

Appendix II

Summary of Residual Land Value Results by Value Point (1-7), 15% Developer's Profit, Without Grant

Table 1: Summary of Land Residual Value (£) Appraisals for Value Point 1

Development Scenario / Threshold	Tenure	Residual Land Value - 0% Affordable			Residual Land Value - 20% Affordable			Residual Land Value - 30% Affordable			Residual Land Value - 40% Affordable			Residual Land Value - 50% Affordable		
		£5,000	£10,000	£20,000	£5,000	£10,000	£20,000	£5,000	£10,000	£20,000	£5,000	£10,000	£20,000	£5,000	£10,000	£20,000
Planning Infrastructure		£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
5 Unit Housing Scheme	80% AR / 20% SO	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
	60% AR / 40% SO	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
5 Unit Flatted Scheme	80% AR / 20% SO	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
	60% AR / 40% SO	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
7 Unit Mixed Scheme	80% AR / 20% SO	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
	60% AR / 40% SO	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
7 Unit Housing Scheme	80% AR / 20% SO	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
	60% AR / 40% SO	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
10 Unit Housing Scheme A	80% AR / 20% SO	£9,276	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
	60% AR / 40% SO	£9,276	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
10 Unit Housing Scheme B	80% AR / 20% SO	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
	60% AR / 40% SO	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
10 Unit Flatted Scheme	80% AR / 20% SO	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
	60% AR / 40% SO	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
15 Unit Housing Scheme	80% AR / 20% SO	£1,229	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
	60% AR / 40% SO	£1,229	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
15 Unit Flatted Scheme	80% AR / 20% SO	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
	60% AR / 40% SO	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
25 Unit Housing Scheme	80% AR / 20% SO	-	-	-	-	-	-	£0	£0	£0	£0	£0	£0	£0	£0	£0
	60% AR / 40% SO	-	-	-	-	-	-	£0	£0	£0	£0	£0	£0	£0	£0	£0
25 Unit Mixed Scheme	80% AR / 20% SO	-	-	-	-	-	-	£0	£0	£0	£0	£0	£0	£0	£0	£0
	60% AR / 40% SO	-	-	-	-	-	-	£0	£0	£0	£0	£0	£0	£0	£0	£0
25 Unit Flatted Scheme	80% AR / 20% SO	-	-	-	-	-	-	£0	£0	£0	£0	£0	£0	£0	£0	£0
	60% AR / 40% SO	-	-	-	-	-	-	£0	£0	£0	£0	£0	£0	£0	£0	£0
50 Unit Mixed Scheme	80% AR / 20% SO	-	-	-	-	-	-	£0	£0	£0	£0	£0	£0	£0	£0	£0
	60% AR / 40% SO	-	-	-	-	-	-	£0	£0	£0	£0	£0	£0	£0	£0	£0
50 Unit Housing Scheme	80% AR / 20% SO	-	-	-	-	-	-	£0	£0	£0	£0	£0	£0	£0	£0	£0
	60% AR / 40% SO	-	-	-	-	-	-	£0	£0	£0	£0	£0	£0	£0	£0	£0
50 Unit Flatted Scheme	80% AR / 20% SO	-	-	-	-	-	-	£0	£0	£0	£0	£0	£0	£0	£0	£0
	60% AR / 40% SO	-	-	-	-	-	-	£0	£0	£0	£0	£0	£0	£0	£0	£0
100 Unit Housing Scheme	80% AR / 20% SO	-	-	-	-	-	-	£0	£0	£0	£0	£0	£0	£0	£0	£0
	60% AR / 40% SO	-	-	-	-	-	-	£0	£0	£0	£0	£0	£0	£0	£0	£0
100 Unit Mixed Scheme	80% AR / 20% SO	-	-	-	-	-	-	£0	£0	£0	£0	£0	£0	£0	£0	£0
	60% AR / 40% SO	-	-	-	-	-	-	£0	£0	£0	£0	£0	£0	£0	£0	£0

Source: Adams Integra, July 2008

Table 1a: Summary of Land Residual Value (%) Appraisals for Value Point 1

Development Scenario / Threshold	Tenure	Residual Land Value - 0% Affordable			Residual Land Value - 20% Affordable			Residual Land Value - 30% Affordable			Residual Land Value - 40% Affordable			Residual Land Value - 50% Affordable		
		£5,000	£10,000	£20,000	£5,000	£10,000	£20,000	£5,000	£10,000	£20,000	£5,000	£10,000	£20,000	£5,000	£10,000	£20,000
Planning Infrastructure		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
5 Unit Housing Scheme	80% AR / 20% SO	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	60% AR / 40% SO	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
5 Unit Flatted Scheme	80% AR / 20% SO	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	60% AR / 40% SO	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
7 Unit Mixed Scheme	80% AR / 20% SO	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	60% AR / 40% SO	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
7 Unit Housing Scheme	80% AR / 20% SO	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	60% AR / 40% SO	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
10 Unit Housing Scheme A	80% AR / 20% SO	0.6%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	60% AR / 40% SO	0.6%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
10 Unit Housing Scheme B	80% AR / 20% SO	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	60% AR / 40% SO	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
10 Unit Flatted Scheme	80% AR / 20% SO	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	60% AR / 40% SO	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
15 Unit Housing Scheme	80% AR / 20% SO	0.1%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	60% AR / 40% SO	0.1%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
15 Unit Flatted Scheme	80% AR / 20% SO	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	60% AR / 40% SO	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
25 Unit Housing Scheme	80% AR / 20% SO	-	-	-	-	-	-	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	60% AR / 40% SO	-	-	-	-	-	-	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
25 Unit Mixed Scheme	80% AR / 20% SO	-	-	-	-	-	-	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	60% AR / 40% SO	-	-	-	-	-	-	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
25 Unit Flatted Scheme	80% AR / 20% SO	-	-	-	-	-	-	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	60% AR / 40% SO	-	-	-	-	-	-	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
50 Unit Mixed Scheme	80% AR / 20% SO	-	-	-	-	-	-	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	60% AR / 40% SO	-	-	-	-	-	-	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
50 Unit Housing Scheme	80% AR / 20% SO	-	-	-	-	-	-	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	60% AR / 40% SO	-	-	-	-	-	-	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
50 Unit Flatted Scheme	80% AR / 20% SO	-	-	-	-	-	-	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	60% AR / 40% SO	-	-	-	-	-	-	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
100 Unit Housing Scheme	80% AR / 20% SO	-	-	-	-	-	-	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	60% AR / 40% SO	-	-	-	-	-	-	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
100 Unit Mixed Scheme	80% AR / 20% SO	-	-	-	-	-	-	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	60% AR / 40% SO	-	-	-	-	-	-	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%

Source: Adams Integra, July 2008

Table 1b: Land Residual Value Reduction (%) for Value Point 1

Development Scenario / Threshold	Tenure	Reduction in Residual Land Value - 0% to 20%			Reduction in Residual Land Value - 0% to 30%			Reduction in Residual Land Value - 0% to 40%			Reduction in Residual Land Value - 0% to 50%			Reduction in Residual Land Value - 30% to 40%			Reduction in Residual Land Value - 30% to 50%		
		£5,000	£10,000	£20,000	£5,000	£10,000	£20,000	£5,000	£10,000	£20,000	£5,000	£10,000	£20,000	£5,000	£10,000	£20,000	£5,000	£10,000	£20,000
Planning Infrastructure	80% AR / 20% SO	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	60% AR / 40% SO	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
5 Unit Housing Scheme	80% AR / 20% SO	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	60% AR / 40% SO	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
5 Unit Flatted Scheme	80% AR / 20% SO	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	60% AR / 40% SO	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
7 Unit Mixed Scheme	80% AR / 20% SO	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	60% AR / 40% SO	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
7 Unit Housing Scheme	80% AR / 20% SO	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	60% AR / 40% SO	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
10 Unit Housing Scheme A	80% AR / 20% SO	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	60% AR / 40% SO	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
10 Unit Housing Scheme B	80% AR / 20% SO	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	60% AR / 40% SO	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
10 Unit Flatted Scheme	80% AR / 20% SO	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	60% AR / 40% SO	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
15 Unit Housing Scheme	80% AR / 20% SO	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	60% AR / 40% SO	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
15 Unit Flatted Scheme	80% AR / 20% SO	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	60% AR / 40% SO	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
25 Unit Housing Scheme	80% AR / 20% SO	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	60% AR / 40% SO	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
25 Unit Mixed Scheme	80% AR / 20% SO	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	60% AR / 40% SO	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
25 Unit Flatted Scheme	80% AR / 20% SO	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	60% AR / 40% SO	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
50 Unit Mixed Scheme	80% AR / 20% SO	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	60% AR / 40% SO	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
50 Unit Housing Scheme	80% AR / 20% SO	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	60% AR / 40% SO	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
50 Unit Flatted Scheme	80% AR / 20% SO	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	60% AR / 40% SO	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
100 Unit Housing Scheme	80% AR / 20% SO	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	60% AR / 40% SO	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
100 Unit Mixed Scheme	80% AR / 20% SO	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	60% AR / 40% SO	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

Source: Adams Integra, July 2008

Table 2: Summary of Land Residual Value (£) Appraisals for Value Point 2

Development Scenario / Threshold	Tenure	Residual Land Value - 0% Affordable			Residual Land Value - 20% Affordable			Residual Land Value - 30% Affordable			Residual Land Value - 40% Affordable			Residual Land Value - 50% Affordable		
		£5,000	£10,000	£20,000	£5,000	£10,000	£20,000	£5,000	£10,000	£20,000	£5,000	£10,000	£20,000	£5,000	£10,000	£20,000
Planning Infrastructure		£76,021	£53,490	£8,428	£7,916	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
5 Unit Housing Scheme	80% AR / 20% SO	£76,021	£53,490	£8,428	£7,916	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
	60% AR / 40% SO	£76,021	£53,490	£8,428	£7,916	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
5 Unit Flatted Scheme	80% AR / 20% SO	£2,771	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
	60% AR / 40% SO	£2,771	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
7 Unit Mixed Scheme	80% AR / 20% SO	£73,499	£41,955	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
	60% AR / 40% SO	£73,499	£41,955	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
7 Unit Housing Scheme	80% AR / 20% SO	£105,704	£74,160	£11,072	£16,734	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
	60% AR / 40% SO	£105,704	£74,160	£11,072	£16,734	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
10 Unit Housing Scheme A	80% AR / 20% SO	£170,293	£125,681	£36,826	£26,772	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
	60% AR / 40% SO	£170,293	£125,681	£36,826	£44,457	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
10 Unit Housing Scheme B	80% AR / 20% SO	£146,928	£103,349	£13,224	£3,171	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
	60% AR / 40% SO	£146,928	£103,349	£13,224	£20,856	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
10 Unit Flatted Scheme	80% AR / 20% SO	£5,541	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
	60% AR / 40% SO	£5,541	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
15 Unit Housing Scheme	80% AR / 20% SO	£229,378	£162,460	£28,914	£27,003	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
	60% AR / 40% SO	£229,378	£162,460	£28,914	£27,003	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
15 Unit Flatted Scheme	80% AR / 20% SO	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
	60% AR / 40% SO	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
25 Unit Housing Scheme	80% AR / 20% SO	-	-	-	-	-	-	£0	£0	£0	£0	£0	£0	£0	£0	£0
	60% AR / 40% SO	-	-	-	-	-	-	£0	£0	£0	£0	£0	£0	£0	£0	£0
25 Unit Mixed Scheme	80% AR / 20% SO	-	-	-	-	-	-	£0	£0	£0	£0	£0	£0	£0	£0	£0
	60% AR / 40% SO	-	-	-	-	-	-	£0	£0	£0	£0	£0	£0	£0	£0	£0
25 Unit Flatted Scheme	80% AR / 20% SO	-	-	-	-	-	-	£0	£0	£0	£0	£0	£0	£0	£0	£0
	60% AR / 40% SO	-	-	-	-	-	-	£0	£0	£0	£0	£0	£0	£0	£0	£0
50 Unit Mixed Scheme	80% AR / 20% SO	-	-	-	-	-	-	£0	£0	£0	£0	£0	£0	£0	£0	£0
	60% AR / 40% SO	-	-	-	-	-	-	£0	£0	£0	£0	£0	£0	£0	£0	£0
50 Unit Housing Scheme	80% AR / 20% SO	-	-	-	-	-	-	£0	£0	£0	£0	£0	£0	£0	£0	£0
	60% AR / 40% SO	-	-	-	-	-	-	£0	£0	£0	£0	£0	£0	£0	£0	£0
50 Unit Flatted Scheme	80% AR / 20% SO	-	-	-	-	-	-	£0	£0	£0	£0	£0	£0	£0	£0	£0
	60% AR / 40% SO	-	-	-	-	-	-	£0	£0	£0	£0	£0	£0	£0	£0	£0
100 Unit Housing Scheme	80% AR / 20% SO	-	-	-	-	-	-	£0	£0	£0	£0	£0	£0	£0	£0	£0
	60% AR / 40% SO	-	-	-	-	-	-	£0	£0	£0	£0	£0	£0	£0	£0	£0
100 Unit Mixed Scheme	80% AR / 20% SO	-	-	-	-	-	-	£0	£0	£0	£0	£0	£0	£0	£0	£0
	60% AR / 40% SO	-	-	-	-	-	-	£0	£0	£0	£0	£0	£0	£0	£0	£0

Source: Adams Integra, July 2008

Table 2a: Summary of Land Residual Value (%) Appraisals for Value Point 2

Development Scenario / Threshold	Tenure	Residual Land Value - 0% Affordable			Residual Land Value - 20% Affordable			Residual Land Value - 30% Affordable			Residual Land Value - 40% Affordable			Residual Land Value - 50% Affordable		
		£5,000	£10,000	£20,000	£5,000	£10,000	£20,000	£5,000	£10,000	£20,000	£5,000	£10,000	£20,000	£5,000	£10,000	£20,000
Planning Infrastructure	80% AR / 20% SO	9.4%	6.6%	1.0%	1.1%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	60% AR / 40% SO	9.4%	6.6%	1.0%	1.1%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
5 Unit Housing Scheme	80% AR / 20% SO	0.4%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	60% AR / 40% SO	0.4%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
5 Unit Flatted Scheme	80% AR / 20% SO	6.9%	4.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	60% AR / 40% SO	6.9%	4.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
7 Unit Mixed Scheme	80% AR / 20% SO	9.4%	6.6%	1.0%	1.6%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	60% AR / 40% SO	9.4%	6.6%	1.0%	1.6%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
7 Unit Housing Scheme	80% AR / 20% SO	9.8%	7.3%	2.1%	1.7%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	60% AR / 40% SO	9.8%	7.3%	2.1%	1.7%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
10 Unit Housing Scheme A	80% AR / 20% SO	9.2%	6.5%	0.8%	0.2%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	60% AR / 40% SO	9.2%	6.5%	0.8%	1.5%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
10 Unit Housing Scheme B	80% AR / 20% SO	0.4%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	60% AR / 40% SO	0.4%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
10 Unit Flatted Scheme	80% AR / 20% SO	9.4%	6.6%	1.2%	1.2%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	60% AR / 40% SO	9.4%	6.6%	1.2%	1.2%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
15 Unit Housing Scheme	80% AR / 20% SO	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	60% AR / 40% SO	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
15 Unit Flatted Scheme	80% AR / 20% SO	-	-	-	-	-	-	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	60% AR / 40% SO	-	-	-	-	-	-	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
25 Unit Housing Scheme	80% AR / 20% SO	-	-	-	-	-	-	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	60% AR / 40% SO	-	-	-	-	-	-	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
25 Unit Mixed Scheme	80% AR / 20% SO	-	-	-	-	-	-	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	60% AR / 40% SO	-	-	-	-	-	-	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
25 Unit Flatted Scheme	80% AR / 20% SO	-	-	-	-	-	-	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	60% AR / 40% SO	-	-	-	-	-	-	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
50 Unit Mixed Scheme	80% AR / 20% SO	-	-	-	-	-	-	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	60% AR / 40% SO	-	-	-	-	-	-	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
50 Unit Housing Scheme	80% AR / 20% SO	-	-	-	-	-	-	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	60% AR / 40% SO	-	-	-	-	-	-	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
50 Unit Flatted Scheme	80% AR / 20% SO	-	-	-	-	-	-	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	60% AR / 40% SO	-	-	-	-	-	-	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
100 Unit Housing Scheme	80% AR / 20% SO	-	-	-	-	-	-	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	60% AR / 40% SO	-	-	-	-	-	-	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
100 Unit Mixed Scheme	80% AR / 20% SO	-	-	-	-	-	-	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	60% AR / 40% SO	-	-	-	-	-	-	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%

Source: Adams Integra, July 2008

Table 2b: Land Residual Value Reduction (%) for Value Point 2

Development Scenario / Threshold	Tenure	Reduction in Residual Land Value - 0% to 20%			Reduction in Residual Land Value - 0% to 30%			Reduction in Residual Land Value - 0% to 40%			Reduction in Residual Land Value - 0% to 50%			Reduction in Residual Land Value - 30% to 40%			Reduction in Residual Land Value - 30% to 50%		
		£5,000	£10,000	£20,000	£5,000	£10,000	£20,000	£5,000	£10,000	£20,000	£5,000	£10,000	£20,000	£5,000	£10,000	£20,000	£5,000	£10,000	£20,000
Planning Infrastructure	80% AR / 20% SO	89.6%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	N/A	N/A	N/A	N/A	N/A	N/A
	60% AR / 40% SO	89.6%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	N/A	N/A	N/A	N/A	N/A	N/A
5 Unit Housing Scheme	80% AR / 20% SO	100.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	60% AR / 40% SO	100.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
5 Unit Flatted Scheme	80% AR / 20% SO	100.0%	100.0%	N/A	100.0%	100.0%	N/A	100.0%	100.0%	N/A	100.0%	100.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	60% AR / 40% SO	100.0%	100.0%	N/A	100.0%	100.0%	N/A	100.0%	100.0%	N/A	100.0%	100.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
7 Unit Mixed Scheme	80% AR / 20% SO	84.2%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	N/A	N/A	N/A	N/A	N/A	N/A
	60% AR / 40% SO	84.2%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	N/A	N/A	N/A	N/A	N/A	N/A
7 Unit Housing Scheme	80% AR / 20% SO	84.3%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	N/A	N/A	N/A	N/A	N/A	N/A
	60% AR / 40% SO	73.9%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	N/A	N/A	N/A	N/A	N/A	N/A
10 Unit Housing Scheme A	80% AR / 20% SO	97.8%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	N/A	N/A	N/A	N/A	N/A	N/A
	60% AR / 40% SO	85.8%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	N/A	N/A	N/A	N/A	N/A	N/A
10 Unit Housing Scheme B	80% AR / 20% SO	100.0%	N/A	N/A	100.0%	N/A	N/A	100.0%	#DIV/0!	N/A	100.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	60% AR / 40% SO	100.0%	N/A	N/A	100.0%	N/A	N/A	100.0%	#DIV/0!	N/A	100.0%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
10 Unit Flatted Scheme	80% AR / 20% SO	88.2%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	N/A	N/A	N/A	N/A	N/A	N/A
	60% AR / 40% SO	88.2%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	N/A	N/A	N/A	N/A	N/A	N/A
15 Unit Housing Scheme	80% AR / 20% SO	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	60% AR / 40% SO	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
15 Unit Flatted Scheme	80% AR / 20% SO	-	-	-	-	-	-	-	-	-	-	-	-	N/A	N/A	N/A	N/A	N/A	N/A
	60% AR / 40% SO	-	-	-	-	-	-	-	-	-	-	-	-	N/A	N/A	N/A	N/A	N/A	N/A
25 Unit Housing Scheme	80% AR / 20% SO	-	-	-	-	-	-	-	-	-	-	-	-	N/A	N/A	N/A	N/A	N/A	N/A
	60% AR / 40% SO	-	-	-	-	-	-	-	-	-	-	-	-	N/A	N/A	N/A	N/A	N/A	N/A
25 Unit Mixed Scheme	80% AR / 20% SO	-	-	-	-	-	-	-	-	-	-	-	-	N/A	N/A	N/A	N/A	N/A	N/A
	60% AR / 40% SO	-	-	-	-	-	-	-	-	-	-	-	-	N/A	N/A	N/A	N/A	N/A	N/A
25 Unit Flatted Scheme	80% AR / 20% SO	-	-	-	-	-	-	-	-	-	-	-	-	N/A	N/A	N/A	N/A	N/A	N/A
	60% AR / 40% SO	-	-	-	-	-	-	-	-	-	-	-	-	N/A	N/A	N/A	N/A	N/A	N/A
50 Unit Mixed Scheme	80% AR / 20% SO	-	-	-	-	-	-	-	-	-	-	-	-	N/A	N/A	N/A	N/A	N/A	N/A
	60% AR / 40% SO	-	-	-	-	-	-	-	-	-	-	-	-	N/A	N/A	N/A	N/A	N/A	N/A
50 Unit Housing Scheme	80% AR / 20% SO	-	-	-	-	-	-	-	-	-	-	-	-	N/A	N/A	N/A	N/A	N/A	N/A
	60% AR / 40% SO	-	-	-	-	-	-	-	-	-	-	-	-	N/A	N/A	N/A	N/A	N/A	N/A
50 Unit Flatted Scheme	80% AR / 20% SO	-	-	-	-	-	-	-	-	-	-	-	-	N/A	N/A	N/A	N/A	N/A	N/A
	60% AR / 40% SO	-	-	-	-	-	-	-	-	-	-	-	-	N/A	N/A	N/A	N/A	N/A	N/A
100 Unit Housing Scheme	80% AR / 20% SO	-	-	-	-	-	-	-	-	-	-	-	-	N/A	N/A	N/A	N/A	N/A	N/A
	60% AR / 40% SO	-	-	-	-	-	-	-	-	-	-	-	-	N/A	N/A	N/A	N/A	N/A	N/A
100 Unit Mixed Scheme	80% AR / 20% SO	-	-	-	-	-	-	-	-	-	-	-	-	N/A	N/A	N/A	N/A	N/A	N/A
	60% AR / 40% SO	-	-	-	-	-	-	-	-	-	-	-	-	N/A	N/A	N/A	N/A	N/A	N/A

Source: Adams Integra, July 2008

Table 3: Summary of Land Residual Value (£) Appraisals for Value Point 3

Development Scenario / Threshold	Tenure	Residual Land Value - 0% Affordable			Residual Land Value - 20% Affordable			Residual Land Value - 30% Affordable			Residual Land Value - 40% Affordable			Residual Land Value - 50% Affordable		
		£5,000	£10,000	£20,000	£5,000	£10,000	£20,000	£5,000	£10,000	£20,000	£5,000	£10,000	£20,000	£5,000	£10,000	£20,000
Planning Infrastructure																
5 Unit Housing Scheme	80% AR / 20% SO	£226,127	£203,821	£159,210	£135,235	£114,070	£69,007	£104,002	£81,470	£36,408	£32,374	£9,843	£0	£0	£0	£0
	60% AR / 40% SO	£226,127	£203,821	£159,210	£135,235	£114,070	£69,007	£104,002	£81,470	£36,408	£62,099	£39,568	£0	£29,500	£6,969	£0
5 Unit Flatted Scheme	80% AR / 20% SO	£127,534	£106,290	£61,228	£49,428	£26,897	£0	£23,732	£1,201	£0	£0	£0	£0	£0	£0	£0
	60% AR / 40% SO	£127,534	£106,290	£61,228	£49,428	£26,897	£0	£23,732	£1,201	£0	£0	£0	£0	£0	£0	£0
7 Unit Mixed Scheme	80% AR / 20% SO	£264,370	£238,593	£176,136	£170,870	£139,641	£77,964	£108,006	£76,463	£13,375	£60,229	£28,685	£0	£16,890	£0	£0
	60% AR / 40% SO	£264,370	£238,593	£176,136	£170,870	£139,641	£77,964	£137,714	£107,562	£44,474	£83,934	£52,390	£0	£16,890	£0	£0
7 Unit Housing Scheme	80% AR / 20% SO	£308,748	£278,151	£221,429	£198,403	£167,175	£105,776	£115,740	£84,196	£21,109	£70,100	£38,556	£0	£18,993	£0	£0
	60% AR / 40% SO	£308,748	£278,151	£221,429	£198,403	£167,175	£105,776	£144,011	£113,922	£50,834	£99,825	£68,281	£5,194	£18,993	£0	£0
10 Unit Housing Scheme A	80% AR / 20% SO	£482,564	£438,853	£351,432	£292,407	£248,697	£164,601	£204,192	£159,580	£71,067	£146,080	£102,493	£12,368	£10,216	£0	£0
	60% AR / 40% SO	£482,564	£438,853	£351,432	£321,241	£277,530	£194,029	£204,192	£159,580	£71,067	£175,508	£130,896	£42,094	£39,942	£0	£0
10 Unit Housing Scheme B	80% AR / 20% SO	£435,946	£392,236	£304,815	£245,790	£206,246	£118,204	£189,394	£144,782	£56,119	£87,079	£42,017	£0	£0	£0	£0
	60% AR / 40% SO	£435,946	£392,236	£304,815	£274,624	£235,674	£146,450	£189,394	£144,782	£56,119	£116,805	£71,742	£0	£24,995	£0	£0
10 Unit Flatted Scheme	80% AR / 20% SO	£249,914	£210,455	£122,456	£98,857	£53,794	£0	£43,169	£0	£0	£0	£0	£0	£0	£0	£0
	60% AR / 40% SO	£249,914	£210,455	£122,456	£122,562	£77,499	£0	£43,169	£0	£0	£0	£0	£0	£0	£0	£0
15 Unit Housing Scheme	80% AR / 20% SO	£664,923	£600,033	£475,152	£409,426	£343,860	£217,114	£288,748	£227,784	£94,898	£121,824	£54,230	£0	£0	£0	£0
	60% AR / 40% SO	£664,923	£600,033	£475,152	£409,426	£343,860	£217,114	£317,582	£252,016	£124,623	£150,034	£83,956	£0	£56,865	£0	£0
15 Unit Flatted Scheme	80% AR / 20% SO	£326,750	£261,184	£132,733	£135,312	£69,085	£0	£37,726	£0	£0	£0	£0	£0	£0	£0	£0
	60% AR / 40% SO	£326,750	£261,184	£132,733	£135,312	£69,085	£0	£61,431	£0	£0	£0	£0	£0	£0	£0	£0
25 Unit Housing Scheme	80% AR / 20% SO	-	-	-	-	-	-	£445,598	£338,595	£127,158	£204,884	£96,641	£0	£0	£0	£0
	60% AR / 40% SO	-	-	-	-	-	-	£496,890	£395,063	£184,790	£257,213	£153,307	£0	£69,566	£0	£0
25 Unit Mixed Scheme	80% AR / 20% SO	-	-	-	-	-	-	£249,193	£145,122	£0	£33,949	£0	£0	£0	£0	£0
	60% AR / 40% SO	-	-	-	-	-	-	£285,290	£181,962	£0	£80,373	£0	£0	£0	£0	£0
25 Unit Flatted Scheme	80% AR / 20% SO	-	-	-	-	-	-	£21,579	£0	£0	£0	£0	£0	£0	£0	£0
	60% AR / 40% SO	-	-	-	-	-	-	£58,792	£0	£0	£0	£0	£0	£0	£0	£0
50 Unit Mixed Scheme	80% AR / 20% SO	-	-	-	-	-	-	£327,232	£124,841	£0	£0	£0	£0	£0	£0	£0
	60% AR / 40% SO	-	-	-	-	-	-	£391,908	£190,852	£0	£23,724	£0	£0	£0	£0	£0
50 Unit Housing Scheme	80% AR / 20% SO	-	-	-	-	-	-	£678,385	£480,539	£72,901	£247,293	£38,541	£0	£0	£0	£0
	60% AR / 40% SO	-	-	-	-	-	-	£758,651	£555,851	£154,946	£350,434	£148,522	£0	£0	£0	£0
50 Unit Flatted Scheme	80% AR / 20% SO	-	-	-	-	-	-	£0	£0	£0	£0	£0	£0	£0	£0	£0
	60% AR / 40% SO	-	-	-	-	-	-	£26,020	£0	£0	£0	£0	£0	£0	£0	£0
100 Unit Housing Scheme	80% AR / 20% SO	-	-	-	-	-	-	£1,103,335	£715,735	£0	£296,630	£0	£0	£0	£0	£0
	60% AR / 40% SO	-	-	-	-	-	-	£1,256,743	£869,143	£97,857	£498,117	£115,121	£0	£0	£0	£0
100 Unit Mixed Scheme	80% AR / 20% SO	-	-	-	-	-	-	£494,244	£111,087	£0	£0	£0	£0	£0	£0	£0
	60% AR / 40% SO	-	-	-	-	-	-	£616,582	£236,138	£0	£0	£0	£0	£0	£0	£0

Source: Adams Integra, July 2008

Table 3a: Summary of Land Residual Value (%) Appraisals for Value Point 3

Development Scenario / Threshold	Tenure	Residual Land Value - 0% Affordable			Residual Land Value - 20% Affordable			Residual Land Value - 30% Affordable			Residual Land Value - 40% Affordable			Residual Land Value - 50% Affordable		
		£5,000	£10,000	£20,000	£5,000	£10,000	£20,000	£5,000	£10,000	£20,000	£5,000	£10,000	£20,000	£5,000	£10,000	£20,000
Planning Infrastructure																
5 Unit Housing Scheme	80% AR / 20% SO	22.3%	20.1%	15.7%	15.2%	12.8%	7.7%	11.7%	9.1%	4.1%	4.3%	1.3%	0.0%	0.0%	0.0%	0.0%
	60% AR / 40% SO	22.3%	20.1%	15.7%	15.2%	12.8%	7.7%	11.7%	9.1%	4.1%	7.8%	5.0%	0.0%	3.7%	0.9%	0.0%
5 Unit Flatted Scheme	80% AR / 20% SO	15.2%	12.7%	7.3%	6.8%	3.7%	0.0%	3.2%	0.2%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	60% AR / 40% SO	15.2%	12.7%	7.3%	6.8%	3.7%	0.0%	3.2%	0.2%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
7 Unit Mixed Scheme	80% AR / 20% SO	20.0%	18.0%	13.3%	14.0%	11.5%	6.4%	9.7%	6.9%	1.2%	5.5%	2.6%	0.0%	1.7%	0.0%	0.0%
	60% AR / 40% SO	20.0%	18.0%	13.3%	14.0%	11.5%	6.4%	11.8%	9.2%	3.8%	7.5%	4.7%	0.0%	1.7%	0.0%	0.0%
7 Unit Housing Scheme	80% AR / 20% SO	21.9%	19.7%	15.7%	15.4%	13.0%	8.2%	10.0%	7.3%	1.8%	6.1%	3.3%	0.0%	1.8%	0.0%	0.0%
	60% AR / 40% SO	21.9%	19.7%	15.7%	15.4%	13.0%	8.2%	12.1%	9.6%	4.3%	8.4%	5.7%	0.4%	1.8%	0.0%	0.0%
10 Unit Housing Scheme A	80% AR / 20% SO	22.3%	20.3%	16.3%	15.4%	13.1%	8.7%	11.5%	9.0%	4.0%	8.6%	6.0%	0.7%	0.7%	0.0%	0.0%
	60% AR / 40% SO	22.3%	20.3%	16.3%	16.5%	14.3%	10.0%	11.5%	9.0%	4.0%	10.1%	7.5%	2.4%	2.6%	0.0%	0.0%
10 Unit Housing Scheme B	80% AR / 20% SO	21.8%	19.6%	15.2%	14.1%	11.9%	6.8%	11.4%	8.7%	3.4%	5.7%	2.8%	0.0%	0.0%	0.0%	0.0%
	60% AR / 40% SO	21.8%	19.6%	15.2%	15.4%	13.2%	8.2%	11.4%	8.7%	3.4%	7.5%	4.6%	0.0%	1.7%	0.0%	0.0%
10 Unit Flatted Scheme	80% AR / 20% SO	14.9%	12.6%	7.3%	6.8%	3.7%	0.0%	3.1%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	60% AR / 40% SO	14.9%	12.6%	7.3%	8.2%	5.2%	0.0%	3.1%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
15 Unit Housing Scheme	80% AR / 20% SO	21.7%	19.6%	15.5%	15.1%	12.7%	8.0%	11.2%	8.8%	3.7%	5.3%	2.4%	0.0%	0.0%	0.0%	0.0%
	60% AR / 40% SO	21.7%	19.6%	15.5%	15.1%	12.7%	8.0%	12.1%	9.6%	4.8%	6.4%	3.6%	0.0%	2.5%	0.0%	0.0%
15 Unit Flatted Scheme	80% AR / 20% SO	14.2%	11.4%	5.8%	6.7%	3.4%	0.0%	2.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	60% AR / 40% SO	14.2%	11.4%	5.8%	6.7%	3.4%	0.0%	3.1%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
25 Unit Housing Scheme	80% AR / 20% SO	-	-	-	-	-	-	10.1%	7.7%	2.9%	5.1%	2.4%	0.0%	0.0%	0.0%	0.0%
	60% AR / 40% SO	-	-	-	-	-	-	11.1%	8.8%	4.1%	6.3%	3.8%	0.0%	1.8%	0.0%	0.0%
25 Unit Mixed Scheme	80% AR / 20% SO	-	-	-	-	-	-	6.6%	3.9%	0.0%	1.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	60% AR / 40% SO	-	-	-	-	-	-	7.5%	4.8%	0.0%	2.3%	0.0%	0.0%	0.0%	0.0%	0.0%
25 Unit Flatted Scheme	80% AR / 20% SO	-	-	-	-	-	-	0.7%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	60% AR / 40% SO	-	-	-	-	-	-	1.8%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
50 Unit Mixed Scheme	80% AR / 20% SO	-	-	-	-	-	-	4.3%	1.7%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	60% AR / 40% SO	-	-	-	-	-	-	5.1%	2.5%	0.0%	0.3%	0.0%	0.0%	0.0%	0.0%	0.0%
50 Unit Housing Scheme	80% AR / 20% SO	-	-	-	-	-	-	8.1%	5.8%	0.9%	3.2%	0.5%	0.0%	0.0%	0.0%	0.0%
	60% AR / 40% SO	-	-	-	-	-	-	9.0%	6.6%	1.8%	4.5%	1.9%	0.0%	0.0%	0.0%	0.0%
50 Unit Flatted Scheme	80% AR / 20% SO	-	-	-	-	-	-	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	60% AR / 40% SO	-	-	-	-	-	-	0.4%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
100 Unit Housing Scheme	80% AR / 20% SO	-	-	-	-	-	-	6.6%	4.3%	0.0%	1.9%	0.0%	0.0%	0.0%	0.0%	0.0%
	60% AR / 40% SO	-	-	-	-	-	-	7.5%	5.2%	0.6%	3.2%	0.7%	0.0%	0.0%	0.0%	0.0%
100 Unit Mixed Scheme	80% AR / 20% SO	-	-	-	-	-	-	3.3%	0.7%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	60% AR / 40% SO	-	-	-	-	-	-	4.0%	1.5%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%

Source: Adams Integra, July 2008

Table 3b: Land Residual Value Reduction (%) for Value Point 3

Development Scenario / Threshold	Tenure	Reduction in Residual Land Value - 0% to 20%			Reduction in Residual Land Value - 0% to 30%			Reduction in Residual Land Value - 0% to 40%			Reduction in Residual Land Value - 0% to 50%			Reduction in Residual Land Value - 30% to 40%			Reduction in Residual Land Value - 30% to 50%		
		£5,000	£10,000	£20,000	£5,000	£10,000	£20,000	£5,000	£10,000	£20,000	£5,000	£10,000	£20,000	£5,000	£10,000	£20,000	£5,000	£10,000	£20,000
Planning Infrastructure	80% AR / 20% SO	40.2%	44.0%	56.7%	54.0%	60.0%	77.1%	85.7%	95.2%	100.0%	100.0%	100.0%	100.0%	68.9%	87.9%	100.0%	100.0%	100.0%	100.0%
	60% AR / 40% SO	40.2%	44.0%	56.7%	54.0%	60.0%	77.1%	72.5%	80.6%	100.0%	87.0%	96.6%	100.0%	40.3%	51.4%	100.0%	71.6%	91.4%	100.0%
5 Unit Housing Scheme	80% AR / 20% SO	61.2%	74.7%	100.0%	81.4%	98.9%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	N/A	100.0%	100.0%	N/A
	60% AR / 40% SO	61.2%	74.7%	100.0%	81.4%	98.9%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	N/A	100.0%	100.0%	N/A
5 Unit Flatted Scheme	80% AR / 20% SO	35.4%	41.5%	55.7%	59.1%	68.0%	92.4%	77.2%	88.0%	100.0%	93.6%	100.0%	100.0%	44.2%	62.5%	100.0%	84.4%	100.0%	100.0%
	60% AR / 40% SO	35.4%	41.5%	55.7%	47.9%	54.9%	74.8%	68.3%	78.0%	100.0%	93.6%	100.0%	100.0%	39.1%	51.3%	100.0%	87.7%	100.0%	100.0%
7 Unit Mixed Scheme	80% AR / 20% SO	35.7%	39.9%	52.2%	62.5%	69.7%	90.5%	77.3%	86.1%	100.0%	93.8%	100.0%	100.0%	39.4%	54.2%	100.0%	83.6%	100.0%	100.0%
	60% AR / 40% SO	35.7%	39.9%	52.2%	53.4%	59.0%	77.0%	67.7%	75.5%	97.7%	93.8%	100.0%	100.0%	30.7%	40.1%	89.8%	86.8%	100.0%	100.0%
7 Unit Housing Scheme	80% AR / 20% SO	39.4%	43.3%	53.2%	57.7%	63.6%	79.8%	69.7%	76.6%	86.5%	97.9%	100.0%	100.0%	28.5%	35.8%	82.6%	95.0%	100.0%	100.0%
	60% AR / 40% SO	33.4%	36.8%	44.8%	57.7%	63.6%	79.8%	63.6%	70.2%	88.0%	91.7%	100.0%	100.0%	14.0%	18.0%	40.8%	80.4%	100.0%	100.0%
10 Unit Housing Scheme A	80% AR / 20% SO	43.6%	47.4%	61.2%	56.6%	63.1%	81.6%	80.0%	89.3%	100.0%	100.0%	100.0%	54.0%	71.0%	100.0%	100.0%	100.0%	100.0%	
	60% AR / 40% SO	37.0%	39.9%	52.0%	56.6%	63.1%	81.6%	73.2%	81.7%	100.0%	94.3%	100.0%	100.0%	38.3%	50.4%	100.0%	86.8%	100.0%	100.0%
10 Unit Housing Scheme B	80% AR / 20% SO	60.4%	74.4%	100.0%	82.7%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	N/A	N/A	100.0%	N/A	N/A
	60% AR / 40% SO	51.0%	63.2%	100.0%	82.7%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	N/A	N/A	100.0%	N/A	N/A
10 Unit Flatted Scheme	80% AR / 20% SO	38.4%	42.7%	54.3%	56.6%	62.0%	80.0%	81.7%	91.0%	100.0%	100.0%	100.0%	100.0%	57.8%	76.2%	100.0%	100.0%	100.0%	
	60% AR / 40% SO	38.4%	42.7%	54.3%	52.2%	58.0%	73.8%	77.4%	86.0%	100.0%	91.4%	100.0%	100.0%	52.8%	66.7%	100.0%	82.1%	100.0%	100.0%
15 Unit Housing Scheme	80% AR / 20% SO	58.6%	73.5%	100.0%	88.5%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	N/A	N/A	100.0%	N/A	N/A
	60% AR / 40% SO	58.6%	73.5%	100.0%	81.2%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	N/A	N/A	100.0%	N/A	N/A
15 Unit Flatted Scheme	80% AR / 20% SO	-	-	-	-	-	-	-	-	-	-	-	-	54.0%	71.5%	100.0%	100.0%	100.0%	
	60% AR / 40% SO	-	-	-	-	-	-	-	-	-	-	-	-	48.2%	61.2%	100.0%	86.0%	100.0%	100.0%
25 Unit Housing Scheme	80% AR / 20% SO	-	-	-	-	-	-	-	-	-	-	-	-	86.4%	100.0%	N/A	100.0%	100.0%	
	60% AR / 40% SO	-	-	-	-	-	-	-	-	-	-	-	-	71.8%	100.0%	N/A	100.0%	100.0%	
25 Unit Mixed Scheme	80% AR / 20% SO	-	-	-	-	-	-	-	-	-	-	-	-	100.0%	N/A	N/A	100.0%	N/A	
	60% AR / 40% SO	-	-	-	-	-	-	-	-	-	-	-	-	100.0%	N/A	N/A	100.0%	N/A	
25 Unit Flatted Scheme	80% AR / 20% SO	-	-	-	-	-	-	-	-	-	-	-	-	100.0%	100.0%	N/A	100.0%	100.0%	
	60% AR / 40% SO	-	-	-	-	-	-	-	-	-	-	-	-	93.9%	100.0%	N/A	100.0%	100.0%	
50 Unit Mixed Scheme	80% AR / 20% SO	-	-	-	-	-	-	-	-	-	-	-	-	63.5%	92.0%	100.0%	100.0%	100.0%	
	60% AR / 40% SO	-	-	-	-	-	-	-	-	-	-	-	-	53.8%	73.3%	100.0%	100.0%	100.0%	
50 Unit Housing Scheme	80% AR / 20% SO	-	-	-	-	-	-	-	-	-	-	-	-	N/A	N/A	N/A	N/A	N/A	
	60% AR / 40% SO	-	-	-	-	-	-	-	-	-	-	-	-	100.0%	N/A	N/A	100.0%	N/A	
50 Unit Flatted Scheme	80% AR / 20% SO	-	-	-	-	-	-	-	-	-	-	-	-	73.1%	100.0%	N/A	100.0%	100.0%	
	60% AR / 40% SO	-	-	-	-	-	-	-	-	-	-	-	-	60.4%	86.8%	100.0%	100.0%	100.0%	
100 Unit Housing Scheme	80% AR / 20% SO	-	-	-	-	-	-	-	-	-	-	-	-	100.0%	100.0%	N/A	100.0%	100.0%	
	60% AR / 40% SO	-	-	-	-	-	-	-	-	-	-	-	-	100.0%	100.0%	N/A	100.0%	100.0%	
100 Unit Mixed Scheme	80% AR / 20% SO	-	-	-	-	-	-	-	-	-	-	-	-	100.0%	100.0%	N/A	100.0%	100.0%	
	60% AR / 40% SO	-	-	-	-	-	-	-	-	-	-	-	-	100.0%	100.0%	N/A	100.0%	100.0%	

Source: Adams Integra, July 2008

Table 4: Summary of Land Residual Value (£) Appraisals for Value Point 4

Development Scenario / Threshold	Tenure	Residual Land Value - 0% Affordable			Residual Land Value - 20% Affordable			Residual Land Value - 30% Affordable			Residual Land Value - 40% Affordable			Residual Land Value - 50% Affordable		
		£5,000	£10,000	£20,000	£5,000	£10,000	£20,000	£5,000	£10,000	£20,000	£5,000	£10,000	£20,000	£5,000	£10,000	£20,000
Planning Infrastructure																
5 Unit Housing Scheme	80% AR / 20% SO	£369,378	£347,522	£303,812	£257,328	£240,327	£195,715	£223,904	£201,598	£156,987	£132,628	£111,436	£66,374	£94,847	£72,316	£27,253
	60% AR / 40% SO	£369,378	£347,522	£303,812	£257,328	£240,327	£195,715	£223,904	£201,598	£156,987	£173,976	£151,670	£108,140	£135,247	£114,082	£69,020
5 Unit Flatted Scheme	80% AR / 20% SO	£247,227	£230,018	£185,406	£152,864	£130,558	£86,814	£123,573	£101,041	£55,979	£53,944	£31,412	£0	£23,108	£577	£0
	60% AR / 40% SO	£247,227	£230,018	£185,406	£152,864	£130,558	£86,814	£123,573	£101,041	£101,041	£88,184	£65,653	£20,591	£57,349	£34,818	£0
7 Unit Mixed Scheme	80% AR / 20% SO	£457,446	£426,849	£365,654	£336,067	£305,470	£244,275	£255,849	£229,896	£167,439	£204,215	£172,986	£111,646	£153,325	£123,330	£60,242
	60% AR / 40% SO	£457,446	£426,849	£365,654	£336,067	£305,470	£244,275	£299,884	£269,287	£212,382	£238,113	£206,885	£144,428	£153,325	£123,330	£60,242
7 Unit Housing Scheme	80% AR / 20% SO	£509,655	£484,367	£423,172	£372,557	£341,960	£280,765	£267,945	£242,242	£179,785	£219,250	£188,022	£125,565	£158,387	£127,159	£65,356
	60% AR / 40% SO	£509,655	£484,367	£423,172	£372,557	£341,960	£280,765	£308,459	£277,861	£221,134	£255,334	£229,370	£166,914	£158,387	£127,159	£65,356
10 Unit Housing Scheme A	80% AR / 20% SO	£790,045	£746,785	£660,265	£553,084	£509,824	£427,714	£447,890	£404,180	£316,759	£375,259	£331,548	£244,127	£212,759	£168,147	£79,721
	60% AR / 40% SO	£790,045	£746,785	£660,265	£593,180	£549,920	£468,227	£447,890	£404,180	£316,759	£415,772	£372,061	£284,640	£248,974	£209,496	£121,487
10 Unit Housing Scheme B	80% AR / 20% SO	£720,429	£677,169	£590,649	£483,468	£444,793	£357,372	£416,967	£373,257	£285,835	£289,588	£245,877	£161,723	£181,198	£136,587	£47,841
	60% AR / 40% SO	£720,429	£677,169	£590,649	£523,563	£480,303	£397,885	£416,967	£373,257	£285,835	£330,101	£286,390	£203,072	£222,547	£177,935	£89,607
10 Unit Flatted Scheme	80% AR / 20% SO	£489,356	£450,743	£363,321	£299,552	£255,841	£171,893	£240,167	£195,555	£107,405	£140,707	£97,066	£6,941	£41,663	£0	£0
	60% AR / 40% SO	£489,356	£450,743	£363,321	£332,765	£289,055	£205,791	£240,167	£195,555	£107,405	£174,605	£129,993	£41,181	£75,904	£30,842	£0
15 Unit Housing Scheme	80% AR / 20% SO	£1,107,419	£1,042,529	£912,749	£784,487	£719,597	£589,817	£636,037	£571,147	£445,965	£425,850	£360,284	£233,877	£275,854	£214,624	£81,604
	60% AR / 40% SO	£1,107,419	£1,042,529	£912,749	£784,487	£719,597	£589,817	£676,133	£611,243	£481,463	£466,364	£400,798	£269,666	£356,880	£291,314	£163,485
15 Unit Flatted Scheme	80% AR / 20% SO	£655,704	£590,814	£465,837	£420,185	£354,619	£228,096	£299,967	£239,234	£106,463	£159,897	£93,919	£0	£37,576	£0	£0
	60% AR / 40% SO	£655,704	£590,814	£465,837	£420,185	£354,619	£228,096	£333,181	£267,615	£139,297	£181,503	£115,743	£0	£93,641	£26,047	£0
25 Unit Housing Scheme	80% AR / 20% SO	-	-	-	-	-	-	£1,023,283	£917,383	£705,583	£721,453	£615,553	£407,959	£456,399	£349,396	£138,181
	60% AR / 40% SO	-	-	-	-	-	-	£1,101,806	£995,906	£784,106	£799,976	£694,076	£482,276	£569,478	£468,407	£254,401
25 Unit Mixed Scheme	80% AR / 20% SO	-	-	-	-	-	-	£740,830	£634,930	£427,537	£477,525	£370,522	£159,742	£247,485	£143,379	£0
	60% AR / 40% SO	-	-	-	-	-	-	£793,532	£687,632	£480,788	£536,976	£435,567	£226,129	£333,259	£230,921	£12,628
25 Unit Flatted Scheme	80% AR / 20% SO	-	-	-	-	-	-	£444,434	£337,431	£125,970	£242,065	£132,856	£0	£45,891	£0	£0
	60% AR / 40% SO	-	-	-	-	-	-	£492,555	£390,682	£180,319	£290,426	£187,205	£0	£122,159	£11,846	£0
50 Unit Mixed Scheme	80% AR / 20% SO	-	-	-	-	-	-	£1,284,682	£1,081,882	£676,282	£801,053	£598,253	£198,673	£357,688	£155,926	£0
	60% AR / 40% SO	-	-	-	-	-	-	£1,377,141	£1,174,341	£768,741	£924,331	£721,531	£319,222	£508,098	£308,478	£0
50 Unit Housing Scheme	80% AR / 20% SO	-	-	-	-	-	-	£1,745,892	£1,543,092	£1,137,492	£1,198,591	£995,791	£590,191	£687,868	£485,068	£82,779
	60% AR / 40% SO	-	-	-	-	-	-	£1,858,671	£1,655,871	£1,250,271	£1,348,963	£1,146,163	£740,563	£875,833	£673,033	£270,219
50 Unit Flatted Scheme	80% AR / 20% SO	-	-	-	-	-	-	£789,032	£586,232	£186,277	£387,291	£186,139	£0	£4,500	£0	£0
	60% AR / 40% SO	-	-	-	-	-	-	£859,138	£656,338	£253,350	£484,224	£284,355	£0	£128,791	£0	£0
100 Unit Housing Scheme	80% AR / 20% SO	-	-	-	-	-	-	£3,137,126	£2,749,526	£1,974,326	£2,126,056	£1,738,456	£963,256	£1,114,986	£727,386	£0
	60% AR / 40% SO	-	-	-	-	-	-	£3,352,674	£2,965,074	£2,189,874	£2,413,454	£2,025,854	£1,250,654	£1,474,233	£1,086,633	£314,677
100 Unit Mixed Scheme	80% AR / 20% SO	-	-	-	-	-	-	£2,338,379	£1,950,779	£1,175,579	£1,407,573	£1,019,973	£247,323	£475,193	£86,140	£0
	60% AR / 40% SO	-	-	-	-	-	-	£2,515,090	£2,127,490	£1,352,290	£1,643,187	£1,255,587	£480,387	£764,812	£381,141	£0

Source: Adams Integra, July 2008

Table 4a: Summary of Land Residual Value (%) Appraisals for Value Point 4

Development Scenario / Threshold	Tenure	Residual Land Value - 0% Affordable			Residual Land Value - 20% Affordable			Residual Land Value - 30% Affordable			Residual Land Value - 40% Affordable			Residual Land Value - 50% Affordable		
		£5,000	£10,000	£20,000	£5,000	£10,000	£20,000	£5,000	£10,000	£20,000	£5,000	£10,000	£20,000	£5,000	£10,000	£20,000
Planning Infrastructure	80% AR / 20% SO	30.4%	28.6%	25.0%	24.2%	22.6%	18.4%	21.1%	19.0%	14.8%	15.0%	12.6%	7.5%	10.7%	8.2%	3.1%
	60% AR / 40% SO	30.4%	28.6%	25.0%	24.2%	22.6%	18.4%	21.1%	19.0%	14.8%	18.5%	16.1%	11.5%	14.3%	12.1%	7.3%
5 Unit Housing Scheme	80% AR / 20% SO	24.6%	22.9%	18.4%	17.5%	15.0%	10.0%	14.2%	11.6%	6.4%	7.3%	4.3%	0.0%	3.1%	0.1%	0.0%
	60% AR / 40% SO	24.6%	22.9%	18.4%	17.5%	15.0%	10.0%	14.2%	11.6%	11.6%	11.3%	8.4%	2.6%	7.3%	4.4%	0.0%
5 Unit Flatted Scheme	80% AR / 20% SO	28.8%	26.9%	23.0%	23.1%	21.0%	16.8%	19.4%	17.4%	12.7%	15.7%	13.3%	8.6%	12.7%	10.2%	5.0%
	60% AR / 40% SO	28.8%	26.9%	23.0%	23.1%	21.0%	16.8%	21.5%	19.3%	15.2%	17.7%	15.4%	10.7%	12.7%	10.2%	5.0%
7 Unit Mixed Scheme	80% AR / 20% SO	30.1%	28.6%	25.0%	24.2%	22.2%	18.2%	19.6%	17.7%	13.2%	16.0%	13.8%	9.2%	12.7%	10.2%	5.2%
	60% AR / 40% SO	30.1%	28.6%	25.0%	24.2%	22.2%	18.2%	21.7%	19.5%	15.5%	17.9%	16.1%	11.7%	12.7%	10.2%	5.2%
7 Unit Housing Scheme	80% AR / 20% SO	30.4%	28.8%	25.4%	24.4%	22.5%	18.9%	21.2%	19.1%	15.0%	18.6%	16.4%	12.1%	11.9%	9.4%	4.5%
	60% AR / 40% SO	30.4%	28.8%	25.4%	25.5%	23.7%	20.2%	21.2%	19.1%	15.0%	20.1%	18.0%	13.7%	13.5%	11.4%	6.6%
10 Unit Housing Scheme A	80% AR / 20% SO	30.0%	28.2%	24.6%	23.3%	21.5%	17.2%	21.1%	18.9%	14.5%	16.1%	13.7%	9.0%	11.0%	8.3%	2.9%
	60% AR / 40% SO	30.0%	28.2%	24.6%	24.6%	22.6%	18.7%	21.1%	18.9%	14.5%	17.8%	15.4%	10.9%	13.1%	10.5%	5.3%
10 Unit Housing Scheme B	80% AR / 20% SO	24.3%	22.4%	18.1%	17.2%	14.7%	9.9%	14.5%	11.8%	6.5%	9.2%	6.4%	0.5%	3.0%	0.0%	0.0%
	60% AR / 40% SO	24.3%	22.4%	18.1%	18.6%	16.2%	11.5%	14.5%	11.8%	6.5%	11.1%	8.3%	2.6%	5.3%	2.2%	0.0%
10 Unit Flatted Scheme	80% AR / 20% SO	30.1%	28.4%	24.8%	24.3%	22.3%	18.3%	20.7%	18.6%	14.5%	15.6%	13.2%	8.6%	10.7%	8.3%	3.2%
	60% AR / 40% SO	30.1%	28.4%	24.8%	24.3%	22.3%	18.3%	21.6%	19.5%	15.4%	16.8%	14.4%	9.7%	13.3%	10.9%	6.1%
15 Unit Housing Scheme	80% AR / 20% SO	23.8%	21.4%	16.9%	17.3%	14.6%	9.4%	13.1%	10.4%	4.6%	7.7%	4.5%	0.0%	1.9%	0.0%	0.0%
	60% AR / 40% SO	23.8%	21.4%	16.9%	17.3%	14.6%	9.4%	14.2%	11.4%	6.0%	8.7%	5.5%	0.0%	4.7%	1.3%	0.0%
15 Unit Flatted Scheme	80% AR / 20% SO	-	-	-	-	-	-	19.6%	17.6%	13.5%	15.2%	13.0%	8.6%	10.3%	7.9%	3.1%
	60% AR / 40% SO	-	-	-	-	-	-	20.7%	18.7%	14.7%	16.5%	14.3%	9.9%	12.4%	10.2%	5.6%
25 Unit Housing Scheme	80% AR / 20% SO	-	-	-	-	-	-	16.6%	14.2%	9.6%	11.9%	9.2%	4.0%	6.6%	3.8%	0.0%
	60% AR / 40% SO	-	-	-	-	-	-	17.5%	15.2%	10.6%	13.0%	10.6%	5.5%	8.6%	6.0%	0.3%
25 Unit Mixed Scheme	80% AR / 20% SO	-	-	-	-	-	-	11.7%	8.9%	3.3%	7.0%	3.8%	0.0%	1.4%	0.0%	0.0%
	60% AR / 40% SO	-	-	-	-	-	-	12.7%	10.1%	4.7%	8.2%	5.3%	0.0%	3.7%	0.4%	0.0%
25 Unit Flatted Scheme	80% AR / 20% SO	-	-	-	-	-	-	14.3%	12.1%	7.6%	9.7%	7.3%	2.4%	4.7%	2.1%	0.0%
	60% AR / 40% SO	-	-	-	-	-	-	15.1%	12.9%	8.5%	11.0%	8.6%	3.8%	6.5%	4.0%	0.0%
50 Unit Mixed Scheme	80% AR / 20% SO	-	-	-	-	-	-	17.6%	15.6%	11.5%	13.2%	10.9%	6.5%	8.2%	5.8%	1.0%
	60% AR / 40% SO	-	-	-	-	-	-	18.4%	16.4%	12.4%	14.5%	12.3%	7.9%	10.2%	7.8%	3.1%
50 Unit Housing Scheme	80% AR / 20% SO	-	-	-	-	-	-	10.4%	7.7%	2.5%	5.6%	2.7%	0.0%	0.1%	0.0%	0.0%
	60% AR / 40% SO	-	-	-	-	-	-	11.2%	8.6%	3.3%	6.8%	4.0%	0.0%	2.0%	0.0%	0.0%
50 Unit Flatted Scheme	80% AR / 20% SO	-	-	-	-	-	-	15.9%	13.9%	10.0%	11.7%	9.6%	5.3%	6.7%	4.4%	0.0%
	60% AR / 40% SO	-	-	-	-	-	-	16.7%	14.8%	10.9%	12.9%	10.9%	6.7%	8.6%	6.3%	1.8%
100 Unit Housing Scheme	80% AR / 20% SO	-	-	-	-	-	-	13.0%	10.9%	6.5%	8.5%	6.2%	1.5%	3.1%	0.6%	0.0%
	60% AR / 40% SO	-	-	-	-	-	-	13.8%	11.7%	7.4%	9.7%	7.4%	2.8%	4.9%	2.5%	0.0%

Source: Adams Integra, July 2008

Table 4b: Land Residual Value Reduction (%) for Value Point 4

Development Scenario / Threshold	Tenure	Reduction in Residual Land Value - 0% to 20%			Reduction in Residual Land Value - 0% to 30%			Reduction in Residual Land Value - 0% to 40%			Reduction in Residual Land Value - 0% to 50%			Reduction in Residual Land Value - 30% to 40%			Reduction in Residual Land Value - 30% to 50%		
		£5,000	£10,000	£20,000	£5,000	£10,000	£20,000	£5,000	£10,000	£20,000	£5,000	£10,000	£20,000	£5,000	£10,000	£20,000	£5,000	£10,000	£20,000
Planning Infrastructure	80% AR / 20% SO	30.3%	30.8%	35.6%	39.4%	42.0%	48.3%	64.1%	67.9%	78.2%	74.3%	79.2%	91.0%	40.8%	44.7%	57.7%	57.6%	64.1%	82.6%
	60% AR / 40% SO	30.3%	30.8%	35.6%	39.4%	42.0%	48.3%	52.9%	56.4%	64.4%	63.4%	67.2%	77.3%	22.3%	24.8%	31.1%	39.6%	43.4%	56.0%
5 Unit Housing Scheme	80% AR / 20% SO	38.2%	43.2%	53.2%	50.0%	56.1%	69.8%	78.2%	86.3%	100.0%	90.7%	99.7%	100.0%	56.3%	68.9%	100.0%	81.3%	99.4%	100.0%
	60% AR / 40% SO	38.2%	43.2%	53.2%	50.0%	56.1%	45.5%	64.3%	71.5%	88.9%	76.8%	84.9%	100.0%	28.6%	35.0%	79.6%	53.6%	65.5%	100.0%
5 Unit Flatted Scheme	80% AR / 20% SO	26.5%	28.4%	33.2%	44.1%	46.1%	54.2%	55.4%	59.5%	69.5%	66.5%	71.1%	83.5%	20.2%	24.8%	33.3%	40.1%	46.4%	64.0%
	60% AR / 40% SO	26.5%	28.4%	33.2%	34.4%	36.9%	41.9%	47.9%	51.5%	60.5%	66.5%	71.1%	83.5%	20.6%	23.2%	32.0%	48.9%	54.2%	71.6%
7 Unit Mixed Scheme	80% AR / 20% SO	26.9%	29.4%	33.7%	47.4%	50.0%	57.5%	57.0%	61.2%	70.3%	68.9%	73.7%	84.6%	18.2%	22.4%	30.2%	40.9%	47.5%	63.6%
	60% AR / 40% SO	26.9%	29.4%	33.7%	39.5%	42.6%	47.7%	49.9%	52.6%	60.6%	68.9%	73.7%	84.6%	17.2%	17.5%	24.5%	48.7%	54.2%	70.4%
7 Unit Housing Scheme	80% AR / 20% SO	30.0%	31.7%	35.2%	43.3%	45.9%	52.0%	52.5%	55.6%	63.0%	73.1%	77.5%	87.9%	16.2%	18.0%	22.9%	52.5%	58.4%	74.8%
	60% AR / 40% SO	24.9%	26.4%	29.1%	43.3%	45.9%	52.0%	47.4%	50.2%	56.9%	68.5%	71.9%	81.6%	7.2%	7.9%	10.1%	44.4%	48.2%	61.6%
10 Unit Housing Scheme A	80% AR / 20% SO	32.9%	34.3%	39.5%	42.1%	44.9%	51.6%	59.8%	63.7%	72.6%	74.8%	79.8%	91.9%	30.5%	34.1%	43.4%	56.5%	63.4%	83.3%
	60% AR / 40% SO	27.3%	29.1%	32.6%	42.1%	44.9%	51.6%	54.2%	57.7%	65.6%	69.1%	73.7%	84.8%	20.8%	23.3%	29.0%	46.6%	52.3%	68.7%
10 Unit Housing Scheme B	80% AR / 20% SO	38.8%	43.2%	52.7%	50.9%	56.6%	70.4%	71.2%	78.5%	98.1%	91.5%	100.0%	100.0%	41.4%	50.4%	93.5%	82.7%	100.0%	100.0%
	60% AR / 40% SO	32.0%	35.9%	43.4%	50.9%	56.6%	70.4%	64.3%	71.2%	88.7%	84.5%	93.2%	100.0%	27.3%	33.5%	61.7%	68.4%	84.2%	100.0%
10 Unit Flatted Scheme	80% AR / 20% SO	29.2%	31.0%	35.4%	42.6%	45.2%	51.1%	61.5%	65.4%	74.4%	75.1%	79.4%	91.1%	33.0%	36.9%	47.6%	56.6%	62.4%	81.7%
	60% AR / 40% SO	29.2%	31.0%	35.4%	38.9%	41.4%	47.3%	57.9%	61.6%	70.5%	67.8%	72.1%	82.1%	31.0%	34.4%	44.0%	47.2%	52.3%	66.0%
15 Unit Housing Scheme	80% AR / 20% SO	35.9%	40.0%	51.0%	54.3%	59.5%	77.1%	75.8%	84.1%	100.0%	94.3%	100.0%	100.0%	46.7%	60.7%	100.0%	87.5%	100.0%	100.0%
	60% AR / 40% SO	35.9%	40.0%	51.0%	49.2%	54.7%	70.1%	72.3%	80.4%	100.0%	85.7%	95.6%	100.0%	45.5%	56.8%	100.0%	71.9%	90.3%	100.0%
15 Unit Flatted Scheme	80% AR / 20% SO	-	-	-	-	-	-	-	-	-	-	-	-	29.5%	32.9%	42.2%	55.4%	61.9%	80.4%
	60% AR / 40% SO	-	-	-	-	-	-	-	-	-	-	-	-	27.4%	30.3%	38.5%	48.3%	53.0%	67.6%
25 Unit Housing Scheme	80% AR / 20% SO	-	-	-	-	-	-	-	-	-	-	-	-	35.5%	41.6%	62.6%	66.6%	77.4%	100.0%
	60% AR / 40% SO	-	-	-	-	-	-	-	-	-	-	-	-	32.3%	36.7%	53.0%	58.0%	66.4%	97.4%
25 Unit Mixed Scheme	80% AR / 20% SO	-	-	-	-	-	-	-	-	-	-	-	-	45.5%	60.6%	100.0%	89.7%	100.0%	100.0%
	60% AR / 40% SO	-	-	-	-	-	-	-	-	-	-	-	-	41.0%	52.1%	100.0%	75.2%	97.0%	100.0%
25 Unit Flatted Scheme	80% AR / 20% SO	-	-	-	-	-	-	-	-	-	-	-	-	37.6%	44.7%	70.6%	72.2%	85.6%	100.0%
	60% AR / 40% SO	-	-	-	-	-	-	-	-	-	-	-	-	32.9%	38.6%	58.5%	63.1%	73.7%	100.0%
50 Unit Mixed Scheme	80% AR / 20% SO	-	-	-	-	-	-	-	-	-	-	-	-	31.3%	35.5%	48.1%	60.6%	68.6%	92.7%
	60% AR / 40% SO	-	-	-	-	-	-	-	-	-	-	-	-	27.4%	30.8%	40.8%	52.9%	59.4%	78.4%
50 Unit Housing Scheme	80% AR / 20% SO	-	-	-	-	-	-	-	-	-	-	-	-	50.9%	68.2%	100.0%	99.4%	100.0%	100.0%
	60% AR / 40% SO	-	-	-	-	-	-	-	-	-	-	-	-	43.6%	56.7%	100.0%	85.0%	100.0%	100.0%
50 Unit Flatted Scheme	80% AR / 20% SO	-	-	-	-	-	-	-	-	-	-	-	-	32.2%	36.8%	51.2%	64.5%	73.5%	100.0%
	60% AR / 40% SO	-	-	-	-	-	-	-	-	-	-	-	-	28.0%	31.7%	42.9%	56.0%	63.4%	85.6%
100 Unit Housing Scheme	80% AR / 20% SO	-	-	-	-	-	-	-	-	-	-	-	-	39.8%	47.7%	79.0%	79.7%	95.6%	100.0%
	60% AR / 40% SO	-	-	-	-	-	-	-	-	-	-	-	-	34.7%	41.0%	64.5%	69.6%	82.1%	100.0%

Source: Adams Integra, July 2008

Table 5: Summary of Land Residual Value (£) Appraisals for Value Point 5

Development Scenario / Threshold	Tenure	Residual Land Value - 0% Affordable			Residual Land Value - 20% Affordable			Residual Land Value - 30% Affordable			Residual Land Value - 40% Affordable			Residual Land Value - 50% Affordable		
Planning Infrastructure		£5,000	£10,000	£20,000	£5,000	£10,000	£20,000	£5,000	£10,000	£20,000	£5,000	£10,000	£20,000	£5,000	£10,000	£20,000
5 Unit Housing Scheme	80% AR / 20% SO	£511,864	£490,234	£451,630	£382,152	£360,297	£316,586	£337,882	£316,026	£272,316	£233,578	£211,272	£166,660	£188,394	£166,088	£122,704
	60% AR / 40% SO	£511,864	£490,234	£451,630	£382,152	£360,297	£316,586	£337,882	£316,026	£272,316	£280,687	£258,831	£219,556	£241,291	£218,985	£174,373
5 Unit Flatted Scheme	80% AR / 20% SO	£369,496	£347,641	£303,930	£251,606	£234,488	£189,876	£221,179	£198,873	£154,261	£136,474	£115,321	£70,259	£101,877	£79,346	£34,283
	60% AR / 40% SO	£369,496	£347,641	£303,930	£251,606	£234,488	£189,876	£221,179	£198,873	£154,261	£180,802	£158,496	£115,035	£145,187	£124,122	£79,060
7 Unit Mixed Scheme	80% AR / 20% SO	£643,816	£613,534	£552,970	£499,513	£474,119	£412,924	£406,931	£376,334	£315,139	£341,756	£311,159	£249,964	£284,070	£253,473	£196,242
	60% AR / 40% SO	£643,816	£613,534	£552,970	£499,513	£474,119	£412,924	£464,836	£434,238	£373,043	£385,189	£354,592	£293,397	£284,070	£253,473	£196,242
7 Unit Housing Scheme	80% AR / 20% SO	£713,745	£683,463	£622,899	£545,042	£514,760	£458,927	£423,989	£393,391	£332,197	£362,010	£331,413	£270,218	£292,321	£261,723	£204,663
	60% AR / 40% SO	£713,745	£683,463	£622,899	£545,042	£514,760	£458,927	£475,817	£445,219	£384,024	£413,838	£383,241	£322,046	£292,321	£261,723	£204,663
10 Unit Housing Scheme A	80% AR / 20% SO	£1,102,501	£1,059,241	£972,721	£817,137	£773,877	£687,357	£688,542	£645,282	£558,762	£601,127	£557,867	£476,256	£407,377	£363,667	£276,245
	60% AR / 40% SO	£1,102,501	£1,059,241	£972,721	£868,430	£825,170	£738,650	£688,542	£645,282	£558,762	£652,420	£609,160	£522,640	£459,205	£415,494	£328,073
10 Unit Housing Scheme B	80% AR / 20% SO	£1,009,406	£966,146	£879,626	£724,041	£680,781	£594,261	£641,683	£598,423	£511,903	£489,970	£451,363	£363,942	£360,030	£316,319	£233,617
	60% AR / 40% SO	£1,009,406	£966,146	£879,626	£775,334	£732,074	£645,554	£641,683	£598,423	£511,903	£541,263	£498,003	£415,770	£411,857	£368,147	£280,726
10 Unit Flatted Scheme	80% AR / 20% SO	£731,374	£688,114	£601,594	£498,025	£459,502	£372,081	£428,756	£385,046	£297,624	£310,866	£267,156	£183,440	£196,956	£152,344	£63,758
	60% AR / 40% SO	£731,374	£688,114	£601,594	£541,010	£497,750	£415,514	£428,756	£385,046	£297,624	£354,300	£310,589	£227,769	£241,284	£196,672	£108,534
15 Unit Housing Scheme	80% AR / 20% SO	£1,549,915	£1,485,025	£1,355,245	£1,164,131	£1,099,241	£969,461	£986,665	£921,775	£791,995	£727,053	£662,163	£532,383	£549,587	£484,697	£358,614
	60% AR / 40% SO	£1,549,915	£1,485,025	£1,355,245	£1,164,131	£1,099,241	£969,461	£1,037,958	£973,068	£843,288	£778,346	£713,456	£583,676	£652,174	£587,284	£462,270
15 Unit Flatted Scheme	80% AR / 20% SO	£988,028	£923,138	£793,358	£700,496	£635,606	£505,826	£557,533	£492,643	£366,643	£388,067	£322,501	£195,315	£243,615	£181,720	£48,368
	60% AR / 40% SO	£988,028	£923,138	£793,358	£700,496	£635,606	£505,826	£600,518	£535,628	£410,076	£417,265	£351,700	£225,115	£316,247	£250,681	£123,246
25 Unit Housing Scheme	80% AR / 20% SO	-	-	-	-	-	-	£1,606,270	£1,500,370	£1,288,570	£1,244,938	£1,139,038	£927,238	£921,495	£815,595	£603,795
	60% AR / 40% SO	-	-	-	-	-	-	£1,706,722	£1,600,822	£1,389,022	£1,345,390	£1,239,490	£1,027,690	£1,072,174	£966,274	£754,474
25 Unit Mixed Scheme	80% AR / 20% SO	-	-	-	-	-	-	£1,235,390	£1,129,490	£917,690	£914,027	£808,127	£596,327	£640,103	£534,203	£325,761
	60% AR / 40% SO	-	-	-	-	-	-	£1,305,777	£1,199,877	£988,077	£988,209	£892,309	£680,509	£752,581	£646,681	£439,411
25 Unit Flatted Scheme	80% AR / 20% SO	-	-	-	-	-	-	£858,282	£752,382	£540,582	£611,427	£505,527	£296,786	£385,103	£278,100	£66,076
	60% AR / 40% SO	-	-	-	-	-	-	£928,669	£822,769	£610,969	£681,814	£575,914	£367,907	£484,815	£377,811	£167,183
50 Unit Mixed Scheme	80% AR / 20% SO	-	-	-	-	-	-	£2,246,861	£2,044,061	£1,638,461	£1,666,370	£1,463,570	£1,057,970	£1,129,230	£926,430	£520,830
	60% AR / 40% SO	-	-	-	-	-	-	£2,367,768	£2,164,968	£1,759,368	£1,827,580	£1,624,780	£1,219,180	£1,330,742	£1,127,942	£722,342
50 Unit Housing Scheme	80% AR / 20% SO	-	-	-	-	-	-	£2,814,414	£2,611,614	£2,206,014	£2,158,738	£1,955,938	£1,550,338	£1,546,411	£1,343,611	£938,011
	60% AR / 40% SO	-	-	-	-	-	-	£2,958,690	£2,755,890	£2,350,290	£2,351,106	£2,148,306	£1,742,706	£1,786,871	£1,584,071	£1,178,471
50 Unit Flatted Scheme	80% AR / 20% SO	-	-	-	-	-	-	£1,598,807	£1,396,007	£990,407	£1,110,436	£907,636	£502,036	£653,562	£455,457	£47,044
	60% AR / 40% SO	-	-	-	-	-	-	£1,693,297	£1,490,497	£1,084,897	£1,245,229	£1,042,429	£636,829	£815,449	£612,649	£213,519
100 Unit Housing Scheme	80% AR / 20% SO	-	-	-	-	-	-	£5,172,859	£4,785,259	£4,010,059	£3,961,129	£3,573,529	£2,798,329	£2,749,398	£2,361,798	£1,586,598
	60% AR / 40% SO	-	-	-	-	-	-	£5,448,606	£5,061,006	£4,285,806	£4,328,791	£3,941,191	£3,165,991	£3,208,975	£2,821,375	£2,046,175
100 Unit Mixed Scheme	80% AR / 20% SO	-	-	-	-	-	-	£4,184,779	£3,797,179	£3,021,979	£3,067,877	£2,680,277	£1,905,077	£1,943,207	£1,555,607	£780,407
	60% AR / 40% SO	-	-	-	-	-	-	£4,415,863	£4,028,263	£3,253,063	£3,375,988	£2,988,388	£2,213,188	£2,328,346	£1,940,746	£1,165,546

Source: Adams Integra, July 2008

Table 5a: Summary of Land Residual Value (%) Appraisals for Value Point 5

Development Scenario / Threshold	Tenure	Residual Land Value - 0% Affordable			Residual Land Value - 20% Affordable			Residual Land Value - 30% Affordable			Residual Land Value - 40% Affordable			Residual Land Value - 50% Affordable		
		£5,000	£10,000	£20,000	£5,000	£10,000	£20,000	£5,000	£10,000	£20,000	£5,000	£10,000	£20,000	£5,000	£10,000	£20,000
Planning Infrastructure																
5 Unit Housing Scheme	80% AR / 20% SO	36.1%	34.6%	31.9%	31.0%	29.2%	25.7%	27.4%	25.6%	22.1%	22.8%	20.7%	16.3%	18.4%	16.2%	12.0%
	60% AR / 40% SO	36.1%	34.6%	31.9%	31.0%	29.2%	25.7%	27.4%	25.6%	22.1%	25.7%	23.7%	20.1%	22.1%	20.0%	15.9%
5 Unit Flatted Scheme	80% AR / 20% SO	31.5%	29.6%	25.9%	24.9%	23.2%	18.8%	21.9%	19.7%	15.3%	16.1%	13.6%	8.3%	12.0%	9.3%	4.0%
	60% AR / 40% SO	31.5%	29.6%	25.9%	24.9%	23.2%	18.8%	21.9%	19.7%	15.3%	19.9%	17.4%	12.7%	16.0%	13.7%	8.7%
7 Unit Mixed Scheme	80% AR / 20% SO	34.8%	33.1%	29.9%	29.6%	28.1%	24.4%	26.6%	24.6%	20.6%	22.7%	20.7%	16.6%	20.2%	18.1%	14.0%
	60% AR / 40% SO	34.8%	33.1%	29.9%	29.6%	28.1%	24.4%	26.6%	26.8%	23.0%	24.6%	22.7%	18.8%	20.2%	18.1%	14.0%
7 Unit Housing Scheme	80% AR / 20% SO	36.1%	34.6%	31.5%	30.4%	28.7%	25.6%	26.8%	24.9%	21.0%	22.9%	20.9%	17.1%	20.3%	18.1%	14.2%
	60% AR / 40% SO	36.1%	34.6%	31.5%	30.4%	28.7%	25.6%	28.8%	26.9%	23.2%	25.0%	23.2%	19.5%	20.3%	18.1%	14.2%
10 Unit Housing Scheme A	80% AR / 20% SO	36.4%	35.0%	32.1%	31.0%	29.4%	26.1%	28.1%	26.3%	22.8%	25.8%	23.9%	20.4%	19.8%	17.7%	13.4%
	60% AR / 40% SO	36.4%	35.0%	32.1%	32.1%	30.5%	27.3%	28.1%	26.3%	22.8%	27.1%	25.3%	21.7%	21.6%	19.5%	15.4%
10 Unit Housing Scheme B	80% AR / 20% SO	36.1%	34.5%	31.4%	30.1%	28.3%	24.7%	28.0%	26.1%	22.3%	23.5%	21.7%	17.5%	19.0%	16.7%	12.3%
	60% AR / 40% SO	36.1%	34.5%	31.4%	31.3%	29.6%	26.1%	28.0%	26.1%	22.3%	25.2%	23.1%	19.3%	20.9%	18.7%	14.3%
10 Unit Flatted Scheme	80% AR / 20% SO	31.2%	29.3%	25.7%	24.6%	22.7%	18.4%	22.3%	20.1%	15.5%	17.7%	15.2%	10.4%	12.3%	9.5%	4.0%
	60% AR / 40% SO	31.2%	29.3%	25.7%	26.0%	23.9%	20.0%	22.3%	20.1%	15.5%	19.5%	17.1%	12.5%	14.6%	11.9%	6.6%
15 Unit Housing Scheme	80% AR / 20% SO	36.1%	34.6%	31.6%	31.0%	29.3%	25.8%	27.6%	25.8%	22.2%	23.1%	21.0%	16.9%	18.5%	16.4%	12.1%
	60% AR / 40% SO	36.1%	34.6%	31.6%	31.0%	29.3%	25.8%	28.5%	26.7%	23.2%	24.2%	22.2%	18.1%	21.0%	18.9%	14.9%
15 Unit Flatted Scheme	80% AR / 20% SO	30.7%	28.7%	24.6%	24.8%	22.5%	17.9%	21.0%	18.5%	13.8%	16.3%	13.5%	8.2%	11.0%	8.2%	2.2%
	60% AR / 40% SO	30.7%	28.7%	24.6%	24.8%	22.5%	17.9%	22.1%	19.7%	15.1%	17.2%	14.5%	9.3%	13.6%	10.8%	5.3%
25 Unit Housing Scheme	80% AR / 20% SO	-	-	-	-	-	-	26.5%	24.8%	21.3%	22.7%	20.8%	16.9%	18.1%	16.0%	11.9%
	60% AR / 40% SO	-	-	-	-	-	-	27.5%	25.8%	22.4%	23.9%	22.0%	18.3%	20.2%	18.2%	14.2%
25 Unit Mixed Scheme	80% AR / 20% SO	-	-	-	-	-	-	23.9%	21.9%	17.8%	19.6%	17.4%	12.8%	14.8%	12.3%	7.5%
	60% AR / 40% SO	-	-	-	-	-	-	24.8%	22.8%	18.8%	20.9%	18.7%	14.3%	16.8%	14.4%	9.8%
25 Unit Flatted Scheme	80% AR / 20% SO	-	-	-	-	-	-	19.6%	17.1%	12.3%	15.3%	12.7%	7.4%	10.4%	7.5%	1.8%
	60% AR / 40% SO	-	-	-	-	-	-	20.7%	18.3%	13.6%	16.7%	14.1%	9.0%	12.6%	9.8%	4.3%
50 Unit Mixed Scheme	80% AR / 20% SO	-	-	-	-	-	-	21.7%	19.7%	15.8%	17.5%	15.4%	11.1%	12.9%	10.6%	6.0%
	60% AR / 40% SO	-	-	-	-	-	-	22.4%	20.5%	16.7%	18.7%	16.7%	12.5%	14.7%	12.5%	8.0%
50 Unit Housing Scheme	80% AR / 20% SO	-	-	-	-	-	-	24.5%	22.7%	19.2%	20.5%	18.6%	14.7%	16.1%	14.0%	9.8%
	60% AR / 40% SO	-	-	-	-	-	-	25.3%	23.6%	20.1%	21.8%	19.9%	16.1%	17.9%	15.9%	11.8%
50 Unit Flatted Scheme	80% AR / 20% SO	-	-	-	-	-	-	18.2%	15.9%	11.3%	13.8%	11.3%	6.2%	8.9%	6.2%	0.6%
	60% AR / 40% SO	-	-	-	-	-	-	19.0%	16.7%	12.2%	15.1%	12.7%	7.7%	10.7%	8.1%	2.8%
100 Unit Housing Scheme	80% AR / 20% SO	-	-	-	-	-	-	22.6%	20.9%	17.5%	18.8%	17.0%	13.3%	14.3%	12.3%	8.3%
	60% AR / 40% SO	-	-	-	-	-	-	23.3%	21.7%	18.4%	20.0%	18.2%	14.7%	16.1%	14.2%	10.3%
100 Unit Mixed Scheme	80% AR / 20% SO	-	-	-	-	-	-	20.1%	18.2%	14.5%	16.1%	14.0%	10.0%	11.2%	9.0%	4.5%
	60% AR / 40% SO	-	-	-	-	-	-	20.8%	19.0%	15.4%	17.2%	15.3%	11.3%	13.0%	10.8%	6.5%

Source: Adams Integra, July 2008

Table 5b: Land Residual Value Reduction (%) for Value Point 5

Development Scenario / Threshold	Tenure	Reduction in Residual Land Value - 0% to 20%			Reduction in Residual Land Value - 0% to 30%			Reduction in Residual Land Value - 0% to 40%			Reduction in Residual Land Value - 0% to 50%			Reduction in Residual Land Value - 30% to 40%			Reduction in Residual Land Value - 30% to 50%		
		£5,000	£10,000	£20,000	£5,000	£10,000	£20,000	£5,000	£10,000	£20,000	£5,000	£10,000	£20,000	£5,000	£10,000	£20,000	£5,000	£10,000	£20,000
5 Unit Housing Scheme	80% AR / 20% SO	25.3%	26.5%	29.9%	34.0%	35.5%	39.7%	54.4%	56.9%	63.1%	63.2%	66.1%	72.8%	30.9%	33.1%	38.8%	44.2%	47.4%	54.9%
	60% AR / 40% SO	25.3%	26.5%	29.9%	34.0%	35.5%	39.7%	45.2%	47.2%	51.4%	52.9%	55.3%	61.4%	16.9%	18.1%	19.4%	28.6%	30.7%	36.0%
5 Unit Flatted Scheme	80% AR / 20% SO	31.9%	32.5%	37.5%	40.1%	42.8%	49.2%	63.1%	66.8%	76.9%	72.4%	77.2%	88.7%	38.3%	42.0%	54.5%	53.9%	60.1%	77.8%
	60% AR / 40% SO	31.9%	32.5%	37.5%	40.1%	42.8%	49.2%	51.1%	54.4%	62.2%	60.7%	64.3%	74.0%	18.3%	20.3%	25.4%	34.4%	37.6%	48.7%
7 Unit Mixed Scheme	80% AR / 20% SO	22.4%	22.7%	25.3%	36.8%	38.7%	43.0%	46.9%	49.3%	54.8%	55.9%	58.7%	64.5%	16.0%	17.3%	20.7%	30.2%	32.6%	37.7%
	60% AR / 40% SO	22.4%	22.7%	25.3%	27.8%	29.2%	32.5%	40.2%	42.2%	46.9%	55.9%	58.7%	64.5%	17.1%	18.3%	21.4%	38.9%	41.6%	47.4%
7 Unit Housing Scheme	80% AR / 20% SO	23.6%	24.7%	26.3%	40.6%	42.4%	46.7%	49.3%	51.5%	56.6%	59.0%	61.7%	67.1%	14.6%	15.8%	18.7%	31.1%	33.5%	38.4%
	60% AR / 40% SO	23.6%	24.7%	26.3%	33.3%	34.9%	38.3%	42.0%	43.9%	48.3%	59.0%	61.7%	67.1%	13.0%	13.9%	16.1%	38.6%	41.2%	46.7%
10 Unit Housing Scheme A	80% AR / 20% SO	25.9%	26.9%	29.3%	37.5%	39.1%	42.6%	45.5%	47.3%	51.0%	63.0%	65.7%	71.6%	12.7%	13.5%	14.8%	40.8%	43.6%	50.6%
	60% AR / 40% SO	21.2%	22.1%	24.1%	37.5%	39.1%	42.6%	40.8%	42.5%	46.3%	58.3%	60.8%	66.3%	5.2%	5.6%	6.5%	33.3%	35.6%	41.3%
10 Unit Housing Scheme B	80% AR / 20% SO	28.3%	29.5%	32.4%	36.4%	38.1%	41.8%	51.5%	53.3%	58.6%	64.3%	67.3%	73.4%	23.6%	24.6%	28.9%	43.9%	47.1%	54.4%
	60% AR / 40% SO	23.2%	24.2%	26.6%	36.4%	38.1%	41.8%	46.4%	48.5%	52.7%	59.2%	61.9%	68.1%	15.6%	16.8%	18.8%	35.8%	38.5%	45.2%
10 Unit Flatted Scheme	80% AR / 20% SO	31.9%	33.2%	38.2%	41.4%	44.0%	50.5%	57.5%	61.2%	69.5%	73.1%	77.9%	89.4%	27.5%	30.6%	38.4%	54.1%	60.4%	78.6%
	60% AR / 40% SO	26.0%	27.7%	30.9%	41.4%	44.0%	50.5%	51.6%	54.9%	62.1%	67.0%	71.4%	82.0%	17.4%	19.3%	23.5%	43.7%	48.9%	63.5%
15 Unit Housing Scheme	80% AR / 20% SO	24.9%	26.0%	28.5%	36.3%	37.9%	41.6%	53.1%	55.4%	60.7%	64.5%	67.4%	73.5%	26.3%	28.2%	32.8%	44.3%	47.4%	54.7%
	60% AR / 40% SO	24.9%	26.0%	28.5%	33.0%	34.5%	37.8%	49.8%	52.0%	56.9%	57.9%	60.5%	65.9%	25.0%	26.7%	30.8%	37.2%	39.8%	45.2%
15 Unit Flatted Scheme	80% AR / 20% SO	29.1%	31.1%	36.2%	43.6%	46.6%	53.8%	60.7%	65.1%	75.4%	75.3%	80.3%	93.9%	30.4%	34.5%	46.7%	56.3%	63.1%	86.8%
	60% AR / 40% SO	29.1%	31.1%	36.2%	39.2%	42.0%	48.3%	57.8%	61.9%	71.6%	68.0%	72.8%	84.5%	30.5%	34.3%	45.1%	47.3%	53.2%	69.9%
25 Unit Housing Scheme	80% AR / 20% SO	-	-	-	-	-	-	-	-	-	-	-	-	22.5%	24.1%	28.0%	42.8%	45.8%	53.1%
	60% AR / 40% SO	-	-	-	-	-	-	-	-	-	-	-	-	21.2%	22.6%	26.0%	37.2%	39.6%	45.7%
25 Unit Mixed Scheme	80% AR / 20% SO	-	-	-	-	-	-	-	-	-	-	-	-	26.0%	28.5%	35.0%	48.2%	52.7%	64.5%
	60% AR / 40% SO	-	-	-	-	-	-	-	-	-	-	-	-	23.6%	25.6%	31.1%	42.4%	46.1%	55.5%
25 Unit Flatted Scheme	80% AR / 20% SO	-	-	-	-	-	-	-	-	-	-	-	-	28.8%	32.8%	45.1%	55.1%	63.0%	87.8%
	60% AR / 40% SO	-	-	-	-	-	-	-	-	-	-	-	-	26.6%	30.0%	39.8%	47.8%	54.1%	72.6%
50 Unit Mixed Scheme	80% AR / 20% SO	-	-	-	-	-	-	-	-	-	-	-	-	25.8%	28.4%	35.4%	49.7%	54.7%	68.2%
	60% AR / 40% SO	-	-	-	-	-	-	-	-	-	-	-	-	22.8%	25.0%	30.7%	43.8%	47.9%	58.9%
50 Unit Housing Scheme	80% AR / 20% SO	-	-	-	-	-	-	-	-	-	-	-	-	23.3%	25.1%	29.7%	45.1%	48.6%	57.5%
	60% AR / 40% SO	-	-	-	-	-	-	-	-	-	-	-	-	20.5%	22.0%	25.9%	39.6%	42.5%	49.9%
50 Unit Flatted Scheme	80% AR / 20% SO	-	-	-	-	-	-	-	-	-	-	-	-	30.5%	35.0%	49.3%	59.1%	67.4%	95.3%
	60% AR / 40% SO	-	-	-	-	-	-	-	-	-	-	-	-	26.5%	30.1%	41.3%	51.8%	58.9%	80.3%
100 Unit Housing Scheme	80% AR / 20% SO	-	-	-	-	-	-	-	-	-	-	-	-	23.4%	25.3%	30.2%	46.8%	50.6%	60.4%
	60% AR / 40% SO	-	-	-	-	-	-	-	-	-	-	-	-	20.6%	22.1%	26.1%	41.1%	44.3%	52.3%
100 Unit Mixed Scheme	80% AR / 20% SO	-	-	-	-	-	-	-	-	-	-	-	-	26.7%	29.4%	37.0%	53.6%	59.0%	74.2%
	60% AR / 40% SO	-	-	-	-	-	-	-	-	-	-	-	-	23.5%	25.8%	32.0%	47.3%	51.8%	64.2%

Source: Adams Integra, July 2008

Table 6: Summary of Land Residual Value (£) Appraisals for Value Point 6

Development Scenario / Threshold	Tenure	Residual Land Value - 0% Affordable			Residual Land Value - 20% Affordable			Residual Land Value - 30% Affordable			Residual Land Value - 40% Affordable			Residual Land Value - 50% Affordable		
Planning Infrastructure		£5,000	£10,000	£20,000	£5,000	£10,000	£20,000	£5,000	£10,000	£20,000	£5,000	£10,000	£20,000	£5,000	£10,000	£20,000
5 Unit Housing Scheme	80% AR / 20% SO	£658,159	£636,529	£593,269	£502,111	£480,481	£441,775	£456,746	£434,891	£391,180	£328,134	£306,279	£262,568	£277,539	£255,684	£216,344
	60% AR / 40% SO	£658,159	£636,529	£593,269	£502,111	£480,481	£441,775	£456,746	£434,891	£391,180	£390,912	£369,056	£325,346	£340,316	£318,461	£274,750
5 Unit Flatted Scheme	80% AR / 20% SO	£486,696	£469,910	£426,200	£353,437	£331,582	£287,871	£313,557	£291,701	£247,991	£219,543	£197,237	£152,625	£178,841	£156,535	£113,053
	60% AR / 40% SO	£486,696	£469,910	£426,200	£353,437	£331,582	£287,871	£313,557	£291,701	£247,991	£268,761	£246,905	£207,384	£233,600	£211,294	£166,682
7 Unit Mixed Scheme	80% AR / 20% SO	£834,902	£804,620	£744,056	£666,424	£636,142	£575,578	£552,260	£521,978	£466,220	£483,788	£453,191	£391,996	£418,278	£387,681	£326,486
	60% AR / 40% SO	£834,902	£804,620	£744,056	£666,424	£636,142	£575,578	£623,294	£593,012	£532,448	£531,900	£501,618	£445,649	£418,278	£387,681	£326,486
7 Unit Housing Scheme	80% AR / 20% SO	£917,835	£887,553	£826,989	£721,729	£691,447	£630,883	£574,414	£544,132	£483,568	£504,311	£478,967	£417,772	£429,443	£398,846	£337,651
	60% AR / 40% SO	£917,835	£887,553	£826,989	£721,729	£691,447	£630,883	£636,544	£606,262	£545,698	£566,441	£536,159	£480,549	£429,443	£398,846	£337,651
10 Unit Housing Scheme A	80% AR / 20% SO	£1,414,957	£1,371,697	£1,285,177	£1,081,550	£1,038,290	£951,770	£933,450	£890,190	£803,670	£831,586	£788,326	£701,806	£600,043	£556,783	£475,161
	60% AR / 40% SO	£1,414,957	£1,371,697	£1,285,177	£1,143,680	£1,100,420	£1,013,900	£933,450	£890,190	£803,670	£893,716	£850,456	£763,936	£662,173	£618,913	£532,393
10 Unit Housing Scheme B	80% AR / 20% SO	£1,298,383	£1,255,123	£1,168,603	£964,976	£921,716	£835,196	£871,058	£827,798	£741,278	£693,699	£650,439	£563,919	£537,651	£494,391	£412,120
	60% AR / 40% SO	£1,298,383	£1,255,123	£1,168,603	£1,027,106	£983,846	£897,326	£871,058	£827,798	£741,278	£755,829	£712,569	£626,049	£599,781	£556,521	£474,897
10 Unit Flatted Scheme	80% AR / 20% SO	£973,392	£930,132	£843,612	£699,586	£656,326	£569,806	£615,783	£572,523	£486,003	£483,869	£440,158	£352,737	£345,540	£301,829	£218,829
	60% AR / 40% SO	£973,392	£930,132	£843,612	£752,686	£709,426	£622,906	£615,783	£572,523	£486,003	£531,980	£488,720	£406,389	£399,193	£355,482	£268,061
15 Unit Housing Scheme	80% AR / 20% SO	£1,992,410	£1,927,520	£1,797,740	£1,543,774	£1,478,884	£1,349,104	£1,337,653	£1,272,763	£1,142,983	£1,033,007	£968,117	£838,337	£826,886	£761,996	£632,216
	60% AR / 40% SO	£1,992,410	£1,927,520	£1,797,740	£1,543,774	£1,478,884	£1,349,104	£1,399,783	£1,334,893	£1,205,113	£1,095,137	£1,030,247	£900,467	£951,146	£886,256	£756,476
15 Unit Flatted Scheme	80% AR / 20% SO	£1,320,351	£1,255,461	£1,125,681	£985,138	£920,248	£790,468	£818,191	£753,301	£623,521	£613,080	£548,190	£422,769	£540,781	£385,215	£254,083
	60% AR / 40% SO	£1,320,351	£1,255,461	£1,125,681	£985,138	£920,248	£790,468	£871,291	£806,401	£676,621	£649,925	£585,035	£459,997	£536,077	£476,096	£344,964
25 Unit Housing Scheme	80% AR / 20% SO	-	-	-	-	-	-	£2,189,609	£2,083,709	£1,871,909	£1,768,423	£1,662,523	£1,450,723	£1,391,648	£1,285,748	£1,073,948
	60% AR / 40% SO	-	-	-	-	-	-	£2,311,284	£2,205,384	£1,993,584	£1,890,097	£1,784,197	£1,572,397	£1,574,161	£1,468,261	£1,256,461
25 Unit Mixed Scheme	80% AR / 20% SO	-	-	-	-	-	-	£1,730,303	£1,624,403	£1,412,603	£1,356,159	£1,250,259	£1,038,459	£1,035,978	£930,078	£718,278
	60% AR / 40% SO	-	-	-	-	-	-	£1,818,376	£1,712,476	£1,500,676	£1,460,149	£1,354,249	£1,142,449	£1,176,046	£1,070,146	£858,346
25 Unit Flatted Scheme	80% AR / 20% SO	-	-	-	-	-	-	£1,276,712	£1,170,812	£959,012	£988,124	£882,224	£670,424	£718,211	£612,311	£404,683
	60% AR / 40% SO	-	-	-	-	-	-	£1,364,785	£1,258,885	£1,047,085	£1,076,196	£970,296	£758,496	£842,361	£736,461	£524,661
50 Unit Mixed Scheme	80% AR / 20% SO	-	-	-	-	-	-	£3,209,039	£3,006,239	£2,600,639	£2,531,349	£2,328,549	£1,922,949	£1,904,459	£1,701,659	£1,296,059
	60% AR / 40% SO	-	-	-	-	-	-	£3,358,385	£3,155,585	£2,749,985	£2,730,490	£2,527,690	£2,122,090	£2,153,386	£1,950,586	£1,544,986
50 Unit Housing Scheme	80% AR / 20% SO	-	-	-	-	-	-	£3,884,292	£3,681,492	£3,275,892	£3,120,239	£2,917,439	£2,511,839	£2,406,987	£2,204,187	£1,798,587
	60% AR / 40% SO	-	-	-	-	-	-	£4,059,049	£3,856,249	£3,450,649	£3,353,248	£3,150,448	£2,744,848	£2,698,249	£2,495,449	£2,089,849
50 Unit Flatted Scheme	80% AR / 20% SO	-	-	-	-	-	-	£2,408,581	£2,205,781	£1,800,181	£1,837,573	£1,634,773	£1,229,173	£1,302,804	£1,100,004	£694,404
	60% AR / 40% SO	-	-	-	-	-	-	£2,527,456	£2,324,656	£1,919,056	£2,006,234	£1,803,434	£1,397,834	£1,506,009	£1,303,209	£897,609
100 Unit Housing Scheme	80% AR / 20% SO	-	-	-	-	-	-	£7,210,535	£6,822,935	£6,047,735	£5,798,791	£5,411,191	£4,635,991	£4,387,047	£3,999,447	£3,224,247
	60% AR / 40% SO	-	-	-	-	-	-	£7,544,537	£7,156,937	£6,381,737	£6,244,128	£5,856,528	£5,081,328	£4,943,718	£4,556,118	£3,780,918
100 Unit Mixed Scheme	80% AR / 20% SO	-	-	-	-	-	-	£6,031,180	£5,643,580	£4,868,380	£4,728,181	£4,340,581	£3,565,381	£3,415,796	£3,028,196	£2,252,996
	60% AR / 40% SO	-	-	-	-	-	-	£6,316,635	£5,929,035	£5,153,835	£5,108,789	£4,721,189	£3,945,989	£3,891,556	£3,503,956	£2,728,756

Source: Adams Integra, July 2008

Table 6a: Summary of Land Residual Value (%) Appraisals for Value Point 6

Development Scenario / Threshold	Tenure	Residual Land Value - 0% Affordable			Residual Land Value - 20% Affordable			Residual Land Value - 30% Affordable			Residual Land Value - 40% Affordable			Residual Land Value - 50% Affordable		
		£5,000	£10,000	£20,000	£5,000	£10,000	£20,000	£5,000	£10,000	£20,000	£5,000	£10,000	£20,000	£5,000	£10,000	£20,000
Planning Infrastructure																
5 Unit Housing Scheme	80% AR / 20% SO	40.6%	39.3%	36.6%	35.8%	34.2%	31.5%	32.5%	31.0%	27.9%	28.3%	26.4%	22.7%	24.0%	22.1%	18.7%
	60% AR / 40% SO	40.6%	39.3%	36.6%	35.8%	34.2%	31.5%	32.5%	31.0%	27.9%	31.4%	29.7%	26.1%	27.3%	25.6%	22.1%
5 Unit Flatted Scheme	80% AR / 20% SO	36.3%	35.1%	31.8%	30.7%	28.8%	25.0%	27.3%	25.4%	21.6%	22.8%	20.5%	15.9%	18.6%	16.3%	11.8%
	60% AR / 40% SO	36.3%	35.1%	31.8%	30.7%	28.8%	25.0%	27.3%	25.4%	21.6%	26.0%	23.9%	20.0%	22.6%	20.4%	16.1%
7 Unit Mixed Scheme	80% AR / 20% SO	39.5%	38.0%	35.2%	34.6%	33.0%	29.9%	31.8%	30.1%	26.8%	28.3%	26.5%	22.9%	26.2%	24.3%	20.5%
	60% AR / 40% SO	39.5%	38.0%	35.2%	34.6%	33.0%	29.9%	33.7%	32.0%	28.8%	29.8%	28.1%	25.0%	26.2%	24.3%	20.5%
7 Unit Housing Scheme	80% AR / 20% SO	40.6%	39.3%	36.6%	35.3%	33.8%	30.9%	31.9%	30.3%	26.9%	28.0%	26.6%	23.2%	26.2%	24.3%	20.6%
	60% AR / 40% SO	40.6%	39.3%	36.6%	35.3%	33.8%	30.9%	33.8%	32.2%	29.0%	30.1%	28.5%	25.5%	26.2%	24.3%	20.6%
10 Unit Housing Scheme A	80% AR / 20% SO	40.9%	39.6%	37.1%	36.1%	34.6%	31.7%	33.4%	31.9%	28.8%	31.4%	29.7%	26.5%	25.7%	23.9%	20.4%
	60% AR / 40% SO	40.9%	39.6%	37.1%	37.1%	35.7%	32.9%	33.4%	31.9%	28.8%	32.6%	31.1%	27.9%	27.4%	25.6%	22.0%
10 Unit Housing Scheme B	80% AR / 20% SO	40.6%	39.2%	36.5%	35.2%	33.7%	30.5%	33.4%	31.7%	28.4%	29.4%	27.5%	23.9%	25.0%	23.0%	19.2%
	60% AR / 40% SO	40.6%	39.2%	36.5%	36.4%	34.8%	31.8%	33.4%	31.7%	28.4%	30.9%	29.1%	25.6%	26.9%	24.9%	21.3%
10 Unit Flatted Scheme	80% AR / 20% SO	36.3%	34.7%	31.5%	30.4%	28.5%	24.8%	28.2%	26.2%	22.2%	24.2%	22.1%	17.7%	19.1%	16.7%	12.1%
	60% AR / 40% SO	36.3%	34.7%	31.5%	31.7%	29.9%	26.2%	28.2%	26.2%	22.2%	25.7%	23.6%	19.6%	21.2%	18.9%	14.3%
15 Unit Housing Scheme	80% AR / 20% SO	40.7%	39.3%	36.7%	36.1%	34.6%	31.5%	32.9%	31.3%	28.1%	28.9%	27.1%	23.5%	24.6%	22.7%	18.8%
	60% AR / 40% SO	40.7%	39.3%	36.7%	36.1%	34.6%	31.5%	33.7%	32.2%	29.0%	29.9%	28.2%	24.6%	27.0%	25.1%	21.4%
15 Unit Flatted Scheme	80% AR / 20% SO	35.9%	34.1%	30.6%	30.6%	28.6%	24.6%	27.0%	24.9%	20.6%	22.7%	20.3%	15.7%	17.9%	15.3%	10.1%
	60% AR / 40% SO	35.9%	34.1%	30.6%	30.6%	28.6%	24.6%	28.1%	26.0%	21.8%	23.6%	21.3%	16.7%	20.3%	18.1%	13.1%
25 Unit Housing Scheme	80% AR / 20% SO	-	-	-	-	-	-	31.8%	30.2%	27.2%	28.4%	26.7%	23.3%	24.2%	22.3%	18.6%
	60% AR / 40% SO	-	-	-	-	-	-	32.7%	31.2%	28.2%	29.6%	27.9%	24.6%	26.1%	24.4%	20.9%
25 Unit Mixed Scheme	80% AR / 20% SO	-	-	-	-	-	-	29.4%	27.6%	24.0%	25.7%	23.7%	19.7%	21.2%	19.0%	14.7%
	60% AR / 40% SO	-	-	-	-	-	-	30.3%	28.5%	25.0%	26.9%	25.0%	21.1%	23.1%	21.0%	16.9%
25 Unit Flatted Scheme	80% AR / 20% SO	-	-	-	-	-	-	25.6%	23.5%	19.2%	21.8%	19.5%	14.8%	17.1%	14.6%	9.6%
	60% AR / 40% SO	-	-	-	-	-	-	26.7%	24.6%	20.5%	23.2%	20.9%	16.3%	19.3%	16.8%	12.0%
50 Unit Mixed Scheme	80% AR / 20% SO	-	-	-	-	-	-	27.2%	25.5%	22.0%	23.4%	21.6%	17.8%	19.3%	17.2%	13.1%
	60% AR / 40% SO	-	-	-	-	-	-	27.9%	26.3%	22.9%	24.6%	22.8%	19.1%	21.0%	19.1%	15.1%
50 Unit Housing Scheme	80% AR / 20% SO	-	-	-	-	-	-	29.7%	28.2%	25.1%	26.1%	24.4%	21.0%	22.1%	20.2%	16.5%
	60% AR / 40% SO	-	-	-	-	-	-	30.5%	28.9%	25.9%	27.3%	25.7%	22.3%	23.8%	22.1%	18.5%
50 Unit Flatted Scheme	80% AR / 20% SO	-	-	-	-	-	-	24.2%	22.2%	18.1%	20.2%	17.9%	13.5%	15.6%	13.2%	8.3%
	60% AR / 40% SO	-	-	-	-	-	-	24.9%	22.9%	18.9%	21.4%	19.3%	14.9%	17.5%	15.1%	10.4%
100 Unit Housing Scheme	80% AR / 20% SO	-	-	-	-	-	-	27.7%	26.2%	23.2%	24.3%	22.7%	19.4%	20.2%	18.4%	14.9%
	60% AR / 40% SO	-	-	-	-	-	-	28.4%	26.9%	24.0%	25.4%	23.8%	20.7%	21.9%	20.2%	16.8%
100 Unit Mixed Scheme	80% AR / 20% SO	-	-	-	-	-	-	25.5%	23.8%	20.6%	21.8%	20.0%	16.5%	17.4%	15.4%	11.5%
	60% AR / 40% SO	-	-	-	-	-	-	26.2%	24.6%	21.4%	23.0%	21.2%	17.7%	19.1%	17.2%	13.4%

Source: Adams Integra, July 2008

Table 6b: Land Residual Value Reduction (%) for Value Point 6

Development Scenario / Threshold	Tenure	Reduction in Residual Land Value - 0% to 20%			Reduction in Residual Land Value - 0% to 30%			Reduction in Residual Land Value - 0% to 40%			Reduction in Residual Land Value - 0% to 50%			Reduction in Residual Land Value - 30% to 40%			Reduction in Residual Land Value - 30% to 50%		
		£5,000	£10,000	£20,000	£5,000	£10,000	£20,000	£5,000	£10,000	£20,000	£5,000	£10,000	£20,000	£5,000	£10,000	£20,000	£5,000	£10,000	£20,000
Planning Infrastructure	80% AR / 20% SO	23.7%	24.5%	25.5%	30.6%	31.7%	34.1%	50.1%	51.9%	55.7%	57.8%	59.8%	63.5%	28.2%	29.6%	32.9%	39.2%	41.2%	44.7%
	60% AR / 40% SO	23.7%	24.5%	25.5%	30.6%	31.7%	34.1%	40.6%	42.0%	45.2%	48.3%	50.0%	53.7%	14.4%	15.1%	16.8%	25.5%	26.8%	29.8%
5 Unit Housing Scheme	80% AR / 20% SO	27.4%	29.4%	32.5%	35.6%	37.9%	41.8%	54.9%	58.0%	64.2%	63.3%	66.7%	73.5%	30.0%	32.4%	38.5%	43.0%	46.3%	54.4%
	60% AR / 40% SO	27.4%	29.4%	32.5%	35.6%	37.9%	41.8%	44.8%	47.5%	51.3%	52.0%	55.0%	60.9%	14.3%	15.4%	16.4%	25.5%	27.6%	32.8%
5 Unit Flatted Scheme	80% AR / 20% SO	20.2%	20.9%	22.6%	33.9%	35.1%	37.3%	42.1%	43.7%	47.3%	49.9%	51.8%	56.1%	12.4%	13.2%	15.9%	24.3%	25.7%	30.0%
	60% AR / 40% SO	20.2%	20.9%	22.6%	25.3%	26.3%	28.4%	36.3%	37.7%	40.1%	49.9%	51.8%	56.1%	14.7%	15.4%	16.3%	32.9%	34.6%	38.7%
7 Unit Mixed Scheme	80% AR / 20% SO	21.4%	22.1%	23.7%	37.4%	38.7%	41.5%	45.1%	46.0%	49.5%	53.2%	55.1%	59.2%	12.2%	12.0%	13.6%	25.2%	26.7%	30.2%
	60% AR / 40% SO	21.4%	22.1%	23.7%	30.6%	31.7%	34.0%	38.3%	39.6%	41.9%	53.2%	55.1%	59.2%	11.0%	11.6%	11.9%	32.5%	34.2%	38.1%
7 Unit Housing Scheme	80% AR / 20% SO	23.6%	24.3%	25.9%	34.0%	35.1%	37.5%	41.2%	42.5%	45.4%	57.6%	59.4%	63.0%	10.9%	11.4%	12.7%	35.7%	37.5%	40.9%
	60% AR / 40% SO	19.2%	19.8%	21.1%	34.0%	35.1%	37.5%	36.8%	38.0%	40.6%	53.2%	54.9%	58.6%	4.3%	4.5%	4.9%	29.1%	30.5%	33.8%
10 Unit Housing Scheme A	80% AR / 20% SO	25.7%	26.6%	28.5%	32.9%	34.0%	36.5%	46.6%	48.2%	51.7%	58.6%	60.6%	64.7%	20.4%	21.4%	23.9%	38.3%	40.3%	44.4%
	60% AR / 40% SO	20.9%	21.6%	23.2%	32.9%	34.0%	36.5%	41.8%	43.2%	46.4%	53.8%	55.7%	59.4%	13.2%	13.9%	15.5%	31.1%	32.8%	35.9%
10 Unit Housing Scheme B	80% AR / 20% SO	28.1%	29.4%	32.5%	36.7%	38.4%	42.4%	50.3%	52.7%	58.2%	64.5%	67.5%	74.1%	21.4%	23.1%	27.4%	43.9%	47.3%	55.0%
	60% AR / 40% SO	22.7%	23.7%	26.2%	36.7%	38.4%	42.4%	45.3%	47.5%	51.8%	59.0%	61.8%	68.2%	13.6%	14.6%	16.4%	35.2%	37.9%	44.8%
10 Unit Flatted Scheme	80% AR / 20% SO	22.5%	23.3%	25.0%	32.9%	34.0%	36.4%	48.2%	49.8%	53.4%	58.5%	60.5%	64.8%	22.8%	23.9%	26.7%	38.2%	40.1%	44.7%
	60% AR / 40% SO	22.5%	23.3%	25.0%	29.7%	30.7%	33.0%	45.0%	46.6%	49.9%	52.3%	54.0%	57.9%	21.8%	22.8%	25.3%	32.1%	33.6%	37.2%
15 Unit Housing Scheme	80% AR / 20% SO	25.4%	26.7%	29.8%	38.0%	40.0%	44.8%	53.8%	56.3%	62.4%	65.9%	69.3%	77.4%	25.1%	27.2%	32.2%	44.9%	48.9%	59.3%
	60% AR / 40% SO	25.4%	26.7%	29.8%	34.0%	35.8%	39.9%	50.8%	53.4%	59.1%	59.4%	62.1%	69.4%	25.4%	27.5%	32.0%	38.5%	41.0%	49.0%
15 Unit Flatted Scheme	80% AR / 20% SO	-	-	-	-	-	-	-	-	-	-	-	-	19.2%	20.2%	22.5%	36.4%	38.3%	42.6%
	60% AR / 40% SO	-	-	-	-	-	-	-	-	-	-	-	-	18.2%	19.1%	21.1%	31.9%	33.4%	37.0%
25 Unit Housing Scheme	80% AR / 20% SO	-	-	-	-	-	-	-	-	-	-	-	-	21.6%	23.0%	26.5%	40.1%	42.7%	49.2%
	60% AR / 40% SO	-	-	-	-	-	-	-	-	-	-	-	-	19.7%	20.9%	23.9%	35.3%	37.5%	42.8%
25 Unit Mixed Scheme	80% AR / 20% SO	-	-	-	-	-	-	-	-	-	-	-	-	22.6%	24.6%	30.1%	43.7%	47.7%	57.8%
	60% AR / 40% SO	-	-	-	-	-	-	-	-	-	-	-	-	21.1%	22.9%	27.6%	38.3%	41.5%	49.9%
25 Unit Flatted Scheme	80% AR / 20% SO	-	-	-	-	-	-	-	-	-	-	-	-	21.1%	22.5%	26.1%	40.7%	43.4%	50.2%
	60% AR / 40% SO	-	-	-	-	-	-	-	-	-	-	-	-	18.7%	19.9%	22.8%	35.9%	38.2%	43.8%
50 Unit Mixed Scheme	80% AR / 20% SO	-	-	-	-	-	-	-	-	-	-	-	-	19.7%	20.8%	23.3%	38.0%	40.1%	45.1%
	60% AR / 40% SO	-	-	-	-	-	-	-	-	-	-	-	-	17.4%	18.3%	20.5%	33.5%	35.3%	39.4%
50 Unit Housing Scheme	80% AR / 20% SO	-	-	-	-	-	-	-	-	-	-	-	-	23.7%	25.9%	31.7%	45.9%	50.1%	61.4%
	60% AR / 40% SO	-	-	-	-	-	-	-	-	-	-	-	-	20.6%	22.4%	27.2%	40.4%	43.9%	53.2%
50 Unit Flatted Scheme	80% AR / 20% SO	-	-	-	-	-	-	-	-	-	-	-	-	19.6%	20.7%	23.3%	39.2%	41.4%	46.7%
	60% AR / 40% SO	-	-	-	-	-	-	-	-	-	-	-	-	17.2%	18.2%	20.4%	34.5%	36.3%	40.8%
100 Unit Housing Scheme	80% AR / 20% SO	-	-	-	-	-	-	-	-	-	-	-	-	21.6%	23.1%	26.8%	43.4%	46.3%	53.7%
	60% AR / 40% SO	-	-	-	-	-	-	-	-	-	-	-	-	19.1%	20.4%	23.4%	38.4%	40.9%	47.1%

Source: Adams Integra, July 2008

Table 7: Summary of Land Residual Value (£) Appraisals for Value Point 7

Development Scenario / Threshold	Tenure	Residual Land Value - 0% Affordable			Residual Land Value - 20% Affordable			Residual Land Value - 30% Affordable			Residual Land Value - 40% Affordable			Residual Land Value - 50% Affordable		
		£5,000	£10,000	£20,000	£5,000	£10,000	£20,000	£5,000	£10,000	£20,000	£5,000	£10,000	£20,000	£5,000	£10,000	£20,000
Planning Infrastructure		£804,453	£782,823	£739,563	£625,649	£604,019	£560,759	£569,316	£547,686	£504,426	£427,045	£405,190	£361,479	£370,126	£348,270	£304,560
5 Unit Housing Scheme	80% AR / 20% SO	£804,453	£782,823	£739,563	£625,649	£604,019	£560,759	£569,316	£547,686	£504,426	£427,045	£405,190	£361,479	£370,126	£348,270	£304,560
	60% AR / 40% SO	£804,453	£782,823	£739,563	£625,649	£604,019	£560,759	£569,316	£547,686	£504,426	£427,045	£405,190	£361,479	£370,126	£348,270	£304,560
5 Unit Flatted Scheme	80% AR / 20% SO	£607,705	£586,075	£542,815	£455,267	£433,412	£389,701	£410,402	£388,546	£344,836	£296,499	£274,644	£235,695	£251,634	£234,516	£189,904
	60% AR / 40% SO	£607,705	£586,075	£542,815	£455,267	£433,412	£389,701	£410,402	£388,546	£344,836	£296,499	£274,644	£235,695	£251,634	£234,516	£189,904
7 Unit Mixed Scheme	80% AR / 20% SO	£1,025,988	£995,706	£935,142	£833,335	£803,053	£742,489	£701,785	£671,503	£610,939	£619,007	£588,725	£528,161	£546,069	£515,787	£459,965
	60% AR / 40% SO	£1,025,988	£995,706	£935,142	£833,335	£803,053	£742,489	£701,785	£671,503	£610,939	£619,007	£588,725	£528,161	£546,069	£515,787	£459,965
7 Unit Housing Scheme	80% AR / 20% SO	£1,121,925	£1,091,643	£1,031,079	£898,055	£867,773	£807,209	£728,847	£698,565	£638,001	£649,982	£619,700	£559,136	£561,092	£530,810	£475,145
	60% AR / 40% SO	£1,121,925	£1,091,643	£1,031,079	£898,055	£867,773	£807,209	£728,847	£698,565	£638,001	£649,982	£619,700	£559,136	£561,092	£530,810	£475,145
10 Unit Housing Scheme A	80% AR / 20% SO	£1,727,414	£1,684,154	£1,597,634	£1,345,603	£1,302,343	£1,215,823	£1,179,441	£1,136,181	£1,049,661	£1,061,683	£1,018,423	£931,903	£797,631	£754,371	£667,851
	60% AR / 40% SO	£1,727,414	£1,684,154	£1,597,634	£1,345,603	£1,302,343	£1,215,823	£1,179,441	£1,136,181	£1,049,661	£1,061,683	£1,018,423	£931,903	£797,631	£754,371	£667,851
10 Unit Housing Scheme B	80% AR / 20% SO	£1,587,359	£1,544,099	£1,457,579	£1,205,549	£1,162,289	£1,075,769	£1,100,433	£1,057,173	£970,653	£897,427	£854,167	£767,647	£718,623	£675,363	£588,843
	60% AR / 40% SO	£1,587,359	£1,544,099	£1,457,579	£1,205,549	£1,162,289	£1,075,769	£1,100,433	£1,057,173	£970,653	£897,427	£854,167	£767,647	£718,623	£675,363	£588,843
10 Unit Flatted Scheme	80% AR / 20% SO	£1,215,410	£1,172,150	£1,085,630	£901,148	£857,888	£771,368	£806,869	£763,609	£677,089	£649,738	£606,478	£519,958	£492,607	£454,027	£366,606
	60% AR / 40% SO	£1,215,410	£1,172,150	£1,085,630	£901,148	£857,888	£771,368	£806,869	£763,609	£677,089	£649,738	£606,478	£519,958	£492,607	£454,027	£366,606
15 Unit Housing Scheme	80% AR / 20% SO	£2,434,906	£2,370,016	£2,240,236	£1,923,778	£1,858,888	£1,729,108	£1,688,641	£1,623,751	£1,493,971	£1,338,961	£1,274,071	£1,144,291	£1,103,825	£1,038,935	£909,155
	60% AR / 40% SO	£2,434,906	£2,370,016	£2,240,236	£1,923,778	£1,858,888	£1,729,108	£1,688,641	£1,623,751	£1,493,971	£1,338,961	£1,274,071	£1,144,291	£1,103,825	£1,038,935	£909,155
15 Unit Flatted Scheme	80% AR / 20% SO	£1,652,674	£1,587,784	£1,458,004	£1,269,780	£1,204,890	£1,075,110	£1,078,849	£1,013,959	£884,179	£842,094	£777,204	£647,424	£651,164	£586,274	£461,249
	60% AR / 40% SO	£1,652,674	£1,587,784	£1,458,004	£1,269,780	£1,204,890	£1,075,110	£1,078,849	£1,013,959	£884,179	£842,094	£777,204	£647,424	£651,164	£586,274	£461,249
25 Unit Housing Scheme	80% AR / 20% SO	-	-	-	-	-	-	£2,773,303	£2,667,403	£2,455,603	£2,293,322	£2,187,422	£1,975,622	£1,862,864	£1,756,964	£1,545,164
	60% AR / 40% SO	-	-	-	-	-	-	£2,917,615	£2,811,715	£2,599,915	£2,437,634	£2,331,734	£2,119,934	£2,079,332	£1,973,432	£1,761,632
25 Unit Mixed Scheme	80% AR / 20% SO	-	-	-	-	-	-	£2,224,863	£2,118,963	£1,907,163	£1,797,584	£1,691,684	£1,479,884	£1,431,147	£1,325,247	£1,113,447
	60% AR / 40% SO	-	-	-	-	-	-	£2,330,267	£2,224,367	£2,012,567	£1,920,674	£1,814,774	£1,602,974	£1,598,096	£1,492,196	£1,280,396
25 Unit Flatted Scheme	80% AR / 20% SO	-	-	-	-	-	-	£1,695,142	£1,589,242	£1,377,442	£1,364,820	£1,258,920	£1,047,120	£1,055,288	£949,388	£737,588
	60% AR / 40% SO	-	-	-	-	-	-	£1,800,546	£1,694,646	£1,482,846	£1,470,225	£1,364,325	£1,152,525	£1,204,551	£1,098,651	£886,851
50 Unit Mixed Scheme	80% AR / 20% SO	-	-	-	-	-	-	£4,171,556	£3,968,756	£3,563,156	£3,397,343	£3,194,543	£2,788,943	£2,680,366	£2,477,566	£2,071,966
	60% AR / 40% SO	-	-	-	-	-	-	£4,348,345	£4,145,545	£3,739,945	£3,633,062	£3,430,262	£3,024,662	£2,975,014	£2,772,214	£2,366,614
50 Unit Housing Scheme	80% AR / 20% SO	-	-	-	-	-	-	£4,954,169	£4,751,369	£4,345,769	£4,082,417	£3,879,617	£3,474,017	£3,267,902	£3,065,102	£2,659,502
	60% AR / 40% SO	-	-	-	-	-	-	£5,161,439	£4,958,639	£4,553,039	£4,358,777	£4,155,977	£3,750,377	£3,613,351	£3,410,551	£3,004,951
50 Unit Flatted Scheme	80% AR / 20% SO	-	-	-	-	-	-	£3,218,355	£3,015,555	£2,609,955	£2,564,711	£2,361,911	£1,956,311	£1,952,046	£1,749,246	£1,343,646
	60% AR / 40% SO	-	-	-	-	-	-	£3,361,276	£3,158,476	£2,752,876	£2,766,561	£2,563,761	£2,158,161	£2,195,892	£1,993,092	£1,587,492
100 Unit Housing Scheme	80% AR / 20% SO	-	-	-	-	-	-	£9,249,181	£8,861,581	£8,086,381	£7,637,747	£7,250,147	£6,474,947	£6,026,314	£5,638,714	£4,863,514
	60% AR / 40% SO	-	-	-	-	-	-	£9,645,323	£9,257,723	£8,482,523	£8,165,938	£7,778,338	£7,003,138	£6,686,552	£6,298,952	£5,523,752
100 Unit Mixed Scheme	80% AR / 20% SO	-	-	-	-	-	-	£7,878,551	£7,490,951	£6,715,751	£6,389,456	£6,001,856	£4,890,328	£4,502,728	£3,727,528	
	60% AR / 40% SO	-	-	-	-	-	-	£8,216,437	£7,828,837	£7,053,637	£6,839,971	£6,452,371	£5,677,171	£5,453,472	£4,290,672	

Source: Adams Integra, July 2008

Table 7a: Summary of Land Residual Value (%) Appraisals for Value Point 7

Development Scenario / Threshold	Tenure	Residual Land Value - 0% Affordable			Residual Land Value - 20% Affordable			Residual Land Value - 30% Affordable			Residual Land Value - 40% Affordable			Residual Land Value - 50% Affordable		
		£5,000	£10,000	£20,000	£5,000	£10,000	£20,000	£5,000	£10,000	£20,000	£5,000	£10,000	£20,000	£5,000	£10,000	£20,000
5 Unit Housing Scheme	80% AR / 20% SO	44.1%	43.0%	40.6%	39.7%	38.4%	35.6%	36.1%	34.8%	32.0%	33.0%	31.3%	27.9%	28.6%	26.9%	23.5%
	60% AR / 40% SO	44.1%	43.0%	40.6%	39.7%	38.4%	35.6%	36.1%	34.8%	32.0%	35.6%	34.4%	31.2%	31.8%	30.3%	27.2%
5 Unit Flatted Scheme	80% AR / 20% SO	40.3%	38.9%	36.0%	35.3%	33.6%	30.2%	31.8%	30.1%	26.7%	27.6%	25.6%	22.0%	23.5%	21.9%	17.7%
	60% AR / 40% SO	40.3%	38.9%	36.0%	35.3%	33.6%	30.2%	31.8%	30.1%	26.7%	31.0%	29.2%	25.4%	27.2%	25.3%	21.5%
7 Unit Mixed Scheme	80% AR / 20% SO	43.1%	41.8%	39.3%	38.5%	37.1%	34.3%	36.1%	34.5%	31.4%	32.3%	30.7%	27.6%	30.6%	28.9%	25.8%
	60% AR / 40% SO	43.1%	41.8%	39.3%	38.5%	37.1%	34.3%	37.8%	36.4%	33.5%	34.1%	32.5%	29.5%	30.6%	28.9%	25.8%
7 Unit Housing Scheme	80% AR / 20% SO	44.1%	42.9%	40.6%	39.1%	37.8%	35.2%	36.2%	34.7%	31.7%	32.3%	30.8%	27.8%	30.6%	28.9%	25.9%
	60% AR / 40% SO	44.1%	42.9%	40.6%	39.1%	37.8%	35.2%	37.9%	36.5%	33.6%	34.2%	32.8%	29.9%	30.6%	28.9%	25.9%
10 Unit Housing Scheme A	80% AR / 20% SO	44.4%	43.3%	41.0%	40.0%	38.7%	36.1%	37.6%	36.3%	33.5%	35.7%	34.3%	31.4%	30.6%	29.0%	25.6%
	60% AR / 40% SO	44.4%	43.3%	41.0%	40.9%	39.7%	37.2%	37.6%	36.3%	33.5%	36.9%	35.5%	32.7%	32.2%	30.6%	27.4%
10 Unit Housing Scheme B	80% AR / 20% SO	44.1%	42.9%	40.5%	39.2%	37.8%	35.0%	37.6%	36.1%	33.2%	33.9%	32.3%	29.0%	30.0%	28.2%	24.6%
	60% AR / 40% SO	44.1%	42.9%	40.5%	40.3%	38.9%	36.2%	37.6%	36.1%	33.2%	35.4%	33.8%	30.6%	31.7%	30.0%	26.5%
10 Unit Flatted Scheme	80% AR / 20% SO	40.3%	38.9%	36.0%	34.9%	33.3%	29.9%	32.9%	31.2%	27.6%	29.1%	27.2%	23.3%	24.5%	22.5%	18.2%
	60% AR / 40% SO	40.3%	38.9%	36.0%	36.1%	34.5%	31.3%	32.9%	31.2%	27.6%	30.7%	28.9%	25.1%	26.4%	24.4%	20.5%
15 Unit Housing Scheme	80% AR / 20% SO	44.2%	43.0%	40.6%	40.0%	38.7%	36.0%	37.1%	35.6%	32.8%	33.5%	31.9%	28.6%	29.5%	27.7%	24.3%
	60% AR / 40% SO	44.2%	43.0%	40.6%	40.0%	38.7%	36.0%	37.8%	36.4%	33.6%	34.5%	32.9%	29.7%	31.7%	30.0%	26.7%
15 Unit Flatted Scheme	80% AR / 20% SO	39.9%	38.4%	35.2%	35.2%	33.4%	29.8%	31.8%	29.9%	26.1%	27.9%	25.8%	21.5%	23.3%	20.9%	16.5%
	60% AR / 40% SO	39.9%	38.4%	35.2%	35.2%	33.4%	29.8%	32.8%	30.9%	27.2%	28.8%	26.7%	22.5%	25.7%	23.5%	19.1%
25 Unit Housing Scheme	80% AR / 20% SO	-	-	-	-	-	-	35.9%	34.5%	31.8%	32.9%	31.4%	28.4%	28.9%	27.3%	24.0%
	60% AR / 40% SO	-	-	-	-	-	-	36.8%	35.5%	32.8%	34.0%	32.5%	29.6%	30.8%	29.3%	26.1%
25 Unit Mixed Scheme	80% AR / 20% SO	-	-	-	-	-	-	33.8%	32.2%	29.0%	30.6%	28.7%	25.1%	26.2%	24.3%	20.4%
	60% AR / 40% SO	-	-	-	-	-	-	34.6%	33.0%	29.9%	31.6%	29.9%	26.4%	28.0%	26.2%	22.5%
25 Unit Flatted Scheme	80% AR / 20% SO	-	-	-	-	-	-	30.3%	28.5%	24.7%	27.0%	24.9%	20.7%	22.5%	20.3%	15.8%
	60% AR / 40% SO	-	-	-	-	-	-	31.4%	29.5%	25.9%	28.2%	26.2%	22.1%	24.6%	22.5%	18.1%
50 Unit Mixed Scheme	80% AR / 20% SO	-	-	-	-	-	-	31.6%	30.0%	27.0%	28.1%	26.5%	23.1%	24.3%	22.5%	18.8%
	60% AR / 40% SO	-	-	-	-	-	-	32.3%	30.8%	27.7%	29.2%	27.6%	24.3%	26.0%	24.2%	20.7%
50 Unit Housing Scheme	80% AR / 20% SO	-	-	-	-	-	-	33.8%	32.4%	29.7%	30.6%	29.0%	26.0%	26.9%	25.2%	21.9%
	60% AR / 40% SO	-	-	-	-	-	-	34.5%	33.2%	30.5%	31.7%	30.2%	27.2%	28.5%	26.9%	23.7%
50 Unit Flatted Scheme	80% AR / 20% SO	-	-	-	-	-	-	28.9%	27.0%	23.4%	25.2%	23.2%	19.2%	21.0%	18.8%	14.5%
	60% AR / 40% SO	-	-	-	-	-	-	29.6%	27.8%	24.2%	26.4%	24.4%	20.6%	22.8%	20.7%	16.5%
100 Unit Housing Scheme	80% AR / 20% SO	-	-	-	-	-	-	31.7%	30.3%	27.7%	28.6%	27.1%	24.2%	24.9%	23.3%	20.1%
	60% AR / 40% SO	-	-	-	-	-	-	32.3%	31.0%	28.4%	29.7%	28.3%	25.4%	26.5%	24.9%	21.9%
100 Unit Mixed Scheme	80% AR / 20% SO	-	-	-	-	-	-	29.7%	28.2%	25.3%	26.4%	24.8%	21.6%	22.3%	20.5%	17.0%
	60% AR / 40% SO	-	-	-	-	-	-	30.4%	28.9%	26.1%	27.4%	25.9%	22.8%	23.9%	22.2%	18.8%

Source: Adams Integra, July 2008

Table 7b: Land Residual Value Reduction (%) for Value Point 7

Development Scenario / Threshold	Tenure	Reduction in Residual Land Value - 0% to 20%			Reduction in Residual Land Value - 0% to 30%			Reduction in Residual Land Value - 0% to 40%			Reduction in Residual Land Value - 0% to 50%			Reduction in Residual Land Value - 30% to 40%			Reduction in Residual Land Value - 30% to 50%		
		£5,000	£10,000	£20,000	£5,000	£10,000	£20,000	£5,000	£10,000	£20,000	£5,000	£10,000	£20,000	£5,000	£10,000	£20,000	£5,000	£10,000	£20,000
Planning Infrastructure	80% AR / 20% SO	22.2%	22.8%	24.2%	29.2%	30.0%	31.8%	46.9%	48.2%	51.1%	54.0%	55.5%	58.8%	25.0%	26.0%	28.3%	35.0%	36.4%	39.6%
	60% AR / 40% SO	22.2%	22.8%	24.2%	29.2%	30.0%	31.8%	38.3%	38.7%	41.1%	44.7%	46.0%	48.8%	12.8%	12.4%	13.6%	21.9%	22.8%	24.9%
5 Unit Housing Scheme	80% AR / 20% SO	25.1%	26.0%	28.2%	32.5%	33.7%	36.5%	51.2%	53.1%	56.6%	58.6%	60.0%	65.0%	27.8%	29.3%	31.7%	38.7%	39.6%	44.9%
	60% AR / 40% SO	25.1%	26.0%	28.2%	32.5%	33.7%	36.5%	40.8%	42.3%	45.8%	48.1%	50.0%	54.0%	12.3%	13.0%	14.6%	23.2%	24.5%	27.6%
5 Unit Flatted Scheme	80% AR / 20% SO	18.8%	19.3%	20.6%	31.6%	32.6%	34.7%	39.7%	40.9%	43.5%	46.8%	48.2%	50.8%	11.8%	12.3%	13.5%	22.2%	23.2%	24.7%
	60% AR / 40% SO	18.8%	19.3%	20.6%	23.4%	24.1%	25.6%	33.5%	34.6%	36.8%	46.8%	48.2%	50.8%	13.3%	13.8%	15.0%	20.5%	31.8%	33.9%
7 Unit Mixed Scheme	80% AR / 20% SO	20.0%	20.5%	21.7%	35.0%	36.0%	38.1%	42.1%	43.2%	45.8%	50.0%	51.4%	53.9%	10.8%	11.3%	12.4%	23.0%	24.0%	25.5%
	60% AR / 40% SO	20.0%	20.5%	21.7%	28.5%	29.3%	31.0%	35.5%	36.5%	38.6%	50.0%	51.4%	53.9%	9.8%	10.2%	11.1%	30.1%	31.3%	33.2%
7 Unit Housing Scheme	80% AR / 20% SO	22.1%	22.7%	23.9%	31.7%	32.5%	34.3%	38.5%	39.5%	41.7%	53.8%	55.2%	58.2%	10.0%	10.4%	11.2%	32.4%	33.6%	36.4%
	60% AR / 40% SO	17.8%	18.3%	19.3%	31.7%	32.5%	34.3%	34.3%	35.2%	37.1%	49.6%	50.8%	53.6%	3.7%	3.9%	4.2%	26.1%	27.1%	29.4%
10 Unit Housing Scheme A	80% AR / 20% SO	24.1%	24.7%	26.2%	30.7%	31.5%	33.4%	43.5%	44.7%	47.3%	54.7%	56.3%	59.6%	18.4%	19.2%	20.9%	34.7%	36.1%	39.3%
	60% AR / 40% SO	19.4%	20.0%	21.1%	30.7%	31.5%	33.4%	38.8%	39.9%	42.3%	50.1%	51.5%	54.5%	11.8%	12.2%	13.3%	28.0%	29.1%	31.7%
10 Unit Housing Scheme B	80% AR / 20% SO	25.9%	26.8%	28.9%	33.6%	34.9%	37.6%	46.3%	48.3%	52.1%	59.5%	61.3%	66.2%	19.5%	20.6%	23.2%	38.9%	40.5%	45.9%
	60% AR / 40% SO	20.7%	21.4%	23.2%	33.6%	34.9%	37.6%	41.4%	42.9%	46.3%	54.3%	56.3%	60.4%	11.7%	12.3%	13.9%	31.2%	32.9%	36.5%
10 Unit Flatted Scheme	80% AR / 20% SO	21.0%	21.6%	22.8%	30.6%	31.5%	33.3%	45.0%	46.2%	48.9%	54.7%	56.2%	59.4%	20.7%	21.5%	23.4%	34.6%	36.0%	39.1%
	60% AR / 40% SO	21.0%	21.6%	22.8%	27.6%	28.4%	30.0%	42.0%	43.1%	45.6%	48.6%	49.9%	52.8%	19.8%	20.6%	22.3%	29.0%	30.1%	32.6%
15 Unit Housing Scheme	80% AR / 20% SO	23.2%	24.1%	26.3%	34.7%	36.1%	39.4%	49.0%	51.1%	55.6%	60.6%	63.1%	68.4%	21.9%	23.3%	26.8%	39.6%	42.2%	47.8%
	60% AR / 40% SO	23.2%	24.1%	26.3%	30.9%	32.2%	35.0%	46.3%	48.2%	52.5%	54.1%	56.3%	61.3%	22.3%	23.7%	26.9%	33.5%	35.8%	40.4%
15 Unit Flatted Scheme	80% AR / 20% SO	-	-	-	-	-	-	-	-	-	-	-	-	17.3%	18.0%	19.5%	32.8%	34.1%	37.1%
	60% AR / 40% SO	-	-	-	-	-	-	-	-	-	-	-	-	16.5%	17.1%	18.5%	28.7%	29.8%	32.2%
25 Unit Housing Scheme	80% AR / 20% SO	-	-	-	-	-	-	-	-	-	-	-	-	19.2%	20.2%	22.4%	35.7%	37.5%	41.6%
	60% AR / 40% SO	-	-	-	-	-	-	-	-	-	-	-	-	17.6%	18.4%	20.4%	31.4%	32.9%	36.4%
25 Unit Mixed Scheme	80% AR / 20% SO	-	-	-	-	-	-	-	-	-	-	-	-	19.5%	20.8%	24.0%	37.7%	40.3%	46.5%
	60% AR / 40% SO	-	-	-	-	-	-	-	-	-	-	-	-	18.3%	19.5%	22.3%	33.1%	35.2%	40.2%
25 Unit Flatted Scheme	80% AR / 20% SO	-	-	-	-	-	-	-	-	-	-	-	-	18.6%	19.5%	21.7%	35.7%	37.6%	41.9%
	60% AR / 40% SO	-	-	-	-	-	-	-	-	-	-	-	-	16.4%	17.3%	19.1%	31.6%	33.1%	36.7%
50 Unit Mixed Scheme	80% AR / 20% SO	-	-	-	-	-	-	-	-	-	-	-	-	17.6%	18.3%	20.1%	34.0%	35.5%	38.8%
	60% AR / 40% SO	-	-	-	-	-	-	-	-	-	-	-	-	15.6%	16.2%	17.6%	30.0%	31.2%	34.0%
50 Unit Housing Scheme	80% AR / 20% SO	-	-	-	-	-	-	-	-	-	-	-	-	20.3%	21.7%	25.0%	39.3%	42.0%	48.5%
	60% AR / 40% SO	-	-	-	-	-	-	-	-	-	-	-	-	17.7%	18.8%	21.6%	34.7%	36.9%	42.3%
50 Unit Flatted Scheme	80% AR / 20% SO	-	-	-	-	-	-	-	-	-	-	-	-	17.4%	18.2%	19.9%	34.8%	36.4%	39.9%
	60% AR / 40% SO	-	-	-	-	-	-	-	-	-	-	-	-	15.3%	16.0%	17.4%	30.7%	32.0%	34.9%
100 Unit Housing Scheme	80% AR / 20% SO	-	-	-	-	-	-	-	-	-	-	-	-	18.9%	19.9%	22.2%	37.9%	39.9%	44.5%
	60% AR / 40% SO	-	-	-	-	-	-	-	-	-	-	-	-	16.8%	17.6%	19.5%	33.6%	35.3%	39.2%

Source: Adams Integra, July 2008