,393	- 15,867,493	- 15,195,948	- 13,655,771	- 12,792,598	- 12,615,412	£7,050
£7,922	- 17,892,119	- 14,440,092	- 14,404,179	- 12,438,945	- 11,302,336	- 9,015,169	- 7,327,834	- 6,620,952	£7,922
£8,794	- 16,504,991	- 12,185,504	- 11,658,964	- 9,010,397	- 7,408,723	- 4,374,568	- 1,887,745	- 629,525	£8,794
£9,666	- 15,125,560	- 9,938,648	- 8,923,151	- 5,593,634	- 3,528,729	249,804	3,516,154	5,340,652	£9,666
£10,538	- 13,864,728	- 7,887,082	- 6,424,815	- 2,480,290	- 7,267	4,456,886	8,439,209	10,774,045	£10,538
£11,410	- 12,603,896	- 5,835,517	- 3,926,481	623,976	3,509,846	8,648,757	13,362,264	16,207,439	£11,410
£12,282	- 11,343,065	- 3,783,951	- 1,428,145	3,728,241	7,026,959	12,840,627	18,285,318	21,640,833	£12,282
£13,154	- 10,082,233	- 1,732,385	1,070,192	6,832,505	10,544,072	17,032,497	23,208,373	27,074,227	£13,154
£13,993	- 8,868,099	243,198	3,475,996	9,821,797	13,930,921	21,069,112	27,949,092	32,306,383	£13,993



### RLVs less existing use value

# £4,544,800 per hectare £1,840,000 per acre

# Industsrial / warehousing

Density - units/ha ->	40 uph	70 uph	100 uph	130 uph	160 uph	190 uph	220 uph	250 uph			
Build costs ->	£1023 per sqm	£1346 per sqm	£1679 per sqm	£1787 per sqm	£1830 per sqm	£1884 per sqm	£1959 per sqm	£2013 per sqm			
Sales value									Sales value		
per sq m									per sq m	Market value range 2011	Market value range 2007
£2,691	- 3,761,828	- 5,555,832	- 8,566,315	- 10,721,836	- 12,429,556	- 14,686,803	- 18,002,763	- 20,580,048	£2,691		
£3,563	- 2,369,714	- 3,270,859	- 5,761,260	- 7,204,372	- 8,439,190	- 9,930,887	- 12,394,203	- 14,449,060	£3,563		
£4,435	- 982,586	- 1,000,402	- 2,987,000	- 3,710,431	- 4,466,675	- 5,186,679	- 6,785,643	- 8,318,073	£4,435		
£5,307	404,541	1,254,186	- 220,629	- 266,548	- 530,786	- 495,691	- 1,264,086	- 2,251,477	£5,307		
£6,179	1,791,668	3,508,773	2,545,742	3,161,999	3,368,478	4,161,667	4,200,678	3,795,576	£6,179		
£7,050	3,178,794	5,763,360	5,308,647	6,590,547	7,262,092	8,802,269	9,665,442	9,842,628	£7,050		
£7,922	4,565,921	8,017,948	8,053,861	10,019,095	11,155,704	13,442,871	15,130,206	15,837,088			
£8,794	5,953,049	10,272,536	10,799,076	13,447,643	15,049,317	18,083,472	20,570,295	21,828,515	£8,794		
£9,666	7,332,480	12,519,392	13,534,889	16,864,406	18,929,311	22,707,843	25,974,193	27,798,691	£9,666		
£10,538	8,593,312	14,570,958	16,033,225	19,977,750	22,450,773	26,914,925	30,897,248	33,232,084	£10,538		
£11,410	9,854,144	16,622,523	18,531,559	23,082,015	25,967,885	31,106,796	35,820,303	38,665,478	£11,410		
£12,282	11,114,975	18,674,089	21,029,895	26,186,280	29,484,998	35,298,666	40,743,357	44,098,872		_	
£13,154	12,375,807	20,725,655	23,528,231	29,290,544	33,002,111	39,490,536	45,666,412	49,532,266			
£13,993	13,589,941	22,701,237	25,934,035	32,279,836	36,388,960	43,527,151	50,407,131	54,764,422	£13,993		

### RLVs less existing use value

# £2,000,000 per hectare £809,717 per acre

# Community space/buildings £700,000 infrastructure per ha

Density -											
units/ha ->	40 uph	70 uph	100 uph	130 uph	160 uph	190 uph	220 uph	250 uph			
Build costs ->	£1023 per sqm	£1346 per sqm	£1679 per sqm	£1787 per sqm	£1830 per sqm	£1884 per sqm	£1959 per sqm	£2013 per sqm			
Sales value									Sales value		
£per sq m									£per sq m	Market value range 2011	Market value range 2007
£2,691	- 1,917,028	- 3,711,032	- 6,721,515	- 8,877,036	- 10,584,756	- 12,842,003	- 16,157,963	- 18,735,248	£2,691		
£3,563	- 524,914	- 1,426,059	- 3,916,460	- 5,359,572	- 6,594,390	- 8,086,087	- 10,549,403	- 12,604,260	£3,563		
£4,435	862,214	844,398	- 1,142,200	- 1,865,631	- 2,621,875	- 3,341,879	- 4,940,843	- 6,473,273	£4,435		
£5,307	2,249,341	3,098,986	1,624,171	1,578,252	1,314,014	1,349,109	580,714	- 406,677	£5,307		4
£6,179	3,636,468	5,353,573	4,390,542	5,006,799	5,213,278	6,006,467	6,045,478	5,640,376	£6,179		
£7,050	5,023,594	7,608,160	7,153,447	8,435,347	9,106,892	10,647,069	11,510,242	11,687,428	£7,050		
£7,922	6,410,721	9,862,748	9,898,661	11,863,895	13,000,504	15,287,671	16,975,006	17,681,888	£7,922		
£8,794	7,797,849	12,117,336	12,643,876	15,292,443	16,894,117	19,928,272	22,415,095	23,673,315	£8,794		
£9,666	9,177,280	14,364,192	15,379,689	18,709,206	20,774,111	24,552,643	27,818,993	29,643,491	£9,666		
£10,538	10,438,112	16,415,758	17,878,025	21,822,550	24,295,573	28,759,725	32,742,048	35,076,884	£10,538		
£11,410	11,698,944	18,467,323	20,376,359	24,926,815	27,812,685	32,951,596	37,665,103	40,510,278	£11,410		
£12,282	12,959,775	20,518,889	22,874,695	28,031,080	31,329,798	37,143,466	42,588,157	45,943,672	£12,282		
£13,154	14,220,607	22,570,455	25,373,031	31,135,344	34,846,911	41,335,336	47,511,212	51,377,066	£13,154		
£13,993	15,434,741	24,546,037	27,778,835	34,124,636	38,233,760	45,371,951	52,251,931	56,609,222	£13,993		

MODEL 1	13								_
Density - units/ha ->	40 uph	70 uph	100 uph	130 uph	160 uph	190 uph	220 uph	250 uph	
Build costs ->	£1023 per sam	£1346 per sqm	£1670 per sam	£1787 per sqm	£1830 per cam	£1884 per sam	£1959 per sqm	£2013 per cam	
Sales value	£1025 per sqrii	£1340 per sqiii	£1073 per sqiii	£1707 per sqiii	21000 per squi	21004 per sqiii	£1909 per sqiii	22013 per squi	Sales value
psm									psm
£2,691	782,972	- 1,011,032	- 4,021,515	- 6,177,036	- 7,884,756	- 10,142,003	- 13,457,963	- 16,035,248	2,691
£3,563	2,175,086	1,273,941	- 1,216,460	- 2,659,572	- 3,894,390	- 5,386,087	- 7,849,403	- 9,904,260	3,563
£4,435	3,562,214	3,544,398	1,557,800	834,369	78,125	- 641,879	- 2,240,843	- 3,773,273	4,435
£5,307	4,949,341	5,798,986	4,324,171	4,278,252	4,014,014	4,049,109	3,280,714	2,293,323	5,307
£6,179	6,336,468	8,053,573	7,090,542	7,706,799	7,913,278	8,706,467	8,745,478	8,340,376	6,179
£7,050	7,723,594	10,308,160	9,853,447	11,135,347	11,806,892	13,347,069	14,210,242	14,387,428	7,050
£7,922	9,110,721	12,562,748	12,598,661	14,563,895	15,700,504	17,987,671	19,675,006	20,381,888	7,922
£8,794	10,497,849	14,817,336	15,343,876	17,992,443	19,594,117	22,628,272	25,115,095	26,373,315	8,794
£9,666	11,877,280	17,064,192	18,079,689	21,409,206	23,474,111	27,252,643	30,518,993	32,343,491	9,666
£10,538	13,138,112	19,115,758	20,578,025	24,522,550	26,995,573	31,459,725	35,442,048	37,776,884	10,538
£11,410	14,398,944	21,167,323	23,076,359	27,626,815	30,512,685	35,651,596	40,365,103	43,210,278	11,410
£12,282	15,659,775	23,218,889	25,574,695	30,731,080	34,029,798	39,843,466	45,288,157	48,643,672	12,282
£13,154	16,920,607	25,270,455	28,073,031	33,835,344	37,546,911	44,035,336	50,211,212	54,077,066	13,154
£13,993	18,134,741	27,246,037	30,478,835	36,824,636	40,933,760	48,071,951	54,951,931	59,309,222	13,993

Aff Hsg	40%
% SR	70%
% SO	30%
S106 (private)	£4,500 per unit
S106 (affordable)	£4,500 per unit
CIL	
CSH (average unit cost)	£10,203 per unit
Grant	No
Developer's profit	20%

RLVs less existing use value	

# £22,794,353 per hectare £9,228,483 per acre

Offic	

£13,993

£13,993

Density - units/ha -> Build costs->	40 uph £1023 per sqm	70 uph £1346 per sqm	100 uph £1679 per sqm	130 uph £1787 per sqm	160 uph £1830 per sqm	190 uph £1884 per sqm	220 uph £1959 per sqm	250 uph £2013 per sqm	]		
Sales value £per sq m									Sales value £per sq m	Market value range 2011	Market value range 2007
£2,691	8	8	8	8	8	8	8	8	£2,691		
£3,563	8	8	8	8	8	8	8	8	£3,563		
£4,435	8	8	8	8	8	8	8	8	£4,435		
£5,307	8	8	8	8	8	8	8	8	£5,307		
£6,179	8	8	8	8	8	8	8	8	£6,179		
£7,050	8	8	8	8	8	8	8	8	£7,050		
£7,922	8	8	8	8	8	8	(=)	(2)	£7,922		
£8,794	8	8	8	8		(=)	(2)	0	£8,794		
£9,666	8	8	8	<u> </u>	<u> </u>	8	8	8	£9,666		
£10,538	8	8	<u> </u>	<u> </u>	0	0	0	<b>©</b>	£10,538		
£11,410	8	<del>(1)</del>	<u> </u>	<u>©</u>	0	0	0	<b>©</b>	£11,410		
£12,282	8	<u>(1)</u>	<u> </u>	<u>©</u>	<b>©</b>	<b>©</b>	0	<b>©</b>	£12,282	_	
£13,154	8	<u></u>	0	<b>©</b>	0	0	0	0	£13,154		

### RLVs less existing use value

£13,993

Density -

# £27,002,840 per hectare £10,932,324 per acre

#### Residential

units/ha ->	40 uph	70 uph	100 uph	130 uph	160 uph	190 uph	220 uph	250 uph			
Build costs ->	£1023 per sqm	£1346 per sqm	£1679 per sqm	£1787 per sqm	£1830 per sqm	£1884 per sqm	£1959 per sqm	£2013 per sqm	]		
Sales value									Sales value		
per sq m									per sq m	Market value range 201	Market value range 2007
£2,691	8	8	8	8	8	8	8	8	£2,691		
£3,563	8	8	8	(3)	8	(3)	8	8	£3,563		
£4,435	8	8	8	8	8	3	8	8	£4,435		
£5,307	8	8	8	8	8	8	8	8	£5,307		
£6,179	8	8	8	(3)	8	8	8	8	£6,179		
£7,050	8	8	8	8	8	8	8	8	£7,050		
£7,922	8	8	8	8	8	8	8	8	£7,922		
£8,794	8	8	8	8	8	8	<u> </u>	<u> </u>	£8,794		
£9,666	8	8	8	(8)	<b>(2)</b>	<u> </u>	<b>(4)</b>	<b>©</b>	£9,666		
£10,538	8	8	8	<b>a</b>	<u> </u>	0	<b>©</b>	0	£10,538		
£11,410	8	8	<b>(a)</b>	<b>a</b>	<b>(a)</b>	8	0	0	£11,410		
£12,282	8	<u> </u>	<u>@</u>	<b>a</b>	0	<b>©</b>	0	<b>©</b>	£12,282		
£13,154	8	<u> </u>	<u>(a)</u>	<u>©</u>	<u> </u>	8	(6)	8	£13,154		

### RLVs less existing use value

40 uph

70 uph

100 uph

£13,993

Density -units/ha ->

# £4,544,800 per hectare £1,840,000 per acre

160 uph

### Industsrial / warehousing

250 uph

220 uph

Build costs ->	£1023 per sqm	£1346 per sqm	£1679 per sqm	£1787 per sqm	£1830 per sqm	£1884 per sqm	£1959 per sqm	£2013 per sqm			
Sales value £per sq m									Sales value £per sq m	Market value range 201	1 Market value range 2007
£2,691	8	8	8	⑻	8	8	8	8	£2,691		
£3,563	8	8	8	⑻	8	8	8	8	£3,563		
£4,435	8	8	8	⑻	8	8	8	8	£4,435		
£5,307	<u> </u>	0	<b>(4)</b>	<b>(1)</b>	<b>(4)</b>	<u> </u>	8	8	£5,307		
£6,179	<b>©</b>	0	<b>©</b>	0	<b>©</b>	0	<b>©</b>	0	£6,179		
£7,050	<b>©</b>	0	<b>©</b>	0	<b>©</b>	0	<b>O</b>	0	£7,050		
£7,922	<b>©</b>	0	<b>©</b>	0	<b>©</b>	0	<b>O</b>	0	£7,922		
£8,794	<b>©</b>	0	<b>©</b>	<b>©</b>	<b>©</b>	8	<b>©</b>	8	£8,794		
£9,666	<b>©</b>	0	<u>©</u>	0	0	0	0	<b>©</b>	£9,666		
£10,538	<b>©</b>	0	<b>©</b>	<b>©</b>	<b>©</b>	8	<b>©</b>	8	£10,538		
£11,410	<b>©</b>	0	<b>©</b>	0	<u>©</u>	8	<b>©</b>	<u>©</u>	£11,410		
£12,282	<b>©</b>	0	<b>©</b>	0	<u></u>	<u>©</u>	8	<u>©</u>	£12,282		
£13,154	<b>©</b>	0	0	0	0	0	0	0	£13,154		
£13.993	<u>(8)</u>	(3)	(3)	(5)	(3)	(8)	(6)	(8)	£13.993		

# RLVs less existing use value

# £2,000,000 per hectare £809,717 per acre

Density -											
units/ha ->	40 uph	70 uph	100 uph	130 uph	160 uph	190 uph	220 uph	250 uph			
Build costs ->	£1023 per sqm	£1346 per sqm	£1679 per sqm	£1787 per sqm	£1830 per sqm	£1884 per sqm	£1959 per sqm	£2013 per sqm			
Sales value									Sales value		
per sq m									per sq m	Market value range 2011	Market value range 2007
£2,691	8	8	8	8	8	8	8	8	£2,691		
£3,563	8	8	8	8	8	8	8	(3)	£3,563		
£4,435	<u>©</u>	<b>(</b>	3	8	8	8	8	3	£4,435		
£5,307	<b>©</b>	<b>©</b>	<b>(</b>	0	0	0	<b>©</b>	8	£5,307		<u>ו</u> ו
£6,179	<b>©</b>	<b>©</b>	<b>(</b>	0	0	0	<b>©</b>	0	£6,179		
£7,050	<b>©</b>	<b>©</b>	<u>©</u>	<u></u>	<u>©</u>	<u>©</u>	<b>(3)</b>	<u>©</u>	£7,050		
£7,922	<b>©</b>	<b>©</b>	<u>©</u>	<u></u>	<u>©</u>	<u>©</u>	<b>(3)</b>	<u>©</u>	£7,922		
£8,794	<b>©</b>	<b>©</b>	<u>©</u>	<u></u>	<u>©</u>	<u>©</u>	<b>(3)</b>	<u>©</u>	£8,794		
£9,666	<b>©</b>	<b>©</b>	<u>©</u>	<u></u>	<u>©</u>	<u>©</u>	<b>(3)</b>	<u>©</u>	£9,666		
£10,538	<u> </u>	<b>©</b>	<b>(3)</b>	0	<u>©</u>	<u> </u>	<b>3</b>	<u>©</u>	£10,538		
£11,410	<u> </u>	<u> </u>	<b>©</b>	0	<u>©</u>	<u> </u>	<u>©</u>	<u>©</u>	£11,410		
£12,282	<u> </u>	8	<u>©</u>	<u></u>	<u>©</u>	<u>©</u>	8	<u>©</u>	£12,282		
£13,154	<u> </u>	8	<u>©</u>	<u></u>	<u>©</u>	<u>©</u>	8	<u>©</u>	£13,154		
£13,993	<u>©</u>	<u>(C)</u>	<u>()</u>	<u>()</u>	(2)	<u>©</u>	(8)	(3)	£13,993		

MODEL	14									
Density -										
units/ha ->		40 uph	70 uph	100 uph	130 uph	160 uph	190 uph	220 uph	250 uph	
Build costs ->	£	1023 per sqm	£1346 per sqm	£1679 per sqm	£1787 per sqm	£1830 per sqm	£1884 per sqm	£1959 per sqm	£2013 per sqm	
Sales value										Sales value
per sm										per sm

% SR	70%
% SO	30%
S106 (private)	£10,000 per unit
S106 (affordable)	£10,000 per unit
CSH (% uplift on Private)	5%

SH (% uplift on AH)

£2,691	555,627	- 1,418,932	- 4,604,228	- 6,943,880	- 8,840,022	- 11,276,382	- 14,787,195	- 17,545,739	£2,691
£3,563	1,950,616	871,063	- 1,799,174	- 3,426,416	- 4,849,657	- 6,520,466	- 9,178,635	- 11,414,751	£3,563
£4,435	3,337,743	3,146,545	982,259	76,841	- 865,684	- 1,764,549	- 3,570,074	- 5,283,764	£4,435
£5,307	4,724,870	5,401,132	3,748,630	3,530,048	3,070,205	2,928,336	1,982,227	800,719	£5,307
£6,179	6,111,997	7,655,719	6,515,001	6,958,596	6,980,936	7,599,312	7,447,742	6,847,771	£6,179
£7,050	7,499,124	9,910,307	9,281,371	10,387,145	10,874,549	12,239,913	12,912,505	12,894,824	£7,050
£7,922	8,886,251	12,164,895	12,030,300	13,815,692	14,768,163	16,880,514	18,377,269	18,907,186	£7,922
£8,794	10,273,378	14,419,482	14,775,514	17,244,240	18,661,775	21,521,117	23,833,126	24,898,613	£8,794
£9,666	11,655,685	16,666,338	17,511,327	20,661,002	22,541,770	26,145,487	29,237,023	30,868,789	£9,666
£10,538	12,916,518	18,717,904	20,009,662	23,780,092	26,074,707	30,359,892	34,160,077	36,302,183	£10,538
£11,410	14,177,349	20,769,470	22,507,998	26,887,944	29,591,820	34,558,068	39,083,132	41,735,577	£11,410
£12,282	15,438,181	22,821,035	25,006,334	29,992,209	33,108,933	38,749,938	44,006,186	47,168,970	£12,282
£13,154	16,699,012	24,872,601	27,504,669	33,096,474	36,626,046	42,941,808	48,929,241	52,602,364	£13,154
£13 993	17 913 147	26 848 183	29 910 473	36 085 765	40 012 895	46 978 423	53 669 960	57 834 521	£13 993

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£5,307	4,724,870	5,401,132	3,748,630	3,530,048	3,070,205	2,928,336	1,982,227	800,719	£5,307
£6,179	6,111,997	7,655,719	6,515,001	6,958,596	6,980,936	7,599,312	7,447,742	6,847,771	£6,179
£7,050	7,499,124	9,910,307	9,281,371	10,387,145	10,874,549	12,239,913	12,912,505	12,894,824	£7,050
£7,922	8,886,251	12,164,895	12,030,300	13,815,692	14,768,163	16,880,514	18,377,269	18,907,186	£7,922
£8,794	10,273,378	14,419,482	14,775,514	17,244,240	18,661,775	21,521,117	23,833,126	24,898,613	£8,794
£9,666	11,655,685	16,666,338	17,511,327	20,661,002	22,541,770	26,145,487	29,237,023	30,868,789	£9,666
£10,538	12,916,518	18,717,904	20,009,662	23,780,092	26,074,707	30,359,892	34,160,077	36,302,183	£10,538
£11,410	14,177,349	20,769,470	22,507,998	26,887,944	29,591,820	34,558,068	39,083,132	41,735,577	£11,410
£12,282	15,438,181	22,821,035	25,006,334	29,992,209	33,108,933	38,749,938	44,006,186	47,168,970	£12,282
£13,154	16,699,012	24,872,601	27,504,669	33,096,474	36,626,046	42,941,808	48,929,241	52,602,364	£13,154
£13,993	17,913,147	26,848,183	29,910,473	36,085,765	40,012,895	46,978,423	53,669,960	57,834,521	£13,993
	_	_		_	_	_	_	_	

#### RLVs less existing use value

# £22,794,353 per hectare £9,228,483 per acre

#### Offices

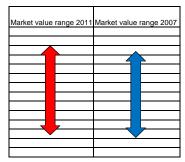
Density - units/ha -> Build costs ->	40 uph £1023 per sqm	70 uph £1346 per sqm	100 uph £1679 per sqm	130 uph £1787 per sqm	160 uph £1830 per sqm	190 uph £1884 per sqm	220 uph £1959 per sqm	250 uph £2013 per sqm			
Sales value									Sales value		
per sq m									per sq m	Market value range 2011	Market value range 2007
£2,691	- 22,238,726	- 24,213,285	- 27,398,581	- 29,738,233	- 31,634,375	- 34,070,735	- 37,581,548	- 40,340,092	£2,691		
£3,563	- 20,843,737	- 21,923,290	- 24,593,527	- 26,220,769	- 27,644,010	- 29,314,819	- 31,972,988	- 34,209,104	£3,563		
£4,435	- 19,456,610	- 19,647,808	- 21,812,094	- 22,717,512	- 23,660,037	- 24,558,902	- 26,364,427	- 28,078,117	£4,435		
£5,307	- 18,069,483	- 17,393,221	- 19,045,723	- 19,264,305	- 19,724,148	- 19,866,017	- 20,812,126	- 21,993,634	£5,307		4
£6,179	- 16,682,356	- 15,138,634	- 16,279,352	- 15,835,757	- 15,813,417	- 15,195,041	- 15,346,611	- 15,946,582	£6,179		
£7,050	- 15,295,229	- 12,884,046	- 13,512,982	- 12,407,208	- 11,919,804	- 10,554,440		- 9,899,529	£7,050		
£7,922	- 13,908,102	- 10,629,458	- 10,764,053	- 8,978,661	- 8,026,190	- 5,913,839	- 4,417,084	- 3,887,167	£7,922		
£8,794	- 12,520,975		- 8,018,839			- 1,273,236	1,038,773	2,104,260	£8,794		
£9,666	- 11,138,668	- 6,128,015	- 5,283,026	- 2,133,351	- 252,583	3,351,134	6,442,670	8,074,436	£9,666		
£10,538	- 9,877,835			985,739	3,280,354	7,565,539	11,365,724	13,507,830			
£11,410	- 8,617,004	- 2,024,883	- 286,355	4,093,591	6,797,467	11,763,715	16,288,779	18,941,224	£11,410		
£12,282	- 7,356,172	26,682	2,211,981	7,197,856	10,314,580	15,955,585	21,211,833	24,374,617	£12,282	_	

RLVs less existing use value

# £27,002,840 per hectare £10,932,324 per acre

#### Residential

units/ha ->	40 uph	70 uph	100 uph	130 uph	160 uph	190 uph	220 uph	250 uph	
Build costs ->	£1023 per sqm	£1346 per sqm	£1679 per sqm	£1787 per sqm	£1830 per sqm	£1884 per sqm	£1959 per sqm	£2013 per sqm	
Sales value									Sales value
per sq m									per sq m
£2,691	- 26,447,213	- 28,421,772	- 31,607,068	- 33,946,720	- 35,842,862	- 38,279,222	- 41,790,035	- 44,548,579	£2,691
£3,563	- 25,052,224	- 26,131,777	- 28,802,014	- 30,429,256	- 31,852,497	- 33,523,306	- 36,181,475	- 38,417,591	£3,563
£4,435	- 23,665,097	- 23,856,295	- 26,020,581	- 26,925,999	- 27,868,524	- 28,767,389	- 30,572,914	- 32,286,604	£4,435
£5,307	- 22,277,970	- 21,601,708	- 23,254,210	- 23,472,792	- 23,932,635	- 24,074,504	- 25,020,613	- 26,202,121	£5,307
£6,179	- 20,890,843	- 19,347,121	- 20,487,839	- 20,044,244	- 20,021,904	- 19,403,528	- 19,555,098	- 20,155,069	£6,179
£7,050	- 19,503,716	- 17,092,533	- 17,721,469	- 16,615,695	- 16,128,291	- 14,762,927	- 14,090,335	- 14,108,016	£7,050
£7,922	- 18,116,589	- 14,837,945	- 14,972,540	- 13,187,148	- 12,234,677	- 10,122,326	- 8,625,571	- 8,095,654	£7,922
£8,794	- 16,729,462	- 12,583,358	- 12,227,326	- 9,758,600	- 8,341,065	- 5,481,723	- 3,169,714	- 2,104,227	£8,794
£9,666	- 15,347,155	- 10,336,502	- 9,491,513	- 6,341,838	- 4,461,070	- 857,353	2,234,184	3,865,950	£9,666
£10,538	- 14,086,322	- 8,284,936	- 6,993,178	- 3,222,748	- 928,133	3,357,053	7,157,238	9,299,344	£10,538
£11,410	- 12,825,491	- 6,233,370	- 4,494,842	- 114,896	2,588,981	7,555,229	12,080,293	14,732,738	£11,410
£12,282	- 11,564,659	- 4,181,805	- 1,996,506	2,989,370	6,106,094	11,747,099	17,003,347	20,166,131	£12,282
£13,154	- 10,303,828	- 2,130,239	501,830	6,093,635	9,623,207	15,938,969	21,926,402	25,599,525	£13,154
£13,993	- 9,089,693	- 154,657	2,907,634	9,082,926	13,010,056	19,975,584	26,667,121	30,831,682	£13,993



RLVs less existing use value

# £4,544,800 per hectare £1,840,000 per acre

# Industsrial / warehousing

Density - units/ha ->	40 uph	70 uph	100 uph	130 uph	160 uph	190 uph	220 uph	250 uph			
Build costs ->	£1023 per sqm	£1346 per sqm	£1679 per sqm	£1787 per sqm	£1830 per sqm	£1884 per sqm	£1959 per sqm	£2013 per sqm			
Sales value									Sales value		
per sq m									per sq m	Market value range 201	1 Market value range 2007
£2,691	- 3,989,173	- 5,963,732	- 9,149,028	- 11,488,680	- 13,384,822	- 15,821,182	- 19,331,995	- 22,090,539	£2,691		
£3,563	- 2,594,184	- 3,673,737	- 6,343,974	- 7,971,216	- 9,394,457	- 11,065,266	- 13,723,435	- 15,959,551	£3,563		
£4,435	- 1,207,057	- 1,398,255	- 3,562,541	- 4,467,959	- 5,410,484	- 6,309,349	- 8,114,874	- 9,828,564	£4,435		
£5,307	180,070	856,332					- 2,562,573	- 3,744,081	£5,307		4
£6,179	1,567,197	3,110,919	1,970,201	2,413,796	2,436,136	3,054,512	2,902,942	2,302,971	£6,179		
£7,050	2,954,324	5,365,507	4,736,571	5,842,345	6,329,749	7,695,113	8,367,705	8,350,024	£7,050		
£7,922	4,341,451	7,620,095	7,485,500	9,270,892	10,223,363	12,335,714	13,832,469	14,362,386	£7,922		
£8,794	5,728,578	9,874,682	10,230,714	12,699,440	14,116,975	16,976,317	19,288,326	20,353,813	£8,794		
£9,666	7,110,885	12,121,538	12,966,527	16,116,202	17,996,970	21,600,687	24,692,223	26,323,989	£9,666		
£10,538	8,371,718	14,173,104	15,464,862	19,235,292	21,529,907	25,815,092	29,615,277	31,757,383	£10,538		
£11,410	9,632,549	16,224,670	17,963,198	22,343,144	25,047,020	30,013,268	34,538,332	37,190,777	£11,410		
£12,282	10,893,381	18,276,235	20,461,534	25,447,409	28,564,133	34,205,138	39,461,386	42,624,170	£12,282		
£13,154	12,154,212	20,327,801	22,959,869	28,551,674	32,081,246	38,397,008	44,384,441	48,057,564	£13,154		
£13,993	13,368,347	22,303,383	25,365,673	31,540,965	35,468,095	42,433,623	49,125,160	53,289,721	£13,993		

RLVs less existing use value

# £2,000,000 per hectare £809,717 per acre

# Community space/buildings £700,000 infrastructure per ha

Density -		1							]		
units/ha ->	40 uph	70 uph	100 uph	130 uph	160 uph	190 uph	220 uph	250 uph			
Build costs ->	£1023 per sqm	£1346 per sqm	£1679 per sqm	£1787 per sqm	£1830 per sqm	£1884 per sqm	£1959 per sqm	£2013 per sqm			
Sales value									Sales value		
£per sq m									£per sq m	Market value range 2011	Market value range 2007
£2,691	- 2,144,373	- 4,118,932	- 7,304,228	- 9,643,880	- 11,540,022	- 13,976,382	- 17,487,195	- 20,245,739	£2,691		
£3,563	- 749,384	- 1,828,937	- 4,499,174	- 6,126,416	- 7,549,657	- 9,220,466	- 11,878,635	- 14,114,751	£3,563		
£4,435	637,743	446,545	- 1,717,741	- 2,623,159	- 3,565,684	- 4,464,549	- 6,270,074	- 7,983,764	£4,435		
£5,307	2,024,870	2,701,132	1,048,630	830,048	370,205	228,336	- 717,773	- 1,899,281	£5,307		4
£6,179	3,411,997	4,955,719	3,815,001	4,258,596	4,280,936	4,899,312	4,747,742	4,147,771	£6,179		
£7,050	4,799,124	7,210,307	6,581,371	7,687,145	8,174,549	9,539,913	10,212,505	10,194,824	£7,050		
£7,922	6,186,251	9,464,895	9,330,300	11,115,692	12,068,163	14,180,514	15,677,269	16,207,186	£7,922		
£8,794	7,573,378	11,719,482	12,075,514	14,544,240	15,961,775	18,821,117	21,133,126	22,198,613	£8,794		
£9,666	8,955,685	13,966,338	14,811,327	17,961,002	19,841,770	23,445,487	26,537,023	28,168,789	£9,666		
£10,538	10,216,518	16,017,904	17,309,662	21,080,092	23,374,707	27,659,892	31,460,077	33,602,183	£10,538		
£11,410	11,477,349	18,069,470	19,807,998	24,187,944	26,891,820	31,858,068	36,383,132	39,035,577	£11,410		
£12,282	12,738,181	20,121,035	22,306,334	27,292,209	30,408,933	36,049,938	41,306,186	44,468,970	£12,282		
£13,154	13,999,012	22,172,601	24,804,669	30,396,474	33,926,046	40,241,808	46,229,241	49,902,364	£13,154		

MODEL	14								
Density - units/ha ->		40 uph	70 uph	100 uph	130 uph	160 uph	190 uph	220 uph	250 uph
uiiit5/iia ->		40 upii	70 upii	100 upii	130 upii	100 upii	190 upii	220 upii	250 upi1
D 11 1	C4	000	C404C	04070	04707	04000	04004	04000	00040

psm									psm
£2,691	555,627	- 1,418,932	- 4,604,228	- 6,943,880	- 8,840,022	- 11,276,382	- 14,787,195	- 17,545,739	2,691
£3,563	1,950,616	871,063	- 1,799,174	- 3,426,416	- 4,849,657	- 6,520,466	- 9,178,635	- 11,414,751	3,563
£4,435	3,337,743	3,146,545	982,259	76,841	- 865,684	- 1,764,549	- 3,570,074	- 5,283,764	4,435
£5,307	4,724,870	5,401,132	3,748,630	3,530,048	3,070,205	2,928,336	1,982,227	800,719	5,307
£6,179	6,111,997	7,655,719	6,515,001	6,958,596	6,980,936	7,599,312	7,447,742	6,847,771	6,179
£7,050	7,499,124	9,910,307	9,281,371	10,387,145	10,874,549	12,239,913	12,912,505	12,894,824	7,050
£7,922	8,886,251	12,164,895	12,030,300	13,815,692	14,768,163	16,880,514	18,377,269	18,907,186	7,922
£8,794	10,273,378	14,419,482	14,775,514	17,244,240	18,661,775	21,521,117	23,833,126	24,898,613	8,794
£9,666	11,655,685	16,666,338	17,511,327	20,661,002	22,541,770	26,145,487	29,237,023	30,868,789	9,666
£10,538	12,916,518	18,717,904	20,009,662	23,780,092	26,074,707	30,359,892	34,160,077	36,302,183	10,538
£11,410	14,177,349	20,769,470	22,507,998	26,887,944	29,591,820	34,558,068	39,083,132	41,735,577	11,410
£12,282	15,438,181	22,821,035	25,006,334	29,992,209	33,108,933	38,749,938	44,006,186	47,168,970	12,282
£13,154	16,699,012	24,872,601	27,504,669	33,096,474	36,626,046	42,941,808	48,929,241	52,602,364	13,154
£13,993	17,913,147	26,848,183	29,910,473	36,085,765	40,012,895	46,978,423	53,669,960	57,834,521	13,993

Aff Hsg	40%
% SR	709
% SO	30%
S106 (private)	£10,000 per un
S106 (affordable)	£10,000 per un
CIL	
CSH (average unit cost)	£10,203 per un
Grant	N
Dovolopor's profit	200

RLVs less existing use value	£22,794,353 per hectare	Offices
	CO 220 402 mar ages	

Density -											
units/ha ->	40 uph	70 uph	100 uph	130 uph	160 uph	190 uph	220 uph	250 uph			
Build costs->	£1023 per sqm	£1346 per sqm	£1679 per sqm	£1787 per sqm	£1830 per sqm	£1884 per sqm	£1959 per sqm	£2013 per sqm			
Sales value £per sq m									Sales value £per sq m	Market value range 201	Market value range 2007
£2,691	8	8	8	8	8	8	8	8	£2,691		
£3,563	8	8	8	8	8	8	8	8	£3,563		
£4,435	8	8	8	8	8	8	8	8	£4,435		
£5,307	8	8	8	8	8	8	8	8	£5,307		
£6,179	8	8	8	8	8	8	8	8	£6,179		
£7,050	8	8	8	8	8	8	<u>®</u>	8	£7,050		
£7,922	8	8	8	8	8	8	8	8	£7,922		
£8,794	8	8	8	8	8	<b>(a)</b>	<b>(a)</b>	(2)	£8,794		
£9,666	8	8	8	<u>@</u>	<u>@</u>	<u>@</u>	0	0	£9,666		
£10,538	8	8	<u> </u>	<u>@</u>	<u>@</u>	0	0	0	£10,538		
£11,410	8	<b>(4)</b>	<u> </u>	0	8	0	0	0	£11,410		
£12,282	8	<u>@</u>	(4)	0	0	0	0	0	£12,282		
£13,154	8	<b>(</b>	8	8	<b>©</b>	9	<b>©</b>	9	£13,154		

NEVS less existin	g use value			£10,932,324			Nesidential		
Density - units/ha ->	40 uph	70 uph	100 uph	130 uph	160 uph	190 uph	220 uph	250 uph	

Build costs ->	£1023 per sqm	£1346 per sqm	£1679 per sqm	£1787 per sqm	£1830 per sqm	£1884 per sqm	£1959 per sqm	£2013 per sqm	]		
Sales value per sq m									Sales value per sq m	Market value range 20	11 Market value range 2007
£2,691	8	8	8	8	8	8	8	8	£2,691		
£3,563	8	8	8	8	8	8	8	8	£3,563		
£4,435	8	8	8	8	8	8	8	8	£4,435		
£5,307	8	8	8	8	8	8	8	8	£5,307		
£6,179	8	8	8	8	8	8	8	8	£6,179		
£7,050	8	3	8	8	8	8	(3)	8	£7,050		
£7,922	8	3	8	8	8	8	(3)	8	£7,922		
£8,794	8	8	8	8	8	8	<b>(4)</b>	<b>(4)</b>	£8,794		
£9,666	8	3	<u>®</u>	8	8	<b>(4)</b>	<u> </u>	<u> </u>	£9,666		
£10,538	8	8	8	<b>(2)</b>	<b>(1)</b>	<b>(2)</b>	0	0	£10,538		
£11,410	8	8	8	<b>(2)</b>	<b>(1)</b>	0	0	0	£11,410		
£12,282	8	3	<u> </u>	<del>(1)</del>	<u> </u>	<b>©</b>	0	0	£12,282		

£13,993

£13,993

#### £4,544,800 per hectare £1,840,000 per acre RLVs less existing use value Industsrial / warehousing

£13,993

£13,993

Density - units/ha -> Build costs ->	40 uph	70 uph £1346 per sqm	100 uph	130 uph	160 uph	190 uph	220 uph	250 uph			
Sales value £per sq m	2.1020 por 0411	210 10 por 0q	12.1010 poi 04	Zivov povoqiii	z roce per equi	2.00 i poi oq	z roce per equi	ZZO TO POT OQUI	Sales value £per sq m	Market value range 2011	Market value range 200
£2,691	8	8	8	8	8	8	8	8	£2,691		
£3,563	8	8	8	3	3	8	8	(3)	£3,563		
£4,435	8	8	8	3	3	8	8	(3)	£4,435		
£5,307	<b>(4)</b>	<b>©</b>	8	3	3	8	8	(3)	£5,307		
£6,179	<b>(</b>	<b>©</b>	0	0	0	0	0	0	£6,179		
£7,050	<b>(</b>	<b>©</b>	0	0	0	0	0	0	£7,050		
£7,922	<b>(</b>	<b>©</b>	0	0	0	0	0	0	£7,922		
£8,794	<b>©</b>	<b>©</b>	8	8	8	8	8	8	£8,794		
£9,666	<b>©</b>	<b>©</b>	8	8	8	8	8	8	£9,666		
£10,538	<b>©</b>	<b>©</b>	8	8	8	8	8	8	£10,538		
£11,410	<b>(</b>	8	0	0	<b>©</b>	0	0	0	£11,410		
£12,282	<b>(3)</b>	8	8	8	8	8	8	<u>©</u>	£12,282	<u> </u>	
£13,154	<b>(3)</b>	8	8	8	8	8	8	<b>©</b>	£13,154		

RLVs less exis	ting use value			£2,000,000 £809,717	per hectare per acre		Community space/buildings		
Density - units/ha -> Build costs ->	40 uph £1023 per sqm	70 uph £1346 per sqm	100 uph £1679 per sqm	130 uph £1787 per sqm	160 uph £1830 per sqm	190 uph £1884 per sqm	220 uph £1959 per sqm	250 uph £2013 per sqm	
Sales value per sq m	<u> </u>								Sal
£2.691	8	8	8	8	8	8	8	8	

units/na ->	40 upn	70 upn	100 upn	130 upn	160 upn	190 upn	220 upn	250 upn			
Build costs ->	£1023 per sqm	£1346 per sqm	£1679 per sqm	£1787 per sqm	£1830 per sqm	£1884 per sqm	£1959 per sqm	£2013 per sqm			
Sales value									Sales value		
per sq m									per sq m	Market value range 201	1 Market value range 2007
£2,691	8	8	8	8	8	8	8	8	£2,691		
£3,563	8	8	8	8	8	8	8	(3)	£3,563		
£4,435	<b>©</b>	8	8	8	8	8	8	8	£4,435		
£5,307	<b>©</b>	0	0	<b>©</b>	<b>©</b>	<b>(a)</b>	8	8	£5,307		
£6,179	<b>©</b>	8	<b>©</b>	<b>©</b>	<u>©</u>	0	9	8	£6,179		
£7,050	<u>©</u>	8	<b>(3)</b>	<u>(3)</u>	<u>(3)</u>	<b>(3)</b>	<b>(3)</b>	8	£7,050		
£7,922	<b>©</b>	<b>©</b>	<b>(3)</b>	<u>©</u>	<u>©</u>	<b>(3)</b>	<b>(3)</b>	8	£7,922		
£8,794	<b>©</b>	<b>©</b>	<b>(3)</b>	<u>©</u>	<u>©</u>	<b>(3)</b>	<b>(3)</b>	8	£8,794		
£9,666	<b>©</b>	<b>©</b>	<b>(3)</b>	<b>©</b>	<b>(3)</b>	<b>©</b>	<b>©</b>	8	£9,666		
£10,538	<b>©</b>	8	<b>©</b>	<b>©</b>	<u>©</u>	0	9	8	£10,538		
£11,410	<b>©</b>	8	<b>©</b>	<b>©</b>	<u>©</u>	0	9	8	£11,410		
£12,282	<b>©</b>	8	0	0	0	0	0	8	£12,282		
£13,154	<b>©</b>	8	0	0	0	0	0	8	£13,154		
£13,993	<u>(3)</u>	8	(6)	<u>©</u>	<u>(3)</u>	(6)	(6)	8	£13,993		

	15								
Density -									
units/ha ->	40 uph	70 uph	100 uph	130 uph	160 uph	190 uph	220 uph	250 uph	
Build costs ->	£1023 per sqm	£1346 per sqm	£1679 per sqm	£1787 per sqm	£1830 per sqm	£1884 per sqm	£1959 per sqm	£2013 per sqm	
Sales value									Sales value
per sm									per sm

% SR	70%
% SO	30%
S106 (private)	£15,000 per unit
S106 (affordable)	£15,000 per unit
CSH (% uplift on Private)	5%
CSH (% unlift on AH)	11%

40%

£2,691	348,950	- 1,789,750	- 5,133,968	- 7,641,011	- 9,708,447	- 12,307,635	- 15,995,588	- 18,918,913	£2,691
£3,563	1,746,551	504,810	- 2,328,914	- 4,123,549	- 5,718,081	- 7,551,719	- 10,387,028	- 12,787,925	£3,563
£4,435	3,133,679	2,781,562	459,040	- 611,821	- 1,727,716	- 2,795,803	- 4,778,467	- 6,656,938	£4,435
£5,307	4,520,806	5,039,448	3,225,411	2,849,864	2,212,197	1,909,451	788,144	- 556,194	£5,307
£6,179	5,907,932	7,294,035	5,991,782	6,278,412	6,133,353	6,592,805	6,267,980	5,490,859	£6,179
£7,050	7,295,059	9,548,622	8,758,152	9,706,959	10,026,965	11,233,408	11,732,744	11,537,913	£7,050
£7,922	8,682,187	11,803,210	11,513,606	13,135,508	13,920,579	15,874,009	17,197,508	17,566,549	£7,922
£8,794	10,069,314	14,057,797	14,258,821	16,564,055	17,814,192	20,514,611	22,662,272	23,557,976	£8,794
£9,666	11,451,745	16,304,653	16,994,634	19,980,818	21,694,186	25,138,981	28,071,595	29,528,152	£9,666
£10,538	12,715,068	18,356,219	19,492,970	23,099,907	25,230,206	29,353,386	32,994,650	34,961,545	£10,538
£11,410	13,975,900	20,407,785	21,991,305	26,216,244	28,754,670	33,563,952	37,917,704	40,394,938	£11,410
£12,282	15,236,731	22,459,351	24,489,641	29,320,509	32,271,782	37,755,822	42,840,759	45,828,332	£12,282
£13,154	16,497,563	24,510,917	26,987,976	32,424,773	35,788,896	41,947,692	47,763,814	51,261,726	£13,154
£13 993	17 711 698	26 486 499	29 393 780	35 414 064	39 175 745	45 984 307	52 504 534	56 493 883	£13 993

RLVs less existing	use	value
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# £22,794,353 per hectare £9,228,483 per acre

#### Offices

Density											
units/ha ->	40 uph	70 uph	100 uph	130 uph	160 uph	190 uph	220 uph	250 uph			
Build costs ->	£1023 per sqm	£1346 per sqm	£1679 per sqm	£1787 per sqm	£1830 per sqm	£1884 per sqm	£1959 per sqm	£2013 per sqm			
Sales value									Sales value		
per sq m									per sq m	Market value range 2011	Market value range 2007
£2,691	- 22,445,403	- 24,584,103	- 27,928,321	- 30,435,364	- 32,502,800	- 35,101,988	- 38,789,941	- 41,713,266	£2,691		
£3,563	- 21,047,802	- 22,289,543	- 25,123,267	- 26,917,902	- 28,512,434	- 30,346,072	- 33,181,381	- 35,582,278	£3,563		
£4,435	- 19,660,674	- 20,012,791	- 22,335,313	- 23,406,174	- 24,522,069	- 25,590,156	- 27,572,820	- 29,451,291	£4,435		
£5,307	- 18,273,547	- 17,754,905	- 19,568,942	- 19,944,489	- 20,582,156	- 20,884,902	- 22,006,209	- 23,350,547	£5,307		4
£6,179	- 16,886,421	- 15,500,318	- 16,802,571	- 16,515,941	- 16,661,000	- 16,201,548	- 16,526,373	- 17,303,494	£6,179		
£7,050	- 15,499,294	- 13,245,731	- 14,036,201	- 13,087,394	- 12,767,388	- 11,560,945	- 11,061,609	- 11,256,440	£7,050		
£7,922	- 14,112,166	- 10,991,143	- 11,280,747	- 9,658,845	- 8,873,774	- 6,920,344	- 5,596,845	- 5,227,804	£7,922		
£8,794	- 12,725,039	- 8,736,556	- 8,535,532	- 6,230,298	- 4,980,161	- 2,279,742	- 132,081	763,623	£8,794		
£9,666	- 11,342,608	- 6,489,700	- 5,799,719	- 2,813,535	- 1,100,167	2,344,628	5,277,242	6,733,799	£9,666		
£10,538	- 10,079,285	- 4,438,134	- 3,301,383	305,554	2,435,853	6,559,033	10,200,297	12,167,192	£10,538		
£11,410	- 8,818,453	- 2,386,568	- 803,048	3,421,891	5,960,317	10,769,599	15,123,351	17,600,585	£11,410		
£12,282	- 7,557,622	- 335,002	1,695,288	6,526,156	9,477,429	14,961,469	20,046,406	23,033,979	£12,282	•	
£13,154	- 6,296,790	1,716,564	4,193,623	9,630,420	12,994,543	19,153,339	24,969,461	28,467,373	£13,154		
£13,993	- 5,082,655	3,692,146	6,599,427	12,619,711	16,381,392	23,189,954	29,710,181	33,699,530	£13,993		

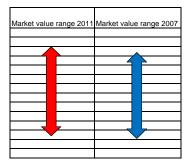
### RLVs less existing use value

Density -

# £27,002,840 per hectare £10,932,324 per acre

### Residential

units/ha ->	40 uph	70 uph	100 uph	130 uph	160 uph	190 uph	220 uph	250 uph	
Build costs ->		£1346 per sqm						£2013 per sqm	
Sales value									Sales value
per sq m									per sq m
£2,691	- 26,653,890	- 28,792,590	- 32,136,808	- 34,643,851	- 36,711,287	- 39,310,475	- 42,998,428	- 45,921,753	£2,691
£3,563	- 25,256,289	- 26,498,030	- 29,331,754	- 31,126,389	- 32,720,921	- 34,554,559	- 37,389,868	- 39,790,765	£3,563
£4,435	- 23,869,161	- 24,221,278	- 26,543,800	- 27,614,661	- 28,730,556	- 29,798,643	- 31,781,307	- 33,659,778	£4,435
£5,307	- 22,482,034	- 21,963,392	- 23,777,429	- 24,152,976	- 24,790,643	- 25,093,389	- 26,214,696	- 27,559,034	£5,307
£6,179	- 21,094,908	- 19,708,805	- 21,011,058	- 20,724,428	- 20,869,487	- 20,410,035	- 20,734,860	- 21,511,981	£6,179
£7,050	- 19,707,781	- 17,454,218	- 18,244,688	- 17,295,881	- 16,975,875	- 15,769,432	- 15,270,096	- 15,464,927	£7,050
£7,922	- 18,320,653	- 15,199,630	- 15,489,234	- 13,867,332	- 13,082,261	- 11,128,831	- 9,805,332	- 9,436,291	£7,922
£8,794	- 16,933,526	- 12,945,043	- 12,744,019	- 10,438,785	- 9,188,648	- 6,488,229	- 4,340,568	- 3,444,864	£8,794
£9,666	- 15,551,095	- 10,698,187	- 10,008,206	- 7,022,022	- 5,308,654	- 1,863,859	1,068,756	2,525,313	£9,666
£10,538	- 14,287,772	- 8,646,621	- 7,509,870	- 3,902,933	- 1,772,634	2,350,547	5,991,811	7,958,706	£10,538
£11,410	- 13,026,940	- 6,595,055	- 5,011,535	- 786,596	1,751,831	6,561,113	10,914,865	13,392,099	£11,410
£12,282	- 11,766,109	- 4,543,489	- 2,513,199	2,317,670	5,268,943	10,752,983	15,837,920	18,825,493	£12,282
£13 154	- 10 505 277	- 2 491 923	- 14 864	5 421 934	8 786 057	14 944 853	20 760 975	24 258 887	£13 154



### RLVs less existing use value

Density -

£13,993 - 9,291,142 -

# £4,544,800 per hectare £1,840,000 per acre

516,341 2,390,941

## Industsrial / warehousing

units/ha ->	40 uph	70 uph	100 uph	130 uph	160 uph	190 uph	220 uph	250 uph			
Build costs ->	£1023 per sqm	£1346 per sqm	£1679 per sqm	£1787 per sqm	£1830 per sqm	£1884 per sqm	£1959 per sqm	£2013 per sqm	]		
Sales value									Sales value		
per sq m									per sq m	Market value range 2011	Market value range 2007
£2,691	- 4,195,850	- 6,334,550	- 9,678,768	- 12,185,811	- 14,253,247	- 16,852,435	- 20,540,388	- 23,463,713	£2,691		
£3,563	- 2,798,249	- 4,039,990				- 12,096,519	- 14,931,828	- 17,332,725			
£4,435	- 1,411,121	- 1,763,238		- 5,156,621	- 6,272,516		- 9,323,267	- 11,201,738			
£5,307	- 23,994	494,648		- 1,694,936		- 2,635,349	- 3,756,656		£5,307		
£6,179	1,363,132	2,749,235	1,446,982	1,733,612		2,048,005	1,723,180	946,059			
£7,050	2,750,259	5,003,822	4,213,352	5,162,159	5,482,165	6,688,608	7,187,944	6,993,113	£7,050		
£7,922	4,137,387	7,258,410	6,968,806	8,590,708	9,375,779	11,329,209	12,652,708	13,021,749			
£8,794	5,524,514	9,512,997	9,714,021	12,019,255	13,269,392	15,969,811	18,117,472	19,013,176			
£9,666	6,906,945	11,759,853	12,449,834	15,436,018	17,149,386	20,594,181	23,526,795	24,983,352			
£10,538	8,170,268	13,811,419	14,948,170	18,555,107	20,685,406	24,808,586	28,449,850	30,416,745			
£11,410	9,431,100	15,862,985	17,446,505	21,671,444	24,209,870	29,019,152	33,372,904	35,850,138			
£12,282	10,691,931	17,914,551	19,944,841	24,775,709	27,726,982	33,211,022	38,295,959	41,283,532	£12,282	_	
£13,154	11,952,763	19,966,117	22,443,176	27,879,973	31,244,096	37,402,892	43,219,014	46,716,926			
£13,993	13,166,898	21,941,699	24,848,980	30,869,264	34,630,945	41,439,507	47,959,734	51,949,083	£13,993		

8,411,225 12,172,906 18,981,468 25,501,695 29,491,044

### RLVs less existing use value

# £2,000,000 per hectare £809,717 per acre

# Community space/buildings £700,000 infrastructure per ha

Density -									]		
units/ha ->	40 uph	70 uph	100 uph	130 uph	160 uph	190 uph	220 uph	250 uph			
Build costs ->	£1023 per sqm	£1346 per sqm	£1679 per sqm	£1787 per sqm	£1830 per sqm	£1884 per sqm	£1959 per sqm	£2013 per sqm			
Sales value									Sales value		
£per sq m									£per sq m	Market value range 2011	Market value range 2007
£2,691	- 2,351,050	- 4,489,750	- 7,833,968	- 10,341,011	- 12,408,447	- 15,007,635	- 18,695,588	- 21,618,913	£2,691		
£3,563	- 953,449	- 2,195,190	- 5,028,914	- 6,823,549	- 8,418,081	- 10,251,719	- 13,087,028	- 15,487,925	£3,563		
£4,435	433,679	81,562	- 2,240,960	- 3,311,821	- 4,427,716	- 5,495,803	- 7,478,467	- 9,356,938	£4,435		
£5,307	1,820,806	2,339,448	525,411	149,864	- 487,803	- 790,549	- 1,911,856	- 3,256,194	£5,307		
£6,179	3,207,932	4,594,035	3,291,782	3,578,412	3,433,353	3,892,805	3,567,980	2,790,859	£6,179		
£7,050	4,595,059	6,848,622	6,058,152	7,006,959	7,326,965	8,533,408	9,032,744	8,837,913	£7,050		
£7,922	5,982,187	9,103,210	8,813,606	10,435,508	11,220,579	13,174,009	14,497,508	14,866,549	£7,922		
£8,794	7,369,314	11,357,797	11,558,821	13,864,055	15,114,192	17,814,611	19,962,272	20,857,976	£8,794		
£9,666	8,751,745	13,604,653	14,294,634	17,280,818	18,994,186	22,438,981	25,371,595	26,828,152	£9,666		
£10,538	10,015,068	15,656,219	16,792,970	20,399,907	22,530,206	26,653,386	30,294,650	32,261,545	£10,538		
£11,410	11,275,900	17,707,785	19,291,305	23,516,244	26,054,670	30,863,952	35,217,704	37,694,938	£11,410		
£12,282	12,536,731	19,759,351	21,789,641	26,620,509	29,571,782	35,055,822	40,140,759	43,128,332	£12,282		
£13,154	13,797,563	21,810,917	24,287,976	29,724,773	33,088,896	39,247,692	45,063,814	48,561,726	£13,154		

MODEL 15	5							
Density - units/ha ->	40 uph	70 uph	100 uph	130 uph	160 uph	190 uph	220 uph	250 uph

Build costs -> Sales value psm

psm									psiii
£2,691	348,950	- 1,789,750	- 5,133,968	- 7,641,011	- 9,708,447	- 12,307,635	- 15,995,588	- 18,918,913	2,691
£3,563	1,746,551	504,810	- 2,328,914	- 4,123,549	- 5,718,081	- 7,551,719	- 10,387,028	- 12,787,925	3,563
£4,435	3,133,679	2,781,562	459,040	- 611,821	- 1,727,716	- 2,795,803	- 4,778,467	- 6,656,938	4,435
£5,307	4,520,806	5,039,448	3,225,411	2,849,864	2,212,197	1,909,451	788,144	- 556,194	5,307
£6,179	5,907,932	7,294,035	5,991,782	6,278,412	6,133,353	6,592,805	6,267,980	5,490,859	6,179
£7,050	7,295,059	9,548,622	8,758,152	9,706,959	10,026,965	11,233,408	11,732,744	11,537,913	7,050
£7,922	8,682,187	11,803,210	11,513,606	13,135,508	13,920,579	15,874,009	17,197,508	17,566,549	7,922
£8,794	10,069,314	14,057,797	14,258,821	16,564,055	17,814,192	20,514,611	22,662,272	23,557,976	8,794
£9,666	11,451,745	16,304,653	16,994,634	19,980,818	21,694,186	25,138,981	28,071,595	29,528,152	9,666
£10,538	12,715,068	18,356,219	19,492,970	23,099,907	25,230,206	29,353,386	32,994,650	34,961,545	10,538
£11,410	13,975,900	20,407,785	21,991,305	26,216,244	28,754,670	33,563,952	37,917,704	40,394,938	11,410
£12,282	15,236,731	22,459,351	24,489,641	29,320,509	32,271,782	37,755,822	42,840,759	45,828,332	12,282
£13,154	16,497,563	24,510,917	26,987,976	32,424,773	35,788,896	41,947,692	47,763,814	51,261,726	13,154
£13,993	17,711,698	26,486,499	29,393,780	35,414,064	39,175,745	45,984,307	52,504,534	56,493,883	13,993

Aff Hsg	40%
% SR	709
% SO	30%
S106 (private)	£15,000 per un
0400 / //	045.000
S106 (affordable)	£15,000 per un
CIL	
CSH (average unit cost)	£10,203 per un
Grant	N
Dovolopor's profit	200

Sales value

£13,993

£13,154

£13,993

RLVs less existing use value	£22,794,353 per hectare	Offices
	CO 220 402 mar ages	

Density -											
units/ha ->	40 uph	70 uph	100 uph	130 uph	160 uph	190 uph	220 uph	250 uph			
Build costs->	£1023 per sqm	£1346 per sqm	£1679 per sqm	£1787 per sqm	£1830 per sqm	£1884 per sqm	£1959 per sqm	£2013 per sqm			
Sales value £per sq m									Sales value £per sq m	Market value range	2011 Market value range 2007
£2,691	8	8	8	8	8	8	8	8	£2,691		
£3,563	8	8	8	8	8	8	8	8	£3,563		
£4,435	8	8	8	8	8	8	8	8	£4,435		
£5,307	8	8	8	8	8	8	8	8	£5,307		
£6,179	8	8	8	8	8	8	8	8	£6,179		
£7,050	8	8	8	8	8	8	8	8	£7,050		
£7,922	8	8	8	8	8	8	8	8	£7,922		
£8,794	8	8	8	8	8	<b>(a)</b>	<u>@</u>	(2)	£8,794		
£9,666	8	8	8	<u>@</u>	<u>@</u>	<u>@</u>	8	8	£9,666		
£10,538	8	8	<u> </u>	<u>@</u>	<u>@</u>	8	8	8	£10,538		
£11,410	8	<u>@</u>	<b>(4)</b>	0	0	0	0	0	£11,410		
£12,282	8	<u>@</u>	<u> </u>	0	0	0	0	0	£12,282		
£13 154	8	<u>(2)</u>	0	8	(8)	8	(3)	0	£13 154		

£27,002,840 per hectare £10,932,324 per acre RLVs less existing use value Density -units/ha -> Build costs ->

£13,993

£13,993

£13,154

£13,993

40 uph

Density -											
units/ha ->	40 uph	70 uph	100 uph	130 uph	160 uph	190 uph	220 uph	250 uph			
Build costs ->	£1023 per sqm	£1346 per sqm	£1679 per sqm	£1787 per sqm	£1830 per sqm	£1884 per sqm	£1959 per sqm	£2013 per sqm			_
Sales value per sq m									Sales value per sq m	Market value range 201	1 Market value range 2007
£2,691	8	8	8	8	8	8	8	8	£2,691		
£3,563	8	8	8	8	8	8	8	8	£3,563		
£4,435	8	8	8	8	8	8	8	8	£4,435		
£5,307	8	8	8	8	8	8	8	8	£5,307		
£6,179	8	8	8	8	8	8	8	8	£6,179		
£7,050	8	8	8	8	8	8	8	8	£7,050		
£7,922	8	8	8	8	8	8	8	8	£7,922		
£8,794	8	8	8	8	8	8	8	<u> </u>	£8,794		
£9,666	8	8	8	8	8	<b>(4)</b>	<b>(4)</b>	<u> </u>	£9,666		
£10,538	8	8	8			<b>(2)</b>	0	0	£10,538		
£11,410	8	8	8			0	0	0	£11,410		
£12,282	8	8	<u> </u>	<u> </u>	<u> </u>	0	0	8	£12,282		
£13.154	8	<u> </u>	<u>@</u>	(3)	<b>(C)</b>	(8)	(9)	(3)	£13.154		

### Industsrial / warehousing £4,544,800 per hectare £1,840,000 per acre RLVs less existing use value Density -units/ha ->

130 uph

160 uph

100 uph

Build costs ->	£1023 per so	m £1346 per sqm	£1679 per sqm	£1787 per sqm	£1830 per sqm	£1884 per sqm	£1959 per sqm	£2013 per sqm	ı		
Sales value £per sq m									Sales value £per sq m	Market value range 201	1 Market value range 2007
£2,691	8	8	8	8	8	8	8	8	£2,691		
£3,563	8	8	8	8	8	8	8	8	£3,563		
£4,435	8	8	8	8	8	8	8	8	£4,435		
£5,307	<u>@</u>	<u> </u>	8	8	8	8	8	8	£5,307		
£6,179	8	0	<b>©</b>	<u>©</u>	8	8	8	9	£6,179		
£7,050	8	0	<b>©</b>	<u>©</u>	8	8	8	<b>(3)</b>	£7,050		
£7,922	8	0	<b>(3)</b>	<u>©</u>	8	8	8	<b>(3)</b>	£7,922		
£8,794	<b>(9)</b>	0	<u>©</u>	<b>©</b>	8	8	8	<u>©</u>	£8,794		
£9,666	<b>(9)</b>	0	<u>©</u>	<b>©</b>	8	8	8	<u>©</u>	£9,666		
£10,538	<b>(9)</b>	0	<u>©</u>	<b>©</b>	8	8	8	<u>©</u>	£10,538		
£11,410	<b>(9)</b>	0	<u>©</u>	<b>©</b>	8	8	8	<u>©</u>	£11,410		
£12,282	0	9	0	0	0	0	0	0	£12,282		
		_									+

220 uph

RLVs less existing use value	£2,000,000 per hectare	Community space/buildings
	£809.717 per acre	

Density - units/ha ->	40 uph	70 uph	100 uph	130 uph	160 uph	190 uph	220 uph	250 uph			
Build costs ->	£1023 per sqm	£1346 per sqm	£1679 per sqm	£1787 per sqm	£1830 per sqm	£1884 per sqm	£1959 per sqm	£2013 per sqm	<b>-</b>		
Sales value									Sales value	Mandant color and a color	Manus
per sq m	•	•		•		•			per sq m	Market value range 201	Market value range 2007
£2,691	8	8	8	8	8	8	8	8	£2,691		
£3,563	8	8	8	8	8	8	8	8	£3,563		
£4,435	<b>(3)</b>	<u> </u>	8	8	8	8	8	8	£4,435		
£5,307	<b>(3)</b>	8	<u> </u>	<b>(a)</b>	8	8	8	8	£5,307		
£6,179	<b>(3)</b>	8	<u> </u>	8	<u>©</u>	<u> </u>	<b>©</b>	8	£6,179		
£7,050	<b>(3)</b>	<u>(8)</u>	<u>(3)</u>	<u>(8)</u>	<u>(3)</u>	<u>(3)</u>	<u>©</u>	8	£7,050		
£7,922	<b>(3)</b>	8	<u>(3)</u>	8	<u>©</u>	<u></u>	<u>©</u>	8	£7,922		
£8,794	<b>(3)</b>	8	<u> </u>	8	<u>©</u>	8	8	8	£8,794		
£9,666	<b>©</b>	<u></u>	<u> </u>	<u></u>	<u>©</u>	<u></u>	0	8	£9,666		
£10,538	<b>©</b>	<u> </u>	0	0	£10,538						
£11,410	<b>©</b>	<u> </u>	0	0	£11,410						
£12,282	<b>(3)</b>	<u> </u>	<u> </u>	<u> </u>	<u>©</u>	8	0	8	£12,282	<b>V</b>	
£13,154	<u> </u>	8	<u>©</u>	8	<b>©</b>	8	<b>©</b>	<u>©</u>	£13,154		
£13,993	<u> </u>	8	<u>©</u>	8	<u>©</u>	<u>©</u>	<u> </u>	8	£13,993		

MODEL 16 Density -	3								]
units/ha ->	40 uph	70 uph	100 uph	130 uph	160 uph	190 uph	220 uph	250 uph	
Build costs ->	£1023 per sqm	£1346 per sqm	£1679 per sqm	£1787 per sqm	£1830 per sqm	£1884 per sqm	£1959 per sqm	£2013 per sqm	
Sales value per sm									Sales value per sm

% SR	60%
% SO	40%
S106 (private)	£4,500 per unit
S106 (affordable)	£4,500 per unit
CSH (% uplift on Private)	5%
CSH (% uplift on AH)	11%

£2,691	786,022	- 1,005,943	- 4,015,324	- 6,169,278	- 7,875,794	- 10,131,322	- 13,445,271	- 16,021,265	£2,691
£3,563	2,219,186	1,347,553	- 1,125,746	- 2,545,891	- 3,763,061	- 5,229,562	- 7,663,411	- 9,699,345	£3,563
£4,435	3,647,402	3,684,702	1,730,727	1,051,101	328,538	- 343,426	- 1,882,039	- 3,377,424	£4,435
£5,307	5,075,620	6,006,963	4,580,506	4,595,264	4,385,209	4,491,519	3,799,639	2,872,545	£5,307
£6,179	6,503,836	8,329,225	7,430,285	8,126,965	8,398,798	9,285,134	9,433,256	9,108,071	£6,179
£7,050	7,932,054	10,651,487	10,270,939	11,658,667	12,411,609	14,067,802	15,066,873	15,334,139	£7,050
£7,922	9,360,270	12,973,748	13,098,447	15,190,367	16,424,420	18,850,469	20,700,489	21,511,578	£7,922
£8,794	10,786,321	15,296,009	15,925,954	18,722,068	20,437,230	23,633,137	26,293,685	27,689,017	£8,794
£9,666	12,203,238	17,607,961	18,740,926	22,236,958	24,423,981	28,394,162	31,857,863	33,838,119	£9,666
£10,538	13,464,070	19,659,527	21,239,262	25,341,222	27,941,094	32,586,644	36,780,917	39,271,513	£10,538
£11,410	14,724,902	21,711,094	23,737,597	28,445,486	31,458,206	36,778,514	41,703,972	44,704,906	£11,410
£12,282	15,985,733	23,762,660	26,235,932	31,549,750	34,975,319	40,970,385	46,627,027	50,138,300	£12,282
£13,154	17,246,565	25,812,032	28,734,268	34,654,015	38,492,431	45,162,254	51,550,082	55,571,693	£13,154
£13.993	18,460,699	27.782.885	31,140,073	37.643.307	41.879.281	49.198.869	56.290.801	60.803.850	£13.993

£2,691	786,022	- 1,005,943	- 4,015,324	- 6,169,278	- 7,875,794	- 10,131,322	- 13,445,271	- 16,021,265	£2,691
£3,563	2,219,186	1,347,553	- 1,125,746	- 2,545,891	- 3,763,061	- 5,229,562	- 7,663,411	- 9,699,345	£3,563
£4,435	3,647,402	3,684,702	1,730,727	1,051,101	328,538	- 343,426	- 1,882,039	- 3,377,424	£4,435
£5,307	5,075,620	6,006,963	4,580,506	4,595,264	4,385,209	4,491,519	3,799,639	2,872,545	£5,307
£6,179	6,503,836	8,329,225	7,430,285	8,126,965	8,398,798	9,285,134	9,433,256	9,108,071	£6,179
£7,050	7,932,054	10,651,487	10,270,939	11,658,667	12,411,609	14,067,802	15,066,873	15,334,139	£7,050
£7,922	9,360,270	12,973,748	13,098,447	15,190,367	16,424,420	18,850,469	20,700,489	21,511,578	£7,922
£8,794	10,786,321	15,296,009	15,925,954	18,722,068	20,437,230	23,633,137	26,293,685	27,689,017	£8,794
£9,666	12,203,238	17,607,961	18,740,926	22,236,958	24,423,981	28,394,162	31,857,863	33,838,119	£9,666
£10,538	13,464,070	19,659,527	21,239,262	25,341,222	27,941,094	32,586,644	36,780,917	39,271,513	£10,538
£11,410	14,724,902	21,711,094	23,737,597	28,445,486	31,458,206	36,778,514	41,703,972	44,704,906	£11,410
£12,282	15,985,733	23,762,660	26,235,932	31,549,750	34,975,319	40,970,385	46,627,027	50,138,300	£12,282
£13,154	17,246,565	25,812,032	28,734,268	34,654,015	38,492,431	45,162,254	51,550,082	55,571,693	£13,154
£13,993	18,460,699	27,782,885	31,140,073	37,643,307	41,879,281	49,198,869	56,290,801	60,803,850	£13,993

### RLVs less existing use value

Density -

# £22,794,353 per hectare £9,228,483 per acre

#### Offices

units/ha ->	40 uph	70 uph	100 uph	130 uph	160 uph	190 uph	220 uph	250 uph			
Build costs ->	£1023 per sqm	£1346 per sqm	£1679 per sqm	£1787 per sqm	£1830 per sqm	£1884 per sqm	£1959 per sqm	£2013 per sqm			
Sales value									Sales value		
per sq m									per sq m	Market value range 2011	Market value range 2007
£2,691	- 22,008,331	- 23,800,296	- 26,809,677	- 28,963,631	- 30,670,147	- 32,925,675	- 36,239,624	- 38,815,618	£2,691		
£3,563	- 20,575,167	- 21,446,800	- 23,920,099	- 25,340,244	- 26,557,414	- 28,023,915	- 30,457,764	- 32,493,698	£3,563		
£4,435	- 19,146,951	- 19,109,651	- 21,063,626	- 21,743,252	- 22,465,815	- 23,137,779	- 24,676,392	- 26,171,777	£4,435		
£5,307	- 17,718,733	- 16,787,390	- 18,213,847	- 18,199,089	- 18,409,144	- 18,302,834	- 18,994,714	- 19,921,808	£5,307	1 7 7	
£6,179	- 16,290,517	- 14,465,128	- 15,364,068	- 14,667,388	- 14,395,555	- 13,509,219	- 13,361,097	- 13,686,282	£6,179		
£7,050	- 14,862,299	- 12,142,866	- 12,523,414	- 11,135,686	- 10,382,744	- 8,726,551	- 7,727,480	- 7,460,214	£7,050		
£7,922	- 13,434,083	- 9,820,605	- 9,695,906	- 7,603,986	- 6,369,933	- 3,943,884	- 2,093,864	- 1,282,775	£7,922		
£8,794	- 12,008,032	- 7,498,344	- 6,868,399	- 4,072,285	- 2,357,123	838,784	3,499,332	4,894,664	£8,794		
£9,666	- 10,591,115	- 5,186,392	- 4,053,427	- 557,395	1,629,628	5,599,809	9,063,510	11,043,766	£9,666		
£10,538	- 9,330,283	- 3,134,826	- 1,555,091	2,546,869	5,146,741	9,792,291	13,986,564	16,477,160	£10,538		
£11,410	- 8,069,451	- 1,083,259	943,244	5,651,133	8,663,853	13,984,161	18,909,619	21,910,553	£11,410		
£12,282	- 6,808,620	968,307	3,441,579	8,755,397	12,180,966	18,176,032	23,832,674	27,343,947	£12,282		

### RLVs less existing use value

Density -

# £27,002,840 per hectare £10,932,324 per acre

### Residential

units/ha ->	40 uph	70 uph	100 uph	130 uph	160 uph	190 uph	220 uph	250 uph	
Build costs ->	£1023 per sqm	£1346 per sqm	£1679 per sqm	£1787 per sqm	£1830 per sqm	£1884 per sqm	£1959 per sqm	£2013 per sqm	
Sales value									Sales value
per sq m									per sq m
£2,691	- 26,216,818	- 28,008,783	- 31,018,164	- 33,172,118	- 34,878,634	- 37,134,162	- 40,448,111	- 43,024,105	£2,691
£3,563	- 24,783,654	- 25,655,287	- 28,128,586	- 29,548,731	- 30,765,901	- 32,232,402	- 34,666,251	- 36,702,185	£3,563
£4,435	- 23,355,438	- 23,318,138	- 25,272,113	- 25,951,739	- 26,674,302	- 27,346,266	- 28,884,879	- 30,380,264	£4,435
£5,307	- 21,927,220	- 20,995,877	- 22,422,334	- 22,407,576	- 22,617,631	- 22,511,321	- 23,203,201	- 24,130,295	£5,307
£6,179	- 20,499,004	- 18,673,615	- 19,572,555	- 18,875,875	- 18,604,042	- 17,717,706	- 17,569,584	- 17,894,769	£6,179
£7,050	- 19,070,786	- 16,351,353	- 16,731,901	- 15,344,173	- 14,591,231	- 12,935,038	- 11,935,967	- 11,668,701	£7,050
£7,922	- 17,642,570	- 14,029,092	- 13,904,393	- 11,812,473	- 10,578,420	- 8,152,371	- 6,302,351	- 5,491,262	£7,922
£8,794	- 16,216,519	- 11,706,831	- 11,076,886	- 8,280,772	- 6,565,610	- 3,369,703	- 709,155	686,178	£8,794
£9,666	- 14,799,602	- 9,394,879	- 8,261,914	- 4,765,882	- 2,578,859	1,391,323	4,855,024	6,835,280	£9,666
£10,538	- 13,538,770	- 7,343,313	- 5,763,578	- 1,661,618	938,255	5,583,805	9,778,078	12,268,674	£10,538
£11,410	- 12,277,938	- 5,291,746	- 3,265,243	1,442,647	4,455,367	9,775,675	14,701,133	17,702,067	£11,410
£12,282	- 11,017,107	- 3,240,180	- 766,908	4,546,911	7,972,480	13,967,546	19,624,188	23,135,461	£12,282
£13,154	- 9,756,275	- 1,190,808	1,731,429	7,651,176	11,489,592	18,159,415	24,547,243	28,568,854	£13,154
£13,993	- 8,542,141	780,046	4,137,234	10,640,468	14,876,442	22,196,030	29,287,962	33,801,011	£13,993



### RLVs less existing use value

Density -

# £4,544,800 per hectare £1,840,000 per acre

### Industsrial / warehousing

units/ha ->	40 uph	70 uph	100 uph	130 uph	160 uph	190 uph	220 uph	250 uph			
Build costs ->	£1023 per sqm	£1346 per sqm	£1679 per sqm	£1787 per sqm	£1830 per sqm	£1884 per sqm	£1959 per sqm	£2013 per sqm			
Sales value									Sales value		
per sq m									per sq m	Market value range 20	11 Market value range 2007
£2,691	- 3,758,778	- 5,550,743	- 8,560,124	- 10,714,078	- 12,420,594	- 14,676,122	- 17,990,071	- 20,566,065	£2,691		
£3,563	- 2,325,614	- 3,197,247	- 5,670,546	- 7,090,691	- 8,307,861	- 9,774,362	- 12,208,211	- 14,244,145	£3,563		
£4,435	- 897,398	- 860,098	- 2,814,073	- 3,493,699	- 4,216,262	- 4,888,226	- 6,426,839	- 7,922,224	£4,435		
£5,307	530,820	1,462,163	35,706	50,464		- 53,281	- 745,161	- 1,672,255	£5,307		
£6,179	1,959,036	3,784,425	2,885,485	3,582,165	3,853,998	4,740,334	4,888,456	4,563,271	£6,179		
£7,050	3,387,254	6,106,687	5,726,139	7,113,867	7,866,809	9,523,002	10,522,073	10,789,339	£7,050		
£7,922	4,815,470	8,428,948	8,553,647	10,645,567	11,879,620	14,305,669	16,155,689	16,966,778	£7,922		
£8,794	6,241,521	10,751,209	11,381,154	14,177,268	15,892,430	19,088,337	21,748,885	23,144,217	£8,794		
£9,666	7,658,438	13,063,161	14,196,126	17,692,158	19,879,181	23,849,362	27,313,063	29,293,319			
£10,538	8,919,270	15,114,727	16,694,462	20,796,422	23,396,294	28,041,844	32,236,117	34,726,713	£10,538		
£11,410	10,180,102	17,166,294	19,192,797	23,900,686	26,913,406	32,233,714	37,159,172	40,160,106			_
£12,282	11,440,933	19,217,860	21,691,132	27,004,950	30,430,519	36,425,585	42,082,227	45,593,500			
£13,154	12,701,765	21,267,232	24,189,468	30,109,215	33,947,631	40,617,454	47,005,282	51,026,893	£13,154		
£13,993	13,915,899	23,238,085	26,595,273	33,098,507	37,334,481	44,654,069	51,746,001	56,259,050	£13,993		

### RLVs less existing use value

# £2,000,000 per hectare £809,717 per acre

# Community space/buildings £700,000 infrastructure per ha

Delisity -											
units/ha ->	40 uph	70 uph	100 uph	130 uph	160 uph	190 uph	220 uph	250 uph			
Build costs ->	£1023 per sqm	£1346 per sqm	£1679 per sqm	£1787 per sqm	£1830 per sqm	£1884 per sqm	£1959 per sqm	£2013 per sqm			
Sales value									Sales value		
£per sq m									£per sq m	Market value range 201	1 Market value range 2007
£2,691	- 1,913,978	- 3,705,943	- 6,715,324	- 8,869,278	- 10,575,794	- 12,831,322	- 16,145,271	- 18,721,265	£2,691		
£3,563	- 480,814	- 1,352,447	- 3,825,746	- 5,245,891	- 6,463,061	- 7,929,562	- 10,363,411	- 12,399,345	£3,563		
£4,435	947,402	984,702	- 969,273	- 1,648,899	- 2,371,462	- 3,043,426	- 4,582,039	- 6,077,424	£4,435		
£5,307	2,375,620	3,306,963	1,880,506	1,895,264	1,685,209	1,791,519	1,099,639	172,545	£5,307		
£6,179	3,803,836	5,629,225	4,730,285	5,426,965	5,698,798	6,585,134	6,733,256	6,408,071	£6,179		
£7,050	5,232,054	7,951,487	7,570,939	8,958,667	9,711,609	11,367,802	12,366,873	12,634,139	£7,050		
£7,922	6,660,270	10,273,748	10,398,447	12,490,367	13,724,420	16,150,469	18,000,489	18,811,578	£7,922		
£8,794	8,086,321	12,596,009	13,225,954	16,022,068	17,737,230	20,933,137	23,593,685	24,989,017	£8,794		
£9,666	9,503,238	14,907,961	16,040,926	19,536,958	21,723,981	25,694,162	29,157,863	31,138,119	£9,666		
£10,538	10,764,070	16,959,527	18,539,262	22,641,222	25,241,094	29,886,644	34,080,917	36,571,513	£10,538		
£11,410	12,024,902	19,011,094	21,037,597	25,745,486	28,758,206	34,078,514	39,003,972	42,004,906	£11,410		
£12,282	13,285,733	21,062,660	23,535,932	28,849,750	32,275,319	38,270,385	43,927,027	47,438,300	£12,282		
£13,154	14,546,565	23,112,032	26,034,268	31,954,015	35,792,431	42,462,254	48,850,082	52,871,693			
040.000	45 700 000	05 000 005	00 440 070	04 040 007	20 470 204	40 400 000	EO EOO 004	E0 400 0E0	040 000		

MODEL	16								
Density - units/ha ->		40 uph	70 uph	100 uph	130 uph	160 uph	190 uph	220 uph	250 uph
units/na ->	Ļ	40 upri	70 upn	100 upri	130 upri	160 upri	190 upn	220 upn	250 upn
D 31		04000	C404C	04070	04707	04000	04004	04000	00040

Build costs -> £1023 per sqm £1346 per sqm £1679 per sqm £1787 per sqm £1830 per sqm £1884 per sqm £1959 per sqm £2013 per sqm £2013 per sqm

psm									psm
£2,691	786,022	- 1,005,943	- 4,015,324	- 6,169,278	- 7,875,794	- 10,131,322	- 13,445,271	- 16,021,265	2,691
£3,563	2,219,186	1,347,553	- 1,125,746	- 2,545,891	- 3,763,061	- 5,229,562	- 7,663,411	- 9,699,345	3,563
£4,435	3,647,402	3,684,702	1,730,727	1,051,101	328,538	- 343,426	- 1,882,039	- 3,377,424	4,435
£5,307	5,075,620	6,006,963	4,580,506	4,595,264	4,385,209	4,491,519	3,799,639	2,872,545	5,307
£6,179	6,503,836	8,329,225	7,430,285	8,126,965	8,398,798	9,285,134	9,433,256	9,108,071	6,179
£7,050	7,932,054	10,651,487	10,270,939	11,658,667	12,411,609	14,067,802	15,066,873	15,334,139	7,050
£7,922	9,360,270	12,973,748	13,098,447	15,190,367	16,424,420	18,850,469	20,700,489	21,511,578	7,922
£8,794	10,786,321	15,296,009	15,925,954	18,722,068	20,437,230	23,633,137	26,293,685	27,689,017	8,794
£9,666	12,203,238	17,607,961	18,740,926	22,236,958	24,423,981	28,394,162	31,857,863	33,838,119	9,666
£10,538	13,464,070	19,659,527	21,239,262	25,341,222	27,941,094	32,586,644	36,780,917	39,271,513	10,538
£11,410	14,724,902	21,711,094	23,737,597	28,445,486	31,458,206	36,778,514	41,703,972	44,704,906	11,410
£12,282	15,985,733	23,762,660	26,235,932	31,549,750	34,975,319	40,970,385	46,627,027	50,138,300	12,282
£13 154	17 246 565	25 812 032	28 734 268	34 654 015	38 492 431	45 162 254	51 550 082	55 571 693	13 154

Aff Hsg	40%
% SR	60%
% SO	40%
S106 (private)	£4,500 per uni
S106 (affordable)	£4,500 per uni
CIL	
CSH (average unit cost)	£10,203 per uni
Grant	No
Developer's profit	20%

RLVs less existing use value

£22,794,353 per hectare £9,228,483 per acre Offices

Density -											
units/ha ->	40 uph	70 uph	100 uph	130 uph	160 uph	190 uph	220 uph	250 uph	]		
Build costs->	£1023 per sqm	£1346 per sqm	£1679 per sqm	£1787 per sqm	£1830 per sqm	£1884 per sqm	£1959 per sqm	£2013 per sqm	]	-	
Sales value £per sq m									Sales value £per sq m	Market value range 2011	Market value range 2007
£2,691	8	8	8	8	8	8	8	8	£2,691		
£3,563	8	8	8	8	8	8	8	8	£3,563		
£4,435	8	8	8	8	8	8	8	8	£4,435		
£5,307	8	8	8	8	8	8	8	8	£5,307		
£6,179	8	8	8	8	8	8	8	8	£6,179		
£7,050	8	8	8	8	8	8	8	8	£7,050		
£7,922	8	8	8	8	8	8			£7,922		
£8,794	8	8	8	8	<b>(a)</b>	<b>(a)</b>	0	0	£8,794		
£9,666	8	8	8	<u>@</u>	<b>(4)</b>	<b>(3)</b>	<b>(3)</b>	<b>(9</b> )	£9,666		
£10,538	8	<u> </u>	<u>(1)</u>	<u> </u>	0	0	0	<b>(</b>	£10,538		
£11,410	8	<u> </u>	<u>(1)</u>	0	0	0	0	<b>(</b>	£11,410		
£12,282	8	<u> </u>	0	0	<u>©</u>	0	0	<u> </u>	£12,282		
£13,154	8	(2)	0	0	0	0	0	0	£13,154		

RLVs less existing use value

£13,993

£27,002,840 per hectare £10,932,324 per acre

Density - units/ha ->	40 uph	70 uph	100 uph	130 uph	160 uph	190 uph	220 uph	250 uph	]		
Build costs ->				£1787 per sqm							
Sales value per sq m									Sales value per sq m	Market value range 2011	Market value range 2007
£2,691	8	8	8	8	8	8	8	8	£2,691		
£3,563	8	8	8	8	8	8	8	8	£3,563		
£4,435	8	8	8	8	8	8	8	8	£4,435		
£5,307	8	8	8	8	8	8	8	8	£5,307		ĺ
£6,179	8	8	8	8	8	8	8	8	£6,179		
£7,050	8	8	8	8	8	8	8	8	£7,050		
£7,922	8	8	8	8	8	8	8	8	£7,922		
£8,794	8	8	8	8	8	<b>(4)</b>	<u> </u>	<u>=</u>	£8,794		
£9,666	8	8	8	8	<u> </u>	<u>—</u>	0	0	£9,666		
£10,538	8	8	8	(=)	(2)	0	0	0	£10,538		
£11,410	8	8	(4)	(4)	0	0	0	0	£11,410		
£12,282	8	<u>=</u>	<b>(4)</b>	0	0	0	0	<b>©</b>	£12,282		
£13 154	B	<u>—</u>	<u>—</u>	(8)	(8)	(8)	(3)	(3)	£13 154		

RLVs less existing use value

£13,993

£4,544,800 per hectare £1,840,000 per acre

Industsrial / warehousing

£13,993

Density - units/ha ->	40 uph	70 uph	100 uph	130 uph	160 uph	190 uph	220 uph	250 uph	]		
Build costs -> Sales value £per sq m	£1023 per sqn	1 £1346 per sqiii	E 1679 per sqiii	£1767 per sqiii	£1630 per sqiii	£1664 per sqiii	£ 1959 per sqiii	£2013 per sqm	Sales value £per sq m	Market value range 2011	Market value range 2007
£2,691	8	8	8	8	8	8	8	8	£2,691	Ĭ	J
£3,563	8	8	8	8	8	8	8	8	£3,563		
£4,435	8	8	8	8	8	8	8	8	£4,435		
£5,307	<u>(4)</u>	<b>©</b>	<u>@</u>	<u> </u>	<u> </u>	<u>@</u>	8	8	£5,307		1
£6,179	<b>©</b>	0	0	<b>3</b>	<u> </u>	0	0	0	£6,179		
£7,050	<b>©</b>	0	0	0	0	0	0	0	£7,050		
£7,922	<b>©</b>	0	0	0	0	0	0	0	£7,922		
£8,794	<b>©</b>	<b>©</b>	0	<u> </u>	<u>©</u>	0	0	0	£8,794		
£9,666	<b>©</b>	<b>©</b>	0	<u> </u>	<u>©</u>	0	0	0	£9,666		
£10,538	<u>©</u>	<b>©</b>	0	0	0	0	0	0	£10,538		
£11,410	<u> </u>	0	0	0	0	0	0	0	£11,410		
£12,282	<b>©</b>	0	0	0	0	0	0	0	£12,282		
£13,154	<b>©</b>	0	0	0	0	0	0	0	£13,154		
£13.993	<u>(9)</u>	(3)	(3)	(9)	<u>(9)</u>	(9)	(8)	(8)	£13.993		

RLVs less existing use value

£2,000,000 per hectare £809,717 per acre

Density -											
units/ha ->	40 uph	70 uph	100 uph	130 uph	160 uph	190 uph	220 uph	250 uph			
Build costs ->	£1023 per sqm	£1346 per sqm	£1679 per sqm	£1787 per sqm	£1830 per sqm	£1884 per sqm	£1959 per sqm	£2013 per sqm	]		
Sales value									Sales value		
per sq m									per sq m	Market value range 20	11 Market value range 2007
£2,691	8	8	8	8	8	8	8	8	£2,691		
£3,563	8	8	8	8	8	8	8	8	£3,563		
£4,435	<b>©</b>	0	8	8	8	8	8	8	£4,435		
£5,307	<b>©</b>	0	0	0	0	0	0	<b>(4)</b>	£5,307		
£6,179	<b>©</b>	0	0	0	0	0	0	0	£6,179		
£7,050	<b>©</b>	0	<u> </u>	<b>(</b>	<b>©</b>	<b>©</b>	0	0	£7,050		
£7,922	<b>©</b>	0	<u> </u>	<b>(</b>	<b>©</b>	<b>©</b>	0	0	£7,922		
£8,794	<b>©</b>	<u>©</u>	<b>©</b>	<u>©</u>	<b>©</b>	8	<b>©</b>	8	£8,794		
£9,666	<b>(3)</b>	<b>©</b>	8	<b>(9</b> )	<b>(9</b> )	<b>©</b>	<b>(9</b> )	<b>(9</b> )	£9,666		
£10,538	<b>©</b>	0	<b>(3)</b>	0	0	0	0	0	£10,538		
£11,410	<b>©</b>	<u>©</u>	0	0	<b>©</b>	0	0	0	£11,410		
£12,282	<b>©</b>	<u>©</u>	8	<u> </u>	<b>©</b>	8	<b>©</b>	8	£12,282		
£13,154	<u> </u>	0	8	0	<b>©</b>	<u>©</u>	0	0	£13,154		
£13,993	<u> </u>	(9)	(3)	(3)	<u>©</u>	(3)	(6)	(3)	£13,993		

MODEL 17									
Density -	40 1	70 1	400	400	100	400	000	050	
units/ha ->	40 uph	70 uph	100 uph	130 uph	160 uph	190 uph	220 uph	250 uph	
Build costs ->	£1022 per cam	£1246 per cam	£1670 por cam	£1707 por cam	£1830 per sqm	£1004 per cam	£10E0 per cam	£2012 per cam	
	£1023 per sqiii	£1346 per sqiii	£1079 per sqiii	£1767 per sqiii	£ 1030 per sqiii	£1004 per sqiii	£1909 per sqiii		4
Sales value									Sales value
per sm									per sm

% SR	60%
% SO	40%
S106 (private)	£10,000 per unit
S106 (affordable)	£10,000 per unit
CSH (% uplift on Private)	5%
0.011.01	4.40/

£2,691	558,678	- 1,413,842	- 4,598,038	- 6,936,122	- 8,831,060	- 11,265,701	- 14,774,504	- 17,531,755	£2,691
£3,563	1,994,715	944,674	- 1,708,459	- 3,312,737	- 4,718,327	- 6,363,941	- 8,992,643	- 11,209,836	£3,563
£4,435	3,422,932	3,286,848	1,155,185	293,574	- 615,272	- 1,464,199	- 3,210,783	- 4,887,915	£4,435
£5,307	4,851,149	5,609,110	4,004,965	3,847,062	3,441,401	3,370,746	2,501,902	1,379,942	£5,307
£6,179	6,279,366	7,931,371	6,854,745	7,378,763	7,466,457	8,177,978	8,135,519	7,615,467	£6,179
£7,050	7,707,582	10,253,633	9,702,577	10,910,463	11,479,267	12,960,645	13,769,135	13,850,993	£7,050
£7,922	9,135,800	12,575,894	12,530,085	14,442,164	15,492,077	17,743,313	19,402,753	20,036,876	£7,922
£8,794	10,564,016	14,898,156	15,357,593	17,973,864	19,504,888	22,525,980	25,011,714	26,214,315	£8,794
£9,666	11,981,643	17,210,108	18,172,564	21,489,852	23,499,541	27,287,006	30,575,892	32,363,418	£9,666
£10,538	13,242,476	19,261,674	20,670,900	24,602,351	27,020,228	31,493,116	35,498,948	37,796,812	£10,538
£11,410	14,503,307	21,313,240	23,169,235	27,706,616	30,537,341	35,684,987	40,422,002	43,230,205	£11,410
£12,282	15,764,139	23,364,806	25,667,571	30,810,880	34,054,453	39,876,856	45,345,057	48,663,598	£12,282
£13,154	17,024,970	25,416,372	28,165,907	33,915,144	37,571,566	44,068,727	50,268,111	54,096,992	£13,154
£13,993	18,239,104	27.390.060	30.571.710	36.904.436	40.958.416	48.105.342	55.008.831	59.329.149	£13.993

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#### £22,794,353 per hectare £9,228,483 per acre

#### Offices

units/ha ->	40 uph	70 uph	100 uph	130 uph	160 uph	190 uph	220 uph	250 uph				
Build costs ->	£1023 per sqm	£1346 per sqm	£1679 per sqm	£1787 per sqm	£1830 per sqm	£1884 per sqm	£1959 per sqm	£2013 per sqm				
Sales value									Sales value			
per sq m									per sq m	Market value range 2011	Market value rang	ge 2007
£2,691	- 22,235,675	- 24,208,195	- 27,392,391	- 29,730,475	- 31,625,413	- 34,060,054	- 37,568,857	- 40,326,108	£2,691			
£3,563	- 20,799,638	- 21,849,679	- 24,502,812	- 26,107,090	- 27,512,680	- 29,158,294	- 31,786,996	- 34,004,189	£3,563			
£4,435	- 19,371,421	- 19,507,505	- 21,639,168	- 22,500,779	- 23,409,625	- 24,258,552	- 26,005,136	- 27,682,268	£4,435			
£5,307	- 17,943,204	- 17,185,243	- 18,789,388	- 18,947,291	- 19,352,952	- 19,423,607	- 20,292,451	- 21,414,411	£5,307		4	
£6,179	- 16,514,987	- 14,862,982	- 15,939,608	- 15,415,590	- 15,327,896	- 14,616,375	- 14,658,834	- 15,178,886	£6,179			
£7,050	- 15,086,771	- 12,540,720	- 13,091,776	- 11,883,890	- 11,315,086	- 9,833,708	- 9,025,218	- 8,943,360	£7,050			
£7,922	- 13,658,553	- 10,218,459	- 10,264,268	- 8,352,189	- 7,302,276	- 5,051,040	- 3,391,600	- 2,757,477	£7,922			
£8,794	- 12,230,337	- 7,896,197	- 7,436,760	- 4,820,489	- 3,289,465	- 268,373	2,217,361	3,419,962	£8,794			
£9,666	- 10,812,710	- 5,584,245	- 4,621,789	- 1,304,501	705,188	4,492,653	7,781,539	9,569,065	£9,666			
£10,538	- 9,551,877	- 3,532,679	- 2,123,453	1,807,998	4,225,875	8,698,763	12,704,595	15,002,459	£10,538			
£11,410	- 8,291,046	- 1,481,113	374,882	4,912,263	7,742,988	12,890,634	17,627,649	20,435,852	£11,410			
£12.282	- 7.030.214	570,453	2.873.218	8.016.527	11.260.100	17.082.503	22.550.704	25.869.245	£12.282	_		

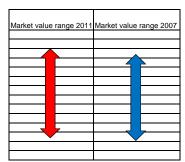
RLVs less existing use value

Density -

#### £27,002,840 per hectare £10,932,324 per acre

### Residential

units/ha ->	40 uph	70 uph	100 uph	130 uph	160 uph	190 uph	220 uph	250 uph	
Build costs ->	£1023 per sqm	£1346 per sqm	£1679 per sqm	£1787 per sqm	£1830 per sqm	£1884 per sqm	£1959 per sqm	£2013 per sqm	
Sales value									Sales value
per sq m									per sq m
£2,691	- 26,444,162	- 28,416,682	- 31,600,878	- 33,938,962	- 35,833,900	- 38,268,541	- 41,777,344	- 44,534,595	£2,691
£3,563	- 25,008,125	- 26,058,166	- 28,711,299	- 30,315,577	- 31,721,167	- 33,366,781	- 35,995,483	- 38,212,676	£3,563
£4,435	- 23,579,908	- 23,715,992	- 25,847,655	- 26,709,266	- 27,618,112	- 28,467,039	- 30,213,623	- 31,890,755	£4,435
£5,307	- 22,151,691	- 21,393,730	- 22,997,875	- 23,155,778	- 23,561,439	- 23,632,094	- 24,500,938	- 25,622,898	£5,307
£6,179	- 20,723,474	- 19,071,469	- 20,148,095	- 19,624,077	- 19,536,383	- 18,824,862	- 18,867,321	- 19,387,373	£6,179
£7,050	- 19,295,258	- 16,749,207	- 17,300,263	- 16,092,377	- 15,523,573	- 14,042,195	- 13,233,705	- 13,151,847	£7,050
£7,922	- 17,867,040	- 14,426,946	- 14,472,755	- 12,560,676	- 11,510,763	- 9,259,527	- 7,600,087	- 6,965,964	£7,922
£8,794	- 16,438,824	- 12,104,684	- 11,645,247	- 9,028,976	- 7,497,952	- 4,476,860	- 1,991,126	- 788,525	£8,794
£9,666	- 15,021,197	- 9,792,732	- 8,830,276	- 5,512,988	- 3,503,299	284,167	3,573,053	5,360,579	£9,666
£10,538	- 13,760,364	- 7,741,166	- 6,331,940	- 2,400,489	17,389	4,490,277	8,496,109	10,793,973	£10,538
£11,410	- 12,499,533	- 5,689,600	- 3,833,605	703,777	3,534,502	8,682,148	13,419,163	16,227,366	£11,410
£12,282	- 11,238,701	- 3,638,034	- 1,335,269	3,808,041	7,051,614	12,874,017	18,342,218	21,660,759	£12,282
£13,154	- 9,977,870	- 1,586,468	1,163,068	6,912,305	10,568,727	17,065,888	23,265,272	27,094,153	£13,154
£13,993	- 8,763,736	387,221	3,568,871	9,901,597	13,955,577	21,102,503	28,005,992	32,326,310	£13,993



RLVs less existing use value

Density -

### £4,544,800 per hectare £1,840,000 per acre

## Industsrial / warehousing

units/ha ->	40 uph	70 uph	100 uph	130 uph	160 uph	190 uph	220 uph	250 uph			
Build costs ->	£1023 per sqm	£1346 per sqm	£1679 per sqm	£1787 per sqm	£1830 per sqm	£1884 per sqm	£1959 per sqm	£2013 per sqm			
Sales value									Sales value		
per sq m									per sq m	Market value range 2011	Market value range 2007
£2,691	- 3,986,122	- 5,958,642	- 9,142,838	- 11,480,922	- 13,375,860	- 15,810,501	- 19,319,304	- 22,076,555	£2,691		
£3,563	- 2,550,085		- 6,253,259		- 9,263,127	- 10,908,741	- 13,537,443		£3,563		
£4,435	- 1,121,868	- 1,257,952	- 3,389,615	- 4,251,226	- 5,160,072	- 6,008,999	- 7,755,583	- 9,432,715	£4,435		
£5,307	306,349	1,064,310			- 1,103,399		- 2,042,898		£5,307		4
£6,179	1,734,566	3,386,571	2,309,945	2,833,963	2,921,657	3,633,178	3,590,719	3,070,667	£6,179		
£7,050	3,162,782	5,708,833	5,157,777	6,365,663	6,934,467	8,415,845	9,224,335	9,306,193	£7,050		
£7,922	4,591,000		7,985,285	9,897,364	10,947,277	13,198,513	14,857,953	15,492,076	£7,922		
£8,794	6,019,216	10,353,356	10,812,793	13,429,064	14,960,088	17,981,180	20,466,914	21,669,515	£8,794		
£9,666	7,436,843	12,665,308	13,627,764	16,945,052	18,954,741	22,742,206	26,031,092	27,818,618	£9,666		
£10,538	8,697,676	14,716,874	16,126,100	20,057,551	22,475,428	26,948,316	30,954,148	33,252,012	£10,538		
£11,410	9,958,507	16,768,440	18,624,435	23,161,816	25,992,541	31,140,187	35,877,202	38,685,405	£11,410		
£12,282	11,219,339	18,820,006	21,122,771	26,266,080	29,509,653	35,332,056	40,800,257	44,118,798	£12,282	_	
£13,154	12,480,170	20,871,572	23,621,107	29,370,344	33,026,766	39,523,927	45,723,311	49,552,192	£13,154		
£13,993	13,694,304	22,845,260	26,026,910	32,359,636	36,413,616	43,560,542	50,464,031	54,784,349	£13,993		

40 uph

70 uph

100 uph

Density units/ha ->

#### £2,000,000 per hectare £809,717 per acre

160 uph

130 uph

#### Community space/buildings £700,000 infrastructure per ha

250 uph

220 uph

Build costs ->	£1023 per sqm	£1346 per sqm	£1679 per sqm	£1787 per sqm	£1830 per sqm	£1884 per sqm	£1959 per sqm	£2013 per sqm			
Sales value £per sq m									Sales value £per sq m	Market value range 20°	11 Market value range 2007
£2,691	- 2,141,322	- 4,113,842	- 7,298,038	- 9,636,122	- 11,531,060	- 13,965,701	- 17,474,504	- 20,231,755	£2,691		
£3,563	- 705,285	- 1,755,326	- 4,408,459	- 6,012,737	- 7,418,327	- 9,063,941	- 11,692,643	- 13,909,836	£3,563		
£4,435	722,932	586,848	- 1,544,815	- 2,406,426	- 3,315,272	- 4,164,199	- 5,910,783	- 7,587,915	£4,435		
£5,307	2,151,149	2,909,110	1,304,965	1,147,062	741,401	670,746	- 198,098	- 1,320,058	£5,307		
£6,179	3,579,366	5,231,371	4,154,745	4,678,763	4,766,457	5,477,978	5,435,519	4,915,467	£6,179		
£7,050	5,007,582	7,553,633	7,002,577	8,210,463	8,779,267	10,260,645	11,069,135	11,150,993	£7,050		
£7,922	6,435,800	9,875,894	9,830,085	11,742,164	12,792,077	15,043,313	16,702,753	17,336,876	£7,922		
£8,794	7,864,016	12,198,156	12,657,593	15,273,864	16,804,888	19,825,980	22,311,714	23,514,315	£8,794		
£9,666	9,281,643	14,510,108	15,472,564	18,789,852	20,799,541	24,587,006	27,875,892	29,663,418	£9,666		
£10,538	10,542,476	16,561,674	17,970,900	21,902,351	24,320,228	28,793,116	32,798,948	35,096,812	£10,538		
£11,410	11,803,307	18,613,240	20,469,235	25,006,616	27,837,341	32,984,987	37,722,002	40,530,205	£11,410		
£12,282	13,064,139	20,664,806	22,967,571	28,110,880	31,354,453	37,176,856	42,645,057	45,963,598	£12,282		
£13,154	14,324,970	22,716,372	25,465,907	31,215,144	34,871,566	41,368,727	47,568,111	51,396,992	£13,154		

MODEL	17								
Density - units/ha ->		40 uph	70 uph	100 uph	130 uph	160 uph	190 uph	220 uph	250 uph
armo, na		io upii	, o up.i	100 upii	100 up	100 apri	roo upii	ZZO upii	200 up.i
D 31	- 1	04000	04040	04070	04707	04000	C4004	04000	00040

Build costs -> Sales value £1023 per sqm £1346 per sqm £1679 per sqm £1787 per sqm £1830 per sqm £1884 per sqm £1959 per sqm £2013 per sqm £2013 per sqm

psm									psm
£2,691	558,678	- 1,413,842	- 4,598,038	- 6,936,122	- 8,831,060	- 11,265,701	- 14,774,504	- 17,531,755	2,691
£3,563	1,994,715	944,674	- 1,708,459	- 3,312,737	- 4,718,327	- 6,363,941	- 8,992,643	- 11,209,836	3,563
£4,435	3,422,932	3,286,848	1,155,185	293,574	- 615,272	- 1,464,199	- 3,210,783	- 4,887,915	4,435
£5,307	4,851,149	5,609,110	4,004,965	3,847,062	3,441,401	3,370,746	2,501,902	1,379,942	5,307
£6,179	6,279,366	7,931,371	6,854,745	7,378,763	7,466,457	8,177,978	8,135,519	7,615,467	6,179
£7,050	7,707,582	10,253,633	9,702,577	10,910,463	11,479,267	12,960,645	13,769,135	13,850,993	7,050
£7,922	9,135,800	12,575,894	12,530,085	14,442,164	15,492,077	17,743,313	19,402,753	20,036,876	7,922
£8,794	10,564,016	14,898,156	15,357,593	17,973,864	19,504,888	22,525,980	25,011,714	26,214,315	8,794
£9,666	11,981,643	17,210,108	18,172,564	21,489,852	23,499,541	27,287,006	30,575,892	32,363,418	9,666
£10,538	13,242,476	19,261,674	20,670,900	24,602,351	27,020,228	31,493,116	35,498,948	37,796,812	10,538
£11,410	14,503,307	21,313,240	23,169,235	27,706,616	30,537,341	35,684,987	40,422,002	43,230,205	11,410
£12,282	15,764,139	23,364,806	25,667,571	30,810,880	34,054,453	39,876,856	45,345,057	48,663,598	12,282
£13,154	17,024,970	25,416,372	28,165,907	33,915,144	37,571,566	44,068,727	50,268,111	54,096,992	13,154
£13,993	18,239,104	27,390,060	30,571,710	36,904,436	40,958,416	48,105,342	55,008,831	59,329,149	13,993

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£10,000 per un
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RLVs less existing use value £22,794,353 per hectare £9,228,483 per acre Offices

Density - units/ha -> Build costs->	40 uph £1023 per sqm	70 uph £1346 per sqm	100 uph £1679 per sqm	130 uph £1787 per sqm	160 uph £1830 per sqm	190 uph £1884 per sqm	220 uph £1959 per sqm	250 uph £2013 per sqm			
Sales value £per sq m									Sales value £per sq m	Market value range 2	011 Market value range 2007
£2,691	8	8	8	8	(3)	8	8	8	£2,691		
£3,563	8	8	8	8	(3)	8	8	8	£3,563		
£4,435	8	8	8	8	(3)	8	8	8	£4,435		
£5,307	8	8	8	8	8	8	8	8	£5,307		
£6,179	8	8	8	8	8	8	8	8	£6,179		
£7,050	8	8	8	8	8	8	8	8	£7,050		
£7,922	8	8	8	8	8	8	<u>@</u>	<u></u>	£7,922		
£8,794	8	8	8	8	<b>(</b>	<b>e</b>	<u></u>	0	£8,794		
£9,666	8	8	8	<del>(1)</del>	<del>(1)</del>	0	<u>©</u>	0	£9,666		
£10,538	8	8	(1)	<del>(1)</del>	0	0	<u>©</u>	0	£10,538		
£11,410	8	<b>a</b>	<u> </u>	<u>©</u>	<u>©</u>	<u> </u>	<u>©</u>	0	£11,410		
£12,282	8	(4)	<u>@</u>	0	<u>©</u>	0	0	0	£12,282		
£13,154	8	(2)	<b>©</b>	<b>©</b>	<u>©</u>	<b>©</b>	8	<b>©</b>	£13,154		

£27,002,840 per hectare £10,932,324 per acre RLVs less existing use value

£13,993

Density -									ı
units/ha ->	40 uph	70 uph	100 uph	130 uph	160 uph	190 uph	220 uph	250 uph	ı
Build costs ->	£1023 per sqm	£1346 per sqm	£1679 per sqm	£1787 per sqm	£1830 per sqm	£1884 per sqm	£1959 per sqm	£2013 per sqm	ı
Sales value									Sa
per sq m									р
£2,691	8	8	8	8	8	8	8	8	

Bullu Costs ->	£1023 per sqiii	£1346 per sqiii	£1079 per sqiii	£1767 per sqiii	£ 1830 per sqiii	£1664 per sqiii	£1909 per sqiii	£2013 per sqiii	1	-	
Sales value per sq m									Sales value per sq m	Market value range 201	1 Market value range 2007
£2,691	8	8	8	8	8	8	8	8	£2,691		
£3,563	8	8	8	8	8	8	8	8	£3,563		
£4,435	8	8	8	8	8	8	8	8	£4,435		
£5,307	8	8	8	8	8	8	8	8	£5,307		
£6,179	8	8	<b>®</b>	<b>®</b>	8	8	8	8	£6,179		
£7,050	8	8	8	8	8	8	8	8	£7,050		
£7,922	8	8	8	8	8	8	8	8	£7,922		
£8,794	8	8	8	8	8	8	<u> </u>	<u> </u>	£8,794		
£9,666	8	8	8	8	<u> </u>	<u> </u>	<u> </u>	8	£9,666		
£10,538	8	8	8	<b>(4)</b>	<u></u>	<u> </u>	<u> </u>	9	£10,538		
£11,410	8	8	<u> </u>	<u> </u>	<u> </u>	<u></u>	0	0	£11,410		
£12,282	8	<u> </u>	<u> </u>	<u> </u>	<u>©</u>	<u>(3)</u>	8	9	£12,282		
£13,154	8	<u> </u>	<u> </u>	<u>©</u>	<u>©</u>	8	<u>©</u>	0	£13,154		
£13,993	8	<b>(4)</b>	<u>(4)</u>	<u>©</u>	<u>©</u>	<u>©</u>	<u>©</u>		£13,993		

£4,544,800 per hectare £1,840,000 per acre RLVs less existing use value Industsrial / warehousing

Sales value									
									Sales v
Build costs ->	£1023 per sqm	£1346 per sqm	£1679 per sqm	£1787 per sqm	£1830 per sqm	£1884 per sqm	£1959 per sqm	£2013 per sqm	
units/ha ->	40 uph	70 uph	100 uph	130 uph	160 uph	190 uph	220 uph	250 uph	
Density -									

£per sq m									£per sq m	Market value range	2011 Market value range 2007
£2,691	8	8	8	8	8	8	8	8	£2,691	Warner value range	2011 Market Value Tarige 2001
£3,563	8	8	8	8	8	8	8	8	£3,563		
£4,435	8	8	8	8	8	8	8	8	£4,435		
£5,307	<u>@</u>	<u> </u>	<u> </u>	8	8	8	8	8	£5,307		
£6,179	<b>©</b>	<u>©</u>	<u> </u>	0	<b>©</b>	<u>©</u>	<u>©</u>	0	£6,179		
£7,050	<b>©</b>	<b>©</b>	<b>©</b>	<b>©</b>	9	<b>©</b>	<b>©</b>	8	£7,050		
£7,922	<b>©</b>	<b>©</b>	<b>9</b>	0	0	<b>©</b>	<b>©</b>	8	£7,922		
£8,794	<b>©</b>	<u> </u>	8	0	0	<u> </u>	<u>©</u>	0	£8,794		
£9,666	<b>©</b>	0	0	0	0	0	0	0	£9,666		
£10,538	<b>©</b>	<u>©</u>	<u>©</u>	<b>(3)</b>	<b>(3)</b>	<u>©</u>	<u>©</u>	8	£10,538		
£11,410	<b>©</b>	<u>©</u>	<u>©</u>	<b>©</b>	<b>(3)</b>	<u>©</u>	<u>©</u>	8	£11,410		
£12,282	<b>©</b>	<u> </u>	0	0	0	<u> </u>	<u> </u>	0	£12,282		
£13,154	<u> </u>	<u> </u>	<u> </u>	9	9	<u> </u>	<u>©</u>	8	£13,154		
£13,993	<u>©</u>	<u>©</u>	<u>©</u>	<u>©</u>	<u> </u>	<u>©</u>	<u>©</u>	8	£13,993		

£2,000,000 per hectare £809,717 per acre RLVs less existing use value Community space/buildings

Density -											
units/ha ->	40 uph	70 uph	100 uph	130 uph	160 uph	190 uph	220 uph	250 uph			
Build costs ->	£1023 per sqm	£1346 per sqm	£1679 per sqm	£1787 per sqm	£1830 per sqm	£1884 per sqm	£1959 per sqm	£2013 per sqm		-	
Sales value									Sales value		
per sq m									per sq m	Market value range 201	Market value range 2007
£2,691	8	8	8	8	8	8	8	8	£2,691		
£3,563	8	8	8	8	8	8	8	8	£3,563		
£4,435	<b>©</b>	<b>©</b>	8	8	8	8	8	8	£4,435		
£5,307	<b>©</b>	0	0	0	0	<b>©</b>	(	8	£5,307		
£6,179	<b>©</b>	0	0	0	0	0	0	0	£6,179		
£7,050	<b>©</b>	0	8	0	0	0	<b>©</b>	8	£7,050		
£7,922	<b>©</b>	<b>©</b>	<u> </u>	0	<u>©</u>	<b>©</b>	0	<u> </u>	£7,922		
£8,794	<b>©</b>	<b>©</b>	<u> </u>	0	<u>©</u>	<b>©</b>	0	<u> </u>	£8,794		
£9,666	<b>©</b>	<b>(</b>	8	0	<u>©</u>	<u>©</u>	0	8	£9,666		
£10,538	<b>©</b>	0	<b>©</b>	<b>(3)</b>	0	<b>(3)</b>	<b>©</b>	<b>(3)</b>	£10,538		
£11,410	<b>©</b>	<b>©</b>	<b>(3)</b>	0	0	0	0	0	£11,410		
£12,282	<b>O</b>	0	8	0	0	0	<b>©</b>	8	£12,282		
£13,154	<b>O</b>	<u>©</u>	8	0	0	0	<b>©</b>	8	£13,154		
£13.993	(8)	(9)	(8)	(9)	(9)	(8)	<b>(C)</b>	(8)	£13.993		

MODEL 1	8							
Density -								
units/ha ->	40 uph	70 uph	100 uph	130 uph	160 uph	190 uph	220 uph	250 uph
Build costs ->	£1023 per sqm	£1346 per sqm	£1679 per sqm	£1787 per sqm	£1830 per sqm	£1884 per sqm	£1959 per sqm	£2013 per sqm
Sales value								

% SO S106 (private) Sales value per sm s106 (affordable) SSH (% uplift on Private) SSH (% uplift on AH) £15,000 per uni

Γ	£2,691	352,00	1 - 1,784,660	- 5,127,778	- 7,633,255	- 9,699,484	- 12,296,954	- 15,982,896	- 18,904,929	£2,691
Γ	£3,563	1,790,65	1 578,421	- 2,238,199	- 4,009,868	- 5,586,752	- 7,395,194	- 10,201,036	- 12,583,009	£3,563
	£4,435	3,218,86	7 2,923,760	631,967	- 395,088	- 1,474,018	- 2,493,434	- 4,419,175	- 6,261,089	£4,435
	£5,307	4,647,08	5,247,425	3,481,747	3,166,877	2,583,392	2,351,861	1,313,905	23,029	£5,307
	£6,179	6,075,30	7,569,687	6,331,526	6,698,577	6,618,873	7,171,473	6,955,757	6,258,554	£6,179
	£7,050	7,503,51	9,891,947	9,181,305	10,230,279	10,631,684	11,954,140	12,589,374	12,494,081	£7,050
	£7,922	8,931,73	12,214,209	12,013,392	13,761,980	14,644,494	16,736,808	18,222,992	18,696,239	£7,922
	£8,794	10,359,95	2 14,536,471	14,840,900	17,293,680	18,657,304	21,519,475	23,846,287	24,873,677	£8,794
	£9,666	11,780,19	16,848,423	17,655,871	20,809,668	22,651,957	26,280,501	29,410,466	31,022,780	£9,666
	£10,538	13,041,02	18,899,989	20,154,207	23,928,756	26,183,078	30,494,906	34,333,520	36,456,173	£10,538
	£11,410	14,301,85	3 20,951,555	22,652,543	27,034,915	29,700,190	34,690,871	39,256,575	41,889,567	£11,410
	£12,282	15,562,68	23,003,121	25,150,878	30,139,179	33,217,303	38,882,740	44,179,629	47,322,961	£12,282
	£13,154	16,823,52	1 25,054,687	27,649,213	33,243,444	36,734,415	43,074,611	49,102,684	52,756,355	£13,154
П	£13,993	18.037.65	5 27.030.269	30.055.018	36,232,736	40.121.265	47.111.226	53.843.403	57.988.511	£13.993

£3,563	1,790,651	578,421	- 2,238,199	- 4,009,868	- 5,586,752	- 7,395,194	- 10,201,036	- 12,583,009	£3,563
£4,435	3,218,867	2,923,760	631,967	- 395,088	- 1,474,018	- 2,493,434	- 4,419,175	- 6,261,089	£4,435
£5,307	4,647,085	5,247,425	3,481,747	3,166,877	2,583,392	2,351,861	1,313,905	23,029	£5,307
£6,179	6,075,301	7,569,687	6,331,526	6,698,577	6,618,873	7,171,473	6,955,757	6,258,554	£6,179
£7,050	7,503,519	9,891,947	9,181,305	10,230,279	10,631,684	11,954,140	12,589,374	12,494,081	£7,050
£7,922	8,931,735	12,214,209	12,013,392	13,761,980	14,644,494	16,736,808	18,222,992	18,696,239	£7,922
£8,794	10,359,952	14,536,471	14,840,900	17,293,680	18,657,304	21,519,475	23,846,287	24,873,677	£8,794
£9,666	11,780,194	16,848,423	17,655,871	20,809,668	22,651,957	26,280,501	29,410,466	31,022,780	£9,666
£10,538	13,041,026	18,899,989	20,154,207	23,928,756	26,183,078	30,494,906	34,333,520	36,456,173	£10,538
£11,410	14,301,858	20,951,555	22,652,543	27,034,915	29,700,190	34,690,871	39,256,575	41,889,567	£11,410
£12,282	15,562,689	23,003,121	25,150,878	30,139,179	33,217,303	38,882,740	44,179,629	47,322,961	£12,282
£13,154	16,823,521	25,054,687	27,649,213	33,243,444	36,734,415	43,074,611	49,102,684	52,756,355	£13,154
£13,993	18,037,655	27,030,269	30,055,018	36,232,736	40,121,265	47,111,226	53,843,403	57,988,511	£13,993

### RLVs less existing use value

# £22,794,353 per hectare £9,228,483 per acre

#### Offices

Density - units/ha -> Build costs ->	40 uph	70 uph £1346 per sqm	100 uph	130 uph	160 uph	190 uph	220 uph	250 uph			
Sales value per sq m	£1020 per sqrii	21040 per sqiii	Z TOTO POT SQIII	ZTYOY POT SQIII	21000 per 3411	2 TOO+ per sqiii	2 1303 per sqrii	ZZOTO PCI SQIII	Sales value per sq m	Market value range 2011	Market value range 2007
£2,691	- 22.442.352	- 24.579.013	- 27.922.131	- 30.427.608	- 32.493.837	- 35.091.307	- 38,777,249	- 41,699,282		Walket value range 2011	Warket value lange 2007
£3,563	- 21,003,702	- 22,215,932		- 26,804,221	- 28,381,105	- 30,189,547	- 32,995,389	- 35,377,362	£3,563		
£4,435	- 19,575,486	- 19,870,593	- 22,162,386	- 23,189,441	- 24,268,371	- 25,287,787	- 27,213,528	- 29,055,442	£4,435		_
£5,307	- 18,147,268	- 17,546,928	- 19,312,606	- 19,627,476	- 20,210,961	- 20,442,492	- 21,480,448	- 22,771,324	£5,307		4
£6,179	- 16,719,052	- 15,224,666	- 16,462,827	- 16,095,776	- 16,175,480	- 15,622,880	- 15,838,596	- 16,535,799	£6,179		
£7,050	- 15,290,834	- 12,902,406	- 13,613,048	- 12,564,074	- 12,162,669	- 10,840,213	- 10,204,979	- 10,300,272	£7,050		
£7,922	- 13,862,618	- 10,580,144	- 10,780,961	- 9,032,373	- 8,149,859	- 6,057,545	- 4,571,361	- 4,098,114	£7,922		
£8,794	- 12,434,401	- 8,257,882		- 5,500,673	- 4,137,049		1,051,934	2,079,324	£8,794		
£9,666	- 11,014,159	- 5,945,930	- 5,138,482	- 1,984,685	- 142,396	3,486,148	6,616,113	8,228,427	£9,666		
£10,538	- 9,753,327	- 3,894,364	- 2,640,146	1,134,403	3,388,725	7,700,553	11,539,167	13,661,820	£10,538		
£11,410	- 8,492,495	- 1,842,798	- 141,810	4,240,562	6,905,837	11,896,518	16,462,222	19,095,214	£11,410		
£12,282	- 7,231,664	208,768	2,356,525	7,344,826	10,422,950	16,088,387	21,385,276	24,528,608	£12,282	•	
£13,154	- 5,970,832	2,260,334	4,854,860	10,449,091	13,940,062	20,280,258	26,308,331	29,962,002	£13,154		
£13,993	- 4,756,698	4,235,916	7,260,665	13,438,383	17,326,912	24,316,873	31,049,050	35,194,158	£13,993		

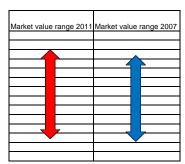
### RLVs less existing use value

Density -

# £27,002,840 per hectare £10,932,324 per acre

### Residential

units/ha ->		40 uph	70 uph	100 uph	130 uph	160 uph	190 uph	220 uph	250 uph	
Build costs ->	. [	£1023 per sqm	£1346 per sqm	£1679 per sqm	£1787 per sqm	£1830 per sqm	£1884 per sqm	£1959 per sqm	£2013 per sqm	
Sales value	_									Sales value
per sq m										per sq m
£2,691	-	26,650,839	- 28,787,500	- 32,130,618	- 34,636,095	- 36,702,324	- 39,299,794	- 42,985,736	- 45,907,769	£2,691
£3,563	-	25,212,189	- 26,424,419	- 29,241,039	- 31,012,708	- 32,589,592	- 34,398,034	- 37,203,876	- 39,585,849	£3,563
£4,435	-	23,783,973	- 24,079,080	- 26,370,873	- 27,397,928	- 28,476,858	- 29,496,274	- 31,422,015	- 33,263,929	£4,435
£5,307	-	22,355,755	- 21,755,415	- 23,521,093	- 23,835,963	- 24,419,448	- 24,650,979	- 25,688,935	- 26,979,811	£5,307
£6,179	-	20,927,539	- 19,433,153	- 20,671,314	- 20,304,263	- 20,383,967	- 19,831,367	- 20,047,083	- 20,744,286	£6,179
£7,050	-	19,499,321	- 17,110,893	- 17,821,535	- 16,772,561	- 16,371,156	- 15,048,700	- 14,413,466	- 14,508,759	£7,050
£7,922		18,071,105	- 14,788,631	- 14,989,448	- 13,240,860	- 12,358,346	- 10,266,032	- 8,779,848	- 8,306,601	£7,922
£8,794	-	16,642,888	- 12,466,369	- 12,161,940	- 9,709,160	- 8,345,536	- 5,483,365	- 3,156,553	- 2,129,163	£8,794
£9,666		15,222,646	- 10,154,417	- 9,346,969	- 6,193,172	- 4,350,883	- 722,339	2,407,627	4,019,941	£9,666
£10,538	-	13,961,814	- 8,102,851	- 6,848,633	- 3,074,084	- 819,762	3,492,067	7,330,681	9,453,334	£10,538
£11,410	-	12,700,982	- 6,051,285	- 4,350,297	32,076	2,697,351	7,688,032	12,253,736	14,886,728	£11,410
£12,282	-	11,440,151	- 3,999,719	- 1,851,962	3,136,340	6,214,464	11,879,901	17,176,790	20,320,122	£12,282
£13,154	-	10,179,319	- 1,948,153	646,374	6,240,605	9,731,576	16,071,772	22,099,845	25,753,516	£13,154
£13,993	-	8,965,185	27,430	3,052,179	9,229,897	13,118,426	20,108,387	26,840,564	30,985,672	£13,993



### RLVs less existing use value

Density -

# £4,544,800 per hectare £1,840,000 per acre

## Industsrial / warehousing

units/ha ->	40 uph	70 uph	100 uph	130 uph	160 uph	190 uph	220 uph	250 uph			
Build costs ->	£1023 per sqm	£1346 per sqm	£1679 per sqm	£1787 per sqm	£1830 per sqm	£1884 per sqm	£1959 per sqm	£2013 per sqm			
Sales value									Sales value		
per sq m									per sq m	Market value range 2011	Market value range 2007
£2,691	- 4,192,799	- 6,329,460	- 9,672,578	- 12,178,055	- 14,244,284	- 16,841,754	- 20,527,696	- 23,449,729	£2,691		
£3,563	- 2,754,149	- 3,966,379	- 6,782,999	- 8,554,668	- 10,131,552	- 11,939,994	- 14,745,836	- 17,127,809			
£4,435	- 1,325,933	- 1,621,040	- 3,912,833	- 4,939,888	- 6,018,818	- 7,038,234	- 8,963,975	- 10,805,889	£4,435		
£5,307	102,285	702,625	- 1,063,053	- 1,377,923	- 1,961,408	- 2,192,939	- 3,230,895	- 4,521,771	£5,307		
£6,179	1,530,501	3,024,887	1,786,726	2,153,777	2,074,073	2,626,673	2,410,957	1,713,754	£6,179		
£7,050	2,958,719	5,347,147	4,636,505	5,685,479	6,086,884	7,409,340	8,044,574	7,949,281	£7,050		
£7,922	4,386,935	7,669,409	7,468,592	9,217,180	10,099,694	12,192,008	13,678,192	14,151,439			
£8,794	5,815,152	9,991,671	10,296,100	12,748,880	14,112,504	16,974,675	19,301,487	20,328,877	£8,794		
£9,666	7,235,394	12,303,623	13,111,071	16,264,868	18,107,157	21,735,701	24,865,666	26,477,980			
£10,538	8,496,226	14,355,189	15,609,407	19,383,956	21,638,278	25,950,106	29,788,720	31,911,373			
£11,410	9,757,058	16,406,755	18,107,743	22,490,115	25,155,390	30,146,071	34,711,775	37,344,767	£11,410		_
£12,282	11,017,889	18,458,321	20,606,078	25,594,379	28,672,503	34,337,940	39,634,829	42,778,161	£12,282		
£13,154	12,278,721	20,509,887	23,104,413	28,698,644	32,189,615	38,529,811	44,557,884	48,211,555			
£13,993	13,492,855	22,485,469	25,510,218	31,687,936	35,576,465	42,566,426	49,298,603	53,443,711	£13,993		

### RLVs less existing use value

# £2,000,000 per hectare £809,717 per acre

# Community space/buildings £700,000 infrastructure per ha

Density -		1	I	I	I	I	I	I	ו		
units/ha ->	40 uph	70 uph	100 uph	130 uph	160 uph	190 uph	220 uph	250 uph			
Build costs ->		£1346 per sqm									
Sales value		,,							Sales value		
£per sq m									£per sq m	Market value range 2011	Market value range 2007
£2,691	- 2,347,999	- 4,484,660	- 7,827,778	- 10,333,255	- 12,399,484	- 14,996,954	- 18,682,896	- 21,604,929		· ·	Ů
£3,563	- 909,349	- 2,121,579	- 4,938,199	- 6,709,868	- 8,286,752	- 10,095,194	- 12,901,036	- 15,283,009	£3,563		
£4,435	518,867	223,760	- 2,068,033	- 3,095,088	- 4,174,018	- 5,193,434	- 7,119,175	- 8,961,089	£4,435		
£5,307	1,947,085	2,547,425	781,747	466,877	- 116,608	- 348,139	- 1,386,095	- 2,676,971	£5,307		
£6,179	3,375,301	4,869,687	3,631,526	3,998,577	3,918,873	4,471,473	4,255,757	3,558,554	£6,179		
£7,050	4,803,519	7,191,947	6,481,305	7,530,279	7,931,684	9,254,140	9,889,374	9,794,081	£7,050		
£7,922	6,231,735	9,514,209	9,313,392	11,061,980	11,944,494	14,036,808	15,522,992	15,996,239	£7,922		
£8,794	7,659,952	11,836,471	12,140,900	14,593,680	15,957,304	18,819,475	21,146,287	22,173,677	£8,794		
£9,666	9,080,194	14,148,423	14,955,871	18,109,668	19,951,957	23,580,501	26,710,466	28,322,780	£9,666		
£10,538	10,341,026	16,199,989	17,454,207	21,228,756	23,483,078	27,794,906	31,633,520	33,756,173	£10,538		
£11,410	11,601,858	18,251,555	19,952,543	24,334,915	27,000,190	31,990,871	36,556,575	39,189,567	£11,410		
£12,282	12,862,689	20,303,121	22,450,878	27,439,179	30,517,303	36,182,740	41,479,629	44,622,961	£12,282		
£13,154	14,123,521	22,354,687	24,949,213	30,543,444	34,034,415	40,374,611	46,402,684	50,056,355	£13,154		

MODEL 18	l							
Density - units/ha ->	40 uph	70 uph	100 uph	130 uph	160 uph	190 uph	220 uph	250 uph
			1					

Build costs -> £1023 per sqm £1346 per sqm £1679 per sqm £1787 per sqm £1830 per sqm £1884 per sqm £1959 per sqm £2013 per sqm £2013 per sqm

	psm									psm
ı	£2,691	352,001	- 1,784,660	- 5,127,778	- 7,633,255	- 9,699,484	- 12,296,954	- 15,982,896	- 18,904,929	2,691
	£3,563	1,790,651	578,421	- 2,238,199	- 4,009,868	- 5,586,752	- 7,395,194	- 10,201,036	- 12,583,009	3,563
	£4,435	3,218,867	2,923,760	631,967	- 395,088	- 1,474,018	- 2,493,434	- 4,419,175	- 6,261,089	4,435
	£5,307	4,647,085	5,247,425	3,481,747	3,166,877	2,583,392	2,351,861	1,313,905	23,029	5,307
	£6,179	6,075,301	7,569,687	6,331,526	6,698,577	6,618,873	7,171,473	6,955,757	6,258,554	6,179
	£7,050	7,503,519	9,891,947	9,181,305	10,230,279	10,631,684	11,954,140	12,589,374	12,494,081	7,050
	£7,922	8,931,735	12,214,209	12,013,392	13,761,980	14,644,494	16,736,808	18,222,992	18,696,239	7,922
	£8,794	10,359,952	14,536,471	14,840,900	17,293,680	18,657,304	21,519,475	23,846,287	24,873,677	8,794
	£9,666	11,780,194	16,848,423	17,655,871	20,809,668	22,651,957	26,280,501	29,410,466	31,022,780	9,666
	£10,538	13,041,026	18,899,989	20,154,207	23,928,756	26,183,078	30,494,906	34,333,520	36,456,173	10,538
	£11,410	14,301,858	20,951,555	22,652,543	27,034,915	29,700,190	34,690,871	39,256,575	41,889,567	11,410
	£12,282	15,562,689	23,003,121	25,150,878	30,139,179	33,217,303	38,882,740	44,179,629	47,322,961	12,282
	£13,154	16,823,521	25,054,687	27,649,213	33,243,444	36,734,415	43,074,611	49,102,684	52,756,355	13,154

Aff Hsg	40%
% SR	60%
% SO	40%
S106 (private)	£15,000 per uni
S106 (affordable)	£15,000 per uni
CIL	
CSH (average unit cost)	£10,203 per uni
Grant	No
Developer's profit	20%

RLVs less existing use value

£22,794,353 per hectare £9,228,483 per acre

Offices

Density - units/ha ->	40 uph	70 uph	100 uph	130 uph	160 uph	190 uph	220 uph	250 uph			
Build costs->	£1023 per sqm	£1346 per sqm	£1679 per sqm	£1787 per sqm	£1830 per sqm	£1884 per sqm	£1959 per sqm	£2013 per sqm			
Sales value £per sq m									Sales value £per sq m	Market value range 2011	Market value range 200
£2,691	8	8	8	8	(3)	8	8	8	£2,691		
£3,563	8	8	8	8	(3)	8	8	8	£3,563		
£4,435	8	8	8	8	(3)	8	8	8	£4,435		
£5,307	8	8	8	8	(3)	8	8	8	£5,307		
£6,179	8	8	8	8	8	8	8	8	£6,179		
£7,050	8	8	8	8	8	8	8	8	£7,050		
£7,922	8	8	8	8	(3)	8	8	8	£7,922		
£8,794	8	8	8	8	<b>®</b>	<b>(a)</b>	<b>(a)</b>		£8,794		
£9,666	8	8	8	<u>@</u>	<del>(2)</del>	<b>(3)</b>	<b>©</b>	<b>(9</b> )	£9,666		
£10,538	8	8	<u>@</u>	<u>@</u>	<del>(2)</del>	<b>(3)</b>	<b>©</b>	<b>(9</b> )	£10,538		
£11,410	8	<u> </u>	<u> </u>	0	0	0	0	8	£11,410		
£12,282	8	<u> </u>	<u>=</u>	<b>©</b>	<b>(3)</b>	0	0	<b>©</b>	£12,282		
£13,154	8	(4)	0	0	0	0	0	0	£13,154		
£13,993	8	(6)	(3)	(3)	(3)	(5)	(3)	(3)	£13,993		

RLVs less existing use value

£27,002,840 per hectare £10,932,324 per acre

Density - units/ha ->	40 uph	70 uph	100 uph	130 uph	160 uph	190 uph	220 uph	250 uph	]		
Build costs ->	£1023 per sqm	£1346 per sqm		£1787 per sqm			£1959 per sqm		]		
Sales value per sq m									Sales value per sq m	Market value range	2011 Market value range 2007
£2,691	8	8	8	8	8	8	8	8	£2,691		
£3,563	8	8	8	8	8	8	8	8	£3,563		
£4,435	8	8	8	8	8	8	8	8	£4,435		
£5,307	8	8	8	8	8	8	8	8	£5,307		
£6,179	8	8	8	8	8	8	8	8	£6,179		
£7,050	8	8	8	8	8	8	8	8	£7,050		
£7,922	8	8	8	8	8	8	8	8	£7,922		
£8,794	8	8	8	8	8	8	<u> </u>	<b>(4)</b>	£8,794		
£9,666	8	8	3	8	8	<u>(1)</u>	<u>@</u>	<u> </u>	£9,666		
£10,538	8	8	8	<b>(a)</b>	(2)	(2)	0	0	£10,538		
£11,410	8	8	8	<b>(2)</b>	<b>(2)</b>	0	0	0	£11,410		
£12,282	8	<u>@</u>	<b>(</b>	<u>@</u>	0	0	0	0	£12,282		
£13 154	8	<u>—</u>	<u>—</u>	(8)	(8)	(8)	(3)	(8)	£13 154		

RLVs less existing use value

£13,993

Density -units/ha ->

£4,544,800 per hectare £1,840,000 per acre

160 uph

130 uph

100 uph

Industsrial / warehousing

250 uph

£13,993

Build costs ->	£1023 per sqm	£1346 per sqm	£1679 per sqm	£1787 per sqm	£1830 per sqm	£1884 per sqm	£1959 per sqm	£2013 per sqr	n		
Sales value £per sq m									Sales value £per sq m	Market value range 20	11 Market value range 200
£2,691	8	8	3	8	8	8	8	8	£2,691		
£3,563	8	8	8	8	8	8	8	8	£3,563		
£4,435	8	8	8	8	8	8	8	8	£4,435		
£5,307	<u>@</u>	8	8	8	8	8	8	8	£5,307		
£6,179	<b>©</b>	<b>©</b>	0	0	0	0	0	0	£6,179		
£7,050	0	<b>©</b>	0	0	0	0	0	0	£7,050		
£7,922	0	<b>©</b>	0	0	0	0	0	0	£7,922		
£8,794	<b>©</b>	<b>©</b>	<u>©</u>	8	0	8	8	<u>©</u>	£8,794		
£9,666	<b>©</b>	8	<u>©</u>	0	0	0	0	0	£9,666		
£10,538	<b>©</b>	<b>©</b>	<u>©</u>	0	0	<b>(</b>	0	<u> </u>	£10,538		
£11,410	<b>©</b>	<b>©</b>	<u>©</u>	0	0	0	0	<u>©</u>	£11,410		
£12,282	0	8	<u>©</u>	8	0	8	8	<u> </u>	£12,282		
£13,154	0	8	<u>©</u>	8	0	8	8	<u> </u>	£13,154		
£13.993	(8)	0	0	(8)	0	(8)	(8)	0	£13,993		

190 uph

RLVs less existing use value

£2,000,000 per hectare £809,717 per acre

Density -											
units/ha ->	40 uph	70 uph	100 uph	130 uph	160 uph	190 uph	220 uph	250 uph			
Build costs ->	£1023 per sqm	£1346 per sqm	£1679 per sqm	£1787 per sqm	£1830 per sqm	£1884 per sqm	£1959 per sqm	£2013 per sqm	=	<del></del>	T
Sales value									Sales value		
per sq m									per sq m	Market value range 2011	Market value range 2007
£2,691	8	8	8	8	8	8	8	8	£2,691		
£3,563	8	8	8	8	8	8	8	8	£3,563		
£4,435	<b>©</b>	<u>(4)</u>	8	8	8	8	8	8	£4,435		
£5,307	<b>©</b>	<b>©</b>	0	0	<u>@</u>	8	8	8	£5,307		
£6,179	<b>©</b>	0	0	0	0	0	0	0	£6,179		
£7,050	<b>©</b>	<b>©</b>	0	0	0	0	0	0	£7,050		
£7,922	<b>©</b>	<b>©</b>	0	0	0	0	0	0	£7,922		
£8,794	<b>©</b>	<b>©</b>	0	0	0	0	0	0	£8,794		
£9,666	<b>(S)</b>	<b>©</b>	<b>©</b>	<b>(3)</b>	<b>©</b>	<b>©</b>	<b>©</b>	<b>()</b>	£9,666		
£10,538	<b>©</b>	0	0	<b>©</b>	0	<b>©</b>	<b>©</b>	0	£10,538		
£11,410	<b>©</b>	0	0	<b>©</b>	0	<b>©</b>	<b>©</b>	0	£11,410		
£12,282	<u>©</u>	8	0	0	0	0	<u>©</u>	0	£12,282		
£13,154	<u>©</u>	8	0	0	0	0	<u>©</u>	0	£13,154		
£13,993	<b>©</b>	<u>©</u>	£13,993								

MODEL 19		•	,	,	,	•	•	•	•
Density - units/ha ->	40	70	400	400	400	400	000	050	
units/na ->	40 uph	70 uph	100 uph	130 uph	160 uph	190 uph	220 uph	250 uph	
Build costs ->	£1023 per sqm	£13/6 per cam	£1670 per sam	£1787 per sam	£1830 per sam	£1884 per cam	£1050 per sam	£2013 per sam	1
Sales value per sm	2 TOZO POT OGITI	21040 per sqrii	2 Toro per aqui	21707 per oqui	21000 per sqrii	21004 per sqrii	£1000 per sqrii		Sales value per sm

% SR	70%
% SO	30%
S106 (private)	£4,500 per unit
S106 (affordable)	£4,500 per unit
CSH (% uplift on Private)	5%

£2,691	1,962,792	958,227	- 1,604,829	- 3,148,518	- 4,386,053	- 5,972,074	- 8,503,017	- 10,576,143	£2,691
£3,563	3,349,919	3,224,726	1,176,236	353,880	- 404,359	- 1,216,929	- 2,894,457	- 4,445,156	£3,563
£4,435	4,737,046	5,479,313	3,942,608	3,799,025	3,531,531	3,474,061	2,643,749	1,635,045	£4,435
£5,307	6,124,173	7,733,901	6,708,978	7,227,574	7,427,735	8,127,772	8,108,513	7,682,098	£5,307
£6,179	7,511,300	9,988,489	9,461,135	10,656,122	11,321,348	12,768,374	13,573,277	13,717,420	£6,179
£7,050	8,894,189	12,243,076	12,206,350	14,084,669	15,214,960	17,408,975	19,033,373	19,708,847	£7,050
£7,922	10,276,720	14,497,663	14,951,564	17,513,217	19,108,573	22,049,577	24,456,307	25,700,275	£7,922
£8,794	11,659,251	16,752,251	17,696,779	20,933,108	22,986,250	26,681,215	29,879,242	31,691,702	£8,794
£9,666	13,037,148	18,998,761	20,432,591	24,331,391	26,842,937	31,277,807	35,283,139	37,661,877	£9,666
£10,538	14,297,979	21,045,416	22,930,927	27,435,656	30,360,050	35,469,677	40,206,193	43,095,271	£10,538
£11,410	15,558,811	23,092,071	25,429,263	30,539,920	33,877,163	39,661,547	45,129,248	48,528,664	£11,410
£12,282	16,819,643	25,138,725	27,927,597	33,644,184	37,394,276	43,853,418	50,052,302	53,962,058	£12,282
£13,154	18,080,474	27,185,380	30,425,933	36,748,448	40,911,388	48,045,287	54,975,357	59,395,452	£13,154
£13 993	19 294 608	29 156 232	32 831 738	39 737 741	44 298 237	52 081 903	59 716 076	64 613 467	£13 993

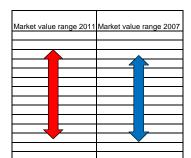
£7,922	10,276,720	14,497,663	14,951,564	17,513,217	19,108,573	22,049,577	24,456,307	25,700,275	£7,922
£8,794	11,659,251	16,752,251	17,696,779	20,933,108	22,986,250	26,681,215	29,879,242	31,691,702	£8,794
£9,666	13,037,148	18,998,761	20,432,591	24,331,391	26,842,937	31,277,807	35,283,139	37,661,877	£9,660
£10,538	14,297,979	21,045,416	22,930,927	27,435,656	30,360,050	35,469,677	40,206,193	43,095,271	£10,538
£11,410	15,558,811	23,092,071	25,429,263	30,539,920	33,877,163	39,661,547	45,129,248	48,528,664	£11,410
£12,282	16,819,643	25,138,725	27,927,597	33,644,184	37,394,276	43,853,418	50,052,302	53,962,058	£12,282
£13,154	18,080,474	27,185,380	30,425,933	36,748,448	40,911,388	48,045,287	54,975,357	59,395,452	£13,154
£13,993	19,294,608	29,156,232	32,831,738	39,737,741	44,298,237	52,081,903	59,716,076	64,613,467	£13,99

£22,794,353 per hectare	Off
CO 220 402 mar agra	

RLVs less existing use value

									_		
Density -											
units/ha ->	40 uph	70 uph	100 uph	130 uph	160 uph	190 uph	220 uph	250 uph			
Build costs ->	£1023 per sqm	£1346 per sqm	£1679 per sqm	£1787 per sqm	£1830 per sqm	£1884 per sqm	£1959 per sqm	£2013 per sqm			
Sales value									Sales value		
per sq m									per sq m	Market value range 2011	Market value range 2007
£2,691	- 20,831,561	- 21,836,126	- 24,399,182	- 25,942,871	- 27,180,406	- 28,766,427	- 31,297,370	- 33,370,496	£2,691		
£3,563	- 19,444,434	- 19,569,627	- 21,618,117	- 22,440,473	- 23,198,712	- 24,011,282	- 25,688,810	- 27,239,509	£3,563		
£4,435	- 18,057,307	- 17,315,040	- 18,851,745	- 18,995,328	- 19,262,822	- 19,320,292	- 20,150,604	- 21,159,308	£4,435		
£5,307	- 16,670,180	- 15,060,452	- 16,085,375	- 15,566,779	- 15,366,618	- 14,666,581	- 14,685,840	- 15,112,255	£5,307		
£6,179	- 15,283,053	- 12,805,864	- 13,333,218	- 12,138,231	- 11,473,005	- 10,025,979	- 9,221,076	- 9,076,933	£6,179		
£7,050	- 13,900,164	- 10,551,277	- 10,588,003	- 8,709,684	- 7,579,393	- 5,385,378	- 3,760,980	- 3,085,506	£7,050		
£7,922	- 12,517,633	- 8,296,690	- 7,842,789	- 5,281,136	- 3,685,780	- 744,776	1,661,954	2,905,922	£7,922		
£8,794	- 11,135,102	- 6,042,102	- 5,097,574	- 1,861,245	191,897	3,886,862	7,084,889	8,897,349	£8,794		
£9,666	- 9,757,205	- 3,795,592	- 2,361,762	1,537,038	4,048,584	8,483,454	12,488,786	14,867,524	£9,666		
£10,538	- 8,496,374	- 1,748,937	136,574	4,641,303	7,565,697	12,675,324	17,411,840	20,300,918	£10,538		
£11,410	- 7,235,542	297,718	2,634,910	7,745,567	11,082,810	16,867,194	22,334,895	25,734,311	£11,410		
£12 282	- 5 974 710	2 3// 372	5 133 244	10 8/0 831	1/1500 023	21 050 065	27 257 0/0	31 167 705	£12 282		

RLVs less existir	ng use value			£27,002,840 £10,932,324			Residential		
Density - units/ha ->	40 uph	70 unh	100 uph	120 uph	160 uph	100 unh	220 unh	250 uph	]
Build costs ->	40 uph         70 uph         100 uph         130 uph         160 uph         190 uph         220 uph         250 uph           £1023 per sqm         £1346 per sqm         £1679 per sqm         £1787 per sqm         £1830 per sqm         £1884 per sqm         £1959 per sqm         £2013 per sqm								
Sales value	•								Sales value
per sq m									per sq m
£2,691	- 25,040,048	- 26,044,613	- 28,607,669	- 30,151,358	- 31,388,893	- 32,974,914	- 35,505,857	- 37,578,983	£2,691
£3,563	- 23,652,921	- 23,778,114	- 25,826,604	- 26,648,960	- 27,407,199	- 28,219,769	- 29,897,297	- 31,447,996	£3,563
£4,435	- 22,265,794	- 21,523,527	- 23,060,232	- 23,203,815	- 23,471,309	- 23,528,779	- 24,359,091	- 25,367,795	£4,435
£5,307	- 20,878,667	- 19,268,939	- 20,293,862	- 19,775,266	- 19,575,105	- 18,875,068	- 18,894,327	- 19,320,742	£5,307



RLVs less existing	ng use value			£4,544,800 £1,840,000	per hectare per acre		Industsrial / warehousing			
£13,993	- 7,708,232	2,153,393	5,828,899	12,734,902	17,295,398	25,079,064	32,713,237	37,610,628	£13,993	
£13,154	- 8,922,366	182,541	3,423,094	9,745,609	13,908,549	21,042,448	, , , , ,	32,392,613	£13,154	
£12,282	- 10,183,197	- 1,864,115	924,758	6,641,345	10,391,437	16,850,579	23,049,463	26,959,219	£12,282	
£11,410	- 11,444,029	- 3,910,769	- 1,573,577	3,537,081	6,874,324	12,658,708	18,126,409	21,525,825	£11,410	
£10,538	- 12,704,861	- 5,957,424	- 4,071,913	432,817	3,357,211	8,466,838	13,203,354	16,092,432	£10,538	
£9,666	- 13,965,692	- 8,004,079	- 6,570,249	- 2,671,449	- 159,903	4,274,968	8,280,300	10,659,038	£9,666	
£8,794	- 15,343,589	- 10,250,589	- 9,306,061	- 6,069,732	- 4,016,590	- 321,625	2,876,403	4,688,863	£8,794	
£7,922	- 16,726,120	- 12,505,177	- 12,051,276	- 9,489,623	- 7,894,267	- 4,953,263	- 2,546,533	- 1,302,565	£7,922	
£7,050	- 18,108,651	- 14,759,764	- 14,796,490	- 12,918,171	- 11,787,880	- 9,593,865	- 7,969,467	- 7,293,993	£7,050	
£6,179	- 19,491,540	- 17,014,351	- 17,541,705	- 16,346,718	- 15,681,492	- 14,234,466	- 13,429,563	- 13,285,420	£6,179	
£5,307	- 20,878,667	- 19,268,939	- 20,293,862	- 19,775,266	- 19,575,105	- 18,875,068	- 18,894,327	- 19,320,742	£5,307	
£4,435	- 22,265,794	- 21,523,527	- 23,060,232	- 23,203,815	- 23,471,309	- 23,528,779	- 24,359,091	- 25,367,795	£4,435	
£3,563	- 23,652,921	- 23,778,114	- 25,826,604	- 26,648,960	- 27,407,199	- 28,219,769	- 29,897,297	- 31,447,996	£3,563	
£2,691	- 25,040,048	- 26,044,613	- 28,607,669	- 30,151,358	- 31,388,893	- 32,974,914	- 35,505,857	- 37,578,983	£2,691	

Density - units/ha -> Build costs ->	40 uph £1023 per sqm	70 uph £1346 per sqm	100 uph £1679 per sqm	130 uph £1787 per sqm	160 uph £1830 per sqm	190 uph £1884 per sqm	220 uph £1959 per sqm	250 uph £2013 per sqm
Sales value per sq m								
00.004	0.500.000	0.500.570	0.440.000	7 000 040	0.000.050	40 540 074	40.047.047	45 400 040

Build costs ->	£1025 per sqrii	£1346 per sqm	L 1073 per sqiii	Liror per squi	£ 1000 per squi	£1004 per sqiii	L 1909 per sqiii	ZZO TO PCT SQIII	4		I
Sales value									Sales value		
per sq m									per sq m	Market value range 201	Market value range 2007
£2,691	- 2,582,008	- 3,586,573 -	6,149,629	- 7,693,318	- 8,930,853	- 10,516,874	13,047,817	- 15,120,943	£2,691		
£3,563	- 1,194,881	- 1,320,074	3,368,564	- 4,190,920	- 4,949,159	- 5,761,729	7,439,257	- 8,989,956	£3,563		
£4,435	192,246	934,513	602,192	- 745,775	- 1,013,269	- 1,070,739	1,901,051	- 2,909,755	£4,435		
£5,307	1,579,373	3,189,101	2,164,178	2,682,774	2,882,935	3,582,972	3,563,713	3,137,298	£5,307		
£6,179	2,966,500	5,443,689	4,916,335	6,111,322	6,776,548	8,223,574	9,028,477	9,172,620	£6,179		
£7,050	4,349,389	7,698,276	7,661,550	9,539,869	10,670,160	12,864,175	14,488,573	15,164,047	£7,050		
£7,922	5,731,920	9,952,863	10,406,764	12,968,417	14,563,773	17,504,777	19,911,507	21,155,475	£7,922		
£8,794	7,114,451	12,207,451	13,151,979	16,388,308	18,441,450	22,136,415	25,334,442	27,146,902	£8,794		
£9,666	8,492,348	14,453,961	15,887,791	19,786,591	22,298,137	26,733,007	30,738,339	33,117,077	£9,666		
£10,538	9,753,179	16,500,616	18,386,127	22,890,856	25,815,250	30,924,877	35,661,393	38,550,471	£10,538		
£11,410	11,014,011	18,547,271	20,884,463	25,995,120	29,332,363	35,116,747	40,584,448	43,983,864	£11,410		
£12,282	12,274,843	20,593,925	23,382,797	29,099,384	32,849,476	39,308,618	45,507,502	49,417,258	£12,282		
£13,154	13,535,674	22,640,580	25,881,133	32,203,648	36,366,588	43,500,487	50,430,557	54,850,652	£13,154		
£13,993	14,749,808	24,611,432	28,286,938	35,192,941	39,753,437	47,537,103	55,171,276	60,068,667	£13,993		

RLVs less	existir	ng use value			£2,000,000 £809,717	per hectare per acre	Community space/buildings £700,000 infrastructure per ha			
Density - units/ha ->		40 uph	70 uph	100 uph	130 uph	160 uph	190 uph	220 uph	250 uph	
Build costs	->	£1023 per sqm	£1346 per sqm	£1679 per sqm	£1787 per sqm	£1830 per sqm	£1884 per sqm	£1959 per sqm	£2013 per sqm	
Sales value £per sq m	Э									Sales £per s
£2,69	1	- 737,208	- 1,741,773	- 4,304,829	- 5,848,518	- 7,086,053	- 8,672,074	- 11,203,017	- 13,276,143	
£3,56	3	649,919	524,726	- 1,523,764	- 2,346,120	- 3,104,359	- 3,916,929	- 5,594,457	- 7,145,156	

Sales value									Sales value		
£per sq m									£per sq m	Market value range 2011	Market value range 2007
£2,691	- 737,208	- 1,741,773	4,304,829	- 5,848,518	- 7,086,053	- 8,672,074	- 11,203,017	- 13,276,143	£2,691		
£3,563	649,919	524,726	1,523,764	- 2,346,120	- 3,104,359	- 3,916,929	- 5,594,457	- 7,145,156	£3,563		
£4,435	2,037,046	2,779,313	1,242,608	1,099,025	831,531	774,061	- 56,251	- 1,064,955	£4,435		
£5,307	3,424,173	5,033,901	4,008,978	4,527,574	4,727,735	5,427,772	5,408,513	4,982,098	£5,307		
£6,179	4,811,300	7,288,489	6,761,135	7,956,122	8,621,348	10,068,374	10,873,277	11,017,420	£6,179		
£7,050	6,194,189	9,543,076	9,506,350	11,384,669	12,514,960	14,708,975	16,333,373	17,008,847	£7,050		
£7,922	7,576,720	11,797,663	12,251,564	14,813,217	16,408,573	19,349,577	21,756,307	23,000,275	£7,922		
£8,794	8,959,251	14,052,251	14,996,779	18,233,108	20,286,250	23,981,215	27,179,242	28,991,702	£8,794		
£9,666	10,337,148	16,298,761	17,732,591	21,631,391	24,142,937	28,577,807	32,583,139	34,961,877	£9,666		
£10,538	11,597,979	18,345,416	20,230,927	24,735,656	27,660,050	32,769,677	37,506,193	40,395,271	£10,538		
£11,410	12,858,811	20,392,071	22,729,263	27,839,920	31,177,163	36,961,547	42,429,248	45,828,664	£11,410		
£12,282	14,119,643	22,438,725	25,227,597	30,944,184	34,694,276	41,153,418	47,352,302	51,262,058	£12,282		
£13,154	15,380,474	24,485,380	27,725,933	34,048,448	38,211,388	45,345,287	52,275,357	56,695,452	£13,154		
£13 003	16 504 608	26 456 232	30 131 738	37 037 7/1	/1 508 237	40 381 003	57 016 076	61 013 /67	£13 003		

MODEL	19								
Density - units/ha ->		40 uph	70 uph	100 uph	130 uph	160 uph	190 uph	220 uph	250 uph
uiiit5/iia ->		40 upri	70 upii	100 upii	130 upii	100 upii	190 upii	220 upii	250 upii
D 11 1		04000	04040	04070	04707	04000	04004	04000	00040

Build costs -> Sales value £1023 per sqm £1346 per sqm £1679 per sqm £1787 per sqm £1830 per sqm £1884 per sqm £1959 per sqm £2013 per sqm £2013 per sqm

psm										psm
£2,691	1,96	2,792	958,227	- 1,604,829	- 3,148,518	- 4,386,053	- 5,972,074	- 8,503,017	- 10,576,143	2,691
£3,563	3,34	9,919	3,224,726	1,176,236	353,880	- 404,359	- 1,216,929	- 2,894,457	- 4,445,156	3,563
£4,435	4,73	7,046	5,479,313	3,942,608	3,799,025	3,531,531	3,474,061	2,643,749	1,635,045	4,435
£5,307	6,12	4,173	7,733,901	6,708,978	7,227,574	7,427,735	8,127,772	8,108,513	7,682,098	5,307
£6,179	7,51	1,300	9,988,489	9,461,135	10,656,122	11,321,348	12,768,374	13,573,277	13,717,420	6,179
£7,050	8,89	4,189	12,243,076	12,206,350	14,084,669	15,214,960	17,408,975	19,033,373	19,708,847	7,050
£7,922	10,27	6,720	14,497,663	14,951,564	17,513,217	19,108,573	22,049,577	24,456,307	25,700,275	7,922
£8,794	11,65	9,251	16,752,251	17,696,779	20,933,108	22,986,250	26,681,215	29,879,242	31,691,702	8,794
£9,666	13,03	7,148	18,998,761	20,432,591	24,331,391	26,842,937	31,277,807	35,283,139	37,661,877	9,666
£10,538	14,29	7,979	21,045,416	22,930,927	27,435,656	30,360,050	35,469,677	40,206,193	43,095,271	10,538
£11,410	15,55	8,811	23,092,071	25,429,263	30,539,920	33,877,163	39,661,547	45,129,248	48,528,664	11,410
£12,282	16,81	9,643	25,138,725	27,927,597	33,644,184	37,394,276	43,853,418	50,052,302	53,962,058	12,282
£13 154	18.08	0 474	27 185 380	30 425 933	36 748 448	40 911 388	48 045 287	54 975 357	59 395 452	13 154

Aff Hsg	409
% SR	709
% SO	309
S106 (private)	£4,500 per un
S106 (affordable)	£4,500 per un
CIL	
CSH (average unit cost)	£10,203 per un
Grant	N
Developer's profit	209

RLVs less existing use value	£22,794,3

£22,794,353 per hectare £9,228,483 per acre

Offices

units/ha ->	40 uph	70 uph	100 uph	130 uph	160 uph	190 uph	220 uph	250 uph			
Build costs->	£1023 per sqm	£1346 per sqm	£1679 per sqm	£1787 per sqm	£1830 per sqm	£1884 per sqm	£1959 per sqm	£2013 per sqm	]		
Sales value £per sq m									Sales value £per sq m	Market value range 2011	Market value range 2007
£2,691	8	8	8	8	8	8	8	8	£2,691		
£3,563	8	8	(3)	8	8	8	8	8	£3,563		
£4,435	8	(3)	(3)	8	(3)	(3)	(3)	(3)	£4,435		
£5,307	8	8	3	8	8	8	8	8	£5,307		
£6,179	8	(3)	(3)	8	(3)	(3)	(3)	(3)	£6,179		
£7,050	8	(3)	<u>©</u>	8	8	8	8	<u> </u>	£7,050		
£7,922	8	8	8	8	8	(4)	(1)	<b>(4)</b>	£7,922		
£8,794	8	8	(3)	<b>(a)</b>	<b>(1)</b>	<b>©</b>	<b>(</b>	٥	£8,794		
£9,666	8	(3)	<u>(1)</u>	<u> </u>	0	0	0	0	£9,666		
£10,538	8	<u> </u>	<u>(1)</u>	8	0	0	0	0	£10,538		
£11,410	8	<u> </u>	<u>(1)</u>	8	0	0	0	0	£11,410		
£12,282	8	<u> </u>	0	0	0	0	0	0	£12,282		
£13,154	8	0	0	0	0	0	0	0	£13,154		
£13,993	8	0	8	8	<u> </u>	0	0	9	£13,993		

### RLVs less existing use value

Density -

Density -

£27,002,840 per hectare £10,932,324 per acre

Residential

units/ha ->	40 uph	70 uph	100 uph	130 uph	160 uph	190 uph	220 uph	250 uph			
Build costs ->	£1023 per sqm	£1346 per sqm	£1679 per sqm	£1787 per sqm	£1830 per sqm	£1884 per sqm	£1959 per sqm	£2013 per sqm	]	_	
Sales value									Sales value		
per sq m									per sq m	Market value range	2011 Market value range 2007
£2,691	8	8	8	8	8	8	8	8	£2,691		
£3,563	8	8	8	8	8	8	8	8	£3,563		
£4,435	8	8	8	<b>®</b>	8	8	8	(3)	£4,435		
£5,307	8	8	8	<b>®</b>	8	8	8	(3)	£5,307		
£6,179	8	8	8	8	8	8	8	8	£6,179		
£7,050	8	8	8	8	8	8	8	8	£7,050		
£7,922	8	8	8	8	8	8	<u> </u>	<u> </u>	£7,922		
£8,794	8	8	8	8	<b>(4)</b>	<u> </u>	<u> </u>	<u> </u>	£8,794		
£9,666	8	8	8	<u> </u>	<b>(4)</b>	<u>©</u>	<b>©</b>	<b>(3)</b>	£9,666		
£10,538	8	8	8	<b>(a)</b>	<b>(4)</b>	<b>©</b>	<b>©</b>	0	£10,538		
£11,410	8	<u> </u>	<b>(4)</b>	<b>(4)</b>	<u> </u>	<u> </u>	<u> </u>	9	£11,410		
£12,282	8	<u> </u>	<u> </u>	(3)	<u>©</u>	(3)	<u>©</u>	<u> </u>	£12,282		
£13.154	8	<u> </u>	<u>(4)</u>	(6)	(9)	(6)	(6)	(9)	£13.154		

### RLVs less existing use value

£13,993

£4,544,800 per hectare £1,840,000 per acre

Industsrial / warehousing

£13,993

Density - units/ha -> Build costs ->	40 uph	70 uph	100 uph	130 uph	160 uph	190 uph	220 uph	250 uph	]		
Sales value £per sq m	£1025 per sqri	1 21040 per squi	E 1079 per squi	Z1707 per sqrii	£1000 per sqiii	21004 per sqiii	Z 1909 per sqiii	ZZOTO PET SQITT	Sales value £per sq m	Market value range 2011	Market value range 200
£2,691	8	8	8	8	8	8	8	8	£2,691		
£3,563	8	8	8	8	8	8	8	8	£3,563		
£4,435	<u> </u>	8	<b>(4)</b>	8	8	8	8	8	£4,435		
£5,307	<u>©</u>	<u>©</u>	0	0	0	0	0	0	£5,307		<u>ו</u> ב
£6,179	<b>©</b>	0	0	0	0	0	0	0	£6,179		
£7,050	<b>©</b>	0	0	0	0	0	0	0	£7,050		
£7,922	<b>©</b>	<b>©</b>	0	<b>©</b>	<b>©</b>	0	0	0	£7,922		
£8,794	<u>©</u>	<u>©</u>	0	0	0	0	0	0	£8,794		
£9,666	<b>©</b>	<b>©</b>	0	<u> </u>	0	0	0	8	£9,666		
£10,538	<b>(S)</b>	<u>©</u>	<b>(3)</b>	<u>©</u>	<u>©</u>	<b>(3)</b>	<b>(3)</b>	<b>(9</b> )	£10,538		
£11,410	<u>©</u>	<b>©</b>	0	0	<b>(3)</b>	0	0	<b>©</b>	£11,410		
£12,282	0	0	0	<u>©</u>	<u>©</u>	0	0	0	£12,282		
£13,154	0	0	0	<u>©</u>	<u>©</u>	0	0	0	£13,154		
£13,993	<u>(8)</u>	( <u>()</u>	(3)	(3)	<u>(8)</u>	(8)	<u>(i)</u>	(3)	£13,993		

## RLVs less existing use value

£2,000,000 per hectare £809,717 per acre

Density -											
units/ha ->	40 uph	70 uph	100 uph	130 uph	160 uph	190 uph	220 uph	250 uph			
Build costs ->	£1023 per sqm	£1346 per sqm	£1679 per sqm	£1787 per sqm	£1830 per sqm	£1884 per sqm	£1959 per sqm	£2013 per sqm	J		
Sales value									Sales value		
per sq m									per sq m	Market value range 20	11 Market value range 2007
£2,691	8	8	8	8	8	8	8	8	£2,691		
£3,563	<b>©</b>	<b>©</b>	8	8	(3)	8	8	8	£3,563		
£4,435	<b>©</b>	<b>©</b>	8	0	8	<b>©</b>	<u>@</u>	8	£4,435		
£5,307	<b>©</b>	<u> </u>	8	0	8	0	0	0	£5,307		
£6,179	0	<b>©</b>	0	0	0	<b>©</b>	0	0	£6,179		
£7,050	<b>(2)</b>	<u> </u>	0	0	<b>©</b>	<b>©</b>	0	<u> </u>	£7,050		
£7,922	<b>(2)</b>	<u> </u>	0	0	<b>©</b>	<b>©</b>	0	<u> </u>	£7,922		
£8,794	<b>(2)</b>	<u> </u>	0	0	<b>©</b>	<b>©</b>	0	<u> </u>	£8,794		
£9,666	<b>©</b>	<b>(</b>	0	0	<b>©</b>	<u>©</u>	0	8	£9,666		
£10,538	<b>©</b>	0	0	0	0	0	0	0	£10,538		
£11,410	<b>©</b>	<b>©</b>	0	0	0	0	0	0	£11,410		
£12,282	<b>©</b>	<u> </u>	0	0	0	<u>©</u>	0	0	£12,282		
£13,154	<u>©</u>	8	<u> </u>	0	8	8	0	8	£13,154		
£13.993	<b>(9)</b>	9	(8)	(8)	(8)	(6)	(9)	(3)	£13,993		

MODEL	20									_
Density -		40 1	70 1	400	400	400	400		050	
units/ha ->		40 uph	70 uph	100 uph	130 uph	160 uph	190 uph	220 uph	250 uph	
Build costs ->		£1023 per sqm	£1346 per sqm	£1679 per sqm	£1787 per sqm	£1830 per sqm	£1884 per sqm	£1959 per sqm	£2013 per sqm	
Sales value										Sales value
ner sm										ner sm

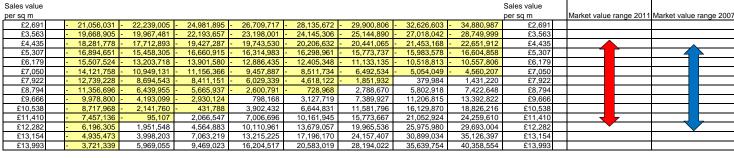
% SR	70%
% SO	30%
S106 (private)	£10,000 per unit
S106 (affordable)	£10,000 per unit
CSH (% uplift on Private)	5%
CCLI (0/ unlift on ALI)	110/

£2,691	1,738,322	555,348	- 2,187,542	- 3,915,364	- 5,341,319	- 7,106,453	- 9,832,250	- 12,086,634	£2,691
£3,563	3,125,448	2,826,872	600,696	- 403,648	- 1,350,953	- 2,350,537	- 4,223,689	- 5,955,646	£3,563
£4,435	4,512,575	5,081,460	3,367,066	3,050,823	2,587,721	2,353,288	1,341,185	142,441	£4,435
£5,307	5,899,702	7,336,048	6,133,438	6,479,370	6,495,392	7,020,616	6,810,775	6,189,495	£5,307
£6,179	7,286,829	9,590,635	8,892,773	9,907,918	10,389,005	11,661,218	12,275,540	12,236,547	£6,179
£7,050	8,672,595	11,845,222	11,637,987	13,336,466	14,282,619	16,301,819	17,740,304	18,234,146	£7,050
£7,922	10,055,125	14,099,810	14,383,202	16,765,014	18,176,231	20,942,421	23,174,337	24,225,573	£7,922
£8,794	11,437,657	16,354,398	17,128,416	20,193,562	22,065,385	25,583,023	28,597,271	30,217,001	£8,794
£9,666	12,815,553	18,601,254	19,864,229	23,592,521	25,922,072	30,184,280	34,001,168	36,187,175	£9,666
£10,538	14,076,385	20,652,593	22,362,565	26,696,785	29,439,184	34,376,149	38,924,223	41,620,569	£10,538
£11,410	15,337,217	22,699,246	24,860,900	29,801,049	32,956,298	38,568,020	43,847,277	47,053,963	£11,410
£12,282	16,598,048	24,745,901	27,359,236	32,905,314	36,473,410	42,759,889	48,770,333	52,487,357	£12,282
£13,154	17,858,880	26,792,556	29,857,572	36,009,578	39,990,523	46,951,760	53,693,387	57,920,750	£13,154
£13.993	19.073.014	28,763,408	32.263.376	38.998.870	43.377.372	50.988.375	58.434.107	63.152.907	£13,993

£13,993	19,073,014	20,703,400	32,203,370	30,990,070	43,311,312	30,900,373	30,434,107	L
RLVs less existin	g use value			£22,794,353			Offices	
				£9,228,483	per acre			

RLVs less existing use value

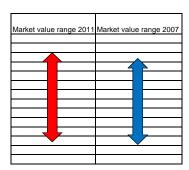
Density -								
units/ha ->	40 uph	70 uph	100 uph	130 uph	160 uph	190 uph	220 uph	250 uph
Build costs ->	£1023 per sqm	£1346 per sqm	£1679 per sqm	£1787 per sqm	£1830 per sqm	£1884 per sqm	£1959 per sqm	£2013 per sqm
Sales value								



Residential

Density -									
units/ha ->	40 uph	70 uph	100 uph	130 uph	160 uph	190 uph	220 uph	250 uph	
Build costs ->	£1023 per sqm	£1346 per sqm	£1679 per sqm	£1787 per sqm	£1830 per sqm	£1884 per sqm	£1959 per sqm	£2013 per sqm	
Sales value									Sales value
per sq m									per sq m
£2,691	- 25,264,518	- 26,447,492	- 29,190,382	- 30,918,204	- 32,344,159	- 34,109,293	- 36,835,090	- 39,089,474	£2,691
£3,563	- 23,877,392	- 24,175,968	- 26,402,144	- 27,406,488	- 28,353,793	- 29,353,377	- 31,226,529	- 32,958,486	£3,563
£4,435	- 22,490,265	- 21,921,380	- 23,635,774	- 23,952,017	- 24,415,119	- 24,649,552	- 25,661,655	- 26,860,399	£4,435
£5,307	- 21,103,138	- 19,666,792	- 20,869,402	- 20,523,470	- 20,507,448	- 19,982,224	- 20,192,065	- 20,813,345	£5,307
£6,179	- 19,716,011	- 17,412,205	- 18,110,067	- 17,094,922	- 16,613,835	- 15,341,622	- 14,727,300	- 14,766,293	£6,179
£7,050	- 18,330,245	- 15,157,618	- 15,364,853	- 13,666,374	- 12,720,221	- 10,701,021	- 9,262,536	- 8,768,694	£7,050
£7,922	- 16,947,715	- 12,903,030	- 12,619,638	- 10,237,826	- 8,826,609	- 6,060,419	- 3,828,503	- 2,777,267	£7,922
£8,794	- 15,565,183	- 10,648,442	- 9,874,424	- 6,809,278	- 4,937,455	- 1,419,817	1,594,432	3,214,162	£8,794
£9,666	- 14,187,287	- 8,401,586	- 7,138,611	- 3,410,319	- 1,080,768	3,181,441	6,998,329	9,184,336	£9,666
£10,538	- 12,926,455	- 6,350,247	- 4,640,275	- 306,055	2,436,345	7,373,310	11,921,384	14,617,730	£10,538
£11,410	- 11,665,623	- 4,303,594	- 2,141,940	2,798,210	5,953,459	11,565,181	16,844,438	20,051,124	£11,410
£12,282	- 10,404,792	- 2,256,939	356,397	5,902,475	9,470,571	15,757,050	21,767,494	25,484,518	£12,282
£13,154	- 9,143,960	- 210,284	2,854,733	9,006,739	12,987,684	19,948,921	26,690,548	30,917,911	£13,154
£13,993	- 7,929,826	1,760,569	5,260,537	11,996,031	16,374,533	23,985,536	31,431,268	36,150,068	£13,993

£27,002,840 per hectare £10,932,324 per acre



RLVs less existir	ng use value			£4,544,800 £1,840,000	per hectare per acre		Industsrial / wa	rehousing	
Density - units/ha ->	40 uph	70 uph	100 uph	130 uph	160 uph	190 uph	220 uph	250 uph	
Build costs ->	£1023 per sqm	£1346 per sqm	£1679 per sqm	£1787 per sqm	£1830 per sqm	£1884 per sqm	£1959 per sqm	£2013 per sqm	
Sales value per sq m									S
£2.691	- 2.806.478	- 3.989.452	- 6.732.342	- 8.460.164	- 9.886.119	- 11.651.253	- 14.377.050	- 16.631.434	P
£3,563	- 1,419,352	-,, -	-, -,-	-,, -	-,,	- 6,895,337	- 8,768,489	- 10,500,446	T
£4 435	- 32 225	536 660	- 1 177 734	- 1 493 977	<ul> <li>1 957 079</li> </ul>	- 2 191 512	- 3 203 615	- 4 402 359	Г

Sales value									Sales value		
per sq m									per sq m	Market value range 2011	Market value range 2007
£2,691	- 2,806,478	- 3,989,452	6,732,342	- 8,460,164	- 9,886,119	- 11,651,253	- 14,377,050	- 16,631,434	£2,691		
£3,563	- 1,419,352	- 1,717,928	3,944,104	- 4,948,448	- 5,895,753	- 6,895,337	- 8,768,489	- 10,500,446	£3,563		
£4,435	- 32,225	536,660	1,177,734	- 1,493,977	- 1,957,079	- 2,191,512	- 3,203,615	- 4,402,359	£4,435		
£5,307	1,354,902	2,791,248	1,588,638	1,934,570	1,950,592	2,475,816	2,265,975	1,644,695	£5,307		
£6,179	2,742,029	5,045,835	4,347,973	5,363,118	5,844,205	7,116,418	7,730,740	7,691,747	£6,179		
£7,050	4,127,795	7,300,422	7,093,187	8,791,666	9,737,819	11,757,019	13,195,504	13,689,346	£7,050		
£7,922	5,510,325	9,555,010	9,838,402	12,220,214	13,631,431	16,397,621	18,629,537	19,680,773	£7,922		
£8,794	6,892,857	11,809,598	12,583,616	15,648,762	17,520,585	21,038,223	24,052,471	25,672,201	£8,794		
£9,666	8,270,753	14,056,454	15,319,429	19,047,721	21,377,272	25,639,480	29,456,368	31,642,375	£9,666		
£10,538	9,531,585	16,107,793	17,817,765	22,151,985	24,894,384	29,831,349	34,379,423	37,075,769	£10,538		
£11,410	10,792,417	18,154,446	20,316,100	25,256,249	28,411,498	34,023,220	39,302,477	42,509,163	£11,410		
£12,282	12,053,248	20,201,101	22,814,436	28,360,514	31,928,610	38,215,089	44,225,533	47,942,557	£12,282		
£13,154	13,314,080	22,247,756	25,312,772	31,464,778	35,445,723	42,406,960	49,148,587	53,375,950	£13,154		
£13,993	14,528,214	24,218,608	27,718,576	34,454,070	38,832,572	46,443,575	53,889,307	58,608,107	£13,993		

RLVs le	ss exis	sting use value				per hectare per acre		Community space/buildings £700,000 infrastructure per ha			
Density units/ha		40 uph	70 uph	100 uph	130 uph	160 uph	190 uph	220 uph	250 uph	]	
Build co	sts ->	£1023 per sqm	£1346 per sqm	£1679 per sqm	£1787 per sqm	£1830 per sqm	£1884 per sqm	£1959 per sqm	£2013 per sqm		
Sales va £per sq										Sales £per s	
£2,	691	- 961,678	- 2,144,652	- 4,887,542	- 6,615,364	- 8,041,319	- 9,806,453	- 12,532,250	- 14,786,634		
£3,	563	425,448	126,872	- 2,099,304	- 3,103,648	- 4,050,953	- 5,050,537	- 6,923,689	- 8,655,646		
0.4	405	4 040 575	0.004.400	007.000	050 000	440.070	0.40.740	4 050 045	0.557.550		

Sales value £per sq m									Sales value £per sq m	Market value range 2011	Market value range 2007
										Market value range 201	Market value range 2007
£2,691	- 961,678	- 2,144,652	- 4,887,542	- 6,615,364	- 8,041,319	- 9,806,453	- 12,532,250	- 14,786,634	£2,691		
£3,563	425,448	126,872	- 2,099,304	- 3,103,648	- 4,050,953	- 5,050,537	- 6,923,689	- 8,655,646	£3,563		
£4,435	1,812,575	2,381,460	667,066	350,823	- 112,279	- 346,712	- 1,358,815	- 2,557,559	£4,435		_
£5,307	3,199,702	4,636,048	3,433,438	3,779,370	3,795,392	4,320,616	4,110,775	3,489,495	£5,307		4
£6,179	4,586,829	6,890,635	6,192,773	7,207,918	7,689,005	8,961,218	9,575,540	9,536,547	£6,179		
£7,050	5,972,595	9,145,222	8,937,987	10,636,466	11,582,619	13,601,819	15,040,304	15,534,146	£7,050		
£7,922	7,355,125	11,399,810	11,683,202	14,065,014	15,476,231	18,242,421	20,474,337	21,525,573	£7,922		
£8,794	8,737,657	13,654,398	14,428,416	17,493,562	19,365,385	22,883,023	25,897,271	27,517,001	£8,794		
£9,666	10,115,553	15,901,254	17,164,229	20,892,521	23,222,072	27,484,280	31,301,168	33,487,175	£9,666		
£10,538	11,376,385	17,952,593	19,662,565	23,996,785	26,739,184	31,676,149	36,224,223	38,920,569	£10,538		
£11,410	12,637,217	19,999,246	22,160,900	27,101,049	30,256,298	35,868,020	41,147,277	44,353,963	£11,410		
£12,282	13,898,048	22,045,901	24,659,236	30,205,314	33,773,410	40,059,889	46,070,333	49,787,357	£12,282		
£13,154	15,158,880	24,092,556	27,157,572	33,309,578	37,290,523	44,251,760	50,993,387	55,220,750	£13,154		
£13,993	16,373,014	26,063,408	29,563,376	36,298,870	40,677,372	48,288,375	55,734,107	60,452,907	£13,993		

MODEL	20								
Density -	ļ								
units/ha ->	ļ	40 uph	70 uph	100 uph	130 uph	160 uph	190 uph	220 uph	250 uph
	ļ		Tarara	Ta	Ta	Taraa	Lavas	I	I

Build costs -> £1023 per sqm | £1346 per sqm | £1679 per sqm | £1787 per sqm | £1830 per sqm | £1884 per sqm | £1959 per sqm | £2013 per sqm | £2013 per sqm |

psm									psm
£2,691	1,738,322	555,348	- 2,187,542	- 3,915,364	- 5,341,319	- 7,106,453	- 9,832,250	- 12,086,634	2,691
£3,563	3,125,448	2,826,872	600,696	- 403,648	- 1,350,953	- 2,350,537	- 4,223,689	- 5,955,646	3,563
£4,435	4,512,575	5,081,460	3,367,066	3,050,823	2,587,721	2,353,288	1,341,185	142,441	4,435
£5,307	5,899,702	7,336,048	6,133,438	6,479,370	6,495,392	7,020,616	6,810,775	6,189,495	5,307
£6,179	7,286,829	9,590,635	8,892,773	9,907,918	10,389,005	11,661,218	12,275,540	12,236,547	6,179
£7,050	8,672,595	11,845,222	11,637,987	13,336,466	14,282,619	16,301,819	17,740,304	18,234,146	7,050
£7,922	10,055,125	14,099,810	14,383,202	16,765,014	18,176,231	20,942,421	23,174,337	24,225,573	7,922
£8,794	11,437,657	16,354,398	17,128,416	20,193,562	22,065,385	25,583,023	28,597,271	30,217,001	8,794
£9,666	12,815,553	18,601,254	19,864,229	23,592,521	25,922,072	30,184,280	34,001,168	36,187,175	9,666
£10,538	14,076,385	20,652,593	22,362,565	26,696,785	29,439,184	34,376,149	38,924,223	41,620,569	10,538
£11,410	15,337,217	22,699,246	24,860,900	29,801,049	32,956,298	38,568,020	43,847,277	47,053,963	11,410
£12,282	16,598,048	24,745,901	27,359,236	32,905,314	36,473,410	42,759,889	48,770,333	52,487,357	12,282
£13,154	17,858,880	26,792,556	29,857,572	36,009,578	39,990,523	46,951,760	53,693,387	57,920,750	13,154
£13,993	19,073,014	28,763,408	32,263,376	38,998,870	43,377,372	50,988,375	58,434,107	63,152,907	13,993

Aff Hsg	40%
% SR	709
% SO	30%
S106 (private)	£10,000 per un
S106 (affordable)	£10,000 per un
CIL	
CSH (average unit cost)	£10,203 per un
Grant	N
Developer's profit	20%

RLVs less existing use value

£22,794,353 per hectare £9,228,483 per acre

Offices

Density - units/ha ->	40 uph	70 uph	100 uph	130 uph	160 uph	190 uph	220 uph	250 uph	]		
Build costs->	£1023 per sqm	£1346 per sqm	£1679 per sqm	£1787 per sqm	£1830 per sqm	£1884 per sqm	£1959 per sqm	£2013 per sqm	_		I
Sales value £per sq m									Sales value £per sq m	Market value range 2011	Market value range 2007
£2,691	8	8	8	8	8	8	8	8	£2,691		
£3,563	8	8	<b>©</b>	8	8	8	8	8	£3,563		
£4,435	8	8	<b>©</b>	8	8	8	8	(3)	£4,435		
£5,307	8	8	<b>©</b>	8	8	8	8	(3)	£5,307		
£6,179	8	8	<b>©</b>	8	8	8	8	(3)	£6,179		
£7,050	8	8	8	8	8	8	8	8	£7,050		
£7,922	8	8	8	8	8	<b>(2)</b>	<b>(2)</b>	(4)	£7,922		
£8,794	8	8	<b>©</b>	<b>(2)</b>	<b>a</b>		<b>©</b>	0	£8,794		
£9,666	8	8	<del>(1)</del>	<u> </u>	<del>(1)</del>	0	<u>©</u>	0	£9,666		
£10,538	8	<u> </u>	<del>(1)</del>	0	0	0	<u>©</u>	0	£10,538		
£11,410	8	<b>(4)</b>	<b>(4)</b>	<b>©</b>	<b>©</b>	<b>©</b>	<u>©</u>	<b>(3)</b>	£11,410		
£12,282	8	<u> </u>	<u> </u>	0	0	0	<u>©</u>	0	£12,282		
£13,154	8	0	0	0	0	0	<u>©</u>	0	£13,154		
£13,993	8	0	0	0	0	0	<u> </u>	0	£13,993		

RLVs less existing use value

£27,002,840 per hectare £10,932,324 per acre

Density - units/ha ->	40 uph	70 uph	100 uph	130 uph	160 uph	190 uph	220 uph	250 uph	]		
Build costs ->	£1023 per sqm	£1346 per sqm	£1679 per sqm	£1787 per sqm	£1830 per sqm	£1884 per sqm	£1959 per sqm	£2013 per sqm	_		I
Sales value per sq m									Sales value per sq m	Market value range 2011	Market value range 2007
£2,691	8	8	8	8	8	8	8	8	£2,691	Warket value range 2011	Ivialitet value lange 2007
£3,563	8	8	8	8	8	8	8	8	£3,563		
£4,435	8	8	8	8	8	8	8	8	£4,435		
£5,307	8	8	8	8	8	8	8	8	£5,307		
£6,179	8	8	8	8	8	8	8	8	£6,179		
£7,050	8	8	8	8	8	8	8	8	£7,050		
£7,922	8	8	8	8	8	8	<u> </u>	<u> </u>	£7,922		
£8,794	8	8	8	8	8	<u> </u>	<u> </u>	<u> </u>	£8,794		
£9,666	8	8	8	<u> </u>	<u> </u>	<u> </u>	0	0	£9,666		
£10,538	8	8	8	(2)	<u> </u>	(5)	0	(6)	£10,538		
£11,410	8	8	<u> </u>	(2)	0	0	8	0	£11,410	<del>                                     </del>	
£12,282	8	<u> </u>	<u> </u>	0	0	0	0	0	£12,282		
£13,154	Ř	<u> </u>	<u> </u>	8	8	0	8	8	£13,154		,

RLVs less existing use value

£13,993

£4,544,800 per hectare £1,840,000 per acre

Industsrial / warehousing

£13,993

Density - units/ha ->	40 uph	70 uph	100 uph	130 uph	160 uph	190 uph	220 uph	250 uph			
Build costs ->	£1023 per sqm	£1346 per sqm	£1679 per sqm	£1787 per sqm	£1830 per sqm	£1884 per sqm	£1959 per sqm	£2013 per sqm			
Sales value £per sq m									Sales value £per sq m	Market value range 2011	Market value range 200
£2,691	8	8	8	8	8	8	8	8	£2,691		
£3,563	8	8	8	8	8	8	8	8	£3,563		
£4,435	<u> </u>	<u> </u>	8	8	8	8	8	8	£4,435		
£5,307	<u>©</u>	<b>©</b>	0	0	<u>©</u>	0	0	0	£5,307		<u>ו</u> ב
£6,179	<b>©</b>	<b>©</b>	0	0	<u> </u>	0	0	0	£6,179		
£7,050	<b>©</b>	0	0	0	0	0	0	0	£7,050		
£7,922	<b>©</b>	0	0	0	0	0	0	0	£7,922		
£8,794	<u>©</u>	<b>©</b>	0	0	<u>©</u>	0	0	0	£8,794		
£9,666	<u>©</u>	<b>©</b>	0	0	<u>©</u>	0	0	0	£9,666		
£10,538	<u>©</u>	<b>©</b>	0	0	<u>©</u>	0	0	0	£10,538		
£11,410	<b>©</b>	<b>©</b>	<u> </u>	0	0	0	0	<b>©</b>	£11,410		
£12,282	<b>©</b>	0	0	0	0	0	0	0	£12,282		
£13,154	<b>©</b>	0	0	0	0	0	0	0	£13,154		
£13,993	(3)	<u>©</u>	<u> </u>	<u> </u>	<u>©</u>	<u>©</u>	<u>©</u>	8	£13,993		

RLVs less existing use value

£2,000,000 per hectare £809,717 per acre

Density -											
units/ha ->	40 uph	70 uph	100 uph	130 uph	160 uph	190 uph	220 uph	250 uph			
Build costs ->	£1023 per sqn	£1346 per sqm	£1679 per sqm	£1787 per sqm	£1830 per sqm	£1884 per sqm	£1959 per sqm	£2013 per sqm	]	1	•
Sales value									Sales value		
per sq m									per sq m	Market value range 201	1 Market value range 2007
£2,691	8	8	8	8	8	8	8	8	£2,691		
£3,563	<b>(9</b> )	<b>(4)</b>	8	8	8	8	8	8	£3,563		
£4,435	<u>©</u>	0	0	( <u>()</u>	<u> </u>	8	8	8	£4,435		
£5,307	<u> </u>	0	0	0	0	0	0	0	£5,307		
£6,179	<b>©</b>	0	0	0	0	0	0	0	£6,179		
£7,050	<u>©</u>	0	0	0	<b>©</b>	0	0	<b>(</b>	£7,050		
£7,922	<u>©</u>	0	0	0	<b>©</b>	0	0	<b>(</b>	£7,922		
£8,794	<b>(3)</b>	<b>©</b>	8	<b>(9</b> )	<b>(9</b> )	8	<b>(9</b> )	<b>(9</b> )	£8,794		
£9,666	<b>(3)</b>	<b>©</b>	8	<b>(5)</b>	<b>(9</b> )	8	<b>(9</b> )	<b>(9</b> )	£9,666		
£10,538	<b>©</b>	0	0	0	0	0	0	0	£10,538		
£11,410	<u> </u>	<u> </u>	0	0	8	0	0	0	£11,410		
£12,282	<u>©</u>	0	8	8	8	<b>©</b>	<u> </u>	<u> </u>	£12,282		
£13,154	<u>©</u>	0	8	8	8	8	9	<u> </u>	£13,154		
£13,993	<u> </u>	(9)	(3)	(3)	(6)	(6)	8	(3)	£13,993		

MODEL	21								
Density - units/ha ->		40 uph	70 uph	100 uph	130 uph	160 uph	190 uph	220 uph	250 uph
Build costs ->		£1023 per sqm	£1346 per sqm	£1679 per sqm	£1787 per sqm	£1830 per sqm	£1884 per sqm	£1959 per sqm	£2013 per sqm
Sales value									
per sm									

Aff Hsg	40%
% SR	70%
% SO	30%
S106 (private)	£15,000 per unit
S106 (affordable)	£15,000 per unit
CSH (% uplift on Private)	5%
CSH (% uplift on AH)	11%
Grant	No
Developer's profit	20%

Dana cocto	Z TOZO POT OGITI	210 to por oqui	21010 por oqui	Ziror por oqiii	21000 por oqui	2100 i poi oqiii	21000 por oqiii	ZEO TO POT OGITI	<u> </u>
Sales value									Sales value
per sm									per sm
60.604	4 504 057	400.005	0.747.000	4.040.405	0.000.740	0.407.700	14 040 040	40.450.000	00.004
£2,691	1,534,257	189,095	- 2,717,282	- 4,612,495	- 6,209,743	- 8,137,706	- 11,040,642	- 13,459,808	£2,691
£3,563	2,921,383	2,465,187	77,476	- 1,095,031	- 2,219,377	- 3,381,790	- 5,432,082	- 7,328,820	£3,563
£4,435	4,308,511	4,719,775	2,843,848	2,370,638	1,729,713	1,334,403	147,103	- 1,214,472	£4,435
£5,307	5,695,638	6,974,362	5,610,218	5,799,186	5,647,809	6,014,110	5,631,014	4,832,582	£5,307
£6,179	7,082,765	9,228,950	8,376,079	9,227,734	9,541,422	10,654,712	11,095,779	10,879,635	£6,179
£7,050	8,469,891	11,483,538	11,121,295	12,656,281	13,435,035	15,295,314	16,560,543	16,893,508	£7,050
£7,922	9,853,676	13,738,125	13,866,510	16,084,829	17,328,648	19,935,916	22,008,909	22,884,935	£7,922
£8,794	11,236,207	15,992,712	16,611,724	19,513,378	21,222,260	24,576,517	27,431,843	28,876,362	£8,794
£9,666	12,614,103	18,239,568	19,347,536	22,920,820	25,084,922	29,190,164	32,835,741	34,846,538	£9,666
£10,538	13,874,936	20,291,134	21,845,872	26,025,084	28,602,034	33,382,033	37,758,795	40,279,932	£10,538
£11,410	15,135,767	22,342,134	24,344,208	29,129,349	32,119,147	37,573,904	42,681,850	45,713,325	£11,410
£12,282	16,396,599	24,388,789	26,842,543	32,233,613	35,636,260	41,765,773	47,604,905	51,146,719	£12,282
£13,154	17,657,430	26,435,443	29,340,879	35,337,877	39,153,373	45,957,643	52,527,959	56,580,113	£13,154
£13 993	18 871 564	28 406 296	31 746 683	38 327 169	42 540 221	49 994 259	57 268 679	61 812 270	£13 993

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#### £22,794,353 per hectare £9,228,483 per acre

#### Offices

units/ha ->	40 uph	70 uph	100 uph	130 uph	160 uph	190 uph	220 uph	250 uph			
Build costs ->	£1023 per sqm	£1346 per sqm	£1679 per sqm	£1787 per sqm	£1830 per sqm	£1884 per sqm	£1959 per sqm	£2013 per sqm			
Sales value									Sales value		
per sq m									per sq m	Market value range 2011	Market value range 2007
£2,691	- 21,260,096	- 22,605,258	- 25,511,635	- 27,406,848	- 29,004,096	- 30,932,059	- 33,834,995	- 36,254,161	£2,691		
£3,563	- 19,872,970	- 20,329,166	- 22,716,877	- 23,889,384	- 25,013,730	- 26,176,143	- 28,226,435	- 30,123,173	£3,563		
£4,435	- 18,485,842	- 18,074,578	- 19,950,505	- 20,423,715	- 21,064,640	- 21,459,950	- 22,647,250	- 24,008,825	£4,435		
£5,307	- 17,098,715	- 15,819,991	- 17,184,135	- 16,995,167	- 17,146,544	- 16,780,243	- 17,163,339	- 17,961,771	£5,307		4
£6,179	- 15,711,588	- 13,565,403	- 14,418,274	- 13,566,619	- 13,252,931	- 12,139,641	- 11,698,574	- 11,914,718	£6,179		
£7,050	- 14,324,462	- 11,310,815	- 11,673,058	- 10,138,072	- 9,359,318	- 7,499,039	- 6,233,810	- 5,900,845	£7,050		
£7,922	- 12,940,677	- 9,056,228	- 8,927,843	- 6,709,524	- 5,465,705	- 2,858,437	- 785,444	90,582	£7,922		
£8,794	- 11,558,146	- 6,801,641	- 6,182,629	- 3,280,975	- 1,572,093	1,782,164	4,637,490	6,082,009	£8,794		
£9,666	- 10,180,250	- 4,554,785	- 3,446,817	126,467	2,290,569	6,395,811	10,041,388	12,052,185	£9,666		
£10,538	- 8,919,417	- 2,503,219	- 948,481	3,230,731	5,807,681	10,587,680	14,964,442	17,485,579	£10,538		
£11,410	- 7,658,586	- 452,219	1,549,855	6,334,996	9,324,794	14,779,551	19,887,497	22,918,972	£11,410		
£12.282	- 6.397.754	1.594.436	4.048.190	9,439,260	12.841.907	18.971.420	24.810.552	28.352.366	£12.282	_	

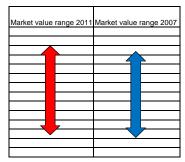
RLVs less existing use value

Density -

#### £27,002,840 per hectare £10,932,324 per acre

### Residential

units/ha ->	40 uph	70 uph	100 uph	130 uph	160 uph	190 uph	220 uph	250 uph	
Build costs ->	£1023 per sqm	£1346 per sqm	£1679 per sqm	£1787 per sqm	£1830 per sqm	£1884 per sqm	£1959 per sqm	£2013 per sqm	
Sales value									Sales value
per sq m									per sq m
£2,691	- 25,468,583	- 26,813,745	- 29,720,122	- 31,615,335	- 33,212,583	- 35,140,546	- 38,043,482	- 40,462,648	£2,691
£3,563	- 24,081,457	- 24,537,653	- 26,925,364	- 28,097,871	- 29,222,217	- 30,384,630	- 32,434,922	- 34,331,660	£3,563
£4,435	- 22,694,329	- 22,283,065	- 24,158,992	- 24,632,202	- 25,273,127	- 25,668,437	- 26,855,737	- 28,217,312	£4,435
£5,307	- 21,307,202	- 20,028,478	- 21,392,622	- 21,203,654	- 21,355,031	- 20,988,730	- 21,371,826	- 22,170,258	£5,307
£6,179	- 19,920,075	- 17,773,890	- 18,626,761	- 17,775,106	- 17,461,418	- 16,348,128	- 15,907,061	- 16,123,205	£6,179
£7,050	- 18,532,949	- 15,519,302	- 15,881,545	- 14,346,559	- 13,567,805	- 11,707,526	- 10,442,297	- 10,109,332	£7,050
£7,922	- 17,149,164	- 13,264,715	- 13,136,330	- 10,918,011	- 9,674,192	- 7,066,924	- 4,993,931	- 4,117,905	£7,922
£8,794	- 15,766,633	- 11,010,128	- 10,391,116	- 7,489,462	- 5,780,580	- 2,426,323	429,004	1,873,523	£8,794
£9,666	- 14,388,737	- 8,763,272	- 7,655,304	- 4,082,020	- 1,917,918	2,187,325	5,832,902	7,843,699	£9,666
£10,538	- 13,127,904	- 6,711,706	- 5,156,968	- 977,756	1,599,195	6,379,194	10,755,956	13,277,093	£10,538
£11,410	- 11,867,073	- 4,660,706	- 2,658,632	2,126,510	5,116,308	10,571,065	15,679,011	18,710,486	£11,410
£12,282	- 10,606,241	- 2,614,051	- 160,297	5,230,774	8,633,421	14,762,934	20,602,066	24,143,880	£12,282
£13,154	- 9,345,410	- 567,397	2,338,040	8,335,038	12,150,534	18,954,804	25,525,120	29,577,274	£13,154
£13,993	- 8,131,276	1,403,457	4,743,844	11,324,330	15,537,382	22,991,420	30,265,840	34,809,431	£13,993



RLVs less existing use value

Density -

#### £4,544,800 per hectare £1,840,000 per acre

## Industsrial / warehousing

units/ha ->	40 uph	70 uph	100 uph	130 uph	160 uph	190 uph	220 uph	250 uph			
Build costs ->	£1023 per sqm	£1346 per sqm	£1679 per sqm	£1787 per sqm	£1830 per sqm	£1884 per sqm	£1959 per sqm	£2013 per sqm			
Sales value									Sales value		
per sq m									per sq m	Market value range 2011	Market value range 2007
£2,691	- 3,010,543	- 4,355,705	- 7,262,082	- 9,157,295	- 10,754,543	- 12,682,506	- 15,585,442	- 18,004,608	£2,691		
£3,563	- 1,623,417	- 2,079,613		- 5,639,831	- 6,764,177		- 9,976,882	- 11,873,620	£3,563		
£4,435	- 236,289	174,975		- 2,174,162		- 3,210,397	- 4,397,697	- 5,759,272	£4,435		
£5,307	1,150,838	2,429,562	1,065,418	1,254,386		1,469,310	1,086,214	287,782	£5,307		
£6,179	2,537,965	4,684,150	3,831,279	4,682,934	4,996,622	6,109,912	6,550,979	6,334,835	£6,179		
£7,050	3,925,091	6,938,738	6,576,495	8,111,481	8,890,235	10,750,514	12,015,743	12,348,708			
£7,922	5,308,876	9,193,325	9,321,710	11,540,029	12,783,848	15,391,116	17,464,109	18,340,135			
£8,794	6,691,407	11,447,912	12,066,924	14,968,578		20,031,717	22,887,043	24,331,562			
£9,666	8,069,303	13,694,768	14,802,736	18,376,020	20,540,122	24,645,364	28,290,941	30,301,738			
£10,538	9,330,136	15,746,334	17,301,072	21,480,284	24,057,234	28,837,233	33,213,995	35,735,132	£10,538		
£11,410	10,590,967	17,797,334	19,799,408	24,584,549	27,574,347	33,029,104	38,137,050	41,168,525	£11,410		
£12,282	11,851,799	19,843,989	22,297,743	27,688,813	31,091,460	37,220,973	43,060,105	46,601,919			
£13,154	13,112,630	21,890,643	24,796,079	30,793,077	34,608,573	41,412,843	47,983,159	52,035,313			
£13,993	14,326,764	23,861,496	27,201,883	33,782,369	37,995,421	45,449,459	52,723,879	57,267,470	£13,993		

RLVs less existing use value

40 uph

70 uph

100 uph

Density units/ha ->

#### £2,000,000 per hectare £809,717 per acre

160 uph

130 uph

#### Community space/buildings £700,000 infrastructure per ha

250 uph

220 uph

			21010 por oqiii	Z1707 pci sqiii	£1000 pci sqiii	£1884 per sqm	£1000 pci oqiii	ZZO TO PCI SQIII	1		
Sales value									Sales value		
£per sq m									£per sq m	Market value range 2011	Market value range 2007
£2,691	- 1,165,743	- 2,510,905	- 5,417,282	- 7,312,495	- 8,909,743	- 10,837,706	- 13,740,642	- 16,159,808	£2,691		
£3,563	221,383	- 234,813	- 2,622,524	- 3,795,031	- 4,919,377	- 6,081,790	- 8,132,082	- 10,028,820	£3,563		
£4,435	1,608,511	2,019,775	143,848	- 329,362	- 970,287	- 1,365,597	- 2,552,897	- 3,914,472	£4,435		
£5,307	2,995,638	4,274,362	2,910,218	3,099,186	2,947,809	3,314,110	2,931,014	2,132,582	£5,307		
£6,179	4,382,765	6,528,950	5,676,079	6,527,734	6,841,422	7,954,712	8,395,779	8,179,635	£6,179		
£7,050	5,769,891	8,783,538	8,421,295	9,956,281	10,735,035	12,595,314	13,860,543	14,193,508			
£7,922	7,153,676	11,038,125	11,166,510	13,384,829	14,628,648	17,235,916	19,308,909	20,184,935	£7,922		
£8,794	8,536,207	13,292,712	13,911,724	16,813,378	18,522,260	21,876,517	24,731,843	26,176,362	£8,794		
£9,666	9,914,103	15,539,568	16,647,536	20,220,820	22,384,922	26,490,164	30,135,741	32,146,538	£9,666		
£10,538	11,174,936	17,591,134	19,145,872	23,325,084	25,902,034	30,682,033	35,058,795	37,579,932	£10,538		
£11,410	12,435,767	19,642,134	21,644,208	26,429,349	29,419,147	34,873,904	39,981,850	43,013,325	£11,410		
£12,282	13,696,599	21,688,789	24,142,543	29,533,613	32,936,260	39,065,773	44,904,905	48,446,719	£12,282		
£13,154	14,957,430	23,735,443	26,640,879	32,637,877	36,453,373	43,257,643	49,827,959	53,880,113	£13,154		

MODEL	21								
Density - units/ha ->		40 uph	70 uph	100 uph	130 uph	160 uph	190 uph	220 uph	250 uph
uiiil5/iia =>		40 upii	70 upii	100 upii	130 upii	100 upii	190 upii	220 upii	250 upii
		i							
D 31	Г	04000	04040	04070	04707	04000	C4004	04000	00040

Build costs -> £1023 per sqm £1346 per sqm £1679 per sqm £1787 per sqm £1830 per sqm sm

Build costs ->	£1023 per sqm	£1340 per sqiii	£1679 per sqiii	£1767 per sqiii	£ 1630 per sqiii	£ 1004 per sqiii	£1909 per sqiii	£2013 per sqrii	
Sales value									Sales value
psm									psm
00.004	4.504.057	100 005	0.717.000	1 010 105	0.000.740	0.407.700	44.040.040	10 150 000	0.00
£2,691	1,534,257	189,095	- 2,717,282	- 4,612,495	- 6,209,743	-, -,	- 11,040,642	- 13,459,808	
£3,563	2,921,383	2,465,187	77,476	- 1,095,031	- 2,219,377	- 3,381,790	- 5,432,082	- 7,328,820	3,56
£4,435	4,308,511	4,719,775	2,843,848	2,370,638	1,729,713	1,334,403	147,103	- 1,214,472	4,43
£5,307	5,695,638	6,974,362	5,610,218	5,799,186	5,647,809	6,014,110	5,631,014	4,832,582	5,30
£6,179	7,082,765	9,228,950	8,376,079	9,227,734	9,541,422	10,654,712	11,095,779	10,879,635	6,17
£7,050	8,469,891	11,483,538	11,121,295	12,656,281	13,435,035	15,295,314	16,560,543	16,893,508	7,05
£7,922	9,853,676	13,738,125	13,866,510	16,084,829	17,328,648	19,935,916	22,008,909	22,884,935	7,92
£8,794	11,236,207	15,992,712	16,611,724	19,513,378	21,222,260	24,576,517	27,431,843	28,876,362	8,79
£9,666	12,614,103	18,239,568	19,347,536	22,920,820	25,084,922	29,190,164	32,835,741	34,846,538	9,66
£10,538	13,874,936	20,291,134	21,845,872	26,025,084	28,602,034	33,382,033	37,758,795	40,279,932	10,53
£11,410	15,135,767	22,342,134	24,344,208	29,129,349	32,119,147	37,573,904	42,681,850	45,713,325	11,41
£12,282	16,396,599	24,388,789	26,842,543	32,233,613	35,636,260	41,765,773	47,604,905	51,146,719	12,28
£13,154	17,657,430	26,435,443	29,340,879	35,337,877	39,153,373	45,957,643	52,527,959	56,580,113	13,15
£13,993	18,871,564	28,406,296	31,746,683	38,327,169	42,540,221	49,994,259	57,268,679	61,812,270	13,99

Aff Hsg	40%
% SR	709
% SO	30%
S106 (private)	£15,000 per un
0400 / //	045.000
S106 (affordable)	£15,000 per un
CIL	
CSH (average unit cost)	£10,203 per un
Grant	N
Dovolopor's profit	200

RLVs less existing use value	£22,794,353 per hectare
	£9,228,483 per acre

£13,154

£13,993

£13,993

£12,282

£13,154

£13,993

Density -													
units/ha ->	40 uph	70 uph	100 uph	130 uph	160 uph	190 uph	220 uph	250 uph					
Build costs->	£1023 per sqm	£1346 per sqm	£1679 per sqm	£1787 per sqm	£1830 per sqm	£1884 per sqm	£1959 per sqm	£2013 per sqm					
Sales value £per sq m									Sales value £per sq m	Market value	e range 2011	Market value r	ange 2007
£2,691	8	8	8	8	8	8	8	8	£2,691				
£3,563	8	8	8	8	8	8	8	8	£3,563				
£4,435	8	8	8	8	8	8	8	8	£4,435				
£5,307	8	8	8	8	8	8	8	8	£5,307				
£6,179	8	8	8	8	8	8	8	8	£6,179				
£7,050	8	8	8	8	8	8	8	8	£7,050				
£7,922	8	8	8	8	8	<b>(a)</b>	<b>(a)</b>	<b>(4)</b>	£7,922				
£8,794	8	8	8	<b>(4)</b>	<b>(4)</b>	<b>(a)</b>	<u>©</u>	9	£8,794				
£9,666	8	8	8	<u>@</u>	<b>(4)</b>	<u>©</u>	<u>©</u>	<b>(3)</b>	£9,666				
£10,538	8	<u> </u>	<u>(a)</u>	<u> </u>	0	0	<u>©</u>	0	£10,538				
£11,410	8	<u> </u>	<u> </u>	0	<u>©</u>	<u>©</u>	0	0	£11,410				
£12,282	8	<u> </u>	<u>©</u>	0	<u>©</u>	<u> </u>	<u>©</u>	0	£12,282		_		7

Offices

£13,154

£13,154

£13,993

£12,282

£13,154

£13,993

£27,002,840 per hectare £10,932,324 per acre RLVs less existing use value

Density - units/ha ->	40 uph	70 uph	100 uph	130 uph	160 uph	190 uph	220 uph	250 uph	]		
Build costs ->	£1023 per sqm	£1346 per sqm	£1679 per sqm	£1787 per sqm	£1830 per sqm	£1884 per sqm	£1959 per sqm	£2013 per sqm	]	_	
Sales value									Sales value		
per sq m									per sq m	Market value range 2011	Market value range 2007
£2,691	8	8	8	8	8	8	8	8	£2,691		
£3,563	8	8	8	8	8	8	8	8	£3,563		
£4,435	8	8	8	(3)	8	8	8	8	£4,435		
£5,307	8	8	8	ⓒ	(3)	8	8	8	£5,307		
£6,179	8	8	8	ⓒ	(3)	8	8	8	£6,179		
£7,050	8	8	8	(3)	8	8	8	8	£7,050		
£7,922	8	8	8	(3)	8	8	8	8	£7,922		
£8,794	8	8	8	(3)	8	<u>(1)</u>	<u> </u>	<u> </u>	£8,794		
£9,666	8	8	8	(3)	<del>(1)</del>	<u> </u>	<b>©</b>	<b>©</b>	£9,666		
£10,538	8	8	8	<u> </u>	<b>(1)</b>	0	0	0	£10,538		
£11,410	8	8	<b>(a)</b>	<u> </u>	0	0	0	0	£11,410		
£12,282	8	<u> </u>	<u> </u>	8	<u>(9</u>	8	8	<u>©</u>	£12,282		

#### £4,544,800 per hectare £1,840,000 per acre RLVs less existing use value Industsrial / warehousing

Density - units/ha -> Build costs ->	40 uph £1023 per sqm	70 uph £1346 per sqm	100 uph £1679 per sqm	130 uph £1787 per sqm	160 uph £1830 per sqm	190 uph £1884 per sqm	220 uph £1959 per sqm	250 uph £2013 per sqm	]		
Sales value £per sq m									Sales value £per sq m	Market value range 201	Market value range 20
£2,691	8	8	(3)	(3)	8	8	8	8	£2,691		
£3,563	8	8	(3)	(3)	8	8	8	8	£3,563		
£4,435	<b>(4)</b>	<b>(4)</b>	(3)	(3)	8	8	8	8	£4,435		
£5,307	<b>©</b>	<b>©</b>	<b>©</b>	<u>©</u>	<u>©</u>	<b>(3)</b>	<u>©</u>	<u> </u>	£5,307		
£6,179	<b>©</b>	<b>©</b>	<b>©</b>	<b>©</b>	<b>©</b>	0	<b>©</b>	0	£6,179		
£7,050	<b>©</b>	<b>©</b>	<b>©</b>	<b>©</b>	0	0	<b>©</b>	0	£7,050		
£7,922	<b>©</b>	<b>©</b>	<b>©</b>	<b>©</b>	0	0	<b>©</b>	0	£7,922		
£8,794	<b>©</b>	<b>©</b>	<u> </u>	0	0	0	0	0	£8,794		
£9,666	<b>©</b>	<b>©</b>	<u> </u>	0	0	0	0	0	£9,666		
£10,538	<b>©</b>	<u>©</u>	<b>©</b>	0	0	0	<u>©</u>	0	£10,538		
£11,410	<b>(2)</b>	(5)	<u>©</u>	<u>©</u>	0	0	<b>©</b>	0	£11,410		

RLVs less existin	ig use value			£2,000,000 £809,717	per hectare per acre		Community space/buildings		
Density -	40 1	70 1	400	400 1	100	400	202 1	050	

units/ha ->	40 uph	70 uph	100 uph	130 uph	160 uph	190 uph	220 uph	250 uph			
Build costs ->	£1023 per sqm	£1346 per sqm	£1679 per sqm	£1787 per sqm	£1830 per sqm	£1884 per sqm	£1959 per sqm	£2013 per sqm	]	-	
Sales value									Sales value		
per sq m									per sq m	Market value range 2011	Market value range 2007
£2,691	8	8	8	8	8	8	8	8	£2,691		
£3,563	<b>(4)</b>	<b>(4)</b>	8	8	8	8	8	8	£3,563		
£4,435	<b>©</b>	<u>©</u>	<del>(1)</del>	8	8	8	<b>®</b>	8	£4,435		
£5,307	<b>©</b>	<u> </u>	<u> </u>	<u> </u>	<u>©</u>	<b>©</b>	<u>©</u>	0	£5,307		
£6,179	<u> </u>	<b>©</b>	<u> </u>	<b>©</b>	<b>©</b>	<b>©</b>	<u>©</u>	<b>(3)</b>	£6,179		
£7,050	<u>©</u>	<u>©</u>	<u></u>	<u>©</u>	<u>©</u>	<u>©</u>	<u>©</u>	0	£7,050		
£7,922	<u>©</u>	<u>©</u>	<u></u>	<u>©</u>	<u>©</u>	<u>©</u>	<u>©</u>	0	£7,922		
£8,794	<u> </u>	8	<u> </u>	8	<b>©</b>	8	<u>©</u>	0	£8,794		
£9,666	<u>©</u>	<b>©</b>	<u></u>	<b>©</b>	<u> </u>	<b>©</b>	<u>©</u>	<u> </u>	£9,666		
£10,538	<u>©</u>	<b>©</b>	<u></u>	<b>©</b>	<u> </u>	<b>3</b>	<u> </u>	0	£10,538		
£11,410	<u>©</u>	<b>©</b>	<u></u>	<b>©</b>	<u> </u>	<b>3</b>	<u> </u>	0	£11,410		
£12,282	<u>(8)</u>	<u>(3)</u>	<u>©</u>	<u>(3)</u>	<u>©</u>	<u>©</u>	<u>(3)</u>	<u>©</u>	£12,282	<b>V</b>	
£13,154	<u>(8)</u>	<u>(3)</u>	<u>©</u>	<u>(3)</u>	<u>©</u>	<u>©</u>	<u>(3)</u>	<u>©</u>	£13,154		
£13,993	<b>(3)</b>	<u>©</u>	<u>©</u>	<u>©</u>	<u>©</u>	<u>©</u>	<u>(3)</u>	<u>©</u>	£13,993		

MODEL 2	2								
Density -									
units/ha ->	40 uph	70 uph	100 uph	130 uph	160 uph	190 uph	220 uph	250 uph	ł
D 111 4	04000	01010	04070	04707	04000	01001	04050	00010	ł
Build costs ->	£1023 per sqm	£1346 per sqm	£1679 per sqm	£1787 per sqm	£1830 per sqm	£1884 per sqm	£1959 per sqm	£2013 per sqm	4
Sales value									Sales value
per sm									per sm

/0 JN	00 /
% SO	40%
S106 (private)	£4,500 per uni
S106 (affordable)	£4,500 per uni
CCLI (0/ unlift on Drivete	. E0/

£2,691	1,797,968	683,101	- 1,943,880	- 3,573,407	- 4,876,906	- 6,557,097	- 9,198,175	- 11,342,032	£2,691
£3,563	3,226,185	3,020,940	925,068	39,084	- 768,073	- 1,655,337	- 3,416,315	- 5,020,111	£3,563
£4,435	4,654,401	5,343,201	3,774,847	3,591,555	3,288,599	3,184,523	2,304,135	1,255,969	£4,435
£5,307	6,082,619	7,665,462	6,624,627	7,123,255	7,307,190	7,984,101	7,937,753	7,491,495	£5,307
£6,179	7,510,835	9,987,723	9,460,205	10,654,956	11,320,001	12,766,769	13,571,369	13,715,317	£6,179
£7,050	8,934,297	12,309,985	12,287,713	14,186,657	15,332,811	17,549,436	19,198,116	19,892,757	£7,050
£7,922	10,357,395	14,632,247	15,115,220	17,718,357	19,345,621	22,332,103	24,787,677	26,070,195	£7,922
£8,794	11,780,492	16,954,508	17,942,728	21,237,615	23,337,940	27,100,375	30,377,238	32,247,634	£8,794
£9,666	13,197,411	19,262,695	20,757,699	24,733,904	27,307,819	31,831,875	35,941,416	38,396,737	£9,666
£10,538	14,458,242	21,309,349	23,256,035	27,838,168	30,824,931	36,023,746	40,864,471	43,830,129	£10,538
£11,410	15,719,074	23,356,004	25,754,370	30,942,433	34,342,044	40,215,615	45,787,526	49,263,523	£11,410
£12,282	16,979,906	25,402,659	28,252,706	34,046,698	37,859,156	44,407,485	50,710,580	54,696,917	£12,282
£13,154	18,240,737	27,449,313	30,751,042	37,150,962	41,376,269	48,599,356	55,633,635	60,125,841	£13,154
C42 002	10 454 070	20 420 466	22 156 047	40 140 2E4	44 762 440	E2 62E 074	60 274 254	CE 220 244	C42 002

RLVs	less	existing	use	value

#### £22,794,353 per hectare £9,228,483 per acre

#### Offices

units/ha ->	40 uph	70 uph	100 uph	130 uph	160 uph	190 uph	220 uph	250 uph			
Build costs ->	£1023 per sqm	£1346 per sqm	£1679 per sqm	£1787 per sqm	£1830 per sqm	£1884 per sqm	£1959 per sqm	£2013 per sqm			
Sales value									Sales value		
per sq m									per sq m	Market value range 2011	Market value range 2007
£2,691	- 20,996,385	- 22,111,252	- 24,738,233	- 26,367,760	- 27,671,259	- 29,351,450	- 31,992,528	- 34,136,385	£2,691		
£3,563	- 19,568,168	- 19,773,413	- 21,869,285	- 22,755,269	- 23,562,426	- 24,449,690	- 26,210,668	- 27,814,464	£3,563		
£4,435	- 18,139,952	- 17,451,152	- 19,019,506	- 19,202,798	- 19,505,754	- 19,609,830	- 20,490,218	- 21,538,384	£4,435		
£5,307	- 16,711,734	- 15,128,891	- 16,169,726	- 15,671,098	- 15,487,163	- 14,810,252	- 14,856,600	- 15,302,858	£5,307		4
£6,179	- 15,283,518	- 12,806,630	- 13,334,148	- 12,139,397	- 11,474,352	- 10,027,584	- 9,222,984	- 9,079,036	£6,179		
£7,050	- 13,860,056	- 10,484,368	- 10,506,640	- 8,607,696	- 7,461,542	- 5,244,917	- 3,596,237	- 2,901,596	£7,050		
£7,922	- 12,436,958	- 8,162,106	- 7,679,133	- 5,075,996	- 3,448,732	- 462,250	1,993,324	3,275,842	£7,922		
£8,794	- 11,013,861	- 5,839,845	- 4,851,625	- 1,556,738	543,587	4,306,022	7,582,885	9,453,281	£8,794		
£9,666	- 9,596,942	- 3,531,658	- 2,036,654	1,939,551	4,513,466	9,037,522	13,147,063	15,602,384	£9,666		
£10,538	- 8,336,111	- 1,485,004	461,682	5,043,815	8,030,578	13,229,393	18,070,118	21,035,776	£10,538		
£11,410	- 7,075,279	561,651	2,960,017	8,148,080	11,547,691	17,421,262	22,993,173	26,469,170	£11,410		
£12,282	- 5.814.447	2.608.306	5,458,353	11.252.345	15.064.803	21.613.132	27.916.227	31.902.564	£12,282		

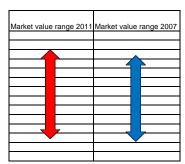
RLVs less existing use value

Density -

#### £27,002,840 per hectare £10,932,324 per acre

### Residential

Build costs -> £1023 per sq Sales value per sq m	m £1346 per sqm	£1679 per sqm	£1787 per sqm	£1830 per sqm	£1884 per sqm	£1959 per sqm	£2013 per sqm	
per sa m								Sales value
po. 04								per sq m
£2,691 - 25,204,87	2 - 26,319,739	- 28,946,720	- 30,576,247	- 31,879,746	- 33,559,937	- 36,201,015	- 38,344,872	£2,691
£3,563 - 23,776,65	5 - 23,981,900	- 26,077,772	- 26,963,756	- 27,770,913	- 28,658,177	- 30,419,155	- 32,022,951	£3,563
£4,435 - 22,348,43	9 - 21,659,639	- 23,227,993	- 23,411,285	- 23,714,241	- 23,818,317	- 24,698,705	- 25,746,871	£4,435
£5,307 - 20,920,22	1 - 19,337,378	- 20,378,213	- 19,879,585	- 19,695,650	- 19,018,739	- 19,065,087	- 19,511,345	£5,307
£6,179 - 19,492,00	5 - 17,015,117	- 17,542,635	- 16,347,884	- 15,682,839	- 14,236,071	- 13,431,471	- 13,287,523	£6,179
£7,050 - 18,068,54	3 - 14,692,855	- 14,715,127	- 12,816,183	- 11,670,029	- 9,453,404	- 7,804,724	- 7,110,083	£7,050
£7,922 - 16,645,44	5 - 12,370,593	- 11,887,620	- 9,284,483	- 7,657,219	- 4,670,737	- 2,215,163	- 932,645	£7,922
£8,794 - 15,222,34	8 - 10,048,332	- 9,060,112	- 5,765,225	- 3,664,900	97,536	3,374,399	5,244,795	£8,794
£9,666 - 13,805,42	9 - 7,740,145	- 6,245,141	- 2,268,936	304,980	4,829,036	8,938,577	11,393,898	£9,666
£10,538 - 12,544,59	5,693,491	- 3,746,805	835,329	3,822,092	9,020,907	13,861,632	16,827,290	£10,538
£11,410 - 11,283,76	6 - 3,646,836	- 1,248,470	3,939,594	7,339,205	13,212,776	18,784,687	22,260,684	£11,410
£12,282 - 10,022,93	4 - 1,600,181	1,249,867	7,043,859	10,856,317	17,404,646	23,707,741	27,694,078	£12,282
£13,154 - 8,762,10	446,474	3,748,203	10,148,123	14,373,430	21,596,517	28,630,796	33,123,002	£13,154
£13,993 - 7,547,96	2,417,327	6,154,008	13,137,415	17,760,280	25,633,132	33,371,515	38,336,405	£13,993



RLVs less existing use value

### £4,544,800 per hectare £1,840,000 per acre

### Industsrial / warehousing

Density - units/ha ->	40 uph	70 uph	100 uph	130 uph	160 uph	190 uph	220 uph	250 uph	]		
Build costs ->	£1023 per sqm	£1346 per sqm	£1679 per sqm	£1787 per sqm	£1830 per sqm	£1884 per sqm	£1959 per sqm	£2013 per sqm	]		
Sales value									Sales value		
per sq m									per sq m	Market value range 201	Market value range 2007
£2,691	- 2,746,832	- 3,861,699	- 6,488,680	- 8,118,207	- 9,421,706	- 11,101,897	- 13,742,975	- 15,886,832	£2,691		
£3,563	- 1,318,615	- 1,523,860	- 3,619,732	- 4,505,716	- 5,312,873	- 6,200,137	- 7,961,115	- 9,564,911	£3,563		
£4,435	109,601	798,401	- 769,953	- 953,245		- 1,360,277	- 2,240,665	- 3,288,831	£4,435		
£5,307	1,537,819	3,120,662	2,079,827	2,578,455	2,762,390	3,439,301	3,392,953	2,946,695	£5,307		
£6,179	2,966,035	5,442,923	4,915,405	6,110,156	6,775,201	8,221,969	9,026,569	9,170,517	£6,179		
£7,050	4,389,497	7,765,185	7,742,913	9,641,857	10,788,011	13,004,636	14,653,316	15,347,957	£7,050		
£7,922	5,812,595	10,087,447	10,570,420	13,173,557	14,800,821	17,787,303	20,242,877	21,525,395	£7,922		
£8,794	7,235,692	12,409,708	13,397,928	16,692,815	18,793,140	22,555,575	25,832,438	27,702,834	£8,794		
£9,666	8,652,611	14,717,895	16,212,899	20,189,104	22,763,019	27,287,075	31,396,616	33,851,937	£9,666		
£10,538	9,913,442	16,764,549	18,711,235	23,293,368	26,280,131	31,478,946	36,319,671	39,285,329	£10,538		
£11,410	11,174,274	18,811,204	21,209,570	26,397,633	29,797,244	35,670,815	41,242,726	44,718,723	£11,410		
£12,282	12,435,106	20,857,859	23,707,906	29,501,898	33,314,356	39,862,685	46,165,780	50,152,117	£12,282		
£13,154	13,695,937	22,904,513	26,206,242	32,606,162	36,831,469	44,054,556	51,088,835	55,581,041	£13,154		
£13,993	14,910,072	24,875,366	28,612,047	35,595,454	40,218,319	48,091,171	55,829,554	60,794,444	£13,993		

#### £2,000,000 per hectare £809,717 per acre

#### Community space/buildings £700,000 infrastructure per ha

Delisity -											
units/ha ->	40 uph	70 uph	100 uph	130 uph	160 uph	190 uph	220 uph	250 uph			
Build costs ->	£1023 per sqm	£1346 per sqm	£1679 per sqm	£1787 per sqm	£1830 per sqm	£1884 per sqm	£1959 per sqm	£2013 per sqm			
Sales value									Sales value		
£per sq m									£per sq m	Market value range	e 2011 Market value range 2007
£2,691	- 902,032	- 2,016,899	- 4,643,880	- 6,273,407	- 7,576,906	- 9,257,097	- 11,898,175	- 14,042,032	£2,691		
£3,563	526,185	320,940	- 1,774,932	- 2,660,916	- 3,468,073	- 4,355,337	- 6,116,315	- 7,720,111	£3,563		
£4,435	1,954,401	2,643,201	1,074,847	891,555	588,599	484,523	- 395,865	- 1,444,031	£4,435		
£5,307	3,382,619	4,965,462	3,924,627	4,423,255	4,607,190	5,284,101	5,237,753	4,791,495	£5,307		
£6,179	4,810,835	7,287,723	6,760,205	7,954,956	8,620,001	10,066,769	10,871,369	11,015,317	£6,179		
£7,050	6,234,297	9,609,985	9,587,713	11,486,657	12,632,811	14,849,436	16,498,116	17,192,757	£7,050		
£7,922	7,657,395	11,932,247	12,415,220	15,018,357	16,645,621	19,632,103	22,087,677	23,370,195	£7,922		
£8,794	9,080,492	14,254,508	15,242,728	18,537,615	20,637,940	24,400,375	27,677,238	29,547,634	£8,794		
£9,666	10,497,411	16,562,695	18,057,699	22,033,904	24,607,819	29,131,875	33,241,416	35,696,737	£9,666		
£10,538	11,758,242	18,609,349	20,556,035	25,138,168	28,124,931	33,323,746	38,164,471	41,130,129	£10,538		
£11,410	13,019,074	20,656,004	23,054,370	28,242,433	31,642,044	37,515,615	43,087,526	46,563,523	£11,410		
£12,282	14,279,906	22,702,659	25,552,706	31,346,698	35,159,156	41,707,485	48,010,580	51,996,917	£12,282		
£13,154	15,540,737	24,749,313	28,051,042	34,450,962	38,676,269	45,899,356	52,933,635	57,425,841	£13,154		
040.000	40 754 070	00 700 400	20 450 047	07 440 054	40 000 440	40 005 074	EZ 074 0E4	00 000 044	040.000		<u> </u>

MODEL	22								
Density - units/ha ->		40 uph	70 unh	100 unh	130 uph	160 uph	100 uph	220 uph	250 uph
units/na ->		40 uph	70 uph	100 uph	130 upn	160 uph	190 uph	220 upn	250 uph
D 311 4		04000	04040	04070	04707	04000	04004	04050	00040

psm									psm
£2,691	1,797,968	683,101	- 1,943,880	- 3,573,407	- 4,876,906	- 6,557,097	- 9,198,175	- 11,342,032	2,691
£3,563	3,226,185	3,020,940	925,068	39,084	- 768,073	- 1,655,337	- 3,416,315	- 5,020,111	3,563
£4,435	4,654,401	5,343,201	3,774,847	3,591,555	3,288,599	3,184,523	2,304,135	1,255,969	4,435
£5,307	6,082,619	7,665,462	6,624,627	7,123,255	7,307,190	7,984,101	7,937,753	7,491,495	5,307
£6,179	7,510,835	9,987,723	9,460,205	10,654,956	11,320,001	12,766,769	13,571,369	13,715,317	6,179
£7,050	8,934,297	12,309,985	12,287,713	14,186,657	15,332,811	17,549,436	19,198,116	19,892,757	7,050
£7,922	10,357,395	14,632,247	15,115,220	17,718,357	19,345,621	22,332,103	24,787,677	26,070,195	7,922
£8,794	11,780,492	16,954,508	17,942,728	21,237,615	23,337,940	27,100,375	30,377,238	32,247,634	8,794
£9,666	13,197,411	19,262,695	20,757,699	24,733,904	27,307,819	31,831,875	35,941,416	38,396,737	9,666
£10,538	14,458,242	21,309,349	23,256,035	27,838,168	30,824,931	36,023,746	40,864,471	43,830,129	10,538
£11,410	15,719,074	23,356,004	25,754,370	30,942,433	34,342,044	40,215,615	45,787,526	49,263,523	11,410
£12,282	16,979,906	25,402,659	28,252,706	34,046,698	37,859,156	44,407,485	50,710,580	54,696,917	12,282
£13,154	18,240,737	27,449,313	30,751,042	37,150,962	41,376,269	48,599,356	55,633,635	60,125,841	13,154

Aff Hsg	40%
% SR	609
% SO	40%
S106 (private)	£4,500 per un
S106 (affordable)	£4,500 per un
CIL	
CSH (average unit cost)	£10,203 per un
Grant	N
Developer's profit	20%

£22,794,353 per hectare £9,228,483 per acre RLVs less existing use value Offices

Density -											
units/ha ->	40 uph	70 uph	100 uph	130 uph	160 uph	190 uph	220 uph	250 uph			
Build costs->	£1023 per sqm	£1346 per sqm	£1679 per sqm	£1787 per sqm	£1830 per sqm	£1884 per sqm	£1959 per sqm	£2013 per sqm			
Sales value £per sq m									Sales value £per sq m	Market value range	2011 Market value range 2007
£2,691	8	8	8	8	8	8	8	8	£2,691		
£3,563	8	8	8	8	8	8	8	8	£3,563		
£4,435	8	8	8	8	8	8	8	8	£4,435		
£5,307	8	8	8	8	8	8	8	8	£5,307		
£6,179	8	8	8	8	8	8	8	8	£6,179		
£7,050	8	8	8	8	8	8	3	<u> </u>	£7,050		
£7,922	8	8	8	8	8	<b>(a)</b>			£7,922		
£8,794	8	8	8	<del>(1)</del>	<b>(2)</b>	0	0	0	£8,794		
£9,666	8	8	<u> </u>	<del>(1)</del>	0	0	0	0	£9,666		
£10,538	8	<b>(4)</b>	<u> </u>	0	0	0	0	0	£10,538		
£11,410	8	<b>(4)</b>	<u> </u>	0	0	0	0	0	£11,410		
£12,282	8	<u> </u>	<b>(</b>	<u>©</u>	<u>©</u>	0	0	8	£12,282		
£13.154	8	(3)	(3)	(3)	(3)	(3)	(3)	(3)	£13,154		

£27,002,840 per hectare £10,932,324 per acre RLVs less existing use value Density -units/ha ->

Density - units/ha ->	40 uph	70 uph	100 uph	130 uph	160 uph	190 uph	220 uph	250 uph			
Build costs ->	£1023 per sqm			£1787 per sqm		£1884 per sqm	£1959 per sqm		]		
Sales value per sq m									Sales value per sq m	Market value range 2	2011 Market value range 2007
£2,691	8	8	8	8	8	8	8	8	£2,691		
£3,563	8	8	8	8	8	8	8	8	£3,563		
£4,435	8	8	8	8	8	8	8	8	£4,435		
£5,307	8	8	8	8	8	8	8	8	£5,307		
£6,179	8	8	8	8	8	8	8	8	£6,179		
£7,050	8	8	8	(3)	3	8	8	(3)	£7,050		
£7,922	8	8	8	(3)	3	8	<u> </u>	<u> </u>	£7,922		
£8,794	8	8	8	3	<u> </u>	<u> </u>	<u> </u>	0	£8,794		
£9,666	8	8	8	<u> </u>	<u> </u>	<b>©</b>	<u>©</u>	0	£9,666		
£10,538	8	8	<u> </u>			0	<b>©</b>	0	£10,538		
£11,410	8	(4)	(4)		0	0	0	0	£11,410		
£12,282	8	<u> </u>	<u> </u>	0	0	<b>©</b>	0	0	£12,282	_	
		<u></u>		6	<u> </u>	6					

£13,993

£4,544,800 per hectare £1,840,000 per acre RLVs less existing use value Industsrial / warehousing

£13,993

Density - units/ha ->	40 uph	70 uph	100 uph	130 uph	160 uph	190 uph	220 uph	250 uph	]		
Build costs ->	£1023 per sqm	£1346 per sqm	£1679 per sqm	£1787 per sqm	£1830 per sqm	£1884 per sqm	£1959 per sqm	£2013 per sqm	]		
Sales value £per sq m									Sales value £per sq m	Market value range 2011	Market value range 2007
£2,691	8	8	8	8	8	8	8	8	£2,691		
£3,563	8	8	8	8	8	8	8	(3)	£3,563		
£4,435	<u> </u>	<b>©</b>	8	8	8	8	8	(3)	£4,435		
£5,307	<u>©</u>	<b>©</b>	<b>©</b>	<b>©</b>	0	0	<u>©</u>	0	£5,307		
£6,179	<b>©</b>	0	0	<b>©</b>	0	0	<u> </u>	0	£6,179		
£7,050	<b>©</b>	0	0	<b>©</b>	0	0	0	0	£7,050		
£7,922	<b>©</b>	9	0	<b>©</b>	0	<b>©</b>	<b>©</b>	0	£7,922		
£8,794	<u>©</u>	<b>©</b>	<b>©</b>	<b>©</b>	0	0	<u>©</u>	0	£8,794		
£9,666	<u>©</u>	<b>©</b>	<b>©</b>	<b>©</b>	0	0	<u>©</u>	0	£9,666		
£10,538	<u>©</u>	<b>©</b>	<b>©</b>	<b>©</b>	0	0	<u>©</u>	0	£10,538		
£11,410	<b>©</b>	0	<b>©</b>	<b>©</b>	0	<u> </u>	<u>©</u>	0	£11,410		
£12,282	<b>©</b>	0	0	0	0	0	0	0	£12,282		
£13,154	<b>©</b>	0	0	<u></u>	0	0	0	0	£13,154		
£13,993	<b>©</b>	<b>©</b>	8	<b>©</b>	0	0	<b>©</b>	8	£13,993		

Community space/buildings £2,000,000 per hectare £809,717 per acre RLVs less existing use value

Density - units/ha -> Build costs ->	40 uph £1023 per sqm	70 uph £1346 per sqm	100 uph £1679 per sqm	130 uph £1787 per sqm	160 uph £1830 per sqm	190 uph £1884 per sqm	220 uph £1959 per sqm	250 uph £2013 per sqm		_	
Sales value per sq m									Sales value per sq m	Market value range 2011	Market value range 2007
£2,691	8	8	8	8	8	8	8	8	£2,691		
£3,563	<b>(3)</b>	<b>©</b>	8	8	8	8	8	8	£3,563		
£4,435	<b>(5)</b>	<b>©</b>	<u>©</u>	<b>©</b>	<u>©</u>	<u>©</u>	8	8	£4,435		
£5,307	<b>(5)</b>	<b>©</b>	<b>©</b>	<b>©</b>	<u>©</u>	<b>©</b>	<u>©</u>	8	£5,307		
£6,179	<b>(5)</b>	<b>©</b>	<b>©</b>	<b>©</b>	<u>©</u>	<b>©</b>	<u>©</u>	8	£6,179		
£7,050	<b>©</b>	<b>©</b>	<u>©</u>	<b>©</b>	<u>©</u>	<u>©</u>	<u>©</u>	8	£7,050		
£7,922	<b>(5)</b>	<u>©</u>	<u>(3)</u>	<u>©</u>	<u>(3)</u>	<u>(3)</u>	<u>(3)</u>	8	£7,922		
£8,794	<b>(3)</b>	<b>©</b>	<u></u>	<u>©</u>	<u>©</u>	<u></u>	<u>©</u>	8	£8,794		
£9,666	<b>(5)</b>	<b>©</b>	<u> </u>	<u>©</u>	<u>©</u>	<u>©</u>	<u>©</u>	8	£9,666		
£10,538	<b>(5)</b>	<b>©</b>	<b>©</b>	<b>©</b>	<u>©</u>	<b>©</b>	<u>©</u>	8	£10,538		
£11,410	<b>(5)</b>	<b>©</b>	<u> </u>	8	<u>©</u>	<u> </u>	<u></u>	8	£11,410		
£12,282	<u> </u>	<u>©</u>	<u>©</u>	(3)	<u>(3)</u>	(3)	<u>(3)</u>	8	£12,282	<b>V</b>	
£13,154	<u> </u>	<u>©</u>	<u>©</u>	(3)	<u>(3)</u>	(3)	<u>(3)</u>	8	£13,154		
£13,993	<u> </u>	<u> </u>	<u>©</u>	<u>©</u>	<u>©</u>	<u>©</u>	<b>©</b>	8	£13,993		

	23								
Density -									
units/ha ->	40 uph	70 uph	100 uph	130 uph	160 uph	190 uph	220 uph	250 uph	
			I	I	1				
Build costs ->	£1023 per sqm	£1346 per sqm	£1679 per sqm	£1787 per sqm	£1830 per sqm	£1884 per sqm	£1959 per sqm	£2013 per sqm	
Sales value									Sales value
per sm									per sm

% SR	60%
% SO	40%
S106 (private)	£10,000 per unit
S106 (affordable)	£10,000 per unit
CSH (% uplift on Private)	5%

SH (% uplift on AH)

£2,691	1,573,497	280,223	- 2,526,594	- 4,340,251	- 5,832,172	- 7,691,476	- 10,527,407	- 12,852,523	£2,691
£3,563	3,001,715	2,623,086	349,526	- 718,444	- 1,719,439	- 2,789,716	- 4,745,547	- 6,530,602	£3,563
£4,435	4,429,931	4,945,347	3,199,306	2,843,351	2,344,790	2,063,750	997,098	- 236,634	£4,435
£5,307	5,858,147	7,267,609	6,049,086	6,375,052	6,374,849	6,876,945	6,640,015	5,998,892	£5,307
£6,179	7,286,365	9,589,871	8,891,843	9,906,752	10,387,658	11,659,612	12,273,632	12,234,417	£6,179
£7,050	8,712,703	11,912,132	11,719,350	13,438,453	14,400,469	16,442,280	17,907,248	18,418,055	£7,050
£7,922	10,135,801	14,234,393	14,546,858	16,970,155	18,413,279	21,224,947	23,505,707	24,595,493	£7,922
£8,794	11,558,898	16,556,654	17,374,365	20,498,744	22,417,074	26,006,848	29,095,268	30,772,932	£8,794
£9,666	12,975,816	18,868,607	20,189,338	23,995,033	26,386,953	30,738,348	34,659,446	36,922,035	£9,666
£10,538	14,236,648	20,916,525	22,687,673	27,099,298	29,904,066	34,930,218	39,582,500	42,355,428	£10,538
£11,410	15,497,479	22,963,180	25,186,008	30,203,562	33,421,178	39,122,087	44,505,555	47,788,822	£11,410
£12,282	16,758,311	25,009,834	27,684,344	33,307,827	36,938,291	43,313,958	49,428,609	53,222,215	£12,282
£13,154	18,019,143	27,056,489	30,182,679	36,412,092	40,455,403	47,505,827	54,351,665	58,655,609	£13,154
£13 993	19 233 277	29 027 341	32 588 484	39 401 383	43 842 253	51 542 444	59 092 383	63 882 460	£13 993

20,173	1,200,303	3,303,071	0,031,043	3,300,732	10,307,030	11,000,012	12,213,032	12,234,417	20,173
£7,050	8,712,703	11,912,132	11,719,350	13,438,453	14,400,469	16,442,280	17,907,248	18,418,055	£7,050
£7,922	10,135,801	14,234,393	14,546,858	16,970,155	18,413,279	21,224,947	23,505,707	24,595,493	£7,922
£8,794	11,558,898	16,556,654	17,374,365	20,498,744	22,417,074	26,006,848	29,095,268	30,772,932	£8,794
£9,666	12,975,816	18,868,607	20,189,338	23,995,033	26,386,953	30,738,348	34,659,446	36,922,035	£9,666
£10,538	14,236,648	20,916,525	22,687,673	27,099,298	29,904,066	34,930,218	39,582,500	42,355,428	£10,538
£11,410	15,497,479	22,963,180	25,186,008	30,203,562	33,421,178	39,122,087	44,505,555	47,788,822	£11,410
£12,282	16,758,311	25,009,834	27,684,344	33,307,827	36,938,291	43,313,958	49,428,609	53,222,215	£12,282
£13,154	18,019,143	27,056,489	30,182,679	36,412,092	40,455,403	47,505,827	54,351,665	58,655,609	£13,154
£13,993	19,233,277	29,027,341	32,588,484	39,401,383	43,842,253	51,542,444	59,092,383	63,882,460	£13,993

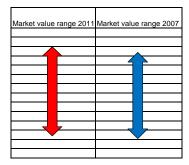
RLVs less existing use value	£22,7
	to a

22,794,353 per hectare £9,228,483 per acre Offices

Density - units/ha -> Build costs ->	40 uph £1023 per sqm	70 uph £1346 per sqm	100 uph £1679 per sqm	130 uph £1787 per sqm	160 uph £1830 per sqm	190 uph £1884 per sqm	220 uph £1959 per sqm	250 uph £2013 per sqm					
Sales value									Sales value				
per sq m									per sq m	Market valu	e range 2011	Market value	range 2007
£2,691	- 21,220,856	- 22,514,130	- 25,320,947	- 27,134,604	- 28,626,525	- 30,485,829	- 33,321,760	- 35,646,876	£2,691				
£3,563	- 19,792,638	- 20,171,267	- 22,444,827	- 23,512,797	- 24,513,792	- 25,584,069	- 27,539,900	- 29,324,955	£3,563				
£4,435	- 18,364,422	- 17,849,006	- 19,595,047	- 19,951,002	- 20,449,563	- 20,730,603	- 21,797,255	- 23,030,987	£4,435				
£5,307	- 16,936,206	- 15,526,744	- 16,745,267	- 16,419,301	- 16,419,504	- 15,917,408	- 16,154,338	- 16,795,461	£5,307		Г	4	_
£6,179	- 15,507,988	- 13,204,482	- 13,902,510	- 12,887,601	- 12,406,695	- 11,134,741	- 10,520,721	- 10,559,936	£6,179				
£7,050	- 14,081,650	- 10,882,221	- 11,075,003	- 9,355,900	- 8,393,884	- 6,352,073	- 4,887,105	- 4,376,298	£7,050				
£7,922	- 12,658,552	- 8,559,960	- 8,247,495	- 5,824,198	- 4,381,074	- 1,569,406	711,354	1,801,140	£7,922				
£8,794	- 11,235,455	- 6,237,699	- 5,419,988	- 2,295,609	- 377,279	3,212,495	6,300,915	7,978,579	£8,794				
£9,666	- 9,818,537	- 3,925,746	- 2,605,015	1,200,680	3,592,600	7,943,995	11,865,093	14,127,682	£9,666				
£10,538	- 8,557,705	- 1,877,828	- 106,680	4,304,945	7,109,713	12,135,865	16,788,147	19,561,075	£10,538				
£11,410	- 7,296,874	168,827	2,391,655	7,409,209	10,626,825	16,327,734	21,711,202	24,994,469	£11,410	7	7		

RLVs less existing use value	£27,002,840 per hectare	Residential
	£10,932,324 per acre	

units/ha ->	40 uph	70 uph	100 uph	130 uph	160 uph	190 uph	220 uph	250 uph	
Build costs ->	£1023 per sqm	£1346 per sqm	£1679 per sqm	£1787 per sqm	£1830 per sqm	£1884 per sqm	£1959 per sqm	£2013 per sqm	
Sales value									Sales value
per sq m									per sq m
£2,691	- 25,429,343	- 26,722,617	- 29,529,434	- 31,343,091	- 32,835,012	- 34,694,316	- 37,530,247	- 39,855,363	£2,691
£3,563	- 24,001,125	- 24,379,754	- 26,653,314	- 27,721,284	- 28,722,279	- 29,792,556	- 31,748,387	- 33,533,442	£3,563
£4,435	- 22,572,909	- 22,057,493	- 23,803,534	- 24,159,489	- 24,658,050	- 24,939,090	- 26,005,742	- 27,239,474	£4,435
£5,307	- 21,144,693	- 19,735,231	- 20,953,754	- 20,627,788	- 20,627,991	- 20,125,895	- 20,362,825	- 21,003,948	£5,307
£6,179	- 19,716,475	- 17,412,969	- 18,110,997	- 17,096,088	- 16,615,182	- 15,343,228	- 14,729,208	- 14,768,423	£6,179
£7,050	- 18,290,137	- 15,090,708	- 15,283,490	- 13,564,387	- 12,602,371	- 10,560,560	- 9,095,592	- 8,584,785	£7,050
£7,922	- 16,867,039	- 12,768,447	- 12,455,982	- 10,032,685	- 8,589,561	- 5,777,893	- 3,497,133	- 2,407,347	£7,922
£8,794	- 15,443,942	- 10,446,186	- 9,628,475	- 6,504,096	- 4,585,766	- 995,992	2,092,429	3,770,093	£8,794
£9,666	- 14,027,024	- 8,134,233	- 6,813,502	- 3,007,807	- 615,887	3,735,509	7,656,607	9,919,196	£9,666
£10,538	- 12,766,192	- 6,086,315	- 4,315,167	96,459	2,901,227	7,927,379	12,579,661	15,352,589	£10,538
£11,410	- 11,505,361	- 4,039,660	- 1,816,832	3,200,723	6,418,339	12,119,248	17,502,716	20,785,983	£11,410
£12,282	- 10,244,529	- 1,993,006	681,505	6,304,988	9,935,452	16,311,119	22,425,770	26,219,376	£12,282
£13,154	- 8,983,697	53,650	3,179,840	9,409,253	13,452,564	20,502,988	27,348,826	31,652,770	£13,154
£13,993	- 7,769,563	2,024,502	5,585,645	12,398,544	16,839,414	24,539,605	32,089,544	36,879,621	£13,993



RLVs less existing use val	ue
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RLVs less existing use value

Density -

£4,544,800 per hectare £1,840,000 per acre

Industsrial / warehousing

Community space/buildings

units/ha ->	40 uph	70 uph	100 uph	130 uph	160 uph	190 uph	220 uph	250 uph			
Build costs ->	£1023 per sqm	£1346 per sqm	£1679 per sqm	£1787 per sqm	£1830 per sqm	£1884 per sqm	£1959 per sqm	£2013 per sqm			
Sales value									Sales value		
per sq m									per sq m	Market value range 201	1 Market value range 2007
£2,691	- 2,971,303	- 4,264,577	- 7,071,394	- 8,885,051	- 10,376,972	- 12,236,276	- 15,072,207	- 17,397,323	£2,691		
£3,563	- 1,543,085	- 1,921,714	- 4,195,274	- 5,263,244	- 6,264,239	- 7,334,516	- 9,290,347	- 11,075,402	£3,563		
£4,435	- 114,869	400,547	- 1,345,494	- 1,701,449	- 2,200,010	- 2,481,050	- 3,547,702	- 4,781,434	£4,435		
£5,307	1,313,347	2,722,809	1,504,286	1,830,252		2,332,145	2,095,215	1,454,092	£5,307		
£6,179	2,741,565	5,045,071	4,347,043	5,361,952		7,114,812	7,728,832	7,689,617	£6,179		
£7,050	4,167,903	7,367,332	7,174,550	8,893,653	9,855,669	11,897,480	13,362,448	13,873,255	£7,050		
£7,922	5,591,001	9,689,593	10,002,058	12,425,355		16,680,147	18,960,907	20,050,693	£7,922		
£8,794	7,014,098	12,011,854	12,829,565	15,953,944	17,872,274	21,462,048	24,550,468	26,228,132	£8,794		
£9,666	8,431,016	14,323,807	15,644,538	19,450,233	21,842,153	26,193,548	30,114,646	32,377,235			
£10,538	9,691,848	16,371,725	18,142,873	22,554,498	25,359,266	30,385,418	35,037,700	37,810,628	£10,538		
£11,410	10,952,679	18,418,380	20,641,208	25,658,762	28,876,378	34,577,287	39,960,755	43,244,022	£11,410		
£12,282	12,213,511	20,465,034	23,139,544	28,763,027	32,393,491	38,769,158	44,883,809	48,677,415			
£13,154	13,474,343	22,511,689	25,637,879	31,867,292	35,910,603	42,961,027	49,806,865	54,110,809			
£13,993	14,688,477	24,482,541	28,043,684	34,856,583	39,297,453	46,997,644	54,547,583	59,337,660	£13,993		

				£809,717	per acre		£700,000	infrastructure pe	r ha
Density - units/ha ->	40 uph	70 uph	100 uph	130 uph	160 uph	190 uph	220 uph	250 uph	
dilito/ild >	40 upii	70 upii	100 upii		100 apri	100 apri	220 upii	200 upii	l

£2,000,000 per hectare

units/na ->	40 upn	70 upn	100 upn	130 upn	160 upn	190 upn	220 upn	250 upn			
Build costs ->	£1023 per sqm	£1346 per sqm	£1679 per sqm	£1787 per sqm	£1830 per sqm	£1884 per sqm	£1959 per sqm	£2013 per sqm			
Sales value									Sales value		
£per sq m									£per sq m	Market value range 201	1 Market value range 2007
£2,691	- 1,126,503	- 2,419,777	- 5,226,594	- 7,040,251	- 8,532,172	- 10,391,476	- 13,227,407	- 15,552,523	£2,691		
£3,563	301,715	- 76,914	- 2,350,474	- 3,418,444	- 4,419,439	- 5,489,716	- 7,445,547	- 9,230,602	£3,563		
£4,435	1,729,931	2,245,347	499,306	143,351	- 355,210	- 636,250	- 1,702,902	- 2,936,634	£4,435		
£5,307	3,158,147	4,567,609	3,349,086	3,675,052	3,674,849	4,176,945	3,940,015	3,298,892	£5,307		
£6,179	4,586,365	6,889,871	6,191,843	7,206,752	7,687,658	8,959,612	9,573,632	9,534,417	£6,179		
£7,050	6,012,703	9,212,132	9,019,350	10,738,453	11,700,469	13,742,280	15,207,248	15,718,055	£7,050		
£7,922	7,435,801	11,534,393	11,846,858	14,270,155	15,713,279	18,524,947	20,805,707	21,895,493	£7,922		
£8,794	8,858,898	13,856,654	14,674,365	17,798,744	19,717,074	23,306,848	26,395,268	28,072,932	£8,794		
£9,666	10,275,816	16,168,607	17,489,338	21,295,033	23,686,953	28,038,348	31,959,446	34,222,035	£9,666		
£10,538	11,536,648	18,216,525	19,987,673	24,399,298	27,204,066	32,230,218	36,882,500	39,655,428	£10,538		
£11,410	12,797,479	20,263,180	22,486,008	27,503,562	30,721,178	36,422,087	41,805,555	45,088,822	£11,410		
£12,282	14,058,311	22,309,834	24,984,344	30,607,827	34,238,291	40,613,958	46,728,609	50,522,215	£12,282		
£13,154	15,319,143	24,356,489	27,482,679	33,712,092	37,755,403	44,805,827	51,651,665	55,955,609	£13,154		
£13,993	16,533,277	26,327,341	29,888,484	36,701,383	41,142,253	48,842,444	56,392,383	61,182,460	£13,993		

MODEL	23								
Density -	ļ								
units/ha ->	ļ	40 uph	70 uph	100 uph	130 uph	160 uph	190 uph	220 uph	250 uph
	ļ		Tarara	Ta	I a . = a =	Lavasa		I a . a = a	

Density -									
units/ha ->	40 uph	70 uph	100 uph	130 uph	160 uph	190 uph	220 uph	250 uph	
		Ta.a.a	I a . a=a	I a . = a =			I a . a = a		
Build costs ->	£1023 per sqm	£1346 per sqm	£1679 per sqm	£1787 per sqm	£1830 per sqm	£1884 per sqm	£1959 per sqm	£2013 per sqm	
Sales value									Sales value
psm									psm
£2,691	1,573,497	280,223	- 2,526,594	- 4,340,251	- 5,832,172	- 7,691,476	- 10,527,407	- 12,852,523	2,691
£3,563	3,001,715	2,623,086	349,526	- 718,444	- 1,719,439	- 2,789,716	- 4,745,547	- 6,530,602	3,563
£4,435	4,429,931	4,945,347	3,199,306	2,843,351	2,344,790	2,063,750	997,098	- 236,634	4,435
£5,307	5,858,147	7,267,609	6,049,086	6,375,052	6,374,849	6,876,945	6,640,015	5,998,892	5,307
£6,179	7,286,365	9,589,871	8,891,843	9,906,752	10,387,658	11,659,612	12,273,632	12,234,417	6,179
£7,050	8,712,703	11,912,132	11,719,350	13,438,453	14,400,469	16,442,280	17,907,248	18,418,055	7,050
£7,922	10,135,801	14,234,393	14,546,858	16,970,155	18,413,279	21,224,947	23,505,707	24,595,493	7,922
£8,794	11,558,898	16,556,654	17,374,365	20,498,744	22,417,074	26,006,848	29,095,268	30,772,932	8,794
£9,666	12,975,816	18,868,607	20,189,338	23,995,033	26,386,953	30,738,348	34,659,446	36,922,035	9,666
£10,538	14,236,648	20,916,525	22,687,673	27,099,298	29,904,066	34,930,218	39,582,500	42,355,428	10,538
£11,410	15,497,479	22,963,180	25,186,008	30,203,562	33,421,178	39,122,087	44,505,555	47,788,822	11,410
£12,282	16,758,311	25,009,834	27,684,344	33,307,827	36,938,291	43,313,958	49,428,609	53,222,215	12,282
£13,154	18,019,143	27,056,489	30,182,679	36,412,092	40,455,403	47,505,827	54,351,665	58,655,609	13,154
£13 003	10 233 277	20 027 3/11	32 588 484	30 401 383	13 812 253	51 5/2 ///	50 002 383	63 882 460	13 003

Aff Hsg	409
% SR	609
% SO	409
S106 (private)	£10,000 per un
S106 (affordable)	£10,000 per un
CIL	
CSH (average unit cost)	£10,203 per un
Grant	N
Developer's profit	209

RLVs less existing use value

£22,794,353 per hectare £9,228,483 per acre

Offices

Defisity -	40	70	400	400	400	400	000	050			
units/ha -> Build costs->	40 uph	70 uph £1346 per sqm	100 uph	130 uph	160 uph	190 uph	220 uph	250 uph	4		
Build costs->	£1023 per sqrii	£1346 per sqrii	£1679 per sqiii	£1767 per sqiii	£1630 per sqrii	£1004 per sqiii	£ 1959 per sqiii	£2013 per sqrii	_		
Sales value									Sales value		
£per sq m									£per sq m	Market value range 2011	Market value range 2007
£2,691	8	8	8	8	8	8	8	8	£2,691		
£3,563	8	8	8	8	8	8	8	8	£3,563		
£4,435	8	8	8	8	8	8	8	8	£4,435		
£5,307	8	8	8	8	8	8	8	8	£5,307		
£6,179	8	8	8	8	8	8	8	8	£6,179		
£7,050	8	8	8	8	8	8	8	8	£7,050		
£7,922	8	8	8	8	8	(4)	(2)	(2)	£7,922		
£8,794	8	8	8	<b>(</b>	<b>(</b>	<b>(a)</b>	0	0	£8,794		
£9,666	8	8	<b>(4)</b>	<u>@</u>	<u>©</u>	<u> </u>	0	0	£9,666		
£10,538	8	<b>(4)</b>	<b>(1)</b>	0	0	0	0	<b>(</b>	£10,538		
£11,410	8	<b>(4)</b>	<b>(1)</b>	0	0	0	0	<b>(</b>	£11,410		
£12,282	8	<u>@</u>	<u>©</u>	<u>©</u>	<u>©</u>	0	0	0	£12,282		
£13,154	8	8	0	0	0	<u></u>	0	0	£13,154		
£13,993	8	<b>©</b>	<b>©</b>	<b>(3)</b>	<b>©</b>	<u> </u>	<b>©</b>	0	£13,993		

RLVs less existing use value

£27,002,840 per hectare £10,932,324 per acre

Density - units/ha ->	40 uph	70 uph	100 uph	130 uph	160 uph	190 uph	220 uph	250 uph	]				
Build costs ->	£1023 per sqm	£1346 per sqm		£1787 per sqm	£1830 per sqm	£1884 per sqm	£1959 per sqm	£2013 per sqm					
Sales value per sq m									Sales value per sq m	Market value	range 2011	Market value	range 2007
£2,691	8	8	8	8	8	8	8	8	£2,691				
£3,563	8	8	(3)	8	8	8	8	8	£3,563				
£4,435	8	8	3	8	8	3	8	8	£4,435				
£5,307	8	8	8	8	8	8	8	8	£5,307				
£6,179	8	8	8	8	8	8	8	8	£6,179				
£7,050	8	8	8	8	8	8	8	8	£7,050				
£7,922	8	8	(3)	8	8	8	<del>(1)</del>	<u> </u>	£7,922				
£8,794	8	8	(3)	8	8	<u>(1)</u>	<del>(1)</del>	<u> </u>	£8,794				
£9,666	8	8	3	<u> </u>	<u> </u>	<u>(1)</u>	<u>©</u>	0	£9,666				
£10,538	8	8	8	<b>(2)</b>	<b>a</b>	0	0	0	£10,538				
£11,410	8	(2)		<b>(2)</b>	0	0	0	0	£11,410	7	-		
£12,282	8	<u>@</u>	<b>(4)</b>	0	0	0	<u>©</u>	0	£12,282				
£13 15/	<b>8</b>	<u>B</u>	<u> </u>	<u>@</u>	<u>@</u>	8	<u>@</u>	3	£13 154				

RLVs less existing use value

70 uph

100 uph

£13,993

Density -units/ha ->

£4,544,800 per hectare £1,840,000 per acre

160 uph

130 uph

Industsrial / warehousing

250 uph

£13,993

Build costs ->	£1023 per sqm	£1346 per sqm	£1679 per sqm	£1787 per sqm	£1830 per sqm	£1884 per sqm	£1959 per sqm	£2013 per sq	m		
Sales value £per sq m									Sales value £per sq m	Market value range 20	11 Market value range 200
£2,691	8	8	3	8	8	8	8	8	£2,691		
£3,563	8	8	3	8	8	8	8	8	£3,563		
£4,435	<b>(4)</b>	<u>@</u>	8	8	8	8	8	8	£4,435		
£5,307	<b>©</b>	<b>©</b>	<u>©</u>	<b>©</b>	0	0	<u> </u>	8	£5,307		
£6,179	0	<b>©</b>	0	<b>©</b>	0	0	0	0	£6,179		
£7,050	0	<b>©</b>	0	<b>©</b>	0	0	0	0	£7,050		
£7,922	0	<b>©</b>	0	<b>©</b>	0	0	0	0	£7,922		
£8,794	<b>©</b>	<b>©</b>	<u>©</u>	<b>(3)</b>	<b>©</b>	8	<u>©</u>	(8)	£8,794		
£9,666	<b>©</b>	<b>©</b>	<u>©</u>	<b>©</b>	0	0	<u> </u>	8	£9,666		
£10,538	<b>©</b>	<b>©</b>	<u>©</u>	<b>©</b>	0	0	<u> </u>	8	£10,538		
£11,410	<b>©</b>	<b>©</b>	<u>©</u>	<u>©</u>	<u> </u>	0	<u>©</u>	0	£11,410		
£12,282	<b>©</b>	0	0	0	0	0	0	0	£12,282		
£13,154	<b>©</b>	0	0	0	0	0	0	0	£13,154		
£13.993	<b>(9)</b>	0	(3)	(9)	0	(2)	0	(8)	£13,993		

190 uph

RLVs less existing use value

£2,000,000 per hectare £809,717 per acre

Density -											
units/ha ->	40 uph	70 uph	100 uph	130 uph	160 uph	190 uph	220 uph	250 uph			
Build costs ->	£1023 per sqn	£1346 per sqm	£1679 per sqm	£1787 per sqm	£1830 per sqm	£1884 per sqm	£1959 per sqm	£2013 per sqm	]		
Sales value									Sales value		
per sq m									per sq m	Market value range	2011 Market value range 2007
£2,691	8	8	8	8	8	8	8	8	£2,691		
£3,563	<u>©</u>	<b>(4)</b>	8	8	8	8	8	8	£3,563		
£4,435	<b>©</b>	<b>©</b>	8	<u> </u>	8	8	8	8	£4,435		
£5,307	<b>©</b>	0	0	0	0	<b>©</b>	0	0	£5,307		
£6,179	<b>©</b>	0	0	0	0	0	0	0	£6,179		
£7,050	<u>©</u>	<b>©</b>	8	0	<u>©</u>	<b>©</b>	0	0	£7,050		
£7,922	<u>©</u>	<b>©</b>	8	0	<u>©</u>	<b>©</b>	0	0	£7,922		
£8,794	<b>©</b>	<u>©</u>	<b>©</b>	8	<b>©</b>	8	<b>©</b>	8	£8,794		
£9,666	<u>©</u>	<b>©</b>	8	8	<b>©</b>	<b>©</b>	<b>(9</b> )	<b>(9</b> )	£9,666		
£10,538	<b>©</b>	<b>©</b>	<b>(3)</b>	0	0	0	0	0	£10,538		
£11,410	<b>©</b>	<u> </u>	0	0	<del>©</del>	0	0	0	£11,410		
£12,282	<u>©</u>	<u>©</u>	8	8	<b>©</b>	8	<b>©</b>	8	£12,282		
£13,154	<u>©</u>	0	8	8	<b>©</b>	8	<u> </u>	8	£13,154		
£13,993	<u> </u>	(9)	8	8	<u>©</u>	8	8	8	£13,993		

MODEL 2 Density -	4								]
units/ha ->	40 uph	70 uph	100 uph	130 uph	160 uph	190 uph	220 uph	250 uph	
Build costs ->	£1023 per sqm	£1346 per sqm	£1679 per sqm	£1787 per sqm	£1830 per sqm	£1884 per sqm	£1959 per sqm	£2013 per sqm	
Sales value per sm									Sales value per sm

% SR	60%
% SO	40%
S106 (private)	£15,000 per unit
S106 (affordable)	£15,000 per unit
CSH (% uplift on Private)	5%
CSH (% uplift on AH)	11%

£2,691	1,369,433	- 86,030	- 3,056,333	- 5,037,383	- 6,700,595	- 8,722,729	- 11,735,800	- 14,225,696	£2,691
£3,563	2,797,650	2,259,309	- 173,692	- 1,413,996	- 2,587,863	- 3,820,969	- 5,953,939	- 7,903,776	£3,563
£4,435	4,225,867	4,583,662	2,676,087	2,163,167	1,486,781	1,044,865	- 196,985	- 1,593,547	£4,435
£5,307	5,654,083	6,905,924	5,525,867	5,694,867	5,527,265	5,870,439	5,460,254	4,641,979	£5,307
£6,179	7,082,300	9,228,185	8,375,150	9,226,568	9,540,075	10,653,107	11,093,871	10,877,505	£6,179
£7,050	8,510,517	11,550,447	11,202,658	12,758,269	13,552,885	15,435,774	16,727,487	17,077,418	£7,050
£7,922	9,934,351	13,872,708	14,030,165	16,289,969	17,565,696	20,218,441	22,340,279	23,254,856	£7,922
£8,794	11,357,448	16,194,970	16,857,673	19,821,670	21,578,506	25,001,109	27,929,840	29,432,294	£8,794
£9,666	12,774,366	18,506,922	19,672,645	23,323,333	25,549,803	29,744,232	33,494,018	35,581,397	£9,666
£10,538	14,035,198	20,558,488	22,170,981	26,427,597	29,066,916	33,936,102	38,417,073	41,014,790	£10,538
£11,410	15,296,029	22,606,067	24,669,315	29,531,861	32,584,028	38,127,971	43,340,127	46,448,184	£11,410
£12,282	16,556,862	24,652,722	27,167,651	32,636,127	36,101,140	42,319,842	48,263,183	51,881,578	£12,282
£13,154	17,817,693	26,699,377	29,665,987	35,740,391	39,618,253	46,511,711	53,186,237	57,314,972	£13,154
£13 993	19 031 827	28 670 229	32 071 792	38 729 682	43 005 103	50 548 328	57 926 957	62 547 128	£13 993

RLVs less e	xisting	use	value
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# £22,794,353 per hectare £9,228,483 per acre

#### Offices

units/ha ->		40 uph	70 uph	100 uph	130 uph	160 uph	190 uph	220 uph	250 uph			
Build costs -:	>	£1023 per sqm	£1346 per sqm	£1679 per sqm	£1787 per sqm	£1830 per sqm	£1884 per sqm	£1959 per sqm	£2013 per sqm			
Sales value		•								Sales value		
per sq m										per sq m	Market value range 2011	Market value range 2007
£2,691		- 21,424,920	- 22,880,383	- 25,850,686	- 27,831,736	- 29,494,948	- 31,517,082	- 34,530,153	- 37,020,049	£2,691		
£3,563		- 19,996,703	- 20,535,044	- 22,968,045	- 24,208,349	- 25,382,216	- 26,615,322	- 28,748,292	- 30,698,129	£3,563		
£4,435		- 18,568,486	- 18,210,691	- 20,118,266	- 20,631,186	- 21,307,572	- 21,749,488	- 22,991,338	- 24,387,900	£4,435		
£5,307		- 17,140,270	- 15,888,429	- 17,268,486	- 17,099,486	- 17,267,088	- 16,923,914	- 17,334,099	- 18,152,374	£5,307		4
£6,179		- 15,712,053	- 13,566,168	- 14,419,203	- 13,567,785	- 13,254,278	- 12,141,246	- 11,700,482	- 11,916,848	£6,179		
£7,050		- 14,283,836	- 11,243,906	- 11,591,695	- 10,036,084	- 9,241,468	- 7,358,579	- 6,066,866	- 5,716,935	£7,050		
£7,922		- 12,860,002	- 8,921,645	- 8,764,188	- 6,504,384	- 5,228,657	- 2,575,912	- 454,074	460,503	£7,922		
£8,794		- 11,436,905	- 6,599,383	- 5,936,680	- 2,972,683	- 1,215,847	2,206,756	5,135,487	6,637,941	£8,794		
£9,666		- 10,019,987	- 4,287,431	- 3,121,708	528,980	2,755,450	6,949,879	10,699,665	12,787,044	£9,666		
£10,538		- 8,759,155	- 2,235,865	- 623,372	3,633,244	6,272,563	11,141,749	15,622,720	18,220,437	£10,538		
£11,410		- 7,498,324	- 188,286	1,874,962	6,737,508	9,789,675	15,333,618	20,545,774	23,653,831	£11,410		
£12.282		- 6.237.491	1.858.369	4.373.298	9.841.774	13,306,787	19,525,489	25,468,830	29.087.225	£12.282	_	

RLVs less existing use value

Density -

# £27,002,840 per hectare £10,932,324 per acre

#### Residential

units/ha ->	40 uph	70 uph	100 uph	130 uph	160 uph	190 uph	220 uph	250 uph	
Build costs ->	£1023 per sqm	£1346 per sqm	£1679 per sqm	£1787 per sqm	£1830 per sqm	£1884 per sqm	£1959 per sqm	£2013 per sqm	
Sales value									Sales value
per sq m									per sq m
£2,691	- 25,633,407	- 27,088,870	- 30,059,173	- 32,040,223	- 33,703,435	- 35,725,569	- 38,738,640	- 41,228,536	£2,691
£3,563	- 24,205,190	- 24,743,531	- 27,176,532	- 28,416,836	- 29,590,703	- 30,823,809	- 32,956,779	- 34,906,616	£3,563
£4,435	- 22,776,973	- 22,419,178	- 24,326,753	- 24,839,673	- 25,516,059	- 25,957,975	- 27,199,825	- 28,596,387	£4,435
£5,307	- 21,348,757	- 20,096,916	- 21,476,973	- 21,307,973	- 21,475,575	- 21,132,401	- 21,542,586	- 22,360,861	£5,307
£6,179	- 19,920,540	- 17,774,655	- 18,627,690	- 17,776,272	- 17,462,765	- 16,349,733	- 15,908,969	- 16,125,335	£6,179
£7,050	- 18,492,323	- 15,452,393	- 15,800,182	- 14,244,571	- 13,449,955	- 11,567,066	- 10,275,353	- 9,925,422	£7,050
£7,922	- 17,068,489	- 13,130,132	- 12,972,675	- 10,712,871	- 9,437,144	- 6,784,399	- 4,662,561	- 3,747,984	£7,922
£8,794	- 15,645,392	- 10,807,870	- 10,145,167	- 7,181,170	- 5,424,334	- 2,001,731	927,001	2,429,455	£8,794
£9,666	- 14,228,474	- 8,495,918	- 7,330,195	- 3,679,507	- 1,453,037	2,741,393	6,491,179	8,578,558	£9,666
£10,538	- 12,967,642	- 6,444,352	- 4,831,859	- 575,243	2,064,077	6,933,263	11,414,234	14,011,951	£10,538
£11,410	- 11,706,811	- 4,396,773	- 2,333,525	2,529,022	5,581,189	11,125,132	16,337,288	19,445,345	£11,410
£12,282	- 10,445,978	- 2,350,118	164,812	5,633,288	9,098,301	15,317,003	21,260,344	24,878,739	£12,282
£13,154	- 9,185,147	- 303,463	2,663,148	8,737,552	12,615,414	19,508,872	26,183,398	30,312,133	£13,154
£13,993	- 7,971,013	1,667,390	5,068,953	11,726,843	16,002,264	23,545,489	30,924,118	35,544,289	£13,993



RLVs less existing use value

Density -

# £4,544,800 per hectare £1,840,000 per acre

## Industsrial / warehousing

units/ha ->	40 uph	70 uph	100 uph	130 uph	160 uph	190 uph	220 uph	250 uph			
Build costs ->	£1023 per sqm	£1346 per sqm	£1679 per sqm	£1787 per sqm	£1830 per sqm	£1884 per sqm	£1959 per sqm	£2013 per sqm	]		
Sales value									Sales value		
per sq m									per sq m	Market value range 2011	Market value range 2007
£2,691	- 3,175,367	- 4,630,830	- 7,601,133	- 9,582,183	- 11,245,395	- 13,267,529	- 16,280,600	- 18,770,496	£2,691		
£3,563	- 1,747,150		- 4,718,492	- 5,958,796	- 7,132,663	- 8,365,769					
£4,435	- 318,933	38,862	- 1,868,713	- 2,381,633	- 3,058,019	- 3,499,935	- 4,741,785	- 6,138,347	£4,435		
£5,307	1,109,283	2,361,124	981,067	1,150,067	982,465	1,325,639	915,454	97,179			4
£6,179	2,537,500	4,683,385	3,830,350	4,681,768	4,995,275	6,108,307	6,549,071	6,332,705	£6,179		
£7,050	3,965,717	7,005,647	6,657,858	8,213,469	9,008,085	10,890,974	12,182,687	12,532,618	£7,050		
£7,922	5,389,551	9,327,908	9,485,365	11,745,169	13,020,896	15,673,641	17,795,479	18,710,056	£7,922		
£8,794	6,812,648	11,650,170	12,312,873	15,276,870	17,033,706	20,456,309	23,385,040	24,887,494	£8,794		
£9,666	8,229,566	13,962,122	15,127,845	18,778,533	21,005,003	25,199,432	28,949,218	31,036,597	£9,666		
£10,538	9,490,398	16,013,688	17,626,181	21,882,797	24,522,116	29,391,302	33,872,273	36,469,990	£10,538		
£11,410	10,751,229	18,061,267	20,124,515	24,987,061	28,039,228	33,583,171	38,795,327	41,903,384	£11,410		
£12,282	12,012,062	20,107,922	22,622,851	28,091,327	31,556,340	37,775,042	43,718,383	47,336,778	£12,282		
£13,154	13,272,893	22,154,577	25,121,187	31,195,591	35,073,453	41,966,911	48,641,437	52,770,172			
£13,993	14,487,027	24,125,429	27,526,992	34,184,882	38,460,303	46,003,528	53,382,157	58,002,328	£13,993		

# £2,000,000 per hectare £809,717 per acre

# Community space/buildings £700,000 infrastructure per ha

Density -		1							]		
units/ha ->	40 uph	70 uph	100 uph	130 uph	160 uph	190 uph	220 uph	250 uph			
Build costs ->	£1023 per sqm	£1346 per sqm	£1679 per sqm	£1787 per sqm	£1830 per sqm	£1884 per sqm	£1959 per sqm	£2013 per sqm			
Sales value									Sales value		
£per sq m									£per sq m	Market value range 2011	Market value range 2007
£2,691	- 1,330,567	- 2,786,030	- 5,756,333	- 7,737,383	- 9,400,595	- 11,422,729	- 14,435,800	- 16,925,696	£2,691		
£3,563	97,650	- 440,691	- 2,873,692	- 4,113,996	- 5,287,863	- 6,520,969	- 8,653,939	- 10,603,776	£3,563		
£4,435	1,525,867	1,883,662	- 23,913	- 536,833	- 1,213,219	- 1,655,135	- 2,896,985	- 4,293,547	£4,435		
£5,307	2,954,083	4,205,924	2,825,867	2,994,867	2,827,265	3,170,439	2,760,254	1,941,979	£5,307		
£6,179	4,382,300	6,528,185	5,675,150	6,526,568	6,840,075	7,953,107	8,393,871	8,177,505	£6,179		
£7,050	5,810,517	8,850,447	8,502,658	10,058,269	10,852,885	12,735,774	14,027,487	14,377,418	£7,050		
£7,922	7,234,351	11,172,708	11,330,165	13,589,969	14,865,696	17,518,441	19,640,279	20,554,856	£7,922		
£8,794	8,657,448	13,494,970	14,157,673	17,121,670	18,878,506	22,301,109	25,229,840	26,732,294	£8,794		
£9,666	10,074,366	15,806,922	16,972,645	20,623,333	22,849,803	27,044,232	30,794,018	32,881,397	£9,666		
£10,538	11,335,198	17,858,488	19,470,981	23,727,597	26,366,916	31,236,102	35,717,073	38,314,790	£10,538		
£11,410	12,596,029	19,906,067	21,969,315	26,831,861	29,884,028	35,427,971	40,640,127	43,748,184	£11,410		
£12,282	13,856,862	21,952,722	24,467,651	29,936,127	33,401,140	39,619,842	45,563,183	49,181,578	£12,282		
£13,154	15,117,693	23,999,377	26,965,987	33,040,391	36,918,253	43,811,711	50,486,237	54,614,972	£13,154		

MODEL 24 Density - units/ha ->	40 uph	70 uph	100 uph	130 uph	160 uph	190 uph	220 uph	250 uph
Build costs -> Sales value psm	£1023 per sqm	£1346 per sqm	£1679 per sqm	£1787 per sqm	£1830 per sqm	£1884 per sqm	£1959 per sqm	£2013 per sqm

psm									psm
£2,691	1,369,433	- 86,030	- 3,056,333	- 5,037,383	- 6,700,595	- 8,722,729	- 11,735,800	- 14,225,696	2,691
£3,563	2,797,650	2,259,309	- 173,692	- 1,413,996	- 2,587,863	- 3,820,969	- 5,953,939	- 7,903,776	3,563
£4,435	4,225,867	4,583,662	2,676,087	2,163,167	1,486,781	1,044,865	- 196,985	- 1,593,547	4,435
£5,307	5,654,083	6,905,924	5,525,867	5,694,867	5,527,265	5,870,439	5,460,254	4,641,979	5,307
£6,179	7,082,300	9,228,185	8,375,150	9,226,568	9,540,075	10,653,107	11,093,871	10,877,505	6,179
£7,050	8,510,517	11,550,447	11,202,658	12,758,269	13,552,885	15,435,774	16,727,487	17,077,418	7,050
£7,922	9,934,351	13,872,708	14,030,165	16,289,969	17,565,696	20,218,441	22,340,279	23,254,856	7,922
£8,794	11,357,448	16,194,970	16,857,673	19,821,670	21,578,506	25,001,109	27,929,840	29,432,294	8,794
£9,666	12,774,366	18,506,922	19,672,645	23,323,333	25,549,803	29,744,232	33,494,018	35,581,397	9,666
£10,538	14,035,198	20,558,488	22,170,981	26,427,597	29,066,916	33,936,102	38,417,073	41,014,790	10,538
£11,410	15,296,029	22,606,067	24,669,315	29,531,861	32,584,028	38,127,971	43,340,127	46,448,184	11,410
£12,282	16,556,862	24,652,722	27,167,651	32,636,127	36,101,140	42,319,842	48,263,183	51,881,578	12,282
£13,154	17,817,693	26,699,377	29,665,987	35,740,391	39,618,253	46,511,711	53,186,237	57,314,972	13,154
£13,993	19,031,827	28,670,229	32,071,792	38,729,682	43,005,103	50,548,328	57,926,957	62,547,128	13,993

Aff Hsg	40%
% SR	60%
% SO	40%
S106 (private)	£15,000 per un
S106 (affordable)	£15,000 per un
CIL	
CSH (average unit cost)	£10,203 per un
Grant	N
Dovolopor's profit	200

RLVs less existing use value	
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Density -

£22,794,353 per hectare £9,228,483 per acre

Offices

units/ha ->	40 uph	70 uph	100 uph	130 uph	160 uph	190 uph	220 uph	250 uph			
Build costs->	£1023 per sqm	£1346 per sqm	£1679 per sqm	£1787 per sqm	£1830 per sqm	£1884 per sqm	£1959 per sqm	£2013 per sqm	]	_	1
Sales value £per sq m									Sales value £per sq m	Market value range 2	2011 Market value range 2007
£2,691	8	8	8	8	8	8	8	8	£2,691		
£3,563	8	8	8	8	8	8	8	8	£3,563		
£4,435	8	8	8	8	8	8	8	8	£4,435		
£5,307	8	8	8	8	3	8	8	8	£5,307		
£6,179	8	8	8	8	3	8	8	8	£6,179		
£7,050	8	8	8	8	3	3	8	8	£7,050		
£7,922	8	8	8	8	8	<b>(2)</b>	<b>(a)</b>	(2)	£7,922		
£8,794	8	8	8				0	0	£8,794		
£9,666	8	8	<u> </u>	<u> </u>	<u> </u>	0	0	0	£9,666		
£10,538	8	<u> </u>	<u> </u>	<b>(</b>	0	0	0	0	£10,538		
£11,410	8	<u> </u>	<u> </u>	<b>(</b>	0	0	0	0	£11,410		
£12,282	8	<u> </u>	<b>(</b>	<u> </u>	<u>©</u>	<u>©</u>	<b>©</b>	0	£12,282		
£13,154	8	0	0	0	0	0	0	0	£13,154		
£13 993	8	(3)	0	(8)	(3)	(8)	(3)	(8)	£13 993		

### RLVs less existing use value

£27,002,840 per hectare £10,932,324 per acre

Density -	40	70h	400	400	400	400	000	050	]		
units/ha -> Build costs ->	40 uph	70 uph £1346 per sqm	100 uph	130 uph	160 uph	190 uph	220 uph	250 uph	-		
Sales value per sq m	£1023 per sqiii	TE1340 per sqiii	121079 per sqiii	121707 per sqiii	12 1630 per sqiii	£1004 per sqiii	Triasa persqiii	E2013 per sqin	Sales value per sq m	Market value range 2011	Market value range 2007
£2,691	8	8	8	8	8	8	8	8	£2,691		
£3,563	8	8	8	8	8	8	8	8	£3,563		
£4,435	8	8	8	8	8	8	8	8	£4,435		
£5,307	8	8	8	8	8	8	8	8	£5,307		
£6,179	8	8	8	8	8	8	8	8	£6,179		
£7,050	8	8	8	8	8	8	8	8	£7,050		
£7,922	8	8	8	8	8	8	8	<u>@</u>	£7,922		
£8,794	8	8	8	8	8	<u> </u>	<u> </u>	<u> </u>	£8,794		
£9,666	8	8	8	<u> </u>	<u> </u>	<u> </u>	<b>©</b>	<b>©</b>	£9,666		
£10,538	8	8	8	<b>(a)</b>		0	0	0	£10,538		
£11,410	8	8	<u>(a)</u>		8	0	0	<u> </u>	£11,410		
£12,282	8	<u> </u>	<u> </u>	8	<u> </u>	8	0	<u>©</u>	£12,282		
£13 154	8	<u>@</u>	<u>—</u>	<b>(C)</b>	<u> </u>	8	<b>(C)</b>	(0)	£13 154		

### RLVs less existing use value

£13,993

£4,544,800 per hectare £1,840,000 per acre

Industsrial / warehousing

£13,993

Density - units/ha ->	40 uph	70 uph	100 uph	130 uph	160 uph	190 uph	220 uph	250 uph			
Build costs ->	£1023 per sqm	£1346 per sqm	£1679 per sqm	£1787 per sqm	£1830 per sqm	£1884 per sqm	£1959 per sqm	£2013 per sqm			
Sales value Eper sq m									Sales value £per sq m	Market value range 2011	Market value range 200
£2,691	8	8	8	8	8	8	8	8	£2,691		
£3,563	8	8	8	8	8	8	8	8	£3,563		
£4,435	<u>@</u>	<b>(4)</b>	8	8	8	8	8	8	£4,435		
£5,307	<b>©</b>	<u>©</u>	0	0	0	<b>(</b>	0	<b>(1)</b>	£5,307		
£6,179	<b>©</b>	0	0	0	0	<b>©</b>	0	0	£6,179		
£7,050	<b>©</b>	<b>©</b>	0	0	0	0	0	0	£7,050		
£7,922	<b>©</b>	<b>©</b>	0	0	0	0	0	0	£7,922		
£8,794	<b>©</b>	<u>©</u>	0	0	0	<b>(</b>	0	0	£8,794		
£9,666	<b>©</b>	<b>©</b>	0	0	0	<u>©</u>	0	0	£9,666		
£10,538	<b>(5)</b>	<u>©</u>	<b>©</b>	<b>(3)</b>	<b>©</b>	<b>(9</b> )	<b>(3)</b>	<b>©</b>	£10,538		
£11,410	<b>©</b>	8	0	0	0	<u> </u>	0	0	£11,410		
£12,282	0	0	0	0	0	0	0	0	£12,282		
£13,154	0	0	0	0	0	0	0	0	£13,154		
£13,993	8	<u>(3)</u>	8	<u>©</u>	(6)	8	8	(6)	£13,993		

## RLVs less existing use value

£2,000,000 per hectare £809,717 per acre

Density -											
units/ha ->	40 uph	70 uph	100 uph	130 uph	160 uph	190 uph	220 uph	250 uph			
Build costs ->	£1023 per sqm	£1346 per sqm	£1679 per sqm	£1787 per sqm	£1830 per sqm	£1884 per sqm	£1959 per sqm	£2013 per sqm			
Sales value									Sales value		
per sq m									per sq m	Market value range 2011	Market value range 2007
£2,691	8	8	8	8	8	8	8	8	£2,691		
£3,563	<b>(4)</b>	8	3	(3)	8	8	8	8	£3,563		
£4,435	<u>©</u>	0	<u>@</u>	8	8	8	8	8	£4,435		
£5,307	<b>©</b>	8	0	0	0	0	0	0	£5,307		
£6,179	<b>©</b>	0	<b>©</b>	<b>①</b>	<b>(3)</b>	<b>©</b>	<b>©</b>	<b>©</b>	£6,179		
£7,050	<b>©</b>	0	<u> </u>	<b>②</b>	0	<u> </u>	0	<u>©</u>	£7,050		
£7,922	<b>©</b>	<b>©</b>	<b>©</b>	<b>(2)</b>	<u>©</u>	<u>©</u>	<u>©</u>	<b>©</b>	£7,922		
£8,794	<b>©</b>	<b>©</b>	<b>©</b>	<b>(2)</b>	<u>©</u>	<u>©</u>	<u>©</u>	<b>©</b>	£8,794		
£9,666	<u>©</u>	<b>©</b>	<u>©</u>	<b>(3)</b>	<u>©</u>	<u>©</u>	<u>©</u>	<u>©</u>	£9,666		
£10,538	<b>©</b>	<b>©</b>	<b>©</b>	0	<b>©</b>	8	<u>©</u>	<b>©</b>	£10,538		
£11,410	<b>©</b>	<b>©</b>	<b>©</b>	0	<b>©</b>	8	<u>©</u>	<b>©</b>	£11,410		
£12,282	<u>(3)</u>	<u> </u>	(3)	8	<u>©</u>	(3)	(3)	<u>©</u>	£12,282		
£13,154	<u> </u>	<u>©</u>	(3)	8	<u>©</u>	(3)	(3)	<u>(3)</u>	£13,154		
£13,993	<u> </u>	<u>©</u>	<u>©</u>	8	<u>©</u>	<u>©</u>	<u>©</u>	<u>©</u>	£13,993		

MODEL 25			Г	1	T			Т	1
Density - units/ha ->	40 uph	70 uph	100 uph	130 uph	160 uph	190 uph	220 uph	250 uph	
Build costs ->	£1023 per sqm	£1346 per sqm	£1679 per sqm	£1787 per sqm	£1830 per sqm	£1884 per sqm	£1959 per sqm	£2013 per sqm	
Sales value per sm									Sales value per sm
	£1023 per sqm	£1346 per sqm	£1679 per sqm	£1787 per sqm	£1830 per sqm	£1884 per sqm	£1959 per sqm	£2013 per sqm	

% SR	70%
% SO	30%
S106 (private)	£4,500 per unit
S106 (affordable)	£4,500 per unit
CSH (% uplift on Private)	5%
CSH (% uplift on AH)	11%

£2,691	416,546	- 1,625,520	- 4,797,731	- 7,162,307	- 8,999,468	- 11,480,735	- 15,032,017	- 17,753,223	£2,691
£3,563	1,631,099	374,500	- 2,354,531	- 4,098,685	- 5,521,204	- 7,335,166	- 10,141,592	- 12,405,400	£3,563
£4,435	2,838,401	2,357,528	79,096	- 1,035,062	- 2,042,939	- 3,189,598	- 5,251,167	- 7,057,578	£4,435
£5,307	4,045,702	4,323,562	2,488,666	1,989,375	1,400,208	923,819	- 380,614	- 1,716,662	£5,307
£6,179	5,253,004	6,286,977	4,898,236	4,975,441	4,823,769	5,012,920	4,412,081	3,558,139	£6,179
£7,050	6,460,305	8,250,393	7,307,806	7,961,505	8,217,443	9,059,022	9,177,117	8,832,941	£7,050
£7,922	7,667,607	10,213,808	9,707,381	10,947,569	11,611,117	13,103,772	13,942,153	14,101,476	£7,922
£8,794	8,874,908	12,177,223	12,097,925	13,933,633	15,004,791	17,148,522	18,707,189	19,326,847	£8,794
£9,666	10,072,185	14,130,974	14,476,718	16,904,966	18,381,443	21,172,984	23,419,289	24,525,651	£9,666
£10,538	11,122,877	15,840,613	16,558,665	19,504,207	21,328,127	24,684,987	27,521,835	29,053,480	£10,538
£11,410	12,173,570	17,550,251	18,640,610	22,099,486	24,263,685	28,193,823	31,624,380	33,581,308	£11,410
£12,282	13,224,264	19,259,889	20,722,557	24,686,374	27,194,612	31,687,049	35,726,926	38,109,135	£12,282
£13,154	14,274,956	20,969,527	22,804,503	27,273,261	30,125,539	35,180,274	39,829,471	42,636,964	£13,154
£13 993	15 286 735	22 615 845	24 809 341	29 764 338	32 947 914	38 544 120	43 780 071	46 997 094	£13 993

RLVs less existing use value	

#### £22,794,353 per hectare £9,228,483 per acre

### Offices

units/ha ->		40 uph	70 uph	100 uph	130 uph	160 uph	190 uph	220 uph	250 uph			
Build costs ->	£	21023 per sqm	£1346 per sqm	£1679 per sqm	£1787 per sqm	£1830 per sqm	£1884 per sqm	£1959 per sqm	£2013 per sqm			
Sales value										Sales value		
per sq m										per sq m	Market value range 2011	Market value range 2007
£2,691	-	22,377,807	- 24,419,873	- 27,592,084	- 29,956,660	- 31,793,821	- 34,275,088	- 37,826,370	- 40,547,576	£2,691		
£3,563	-	21,163,254	- 22,419,853	- 25,148,884	- 26,893,038	- 28,315,557	- 30,129,519	- 32,935,945	- 35,199,753	£3,563		
£4,435	-	19,955,952	- 20,436,825	- 22,715,257	- 23,829,415	- 24,837,292	- 25,983,951	- 28,045,520	- 29,851,931	£4,435		
£5,307	-	18,748,651	- 18,470,791	- 20,305,687	- 20,804,978	- 21,394,145	- 21,870,534	- 23,174,967	- 24,511,015	£5,307		4
£6,179	-	17,541,349	- 16,507,376	- 17,896,117	- 17,818,912	- 17,970,584	- 17,781,433	- 18,382,272	- 19,236,214	£6,179		
£7,050	-	16,334,048	- 14,543,960	- 15,486,547	- 14,832,848	- 14,576,910	- 13,735,331	- 13,617,236	- 13,961,412	£7,050		
£7,922	-	15,126,746	- 12,580,545	- 13,086,972	- 11,846,784	- 11,183,236	- 9,690,581	- 8,852,200	- 8,692,877	£7,922		
£8,794	-	13,919,445	- 10,617,130	- 10,696,428	- 8,860,720	- 7,789,562	- 5,645,831	- 4,087,164	- 3,467,506	£8,794		
£9,666	-	12,722,168	- 8,663,379	- 8,317,635	- 5,889,387	- 4,412,910	- 1,621,369	624,936	1,731,298	£9,666		
£10,538	-	11,671,476	- 6,953,740	- 6,235,688	- 3,290,146	- 1,466,226	1,890,634	4,727,482	6,259,127	£10,538		
£11,410	-	10,620,783	- 5,244,102	- 4,153,743	- 694,867	1,469,332	5,399,470	8,830,027	10,786,955	£11,410		
£12.282	-	9.570.089	- 3.534.464	- 2.071.796	1.892.021	4.400.259	8.892.696	12.932.573	15.314.782	£12.282	_	

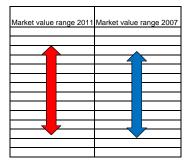
RLVs less existing use value

Density -

#### £27,002,840 per hectare £10,932,324 per acre

### Residential

units/ha ->		40 uph	70 uph	100 uph	130 uph	160 uph	190 uph	220 uph	250 uph	
Build costs ->	£	1023 per sqm	£1346 per sqm	£1679 per sqm	£1787 per sqm	£1830 per sqm	£1884 per sqm	£1959 per sqm	£2013 per sqm	
Sales value										Sales value
per sq m										per sq m
£2,691	-	26,586,294	- 28,628,360	- 31,800,571	- 34,165,147	- 36,002,308	- 38,483,575	- 42,034,857	- 44,756,063	£2,691
£3,563		25,371,741	- 26,628,340	- 29,357,371	- 31,101,525	- 32,524,044	- 34,338,006	- 37,144,432	- 39,408,240	£3,563
£4,435		24,164,439	- 24,645,312	- 26,923,744	- 28,037,902	- 29,045,779	- 30,192,438	- 32,254,007	- 34,060,418	£4,435
£5,307	-	22,957,138	- 22,679,278	- 24,514,174	- 25,013,465	- 25,602,632	- 26,079,021	- 27,383,454	- 28,719,502	£5,307
£6,179		21,749,836	- 20,715,863	- 22,104,604	- 22,027,399	- 22,179,071	- 21,989,920	- 22,590,759	- 23,444,701	£6,179
£7,050	-	20,542,535	- 18,752,447	- 19,695,034	- 19,041,335	- 18,785,397	- 17,943,818	- 17,825,723	- 18,169,899	£7,050
£7,922		19,335,233	- 16,789,032	- 17,295,459	- 16,055,271	- 15,391,723	- 13,899,068	- 13,060,687	- 12,901,364	£7,922
£8,794	-	18,127,932	- 14,825,617	- 14,904,915	- 13,069,207	- 11,998,049	- 9,854,318	- 8,295,651	- 7,675,993	£8,794
£9,666	-	16,930,655	- 12,871,866	- 12,526,122	- 10,097,874	- 8,621,397	- 5,829,856	- 3,583,551	- 2,477,189	£9,666
£10,538		15,879,963	- 11,162,227	- 10,444,175	- 7,498,633	- 5,674,713	- 2,317,853	518,996	2,050,641	£10,538
£11,410	-	14,829,270	- 9,452,589	- 8,362,230	- 4,903,354	- 2,739,155	1,190,984	4,621,541	6,578,469	£11,410
£12,282		13,778,576	- 7,742,951	- 6,280,283	- 2,316,466	191,773	4,684,210	8,724,087	11,106,296	£12,282
£13,154	-	12,727,884	- 6,033,313	- 4,198,337	270,422	3,122,700	8,177,435	12,826,632	15,634,125	£13,154
£13,993	-	11,716,105	- 4,386,995	- 2,193,499	2,761,499	5,945,075	11,541,281	16,777,232	19,994,255	£13,993



RLVs less existing use value

Density -

### £4,544,800 per hectare £1,840,000 per acre

## Industsrial / warehousing

units/ha ->	40 uph	70 uph	100 uph	130 uph	160 uph	190 uph	220 uph	250 uph			
Build costs ->	£1023 per sqm	£1346 per sqm	£1679 per sqm	£1787 per sqm	£1830 per sqm	£1884 per sqm	£1959 per sqm	£2013 per sqm			
Sales value									Sales value		
per sq m									per sq m	Market value range 2011	Market value range 2007
£2,691	- 4,128,254	- 6,170,320	- 9,342,531	- 11,707,107	- 13,544,268	- 16,025,535	- 19,576,817	- 22,298,023	£2,691		
£3,563	- 2,913,701	- 4,170,300		- 8,643,485	- 10,066,004	- 11,879,966	- 14,686,392		£3,563		
£4,435	- 1,706,399				- 6,587,739			- 11,602,378	£4,435		
£5,307	- 499,098		- 2,056,134	- 2,555,425	- 3,144,592		- 4,925,414		£5,307		
£6,179	708,204	1,742,177	353,436	430,641	278,969	468,120		,	£6,179		
£7,050	1,915,505	3,705,593	2,763,006	3,416,705	3,672,643	4,514,222	4,632,317	4,288,141	£7,050		
£7,922	3,122,807	5,669,008	5,162,581	6,402,769	7,066,317	8,558,972	9,397,353	9,556,676	£7,922		
£8,794	4,330,108		7,553,125	9,388,833	10,459,991	12,603,722	14,162,389	14,782,047	£8,794		
£9,666	5,527,385		9,931,918	12,360,166	13,836,643	16,628,184	18,874,489	19,980,851	£9,666		
£10,538	6,578,077	11,295,813	12,013,865	14,959,407	16,783,327	20,140,187	22,977,035	24,508,680	£10,538		
£11,410	7,628,770	13,005,451	14,095,810	17,554,686	19,718,885	23,649,023	27,079,580	29,036,508			
£12,282	8,679,464	14,715,089	16,177,757	20,141,574	22,649,812	27,142,249	31,182,126	33,564,335	£12,282		
£13,154	9,730,156	16,424,727	18,259,703	22,728,461	25,580,739	30,635,474	35,284,671	38,092,164	£13,154		
£13,993	10,741,935	18,071,045	20,264,541	25,219,538	28,403,114	33,999,320	39,235,271	42,452,294	£13,993		

RLVs less existin	g use value
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40 uph

70 uph

100 uph

Density units/ha ->

#### £2,000,000 per hectare £809,717 per acre

160 uph

130 uph

#### Community space/buildings £700,000 infrastructure per ha

250 uph

220 uph

Build costs ->	£1023 per sqm	£1346 per sqm	£1679 per sqm	£1787 per sqm	£1830 per sqm	£1884 per sqm	£1959 per sqm	£2013 per sqm					
Sales value									Sales value				
£per sq m									£per sq m	Market val	ue range 2011	Market value ra	ange 2007
£2,691	- 2,283,454	- 4,325,520	- 7,497,731	- 9,862,307	- 11,699,468	- 14,180,735	- 17,732,017	- 20,453,223	£2,691				
£3,563	- 1,068,901	- 2,325,500	- 5,054,531	- 6,798,685	- 8,221,204	- 10,035,166	- 12,841,592	- 15,105,400	£3,563				
£4,435	138,401	- 342,472	- 2,620,904	- 3,735,062	- 4,742,939	- 5,889,598	- 7,951,167	- 9,757,578	£4,435				
£5,307	1,345,702	1,623,562	- 211,334	- 710,625	- 1,299,792	- 1,776,181	- 3,080,614	- 4,416,662	£5,307			4	<b>\</b>
£6,179	2,553,004	3,586,977	2,198,236	2,275,441	2,123,769	2,312,920	1,712,081	858,139	£6,179				
£7,050	3,760,305	5,550,393	4,607,806	5,261,505	5,517,443	6,359,022	6,477,117	6,132,941	£7,050				
£7,922	4,967,607	7,513,808	7,007,381	8,247,569	8,911,117	10,403,772	11,242,153	11,401,476	£7,922				
£8,794	6,174,908	9,477,223	9,397,925	11,233,633	12,304,791	14,448,522	16,007,189	16,626,847	£8,794				
£9,666	7,372,185	11,430,974	11,776,718	14,204,966	15,681,443	18,472,984	20,719,289	21,825,651	£9,666				
£10,538	8,422,877	13,140,613	13,858,665	16,804,207	18,628,127	21,984,987	24,821,835	26,353,480	£10,538				
£11,410	9,473,570	14,850,251	15,940,610	19,399,486	21,563,685	25,493,823	28,924,380	30,881,308	£11,410		<u></u>		
£12,282	10,524,264	16,559,889	18,022,557	21,986,374	24,494,612	28,987,049	33,026,926	35,409,135	£12,282				
£13,154	11,574,956	18,269,527	20,104,503	24,573,261	27,425,539	32,480,274	37,129,471	39,936,964	£13,154				

MODEL	25								
Density - units/ha ->		40 uph	70 uph	100 uph	130 uph	160 uph	190 uph	220 uph	250 uph
dilito/ild >	ŀ	чо ирп	70 upii	100 upii	100 upii	100 upii	100 upii	220 upii	200 upii
D 311 4	ŀ	04000	04040	04070	04707	04000	C4004	04050	00040

Build costs -> Sales value psm

osm									psm
£2,691	416,546	- 1,625,520	- 4,797,731	- 7,162,307	- 8,999,468	- 11,480,735	- 15,032,017	- 17,753,223	2,691
£3,563	1,631,099	374,500	- 2,354,531	- 4,098,685	- 5,521,204	- 7,335,166	- 10,141,592	- 12,405,400	3,563
£4,435	2,838,401	2,357,528	79,096	- 1,035,062	- 2,042,939	- 3,189,598	- 5,251,167	- 7,057,578	4,435
£5,307	4,045,702	4,323,562	2,488,666	1,989,375	1,400,208	923,819	- 380,614	- 1,716,662	5,307
£6,179	5,253,004	6,286,977	4,898,236	4,975,441	4,823,769	5,012,920	4,412,081	3,558,139	6,179
£7,050	6,460,305	8,250,393	7,307,806	7,961,505	8,217,443	9,059,022	9,177,117	8,832,941	7,050
£7,922	7,667,607	10,213,808	9,707,381	10,947,569	11,611,117	13,103,772	13,942,153	14,101,476	7,922
£8,794	8,874,908	12,177,223	12,097,925	13,933,633	15,004,791	17,148,522	18,707,189	19,326,847	8,794
£9,666	10,072,185	14,130,974	14,476,718	16,904,966	18,381,443	21,172,984	23,419,289	24,525,651	9,666
£10,538	11,122,877	15,840,613	16,558,665	19,504,207	21,328,127	24,684,987	27,521,835	29,053,480	10,538
£11,410	12,173,570	17,550,251	18,640,610	22,099,486	24,263,685	28,193,823	31,624,380	33,581,308	11,410
£12,282	13,224,264	19,259,889	20,722,557	24,686,374	27,194,612	31,687,049	35,726,926	38,109,135	12,282
£13,154	14,274,956	20,969,527	22,804,503	27,273,261	30,125,539	35,180,274	39,829,471	42,636,964	13,154
£13,993	15,286,735	22,615,845	24,809,341	29,764,338	32,947,914	38,544,120	43,780,071	46,997,094	13,993

509
709
309
£4,500 per un
£4,500 per un
£11,031 per un
N
20%

RLVs less existing use value

£22,794,353 per hectare £9,228,483 per acre Offices

Density -									]		
units/ha ->	40 uph	70 uph	100 uph	130 uph	160 uph	190 uph	220 uph	250 uph			
Build costs->	£1023 per sqm	£1346 per sqm	£1679 per sqm	£1787 per sqm	£1830 per sqm	£1884 per sqm	£1959 per sqm	£2013 per sqm			
Sales value £per sq m									Sales value £per sq m	Market value range 2011	Market value range 2007
£2,691	8	8	8	8	8	8	8	8	£2,691		
£3,563	8	8	8	8	8	8	8	8	£3,563		
£4,435	8	8	(3)	8	8	8	8	8	£4,435		
£5,307	8	8	(3)	8	8	8	8	8	£5,307		
£6,179	8	8	(3)	8	8	8	8	8	£6,179		
£7,050	8	8	3	3	8	3	8	(3)	£7,050		
£7,922	8	8	8	8	8	8	8	8	£7,922		
£8,794	8	8	8	8	8	8	8	8	£8,794		
£9,666	8	8	8	8	8	<u> </u>	<b>(4)</b>	<u> </u>	£9,666		
£10,538	8	8	8	<u> </u>	<b>(4)</b>	<u> </u>	<b>©</b>	8	£10,538		
£11,410	8	8	8	<u> </u>	<b>(4)</b>	<b>(9</b> )	<b>©</b>	8	£11,410		
£12,282	8	8	<u> </u>	<u> </u>	<u>©</u>	<u>©</u>	0	8	£12,282		
£13 154	8	<u>(a)</u>	<u>(a)</u>	(3)	(3)	(3)	(3)	(3)	£13 154		

RLVs less existing use value

£13,993

Density -

£27,002,840 per hectare £10,932,324 per acre

Residential

units/ha ->	40 uph	70 uph	100 uph	130 uph	160 uph	190 uph	220 uph	250 uph			
Build costs ->	£1023 per sqm	£1346 per sqm	£1679 per sqm	£1787 per sqm	£1830 per sqm	£1884 per sqm	£1959 per sqm	£2013 per sqm		F	
Sales value									Sales value		
per sq m									per sq m	Market value range 201	1 Market value range 2007
£2,691	8	8	8	8	8	8	8	8	£2,691		
£3,563	8	8	8	8	8	8	8	8	£3,563		
£4,435	8	8	8	8	3	8	3	(3)	£4,435		
£5,307	8	8	8	8	8	8	8	8	£5,307		
£6,179	8	8	8	8	8	8	8	8	£6,179		
£7,050	8	8	8	8	8	8	8	8	£7,050		
£7,922	8	8	8	8	8	8	8	8	£7,922		
£8,794	8	8	8	8	8	8	8	8	£8,794		
£9,666	8	8	8	8	3	8	<u>(1)</u>	<u>e</u>	£9,666		
£10,538	8	8	8	8	8	<b>(a)</b>	(2)	(=)	£10,538		
£11,410	8	8	8	8	(2)	<b>(a)</b>	0	0	£11,410		
£12,282	8	8	8	<u> </u>	<u> </u>	8	8	8	£12,282		
	<u> </u>		•	<u></u>	<u></u>	<u> </u>	<u> </u>	<u> </u>			

RLVs less existing use value

£13,993

£4,544,800 per hectare £1,840,000 per acre

Industsrial / warehousing

£13,993

Density - units/ha ->	40 uph	70 uph	100 uph	130 uph	160 uph	190 uph	220 uph	250 uph			
Build costs ->	£1023 per sqm	£1346 per sqm	£1679 per sqm	£1787 per sqm	£1830 per sqm	£1884 per sqm	£1959 per sqm	£2013 per sqm	]		
Sales value £per sq m									Sales value £per sq m	Market value range 2011	Market value range 2007
£2,691	8	8	8	8	8	8	8	8	£2,691		
£3,563	8	8	8	8	(3)	8	8	8	£3,563		
£4,435	8	8	8	8	(3)	8	8	8	£4,435		
£5,307	<u>@</u>	<u> </u>	8	8	(3)	8	8	8	£5,307		
£6,179	<b>©</b>	<b>©</b>	<b>(a)</b>	<b>e</b>	<b>(</b>	<b>(a)</b>	<b>(a)</b>	8	£6,179		
£7,050	<b>©</b>	0	0	0	0	0	0	0	£7,050		
£7,922	<b>©</b>	0	0	0	0	0	0	0	£7,922		
£8,794	<b>©</b>	<b>©</b>	<b>(</b>	0	0	0	0	0	£8,794		
£9,666	<b>©</b>	<b>©</b>	0	0	0	0	0	0	£9,666		
£10,538	<b>©</b>	<b>©</b>	0	0	0	0	0	0	£10,538		
£11,410	<b>©</b>	<b>©</b>	0	<b>©</b>	<b>(3)</b>	0	0	8	£11,410		
£12,282	0	0	0	0	0	0	0	0	£12,282		
£13,154	0	0	0	0	0	0	0	0	£13,154		
£13,993	8	<u>©</u>	(3)	<u>©</u>	(3)	<u>©</u>	<u>©</u>	8	£13,993		

RLVs less existing use value

£2,000,000 per hectare £809,717 per acre

Density -											
units/ha ->	40 uph	70 uph	100 uph	130 uph	160 uph	190 uph	220 uph	250 uph			
Build costs ->	£1023 per sqn	£1346 per sqm	£1679 per sqm	£1787 per sqm	£1830 per sqm	£1884 per sqm	£1959 per sqm	£2013 per sqm	]	1	
Sales value									Sales value		
oer sq m									per sq m	Market value range 2011	Market value range 200
£2,691	8	8	8	8	8	8	8	8	£2,691		
£3,563	8	8	8	8	8	8	8	8	£3,563		
£4,435	<u>@</u>	8	3	8	8	8	8	3	£4,435		
£5,307	<b>©</b>	0		8	8	8	8	8	£5,307		
£6,179	<b>©</b>	0	0	0	0	9	0	0	£6,179		
£7,050	<b>(2)</b>	0	0	0	<b>©</b>	<b>©</b>	<b>(</b>	0	£7,050		
£7,922	<b>(2)</b>	0	0	0	<b>©</b>	<b>©</b>	<b>(</b>	0	£7,922		
£8,794	<b>(2)</b>	0	0	0	<b>©</b>	<b>©</b>	<b>(</b>	0	£8,794		
£9,666	<b>©</b>	0	0	0	<b>©</b>	<b>©</b>	0	0	£9,666		
£10,538	0	0	0	0	0	0	0	0	£10,538		
£11,410	0	0	0	0	0	0	0	0	£11,410		
£12,282	8	0	0	0	0	0	0	0	£12,282		
£13,154	8	0	0	0	0	0	0	0	£13,154		
£13.993	(8)	(0)	(0)	(8)	(8)	(6)	(0)	(8)	£13.993		

MODEL 2	6								
Density -									
units/ha ->	40 uph	70 uph	100 uph	130 uph	160 uph	190 uph	220 uph	250 uph	
			I	I	1				
Build costs ->	£1023 per sqm	£1346 per sqm	£1679 per sqm	£1787 per sqm	£1830 per sqm	£1884 per sqm	£1959 per sqm	£2013 per sqm	
Sales value									Sales value
per sm									per sm

% SR	70%
% SO	30%
S106 (private)	£10,000 per unit
S106 (affordable)	£10,000 per unit
CSH (% uplift on Private)	5%

SH (% uplift on AH)

£2,691	189,20	1 - 2,033,420	- 5,380,445	- 7,929,153	- 9,954,734	- 12,615,114	- 16,361,250	- 19,263,713	£2,691
£3,563	1,406,62	8 - 28,379	- 2,937,245	- 4,865,529	- 6,476,470	- 8,469,545	- 11,470,824	- 13,915,891	£3,563
£4,435	2,613,92	9 1,954,649	- 496,446	- 1,801,906	- 2,998,207	- 4,323,977	- 6,580,398	- 8,568,069	£4,435
£5,307	3,821,23	1 3,925,709	1,913,125	1,232,257	456,399	- 196,954	- 1,694,105	- 3,220,246	£5,307
£6,179	5,028,53	3 5,889,125	4,322,695	4,227,237	3,887,286	3,892,147	3,114,343	2,065,536	£6,179
£7,050	6,235,83	7,852,540	6,732,265	7,213,301	7,285,101	7,951,866	7,879,379	7,340,338	£7,050
£7,922	7,443,13	6 9,815,955	9,139,018	10,199,366	10,678,776	11,996,616	12,644,416	12,615,140	£7,922
£8,794	8,650,43	7 11,779,371	11,529,564	13,185,430	14,072,450	16,041,366	17,409,452	17,852,145	£8,794
£9,666	9,850,59	0 13,733,121	13,908,357	16,156,763	17,449,101	20,065,827	22,137,319	23,050,950	£9,666
£10,538	10,901,28	3 15,442,759	15,990,302	18,756,004	20,395,785	23,577,832	26,239,864	27,578,778	£10,538
£11,410	11,951,97	5 17,152,397	18,072,249	21,355,245	23,342,468	27,089,835	30,342,411	32,106,607	£11,410
£12,282	13,002,66	9 18,862,036	20,154,195	23,947,503	26,273,747	30,593,521	34,444,956	36,634,434	£12,282
£13,154	14,053,36	2 20,571,674	22,236,141	26,534,390	29,204,674	34,086,746	38,547,502	41,162,262	£13,154
£13 993	15 065 14	1 22 217 992	24 240 978	29 025 467	32 027 048	37 450 593	42 498 101	45 522 393	£13 993

£7,050	6,235,834	7,852,540	6,732,265	7,213,301	7,285,101	7,951,866	7,879,379	7,340,338	£7,05
£7,922	7,443,136	9,815,955	9,139,018	10,199,366	10,678,776	11,996,616	12,644,416	12,615,140	£7,92
£8,794	8,650,437	11,779,371	11,529,564	13,185,430	14,072,450	16,041,366	17,409,452	17,852,145	£8,79
£9,666	9,850,590	13,733,121	13,908,357	16,156,763	17,449,101	20,065,827	22,137,319	23,050,950	£9,66
£10,538	10,901,283	15,442,759	15,990,302	18,756,004	20,395,785	23,577,832	26,239,864	27,578,778	£10,53
£11,410	11,951,975	17,152,397	18,072,249	21,355,245	23,342,468	27,089,835	30,342,411	32,106,607	£11,41
£12,282	13,002,669	18,862,036	20,154,195	23,947,503	26,273,747	30,593,521	34,444,956	36,634,434	£12,28
£13,154	14,053,362	20,571,674	22,236,141	26,534,390	29,204,674	34,086,746	38,547,502	41,162,262	£13,15
£13,993	15,065,141	22,217,992	24,240,978	29,025,467	32,027,048	37,450,593	42,498,101	45,522,393	£13,99

RLVs less existing use value

£22,794,353 per hectare £9,228,483 per acre

Offices

Density - units/ha -> Build costs ->	40 uph £1023 per sqm	70 uph £1346 per sqm	100 uph £1679 per sqm	130 uph £1787 per sqm	160 uph £1830 per sqm	190 uph £1884 per sqm	220 uph £1959 per sqm	250 uph £2013 per sqm			
Sales value									Sales value		
per sq m									per sq m	Market value range 201	1 Market value range 2007
£2,691	- 22,605,152	- 24,827,773	- 28,174,798	- 30,723,506	- 32,749,087	- 35,409,467	- 39,155,603	- 42,058,066	£2,691		
£3,563	- 21,387,725	- 22,822,732	- 25,731,598	- 27,659,882	- 29,270,823	- 31,263,898	- 34,265,177	- 36,710,244	£3,563		
£4,435	- 20,180,424	- 20,839,704	- 23,290,799	- 24,596,259	- 25,792,560	- 27,118,330	- 29,374,751	- 31,362,422	£4,435		
£5,307	- 18,973,122	- 18,868,644	- 20,881,228	- 21,562,096	- 22,337,954	- 22,991,307	- 24,488,458	- 26,014,599	£5,307		
£6,179	- 17,765,820	- 16,905,228	- 18,471,658	- 18,567,116	- 18,907,067	- 18,902,206	- 19,680,010	- 20,728,817	£6,179		
£7,050	- 16,558,519	- 14,941,813	- 16,062,088	- 15,581,052	- 15,509,252	- 14,842,487	- 14,914,974	- 15,454,015	£7,050		
£7,922	- 15,351,217	- 12,978,398	- 13,655,335	- 12,594,987	- 12,115,577	- 10,797,737	- 10,149,937	- 10,179,213	£7,922		
£8,794	- 14,143,916		- 11,264,789				- 5,384,901	- 4,942,208	£8,794		
£9,666	- 12,943,763	- 9,061,232	- 8,885,996	- 6,637,590	- 5,345,252	- 2,728,526	- 657,034	256,597	£9,666		
£10,538	- 11,893,070	- 7,351,594				783,479		4,784,425	£10,538		
£11,410	- 10,842,378	- 5,641,956	- 4,722,104	- 1,439,108	548,115	4,295,482	7,548,058	9,312,254	£11,410		
£12,282	- 9,791,684	- 3,932,317	- 2,640,158	1,153,150	3,479,394	7,799,168	11,650,603	13,840,081	£12,282	_	

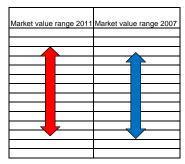
RLVs less existing use value

£27,002,840 per hectare £10,932,324 per acre

1,446,625

Residential

units/ha ->	40 uph	70 uph	100 uph	130 uph	160 uph	190 uph	220 uph	250 uph	
Build costs ->	£1023 per sqm	£1346 per sqm	£1679 per sqm	£1787 per sqm	£1830 per sqm	£1884 per sqm	£1959 per sqm	£2013 per sqm	
Sales value									Sales value
per sq m									per sq m
£2,691	- 26,813,639	- 29,036,260	- 32,383,285	- 34,931,993	- 36,957,574	- 39,617,954	- 43,364,090	- 46,266,553	£2,691
£3,563	- 25,596,212	- 27,031,219	- 29,940,085	- 31,868,369	- 33,479,310	- 35,472,385	- 38,473,664	- 40,918,731	£3,563
£4,435	- 24,388,911	- 25,048,191	- 27,499,286	- 28,804,746	- 30,001,047	- 31,326,817	- 33,583,238	- 35,570,909	£4,435
£5,307	- 23,181,609	- 23,077,131	- 25,089,715	- 25,770,583	- 26,546,441	- 27,199,794	- 28,696,945	- 30,223,086	£5,307
£6,179	- 21,974,307	- 21,113,715	- 22,680,145	- 22,775,603	- 23,115,554	- 23,110,693	- 23,888,497	- 24,937,304	£6,179
£7,050	- 20,767,006	- 19,150,300	- 20,270,575	- 19,789,539	- 19,717,739	- 19,050,974	- 19,123,461	- 19,662,502	£7,050
£7,922	- 19,559,704	- 17,186,885	- 17,863,822	- 16,803,474	- 16,324,064	- 15,006,224	- 14,358,424	- 14,387,700	£7,922
£8,794	- 18,352,403	- 15,223,469	- 15,473,276	- 13,817,410	- 12,930,390	- 10,961,474	- 9,593,388	- 9,150,695	£8,794
£9,666	- 17,152,250	- 13,269,719	- 13,094,483	- 10,846,077	- 9,553,739	- 6,937,013	- 4,865,521	- 3,951,890	£9,666
£10,538	- 16,101,557	- 11,560,081	- 11,012,538	- 8,246,836	- 6,607,055	- 3,425,008	- 762,976	575,939	£10,538
£11,410	- 15,050,865	- 9,850,443	- 8,930,591	- 5,647,595	- 3,660,372	86,996	3,339,572	5,103,768	£11,410
£12,282	- 14,000,171	- 8,140,804	- 6,848,645	- 3,055,337	- 729,093	3,590,682	7,442,117	9,631,595	£12,282
£13,154	- 12,949,478	- 6,431,166	- 4,766,699	- 468,450	2,201,835	7,083,907	11,544,663	14,159,423	£13,154
£13,993	- 11,937,699	- 4,784,848	- 2,761,862	2,022,628	5,024,209	10,447,754	15,495,262	18,519,554	£13,993



RLVs less existing use value

Density -

£4,544,800 per hectare £1,840,000 per acre

Industsrial / warehousing

units/ha ->	40nh	70 uph	100 unh	120 uph	160 unh	190 uph	220 uph	250			
	40 uph		100 uph	130 uph	160 uph			250 uph			
Build costs ->	£1023 per s	qm £1346 per sqn	n £1679 per sqm	£1787 per sqm	£1830 per sqm	£1884 per sqm	£1959 per sqm	£2013 per sqm	1		
Sales value									Sales value		
per sq m									per sq m	Market value range 2011	Market value range 2007
£2,691	- 4,355,5	99 - 6,578,220	- 9,925,245	- 12,473,953	- 14,499,534	- 17,159,914	- 20,906,050	- 23,808,513	£2,691		
£3,563	- 3,138,1						- 16,015,624	- 18,460,691	£3,563		
£4,435	- 1,930,8	71 - 2,590,151	- 5,041,246	- 6,346,706	- 7,543,007	- 8,868,777	- 11,125,198	- 13,112,869	£4,435		
£5,307	- 723,5	619,091	- 2,631,675	- 3,312,543	- 4,088,401	- 4,741,754	- 6,238,905	- 7,765,046	£5,307		
£6,179	483,7	33 1,344,325	- 222,105	- 317,563	- 657,514	- 652,653	- 1,430,457	- 2,479,264	£6,179		
£7,050	1,691,0	3,307,740	2,187,465	2,668,501	2,740,301	3,407,066	3,334,579	2,795,538	£7,050		
£7,922	2,898,3	5,271,155	4,594,218	5,654,566	6,133,976	7,451,816	8,099,616	8,070,340	£7,922		
£8,794	4,105,6	7,234,571	6,984,764	8,640,630	9,527,650	11,496,566	12,864,652	13,307,345	£8,794		
£9,666	5,305,7	90 9,188,321	9,363,557	11,611,963	12,904,301	15,521,027	17,592,519	18,506,150	£9,666		
£10,538	6,356,4	83 10,897,959	11,445,502	14,211,204	15,850,985	19,033,032	21,695,064	23,033,978	£10,538		
£11,410	7,407,	75 12,607,597	13,527,449	16,810,445	18,797,668	22,545,035	25,797,611	27,561,807	£11,410		
£12,282	8,457,8	14,317,236	15,609,395	19,402,703	21,728,947	26,048,721	29,900,156	32,089,634	£12,282		
£13,154	9,508,	62 16,026,874	17,691,341	21,989,590	24,659,874	29,541,946	34,002,702	36,617,462	£13,154		
£13 993	10.520.3	41 17 673 192	19 696 178	24 480 667	27 482 248	32 905 793	37 953 301	40 977 593	£13 993		

RLVs less existing	use	value
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£2,000,000 per hectare £809,717 per acre

Community space/buildings £700,000 infrastructure per ha

Delisity -											
units/ha ->	40 uph	70 uph	100 uph	130 uph	160 uph	190 uph	220 uph	250 uph			
Build costs ->	£1023 per sqm	£1346 per sqm	£1679 per sqm	£1787 per sqm	£1830 per sqm	£1884 per sqm	£1959 per sqm	£2013 per sqm			
Sales value									Sales value		
£per sq m									£per sq m	Market value range 201	1 Market value range 2007
£2,691	- 2,510,799	- 4,733,420	- 8,080,445	- 10,629,153	- 12,654,734	- 15,315,114	- 19,061,250	- 21,963,713	£2,691		
£3,563	- 1,293,372	- 2,728,379	- 5,637,245	- 7,565,529	- 9,176,470	- 11,169,545	- 14,170,824	- 16,615,891	£3,563		
£4,435	- 86,071	- 745,351	- 3,196,446	- 4,501,906	- 5,698,207	- 7,023,977	- 9,280,398	- 11,268,069	£4,435		
£5,307	1,121,231	1,225,709				- 2,896,954	- 4,394,105				
£6,179	2,328,533	3,189,125	1,622,695	1,527,237	1,187,286	1,192,147	414,343	- 634,464	£6,179		
£7,050	3,535,834			4,513,301	4,585,101	5,251,866	5,179,379	4,640,338			
£7,922	4,743,136			7,499,366			9,944,416	9,915,140			
£8,794	5,950,437	9,079,371	8,829,564	10,485,430	11,372,450	13,341,366	14,709,452	15,152,145	£8,794		
£9,666	7,150,590	11,033,121	11,208,357	13,456,763		17,365,827	19,437,319	20,350,950	£9,666		
£10,538	8,201,283	12,742,759	13,290,302	16,056,004	17,695,785	20,877,832	23,539,864	24,878,778			
£11,410	9,251,975	14,452,397	15,372,249	18,655,245	20,642,468	24,389,835	27,642,411	29,406,607	£11,410		
£12,282	10,302,669	16,162,036		21,247,503		27,893,521	31,744,956	33,934,434	£12,282		
£13,154	11,353,362	17,871,674	19,536,141	23,834,390	26,504,674	31,386,746	35,847,502	38,462,262	£13,154		
040 000	40 005 444	40 547 000	04 540 070	00 005 407	00 007 040	04 750 500	20 700 404	40 000 000	040 000		

MODEL	26								
Density -							l		
units/ha ->		40 uph	70 uph	100 uph	130 uph	160 uph	190 uph	220 uph	250 uph
			Lavava	Ta	Ta	Lavasa			

Build costs -> £1023 per sqm | £1346 per sqm | £1679 per sqm | £1787 per sqm | £1830 per sqm | £1884 per sqm | £1959 per sqm | £2013 per sqm | £2013 per sqm |

psm									psm
£2,691	189,201	- 2,033,420	- 5,380,445	- 7,929,153	- 9,954,734	- 12,615,114	- 16,361,250	- 19,263,713	2,691
£3,563	1,406,628	- 28,379	- 2,937,245	- 4,865,529	- 6,476,470	- 8,469,545	- 11,470,824	- 13,915,891	3,563
£4,435	2,613,929	1,954,649	- 496,446	- 1,801,906	- 2,998,207	- 4,323,977	- 6,580,398	- 8,568,069	4,435
£5,307	3,821,231	3,925,709	1,913,125	1,232,257	456,399	- 196,954	- 1,694,105	- 3,220,246	5,307
£6,179	5,028,533	5,889,125	4,322,695	4,227,237	3,887,286	3,892,147	3,114,343	2,065,536	6,179
£7,050	6,235,834	7,852,540	6,732,265	7,213,301	7,285,101	7,951,866	7,879,379	7,340,338	7,050
£7,922	7,443,136	9,815,955	9,139,018	10,199,366	10,678,776	11,996,616	12,644,416	12,615,140	7,922
£8,794	8,650,437	11,779,371	11,529,564	13,185,430	14,072,450	16,041,366	17,409,452	17,852,145	8,794
£9,666	9,850,590	13,733,121	13,908,357	16,156,763	17,449,101	20,065,827	22,137,319	23,050,950	9,666
£10,538	10,901,283	15,442,759	15,990,302	18,756,004	20,395,785	23,577,832	26,239,864	27,578,778	10,538
£11,410	11,951,975	17,152,397	18,072,249	21,355,245	23,342,468	27,089,835	30,342,411	32,106,607	11,410
£12,282	13,002,669	18,862,036	20,154,195	23,947,503	26,273,747	30,593,521	34,444,956	36,634,434	12,282
£13 154	14 053 362	20 571 674	22 236 141	26 534 390	29 204 674	34 086 746	38 547 502	41 162 262	13 154

Aff Hsg	509
% SR	709
% SO	309
S106 (private)	£10,000 per un
S106 (affordable)	£10,000 per un
CIL	
CSH (average unit cost)	£11,031 per un
Grant	N
Dovolopor's profit	209

RLVs less existing	use value	

£22,794,353 per hectare £9,228,483 per acre

Offices

Deligity -	40 1	70 1	400 1	400 1	400 1	400 1	000 1	050 1			
units/ha ->	40 uph	70 uph	100 uph	130 uph	160 uph	190 uph	220 uph	250 uph			
Build costs->	£1023 per sqm	£1346 per sqm	£1679 per sqm	£1787 per sqm	£1830 per sqm	£1884 per sqm	£1959 per sqm	£2013 per sqm			1
Sales value £per sq m									Sales value £per sq m	Market value range 2011	Market value range 2007
£2,691	8	8	8	<b>®</b>	<b>®</b>	<b>®</b>	8	8	£2,691		
£3,563	8	8	8	(3)	(3)	(3)	8	8	£3,563		
£4,435	8	8	8	(3)	(3)	(3)	8	8	£4,435		
£5,307	8	8	8	8	8	8	8	8	£5,307		
£6,179	8	8	8	(3)	(3)	(3)	8	8	£6,179		
£7,050	8	8	8	8	8	8	8	8	£7,050		
£7,922	8	8	8	8	8	8	8	8	£7,922		
£8,794	8	8	8	(3)	(3)	(3)	8	8	£8,794		
£9,666	8	8	8	(3)	(3)	<del>(1)</del>	<u> </u>	<b>(1)</b>	£9,666		
£10,538	8	8	8	(3)	<del>(1)</del>	<del>(1)</del>	0	0	£10,538		
£11,410	8	8	8	<del>(1)</del>	<del>(1)</del>	0	0	0	£11,410		
£12,282	8	8	<u>@</u>	<b>a</b>	<b>(3)</b>	0	<u>©</u>	0	£12,282	_	
£13,154	8	<b>(2)</b>	<b>(2)</b>	0	0	0	0	0	£13,154		
£13,993	8	<b>(a)</b>	<b>(a)</b>	<b>(3)</b>	<b>©</b>	<b>(3)</b>	<b>©</b>	0	£13,993		

### RLVs less existing use value

£27,002,840 per hectare £10,932,324 per acre

Density - units/ha -> Build costs ->	40 uph £1023 per sqm	70 uph £1346 per sqm	100 uph £1679 per sqm	130 uph £1787 per sqm	160 uph £1830 per sqm	190 uph £1884 per sqm	220 uph £1959 per sqm	250 uph £2013 per sqm	]				
Sales value per sq m									Sales value per sq m	Market value	range 2011	Market value ra	ange 2007
£2,691	8	8	8	8	8	8	8	8	£2,691				
£3,563	8	8	8	8	8	8	8	8	£3,563				
£4,435	8	8	8	8	8	8	8	8	£4,435				
£5,307	8	8	8	8	8	8	8	8	£5,307				
£6,179	8	8	8	8	8	8	8	8	£6,179				
£7,050	8	8	8	8	8	8	8	8	£7,050				
£7,922	8	8	8	8	8	8	8	8	£7,922				
£8,794	8	8	8	8	8	8	8	8	£8,794				
£9,666	8	8	8	8	8	8	8	<u> </u>	£9,666				
£10,538	8	8	8	8	8	<b>(2)</b>	<b>(2)</b>	<b>(2)</b>	£10,538				
£11,410	8	8	8	8	<b>(</b>	<b>(</b>	<b>(</b>	0	£11,410				,
£12,282	8	8	8	<del>(1)</del>	<u> </u>	<u> </u>	0	0	£12,282	_			
£12 154	<b>@</b>	8	@	<u> </u>	<u> </u>	<u>(A)</u>	<u>(A)</u>	(0)	£12.154				

### RLVs less existing use value

£13,993

£4,544,800 per hectare £1,840,000 per acre

Industsrial / warehousing

£13,993

Density - units/ha ->	40 uph	70 uph	100 uph	130 uph	160 uph	190 uph	220 uph	250 uph			
Build costs ->	£1023 per sqm	£1346 per sqm	£1679 per sqm	£1787 per sqm	£1830 per sqm	£1884 per sqm	£1959 per sqm	£2013 per sqm	]		
Sales value £per sq m									Sales value £per sq m	Market value range 2011	Market value range 2007
£2,691	8	8	8	8	8	8	8	8	£2,691		
£3,563	8	8	8	8	(3)	8	8	8	£3,563		
£4,435	8	8	8	8	8	8	8	8	£4,435		
£5,307	8	<u>(4)</u>	8	8	8	8	8	8	£5,307		1 1
£6,179		<b>©</b>	<b>(2)</b>	<b>e</b>	<b>(</b>	<b>(a)</b>	3	8	£6,179		
£7,050	<b>©</b>	<b>©</b>	0	0	0	0	0	0	£7,050		
£7,922	<b>©</b>	<b>©</b>	0	0	0	0	0	0	£7,922		
£8,794	<b>©</b>	<b>©</b>	0	<u> </u>	<u>©</u>	8	<u>©</u>	8	£8,794		
£9,666	<b>©</b>	0	0	<u> </u>	<u>©</u>	0	0	0	£9,666		
£10,538	<b>©</b>	<b>©</b>	0	0	0	0	0	0	£10,538		
£11,410	<b>©</b>	<u>©</u>	0	0	<u>©</u>	0	0	0	£11,410		
£12,282	0	0	0	<b>©</b>	<u> </u>	0	0	8	£12,282		
£13,154	0	0	0	0	0	0	0	0	£13,154		
£13,993	8	8	(3)	<u>©</u>	(3)	<u>©</u>	<u>©</u>	8	£13,993		

## RLVs less existing use value

£2,000,000 per hectare £809,717 per acre

Density - units/ha -> Build costs ->	40 uph £1023 per sqm	70 uph £1346 per sqm	100 uph £1679 per sqm	130 uph £1787 per sqm	160 uph £1830 per sqm	190 uph £1884 per sqm	220 uph £1959 per sqm	250 uph £2013 per sqm	]		
Sales value per sq m									Sales value per sq m	Market value range 2011	Market value range 2007
£2,691	8	8	8	8	8	8	8	8	£2,691		
£3,563	8	8	8	8	8	8	8	8	£3,563		
£4,435	<u> </u>	8	8	8	8	8	8	8	£4,435		
£5,307	<b>(3)</b>	<b>©</b>	8	8	8	8	8	8	£5,307		
£6,179	<b>©</b>	<b>©</b>	<u></u>	<u> </u>	<u> </u>	<u> </u>	<u></u>	8	£6,179		
£7,050	<b>©</b>	<b>©</b>	<u></u>	8	<u>©</u>	<u></u>	<u>©</u>	<u></u>	£7,050		
£7,922	<b>©</b>	<b>©</b>	<u></u>	8	<u>©</u>	<u></u>	<u>©</u>	<u></u>	£7,922		
£8,794	<b>©</b>	<u>©</u>	<u> </u>	8	<u>©</u>	8	<u>©</u>	8	£8,794		
£9,666	<b>©</b>	<u> </u>	<u></u>	8	<u>©</u>	<u></u>	<u></u>	<u></u>	£9,666		
£10,538	<b>©</b>	<b>©</b>	<u></u>	<u> </u>	<u> </u>	<u> </u>	<u></u>	<u></u>	£10,538		
£11,410	<b>©</b>	<b>©</b>	<u></u>	<u> </u>	<u> </u>	<u> </u>	<u></u>	<u></u>	£11,410		
£12,282	<u>©</u>	<u> </u>	<u>(3)</u>	8	<u>(8)</u>	<u>(3)</u>	<u>(3)</u>	<u>©</u>	£12,282	<b>V</b>	
£13,154	<u> </u>	0	<u> </u>	8	<u>©</u>	8	<u>©</u>	8	£13,154		
£13,993	8	0	8	<u>©</u>	<u>©</u>	8	<b>©</b>	8	£13,993		

MODEL 2	7								•
Density - units/ha ->	40 uph	70 uph	100 uph	130 uph	160 uph	190 uph	220 uph	250 uph	
dinto/rid	то арт	70 0011	100 apri	100 up	100 apri	100 apri	zzo apri	200 ap.:	
Build costs ->	£1023 per sqm	£1346 per sqm	£1679 per sqm	£1787 per sqm	£1830 per sqm	£1884 per sqm	£1959 per sqm	£2013 per sqm	
Sales value per sm									Sales value per sm

Aff Hsg	50%
% SR	70%
% SO	30%
S106 (private)	£15,000 per unit
S106 (affordable)	£15,000 per unit
CSH (% uplift on Private)	5%
CSH (% uplift on AH)	11%
Grant	No

£2,691	- 17,476	- 2,404,238	- 5,910,185	- 8,626,284	- 10,823,158	- 13,646,367	- 17,569,642	- 20,636,887	£2,691
£3,563	1,201,893	- 394,631	- 3,466,984	- 5,562,661	- 7,344,894	- 9,500,799	- 12,679,217	- 15,289,064	£3,563
£4,435	2,409,865	1,588,396	- 1,023,784	- 2,499,038	- 3,866,630	- 5,355,230	- 7,788,792	- 9,941,242	£4,435
£5,307	3,617,167	3,564,024	1,389,906	543,596	- 401,609	- 1,215,839	- 2,898,367	- 4,593,420	£5,307
£6,179	4,824,468	5,527,439	3,799,476	3,547,053	3,029,278	2,873,262	1,934,582	708,623	£6,179
£7,050	6,031,770	7,490,855	6,209,046	6,533,117	6,437,517	6,945,360	6,699,618	5,983,425	£7,050
£7,922	7,239,071	9,454,270	8,618,616	9,519,181	9,831,192	10,990,110	11,464,655	11,258,228	£7,922
£8,794	8,446,373	11,417,685	11,012,870	12,505,246	13,224,866	15,034,860	16,229,691	16,511,507	£8,794
£9,666	9,647,806	13,371,436	13,391,663	15,476,579	16,601,517	19,059,322	20,970,612	21,710,312	£9,666
£10,538	10,699,833	15,081,074	15,473,610	18,075,819	19,548,201	22,571,326	25,074,437	26,238,141	£10,538
£11,410	11,750,526	16,790,713	17,555,556	20,675,060	22,494,884	26,083,329	29,176,983	30,765,968	£11,410
£12,282	12,801,220	18,500,350	19,637,502	23,274,301	25,436,596	29,595,334	33,279,528	35,293,797	£12,282
£13,154	13,851,912	20,209,989	21,719,449	25,862,689	28,367,523	33,092,630	37,382,074	39,821,625	£13,154
£13,993	14.863.691	21.856.307	23.724.286	28.353.766	31.189.898	36.456.477	41.332.673	44.181.755	£13,993

# £22,794,353 per hectare £9,228,483 per acre

#### Offices

									•		
Density -											
units/ha ->	40 uph	70 uph	100 uph	130 uph	160 uph	190 uph	220 uph	250 uph			
Build costs ->	£1023 per sqm	£1346 per sqm	£1679 per sqm	£1787 per sqm	£1830 per sqm	£1884 per sqm	£1959 per sqm	£2013 per sqm			
Sales value	·								Sales value		
per sq m									per sq m	Market value range 201	1 Market value range 2007
£2,691	- 22,811,829	- 25,198,591	- 28,704,538	- 31,420,637	- 33,617,511	- 36,440,720	- 40,363,995	- 43,431,240	£2,691		Ĭ
£3,563	- 21,592,460	- 23,188,984	- 26,261,337	- 28,357,014	- 30,139,247	- 32,295,152	- 35,473,570	- 38,083,417	£3,563		
£4,435	- 20,384,488	- 21,205,957	- 23,818,137	- 25,293,391	- 26,660,983	- 28,149,583	- 30,583,145	- 32,735,595	£4,435		
£5,307	- 19,177,186	- 19,230,329	- 21,404,447	- 22,250,757	- 23,195,962	- 24,010,192	- 25,692,720	- 27,387,773	£5,307	1 7 7	
£6,179	- 17,969,885	- 17,266,914	- 18,994,877	- 19,247,300	- 19,765,075	- 19,921,091	- 20,859,771	- 22,085,730	£6,179		
£7,050	- 16,762,583	- 15,303,498	- 16,585,307	- 16,261,236	- 16,356,836	- 15,848,993	- 16,094,735	- 16,810,928	£7,050		
£7,922	- 15,555,282	- 13,340,083	- 14,175,737	- 13,275,172	- 12,963,161	- 11,804,243	- 11,329,698	- 11,536,125	£7,922		
£8,794	- 14,347,980	- 11,376,668	- 11,781,483	- 10,289,107	- 9,569,487	- 7,759,493	- 6,564,662	- 6,282,846	£8,794		
£9,666	- 13,146,547	- 9,422,917	- 9,402,690	- 7,317,774	- 6,192,836	- 3,735,031	- 1,823,741	- 1,084,041	£9,666		
£10,538	- 12,094,520	- 7,713,279	- 7,320,743	- 4,718,534	- 3,246,152	- 223,027	2,280,084	3,443,788	£10,538		
£11,410	- 11,043,827	- 6,003,640	- 5,238,797	- 2,119,293	- 299,469	3,288,976	6,382,630	7,971,615	£11,410		
£12 282	- 0.003.133	- 4 204 003	- 3 156 851	170 018	2 6/12 2/13	6 800 081	10 485 175	12 /00 ///	£12 282		

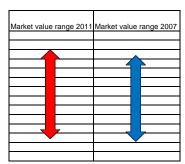
### RLVs less existing use value

Density -

# £27,002,840 per hectare £10,932,324 per acre

### Residential

units/ha ->	40 uph	70 uph	100 uph	130 uph	160 uph	190 uph	220 uph	250 uph	
Build costs ->	£1023 per sqm	£1346 per sqm	£1679 per sqm	£1787 per sqm	£1830 per sqm	£1884 per sqm	£1959 per sqm	£2013 per sqm	
Sales value									Sales value
per sq m									per sq m
£2,691	- 27,020,316	- 29,407,078	- 32,913,025	- 35,629,124	- 37,825,998	- 40,649,207	- 44,572,482	- 47,639,727	£2,691
£3,563	- 25,800,947	- 27,397,471	- 30,469,824	- 32,565,501	- 34,347,734	- 36,503,639	- 39,682,057	- 42,291,904	£3,563
£4,435	- 24,592,975	- 25,414,444	- 28,026,624	- 29,501,878	- 30,869,470	- 32,358,070	- 34,791,632	- 36,944,082	£4,435
£5,307	- 23,385,673	- 23,438,816	- 25,612,934	- 26,459,244	- 27,404,449	- 28,218,679	- 29,901,207	- 31,596,260	£5,307
£6,179	- 22,178,372	- 21,475,401	- 23,203,364	- 23,455,787	- 23,973,562	- 24,129,578	- 25,068,258	- 26,294,217	£6,179
£7,050	- 20,971,070	- 19,511,985	- 20,793,794	- 20,469,723	- 20,565,323	- 20,057,480	- 20,303,222	- 21,019,415	£7,050
£7,922	- 19,763,769	- 17,548,570	- 18,384,224	- 17,483,659	- 17,171,648	- 16,012,730	- 15,538,185	- 15,744,612	£7,922
£8,794	- 18,556,467	- 15,585,155	- 15,989,970	- 14,497,594	- 13,777,974	- 11,967,980	- 10,773,149	- 10,491,333	£8,794
£9,666	- 17,355,034	- 13,631,404	- 13,611,177	- 11,526,261	- 10,401,323	- 7,943,518	- 6,032,228	- 5,292,528	£9,666
£10,538	- 16,303,007	- 11,921,766	- 11,529,230	- 8,927,021	- 7,454,639	- 4,431,514	- 1,928,403	- 764,699	£10,538
£11,410	- 15,252,314	- 10,212,127	- 9,447,284	- 6,327,780	- 4,507,956	- 919,511	2,174,144	3,763,129	£11,410
£12,282	- 14,201,620	- 8,502,490	- 7,365,338	- 3,728,539	- 1,566,244	2,592,495	6,276,689	8,290,958	£12,282
£13 154	- 13 150 928	- 6 792 851	- 5 283 391	- 1 140 151	1 364 684	6 089 791	10 379 235	12 818 786	£13 154



### RLVs less existing use value

Density -

£13,993 - 12,139,149 - 5,146,533 - 3,278,554

# £4,544,800 per hectare £1,840,000 per acre

## Industsrial / warehousing

units/ha ->	40 uph	70 uph	100 uph	130 uph	160 uph	190 uph	220 uph	250 uph			
Build costs ->	£1023 per sqm	£1346 per sqm	£1679 per sqm	£1787 per sqm	£1830 per sqm	£1884 per sqm	£1959 per sqm	£2013 per sqm			
Sales value									Sales value		
per sq m									per sq m	Market value range 2011	Market value range 2007
£2,691	- 4,562,276	- 6,949,038	- 10,454,985	- 13,171,084	- 15,367,958	- 18,191,167	- 22,114,442	- 25,181,687	£2,691		
£3,563	- 3,342,907	- 4,939,431	- 8,011,784	- 10,107,461	- 11,889,694	- 14,045,599	- 17,224,017	- 19,833,864	£3,563		
£4,435	- 2,134,935	- 2,956,404	- 5,568,584	- 7,043,838	- 8,411,430	- 9,900,030	- 12,333,592	- 14,486,042	£4,435		
£5,307	- 927,633	- 980,776	- 3,154,894	- 4,001,204	- 4,946,409	- 5,760,639	- 7,443,167	- 9,138,220	£5,307		
£6,179	279,668	982,639	- 745,324	- 997,747	- 1,515,522	- 1,671,538	- 2,610,218	- 3,836,177	£6,179		
£7,050	1,486,970	2,946,055	1,664,246	1,988,317	1,892,717	2,400,560	2,154,818	1,438,625	£7,050		
£7,922	2,694,271	4,909,470	4,073,816	4,974,381	5,286,392	6,445,310	6,919,855	6,713,428	£7,922		
£8,794	3,901,573	6,872,885	6,468,070	7,960,446	8,680,066	10,490,060	11,684,891	11,966,707	£8,794		
£9,666	5,103,006	8,826,636	8,846,863	10,931,779	12,056,717	14,514,522	16,425,812	17,165,512	£9,666		
£10,538	6,155,033	10,536,274	10,928,810	13,531,019	15,003,401	18,026,526	20,529,637	21,693,341	£10,538		
£11,410	7,205,726	12,245,913	13,010,756	16,130,260	17,950,084	21,538,529	24,632,183	26,221,168	£11,410		
£12,282	8,256,420	13,955,550	15,092,702	18,729,501	20,891,796	25,050,534	28,734,728	30,748,997	£12,282	_	
£13,154	9,307,112	15,665,189	17,174,649	21,317,889	23,822,723	28,547,830	32,837,274	35,276,825	£13,154		
£13,993	10,318,891	17,311,507	19,179,486	23,808,966	26,645,098	31,911,677	36,787,873	39,636,955	£13,993		

1,350,927 4,187,059 9,453,638 14,329,834 17,178,916

### RLVs less existing use value

40 uph

70 uph

100 uph

Density -units/ha ->

# £2,000,000 per hectare £809,717 per acre

160 uph

130 uph

# Community space/buildings £700,000 infrastructure per ha

250 uph

220 uph

Build costs ->	£1023 per sqm	£1346 per sqm	£1679 per sqm	£1787 per sqm	£1830 per sqm	£1884 per sqm	£1959 per sqm	£2013 per sqm	]		
Sales value									Sales value		
£per sq m									£per sq m	Market value range 201	Market value range 2007
£2,691	- 2,717,476	- 5,104,238	- 8,610,185	- 11,326,284	- 13,523,158	- 16,346,367	- 20,269,642	- 23,336,887	£2,691		
£3,563	- 1,498,107	- 3,094,631	- 6,166,984	- 8,262,661	- 10,044,894	- 12,200,799	- 15,379,217	- 17,989,064	£3,563		
£4,435	- 290,135	- 1,111,604	- 3,723,784	- 5,199,038	- 6,566,630	- 8,055,230	- 10,488,792	- 12,641,242	£4,435		
£5,307	917,167	864,024	- 1,310,094	- 2,156,404	- 3,101,609	- 3,915,839	- 5,598,367	- 7,293,420	£5,307		
£6,179	2,124,468	2,827,439	1,099,476	847,053	329,278	173,262	- 765,418	- 1,991,377	£6,179		
£7,050	3,331,770	4,790,855	3,509,046	3,833,117	3,737,517	4,245,360	3,999,618	3,283,425			
£7,922	4,539,071	6,754,270	5,918,616	6,819,181	7,131,192	8,290,110	8,764,655	8,558,228	£7,922		
£8,794	5,746,373	8,717,685	8,312,870	9,805,246	10,524,866	12,334,860	13,529,691	13,811,507	£8,794		
£9,666	6,947,806	10,671,436	10,691,663	12,776,579	13,901,517	16,359,322	18,270,612	19,010,312	£9,666		
£10,538	7,999,833	12,381,074	12,773,610	15,375,819	16,848,201	19,871,326	22,374,437	23,538,141	£10,538		
£11,410	9,050,526	14,090,713	14,855,556	17,975,060	19,794,884	23,383,329	26,476,983	28,065,968	£11,410		
£12,282	10,101,220	15,800,350	16,937,502	20,574,301	22,736,596	26,895,334	30,579,528	32,593,797	£12,282		
£13,154	11,151,912	17,509,989	19,019,449	23,162,689	25,667,523	30,392,630	34,682,074	37,121,625	£13,154		

MODEL	27							
Density - units/ha ->	40 uph	70 uph	100 uph	130 uph	160 uph	190 uph	220 uph	250 uph
D 11		04040					1	

Build costs -> Sales value psm

psm									psiii
£2,691	- 17,476	- 2,404,238	- 5,910,185	- 8,626,284	- 10,823,158	- 13,646,367	- 17,569,642	- 20,636,887	2,691
£3,563	1,201,893	- 394,631	- 3,466,984	- 5,562,661	- 7,344,894	- 9,500,799	- 12,679,217	- 15,289,064	3,563
£4,435	2,409,865	1,588,396	- 1,023,784	- 2,499,038	- 3,866,630	- 5,355,230	- 7,788,792	- 9,941,242	4,435
£5,307	3,617,167	3,564,024	1,389,906	543,596	- 401,609	- 1,215,839	- 2,898,367	- 4,593,420	5,307
£6,179	4,824,468	5,527,439	3,799,476	3,547,053	3,029,278	2,873,262	1,934,582	708,623	6,179
£7,050	6,031,770	7,490,855	6,209,046	6,533,117	6,437,517	6,945,360	6,699,618	5,983,425	7,050
£7,922	7,239,071	9,454,270	8,618,616	9,519,181	9,831,192	10,990,110	11,464,655	11,258,228	7,922
£8,794	8,446,373	11,417,685	11,012,870	12,505,246	13,224,866	15,034,860	16,229,691	16,511,507	8,794
£9,666	9,647,806	13,371,436	13,391,663	15,476,579	16,601,517	19,059,322	20,970,612	21,710,312	9,666
£10,538	10,699,833	15,081,074	15,473,610	18,075,819	19,548,201	22,571,326	25,074,437	26,238,141	10,538
£11,410	11,750,526	16,790,713	17,555,556	20,675,060	22,494,884	26,083,329	29,176,983	30,765,968	11,410
£12,282	12,801,220	18,500,350	19,637,502	23,274,301	25,436,596	29,595,334	33,279,528	35,293,797	12,282
£13,154	13,851,912	20,209,989	21,719,449	25,862,689	28,367,523	33,092,630	37,382,074	39,821,625	13,154

Aff Hsg	509
% SR	709
% SO	309
S106 (private)	£15,000 per un
S106 (affordable)	£15,000 per un
CIL	
CSH (average unit cost)	£11,031 per un
Grant	N
Dovolopor's profit	209

RLVs less existing use value	£22,794,353 per hectare
	00 000 400

Density -											
units/ha ->	40 uph	70 uph	100 uph	130 uph	160 uph	190 uph	220 uph	250 uph			
Build costs->	£1023 per sqm	£1346 per sqm	£1679 per sqm	£1787 per sqm	£1830 per sqm	£1884 per sqm	£1959 per sqm	£2013 per sqm	]		
Sales value £per sq m									Sales value £per sq m	Market value range	2011 Market value range 2007
£2,691	8	8	8	8	8	8	8	8	£2,691		
£3,563	8	8	8	8	8	8	8	8	£3,563		
£4,435	8	8	8	8	8	8	8	8	£4,435		
£5,307	8	8	8	8	8	8	8	8	£5,307		
£6,179	8	8	8	8	8	8	8	8	£6,179		
£7,050	8	8	8	8	8	8	8	8	£7,050		
£7,922	8	8	8	8	8	8	8	8	£7,922		
£8,794	8	8	8	8	8	8	8	8	£8,794		
£9,666	8	8	8	8	8	8	<u>@</u>	<u> </u>	£9,666		
£10,538	8	8	8	8	<u> </u>	<u> </u>	<u>@</u>	8	£10,538		
£11,410	8	8	8	<u> </u>	<u> </u>	<u> </u>	0	8	£11,410		
£12,282	8	8	<u> </u>	<b>(4)</b>	<u> </u>	0	0	0	£12,282		
£13 154	B	<u>(a)</u>	<u></u>	<u>(a)</u>	(8)	(8)	(8)	(3)	£13 154		

Offices

RLVs less existing use value £27,002,840 per hectare Residenti £10,932,324 per acre

Density - units/ha ->	40 uph	70 uph	100 uph	130 uph	160 uph	190 uph	220 uph	250 uph	]		
Build costs ->	£1023 per sqm	£1346 per sqm	£1679 per sqm	£1787 per sqm	£1830 per sqm	£1884 per sqm	£1959 per sqm	£2013 per sqm			
Sales value per sq m									Sales value per sq m	Market value range 20	11 Market value range 2007
£2,691	8	8	8	8	8	8	8	8	£2,691	<b>3</b>	3
£3,563	8	8	8	8	8	8	8	8	£3,563		
£4,435	8	8	8	8	8	8	8	8	£4,435		
£5,307	8	8	8	8	8	8	8	8	£5,307		
£6,179	8	8	8	8	8	8	8	8	£6,179		
£7,050	8	8	8	8	8	8	8	8	£7,050		

£3,563	8	8	8	8	8	8	8	(3)	£3,563		
£4,435	8	8	(3)	(3)	(3)	(3)	(3)	(3)	£4,435		
£5,307	8	8	(3)	ⓒ	(3)	(3)	(3)	(3)	£5,307		
£6,179	8	8	8	(3)	<b>©</b>	(3)	8	(3)	£6,179		
£7,050	8	8	8	(3)	8	8	8	(3)	£7,050		
£7,922	8	8	8	(3)	8	8	8	(3)	£7,922		
£8,794	8	8	8	8	8	8	8	8	£8,794		
£9,666	8	8	(3)	(3)	(3)	(3)	(3)	(3)	£9,666		
£10,538	8	8	(3)	ⓒ	(3)	(3)	<u> </u>	<b>①</b>	£10,538		
£11,410	8	8	(3)	ⓒ	(3)	<b>①</b>	<u> </u>	<b>①</b>	£11,410		
£12,282	8	8	(3)	<b>①</b>	<b>(1)</b>	<b>(1)</b>	<b>(3)</b>	0	£12,282		
£13,154	8	8	8	<del>(1)</del>	<u> </u>	0	8	<b>©</b>	£13,154	_	
£13,993	8	8	<u> </u>	<u> </u>	<u> </u>	<u> </u>	8	<u> </u>	£13,993	<u> </u>	

# RLVs less existing use value £4,544,800 per hectare Industsrial / warehousing £1,840,000 per acre

units/ha -> 40 uph 70 uph 100 uph 130 uph 160 uph 190 uph 220 uph 250 uph Build costs -> £1023 per sam £1346 per sam £1679 per sam £1787 per sam £1880 per sam £1884 per sam £1959 per sam £2013 per sam	Density -								
Build costs -> £1023 per sam £1346 per sam £1679 per sam £1787 per sam £1830 per sam £1884 per sam £1959 per sam £2013 per sam	units/ha ->	40 uph	70 uph	100 uph	130 uph	160 uph	190 uph	220 uph	250 uph
	Build costs ->	£1023 per sqm	£1346 per sqm	£1679 per sqm	£1787 per sqm	£1830 per sqm	£1884 per sqm	£1959 per sqm	£2013 per sqm

Sales value £per sq m									Sales value £per sq m	Market value range 201	1 Market value range 2007
£2,691	8	8	<b>®</b>	8	8	8	(3)	(3)	£2,691		
£3,563	8	8	<b>®</b>	8	8	8	(3)	(3)	£3,563		
£4,435	8	8	<b>®</b>	8	8	8	(3)	(3)	£4,435		
£5,307	8	8	(3)	8	8	8	8	(3)	£5,307		
£6,179		<b>©</b>	8	8	8	8	8	(3)	£6,179		
£7,050	0	<b>©</b>	<b>(3)</b>	<b>©</b>	<b>(</b>	<b>©</b>	<b>©</b>	<b>(1)</b>	£7,050		
£7,922	0	<b>©</b>	<b>(3)</b>	<b>©</b>	<b>(</b>	<b>©</b>	<b>©</b>	<b>(1)</b>	£7,922		
£8,794	<b>(3)</b>	<u>©</u>	<u>©</u>	<u>©</u>	<u>©</u>	<u>©</u>	<b>©</b>	<b>(3)</b>	£8,794		
£9,666	<b>(3)</b>	<u>©</u>	<u>©</u>	<u>©</u>	<u>©</u>	<u>©</u>	<b>©</b>	<b>(3)</b>	£9,666		
£10,538	<b>(3)</b>	<u>©</u>	<u>©</u>	<u>©</u>	<u>©</u>	<u>©</u>	<b>©</b>	<b>(3)</b>	£10,538		
£11,410	<b>©</b>	<u>©</u>	<b>(3)</b>	<b>©</b>	<u>©</u>	<b>©</b>	<b>©</b>	<b>(D)</b>	£11,410		
£12,282	0	<u>©</u>	<u> </u>	0	0	0	<b>©</b>	0	£12,282		
£13,154	0	<b>©</b>	<b>(3)</b>	<b>©</b>	<b>(</b>	<b>©</b>	<b>©</b>	<b>(1)</b>	£13,154		
£13,993	<u>©</u>	<u>©</u>	<u>©</u>	<b>(</b>	<b>©</b>	<b>(</b>	0	0	£13,993		

RLVs less existing use value	£2,000,000 per hectare	Community space/buildings
	£809.717 per acre	

Density -											
units/ha ->	40 uph	70 uph	100 uph	130 uph	160 uph	190 uph	220 uph	250 uph			
Build costs ->	£1023 per sqm	£1346 per sqm	£1679 per sqm	£1787 per sqm	£1830 per sqm	£1884 per sqm	£1959 per sqm	£2013 per sqm	]	1	
Sales value									Sales value		
per sq m									per sq m	Market value range 201	1 Market value range 2007
£2,691	8	8	8	8	8	8	8	8	£2,691		
£3,563	8	8	8	8	8	8	8	8	£3,563		
£4,435	<b>(a)</b>	8	8	8	8	8	8	8	£4,435		
£5,307	<b>©</b>	0	8	8	8	8	8	8	£5,307		
£6,179	<b>©</b>	<b>©</b>	0	0	0	<b>(4)</b>	8	8	£6,179		
£7,050	<b>©</b>	<b>©</b>	0	0	<b>©</b>	<b>©</b>	0	0	£7,050		
£7,922	<b>©</b>	<u>©</u>	<b>©</b>	0	<b>©</b>	8	<b>©</b>	8	£7,922		
£8,794	<b>©</b>	<b>©</b>	8	<b>(3)</b>	<b>(9</b> )	<b>©</b>	<b>(9</b> )	<b>(9</b> )	£8,794		
£9,666	<b>©</b>	<b>©</b>	8	<b>©</b>	<b>(9</b> )	<b>©</b>	<b>(9</b> )	<b>(9</b> )	£9,666		
£10,538	<b>©</b>	<b>©</b>	0	0	0	0	0	0	£10,538		
£11,410	<b>©</b>	<u> </u>	0	0	<b>©</b>	0	0	0	£11,410		
£12,282	(3)	<u>©</u>	8	0	<b>©</b>	8	<b>©</b>	8	£12,282		
£13,154	(3)	0	8	0	<b>©</b>	8	<u> </u>	8	£13,154		
£13,993	(8)	(9)	8	(6)	8	8	8	8	£13,993		

MODEL	28								
Density -	I								
units/ha ->		40 uph	70 uph	100 uph	130 uph	160 uph	190 uph	220 uph	250 uph
Build costs ->		£1023 per sqm	£1346 per sqm	£1679 per sqm	£1787 per sqm	£1830 per sqm	£1884 per sqm	£1959 per sqm	£2013 per sqm
Sales value									
nor cm									

70 OI C	0070
% SO	40%
S106 (private)	£4,500 per unit
S106 (affordable)	£4,500 per unit
CSH (% uplift on Private)	5%
CSH (% uplift on AH)	11%

Dana ocoto r	Z TOZO POT OGITI	2.10.10 por oq	2.010 por oqui	Ziror por oqiii	21000 por oqiii	2100 i poi oqiii	21000 por oqui	ZEO TO POT OGITI	_1
Sales value									Sales value
per sm									per sm
£2,691	420,359	- 1,619,158	- 4,789,993	- 7,152,611	- 8,988,265	- 11,467,383	- 15,016,152	- 17,735,744	£2,691
£3,563	1,686,223	466,514	- 2,241,139	- 3,956,584	- 5,357,042	- 7,139,511	- 9,909,102	- 12,149,255	£3,563
£4,435	2,944,887	2,535,275	295,253	- 761,159	- 1,725,818	- 2,811,638	- 4,802,053	- 6,562,767	£4,435
£5,307	4,203,551	4,583,535	2,809,084	2,385,642	1,864,203	1,476,831	276,588	- 992,634	£5,307
£6,179	5,462,214	6,631,542	5,322,916	5,500,648	5,430,669	5,737,605	5,271,803	4,517,759	£6,179
£7,050	6,720,879	8,679,550	7,836,747	8,615,654	8,973,340	9,959,938	10,247,905	10,028,152	£7,050
£7,922	7,979,542	10,727,558	10,332,112	11,730,658	12,516,012	14,182,270	15,224,007	15,513,589	£7,922
£8,794	9,233,831	12,775,566	12,825,523	14,845,664	16,058,683	18,404,602	20,188,927	20,971,472	£8,794
£9,666	10,479,632	14,810,687	15,303,265	17,941,028	19,578,657	22,599,882	25,092,877	26,393,937	£9,666
£10,538	11,530,324	16,520,326	17,385,211	20,535,938	22,514,659	26,109,247	29,195,422	30,921,765	£10,538
£11,410	12,581,018	18,229,963	19,467,157	23,122,826	25,445,586	29,602,472	33,297,968	35,449,594	£11,410
£12,282	13,631,711	19,939,602	21,549,103	25,709,713	28,376,513	33,095,697	37,400,513	39,977,421	£12,282
£13,154	14,682,404	21,646,670	23,631,050	28,296,599	31,307,440	36,588,922	41,503,059	44,505,250	£13,154
£13 993	15 694 183	23 289 047	25 635 887	30 787 676	34 129 815	39 952 768	45 453 658	48 865 380	£13 993

20,007	4,200,001	4,000,000	2,000,004	2,000,042	1,004,200	1,470,001	270,000	332,004	20,001
£6,179	5,462,214	6,631,542	5,322,916	5,500,648	5,430,669	5,737,605	5,271,803	4,517,759	£6,179
£7,050	6,720,879	8,679,550	7,836,747	8,615,654	8,973,340	9,959,938	10,247,905	10,028,152	£7,050
£7,922	7,979,542	10,727,558	10,332,112	11,730,658	12,516,012	14,182,270	15,224,007	15,513,589	£7,922
£8,794	9,233,831	12,775,566	12,825,523	14,845,664	16,058,683	18,404,602	20,188,927	20,971,472	£8,794
£9,666	10,479,632	14,810,687	15,303,265	17,941,028	19,578,657	22,599,882	25,092,877	26,393,937	£9,666
£10,538	11,530,324	16,520,326	17,385,211	20,535,938	22,514,659	26,109,247	29,195,422	30,921,765	£10,538
£11,410	12,581,018	18,229,963	19,467,157	23,122,826	25,445,586	29,602,472	33,297,968	35,449,594	£11,410
£12,282	13,631,711	19,939,602	21,549,103	25,709,713	28,376,513	33,095,697	37,400,513	39,977,421	£12,282
£13,154	14,682,404	21,646,670	23,631,050	28,296,599	31,307,440	36,588,922	41,503,059	44,505,250	£13,154
£13,993	15,694,183	23,289,047	25,635,887	30,787,676	34,129,815	39,952,768	45,453,658	48,865,380	£13,993

### RLVs less existing use value

Density -

# £22,794,353 per hectare £9,228,483 per acre

#### Offices

	units/ha ->		40 uph	70 uph	100 uph	130 uph	160 uph	190 uph	220 uph	250 uph			
	Build costs -:	>	£1023 per sqm	£1346 per sqm	£1679 per sqm	£1787 per sqm	£1830 per sqm	£1884 per sqm	£1959 per sqm	£2013 per sqm			
	Sales value										Sales value		
	per sq m										per sq m	Market value range 2011	Market value range 2007
ĺ	£2,691		- 22,373,994	- 24,413,511	- 27,584,346	- 29,946,964	- 31,782,618	- 34,261,736	- 37,810,505	- 40,530,097	£2,691		
	£3,563		- 21,108,130	- 22,327,839	- 25,035,492	- 26,750,937	- 28,151,395	- 29,933,864	- 32,703,455	- 34,943,608	£3,563		
	£4,435		- 19,849,466	- 20,259,078	- 22,499,100	- 23,555,512	- 24,520,171	- 25,605,991	- 27,596,406	- 29,357,120	£4,435		
	£5,307		- 18,590,802	- 18,210,818	- 19,985,269	- 20,408,711	- 20,930,150	- 21,317,522	- 22,517,765	- 23,786,987	£5,307		
	£6,179		- 17,332,139	- 16,162,811	- 17,471,437	- 17,293,705	- 17,363,684	- 17,056,748	- 17,522,550	- 18,276,594	£6,179		
	£7,050		- 16,073,474	- 14,114,803	- 14,957,606	- 14,178,699	- 13,821,013	- 12,834,415	- 12,546,448	- 12,766,201	£7,050		
	£7,922		- 14,814,811	- 12,066,795	- 12,462,241	- 11,063,695	- 10,278,341	- 8,612,083	- 7,570,346	- 7,280,764	£7,922		
	£8,794		- 13,560,522	- 10,018,787	- 9,968,830	- 7,948,689	- 6,735,670	- 4,389,751	- 2,605,426	- 1,822,881	£8,794		
	£9,666		- 12,314,721	- 7,983,666	- 7,491,088	- 4,853,325	- 3,215,696	- 194,471	2,298,524	3,599,584	£9,666		
	£10,538		- 11,264,029	- 6,274,027	- 5,409,142	- 2,258,415	- 279,694	3,314,894	6,401,069	8,127,412	£10,538		
	£11,410		- 10,213,335	- 4,564,390	- 3,327,196	328,473	2,651,233	6,808,119	10,503,615	12,655,241	£11,410		
ı	£12.282		- 9.162.642	- 2.854.751	- 1.245.250	2.915.360	5.582.160	10.301.344	14.606.160	17.183.068	£12.282	_	

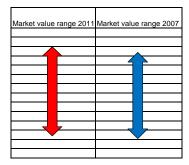
RLVs less existing use value

Density -

# £27,002,840 per hectare £10,932,324 per acre

### Residential

units/ha ->	40 uph	70 uph	100 uph	130 uph	160 uph	190 uph	220 uph	250 uph	
Build costs ->	£1023 per sqm	£1346 per sqm	£1679 per sqm	£1787 per sqm	£1830 per sqm	£1884 per sqm	£1959 per sqm	£2013 per sqm	
Sales value									Sales value
per sq m									per sq m
£2,691	- 26,582,481	- 28,621,998	- 31,792,833	- 34,155,451	- 35,991,105	- 38,470,223	- 42,018,992	- 44,738,584	£2,691
£3,563	- 25,316,617	- 26,536,326	- 29,243,979	- 30,959,424	- 32,359,882	- 34,142,351	- 36,911,942	- 39,152,095	£3,563
£4,435	- 24,057,953	- 24,467,565	- 26,707,587	- 27,763,999	- 28,728,658	- 29,814,478	- 31,804,893	- 33,565,607	£4,435
£5,307	- 22,799,289	- 22,419,305	- 24,193,756	- 24,617,198	- 25,138,637	- 25,526,009	- 26,726,252	- 27,995,474	£5,307
£6,179	- 21,540,626	- 20,371,298	- 21,679,924	- 21,502,192	- 21,572,171	- 21,265,235	- 21,731,037	- 22,485,081	£6,179
£7,050	- 20,281,961	- 18,323,290	- 19,166,093	- 18,387,186	- 18,029,500	- 17,042,902	- 16,754,935	- 16,974,688	£7,050
£7,922	- 19,023,298	- 16,275,282	- 16,670,728	- 15,272,182	- 14,486,828	- 12,820,570	- 11,778,833	- 11,489,251	£7,922
£8,794	- 17,769,009	- 14,227,274	- 14,177,317	- 12,157,176	- 10,944,157	- 8,598,238	- 6,813,913	- 6,031,368	£8,794
£9,666	- 16,523,208	- 12,192,153	- 11,699,575	- 9,061,812	- 7,424,183	- 4,402,958	- 1,909,963	- 608,903	£9,666
£10,538	- 15,472,516	- 10,482,514	- 9,617,629	- 6,466,902	- 4,488,181	- 893,593	2,192,583	3,918,926	£10,538
£11,410	- 14,421,822	- 8,772,877	- 7,535,683	- 3,880,014	- 1,557,254	2,599,633	6,295,129	8,446,755	£11,410
£12,282	- 13,371,129	- 7,063,238	- 5,453,737	- 1,293,127	1,373,674	6,092,858	10,397,674	12,974,582	£12,282
£13,154	- 12,320,436	- 5,356,170	- 3,371,790	1,293,760	4,304,601	9,586,083	14,500,220	17,502,411	£13,154
£13,993	- 11,308,657	- 3,713,793	- 1,366,953	3,784,837	7,126,976	12,949,929	18,450,819	21,862,541	£13,993



RLVs less existing use value

Density -

# £4,544,800 per hectare £1,840,000 per acre

## Industsrial / warehousing

units/ha ->	40 uph	70 uph	100 uph	130 uph	160 uph	190 uph	220 uph	250 uph			
Build costs ->	£1023 per sqm	£1346 per sqm	£1679 per sqm	£1787 per sqm	£1830 per sqm	£1884 per sqm	£1959 per sqm	£2013 per sqm			
Sales value									Sales value		
per sq m									per sq m	Market value range 2011	Market value range 2007
£2,691	- 4,124,441	- 6,163,958	- 9,334,793	- 11,697,411	- 13,533,065	- 16,012,183	- 19,560,952	- 22,280,544	£2,691		
£3,563	- 2,858,577	- 4,078,286			- 9,901,842	- 11,684,311	- 14,453,902		£3,563		
£4,435	- 1,599,913	- 2,009,525	- 4,249,547	- 5,305,959	- 6,270,618	- 7,356,438	- 9,346,853	- 11,107,567	£4,435		
£5,307	- 341,249	38,735		- 2,159,158		- 3,067,969			£5,307		
£6,179	917,414	2,086,742	778,116	955,848	885,869	1,192,805	727,003	- 27,041	£6,179		
£7,050	2,176,079	4,134,750	3,291,947	4,070,854	4,428,540	5,415,138	5,703,105	5,483,352	£7,050		
£7,922	3,434,742		5,787,312	7,185,858	7,971,212	9,637,470	10,679,207	10,968,789			
£8,794	4,689,031	8,230,766	8,280,723	10,300,864	11,513,883	13,859,802	15,644,127	16,426,672	£8,794		
£9,666	5,934,832	10,265,887	10,758,465	13,396,228	15,033,857	18,055,082	20,548,077	21,849,137	£9,666		
£10,538	6,985,524	11,975,526	12,840,411	15,991,138	17,969,859	21,564,447	24,650,622	26,376,965	£10,538		
£11,410	8,036,218	13,685,163	14,922,357	18,578,026	20,900,786	25,057,672	28,753,168	30,904,794	£11,410		_
£12,282	9,086,911	15,394,802	17,004,303	21,164,913	23,831,713	28,550,897	32,855,713	35,432,621	£12,282		
£13,154	10,137,604	17,101,870	19,086,250	23,751,799	26,762,640	32,044,122	36,958,259	39,960,450	£13,154		
£13,993	11,149,383	18,744,247	21,091,087	26,242,876	29,585,015	35,407,968	40,908,858	44,320,580	£13,993		

RLVs less existin	g use value
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# £2,000,000 per hectare £809,717 per acre

# Community space/buildings £700,000 infrastructure per ha

Density -													
units/ha ->	40 uph	70 uph	100 uph	130 uph	160 uph	190 uph	220 uph	250 uph					
Build costs ->	£1023 per sqm	£1346 per sqm	£1679 per sqm	£1787 per sqm	£1830 per sqm	£1884 per sqm	£1959 per sqm	£2013 per sqm					
Sales value									Sales value			1	
£per sq m									£per sq m	Market value ra	ange 2011	Market value rar	nge 2007
£2,691	- 2,279,641	- 4,319,158	- 7,489,993	- 9,852,611	- 11,688,265	- 14,167,383	- 17,716,152	- 20,435,744	£2,691				
£3,563	- 1,013,777	- 2,233,486	- 4,941,139	- 6,656,584	- 8,057,042	- 9,839,511	- 12,609,102	- 14,849,255	£3,563			1	
£4,435	244,887	- 164,725	- 2,404,747	- 3,461,159	- 4,425,818	- 5,511,638	- 7,502,053	- 9,262,767	£4,435				
£5,307	1,503,551	1,883,535	109,084	- 314,358	- 835,797	- 1,223,169	- 2,423,412	- 3,692,634	£5,307				
£6,179	2,762,214	3,931,542	2,622,916	2,800,648	2,730,669	3,037,605	2,571,803	1,817,759	£6,179				
£7,050	4,020,879	5,979,550	5,136,747	5,915,654	6,273,340	7,259,938	7,547,905	7,328,152					
£7,922	5,279,542	8,027,558	7,632,112	9,030,658	9,816,012	11,482,270	12,524,007	12,813,589	£7,922				
£8,794	6,533,831	10,075,566	10,125,523	12,145,664	13,358,683	15,704,602	17,488,927	18,271,472	£8,794				
£9,666	7,779,632	12,110,687	12,603,265	15,241,028	16,878,657	19,899,882	22,392,877	23,693,937	£9,666				
£10,538	8,830,324	13,820,326	14,685,211	17,835,938	19,814,659	23,409,247	26,495,422	28,221,765	£10,538				
£11,410	9,881,018	15,529,963	16,767,157	20,422,826	22,745,586	26,902,472	30,597,968	32,749,594	£11,410		7		
£12,282	10,931,711	17,239,602	18,849,103	23,009,713	25,676,513	30,395,697	34,700,513	37,277,421	£12,282				
£13,154	11,982,404	18,946,670	20,931,050	25,596,599	28,607,440	33,888,922	38,803,059	41,805,250	£13,154			<u> </u>	
£12 002	12 004 102	20 500 047	22 025 007	20 007 676	21 /20 015	27 252 760	12 752 650	46 16E 200	£12 002	1			

MODEL	28		ı						
Density - units/ha ->		40 uph	70 uph	100 uph	130 uph	160 uph	190 uph	220 uph	250 uph

Build costs -> £1023 per sqm £1346 per sqm £1679 per sqm £1787 per sqm £1830 per sqm £1884 per sqm £1959 per sqm £2013 per sqm £2013 per sqm £346 per sqm £1884 per sqm £1959 per sqm £2013 per sqm £346 per sqm £346

% SR	60%
% SO	40%
S106 (private)	£4,500 per unit
S106 (affordable)	£4,500 per unit
CIL	
CSH (average unit cost)	£11,031 per unit
Grant	No
Developer's profit	20%
	% SO S106 (private) S106 (affordable) CIL CSH (average unit cost) Grant

psm									psm
£2,691	420,359	- 1,619,158	- 4,789,993	- 7,152,611	- 8,988,265	- 11,467,383	- 15,016,152	- 17,735,744	2,691
£3,563	1,686,223	466,514	- 2,241,139	- 3,956,584	- 5,357,042	- 7,139,511	- 9,909,102	- 12,149,255	3,563
£4,435	2,944,887	2,535,275	295,253	- 761,159	- 1,725,818	- 2,811,638	- 4,802,053	- 6,562,767	4,435
£5,307	4,203,551	4,583,535	2,809,084	2,385,642	1,864,203	1,476,831	276,588	- 992,634	5,307
£6,179	5,462,214	6,631,542	5,322,916	5,500,648	5,430,669	5,737,605	5,271,803	4,517,759	6,179
£7,050	6,720,879	8,679,550	7,836,747	8,615,654	8,973,340	9,959,938	10,247,905	10,028,152	7,050
£7,922	7,979,542	10,727,558	10,332,112	11,730,658	12,516,012	14,182,270	15,224,007	15,513,589	7,922
£8,794	9,233,831	12,775,566	12,825,523	14,845,664	16,058,683	18,404,602	20,188,927	20,971,472	8,794
£9,666	10,479,632	14,810,687	15,303,265	17,941,028	19,578,657	22,599,882	25,092,877	26,393,937	9,666
£10,538	11,530,324	16,520,326	17,385,211	20,535,938	22,514,659	26,109,247	29,195,422	30,921,765	10,538
£11,410	12,581,018	18,229,963	19,467,157	23,122,826	25,445,586	29,602,472	33,297,968	35,449,594	11,410
£12,282	13,631,711	19,939,602	21,549,103	25,709,713	28,376,513	33,095,697	37,400,513	39,977,421	12,282
£13,154	14,682,404	21,646,670	23,631,050	28,296,599	31,307,440	36,588,922	41,503,059	44,505,250	13,154
C42 002	15 604 102	22 200 047	25 625 007	20 707 676	24 120 015	20 052 760	4E 4E3 6E0	40 OCE 200	12 002

RLVs less existing use value	£22,794,353 per hectare	Offices
•	£0 228 483 per acre	

Density -											
units/ha ->	40 uph	70 uph	100 uph	130 uph	160 uph	190 uph	220 uph	250 uph			
Build costs->	£1023 per sqm	£1346 per sqm	£1679 per sqm	£1787 per sqm	£1830 per sqm	£1884 per sqm	£1959 per sqm	£2013 per sqm		-	
Sales value £per sq m									Sales value £per sq m	Market value range 201	1 Market value range 2007
£2,691	8	8	8	8	8	8	8	8	£2,691		
£3,563	8	8	8	8	8	8	8	8	£3,563		
£4,435	8	8	8	8	8	8	8	8	£4,435		
£5,307	8	8	8	8	8	8	8	8	£5,307		
£6,179	8	8	8	8	8	8	8	8	£6,179		
£7,050	8	8	3	8	8	8	8	8	£7,050		
£7,922	8	8	8	8	8	8	8	8	£7,922		
£8,794	8	8	8	8	8	8	<b>(a)</b>		£8,794		
£9,666	8	8	8	8	<u> </u>	@	<u> </u>	0	£9,666		
£10,538	8	8	8	<u> </u>	<u> </u>	@	0	0	£10,538		
£11,410	8	8	<b>(4)</b>	<u> </u>	<b>(4)</b>	0	0	0	£11,410		
£12,282	8	<u> </u>	<u> </u>	<u> </u>	<b>©</b>	0	0	<b>©</b>	£12,282	_	
£13,154	8	<b>(4)</b>	(=)	0	0	0	0	0	£13,154		

£27,002,840 per hectare £10,932,324 per acre RLVs less existing use value Density -units/ha ->

130 uph

160 uph

Build costs ->	£1023 per sqm	£1346 per sqm	£1679 per sqm	£1787 per sqm	£1830 per sqm	£1884 per sqm	£1959 per sqm	£2013 per sqm	]		
Sales value per sq m									Sales value per sq m	Market value range 201	1 Market value range 2007
£2,691	8	8	8	8	8	8	8	8	£2,691	_	
£3,563	8	8	8	8	8	8	8	8	£3,563		
£4,435	8	8	8	8	8	8	8	8	£4,435		
£5,307	8	8	8	8	8	8	8	8	£5,307		
£6,179	8	8	8	8	8	8	8	8	£6,179		
£7,050	8	8	8	8	8	8	8	8	£7,050		
£7,922	8	8	8	8	8	8	3	(3)	£7,922		
£8,794	8	8	8	8	8	8	8	8	£8,794		
£9,666	8	8	8	8	8	8	<u> </u>	<u> </u>	£9,666		
£10,538	8	8	8	8	8	<b>(4)</b>		<u>(a)</u>	£10,538		
£11,410	8	8	8		<b>(a)</b>		0	<u> </u>	£11,410		
£12,282	8	8	8	<u> </u>	<u> </u>	8	<u> </u>	<u>©</u>	£12,282		
C12.1E4	<b>8</b>	8	<u> </u>	<u> </u>	<u>(A)</u>	<u> </u>	<u>(A)</u>	(0)	C12.154		

220 uph

250 uph

£13,993

RLVs less existin	ng use value			£4,544,800 £1,840,000	per hectare per acre		Industsrial / warehousing		
Density - units/ha ->	40 uph	70 uph	100 uph	130 uph	160 uph	190 uph	220 uph	250 uph	

units/na ->	40 upn	70 upn	100 upn	130 upn	160 upn	190 upn	220 upn	250 upn	_		
Build costs ->	£1023 per sqm	£1346 per sqm	£1679 per sqm	£1787 per sqm	£1830 per sqm	£1884 per sqm	£1959 per sqm	£2013 per sqm	]		
Sales value £per sq m									Sales value £per sq m	Market value range 2011	Market value range 2007
£2,691	8	8	8	8	8	8	8	8	£2,691		
£3,563	8	8	8	8	8	8	8	8	£3,563		
£4,435	8	8	8	8	8	8	8	8	£4,435		
£5,307	<u> </u>	<u> </u>	8	8	8	8	8	8	£5,307		
£6,179	0	0	<b>©</b>	0	<b>O</b>	0	0	<b>(a)</b>	£6,179		
£7,050	<b>©</b>	<b>©</b>	<b>©</b>	0	<b>©</b>	0	0	0	£7,050		
£7,922	<b>©</b>	<b>©</b>	<b>©</b>	0	<b>©</b>	0	0	0	£7,922		
£8,794	<u>©</u>	0	<u>©</u>	0	<u>©</u>	0	0	0	£8,794		
£9,666	<u>©</u>	0	<u>©</u>	0	<u>©</u>	0	0	0	£9,666		
£10,538	<u>©</u>	0	<u>©</u>	0	<u>©</u>	0	0	0	£10,538		
£11,410	0	0	<u>©</u>	0	<u>©</u>	0	0	0	£11,410		
£12,282	0	0	0	0	0	0	0	0	£12,282		
£13,154	<b>©</b>	0	<u> </u>	0	<b>©</b>	0	<u> </u>	0	£13,154		
£13,993	<b>©</b>	<b>©</b>	0	0	0	0	0	0	£13,993		

RLVs less existing use value	£2,000,000 per hectare	Community space/buildings
	£809,717 per acre	

				£809,717	per acre						
Density -									7		
units/ha -> Build costs ->	40 uph £1023 per sqm	70 uph	100 uph	130 uph	160 uph	190 uph	220 uph	250 uph	4		
Sales value	£1023 per sqiii	£1340 per sqiii	£1079 per sqiii	£1707 per sqiii	£ 1030 per sqiii	£1004 per sqrii	£ 1909 per sqiii	£2013 per sqiii	J Sales value		
per sq m									per sq m	Market value range 2011	Market value range 2007
£2,691	8	8	8	8	8	8	8	8	£2,691	Warker value range 2011	Warter value range 2007
£3,563	8	8	8	8	8	8	8	8	£3,563		
£4,435	<u> </u>	<u>@</u>	8	8	8	8	8	8	£4,435		
£5,307	<b>©</b>	0	<b>(2)</b>	8	8	8	8	8	£5,307		
£6,179	<b>©</b>	<b>©</b>	0	<b>©</b>	<b>(3)</b>	0	0	0	£6,179		
£7,050	<b>©</b>	<u>©</u>	<u>©</u>	<u>©</u>	<u>©</u>	<b>(3)</b>	<b>(3)</b>	<b>(9</b> )	£7,050		
£7,922	<b>©</b>	<u>©</u>	<u>©</u>	<u>©</u>	<u>©</u>	<b>(3)</b>	<b>(3)</b>	<b>(9</b> )	£7,922		
£8,794	<u> </u>	<u></u>	<u>©</u>	8	<u>©</u>	<b>©</b>	<u> </u>	8	£8,794		
£9,666	<u> </u>	<u></u>	<b>©</b>	8	<u> </u>	<b>©</b>	<u>©</u>	8	£9,666		
£10,538	<b>©</b>	<u> </u>	<b>©</b>	8	<b>©</b>	<b>©</b>	9	8	£10,538		
£11,410	<b>©</b>	<u> </u>	<b>©</b>	8	<b>©</b>	<b>©</b>	9	8	£11,410		
£12,282	<b>(3)</b>	<u>(3)</u>	<u>©</u>	(3)	<u>©</u>	<u> </u>	<b>(3)</b>	<u> </u>	£12,282	<b>V</b>	
£13,154	<u>(3)</u>	8	8	8	<b>©</b>	0	<u>©</u>	8	£13,154		
£13,993	<u>©</u>	<u>©</u>	0	8	<u>©</u>	0	<b>(</b>	<u>©</u>	£13,993		

	29									
Density -										
units/ha ->	ŀ	40 uph	70 uph	100 uph	130 uph	160 uph	190 uph	220 uph	250 uph	ł
Duild seeks	ŀ	04000	04040	04070	04707	04000	04004	04050	00040	
Build costs ->	L	£1023 per sqm	£1346 per sqm	£1679 per sqm	£1787 per sqm	£1830 per sqm	£1884 per sqm	£1959 per sqm		4
Sales value										Sales value
per sm										per sm

% SR	60%
% SO	40%
S106 (private)	£10,000 per unit
S106 (affordable)	£10,000 per unit
CSH (% uplift on Private)	5%
CSH (% uplift on AH)	11%

£2,691	193,014	- 2,027,057	- 5,372,707	- 7,919,455	- 9,943,531	- 12,601,762	- 16,345,384	- 19,246,235	£2,691
£3,563	1,461,752	63,635	- 2,823,852	- 4,723,429	- 6,312,309	- 8,273,890	- 11,238,334	- 13,659,746	£3,563
£4,435	2,720,416	2,132,397	- 280,287	- 1,527,402	- 2,681,085	- 3,946,017	- 6,131,284	- 8,073,257	£4,435
£5,307	3,979,080	4,185,681	2,233,544	1,633,847	920,394	356,057	- 1,036,904	- 2,486,769	£5,307
£6,179	5,237,744	6,233,689	4,747,375	4,752,445	4,498,326	4,625,103	3,974,065	3,025,155	£6,179
£7,050	6,496,407	8,281,697	7,261,207	7,867,450	8,040,998	8,852,782	8,950,168	8,535,549	£7,050
£7,922	7,755,072	10,329,705	9,763,750	10,982,456	11,583,670	13,075,114	13,926,270	14,038,887	£7,922
£8,794	9,012,236	12,377,712	12,257,161	14,097,461	15,126,341	17,297,446	18,902,372	19,496,771	£8,794
£9,666	10,258,037	14,412,833	14,734,903	17,192,825	18,646,315	21,492,727	23,810,906	24,919,235	£9,666
£10,538	11,308,730	16,122,472	16,816,848	19,792,066	21,592,998	25,004,730	27,913,452	29,447,064	£10,538
£11,410	12,359,424	17,832,110	18,898,795	22,383,955	24,524,720	28,508,945	32,015,997	33,974,892	£11,410
£12,282	13,410,116	19,541,748	20,980,742	24,970,842	27,455,648	32,002,169	36,118,543	38,502,720	£12,282
£13,154	14,460,810	21,251,386	23,062,688	27,557,729	30,386,575	35,495,394	40,221,089	43,030,548	£13,154
£13.993	15,472,588	22.896.223	25.067.525	30.048.806	33,208,949	38,859,240	44,171,689	47.390.678	£13.993

L	14,435	2,720,416	2,132,397	- 280,287	- 1,527,402	- 2,681,085	- 3,946,017	- 6,131,284	- 8,073,257	£4,435
	£5,307	3,979,080	4,185,681	2,233,544	1,633,847	920,394	356,057	- 1,036,904	- 2,486,769	£5,307
	£6,179	5,237,744	6,233,689	4,747,375	4,752,445	4,498,326	4,625,103	3,974,065	3,025,155	£6,179
	£7,050	6,496,407	8,281,697	7,261,207	7,867,450	8,040,998	8,852,782	8,950,168	8,535,549	£7,050
	£7,922	7,755,072	10,329,705	9,763,750	10,982,456	11,583,670	13,075,114	13,926,270	14,038,887	£7,922
	£8,794	9,012,236	12,377,712	12,257,161	14,097,461	15,126,341	17,297,446	18,902,372	19,496,771	£8,794
	£9,666	10,258,037	14,412,833	14,734,903	17,192,825	18,646,315	21,492,727	23,810,906	24,919,235	£9,666
	£10,538	11,308,730	16,122,472	16,816,848	19,792,066	21,592,998	25,004,730	27,913,452	29,447,064	£10,538
	£11,410	12,359,424	17,832,110	18,898,795	22,383,955	24,524,720	28,508,945	32,015,997	33,974,892	£11,410
	£12,282	13,410,116	19,541,748	20,980,742	24,970,842	27,455,648	32,002,169	36,118,543	38,502,720	£12,282
	£13,154	14,460,810	21,251,386	23,062,688	27,557,729	30,386,575	35,495,394	40,221,089	43,030,548	£13,154
	£13,993	15,472,588	22,896,223	25,067,525	30,048,806	33,208,949	38,859,240	44,171,689	47,390,678	£13,993

### RLVs less existing use value

# £22,794,353 per hectare £9,228,483 per acre

#### Offices

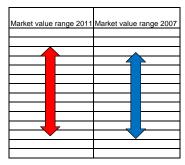
Density - units/ha ->	40 uph	70 uph	100 uph	130 uph	160 uph	190 uph	220 uph	250 uph			
Build costs ->	£1023 per sqm	£1346 per sqm	£1679 per sqm	£1787 per sqm	£1830 per sqm	£1884 per sqm	£1959 per sqm	£2013 per sqm	]		
Sales value									Sales value		
per sq m									per sq m	Market value range 2011	Market value range 2007
£2,691	- 22,601,339	- 24,821,410	- 28,167,060	- 30,713,808	- 32,737,884	- 35,396,115	- 39,139,737	- 42,040,588	£2,691		
£3,563	- 21,332,601	- 22,730,718	- 25,618,205	- 27,517,782	- 29,106,662	- 31,068,243	- 34,032,687	- 36,454,099	£3,563		
£4,435	- 20,073,937	- 20,661,956	- 23,074,640	- 24,321,755	- 25,475,438	- 26,740,370		- 30,867,610	£4,435		
£5,307	- 18,815,273		- 20,560,809	- 21,160,506	- 21,873,959	- 22,438,296	- 23,831,257	- 25,281,122	£5,307		
£6,179	- 17,556,609	- 16,560,664	- 18,046,978	- 18,041,908	- 18,296,027	- 18,169,250	- 18,820,288	- 19,769,198	£6,179		
£7,050	- 16,297,946				- 14,753,355	- 13,941,571	- 13,844,185	- 14,258,804	£7,050		
£7,922	- 15,039,281	- 12,464,648	- 13,030,603	- 11,811,897	- 11,210,683	- 9,719,239	- 8,868,083	- 8,755,466	£7,922		
£8,794	- 13,782,117	- 10,416,641	- 10,537,192	- 8,696,892	- 7,668,012	- 5,496,907	- 3,891,981	- 3,297,582	£8,794		
£9,666	- 12,536,316	- 8,381,520	- 8,059,450	- 5,601,528	- 4,148,038	- 1,301,626	1,016,553	2,124,882	£9,666		
£10,538	- 11,485,623	- 6,671,881	- 5,977,505	- 3,002,287	- 1,201,355	2,210,377	5,119,099	6,652,711	£10,538		
£11,410	- 10,434,929	- 4,962,243	- 3,895,558	- 410,398	1,730,367	5,714,592	9,221,644	11,180,539	£11,410		
£12,282	- 9,384,237	- 3,252,605	- 1,813,611	2,176,489	4,661,295	9,207,816	13,324,190	15,708,367	£12,282		
£13,154	- 8,333,543	- 1,542,967	268,335	4,763,376	7,592,222	12,701,041	17,426,736	20,236,195	£13,154		
£13,993	- 7,321,765	101,870	2,273,172	7,254,453	10,414,596	16,064,887	21,377,336	24,596,325	£13,993		

### RLVs less existing use value

# £27,002,840 per hectare £10,932,324 per acre

### Residential

Density -									
units/ha ->	40 uph	70 uph	100 uph	130 uph	160 uph	190 uph	220 uph	250 uph	
Build costs ->	£1023 per sqm	£1346 per sqm	£1679 per sqm	£1787 per sqm	£1830 per sqm	£1884 per sqm	£1959 per sqm	£2013 per sqm	
Sales value									Sales value
per sq m									per sq m
£2,691	- 26,809,826	- 29,029,897	- 32,375,547	- 34,922,295	- 36,946,371	- 39,604,602	- 43,348,224	- 46,249,075	£2,691
£3,563	- 25,541,088	- 26,939,205	- 29,826,692	- 31,726,269	- 33,315,149	- 35,276,730	- 38,241,174	- 40,662,586	£3,563
£4,435	- 24,282,424	- 24,870,443	- 27,283,127	- 28,530,242	- 29,683,925	- 30,948,857	- 33,134,124	- 35,076,097	£4,435
£5,307	- 23,023,760	- 22,817,159	- 24,769,296	- 25,368,993	- 26,082,446	- 26,646,783	- 28,039,744	- 29,489,609	£5,307
£6,179	- 21,765,096	- 20,769,151	- 22,255,465	- 22,250,395	- 22,504,514	- 22,377,737	- 23,028,775	- 23,977,685	£6,179
£7,050	- 20,506,433	- 18,721,143	- 19,741,633	- 19,135,390	- 18,961,842	- 18,150,058	- 18,052,672	- 18,467,291	£7,050
£7,922	- 19,247,768	- 16,673,135	- 17,239,090	- 16,020,384	- 15,419,170	- 13,927,726	- 13,076,570	- 12,963,953	£7,922
£8,794	- 17,990,604	- 14,625,128	- 14,745,679	- 12,905,379	- 11,876,499	- 9,705,394	- 8,100,468	- 7,506,069	£8,794
£9,666	- 16,744,803	- 12,590,007	- 12,267,937	- 9,810,015	- 8,356,525	- 5,510,113	- 3,191,934	- 2,083,605	£9,666
£10,538	- 15,694,110	- 10,880,368	- 10,185,992	- 7,210,774	- 5,409,842	- 1,998,110	910,613	2,444,225	£10,538
£11,410	- 14,643,416	- 9,170,730	- 8,104,045	- 4,618,885	- 2,478,120	1,506,106	5,013,158	6,972,053	£11,410
£12,282	- 13,592,724	- 7,461,092	- 6,022,098	- 2,031,998	452,809	4,999,330	9,115,704	11,499,881	£12,282
£13,154	- 12,542,030	- 5,751,454	- 3,940,152	554,890	3,383,736	8,492,555	13,218,250	16,027,709	£13,154
£13,993	- 11,530,252	- 4,106,617	- 1,935,315	3,045,967	6,206,110	11,856,401	17,168,850	20,387,839	£13,993



### RLVs less existing use value

Density -

# £4,544,800 per hectare £1,840,000 per acre

## Industsrial / warehousing

£13,993

units/ha ->	40 uph	70 uph	100 uph	130 uph	160 uph	190 uph	220 uph	250 uph			
Build costs ->	£1023 per sqm	£1346 per sqm	£1679 per sqm	£1787 per sqm	£1830 per sqm	£1884 per sqm	£1959 per sqm	£2013 per sqm			
Sales value									Sales value		
per sq m									per sq m	Market value range 2011	Market value range 2007
£2,691	- 4,351,786	- 6,571,857	- 9,917,507	- 12,464,255	- 14,488,331	- 17,146,562	- 20,890,184	- 23,791,035	£2,691		
£3,563	- 3,083,048	- 4,481,165	- 7,368,652	- 9,268,229	- 10,857,109	- 12,818,690	- 15,783,134	- 18,204,546	£3,563		
£4,435	- 1,824,384	- 2,412,403	- 4,825,087	- 6,072,202	- 7,225,885	- 8,490,817	- 10,676,084	- 12,618,057	£4,435		
£5,307	- 565,720	- 359,119	- 2,311,256	- 2,910,953	- 3,624,406	- 4,188,743	- 5,581,704	- 7,031,569	£5,307		
£6,179	692,944	1,688,889	202,575	207,645	- 46,474	80,303	- 570,735	- 1,519,645	£6,179		
£7,050	1,951,607	3,736,897	2,716,407	3,322,650	3,496,198	4,307,982	4,405,368	3,990,749	£7,050		
£7,922	3,210,272	5,784,905	5,218,950	6,437,656	7,038,870	8,530,314	9,381,470	9,494,087	£7,922		
£8,794	4,467,436	7,832,912	7,712,361	9,552,661	10,581,541	12,752,646	14,357,572	14,951,971	£8,794		
£9,666	5,713,237	9,868,033	10,190,103	12,648,025	14,101,515	16,947,927	19,266,106	20,374,435	£9,666		
£10,538	6,763,930	11,577,672	12,272,048	15,247,266	17,048,198	20,459,930	23,368,652	24,902,264	£10,538		
£11,410	7,814,624	13,287,310	14,353,995	17,839,155	19,979,920	23,964,145	27,471,197	29,430,092	£11,410		_
£12,282	8,865,316	14,996,948	16,435,942	20,426,042	22,910,848	27,457,369	31,573,743	33,957,920	£12,282	_	
£13,154	9,916,010	16,706,586	18,517,888	23,012,929	25,841,775	30,950,594	35,676,289	38,485,748			
£13,993	10,927,788	18,351,423	20,522,725	25,504,006	28,664,149	34,314,440	39,626,889	42,845,878	£13,993		

### RLVs less existing use value

40 uph

70 uph

100 uph

Density -units/ha ->

# £2,000,000 per hectare £809,717 per acre

160 uph

130 uph

## Community space/buildings £700,000 infrastructure per ha

250 uph

220 uph

£1023 per sqm	£1346 per sqm	£1679 per sqm	£1787 per sqm	£1830 per sqm	£1884 per sqm	£1959 per sqm	£2013 per sqm	]		
								Sales value		
								£per sq m	Market value range 2011	Market value range 2007
- 2,506,986	- 4,727,057	- 8,072,707	- 10,619,455	- 12,643,531	- 15,301,762	- 19,045,384	- 21,946,235	£2,691		
- 1,238,248	- 2,636,365	- 5,523,852	- 7,423,429	- 9,012,309	- 10,973,890	- 13,938,334	- 16,359,746	£3,563		
20,416	- 567,603	- 2,980,287	- 4,227,402	- 5,381,085	- 6,646,017	- 8,831,284	- 10,773,257	£4,435		
1,279,080	1,485,681	- 466,456	- 1,066,153	- 1,779,606	- 2,343,943	- 3,736,904	- 5,186,769	£5,307		
2,537,744	3,533,689	2,047,375	2,052,445	1,798,326	1,925,103	1,274,065	325,155	£6,179		
3,796,407	5,581,697	4,561,207	5,167,450	5,340,998	6,152,782	6,250,168	5,835,549			
5,055,072	7,629,705	7,063,750	8,282,456	8,883,670	10,375,114	11,226,270	11,338,887	£7,922		
6,312,236	9,677,712	9,557,161	11,397,461	12,426,341	14,597,446	16,202,372	16,796,771	£8,794		
7,558,037	11,712,833	12,034,903	14,492,825	15,946,315	18,792,727	21,110,906	22,219,235	£9,666		
8,608,730	13,422,472	14,116,848	17,092,066	18,892,998	22,304,730	25,213,452	26,747,064	£10,538		
9,659,424	15,132,110	16,198,795	19,683,955	21,824,720	25,808,945	29,315,997	31,274,892	£11,410		
10,710,116	16,841,748	18,280,742	22,270,842	24,755,648	29,302,169	33,418,543	35,802,720	£12,282		
11,760,810	18,551,386	20,362,688	24,857,729	27,686,575	32,795,394	37,521,089	40,330,548	£13,154		
	- 2,506,986 - 1,238,248 20,416 1,279,080 2,537,744 3,796,407 5,055,072 6,312,236 7,558,037 8,608,730 9,659,424 10,710,116	- 2,506,986 - 4,727,057 - 1,238,248 - 2,636,365 20,416 - 567,603 1,279,080 1,445,681 2,537,744 3,533,689 3,796,407 5,581,697 5,055,072 7,629,705 6,312,236 9,677,712 7,558,037 11,712,833 8,608,730 13,422,472 9,659,424 15,132,110 10,710,116 16,841,748	- 2,506,986 - 4,727,057 - 8,072,707 - 1,238,248 - 2,636,365 - 5,523,852 20,416 - 567,603 - 2,980,287 1,279,080 1,485,681 - 466,456 2,537,744 3,533,689 2,047,375 3,796,407 5,581,697 4,561,207 5,055,072 7,629,705 7,063,750 6,312,236 9,677,712 9,557,161 7,558,037 11,712,833 12,034,903 8,608,730 13,422,472 14,116,848 9,659,424 15,132,110 16,198,795 10,710,1116 16,841,748 18,280,742	- 2,506,986 - 4,727,057 - 8,072,707 - 10,619,455 - 1,238,248 - 2,636,365 - 5,523,852 - 7,423,429 20,416 - 567,603 - 2,980,287 - 4,227,402 1,279,080 1,485,681 - 466,456 - 1,066,153 2,537,744 3,533,689 2,047,375 2,052,445 3,796,407 5,581,697 4,561,207 5,167,450 5,055,072 7,629,705 7,063,750 8,282,456 6,312,236 9,677,712 9,557,161 11,397,461 7,558,037 11,712,833 12,034,903 14,492,825 8,608,730 13,422,472 14,116,848 17,092,066 9,659,424 15,132,110 16,198,795 19,683,955 10,710,1116 16,841,748 18,280,742 22,270,842	- 2,506,986 - 4,727,057 - 8,072,707 - 10,619,455 - 12,643,531 - 1,238,248 - 2,636,365 - 5,523,852 - 7,423,429 - 9,012,309	- 2,506,986 - 4,727,057 - 8,072,707 - 10,619,455 - 12,643,531 - 15,301,762 - 1,238,248 - 2,636,365 - 5,523,852 - 7,423,429 - 9,012,309 - 10,973,890 - 20,416 - 567,603 - 2,980,287 - 4,227,402 - 5,381,085 - 6,646,017 - 1,279,080 - 1,485,681 - 466,456 - 1,066,153 - 1,779,606 - 2,343,943 - 2,537,744 - 3,533,689 - 2,047,375 - 2,052,445 - 1,788,326 - 1,925,103 - 3,796,407 - 5,581,697 - 4,561,207 - 5,167,450 - 5,340,998 - 6,152,782 - 5,055,072 - 7,629,705 - 7,063,750 - 8,282,456 - 8,883,670 - 10,375,114 - 6,312,236 - 9,677,712 - 9,557,161 - 11,397,461 - 12,426,341 - 14,597,446 - 7,558,037 - 11,712,833 - 12,034,903 - 14,492,825 - 15,946,315 - 18,792,727 - 8,608,730 - 13,422,472 - 14,116,848 - 17,092,066 - 18,892,998 - 22,304,730 - 9,659,424 - 15,132,110 - 16,198,795 - 19,683,955 - 21,824,720 - 25,808,945 - 10,7710,116 - 16,841,748 - 18,280,742 - 22,270,842 - 24,755,648 - 29,302,169	- 2,506,986 - 4,727,057 - 8,072,707 - 10,619,455 - 12,643,531 - 15,301,762 - 19,045,384 - 1,238,248 - 2,636,365 - 5,523,852 - 7,423,429 - 9,012,309 - 10,973,890 - 13,938,334 - 20,416 - 567,603 - 2,980,287 - 4,227,402 - 5,381,085 - 6,646,017 - 8,831,284 - 1,279,080 - 1,485,681 - 466,456 - 1,066,153 - 1,779,606 - 2,343,943 - 3,736,904 - 2,537,744 - 3,533,689 - 2,047,375 - 2,052,445 - 1,798,326 - 1,925,103 - 1,274,065 - 3,796,407 - 5,581,697 - 4,561,207 - 5,167,450 - 5,340,998 - 6,152,782 - 6,250,168 - 5,055,072 - 7,629,705 - 7,063,750 - 8,282,456 - 8,883,670 - 10,375,114 - 11,226,270 - 6,312,236 - 9,677,712 - 9,557,161 - 11,397,461 - 12,426,341 - 14,97,446 - 16,202,372 - 7,558,037 - 11,712,833 - 12,034,903 - 14,492,825 - 15,946,315 - 18,792,727 - 21,110,906 - 8,608,730 - 13,422,472 - 14,116,848 - 17,092,066 - 18,892,998 - 22,304,730 - 25,213,452 - 9,659,424 - 15,132,110 - 16,198,795 - 19,683,955 - 21,824,720 - 25,808,945 - 29,315,997 - 10,710,116 - 16,841,748 - 18,280,742 - 22,270,842 - 24,755,648 - 29,302,169 - 33,418,543	- 2,506,986 - 4,727,057 - 8,072,707 - 10,619,455 - 12,643,531 - 15,301,762 - 19,045,384 - 21,946,235 - 1,238,248 - 2,636,365 - 5,523,852 - 7,423,429 - 9,012,309 - 10,973,890 - 13,938,334 - 16,359,746 - 20,416 - 567,603 - 2,980,287 - 4,227,402 - 5,381,085 - 6,646,017 - 8,831,284 - 10,773,257 - 1,279,080 - 1,485,681 - 466,456 - 1,066,153 - 1,779,606 - 2,343,943 - 3,736,904 - 5,186,769 - 2,537,744 - 3,533,689 - 2,047,375 - 2,052,445 - 1,798,326 - 1,925,103 - 1,274,065 - 325,155 - 3,796,407 - 5,581,697 - 4,561,207 - 5,167,450 - 5,340,998 - 6,152,782 - 6,250,168 - 5,835,549 - 5,055,072 - 7,629,705 - 7,063,750 - 8,282,456 - 8,883,670 - 10,375,114 - 11,226,270 - 11,338,887 - 6,312,236 - 9,677,712 - 9,557,161 - 11,397,461 - 12,426,341 - 14,97,446 - 16,202,372 - 16,796,771 - 7,558,037 - 11,712,833 - 12,034,903 - 14,492,825 - 15,946,315 - 18,792,727 - 21,110,906 - 22,219,235 - 8,608,730 - 13,422,472 - 14,116,848 - 17,092,066 - 18,892,998 - 22,304,730 - 25,213,452 - 26,747,064 - 9,659,424 - 15,132,110 - 16,198,795 - 19,683,955 - 21,824,720 - 25,808,945 - 29,315,997 - 31,274,892 - 10,710,116 - 16,841,748 - 18,280,742 - 22,270,842 - 24,755,648 - 29,302,169 - 33,418,543 - 35,002,720	- 2,506,986         - 4,727,057         - 8,072,707         - 10,619,455         - 12,643,531         - 15,301,762         - 19,045,384         - 21,946,235         £2,691           - 1,238,248         - 2,636,365         - 5,523,852         - 7,423,429         9,012,309         10,973,890         13,938,334         16,359,746         £3,563           20,416         - 567,603         - 2,980,287         - 4,227,402         - 5,381,085         - 6,646,017         - 8,831,284         - 10,773,257         £4,435           1,279,080         1,485,681         - 466,456         - 1,066,153         - 1,779,060         - 2,343,943         - 3,736,904         - 5,186,769         £5,307           2,537,744         3,533,689         2,047,375         2,052,445         1,798,326         1,925,103         1,274,065         325,155         £6,179           3,796,407         5,581,697         4,561,207         5,167,450         5,340,998         6,152,782         6,250,168         5,835,549         £7,050           5,055,072         7,629,705         7,063,750         8,282,456         8,883,670         10,375,114         11,226,270         11,338,887         £7,922           6,312,236         9,677,712         9,557,161         11,397,461         12,263,41         14,597,446	Sales value Eper sq m Market value range 2017  - 2,506,986 - 4,727,057 - 8,072,707 - 10,619,455 - 12,643,531 - 15,301,762 - 19,045,384 - 21,946,235 - £2,691  - 1,238,248 - 2,636,365 - 5,523,852 - 7,423,429 - 9,012,309 - 10,973,890 - 13,938,334 - 16,359,746 - £3,563  20,416 - 567,603 - 2,980,287 - 4,227,402 - 5,381,085 - 6,646,017 - 8,831,284 - 10,773,257 - £4,435 - 1,279,080 - 1,485,681 - 466,456 - 1,066,153 - 1,779,606 - 2,343,943 - 3,736,904 - 5,186,769 - £5,307 - 2,537,744 - 3,533,689 - 2,047,375 - 2,052,445 - 1,798,326 - 1,925,103 - 1,274,065 - 325,155 - £6,179 - 3,796,407 - 5,581,697 - 4,561,207 - 5,167,450 - 5,340,998 - 6,152,782 - 6,250,168 - 5,835,549 - £7,050 - 5,055,072 - 7,629,705 - 7,063,750 - 8,282,456 - 8,883,670 - 10,375,114 - 11,226,270 - 11,338,887 - £7,922 - 6,312,236 - 9,677,712 - 9,557,161 - 11,397,461 - 12,426,341 - 11,459,7,446 - 16,202,372 - 16,796,771 - £8,794 - 7,558,037 - 11,712,833 - 12,034,903 - 14,492,825 - 15,946,315 - 18,792,727 - 21,110,906 - 22,219,235 - £9,666 - 8,608,730 - 13,422,472 - 14,116,848 - 17,092,066 - 18,892,998 - 22,304,730 - 25,213,452 - 26,747,064 - £10,558 - 10,710,116 - 16,841,748 - 18,280,742 - 22,270,842 - 24,755,648 - 29,302,169 - 33,418,543 - 35,802,720 - £12,282 - 12,282

MODEL	29								
Density -									
units/ha ->		40 uph	70 uph	100 uph	130 uph	160 uph	190 uph	220 uph	250 uph
			Lavava	Ta	Ta	Taraa	Lavas	I a . a = a	Taaa

Build costs -> £1023 per sqm £1346 per sqm £1679 per sqm £1787 per sqm £1830 per sqm £1884 per sqm £1959 per sqm £2013 per sqm £3884 per sqm £1959 per sqm £2013 per sqm

psm											psm
£2	2,691	193,0	14 -	2,027,057	- 5,372,707	- 7,919,455	- 9,943,531	- 12,601,762	- 16,345,384	- 19,246,235	2,691
£3	3,563	1,461,7	52	63,635	- 2,823,852	- 4,723,429	- 6,312,309	- 8,273,890	- 11,238,334	- 13,659,746	3,563
£4	1,435	2,720,4	16	2,132,397	- 280,287	- 1,527,402	- 2,681,085	- 3,946,017	- 6,131,284	- 8,073,257	4,435
£5	5,307	3,979,0	30	4,185,681	2,233,544	1,633,847	920,394	356,057	- 1,036,904	- 2,486,769	5,307
£6	5,179	5,237,7	14	6,233,689	4,747,375	4,752,445	4,498,326	4,625,103	3,974,065	3,025,155	6,179
£7	7,050	6,496,4	)7	8,281,697	7,261,207	7,867,450	8,040,998	8,852,782	8,950,168	8,535,549	7,050
£7	7,922	7,755,0	72	10,329,705	9,763,750	10,982,456	11,583,670	13,075,114	13,926,270	14,038,887	7,922
£8	3,794	9,012,2	36	12,377,712	12,257,161	14,097,461	15,126,341	17,297,446	18,902,372	19,496,771	8,794
£9	9,666	10,258,0	37	14,412,833	14,734,903	17,192,825	18,646,315	21,492,727	23,810,906	24,919,235	9,666
£10	),538	11,308,7	30	16,122,472	16,816,848	19,792,066	21,592,998	25,004,730	27,913,452	29,447,064	10,538
£11	1,410	12,359,4	24	17,832,110	18,898,795	22,383,955	24,524,720	28,508,945	32,015,997	33,974,892	11,410
£12	2,282	13,410,1	16	19,541,748	20,980,742	24,970,842	27,455,648	32,002,169	36,118,543	38,502,720	12,282
C4.5	151	14 460 0	ı۸T	24 254 206	22 062 600	27 557 720	20 206 575	25 405 204	40 224 000	42 020 E40	12.154

Aff Hsg	50%
% SR	609
% SO	40%
S106 (private)	£10,000 per un
S106 (affordable)	£10,000 per un
CIL	
CSH (average unit cost)	£11,031 per un
Grant	N
Developer's profit	20%

RLVs less existing use value

£22,794,353 per hectare £9,228,483 per acre

Offices

Density -											
units/ha ->	40 uph	70 uph	100 uph	130 uph	160 uph	190 uph	220 uph	250 uph			
Build costs->	£1023 per sqm	£1346 per sqm	£1679 per sqm	£1787 per sqm	£1830 per sqm	£1884 per sqm	£1959 per sqm	£2013 per sqm	]		
Sales value £per sq m									Sales value £per sq m	Market value range 20	011 Market value range 2007
£2,691	8	8	8	8	8	8	8	8	£2,691		
£3,563	8	8	8	8	8	8	8	<b>©</b>	£3,563		
£4,435	8	8	8	8	8	8	8	8	£4,435		
£5,307	8	8	8	8	8	8	8	8	£5,307		
£6,179	8	8	8	8	8	8	8	8	£6,179		
£7,050	8	8	8	8	8	8	8	8	£7,050		
£7,922	8	8	8	8	8	8	8	©	£7,922		
£8,794	8	8	8	8	8	8	8	<b>(ii)</b>	£8,794		
£9,666	8	8	8	8	8	<u>@</u>	<u>@</u>	<b>(4)</b>	£9,666		
£10,538	8	8	8	<del>(1)</del>	<b>(4)</b>	<del>(1)</del>	<u>©</u>	0	£10,538		
£11,410	8	8	8	<del>(1)</del>	<b>(4)</b>	0	<u>©</u>	0	£11,410		
£12,282	8	<u> </u>	<u>@</u>	<u>(1)</u>	<u>©</u>	0	<u>©</u>	0	£12,282		
£13,154	8	(2)	<b>(a)</b>	0	0	0	0	0	£13,154		

RLVs less existing use value

£13,993

£27,002,840 per hectare £10,932,324 per acre

Residential

units/ha ->	40 uph	70 uph	100 uph	130 uph	160 uph	190 uph	220 uph	250 uph			
Build costs ->	£1023 per sqm	£1346 per sqm	£1679 per sqm	£1787 per sqm	£1830 per sqm	£1884 per sqm	£1959 per sqm	£2013 per sqm	]	•	
Sales value									Sales value		
per sq m									per sq m	Market value range 2	011 Market value range 2007
£2,691	8	8	8	8	8	8	8	8	£2,691		
£3,563	8	8	8	8	8	8	8	8	£3,563		
£4,435	8	8	8	8	8	8	8	8	£4,435		
£5,307	8	8	8	8	8	8	8	©	£5,307		
£6,179	8	8	8	8	8	8	8	©	£6,179		
£7,050	8	8	8	8	8	8	8	<b>©</b>	£7,050		
£7,922	8	8	8	8	8	8	8	<b>©</b>	£7,922		
£8,794	8	8	8	8	8	8	8	<b>©</b>	£8,794		
£9,666	8	8	8	8	8	8	<u>@</u>	<u>@</u>	£9,666		
£10,538	8	8	8	8	8	<b>(2)</b>	<b>(1)</b>	<del>(1)</del>	£10,538		
£11,410	8	8	8	8	<b>(2)</b>	<b>(2)</b>	0	0	£11,410		
£12,282	8	8	8	<u> </u>	<u> </u>	0	<u>©</u>	0	£12,282		
£13,154	8	8	<u>(4)</u>	<u>@</u>	<u>@</u>	8	<u>©</u>	8	£13,154		

RLVs less existing use value

£13,993

£4,544,800 per hectare £1,840,000 per acre

Industsrial / warehousing

£13,993

Density - units/ha ->	40 uph	70 uph	100 uph	130 uph	160 uph	190 uph	220 uph	250 uph			
Build costs -> Sales value Eper sq m	£1023 per sqn	£1346 per sqm	£1679 per sqm	£1787 per sqm	£1830 per sqm	£1884 per sqm	£1959 per sqm	£2013 per sqm	Sales value £per sq m	Market value range 2011	Market value range 200
£2,691	8	8	8	8	8	8	8	8	£2,691		
£3,563	8	8	8	8	8	8	8	8	£3,563		
£4,435	8	8	8	8	8	8	8	8	£4,435		
£5,307	<u> </u>	<b>(4)</b>	8	8	8	8	8	8	£5,307		
£6,179	<u>©</u>	<b>©</b>	<b>(2)</b>	<b>e</b>	<b>(</b>	<b>(a)</b>	<b>(a)</b>	8	£6,179		
£7,050	<b>©</b>	0	0	0	0	0	0	0	£7,050		
£7,922	<b>©</b>	<b>©</b>	0	0	<b>©</b>	0	0	0	£7,922		
£8,794	<b>©</b>	<b>©</b>	0	0	0	0	0	8	£8,794		
£9,666	<b>©</b>	<b>©</b>	0	0	0	0	0	8	£9,666		
£10,538		<u>©</u>	<u>©</u>	<u>©</u>	<u>©</u>	<b>(3)</b>	<b>©</b>	<b>(9</b> )	£10,538		
£11,410	<b>©</b>	<b>©</b>	0	<b>©</b>	<b>(3)</b>	0	0	<b>©</b>	£11,410		
£12,282	0	0	0	0	<u>©</u>	0	0	0	£12,282		
£13,154	<b>©</b>	0	0	0	0	0	0	0	£13,154		
£13.993	<u>(C)</u>	0	(8)	(9)	<u>(9)</u>	(9)	(6)	(8)	£13.993		

RLVs less existing use value

£2,000,000 per hectare £809,717 per acre

Density -											
units/ha ->	40 uph	70 uph	100 uph	130 uph	160 uph	190 uph	220 uph	250 uph			
Build costs ->	£1023 per sqm	£1346 per sqm	£1679 per sqm	£1787 per sqm	£1830 per sqm	£1884 per sqm	£1959 per sqm	£2013 per sqm	]	-	
Sales value									Sales value		
oer sq m									per sq m	Market value range 2011	Market value range 200
£2,691	8	8	8	8	8	8	8	8	£2,691		
£3,563	8	8	8	8	8	8	8	8	£3,563		
£4,435	<u> </u>	8	8	3	8	8	8	3	£4,435		
£5,307	<b>©</b>	8	8	8	8	8	8	8	£5,307		
£6,179	<b>©</b>	9	<b>(3)</b>	0	0	0	0	0	£6,179		
£7,050	<b>©</b>	<b>©</b>	8	0	<u> </u>	<b>©</b>	<b>(</b>	0	£7,050		
£7,922	<b>©</b>	<b>©</b>	8	0	<u> </u>	<b>©</b>	<b>(</b>	0	£7,922		
£8,794	<b>©</b>	0	<b>©</b>	<b>©</b>	<u>©</u>	8	<b>©</b>	<b>©</b>	£8,794		
£9,666	<b>(5)</b>	<b>©</b>	8	<b>(5)</b>	<b>©</b>	<b>©</b>	<b>(9)</b>	<b>(5)</b>	£9,666		
£10,538	<b>©</b>	9	<b>(3)</b>	0	0	0	0	0	£10,538		
£11,410	<b>©</b>	9	<b>(3)</b>	0	0	0	0	0	£11,410		
£12,282	<b>©</b>	<b>©</b>	8	0	<u> </u>	<u>©</u>	<b>(</b>	0	£12,282		
£13,154	<b>O</b>	0	8	0	<u>©</u>	0	0	0	£13,154		
£13.993	(8)	(8)	(8)	(2)	0	(8)	(8)	(2)	£13.993		

	30									
Density -										
units/ha ->	-	40 uph	70 uph	100 uph	130 uph	160 uph	190 uph	220 uph	250 uph	ł
	-									
Build costs ->	L	£1023 per sqm	£1346 per sqm	£1679 per sqm	£1787 per sqm	£1830 per sqm	£1884 per sqm	£1959 per sqm	£2013 per sqm	ļ
Sales value										Sales value
per sm										per sm

% SR	60%
% SO	40%
S106 (private)	£15,000 per unit
S106 (affordable)	£15,000 per unit
CSH (% uplift on Private)	5%
OOLL (0/	110/

£2,691	- 13,66	3 - 2,397,876	- 5,902,447	- 8,616,588	- 10,811,956	- 13,633,016	- 17,553,777	- 20,619,408	£2,691
£3,563	1,257,68	302,618	- 3,353,592	- 5,420,561	- 7,180,732	- 9,305,143	- 12,446,727	- 15,032,919	£3,563
£4,435	2,516,35	1,766,143	- 804,737	- 2,224,535	- 3,549,509	- 4,977,270	- 7,339,677	- 9,446,431	£4,435
£5,307	3,775,01	3,823,997	1,710,325	945,185	62,385	- 662,827	- 2,232,627	- 3,859,943	£5,307
£6,179	5,033,67	5,872,004	4,224,156	4,072,260	3,644,252	3,606,219	2,794,304	1,668,243	£6,179
£7,050	6,292,34	7,920,012	6,737,987	7,187,266	7,193,414	7,846,276	7,770,406	7,178,636	£7,050
£7,922	7,551,00	9,968,019	9,247,057	10,302,271	10,736,086	12,068,608	12,746,509	12,689,029	£7,922
£8,794	8,809,67	12,016,028	11,740,468	13,417,276	14,278,757	16,290,940	17,722,611	18,156,133	£8,794
£9,666	10,056,58	14,051,149	14,218,210	16,512,640	17,798,732	20,486,221	22,645,479	23,578,598	£9,666
£10,538	11,107,28	15,760,787	16,300,156	19,111,881	20,745,415	23,998,225	26,748,025	28,106,426	£10,538
£11,410	12,157,97	17,470,425	18,382,102	21,711,122	23,687,570	27,510,229	30,850,570	32,634,254	£11,410
£12,282	13,208,66	7 19,180,063	20,464,048	24,299,141	26,618,497	31,008,053	34,953,116	37,162,082	£12,282
£13,154	14,259,36	20,889,702	22,545,995	26,886,028	29,549,424	34,501,278	39,055,661	41,689,911	£13,154
£13,993	15,271,13	22.536.019	24.550.832	29.377.105	32.371.799	37.865.124	43,006,261	46.050.041	£13,993

ue

#### £22,794,353 per hectare £9,228,483 per acre

#### Offices

	units/ha ->	40 uph	70 uph	100 uph	130 uph	160 uph	190 uph	220 uph	250 uph			
- 1	Build costs ->	£1023 per sqm	£1346 per sqm	£1679 per sqm	£1787 per sqm	£1830 per sqm	£1884 per sqm	£1959 per sqm	£2013 per sqm			
:	Sales value									Sales value		
-	oer sq m									per sq m	Market value range 2011	Market value range 2007
ſ	£2,691	- 22,808,016	- 25,192,229	- 28,696,800	- 31,410,941	- 33,606,309	- 36,427,369	- 40,348,130	- 43,413,761	£2,691		
	£3,563	- 21,536,665	- 23,096,971	- 26,147,945	- 28,214,914	- 29,975,085	- 32,099,496	- 35,241,080	- 37,827,272	£3,563		
	£4,435	- 20,278,001	- 21,028,210	- 23,599,090	- 25,018,888	- 26,343,862	- 27,771,623	- 30,134,030	- 32,240,784	£4,435		
	£5,307	- 19,019,337	- 18,970,356	- 21,084,028	- 21,849,168	- 22,731,968	- 23,457,180	- 25,026,980	- 26,654,296	£5,307		
	£6,179	- 17,760,674	- 16,922,349	- 18,570,197	- 18,722,093	- 19,150,101	- 19,188,134	- 20,000,049	- 21,126,110	£6,179		
	£7,050	- 16,502,010	- 14,874,341	- 16,056,366	- 15,607,087	- 15,600,939	- 14,948,077	- 15,023,947	- 15,615,717	£7,050		
	£7,922	- 15,243,346	- 12,826,334	- 13,547,296	- 12,492,082	- 12,058,267	- 10,725,745	- 10,047,844	- 10,105,324	£7,922		
	£8,794	- 13,984,682	- 10,778,325	- 11,053,885	- 9,377,077	- 8,515,596	- 6,503,413	- 5,071,742	- 4,638,220	£8,794		
	£9,666	- 12,737,765	- 8,743,204	- 8,576,143	- 6,281,713	- 4,995,621	- 2,308,132	- 148,874	784,245	£9,666		
	£10,538	- 11,687,072	- 7,033,566	- 6,494,197	- 3,682,472	- 2,048,938	1,203,872	3,953,672	5,312,073	£10,538		
	£11,410	- 10,636,379	- 5,323,928	- 4,412,251	- 1,083,231	893,217	4,715,876	8,056,217	9,839,901	£11,410		
Π	£12.282	- 9.585.686	- 3.614.290	- 2.330.305	1,504,788	3,824,144	8,213,700	12.158.763	14.367.729	£12,282		

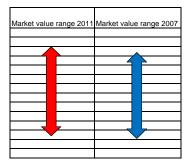
RLVs less existing use value

Density -

#### £27,002,840 per hectare £10,932,324 per acre

### Residential

Build costs -> £1023 Sales value	per sqm £	1346 per sqm	£1670 per cam						
Sales value			£1079 per sqiii	£1/8/ per sqm	£1830 per sqm	£1884 per sqm	£1959 per sqm	£2013 per sqm	
Ouico value									Sales value
per sq m									per sq m
£2,691 - 27,0	16,503 -	29,400,716	- 32,905,287	- 35,619,428	- 37,814,796	- 40,635,856	- 44,556,617	- 47,622,248	£2,691
£3,563 - 25,7	45,152 -	27,305,458	- 30,356,432	- 32,423,401	- 34,183,572	- 36,307,983	- 39,449,567	- 42,035,759	£3,563
£4,435 - 24,4	86,488 -	25,236,697	- 27,807,577	- 29,227,375	- 30,552,349	- 31,980,110	- 34,342,517	- 36,449,271	£4,435
£5,307 - 23,2	27,824 -	23,178,843	- 25,292,515	- 26,057,655	- 26,940,455	- 27,665,667	- 29,235,467	- 30,862,783	£5,307
£6,179 - 21,9	69,161 -	21,130,836	- 22,778,684	- 22,930,580	- 23,358,588	- 23,396,621	- 24,208,536	- 25,334,597	£6,179
£7,050 - 20,7	10,497 -	19,082,828	- 20,264,853	- 19,815,574	- 19,809,426	- 19,156,564	- 19,232,434	- 19,824,204	£7,050
£7,922 - 19,4	51,833 -	17,034,821	- 17,755,783	- 16,700,569	- 16,266,754	- 14,934,232	- 14,256,331	- 14,313,811	£7,922
£8,794 - 18,1	93,169 -	14,986,812	- 15,262,372	- 13,585,564	- 12,724,083	- 10,711,900	- 9,280,229	- 8,846,707	£8,794
£9,666 - 16,9	46,252 -	12,951,691	- 12,784,630	- 10,490,200	- 9,204,108	- 6,516,619	- 4,357,361	- 3,424,242	£9,666
£10,538 - 15,8	95,559 -	11,242,053	- 10,702,684	- 7,890,959	- 6,257,425	- 3,004,615	- 254,815	1,103,587	£10,538
£11,410 - 14,8	44,866 -	9,532,415	- 8,620,738	- 5,291,718	- 3,315,270	507,390	3,847,731	5,631,415	£11,410
£12,282 - 13,7	94,173 -	7,822,777	- 6,538,792	- 2,703,699	- 384,343	4,005,214	7,950,277	10,159,243	£12,282
£13,154 - 12,7	43,480 -	6,113,138	- 4,456,845	- 116,812	2,546,585	7,498,439	12,052,822	14,687,072	£13,154
£13,993 - 11,7	31,701 -	4,466,821	- 2,452,008	2,374,266	5,368,960	10,862,285	16,003,422	19,047,202	£13,993



RLVs less existing use value

Density -

### £4,544,800 per hectare £1,840,000 per acre

## Industsrial / warehousing

units/ha ->	40 uph	70 uph	100 uph	130 uph	160 uph	190 uph	220 uph	250 uph			
Build costs ->	£1023 per sqm	£1346 per sqm	£1679 per sqm	£1787 per sqm	£1830 per sqm	£1884 per sqm	£1959 per sqm	£2013 per sqm	]		
Sales value									Sales value		
per sq m									per sq m	Market value range 2011	Market value range 2007
£2,691	- 4,558,463	- 6,942,676	- 10,447,247	- 13,161,388	- 15,356,756	- 18,177,816	- 22,098,577	- 25,164,208	£2,691		
£3,563	- 3,287,112				- 11,725,532	- 13,849,943	- 16,991,527	- 19,577,719			
£4,435	- 2,028,448	- 2,778,657	- 5,349,537	- 6,769,335	- 8,094,309	- 9,522,070	- 11,884,477	- 13,991,231	£4,435		
£5,307	- 769,784		- 2,834,475				- 6,777,427	- 8,404,743			
£6,179	488,879	1,327,204	- 320,644	- 472,540	- 900,548	- 938,581	- 1,750,496	- 2,876,557	£6,179		
£7,050	1,747,543	3,375,212	2,193,187	2,642,466	2,648,614	3,301,476	3,225,606	2,633,836	£7,050		
£7,922	3,006,207	5,423,219	4,702,257	5,757,471	6,191,286	7,523,808	8,201,709	8,144,229	£7,922		
£8,794	4,264,871	7,471,228	7,195,668	8,872,476	9,733,957	11,746,140	13,177,811	13,611,333	£8,794		
£9,666	5,511,788	9,506,349	9,673,410	11,967,840	13,253,932	15,941,421	18,100,679	19,033,798	£9,666		
£10,538	6,562,481	11,215,987	11,755,356	14,567,081	16,200,615	19,453,425	22,203,225	23,561,626	£10,538		
£11,410	7,613,174	12,925,625	13,837,302	17,166,322	19,142,770	22,965,429	26,305,770	28,089,454	£11,410		
£12,282	8,663,867	14,635,263	15,919,248	19,754,341	22,073,697	26,463,253	30,408,316	32,617,282	£12,282		
£13,154	9,714,560	16,344,902	18,001,195	22,341,228	25,004,624	29,956,478	34,510,861	37,145,111	£13,154		
£13,993	10,726,339	17,991,219	20,006,032	24,832,305	27,826,999	33,320,324	38,461,461	41,505,241	£13,993		

#### £2,000,000 per hectare £809,717 per acre

#### Community space/buildings £700,000 infrastructure per ha

									-		
Density -											
units/ha ->	40 uph	70 uph	100 uph	130 uph	160 uph	190 uph	220 uph	250 uph			
Build costs ->	£1023 per sqm	£1346 per sqm	£1679 per sqm	£1787 per sqm	£1830 per sqm	£1884 per sqm	£1959 per sqm	£2013 per sqm			
Sales value									Sales value		
£per sq m									£per sq m	Market value range 201	1 Market value range 2007
£2,691	- 2,713,663	- 5,097,876	- 8,602,447	- 11,316,588	- 13,511,956	- 16,333,016	- 20,253,777	- 23,319,408	£2,691		
£3,563	- 1,442,312	- 3,002,618	- 6,053,592	- 8,120,561	- 9,880,732	- 12,005,143	- 15,146,727	- 17,732,919	£3,563		
£4,435	- 183,648	- 933,857	- 3,504,737	- 4,924,535	- 6,249,509	- 7,677,270	- 10,039,677	- 12,146,431	£4,435		^
£5,307	1,075,016	1,123,997	- 989,675	- 1,754,815	- 2,637,615	- 3,362,827	- 4,932,627	- 6,559,943	£5,307		
£6,179	2,333,679	3,172,004	1,524,156	1,372,260	944,252	906,219	94,304	- 1,031,757	£6,179		
£7,050	3,592,343	5,220,012	4,037,987	4,487,266	4,493,414	5,146,276	5,070,406	4,478,636	£7,050		
£7,922	4,851,007	7,268,019	6,547,057	7,602,271	8,036,086	9,368,608	10,046,509	9,989,029	£7,922		
£8,794	6,109,671	9,316,028	9,040,468	10,717,276	11,578,757	13,590,940	15,022,611	15,456,133	£8,794		
£9,666	7,356,588	11,351,149	11,518,210	13,812,640	15,098,732	17,786,221	19,945,479	20,878,598	£9,666		
£10,538	8,407,281	13,060,787	13,600,156	16,411,881	18,045,415	21,298,225	24,048,025	25,406,426	£10,538		
£11,410	9,457,974	14,770,425	15,682,102	19,011,122	20,987,570	24,810,229	28,150,570	29,934,254	£11,410		
£12,282	10,508,667	16,480,063	17,764,048	21,599,141	23,918,497	28,308,053	32,253,116	34,462,082	£12,282		
£13,154	11,559,360	18,189,702	19,845,995	24,186,028	26,849,424	31,801,278	36,355,661	38,989,911	£13,154		
C12 002	10 571 100	10 026 010	24 050 022	26 677 105	20 674 700	25 165 124	40 206 264	42.250.044	C12 002		

MODEL	30								
Density -									
units/ha ->		40 uph	70 uph	100 uph	130 uph	160 uph	190 uph	220 uph	250 uph

Build costs -> £1023 per sqm | £1346 per sqm | £1679 per sqm | £1787 per sqm | £1830 per sqm | £1884 per sqm | £1959 per sqm | £2013 per sqm | £2013 per sqm |

psm									psm
£2,691	- 13,663	- 2,397,876	- 5,902,447	- 8,616,588	- 10,811,956	- 13,633,016	- 17,553,777	- 20,619,408	2,691
£3,563	1,257,688	- 302,618	- 3,353,592	- 5,420,561	- 7,180,732	- 9,305,143	- 12,446,727	- 15,032,919	3,563
£4,435	2,516,352	1,766,143	- 804,737	- 2,224,535	- 3,549,509	- 4,977,270	- 7,339,677	- 9,446,431	4,435
£5,307	3,775,016	3,823,997	1,710,325	945,185	62,385	- 662,827	- 2,232,627	- 3,859,943	5,307
£6,179	5,033,679	5,872,004	4,224,156	4,072,260	3,644,252	3,606,219	2,794,304	1,668,243	6,179
£7,050	6,292,343	7,920,012	6,737,987	7,187,266	7,193,414	7,846,276	7,770,406	7,178,636	7,050
£7,922	7,551,007	9,968,019	9,247,057	10,302,271	10,736,086	12,068,608	12,746,509	12,689,029	7,922
£8,794	8,809,671	12,016,028	11,740,468	13,417,276	14,278,757	16,290,940	17,722,611	18,156,133	8,794
£9,666	10,056,588	14,051,149	14,218,210	16,512,640	17,798,732	20,486,221	22,645,479	23,578,598	9,666
£10,538	11,107,281	15,760,787	16,300,156	19,111,881	20,745,415	23,998,225	26,748,025	28,106,426	10,538
£11,410	12,157,974	17,470,425	18,382,102	21,711,122	23,687,570	27,510,229	30,850,570	32,634,254	11,410
£12,282	13,208,667	19,180,063	20,464,048	24,299,141	26,618,497	31,008,053	34,953,116	37,162,082	12,282
£13 154	14 259 360	20 889 702	22 545 995	26 886 028	29 549 424	34 501 278	39 055 661	41 689 911	13 154

Aff Hsg	50%
% SR	60%
% SO	40%
S106 (private)	£15,000 per un
S106 (affordable)	£15,000 per uni
CIL	
CSH (average unit cost)	£11,031 per uni
Grant	No
Developer's profit	20%

RLVs less existing use value	£22,794,353 per hectare

Delisity -											
units/ha ->	40 uph	70 uph	100 uph	130 uph	160 uph	190 uph	220 uph	250 uph			
Build costs->	£1023 per sqm	£1346 per sqm	£1679 per sqm	£1787 per sqm	£1830 per sqm	£1884 per sqm	£1959 per sqm	£2013 per sqm		-	
Sales value £per sq m									Sales value £per sq m	Market value range 201	1 Market value range 2007
£2,691	8	8	8	8	8	8	8	8	£2,691		
£3,563	8	8	8	8	8	8	8	8	£3,563		
£4,435	8	8	8	8	8	8	8	8	£4,435		
£5,307	8	8	8	8	8	8	8	8	£5,307		
£6,179	8	8	8	8	8	8	8	8	£6,179		
£7,050	8	8	8	8	8	8	8	8	£7,050		
£7,922	8	8	8	8	8	8	8	8	£7,922		
£8,794	8	8	8	8	8	8	8	8	£8,794		
£9,666	8	8	8	8	8	<u> </u>	<u> </u>	<u> </u>	£9,666		
£10,538	8	8	8	8	<u> </u>	<u> </u>	0	<b>(</b>	£10,538		
£11,410	8	8	8	<u>@</u>	<u> </u>	<u>©</u>	<u>©</u>	<u> </u>	£11,410		
£12,282	8	8	<u> </u>	<u>@</u>	<u>©</u>	9	<u>©</u>	9	£12,282	_	
£13,154	8	<u>(a)</u>		0	0	0	<u> </u>	0	£13,154		

Offices

£27,002,840 per hectare £10,932,324 per acre RLVs less existing use value Density -units/ha -> Build costs ->

Density -											
units/ha ->	40 uph	70 uph	100 uph	130 uph	160 uph	190 uph	220 uph	250 uph			
Build costs ->	£1023 per sqm	£1346 per sqm	£1679 per sqm	£1787 per sqm	£1830 per sqm	£1884 per sqm	£1959 per sqm	£2013 per sqm			
Sales value per sq m									Sales value per sq m	Market value range 2011	Market value range 2007
£2,691	8	8	8	8	8	8	8	8	£2,691		
£3,563	8	8	8	8	8	8	8	8	£3,563		
£4,435	8	8	8	8	8	8	8	8	£4,435		
£5,307	8	8	8	8	8	8	8	(3)	£5,307		
£6,179	8	8	8	8	8	8	8	8	£6,179		
£7,050	8	8	8	8	8	8	8	8	£7,050		
£7,922	8	8	8	8	8	8	8	8	£7,922		
£8,794	8	8	8	8	8	8	8	8	£8,794		
£9,666	8	8	8	8	8	8	8	<u> </u>	£9,666		
£10,538	8	8	8	8	8		<del>(1)</del>	<b>a</b>	£10,538		
£11,410	8	8	8	8	<b>(2)</b>	<b>(2)</b>	<b>(2)</b>	0	£11,410		
£12,282	8	8	(3)	<u> </u>	<del>(1)</del>	@	<u>©</u>	0	£12,282		
£13 154	8	33	3	<u>(4)</u>	<u>(4)</u>	8	(0)	(8)	£13 154		

£13,993

#### £4,544,800 per hectare £1,840,000 per acre Industsrial / warehousing RLVs less existing use value

£13,993

Density -									ĺ
units/ha ->	40 uph	70 uph	100 uph	130 uph	160 uph	190 uph	220 uph	250 uph	ĺ
Build costs ->	£1023 per sqm	£1346 per sqm	£1679 per sqm	£1787 per sqm	£1830 per sqm	£1884 per sqm	£1959 per sqm	£2013 per sqm	l
Sales value £per sq m									S
	)	)	)	)	)	•	_	)	Г

Sales value £per sq m									Sales value £per sq m	Market value range 20°	11 Market value range 2007
£2,691	8	8	8	8	8	8	8	8	£2,691		
£3,563	8	8	8	8	8	8	8	8	£3,563		
£4,435	8	8	8	8	8	8	8	8	£4,435		
£5,307	8	8	8	8	8	8	8	8	£5,307		
£6,179	<b>(</b>	0	<b>(2)</b>	<b>(a)</b>	8	8	8	8	£6,179		
£7,050	<b>©</b>	0	0	0	0	0	0	0	£7,050		
£7,922	<b>©</b>	0	0	0	0	0	0	0	£7,922		
£8,794	<u> </u>	0	0	0	<b>(</b>	0	0	0	£8,794		
£9,666	<u> </u>	0	0	0	<b>(</b>	0	0	0	£9,666		
£10,538	<u> </u>	0	0	0	<b>(</b>	0	0	0	£10,538		
£11,410	<u>©</u>	0	0	0	0	0	0	0	£11,410		
£12,282	<b>(3)</b>	0	0	0	0	8	0	0	£12,282		
£13,154	<b>(3)</b>	0	0	0	0	8	0	0	£13,154		
£13,993	<u>©</u>	<b>©</b>	<b>©</b>	<u>©</u>	8	<b>(3)</b>	<u>©</u>	8	£13,993		

RLVs less existing use value	£2,000,000 per hectare	Community space/buildings
	£809,717 per acre	

				£809,717	per acre						
Density -	40	70	400	400	400	400	000h	050	1		
units/ha -> Build costs ->	40 uph £1023 per sam	70 uph £1346 per sqm	100 uph £1679 per sam	130 uph £1787 per sam	160 uph £1830 per sam	190 uph £1884 per sam	220 uph £1959 per sam	250 uph £2013 per sam	-		
Sales value per sq m									Sales value per sq m	Market value range 201	1 Market value range 2007
£2,691	8	8	8	8	8	8	8	8	£2,691	Walket Value Tange 20 T	Mantet value range 2007
£3,563	8	8	8	8	8	8	8	8	£3,563		
£4,435	<u>@</u>	8	8	8	8	8	8	8	£4,435		
£5,307	0	0	8	8	8	8	8	8	£5,307		
£6,179	<b>©</b>	0	<b>©</b>	<b>(3)</b>	<b>©</b>	0	<b>(a)</b>	8	£6,179		
£7,050	<u>©</u>	0	0	0	0	0	<u>©</u>	0	£7,050		
£7,922	<u>©</u>	<u>©</u>	<u>(3)</u>	<u>(3)</u>	<u>(3)</u>	<b>(3)</b>	<u>©</u>	<b>(3)</b>	£7,922		
£8,794	<u>©</u>	<u>©</u>	<u>(3)</u>	<u>(3)</u>	<u>(3)</u>	<b>(3)</b>	<u>©</u>	<b>(3)</b>	£8,794		
£9,666	<u>©</u>	<b>©</b>	<u></u>	<u>©</u>	<u>©</u>	<b>©</b>	<b>©</b>	8	£9,666		
£10,538	<b>©</b>	<b>3</b>	<u> </u>	<u> </u>	<u> </u>	0	<b>3</b>	8	£10,538		
£11,410	<b>©</b>	<b>3</b>	<u> </u>	<u> </u>	<u> </u>	0	<b>3</b>	8	£11,410		
£12,282	<u>©</u>	<u>©</u>	<u>(3)</u>	<u>©</u>	<u>©</u>	<b>©</b>	<u>©</u>	8	£12,282	<b>V</b>	
£13,154	<u>(9)</u>	8	<u>(9)</u>	8	<u>©</u>	0	8	8	£13,154		
£13,993	<u>©</u>	8	<u> </u>	<u>©</u>	<u>©</u>	0	8	8	£13,993		

MODEL 3	I								
Density - units/ha ->	40	70	400	400	400	400	000	050	
units/na ->	40 uph	70 uph	100 uph	130 uph	160 uph	190 uph	220 uph	250 uph	
Build costs ->	£1023 per sam	£1346 per sam	£1679 per sam	£1787 per sam	£1830 per sqm	£1884 per sam	£1959 per sam	£2013 per sam	
Sales value per sm	E 1020 por oqui	z to to pot oqui	12 Torro por ogri	z ir or por oqiii	21000 por 04m	2.00 i poi oqiii	21000 por 04111		Sales value per sm

% SR	70%
% SO	30%
S106 (private)	£4,500 per unit
S106 (affordable)	£4,500 per unit
CSH (% uplift on Private)	5%
OOLI (0/	110/

£2,691	1,892,337	842,768	- 1,776,875	- 3,376,662	- 4,626,089	- 6,268,324	- 8,838,335	- 10,929,341	£2,691
£3,563	3,099,639	2,815,376	650,534	- 317,766	- 1,147,825	- 2,122,756	- 3,947,910	- 5,581,519	£3,563
£4,435	4,306,940	4,778,792	3,060,104	2,689,964	2,286,078	1,979,642	909,421	- 255,496	£4,435
£5,307	5,513,725	6,742,207	5,469,674	5,676,028	5,690,181	6,046,905	5,681,793	5,019,306	£5,307
£6,179	6,716,542	8,705,622	7,867,418	8,662,092	9,083,855	10,091,655	10,446,829	10,294,108	£6,179
£7,050	7,919,360	10,669,037	10,257,963	11,648,157	12,477,529	14,136,405	15,211,865	15,524,089	£7,050
£7,922	9,122,177	12,632,453	12,648,508	14,634,221	15,871,203	18,181,155	19,943,477	20,749,459	£7,922
£8,794	10,324,994	14,594,638	15,039,053	17,612,684	19,252,032	22,220,685	24,670,872	25,974,830	£8,794
£9,666	11,522,018	16,541,173	17,417,846	20,567,094	22,607,427	26,219,813	29,374,471	31,173,634	£9,666
£10,538	12,572,712	18,246,718	19,499,792	23,153,980	25,538,354	29,713,038	33,477,017	35,701,463	£10,538
£11,410	13,623,405	19,952,263	21,581,738	25,740,867	28,469,281	33,206,263	37,579,563	40,229,291	£11,410
£12,282	14,674,098	21,657,808	23,663,685	28,327,755	31,400,208	36,699,488	41,682,108	44,757,119	£12,282
£13,154	15,724,791	23,363,354	25,745,632	30,914,642	34,331,136	40,192,713	45,784,653	49,284,947	£13,154
£13,993	16,736,569	25,005,731	27,750,469	33,405,718	37,153,510	43,556,559	49,735,253	53,638,359	£13,993

RLVs less existing use value	£22,794,353 per hectare £9.228.483 per acre
	20,220,400 per dore

Of	£:.	2	•

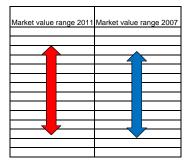
Density -								
units/ha ->	40 uph	70 uph	100 uph	130 uph	160 uph	190 uph	220 uph	250 uph
Build costs ->	£1023 per sqm	£1346 per sqm	£1679 per sqm	£1787 per sqm	£1830 per sqm	£1884 per sqm	£1959 per sqm	£2013 per sqm

Dana coolo r		210 to por oqui	arere per equi		areae per equi				J		
Sales value									Sales value		
per sq m									per sq m	Market value range 2011	Market value range 2007
£2,691	- 20,902,016	- 21,951,585	- 24,571,228	- 26,171,015	- 27,420,442	- 29,062,677	- 31,632,688	- 33,723,694	£2,691		
£3,563	- 19,694,714	- 19,978,977	- 22,143,819	- 23,112,119	- 23,942,178	- 24,917,109	- 26,742,263	- 28,375,872	£3,563		
£4,435	- 18,487,413	- 18,015,561	- 19,734,249	- 20,104,389	- 20,508,275	- 20,814,711	- 21,884,932	- 23,049,849	£4,435		
£5,307	- 17,280,628	- 16,052,146	- 17,324,679	- 17,118,325	- 17,104,172	- 16,747,448	- 17,112,560	- 17,775,047	£5,307		4
£6,179	- 16,077,811	- 14,088,731	- 14,926,935	- 14,132,261	- 13,710,498	- 12,702,698	- 12,347,524	- 12,500,245	£6,179		
£7,050	- 14,874,993	- 12,125,316	- 12,536,390	- 11,146,196	- 10,316,824	- 8,657,948	- 7,582,488	- 7,270,264	£7,050		
£7,922	- 13,672,176	- 10,161,900	- 10,145,845	- 8,160,132	- 6,923,150	- 4,613,198	- 2,850,876	- 2,044,894	£7,922		
£8,794	- 12,469,359	- 8,199,715	- 7,755,300	- 5,181,669	- 3,542,321	- 573,668	1,876,519	3,180,477	£8,794		
£9,666	- 11,272,335	- 6,253,180	- 5,376,507	- 2,227,259	- 186,926	3,425,460	6,580,118	8,379,281	£9,666		
£10,538	- 10,221,641	- 4,547,635	- 3,294,561	359,627	2,744,001	6,918,685	10,682,664	12,907,110	£10,538		
£11,410	- 9,170,948	- 2,842,090	- 1,212,615	2,946,514	5,674,928	10,411,910	14,785,210	17,434,938	£11,410		
£12,282	- 8,120,255	- 1,136,545	869,332	5,533,402	8,605,855	13,905,135	18,887,755	21,962,766	£12,282		
£13,154	- 7,069,562	569,001	2,951,279	8,120,289	11,536,783	17,398,360	22,990,300	26,490,594	£13,154		·
£13,993	- 6,057,784	2,211,378	4,956,116	10,611,365	14,359,157	20,762,206	26,940,900	30,844,006	£13,993		

RLVs less existing use value

£27,002,840 per hectare £10,932,324 per acre Residential

units/ha ->	40 uph	70 uph	100 uph	130 uph	160 uph	190 uph	220 uph	250 uph	
Build costs ->	£1023 per sqm	£1346 per sqm	£1679 per sqm	£1787 per sqm	£1830 per sqm	£1884 per sqm	£1959 per sqm	£2013 per sqm	
Sales value									Sales value
per sq m									per sq m
£2,691	- 25,110,503	- 26,160,072	- 28,779,715	- 30,379,502	- 31,628,929	- 33,271,164	- 35,841,175	- 37,932,181	£2,691
£3,563	- 23,903,201	- 24,187,464	- 26,352,306	- 27,320,606	- 28,150,665	- 29,125,596	- 30,950,750	- 32,584,359	£3,563
£4,435	- 22,695,900	- 22,224,048	- 23,942,736	- 24,312,876	- 24,716,762	- 25,023,198	- 26,093,419	- 27,258,336	£4,435
£5,307	- 21,489,115	- 20,260,633	- 21,533,166	- 21,326,812	- 21,312,659	- 20,955,935	- 21,321,047	- 21,983,534	£5,307
£6,179	- 20,286,298	- 18,297,218	- 19,135,422	- 18,340,748	- 17,918,985	- 16,911,185	- 16,556,011	- 16,708,732	£6,179
£7,050	- 19,083,480	- 16,333,803	- 16,744,877	- 15,354,683	- 14,525,311	- 12,866,435	- 11,790,975	- 11,478,751	£7,050
£7,922	- 17,880,663	- 14,370,387	- 14,354,332	- 12,368,619	- 11,131,637	- 8,821,685	- 7,059,363	- 6,253,381	£7,922
£8,794	- 16,677,846	- 12,408,202	- 11,963,787	- 9,390,156	- 7,750,808	- 4,782,155	- 2,331,968	- 1,028,010	£8,794
£9,666	- 15,480,822	- 10,461,667	- 9,584,994	- 6,435,746	- 4,395,413	- 783,027	2,371,632	4,170,795	£9,666
£10,538	- 14,430,128	- 8,756,122	- 7,503,048	- 3,848,860	- 1,464,486	2,710,199	6,474,178	8,698,624	£10,538
£11,410	- 13,379,435	- 7,050,577	- 5,421,102	- 1,261,973	1,466,442	6,203,424	10,576,724	13,226,452	£11,410
£12,282	- 12,328,742	- 5,345,032	- 3,339,155	1,324,916	4,397,369	9,696,649	14,679,269	17,754,280	£12,282
£13,154	- 11,278,049	- 3,639,486	- 1,257,208	3,911,803	7,328,297	13,189,874	18,781,814	22,282,108	£13,154
£13,993	- 10,266,271	- 1,997,109	747,630	6,402,879	10,150,671	16,553,720	22,732,414	26,635,520	£13,993



RLVs less existing use value

Density -

Density -

# £4,544,800 per hectare £1,840,000 per acre

## Industsrial / warehousing

units/ha ->	40 uph	70 uph	100 uph	130 uph	160 uph	190 uph	220 uph	250 uph			
Build costs ->	£1023 per sqm	£1346 per sqm	£1679 per sqm	£1787 per sqm	£1830 per sqm	£1884 per sqm	£1959 per sqm	£2013 per sqm	]		
Sales value									Sales value		
per sq m									per sq m	Market value range 2011	Market value range 2007
£2,691	- 2,652,463	- 3,702,032	- 6,321,675	- 7,921,462	- 9,170,889	- 10,813,124	- 13,383,135	- 15,474,141	£2,691		
£3,563	- 1,445,161				- 5,692,625	- 6,667,556					
£4,435	- 237,860	233,992			- 2,258,722	- 2,565,158		- 4,800,296	£4,435		
£5,307	968,925	2,197,407	924,874	1,131,228	1,145,381	1,502,105	1,136,993	474,506			
£6,179	2,171,742	4,160,822	3,322,618	4,117,292	4,539,055	5,546,855	5,902,029	5,749,308	£6,179		
£7,050	3,374,560	6,124,237	5,713,163	7,103,357	7,932,729	9,591,605	10,667,065	10,979,289	£7,050		
£7,922	4,577,377	8,087,653	8,103,708	10,089,421	11,326,403	13,636,355	15,398,677	16,204,659	£7,922		
£8,794	5,780,194	10,049,838	10,494,253	13,067,884	14,707,232	17,675,885	20,126,072	21,430,030	£8,794		
£9,666	6,977,218	11,996,373	12,873,046	16,022,294	18,062,627	21,675,013	24,829,671	26,628,834	£9,666		
£10,538	8,027,912	13,701,918	14,954,992	18,609,180	20,993,554	25,168,238	28,932,217	31,156,663			
£11,410	9,078,605	15,407,463	17,036,938	21,196,067	23,924,481	28,661,463	33,034,763	35,684,491	£11,410		_
£12,282	10,129,298	17,113,008	19,118,885	23,782,955	26,855,408	32,154,688	37,137,308	40,212,319			
£13,154	11,179,991	18,818,554	21,200,832	26,369,842	29,786,336	35,647,913	41,239,853	44,740,147	£13,154		
£13,993	12,191,769	20,460,931	23,205,669	28,860,918	32,608,710	39,011,759	45,190,453	49,093,559	£13,993		

RLVs less existing	use	value
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# £2,000,000 per hectare £809,717 per acre

# Community space/buildings £700,000 infrastructure per ha

Density -		1	1		I	I	1	1	1			
units/ha ->	40 uph	70 uph	100 uph	130 uph	160 uph	190 uph	220 uph	250 uph				
Build costs ->	£1023 per sqm	£1346 per sqm	£1679 per sqm	£1787 per sqm	£1830 per sqm	£1884 per sqm	£1959 per sqm	£2013 per sqm				
Sales value									Sales value			
£per sq m									£per sq m	Market value range 2011	Market value range	e 2007
£2,691	- 807,663	- 1,857,232	- 4,476,875	- 6,076,662	- 7,326,089	- 8,968,324	- 11,538,335	- 13,629,341	£2,691			
£3,563	399,639	115,376	- 2,049,466	- 3,017,766	- 3,847,825	- 4,822,756	- 6,647,910	- 8,281,519	£3,563			
£4,435	1,606,940	2,078,792	360,104	- 10,036	- 413,922	- 720,358	- 1,790,579	- 2,955,496	£4,435		_	
£5,307	2,813,725	4,042,207	2,769,674	2,976,028	2,990,181	3,346,905	2,981,793	2,319,306	£5,307			
£6,179	4,016,542	6,005,622	5,167,418	5,962,092	6,383,855	7,391,655	7,746,829	7,594,108	£6,179			
£7,050	5,219,360	7,969,037	7,557,963	8,948,157	9,777,529	11,436,405	12,511,865	12,824,089	£7,050			
£7,922	6,422,177	9,932,453	9,948,508	11,934,221	13,171,203	15,481,155	17,243,477	18,049,459	£7,922			
£8,794	7,624,994	11,894,638	12,339,053	14,912,684	16,552,032	19,520,685	21,970,872	23,274,830	£8,794			
£9,666	8,822,018	13,841,173	14,717,846	17,867,094	19,907,427	23,519,813	26,674,471	28,473,634	£9,666			
£10,538	9,872,712	15,546,718	16,799,792	20,453,980	22,838,354	27,013,038	30,777,017	33,001,463	£10,538			
£11,410	10,923,405	17,252,263	18,881,738	23,040,867	25,769,281	30,506,263	34,879,563	37,529,291	£11,410			
£12,282	11,974,098	18,957,808	20,963,685	25,627,755	28,700,208	33,999,488	38,982,108	42,057,119	£12,282			
£13,154	13,024,791	20,663,354	23,045,632	28,214,642	31,631,136	37,492,713	43,084,653	46,584,947	£13,154			

MODEL	31								
Density - units/ha ->		40 uph	70 uph	100 uph	130 uph	160 uph	190 uph	220 uph	250 uph
	l					1 100 041	100 0411		
D 11 1		04000	04040	04070	04707	04000	04004	C40E0	00040

Build costs -> Sales value psm £1346 per sqm £1346 per sqm £1679 per sqm £1787 per sqm £1830 per sqm psm

£3,563         3,099,639         2,815,376         650,534         - 317,766         - 1,147,825         - 2,122,756         - 3,947,910         - 5,581,519         3,563           £4,435         4,306,940         4,778,792         3,060,104         2,689,964         2,286,078         1,979,642         909,421         - 255,496         4,435           £5,307         5,513,725         6,742,207         5,469,674         5,676,028         5,690,181         6,046,905         5,681,793         5,019,306         5,307           £6,179         6,716,542         8,705,622         7,867,418         8,662,092         9,083,855         10,091,655         10,446,829         10,294,108         6,178           £7,050         7,919,360         10,669,037         10,257,963         11,648,157         12,477,529         14,136,405         15,211,865         15,524,089         7,050           £7,922         9,122,177         12,632,453         12,648,508         14,634,221         15,871,203         18,181,155         19,943,477         20,749,459         7,922           £8,794         10,324,994         14,594,638         15,039,053         17,612,684         19,252,032         22,220,685         24,670,872         25,748,303         8,794           £9,666	Build costs ->	£1023 per sqm	£1346 per sqm	£1679 per sqm	£1787 per sqm	£1830 per sqm	£1884 per sqm	£1959 per sqm	£2013 per sqm	
£2,691         1,892,337         842,768         - 1,776,875         - 3,376,662         - 4,626,089         - 6,268,324         - 8,838,335         - 10,929,341         2,691           £3,563         3,099,639         2,815,376         650,534         - 317,766         - 1,147,825         - 2,122,756         3,947,910         - 5,581,519         3,563           £4,435         4,306,940         4,778,792         3,060,104         2,689,964         2,286,078         1,979,642         909,421         - 255,496         4,435           £5,307         5,513,725         6,742,207         5,469,674         5,676,028         5,690,181         6,046,905         5,681,793         5,019,306         5,307           £6,179         6,716,542         8,705,622         7,867,418         8,662,092         9,083,855         10,091,655         10,446,829         10,294,108         6,175           £7,050         7,919,360         10,669,037         10,257,963         11,648,157         12,477,529         14,136,405         15,211,865         15,524,089         7,056           £7,922         9,122,177         12,632,453         12,648,508         14,634,221         15,871,203         18,181,155         19,943,477         20,749,459         7,922           £9,794	Sales value									Sales value
£3,563         3,099,639         2,815,376         650,534         - 317,766         - 1,147,825         - 2,122,756         - 3,947,910         - 5,581,519         3,563           £4,435         4,306,940         4,778,792         3,060,104         2,689,964         2,286,078         1,979,642         909,421         - 255,496         4,435           £5,307         5,513,725         6,742,207         5,469,674         5,676,028         5,690,181         6,046,905         5,681,793         5,019,306         5,307           £6,179         6,716,542         8,705,622         7,867,418         8,662,092         9,083,855         10,091,655         10,446,829         10,294,108         6,178           £7,050         7,919,360         10,669,037         10,257,963         11,648,157         12,477,529         14,136,405         15,211,865         15,524,089         7,050           £7,922         9,122,177         12,632,453         12,648,508         14,634,221         15,871,203         18,181,155         19,943,477         20,749,459         7,922           £8,794         10,324,994         14,594,638         15,039,053         17,612,684         19,252,032         22,220,685         24,670,872         25,748,303         8,794           £9,666	psm									psm
£3,563         3,099,639         2,815,376         650,534         - 317,766         - 1,147,825         - 2,122,756         - 3,947,910         - 5,581,519         3,563           £4,435         4,306,940         4,778,792         3,060,104         2,689,964         2,286,078         1,979,642         909,421         - 255,496         4,435           £5,307         5,513,725         6,742,207         5,469,674         5,676,028         5,690,181         6,046,905         5,681,793         5,019,306         5,307           £6,179         6,716,542         8,705,622         7,867,418         8,662,092         9,083,855         10,091,655         10,446,829         10,294,108         6,178           £7,050         7,919,360         10,669,037         10,257,963         11,648,157         12,477,529         14,136,405         15,211,865         15,524,089         7,050           £7,922         9,122,177         12,632,453         12,648,508         14,634,221         15,871,203         18,181,155         19,943,477         20,749,459         7,922           £8,794         10,324,994         14,594,638         15,039,053         17,612,684         19,252,032         22,220,685         24,670,872         25,748,303         8,794           £9,666										
£4,435         4,306,940         4,778,792         3,060,104         2,689,964         2,286,078         1,979,642         909,421         255,496         4,435           £5,307         5,513,725         6,742,207         5,469,674         5,676,028         5,690,181         6,046,905         5,681,793         5,019,306         5,307           £6,179         6,716,542         8,705,622         7,867,418         8,662,092         9,083,855         10,091,655         10,446,829         10,294,108         6,175           £7,050         7,919,360         10,689,037         10,257,963         11,648,157         12,477,529         14,136,405         15,211,865         15,524,089         7,055           £7,922         9,122,177         12,632,453         12,648,508         14,634,221         15,871,203         18,181,155         19,943,477         20,749,459         7,922           £8,794         10,324,994         14,594,638         15,039,053         17,612,684         19,252,032         22,220,685         24,670,872         25,748,30         8,794           £9,666         11,522,018         16,541,173         17,417,846         20,567,094         22,607,427         26,219,813         29,374,471         31,173,634         9,666           £10,538	£2,691	1,892,337	842,768	- 1,776,875	- 3,376,662	- 4,626,089	- 6,268,324	- 8,838,335	- 10,929,341	2,691
£5,307         5,513,725         6,742,207         5,469,674         5,676,028         5,690,181         6,046,905         5,681,793         5,019,306         5,307           £6,179         6,716,542         8,705,622         7,867,418         8,662,092         9,083,855         10,091,655         10,446,829         10,294,108         6,175           £7,050         7,919,360         10,689,037         10,257,963         11,648,157         12,477,529         14,136,405         15,21,885         15,524,089         7,056           £7,922         9,122,177         12,632,453         12,648,508         14,634,221         15,871,203         18,181,155         19,943,477         20,749,459         7,922           £8,794         10,324,994         14,594,638         15,039,053         17,612,684         19,252,032         22,220,685         24,670,872         25,974,830         8,794           £9,666         11,522,018         16,541,173         17,417,846         20,567,094         22,607,427         26,219,813         29,374,471         31,73,634         9,666           £10,538         12,572,712         18,246,718         19,499,792         23,153,980         25,538,354         29,713,038         33,477,017         35,701,463         10,538           £11,410<	£3,563	3,099,639	2,815,376	650,534	- 317,766	- 1,147,825	- 2,122,756	- 3,947,910	- 5,581,519	3,563
£6,179         6,716,542         8,705,622         7,867,418         8,662,092         9,083,855         10,091,655         10,446,829         10,294,108         6,175           £7,050         7,919,360         10,669,037         10,257,963         11,648,157         12,477,529         14,136,405         15,211,865         15,524,089         7,050           £7,922         9,122,177         12,632,453         12,648,508         14,634,221         15,871,203         18,181,155         19,943,477         20,749,459         7,922           £8,794         10,324,994         14,594,638         15,039,053         17,612,684         19,252,032         22,220,685         24,670,872         25,974,830         8,794           £9,666         11,522,018         16,541,173         17,417,846         20,567,094         22,607,427         26,219,813         29,374,471         31,173,634         9,666           £10,538         12,572,712         18,246,718         19,499,792         23,153,980         25,538,354         29,713,038         33,477,017         35,701,463         10,538           £11,410         13,623,405         19,952,263         21,581,738         25,740,867         28,469,281         33,206,263         37,579,563         40,229,291         11,410	£4,435	4,306,940	4,778,792	3,060,104	2,689,964	2,286,078	1,979,642	909,421	- 255,496	4,435
£7,050         7,919,360         10,669,037         10,257,963         11,648,157         12,477,529         14,136,405         15,211,865         15,524,089         7,050           £7,922         9,122,177         12,632,453         12,648,508         14,634,221         15,871,203         18,181,155         19,943,477         20,749,459         7,922           £8,794         10,324,994         14,594,638         15,039,053         17,612,684         19,252,032         22,220,685         24,670,872         25,974,830         8,794           £9,666         11,522,018         16,541,173         17,417,846         20,567,094         22,607,427         26,219,813         29,374,471         31,173,634         9,666           £10,538         12,572,712         18,246,718         19,499,792         23,153,980         25,538,354         29,713,038         33,477,017         35,701,463         10,538           £11,410         13,623,405         19,952,263         21,551,738         25,740,867         28,469,281         33,206,263         37,579,563         40,229,291         11,410           £12,282         14,674,098         21,667,808         23,663,685         28,327,755         31,400,208         36,699,488         41,682,108         44,757,119         12,282	£5,307	5,513,725	6,742,207	5,469,674	5,676,028	5,690,181	6,046,905	5,681,793	5,019,306	5,307
£7,922         9,122,177         12,632,453         12,648,508         14,634,221         15,871,203         18,181,155         19,943,477         20,749,459         7,922           £8,794         10,324,994         14,594,638         15,039,053         17,612,684         19,252,032         22,202,685         24,670,872         25,974,830         8,794           £9,666         11,522,018         16,541,173         17,417,846         20,567,094         22,607,427         26,219,813         29,374,471         31,173,634         9,666           £10,538         12,572,712         18,246,718         19,499,792         23,153,980         25,538,354         29,713,038         33,477,017         35,701,463         10,538           £11,410         13,623,405         19,952,263         21,581,738         25,740,867         28,469,281         33,206,263         37,579,563         40,229,291         11,410           £12,282         14,674,098         21,657,808         23,663,685         28,327,755         31,400,208         36,699,488         41,682,108         44,757,119         12,282           £13,154         15,724,791         23,363,354         25,745,632         30,914,642         34,331,136         40,192,713         45,784,653         49,284,947         13,154 <td>£6,179</td> <td>6,716,542</td> <td>8,705,622</td> <td>7,867,418</td> <td>8,662,092</td> <td>9,083,855</td> <td>10,091,655</td> <td>10,446,829</td> <td>10,294,108</td> <td>6,179</td>	£6,179	6,716,542	8,705,622	7,867,418	8,662,092	9,083,855	10,091,655	10,446,829	10,294,108	6,179
£8,794         10,324,994         14,594,638         15,039,053         17,612,684         19,252,032         22,220,685         24,670,872         25,974,830         8,794           £9,666         11,522,018         16,541,173         17,417,846         20,567,094         22,607,427         26,219,813         29,374,471         31,173,634         9,666           £10,538         12,572,712         18,246,718         19,499,792         23,153,980         25,538,354         29,713,038         33,477,017         35,701,463         10,538           £11,410         13,623,405         19,952,263         21,581,738         25,740,867         28,469,281         33,206,263         37,579,563         40,229,291         11,410           £12,282         14,674,098         21,657,808         23,663,685         28,327,755         31,400,208         36,699,488         41,682,108         44,757,119         12,282           £13,154         15,724,791         23,363,354         25,745,632         30,914,642         34,331,136         40,192,713         45,784,653         49,284,947         13,154	£7,050	7,919,360	10,669,037	10,257,963	11,648,157	12,477,529	14,136,405	15,211,865	15,524,089	7,050
£9,666         11,522,018         16,541,173         17,417,846         20,567,094         22,607,427         26,219,813         29,374,471         31,173,634         9,666           £10,538         12,572,712         18,246,718         19,499,792         23,153,980         25,538,354         29,713,038         33,477,017         35,701,463         10,538           £11,410         13,623,405         19,952,263         21,581,738         25,740,867         28,469,281         33,206,263         37,579,563         40,229,291         11,410           £12,282         14,674,098         21,657,808         23,663,685         28,327,755         31,400,208         36,699,488         41,682,108         44,757,119         12,282           £13,154         15,724,791         23,363,354         25,745,632         30,914,642         34,331,136         40,192,713         45,784,653         49,284,947         13,154	£7,922	9,122,177	12,632,453	12,648,508	14,634,221	15,871,203	18,181,155	19,943,477	20,749,459	7,922
£10,538         12,572,712         18,246,718         19,499,792         23,153,980         25,538,354         29,713,038         33,477,017         35,701,463         10,538           £11,410         13,623,405         19,952,263         21,581,738         25,740,667         28,469,281         33,206,263         37,579,563         40,229,291         11,410           £12,282         14,674,098         21,657,808         23,663,685         28,327,755         31,400,208         36,699,488         41,682,108         44,757,119         12,282           £13,154         15,724,791         23,363,354         25,745,632         30,914,642         34,331,136         40,192,713         45,784,653         49,284,947         13,154	£8,794	10,324,994	14,594,638	15,039,053	17,612,684	19,252,032	22,220,685	24,670,872	25,974,830	8,794
£11,410     13,623,405     19,952,263     21,581,738     25,740,867     28,469,281     33,206,263     37,579,563     40,229,291     11,410       £12,282     14,674,098     21,657,808     23,663,685     28,327,755     31,400,208     36,699,488     41,682,108     44,757,119     12,282       £13,154     15,724,791     23,363,354     25,745,632     30,914,642     34,331,136     40,192,713     45,784,653     49,284,947     13,154	£9,666	11,522,018	16,541,173	17,417,846	20,567,094	22,607,427	26,219,813	29,374,471	31,173,634	9,666
£12,282     14,674,098     21,657,808     23,663,685     28,327,755     31,400,208     36,699,488     41,682,108     44,757,119     12,282       £13,154     15,724,791     23,363,354     25,745,632     30,914,642     34,331,136     40,192,713     45,784,653     49,284,947     13,154	£10,538	12,572,712	18,246,718	19,499,792	23,153,980	25,538,354	29,713,038	33,477,017	35,701,463	10,538
£13,154	£11,410	13,623,405	19,952,263	21,581,738	25,740,867	28,469,281	33,206,263	37,579,563	40,229,291	11,410
	£12,282	14,674,098	21,657,808	23,663,685	28,327,755	31,400,208	36,699,488	41,682,108	44,757,119	12,282
040,000 40,700,000 05,005,704 07,750,400 00,405,740 07,450,540 40,550,550 50,000,050 40,000	£13,154	15,724,791	23,363,354	25,745,632	30,914,642	34,331,136	40,192,713	45,784,653	49,284,947	13,154
£13,993	£13,993	16,736,569	25,005,731	27,750,469	33,405,718	37,153,510	43,556,559	49,735,253	53,638,359	13,993

Aff Hsg	509
% SR	709
% SO	309
S106 (private)	£4,500 per un
S106 (affordable)	£4,500 per un
CIL	
CSH (average unit cost)	£11,031 per un
Grant	N
Developer's profit	209

RLVs less existing use value	£22,794,353 per hectare	Offices
	CO 220 402 mar ages	

Density - units/ha -> Build costs->	40 uph £1023 per sqm	70 uph £1346 per sqm	100 uph £1679 per sqm	130 uph £1787 per sqm	160 uph £1830 per sqm	190 uph £1884 per sqm	220 uph £1959 per sqm	250 uph £2013 per sqm	]		
Sales value £per sq m									Sales value £per sq m	Market value range 2011	Market value range 2007
£2,691	8	8	8	8	8	8	8	8	£2,691		
£3,563	8	8	8	8	8	8	8	8	£3,563		
£4,435	8	8	8	8	8	8	8	8	£4,435		
£5,307	8	8	8	8	8	8	8	8	£5,307		
£6,179	8	8	8	8	8	8	8	8	£6,179		
£7,050	8	8	8	8	8	8	8	8	£7,050		
£7,922	8	8	8	8	<b>®</b>	8	<b>(a)</b>		£7,922		
£8,794	8	8	8	8	8	<b>(4)</b>	<b>(4)</b>	<b>(4)</b>	£8,794		
£9,666	8	8	8	<u> </u>	<del>(2)</del>	<b>(3)</b>	<u>©</u>	<b>(9</b> )	£9,666		
£10,538	8	8	<u>@</u>	<u> </u>	<del>(2)</del>	<b>(3)</b>	<u>©</u>	<b>(9</b> )	£10,538		
£11,410	8	<u> </u>	<u>@</u>	<del>(1)</del>	0	0	<u>©</u>	<u> </u>	£11,410		
£12,282	8	<u>@</u>	<u>@</u>	<u>©</u>	<b>(3)</b>	0	<u>©</u>	9	£12,282	•	
£13,154	8	<b>(2)</b>	<b>(a)</b>	<b>©</b>	<b>©</b>	0	<b>©</b>	0	£13,154		

£27,002,840 per hectare £10,932,324 per acre RLVs less existing use value

£13,993

£13,154

£13,993

Density - units/ha ->	40 uph	70 uph	100 uph	130 uph	160 uph	190 uph	220 uph	250 uph	]		
Build costs ->	£1023 per sqm	£1346 per sqm	£1679 per sqm	£1787 per sqm	£1830 per sqm	£1884 per sqm	£1959 per sqm	£2013 per sqm	]		1
Sales value									Sales value		
per sq m									per sq m	Market value range 2011	Market value range 2007
£2,691	8	8	8	8	8	8	8	8	£2,691		
£3,563	8	8	8	8	8	8	8	8	£3,563		
£4,435	8	8	3	8	8	8	8	8	£4,435		
£5,307	8	8	(3)	8	8	8	8	8	£5,307		
£6,179	8	(3)	8	(3)	8	8	8	8	£6,179		
£7,050	8	(3)	(3)	(3)	(3)	(3)	8	8	£7,050		
£7,922	8	(3)	8	(3)	(3)	(3)	8	8	£7,922		
£8,794	8	(3)	8	(3)	(3)	(3)	<del>(1)</del>	<u> </u>	£8,794		
£9,666	8	(3)	8	(3)	8	<del>(1)</del>	<del>(1)</del>	<b>(9</b> )	£9,666		
£10,538	8	8	8	(4)	(2)	<b>(a)</b>	0	0	£10,538		
£11,410	8	(3)	8	<b>(1)</b>	<b>(1)</b>	<b>(3)</b>	<b>(</b>	0	£11,410		
£12,282	8	(3)	<u> </u>	<b>(1)</b>	0	0	0	0	£12,282		

£13,154

£13,993

#### £4,544,800 per hectare £1,840,000 per acre RLVs less existing use value Industsrial / warehousing

Density -									ı
units/ha ->	40 uph	70 uph	100 uph	130 uph	160 uph	190 uph	220 uph	250 uph	l
Build costs ->	£1023 per sqm	£1346 per sqm	£1679 per sqm	£1787 per sqm	£1830 per sqm	£1884 per sqm	£1959 per sqm	£2013 per sqm	
Sales value £per sq m									Sales value £per sq m
£2,691	8	8	8	8	8	8	8	8	£2,6
£3.563	8	8	8	8	8	8	3	8	£3.5

£per sq m									£per sq m	Market value range 201	1 Market value range 2007
£2,691	8	8	8	8	8	8	8	8	£2,691		
£3,563	8	8	8	8	8	8	8	8	£3,563		
£4,435	<u> </u>	(1)	8	8	8	8	8	8	£4,435		
£5,307	<b>©</b>	<u> </u>	0	0	0	0	0	<u>(1)</u>	£5,307		
£6,179	<b>©</b>	<b>©</b>	<b>©</b>	0	0	0	0	0	£6,179		
£7,050	<b>©</b>	<b>©</b>	0	0	0	0	0	0	£7,050		
£7,922	<b>©</b>	<b>©</b>	0	0	0	0	0	0	£7,922		
£8,794	<b>©</b>	<u> </u>	0	0	0	0	0	0	£8,794		
£9,666	<b>©</b>	<u>©</u>	<u>©</u>	<b>(3)</b>	<b>©</b>	<b>(3)</b>	<b>©</b>	<b>(3)</b>	£9,666		
£10,538	<b>©</b>	<u>©</u>	<u>©</u>	<b>(3)</b>	<b>©</b>	<b>(3)</b>	<b>©</b>	<b>(3)</b>	£10,538		
£11,410	<u>©</u>	<u>©</u>	<b>©</b>	<b>©</b>	<b>©</b>	<b>©</b>	<b>©</b>	<b>(</b>	£11,410		
£12,282	<b>©</b>	<b>©</b>	0	0	0	0	0	0	£12,282		
£13,154	<b>©</b>	<u> </u>	0	0	0	0	0	0	£13,154		
£13,993	<u>©</u>	<u>©</u>	<b>(9</b> )	<u>©</u>	<u>©</u>	<u>©</u>	<u>©</u>	<b>©</b>	£13,993		

RLVs less existing use value	£2,000,000 per hectare	Community space/buildings
	£809,717 per acre	

Density -											
units/ha ->	40 uph	70 uph	100 uph	130 uph	160 uph	190 uph	220 uph	250 uph			
Build costs ->	£1023 per sqn	£1346 per sqm	£1679 per sqm	£1787 per sqm	£1830 per sqm	£1884 per sqm	£1959 per sqm	£2013 per sqm	]		
Sales value									Sales value		
per sq m									per sq m	Market value range	2011 Market value range 2007
£2,691	8	8	8	8	8	8	8	8	£2,691		
£3,563	<u>©</u>	<b>(4)</b>	8	8	8	8	8	8	£3,563		
£4,435	<b>©</b>	<b>©</b>	8	<u> </u>	8	8	8	8	£4,435		
£5,307	<b>©</b>	0	0	0	0	<b>©</b>	0	0	£5,307		
£6,179	<b>©</b>	0	0	0	0	0	0	0	£6,179		
£7,050	<u>©</u>	<b>©</b>	8	0	<u>©</u>	<b>©</b>	0	0	£7,050		
£7,922	<u>©</u>	<b>©</b>	8	0	<u>©</u>	<b>©</b>	0	0	£7,922		
£8,794	<b>©</b>	<u>©</u>	<b>©</b>	<b>©</b>	<b>©</b>	8	<b>©</b>	8	£8,794		
£9,666	<u>©</u>	<b>©</b>	8	8	<b>©</b>	<b>©</b>	<b>(9</b> )	<b>(9</b> )	£9,666		
£10,538	<b>©</b>	<b>©</b>	<b>(3)</b>	0	0	0	0	0	£10,538		
£11,410	<b>©</b>	<u> </u>	0	0	<del>©</del>	0	0	0	£11,410		
£12,282	<u>©</u>	<u>©</u>	8	8	<b>©</b>	8	<b>©</b>	8	£12,282		
£13,154	<u>©</u>	0	8	8	<b>©</b>	8	<u> </u>	8	£13,154		
£13,993	<u> </u>	(9)	8	8	<u>©</u>	8	8	8	£13,993		

	32									
Density -		40 1	70 1	400	400	100	400	000	050	
units/ha ->	ŀ	40 uph	70 uph	100 uph	130 uph	160 uph	190 uph	220 uph	250 uph	
Build costs ->	- 1	£1022 por cam	£1246 per cam	£1670 por cam	£1707 per cam	£1830 per sqm	£1004 per cam	£10E0 per cam	£2012 per cam	
	L	£1023 per sqiii	£1346 per sqiii	£1079 per sqiii	£1767 per sqiii	£ 1030 per sqiii	£1004 per sqiii	£1909 per sqiii		4
Sales value										Sales value
per sm										per sm

% SR	70%
% SO	30%
S106 (private)	£10,000 per unit
S106 (affordable)	£10,000 per unit
CSH (% uplift on Private)	5%

CSH (% uplift on AH)

£2,691	1,667,867	439,890	- 2,359,588	- 4,143,506	- 5,581,355	- 7,402,702	- 10,167,567	- 12,439,832	£2,691
£3,563	2,875,169	2,417,523	74,994	- 1,079,884	- 2,103,091	- 3,257,134	- 5,277,141	- 7,092,010	£3,563
£4,435	4,082,470	4,380,938	2,484,564	1,941,761	1,342,269	858,869	- 404,070	- 1,748,099	£4,435
£5,307	5,289,772	6,344,353	4,894,134	4,927,825	4,757,838	4,939,748	4,384,056	3,526,703	£5,307
£6,179	6,494,948	8,307,769	7,299,056	7,913,890	8,151,513	8,984,498	9,149,092	8,801,505	£6,179
£7,050	7,697,765	10,271,184	9,689,601	10,899,954	11,545,188	13,029,248	13,914,128	14,049,388	£7,050
£7,922	8,900,583	12,234,599	12,080,146	13,886,018	14,938,862	17,073,999	18,661,507	19,274,757	£7,922
£8,794	10,103,400	14,198,014	14,470,692	16,872,083	18,331,166	21,118,749	23,388,902	24,500,128	£8,794
£9,666	11,300,424	16,148,348	16,849,484	19,828,223	21,686,562	25,126,286	28,092,501	29,698,933	£9,666
£10,538	12,351,118	17,853,893	18,931,430	22,415,110	24,617,489	28,619,510	32,195,046	34,226,761	£10,538
£11,410	13,401,810	19,559,440	21,013,377	25,001,997	27,548,416	32,112,736	36,297,592	38,754,590	£11,410
£12,282	14,452,503	21,264,985	23,095,323	27,588,884	30,479,344	35,605,960	40,400,137	43,282,417	£12,282
£13,154	15,503,197	22,970,530	25,177,269	30,175,771	33,410,271	39,099,186	44,502,683	47,810,246	£13,154
£13,993	16.514.975	24.612.908	27.182.106	32.666.847	36.232.644	42.463.032	48.453.282	52.170.376	£13,993

£7,922         8,900,583         12,234,599         12,080,146         13,886,018         14,938,862         17,073,999         18,661,507         19,274,757         £7,922           £8,794         10,103,400         14,198,014         14,470,692         16,872,083         18,331,166         21,118,749         23,388,902         24,500,128         £8,794           £9,666         11,300,424         16,148,348         16,849,484         19,828,223         21,686,562         25,126,286         28,092,501         29,698,933         £9,666           £10,538         12,351,118         17,853,893         18,931,430         22,415,110         24,617,489         28,619,510         32,195,046         34,226,761         £10,538           £11,410         13,401,810         19,559,440         21,013,377         25,001,997         27,548,416         32,112,736         36,297,592         38,754,590         £11,410           £12,282         14,452,503         21,264,985         23,095,323         27,588,884         30,479,344         35,605,960         40,400,137         43,282,417         £12,282           £13,154         15,503,197         22,970,530         25,177,269         30,175,771         33,410,271         39,099,186         44,502,683         47,810,246         £13,154		£6,179	6,48	94,948	8,307,769	7,299,056	7,913,890	8,151,513	8,984,498	9,149,092	8,801,505	£6,179
£8,794         10,103,400         14,198,014         14,470,692         16,872,083         13,331,166         21,118,749         23,388,902         24,500,128         £8,794           £9,666         11,300,424         16,148,348         16,849,484         19,828,223         21,686,562         25,126,286         28,092,501         29,698,933         £9,666           £10,538         12,351,118         17,853,893         18,931,430         22,415,110         24,617,489         28,619,510         32,195,046         34,226,761         £10,538           £11,410         13,401,810         19,559,440         21,013,377         25,001,997         27,548,416         32,112,736         36,297,592         38,754,590         £11,410           £12,282         14,452,503         21,264,985         23,095,323         27,588,884         30,479,344         35,605,960         40,400,137         43,282,417         £12,282           £13,154         15,503,197         22,970,530         25,177,269         30,175,771         33,410,271         39,099,186         44,502,683         47,810,246         £13,154	ſ	£7,050	7,69	97,765	10,271,184	9,689,601	10,899,954	11,545,188	13,029,248	13,914,128	14,049,388	£7,050
£9,666         11,300,424         16,148,348         16,849,484         19,828,223         21,686,562         25,126,286         28,092,501         29,698,933         £9,666           £10,538         12,351,118         17,853,893         18,931,430         22,415,110         24,617,489         28,619,510         32,195,046         34,226,761         £10,538           £11,410         13,401,810         19,559,440         21,013,377         25,001,997         27,548,416         32,112,736         36,297,592         38,754,590         £11,410           £12,282         14,452,503         21,264,985         23,095,323         27,588,884         30,479,344         35,605,960         40,400,137         43,282,417         £12,282           £13,154         15,503,197         22,970,530         25,177,269         30,175,771         33,410,271         39,099,186         44,502,683         47,810,246         £13,154		£7,922	8,90	00,583	12,234,599	12,080,146	13,886,018	14,938,862	17,073,999	18,661,507	19,274,757	£7,922
£10,538         12,351,118         17,853,893         18,931,430         22,415,110         24,617,489         28,619,510         32,195,046         34,226,761         £10,538           £11,410         13,401,810         19,559,440         21,013,377         25,001,997         27,584,846         32,112,736         36,297,592         38,754,590         £11,410           £12,282         14,452,503         21,264,985         23,095,323         27,588,884         30,479,344         35,605,960         40,400,137         43,282,417         £12,282           £13,154         15,503,197         22,970,530         25,177,269         30,175,771         33,410,271         39,099,186         44,502,683         47,810,246         £13,154		£8,794	10,10	03,400	14,198,014	14,470,692	16,872,083	18,331,166	21,118,749	23,388,902	24,500,128	£8,794
£11,410       13,401,810       19,559,440       21,013,377       25,001,997       27,548,416       32,112,736       36,297,592       38,754,590       £11,410         £12,282       14,452,503       21,264,985       23,095,323       27,588,884       30,479,344       35,605,960       40,400,137       43,282,417       £12,282         £13,154       15,503,197       22,970,530       25,177,269       30,175,771       33,410,271       39,099,186       44,502,683       47,810,246       £13,154		£9,666	11,30	00,424	16,148,348	16,849,484	19,828,223	21,686,562	25,126,286	28,092,501	29,698,933	£9,666
£12,282       14,452,503       21,264,985       23,095,323       27,588,884       30,479,344       35,605,960       40,400,137       43,282,417       £12,282         £13,154       15,503,197       22,970,530       25,177,269       30,175,771       33,410,271       39,099,186       44,502,683       47,810,246       £13,154		£10,538	12,35	51,118	17,853,893	18,931,430	22,415,110	24,617,489	28,619,510	32,195,046	34,226,761	£10,538
£13,154 15,503,197 22,970,530 25,177,269 30,175,771 33,410,271 39,099,186 44,502,683 47,810,246 £13,154		£11,410	13,40	01,810	19,559,440	21,013,377	25,001,997	27,548,416	32,112,736	36,297,592	38,754,590	£11,410
		£12,282	14,45	52,503	21,264,985	23,095,323	27,588,884	30,479,344	35,605,960	40,400,137	43,282,417	£12,282
£13,993		£13,154	15,50	03,197	22,970,530	25,177,269	30,175,771	33,410,271	39,099,186	44,502,683	47,810,246	£13,154
		£13,993	16,51	14,975	24,612,908	27,182,106	32,666,847	36,232,644	42,463,032	48,453,282	52,170,376	£13,993

### RLVs less existing use value

# £22,794,353 per hectare £9,228,483 per acre

#### Offices

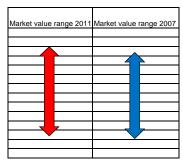
Density - units/ha ->	40 uph	70 uph	100 uph	130 uph	160 uph	190 uph	220 uph	250 uph	]		
Build costs ->	£1023 per sqm	£1346 per sqm	£1679 per sqm	£1787 per sqm	£1830 per sqm	£1884 per sqm	£1959 per sqm	£2013 per sqm		-	
Sales value									Sales value		
per sq m									per sq m	Market value range 2011	Market value range 2007
£2,691	- 21,126,486	- 22,354,463	- 25,153,941	- 26,937,859	- 28,375,708	- 30,197,055	- 32,961,920	- 35,234,185	£2,691		
£3,563	- 19,919,184	- 20,376,830	- 22,719,359	- 23,874,237	- 24,897,444	- 26,051,487	- 28,071,494	- 29,886,363	£3,563		
£4,435	- 18,711,883	- 18,413,415	- 20,309,789	- 20,852,592	- 21,452,084	- 21,935,484	- 23,198,423	- 24,542,452	£4,435		
£5,307	- 17,504,581	- 16,450,000	- 17,900,219	- 17,866,528	- 18,036,515	- 17,854,605	- 18,410,297	- 19,267,650	£5,307		4
£6,179	- 16,299,405	- 14,486,584	- 15,495,297	- 14,880,463	- 14,642,840	- 13,809,855	- 13,645,261	- 13,992,848	£6,179		
£7,050	- 15,096,588				- 11,249,165				£7,050		
£7,922	- 13,893,770	- 10,559,754	- 10,714,207	- 8,908,335	- 7,855,491	- 5,720,354	- 4,132,846	- 3,519,596	£7,922		
£8,794	- 12,690,953	- 8,596,339	- 8,323,661	- 5,922,270	- 4,463,187	- 1,675,604	594,549	1,705,775	£8,794		
£9,666	- 11,493,929	- 6,646,005	- 5,944,869	- 2,966,130	- 1,107,791	2,331,933	5,298,148	6,904,580	£9,666		
£10,538	- 10,443,235	- 4,940,460	- 3,862,923	- 379,243	1,823,136	5,825,157	9,400,693	11,432,408	£10,538		
£11,410	- 9,392,543	- 3,234,913	- 1,780,976	2,207,644	4,754,063	9,318,383	13,503,239	15,960,237	£11,410		
£12,282	- 8,341,850	- 1,529,368	300,970	4,794,531	7,684,991	12,811,607	17,605,784	20,488,064	£12,282		

### RLVs less existing use value

# £27,002,840 per hectare £10,932,324 per acre

### Residential

		70 uph	100 uph	130 uph	160 uph	190 uph	220 uph	250 uph	
Build costs -> £	1023 per sqm	£1346 per sqm	£1679 per sqm	£1787 per sqm	£1830 per sqm	£1884 per sqm	£1959 per sqm	£2013 per sqm	
Sales value									Sales value
per sq m									per sq m
£2,691 -	25,334,973	- 26,562,950	- 29,362,428	- 31,146,346	- 32,584,195	- 34,405,542	- 37,170,407	- 39,442,672	£2,691
£3,563 -	24,127,671	- 24,585,317	- 26,927,846	- 28,082,724	- 29,105,931	- 30,259,974	- 32,279,981	- 34,094,850	£3,563
£4,435 -	22,920,370	- 22,621,902	- 24,518,276	- 25,061,079	- 25,660,571	- 26,143,971	- 27,406,910	- 28,750,939	£4,435
£5,307 -	21,713,068	- 20,658,487	- 22,108,706	- 22,075,015	- 22,245,002	- 22,063,092	- 22,618,784	- 23,476,137	£5,307
£6,179 -	20,507,892	- 18,695,071	- 19,703,784	- 19,088,950	- 18,851,327	- 18,018,342	- 17,853,748	- 18,201,335	£6,179
£7,050 -	19,305,075	- 16,731,656	- 17,313,239	- 16,102,886	- 15,457,652	- 13,973,592	- 13,088,712	- 12,953,452	£7,050
£7,922 -	18,102,257	- 14,768,241	- 14,922,694	- 13,116,822	- 12,063,978	- 9,928,841	- 8,341,333	- 7,728,083	£7,922
£8,794 -	16,899,440	- 12,804,826	- 12,532,148	- 10,130,757	- 8,671,674	- 5,884,091	- 3,613,938	- 2,502,712	£8,794
£9,666 -	15,702,416	- 10,854,492	- 10,153,356	- 7,174,617	- 5,316,278	- 1,876,554	1,089,662	2,696,094	£9,666
£10,538 -	14,651,722	- 9,148,947	- 8,071,410	- 4,587,730	- 2,385,351	1,616,671	5,192,207	7,223,922	£10,538
£11,410 -	13,601,030	- 7,443,400	- 5,989,463	- 2,000,843	545,577	5,109,897	9,294,753	11,751,751	£11,410
£12,282 -	12,550,337	- 5,737,855	- 3,907,517	586,045	3,476,505	8,603,121	13,397,298	16,279,578	£12,282
£13,154 -	11,499,643	- 4,032,310	- 1,825,571	3,172,932	6,407,432	12,096,347	17,499,844	20,807,407	£13,154
£13,993 -	10,487,865	- 2,389,932	179,267	5,664,008	9,229,805	15,460,193	21,450,443	25,167,537	£13,993



### RLVs less existing use value

Density -

# £4,544,800 per hectare £1,840,000 per acre

## Industsrial / warehousing

units/ha ->	40 uph	70 uph	100 uph	130 uph	160 uph	190 uph	220 uph	250 uph			
Build costs ->	£1023 per sqm	£1346 per sqm	£1679 per sqm	£1787 per sqm	£1830 per sqm	£1884 per sqm	£1959 per sqm	£2013 per sqm			
Sales value									Sales value		
per sq m									per sq m	Market value range 2011	Market value range 2007
£2,691	- 2,876,933	- 4,104,910	- 6,904,388	- 8,688,306	- 10,126,155	- 11,947,502	- 14,712,367	- 16,984,632	£2,691		
£3,563	- 1,669,631	- 2,127,277	- 4,469,806	- 5,624,684	- 6,647,891	- 7,801,934	- 9,821,941	- 11,636,810			
£4,435	- 462,330	- 163,862	- 2,060,236	- 2,603,039	- 3,202,531	- 3,685,931	- 4,948,870	- 6,292,899	£4,435		
£5,307	744,972	1,799,553	349,334	383,025	213,038	394,948	- 160,744	- 1,018,097	£5,307		
£6,179	1,950,148		2,754,256	3,369,090	3,606,713	4,439,698	4,604,292	4,256,705	£6,179		
£7,050	3,152,965	5,726,384	5,144,801	6,355,154	7,000,388	8,484,448	9,369,328	9,504,588	£7,050		
£7,922	4,355,783	7,689,799	7,535,346	9,341,218	10,394,062	12,529,199	14,116,707	14,729,957	£7,922		
£8,794	5,558,600	9,653,214	9,925,892	12,327,283	13,786,366	16,573,949	18,844,102	19,955,328	£8,794		
£9,666	6,755,624	11,603,548	12,304,684	15,283,423	17,141,762	20,581,486	23,547,701	25,154,133			
£10,538	7,806,318	13,309,093	14,386,630	17,870,310	20,072,689	24,074,710	27,650,246	29,681,961	£10,538		
£11,410	8,857,010		16,468,577	20,457,197	23,003,616	27,567,936	31,752,792	34,209,790	£11,410		
£12,282	9,907,703		18,550,523	23,044,084	25,934,544	31,061,160	35,855,337	38,737,617	£12,282		
£13,154	10,958,397	18,425,730	20,632,469	25,630,971	28,865,471	34,554,386	39,957,883	43,265,446			
£13,993	11,970,175	20,068,108	22,637,306	28,122,047	31,687,844	37,918,232	43,908,482	47,625,576	£13,993		

### RLVs less existing use value

# £2,000,000 per hectare £809,717 per acre

# Community space/buildings £700,000 infrastructure per ha

Delisity -											
units/ha ->	40 uph	70 uph	100 uph	130 uph	160 uph	190 uph	220 uph	250 uph			
Build costs ->	£1023 per sqm	£1346 per sqm	£1679 per sqm	£1787 per sqm	£1830 per sqm	£1884 per sqm	£1959 per sqm	£2013 per sqm			
Sales value											
£per sq m			Market value range 201	1 Market value range 2007							
£2,691	- 1,032,133	- 2,260,110	- 5,059,588	- 6,843,506	- 8,281,355	- 10,102,702	- 12,867,567	- 15,139,832	£2,691		
£3,563	175,169	- 282,477	- 2,625,006	- 3,779,884	- 4,803,091	- 5,957,134	- 7,977,141	- 9,792,010	£3,563		
£4,435	1,382,470	1,680,938	- 215,436	- 758,239	- 1,357,731	- 1,841,131	- 3,104,070	- 4,448,099	£4,435		
£5,307	2,589,772	3,644,353	2,194,134	2,227,825	2,057,838	2,239,748	1,684,056	826,703	£5,307		
£6,179	3,794,948	5,607,769	4,599,056	5,213,890	5,451,513	6,284,498	6,449,092	6,101,505	£6,179		
£7,050	4,997,765	7,571,184	6,989,601	8,199,954	8,845,188	10,329,248	11,214,128	11,349,388	£7,050		
£7,922	6,200,583	9,534,599	9,380,146	11,186,018	12,238,862	14,373,999	15,961,507	16,574,757	£7,922		
£8,794	7,403,400	11,498,014	11,770,692	14,172,083	15,631,166	18,418,749	20,688,902	21,800,128	£8,794		
£9,666	8,600,424	13,448,348	14,149,484	17,128,223	18,986,562	22,426,286	25,392,501	26,998,933	£9,666		
£10,538	9,651,118	15,153,893	16,231,430	19,715,110	21,917,489	25,919,510	29,495,046	31,526,761	£10,538		
£11,410	10,701,810	16,859,440	18,313,377	22,301,997	24,848,416	29,412,736	33,597,592	36,054,590	£11,410		
£12,282	11,752,503	18,564,985	20,395,323	24,888,884	27,779,344	32,905,960	37,700,137	40,582,417	£12,282		
£13,154	12,803,197	20,270,530	22,477,269	27,475,771	30,710,271	36,399,186	41,802,683	45,110,246			
040 000	40 044 075	04 040 000	04 400 400	00 000 047	00 500 044	202 702 022	45 750 000	40 470 070	040 000		

MODEL	32								
Density - units/ha ->		40 uph	70 uph	100 uph	130 uph	160 uph	190 uph	220 uph	250 uph
			1						
			04040						

psm									psm
£2,691	1,667,867	439,890	- 2,359,588	- 4,143,506	- 5,581,355	- 7,402,702	- 10,167,567	- 12,439,832	2,691
£3,563	2,875,169	2,417,523	74,994	- 1,079,884	- 2,103,091	- 3,257,134	- 5,277,141	- 7,092,010	3,563
£4,435	4,082,470	4,380,938	2,484,564	1,941,761	1,342,269	858,869	- 404,070	- 1,748,099	4,435
£5,307	5,289,772	6,344,353	4,894,134	4,927,825	4,757,838	4,939,748	4,384,056	3,526,703	5,307
£6,179	6,494,948	8,307,769	7,299,056	7,913,890	8,151,513	8,984,498	9,149,092	8,801,505	6,179
£7,050	7,697,765	10,271,184	9,689,601	10,899,954	11,545,188	13,029,248	13,914,128	14,049,388	7,050
£7,922	8,900,583	12,234,599	12,080,146	13,886,018	14,938,862	17,073,999	18,661,507	19,274,757	7,922
£8,794	10,103,400	14,198,014	14,470,692	16,872,083	18,331,166	21,118,749	23,388,902	24,500,128	8,794
£9,666	11,300,424	16,148,348	16,849,484	19,828,223	21,686,562	25,126,286	28,092,501	29,698,933	9,666
£10,538	12,351,118	17,853,893	18,931,430	22,415,110	24,617,489	28,619,510	32,195,046	34,226,761	10,538
£11,410	13,401,810	19,559,440	21,013,377	25,001,997	27,548,416	32,112,736	36,297,592	38,754,590	11,410
£12,282	14,452,503	21,264,985	23,095,323	27,588,884	30,479,344	35,605,960	40,400,137	43,282,417	12,282
£13 154	15 503 197	22 970 530	25 177 269	30 175 771	33 410 271	39 099 186	44 502 683	47 810 246	13 154

Aff Hsg	50%
% SR	70%
% SO	309
S106 (private)	£10,000 per un
S106 (affordable)	£10,000 per un
CIL	
CSH (average unit cost)	£11,031 per un
Grant	N
Developer's profit	20%

RLVs less existing use value

£22,794,353 per hectare £9,228,483 per acre

Offices

units/ha ->	40 uph	70 uph	100 uph	130 uph	160 uph	190 uph	220 uph	250 uph			
Build costs->	£1023 per sqm	£1346 per sqm	£1679 per sqm			£1884 per sqm	£1959 per sqm		]		
Sales value £per sq m									Sales value £per sq m	Market value range 2011	Market value range 2007
£2,691	8	8	8	(3)	8	8	8	8	£2,691		
£3,563	8	8	8	8	8	8	8	8	£3,563		
£4,435	8	8	8	(3)	8	8	8	8	£4,435		
£5,307	8	8	8	(3)	8	8	8	8	£5,307		
£6,179	8	8	8	(3)	8	8	8	8	£6,179		
£7,050	8	8	8	(3)	8	8	8	8	£7,050		
£7,922	8	8	8	8	8	8	8	8	£7,922		
£8,794	8	8	8	(3)	8	<b>(2)</b>	<del>(1)</del>	<b>a</b>	£8,794		
£9,666	8	8	8	<b>①</b>	<del>(1)</del>	<u> </u>	<u>©</u>	0	£9,666		
£10,538	8	8	8	<b>①</b>	<del>(1)</del>	0	<u>©</u>	0	£10,538		
£11,410	8	<b>(4)</b>	<b>(4)</b>	<b>①</b>	<u>©</u>	0	<u>©</u>	0	£11,410		
£12,282	8	<b>(4)</b>	<b>(a)</b>	<u> </u>	<u>©</u>	0	<u>©</u>	0	£12,282		
£13,154	8	<b>(2)</b>	<b>(2)</b>	0	0	0	0	0	£13,154		
£13,993	8	<b>(a)</b>	<u> </u>	0	<u>©</u>	<u> </u>	<u>©</u>	0	£13,993		

RLVs less existing use value

£27,002,840 per hectare £10,932,324 per acre

Density - units/ha ->	40 uph	70 uph	100 uph	130 uph	160 uph	190 uph	220 uph	250 uph	]		
Build costs -> Sales value per sq m	£1023 per sqm	£1346 per sqm	£1679 per sqm	£1787 per sqm	£1830 per sqm	£1884 per sqm	£1959 per sqm	£2013 per sqm	Sales value per sq m	Market value range 2011	Market value range 2007
£2,691	8	8	8	8	8	8	8	8	£2,691	Warket value range 2011	Warket value range 2007
£3,563	8	8	8	8	8	8	8	8	£3,563		
£4,435	8	8	8	8	8	8	8	8	£4,435		
£5,307	8	8	8	8	8	8	8	8	£5,307		
£6,179	8	8	8	8	8	8	8	8	£6,179		
£7,050	8	8	8	8	8	8	8	8	£7,050		
£7,922	8	8	8	8	8	8	8	8	£7,922		
£8,794	8	8	8	8	8	8	<u> </u>	<u>(a)</u>	£8,794		
£9,666	8	8	8	8	8	<u> </u>	<u> </u>	<u>@</u>	£9,666		
£10,538	8	8	8	8	<b>a</b>		0	0	£10,538		
£11,410	8	8	8	<b>(a)</b>	<b>(a)</b>	0	0	<b>(3)</b>	£11,410		
£12,282	8	8	<u> </u>	<u> </u>	<u> </u>	<u> </u>	0	<b>©</b>	£12,282		
£13 154	B	<u>(4)</u>	<u>(4)</u>	<u>(4)</u>	(6)	(8)	<b>(S)</b>	(3)	£13 154		

RLVs less existing use value

£13,993

Density -units/ha ->

£4,544,800 per hectare £1,840,000 per acre

160 uph

130 uph

100 uph

Industsrial / warehousing

250 uph

£13,993

Build costs ->	£1023 per sqm	£1346 per sqm	£1679 per sqm	£1787 per sqm	£1830 per sqm	£1884 per sqm	£1959 per sqm	£2013 per sq	m		
Sales value Eper sq m									Sales value £per sq m	Market value range 20	11 Market value range 200
£2,691	8	8	8	8	8	8	8	8	£2,691		
£3,563	8	8	8	8	8	8	8	8	£3,563		
£4,435	<b>(4)</b>	<b>(</b>	8	8	8	8	8	8	£4,435		
£5,307	<u>©</u>	<b>©</b>	<u> </u>	<u> </u>	<u>@</u>	<u> </u>	<u> </u>	8	£5,307		
£6,179	<b>©</b>	<b>©</b>	0	0	0	0	0	0	£6,179		
£7,050	<b>©</b>	<b>©</b>	0	0	0	0	0	0	£7,050		
£7,922	<b>©</b>	<b>©</b>	0	0	0	0	0	0	£7,922		
£8,794	<b>©</b>	<b>(3)</b>	8	8	0	8	8	0	£8,794		
£9,666	<u>©</u>	0	<b>©</b>	0	0	0	0	0	£9,666		
£10,538	<u>©</u>	<b>©</b>	<u>©</u>	0	0	<b>(</b>	<u> </u>	0	£10,538		
£11,410	<b>©</b>	<u>©</u>	<u>©</u>	0	0	0	8	0	£11,410		
£12,282	<b>(3)</b>	<u> </u>	<u>©</u>	8	0	8	0	9	£12,282		
£13,154	<b>(3)</b>	<u> </u>	<u>©</u>	8	0	8	0	9	£13,154		
£13.993	8	(8)	(9)	(8)	0	(8)	(9)	(8)	£13.993		

190 uph

RLVs less	e evieting	HEA	value
KLVS less	existing	use	value

£2,000,000 per hectare £809,717 per acre

Density -											
units/ha ->	40 uph	70 uph	100 uph	130 uph	160 uph	190 uph	220 uph	250 uph			
Build costs ->	£1023 per sqm	£1346 per sqm	£1679 per sqm	£1787 per sqm	£1830 per sqm	£1884 per sqm	£1959 per sqm	£2013 per sqm	]	1	
Sales value									Sales value		
per sq m									per sq m	Market value range 201	1 Market value range 2007
£2,691	8	8	8	8	8	8	8	8	£2,691		
£3,563	<b>(4)</b>	<b>(4)</b>	8	8	8	8	8	8	£3,563		
£4,435	<u>©</u>	0	(4)	8	8	8	8	8	£4,435		
£5,307	0	0	0	0	0	0	0	0	£5,307		
£6,179	<b>©</b>	<b>©</b>	0	0	0	0	0	0	£6,179		
£7,050	<b>©</b>	<u> </u>	0	0	<b>©</b>	0	0	0	£7,050		
£7,922	<b>©</b>	<u> </u>	0	0	<b>©</b>	0	0	0	£7,922		
£8,794	<u> </u>	<b>©</b>	<b>(9</b> )	<b>(3)</b>	<b>(9</b> )	8	<b>(3)</b>	<b>(9</b> )	£8,794		
£9,666	<b>©</b>	<b>©</b>	<b>(9</b> )	<b>©</b>	<b>(9</b> )	8	<b>©</b>	<b>(9</b> )	£9,666		
£10,538	<b>©</b>	<b>©</b>	0	0	0	0	0	0	£10,538		
£11,410	<b>©</b>	<u> </u>	0	0	<b>©</b>	0	0	0	£11,410		
£12,282	<b>(3)</b>	<u>©</u>	<u> </u>	0	8	8	0	8	£12,282		
£13,154	<b>(3)</b>	8	<u> </u>	0	8	8	0	8	£13,154		
£13,993	<u>(3)</u>	(9)	8	(6)	8	8	(6)	8	£13,993		

MODEL 3 Density -	3								1
units/ha ->	40 uph	70 uph	100 uph	130 uph	160 uph	190 uph	220 uph	250 uph	
Build costs ->	£1023 per sqm	£1346 per sqm	£1679 per sqm	£1787 per sqm	£1830 per sqm	£1884 per sqm	£1959 per sqm	£2013 per sqm	
Sales value per sm									Sales value per sm

% SR	70%
% SO	30%
S106 (private)	£15,000 per unit
S106 (affordable)	£15,000 per unit
CSH (% uplift on Private)	5%
OOLL (0/	110/

£2,691	1,463,802	73,637	- 2,889,328	- 4,840,638	- 6,449,779	- 8,433,957	- 11,375,960	- 13,813,006	£2,691
£3,563	2,671,104	2,055,838	- 448,226	- 1,777,015	- 2,971,515	- 4,288,388	- 6,485,535	- 8,465,183	£3,563
£4,435	3,878,405	4,019,253	1,961,344	1,257,906	484,260	- 160,016	- 1,598,153	- 3,117,361	£4,435
£5,307	5,085,707	5,982,669	4,370,914	4,247,640	3,910,255	3,929,086	3,204,295	2,169,791	£5,307
£6,179	6,293,008	7,946,084	6,780,484	7,233,704	7,303,929	7,977,993	7,969,330	7,444,593	£6,179
£7,050	7,496,315	9,909,499	9,172,909	10,219,769	10,697,604	12,022,743	12,734,367	12,708,750	£7,050
£7,922	8,699,133	11,872,915	11,563,453	13,205,833	14,091,278	16,067,493	17,496,080	17,934,120	£7,922
£8,794	9,901,950	13,836,330	13,953,999	16,191,898	17,484,953	20,112,243	22,223,474	23,159,490	£8,794
£9,666	11,098,974	15,790,080	16,332,792	19,156,522	20,849,411	24,132,170	26,927,073	28,358,295	£9,666
£10,538	12,149,668	17,496,781	18,414,737	21,743,409	23,780,338	27,625,394	31,029,619	32,886,124	£10,538
£11,410	13,200,361	19,202,326	20,496,684	24,330,296	26,711,266	31,118,620	35,132,164	37,413,951	£11,410
£12,282	14,251,054	20,907,872	22,578,630	26,917,184	29,642,193	34,611,844	39,234,710	41,941,780	£12,282
£13,154	15,301,747	22,613,418	24,660,577	29,504,070	32,573,120	38,105,070	43,337,256	46,469,608	£13,154
£13 993	16 313 525	24 255 795	26 665 414	31 995 146	35 395 494	41 468 916	47 287 855	50 829 738	£13 993

RLVs less	existing	use	valu
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# £22,794,353 per hectare £9,228,483 per acre

### Offices

units/ha ->	40 uph	70 uph	100 uph	130 uph	160 uph	190 uph	220 uph	250 uph			
Build costs ->	£1023 per sqm	£1346 per sqm	£1679 per sqm	£1787 per sqm	£1830 per sqm	£1884 per sqm	£1959 per sqm	£2013 per sqm			
Sales value									Sales value		
per sq m									per sq m	Market value range 2011	Market value range 2007
£2,691	- 21,330,551	- 22,720,716	- 25,683,681	- 27,634,991	- 29,244,132	- 31,228,310	- 34,170,313	- 36,607,359	£2,691		
£3,563	- 20,123,249	- 20,738,515	- 23,242,579	- 24,571,368	- 25,765,868	- 27,082,741	- 29,279,888	- 31,259,536	£3,563		
£4,435	- 18,915,948	- 18,775,100	- 20,833,009	- 21,536,447	- 22,310,093	- 22,954,369	- 24,392,506	- 25,911,714	£4,435		
£5,307	- 17,708,646	- 16,811,684	- 18,423,439	- 18,546,713	- 18,884,098	- 18,865,267	- 19,590,058	- 20,624,562	£5,307		4
£6,179	- 16,501,345	- 14,848,269	- 16,013,869	- 15,560,649	- 15,490,424	- 14,816,360	- 14,825,023	- 15,349,760	£6,179		
£7,050	- 15,298,038	- 12,884,854	- 13,621,444	- 12,574,584	- 12,096,749	- 10,771,610	- 10,059,986	- 10,085,603	£7,050		
£7,922	- 14,095,220	- 10,921,438	- 11,230,900	- 9,588,520	- 8,703,075	- 6,726,860	- 5,298,273	- 4,860,233	£7,922		
£8,794	- 12,892,403	- 8,958,023	- 8,840,354	- 6,602,455	- 5,309,400	- 2,682,110	- 570,879	365,137	£8,794		
£9,666	- 11,695,379	- 7,004,273	- 6,461,561	- 3,637,831	- 1,944,942	1,337,817	4,132,720	5,563,942	£9,666		
£10,538	- 10,644,685	- 5,297,572	- 4,379,616	- 1,050,944	985,985	4,831,041	8,235,266	10,091,771	£10,538		
£11,410	- 9,593,992	- 3,592,027	- 2,297,669	1,535,943	3,916,913	8,324,267	12,337,811	14,619,598	£11,410		
£12.282	- 8.543,299	- 1.886.481	- 215,723	4.122.831	6.847.840	11.817.491	16.440.357	19.147.427	£12.282		

### RLVs less existing use value

Density -

# £27,002,840 per hectare £10,932,324 per acre

### Residential

units/ha ->	40 uph	70 uph	100 uph	130 uph	160 uph	190 uph	220 uph	250 uph	
Build costs ->	£1023 per sqm	£1346 per sqm	£1679 per sqm	£1787 per sqm	£1830 per sqm	£1884 per sqm	£1959 per sqm	£2013 per sqm	
Sales value									Sales value
per sq m									per sq m
£2,691	- 25,539,038	- 26,929,203	- 29,892,168	- 31,843,478	- 33,452,619	- 35,436,797	- 38,378,800	- 40,815,846	£2,691
£3,563	- 24,331,736	- 24,947,002	- 27,451,066	- 28,779,855	- 29,974,355	- 31,291,228	- 33,488,375	- 35,468,023	£3,563
£4,435	- 23,124,435	- 22,983,587	- 25,041,496	- 25,744,934	- 26,518,580	- 27,162,856	- 28,600,993	- 30,120,201	£4,435
£5,307	- 21,917,133	- 21,020,171	- 22,631,926	- 22,755,200	- 23,092,585	- 23,073,754	- 23,798,545	- 24,833,049	£5,307
£6,179	- 20,709,832	- 19,056,756	- 20,222,356	- 19,769,136	- 19,698,911	- 19,024,847	- 19,033,510	- 19,558,247	£6,179
£7,050	- 19,506,525	- 17,093,341	- 17,829,931	- 16,783,071	- 16,305,236	- 14,980,097	- 14,268,473	- 14,294,090	£7,050
£7,922	- 18,303,707	- 15,129,925	- 15,439,387	- 13,797,007	- 12,911,562	- 10,935,347	- 9,506,760	- 9,068,720	£7,922
£8,794	- 17,100,890	- 13,166,510	- 13,048,841	- 10,810,942	- 9,517,887	- 6,890,597	- 4,779,366	- 3,843,350	£8,794
£9,666	- 15,903,866	- 11,212,760	- 10,670,048	- 7,846,318	- 6,153,429	- 2,870,670	- 75,767	1,355,456	£9,666
£10,538	- 14,853,172	- 9,506,059	- 8,588,103	- 5,259,431	- 3,222,502	622,555	4,026,780	5,883,285	£10,538
£11,410	- 13,802,479	- 7,800,514	- 6,506,156	- 2,672,544	- 291,574	4,115,781	8,129,325	10,411,112	£11,410
£12,282	- 12,751,786	- 6,094,968	- 4,424,210	- 85,656	2,639,354	7,609,005	12,231,871	14,938,941	£12,282
£13,154	- 11,701,093	- 4,389,422	- 2,342,263	2,501,231	5,570,281	11,102,231	16,334,417	19,466,769	£13,154
£13,993	- 10,689,315	- 2,747,045	- 337,426	4,992,307	8,392,655	14,466,077	20,285,016	23,826,899	£13,993



### RLVs less existing use value

Density -

# £4,544,800 per hectare £1,840,000 per acre

## Industsrial / warehousing

units/ha ->	40 uph	70 uph	100 uph	130 uph	160 uph	190 uph	220 uph	250 uph			
Build costs ->	£1023 per sqm	£1346 per sqm	£1679 per sqm	£1787 per sqm	£1830 per sqm	£1884 per sqm	£1959 per sqm	£2013 per sqm			
Sales value									Sales value		
per sq m									per sq m	Market value range 2	2011 Market value range 2007
£2,691	- 3,080,998	- 4,471,163	- 7,434,128	- 9,385,438	- 10,994,579	- 12,978,757	- 15,920,760	- 18,357,806	£2,691		_
£3,563	- 1,873,696	- 2,488,962	- 4,993,026	- 6,321,815	- 7,516,315	- 8,833,188	- 11,030,335	- 13,009,983	£3,563		
£4,435	- 666,395	- 525,547	- 2,583,456	- 3,286,894	- 4,060,540	- 4,704,816	- 6,142,953	- 7,662,161	£4,435		
£5,307	540,907	1,437,869	- 173,886	- 297,160	- 634,545	- 615,714	- 1,340,505	- 2,375,009	£5,307		
£6,179	1,748,208	3,401,284	2,235,684	2,688,904	2,759,129	3,433,193	3,424,530	2,899,793	£6,179		
£7,050	2,951,515	5,364,699	4,628,109	5,674,969	6,152,804	7,477,943	8,189,567	8,163,950	£7,050		
£7,922	4,154,333	7,328,115	7,018,653	8,661,033	9,546,478	11,522,693	12,951,280	13,389,320	£7,922		
£8,794	5,357,150	9,291,530	9,409,199	11,647,098	12,940,153	15,567,443	17,678,674	18,614,690	£8,794		
£9,666	6,554,174	11,245,280	11,787,992	14,611,722	16,304,611	19,587,370	22,382,273	23,813,495	£9,666		
£10,538	7,604,868	12,951,981	13,869,937	17,198,609	19,235,538	23,080,594	26,484,819	28,341,324	£10,538		
£11,410	8,655,561	14,657,526	15,951,884	19,785,496	22,166,466	26,573,820	30,587,364	32,869,151	£11,410		
£12,282	9,706,254	16,363,072	18,033,830	22,372,384	25,097,393	30,067,044	34,689,910	37,396,980	£12,282		
£13,154	10,756,947	18,068,618	20,115,777	24,959,270	28,028,320	33,560,270	38,792,456	41,924,808	£13,154		
£13 993	11 768 725	19 710 995	22 120 614	27 450 346	30 850 694	36 924 116	42 743 055	46 284 938	£13 993		

### RLVs less existing use value

Density -units/ha ->

# £2,000,000 per hectare £809,717 per acre

# Community space/buildings £700,000 infrastructure per ha

Delisity -											
units/ha ->	40 uph	70 uph	100 uph	130 uph	160 uph	190 uph	220 uph	250 uph			
Build costs ->	£1023 per sqm	£1346 per sqm	£1679 per sqm	£1787 per sqm	£1830 per sqm	£1884 per sqm	£1959 per sqm	£2013 per sqm			
Sales value									Sales value		
£per sq m									£per sq m	Market value range 201	1 Market value range 2007
£2,691	- 1,236,198	- 2,626,363	- 5,589,328	- 7,540,638	- 9,149,779	- 11,133,957	- 14,075,960	- 16,513,006	£2,691		
£3,563	- 28,896	- 644,162	- 3,148,226	- 4,477,015	- 5,671,515	- 6,988,388	- 9,185,535	- 11,165,183	£3,563		
£4,435	1,178,405	1,319,253	- 738,656	- 1,442,094	- 2,215,740	- 2,860,016	- 4,298,153	- 5,817,361	£4,435		
£5,307	2,385,707	3,282,669	1,670,914	1,547,640	1,210,255	1,229,086	504,295	- 530,209	£5,307		
£6,179	3,593,008	5,246,084	4,080,484	4,533,704	4,603,929	5,277,993	5,269,330	4,744,593	£6,179		
£7,050	4,796,315	7,209,499	6,472,909	7,519,769	7,997,604	9,322,743	10,034,367	10,008,750	£7,050		
£7,922	5,999,133	9,172,915	8,863,453	10,505,833	11,391,278	13,367,493	14,796,080	15,234,120	£7,922		
£8,794	7,201,950	11,136,330	11,253,999	13,491,898	14,784,953	17,412,243	19,523,474	20,459,490	£8,794		
£9,666	8,398,974	13,090,080	13,632,792	16,456,522	18,149,411	21,432,170	24,227,073	25,658,295	£9,666		
£10,538	9,449,668	14,796,781	15,714,737	19,043,409	21,080,338	24,925,394	28,329,619	30,186,124	£10,538		
£11,410	10,500,361	16,502,326	17,796,684	21,630,296	24,011,266	28,418,620	32,432,164	34,713,951	£11,410		
£12,282	11,551,054	18,207,872	19,878,630	24,217,184	26,942,193	31,911,844	36,534,710	39,241,780			
£13,154	12,601,747	19,913,418	21,960,577	26,804,070	29,873,120	35,405,070	40,637,256	43,769,608			
040 000	40 040 505	04 555 705	00 005 444	00 005 440	20 005 404	20 700 040	44 507 055	40 400 700	040 000	1	

MODEL	33								
Density - units/ha ->		40 uph	70 uph	100 uph	130 uph	160 uph	190 uph	220 uph	250 uph
units/na ->		40 upii	70 upii	100 upii	130 upii	160 upii	190 upii	220 upii	250 upii
D 111 .		04000	04040	04070	04707	04000	04004	04050	00040

psm										psm
	£2,691	1,463,802	73,637	- 2,889,328	- 4,840,638	- 6,449,779	- 8,433,957	- 11,375,960	- 13,813,006	2,691
	£3,563	2,671,104	2,055,838	- 448,226	- 1,777,015	- 2,971,515	- 4,288,388	- 6,485,535	- 8,465,183	3,563
	£4,435	3,878,405	4,019,253	1,961,344	1,257,906	484,260	- 160,016	- 1,598,153	- 3,117,361	4,435
	£5,307	5,085,707	5,982,669	4,370,914	4,247,640	3,910,255	3,929,086	3,204,295	2,169,791	5,307
	£6,179	6,293,008	7,946,084	6,780,484	7,233,704	7,303,929	7,977,993	7,969,330	7,444,593	6,179
	£7,050	7,496,315	9,909,499	9,172,909	10,219,769	10,697,604	12,022,743	12,734,367	12,708,750	7,050
	£7,922	8,699,133	11,872,915	11,563,453	13,205,833	14,091,278	16,067,493	17,496,080	17,934,120	7,922
	£8,794	9,901,950	13,836,330	13,953,999	16,191,898	17,484,953	20,112,243	22,223,474	23,159,490	8,794
	£9,666	11,098,974	15,790,080	16,332,792	19,156,522	20,849,411	24,132,170	26,927,073	28,358,295	9,666
Í	£10,538	12,149,668	17,496,781	18,414,737	21,743,409	23,780,338	27,625,394	31,029,619	32,886,124	10,538
í	£11,410	13,200,361	19,202,326	20,496,684	24,330,296	26,711,266	31,118,620	35,132,164	37,413,951	11,410
Í	£12,282	14,251,054	20,907,872	22,578,630	26,917,184	29,642,193	34,611,844	39,234,710	41,941,780	12,282
í	£13,154	15,301,747	22,613,418	24,660,577	29,504,070	32,573,120	38,105,070	43,337,256	46,469,608	13,154

Aff Hsg	509
% SR	709
% SO	309
S106 (private)	£15,000 per un
S106 (affordable)	£15,000 per un
CIL	£15,000 per un
CSH (average unit cost)	£11,031 per un
Grant	N
Developer's profit	200

RLVs less existing use value	£22,794,353 per hectare	Offices
TETO 1000 Oxioning according	CO 000 400	0000

Density -											
units/ha ->	40 uph	70 uph	100 uph	130 uph	160 uph	190 uph	220 uph	250 uph			
Build costs->	£1023 per sqm	£1346 per sqm	£1679 per sqm	£1787 per sqm	£1830 per sqm	£1884 per sqm	£1959 per sqm	£2013 per sqm	]		
Sales value £per sq m									Sales value £per sq m	Market value range	2011 Market value range 2007
£2,691	8	8	8	8	8	8	8	8	£2,691		
£3,563	8	8	8	8	8	8	8	8	£3,563		
£4,435	8	8	8	8	8	8	8	8	£4,435		
£5,307	8	8	8	8	8	8	8	8	£5,307		
£6,179	8	8	8	8	8	8	8	8	£6,179		
£7,050	8	8	8	8	8	8	8	8	£7,050		
£7,922	8	8	8	8	8	8	8	8	£7,922		
£8,794	8	8	8	8	8	<b>(2)</b>	<b>(4)</b>	(2)	£8,794		
£9,666	8	8	8	8	<u> </u>	<u> </u>	0	0	£9,666		
£10,538	8	8	8	<u> </u>	<u> </u>	0	0	0	£10,538		
£11,410	8	8	<u> </u>	<u> </u>	0	0	0	0	£11,410		
£12,282	8	(4)	<u> </u>	0	0	0	0	<u> </u>	£12,282		
£13 154	8	<u>@</u>	<u>(a)</u>	8	(3)	8	(3)	(8)	£13 154		

£27,002,840 per hectare £10,932,324 per acre RLVs less existing use value Density -units/ha ->

Density -											
units/ha ->	40 uph	70 uph	100 uph	130 uph	160 uph	190 uph	220 uph	250 uph			
Build costs ->	£1023 per sqm	£1346 per sqm	£1679 per sqm	£1787 per sqm	£1830 per sqm	£1884 per sqm	£1959 per sqm	£2013 per sqm			
Sales value per sq m									Sales value per sq m	Market value range 2011	Market value range 2007
£2,691	8	8	8	8	8	8	8	8	£2,691		
£3,563	8	8	8	8	8	8	8	8	£3,563		
£4,435	8	8	8	8	8	8	8	8	£4,435		
£5,307	8	8	8	8	8	8	8	(3)	£5,307		
£6,179	8	8	8	8	8	8	8	8	£6,179		
£7,050	8	8	8	8	8	8	8	8	£7,050		
£7,922	8	8	8	8	8	8	8	8	£7,922		
£8,794	8	8	8	8	8	8	8	<u> </u>	£8,794		
£9,666	8	8	8	8	8	<b>(4)</b>	<b>(4)</b>	<u> </u>	£9,666		
£10,538	8	8	8	8	<b>(a)</b>	<b>(a)</b>	<b>(a)</b>	0	£10,538		
£11,410	8	8	8	<b>(a)</b>	<b>(a)</b>	0	<b>(</b>	0	£11,410		
£12,282	8	8	8	<b>(4)</b>	<b>(4)</b>	<b>©</b>	<b>©</b>	0	£12,282	_	

£13,154

£13,993

#### £4,544,800 per hectare £1,840,000 per acre RLVs less existing use value Industsrial / warehousing Density -units/ha ->

£13,993

Build costs ->	£1023 per sqm	£1346 per sqm	£1679 per sqm	£1787 per sqm	£1830 per sqm	£1884 per sqm	£1959 per sqm	£2013 per sqm			
Sales value £per sq m									Sales value £per sq m	Market value range 2011	Market value range 2007
£2,691	8	8	3	(3)	8	8	8	8	£2,691		
£3,563	8	8	3	(3)	8	8	8	8	£3,563		
£4,435	<u>(4)</u>	<b>(4)</b>	8	8	8	8	8	8	£4,435		
£5,307	<u>@</u>	0	<u>\(\text{\tin}\text{\tetx{\text{\text{\text{\text{\text{\text{\text{\text{\text{\text{\ti}\}\text{\text{\text{\text{\text{\text{\text{\text{\tex{\tex</u>	<del>(1)</del>	<u>@</u>	<u>—</u>	8	8	£5,307		
£6,179	0	<b>©</b>	<u> </u>	0	<u> </u>	<b>3</b>	<b>©</b>	8	£6,179		
£7,050	0	<b>©</b>	0	0	0	0	0	0	£7,050		
£7,922	<b>©</b>	<u></u>	0	0	0	0	0	0	£7,922		
£8,794	<b>©</b>	<b>©</b>	<u>©</u>	8	<u>©</u>	<u> </u>	<b>©</b>	8	£8,794		
£9,666	<b>©</b>	<b>©</b>	<u>©</u>	<b>(2)</b>	0	0	<u>©</u>	0	£9,666		
£10,538	<b>©</b>	<b>©</b>	<u>©</u>	<b>(2)</b>	0	0	<u>©</u>	0	£10,538		
£11,410	<b>©</b>	<b>©</b>	<u>©</u>	8	<u>©</u>	0	0	0	£11,410		
£12,282	0	<b>O</b>	0	0	0	<u></u>	<b>©</b>	0	£12,282		
£13,154	9	0	0	0	0	0	0	0	£13,154		
£13,993	<u>©</u>	<u>©</u>	<u>©</u>	8	<u>©</u>	<u>©</u>	<u>©</u>	9	£13,993		

RLVs less existing use value	£2,000,000 per hectare	Community space/buildings
	£809,717 per acre	

				£809,717	per acre						
Density - units/ha ->	40 uph	70 uph	100 uph	130 uph	160 uph	190 uph	220 uph	250 uph			
Build costs ->			£1679 per sqm					£2013 per sqm	đ		
Sales value per sq m									Sales value per sq m	Market value range 2011	Market value range 200
£2,691	8	8	8	8	8	8	8	8	£2,691		
£3,563	<u> </u>	8	8	8	8	8	8	8	£3,563		
£4,435	<b>©</b>	0	8	8	8	8	8	8	£4,435		
£5,307	<b>©</b>	0	0	0	0	0	0	8	£5,307		
£6,179	<b>©</b>	0	0	0	0	0	0	0	£6,179		
£7,050	<b>©</b>	0	<b>©</b>	<u> </u>	8	0	<u>©</u>	8	£7,050		
£7,922	<b>©</b>	0	0	<u> </u>	0	0	0	0	£7,922		
£8,794	<b>©</b>	0	0	<u> </u>	0	0	0	0	£8,794		
£9,666	<b>©</b>	0	0	0	0	0	0	0	£9,666		
£10,538	<b>©</b>	0	0	0	0	0	0	0	£10,538		
£11,410	<b>©</b>	0	0	0	0	0	0	0	£11,410		
£12,282	<u>©</u>	0	0	<u>©</u>	0	0	0	0	£12,282		
£13,154	<u>©</u>	0	0	<u>©</u>	0	0	0	0	£13,154		
£13,993	<u>©</u>	<u>©</u>	<u>©</u>	<u>©</u>	<u>©</u>	<u>©</u>	8	8	£13,993		

MODEL 3	4								
Density -									
units/ha ->	40 uph	70 uph	100 uph	130 uph	160 uph	190 uph	220 uph	250 uph	
Build costs ->	£1023 per sqn	£1346 per sqm	£1679 per sqm	£1787 per sqm	£1830 per sqm	£1884 per sqm	£1959 per sqm	£2013 per sqm	
Sales value									Sales value
per sm									per sm

% SR	60%
% SO	40%
S106 (private)	£4,500 per unit
S106 (affordable)	£4,500 per unit
CSH (% uplift on Private)	5%

CSH (% uplift on AH)

1	£2,691	1,686,308	498,862	- 2,200,688	- 3,907,771	- 5,239,654	- 6,999,603	- 9,707,282	- 11,886,703	£2,691
3	£3,563	2,944,972	2,560,643	336,573	- 711,745	- 1,608,432	- 2,671,729	- 4,600,232	- 6,300,214	£3,563
	£4,435	4,203,636	4,608,651	2,850,405	2,430,625	1,982,414	1,617,720	479,312	- 729,340	£4,435
	£5,307	5,462,299	6,656,659	5,364,236	5,545,630	5,539,499	5,867,316	5,468,343	4,781,054	£5,307
	£6,179	6,715,969	8,704,666	7,866,256	8,660,635	9,082,171	10,089,648	10,444,445	10,291,447	£6,179
	£7,050	7,969,494	10,752,673	10,359,667	11,775,641	12,624,842	14,311,980	15,420,547	15,753,976	£7,050
	£7,922	9,223,020	12,800,682	12,853,079	14,890,647	16,167,514	18,534,312	20,357,690	21,211,860	£7,922
	£8,794	10,476,546	14,844,224	15,346,490	17,993,317	19,691,643	22,744,636	25,293,368	26,669,744	£8,794
	£9,666	11,722,348	16,871,089	17,824,231	21,070,235	23,188,528	26,912,399	30,197,318	32,092,209	£9,666
£	10,538	12,773,040	18,576,634	19,906,178	23,657,122	26,119,455	30,405,623	34,299,863	36,620,036	£10,538
£	11,410	13,823,733	20,282,180	21,988,124	26,244,009	29,050,382	33,898,848	38,402,409	41,147,865	£11,410
£	12,282	14,874,427	21,987,726	24,070,070	28,830,896	31,981,310	37,392,073	42,504,955	45,675,692	£12,282
£	13,154	15,925,119	23,693,271	26,152,017	31,417,783	34,912,237	40,885,298	46,607,501	50,201,078	£13,154
£.	13 993	16 936 897	25 335 648	28 156 854	33 908 860	37 734 611	44 249 145	50 558 100	54 545 581	£13 993

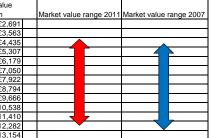
£22,794,353 per hectare £9,228,483 per acre

£10,538	12,773,040	18,576,634	19,906,178	23,657,122	26,119,455	30,405,623	34,299,863	36,620,036	
£11,410	13,823,733	20,282,180	21,988,124	26,244,009	29,050,382	33,898,848	38,402,409	41,147,865	
£12,282	14,874,427	21,987,726	24,070,070	28,830,896	31,981,310	37,392,073	42,504,955	45,675,692	
£13,154	15,925,119	23,693,271	26,152,017	31,417,783	34,912,237	40,885,298	46,607,501	50,201,078	
£13,993	16,936,897	25,335,648	28,156,854	33,908,860	37,734,611	44,249,145	50,558,100	54,545,581	

Density -									ı
units/ha ->	40 uph	70 uph	100 uph	130 uph	160 uph	190 uph	220 uph	250 uph	
Build costs ->	£1023 per sqm	£1346 per sqm	£1679 per sqm	£1787 per sqm	£1830 per sqm	£1884 per sqm	£1959 per sqm	£2013 per sqm	]
Sales value									S
per sq m									р
£2,691	- 21,108,045	- 22,295,491	- 24,995,041	- 26,702,124	- 28,034,007	- 29,793,956	- 32,501,635	- 34,681,056	Γ

RLVs less existing use value

RLVs less existing use value



Sales value									Sales value		
per sq m									per sq m	Market value range 20	11 Market value range 2007
£2,691	- 21,108,045	- 22,295,491 -	24,995,041	- 26,702,124	- 28,034,007	- 29,793,956	- 32,501,635	- 34,681,056	£2,691		
£3,563	- 19,849,381	- 20,233,710 -	22,457,780	- 23,506,098	- 24,402,785	- 25,466,082	- 27,394,585	- 29,094,567	£3,563		
£4,435	- 18,590,717	- 18,185,702 -	19,943,948	- 20,363,728	- 20,811,939	- 21,176,633	- 22,315,041	- 23,523,693	£4,435		_
£5,307	- 17,332,054	- 16,137,694 -	17,430,117	- 17,248,723	- 17,254,854	- 16,927,037	17,326,010	- 18,013,299	£5,307		1 4
£6,179	- 16,078,384	- 14,089,687 -	14,928,097	- 14,133,718	- 13,712,182	- 12,704,705	12,349,908	- 12,502,906	£6,179		
£7,050	- 14,824,859	- 12,041,680 -	12,434,686	- 11,018,712	- 10,169,511	- 8,482,373	7,373,806	- 7,040,377	£7,050		
£7,922	- 13,571,333	- 9,993,671 -	9,941,274	- 7,903,706	- 6,626,839	- 4,260,041	- 2,436,663	- 1,582,493	£7,922		
£8,794	- 12,317,807	- 7,950,129 -	7,447,863	- 4,801,036	- 3,102,710	- 49,717	2,499,015	3,875,391	£8,794		
£9,666	- 11,072,005	- 5,923,264 -	4,970,122	- 1,724,118	394,175	4,118,046	7,402,965	9,297,856	£9,666		
£10,538	- 10,021,313	- 4,217,719 -	2,888,175	862,769	3,325,102	7,611,270	11,505,510	13,825,683	£10,538		
£11,410	- 8,970,620	- 2,512,173 -	806,229	3,449,656	6,256,029	11,104,495	15,608,056	18,353,512	£11,410		
£12,282	- 7,919,926	- 806,627	1,275,717	6,036,543	9,186,957	14,597,720	19,710,602	22,881,339	£12,282	_	
£13,154	- 6,869,234	898,918	3,357,664	8,623,430	12,117,884	18,090,945	23,813,148	27,406,725	£13,154		
£13,993	- 5,857,456	2,541,295	5,362,501	11,114,507	14,940,258	21,454,792	27,763,747	31,751,228	£13,993		

Offices

Residential

Density -									]
units/ha ->	40 uph	70 uph	100 uph	130 uph	160 uph	190 uph	220 uph	250 uph	
Build costs ->	£1023 per sqm	£1346 per sqm	£1679 per sqm	£1787 per sqm	£1830 per sqm	£1884 per sqm	£1959 per sqm	£2013 per sqm	
Sales value									Sales value
per sq m									per sq m
£2,691	- 25,316,532	- 26,503,978	- 29,203,528	- 30,910,611	- 32,242,494	- 34,002,443	- 36,710,122	- 38,889,543	£2,691
£3,563	- 24,057,868	- 24,442,197	- 26,666,267	- 27,714,585	- 28,611,272	- 29,674,569	- 31,603,072	- 33,303,054	£3,563
£4,435	- 22,799,204	- 22,394,189	- 24,152,435	- 24,572,215	- 25,020,426	- 25,385,120	- 26,523,528	- 27,732,180	£4,435
£5,307	- 21,540,541	- 20,346,181	- 21,638,604	- 21,457,210	- 21,463,341	- 21,135,524	- 21,534,497	- 22,221,786	£5,307
£6,179	- 20,286,871	- 18,298,174	- 19,136,584	- 18,342,205	- 17,920,669	- 16,913,192	- 16,558,395	- 16,711,393	£6,179
£7,050	- 19,033,346	- 16,250,167	- 16,643,173	- 15,227,199	- 14,377,998	- 12,690,860	- 11,582,293	- 11,248,864	£7,050
£7,922	- 17,779,820	- 14,202,158	- 14,149,761	- 12,112,193	- 10,835,326	- 8,468,528	- 6,645,150	- 5,790,980	£7,922
£8,794	- 16,526,294	- 12,158,616	- 11,656,350	- 9,009,523	- 7,311,197	- 4,258,204	- 1,709,472	- 333,096	£8,794
£9,666	- 15,280,492	- 10,131,751	- 9,178,609	- 5,932,605	- 3,814,312	- 90,441	3,194,479	5,089,370	£9,666
£10,538	- 14,229,800	- 8,426,206	- 7,096,662	- 3,345,718	- 883,385	3,402,784	7,297,024	9,617,197	£10,538
£11,410	- 13,179,107	- 6,720,660	- 5,014,716	- 758,831	2,047,543	6,896,009	11,399,570	14,145,026	£11,410
£12,282	- 12,128,413	- 5,015,114	- 2,932,770	1,828,057	4,978,471	10,389,234	15,502,116	18,672,853	£12,282
£13,154	- 11,077,721	- 3,309,569	- 850,823	4,414,944	7,909,398	13,882,459	19,604,662	23,198,239	£13,154
£13 993	- 10 065 943	- 1 667 192	1 154 015	6 906 021	10 731 772	17 246 306	23 555 261	27 542 742	£13 993

£27,002,840 per hectare £10,932,324 per acre



RLVs less exi	isting use value			£4,544,800 £1,840,000	per hectare per acre		Industsrial / wa	rehousing		
Density - units/ha ->	40 uph	70 uph	100 uph	130 uph	160 uph	190 uph	220 uph	250 uph	]	
Build costs ->	£1023 per sqm	£1346 per sqm	£1679 per sqm	£1787 per sqm	£1830 per sqm	£1884 per sqm	£1959 per sqm	£2013 per sqm	1	_
Sales value									Sales value	
per sq m									per sq m	Λ
£2,691	- 2,858,492	- 4,045,938	- 6,745,488	- 8,452,571	- 9,784,454	- 11,544,403	- 14,252,082	- 16,431,503	£2,691	
£3,563	- 1,599,828	- 1,984,157	- 4,208,227	- 5,256,545	- 6,153,232	- 7,216,529	- 9,145,032	- 10,845,014	£3,563	
£4,435	- 341,164	63,851	- 1,694,395	- 2,114,175	- 2,562,386	- 2,927,080	- 4,065,488	- 5,274,140	£4,435	
£5,307	917,499	2,111,859	819,436	1,000,830	994,699	1,322,516	923,543	236,254	£5,307	
£6,179	2,171,169	4,159,866	3,321,456	4,115,835	4,537,371	5,544,848	5,899,645	5,746,647	£6,179	
£7,050	3,424,694	6,207,873	5,814,867	7,230,841	8,080,042	9,767,180	10,875,747	11,209,176	£7,050	

Dulla costs ->	~ .	ozo por ogm	c 1040 per sqiii j	z rozo por ogini	ziror por oqiii	21000 por 0q	2100 i poi oq	2.000 por oqui				
Sales value										Sales value		
per sq m										per sq m	Market value range 2	2011 Market value range 2007
£2,691	-	2,858,492 -	4,045,938 -	6,745,488	8,452,571	- 9,784,454	- 11,544,403	- 14,252,082	- 16,431,503	£2,691		
£3,563	-	1,599,828 -	1,984,157 -	4,208,227 -	5,256,545	- 6,153,232	- 7,216,529	- 9,145,032	- 10,845,014	£3,563		
£4,435	-	341,164	63,851 -	1,694,395 -	2,114,175	- 2,562,386	- 2,927,080	- 4,065,488	- 5,274,140	£4,435		
£5,307		917,499	2,111,859	819,436	1,000,830	994,699	1,322,516	923,543	236,254	£5,307		4
£6,179		2,171,169	4,159,866	3,321,456	4,115,835	4,537,371	5,544,848	5,899,645	5,746,647	£6,179		
£7,050		3,424,694	6,207,873	5,814,867	7,230,841	8,080,042	9,767,180	10,875,747	11,209,176	£7,050		
£7,922		4,678,220	8,255,882	8,308,279	10,345,847	11,622,714	13,989,512	15,812,890	16,667,060	£7,922		
£8,794		5,931,746	10,299,424	10,801,690	13,448,517	15,146,843	18,199,836	20,748,568	22,124,944	£8,794		
£9,666		7,177,548	12,326,289	13,279,431	16,525,435	18,643,728	22,367,599	25,652,518	27,547,409	£9,666		
£10,538		8,228,240	14,031,834	15,361,378	19,112,322	21,574,655	25,860,823	29,755,063	32,075,236	£10,538		
£11,410		9,278,933	15,737,380	17,443,324	21,699,209	24,505,582	29,354,048	33,857,609	36,603,065	£11,410		
£12,282		10,329,627	17,442,926	19,525,270	24,286,096	27,436,510	32,847,273	37,960,155	41,130,892	£12,282		
£13,154		11,380,319	19,148,471	21,607,217	26,872,983	30,367,437	36,340,498	42,062,701	45,656,278	£13,154		
£13,993		12,392,097	20,790,848	23,612,054	29,364,060	33,189,811	39,704,345	46,013,300	50,000,781	£13,993		

RLVs less existi	RLVs less existing use value				per hectare per acre		Community spa £700,000	ace/buildings infrastructure pe	er ha		
Density -									]		
units/ha ->	40 uph	70 uph	100 uph	130 uph	160 uph	190 uph	220 uph	250 uph			
Build costs ->	£1023 per sqm	£1346 per sqm	£1679 per sqm	£1787 per sqm	£1830 per sqm	£1884 per sqm	£1959 per sqm	£2013 per sqm	]	_	
Sales value									Sales value		
£per sq m									£per sq m	Market value range 2011	Market value range 2007
£2,691	- 1,013,692	- 2,201,138	- 4,900,688	- 6,607,771	- 7,939,654	- 9,699,603	- 12,407,282	- 14,586,703	£2,691		
£3,563	244,972	- 139,357	- 2,363,427	- 3,411,745				- 9,000,214	£3,563		
£4,435	1,503,636	1,908,651	150,405				- 2,220,688	- 3,429,340	£4,435		
£5,307	2,762,299	3,956,659	2,664,236	2,845,630	2,839,499	3,167,316		2,081,054	£5,307		
£6,179	4,015,969	6,004,666	5,166,256	5,960,635	6,382,171	7,389,648	7,744,445	7,591,447	£6,179		
£7,050	5,269,494	8,052,673	7,659,667	9,075,641	9,924,842	11,611,980	12,720,547	13,053,976			
£7,922	6,523,020	10,100,682	10,153,079	12,190,647	13,467,514	15,834,312	17,657,690	18,511,860	£7,922		
£8,794	7,776,546	12,144,224	12,646,490	15,293,317	16,991,643	20,044,636	22,593,368	23,969,744	£8,794		
£9,666	9,022,348	14,171,089	15,124,231	18,370,235	20,488,528	24,212,399	27,497,318	29,392,209	£9,666		
£10,538	10,073,040	15,876,634	17,206,178	20,957,122	23,419,455	27,705,623	31,599,863	33,920,036	£10,538		
£11,410	11,123,733	17,582,180	19,288,124	23,544,009	26,350,382	31,198,848	35,702,409	38,447,865	£11,410		
£12,282	12,174,427	19,287,726	21,370,070	26,130,896	29,281,310		39,804,955	42,975,692	£12,282		
£13,154	13,225,119	20,993,271	23,452,017	28,717,783	32,212,237	38,185,298		47,501,078	£13,154		
£13,993	14,236,897	22,635,648	25,456,854	31,208,860	35,034,611	41,549,145	47,858,100	51,845,581	£13,993		

MODEL	34								
Density - units/ha ->		40 uph	70 uph	100 uph	130 uph	160 uph	190 uph	220 uph	250 uph
D 11 1		04000	C404C	04070	04707	04000	C4004	C40E0	00040

Build costs -> Sales value psm | £1346 per sqm | £1679 per sqm | £1787 per sqm | £1830 per sqm | £1884 per sqm | £1959 per sqm | £2013 per sqm

psm									psm
£2,691	1,686,308	498,862	- 2,200,688	- 3,907,771	- 5,239,654	- 6,999,603	- 9,707,282	- 11,886,703	2,691
£3,563	2,944,972	2,560,643	336,573	- 711,745	- 1,608,432	- 2,671,729	- 4,600,232	- 6,300,214	3,563
£4,435	4,203,636	4,608,651	2,850,405	2,430,625	1,982,414	1,617,720	479,312	- 729,340	4,435
£5,307	5,462,299	6,656,659	5,364,236	5,545,630	5,539,499	5,867,316	5,468,343	4,781,054	5,307
£6,179	6,715,969	8,704,666	7,866,256	8,660,635	9,082,171	10,089,648	10,444,445	10,291,447	6,179
£7,050	7,969,494	10,752,673	10,359,667	11,775,641	12,624,842	14,311,980	15,420,547	15,753,976	7,050
£7,922	9,223,020	12,800,682	12,853,079	14,890,647	16,167,514	18,534,312	20,357,690	21,211,860	7,922
£8,794	10,476,546	14,844,224	15,346,490	17,993,317	19,691,643	22,744,636	25,293,368	26,669,744	8,794
£9,666	11,722,348	16,871,089	17,824,231	21,070,235	23,188,528	26,912,399	30,197,318	32,092,209	9,666
£10,538	12,773,040	18,576,634	19,906,178	23,657,122	26,119,455	30,405,623	34,299,863	36,620,036	10,538
£11,410	13,823,733	20,282,180	21,988,124	26,244,009	29,050,382	33,898,848	38,402,409	41,147,865	11,410
£12,282	14,874,427	21,987,726	24,070,070	28,830,896	31,981,310	37,392,073	42,504,955	45,675,692	12,282
£13 154	15 925 119	23 693 271	26 152 017	31 417 783	34 912 237	40 885 298	46 607 501	50 201 078	13 154

Aff Hsg	50%
% SR	60%
% SO	40%
S106 (private)	£4,500 per uni
S106 (affordable)	£4,500 per uni
CIL	
CSH (average unit cost)	£11,031 per uni
Grant	No
Developer's profit	20%

Sales value

RLVs less existing use value

£22,794,353 per hectare £9,228,483 per acre

Offices

Density -											
units/ha ->	40 uph	70 uph	100 uph	130 uph	160 uph	190 uph	220 uph	250 uph			
Build costs->	£1023 per sqm	£1346 per sqm	£1679 per sqm	£1787 per sqm	£1830 per sqm	£1884 per sqm	£1959 per sqm	£2013 per sqm			
Sales value									Sales value		
£per sq m									£per sq m	Market value range 2011	Market value range 2007
£2,691	8	8	8	8	8	8	8	8	£2,691		
£3,563	8	8	8	8	8	8	8	8	£3,563		
£4,435	8	8	8	8	8	8	8	8	£4,435		
£5,307	8	8	8	8	8	8	8	8	£5,307		
£6,179	8	8	8	8	8	8	8	8	£6,179		
£7,050	8	8	8	8	8	8	8	8	£7,050		
£7,922	8	8	8	8	8	8	<b>(</b>	<b>(a)</b>	£7,922		
£8,794	8	8	8	8	<b>(4)</b>	<b>(a)</b>	<b>(</b>	<b>©</b>	£8,794		
£9,666	8	8	8	<u> </u>	<u> </u>	<u>©</u>	<u>©</u>	<u>©</u>	£9,666		
£10,538	8	8	<u> </u>	<u>@</u>	<b>(4)</b>	<b>©</b>	<u>©</u>	<b>©</b>	£10,538		
£11,410	8	<b>(4)</b>	<u>@</u>	8	8	8	<u>©</u>	8	£11,410		
£12,282	8	<u> </u>	<u>@</u>	<b>©</b>	8	8	<b>©</b>	8	£12,282		
£13,154	8	(2)	(2)	<b>©</b>	<b>©</b>	<b>(3)</b>	<b>©</b>	0	£13,154		
£13,993	8	(2)	0	<b>©</b>	<b>©</b>	<b>(3)</b>	<b>©</b>	0	£13,993		

RLVs less existing use value

£27,002,840 per hectare £10,932,324 per acre

Residential

Density - units/ha -> Build costs ->	40 uph	70 uph £1346 per sqm	100 uph	130 uph	160 uph	190 uph	220 uph	250 uph			
Sales value per sq m	27020 por 04	12 10 10 por oq	12.1010 por oq	121101 por oqui	21000 por 04	121001 por oqui	2 roos por equi	22010 por 04	Sales value per sq m	Market value range 2011	Market value range 2007
£2,691	8	8	8	8	8	8	8	8	£2,691		
£3,563	8	8	8	8	8	8	8	8	£3,563		
£4,435	8	8	8	8	8	8	8	8	£4,435		
£5,307	8	8	8	8	8	8	8	8	£5,307		
£6,179	8	8	8	8	8	8	8	8	£6,179		
£7,050	8	8	8	8	8	8	8	8	£7,050		
£7,922	8	8	8	8	<b>©</b>	8	8	8	£7,922		
£8,794	8	8	8	8	<b>©</b>	8	<u> </u>	<u> </u>	£8,794		
£9,666	8	8	8	8	<del>(1)</del>	<u> </u>	<u> </u>	<b>©</b>	£9,666		
£10,538	8	8	8	<del>(1)</del>	<del>(1)</del>		<b>©</b>	0	£10,538		
£11,410	8	8	8	<b>=</b>	<b>(4)</b>	0	0	0	£11,410		
£12,282	8	8	<b>(4)</b>	<u>—</u>	0	0	0	0	£12,282		
£13,154	8	<u>@</u>	<u>(4)</u>	<u>©</u>	(3)	(8)	<u>()</u>	(8)	£13,154		

RLVs less existing use value

40 uph

70 uph

100 uph

£13,993

Density units/ha -> £4,544,800 per hectare £1,840,000 per acre

160 uph

130 uph

Industsrial / warehousing

250 uph

£13,993

Build costs ->	£1023 per sqm	£1346 per sqm	£1679 per sqm	£1787 per sqm	£1830 per sqm	£1884 per sqm	£1959 per sqm	£2013 per squ	m		
Sales value £per sq m									Sales value £per sq m	Market value range 20	11 Market value range 200
£2,691	8	8	8	8	8	8	8	3	£2,691		
£3,563	8	8	8	8	8	8	8	8	£3,563		
£4,435	<b>(4)</b>	<u> </u>	8	8	8	8	8	8	£4,435		
£5,307	<b>©</b>	0	<u>©</u>	0	0	0	0	<u>@</u>	£5,307		
£6,179	<b>©</b>	<b>©</b>	0	0	0	0	0	0	£6,179		
£7,050	<b>©</b>	<b>©</b>	0	0	0	0	0	<u> </u>	£7,050		
£7,922	<b>©</b>	<b>©</b>	0	0	0	0	0	<u> </u>	£7,922		
£8,794	<b>©</b>	<b>(3)</b>	8	8	0	8	8	<u> </u>	£8,794		
£9,666	<b>©</b>	0	<u>©</u>	0	0	0	0	<u> </u>	£9,666		
£10,538	<b>(5)</b>	<b>©</b>	<u>©</u>	0	0	<b>(</b>	0	<u>©</u>	£10,538		
£11,410	<b>(5)</b>	<u>©</u>	<u>©</u>	0	0	0	0	0	£11,410		
£12,282	<b>©</b>	0	0	0	0	0	0	<u> </u>	£12,282		
£13,154	<b>©</b>	0	0	0	0	0	0	<u> </u>	£13,154		
£13.993	<u>(9)</u>	(3)	(8)	(8)	(9)	(8)	(9)	(3)	£13.993		

190 uph

RLVs less existing use value

£2,000,000 per hectare £809,717 per acre

Density -											
units/ha ->	40 uph	70 uph	100 uph	130 uph	160 uph	190 uph	220 uph	250 uph			
Build costs ->	£1023 per sqn	£1346 per sqm	£1679 per sqm	£1787 per sqm	£1830 per sqm	£1884 per sqm	£1959 per sqm	£2013 per sqm	<b>≛</b> *		
Sales value									Sales value		
per sq m									per sq m	Market value range 201	1 Market value range 2007
£2,691	8	8	8	8	8	8	8	8	£2,691		
£3,563	<b>(4)</b>	<b>(4)</b>	8	8	8	8	8	8	£3,563		
£4,435	<u>©</u>	<b>©</b>	<u> </u>	<b>(4)</b>	8	8	8	8	£4,435		
£5,307	<b>©</b>	0	<b>©</b>	0	0	<b>©</b>	0	0	£5,307		
£6,179	<b>©</b>	0	<b>©</b>	0	0	<b>©</b>	0	0	£6,179		
£7,050	<b>©</b>	<b>©</b>	<b>©</b>	<b>(</b>	<u>©</u>	<b>©</b>	0	0	£7,050		
£7,922	<b>©</b>	<b>©</b>	<b>©</b>	<b>(</b>	<u>©</u>	<b>©</b>	0	0	£7,922		
£8,794	<b>©</b>	<b>©</b>	<b>©</b>	<b>(</b>	<u>©</u>	<b>©</b>	0	0	£8,794		
£9,666	<u>©</u>	<b>(</b>	<u>©</u>	0	<u>©</u>	<u>©</u>	0	0	£9,666		
£10,538	<b>©</b>	<b>©</b>	<b>©</b>	0	0	0	0	0	£10,538		
£11,410	<b>©</b>	<b>©</b>	<b>©</b>	0	0	0	0	0	£11,410		
£12,282	<b>O</b>	<u>©</u>	0	0	0	0	0	0	£12,282		
£13,154	<b>O</b>	<u>©</u>	0	0	0	8	0	0	£13,154		
£13,993	8	<b>©</b>	(3)	8	8	(3)	<u>©</u>	8	£13,993		

	35									
Density -		40 1	70 1	400	400	100	400	000	050	
units/ha ->	ŀ	40 uph	70 uph	100 uph	130 uph	160 uph	190 uph	220 uph	250 uph	
Build costs ->	ŀ	C1022 per cam	C1246 par agm	C1670 per cam	C1707 nor oam	£1830 per sqm	C1001 per com	C10E0 per cam	C2012 nor oam	ł
	L	£1023 per sqrii	£1346 per sqiii	£1679 per sqiii	£1767 per sqiii	£1630 per sqiii	£1004 per sqrii	£ 1959 per sqiii		4
Sales value										Sales value
per sm										per sm

% SK	00%
% SO	40%
S106 (private)	£10,000 per unit
S106 (affordable)	£10,000 per unit
CSH (% uplift on Private)	5%
CSH (% uplift on AH)	11%

£2,691	1,461,837	95,983	- 2,783,401	- 4,674,616	- 6,194,921	- 8,133,981	- 11,036,514	- 13,397,194	£2,691
£3,563	2,720,501	2,162,790	- 238,968	- 1,478,589	- 2,563,698	- 3,806,108	- 5,929,464	- 7,810,705	£3,563
£4,435	3,979,165	4,210,797	2,274,863	1,682,422	1,038,605	496,947	- 834,179	- 2,224,216	£4,435
£5,307	5,237,829	6,258,805	4,788,695	4,797,427	4,607,158	4,760,159	4,170,605	3,288,449	£5,307
£6,179	6,494,374	8,306,812	7,297,893	7,912,433	8,149,830	8,982,492	9,146,707	8,798,843	£6,179
£7,050	7,747,900	10,354,821	9,791,305	11,027,438	11,692,500	13,204,824	14,122,809	14,279,275	£7,050
£7,922	9,001,425	12,402,828	12,284,717	14,142,443	15,235,172	17,427,157	19,075,720	19,737,158	£7,922
£8,794	10,254,951	14,450,836	14,778,128	17,254,447	18,770,778	21,649,489	24,011,399	25,195,043	£8,794
£9,666	11,500,753	16,478,265	17,255,870	20,331,364	22,267,663	25,818,870	28,915,348	30,617,507	£9,666
£10,538	12,551,446	18,183,811	19,337,815	22,918,251	25,198,590	29,312,096	33,017,894	35,145,335	£10,538
£11,410	13,602,138	19,889,356	21,419,762	25,505,139	28,129,518	32,805,320	37,120,439	39,673,163	£11,410
£12,282	14,652,832	21,594,901	23,501,708	28,092,026	31,060,445	36,298,546	41,222,985	44,200,991	£12,282
£13,154	15,703,525	23,300,446	25,583,654	30,678,912	33,991,372	39,791,770	45,325,530	48,728,819	£13,154
£13.993	16.715.303	24.942.824	27.588.491	33,169,989	36.813.746	43.155.617	49.276.130	53.088.796	£13,993

RLVs less	existing	use	value
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# £22,794,353 per hectare £9,228,483 per acre

#### Offices

									_		
Density -									Ī		
units/ha ->	40 uph	70 uph	100 uph	130 uph	160 uph	190 uph	220 uph	250 uph			
Build costs ->	£1023 per sqm	£1346 per sqm	£1679 per sqm	£1787 per sqm	£1830 per sqm	£1884 per sqm	£1959 per sqm	£2013 per sqm			
Sales value									Sales value		
per sq m									per sq m	Market value range 2011	Market value range 2007
£2,691	- 21,332,516	- 22,698,370	- 25,577,754	- 27,468,969	- 28,989,274	- 30,928,334	- 33,830,867	- 36,191,547	£2,691		
£3,563	- 20,073,852	- 20,631,563	- 23,033,321	- 24,272,942	- 25,358,051	- 26,600,461	- 28,723,817	- 30,605,058	£3,563		
£4,435	- 18,815,188	- 18,583,556	- 20,519,490	- 21,111,931	- 21,755,748	- 22,297,406	- 23,628,532	- 25,018,569	£4,435		
£5,307	- 17,556,524	- 16,535,548	- 18,005,658	- 17,996,926	- 18,187,195	- 18,034,194	- 18,623,748	- 19,505,904	£5,307		
£6,179	- 16,299,979	- 14,487,541	- 15,496,460	- 14,881,920	- 14,644,523	- 13,811,861	- 13,647,646	- 13,995,510	£6,179		
£7,050	- 15,046,453	- 12,439,532	- 13,003,048	- 11,766,915	- 11,101,853	- 9,589,529	- 8,671,544	- 8,515,078	£7,050		
£7,922	- 13,792,928	- 10,391,525	- 10,509,636	- 8,651,910	- 7,559,181	- 5,367,196	- 3,718,633	- 3,057,195	£7,922		
£8,794	- 12,539,402	- 8,343,517	- 8,016,225	- 5,539,906	- 4,023,575	- 1,144,864	1,217,046	2,400,690	£8,794		
£9,666	- 11,293,600	- 6,316,088	- 5,538,483	- 2,462,989	- 526,690	3,024,517	6,120,995	7,823,154	£9,666		
£10,538	- 10,242,907	- 4,610,542	- 3,456,538	123,898	2,404,237	6,517,743	10,223,541	12,350,982	£10,538		
£11,410	- 9,192,215	- 2,904,997	- 1,374,591	2,710,786	5,335,165	10,010,967	14,326,086	16,878,810	£11,410		
£12 282	- 8 1/1 521	- 1 100 /52	707 355	5 207 673	8 266 002	13 504 103	18 428 632	21 406 638	£12 282		

### RLVs less existing use value

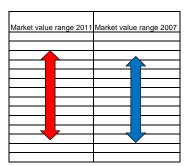
Density -

# £27,002,840 per hectare £10,932,324 per acre

2,789,301 4,794,138

### Residential

units/ha ->	40 uph	70 uph	100 uph	130 uph	160 uph	190 uph	220 uph	250 uph	
Build costs ->	£1023 per sqm	£1346 per sqm	£1679 per sqm	£1787 per sqm	£1830 per sqm	£1884 per sqm	£1959 per sqm	£2013 per sqm	
Sales value									Sales value
per sq m									per sq m
£2,691	- 25,541,003	- 26,906,857	- 29,786,241	- 31,677,456	- 33,197,761	- 35,136,821	- 38,039,354	- 40,400,034	£2,691
£3,563	- 24,282,339	- 24,840,050	- 27,241,808	- 28,481,429	- 29,566,538	- 30,808,948	- 32,932,304	- 34,813,545	£3,563
£4,435	- 23,023,675	- 22,792,043	- 24,727,977	- 25,320,418	- 25,964,235	- 26,505,893	- 27,837,019	- 29,227,056	£4,435
£5,307	- 21,765,011	- 20,744,035	- 22,214,145	- 22,205,413	- 22,395,682	- 22,242,681	- 22,832,235	- 23,714,391	£5,307
£6,179	- 20,508,466	- 18,696,028	- 19,704,947	- 19,090,407	- 18,853,010	- 18,020,348	- 17,856,133	- 18,203,997	£6,179
£7,050	- 19,254,940	- 16,648,019	- 17,211,535	- 15,975,402	- 15,310,340	- 13,798,016	- 12,880,031	- 12,723,565	£7,050
£7,922	- 18,001,415	- 14,600,012	- 14,718,123	- 12,860,397	- 11,767,668	- 9,575,683	- 7,927,120	- 7,265,682	£7,922
£8,794	- 16,747,889	- 12,552,004	- 12,224,712	- 9,748,393	- 8,232,062	- 5,353,351	- 2,991,441	- 1,807,797	£8,794
£9,666	- 15,502,087	- 10,524,575	- 9,746,970	- 6,671,476	- 4,735,177	- 1,183,970	1,912,509	3,614,668	£9,666
£10,538	- 14,451,394	- 8,819,029	- 7,665,025	- 4,084,589	- 1,804,250	2,309,257	6,015,055	8,142,496	£10,538
£11,410	- 13,400,702	- 7,113,484	- 5,583,078	- 1,497,701	1,126,679	5,802,481	10,117,600	12,670,324	£11,410
£12,282	- 12,350,008	- 5,407,939	- 3,501,132	1,089,187	4,057,606	9,295,707	14,220,146	17,198,152	£12,282
£13,154	- 11,299,315	- 3,702,394	- 1,419,186	3,676,073	6,988,533	12,788,931	18,322,691	21,725,980	£13,154
£13,993	- 10,287,537	- 2,060,016	585,652	6,167,150	9,810,907	16,152,778	22,273,291	26,085,957	£13,993



### RLVs less existing use value

Density -

# £4,544,800 per hectare £1,840,000 per acre

## Industsrial / warehousing

units/ha ->	40 uph	70 uph	100 uph	130 uph	160 uph	190 uph	220 uph	250 uph					
Build costs ->	£1023 per sqm	£1346 per sqm	£1679 per sqm	£1787 per sqm	£1830 per sqm	£1884 per sqm	£1959 per sqm	£2013 per sqm					
Sales value									Sales value				
per sq m									per sq m	Market value	range 2011	Market value range 2	007
£2,691	- 3,082,963	- 4,448,817	- 7,328,201	- 9,219,416	- 10,739,721	- 12,678,781	- 15,581,314	- 17,941,994	£2,691				
£3,563	- 1,824,299	- 2,382,010	- 4,783,768	- 6,023,389	- 7,108,498	- 8,350,908	- 10,474,264	- 12,355,505	£3,563				
£4,435	- 565,635	- 334,003	- 2,269,937	- 2,862,378	- 3,506,195	- 4,047,853	- 5,378,979	- 6,769,016	£4,435				
£5,307	693,029	1,714,005	243,895	252,627	62,358	215,359	- 374,195	- 1,256,351	£5,307			4	
£6,179	1,949,574	3,762,012	2,753,093	3,367,633	3,605,030	4,437,692	4,601,907	4,254,043	£6,179				
£7,050	3,203,100	5,810,021	5,246,505	6,482,638	7,147,700	8,660,024	9,578,009	9,734,475	£7,050				
£7,922	4,456,625	7,858,028	7,739,917	9,597,643	10,690,372	12,882,357	14,530,920	15,192,358	£7,922				
£8,794	5,710,151	9,906,036	10,233,328	12,709,647	14,225,978	17,104,689	19,466,599	20,650,243	£8,794				
£9,666	6,955,953	11,933,465	12,711,070	15,786,564	17,722,863	21,274,070	24,370,548	26,072,707	£9,666				
£10,538	8,006,646	13,639,011	14,793,015	18,373,451	20,653,790	24,767,296	28,473,094	30,600,535	£10,538				
£11,410	9,057,338	15,344,556	16,874,962	20,960,339	23,584,718	28,260,520	32,575,639	35,128,363	£11,410	1	_		
£12,282	10,108,032	17,050,101	18,956,908	23,547,226	26,515,645	31,753,746	36,678,185	39,656,191	£12,282				
£13,154	11,158,725	18,755,646	21,038,854	26,134,112	29,446,572	35,246,970	40,780,730	44,184,019	£13,154				
£13 993	12 170 503	20 398 024	23 043 691	28 625 189	32 268 946	38 610 817	44 731 330	48 543 996	£13 993				

### RLVs less existing use value

40 uph

70 uph

100 uph

Density -units/ha ->

# £2,000,000 per hectare £809,717 per acre

160 uph

130 uph

# Community space/buildings £700,000 infrastructure per ha

250 uph

220 uph

Build costs ->	£1023 per sqm	£1346 per sqm	£1679 per sqm	£1787 per sqm	£1830 per sqm	£1884 per sqm	£1959 per sqm	£2013 per sqm			
Sales value									Sales value		
£per sq m									£per sq m	Market value range	2011 Market value range 2007
£2,691	- 1,238,163	- 2,604,017	- 5,483,401	- 7,374,616	- 8,894,921	- 10,833,981	- 13,736,514	- 16,097,194	£2,691		
£3,563	20,501	- 537,210	- 2,938,968	- 4,178,589	- 5,263,698	- 6,506,108	- 8,629,464	- 10,510,705	£3,563		
£4,435	1,279,165	1,510,797	- 425,137	- 1,017,578	- 1,661,395	- 2,203,053	- 3,534,179	- 4,924,216	£4,435		
£5,307	2,537,829	3,558,805	2,088,695	2,097,427	1,907,158	2,060,159	1,470,605	588,449	£5,307		
£6,179	3,794,374	5,606,812	4,597,893	5,212,433	5,449,830	6,282,492	6,446,707	6,098,843	£6,179		
£7,050	5,047,900	7,654,821	7,091,305	8,327,438	8,992,500	10,504,824	11,422,809	11,579,275	£7,050		
£7,922	6,301,425	9,702,828	9,584,717	11,442,443	12,535,172	14,727,157	16,375,720	17,037,158	£7,922		
£8,794	7,554,951	11,750,836	12,078,128	14,554,447	16,070,778	18,949,489	21,311,399	22,495,043	£8,794		
£9,666	8,800,753	13,778,265	14,555,870	17,631,364	19,567,663	23,118,870	26,215,348	27,917,507	£9,666		
£10,538	9,851,446	15,483,811	16,637,815	20,218,251	22,498,590	26,612,096	30,317,894	32,445,335	£10,538		
£11,410	10,902,138	17,189,356	18,719,762	22,805,139	25,429,518	30,105,320	34,420,439	36,973,163	£11,410		
£12,282	11,952,832	18,894,901	20,801,708	25,392,026	28,360,445	33,598,546	38,522,985	41,500,991	£12,282		
£13,154	13,003,525	20,600,446	22,883,654	27,978,912	31,291,372	37,091,770	42,625,530	46,028,819	£13,154		

MODEL 35								
Density - units/ha -> 4	10 uph	70 uph	100 uph	130 uph	160 uph	190 uph	220 uph	250 uph
D 111					04000			

Build costs -> Sales value £1023 per sqm £1346 per sqm £1679 per sqm £1787 per sqm £1830 per sqm £1884 per sqm £1959 per sqm £2013 per sqm £2013 per sqm

	psm									psm
1	£2,691	1,461,837	95,983	- 2,783,401	- 4,674,616	- 6,194,921	- 8,133,981	- 11,036,514	- 13,397,194	2,691
	£3,563	2,720,501	2,162,790	- 238,968	- 1,478,589	- 2,563,698	- 3,806,108	- 5,929,464	- 7,810,705	3,563
	£4,435	3,979,165	4,210,797	2,274,863	1,682,422	1,038,605	496,947	- 834,179	- 2,224,216	4,435
	£5,307	5,237,829	6,258,805	4,788,695	4,797,427	4,607,158	4,760,159	4,170,605	3,288,449	5,307
	£6,179	6,494,374	8,306,812	7,297,893	7,912,433	8,149,830	8,982,492	9,146,707	8,798,843	6,179
	£7,050	7,747,900	10,354,821	9,791,305	11,027,438	11,692,500	13,204,824	14,122,809	14,279,275	7,050
	£7,922	9,001,425	12,402,828	12,284,717	14,142,443	15,235,172	17,427,157	19,075,720	19,737,158	7,922
	£8,794	10,254,951	14,450,836	14,778,128	17,254,447	18,770,778	21,649,489	24,011,399	25,195,043	8,794
	£9,666	11,500,753	16,478,265	17,255,870	20,331,364	22,267,663	25,818,870	28,915,348	30,617,507	9,666
	£10,538	12,551,446	18,183,811	19,337,815	22,918,251	25,198,590	29,312,096	33,017,894	35,145,335	10,538
	£11,410	13,602,138	19,889,356	21,419,762	25,505,139	28,129,518	32,805,320	37,120,439	39,673,163	11,410
	£12,282	14,652,832	21,594,901	23,501,708	28,092,026	31,060,445	36,298,546	41,222,985	44,200,991	12,282
	C12 1E1	15 702 525	22 200 446	2E E02 6E4	20 679 012	22 001 272	20 701 770	4E 22E E20	10 720 010	12 15/

Aff Hsg	50%
% SR	60%
% SO	40%
S106 (private)	£10,000 per un
S106 (affordable)	£10,000 per uni
CIL	
CSH (average unit cost)	£11,031 per uni
Grant	No
Developer's profit	20%

RLVs less existing	use value
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# £22,794,353 per hectare £9,228,483 per acre

Offices	

Density -											
units/ha ->	40 uph	70 uph	100 uph	130 uph	160 uph	190 uph	220 uph	250 uph			
Build costs->	£1023 per sqm	£1346 per sqm	£1679 per sqm	£1787 per sqm	£1830 per sqm	£1884 per sqm	£1959 per sqm	£2013 per sqm			
Sales value £per sq m									Sales value £per sq m	Market value range 2	011 Market value range 2007
£2,691	8	8	8	8	8	8	8	8	£2,691		
£3,563	8	8	8	8	8	8	8	8	£3,563		
£4,435	8	8	8	8	8	8	8	8	£4,435		
£5,307	8	8	8	8	8	8	8	8	£5,307		
£6,179	8	8	8	8	8	8	8	8	£6,179		
£7,050	8	8	8	8	8	8	8	8	£7,050		
£7,922	8	8	8	8	8	8	8	(2)	£7,922		
£8,794	8	8	8	8	8	<b>e</b>	<b>(a)</b>	(2)	£8,794		
£9,666	8	8	8	<u>@</u>	<u> </u>	<u> </u>	8	8	£9,666		
£10,538	8	8	8	<u>@</u>	<u> </u>	<u> </u>	8	8	£10,538		
£11,410	8	<u>(4)</u>	<u>@</u>	<u>@</u>	<u>©</u>	<u> </u>	8	8	£11,410		
£12,282	8	<b>(4)</b>	<u>@</u>	0	<u>©</u>	0	0	0	£12,282		
£13,154	8	<b>(4)</b>	<b>(a)</b>	<b>©</b>	<u>©</u>	<b>©</b>	<b>©</b>	8	£13,154		

RLVs less existing use value

£13,993

# £27,002,840 per hectare £10,932,324 per acre

#### Residential

Density - units/ha -> Build costs ->	40 uph £1023 per sqm	70 uph £1346 per sqm	100 uph £1679 per sqm	130 uph £1787 per sqm	160 uph £1830 per sqm	190 uph £1884 per sqm	220 uph £1959 per sqm	250 uph £2013 per sqm	]		
Sales value per sq m									Sales value per sq m	Market value range 201	1 Market value range 2007
£2,691	8	8	8	8	8	8	8	8	£2,691		
£3,563	8	8	8	8	8	8	8	8	£3,563		
£4,435	8	8	8	8	8	8	8	8	£4,435		
£5,307	8	8	8	8	8	8	8	8	£5,307		
£6,179	8	8	8	8	8	8	8	8	£6,179		
£7,050	8	8	8	8	8	8	8	8	£7,050		
£7,922	8	8	8	8	8	8	(3)	8	£7,922		
£8,794	8	8	8	8	8	8	<del>(1)</del>	<u> </u>	£8,794		
£9,666	8	8	8	8	8	<b>@</b>	<u>@</u>	<u> </u>	£9,666		
£10,538	8	8	8	8	<b>(</b>	<b>(a)</b>	0	0	£10,538		
£11,410	8	8	8	<b>=</b>	<b>(1)</b>	0	0	0	£11,410		
£12,282	8	8	<u>@</u>	<u>—</u>	<u>©</u>	0	<u>©</u>	0	£12,282		
	•	<u></u>	<u></u>	<u></u>	<u> </u>		<u> </u>				

RLVs less existing use value

£13,993

# £4,544,800 per hectare £1,840,000 per acre

### Industsrial / warehousing

£13,993

Density - units/ha ->	40 uph	70 uph	100 uph	130 uph	160 uph	190 uph	220 uph	250 uph	]		
Build costs ->		£1346 per sqm							1		
Sales value £per sq m									Sales value £per sq m	Market value range 201	Market value range 200
£2,691	8	8	(3)	8	8	8	8	(3)	£2,691		
£3,563	8	8	8	8	8	8	8	8	£3,563		
£4,435	<b>(4)</b>	<b>(4)</b>	(3)	8	8	8	8	(3)	£4,435		
£5,307	<b>©</b>	<u>©</u>	<u>(a)</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>	(3)	£5,307		
£6,179	0	<b>©</b>	0	0	0	<b>©</b>	0	0	£6,179		
£7,050	0	0	0	0	0	<b>©</b>	0	0	£7,050		
£7,922	<b>©</b>	0	0	0	0	0	0	0	£7,922		
£8,794	<b>©</b>	<u>©</u>	<u>©</u>	0	<b>©</b>	<b>©</b>	0	0	£8,794		
£9,666	<b>©</b>	<u>©</u>	<u>©</u>	0	<b>©</b>	<b>©</b>	0	0	£9,666		
£10,538	<b>©</b>	<u>©</u>	<u>©</u>	0	<b>©</b>	<b>©</b>	0	0	£10,538		
£11,410	<b>©</b>	8	<b>©</b>	<u>©</u>	<b>©</b>	8	<b>©</b>	<b>©</b>	£11,410		
£12,282	<b>©</b>	0	0	0	0	0	0	0	£12,282		
£13,154	<b>©</b>	0	0	0	0	0	0	0	£13,154		
£13,993	<b>©</b>	(3)	<u>©</u>	(3)	<u>©</u>	(3)	(3)	8	£13,993		

RLVs less existing use value

# £2,000,000 per hectare £809,717 per acre

Density -											
units/ha ->	40 uph	70 uph	100 uph	130 uph	160 uph	190 uph	220 uph	250 uph			
Build costs ->	£1023 per sqm	£1346 per sqm	£1679 per sqm	£1787 per sqm	£1830 per sqm	£1884 per sqm	£1959 per sqm	£2013 per sqm	]	1	
Sales value									Sales value		
per sq m									per sq m	Market value range 201	1 Market value range 2007
£2,691	8	8	8	8	8	8	8	8	£2,691		
£3,563	<b>(4)</b>	8	8	8	8	8	8	8	£3,563		
£4,435	<b>©</b>	<b>(</b>	8	3	8	8	8	8	£4,435		
£5,307	<b>©</b>	<b>©</b>	0	0	0	0	0	0	£5,307		
£6,179	0	0	0	0	0	0	0	0	£6,179		
£7,050	<b>©</b>	<u> </u>	0	0	<b>©</b>	0	0	0	£7,050		
£7,922	<b>©</b>	<u> </u>	0	0	<b>©</b>	0	0	0	£7,922		
£8,794		<b>©</b>	8	<b>(9</b> )	<b>(9</b> )	8	<b>(9</b> )	8	£8,794		
£9,666	<u> </u>	<b>©</b>	8	<b>(5)</b>	<b>(9</b> )	8	8	8	£9,666		
£10,538	<b>©</b>	<b>©</b>	0	0	0	0	0	0	£10,538		
£11,410	<b>©</b>	<u> </u>	0	0	<b>©</b>	0	0	0	£11,410		
£12,282	<u>©</u>	8	8	8	8	8	<b>©</b>	8	£12,282		
£13,154	<u>©</u>	8	8	8	8	8	8	8	£13,154		
£13,993	(3)	9	(3)	(3)	(6)	(6)	(8)	(6)	£13,993		

	36								
Density -									
units/ha ->	40 uph	70 uph	100 uph	130 uph	160 uph	190 uph	220 uph	250 uph	Į.
		1	1	1		,			
Build costs ->	£1023 per sqm	£1346 per sqm	£1679 per sqm	£1787 per sqm	£1830 per sqm	£1884 per sqm	£1959 per sqm	£2013 per sqm	]
Sales value									Sales value
per sm									per sm

% SR	60%
% SO	40%
S106 (private)	£15,000 per unit
S106 (affordable)	£15,000 per unit
CSH (% uplift on Private)	5%

SH (% uplift on AH)

£2,691	1,257,773	- 270,269	- 3,313,141	- 5,371,748	- 7,063,345	- 9,165,235	- 12,244,906	- 14,770,367	£2,691
£3,563	2,516,436	1,798,493	- 764,286	- 2,175,721	- 3,432,121	- 4,837,361	- 7,137,856	- 9,183,878	£3,563
£4,435	3,775,101	3,849,113	1,751,645	995,083	180,596	- 521,938	- 2,030,807	- 3,597,390	£4,435
£5,307	5,033,764	5,897,120	4,265,476	4,117,242	3,759,574	3,747,109	2,990,844	1,931,537	£5,307
£6,179	6,292,428	7,945,128	6,779,307	7,232,248	7,302,246	7,975,986	7,966,946	7,441,930	£6,179
£7,050	7,546,450	9,993,135	9,274,612	10,347,253	10,844,917	12,198,319	12,943,048	12,938,637	£7,050
£7,922	8,799,976	12,041,143	11,768,024	13,462,259	14,387,589	16,420,651	17,910,293	18,396,521	£7,922
£8,794	10,053,502	14,089,151	14,261,435	16,577,264	17,930,259	20,642,983	22,845,971	23,854,405	£8,794
£9,666	11,299,303	16,121,152	16,739,177	19,659,664	21,430,512	24,824,754	27,749,921	29,276,869	£9,666
£10,538	12,349,996	17,826,698	18,821,123	22,246,550	24,361,439	28,317,980	31,852,466	33,804,697	£10,538
£11,410	13,400,689	19,532,243	20,903,069	24,833,438	27,292,366	31,811,204	35,955,011	38,332,525	£11,410
£12,282	14,451,383	21,237,789	22,985,015	27,420,325	30,223,294	35,304,430	40,057,557	42,860,353	£12,282
£13,154	15,502,075	22,943,334	25,066,962	30,007,212	33,154,222	38,797,654	44,160,102	47,388,182	£13,154
£13 993	16 513 854	24 585 711	27 071 799	32 498 289	35 976 595	42 161 501	48 110 702	51 748 312	£13 993

1.2	.,091	1,231,113	- 210,209	- 3,313,141	- 5,571,740	- 7,003,343	- 9,100,200	- 12,244,900	- 14,770,307	22,091
£3	3,563	2,516,436	1,798,493	- 764,286	- 2,175,721	- 3,432,121	- 4,837,361	- 7,137,856	- 9,183,878	£3,563
£4	,435	3,775,101	3,849,113	1,751,645	995,083	180,596	- 521,938	- 2,030,807	- 3,597,390	£4,435
£5	,307	5,033,764	5,897,120	4,265,476	4,117,242	3,759,574	3,747,109	2,990,844	1,931,537	£5,307
£6	5,179	6,292,428	7,945,128	6,779,307	7,232,248	7,302,246	7,975,986	7,966,946	7,441,930	£6,179
£7	,050	7,546,450	9,993,135	9,274,612	10,347,253	10,844,917	12,198,319	12,943,048	12,938,637	£7,050
£7	,922	8,799,976	12,041,143	11,768,024	13,462,259	14,387,589	16,420,651	17,910,293	18,396,521	£7,922
£8	3,794	10,053,502	14,089,151	14,261,435	16,577,264	17,930,259	20,642,983	22,845,971	23,854,405	£8,794
£9	,666	11,299,303	16,121,152	16,739,177	19,659,664	21,430,512	24,824,754	27,749,921	29,276,869	£9,666
£10	,538	12,349,996	17,826,698	18,821,123	22,246,550	24,361,439	28,317,980	31,852,466	33,804,697	£10,538
£11	,410	13,400,689	19,532,243	20,903,069	24,833,438	27,292,366	31,811,204	35,955,011	38,332,525	£11,410
£12	2,282	14,451,383	21,237,789	22,985,015	27,420,325	30,223,294	35,304,430	40,057,557	42,860,353	£12,282
£13	3,154	15,502,075	22,943,334	25,066,962	30,007,212	33,154,222	38,797,654	44,160,102	47,388,182	£13,154
£13	3,993	16,513,854	24,585,711	27,071,799	32,498,289	35,976,595	42,161,501	48,110,702	51,748,312	£13,993

### RLVs less existing use value

# £22,794,353 per hectare £9,228,483 per acre

#### Offices

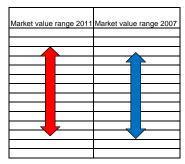
Density - units/ha -> Build costs ->	40 uph	70 uph £1346 per sqm	100 uph	130 uph	160 uph	190 uph	220 uph	250 uph			
Sales value per sq m	2.1020 por oq	z to to por oqui	2.0.0 por oq	z i or por oqiii	2.000 por 04	2.00.1 por oq	2.1000 por 04m	zzo io poi oqiii	Sales value per sq m	Market value range 2011	Market value range 2007
£2,691	- 21,536,580	- 23,064,622	- 26,107,494	- 28,166,101	- 29,857,698	- 31,959,588	- 35,039,259	- 37,564,720			J
£3,563	- 20,277,917	- 20,995,860	- 23,558,639	- 24,970,074	- 26,226,474	- 27,631,714	- 29,932,209	- 31,978,231	£3,563		
£4,435	- 19,019,252	- 18,945,240	- 21,042,708	- 21,799,270	- 22,613,757	- 23,316,291	- 24,825,160	- 26,391,743	£4,435		
£5,307	- 17,760,589	- 16,897,233	- 18,528,877	- 18,677,111	- 19,034,779	- 19,047,244	- 19,803,509	- 20,862,816	£5,307		4
£6,179	- 16,501,925	- 14,849,225	- 16,015,046	- 15,562,105	- 15,492,107	- 14,818,367	- 14,827,407	- 15,352,423	£6,179		
£7,050	- 15,247,903	- 12,801,218	- 13,519,741	- 12,447,100	- 11,949,436	- 10,596,034	- 9,851,305	- 9,855,716	£7,050		
£7,922	- 13,994,377	- 10,753,210	- 11,026,329	- 9,332,094	- 8,406,764	- 6,373,702	- 4,884,060	- 4,397,832	£7,922		
£8,794	- 12,740,851	- 8,705,202	- 8,532,918	- 6,217,089	- 4,864,094	- 2,151,370	51,618	1,060,052	£8,794		
£9,666	- 11,495,050	- 6,673,201	- 6,055,176	- 3,134,689	- 1,363,841	2,030,401	4,955,568	6,482,516	£9,666		
£10,538	- 10,444,357	- 4,967,655	- 3,973,230	- 547,803	1,567,086	5,523,627	9,058,113	11,010,344	£10,538		
£11,410	- 9,393,664	- 3,262,110	- 1,891,284	2,039,085	4,498,013	9,016,851	13,160,658	15,538,172	£11,410		
£12,282	- 8,342,970	- 1,556,564	190,662	4,625,972	7,428,941	12,510,077	17,263,204	20,066,000	£12,282	_	
£13,154	- 7,292,278	148,981	2,272,609	7,212,859	10,359,869	16,003,301	21,365,749	24,593,829	£13,154		
£13,993	- 6,280,499	1,791,358	4,277,446	9,703,936	13,182,242	19,367,148	25,316,349	28,953,959	£13,993		

### RLVs less existing use value

# £27,002,840 per hectare £10,932,324 per acre

### Residential

units/ha ->	40 uph	70 uph	100 uph	130 uph	160 uph	190 uph	220 uph	250 uph	
Build costs ->	£1023 per sqm	£1346 per sqm	£1679 per sqm	£1787 per sqm	£1830 per sqm	£1884 per sqm	£1959 per sqm	£2013 per sqm	
Sales value									Sales value
per sq m									per sq m
£2,691	- 25,745,067	- 27,273,109	- 30,315,981	- 32,374,588	- 34,066,185	- 36,168,075	- 39,247,746	- 41,773,207	£2,691
£3,563	- 24,486,404	- 25,204,347	- 27,767,126	- 29,178,561	- 30,434,961	- 31,840,201	- 34,140,696	- 36,186,718	£3,563
£4,435	- 23,227,739	- 23,153,727	- 25,251,195	- 26,007,757	- 26,822,244	- 27,524,778	- 29,033,647	- 30,600,230	£4,435
£5,307	- 21,969,076	- 21,105,720	- 22,737,364	- 22,885,598	- 23,243,266	- 23,255,731	- 24,011,996	- 25,071,303	£5,307
£6,179	- 20,710,412	- 19,057,712	- 20,223,533	- 19,770,592	- 19,700,594	- 19,026,854	- 19,035,894	- 19,560,910	£6,179
£7,050	- 19,456,390	- 17,009,705	- 17,728,228	- 16,655,587	- 16,157,923	- 14,804,521	- 14,059,792	- 14,064,203	£7,050
£7,922	- 18,202,864	- 14,961,697	- 15,234,816	- 13,540,581	- 12,615,251	- 10,582,189	- 9,092,547	- 8,606,319	£7,922
£8,794	- 16,949,338	- 12,913,689	- 12,741,405	- 10,425,576	- 9,072,581	- 6,359,857	- 4,156,869	- 3,148,435	£8,794
£9,666	- 15,703,537	- 10,881,688	- 10,263,663	- 7,343,176	- 5,572,328	- 2,178,086	747,082	2,274,030	£9,666
£10,538	- 14,652,844	- 9,176,142	- 8,181,717	- 4,756,290	- 2,641,401	1,315,141	4,849,627	6,801,858	£10,538
£11,410	- 13,602,151	- 7,470,597	- 6,099,771	- 2,169,402	289,527	4,808,365	8,952,172	11,329,686	£11,410
£12,282	- 12,551,457	- 5,765,051	- 4,017,825	417,486	3,220,455	8,301,591	13,054,718	15,857,514	£12,282
£13,154	- 11,500,765	- 4,059,506	- 1,935,878	3,004,373	6,151,383	11,794,815	17,157,263	20,385,343	£13,154
£13,993	- 10,488,986	- 2,417,129	68,960	5,495,450	8,973,756	15,158,662	21,107,863	24,745,473	£13,993



### RLVs less existing use value

Density -

# £4,544,800 per hectare £1,840,000 per acre

## Industsrial / warehousing

units/ha ->	40 uph	70 uph	100 uph	130 uph	160 uph	190 uph	220 uph	250 uph			
Build costs ->	£1023 per sqm	£1346 per sqm	£1679 per sqm	£1787 per sqm	£1830 per sqm	£1884 per sqm	£1959 per sqm	£2013 per sqm			
Sales value									Sales value		
per sq m									per sq m	Market value range 2011	Market value range 2007
£2,691	- 3,287,027	- 4,815,069	- 7,857,941	- 9,916,548	- 11,608,145	- 13,710,035	- 16,789,706	- 19,315,167	£2,691		
£3,563	- 2,028,364		- 5,309,086	- 6,720,521	- 7,976,921	- 9,382,161	- 11,682,656		£3,563		
£4,435	- 769,699	- 695,687	- 2,793,155	- 3,549,717	- 4,364,204	- 5,066,738	- 6,575,607	- 8,142,190	£4,435		
£5,307	488,964		- 279,324	- 427,558	- 785,226		- 1,553,956		£5,307		
£6,179	1,747,628		2,234,507	2,687,448	2,757,446	3,431,186	3,422,146		£6,179		
£7,050	3,001,650	5,448,335	4,729,812	5,802,453	6,300,117	7,653,519	8,398,248	8,393,837	£7,050		
£7,922	4,255,176		7,223,224	8,917,459	9,842,789	11,875,851	13,365,493	13,851,721	£7,922		
£8,794	5,508,702		9,716,635	12,032,464	13,385,459	16,098,183	18,301,171	19,309,605	£8,794		
£9,666	6,754,503		12,194,377	15,114,864	16,885,712	20,279,954	23,205,121	24,732,069	£9,666		
£10,538	7,805,196	13,281,898	14,276,323	17,701,750	19,816,639	23,773,180	27,307,666	29,259,897	£10,538		
£11,410	8,855,889		16,358,269	20,288,638	22,747,566	27,266,404	31,410,211	33,787,725	£11,410		
£12,282	9,906,583		18,440,215	22,875,525	25,678,494	30,759,630	35,512,757	38,315,553	£12,282		
£13,154	10,957,275		20,522,162	25,462,412	28,609,422	34,252,854	39,615,302	42,843,382			
£13,993	11,969,054	20,040,911	22,526,999	27,953,489	31,431,795	37,616,701	43,565,902	47,203,512	£13,993		

### RLVs less existing use value

40 uph

70 uph

100 uph

Density -units/ha ->

# £2,000,000 per hectare £809,717 per acre

160 uph

130 uph

# Community space/buildings £700,000 infrastructure per ha

250 uph

220 uph

						£1884 per sqm					
Sales value									Sales value		
£per sq m									£per sq m	Market value range 201	Market value range 2007
£2,691	- 1,442,227	- 2,970,269	- 6,013,141	- 8,071,748	- 9,763,345	- 11,865,235	- 14,944,906	- 17,470,367	£2,691		
£3,563	- 183,564	- 901,507	- 3,464,286	- 4,875,721	- 6,132,121	- 7,537,361	- 9,837,856	- 11,883,878	£3,563		
£4,435	1,075,101	1,149,113	- 948,355	- 1,704,917	- 2,519,404	- 3,221,938	- 4,730,807	- 6,297,390	£4,435		
£5,307	2,333,764	3,197,120	1,565,476	1,417,242	1,059,574	1,047,109	290,844	- 768,463	£5,307		
£6,179	3,592,428	5,245,128	4,079,307	4,532,248	4,602,246	5,275,986	5,266,946	4,741,930	£6,179		
£7,050	4,846,450	7,293,135	6,574,612	7,647,253	8,144,917	9,498,319	10,243,048	10,238,637	£7,050		
£7,922	6,099,976	9,341,143	9,068,024	10,762,259	11,687,589	13,720,651	15,210,293	15,696,521	£7,922		
£8,794	7,353,502	11,389,151	11,561,435	13,877,264	15,230,259	17,942,983	20,145,971	21,154,405	£8,794		
£9,666	8,599,303	13,421,152	14,039,177	16,959,664	18,730,512	22,124,754	25,049,921	26,576,869	£9,666		
£10,538	9,649,996	15,126,698	16,121,123	19,546,550	21,661,439	25,617,980	29,152,466	31,104,697	£10,538		
£11,410	10,700,689	16,832,243	18,203,069	22,133,438	24,592,366	29,111,204	33,255,011	35,632,525	£11,410		
£12,282	11,751,383	18,537,789	20,285,015	24,720,325	27,523,294	32,604,430	37,357,557	40,160,353	£12,282		
£13,154	12,802,075	20,243,334	22,366,962	27,307,212	30,454,222	36,097,654	41,460,102	44,688,182	£13,154		

MODEL	36								
Density -									
units/ha ->		40 uph	70 uph	100 uph	130 uph	160 uph	190 uph	220 uph	250 uph
			Lavava	Ta	Ta	Taraa	Lavas	I a . a = a	

		70 00
2013 per sqm		S106 (private)
	Sales value	
	psm	S106 (affordable)
		CIL
14,770,367	2,691	CSH (average unit cost)
9,183,878	3,563	Grant
3,597,390	4,435	Developer's profit
1,931,537	5,307	
7,441,930	6,179	
12 038 637	7.050	

60% 40% £15,000 per unit

£15,000 per uni

•									•
£2,691	1,257,773	- 270,269	- 3,313,141	- 5,371,748	- 7,063,345	- 9,165,235	- 12,244,906	- 14,770,367	2,691
£3,563	2,516,436	1,798,493	- 764,286	- 2,175,721	- 3,432,121	- 4,837,361	- 7,137,856	- 9,183,878	3,563
£4,435	3,775,101	3,849,113	1,751,645	995,083	180,596	- 521,938	- 2,030,807	- 3,597,390	4,435
£5,307	5,033,764	5,897,120	4,265,476	4,117,242	3,759,574	3,747,109	2,990,844	1,931,537	5,307
£6,179	6,292,428	7,945,128	6,779,307	7,232,248	7,302,246	7,975,986	7,966,946	7,441,930	6,179
£7,050	7,546,450	9,993,135	9,274,612	10,347,253	10,844,917	12,198,319	12,943,048	12,938,637	7,050
£7,922	8,799,976	12,041,143	11,768,024	13,462,259	14,387,589	16,420,651	17,910,293	18,396,521	7,922
£8,794	10,053,502	14,089,151	14,261,435	16,577,264	17,930,259	20,642,983	22,845,971	23,854,405	8,794
£9,666	11,299,303	16,121,152	16,739,177	19,659,664	21,430,512	24,824,754	27,749,921	29,276,869	9,666
£10,538	12,349,996	17,826,698	18,821,123	22,246,550	24,361,439	28,317,980	31,852,466	33,804,697	10,538
£11,410	13,400,689	19,532,243	20,903,069	24,833,438	27,292,366	31,811,204	35,955,011	38,332,525	11,410
£12,282	14,451,383	21,237,789	22,985,015	27,420,325	30,223,294	35,304,430	40,057,557	42,860,353	12,282
£13,154	15,502,075	22,943,334	25,066,962	30,007,212	33,154,222	38,797,654	44,160,102	47,388,182	13,154
£13 993	16 513 854	24 585 711	27 071 799	32 498 289	35 976 595	42 161 501	48 110 702	51 748 312	13 993

RLVs less existing use value	£22,794,353 per hectare	Offices
	CO 220 402 mar ages	

units/ha ->	40 uph	70 uph	100 uph	130 uph	160 uph	190 uph	220 uph	250 uph					
Build costs->	£1023 per sqm	£1346 per sqm	£1679 per sqm	£1787 per sqm	£1830 per sqm	£1884 per sqm	£1959 per sqm	£2013 per sqm					
Sales value £per sq m									Sales value £per sq m	Market	value range 2011	Market value	range 2007
£2,691	8	8	8	8	8	8	8	8	£2,691				
£3,563	8	8	8	8	8	8	8	8	£3,563				
£4,435	8	8	8	8	8	8	8	8	£4,435				
£5,307	8	8	8	8	8	8	8	8	£5,307				
£6,179	8	8	8	8	8	8	8	8	£6,179				
£7,050	8	8	8	8	8	8	8	8	£7,050				
£7,922	8	8	8	8	8	8	8	8	£7,922				
£8,794	8	8	8	8	8	<b>(a)</b>	<b>(</b>	(=)	£8,794				
£9,666	8	8	8	<u>@</u>	<u> </u>	<u>@</u>	0	8	£9,666				
£10,538	8	8	8	<u>@</u>	<u> </u>	8	0	8	£10,538				
£11,410	8	<u> </u>	<u> </u>	<u>@</u>	<u>©</u>	8	0	8	£11,410				
£12,282	8	<u> </u>	<u> </u>	<u>©</u>	8	<u>©</u>	<u>©</u>	8	£12,282				
£13,154	8	<b>(a)</b>	<b>(a)</b>	<b>©</b>	9	<b>©</b>	<b>©</b>	8	£13,154				
	<u> </u>		6	<u> </u>	<u> </u>		<u> </u>						

 RLVs less existing use value
 £27,002,840 per hectare £10,932,324 per acre
 Residential Residen

Density -	40	70	400	400	400	400	000	050			
units/ha -> Build costs ->	40 uph £1023 per sam	70 uph £1346 per sqm	100 uph £1679 per sam	130 uph £1787 per sam	160 uph £1830 per sam	190 uph £1884 per sam	220 uph £1959 per sam	250 uph £2013 per sam			
Sales value per sq m						, , , , , , , , , , , , , , , , , , , ,			Sales value per sq m	Market value range 2011	Market value range 2007
£2,691	8	8	8	8	8	8	8	8	£2,691		
£3,563	8	8	8	8	8	8	8	8	£3,563		
£4,435	8	8	8	8	8	8	8	8	£4,435		
£5,307	8	8	8	8	8	8	8	8	£5,307		
£6,179	8	8	8	8	8	8	8	8	£6,179		
£7,050	8	8	8	8	8	8	8	8	£7,050		
£7,922	8	8	8	8	8	8	8	8	£7,922		
£8,794	8	8	8	8	8	8	8	<u> </u>	£8,794		
£9,666	8	8	8	8	8	<u>@</u>	<u>@</u>	<u> </u>	£9,666		
£10,538	8	8	8	8	<b>(</b>	<b>(a)</b>	<b>©</b>	8	£10,538		
£11,410	8	8	8	<b>(a)</b>	<b>(a)</b>	<b>(3)</b>	<b>©</b>	8	£11,410		
£12,282	8	8	<u> </u>	<u>@</u>	<u>@</u>	<u>©</u>	<u>©</u>	8	£12,282		
					<u> </u>	<b>6</b>		<u> </u>			

RLVs less existing use value					per hectare per acre		Industsrial / warehousing		
Density - units/ha ->	40 uph	70 uph	100 uph	130 uph	160 uph	190 uph	220 uph	250 uph	

uriil5/ria =>	40 upii	70 upii	100 upii	130 upii	100 upii	190 upii	220 upii	230 upii			
Build costs ->	£1023 per sqm	£1346 per sqm	£1679 per sqm	£1787 per sqm	£1830 per sqm	£1884 per sqm	£1959 per sqm	£2013 per sqm	]		1
Sales value £per sq m									Sales value £per sq m	Market value range 2011	Market value range 200
£2,691	8	8	8	8	8	8	8	8	£2,691		
£3,563	8	8	8	8	8	8	8	8	£3,563		
£4,435	8	8	8	8	8	8	8	8	£4,435		
£5,307	<b>(a)</b>	0	<u> </u>	<u> </u>	8	8	8	8	£5,307		
£6,179	<b>©</b>	8	<b>3</b>	0	<b>©</b>	0	<b>©</b>	8	£6,179		
£7,050	<b>©</b>	0	0	0	0	0	0	0	£7,050		
£7,922	<b>©</b>	0	0	0	0	0	0	0	£7,922		
£8,794	<b>©</b>	0	8	0	0	0	<u>©</u>	0	£8,794		
£9,666	<b>©</b>	<b>©</b>	<u>©</u>	0	0	0	<u>©</u>	0	£9,666		
£10,538	<b>©</b>	<b>©</b>	<u>©</u>	0	0	0	<u>©</u>	0	£10,538		
£11,410	<b>©</b>	<b>©</b>	0	0	0	0	0	0	£11,410		
£12,282	<b>©</b>	0	0	0	0	0	0	0	£12,282		
£13,154	0	0	0	0	<u> </u>	0	0	0	£13,154		
£13,993	<b>©</b>	0	8	8	8	8	<b>©</b>	8	£13,993		

RLVs less existing use value	£2,000,000 per hectare	Community space/buildings
	£809,717 per acre	

				£809,717	per acre						
Density - units/ha -> Build costs ->	40 uph £1023 per sqm	70 uph £1346 per sqm	100 uph £1679 per sqm	130 uph £1787 per sqm	160 uph £1830 per sqm	190 uph £1884 per sqm	220 uph £1959 per sqm	250 uph £2013 per sqm			
Sales value per sq m									Sales value per sq m	Market value range 20	11 Market value range 2007
£2,691	8	8	8	8	8	8	8	8	£2,691		
£3,563	<b>@</b>	8	8	(3)	(3)	8	8	(3)	£3,563		
£4,435	<b>©</b>	0	8	8	8	8	3	3	£4,435		
£5,307	0	0	0	0	0	0	(2)	8	£5,307		
£6,179	0	0	0	0	0	0	0	0	£6,179		
£7,050	<b>©</b>	0	<u> </u>	<u>©</u>	<u>©</u>	0	0	<u>©</u>	£7,050		
£7,922	<b>©</b>	0	<u> </u>	<u>©</u>	<u>©</u>	0	0	<u>©</u>	£7,922		
£8,794	<b>©</b>	0	<u> </u>	<u>©</u>	<u>©</u>	0	0	<u>©</u>	£8,794		
£9,666	<b>©</b>	0	<u>©</u>	<u>©</u>	<u>©</u>	0	0	0	£9,666		
£10,538	0	0	0	0	0	0	0	0	£10,538		
£11,410	<b>©</b>	0	<b>©</b>	<b>©</b>	<b>©</b>	0	0	0	£11,410		
£12,282	<b>©</b>	0	<u>©</u>	0	0	0	0	<u>©</u>	£12,282	_	
£13,154	<b>©</b>	0	<u>©</u>	0	0	0	0	<b>©</b>	£13,154		
£13,993	<b>©</b>	<u>©</u>	<u>©</u>	<u>©</u>	<u>©</u>	<u> </u>	<b>(3)</b>	<b>©</b>	£13,993		