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Three Rivers: Local Plan Viability Assessment

Prepared for

Three Rivers District Council

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Anthony Lee MRTPI MRICS
Senior Director – UK Development Viability
BNP Paribas Real Estate
10 Harewood Avenue
London NW1 6AA

020 7338 4061
anthony.lee@bnpparibas.com
realestate.bnpparibas.com

1 Summary

1.1 This report tests the ability of developments in Three Rivers District to accommodate policies in the emerging Local Plan.

1.2 The study takes account of the impact of the Council's planning requirements, in line with the requirements of the National Planning Policy Framework ('NPPF'); the National Planning Practice Guidance ('PPG'), the RICS Practice Statement 'Assessing v*iability in Planning under the National Planning Policy Framework for England (2021)*' and the Local Housing Delivery Group guidance '*Viability Testing Local Plans: Advice for planning practitioners*'.

Methodology

1.3 The study methodology compares the residual land values of a range of development typologies reflecting the types of developments expected to come forward in the District over the life of the emerging Local Plan. The appraisals compare the residual land values generated by those developments (with varying levels and tenure mixes of affordable housing and other emerging policy requirements) to a range of benchmark land values to reflect the existing value of land prior to development. If a development incorporating the Council's emerging policy requirements generates a higher residual land value than the benchmark land value, then it can be judged that the policy can be viably absorbed. Following the adoption of policies, developers will need to reflect policy requirements in their bids for sites, in line with best practice and requirements set out in the PPG on viability.

1.4 The study utilises the residual land value method of calculating the value of each development. This method is used by developers when determining how much to bid for land and involves calculating the value of the completed scheme and deducting development costs (construction, fees, finance, sustainability requirements and Section 106 obligations) and developer's profit. The residual amount is the sum left after these costs have been deducted from the value of the development and guides a developer in determining an appropriate offer price for a site.

1.5 The housing and commercial property markets are inherently cyclical. The Council is testing the viability of its emerging Local Plan policies at a time when the market has experienced a period of sustained growth following the coronavirus pandemic in 2020/21 followed by period of instability after the 2022 'Fiscal Event'. Forecasts for future house price growth point to growth in mainstream south-east England housing markets, although there is a degree of short term uncertainty while buyers adjust to a structural shift in mortgage rates after the end of the period of ultra-low rates from 2009 to 2022. We have allowed for this medium term growth over the plan period by running a sensitivity analysis which applies growth to sales values and inflation on costs to provide an indication of the extent of improvement to viability that might result. The assumed growth rates for this sensitivity analysis are outlined in Section 4.

1.6 This sensitivity analysis is indicative only but is intended to assist the Council in understanding the viability of potential development sites on a high level basis, both in today's terms but also in the future. Three Rivers has a mix of previously developed and greenfield sites; differences between sites in terms of capacity; varying existing use values; variations in residential and commercial values; and varying infrastructure costs, which will mean that there may not be a precise correlation between the outputs of this study and scheme-specific viability when applications are submitted. Inputs to scheme-specific appraisals submitted with applications should therefore be based on scheme and site-specific circumstances.

Key findings

1.7 The key findings of the study are as follows:

- **Affordable housing:** We have appraised residential schemes with a range of affordable housing from 0% to 50% to test the viability of the emerging policy seeking 40% affordable housing (50% on sites in the Green Belt), with a tenure split of 70% rent (further subdivided as 70% social rent

and 30% affordable rent) and 30% shared ownership.

- There are significant variations in the percentages of affordable housing that can be provided, depending on private sales values, scheme composition (i.e. balance between houses and flats) and benchmark land value. The results do not point to any particular level of affordable housing that most schemes can viably deliver, although in most cases, our appraisals indicate that schemes can viably provide 40% affordable housing, or percentages close to this. The target is most readily achievable on developments brought forward on greenfield sites, which is where the Council expects the bulk of its housing supply to come forward. The target will be more difficult to achieve in on previously developed sites which have higher benchmark land values. We therefore recommend that the emerging target of 40% be adopted and applied on a 'maximum reasonable proportion' basis taking site-specific circumstances into account. This reflects the Council's current practice and the adopted Local Plan approach.

- Setting a lower proportion of affordable housing than 40% (50% in the Green Belt) is likely to result in a lower overall number of affordable units being delivered, as sites that could have delivered more would no longer do so. The Council also seeks to prioritise social rent and could, if necessary and on a case-by-case basis, accept some affordable rent in lieu of social rent to address scheme-specific viability issues. This would mitigate the need to reduce reducing the overall percentage below 40% to some extent.

- The government has recently consulted on strategic release of grey / green belt land on the basis that developers deliver 50% affordable housing. Our testing of 50% affordable housing indicates that this should be viable on most sites coming forward.

- **Affordable housing on small sites:** The emerging policy seeks affordable housing provision on sites in the Green Belt providing fewer than 10 units. This may result in practical issues when small numbers of affordable housing would be required, including potential lack of appetite from registered providers. In such circumstances, it may be necessary for the Council to seek financial contributions from small sites in lieu of on-site affordable housing at the equivalent of 40% of units. Our appraisals indicate that this requirement should be viable in almost all cases. In terms of implementation, the policy could be applied through a comparison of two residual valuations (one assuming all units are private and the other in which on-site affordable housing is included) with the financial contribution equating to the difference between the two residuals. Alternatively, a formulae-based approach could be used, the latter being simpler to implement.

- **Biodiversity Net gain:** We have tested the impact of the requirement for the statutory minimum 10% biodiversity net gain. This has a relatively modest impact on residual land values and can therefore be viably absorbed alongside other policies.

- **Accessibility:** Similarly, the Council's emerging policy seeking 5% of private homes and 10% of affordable homes to be designed to meet M4(3) wheelchair accessible standards and the remainder of units to meet M4(2) has a relatively small impact on viability.

- **Net Zero Carbon/reduced carbon:** The Council's emerging plan incorporates a suite of policies relating to carbon reduction and net zero carbon. These policies reflect the direction of travel of national standards through the introduction of carbon reduction measures via the Future Homes Standard. We have tested the impact that a net zero carbon standard is likely to have on developments in the District and the residual land values will typically fall by around 10% on average. The impact is therefore relatively significant in some cases, but the costs of technology required to achieve net zero carbon are expected to fall over time as research and development drives improvements. The cost impact of achieving both operational and embodied carbon are likely to be higher than operational only, with more significant impact on viability.

- **Self build/custom build:** The emerging plan seeks provision of 2% of plots on strategic sites to be made available for self-build and custom build. This requirement has a broadly cost-neutral impact as the plot price that developers will receive will be based on the residual land value generated by the self build unit (i.e. broadly the same net revenue they would have received had they built and sold the unit as part of the overall development).

- **Gypsies and Traveller pitches:** the emerging requirement for strategic sites to accommodate pitches and gypsies and travellers and travelling show people is unlikely to have a material effect on the viability of development within the District. The land required will typically be accommodated within the area of site not developed for housing, alongside the areas of land set aside for open space and provision of community facilitates and sports provision. However, on sites which are being developed at high net to gross ratios, there will be less scope for provision of gypsy and traveller pitches and the policy may need to be applied to take this into account.

2 Introduction

2.1 The Council has commissioned this study to consider the ability of developments to accommodate its emerging Local Plan policies. The aim of the study is to assess at high level the viability of development typologies representing the types of sites that are expected to come forward over the life of the Plan to test the impact of emerging policies.

2.2 In terms of methodology, we have adopted standard residual valuation approaches to test the viability of development typologies, with particular reference to the impact on viability of the Council's emerging planning policies. 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 the conclusions may need to be moderated by a level of flexibility in application of policy requirements at the development management stage.

2.3 The purpose of this viability study is to assist the Council in understanding changes to the capacity of schemes to absorb emerging policy requirements. The study will form part of the Council's evidence base for its emerging Local Plan to show that the requirements set out within the NPPF, CIL regulations and the PPG are satisfied.

2.4 As an area wide study, this assessment makes overall judgements as to viability of development within Three Rivers District and does not account of individual site circumstances which can only be established when work on detailed planning applications is undertaken. The assessment should not be relied upon for individual site applications. However, an element of judgement has been applied within this study with regard to the individual characteristics of the typologies tested. The quantum of development within the development typologies may differ from the quantum of development in actual planning applications that will come forward, especially in urban areas.

2.5 This position is recognised within Section 2 of the Local Housing Delivery Group guidance[1], which identifies the purpose and role of viability assessments within plan-making. This identifies that *"The role of the test is not to give a precise answer as to the viability of every development likely to take place during the plan period. No assessment could realistically provide this level of detail. Some site-specific tests are still likely to be required at the development management stage. Rather, it is to provide high level assurance that the policies within the plan are set in a way that is compatible with the likely economic viability of development needed to deliver the plan".*

Economic and housing market context

2.6 Since early 2020, the global economy has been subject to a degree of turbulence arising from the consequences of the Covid-19 pandemic; subsequent supply chain and labour market issues; and increases in energy prices resulting from Russia's invasion of Ukraine. The UK economy has also been adversely affected by its departure from the European Union and the resulting impact on trade and tourism, as well as the government's September 2022 'Fiscal Event'. The combined effect resulted in a sharp increase in inflation to 10.7% in October 2022. In response, the Bank of England ('BoE') increased its base rate from 0.1% in March 2020 to 5.25% in September 2023. Inflation (as measured by the Consumer Price Index ('CPI')) subsequently fell from a high of over 10% in October 2022 to 1.7% in September 2024 but increased again to 3.4% (annual) in March 2025.

2.7 The BoE's November 2023 Monetary Policy Report identified "a market-implied path for Bank Rate that remains around 5.25% until 2024 Q3 and then declines gradually to 4.25% by the end of 2026, a lower profile than underpinned the August projections". The BoE's Monetary Policy Committee ('MPC') has subsequently reduced the base rate from 5.25% to 4.5% in February 2025, with two further rate cuts to 4.25% in June 2025 and 4% in August 2025.

2.8 Despite the impact of these events, the UK housing market outperformed expectations between 2020 and mid-2022 and has subsequently remained reasonably resilient despite increasing costs of

[1] Although this document was published prior to the draft NPPF and NPPG, it remains relevant for testing local plans. The approaches to testing advocated by the LHDG guidance are consistent with those in the draft PPG.

borrowing. In its August 2025 House Price Index release, Nationwide reported that annual UK house price growth softened to 2.1% in August, down from 2.4% in May. This reflected a reduction in house prices on a month-on-month basis in August (-0.1%). Commenting on these changes, Nationwide's Chief Economist, Robert Gardener, observed that "The relatively subdued pace of house price growth is perhaps understandable, given that affordability remains stretched relative to long-term norms. House prices are still high compared to household incomes, making raising a deposit challenging for prospective buyers, especially given the intense cost of living pressures in recent years.

2.9 Combined with the fact that mortgage costs are more than three times the levels prevailing in the wake of the pandemic… the cost of servicing a mortgage is also a barrier for many. Indeed, an average earner buying the typical first-time buyer property with a 20% deposit faces a monthly mortgage payment equivalent to around 35% of their take-home pay, well above the long run average of 30%. However, affordability should continue to improve gradually if income growth continues to outpace house price growth as we expect. Borrowing costs are likely to moderate a little further if Bank Rate is lowered again... This should support buyer demand, especially since household balance sheets are strong and labour market conditions are expected to remain solid."

2.10 The August 2025 Halifax House Price Index provides more optimistic figures than Nationwide's. Halifax reports that house prices grew by 0.4% in July, the highest increase since the start of the year. The annual rate of growth slowed from 2.7% in June to 2.4% in July. Commenting on the figures Halifax's Head of Mortgages, Amanda Bryden, said, "While the national average remains close to a record high, it's worth remembering that prices vary widely across the country depending on a number of factors, not least location and property type.

2.11 Challenges remain for those looking to move up or onto the property ladder. But with mortgage rates continuing to ease and wages still rising, the picture on affordability is gradually improving.

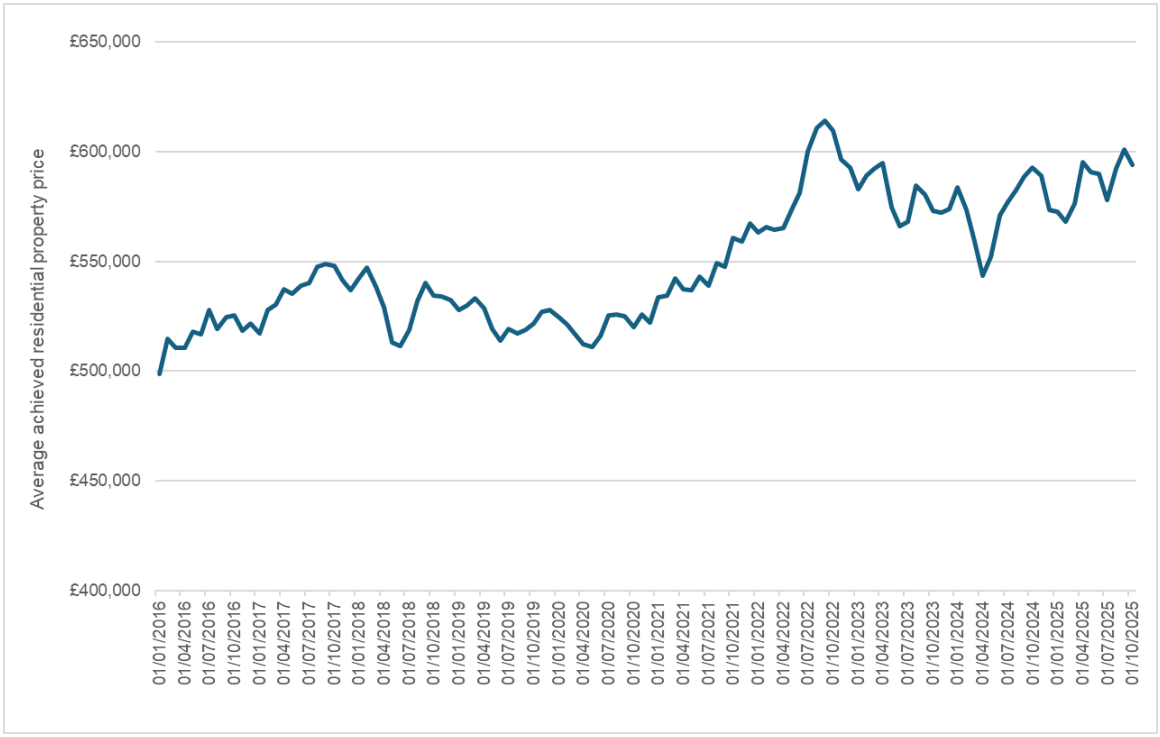
2.12 Combined with the more flexible affordability assessments now in place, the result is a housing market that continues to show resilience, with activity levels holding up well. We expect house prices to follow a steady path of modest gains through the rest of the year."

2.13 In their August Housing Market Update, Savills reflect on softer house price growth encouraging buyers to the market and improving sales volumes where properties are priced appropriately. Following a more cautious first half of 2025, Savills have revised their forecasted UK house price growth down in 2025. This is reflective of "greater geopolitical uncertainty, in the form of tariffs and trade wars, have knocked consumer confidence, while the SDLT changes on 1st April took much of the momentum out of the market in a subsequent quarter". They go on to indicate that they expect "improved affordability and a strengthening economy from 2027 to boost growth through 2027 to 2029". Savills forecast an increase of 24.5% across the UK as a whole over the period 2025 to 2029 (up from 23.4% in their November 2024 forecast). Their overall forecast growth for South East England remains at 20.4% over the same period.

Local Housing Market Context

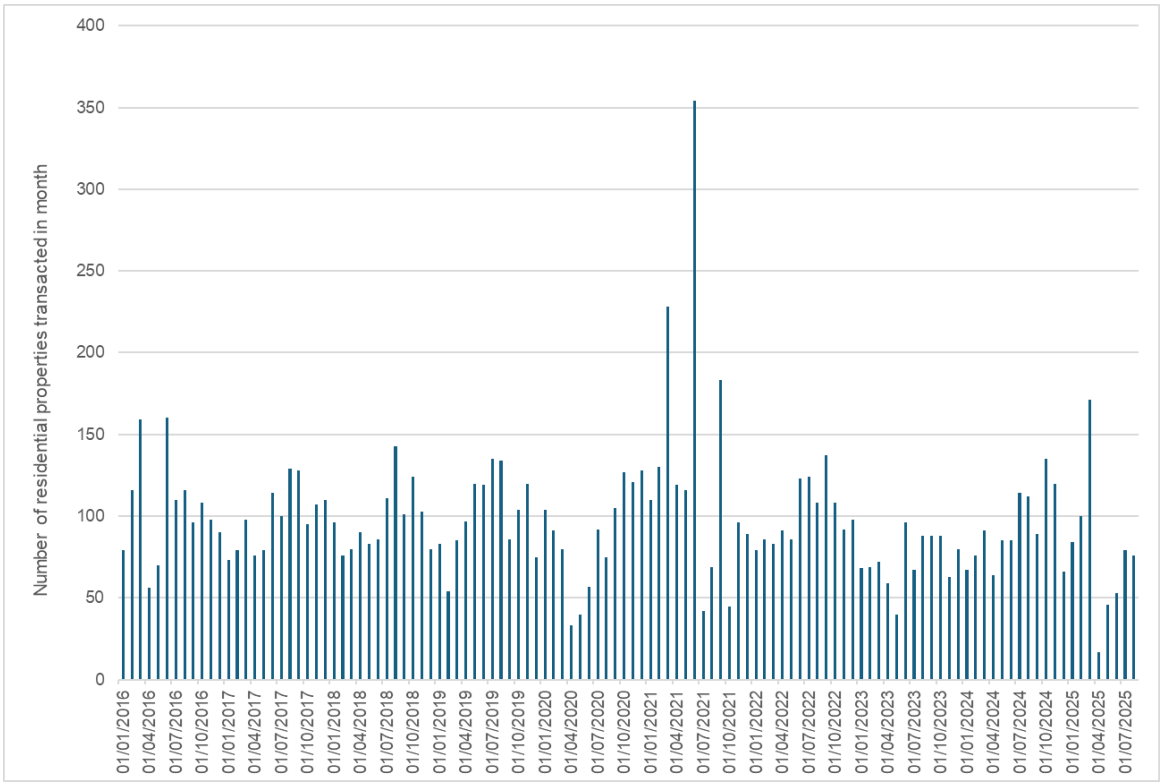
2.14 Residential property prices in the District of Three Rivers have followed recent national trends, with values falling increasing steadily between 2016 and early 2018 but then falling back again. Values then increased again between 2020 and late 2022, before falling as a result of the September 2022 'Fiscal Event'. Values plateaued by April 2024 and have subsequently recovered. In October 2025, average values had increased by 19% in comparison to the average value in January 2016. In November 2023, sales values were 62% higher than in January 2014. Sales volumes have varied month to month (see Figure 2.14.2). In April 2025, volumes fell to the lowest level across the ten year period from 1 January 2016, but have recovered in subsequent months.

Figure 2.14.1: Average sales values in Three Rivers District



Source: Land Registry

Figure 2.16.2: Sales volumes in Three Rivers District (sales per month)

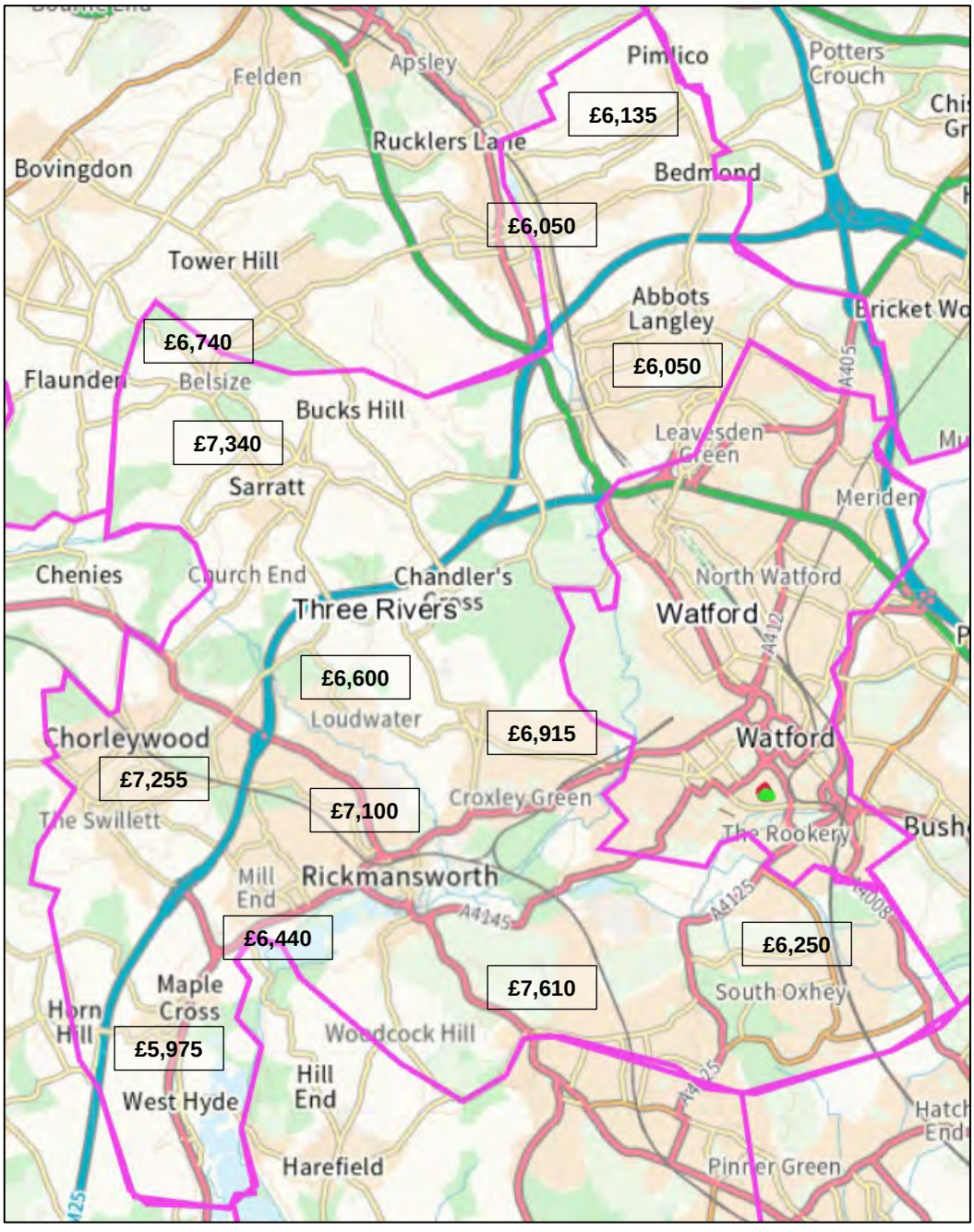


Source: Land Registry

2.15 The future trajectory of house prices is currently uncertain, although Savills' most recent housing market forecast issued in August 2025 is that values in 'mainstream' south-east markets are expected to increase by 1% in 2025; 3.5% in 2026; 5% in 2027; 5% in 2028; and 4.5% in 2029, equating to cumulative growth of 20.4% over the period 2025-2029.

2.16 In common with other local authority areas in the south-east, there are variations in sales values between different parts of Three Rivers District, as shown in Figure 2.16.1. Highest sales values are achieved in the south of the villages of Sarratt and Chorleywood. Values are lowest in the north-eastern parts of the District, Maple Cross and South Oxhey.

Figure 2.16.1: Sales values in Three Rivers District (approx. £s per square metre)



Sources: Map – Google; Values – Land Registry

Private rented sector market context

2.17 The proportion of households privately renting was forecast to increase from under 10% in 1991 to circa 25% by 2021, largely as a result of affordability issues for households who would have preferred to owner occupy[2]. Over the same period, the proportion of households owner occupying was forecast to fall from 69% to under 60%. These trends are set to continue in the context of a significant disparity between average household incomes and the amounts required to purchase a residential property.

2.18 Perceived softening of the housing for sale market has prompted some developers to seek bulk sales to PRS operators, with significant flows of investment into the sector. Investment yields have remained stable in south east England markets at 4% to 4.5%. PRS housing as an asset class is still emerging and valuation portfolios and development opportunities is difficult in the context of lack of data. As the market matures, more information will become available, facilitating more sophisticated approaches to valuing and appraising PRS developments.

2.19 The PRS market is still immature and as a consequence there is little data available on management costs and returns that would assist potential entrants into the market. However, viability assessments of schemes brought forward to date confirm that profit margins are lower than build for sale on the basis that a developer will sell all the PRS units in a single transaction to an investor/operator. The income stream is therefore akin to a commercial investment where a 15% profit on GDV is typically sought.

2.20 A reduced profit margin helps to compensate (to some degree) for the slightly lower capital values derived from a discounted cashflow model of a PRS operator. PRS units typically transact at discounts of circa 10% to 15% of market value on the basis of build to sell. However, forward funding arrangements will help to reduce finance costs during the build period which offsets the reduction in market value to some degree.

2.21 On larger developments, PRS can help to diversify the scheme so that the Developer is less reliant on build to sell units. Building a range of tenures will enable developers to continue to develop schemes through the economic cycle, with varying proportions of units being provided for sale and rent, depending on levels of demand from individual purchasers. However, demand for build for rent product will also be affected by the health of the economy generally, with starting and future rent levels more acutely linked to changes in incomes of potential tenants.

National Policy Context

The National Planning Policy Framework

2.22 In February 2019, the government published a revised NPPF, with subsequent updates in 2021, 2023 and 2025, and revised PPG, with subsequent updates in May and September 2019.

2.23 Paragraph 35 of the NPPF states that "*Plans should set out the contributions expected from development. This should include setting out the levels and types of affordable housing provision required, along with other infrastructure (such as that needed for education, health, transport, flood and water management, green and digital infrastructure). Such policies should not undermine the deliverability of the plan*".

2.24 Paragraph 59 of the NPPF suggests that "*Where up-to-date policies have set out the contributions expected from development, planning applications that comply with them should be assumed to be viable. It is up to the applicant to demonstrate whether particular circumstances justify the need for a viability assessment at the application stage. The weight to be given to a viability assessment is a matter for the decision maker, having regard to all the circumstances in the case, including whether the plan and the viability evidence underpinning it is up to date, and any change in site circumstances since the plan was brought into force. All viability assessments, including any*

[2] Knight Frank PRS Update August 2017

undertaken at the plan-making stage, should reflect the recommended approach in national planning guidance, including standardised inputs, and should be made publicly available".

2.25 In many local authority areas, the fine grain pattern of types of development and varying existing use values make it impossible to realistically test a sufficient number of typologies to reflect every conceivable scheme that might come forward over the plan period. The Council's adopted Local Plan Policy CP4 is applied 'subject to viability', having regards to site-specific circumstances. This enables schemes that cannot provide as much as the relevant policy target for affordable housing to still come forward rather than being sterilised by a fixed or 'quota' based approach to affordable housing.

2.26 The 2019 PPG indicates that viability testing of plans should be based on existing use value plus a landowner premium. The revised PPG also expresses a preference for plan makers to test the viability of planning obligations and affordable housing requirements at the plan making stage in the anticipation that this may reduce the need for viability testing developments at the development management stage. Local authorities have, of course, been testing the viability of their plan policies since the first NPPF was adopted[3], but have adopted policies based on the most viable outcome of their testing, recognising that some schemes coming forward will not meet the targets. This approach maximises delivery, as there is flexibility for schemes to come forward at levels of obligations that are lower than the target, if a proven viability case is made. The danger of the approach in the revised NPPF is that policy targets will inevitably be driven down to reflect the least viable outcome; schemes that could have delivered more would not do so.

CIL Policy Context

2.27 As of April 2015 (or the adoption of a CIL Charging Schedule by a charging authority, whichever was the sooner), the S106/planning obligations system' i.e. the use of 'pooled' S106 obligations, was limited to a maximum of five S106 agreements. However, changes in the CIL regulations in September 2019 removed the pooling restrictions, giving charging authorities a degree of flexibility in how they use Section 106 and CIL. The adoption of a CIL charging schedule is discretionary for a charging authority and Three Rivers have chosen not to.

2.28 It is worth noting that some site specific S106 obligations remain available for negotiation, however these are restricted to site specific mitigation that meet the three tests set out at Regulation 122 of the CIL Regulations (as amended) and at paragraph 57 of the NPPF, and to the provision of affordable housing.

2.29 The CIL regulations state that in setting a charge, local authorities must 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.

2.30 From September 2019 onwards, the previous two stage consultation was amended to require a single consultation with stakeholders. Following consultation, a charging schedule must be submitted for independent examination.

2.31 The payment of CIL becomes mandatory on all new buildings and extensions to buildings with a gross internal floorspace over 100 square metres (or any new dwelling, regardless of floor area) once a charging schedule has been adopted. The CIL regulations allow a number of reliefs and exemptions from CIL. Firstly, affordable housing and buildings with other charitable uses (if a material interest in the land is owned by the charity and the development is to be used wholly or mainly for its charitable purpose) are subject to relief. Secondly, local authorities may, if they choose, elect to offer an exemption on proven viability grounds. A local authority wishing to offer exceptional circumstances relief in its area must first give notice publicly of its intention to do so. The local authority can then consider claims for relief on chargeable developments from landowners on a

[3] And also following the publication of Planning Policy Statement 3 which required that LPAs set affordable housing policies on the basis of both proven need *and* viability. The need for viability testing was established following the quashing in 2008 of Blyth Valley's Core Strategy, which based its 30% affordable housing target on need alone, with no evidence on the viability of the policy.

case by case basis. In each case, an independent expert with suitable qualifications and experience must be appointed by the claimant with the agreement of the local authority to assess whether paying the full CIL charge would have an unacceptable impact on the development's economic viability.

2.32 The exemption would be available for 12 months, after which time viability of the scheme concerned would need to be reviewed if the scheme has not commenced. To be eligible for exemption, regulation 55 states that the Applicant must enter into a Section 106 agreement; and that the Authority must be satisfied that granting relief would not constitute state aid. It should be noted however that CIL cannot simply be negotiated away or the local authority decide not to charge CIL.

2.33 CIL Regulation 40 includes a vacancy period test for calculating CIL liability so that vacant floorspace can be offset in certain circumstances. That is where a building that contains a part which has not been in lawful use for a continuous period of at least six months within the last three years, ending on the day planning permission first permits the chargeable development, the floorspace may not be offset.

2.34 The CIL regulations enable local authorities to set differential rates (including zero rates) for different zones within which development would take place and also for different types of development. The CIL Guidance set out in the PPG (paragraph 022 Reference ID: 25-022-20230104) clarifies that CIL Regulation 13 permits charging authorities to *"apply differential rates in a flexible way, to help ensure the viability of development is not put at risk [including] in relation to geographical zones within the charging authority's boundary; types of development; and/or scales of development".* Charging Authorities taking this approach need to ensure that such different rates are justified by a comparative assessment of the economic viability of those categories of development. Further the PPG clarifies that the definition of "*use*" for this purpose is not tied to the classes of development in the Town and Country Planning Act (Use Classes) Order 1987, although that Order does provide "*a useful reference point"*[4]. The PPG also sets out (paragraph 024 Reference ID: 25-024-20190901) that charging authorities may also set differential rates in relation to, scale of development i.e. by reference to either floor area or the number of units or dwellings.

2.35 The 2010 CIL regulations set out clear timescales for payment of CIL, which are varied according to the size of the payment, which by implication is linked to the size of the scheme. The 2011 amendments to the regulations allowed charging authorities to set their own timescales for the payment of CIL under regulation 69B if they choose to do so. This is an important issue that charging authorities need to consider, as the timing of payment of CIL can have an impact on an Applicant's cashflow (the earlier the payment of CIL, the more interest the Applicant will bear before the development is completed and sold).

2.36 Regulation 73 enables charging authorities to secure physical infrastructure on a development site, or land, in lieu (or 'in kind') of a Developer's CIL liability. The PPG (paragraph 133) notes that *"there may be circumstances where the charging authority and the person liable for the levy will wish land and/or infrastructure to be provided, instead of money, to satisfy a charge arising from the levy*". The PPG goes on to note that the charging authority can enter into agreements with developers to receive infrastructure as payment of a CIL liability.

2.37 Revised regulations came into effect on 1 September 2019 which introduced the following changes:

- Consultation requirements to be amended to remove the current two stage consultation process and replace this with a single consultation.
- Removal of the pooling restrictions contained within Regulation 123.
- Charging authorities are no longer required to publish a Regulation 123 list.
- Changes to calculations of chargeable amounts in different cases, including where granting of

[4] Difficulties may emerge, for example, with regards to Class E, which includes very different uses which are interchangeable, such as offices and retail. Applying CIL rates to use classes *(rather than intended uses of development)* in these circumstances may be inconsistent with viability evidence.

amended scheme under Section 73 leads to an increased or decreased CIL liability.

- Removal of provisions which resulted in reliefs being lost if a commencement notice was not served before a developer starts a development. A surcharge will apply in future but the relief will not be lost.
- Introduction of 'carry-over' provisions for a development which is amended by a Section 73 permission, providing the amount of relief does not change.
- Charging authorities are required to publish an annual infrastructure funding statement, setting out how much CIL has been collected and what it was spent on. Similar provisions to be introduced for Section 106 funds.
- Charging authorities are required to publish annual CIL rate summaries showing the rates after indexation.

CIL in Three Rivers District

2.38 The Council approved its CIL Charging Schedule on 24 February 2015 and it came into effect on 1 April 2015. Table 2.38.1 summarises the original rates and the indexed rates for 2026.

Table 2.38.1: Adopted and indexed CIL rates for 2026

Use	Area	Adopted Rate	Indexed rate 2026
C3 Residential	A	£180	£282
C3 Residential	B	£120	£188
C3 Residential	C	£0	£0
Retail	A and B	£60	£94
Retail	C	£0	£0
Hotels, retirement housing and other non-residential	District wide	£0	£0

Local Policy context

2.39 There are numerous policy requirements that are now embedded in base build costs for schemes (i.e. secure by design, lifetime homes, landscaping, amenity space, internal space standards, car parking, waste storage, tree preservation and protection etc). Therefore, it is unnecessary to establish the cost of all these pre-existing policy requirements, which will not be altered by the Council's new Local Plan.

2.40 In order to assess the ability of schemes to absorb emerging plan policies, it is also necessary to factor in the pre-existing requirements in the adopted policies as well as likely section 106 obligations. The affordable housing policy is tested at various percentages, as it has a significant bearing on the viability of developments, even though it has been in place for a considerable period.

2.41 The Council undertook a first stage consultation on its Regulation 18 Local Plan between 16 July 2025 and 31 August 2025. It is planning a second stage consultation in early 2026. The policies that the Council expects to take forward to the next stage are summarised in Table 2.41.1. A summary of all policies in the emerging plan and their implications for viability is attached as Appendix 1.

Table 2.41.1: Emerging policy approaches with potential viability implications

<table>
<tr><th>Policy</th><th>Summary of requirement</th><th>Implications for scheme viability</th></tr>
<tr><td>Affordable housing</td><td>40% of all new housing to be provided as affordable, including C3 housing schemes for older people (but excluding C2 schemes)

70% of the affordable housing to be provided as social rent and affordable rent, typically 70% social rent and 30% affordable rent.

30% of the affordable housing to provided as shared ownership.

Major developments in the Green Belt of 10 or more units should provide 50% affordable housing. Developments of 9 or fewer units in the Green Belt should provide 40% affordable housing.

Policy to applied subject to viability.</td><td>Tested in the study</td></tr>
<tr><td>Biodiversity</td><td>Applies statutory requirement for 10% biodiversity net gain.

Seeks to protect and enhance protected sites.</td><td>Tested in the study</td></tr>
<tr><td>Chilterns Beechwoods SPA</td><td>Requirement for developments of 100 units or more within the zone of influence to mitigate their impact on the SAC through contributions to Suitable Alternative Natural Greenspace, or a suitable financial contribution.</td><td>Tested in the study (incorporated within Section 106 contributions)</td></tr>
<tr><td>Housing type and mix</td><td>Requires that developments provide a mix of housing based on Local Housing Needs Assessment and having regards to site characteristics.

<table><tr><th>Number of bedrooms</th><th>Market</th><th>Social/ Affordable Rented</th><th>Affordable Home Ownership</th></tr><tr><td>1</td><td>5%</td><td>20%</td><td>20%</td></tr><tr><td>2</td><td>20%</td><td>30%</td><td>40%</td></tr><tr><td>3</td><td>45%</td><td>35%</td><td>30%</td></tr><tr><td>4</td><td>30%</td><td>15%</td><td>10%</td></tr><tr><td>Total</td><td>100%</td><td>100%</td><td>100%</td></tr></table>
All new dwellings to meet M4(2) standards.
5% of private dwellings to meet M4(3a)
10% of affordable rented dwellings to meet M4(3b) standard. 10% of intermediate affordable dwellings to meet M4(3) standard.

Self-build/custom build – strategic sites expected to provide 2% of plots for self-build and custom build where possible.</td><td>Mix from the October 2024 Local Housing Needs Assessment reflected:

Tested in the study.

Cost neutral for developers. Plot value will be the equivalent of the residual land value that would been have been achieved for a developer-built plot.</td></tr>
<tr><td>Parking</td><td>Developments to make adequate provision for car parking. Electric Vehicle Charging points encouraged.</td><td>Costs of EVCs incorporated into the appraisals.</td></tr>
<tr><td>Policy XA (net zero operational carbon in residential development)</td><td>Developments to achieve 63% reduction in carbon emissions against Part L 2021 Target Emisions Rate from energy efficiency measures.

No fossil fuel systems to be installed.
On-site renewal energy generation capacity to be at least equal to regulated and unregulated useage.</td><td>Cost allowances incorporated into the appraisals.</td></tr>
<tr><td>Policy XB (net operational carbon in new build non-residential development</td><td>Part L improvement against Part L 2021 Target Emissions Rate as follows:

Offices – 25%
Schools – 35%
Industrial – 45%
Hotels and C2 – 10%
Other non-res buildings – 35%

No fossil fuel systems and on-site energy generation required to at least</td><td>Cost allowances incorporated into the appraisals</td></tr>
</table>

Policy	Summary of requirement	Implications for scheme viability
	same level of energy consumed on an annual basis.	
Policy XC (climate adapted design and construction)	BREAAM standards required for non-res developments exceeding 1,000 sqm. Developments to demonstrate efforts to reduce greenhouse gas emissions through on-site location, building orientation, design, landscaping etc. Developments to minimise internal heating requirements through maximising solar heat gains and passive cooling during hot summers.	Cost of BREAAM reflected. No additional development costs.
Policy XD (embodied carbon and minimising waste)	Developments of 10 more dwellings or 1,000 sqm of floorspace to be accompanied by a whole life carbon assessment. Developments of 50 or more dwellings to limit embodied carbon to 600kg CO2e/sqm GIA.	De-minimis cost. Can be achieved without additional cost through selection of materials.
Policy XE – reducing carbon emissions in existing buildings	Developers required to demonstrate that refurbishment and retrofitting of existing buildings has been considered in preference to demolition and rebuild. Whole life carbon assessment to be submitted where demolition and rebuild is accepted.	Land use matter only. De-minimis cost.
Residential design and layout	New developments to meet Design Criteria (see “Design Criteria”). Development to make efficient use of land. Development to avoid harm to the character or amenities of an area. Major development to provide a masterplan. Tall buildings (more than 4 storeys) will be refused unless a series of requirements are satisfied. Subdivision of dwellings will be generally unacceptable, unless a series of criteria are satisfied. Internal space standards – new developments to meet space standards in Nationally Described Space Standards issued by MHCLG. Amenity standards – new developments to meet amenity standards set out in “Design Standards”.	Discussed under “Design Criteria”. Land use matter only. Not relevant to new development. Reflected in the appraisals. Discussed under “Design Criteria”
Social and community uses	Seeks to preserve existing social and community uses. Developments resulting in the loss of community facilities will not permitted unless they incorporate replacement facilities, unless it can be demonstrated there is no current or future demand. Sets out requirements for proposals that involve new provision and enhancements. Social and community infrastructure will be funded by CIL and S106.	Land use matter only Land use matter only CIL and S106 obligations incorporated into the appraisals.
Sustainable transport and travel	Developments to be located in areas capable to providing the opportunity for sustainable travel. New development to contribute to delivery of an integrated, accessible and safe transport system including walking, cycling and public transport. To be funded through Section 106 and CIL.	Land use matter. Some sites will not meet this requirement and therefore unsuitable for development. CIL and Section 106 contributions incorporated into the appraisals.

Development context

2.42 Three Rivers District extends to 88.8 square kilometres and is located in the south of Hertfordshire County. It shares boundaries with the London boroughs of Harrow and Hillingdon, and with Watford Borough to the east, Buckinghamshire Council to the west and Hemel Hempstead to the north. In 2024, the District had an estimated population of circa 96,000 and a population density of circa 1,060

people per square kilometre (compared to 4,774 people per square kilometre in Watford and 730 people per square kilometre across Hertfordshire as a whole).

2.43 The District is predominantly rural in character. 76% of the District is designated as Green Belt[5] and the remaining 24% is made up existing urban areas consisting of small and medium sized settlements. Part of the District is designated as the Chilterns Beechwoods Special Area of Conservation ('SAC').

2.44 The principal settlements are Rickmansworth, South Oxhey, Chorley Wood, Abbots Langley, Mill End, Maple Cross, Leavesden and Garston.

2.45 The District is served by a range of transport infrastructure, including the Metropolitan Line of the London Underground (with stations at Moor Park, Croxley and Chorleywood) with national rail services at the same stations and also Kings Langley. The District has good access to main trunk roads including the M25 which residents and businesses can access at junctions 17 18, 19 and 20.

2.46 Development opportunities in the District range from smaller, in-fill developments to major developments, either on greenfield sites around existing settlements, or on brownfield land within the major settlements. The emerging Local Plan considers a range of options for meeting housing need.

[5] Local Plan Sub Committee Report, 7 August 2025

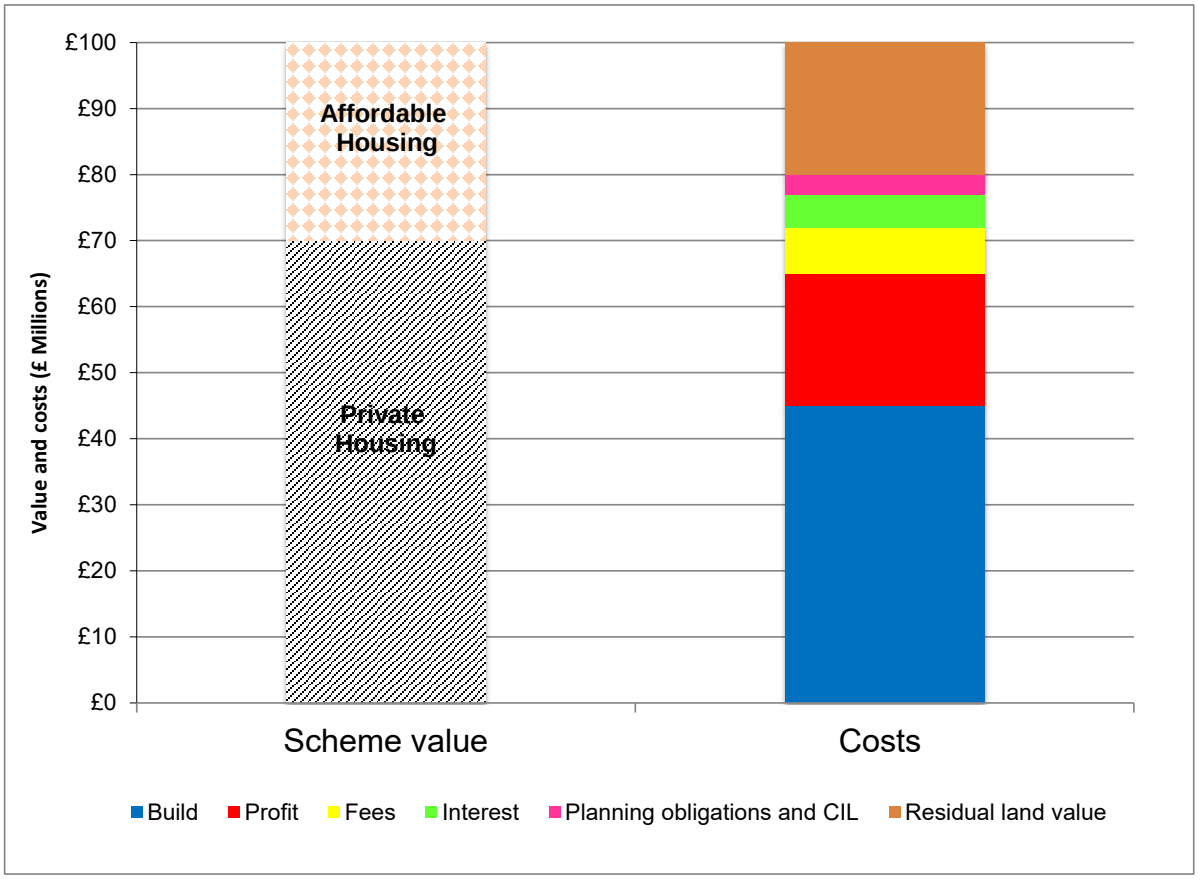
3 Methodology and appraisal approach

3.1 Our methodology follows standard development appraisal conventions, using locally-based sites and assumptions that reflect local market and planning policy circumstances. The study is therefore specific to Three Rivers District and tests the Council's emerging planning policy requirements.

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 (the hatched portion) and the payment from a Registered Provider ('RP') (the chequered portion) for the completed affordable housing units. For a commercial scheme, scheme value equates to the capital value of the rental income after allowing for rent free periods and purchaser's costs. The model then deducts the build costs, fees, interest, planning obligations, Section 106 obligations 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.

Figure 3.2.1: Components of a residual valuation



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 (in excess of existing use value, discussed later), it will be implemented. If not, the proposal will not go ahead, unless there are alternative funding sources to bridge the 'gap'.

3.4 Issues with establishing key appraisal variables are summarised as follows:

- Development costs are subject to national and local monitoring and can be reasonably

accurately assessed in 'normal' circumstances. In districts like Three Rivers, some sites in the urban areas will have been developed previously. These sites can sometimes encounter 'exceptional' costs such as abnormal ground conditions or decontamination. Such costs can be very difficult to anticipate before detailed site investigations are undertaken;

- Assumptions about development phasing, phasing of Section 106 contributions and infrastructure required to facilitate each phase of the development will affect residual values. Where the delivery of a planning obligation is deferred, the lower 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. The PPG identifies a range of 15% to 20% for private housing development, with lower rates for some forms of housing such as BTR, student housing and co-living developments. Typically, developers and banks are targeting around 17.5% profit on value of the private housing element.

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[6]' or another appropriate benchmark to make development worthwhile. The margin above existing use value 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 Clearly, however, landowners have expectations of the value of their land which often exceed the value of the existing use. Ultimately, if landowners' *reasonable* 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. However, the communities in which development is brought forward also have reasonable expectations that development will mitigate its impact, in terms of provision of community infrastructure, which will reduce land values. It is within the scope of these 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 increases in value.

Viability benchmark

3.7 In 2019 (with re-issues in 2021, 2023 and 2025), the government published a revised NPPF, which indicates at paragraph 35 that *"Plans should set out the contributions expected from development. This should include setting out the levels and types of affordable housing provision required, along with other infrastructure (such as that needed for education, health, transport, flood and water management, green and digital infrastructure). Such policies should not undermine the deliverability of the plan".* The revised PPG indicates that for the purposes of testing viability, local authorities should have regard to existing use value of land plus a premium to incentivise release for redevelopment.

3.8 The Local Housing Delivery Group published guidance[7] in June 2012 which provides guidance on testing viability of Local Plan policies. The guidance notes that "*consideration of an appropriate Threshold Land Value [or viability benchmark] needs to take account of the fact that future plan policy requirements will have an impact on land values and landowner expectations. Therefore, using a market value approach as the starting point carries the risk of building-in assumptions of current policy costs rather than helping to inform the potential for future policy*".

3.9 It is important to stress, therefore, that there is no single threshold land value at which land will come

[6] For the purposes of this report, existing use value is defined as the value of the site in its existing use, assuming that it remains in that use. We are not referring to the RICS Valuation Standards definition of 'Existing Use Value'.

[7] Viability Testing Local Plans: Advice for planning practitioners, Local Housing Delivery Group, Chaired by Sir John Harman, June 2012. Although this pre-dates the PPG on viability, it is consistent with the approach required by the PPG.

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 existing use in comparison to other uses; 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. This will ultimately be a matter of judgement for each planning authority.

3.10 Relying upon historic transactions to inform benchmark land values is a fundamentally flawed approach, as offers for these sites will have been framed in the context of current planning policy requirements, so an exercise using these transactions as a benchmark would tell the Council nothing about the potential for sites to absorb as yet unadopted policies. Even prior to the publication of the 2019 PPG, various Local Plan inspectors and CIL examiners accepted the key point that Local Plan policies and CIL will ultimately result in a reduction in land values, so benchmarks must consider a reasonable minimum threshold which landowners will accept. For local authority areas such as Three Rivers District, where a significant proportion of land supply will be greenfield sites, there is typically greater scope to make downwards adjustments to land values, as the uplift arising from redevelopment provides a significant uplift above existing use values.

3.11 Commentators frequently make reference to 'market testing' of benchmark land values. These respondents advocate using benchmarks that are based on the prices that sites have been bought and sold for. There are significant weaknesses in this approach which none of the proponents have addressed. In brief, prices paid for sites are a highly unreliable indicator of their actual value, due to the following reasons:

- Transactions are often based on bids that 'take a view' on squeezing planning policy requirements below target levels. This results in prices paid being too high to allow for policy targets to be met. If these transactions are used to 'market test' emerging Local Plan policies and/or CIL rates, the outcome would be unreliable and potentially highly misleading.

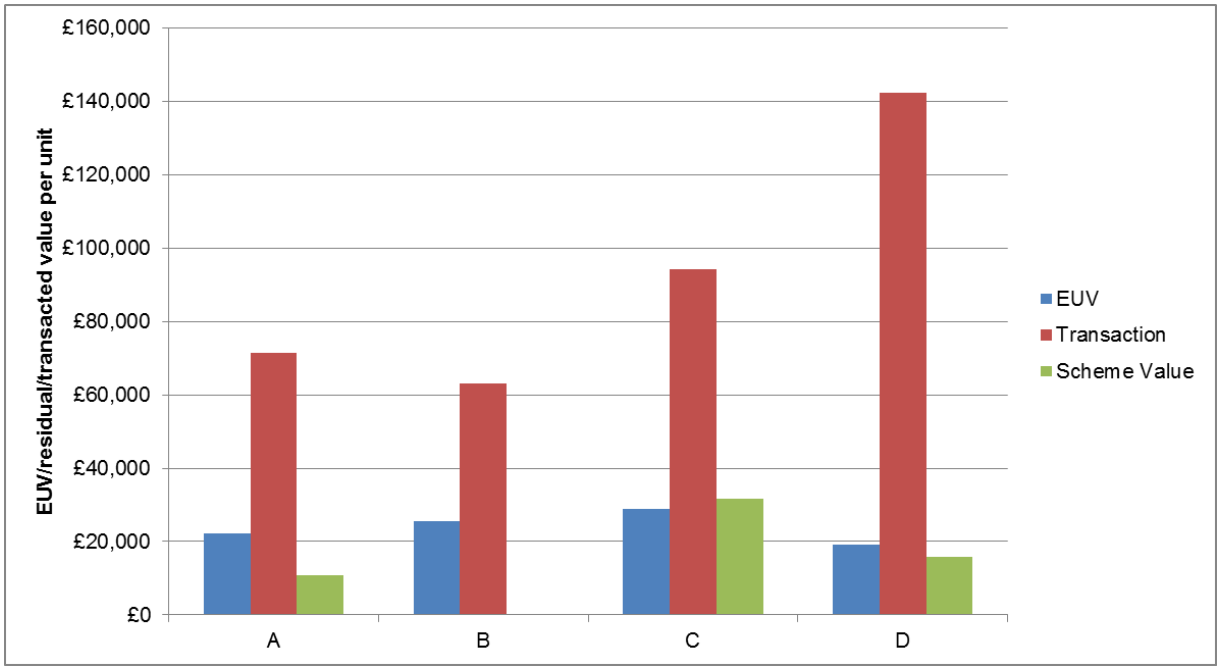
- Historic transactions of housing sites are often based on the receipt of grant funding, which is no longer available in most cases.

- There would be a need to determine whether the developer who built out the comparator sites actually achieved a profit at the equivalent level to the profit adopted in the viability testing. If the developer achieved a sub-optimal level of profit, then any benchmarking using these transactions would produce unreliable and misleading results.

- Developers often build assumptions of growth in sales values into their appraisals, which provides a higher gross development value than would actually be achieved today. Given that our appraisals are based on current values, using prices paid would result in an inconsistent comparison (i.e. current values against the developer's assumed future values). Using these transactions would produce unreliable and misleading results.

3.12 These issues are evident from a recent BNP Paribas Real Estate review of evidence submitted in viability assessments where the differences between the value ascribed to developments by applicants and the amounts the sites were purchased for by the same parties. The prices paid exceeded the value of the consented schemes by between 52% and 1,300%, as shown in Figure 3.12.1. This chart compares the residual value of four development proposals to the sites' existing use values and the price which the developers paid to acquire the sites (all the data is on a per unit basis).

Figure 3.12.1: Comparison of residual values to existing use value and price paid for site



3.13 For the reasons set out above, the approach of using existing use values is a more reliable indicator of viability than using market values or prices paid for sites, as advocated by certain observers. Our assessment follows this approach, as set out in Section 4.

3.14 The PPG indicates that planning authorities should adopt benchmark land values based on existing use values. It then goes on to suggest that the premium above existing use value can be informed by land transactions. This would in effect simply level benchmark land values up to market value, with all the issues associated with this (as outlined above). The PPG does temper this approach by indicating that "*the landowner premium should be tested and balanced against emerging policies*" and that "*the premium should provide a reasonable incentive for a land owner to bring forward land for development while allowing a sufficient contribution to comply with policy requirements*". The guidance also stresses in several places that "*price paid for land*" should not be reflected in viability assessments. This would exclude use of transactional data thus addressing the issues highlighted in paragraphs 3.11 and 3.12.

4 Appraisal assumptions

4.1 We have appraised 47 development typologies across the District, these include a range of typologies which were informed by sites allocated in the emerging Plan, to reflect the development expected to come forward during the plan period. The development typologies are identified in Table 4.1.1 overleaf (with further detailed information at Appendix 2). The appraisals include sufficient gross internal floorspace to accommodate the space standards and amenity standards in the emerging Local Plan.

Residential sales values

4.2 Residential values in the area reflect national trends in recent years but do of course vary between different sub-markets within Three Rivers District, as noted in Section 2. We have considered comparable evidence of new build schemes in the District to establish appropriate values for testing purposes. This exercise involved analysis of 4,578 transactions recorded by the Land Registry between January 2020 and October 2025 but brought up to date by reference to changes in the House Price Index from the point of sale. This analysis indicates that developments in the District will attract average sales values ranging from circa £5,600 per square metre (£520 per square foot) to circa £7,600 per square metre (£707 per square foot), as shown in Figure 2.16.1. The highest sales values are achieved in the rural areas in the west of the District. Values are lower in the urban area adjacent to Watford.

4.3 We have also tested the impact of the provision of private units as rented by discounting the market value for these units by 10%, which reflects the discount we have seen on live developments when units are provided as Private Rented Sector stock. As noted in Section 2, this discount is offset to a degree by a reduction in profit margin of circa 5%, so the net reduction in value is 5%.

4.4 As noted earlier in the report, Savills predict that sales values will increase over the medium term (i.e. the next five years). Whilst this predicted growth cannot be guaranteed, we have run a series of sensitivity analyses assuming growth in sales values accompanied by cost inflation as summarised in Table 4.4.1. While these growth scenarios are based on a number of forecasts, they cannot be guaranteed and the results which these scenarios produce must be viewed as indicative only. We have also modelled a 'downside' scenario with lower initial growth (Table 4.4.2).

Table 4.4.1: Growth scenario

Year	1 2025	2 2026	3 2027	4 2028	5 2029	Subsequent years 2029 onwards
Values	1.0%	3.5%	5.0%	5.0%	4.5%	4.0%
Costs	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%

Table 4.4.2: Downside scenario

Year	1 2024	2 2025	3 2026	4 2027	5 2028	Subsequent years 2029
Values	0.0%	1.0%	2.0%	2.0%	2.0%	4.0%
Costs	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%

Affordable housing tenure and values

4.5 The Emerging Local Plan requires provision of affordable housing on-site on all residential developments capable of providing 10 or more units. Sites in the Green Belt capable of providing 9 or fewer units are also required to provide affordable housing. The emerging plan seeks provision of 40% affordable housing on all C3 schemes (50% on sites in the Green Belt) with a tenure split of 70% rented housing and 30% shared ownership. The draft policy indicates that the rented element should normally be split 70% social rent and 30% affordable rent. We have tested a range of affordable housing percentages with a tenure split of 70% rent (70% of which is social rented and 30% affordable rented) and 30% shared ownership.

Table 4.1.1: Development typologies tested in the study (all areas are square metre gross internal areas)

Description	Site area hectares	Units	Ave GIA square metres per unit	Residential floorspace square metres	Retail square metres	Office square metres	Light industrial square metres	C2 square metres	Gross floorspace square metres	Indicative number of floors
TRDC-1 - 5 units, 25 DPH, 100% houses and 0% flats	0.20	5	88	439	-	-	-	-	439	2
TRDC-2 - 5 units, 50 DPH, 100% houses and 0% flats	0.10	5	88	439	-	-	-	-	439	2
TRDC-3 - 5 units, 85 DPH, 50% houses and 50% flats	0.06	5	91	456	-	-	-	-	456	2
TRDC-4 - 6 units, 30 DPH, 100% houses and 0% flats	0.20	6	88	527	-	-	-	-	527	2
TRDC-5 - 6 units, 75 DPH, 75% houses and 25% flats	0.08	6	90	537	-	-	-	-	537	2
TRDC-6 - 8 units, 25 DPH, 100% houses and 0% flats	0.32	8	88	702	-	-	-	-	702	2
TRDC-7 - 8 units, 130 DPH, 0% houses and 100% flats	0.06	8	95	758	-	-	-	-	758	2
TRDC-8 - 9 units, 112 DPH, 0% houses and 100% flats	0.08	9	95	853	-	-	-	-	853	2
TRDC-9 - 10 units, 25 DPH, 100% houses and 0% flats	0.40	10	88	878	-	-	-	-	878	2
TRDC-10 - 10 units, 90 DPH, 50% houses and 50% flats	0.11	10	91	913	-	-	-	-	913	2
TRDC-11 - 20 units, 35 DPH, 100% houses and 0% flats	0.57	20	88	1,756	-	-	-	-	1,756	2
TRDC-12 - 20 units, 50 DPH, 80% houses and 20% flats	0.40	20	89	1,783	-	-	-	-	1,783	2
TRDC-13 - 30 units, 25 DPH, 100% houses and 0% flats	1.20	30	88	2,634	-	-	-	-	2,634	2
TRDC-14 - 30 units, 50 DPH, 80% houses and 20% flats	0.60	30	89	2,675	-	-	-	-	2,675	2
TRDC-15 - 40 units, 50 DPH, 80% houses and 20% flats	0.80	40	89	3,567	-	-	-	-	3,567	2
TRDC-16 - 40 units, 80 DPH, 50% houses and 50% flats	0.50	40	91	3,650	-	-	-	-	3,650	2
TRDC-17 - 50 units, 35 DPH, 100% houses and 0% flats	1.43	50	88	4,389	-	-	-	-	4,389	2
TRDC-18 - 50 units, 80 DPH, 50% houses and 50% flats	0.63	50	91	4,563	-	-	-	-	4,563	3
TRDC-19 - 60 units, 100 DPH, 0% houses and 100% flats	0.60	60	95	5,683	-	-	-	-	5,683	3
TRDC-20 - 60 units, 35 DPH, 100% houses and 0% flats	1.71	60	88	5,267	-	-	-	-	5,267	2
TRDC-21 - 70 units, 50 DPH, 80% houses and 20% flats	1.40	70	89	6,242	-	-	-	-	6,242	2
TRDC-22 - 70 units, 35 DPH, 100% houses and 0% flats	2.00	70	88	6,145	-	-	-	-	6,145	2
TRDC-23 - 80 units, 50 DPH, 100% houses and 0% flats	1.60	80	88	7,023	-	-	-	-	7,023	2
TRDC-24 - 80 units, 80 DPH, 55% houses and 45% flats	1.00	80	91	7,273	-	-	-	-	7,273	2

Description	Site area hectares	Units	Ave GIA square metres per unit	Residential floorspace square metres	Retail square metres	Office square metres	Light industrial square metres	C2 square metres	Gross floorspace square metres	Indicative number of floors
TRDC-25 - 95 units, 28 DPH, 100% houses and 0% flats	3.39	95	88	8,340	-	-	-	-	8,340	2
TRDC-26 - 100 units, 15 DPH, 100% houses and 0% flats	6.67	100	88	8,779	-	-	-	-	8,779	2
TRDC-27 - 100 units, 35 DPH, 95% houses and 5% flats	2.86	100	88	8,813	-	-	-	-	8,813	2
TRDC-28 - 130 units, 35.14 DPH, 95% houses and 5% flats	3.70	130	88	11,412	-	-	-	-	11,412	2
TRDC-29 - 145 units, 24.83 DPH, 100% houses and 0% flats	5.84	145	91	13,131	-	-	-	-	13,131	2
TRDC-30 - 165 units, 70.87 DPH, 60% houses and 40% flats	2.33	165	88	14,599	-	-	-	-	14,599	2
TRDC-31 - 250 units, 35.07 DPH, 90% houses and 10% flats	7.13	250	88	21,946	-	-	-	-	21,946	2
TRDC-32 - 400 units, 15.69 DPH, 100% houses and 0% flats	25.49	400	88	35,114	-	-	-	-	35,114	2
TRDC-33 - 500 units, 20 DPH, 100% houses and 0% flats	25.00	500	88	43,893	-	-	-	-	43,893	2
TRDC-34 - 750 units, 20 DPH, 100% houses and 0% flats	37.50	750	88	65,839	-	-	-	-	65,839	2
TRDC-35 - 1000 units, 20 DPH, 100% houses and 0% flats	50.00	1,000	88	87,785	-	-	-	-	87,785	2
TRDC-36 - 1250 units, 20 DPH, 100% houses and 0% flats	62.50	1,250	88	109,731	-	-	-	-	109,731	2
TRDC-37 - 1500 units, 20 DPH, 100% houses and 0% flats	75.00	1,500	88	131,678	-	-	-	-	131,678	2
TRDC-CARE1 – Care Home (75 rooms)	1.00	293	95	27,754	-	-	-	-	30,904	2
TRDC-CARE2 – Care Home (40 rooms)	0.33	91	95	8,620	-	-	-	-	10,720	4
TRDC-OFF1 – Offices	0.50	224	0	0	-	-	6,000	-	6,000	4
TRDC-OFF2 – Offices	0.50	490	0	0	-	-	8,000	-	8,000	2
TRDC-RET1 – Retail (supermarket)	1.00	111	0	0	-	3,000		-	3,000	1
TRDC-RET2 – Retail	0.50	244	0	0	4,000			-	4,000	2
TRDC-RET3 – Retail	0.25	511	0	0	2,000			-	2,000	2
TRDC-IND1 – Industrial/logistics (35% plot ratio)	1.00	130	0	0	-			-	3,500	1
TRDC-IND2 – Industrial/logistics (45% plot ratio)	1.00	334	0	0	-			-	4,500	1
TRDC-IND3 – Industrial/logistics (55% plot ratio)	1.00	742	0	0	-			-	5,500	1

4.6 The emerging Local Plan indicates that the housing mix will be determined by assessments of local housing needs. As noted previously, the 2024 Local Housing Needs Assessments indicates that the following mix will be required.

Table 4.6.1: Unit mix required

Number of bedrooms	Private housing	Social/Affordable Rented	Affordable Home Ownership
1	5%	20%	20%
2	20%	30%	40%
3	45%	35%	30%
4	30%	15%	10%
Total	**100%**	**100%**	**100%**

4.7 The rents for social and affordable rents are summarised in Table 4.7.1. Social rents are calculated in accordance with the formulae contained within the Housing Corporation document 'Rent influencing regime: Implementing the rent restructuring framework' (2001). This requires that rents are set on the basis of relative property value and relative county earnings. Affordable rents are, in principle, set at 80% of market rent, but in practice they are capped by the relevant Local Housing Allowance ('LHA') for an area. For Three Rivers District, the relevant 'Broad Rental Market Areas' ('BRMA') are Chilterns, North West London, and South West Herts. The rents in each BRMA are relatively close to each other and we have applied the lowest rents in our appraisal (these are in Chilterns BRMA), as summarised in Table 4.7.1.

Table 4.7.1: Affordable housing rents (per week)

Rent type	1 bed	2 bed	3 bed	4 bed
Social Rents	£118.82	£133.87	£152.25	£170.63
Affordable Rent (capped by LHA)	£195.62	£253.15	£333.70	£460.27

4.8 To establish the capital value of the rented units, we have used a discounted cashflow model which replicates the approach used by registered providers when preparing bids to acquire new housing stock. The model projects the rents over a 40 year period and deducts the estimated voids and bad debts, management costs, maintenance costs and allowances for major repairs. The model establishes the present value of the net rental income by applying a discount rate (reflecting the cost of funds and RP's risk margin), reflecting the price that can, in principle be paid to acquire the completed units from a developer.

4.9 We value the shared ownership units by firstly establishing the unrestricted market value of each unit by reference to comparable evidence of similar units. The value of the initial equity stake sold to the purchaser (between 25% and 50%) is the first segment of value. The purchaser will also pay a rent on the retained equity at rate not exceeding 2.75% of the retained equity. The capital value of this rent is calculated using a discounted cashflow model. The two elements (initial equity stake sold plus capital value of rental income) are added together to establish a total value.

4.10 A key issue for development viability is the capital value that each tenure will generate in terms of receipt from the acquiring RPs, as this will be one of the inputs that constitutes the Gross Development Value of a development. Table 4.10.1 summarises the capital values that each tenure generate.

Table 4.10.1: Capital values of affordable housing (per square metre Net Internal Area)

Tenure	1 bed	2 bed	3 bed	4 bed	Blended value
Social rent	£2,557	£2,237	£1,929	£1,911	£1,986
Affordable rent	£4,886	£5,018	£5,126	£6,344	£5,068
Shared ownership[8]	£4,445	£4,445	£3,997	£3,811	£3,986

4.11 The Homes England '*Affordable Homes Programme 2021-2026*' document clearly states that Registered Providers will not receive grant funding for any affordable housing provided through planning obligations on developer-led developments. Consequently, all our appraisals assume nil grant. Clearly if grant funding does become available over the plan period, it should facilitate an increase in the provision of affordable housing when developments come forward.

Rents and yields for commercial development

4.12 The development typologies incorporate retail, office and light industrial floorspace. Our assumptions on rents and yields for this floorspace are summarised in Table 4.12.1. These assumptions are informed by 168 lettings of similar floorspace in the District recorded by CoStar since January 2020 (attached as Appendix 3) and we have applied the upper quartile rent in each area, reflecting higher rents achieved for newly built space. Our appraisals assume a 12-month rent-free period for all types of commercial floorspace.

Table 4.12.1: Commercial rents (£s per square metre) and yields

Commercial floorspace	Rent per square metre	Investment yield	Rent free period (months)
Retail	£497	7.00%	12
Supermarkets	£275	5.00%	6
Office	£352	6.50%	12
Industrial and warehousing	£219	5.00%	12

4.13 In addition, the typologies incorporate care homes and our assumptions are summarised as follow:

- Care and accommodation charge: £1,500 per week;
- Earnings before interest, tax, depreciation and amortisation: 30% of gross operating income;
- Gross Floor area: 42 square metres per room, including common areas and other facilities;
- Blended net rent per square metre: £607;
- Investment yield: 10%.

Build costs

4.14 We have sourced build costs from the RICS Building Cost Information Service (BCIS), which is based on tenders for actual schemes (see Appendix 4). Base costs (adjusted for local circumstances by reference to BICS multiplier) as at 27 December 2025 are as follows:

[8] Based on the average District-wide unrestricted market value. Initial equity stakes adjusted where necessary to ensure that the units are affordable to purchasers with gross household incomes not exceeding £90,000 per annum.

Table 4.18.1: BCIS build costs

Type of development	BCIS cost	Base cost per square metre	External works	Total per square metre (before policy costs)
Houses	810.1 Estate housing generally	£1,714	10%	£1,885
Flats	816 Flats – 3-5 storeys	£1,985	10%	£2,184
Care homes	447 Care homes for the elderly	£2,393	10%	£2,632
Retail	345 Shops	£1,716	10%	£1,888
Offices	320 Offices air conditioned generally	£2,684	10%	£2,952
Industrial	282.12 Advance factories over 2,000 square metres GIA	£1,034	10%	£1,137

4.15 As noted in Table 4.18.1, the base costs above are increased by 10% to account for external works (including any garages or parking spaces).

4.16 The LHDG guidance 'Viability Testing Local Plans' (August 2012) indicates a range of £17,000 - £23,000 for greenfield infrastructure costs. Over the intervening period, the BCIS Tender Price Index has changed from 223 (Q3 2012) to 407 (Q4 2025), which increases the range to £31,027 - £41,978. We have applied costs in our appraisal at the lower end of the range, which equates to approximately 15.7% of base construction costs.

Zero carbon and BREEAM

4.17 The emerging Local Plan includes policies seeking net zero carbon development, which also reflects the direction of travel at national level over the medium term (the Future Homes Standard, for example, is a partial step towards net zero, for example). We have therefore tested the impact of providing net zero carbon homes, both in operational terms (regulated energy) and embodied carbon. Research undertaken on behalf of other local authority areas indicates that the cost of achieving net carbon zero on residential and non-residential developments equates to up to 5% of construction costs[9]. The cost of net zero embodied carbon is still the subject of debate, with some specialists suggesting that it can be cost neutral, while others suggest an additional cost equating to 10% of construction costs.

4.18 Although the costs of operational and embodied carbon are currently somewhat unclear and are likely to fall over time as technologies develop and improve, we have adopted the following assumptions for testing purposes:

- Cost uplift for operational carbon: 5% of build costs for domestic and 5% for non-domestic;
- Cost uplift for operational and embodied carbon: 15% of build costs for domestic and 15% for non-domestic.

Accessibility standards

4.19 We have tested the impact of applying accessible and adaptable dwellings standards (Category 2 and Category 3) at the rates summarised in Table 4.19.1. These costs are based on the MHCLG *'Housing Standards Review: Cost Impacts'* study, but converted into percentages of base construction costs (see calculations at Appendix 5) so that they can be applied to contemporary costs.

[9] For example, *'Delivering Net Zero – An evidence study to support planning policies which deliver Net Zero Carbon developments' (May 2023)* (Levitt Bernstein, Introba Inkling, Currie & Brown and Etude. This 5% allowance includes, where necessary, any residual offsetting payment required.

Table 4.19.1: Costs of accessibility standards (% uplift to base construction costs)

Standard	Flats	Houses
M4(2) accessible and adaptable	1.15%	0.54%
M4(3) (a) wheelchair user - adaptable	9.28%	10.77%
M4(3) (b) wheelchair user - accessible	9.47%	23.80%

4.20 Our appraisals assume that all units are constructed to meet wheelchair accessibility standards (Category 2) and that Category 3 applies to 5% of market dwellings and 10% of affordable dwellings. M4(3) (a) applies to market housing units and M4(3) (b) applies to affordable units.

Professional fees

4.21 In addition to base build costs, schemes will incur professional fees, covering design and valuation, highways consultants and so on. Our appraisals incorporate a 8% allowance, which is at the middle to higher end of the range for most schemes.

Development finance

4.22 Our appraisals assume that development finance can be secured at a rate of 6.5%, inclusive of arrangement and exit fees, reflective of medium term funding conditions over the plan period.

Marketing and disposal costs

4.23 For residential schemes, our appraisals incorporate an allowance of 2.5% for marketing costs, which includes show homes and agents' fees, plus 0.25% for sales legal fees.

4.24 For non-residential schemes, our appraisals incorporate sales agents fees of 1% of capital value sales and legal fees of 0.5% of capital value. We also include lettings agents fees and lettings legal fees totalling 15% of the first years rent.

Three Rivers District CIL

4.25 As noted in Section 2, the Council approved its CIL Charging Schedule on 24 February 2015 and it came into effect on 1 April 2015. Table 4.25.1 summarises the original rates and the indexed rates for 2026.

Table 4.25.1: Adopted and indexed CIL rates for 2026

Use	Area	Adopted Rate	Indexed rate 2026
C3 Residential	A	£180	£282
C3 Residential	B	£120	£188
C3 Residential	C	£0	£0
Retail	A and B	£60	£94
Retail	C	£0	£0
Hotels, retirement housing and other non-residential	District wide	£0	£0

Section 106 costs

4.26 To account for Section 106 requirements, we have included an allowance of up to £25 per square metre for non-residential development and varying rates for residential developments (£5,000 per unit for schemes of 9 or fewer units; £10,000 per unit for schemes of 10 to 249 units; £20,000 per unit for schemes of 250 to 499 units; and £40,000 per unit for schemes of 500 or more units). It is important to note S106 costs are very site specific and the actual amounts will of course be subject

to site-specific negotiations when schemes are brought forward through the development management process.

4.27 In addition to the allowances above, our appraisals include an allowance for Section 278 works of £1,000 per residential unit and £25 per square metre for commercial developments.

Biodiversity Net Gain

4.28 We have tested the statutory requirement for a 10% enhancement to biodiversity in perpetuity on greenfield sites by applying an increase in build costs of 0.7%, which is reflective of the central estimate in the 2019 DEFRA report 'Biodiversity net gain and local nature recovery strategies impact assessment'. The Impact Assessment indicates that costs on brownfield sites for a 10% biodiversity net gain equate to 0.2% of build costs and up to 1.4% of build costs for greenfield sites[10]. The costs are lower on brownfield sites as they typically have lower starting levels of biodiversity than greenfield sites.

Building Safety Levy

4.29 The MHCLG 'Building Safety Levy: Technical consultation response' published 24 March 2025 profit) indicates that a levy will be sought from all developments requiring Building Control approval from October 2026. The draft rates for Three Rivers District are £54.39 per square metre GIA for developments on previously undeveloped land and £27.20 per square metre GIA on previously developed sites. The levy will apply to private housing floorspace only.

Development and sales periods

4.30 Development and sales periods vary between type of scheme. However, our sales periods are based on an assumption of a sales rate of 6 units per month (reflecting typical rates of sales in developments across the south-east), with an element of off-plan sales reflected in the timing of receipts. This is reflective of current market conditions, whereas in improved markets, a sales rate of up to 8 units per month might be expected. We also note that many schemes in the south east have sold entirely off-plan, in some cases well in advance of completion of construction. Clearly markets are cyclical and sales periods will vary over the economic cycle and the extent to which units are sold off-plan will vary over time. Our programme assumptions assume that units are sold over varying periods after completion, which is a conservative approach. The price points achieved by schemes in Three Rivers District are at a level which is still achieving good rates of sale.

Developer's profit

4.31 Developer's profit is closely correlated with the perceived risk of residential development. The greater the risk, the greater the required profit level, which helps to mitigate against the risk, but also to ensure that the potential rewards are sufficiently attractive for a bank and other equity providers to fund a scheme. 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).

4.32 The views of the banks which fund development are a relevant consideration; if banks decline an application by a developer to borrow to fund a development, it is very unlikely to proceed, as developers rarely carry sufficient cash to fund it themselves. Consequently, future movements in profit levels will largely be determined by the attitudes of the banks towards development proposals. However, they also need to remain competitive and if margins are set at unsustainably high levels, new entrants will be attracted into the market which will reduce rates due to competition.

4.33 Following a significant period of turbulence, including the UK's departure from the European Union, the Coronavirus pandemic, the war in Ukraine, the September 2022 'fiscal event' and a change of government in 2024, the market has remained relatively resilient We have adopted a profit margin of 17.5% of private GDV for testing purposes, although individual schemes may require lower or

[10] Central Estimate – see Table 20 of DEFRA Impact Assessment.

higher profits, depending on site specific circumstances. For example, schemes of houses are relatively low risk in comparison to large flatted developments as the latter tends to be built over long periods of time with significant capital lock-up.

4.34 Profits on commercial developments are applied at 15%, in line with normal market assumptions.

4.35 Our assumed return on the affordable housing GDV is 6%. 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 RP prior to commencement. Any risk associated with take up of intermediate housing is borne by the acquiring RP, not by the developer. First Homes are a hybrid in terms of risk, as the Developer will typically market these units individually to purchasers, rather than disposing of them in bulk to RPs. However, the prices the units are sold at will be heavily discounted values, which reduces risk relative to unrestricted market housing. We have subsequently applied a profit of 12% of GDV to First Homes.

Exceptional costs

4.36 Exceptional costs can be an issue for development viability on previously developed land. These 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, in the absence of detailed site investigations, it is not possible to provide a reliable estimate of what exceptional costs might be. Our analysis therefore excludes exceptional costs, as to apply a blanket allowance would generate misleading results. An 'average' level of costs for abnormal ground conditions and some 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.

Benchmark land value

4.37 Benchmark land value, based on the existing use value of sites is a key consideration in the assessment of development economics for testing planning policies and tariffs. 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. Existing use value is effectively the 'bottom line' in a financial sense and therefore a key factor in this study.

4.38 We have arrived at a broad judgement on the likely range of benchmark land values. On previously developed sites, the calculations assume that the landowner has made a judgement that the existing use does not yield an optimum use of the site; for example, it has fewer storeys than neighbouring buildings that were developed more recently; 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 values in these circumstances.

4.39 Redevelopment proposals that generate residual land values below existing use values 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. If proven that an existing use value justifies a higher benchmark than those assumed, then appropriate adjustments may be necessary. As such, existing use values should be regarded as benchmarks rather than definitive fixed variables on a site. The assumptions underpinning our benchmark land values are summarised in Appendix 6 and the benchmark land values themselves summarised in Table 4.39.1.

Table 4.39.1: Benchmark land values (£ millions)

Use	EUV	Premium	BLV
Secondary offices/retail	£5.11	£1.02	£6.13
Secondary industrial	£2.30	£0.46	£2.76
Greenfield (top end of range)	-	-	£0.37
Greenfield (lower end of range)	-	-	£0.25

5 Appraisal outputs

5.1 The full inputs to and outputs from our appraisals of the various developments are set out in Section 6 and appendices 6 to 11. We have appraised 47 development typologies, reflecting different densities and types of development across the District. These typologies include both residential (general purpose and care schemes) and non-residential schemes, including office, industrial/logistics and retail floorspace.

5.2 Each appraisal incorporates (where relevant) the affordable housing of 0% to 50%, in 5% increments, with a tenure mix of 70% rented (split 70% social rent and 30% affordable rent) and 30% shared ownership. For build to rent schemes, we have tested an alternative approach in which the affordable housing is provided as discounted market rent, with rents not exceeding LHA levels.

5.3 For small sites that fall below the 10-unit threshold, we have factored in the affordable housing requirement as on-site units to test their ability to make a potential affordable housing requirement. The Council's emerging policy seeks affordable housing contributions from schemes in the Green Belt of fewer than 10 units. For practical reasons the Council may need to secure payments in lieu of on-site delivery if RPs are not interested in purchasing small numbers of units, but the method of calculation reflects our approach for viability testing[11].

5.4 For each development typology, we have tested a range of sales values, reflecting the spread identified in the previous section. Where the residual land value of a typology exceeds the benchmark land value, we show the result shaded green, to indicate that the Scheme is viable. Where the residual land value is no more than 10% lower than the benchmark land value (and therefore on the margins of being viable), the results are shaded in orange. Where the residual land value is either negative, or more than 10% lower than the benchmark land value, the result is shaded red, to indicate that it is unviable.

5.5 For other policy requirements (bio-diversity net gain; accessibility standards; and contributions towards provision of community infrastructure), we have used selected data from the results to test the impact of emerging policies.

5.6 Finally, all the scenarios are tested with the growth and inflation rates summarised in Table 4.4.1. These results are attached at Appendix 10, with a 'downside' set of growth and inflation rates attached at Appendix 11.

[11] This approach involves calculating a payment that is the financial equivalent on on-site affordable housing delivery. The funds collected could then be used to fund affordable housing deliver on other sites, including direct delivery by the Council and by offering grant funding to RPs and developers to deliver affordable housing on developments they are bringing forward.

6 Assessment of appraisal results

6.1 This section sets out the results of our appraisals with the residual land values calculated for scenarios with sales values and capital values reflective of market conditions across the District. We have tested the impact of emerging plan policies to assist the Council in its decision making on potential options.

Affordable housing

6.2 As noted in Section 5, we have tested the viability of the residential typologies incorporating a range of affordable housing percentages from 0% to 50%, to incorporate the Council's emerging policy requirement of 40% affordable housing and 50% on sites released from the Green Belt.

6.3 The Council's preferred tenure mix for the emerging plan is 70% rented housing (split 70% social rent and 30% affordable rent capped at LHA rates) and 30% shared ownership. The appraisal results reflecting this tenure mix are summarised in tables 6.3.1 to 6.3.9 and Appendix 7. Each table shows the results with sales values reflecting the District-wide range (£5,600 per square metre to £7,600 per square metre). For the avoidance of doubt, these appraisal outputs reflect the cumulative impact of all other emerging Local Plan policies.

6.4 There are significant differences in the viability of schemes and the level of affordable housing that can be viably provided. These differences manifest themselves both on an area basis and also between schemes located in the same value area. Within each value area, there will be a difference in viability outcomes depending on the benchmark land value assumed. As is normally the case, schemes brought forward on greenfield sites are more viable than schemes brought forward on previously developed sites due to higher existing use values on the latter. This means that schemes in urban areas may not always be able to provide 40% affordable housing, particularly in lower value areas.

6.5 Where sales values are at the lower end of the tested range (£5,600 per square metre), all schemes are unviable at 40% when tested against secondary office and secondary retail benchmark land value (the highest benchmark land values tested). This is not an issue caused by policy requirements, but simply a function of the relationship between the residual land values generated by development and the existing use value of certain types of building. In lower value areas, the extent of uplift above existing use values is significantly lower than in higher value areas and consequently there is less scope to meet policy requirements. These results indicate that in lower value areas, sites with these benchmark land values (which will be predominantly in the urban areas) may not always meet the full policy requirement. If developers seek to bring forward residential developments in these areas, they may need to submit viability assessments to demonstrate a reduced level of affordable housing. However, when considered against the secondary industrial benchmark land value and the two greenfield benchmark land values, the appraisal outputs indicates that schemes of a wider range of scales and form can viably provide 40% affordable housing although this is not universally the case. Schemes of houses rather than flats perform better in viability terms due to the lower costs of the former.

6.6 As sales values increase, the extent to which schemes can viably meet the emerging 40% requirement increases, but to varying degrees. At the highest sales values in the range (£7,600 per square metre), our testing indicates that 40% affordable housing would be significantly more viable. However, some schemes brought forward on the highest Benchmark Land Values would still struggle to generate viable outcomes, but this would improve markedly against BLV2 (which is the lower of the two previously developed benchmark land values). Smaller schemes would be able to be brought forward viably at with up to 40% affordable on these sites.

6.7 As can be noted from the results in tables 6.3.1 to 6.3.9, there is no uniform level of affordable housing where it can be said all schemes are viable. Setting any percentage below the emerging/adopted policy target of 40% would, in principle, mean that some schemes that *could* have delivered 40% would no longer be required to do so if the Council adopted a lower percentage target.

Table 6.3.1: Appraisal results – 70% rent (70% Social Rent, 30% Affordable Rent) and 30% shared ownership (values of £5,600 per square metre)

THREE RIVERS DISTRICT COUNCIL — Sales value £5,600 psm — AH tenure: Rented 70% — Intermediate: SO 30%
BENCHMARK LAND VALUE 1 (SECONDARY OFFICES/RETAIL) — £6,129,319 PER HA — Type of rent: 70% Soc Rent 30% Aff Rent — FH 0%

	Description	No of units	BLV	Residual land values 0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	TRDC-1 - 5 units, 25 DPH, 100% houses and 0% flats	5	£1,225,864	643,864	612,302	581,101	550,262	519,785	489,669	459,914	430,521	401,489	372,818	344,508
2	TRDC-2 - 5 units, 50 DPH, 100% houses and 0% flats	5	£612,932	643,864	612,302	581,101	550,262	519,785	489,669	459,914	430,521	401,489	372,818	344,508
3	TRDC-3 - 5 units, 85 DPH, 50% houses and 50% flats	5	£360,548	442,453	413,360	384,626	356,251	328,235	300,579	273,282	246,343	219,765	193,544	167,683
4	TRDC-4 - 6 units, 30 DPH, 100% houses and 0% flats	6	£1,225,864	772,636	734,762	697,321	660,315	623,742	587,603	551,897	516,624	481,786	447,381	413,410
5	TRDC-5 - 6 units, 75 DPH, 75% houses and 25% flats	6	£490,346	654,600	618,141	582,113	546,520	511,360	476,631	442,337	408,476	375,048	342,052	309,490
6	TRDC-6 - 8 units, 25 DPH, 100% houses and 0% flats	8	£1,961,382	1,030,182	979,683	929,762	880,420	831,656	783,470	735,862	688,833	642,382	596,509	551,214
7	TRDC-7 - 8 units, 130 DPH, 0% houses and 100% flats	8	£377,189	355,691	313,808	272,487	231,729	191,533	151,899	112,828	74,319	36,372	1,027	38,411
8	TRDC-8 - 9 units, 112 DPH, 0% houses and 100% flats	9	£492,535	400,152	353,034	306,548	260,694	215,474	170,886	126,931	83,609	40,919	1,156	43,212
9	TRDC-9 - 10 units, 25 DPH, 100% houses and 0% flats	10	£2,451,728	1,244,777	1,181,654	1,119,253	1,057,576	996,620	936,388	876,879	818,092	760,027	702,686	646,068
10	TRDC-10 - 10 units, 90 DPH, 50% houses and 50% flats	10	£681,035	858,271	799,308	741,072	683,564	626,784	570,731	515,405	460,808	406,937	353,795	301,380
11	TRDC-11 - 20 units, 35 DPH, 100% houses and 0% flats	20	£3,502,468	2,295,008	2,179,745	2,065,798	1,953,167	1,841,853	1,731,854	1,623,173	1,515,809	1,409,476	1,304,107	1,200,063
12	TRDC-12 - 20 units, 50 DPH, 80% houses and 20% flats	20	£2,451,728	2,252,082	2,124,981	1,999,379	1,875,277	1,752,675	1,631,573	1,511,971	1,393,870	1,277,269	1,162,167	1,048,564
13	TRDC-13 - 30 units, 25 DPH, 100% houses and 0% flats	30	£7,355,183	3,673,181	3,485,220	3,299,414	3,115,765	2,934,273	2,754,936	2,577,755	2,402,731	2,229,863	2,059,151	1,890,595
14	TRDC-14 - 30 units, 50 DPH, 80% houses and 20% flats	30	£3,677,592	3,231,218	3,048,628	2,868,193	2,689,912	2,513,787	2,339,816	2,168,000	1,998,339	1,830,834	1,665,483	1,502,287
15	TRDC-15 - 40 units, 50 DPH, 80% houses and 20% flats	40	£4,903,455	3,602,853	3,400,720	3,200,962	3,003,583	2,808,578	2,615,952	2,425,701	2,237,828	2,052,331	1,869,210	1,688,466
16	TRDC-16 - 40 units, 80 DPH, 50% houses and 50% flats	40	£3,064,660	3,366,532	3,135,477	2,907,274	2,681,920	2,459,418	2,239,767	2,022,966	1,809,015	1,597,915	1,389,666	1,184,267
17	TRDC-17 - 50 units, 35 DPH, 100% houses and 0% flats	50	£8,756,170	6,119,080	5,806,475	5,497,453	5,192,015	4,890,162	4,591,560	4,296,260	4,004,552	3,716,439	3,431,918	3,150,990
18	TRDC-18 - 50 units, 80 DPH, 50% houses and 50% flats	50	£3,830,825	4,208,165	3,919,347	3,634,093	3,352,401	3,074,273	2,799,708	2,528,707	2,261,269	1,997,393	1,737,082	1,480,334
19	TRDC-19 - 60 units, 100 DPH, 0% houses and 100% flats	60	£3,677,592	2,542,468	2,229,625	1,920,969	1,616,502	1,316,223	1,020,130	728,227	440,510	156,981	124,226	403,577
20	TRDC-20 - 60 units, 35 DPH, 100% houses and 0% flats	60	£10,507,404	7,342,897	6,967,770	6,596,944	6,230,418	5,868,194	5,509,873	5,155,512	4,805,463	4,459,726	4,118,301	3,781,188
21	TRDC-21 - 70 units, 50 DPH, 80% houses and 20% flats	70	£8,581,047	7,526,592	7,101,539	6,681,500	6,266,475	5,856,466	5,451,472	5,051,494	4,656,530	4,266,581	3,881,648	3,501,729
22	TRDC-22 - 70 units, 35 DPH, 100% houses and 0% flats	70	£12,258,639	8,379,317	7,950,961	7,527,515	7,108,980	6,695,356	6,286,642	5,882,839	5,483,948	5,089,966	4,700,895	4,316,736
23	TRDC-23 - 80 units, 50 DPH, 100% houses and 0% flats	80	£9,806,911	9,576,363	9,086,813	8,602,874	8,124,549	7,651,836	7,184,734	6,723,245	6,267,368	5,817,104	5,372,453	4,933,412
24	TRDC-24 - 80 units, 80 DPH, 55% houses and 45% flats	80	£6,129,319	6,882,403	6,426,202	5,975,586	5,530,556	5,091,112	4,657,254	4,228,983	3,806,296	3,389,196	2,977,681	2,571,753
25	TRDC-25 - 95 units, 28 DPH, 100% houses and 0% flats	95	£20,795,905	11,371,931	10,790,596	10,215,914	9,647,902	9,086,555	8,531,872	7,983,853	7,442,500	6,907,811	6,379,787	6,858,427
26	TRDC-26 - 100 units, 15 DPH, 100% houses and 0% flats	100	£40,862,128	11,970,454	11,358,516	10,753,593	10,155,686	9,564,794	8,980,917	8,404,057	7,834,210	7,271,380	6,715,565	6,166,765
27	TRDC-27 - 100 units, 35 DPH, 95% houses and 5% flats	100	£17,512,341	11,610,333	11,002,687	10,402,057	9,808,443	9,221,844	8,642,261	8,069,694	7,504,143	6,945,608	6,394,089	5,849,584
28	TRDC-28 - 130 units, 35.14 DPH, 95% houses and 5% flats	130	£22,675,342	14,803,683	14,030,561	13,266,381	12,511,081	11,764,724	11,026,696	10,296,350	9,574,954	8,862,505	8,159,007	7,464,455
29	TRDC-29 - 145 units, 24.83 DPH, 100% houses and 0% flats	145	£35,793,447	17,030,786	16,162,304	15,303,773	14,453,509	13,612,813	12,782,097	11,961,361	11,150,606	10,349,831	9,559,037	8,778,223
30	TRDC-30 - 165 units, 70.87 DPH, 60% houses and 40% flats	165	£14,270,321	14,140,172	13,233,405	12,337,653	11,452,917	10,579,198	9,716,495	8,864,808	8,024,138	7,194,484	6,375,845	5,568,223
31	TRDC-31 - 250 units, 35.07 DPH, 90% houses and 10% flats	250	£43,693,465	23,678,430	22,309,667	20,956,788	19,619,793	18,298,682	16,993,455	15,704,112	14,430,654	13,173,079	11,931,388	10,705,581
32	TRDC-32 - 400 units, 15.69 DPH, 100% houses and 0% flats	400	£156,260,529	36,717,283	34,689,248	32,684,452	30,702,896	28,744,577	26,809,497	24,897,656	23,009,053	21,143,689	19,301,564	17,482,678
33	TRDC-33 - 500 units, 20 DPH, 100% houses and 0% flats	500	£153,232,981	37,394,250	34,925,164	32,484,360	30,071,836	27,687,593	25,331,632	23,001,950	20,695,268	18,417,508	16,168,101	13,947,046
34	TRDC-34 - 750 units, 20 DPH, 100% houses and 0% flats	750	£229,849,472	52,727,698	49,227,885	45,768,170	42,348,553	38,969,035	35,629,613	32,322,195	29,051,882	25,821,791	22,631,921	19,474,518
35	TRDC-35 - 1000 units, 20 DPH, 100% houses and 0% flats	1,000	£306,465,963	62,692,535	58,460,498	54,276,820	50,141,498	46,054,536	42,015,931	38,019,074	34,065,603	30,160,609	26,304,094	22,492,263
36	TRDC-36 - 1250 units, 20 DPH, 100% houses and 0% flats	1,250	£383,082,454	75,958,031	70,847,375	65,795,229	60,801,589	55,866,459	50,982,809	46,147,310	41,370,513	36,648,579	31,968,301	27,346,969
37	TRDC-37 - 1500 units, 20 DPH, 100% houses and 0% flats	1,500	£459,698,944	87,512,480	81,660,915	75,862,461	70,131,242	64,467,260	58,853,649	53,301,705	47,812,258	42,369,320	36,986,661	31,649,942
38	TRDC-CARE1 (75 rooms)	-	£6,129,319	1,089,918	1,089,918	1,089,918	1,089,918	1,089,918	1,089,918	1,089,918	1,089,918	1,089,918	1,089,918	1,089,918
39	TRDC-CARE2 (40 rooms)	-	£2,022,675	640,621	640,621	640,621	640,621	640,621	640,621	640,621	640,621	640,621	640,621	640,621

BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL) — £2,760,992

	Description	No of units	BLV	Residual land values 0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	TRDC-1 - 5 units, 25 DPH, 100% houses and 0% flats	5	£552,198	643,864	612,302	581,101	550,262	519,785	489,669	459,914	430,521	401,489	372,818	344,508
2	TRDC-2 - 5 units, 50 DPH, 100% houses and 0% flats	5	£276,099	643,864	612,302	581,101	550,262	519,785	489,669	459,914	430,521	401,489	372,818	344,508
3	TRDC-3 - 5 units, 85 DPH, 50% houses and 50% flats	5	£162,411	442,453	413,360	384,626	356,251	328,235	300,579	273,282	246,343	219,765	193,544	167,683
4	TRDC-4 - 6 units, 30 DPH, 100% houses and 0% flats	6	£552,198	772,636	734,762	697,321	660,315	623,742	587,603	551,897	516,624	481,786	447,381	413,410
5	TRDC-5 - 6 units, 75 DPH, 75% houses and 25% flats	6	£220,879	654,600	618,141	582,113	546,520	511,360	476,631	442,337	408,476	375,048	342,052	309,490
6	TRDC-6 - 8 units, 25 DPH, 100% houses and 0% flats	8	£883,518	1,030,182	979,683	929,762	880,420	831,656	783,470	735,862	688,833	642,382	596,509	551,214
7	TRDC-7 - 8 units, 130 DPH, 0% houses and 100% flats	8	£169,907	355,691	313,808	272,487	231,729	191,533	151,899	112,828	74,319	36,372	1,027	38,411
8	TRDC-8 - 9 units, 112 DPH, 0% houses and 100% flats	9	£221,865	400,152	353,034	306,548	260,694	215,474	170,886	126,931	83,609	40,919	1,156	43,212
9	TRDC-9 - 10 units, 25 DPH, 100% houses and 0% flats	10	£1,104,397	1,244,777	1,181,654	1,119,253	1,057,576	996,620	936,388	876,879	818,092	760,027	702,686	646,068
10	TRDC-10 - 10 units, 90 DPH, 50% houses and 50% flats	10	£306,777	858,271	799,308	741,072	683,564	626,784	570,731	515,405	460,808	406,937	353,795	301,380
11	TRDC-11 - 20 units, 35 DPH, 100% houses and 0% flats	20	£1,577,710	2,295,008	2,179,745	2,065,798	1,953,167	1,841,853	1,731,854	1,623,173	1,515,809	1,409,476	1,304,107	1,200,063
12	TRDC-12 - 20 units, 50 DPH, 80% houses and 20% flats	20	£1,104,397	2,252,082	2,124,981	1,999,379	1,875,277	1,752,675	1,631,573	1,511,971	1,393,870	1,277,269	1,162,167	1,048,564
13	TRDC-13 - 30 units, 25 DPH, 100% houses and 0% flats	30	£3,313,191	3,673,181	3,485,220	3,299,414	3,115,765	2,934,273	2,754,936	2,577,755	2,402,731	2,229,863	2,059,151	1,890,595
14	TRDC-14 - 30 units, 50 DPH, 80% houses and 20% flats	30	£1,656,595	3,231,218	3,048,628	2,868,193	2,689,912	2,513,787	2,339,816	2,168,000	1,998,339	1,830,834	1,665,483	1,502,287
15	TRDC-15 - 40 units, 50 DPH, 80% houses and 20% flats	40	£2,208,794	3,602,853	3,400,720	3,200,962	3,003,583	2,808,578	2,615,952	2,425,701	2,237,828	2,052,331	1,869,210	1,688,466
16	TRDC-16 - 40 units, 80 DPH, 50% houses and 50% flats	40	£1,380,496	3,366,532	3,135,477	2,907,274	2,681,920	2,459,418	2,239,767	2,022,966	1,809,015	1,597,915	1,389,666	1,184,267
17	TRDC-17 - 50 units, 35 DPH, 100% houses and 0% flats	50	£3,944,275	6,119,080	5,806,475	5,497,453	5,192,015	4,890,162	4,591,560	4,296,260	4,004,552	3,716,439	3,431,918	3,150,990
18	TRDC-18 - 50 units, 80 DPH, 50% houses and 50% flats	50	£1,725,620	4,208,165	3,919,347	3,634,093	3,352,401	3,074,273	2,799,708	2,528,707	2,261,269	1,997,393	1,737,082	1,480,334
19	TRDC-19 - 60 units, 100 DPH, 0% houses and 100% flats	60	£1,656,595	2,542,468	2,229,625	1,920,969	1,616,502	1,316,223	1,020,130	728,227	440,510	156,981	124,226	403,577
20	TRDC-20 - 60 units, 35 DPH, 100% houses and 0% flats	60	£4,733,130	7,342,897	6,967,770	6,596,944	6,230,418	5,868,194	5,509,873	5,155,512	4,805,463	4,459,726	4,118,301	3,781,188
21	TRDC-21 - 70 units, 50 DPH, 80% houses and 20% flats	70	£3,865,389	7,526,592	7,101,539	6,681,500	6,266,475	5,856,466	5,451,472	5,051,494	4,656,530	4,266,581	3,881,648	3,501,729
22	TRDC-22 - 70 units, 35 DPH, 100% houses and 0% flats	70	£5,521,985	8,379,317	7,950,961	7,527,515	7,108,980	6,695,356	6,286,642	5,882,839	5,483,948	5,089,966	4,700,895	4,316,736
23	TRDC-23 - 80 units, 50 DPH, 100% houses and 0% flats	80	£4,417,588	9,576,363	9,086,813	8,602,874	8,124,549	7,651,836	7,184,734	6,723,245	6,267,368	5,817,104	5,372,453	4,933,412
24	TRDC-24 - 80 units, 80 DPH, 55% houses and 45% flats	80	£2,760,992	6,882,403	6,426,202	5,975,586	5,530,556	5,091,112	4,657,254	4,228,983	3,806,296	3,389,196	2,977,681	2,571,753
25	TRDC-25 - 95 units, 28 DPH, 100% houses and 0% flats	95	£9,367,653	11,371,931	10,790,596	10,215,914	9,647,902	9,086,555	8,531,872	7,983,853	7,442,500	6,907,811	6,379,787	6,858,427
26	TRDC-26 - 100 units, 15 DPH, 100% houses and 0% flats	100	£18,406,616	11,970,454	11,358,516	10,753,593	10,155,686	9,564,794	8,980,917	8,404,057	7,834,210	7,271,380	6,715,565	6,166,765
27	TRDC-27 - 100 units, 35 DPH, 95% houses and 5% flats	100	£7,888,550	11,610,333	11,002,687	10,402,057	9,808,443	9,221,844	8,642,261	8,069,694	7,504,143	6,945,608	6,394,089	5,849,584
28	TRDC-28 - 130 units, 35.14 DPH, 95% houses and 5% flats	130	£10,214,258	14,803,683	14,030,561	13,266,381	12,511,081	11,764,724	11,026,696	10,296,350	9,574,954	8,862,505	8,159,007	7,464,455
29	TRDC-29 - 145 units, 24.83 DPH, 100% houses and 0% flats	145	£16,123,395	17,030,786	16,162,304	15,303,773	14,453,509	13,612,813	12,782,097	11,961,361	11,150,606	10,349,831	9,559,037	8,778,223
30	TRDC-30 - 165 units, 70.87 DPH, 60% houses and 40% flats	165	£6,428,161	14,140,172	13,233,405	12,337,653	11,452,917	10,579,198	9,716,495	8,864,808	8,024,138	7,194,484	6,375,845	5,568,223
31	TRDC-31 - 250 units, 35.07 DPH, 90% houses and 10% flats	250	£19,682,011	23,678,430	22,309,667	20,956,788	19,619,793	18,298,682	16,993,455	15,704,112	14,430,654	13,173,079	11,931,388	10,705,581
32	TRDC-32 - 400 units, 15.69 DPH, 100% houses and 0% flats	400	£70,388,590	36,717,283	34,689,248	32,684,452	30,702,896	28,744,577	26,809,497	24,897,656	23,009,053	21,143,689	19,301,564	17,482,678
33	TRDC-33 - 500 units, 20 DPH, 100% houses and 0% flats	500	£69,024,811	37,394,250	34,925,164	32,484,360	30,071,836	27,687,593	25,331,632	23,001,950	20,695,268	18,417,508	16,168,101	13,947,046
34	TRDC-34 - 750 units, 20 DPH, 100% houses and 0% flats	750	£103,537,217	52,727,698	49,227,885	45,768,170	42,348,553	38,969,035	35,629,613	32,322,195	29,051,882	25,821,791	22,631,921	19,474,518
35	TRDC-35 - 1000 units, 20 DPH, 100% houses and 0% flats	1,000	£138,049,623	62,692,535	58,460,498	54,276,820	50,141,498	46,054,536	42,015,931	38,019,074	34,065,603	30,160,609	26,304,094	22,492,263
36	TRDC-36 - 1250 units, 20 DPH, 100% houses and 0% flats	1,250	£172,562,028	75,958,031	70,847,375	65,795,229	60,801,589	55,866,459	50,982,809	46,147,310	41,370,513	36,648,579	31,968,301	27,346,969
37	TRDC-37 - 1500 units, 20 DPH, 100% houses and 0% flats	1,500	£207,074,434	87,512,480	81,660,915	75,862,461	70,131,242	64,467,260	58,853,649	53,301,705	47,812,258	42,369,320	36,986,661	31,649,942
38	TRDC-CARE1 (75 rooms)	-	£2,760,992	1,089,918	1,089,918	1,089,918	1,089,918	1,089,918	1,089,918	1,089,918	1,089,918	1,089,918	1,089,918	1,089,918
39	TRDC-CARE2 (40 rooms)	-	£911,128	640,621	640,621	640,621	640,621	640,621	640,621	640,621	640,621	640,621	640,621	640,621

BENCHMARK LAND VALUE 3 (GREENFIELD - UPPER END OF RANGE) — £374,000 PER HA

	Description	No of units	BLV	Residual land values 0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	TRDC-1 - 5 units, 25 DPH, 100% houses and 0% flats	5	£74,800	643,864	612,302	581,101	550,262	519,785	489,669	459,914	430,521	401,489	372,818	344,508
2	TRDC-2 - 5 units, 50 DPH, 100% houses and 0% flats	5	£37,400	643,864	612,302	581,101	550,262	519,785	489,669	459,914	430,521	401,489	372,818	344,508
3	TRDC-3 - 5 units, 85 DPH, 50% houses and 50% flats	5	£22,000	442,453	413,360	384,626	356,251	328,235	300,579	273,282	246,343	219,765	193,544	167,683
4	TRDC-4 - 6 units, 30 DPH, 100% houses and 0% flats	6	£74,800	772,636	734,762	697,321	660,315	623,742	587,603	551,897	516,624	481,786	447,381	413,410
5	TRDC-5 - 6 units, 75 DPH, 75% houses and 25% flats	6	£29,920	654,600	618,141	582,113	546,520	511,360	476,631	442,337	408,476	375,048	342,052	309,490
6	TRDC-6 - 8 units, 25 DPH, 100% houses and 0% flats	8	£119,680	1,030,182	979,683	929,762	880,420	831,656	783,470	735,862	688,833	642,382	596,509	551,214
7	TRDC-7 - 8 units, 130 DPH, 0% houses and 100% flats	8	£23,015	355,691	313,808	272,487	231,729	191,533	151,899	112,828	74,319	36,372	1,027	38,411
8	TRDC-8 - 9 units, 112 DPH, 0% houses and 100% flats	9	£30,054	400,152	353,034	306,548	260,694	215,474	170,886	126,931	83,609	40,919	1,156	43,212
9	TRDC-9 - 10 units, 25 DPH, 100% houses and 0% flats	10	£149,600	1,244,777	1,181,654	1,119,253	1,057,576	996,620	936,388	876,879	818,092	760,027	702,686	646,068
10	TRDC-10 - 10 units, 90 DPH, 50% houses and 50% flats	10	£41,556	858,271	799,308	741,072	683,564	626,784	570,731	515,405	460,808	406,937	353,795	301,380
11	TRDC-11 - 20 units, 35 DPH, 100% houses and 0% flats	20	£213,714	2,295,008	2,179,745	2,065,798	1,953,167	1,841,853	1,731,854	1,623,173	1,515,809	1,409,476	1,304,107	1,200,063
12	TRDC-12 - 20 units, 50 DPH, 80% houses and 20% flats	20	£149,600	2,252,082	2,124,981	1,999,379	1,875,277	1,752,675	1,631,573	1,511,971	1,393,870	1,277,269	1,162,167	1,048,564
13	TRDC-13 - 30 units, 25 DPH, 100% houses and 0% flats	30	£448,800	3,673,181	3,485,220	3,299,414	3,115,765	2,934,273	2,754,936	2,577,755	2,402,731	2,229,863	2,059,151	1,890,595
14	TRDC-14 - 30 units, 50 DPH, 80% houses and 20% flats	30	£224,400	3,231,218	3,048,628	2,868,193	2,689,912	2,513,787	2,339,816	2,168,000	1,998,339	1,830,834	1,665,483	1,502,287
15	TRDC-15 - 40 units, 50 DPH, 80% houses and 20% flats	40	£299,200	3,602,853	3,400,720	3,200,962	3,003,583	2,808,578	2,615,952	2,425,701	2,237,828	2,052,331	1,869,210	1,688,466
16	TRDC-16 - 40 units, 80 DPH, 50% houses and 50% flats	40	£187,000	3,366,532	3,135,477	2,907,274	2,681,920	2,459,418	2,239,767	2,022,966	1,809,015	1,597,915	1,389,666	1,184,267
17	TRDC-17 - 50 units, 35 DPH, 100% houses and 0% flats	50	£534,286	6,119,080	5,806,475	5,497,453	5,192,015	4,890,162	4,591,560	4,296,260	4,004,552	3,716,439	3,431,918	3,150,990
18	TRDC-18 - 50 units, 80 DPH, 50% houses and 50% flats	50	£233,750	4,208,165	3,919,347	3,634,093	3,352,401	3,074,273	2,799,708	2,528,707	2,261,269	1,997,393	1,737,082	1,480,334
19	TRDC-19 - 60 units, 100 DPH, 0% houses and 100% flats	60	£224,400	2,542,468	2,229,625	1,920,969	1,616,502	1,316,223	1,020,130	728,227	440,510	156,981	124,226	403,577
20	TRDC-20 - 60 units, 35 DPH, 100% houses and 0% flats	60	£641,143	7,342,897	6,967,770	6,596,944	6,230,418	5,868,194	5,509,873	5,155,512	4,805,463	4,459,726	4,118,301	3,781,188
21	TRDC-21 - 70 units, 50 DPH, 80% houses and 20% flats	70	£523,600	7,526,592	7,101,539	6,681,500	6,266,475	5,856,466	5,451,472	5,051,494	4,656,530	4,266,581	3,881,648	3,501,729
22	TRDC-22 - 70 units, 35 DPH, 100% houses and 0% flats	70	£748,000	8,379,317	7,950,961	7,527,515	7,108,980	6,695,356	6,286,642	5,882,839	5,483,948	5,089,966	4,700,895	4,316,736
23	TRDC-23 - 80 units, 50 DPH, 100% houses and 0% flats	80	£598,400	9,576,363	9,086,813	8,602,874	8,124,549	7,651,836	7,184,734	6,723,245	6,267,368	5,817,104	5,372,453	4,933,412
24	TRDC-24 - 80 units, 80 DPH, 55% houses and 45% flats	80	£374,000	6,882,403	6,426,202	5,975,586	5,530,556	5,091,112	4,657,254	4,228,983	3,806,296	3,389,196	2,977,681	2,571,753
25	TRDC-25 - 95 units, 28 DPH, 100% houses and 0% flats	95	£1,268,929	11,371,931	10,790,596	10,215,914	9,647,902	9,086,555	8,531,872	7,983,853	7,442,500	6,907,811	6,379,787	6,858,427
26	TRDC-26 - 100 units, 15 DPH, 100% houses and 0% flats	100	£2,493,333	11,970,454	11,358,516	10,753,593	10,155,686	9,564,794	8,980,917	8,404,057	7,834,210	7,271,380	6,715,565	6,166,765
27	TRDC-27 - 100 units, 35 DPH, 95% houses and 5% flats	100	£1,068,571	11,610,333	11,002,687	10,402,057	9,808,443	9,221,844	8,642,261	8,069,694	7,504,143	6,945,608	6,394,089	5,849,584
28	TRDC-28 - 130 units, 35.14 DPH, 95% houses and 5% flats	130	£1,383,608	14,803,683	14,030,561	13,266,381	12,511,081	11,764,724	11,026,696	10,296,350	9,574,954	8,862,505	8,159,007	7,464,455
29	TRDC-29 - 145 units, 24.83 DPH, 100% houses and 0% flats	145	£2,184,052	17,030,786	16,162,304	15,303,773	14,453,509	13,612,813	12,782,097	11,961,361	11,150,606	10,349,831	9,559,037	8,778,223
30	TRDC-30 - 165 units, 70.87 DPH, 60% houses and 40% flats	165	£870,749	14,140,172	13,233,405	12,337,653	11,452,917	10,579,198	9,716,495	8,864,808	8,024,138	7,194,484	6,375,845	5,568,223
31	TRDC-31 - 250 units, 35.07 DPH, 90% houses and 10% flats	250	£2,666,096	23,678,430	22,309,667	20,956,788	19,619,793	18,298,682	16,993,455	15,704,112	14,430,654	13,173,079	11,931,388	10,705,581
32	TRDC-32 - 400 units, 15.69 DPH, 100% houses and 0% flats	400	£9,534,736	36,717,283	34,689,248	32,684,452	30,702,896	28,744,577	26,809,497	24,897,656	23,009,053	21,143,689	19,301,564	17,482,678
33	TRDC-33 - 500 units, 20 DPH, 100% houses and 0% flats	500	£9,350,000	37,394,250	34,925,164	32,484,360	30,071,836	27,687,593	25,331,632	23,001,950	20,695,268	18,417,508	16,168,101	13,947,046
34	TRDC-34 - 750 units, 20 DPH, 100% houses and 0% flats	750	£14,025,000	52,727,698	49,227,885	45,768,170	42,348,553	38,969,035	35,629,613	32,322,195	29,051,882	25,821,791	22,631,921	19,474,518
35	TRDC-35 - 1000 units, 20 DPH, 100% houses and 0% flats	1,000	£18,700,000	62,692,535	58,460,498	54,276,820	50,141,498	46,054,536	42,015,931	38,019,074	34,065,603	30,160,609	26,304,094	22,492,263
36	TRDC-36 - 1250 units, 20 DPH, 100% houses and 0% flats	1,250	£23,375,000	75,958,031	70,847,375	65,795,229	60,801,589	55,866,459	50,982,809	46,147,310	41,370,513	36,648,579	31,968,301	27,346,969
37	TRDC-37 - 1500 units, 20 DPH, 100% houses and 0% flats	1,500	£28,050,000	87,512,480	81,660,915	75,862,461	70,131,242	64,467,260	58,853,649	53,301,705	47,812,258	42,369,320	36,986,661	31,649,942
38	TRDC-CARE1 (75 rooms)	-	£374,000	1,089,918	1,089,918	1,089,918	1,089,918	1,089,918	1,089,918	1,089,918	1,089,918	1,089,918	1,089,918	1,089,918
39	TRDC-CARE2 (40 rooms)	-	£123,420	640,621	640,621	640,621	640,621	640,621	640,621	640,621	640,621	640,621	640,621	640,621

BENCHMARK LAND VALUE 4 (G

Table 6.3.2: Appraisal results – 70% rent (70% Social Rent, 30% Affordable Rent) and 30% shared ownership (values of £5,850 per square metre)

THREE RIVERS DISTRICT COUNCIL — Sales value £5,850 psm — AH tenure: Rented 70% — Intermediate: SO 30%
BENCHMARK LAND VALUE 1 (SECONDARY OFFICES/RETAIL) — £6,129,319 PER HA — Type of rent: 70% Soc Rent 30% Aff Rent — FH 0%

				Residual land values										
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	TRDC-1 - 5 units, 25 DPH, 100% houses and 0% flats	5	£1,225,864	723,020	687,944	653,269	618,995	585,123	551,652	518,582	485,912	453,644	421,778	390,313
2	TRDC-2 - 5 units, 50 DPH, 100% houses and 0% flats	5	£612,932	723,020	687,944	653,269	618,995	585,123	551,652	518,582	485,912	453,644	421,778	390,313
3	TRDC-3 - 5 units, 85 DPH, 50% houses and 50% flats	5	£360,548	518,783	486,280	454,178	422,474	391,169	360,263	329,756	299,648	269,940	240,630	211,721
4	TRDC-4 - 6 units, 30 DPH, 100% houses and 0% flats	6	£1,225,864	867,624	825,533	783,923	742,794	702,147	661,982	622,297	583,095	544,374	506,134	468,376
5	TRDC-5 - 6 units, 75 DPH, 75% houses and 25% flats	6	£490,346	747,968	707,350	667,213	627,557	588,382	549,688	511,476	473,744	436,494	399,725	363,436
6	TRDC-6 - 8 units, 25 DPH, 100% houses and 0% flats	8	£1,961,382	1,156,832	1,100,710	1,045,231	990,393	936,196	882,642	829,730	777,459	725,831	674,845	624,501
7	TRDC-7 - 8 units, 130 DPH, 0% houses and 100% flats	8	£377,189	472,490	425,361	378,858	332,980	287,729	243,104	199,104	155,731	112,984	70,862	29,366
8	TRDC-8 - 9 units, 112 DPH, 0% houses and 100% flats	9	£492,535	531,551	478,532	426,215	374,603	323,696	273,492	223,992	175,197	127,106	79,720	33,037
9	TRDC-9 - 10 units, 25 DPH, 100% houses and 0% flats	10	£2,451,728	1,403,091	1,332,938	1,263,588	1,195,040	1,127,296	1,060,353	994,213	928,875	864,340	800,607	737,676
10	TRDC-10 - 10 units, 90 DPH, 50% houses and 50% flats	10	£681,035	1,008,491	942,794	877,905	813,821	750,544	688,074	626,411	565,554	505,505	446,262	387,826
11	TRDC-11 - 20 units, 35 DPH, 100% houses and 0% flats	20	£3,502,468	2,599,494	2,470,796	2,343,567	2,217,806	2,093,453	1,970,049	1,848,123	1,727,674	1,608,700	1,491,204	1,375,184
12	TRDC-12 - 20 units, 50 DPH, 80% houses and 20% flats	20	£2,451,728	2,559,434	2,418,604	2,279,432	2,141,919	2,006,063	1,871,865	1,739,324	1,608,443	1,479,219	1,351,654	1,225,746
13	TRDC-13 - 30 units, 25 DPH, 100% houses and 0% flats	30	£7,355,183	4,125,699	3,917,541	3,711,767	3,508,379	3,307,375	3,108,757	2,912,524	2,718,677	2,527,215	2,338,138	2,151,447
14	TRDC-14 - 30 units, 50 DPH, 80% houses and 20% flats	30	£3,677,592	3,677,621	3,475,056	3,274,877	3,077,082	2,881,672	2,688,646	2,498,005	2,309,753	2,123,883	1,940,398	1,759,298
15	TRDC-15 - 40 units, 50 DPH, 80% houses and 20% flats	40	£4,903,455	4,173,476	3,946,238	3,721,665	3,499,757	3,280,514	3,063,936	2,850,022	2,638,774	2,430,191	2,224,272	2,021,018
16	TRDC-16 - 40 units, 80 DPH, 50% houses and 50% flats	40	£3,064,660	3,951,956	3,694,642	3,440,487	3,189,492	2,941,656	2,696,979	2,455,461	2,217,102	1,981,903	1,749,863	1,520,982
17	TRDC-17 - 50 units, 35 DPH, 100% houses and 0% flats	50	£8,756,170	6,878,166	6,529,234	6,186,279	5,847,297	5,512,292	5,181,262	4,854,207	4,531,129	4,212,025	3,896,896	3,585,743
18	TRDC-18 - 50 units, 80 DPH, 50% houses and 50% flats	50	£3,830,825	4,939,946	4,618,303	4,300,610	3,986,865	3,677,070	3,371,223	3,069,326	2,771,377	2,477,379	2,187,328	1,901,228
19	TRDC-19 - 60 units, 100 DPH, 0% houses and 100% flats	60	£3,677,592	3,382,286	3,031,565	2,685,491	2,344,064	2,007,284	1,675,151	1,347,665	1,024,825	706,633	393,088	84,189
20	TRDC-20 - 60 units, 35 DPH, 100% houses and 0% flats	60	£10,507,404	8,251,400	7,835,082	7,423,534	7,016,757	6,614,751	6,217,515	5,825,048	5,437,354	5,054,430	4,676,276	4,302,892
21	TRDC-21 - 70 units, 50 DPH, 80% houses and 20% flats	70	£8,581,047	8,574,658	8,102,758	7,636,412	7,175,621	6,720,384	6,270,700	5,826,572	5,387,998	4,954,978	4,527,512	4,105,028
22	TRDC-22 - 70 units, 35 DPH, 100% houses and 0% flats	70	£12,258,639	9,423,145	8,948,265	8,478,824	8,014,822	7,556,257	7,103,131	6,655,444	6,213,196	5,776,385	5,345,013	4,919,080
23	TRDC-23 - 80 units, 50 DPH, 100% houses and 0% flats	80	£9,806,911	10,769,309	10,226,589	9,690,085	9,159,796	8,635,722	8,117,864	7,606,222	7,100,794	6,601,583	6,108,587	5,621,806
24	TRDC-24 - 80 units, 80 DPH, 55% houses and 45% flats	80	£6,129,319	8,037,355	7,529,399	7,027,633	6,532,060	6,042,680	5,559,491	5,082,493	4,611,689	4,147,077	3,688,656	3,236,428
25	TRDC-25 - 95 units, 28 DPH, 100% houses and 0% flats	95	£20,795,905	12,788,555	12,144,075	11,506,975	10,877,257	10,254,920	9,639,964	9,032,389	8,432,194	7,839,380	7,253,947	6,675,895
26	TRDC-26 - 100 units, 15 DPH, 100% houses and 0% flats	100	£40,862,128	13,461,637	12,783,237	12,112,606	11,449,745	10,794,653	10,147,330	9,507,778	8,875,993	8,251,979	7,635,733	7,027,258
27	TRDC-27 - 100 units, 35 DPH, 95% houses and 5% flats	100	£17,512,341	13,098,619	12,422,688	11,756,528	11,098,138	10,447,518	9,804,670	9,169,592	8,542,284	7,922,747	7,310,982	6,706,986
28	TRDC-28 - 130 units, 35.14 DPH, 95% houses and 5% flats	130	£22,675,342	16,712,165	15,852,383	15,002,515	14,162,559	13,332,517	12,512,387	11,702,171	10,901,867	10,111,476	9,330,998	8,560,432
29	TRDC-29 - 145 units, 24.83 DPH, 100% houses and 0% flats	145	£35,793,447	19,161,151	18,195,798	17,241,495	16,298,249	15,366,058	14,444,923	13,534,841	12,635,815	11,747,843	10,870,927	10,005,066
30	TRDC-30 - 165 units, 70.87 DPH, 60% houses and 40% flats	165	£14,270,321	16,488,330	15,476,740	14,477,389	13,490,277	12,515,404	11,552,770	10,602,375	9,664,219	8,738,302	7,824,625	6,922,944
31	TRDC-31 - 250 units, 35.07 DPH, 90% houses and 10% flats	250	£43,693,465	27,215,963	25,690,330	24,182,372	22,692,089	21,219,481	19,764,547	18,327,288	16,907,705	15,505,796	14,121,562	12,755,002
32	TRDC-32 - 400 units, 15.69 DPH, 100% houses and 0% flats	400	£156,260,529	41,697,315	39,447,488	37,223,416	35,025,099	32,852,536	30,705,727	28,584,673	26,489,373	24,419,828	22,376,037	20,358,000
33	TRDC-33 - 500 units, 20 DPH, 100% houses and 0% flats	500	£153,232,981	43,479,726	40,744,687	38,040,964	35,365,620	32,719,175	30,104,089	27,520,363	24,967,998	22,446,991	19,957,344	17,499,056
34	TRDC-34 - 750 units, 20 DPH, 100% houses and 0% flats	750	£229,849,472	61,280,103	57,407,812	53,579,865	49,796,233	46,065,582	42,350,823	38,690,503	35,074,621	31,503,180	27,976,176	24,482,782
35	TRDC-35 - 1000 units, 20 DPH, 100% houses and 0% flats	1,000	£306,465,963	73,574,390	68,869,295	64,217,937	59,620,318	55,076,438	50,586,294	46,149,870	41,756,299	37,416,576	33,130,703	28,898,679
36	TRDC-36 - 1250 units, 20 DPH, 100% houses and 0% flats	1,250	£383,082,454	88,600,423	82,941,409	77,347,138	71,817,609	66,352,823	60,951,229	55,599,212	50,312,122	45,089,959	39,920,787	34,808,165
37	TRDC-37 - 1500 units, 20 DPH, 100% houses and 0% flats	1,500	£459,698,944	101,651,703	95,182,480	88,778,906	82,449,525	76,194,336	70,001,464	63,872,872	57,818,721	51,819,742	45,889,125	40,012,971
38	TRDC-CARE1 (75 rooms)	-	£6,129,319	1,089,918	1,089,918	1,089,918	1,089,918	1,089,918	1,089,918	1,089,918	1,089,918	1,089,918	1,089,918	1,089,918
39	TRDC-CARE2 (40 rooms)	-	£2,022,675	640,621	640,621	640,621	640,621	640,621	640,621	640,621	640,621	640,621	640,621	640,621

BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL) — £2,760,992

				Residual land values										
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	TRDC-1 - 5 units, 25 DPH, 100% houses and 0% flats	5	£552,198	723,020	687,944	653,269	618,995	585,123	551,652	518,582	485,912	453,644	421,778	390,313
2	TRDC-2 - 5 units, 50 DPH, 100% houses and 0% flats	5	£276,099	723,020	687,944	653,269	618,995	585,123	551,652	518,582	485,912	453,644	421,778	390,313
3	TRDC-3 - 5 units, 85 DPH, 50% houses and 50% flats	5	£162,411	518,783	486,280	454,178	422,474	391,169	360,263	329,756	299,648	269,940	240,630	211,721
4	TRDC-4 - 6 units, 30 DPH, 100% houses and 0% flats	6	£552,198	867,624	825,533	783,923	742,794	702,147	661,982	622,297	583,095	544,374	506,134	468,376
5	TRDC-5 - 6 units, 75 DPH, 75% houses and 25% flats	6	£220,879	747,968	707,350	667,213	627,557	588,382	549,688	511,476	473,744	436,494	399,725	363,436
6	TRDC-6 - 8 units, 25 DPH, 100% houses and 0% flats	8	£883,518	1,156,832	1,100,710	1,045,231	990,393	936,196	882,642	829,730	777,459	725,831	674,845	624,501
7	TRDC-7 - 8 units, 130 DPH, 0% houses and 100% flats	8	£169,907	472,490	425,361	378,858	332,980	287,729	243,104	199,104	155,731	112,984	70,862	29,366
8	TRDC-8 - 9 units, 112 DPH, 0% houses and 100% flats	9	£221,865	531,551	478,532	426,215	374,603	323,696	273,492	223,992	175,197	127,106	79,720	33,037
9	TRDC-9 - 10 units, 25 DPH, 100% houses and 0% flats	10	£1,104,397	1,403,091	1,332,938	1,263,588	1,195,040	1,127,296	1,060,353	994,213	928,875	864,340	800,607	737,676
10	TRDC-10 - 10 units, 90 DPH, 50% houses and 50% flats	10	£306,777	1,008,491	942,794	877,905	813,821	750,544	688,074	626,411	565,554	505,505	446,262	387,826
11	TRDC-11 - 20 units, 35 DPH, 100% houses and 0% flats	20	£1,577,710	2,599,494	2,470,796	2,343,567	2,217,806	2,093,453	1,970,049	1,848,123	1,727,674	1,608,700	1,491,204	1,375,184
12	TRDC-12 - 20 units, 50 DPH, 80% houses and 20% flats	20	£1,104,397	2,559,434	2,418,604	2,279,432	2,141,919	2,006,063	1,871,865	1,739,324	1,608,443	1,479,219	1,351,654	1,225,746
13	TRDC-13 - 30 units, 25 DPH, 100% houses and 0% flats	30	£3,313,191	4,125,699	3,917,541	3,711,767	3,508,379	3,307,375	3,108,757	2,912,524	2,718,677	2,527,215	2,338,138	2,151,447
14	TRDC-14 - 30 units, 50 DPH, 80% houses and 20% flats	30	£1,656,595	3,677,621	3,475,056	3,274,877	3,077,082	2,881,672	2,688,646	2,498,005	2,309,753	2,123,883	1,940,398	1,759,298
15	TRDC-15 - 40 units, 50 DPH, 80% houses and 20% flats	40	£2,208,794	4,173,476	3,946,238	3,721,665	3,499,757	3,280,514	3,063,936	2,850,022	2,638,774	2,430,191	2,224,272	2,021,018
16	TRDC-16 - 40 units, 80 DPH, 50% houses and 50% flats	40	£1,380,496	3,951,956	3,694,642	3,440,487	3,189,492	2,941,656	2,696,979	2,455,461	2,217,102	1,981,903	1,749,863	1,520,982
17	TRDC-17 - 50 units, 35 DPH, 100% houses and 0% flats	50	£3,944,275	6,878,166	6,529,234	6,186,279	5,847,297	5,512,292	5,181,262	4,854,207	4,531,129	4,212,025	3,896,896	3,585,743
18	TRDC-18 - 50 units, 80 DPH, 50% houses and 50% flats	50	£1,725,620	4,939,946	4,618,303	4,300,610	3,986,865	3,677,070	3,371,223	3,069,326	2,771,377	2,477,379	2,187,328	1,901,228
19	TRDC-19 - 60 units, 100 DPH, 0% houses and 100% flats	60	£1,656,595	3,382,286	3,031,565	2,685,491	2,344,064	2,007,284	1,675,151	1,347,665	1,024,825	706,633	393,088	84,189
20	TRDC-20 - 60 units, 35 DPH, 100% houses and 0% flats	60	£4,733,130	8,251,400	7,835,082	7,423,534	7,016,757	6,614,751	6,217,515	5,825,048	5,437,354	5,054,430	4,676,276	4,302,892
21	TRDC-21 - 70 units, 50 DPH, 80% houses and 20% flats	70	£3,865,389	8,574,658	8,102,758	7,636,412	7,175,621	6,720,384	6,270,700	5,826,572	5,387,998	4,954,978	4,527,512	4,105,028
22	TRDC-22 - 70 units, 35 DPH, 100% houses and 0% flats	70	£5,521,985	9,423,145	8,948,265	8,478,824	8,014,822	7,556,257	7,103,131	6,655,444	6,213,196	5,776,385	5,345,013	4,919,080
23	TRDC-23 - 80 units, 50 DPH, 100% houses and 0% flats	80	£4,417,588	10,769,309	10,226,589	9,690,085	9,159,796	8,635,722	8,117,864	7,606,222	7,100,794	6,601,583	6,108,587	5,621,806
24	TRDC-24 - 80 units, 80 DPH, 55% houses and 45% flats	80	£2,760,992	8,037,355	7,529,399	7,027,633	6,532,060	6,042,680	5,559,491	5,082,493	4,611,689	4,147,077	3,688,656	3,236,428
25	TRDC-25 - 95 units, 28 DPH, 100% houses and 0% flats	95	£9,367,653	12,788,555	12,144,075	11,506,975	10,877,257	10,254,920	9,639,964	9,032,389	8,432,194	7,839,380	7,253,947	6,675,895
26	TRDC-26 - 100 units, 15 DPH, 100% houses and 0% flats	100	£18,406,616	13,461,637	12,783,237	12,112,606	11,449,745	10,794,653	10,147,330	9,507,778	8,875,993	8,251,979	7,635,733	7,027,258
27	TRDC-27 - 100 units, 35 DPH, 95% houses and 5% flats	100	£7,888,550	13,098,619	12,422,688	11,756,528	11,098,138	10,447,518	9,804,670	9,169,592	8,542,284	7,922,747	7,310,982	6,706,986
28	TRDC-28 - 130 units, 35.14 DPH, 95% houses and 5% flats	130	£10,214,258	16,712,165	15,852,383	15,002,515	14,162,559	13,332,517	12,512,387	11,702,171	10,901,867	10,111,476	9,330,998	8,560,432
29	TRDC-29 - 145 units, 24.83 DPH, 100% houses and 0% flats	145	£16,123,395	19,161,151	18,195,798	17,241,495	16,298,249	15,366,058	14,444,923	13,534,841	12,635,815	11,747,843	10,870,927	10,005,066
30	TRDC-30 - 165 units, 70.87 DPH, 60% houses and 40% flats	165	£6,426,161	16,488,330	15,476,740	14,477,389	13,490,277	12,515,404	11,552,770	10,602,375	9,664,219	8,738,302	7,824,625	6,922,944
31	TRDC-31 - 250 units, 35.07 DPH, 90% houses and 10% flats	250	£19,682,011	27,215,963	25,690,330	24,182,372	22,692,089	21,219,481	19,764,547	18,327,288	16,907,705	15,505,796	14,121,562	12,755,002
32	TRDC-32 - 400 units, 15.69 DPH, 100% houses and 0% flats	400	£70,388,590	41,697,315	39,447,488	37,223,416	35,025,099	32,852,536	30,705,727	28,584,673	26,489,373	24,419,828	22,376,037	20,358,000
33	TRDC-33 - 500 units, 20 DPH, 100% houses and 0% flats	500	£69,024,811	43,479,726	40,744,687	38,040,964	35,365,620	32,719,175	30,104,089	27,520,363	24,967,998	22,446,991	19,957,344	17,499,056
34	TRDC-34 - 750 units, 20 DPH, 100% houses and 0% flats	750	£103,537,217	61,280,103	57,407,812	53,579,865	49,796,233	46,065,582	42,350,823	38,690,503	35,074,621	31,503,180	27,976,176	24,482,782
35	TRDC-35 - 1000 units, 20 DPH, 100% houses and 0% flats	1,000	£138,049,623	73,574,390	68,869,295	64,217,937	59,620,318	55,076,438	50,586,294	46,149,870	41,756,299	37,416,576	33,130,703	28,898,679
36	TRDC-36 - 1250 units, 20 DPH, 100% houses and 0% flats	1,250	£172,562,028	88,600,423	82,941,409	77,347,138	71,817,609	66,352,823	60,951,229	55,599,212	50,312,122	45,089,959	39,920,787	34,808,165
37	TRDC-37 - 1500 units, 20 DPH, 100% houses and 0% flats	1,500	£207,074,434	101,651,703	95,182,480	88,778,906	82,449,525	76,194,336	70,001,464	63,872,872	57,818,721	51,819,742	45,889,125	40,012,971
38	TRDC-CARE1 (75 rooms)	-	£2,760,992	1,089,918	1,089,918	1,089,918	1,089,918	1,089,918	1,089,918	1,089,918	1,089,918	1,089,918	1,089,918	1,089,918
39	TRDC-CARE2 (40 rooms)	-	£911,128	640,621	640,621	640,621	640,621	640,621	640,621	640,621	640,621	640,621	640,621	640,621

BENCHMARK LAND VALUE 3 (GREENFIELD - UPPER END OF RANGE) — £374,000 PER HA

				Residual land values										
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	TRDC-1 - 5 units, 25 DPH, 100% houses and 0% flats	5	£74,800	723,020	687,944	653,269	618,995	585,123	551,652	518,582	485,912	453,644	421,778	390,313
2	TRDC-2 - 5 units, 50 DPH, 100% houses and 0% flats	5	£37,400	723,020	687,944	653,269	618,995	585,123	551,652	518,582	485,912	453,644	421,778	390,313
3	TRDC-3 - 5 units, 85 DPH, 50% houses and 50% flats	5	£22,000	518,783	486,280	454,178	422,474	391,169	360,263	329,756	299,648	269,940	240,630	211,721
4	TRDC-4 - 6 units, 30 DPH, 100% houses and 0% flats	6	£74,800	867,624	825,533	783,923	742,794	702,147	661,982	622,297	583,095	544,374	506,134	468,376
5	TRDC-5 - 6 units, 75 DPH, 75% houses and 25% flats	6	£29,920	747,968	707,350	667,213	627,557	588,382	549,688	511,476	473,744	436,494	399,725	363,436
6	TRDC-6 - 8 units, 25 DPH, 100% houses and 0% flats	8	£119,680	1,156,832	1,100,710	1,045,231	990,393	936,196	882,642	829,730	777,459	725,831	674,845	624,501
7	TRDC-7 - 8 units, 130 DPH, 0% houses and 100% flats	8	£23,015	472,490	425,361	378,858	332,980	287,729	243,104	199,104	155,731	112,984	70,862	29,366
8	TRDC-8 - 9 units, 112 DPH, 0% houses and 100% flats	9	£30,054	531,551	478,532	426,215	374,603	323,696	273,492	223,992	175,197	127,106	79,720	33,037
9	TRDC-9 - 10 units, 25 DPH, 100% houses and 0% flats	10	£149,600	1,403,091	1,332,938	1,263,588	1,195,040	1,127,296	1,060,353	994,213	928,875	864,340	800,607	737,676
10	TRDC-10 - 10 units, 90 DPH, 50% houses and 50% flats	10	£41,556	1,008,491	942,794	877,905	813,821	750,544	688,074	626,411	565,554	505,505	446,262	387,826
11	TRDC-11 - 20 units, 35 DPH, 100% houses and 0% flats	20	£213,714	2,599,494	2,470,796	2,343,567	2,217,806	2,093,453	1,970,049	1,848,123	1,727,674	1,608,700	1,491,204	1,375,184
12	TRDC-12 - 20 units, 50 DPH, 80% houses and 20% flats	20	£149,600	2,559,434	2,418,604	2,279,432	2,141,919	2,006,063	1,871,865	1,739,324	1,608,443	1,479,219	1,351,654	1,225,746
13	TRDC-13 - 30 units, 25 DPH, 100% houses and 0% flats	30	£448,800	4,125,699	3,917,541	3,711,767	3,508,379	3,307,375	3,108,757	2,912,524	2,718,677	2,527,215	2,338,138	2,151,447
14	TRDC-14 - 30 units, 50 DPH, 80% houses and 20% flats	30	£224,400	3,677,621	3,475,056	3,274,877	3,077,082	2,881,672	2,688,646	2,498,005	2,309,753	2,123,883	1,940,398	1,759,298
15	TRDC-15 - 40 units, 50 DPH, 80% houses and 20% flats	40	£299,200	4,173,476	3,946,238	3,721,665	3,499,757	3,280,514	3,063,936	2,850,022	2,638,774	2,430,191	2,224,272	2,021,018
16	TRDC-16 - 40 units, 80 DPH, 50% houses and 50% flats	40	£187,000	3,951,956	3,694,642	3,440,487	3,189,492	2,941,656	2,696,979	2,455,461	2,217,102	1,981,903	1,749,863	1,520,982
17	TRDC-17 - 50 units, 35 DPH, 100% houses and 0% flats	50	£534,286	6,878,166	6,529,234	6,186,279	5,847,297	5,512,292	5,181,262	4,854,207	4,531,129	4,212,025	3,896,896	3,585,743
18	TRDC-18 - 50 units, 80 DPH, 50% houses and 50% flats	50	£233,750	4,939,946	4,618,303	4,300,610	3,986,865	3,677,070	3,371,223	3,069,326	2,771,377	2,477,379	2,187,328	1,901,228
19	TRDC-19 - 60 units, 100 DPH, 0% houses and 100% flats	60	£224,400	3,382,286	3,031,565	2,685,491	2,344,064	2,007,284	1,675,151	1,347,665	1,024,825	706,633	393,088	84,189
20	TRDC-20 - 60 units, 35 DPH, 100% houses and 0% flats	60	£641,143	8,251,400	7,835,082	7,423,534	7,016,757	6,614,751	6,217,515	5,825,048	5,437,354	5,054,430	4,676,276	4,302,892
21	TRDC-21 - 70 units, 50 DPH, 80% houses and 20% flats	70	£523,600	8,574,658	8,102,758	7,636,412	7,175,621	6,720,384	6,270,700	5,826,572	5,387,998	4,954,978	4,527,512	4,105,028
22	TRDC-22 - 70 units, 35 DPH, 100% houses and 0% flats	70	£748,000	9,423,145	8,948,265	8,478,824	8,014,822	7,556,257	7,103,131	6,655,444	6,213,196	5,776,385	5,345,013	4,919,080
23	TRDC-23 - 80 units, 50 DPH, 100% houses and 0% flats	80	£598,400	10,769,309	10,226,589	9,690,085	9,159,796	8,635,722	8,117,864	7,606,222	7,100,794	6,601,583	6,108,587	5,621,806
24	TRDC-24 - 80 units, 80 DPH, 55% houses and 45% flats	80	£374,000	8,037,355	7,529,399	7,027,633	6,532,060	6,042,680	5,559,491	5,082,493	4,611,689	4,147,077	3,688,656	3,236,428
25	TRDC-25 - 95 units, 28 DPH, 100% houses and 0% flats	95	£1,268,929	12,788,555	12,144,075	11,506,975	10,877,257	10,254,920	9,639,964	9,032,389	8,432,194	7,839,380	7,253,947	6,675,895
26	TRDC-26 - 100 units, 15 DPH, 100% houses and 0% flats	100	£2,493,333	13,461,637	12,783,237	12,112,606	11,449,745	10,794,653	10,147,330	9,507,778	8,875,993	8,251,979	7,635,733	7,027,258
27	TRDC-27 - 100 units, 35 DPH, 95% houses and 5% flats	100	£1,068,571	13,098,619	12,422,688	11,756,528	11,098,138	10,447,518	9,804,670	9,169,592	8,542,284	7,922,747	7,310,982	6,706,986
28	TRDC-28 - 130 units, 35.14 DPH, 95% houses and 5% flats	130	£1,383,608	16,712,165	15,852,383	15,002,515	14,162,559	13,332,517	12,512,387	11,702,171	10,901,867	10,111,476	9,330,998	8,560,432
29	TRDC-29 - 145 units, 24.83 DPH, 100% houses and 0% flats	145	£2,184,052	19,161,151	18,195,798	17,241,495	16,298,249	15,366,058	14,444,923	13,534,841	12,635,815	11,747,843	10,870,927	10,005,066
30	TRDC-30 - 165 units, 70.87 DPH, 60% houses and 40% flats	165	£870,749	16,488,330	15,476,740	14,477,389	13,490,277	12,515,404	11,552,770	10,602,375	9,664,219	8,738,302	7,824,625	6,922,944
31	TRDC-31 - 250 units, 35.07 DPH, 90% houses and 10% flats	250	£2,666,096	27,215,963	25,690,330	24,182,372	22,692,089	21,219,481	19,764,547	18,327,288	16,907,705	15,505,796	14,121,562	12,755,002
32	TRDC-32 - 400 units, 15.69 DPH, 100% houses and 0% flats	400	£9,534,736	41,697,315	39,447,488	37,223,416	35,025,099	32,852,536	30,705,727	28,584,673	26,489,373	24,419,828	22,376,037	20,358,000
33	TRDC-33 - 500 units, 20 DPH, 100% houses and 0% flats	500	£9,350,000	43,479,726	40,744,687	38,040,964	35,365,620	32,719,175	30,104,089	27,520,363	24,967,998	22,446,991	19,957,344	17,499,056
34	TRDC-34 - 750 units, 20 DPH, 100% houses and 0% flats	750	£14,025,000	61,280,103	57,407,812	53,579,865	49,796,233	46,065,582	42,350,823	38,690,503	35,074,621	31,503,180	27,976,176	24,482,782
35	TRDC-35 - 1000 units, 20 DPH, 100% houses and 0% flats	1,000	£18,700,000	73,574,390	68,869,295	64,217,937	59,620,318	55,076,438	50,586,294	46,149,870	41,756,299	37,416,576	33,130,703	28,898,679
36	TRDC-36 - 1250 units, 20 DPH, 100% houses and 0% flats	1,250	£23,375,000	88,600,423	82,941,409	77,347,138	71,817,609	66,352,823	60,951,229	55,599,212	50,312,122	45,089,959	39,920,787	34,808,165
37	TRDC-37 - 1500 units, 20 DPH, 100% houses and 0% flats	1,500	£28,050,000	101,651,703	95,182,480	88,778,906	82,449,525	76,194,336	70,001,464	63,872,872	57,818,721	51,819,742	45,889,125	40,012,971
38	TRDC-CARE1 (75 rooms)	-	£374,000	1,089,918	1,089,918	1,089,918	1,089,918	1,089,918	1,089,918	1,089,918	1,089,918	1,089,918	1,089,918	1,089,918
39	TRDC-CARE2 (40 rooms)	-

Table 6.3.3: Appraisal results – 70% rent (70% Social Rent, 30% Affordable Rent) and 30% shared ownership (values of £6,100 per square metre)

THREE RIVERS DISTRICT COUNCIL — Sales value £6,100 psm — AH tenure: Rented 70% — Intermediate: SO 30%

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES/RETAIL) — £6,129,319 PER HA — Type of rent: 70% Soc Rent 30% Aff Rent — FH 0%

								Residual land values						
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	TRDC-1 - 5 units, 25 DPH, 100% houses and 0% flats	5	£1,225,864	723,658	689,487	655,705	622,311	589,307	556,693	524,467	492,631	461,183	430,124	399,456
2	TRDC-2 - 5 units, 50 DPH, 100% houses and 0% flats	5	£612,932	723,658	689,487	655,705	622,311	589,307	556,693	524,467	492,631	461,183	430,124	399,456
3	TRDC-3 - 5 units, 85 DPH, 50% houses and 50% flats	5	£360,548	513,259	481,976	451,076	420,558	390,423	360,672	331,303	302,316	273,712	245,491	217,653
4	TRDC-4 - 6 units, 30 DPH, 100% houses and 0% flats	6	£1,225,864	868,389	827,384	786,846	746,774	707,169	668,032	629,361	591,157	553,420	516,150	479,347
5	TRDC-5 - 6 units, 75 DPH, 75% houses and 25% flats	6	£490,346	745,112	705,764	666,881	628,463	590,507	553,016	515,989	479,426	443,327	407,692	372,521
6	TRDC-6 - 8 units, 25 DPH, 100% houses and 0% flats	8	£1,961,382	1,157,852	1,103,179	1,049,127	995,698	942,892	890,709	839,148	788,209	737,893	688,200	639,129
7	TRDC-7 - 8 units, 130 DPH, 0% houses and 100% flats	8	£377,189	452,986	408,352	364,310	320,861	278,003	235,736	194,063	152,981	112,491	72,593	33,287
8	TRDC-8 - 9 units, 112 DPH, 0% houses and 100% flats	9	£492,535	509,609	459,396	409,849	360,968	312,753	265,203	218,321	172,104	126,553	81,667	37,449
9	TRDC-9 - 10 units, 25 DPH, 100% houses and 0% flats	10	£2,451,728	1,404,367	1,336,024	1,268,459	1,201,673	1,135,666	1,070,436	1,005,985	942,312	879,417	817,301	755,962
10	TRDC-10 - 10 units, 90 DPH, 50% houses and 50% flats	10	£681,035	997,619	934,299	871,754	809,983	748,987	688,765	629,318	570,647	512,749	455,627	399,279
11	TRDC-11 - 20 units, 35 DPH, 100% houses and 0% flats	20	£3,502,468	2,590,824	2,466,317	2,343,224	2,221,545	2,101,279	1,982,426	1,864,712	1,747,970	1,632,651	1,518,756	1,406,285
12	TRDC-12 - 20 units, 50 DPH, 80% houses and 20% flats	20	£2,451,728	2,741,064	2,593,597	2,447,860	2,303,855	2,161,580	2,021,038	1,882,227	1,745,148	1,609,799	1,476,182	1,344,296
13	TRDC-13 - 30 units, 25 DPH, 100% houses and 0% flats	30	£7,355,183	4,129,346	3,926,254	3,725,480	3,527,023	3,330,883	3,137,061	2,945,556	2,756,370	2,569,500	2,384,947	2,202,712
14	TRDC-14 - 30 units, 50 DPH, 80% houses and 20% flats	30	£3,677,592	3,667,523	3,470,728	3,276,241	3,084,062	2,894,191	2,706,627	2,521,370	2,338,422	2,157,781	1,979,449	1,803,423
15	TRDC-15 - 40 units, 50 DPH, 80% houses and 20% flats	40	£4,903,455	4,118,549	3,901,485	3,686,954	3,474,954	3,265,485	3,058,549	2,854,145	2,652,273	2,452,933	2,256,124	2,061,848
16	TRDC-16 - 40 units, 80 DPH, 50% houses and 50% flats	40	£3,064,660	3,903,938	3,656,187	3,411,466	3,169,776	2,931,117	2,695,488	2,462,892	2,233,326	2,006,792	1,783,288	1,562,815
17	TRDC-17 - 50 units, 35 DPH, 100% houses and 0% flats	50	£8,756,170	6,877,297	6,539,768	6,206,090	5,876,261	5,550,281	5,228,151	4,909,261	4,593,949	4,282,499	3,974,912	3,671,187
18	TRDC-18 - 50 units, 80 DPH, 50% houses and 50% flats	50	£3,830,825	4,879,923	4,570,234	4,264,331	3,962,219	3,663,896	3,369,361	3,078,615	2,791,658	2,508,489	2,229,110	1,953,519
19	TRDC-19 - 60 units, 100 DPH, 0% houses and 100% flats	60	£3,677,592	3,233,223	2,900,787	2,572,750	2,249,112	1,929,872	1,615,032	1,304,590	998,548	696,904	399,659	106,813
20	TRDC-20 - 60 units, 35 DPH, 100% houses and 0% flats	60	£10,507,404	8,252,757	7,847,722	7,447,308	7,051,513	6,660,337	6,273,780	5,891,113	5,512,739	5,138,999	4,769,894	4,405,424
21	TRDC-21 - 70 units, 50 DPH, 80% houses and 20% flats	70	£8,581,047	8,541,304	8,083,544	7,631,149	7,184,120	6,742,457	6,306,160	5,875,228	5,449,663	5,029,463	4,614,629	4,205,161
22	TRDC-22 - 70 units, 35 DPH, 100% houses and 0% flats	70	£12,258,639	9,404,659	8,943,050	8,486,703	8,035,620	7,589,801	7,149,244	6,713,952	6,283,922	5,859,157	5,439,653	5,025,415
23	TRDC-23 - 80 units, 50 DPH, 100% houses and 0% flats	80	£9,806,911	10,748,182	10,220,628	9,699,089	9,183,566	8,674,058	8,170,565	7,673,088	7,181,626	6,696,179	6,216,748	5,743,331
24	TRDC-24 - 80 units, 80 DPH, 55% houses and 45% flats	80	£6,129,319	7,931,819	7,443,355	6,960,824	6,484,225	6,013,559	5,548,826	5,090,025	4,637,157	4,190,220	3,749,216	3,314,145
25	TRDC-25 - 95 units, 28 DPH, 100% houses and 0% flats	95	£20,795,905	12,763,466	12,136,996	11,517,669	10,905,485	10,300,443	9,702,546	9,111,792	8,528,180	7,951,712	7,382,387	6,820,205
26	TRDC-26 - 100 units, 15 DPH, 100% houses and 0% flats	100	£40,862,128	13,435,227	12,775,785	12,123,861	11,479,458	10,842,573	10,213,206	9,591,360	8,977,032	8,370,224	7,770,934	7,179,163
27	TRDC-27 - 100 units, 35 DPH, 95% houses and 5% flats	100	£17,512,341	13,058,866	12,404,474	11,757,596	11,118,229	10,486,374	9,862,033	9,245,203	8,635,886	8,034,082	7,439,790	6,853,011
28	TRDC-28 - 130 units, 35.14 DPH, 95% houses and 5% flats	130	£22,675,342	16,651,782	15,819,684	14,997,132	14,184,126	13,380,666	12,584,489	11,797,710	11,020,512	10,252,896	9,494,861	8,746,407
29	TRDC-29 - 145 units, 24.83 DPH, 100% houses and 0% flats	145	£35,793,447	19,115,532	18,180,175	17,255,475	16,339,003	15,432,897	14,537,487	13,652,774	12,778,757	11,915,437	11,062,814	10,220,887
30	TRDC-30 - 165 units, 70.87 DPH, 60% houses and 40% flats	165	£14,270,321	16,252,415	15,282,002	14,323,283	13,376,257	12,440,925	11,517,288	10,605,344	9,705,094	8,816,537	7,939,675	7,074,507
31	TRDC-31 - 250 units, 35.07 DPH, 90% houses and 10% flats	250	£43,693,465	26,999,477	25,528,479	24,074,441	22,637,362	21,217,244	19,814,086	18,427,888	17,058,649	15,706,373	14,371,054	13,052,696
32	TRDC-32 - 400 units, 15.69 DPH, 100% houses and 0% flats	400	£156,260,529	41,362,212	39,189,763	37,042,066	34,919,123	32,820,933	30,747,496	28,698,811	26,674,880	24,675,702	22,701,278	20,751,605
33	TRDC-33 - 500 units, 20 DPH, 100% houses and 0% flats	500	£153,232,981	42,961,017	40,322,288	37,713,607	35,134,977	32,586,398	30,067,868	27,579,390	25,120,961	22,690,032	20,286,447	17,912,965
34	TRDC-34 - 750 units, 20 DPH, 100% houses and 0% flats	750	£229,849,472	60,442,678	56,710,357	53,020,552	49,373,262	45,768,487	42,206,229	38,683,505	35,197,534	31,754,169	28,353,409	24,995,256
35	TRDC-35 - 1000 units, 20 DPH, 100% houses and 0% flats	1,000	£306,465,963	72,017,403	67,523,870	63,081,356	58,689,861	54,349,386	50,059,931	45,821,495	41,634,077	37,497,681	33,403,764	29,360,443
36	TRDC-36 - 1250 units, 20 DPH, 100% houses and 0% flats	1,250	£383,082,454	86,897,451	81,471,794	76,107,880	70,805,705	65,565,271	60,376,398	55,246,028	50,177,537	45,170,926	40,223,173	35,322,860
37	TRDC-37 - 1500 units, 20 DPH, 100% houses and 0% flats	1,500	£459,698,944	99,910,626	93,680,066	87,520,510	81,422,805	75,387,793	69,423,974	63,531,346	57,698,263	51,926,694	46,226,564	40,576,372
38	TRDC-CARE1 (75 rooms)	-	£6,129,319	509,674	509,674	509,674	509,674	509,674	509,674	509,674	509,674	509,674	509,674	509,674
39	TRDC-CARE2 (40 rooms)	-	£2,022,675	331,158	331,158	331,158	331,158	331,158	331,158	331,158	331,158	331,158	331,158	331,158

BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL) — £2,760,992

								Residual land values						
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	TRDC-1 - 5 units, 25 DPH, 100% houses and 0% flats	5	£552,198	723,658	689,487	655,705	622,311	589,307	556,693	524,467	492,631	461,183	430,124	399,456
2	TRDC-2 - 5 units, 50 DPH, 100% houses and 0% flats	5	£276,099	723,658	689,487	655,705	622,311	589,307	556,693	524,467	492,631	461,183	430,124	399,456
3	TRDC-3 - 5 units, 85 DPH, 50% houses and 50% flats	5	£162,411	513,259	481,976	451,076	420,558	390,423	360,672	331,303	302,316	273,712	245,491	217,653
4	TRDC-4 - 6 units, 30 DPH, 100% houses and 0% flats	6	£552,198	868,389	827,384	786,846	746,774	707,169	668,032	629,361	591,157	553,420	516,150	479,347
5	TRDC-5 - 6 units, 75 DPH, 75% houses and 25% flats	6	£220,879	745,112	705,764	666,881	628,463	590,507	553,016	515,989	479,426	443,327	407,692	372,521
6	TRDC-6 - 8 units, 25 DPH, 100% houses and 0% flats	8	£883,518	1,157,852	1,103,179	1,049,127	995,698	942,892	890,709	839,148	788,209	737,893	688,200	639,129
7	TRDC-7 - 8 units, 130 DPH, 0% houses and 100% flats	8	£169,907	452,986	408,352	364,310	320,861	278,003	235,736	194,063	152,981	112,491	72,593	33,287
8	TRDC-8 - 9 units, 112 DPH, 0% houses and 100% flats	9	£221,865	509,609	459,396	409,849	360,968	312,753	265,203	218,321	172,104	126,553	81,667	37,449
9	TRDC-9 - 10 units, 25 DPH, 100% houses and 0% flats	10	£1,104,397	1,404,367	1,336,024	1,268,459	1,201,673	1,135,666	1,070,436	1,005,985	942,312	879,417	817,301	755,962
10	TRDC-10 - 10 units, 90 DPH, 50% houses and 50% flats	10	£306,777	997,619	934,299	871,754	809,983	748,987	688,765	629,318	570,647	512,749	455,627	399,279
11	TRDC-11 - 20 units, 35 DPH, 100% houses and 0% flats	20	£1,577,710	2,590,824	2,466,317	2,343,224	2,221,545	2,101,279	1,982,426	1,864,712	1,747,970	1,632,651	1,518,756	1,406,285
12	TRDC-12 - 20 units, 50 DPH, 80% houses and 20% flats	20	£1,104,397	2,741,064	2,593,597	2,447,860	2,303,855	2,161,580	2,021,038	1,882,227	1,745,148	1,609,799	1,476,182	1,344,296
13	TRDC-13 - 30 units, 25 DPH, 100% houses and 0% flats	30	£3,313,191	4,129,346	3,926,254	3,725,480	3,527,023	3,330,883	3,137,061	2,945,556	2,756,370	2,569,500	2,384,947	2,202,712
14	TRDC-14 - 30 units, 50 DPH, 80% houses and 20% flats	30	£1,656,595	3,667,523	3,470,728	3,276,241	3,084,062	2,894,191	2,706,627	2,521,370	2,338,422	2,157,781	1,979,449	1,803,423
15	TRDC-15 - 40 units, 50 DPH, 80% houses and 20% flats	40	£2,208,794	4,118,549	3,901,485	3,686,954	3,474,954	3,265,485	3,058,549	2,854,145	2,652,273	2,452,933	2,256,124	2,061,848
16	TRDC-16 - 40 units, 80 DPH, 50% houses and 50% flats	40	£1,380,496	3,903,938	3,656,187	3,411,466	3,169,776	2,931,117	2,695,488	2,462,892	2,233,326	2,006,792	1,783,288	1,562,815
17	TRDC-17 - 50 units, 35 DPH, 100% houses and 0% flats	50	£3,944,275	6,877,297	6,539,768	6,206,090	5,876,261	5,550,281	5,228,151	4,909,261	4,593,949	4,282,499	3,974,912	3,671,187
18	TRDC-18 - 50 units, 80 DPH, 50% houses and 50% flats	50	£1,725,620	4,879,923	4,570,234	4,264,331	3,962,219	3,663,896	3,369,361	3,078,615	2,791,658	2,508,489	2,229,110	1,953,519
19	TRDC-19 - 60 units, 100 DPH, 0% houses and 100% flats	60	£1,656,595	3,233,223	2,900,787	2,572,750	2,249,112	1,929,872	1,615,032	1,304,590	998,548	696,904	399,659	106,813
20	TRDC-20 - 60 units, 35 DPH, 100% houses and 0% flats	60	£4,733,130	8,252,757	7,847,722	7,447,308	7,051,513	6,660,337	6,273,780	5,891,113	5,512,739	5,138,999	4,769,894	4,405,424
21	TRDC-21 - 70 units, 50 DPH, 80% houses and 20% flats	70	£3,865,389	8,541,304	8,083,544	7,631,149	7,184,120	6,742,457	6,306,160	5,875,228	5,449,663	5,029,463	4,614,629	4,205,161
22	TRDC-22 - 70 units, 35 DPH, 100% houses and 0% flats	70	£5,521,985	9,404,659	8,943,050	8,486,703	8,035,620	7,589,801	7,149,244	6,713,952	6,283,922	5,859,157	5,439,653	5,025,415
23	TRDC-23 - 80 units, 50 DPH, 100% houses and 0% flats	80	£4,417,588	10,748,182	10,220,628	9,699,089	9,183,566	8,674,058	8,170,565	7,673,088	7,181,626	6,696,179	6,216,748	5,743,331
24	TRDC-24 - 80 units, 80 DPH, 55% houses and 45% flats	80	£2,760,992	7,931,819	7,443,355	6,960,824	6,484,225	6,013,559	5,548,826	5,090,025	4,637,157	4,190,220	3,749,216	3,314,145
25	TRDC-25 - 95 units, 28 DPH, 100% houses and 0% flats	95	£9,367,653	12,763,466	12,136,996	11,517,669	10,905,485	10,300,443	9,702,546	9,111,792	8,528,180	7,951,712	7,382,387	6,820,205
26	TRDC-26 - 100 units, 15 DPH, 100% houses and 0% flats	100	£18,406,616	13,435,227	12,775,785	12,123,861	11,479,458	10,842,573	10,213,206	9,591,360	8,977,032	8,370,224	7,770,934	7,179,163
27	TRDC-27 - 100 units, 35 DPH, 95% houses and 5% flats	100	£7,888,550	13,058,866	12,404,474	11,757,596	11,118,229	10,486,374	9,862,033	9,245,203	8,635,886	8,034,082	7,439,790	6,853,011
28	TRDC-28 - 130 units, 35.14 DPH, 95% houses and 5% flats	130	£10,214,258	16,651,782	15,819,684	14,997,132	14,184,126	13,380,666	12,584,489	11,797,710	11,020,512	10,252,896	9,494,861	8,746,407
29	TRDC-29 - 145 units, 24.83 DPH, 100% houses and 0% flats	145	£16,123,395	19,115,532	18,180,175	17,255,475	16,339,003	15,432,897	14,537,487	13,652,774	12,778,757	11,915,437	11,062,814	10,220,887
30	TRDC-30 - 165 units, 70.87 DPH, 60% houses and 40% flats	165	£6,428,161	16,252,415	15,282,002	14,323,283	13,376,257	12,440,925	11,517,288	10,605,344	9,705,094	8,816,537	7,939,675	7,074,507
31	TRDC-31 - 250 units, 35.07 DPH, 90% houses and 10% flats	250	£19,682,011	26,999,477	25,528,479	24,074,441	22,637,362	21,217,244	19,814,086	18,427,888	17,058,649	15,706,373	14,371,054	13,052,696
32	TRDC-32 - 400 units, 15.69 DPH, 100% houses and 0% flats	400	£70,388,590	41,362,212	39,189,763	37,042,066	34,919,123	32,820,933	30,747,496	28,698,811	26,674,880	24,675,702	22,701,278	20,751,605
33	TRDC-33 - 500 units, 20 DPH, 100% houses and 0% flats	500	£69,024,811	42,961,017	40,322,288	37,713,607	35,134,977	32,586,398	30,067,868	27,579,390	25,120,961	22,690,032	20,286,447	17,912,965
34	TRDC-34 - 750 units, 20 DPH, 100% houses and 0% flats	750	£103,537,217	60,442,678	56,710,357	53,020,552	49,373,262	45,768,487	42,206,229	38,683,505	35,197,534	31,754,169	28,353,409	24,995,256
35	TRDC-35 - 1000 units, 20 DPH, 100% houses and 0% flats	1,000	£138,049,623	72,017,403	67,523,870	63,081,356	58,689,861	54,349,386	50,059,931	45,821,495	41,634,077	37,497,681	33,403,764	29,360,443
36	TRDC-36 - 1250 units, 20 DPH, 100% houses and 0% flats	1,250	£172,562,028	86,897,451	81,471,794	76,107,880	70,805,705	65,565,271	60,376,398	55,246,028	50,177,537	45,170,926	40,223,173	35,322,860
37	TRDC-37 - 1500 units, 20 DPH, 100% houses and 0% flats	1,500	£207,074,434	99,910,626	93,680,066	87,520,510	81,422,805	75,387,793	69,423,974	63,531,346	57,698,263	51,926,694	46,226,564	40,576,372
38	TRDC-CARE1 (75 rooms)	-	£2,760,992	509,674	509,674	509,674	509,674	509,674	509,674	509,674	509,674	509,674	509,674	509,674
39	TRDC-CARE2 (40 rooms)	-	£911,128	331,158	331,158	331,158	331,158	331,158	331,158	331,158	331,158	331,158	331,158	331,158

BENCHMARK LAND VALUE 3 (GREENFIELD - UPPER END OF RANGE) — £374,000 PER HA

								Residual land values						
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	TRDC-1 - 5 units, 25 DPH, 100% houses and 0% flats	5	£74,800	723,658	689,487	655,705	622,311	589,307	556,693	524,467	492,631	461,183	430,124	399,456
2	TRDC-2 - 5 units, 50 DPH, 100% houses and 0% flats	5	£37,400	723,658	689,487	655,705	622,311	589,307	556,693	524,467	492,631	461,183	430,124	399,456
3	TRDC-3 - 5 units, 85 DPH, 50% houses and 50% flats	5	£22,000	513,259	481,976	451,076	420,558	390,423	360,672	331,303	302,316	273,712	245,491	217,653
4	TRDC-4 - 6 units, 30 DPH, 100% houses and 0% flats	6	£74,800	868,389	827,384	786,846	746,774	707,169	668,032	629,361	591,157	553,420	516,150	479,347
5	TRDC-5 - 6 units, 75 DPH, 75% houses and 25% flats	6	£29,920	745,112	705,764	666,881	628,463	590,507	553,016	515,989	479,426	443,327	407,692	372,521
6	TRDC-6 - 8 units, 25 DPH, 100% houses and 0% flats	8	£119,680	1,157,852	1,103,179	1,049,127	995,698	942,892	890,709	839,148	788,209	737,893	688,200	639,129
7	TRDC-7 - 8 units, 130 DPH, 0% houses and 100% flats	8	£23,015	452,986	408,352	364,310	320,861	278,003	235,736	194,063	152,981	112,491	72,593	33,287
8	TRDC-8 - 9 units, 112 DPH, 0% houses and 100% flats	9	£30,054	509,609	459,396	409,849	360,968	312,753	265,203	218,321	172,104	126,553	81,667	37,449
9	TRDC-9 - 10 units, 25 DPH, 100% houses and 0% flats	10	£149,600	1,404,367	1,336,024	1,268,459	1,201,673	1,135,666	1,070,436	1,005,985	942,312	879,417	817,301	755,962
10	TRDC-10 - 10 units, 90 DPH, 50% houses and 50% flats	10	£41,556	997,619	934,299	871,754	809,983	748,987	688,765	629,318	570,647	512,749	455,627	399,279
11	TRDC-11 - 20 units, 35 DPH, 100% houses and 0% flats	20	£213,714	2,590,824	2,466,317	2,343,224	2,221,545	2,101,279	1,982,426	1,864,712	1,747,970	1,632,651	1,518,756	1,406,285
12	TRDC-12 - 20 units, 50 DPH, 80% houses and 20% flats	20	£149,600	2,741,064	2,593,597	2,447,860	2,303,855	2,161,580	2,021,038	1,882,227	1,745,148	1,609,799	1,476,182	1,344,296
13	TRDC-13 - 30 units, 25 DPH, 100% houses and 0% flats	30	£448,800	4,129,346	3,926,254	3,725,480	3,527,023	3,330,883	3,137,061	2,945,556	2,756,370	2,569,500	2,384,947	2,202,712
14	TRDC-14 - 30 units, 50 DPH, 80% houses and 20% flats	30	£224,400	3,667,523	3,470,728	3,276,241	3,084,062	2,894,191	2,706,627	2,521,370	2,338,422	2,157,781	1,979,449	1,803,423
15	TRDC-15 - 40 units, 50 DPH, 80% houses and 20% flats	40	£299,200	4,118,549	3,901,485	3,686,954	3,474,954	3,265,485	3,058,549	2,854,145	2,652,273	2,452,933	2,256,124	2,061,848
16	TRDC-16 - 40 units, 80 DPH, 50% houses and 50% flats	40	£187,000	3,903,938	3,656,187	3,411,466	3,169,776	2,931,117	2,695,488	2,462,892	2,233,326	2,006,792	1,783,288	1,562,815
17	TRDC-17 - 50 units, 35 DPH, 100% houses and 0% flats	50	£534,286	6,877,297	6,539,768	6,206,090	5,876,261	5,550,281	5,228,151	4,909,261	4,593,949	4,282,499	3,974,912	3,671,187
18	TRDC-18 - 50 units, 80 DPH, 50% houses and 50% flats	50	£233,750	4,879,923	4,570,234	4,264,331	3,962,219	3,663,896	3,369,361	3,078,615	2,791,658	2,508,489	2,229,110	1,953,519
19	TRDC-19 - 60 units, 100 DPH, 0% houses and 100% flats	60	£224,400	3,233,223	2,900,787	2,572,750	2,249,112	1,929,872	1,615,032	1,304,590	998,548	696,904	399,659	106,813
20	TRDC-20 - 60 units, 35 DPH, 100% houses and 0% flats	60	£641,143	8,252,757	7,847,722	7,447,308	7,051,513	6,660,337	6,273,780	5,891,113	5,512,739	5,138,999	4,769,894	4,405,424
21	TRDC-21 - 70 units, 50 DPH, 80% houses and 20% flats	70	£523,600	8,541,304	8,083,544	7,631,149	7,184,120	6,742,457	6,306,160	5,875,228	5,449,663	5,029,463	4,614,629	4,205,161
22	TRDC-22 - 70 units, 35 DPH, 100% houses and 0% flats	70	£748,000	9,404,659	8,943,050	8,486,703	8,035,620	7,589,801	7,149,244	6,713,952	6,283,922	5,859,157	5,439,653	5,025,415
23	TRDC-23 - 80 units, 50 DPH, 100% houses and 0% flats	80	£598,400	10,748,182	10,220,628	9,699,089	9,183,566	8,674,058	8,170,565	7,673,088	7,181,626	6,696,179	6,216,748	5,743,331
24	TRDC-24 - 80 units, 80 DPH, 55% houses and 45% flats	80	£374,000	7,931,819	7,443,355	6,960,824	6,484,225	6,013,559	5,548,826	5,090,025	4,637,157	4,190,220	3,749,216	3,314,145
25	TRDC-25 - 95 units, 28 DPH, 100% houses and 0% flats	95	£1,268,929	12,763,466	12,136,996	11,517,669	10,905,485	10,300,443	9,702,546	9,111,792	8,528,180	7,951,712	7,382,387	6,820,205
26	TRDC-26 - 100 units, 15 DPH, 100% houses and 0% flats	100	£2,493,333	13,435,227	12,775,785	12,123,861	11,479,458	10,842,573	10,213,206	9,591,360	8,977,032	8,370,224	7,770,934	7,179,163
27	TRDC-27 - 100 units, 35 DPH, 95% houses and 5% flats	100	£1,068,571	13,058,866	12,404,474	11,757,596	11,118,229	10,486,374	9,862,033	9,245,203	8,635,886	8,034,082	7,439,790	6,853,011
28	TRDC-28 - 130 units, 35.14 DPH, 95% houses and 5% flats	130	£1,383,608	16,651,782	15,819,684	14,997,132	14,184,126	13,380,666	12,584,489	11,797,710	11,020,512	10,252,896	9,494,861	8,746,407
29	TRDC-29 - 145 units, 24.83 DPH, 100% houses and 0% flats	145	£2,184,052	19,115,532	18,180,175	17,255,475	16,339,003	15,432,897	14,537,487	13,652,774	12,778,757	11,915,437	11,062,814	10,220,887
30	TRDC-30 - 165 units, 70.87 DPH, 60% houses and 40% flats	165	£870,749	16,252,415	15,282,002	14,323,283	13,376,257	12,440,925	11,517,288	10,605,344	9,705,094	8,816,537	7,939,675	7,074,507
31	TRDC-31 - 250 units, 35.07 DPH, 90% houses and 10% flats	250	£2,666,096	26,999,477	25,528,479	24,074,441	22,637,362	21,217,244	19,814,086	18,427,888	17,058,649	15,706,373	14,371,054	13,052,696
32	TRDC-32 - 400 units, 15.69 DPH, 100% houses and 0% flats	400	£9,534,736	41,362,212	39,189,763	37,042,066	34,919,123	32,820,933	30,747,496	28,698,811	26,674,880	24,675,702	22,701,278	20,751,605
33	TRDC-33 - 500 units, 20 DPH, 100% houses and 0% flats	500	£9,350,000	42,961,017	40,322,288	37,713,607	35,134,977	32,586,398	30,067,868	27,579,390	25,120,961	22,690,032	20,286,447	17,912,965
34	TRDC-34 - 750 units, 20 DPH, 100% houses and 0% flats	750	£14,025,000	60,442,678	56,710,357	53,020,552	49,373,262	45,768,487	42,206,229	38,683,505	35,197,534	31,754,169	28,353,409	24,995,256
35	TRDC-35 - 1000 units, 20 DPH, 100% houses and 0% flats	1,000	£18,700,000	72,017,403	67,523,870	63,081,356	58,689,861	54,349,386	50,059,931	45,821,495	41,634,077	37,497,681	33,403,764	29,360,443
36	TRDC-36 - 1250 units, 20 DPH, 100% houses and 0% flats	1,250	£23,375,000	86,897,451	81,471,794	76,107,880	70,805,705	65,565,271	60,376,398	55,246,028	50,177,537	45,170,926	40,223,173	35,322,860
37	TRDC-37 - 1500 units, 20 DPH, 100% houses and 0% flats	1,500	£28,050,000	99,910,626	93,680,066	87,520,510	81,422,805	75,387,793	69,423,974	63,531,346	57,698,263	51,926,694	46,226,564	40,576,372
38	TRDC-CARE1 (75 rooms)	-	£374,000	509,674	509,674	509,674	509,674	509,674	509,674	509,674	509,674	509,674	509,674	509,674
39	TRDC-CARE2 (40 rooms)	-	£123,420	331,158	331,158	331,158	331,158	331,158	331,158	331,158	331,158	331,158	331,158	331,158

BENCHMARK LAND VALUE 4 (GREENFIELD - LOWER END OF RANGE) — £247,000 PER HA

								Residual land values						
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	TRDC-1 - 5 units, 25 DPH, 100% houses and 0% flats	5	£49,400	723,658	689,487	655,705	622,311	589,307	556,693	524,467	492,631	461,183	430,124	399,456
2	TRDC-2 - 5 units, 50 DPH, 100% houses and 0% flats	5	£24,700	723,658	689,487	655,705	622,311	589,307	556,693	524,467	492,631	461,183	430,124	399,456
3	TRDC-3 - 5 units, 85 DPH, 50% houses and 50% flats	5	£14,529	513,259	481,976	451,076	420,558	390,423	360,672	331,303	302,316	273,712	245,491	217,653
4	TRDC-4 - 6 units, 30 DPH, 100% houses and 0% flats	6	£49,400	868,389	827,384	786,846	746,774	707,169	668,032	629,361	591,157	553,420	516,150	479,347
5	TRDC-5 - 6 units, 75 DPH, 75% houses and 25% flats	6	£19,760	745,112	705,764	666,881	628,463	590,507	553,016	515,989	479,426	443,327	407,692	372,521
6	TRDC-6 - 8 units, 25 DPH, 100% houses and 0% flats	8	£79,040	1,157,852	1,103,179	1,049,127	995,698	942,892	890,709	839,148	788,209	737,893	688,200	639,129
7	TRDC-7 - 8 units, 130 DPH, 0% houses and 100% flats	8	£15,200	452,986	408,352	364,310	320,861	278,003	235,736	194,063	152,981	112,491	72,593	33,287
8	TRDC-8 - 9 units, 112 DPH, 0% houses and 100% flats	9	£19,848	509,609	459,396	409,849	360,968	312,753	265,203	218,321	172,104	126,553	81,667	37,449
9	TRDC-9 - 10 units, 25 DPH, 100% houses and 0% flats	10	£98,800	1,404,367	1,336,024	1,268,459	1,201,673	1,135,666	1,070,436	1,005,985	942,312	879,417	817,301	755,962
10	TRDC-10 - 10 units, 90 DPH, 50% houses and 50% flats	10	£27,444	997,619	934,299	871,754	809,983	748,987	688,765	629,318	570,647	512,749	455,627	399,279
11	TRDC-11 - 20 units, 35 DPH, 100% houses and 0% flats	20	£141,143	2,590,824	2,466,317	2,343,224	2,221,545	2,101,279	1,982,426	1,864,712	1,747,970	1,632,651	1,518,756	1,406,285
12	TRDC-12 - 20 units, 50 DPH, 80% houses and 20% flats	20	£98,800	2,741,064	2,593,597	2,447,860	2,303,855	2,161,580	2,021,038	1,882,227	1,745,148	1,609,799	1,476,182	1,344,296
13	TRDC-13 - 30 units, 25 DPH, 100% houses and 0% flats	30	£296,400	4,129,346	3,926,254	3,725,480	3,527,023	3,330,883	3,137,061	2,945,556	2,756,370	2,569,500	2,384,947	2,202,712
14	TRDC-14 - 30 units, 50 DPH, 80% houses and 20% flats	30	£148,200	3,667,523	3,470,728	3,276,241	3,084,062	2,894,191	2,706,627	2,521,370	2,338,422	2,157,781	1,979,449	1,803,423
15	TRDC-15 - 40 units, 50 DPH, 80% houses and 20% flats	40	£197,600	4,118,549	3,901,485	3,686,954	3,474,954	3,265,485	3,058,549	2,854,145	2,652,273	2,452,933	2,256,124	2,061,848
16	TRDC-16 - 40 units, 80 DPH, 50% houses and 50% flats	40	£123,500	3,903,938	3,656,187	3,411,466	3,169,776	2,931,117	2,695,488	2,462,892	2,233,326	2,006,792	1,783,288	1,562,815
17	TRDC-17 - 50 units, 35 DPH, 100% houses and 0% flats	50	£352,857	6,877,297	6,539,768	6,206,090	5,876,261	5,550,281	5,228,151	4,909,261	4,593,949	4,282,499	3,974,912	3,671,187
18	TRDC-18 - 50 units, 80 DPH, 50% houses and 50% flats	50	£154,375	4,879,923	4,570,234	4,264,331	3,962,219	3,663,896	3,369,361	3,078,615	2,791,658	2,508,489	2,229,110	1,953,519
19	TRDC-19 - 60 units, 100 DPH, 0% houses and 100% flats	60	£148,200	3,233,223	2,900,787	2,572,750	2,249,112	1,929,872	1,615,032	1,304,590	998,548	696,904	399,659	106,813
20	TRDC-20 - 60 units, 35 DPH, 100% houses and 0% flats	60	£423,429	8,252,757	7,847,722	7,447,308	7,051,513	6,660,337	6,273,780	5,891,113	5,512,739	5,138,999	4,769,894	4,405,424
21	TRDC-21 - 70 units, 50 DPH, 80% houses and 20% flats	70	£345,800	8,541,304	8,083,544	7,631,149	7,184,120	6,742,457	6,306,160	5,875,228	5,449,663	5,029,463	4,614,629	4,205,161
22	TRDC-22 - 70 units, 35 DPH, 100% houses and 0% flats	70	£494,000	9,404,659	8,943,050	8,486,703	8,035,620	7,589,801	7,149,244	6,713,952	6,283,922	5,859,157	5,439,653	5,025,415
23	TRDC-23 - 80 units, 50 DPH, 100% houses and 0% flats	80	£395,200	10,748,182	10,220,628	9,699,089	9,183,566	8,674,058	8,170,565	7,673,088	7,181,626	6,696,179	6,216,748	5,743,331
24	TRDC-24 - 80 units, 80 DPH, 55% houses and 45% flats	80	£247,000	7,931,819	7,443,355	6,960,824	6,484,225	6,013,559	5,548,826	5,090,025	4,637,157	4,190,220	3,749,216	3,314,145
25	TRDC-25 - 95 units, 28 DPH, 100% houses and 0% flats	95	£838,036	12,763,466	12,136,996	11,517,669	10,905,485	10,300,443	9,702,546	9,111,792	8,528,180	7,951,712	7,382,387	6,820,205
26	TRDC-26 - 100 units, 15 DPH, 100% houses and 0% flats	100	£1,646,667	13,435,227	12,775,785	12,123,861	11,479,458	10,842,573	10,213,206	9,591,360	8,977,032	8,370,224	7,770,934	7,179,163
27	TRDC-27 - 100 units, 35 DPH, 95% houses and 5% flats	100	£705,714	13,058,866	12,404,474	11,757,596	11,118,229	10,486,374	9,862,033	9,245,203	8,635,886	8,034,082	7,439,790	6,853,011
28	TRDC-28 - 130 units, 35.14 DPH, 95% houses and 5% flats	130	£913,773	16,651,782	15,819,684	14,997,132	14,184,126	13,380,666	12,584,489	11,797,710	11,020,512	10,252,896	9,494,861	8,746,407
29	TRDC-29 - 145 units, 24.83 DPH, 100% houses and 0% flats	145	£1,442,408	19,115,532	18,180,175	17,255,475	16,339,003	15,432,897	14,537,487	13,652,774	12,778,757	11,915,437	11,062,814	10,220,887
30	TRDC-30 - 165 units, 70.87 DPH, 60% houses and 40% flats	165	£575,067	16,252,415	15,282,002	14,323,283	13,376,257	12,440,925	11,517,288	10,605,344	9,705,094	8,816,537	7,939,675	7,074,507
31	TRDC-31 - 250 units, 35.07 DPH, 90% houses and 10% flats	250	£1,760,764	26,999,477	25,528,479	24,074,441	22,637,362	21,217,244	19,814,086	18,427,888	17,058,649	15,706,373	14,371,054	13,052,696
32	TRDC-32 - 400 units, 15.69 DPH, 100% houses and 0% flats	400	£6,297,004	41,362,212	39,189,763	37,042,066	34,919,123	32,820,933	30,747,496	28,698,811	26,674,880	24,675,702	22,701,278	20,751,605
33	TRDC-33 - 500 units, 20 DPH, 100% houses and 0% flats	500	£6,175,000	42,961,017	40,322,288	37,713,607	35,134,977	32,586,398	30,067,868	27,579,390	25,120,961	22,690,032	20,286,447	17,912,965
34	TRDC-34 - 750 units, 20 DPH, 100% houses and 0% flats	750	£9,262,500	60,442,678	56,710,357	53,020,552	49,373,262	45,768,487	42,206,229	38,683,505	35,197,534	31,754,169	28,353,409	24,995,256
35	TRDC-35 - 1000 units, 20 DPH, 100% houses and 0% flats	1,000	£12,350,000	72,017,403	67,523,870	63,081,356	58,689,861	54,349,386	50,059,931	45,821,495	41,634,077	37,497,681	33,403,764	29,360,443
36	TRDC-36 - 1250 units, 20 DPH, 100% houses and 0% flats	1,250	£15,437,500	86,897,451	81,471,794	76,107,880	70,805,705	65,565,271	60,376,398	55,246,028	50,177,537	45,170,926	40,223,173	35,322,860
37	TRDC-37 - 1500 units, 20 DPH, 100% houses and 0% flats	1,500	£18,525,000	99,910,626	93,680,066	87,520,510	81,422,805	75,387,793	69,423,974	63,531,346	57,698,263	51,926,694	46,226,564	40,576,372
38	TRDC-CARE1 (75 rooms)	-	£247,000	509,674	509,674	509,674	509,674	509,674	509,674	509,674	509,674	509,674	509,674	509,674
39	TRDC-CARE2 (40 rooms)	-	£81,510	331,158	331,158	331,158	331,158	331,158	331,158	331,158	331,158	331,158	331,158	331,158

Table 6.3.4: Appraisal results – 70% rent (70% Social Rent, 30% Affordable Rent) and 30% shared ownership (values of £6,350 per square metre)

THREE RIVERS DISTRICT COUNCIL — Sales value £6,350 psm — AH tenure: Rented 70% — Intermediate: SO 30%
BENCHMARK LAND VALUE 1 (SECONDARY OFFICES/RETAIL) — £6,129,319 PER HA — Type of rent: 70% Soc Rent 30% Aff Rent — FH 0%

				Residual land values										
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	TRDC-1 - 5 units, 25 DPH, 100% houses and 0% flats	5	£1,225,864	802,815	765,129	727,872	691,044	654,645	618,676	583,135	548,023	513,339	479,085	445,260
2	TRDC-2 - 5 units, 50 DPH, 100% houses and 0% flats	5	£612,932	802,815	765,129	727,872	691,044	654,645	618,676	583,135	548,023	513,339	479,085	445,260
3	TRDC-3 - 5 units, 85 DPH, 50% houses and 50% flats	5	£360,548	589,590	554,897	520,627	486,781	453,357	420,355	387,776	355,620	323,888	292,577	261,690
4	TRDC-4 - 6 units, 30 DPH, 100% houses and 0% flats	6	£1,225,864	963,378	918,154	873,446	829,254	785,574	742,411	699,761	657,627	616,007	574,902	534,312
5	TRDC-5 - 6 units, 75 DPH, 75% houses and 25% flats	6	£490,346	838,479	794,974	751,980	709,499	667,530	626,073	585,127	544,694	504,773	465,364	426,467
6	TRDC-6 - 8 units, 25 DPH, 100% houses and 0% flats	8	£1,961,382	1,284,503	1,224,206	1,164,596	1,105,671	1,047,433	989,881	933,015	876,836	821,343	766,536	712,416
7	TRDC-7 - 8 units, 130 DPH, 0% houses and 100% flats	8	£377,189	569,785	519,905	470,681	422,112	374,199	326,942	280,340	234,393	189,102	144,467	100,486
8	TRDC-8 - 9 units, 112 DPH, 0% houses and 100% flats	9	£492,535	641,008	584,893	529,517	474,876	420,974	367,809	315,382	263,693	212,740	162,525	113,048
9	TRDC-9 - 10 units, 25 DPH, 100% houses and 0% flats	10	£2,451,728	1,562,680	1,487,308	1,412,795	1,339,139	1,266,341	1,194,401	1,123,319	1,053,096	983,729	915,221	847,570
10	TRDC-10 - 10 units, 90 DPH, 50% houses and 50% flats	10	£681,035	1,147,839	1,077,785	1,008,585	940,240	872,747	806,108	740,324	675,393	611,317	548,093	485,724
11	TRDC-11 - 20 units, 35 DPH, 100% houses and 0% flats	20	£3,502,468	2,895,310	2,757,369	2,620,994	2,486,607	2,351,711	2,219,389	2,088,644	1,959,472	1,831,875	1,705,854	1,581,406
12	TRDC-12 - 20 units, 50 DPH, 80% houses and 20% flats	20	£2,451,728	3,048,416	2,887,220	2,727,914	2,570,496	2,414,968	2,261,329	2,109,580	1,959,720	1,811,750	1,665,669	1,521,478
13	TRDC-13 - 30 units, 25 DPH, 100% houses and 0% flats	30	£7,355,183	4,581,865	4,358,575	4,137,832	3,919,635	3,703,985	3,490,881	3,280,325	3,072,315	2,866,852	2,663,935	2,463,564
14	TRDC-14 - 30 units, 50 DPH, 80% houses and 20% flats	30	£3,677,592	4,113,924	3,897,158	3,682,926	3,471,232	3,262,076	3,055,459	2,851,379	2,649,836	2,450,831	2,254,364	2,060,434
15	TRDC-15 - 40 units, 50 DPH, 80% houses and 20% flats	40	£4,903,455	4,689,172	4,447,003	4,207,656	3,971,128	3,737,421	3,506,534	3,278,467	3,053,219	2,830,793	2,611,185	2,394,399
16	TRDC-16 - 40 units, 80 DPH, 50% houses and 50% flats	40	£3,064,660	4,489,363	4,215,351	3,944,679	3,677,347	3,413,354	3,152,701	2,895,388	2,641,414	2,390,779	2,143,485	1,899,531
17	TRDC-17 - 50 units, 35 DPH, 100% houses and 0% flats	50	£8,756,170	7,636,173	7,264,292	6,896,386	6,532,725	6,173,309	5,818,137	5,467,209	5,120,524	4,778,085	4,439,890	4,105,940
18	TRDC-18 - 50 units, 80 DPH, 50% houses and 50% flats	50	£3,830,825	5,611,703	5,269,189	4,930,848	4,596,684	4,266,692	3,940,876	3,619,235	3,301,768	2,988,475	2,679,356	2,374,413
19	TRDC-19 - 60 units, 100 DPH, 0% houses and 100% flats	60	£3,677,592	4,073,040	3,702,727	3,337,271	2,976,674	2,620,934	2,270,052	1,924,028	1,582,863	1,246,556	915,107	588,515
20	TRDC-20 - 60 units, 35 DPH, 100% houses and 0% flats	60	£10,507,404	9,163,408	8,717,151	8,275,664	7,839,271	7,407,970	6,981,764	6,560,650	6,144,629	5,733,703	5,327,868	4,927,128
21	TRDC-21 - 70 units, 50 DPH, 80% houses and 20% flats	70	£8,581,047	9,589,369	9,084,763	8,586,061	8,093,265	7,606,374	7,125,388	6,650,307	6,181,131	5,717,860	5,260,182	4,807,679
22	TRDC-22 - 70 units, 35 DPH, 100% houses and 0% flats	70	£12,258,639	10,448,487	9,940,354	9,438,013	8,941,462	8,450,702	7,965,734	7,486,557	7,013,170	6,545,576	6,083,772	5,627,759
23	TRDC-23 - 80 units, 50 DPH, 100% houses and 0% flats	80	£9,806,911	11,941,128	11,360,404	10,786,300	10,218,813	9,657,945	9,103,696	8,556,065	8,015,052	7,480,658	6,952,882	6,431,725
24	TRDC-24 - 80 units, 80 DPH, 55% houses and 45% flats	80	£6,129,319	9,086,771	8,546,552	8,012,872	7,486,730	6,965,127	6,451,063	5,943,536	5,442,549	4,948,101	4,460,190	3,978,819
25	TRDC-25 - 95 units, 28 DPH, 100% houses and 0% flats	95	£20,795,905	14,180,089	13,486,480	12,808,730	12,134,840	11,468,810	10,810,639	10,160,327	9,517,874	8,883,282	8,256,548	7,637,673
26	TRDC-26 - 100 units, 15 DPH, 100% houses and 0% flats	100	£40,862,128	14,926,410	14,200,506	13,482,875	12,773,517	12,072,432	11,379,619	10,695,081	10,018,814	9,350,822	8,691,102	8,039,656
27	TRDC-27 - 100 units, 35 DPH, 95% houses and 5% flats	100	£17,512,341	14,545,153	13,824,475	13,112,066	12,407,924	11,712,049	11,024,442	10,345,101	9,674,028	9,011,222	8,356,684	7,710,412
28	TRDC-28 - 130 units, 35.14 DPH, 95% houses and 5% flats	130	£22,675,342	18,561,625	17,642,245	16,733,410	15,835,121	14,947,379	14,070,181	13,203,530	12,347,425	11,501,865	10,666,852	9,842,384
29	TRDC-29 - 145 units, 24.83 DPH, 100% houses and 0% flats	145	£35,793,447	21,247,171	20,214,257	19,193,115	18,183,743	17,186,142	16,200,313	15,226,254	14,263,966	13,313,450	12,374,705	11,447,730
30	TRDC-30 - 165 units, 70.87 DPH, 60% houses and 40% flats	165	£14,270,321	18,599,970	17,523,746	16,460,455	15,410,096	14,372,670	13,348,177	12,336,616	11,337,988	10,352,292	9,379,529	8,419,698
31	TRDC-31 - 250 units, 35.07 DPH, 90% houses and 10% flats	250	£43,693,465	30,537,009	28,909,141	27,300,024	25,709,657	24,138,042	22,585,177	21,051,063	19,535,701	18,039,089	16,556,822	15,091,486
32	TRDC-32 - 400 units, 15.69 DPH, 100% houses and 0% flats	400	£156,260,529	46,342,244	43,948,002	41,581,030	39,241,327	36,928,891	34,643,726	32,385,828	30,155,200	27,951,841	25,775,750	23,626,929
33	TRDC-33 - 500 units, 20 DPH, 100% houses and 0% flats	500	£153,232,981	49,056,423	46,149,711	43,272,671	40,428,761	37,617,980	34,840,328	32,095,802	29,384,407	26,706,140	24,061,003	21,448,994
34	TRDC-34 - 750 units, 20 DPH, 100% houses and 0% flats	750	£229,849,472	69,018,466	64,910,518	60,849,362	56,829,488	52,855,034	48,927,437	45,046,696	41,212,811	37,425,782	33,685,611	29,992,295
35	TRDC-35 - 1000 units, 20 DPH, 100% houses and 0% flats	1,000	£306,465,963	82,904,148	77,934,310	73,020,915	68,163,963	63,363,452	58,619,385	53,931,761	49,300,579	44,723,995	40,197,918	35,728,350
36	TRDC-36 - 1250 units, 20 DPH, 100% houses and 0% flats	1,250	£383,082,454	99,578,200	93,599,318	87,688,473	81,845,664	76,066,983	70,347,968	64,697,111	59,114,414	53,599,875	48,153,495	42,759,177
37	TRDC-37 - 1500 units, 20 DPH, 100% houses and 0% flats	1,500	£459,698,944	114,112,830	107,263,717	100,491,944	93,782,693	87,151,653	80,598,824	74,124,207	67,717,761	61,379,111	55,118,904	48,923,985
38	TRDC-CARE1 (75 rooms)	-	£6,129,319	509,674	509,674	509,674	509,674	509,674	509,674	509,674	509,674	509,674	509,674	509,674
39	TRDC-CARE2 (40 rooms)	-	£2,022,675	331,158	331,158	331,158	331,158	331,158	331,158	331,158	331,158	331,158	331,158	331,158

BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL) — £2,760,992

				Residual land values										
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	TRDC-1 - 5 units, 25 DPH, 100% houses and 0% flats	5	£552,198	802,815	765,129	727,872	691,044	654,645	618,676	583,135	548,023	513,339	479,085	445,260
2	TRDC-2 - 5 units, 50 DPH, 100% houses and 0% flats	5	£276,099	802,815	765,129	727,872	691,044	654,645	618,676	583,135	548,023	513,339	479,085	445,260
3	TRDC-3 - 5 units, 85 DPH, 50% houses and 50% flats	5	£162,411	589,590	554,897	520,627	486,781	453,357	420,355	387,776	355,620	323,888	292,577	261,690
4	TRDC-4 - 6 units, 30 DPH, 100% houses and 0% flats	6	£552,198	963,378	918,154	873,446	829,254	785,574	742,411	699,761	657,627	616,007	574,902	534,312
5	TRDC-5 - 6 units, 75 DPH, 75% houses and 25% flats	6	£220,879	838,479	794,974	751,980	709,499	667,530	626,073	585,127	544,694	504,773	465,364	426,467
6	TRDC-6 - 8 units, 25 DPH, 100% houses and 0% flats	8	£883,518	1,284,503	1,224,206	1,164,596	1,105,671	1,047,433	989,881	933,015	876,836	821,343	766,536	712,416
7	TRDC-7 - 8 units, 130 DPH, 0% houses and 100% flats	8	£169,907	569,785	519,905	470,681	422,112	374,199	326,942	280,340	234,393	189,102	144,467	100,486
8	TRDC-8 - 9 units, 112 DPH, 0% houses and 100% flats	9	£221,865	641,008	584,893	529,517	474,876	420,974	367,809	315,382	263,693	212,740	162,525	113,048
9	TRDC-9 - 10 units, 25 DPH, 100% houses and 0% flats	10	£1,104,397	1,562,680	1,487,308	1,412,795	1,339,139	1,266,341	1,194,401	1,123,319	1,053,096	983,729	915,221	847,570
10	TRDC-10 - 10 units, 90 DPH, 50% houses and 50% flats	10	£306,777	1,147,839	1,077,785	1,008,585	940,240	872,747	806,108	740,324	675,393	611,317	548,093	485,724
11	TRDC-11 - 20 units, 35 DPH, 100% houses and 0% flats	20	£1,577,710	2,895,310	2,757,369	2,620,994	2,486,607	2,351,711	2,219,389	2,088,644	1,959,472	1,831,875	1,705,854	1,581,406
12	TRDC-12 - 20 units, 50 DPH, 80% houses and 20% flats	20	£1,104,397	3,048,416	2,887,220	2,727,914	2,570,496	2,414,968	2,261,329	2,109,580	1,959,720	1,811,750	1,665,669	1,521,478
13	TRDC-13 - 30 units, 25 DPH, 100% houses and 0% flats	30	£3,313,191	4,581,865	4,358,575	4,137,832	3,919,635	3,703,985	3,490,881	3,280,325	3,072,315	2,866,852	2,663,935	2,463,564
14	TRDC-14 - 30 units, 50 DPH, 80% houses and 20% flats	30	£1,656,595	4,113,924	3,897,158	3,682,926	3,471,232	3,262,076	3,055,459	2,851,379	2,649,836	2,450,831	2,254,364	2,060,434
15	TRDC-15 - 40 units, 50 DPH, 80% houses and 20% flats	40	£2,208,794	4,689,172	4,447,003	4,207,656	3,971,128	3,737,421	3,506,534	3,278,467	3,053,219	2,830,793	2,611,185	2,394,399
16	TRDC-16 - 40 units, 80 DPH, 50% houses and 50% flats	40	£1,380,496	4,489,363	4,215,351	3,944,679	3,677,347	3,413,354	3,152,701	2,895,388	2,641,414	2,390,779	2,143,485	1,899,531
17	TRDC-17 - 50 units, 35 DPH, 100% houses and 0% flats	50	£3,944,275	7,636,173	7,264,292	6,896,386	6,532,725	6,173,309	5,818,137	5,467,209	5,120,524	4,778,085	4,439,890	4,105,940
18	TRDC-18 - 50 units, 80 DPH, 50% houses and 50% flats	50	£1,725,620	5,611,703	5,269,189	4,930,848	4,596,684	4,266,692	3,940,876	3,619,235	3,301,768	2,988,475	2,679,356	2,374,413
19	TRDC-19 - 60 units, 100 DPH, 0% houses and 100% flats	60	£1,656,595	4,073,040	3,702,727	3,337,271	2,976,674	2,620,934	2,270,052	1,924,028	1,582,863	1,246,556	915,107	588,515
20	TRDC-20 - 60 units, 35 DPH, 100% houses and 0% flats	60	£4,733,130	9,163,408	8,717,151	8,275,664	7,839,271	7,407,970	6,981,764	6,560,650	6,144,629	5,733,703	5,327,868	4,927,128
21	TRDC-21 - 70 units, 50 DPH, 80% houses and 20% flats	70	£3,865,389	9,589,369	9,084,763	8,586,061	8,093,265	7,606,374	7,125,388	6,650,307	6,181,131	5,717,860	5,260,182	4,807,679
22	TRDC-22 - 70 units, 35 DPH, 100% houses and 0% flats	70	£5,521,985	10,448,487	9,940,354	9,438,013	8,941,462	8,450,702	7,965,734	7,486,557	7,013,170	6,545,576	6,083,772	5,627,759
23	TRDC-23 - 80 units, 50 DPH, 100% houses and 0% flats	80	£4,417,588	11,941,128	11,360,404	10,786,300	10,218,813	9,657,945	9,103,696	8,556,065	8,015,052	7,480,658	6,952,882	6,431,725
24	TRDC-24 - 80 units, 80 DPH, 55% houses and 45% flats	80	£2,760,992	9,086,771	8,546,552	8,012,872	7,486,730	6,965,127	6,451,063	5,943,536	5,442,549	4,948,101	4,460,190	3,978,819
25	TRDC-25 - 95 units, 28 DPH, 100% houses and 0% flats	95	£9,367,653	14,180,089	13,486,480	12,808,730	12,134,840	11,468,810	10,810,639	10,160,327	9,517,874	8,883,282	8,256,548	7,637,673
26	TRDC-26 - 100 units, 15 DPH, 100% houses and 0% flats	100	£18,406,616	14,926,410	14,200,506	13,482,875	12,773,517	12,072,432	11,379,619	10,695,081	10,018,814	9,350,822	8,691,102	8,039,656
27	TRDC-27 - 100 units, 35 DPH, 95% houses and 5% flats	100	£7,888,550	14,545,153	13,824,475	13,112,066	12,407,924	11,712,049	11,024,442	10,345,101	9,674,028	9,011,222	8,356,684	7,710,412
28	TRDC-28 - 130 units, 35.14 DPH, 95% houses and 5% flats	130	£10,214,258	18,561,625	17,642,245	16,733,410	15,835,121	14,947,379	14,070,181	13,203,530	12,347,425	11,501,865	10,666,852	9,842,384
29	TRDC-29 - 145 units, 24.83 DPH, 100% houses and 0% flats	145	£16,123,395	21,247,171	20,214,257	19,193,115	18,183,743	17,186,142	16,200,313	15,226,254	14,263,966	13,313,450	12,374,705	11,447,730
30	TRDC-30 - 165 units, 70.87 DPH, 60% houses and 40% flats	165	£6,428,161	18,599,970	17,523,746	16,460,455	15,410,096	14,372,670	13,348,177	12,336,616	11,337,988	10,352,292	9,379,529	8,419,698
31	TRDC-31 - 250 units, 35.07 DPH, 90% houses and 10% flats	250	£19,682,011	30,537,009	28,909,141	27,300,024	25,709,657	24,138,042	22,585,177	21,051,063	19,535,701	18,039,089	16,556,822	15,091,486
32	TRDC-32 - 400 units, 15.69 DPH, 100% houses and 0% flats	400	£70,388,590	46,342,244	43,948,002	41,581,030	39,241,327	36,928,891	34,643,726	32,385,828	30,155,200	27,951,841	25,775,750	23,626,929
33	TRDC-33 - 500 units, 20 DPH, 100% houses and 0% flats	500	£69,024,811	49,056,423	46,149,711	43,272,671	40,428,761	37,617,980	34,840,328	32,095,802	29,384,407	26,706,140	24,061,003	21,448,994
34	TRDC-34 - 750 units, 20 DPH, 100% houses and 0% flats	750	£103,537,217	69,018,466	64,910,518	60,849,362	56,829,488	52,855,034	48,927,437	45,046,696	41,212,811	37,425,782	33,685,611	29,992,295
35	TRDC-35 - 1000 units, 20 DPH, 100% houses and 0% flats	1,000	£138,049,623	82,904,148	77,934,310	73,020,915	68,163,963	63,363,452	58,619,385	53,931,761	49,300,579	44,723,995	40,197,918	35,728,350
36	TRDC-36 - 1250 units, 20 DPH, 100% houses and 0% flats	1,250	£172,562,028	99,578,200	93,599,318	87,688,473	81,845,664	76,066,983	70,347,968	64,697,111	59,114,414	53,599,875	48,153,495	42,759,177
37	TRDC-37 - 1500 units, 20 DPH, 100% houses and 0% flats	1,500	£207,074,434	114,112,830	107,263,717	100,491,944	93,782,693	87,151,653	80,598,824	74,124,207	67,717,761	61,379,111	55,118,904	48,923,985
38	TRDC-CARE1 (75 rooms)	-	£2,760,992	509,674	509,674	509,674	509,674	509,674	509,674	509,674	509,674	509,674	509,674	509,674
39	TRDC-CARE2 (40 rooms)	-	£911,128	331,158	331,158	331,158	331,158	331,158	331,158	331,158	331,158	331,158	331,158	331,158

BENCHMARK LAND VALUE 3 (GREENFIELD - UPPER END OF RANGE) — £374,000 PER HA

				Residual land values										
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	TRDC-1 - 5 units, 25 DPH, 100% houses and 0% flats	5	£74,800	802,815	765,129	727,872	691,044	654,645	618,676	583,135	548,023	513,339	479,085	445,260
2	TRDC-2 - 5 units, 50 DPH, 100% houses and 0% flats	5	£37,400	802,815	765,129	727,872	691,044	654,645	618,676	583,135	548,023	513,339	479,085	445,260
3	TRDC-3 - 5 units, 85 DPH, 50% houses and 50% flats	5	£22,000	589,590	554,897	520,627	486,781	453,357	420,355	387,776	355,620	323,888	292,577	261,690
4	TRDC-4 - 6 units, 30 DPH, 100% houses and 0% flats	6	£74,800	963,378	918,154	873,446	829,254	785,574	742,411	699,761	657,627	616,007	574,902	534,312
5	TRDC-5 - 6 units, 75 DPH, 75% houses and 25% flats	6	£29,920	838,479	794,974	751,980	709,499	667,530	626,073	585,127	544,694	504,773	465,364	426,467
6	TRDC-6 - 8 units, 25 DPH, 100% houses and 0% flats	8	£119,680	1,284,503	1,224,206	1,164,596	1,105,671	1,047,433	989,881	933,015	876,836	821,343	766,536	712,416
7	TRDC-7 - 8 units, 130 DPH, 0% houses and 100% flats	8	£23,015	569,785	519,905	470,681	422,112	374,199	326,942	280,340	234,393	189,102	144,467	100,486
8	TRDC-8 - 9 units, 112 DPH, 0% houses and 100% flats	9	£30,054	641,008	584,893	529,517	474,876	420,974	367,809	315,382	263,693	212,740	162,525	113,048
9	TRDC-9 - 10 units, 25 DPH, 100% houses and 0% flats	10	£149,600	1,562,680	1,487,308	1,412,795	1,339,139	1,266,341	1,194,401	1,123,319	1,053,096	983,729	915,221	847,570
10	TRDC-10 - 10 units, 90 DPH, 50% houses and 50% flats	10	£41,556	1,147,839	1,077,785	1,008,585	940,240	872,747	806,108	740,324	675,393	611,317	548,093	485,724
11	TRDC-11 - 20 units, 35 DPH, 100% houses and 0% flats	20	£213,714	2,895,310	2,757,369	2,620,994	2,486,607	2,351,711	2,219,389	2,088,644	1,959,472	1,831,875	1,705,854	1,581,406
12	TRDC-12 - 20 units, 50 DPH, 80% houses and 20% flats	20	£149,600	3,048,416	2,887,220	2,727,914	2,570,496	2,414,968	2,261,329	2,109,580	1,959,720	1,811,750	1,665,669	1,521,478
13	TRDC-13 - 30 units, 25 DPH, 100% houses and 0% flats	30	£448,800	4,581,865	4,358,575	4,137,832	3,919,635	3,703,985	3,490,881	3,280,325	3,072,315	2,866,852	2,663,935	2,463,564
14	TRDC-14 - 30 units, 50 DPH, 80% houses and 20% flats	30	£224,400	4,113,924	3,897,158	3,682,926	3,471,232	3,262,076	3,055,459	2,851,379	2,649,836	2,450,831	2,254,364	2,060,434
15	TRDC-15 - 40 units, 50 DPH, 80% houses and 20% flats	40	£299,200	4,689,172	4,447,003	4,207,656	3,971,128	3,737,421	3,506,534	3,278,467	3,053,219	2,830,793	2,611,185	2,394,399
16	TRDC-16 - 40 units, 80 DPH, 50% houses and 50% flats	40	£187,000	4,489,363	4,215,351	3,944,679	3,677,347	3,413,354	3,152,701	2,895,388	2,641,414	2,390,779	2,143,485	1,899,531
17	TRDC-17 - 50 units, 35 DPH, 100% houses and 0% flats	50	£534,286	7,636,173	7,264,292	6,896,386	6,532,725	6,173,309	5,818,137	5,467,209	5,120,524	4,778,085	4,439,890	4,105,940
18	TRDC-18 - 50 units, 80 DPH, 50% houses and 50% flats	50	£233,750	5,611,703	5,269,189	4,930,848	4,596,684	4,266,692	3,940,876	3,619,235	3,301,768	2,988,475	2,679,356	2,374,413
19	TRDC-19 - 60 units, 100 DPH, 0% houses and 100% flats	60	£224,400	4,073,040	3,702,727	3,337,271	2,976,674	2,620,934	2,270,052	1,924,028	1,582,863	1,246,556	915,107	588,515
20	TRDC-20 - 60 units, 35 DPH, 100% houses and 0% flats	60	£641,143	9,163,408	8,717,151	8,275,664	7,839,271	7,407,970	6,981,764	6,560,650	6,144,629	5,733,703	5,327,868	4,927,128
21	TRDC-21 - 70 units, 50 DPH, 80% houses and 20% flats	70	£523,600	9,589,369	9,084,763	8,586,061	8,093,265	7,606,374	7,125,388	6,650,307	6,181,131	5,717,860	5,260,182	4,807,679
22	TRDC-22 - 70 units, 35 DPH, 100% houses and 0% flats	70	£748,000	10,448,487	9,940,354	9,438,013	8,941,462	8,450,702	7,965,734	7,486,557	7,013,170	6,545,576	6,083,772	5,627,759
23	TRDC-23 - 80 units, 50 DPH, 100% houses and 0% flats	80	£598,400	11,941,128	11,360,404	10,786,300	10,218,813	9,657,945	9,103,696	8,556,065	8,015,052	7,480,658	6,952,882	6,431,725
24	TRDC-24 - 80 units, 80 DPH, 55% houses and 45% flats	80	£374,000	9,086,771	8,546,552	8,012,872	7,486,730	6,965,127	6,451,063	5,943,536	5,442,549	4,948,101	4,460,190	3,978,819
25	TRDC-25 - 95 units, 28 DPH, 100% houses and 0% flats	95	£1,268,929	14,180,089	13,486,480	12,808,730	12,134,840	11,468,810	10,810,639	10,160,327	9,517,874	8,883,282	8,256,548	7,637,673
26	TRDC-26 - 100 units, 15 DPH, 100% houses and 0% flats	100	£2,493,333	14,926,410	14,200,506	13,482,875	12,773,517	12,072,432	11,379,619	10,695,081	10,018,814	9,350,822	8,691,102	8,039,656
27	TRDC-27 - 100 units, 35 DPH, 95% houses and 5% flats	100	£1,068,571	14,545,153	13,824,475	13,112,066	12,407,924	11,712,049	11,024,442	10,345,101	9,674,028	9,011,222	8,356,684	7,710,412
28	TRDC-28 - 130 units, 35.14 DPH, 95% houses and 5% flats	130	£1,383,608	18,561,625	17,642,245	16,733,410	15,835,121	14,947,379	14,070,181	13,203,530	12,347,425	11,501,865	10,666,852	9,842,384
29	TRDC-29 - 145 units, 24.83 DPH, 100% houses and 0% flats	145	£2,184,052	21,247,171	20,214,257	19,193,115	18,183,743	17,186,142	16,200,313	15,226,254	14,263,966	13,313,450	12,374,705	11,447,730
30	TRDC-30 - 165 units, 70.87 DPH, 60% houses and 40% flats	165	£870,749	18,599,970	17,523,746	16,460,455	15,410,096	14,372,670	13,348,177	12,336,616	11,337,988	10,352,292	9,379,529	8,419,698
31	TRDC-31 - 250 units, 35.07 DPH, 90% houses and 10% flats	250	£2,666,096	30,537,009	28,909,141	27,300,024	25,709,657	24,138,042	22,585,177	21,051,063	19,535,701	18,039,089	16,556,822	15,091,486
32	TRDC-32 - 400 units, 15.69 DPH, 100% houses and 0% flats	400	£9,534,736	46,342,244	43,948,002	41,581,030	39,241,327	36,928,891	34,643,726	32,385,828	30,155,200	27,951,841	25,775,750	23,626,929
33	TRDC-33 - 500 units, 20 DPH, 100% houses and 0% flats	500	£9,350,000	49,056,423	46,149,711	43,272,671	40,428,761	37,617,980	34,840,328	32,095,802	29,384,407	26,706,140	24,061,003	21,448,994
34	TRDC-34 - 750 units, 20 DPH, 100% houses and 0% flats	750	£14,025,000	69,018,466	64,910,518	60,849,362	56,829,488	52,855,034	48,927,437	45,046,696	41,212,811	37,425,782	33,685,611	29,992,295
35	TRDC-35 - 1000 units, 20 DPH, 100% houses and 0% flats	1,000	£18,700,000	82,904,148	77,934,310	73,020,915	68,163,963	63,363,452	58,619,385	53,931,761	49,300,579	44,723,995	40,197,918	35,728,350
36	TRDC-36 - 1250 units, 20 DPH, 100% houses and 0% flats	1,250	£23,375,000	99,578,200	93,599,318	87,688,473	81,845,664	76,066,983	70,347,968	64,697,111	59,114,414	53,599,875	48,153,495	42,759,177
37	TRDC-37 - 1500 units, 20 DPH, 100% houses and 0% flats	1,500	£28,050,000	114,112,830	107,263,717	100,491,944	93,782,693	87,151,653	80,598,824	74,124,207	67,717,761	61,379,111	55,118,904	48,923,985
38	TRDC-CARE1 (75 rooms)	-	£374,000	509,674	509,674	509,674	509,674	509,674	509,674	509,674	509,674	509,674	509,674	509,674
39	TRDC-CARE2 (40 rooms)	-	£123,420	331,158	331,158	331,158

Table 6.3.5: Appraisal results – 70% rent (70% Social Rent, 30% Affordable Rent) and 30% shared ownership (values of £6,600 per square metre)

THREE RIVERS DISTRICT COUNCIL — Sales value £6,600 psm — AH tenure: Rented 70% — Intermediate: SO 30%
BENCHMARK LAND VALUE 1 (SECONDARY OFFICES/RETAIL) — £6,129,319 PER HA — Type of rent: 70% Soc Rent 30% Aff Rent — FH 0%

				Residual land values										
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	TRDC-1 - 5 units, 25 DPH, 100% houses and 0% flats	5	£1,225,864	842,712	803,721	765,174	727,069	689,407	652,188	615,411	579,078	543,186	507,739	472,734
2	TRDC-2 - 5 units, 50 DPH, 100% houses and 0% flats	5	£612,932	842,712	803,721	765,174	727,069	689,407	652,188	615,411	579,078	543,186	507,739	472,734
3	TRDC-3 - 5 units, 85 DPH, 50% houses and 50% flats	5	£360,548	624,993	589,205	553,852	518,934	484,450	450,401	416,787	383,607	350,862	318,550	286,674
4	TRDC-4 - 6 units, 30 DPH, 100% houses and 0% flats	6	£1,225,864	1,011,255	964,465	918,208	872,482	827,288	782,625	738,494	694,893	651,824	609,287	567,280
5	TRDC-5 - 6 units, 75 DPH, 75% houses and 25% flats	6	£490,346	883,735	838,786	794,364	750,471	707,104	664,264	621,953	580,169	538,913	498,184	457,983
6	TRDC-6 - 8 units, 25 DPH, 100% houses and 0% flats	8	£1,961,382	1,348,338	1,285,954	1,224,278	1,163,310	1,103,051	1,043,500	984,658	926,525	869,098	812,382	756,374
7	TRDC-7 - 8 units, 130 DPH, 0% houses and 100% flats	8	£377,189	618,432	587,178	516,593	466,679	417,434	368,860	320,958	273,725	227,162	181,269	136,047
8	TRDC-8 - 9 units, 112 DPH, 0% houses and 100% flats	9	£492,535	695,737	638,075	581,167	525,013	469,613	414,968	361,077	307,939	255,557	203,928	153,053
9	TRDC-9 - 10 units, 25 DPH, 100% houses and 0% flats	10	£2,451,728	1,642,474	1,564,493	1,487,397	1,411,188	1,335,864	1,261,426	1,187,872	1,115,205	1,043,424	972,528	902,518
10	TRDC-10 - 10 units, 90 DPH, 50% houses and 50% flats	10	£681,035	1,217,514	1,145,281	1,073,926	1,003,448	933,848	865,125	797,280	730,312	664,222	599,009	534,673
11	TRDC-11 - 20 units, 35 DPH, 100% houses and 0% flats	20	£3,502,468	3,043,218	2,900,655	2,759,271	2,619,243	2,480,840	2,344,059	2,208,903	2,075,371	1,943,462	1,813,178	1,684,517
12	TRDC-12 - 20 units, 50 DPH, 80% houses and 20% flats	20	£2,451,728	3,292,908	3,121,528	2,952,154	2,784,784	2,619,421	2,456,061	2,294,707	2,135,358	1,978,015	1,822,677	1,669,343
13	TRDC-13 - 30 units, 25 DPH, 100% houses and 0% flats	30	£7,355,183	4,809,948	4,579,092	4,350,865	4,125,264	3,902,291	3,681,944	3,464,225	3,249,134	3,036,669	2,826,832	2,619,623
14	TRDC-14 - 30 units, 50 DPH, 80% houses and 20% flats	30	£3,677,592	4,332,077	4,108,207	3,886,959	3,668,307	3,452,279	3,238,864	3,028,064	2,819,877	2,614,305	2,411,347	2,211,002
15	TRDC-15 - 40 units, 50 DPH, 80% houses and 20% flats	40	£4,903,455	4,947,020	4,697,386	4,450,651	4,206,814	3,965,874	3,727,832	3,492,688	3,260,442	3,031,093	2,804,642	2,581,089
16	TRDC-16 - 40 units, 80 DPH, 50% houses and 50% flats	40	£3,064,660	4,758,066	4,475,705	4,196,775	3,921,274	3,649,203	3,380,562	3,115,351	2,853,570	2,595,217	2,340,296	2,088,804
17	TRDC-17 - 50 units, 35 DPH, 100% houses and 0% flats	50	£8,756,170	8,015,281	7,631,456	7,251,441	6,875,439	6,503,818	6,136,574	5,773,709	5,415,223	5,061,116	4,711,388	4,366,039
18	TRDC-18 - 50 units, 80 DPH, 50% houses and 50% flats	50	£3,830,825	5,947,582	5,594,632	5,245,969	4,901,592	4,561,503	4,225,702	3,894,189	3,566,962	3,244,023	2,925,370	2,611,005
19	TRDC-19 - 60 units, 100 DPH, 0% houses and 100% flats	60	£3,677,592	4,418,418	4,038,308	3,663,161	3,292,978	2,927,759	2,567,502	2,212,211	1,861,883	1,516,517	1,176,116	840,678
20	TRDC-20 - 60 units, 35 DPH, 100% houses and 0% flats	60	£10,507,404	9,618,338	9,157,746	8,701,729	8,250,527	7,804,581	7,363,889	6,928,451	6,498,267	6,073,339	5,653,666	5,239,246
21	TRDC-21 - 70 units, 50 DPH, 80% houses and 20% flats	70	£8,581,047	10,096,724	9,575,765	9,060,886	8,552,088	8,049,370	7,552,732	7,062,175	6,577,698	6,099,302	5,626,475	5,159,004
22	TRDC-22 - 70 units, 35 DPH, 100% houses and 0% flats	70	£12,258,639	10,961,158	10,436,398	9,917,606	9,404,781	8,897,924	8,397,035	7,902,113	7,413,158	6,930,171	6,453,151	5,982,099
23	TRDC-23 - 80 units, 50 DPH, 100% houses and 0% flats	80	£9,806,911	12,527,037	11,927,312	11,334,407	10,748,322	10,169,057	9,596,611	9,030,986	8,472,181	7,920,196	7,375,030	6,836,684
24	TRDC-24 - 80 units, 80 DPH, 55% houses and 45% flats	80	£6,129,319	9,611,478	9,055,128	8,505,491	7,962,564	7,426,350	6,896,848	6,374,058	5,857,979	5,348,613	4,845,958	4,350,015
25	TRDC-25 - 95 units, 28 DPH, 100% houses and 0% flats	95	£20,795,905	14,875,857	14,163,683	13,459,608	12,763,632	12,075,754	11,395,976	10,724,296	10,060,714	9,405,231	8,757,847	8,118,563
26	TRDC-26 - 100 units, 15 DPH, 100% houses and 0% flats	100	£40,862,128	15,658,797	14,909,141	14,168,009	13,435,403	12,711,321	11,995,765	11,288,733	10,590,226	9,900,244	9,218,788	8,545,856
27	TRDC-27 - 100 units, 35 DPH, 95% houses and 5% flats	100	£17,512,341	15,269,419	14,525,369	13,789,836	13,062,817	12,344,314	11,634,327	10,932,855	10,239,900	9,555,459	8,879,534	8,212,125
28	TRDC-28 - 130 units, 35.14 DPH, 95% houses and 5% flats	130	£22,675,342	19,486,356	18,537,175	17,598,858	16,671,403	15,754,809	14,849,078	13,954,210	13,070,204	12,197,060	11,334,779	10,483,360
29	TRDC-29 - 145 units, 24.83 DPH, 100% houses and 0% flats	145	£35,793,447	22,290,181	21,223,488	20,168,925	19,126,490	18,096,185	17,078,008	16,071,961	15,078,042	14,096,253	13,126,593	12,169,063
30	TRDC-30 - 165 units, 70.87 DPH, 60% houses and 40% flats	165	£14,270,321	19,653,738	18,545,434	17,450,404	16,368,650	15,300,171	14,244,967	13,203,037	12,174,384	11,159,006	10,156,902	9,168,075
31	TRDC-31 - 250 units, 35.07 DPH, 90% houses and 10% flats	250	£43,693,465	32,197,533	30,518,547	28,858,850	27,218,442	25,597,323	23,995,493	22,412,951	20,849,699	19,299,838	17,768,478	16,256,511
32	TRDC-32 - 400 units, 15.69 DPH, 100% houses and 0% flats	400	£156,260,529	48,664,709	46,198,260	43,759,837	41,349,440	38,967,070	36,612,725	34,286,407	31,988,114	29,717,847	27,475,607	25,261,392
33	TRDC-33 - 500 units, 20 DPH, 100% houses and 0% flats	500	£153,232,981	51,843,263	48,848,272	45,887,295	42,960,331	40,067,381	37,208,445	34,383,521	31,592,612	28,835,716	26,112,832	23,423,962
34	TRDC-34 - 750 units, 20 DPH, 100% houses and 0% flats	750	£229,849,472	72,887,647	68,660,200	64,476,988	60,341,842	56,254,760	52,215,744	48,224,793	44,281,906	40,387,085	36,540,328	32,741,637
35	TRDC-35 - 1000 units, 20 DPH, 100% houses and 0% flats	1,000	£306,465,963	87,569,027	82,466,818	77,422,403	72,435,785	67,506,960	62,635,930	57,822,696	53,067,256	48,369,612	43,729,763	39,143,186
36	TRDC-36 - 1250 units, 20 DPH, 100% houses and 0% flats	1,250	£383,082,454	105,067,088	98,928,272	92,859,141	86,856,214	80,916,388	75,046,337	69,246,061	63,515,560	57,854,833	52,263,881	46,734,682
37	TRDC-37 - 1500 units, 20 DPH, 100% houses and 0% flats	1,500	£459,698,944	120,337,091	113,288,981	106,320,969	99,433,052	92,625,230	85,897,505	79,249,876	72,664,088	66,158,794	59,733,794	53,379,492
38	TRDC-CARE1 (75 rooms)	-	£6,129,319	219,551	219,551	219,551	219,551	219,551	219,551	219,551	219,551	219,551	219,551	219,551
39	TRDC-CARE2 (40 rooms)	-	£2,022,675	176,426	176,426	176,426	176,426	176,426	176,426	176,426	176,426	176,426	176,426	176,426

BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL) — £2,760,992

				Residual land values										
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	TRDC-1 - 5 units, 25 DPH, 100% houses and 0% flats	5	£552,198	842,712	803,721	765,174	727,069	689,407	652,188	615,411	579,078	543,186	507,739	472,734
2	TRDC-2 - 5 units, 50 DPH, 100% houses and 0% flats	5	£276,099	842,712	803,721	765,174	727,069	689,407	652,188	615,411	579,078	543,186	507,739	472,734
3	TRDC-3 - 5 units, 85 DPH, 50% houses and 50% flats	5	£162,411	624,993	589,205	553,852	518,934	484,450	450,401	416,787	383,607	350,862	318,550	286,674
4	TRDC-4 - 6 units, 30 DPH, 100% houses and 0% flats	6	£552,198	1,011,255	964,465	918,208	872,482	827,288	782,625	738,494	694,893	651,824	609,287	567,280
5	TRDC-5 - 6 units, 75 DPH, 75% houses and 25% flats	6	£220,879	883,735	838,786	794,364	750,471	707,104	664,264	621,953	580,169	538,913	498,184	457,983
6	TRDC-6 - 8 units, 25 DPH, 100% houses and 0% flats	8	£883,518	1,348,338	1,285,954	1,224,278	1,163,310	1,103,051	1,043,500	984,658	926,525	869,098	812,382	756,374
7	TRDC-7 - 8 units, 130 DPH, 0% houses and 100% flats	8	£169,907	618,432	587,178	516,593	466,679	417,434	368,860	320,958	273,725	227,162	181,269	136,047
8	TRDC-8 - 9 units, 112 DPH, 0% houses and 100% flats	9	£221,865	695,737	638,075	581,167	525,013	469,613	414,968	361,077	307,939	255,557	203,928	153,053
9	TRDC-9 - 10 units, 25 DPH, 100% houses and 0% flats	10	£1,104,397	1,642,474	1,564,493	1,487,397	1,411,188	1,335,864	1,261,426	1,187,872	1,115,205	1,043,424	972,528	902,518
10	TRDC-10 - 10 units, 90 DPH, 50% houses and 50% flats	10	£306,777	1,217,514	1,145,281	1,073,926	1,003,448	933,848	865,125	797,280	730,312	664,222	599,009	534,673
11	TRDC-11 - 20 units, 35 DPH, 100% houses and 0% flats	20	£1,577,710	3,043,218	2,900,655	2,759,271	2,619,243	2,480,840	2,344,059	2,208,903	2,075,371	1,943,462	1,813,178	1,684,517
12	TRDC-12 - 20 units, 50 DPH, 80% houses and 20% flats	20	£1,104,397	3,292,908	3,121,528	2,952,154	2,784,784	2,619,421	2,456,061	2,294,707	2,135,358	1,978,015	1,822,677	1,669,343
13	TRDC-13 - 30 units, 25 DPH, 100% houses and 0% flats	30	£3,313,191	4,809,948	4,579,092	4,350,865	4,125,264	3,902,291	3,681,944	3,464,225	3,249,134	3,036,669	2,826,832	2,619,623
14	TRDC-14 - 30 units, 50 DPH, 80% houses and 20% flats	30	£1,656,595	4,332,077	4,108,207	3,886,959	3,668,307	3,452,279	3,238,864	3,028,064	2,819,877	2,614,305	2,411,347	2,211,002
15	TRDC-15 - 40 units, 50 DPH, 80% houses and 20% flats	40	£2,208,794	4,947,020	4,697,386	4,450,651	4,206,814	3,965,874	3,727,832	3,492,688	3,260,442	3,031,093	2,804,642	2,581,089
16	TRDC-16 - 40 units, 80 DPH, 50% houses and 50% flats	40	£1,380,496	4,758,066	4,475,705	4,196,775	3,921,274	3,649,203	3,380,562	3,115,351	2,853,570	2,595,217	2,340,296	2,088,804
17	TRDC-17 - 50 units, 35 DPH, 100% houses and 0% flats	50	£3,944,275	8,015,281	7,631,456	7,251,441	6,875,439	6,503,818	6,136,574	5,773,709	5,415,223	5,061,116	4,711,388	4,366,039
18	TRDC-18 - 50 units, 80 DPH, 50% houses and 50% flats	50	£1,725,620	5,947,582	5,594,632	5,245,969	4,901,592	4,561,503	4,225,702	3,894,189	3,566,962	3,244,023	2,925,370	2,611,005
19	TRDC-19 - 60 units, 100 DPH, 0% houses and 100% flats	60	£1,656,595	4,418,418	4,038,308	3,663,161	3,292,978	2,927,759	2,567,502	2,212,211	1,861,883	1,516,517	1,176,116	840,678
20	TRDC-20 - 60 units, 35 DPH, 100% houses and 0% flats	60	£4,733,130	9,618,338	9,157,746	8,701,729	8,250,527	7,804,581	7,363,889	6,928,451	6,498,267	6,073,339	5,653,666	5,239,246
21	TRDC-21 - 70 units, 50 DPH, 80% houses and 20% flats	70	£3,865,389	10,096,724	9,575,765	9,060,886	8,552,088	8,049,370	7,552,732	7,062,175	6,577,698	6,099,302	5,626,475	5,159,004
22	TRDC-22 - 70 units, 35 DPH, 100% houses and 0% flats	70	£5,521,985	10,961,158	10,436,398	9,917,606	9,404,781	8,897,924	8,397,035	7,902,113	7,413,158	6,930,171	6,453,151	5,982,099
23	TRDC-23 - 80 units, 50 DPH, 100% houses and 0% flats	80	£4,417,588	12,527,037	11,927,312	11,334,407	10,748,322	10,169,057	9,596,611	9,030,986	8,472,181	7,920,196	7,375,030	6,836,684
24	TRDC-24 - 80 units, 80 DPH, 55% houses and 45% flats	80	£2,760,992	9,611,478	9,055,128	8,505,491	7,962,564	7,426,350	6,896,848	6,374,058	5,857,979	5,348,613	4,845,958	4,350,015
25	TRDC-25 - 95 units, 28 DPH, 100% houses and 0% flats	95	£9,367,653	14,875,857	14,163,683	13,459,608	12,763,632	12,075,754	11,395,976	10,724,296	10,060,714	9,405,231	8,757,847	8,118,563
26	TRDC-26 - 100 units, 15 DPH, 100% houses and 0% flats	100	£18,406,616	15,658,797	14,909,141	14,168,009	13,435,403	12,711,321	11,995,765	11,288,733	10,590,226	9,900,244	9,218,788	8,545,856
27	TRDC-27 - 100 units, 35 DPH, 95% houses and 5% flats	100	£7,888,550	15,269,419	14,525,369	13,789,836	13,062,817	12,344,314	11,634,327	10,932,855	10,239,900	9,555,459	8,879,534	8,212,125
28	TRDC-28 - 130 units, 35.14 DPH, 95% houses and 5% flats	130	£10,214,258	19,486,356	18,537,175	17,598,858	16,671,403	15,754,809	14,849,078	13,954,210	13,070,204	12,197,060	11,334,779	10,483,360
29	TRDC-29 - 145 units, 24.83 DPH, 100% houses and 0% flats	145	£16,123,395	22,290,181	21,223,488	20,168,925	19,126,490	18,096,185	17,078,008	16,071,961	15,078,042	14,096,253	13,126,593	12,169,063
30	TRDC-30 - 165 units, 70.87 DPH, 60% houses and 40% flats	165	£6,428,161	19,653,738	18,545,434	17,450,404	16,368,650	15,300,171	14,244,967	13,203,037	12,174,384	11,159,006	10,156,902	9,168,075
31	TRDC-31 - 250 units, 35.07 DPH, 90% houses and 10% flats	250	£16,682,011	32,197,533	30,518,547	28,858,850	27,218,442	25,597,323	23,995,493	22,412,951	20,849,699	19,299,838	17,768,478	16,256,511
32	TRDC-32 - 400 units, 15.69 DPH, 100% houses and 0% flats	400	£70,388,590	48,664,709	46,198,260	43,759,837	41,349,440	38,967,070	36,612,725	34,286,407	31,988,114	29,717,847	27,475,607	25,261,392
33	TRDC-33 - 500 units, 20 DPH, 100% houses and 0% flats	500	£69,024,811	51,843,263	48,848,272	45,887,295	42,960,331	40,067,381	37,208,445	34,383,521	31,592,612	28,835,716	26,112,832	23,423,962
34	TRDC-34 - 750 units, 20 DPH, 100% houses and 0% flats	750	£103,537,217	72,887,647	68,660,200	64,476,988	60,341,842	56,254,760	52,215,744	48,224,793	44,281,906	40,387,085	36,540,328	32,741,637
35	TRDC-35 - 1000 units, 20 DPH, 100% houses and 0% flats	1,000	£138,049,623	87,569,027	82,466,818	77,422,403	72,435,785	67,506,960	62,635,930	57,822,696	53,067,256	48,369,612	43,729,763	39,143,186
36	TRDC-36 - 1250 units, 20 DPH, 100% houses and 0% flats	1,250	£172,562,028	105,067,088	98,928,272	92,859,141	86,856,214	80,916,388	75,046,337	69,246,061	63,515,560	57,854,833	52,263,881	46,734,682
37	TRDC-37 - 1500 units, 20 DPH, 100% houses and 0% flats	1,500	£207,074,434	120,337,091	113,288,981	106,320,969	99,433,052	92,625,230	85,897,505	79,249,876	72,664,088	66,158,794	59,733,794	53,379,492
38	TRDC-CARE1 (75 rooms)	-	£2,760,992	219,551	219,551	219,551	219,551	219,551	219,551	219,551	219,551	219,551	219,551	219,551
39	TRDC-CARE2 (40 rooms)	-	£911,128	176,426	176,426	176,426	176,426	176,426	176,426	176,426	176,426	176,426	176,426	176,426

BENCHMARK LAND VALUE 3 (GREENFIELD - UPPER END OF RANGE) — £374,000 PER HA

				Residual land values										
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	TRDC-1 - 5 units, 25 DPH, 100% houses and 0% flats	5	£74,800	842,712	803,721	765,174	727,069	689,407	652,188	615,411	579,078	543,186	507,739	472,734
2	TRDC-2 - 5 units, 50 DPH, 100% houses and 0% flats	5	£37,400	842,712	803,721	765,174	727,069	689,407	652,188	615,411	579,078	543,186	507,739	472,734
3	TRDC-3 - 5 units, 85 DPH, 50% houses and 50% flats	5	£22,000	624,993	589,205	553,852	518,934	484,450	450,401	416,787	383,607	350,862	318,550	286,674
4	TRDC-4 - 6 units, 30 DPH, 100% houses and 0% flats	6	£74,800	1,011,255	964,465	918,208	872,482	827,288	782,625	738,494	694,893	651,824	609,287	567,280
5	TRDC-5 - 6 units, 75 DPH, 75% houses and 25% flats	6	£29,920	883,735	838,786	794,364	750,471	707,104	664,264	621,953	580,169	538,913	498,184	457,983
6	TRDC-6 - 8 units, 25 DPH, 100% houses and 0% flats	8	£119,680	1,348,338	1,285,954	1,224,278	1,163,310	1,103,051	1,043,500	984,658	926,525	869,098	812,382	756,374
7	TRDC-7 - 8 units, 130 DPH, 0% houses and 100% flats	8	£23,015	618,432	587,178	516,593	466,679	417,434	368,860	320,958	273,725	227,162	181,269	136,047
8	TRDC-8 - 9 units, 112 DPH, 0% houses and 100% flats	9	£30,054	695,737	638,075	581,167	525,013	469,613	414,968	361,077	307,939	255,557	203,928	153,053
9	TRDC-9 - 10 units, 25 DPH, 100% houses and 0% flats	10	£149,600	1,642,474	1,564,493	1,487,397	1,411,188	1,335,864	1,261,426	1,187,872	1,115,205	1,043,424	972,528	902,518
10	TRDC-10 - 10 units, 90 DPH, 50% houses and 50% flats	10	£41,556	1,217,514	1,145,281	1,073,926	1,003,448	933,848	865,125	797,280	730,312	664,222	599,009	534,673
11	TRDC-11 - 20 units, 35 DPH, 100% houses and 0% flats	20	£213,714	3,043,218	2,900,655	2,759,271	2,619,243	2,480,840	2,344,059	2,208,903	2,075,371	1,943,462	1,813,178	1,684,517
12	TRDC-12 - 20 units, 50 DPH, 80% houses and 20% flats	20	£149,600	3,292,908	3,121,528	2,952,154	2,784,784	2,619,421	2,456,061	2,294,707	2,135,358	1,978,015	1,822,677	1,669,343
13	TRDC-13 - 30 units, 25 DPH, 100% houses and 0% flats	30	£448,800	4,809,948	4,579,092	4,350,865	4,125,264	3,902,291	3,681,944	3,464,225	3,249,134	3,036,669	2,826,832	2,619,623
14	TRDC-14 - 30 units, 50 DPH, 80% houses and 20% flats	30	£224,400	4,332,077	4,108,207	3,886,959	3,668,307	3,452,279	3,238,864	3,028,064	2,819,877	2,614,305	2,411,347	2,211,002
15	TRDC-15 - 40 units, 50 DPH, 80% houses and 20% flats	40	£299,200	4,947,020	4,697,386	4,450,651	4,206,814	3,965,874	3,727,832	3,492,688	3,260,442	3,031,093	2,804,642	2,581,089
16	TRDC-16 - 40 units, 80 DPH, 50% houses and 50% flats	40	£187,000	4,758,066	4,475,705	4,196,775	3,921,274	3,649,203	3,380,562	3,115,351	2,853,570	2,595,217	2,340,296	2,088,804
17	TRDC-17 - 50 units, 35 DPH, 100% houses and 0% flats	50	£534,286	8,015,281	7,631,456	7,251,441	6,875,439	6,503,818	6,136,574	5,773,709	5,415,223	5,061,116	4,711,388	4,366,039
18	TRDC-18 - 50 units, 80 DPH, 50% houses and 50% flats	50	£233,750	5,947,582	5,594,632	5,245,969	4,901,592	4,561,503	4,225,702	3,894,189	3,566,962	3,244,023	2,925,370	2,611,005
19	TRDC-19 - 60 units, 100 DPH, 0% houses and 100% flats	60	£224,400	4,418,418	4,038,308	3,663,161	3,292,978	2,927,759	2,567,502	2,212,211	1,861,883	1,516,517	1,176,116	840,678
20	TRDC-20 - 60 units, 35 DPH, 100% houses and 0% flats	60	£641,143	9,618,338	9,157,746	8,701,729	8,250,527	7,804,581	7,363,889	6,928,451	6,498,267	6,073,339	5,653,666	5,239,246
21	TRDC-21 - 70 units, 50 DPH, 80% houses and 20% flats	70	£523,600	10,096,724	9,575,765	9,060,886	8,552,088	8,049,370	7,552,732	7,062,175	6,577,698	6,099,302	5,626,475	5,159,004
22	TRDC-22 - 70 units, 35 DPH, 100% houses and 0% flats	70	£748,000	10,961,158	10,436,398	9,917,606	9,404,781	8,897,924	8,397,035	7,902,113	7,413,158	6,930,171	6,453,151	5,982,099
23	TRDC-23 - 80 units, 50 DPH, 100% houses and 0% flats	80	£598,400	12,527,037	11,927,312	11,334,407	10,748,322	10,169,057	9,596,611	9,030,986	8,472,181	7,920,196	7,375,030	6,836,684
24	TRDC-24 - 80 units, 80 DPH, 55% houses and 45% flats	80	£374,000	9,611,478	9,055,128	8,505,491	7,962,564	7,426,350	6,896,848	6,374,058	5,857,979	5,348,613	4,845,958	4,350,015
25	TRDC-25 - 95 units, 28 DPH, 100% houses and 0% flats	95	£1,268,929	14,875,857	14,163,683	13,459,608	12,763,632	12,075,754	11,395,976	10,724,296	10,060,714	9,405,231	8,757,847	8,118,563
26	TRDC-26 - 100 units, 15 DPH, 100% houses and 0% flats	100	£2,493,333	15,658,797	14,909,141	14,168,009	13,435,403	12,711,321	11,995,765	11,288,733	10,590,226	9,900,244	9,218,788	8,545,856
27	TRDC-27 - 100 units, 35 DPH, 95% houses and 5% flats	100	£1,068,571	15,269,419	14,525,369	13,789,836	13,062,817	12,344,314	11,634,327	10,932,855	10,239,900	9,555,459	8,879,534	8,212,125
28	TRDC-28 - 130 units, 35.14 DPH, 95% houses and 5% flats	130	£1,383,608	19,486,356	18,537,175	17,598,858	16,671,403	15,754,809	14,849,078	13,954,210	13,070,204	12,197,060	11,334,779	10,483,360
29	TRDC-29 - 145 units, 24.83 DPH, 100% houses and 0% flats	145	£2,184,052	22,290,181	21,223,488	20,168,925	19,126,490	18,096,185	17,078,008	16,071,961	15,078,042	14,096,253	13,126,593	12,169,063
30	TRDC-30 - 165 units, 70.87 DPH, 60% houses and 40% flats	165	£870,749	19,653,738	18,545,434	17,450,404	16,368,650	15,300,171	14,244,967	13,203,037	12,174,384	11,159,006	10,156,902	9,168,075
31	TRDC-31 - 250 units, 35.07 DPH, 90% houses and 10% flats	250	£2,666,096	32,197,533	30,518,547	28,858,850	27,218,442	25,597,323	23,995,493	22,412,951	20,849,699	19,299,838	17,768,478	16,256,511
32	TRDC-32 - 400 units, 15.69 DPH, 100% houses and 0% flats	400	£9,534,736	48,664,709	46,198,260	43,759,837	41,349,440	38,967,070	36,612,725	34,286,407	31,988,114	29,717,847	27,475,607	25,261,392
33	TRDC-33 - 500 units, 20 DPH, 100% houses and 0% flats	500	£9,350,000	51,843,263	48,848,272	45,887,295	42,960,331	40,067,381	37,208,445	34,383,521	31,592,612	28,835,716	26,112,832	23,423,962
34	TRDC-34 - 750 units, 20 DPH, 100% houses and 0% flats	750	£14,025,000	72,887,647	68,660,200	64,476,988	60,341,842	56,254,760	52,215,744	48,224,793	44,281,906	40,387,085	36,540,328	32,741,637
35	TRDC-35 - 1000 units, 20 DPH, 100% houses and 0% flats	1,000	£18,700,000	87,569,027	82,466,818	77,422,403	72,435,785	67,506,960	62,635,930	57,822,696	53,067,256	48,369,612	43,729,763	39,143,186
36	TRDC-36 - 1250 units, 20 DPH, 100% houses and 0% flats	1,250	£23,375,000	105,067,088	98,928,272	92,859,141	86,856,214	80,916,388	75,046,337	69,246,061	63,515,560	57,854,833	52,263,881	46,734,682
37	TRDC-37 - 1500 units, 20 DPH, 100% houses and 0% flats	1,500	£28,050,000	120,337,091	113,288,981	106,320,969	99,433,052	92,625,230	85,897,505	79,249,876	72,664,088	66,158,794	59,733,794	53,379,492
38	TRDC-CARE1 (75 rooms)	-	£374,000	219,551	219,551	219,551	219,551	219,551	219,551	219,551	219,551	219,551	219,551	219,551
39	TRDC-CARE2 (40

Table 6.3.6: Appraisal results – 70% rent (70% Social Rent, 30% Affordable Rent) and 30% shared ownership (values of £6,850 per square metre)

THREE RIVERS DISTRICT COUNCIL — Sales value £6,850 psm — AH tenure: Rented 70% — Intermediate: SO 30%
BENCHMARK LAND VALUE 1 (SECONDARY OFFICES/RETAIL) — £6,129,319 PER HA — Type of rent: 70% Soc Rent 30% Aff Rent — FH 0%

				Residual land values										
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	TRDC-1 - 5 units, 25 DPH, 100% houses and 0% flats	5	£1,225,864	921,868	879,363	837,341	795,801	754,745	714,170	674,078	634,469	595,343	556,699	518,538
2	TRDC-2 - 5 units, 50 DPH, 100% houses and 0% flats	5	£612,932	921,868	879,363	837,341	795,801	754,745	714,170	674,078	634,469	595,343	556,699	518,538
3	TRDC-3 - 5 units, 85 DPH, 50% houses and 50% flats	5	£360,548	701,323	662,126	623,404	585,156	547,383	510,085	473,260	436,911	401,037	365,637	330,712
4	TRDC-4 - 6 units, 30 DPH, 100% houses and 0% flats	6	£1,225,864	1,106,242	1,055,237	1,004,810	954,962	905,693	857,004	808,894	761,363	714,412	668,039	622,245
5	TRDC-5 - 6 units, 75 DPH, 75% houses and 25% flats	6	£490,346	977,103	927,996	879,464	831,507	784,127	737,321	691,092	645,437	600,359	555,856	511,928
6	TRDC-6 - 8 units, 25 DPH, 100% houses and 0% flats	8	£1,961,382	1,474,990	1,406,982	1,339,745	1,273,283	1,207,592	1,142,672	1,078,525	1,015,151	952,549	890,719	829,661
7	TRDC-7 - 8 units, 130 DPH, 0% houses and 100% flats	8	£377,189	735,231	678,731	622,964	567,930	513,631	460,066	407,234	355,137	303,772	253,142	203,247
8	TRDC-8 - 9 units, 112 DPH, 0% houses and 100% flats	9	£492,535	827,136	763,573	700,834	638,921	577,835	517,574	458,139	399,528	341,744	284,786	228,652
9	TRDC-9 - 10 units, 25 DPH, 100% houses and 0% flats	10	£2,451,728	1,800,787	1,715,778	1,631,733	1,548,653	1,466,539	1,385,390	1,305,207	1,225,989	1,147,736	1,070,449	994,126
10	TRDC-10 - 10 units, 90 DPH, 50% houses and 50% flats	10	£681,035	1,367,733	1,288,767	1,210,757	1,133,705	1,057,608	982,469	908,286	835,060	762,790	691,476	621,119
11	TRDC-11 - 20 units, 35 DPH, 100% houses and 0% flats	20	£3,502,468	3,345,876	3,189,266	3,034,430	2,881,369	2,730,082	2,580,572	2,432,835	2,286,874	2,142,687	2,000,275	1,859,638
12	TRDC-12 - 20 units, 50 DPH, 80% houses and 20% flats	20	£2,451,728	3,600,260	3,415,152	3,232,208	3,051,426	2,872,808	2,696,352	2,522,060	2,349,932	2,179,966	2,012,164	1,846,524
13	TRDC-13 - 30 units, 25 DPH, 100% houses and 0% flats	30	£7,355,183	5,262,467	5,011,413	4,763,217	4,517,877	4,275,392	4,035,765	3,798,994	3,565,080	3,334,021	3,105,820	2,880,475
14	TRDC-14 - 30 units, 50 DPH, 80% houses and 20% flats	30	£3,677,592	4,778,479	4,534,635	4,293,634	4,055,477	3,820,165	3,587,696	3,358,071	3,131,291	2,907,354	2,686,262	2,468,013
15	TRDC-15 - 40 units, 50 DPH, 80% houses and 20% flats	40	£4,903,455	5,517,642	5,242,905	4,971,354	4,702,988	4,437,809	4,175,817	3,917,010	3,661,388	3,408,953	3,159,704	2,913,641
16	TRDC-16 - 40 units, 80 DPH, 50% houses and 50% flats	40	£3,064,660	5,343,491	5,034,870	4,729,989	4,428,845	4,131,440	3,837,774	3,547,846	3,261,657	2,979,206	2,700,493	2,425,520
17	TRDC-17 - 50 units, 35 DPH, 100% houses and 0% flats	50	£8,756,170	8,770,779	8,352,357	7,938,695	7,529,794	7,125,654	6,726,275	6,331,657	5,941,799	5,556,702	5,176,366	4,800,792
18	TRDC-18 - 50 units, 80 DPH, 50% houses and 50% flats	50	£3,830,825	6,679,363	6,293,587	5,912,486	5,536,057	5,164,301	4,797,217	4,434,807	4,077,071	3,724,007	3,375,616	3,031,899
19	TRDC-19 - 60 units, 100 DPH, 0% houses and 100% flats	60	£3,677,592	5,258,236	4,840,248	4,427,682	4,020,540	3,618,820	3,222,523	2,831,649	2,446,197	2,066,168	1,691,563	1,322,380
20	TRDC-20 - 60 units, 35 DPH, 100% houses and 0% flats	60	£10,507,404	10,524,934	10,022,828	9,526,433	9,035,753	8,550,785	8,071,530	7,597,988	7,130,159	6,668,042	6,211,640	5,760,950
21	TRDC-21 - 70 units, 50 DPH, 80% houses and 20% flats	70	£8,581,047	11,144,790	10,576,985	10,015,799	9,461,232	8,913,286	8,371,291	7,835,500	7,306,346	6,783,827	6,267,944	5,758,698
22	TRDC-22 - 70 units, 35 DPH, 100% houses and 0% flats	70	£12,258,639	12,004,986	11,433,702	10,868,915	10,310,623	9,758,826	9,213,524	8,674,718	8,142,406	7,616,590	7,097,270	6,584,443
23	TRDC-23 - 80 units, 50 DPH, 100% houses and 0% flats	80	£9,806,911	13,719,983	13,067,089	12,421,618	11,783,569	11,152,944	10,529,742	9,913,963	9,305,607	8,704,674	8,111,164	7,525,078
24	TRDC-24 - 80 units, 80 DPH, 55% houses and 45% flats	80	£6,129,319	10,706,430	10,158,326	9,557,538	8,964,068	8,377,918	7,799,084	7,227,570	6,663,372	6,106,493	5,556,933	5,014,689
25	TRDC-25 - 95 units, 28 DPH, 100% houses and 0% flats	95	£20,795,905	16,292,480	15,517,168	14,750,671	13,992,988	13,244,121	12,504,068	11,772,831	11,050,408	10,336,801	9,632,008	8,936,030
26	TRDC-26 - 100 units, 15 DPH, 100% houses and 0% flats	100	£40,862,128	17,149,979	16,333,861	15,527,022	14,729,461	13,941,179	13,162,177	12,392,454	11,632,009	10,880,843	10,138,956	9,406,348
27	TRDC-27 - 100 units, 35 DPH, 95% houses and 5% flats	100	£17,512,341	16,755,705	15,945,370	15,144,306	14,352,512	13,569,989	12,796,736	12,032,753	11,278,041	10,532,599	9,796,427	9,069,527
28	TRDC-28 - 130 units, 35.14 DPH, 95% houses and 5% flats	130	£22,675,342	21,385,870	20,351,997	19,329,950	18,319,730	17,321,336	16,334,770	15,360,030	14,397,117	13,446,030	12,506,770	11,579,337
29	TRDC-29 - 145 units, 24.83 DPH, 100% houses and 0% flats	145	£35,793,447	24,415,851	23,254,440	22,106,234	20,971,230	19,849,430	18,740,834	17,645,441	16,563,251	15,494,266	14,438,483	13,395,905
30	TRDC-30 - 165 units, 70.87 DPH, 60% houses and 40% flats	165	£14,270,321	21,980,125	20,767,837	19,570,037	18,386,726	17,217,903	16,063,570	14,923,725	13,798,367	12,687,499	11,591,119	10,509,228
31	TRDC-31 - 250 units, 35.07 DPH, 90% houses and 10% flats	250	£43,693,465	35,735,065	33,899,209	32,084,434	30,290,394	28,511,722	26,754,218	25,017,884	23,302,719	21,608,722	19,935,894	18,284,234
32	TRDC-32 - 400 units, 15.69 DPH, 100% houses and 0% flats	400	£156,260,529	53,644,740	50,956,500	48,298,801	45,671,644	43,075,029	40,508,178	37,969,035	35,460,494	32,982,553	30,535,211	28,118,471
33	TRDC-33 - 500 units, 20 DPH, 100% houses and 0% flats	500	£153,232,981	57,898,769	54,636,815	51,411,518	48,223,480	45,072,500	41,958,579	38,881,717	35,841,914	32,839,169	29,873,483	26,944,855
34	TRDC-34 - 750 units, 20 DPH, 100% houses and 0% flats	750	£229,849,472	81,419,502	76,813,465	72,259,741	67,758,361	63,309,316	58,912,605	54,568,228	50,276,185	46,036,477	41,849,095	37,701,270
35	TRDC-35 - 1000 units, 20 DPH, 100% houses and 0% flats	1,000	£306,465,963	98,403,309	92,824,397	87,308,711	81,856,254	76,467,024	71,141,020	65,876,397	60,672,724	55,532,296	50,455,114	45,441,175
36	TRDC-36 - 1250 units, 20 DPH, 100% houses and 0% flats	1,250	£383,082,454	117,704,378	111,003,273	104,378,228	97,829,243	91,356,318	84,959,452	78,638,645	72,393,900	66,225,213	60,128,168	54,098,761
37	TRDC-37 - 1500 units, 20 DPH, 100% houses and 0% flats	1,500	£459,698,944	134,486,588	126,820,652	119,241,843	111,750,162	104,345,608	97,028,181	89,781,743	82,622,333	75,550,225	68,565,419	61,653,467
38	TRDC-CARE1 (75 rooms)	-	£6,129,319	219,551	219,551	219,551	219,551	219,551	219,551	219,551	219,551	219,551	219,551	219,551
39	TRDC-CARE2 (40 rooms)	-	£2,022,675	176,426	176,426	176,426	176,426	176,426	176,426	176,426	176,426	176,426	176,426	176,426

BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL) — £2,760,992

				Residual land values										
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	TRDC-1 - 5 units, 25 DPH, 100% houses and 0% flats	5	£552,198	921,868	879,363	837,341	795,801	754,745	714,170	674,078	634,469	595,343	556,699	518,538
2	TRDC-2 - 5 units, 50 DPH, 100% houses and 0% flats	5	£276,099	921,868	879,363	837,341	795,801	754,745	714,170	674,078	634,469	595,343	556,699	518,538
3	TRDC-3 - 5 units, 85 DPH, 50% houses and 50% flats	5	£162,411	701,323	662,126	623,404	585,156	547,383	510,085	473,260	436,911	401,037	365,637	330,712
4	TRDC-4 - 6 units, 30 DPH, 100% houses and 0% flats	6	£552,198	1,106,242	1,055,237	1,004,810	954,962	905,693	857,004	808,894	761,363	714,412	668,039	622,245
5	TRDC-5 - 6 units, 75 DPH, 75% houses and 25% flats	6	£220,879	977,103	927,996	879,464	831,507	784,127	737,321	691,092	645,437	600,359	555,856	511,928
6	TRDC-6 - 8 units, 25 DPH, 100% houses and 0% flats	8	£883,518	1,474,990	1,406,982	1,339,745	1,273,283	1,207,592	1,142,672	1,078,525	1,015,151	952,549	890,719	829,661
7	TRDC-7 - 8 units, 130 DPH, 0% houses and 100% flats	8	£169,907	735,231	678,731	622,964	567,930	513,631	460,066	407,234	355,137	303,772	253,142	203,247
8	TRDC-8 - 9 units, 112 DPH, 0% houses and 100% flats	9	£221,865	827,136	763,573	700,834	638,921	577,835	517,574	458,139	399,528	341,744	284,786	228,652
9	TRDC-9 - 10 units, 25 DPH, 100% houses and 0% flats	10	£1,104,397	1,800,787	1,715,778	1,631,733	1,548,653	1,466,539	1,385,390	1,305,207	1,225,989	1,147,736	1,070,449	994,126
10	TRDC-10 - 10 units, 90 DPH, 50% houses and 50% flats	10	£306,777	1,367,733	1,288,767	1,210,757	1,133,705	1,057,608	982,469	908,286	835,060	762,790	691,476	621,119
11	TRDC-11 - 20 units, 35 DPH, 100% houses and 0% flats	20	£1,577,710	3,345,876	3,189,266	3,034,430	2,881,369	2,730,082	2,580,572	2,432,835	2,286,874	2,142,687	2,000,275	1,859,638
12	TRDC-12 - 20 units, 50 DPH, 80% houses and 20% flats	20	£1,104,397	3,600,260	3,415,152	3,232,208	3,051,426	2,872,808	2,696,352	2,522,060	2,349,932	2,179,966	2,012,164	1,846,524
13	TRDC-13 - 30 units, 25 DPH, 100% houses and 0% flats	30	£3,313,191	5,262,467	5,011,413	4,763,217	4,517,877	4,275,392	4,035,765	3,798,994	3,565,080	3,334,021	3,105,820	2,880,475
14	TRDC-14 - 30 units, 50 DPH, 80% houses and 20% flats	30	£1,656,595	4,778,479	4,534,635	4,293,634	4,055,477	3,820,165	3,587,696	3,358,071	3,131,291	2,907,354	2,686,262	2,468,013
15	TRDC-15 - 40 units, 50 DPH, 80% houses and 20% flats	40	£2,208,794	5,517,642	5,242,905	4,971,354	4,702,988	4,437,809	4,175,817	3,917,010	3,661,388	3,408,953	3,159,704	2,913,641
16	TRDC-16 - 40 units, 80 DPH, 50% houses and 50% flats	40	£1,380,496	5,343,491	5,034,870	4,729,989	4,428,845	4,131,440	3,837,774	3,547,846	3,261,657	2,979,206	2,700,493	2,425,520
17	TRDC-17 - 50 units, 35 DPH, 100% houses and 0% flats	50	£3,944,275	8,770,779	8,352,357	7,938,695	7,529,794	7,125,654	6,726,275	6,331,657	5,941,799	5,556,702	5,176,366	4,800,792
18	TRDC-18 - 50 units, 80 DPH, 50% houses and 50% flats	50	£1,725,620	6,679,363	6,293,587	5,912,486	5,536,057	5,164,301	4,797,217	4,434,807	4,077,071	3,724,007	3,375,616	3,031,899
19	TRDC-19 - 60 units, 100 DPH, 0% houses and 100% flats	60	£1,656,595	5,258,236	4,840,248	4,427,682	4,020,540	3,618,820	3,222,523	2,831,649	2,446,197	2,066,168	1,691,563	1,322,380
20	TRDC-20 - 60 units, 35 DPH, 100% houses and 0% flats	60	£4,733,130	10,524,934	10,022,828	9,526,433	9,035,753	8,550,785	8,071,530	7,597,988	7,130,159	6,668,042	6,211,640	5,760,950
21	TRDC-21 - 70 units, 50 DPH, 80% houses and 20% flats	70	£3,865,389	11,144,790	10,576,985	10,015,799	9,461,232	8,913,286	8,371,291	7,835,500	7,306,346	6,783,827	6,267,944	5,758,698
22	TRDC-22 - 70 units, 35 DPH, 100% houses and 0% flats	70	£5,521,985	12,004,986	11,433,702	10,868,915	10,310,623	9,758,826	9,213,524	8,674,718	8,142,406	7,616,590	7,097,270	6,584,443
23	TRDC-23 - 80 units, 50 DPH, 100% houses and 0% flats	80	£4,417,588	13,719,983	13,067,089	12,421,618	11,783,569	11,152,944	10,529,742	9,913,963	9,305,607	8,704,674	8,111,164	7,525,078
24	TRDC-24 - 80 units, 80 DPH, 55% houses and 45% flats	80	£2,760,992	10,706,430	10,158,326	9,557,538	8,964,068	8,377,918	7,799,084	7,227,570	6,663,372	6,106,493	5,556,933	5,014,689
25	TRDC-25 - 95 units, 28 DPH, 100% houses and 0% flats	95	£9,367,653	16,292,480	15,517,168	14,750,671	13,992,988	13,244,121	12,504,068	11,772,831	11,050,408	10,336,801	9,632,008	8,936,030
26	TRDC-26 - 100 units, 15 DPH, 100% houses and 0% flats	100	£18,406,616	17,149,979	16,333,861	15,527,022	14,729,461	13,941,179	13,162,177	12,392,454	11,632,009	10,880,843	10,138,956	9,406,348
27	TRDC-27 - 100 units, 35 DPH, 95% houses and 5% flats	100	£7,888,550	16,755,705	15,945,370	15,144,306	14,352,512	13,569,989	12,796,736	12,032,753	11,278,041	10,532,599	9,796,427	9,069,527
28	TRDC-28 - 130 units, 35.14 DPH, 95% houses and 5% flats	130	£10,214,258	21,385,870	20,351,997	19,329,950	18,319,730	17,321,336	16,334,770	15,360,030	14,397,117	13,446,030	12,506,770	11,579,337
29	TRDC-29 - 145 units, 24.83 DPH, 100% houses and 0% flats	145	£16,123,395	24,415,851	23,254,440	22,106,234	20,971,230	19,849,430	18,740,834	17,645,441	16,563,251	15,494,266	14,438,483	13,395,905
30	TRDC-30 - 165 units, 70.87 DPH, 60% houses and 40% flats	165	£6,428,161	21,980,125	20,767,837	19,570,037	18,386,726	17,217,903	16,063,570	14,923,725	13,798,367	12,687,499	11,591,119	10,509,228
31	TRDC-31 - 250 units, 35.07 DPH, 90% houses and 10% flats	250	£19,682,011	35,735,065	33,899,209	32,084,434	30,290,394	28,511,722	26,754,218	25,017,884	23,302,719	21,608,722	19,935,894	18,284,234
32	TRDC-32 - 400 units, 15.69 DPH, 100% houses and 0% flats	400	£70,388,590	53,644,740	50,956,500	48,298,801	45,671,644	43,075,029	40,508,178	37,969,035	35,460,494	32,982,553	30,535,211	28,118,471
33	TRDC-33 - 500 units, 20 DPH, 100% houses and 0% flats	500	£69,024,811	57,898,769	54,636,815	51,411,518	48,223,480	45,072,500	41,958,579	38,881,717	35,841,914	32,839,169	29,873,483	26,944,855
34	TRDC-34 - 750 units, 20 DPH, 100% houses and 0% flats	750	£103,537,217	81,419,502	76,813,465	72,259,741	67,758,361	63,309,316	58,912,605	54,568,228	50,276,185	46,036,477	41,849,095	37,701,270
35	TRDC-35 - 1000 units, 20 DPH, 100% houses and 0% flats	1,000	£138,049,623	98,403,309	92,824,397	87,308,711	81,856,254	76,467,024	71,141,020	65,876,397	60,672,724	55,532,296	50,455,114	45,441,175
36	TRDC-36 - 1250 units, 20 DPH, 100% houses and 0% flats	1,250	£172,562,028	117,704,378	111,003,273	104,378,228	97,829,243	91,356,318	84,959,452	78,638,645	72,393,900	66,225,213	60,128,168	54,098,761
37	TRDC-37 - 1500 units, 20 DPH, 100% houses and 0% flats	1,500	£207,074,434	134,486,588	126,820,652	119,241,843	111,750,162	104,345,608	97,028,181	89,781,743	82,622,333	75,550,225	68,565,419	61,653,467
38	TRDC-CARE1 (75 rooms)	-	£2,760,992	219,551	219,551	219,551	219,551	219,551	219,551	219,551	219,551	219,551	219,551	219,551
39	TRDC-CARE2 (40 rooms)	-	£911,128	176,426	176,426	176,426	176,426	176,426	176,426	176,426	176,426	176,426	176,426	176,426

BENCHMARK LAND VALUE 3 (GREENFIELD - UPPER END OF RANGE) — £374,000 PER HA

				Residual land values										
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	TRDC-1 - 5 units, 25 DPH, 100% houses and 0% flats	5	£74,800	921,868	879,363	837,341	795,801	754,745	714,170	674,078	634,469	595,343	556,699	518,538
2	TRDC-2 - 5 units, 50 DPH, 100% houses and 0% flats	5	£37,400	921,868	879,363	837,341	795,801	754,745	714,170	674,078	634,469	595,343	556,699	518,538
3	TRDC-3 - 5 units, 85 DPH, 50% houses and 50% flats	5	£22,000	701,323	662,126	623,404	585,156	547,383	510,085	473,260	436,911	401,037	365,637	330,712
4	TRDC-4 - 6 units, 30 DPH, 100% houses and 0% flats	6	£74,800	1,106,242	1,055,237	1,004,810	954,962	905,693	857,004	808,894	761,363	714,412	668,039	622,245
5	TRDC-5 - 6 units, 75 DPH, 75% houses and 25% flats	6	£29,920	977,103	927,996	879,464	831,507	784,127	737,321	691,092	645,437	600,359	555,856	511,928
6	TRDC-6 - 8 units, 25 DPH, 100% houses and 0% flats	8	£119,680	1,474,990	1,406,982	1,339,745	1,273,283	1,207,592	1,142,672	1,078,525	1,015,151	952,549	890,719	829,661
7	TRDC-7 - 8 units, 130 DPH, 0% houses and 100% flats	8	£23,015	735,231	678,731	622,964	567,930	513,631	460,066	407,234	355,137	303,772	253,142	203,247
8	TRDC-8 - 9 units, 112 DPH, 0% houses and 100% flats	9	£30,054	827,136	763,573	700,834	638,921	577,835	517,574	458,139	399,528	341,744	284,786	228,652
9	TRDC-9 - 10 units, 25 DPH, 100% houses and 0% flats	10	£149,600	1,800,787	1,715,778	1,631,733	1,548,653	1,466,539	1,385,390	1,305,207	1,225,989	1,147,736	1,070,449	994,126
10	TRDC-10 - 10 units, 90 DPH, 50% houses and 50% flats	10	£41,556	1,367,733	1,288,767	1,210,757	1,133,705	1,057,608	982,469	908,286	835,060	762,790	691,476	621,119
11	TRDC-11 - 20 units, 35 DPH, 100% houses and 0% flats	20	£213,714	3,345,876	3,189,266	3,034,430	2,881,369	2,730,082	2,580,572	2,432,835	2,286,874	2,142,687	2,000,275	1,859,638
12	TRDC-12 - 20 units, 50 DPH, 80% houses and 20% flats	20	£149,600	3,600,260	3,415,152	3,232,208	3,051,426	2,872,808	2,696,352	2,522,060	2,349,932	2,179,966	2,012,164	1,846,524
13	TRDC-13 - 30 units, 25 DPH, 100% houses and 0% flats	30	£448,800	5,262,467	5,011,413	4,763,217	4,517,877	4,275,392	4,035,765	3,798,994	3,565,080	3,334,021	3,105,820	2,880,475
14	TRDC-14 - 30 units, 50 DPH, 80% houses and 20% flats	30	£224,400	4,778,479	4,534,635	4,293,634	4,055,477	3,820,165	3,587,696	3,358,071	3,131,291	2,907,354	2,686,262	2,468,013
15	TRDC-15 - 40 units, 50 DPH, 80% houses and 20% flats	40	£299,200	5,517,642	5,242,905	4,971,354	4,702,988	4,437,809	4,175,817	3,917,010	3,661,388	3,408,953	3,159,704	2,913,641
16	TRDC-16 - 40 units, 80 DPH, 50% houses and 50% flats	40	£187,000	5,343,491	5,034,870	4,729,989	4,428,845	4,131,440	3,837,774	3,547,846	3,261,657	2,979,206	2,700,493	2,425,520
17	TRDC-17 - 50 units, 35 DPH, 100% houses and 0% flats	50	£534,286	8,770,779	8,352,357	7,938,695	7,529,794	7,125,654	6,726,275	6,331,657	5,941,799	5,556,702	5,176,366	4,800,792
18	TRDC-18 - 50 units, 80 DPH, 50% houses and 50% flats	50	£233,750	6,679,363	6,293,587	5,912,486	5,536,057	5,164,301	4,797,217	4,434,807	4,077,071	3,724,007	3,375,616	3,031,899
19	TRDC-19 - 60 units, 100 DPH, 0% houses and 100% flats	60	£224,400	5,258,236	4,840,248	4,427,682	4,020,540	3,618,820	3,222,523	2,831,649	2,446,197	2,066,168	1,691,563	1,322,380
20	TRDC-20 - 60 units, 35 DPH, 100% houses and 0% flats	60	£641,143	10,524,934	10,022,828	9,526,433	9,035,753	8,550,785	8,071,530	7,597,988	7,130,159	6,668,042	6,211,640	5,760,950
21	TRDC-21 - 70 units, 50 DPH, 80% houses and 20% flats	70	£523,600	11,144,790	10,576,985	10,015,799	9,461,232	8,913,286	8,371,291	7,835,500	7,306,346	6,783,827	6,267,944	5,758,698
22	TRDC-22 - 70 units, 35 DPH, 100% houses and 0% flats	70	£748,000	12,004,986	11,433,702	10,868,915	10,310,623	9,758,826	9,213,524	8,674,718	8,142,406	7,616,590	7,097,270	6,584,443
23	TRDC-23 - 80 units, 50 DPH, 100% houses and 0% flats	80	£598,400	13,719,983	13,067,089	12,421,618	11,783,569	11,152,944	10,529,742	9,913,963	9,305,607	8,704,674	8,111,164	7,525,078
24	TRDC-24 - 80 units, 80 DPH, 55% houses and 45% flats	80	£374,000	10,706,430	10,158,326	9,557,538	8,964,068	8,377,918	7,799,084	7,227,570	6,663,372	6,106,493	5,556,933	5,014,689
25	TRDC-25 - 95 units, 28 DPH, 100% houses and 0% flats	95	£1,268,929	16,292,480	15,517,168	14,750,671	13,992,988	13,244,121	12,504,068	11,772,831	11,050,408	10,336,801	9,632,008	8,936,030
26	TRDC-26 - 100 units, 15 DPH, 100% houses and 0% flats	100	£2,493,333	17,149,979	16,333,861	15,527,022	14,729,461	13,941,179	13,162,177	12,392,454	11,632,009	10,880,843	10,138,956	9,406,348
27	TRDC-27 - 100 units, 35 DPH, 95% houses and 5% flats	100	£1,068,571	16,755,705	15,945,370	15,144,306	14,352,512	13,569,989	12,796,736	12,032,753	11,278,041	10,532,599	9,796,427	9,069,527
28	TRDC-28 - 130 units, 35.14 DPH, 95% houses and 5% flats	130	£1,383,608	21,385,870	20,351,997	19,329,950	18,319,730	17,321,336	16,334,770	15,360,030	14,397,117	13,446,030	12,506,770	11,579,337
29	TRDC-29 - 145 units, 24.83 DPH, 100% houses and 0% flats	145	£2,184,052	24,415,851	23,254,440	22,106,234	20,971,230	19,849,430	18,740,834	17,645,441	16,563,251	15,494,266	14,438,483	13,395,905
30	TRDC-30 - 165 units, 70.87 DPH, 60% houses and 40% flats	165	£870,749	21,980,125	20,767,837	19,570,037	18,386,726	17,217,903	16,063,570	14,923,725	13,798,367	12,687,499	11,591,119	10,509,228
31	TRDC-31 - 250 units, 35.07 DPH, 90% houses and 10% flats	250	£2,666,096	35,735,065	33,899,209	32,084,434	30,290,394	28,511,722	26,754,218	25,017,884	23,302,719	21,608,722	19,935,894	18,284,234
32	TRDC-32 - 400 units, 15.69 DPH, 100% houses and 0% flats	400	£9,534,736	53,644,740	50,956,500	48,298,801	45,671,644	43,075,029	40,508,178	37,969,035	35,460,494	32,982,553	30,535,211	28,118,471
33	TRDC-33 - 500 units, 20 DPH, 100% houses and 0% flats	500	£9,350,000	57,898,769	54,636,815	51,411,518	48,223,480	45,072,500	41,958,579	38,881,717	35,841,914	32,839,169	29,873,483	26,944,855
34	TRDC-34 - 750 units, 20 DPH, 100% houses and 0% flats	750	£14,025,000	81,419,502	76,813,465	72,259,741	67,758,361	63,309,316	58,912,605	54,568,228	50,276,185	46,036,477	41,849,095	37,701,270
35	TRDC-35 - 1000 units, 20 DPH, 100% houses and 0% flats	1,000	£18,700,000	98,403,309	92,824,397	87,308,711	81,856,254	76,467,024	71,141,020	65,876,397	60,672,724	55,532,296	50,455,114	45,441,175
36	TRDC-36 - 1250 units, 20 DPH, 100% houses and 0% flats	1,250	£23,375,000	117,704,378	111,003,273	104,378,228	97,829,243	91,356,318	84,959,452	78,638,645	72,393,900	66,225,213	60,128,168	54,098,761
37	TRDC-37 - 1500 units, 20 DPH, 100% houses and 0% flats	1,500	£28,050,000	134,486,588	126,820,652	119,241,843	111,750,162	104,345,608	97,028,181	89,781,743	82,622,333	75,550,225	68,565,419	61,653,467
38	TRDC-CARE1 (75 rooms)	-	£374,000	219,551	219,551	219,551	219,551	219,551	219,551	219,551

Table 6.3.7: Appraisal results – 70% rent (70% Social Rent, 30% Affordable Rent) and 30% shared ownership (values of £7,100 per square metre)

THREE RIVERS DISTRICT COUNCIL Sales value £7,100 psm — AH tenure: Rented 70% — Intermediate: SO 30%
BENCHMARK LAND VALUE 1 (SECONDARY OFFICES/RETAIL) **£6,129,319** PER HA — Type of rent: 70% Soc Rent 30% Aff Rent — FH 0%

				Residual land values										
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	TRDC-1 - 5 units, 25 DPH, 100% houses and 0% flats	5	£1,225,864	1,001,025	955,005	909,509	864,534	820,082	776,153	732,746	689,861	647,499	605,659	564,343
2	TRDC-2 - 5 units, 50 DPH, 100% houses and 0% flats	5	£612,932	1,001,025	955,005	909,509	864,534	820,082	776,153	732,746	689,861	647,499	605,659	564,343
3	TRDC-3 - 5 units, 85 DPH, 50% houses and 50% flats	5	£360,548	777,653	735,047	692,955	651,378	610,316	569,768	529,735	490,216	451,212	412,723	374,749
4	TRDC-4 - 6 units, 30 DPH, 100% houses and 0% flats	6	£1,225,864	1,201,231	1,146,007	1,091,410	1,037,441	984,099	931,383	879,294	827,833	776,999	726,791	677,211
5	TRDC-5 - 6 units, 75 DPH, 75% houses and 25% flats	6	£490,346	1,070,471	1,017,205	964,563	912,544	861,149	810,378	760,230	710,706	661,805	613,527	565,873
6	TRDC-6 - 8 units, 25 DPH, 100% houses and 0% flats	8	£1,961,382	1,601,640	1,528,009	1,455,214	1,383,255	1,312,131	1,241,844	1,172,393	1,103,778	1,035,998	969,055	902,948
7	TRDC-7 - 8 units, 130 DPH, 0% houses and 100% flats	8	£377,189	852,032	790,284	729,335	669,183	609,828	551,271	493,511	436,549	380,384	325,015	270,446
8	TRDC-8 - 9 units, 112 DPH, 0% houses and 100% flats	9	£492,535	958,535	889,070	820,501	752,830	686,056	620,180	555,200	491,117	427,932	365,643	304,251
9	TRDC-9 - 10 units, 25 DPH, 100% houses and 0% flats	10	£2,451,728	1,959,100	1,867,062	1,776,068	1,686,118	1,597,214	1,509,355	1,422,541	1,336,772	1,252,048	1,168,369	1,085,735
10	TRDC-10 - 10 units, 90 DPH, 50% houses and 50% flats	10	£681,035	1,517,952	1,432,253	1,347,590	1,263,962	1,181,370	1,099,812	1,019,292	939,806	861,357	783,942	707,564
11	TRDC-11 - 20 units, 35 DPH, 100% houses and 0% flats	20	£3,502,468	3,647,555	3,477,609	3,309,589	3,143,494	2,979,326	2,817,084	2,656,767	2,498,376	2,341,911	2,187,372	2,034,759
12	TRDC-12 - 20 units, 50 DPH, 80% houses and 20% flats	20	£2,451,728	3,907,612	3,708,776	3,512,262	3,318,067	3,126,195	2,936,643	2,749,414	2,564,504	2,381,917	2,201,651	2,023,706
13	TRDC-13 - 30 units, 25 DPH, 100% houses and 0% flats	30	£7,355,183	5,714,987	5,443,735	5,175,569	4,910,489	4,648,494	4,389,586	4,133,763	3,881,025	3,631,373	3,384,807	3,141,326
14	TRDC-14 - 30 units, 50 DPH, 80% houses and 20% flats	30	£3,677,592	5,224,881	4,961,063	4,700,318	4,442,647	4,188,051	3,936,529	3,688,080	3,442,705	3,200,404	2,961,177	2,725,024
15	TRDC-15 - 40 units, 50 DPH, 80% houses and 20% flats	40	£4,903,455	6,088,265	5,788,424	5,492,056	5,199,164	4,909,745	4,623,801	4,341,331	4,062,334	3,786,813	3,514,765	3,246,191
16	TRDC-16 - 40 units, 80 DPH, 50% houses and 50% flats	40	£3,064,660	5,928,914	5,594,035	5,263,202	4,936,416	4,613,678	4,294,986	3,980,342	3,669,744	3,363,194	3,060,691	2,762,235
17	TRDC-17 - 50 units, 35 DPH, 100% houses and 0% flats	50	£8,756,170	9,524,978	9,072,891	8,625,949	8,184,148	7,747,490	7,315,976	6,889,604	6,468,375	6,052,289	5,641,346	5,235,544
18	TRDC-18 - 50 units, 80 DPH, 50% houses and 50% flats	50	£3,830,825	7,411,143	6,992,543	6,579,002	6,170,520	5,767,097	5,368,733	4,975,427	4,587,180	4,203,992	3,825,863	3,452,792
19	TRDC-19 - 60 units, 100 DPH, 0% houses and 100% flats	60	£3,677,592	6,098,054	5,642,188	5,192,204	4,748,102	4,309,882	3,877,543	3,451,087	3,030,513	2,615,821	2,207,010	1,804,082
20	TRDC-20 - 60 units, 35 DPH, 100% houses and 0% flats	60	£10,507,404	11,429,973	10,887,470	10,351,139	9,820,978	9,296,989	8,779,172	8,267,525	7,762,050	7,262,747	6,769,615	6,282,654
21	TRDC-21 - 70 units, 50 DPH, 80% houses and 20% flats	70	£8,581,047	12,191,389	11,575,813	10,967,409	10,366,177	9,772,118	9,185,232	8,605,519	8,032,977	7,467,609	6,909,413	6,358,390
22	TRDC-22 - 70 units, 35 DPH, 100% houses and 0% flats	70	£12,258,639	13,048,813	12,431,008	11,820,224	11,216,464	10,619,727	10,030,013	9,447,322	8,871,654	8,303,009	7,741,387	7,186,788
23	TRDC-23 - 80 units, 50 DPH, 100% houses and 0% flats	80	£9,806,911	14,912,929	14,206,866	13,508,827	12,818,817	12,136,831	11,462,872	10,796,939	10,139,033	9,489,153	8,847,300	8,213,472
24	TRDC-24 - 80 units, 80 DPH, 55% houses and 45% flats	80	£6,129,319	11,921,384	11,261,522	10,609,585	9,965,573	9,329,485	8,701,321	8,081,080	7,468,765	6,864,374	6,267,907	5,679,364
25	TRDC-25 - 95 units, 28 DPH, 100% houses and 0% flats	95	£20,795,905	17,709,103	16,870,653	16,041,733	15,222,344	14,412,487	13,612,161	12,821,366	12,040,102	11,268,369	10,506,169	9,753,498
26	TRDC-26 - 100 units, 15 DPH, 100% houses and 0% flats	100	£40,862,128	18,641,161	17,758,581	16,886,035	16,023,520	15,171,039	14,328,590	13,496,175	12,673,792	11,861,442	11,059,124	10,266,840
27	TRDC-27 - 100 units, 35 DPH, 95% houses and 5% flats	100	£17,512,341	18,241,990	17,365,371	16,498,777	15,642,207	14,795,664	13,959,145	13,132,651	12,316,182	11,509,740	10,713,320	9,926,928
28	TRDC-28 - 130 units, 35.14 DPH, 95% houses and 5% flats	130	£22,675,342	23,285,386	22,166,819	21,061,043	19,968,058	18,887,864	17,820,462	16,765,851	15,724,029	14,695,000	13,678,762	12,675,314
29	TRDC-29 - 145 units, 24.83 DPH, 100% houses and 0% flats	145	£35,793,447	26,541,521	25,285,393	24,043,542	22,815,970	21,602,676	20,403,660	19,218,921	18,048,461	16,892,279	15,750,374	14,622,748
30	TRDC-30 - 165 units, 70.87 DPH, 60% houses and 40% flats	165	£14,270,321	24,306,512	22,990,240	21,689,670	20,404,803	19,135,637	17,882,173	16,644,411	15,422,350	14,215,992	13,025,336	11,850,381
31	TRDC-31 - 250 units, 35.07 DPH, 90% houses and 10% flats	250	£43,693,465	39,258,062	37,260,191	35,285,266	33,333,289	31,404,259	29,498,176	27,615,039	25,754,848	23,917,605	22,103,308	20,311,959
32	TRDC-32 - 400 units, 15.69 DPH, 100% houses and 0% flats	400	£156,260,529	58,613,592	55,700,766	52,821,043	49,974,424	47,160,909	44,380,498	41,633,191	38,918,987	36,237,888	33,589,892	30,975,000
33	TRDC-33 - 500 units, 20 DPH, 100% houses and 0% flats	500	£153,232,981	63,952,767	60,420,976	56,929,300	53,477,742	50,066,302	46,694,978	43,363,772	40,072,682	36,821,709	33,610,854	30,440,115
34	TRDC-34 - 750 units, 20 DPH, 100% houses and 0% flats	750	£229,849,472	89,951,358	84,965,038	80,035,367	75,162,343	70,345,968	65,586,240	60,883,161	56,236,729	51,646,946	47,113,812	42,637,324
35	TRDC-35 - 1000 units, 20 DPH, 100% houses and 0% flats	1,000	£306,465,963	109,177,625	103,121,267	97,133,350	91,214,074	85,363,438	79,581,444	73,868,090	68,223,377	62,647,306	57,139,874	51,701,084
36	TRDC-36 - 1250 units, 20 DPH, 100% houses and 0% flats	1,250	£383,082,454	130,269,118	123,016,988	115,847,192	108,759,732	101,754,607	94,831,817	87,991,364	81,229,077	74,542,738	67,938,837	61,417,372
37	TRDC-37 - 1500 units, 20 DPH, 100% houses and 0% flats	1,500	£459,698,944	148,591,985	140,309,241	132,120,645	124,025,078	116,010,569	108,090,354	100,264,430	92,532,799	84,895,460	77,343,279	69,875,517
38	TRDC-CARE1 (75 rooms)	-	£6,129,319	219,551	219,551	219,551	219,551	219,551	219,551	219,551	219,551	219,551	219,551	219,551
39	TRDC-CARE2 (40 rooms)	-	£2,022,675	176,426	176,426	176,426	176,426	176,426	176,426	176,426	176,426	176,426	176,426	176,426

BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL) **£2,760,992**

				Residual land values										
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	TRDC-1 - 5 units, 25 DPH, 100% houses and 0% flats	5	£552,198	1,001,025	955,005	909,509	864,534	820,082	776,153	732,746	689,861	647,499	605,659	564,343
2	TRDC-2 - 5 units, 50 DPH, 100% houses and 0% flats	5	£276,099	1,001,025	955,005	909,509	864,534	820,082	776,153	732,746	689,861	647,499	605,659	564,343
3	TRDC-3 - 5 units, 85 DPH, 50% houses and 50% flats	5	£162,411	777,653	735,047	692,955	651,378	610,316	569,768	529,735	490,216	451,212	412,723	374,749
4	TRDC-4 - 6 units, 30 DPH, 100% houses and 0% flats	6	£552,198	1,201,231	1,146,007	1,091,410	1,037,441	984,099	931,383	879,294	827,833	776,999	726,791	677,211
5	TRDC-5 - 6 units, 75 DPH, 75% houses and 25% flats	6	£220,879	1,070,471	1,017,205	964,563	912,544	861,149	810,378	760,230	710,706	661,805	613,527	565,873
6	TRDC-6 - 8 units, 25 DPH, 100% houses and 0% flats	8	£883,518	1,601,640	1,528,009	1,455,214	1,383,255	1,312,131	1,241,844	1,172,393	1,103,778	1,035,998	969,055	902,948
7	TRDC-7 - 8 units, 130 DPH, 0% houses and 100% flats	8	£169,907	852,032	790,284	729,335	669,183	609,828	551,271	493,511	436,549	380,384	325,015	270,446
8	TRDC-8 - 9 units, 112 DPH, 0% houses and 100% flats	9	£221,865	958,535	889,070	820,501	752,830	686,056	620,180	555,200	491,117	427,932	365,643	304,251
9	TRDC-9 - 10 units, 25 DPH, 100% houses and 0% flats	10	£1,104,397	1,959,100	1,867,062	1,776,068	1,686,118	1,597,214	1,509,355	1,422,541	1,336,772	1,252,048	1,168,369	1,085,735
10	TRDC-10 - 10 units, 90 DPH, 50% houses and 50% flats	10	£306,777	1,517,952	1,432,253	1,347,590	1,263,962	1,181,370	1,099,812	1,019,292	939,806	861,357	783,942	707,564
11	TRDC-11 - 20 units, 35 DPH, 100% houses and 0% flats	20	£1,577,710	3,647,555	3,477,609	3,309,589	3,143,494	2,979,326	2,817,084	2,656,767	2,498,376	2,341,911	2,187,372	2,034,759
12	TRDC-12 - 20 units, 50 DPH, 80% houses and 20% flats	20	£1,104,397	3,907,612	3,708,776	3,512,262	3,318,067	3,126,195	2,936,643	2,749,414	2,564,504	2,381,917	2,201,651	2,023,706
13	TRDC-13 - 30 units, 25 DPH, 100% houses and 0% flats	30	£3,313,191	5,714,987	5,443,735	5,175,569	4,910,489	4,648,494	4,389,586	4,133,763	3,881,025	3,631,373	3,384,807	3,141,326
14	TRDC-14 - 30 units, 50 DPH, 80% houses and 20% flats	30	£1,656,595	5,224,881	4,961,063	4,700,318	4,442,647	4,188,051	3,936,529	3,688,080	3,442,705	3,200,404	2,961,177	2,725,024
15	TRDC-15 - 40 units, 50 DPH, 80% houses and 20% flats	40	£2,208,794	6,088,265	5,788,424	5,492,056	5,199,164	4,909,745	4,623,801	4,341,331	4,062,334	3,786,813	3,514,765	3,246,191
16	TRDC-16 - 40 units, 80 DPH, 50% houses and 50% flats	40	£1,380,496	5,928,914	5,594,035	5,263,202	4,936,416	4,613,678	4,294,986	3,980,342	3,669,744	3,363,194	3,060,691	2,762,235
17	TRDC-17 - 50 units, 35 DPH, 100% houses and 0% flats	50	£3,944,275	9,524,978	9,072,891	8,625,949	8,184,148	7,747,490	7,315,976	6,889,604	6,468,375	6,052,289	5,641,346	5,235,544
18	TRDC-18 - 50 units, 80 DPH, 50% houses and 50% flats	50	£1,725,620	7,411,143	6,992,543	6,579,002	6,170,520	5,767,097	5,368,733	4,975,427	4,587,180	4,203,992	3,825,863	3,452,792
19	TRDC-19 - 60 units, 100 DPH, 0% houses and 100% flats	60	£1,656,595	6,098,054	5,642,188	5,192,204	4,748,102	4,309,882	3,877,543	3,451,087	3,030,513	2,615,821	2,207,010	1,804,082
20	TRDC-20 - 60 units, 35 DPH, 100% houses and 0% flats	60	£4,733,130	11,429,973	10,887,470	10,351,139	9,820,978	9,296,989	8,779,172	8,267,525	7,762,050	7,262,747	6,769,615	6,282,654
21	TRDC-21 - 70 units, 50 DPH, 80% houses and 20% flats	70	£3,865,389	12,191,389	11,575,813	10,967,409	10,366,177	9,772,118	9,185,232	8,605,519	8,032,977	7,467,609	6,909,413	6,358,390
22	TRDC-22 - 70 units, 35 DPH, 100% houses and 0% flats	70	£5,521,985	13,048,813	12,431,008	11,820,224	11,216,464	10,619,727	10,030,013	9,447,322	8,871,654	8,303,009	7,741,387	7,186,788
23	TRDC-23 - 80 units, 50 DPH, 100% houses and 0% flats	80	£4,417,588	14,912,929	14,206,866	13,508,827	12,818,817	12,136,831	11,462,872	10,796,939	10,139,033	9,489,153	8,847,300	8,213,472
24	TRDC-24 - 80 units, 80 DPH, 55% houses and 45% flats	80	£2,760,992	11,921,384	11,261,522	10,609,585	9,965,573	9,329,485	8,701,321	8,081,080	7,468,765	6,864,374	6,267,907	5,679,364
25	TRDC-25 - 95 units, 28 DPH, 100% houses and 0% flats	95	£9,367,653	17,709,103	16,870,653	16,041,733	15,222,344	14,412,487	13,612,161	12,821,366	12,040,102	11,268,369	10,506,169	9,753,498
26	TRDC-26 - 100 units, 15 DPH, 100% houses and 0% flats	100	£18,406,616	18,641,161	17,758,581	16,886,035	16,023,520	15,171,039	14,328,590	13,496,175	12,673,792	11,861,442	11,059,124	10,266,840
27	TRDC-27 - 100 units, 35 DPH, 95% houses and 5% flats	100	£7,888,550	18,241,990	17,365,371	16,498,777	15,642,207	14,795,664	13,959,145	13,132,651	12,316,182	11,509,740	10,713,320	9,926,928
28	TRDC-28 - 130 units, 35.14 DPH, 95% houses and 5% flats	130	£10,214,258	23,285,386	22,166,819	21,061,043	19,968,058	18,887,864	17,820,462	16,765,851	15,724,029	14,695,000	13,678,762	12,675,314
29	TRDC-29 - 145 units, 24.83 DPH, 100% houses and 0% flats	145	£16,123,395	26,541,521	25,285,393	24,043,542	22,815,970	21,602,676	20,403,660	19,218,921	18,048,461	16,892,279	15,750,374	14,622,748
30	TRDC-30 - 165 units, 70.87 DPH, 60% houses and 40% flats	165	£6,428,161	24,306,512	22,990,240	21,689,670	20,404,803	19,135,637	17,882,173	16,644,411	15,422,350	14,215,992	13,025,336	11,850,381
31	TRDC-31 - 250 units, 35.07 DPH, 90% houses and 10% flats	250	£19,682,011	39,258,062	37,260,191	35,285,266	33,333,289	31,404,259	29,498,176	27,615,039	25,754,848	23,917,605	22,103,308	20,311,959
32	TRDC-32 - 400 units, 15.69 DPH, 100% houses and 0% flats	400	£70,388,590	58,613,592	55,700,766	52,821,043	49,974,424	47,160,909	44,380,498	41,633,191	38,918,987	36,237,888	33,589,892	30,975,000
33	TRDC-33 - 500 units, 20 DPH, 100% houses and 0% flats	500	£69,024,811	63,952,767	60,420,976	56,929,300	53,477,742	50,066,302	46,694,978	43,363,772	40,072,682	36,821,709	33,610,854	30,440,115
34	TRDC-34 - 750 units, 20 DPH, 100% houses and 0% flats	750	£103,537,217	89,951,358	84,965,038	80,035,367	75,162,343	70,345,968	65,586,240	60,883,161	56,236,729	51,646,946	47,113,812	42,637,324
35	TRDC-35 - 1000 units, 20 DPH, 100% houses and 0% flats	1,000	£138,049,623	109,177,625	103,121,267	97,133,350	91,214,074	85,363,438	79,581,444	73,868,090	68,223,377	62,647,306	57,139,874	51,701,084
36	TRDC-36 - 1250 units, 20 DPH, 100% houses and 0% flats	1,250	£172,562,028	130,269,118	123,016,988	115,847,192	108,759,732	101,754,607	94,831,817	87,991,364	81,229,077	74,542,738	67,938,837	61,417,372
37	TRDC-37 - 1500 units, 20 DPH, 100% houses and 0% flats	1,500	£207,074,434	148,591,985	140,309,241	132,120,645	124,025,078	116,010,569	108,090,354	100,264,430	92,532,799	84,895,460	77,343,279	69,875,517
38	TRDC-CARE1 (75 rooms)	-	£2,760,992	219,551	219,551	219,551	219,551	219,551	219,551	219,551	219,551	219,551	219,551	219,551
39	TRDC-CARE2 (40 rooms)	-	£911,128	176,426	176,426	176,426	176,426	176,426	176,426	176,426	176,426	176,426	176,426	176,426

BENCHMARK LAND VALUE 3 (GREENFIELD - UPPER END OF RANGE) **£374,000** PER HA

				Residual land values										
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	TRDC-1 - 5 units, 25 DPH, 100% houses and 0% flats	5	£74,800	1,001,025	955,005	909,509	864,534	820,082	776,153	732,746	689,861	647,499	605,659	564,343
2	TRDC-2 - 5 units, 50 DPH, 100% houses and 0% flats	5	£37,400	1,001,025	955,005	909,509	864,534	820,082	776,153	732,746	689,861	647,499	605,659	564,343
3	TRDC-3 - 5 units, 85 DPH, 50% houses and 50% flats	5	£22,000	777,653	735,047	692,955	651,378	610,316	569,768	529,735	490,216	451,212	412,723	374,749
4	TRDC-4 - 6 units, 30 DPH, 100% houses and 0% flats	6	£74,800	1,201,231	1,146,007	1,091,410	1,037,441	984,099	931,383	879,294	827,833	776,999	726,791	677,211
5	TRDC-5 - 6 units, 75 DPH, 75% houses and 25% flats	6	£29,920	1,070,471	1,017,205	964,563	912,544	861,149	810,378	760,230	710,706	661,805	613,527	565,873
6	TRDC-6 - 8 units, 25 DPH, 100% houses and 0% flats	8	£119,680	1,601,640	1,528,009	1,455,214	1,383,255	1,312,131	1,241,844	1,172,393	1,103,778	1,035,998	969,055	902,948
7	TRDC-7 - 8 units, 130 DPH, 0% houses and 100% flats	8	£23,015	852,032	790,284	729,335	669,183	609,828	551,271	493,511	436,549	380,384	325,015	270,446
8	TRDC-8 - 9 units, 112 DPH, 0% houses and 100% flats	9	£30,054	958,535	889,070	820,501	752,830	686,056	620,180	555,200	491,117	427,932	365,643	304,251
9	TRDC-9 - 10 units, 25 DPH, 100% houses and 0% flats	10	£149,600	1,959,100	1,867,062	1,776,068	1,686,118	1,597,214	1,509,355	1,422,541	1,336,772	1,252,048	1,168,369	1,085,735
10	TRDC-10 - 10 units, 90 DPH, 50% houses and 50% flats	10	£41,556	1,517,952	1,432,253	1,347,590	1,263,962	1,181,370	1,099,812	1,019,292	939,806	861,357	783,942	707,564
11	TRDC-11 - 20 units, 35 DPH, 100% houses and 0% flats	20	£213,714	3,647,555	3,477,609	3,309,589	3,143,494	2,979,326	2,817,084	2,656,767	2,498,376	2,341,911	2,187,372	2,034,759
12	TRDC-12 - 20 units, 50 DPH, 80% houses and 20% flats	20	£149,600	3,907,612	3,708,776	3,512,262	3,318,067	3,126,195	2,936,643	2,749,414	2,564,504	2,381,917	2,201,651	2,023,706
13	TRDC-13 - 30 units, 25 DPH, 100% houses and 0% flats	30	£448,800	5,714,987	5,443,735	5,175,569	4,910,489	4,648,494	4,389,586	4,133,763	3,881,025	3,631,373	3,384,807	3,141,326
14	TRDC-14 - 30 units, 50 DPH, 80% houses and 20% flats	30	£224,400	5,224,881	4,961,063	4,700,318	4,442,647	4,188,051	3,936,529	3,688,080	3,442,705	3,200,404	2,961,177	2,725,024
15	TRDC-15 - 40 units, 50 DPH, 80% houses and 20% flats	40	£299,200	6,088,265	5,788,424	5,492,056	5,199,164	4,909,745	4,623,801	4,341,331	4,062,334	3,786,813	3,514,765	3,246,191
16	TRDC-16 - 40 units, 80 DPH, 50% houses and 50% flats	40	£187,000	5,928,914	5,594,035	5,263,202	4,936,416	4,613,678	4,294,986	3,980,342	3,669,744	3,363,194	3,060,691	2,762,235
17	TRDC-17 - 50 units, 35 DPH, 100% houses and 0% flats	50	£534,286	9,524,978	9,072,891	8,625,949	8,184,148	7,747,490	7,315,976	6,889,604	6,468,375	6,052,289	5,641,346	5,235,544
18	TRDC-18 - 50 units, 80 DPH, 50% houses and 50% flats	50	£233,750	7,411,143	6,992,543	6,579,002	6,170,520	5,767,097	5,368,733	4,975,427	4,587,180	4,203,992	3,825,863	3,452,792
19	TRDC-19 - 60 units, 100 DPH, 0% houses and 100% flats	60	£224,400	6,098,054	5,642,188	5,192,204	4,748,102	4,309,882	3,877,543	3,451,087	3,030,513	2,615,821	2,207,010	1,804,082
20	TRDC-20 - 60 units, 35 DPH, 100% houses and 0% flats	60	£641,143	11,429,973	10,887,470	10,351,139	9,820,978	9,296,989	8,779,172	8,267,525	7,762,050	7,262,747	6,769,615	6,282,654
21	TRDC-21 - 70 units, 50 DPH, 80% houses and 20% flats	70	£523,600	12,191,389	11,575,813	10,967,409	10,366,177	9,772,118	9,185,232	8,605,519	8,032,977	7,467,609	6,909,413	6,358,390
22	TRDC-22 - 70 units, 35 DPH, 100% houses and 0% flats	70	£748,000	13,048,813	12,431,008	11,820,224	11,216,464	10,619,727	10,030,013	9,447,322	8,871,654	8,303,009	7,741,387	7,186,788
23	TRDC-23 - 80 units, 50 DPH, 100% houses and 0% flats	80	£598,400	14,912,929	14,206,866	13,508,827	12,818,817	12,136,831	11,462,872	10,796,939	10,139,033	9,489,153	8,847,300	8,213,472
24	TRDC-24 - 80 units, 80 DPH, 55% houses and 45% flats	80	£374,000	11,921,384	11,261,522	10,609,585	9,965,573	9,329,485	8,701,321	8,081,080	7,468,765	6,864,374	6,267,907	5,679,364
25	TRDC-25 - 95 units, 28 DPH, 100% houses and 0% flats	95	£1,268,929	17,709,103	16,870,653	16,041,733	15,222,344	14,412,487	13,612,161	12,821,366	12,040,102	11,268,369	10,506,169	9,753,498
26	TRDC-26 - 100 units, 15 DPH, 100% houses and 0% flats	100	£2,493,333	18,641,161	17,758,581	16,886,035	16,023,520	15,171,039	14,328,590	13,496,175	12,673,792	11,861,442	11,059,124	10,266,840
27	TRDC-27 - 100 units, 35 DPH, 95% houses and 5% flats	100	£1,068,571	18,241,990	17,365,371	16,498,777	15,642,207	14,795,664	13,959,145	13,132,651	12,316,182	11,509,740	10,713,320	9,926,928
28	TRDC-28 - 130 units, 35.14 DPH, 95% houses and 5% flats	130	£1,383,608	23,285,386	22,166,819	21,061,043	19,968,058	18,887,864	17,820,462	16,765,851	15,724,029	14,695,000	13,678,762	12,675,314
29	TRDC-29 - 145 units, 24.83 DPH, 100% houses and 0% flats	145	£2,184,052	26,541,521	25,285,393	24,043,542	22,815,970	21,602,676	20,403,660	19,218,921	18,048,461	16,892,279	15,750,374	14,622,748
30	TRDC-30 - 165 units, 70.87 DPH, 60% houses and 40% flats	165	£870,749	24,306,512	22,990,240	21,689,670	20,404,803	19,135,637	17,882,173	16,644,411	15,422,350	14,215,992	13,025,336	11,850,381
31	TRDC-31 - 250 units, 35.07 DPH, 90% houses and 10% flats	250	£2,666,096	39,258,062	37,260,191	35,285,266	33,333,289	31,404,259	29,498,176	27,615,039	25,754,848	23,917,605	22,103,308	20,311,959
32	TRDC-32 - 400 units, 15.69 DPH, 100% houses and 0% flats	400	£9,534,736	58,613,592	55,700,766	52,821,043	49,974,424	47,160,909	44,380,498	41,633,191	38,918,987	36,237,888	33,589,892	30,975,000
33	TRDC-33 - 500 units, 20 DPH, 100% houses and 0% flats	500	£9,350,000	63,952,767	60,420,976	56,929,300	53,477,742	50,066,302	46,694,978	43,363,772	40,072,682	36,821,709	33,610,854	30,440,115
34	TRDC-34 - 750 units, 20 DPH, 100% houses and 0% flats	750	£14,025,000	89,951,358	84,965,038	80,035,367	75,162,343	70,345,968	65,586,240	60,883,161	56,236,729	51,646,946	47,113,812	42,637,324
35	TRDC-35 - 1000 units, 20 DPH, 100% houses and 0% flats	1,000	£18,700,000	109,177,625	103,121,267	97,133,350	91,214,074	85,363,438	79,581,444	73,868,090	68,223,377	62,647,306	57,139,874	51,701,084
36	TRDC-36 - 1250 units, 20 DPH, 100% houses and 0% flats	1,250	£23,375,000	130,269,118	123,016,988	115,847,192	108,759,732	101,754,607	94,831,817	87,991,364	81,229,077	74,542,738	67,938,837	61,417,372
37	TRDC-37 - 1500 units, 20 DPH, 100% houses and 0% flats	1,500	£28,050,000	148,591,985	140,309,241	132,120,645	124,025,078	116,010,569	108,090,354	100,264,430	92,532,799	84,895,460	77,343,279	69,875,517
38	TRDC-CAR

Table 6.3.8: Appraisal results – 70% rent (70% Social Rent, 30% Affordable Rent) and 30% shared ownership (values of £7,350 per square metre)

THREE RIVERS DISTRICT COUNCIL — Sales value £7,350 psm — AH tenure: Rented 70% — Intermediate: SO 30%
BENCHMARK LAND VALUE 1 (SECONDARY OFFICES/RETAIL) — £6,129,319 PER HA — Type of rent: 70% Soc Rent 30% Aff Rent — FH 0%

				Residual land values										
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	TRDC-1 - 5 units, 25 DPH, 100% houses and 0% flats	5	£1,225,864	1,080,181	1,030,648	981,676	933,267	885,420	838,135	791,412	745,252	699,655	654,620	610,147
2	TRDC-2 - 5 units, 50 DPH, 100% houses and 0% flats	5	£612,932	1,080,181	1,030,648	981,676	933,267	885,420	838,135	791,412	745,252	699,655	654,620	610,147
3	TRDC-3 - 5 units, 85 DPH, 50% houses and 50% flats	5	£360,548	853,983	807,968	762,506	717,600	673,248	629,451	586,208	543,521	501,388	459,810	418,786
4	TRDC-4 - 6 units, 30 DPH, 100% houses and 0% flats	6	£1,225,864	1,296,218	1,236,777	1,178,012	1,119,920	1,062,503	1,005,762	949,695	894,303	839,586	785,544	732,176
5	TRDC-5 - 6 units, 75 DPH, 75% houses and 25% flats	6	£490,346	1,163,839	1,106,415	1,049,662	993,582	938,173	883,434	829,368	775,974	723,251	671,199	619,819
6	TRDC-6 - 8 units, 25 DPH, 100% houses and 0% flats	8	£1,961,382	1,728,291	1,649,036	1,570,682	1,493,227	1,416,672	1,341,016	1,266,260	1,192,405	1,119,449	1,047,392	976,235
7	TRDC-7 - 8 units, 130 DPH, 0% houses and 100% flats	8	£377,189	968,831	901,838	835,706	770,435	706,024	642,476	579,788	517,961	456,994	396,889	337,645
8	TRDC-8 - 9 units, 112 DPH, 0% houses and 100% flats	9	£492,535	1,089,934	1,014,568	940,169	866,739	794,277	722,785	652,261	582,706	514,118	446,501	379,851
9	TRDC-9 - 10 units, 25 DPH, 100% houses and 0% flats	10	£2,451,728	2,117,414	2,018,346	1,920,403	1,823,584	1,727,890	1,633,321	1,539,876	1,447,555	1,356,360	1,266,290	1,177,343
10	TRDC-10 - 10 units, 90 DPH, 50% houses and 50% flats	10	£681,035	1,668,172	1,575,739	1,484,422	1,394,218	1,305,130	1,217,156	1,130,297	1,044,553	959,924	876,410	794,010
11	TRDC-11 - 20 units, 35 DPH, 100% houses and 0% flats	20	£3,502,468	3,949,235	3,765,953	3,584,749	3,405,620	3,228,569	3,053,595	2,880,698	2,709,879	2,541,135	2,374,469	2,209,880
12	TRDC-12 - 20 units, 50 DPH, 80% houses and 20% flats	20	£2,451,728	4,214,964	4,002,400	3,792,315	3,584,709	3,379,582	3,176,934	2,976,767	2,779,078	2,583,867	2,391,137	2,200,886
13	TRDC-13 - 30 units, 25 DPH, 100% houses and 0% flats	30	£7,355,183	6,167,506	5,876,056	5,587,922	5,303,101	5,021,596	4,743,407	4,468,531	4,196,970	3,928,725	3,663,795	3,402,178
14	TRDC-14 - 30 units, 50 DPH, 80% houses and 20% flats	30	£3,677,592	5,671,283	5,387,491	5,107,002	4,829,818	4,555,937	4,285,360	4,018,087	3,754,118	3,493,453	3,236,092	2,982,036
15	TRDC-15 - 40 units, 50 DPH, 80% houses and 20% flats	40	£4,903,455	6,658,886	6,333,942	6,012,759	5,695,338	5,381,681	5,071,786	4,765,651	4,463,281	4,164,673	3,869,826	3,578,743
16	TRDC-16 - 40 units, 80 DPH, 50% houses and 50% flats	40	£3,064,660	6,514,339	6,153,199	5,796,416	5,443,987	5,095,915	4,752,198	4,412,837	4,077,832	3,747,181	3,420,887	3,098,701
17	TRDC-17 - 50 units, 35 DPH, 100% houses and 0% flats	50	£8,756,170	10,279,176	9,793,427	9,313,202	8,838,503	8,369,327	7,905,677	7,447,551	6,994,951	6,547,875	6,106,324	5,670,297
18	TRDC-18 - 50 units, 80 DPH, 50% houses and 50% flats	50	£3,830,825	8,142,923	7,691,499	7,245,519	6,804,984	6,369,894	5,940,247	5,516,047	5,097,290	4,683,978	4,276,110	3,873,377
19	TRDC-19 - 60 units, 100 DPH, 0% houses and 100% flats	60	£3,677,592	6,937,872	6,444,128	5,956,725	5,475,664	5,000,943	4,532,564	4,070,526	3,614,828	3,165,473	2,722,458	2,285,784
20	TRDC-20 - 60 units, 35 DPH, 100% houses and 0% flats	60	£10,507,404	12,335,012	11,752,113	11,175,843	10,606,203	10,043,193	9,486,813	8,937,062	8,393,942	7,857,451	7,327,589	6,804,358
21	TRDC-21 - 70 units, 50 DPH, 80% houses and 20% flats	70	£8,581,047	13,232,995	12,570,812	11,916,339	11,269,574	10,630,519	9,999,173	9,375,536	8,759,609	8,151,391	7,550,882	6,958,083
22	TRDC-22 - 70 units, 35 DPH, 100% houses and 0% flats	70	£12,258,639	14,092,641	13,428,312	12,771,533	12,122,305	11,480,629	10,846,502	10,219,927	9,600,902	8,989,428	8,385,505	7,788,805
23	TRDC-23 - 80 units, 50 DPH, 100% houses and 0% flats	80	£9,806,911	16,105,875	15,346,642	14,596,038	13,854,064	13,120,718	12,396,003	11,679,916	10,972,459	10,273,633	9,583,434	8,901,492
24	TRDC-24 - 80 units, 80 DPH, 55% houses and 45% flats	80	£6,129,319	13,076,336	12,364,719	11,661,633	10,967,077	10,281,052	9,603,557	8,934,592	8,274,158	7,622,254	6,978,880	6,344,037
25	TRDC-25 - 95 units, 28 DPH, 100% houses and 0% flats	95	£20,795,905	19,125,727	18,224,137	17,332,794	16,451,700	15,580,853	14,720,253	13,869,901	13,029,796	12,199,939	11,380,329	10,570,522
26	TRDC-26 - 100 units, 15 DPH, 100% houses and 0% flats	100	£40,862,128	20,132,345	19,183,302	18,245,047	17,317,579	16,400,898	15,495,003	14,599,896	13,715,575	12,842,040	11,979,293	11,126,865
27	TRDC-27 - 100 units, 35 DPH, 95% houses and 5% flats	100	£17,512,341	19,728,276	18,785,371	17,853,248	16,931,903	16,021,338	15,121,554	14,232,549	13,354,324	12,486,879	11,630,215	10,784,329
28	TRDC-28 - 130 units, 35.14 DPH, 95% houses and 5% flats	130	£22,675,342	25,184,901	23,981,641	22,792,135	21,616,387	20,454,392	19,306,154	18,171,670	17,050,942	15,943,970	14,850,753	13,771,291
29	TRDC-29 - 145 units, 24.83 DPH, 100% houses and 0% flats	145	£35,793,447	28,667,191	27,316,345	25,980,851	24,660,711	23,355,922	22,066,486	20,792,402	19,533,671	18,290,291	17,062,265	15,849,591
30	TRDC-30 - 165 units, 70.87 DPH, 60% houses and 40% flats	165	£14,270,321	26,632,898	25,212,643	23,809,304	22,422,879	21,053,370	19,700,776	18,365,097	17,046,334	15,744,486	14,459,552	13,191,535
31	TRDC-31 - 250 units, 35.07 DPH, 90% houses and 10% flats	250	£43,693,465	42,762,700	40,609,137	38,480,299	36,376,185	34,296,796	32,242,132	30,212,193	28,206,978	26,226,488	24,270,724	22,339,502
32	TRDC-32 - 400 units, 15.69 DPH, 100% houses and 0% flats	400	£156,260,529	63,564,292	60,430,782	57,332,880	54,270,586	51,243,899	48,252,819	45,297,346	42,377,481	39,493,223	36,644,573	33,831,530
33	TRDC-33 - 500 units, 20 DPH, 100% houses and 0% flats	500	£153,232,981	69,987,990	66,189,010	62,433,193	58,720,541	55,051,053	51,424,728	47,841,568	44,301,572	40,804,250	37,348,225	33,935,376
34	TRDC-34 - 750 units, 20 DPH, 100% houses and 0% flats	750	£229,849,472	98,432,987	93,072,886	87,773,693	82,535,407	77,358,030	72,241,561	67,185,998	62,191,343	57,257,415	52,378,520	47,560,586
35	TRDC-35 - 1000 units, 20 DPH, 100% houses and 0% flats	1,000	£306,465,963	119,908,022	113,377,738	106,921,498	100,539,300	94,231,143	87,997,030	81,836,958	75,750,929	69,738,942	63,800,998	57,937,096
36	TRDC-36 - 1250 units, 20 DPH, 100% houses and 0% flats	1,250	£383,082,454	142,812,825	135,009,495	127,291,763	119,657,998	112,112,908	104,656,494	97,288,756	90,009,693	82,819,305	75,717,592	68,704,556
37	TRDC-37 - 1500 units, 20 DPH, 100% houses and 0% flats	1,500	£459,698,944	162,661,553	153,750,637	144,940,999	136,232,636	127,625,549	119,119,738	110,715,204	102,410,892	94,192,259	86,075,084	78,059,365
38	TRDC-CARE1 (75 rooms)	-	£6,129,319	219,551	219,551	219,551	219,551	219,551	219,551	219,551	219,551	219,551	219,551	219,551
39	TRDC-CARE2 (40 rooms)	-	£2,022,675	176,426	176,426	176,426	176,426	176,426	176,426	176,426	176,426	176,426	176,426	176,426

BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL) — £2,760,992

				Residual land values										
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	TRDC-1 - 5 units, 25 DPH, 100% houses and 0% flats	5	£552,198	1,080,181	1,030,648	981,676	933,267	885,420	838,135	791,412	745,252	699,655	654,620	610,147
2	TRDC-2 - 5 units, 50 DPH, 100% houses and 0% flats	5	£276,099	1,080,181	1,030,648	981,676	933,267	885,420	838,135	791,412	745,252	699,655	654,620	610,147
3	TRDC-3 - 5 units, 85 DPH, 50% houses and 50% flats	5	£162,411	853,983	807,968	762,506	717,600	673,248	629,451	586,208	543,521	501,388	459,810	418,786
4	TRDC-4 - 6 units, 30 DPH, 100% houses and 0% flats	6	£552,198	1,296,218	1,236,777	1,178,012	1,119,920	1,062,503	1,005,762	949,695	894,303	839,586	785,544	732,176
5	TRDC-5 - 6 units, 75 DPH, 75% houses and 25% flats	6	£220,879	1,163,839	1,106,415	1,049,662	993,582	938,173	883,434	829,368	775,974	723,251	671,199	619,819
6	TRDC-6 - 8 units, 25 DPH, 100% houses and 0% flats	8	£883,518	1,728,291	1,649,036	1,570,682	1,493,227	1,416,672	1,341,016	1,266,260	1,192,405	1,119,449	1,047,392	976,235
7	TRDC-7 - 8 units, 130 DPH, 0% houses and 100% flats	8	£169,907	968,831	901,838	835,706	770,435	706,024	642,476	579,788	517,961	456,994	396,889	337,645
8	TRDC-8 - 9 units, 112 DPH, 0% houses and 100% flats	9	£221,865	1,089,934	1,014,568	940,169	866,739	794,277	722,785	652,261	582,706	514,118	446,501	379,851
9	TRDC-9 - 10 units, 25 DPH, 100% houses and 0% flats	10	£1,104,397	2,117,414	2,018,346	1,920,403	1,823,584	1,727,890	1,633,321	1,539,876	1,447,555	1,356,360	1,266,290	1,177,343
10	TRDC-10 - 10 units, 90 DPH, 50% houses and 50% flats	10	£306,777	1,668,172	1,575,739	1,484,422	1,394,218	1,305,130	1,217,156	1,130,297	1,044,553	959,924	876,410	794,010
11	TRDC-11 - 20 units, 35 DPH, 100% houses and 0% flats	20	£1,577,710	3,949,235	3,765,953	3,584,749	3,405,620	3,228,569	3,053,595	2,880,698	2,709,879	2,541,135	2,374,469	2,209,880
12	TRDC-12 - 20 units, 50 DPH, 80% houses and 20% flats	20	£1,104,397	4,214,964	4,002,400	3,792,315	3,584,709	3,379,582	3,176,934	2,976,767	2,779,078	2,583,867	2,391,137	2,200,886
13	TRDC-13 - 30 units, 25 DPH, 100% houses and 0% flats	30	£3,313,191	6,167,506	5,876,056	5,587,922	5,303,101	5,021,596	4,743,407	4,468,531	4,196,970	3,928,725	3,663,795	3,402,178
14	TRDC-14 - 30 units, 50 DPH, 80% houses and 20% flats	30	£1,656,595	5,671,283	5,387,491	5,107,002	4,829,818	4,555,937	4,285,360	4,018,087	3,754,118	3,493,453	3,236,092	2,982,036
15	TRDC-15 - 40 units, 50 DPH, 80% houses and 20% flats	40	£2,208,794	6,658,886	6,333,942	6,012,759	5,695,338	5,381,681	5,071,786	4,765,651	4,463,281	4,164,673	3,869,826	3,578,743
16	TRDC-16 - 40 units, 80 DPH, 50% houses and 50% flats	40	£1,380,496	6,514,339	6,153,199	5,796,416	5,443,987	5,095,915	4,752,198	4,412,837	4,077,832	3,747,181	3,420,887	3,098,701
17	TRDC-17 - 50 units, 35 DPH, 100% houses and 0% flats	50	£3,944,275	10,279,176	9,793,427	9,313,202	8,838,503	8,369,327	7,905,677	7,447,551	6,994,951	6,547,875	6,106,324	5,670,297
18	TRDC-18 - 50 units, 80 DPH, 50% houses and 50% flats	50	£1,725,620	8,142,923	7,691,499	7,245,519	6,804,984	6,369,894	5,940,247	5,516,047	5,097,290	4,683,978	4,276,110	3,873,377
19	TRDC-19 - 60 units, 100 DPH, 0% houses and 100% flats	60	£1,656,595	6,937,872	6,444,128	5,956,725	5,475,664	5,000,943	4,532,564	4,070,526	3,614,828	3,165,473	2,722,458	2,285,784
20	TRDC-20 - 60 units, 35 DPH, 100% houses and 0% flats	60	£4,733,130	12,335,012	11,752,113	11,175,843	10,606,203	10,043,193	9,486,813	8,937,062	8,393,942	7,857,451	7,327,589	6,804,358
21	TRDC-21 - 70 units, 50 DPH, 80% houses and 20% flats	70	£3,865,389	13,232,995	12,570,812	11,916,339	11,269,574	10,630,519	9,999,173	9,375,536	8,759,609	8,151,391	7,550,882	6,958,083
22	TRDC-22 - 70 units, 35 DPH, 100% houses and 0% flats	70	£5,521,985	14,092,641	13,428,312	12,771,533	12,122,305	11,480,629	10,846,502	10,219,927	9,600,902	8,989,428	8,385,505	7,788,805
23	TRDC-23 - 80 units, 50 DPH, 100% houses and 0% flats	80	£4,417,588	16,105,875	15,346,642	14,596,038	13,854,064	13,120,718	12,396,003	11,679,916	10,972,459	10,273,633	9,583,434	8,901,492
24	TRDC-24 - 80 units, 80 DPH, 55% houses and 45% flats	80	£2,760,992	13,076,336	12,364,719	11,661,633	10,967,077	10,281,052	9,603,557	8,934,592	8,274,158	7,622,254	6,978,880	6,344,037
25	TRDC-25 - 95 units, 28 DPH, 100% houses and 0% flats	95	£9,367,653	19,125,727	18,224,137	17,332,794	16,451,700	15,580,853	14,720,253	13,869,901	13,029,796	12,199,939	11,380,329	10,570,522
26	TRDC-26 - 100 units, 15 DPH, 100% houses and 0% flats	100	£18,406,616	20,132,345	19,183,302	18,245,047	17,317,579	16,400,898	15,495,003	14,599,896	13,715,575	12,842,040	11,979,293	11,126,865
27	TRDC-27 - 100 units, 35 DPH, 95% houses and 5% flats	100	£7,888,550	19,728,276	18,785,371	17,853,248	16,931,903	16,021,338	15,121,554	14,232,549	13,354,324	12,486,879	11,630,215	10,784,329
28	TRDC-28 - 130 units, 35.14 DPH, 95% houses and 5% flats	130	£10,214,258	25,184,901	23,981,641	22,792,135	21,616,387	20,454,392	19,306,154	18,171,670	17,050,942	15,943,970	14,850,753	13,771,291
29	TRDC-29 - 145 units, 24.83 DPH, 100% houses and 0% flats	145	£16,123,395	28,667,191	27,316,345	25,980,851	24,660,711	23,355,922	22,066,486	20,792,402	19,533,671	18,290,291	17,062,265	15,849,591
30	TRDC-30 - 165 units, 70.87 DPH, 60% houses and 40% flats	165	£6,428,161	26,632,898	25,212,643	23,809,304	22,422,879	21,053,370	19,700,776	18,365,097	17,046,334	15,744,486	14,459,552	13,191,535
31	TRDC-31 - 250 units, 35.07 DPH, 90% houses and 10% flats	250	£19,682,011	42,762,700	40,609,137	38,480,299	36,376,185	34,296,796	32,242,132	30,212,193	28,206,978	26,226,488	24,270,724	22,339,502
32	TRDC-32 - 400 units, 15.69 DPH, 100% houses and 0% flats	400	£70,388,590	63,564,292	60,430,782	57,332,880	54,270,586	51,243,899	48,252,819	45,297,346	42,377,481	39,493,223	36,644,573	33,831,530
33	TRDC-33 - 500 units, 20 DPH, 100% houses and 0% flats	500	£69,024,811	69,987,990	66,189,010	62,433,193	58,720,541	55,051,053	51,424,728	47,841,568	44,301,572	40,804,250	37,348,225	33,935,376
34	TRDC-34 - 750 units, 20 DPH, 100% houses and 0% flats	750	£103,537,217	98,432,987	93,072,886	87,773,693	82,535,407	77,358,030	72,241,561	67,185,998	62,191,343	57,257,415	52,378,520	47,560,586
35	TRDC-35 - 1000 units, 20 DPH, 100% houses and 0% flats	1,000	£138,049,623	119,908,022	113,377,738	106,921,498	100,539,300	94,231,143	87,997,030	81,836,958	75,750,929	69,738,942	63,800,998	57,937,096
36	TRDC-36 - 1250 units, 20 DPH, 100% houses and 0% flats	1,250	£172,562,028	142,812,825	135,009,495	127,291,763	119,657,998	112,112,908	104,656,494	97,288,756	90,009,693	82,819,305	75,717,592	68,704,556
37	TRDC-37 - 1500 units, 20 DPH, 100% houses and 0% flats	1,500	£207,074,434	162,661,553	153,750,637	144,940,999	136,232,636	127,625,549	119,119,738	110,715,204	102,410,892	94,192,259	86,075,084	78,059,365
38	TRDC-CARE1 (75 rooms)	-	£2,760,992	219,551	219,551	219,551	219,551	219,551	219,551	219,551	219,551	219,551	219,551	219,551
39	TRDC-CARE2 (40 rooms)	-	£911,128	176,426	176,426	176,426	176,426	176,426	176,426	176,426	176,426	176,426	176,426	176,426

BENCHMARK LAND VALUE 3 (GREENFIELD - UPPER END OF RANGE) — £374,000 PER HA

				Residual land values										
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	TRDC-1 - 5 units, 25 DPH, 100% houses and 0% flats	5	£74,800	1,080,181	1,030,648	981,676	933,267	885,420	838,135	791,412	745,252	699,655	654,620	610,147
2	TRDC-2 - 5 units, 50 DPH, 100% houses and 0% flats	5	£37,400	1,080,181	1,030,648	981,676	933,267	885,420	838,135	791,412	745,252	699,655	654,620	610,147
3	TRDC-3 - 5 units, 85 DPH, 50% houses and 50% flats	5	£22,000	853,983	807,968	762,506	717,600	673,248	629,451	586,208	543,521	501,388	459,810	418,786
4	TRDC-4 - 6 units, 30 DPH, 100% houses and 0% flats	6	£74,800	1,296,218	1,236,777	1,178,012	1,119,920	1,062,503	1,005,762	949,695	894,303	839,586	785,544	732,176
5	TRDC-5 - 6 units, 75 DPH, 75% houses and 25% flats	6	£29,920	1,163,839	1,106,415	1,049,662	993,582	938,173	883,434	829,368	775,974	723,251	671,199	619,819
6	TRDC-6 - 8 units, 25 DPH, 100% houses and 0% flats	8	£119,680	1,728,291	1,649,036	1,570,682	1,493,227	1,416,672	1,341,016	1,266,260	1,192,405	1,119,449	1,047,392	976,235
7	TRDC-7 - 8 units, 130 DPH, 0% houses and 100% flats	8	£23,015	968,831	901,838	835,706	770,435	706,024	642,476	579,788	517,961	456,994	396,889	337,645
8	TRDC-8 - 9 units, 112 DPH, 0% houses and 100% flats	9	£30,054	1,089,934	1,014,568	940,169	866,739	794,277	722,785	652,261	582,706	514,118	446,501	379,851
9	TRDC-9 - 10 units, 25 DPH, 100% houses and 0% flats	10	£149,600	2,117,414	2,018,346	1,920,403	1,823,584	1,727,890	1,633,321	1,539,876	1,447,555	1,356,360	1,266,290	1,177,343
10	TRDC-10 - 10 units, 90 DPH, 50% houses and 50% flats	10	£41,556	1,668,172	1,575,739	1,484,422	1,394,218	1,305,130	1,217,156	1,130,297	1,044,553	959,924	876,410	794,010
11	TRDC-11 - 20 units, 35 DPH, 100% houses and 0% flats	20	£213,714	3,949,235	3,765,953	3,584,749	3,405,620	3,228,569	3,053,595	2,880,698	2,709,879	2,541,135	2,374,469	2,209,880
12	TRDC-12 - 20 units, 50 DPH, 80% houses and 20% flats	20	£149,600	4,214,964	4,002,400	3,792,315	3,584,709	3,379,582	3,176,934	2,976,767	2,779,078	2,583,867	2,391,137	2,200,886
13	TRDC-13 - 30 units, 25 DPH, 100% houses and 0% flats	30	£448,800	6,167,506	5,876,056	5,587,922	5,303,101	5,021,596	4,743,407	4,468,531	4,196,970	3,928,725	3,663,795	3,402,178
14	TRDC-14 - 30 units, 50 DPH, 80% houses and 20% flats	30	£224,400	5,671,283	5,387,491	5,107,002	4,829,818	4,555,937	4,285,360	4,018,087	3,754,118	3,493,453	3,236,092	2,982,036
15	TRDC-15 - 40 units, 50 DPH, 80% houses and 20% flats	40	£299,200	6,658,886	6,333,942	6,012,759	5,695,338	5,381,681	5,071,786	4,765,651	4,463,281	4,164,673	3,869,826	3,578,743
16	TRDC-16 - 40 units, 80 DPH, 50% houses and 50% flats	40	£187,000	6,514,339	6,153,199	5,796,416	5,443,987	5,095,915	4,752,198	4,412,837	4,077,832	3,747,181	3,420,887	3,098,701
17	TRDC-17 - 50 units, 35 DPH, 100% houses and 0% flats	50	£534,286	10,279,176	9,793,427	9,313,202	8,838,503	8,369,327	7,905,677	7,447,551	6,994,951	6,547,875	6,106,324	5,670,297
18	TRDC-18 - 50 units, 80 DPH, 50% houses and 50% flats	50	£233,750	8,142,923	7,691,499	7,245,519	6,804,984	6,369,894	5,940,247	5,516,047	5,097,290	4,683,978	4,276,110	3,873,377
19	TRDC-19 - 60 units, 100 DPH, 0% houses and 100% flats	60	£224,400	6,937,872	6,444,128	5,956,725	5,475,664	5,000,943	4,532,564	4,070,526	3,614,828	3,165,473	2,722,458	2,285,784
20	TRDC-20 - 60 units, 35 DPH, 100% houses and 0% flats	60	£641,143	12,335,012	11,752,113	11,175,843	10,606,203	10,043,193	9,486,813	8,937,062	8,393,942	7,857,451	7,327,589	6,804,358
21	TRDC-21 - 70 units, 50 DPH, 80% houses and 20% flats	70	£523,600	13,232,995	12,570,812	11,916,339	11,269,574	10,630,519	9,999,173	9,375,536	8,759,609	8,151,391	7,550,882	6,958,083
22	TRDC-22 - 70 units, 35 DPH, 100% houses and 0% flats	70	£748,000	14,092,641	13,428,312	12,771,533	12,122,305	11,480,629	10,846,502	10,219,927	9,600,902	8,989,428	8,385,505	7,788,805
23	TRDC-23 - 80 units, 50 DPH, 100% houses and 0% flats	80	£598,400	16,105,875	15,346,642	14,596,038	13,854,064	13,120,718	12,396,003	11,679,916	10,972,459	10,273,633	9,583,434	8,901,492
24	TRDC-24 - 80 units, 80 DPH, 55% houses and 45% flats	80	£374,000	13,076,336	12,364,719	11,661,633	10,967,077	10,281,052	9,603,557	8,934,592	8,274,158	7,622,254	6,978,880	6,344,037
25	TRDC-25 - 95 units, 28 DPH, 100% houses and 0% flats	95	£1,268,929	19,125,727	18,224,137	17,332,794	16,451,700	15,580,853	14,720,253	13,869,901	13,029,796	12,199,939	11,380,329	10,570,522
26	TRDC-26 - 100 units, 15 DPH, 100% houses and 0% flats	100	£2,493,333	20,132,345	19,183,302	18,245,047	17,317,579	16,400,898	15,495,003	14,599,896	13,715,575	12,842,040	11,979,293	11,126,865
27	TRDC-27 - 100 units, 35 DPH, 95% houses and 5% flats	100	£1,068,571	19,728,276	18,785,371	17,853,248	16,931,903	16,021,338	15,121,554	14,232,549	13,354,324	12,486,879	11,630,215	10,784,329
28	TRDC-28 - 130 units, 35.14 DPH, 95% houses and 5% flats	130	£1,383,608	25,184,901	23,981,641	22,792,135	21,616,387	20,454,392	19,306,154	18,171,670	17,050,942	15,943,970	14,850,753	13,771,291
29	TRDC-29 - 145 units, 24.83 DPH, 100% houses and 0% flats	145	£2,184,052	28,667,191	27,316,345	25,980,851	24,660,711	23,355,922	22,066,486	20,792,402	19,533,671	18,290,291	17,062,265	15,849,591
30	TRDC-30 - 165 units, 70.87 DPH, 60% houses and 40% flats	165	£870,749	26,632,898	25,212,643	23,809,304	22,422,879	21,053,370	19,700,776	18,365,097	17,046,334	15,744,486	14,459,552	13,191,535
31	TRDC-31 - 250 units, 35.07 DPH, 90% houses and 10% flats	250	£2,666,096	42,762,700	40,609,137	38,480,299	36,376,185	34,296,796	32,242,132	30,212,193	28,206,978	26,226,488	24,270,724	22,339,502
32	TRDC-32 - 400 units, 15.69 DPH, 100% houses and 0% flats	400	£9,534,736	63,564,292	60,430,782	57,332,880	54,270,586	51,243,899	48,252,819	45,297,346	42,377,481	39,493,223	36,644,573	33,831,530
33	TRDC-33 - 500 units, 20 DPH, 100% houses and 0% flats	500	£9,350,000	69,987,990	66,189,010	62,433,193	58,720,541	55,051,053	51,424,728	47,841,568	44,301,572	40,804,250	37,348,225	33,935,376
34	TRDC-34 - 750 units, 20 DPH, 100% houses and 0% flats	750	£14,025,000	98,432,987	93,072,886	87,773,693	82,535,407	77,358,030	72,241,561	67,185,998	62,191,343	57,257,415	52,378,520	47,560,586
35	TRDC-35 - 1000 units, 20 DPH, 100% houses and 0% flats	1,000	£18,700,000	119,908,022	113,377,738	106,921,498	100,539,300	94,231,143	87,997,030	81,836,958	75,750,929	69,738,942	63,800,998	57,937,096
36	TRDC-36 - 1250 units, 20 DPH, 100% houses and 0% flats	1,250	£23,375,000	142,812,825	135,009,495	127,291,763	119,657,998	112,112,908	104,656,494	97,288,756	90,009,693	82,819,305	75,717,592	68,704,556
37	TRDC-37 - 1500 units, 20 DPH, 100% houses and 0% flats	1,500	£28,050,000	162,661,553	153,750,637	144,940,999	136,232,636	127,625,549	119,119,738	110,715,204

Table 6.3.9: Appraisal results – 70% rent (70% Social Rent, 30% Affordable Rent) and 30% shared ownership (values of £7,600 per square metre)

THREE RIVERS DISTRICT COUNCIL Sales value £7,600 psm AH tenure Rented 70% Intermediate: SO 30%

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES/RETAIL) **£6,129,319** PER HA Type of rent: 70% Soc Rent 30% Aff Rent FH 0%

									Residual land values					
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**
1	TRDC-1 - 5 units, 25 DPH, 100% houses and 0% flats	5	£1,225,864	1,159,338	1,106,290	1,053,843	1,002,000	950,757	900,117	850,080	800,644	751,811	703,580	655,951
2	TRDC-2 - 5 units, 50 DPH, 100% houses and 0% flats	5	£612,932	1,159,338	1,106,290	1,053,843	1,002,000	950,757	900,117	850,080	800,644	751,811	703,580	655,951
3	TRDC-3 - 5 units, 85 DPH, 50% houses and 50% flats	5	£360,548	930,314	880,888	832,058	783,822	736,181	689,135	642,683	596,826	551,563	506,896	462,823
4	TRDC-4 - 6 units, 30 DPH, 100% houses and 0% flats	6	£1,225,864	1,391,206	1,327,548	1,264,612	1,202,399	1,140,909	1,080,141	1,020,095	960,774	902,173	844,296	787,141
5	TRDC-5 - 6 units, 75 DPH, 75% houses and 25% flats	6	£490,346	1,257,206	1,195,625	1,134,762	1,074,618	1,015,195	956,491	898,507	841,242	784,696	728,871	673,764
6	TRDC-6 - 8 units, 25 DPH, 100% houses and 0% flats	8	£1,961,382	1,854,942	1,770,064	1,686,149	1,603,198	1,521,211	1,440,188	1,360,128	1,281,031	1,202,898	1,125,728	1,049,521
7	TRDC-7 - 8 units, 130 DPH, 0% houses and 100% flats	8	£377,189	1,085,630	1,013,391	942,077	871,687	802,222	733,681	666,064	599,373	533,605	468,762	404,844
8	TRDC-8 - 9 units, 112 DPH, 0% houses and 100% flats	9	£492,535	1,221,334	1,140,065	1,059,836	980,648	902,499	825,390	749,322	674,295	600,306	527,358	455,450
9	TRDC-9 - 10 units, 25 DPH, 100% houses and 0% flats	10	£2,451,728	2,275,727	2,169,630	2,064,737	1,961,049	1,858,565	1,757,285	1,657,210	1,558,339	1,460,672	1,364,210	1,268,952
10	TRDC-10 - 10 units, 90 DPH, 50% houses and 50% flats	10	£681,035	1,818,392	1,719,225	1,621,253	1,524,474	1,428,890	1,334,499	1,241,303	1,149,300	1,058,491	968,876	880,455
11	TRDC-11 - 20 units, 35 DPH, 100% houses and 0% flats	20	£3,502,468	4,250,914	4,054,297	3,859,908	3,667,746	3,477,813	3,290,107	3,104,630	2,921,381	2,740,360	2,561,567	2,385,001
12	TRDC-12 - 20 units, 50 DPH, 80% houses and 20% flats	20	£2,451,728	4,522,317	4,296,024	4,072,368	3,851,350	3,632,970	3,417,226	3,204,120	2,993,651	2,785,819	2,580,624	2,378,067
13	TRDC-13 - 30 units, 25 DPH, 100% houses and 0% flats	30	£7,355,183	6,620,025	6,308,377	6,000,274	5,695,714	5,394,698	5,097,227	4,803,300	4,512,916	4,226,077	3,942,781	3,663,030
14	TRDC-14 - 30 units, 50 DPH, 80% houses and 20% flats	30	£3,677,592	6,117,686	5,813,919	5,513,686	5,216,987	4,923,822	4,634,192	4,348,095	4,065,532	3,786,503	3,511,008	3,239,047
15	TRDC-15 - 40 units, 50 DPH, 80% houses and 20% flats	40	£4,903,455	7,229,509	6,879,460	6,533,462	6,191,514	5,853,616	5,519,769	5,189,973	4,864,227	4,542,533	4,224,888	3,911,294
16	TRDC-16 - 40 units, 80 DPH, 50% houses and 50% flats	40	£3,064,660	7,099,763	6,712,364	6,329,629	5,951,233	5,577,489	5,208,414	4,844,009	4,484,273	4,129,208	3,778,812	3,433,085
17	TRDC-17 - 50 units, 35 DPH, 100% houses and 0% flats	50	£8,756,170	11,033,375	10,513,962	10,000,456	9,492,857	8,991,164	8,495,379	8,005,500	7,521,527	7,043,461	6,571,303	6,105,051
18	TRDC-18 - 50 units, 80 DPH, 50% houses and 50% flats	50	£3,830,825	8,874,703	8,390,455	7,912,036	7,439,041	6,971,860	6,510,518	6,055,011	5,605,343	5,161,510	4,723,515	4,291,357
19	TRDC-19 - 60 units, 100 DPH, 0% houses and 100% flats	60	£3,677,592	7,777,690	7,246,068	6,721,247	6,203,225	5,692,005	5,187,584	4,689,964	4,199,144	3,715,124	3,237,905	2,767,485
20	TRDC-20 - 60 units, 35 DPH, 100% houses and 0% flats	60	£10,507,404	13,240,050	12,616,755	12,000,548	11,391,428	10,789,397	10,194,455	9,606,599	9,025,833	8,452,154	7,885,563	7,326,061
21	TRDC-21 - 70 units, 50 DPH, 80% houses and 20% flats	70	£8,581,047	14,274,601	13,565,811	12,865,268	12,172,970	11,488,920	10,813,114	10,145,554	9,486,241	8,835,174	8,192,352	7,557,775
22	TRDC-22 - 70 units, 35 DPH, 100% houses and 0% flats	70	£12,258,639	15,136,468	14,425,616	13,722,842	13,028,147	12,341,530	11,662,991	10,992,532	10,330,150	9,675,848	9,028,624	8,387,727
23	TRDC-23 - 80 units, 50 DPH, 100% houses and 0% flats	80	£9,806,911	17,298,821	16,486,418	15,683,248	14,889,310	14,104,606	13,329,133	12,562,893	11,805,886	11,058,111	10,318,427	9,585,974
24	TRDC-24 - 80 units, 80 DPH, 55% houses and 45% flats	80	£6,129,319	14,231,288	13,467,916	12,713,680	11,968,582	11,232,619	10,505,793	9,788,104	9,079,550	8,380,135	7,689,855	7,008,712
25	TRDC-25 - 95 units, 28 DPH, 100% houses and 0% flats	95	£20,795,905	20,542,350	19,577,622	18,623,857	17,681,056	16,749,219	15,828,345	14,918,435	14,019,490	13,131,507	12,253,133	11,383,345
26	TRDC-26 - 100 units, 15 DPH, 100% houses and 0% flats	100	£40,862,128	21,623,527	20,608,023	19,604,060	18,611,638	17,630,757	16,661,416	15,703,617	14,757,357	13,822,639	12,898,035	11,982,468
27	TRDC-27 - 100 units, 35 DPH, 95% houses and 5% flats	100	£17,512,341	21,214,561	20,205,372	19,207,718	18,221,598	17,247,013	16,283,963	15,332,447	14,392,466	13,464,020	12,547,108	11,639,357
28	TRDC-28 - 130 units, 35.14 DPH, 95% houses and 5% flats	130	£22,675,342	27,084,416	25,796,463	24,523,229	23,264,714	22,020,920	20,791,845	19,577,490	18,377,855	17,192,940	16,022,744	14,867,268
29	TRDC-29 - 145 units, 24.83 DPH, 100% houses and 0% flats	145	£35,793,447	30,792,862	29,347,298	27,918,161	26,505,451	25,109,168	23,729,312	22,365,883	21,018,880	19,688,304	18,374,155	17,076,434
30	TRDC-30 - 165 units, 70.87 DPH, 60% houses and 40% flats	165	£14,270,321	28,959,285	27,435,046	25,928,937	24,440,955	22,971,103	21,519,380	20,085,784	18,670,317	17,272,979	15,893,769	14,532,687
31	TRDC-31 - 250 units, 35.07 DPH, 90% houses and 10% flats	250	£43,693,465	46,267,338	43,958,082	41,675,330	39,419,080	37,189,333	34,986,089	32,809,347	30,659,108	28,532,114	26,425,884	24,346,290
32	TRDC-32 - 400 units, 15.69 DPH, 100% houses and 0% flats	400	£156,260,529	68,514,992	65,160,800	61,844,718	58,566,748	55,326,888	52,125,139	48,961,502	45,835,974	42,745,933	39,691,515	36,675,290
33	TRDC-33 - 500 units, 20 DPH, 100% houses and 0% flats	500	£153,232,981	76,003,828	71,936,706	67,915,789	63,941,078	60,012,573	56,130,275	52,294,182	48,504,294	44,760,613	41,063,138	37,411,868
34	TRDC-34 - 750 units, 20 DPH, 100% houses and 0% flats	750	£229,849,472	106,913,221	101,174,921	95,501,818	89,893,916	84,351,210	78,873,704	73,461,397	68,114,287	62,832,377	57,615,665	52,464,152
35	TRDC-35 - 1000 units, 20 DPH, 100% houses and 0% flats	1,000	£306,465,963	130,608,389	123,603,344	116,677,723	109,831,526	103,064,753	96,377,404	89,769,479	83,240,977	76,791,900	70,422,245	64,132,016
36	TRDC-36 - 1250 units, 20 DPH, 100% houses and 0% flats	1,250	£383,082,454	155,296,611	146,937,206	138,672,723	130,503,162	122,428,524	114,448,809	106,564,015	98,774,145	91,079,196	83,471,169	75,956,207
37	TRDC-37 - 1500 units, 20 DPH, 100% houses and 0% flats	1,500	£459,698,944	176,676,418	167,151,544	157,734,936	148,426,595	139,225,199	130,119,730	121,122,665	112,234,005	103,453,749	94,781,899	86,215,074
38	TRDC-CARE1 (75 rooms)	-	£6,129,319	219,551	219,551	219,551	219,551	219,551	219,551	219,551	219,551	219,551	219,551	219,551
39	TRDC-CARE2 (40 rooms)	-	£2,022,675	176,426	176,426	176,426	176,426	176,426	176,426	176,426	176,426	176,426	176,426	176,426

BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL) **£2,760,992**

									Residual land values					
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**
1	TRDC-1 - 5 units, 25 DPH, 100% houses and 0% flats	5	£552,198	1,159,338	1,106,290	1,053,843	1,002,000	950,757	900,117	850,080	800,644	751,811	703,580	655,951
2	TRDC-2 - 5 units, 50 DPH, 100% houses and 0% flats	5	£276,099	1,159,338	1,106,290	1,053,843	1,002,000	950,757	900,117	850,080	800,644	751,811	703,580	655,951
3	TRDC-3 - 5 units, 85 DPH, 50% houses and 50% flats	5	£162,411	930,314	880,888	832,058	783,822	736,181	689,135	642,683	596,826	551,563	506,896	462,823
4	TRDC-4 - 6 units, 30 DPH, 100% houses and 0% flats	6	£552,198	1,391,206	1,327,548	1,264,612	1,202,399	1,140,909	1,080,141	1,020,095	960,774	902,173	844,296	787,141
5	TRDC-5 - 6 units, 75 DPH, 75% houses and 25% flats	6	£220,879	1,257,206	1,195,625	1,134,762	1,074,618	1,015,195	956,491	898,507	841,242	784,696	728,871	673,764
6	TRDC-6 - 8 units, 25 DPH, 100% houses and 0% flats	8	£883,518	1,854,942	1,770,064	1,686,149	1,603,198	1,521,211	1,440,188	1,360,128	1,281,031	1,202,898	1,125,728	1,049,521
7	TRDC-7 - 8 units, 130 DPH, 0% houses and 100% flats	8	£169,907	1,085,630	1,013,391	942,077	871,687	802,222	733,681	666,064	599,373	533,605	468,762	404,844
8	TRDC-8 - 9 units, 112 DPH, 0% houses and 100% flats	9	£221,865	1,221,334	1,140,065	1,059,836	980,648	902,499	825,390	749,322	674,295	600,306	527,358	455,450
9	TRDC-9 - 10 units, 25 DPH, 100% houses and 0% flats	10	£1,104,397	2,275,727	2,169,630	2,064,737	1,961,049	1,858,565	1,757,285	1,657,210	1,558,339	1,460,672	1,364,210	1,268,952
10	TRDC-10 - 10 units, 90 DPH, 50% houses and 50% flats	10	£306,777	1,818,392	1,719,225	1,621,253	1,524,474	1,428,890	1,334,499	1,241,303	1,149,300	1,058,491	968,876	880,455
11	TRDC-11 - 20 units, 35 DPH, 100% houses and 0% flats	20	£1,577,710	4,250,914	4,054,297	3,859,908	3,667,746	3,477,813	3,290,107	3,104,630	2,921,381	2,740,360	2,561,567	2,385,001
12	TRDC-12 - 20 units, 50 DPH, 80% houses and 20% flats	20	£1,104,397	4,522,317	4,296,024	4,072,368	3,851,350	3,632,970	3,417,226	3,204,120	2,993,651	2,785,819	2,580,624	2,378,067
13	TRDC-13 - 30 units, 25 DPH, 100% houses and 0% flats	30	£3,313,191	6,620,025	6,308,377	6,000,274	5,695,714	5,394,698	5,097,227	4,803,300	4,512,916	4,226,077	3,942,781	3,663,030
14	TRDC-14 - 30 units, 50 DPH, 80% houses and 20% flats	30	£1,656,595	6,117,686	5,813,919	5,513,686	5,216,987	4,923,822	4,634,192	4,348,095	4,065,532	3,786,503	3,511,008	3,239,047
15	TRDC-15 - 40 units, 50 DPH, 80% houses and 20% flats	40	£2,208,794	7,229,509	6,879,460	6,533,462	6,191,514	5,853,616	5,519,769	5,189,973	4,864,227	4,542,533	4,224,888	3,911,294
16	TRDC-16 - 40 units, 80 DPH, 50% houses and 50% flats	40	£1,380,496	7,099,763	6,712,364	6,329,629	5,951,233	5,577,489	5,208,414	4,844,009	4,484,273	4,129,208	3,778,812	3,433,085
17	TRDC-17 - 50 units, 35 DPH, 100% houses and 0% flats	50	£3,944,275	11,033,375	10,513,962	10,000,456	9,492,857	8,991,164	8,495,379	8,005,500	7,521,527	7,043,461	6,571,303	6,105,051
18	TRDC-18 - 50 units, 80 DPH, 50% houses and 50% flats	50	£1,725,620	8,874,703	8,390,455	7,912,036	7,439,041	6,971,860	6,510,518	6,055,011	5,605,343	5,161,510	4,723,515	4,291,357
19	TRDC-19 - 60 units, 100 DPH, 0% houses and 100% flats	60	£1,656,595	7,777,690	7,246,068	6,721,247	6,203,225	5,692,005	5,187,584	4,689,964	4,199,144	3,715,124	3,237,905	2,767,485
20	TRDC-20 - 60 units, 35 DPH, 100% houses and 0% flats	60	£4,733,130	13,240,050	12,616,755	12,000,548	11,391,428	10,789,397	10,194,455	9,606,599	9,025,833	8,452,154	7,885,563	7,326,061
21	TRDC-21 - 70 units, 50 DPH, 80% houses and 20% flats	70	£3,865,389	14,274,601	13,565,811	12,865,268	12,172,970	11,488,920	10,813,114	10,145,554	9,486,241	8,835,174	8,192,352	7,557,775
22	TRDC-22 - 70 units, 35 DPH, 100% houses and 0% flats	70	£5,521,985	15,136,468	14,425,616	13,722,842	13,028,147	12,341,530	11,662,991	10,992,532	10,330,150	9,675,848	9,028,624	8,387,727
23	TRDC-23 - 80 units, 50 DPH, 100% houses and 0% flats	80	£4,417,588	17,298,821	16,486,418	15,683,248	14,889,310	14,104,606	13,329,133	12,562,893	11,805,886	11,058,111	10,318,427	9,585,974
24	TRDC-24 - 80 units, 80 DPH, 55% houses and 45% flats	80	£2,760,992	14,231,288	13,467,916	12,713,680	11,968,582	11,232,619	10,505,793	9,788,104	9,079,550	8,380,135	7,689,855	7,008,712
25	TRDC-25 - 95 units, 28 DPH, 100% houses and 0% flats	95	£9,367,653	20,542,350	19,577,622	18,623,857	17,681,056	16,749,219	15,828,345	14,918,435	14,019,490	13,131,507	12,253,133	11,383,345
26	TRDC-26 - 100 units, 15 DPH, 100% houses and 0% flats	100	£18,406,616	21,623,527	20,608,023	19,604,060	18,611,638	17,630,757	16,661,416	15,703,617	14,757,357	13,822,639	12,898,035	11,982,468
27	TRDC-27 - 100 units, 35 DPH, 95% houses and 5% flats	100	£7,888,550	21,214,561	20,205,372	19,207,718	18,221,598	17,247,013	16,283,963	15,332,447	14,392,466	13,464,020	12,547,108	11,639,357
28	TRDC-28 - 130 units, 35.14 DPH, 95% houses and 5% flats	130	£10,214,258	27,084,416	25,796,463	24,523,229	23,264,714	22,020,920	20,791,845	19,577,490	18,377,855	17,192,940	16,022,744	14,867,268
29	TRDC-29 - 145 units, 24.83 DPH, 100% houses and 0% flats	145	£16,123,395	30,792,862	29,347,298	27,918,161	26,505,451	25,109,168	23,729,312	22,365,883	21,018,880	19,688,304	18,374,155	17,076,434
30	TRDC-30 - 165 units, 70.87 DPH, 60% houses and 40% flats	165	£6,428,161	28,959,285	27,435,046	25,928,937	24,440,955	22,971,103	21,519,380	20,085,784	18,670,317	17,272,979	15,893,769	14,532,687
31	TRDC-31 - 250 units, 35.07 DPH, 90% houses and 10% flats	250	£19,682,011	46,267,338	43,958,082	41,675,330	39,419,080	37,189,333	34,986,089	32,809,347	30,659,108	28,532,114	26,425,884	24,346,290
32	TRDC-32 - 400 units, 15.69 DPH, 100% houses and 0% flats	400	£70,388,590	68,514,992	65,160,800	61,844,718	58,566,748	55,326,888	52,125,139	48,961,502	45,835,974	42,745,933	39,691,515	36,675,290
33	TRDC-33 - 500 units, 20 DPH, 100% houses and 0% flats	500	£69,024,811	76,003,828	71,936,706	67,915,789	63,941,078	60,012,573	56,130,275	52,294,182	48,504,294	44,760,613	41,063,138	37,411,868
34	TRDC-34 - 750 units, 20 DPH, 100% houses and 0% flats	750	£103,537,217	106,913,221	101,174,921	95,501,818	89,893,916	84,351,210	78,873,704	73,461,397	68,114,287	62,832,377	57,615,665	52,464,152
35	TRDC-35 - 1000 units, 20 DPH, 100% houses and 0% flats	1,000	£138,049,623	130,608,389	123,603,344	116,677,723	109,831,526	103,064,753	96,377,404	89,769,479	83,240,977	76,791,900	70,422,245	64,132,016
36	TRDC-36 - 1250 units, 20 DPH, 100% houses and 0% flats	1,250	£172,562,028	155,296,611	146,937,206	138,672,723	130,503,162	122,428,524	114,448,809	106,564,015	98,774,145	91,079,196	83,471,169	75,956,207
37	TRDC-37 - 1500 units, 20 DPH, 100% houses and 0% flats	1,500	£207,074,434	176,676,418	167,151,544	157,734,936	148,426,595	139,225,199	130,119,730	121,122,665	112,234,005	103,453,749	94,781,899	86,215,074
38	TRDC-CARE1 (75 rooms)	-	£2,760,992	219,551	219,551	219,551	219,551	219,551	219,551	219,551	219,551	219,551	219,551	219,551
39	TRDC-CARE2 (40 rooms)	-	£911,128	176,426	176,426	176,426	176,426	176,426	176,426	176,426	176,426	176,426	176,426	176,426

BENCHMARK LAND VALUE 3 (GREENFIELD - UPPER END OF RANGE) **£374,000** PER HA

									Residual land values					
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**
1	TRDC-1 - 5 units, 25 DPH, 100% houses and 0% flats	5	£74,800	1,159,338	1,106,290	1,053,843	1,002,000	950,757	900,117	850,080	800,644	751,811	703,580	655,951
2	TRDC-2 - 5 units, 50 DPH, 100% houses and 0% flats	5	£37,400	1,159,338	1,106,290	1,053,843	1,002,000	950,757	900,117	850,080	800,644	751,811	703,580	655,951
3	TRDC-3 - 5 units, 85 DPH, 50% houses and 50% flats	5	£22,000	930,314	880,888	832,058	783,822	736,181	689,135	642,683	596,826	551,563	506,896	462,823
4	TRDC-4 - 6 units, 30 DPH, 100% houses and 0% flats	6	£74,800	1,391,206	1,327,548	1,264,612	1,202,399	1,140,909	1,080,141	1,020,095	960,774	902,173	844,296	787,141
5	TRDC-5 - 6 units, 75 DPH, 75% houses and 25% flats	6	£29,920	1,257,206	1,195,625	1,134,762	1,074,618	1,015,195	956,491	898,507	841,242	784,696	728,871	673,764
6	TRDC-6 - 8 units, 25 DPH, 100% houses and 0% flats	8	£119,680	1,854,942	1,770,064	1,686,149	1,603,198	1,521,211	1,440,188	1,360,128	1,281,031	1,202,898	1,125,728	1,049,521
7	TRDC-7 - 8 units, 130 DPH, 0% houses and 100% flats	8	£23,015	1,085,630	1,013,391	942,077	871,687	802,222	733,681	666,064	599,373	533,605	468,762	404,844
8	TRDC-8 - 9 units, 112 DPH, 0% houses and 100% flats	9	£30,054	1,221,334	1,140,065	1,059,836	980,648	902,499	825,390	749,322	674,295	600,306	527,358	455,450
9	TRDC-9 - 10 units, 25 DPH, 100% houses and 0% flats	10	£149,600	2,275,727	2,169,630	2,064,737	1,961,049	1,858,565	1,757,285	1,657,210	1,558,339	1,460,672	1,364,210	1,268,952
10	TRDC-10 - 10 units, 90 DPH, 50% houses and 50% flats	10	£41,556	1,818,392	1,719,225	1,621,253	1,524,474	1,428,890	1,334,499	1,241,303	1,149,300	1,058,491	968,876	880,455
11	TRDC-11 - 20 units, 35 DPH, 100% houses and 0% flats	20	£213,714	4,250,914	4,054,297	3,859,908	3,667,746	3,477,813	3,290,107	3,104,630	2,921,381	2,740,360	2,561,567	2,385,001
12	TRDC-12 - 20 units, 50 DPH, 80% houses and 20% flats	20	£149,600	4,522,317	4,296,024	4,072,368	3,851,350	3,632,970	3,417,226	3,204,120	2,993,651	2,785,819	2,580,624	2,378,067
13	TRDC-13 - 30 units, 25 DPH, 100% houses and 0% flats	30	£448,800	6,620,025	6,308,377	6,000,274	5,695,714	5,394,698	5,097,227	4,803,300	4,512,916	4,226,077	3,942,781	3,663,030
14	TRDC-14 - 30 units, 50 DPH, 80% houses and 20% flats	30	£224,400	6,117,686	5,813,919	5,513,686	5,216,987	4,923,822	4,634,192	4,348,095	4,065,532	3,786,503	3,511,008	3,239,047
15	TRDC-15 - 40 units, 50 DPH, 80% houses and 20% flats	40	£299,200	7,229,509	6,879,460	6,533,462	6,191,514	5,853,616	5,519,769	5,189,973	4,864,227	4,542,533	4,224,888	3,911,294
16	TRDC-16 - 40 units, 80 DPH, 50% houses and 50% flats	40	£187,000	7,099,763	6,712,364	6,329,629	5,951,233	5,577,489	5,208,414	4,844,009	4,484,273	4,129,208	3,778,812	3,433,085
17	TRDC-17 - 50 units, 35 DPH, 100% houses and 0% flats	50	£534,286	11,033,375	10,513,962	10,000,456	9,492,857	8,991,164	8,495,379	8,005,500	7,521,527	7,043,461	6,571,303	6,105,051
18	TRDC-18 - 50 units, 80 DPH, 50% houses and 50% flats	50	£233,750	8,874,703	8,390,455	7,912,036	7,439,041	6,971,860	6,510,518	6,055,011	5,605,343	5,161,510	4,723,515	4,291,357
19	TRDC-19 - 60 units, 100 DPH, 0% houses and 100% flats	60	£224,400	7,777,690	7,246,068	6,721,247	6,203,225	5,692,005	5,187,584	4,689,964	4,199,144	3,715,124	3,237,905	2,767,485
20	TRDC-20 - 60 units, 35 DPH, 100% houses and 0% flats	60	£641,143	13,240,050	12,616,755	12,000,548	11,391,428	10,789,397	10,194,455	9,606,599	9,025,833	8,452,154	7,885,563	7,326,061
21	TRDC-21 - 70 units, 50 DPH, 80% houses and 20% flats	70	£523,600	14,274,601	13,565,811	12,865,268	12,172,970	11,488,920	10,813,114	10,145,554	9,486,241	8,835,174	8,192,352	7,557,775
22	TRDC-22 - 70 units, 35 DPH, 100% houses and 0% flats	70	£748,000	15,136,468	14,425,616	13,722,842	13,028,147	12,341,530	11,662,991	10,992,532	10,330,150	9,675,848	9,028,624	8,387,727
23	TRDC-23 - 80 units, 50 DPH, 100% houses and 0% flats	80	£598,400	17,298,821	16,486,418	15,683,248	14,889,310	14,104,606	13,329,133	12,562,893	11,805,886	11,058,111	10,318,427	9,585,974
24	TRDC-24 - 80 units, 80 DPH, 55% houses and 45% flats	80	£374,000	14,231,288	13,467,916	12,713,680	11,968,582	11,232,619	10,505,793	9,788,104	9,079,550	8,380,135	7,689,855	7,008,712
25	TRDC-25 - 95 units, 28 DPH, 100% houses and 0% flats	95	£1,268,929	20,542,350	19,577,622	18,623,857	17,681,056	16,749,219	15,828,345	14,918,435	14,019,490	13,131,507	12,253,133	11,383,345
26	TRDC-26 - 100 units, 15 DPH, 100% houses and 0% flats	100	£2,493,333	21,623,527	20,608,023	19,604,060	18,611,638	17,630,757	16,661,416	15,703,617	14,757,357	13,822,639	12,898,035	11,982,468
27	TRDC-27 - 100 units, 35 DPH, 95% houses and 5% flats	100	£1,068,571	21,214,561	20,205,372	19,207,718	18,221,598	17,247,013	16,283,963	15,332,447	14,392,466	13,464,020	12,547,108	11,639,357
28	TRDC-28 - 130 units, 35.14 DPH, 95% houses and 5% flats	130	£1,383,608	27,084,416	25,796,463	24,523,229	23,264,714	22,020,920	20,791,845	19,577,490	18,377,855	17,192,940	16,022,744	14,867,268
29	TRDC-29 - 145 units, 24.83 DPH, 100% houses and 0% flats	145	£2,184,052	30,792,862	29,347,298	27,918,161	26,505,451	25,109,168	23,729,312	22,365,883	21,018,880	19,688,304	18,374,155	17,076,434
30	TRDC-30 - 165 units, 70.87 DPH, 60% houses and 40% flats	165	£870,749	28,959,285	27,435,046	25,928,937	24,440,955	22,971,103	21,519,380	20,085,784	18,670,317	17,272,979	15,893,769	14,532,687
31	TRDC-31 - 250 units, 35.07 DPH, 90% houses and 10% flats	250	£2,666,096	46,267,338	43,958,082	41,675,330	39,419,080	37,189,333	34,986,089	32,809,347	30,659,108	28,532,114	26,425,884	24,346,290
32	TRDC-32 - 400 units, 15.69 DPH, 100% houses and 0% flats	400	£9,534,736	68,514,992	65,160,800	61,844,718	58,566,748	55,326,888	52,125,139	48,961,502	45,835,974	42,745,933	39,691,515	36,675,290
33	TRDC-33 - 500 units, 20 DPH, 100% houses and 0% flats	500	£9,350,000	76,003,828	71,936,706	67,915,789	63,941,078	60,012,573	56,130,275	52,294,182	48,504,294	44,760,613	41,063,138	37,411,868
34	TRDC-34 - 750 units, 20 DPH, 100% houses and 0% flats	750	£14,025,000	106,913,221	101,174,921	95,501,818	89,893,916	84,351,210	78,873,704	73,461,397	68,114,287	62,832,377	57,615,665	52,464,152
35	TRDC-35 - 1000 units, 20 DPH, 100% houses and 0% flats	1,000	£18,700,000	130,608,389	123,603,344	116,677,723	109,831,526	103,064,753	96,377,404	89,769,479	83,240,977	76,791,900	70,422,245	64,132,016
36	TRDC-36 - 1250 units, 20 DPH, 100% houses and 0% flats	1,250	£23,375,000	155,296,611	146,937,206	138,672,723	130,503,162	122,428,524	114,448,809	106,564,015	98,774,145	91,079,196	83,471,169	75,956,207
37	TRDC-37 - 1500 units, 20 DPH, 100% houses and 0% flats	1,500	£28,050,000	176,676,418	167,151,544	157,734,936	148,426,595	139,225,199	130,119,730	121,122,665	112,234,005	103,453,749	94,781,899	86,215,074
38	TRDC-CARE1 (75 rooms)	-	£374,000	219,551	219,551	219,551	219,551	219,551	219,551	219,551	219,551	219,551	219,551	219,551
39	TRDC-CARE2 (40 rooms)	-	£123,420	176,426	176,426	176,426	176,426	176,426	176,426	176,426	176,426	176,426	176,426	176,426

BENCHMARK LAND VALUE 4 (GREENFIELD - LOWER END OF RANGE) **£247,000** PER HA

									Residual land values					
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**
1	TRDC-1 - 5 units, 25 DPH, 100% houses and 0% flats	5	£49,400	1,159,338	1,106,290	1,053,843	1,002,000	950,757	900,117	850,080	800,644	751,811	703,580	655,951
2	TRDC-2 - 5 units, 50 DPH, 100% houses and 0% flats	5	£24,700	1,159,338	1,106,290	1,053,843	1,002,000	950,757	900,117	850,080	800,644	751,811	703,580	655,951
3	TRDC-3 - 5 units, 85 DPH, 50% houses and 50% flats	5	£14,529	930,314	880,888	832,058	783,822	736,181	689,135	642,683	596,826	551,563	506,896	462,823
4	TRDC-4 - 6 units, 30 DPH, 100% houses and 0% flats	6	£49,400	1,391,206	1,327,548	1,264,612	1,202,399	1,140,909	1,080,141	1,020,095	960,774	902,173	844,296	787,141
5	TRDC-5 - 6 units, 75 DPH, 75% houses and 25% flats	6	£19,760	1,257,206	1,195,625	1,134,762	1,074,618	1,015,195	956,491	898,507	841,242	784,696	728,871	673,764
6	TRDC-6 - 8 units, 25 DPH, 100% houses and 0% flats	8	£79,040	1,854,942	1,770,064	1,686,149	1,603,198	1,521,211	1,440,188	1,360,128	1,281,031	1,202,898	1,125,728	1,049,521
7	TRDC-7 - 8 units, 130 DPH, 0% houses and 100% flats	8	£15,200	1,085,630	1,013,391	942,077	871,687	802,222	733,681	666,064	599,373	533,605	468,762	404,844
8	TRDC-8 - 9 units, 112 DPH, 0% houses and 100% flats	9	£19,848	1,221,334	1,140,065	1,059,836	980,648	902,499	825,390	749,322	674,295	600,306	527,358	455,450
9	TRDC-9 - 10 units, 25 DPH, 100% houses and 0% flats	10	£98,800	2,275,727	2,169,630	2,064,737	1,961,049	1,858,565	1,757,285	1,657,210	1,558,339	1,460,672	1,364,210	1,268,952
10	TRDC-10 - 10 units, 90 DPH, 50% houses and 50% flats	10	£27,444	1,818,392	1,719,225	1,621,253	1,524,474	1,428,890	1,334,499	1,241,303	1,149,300	1,058,491	968,876	880,455
11	TRDC-11 - 20 units, 35 DPH, 100% houses and 0% flats	20	£141,143	4,250,914	4,054,297	3,859,908	3,667,746	3,477,813	3,290,107	3,104,630	2,921,381	2,740,360	2,561,567	2,385,001
12	TRDC-12 - 20 units, 50 DPH, 80% houses and 20% flats	20	£98,800	4,522,317	4,296,024	4,072,368	3,851,350	3,632,970	3,417,226	3,204,120	2,993,651	2,785,819	2,580,624	2,378,067
13	TRDC-13 - 30 units, 25 DPH, 100% houses and 0% flats	30	£296,400	6,620,025	6,308,377	6,000,274	5,695,714	5,394,698	5,097,227	4,803,300	4,512,916	4,226,077	3,942,781	3,663,030
14	TRDC-14 - 30 units, 50 DPH, 80% houses and 20% flats	30	£148,200	6,117,686	5,813,919	5,513,686	5,216,987	4,923,822	4,634,192	4,348,095	4,065,532	3,786,503	3,511,008	3,239,047
15	TRDC-15 - 40 units, 50 DPH, 80% houses and 20% flats	40	£197,600	7,229,509	6,879,460	6,533,462	6,191,514	5,853,616	5,519,769	5,189,973	4,864,227	4,542,533	4,224,888	3,911,294
16	TRDC-16 - 40 units, 80 DPH, 50% houses and 50% flats	40	£123,500	7,099,763	6,712,364	6,329,629	5,951,233	5,577,489	5,208,414	4,844,009	4,484,273	4,129,208	3,778,812	3,433,085
17	TRDC-17 - 50 units, 35 DPH, 100% houses and 0% flats	50	£352,857	11,033,375	10,513,962	10,000,456	9,492,857	8,991,164	8,495,379	8,005,500	7,521,527	7,043,461	6,571,303	6,105,051
18	TRDC-18 - 50 units, 80 DPH, 50% houses and 50% flats	50	£154,375	8,874,703	8,390,455	7,912,036	7,439,041	6,971,860	6,510,518	6,055,011	5,605,343	5,161,510	4,723,515	4,291,357
19	TRDC-19 - 60 units, 100 DPH, 0% houses and 100% flats	60	£148,200	7,777,690	7,246,068	6,721,247	6,203,225	5,692,005	5,187,584	4,689,964	4,199,144	3,715,124	3,237,905	2,767,485
20	TRDC-20 - 60 units, 35 DPH, 100% houses and 0% flats	60	£423,429	13,240,050	12,616,755	12,000,548	11,391,428	10,789,397	10,194,455	9,606,599	9,025,833	8,452,154	7,885,563	7,326,061
21	TRDC-21 - 70 units, 50 DPH, 80% houses and 20% flats	70	£345,800	14,274,601	13,565,811	12,865,268	12,172,970	11,488,920	10,813,114	10,145,554	9,486,241	8,835,174	8,192,352	7,557,775
22	TRDC-22 - 70 units, 35 DPH, 100% houses and 0% flats	70	£494,000	15,136,468	14,425,616	13,722,842	13,028,147	12,341,530	11,662,991	10,992,532	10,330,150	9,675,848	9,028,624	8,387,727
23	TRDC-23 - 80 units, 50 DPH, 100% houses and 0% flats	80	£395,200	17,298,821	16,486,418	15,683,248	14,889,310	14,104,606	13,329,133	12,562,893	11,805,886	11,058,111	10,318,427	9,585,974
24	TRDC-24 - 80 units, 80 DPH, 55% houses and 45% flats	80	£247,000	14,231,288	13,467,916	12,713,680	11,968,582	11,232,619	10,505,793	9,788,104	9,079,550	8,380,135	7,689,855	7,008,712
25	TRDC-25 - 95 units, 28 DPH, 100% houses and 0% flats	95	£838,036	20,542,350	19,577,622	18,623,857	17,681,056	16,749,219	15,828,345	14,918,435	14,019,490	13,131,507	12,253,133	11,383,345
26	TRDC-26 - 100 units, 15 DPH, 100% houses and 0% flats	100	£1,646,667	21,623,527	20,608,023	19,604,060	18,611,638	17,630,757	16,661,416	15,703,617	14,757,357	13,822,639	12,898,035	11,982,468
27	TRDC-27 - 100 units, 35 DPH, 95% houses and 5% flats	100	£705,714	21,214,561	20,205,372	19,207,718	18,221,598	17,247,013	16,283,963	15,332,447	14,392,466	13,464,020	12,547,108	11,639,357
28	TRDC-28 - 130 units, 35.14 DPH, 95% houses and 5% flats	130	£913,773	27,084,416	25,796,463	24,523,229	23,264,714	22,020,920	20,791,845	19,577,490	18,377,855	17,192,940	16,022,744	14,867,268
29	TRDC-29 - 145 units, 24.83 DPH, 100% houses and 0% flats	145	£1,442,408	30,792,862	29,347,298	27,918,161	26,505,451	25,109,168	23,729,312	22,365,883	21,018,880	19,688,304	18,374,155	17,076,434
30	TRDC-30 - 165 units, 70.87 DPH, 60% houses and 40% flats	165	£575,067	28,959,285	27,435,046	25,928,937	24,440,955	22,971,103	21,519,380	20,085,784	18,670,317	17,272,979	15,893,769	14,532,687
31	TRDC-31 - 250 units, 35.07 DPH, 90% houses and 10% flats	250	£1,760,764	46,267,338	43,958,082	41,675,330	39,419,080	37,189,333	34,986,089	32,809,347	30,659,108	28,532,114	26,425,884	24,346,290
32	TRDC-32 - 400 units, 15.69 DPH, 100% houses and 0% flats	400	£6,297,004	68,514,992	65,160,800	61,844,718	58,566,748	55,326,888	52,125,139	48,961,502	45,835,974	42,745,933	39,691,515	36,675,290
33	TRDC-33 - 500 units, 20 DPH, 100% houses and 0% flats	500	£6,175,000	76,003,828	71,936,706	67,915,789	63,941,078	60,012,573	56,130,275	52,294,182	48,504,294	44,760,613	41,063,138	37,411,868
34	TRDC-34 - 750 units, 20 DPH, 100% houses and 0% flats	750	£9,262,500	106,913,221	101,174,921	95,501,818	89,893,916	84,351,210	78,873,704	73,461,397	68,114,287	62,832,377	57,615,665	52,464,152
35	TRDC-35 - 1000 units, 20 DPH, 100% houses and 0% flats	1,000	£12,350,000	130,608,389	123,603,344	116,677,723	109,831,526	103,064,753	96,377,404	89,769,479	83,240,977	76,791,900	70,422,245	64,132,016
36	TRDC-36 - 1250 units, 20 DPH, 100% houses and 0% flats	1,250	£15,437,500	155,296,611	146,937,206	138,672,723	130,503,162	122,428,524	114,448,809	106,564,015	98,774,145	91,079,196	83,471,169	75,956,207
37	TRDC-37 - 1500 units, 20 DPH, 100% houses and 0% flats	1,500	£18,525,000	176,676,418	167,151,544	157,734,936	148,426,595	139,225,199	130,119,730	121,122,665	112,234,005	103,453,749	94,781,899	86,215,074
38	TRDC-CARE1 (75 rooms)	-	£247,000	219,551	219,551	219,551	219,551	219,551	219,551	219,551	219,551	219,551	219,551	219,551
39	TRDC-CARE2 (40 rooms)	-	£81,510	176,426	176,426	176,426	176,426	176,426	176,426	176,426	176,426	176,426	176,426	176,426

6.8 We have also considered the potential for sites released from the Green Belt to viably accommodate 50% affordable housing. This is likely to be possible in almost all circumstances (see tables 6.9.3 to 6.9.9). At the lowest sales value in the District-wide range, there is a very small number of cases where 50% affordable housing would not be viable, but these could come forward with slightly reduced affordable housing subject to a site-specific viability assessment at the planning application stage.

6.9 For the purposes of formulating a policy for affordable housing, there is a choice between two potential options. The first is to adopt a relatively low target that all schemes could viably deliver, but this would have two disadvantages; firstly, schemes that could have delivered more than the reduced target will no longer do so; and secondly, even if the target is reduced, it is likely that some viability testing of individual schemes would still be required for those schemes that cannot viably deliver even the reduced percentage target. The second option is to maintain a policy approach similar to existing policy, which sets an affordable housing target of 40% (50% in Green Belt) but accepts that some schemes may provide a lower level, based on scheme-specific viability factors. This option would maximise delivery of affordable housing by seeking the highest possible percentage on individual sites, in comparison to a reduced target tailored to the 'least viable' sites. Clearly evidence on viability needs to be considered alongside evidence of housing need and given the likelihood that a reduced target would deliver a lower overall affordable housing output, the weight of combined evidence on need and viability points to support for maintaining a 40% target (and 50% in the Green Belt).

6.10 There is also a further sub-option of setting differential rates for developments brought forward on green field sites and developments on urban areas. While this would reduce the need for viability assessments for applications on sites in the urban areas, it is likely that the policy would require different targets for different types of urban sites (i.e. existing office and retail sites are likely to require a different target from industrial/light industrial sites). This could be complex and be difficult to implement and could lead to attempts to manipulate the target (for example, developers may seek to change the use class of industrial sites to offices in order to fall within a lower affordable target). Distinctions in terms of policy targets for affordable housing based on existing uses are therefore unlikely to be workable in practice.

Impact of tenure mix

6.11 As noted above, the Council's preferred tenure mix is 70% rented (provided as 70% social rent and 30% affordable rent (capped at LHA levels)) and 30% shared ownership. This tenure split is tested in the preceding section. We have also applied an alternative tenure split to test the impact this might have on viability so the Council can consider the merits (or otherwise) of improved viability versus the impact higher rents would have on affordability for tenants.

6.12 The alternative tenure split retains the overall 70% / 30% split between rented housing and shared ownership, but changes the rented split to 50% social rent and 50% affordable rent. This is clearly a significant reduction in the social rented element, but this serves the purpose of demonstrating the improvements in viability that the Council could achieve (either at a policy level, or when it comes to considering scheme-specific viability issues at the development management stage).

6.13 The appraisal outputs with this alternative tenure mix are attached as Appendix 8.

6.14 As can be noted by comparing the outputs in Appendix 8 to those in tables 6.9.1 to 6.9.9 (which can also be found at Appendix 7), the lowest residual land values are generated when tenure mixes prioritising social rent are applied, which is to be expected as this tenure generates the lowest capital value of the three tenures we have tested. Tables 6.14.1 and 6.14.2 (overleaf) provides a comparison of residual land values at 30%, 40% and 50% affordable housing using the mid-point District wide sales values of £6,600 per square metre. Shifting the mix of the rented housing element from 70% social rent / 30% affordable rent to 50% / 50% has a significant impact on the residual land value. For example, TRDC-34 (750 units) generates a residual value (assuming 50% affordable housing) of £0.52 million per gross hectare assuming a rented affordable tenure mix of 70% social rent and 30% affordable rent. However, if the rented housing tenure split is changed to 50% affordable rent and 50% social rent, the residual value increases to £1.1 million per gross hectare. A change of this magnitude is likely to be of significant assistance if schemes are on the margins of viability. Figure 6.14.3 shows the appraisal outputs with 30%, 40% and 50% affordable housing on a per hectare basis.

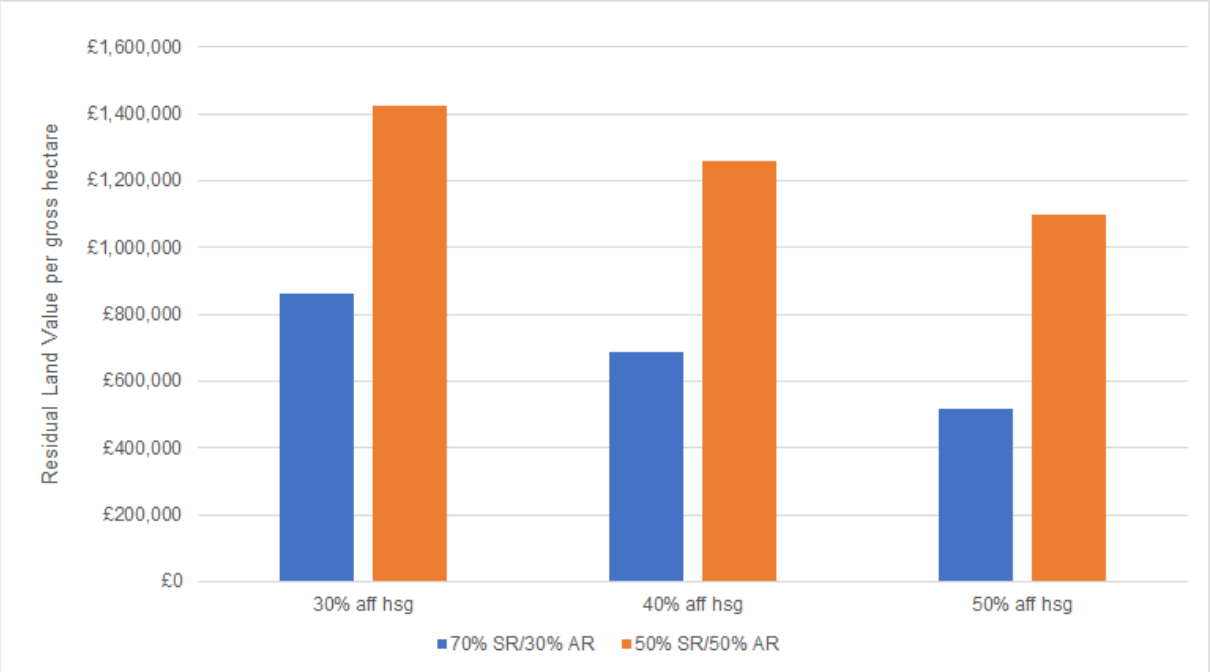
Table 6.14.1: Impact of variation to tenure mix on residual land values (District mid-point sales values of £6,600 per square metre) – All appraisal assume overarching split of 70% rented and 30% shared ownership

				30% AH		40% AH		50% AH	
	Description	Site area (gross) ha	No of units	70% social rent, 30% Affordable Rent	50% social rent, 50% affordable rent	70% social rent, 30% Affordable Rent	50% social rent, 50% affordable rent	70% social rent, 30% Affordable Rent	50% social rent, 50% affordable rent
1	TRDC-1 - 5 units, 25 DPH, 100% houses and 0% flats	0.20	5	£459,914	£663,996	£401,489	£607,073	£344,508	£551,476
2	TRDC-2 - 5 units, 50 DPH, 100% houses and 0% flats	0.10	5	£459,914	£663,996	£401,489	£607,073	£344,508	£551,476
3	TRDC-3 - 5 units, 85 DPH, 50% houses and 50% flats	0.06	5	£273,282	£463,554	£219,765	£412,321	£167,683	£362,378
4	TRDC-4 - 6 units, 30 DPH, 100% houses and 0% flats	0.20	6	£551,897	£796,795	£481,786	£728,489	£413,410	£661,771
5	TRDC-5 - 6 units, 75 DPH, 75% houses and 25% flats	0.08	6	£442,337	£679,209	£375,048	£614,179	£309,490	£550,721
6	TRDC-6 - 8 units, 25 DPH, 100% houses and 0% flats	0.32	8	£735,862	£1,062,393	£642,382	£971,317	£551,214	£882,362
7	TRDC-7 - 8 units, 130 DPH, 0% houses and 100% flats	0.06	8	£112,828	£392,406	£36,372	£321,003	-£38,411	£251,569
8	TRDC-8 - 9 units, 112 DPH, 0% houses and 100% flats	0.08	9	£126,931	£441,457	£40,919	£361,129	-£43,212	£283,016
9	TRDC-9 - 10 units, 25 DPH, 100% houses and 0% flats	0.40	10	£876,879	£1,285,042	£760,027	£1,171,197	£646,068	£1,060,003
10	TRDC-10 - 10 units, 90 DPH, 50% houses and 50% flats	0.11	10	£515,405	£888,107	£406,937	£783,583	£301,380	£681,696
11	TRDC-11 - 20 units, 35 DPH, 100% houses and 0% flats	0.57	20	£1,623,173	£2,397,104	£1,409,476	£2,190,938	£1,200,063	£1,989,539
12	TRDC-12 - 20 units, 50 DPH, 80% houses and 20% flats	0.40	20	£1,511,971	£2,480,731	£1,277,269	£2,222,568	£1,048,564	£1,970,685
13	TRDC-13 - 30 units, 25 DPH, 100% houses and 0% flats	1.20	30	£2,577,755	£3,736,476	£2,229,863	£3,394,667	£1,890,595	£3,060,867
14	TRDC-14 - 30 units, 50 DPH, 80% houses and 20% flats	0.60	30	£2,168,000	£3,296,442	£1,830,834	£2,967,123	£1,502,287	£2,645,749
15	TRDC-15 - 40 units, 50 DPH, 80% houses and 20% flats	0.80	40	£2,425,701	£3,857,849	£2,052,331	£3,511,145	£1,688,466	£3,172,617
16	TRDC-16 - 40 units, 80 DPH, 50% houses and 50% flats	0.50	40	£2,022,966	£3,468,362	£1,597,915	£3,059,128	£1,184,267	£2,660,228
17	TRDC-17 - 50 units, 35 DPH, 100% houses and 0% flats	1.43	50	£4,296,260	£6,227,459	£3,716,439	£5,657,779	£3,150,990	£5,101,445
18	TRDC-18 - 50 units, 80 DPH, 50% houses and 50% flats	0.63	50	£2,528,707	£4,335,452	£1,997,393	£3,823,910	£1,480,334	£3,325,285
19	TRDC-19 - 60 units, 100 DPH, 0% houses and 100% flats	0.60	60	£728,227	£2,717,808	£156,981	£2,180,571	-£403,577	£1,658,153
20	TRDC-20 - 60 units, 35 DPH, 100% houses and 0% flats	1.71	60	£5,155,512	£7,472,951	£4,459,726	£6,789,334	£3,781,188	£6,121,734
21	TRDC-21 - 70 units, 50 DPH, 80% houses and 20% flats	1.40	70	£5,051,494	£7,691,698	£4,266,581	£6,923,286	£3,501,729	£6,173,414
22	TRDC-22 - 70 units, 35 DPH, 100% houses and 0% flats	2.00	70	£5,882,839	£8,533,611	£5,089,966	£7,760,566	£4,316,736	£7,005,146
23	TRDC-23 - 80 units, 50 DPH, 100% houses and 0% flats	1.60	80	£6,723,245	£9,752,699	£5,817,104	£8,869,218	£4,933,412	£8,005,881
24	TRDC-24 - 80 units, 80 DPH, 55% houses and 45% flats	1.00	80	£4,228,983	£7,071,686	£3,389,196	£6,265,458	£2,571,753	£5,479,413
25	TRDC-25 - 95 units, 28 DPH, 100% houses and 0% flats	3.39	95	£7,983,853	£11,581,329	£6,907,811	£10,532,196	£5,858,427	£9,506,983
26	TRDC-26 - 100 units, 15 DPH, 100% houses and 0% flats	6.67	100	£8,404,057	£12,190,873	£7,271,380	£11,086,521	£6,166,765	£10,007,351
27	TRDC-27 - 100 units, 35 DPH, 95% houses and 5% flats	2.86	100	£8,069,694	£11,831,871	£6,945,608	£10,737,552	£5,849,584	£9,669,000
28	TRDC-28 - 130 units, 35.14 DPH, 95% houses and 5% flats	3.70	130	£10,296,350	£15,104,242	£8,862,505	£13,709,209	£7,464,455	£12,347,012
29	TRDC-29 - 145 units, 24.83 DPH, 100% houses and 0% flats	5.84	145	£11,961,361	£17,359,148	£10,349,831	£15,788,851	£8,778,223	£14,255,245
30	TRDC-30 - 165 units, 70.87 DPH, 60% houses and 40% flats	2.33	165	£8,864,808	£14,619,106	£7,194,484	£13,020,157	£5,568,223	£11,460,838
31	TRDC-31 - 250 units, 35.07 DPH, 90% houses and 10% flats	7.13	250	£15,704,112	£24,576,513	£13,173,079	£22,134,245	£10,705,581	£19,747,116
32	TRDC-32 - 400 units, 15.69 DPH, 100% houses and 0% flats	25.49	400	£24,897,656	£37,298,376	£21,143,689	£33,663,541	£17,482,678	£30,113,590
33	TRDC-33 - 500 units, 20 DPH, 100% houses and 0% flats	25.00	500	£23,001,380	£38,072,001	£18,417,508	£33,685,599	£13,947,046	£29,401,461
34	TRDC-34 - 750 units, 20 DPH, 100% houses and 0% flats	37.50	750	£32,322,195	£53,414,501	£25,821,791	£47,212,779	£19,474,518	£41,155,720
35	TRDC-35 - 1000 units, 20 DPH, 100% houses and 0% flats	50.00	1,000	£38,019,074	£64,539,685	£30,160,609	£57,183,611	£22,492,263	£49,997,687
36	TRDC-36 - 1250 units, 20 DPH, 100% houses and 0% flats	62.50	1,250	£46,147,310	£76,973,996	£36,648,579	£68,025,709	£27,346,969	£59,285,462
37	TRDC-37 - 1500 units, 20 DPH, 100% houses and 0% flats	75.00	1,500	£53,301,705	£87,826,099	£42,369,320	£77,472,282	£31,649,942	£67,360,056

Table 6.14.2: Impact of variation to tenure mix on residual land values (District mid-point sales values of £6,600 per square metre) – residual land values per gross hectare – All appraisal assume overarching tenure split of 70% rented and 30% shared ownership

				30% AH		40% AH		50% AH	
	Description	Site area (gross) ha	No of units	70% social rent, 30% Affordable Rent	50% social rent, 50% affordable rent	70% social rent, 30% Affordable Rent	50% social rent, 50% affordable rent	70% social rent, 30% Affordable Rent	50% social rent, 50% affordable rent
1	TRDC-1 - 5 units, 25 DPH, 100% houses and 0% flats	0.20	5	£2,299,570	£3,319,978	£2,007,444	£3,035,366	£1,722,542	£2,757,382
2	TRDC-2 - 5 units, 50 DPH, 100% houses and 0% flats	0.10	5	£4,599,140	£6,639,957	£4,014,887	£6,070,733	£3,445,085	£5,514,764
3	TRDC-3 - 5 units, 85 DPH, 50% houses and 50% flats	0.06	5	£4,554,697	£7,725,907	£3,662,742	£6,872,023	£2,794,724	£6,039,638
4	TRDC-4 - 6 units, 30 DPH, 100% houses and 0% flats	0.20	6	£2,759,485	£3,983,975	£2,408,930	£3,642,443	£2,067,052	£3,308,855
5	TRDC-5 - 6 units, 75 DPH, 75% houses and 25% flats	0.08	6	£5,529,211	£8,490,117	£4,688,097	£7,677,237	£3,868,629	£6,884,008
6	TRDC-6 - 8 units, 25 DPH, 100% houses and 0% flats	0.32	8	£2,299,569	£3,319,977	£2,007,443	£3,035,366	£1,722,544	£2,757,381
7	TRDC-7 - 8 units, 130 DPH, 0% houses and 100% flats	0.06	8	£1,880,463	£6,540,097	£606,204	£5,350,051	-£640,183	£4,192,824
8	TRDC-8 - 9 units, 112 DPH, 0% houses and 100% flats	0.08	9	£1,586,641	£5,518,218	£511,481	£4,514,113	-£540,145	£3,537,700
9	TRDC-9 - 10 units, 25 DPH, 100% houses and 0% flats	0.40	10	£2,192,197	£3,212,605	£1,900,068	£2,927,993	£1,615,169	£2,650,007
10	TRDC-10 - 10 units, 90 DPH, 50% houses and 50% flats	0.11	10	£4,685,504	£8,073,697	£3,699,431	£7,123,479	£2,739,819	£6,197,235
11	TRDC-11 - 20 units, 35 DPH, 100% houses and 0% flats	0.57	20	£2,847,673	£4,205,446	£2,472,765	£3,843,752	£2,105,374	£3,490,420
12	TRDC-12 - 20 units, 50 DPH, 80% houses and 20% flats	0.40	20	£3,779,928	£6,201,828	£3,193,171	£5,556,419	£2,621,411	£4,926,712
13	TRDC-13 - 30 units, 25 DPH, 100% houses and 0% flats	1.20	30	£2,148,130	£3,113,730	£1,858,219	£2,828,889	£1,575,495	£2,550,722
14	TRDC-14 - 30 units, 50 DPH, 80% houses and 20% flats	0.60	30	£3,613,334	£5,494,070	£3,051,389	£4,945,205	£2,503,811	£4,409,582
15	TRDC-15 - 40 units, 50 DPH, 80% houses and 20% flats	0.80	40	£3,032,126	£4,822,312	£2,565,413	£4,388,931	£2,110,583	£3,965,771
16	TRDC-16 - 40 units, 80 DPH, 50% houses and 50% flats	0.50	40	£4,045,931	£6,936,724	£3,195,830	£6,118,256	£2,368,534	£5,320,456
17	TRDC-17 - 50 units, 35 DPH, 100% houses and 0% flats	1.43	50	£3,004,378	£4,354,866	£2,598,908	£3,956,489	£2,203,490	£3,567,444
18	TRDC-18 - 50 units, 80 DPH, 50% houses and 50% flats	0.63	50	£4,013,820	£6,881,669	£3,170,466	£6,069,698	£2,349,737	£5,278,231
19	TRDC-19 - 60 units, 100 DPH, 0% houses and 100% flats	0.60	60	£1,213,711	£4,529,680	£261,635	£3,634,285	-£672,629	£2,763,588
20	TRDC-20 - 60 units, 35 DPH, 100% houses and 0% flats	1.71	60	£3,014,919	£4,370,147	£2,608,027	£3,970,371	£2,211,221	£3,579,961
21	TRDC-21 - 70 units, 50 DPH, 80% houses and 20% flats	1.40	70	£3,608,210	£5,494,070	£3,047,558	£4,945,205	£2,501,235	£4,409,581
22	TRDC-22 - 70 units, 35 DPH, 100% houses and 0% flats	2.00	70	£2,941,420	£4,266,806	£2,544,983	£3,880,283	£2,158,368	£3,502,573
23	TRDC-23 - 80 units, 50 DPH, 100% houses and 0% flats	1.60	80	£4,202,028	£6,095,437	£3,635,690	£5,543,261	£3,083,382	£5,003,676
24	TRDC-24 - 80 units, 80 DPH, 55% houses and 45% flats	1.00	80	£4,228,983	£7,071,686	£3,389,196	£6,265,458	£2,571,753	£5,479,413
25	TRDC-25 - 95 units, 28 DPH, 100% houses and 0% flats	3.39	95	£2,355,119	£3,416,321	£2,037,702	£3,106,842	£1,728,150	£2,804,420
26	TRDC-26 - 100 units, 15 DPH, 100% houses and 0% flats	6.67	100	£1,259,979	£1,827,717	£1,090,162	£1,662,147	£924,552	£1,500,352
27	TRDC-27 - 100 units, 35 DPH, 95% houses and 5% flats	2.86	100	£2,821,571	£4,137,018	£2,428,534	£3,754,389	£2,045,309	£3,380,769
28	TRDC-28 - 130 units, 35.14 DPH, 95% houses and 5% flats	3.70	130	£2,782,797	£4,082,228	£2,395,272	£3,705,192	£2,017,420	£3,337,030
29	TRDC-29 - 145 units, 24.83 DPH, 100% houses and 0% flats	5.84	145	£2,048,178	£2,972,457	£1,772,231	£2,703,570	£1,503,120	£2,440,967
30	TRDC-30 - 165 units, 70.87 DPH, 60% houses and 40% flats	2.33	165	£3,804,639	£6,274,294	£3,087,761	£5,588,050	£2,389,795	£4,918,814
31	TRDC-31 - 250 units, 35.07 DPH, 90% houses and 10% flats	7.13	250	£2,202,540	£3,446,916	£1,847,557	£3,104,382	£1,501,484	£2,769,581
32	TRDC-32 - 400 units, 15.69 DPH, 100% houses and 0% flats	25.49	400	£976,762	£1,463,255	£829,490	£1,320,657	£685,864	£1,181,388
33	TRDC-33 - 500 units, 20 DPH, 100% houses and 0% flats	25.00	500	£920,055	£1,522,880	£736,700	£1,347,424	£557,882	£1,176,058
34	TRDC-34 - 750 units, 20 DPH, 100% houses and 0% flats	37.50	750	£861,925	£1,424,387	£688,581	£1,259,007	£519,320	£1,097,486
35	TRDC-35 - 1000 units, 20 DPH, 100% houses and 0% flats	50.00	1,000	£760,381	£1,290,794	£603,212	£1,143,672	£449,845	£999,954
36	TRDC-36 - 1250 units, 20 DPH, 100% houses and 0% flats	62.50	1,250	£738,357	£1,231,584	£586,377	£1,088,411	£437,552	£948,567
37	TRDC-37 - 1500 units, 20 DPH, 100% houses and 0% flats	75.00	1,500	£710,689	£1,171,015	£564,924	£1,032,964	£421,999	£898,134

Figure 6.14.3: Impact of tenure mix on residual land values - Typology TRDC-34 (750 units, 100% houses), private sales values of £6,600 per square metre (middle of District-wide range)



6.15 As is evident from Figure 6.14.3, tenure mixes which prioritise social rent will generate lower residual land values in comparison to tenure mixes which prioritise affordable rent. However, the clear advantage of the former is that rents charged to tenants will be significantly lower and this will reduce dependence on Housing Benefit. This is a particularly pertinent issue for tenants when moving off benefits after securing employment; Housing Benefit is withdrawn at a very steep rate, which means that tenants will face very high marginal tax rates. This will be far more pronounced for tenants whose rents are set at levels exceeding social rents. So there is a trade-off between a tenure mix which generates higher capital values (and thus makes schemes more viable) and affordability for tenants. Consequently, the Council may prefer to prioritise a tenure mix that prioritises social rent (i.e. the emerging mix in the plan), but recognise that this may mean that the overall percentage of affordable housing may need to be reduced in cases of marginal scheme viability. There is also the possibility that the Council could vary the split between social and affordable rent at its own discretion during negotiations on affordable housing on schemes with marginal viability.

Affordable housing small sites contribution

6.16 We have tested the ability of schemes of fewer than 10 units to make contributions towards affordable housing through payments in lieu. Our appraisals test the provision of affordable housing using a 'notional on-site' approach and the outputs are incorporated within tables 6.3.1 to 6.3.9. Typologies TRDC-1 to TRDC-8 all provide fewer than 10 units in various densities and configurations. These typologies show similar viability outcomes to schemes of 10 or more units, which indicates that there is no reason why they would not be able to contribute either on-site provision of affordable units or, if this is not possible for practical reasons, through payments in lieu which are the financial equivalent of on-site affordable housing.

6.17 If a payment in lieu is the selected option, there are two main approaches to calculation. The first is to run a hypothetical appraisal of the scheme incorporating the required level of affordable housing provided as on-site units, which is then compared to an appraisal of the same scheme, but with all units provided as private housing. The difference between the two residual land values would equate to the payment in lieu, leaving the Applicant no better and no worse off in comparison to on-site delivery.

6.18 The second approach is to adopt a formulaic approach to calculating a payment in lieu which does not require any appraisals of the development proposal. The formula determines the uplift in value arising

from the affordable housing not being physically provided on-site, in the same way as the first approach, but the calculations are more high level. An example formula is provided in Figure 6.18.1.

Figure 6.18.1: Example formulate for calculating a payment in lieu of affordable housing

X = ((A – B) x C) – ((A x C) x D) where
X = the Payment in lieu
A = The market value of a square metre of floorspace in the development
B = The value of affordable housing per square metre of floorspace (reflecting the blend between affordable rent and shared ownership
C = the number of square metres that would be required on-site to meet the Affordable Housing target
D = Additional developer costs (the difference between the profit applied to market housing and affordable housing; and marketing costs on private housing[12])

6.19 If it is established to the Council's satisfaction that a development proposal could not viably provide 40% of units on site as affordable, the (lower) agreed affordable housing percentage would be used when calculating the formula above. For example, the payment in lieu for a 5 unit development would require 2 units (40%) to be provided as affordable housing to meet the policy target. If it is agreed that only 20% affordable housing could be viably provided on site, then the calculation would be based on an assumption of 1 unit of affordable housing. It would also be possible to base payments in lieu on fractions of units, where necessary.

Impact of other emerging Local Plan policies

6.20 We have assessed the viability of other emerging Local Plan policies individually so that the Council can delineate between the impacts of each policy. These appraisals all assume provision of 40% affordable housing (70% rented, provided as 70% social rent and 30% affordable rent, and 30% shared ownership). Clearly, as noted above, there may be scenarios where this target is unachievable and these are shown in the results of our assessments by either (a) a negative residual land value or (b) a residual land value that is positive, but nevertheless lower than the benchmark land value applied. In practice, if such situations emerged on live applications, there are several potential solutions, including provision of grant funding (possible using funds secured from payments in lieu on smaller sub-10 units developments); or variations to the affordable housing tenure or overall percentage; to achieve a viable position.

6.21 It is therefore important to focus not necessarily on whether schemes are 'viable' (shown with green shading) or 'unviable' (shown with red shading) in the tables, but on the *degree of change* in residual land value after the policy is applied. Where the starting 'pre-policy' residual land value is already low, the impact of a draft policy may be disproportionately large. This situation is prevalent in the areas with lower value price points. In these situations, it is also important to note that small reductions in affordable housing will have an equally disproportionate *positive* impact on residual land values to offset policy costs, if these policy requirements cannot be absorbed through a reduction to land value.

6.22 The tables show a 'baseline' residual land value for each typology, tested at each of the nine price points, ranging from A (£5,600 per square metre) to I (£7,660 per square metre). For each policy, we have provided the residual land value resulting from factoring in the additional costs associated with the necessary measures to comply.

Biodiversity Net Gain

6.23 10% Biodiversity Net Gain is now a statutory requirement across all developments. As noted in Section 4, we have incorporated a cost uplift of 1.4% of build costs to account for this requirement.

[12] Developer's profit it typically applied at circa 17% of GDV on private housing and 6% on the affordable housing, so the increased profit arising from converting a unit from private to affordable housing would be 11% (i.e. 17% less 6%).

6.24 Table 6.24.1 summarises the results of our testing of the impact of the emerging policy requirement for 10% Biodiversity Net Gain. The impact on the residual land value of each scenario varies, but the impact is typically a reduction of less than 3% in most cases. The impact can be more significant when the starting residual land value is very low.

Accessibility requirements

6.25 We have tested the impact of the Council's emerging requirement that 5% of private units and 10% of affordable units should meet M4(3) standards and the remaining units should meet M4(2) standards. The cost of meeting M4(2) is relatively modest, while the cost of meeting M4(3) is higher but is applied to a far smaller proportion of units. The impact of this requirement on residual land values is relatively low at around 4% on average. Table 6.25.1 summarises the outputs of our analysis.

Net Zero Carbon (operational)

6.26 Emerging Policy XA (net zero operational carbon in residential development and emerging Policy XB (net operational carbon in new non-residential development) require that developments achieve significant reductions in carbon emissions in comparison to Building Regulations Part L 2021. This follows the direction of travel at national level, with the Future Homes Standard seeking an 80% reduction below emissions in the 2013 Building Regulations, which will attract a lower cost than net zero carbon. We have therefore tested a requirement to achieve operational Net Zero Carbon scenarios to reflect the future direction of travel of both national and emerging local policies towards decarbonisation. We have applied a cost uplift of 5% of build costs for residential and 5% for non-residential, as noted in paragraphs 4.17 to 4.18. Emerging work from other authorities (as noted in paragraphs 4.17 to 4.18) confirms that the solutions underlying these costs are capable of achieving net zero carbon standard. The residual land values are summarised in Table 6.26.1. Table 6.26.2. provides a summary of the change in residual land values for schemes assuming a price point of £6,600 per square metre (the middle of the District-wide range), which indicates that the reduction in residual land values is typically around 10%.

6.27 The costs of achieving net zero carbon are expected to fall over time as technologies evolve and improve, and as national standards requiring carbon reduction are rolled out.

6.28 The impact of a suite of policies seeking both operational and embodied net zero carbon would reduce residual land values by circa 40%, but as noted in Section 4, the costs of achieved embodied net zero carbon is subject to extensive debate. The costs reflected in our assessment are therefore the worst case scenario.

Cumulative policy impacts

6.29 As previously noted, tables 6.3.1 to 6.3.9 test the emerging affordable housing requirements alongside all other policy requirements, so they show the cumulative impact of policy on scheme viability.

6.30 In addition to the testing summarised in tables 6.3.1 to 6.3.9, we have also tested the cumulative impact of policies incrementally, assuming 40% affordable housing as a constant. This testing is attached as Appendix 9.

Table 6.24.1: Biodiversity Net Gain (10%)

Biodiversity Net Gain and Urban Greening Sales value (£ psm):

BLV: SECONDARY OFFICES / RETAIL

	Description	No of units	Site area	BLV (£ m)	£5,600 psm		£5,850 psm		£6,100 psm		£6,350 psm		£6,600 psm		£6,850 psm		£7,100 psm		£7,350 psm		£7,600 psm	
					Baseline	10%	Baseline	10%	Baseline	10%	Baseline	10%	Baseline	10%	Baseline	10%	Baseline	10%	Baseline	10%	Baseline	10%
1	TRDC-1 - 5 units, 25 DPH, 100% houses and 0% flats	5	0.20	£1.23	£0.4751	£0.4628	£0.5273	£0.5149	£0.5348	£0.5225	£0.5870	£0.5746	£0.6168	£0.6045	£0.6690	£0.6566	£0.7212	£0.7088	£0.6690	£0.6566	£0.7733	£0.7609
2	TRDC-2 - 5 units, 50 DPH, 100% houses and 0% flats	5	0.10	£0.61	£0.4751	£0.4628	£0.5273	£0.5149	£0.5348	£0.5225	£0.5870	£0.5746	£0.6168	£0.6045	£0.6690	£0.6566	£0.7212	£0.7088	£0.6690	£0.6566	£0.7733	£0.7609
3	TRDC-3 - 5 units, 85 DPH, 50% houses and 50% flats	5	0.06	£0.36	£0.3022	£0.2883	£0.3523	£0.3384	£0.3561	£0.3422	£0.4063	£0.3924	£0.4333	£0.4194	£0.4834	£0.4695	£0.5336	£0.5197	£0.4834	£0.4695	£0.5838	£0.5699
4	TRDC-4 - 6 units, 30 DPH, 100% houses and 0% flats	6	0.20	£1.23	£0.5702	£0.5553	£0.6328	£0.6179	£0.6418	£0.6270	£0.7044	£0.6895	£0.7402	£0.7254	£0.8028	£0.7879	£0.8654	£0.8505	£0.8028	£0.7879	£0.9280	£0.9131
5	TRDC-5 - 6 units, 75 DPH, 75% houses and 25% flats	6	0.08	£0.49	£0.4686	£0.4529	£0.5301	£0.5143	£0.5369	£0.5211	£0.5983	£0.5826	£0.6325	£0.6167	£0.6939	£0.6782	£0.7554	£0.7396	£0.6939	£0.6782	£0.8168	£0.8011
6	TRDC-6 - 8 units, 25 DPH, 100% houses and 0% flats	8	0.32	£1.96	£0.7602	£0.7404	£0.8437	£0.8239	£0.8557	£0.8359	£0.9392	£0.9194	£0.9869	£0.9671	£1.0704	£1.0506	£1.1538	£1.1340	£1.0704	£1.0506	£1.2373	£1.2175
7	TRDC-7 - 8 units, 130 DPH, 0% houses and 100% flats	8	0.06	£0.38	£0.1829	£0.1581	£0.2595	£0.2347	£0.2590	£0.2342	£0.3356	£0.3109	£0.3737	£0.3489	£0.4503	£0.4255	£0.5269	£0.5021	£0.4503	£0.4255	£0.6035	£0.5787
8	TRDC-8 - 9 units, 112 DPH, 0% houses and 100% flats	9	0.08	£0.49	£0.2057	£0.1779	£0.2919	£0.2641	£0.2914	£0.2635	£0.3776	£0.3497	£0.4204	£0.3925	£0.5066	£0.4787	£0.5928	£0.5649	£0.5066	£0.4787	£0.6789	£0.6511
9	TRDC-9 - 10 units, 25 DPH, 100% houses and 0% flats	10	0.40	£2.45	£0.9073	£0.8826	£1.0116	£0.9869	£1.0267	£1.0020	£1.1310	£1.1063	£1.1907	£1.1660	£1.2950	£1.2703	£1.3994	£1.3746	£1.2950	£1.2703	£1.5037	£1.4789
10	TRDC-10 - 10 units, 90 DPH, 50% houses and 50% flats	10	0.11	£0.68	£0.5671	£0.5401	£0.6656	£0.6386	£0.6729	£0.6459	£0.7714	£0.7445	£0.8243	£0.7974	£0.9229	£0.8959	£1.0215	£0.9945	£0.9229	£0.8959	£1.1201	£1.0931
11	TRDC-11 - 20 units, 35 DPH, 100% houses and 0% flats	20	0.57	£3.50	£1.6945	£1.6466	£1.8937	£1.8458	£1.9177	£1.8698	£2.1169	£2.0690	£2.2285	£2.1806	£2.4277	£2.3798	£2.6270	£2.5791	£2.4277	£2.3798	£2.8262	£2.7783
12	TRDC-12 - 20 units, 50 DPH, 80% houses and 20% flats	20	0.40	£2.45	£1.5769	£1.5265	£1.7789	£1.7285	£1.8095	£1.8591	£2.1114	£2.0610	£2.2777	£2.2273	£2.4796	£2.4292	£2.6816	£2.6312	£2.4796	£2.4292	£2.8835	£2.8331
13	TRDC-13 - 30 units, 25 DPH, 100% houses and 0% flats	30	1.20	£7.36	£2.6431	£2.5736	£2.9404	£2.8710	£2.9927	£2.9133	£3.2651	£3.2106	£3.4499	£3.3805	£3.7472	£3.6778	£4.0446	£3.9752	£3.7472	£3.6778	£4.3418	£4.2725
14	TRDC-14 - 30 units, 50 DPH, 80% houses and 20% flats	30	0.60	£3.68	£2.6533	£2.1906	£2.9564	£2.4937	£2.9263	£2.4636	£3.4793	£3.0166	£3.4683	£2.9743	£3.9553	£3.4925	£4.4423	£3.9795	£3.9553	£3.4925	£4.9293	£4.4665
15	TRDC-15 - 40 units, 50 DPH, 80% houses and 20% flats	40	0.80	£4.90	£2.6306	£2.5399	£3.0164	£2.9179	£3.0391	£2.9402	£3.4170	£3.3183	£3.6173	£3.5187	£3.9951	£3.8965	£4.3729	£4.2744	£3.9951	£3.8965	£4.7508	£4.6522
16	TRDC-16 - 40 units, 80 DPH, 50% houses and 50% flats	40	0.50	£3.06	£2.2201	£2.1153	£2.6041	£2.4993	£2.6290	£2.5241	£3.0130	£2.9081	£3.2174	£3.1126	£3.6013	£3.4965	£3.9827	£3.8788	£3.6013	£3.4965	£4.3641	£4.2602
17	TRDC-17 - 50 units, 35 DPH, 100% houses and 0% flats	50	1.43	£3.94	£4.4051	£4.2894	£4.9007	£4.7850	£4.9712	£4.8555	£5.4668	£5.3511	£5.7498	£5.6341	£6.2454	£6.1297	£6.7410	£6.6253	£6.2454	£6.1297	£7.2365	£7.1208
18	TRDC-18 - 50 units, 80 DPH, 50% houses and 50% flats	50	0.63	£4.73	£2.7752	£2.6441	£3.2552	£3.1241	£3.2863	£3.1552	£3.7663	£3.6352	£4.0218	£3.8907	£4.5016	£4.3707	£4.9783	£4.8485	£4.5016	£4.3707	£5.4551	£5.3253
19	TRDC-19 - 60 units, 100 DPH, 0% houses and 100% flats	60	0.60	£1.66	£1.1944	£1.0196	£1.7440	£1.5687	£1.7343	£1.5589	£2.2839	£2.1086	£2.5539	£2.3786	£3.1035	£2.9282	£3.6532	£3.4779	£3.1035	£2.9282	£4.2028	£4.0275
20	TRDC-20 - 60 units, 35 DPH, 100% houses and 0% flats	60	1.71	£4.73	£5.2861	£5.1473	£5.8805	£5.7420	£5.9654	£5.8266	£6.5601	£6.4213	£6.8997	£6.7609	£7.4944	£7.3556	£8.0892	£7.9503	£7.4944	£7.3556	£8.6839	£8.5450
21	TRDC-21 - 70 units, 50 DPH, 80% houses and 20% flats	70	1.40	£5.52	£5.2811	£5.1114	£5.9649	£5.7951	£6.0440	£5.8742	£6.7278	£6.5580	£7.1092	£6.9394	£7.7930	£7.6232	£8.4768	£8.3070	£7.7930	£7.6232	£9.1606	£8.9908
22	TRDC-22 - 70 units, 35 DPH, 100% houses and 0% flats	70	2.00	£6.47	£6.0478	£5.8869	£6.7243	£6.5633	£6.8170	£6.6561	£7.5634	£7.3425	£7.8880	£7.7271	£8.5745	£8.4135	£9.2609	£9.1000	£8.5745	£8.4135	£9.9436	£9.7827
23	TRDC-23 - 80 units, 50 DPH, 100% houses and 0% flats	80	1.60	£9.81	£6.9118	£6.7279	£7.6863	£7.5124	£7.7909	£7.6070	£8.5754	£8.3915	£9.0149	£8.8310	£9.7994	£9.6155	£10.5839	£10.4000	£9.7994	£9.6155	£11.3642	£11.1803
24	TRDC-24 - 80 units, 80 DPH, 55% houses and 45% flats	80	1.00	£6.13	£4.6005	£4.3964	£5.3584	£5.1543	£5.4015	£5.1974	£6.1594	£5.9553	£6.5599	£6.3558	£7.3178	£7.1137	£8.0756	£7.8716	£7.3178	£7.1137	£8.8335	£8.6294
25	TRDC-25 - 95 units, 28 DPH, 100% houses and 0% flats	95	3.39	£20.80	£8.2078	£7.9894	£9.1394	£8.9210	£9.2517	£9.0333	£10.1833	£9.9649	£10.7052	£10.4868	£11.6368	£11.4184	£12.6683	£12.3499	£11.6368	£11.4184	£13.4949	£13.2766
26	TRDC-26 - 100 units, 15 DPH, 100% houses and 0% flats	100	6.67	£1.65	£8.6398	£8.4099	£9.6204	£9.3905	£9.7386	£9.5087	£10.7192	£10.4893	£11.2686	£11.0387	£12.2492	£12.0193	£13.2798	£12.9999	£12.2492	£12.0193	£14.2052	£13.9752
27	TRDC-27 - 100 units, 35 DPH, 95% houses and 5% flats	100	2.86	£0.71	£8.3299	£8.0972	£9.3079	£9.0744	£9.4183	£9.1857	£10.3955	£10.1628	£10.9397	£10.7071	£11.9168	£11.6842	£12.8940	£12.6613	£11.9168	£11.6842	£13.6868	£13.4541
28	TRDC-28 - 130 units, 35.14 DPH, 95% houses and 5% flats	130	3.70	£0.91	£10.6333	£10.3357	£11.8822	£11.5846	£12.0236	£11.7260	£13.2726	£12.9750	£13.9678	£13.6702	£15.2168	£14.9192	£16.4657	£16.1682	£15.2168	£14.9192	£17.7147	£17.4171
29	TRDC-29 - 145 units, 24.83 DPH, 100% houses and 0% flats	145	5.84	£14.43	£12.3023	£11.9743	£13.7003	£13.3723	£13.8679	£13.5399	£15.2659	£14.9379	£16.0487	£15.7207	£17.4467	£17.1187	£18.8447	£18.5167	£17.4467	£17.1187	£20.2427	£19.9147
30	TRDC-30 - 165 units, 70.87 DPH, 60% houses and 40% flats	165	2.33	£14.27	£9.6306	£9.2229	£11.1591	£10.7514	£11.2440	£10.8364	£12.7725	£12.3649	£13.5792	£13.1716	£15.1077	£14.7001	£16.6362	£16.2286	£15.1077	£14.7001	£18.1644	£17.7570
31	TRDC-31 - 250 units, 35.07 DPH, 90% houses and 10% flats	250	7.13	£43.69	£16.5788	£16.0132	£19.0877	£18.5221	£19.0965	£18.5309	£21.4054	£20.8398	£22.8642	£22.0986	£24.9731	£24.4075	£27.2709	£26.7128	£24.9731	£24.4075	£29.5614	£29.0033
32	TRDC-32 - 400 units, 15.69 DPH, 100% houses and 0% flats	400	25.49	£156.26	£25.7071	£24.9445	£29.9624	£29.1999	£29.2429	£28.4803	£32.4982	£31.7357	£34.2661	£33.5036	£37.5214	£36.7589	£40.7745	£40.0142	£37.5214	£36.7589	£44.0111	£43.2546
33	TRDC-33 - 500 units, 20 DPH, 100% houses and 0% flats	500	25.00	£153.23	£24.0507	£23.1070	£28.0399	£27.1051	£28.3099	£27.3661	£32.2936	£31.3589	£34.4265	£33.4857	£38.4030	£37.4683	£42.3845	£41.4379	£38.4030	£37.4683	£46.3204	£45.3858
34	TRDC-34 - 750 units, 20 DPH, 100% houses and 0% flats	750	37.50	£229.85	£33.7394	£32.4143	£39.3630	£38.0493	£39.6620	£38.3369	£45.2649	£43.9712	£48.2459	£46.9321	£53.8564	£52.5426	£59.4412	£58.1378	£53.8564	£52.5426	£65.0160	£63.7126
35	TRDC-35 - 1000 units, 20 DPH, 100% houses and 0% flats	1,000	50.00	£306.47	£40.4381	£38.7308	£47.5810	£45.8908	£47.7257	£46.0184	£54.6588	£53.1687	£58.4977	£56.8076	£65.5982	£63.9125	£72.6511	£70.9769	£65.5982	£63.9125	£79.6934	£78.0299
36	TRDC-36 - 1250 units, 20 DPH, 100% houses and 0% flats	1,250	62.50	£383.08	£42.4576	£40.4841	£56.7878	£54.8311	£56.9675	£54.9940	£65.2988	£63.3423	£69.5544	£67.5977	£77.8494	£75.9083	£86.1112	£84.1702	£77.8494	£75.9083	£94.3351	£92.4085
37	TRDC-37 - 1500 units, 20 DPH, 100% houses and 0% flats	1,500	75.00	£459.70	£55.4716	£53.2865	£64.8140	£62.6451	£65.0424	£62.8459	£74.3977	£72.2158	£79.1930	£77.0009	£88.4971	£86.3302	£97.7817	£95.6270	£88.4971	£86.3302	£107.0255	£104.8724
38	TRDC-CARE1 (75 rooms)	-	1.00	£6.13	£1.5417	£1.4469	£1.5417	£1.4469	£0.9689	£0.8867	£0.9689	£0.8867	£0.6824	£0.5798	£0.6824	£0.5798	£0.6824	£0.5798	£0.6824	£0.5798	£0.6824	£0.5798
39	TRDC-CARE2 (40 rooms)	-	0.33	£2.02	£0.6816	£0.6321	£0.6816	£0.6321	£0.5761	£0.5226	£0.5761	£0.5226	£0.4233	£0.3679	£0.4233	£0.3679	£0.4233	£0.3679	£0.4233	£0.3679	£0.4233	£0.3679
40	TRDC-OFF1	-	0.50	£3.06	-£2.0707	-£2.2970	-£2.0707	-£2.2970	-£2.0707	-£2.2970	-£2.0707	-£2.2970	-£2.0707	-£2.2970	-£2.0707	-£2.2970	-£2.0707	-£2.2970	-£2.0707	-£2.2970	-£2.0707	-£2.2970
41	TRDC-OFF2	-	0.50	£3.06	-£2.9375	-£3.2392	-£2.9375	-£3.2392	-£2.9375	-£3.2392	-£2.9375	-£3.2392	-£2.9375	-£3.2392	-£2.9375	-£3.2392	-£2.9375	-£3.2392	-£2.9375	-£3.2392	-£2.9375	-£3.2392
42	TRDC-RET1	-	1.00	£6.13	£2.6173	£2.5458	£2.6173	£2.5458	£2.3456	£2.2706	£2.3456	£2.2706	£2.3456	£2.2706	£2.3456	£2.2706	£2.3456	£2.2706	£2.3456	£2.2706	£2.3456	£2.2706
43	TRDC-RET2	-	0.50	£3.06	£6.0912	£5.9958	£6.0912	£5.9958	£5.7289	£5.6288	£5.7289	£5.6288	£5.7289	£5.6288	£5.7289	£5.6288	£5.7289	£5.6288	£5.7289	£5.6288	£5.7289	£5.6288
44	TRDC-RET3	-	0.25	£1.53	£2.6920	£2.6443	£2.6920	£2.6443	£2.5108	£2.4608	£2.5108	£2.4608	£2.5108	£2.4608	£2.5108	£2.4608	£2.5108	£2.4608	£2.5108	£2.4608	£2.5108	£2.4608
45	TRDC-IND1	-	1.00	£6.13	£5.5360	£5.4854	£5.5360	£5.4854	£5.5360	£5.4854	£5.5360	£5.4854	£5.5360	£5.4854	£5.5360	£5.4854	£5.5360	£5.4854	£5.5360	£5.4854	£5.5360	£5.4854
46	TRDC-IND2	-	1.00	£6.13	£4.3946	£4.3295	£4.3946	£4.3295	£4.3946	£4.3295	£4.3946	£4.3295	£4.3946	£4.3295	£4.3946	£4.3295	£4.3946	£4.3295	£4.3946	£4.3295	£4.3946	£4.3295
47	TRDC-IND3	-	1.00	£6.13	£5.0678	£4.9882	£5.0678	£4.9882	£5.0678	£4.9882	£5.0678	£4.9882	£5.0678	£4.9882	£5.0678	£4.9882	£5.0678	£4.9882	£5.0678	£4.9882	£5.0678	£4.9882

BLV: SECONDARY INDUSTRIAL

	Description	No of units		BLV (£ m)	£5,600 psm		£5,850 psm		£6,100 psm		£6,350 psm		£6,600 psm		£6,850 psm		£7,100 psm		£7,350 psm		£7,600 psm	
					Baseline	10%	Baseline	10%	Baseline	10%	Baseline	10%	Baseline	10%	Baseline	10%	Baseline	10%	Baseline	10%	Baseline	10%
1	TRDC-1 - 5 units, 25 DPH, 100% houses and 0% flats	5	0.20	£0.55	£0.4751	£0.4628	£0.5273	£0.5149	£0.5348	£0.5225	£0.5870	£0.5746	£0.6168	£0.6045	£0.6690	£0.6566	£0.7212	£0.7088	£0.6690	£0.6566	£0.7733	£0.7609
2	TRDC-2 - 5 units, 50 DPH, 100% houses and 0% flats	5	0.10	£0.28	£0.4751	£0.4628	£0.5273	£0.5149	£0.5348	£0.5225	£0.5870	£0.5746	£0.6168	£0.6045	£0.6690	£0.6566	£0.7212	£0.7088	£0.6690	£0.6566	£0.7733	£0.7609
3	TRDC-3 - 5 units, 85 DPH, 50% houses and 50% flats	5	0.06	£0.16	£0.3022	£0.2883	£0.3523	£0.3384	£0.3561	£0.3422	£0.4063	£0.3924	£0.4333	£0.4194	£0.4834	£0.4695	£0.5336	£0.5197	£0.4834	£0.4695	£0.5838	£0.5699
4	TRDC-4 - 6 units, 30 DPH, 100% houses and 0% flats	6	0.20	£0.55	£0.5702	£0.5553	£0.6328	£0.6179	£0.6418	£0.6270	£0.7044	£0.6895	£0.7402	£0.7254	£0.8028	£0.7879	£0.8654	£0.8505	£0.8028	£0.7879	£0.9280	£0.9131
5	TRDC-5 - 6 units, 75 DPH, 75% houses and 25% flats	6	0.08	£0.22	£0.4686	£0.4529	£0.5301	£0.5143	£0.5369	£0.5211	£0.5983	£0.5826	£0.6325	£0.6167	£0.6939	£0.6782	£0.7554	£0.7396	£0.6939	£0.6782	£0.8168	£0.8011
6	TRDC-6 - 8 units, 25 DPH, 100% houses and 0% flats	8	0.32	£0.86	£0.7602	£0.7404	£0.8437	£0.8239	£0.8557	£0.8359	£0.9392	£0.9194	£0.9869	£0.9671	£1.0704	£1.0506	£1.1538	£1.1340	£1.0704	£1.0506	£1.2373	£1.2175
7	TRDC-7 - 8 units, 130 DPH, 0% houses and 100% flats	8	0.06	£0.02	£0.1829	£0.1581	£0.2595	£0.2347	£0.2590	£0.2342	£0.3356	£0.3109	£0.3737	£0.3489	£0.4503	£0.4255	£0.5269	£0.5021	£0.4503	£0.4255	£0.6035	£0.5787
8	TRDC-8 - 9 units, 112 DPH, 0% houses and 100% flats	9	0.08	£0.03	£0.2057	£0.1779	£0.2919	£0.2641	£0.2914	£0.2635	£0.3776	£0.3497	£0.4204	£0.3925	£0.5066	£0.4787	£0.5928	£0.5649	£0.5066	£0.4787	£0.6789	£0.6511
9	TRDC-9 - 10 units, 25 DPH, 100% houses and 0% flats	10	0.40	£0.15	£0.9073	£0.8826	£1.0116	£0.9869	£1.0267	£1.0020	£1.1310	£1.1063	£1.1907	£1.1660	£1.2950	£1.2703	£1.3994	£1.3746	£1.2950	£1.2703	£1.5037	£1.4789
10	TRDC-10 - 10 units, 90 DPH, 50% houses and 50% flats	10	0.11	£0.04	£0.5671	£0.5401	£0.6656	£0.6386	£0.6729	£0.6459	£0.7714	£0.7445	£0.8243	£0.7974	£0.9229	£0.8959	£1.0215	£0.9945	£0.9229	£0.8959	£1.1201	£1.0931
11	TRDC-11 - 20 units, 35 DPH, 100% houses and 0% flats	20	0.57	£0.21	£1.6945	£1.6466	£1.8937	£1.8458	£1.9177	£1.8698	£2.1169	£2.0690	£2.2285	£2.1806	£2.4277	£2.3798	£2.6270	£2.5791	£2.4277	£2.3798	£2.8262	£2.7783
12	TRDC-12 - 20 units, 50 DPH, 80% houses and 20% flats	20	0.40	£0.15	£1.5769	£1.5265	£1.7789	£1.7285	£1.8095	£1.8591	£2.1114	£2.0610	£2.2777	£2.2273	£2.4796	£2.4292	£2.6816	£2.6312	£2.4796	£2.4292	£2.8835	£2.8331
13	TRDC-13 - 30 units, 25 DPH, 100% houses and 0% flats	30	1.20	£0.45	£2.6431	£2.5736	£2.9404	£2.8710	£2.9927	£2.9133	£3.2651	£3.2106	£3.4499	£3.3805	£3.7472	£3.6778	£4.0446	£3.9752	£3.7472	£3.6778	£4.3418	£4.2725
14	TRDC-14 - 30 units, 50 DPH, 80% houses and 20% flats	30	0.60	£0.22	£2.6533	£2.1906	£2.9564	£2.4937	£2.9263	£2.4636	£3.4793	£3.0166	£3.4683	£2.9743	£3.9553	£3.4925	£4.4423	£3.9795	£3.9553	£3.4925	£4.9293	£4.4665
15	TRDC-15 - 40 units, 50 DPH, 80% houses and 20% flats	40	0.80	£0.30	£2.6306	£2.5399	£3.0164	£2.9179	£3.0391	£2.9402	£3.4170	£3.3183	£3.6173	£3.5187	£3.9951	£3.8965	£4.3729	£4.2744	£3.9951	£3.8965	£4.7508	£4.6522
16	TRDC-16 - 40 units, 80 DPH, 50% houses and 50% flats	40	0.50	£0.19	£2.2201	£2.1153	£2.6041	£2.4993	£2.6290	£2.5241	£3.0130	£2.9081	£3.2174	£3.1126	£3.6013	£3.4965	£3.9827	£3.8788	£3.6013	£3.4965	£4.3641	£4.2602
17	TRDC-17 - 50 units, 35 DPH, 100% houses and 0% flats	50	1.43	£0.53	£4.4051	£4.2894	£4.9007	£4.7850	£4.9712	£4.8555	£5.4668	£5.3511	£5.7498	£5.6341	£6.2454	£6.1297	£6.7410	£6.6253	£6.2454	£6.1297	£7.2365	£7.1208
18	TRDC-18 - 50 units, 80 DPH, 50% houses and 50% flats	50	0.63	£0.23	£2.7752	£2.6441	£3.2552	£3.1241	£3.2863	£3.1552	£3.7663	£3.6352	£4.0218	£3.8907	£4.5016	£4.3707	£4.9783	£4.8485	£4.5016	£4.3707	£5.4551	£5.3253
19	TRDC-19 - 60 units, 100 DPH, 0% houses and 100% flats	60	0.60	£0.22	£1.1944	£1.0196	£1.7440	£1.5687	£1.7343	£1.5589	£2.2839	£2.1086	£2.5539	£2.3786	£3.1035	£2.9282	£3.6532	£3.4779	£3.1035	£2.9282	£4.2028	£4.0275
20	TRDC-20 - 60 units, 35 DPH, 100% houses and 0% flats	60	1.71	£0.64	£5.2861	£5.1473	£5.8805	£5.7420	£5.9654	£5.8266	£6.5601	£6.4213	£6.8997	£6.7609	£7.4944	£7.3556	£8.0892	£7.9503	£7.4944	£7.3556	£8.6839	£8.5450
21	TRDC-21 - 70 units, 50 DPH, 80% houses and 20% flats	70	1.40	£0.52	£5.2811	£5.1114	£5.9649	£5.7951	£6.0440	£5.8742	£6.7278	£6.5580	£7.1092	£6.9394	£7.7930	£7.6232	£8.4768	£8.3070	£7.7930	£7.6232	£9.1606	£8.9908
22	TRDC-22 - 70 units, 35 DPH, 100% houses and 0% flats	70	2.00	£0.75	£6.0478	£5.8869	£6.7243	£6.5633	£6.8170	£6.6561	£7.5634	£7.3425	£7.8880	£7.7271	£8.5745	£8.4135	£9.2609	£9.1000	£8.5745	£8.4135	£9.9436	£9.7827
23	TRDC-23 - 80 units, 50 DPH, 100% houses and 0% flats	80	1.60	£0.40	£6.9118	£6.7279	£7.6863	£7.5124	£7.7909	£7.6070	£8.5754	£8.3915	£9.0149	£8.8310	£9.7994	£9.6155	£10.5839	£10.4000	£9.7994	£9.6155	£11.3642	£11.1803
24	TRDC-24 - 80 units, 80 DPH, 55% houses and 45% flats	80	1.00	£0.25	£4.6005	£4.3964	£5.3584	£5.1543	£5.4015	£5.1974	£6.1594	£5.9553	£6.5599	£6.3558	£7.3178	£7.1137	£8.0756	£7.8716	£7.3178	£7.1137	£8.8335	£8.6294
25	TRDC-25 - 95 units, 28 DPH, 100% houses and 0% flats	95	3.39	£0.84	£8.2078	£7.9894	£9.1394	£8.9210	£9.2517	£9.0333	£10.1833	£9.9649	£10.7052	£10.4868	£11.6368	£11.4184	£12.6683	£12.3499	£11.6368	£11.4184	£13.4949	£13.2766
26	TRDC-26 - 100 units, 15 DPH, 100% houses and 0% flats	100	6.67	£1.65	£8.6398	£8.4099	£9.6204	£9.3905	£9.7386	£9.5087	£10.7192	£10.4893	£11.2686	£11.0387	£12.2492	£12.0193	£13.2798	£12.9999	£12.2492	£12.0193	£14.2052	£13.9752
27	TRDC-27 - 100 units, 35 DPH, 95% houses and 5% flats	100	2.86	£0.71	£8.3299	£8.0972	£9.3079	£9.0744	£9.4183	£9.1857	£10.3955	£10.1628	£10.9397	£10.7071	£11.9168	£11.6842	£12.8940	£12.6613	£11.9168	£11.6842	£13.6868	£13.4541
28	TRDC-28 - 130 units, 35.14 DPH, 95% houses and 5% flats	130	3.70	£0.91	£10.6333	£10.3357	£11.8822	£11.5846	£12.0236	£11.7260	£13.2726	£12.9750	£13.9678	£13.6702	£15.2168	£14.9192	£16.4657	£16.1682	£15.2168	£14.9192	£17.7147	£17.4171
29	TRDC-29 - 145 units, 24.83 DPH, 100% houses and 0% flats	145	5.84	£1.44	£12.3023	£11.9743	£13.7003	£13.3723	£13.8679	£13.5399	£15.2659	£14.9379	£16.0487	£15.7207	£17.4467	£17.1187	£18.8447	£18.5167	£17.4467	£17.1187	£20.2427	£19.9147
30	TRDC-30 - 165 units, 70.87 DPH, 60% houses and 40% flats	165	2.33	£0.58	£9.6306	£9.2229	£11.1591	£10.7514	£11.2440	£10.8364	£12.7725	£12.3649	£13.5792	£13.1716	£15.1077	£14.7001	£16.6362	£16.2286	£15.1077	£14.7001	£18.1644	£17.7570
31	TRDC-31 - 250 units, 35.07 DPH, 90% houses and 10% flats	250	7.13	£1.76	£16.5788	£16.0132	£19.0877	£18.5221	£19.0965	£18.5309	£21.4054	£20.8398	£22.8642	£22.0986	£24.9731	£24.4075	£27.2709	£26.7128	£24.9731	£24.4075	£29.5614	£29.0033
32	TRDC-32 - 400 units, 15.69 DPH, 100% houses and 0% flats	400	25.49	£6.30	£25.7071	£24.9445	£29.9624	£29.1999	£29.2429	£28.4803	£32.4982	£31.7357	£34.2661	£33.5036	£37.5214	£36.7589	£40.7745	£40.0142	£37.5214	£36.7589	£44.0111	£43.2546
33	TRDC-33 - 500 units, 20 DPH, 100% houses and 0% flats	500	25.00	£6.18	£24.0507	£23.1070	£28.0399	£27.1051	£28.3099	£27.3661	£32.2936	£31.3589	£34.4265	£33.4857	£38.4030	£37.4683	£42.3845	£41.4379	£38.4030	£37.4683	£46.3204	£45.3858
34	TRDC-34 - 750 units, 20 DPH, 100% houses and 0% flats	750	37.50	£9.26	£33.7394	£32.4143	£39.3630	£38.0493	£39.6620	£38.3369	£45.2649	£43.9712	£48.2459	£46.9321	£53.8564	£52.5426	£59.4412	£58.1378	£53.8564	£52.5426	£65.0160	£63.7126
35	TRDC-35 - 1000 units, 20 DPH, 100% houses and 0% flats	1,000	50.00	£12.35	£40.4381	£38.7308	£47.5810	£45.8908	£47.7257	£46.0184	£54.6588	£53.1687	£58.4977	£56.8076	£65.5982	£63.9125	£72.6511	£70.9769	£65.5982	£63.9125	£79.6934	£78.0299
36	TRDC-36 - 1250 units, 20 DPH, 100% houses and 0% flats	1,250	62.50	£15.44	£42.4576	£40.4841	£56.7878	£54.8311	£56.9675	£54.9940	£65.2988	£63.3423	£69.5544	£67.5977	£77.8494	£75.9083	£86.1112	£84.1702	£77.8494	£75.9083	£94.3351	£92.4085
37	TRDC-37 - 1500 units, 20 DPH, 100% houses and 0% flats	1,500	75.00	£18.53	£55.4716	£53.2865	£64.8140	£62.6451	£65.0424	£62.8459	£74.3977	£72.2158	£79.1930	£77.0009	£88.4971	£86.3302	£97.7817	£95.6270	£88.4971	£86.3302	£107.0255	£104.8724
38	TRDC-CARE1 (75 rooms)	-	1.00	£0.25	£1.5417	£1.4469	£1.5417	£1.4469	£0.9689	£0.8867	£0.9689	£0.8867	£0.6824	£0.5798	£0.6824	£0.5798	£0.6824	£0.5798	£0.6824	£0.5798	£0.6824	£0.5798
39	TRDC-CARE2 (40 rooms)	-	0.33	£0.08	£0.6816	£0.6321	£0.6816	£0.6321	£0.5761	£0.5226	£0.5761	£0.5226	£0.4233	£0.3679	£0.4233	£0.3679	£0.4233	£0.3679	£0.4233	£0.3679	£0.4233	£0.3679
40	TRDC-OFF1	-	0.50	£0.12	-£2.0707	-£2.2970	-£2.0707	-£2.2970	-£2.0707	-£2.2970	-

Table 6.25.1: Accessibility standards

Accessibility

Sales value (£ psm):

BLV: SECONDARY OFFICES / RETAIL

	Description	No of units	Site area	BLV (£ m)	£5,600 psm		£5,850 psm		£6,100 psm		£6,350 psm		£6,600 psm		£6,850 psm		£7,100 psm		£7,350 psm		£7,600 psm	
					Baseline	10%	Baseline	10%	Baseline	10%	Baseline	10%	Baseline	10%	Baseline	10%	Baseline	10%	Baseline	10%	Baseline	10%
1	TRDC-1 - 5 units, 25 DPH, 100% houses and 0% flats	5	0.20	£1.23	£0.4751	£0.4632	£0.5273	£0.5154	£0.5348	£0.5229	£0.5870	£0.5751	£0.6168	£0.6049	£0.6690	£0.6571	£0.7212	£0.7093	£0.7733	£0.7614	£0.8255	£0.8136
2	TRDC-2 - 5 units, 50 DPH, 100% houses and 0% flats	5	0.10	£0.61	£0.4751	£0.4632	£0.5273	£0.5154	£0.5348	£0.5229	£0.5870	£0.5751	£0.6168	£0.6049	£0.6690	£0.6571	£0.7212	£0.7093	£0.7733	£0.7614	£0.8255	£0.8136
3	TRDC-3 - 5 units, 85 DPH, 50% houses and 50% flats	5	0.06	£0.36	£0.3022	£0.2890	£0.3523	£0.3392	£0.3561	£0.3430	£0.4063	£0.3931	£0.4333	£0.4201	£0.4834	£0.4703	£0.5336	£0.5205	£0.5838	£0.5706	£0.6340	£0.6208
4	TRDC-4 - 6 units, 30 DPH, 100% houses and 0% flats	6	0.20	£1.23	£0.5702	£0.5559	£0.6328	£0.6185	£0.6418	£0.6275	£0.7044	£0.6901	£0.7402	£0.7259	£0.8028	£0.7885	£0.8654	£0.8511	£0.9280	£0.9137	£0.9906	£0.9763
5	TRDC-5 - 6 units, 75 DPH, 75% houses and 25% flats	6	0.08	£0.49	£0.4688	£0.4536	£0.5301	£0.5150	£0.5369	£0.5219	£0.5983	£0.5833	£0.6325	£0.6175	£0.6939	£0.6789	£0.7554	£0.7403	£0.8168	£0.8018	£0.8783	£0.8632
6	TRDC-6 - 8 units, 25 DPH, 100% houses and 0% flats	8	0.32	£1.96	£0.7602	£0.7412	£0.8437	£0.8246	£0.8557	£0.8367	£0.9392	£0.9202	£0.9869	£0.9679	£1.0704	£1.0514	£1.1538	£1.1348	£1.2373	£1.2183	£1.3207	£1.3017
7	TRDC-7 - 8 units, 130 DPH, 0% houses and 100% flats	8	0.06	£0.38	£0.1829	£0.1598	£0.2595	£0.2364	£0.2590	£0.2359	£0.3356	£0.3125	£0.3737	£0.3505	£0.4503	£0.4272	£0.5269	£0.5038	£0.6035	£0.5804	£0.6801	£0.6570
8	TRDC-8 - 9 units, 112 DPH, 0% houses and 100% flats	9	0.08	£0.49	£0.2057	£0.1797	£0.2919	£0.2659	£0.2914	£0.2654	£0.3776	£0.3515	£0.4204	£0.3944	£0.5066	£0.4805	£0.5928	£0.5667	£0.6789	£0.6529	£0.7651	£0.7391
9	TRDC-9 - 10 units, 25 DPH, 100% houses and 0% flats	10	0.40	£2.45	£0.9073	£0.8835	£1.0116	£0.9878	£1.0267	£1.0029	£1.1310	£1.1072	£1.1907	£1.1669	£1.2950	£1.2712	£1.3994	£1.3756	£1.5037	£1.4799	£1.6080	£1.5842
10	TRDC-10 - 10 units, 90 DPH, 50% houses and 50% flats	10	0.11	£0.68	£0.5671	£0.5415	£0.6656	£0.6401	£0.6729	£0.6473	£0.7714	£0.7459	£0.8243	£0.7988	£0.9229	£0.8974	£1.0215	£0.9959	£1.1201	£1.0946	£1.2186	£1.1931
11	TRDC-11 - 20 units, 35 DPH, 100% houses and 0% flats	20	0.57	£3.50	£1.6945	£1.6689	£1.8937	£1.8477	£1.9177	£1.8716	£2.1169	£2.0709	£2.2285	£2.1825	£2.4277	£2.3817	£2.6270	£2.5809	£2.8262	£2.7801	£3.0254	£2.9794
12	TRDC-12 - 20 units, 50 DPH, 80% houses and 20% flats	20	0.40	£2.45	£1.5769	£1.5269	£1.7789	£1.7307	£1.8095	£1.7613	£2.0114	£1.9633	£2.1277	£2.0795	£2.4796	£2.4315	£2.7316	£2.6834	£2.9835	£2.9353	£3.2355	£3.1873
13	TRDC-13 - 30 units, 25 DPH, 100% houses and 0% flats	30	1.20	£7.36	£5.4453	£5.2763	£5.9484	£5.7793	£5.8852	£5.7161	£6.3883	£6.2192	£6.7314	£6.5623	£7.1744	£7.0053	£7.6175	£7.4484	£8.0606	£7.8915	£8.5037	£8.3346
14	TRDC-14 - 30 units, 50 DPH, 80% houses and 20% flats	30	0.60	£3.68	£2.5263	£2.1935	£2.8784	£2.5564	£2.4869	£2.1651	£2.5208	£2.1883	£2.5146	£2.1928	£2.5085	£2.2706	£2.6024	£2.3645	£2.6963	£2.4584	£2.8902	£2.5523
15	TRDC-15 - 40 units, 50 DPH, 80% houses and 20% flats	40	0.80	£4.90	£2.8389	£2.5443	£3.0184	£2.9220	£3.0391	£2.9446	£3.4178	£3.3228	£3.6173	£3.5231	£3.9951	£3.9008	£4.3730	£4.2788	£4.7508	£4.6566	£5.1287	£5.0345
16	TRDC-16 - 40 units, 80 DPH, 50% houses and 50% flats	40	0.50	£3.06	£2.2201	£2.1205	£2.6041	£2.5048	£2.6299	£2.5297	£3.0139	£2.9137	£3.2174	£3.1181	£3.6013	£3.5021	£3.9827	£3.8843	£4.3641	£4.2657	£4.7455	£4.6471
17	TRDC-17 - 50 units, 35 DPH, 100% houses and 0% flats	50	1.43	£8.76	£4.4051	£4.2839	£4.8007	£4.6794	£4.8717	£4.7506	£5.4666	£5.3455	£5.7468	£5.6256	£6.2404	£6.1241	£6.7416	£6.6257	£7.2353	£7.1253	£7.7291	£7.6228
18	TRDC-18 - 50 units, 80 DPH, 50% houses and 50% flats	50	0.63	£3.83	£2.7752	£2.6511	£3.2552	£3.1310	£3.2865	£3.1623	£3.7663	£3.6421	£4.0212	£3.8977	£4.5016	£4.3777	£4.9753	£4.8543	£5.4551	£5.3322	£5.9319	£5.8089
19	TRDC-19 - 60 units, 100 DPH, 0% houses and 100% flats	60	0.60	£3.68	£1.1944	£1.0306	£1.7440	£1.5802	£1.7343	£1.5705	£2.2939	£2.1201	£2.5539	£2.3901	£3.1035	£2.9397	£3.6532	£3.4894	£4.2028	£4.0390	£4.7525	£4.5887
20	TRDC-20 - 60 units, 35 DPH, 100% houses and 0% flats	60	1.71	£4.74	£5.2861	£5.1526	£5.8808	£5.7473	£5.9654	£5.8319	£6.5601	£6.4266	£6.8997	£6.7662	£7.4944	£7.3610	£8.0892	£7.9557	£8.6839	£8.5504	£9.2786	£9.1451
21	TRDC-21 - 70 units, 50 DPH, 80% houses and 20% flats	70	1.40	£2.21	£5.2811	£5.1189	£5.9649	£5.8027	£5.8440	£5.6818	£6.7278	£6.5656	£7.1092	£6.9470	£7.7930	£7.6308	£8.4768	£8.3146	£9.1606	£8.9984	£9.8444	£9.6822
22	TRDC-22 - 70 units, 35 DPH, 100% houses and 0% flats	70	2.00	£5.52	£6.0478	£5.8931	£6.7343	£6.5795	£6.8170	£6.6623	£7.5034	£7.3487	£7.8886	£7.7339	£8.5745	£8.4197	£9.2609	£9.1061	£9.9436	£9.7904	£10.6264	£10.4731
23	TRDC-23 - 80 units, 50 DPH, 100% houses and 0% flats	80	1.60	£4.42	£8.9118	£8.7350	£9.6963	£9.5195	£9.7909	£9.6141	£10.5754	£10.3985	£10.9149	£10.7381	£11.5994	£11.4226	£12.2839	£12.1070	£12.9683	£12.7915	£13.6528	£13.4759
24	TRDC-24 - 80 units, 80 DPH, 55% houses and 45% flats	80	1.00	£6.13	£4.8005	£4.4069	£5.5584	£5.1648	£5.4015	£5.0080	£6.1594	£5.9658	£6.5599	£6.3664	£7.3178	£7.1242	£8.0756	£7.8821	£8.8335	£8.6400	£9.5914	£9.3978
25	TRDC-25 - 95 units, 28 DPH, 100% houses and 0% flats	95	3.39	£20.80	£8.2078	£7.9978	£9.1394	£8.9294	£9.2517	£9.0417	£10.1833	£9.9733	£10.7052	£10.4952	£11.6368	£11.4268	£12.5683	£12.3583	£13.4949	£13.2849	£14.4215	£14.2135
26	TRDC-26 - 100 units, 15 DPH, 100% houses and 0% flats	100	6.67	£40.86	£8.6396	£8.4187	£9.6204	£9.3993	£9.7386	£9.5176	£10.7192	£10.4982	£11.2686	£11.0476	£12.2492	£12.0282	£13.2298	£13.0088	£14.2052	£13.9863	£15.1805	£14.9616
27	TRDC-27 - 100 units, 35 DPH, 95% houses and 5% flats	100	2.86	£17.51	£8.3299	£8.1065	£9.3070	£9.0837	£9.4183	£9.1950	£10.3955	£10.1721	£10.9397	£10.7164	£11.9168	£11.6935	£12.8940	£12.6707	£13.8669	£13.6476	£14.8406	£14.6194
28	TRDC-28 - 130 units, 35.14 DPH, 95% houses and 5% flats	130	3.70	£22.68	£10.8333	£10.3476	£11.8922	£11.5965	£12.0236	£11.7380	£13.2726	£12.9869	£13.9678	£13.6821	£15.2168	£14.9311	£16.4657	£16.1801	£17.7147	£17.4290	£18.9637	£18.6780
29	TRDC-29 - 145 units, 24.83 DPH, 100% houses and 0% flats	145	5.84	£35.79	£10.9029	£10.3866	£12.1006	£11.5843	£12.0236	£11.5073	£13.2726	£12.7563	£14.1446	£13.6283	£15.2166	£14.7003	£16.2886	£15.7723	£17.3606	£16.8443	£18.4326	£17.9163
30	TRDC-30 - 165 units, 70.87 DPH, 60% houses and 40% flats	165	2.33	£14.27	£5.4453	£5.2763	£5.9484	£5.7793	£5.8852	£5.7161	£6.3883	£6.2192	£6.7314	£6.5623	£7.1744	£7.0053	£7.6175	£7.4484	£8.0606	£7.8915	£8.5037	£8.3346
31	TRDC-31 - 250 units, 35.07 DPH, 90% houses and 10% flats	250	7.13	£43.69	£16.5783	£16.0367	£18.0977	£17.5561	£18.3466	£17.8050	£19.6544	£19.1128	£21.4054	£20.8638	£22.6542	£22.1126	£24.9731	£24.4315	£27.2919	£26.7503	£29.6107	£29.0691
32	TRDC-32 - 400 units, 15.69 DPH, 100% houses and 0% flats	400	25.49	£156.26	£25.7071	£24.9739	£28.9624	£28.2292	£29.2429	£28.5097	£32.4982	£31.7650	£34.2661	£33.5329	£37.5214	£36.7882	£40.7766	£40.0434	£44.0111	£43.2836	£47.2495	£46.5220
33	TRDC-33 - 500 units, 20 DPH, 100% houses and 0% flats	500	25.00	£153.23	£24.0507	£23.1433	£28.0399	£27.1411	£28.3099	£27.4024	£32.2936	£31.3948	£34.4205	£33.5217	£38.4038	£37.5042	£42.3645	£41.4735	£46.3204	£45.4294	£50.2763	£49.3853
34	TRDC-34 - 750 units, 20 DPH, 100% houses and 0% flats	750	37.50	£14.03	£33.7394	£32.4653	£39.3630	£38.0889	£39.8622	£38.5879	£45.2049	£44.0217	£48.2458	£46.9627	£53.6864	£52.4033	£59.1412	£57.8580	£64.5959	£63.3127	£70.0506	£68.7675
35	TRDC-35 - 1000 units, 20 DPH, 100% houses and 0% flats	1,000	50.00	£18.70	£40.4381	£38.7865	£47.5810	£45.9559	£47.7257	£46.0940	£54.8588	£53.2337	£58.4977	£56.8726	£65.5982	£63.9775	£72.6511	£71.0413	£79.6934	£78.0943	£86.7001	£85.1046
36	TRDC-36 - 1250 units, 20 DPH, 100% houses and 0% flats	1,250	62.50	£23.38	£48.4578	£46.5800	£56.7879	£54.9064	£56.9672	£55.0899	£65.2988	£63.4174	£69.5444	£67.6729	£77.8494	£75.9833	£86.1112	£84.2448	£94.3351	£92.4625	£102.5483	£100.6944
37	TRDC-37 - 1500 units, 20 DPH, 100% houses and 0% flats	1,500	75.00	£459.70	£55.4718	£53.3710	£64.8140	£62.7200	£65.0423	£62.9304	£74.3977	£72.2996	£79.1839	£77.0949	£88.4971	£86.4135	£97.7817	£95.7103	£107.0255	£104.9552	£116.2480	£114.1901
38	TRDC-CARE1 (75 rooms)	-	1.00	£6.13	£1.5417	£1.5417	£1.5417	£1.5417	£0.9689	£0.9689	£0.9689	£0.9689	£0.6824	£0.6824	£0.6824	£0.6824	£0.6824	£0.6824	£0.6824	£0.6824	£0.6824	£0.6824
39	TRDC-CARE2 (40 rooms)	-	0.33	£2.02	£0.8816	£0.8816	£0.8816	£0.8816	£0.5761	£0.5761	£0.5761	£0.5761	£0.4233	£0.4233	£0.4233	£0.4233	£0.4233	£0.4233	£0.4233	£0.4233	£0.4233	£0.4233
40	TRDC-OFF1	-	0.50	£3.06	£2.0707	£2.0707	£2.0707	£2.0707	£2.0707	£2.0707	£2.0707	£2.0707	£2.0707	£2.0707	£2.0707	£2.0707	£2.0707	£2.0707	£2.0707	£2.0707	£2.0707	£2.0707
41	TRDC-OFF2	-	0.50	£3.06	£2.9375	£2.9375	£2.9375	£2.9375	£2.9375	£2.9375	£2.9375	£2.9375	£2.9375	£2.9375	£2.9375	£2.9375	£2.9375	£2.9375	£2.9375	£2.9375	£2.9375	£2.9375
42	TRDC-RET1	-	1.00	£6.13	£2.6173	£2.6173	£2.6173	£2.6173	£2.5456	£2.5456	£2.5456	£2.5456	£2.5456	£2.5456	£2.5456	£2.5456	£2.5456	£2.5456	£2.5456	£2.5456	£2.5456	£2.5456
43	TRDC-RET2	-	0.50	£3.06	£6.0912	£6.0912	£6.0912	£6.0912	£5.7289	£5.7289	£5.7289	£5.7289	£5.7289	£5.7289	£5.7289	£5.7289	£5.7289	£5.7289	£5.7289	£5.7289	£5.7289	£5.7289
44	TRDC-RET3	-	0.25	£1.53	£2.6920	£2.6920	£2.6920	£2.6920	£2.5108	£2.5108	£2.5108	£2.5108	£2.5108	£2.5108	£2.5108	£2.5108	£2.5108	£2.5108	£2.5108	£2.5108	£2.5108	£2.5108
45	TRDC-IND1	-	1.00	£6.13	£3.5360	£3.5360	£3.5360	£3.5360	£3.5360	£3.5360	£3.5360	£3.5360	£3.5360	£3.5360	£3.5360	£3.5360	£3.5360	£3.5360	£3.5360	£3.5360	£3.5360	£3.5360
46	TRDC-IND2	-	1.00	£6.13	£4.3946	£4.3946	£4.3946	£4.3946	£4.3946	£4.3946	£4.3946	£4.3946	£4.3946	£4.3946	£4.3946	£4.3946	£4.3946	£4.3946	£4.3946	£4.3946	£4.3946	£4.3946
47	TRDC-IND3	-	1.00	£6.13	£5.0678	£5.0678	£5.0678	£5.0678	£5.0678	£5.0678	£5.0678	£5.0678	£5.0678	£5.0678	£5.0678	£5.0678	£5.0678	£5.0678	£5.0678	£5.0678	£5.0678	£5.0678

BLV: SECONDARY INDUSTRIAL

	Description	No of units		BLV (£ m)	£5,600 psm		£5,850 psm		£6,100 psm		£6,350 psm		£6,600 psm		£6,850 psm		£7,100 psm		£7,350 psm		£7,600 psm	
					Baseline	10%	Baseline	10%	Baseline	10%	Baseline	10%	Baseline	10%	Baseline	10%	Baseline	10%	Baseline	10%	Baseline	10%
1	TRDC-1 - 5 units, 25 DPH, 100% houses and 0% flats	5	0.20	£0.55	£0.4751	£0.4632	£0.5273	£0.5154	£0.5348	£0.5229	£0.5870	£0.5751	£0.6168	£0.6049	£0.6690	£0.6571	£0.7212	£0.7093	£0.7733	£0.7614	£0.8255	£0.8136
2	TRDC-2 - 5 units, 50 DPH, 100% houses and 0% flats	5	0.10	£0.28	£0.4751	£0.4632	£0.5273	£0.5154	£0.5348	£0.5229	£0.5870	£0.5751	£0.6168	£0.6049	£0.6690	£0.6571	£0.7212	£0.7093	£0.7733	£0.7614	£0.8255	£0.8136
3	TRDC-3 - 5 units, 85 DPH, 50% houses and 50% flats	5	0.06	£0.16	£0.3022	£0.2890	£0.3523	£0.3392	£0.3561	£0.3430	£0.4063	£0.3931	£0.4333	£0.4201	£0.4834	£0.4703	£0.5336	£0.5205	£0.5838	£0.5706	£0.6340	£0.6208
4	TRDC-4 - 6 units, 30 DPH, 100% houses and 0% flats	6	0.20	£0.55	£0.5702	£0.5559	£0.6328	£0.6185	£0.6418	£0.6275	£0.7044	£0.6901	£0.7402	£0.7259	£0.8028	£0.7885	£0.8654	£0.8511	£0.9280	£0.9137	£0.9906	£0.9763
5	TRDC-5 - 6 units, 75 DPH, 75% houses and 25% flats	6	0.08	£0.22	£0.4688	£0.4536	£0.5301	£0.5150	£0.5369	£0.5219	£0.5983	£0.5833	£0.6325	£0.6175	£0.6939	£0.6789	£0.7554	£0.7403	£0.8168	£0.8018	£0.8783	£0.8632
6	TRDC-6 - 8 units, 25 DPH, 100% houses and 0% flats	8	0.32	£0.88	£0.7602	£0.7412	£0.8437	£0.8246	£0.8557	£0.8367	£0.9392	£0.9202	£0.9869	£0.9679	£1.0704	£1.0514	£1.1538	£1.1348	£1.2373	£1.2183	£1.3207	£1.3017
7	TRDC-7 - 8 units, 130 DPH, 0% houses and 100% flats	8	0.06	£0.17	£0.1829	£0.1598	£0.2595	£0.2364	£0.2590	£0.2359	£0.3356	£0.3125	£0.3737	£0.3505	£0.4503	£0.4272	£0.5269	£0.5038	£0.6035	£0.5804	£0.6801	£0.6570
8	TRDC-8 - 9 units, 112 DPH, 0% houses and 100% flats	9	0.08	£0.23	£0.2057	£0.1797	£0.2919	£0.2659	£0.2914	£0.2654	£0.3776	£0.3515	£0.4204	£0.3944	£0.5066	£0.4805	£0.5928	£0.5667	£0.6789	£0.6529	£0.7651	£0.7391
9	TRDC-9 - 10 units, 25 DPH, 100% houses and 0% flats	10	0.40	£0.90	£0.9073	£0.8835	£1.0116	£0.9878	£1.0267	£1.0029	£1.1310	£1.1072	£1.1907	£1.1669	£1.2950	£1.2712	£1.3994	£1.3756	£1.5037	£1.4799	£1.6080	£1.5842
10	TRDC-10 - 10 units, 90 DPH, 50% houses and 50% flats	10	0.11	£0.64	£0.5671	£0.5415	£0.6656	£0.6401	£0.6729	£0.6473	£0.7714	£0.7459	£0.8243	£0.7988	£0.9229	£0.8974	£1.0215	£0.9959	£1.1201	£1.0946	£1.2186	£1.1931
11	TRDC-11 - 20 units, 35 DPH, 100% houses and 0% flats	20	0.57	£1.61	£1.6945	£1.6689	£1.8937	£1.8477	£1.9177	£1.8716	£2.1169	£2.0709	£2.2285	£2.1825	£2.4277	£2.3817	£2.6270	£2.5809	£2.8262	£2.7801	£3.0254	£2.9794
12	TRDC-12 - 20 units, 50 DPH, 80% houses and 20% flats	20	0.40	£1.15	£1.5769	£1.5269	£1.7789	£1.7307	£1.8095	£1.7613	£2.0114	£1.9633	£2.1277	£2.0795	£2.4796	£2.4315	£2.7316	£2.6834	£2.9835	£2.9353	£3.2355	£3.1873
13	TRDC-13 - 30 units, 25 DPH, 100% houses and 0% flats	30	0.45	£2.64	£2.6453	£2.5763	£2.9484	£2.8793	£2.9852	£2.9161	£3.2883	£3.2192	£3.4314	£3.3623	£3.6744	£3.6053	£3.9175	£3.8484	£4.1606	£4.0915	£4.3037	£4.2346
14	TRDC-14 - 30 units, 50 DPH, 80% houses and 20% flats	30	0.60	£2.68	£2.5263	£2.1935	£2.8784	£2.5564	£2.4869	£2.1651	£2.5208	£2.1883	£2.5146	£2.1928	£2.5085	£2.2706	£2.6024	£2.3645	£2.6963	£2.4584	£2.8902	£2.5523
15	TRDC-15 - 40 units, 50 DPH, 80% houses and 20% flats	40	0.80	£3.90	£2.8389	£2.5443	£3.0184	£2.9220	£3.0391	£2.9446	£3.4178	£3.3228	£3.6173	£3.5231	£3.9951	£3.9008	£4.3730	£4.2788	£4.7508	£4.6566	£5.1287	£5.0345
16	TRDC-16 - 40 units, 80 DPH, 50% houses and 50% flats	40	0.50	£2.38	£2.2201	£2.1205	£2.6041	£2.5048	£2.6299	£2.5297	£3.0139	£2.9137	£3.2174	£3.1181	£3.6013	£3.5021	£3.9827	£3.8843	£4.3641	£4.2657	£4.7455	£4.6471
17	TRDC-17 - 50 units, 35 DPH, 100% houses and 0% flats	50	1.43	£3.94	£4.4051	£4.2839	£4.8007	£4.6794	£4.8717	£4.7506	£5.4666	£5.3455	£5.7468	£5.6256	£6.2404	£6.1241	£6.7416	£6.6257	£7.2353	£7.1253	£7.7291	£7.6228
18	TRDC-18 - 50 units, 80 DPH, 50% houses and 50% flats	50	0.63	£1.73	£2.7752	£2.6511	£3.2552	£3.1310	£3.2865	£3.1623	£3.7663	£3.6421	£4.0212	£3.8977	£4.5016	£4.3777	£4.9753	£4.8543	£5.4551	£5.3322	£5.9319	£5.8089
19	TRDC-19 - 60 units, 100 DPH, 0% houses and 100% flats	60	0.60	£1.66	£1.1944	£1.0306	£1.7440	£1.5802	£1.7343	£1.5705	£2.2939	£2.1201	£2.5539	£2.3901	£3.1035	£2.9397	£3.6532	£3.4894	£4.2028	£4.0390	£4.7525	£4.5887
20	TRDC-20 - 60 units, 35 DPH, 100% houses and 0% flats	60	1.71	£4.74	£5.2861	£5.1526	£5.8808	£5.7473	£5.9654	£5.8319	£6.5601	£6.4266	£6.8997	£6.7662	£7.4944	£7.3610	£8.0892	£7.9557	£8.6839	£8.5504	£9.2786	£9.1451
21	TRDC-21 - 70 units, 50 DPH, 80% houses and 20% flats	70	1.40	£2.21	£5.2811	£5.1189	£5.9649	£5.8027	£5.8440	£5.6818	£6.7278	£6.5656	£7.1092	£6.9470	£7.7930	£7.6308	£8.4768	£8.3146	£9.1606	£8.9984	£9.8444	£9.6822
22	TRDC-22 - 70 units, 35 DPH, 100% houses and 0% flats	70	2.00	£5.52	£6.0478	£5.8931	£6.7343	£6.5795	£6.8170	£6.6623	£7.5034	£7.3487	£7.8886	£7.7339	£8.5745	£8.4197	£9.2609	£9.1061	£9.9436	£9.7904	£10.6264	£10.4731
23	TRDC-23 - 80 units, 50 DPH, 100% houses and 0% flats	80	1.60	£4.42	£8.9118	£8.7350	£9.6963	£9.5195	£9.7909	£9.6141	£10.5754	£10.3985	£10.9149	£10.7381	£11.5994	£11.4226	£12.2839	£12.1070	£12.9683	£12.7915	£13.6528	£13.4759
24	TRDC-24 - 80 units, 80 DPH, 55% houses and 45% flats	80	1.00	£2.76	£4.8005	£4.4069	£5.5584	£5.1648	£5.4015	£5.0080	£6.1594	£5.9658	£6.5599	£6.3664	£7.3178	£7.1242	£8.0756	£7.8821	£8.8335	£8.6400	£9.5914	£9.3978
25	TRDC-25 - 95 units, 28 DPH, 100% houses and 0% flats	95	3.39	£9.37	£8.2078	£7.9978	£9.1394	£8.9294	£9.2517	£9.0417	£10.1833	£9.9733	£10.7052	£10.4952	£11.6368	£11.4268	£12.5683	£12.3583	£13.4949	£13.2849	£14.4215	£14.2135
26	TRDC-26 - 100 units, 15 DPH, 100% houses and 0% flats	100	6.67	£18.41	£8.6396	£8.4187	£9.6204	£9.3993	£9.7386	£9.5176	£10.7192	£10.4982	£11.2686	£11.0476	£12.2492	£12.0282	£13.2298	£13.0088	£14.2052	£13.9863	£15.1805	£14.9616
27	TRDC-27 - 100 units, 35 DPH, 95% houses and 5% flats	100	2.86	£7.89	£8.3299	£8.1065	£9.3070	£9.0837	£9.4183	£9.1950	£10.3955	£10.1721	£10.9397	£10.7164	£11.9168	£11.6935	£12.8940	£12.6707	£13.8669	£13.6476	£14.8406	£14.6194
28	TRDC-28 - 130 units, 35.14 DPH, 95% houses and 5% flats	130	3.70	£10.21	£10.8333	£10.3476	£11.8922	£11.5965	£12.0236	£11.7380	£13.2726	£12.9869	£13.9678	£13.6821	£15.2168	£14.9311	£16.4657	£16.1801	£17.7147	£17.4290	£18.9637	£18.6780
29	TRDC-29 - 145 units, 24.83 DPH, 100% houses and 0% flats	145	5.84	£16.12	£12.3023	£11.9869	£13.7003	£13.3849	£13.6679	£13.5525	£15.2659	£14.9505	£16.0487	£15.7333	£17.4467	£17.1313	£18.8447	£18.5293	£20.2427	£19.9273	£21.6407	£21.3253
30	TRDC-30 - 165 units, 70.87 DPH, 60% houses and 40% flats	165	2.33	£6.43	£9.6309	£9.2435	£11.1591	£10.7720	£11.2446	£10.8569	£12.7725	£12.3854	£13.5792	£13.1921	£15.1077	£14.7206	£16.6362	£16.2491	£18.1644	£17.7776	£19.6932	£19.2996
31	TRDC-31 - 250 units, 35.07 DPH, 90% houses and 10% flats	250	7.13	£2.67	£16.5788	£16.0367	£18.0977	£17.5561	£18.3466	£17.8050	£19.6544	£19.1128	£21.4054	£20.8638	£22.6542	£22.1126	£24.9731	£24.4315	£27.2919	£26.7503	£29.6107	£29.0691
32	TRDC-32 - 400 units, 15.69 DPH, 100% houses and 0% flats	400	25.49	£9.53	£25.7071	£24.9739	£28.9624	£28.2292	£29.2429	£28.5097	£32.4982	£31.7650	£34.2661	£33.5329	£37.5214	£36.7882	£40.7766	£40.0434	£44.0111	£43.2836	£47.2495	£46.5220
33	TRDC-33 - 500 units, 20 DPH, 100% houses and 0% flats	500	25.00	£9.35	£24.0507	£23.1433	£28.0399	£27.1411	£28.3099	£27.4024	£32.2936	£31.3948	£34.4205	£33.5217	£38.4038	£37.5042	£42.3645	£41.4735	£46.3204	£45.4294	£50.2763	£49.3853
34	TRDC-34 - 750 units, 20 DPH, 100% houses and 0% flats	750	37.50	£14.03	£33.7394	£32.4653	£39.3630	£38.0889	£39.8622	£38.5879	£45.2049	£44.0217	£48.2458	£46.9627	£53.6864	£52.4033	£59.1412	£57.8580	£64.5959	£63.3127	£70.0506	£68.7675
35	TRDC-35 - 1000 units, 20 DPH, 100% houses and 0% flats	1,000	50.00	£18.70	£40.4381	£38.7865	£47.5810	£45.9559	£47.7257	£46.0940	£54.8588	£53.2337	£58.4977	£56.8726	£65.5982	£63.9775	£72.6511	£71.0413	£79.6934	£78.0943	£86.7001	£85.1046
36	TRDC-36 - 1250 units, 20 DPH, 100% houses and 0% flats	1,250	62.50	£23.38	£48.4578	£46.5800	£56.7879	£54.9064	£56.9672	£55.0899	£65.2988	£63.4174	£69.5444	£67.6729	£77.8494	£75.9833	£86.1112	£84.2448	£94.3351	£92.4625	£102.5483	£100.6944
37	TRDC-37 - 1500 units, 20 DPH, 100% houses and 0% flats	1,500	75.00	£28.05	£55.4718	£53.3710	£64.8140	£62.7200	£65.0423	£62.9304	£74.3977	£72.2996	£79.1839	£77.0949	£88.4971	£86.4135	£97.7817	£95.7103	£107.0255	£104.9552	£116.2480	£114.1901
38	TRDC-CARE1 (75 rooms)	-	1.00	£0.37	£1.5417	£1.5417	£1.5417	£1.5417	£0.9689	£0.9689	£0.9689	£0.9689	£0.6824	£0.6824	£0.6824	£0.6824	£0.6824	£0.6824	£0.6824	£0.6824	£0.6824	£0.6824
39	TRDC-CARE2 (40 rooms)	-	0.33	£0.12	£0.8816	£0.8816	£0.8816	£0.8816	£0.5761	£0.5761	£0.5761	£0.5761	£0.4233	£0.4233	£0.4233	£0.4233	£0.4233	£0.4233	£0.4233	£0.4233	£0.4233	£0.4233
40	TRDC-OFF1	-	0.50	£0.19	£2.0707	£2.0707	£2.0707	£2.0707	£2.0707	£2.0707	£2.0707	£2.0707	£2.0707	£2.0707	£2.0707	£2.0707	£2.0707	£2.0707	£2.0707

Table 6.26.1: Net zero carbon (operational only)

Net zero carbon A / X (operational only)

Sales value (£ psm):

BLV: SECONDARY OFFICES / RETAIL

	Description	No of units	Site area	BLV (£ m)	£5,600 psm		£5,850 psm		£6,100 psm		£6,350 psm		£6,600 psm		£6,850 psm		£7,100 psm		£7,350 psm		£7,600 psm	
					Baseline	10%	Baseline	10%	Baseline	10%	Baseline	10%	Baseline	10%	Baseline	10%	Baseline	10%	Baseline	10%	Baseline	10%
1	TRDC-1 - 5 units, 25 DPH, 100% houses and 0% flats	5	0.20	£1.23	£0.4751	£0.4274	£0.5273	£0.4796	£0.5348	£0.4871	£0.5870	£0.5393	£0.6168	£0.5691	£0.6690	£0.6213	£0.7212	£0.6734	£0.7733	£0.7256	£0.8255	£0.7777
2	TRDC-2 - 5 units, 50 DPH, 100% houses and 0% flats	5	0.10	£0.61	£0.4751	£0.4274	£0.5273	£0.4796	£0.5348	£0.4871	£0.5870	£0.5393	£0.6168	£0.5691	£0.6690	£0.6213	£0.7212	£0.6734	£0.7733	£0.7256	£0.8255	£0.7777
3	TRDC-3 - 5 units, 85 DPH, 50% houses and 50% flats	5	0.06	£0.36	£0.3022	£0.2486	£0.3523	£0.2988	£0.3561	£0.3025	£0.4063	£0.3527	£0.4333	£0.3797	£0.4834	£0.4299	£0.5336	£0.4800	£0.5838	£0.5302	£0.6340	£0.5804
4	TRDC-4 - 6 units, 30 DPH, 100% houses and 0% flats	6	0.20	£1.23	£0.5702	£0.5129	£0.6328	£0.5755	£0.6418	£0.5845	£0.7044	£0.6471	£0.7402	£0.6829	£0.8028	£0.7455	£0.8654	£0.8081	£0.9280	£0.8707	£0.9906	£0.9333
5	TRDC-5 - 6 units, 75 DPH, 75% houses and 25% flats	6	0.08	£0.49	£0.4686	£0.4079	£0.5301	£0.4693	£0.5369	£0.4762	£0.5983	£0.5376	£0.6325	£0.5717	£0.6939	£0.6332	£0.7554	£0.6946	£0.8168	£0.7561	£0.8783	£0.8175
6	TRDC-6 - 8 units, 25 DPH, 100% houses and 0% flats	8	0.32	£1.96	£0.7602	£0.6839	£0.8437	£0.7673	£0.8557	£0.7794	£0.9392	£0.8628	£0.9869	£0.9106	£1.0704	£0.9940	£1.1538	£1.0775	£1.2373	£1.1609	£1.3207	£1.2444
7	TRDC-7 - 8 units, 130 DPH, 0% houses and 100% flats	8	0.06	£0.38	£0.1829	£0.0874	£0.2595	£0.1640	£0.2590	£0.1635	£0.3356	£0.2401	£0.3737	£0.2782	£0.4503	£0.3548	£0.5269	£0.4314	£0.6035	£0.5080	£0.6801	£0.5846
8	TRDC-8 - 9 units, 112 DPH, 0% houses and 100% flats	9	0.08	£0.49	£0.2057	£0.0983	£0.2919	£0.1845	£0.2914	£0.1839	£0.3776	£0.2701	£0.4204	£0.3129	£0.5066	£0.3991	£0.5928	£0.4853	£0.6789	£0.5715	£0.7651	£0.6577
9	TRDC-9 - 10 units, 25 DPH, 100% houses and 0% flats	10	0.40	£2.45	£0.9073	£0.8119	£1.0116	£0.9162	£1.0267	£0.9313	£1.1310	£1.0356	£1.1907	£1.0953	£1.2950	£1.1996	£1.3994	£1.3039	£1.5037	£1.4082	£1.6080	£1.5125
10	TRDC-10 - 10 units, 90 DPH, 50% houses and 50% flats	10	0.11	£0.68	£0.5671	£0.4630	£0.6656	£0.5615	£0.6729	£0.5688	£0.7714	£0.6673	£0.8243	£0.7202	£0.9229	£0.8188	£1.0215	£0.9174	£1.1201	£1.0159	£1.2186	£1.1145
11	TRDC-11 - 20 units, 35 DPH, 100% houses and 0% flats	20	0.57	£3.50	£1.6945	£1.5088	£1.8937	£1.7080	£1.9177	£1.7320	£2.1169	£1.9322	£2.2285	£2.0438	£2.4277	£2.2430	£2.6270	£2.4423	£2.8262	£2.6415	£3.0254	£2.8407
12	TRDC-12 - 20 units, 50 DPH, 80% houses and 20% flats	20	0.40	£2.45	£1.5768	£1.3925	£1.7768	£1.5944	£1.9096	£1.7150	£2.1118	£1.9170	£2.2777	£2.0832	£2.4796	£2.2852	£2.6816	£2.4871	£2.8835	£2.6891	£3.0855	£2.8910
13	TRDC-13 - 30 units, 25 DPH, 100% houses and 0% flats	30	1.20	£7.36	£2.6451	£2.3753	£2.9404	£2.6727	£2.9627	£2.7149	£3.2801	£3.0123	£3.4499	£3.1821	£3.7472	£3.4795	£4.0446	£3.7768	£4.3419	£4.0742	£4.6393	£4.3715
14	TRDC-14 - 30 units, 50 DPH, 80% houses and 20% flats	30	0.60	£3.68	£2.2633	£1.9927	£2.5564	£2.2757	£2.5903	£2.3096	£2.8833	£2.6027	£3.0468	£2.7662	£3.3395	£3.0592	£3.6328	£3.3523	£3.9260	£3.6453	£4.2190	£3.9384
15	TRDC-15 - 40 units, 50 DPH, 80% houses and 20% flats	40	0.80	£4.90	£3.0178	£2.6570	£3.4085	£3.0477	£3.4537	£3.0929	£3.8444	£3.4836	£4.0624	£3.6915	£4.4526	£4.0817	£4.8437	£4.4709	£5.2349	£4.8601	£5.6261	£5.2493
16	TRDC-16 - 40 units, 80 DPH, 50% houses and 50% flats	40	0.50	£3.06	£2.2001	£1.8156	£2.6041	£2.1996	£2.6290	£2.2245	£3.0139	£2.6085	£3.2174	£2.8129	£3.6013	£3.1969	£3.9827	£3.5809	£4.3641	£3.9634	£4.7455	£4.3448
17	TRDC-17 - 50 units, 35 DPH, 100% houses and 0% flats	50	1.43	£3.94	£4.4051	£3.9588	£4.9007	£4.4544	£4.9712	£4.5249	£5.4663	£5.0205	£5.7498	£5.3035	£6.2454	£5.7991	£6.7410	£6.2947	£7.2365	£6.7903	£7.7321	£7.2859
18	TRDC-18 - 50 units, 80 DPH, 50% houses and 50% flats	50	0.63	£1.73	£2.7752	£2.2695	£3.2552	£2.7495	£3.2883	£2.7826	£3.7663	£3.2606	£4.0218	£3.5162	£4.5016	£3.9961	£4.9783	£4.4726	£5.4551	£4.9543	£5.9319	£5.4310
19	TRDC-19 - 60 units, 100 DPH, 0% houses and 100% flats	60	0.60	£3.68	£1.1944	£0.5180	£1.7440	£1.0677	£1.7343	£1.0580	£2.2839	£1.6076	£2.5539	£1.8776	£3.1035	£2.4272	£3.6532	£2.9769	£4.2028	£3.5265	£4.7525	£4.0762
20	TRDC-20 - 60 units, 35 DPH, 100% houses and 0% flats	60	1.71	£10.51	£5.2861	£4.7506	£5.8808	£5.3453	£5.9654	£5.4299	£6.9601	£6.0246	£6.8997	£6.3642	£7.4944	£6.9589	£8.0892	£7.5536	£8.6839	£8.1483	£9.2786	£8.7430
21	TRDC-21 - 70 units, 50 DPH, 80% houses and 20% flats	70	1.40	£8.58	£3.2811	£2.6243	£3.9649	£3.3101	£3.8440	£3.3872	£4.7278	£4.0729	£4.7092	£4.4544	£4.7935	£4.1382	£5.4758	£4.8219	£5.1606	£5.5057	£5.9444	£5.1895
22	TRDC-22 - 70 units, 35 DPH, 100% houses and 0% flats	70	2.00	£12.26	£6.0478	£5.4271	£6.7343	£6.1135	£6.8170	£6.1963	£7.9034	£6.8827	£7.8800	£7.2673	£8.5745	£7.9537	£9.2609	£8.6402	£9.9436	£9.3266	£10.6264	£10.0116
23	TRDC-23 - 80 units, 50 DPH, 100% houses and 0% flats	80	1.60	£9.81	£6.9118	£6.2024	£7.6963	£6.9869	£7.7909	£7.0815	£8.6754	£7.9660	£9.0149	£8.3055	£9.7994	£9.0900	£10.5839	£9.8745	£11.3642	£10.6590	£12.1444	£11.4418
24	TRDC-24 - 80 units, 80 DPH, 55% houses and 45% flats	80	1.00	£6.13	£4.6005	£3.8132	£5.3584	£4.5711	£5.4015	£4.6143	£6.1594	£5.3721	£6.5599	£5.7727	£7.3178	£6.5305	£8.0756	£7.2884	£8.8335	£8.0463	£9.5914	£8.8042
25	TRDC-25 - 95 units, 28 DPH, 100% houses and 0% flats	95	3.39	£20.80	£8.2078	£7.3654	£9.1394	£8.2970	£9.2517	£8.4093	£10.1833	£9.3409	£10.7052	£9.8628	£11.6368	£10.7944	£12.5683	£11.7259	£13.4949	£12.6575	£14.4215	£13.5871
26	TRDC-26 - 100 units, 15 DPH, 100% houses and 0% flats	100	6.67	£40.86	£8.6398	£7.7530	£9.6204	£8.7336	£9.7386	£8.8519	£10.7192	£9.8325	£11.2686	£10.3819	£12.2492	£11.3625	£13.2298	£12.3431	£14.2092	£13.3237	£15.1805	£14.3023
27	TRDC-27 - 100 units, 35 DPH, 95% houses and 5% flats	100	2.86	£17.51	£8.3299	£7.4325	£9.3070	£8.4097	£9.4183	£8.5210	£10.3955	£9.4981	£10.9397	£10.0424	£11.9168	£11.0195	£12.8940	£11.9967	£13.8686	£12.9738	£14.8406	£13.9509
28	TRDC-28 - 130 units, 35.14 DPH, 95% houses and 5% flats	130	3.70	£22.68	£10.6333	£9.4854	£11.8822	£10.7344	£12.0236	£10.8758	£13.2726	£12.1247	£13.9678	£12.8199	£15.2168	£14.0689	£16.4657	£15.3179	£17.7147	£16.5669	£18.9637	£17.8158
29	TRDC-29 - 145 units, 24.83 DPH, 100% houses and 0% flats	145	5.84	£35.79	£12.3023	£11.0371	£13.7003	£12.4351	£13.8679	£12.6027	£15.2659	£14.0007	£16.0487	£14.7835	£17.4467	£16.1815	£18.8447	£17.5795	£20.2427	£18.9775	£21.6407	£20.3755
30	TRDC-30 - 165 units, 70.87 DPH, 60% houses and 40% flats	165	2.33	£14.27	£9.6306	£8.0536	£11.1591	£9.5866	£11.2440	£9.6716	£12.7725	£11.2000	£13.5792	£12.0068	£15.1077	£13.5363	£16.6362	£15.0637	£18.1644	£16.5922	£19.6822	£18.1207
31	TRDC-31 - 250 units, 35.07 DPH, 90% houses and 10% flats	250	7.13	£43.69	£16.5788	£14.3738	£18.8877	£16.7060	£19.0965	£16.9071	£21.4054	£19.2237	£22.6642	£20.4826	£24.9731	£22.7914	£27.2709	£25.1003	£29.5614	£27.4087	£31.8519	£29.6992
32	TRDC-32 - 400 units, 15.69 DPH, 100% houses and 0% flats	400	25.49	£156.26	£25.7071	£22.7554	£28.9624	£26.0212	£29.2429	£26.2874	£32.4982	£29.5570	£34.2661	£31.3249	£37.5214	£34.5802	£40.7728	£37.8355	£44.0111	£41.0909	£47.2495	£44.3311
33	TRDC-33 - 500 units, 20 DPH, 100% houses and 0% flats	500	25.00	£153.23	£24.0507	£20.4106	£28.0399	£24.4242	£28.3099	£24.6698	£32.2939	£28.6834	£34.4205	£30.8129	£38.4035	£34.7976	£42.3845	£38.7807	£46.3204	£42.7462	£50.2763	£46.7021
34	TRDC-34 - 750 units, 20 DPH, 100% houses and 0% flats	750	37.50	£103.54	£33.7394	£29.6241	£39.3830	£34.2795	£39.8020	£34.5588	£45.2849	£40.2021	£48.2459	£43.1634	£53.8564	£48.7650	£59.4412	£54.3695	£65.0160	£59.9665	£70.5872	£65.5633
35	TRDC-35 - 1000 units, 20 DPH, 100% houses and 0% flats	1,000	50.00	£138.05	£40.4381	£33.8059	£47.5810	£41.0154	£47.7257	£41.1133	£54.6588	£48.3029	£58.4977	£51.9467	£65.5902	£59.0835	£72.6511	£66.1884	£79.6934	£73.2465	£86.7001	£80.2995
36	TRDC-36 - 1250 units, 20 DPH, 100% houses and 0% flats	1,250	62.50	£172.56	£48.4576	£40.8247	£56.7878	£49.2246	£56.9675	£49.3432	£65.2988	£57.7345	£69.5544	£61.9895	£77.8494	£70.3247	£86.1112	£78.6243	£94.3551	£86.8861	£102.5469	£95.1157
37	TRDC-37 - 1500 units, 20 DPH, 100% houses and 0% flats	1,500	75.00	£207.07	£55.4718	£47.0059	£64.8140	£56.4107	£65.0424	£56.5652	£74.3977	£65.9813	£79.1830	£70.7643	£88.4971	£80.1219	£97.7817	£89.4356	£107.0255	£98.7209	£116.2480	£107.9647
38	TRDC-CARE1 (75 rooms)	-	1.00	£2.76	£1.5417	£1.1572	£1.5417	£1.1572	£0.9689	£0.6144	£0.9689	£0.6144	£0.9689	£0.6144	£0.9689	£0.6144	£0.9689	£0.6144	£0.9689	£0.6144	£0.9689	£0.6144
39	TRDC-CARE2 (40 rooms)	-	0.33	£0.12	£0.8816	£0.6925	£0.8816	£0.6925	£0.5761	£0.3870	£0.5761	£0.3870	£0.4233	£0.2343	£0.4233	£0.2343	£0.4233	£0.2343	£0.4233	£0.2343	£0.4233	£0.2343
40	TRDC-OFF1	-	0.50	£1.38	-£2.0707	-£2.9372	-£2.0707	-£2.9372	-£2.0707	-£2.9372	-£2.0707	-£2.9372	-£2.0707	-£2.9372	-£2.0707	-£2.9372	-£2.0707	-£2.9372	-£2.0707	-£2.9372	-£2.0707	-£2.9372
41	TRDC-OFF2	-	0.50	£1.38	-£2.9375	-£4.0928	-£2.9375	-£4.0928	-£2.9375	-£4.0928	-£2.9375	-£4.0928	-£2.9375	-£4.0928	-£2.9375	-£4.0928	-£2.9375	-£4.0928	-£2.9375	-£4.0928	-£2.9375	-£4.0928
42	TRDC-RET1	-	1.00	£6.13	£2.6173	£2.3445	£2.6173	£2.3445	£2.3456	£2.0728	£2.3456	£2.0728	£2.3456	£2.0728	£2.3456	£2.0728	£2.3456	£2.0728	£2.3456	£2.0728	£2.3456	£2.0728
43	TRDC-RET2	-	0.50	£3.06	£6.0912	£5.7274	£6.0912	£5.7274	£5.7289	£5.3651	£5.7289	£5.3651	£5.7289	£5.3651	£5.7289	£5.3651	£5.7289	£5.3651	£5.7289	£5.3651	£5.7289	£5.3651
44	TRDC-RET3	-	0.25	£1.53	£2.6920	£2.5101	£2.6920	£2.5101	£2.5108	£2.3289	£2.5108	£2.3289	£2.5108	£2.3289	£2.5108	£2.3289	£2.5108	£2.3289	£2.5108	£2.3289	£2.5108	£2.3289
45	TRDC-IND1	-	1.00	£6.13	£3.5360	£3.3442	£3.5360	£3.3442	£3.5360	£3.3442	£3.5360	£3.3442	£3.5360	£3.3442	£3.5360	£3.3442	£3.5360	£3.3442	£3.5360	£3.3442	£3.5360	£3.3442
46	TRDC-IND2	-	1.00	£6.13	£4.3946	£4.1480	£4.3946	£4.1480	£4.3946	£4.1480	£4.3946	£4.1480	£4.3946	£4.1480	£4.3946	£4.1480	£4.3946	£4.1480	£4.3946	£4.1480	£4.3946	£4.1480
47	TRDC-IND3	-	1.00	£6.13	£5.0678	£4.7664	£5.0678	£4.7664	£5.0678	£4.7664	£5.0678	£4.7664	£5.0678	£4.7664	£5.0678	£4.7664	£5.0678	£4.7664	£5.0678	£4.7664	£5.0678	£4.7664

BLV: SECONDARY INDUSTRIAL

	Description	No of units		BLV (£ m)	£5,600 psm		£5,850 psm		£6,100 psm		£6,350 psm		£6,600 psm		£6,850 psm		£7,100 psm		£7,350 psm		£7,600 psm	
					Baseline	10%	Baseline	10%	Baseline	10%	Baseline	10%	Baseline	10%	Baseline	10%	Baseline	10%	Baseline	10%	Baseline	10%
1	TRDC-1 - 5 units, 25 DPH, 100% houses and 0% flats	5	0.20	£0.55	£0.4751	£0.4274	£0.5273	£0.4796	£0.5348	£0.4871	£0.5870	£0.5393	£0.6168	£0.5691	£0.6690	£0.6213	£0.7212	£0.6734	£0.7733	£0.7256	£0.8255	£0.7777
2	TRDC-2 - 5 units, 50 DPH, 100% houses and 0% flats	5	0.10	£0.28	£0.4751	£0.4274	£0.5273	£0.4796	£0.5348	£0.4871	£0.5870	£0.5393	£0.6168	£0.5691	£0.6690	£0.6213	£0.7212	£0.6734	£0.7733	£0.7256	£0.8255	£0.7777
3	TRDC-3 - 5 units, 85 DPH, 50% houses and 50% flats	5	0.06	£0.16	£0.3022	£0.2486	£0.3523	£0.2988	£0.3561	£0.3025	£0.4063	£0.3527	£0.4333	£0.3797	£0.4834	£0.4299	£0.5336	£0.4800	£0.5838	£0.5302	£0.6340	£0.5804
4	TRDC-4 - 6 units, 30 DPH, 100% houses and 0% flats	6	0.20	£0.55	£0.5702	£0.5129	£0.6328	£0.5755	£0.6418	£0.5845	£0.7044	£0.6471	£0.7402	£0.6829	£0.8028	£0.7455	£0.8654	£0.8081	£0.9280	£0.8707	£0.9906	£0.9333
5	TRDC-5 - 6 units, 75 DPH, 75% houses and 25% flats	6	0.08	£0.49	£0.4686	£0.4079	£0.5301	£0.4693	£0.5369	£0.4762	£0.5983	£0.5376	£0.6325	£0.5717	£0.6939	£0.6332	£0.7554	£0.6946	£0.8168	£0.7561	£0.8783	£0.8175
6	TRDC-6 - 8 units, 25 DPH, 100% houses and 0% flats	8	0.32	£0.88	£0.7602	£0.6839	£0.8437	£0.7673	£0.8557	£0.7794	£0.9392	£0.8628	£0.9869	£0.9106	£1.0704	£0.9940	£1.1538	£1.0775	£1.2373	£1.1609	£1.3207	£1.2444
7	TRDC-7 - 8 units, 130 DPH, 0% houses and 100% flats	8	0.06	£0.17	£0.1829	£0.0874	£0.2595	£0.1640	£0.2590	£0.1635	£0.3356	£0.2401	£0.3737	£0.2782	£0.4503	£0.3548	£0.5269	£0.4314	£0.6035	£0.5080	£0.6801	£0.5846
8	TRDC-8 - 9 units, 112 DPH, 0% houses and 100% flats	9	0.08	£0.22	£0.2057	£0.0983	£0.2919	£0.1845	£0.2914	£0.1839	£0.3776	£0.2701	£0.4204	£0.3129	£0.5066	£0.3991	£0.5928	£0.4853	£0.6789	£0.5715	£0.7651	£0.6577
9	TRDC-9 - 10 units, 25 DPH, 100% houses and 0% flats	10	0.40	£0.15	£0.9073	£0.8119	£1.0116	£0.9162	£1.0267	£0.9313	£1.1310	£1.0356	£1.1907	£1.0953	£1.2950	£1.1996	£1.3994	£1.3039	£1.5037	£1.4082	£1.6080	£1.5125
10	TRDC-10 - 10 units, 90 DPH, 50% houses and 50% flats	10	0.11	£0.04	£0.5671	£0.4630	£0.6656	£0.5615	£0.6729	£0.5688	£0.7714	£0.6673	£0.8243	£0.7202	£0.9229	£0.8188	£1.0215	£0.9174	£1.1201	£1.0159	£1.2186	£1.1145
11	TRDC-11 - 20 units, 35 DPH, 100% houses and 0% flats	20	0.57	£0.21	£1.6945	£1.5088	£1.8937	£1.7080	£1.9177	£1.7320	£2.1169	£1.9322	£2.2285	£2.0438	£2.4277	£2.2430	£2.6270	£2.4423	£2.8262	£2.6415	£3.0254	£2.8407
12	TRDC-12 - 20 units, 50 DPH, 80% houses and 20% flats	20	0.40	£0.15	£1.5768	£1.3925	£1.7768	£1.5944	£1.9096	£1.7150	£2.1118	£1.9170	£2.2777	£2.0832	£2.4796	£2.2852	£2.6816	£2.4871	£2.8835	£2.6891	£3.0855	£2.8910
13	TRDC-13 - 30 units, 25 DPH, 100% houses and 0% flats	30	1.20	£0.45	£2.6431	£2.3753	£2.9404	£2.6727	£2.9627	£2.7149	£3.2801	£3.0123	£3.4499	£3.1821	£3.7472	£3.4795	£4.0446	£3.7768	£4.3419	£4.0742	£4.6393	£4.3715
14	TRDC-14 - 30 units, 50 DPH, 80% houses and 20% flats	30	0.60	£0.22	£2.2633	£1.9927	£2.5564	£2.2757	£2.5903	£2.3096	£2.8833	£2.6027	£3.0468	£2.7662	£3.3395	£3.0592	£3.6328	£3.3523	£3.9260	£3.6453	£4.2190	£3.9384
15	TRDC-15 - 40 units, 50 DPH, 80% houses and 20% flats	40	0.80	£0.30	£2.6385	£2.2581	£3.0164	£2.6360	£3.0391	£2.6587	£3.4173	£3.0366	£3.6173	£3.2369	£3.9951	£3.6148	£4.3730	£3.9926	£4.7509	£4.3705	£5.1287	£4.7483
16	TRDC-16 - 40 units, 80 DPH, 50% houses and 50% flats	40	0.50	£0.19	£2.2001	£1.8156	£2.6041	£2.1996	£2.6290	£2.2245	£3.0139	£2.6085	£3.2174	£2.8129	£3.6013	£3.1969	£3.9827	£3.5809	£4.3641	£3.9634	£4.7455	£4.3448
17	TRDC-17 - 50 units, 35 DPH, 100% houses and 0% flats	50	1.43	£0.53	£4.4051	£3.9588	£4.9007	£4.4544	£4.9712	£4.5249	£5.4663	£5.0205	£5.7498	£5.3035	£6.2454	£5.7991	£6.7410	£6.2947	£7.2365	£6.7903	£7.7321	£7.2859
18	TRDC-18 - 50 units, 80 DPH, 50% houses and 50% flats	50	0.63	£0.23	£2.7752	£2.2695	£3.2552	£2.7495	£3.2883	£2.7826	£3.7663	£3.2606	£4.0218	£3.5162	£4.5016	£3.9961	£4.9783	£4.4726	£5.4551	£4.9543	£5.9319	£5.4310
19	TRDC-19 - 60 units, 100 DPH, 0% houses and 100% flats	60	0.60	£0.22	£1.1944	£0.5180	£1.7440	£1.0677	£1.7343	£1.0580	£2.2839	£1.6076	£2.5539	£1.8776	£3.1035	£2.4272	£3.6532	£2.9769	£4.2028	£3.5265	£4.7525	£4.0762
20	TRDC-20 - 60 units, 35 DPH, 100% houses and 0% flats	60	1.71	£0.64	£5.2861	£4.7506	£5.8808	£5.3453	£5.9654	£5.4299	£6.9601	£6.0246	£6.8997	£6.3642	£7.4944	£6.9589	£8.0892	£7.5536	£8.6839	£8.1483	£9.2786	£8.7430
21	TRDC-21 - 70 units, 50 DPH, 80% houses and 20% flats	70	1.40	£0.52	£3.2811	£2.6243	£3.9649	£3.3101	£3.8440	£3.3872	£4.7278	£4.0729	£4.7092	£4.4544	£4.7935	£4.1382	£5.4758	£4.8219	£5.1606	£5.5057	£5.9444	£5.1895
22	TRDC-22 - 70 units, 35 DPH, 100% houses and 0% flats	70	2.00	£0.75	£6.0478	£5.4271	£6.7343	£6.1135	£6.8170	£6.1963	£7.9034	£6.8827	£7.8800	£7.2673	£8.5745	£7.9537	£9.2609	£8.6402	£9.9436	£9.3266	£10.6264	£10.0116
23	TRDC-23 - 80 units, 50 DPH, 100% houses and 0% flats	80	1.60	£0.60	£6.9118	£6.2024	£7.6963	£6.9869	£7.7909	£7.0815	£8.6754	£7.9660	£9.0149	£8.3055	£9.7994	£9.0900	£10.5839	£9.8745	£11.3642	£10.6590	£12.1444	£11.4418
24	TRDC-24 - 80 units, 80 DPH, 55% houses and 45% flats	80	1.00	£0.25	£4.6005	£3.8132	£5.3584	£4.5711	£5.4015	£4.6143	£6.1594	£5.3721	£6.5599	£5.7727	£7.3178	£6.5305	£8.0756	£7.2884	£8.8335	£8.0463	£9.5914	£8.8042
25	TRDC-25 - 95 units, 28 DPH, 100% houses and 0% flats	95	3.39	£0.84	£8.2078	£7.3654	£9.1394	£8.2970	£9.2517	£8.4093	£10.1833	£9.3409	£10.7052	£9.8628	£11.6368	£10.7944	£12.5683	£11.7259	£13.4949	£12.6575	£14.4215	£13.5871
26	TRDC-26 - 100 units, 15 DPH, 100% houses and 0% flats	100	6.67	£1.65	£8.6398	£7.7530	£9.6204	£8.7336	£9.7386	£8.8519	£10.7192	£9.8325	£11.2686	£10.3819	£12.2492	£11.3625	£13.2298	£12.3431	£14.2092	£13.3237	£15.1805	£14.3023
27	TRDC-27 - 100 units, 35 DPH, 95% houses and 5% flats	100	2.86	£0.71	£8.3299	£7.4325	£9.3070	£8.4097	£9.4183	£8.5210	£10.3955	£9.4981	£10.9397	£10.0424	£11.9168	£11.0195	£12.8940	£11.9967	£13.8686	£12.9738	£14.8406	£13.9509
28	TRDC-28 - 130 units, 35.14 DPH, 95% houses and 5% flats	130	3.70	£0.91	£10.6333	£9.4854	£11.8822	£10.7344	£12.0236	£10.8758	£13.2726	£12.1247	£13.9678	£12.8199	£15.2168	£14.0689	£16.4657	£15.3179	£17.7147	£16.5669	£18.9637	£17.8158
29	TRDC-29 - 145 units, 24.83 DPH, 100% houses and 0% flats	145	5.84	£1.44	£12.3023	£11.0371	£13.7003	£12.4351	£13.8679	£12.6027	£15.2659	£14.0007	£16.0487	£14.7835	£17.4467	£16.1815	£18.8447	£17.5795	£20.2427	£18.9775	£21.6407	£20.3755
30	TRDC-30 - 165 units, 70.87 DPH, 60% houses and 40% flats	165	2.33	£0.58	£9.6306	£8.0536	£11.1591	£9.5866	£11.2440	£9.6716	£12.7725	£11.2000	£13.5792	£12.0068	£15.1077	£13.5363	£16.6362	£15.0637	£18.1644	£16.5922	£19.6822	£18.1207
31	TRDC-31 - 250 units, 35.07 DPH, 90% houses and 10% flats	250	7.13	£1.76	£16.5788	£14.3738	£18.8877	£16.7060	£19.0965	£16.9071	£21.4054	£19.2237	£22.6642	£20.4826	£24.9731	£22.7914	£27.2709	£25.1003	£29.5614	£27.4087	£31.8519	£29.6992
32	TRDC-32 - 400 units, 15.69 DPH, 100% houses and 0% flats	400	25.49	£6.30	£25.7071	£22.7554	£28.9624	£26.0212	£29.2429	£26.2874	£32.4982	£29.5570	£34.2661	£31.3249	£37.5214	£34.5802	£40.7728	£37.8355	£44.0111	£41.0909	£47.2495	£44.3311
33	TRDC-33 - 500 units, 20 DPH, 100% houses and 0% flats	500	25.00	£6.18	£24.0507	£20.4106	£28.0399	£24.4242	£28.3099	£24.6698	£32.2939	£28.6834	£34.4205	£30.8129	£38.4035	£34.7976	£42.3845	£38.7807	£46.3204	£42.7462	£50.2763	£46.7021
34	TRDC-34 - 750 units, 20 DPH, 100% houses and 0% flats	750	37.50	£9.26	£33.7394	£29.6241	£39.3830	£34.2795	£39.8020	£34.5588	£45.2849	£40.2021	£48.2459	£43.1634	£53.8564	£48.7650	£59.4412	£54.3695	£65.0160	£59.9665	£70.5872	£65.5633
35	TRDC-35 - 1000 units, 20 DPH, 100% houses and 0% flats	1,000	50.00	£12.35	£40.4381	£33.8059	£47.5810	£41.0154	£47.7257	£41.1133	£54.6588	£48.3029	£58.4977	£51.9467	£65.5902	£59.0835	£72.6511	£66.1884	£79.6934	£73.2465	£86.7001	£80.2995
36	TRDC-36 - 1250 units, 20 DPH, 100% houses and 0% flats	1,250	62.50	£15.44	£48.4576	£40.8247	£56.7878	£49.2246	£56.9675	£49.3432	£65.2988	£57.7345	£69.5544	£61.9895	£77.8494	£70.3247	£86.1112	£78.6243	£94.3551	£86.8861	£102.5469	£95.1157
37	TRDC-37 - 1500 units, 20 DPH, 100% houses and 0% flats	1,500	75.00	£18.53	£55.4718	£47.0059	£64.8140	£56.4107	£65.0424	£56.5652	£74.3977	£65.9813	£79.1830	£70.7643	£88.4971	£80.1219	£97.7817	£89.4356	£107.0255	£98.7209	£116.2480	£107.9647
38	TRDC-CARE1 (75 rooms)	-	1.00	£0.25	£1.5417	£1.1572	£1.5417	£1.1572	£0.9689	£0.6144	£0.9689	£0.6144	£0.9689	£0.6144	£0.9689	£0.6144	£0.9689	£0.6144	£0.9689	£0.6144	£0.9689	£0.6144
39	TRDC-CARE2 (40 rooms)	-	0.33	£0.08	£0.8816	£0.6925	£0.8816	£0.6925	£0.5761	£0.3870	£0.5761	£0.3870	£0.4233	£0.2343	£0.4233	£0.2343	£0.4233	£0.2343	£0.4233	£0.2343	£0.4233	£0.2343
40	TRDC-OFF1	-	0.50	£0.12	-£2.0707	-£2.9372	-£2.0707	-£2.9372	-£2.0707	-£2.9372	-£2.0707

Table 6.26.2: Percentage change in residual land values with NZC operational only cost allowances (sales values of £6,600 per square metre)

	Description	No of units	Site area	Baseline residual land value (£m)	Residual land value after accounting for Net Zero Carbon allowance of 5% of construction costs (£m)	Percentage change in residual land value
1	TRDC-1 - 5 units, 25 DPH, 100% houses and 0% flats	5	0.20	£0.617	£0.569	7.74%
2	TRDC-2 - 5 units, 50 DPH, 100% houses and 0% flats	5	0.10	£0.617	£0.569	7.74%
3	TRDC-3 - 5 units, 85 DPH, 50% houses and 50% flats	5	0.06	£0.433	£0.380	12.36%
4	TRDC-4 - 6 units, 30 DPH, 100% houses and 0% flats	6	0.20	£0.740	£0.683	7.74%
5	TRDC-5 - 6 units, 75 DPH, 75% houses and 25% flats	6	0.08	£0.632	£0.572	9.60%
6	TRDC-6 - 8 units, 25 DPH, 100% houses and 0% flats	8	0.32	£0.987	£0.911	7.74%
7	TRDC-7 - 8 units, 130 DPH, 0% houses and 100% flats	8	0.06	£0.374	£0.278	25.56%
8	TRDC-8 - 9 units, 112 DPH, 0% houses and 100% flats	9	0.08	£0.420	£0.313	25.56%
9	TRDC-9 - 10 units, 25 DPH, 100% houses and 0% flats	10	0.40	£1.191	£1.095	8.02%
10	TRDC-10 - 10 units, 90 DPH, 50% houses and 50% flats	10	0.11	£0.824	£0.720	12.63%
11	TRDC-11 - 20 units, 35 DPH, 100% houses and 0% flats	20	0.57	£2.229	£2.044	8.29%
12	TRDC-12 - 20 units, 50 DPH, 80% houses and 20% flats	20	0.40	£2.278	£2.083	8.54%
13	TRDC-13 - 30 units, 25 DPH, 100% houses and 0% flats	30	1.20	£3.450	£3.182	7.76%
14	TRDC-14 - 30 units, 50 DPH, 80% houses and 20% flats	30	0.60	£3.047	£2.766	9.21%
15	TRDC-15 - 40 units, 50 DPH, 80% houses and 20% flats	40	0.80	£3.617	£3.237	10.52%
16	TRDC-16 - 40 units, 80 DPH, 50% houses and 50% flats	40	0.50	£3.217	£2.813	12.57%
17	TRDC-17 - 50 units, 35 DPH, 100% houses and 0% flats	50	1.43	£5.750	£5.304	7.76%
18	TRDC-18 - 50 units, 80 DPH, 50% houses and 50% flats	50	0.63	£4.022	£3.516	12.57%
19	TRDC-19 - 60 units, 100 DPH, 0% houses and 100% flats	60	0.60	£2.554	£1.878	26.48%
20	TRDC-20 - 60 units, 35 DPH, 100% houses and 0% flats	60	1.71	£6.900	£6.364	7.76%
21	TRDC-21 - 70 units, 50 DPH, 80% houses and 20% flats	70	1.40	£7.109	£6.454	9.21%
22	TRDC-22 - 70 units, 35 DPH, 100% houses and 0% flats	70	2.00	£7.888	£7.267	7.87%
23	TRDC-23 - 80 units, 50 DPH, 100% houses and 0% flats	80	1.60	£9.015	£8.306	7.87%
24	TRDC-24 - 80 units, 80 DPH, 55% houses and 45% flats	80	1.00	£6.560	£5.773	12.00%
25	TRDC-25 - 95 units, 28 DPH, 100% houses and 0% flats	95	3.39	£10.705	£9.863	7.87%
26	TRDC-26 - 100 units, 15 DPH, 100% houses and 0% flats	100	6.67	£11.269	£10.382	7.87%
27	TRDC-27 - 100 units, 35 DPH, 95% houses and 5% flats	100	2.86	£10.940	£10.042	8.20%
28	TRDC-28 - 130 units, 35.14 DPH, 95% houses and 5% flats	130	3.70	£13.968	£12.820	8.22%
29	TRDC-29 - 145 units, 24.83 DPH, 100% houses and 0% flats	145	5.84	£16.049	£14.783	7.88%
30	TRDC-30 - 165 units, 70.87 DPH, 60% houses and 40% flats	165	2.33	£13.579	£12.007	11.58%
31	TRDC-31 - 250 units, 35.07 DPH, 90% houses and 10% flats	250	7.13	£22.664	£20.483	9.63%
32	TRDC-32 - 400 units, 15.69 DPH, 100% houses and 0% flats	400	25.49	£34.266	£31.325	8.58%
33	TRDC-33 - 500 units, 20 DPH, 100% houses and 0% flats	500	25.00	£34.420	£30.813	10.48%
34	TRDC-34 - 750 units, 20 DPH, 100% houses and 0% flats	750	37.50	£48.246	£43.163	10.53%
35	TRDC-35 - 1000 units, 20 DPH, 100% houses and 0% flats	1,000	50.00	£58.498	£51.947	11.20%
36	TRDC-36 - 1250 units, 20 DPH, 100% houses and 0% flats	1,250	62.50	£69.554	£61.989	10.88%
37	TRDC-37 - 1500 units, 20 DPH, 100% houses and 0% flats	1,500	75.00	£79.183	£70.764	10.63%
38	TRDC-CARE1 (75 rooms)	-	1.00	£0.682	£0.328	51.94%
39	TRDC-CARE2 (40 rooms)	-	0.33	£0.423	£0.234	44.66%
40	TRDC-OFF1	-	0.50	-£2.071	-£2.937	41.84%
41	TRDC-OFF2	-	0.50	-£2.938	-£4.093	39.33%
42	TRDC-RET1	-	1.00	£2.346	£2.073	11.63%
43	TRDC-RET2	-	0.50	£5.729	£5.365	6.35%
44	TRDC-RET3	-	0.25	£2.511	£2.329	7.24%
45	TRDC-IND1	-	1.00	£3.536	£3.344	5.42%
46	TRDC-IND2	-	1.00	£4.395	£4.148	5.61%
47	TRDC-IND3	-	1.00	£5.068	£4.766	5.95%

7 Conclusions and recommendations

7.1 The NPPF states that "*Plans should set out the contributions expected in association with particular sites and types of development. This should include setting out the levels and types of affordable housing provision required, along with other infrastructure (such as that needed for education, health, transport, green and digital infrastructure). Such policies should not undermine the delivery of the plan*". This report and its supporting appendices test the ability of development typologies in Three Rivers District to support emerging Local Plan policies while making contributions to infrastructure that will support growth through Section 106 obligations.

7.2 We have tested the impact of the main emerging policies which may have an impact on viability:

- **Affordable housing:** We have appraised residential schemes with a range of affordable housing from 0% to 50% to test the viability of the emerging policy seeking 40% affordable housing (50% on sites in the Green Belt), with a tenure split of 70% rent (further subdivided as 70% social rent and 30% affordable rent) and 30% shared ownership.

- There are significant variations in the percentages of affordable housing that can be provided, depending on private sales values, scheme composition (i.e. balance between houses and flats) and benchmark land value. The results do not point to any particular level of affordable housing that most schemes can viably deliver, although in most cases, our appraisals indicate that schemes can viably provide 40% affordable housing, or percentages close to this. The target is most readily achievable on developments brought forward on greenfield sites, which is where the Council expects the bulk of its housing supply to come forward. The target will be more difficult to achieve in on previously developed sites which have higher benchmark land values. We therefore recommend that the emerging target of 40% be adopted and applied on a 'maximum reasonable proportion' basis taking site-specific circumstances into account. This reflects the Council's current practice and the adopted Local Plan approach.

- Setting a lower proportion of affordable housing than 40% (50% in the Green Belt) is likely to result in a lower overall number of affordable units being delivered, as sites that could have delivered more would no longer do so. The Council also seeks to prioritise social rent and could, if necessary and on a case-by-case basis, accept some affordable rent in lieu of social rent to address scheme-specific viability issues. This would mitigate the need to reduce reducing the overall percentage below 40% to some extent.

- The government has recently consulted on strategic release of grey / green belt land on the basis that developers deliver 50% affordable housing. Our testing of 50% affordable housing indicates that this should be viable on most sites coming forward.

- **Affordable housing on small sites:** The emerging policy seeks affordable housing provision on sites in the Green Belt providing fewer than 10 units. This may result in practical issues when small numbers of affordable housing would be required, including potential lack of appetite from registered providers. In such circumstances, it may be necessary for the Council to seek financial contributions from small sites in lieu of on-site affordable housing at the equivalent of 40% of units. Our appraisals indicate that this requirement should be viable in almost all cases. In terms of implementation, the policy could be applied through a comparison of two residual valuations (one assuming all units are private and the other in which on-site affordable housing is included) with the financial contribution equating to the difference between the two residuals. Alternatively, a formulae-based approach could be used, the latter being simpler to implement.

- **Biodiversity Net gain:** We have tested the impact of the requirement for the statutory minimum 10% biodiversity net gain. This has a relatively modest impact on residual land values and can therefore be viably absorbed alongside other policies.

- **Accessibility:** Similarly, the Council's emerging policy seeking 5% of private homes and 10% of affordable homes to be designed to meet M4(3) wheelchair accessible standards and the remainder of units to meet M4(2) has a relatively small impact on viability.

- **Net Zero Carbon/reduced carbon:** The Council's emerging plan incorporates a suite of policies relating to carbon reduction and net zero carbon. These policies reflect the direction of travel of national standards through the introduction of carbon reduction measures via the Future Homes Standard. We have tested the impact that a net zero carbon standard is likely to have on developments in the District and the residual land values will typically fall by around 10% on average. The impact is therefore relatively significant in some cases, but the costs of technology required to achieve net zero carbon are expected to fall over time as research and development drives improvements. The cost impact of achieving both operational and embodied carbon are likely to be higher than operational only, with more significant impact on viability.

- **Self build/custom build:** The emerging plan seeks provision of 2% of plots on strategic sites to be made available for self-build and custom build. This requirement has a broadly cost-neutral impact as the plot price that developers will receive will be based on the residual land value generated by the self build unit (i.e. broadly the same net revenue they would have received had they built and sold the unit as part of the overall development).

- **Gypsies and Traveller pitches:** the emerging requirement for strategic sites to accommodate pitches and gypsies and travellers and travelling show people is unlikely to have a material effect on the viability of development within the District. The land required will typically be accommodated within the area of site not developed for housing, alongside the areas of land set aside for open space and provision of community facilitates and sports provision. However, on sites which are being developed at high net to gross ratios, there will be less scope for provision of gypsy and traveller pitches and the policy may need to be applied to take this into account.

Additional observations

7.3 Viability measured in present value terms is only one of several factors that determine whether a site is developed. Developers need to maintain a throughput of sites to ensure their staff are utilised and they can continue to generate returns for their shareholders. Consequently, small adjustments to residual land values resulting from changes in policy can be absorbed in almost all circumstances by developers taking a commercial view on the impact. However, in most cases the impact on land value is sufficiently modest that this can be passed onto the landowner at the bid stage without adversely impacting on the supply of land for development.

7.4 In considering the outputs of the appraisals, it is important to recognise that some developments will be unviable regardless of the Council's requirements. In these cases, the value of the existing building will be higher than a redevelopment opportunity over the medium term. However, this situation should not be taken as an indication of the viability (or otherwise) of the Council's policies and requirements.

7.5 It is critical that developers do not over-pay for sites such that the value generated by developments is paid to the landowner, rather than being used to provide affordable housing and to meet other planning policy requirements. The Council should work closely with developers to ensure that landowners' expectations of land value are appropriately framed by the local policy context. There may be instances when viability issues emerge on individual developments, even when the land has been purchased at an appropriate price (e.g. due to extensive decontamination requirements). In these cases, some flexibility may be required subject to submission of a robust site-specific viability assessment.

Appendix 1 - Policy summary

Policy Title	Summary of policy requirement	Cost implications for developments
Advertisements	Sets out requirements for advertisement proposals.	None
Affordable housing	40% of all new housing to be provided as affordable, including C3 housing schemes for older people (but excluding C2 schemes) 70% of the affordable housing to be provided as social rent and affordable rent, typically 70% social rent and 30% affordable rent. 30% of the affordable housing to provided as shared ownership. Major developments in the Green Belt of 10 or more units should provide 50% affordable housing. Developments of 9 or fewer units in the Green Belt should provide 40% affordable housing. Policy to applied subject to viability.	Tested in the study
Biodiversity	Applies statutory requirement for 10% biodiversity net gain. Seeks to protect and enhance protected sites.	Tested in the study
Broadband and electronic communications	Sets out requirements for telecoms proposals. Requires that all new residential and commercial developments have access to fast broadband connections.	None. Would be required by the market regardless of policy requirement, so not a policy cost.
Chilterns Beechwoods SPA	Requirement for developments of 100 units or more within the zone of influence to mitigate their impact on the SAC through contributions to Suitable Alternative Natural Greenspace, or a suitable financial contribution.	Tested in the study.
Construction, deliveries, collections and servicing	Sets out requirements for construction phase construction management plans and a requirement for robust arrangements for deliveries and servicing in operation.	Reflects standard practice, no additional development costs.
Design criteria	Sets out design requirements for new dwellings, including provision of adequate privacy, adequate levels of daylight, sunlight, outlook and aspect. Minimum outdoor amenity space of 45 to 75 square metres (plus 15 sqm for additional bedrooms) and 15 to 25 square metres for 1 and 2 bed flats.	Reflects best practice. Amenity space allowed in net to gross site area assumptions.

Policy Title	Summary of policy requirement	Cost implications for developments
Development in the Green Belt	Sets out requirements for applications for agricultural and forestry dwellings including occupancy conditions. Also sets out requirements for applications seeking to and extend or alter or replace buildings in the Green Belt. Sets out requirements for conversion of existing buildings in the Green Belt to residential.	Land use matter only.
Employment and economic development	Seeks to facilitate and encourage provision of employment land in response to needs and demands of businesses. Supports intensification of existing employment space subject to a range of requirements. Seeks to protect existing employment space and requires owners to demonstrate lack of demand through a marketing exercise.	Land use matter only.
Flood Risk and water resources	Seeks to limit development in areas of high risk of flooding. All major developments to incorporate Sustainable Drainage Systems. Indicates that the Council will support developments which make efficient use of water.	Land use matter only. Standard requirement, no additional development costs. No additional development costs.
Green and blue infrastructure	Sets out requirements for developments to contribute towards enhancement of existing and provision of new green and blue infrastructure.	Costs of provision of green infrastructure reflected in appraisals through net to gross site adjustment and cost allowances for external works (incorporating landscaping of open space).
Green Belt	Policy seeks to protect the District from inappropriate development.	Land use matter only.
Ground conditions, contamination and pollution	Developments to avoid contributing towards unacceptable levels of ground, air, water or noise pollution, or odour, vibration, disturbance or instability. Sets out requirements for stabilisation of ground conditions on former landfill sites.	Can be achieved with no cost impacts. Would be required in the absence of policy for insurance and warranty purposes. Should be reflected in the Benchmark Land Value.
Health and Well being	Developments to be designed to promote healthy communities and reduce health inequalities by providing infrastructure which encourages physical exercise and movement (e.g. walking and cycling routes). Health Impact Assessments required for applications of 100 or more units.	Marginal cost which can be accommodated within overall allowances for external works. De-minimis cost, incorporated within overall professional fees allowance.
Heritage and historic environment	Seeks to protect and enhance heritage assets and their setting.	Broadly reflects approach in national policy. Land use matter only.

<table>
<tr><th>Policy Title</th><th>Summary of policy requirement</th><th>Cost implications for developments</th></tr>
<tr><td>Housing density</td><td>Developments to make the most efficient use of land without compromising the quality of environment or existing residential areas.

Developments should target 50 dwellings per hectare of developable area. Higher densities may be required around public transport nodes. Lower densities may be appropriate in some circumstances (e.g. in conservation areas, adjacent to heritage assets)</td><td>No additional development costs.</td></tr>
<tr><td>Housing type and mix</td><td>Requires that developments provide a mix of housing based on Local Housing Needs Assessment and having regards to site characteristics.

All new dwellings to meet M4(2) standards.
5% of private dwellings to meet M4(3a)
10% of affordable rented dwellings to meet M4(3b) standard.
10% of intermediate affordable dwellings to meet M4(3) standard.

Self-build/custom build – strategic sites expected to provide 2% of plots for self-build and custom build where possible.</td><td>Mix from the October 2024 Local Housing Needs Assessment reflected:

<table><tr><th>Number of bedrooms</th><th>Market</th><th>Social/ Affordable Rented</th><th>Affordable Home Ownership</th></tr><tr><td>1</td><td>5%</td><td>20%</td><td>20%</td></tr><tr><td>2</td><td>20%</td><td>30%</td><td>40%</td></tr><tr><td>3</td><td>45%</td><td>35%</td><td>30%</td></tr><tr><td>4</td><td>30%</td><td>15%</td><td>10%</td></tr><tr><td>Total</td><td>100%</td><td>100%</td><td>100%</td></tr></table>
Tested in the study.

Cost neutral for developers. Plot value will be the equivalent of the residual land value that would been have been achieved for a developer-built plot.</td></tr>
<tr><td>Landscape character</td><td>Presumption against major development in the Chiltern National Landscape. Sets out planning requirements for minor developments in the National Landscape.</td><td>Land use matter only.</td></tr>
<tr><td>Local distinctiveness</td><td>Requirement for development to achieve high quality design that contributes to local distinctiveness. Encourages innovative design and responsiveness to local character.</td><td>No additional development cost. Design input reflected in level of professional fees incorporated into the appraisals.</td></tr>
<tr><td>Northwood Headquarters (MOD)</td><td>Indicates LPA support for new development at Northwood MOD MQ that helps to enhance or sustain its operational capability, including redevelopment or change of use of redundant MOD buildings.</td><td>Land use matter only.</td></tr>
</table>

Policy Title	Summary of policy requirement	Cost implications for developments
Open space, play space, sport and recreation	Seeks to protect existing designated open spaces and sets out criteria for loss of sport and recreation facilities. Seeks to prevent loss of children's play space. Sets out criteria against which proposals for new sport and recreation facilities will be evaluated. Requires that new developments of 25 or more dwellings provide open space and play space in accordance with British Standards for play BS EN 1176 and BE EN 1177.	Land use matter only. Open space provision reflected in net to gross site area assumptions.
Overarching policy on sustainable development	Strategic District-wide approach to development.	No specific cost requirements not addressed in other policies.
Parking standards	Sets parking standards for various uses.	No additional development costs assuming parking is at grade (very unlikely to involve basements at proposed densities).
Parking	Developments to make adequate provision for car parking. Electric Vehicle Charging points encouraged.	Costs of EVCs incorporated into the appraisals.
Policy XA (net zero operational carbon in residential development)	Developments to achieve 63% reduction in carbon emissions against Part L 2021 Target Emisions Rate from energy efficiency measures. No fossil fuel systems to be installed. On-site renewal energy generation capacity to be at least equal to regulated and unregulated useage.	Cost allowances incorporated into the appraisals.
Policy XB (net operational carbon in new build non-residential development	Part L improvement against Part L 2021 Target Emissions Rate as follows: Offices – 25% Schools – 35% Industrial – 45% Hotels and C2 – 10% Other non-res buildings – 35% No fossil fuel systems and on-site energy generation required to at least same level of energy consumed on an annual basis.	Cost allowances incorporated into the appraisals
Policy XC (climate adapted design and construction)	BREAAM standards required for non-res developments exceeding 1,000 sqm. Developments to demonstrate efforts to reduce greenhouse gas emissions through on-site location, building orientation, design, landscaping etc. Developments to minimise internal heating requirements through maximising solar heat gains and passive cooling during hot summers.	Cost of BREAAM reflected. No additional development costs.

Policy Title	Summary of policy requirement	Cost implications for developments
Policy XD (embodied carbon and minimising waste)	Developments of 10 more dwellings or 1,000 sqm of floorspace to be accompanied by a whole life carbon assessment. Developments of 50 or more dwellings to limit embodied carbon to 600kg CO2e/sqm GIA.	De-minimis cost. Can be achieved without additional cost through selection of materials.
Policy XE – reducing carbon emissions in existing buildings	Developers required to demonstrate that refurbishment and retrofitting of existing buildings has been considered in preference to demolition and rebuild. Whole life carbon assessment to be submitted where demolition and rebuild is accepted.	Land use matter only. De-minimis cost.
Provision for gypsies, travellers and travelling show people	Identifies a need for 37 pitches for Gypsies and Travellers and a need for 6 plots for travelling show people. Sets out the criteria that applications for pitches will need to satisfy. TRDC advise that strategic sites are to be required to accommodate pitches	Land for pitches can be accommodated within the net to gross site area without adversely impacting developable area.
Renewable and local carbon energy developments	Sets out requirements for applications relating to proposals for renewable energy developments, micro renewables etc.	No costs to developments.
Residential design and layout	New developments to meet Design Criteria (see “Design Criteria”). Development to make efficient use of land. Development to avoid harm to the character or amenities of an area. Major development to provide a masterplan. Tall buildings (more than 4 storeys) will be refused unless a series of requirements are satisfied. Subdivision of dwellings will be generally unacceptable, unless a series of criteria are satisfied. Internal space standards – new developments to meet space standards in Nationally Described Space Standards issued by MHCLG. Amenity standards – new developments to meet amenity standards set out in “Design Standards”.	Discussed above under “Design Criteria”. Land use matter only. Not relevant to new development. Reflected in the appraisals. Discussed above under “Design Criteria”
Retail	Rickmansworth Town Centre and district centres at South Oxhey, Chorleywood and Abbotts Langley to be focus for retail, leisure and other town centre uses. Various requirements relating to new retail provision and other town centre uses.	Land use matter only

Policy Title	Summary of policy requirement	Cost implications for developments
Social and community uses	Seeks to preserve existing social and community uses. Developments resulting in the loss of community facilities will not permitted unless they incorporate replacement facilities, unless it can be demonstrated there is no current or future demand. Sets out requirements for proposals that involve new provision and enhancements. Social and community infrastructure will be funded by CIL and S106.	Land use matter only Land use matter only CIL and S106 obligations incorporated into the appraisals.
Sustainable transport and travel	Developments to be located in areas capable to providing the opportunity for sustainable travel. New development to contribute to delivery of an integrated, accessible and safe transport system including walking, cycling and public transport. To be funded through Section 106 and CIL.	Land use matter. Some sites will not meet this requirement and therefore unsuitable for development. CIL and Section 106 contributions incorporated into the appraisals.
Trees, Woodlands, Hedgerows and landscaping	Developments to retain trees and other important landscape and nature conservation features. Developments to retain as many existing hedgerows and trees on site as possible and these should be safeguarded during development. Trees or hedgerows removed should be replaced elsewhere on site.	No direct costs to development. Net to gross ratios assumed allow for areas of sensitivity to remain undeveloped.
Vision and strategic objectives	Sets out district wide strategic objectives for the plan period. Specific requirements addressed in the other detailed policies.	Policy impacts assessed in relation to specific policies that flow from the vision and strategic objectives.
Warner Brothers	Protects the Leavesden Site for development of facilities in relation to Warner Brothers Studios and associated uses.	Land use matter only.
Waste management and recycling	New developments to provide waste and recycling facilities. New development to re-use materials to reduce the amount of waste generated.	Standard expectation of residents, so no additional development costs.
Waterways	Developments in the vicinity of waterways to protect and enhance waterway infrastructure and should enable water-dependent uses where appropriate.	No additional development costs.

Appendix 2 - Typology details and appraisal inputs

1	2	3	6	7	8	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28
THREE RIVERS DISTRICT COUNCIL - LOCAL PLAN											Floor areas - proposed (sqm)										
		Gross		No of	No of	Resi costs	Resi costs	GIA	GIA				Note: B1 office inlcudes B1(b)							Total resi	Total resi FS
Site ref	Typology description	Site area	Heights	Houses	Flats	Houses	Flats	Houses	flats		Retail	Supermarket	Office	Light Ind	B8 storage	Student	C2 Care	Leisure	Leisure	units	
1	TRDC-1 - 5 units, 25 DPH, 100% houses and 0% flats	0.20	2	5	-	1,714	1,985	444	-		-	-	-	-	-	-	-	-	-	5	444
2	TRDC-2 - 5 units, 50 DPH, 100% houses and 0% flats	0.10	2	5	-	1,714	1,985	444	-		-	-	-	-	-	-	-	-	-	5	444
3	TRDC-3 - 5 units, 85 DPH, 50% houses and 50% flats	0.06	2	3	3	1,714	1,985	231	231		-	-	-	-	-	-	-	-	-	5	462
4	TRDC-4 - 6 units, 30 DPH, 100% houses and 0% flats	0.20	2	6	-	1,714	1,985	533	-		-	-	-	-	-	-	-	-	-	6	533
5	TRDC-5 - 6 units, 75 DPH, 75% houses and 25% flats	0.08	2	5	2	1,714	1,985	408	136		-	-	-	-	-	-	-	-	-	6	544
6	TRDC-6 - 8 units, 25 DPH, 100% houses and 0% flats	0.32	2	8	-	1,714	1,985	711	-		-	-	-	-	-	-	-	-	-	8	711
7	TRDC-7 - 8 units, 130 DPH, 0% houses and 100% flats	0.06	2	-	8	1,714	1,985	-	768		-	-	-	-	-	-	-	-	-	8	768
8	TRDC-8 - 9 units, 112 DPH, 0% houses and 100% flats	0.08	2	-	9	1,714	1,985	-	864		-	-	-	-	-	-	-	-	-	9	864
9	TRDC-9 - 10 units, 25 DPH, 100% houses and 0% flats	0.40	2	10	-	1,714	1,985	889	-		-	-	-	-	-	-	-	-	-	10	889
10	TRDC-10 - 10 units, 90 DPH, 50% houses and 50% flats	0.11	2	5	5	1,714	1,985	462	462		-	-	-	-	-	-	-	-	-	10	924
11	TRDC-11 - 20 units, 35 DPH, 100% houses and 0% flats	0.57	2	20	-	1,714	1,985	1,778	-		-	-	-	-	-	-	-	-	-	20	1,778
12	TRDC-12 - 20 units, 50 DPH, 80% houses and 20% flats	0.40	2	16	4	1,714	1,985	361	361		-	-	-	-	-	-	-	-	-	20	722
13	TRDC-13 - 30 units, 25 DPH, 100% houses and 0% flats	1.20	2	30	-	1,714	1,985	2,666	-		-	-	-	-	-	-	-	-	-	30	2,666
14	TRDC-14 - 30 units, 50 DPH, 80% houses and 20% flats	0.60	2	24	6	1,714	1,985	2,167	542		-	-	-	-	-	-	-	-	-	30	2,709
15	TRDC-15 - 40 units, 50 DPH, 80% houses and 20% flats	0.80	2	32	8	1,714	1,985	2,890	722		-	-	-	-	-	-	-	-	-	40	3,612
16	TRDC-16 - 40 units, 80 DPH, 50% houses and 50% flats	0.50	2	20	20	1,714	1,985	1,849	1,849		-	-	-	-	-	-	-	-	-	40	3,698
17	TRDC-17 - 50 units, 35 DPH, 100% houses and 0% flats	1.43	2	50	-	1,714	1,985	4,444	-		-	-	-	-	-	-	-	-	-	50	4,444
18	TRDC-18 - 50 units, 80 DPH, 50% houses and 50% flats	0.63	3	25	25	1,714	1,985	2,311	2,311		-	-	-	-	-	-	-	-	-	50	4,622
19	TRDC-19 - 60 units, 100 DPH, 0% houses and 100% flats	0.60	3	-	60	1,714	1,985	-	5,760		-	-	-	-	-	-	-	-	-	60	5,760
20	TRDC-20 - 60 units, 35 DPH, 100% houses and 0% flats	1.71	2	60	-	1,714	1,985	5,333	-		-	-	-	-	-	-	-	-	-	60	5,333
21	TRDC-21 - 70 units, 50 DPH, 80% houses and 20% flats	1.40	2	56	14	1,714	1,985	5,057	1,264		-	-	-	-	-	-	-	-	-	70	6,321
22	TRDC-22 - 70 units, 35 DPH, 100% houses and 0% flats	2.00	2	70	-	1,714	1,985	6,222	-		-	-	-	-	-	-	-	-	-	70	6,222
23	TRDC-23 - 80 units, 50 DPH, 100% houses and 0% flats	1.60	2	80	-	1,714	1,985	7,111	-		-	-	-	-	-	-	-	-	-	80	7,111
24	TRDC-24 - 80 units, 80 DPH, 55% houses and 45% flats	1.00	2	44	36	1,714	1,985	4,052	3,315		-	-	-	-	-	-	-	-	-	80	7,367
25	TRDC-25 - 95 units, 28 DPH, 100% houses and 0% flats	3.39	2	95	-	1,714	1,985	8,444	-		-	-	-	-	-	-	-	-	-	95	8,444
26	TRDC-26 - 100 units, 15 DPH, 100% houses and 0% flats	6.67	2	100	-	1,714	1,985	8,888	-		-	-	-	-	-	-	-	-	-	100	8,888
27	TRDC-27 - 100 units, 35 DPH, 95% houses and 5% flats	2.86	2	95	5	1,714	1,985	8,478	446		-	-	-	-	-	-	-	-	-	100	8,924
28	TRDC-28 - 130 units, 35.14 DPH, 95% houses and 5% flats	3.70	2	124	7	1,714	1,985	11,021	580		-	-	-	-	-	-	-	-	-	130	11,601
29	TRDC-29 - 145 units, 24.83 DPH, 100% houses and 0% flats	5.84	2	145	-	1,714	1,985	12,888	-		-	-	-	-	-	-	-	-	-	145	12,888
30	TRDC-30 - 165 units, 70.87 DPH, 60% houses and 40% flats	2.33	2	99	66	1,714	1,985	9,081	6,054		-	-	-	-	-	-	-	-	-	165	15,135
31	TRDC-31 - 250 units, 35.07 DPH, 90% houses and 10% flats	7.13	2	225	25	1,714	1,985	20,159	2,240		-	-	-	-	-	-	-	-	-	250	22,398
32	TRDC-32 - 400 units, 15.69 DPH, 100% houses and 0% flats	25.49	2	400	-	1,714	1,985	35,553	-		-	-	-	-	-	-	-	-	-	400	35,553
33	TRDC-33 - 500 units, 20 DPH, 100% houses and 0% flats	25.00	2	500	-	1,714	1,985	44,441	-		-	-	-	-	-	-	-	-	-	500	44,441
34	TRDC-34 - 750 units, 20 DPH, 100% houses and 0% flats	37.50	2	750	-	1,714	1,985	66,662	-		-	-	-	-	-	-	-	-	-	750	66,662
35	TRDC-35 - 1000 units, 20 DPH, 100% houses and 0% flats	50.00	2	1,000	-	1,714	1,985	88,882	-		-	-	-	-	-	-	-	-	-	1,000	88,882
36	TRDC-36 - 1250 units, 20 DPH, 100% houses and 0% flats	62.50	2	1,250	-	1,714	1,985	111,103	-		-	-	-	-	-	-	-	-	-	1,250	111,103
37	TRDC-37 - 1500 units, 20 DPH, 100% houses and 0% flats	75.00	2	1,500	-	1,714	1,985	133,323	-		-	-	-	-	-	-	-	-	-	1,500	133,323
38	TRDC-CARE1 (75 rooms)	1.00	2	-	-	1,714	1,985	-	-		-	-	-	-	-	-	3,162	-	-	-	-
39	TRDC-CARE2 (40 rooms)	0.33	4	-	-	1,714	1,985	-	-		-	-	-	-	-	-	1,686	-	-	-	-
40	TRDC-OFF1	0.50	4	-	-	1,714	1,985	-	-		-	-	6,000	-	-	-	-	-	-	-	-
41	TRDC-OFF2	0.50	2	-	-	1,714	1,985	-	-		-	-	8,000	-	-	-	-	-	-	-	-
42	TRDC-RET1	1.00	1	-	-	1,714	1,985	-	-		-	3,000	-	-	-	-	-	-	-	-	-
43	TRDC-RET2	0.50	2	-	-	1,714	1,985	-	-		4,000	-	-	-	-	-	-	-	-	-	-
44	TRDC-RET3	0.25	2	-	-	1,714	1,985	-	-		2,000	-	-	-	-	-	-	-	-	-	-
45	TRDC-IND1	1.00	1	-	-	1,714	1,985	-	-		-	-	-	-	3,500	-	-	-	-	-	-
46	TRDC-IND2	1.00	1	-	-	1,714	1,985	-	-		-	-	-	-	4,500	-	-	-	-	-	-
47	TRDC-IND3	1.00	1	-	-	1,714	1,985	-	-		-	-	-	-	5,500	-	-	-	-	-	-

1	29	30	31	32	33	34	35	36	37	38	48	49	50	51	52	53	54	55	56	57	58
THREE RIVE	CIL (rate per sqm)											S106 (per sqm for commercial; per unit for resi									
											E&T										
Site ref	Retail	Supermark	Office	Light Ind	B8 storage	Student	C2 Care	Leisure	Leisure	Resi	cost	Retail	Supermark	Office	Light Ind	B8 storage	Student	C2 Care	Leisure	Leisure	Resi
1	94.00	94.00	0.00	0.00	0.00	0.00	282.00	0.00	0.00	282.00	-	25	25	25	25	25	25	25	25	25	5,000
2	94.00	94.00	0.00	0.00	0.00	0.00	282.00	0.00	0.00	282.00	-	25	25	25	25	25	25	25	25	25	5,000
3	94.00	94.00	0.00	0.00	0.00	0.00	282.00	0.00	0.00	282.00	-	25	25	25	25	25	25	25	25	25	5,000
4	94.00	94.00	0.00	0.00	0.00	0.00	282.00	0.00	0.00	282.00	-	25	25	25	25	25	25	25	25	25	5,000
5	94.00	94.00	0.00	0.00	0.00	0.00	282.00	0.00	0.00	282.00	-	25	25	25	25	25	25	25	25	25	5,000
6	94.00	94.00	0.00	0.00	0.00	0.00	282.00	0.00	0.00	282.00	-	25	25	25	25	25	25	25	25	25	5,000
7	94.00	94.00	0.00	0.00	0.00	0.00	282.00	0.00	0.00	282.00	-	25	25	25	25	25	25	25	25	25	5,000
8	94.00	94.00	0.00	0.00	0.00	0.00	282.00	0.00	0.00	282.00	-	25	25	25	25	25	25	25	25	25	5,000
9	94.00	94.00	0.00	0.00	0.00	0.00	282.00	0.00	0.00	282.00	-	25	25	25	25	25	25	25	25	25	10,000
10	94.00	94.00	0.00	0.00	0.00	0.00	282.00	0.00	0.00	282.00	-	25	25	25	25	25	25	25	25	25	10,000
11	94.00	94.00	0.00	0.00	0.00	0.00	282.00	0.00	0.00	282.00	-	25	25	25	25	25	25	25	25	25	10,000
12	94.00	94.00	0.00	0.00	0.00	0.00	282.00	0.00	0.00	282.00	-	25	25	25	25	25	25	25	25	25	10,000
13	94.00	94.00	0.00	0.00	0.00	0.00	282.00	0.00	0.00	282.00	-	25	25	25	25	25	25	25	25	25	10,000
14	94.00	94.00	0.00	0.00	0.00	0.00	282.00	0.00	0.00	282.00	-	25	25	25	25	25	25	25	25	25	10,000
15	94.00	94.00	0.00	0.00	0.00	0.00	282.00	0.00	0.00	282.00	-	25	25	25	25	25	25	25	25	25	10,000
16	94.00	94.00	0.00	0.00	0.00	0.00	282.00	0.00	0.00	282.00	-	25	25	25	25	25	25	25	25	25	10,000
17	94.00	94.00	0.00	0.00	0.00	0.00	282.00	0.00	0.00	282.00	-	25	25	25	25	25	25	25	25	25	10,000
18	94.00	94.00	0.00	0.00	0.00	0.00	282.00	0.00	0.00	282.00	-	25	25	25	25	25	25	25	25	25	10,000
19	94.00	94.00	0.00	0.00	0.00	0.00	282.00	0.00	0.00	282.00	-	25	25	25	25	25	25	25	25	25	10,000
20	94.00	94.00	0.00	0.00	0.00	0.00	282.00	0.00	0.00	282.00	-	25	25	25	25	25	25	25	25	25	10,000
21	94.00	94.00	0.00	0.00	0.00	0.00	282.00	0.00	0.00	282.00	-	25	25	25	25	25	25	25	25	25	10,000
22	94.00	94.00	0.00	0.00	0.00	0.00	282.00	0.00	0.00	282.00	-	25	25	25	25	25	25	25	25	25	10,000
23	94.00	94.00	0.00	0.00	0.00	0.00	282.00	0.00	0.00	282.00	-	25	25	25	25	25	25	25	25	25	10,000
24	94.00	94.00	0.00	0.00	0.00	0.00	282.00	0.00	0.00	282.00	-	25	25	25	25	25	25	25	25	25	10,000
25	94.00	94.00	0.00	0.00	0.00	0.00	282.00	0.00	0.00	282.00	-	25	25	25	25	25	25	25	25	25	10,000
26	94.00	94.00	0.00	0.00	0.00	0.00	282.00	0.00	0.00	282.00	-	25	25	25	25	25	25	25	25	25	10,000
27	94.00	94.00	0.00	0.00	0.00	0.00	282.00	0.00	0.00	282.00	-	25	25	25	25	25	25	25	25	25	10,000
28	94.00	94.00	0.00	0.00	0.00	0.00	282.00	0.00	0.00	282.00	-	25	25	25	25	25	25	25	25	25	10,000
29	94.00	94.00	0.00	0.00	0.00	0.00	282.00	0.00	0.00	282.00	-	25	25	25	25	25	25	25	25	25	10,000
30	94.00	94.00	0.00	0.00	0.00	0.00	282.00	0.00	0.00	282.00	-	25	25	25	25	25	25	25	25	25	10,000
31	94.00	94.00	0.00	0.00	0.00	0.00	282.00	0.00	0.00	282.00	-	25	25	25	25	25	25	25	25	25	20,000
32	94.00	94.00	0.00	0.00	0.00	0.00	282.00	0.00	0.00	282.00	-	25	25	25	25	25	25	25	25	25	20,000
33	94.00	94.00	0.00	0.00	0.00	0.00	282.00	0.00	0.00	282.00	-	25	25	25	25	25	25	25	25	25	40,000
34	94.00	94.00	0.00	0.00	0.00	0.00	282.00	0.00	0.00	282.00	-	25	25	25	25	25	25	25	25	25	40,000
35	94.00	94.00	0.00	0.00	0.00	0.00	282.00	0.00	0.00	282.00	-	25	25	25	25	25	25	25	25	25	40,000
36	94.00	94.00	0.00	0.00	0.00	0.00	282.00	0.00	0.00	282.00	-	25	25	25	25	25	25	25	25	25	40,000
37	94.00	94.00	0.00	0.00	0.00	0.00	282.00	0.00	0.00	282.00	-	25	25	25	25	25	25	25	25	25	40,000
38	94.00	94.00	0.00	0.00	0.00	0.00	282.00	0.00	0.00	282.00	-	25	25	25	25	25	25	25	25	25	10,000
39	94.00	94.00	0.00	0.00	0.00	0.00	282.00	0.00	0.00	282.00	-	25	25	25	25	25	25	25	25	25	10,000
40	94.00	94.00	0.00	0.00	0.00	0.00	282.00	0.00	0.00	282.00	357,500	25	25	25	25	25	25	25	25	25	10,000
41	94.00	94.00	0.00	0.00	0.00	0.00	282.00	0.00	0.00	282.00	476,667	25	25	25	25	25	25	25	25	25	10,000
42	94.00	94.00	0.00	0.00	0.00	0.00	282.00	0.00	0.00	282.00	126,176	25	25	25	25	25	25	25	25	25	10,000
43	94.00	94.00	0.00	0.00	0.00	0.00	282.00	0.00	0.00	282.00	150,526	25	25	25	25	25	25	25	25	25	10,000
44	94.00	94.00	0.00	0.00	0.00	0.00	282.00	0.00	0.00	282.00	75,263	25	25	25	25	25	25	25	25	25	10,000
45	94.00	94.00	0.00	0.00	0.00	0.00	282.00	0.00	0.00	282.00	35,750	25	25	25	25	25	25	25	25	25	10,000
46	94.00	94.00	0.00	0.00	0.00	0.00	282.00	0.00	0.00	282.00	45,964	25	25	25	25	25	25	25	25	25	10,000
47	94.00	94.00	0.00	0.00	0.00	0.00	282.00	0.00	0.00	282.00	56,179	25	25	25	25	25	25	25	25	25	10,000

1	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78
THREE RIVE	Rents									Cap val	Yields									n/a
Site ref	Retail	Supermark	Office	Light Ind	B8 storage	Student	C2 Care	Leisure	Leisure	Resi	Retail	Supermark	Office	Light Ind	B8 storage	Student	C2 Care	Leisure	Leisure	Resi
1	500	275	350	220	220	756	607	150	150	7,600	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	10.00%	7.00%	7.00%	
2	500	275	350	220	220	756	607	150	150	7,600	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	10.00%	7.00%	7.00%	
3	500	275	350	220	220	756	607	150	150	7,600	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	10.00%	7.00%	7.00%	
4	500	275	350	220	220	756	607	150	150	7,600	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	10.00%	7.00%	7.00%	
5	500	275	350	220	220	756	607	150	150	7,600	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	10.00%	7.00%	7.00%	
6	500	275	350	220	220	756	607	150	150	7,600	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	10.00%	7.00%	7.00%	
7	500	275	350	220	220	756	607	150	150	7,600	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	10.00%	7.00%	7.00%	
8	500	275	350	220	220	756	607	150	150	7,600	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	10.00%	7.00%	7.00%	
9	500	275	350	220	220	756	607	150	150	7,600	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	10.00%	7.00%	7.00%	
10	500	275	350	220	220	756	607	150	150	7,600	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	10.00%	7.00%	7.00%	
11	500	275	350	220	220	756	607	150	150	7,600	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	10.00%	7.00%	7.00%	
12	500	275	350	220	220	756	607	150	150	7,600	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	10.00%	7.00%	7.00%	
13	500	275	350	220	220	756	607	150	150	7,600	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	10.00%	7.00%	7.00%	
14	500	275	350	220	220	756	607	150	150	7,600	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	10.00%	7.00%	7.00%	
15	500	275	350	220	220	756	607	150	150	7,600	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	10.00%	7.00%	7.00%	
16	500	275	350	220	220	756	607	150	150	7,600	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	10.00%	7.00%	7.00%	
17	500	275	350	220	220	756	607	150	150	7,600	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	10.00%	7.00%	7.00%	
18	500	275	350	220	220	756	607	150	150	7,600	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	10.00%	7.00%	7.00%	
19	500	275	350	220	220	756	607	150	150	7,600	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	10.00%	7.00%	7.00%	
20	500	275	350	220	220	756	607	150	150	7,600	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	10.00%	7.00%	7.00%	
21	500	275	350	220	220	756	607	150	150	7,600	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	10.00%	7.00%	7.00%	
22	500	275	350	220	220	756	607	150	150	7,600	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	10.00%	7.00%	7.00%	
23	500	275	350	220	220	756	607	150	150	7,600	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	10.00%	7.00%	7.00%	
24	500	275	350	220	220	756	607	150	150	7,600	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	10.00%	7.00%	7.00%	
25	500	275	350	220	220	756	607	150	150	7,600	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	10.00%	7.00%	7.00%	
26	500	275	350	220	220	756	607	150	150	7,600	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	10.00%	7.00%	7.00%	
27	500	275	350	220	220	756	607	150	150	7,600	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	10.00%	7.00%	7.00%	
28	500	275	350	220	220	756	607	150	150	7,600	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	10.00%	7.00%	7.00%	
29	500	275	350	220	220	756	607	150	150	7,600	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	10.00%	7.00%	7.00%	
30	500	275	350	220	220	756	607	150	150	7,600	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	10.00%	7.00%	7.00%	
31	500	275	350	220	220	756	607	150	150	7,600	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	10.00%	7.00%	7.00%	
32	500	275	350	220	220	756	607	150	150	7,600	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	10.00%	7.00%	7.00%	
33	500	275	350	220	220	756	607	150	150	7,600	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	10.00%	7.00%	7.00%	
34	500	275	350	220	220	756	607	150	150	7,600	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	10.00%	7.00%	7.00%	
35	500	275	350	220	220	756	607	150	150	7,600	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	10.00%	7.00%	7.00%	
36	500	275	350	220	220	756	607	150	150	7,600	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	10.00%	7.00%	7.00%	
37	500	275	350	220	220	756	607	150	150	7,600	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	10.00%	7.00%	7.00%	
38	500	275	350	220	220	756	607	150	150	7,600	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	10.00%	7.00%	7.00%	
39	500	275	350	220	220	756	607	150	150	7,600	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	10.00%	7.00%	7.00%	
40	500	275	350	220	220	756	607	150	150	7,600	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	10.00%	7.00%	7.00%	
41	500	275	350	220	220	756	607	150	150	7,600	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	10.00%	7.00%	7.00%	
42	500	275	350	220	220	756	607	150	150	7,600	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	10.00%	7.00%	7.00%	
43	500	275	350	220	220	756	607	150	150	7,600	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	10.00%	7.00%	7.00%	
44	500	275	350	220	220	756	607	150	150	7,600	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	10.00%	7.00%	7.00%	
45	500	275	350	220	220	756	607	150	150	7,600	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	10.00%	7.00%	7.00%	
46	500	275	350	220	220	756	607	150	150	7,600	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	10.00%	7.00%	7.00%	
47	500	275	350	220	220	756	607	150	150	7,600	7.00%	5.00%	6.50%	5.00%	5.00%	5.00%	10.00%	7.00%	7.00%	

1	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	120	121
THREE RIVE	Build costs										Net to gross											
										GF infra												Total new	
Site ref	Retail	Supermark	Office	Light Ind	B8 storage	Student	C2 Care	Leisure	Leisure	% costs	Retail	Supermark	Office	Light Ind	B8 storage	Student	C2 Care	Leisure	Leisure	Resi	floorspace	Highways/S278
1	1,973	1,973	3,087	1,189	1,189	2,283	2,432	-	-	15.7%	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	444	5,000
2	1,973	1,973	3,087	1,189	1,189	2,283	2,432	-	-	15.7%	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	444	5,000
3	1,973	1,973	3,087	1,189	1,189	2,283	2,432	-	-	15.7%	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	462	5,000
4	1,973	1,973	3,087	1,189	1,189	2,283	2,432	-	-	15.7%	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	533	6,000
5	1,973	1,973	3,087	1,189	1,189	2,283	2,432	-	-	15.7%	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	544	6,000
6	1,973	1,973	3,087	1,189	1,189	2,283	2,432	-	-	15.7%	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	711	8,000
7	1,973	1,973	3,087	1,189	1,189	2,283	2,432	-	-	15.7%	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	768	8,000
8	1,973	1,973	3,087	1,189	1,189	2,283	2,432	-	-	15.7%	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	864	9,000
9	1,973	1,973	3,087	1,189	1,189	2,283	2,432	-	-	15.7%	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	889	10,000
10	1,973	1,973	3,087	1,189	1,189	2,283	2,432	-	-	15.7%	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	924	10,000
11	1,973	1,973	3,087	1,189	1,189	2,283	2,432	-	-	15.7%	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	1,778	20,000
12	1,973	1,973	3,087	1,189	1,189	2,283	2,432	-	-	15.7%	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	722	20,000
13	1,973	1,973	3,087	1,189	1,189	2,283	2,432	-	-	15.7%	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	2,666	30,000
14	1,973	1,973	3,087	1,189	1,189	2,283	2,432	-	-	15.7%	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	2,709	30,000
15	1,973	1,973	3,087	1,189	1,189	2,283	2,432	-	-	15.7%	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	3,612	40,000
16	1,973	1,973	3,087	1,189	1,189	2,283	2,432	-	-	15.7%	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	3,698	40,000
17	1,973	1,973	3,087	1,189	1,189	2,283	2,432	-	-	15.7%	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	4,444	50,000
18	1,973	1,973	3,087	1,189	1,189	2,283	2,432	-	-	15.7%	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	4,622	50,000
19	1,973	1,973	3,087	1,189	1,189	2,283	2,432	-	-	15.7%	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	5,760	60,000
20	1,973	1,973	3,087	1,189	1,189	2,283	2,432	-	-	15.7%	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	5,333	60,000
21	1,973	1,973	3,087	1,189	1,189	2,283	2,432	-	-	15.7%	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	6,321	70,000
22	1,973	1,973	3,087	1,189	1,189	2,283	2,432	-	-	15.7%	85%	85%	85%	85%	85%	85%	85%	85%	85%	70%	6,222	70,000
23	1,973	1,973	3,087	1,189	1,189	2,283	2,432	-	-	15.7%	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	7,111	80,000
24	1,973	1,973	3,087	1,189	1,189	2,283	2,432	-	-	15.7%	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	7,367	80,000
25	1,973	1,973	3,087	1,189	1,189	2,283	2,432	-	-	15.7%	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	8,444	95,000
26	1,973	1,973	3,087	1,189	1,189	2,283	2,432	-	-	15.7%	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	8,888	100,000
27	1,973	1,973	3,087	1,189	1,189	2,283	2,432	-	-	15.7%	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	8,924	100,000
28	1,973	1,973	3,087	1,189	1,189	2,283	2,432	-	-	15.7%	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	11,601	130,000
29	1,973	1,973	3,087	1,189	1,189	2,283	2,432	-	-	15.7%	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	12,888	145,000
30	1,973	1,973	3,087	1,189	1,189	2,283	2,432	-	-	15.7%	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	15,135	165,000
31	1,973	1,973	3,087	1,189	1,189	2,283	2,432	-	-	15.7%	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	22,398	250,000
32	1,973	1,973	3,087	1,189	1,189	2,283	2,432	-	-	15.7%	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	35,553	400,000
33	1,973	1,973	3,087	1,189	1,189	2,283	2,432	-	-	15.7%	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	44,441	500,000
34	1,973	1,973	3,087	1,189	1,189	2,283	2,432	-	-	15.7%	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	66,662	750,000
35	1,973	1,973	3,087	1,189	1,189	2,283	2,432	-	-	15.7%	85%	85%	85%	85%	85%	85%	85%	85%	85%	70%	88,882	1,000,000
36	1,973	1,973	3,087	1,189	1,189	2,283	2,432	-	-	15.7%	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	111,103	1,250,000
37	1,973	1,973	3,087	1,189	1,189	2,283	2,432	-	-	15.7%	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	133,323	1,500,000
38	1,973	1,973	3,087	1,189	1,189	2,283	2,432	-	-	15.7%	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	3,162	340,432
39	1,973	1,973	3,087	1,189	1,189	2,283	2,432	-	-	15.7%	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	1,686	116,297
40	1,973	1,973	3,087	1,189	1,189	2,283	2,432	-	-	15.7%	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	6,000	314,000
41	1,973	1,973	3,087	1,189	1,189	2,283	2,432	-	-	15.7%	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	8,000	610,000
42	1,973	1,973	3,087	1,189	1,189	2,283	2,432	-	-	15.7%	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	3,000	156,000
43	1,973	1,973	3,087	1,189	1,189	2,283	2,432	-	-	15.7%	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	4,000	304,000
44	1,973	1,973	3,087	1,189	1,189	2,283	2,432	-	-	15.7%	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	2,000	541,000
45	1,973	1,973	3,087	1,189	1,189	2,283	2,432	-	-	15.7%	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	3,500	182,500
46	1,973	1,973	3,087	1,189	1,189	2,283	2,432	-	-	15.7%	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	4,500	401,500
47	1,973	1,973	3,087	1,189	1,189	2,283	2,432	-	-	15.7%	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	5,500	824,500

1	122	123	124	125	126	127	128	129	130	131	132	133	134	135	136	137	138	139	140	141
THREE RIVE	Build start (QUARTERS)										Build period (QUARTERS)									
Site ref	Retail	Supermark	Office	Light Ind	B8 storage	Student	C2 Care	Leisure	Leisure	Resi	Retail	Supermark	Office	Light Ind	B8 storage	Student	C2 Care	Leisure	Leisure	Resi
1	2	2	2	2	2	2	2	2	2	2	4	4	4	4	4	4	4	4	4	4
2	2	2	2	2	2	2	2	2	2	2	4	4	4	4	4	4	4	4	4	4
3	2	2	2	2	2	2	2	2	2	2	4	4	4	4	4	4	4	4	4	4
4	2	2	2	2	2	2	2	2	2	2	4	4	4	4	4	4	4	4	4	4
5	2	2	2	2	2	2	2	2	2	2	4	4	4	4	4	4	4	4	4	4
6	2	2	2	2	2	2	2	2	2	2	4	4	4	4	4	4	4	4	4	4
7	2	2	2	2	2	2	2	2	2	2	4	4	4	4	4	4	4	4	4	4
8	2	2	2	2	2	2	2	2	2	2	4	4	4	4	4	4	4	4	4	4
9	2	2	2	2	2	2	2	2	2	2	4	4	4	4	4	4	4	4	4	4
10	2	2	2	2	2	2	2	2	2	2	6	6	6	6	6	6	6	6	6	6
11	2	2	2	2	2	2	2	2	2	2	6	6	6	6	6	6	6	6	6	6
12	2	2	2	2	2	2	2	2	2	2	6	6	6	6	6	6	6	6	6	6
13	2	2	2	2	2	2	2	2	2	2	8	8	8	8	8	8	8	8	8	8
14	2	2	2	2	2	2	2	2	2	2	8	8	8	8	8	8	8	8	8	8
15	2	2	2	2	2	2	2	2	2	2	8	8	8	8	8	8	8	8	8	8
16	2	2	2	2	2	2	2	2	2	2	8	8	8	8	8	8	8	8	8	8
17	2	2	2	2	2	2	2	2	2	2	8	8	8	8	8	8	8	8	8	8
18	2	2	2	2	2	2	2	2	2	2	8	8	8	8	8	8	8	8	8	8
19	2	2	2	2	2	2	2	2	2	2	8	8	8	8	8	8	8	8	8	8
20	2	2	2	2	2	2	2	2	2	2	8	8	8	8	8	8	8	8	8	8
21	2	2	2	2	2	2	2	2	2	2	8	8	8	8	8	8	8	8	8	8
22	2	2	2	2	2	2	2	2	2	3	8	8	8	8	8	8	8	8	8	8
23	2	2	2	2	2	2	2	2	2	3	8	8	8	8	8	8	8	8	8	8
24	2	2	2	2	2	2	2	2	2	3	8	8	8	8	8	8	8	8	8	8
25	2	2	2	2	2	2	2	2	2	3	8	8	8	8	8	8	8	8	8	8
26	2	2	2	2	2	2	2	2	2	3	8	8	8	8	8	8	8	8	8	8
27	2	2	2	2	2	2	2	2	2	3	8	8	8	8	8	8	8	8	8	8
28	2	2	2	2	2	2	2	2	2	3	8	8	8	8	8	8	8	8	8	8
29	2	2	2	2	2	2	2	2	2	3	8	8	8	8	8	8	8	8	8	8
30	2	2	2	2	2	2	2	2	2	3	8	8	8	8	8	8	8	8	8	8
31	2	2	2	2	2	2	2	2	2	3	8	8	8	8	6	8	8	8	8	8
32	2	2	2	2	2	2	2	2	2	3	8	8	8	8	6	8	8	8	8	16
33	2	2	2	2	2	2	2	2	2	3	8	8	8	8	6	8	8	8	8	18
34	2	2	2	2	2	2	2	2	2	3	8	8	8	8	6	8	8	8	8	22
35	2	2	2	2	2	2	2	2	2	2	6	6	6	6	6	6	6	6	6	25
36	2	2	2	2	2	2	2	2	2	2	6	6	6	6	6	6	6	6	6	30
37	2	2	2	2	2	2	2	2	2	2	8	8	8	8	8	8	8	8	8	35
38	2	2	2	2	2	2	2	2	2	2	8	8	8	8	8	8	8	8	8	8
39	2	2	2	2	2	2	2	2	2	2	8	8	8	8	8	8	8	8	8	8
40	2	2	2	2	2	2	2	2	2	2	8	8	8	8	8	8	8	8	8	8
41	2	2	2	2	2	2	2	2	2	2	8	8	8	8	8	8	8	8	8	8
42	2	2	2	2	2	2	2	2	2	2	8	8	8	8	8	8	8	8	8	8
43	2	2	2	2	2	2	2	2	2	2	8	8	8	8	8	8	8	8	8	8
44	2	2	2	2	2	2	2	2	2	2	8	8	8	8	8	8	8	8	8	8
45	2	2	2	2	2	2	2	2	2	2	8	8	8	8	8	8	8	8	8	8
46	2	2	2	2	2	2	2	2	2	2	8	8	8	8	8	8	8	8	8	8
47	2	2	2	2	2	2	2	2	2	2	8	8	8	8	8	8	8	8	8	8

1	142	143	144	145	146	147	148	149	150	151	152	153	154	155	156	157	168	173	176
THREE RIVE	Investment sale (QUARTERS)										Resi sales period (qtrs)	Sales period start	Area		On-site AH	% AH rented			
														% of PRS				BNG cost	Bldg Safety Levy
Site ref	Retail	Supermark	Office	Light Ind	B8 storage	Student	C2 Care	Leisure	Leisure	Resi	Resi	Resi		units			Roof area		
1	6	6	6	6	6	6	6	6	6		1	6		0.00%	40%	70%	222.21	1.4%	54.39
2	6	6	6	6	6	6	6	6	6		1	6		0.00%	40%	70%	222.21	1.4%	54.39
3	6	6	6	6	6	6	6	6	6		1	6		0.00%	40%	70%	231.10	1.4%	54.39
4	6	6	6	6	6	6	6	6	6		1	6		0.00%	40%	70%	266.65	1.4%	54.39
5	6	6	6	6	6	6	6	6	6		1	6		0.00%	40%	70%	271.98	1.4%	54.39
6	6	6	6	6	6	6	6	6	6		1	6		0.00%	40%	70%	355.53	1.4%	54.39
7	6	6	6	6	6	6	6	6	6		1	6		0.00%	40%	70%	383.99	1.4%	54.39
8	6	6	6	6	6	6	6	6	6		1	6		0.00%	40%	70%	431.99	1.4%	54.39
9	6	6	6	6	6	6	6	6	6		1	6		0.00%	40%	70%	444.41	1.4%	54.39
10	8	8	8	8	8	8	8	8	8		1	6		0.00%	40%	70%	462.20	1.4%	54.39
11	8	8	8	8	8	8	8	8	8		2	8		0.00%	40%	70%	888.82	1.4%	54.39
12	8	8	8	8	8	8	8	8	8		2	6		0.00%	40%	70%	903.05	1.4%	54.39
13	10	10	10	10	10	10	10	10	10		2	6		0.00%	40%	70%	1,333.23	1.4%	54.39
14	10	10	10	10	10	10	10	10	10		2	6		0.00%	40%	70%	1,354.58	1.4%	54.39
15	10	10	10	10	10	10	10	10	10		3	10		0.00%	40%	70%	1,806.10	1.4%	54.39
16	10	10	10	10	10	10	10	10	10		3	6		0.00%	40%	70%	1,848.80	1.4%	54.39
17	10	10	10	10	10	10	10	10	10		3	6		0.00%	40%	70%	2,222.05	1.4%	54.39
18	10	10	10	10	10	10	10	10	10		3	6		0.00%	40%	70%	1,540.66	1.4%	54.39
19	10	10	10	10	10	10	10	10	10		3	6		0.00%	40%	70%	1,919.95	1.4%	54.39
20	10	10	10	10	10	10	10	10	10		3	6		0.00%	40%	70%	2,666.46	1.4%	54.39
21	10	10	10	10	10	10	10	10	10		3	6		0.00%	40%	70%	3,160.68	1.4%	54.39
22	10	10	10	10	10	10	10	10	10		4	7		0.00%	40%	70%	3,110.87	1.4%	54.39
23	10	10	10	10	10	10	10	10	10		4	7		0.00%	40%	70%	3,555.28	1.4%	54.39
24	10	10	10	10	10	10	10	10	10		4	7		0.00%	40%	70%	3,683.36	1.4%	54.39
25	10	10	10	10	10	10	10	10	10		4	7		0.00%	40%	70%	4,221.90	1.4%	54.39
26	10	10	10	10	10	10	10	10	10		4	7		0.00%	40%	70%	4,444.10	1.4%	54.39
27	10	10	10	10	10	10	10	10	10		4	7		0.00%	40%	70%	4,461.89	1.4%	54.39
28	10	10	10	10	10	10	10	10	10		5	7		0.00%	40%	70%	5,800.46	1.4%	54.39
29	10	10	10	10	10	10	10	10	10		5	7		0.00%	40%	70%	6,443.95	1.4%	54.39
30	10	10	10	10	10	10	10	10	10		6	7		0.00%	40%	70%	7,567.58	1.4%	54.39
31	10	10	10	10	8	10	10	10	10		8	7		0.00%	40%	70%	11,199.20	1.4%	54.39
32	10	10	10	10	8	10	10	10	10		16	7		0.00%	40%	70%	17,776.40	1.4%	54.39
33	10	10	10	10	8	10	10	10	10		18	7		0.00%	40%	70%	22,220.50	1.4%	54.39
34	10	10	10	10	8	10	10	10	10		22	7		0.00%	40%	70%	33,330.75	1.4%	54.39
35	8	8	8	8	8	8	8	8	8		25	8		0.00%	40%	70%	44,441.00	1.4%	54.39
36	8	8	8	8	8	8	8	8	8		30	7		0.00%	40%	70%	55,551.25	1.4%	54.39
37	10	10	10	10	10	10	10	10	10		35	6		0.00%	40%	70%	66,661.50	1.4%	54.39
38	10	10	10	10	10	10	10	10	10		1	6		0.00%	0%	70%	15,644.72	1.4%	54.39
39	10	10	10	10	10	10	10	10	10		1	6		0.00%	0%	70%	2,605.56	1.4%	54.39
40	10	10	10	10	10	10	10	10	10		1	6		0.00%	0%	70%	1,500.00	1.4%	54.39
41	10	10	10	10	10	10	10	10	10		1	6		0.00%	0%	70%	4,000.00	1.4%	54.39
42	10	10	10	10	10	10	10	10	10		1	6		0.00%	0%	70%	3,000.00	1.4%	54.39
43	10	10	10	10	10	10	10	10	10		1	6		0.00%	0%	70%	2,000.00	1.4%	54.39
44	10	10	10	10	10	10	10	10	10		1	6		0.00%	0%	70%	1,000.00	1.4%	54.39
45	10	10	10	10	10	10	10	10	10		1	8		0.00%	0%	70%	3,500.00	1.4%	54.39
46	10	10	10	10	10	10	10	10	10		1	8		0.00%	0%	70%	4,500.00	1.4%	54.39
47	10	10	10	10	10	10	10	10	10		1	8		0.00%	0%	70%	5,500.00	1.4%	54.39

Appendix 3 - Commercial lettings

Sign Date	Start Date	Address	City	Floor	Total SF Leased	Rent/SF/Yr	Rent Type	Service	Rent PA	Use	Business Rates/SF/Yr	Business Rates PA	Service Charge	Service Charge PA	Lease Type	Term
02/12/2024	02/12/2024	Hatters Ln	Watford	GRND	1,876	47.07	Effective	FRI	88,300.34	Office					Direct	5 yrs
25/04/2025	01/08/2025	Marlins Meadow	Watford	GRND	22,277	36.00	Achieved	FRI	801,972.00	Office					Direct	10 yrs
01/09/2023	10/11/2023	Marlins Meadow	Watford	2nd	20,329	36.00	Achieved	FRI	731,844.00	Office					Direct	10 yrs
27/01/2022	27/01/2022	Marlins Meadow	Watford	3rd	20,489	36.00	Achieved	FRI	737,604.00	Office					Direct	15 yrs
09/06/2020	09/07/2020	Bridge Rd	Kings Langley	GRND,1	1,148	35.00	Asking	FRI	40,180.00	Office					Direct	
01/04/2021	01/04/2021	1 Barton Way	Rickmansworth	1,GRND	834	33.57	Effective	FRI	27,997.38	Office					Direct	15 yrs
12/07/2024	16/07/2024	Station Rd	Kings Langley	LL	8,238	32.58	Asking	FRI	268,394.04	Office	6.69	55,102.00			Direct	10 yrs
02/10/2020	08/10/2028	2 Croxley Vw	Watford	1st	20,712	32.00	Effective	FRI	662,774.58	Office					Direct	5 yrs
09/04/2023	10/04/2023	70B Station Rd	Kings Langley	GRND,1	1,373	29.72	Achieved		40,805.56	Office	13.45	18,463.00			Direct	10 yrs
01/08/2025	01/08/2025	Hatters Ln	Watford	1st	1,525	29.50	Achieved	FRI	44,987.50	Office					Direct	
01/04/2025	01/04/2025	Hatters Ln	Watford	1st	1,499	29.50	Asking	FRI	44,220.50	Office	9.15	13,716.00			Direct	
01/04/2025	27/06/2025	Hatters Ln	Watford	1st	3,019	29.50	Asking	FRI	89,060.50	Office	4.54	13,716.00			Direct	
01/04/2025	01/04/2025	Hatters Ln	Watford	1st	3,019	29.50	Achieved	FRI	89,060.50	Office	4.54	13,716.00			Direct	
05/09/2024	05/09/2024	Hatters Ln	Watford	1st	1,499	29.50	Asking	FRI	44,220.50	Office	9.15	13,716.00			Direct	
09/03/2023	08/04/2023	17 Church St	Rickmansworth	2nd	2,793	29.50	Achieved	FRI	82,393.50	Office					Direct	10 yrs
01/03/2022	01/03/2022	Hatters Ln	Watford	1st	7,887	29.00	Achieved	FRI	228,723.00	Office					Direct	
19/11/2021	19/12/2021	7 Gilham Ct	Rickmansworth	GRND	501	28.94	Asking		14,498.94	Office					Direct	
22/09/2020	26/11/2020	Hatters Ln	Watford	2nd	4,532	28.50	Achieved		129,162.00	Office					Direct	10 yrs
13/07/2020	16/07/2020	Hatters Ln	Watford	2nd	10,045	28.50	Achieved	FRI	286,282.50	Office	8.71	87,498.00	7.57	76,040.65	Direct	11 yrs
13/07/2020	16/09/2020	Hatters Ln	Watford	GRND	14,230	28.50	Achieved	FRI	405,555.00	Office	0.78	11,136.00	7.64	108,717.20	Direct	10 yrs
19/01/2020	18/02/2020	Hatters Ln	Watford	GRND	1,447	28.50	Achieved	FRI	41,239.50	Office					Direct	10 yrs
08/01/2025	18/03/2025	Station Rd	Kings Langley	GRND	7,802	28.00	Asking	FRI	218,456.00	Office	7.06	55,102.00			Direct	10 yrs
02/09/2024	17/10/2024	Hatters Ln	Watford	GRND,1	50,105	28.00	Achieved	FRI	1,402,940.00	Office					Direct	16 yrs
01/08/2024	02/08/2024	Home Park Mill Link Rd	Kings Langley	GRND	3,650	28.00	Achieved		102,200.00	Office					Direct	5 yrs
01/10/2024	01/11/2024	175 High St	Rickmansworth	GRND,1	1,621	27.76	Asking		44,998.96	Office	25.09	40,668.50			Direct	
01/06/2022	02/06/2022	Home Park Mill Link Rd	Kings Langley	2nd	3,100	27.50	Achieved	FRI	85,250.00	Office					Direct	9 yrs
31/08/2021	01/09/2021	Home Park Mill Link Rd	Kings Langley	2nd	3,330	27.50	Achieved	FRI	91,575.00	Office					Direct	5 yrs
24/11/2025	04/01/2026	1 Bury Ln	Rickmansworth	GRND,1	1,697	26.52	Asking		45,004.44	Office					Direct	
12/11/2025	12/12/2025	Hatters Ln	Watford	GRND	1,500	26.36	Achieved	FRI	39,540.00	Office	14.14	21,207.50			Assignment	2 yrs
06/07/2022	06/07/2022	Hatters Ln	Watford	GRND	1,500	26.36	Achieved	FRI	39,540.00	Office					Direct	5 yrs
03/11/2025	03/11/2025	33 Church St	Rickmansworth	GRND,1	905	25.41	Asking		22,996.05	Office					Direct	
02/09/2021	02/09/2021	14-16 Church St	Rickmansworth	GRND,1	1,919	25.03	Asking		48,032.57	Office					Direct	
18/06/2025	18/06/2025	Bridge Rd	Kings Langley	GRND	3,202	25.00	Asking	FRI	80,050.00	Office					Direct	20 yrs
22/03/2023	21/04/2023	30-32 Church St	Rickmansworth	GRND	1,027	25.00	Asking		25,675.00	Office					Direct	
15/09/2023	18/09/2023	99 Church St	Rickmansworth	GRND	957	24.00	Asking		22,968.00	Office					Direct	
07/09/2023	07/09/2023	99 Church St	Rickmansworth	GRND	957	24.00	Achieved	FRI	22,968.00	Office					Direct	5 yrs
19/05/2022	19/06/2022	Denham Way	Rickmansworth	GRND	11,641	24.00	Achieved		279,384.00	Office					Direct	3 yrs
14/08/2025	13/09/2025	Tolpits Ln	Watford	GRND,1	1,460	23.97	Asking	FRI	34,996.20	Office					Direct	
28/02/2020	28/02/2020	99 Church St	Rickmansworth	GRND,1	1,165	22.99	Effective	FRI	26,787.31	Office					Direct	10 yrs
28/09/2020	28/09/2020	South Oxhey Central	Watford	2nd	2,024	22.50	Asking		45,540.00	Office					Direct	15 yrs
15/02/2023	15/02/2023	Hatters Ln	Watford	GRND	1,184	21.66	Achieved	FRI	25,645.44	Office					Direct	10 yrs
19/08/2025	28/10/2025	127 High St	Rickmansworth	1-2	994	21.62	Asking	FRI	21,490.28	Office					Direct	5 yrs
23/07/2023	24/07/2023	Home Park Mill Link Rd	Kings Langley	GRND	1,600	21.00	Achieved	FRI	33,600.00	Office					Direct	6 yrs
19/04/2024	19/05/2024	Primrose Hl	Kings Langley	GRND,1	1,227	20.40	Asking		25,030.80	Office	20.54	25,198.00			Direct	
12/03/2024	11/04/2024	Woodshots Meadow	Watford	GRND,1	3,093	20.40	Asking		63,097.20	Office	11.04	34,144.00			Direct	
02/10/2023	02/10/2023	1-2 The Parade	Watford	GRND	584	20.16	Effective	FRI	11,771.29	Office	8.76	5,114.75			Direct	5 yrs
07/03/2025	06/04/2025	Primrose Hl	Kings Langley	GRND	819	20.15	Asking	FRI	16,502.85	Office					Direct	
07/06/2022	07/06/2022	100 Hercules Way	Watford	GRND,1-3	67,451	19.90	Effective	FRI	1,342,201.08	Office	0.00	7.26	0.00	7.26	Sublease	10 yrs
25/08/2025	25/08/2025	Primrose Hl	Kings Langley	GRND,1	1,656	19.56	Effective	FRI	32,395.39	Office					Direct	10 yrs
01/08/2025	19/09/2025	Dwight Rd	Watford	GRND,1	1,972	19.52	Asking	FRI	38,493.44	Office					Direct	
05/12/2022	05/12/2022	Dwight Rd	Watford	GRND	1,064	17.38	Asking		18,492.32	Office	9.38	9,980.00			Direct	
26/01/2023	25/02/2023	Woodshots Meadow	Watford	GRND,1	7,725	17.00	Asking		131,325.00	Office					Direct	
26/10/2020	26/11/2020	Woodshots Meadow	Watford	GRND,1	2,354	17.00	Achieved		40,018.00	Office					Direct	5 yrs
31/07/2020	31/08/2020	Tolpits Ln	Watford	GRND	1,267	16.25	Achieved	FRI	20,588.75	Office					Direct	5 yrs
01/11/2021	01/11/2021	Woodshots Meadow	Watford	GRND,1	5,379	16.08	Effective	FRI	86,476.16	Office	6.38	34,304.00			Direct	10 yrs
01/10/2024	01/11/2024	83 The Crescent	Abbots Langley	GRND,1	2,247	16.02	Achieved		35,996.94	Office					Direct	
25/11/2020	01/12/2020	Bury Ln	Rickmansworth	1st	1,280	15.63	Asking		20,006.40	Office					Direct	5 yrs
02/11/2020	02/11/2020	High St	Rickmansworth	GRND,1	802	15.61	Asking		12,519.22	Office					Direct	3 yrs
30/09/2022	30/10/2022	Tolpits Ln	Watford	GRND,1	6,550	15.00	Asking		98,250.00	Office					Direct	
20/05/2022	19/06/2022	Tolpits Ln	Watford	GRND	2,470	15.00	Asking		37,050.00	Office					Direct	1 yr
01/04/2024	01/04/2024	231 Uxbridge Rd	Rickmansworth	BSMT,GRND,1-2	3,002	14.99	Asking	FRI	44,999.98	Office					Direct	
29/10/2021	29/10/2021	Woodshots Meadow	Watford	GRND,1	6,277	14.50	Effective	FRI	91,043.91	Office	5.79	36,352.00			Direct	10 yrs
06/08/2020	06/08/2020	Primrose Hl	Kings Langley	GRND	2,070	12.56	Achieved	FRI	25,999.20	Office					Direct	5 yrs
18/11/2020	18/12/2020	Dwight Rd	Watford	GRND	2,325	11.18	Asking	FRI	25,993.50	Office	4.70	10,924.75			Direct	
25/03/2024	25/03/2024	The Green	Sarratt	1st	670	10.74	Achieved	FRI	7,195.80	Office					Direct	

Sign Date	Start Date	Address	City	Floor	Total SF Leased	Rent/SF/Yr	Rent Type	Service	Rent PA	Use	Business Rates/SF/Yr	Business Rates PA	Service Charge	Service Charge PA	Lease Type	Term
05/03/2021	05/03/2021	150 Watford Rd	Rickmansworth	GRND	444	61.06	Effective	FRI	27,109.01	Retail					Direct	10 yrs
30/09/2024	30/10/2024	126 High St	Rickmansworth	GRND	377	61.01	Achieved		23,000.00	Retail	19.85	7,485.00			Direct	
10/12/2021	10/12/2021	23 Station	Rickmansworth	GRND	493	47.67	Effective	FRI	23,499.80	Retail					Direct	10 yrs
05/04/2021	05/04/2021	52 High St	Rickmansworth	GRND	620	47.58	Achieved	FRI	29,500.00	Retail					Direct	5 yrs
23/12/2023	23/12/2023	Lower Rd	Chorleywood	GRND	353	46.74	Achieved	FRI	16,500.00	Retail					Direct	5 yrs
04/08/2025	04/08/2025	2 Langley Parade	Abbots Langley	GRND	775	45.16	Asking	FRI	34,999.00	Retail	14.65	11,352.25			Direct	
27/11/2023	27/11/2023	Lower Rd	Chorleywood	GRND	453	44.04	Achieved		19,950.00	Retail					Direct	10 yrs
09/10/2023	08/11/2023	84 High St	Rickmansworth	GRND	486	41.15	Asking		19,998.90	Retail	15.66	7,609.00			Direct	
13/08/2024	12/09/2024	154 Watford Rd	Rickmansworth	GRND	420	39.29	Asking	FRI	16,500.00	Retail					Direct	
09/09/2021	09/10/2021	38 High St	Abbots Langley	GRND	940	38.30	Asking	FRI	36,000.00	Retail	13.80	12,974.00			Sublease	5 yrs 8 mos
09/02/2024	09/02/2024	163 High St	Rickmansworth	GRND	690	36.23	Achieved	FRI	25,000.00	Retail	17.18	11,851.25			Direct	7 yrs
21/08/2023	20/09/2023	90 High St	Rickmansworth	GRND	907	35.83	Asking		32,497.81	Retail	14.72	13,348.00			Direct	
04/02/2020	04/02/2020	141 High St	Rickmansworth	GRND	854	35.77	Effective		30,545.66	Retail					Direct	10 yrs
24/04/2023	24/05/2023	12 Lower Rd	Chorleywood	GRND	775	35.48	Asking		27,500.00	Retail					Direct	
10/06/2022	10/07/2022	36 High St	Abbots Langley	GRND	656	33.54	Asking		22,000.00	Retail					Direct	
01/10/2024	01/11/2024	South Oxhey Central	Watford	GRND	757	33.03	Achieved	FRI	25,000.00	Retail	10.90	8,250.00			Direct	10 yrs
27/10/2022	01/12/2022	2 Main Parade	Chorleywood	GRND	600	32.67	Achieved	IRO	19,600.00	Retail					Direct	
22/02/2021	01/03/2021	5 Main Parade	Chorleywood	GRND	475	32.50	Asking		17,000.00	Retail					Direct	
01/08/2025	01/09/2025	107-109 High St	Rickmansworth	GRND	1,300	32.31	Asking		42,003.00	Retail					Direct	
14/02/2023	18/05/2023	47 High St	Abbots Langley	GRND	603	31.51	Asking		19,000.00	Retail					Direct	
06/11/2020	06/11/2020	177-179 High	Rickmansworth	GRND	1,256	31.45	Asking		39,500.00	Retail					Direct	10 yrs
03/04/2023	03/04/2023	147A Uxbridge Rd	Rickmansworth	GRND	395	30.38	Asking		12,000.10	Retail	12.95	5,114.75			Direct	
19/12/2024	20/12/2024	26 Main Ave	Northwood	GRND	922	29.83	Achieved	FRI	27,500.00	Retail					Direct	10 yrs
28/11/2022	28/12/2022	154 Watford Rd	Rickmansworth	GRND	428	29.02	Asking	FRI	12,420.00	Retail					Assignment	
21/10/2022	21/10/2022	1A Grove Rd	Rickmansworth	GRND	700	27.86	Achieved	FRI	19,500.00	Retail					Direct	15 yrs
20/09/2024	20/09/2024	School Mead	Abbots Langley	GRND	942	26.70	Effective	FRI	25,148.80	Retail					Direct	10 yrs
06/02/2025	02/04/2025	Church St	Rickmansworth	GRND	3,660	25.55	Asking		93,513.00	Retail	4.16	15,219.50			Direct	
31/05/2024	31/05/2024	8 New Parade	Chorleywood	GRND	767	24.85	Effective	FRI	19,061.64	Retail	12.52	9,605.75			Direct	20 yrs
01/02/2021	01/02/2021	9-10 Tudor Parade	Rickmansworth	GRND	1,479	24.34	Asking		36,000.00	Retail					Direct	
15/01/2020	14/02/2020	163 Uxbridge Rd	Rickmansworth	GRND	437	22.88	Asking		10,000.00	Retail					Direct	
07/10/2021	07/10/2021	309 Prestwick	Watford	GRND	700	22.86	Effective	FRI	15,999.93	Retail	6.91	4,840.30			Direct	15 yrs
01/07/2020	01/07/2020	Prestwick Rd	Watford	GRND	2,465	21.94	Effective		54,076.83	Retail					Direct	15 yrs
13/07/2022	14/07/2022	138 Watford Rd	Rickmansworth	GRND	958	21.92	Achieved	FRI	21,000.00	Retail					Direct	10 yrs
16/04/2025	17/05/2025	Dwight Rd	Watford	GRND	1,072	19.59	Achieved	FRI	21,000.00	Retail					Direct	5 yrs
06/12/2023	06/12/2023	Lower Rd	Chorleywood	BSMT,GRND	2,224	17.76	Achieved	FRI	39,500.00	Retail					Direct	5 yrs
29/10/2020	29/10/2020	Delta Gain	Watford	GRND	451	17.30	Effective	FRI	7,800.96	Retail					Direct	10 yrs
06/02/2023	06/02/2023	144 Watford Rd	Rickmansworth	GRND	1,025	16.59	Asking		17,004.75	Retail	7.79	7,987.00			Direct	
01/05/2023	01/05/2023	144 Watford Rd	Rickmansworth	GRND	1,025	16.59	Achieved		17,000.00	Retail					Direct	
22/04/2020	22/04/2020	78 High St	Rickmansworth	GRND,1	2,710	16.24	Achieved	FRI	44,008.00	Retail					Direct	6 yrs
23/06/2025	23/06/2025	130 High St	Rickmansworth	GRND	1,427	14.93	Achieved	FRI	21,300.00	Retail					Direct	10 yrs
01/07/2025	01/08/2025	94-102 High St	Rickmansworth	GRND	6,300	13.49	Asking		84,987.00	Retail	6.96	43,860.00			Direct	
01/01/2021	04/01/2021	Micklefield Green Farm	Sarratt	GRND	875	12.00	Achieved		10,500.00	Retail					Direct	6 mos
11/10/2021	11/10/2021	12 Lower Rd	Chorleywood	GRND	940	6.38	Achieved	FRI	6,000.00	Retail					Direct	10 yrs

Sign Date	Start Date	Address	City	Floor	Total SF Leased	Rent/SF/Yr	Rent Type	Service	Rent PA	Use	Business Rates/SF/Yr	Business Rates PA	Service Charge	Service Charge PA	Lease Type	Term
24/10/2024	24/11/2024	Olds Approach	Watford	GRND	745	25.50	Achieved		18,997.50	Industrial	6.70	4,990.00			Direct	3 yrs
14/10/2025	04/01/2026	Olds Approach	Watford	GRND	960	23.95	Achieved	FRI	22,992.00	Industrial					Direct	5 yrs
07/04/2025	07/05/2025	1-7 Peerglow Estate	Watford	2nd	945	23.28	Asking	FRI	21,999.60	Industrial					Direct	
07/04/2025	23/05/2025	Olds Close	Watford	GRND	945	22.75	Achieved	FRI	21,498.75	Industrial					Direct	5 yrs
02/05/2023	24/05/2023	Station Rd	Kings Langley	GRND,1	13,368	21.00	Achieved		280,728.00	Industrial					Direct	5 yrs
19/03/2025	06/05/2025	Station Rd	Kings Langley	GRND	1,705	20.52	Achieved	FRI	34,986.60	Industrial					Direct	10 yrs
11/10/2023	10/11/2023	Dwight Rd	Watford	GRND,1	1,325	20.38	Asking		27,003.50	Industrial	5.74	7,609.00			Direct	
20/06/2024	20/07/2024	Olds Approach	Watford	GRND,MEZZ	1,117	20.14	Effective	FRI	22,495.95	Industrial					Direct	5 yrs
02/06/2025	02/06/2025	Tolpits	Watford	GRND	2,798	19.83	Asking	FRI	55,484.34	Industrial	7.53	21,082.75			Direct	
25/09/2025	29/10/2025	1-7 Peerglow Estate	Watford	GRND,1	1,208	19.45	Asking	FRI	23,495.60	Industrial					Direct	
31/07/2023	31/07/2023	Olds Approach	Watford	GRND,MEZZ	1,411	18.00	Asking		25,398.00	Industrial	9.04	12,750.00			Direct	
02/02/2023	02/03/2023	6 Peerglow	Watford	GRND	1,208	18.00	Achieved	FRI	21,744.00	Industrial					Direct	5 yrs
01/04/2025	01/05/2025	Dwight Rd	Watford	GRND,1	3,339	17.97	Asking		60,001.83	Industrial					Direct	5 yrs
02/03/2022	01/04/2022	Woodshots Meadow	Watford	GRND	3,139	17.00	Asking	FRI	53,363.00	Industrial	5.62	17,641.00	4.07	12,775.73	Direct	
02/03/2022	01/04/2022	Woodshots Meadow	Watford	1st	3,318	17.00	Asking	FRI	56,406.00	Industrial	5.62	18,647.00	4.07	13,504.26	Direct	
01/01/2022	01/01/2022	Woodshots Meadow	Watford	GRND	2,355	17.00	Asking		40,035.00	Industrial					Direct	
16/06/2025	16/07/2025	Olds Approach	Watford	GRND,MEZZ	1,443	16.74	Asking	FRI	24,155.82	Industrial					Direct	5 yrs
01/02/2025	01/03/2025	Harthall Ln	Hemel Hempstead	GRND	1,436	16.71	Achieved	FRI	23,995.56	Industrial					Direct	
08/03/2022	08/03/2022	Woodshots Meadow	Watford	GRND,1	5,734	16.48	Effective	FRI	94,487.55	Industrial	7.63	43,776.00			Direct	10 yrs
20/04/2023	20/04/2023	Primrose Hl	Kings Langley	GRND	1,186	16.44	Asking		19,497.84	Industrial	6.53	7,743.50			Direct	1 yr
23/08/2023	22/09/2023	Tolpits	Watford	GRND,1	5,366	16.43	Asking		88,163.38	Industrial	7.44	39,936.00			Direct	
30/06/2021	30/06/2021	Woodshots Meadow	Watford	GRND,1	5,300	16.08	Effective	FRI	85,206.14	Industrial	4.66	24,700.00			Direct	10 yrs
23/03/2021	23/03/2021	Hatters Ln	Watford	GRND,1	6,058	15.89	Effective	FRI	96,289.86	Industrial	5.79	35,072.00			Direct	10 yrs
22/12/2020	22/12/2020	Primrose Hl	Kings Langley	GRND	1,176	15.73	Achieved	FRI	18,498.48	Industrial					Direct	7 yrs
20/11/2024	20/12/2024	Primrose Hl	Kings Langley	GRND,1,MEZZ	1,800	15.53	Asking	FRI	27,954.00	Industrial					Direct	6 yrs
06/04/2021	07/04/2021	Olds Approach	Watford	GRND,MEZZ	1,153	15.00	Achieved	FRI	17,295.00	Industrial					Direct	5 yrs
06/04/2021	06/04/2021	20 Dwight Rd	Watford	GRND,1	3,221	14.95	Asking		42,919.83	Industrial					Direct	
31/08/2021	31/08/2021	6 Peerglow	Watford	GRND,1	1,208	14.90	Achieved		17,999.20	Industrial					Direct	5 yrs
01/04/2021	01/04/2021	14 Dwight Rd	Watford	GRND,1	1,881	14.88	Asking		27,989.28	Industrial					Direct	
01/02/2020	01/02/2020	Tolpits Ln	Watford	GRND	1,443	14.55	Achieved		20,995.65	Industrial					Direct	5 yrs
28/04/2021	28/04/2021	Dwight Rd	Watford	GRND,1	2,241	14.28	Asking		32,001.48	Industrial					Direct	
01/03/2021	19/03/2021	Sutherland Ct	Watford	GRND,1,MEZZ	2,220	14.28	Achieved		31,701.60	Industrial					Direct	10 yrs
24/05/2023	12/06/2023	Tolpits Ln	Watford	GRND	2,417	14.27	Achieved	FRI	34,490.59	Industrial	5.37	12,974.00			Direct	10 yrs
20/06/2024	20/07/2024	Dwight Rd	Watford	GRND,1	2,254	14.19	Achieved	FRI	31,984.26	Industrial					Assignment	
27/01/2022	27/01/2022	Primrose Hl	Kings Langley	GRND,1	2,828	14.00	Asking	FRI	39,592.00	Industrial	10.42	29,460.00			Direct	5 yrs
01/04/2022	01/04/2022	Dwight Rd	Watford	GRND,MEZZ,1	4,011	13.71	Effective	FRI	54,990.81	Industrial	4.42	17,714.50			Direct	10 yrs
09/06/2021	09/07/2021	Dwight Rd	Watford	GRND	2,215	13.54	Asking		29,991.10	Industrial					Direct	1 yr
03/04/2025	27/05/2025	Church Ln	Sarratt	GRND	570	13.50	Achieved	FRI	7,695.00	Industrial					Direct	5 yrs
01/04/2025	03/06/2025	Church Ln	Sarratt	GRND	1,724	13.50	Achieved	FRI	23,274.00	Industrial					Direct	5 yrs
05/07/2021	05/07/2021	Dwight Rd	Watford	GRND,MEZZ	2,351	13.18	Achieved		30,986.18	Industrial					Direct	5 yrs
16/09/2025	09/11/2025	Church Ln	Sarratt	GRND	928	12.93	Achieved	FRI	11,999.04	Industrial	2.61	2,420.00			Direct	5 yrs
26/09/2024	27/09/2024	Tolpits Ln	Watford	GRND,1	10,134	12.83	Achieved	FRI	130,019.22	Industrial					Direct	10 yrs
22/02/2021	22/03/2021	Dwight Rd	Watford	GRND	1,881	12.75	Achieved		23,982.75	Industrial					Direct	5 yrs
21/05/2024	21/05/2024	Dwight Rd	Watford	GRND,1	3,348	12.70	Asking	FRI	42,519.60	Industrial					Direct	
31/03/2023	31/03/2023	Olds Approach	Watford	GRND	13,937	12.56	Effective	FRI	175,048.49	Industrial	3.21	44,800.00			Direct	10 yrs
05/05/2025	08/07/2025	Church Ln	Sarratt	GRND	2,848	12.08	Achieved	FRI	34,403.84	Industrial					Direct	5 yrs
01/02/2021	01/02/2021	Sutherland Ct	Watford	GRND,1,MEZZ	2,417	11.17	Effective	FRI	26,997.88	Industrial	4.02	9,716.34			Direct	10 yrs
10/06/2025	12/08/2025	Church Ln	Sarratt	GRND	572	10.93	Achieved	FRI	6,251.96	Industrial					Direct	5 yrs
10/12/2021	10/12/2021	Tolpits Ln	Watford	GRND,MEZZ	3,434	10.60	Effective		36,409.99	Industrial					Direct	10 yrs
31/07/2020	31/07/2020	Olds Approach	Watford	GRND,1	23,107	10.50	Achieved	FRI	242,623.50	Industrial	5.37	124,152.00			Direct	10 yrs
16/09/2025	11/11/2025	Dwight Rd	Watford	GRND,1	3,348	10.45	Asking	FRI	34,986.60	Industrial					Direct	
04/08/2020	04/08/2020	Tolpits Ln	Watford	GRND	6,518	9.82	Effective		63,989.24	Industrial					Direct	10 yrs
01/03/2020	01/03/2020	Olds Approach	Watford	GRND,MEZZ	1,433	9.77	Achieved	IRI	14,000.41	Industrial	14.54	20,835.82			Direct	5 yrs
25/03/2024	25/03/2024	Olds Approach	Watford	GRND,MEZZ	2,680	9.58	Effective	FRI	25,663.05	Industrial	9.55	25,600.00			Direct	10 yrs
01/09/2021	01/09/2021	Micklefield Green Farm	Sarratt	GRND	1,599	9.06	Asking		14,486.94	Industrial					Direct	
10/12/2021	09/01/2022	Micklefield Green Farm	Sarratt	GRND	2,282	9.01	Asking		20,492.36	Industrial					Direct	
01/09/2021	01/09/2021	Micklefield Green Farm	Sarratt	GRND	1,081	9.01	Asking		9,739.81	Industrial					Direct	
01/03/2021	03/06/2021	Micklefield Green Farm	Sarratt	GRND	2,400	8.00	Achieved		19,200.00	Industrial					Direct	1 yr
08/01/2021	08/01/2021	Micklefield Green Farm	Sarratt	GRND	1,200	7.00	Achieved		8,400.00	Industrial					Direct	6 mos
24/09/2025	24/10/2025	Station Rd	Kings Langley	GRND	2,549	4.46	Asking		11,368.54	Industrial					Direct	3 yrs

Appendix 4 - BCIS costs

BCIS®

£/M2 STUDY

Description: Rate per m2 gross internal floor area for the building Cost including prelims.

Last updated: 27-Dec-2025 07:31

Rebased to Three Rivers (112; sample 8)

MAXIMUM AGE OF RESULTS: DEFAULT PERIOD

Building function (Maximum age of projects)	£/m² gross internal floor area						Sample	
	Mean	Lowest	Lower quartiles	Median	Upper quartiles	Highest		
New build								
282. Factories								
Generally (20)	1,519	336	836	1,207	1,734	5,619	87	
Up to 500m2 GFA (20)	2,129	1,207	1,370	1,612	2,742	4,508	14	
500 to 2000m2 GFA (20)	1,503	336	830	1,386	1,677	5,619	32	
Over 2000m2 GFA (20)	1,323	505	759	1,034	1,367	5,217	41	
282.1 Advance factories								
Generally (15)	1,240	505	985	1,224	1,568	1,889	17	
Up to 500m2 GFA (15)	1,478	1,207	1,224	1,470	1,598	1,889	5	
500 to 2000m2 GFA (15)	1,395	926	1,230	1,492	1,610	1,667	6	
Over 2000m2 GFA (15)	886	505	752	904	1,021	1,239	6	
282.12 Advance factories/offices - mixed facilities (class B1)								
Generally (20)	1,735	759	1,123	1,673	2,065	3,193	14	
Up to 500m2 GFA (25)	2,869	2,366	-	3,009	-	3,233	3	
500 to 2000m2 GFA (20)	1,792	1,493	-	1,853	-	2,029	3	
Over 2000m2 GFA (20)	1,504	759	1,025	1,189	1,975	3,193	9	

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Building function (Maximum age of projects)	£/m² gross internal floor area						Sample	
	Mean	Lowest	Lower quartiles	Median	Upper quartiles	Highest		
282.2 Purpose built factories								
Generally (30)	1,811	336	945	1,422	2,583	5,619	69	
Up to 500m2 GFA (30)	2,563	1,020	1,541	2,539	3,163	4,508	8	
500 to 2000m2 GFA (30)	1,985	336	1,031	1,623	2,806	5,619	21	
Over 2000m2 GFA (30)	1,570	487	830	1,273	2,114	5,217	40	
282.22 Purpose built factories/Offices - mixed facilities (15)	1,318	621	1,071	1,238	1,529	2,768	23	
284. Warehouses/stores								
Generally (15)	1,295	512	793	1,008	1,314	6,034	49	
Up to 500m2 GFA (15)	2,473	859	1,298	1,568	3,127	6,034	7	
500 to 2000m2 GFA (15)	1,168	610	910	1,061	1,275	2,119	15	
Over 2000m2 GFA (15)	1,061	512	755	872	1,210	2,854	27	
284.1 Advance warehouses/stores (15)	960	529	798	935	1,172	1,366	10	
284.2 Purpose built warehouses/stores								
Generally (15)	1,391	512	816	1,043	1,525	6,034	37	
Up to 500m2 GFA (15)	2,943	859	1,568	2,485	3,768	6,034	5	
500 to 2000m2 GFA (15)	1,164	610	864	1,052	1,294	2,119	14	
Over 2000m2 GFA (15)	1,136	512	767	866	1,245	2,854	18	
284.5 Cold stores/refrigerated stores (30)	1,794	1,222	1,337	1,560	2,416	2,434	5	
320. Offices								
Generally (15)	2,745	1,340	2,087	2,700	3,224	4,288	30	
Air-conditioned								
Generally (15)	2,613	1,625	2,249	2,684	3,116	3,234	11	
1-2 storey (15)	2,409	1,625	2,203	2,382	2,619	3,226	6	

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Building function (Maximum age of projects)	£/m² gross internal floor area						Sample
	Mean	Lowest	Lower quartiles	Median	Upper quartiles	Highest	
3-5 storey (15)	2,819	1,816	-	3,112	-	3,234	4
6 storey or above (20)	3,109	2,339	2,807	2,994	3,207	4,400	7
Not air-conditioned							
Generally (15)	2,864	1,340	2,070	2,824	3,538	4,288	14
1-2 storey (15)	3,076	1,837	2,448	2,957	3,815	4,288	11
3-5 storey (20)	2,586	1,340	1,887	2,475	3,158	4,541	22
6 storey or above (25)	3,195	2,501	-	3,295	-	3,689	4
345. Shops							
Generally (30)	2,118	813	1,184	1,716	2,540	5,683	15
1-2 storey (30)	2,140	813	1,179	1,708	2,648	5,683	14
3-5 storey (30)	1,819	-	-	-	-	-	1
447. Care homes for the elderly							
Generally (20)	2,504	1,535	1,982	2,393	2,814	4,919	54
Up to 500m2 GFA (30)	2,455	2,328	-	-	-	2,582	2
500 to 2000m2 GFA (20)	2,826	1,593	1,669	2,555	3,509	4,742	8
Over 2000m2 GFA (20)	2,448	1,535	2,027	2,369	2,759	4,919	46
810. Housing, mixed developments (15)	1,820	973	1,578	1,760	1,992	4,529	1245
810.1 Estate housing							
Generally (15)	1,792	894	1,524	1,714	1,965	6,152	1273
Single storey (15)	2,054	1,192	1,714	1,968	2,241	6,152	199
2-storey (15)	1,729	894	1,493	1,672	1,900	3,700	1005
3-storey (15)	1,823	1,099	1,534	1,761	2,036	3,662	64
4-storey or above (15)	3,729	1,825	2,986	3,333	4,961	5,541	5
810.11 Estate housing detached (15)	2,398	1,321	1,725	2,012	2,739	6,152	18

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Building function (Maximum age of projects)	£/m² gross internal floor area						Sample	
	Mean	Lowest	Lower quartiles	Median	Upper quartiles	Highest		
810.12 Estate housing semi detached								
Generally (15)	1,818	1,045	1,542	1,758	1,992	3,973	331	
Single storey (15)	2,027	1,310	1,756	1,998	2,186	3,973	75	
2-storey (15)	1,758	1,045	1,528	1,686	1,943	3,049	246	
3-storey (15)	1,729	1,308	1,394	1,642	1,993	2,546	10	
810.13 Estate housing terraced								
Generally (15)	1,795	1,057	1,490	1,676	1,944	5,541	198	
Single storey (15)	2,001	1,273	1,701	1,949	2,383	2,838	14	
2-storey (15)	1,728	1,057	1,484	1,653	1,871	3,700	156	
3-storey (15)	1,820	1,099	1,556	1,744	2,020	3,662	26	
4-storey or above (15)	5,251	4,961	-	-	-	5,541	2	
816. Flats (apartments)								
Generally (15)	2,137	1,111	1,760	2,005	2,434	7,132	730	
1-2 storey (15)	2,051	1,215	1,711	1,915	2,351	4,010	150	
3-5 storey (15)	2,104	1,111	1,752	1,985	2,386	4,362	493	
6 storey or above (15)	2,478	1,515	1,992	2,359	2,737	7,132	86	

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Appendix 5 - Accessibility standards

Accessibility standards

DCLG - Housing Standards Review - Cost impacts (September 2014)

Note: The percentage uplifts generated by this analysis (final table on this page) are applied to contemporary construction costs to provide a current cost of meeting accessibility standards.

Cost per dwelling (Table 45)					
	1B flat	2B flat	2B House	3B House	4b House
Cat 2	£940	£907	£523	£521	£520
Cat 3(a)	£7,607	£7,891	£9,754	£10,307	£10,568
Car 3(b)	£7,764	£8,048	£22,238	£22,791	£23,052

Dwelling construction costs (Tables 12 and 12b)					
Size sqm	50	67	72	96	117
Cost per unit	£81,966	£94,520	£78,044	£95,741	£121,045
Cost psm	£1,639.32	£1,410.75	£1,083.94	£997.30	£1,034.57

Standards as % of construction costs					
	1B flat	2B flat	2B House	3B House	4b House
Cat 2	1.15%	0.96%	0.67%	0.54%	0.43%
Cat 3(a)	9.28%	8.35%	12.50%	10.77%	8.73%
Cat 3(b)	9.47%	8.51%	28.49%	23.80%	19.04%

Cost uplifts applied in study		
	Flats	Houses
Cat 2	1.15%	0.54%
Cat 3(a)	9.28%	10.77%
Cat 3(b)	9.47%	23.80%

Appendix 6 - BLV assumptions

EUV - notional hectare

																	20%
No	Description of use	Site coverage	No of storeys	Sq m GIA	Indicative rent psm	Rent per annum	Yield	YP	Deferment (years)	PV	Cap val	Purchaser's costs	Letting agents and letting legal fees (% of year 1 rent)		Refurb cost	Net cap val	Premium	Benchmark Land Value
1	Secondary office/retail	30%	2.0	6,000	£164.00	£984,000	7.5%	13.33	2.5	0.83	£10,949,964	-£744,598	15%	-£147,600	-£4,950,000	£5,107,766	£1,021,553.21	£6,129,319
2	Secondary industrial	25%	1.0	2,500	£101.00	£252,500	7.0%	14.29	2.5	0.84	£3,045,818	-£207,116	15%	-£37,875	-£500,000	£2,300,827	£460,165.41	£2,760,992
3	Greenfield (high)	0%	1.0	0	£0.00	£0	6.0%	16.67	2.5	0.86	£0	£0	15%	£0	£0	£0	£0	£374,000
4	Greenfield (low)	0%	1.0	0	£0.00	£0	6.0%	16.67	2.5	0.86	£0	£0	15%	£0	£0	£0	£0	£247,000

Appendix 7 - Appraisal outputs (70% rented, 30% SO)

THREE RIVERS DISTRICT COUNCIL Sales value £5,600 psm AH tenure Rented 70% Intermediate: SO 30%

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES/RETAIL) **£6,129,319** PER HA Type of rent: 70% Soc Rent 30% Aff Rent FH 0%

				Residual land values										
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	Max AH
1	TRDC-1 - 5 units, 25 DPH, 100% houses and 0% flats	5	£1,225,864	643,864	612,302	581,101	550,262	519,785	489,669	459,914	430,521	401,489	372,818	344,508	0%
2	TRDC-2 - 5 units, 50 DPH, 100% houses and 0% flats	5	£612,932	643,864	612,302	581,101	550,262	519,785	489,669	459,914	430,521	401,489	372,818	344,508	0%
3	TRDC-3 - 5 units, 85 DPH, 50% houses and 50% flats	5	£360,548	442,453	413,360	384,626	356,251	328,235	300,579	273,282	246,343	219,765	193,544	167,683	10%
4	TRDC-4 - 6 units, 30 DPH, 100% houses and 0% flats	6	£1,225,864	772,636	734,762	697,321	660,315	623,742	587,603	551,897	516,624	481,786	447,381	413,410	0%
5	TRDC-5 - 6 units, 75 DPH, 75% houses and 25% flats	6	£490,346	654,600	618,141	582,113	546,520	511,360	476,631	442,337	408,476	375,048	342,052	309,490	20%
6	TRDC-6 - 8 units, 25 DPH, 100% houses and 0% flats	8	£1,961,382	1,030,182	979,683	929,762	880,420	831,656	783,470	735,862	688,833	642,382	596,509	551,214	0%
7	TRDC-7 - 8 units, 130 DPH, 0% houses and 100% flats	8	£377,189	355,691	313,808	272,487	231,729	191,533	151,899	112,828	74,319	36,372	- 1,027	- 38,411	0%
8	TRDC-8 - 9 units, 112 DPH, 0% houses and 100% flats	9	£492,535	400,152	353,034	306,548	260,694	215,474	170,886	126,931	83,609	40,919	- 1,156	- 43,212	0%
9	TRDC-9 - 10 units, 25 DPH, 100% houses and 0% flats	10	£2,451,728	1,244,777	1,181,654	1,119,253	1,057,576	996,620	936,388	876,879	818,092	760,027	702,686	646,068	0%
10	TRDC-10 - 10 units, 90 DPH, 50% houses and 50% flats	10	£681,035	858,271	799,308	741,072	683,564	626,784	570,731	515,405	460,808	406,937	353,795	301,380	15%
11	TRDC-11 - 20 units, 35 DPH, 100% houses and 0% flats	20	£3,502,468	2,295,008	2,179,745	2,065,798	1,953,167	1,841,853	1,731,854	1,623,173	1,515,809	1,409,476	1,304,107	1,200,063	0%
12	TRDC-12 - 20 units, 50 DPH, 80% houses and 20% flats	20	£2,451,728	2,252,082	2,124,981	1,999,379	1,875,277	1,752,675	1,631,573	1,511,971	1,393,870	1,277,269	1,162,167	1,048,564	0%
13	TRDC-13 - 30 units, 25 DPH, 100% houses and 0% flats	30	£7,355,183	3,673,181	3,485,220	3,299,414	3,115,765	2,934,273	2,754,936	2,577,755	2,402,731	2,229,863	2,059,151	1,890,595	0%
14	TRDC-14 - 30 units, 50 DPH, 80% houses and 20% flats	30	£3,677,592	3,231,218	3,048,628	2,868,193	2,689,912	2,513,787	2,339,816	2,168,000	1,998,339	1,830,834	1,665,483	1,502,287	0%
15	TRDC-15 - 40 units, 50 DPH, 80% houses and 20% flats	40	£4,903,455	3,602,853	3,400,720	3,200,962	3,003,583	2,808,578	2,615,952	2,425,701	2,237,828	2,052,331	1,869,210	1,688,466	0%
16	TRDC-16 - 40 units, 80 DPH, 50% houses and 50% flats	40	£3,064,660	3,366,532	3,135,477	2,907,274	2,681,920	2,459,418	2,239,767	2,022,966	1,809,015	1,597,915	1,389,666	1,184,267	0%
17	TRDC-17 - 50 units, 35 DPH, 100% houses and 0% flats	50	£3,944,275	6,119,080	5,806,475	5,497,453	5,192,015	4,890,162	4,591,560	4,296,260	4,004,552	3,716,439	3,431,918	3,150,990	5%
18	TRDC-18 - 50 units, 80 DPH, 50% houses and 50% flats	50	£1,725,620	4,208,165	3,919,347	3,634,093	3,352,401	3,074,273	2,799,708	2,528,707	2,261,269	1,997,393	1,737,082	1,480,334	0%
19	TRDC-19 - 60 units, 100 DPH, 0% houses and 100% flats	60	£1,656,595	2,542,468	2,229,625	1,920,969	1,616,502	1,316,223	1,020,130	728,227	440,510	156,981	- 124,226	- 403,577	0%
20	TRDC-20 - 60 units, 35 DPH, 100% houses and 0% flats	60	£4,733,130	7,342,897	6,967,770	6,596,944	6,230,418	5,868,194	5,509,873	5,155,512	4,805,463	4,459,726	4,118,301	3,781,188	0%
21	TRDC-21 - 70 units, 50 DPH, 80% houses and 20% flats	70	£3,865,389	7,526,592	7,101,539	6,681,500	6,266,475	5,856,466	5,451,472	5,051,494	4,656,530	4,266,581	3,881,648	3,501,729	0%
22	TRDC-22 - 70 units, 35 DPH, 100% houses and 0% flats	70	£5,521,985	8,379,317	7,950,961	7,527,515	7,108,980	6,695,356	6,286,642	5,882,839	5,483,948	5,089,966	4,700,895	4,316,736	0%
23	TRDC-23 - 80 units, 50 DPH, 100% houses and 0% flats	80	£4,417,588	9,576,363	9,086,813	8,602,874	8,124,549	7,651,836	7,184,734	6,723,245	6,267,368	5,817,104	5,372,453	4,933,412	0%
24	TRDC-24 - 80 units, 80 DPH, 55% houses and 45% flats	80	£2,760,992	6,882,403	6,426,202	5,975,586	5,530,556	5,091,112	4,657,254	4,228,983	3,806,296	3,389,196	2,977,681	2,571,753	5%
25	TRDC-25 - 95 units, 28 DPH, 100% houses and 0% flats	95	£9,367,653	11,371,931	10,790,590	10,215,914	9,647,902	9,086,555	8,531,872	7,983,853	7,442,500	6,907,811	6,379,787	5,858,427	0%
26	TRDC-26 - 100 units, 15 DPH, 100% houses and 0% flats	100	£40,862,128	11,970,454	11,358,516	10,753,593	10,155,686	9,564,794	8,980,917	8,404,057	7,834,210	7,271,380	6,715,565	6,166,765	0%
27	TRDC-27 - 100 units, 35 DPH, 95% houses and 5% flats	100	£17,512,341	11,610,333	11,002,687	10,402,057	9,808,443	9,221,844	8,642,261	8,069,694	7,504,143	6,945,608	6,394,089	5,849,584	0%
28	TRDC-28 - 130 units, 35.14 DPH, 95% houses and 5% flats	130	£22,675,342	14,803,683	14,030,561	13,266,361	12,511,081	11,764,724	11,026,696	10,296,350	9,574,954	8,862,505	8,159,007	7,464,455	0%
29	TRDC-29 - 145 units, 24.83 DPH, 100% houses and 0% flats	145	£35,793,447	17,030,786	16,162,304	15,303,773	14,453,509	13,612,813	12,782,097	11,961,361	11,150,606	10,349,831	9,559,037	8,778,223	0%
30	TRDC-30 - 165 units, 70.87 DPH, 60% houses and 40% flats	165	£14,270,321	14,140,172	13,233,405	12,337,653	11,452,917	10,579,198	9,716,495	8,864,808	8,024,138	7,194,484	6,375,845	5,568,223	0%
31	TRDC-31 - 250 units, 35.07 DPH, 90% houses and 10% flats	250	£43,693,465	23,678,430	22,309,667	20,956,788	19,619,793	18,298,682	16,993,455	15,704,112	14,430,654	13,173,079	11,931,388	10,705,581	0%
32	TRDC-32 - 400 units, 15.69 DPH, 100% houses and 0% flats	400	£156,260,529	36,717,283	34,689,248	32,684,452	30,702,896	28,744,577	26,809,497	24,897,656	23,009,053	21,143,689	19,301,564	17,482,678	0%
33	TRDC-33 - 500 units, 20 DPH, 100% houses and 0% flats	500	£153,232,981	37,394,250	34,925,164	32,484,360	30,071,836	27,687,593	25,331,632	23,001,380	20,695,268	18,417,508	16,168,101	13,947,046	0%
34	TRDC-34 - 750 units, 20 DPH, 100% houses and 0% flats	750	£229,849,472	52,727,698	49,227,885	45,768,170	42,348,553	38,969,035	35,629,613	32,322,195	29,051,882	25,821,791	22,631,921	19,474,518	0%
35	TRDC-35 - 1000 units, 20 DPH, 100% houses and 0% flats	1,000	£306,465,963	62,692,535	58,460,498	54,276,820	50,141,498	46,054,536	42,015,931	38,019,074	34,065,603	30,160,609	26,304,094	22,492,263	0%
36	TRDC-36 - 1250 units, 20 DPH, 100% houses and 0% flats	1,250	£383,082,454	75,958,031	70,847,375	65,795,229	60,801,589	55,866,459	50,982,809	46,147,310	41,370,513	36,648,579	31,968,301	27,346,969	0%
37	TRDC-37 - 1500 units, 20 DPH, 100% houses and 0% flats	1,500	£459,698,944	87,512,480	81,660,915	75,862,461	70,131,242	64,467,260	58,853,649	53,301,705	47,812,258	42,369,320	36,986,661	31,649,942	0%
38	TRDC-CARE1 (75 rooms)	-	£6,129,319	1,089,918	1,089,918	1,089,918	1,089,918	1,089,918	1,089,918	1,089,918	1,089,918	1,089,918	1,089,918	1,089,918	0%
39	TRDC-CARE2 (40 rooms)	-	£2,022,675	640,621	640,621	640,621	640,621	640,621	640,621	640,621	640,621	640,621	640,621	640,621	0%
40	TRDC-OFF1	-	£3,064,660	- 3,174,667	- 3,174,667	- 3,174,667	- 3,174,667	- 3,174,667	- 3,174,667	- 3,174,667	- 3,174,667	- 3,174,667	- 3,174,667	- 3,174,667	0%
41	TRDC-OFF2	-	£3,064,660	- 4,409,479	- 4,409,479	- 4,409,479	- 4,409,479	- 4,409,479	- 4,409,479	- 4,409,479	- 4,409,479	- 4,409,479	- 4,409,479	- 4,409,479	0%
42	TRDC-RET1	-	£6,129,319	2,269,450	2,269,450	2,269,450	2,269,450	2,269,450	2,269,450	2,269,450	2,269,450	2,269,450	2,269,450	2,269,450	0%
43	TRDC-RET2	-	£3,064,660	5,627,334	5,627,334	5,627,334	5,627,334	5,627,334	5,627,334	5,627,334	5,627,334	5,627,334	5,627,334	5,627,334	50%
44	TRDC-RET3	-	£1,532,330	2,460,037	2,460,037	2,460,037	2,460,037	2,460,037	2,460,037	2,460,037	2,460,037	2,460,037	2,460,037	2,460,037	50%
45	TRDC-IND1	-	£6,129,319	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	0%
46	TRDC-IND2	-	£6,129,319	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	0%
47	TRDC-IND3	-	£6,129,319	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	0%

BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL) **£2,760,992**

				Residual land values										
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	Max AH
1	TRDC-1 - 5 units, 25 DPH, 100% houses and 0% flats	5	£552,198	643,864	612,302	581,101	550,262	519,785	489,669	459,914	430,521	401,489	372,818	344,508	10%
2	TRDC-2 - 5 units, 50 DPH, 100% houses and 0% flats	5	£276,099	643,864	612,302	581,101	550,262	519,785	489,669	459,914	430,521	401,489	372,818	344,508	50%
3	TRDC-3 - 5 units, 85 DPH, 50% houses and 50% flats	5	£162,411	442,453	413,360	384,626	356,251	328,235	300,579	273,282	246,343	219,765	193,544	167,683	50%
4	TRDC-4 - 6 units, 30 DPH, 100% houses and 0% flats	6	£552,198	772,636	734,762	697,321	660,315	623,742	587,603	551,897	516,624	481,786	447,381	413,410	25%
5	TRDC-5 - 6 units, 75 DPH, 75% houses and 25% flats	6	£220,879	654,600	618,141	582,113	546,520	511,360	476,631	442,337	408,476	375,048	342,052	309,490	50%
6	TRDC-6 - 8 units, 25 DPH, 100% houses and 0% flats	8	£883,518	1,030,182	979,683	929,762	880,420	831,656	783,470	735,862	688,833	642,382	596,509	551,214	10%
7	TRDC-7 - 8 units, 130 DPH, 0% houses and 100% flats	8	£169,907	355,691	313,808	272,487	231,729	191,533	151,899	112,828	74,319	36,372	- 1,027	- 38,411	20%
8	TRDC-8 - 9 units, 112 DPH, 0% houses and 100% flats	9	£221,865	400,152	353,034	306,548	260,694	215,474	170,886	126,931	83,609	40,919	- 1,156	- 43,212	15%
9	TRDC-9 - 10 units, 25 DPH, 100% houses and 0% flats	10	£1,104,397	1,244,777	1,181,654	1,119,253	1,057,576	996,620	936,388	876,879	818,092	760,027	702,686	646,068	10%
10	TRDC-10 - 10 units, 90 DPH, 50% houses and 50% flats	10	£306,777	858,271	799,308	741,072	683,564	626,784	570,731	515,405	460,808	406,937	353,795	301,380	45%
11	TRDC-11 - 20 units, 35 DPH, 100% houses and 0% flats	20	£1,577,710	2,295,008	2,179,745	2,065,798	1,953,167	1,841,853	1,731,854	1,623,173	1,515,809	1,409,476	1,304,107	1,200,063	30%
12	TRDC-12 - 20 units, 50 DPH, 80% houses and 20% flats	20	£1,104,397	2,252,082	2,124,981	1,999,379	1,875,277	1,752,675	1,631,573	1,511,971	1,393,870	1,277,269	1,162,167	1,048,564	45%
13	TRDC-13 - 30 units, 25 DPH, 100% houses and 0% flats	30	£3,313,191	3,673,181	3,485,220	3,299,414	3,115,765	2,934,273	2,754,936	2,577,755	2,402,731	2,229,863	2,059,151	1,890,595	5%
14	TRDC-14 - 30 units, 50 DPH, 80% houses and 20% flats	30	£1,656,595	3,231,218	3,048,628	2,868,193	2,689,912	2,513,787	2,339,816	2,168,000	1,998,339	1,830,834	1,665,483	1,502,287	45%
15	TRDC-15 - 40 units, 50 DPH, 80% houses and 20% flats	40	£2,208,794	3,602,853	3,400,720	3,200,962	3,003,583	2,808,578	2,615,952	2,425,701	2,237,828	2,052,331	1,869,210	1,688,466	35%
16	TRDC-16 - 40 units, 80 DPH, 50% houses and 50% flats	40	£1,380,496	3,366,532	3,135,477	2,907,274	2,681,920	2,459,418	2,239,767	2,022,966	1,809,015	1,597,915	1,389,666	1,184,267	45%
17	TRDC-17 - 50 units, 35 DPH, 100% houses and 0% flats	50	£3,944,275	6,119,080	5,806,475	5,497,453	5,192,015	4,890,162	4,591,560	4,296,260	4,004,552	3,716,439	3,431,918	3,150,990	35%
18	TRDC-18 - 50 units, 80 DPH, 50% houses and 50% flats	50	£1,725,620	4,208,165	3,919,347	3,634,093	3,352,401	3,074,273	2,799,708	2,528,707	2,261,269	1,997,393	1,737,082	1,480,334	45%
19	TRDC-19 - 60 units, 100 DPH, 0% houses and 100% flats	60	£1,656,595	2,542,468	2,229,625	1,920,969	1,616,502	1,316,223	1,020,130	728,227	440,510	156,981	- 124,226	- 403,577	10%
20	TRDC-20 - 60 units, 35 DPH, 100% houses and 0% flats	60	£4,733,130	7,342,897	6,967,770	6,596,944	6,230,418	5,868,194	5,509,873	5,155,512	4,805,463	4,459,726	4,118,301	3,781,188	35%
21	TRDC-21 - 70 units, 50 DPH, 80% houses and 20% flats	70	£3,865,389	7,526,592	7,101,539	6,681,500	6,266,475	5,856,466	5,451,472	5,051,494	4,656,530	4,266,581	3,881,648	3,501,729	45%
22	TRDC-22 - 70 units, 35 DPH, 100% houses and 0% flats	70	£5,521,985	8,379,317	7,950,961	7,527,515	7,108,980	6,695,356	6,286,642	5,882,839	5,483,948	5,089,966	4,700,895	4,316,736	30%
23	TRDC-23 - 80 units, 50 DPH, 100% houses and 0% flats	80	£4,417,588	9,576,363	9,086,813	8,602,874	8,124,549	7,651,836	7,184,734	6,723,245	6,267,368	5,817,104	5,372,453	4,933,412	50%
24	TRDC-24 - 80 units, 80 DPH, 55% houses and 45% flats	80	£2,760,992	6,882,403	6,426,202	5,975,586	5,530,556	5,091,112	4,657,254	4,228,983	3,806,296	3,389,196	2,977,681	2,571,753	45%
25	TRDC-25 - 95 units, 28 DPH, 100% houses and 0% flats	95	£9,367,653	11,371,931	10,790,590	10,215,914	9,647,902	9,086,555	8,531,872	7,983,853	7,442,500	6,907,811	6,379,787	5,858,427	15%
26	TRDC-26 - 100 units, 15 DPH, 100% houses and 0% flats	100	£18,406,616	11,970,454	11,358,516	10,753,593	10,155,686	9,564,794	8,980,917	8,404,057	7,834,210	7,271,380	6,715,565	6,166,765	0%
27	TRDC-27 - 100 units, 35 DPH, 95% houses and 5% flats	100	£7,888,550	11,610,333	11,002,687	10,402,057	9,808,443	9,221,844	8,642,261	8,069,694	7,504,143	6,945,608	6,394,089	5,849,584	30%
28	TRDC-28 - 130 units, 35.14 DPH, 95% houses and 5% flats	130	£10,214,258	14,803,683	14,030,561	13,266,361	12,511,081	11,764,724	11,026,696	10,296,350	9,574,954	8,862,505	8,159,007	7,464,455	30%
29	TRDC-29 - 145 units, 24.83 DPH, 100% houses and 0% flats	145	£16,123,395	17,030,786	16,162,304	15,303,773	14,453,509	13,612,813	12,782,097	11,961,361	11,150,606	10,349,831	9,559,037	8,778,223	5%
30	TRDC-30 - 165 units, 70.87 DPH, 60% houses and 40% flats	165	£6,428,161	14,140,172	13,233,405	12,337,653	11,452,917	10,579,198	9,716,495	8,864,808	8,024,138	7,194,484	6,375,845	5,568,223	40%
31	TRDC-31 - 250 units, 35.07 DPH, 90% houses and 10% flats	250	£19,682,011	23,678,430	22,309,667	20,956,788	19,619,793	18,298,682	16,993,455	15,704,112	14,430,654	13,173,079	11,931,388	10,705,581	10%
32	TRDC-32 - 400 units, 15.69 DPH, 100% houses and 0% flats	400	£70,388,590	36,717,283	34,689,248	32,684,452	30,702,896	28,744,577	26,809,497	24,897,656	23,009,053	21,143,689	19,301,564	17,482,678	0%
33	TRDC-33 - 500 units, 20 DPH, 100% houses and 0% flats	500	£69,024,811	37,394,250	34,925,164	32,484,360	30,071,836	27,687,593	25,331,632	23,001,380	20,695,268	18,417,508	16,168,101	13,947,046	0%
34	TRDC-34 - 750 units, 20 DPH, 100% houses and 0% flats	750	£103,537,217	52,727,698	49,227,885	45,768,170	42,348,553	38,969,035	35,629,613	32,322,195	29,051,882	25,821,791	22,631,921	19,474,518	0%
35	TRDC-35 - 1000 units, 20 DPH, 100% houses and 0% flats	1,000	£138,049,623	62,692,535	58,460,498	54,276,820	50,141,498	46,054,536	42,015,931	38,019,074	34,065,603	30,160,609	26,304,094	22,492,263	0%
36	TRDC-36 - 1250 units, 20 DPH, 100% houses and 0% flats	1,250	£172,562,028	75,958,031	70,847,375	65,795,229	60,801,589	55,866,459	50,982,809	46,147,310	41,370,513	36,648,579	31,968,301	27,346,969	0%
37	TRDC-37 - 1500 units, 20 DPH, 100% houses and 0% flats	1,500	£207,074,434	87,512,480	81,660,915	75,862,461	70,131,242	64,467,260	58,853,649	53,301,705	47,812,258	42,369,320	36,986,661	31,649,942	0%
38	TRDC-CARE1 (75 rooms)	-	£2,760,992	1,089,918	1,089,918	1,089,918	1,089,918	1,089,918	1,089,918	1,089,918	1,089,918	1,089,918	1,089,918	1,089,918	0%
39	TRDC-CARE2 (40 rooms)	-	£911,128	640,621	640,621	640,621	640,621	640,621	640,621	640,621	640,621	640,621	640,621	640,621	0%
40	TRDC-OFF1	-	£1,380,496	- 3,174,667	- 3,174,667	- 3,174,667	- 3,174,667	- 3,174,667	- 3,174,667	- 3,174,667	- 3,174,667	- 3,174,667	- 3,174,667	- 3,174,667	0%
41	TRDC-OFF2	-	£1,380,496	- 4,409,479	- 4,409,479	- 4,409,479	- 4,409,479	- 4,409,479	- 4,409,479	- 4,409,479	- 4,409,479	- 4,409,479	- 4,409,479	- 4,409,479	0%
42	TRDC-RET1	-	£2,760,992	2,269,450	2,269,450	2,269,450	2,269,450	2,269,450	2,269,450	2,269,450	2,269,450	2,269,450	2,269,450	2,269,450	0%
43	TRDC-RET2	-	£1,380,496	5,627,334	5,627,334	5,627,334	5,627,334	5,627,334	5,627,334	5,627,334	5,627,334	5,627,334	5,627,334	5,627,334	50%
44	TRDC-RET3	-	£690,248	2,460,037	2,460,037	2,460,037	2,460,037	2,460,037	2,460,037	2,460,037	2,460,037	2,460,037	2,460,037	2,460,037	50%
45	TRDC-IND1	-	£2,760,992	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	50%
46	TRDC-IND2	-	£2,760,992	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	50%
47	TRDC-IND3	-	£2,760,992	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	50%

BENCHMARK LAND VALUE 3 (GREENFIELD - UPPER END OF RANGE) **£374,000** PER HA

				Residual land values										
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	Max AH
1	TRDC-1 - 5 units, 25 DPH, 100% houses and 0% flats	5	£74,800	643,864	612,302	581,101	550,262	519,785	489,669	459,914	430,521	401,489	372,818	344,508	50%
2	TRDC-2 - 5 units, 50 DPH, 100% houses and 0% flats	5	£37,400	643,864	612,302	581,101	550,262	519,785	489,669	459,914	430,521	401,489	372,818	344,508	50%
3	TRDC-3 - 5 units, 85 DPH, 50% houses and 50% flats	5	£22,000	442,453	413,360	384,626	356,251	328,235	300,579	273,282	246,343	219,765	193,544	167,683	50%
4	TRDC-4 - 6 units, 30 DPH, 100% houses and 0% flats	6	£74,800	772,636	734,762	697,321	660,315	623,742	587,603	551,897	516,624	481,786	447,381	413,410	50%
5	TRDC-5 - 6 units, 75 DPH, 75% houses and 25% flats	6	£29,920	654,600	618,141	582,113	546,520	511,360	476,631	442,337	408,476	375,048	342,052	309,490	50%
6	TRDC-6 - 8 units, 25 DPH, 100% houses and 0% flats	8	£119,680	1,030,182	979,683	929,762	880,420	831,656	783,470	735,862	688,833	642,382	596,509	551,214	50%
7	TRDC-7 - 8 units, 130 DPH, 0% houses and 100% flats	8	£23,015	355,691	313,808	272,487	231,729	191,533	151,899	112,828	74,319	36,372	- 1,027	- 38,411	40%
8	TRDC-8 - 9 units, 112 DPH, 0% houses and 100% flats	9	£30,054	400,152	353,034	306,548	260,694	215,474	170,886	126,931	83,609	40,919	- 1,156	- 43,212	40%
9	TRDC-9 - 10 units, 25 DPH, 100% houses and 0% flats	10	£149,600	1,244,777	1,181,654	1,119,253	1,057,576	996,620	936,388	876,879	818,092	760,027	702,686	646,068	50%
10	TRDC-10 - 10 units, 90 DPH, 50% houses and 50% flats	10	£41,556	858,271	799,308	741,072	683,564	626,784	570,731	515,405	460,808	406,937	353,795	301,380	50%
11	TRDC-11 - 20 units, 35 DPH, 100% houses and 0% flats	20	£213,714	2,295,008	2,179,745	2,065,798	1,953,167	1,841,853	1,731,854	1,623,173	1,515,809	1,409,476	1,304,107	1,200,063	50%
12	TRDC-12 - 20 units, 50 DPH, 80% houses and 20% flats	20	£149,600	2,252,082	2,124,981	1,999,379	1,875,277	1,752,675	1,631,573	1,511,971	1,393,870	1,277,269	1,162,167	1,048,564	50%
13	TRDC-13 - 30 units, 25 DPH, 100% houses and 0% flats	30	£448,800	3,673,181	3,485,220	3,299,414	3,115,765	2,934,273	2,754,936	2,577,755	2,402,731	2,229,863	2,059,151	1,890,595	50%
14	TRDC-14 - 30 units, 50 DPH, 80% houses and 20% flats	30	£224,400	3,231,218	3,048,628	2,868,193	2,689,912	2,513,787	2,339,816	2,168,000	1,998,339	1,830,834	1,665,483	1,502,287	50%
15	TRDC-15 - 40 units, 50 DPH, 80% houses and 20% flats	40	£299,200	3,602,853	3,400,720	3,200,962	3,003,583	2,808,578	2,615,952	2,425,701	2,237,828	2,052,331	1,869,210	1,688,466	50%
16	TRDC-16 - 40 units, 80 DPH, 50% houses and 50% flats	40	£187,000	3,366,532	3,135,477	2,907,274	2,681,920	2,459,418	2,239,767	2,022,966	1,809,015	1,597,915	1,389,666	1,184,267	50%
17	TRDC-17 - 50 units, 35 DPH, 100% houses and 0% flats	50	£534,286	6,119,080	5,806,475	5,497,453	5,192,015	4,890,162	4,591,560	4,296,260	4,004,552	3,716,439	3,431,918	3,150,990	50%
18	TRDC-18 - 50 units, 80 DPH, 50% houses and 50% flats	50	£233,750	4,208,165	3,919,347	3,634,093	3,352,401	3,074,273	2,799,708	2,528,707	2,261,269	1,997,393	1,737,082	1,480,334	50%
19	TRDC-19 - 60 units, 100 DPH, 0% houses and 100% flats	60	£224,400	2,542,468	2,229,625	1,920,969	1,616,502	1,316,223	1,020,130	728,227	440,510	156,981	- 124,226	- 403,577	35%
20	TRDC-20 - 60 units, 35 DPH, 100% houses and 0% flats	60	£641,143	7,342,897	6,967,770	6,596,944	6,230,418	5,868,194	5,509,873	5,155,512	4,805,463	4,459,726	4,118,301	3,781,188	50%
21	TRDC-21 - 70 units, 50 DPH, 80% houses and 20% flats	70	£523,600	7,526,592	7,101,539	6,681,500	6,266,475	5,856,466	5,451,472	5,051,494	4,656,530	4,266,581	3,881,648	3,501,729	50%
22	TRDC-22 - 70 units, 35 DPH, 100% houses and 0% flats	70	£748,000	8,379,317	7,950,961	7,527,515	7,108,980	6,695,356	6,286,642	5,882,839	5,483,948	5,089,966	4,700,895	4,316,736	50%
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THREE RIVERS DISTRICT COUNCIL Sales value £5,850 psm AH tenure Rented 70% Intermediate: SO 30%

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES/RETAIL) **£6,129,319** PER HA Type of rent: 70% Soc Rent 30% Aff Rent FH 0%

				Residual land values										
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	Max AH
1	TRDC-1 - 5 units, 25 DPH, 100% houses and 0% flats	5	£1,225,864	723,020	687,944	653,269	618,995	585,123	551,652	518,582	485,912	453,644	421,778	390,313	0%
2	TRDC-2 - 5 units, 50 DPH, 100% houses and 0% flats	5	£612,932	723,020	687,944	653,269	618,995	585,123	551,652	518,582	485,912	453,644	421,778	390,313	15%
3	TRDC-3 - 5 units, 85 DPH, 50% houses and 50% flats	5	£360,548	518,783	486,280	454,178	422,474	391,169	360,263	329,756	299,648	269,940	240,630	211,721	20%
4	TRDC-4 - 6 units, 30 DPH, 100% houses and 0% flats	6	£1,225,864	867,624	825,533	783,923	742,794	702,147	661,982	622,297	583,095	544,374	506,134	468,376	0%
5	TRDC-5 - 6 units, 75 DPH, 75% houses and 25% flats	6	£490,346	747,968	707,350	667,213	627,557	588,382	549,688	511,476	473,744	436,494	399,725	363,436	30%
6	TRDC-6 - 8 units, 25 DPH, 100% houses and 0% flats	8	£1,961,382	1,156,832	1,100,710	1,045,231	990,393	936,196	882,642	829,730	777,459	725,831	674,845	624,501	0%
7	TRDC-7 - 8 units, 130 DPH, 0% houses and 100% flats	8	£377,189	472,490	425,361	378,858	332,980	287,729	243,104	199,104	155,731	112,984	70,862	29,366	10%
8	TRDC-8 - 9 units, 112 DPH, 0% houses and 100% flats	9	£492,535	531,551	478,532	426,215	374,603	323,696	273,492	223,992	175,197	127,106	79,720	33,037	0%
9	TRDC-9 - 10 units, 25 DPH, 100% houses and 0% flats	10	£2,451,728	1,403,091	1,332,938	1,263,588	1,195,040	1,127,296	1,060,353	994,213	928,875	864,340	800,607	737,676	0%
10	TRDC-10 - 10 units, 90 DPH, 50% houses and 50% flats	10	£681,035	1,008,491	942,794	877,905	813,821	750,544	688,074	626,411	565,554	505,505	446,262	387,826	25%
11	TRDC-11 - 20 units, 35 DPH, 100% houses and 0% flats	20	£3,502,468	2,599,494	2,470,796	2,343,567	2,217,806	2,093,453	1,970,049	1,848,123	1,727,674	1,608,700	1,491,204	1,375,184	0%
12	TRDC-12 - 20 units, 50 DPH, 80% houses and 20% flats	20	£2,451,728	2,559,434	2,418,604	2,279,432	2,141,919	2,006,063	1,871,865	1,739,324	1,608,443	1,479,219	1,351,654	1,225,746	0%
13	TRDC-13 - 30 units, 25 DPH, 100% houses and 0% flats	30	£7,355,183	4,125,699	3,917,541	3,711,767	3,508,379	3,307,375	3,108,757	2,912,524	2,718,677	2,527,215	2,338,138	2,151,447	0%
14	TRDC-14 - 30 units, 50 DPH, 80% houses and 20% flats	30	£3,677,592	3,677,621	3,475,056	3,274,877	3,077,082	2,881,672	2,688,648	2,498,008	2,309,753	2,123,883	1,940,398	1,759,298	0%
15	TRDC-15 - 40 units, 50 DPH, 80% houses and 20% flats	40	£4,903,455	4,173,476	3,946,238	3,721,665	3,499,757	3,280,514	3,063,936	2,850,022	2,638,774	2,430,191	2,224,272	2,021,018	0%
16	TRDC-16 - 40 units, 80 DPH, 50% houses and 50% flats	40	£3,064,660	3,951,956	3,694,642	3,440,487	3,189,492	2,941,656	2,696,979	2,455,461	2,217,102	1,981,903	1,749,863	1,520,982	0%
17	TRDC-17 - 50 units, 35 DPH, 100% houses and 0% flats	50	£8,756,170	6,876,166	6,529,234	6,186,279	5,847,297	5,512,292	5,181,262	4,854,207	4,531,129	4,212,025	3,896,896	3,585,743	0%
18	TRDC-18 - 50 units, 80 DPH, 50% houses and 50% flats	50	£3,830,825	4,939,946	4,618,303	4,300,610	3,986,865	3,677,070	3,371,223	3,069,326	2,771,377	2,477,379	2,187,328	1,901,228	15%
19	TRDC-19 - 60 units, 100 DPH, 0% houses and 100% flats	60	£3,677,592	3,382,286	3,031,565	2,685,491	2,344,064	2,007,284	1,675,151	1,347,665	1,024,825	706,633	393,088	84,189	0%
20	TRDC-20 - 60 units, 35 DPH, 100% houses and 0% flats	60	£10,507,404	8,251,400	7,835,082	7,423,534	7,016,757	6,614,751	6,217,515	5,825,048	5,437,354	5,054,430	4,676,276	4,302,892	0%
21	TRDC-21 - 70 units, 50 DPH, 80% houses and 20% flats	70	£8,581,047	8,574,658	8,102,758	7,636,412	7,175,621	6,720,384	6,270,700	5,826,572	5,387,998	4,954,978	4,527,512	4,105,028	0%
22	TRDC-22 - 70 units, 35 DPH, 100% houses and 0% flats	70	£12,258,639	9,423,145	8,948,265	8,478,824	8,014,822	7,556,257	7,103,131	6,655,444	6,213,196	5,776,385	5,345,013	4,919,080	0%
23	TRDC-23 - 80 units, 50 DPH, 100% houses and 0% flats	80	£9,806,911	10,769,309	10,226,589	9,690,085	9,159,796	8,635,722	8,117,864	7,606,222	7,100,794	6,601,583	6,108,587	5,621,806	5%
24	TRDC-24 - 80 units, 80 DPH, 55% houses and 45% flats	80	£6,129,319	8,037,355	7,529,399	7,027,633	6,532,060	6,042,680	5,559,491	5,082,493	4,611,689	4,147,077	3,688,656	3,236,428	15%
25	TRDC-25 - 95 units, 28 DPH, 100% houses and 0% flats	95	£20,795,905	12,788,555	12,144,075	11,506,975	10,877,257	10,254,920	9,639,964	9,032,389	8,432,194	7,839,380	7,253,947	6,675,895	0%
26	TRDC-26 - 100 units, 15 DPH, 100% houses and 0% flats	100	£40,862,128	13,461,637	12,783,237	12,112,606	11,449,745	10,794,653	10,147,330	9,507,778	8,875,993	8,251,979	7,635,733	7,027,258	0%
27	TRDC-27 - 100 units, 35 DPH, 95% houses and 5% flats	100	£17,512,341	13,096,619	12,422,688	11,756,528	11,098,138	10,447,519	9,804,670	9,169,592	8,542,284	7,922,747	7,310,982	6,706,986	0%
28	TRDC-28 - 130 units, 35.14 DPH, 95% houses and 5% flats	130	£22,675,342	16,712,165	15,852,383	15,002,515	14,162,559	13,332,517	12,512,387	11,702,171	10,901,867	10,111,476	9,330,998	8,560,432	0%
29	TRDC-29 - 145 units, 24.83 DPH, 100% houses and 0% flats	145	£35,793,447	19,161,151	18,195,796	17,241,495	16,298,249	15,366,058	14,444,923	13,534,841	12,635,815	11,747,843	10,870,927	10,005,066	0%
30	TRDC-30 - 165 units, 70.87 DPH, 60% houses and 40% flats	165	£14,270,321	16,488,330	15,476,740	14,477,389	13,490,277	12,515,404	11,552,770	10,602,375	9,664,219	8,738,302	7,824,625	6,922,944	10%
31	TRDC-31 - 250 units, 35.07 DPH, 90% houses and 10% flats	250	£43,693,465	27,215,963	25,690,330	24,182,372	22,692,089	21,219,481	19,764,547	18,327,288	16,907,705	15,505,796	14,121,562	12,755,002	0%
32	TRDC-32 - 400 units, 15.69 DPH, 100% houses and 0% flats	400	£156,260,529	41,697,315	39,447,488	37,223,416	35,025,099	32,852,536	30,705,727	28,584,673	26,489,373	24,419,828	22,376,037	20,358,000	0%
33	TRDC-33 - 500 units, 20 DPH, 100% houses and 0% flats	500	£153,232,981	43,479,726	40,744,687	38,040,954	35,365,620	32,719,175	30,104,089	27,520,363	24,967,998	22,446,991	19,957,344	17,499,056	0%
34	TRDC-34 - 750 units, 20 DPH, 100% houses and 0% flats	750	£229,849,472	61,280,103	57,407,812	53,579,855	49,796,233	46,055,582	42,350,823	38,690,503	35,074,621	31,503,180	27,976,176	24,482,782	0%
35	TRDC-35 - 1000 units, 20 DPH, 100% houses and 0% flats	1,000	£306,465,963	73,574,390	68,869,295	64,217,937	59,620,318	55,076,438	50,586,294	46,149,870	41,756,299	37,416,576	33,130,703	28,898,679	0%
36	TRDC-36 - 1250 units, 20 DPH, 100% houses and 0% flats	1,250	£383,082,454	88,600,423	82,941,409	77,347,138	71,817,609	66,352,823	60,951,229	55,599,212	50,312,122	45,089,959	39,920,787	34,808,165	0%
37	TRDC-37 - 1500 units, 20 DPH, 100% houses and 0% flats	1,500	£459,698,944	101,651,703	95,182,480	88,778,906	82,449,525	76,194,336	70,001,464	63,872,872	57,818,721	51,819,742	45,889,125	40,012,971	0%
38	TRDC-CARE1 (75 rooms)	-	£6,129,319	1,089,918	1,089,918	1,089,918	1,089,918	1,089,918	1,089,918	1,089,918	1,089,918	1,089,918	1,089,918	1,089,918	0%
39	TRDC-CARE2 (40 rooms)	-	£2,022,675	640,621	640,621	640,621	640,621	640,621	640,621	640,621	640,621	640,621	640,621	640,621	0%
40	TRDC-OFF1	-	£3,064,660	-3,174,667	-3,174,667	-3,174,667	-3,174,667	-3,174,667	-3,174,667	-3,174,667	-3,174,667	-3,174,667	-3,174,667	-3,174,667	0%
41	TRDC-OFF2	-	£3,064,660	-4,409,479	-4,409,479	-4,409,479	-4,409,479	-4,409,479	-4,409,479	-4,409,479	-4,409,479	-4,409,479	-4,409,479	-4,409,479	0%
42	TRDC-RET1	-	£6,129,319	2,269,450	2,269,450	2,269,450	2,269,450	2,269,450	2,269,450	2,269,450	2,269,450	2,269,450	2,269,450	2,269,450	0%
43	TRDC-RET2	-	£3,064,660	5,627,334	5,627,334	5,627,334	5,627,334	5,627,334	5,627,334	5,627,334	5,627,334	5,627,334	5,627,334	5,627,334	50%
44	TRDC-RET3	-	£1,532,330	2,460,037	2,460,037	2,460,037	2,460,037	2,460,037	2,460,037	2,460,037	2,460,037	2,460,037	2,460,037	2,460,037	50%
45	TRDC-IND1	-	£6,129,319	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	0%
46	TRDC-IND2	-	£6,129,319	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	0%
47	TRDC-IND3	-	£6,129,319	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	0%

BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL) **£2,760,992**

				Residual land values										
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	Max AH
1	TRDC-1 - 5 units, 25 DPH, 100% houses and 0% flats	5	£552,198	723,020	687,944	653,269	618,995	585,123	551,652	518,582	485,912	453,644	421,778	390,313	20%
2	TRDC-2 - 5 units, 50 DPH, 100% houses and 0% flats	5	£276,099	723,020	687,944	653,269	618,995	585,123	551,652	518,582	485,912	453,644	421,778	390,313	50%
3	TRDC-3 - 5 units, 85 DPH, 50% houses and 50% flats	5	£162,411	518,783	486,280	454,178	422,474	391,169	360,263	329,756	299,648	269,940	240,630	211,721	50%
4	TRDC-4 - 6 units, 30 DPH, 100% houses and 0% flats	6	£552,198	867,624	825,533	783,923	742,794	702,147	661,982	622,297	583,095	544,374	506,134	468,376	35%
5	TRDC-5 - 6 units, 75 DPH, 75% houses and 25% flats	6	£220,879	747,968	707,350	667,213	627,557	588,382	549,688	511,476	473,744	436,494	399,725	363,436	50%
6	TRDC-6 - 8 units, 25 DPH, 100% houses and 0% flats	8	£883,518	1,156,832	1,100,710	1,045,231	990,393	936,196	882,642	829,730	777,459	725,831	674,845	624,501	20%
7	TRDC-7 - 8 units, 130 DPH, 0% houses and 100% flats	8	£169,907	472,490	425,361	378,858	332,980	287,729	243,104	199,104	155,731	112,984	70,862	29,366	30%
8	TRDC-8 - 9 units, 112 DPH, 0% houses and 100% flats	9	£221,865	531,551	478,532	426,215	374,603	323,696	273,492	223,992	175,197	127,106	79,720	33,037	30%
9	TRDC-9 - 10 units, 25 DPH, 100% houses and 0% flats	10	£1,104,397	1,403,091	1,332,938	1,263,588	1,195,040	1,127,296	1,060,353	994,213	928,875	864,340	800,607	737,676	20%
10	TRDC-10 - 10 units, 90 DPH, 50% houses and 50% flats	10	£306,777	1,008,491	942,794	877,905	813,821	750,544	688,074	626,411	565,554	505,505	446,262	387,826	50%
11	TRDC-11 - 20 units, 35 DPH, 100% houses and 0% flats	20	£1,577,710	2,599,494	2,470,796	2,343,567	2,217,806	2,093,453	1,970,049	1,848,123	1,727,674	1,608,700	1,491,204	1,375,184	40%
12	TRDC-12 - 20 units, 50 DPH, 80% houses and 20% flats	20	£1,104,397	2,559,434	2,418,604	2,279,432	2,141,919	2,006,063	1,871,865	1,739,324	1,608,443	1,479,219	1,351,654	1,225,746	50%
13	TRDC-13 - 30 units, 25 DPH, 100% houses and 0% flats	30	£3,313,191	4,125,699	3,917,541	3,711,767	3,508,379	3,307,375	3,108,757	2,912,524	2,718,677	2,527,215	2,338,138	2,151,447	15%
14	TRDC-14 - 30 units, 50 DPH, 80% houses and 20% flats	30	£1,656,595	3,677,621	3,475,056	3,274,877	3,077,082	2,881,672	2,688,648	2,498,008	2,309,753	2,123,883	1,940,398	1,759,298	50%
15	TRDC-15 - 40 units, 50 DPH, 80% houses and 20% flats	40	£2,208,794	4,173,476	3,946,238	3,721,665	3,499,757	3,280,514	3,063,936	2,850,022	2,638,774	2,430,191	2,224,272	2,021,018	45%
16	TRDC-16 - 40 units, 80 DPH, 50% houses and 50% flats	40	£1,380,496	3,951,956	3,694,642	3,440,487	3,189,492	2,941,656	2,696,979	2,455,461	2,217,102	1,981,903	1,749,863	1,520,982	50%
17	TRDC-17 - 50 units, 35 DPH, 100% houses and 0% flats	50	£3,944,275	6,876,166	6,529,234	6,186,279	5,847,297	5,512,292	5,181,262	4,854,207	4,531,129	4,212,025	3,896,896	3,585,743	40%
18	TRDC-18 - 50 units, 80 DPH, 50% houses and 50% flats	50	£1,725,620	4,939,946	4,618,303	4,300,610	3,986,865	3,677,070	3,371,223	3,069,326	2,771,377	2,477,379	2,187,328	1,901,228	50%
19	TRDC-19 - 60 units, 100 DPH, 0% houses and 100% flats	60	£1,656,595	3,382,286	3,031,565	2,685,491	2,344,064	2,007,284	1,675,151	1,347,665	1,024,825	706,633	393,088	84,189	25%
20	TRDC-20 - 60 units, 35 DPH, 100% houses and 0% flats	60	£4,733,130	8,251,400	7,835,082	7,423,534	7,016,757	6,614,751	6,217,515	5,825,048	5,437,354	5,054,430	4,676,276	4,302,892	40%
21	TRDC-21 - 70 units, 50 DPH, 80% houses and 20% flats	70	£3,865,389	8,574,658	8,102,758	7,636,412	7,175,621	6,720,384	6,270,700	5,826,572	5,387,998	4,954,978	4,527,512	4,105,028	50%
22	TRDC-22 - 70 units, 35 DPH, 100% houses and 0% flats	70	£5,521,985	9,423,145	8,948,265	8,478,824	8,014,822	7,556,257	7,103,131	6,655,444	6,213,196	5,776,385	5,345,013	4,919,080	40%
23	TRDC-23 - 80 units, 50 DPH, 100% houses and 0% flats	80	£4,417,588	10,769,309	10,226,589	9,690,085	9,159,796	8,635,722	8,117,864	7,606,222	7,100,794	6,601,583	6,108,587	5,621,806	50%
24	TRDC-24 - 80 units, 80 DPH, 55% houses and 45% flats	80	£2,760,992	8,037,355	7,529,399	7,027,633	6,532,060	6,042,680	5,559,491	5,082,493	4,611,689	4,147,077	3,688,656	3,236,428	50%
25	TRDC-25 - 95 units, 28 DPH, 100% houses and 0% flats	95	£9,367,653	12,788,555	12,144,075	11,506,975	10,877,257	10,254,920	9,639,964	9,032,389	8,432,194	7,839,380	7,253,947	6,675,895	25%
26	TRDC-26 - 100 units, 15 DPH, 100% houses and 0% flats	100	£18,406,616	13,461,637	12,783,237	12,112,606	11,449,745	10,794,653	10,147,330	9,507,778	8,875,993	8,251,979	7,635,733	7,027,258	0%
27	TRDC-27 - 100 units, 35 DPH, 95% houses and 5% flats	100	£7,888,550	13,096,619	12,422,688	11,756,528	11,098,138	10,447,519	9,804,670	9,169,592	8,542,284	7,922,747	7,310,982	6,706,986	40%
28	TRDC-28 - 130 units, 35.14 DPH, 95% houses and 5% flats	130	£10,214,258	16,712,165	15,852,383	15,002,515	14,162,559	13,332,517	12,512,387	11,702,171	10,901,867	10,111,476	9,330,998	8,560,432	35%
29	TRDC-29 - 145 units, 24.83 DPH, 100% houses and 0% flats	145	£16,123,395	19,161,151	18,195,796	17,241,495	16,298,249	15,366,058	14,444,923	13,534,841	12,635,815	11,747,843	10,870,927	10,005,066	15%
30	TRDC-30 - 165 units, 70.87 DPH, 60% houses and 40% flats	165	£6,428,161	16,488,330	15,476,740	14,477,389	13,490,277	12,515,404	11,552,770	10,602,375	9,664,219	8,738,302	7,824,625	6,922,944	50%
31	TRDC-31 - 250 units, 35.07 DPH, 90% houses and 10% flats	250	£19,682,011	27,215,963	25,690,330	24,182,372	22,692,089	21,219,481	19,764,547	18,327,288	16,907,705	15,505,796	14,121,562	12,755,002	25%
32	TRDC-32 - 400 units, 15.69 DPH, 100% houses and 0% flats	400	£70,388,590	41,697,315	39,447,488	37,223,416	35,025,099	32,852,536	30,705,727	28,584,673	26,489,373	24,419,828	22,376,037	20,358,000	0%
33	TRDC-33 - 500 units, 20 DPH, 100% houses and 0% flats	500	£69,024,811	43,479,726	40,744,687	38,040,954	35,365,620	32,719,175	30,104,089	27,520,363	24,967,998	22,446,991	19,957,344	17,499,056	0%
34	TRDC-34 - 750 units, 20 DPH, 100% houses and 0% flats	750	£103,537,217	61,280,103	57,407,812	53,579,855	49,796,233	46,055,582	42,350,823	38,690,503	35,074,621	31,503,180	27,976,176	24,482,782	0%
35	TRDC-35 - 1000 units, 20 DPH, 100% houses and 0% flats	1,000	£138,049,623	73,574,390	68,869,295	64,217,937	59,620,318	55,076,438	50,586,294	46,149,870	41,756,299	37,416,576	33,130,703	28,898,679	0%
36	TRDC-36 - 1250 units, 20 DPH, 100% houses and 0% flats	1,250	£172,562,028	88,600,423	82,941,409	77,347,138	71,817,609	66,352,823	60,951,229	55,599,212	50,312,122	45,089,959	39,920,787	34,808,165	0%
37	TRDC-37 - 1500 units, 20 DPH, 100% houses and 0% flats	1,500	£207,074,434	101,651,703	95,182,480	88,778,906	82,449,525	76,194,336	70,001,464	63,872,872	57,818,721	51,819,742	45,889,125	40,012,971	0%
38	TRDC-CARE1 (75 rooms)	-	£2,760,992	1,089,918	1,089,918	1,089,918	1,089,918	1,089,918	1,089,918	1,089,918	1,089,918	1,089,918	1,089,918	1,089,918	0%
39	TRDC-CARE2 (40 rooms)	-	£911,128	640,621	640,621	640,621	640,621	640,621	640,621	640,621	640,621	640,621	640,621	640,621	0%
40	TRDC-OFF1	-	£1,380,496	-3,174,667	-3,174,667	-3,174,667	-3,174,667	-3,174,667	-3,174,667	-3,174,667	-3,174,667	-3,174,667	-3,174,667	-3,174,667	0%
41	TRDC-OFF2	-	£1,380,496	-4,409,479	-4,409,479	-4,409,479	-4,409,479	-4,409,479	-4,409,479	-4,409,479	-4,409,479	-4,409,479	-4,409,479	-4,409,479	0%
42	TRDC-RET1	-	£2,760,992	2,269,450	2,269,450	2,269,450	2,269,450	2,269,450	2,269,450	2,269,450	2,269,450	2,269,450	2,269,450	2,269,450	0%
43	TRDC-RET2	-	£1,380,496	5,627,334	5,627,334	5,627,334	5,627,334	5,627,334	5,627,334	5,627,334	5,627,334	5,627,334	5,627,334	5,627,334	50%
44	TRDC-RET3	-	£690,248	2,460,037	2,460,037	2,460,037	2,460,037	2,460,037	2,460,037	2,460,037	2,460,037	2,460,037	2,460,037	2,460,037	50%
45	TRDC-IND1	-	£2,760,992	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	50%
46	TRDC-IND2	-	£2,760,992	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	50%
47	TRDC-IND3	-	£2,760,992	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	50%

BENCHMARK LAND VALUE 3 (GREENFIELD - UPPER END OF RANGE) **£374,000** PER HA

				Residual land values										
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	Max AH
1	TRDC-1 - 5 units, 25 DPH, 100% houses and 0% flats	5	£74,800	723,020	687,944	653,269	618,995	585,123	551,652	518,582	485,912	453,644	421,778	390,313	50%
2	TRDC-2 - 5 units, 50 DPH, 100% houses and 0% flats	5	£37,400	723,020	687,944	653,269	618,995	585,123	551,652	518,582	485,912	453,644	421,778	390,313	50%
3	TRDC-3 - 5 units, 85 DPH, 50% houses and 50% flats	5	£22,000	518,783	486,280	454,178	422,474	391,169	360,263	329,756	299,648	269,940	240,630	211,721	50%
4	TRDC-4 - 6 units, 30 DPH, 100% houses and 0% flats	6	£74,800	867,624	825,533	783,923	742,794	702,147	661,982	622,297	583,095	544,374	506,134	468,376	50%
5	TRDC-5 - 6 units, 75 DPH, 75% houses and 25% flats	6	£29,920	747,968	707,350	667,213	627,557	588,382	549,688	511,476	473,744	436,494	399,725	363,436	50%
6	TRDC-6 - 8 units, 25 DPH, 100% houses and 0% flats	8	£119,680	1,156,832	1,100,710	1,045,231	990,393	936,196	882,642	829,730	777,459	725,831	674,845	624,501	50%
7	TRDC-7 - 8 units, 130 DPH, 0% houses and 100% flats	8	£23,015	472,490	425,361	378,858	332,980	287,729	243,104	199,104	155,731	112,984	70,862	29,366	50%
8	TRDC-8 - 9 units, 112 DPH, 0% houses and 100% flats	9	£30,054	531,551	478,532	426,215	374,603	323,696	273,492	223,992	175,197	127,106	79,720	33,037	50%
9	TRDC-9 - 10 units, 25 DPH, 100% houses and 0% flats	10	£149,600	1,403,091	1,332,938	1,263,588	1,195,040	1,127,296	1,060,353	994,213	928,875	864,340	800,607	737,676	50%
10	TRDC-10 - 10 units, 90 DPH, 50% houses and 50% flats	10	£41,556	1,008,491	942,794	877,905	813,821	750,544	688,074	626,411	565,554	505,505	446,262	387,826	50%
11	TRDC-11 - 20 units, 35 DPH, 100% houses and 0% flats	20	£213,714	2,599,494	2,470,796	2,343,567	2,217,806	2,093,453	1,970,049	1,848,123	1,727,674	1,608,700	1,491,204	1,375,184	50%
12	TRDC-12 - 20 units, 50 DPH, 80% houses and 20% flats	20	£149,600	2,559,434	2,418,604	2,279,432	2,141,919	2,006,063	1,871,865	1,739,324	1,608,443	1,479,219	1,351,654	1,225,746	50%
13	TRDC-13 - 30 units, 25 DPH, 100% houses and 0% flats	30	£448,800	4,125,699	3,917,541	3,711,767	3,508,379	3,307,375	3,108,757	2,912,524	2,718,677	2,527,215	2,338,138	2,151,447	50%
14	TRDC-14 - 30 units, 50 DPH, 80% houses and 20% flats	30	£224,400	3,677,621	3,475,056	3,274,877	3,077,082	2,881,672	2,688,648	2,498,008	2,309,753	2,123,883	1,940,398	1,759,298	50%
15	TRDC-15 - 40 units, 50 DPH, 80% houses and 20% flats	40	£299,200	4,173,476	3,946,238	3,721,665	3,499,757	3,280,514	3,063,936	2,850,022	2,638,774	2,430,191	2,224,272	2,021,018	50%
16	TRDC-16 - 40 units, 80 DPH, 50% houses and 50% flats	40	£187,000	3,951,956	3,694,642	3,440,487	3,189,492	2,941,656	2,696,979	2,455,461	2,217,102	1,981,903	1,749,863	1,520,982	50%
17	TRDC-17 - 50 units, 35 DPH, 100% houses and 0% flats	50	£534,286	6,876,166	6,529,234	6,186,279	5,847,297	5,512,292	5,181,262	4,854,207	4,531,129	4,212,025	3,896,896	3,585,743	50%
18	TRDC-18 - 50 units, 80 DPH, 50% houses and 50% flats	50	£233,750	4,939,946	4,618,303	4,300,610	3,986,865	3,677,070	3,371,223	3,069,326	2,771,377	2,477,379	2,187,328	1,901,228	50%
19	TRDC-19 - 60 units, 100 DPH, 0% houses and 100% flats	60	£224,400	3,382,286	3,031,565	2,685,491	2,344,064	2,007,284	1,675,151	1,347,665	1,024,825	706,633	393,088	84,189	45%
20	TRDC-20 - 60 units, 35 DPH, 100% houses and 0% flats	60	£641,143	8,251,400	7,835,082	7,423,534	7,016,757	6,614,751	6,217,515	5,825,048	5,437,354	5,054,430	4,676,276	4,302,892	50%
21	TRDC-21 - 70 units, 50 DPH, 80% houses and 20% flats	70	£523,600	8,574,658	8,102,758	7,636,412	7,175,621	6,720,384	6,270,700	5,826,572	5,387,998	4,954,978	4,527,512	4,105,028	50%
22	TRDC-22 - 70 units, 35 DPH, 100% houses and 0% flats	70	£748,000	9,423,145	8,948,265	8,478,824	8,014,822	7,556,257	7,103,131	6,655,444	6,213,196	5,776,385	5,345,013	4,919,080	50%
23	TRDC-23 - 80 units, 50 DPH,

THREE RIVERS DISTRICT COUNCIL Sales value £6,100 psm | AH tenure: Rented 70% | Intermediate: SO 30%

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES/RETAIL) **£6,129,319** PER HA | Type of rent: 70% Soc Rent 30% Aff Rent | FH 0%

								Residual land values							
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	Max AH
1	TRDC-1 - 5 units, 25 DPH, 100% houses and 0% flats	5	£1,225,864	723,658	689,487	655,705	622,311	589,307	556,693	524,467	492,631	461,183	430,124	399,456	0%
2	TRDC-2 - 5 units, 50 DPH, 100% houses and 0% flats	5	£612,932	723,658	689,487	655,705	622,311	589,307	556,693	524,467	492,631	461,183	430,124	399,456	15%
3	TRDC-3 - 5 units, 85 DPH, 50% houses and 50% flats	5	£360,548	513,259	481,976	451,076	420,558	390,423	360,672	331,303	302,316	273,712	245,491	217,653	25%
4	TRDC-4 - 6 units, 30 DPH, 100% houses and 0% flats	6	£1,225,864	868,389	827,384	786,846	746,774	707,169	668,032	629,361	591,157	553,420	516,150	479,347	0%
5	TRDC-5 - 6 units, 75 DPH, 75% houses and 25% flats	6	£490,346	745,112	705,764	666,881	628,463	590,507	553,016	515,989	479,426	443,327	407,692	372,521	30%
6	TRDC-6 - 8 units, 25 DPH, 100% houses and 0% flats	8	£1,961,382	1,157,852	1,103,179	1,049,127	995,698	942,892	890,709	839,148	788,209	737,893	688,200	639,129	0%
7	TRDC-7 - 8 units, 130 DPH, 0% houses and 100% flats	8	£377,189	452,986	408,352	364,310	320,861	278,003	235,736	194,063	152,981	112,491	72,593	33,287	5%
8	TRDC-8 - 9 units, 112 DPH, 0% houses and 100% flats	9	£492,535	509,609	459,396	409,849	360,968	312,753	265,203	218,321	172,104	126,553	81,667	37,449	0%
9	TRDC-9 - 10 units, 25 DPH, 100% houses and 0% flats	10	£2,451,728	1,404,367	1,336,024	1,268,459	1,201,673	1,135,666	1,070,436	1,005,985	942,312	879,417	817,301	755,962	0%
10	TRDC-10 - 10 units, 90 DPH, 50% houses and 50% flats	10	£681,035	997,619	934,299	871,754	809,983	748,987	688,765	629,318	570,647	512,749	455,627	399,279	25%
11	TRDC-11 - 20 units, 35 DPH, 100% houses and 0% flats	20	£3,502,468	2,590,824	2,466,317	2,343,224	2,221,545	2,101,279	1,982,426	1,864,712	1,747,970	1,632,651	1,518,756	1,406,285	0%
12	TRDC-12 - 20 units, 50 DPH, 80% houses and 20% flats	20	£2,451,728	2,741,064	2,593,597	2,447,860	2,303,855	2,161,580	2,021,038	1,882,227	1,745,148	1,609,799	1,476,182	1,344,296	5%
13	TRDC-13 - 30 units, 25 DPH, 100% houses and 0% flats	30	£7,355,183	4,129,346	3,926,254	3,725,480	3,527,023	3,330,883	3,137,061	2,945,556	2,756,370	2,569,500	2,384,947	2,202,712	0%
14	TRDC-14 - 30 units, 50 DPH, 80% houses and 20% flats	30	£3,677,592	3,667,523	3,470,728	3,276,241	3,084,062	2,894,191	2,706,627	2,521,370	2,338,422	2,157,781	1,979,449	1,803,423	0%
15	TRDC-15 - 40 units, 50 DPH, 80% houses and 20% flats	40	£4,903,455	4,118,549	3,901,485	3,686,954	3,474,954	3,265,485	3,058,549	2,854,145	2,652,273	2,452,933	2,256,124	2,061,848	0%
16	TRDC-16 - 40 units, 80 DPH, 50% houses and 50% flats	40	£3,064,660	3,903,938	3,656,187	3,411,466	3,169,776	2,931,117	2,695,488	2,462,892	2,233,326	2,006,792	1,783,288	1,562,815	15%
17	TRDC-17 - 50 units, 35 DPH, 100% houses and 0% flats	50	£8,756,170	6,877,297	6,539,768	6,206,090	5,876,261	5,550,281	5,228,151	4,909,261	4,593,949	4,282,499	3,974,912	3,671,187	0%
18	TRDC-18 - 50 units, 80 DPH, 50% houses and 50% flats	50	£3,830,825	4,879,923	4,570,234	4,264,331	3,962,219	3,663,896	3,369,361	3,078,615	2,791,658	2,508,489	2,229,110	1,953,519	15%
19	TRDC-19 - 60 units, 100 DPH, 0% houses and 100% flats	60	£3,677,592	3,233,223	2,900,787	2,572,750	2,249,112	1,929,872	1,615,032	1,304,590	998,548	696,904	399,659	106,813	0%
20	TRDC-20 - 60 units, 35 DPH, 100% houses and 0% flats	60	£10,507,404	8,252,757	7,847,722	7,447,308	7,051,513	6,660,337	6,273,780	5,891,113	5,512,739	5,138,999	4,769,894	4,405,424	0%
21	TRDC-21 - 70 units, 50 DPH, 80% houses and 20% flats	70	£8,581,047	8,541,304	8,083,544	7,631,149	7,184,120	6,742,457	6,306,160	5,875,228	5,449,663	5,029,463	4,614,629	4,205,161	0%
22	TRDC-22 - 70 units, 35 DPH, 100% houses and 0% flats	70	£12,258,639	9,404,659	8,943,050	8,486,703	8,035,620	7,589,801	7,149,244	6,713,952	6,283,922	5,859,157	5,439,653	5,025,415	0%
23	TRDC-23 - 80 units, 50 DPH, 100% houses and 0% flats	80	£9,806,911	10,748,182	10,220,628	9,699,089	9,183,566	8,674,058	8,170,565	7,673,088	7,181,626	6,696,179	6,216,748	5,743,331	5%
24	TRDC-24 - 80 units, 80 DPH, 55% houses and 45% flats	80	£6,129,319	7,931,819	7,443,355	6,960,824	6,484,225	6,013,559	5,548,826	5,090,025	4,637,157	4,190,220	3,749,216	3,314,145	15%
25	TRDC-25 - 95 units, 28 DPH, 100% houses and 0% flats	95	£20,795,905	12,763,466	12,136,996	11,517,669	10,905,485	10,300,443	9,702,546	9,111,792	8,528,180	7,951,712	7,382,387	6,820,205	0%
26	TRDC-26 - 100 units, 15 DPH, 100% houses and 0% flats	100	£40,862,128	13,435,227	12,775,785	12,123,861	11,479,458	10,842,573	10,213,206	9,591,360	8,977,032	8,370,224	7,770,934	7,179,163	0%
27	TRDC-27 - 100 units, 35 DPH, 95% houses and 5% flats	100	£17,512,341	13,058,866	12,404,474	11,757,596	11,118,229	10,486,374	9,862,033	9,245,203	8,635,886	8,034,082	7,439,790	6,853,011	0%
28	TRDC-28 - 130 units, 35.14 DPH, 95% houses and 5% flats	130	£22,675,342	16,651,782	15,819,684	14,997,132	14,184,126	13,380,666	12,584,489	11,797,710	11,020,512	10,252,896	9,494,861	8,746,407	0%
29	TRDC-29 - 145 units, 24.83 DPH, 100% houses and 0% flats	145	£35,793,447	19,115,532	18,180,175	17,255,475	16,339,003	15,432,897	14,537,487	13,652,774	12,778,757	11,915,437	11,062,814	10,220,887	0%
30	TRDC-30 - 165 units, 70.87 DPH, 60% houses and 40% flats	165	£14,270,321	16,252,415	15,282,002	14,323,283	13,376,257	12,440,925	11,517,288	10,605,344	9,705,094	8,816,537	7,939,675	7,074,507	10%
31	TRDC-31 - 250 units, 35.07 DPH, 90% houses and 10% flats	250	£43,693,465	26,999,477	25,528,479	24,074,441	22,637,362	21,217,244	19,814,086	18,427,888	17,058,649	15,706,373	14,371,054	13,052,696	0%
32	TRDC-32 - 400 units, 15.69 DPH, 100% houses and 0% flats	400	£156,260,529	41,362,212	39,189,763	37,042,066	34,919,123	32,820,933	30,747,496	28,698,811	26,674,880	24,675,702	22,701,278	20,751,605	0%
33	TRDC-33 - 500 units, 20 DPH, 100% houses and 0% flats	500	£153,232,981	42,961,017	40,322,288	37,713,607	35,134,977	32,586,398	30,067,868	27,579,390	25,120,961	22,690,032	20,286,447	17,912,965	0%
34	TRDC-34 - 750 units, 20 DPH, 100% houses and 0% flats	750	£229,849,472	60,442,678	56,710,357	53,020,552	49,373,262	45,768,487	42,206,229	38,683,505	35,197,534	31,754,169	28,353,409	24,995,256	0%
35	TRDC-35 - 1000 units, 20 DPH, 100% houses and 0% flats	1,000	£306,465,963	72,017,403	67,523,870	63,081,356	58,689,861	54,349,386	50,059,931	45,821,495	41,634,077	37,497,681	33,403,764	29,360,443	0%
36	TRDC-36 - 1250 units, 20 DPH, 100% houses and 0% flats	1,250	£383,082,454	86,897,451	81,471,794	76,107,880	70,805,705	65,565,271	60,376,398	55,246,028	50,177,537	45,170,926	40,223,173	35,322,860	0%
37	TRDC-37 - 1500 units, 20 DPH, 100% houses and 0% flats	1,500	£459,698,944	99,910,626	93,680,066	87,520,510	81,422,805	75,387,793	69,423,974	63,531,346	57,698,263	51,926,694	46,226,564	40,576,372	0%
38	TRDC-CARE1 (75 rooms)	-	£6,129,319	509,674	509,674	509,674	509,674	509,674	509,674	509,674	509,674	509,674	509,674	509,674	0%
39	TRDC-CARE2 (40 rooms)	-	£2,022,675	331,158	331,158	331,158	331,158	331,158	331,158	331,158	331,158	331,158	331,158	331,158	0%
40	TRDC-OFF1	-	£3,064,660	- 3,174,667	- 3,174,667	- 3,174,667	- 3,174,667	- 3,174,667	- 3,174,667	- 3,174,667	- 3,174,667	- 3,174,667	- 3,174,667	- 3,174,667	0%
41	TRDC-OFF2	-	£3,064,660	- 4,409,479	- 4,409,479	- 4,409,479	- 4,409,479	- 4,409,479	- 4,409,479	- 4,409,479	- 4,409,479	- 4,409,479	- 4,409,479	- 4,409,479	0%
42	TRDC-RET1	-	£6,129,319	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	0%
43	TRDC-RET2	-	£3,064,660	5,260,339	5,260,339	5,260,339	5,260,339	5,260,339	5,260,339	5,260,339	5,260,339	5,260,339	5,260,339	5,260,339	50%
44	TRDC-RET3	-	£1,532,330	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540	50%
45	TRDC-IND1	-	£6,129,319	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	0%
46	TRDC-IND2	-	£6,129,319	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	0%
47	TRDC-IND3	-	£6,129,319	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	0%

BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL) **£2,760,992**

								Residual land values							
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	Max AH
1	TRDC-1 - 5 units, 25 DPH, 100% houses and 0% flats	5	£552,198	723,658	689,487	655,705	622,311	589,307	556,693	524,467	492,631	461,183	430,124	399,456	25%
2	TRDC-2 - 5 units, 50 DPH, 100% houses and 0% flats	5	£276,099	723,658	689,487	655,705	622,311	589,307	556,693	524,467	492,631	461,183	430,124	399,456	50%
3	TRDC-3 - 5 units, 85 DPH, 50% houses and 50% flats	5	£162,411	513,259	481,976	451,076	420,558	390,423	360,672	331,303	302,316	273,712	245,491	217,653	50%
4	TRDC-4 - 6 units, 30 DPH, 100% houses and 0% flats	6	£552,198	868,389	827,384	786,846	746,774	707,169	668,032	629,361	591,157	553,420	516,150	479,347	40%
5	TRDC-5 - 6 units, 75 DPH, 75% houses and 25% flats	6	£220,879	745,112	705,764	666,881	628,463	590,507	553,016	515,989	479,426	443,327	407,692	372,521	50%
6	TRDC-6 - 8 units, 25 DPH, 100% houses and 0% flats	8	£883,518	1,157,852	1,103,179	1,049,127	995,698	942,892	890,709	839,148	788,209	737,893	688,200	639,129	25%
7	TRDC-7 - 8 units, 130 DPH, 0% houses and 100% flats	8	£169,907	452,986	408,352	364,310	320,861	278,003	235,736	194,063	152,981	112,491	72,593	33,287	30%
8	TRDC-8 - 9 units, 112 DPH, 0% houses and 100% flats	9	£221,865	509,609	459,396	409,849	360,968	312,753	265,203	218,321	172,104	126,553	81,667	37,449	25%
9	TRDC-9 - 10 units, 25 DPH, 100% houses and 0% flats	10	£1,104,397	1,404,367	1,336,024	1,268,459	1,201,673	1,135,666	1,070,436	1,005,985	942,312	879,417	817,301	755,962	20%
10	TRDC-10 - 10 units, 90 DPH, 50% houses and 50% flats	10	£306,777	997,619	934,299	871,754	809,983	748,987	688,765	629,318	570,647	512,749	455,627	399,279	50%
11	TRDC-11 - 20 units, 35 DPH, 100% houses and 0% flats	20	£1,577,710	2,590,824	2,466,317	2,343,224	2,221,545	2,101,279	1,982,426	1,864,712	1,747,970	1,632,651	1,518,756	1,406,285	40%
12	TRDC-12 - 20 units, 50 DPH, 80% houses and 20% flats	20	£1,104,397	2,741,064	2,593,597	2,447,860	2,303,855	2,161,580	2,021,038	1,882,227	1,745,148	1,609,799	1,476,182	1,344,296	50%
13	TRDC-13 - 30 units, 25 DPH, 100% houses and 0% flats	30	£3,313,191	4,129,346	3,926,254	3,725,480	3,527,023	3,330,883	3,137,061	2,945,556	2,756,370	2,569,500	2,384,947	2,202,712	20%
14	TRDC-14 - 30 units, 50 DPH, 80% houses and 20% flats	30	£1,656,595	3,667,523	3,470,728	3,276,241	3,084,062	2,894,191	2,706,627	2,521,370	2,338,422	2,157,781	1,979,449	1,803,423	50%
15	TRDC-15 - 40 units, 50 DPH, 80% houses and 20% flats	40	£2,208,794	4,118,549	3,901,485	3,686,954	3,474,954	3,265,485	3,058,549	2,854,145	2,652,273	2,452,933	2,256,124	2,061,848	45%
16	TRDC-16 - 40 units, 80 DPH, 50% houses and 50% flats	40	£1,380,496	3,903,938	3,656,187	3,411,466	3,169,776	2,931,117	2,695,488	2,462,892	2,233,326	2,006,792	1,783,288	1,562,815	50%
17	TRDC-17 - 50 units, 35 DPH, 100% houses and 0% flats	50	£3,944,275	6,877,297	6,539,768	6,206,090	5,876,261	5,550,281	5,228,151	4,909,261	4,593,949	4,282,499	3,974,912	3,671,187	45%
18	TRDC-18 - 50 units, 80 DPH, 50% houses and 50% flats	50	£1,725,620	4,879,923	4,570,234	4,264,331	3,962,219	3,663,896	3,369,361	3,078,615	2,791,658	2,508,489	2,229,110	1,953,519	50%
19	TRDC-19 - 60 units, 100 DPH, 0% houses and 100% flats	60	£1,656,595	3,233,223	2,900,787	2,572,750	2,249,112	1,929,872	1,615,032	1,304,590	998,548	696,904	399,659	106,813	20%
20	TRDC-20 - 60 units, 35 DPH, 100% houses and 0% flats	60	£4,733,130	8,252,757	7,847,722	7,447,308	7,051,513	6,660,337	6,273,780	5,891,113	5,512,739	5,138,999	4,769,894	4,405,424	45%
21	TRDC-21 - 70 units, 50 DPH, 80% houses and 20% flats	70	£3,865,389	8,541,304	8,083,544	7,631,149	7,184,120	6,742,457	6,306,160	5,875,228	5,449,663	5,029,463	4,614,629	4,205,161	50%
22	TRDC-22 - 70 units, 35 DPH, 100% houses and 0% flats	70	£5,521,985	9,404,659	8,943,050	8,486,703	8,035,620	7,589,801	7,149,244	6,713,952	6,283,922	5,859,157	5,439,653	5,025,415	40%
23	TRDC-23 - 80 units, 50 DPH, 100% houses and 0% flats	80	£4,417,588	10,748,182	10,220,628	9,699,089	9,183,566	8,674,058	8,170,565	7,673,088	7,181,626	6,696,179	6,216,748	5,743,331	50%
24	TRDC-24 - 80 units, 80 DPH, 55% houses and 45% flats	80	£2,760,992	7,931,819	7,443,355	6,960,824	6,484,225	6,013,559	5,548,826	5,090,025	4,637,157	4,190,220	3,749,216	3,314,145	50%
25	TRDC-25 - 95 units, 28 DPH, 100% houses and 0% flats	95	£9,367,653	12,763,466	12,136,996	11,517,669	10,905,485	10,300,443	9,702,546	9,111,792	8,528,180	7,951,712	7,382,387	6,820,205	25%
26	TRDC-26 - 100 units, 15 DPH, 100% houses and 0% flats	100	£18,406,616	13,435,227	12,775,785	12,123,861	11,479,458	10,842,573	10,213,206	9,591,360	8,977,032	8,370,224	7,770,934	7,179,163	0%
27	TRDC-27 - 100 units, 35 DPH, 95% houses and 5% flats	100	£7,888,550	13,058,866	12,404,474	11,757,596	11,118,229	10,486,374	9,862,033	9,245,203	8,635,886	8,034,082	7,439,790	6,853,011	40%
28	TRDC-28 - 130 units, 35.14 DPH, 95% houses and 5% flats	130	£10,214,258	16,651,782	15,819,684	14,997,132	14,184,126	13,380,666	12,584,489	11,797,710	11,020,512	10,252,896	9,494,861	8,746,407	40%
29	TRDC-29 - 145 units, 24.83 DPH, 100% houses and 0% flats	145	£16,123,395	19,115,532	18,180,175	17,255,475	16,339,003	15,432,897	14,537,487	13,652,774	12,778,757	11,915,437	11,062,814	10,220,887	15%
30	TRDC-30 - 165 units, 70.87 DPH, 60% houses and 40% flats	165	£6,428,161	16,252,415	15,282,002	14,323,283	13,376,257	12,440,925	11,517,288	10,605,344	9,705,094	8,816,537	7,939,675	7,074,507	50%
31	TRDC-31 - 250 units, 35.07 DPH, 90% houses and 10% flats	250	£19,682,011	26,999,477	25,528,479	24,074,441	22,637,362	21,217,244	19,814,086	18,427,888	17,058,649	15,706,373	14,371,054	13,052,696	25%
32	TRDC-32 - 400 units, 15.69 DPH, 100% houses and 0% flats	400	£70,388,590	41,362,212	39,189,763	37,042,066	34,919,123	32,820,933	30,747,496	28,698,811	26,674,880	24,675,702	22,701,278	20,751,605	0%
33	TRDC-33 - 500 units, 20 DPH, 100% houses and 0% flats	500	£69,024,811	42,961,017	40,322,288	37,713,607	35,134,977	32,586,398	30,067,868	27,579,390	25,120,961	22,690,032	20,286,447	17,912,965	0%
34	TRDC-34 - 750 units, 20 DPH, 100% houses and 0% flats	750	£103,537,217	60,442,678	56,710,357	53,020,552	49,373,262	45,768,487	42,206,229	38,683,505	35,197,534	31,754,169	28,353,409	24,995,256	0%
35	TRDC-35 - 1000 units, 20 DPH, 100% houses and 0% flats	1,000	£138,049,623	72,017,403	67,523,870	63,081,356	58,689,861	54,349,386	50,059,931	45,821,495	41,634,077	37,497,681	33,403,764	29,360,443	0%
36	TRDC-36 - 1250 units, 20 DPH, 100% houses and 0% flats	1,250	£172,562,028	86,897,451	81,471,794	76,107,880	70,805,705	65,565,271	60,376,398	55,246,028	50,177,537	45,170,926	40,223,173	35,322,860	0%
37	TRDC-37 - 1500 units, 20 DPH, 100% houses and 0% flats	1,500	£207,074,434	99,910,626	93,680,066	87,520,510	81,422,805	75,387,793	69,423,974	63,531,346	57,698,263	51,926,694	46,226,564	40,576,372	0%
38	TRDC-CARE1 (75 rooms)	-	£2,760,992	509,674	509,674	509,674	509,674	509,674	509,674	509,674	509,674	509,674	509,674	509,674	0%
39	TRDC-CARE2 (40 rooms)	-	£911,128	331,158	331,158	331,158	331,158	331,158	331,158	331,158	331,158	331,158	331,158	331,158	0%
40	TRDC-OFF1	-	£1,380,496	- 3,174,667	- 3,174,667	- 3,174,667	- 3,174,667	- 3,174,667	- 3,174,667	- 3,174,667	- 3,174,667	- 3,174,667	- 3,174,667	- 3,174,667	0%
41	TRDC-OFF2	-	£1,380,496	- 4,409,479	- 4,409,479	- 4,409,479	- 4,409,479	- 4,409,479	- 4,409,479	- 4,409,479	- 4,409,479	- 4,409,479	- 4,409,479	- 4,409,479	0%
42	TRDC-RET1	-	£2,760,992	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	0%
43	TRDC-RET2	-	£1,380,496	5,260,339	5,260,339	5,260,339	5,260,339	5,260,339	5,260,339	5,260,339	5,260,339	5,260,339	5,260,339	5,260,339	50%
44	TRDC-RET3	-	£690,248	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540	50%
45	TRDC-IND1	-	£2,760,992	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	50%
46	TRDC-IND2	-	£2,760,992	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	50%
47	TRDC-IND3	-	£2,760,992	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	50%

BENCHMARK LAND VALUE 3 (GREENFIELD - UPPER END OF RANGE) **£374,000** PER HA

								Residual land values							
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	Max AH
1	TRDC-1 - 5 units, 25 DPH, 100% houses and 0% flats	5	£74,800	723,658	689,487	655,705	622,311	589,307	556,693	524,467	492,631	461,183	430,124	399,456	50%
2	TRDC-2 - 5 units, 50 DPH, 100% houses and 0% flats	5	£37,400	723,658	689,487	655,705	622,311	589,307	556,693	524,467	492,631	461,183	430,124	399,456	50%
3	TRDC-3 - 5 units, 85 DPH, 50% houses and 50% flats	5	£22,000	513,259	481,976	451,076	420,558	390,423	360,672	331,303	302,316	273,712	245,491	217,653	50%
4	TRDC-4 - 6 units, 30 DPH, 100% houses and 0% flats	6	£74,800	868,389	827,384	786,846	746,774	707,169	668,032	629,361	591,157	553,420	516,150	479,347	50%
5	TRDC-5 - 6 units, 75 DPH, 75% houses and 25% flats	6	£29,920	745,112	705,764	666,881	628,463	590,507	553,016	515,989	479,426	443,327	407,692	372,521	50%
6	TRDC-6 - 8 units, 25 DPH, 100% houses and 0% flats	8	£119,680	1,157,852	1,103,179	1,049,127	995,698	942,892	890,709	839,148	788,209	737,893	688,200	639,129	50%
7	TRDC-7 - 8 units, 130 DPH, 0% houses and 100% flats	8	£23,015	452,986	408,352	364,310	320,861	278,003	235,736	194,063	152,981	112,491	72,593	33,287	50%
8	TRDC-8 - 9 units, 112 DPH, 0% houses and 100% flats	9	£30,054	509,609	459,396	409,849	360,968	312,753	265,203	218,321	172,104	126,553	81,667	37,449	50%
9	TRDC-9 - 10 units, 25 DPH, 100% houses and 0% flats	10	£149,600	1,404,367	1,336,024	1,268,459	1,201,673	1,135,666	1,070,436	1,005,985	942,312	879,417	817,301	755,962	50%
10	TRDC-10 - 10 units, 90 DPH, 50% houses and 50% flats	10	£41,556	997,619	934,299	871,754	809,983	748,987	688,765	629,318	570,647	512,749	455,627	399,279	50%
11	TRDC-11 - 20 units, 35 DPH, 100% houses and 0% flats	20	£213,714	2,590,824	2,466,317	2,343,224	2,221,545	2,101,279	1,982,426	1,864,712	1,747,970	1,632,651	1,518,756	1,406,285	50%
12	TRDC-12 - 20 units, 50 DPH, 80% houses and 20% flats	20	£149,600	2,741,064	2,593,597	2,447,860	2,303,855	2,161,580	2,021,038	1,882,227	1,745,148	1,609,799	1,476,182	1,344,296	50%
13	TRDC-13 - 30 units, 25 DPH, 100% houses and 0% flats	30	£448,800	4,129,346	3,926,254	3,725,480	3,527,023	3,330,883	3,137,061	2,945,556	2,756,370	2,569,500	2,384,947	2,202,712	50%
14	TRDC-14 - 30 units, 50 DPH, 80% houses and 20% flats	30	£224,400	3,667,523	3,470,728	3,276,241	3,084,062	2,894,191	2,706,627	2,521,370	2,338,422	2,157,781	1,979,449	1,803,423	50%
15	TRDC-15 - 40 units, 50 DPH, 80% houses and 20% flats	40	£299,200	4,118,549	3,901,485	3,686,954	3,474,954	3,265,485	3,058,549	2,854,145	2,652,273	2,452,933	2,256,124	2,061,848	50%
16	TRDC-16 - 40 units, 80 DPH, 50% houses and 50% flats	40	£187,000	3,903,938	3,656,187	3,411,466	3,169,776	2,931,117	2,695,488	2,462,892	2,233,326	2,006,792	1,783,288	1,562,815	50%
17	TRDC-17 - 50 units, 35 DPH, 100% houses and 0% flats	50	£534,286	6,877,297	6,539,768	6,206,090	5,876,261	5,550,281	5,228,151	4,909,261	4,593,949	4,282,499	3,974,912	3,671,187	50%
18	TRDC-18 - 50 units, 80 DPH, 50% houses and 50% flats	50	£233,750	4,879,923	4,570,234	4,264,331	3,962,219	3,663,896	3,369,361	3,078,615	2,791,658	2,508,489	2,229,110	1,953,519	50%
19	TRDC-19 - 60 units, 100 DPH, 0% houses and 100% flats	60	£224,400	3,233,223	2,900,787	2,572,750	2,249,112	1,929,872	1,615,032	1,304,590	998,548	696,904	399,659	106,813	45%
20	TRDC-20 - 60 units, 35 DPH, 100% houses and 0% flats	60	£641,143	8,252,757	7,847,722	7,447,308	7,051,513	6,660,337	6,273,780	5,891,113	5,512,739	5,138,999	4,769,894	4,405,424	50%
21	TRDC-21 - 70 units, 50 DPH, 80% houses and 20% flats	70	£523,600	8,541,304	8,083,544	7,631,149	7,184,120	6,742,457	6,306,160	5,875,228	5,449,663	5,029,463	4,614,629	4,205,161	50%
22	TRDC-22 - 70 units, 35 DPH, 100% houses and 0% flats	70	£748,000	9,404,659	8,943,050	8,486,703	8,035,620	7,589,801	7,149,244	6,713,952	6,283,922	5,859,157	5,439,653	5,025,415	50%
23	TRDC-23 - 80 units, 50 DPH, 100% houses and 0% flats	80	£598,400	10,748,182	10,220,628	9,699,089	9,183,566	8,674,058	8,170,565	7,673,088	7,181,626	6,696,179	6,216,748	5,743,331	50%
24	TRDC-24 - 80 units, 80 DPH, 55% houses and 45% flats	80	£374,000	7,931,819	7,443,355	6,960,824	6,484,225	6,013,559	5,548,826	5,090,025	4,637,157	4,190,220	3,749,216	3,314,145	50%
25	TRDC-25 - 95 units, 28 DPH, 100% houses and 0% flats	95	£1,268,929	12,763,466	12,136,996	11,517,669	10,905,485	10,300,443	9,702,546	9,111,792	8,528,180	7,951,712	7,382,387	6,820,205	50%
26	TRDC-26 - 100 units, 15 DPH, 100% houses and 0% flats	100	£2,493,333	13,435,227	12,775,785	12,123,861	11,479,458	10,842,573	10,213,206	9,591,360	8,977,032	8,370,224	7,770,934	7,179,163	50%
27	TRDC-27 - 100 units, 35 DPH, 95% houses and 5% flats	100	£1,068,571	13,058,866	12,404,474	11,757,596	11,118,229	10,486,374	9,862,033	9,245,203	8,635,886	8,034,082	7,439,790	6,853,011	50%
28	TRDC-28 - 130 units, 35.14 DPH, 95% houses and 5% flats	130	£1,383,608	16,651,782	15,819,684	14,997,132	14,184,126	13,380,666	12,584,489	11,797,710	11,020,512	10,252,896	9,494,861	8,746,407	50%
29	TRDC-29 - 145 units, 24.83 DPH, 100% houses and 0% flats	145	£2,184,052	19,115,532	18,180,175	17,255,475	16,339,003	15,432,897	14,537,487	13,652,774	12,778,757	11,915,437	11,062,814	10,220,887	50%
30	TRDC-30 - 165 units, 70.87 DPH, 60% houses and 40% flats	165	£870,749	16,252,415	15,282,002	14,323,283	13,376,257	12,440,925	11,517,288	10,605,344	9,705,094	8,816,537	7,939,675	7,074,507	50%
31	TRDC-31 - 250 units, 35.07 DPH, 90% houses and 10% flats	250	£2,666,096	26,999,477	25,528,479	24,074,441	22,637,362	21,217,244	19,814,086	18,427,888	17,058,649	15,706,373	14,371,054	13,052,696	50%
32	TRDC-32 - 400 units, 15.69 DPH, 100% houses and 0% flats	400	£9,534,736	41,362,212	39,189,763	37,042,066	34,919,123	32,820,933	30,747,496	28,698,811	26,674,880	24,675,702	22,701,278	20,751,605	50%
33	TRDC-33 - 500 units, 20 DPH, 100% houses and 0% flats	500	£9,350,000	42,961,017	40,322,288	37,713,607	35,134,977	32,586,398	30,067,868	27,579,390	25,120,961	22,690,032	20,286,447	17,912,965	50%
34	TRDC-34 - 750 units, 20 DPH, 100% houses and 0% flats	750	£14,025,000	60,442,678	56,710,357	53,020,552	49,373,262	45,768,487	42,206,229	38,683,505	35,197,534	31,754,169	28,353,409	24,995,256	50%
35	TRDC-35 - 1000 units, 20 DPH, 100% houses and 0% flats	1,000	£18,700,000	72,017,403	67,523,870	63,081,356	58,689,861	54,349,386	50,059,931	45,821,495	41,634,077	37,497,681	33,403,764	29,360,443	50%
36	TRDC-36 - 1250 units, 20 DPH, 100% houses and 0% flats	1,250	£23,375,000	86,897,451	81,471,794	76,107,880	70,805,705	65,565,271	60,376,398	55,246,028	50,177,537	45,170,926	40,223,173	35,322,860	50%
37	TRDC-37 - 1500 units, 20 DPH, 100% houses and 0% flats	1,500	£28,050,000	99,910,626	93,680,066	87,520,510	81,422,805	75,387,793	69,423,974	63,531,346	57,698,263	51,926,694	46,226,564	40,576,372	50%
38	TRDC-CARE1 (75 rooms)	-	£374,000	509,674	509,674	509,674	509,674	509,674	509,674	509,674	509,674	509,674	509,674	509,674	50%
39	TRDC-CARE2 (40 rooms)	-	£123,420	331,158	331,158	331,158	331,158	331,158	331,158	331,158	331,158	331,158	331,158	331,158	50%
40	TRDC-OFF1	-	£187,000	- 3,174,667	- 3,174,667	- 3,174,667	- 3,174,667	- 3,174,667	- 3,174,667	- 3,174,667	- 3,174,667	- 3,174,667	- 3,174,667	- 3,174,667	0%
41	TRDC-OFF2	-	£187,000	- 4,409,479	- 4,409,479	- 4,409,479	- 4,409,479	- 4,409,479	- 4,409,479	- 4,409,479	- 4,409,479	- 4,409,479	- 4,409,479	- 4,409,479	0%
42	TRDC-RET1	-	£374,000	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	50%
43	TRDC-RET2	-	£187,000	5,260,339	5,260,339	5,260,339	5,260,339	5,260,339	5,260,339	5,260,339	5,260,339	5,260,339	5,260,339	5,260,339	50%
44	TRDC-RET3	-	£93,500	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540	50%
45	TRDC-IND1	-	£374,000	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	50%
46	TRDC-IND2	-	£374,000	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	50%
47	TRDC-IND3	-	£374,000	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	50%

BENCHMARK LAND VALUE 4 (GREENFIELD - LOWER END OF RANGE) **£247,000** PER HA

								Residual land values							
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	Max AH
1	TRDC-1 - 5 units, 25 DPH, 100% houses and 0% flats	5	£49,400	723,658	689,487	655,705	622,311	589,307	556,693	524,467	492,631	461,183	430,124	399,456	50%
2	TRDC-2 - 5 units, 50 DPH, 100% houses and 0% flats	5	£24,700	723,658	689,487	655,705	622,311	589,307	556,693	524,467	492,631	461,183	430,124	399,456	50%
3	TRDC-3 - 5 units, 85 DPH, 50% houses and 50% flats	5	£14,529	513,259	481,976	451,076	420,558	390,423	360,672	331,303	302,316	273,712	245,491	217,653	50%
4	TRDC-4 - 6 units, 30 DPH, 100% houses and 0% flats	6	£49,400	868,389	827,384	786,846	746,774	707,169	668,032	629,361	591,157	553,420	516,150	479,347	50%
5	TRDC-5 - 6 units, 75 DPH, 75% houses and 25% flats	6	£19,760	745,112	705,764	666,881	628,463	590,507	553,016	515,989	479,426	443,327	407,692	372,521	50%
6	TRDC-6 - 8 units, 25 DPH, 100% houses and 0% flats	8	£79,040	1,157,852	1,103,179	1,049,127	995,698	942,892	890,709	839,148	788,209	737,893	688,200	639,129	50%
7	TRDC-7 - 8 units, 130 DPH, 0% houses and 100% flats	8	£15,200	452,986	408,352	364,310	320,861	278,003	235,736	194,063	152,981	112,491	72,593	33,287	50%
8	TRDC-8 - 9 units, 112 DPH, 0% houses and 100% flats	9	£19,848	509,609	459,396	409,849	360,968	312,753	265,203	218,321	172,104	126,553	81,667	37,449	50%
9	TRDC-9 - 10 units, 25 DPH, 100% houses and 0% flats	10	£98,800	1,404,367	1,336,024	1,268,459	1,201,673	1,135,666	1,070,436	1,005,985	942,312	879,417	817,301	755,962	50%
10	TRDC-10 - 10 units, 90 DPH, 50% houses and 50% flats	10	£27,444	997,619	934,299	871,754	809,983	748,987	688,765	629,318	570,647	512,749	455,627	399,279	50%
11	TRDC-11 - 20 units, 35 DPH, 100% houses and 0% flats	20	£141,143	2,590,824	2,466,317	2,343,224	2,221,545	2,101,279	1,982,426	1,864,712	1,747,970	1,632,651	1,518,756	1,406,285	50%
12	TRDC-12 - 20 units, 50 DPH, 80% houses and 20% flats	20	£98,800	2,741,064	2,593,597	2,447,860	2,303,855	2,161,580	2,021,038	1,882,227	1,745,148	1,609,799	1,476,182	1,344,296	50%
13	TRDC-13 - 30 units, 25 DPH, 100% houses and 0% flats	30	£296,400	4,129,346	3,926,254	3,725,480	3,527,023	3,330,883	3,137,061	2,945,556	2,756,370	2,569,500	2,384,947	2,202,712	50%
14	TRDC-14 - 30 units, 50 DPH, 80% houses and 20% flats	30	£148,200	3,667,523	3,470,728	3,276,241	3,084,062	2,894,191	2,706,627	2,521,370	2,338,422	2,157,781	1,979,449	1,803,423	50%
15	TRDC-15 - 40 units, 50 DPH, 80% houses and 20% flats	40	£197,600	4,118,549	3,901,485	3,686,954	3,474,954	3,265,485	3,058,549	2,854,145	2,652,273	2,452,933	2,256,124	2,061,848	50%
16	TRDC-16 - 40 units, 80 DPH, 50% houses and 50% flats	40	£123,500	3,903,938	3,656,187	3,411,466	3,169,776	2,931,117	2,695,488	2,462,892	2,233,326	2,006,792	1,783,288	1,562,815	50%
17	TRDC-17 - 50 units, 35 DPH, 100% houses and 0% flats	50	£352,857	6,877,297	6,539,768	6,206,090	5,876,261	5,550,281	5,228,151	4,909,261	4,593,949	4,282,499	3,974,912	3,671,187	50%
18	TRDC-18 - 50 units, 80 DPH, 50% houses and 50% flats	50	£154,375	4,879,923	4,570,234	4,264,331	3,962,219	3,663,896	3,369,361	3,078,615	2,791,658	2,508,489	2,229,110	1,953,519	50%
19	TRDC-19 - 60 units, 100 DPH, 0% houses and 100% flats	60	£148,200	3,233,223	2,900,787	2,572,750	2,249,112	1,929,872	1,615,032	1,304,590	998,548	696,904	399,659	106,813	45%
20	TRDC-20 - 60 units, 35 DPH, 100% houses and 0% flats	60	£423,429	8,252,757	7,847,722	7,447,308	7,051,513	6,660,337	6,273,780	5,891,113	5,512,739	5,138,999	4,769,894	4,405,424	50%
21	TRDC-21 - 70 units, 50 DPH, 80% houses and 20% flats	70	£345,800	8,541,304	8,083,544	7,631,149	7,184,120	6,742,457	6,306,160	5,875,228	5,449,663	5,029,463	4,614,629	4,205,161	50%
22	TRDC-22 - 70 units, 35 DPH, 100% houses and 0% flats	70	£494,000	9,404,659	8,943,050	8,486,703	8,035,620	7,589,801	7,149,244	6,713,952	6,283,922	5,859,157	5,439,653	5,025,415	50%
23	TRDC-23 - 80 units, 50 DPH, 100% houses and 0% flats	80	£395,200	10,748,182	10,220,628	9,699,089	9,183,566	8,674,058	8,170,565	7,673,088	7,181,626	6,696,179	6,216,748	5,743,331	50%
24	TRDC-24 - 80 units, 80 DPH, 55% houses and 45% flats	80	£247,000	7,931,819	7,443,355	6,960,824	6,484,225	6,013,559	5,548,826	5,090,025	4,637,157	4,190,220	3,749,216	3,314,145	50%
25	TRDC-25 - 95 units, 28 DPH, 100% houses and 0% flats	95	£838,036	12,763,466	12,136,996	11,517,669	10,905,485	10,300,443	9,702,546	9,111,792	8,528,180	7,951,712	7,382,387	6,820,205	50%
26	TRDC-26 - 100 units, 15 DPH, 100% houses and 0% flats	100	£1,646,667	13,435,227	12,775,785	12,123,861	11,479,458	10,842,573	10,213,206	9,591,360	8,977,032	8,370,224	7,770,934	7,179,163	50%
27	TRDC-27 - 100 units, 35 DPH, 95% houses and 5% flats	100	£705,714	13,058,866	12,404,474	11,757,596	11,118,229	10,486,374	9,862,033	9,245,203	8,635,886	8,034,082	7,439,790	6,853,011	50%
28	TRDC-28 - 130 units, 35.14 DPH, 95% houses and 5% flats	130	£913,773	16,651,782	15,819,684	14,997,132	14,184,126	13,380,666	12,584,489	11,797,710	11,020,512	10,252,896	9,494,861	8,746,407	50%
29	TRDC-29 - 145 units, 24.83 DPH, 100% houses and 0% flats	145	£1,442,408	19,115,532	18,180,175	17,255,475	16,339,003	15,432,897	14,537,487	13,652,774	12,778,757	11,915,437	11,062,814	10,220,887	50%
30	TRDC-30 - 165 units, 70.87 DPH, 60% houses and 40% flats	165	£575,067	16,252,415	15,282,002	14,323,283	13,376,257	12,440,925	11,517,288	10,605,344	9,705,094	8,816,537	7,939,675	7,074,507	50%
31	TRDC-31 - 250 units, 35.07 DPH, 90% houses and 10% flats	250	£1,760,764	26,999,477	25,528,479	24,074,441	22,637,362	21,217,244	19,814,086	18,427,888	17,058,649	15,706,373	14,371,054	13,052,696	50%
32	TRDC-32 - 400 units, 15.69 DPH, 100% houses and 0% flats	400	£6,297,004	41,362,212	39,189,763	37,042,066	34,919,123	32,820,933	30,747,496	28,698,811	26,674,880	24,675,702	22,701,278	20,751,605	50%
33	TRDC-33 - 500 units, 20 DPH, 100% houses and 0% flats	500	£6,175,000	42,961,017	40,322,288	37,713,607	35,134,977	32,586,398	30,067,868	27,579,390	25,120,961	22,690,032	20,286,447	17,912,965	50%
34	TRDC-34 - 750 units, 20 DPH, 100% houses and 0% flats	750	£9,262,500	60,442,678	56,710,357	53,020,552	49,373,262	45,768,487	42,206,229	38,683,505	35,197,534	31,754,169	28,353,409	24,995,256	50%
35	TRDC-35 - 1000 units, 20 DPH, 100% houses and 0% flats	1,000	£12,350,000	72,017,403	67,523,870	63,081,356	58,689,861	54,349,386	50,059,931	45,821,495	41,634,077	37,497,681	33,403,764	29,360,443	50%
36	TRDC-36 - 1250 units, 20 DPH, 100% houses and 0% flats	1,250	£15,437,500	86,897,451	81,471,794	76,107,880	70,805,705	65,565,271	60,376,398	55,246,028	50,177,537	45,170,926	40,223,173	35,322,860	50%
37	TRDC-37 - 1500 units, 20 DPH, 100% houses and 0% flats	1,500	£18,525,000	99,910,626	93,680,066	87,520,510	81,422,805	75,387,793	69,423,974	63,531,346	57,698,263	51,926,694	46,226,564	40,576,372	50%
38	TRDC-CARE1 (75 rooms)	-	£247,000	509,674	509,674	509,674	509,674	509,674	509,674	509,674	509,674	509,674	509,674	509,674	50%
39	TRDC-CARE2 (40 rooms)	-	£81,510	331,158	331,158	331,158	331,158	331,158	331,158	331,158	331,158	331,158	331,158	331,158	50%
40	TRDC-OFF1	-	£123,500	- 3,174,667	- 3,174,667	- 3,174,667	- 3,174,667	- 3,174,667	- 3,174,667	- 3,174,667	- 3,174,667	- 3,174,667	- 3,174,667	- 3,174,667	0%
41	TRDC-OFF2	-	£123,500	- 4,409,479	- 4,409,479	- 4,409,479	- 4,409,479	- 4,409,479	- 4,409,479	- 4,409,479	- 4,409,479	- 4,409,479	- 4,409,479	- 4,409,479	0%
42	TRDC-RET1	-	£247,000	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	50%
43	TRDC-RET2	-	£123,500	5,260,339	5,260,339	5,260,339	5,260,339	5,260,339	5,260,339	5,260,339	5,260,339	5,260,339	5,260,339	5,260,339	50%
44	TRDC-RET3	-	£61,750	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540	50%
45	TRDC-IND1	-	£247,000	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	50%
46	TRDC-IND2	-	£247,000	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	50%
47	TRDC-IND3	-	£247,000	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	50%

THREE RIVERS DISTRICT COUNCIL Sales value £6,350 psm AH tenure Rented 70% Intermediate: SO 30%

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES/RETAIL) **£6,129,319** PER HA Type of rent: 70% Soc Rent 30% Aff Rent FH 0%

				Residual land values										
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	Max AH
1	TRDC-1 - 5 units, 25 DPH, 100% houses and 0% flats	5	£1,225,864	802,815	765,129	727,872	691,044	654,645	618,676	583,135	548,023	513,339	479,085	445,260	0%
2	TRDC-2 - 5 units, 50 DPH, 100% houses and 0% flats	5	£612,932	802,815	765,129	727,872	691,044	654,645	618,676	583,135	548,023	513,339	479,085	445,260	25%
3	TRDC-3 - 5 units, 85 DPH, 50% houses and 50% flats	5	£360,548	589,590	554,897	520,627	486,781	453,357	420,355	387,776	355,620	323,888	292,577	261,690	30%
4	TRDC-4 - 6 units, 30 DPH, 100% houses and 0% flats	6	£1,225,864	963,378	918,154	873,446	829,254	785,574	742,411	699,761	657,627	616,007	574,902	534,312	0%
5	TRDC-5 - 6 units, 75 DPH, 75% houses and 25% flats	6	£490,346	838,479	794,974	751,980	709,499	667,530	626,073	585,127	544,694	504,773	465,364	426,467	40%
6	TRDC-6 - 8 units, 25 DPH, 100% houses and 0% flats	8	£1,961,382	1,284,503	1,224,206	1,164,596	1,105,671	1,047,433	989,881	933,015	876,836	821,343	766,536	712,416	0%
7	TRDC-7 - 8 units, 130 DPH, 0% houses and 100% flats	8	£377,189	569,785	519,905	470,681	422,112	374,199	326,942	280,340	234,393	189,102	144,467	100,486	15%
8	TRDC-8 - 9 units, 112 DPH, 0% houses and 100% flats	9	£492,535	641,008	584,893	529,517	474,876	420,974	367,809	315,382	263,693	212,740	162,525	113,048	10%
9	TRDC-9 - 10 units, 25 DPH, 100% houses and 0% flats	10	£2,451,728	1,562,680	1,487,308	1,412,795	1,339,139	1,266,341	1,194,401	1,123,319	1,053,096	983,729	915,221	847,570	0%
10	TRDC-10 - 10 units, 90 DPH, 50% houses and 50% flats	10	£681,035	1,147,839	1,077,785	1,008,585	940,240	872,747	806,108	740,324	675,393	611,317	548,093	485,724	30%
11	TRDC-11 - 20 units, 35 DPH, 100% houses and 0% flats	20	£3,502,468	2,895,310	2,757,369	2,620,994	2,485,607	2,351,711	2,219,389	2,088,644	1,959,472	1,831,875	1,705,854	1,581,406	0%
12	TRDC-12 - 20 units, 50 DPH, 80% houses and 20% flats	20	£2,451,728	3,048,416	2,887,220	2,727,914	2,570,496	2,414,968	2,261,329	2,109,580	1,959,720	1,811,750	1,665,669	1,521,478	15%
13	TRDC-13 - 30 units, 25 DPH, 100% houses and 0% flats	30	£7,355,183	4,581,865	4,358,575	4,137,832	3,919,635	3,703,985	3,490,881	3,280,325	3,072,315	2,866,852	2,663,935	2,463,564	0%
14	TRDC-14 - 30 units, 50 DPH, 80% houses and 20% flats	30	£3,677,592	4,113,924	3,897,156	3,682,926	3,471,232	3,262,076	3,055,459	2,851,379	2,649,836	2,450,831	2,254,364	2,060,434	10%
15	TRDC-15 - 40 units, 50 DPH, 80% houses and 20% flats	40	£4,903,455	4,689,172	4,447,003	4,207,656	3,971,128	3,737,421	3,506,534	3,278,467	3,053,219	2,830,793	2,611,185	2,394,399	0%
16	TRDC-16 - 40 units, 80 DPH, 50% houses and 50% flats	40	£3,064,660	4,489,363	4,215,351	3,944,679	3,677,347	3,413,354	3,152,701	2,895,388	2,641,414	2,390,779	2,143,485	1,899,531	15%
17	TRDC-17 - 50 units, 35 DPH, 100% houses and 0% flats	50	£8,756,170	7,636,173	7,264,292	6,896,386	6,532,725	6,173,309	5,818,137	5,467,209	5,120,524	4,778,085	4,439,890	4,105,940	0%
18	TRDC-18 - 50 units, 80 DPH, 50% houses and 50% flats	50	£3,830,825	5,611,703	5,269,189	4,930,848	4,596,684	4,266,692	3,940,876	3,619,235	3,301,768	2,988,475	2,679,356	2,374,413	25%
19	TRDC-19 - 60 units, 100 DPH, 0% houses and 100% flats	60	£3,677,592	4,073,040	3,702,727	3,337,271	2,976,674	2,620,934	2,270,052	1,924,028	1,582,863	1,246,556	915,107	588,515	5%
20	TRDC-20 - 60 units, 35 DPH, 100% houses and 0% flats	60	£10,507,404	9,163,408	8,717,151	8,275,664	7,839,271	7,407,970	6,981,764	6,560,650	6,144,629	5,733,703	5,327,868	4,927,128	0%
21	TRDC-21 - 70 units, 50 DPH, 80% houses and 20% flats	70	£8,581,047	9,589,369	9,084,763	8,586,061	8,093,265	7,606,374	7,125,388	6,650,307	6,181,131	5,717,860	5,260,182	4,807,679	10%
22	TRDC-22 - 70 units, 35 DPH, 100% houses and 0% flats	70	£12,258,639	10,448,487	9,940,354	9,438,013	8,941,462	8,450,702	7,965,734	7,486,557	7,013,170	6,545,576	6,083,772	5,627,759	0%
23	TRDC-23 - 80 units, 50 DPH, 100% houses and 0% flats	80	£9,806,911	11,941,128	11,360,404	10,786,300	10,218,813	9,657,945	9,103,696	8,556,065	8,015,052	7,480,658	6,952,882	6,431,725	15%
24	TRDC-24 - 80 units, 80 DPH, 55% houses and 45% flats	80	£6,129,319	9,086,771	8,546,552	8,012,872	7,485,730	6,965,127	6,451,063	5,943,536	5,442,549	4,948,101	4,460,190	3,978,819	25%
25	TRDC-25 - 95 units, 28 DPH, 100% houses and 0% flats	95	£20,795,905	14,180,089	13,490,480	12,808,730	12,134,840	11,468,810	10,810,639	10,160,327	9,517,874	8,883,282	8,256,548	7,637,673	0%
26	TRDC-26 - 100 units, 15 DPH, 100% houses and 0% flats	100	£40,862,128	14,926,410	14,200,506	13,482,875	12,773,517	12,072,432	11,379,619	10,695,081	10,018,814	9,350,822	8,691,102	8,039,656	0%
27	TRDC-27 - 100 units, 35 DPH, 95% houses and 5% flats	100	£17,512,341	14,545,153	13,824,475	13,112,066	12,407,924	11,712,049	11,024,442	10,345,101	9,674,028	9,011,222	8,356,684	7,710,412	0%
28	TRDC-28 - 130 units, 35.14 DPH, 95% houses and 5% flats	130	£22,675,342	18,561,625	17,642,245	16,733,410	15,835,121	14,947,379	14,070,181	13,203,530	12,347,425	11,501,865	10,666,852	9,842,384	0%
29	TRDC-29 - 145 units, 24.83 DPH, 100% houses and 0% flats	145	£35,793,447	21,247,171	20,214,257	19,193,115	18,183,743	17,186,142	16,200,313	15,226,254	14,263,966	13,313,450	12,374,705	11,447,730	0%
30	TRDC-30 - 165 units, 70.87 DPH, 60% houses and 40% flats	165	£14,270,321	18,599,970	17,523,746	16,460,455	15,410,096	14,372,670	13,348,177	12,336,616	11,337,988	10,352,292	9,379,529	8,419,698	20%
31	TRDC-31 - 250 units, 35.07 DPH, 90% houses and 10% flats	250	£43,693,465	30,537,009	28,909,141	27,300,024	25,709,657	24,138,042	22,585,177	21,051,063	19,535,701	18,039,089	16,556,822	15,091,486	0%
32	TRDC-32 - 400 units, 15.69 DPH, 100% houses and 0% flats	400	£156,260,529	46,342,244	43,948,002	41,581,030	39,241,327	36,928,891	34,643,726	32,385,828	30,155,200	27,951,841	25,775,750	23,626,929	0%
33	TRDC-33 - 500 units, 20 DPH, 100% houses and 0% flats	500	£153,232,981	49,056,423	46,149,711	43,272,671	40,428,761	37,617,980	34,840,326	32,095,802	29,384,407	26,706,140	24,061,003	21,448,994	0%
34	TRDC-34 - 750 units, 20 DPH, 100% houses and 0% flats	750	£229,849,472	69,018,466	64,910,518	60,849,362	56,829,488	52,855,034	48,927,437	45,046,696	41,212,811	37,425,782	33,685,611	29,992,295	0%
35	TRDC-35 - 1000 units, 20 DPH, 100% houses and 0% flats	1,000	£306,465,963	82,904,148	77,934,310	73,020,915	68,163,963	63,363,452	58,619,385	53,931,761	49,300,579	44,723,995	40,197,918	35,728,350	0%
36	TRDC-36 - 1250 units, 20 DPH, 100% houses and 0% flats	1,250	£383,082,454	99,578,200	93,599,318	87,688,473	81,845,664	76,066,983	70,347,968	64,697,111	59,114,414	53,599,875	48,153,495	42,759,177	0%
37	TRDC-37 - 1500 units, 20 DPH, 100% houses and 0% flats	1,500	£459,698,944	114,112,630	107,263,717	100,491,944	93,782,693	87,151,653	80,598,824	74,124,207	67,717,761	61,379,111	55,118,904	48,923,985	0%
38	TRDC-CARE1 (75 rooms)	-	£6,129,319	509,674	509,674	509,674	509,674	509,674	509,674	509,674	509,674	509,674	509,674	509,674	0%
39	TRDC-CARE2 (40 rooms)	-	£2,022,675	331,158	331,158	331,158	331,158	331,158	331,158	331,158	331,158	331,158	331,158	331,158	0%
40	TRDC-OFF1	-	£3,064,660	-3,174,667	-3,174,667	-3,174,667	-3,174,667	-3,174,667	-3,174,667	-3,174,667	-3,174,667	-3,174,667	-3,174,667	-3,174,667	0%
41	TRDC-OFF2	-	£3,064,660	-4,409,479	-4,409,479	-4,409,479	-4,409,479	-4,409,479	-4,409,479	-4,409,479	-4,409,479	-4,409,479	-4,409,479	-4,409,479	0%
42	TRDC-RET1	-	£6,129,319	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	0%
43	TRDC-RET2	-	£3,064,660	5,260,339	5,260,339	5,260,339	5,260,339	5,260,339	5,260,339	5,260,339	5,260,339	5,260,339	5,260,339	5,260,339	50%
44	TRDC-RET3	-	£1,532,330	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540	50%
45	TRDC-IND1	-	£6,129,319	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	0%
46	TRDC-IND2	-	£6,129,319	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	0%
47	TRDC-IND3	-	£6,129,319	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	0%

BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL) **£2,760,992**

				Residual land values										
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	Max AH
1	TRDC-1 - 5 units, 25 DPH, 100% houses and 0% flats	5	£552,198	802,815	765,129	727,872	691,044	654,645	618,676	583,135	548,023	513,339	479,085	445,260	30%
2	TRDC-2 - 5 units, 50 DPH, 100% houses and 0% flats	5	£276,099	802,815	765,129	727,872	691,044	654,645	618,676	583,135	548,023	513,339	479,085	445,260	50%
3	TRDC-3 - 5 units, 85 DPH, 50% houses and 50% flats	5	£162,411	589,590	554,897	520,627	486,781	453,357	420,355	387,776	355,620	323,888	292,577	261,690	50%
4	TRDC-4 - 6 units, 30 DPH, 100% houses and 0% flats	6	£552,198	963,378	918,154	873,446	829,254	785,574	742,411	699,761	657,627	616,007	574,902	534,312	45%
5	TRDC-5 - 6 units, 75 DPH, 75% houses and 25% flats	6	£220,879	838,479	794,974	751,980	709,499	667,530	626,073	585,127	544,694	504,773	465,364	426,467	50%
6	TRDC-6 - 8 units, 25 DPH, 100% houses and 0% flats	8	£883,518	1,284,503	1,224,206	1,164,596	1,105,671	1,047,433	989,881	933,015	876,836	821,343	766,536	712,416	30%
7	TRDC-7 - 8 units, 130 DPH, 0% houses and 100% flats	8	£169,907	569,785	519,905	470,681	422,112	374,199	326,942	280,340	234,393	189,102	144,467	100,486	40%
8	TRDC-8 - 9 units, 112 DPH, 0% houses and 100% flats	9	£221,865	641,008	584,893	529,517	474,876	420,974	367,809	315,382	263,693	212,740	162,525	113,048	35%
9	TRDC-9 - 10 units, 25 DPH, 100% houses and 0% flats	10	£1,104,397	1,562,680	1,487,308	1,412,795	1,339,139	1,266,341	1,194,401	1,123,319	1,053,096	983,729	915,221	847,570	30%
10	TRDC-10 - 10 units, 90 DPH, 50% houses and 50% flats	10	£306,777	1,147,839	1,077,785	1,008,585	940,240	872,747	806,108	740,324	675,393	611,317	548,093	485,724	50%
11	TRDC-11 - 20 units, 35 DPH, 100% houses and 0% flats	20	£1,577,710	2,895,310	2,757,369	2,620,994	2,485,607	2,351,711	2,219,389	2,088,644	1,959,472	1,831,875	1,705,854	1,581,406	50%
12	TRDC-12 - 20 units, 50 DPH, 80% houses and 20% flats	20	£1,104,397	3,048,416	2,887,220	2,727,914	2,570,496	2,414,968	2,261,329	2,109,580	1,959,720	1,811,750	1,665,669	1,521,478	50%
13	TRDC-13 - 30 units, 25 DPH, 100% houses and 0% flats	30	£3,313,191	4,581,865	4,358,575	4,137,832	3,919,635	3,703,985	3,490,881	3,280,325	3,072,315	2,866,852	2,663,935	2,463,564	25%
14	TRDC-14 - 30 units, 50 DPH, 80% houses and 20% flats	30	£1,656,595	4,113,924	3,897,156	3,682,926	3,471,232	3,262,076	3,055,459	2,851,379	2,649,836	2,450,831	2,254,364	2,060,434	50%
15	TRDC-15 - 40 units, 50 DPH, 80% houses and 20% flats	40	£2,208,794	4,689,172	4,447,003	4,207,656	3,971,128	3,737,421	3,506,534	3,278,467	3,053,219	2,830,793	2,611,185	2,394,399	50%
16	TRDC-16 - 40 units, 80 DPH, 50% houses and 50% flats	40	£1,380,496	4,489,363	4,215,351	3,944,679	3,677,347	3,413,354	3,152,701	2,895,388	2,641,414	2,390,779	2,143,485	1,899,531	50%
17	TRDC-17 - 50 units, 35 DPH, 100% houses and 0% flats	50	£3,944,275	7,636,173	7,264,292	6,896,386	6,532,725	6,173,309	5,818,137	5,467,209	5,120,524	4,778,085	4,439,890	4,105,940	50%
18	TRDC-18 - 50 units, 80 DPH, 50% houses and 50% flats	50	£1,725,620	5,611,703	5,269,189	4,930,848	4,596,684	4,266,692	3,940,876	3,619,235	3,301,768	2,988,475	2,679,356	2,374,413	50%
19	TRDC-19 - 60 units, 100 DPH, 0% houses and 100% flats	60	£1,656,595	4,073,040	3,702,727	3,337,271	2,976,674	2,620,934	2,270,052	1,924,028	1,582,863	1,246,556	915,107	588,515	30%
20	TRDC-20 - 60 units, 35 DPH, 100% houses and 0% flats	60	£4,733,130	9,163,408	8,717,151	8,275,664	7,839,271	7,407,970	6,981,764	6,560,650	6,144,629	5,733,703	5,327,868	4,927,128	50%
21	TRDC-21 - 70 units, 50 DPH, 80% houses and 20% flats	70	£3,865,389	9,589,369	9,084,763	8,586,061	8,093,265	7,606,374	7,125,388	6,650,307	6,181,131	5,717,860	5,260,182	4,807,679	50%
22	TRDC-22 - 70 units, 35 DPH, 100% houses and 0% flats	70	£5,521,985	10,448,487	9,940,354	9,438,013	8,941,462	8,450,702	7,965,734	7,486,557	7,013,170	6,545,576	6,083,772	5,627,759	50%
23	TRDC-23 - 80 units, 50 DPH, 100% houses and 0% flats	80	£4,417,588	11,941,128	11,360,404	10,786,300	10,218,813	9,657,945	9,103,696	8,556,065	8,015,052	7,480,658	6,952,882	6,431,725	50%
24	TRDC-24 - 80 units, 80 DPH, 55% houses and 45% flats	80	£2,760,992	9,086,771	8,546,552	8,012,872	7,485,730	6,965,127	6,451,063	5,943,536	5,442,549	4,948,101	4,460,190	3,978,819	50%
25	TRDC-25 - 95 units, 28 DPH, 100% houses and 0% flats	95	£9,367,653	14,180,089	13,490,480	12,808,730	12,134,840	11,468,810	10,810,639	10,160,327	9,517,874	8,883,282	8,256,548	7,637,673	35%
26	TRDC-26 - 100 units, 15 DPH, 100% houses and 0% flats	100	£18,406,616	14,926,410	14,200,506	13,482,875	12,773,517	12,072,432	11,379,619	10,695,081	10,018,814	9,350,822	8,691,102	8,039,656	0%
27	TRDC-27 - 100 units, 35 DPH, 95% houses and 5% flats	100	£7,888,550	14,545,153	13,824,475	13,112,066	12,407,924	11,712,049	11,024,442	10,345,101	9,674,028	9,011,222	8,356,684	7,710,412	45%
28	TRDC-28 - 130 units, 35.14 DPH, 95% houses and 5% flats	130	£10,214,258	18,561,625	17,642,245	16,733,410	15,835,121	14,947,379	14,070,181	13,203,530	12,347,425	11,501,865	10,666,852	9,842,384	45%
29	TRDC-29 - 145 units, 24.83 DPH, 100% houses and 0% flats	145	£16,123,395	21,247,171	20,214,257	19,193,115	18,183,743	17,186,142	16,200,313	15,226,254	14,263,966	13,313,450	12,374,705	11,447,730	25%
30	TRDC-30 - 165 units, 70.87 DPH, 60% houses and 40% flats	165	£6,428,161	18,599,970	17,523,746	16,460,455	15,410,096	14,372,670	13,348,177	12,336,616	11,337,988	10,352,292	9,379,529	8,419,698	50%
31	TRDC-31 - 250 units, 35.07 DPH, 90% houses and 10% flats	250	£19,682,011	30,537,009	28,909,141	27,300,024	25,709,657	24,138,042	22,585,177	21,051,063	19,535,701	18,039,089	16,556,822	15,091,486	30%
32	TRDC-32 - 400 units, 15.69 DPH, 100% houses and 0% flats	400	£70,388,590	46,342,244	43,948,002	41,581,030	39,241,327	36,928,891	34,643,726	32,385,828	30,155,200	27,951,841	25,775,750	23,626,929	0%
33	TRDC-33 - 500 units, 20 DPH, 100% houses and 0% flats	500	£69,024,811	49,056,423	46,149,711	43,272,671	40,428,761	37,617,980	34,840,326	32,095,802	29,384,407	26,706,140	24,061,003	21,448,994	0%
34	TRDC-34 - 750 units, 20 DPH, 100% houses and 0% flats	750	£103,537,217	69,018,466	64,910,518	60,849,362	56,829,488	52,855,034	48,927,437	45,046,696	41,212,811	37,425,782	33,685,611	29,992,295	0%
35	TRDC-35 - 1000 units, 20 DPH, 100% houses and 0% flats	1,000	£138,049,623	82,904,148	77,934,310	73,020,915	68,163,963	63,363,452	58,619,385	53,931,761	49,300,579	44,723,995	40,197,918	35,728,350	0%
36	TRDC-36 - 1250 units, 20 DPH, 100% houses and 0% flats	1,250	£172,562,028	99,578,200	93,599,318	87,688,473	81,845,664	76,066,983	70,347,968	64,697,111	59,114,414	53,599,875	48,153,495	42,759,177	0%
37	TRDC-37 - 1500 units, 20 DPH, 100% houses and 0% flats	1,500	£207,074,434	114,112,630	107,263,717	100,491,944	93,782,693	87,151,653	80,598,824	74,124,207	67,717,761	61,379,111	55,118,904	48,923,985	0%
38	TRDC-CARE1 (75 rooms)	-	£2,760,992	509,674	509,674	509,674	509,674	509,674	509,674	509,674	509,674	509,674	509,674	509,674	0%
39	TRDC-CARE2 (40 rooms)	-	£911,128	331,158	331,158	331,158	331,158	331,158	331,158	331,158	331,158	331,158	331,158	331,158	0%
40	TRDC-OFF1	-	£1,380,496	-3,174,667	-3,174,667	-3,174,667	-3,174,667	-3,174,667	-3,174,667	-3,174,667	-3,174,667	-3,174,667	-3,174,667	-3,174,667	0%
41	TRDC-OFF2	-	£1,380,496	-4,409,479	-4,409,479	-4,409,479	-4,409,479	-4,409,479	-4,409,479	-4,409,479	-4,409,479	-4,409,479	-4,409,479	-4,409,479	0%
42	TRDC-RET1	-	£2,760,992	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	50%
43	TRDC-RET2	-	£1,380,496	5,260,339	5,260,339	5,260,339	5,260,339	5,260,339	5,260,339	5,260,339	5,260,339	5,260,339	5,260,339	5,260,339	50%
44	TRDC-RET3	-	£690,248	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540	50%
45	TRDC-IND1	-	£2,760,992	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	50%
46	TRDC-IND2	-	£2,760,992	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	50%
47	TRDC-IND3	-	£2,760,992	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	50%

BENCHMARK LAND VALUE 3 (GREENFIELD - UPPER END OF RANGE) **£374,000** PER HA

				Residual land values										
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	Max AH
1	TRDC-1 - 5 units, 25 DPH, 100% houses and 0% flats	5	£74,800	802,815	765,129	727,872	691,044	654,645	618,676	583,135	548,023	513,339	479,085	445,260	50%
2	TRDC-2 - 5 units, 50 DPH, 100% houses and 0% flats	5	£37,400	802,815	765,129	727,872	691,044	654,645	618,676	583,135	548,023	513,339	479,085	445,260	50%
3	TRDC-3 - 5 units, 85 DPH, 50% houses and 50% flats	5	£22,000	589,590	554,897	520,627	486,781	453,357	420,355	387,776	355,620	323,888	292,577	261,690	50%
4	TRDC-4 - 6 units, 30 DPH, 100% houses and 0% flats	6	£74,800	963,378	918,154	873,446	829,254	785,574	742,411	699,761	657,627	616,007	574,902	534,312	50%
5	TRDC-5 - 6 units, 75 DPH, 75% houses and 25% flats	6	£29,920	838,479	794,974	751,980	709,499	667,530	626,073	585,127	544,694	504,773	465,364	426,467	50%
6	TRDC-6 - 8 units, 25 DPH, 100% houses and 0% flats	8	£119,680	1,284,503	1,224,206	1,164,596	1,105,671	1,047,433	989,881	933,015	876,836	821,343	766,536	712,416	50%
7	TRDC-7 - 8 units, 130 DPH, 0% houses and 100% flats	8	£23,015	569,785	519,905	470,681	422,112	374,199	326,942	280,340	234,393	189,102	144,467	100,486	50%
8	TRDC-8 - 9 units, 112 DPH, 0% houses and 100% flats	9	£30,054	641,008	584,893	529,517	474,876	420,974	367,809	315,382	263,693	212,740	162,525	113,048	50%
9	TRDC-9 - 10 units, 25 DPH, 100% houses and 0% flats	10	£149,600	1,562,680	1,487,308	1,412,795	1,339,139	1,266,341	1,194,401	1,123,319	1,053,096	983,729	915,221	847,570	50%
10	TRDC-10 - 10 units, 90 DPH, 50% houses and 50% flats	10	£41,556	1,147,839	1,077,785	1,008,585	940,240	872,747	806,108	740,324	675,393	611,317	548,093	485,724	50%
11	TRDC-11 - 20 units, 35 DPH, 100% houses and 0% flats	20	£213,714	2,895,310	2,757,369	2,620,994	2,485,607	2,351,711	2,219,389	2,088,644	1,959,472	1,831,875	1,705,854	1,581,406	50%
12	TRDC-12 - 20 units, 50 DPH, 80% houses and 20% flats	20	£149,600	3,048,416	2,887,220	2,727,914	2,570,496	2,414,968	2,261,329	2,109,580	1,959,720	1,811,750	1,665,669	1,521,478	50%
13	TRDC-13 - 30 units, 25 DPH, 100% houses and 0% flats	30	£448,800	4,581,865	4,358,575	4,137,832	3,919,635	3,703,985	3,490,881	3,280,325	3,072,315	2,866,852	2,663,935	2,463,564	50%
14	TRDC-14 - 30 units, 50 DPH, 80% houses and 20% flats	30	£224,400	4,113,924	3,897,156	3,682,926	3,471,232	3,262,076	3,055,459	2,851,379	2,649,836	2,450,831	2,254,364	2,060,434	50%
15	TRDC-15 - 40 units, 50 DPH, 80% houses and 20% flats	40	£299,200	4,689,172	4,447,003	4,207,656	3,971,128	3,737,421	3,506,534	3,278,467	3,053,219	2,830,793	2,611,185	2,394,399	50%
16	TRDC-16 - 40 units, 80 DPH, 50% houses and 50% flats	40	£187,000	4,489,363	4,215,351	3,944,679	3,677,347	3,413,354	3,152,701	2,895,388	2,641,414	2,390,779	2,143,485	1,899,531	50%
17	TRDC-17 - 50 units, 35 DPH, 100% houses and 0% flats	50	£534,286	7,636,173	7,264,292	6,896,386	6,532,725	6,173,309	5,818,137	5,467,209	5,120,524	4,778,085	4,439,890	4,105,940	50%
18	TRDC-18 - 50 units, 80 DPH, 50% houses and 50% flats	50	£233,750	5,611,703	5,269,189	4,930,848	4,596,684	4,266,692	3,940,876	3,619,235	3,301,768	2,988,475	2,679,356	2,374,413	50%
19	TRDC-19 - 60 units, 100 DPH, 0% houses and 100% flats	60	£224,400	4,073,040	3,702,727	3,337,271	2,976,674	2,620,934	2,270,052	1,924,028	1,582,863	1,246,556	915,107	588,515	50%
20	TRDC-20 - 60 units, 35 DPH, 100% houses and 0% flats	60	£641,143	9,163,408	8,717,151	8,275,664	7,839,271	7,407,970	6,981,764	6,560,650	6,144,629	5,733,703	5,327,868	4,927,128	50%
21	TRDC-21 - 70 units, 50 DPH, 80% houses and 20% flats	70	£523,600	9,589,369	9,084,763	8,586,061	8,093,265	7,606,374	7,125,388	6,650,307	6,181,131	5,717,860	5,260,182	4,807,679	50%
22	TRDC-22 - 70 units, 35 DPH, 100% houses and 0% flats	70	£748,000	10,448,487	9,940,354	9,438,013	8,941,462	8,450,702	7,965,734	7,486,557	7,013,170	6,545,576	6,083,772	5,627,759	50%
23	TRDC-23 - 80 units, 50 DPH, 100

THREE RIVERS DISTRICT COUNCIL Sales value £6,600 psm AH tenure Rented 70% Intermediate: SO 30%

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES/RETAIL) **£6,129,319** PER HA Type of rent: 70% Soc Rent 30% Aff Rent FH 0%

				Residual land values										
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	Max AH
1	TRDC-1 - 5 units, 25 DPH, 100% houses and 0% flats	5	£1,225,864	842,712	803,721	765,174	727,069	689,407	652,188	615,411	579,078	543,186	507,739	472,734	0%
2	TRDC-2 - 5 units, 50 DPH, 100% houses and 0% flats	5	£612,932	842,712	803,721	765,174	727,069	689,407	652,188	615,411	579,078	543,186	507,739	472,734	30%
3	TRDC-3 - 5 units, 85 DPH, 50% houses and 50% flats	5	£360,548	624,993	589,205	553,852	518,934	484,450	450,401	416,787	383,607	350,862	318,550	286,674	35%
4	TRDC-4 - 6 units, 30 DPH, 100% houses and 0% flats	6	£1,225,864	1,011,255	964,465	918,208	872,482	827,288	782,625	738,494	694,893	651,824	609,287	567,280	0%
5	TRDC-5 - 6 units, 75 DPH, 75% houses and 25% flats	6	£490,346	883,735	838,786	794,364	750,471	707,104	664,264	621,953	580,169	538,913	498,184	457,983	45%
6	TRDC-6 - 8 units, 25 DPH, 100% houses and 0% flats	8	£1,961,382	1,348,338	1,285,954	1,224,278	1,163,310	1,103,051	1,043,500	984,658	926,525	869,098	812,382	756,374	0%
7	TRDC-7 - 8 units, 130 DPH, 0% houses and 100% flats	8	£377,189	618,432	567,178	516,593	466,679	417,434	368,860	320,958	273,725	227,162	181,269	136,047	20%
8	TRDC-8 - 9 units, 112 DPH, 0% houses and 100% flats	9	£492,535	695,737	638,075	581,167	525,013	469,613	414,968	361,077	307,939	255,557	203,928	153,053	15%
9	TRDC-9 - 10 units, 25 DPH, 100% houses and 0% flats	10	£2,451,728	1,642,474	1,564,493	1,487,397	1,411,188	1,335,864	1,261,426	1,187,872	1,115,205	1,043,424	972,528	902,518	0%
10	TRDC-10 - 10 units, 90 DPH, 50% houses and 50% flats	10	£681,035	1,217,514	1,145,281	1,073,926	1,003,448	933,848	865,125	797,280	730,312	664,222	599,009	534,673	35%
11	TRDC-11 - 20 units, 35 DPH, 100% houses and 0% flats	20	£3,502,468	3,043,218	2,900,655	2,759,271	2,619,243	2,480,840	2,344,059	2,208,903	2,075,371	1,943,462	1,813,178	1,684,517	0%
12	TRDC-12 - 20 units, 50 DPH, 80% houses and 20% flats	20	£2,451,728	3,292,908	3,121,528	2,952,154	2,784,784	2,619,421	2,456,061	2,294,707	2,135,358	1,978,015	1,822,677	1,669,343	25%
13	TRDC-13 - 30 units, 25 DPH, 100% houses and 0% flats	30	£7,355,183	4,809,948	4,579,092	4,350,865	4,125,264	3,902,291	3,681,944	3,464,225	3,249,134	3,036,669	2,826,832	2,619,623	0%
14	TRDC-14 - 30 units, 50 DPH, 80% houses and 20% flats	30	£3,677,592	4,332,077	4,108,207	3,886,950	3,668,307	3,452,279	3,238,864	3,028,064	2,819,877	2,614,305	2,411,347	2,211,002	10%
15	TRDC-15 - 40 units, 50 DPH, 80% houses and 20% flats	40	£4,903,455	4,947,020	4,697,386	4,450,651	4,206,814	3,965,874	3,727,832	3,492,688	3,260,442	3,031,093	2,804,642	2,581,089	0%
16	TRDC-16 - 40 units, 80 DPH, 50% houses and 50% flats	40	£3,064,660	4,758,066	4,475,705	4,196,775	3,921,274	3,649,203	3,380,562	3,115,351	2,853,570	2,595,217	2,340,296	2,088,804	30%
17	TRDC-17 - 50 units, 35 DPH, 100% houses and 0% flats	50	£8,756,170	8,015,281	7,631,456	7,251,441	6,875,439	6,503,818	6,136,574	5,773,709	5,415,223	5,061,116	4,711,388	4,366,039	0%
18	TRDC-18 - 50 units, 80 DPH, 50% houses and 50% flats	50	£3,830,825	5,947,582	5,594,632	5,245,969	4,901,592	4,561,503	4,225,702	3,894,189	3,566,962	3,244,023	2,925,370	2,611,005	30%
19	TRDC-19 - 60 units, 100 DPH, 0% houses and 100% flats	60	£3,677,592	4,418,418	4,038,308	3,663,161	3,292,978	2,927,759	2,567,502	2,212,211	1,861,883	1,516,517	1,176,116	840,678	5%
20	TRDC-20 - 60 units, 35 DPH, 100% houses and 0% flats	60	£10,507,404	9,618,338	9,157,746	8,701,729	8,250,527	7,804,581	7,363,889	6,928,451	6,498,267	6,073,339	5,653,666	5,239,246	0%
21	TRDC-21 - 70 units, 50 DPH, 80% houses and 20% flats	70	£8,581,047	10,096,724	9,575,765	9,060,886	8,552,088	8,049,370	7,552,732	7,062,175	6,577,698	6,099,302	5,626,475	5,159,004	10%
22	TRDC-22 - 70 units, 35 DPH, 100% houses and 0% flats	70	£12,258,639	10,961,158	10,436,398	9,917,606	9,404,781	8,897,924	8,397,035	7,902,113	7,413,158	6,930,171	6,453,151	5,982,099	0%
23	TRDC-23 - 80 units, 50 DPH, 100% houses and 0% flats	80	£9,806,911	12,527,037	11,927,312	11,334,407	10,748,322	10,169,057	9,596,611	9,030,986	8,472,181	7,920,196	7,375,030	6,836,684	20%
24	TRDC-24 - 80 units, 80 DPH, 55% houses and 45% flats	80	£6,129,319	9,611,478	9,055,128	8,505,491	7,962,564	7,426,350	6,896,848	6,374,058	5,857,979	5,348,613	4,845,958	4,350,015	30%
25	TRDC-25 - 95 units, 28 DPH, 100% houses and 0% flats	95	£20,795,905	14,875,857	14,163,683	13,459,608	12,763,632	12,075,754	11,395,976	10,724,296	10,060,714	9,405,231	8,757,847	8,118,563	0%
26	TRDC-26 - 100 units, 15 DPH, 100% houses and 0% flats	100	£40,862,128	15,658,797	14,909,141	14,168,009	13,435,403	12,711,321	11,995,765	11,288,733	10,590,226	9,900,244	9,218,788	8,545,856	0%
27	TRDC-27 - 100 units, 35 DPH, 95% houses and 5% flats	100	£17,512,341	15,269,419	14,525,369	13,789,836	13,062,817	12,344,314	11,634,327	10,932,855	10,239,900	9,555,459	8,879,534	8,212,125	0%
28	TRDC-28 - 130 units, 35.14 DPH, 95% houses and 5% flats	130	£22,675,342	19,486,356	18,537,175	17,598,858	16,671,403	15,754,809	14,849,078	13,954,210	13,070,204	12,197,060	11,334,779	10,483,360	0%
29	TRDC-29 - 145 units, 24.83 DPH, 100% houses and 0% flats	145	£35,793,447	22,290,181	21,223,488	20,168,925	19,126,490	18,096,185	17,078,008	16,071,961	15,078,042	14,096,253	13,126,593	12,169,063	0%
30	TRDC-30 - 165 units, 70.87 DPH, 60% houses and 40% flats	165	£14,270,321	19,653,738	18,545,434	17,450,404	16,368,650	15,300,171	14,244,967	13,203,037	12,174,384	11,159,006	10,156,902	9,168,075	20%
31	TRDC-31 - 250 units, 35.07 DPH, 90% houses and 10% flats	250	£43,693,465	32,197,533	30,518,547	28,858,850	27,218,442	25,597,323	23,995,493	22,412,951	20,849,699	19,299,838	17,768,478	16,256,511	0%
32	TRDC-32 - 400 units, 15.69 DPH, 100% houses and 0% flats	400	£156,260,529	48,664,709	46,198,260	43,759,837	41,349,440	38,967,070	36,612,725	34,286,407	31,988,114	29,717,847	27,475,607	25,261,392	0%
33	TRDC-33 - 500 units, 20 DPH, 100% houses and 0% flats	500	£153,232,981	51,843,263	48,848,272	45,887,295	42,960,331	40,067,381	37,208,445	34,383,521	31,592,612	28,835,716	26,112,832	23,423,962	0%
34	TRDC-34 - 750 units, 20 DPH, 100% houses and 0% flats	750	£229,849,472	72,887,647	68,660,200	64,476,988	60,341,842	56,254,760	52,215,744	48,224,793	44,281,906	40,387,085	36,540,328	32,741,637	0%
35	TRDC-35 - 1000 units, 20 DPH, 100% houses and 0% flats	1,000	£306,465,963	87,569,027	82,466,818	77,422,403	72,435,785	67,506,960	62,635,930	57,822,696	53,067,256	48,369,612	43,729,763	39,143,186	0%
36	TRDC-36 - 1250 units, 20 DPH, 100% houses and 0% flats	1,250	£383,082,454	105,067,088	98,928,272	92,859,141	86,856,214	80,916,388	75,046,337	69,246,061	63,515,560	57,854,833	52,263,881	46,734,682	0%
37	TRDC-37 - 1500 units, 20 DPH, 100% houses and 0% flats	1,500	£459,698,944	120,337,091	113,288,981	106,320,969	99,433,052	92,625,230	85,897,505	79,249,676	72,664,088	66,158,794	59,733,794	53,379,492	0%
38	TRDC-CARE1 (75 rooms)	-	£6,129,319	219,551	219,551	219,551	219,551	219,551	219,551	219,551	219,551	219,551	219,551	219,551	0%
39	TRDC-CARE2 (40 rooms)	-	£2,022,675	176,426	176,426	176,426	176,426	176,426	176,426	176,426	176,426	176,426	176,426	176,426	0%
40	TRDC-OFF1	-	£3,064,660	-3,174,667	-3,174,667	-3,174,667	-3,174,667	-3,174,667	-3,174,667	-3,174,667	-3,174,667	-3,174,667	-3,174,667	-3,174,667	0%
41	TRDC-OFF2	-	£3,064,660	-4,409,479	-4,409,479	-4,409,479	-4,409,479	-4,409,479	-4,409,479	-4,409,479	-4,409,479	-4,409,479	-4,409,479	-4,409,479	0%
42	TRDC-RET1	-	£6,129,319	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	0%
43	TRDC-RET2	-	£3,064,660	5,260,339	5,260,339	5,260,339	5,260,339	5,260,339	5,260,339	5,260,339	5,260,339	5,260,339	5,260,339	5,260,339	50%
44	TRDC-RET3	-	£1,532,330	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540	50%
45	TRDC-IND1	-	£6,129,319	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	0%
46	TRDC-IND2	-	£6,129,319	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	0%
47	TRDC-IND3	-	£6,129,319	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	0%

BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL) **£2,760,992**

				Residual land values										
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	Max AH
1	TRDC-1 - 5 units, 25 DPH, 100% houses and 0% flats	5	£552,198	842,712	803,721	765,174	727,069	689,407	652,188	615,411	579,078	543,186	507,739	472,734	35%
2	TRDC-2 - 5 units, 50 DPH, 100% houses and 0% flats	5	£276,099	842,712	803,721	765,174	727,069	689,407	652,188	615,411	579,078	543,186	507,739	472,734	50%
3	TRDC-3 - 5 units, 85 DPH, 50% houses and 50% flats	5	£162,411	624,993	589,205	553,852	518,934	484,450	450,401	416,787	383,607	350,862	318,550	286,674	50%
4	TRDC-4 - 6 units, 30 DPH, 100% houses and 0% flats	6	£552,198	1,011,255	964,465	918,208	872,482	827,288	782,625	738,494	694,893	651,824	609,287	567,280	50%
5	TRDC-5 - 6 units, 75 DPH, 75% houses and 25% flats	6	£220,879	883,735	838,786	794,364	750,471	707,104	664,264	621,953	580,169	538,913	498,184	457,983	50%
6	TRDC-6 - 8 units, 25 DPH, 100% houses and 0% flats	8	£883,518	1,348,338	1,285,954	1,224,278	1,163,310	1,103,051	1,043,500	984,658	926,525	869,098	812,382	756,374	35%
7	TRDC-7 - 8 units, 130 DPH, 0% houses and 100% flats	8	£169,907	618,432	567,178	516,593	466,679	417,434	368,860	320,958	273,725	227,162	181,269	136,047	45%
8	TRDC-8 - 9 units, 112 DPH, 0% houses and 100% flats	9	£221,865	695,737	638,075	581,167	525,013	469,613	414,968	361,077	307,939	255,557	203,928	153,053	40%
9	TRDC-9 - 10 units, 25 DPH, 100% houses and 0% flats	10	£1,104,397	1,642,474	1,564,493	1,487,397	1,411,188	1,335,864	1,261,426	1,187,872	1,115,205	1,043,424	972,528	902,518	35%
10	TRDC-10 - 10 units, 90 DPH, 50% houses and 50% flats	10	£306,777	1,217,514	1,145,281	1,073,926	1,003,448	933,848	865,125	797,280	730,312	664,222	599,009	534,673	50%
11	TRDC-11 - 20 units, 35 DPH, 100% houses and 0% flats	20	£1,577,710	3,043,218	2,900,655	2,759,271	2,619,243	2,480,840	2,344,059	2,208,903	2,075,371	1,943,462	1,813,178	1,684,517	50%
12	TRDC-12 - 20 units, 50 DPH, 80% houses and 20% flats	20	£1,104,397	3,292,908	3,121,528	2,952,154	2,784,784	2,619,421	2,456,061	2,294,707	2,135,358	1,978,015	1,822,677	1,669,343	50%
13	TRDC-13 - 30 units, 25 DPH, 100% houses and 0% flats	30	£3,313,191	4,809,948	4,579,092	4,350,865	4,125,264	3,902,291	3,681,944	3,464,225	3,249,134	3,036,669	2,826,832	2,619,623	30%
14	TRDC-14 - 30 units, 50 DPH, 80% houses and 20% flats	30	£1,656,595	4,332,077	4,108,207	3,886,950	3,668,307	3,452,279	3,238,864	3,028,064	2,819,877	2,614,305	2,411,347	2,211,002	50%
15	TRDC-15 - 40 units, 50 DPH, 80% houses and 20% flats	40	£2,208,794	4,947,020	4,697,386	4,450,651	4,206,814	3,965,874	3,727,832	3,492,688	3,260,442	3,031,093	2,804,642	2,581,089	50%
16	TRDC-16 - 40 units, 80 DPH, 50% houses and 50% flats	40	£1,380,496	4,758,066	4,475,705	4,196,775	3,921,274	3,649,203	3,380,562	3,115,351	2,853,570	2,595,217	2,340,296	2,088,804	50%
17	TRDC-17 - 50 units, 35 DPH, 100% houses and 0% flats	50	£3,944,275	8,015,281	7,631,456	7,251,441	6,875,439	6,503,818	6,136,574	5,773,709	5,415,223	5,061,116	4,711,388	4,366,039	50%
18	TRDC-18 - 50 units, 80 DPH, 50% houses and 50% flats	50	£1,725,620	5,947,582	5,594,632	5,245,969	4,901,592	4,561,503	4,225,702	3,894,189	3,566,962	3,244,023	2,925,370	2,611,005	50%
19	TRDC-19 - 60 units, 100 DPH, 0% houses and 100% flats	60	£1,656,595	4,418,418	4,038,308	3,663,161	3,292,978	2,927,759	2,567,502	2,212,211	1,861,883	1,516,517	1,176,116	840,678	35%
20	TRDC-20 - 60 units, 35 DPH, 100% houses and 0% flats	60	£4,733,130	9,618,338	9,157,746	8,701,729	8,250,527	7,804,581	7,363,889	6,928,451	6,498,267	6,073,339	5,653,666	5,239,246	50%
21	TRDC-21 - 70 units, 50 DPH, 80% houses and 20% flats	70	£3,865,389	10,096,724	9,575,765	9,060,886	8,552,088	8,049,370	7,552,732	7,062,175	6,577,698	6,099,302	5,626,475	5,159,004	50%
22	TRDC-22 - 70 units, 35 DPH, 100% houses and 0% flats	70	£5,521,985	10,961,158	10,436,398	9,917,606	9,404,781	8,897,924	8,397,035	7,902,113	7,413,158	6,930,171	6,453,151	5,982,099	50%
23	TRDC-23 - 80 units, 50 DPH, 100% houses and 0% flats	80	£4,417,588	12,527,037	11,927,312	11,334,407	10,748,322	10,169,057	9,596,611	9,030,986	8,472,181	7,920,196	7,375,030	6,836,684	50%
24	TRDC-24 - 80 units, 80 DPH, 55% houses and 45% flats	80	£2,760,992	9,611,478	9,055,128	8,505,491	7,962,564	7,426,350	6,896,848	6,374,058	5,857,979	5,348,613	4,845,958	4,350,015	50%
25	TRDC-25 - 95 units, 28 DPH, 100% houses and 0% flats	95	£9,367,653	14,875,857	14,163,683	13,459,608	12,763,632	12,075,754	11,395,976	10,724,296	10,060,714	9,405,231	8,757,847	8,118,563	40%
26	TRDC-26 - 100 units, 15 DPH, 100% houses and 0% flats	100	£18,406,616	15,658,797	14,909,141	14,168,009	13,435,403	12,711,321	11,995,765	11,288,733	10,590,226	9,900,244	9,218,788	8,545,856	0%
27	TRDC-27 - 100 units, 35 DPH, 95% houses and 5% flats	100	£7,888,550	15,269,419	14,525,369	13,789,836	13,062,817	12,344,314	11,634,327	10,932,855	10,239,900	9,555,459	8,879,534	8,212,125	50%
28	TRDC-28 - 130 units, 35.14 DPH, 95% houses and 5% flats	130	£10,214,258	19,486,356	18,537,175	17,598,858	16,671,403	15,754,809	14,849,078	13,954,210	13,070,204	12,197,060	11,334,779	10,483,360	50%
29	TRDC-29 - 145 units, 24.83 DPH, 100% houses and 0% flats	145	£16,123,395	22,290,181	21,223,488	20,168,925	19,126,490	18,096,185	17,078,008	16,071,961	15,078,042	14,096,253	13,126,593	12,169,063	25%
30	TRDC-30 - 165 units, 70.87 DPH, 60% houses and 40% flats	165	£6,428,161	19,653,738	18,545,434	17,450,404	16,368,650	15,300,171	14,244,967	13,203,037	12,174,384	11,159,006	10,156,902	9,168,075	50%
31	TRDC-31 - 250 units, 35.07 DPH, 90% houses and 10% flats	250	£19,682,011	32,197,533	30,518,547	28,858,850	27,218,442	25,597,323	23,995,493	22,412,951	20,849,699	19,299,838	17,768,478	16,256,511	35%
32	TRDC-32 - 400 units, 15.69 DPH, 100% houses and 0% flats	400	£70,388,590	48,664,709	46,198,260	43,759,837	41,349,440	38,967,070	36,612,725	34,286,407	31,988,114	29,717,847	27,475,607	25,261,392	0%
33	TRDC-33 - 500 units, 20 DPH, 100% houses and 0% flats	500	£69,024,811	51,843,263	48,848,272	45,887,295	42,960,331	40,067,381	37,208,445	34,383,521	31,592,612	28,835,716	26,112,832	23,423,962	0%
34	TRDC-34 - 750 units, 20 DPH, 100% houses and 0% flats	750	£103,537,217	72,887,647	68,660,200	64,476,988	60,341,842	56,254,760	52,215,744	48,224,793	44,281,906	40,387,085	36,540,328	32,741,637	0%
35	TRDC-35 - 1000 units, 20 DPH, 100% houses and 0% flats	1,000	£138,049,623	87,569,027	82,466,818	77,422,403	72,435,785	67,506,960	62,635,930	57,822,696	53,067,256	48,369,612	43,729,763	39,143,186	0%
36	TRDC-36 - 1250 units, 20 DPH, 100% houses and 0% flats	1,250	£172,562,028	105,067,088	98,928,272	92,859,141	86,856,214	80,916,388	75,046,337	69,246,061	63,515,560	57,854,833	52,263,881	46,734,682	0%
37	TRDC-37 - 1500 units, 20 DPH, 100% houses and 0% flats	1,500	£207,074,434	120,337,091	113,288,981	106,320,969	99,433,052	92,625,230	85,897,505	79,249,676	72,664,088	66,158,794	59,733,794	53,379,492	0%
38	TRDC-CARE1 (75 rooms)	-	£2,760,992	219,551	219,551	219,551	219,551	219,551	219,551	219,551	219,551	219,551	219,551	219,551	0%
39	TRDC-CARE2 (40 rooms)	-	£911,128	176,426	176,426	176,426	176,426	176,426	176,426	176,426	176,426	176,426	176,426	176,426	0%
40	TRDC-OFF1	-	£1,380,496	-3,174,667	-3,174,667	-3,174,667	-3,174,667	-3,174,667	-3,174,667	-3,174,667	-3,174,667	-3,174,667	-3,174,667	-3,174,667	0%
41	TRDC-OFF2	-	£1,380,496	-4,409,479	-4,409,479	-4,409,479	-4,409,479	-4,409,479	-4,409,479	-4,409,479	-4,409,479	-4,409,479	-4,409,479	-4,409,479	0%
42	TRDC-RET1	-	£2,760,992	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	0%
43	TRDC-RET2	-	£1,380,496	5,260,339	5,260,339	5,260,339	5,260,339	5,260,339	5,260,339	5,260,339	5,260,339	5,260,339	5,260,339	5,260,339	50%
44	TRDC-RET3	-	£690,248	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540	50%
45	TRDC-IND1	-	£2,760,992	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	50%
46	TRDC-IND2	-	£2,760,992	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	50%
47	TRDC-IND3	-	£2,760,992	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	50%

BENCHMARK LAND VALUE 3 (GREENFIELD - UPPER END OF RANGE) **£374,000** PER HA

				Residual land values										
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	Max AH
1	TRDC-1 - 5 units, 25 DPH, 100% houses and 0% flats	5	£74,800	842,712	803,721	765,174	727,069	689,407	652,188	615,411	579,078	543,186	507,739	472,734	50%
2	TRDC-2 - 5 units, 50 DPH, 100% houses and 0% flats	5	£37,400	842,712	803,721	765,174	727,069	689,407	652,188	615,411	579,078	543,186	507,739	472,734	50%
3	TRDC-3 - 5 units, 85 DPH, 50% houses and 50% flats	5	£22,000	624,993	589,205	553,852	518,934	484,450	450,401	416,787	383,607	350,862	318,550	286,674	50%
4	TRDC-4 - 6 units, 30 DPH, 100% houses and 0% flats	6	£74,800	1,011,255	964,465	918,208	872,482	827,288	782,625	738,494	694,893	651,824	609,287	567,280	50%
5	TRDC-5 - 6 units, 75 DPH, 75% houses and 25% flats	6	£29,920	883,735	838,786	794,364	750,471	707,104	664,264	621,953	580,169	538,913	498,184	457,983	50%
6	TRDC-6 - 8 units, 25 DPH, 100% houses and 0% flats	8	£119,680	1,348,338	1,285,954	1,224,278	1,163,310	1,103,051	1,043,500	984,658	926,525	869,098	812,382	756,374	50%
7	TRDC-7 - 8 units, 130 DPH, 0% houses and 100% flats	8	£23,015	618,432	567,178	516,593	466,679	417,434	368,860	320,958	273,725	227,162	181,269	136,047	50%
8	TRDC-8 - 9 units, 112 DPH, 0% houses and 100% flats	9	£30,054	695,737	638,075	581,167	525,013	469,613	414,968	361,077	307,939	255,557	203,928	153,053	50%
9	TRDC-9 - 10 units, 25 DPH, 100% houses and 0% flats	10	£149,600	1,642,474	1,564,493	1,487,397	1,411,188	1,335,864	1,261,426	1,187,872	1,115,205	1,043,424	972,528	902,518	50%
10	TRDC-10 - 10 units, 90 DPH, 50% houses and 50% flats	10	£41,556	1,217,514	1,145,281	1,073,926	1,003,448	933,848	865,125	797,280	730,312	664,222	599,009	534,673	50%
11	TRDC-11 - 20 units, 35 DPH, 100% houses and 0% flats	20	£213,714	3,043,218	2,900,655	2,759,271	2,619,243	2,480,840	2,344,059	2,208,903	2,075,371	1,943,462	1,813,178	1,684,517	50%
12	TRDC-12 - 20 units, 50 DPH, 80% houses and 20% flats	20	£149,600	3,292,908	3,121,528	2,952,154	2,784,784	2,619,421	2,456,061	2,294,707	2,135,358	1,978,015	1,822,677	1,669,343	50%
13	TRDC-13 - 30 units, 25 DPH, 100% houses and 0% flats	30	£448,800	4,809,948	4,579,092	4,350,865	4,125,264	3,902,291	3,681,944	3,464,225	3,249,134	3,036,669	2,826,832	2,619,623	50%
14	TRDC-14 - 30 units, 50 DPH, 80% houses and 20% flats	30	£224,400	4,332,077	4,108,207	3,886,950	3,668,307	3,452,279	3,238,864	3,028,064	2,819,877	2,614,305	2,411,347	2,211,002	50%
15	TRDC-15 - 40 units, 50 DPH, 80% houses and 20% flats	40	£299,200	4,947,020	4,697,386	4,450,651	4,206,814	3,965,874	3,727,832	3,492,688	3,260,442	3,031,093	2,804,642	2,581,089	50%
16	TRDC-16 - 40 units, 80 DPH, 50% houses and 50% flats	40	£187,000	4,758,066	4,475,705	4,196,775	3,921,274	3,649,203	3,380,562	3,115,351	2,853,570	2,595,217	2,340,296	2,088,804	50%
17	TRDC-17 - 50 units, 35 DPH, 100% houses and 0% flats	50	£534,286	8,015,281	7,631,456	7,251,441	6,875,439	6,503,818	6,136,574	5,773,709	5,415,223	5,061,116	4,711,388	4,366,039	50%
18	TRDC-18 - 50 units, 80 DPH, 50% houses and 50% flats	50	£233,750	5,947,582	5,594,632	5,245,969	4,901,592	4,561,503	4,225,702	3,894,189	3,566,962	3,244,023	2,925,370	2,611,005	50%
19	TRDC-19 - 60 units, 100 DPH, 0% houses and 100% flats	60	£224,400	4,418,418	4,038,308	3,663,161	3,292,978	2,927,759	2,567,502	2,212,211	1,861,883	1,516,517	1,176,116	840,678	50%
20	TRDC-20 - 60 units, 35 DPH, 100% houses and 0% flats	60	£641,143	9,618,338	9,157,746	8,701,729	8,250,527	7,804,581	7,363,889	6,928,451	6,498,267	6,073,339	5,653,666	5,239,246	50%
21	TRDC-21 - 70 units, 50 DPH, 80% houses and 20% flats	70	£523,600	10,096,724	9,575,765	9,060,886	8,552,088	8,049,370	7,552,732	7,062,175	6,577,698	6,099,302	5,626,475	5,159,004	50%
22	TRDC-22 - 70 units, 35 DPH, 100% houses and 0% flats	70	£748,000	10,961,158	10,436,398	9,917,606	9,404,781	8,897,924	8,397,035	7,902,113	7,413,158	6,930,171	6,453,151	5,982,099	50

THREE RIVERS DISTRICT COUNCIL Sales value £6,850 psm AH tenure Rented 70% Intermediate: SO 30%

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES/RETAIL) **£6,129,319** PER HA Type of rent: 70% Soc Rent 30% Aff Rent FH 0%

				Residual land values										
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	Max AH
1	TRDC-1 - 5 units, 25 DPH, 100% houses and 0% flats	5	£1,225,864	921,868	879,363	837,341	795,801	754,745	714,170	674,078	634,469	595,343	556,699	518,538	0%
2	TRDC-2 - 5 units, 50 DPH, 100% houses and 0% flats	5	£612,932	921,868	879,363	837,341	795,801	754,745	714,170	674,078	634,469	595,343	556,699	518,538	35%
3	TRDC-3 - 5 units, 85 DPH, 50% houses and 50% flats	5	£360,548	701,323	662,126	623,404	585,156	547,383	510,085	473,260	436,911	401,037	365,637	330,712	45%
4	TRDC-4 - 6 units, 30 DPH, 100% houses and 0% flats	6	£1,225,864	1,106,242	1,055,237	1,004,810	954,962	905,693	857,004	808,894	761,363	714,412	668,039	622,245	0%
5	TRDC-5 - 6 units, 75 DPH, 75% houses and 25% flats	6	£490,346	977,103	927,996	879,464	831,507	784,127	737,321	691,092	645,437	600,359	555,856	511,928	50%
6	TRDC-6 - 8 units, 25 DPH, 100% houses and 0% flats	8	£1,961,382	1,474,990	1,406,982	1,339,745	1,273,283	1,207,592	1,142,672	1,078,525	1,015,151	952,549	890,719	829,661	0%
7	TRDC-7 - 8 units, 130 DPH, 0% houses and 100% flats	8	£377,189	735,231	678,731	622,964	567,930	513,631	460,066	407,234	355,137	303,772	253,142	203,247	30%
8	TRDC-8 - 9 units, 112 DPH, 0% houses and 100% flats	9	£492,535	827,136	763,573	700,834	638,921	577,835	517,574	458,139	399,528	341,744	284,786	228,652	25%
9	TRDC-9 - 10 units, 25 DPH, 100% houses and 0% flats	10	£2,451,728	1,800,787	1,715,778	1,631,733	1,548,653	1,466,539	1,385,390	1,305,207	1,225,989	1,147,736	1,070,449	994,126	0%
10	TRDC-10 - 10 units, 90 DPH, 50% houses and 50% flats	10	£681,035	1,367,733	1,288,767	1,210,757	1,133,705	1,057,608	982,469	908,286	835,060	762,790	691,476	621,119	45%
11	TRDC-11 - 20 units, 35 DPH, 100% houses and 0% flats	20	£3,502,468	3,345,876	3,189,266	3,034,430	2,881,369	2,730,082	2,580,572	2,432,835	2,286,874	2,142,687	2,000,275	1,859,638	0%
12	TRDC-12 - 20 units, 50 DPH, 80% houses and 20% flats	20	£2,451,728	3,600,260	3,415,152	3,232,208	3,051,426	2,872,808	2,696,352	2,522,060	2,349,932	2,179,966	2,012,164	1,846,524	30%
13	TRDC-13 - 30 units, 25 DPH, 100% houses and 0% flats	30	£7,355,183	5,262,467	5,011,413	4,763,217	4,517,877	4,275,392	4,035,765	3,798,994	3,565,080	3,334,021	3,105,820	2,880,475	0%
14	TRDC-14 - 30 units, 50 DPH, 80% houses and 20% flats	30	£3,677,592	4,778,479	4,534,635	4,293,634	4,055,477	3,820,165	3,587,696	3,358,071	3,131,291	2,907,354	2,686,262	2,468,013	20%
15	TRDC-15 - 40 units, 50 DPH, 80% houses and 20% flats	40	£4,903,455	5,517,642	5,242,905	4,971,354	4,702,988	4,437,809	4,175,817	3,917,010	3,661,388	3,408,953	3,159,704	2,913,641	10%
16	TRDC-16 - 40 units, 80 DPH, 50% houses and 50% flats	40	£3,064,660	5,343,491	5,034,870	4,729,989	4,428,845	4,131,440	3,837,774	3,547,846	3,261,657	2,979,206	2,700,493	2,425,520	35%
17	TRDC-17 - 50 units, 35 DPH, 100% houses and 0% flats	50	£8,756,170	8,770,779	8,352,357	7,938,695	7,529,794	7,125,654	6,726,275	6,331,657	5,941,799	5,556,702	5,176,366	4,800,792	0%
18	TRDC-18 - 50 units, 80 DPH, 50% houses and 50% flats	50	£3,830,825	6,679,363	6,293,587	5,912,486	5,536,057	5,164,301	4,797,217	4,434,807	4,077,071	3,724,007	3,375,616	3,031,899	35%
19	TRDC-19 - 60 units, 100 DPH, 0% houses and 100% flats	60	£3,677,592	5,258,236	4,840,248	4,427,682	4,020,540	3,618,820	3,222,523	2,831,649	2,446,197	2,066,168	1,691,563	1,322,380	15%
20	TRDC-20 - 60 units, 35 DPH, 100% houses and 0% flats	60	£10,507,404	10,524,934	10,022,828	9,526,433	9,035,753	8,550,785	8,071,530	7,597,988	7,130,159	6,668,042	6,211,640	5,760,950	0%
21	TRDC-21 - 70 units, 50 DPH, 80% houses and 20% flats	70	£8,581,047	11,144,790	10,576,985	10,015,799	9,461,232	8,913,286	8,371,291	7,835,500	7,306,346	6,783,827	6,267,944	5,758,698	20%
22	TRDC-22 - 70 units, 35 DPH, 100% houses and 0% flats	70	£12,258,639	12,004,986	11,433,702	10,868,915	10,310,623	9,758,826	9,213,524	8,674,718	8,142,406	7,616,590	7,097,270	6,584,443	0%
23	TRDC-23 - 80 units, 50 DPH, 100% houses and 0% flats	80	£9,806,911	13,719,983	13,067,089	12,421,618	11,783,569	11,152,944	10,529,742	9,913,963	9,305,607	8,704,674	8,111,164	7,525,078	30%
24	TRDC-24 - 80 units, 80 DPH, 55% houses and 45% flats	80	£6,129,319	10,766,430	10,158,326	9,557,538	8,964,068	8,377,918	7,799,084	7,227,570	6,663,372	6,106,493	5,556,933	5,014,689	35%
25	TRDC-25 - 95 units, 28 DPH, 100% houses and 0% flats	95	£20,795,905	16,292,480	15,517,168	14,750,671	13,992,988	13,244,121	12,504,068	11,772,831	11,050,408	10,336,801	9,632,008	8,936,030	0%
26	TRDC-26 - 100 units, 15 DPH, 100% houses and 0% flats	100	£40,862,128	17,149,979	16,333,861	15,527,022	14,729,461	13,941,179	13,162,177	12,392,454	11,632,009	10,880,843	10,138,956	9,406,348	0%
27	TRDC-27 - 100 units, 35 DPH, 95% houses and 5% flats	100	£17,512,341	16,755,705	15,945,370	15,144,306	14,352,512	13,569,989	12,796,736	12,032,753	11,278,041	10,532,599	9,796,427	9,069,527	0%
28	TRDC-28 - 130 units, 35.14 DPH, 95% houses and 5% flats	130	£22,675,342	21,385,870	20,351,997	19,329,950	18,319,730	17,321,336	16,334,770	15,360,030	14,397,117	13,446,030	12,506,770	11,579,337	0%
29	TRDC-29 - 145 units, 24.83 DPH, 100% houses and 0% flats	145	£35,793,447	24,415,851	23,254,440	22,106,234	20,971,230	19,849,430	18,740,834	17,645,441	16,563,251	15,494,266	14,438,483	13,395,905	0%
30	TRDC-30 - 165 units, 70.87 DPH, 60% houses and 40% flats	165	£14,270,321	21,980,125	20,767,837	19,570,037	18,386,726	17,217,903	16,063,570	14,923,725	13,798,367	12,687,499	11,591,119	10,509,228	30%
31	TRDC-31 - 250 units, 35.07 DPH, 90% houses and 10% flats	250	£43,693,465	35,735,065	33,899,209	32,084,434	30,290,394	28,511,722	26,754,218	25,017,884	23,302,719	21,608,722	19,935,894	18,284,234	0%
32	TRDC-32 - 400 units, 15.69 DPH, 100% houses and 0% flats	400	£156,260,529	53,644,740	50,956,500	48,298,801	45,671,644	43,075,029	40,508,178	37,969,035	35,460,494	32,982,553	30,535,211	28,118,471	0%
33	TRDC-33 - 500 units, 20 DPH, 100% houses and 0% flats	500	£153,232,981	57,898,769	54,636,615	51,411,518	48,223,480	45,072,500	41,958,579	38,881,717	35,841,914	32,839,169	29,873,483	26,944,855	0%
34	TRDC-34 - 750 units, 20 DPH, 100% houses and 0% flats	750	£229,849,472	81,419,502	76,813,455	72,259,741	67,758,361	63,309,316	58,912,605	54,568,228	50,276,185	46,036,477	41,843,595	37,701,270	0%
35	TRDC-35 - 1000 units, 20 DPH, 100% houses and 0% flats	1,000	£306,465,963	98,403,309	92,824,397	87,308,711	81,856,254	76,467,024	71,141,020	65,876,397	60,672,724	55,532,296	50,455,114	45,441,175	0%
36	TRDC-36 - 1250 units, 20 DPH, 100% houses and 0% flats	1,250	£383,082,454	117,704,378	111,003,273	104,378,228	97,829,243	91,356,318	84,959,452	78,638,645	72,393,900	66,225,213	60,128,168	54,098,761	0%
37	TRDC-37 - 1500 units, 20 DPH, 100% houses and 0% flats	1,500	£459,698,944	134,486,588	126,820,652	119,241,843	111,750,162	104,345,608	97,028,181	89,781,743	82,622,333	75,550,225	68,565,419	61,653,467	0%
38	TRDC-CARE1 (75 rooms)	-	£6,129,319	219,551	219,551	219,551	219,551	219,551	219,551	219,551	219,551	219,551	219,551	219,551	0%
39	TRDC-CARE2 (40 rooms)	-	£2,022,675	176,426	176,426	176,426	176,426	176,426	176,426	176,426	176,426	176,426	176,426	176,426	0%
40	TRDC-OFF1	-	£3,064,660	-3,174,667	-3,174,667	-3,174,667	-3,174,667	-3,174,667	-3,174,667	-3,174,667	-3,174,667	-3,174,667	-3,174,667	-3,174,667	0%
41	TRDC-OFF2	-	£3,064,660	-4,409,479	-4,409,479	-4,409,479	-4,409,479	-4,409,479	-4,409,479	-4,409,479	-4,409,479	-4,409,479	-4,409,479	-4,409,479	0%
42	TRDC-RET1	-	£6,129,319	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	0%
43	TRDC-RET2	-	£3,064,660	5,260,339	5,260,339	5,260,339	5,260,339	5,260,339	5,260,339	5,260,339	5,260,339	5,260,339	5,260,339	5,260,339	50%
44	TRDC-RET3	-	£1,532,330	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540	50%
45	TRDC-IND1	-	£6,129,319	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	0%
46	TRDC-IND2	-	£6,129,319	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	0%
47	TRDC-IND3	-	£6,129,319	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	0%

BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL) **£2,760,992**

				Residual land values										
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	Max AH
1	TRDC-1 - 5 units, 25 DPH, 100% houses and 0% flats	5	£552,198	921,868	879,363	837,341	795,801	754,745	714,170	674,078	634,469	595,343	556,699	518,538	45%
2	TRDC-2 - 5 units, 50 DPH, 100% houses and 0% flats	5	£276,099	921,868	879,363	837,341	795,801	754,745	714,170	674,078	634,469	595,343	556,699	518,538	50%
3	TRDC-3 - 5 units, 85 DPH, 50% houses and 50% flats	5	£162,411	701,323	662,126	623,404	585,156	547,383	510,085	473,260	436,911	401,037	365,637	330,712	50%
4	TRDC-4 - 6 units, 30 DPH, 100% houses and 0% flats	6	£552,198	1,106,242	1,055,237	1,004,810	954,962	905,693	857,004	808,894	761,363	714,412	668,039	622,245	50%
5	TRDC-5 - 6 units, 75 DPH, 75% houses and 25% flats	6	£220,879	977,103	927,996	879,464	831,507	784,127	737,321	691,092	645,437	600,359	555,856	511,928	50%
6	TRDC-6 - 8 units, 25 DPH, 100% houses and 0% flats	8	£883,518	1,474,990	1,406,982	1,339,745	1,273,283	1,207,592	1,142,672	1,078,525	1,015,151	952,549	890,719	829,661	45%
7	TRDC-7 - 8 units, 130 DPH, 0% houses and 100% flats	8	£169,907	735,231	678,731	622,964	567,930	513,631	460,066	407,234	355,137	303,772	253,142	203,247	50%
8	TRDC-8 - 9 units, 112 DPH, 0% houses and 100% flats	9	£221,865	827,136	763,573	700,834	638,921	577,835	517,574	458,139	399,528	341,744	284,786	228,652	50%
9	TRDC-9 - 10 units, 25 DPH, 100% houses and 0% flats	10	£1,104,397	1,800,787	1,715,778	1,631,733	1,548,653	1,466,539	1,385,390	1,305,207	1,225,989	1,147,736	1,070,449	994,126	40%
10	TRDC-10 - 10 units, 90 DPH, 50% houses and 50% flats	10	£306,777	1,367,733	1,288,767	1,210,757	1,133,705	1,057,608	982,469	908,286	835,060	762,790	691,476	621,119	50%
11	TRDC-11 - 20 units, 35 DPH, 100% houses and 0% flats	20	£1,577,710	3,345,876	3,189,266	3,034,430	2,881,369	2,730,082	2,580,572	2,432,835	2,286,874	2,142,687	2,000,275	1,859,638	50%
12	TRDC-12 - 20 units, 50 DPH, 80% houses and 20% flats	20	£1,104,397	3,600,260	3,415,152	3,232,208	3,051,426	2,872,808	2,696,352	2,522,060	2,349,932	2,179,966	2,012,164	1,846,524	50%
13	TRDC-13 - 30 units, 25 DPH, 100% houses and 0% flats	30	£3,313,191	5,262,467	5,011,413	4,763,217	4,517,877	4,275,392	4,035,765	3,798,994	3,565,080	3,334,021	3,105,820	2,880,475	40%
14	TRDC-14 - 30 units, 50 DPH, 80% houses and 20% flats	30	£1,656,595	4,778,479	4,534,635	4,293,634	4,055,477	3,820,165	3,587,696	3,358,071	3,131,291	2,907,354	2,686,262	2,468,013	50%
15	TRDC-15 - 40 units, 50 DPH, 80% houses and 20% flats	40	£2,208,794	5,517,642	5,242,905	4,971,354	4,702,988	4,437,809	4,175,817	3,917,010	3,661,388	3,408,953	3,159,704	2,913,641	50%
16	TRDC-16 - 40 units, 80 DPH, 50% houses and 50% flats	40	£1,380,496	5,343,491	5,034,870	4,729,989	4,428,845	4,131,440	3,837,774	3,547,846	3,261,657	2,979,206	2,700,493	2,425,520	50%
17	TRDC-17 - 50 units, 35 DPH, 100% houses and 0% flats	50	£3,944,275	8,770,779	8,352,357	7,938,695	7,529,794	7,125,654	6,726,275	6,331,657	5,941,799	5,556,702	5,176,366	4,800,792	50%
18	TRDC-18 - 50 units, 80 DPH, 50% houses and 50% flats	50	£1,725,620	6,679,363	6,293,587	5,912,486	5,536,057	5,164,301	4,797,217	4,434,807	4,077,071	3,724,007	3,375,616	3,031,899	50%
19	TRDC-19 - 60 units, 100 DPH, 0% houses and 100% flats	60	£1,656,595	5,258,236	4,840,248	4,427,682	4,020,540	3,618,820	3,222,523	2,831,649	2,446,197	2,066,168	1,691,563	1,322,380	45%
20	TRDC-20 - 60 units, 35 DPH, 100% houses and 0% flats	60	£4,733,130	10,524,934	10,022,828	9,526,433	9,035,753	8,550,785	8,071,530	7,597,988	7,130,159	6,668,042	6,211,640	5,760,950	50%
21	TRDC-21 - 70 units, 50 DPH, 80% houses and 20% flats	70	£3,865,389	11,144,790	10,576,985	10,015,799	9,461,232	8,913,286	8,371,291	7,835,500	7,306,346	6,783,827	6,267,944	5,758,698	50%
22	TRDC-22 - 70 units, 35 DPH, 100% houses and 0% flats	70	£5,521,985	12,004,986	11,433,702	10,868,915	10,310,623	9,758,826	9,213,524	8,674,718	8,142,406	7,616,590	7,097,270	6,584,443	50%
23	TRDC-23 - 80 units, 50 DPH, 100% houses and 0% flats	80	£4,417,588	13,719,983	13,067,089	12,421,618	11,783,569	11,152,944	10,529,742	9,913,963	9,305,607	8,704,674	8,111,164	7,525,078	50%
24	TRDC-24 - 80 units, 80 DPH, 55% houses and 45% flats	80	£2,760,992	10,766,430	10,158,326	9,557,538	8,964,068	8,377,918	7,799,084	7,227,570	6,663,372	6,106,493	5,556,933	5,014,689	50%
25	TRDC-25 - 95 units, 28 DPH, 100% houses and 0% flats	95	£9,367,653	16,292,480	15,517,168	14,750,671	13,992,988	13,244,121	12,504,068	11,772,831	11,050,408	10,336,801	9,632,008	8,936,030	45%
26	TRDC-26 - 100 units, 15 DPH, 100% houses and 0% flats	100	£18,406,616	17,149,979	16,333,861	15,527,022	14,729,461	13,941,179	13,162,177	12,392,454	11,632,009	10,880,843	10,138,956	9,406,348	0%
27	TRDC-27 - 100 units, 35 DPH, 95% houses and 5% flats	100	£7,888,550	16,755,705	15,945,370	15,144,306	14,352,512	13,569,989	12,796,736	12,032,753	11,278,041	10,532,599	9,796,427	9,069,527	50%
28	TRDC-28 - 130 units, 35.14 DPH, 95% houses and 5% flats	130	£10,214,258	21,385,870	20,351,997	19,329,950	18,319,730	17,321,336	16,334,770	15,360,030	14,397,117	13,446,030	12,506,770	11,579,337	50%
29	TRDC-29 - 145 units, 24.83 DPH, 100% houses and 0% flats	145	£16,123,395	24,415,851	23,254,440	22,106,234	20,971,230	19,849,430	18,740,834	17,645,441	16,563,251	15,494,266	14,438,483	13,395,905	35%
30	TRDC-30 - 165 units, 70.87 DPH, 60% houses and 40% flats	165	£6,428,161	21,980,125	20,767,837	19,570,037	18,386,726	17,217,903	16,063,570	14,923,725	13,798,367	12,687,499	11,591,119	10,509,228	50%
31	TRDC-31 - 250 units, 35.07 DPH, 90% houses and 10% flats	250	£19,682,011	35,735,065	33,899,209	32,084,434	30,290,394	28,511,722	26,754,218	25,017,884	23,302,719	21,608,722	19,935,894	18,284,234	45%
32	TRDC-32 - 400 units, 15.69 DPH, 100% houses and 0% flats	400	£70,388,590	53,644,740	50,956,500	48,298,801	45,671,644	43,075,029	40,508,178	37,969,035	35,460,494	32,982,553	30,535,211	28,118,471	0%
33	TRDC-33 - 500 units, 20 DPH, 100% houses and 0% flats	500	£69,024,811	57,898,769	54,636,615	51,411,518	48,223,480	45,072,500	41,958,579	38,881,717	35,841,914	32,839,169	29,873,483	26,944,855	0%
34	TRDC-34 - 750 units, 20 DPH, 100% houses and 0% flats	750	£103,537,217	81,419,502	76,813,455	72,259,741	67,758,361	63,309,316	58,912,605	54,568,228	50,276,185	46,036,477	41,843,595	37,701,270	0%
35	TRDC-35 - 1000 units, 20 DPH, 100% houses and 0% flats	1,000	£138,049,623	98,403,309	92,824,397	87,308,711	81,856,254	76,467,024	71,141,020	65,876,397	60,672,724	55,532,296	50,455,114	45,441,175	0%
36	TRDC-36 - 1250 units, 20 DPH, 100% houses and 0% flats	1,250	£172,562,028	117,704,378	111,003,273	104,378,228	97,829,243	91,356,318	84,959,452	78,638,645	72,393,900	66,225,213	60,128,168	54,098,761	0%
37	TRDC-37 - 1500 units, 20 DPH, 100% houses and 0% flats	1,500	£207,074,434	134,486,588	126,820,652	119,241,843	111,750,162	104,345,608	97,028,181	89,781,743	82,622,333	75,550,225	68,565,419	61,653,467	0%
38	TRDC-CARE1 (75 rooms)	-	£2,760,992	219,551	219,551	219,551	219,551	219,551	219,551	219,551	219,551	219,551	219,551	219,551	0%
39	TRDC-CARE2 (40 rooms)	-	£911,128	176,426	176,426	176,426	176,426	176,426	176,426	176,426	176,426	176,426	176,426	176,426	0%
40	TRDC-OFF1	-	£1,380,496	-3,174,667	-3,174,667	-3,174,667	-3,174,667	-3,174,667	-3,174,667	-3,174,667	-3,174,667	-3,174,667	-3,174,667	-3,174,667	0%
41	TRDC-OFF2	-	£1,380,496	-4,409,479	-4,409,479	-4,409,479	-4,409,479	-4,409,479	-4,409,479	-4,409,479	-4,409,479	-4,409,479	-4,409,479	-4,409,479	0%
42	TRDC-RET1	-	£2,760,992	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	0%
43	TRDC-RET2	-	£1,380,496	5,260,339	5,260,339	5,260,339	5,260,339	5,260,339	5,260,339	5,260,339	5,260,339	5,260,339	5,260,339	5,260,339	50%
44	TRDC-RET3	-	£690,248	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540	50%
45	TRDC-IND1	-	£2,760,992	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	50%
46	TRDC-IND2	-	£2,760,992	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	50%
47	TRDC-IND3	-	£2,760,992	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	50%

BENCHMARK LAND VALUE 3 (GREENFIELD - UPPER END OF RANGE) **£374,000** PER HA

				Residual land values										
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	Max AH
1	TRDC-1 - 5 units, 25 DPH, 100% houses and 0% flats	5	£74,800	921,868	879,363	837,341	795,801	754,745	714,170	674,078	634,469	595,343	556,699	518,538	50%
2	TRDC-2 - 5 units, 50 DPH, 100% houses and 0% flats	5	£37,400	921,868	879,363	837,341	795,801	754,745	714,170	674,078	634,469	595,343	556,699	518,538	50%
3	TRDC-3 - 5 units, 85 DPH, 50% houses and 50% flats	5	£22,000	701,323	662,126	623,404	585,156	547,383	510,085	473,260	436,911	401,037	365,637	330,712	50%
4	TRDC-4 - 6 units, 30 DPH, 100% houses and 0% flats	6	£74,800	1,106,242	1,055,237	1,004,810	954,962	905,693	857,004	808,894	761,363	714,412	668,039	622,245	50%
5	TRDC-5 - 6 units, 75 DPH, 75% houses and 25% flats	6	£29,920	977,103	927,996	879,464	831,507	784,127	737,321	691,092	645,437	600,359	555,856	511,928	50%
6	TRDC-6 - 8 units, 25 DPH, 100% houses and 0% flats	8	£119,680	1,474,990	1,406,982	1,339,745	1,273,283	1,207,592	1,142,672	1,078,525	1,015,151	952,549	890,719	829,661	50%
7	TRDC-7 - 8 units, 130 DPH, 0% houses and 100% flats	8	£23,015	735,231	678,731	622,964	567,930	513,631	460,066	407,234	355,137	303,772	253,142	203,247	50%
8	TRDC-8 - 9 units, 112 DPH, 0% houses and 100% flats	9	£30,054	827,136	763,573	700,834	638,921	577,835	517,574	458,139	399,528	341,744	284,786	228,652	50%
9	TRDC-9 - 10 units, 25 DPH, 100% houses and 0% flats	10	£149,600	1,800,787	1,715,778	1,631,733	1,548,653	1,466,539	1,385,390	1,305,207	1,225,989	1,147,736	1,070,449	994,126	50%
10	TRDC-10 - 10 units, 90 DPH, 50% houses and 50% flats	10	£41,556	1,367,733	1,288,767	1,210,757	1,133,705	1,057,608	982,469	908,286	835,060	762,790	691,476	621,119	50%
11	TRDC-11 - 20 units, 35 DPH, 100% houses and 0% flats	20	£213,714	3,345,876	3,189,266	3,034,430	2,881,369	2,730,082	2,580,572	2,432,835	2,286,874	2,142,687	2,000,275	1,859,638	50%
12	TRDC-12 - 20 units, 50 DPH, 80% houses and 20% flats	20	£149,600	3,600,260	3,415,152	3,232,208	3,051,426	2,872,808	2,696,352	2,522,060	2,349,932	2,179,966	2,012,164	1,846,524	50%
13	TRDC-13 - 30 units, 25 DPH, 100% houses and 0% flats	30	£448,800	5,262,467	5,011,413	4,763,217	4,517,877	4,275,392	4,035,765	3,798,994	3,565,080	3,334,021	3,105,820	2,880,475	50%
14	TRDC-14 - 30 units, 50 DPH, 80% houses and 20% flats	30	£224,400	4,778,479	4,534,635	4,293,634	4,055,477	3,820,165	3,587,696	3,358,071	3,131,291	2,907,354	2,686,262	2,468,013	50%
15	TRDC-15 - 40 units, 50 DPH, 80% houses and 20% flats	40	£299,200	5,517,642	5,242,905	4,971,354	4,702,988	4,437,809	4,175,817	3,917,010	3,661,388	3,408,953	3,159,704	2,913,641	50%
16	TRDC-16 - 40 units, 80 DPH, 50% houses and 50% flats	40	£187,000	5,343,491	5,034,870	4,729,989	4,428,845	4,131,440	3,837,774	3,547,846	3,261,657	2,979,206	2,700,493	2,425,520	50%
17	TRDC-17 - 50 units, 35 DPH, 100% houses and 0% flats	50	£534,286	8,770,779	8,352,357	7,938,695	7,529,794	7,125,654	6,726,275	6,331,657	5,941,799	5,556,702	5,176,366	4,800,792	50%
18	TRDC-18 - 50 units, 80 DPH, 50% houses and 50% flats	50	£233,750	6,679,363	6,293,587	5,912,486	5,536,057	5,164,301	4,797,217	4,434,807	4,077,071	3,724,007	3,375,616	3,031,899	50%
19	TRDC-19 - 60 units, 100 DPH, 0% houses and 100% flats	60	£224,400	5,258,236	4,840,248	4,427,682	4,020,540	3,618,820	3,222,523	2,831,649	2,446,197	2,066,168	1,691,563	1,322,380	50%
20	TRDC-20 - 60 units, 35 DPH, 100% houses and 0% flats	60	£641,143	10,524,934	10,022,828	9,526,433	9,035,753	8,550,785	8,071,530	7,597,988	7,130,159	6,668,042	6,211,640	5,760,950	50%
21	TRDC-21 - 70 units, 50 DPH, 80% houses and 20% flats	70	£523,600	11,144,790	10,576,985	10,015,799	9,461,232	8,913,286	8,371,291	7,835,500	7,306,346	6,783,827	6,267,944	5,758,698	50%
22	TRDC-22 - 70 units, 35 DPH, 100% houses and 0% flats	70	£748,000	12,004,986	11,433,702	10,868,915	10,310,623	9,758,826	9,213,524

THREE RIVERS DISTRICT COUNCIL Sales value £7,100 psm AH tenure Rented 70% Intermediate: SO 30%

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES/RETAIL) **£6,129,319** PER HA Type of rent: 70% Soc Rent 30% Aff Rent FH 0%

				Residual land values										
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	Max AH
1	TRDC-1 - 5 units, 25 DPH, 100% houses and 0% flats	5	£1,225,864	1,001,025	955,005	909,509	864,534	820,082	776,153	732,746	689,861	647,499	605,659	564,343	0%
2	TRDC-2 - 5 units, 50 DPH, 100% houses and 0% flats	5	£612,932	1,001,025	955,005	909,509	864,534	820,082	776,153	732,746	689,861	647,499	605,659	564,343	40%
3	TRDC-3 - 5 units, 85 DPH, 50% houses and 50% flats	5	£360,548	777,653	735,047	692,955	651,378	610,316	569,768	529,735	490,216	451,212	412,723	374,749	50%
4	TRDC-4 - 6 units, 30 DPH, 100% houses and 0% flats	6	£1,225,864	1,201,231	1,146,007	1,091,410	1,037,441	984,099	931,383	879,294	827,833	776,999	726,791	677,211	0%
5	TRDC-5 - 6 units, 75 DPH, 75% houses and 25% flats	6	£490,346	1,070,471	1,017,205	964,563	912,544	861,149	810,378	760,230	710,706	661,805	613,527	565,873	50%
6	TRDC-6 - 8 units, 25 DPH, 100% houses and 0% flats	8	£1,961,382	1,601,640	1,528,009	1,455,214	1,383,255	1,312,131	1,241,844	1,172,393	1,103,778	1,035,998	969,055	902,948	0%
7	TRDC-7 - 8 units, 130 DPH, 0% houses and 100% flats	8	£377,189	852,032	790,284	729,335	669,183	609,828	551,271	493,511	436,549	380,384	325,015	270,446	40%
8	TRDC-8 - 9 units, 112 DPH, 0% houses and 100% flats	9	£492,535	958,535	889,070	820,501	752,830	686,056	620,180	555,200	491,117	427,932	365,643	304,251	30%
9	TRDC-9 - 10 units, 25 DPH, 100% houses and 0% flats	10	£2,451,728	1,959,100	1,867,062	1,776,068	1,686,118	1,597,214	1,509,355	1,422,541	1,336,772	1,252,048	1,168,369	1,085,735	0%
10	TRDC-10 - 10 units, 90 DPH, 50% houses and 50% flats	10	£681,035	1,517,952	1,432,253	1,347,590	1,263,962	1,181,370	1,099,812	1,019,292	939,806	861,357	783,942	707,564	50%
11	TRDC-11 - 20 units, 35 DPH, 100% houses and 0% flats	20	£3,502,468	3,647,555	3,477,609	3,309,589	3,143,494	2,979,326	2,817,084	2,656,767	2,498,376	2,341,911	2,187,372	2,034,759	0%
12	TRDC-12 - 20 units, 50 DPH, 80% houses and 20% flats	20	£2,451,728	3,907,612	3,708,776	3,512,262	3,318,067	3,126,195	2,936,643	2,749,414	2,564,504	2,381,917	2,201,651	2,023,706	35%
13	TRDC-13 - 30 units, 25 DPH, 100% houses and 0% flats	30	£7,355,183	5,714,987	5,443,735	5,175,569	4,910,489	4,648,494	4,389,586	4,133,763	3,881,025	3,631,373	3,384,807	3,141,326	0%
14	TRDC-14 - 30 units, 50 DPH, 80% houses and 20% flats	30	£3,677,592	5,224,881	4,961,063	4,700,318	4,442,647	4,188,051	3,936,529	3,688,080	3,442,705	3,200,404	2,961,177	2,725,024	30%
15	TRDC-15 - 40 units, 50 DPH, 80% houses and 20% flats	40	£4,903,455	6,088,265	5,788,424	5,492,056	5,199,164	4,909,745	4,623,801	4,341,331	4,062,334	3,786,813	3,514,765	3,246,191	20%
16	TRDC-16 - 40 units, 80 DPH, 50% houses and 50% flats	40	£3,064,660	5,928,914	5,594,035	5,263,202	4,936,416	4,613,678	4,294,986	3,980,342	3,669,744	3,363,194	3,060,691	2,762,235	40%
17	TRDC-17 - 50 units, 35 DPH, 100% houses and 0% flats	50	£8,756,170	9,524,978	9,072,891	8,625,949	8,184,148	7,747,490	7,315,976	6,889,604	6,468,375	6,052,289	5,641,346	5,235,544	5%
18	TRDC-18 - 50 units, 80 DPH, 50% houses and 50% flats	50	£3,830,825	7,411,143	6,992,543	6,579,002	6,170,520	5,767,097	5,368,733	4,975,427	4,587,180	4,203,992	3,825,863	3,452,792	40%
19	TRDC-19 - 60 units, 100 DPH, 0% houses and 100% flats	60	£3,677,592	6,098,054	5,642,188	5,192,204	4,748,102	4,309,882	3,877,543	3,451,087	3,030,513	2,615,821	2,207,010	1,804,082	25%
20	TRDC-20 - 60 units, 35 DPH, 100% houses and 0% flats	60	£10,507,404	11,429,973	10,887,470	10,351,139	9,820,978	9,296,989	8,779,172	8,267,525	7,762,050	7,262,747	6,769,615	6,282,654	5%
21	TRDC-21 - 70 units, 50 DPH, 80% houses and 20% flats	70	£8,581,047	12,191,389	11,575,813	10,967,409	10,366,177	9,772,118	9,185,232	8,605,519	8,032,977	7,467,609	6,909,413	6,358,390	30%
22	TRDC-22 - 70 units, 35 DPH, 100% houses and 0% flats	70	£12,258,639	13,048,813	12,431,008	11,820,224	11,216,464	10,619,727	10,030,013	9,447,322	8,871,654	8,303,009	7,741,387	7,186,788	5%
23	TRDC-23 - 80 units, 50 DPH, 100% houses and 0% flats	80	£9,806,911	14,912,929	14,206,866	13,508,827	12,818,817	12,136,831	11,462,872	10,796,939	10,139,033	9,489,153	8,847,300	8,213,472	35%
24	TRDC-24 - 80 units, 80 DPH, 55% houses and 45% flats	80	£6,129,319	11,921,384	11,261,522	10,609,585	9,965,573	9,329,485	8,701,321	8,081,080	7,468,765	6,864,374	6,267,907	5,679,364	45%
25	TRDC-25 - 95 units, 28 DPH, 100% houses and 0% flats	95	£20,795,905	17,709,103	16,870,653	16,041,733	15,222,344	14,412,487	13,612,161	12,821,366	12,040,102	11,268,369	10,506,169	9,753,498	0%
26	TRDC-26 - 100 units, 15 DPH, 100% houses and 0% flats	100	£40,862,128	18,641,161	17,758,581	16,886,035	16,023,520	15,171,039	14,328,590	13,496,175	12,673,792	11,861,442	11,059,124	10,266,840	0%
27	TRDC-27 - 100 units, 35 DPH, 95% houses and 5% flats	100	£17,512,341	18,241,990	17,365,371	16,498,777	15,642,207	14,795,664	13,959,145	13,132,651	12,316,182	11,509,740	10,713,320	9,926,928	0%
28	TRDC-28 - 130 units, 35.14 DPH, 95% houses and 5% flats	130	£22,675,342	23,285,386	22,166,819	21,061,043	19,968,058	18,887,864	17,820,462	16,765,851	15,724,029	14,695,000	13,678,762	12,675,314	0%
29	TRDC-29 - 145 units, 24.83 DPH, 100% houses and 0% flats	145	£35,793,447	26,541,521	25,285,393	24,043,542	22,815,970	21,602,676	20,403,660	19,218,921	18,048,461	16,892,279	15,750,374	14,622,748	0%
30	TRDC-30 - 165 units, 70.87 DPH, 60% houses and 40% flats	165	£14,270,321	24,306,512	22,990,240	21,689,670	20,404,803	19,135,637	17,882,173	16,644,411	15,422,350	14,215,992	13,025,336	11,850,381	35%
31	TRDC-31 - 250 units, 35.07 DPH, 90% houses and 10% flats	250	£43,693,465	39,258,062	37,260,191	35,285,266	33,333,289	31,404,259	29,498,176	27,615,039	25,754,848	23,917,605	22,103,308	20,311,959	0%
32	TRDC-32 - 400 units, 15.69 DPH, 100% houses and 0% flats	400	£156,260,529	58,613,592	55,700,766	52,821,043	49,974,424	47,160,909	44,380,498	41,633,191	38,918,987	36,237,888	33,589,892	30,975,000	0%
33	TRDC-33 - 500 units, 20 DPH, 100% houses and 0% flats	500	£153,232,981	63,952,767	60,420,976	56,929,300	53,477,742	50,066,302	46,694,978	43,363,772	40,072,682	36,821,709	33,610,854	30,440,115	0%
34	TRDC-34 - 750 units, 20 DPH, 100% houses and 0% flats	750	£229,849,472	89,951,358	84,965,038	80,035,367	75,162,343	70,345,968	65,586,240	60,883,161	56,236,729	51,646,946	47,113,812	42,637,324	0%
35	TRDC-35 - 1000 units, 20 DPH, 100% houses and 0% flats	1,000	£306,465,963	109,177,825	103,121,267	97,133,350	91,214,074	85,363,438	79,581,444	73,868,090	68,223,377	62,647,306	57,139,874	51,701,084	0%
36	TRDC-36 - 1250 units, 20 DPH, 100% houses and 0% flats	1,250	£383,082,454	130,269,118	123,016,988	115,847,192	108,759,732	101,754,607	94,831,817	87,991,364	81,229,077	74,542,738	67,938,837	61,417,372	0%
37	TRDC-37 - 1500 units, 20 DPH, 100% houses and 0% flats	1,500	£459,698,944	148,591,985	140,309,241	132,120,645	124,025,078	116,010,569	108,090,354	100,264,430	92,532,799	84,895,460	77,343,279	69,875,517	0%
38	TRDC-CARE1 (75 rooms)	-	£6,129,319	219,551	219,551	219,551	219,551	219,551	219,551	219,551	219,551	219,551	219,551	219,551	0%
39	TRDC-CARE2 (40 rooms)	-	£2,022,675	176,426	176,426	176,426	176,426	176,426	176,426	176,426	176,426	176,426	176,426	176,426	0%
40	TRDC-OFF1	-	£3,064,660	-3,174,667	-3,174,667	-3,174,667	-3,174,667	-3,174,667	-3,174,667	-3,174,667	-3,174,667	-3,174,667	-3,174,667	-3,174,667	0%
41	TRDC-OFF2	-	£3,064,660	-4,409,479	-4,409,479	-4,409,479	-4,409,479	-4,409,479	-4,409,479	-4,409,479	-4,409,479	-4,409,479	-4,409,479	-4,409,479	0%
42	TRDC-RET1	-	£6,129,319	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	0%
43	TRDC-RET2	-	£3,064,660	5,260,339	5,260,339	5,260,339	5,260,339	5,260,339	5,260,339	5,260,339	5,260,339	5,260,339	5,260,339	5,260,339	50%
44	TRDC-RET3	-	£1,532,330	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540	50%
45	TRDC-IND1	-	£6,129,319	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	0%
46	TRDC-IND2	-	£6,129,319	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	0%
47	TRDC-IND3	-	£6,129,319	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	0%

BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL) **£2,760,992**

				Residual land values										
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	Max AH
1	TRDC-1 - 5 units, 25 DPH, 100% houses and 0% flats	5	£552,198	1,001,025	955,005	909,509	864,534	820,082	776,153	732,746	689,861	647,499	605,659	564,343	50%
2	TRDC-2 - 5 units, 50 DPH, 100% houses and 0% flats	5	£276,099	1,001,025	955,005	909,509	864,534	820,082	776,153	732,746	689,861	647,499	605,659	564,343	50%
3	TRDC-3 - 5 units, 85 DPH, 50% houses and 50% flats	5	£162,411	777,653	735,047	692,955	651,378	610,316	569,768	529,735	490,216	451,212	412,723	374,749	50%
4	TRDC-4 - 6 units, 30 DPH, 100% houses and 0% flats	6	£552,198	1,201,231	1,146,007	1,091,410	1,037,441	984,099	931,383	879,294	827,833	776,999	726,791	677,211	50%
5	TRDC-5 - 6 units, 75 DPH, 75% houses and 25% flats	6	£220,879	1,070,471	1,017,205	964,563	912,544	861,149	810,378	760,230	710,706	661,805	613,527	565,873	50%
6	TRDC-6 - 8 units, 25 DPH, 100% houses and 0% flats	8	£883,518	1,601,640	1,528,009	1,455,214	1,383,255	1,312,131	1,241,844	1,172,393	1,103,778	1,035,998	969,055	902,948	50%
7	TRDC-7 - 8 units, 130 DPH, 0% houses and 100% flats	8	£169,907	852,032	790,284	729,335	669,183	609,828	551,271	493,511	436,549	380,384	325,015	270,446	50%
8	TRDC-8 - 9 units, 112 DPH, 0% houses and 100% flats	9	£221,865	958,535	889,070	820,501	752,830	686,056	620,180	555,200	491,117	427,932	365,643	304,251	50%
9	TRDC-9 - 10 units, 25 DPH, 100% houses and 0% flats	10	£1,104,397	1,959,100	1,867,062	1,776,068	1,686,118	1,597,214	1,509,355	1,422,541	1,336,772	1,252,048	1,168,369	1,085,735	45%
10	TRDC-10 - 10 units, 90 DPH, 50% houses and 50% flats	10	£306,777	1,517,952	1,432,253	1,347,590	1,263,962	1,181,370	1,099,812	1,019,292	939,806	861,357	783,942	707,564	50%
11	TRDC-11 - 20 units, 35 DPH, 100% houses and 0% flats	20	£1,577,710	3,647,555	3,477,609	3,309,589	3,143,494	2,979,326	2,817,084	2,656,767	2,498,376	2,341,911	2,187,372	2,034,759	50%
12	TRDC-12 - 20 units, 50 DPH, 80% houses and 20% flats	20	£1,104,397	3,907,612	3,708,776	3,512,262	3,318,067	3,126,195	2,936,643	2,749,414	2,564,504	2,381,917	2,201,651	2,023,706	50%
13	TRDC-13 - 30 units, 25 DPH, 100% houses and 0% flats	30	£3,313,191	5,714,987	5,443,735	5,175,569	4,910,489	4,648,494	4,389,586	4,133,763	3,881,025	3,631,373	3,384,807	3,141,326	45%
14	TRDC-14 - 30 units, 50 DPH, 80% houses and 20% flats	30	£1,656,595	5,224,881	4,961,063	4,700,318	4,442,647	4,188,051	3,936,529	3,688,080	3,442,705	3,200,404	2,961,177	2,725,024	50%
15	TRDC-15 - 40 units, 50 DPH, 80% houses and 20% flats	40	£2,208,794	6,088,265	5,788,424	5,492,056	5,199,164	4,909,745	4,623,801	4,341,331	4,062,334	3,786,813	3,514,765	3,246,191	50%
16	TRDC-16 - 40 units, 80 DPH, 50% houses and 50% flats	40	£1,380,496	5,928,914	5,594,035	5,263,202	4,936,416	4,613,678	4,294,986	3,980,342	3,669,744	3,363,194	3,060,691	2,762,235	50%
17	TRDC-17 - 50 units, 35 DPH, 100% houses and 0% flats	50	£3,944,275	9,524,978	9,072,891	8,625,949	8,184,148	7,747,490	7,315,976	6,889,604	6,468,375	6,052,289	5,641,346	5,235,544	50%
18	TRDC-18 - 50 units, 80 DPH, 50% houses and 50% flats	50	£1,725,620	7,411,143	6,992,543	6,579,002	6,170,520	5,767,097	5,368,733	4,975,427	4,587,180	4,203,992	3,825,863	3,452,792	50%
19	TRDC-19 - 60 units, 100 DPH, 0% houses and 100% flats	60	£1,656,595	6,098,054	5,642,188	5,192,204	4,748,102	4,309,882	3,877,543	3,451,087	3,030,513	2,615,821	2,207,010	1,804,082	50%
20	TRDC-20 - 60 units, 35 DPH, 100% houses and 0% flats	60	£4,733,130	11,429,973	10,887,470	10,351,139	9,820,978	9,296,989	8,779,172	8,267,525	7,762,050	7,262,747	6,769,615	6,282,654	50%
21	TRDC-21 - 70 units, 50 DPH, 80% houses and 20% flats	70	£3,865,389	12,191,389	11,575,813	10,967,409	10,366,177	9,772,118	9,185,232	8,605,519	8,032,977	7,467,609	6,909,413	6,358,390	50%
22	TRDC-22 - 70 units, 35 DPH, 100% houses and 0% flats	70	£5,521,985	13,048,813	12,431,008	11,820,224	11,216,464	10,619,727	10,030,013	9,447,322	8,871,654	8,303,009	7,741,387	7,186,788	50%
23	TRDC-23 - 80 units, 50 DPH, 100% houses and 0% flats	80	£4,417,588	14,912,929	14,206,866	13,508,827	12,818,817	12,136,831	11,462,872	10,796,939	10,139,033	9,489,153	8,847,300	8,213,472	50%
24	TRDC-24 - 80 units, 80 DPH, 55% houses and 45% flats	80	£2,760,992	11,921,384	11,261,522	10,609,585	9,965,573	9,329,485	8,701,321	8,081,080	7,468,765	6,864,374	6,267,907	5,679,364	50%
25	TRDC-25 - 95 units, 28 DPH, 100% houses and 0% flats	95	£9,367,653	17,709,103	16,870,653	16,041,733	15,222,344	14,412,487	13,612,161	12,821,366	12,040,102	11,268,369	10,506,169	9,753,498	50%
26	TRDC-26 - 100 units, 15 DPH, 100% houses and 0% flats	100	£18,406,616	18,641,161	17,758,581	16,886,035	16,023,520	15,171,039	14,328,590	13,496,175	12,673,792	11,861,442	11,059,124	10,266,840	0%
27	TRDC-27 - 100 units, 35 DPH, 95% houses and 5% flats	100	£7,888,550	18,241,990	17,365,371	16,498,777	15,642,207	14,795,664	13,959,145	13,132,651	12,316,182	11,509,740	10,713,320	9,926,928	50%
28	TRDC-28 - 130 units, 35.14 DPH, 95% houses and 5% flats	130	£10,214,258	23,285,386	22,166,819	21,061,043	19,968,058	18,887,864	17,820,462	16,765,851	15,724,029	14,695,000	13,678,762	12,675,314	50%
29	TRDC-29 - 145 units, 24.83 DPH, 100% houses and 0% flats	145	£16,123,395	26,541,521	25,285,393	24,043,542	22,815,970	21,602,676	20,403,660	19,218,921	18,048,461	16,892,279	15,750,374	14,622,748	40%
30	TRDC-30 - 165 units, 70.87 DPH, 60% houses and 40% flats	165	£6,428,161	24,306,512	22,990,240	21,689,670	20,404,803	19,135,637	17,882,173	16,644,411	15,422,350	14,215,992	13,025,336	11,850,381	50%
31	TRDC-31 - 250 units, 35.07 DPH, 90% houses and 10% flats	250	£19,682,011	39,258,062	37,260,191	35,285,266	33,333,289	31,404,259	29,498,176	27,615,039	25,754,848	23,917,605	22,103,308	20,311,959	50%
32	TRDC-32 - 400 units, 15.69 DPH, 100% houses and 0% flats	400	£70,388,590	58,613,592	55,700,766	52,821,043	49,974,424	47,160,909	44,380,498	41,633,191	38,918,987	36,237,888	33,589,892	30,975,000	0%
33	TRDC-33 - 500 units, 20 DPH, 100% houses and 0% flats	500	£69,024,811	63,952,767	60,420,976	56,929,300	53,477,742	50,066,302	46,694,978	43,363,772	40,072,682	36,821,709	33,610,854	30,440,115	0%
34	TRDC-34 - 750 units, 20 DPH, 100% houses and 0% flats	750	£103,537,217	89,951,358	84,965,038	80,035,367	75,162,343	70,345,968	65,586,240	60,883,161	56,236,729	51,646,946	47,113,812	42,637,324	0%
35	TRDC-35 - 1000 units, 20 DPH, 100% houses and 0% flats	1,000	£138,049,623	109,177,825	103,121,267	97,133,350	91,214,074	85,363,438	79,581,444	73,868,090	68,223,377	62,647,306	57,139,874	51,701,084	0%
36	TRDC-36 - 1250 units, 20 DPH, 100% houses and 0% flats	1,250	£172,562,028	130,269,118	123,016,988	115,847,192	108,759,732	101,754,607	94,831,817	87,991,364	81,229,077	74,542,738	67,938,837	61,417,372	0%
37	TRDC-37 - 1500 units, 20 DPH, 100% houses and 0% flats	1,500	£207,074,434	148,591,985	140,309,241	132,120,645	124,025,078	116,010,569	108,090,354	100,264,430	92,532,799	84,895,460	77,343,279	69,875,517	0%
38	TRDC-CARE1 (75 rooms)	-	£2,760,992	219,551	219,551	219,551	219,551	219,551	219,551	219,551	219,551	219,551	219,551	219,551	0%
39	TRDC-CARE2 (40 rooms)	-	£911,128	176,426	176,426	176,426	176,426	176,426	176,426	176,426	176,426	176,426	176,426	176,426	0%
40	TRDC-OFF1	-	£1,380,496	-3,174,667	-3,174,667	-3,174,667	-3,174,667	-3,174,667	-3,174,667	-3,174,667	-3,174,667	-3,174,667	-3,174,667	-3,174,667	0%
41	TRDC-OFF2	-	£1,380,496	-4,409,479	-4,409,479	-4,409,479	-4,409,479	-4,409,479	-4,409,479	-4,409,479	-4,409,479	-4,409,479	-4,409,479	-4,409,479	0%
42	TRDC-RET1	-	£2,760,992	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	0%
43	TRDC-RET2	-	£1,380,496	5,260,339	5,260,339	5,260,339	5,260,339	5,260,339	5,260,339	5,260,339	5,260,339	5,260,339	5,260,339	5,260,339	50%
44	TRDC-RET3	-	£690,248	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540	50%
45	TRDC-IND1	-	£2,760,992	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	50%
46	TRDC-IND2	-	£2,760,992	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	50%
47	TRDC-IND3	-	£2,760,992	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	50%

BENCHMARK LAND VALUE 3 (GREENFIELD - UPPER END OF RANGE) **£374,000** PER HA

				Residual land values										
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	Max AH
1	TRDC-1 - 5 units, 25 DPH, 100% houses and 0% flats	5	£74,800	1,001,025	955,005	909,509	864,534	820,082	776,153	732,746	689,861	647,499	605,659	564,343	50%
2	TRDC-2 - 5 units, 50 DPH, 100% houses and 0% flats	5	£37,400	1,001,025	955,005	909,509	864,534	820,082	776,153	732,746	689,861	647,499	605,659	564,343	50%
3	TRDC-3 - 5 units, 85 DPH, 50% houses and 50% flats	5	£22,000	777,653	735,047	692,955	651,378	610,316	569,768	529,735	490,216	451,212	412,723	374,749	50%
4	TRDC-4 - 6 units, 30 DPH, 100% houses and 0% flats	6	£74,800	1,201,231	1,146,007	1,091,410	1,037,441	984,099	931,383	879,294	827,833	776,999	726,791	677,211	50%
5	TRDC-5 - 6 units, 75 DPH, 75% houses and 25% flats	6	£29,920	1,070,471	1,017,205	964,563	912,544	861,149	810,378	760,230	710,706	661,805	613,527	565,873	50%
6	TRDC-6 - 8 units, 25 DPH, 100% houses and 0% flats	8	£119,680	1,601,640	1,528,009	1,455,214	1,383,255	1,312,131	1,241,844	1,172,393	1,103,778	1,035,998	969,055	902,948	50%
7	TRDC-7 - 8 units, 130 DPH, 0% houses and 100% flats	8	£23,015	852,032	790,284	729,335	669,183	609,828	551,271	493,511	436,549	380,384	325,015	270,446	50%
8	TRDC-8 - 9 units, 112 DPH, 0% houses and 100% flats	9	£30,054	958,535	889,070	820,501	752,830	686,056	620,180	555,200	491,117	427,932	365,643	304,251	50%
9	TRDC-9 - 10 units, 25 DPH, 100% houses and 0% flats	10	£149,600	1,959,100	1,867,062	1,776,068	1,686,118	1,597,214	1,509,355	1,422,541	1,336,772	1,252,048	1,168,369	1,085,735	50%
10	TRDC-10 - 10 units, 90 DPH, 50% houses and 50% flats	10	£41,556	1,517,952	1,432,253	1,347,590	1,263,962	1,181,370	1,099,812	1,019,292	939,806	861,357	783,942	707,564	50%
11	TRDC-11 - 20 units, 35 DPH, 100% houses and 0% flats	20	£213,714	3,647,555	3,477,609	3,309,589	3,143,494	2,979,326	2,817,084	2,656,767	2,498,376	2,341,911	2,187,372	2,034,759	50%
12	TRDC-12 - 20 units, 50 DPH, 80% houses and 20% flats	20	£149,600	3,907,612	3,708,776	3,512,262	3,318,067	3,126,195	2,936,643	2,749,414	2,564,504	2,381,917	2,201,651	2,023,706	50%
13	TRDC-13 - 30 units, 25 DPH, 100% houses and 0% flats	30	£448,800	5,714,987	5,443,735	5,175,569	4,910,489	4,648,494	4,389,586	4,133,763	3,881,025	3,631,373	3,384,807	3,141,326	50%
14	TRDC-14 - 30 units, 50 DPH, 80% houses and 20% flats	30	£224,400	5,224,881	4,961,063	4,700,318	4,442,647	4,188,051	3,936,529	3,688,080	3,442,705	3,200,404	2,961,177	2,725,024	50%
15	TRDC-15 - 40 units, 50 DPH, 80% houses and 20% flats	40	£299,200	6,088,265	5,788,424	5,492,056	5,199,164	4,909,745	4,623,801	4,341,331	4,062,334	3,786,813	3,514,765	3,246,191	50%
16	TRDC-16 - 40 units, 80 DPH, 50% houses and 50% flats	40	£187,000	5,928,914	5,594,035	5,263,202	4,936,416	4,613,678	4,294,986	3,980,342	3,669,744	3,363,194	3,060,691	2,762,235	50%
17	TRDC-17 - 50 units, 35 DPH, 100% houses and 0% flats	50	£534,286	9,524,978	9,072,891	8,625,949	8,184,148	7,747,490	7,315,976	6,889,604	6,468,375	6,052,289	5,641,346	5,235,544	50%
18	TRDC-18 - 50 units, 80 DPH, 50% houses and 50% flats	50	£233,750	7,411,143	6,992,543	6,579,002	6,170,520	5,767,097	5,368,733	4,975,427	4,587,180	4,203,992	3,825,863	3,452,792	50%
19	TRDC-19 - 60 units, 100 DPH, 0% houses and 100% flats	60	£224,400	6,098,054	5,642,188	5,192,204	4,748,102	4,309,882	3,877,543	3,451,087	3,030,513	2,615,821	2,207,010	1,804,082	50%
20	TRDC-20 - 60 units, 35 DPH, 100% houses and 0% flats	60	£641,143	11,429,973	10,887,470	10,351,139	9,820,978	9,296,989	8,779,172	8,267,525	7,762,050	7,262,747	6,769,615	6,282,654	50%
21	TRDC-21 - 70 units, 50 DPH, 80% houses and 20% flats	70	£523,600	12,191,389	11,575,813	10,967,409	10,366,177	9,772,118	9,185,232	8,605,519	8,032,977	7,467,609	6,909,413	6,358,390	50%
22	TRDC-22 - 70 units, 35 DPH, 100% houses and 0% flats	70

THREE RIVERS DISTRICT COUNCIL Sales value £7,350 psm AH tenure Rented 70% Intermediate: SO 30%

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES/RETAIL) **£6,129,319** PER HA Type of rent: 70% Soc Rent 30% Aff Rent FH 0%

								Residual land values							
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	Max AH
1	TRDC-1 - 5 units, 25 DPH, 100% houses and 0% flats	5	£1,225,864	1,080,181	1,030,648	981,676	933,267	885,420	838,135	791,412	745,252	699,655	654,620	610,147	0%
2	TRDC-2 - 5 units, 50 DPH, 100% houses and 0% flats	5	£612,932	1,080,181	1,030,648	981,676	933,267	885,420	838,135	791,412	745,252	699,655	654,620	610,147	45%
3	TRDC-3 - 5 units, 85 DPH, 50% houses and 50% flats	5	£360,548	853,983	807,968	762,506	717,600	673,248	629,451	586,208	543,521	501,388	459,810	418,786	50%
4	TRDC-4 - 6 units, 30 DPH, 100% houses and 0% flats	6	£1,225,864	1,296,218	1,236,777	1,178,012	1,119,920	1,062,503	1,005,762	949,695	894,303	839,586	785,544	732,176	5%
5	TRDC-5 - 6 units, 75 DPH, 75% houses and 25% flats	6	£490,346	1,163,839	1,106,415	1,049,662	993,582	938,173	883,434	829,368	775,974	723,251	671,199	619,819	50%
6	TRDC-6 - 8 units, 25 DPH, 100% houses and 0% flats	8	£1,961,382	1,728,291	1,649,036	1,570,682	1,493,227	1,416,672	1,341,016	1,266,260	1,192,405	1,119,448	1,047,392	976,235	0%
7	TRDC-7 - 8 units, 130 DPH, 0% houses and 100% flats	8	£377,189	968,831	901,838	835,706	770,435	706,024	642,476	579,788	517,961	456,994	396,889	337,645	45%
8	TRDC-8 - 9 units, 112 DPH, 0% houses and 100% flats	9	£492,535	1,089,934	1,014,568	940,169	866,739	794,277	722,785	652,261	582,706	514,118	446,501	379,851	40%
9	TRDC-9 - 10 units, 25 DPH, 100% houses and 0% flats	10	£2,451,728	2,117,414	2,018,346	1,920,403	1,823,584	1,727,890	1,633,321	1,539,876	1,447,555	1,356,360	1,266,290	1,177,343	0%
10	TRDC-10 - 10 units, 90 DPH, 50% houses and 50% flats	10	£681,035	1,668,172	1,575,739	1,484,422	1,394,218	1,305,130	1,217,156	1,130,297	1,044,553	959,924	876,410	794,010	50%
11	TRDC-11 - 20 units, 35 DPH, 100% houses and 0% flats	20	£3,502,468	3,949,235	3,765,953	3,584,749	3,405,620	3,228,569	3,053,595	2,880,698	2,709,879	2,541,135	2,374,469	2,209,880	10%
12	TRDC-12 - 20 units, 50 DPH, 80% houses and 20% flats	20	£2,451,728	4,214,964	4,002,400	3,792,315	3,584,709	3,379,582	3,176,934	2,976,767	2,779,078	2,583,867	2,391,137	2,200,886	40%
13	TRDC-13 - 30 units, 25 DPH, 100% houses and 0% flats	30	£7,355,183	6,167,506	5,876,056	5,587,922	5,303,101	5,021,596	4,743,407	4,468,531	4,196,970	3,928,725	3,663,795	3,402,178	0%
14	TRDC-14 - 30 units, 50 DPH, 80% houses and 20% flats	30	£3,677,592	5,671,283	5,387,491	5,107,002	4,829,818	4,555,937	4,285,360	4,018,087	3,754,118	3,493,453	3,236,092	2,982,036	35%
15	TRDC-15 - 40 units, 50 DPH, 80% houses and 20% flats	40	£4,903,455	6,658,886	6,333,942	6,012,759	5,695,338	5,381,681	5,071,786	4,765,651	4,463,281	4,164,673	3,869,826	3,578,743	25%
16	TRDC-16 - 40 units, 80 DPH, 50% houses and 50% flats	40	£3,064,660	6,514,339	6,153,199	5,796,416	5,443,987	5,095,915	4,752,198	4,412,837	4,077,832	3,747,181	3,420,887	3,098,701	50%
17	TRDC-17 - 50 units, 35 DPH, 100% houses and 0% flats	50	£8,756,170	10,279,176	9,793,427	9,313,202	8,838,503	8,369,327	7,905,677	7,447,551	6,994,951	6,547,875	6,106,324	5,670,297	15%
18	TRDC-18 - 50 units, 80 DPH, 50% houses and 50% flats	50	£3,830,825	8,142,923	7,691,499	7,245,519	6,804,984	6,369,894	5,940,247	5,516,047	5,097,290	4,683,978	4,276,110	3,873,377	50%
19	TRDC-19 - 60 units, 100 DPH, 0% houses and 100% flats	60	£3,677,592	6,937,872	6,444,128	5,956,725	5,475,664	5,000,943	4,532,564	4,070,526	3,614,828	3,165,473	2,722,458	2,285,784	30%
20	TRDC-20 - 60 units, 35 DPH, 100% houses and 0% flats	60	£10,507,404	12,335,012	11,752,113	11,175,843	10,606,203	10,043,193	9,486,813	8,937,062	8,393,942	7,857,451	7,327,589	6,804,358	15%
21	TRDC-21 - 70 units, 50 DPH, 80% houses and 20% flats	70	£8,581,047	13,232,995	12,570,812	11,916,339	11,269,574	10,630,519	9,999,173	9,375,536	8,759,609	8,151,391	7,550,882	6,958,083	35%
22	TRDC-22 - 70 units, 35 DPH, 100% houses and 0% flats	70	£12,258,639	14,092,641	13,428,312	12,771,533	12,122,305	11,480,629	10,846,502	10,219,927	9,600,902	8,989,428	8,385,505	7,788,805	10%
23	TRDC-23 - 80 units, 50 DPH, 100% houses and 0% flats	80	£9,806,911	16,105,875	15,346,642	14,596,038	13,854,064	13,120,718	12,396,003	11,679,916	10,972,459	10,273,633	9,583,434	8,901,492	40%
24	TRDC-24 - 80 units, 80 DPH, 55% houses and 45% flats	80	£6,129,319	13,076,336	12,364,719	11,661,633	10,967,077	10,281,052	9,603,557	8,934,592	8,274,158	7,622,254	6,978,880	6,344,037	50%
25	TRDC-25 - 95 units, 28 DPH, 100% houses and 0% flats	95	£20,795,905	19,125,727	18,224,137	17,332,794	16,451,700	15,580,853	14,720,253	13,869,901	13,029,796	12,199,939	11,380,329	10,570,522	0%
26	TRDC-26 - 100 units, 15 DPH, 100% houses and 0% flats	100	£40,862,128	20,132,345	19,183,302	18,245,047	17,317,579	16,400,898	15,495,003	14,599,896	13,715,575	12,842,040	11,979,293	11,126,865	0%
27	TRDC-27 - 100 units, 35 DPH, 95% houses and 5% flats	100	£17,512,341	19,728,276	18,785,371	17,853,248	16,931,903	16,021,338	15,121,554	14,232,549	13,354,324	12,486,879	11,630,215	10,784,329	10%
28	TRDC-28 - 130 units, 35.14 DPH, 95% houses and 5% flats	130	£22,675,342	25,184,901	23,981,641	22,792,135	21,616,387	20,454,392	19,306,154	18,171,670	17,050,942	15,943,970	14,850,753	13,771,291	10%
29	TRDC-29 - 145 units, 24.83 DPH, 100% houses and 0% flats	145	£35,793,447	28,667,191	27,316,345	25,980,851	24,660,711	23,355,922	22,066,486	20,792,402	19,533,671	18,290,291	17,062,265	15,849,591	0%
30	TRDC-30 - 165 units, 70.87 DPH, 60% houses and 40% flats	165	£14,270,321	26,632,898	25,212,643	23,809,304	22,422,879	21,053,370	19,700,776	18,365,097	17,046,334	15,744,486	14,459,552	13,191,535	45%
31	TRDC-31 - 250 units, 35.07 DPH, 90% houses and 10% flats	250	£43,693,465	42,762,700	40,609,137	38,480,299	36,376,185	34,296,796	32,242,132	30,212,193	28,206,978	26,226,488	24,270,724	22,335,502	0%
32	TRDC-32 - 400 units, 15.69 DPH, 100% houses and 0% flats	400	£156,260,529	63,564,292	60,430,782	57,332,880	54,270,586	51,243,899	48,252,819	45,297,346	42,377,481	39,493,223	36,644,573	33,831,530	0%
33	TRDC-33 - 500 units, 20 DPH, 100% houses and 0% flats	500	£153,232,981	69,987,990	66,189,010	62,433,193	58,720,541	55,051,053	51,424,728	47,841,568	44,301,572	40,804,250	37,348,225	33,935,376	0%
34	TRDC-34 - 750 units, 20 DPH, 100% houses and 0% flats	750	£229,849,472	98,432,987	93,072,886	87,773,693	82,535,407	77,358,030	72,241,561	67,185,998	62,191,343	57,257,415	52,378,520	47,560,586	0%
35	TRDC-35 - 1000 units, 20 DPH, 100% houses and 0% flats	1,000	£306,465,963	119,908,022	113,377,738	106,921,498	100,539,300	94,231,143	87,997,030	81,836,958	75,750,929	69,738,942	63,800,998	57,937,096	0%
36	TRDC-36 - 1250 units, 20 DPH, 100% houses and 0% flats	1,250	£383,082,454	142,812,825	135,009,495	127,291,763	119,657,998	112,112,908	104,656,494	97,288,756	90,009,693	82,819,305	75,717,592	68,704,556	0%
37	TRDC-37 - 1500 units, 20 DPH, 100% houses and 0% flats	1,500	£459,698,944	162,661,553	153,750,637	144,940,999	136,232,636	127,625,549	119,119,738	110,715,204	102,410,892	94,192,259	86,075,084	78,059,365	0%
38	TRDC-CARE1 (75 rooms)	-	£6,129,319	219,551	219,551	219,551	219,551	219,551	219,551	219,551	219,551	219,551	219,551	219,551	0%
39	TRDC-CARE2 (40 rooms)	-	£2,022,675	176,426	176,426	176,426	176,426	176,426	176,426	176,426	176,426	176,426	176,426	176,426	0%
40	TRDC-OFF1	-	£3,064,660	-3,174,667	-3,174,667	-3,174,667	-3,174,667	-3,174,667	-3,174,667	-3,174,667	-3,174,667	-3,174,667	-3,174,667	-3,174,667	0%
41	TRDC-OFF2	-	£3,064,660	-4,409,479	-4,409,479	-4,409,479	-4,409,479	-4,409,479	-4,409,479	-4,409,479	-4,409,479	-4,409,479	-4,409,479	-4,409,479	0%
42	TRDC-RET1	-	£6,129,319	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	0%
43	TRDC-RET2	-	£3,064,660	5,260,339	5,260,339	5,260,339	5,260,339	5,260,339	5,260,339	5,260,339	5,260,339	5,260,339	5,260,339	5,260,339	50%
44	TRDC-RET3	-	£1,532,330	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540	50%
45	TRDC-IND1	-	£6,129,319	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	0%
46	TRDC-IND2	-	£6,129,319	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	0%
47	TRDC-IND3	-	£6,129,319	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	0%

BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL) **£2,760,992**

								Residual land values							
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	Max AH
1	TRDC-1 - 5 units, 25 DPH, 100% houses and 0% flats	5	£552,198	1,080,181	1,030,648	981,676	933,267	885,420	838,135	791,412	745,252	699,655	654,620	610,147	50%
2	TRDC-2 - 5 units, 50 DPH, 100% houses and 0% flats	5	£276,099	1,080,181	1,030,648	981,676	933,267	885,420	838,135	791,412	745,252	699,655	654,620	610,147	50%
3	TRDC-3 - 5 units, 85 DPH, 50% houses and 50% flats	5	£162,411	853,983	807,968	762,506	717,600	673,248	629,451	586,208	543,521	501,388	459,810	418,786	50%
4	TRDC-4 - 6 units, 30 DPH, 100% houses and 0% flats	6	£552,198	1,296,218	1,236,777	1,178,012	1,119,920	1,062,503	1,005,762	949,695	894,303	839,586	785,544	732,176	50%
5	TRDC-5 - 6 units, 75 DPH, 75% houses and 25% flats	6	£220,879	1,163,839	1,106,415	1,049,662	993,582	938,173	883,434	829,368	775,974	723,251	671,199	619,819	50%
6	TRDC-6 - 8 units, 25 DPH, 100% houses and 0% flats	8	£883,518	1,728,291	1,649,036	1,570,682	1,493,227	1,416,672	1,341,016	1,266,260	1,192,405	1,119,448	1,047,392	976,235	50%
7	TRDC-7 - 8 units, 130 DPH, 0% houses and 100% flats	8	£169,907	968,831	901,838	835,706	770,435	706,024	642,476	579,788	517,961	456,994	396,889	337,645	50%
8	TRDC-8 - 9 units, 112 DPH, 0% houses and 100% flats	9	£221,865	1,089,934	1,014,568	940,169	866,739	794,277	722,785	652,261	582,706	514,118	446,501	379,851	50%
9	TRDC-9 - 10 units, 25 DPH, 100% houses and 0% flats	10	£1,104,397	2,117,414	2,018,346	1,920,403	1,823,584	1,727,890	1,633,321	1,539,876	1,447,555	1,356,360	1,266,290	1,177,343	50%
10	TRDC-10 - 10 units, 90 DPH, 50% houses and 50% flats	10	£306,777	1,668,172	1,575,739	1,484,422	1,394,218	1,305,130	1,217,156	1,130,297	1,044,553	959,924	876,410	794,010	50%
11	TRDC-11 - 20 units, 35 DPH, 100% houses and 0% flats	20	£1,577,710	3,949,235	3,765,953	3,584,749	3,405,620	3,228,569	3,053,595	2,880,698	2,709,879	2,541,135	2,374,469	2,209,880	50%
12	TRDC-12 - 20 units, 50 DPH, 80% houses and 20% flats	20	£1,104,397	4,214,964	4,002,400	3,792,315	3,584,709	3,379,582	3,176,934	2,976,767	2,779,078	2,583,867	2,391,137	2,200,886	50%
13	TRDC-13 - 30 units, 25 DPH, 100% houses and 0% flats	30	£3,313,191	6,167,506	5,876,056	5,587,922	5,303,101	5,021,596	4,743,407	4,468,531	4,196,970	3,928,725	3,663,795	3,402,178	50%
14	TRDC-14 - 30 units, 50 DPH, 80% houses and 20% flats	30	£1,656,595	5,671,283	5,387,491	5,107,002	4,829,818	4,555,937	4,285,360	4,018,087	3,754,118	3,493,453	3,236,092	2,982,036	50%
15	TRDC-15 - 40 units, 50 DPH, 80% houses and 20% flats	40	£2,208,794	6,658,886	6,333,942	6,012,759	5,695,338	5,381,681	5,071,786	4,765,651	4,463,281	4,164,673	3,869,826	3,578,743	50%
16	TRDC-16 - 40 units, 80 DPH, 50% houses and 50% flats	40	£1,380,496	6,514,339	6,153,199	5,796,416	5,443,987	5,095,915	4,752,198	4,412,837	4,077,832	3,747,181	3,420,887	3,098,701	50%
17	TRDC-17 - 50 units, 35 DPH, 100% houses and 0% flats	50	£3,944,275	10,279,176	9,793,427	9,313,202	8,838,503	8,369,327	7,905,677	7,447,551	6,994,951	6,547,875	6,106,324	5,670,297	50%
18	TRDC-18 - 50 units, 80 DPH, 50% houses and 50% flats	50	£1,725,620	8,142,923	7,691,499	7,245,519	6,804,984	6,369,894	5,940,247	5,516,047	5,097,290	4,683,978	4,276,110	3,873,377	50%
19	TRDC-19 - 60 units, 100 DPH, 0% houses and 100% flats	60	£1,656,595	6,937,872	6,444,128	5,956,725	5,475,664	5,000,943	4,532,564	4,070,526	3,614,828	3,165,473	2,722,458	2,285,784	50%
20	TRDC-20 - 60 units, 35 DPH, 100% houses and 0% flats	60	£4,733,130	12,335,012	11,752,113	11,175,843	10,606,203	10,043,193	9,486,813	8,937,062	8,393,942	7,857,451	7,327,589	6,804,358	50%
21	TRDC-21 - 70 units, 50 DPH, 80% houses and 20% flats	70	£3,865,389	13,232,995	12,570,812	11,916,339	11,269,574	10,630,519	9,999,173	9,375,536	8,759,609	8,151,391	7,550,882	6,958,083	50%
22	TRDC-22 - 70 units, 35 DPH, 100% houses and 0% flats	70	£5,521,985	14,092,641	13,428,312	12,771,533	12,122,305	11,480,629	10,846,502	10,219,927	9,600,902	8,989,428	8,385,505	7,788,805	50%
23	TRDC-23 - 80 units, 50 DPH, 100% houses and 0% flats	80	£4,417,588	16,105,875	15,346,642	14,596,038	13,854,064	13,120,718	12,396,003	11,679,916	10,972,459	10,273,633	9,583,434	8,901,492	50%
24	TRDC-24 - 80 units, 80 DPH, 55% houses and 45% flats	80	£2,760,992	13,076,336	12,364,719	11,661,633	10,967,077	10,281,052	9,603,557	8,934,592	8,274,158	7,622,254	6,978,880	6,344,037	50%
25	TRDC-25 - 95 units, 28 DPH, 100% houses and 0% flats	95	£9,367,653	19,125,727	18,224,137	17,332,794	16,451,700	15,580,853	14,720,253	13,869,901	13,029,796	12,199,939	11,380,329	10,570,522	50%
26	TRDC-26 - 100 units, 15 DPH, 100% houses and 0% flats	100	£18,406,616	20,132,345	19,183,302	18,245,047	17,317,579	16,400,898	15,495,003	14,599,896	13,715,575	12,842,040	11,979,293	11,126,865	5%
27	TRDC-27 - 100 units, 35 DPH, 95% houses and 5% flats	100	£7,888,550	19,728,276	18,785,371	17,853,248	16,931,903	16,021,338	15,121,554	14,232,549	13,354,324	12,486,879	11,630,215	10,784,329	50%
28	TRDC-28 - 130 units, 35.14 DPH, 95% houses and 5% flats	130	£10,214,258	25,184,901	23,981,641	22,792,135	21,616,387	20,454,392	19,306,154	18,171,670	17,050,942	15,943,970	14,850,753	13,771,291	50%
29	TRDC-29 - 145 units, 24.83 DPH, 100% houses and 0% flats	145	£16,123,395	28,667,191	27,316,345	25,980,851	24,660,711	23,355,922	22,066,486	20,792,402	19,533,671	18,290,291	17,062,265	15,849,591	45%
30	TRDC-30 - 165 units, 70.87 DPH, 60% houses and 40% flats	165	£6,428,161	26,632,898	25,212,643	23,809,304	22,422,879	21,053,370	19,700,776	18,365,097	17,046,334	15,744,486	14,459,552	13,191,535	50%
31	TRDC-31 - 250 units, 35.07 DPH, 90% houses and 10% flats	250	£19,682,011	42,762,700	40,609,137	38,480,299	36,376,185	34,296,796	32,242,132	30,212,193	28,206,978	26,226,488	24,270,724	22,335,502	50%
32	TRDC-32 - 400 units, 15.69 DPH, 100% houses and 0% flats	400	£70,388,590	63,564,292	60,430,782	57,332,880	54,270,586	51,243,899	48,252,819	45,297,346	42,377,481	39,493,223	36,644,573	33,831,530	0%
33	TRDC-33 - 500 units, 20 DPH, 100% houses and 0% flats	500	£69,024,811	69,987,990	66,189,010	62,433,193	58,720,541	55,051,053	51,424,728	47,841,568	44,301,572	40,804,250	37,348,225	33,935,376	0%
34	TRDC-34 - 750 units, 20 DPH, 100% houses and 0% flats	750	£103,537,217	98,432,987	93,072,886	87,773,693	82,535,407	77,358,030	72,241,561	67,185,998	62,191,343	57,257,415	52,378,520	47,560,586	0%
35	TRDC-35 - 1000 units, 20 DPH, 100% houses and 0% flats	1,000	£138,049,623	119,908,022	113,377,738	106,921,498	100,539,300	94,231,143	87,997,030	81,836,958	75,750,929	69,738,942	63,800,998	57,937,096	0%
36	TRDC-36 - 1250 units, 20 DPH, 100% houses and 0% flats	1,250	£172,562,028	142,812,825	135,009,495	127,291,763	119,657,998	112,112,908	104,656,494	97,288,756	90,009,693	82,819,305	75,717,592	68,704,556	0%
37	TRDC-37 - 1500 units, 20 DPH, 100% houses and 0% flats	1,500	£207,074,434	162,661,553	153,750,637	144,940,999	136,232,636	127,625,549	119,119,738	110,715,204	102,410,892	94,192,259	86,075,084	78,059,365	0%
38	TRDC-CARE1 (75 rooms)	-	£2,760,992	219,551	219,551	219,551	219,551	219,551	219,551	219,551	219,551	219,551	219,551	219,551	0%
39	TRDC-CARE2 (40 rooms)	-	£911,128	176,426	176,426	176,426	176,426	176,426	176,426	176,426	176,426	176,426	176,426	176,426	0%
40	TRDC-OFF1	-	£1,380,496	-3,174,667	-3,174,667	-3,174,667	-3,174,667	-3,174,667	-3,174,667	-3,174,667	-3,174,667	-3,174,667	-3,174,667	-3,174,667	0%
41	TRDC-OFF2	-	£1,380,496	-4,409,479	-4,409,479	-4,409,479	-4,409,479	-4,409,479	-4,409,479	-4,409,479	-4,409,479	-4,409,479	-4,409,479	-4,409,479	0%
42	TRDC-RET1	-	£2,760,992	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	0%
43	TRDC-RET2	-	£1,380,496	5,260,339	5,260,339	5,260,339	5,260,339	5,260,339	5,260,339	5,260,339	5,260,339	5,260,339	5,260,339	5,260,339	50%
44	TRDC-RET3	-	£690,248	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540	50%
45	TRDC-IND1	-	£2,760,992	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	50%
46	TRDC-IND2	-	£2,760,992	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	50%
47	TRDC-IND3	-	£2,760,992	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	50%

BENCHMARK LAND VALUE 3 (GREENFIELD - UPPER END OF RANGE) **£374,000** PER HA

								Residual land values							
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	Max AH
1	TRDC-1 - 5 units, 25 DPH, 100% houses and 0% flats	5	£74,800	1,080,181	1,030,648	981,676	933,267	885,420	838,135	791,412	745,252	699,655	654,620	610,147	50%
2	TRDC-2 - 5 units, 50 DPH, 100% houses and 0% flats	5	£37,400	1,080,181	1,030,648	981,676	933,267	885,420	838,135	791,412	745,252	699,655	654,620	610,147	50%
3	TRDC-3 - 5 units, 85 DPH, 50% houses and 50% flats	5	£22,000	853,983	807,968	762,506	717,600	673,248	629,451	586,208	543,521	501,388	459,810	418,786	50%
4	TRDC-4 - 6 units, 30 DPH, 100% houses and 0% flats	6	£74,800	1,296,218	1,236,777	1,178,012	1,119,920	1,062,503	1,005,762	949,695	894,303	839,586	785,544	732,176	50%
5	TRDC-5 - 6 units, 75 DPH, 75% houses and 25% flats	6	£29,920	1,163,839	1,106,415	1,049,662	993,582	938,173	883,434	829,368	775,974	723,251	671,199	619,819	50%
6	TRDC-6 - 8 units, 25 DPH, 100% houses and 0% flats	8	£119,680	1,728,291	1,649,036	1,570,682	1,493,227	1,416,672	1,341,016	1,266,260	1,192,405	1,119,448	1,047,392	976,235	50%
7	TRDC-7 - 8 units, 130 DPH, 0% houses and 100% flats	8	£23,015	968,831	901,838	835,706	770,435	706,024	642,476	579,788	517,961	456,994	396,889	337,645	50%
8	TRDC-8 - 9 units, 112 DPH, 0% houses and 100% flats	9	£30,054	1,089,934	1,014,568	940,169	866,739	794,277	722,785	652,261	582,706	514,118	446,501	379,851	50%
9	TRDC-9 - 10 units, 25 DPH, 100% houses and 0% flats	10	£149,600	2,117,414	2,018,346	1,920,403	1,823,584	1,727,890	1,633,321	1,539,876	1,447,555	1,356,360	1,266,290	1,177,343	50%
10	TRDC-10 - 10 units, 90 DPH, 50% houses and 50% flats	10	£41,556	1,668,172	1,575,739	1,484,422	1,394,218	1,305,130	1,217,156	1,130,297	1,044,553	959,924	876,410	794,010	50%
11	TRDC-11 - 20 units, 35 DPH, 100% houses and 0% flats	20	£213,714	3,949,235	3,765,953	3,584,749	3,405,620	3,228,569	3,053,595	2,880,698	2,709,879	2,541,135	2,374,469	2,209,880	50%
12	TRDC-12 - 20 units, 50 DPH, 80% houses and 20% flats	20	£149,600	4,214,964	4,002,400	3,792,315	3,584,709	3,379,582	3,176,934	2,976,767	2,779,078	2,583,867	2,391,137	2,200,886	50%
13	TRDC-13 - 30 units, 25 DPH, 100% houses and 0% flats	30	£448,800	6,167,506	5,876,056	5,587,922	5,303,101	5,021,596	4,743,407	4,468,531	4,196,970	3,928,725	3,663,795	3,402,178	50%
14	TRDC-14 - 30 units, 50 DPH, 80% houses and 20% flats	30	£224,400	5,671,283	5,387,491	5,107,002	4,829,818	4,555,937	4,285,360	4,018,087	3,754,118	3,493,453	3,236,092	2,982,036	50%
15	TRDC-15 - 40 units, 50 DPH, 80% houses and 20% flats	40	£299,200	6,658,886	6,333,942	6,012,759	5,695,338	5,381,681	5,071,786	4,765,651	4,463,281	4,164,673	3,869,826	3,578,743	50%
16	TRDC-16 - 40 units, 80 DPH, 50% houses and 50% flats	40	£187,000	6,514,339	6,153,199	5,796,416	5,443,987	5,095,915	4,752,198	4,412,837	4,077,832	3,747,181	3,420,887	3,098,701	50%
17	TRDC-17 - 50 units, 35 DPH, 100% houses and 0% flats	50	£534,286	10,279,176	9,793,427	9,313,202	8,838,503	8,369,327	7,905,677	7,447,551	6,994,951	6,547,875	6,106,324	5,670,297	50%
18	TRDC-18 - 50 units, 80 DPH, 50% houses and 50% flats	50	£233,750	8,142,923	7,691,499	7,245,519	6,804,984	6,369,894	5,940,247	5,516,047	5,097,290	4,683,978	4,276,110	3,873,377	50%
19	TRDC-19 - 60 units, 100 DPH, 0% houses and 100% flats	60	£224,400	6,937,872	6,444,128	5,956,725	5,475,664	5,000,943	4,532,564	4,070,526	3,614,828	3,165,473	2,722,458	2,285,784	50%
20	TRDC-20 - 60 units, 35 DPH, 100% houses and 0% flats	60	£641,143	12,335,012	11,752,113	11,175,843	10,606,203	10,043,193	9,486,813	8,937,062	8,393,942	7,857,451	7,327,589	6,804,358	50%
21	TRDC-21 - 70 units, 50 DPH, 80% houses and 20% flats	70	£523,600	13,232,995	12,570,812	11,916,339	11,269,574	10,630,519	9,999,173	9,375,536	8,759,609	8,151,391	7,550,882	6,958,083	50%
22	TRDC-22 - 70 units, 35 DPH, 100% houses and 0% flats	70	£748,000	14,092,641	13,428,312	12,771,533	12,122,305	11,480,629	10,846,502	10,219,927	9,600,902	8,989,428	8,385,505	7,788,805	50%
23	TRDC-23 - 80 units, 50 DPH, 100% houses and 0% flats	80	£598,400	16,105,875	15,346,642	14,596,038	13,854,064	13,120,718	12,396,003	11,679,916	10,972,459	10,273,633	9,583,434	8,901,492	50%
24	TRDC-24 - 80 units, 80 DPH, 55% houses and 45% flats	80	£374,000	13,076,336	12,364,719	11,661,633	10,967,077	10,281,052	9,603,557	8,934,592	8,274,158	7,622,254	6,978,880	6,344,037	50%
25	TRDC-25 - 95 units, 28 DPH, 100% houses and 0% flats	95	£1,268,929	19,125,727	18,224,137	17,332,794	16,451,700	15,580,853	14,720,253	13,869,901	13,029,796	12,199,939	11,380,329	10,570,522	50%
26	TRDC-26 - 100 units, 15 DPH, 100% houses and 0% flats	100	£2,493,333	20,132,345	19,183,302	18,245,047	17,317,579	16,400,898	15,495,003	14,599,896	13,715,575	12,842,040	11,979,293	11,126,865	50%
27	TRDC-27 - 100 units, 35 DPH, 95% houses and 5% flats	100	£1,068,571	19,728,276	18,785,371	17,853,248	16,931,903	16,021,338	15,121,554	14,232,549	13,354,324	12,486,879	11,630,215	10,784,329	50%
28	TRDC-28 - 130 units, 35.14 DPH, 95% houses and 5% flats	130	£1,383,608	25,184,901	23,981,641	22,792,135	21,616,387	20,454,392	19,306,154	18,171,670	17,050,942	15,943,970	14,850,753	13,771,291	50%
29	TRDC-29 - 145 units, 24.83 DPH, 100% houses and 0% flats	145	£2,184,052	28,667,191	27,316,345	25,980,851	24,660,711	23,355,922	22,066,486	20,792,402	19,533,671	18,290,291	17,062,265	15,849,591	50%
30	TRDC-30 - 165 units, 70.87 DPH, 60% houses and 40% flats	165	£870,749	26,632,898	25,212,643	23,809,304	22,422,879	21,053,370	19,700,776	18,365,097	17,046,334	15,744,486	14,459,552	13,191,535	50%
31	TRDC-31 - 250 units, 35.07 DPH, 90% houses and 10% flats	250	£2,666,096	42,762,700	40,609,137	38,480,299	36,376,185	34,296,796	32,242,132	30,212,193	28,206,978	26,226,488	24,270,724	22,335,502	50%
32	TRDC-32 - 400 units, 15.69 DPH, 100% houses and 0% flats	400	£9,534,736	63,564,292	60,430,782	57,332,880	54,270,586	51,243,899	48,252,819	45,297,346	42,377,481	39,493,223	36,644,573	33,831,530	50%
33	TRDC-33 - 500 units, 20 DPH, 100% houses and 0% flats	500	£9,350,000	69,987,990	66,189,010	62,433,193	58,720,541	55,051,053	51,424,728	47,841,568	44,301,572	40,804,250	37,348,225	33,935,376	50%
34	TRDC-34 - 750 units, 20 DPH, 100% houses and 0% flats	750	£14,025,000	98,432,987	93,072,886	87,773,693	82,535,407	77,358,030	72,241,561	67,185,998	62,191,343	57,257,415	52,378,520	47,560,586	50%
35	TRDC-35 - 1000 units, 20 DPH, 100% houses and 0% flats	1,000	£18,700,000	119,908,022	113,377,738	106,921,498	100,539,300	94,231,143	87,997,030	81,836,958	75,750,929	69,738,942	63,800,998	57,937,096	50%
36	TRDC-36 - 1250 units, 20 DPH, 100% houses and 0% flats	1,250	£23,375,000	142,812,825	135,009,495	127,291,763	119,657,998	112,112,908	104,656,494	97,288,756	90,009,693	82,819,305	75,717,592	68,704,556	50%
37	TRDC-37 - 1500 units, 20 DPH, 100% houses and 0% flats	1,500	£28,050,000	162,661,553	153,750,637	144,940,999	136,232,636	127,625,549	119,119,738	110,715,204	102,410,892	94,192,259	86,075,084	78,059,365	50%
38	TRDC-CARE1 (75 rooms)	-	£374,000	219,551	219,551	219,551	219,551	219,551	219,551	219,551	219,551	219,551	219,551	219,551	0%
39	TRDC-CARE2 (40 rooms)	-	£123,420	176,426	176,426	176,426	176,426	176,426	176,426	176,426	176,426	176,426	176,426	176,426	50%
40	TRDC-OFF1	-	£187,000	-3,174,667	-3,174,667	-3,174,667	-3,174,667	-3,174,667	-3,174,667	-3,174,667	-3,174,667	-3,174,667	-3,174,667	-3,174,667	0%
41	TRDC-OFF2	-	£187,000	-4,409,479	-4,409,479	-4,409,479	-4,409,479	-4,409,479	-4,409,479	-4,409,479	-4,409,479	-4,409,479	-4,409,479	-4,409,479	0%
42	TRDC-RET1	-	£374,000	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	50%
43	TRDC-RET2	-	£187,000	5,260,339	5,260,339	5,260,339	5,260,339	5,260,339	5,260,339	5,260,339	5,260,339	5,260,339	5,260,339	5,260,339	50%
44	TRDC-RET3	-	£93,500	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540	50%
45	TRDC-IND1	-	£374,000	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	50%
46	TRDC-IND2	-	£374,000	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	50%
47	TRDC-IND3	-	£374,000	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	50%

BENCHMARK LAND VALUE 4 (GREENFIELD - LOWER END OF RANGE) **£247,000** PER HA

								Residual land values							
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	Max AH
1	TRDC-1 - 5 units, 25 DPH, 100% houses and 0% flats	5	£49,400	1,080,181	1,030,648	981,676	933,267	885,420	838,135	791,412	745,252	699,655	654,620	610,147	50%
2	TRDC-2 - 5 units, 50 DPH, 100% houses and 0% flats	5	£24,700	1,080,181	1,030,648	981,676	933,267	885,420	838,135	791,412	745,252	699,655	654,620	610,147	50%
3	TRDC-3 - 5 units, 85 DPH, 50% houses and 50% flats	5	£14,529	853,983	807,968	762,506	717,600	673,248	629,451	586,208	543,521	501,388	459,810	418,786	50%
4	TRDC-4 - 6 units, 30 DPH, 100% houses and 0% flats	6	£49,400	1,296,218	1,236,777	1,178,012	1,119,920	1,062,503	1,005,762	949,695	894,303	839,586	785,544	732,176	50%
5	TRDC-5 - 6 units, 75 DPH, 75% houses and 25% flats	6	£19,760	1,163,839	1,106,415	1,049,662	993,582	938,173	883,434	829,368	775,974	723,251	671,199	619,819	50%
6	TRDC-6 - 8 units, 25 DPH, 100% houses and 0% flats	8	£79,040	1,728,291	1,649,036	1,570,682	1,493,227	1,416,672	1,341,016	1,266,260	1,192,405	1,119,448	1,047,392	976,235	50%
7	TRDC-7 - 8 units, 130 DPH, 0% houses and 100% flats	8	£15,200	968,831	901,838	835,706	770,435	706,024	642,476	579,788	517,961	456,994	396,889	337,645	50%
8	TRDC-8 - 9 units, 112 DPH, 0% houses and 100% flats	9	£19,848	1,089,934	1,014,568	940,169	866,739	794,277	722,785	652,261	582,706	514,118	446,501	379,851	50%
9	TRDC-9 - 10 units, 25 DPH, 100% houses and 0% flats	10	£98,800	2,117,414	2,018,346	1,920,403	1,823,584	1,727,890	1,633,321	1,539,876	1,447,555	1,356,360	1,266,290	1,177,343	50%
10	TRDC-10 - 10 units, 90 DPH, 50% houses and 50% flats	10	£27,444	1,668,172	1,575,739	1,484,422	1,394,218	1,305,130	1,217,156	1,130,297	1,044,553	959,924	876,410	794,010	50%
11	TRDC-11 - 20 units, 35 DPH, 100% houses and 0% flats	20	£141,143	3,949,235	3,765,953	3,584,749	3,405,620	3,228,569	3,053,595	2,880,698	2,709,879	2,541,135	2,374,469	2,209,880	50%
12	TRDC-12 - 20 units, 50 DPH, 80% houses and 20% flats	20	£98,800	4,214,964	4,002,400	3,792,315	3,584,709	3,379,582	3,176,934	2,976,767	2,779,078	2,583,867	2,391,137	2,200,886	50%
13	TRDC-13 - 30 units, 25 DPH, 100% houses and 0% flats	30	£296,400	6,167,506	5,876,056	5,587,922	5,303,101	5,021,596	4,743,407	4,468,531	4,196,970	3,928,725	3,663,795	3,402,178	50%
14	TRDC-14 - 30 units, 50 DPH, 80% houses and 20% flats	30	£148,200	5,671,283	5,387,491	5,107,002	4,829,818	4,555,937	4,285,360	4,018,087	3,754,118	3,493,453	3,236,092	2,982,036	50%
15	TRDC-15 - 40 units, 50 DPH, 80% houses and 20% flats	40	£197,600	6,658,886	6,333,942	6,012,759	5,695,338	5,381,681	5,071,786	4,765,651	4,463,281	4,164,673	3,869,826	3,578,743	50%
16	TRDC-16 - 40 units, 80 DPH, 50% houses and 50% flats	40	£123,500	6,514,339	6,153,199	5,796,416	5,443,987	5,095,915	4,752,198	4,412,837	4,077,832	3,747,181	3,420,887	3,098,701	50%
17	TRDC-17 - 50 units, 35 DPH, 100% houses and 0% flats	50	£352,857	10,279,176	9,793,427	9,313,202	8,838,503	8,369,327	7,905,677	7,447,551	6,994,951	6,547,875	6,106,324	5,670,297	50%
18	TRDC-18 - 50 units, 80 DPH, 50% houses and 50% flats	50	£154,375	8,142,923	7,691,499	7,245,519	6,804,984	6,369,894	5,940,247	5,516,047	5,097,290	4,683,978	4,276,110	3,873,377	50%
19	TRDC-19 - 60 units, 100 DPH, 0% houses and 100% flats	60	£148,200	6,937,872	6,444,128	5,956,725	5,475,664	5,000,943	4,532,564	4,070,526	3,614,828	3,165,473	2,722,458	2,285,784	50%
20	TRDC-20 - 60 units, 35 DPH, 100% houses and 0% flats	60	£423,429	12,335,012	11,752,113	11,175,843	10,606,203	10,043,193	9,486,813	8,937,062	8,393,942	7,857,451	7,327,589	6,804,358	50%
21	TRDC-21 - 70 units, 50 DPH, 80% houses and 20% flats	70	£345,800	13,232,995	12,570,812	11,916,339	11,269,574	10,630,519	9,999,173	9,375,536	8,759,609	8,151,391	7,550,882	6,958,083	50%
22	TRDC-22 - 70 units, 35 DPH, 100% houses and 0% flats	70	£494,000	14,092,641	13,428,312	12,771,533	12,122,305	11,480,629	10,846,502	10,219,927	9,600,902	8,989,428	8,385,505	7,788,805	50%
23	TRDC-23 - 80 units, 50 DPH, 100% houses and 0% flats	80	£395,200	16,105,875	15,346,642	14,596,038	13,854,064	13,120,718	12,396,003	11,679,916	10,972,459	10,273,633	9,583,434	8,901,492	50%
24	TRDC-24 - 80 units, 80 DPH, 55% houses and 45% flats	80	£247,000	13,076,336	12,364,719	11,661,633	10,967,077	10,281,052	9,603,557	8,934,592	8,274,158	7,622,254	6,978,880	6,344,037	50%
25	TRDC-25 - 95 units, 28 DPH, 100% houses and 0% flats	95	£838,036	19,125,727	18,224,137	17,332,794	16,451,700	15,580,853	14,720,253	13,869,901	13,029,796	12,199,939	11,380,329	10,570,522	50%
26	TRDC-26 - 100 units, 15 DPH, 100% houses and 0% flats	100	£1,646,667	20,132,345	19,183,302	18,245,047	17,317,579	16,400,898	15,495,003	14,599,896	13,715,575	12,842,040	11,979,293	11,126,865	50%
27	TRDC-27 - 100 units, 35 DPH, 95% houses and 5% flats	100	£705,714	19,728,276	18,785,371	17,853,248	16,931,903	16,021,338	15,121,554	14,232,549	13,354,324	12,486,879	11,630,215	10,784,329	50%
28	TRDC-28 - 130 units, 35.14 DPH, 95% houses and 5% flats	130	£913,773	25,184,901	23,981,641	22,792,135	21,616,387	20,454,392	19,306,154	18,171,670	17,050,942	15,943,970	14,850,753	13,771,291	50%
29	TRDC-29 - 145 units, 24.83 DPH, 100% houses and 0% flats	145	£1,442,408	28,667,191	27,316,345	25,980,851	24,660,711	23,355,922	22,066,486	20,792,402	19,533,671	18,290,291	17,062,265	15,849,591	50%
30	TRDC-30 - 165 units, 70.87 DPH, 60% houses and 40% flats	165	£575,067	26,632,898	25,212,643	23,809,304	22,422,879	21,053,370	19,700,776	18,365,097	17,046,334	15,744,486	14,459,552	13,191,535	50%
31	TRDC-31 - 250 units, 35.07 DPH, 90% houses and 10% flats	250	£1,760,764	42,762,700	40,609,137	38,480,299	36,376,185	34,296,796	32,242,132	30,212,193	28,206,978	26,226,488	24,270,724	22,335,502	50%
32	TRDC-32 - 400 units, 15.69 DPH, 100% houses and 0% flats	400	£6,297,004	63,564,292	60,430,782	57,332,880	54,270,586	51,243,899	48,252,819	45,297,346	42,377,481	39,493,223	36,644,573	33,831,530	50%
33	TRDC-33 - 500 units, 20 DPH, 100% houses and 0% flats	500	£6,175,000	69,987,990	66,189,010	62,433,193	58,720,541	55,051,053	51,424,728	47,841,568	44,301,572	40,804,250	37,348,225	33,935,376	50%
34	TRDC-34 - 750 units, 20 DPH, 100% houses and 0% flats	750	£9,262,500	98,432,987	93,072,886	87,773,693	82,535,407	77,358,030	72,241,561	67,185,998	62,191,343	57,257,415	52,378,520	47,560,586	50%
35	TRDC-35 - 1000 units, 20 DPH, 100% houses and 0% flats	1,000	£12,350,000	119,908,022	113,377,738	106,921,498	100,539,300	94,231,143	87,997,030	81,836,958	75,750,929	69,738,942	63,800,998	57,937,096	50%
36	TRDC-36 - 1250 units, 20 DPH, 100% houses and 0% flats	1,250	£15,437,500	142,812,825	135,009,495	127,291,763	119,657,998	112,112,908	104,656,494	97,288,756	90,009,693	82,819,305	75,717,592	68,704,556	50%
37	TRDC-37 - 1500 units, 20 DPH, 100% houses and 0% flats	1,500	£18,525,000	162,661,553	153,750,637	144,940,999	136,232,636	127,625,549	119,119,738	110,715,204	102,410,892	94,192,259	86,075,084	78,059,365	50%
38	TRDC-CARE1 (75 rooms)	-	£247,000	219,551	219,551	219,551	219,551	219,551	219,551	219,551	219,551	219,551	219,551	219,551	0%
39	TRDC-CARE2 (40 rooms)	-	£81,510	176,426	176,426	176,426	176,426	176,426	176,426	176,426	176,426	176,426	176,426	176,426	50%
40	TRDC-OFF1	-	£123,500	-3,174,667	-3,174,667	-3,174,667	-3,174,667	-3,174,667	-3,174,667	-3,174,667	-3,174,667	-3,174,667	-3,174,667	-3,174,667	0%
41	TRDC-OFF2	-	£123,500	-4,409,479	-4,409,479	-4,409,479	-4,409,479	-4,409,479	-4,409,479	-4,409,479	-4,409,479	-4,409,479	-4,409,479	-4,409,479	0%
42	TRDC-RET1	-	£247,000	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	50%
43	TRDC-RET2	-	£123,500	5,260,339	5,260,339	5,260,339	5,260,339	5,260,339	5,260,339	5,260,339	5,260,339	5,260,339	5,260,339	5,260,339	50%
44	TRDC-RET3	-	£61,750	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540	50%
45	TRDC-IND1	-	£247,000	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	50%
46	TRDC-IND2	-	£247,000	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	50%
47	TRDC-IND3	-	£247,000	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	50%

THREE RIVERS DISTRICT COUNCIL Sales value £7,600 psm AH tenure Rented 70% Intermediate: SO 30%

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES/RETAIL) **£6,129,319** PER HA Type of rent: 70% Soc Rent 30% Aff Rent FH 0%

								Residual land values						
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	TRDC-1 - 5 units, 25 DPH, 100% houses and 0% flats	5	£1,225,864	1,159,338	1,106,290	1,053,843	1,002,000	950,757	900,117	850,080	800,644	751,811	703,580	655,951
2	TRDC-2 - 5 units, 50 DPH, 100% houses and 0% flats	5	£612,932	1,159,338	1,106,290	1,053,843	1,002,000	950,757	900,117	850,080	800,644	751,811	703,580	655,951
3	TRDC-3 - 5 units, 85 DPH, 50% houses and 50% flats	5	£360,548	930,314	880,888	832,058	783,822	736,181	689,135	642,683	596,826	551,563	506,896	462,823
4	TRDC-4 - 6 units, 30 DPH, 100% houses and 0% flats	6	£1,225,864	1,391,206	1,327,548	1,264,612	1,202,399	1,140,909	1,080,141	1,020,095	960,774	902,173	844,296	787,141
5	TRDC-5 - 6 units, 75 DPH, 75% houses and 25% flats	6	£490,346	1,257,206	1,195,625	1,134,762	1,074,618	1,015,195	956,491	898,507	841,242	784,696	728,871	673,764
6	TRDC-6 - 8 units, 25 DPH, 100% houses and 0% flats	8	£1,961,382	1,854,942	1,770,064	1,686,149	1,603,198	1,521,211	1,440,188	1,360,128	1,281,031	1,202,898	1,125,728	1,049,521
7	TRDC-7 - 8 units, 130 DPH, 0% houses and 100% flats	8	£377,189	1,085,630	1,013,391	942,077	871,687	802,222	733,681	666,064	599,373	533,605	468,762	404,844
8	TRDC-8 - 9 units, 112 DPH, 0% houses and 100% flats	9	£492,535	1,221,334	1,140,065	1,059,836	980,648	902,499	825,390	749,322	674,295	600,306	527,358	455,450
9	TRDC-9 - 10 units, 25 DPH, 100% houses and 0% flats	10	£2,451,728	2,275,727	2,169,630	2,064,737	1,961,049	1,858,565	1,757,285	1,657,210	1,558,339	1,460,672	1,364,210	1,268,952
10	TRDC-10 - 10 units, 90 DPH, 50% houses and 50% flats	10	£681,035	1,818,392	1,719,225	1,621,253	1,524,474	1,428,890	1,334,499	1,241,303	1,149,300	1,058,491	968,876	880,455
11	TRDC-11 - 20 units, 35 DPH, 100% houses and 0% flats	20	£3,502,468	4,250,914	4,054,297	3,859,908	3,667,746	3,477,813	3,290,107	3,104,630	2,921,381	2,740,360	2,561,567	2,385,001
12	TRDC-12 - 20 units, 50 DPH, 80% houses and 20% flats	20	£2,451,728	4,522,317	4,296,024	4,072,368	3,851,350	3,632,970	3,417,226	3,204,120	2,993,651	2,785,819	2,580,624	2,378,067
13	TRDC-13 - 30 units, 25 DPH, 100% houses and 0% flats	30	£7,355,183	6,620,025	6,308,377	6,000,274	5,695,714	5,394,698	5,097,227	4,803,300	4,512,916	4,226,077	3,942,781	3,663,030
14	TRDC-14 - 30 units, 50 DPH, 80% houses and 20% flats	30	£3,677,592	6,117,686	5,813,919	5,513,686	5,216,987	4,923,822	4,634,192	4,348,095	4,065,532	3,786,503	3,511,008	3,239,047
15	TRDC-15 - 40 units, 50 DPH, 80% houses and 20% flats	40	£4,903,455	7,229,509	6,879,460	6,533,462	6,191,514	5,853,616	5,519,769	5,189,973	4,864,227	4,542,533	4,224,888	3,911,294
16	TRDC-16 - 40 units, 80 DPH, 50% houses and 50% flats	40	£3,064,660	7,099,763	6,712,364	6,329,629	5,951,233	5,577,489	5,208,414	4,844,009	4,484,273	4,129,208	3,778,812	3,433,085
17	TRDC-17 - 50 units, 35 DPH, 100% houses and 0% flats	50	£8,756,170	11,033,375	10,513,962	10,000,456	9,492,857	8,991,164	8,495,379	8,005,500	7,521,527	7,043,461	6,571,303	6,105,051
18	TRDC-18 - 50 units, 80 DPH, 50% houses and 50% flats	50	£3,830,825	8,874,703	8,390,455	7,912,036	7,439,041	6,971,860	6,510,518	6,055,011	5,605,343	5,161,510	4,723,515	4,291,357
19	TRDC-19 - 60 units, 100 DPH, 0% houses and 100% flats	60	£3,677,592	7,777,690	7,246,068	6,721,247	6,203,225	5,692,005	5,187,584	4,689,964	4,199,144	3,715,124	3,237,905	2,767,485
20	TRDC-20 - 60 units, 35 DPH, 100% houses and 0% flats	60	£10,507,404	13,240,050	12,616,755	12,000,548	11,391,428	10,789,397	10,194,455	9,606,599	9,025,833	8,452,154	7,885,563	7,326,061
21	TRDC-21 - 70 units, 50 DPH, 80% houses and 20% flats	70	£8,581,047	14,274,601	13,565,811	12,865,268	12,172,970	11,488,920	10,813,114	10,145,554	9,486,241	8,835,174	8,192,352	7,557,775
22	TRDC-22 - 70 units, 35 DPH, 100% houses and 0% flats	70	£12,258,639	15,136,468	14,425,616	13,722,842	13,028,147	12,341,530	11,662,991	10,992,532	10,330,150	9,675,848	9,028,624	8,387,727
23	TRDC-23 - 80 units, 50 DPH, 100% houses and 0% flats	80	£9,806,911	17,298,821	16,486,418	15,683,248	14,889,310	14,104,606	13,329,133	12,562,893	11,805,886	11,058,111	10,318,427	9,585,974
24	TRDC-24 - 80 units, 80 DPH, 55% houses and 45% flats	80	£6,129,319	14,231,288	13,467,916	12,713,680	11,968,582	11,232,619	10,505,793	9,788,104	9,079,550	8,380,135	7,689,855	7,008,712
25	TRDC-25 - 95 units, 28 DPH, 100% houses and 0% flats	95	£20,795,905	20,542,350	19,577,622	18,623,857	17,681,056	16,749,219	15,828,345	14,918,435	14,019,490	13,131,507	12,253,133	11,383,345
26	TRDC-26 - 100 units, 15 DPH, 100% houses and 0% flats	100	£40,862,128	21,623,527	20,608,023	19,604,060	18,611,638	17,630,757	16,661,416	15,703,617	14,757,357	13,822,639	12,898,035	11,982,468
27	TRDC-27 - 100 units, 35 DPH, 95% houses and 5% flats	100	£17,512,341	21,214,561	20,205,372	19,207,718	18,221,598	17,247,013	16,283,963	15,332,447	14,392,466	13,464,020	12,547,108	11,639,357
28	TRDC-28 - 130 units, 35.14 DPH, 95% houses and 5% flats	130	£22,675,342	27,084,416	25,796,463	24,523,229	23,264,714	22,020,920	20,791,845	19,577,490	18,377,855	17,192,940	16,022,744	14,867,268
29	TRDC-29 - 145 units, 24.83 DPH, 100% houses and 0% flats	145	£35,793,447	30,792,862	29,347,298	27,918,161	26,505,451	25,109,168	23,729,312	22,365,883	21,018,880	19,688,304	18,374,155	17,076,434
30	TRDC-30 - 165 units, 70.87 DPH, 60% houses and 40% flats	165	£14,270,321	28,959,285	27,435,046	25,928,937	24,440,955	22,971,103	21,519,380	20,085,784	18,670,317	17,272,979	15,893,769	14,532,687
31	TRDC-31 - 250 units, 35.07 DPH, 90% houses and 10% flats	250	£43,693,465	46,267,338	43,958,082	41,675,330	39,419,080	37,189,333	34,986,089	32,809,347	30,659,108	28,532,114	26,425,884	24,346,290
32	TRDC-32 - 400 units, 15.69 DPH, 100% houses and 0% flats	400	£156,260,529	68,514,992	65,160,800	61,844,718	58,566,748	55,326,888	52,125,139	48,961,502	45,835,974	42,745,933	39,691,515	36,675,290
33	TRDC-33 - 500 units, 20 DPH, 100% houses and 0% flats	500	£153,232,981	76,003,828	71,936,706	67,915,789	63,941,078	60,012,573	56,130,275	52,294,182	48,504,294	44,760,613	41,063,138	37,411,868
34	TRDC-34 - 750 units, 20 DPH, 100% houses and 0% flats	750	£229,849,472	106,913,221	101,174,921	95,501,818	89,893,916	84,351,210	78,873,704	73,461,397	68,114,287	62,832,377	57,615,665	52,464,152
35	TRDC-35 - 1000 units, 20 DPH, 100% houses and 0% flats	1,000	£306,465,963	130,608,389	123,603,344	116,677,723	109,831,526	103,064,753	96,377,404	89,769,479	83,240,977	76,791,900	70,422,245	64,132,016
36	TRDC-36 - 1250 units, 20 DPH, 100% houses and 0% flats	1,250	£383,082,454	155,296,611	146,937,206	138,672,723	130,503,162	122,428,524	114,448,809	106,564,015	98,774,145	91,079,196	83,471,169	75,956,207
37	TRDC-37 - 1500 units, 20 DPH, 100% houses and 0% flats	1,500	£459,698,944	176,676,418	167,151,544	157,734,936	148,426,595	139,225,199	130,119,730	121,122,665	112,234,005	103,453,749	94,781,899	86,215,074
38	TRDC-CARE1 (75 rooms)	-	£6,129,319	219,551	219,551	219,551	219,551	219,551	219,551	219,551	219,551	219,551	219,551	219,551
39	TRDC-CARE2 (40 rooms)	-	£2,022,675	176,426	176,426	176,426	176,426	176,426	176,426	176,426	176,426	176,426	176,426	176,426
40	TRDC-OFF1	-	£3,064,660	- 3,174,667	- 3,174,667	- 3,174,667	- 3,174,667	- 3,174,667	- 3,174,667	- 3,174,667	- 3,174,667	- 3,174,667	- 3,174,667	- 3,174,667
41	TRDC-OFF2	-	£3,064,660	- 4,409,479	- 4,409,479	- 4,409,479	- 4,409,479	- 4,409,479	- 4,409,479	- 4,409,479	- 4,409,479	- 4,409,479	- 4,409,479	- 4,409,479
42	TRDC-RET1	-	£6,129,319	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203
43	TRDC-RET2	-	£3,064,660	5,260,339	5,260,339	5,260,339	5,260,339	5,260,339	5,260,339	5,260,339	5,260,339	5,260,339	5,260,339	5,260,339
44	TRDC-RET3	-	£1,532,330	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540
45	TRDC-IND1	-	£6,129,319	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092
46	TRDC-IND2	-	£6,129,319	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720
47	TRDC-IND3	-	£6,129,319	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896

BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL) **£2,760,992**

								Residual land values						
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	TRDC-1 - 5 units, 25 DPH, 100% houses and 0% flats	5	£552,198	1,159,338	1,106,290	1,053,843	1,002,000	950,757	900,117	850,080	800,644	751,811	703,580	655,951
2	TRDC-2 - 5 units, 50 DPH, 100% houses and 0% flats	5	£276,099	1,159,338	1,106,290	1,053,843	1,002,000	950,757	900,117	850,080	800,644	751,811	703,580	655,951
3	TRDC-3 - 5 units, 85 DPH, 50% houses and 50% flats	5	£162,411	930,314	880,888	832,058	783,822	736,181	689,135	642,683	596,826	551,563	506,896	462,823
4	TRDC-4 - 6 units, 30 DPH, 100% houses and 0% flats	6	£552,198	1,391,206	1,327,548	1,264,612	1,202,399	1,140,909	1,080,141	1,020,095	960,774	902,173	844,296	787,141
5	TRDC-5 - 6 units, 75 DPH, 75% houses and 25% flats	6	£220,879	1,257,206	1,195,625	1,134,762	1,074,618	1,015,195	956,491	898,507	841,242	784,696	728,871	673,764
6	TRDC-6 - 8 units, 25 DPH, 100% houses and 0% flats	8	£883,518	1,854,942	1,770,064	1,686,149	1,603,198	1,521,211	1,440,188	1,360,128	1,281,031	1,202,898	1,125,728	1,049,521
7	TRDC-7 - 8 units, 130 DPH, 0% houses and 100% flats	8	£169,907	1,085,630	1,013,391	942,077	871,687	802,222	733,681	666,064	599,373	533,605	468,762	404,844
8	TRDC-8 - 9 units, 112 DPH, 0% houses and 100% flats	9	£221,865	1,221,334	1,140,065	1,059,836	980,648	902,499	825,390	749,322	674,295	600,306	527,358	455,450
9	TRDC-9 - 10 units, 25 DPH, 100% houses and 0% flats	10	£1,104,397	2,275,727	2,169,630	2,064,737	1,961,049	1,858,565	1,757,285	1,657,210	1,558,339	1,460,672	1,364,210	1,268,952
10	TRDC-10 - 10 units, 90 DPH, 50% houses and 50% flats	10	£306,777	1,818,392	1,719,225	1,621,253	1,524,474	1,428,890	1,334,499	1,241,303	1,149,300	1,058,491	968,876	880,455
11	TRDC-11 - 20 units, 35 DPH, 100% houses and 0% flats	20	£1,577,710	4,250,914	4,054,297	3,859,908	3,667,746	3,477,813	3,290,107	3,104,630	2,921,381	2,740,360	2,561,567	2,385,001
12	TRDC-12 - 20 units, 50 DPH, 80% houses and 20% flats	20	£1,104,397	4,522,317	4,296,024	4,072,368	3,851,350	3,632,970	3,417,226	3,204,120	2,993,651	2,785,819	2,580,624	2,378,067
13	TRDC-13 - 30 units, 25 DPH, 100% houses and 0% flats	30	£3,313,191	6,620,025	6,308,377	6,000,274	5,695,714	5,394,698	5,097,227	4,803,300	4,512,916	4,226,077	3,942,781	3,663,030
14	TRDC-14 - 30 units, 50 DPH, 80% houses and 20% flats	30	£1,656,595	6,117,686	5,813,919	5,513,686	5,216,987	4,923,822	4,634,192	4,348,095	4,065,532	3,786,503	3,511,008	3,239,047
15	TRDC-15 - 40 units, 50 DPH, 80% houses and 20% flats	40	£2,208,794	7,229,509	6,879,460	6,533,462	6,191,514	5,853,616	5,519,769	5,189,973	4,864,227	4,542,533	4,224,888	3,911,294
16	TRDC-16 - 40 units, 80 DPH, 50% houses and 50% flats	40	£1,380,496	7,099,763	6,712,364	6,329,629	5,951,233	5,577,489	5,208,414	4,844,009	4,484,273	4,129,208	3,778,812	3,433,085
17	TRDC-17 - 50 units, 35 DPH, 100% houses and 0% flats	50	£3,944,275	11,033,375	10,513,962	10,000,456	9,492,857	8,991,164	8,495,379	8,005,500	7,521,527	7,043,461	6,571,303	6,105,051
18	TRDC-18 - 50 units, 80 DPH, 50% houses and 50% flats	50	£1,725,620	8,874,703	8,390,455	7,912,036	7,439,041	6,971,860	6,510,518	6,055,011	5,605,343	5,161,510	4,723,515	4,291,357
19	TRDC-19 - 60 units, 100 DPH, 0% houses and 100% flats	60	£1,656,595	7,777,690	7,246,068	6,721,247	6,203,225	5,692,005	5,187,584	4,689,964	4,199,144	3,715,124	3,237,905	2,767,485
20	TRDC-20 - 60 units, 35 DPH, 100% houses and 0% flats	60	£4,733,130	13,240,050	12,616,755	12,000,548	11,391,428	10,789,397	10,194,455	9,606,599	9,025,833	8,452,154	7,885,563	7,326,061
21	TRDC-21 - 70 units, 50 DPH, 80% houses and 20% flats	70	£3,865,389	14,274,601	13,565,811	12,865,268	12,172,970	11,488,920	10,813,114	10,145,554	9,486,241	8,835,174	8,192,352	7,557,775
22	TRDC-22 - 70 units, 35 DPH, 100% houses and 0% flats	70	£5,521,985	15,136,468	14,425,616	13,722,842	13,028,147	12,341,530	11,662,991	10,992,532	10,330,150	9,675,848	9,028,624	8,387,727
23	TRDC-23 - 80 units, 50 DPH, 100% houses and 0% flats	80	£4,417,588	17,298,821	16,486,418	15,683,248	14,889,310	14,104,606	13,329,133	12,562,893	11,805,886	11,058,111	10,318,427	9,585,974
24	TRDC-24 - 80 units, 80 DPH, 55% houses and 45% flats	80	£2,760,992	14,231,288	13,467,916	12,713,680	11,968,582	11,232,619	10,505,793	9,788,104	9,079,550	8,380,135	7,689,855	7,008,712
25	TRDC-25 - 95 units, 28 DPH, 100% houses and 0% flats	95	£9,367,653	20,542,350	19,577,622	18,623,857	17,681,056	16,749,219	15,828,345	14,918,435	14,019,490	13,131,507	12,253,133	11,383,345
26	TRDC-26 - 100 units, 15 DPH, 100% houses and 0% flats	100	£18,406,616	21,623,527	20,608,023	19,604,060	18,611,638	17,630,757	16,661,416	15,703,617	14,757,357	13,822,639	12,898,035	11,982,468
27	TRDC-27 - 100 units, 35 DPH, 95% houses and 5% flats	100	£7,888,550	21,214,561	20,205,372	19,207,718	18,221,598	17,247,013	16,283,963	15,332,447	14,392,466	13,464,020	12,547,108	11,639,357
28	TRDC-28 - 130 units, 35.14 DPH, 95% houses and 5% flats	130	£10,214,258	27,084,416	25,796,463	24,523,229	23,264,714	22,020,920	20,791,845	19,577,490	18,377,855	17,192,940	16,022,744	14,867,268
29	TRDC-29 - 145 units, 24.83 DPH, 100% houses and 0% flats	145	£16,123,395	30,792,862	29,347,298	27,918,161	26,505,451	25,109,168	23,729,312	22,365,883	21,018,880	19,688,304	18,374,155	17,076,434
30	TRDC-30 - 165 units, 70.87 DPH, 60% houses and 40% flats	165	£6,428,161	28,959,285	27,435,046	25,928,937	24,440,955	22,971,103	21,519,380	20,085,784	18,670,317	17,272,979	15,893,769	14,532,687
31	TRDC-31 - 250 units, 35.07 DPH, 90% houses and 10% flats	250	£19,682,011	46,267,338	43,958,082	41,675,330	39,419,080	37,189,333	34,986,089	32,809,347	30,659,108	28,532,114	26,425,884	24,346,290
32	TRDC-32 - 400 units, 15.69 DPH, 100% houses and 0% flats	400	£70,388,590	68,514,992	65,160,800	61,844,718	58,566,748	55,326,888	52,125,139	48,961,502	45,835,974	42,745,933	39,691,515	36,675,290
33	TRDC-33 - 500 units, 20 DPH, 100% houses and 0% flats	500	£69,024,811	76,003,828	71,936,706	67,915,789	63,941,078	60,012,573	56,130,275	52,294,182	48,504,294	44,760,613	41,063,138	37,411,868
34	TRDC-34 - 750 units, 20 DPH, 100% houses and 0% flats	750	£103,537,217	106,913,221	101,174,921	95,501,818	89,893,916	84,351,210	78,873,704	73,461,397	68,114,287	62,832,377	57,615,665	52,464,152
35	TRDC-35 - 1000 units, 20 DPH, 100% houses and 0% flats	1,000	£138,049,623	130,608,389	123,603,344	116,677,723	109,831,526	103,064,753	96,377,404	89,769,479	83,240,977	76,791,900	70,422,245	64,132,016
36	TRDC-36 - 1250 units, 20 DPH, 100% houses and 0% flats	1,250	£172,562,028	155,296,611	146,937,206	138,672,723	130,503,162	122,428,524	114,448,809	106,564,015	98,774,145	91,079,196	83,471,169	75,956,207
37	TRDC-37 - 1500 units, 20 DPH, 100% houses and 0% flats	1,500	£207,074,434	176,676,418	167,151,544	157,734,936	148,426,595	139,225,199	130,119,730	121,122,665	112,234,005	103,453,749	94,781,899	86,215,074
38	TRDC-CARE1 (75 rooms)	-	£2,760,992	219,551	219,551	219,551	219,551	219,551	219,551	219,551	219,551	219,551	219,551	219,551
39	TRDC-CARE2 (40 rooms)	-	£911,128	176,426	176,426	176,426	176,426	176,426	176,426	176,426	176,426	176,426	176,426	176,426
40	TRDC-OFF1	-	£1,380,496	- 3,174,667	- 3,174,667	- 3,174,667	- 3,174,667	- 3,174,667	- 3,174,667	- 3,174,667	- 3,174,667	- 3,174,667	- 3,174,667	- 3,174,667
41	TRDC-OFF2	-	£1,380,496	- 4,409,479	- 4,409,479	- 4,409,479	- 4,409,479	- 4,409,479	- 4,409,479	- 4,409,479	- 4,409,479	- 4,409,479	- 4,409,479	- 4,409,479
42	TRDC-RET1	-	£2,760,992	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203
43	TRDC-RET2	-	£1,380,496	5,260,339	5,260,339	5,260,339	5,260,339	5,260,339	5,260,339	5,260,339	5,260,339	5,260,339	5,260,339	5,260,339
44	TRDC-RET3	-	£690,248	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540
45	TRDC-IND1	-	£2,760,992	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092
46	TRDC-IND2	-	£2,760,992	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720
47	TRDC-IND3	-	£2,760,992	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896

BENCHMARK LAND VALUE 3 (GREENFIELD - UPPER END OF RANGE) **£374,000** PER HA

								Residual land values						
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1	TRDC-1 - 5 units, 25 DPH, 100% houses and 0% flats	5	£74,800	1,159,338	1,106,290	1,053,843	1,002,000	950,757	900,117	850,080	800,644	751,811	703,580	655,951
2	TRDC-2 - 5 units, 50 DPH, 100% houses and 0% flats	5	£37,400	1,159,338	1,106,290	1,053,843	1,002,000	950,757	900,117	850,080	800,644	751,811	703,580	655,951
3	TRDC-3 - 5 units, 85 DPH, 50% houses and 50% flats	5	£22,000	930,314	880,888	832,058	783,822	736,181	689,135	642,683	596,826	551,563	506,896	462,823
4	TRDC-4 - 6 units, 30 DPH, 100% houses and 0% flats	6	£74,800	1,391,206	1,327,548	1,264,612	1,202,399	1,140,909	1,080,141	1,020,095	960,774	902,173	844,296	787,141
5	TRDC-5 - 6 units, 75 DPH, 75% houses and 25% flats	6	£29,920	1,257,206	1,195,625	1,134,762	1,074,618	1,015,195	956,491	898,507	841,242	784,696	728,871	673,764
6	TRDC-6 - 8 units, 25 DPH, 100% houses and 0% flats	8	£119,680	1,854,942	1,770,064	1,686,149	1,603,198	1,521,211	1,440,188	1,360,128	1,281,031	1,202,898	1,125,728	1,049,521
7	TRDC-7 - 8 units, 130 DPH, 0% houses and 100% flats	8	£23,015	1,085,630	1,013,391	942,077	871,687	802,222	733,681	666,064	599,373	533,605	468,762	404,844
8	TRDC-8 - 9 units, 112 DPH, 0% houses and 100% flats	9	£30,054	1,221,334	1,140,065	1,059,836	980,648	902,499	825,390	749,322	674,295	600,306	527,358	455,450
9	TRDC-9 - 10 units, 25 DPH, 100% houses and 0% flats	10	£149,600	2,275,727	2,169,630	2,064,737	1,961,049	1,858,565	1,757,285	1,657,210	1,558,339	1,460,672	1,364,210	1,268,952
10	TRDC-10 - 10 units, 90 DPH, 50% houses and 50% flats	10	£41,556	1,818,392	1,719,225	1,621,253	1,524,474	1,428,890	1,334,499	1,241,303	1,149,300	1,058,491	968,876	880,455
11	TRDC-11 - 20 units, 35 DPH, 100% houses and 0% flats	20	£213,714	4,250,914	4,054,297	3,859,908	3,667,746	3,477,813	3,290,107	3,104,630	2,921,381	2,740,360	2,561,567	2,385,001
12	TRDC-12 - 20 units, 50 DPH, 80% houses and 20% flats	20	£149,600	4,522,317	4,296,024	4,072,368	3,851,350	3,632,970	3,417,226	3,204,120	2,993,651	2,785,819	2,580,624	2,378,067
13	TRDC-13 - 30 units, 25 DPH, 100% houses and 0% flats	30	£448,800	6,620,025	6,308,377	6,000,274	5,695,714	5,394,698	5,097,227	4,803,300	4,512,916	4,226,077	3,942,781	3,663,030
14	TRDC-14 - 30 units, 50 DPH, 80% houses and 20% flats	30	£224,400	6,117,686	5,813,919	5,513,686	5,216,987	4,923,822	4,634,192	4,348,095	4,065,532	3,786,503	3,511,008	3,239,047
15	TRDC-15 - 40 units, 50 DPH, 80% houses and 20% flats	40	£299,200	7,229,509	6,879,460	6,533,462	6,191,514	5,853,616	5,519,769	5,189,973	4,864,227	4,542,533	4,224,888	3,911,294
16	TRDC-16 - 40 units, 80 DPH, 50% houses and 50% flats	40	£187,000	7,099,763	6,712,364	6,329,629	5,951,233	5,577,489	5,208,414	4,844,009	4,484,273	4,129,208	3,778,812	3,433,085
17	TRDC-17 - 50 units, 35 DPH, 100% houses and 0% flats	50	£534,286	11,033,375	10,513,962	10,000,456	9,492,857	8,991,164	8,495,379	8,005,500	7,521,527	7,043,461	6,571,303	6,105,051
18	TRDC-18 - 50 units, 80 DPH, 50% houses and 50% flats	50	£233,750	8,874,703	8,390,455	7,912,036	7,439,041	6,971,860	6,510,518	6,055,011	5,605,343	5,161,510	4,723,515	4,291,357
19	TRDC-19 - 60 units, 100 DPH, 0% houses and 100% flats	60	£224,400	7,777,690	7,246,068	6,721,247	6,203,225	5,692,005	5,187,584	4,689,964	4,199,144	3,715,124	3,237,905	2,767,485
20	TRDC-20 - 60 units, 35 DPH, 100% houses and 0% flats	60	£641,143	13,240,050	12,616,755	12,000,548	11,391,428	10,789,397	10,194,455	9,606,599	9,025,833	8,452,154	7,885,563	7,326,061
21	TRDC-21 - 70 units, 50 DPH, 80% houses and 20% flats	70	£523,600	14,274,601	13,565,811	12,865,268	12,172,970	11,488,920	10,813,114	10,145,554	9,486,241	8,835,174	8,192,352	7,557,775
22	TRDC-22 - 70 units, 35 DPH, 100% houses and 0% flats	70	£748,000	15,136,468	14,425,616	13,722,842	13,028,147	12,341,530	11,662,991	10,992,532	10,330,150	9,675,848	9,028,624	8,387,727
23	TRDC-23 - 80 units, 50 DPH, 100% houses and 0% flats	80	£598,400	17,298,821	16,486,418	15,683,248	14,889,310	14,104,606	13,329,133	12,562,893	11,805,886	11,058,111	10,318,427	9,585,974
24	TRDC-24 - 80 units, 80 DPH, 55% houses and 45% flats	80	£374,000	14,231,288	13,467,916	12,713,680	11,

Appendix 8 - Appraisal outputs (upside)

THREE RIVERS DISTRICT COUNCIL Sales value £5,600 psm AH tenure Rented 70% Intermediate: SO 30%

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES/RETAIL) **£6,129,319** PER HA Type of rent: 50% Soc Rent 50% Aff Rent FH 0%

				Residual land values										
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	Max AH
1	TRDC-1 - 5 units, 25 DPH, 100% houses and 0% flats	5	£1,225,864	643,864	620,678	597,743	575,057	552,621	530,435	508,498	486,812	465,376	444,188	423,251	0%
2	TRDC-2 - 5 units, 50 DPH, 100% houses and 0% flats	5	£612,932	643,864	620,678	597,743	575,057	552,621	530,435	508,498	486,812	465,376	444,188	423,251	5%
3	TRDC-3 - 5 units, 85 DPH, 50% houses and 50% flats	5	£360,548	442,453	421,435	400,664	380,140	359,863	339,833	320,050	300,514	281,224	262,183	243,387	15%
4	TRDC-4 - 6 units, 30 DPH, 100% houses and 0% flats	6	£1,225,864	772,636	744,813	717,291	690,069	663,145	636,521	610,198	584,175	558,451	533,026	507,901	0%
5	TRDC-5 - 6 units, 75 DPH, 75% houses and 25% flats	6	£490,346	654,600	628,019	601,736	575,753	550,067	524,682	499,593	474,805	450,313	426,122	402,228	30%
6	TRDC-6 - 8 units, 25 DPH, 100% houses and 0% flats	8	£1,961,382	1,030,182	993,085	956,389	920,091	884,194	848,696	813,598	778,899	744,600	710,701	677,201	0%
7	TRDC-7 - 8 units, 130 DPH, 0% houses and 100% flats	8	£377,189	355,691	326,161	297,015	268,254	239,877	211,885	184,277	157,053	130,214	103,760	77,689	0%
8	TRDC-8 - 9 units, 112 DPH, 0% houses and 100% flats	9	£492,535	400,152	366,931	334,143	301,785	269,862	238,370	207,311	176,685	146,491	116,729	87,400	0%
9	TRDC-9 - 10 units, 25 DPH, 100% houses and 0% flats	10	£2,451,728	1,244,777	1,198,407	1,152,535	1,107,164	1,062,293	1,017,920	974,047	930,675	887,801	845,426	803,553	0%
10	TRDC-10 - 10 units, 90 DPH, 50% houses and 50% flats	10	£681,035	858,271	814,990	772,220	729,958	688,207	646,965	606,232	566,010	526,298	487,095	448,403	20%
11	TRDC-11 - 20 units, 35 DPH, 100% houses and 0% flats	20	£3,502,468	2,295,008	2,212,717	2,131,303	2,050,766	1,971,106	1,891,452	1,812,392	1,734,226	1,656,952	1,580,571	1,505,085	0%
12	TRDC-12 - 20 units, 50 DPH, 80% houses and 20% flats	20	£2,451,728	2,252,082	2,157,072	2,063,126	1,970,246	1,878,431	1,787,681	1,697,996	1,609,376	1,521,821	1,435,331	1,349,906	0%
13	TRDC-13 - 30 units, 25 DPH, 100% houses and 0% flats	30	£7,355,183	3,673,181	3,532,158	3,392,665	3,254,704	3,118,274	2,983,375	2,850,006	2,718,168	2,587,860	2,459,084	2,331,838	0%
14	TRDC-14 - 30 units, 50 DPH, 80% houses and 20% flats	30	£3,677,592	3,231,218	3,094,926	2,960,162	2,826,925	2,695,215	2,565,033	2,436,378	2,309,251	2,183,651	2,059,579	1,937,034	0%
15	TRDC-15 - 40 units, 50 DPH, 80% houses and 20% flats	40	£4,903,455	3,602,853	3,463,715	3,326,098	3,190,005	3,055,435	2,922,388	2,790,863	2,660,861	2,532,382	2,405,427	2,279,994	0%
16	TRDC-16 - 40 units, 80 DPH, 50% houses and 50% flats	40	£3,064,660	3,366,532	3,196,429	3,028,330	2,862,235	2,698,145	2,536,059	2,375,977	2,217,899	2,061,825	1,907,756	1,755,691	0%
17	TRDC-17 - 50 units, 35 DPH, 100% houses and 0% flats	50	£3,944,275	6,119,080	5,885,507	5,654,443	5,424,507	5,197,124	4,972,291	4,750,010	4,530,280	4,313,100	4,098,473	3,886,396	5%
18	TRDC-18 - 50 units, 80 DPH, 50% houses and 50% flats	50	£1,725,620	4,208,165	3,995,536	3,785,412	3,577,794	3,372,681	3,170,073	2,969,971	2,772,373	2,577,281	2,384,694	2,194,614	0%
19	TRDC-19 - 60 units, 100 DPH, 0% houses and 100% flats	60	£1,656,595	2,542,468	2,317,040	2,094,540	1,874,968	1,658,324	1,444,609	1,233,824	1,025,965	821,036	619,035	419,962	0%
20	TRDC-20 - 60 units, 35 DPH, 100% houses and 0% flats	60	£4,733,130	7,342,897	7,062,608	6,785,332	6,509,410	6,236,549	5,966,750	5,700,011	5,436,335	5,175,721	4,918,168	4,663,676	0%
21	TRDC-21 - 70 units, 50 DPH, 80% houses and 20% flats	70	£3,865,389	7,526,592	7,210,675	6,898,294	6,589,449	6,284,139	5,982,365	5,684,127	5,388,253	5,095,186	4,805,684	4,519,746	0%
22	TRDC-22 - 70 units, 35 DPH, 100% houses and 0% flats	70	£5,521,985	8,379,317	8,059,837	7,743,817	7,431,256	7,122,157	6,816,517	6,514,338	6,215,619	5,920,360	5,628,562	5,340,224	0%
23	TRDC-23 - 80 units, 50 DPH, 100% houses and 0% flats	80	£4,417,588	9,576,363	9,211,242	8,850,076	8,492,864	8,139,607	7,790,305	7,444,958	7,103,564	6,766,126	6,432,643	6,103,113	0%
24	TRDC-24 - 80 units, 80 DPH, 55% houses and 45% flats	80	£2,760,992	6,882,403	6,546,637	6,214,792	5,886,867	5,562,862	5,242,776	4,926,611	4,614,366	4,306,040	4,001,635	3,701,150	0%
25	TRDC-25 - 95 units, 28 DPH, 100% houses and 0% flats	95	£9,367,653	11,371,931	10,938,350	10,509,465	10,085,276	9,665,784	9,250,987	8,840,887	8,435,483	8,034,775	7,638,762	7,247,447	0%
26	TRDC-26 - 100 units, 15 DPH, 100% houses and 0% flats	100	£18,406,616	11,970,454	11,514,053	11,062,595	10,616,080	10,174,509	9,737,882	9,306,197	8,879,456	8,457,658	8,040,803	7,628,892	0%
27	TRDC-27 - 100 units, 35 DPH, 95% houses and 5% flats	100	£7,888,550	11,610,333	11,157,709	10,710,026	10,267,285	9,829,485	9,396,626	8,968,710	8,545,734	8,127,701	7,714,610	7,306,459	0%
28	TRDC-28 - 130 units, 35.14 DPH, 95% houses and 5% flats	130	£10,214,258	14,803,683	14,231,300	13,665,152	13,101,188	12,543,291	11,991,690	11,446,383	10,907,371	10,374,655	9,848,233	9,328,107	0%
29	TRDC-29 - 145 units, 24.83 DPH, 100% houses and 0% flats	145	£16,123,395	17,030,786	16,386,766	15,745,074	15,110,407	14,482,763	13,862,143	13,248,548	12,641,976	12,042,429	11,449,905	10,864,405	0%
30	TRDC-30 - 165 units, 70.87 DPH, 60% houses and 40% flats	165	£6,428,161	14,140,172	13,481,317	12,830,063	12,186,409	11,550,356	10,921,904	10,299,154	9,681,504	9,071,520	8,469,203	7,874,553	0%
31	TRDC-31 - 250 units, 35.07 DPH, 90% houses and 10% flats	250	£19,682,011	23,678,430	22,687,470	21,707,317	20,737,971	19,779,432	18,831,698	17,894,773	16,968,654	16,048,857	15,132,316	14,226,761	0%
32	TRDC-32 - 400 units, 15.69 DPH, 100% houses and 0% flats	400	£70,388,590	36,717,283	35,210,181	33,719,378	32,244,874	30,786,667	29,344,761	27,919,153	26,504,318	25,104,509	23,721,103	22,354,100	0%
33	TRDC-33 - 500 units, 20 DPH, 100% houses and 0% flats	500	£69,024,811	37,394,250	35,564,755	33,755,019	31,965,045	30,194,832	28,444,378	26,713,685	25,002,752	23,311,579	21,640,167	19,988,515	0%
34	TRDC-34 - 750 units, 20 DPH, 100% houses and 0% flats	750	£103,537,217	52,727,698	50,125,878	47,552,194	45,006,644	42,489,229	39,999,950	37,538,804	35,105,794	32,700,918	30,324,177	27,975,572	0%
35	TRDC-35 - 1000 units, 20 DPH, 100% houses and 0% flats	1,000	£138,049,623	62,692,535	59,632,802	56,605,810	53,611,558	50,650,047	47,719,918	44,819,074	41,951,076	39,115,925	36,313,621	33,544,165	0%
36	TRDC-36 - 1250 units, 20 DPH, 100% houses and 0% flats	1,250	£172,562,028	75,958,031	72,186,040	68,454,724	64,764,083	61,114,116	57,504,824	53,936,206	50,408,264	46,920,997	43,474,403	40,068,485	0%
37	TRDC-37 - 1500 units, 20 DPH, 100% houses and 0% flats	1,500	£207,074,434	87,512,480	83,133,965	78,799,995	74,507,996	70,263,536	66,066,613	61,917,227	57,815,380	53,761,070	49,748,310	45,777,909	0%
38	TRDC-CARE1 (75 rooms)	-	£2,760,992	1,089,918	1,089,918	1,089,918	1,089,918	1,089,918	1,089,918	1,089,918	1,089,918	1,089,918	1,089,918	1,089,918	0%
39	TRDC-CARE2 (40 rooms)	-	£911,128	640,621	640,621	640,621	640,621	640,621	640,621	640,621	640,621	640,621	640,621	640,621	0%
40	TRDC-OFF1	-	£1,380,496	-3,174,667	-3,174,667	-3,174,667	-3,174,667	-3,174,667	-3,174,667	-3,174,667	-3,174,667	-3,174,667	-3,174,667	-3,174,667	0%
41	TRDC-OFF2	-	£1,380,496	-4,409,479	-4,409,479	-4,409,479	-4,409,479	-4,409,479	-4,409,479	-4,409,479	-4,409,479	-4,409,479	-4,409,479	-4,409,479	0%
42	TRDC-RET1	-	£2,760,992	2,269,450	2,269,450	2,269,450	2,269,450	2,269,450	2,269,450	2,269,450	2,269,450	2,269,450	2,269,450	2,269,450	0%
43	TRDC-RET2	-	£1,380,496	5,627,334	5,627,334	5,627,334	5,627,334	5,627,334	5,627,334	5,627,334	5,627,334	5,627,334	5,627,334	5,627,334	50%
44	TRDC-RET3	-	£690,248	2,460,037	2,460,037	2,460,037	2,460,037	2,460,037	2,460,037	2,460,037	2,460,037	2,460,037	2,460,037	2,460,037	50%
45	TRDC-IND1	-	£2,760,992	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	50%
46	TRDC-IND2	-	£2,760,992	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	50%
47	TRDC-IND3	-	£2,760,992	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	50%

BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL) **£2,760,992**

				Residual land values										
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	Max AH
1	TRDC-1 - 5 units, 25 DPH, 100% houses and 0% flats	5	£552,198	643,864	620,678	597,743	575,057	552,621	530,435	508,498	486,812	465,376	444,188	423,251	20%
2	TRDC-2 - 5 units, 50 DPH, 100% houses and 0% flats	5	£276,099	643,864	620,678	597,743	575,057	552,621	530,435	508,498	486,812	465,376	444,188	423,251	50%
3	TRDC-3 - 5 units, 85 DPH, 50% houses and 50% flats	5	£162,411	442,453	421,435	400,664	380,140	359,863	339,833	320,050	300,514	281,224	262,183	243,387	50%
4	TRDC-4 - 6 units, 30 DPH, 100% houses and 0% flats	6	£552,198	772,636	744,813	717,291	690,069	663,145	636,521	610,198	584,175	558,451	533,026	507,901	40%
5	TRDC-5 - 6 units, 75 DPH, 75% houses and 25% flats	6	£220,879	654,600	628,019	601,736	575,753	550,067	524,682	499,593	474,805	450,313	426,122	402,228	50%
6	TRDC-6 - 8 units, 25 DPH, 100% houses and 0% flats	8	£883,518	1,030,182	993,085	956,389	920,091	884,194	848,696	813,598	778,899	744,600	710,701	677,201	20%
7	TRDC-7 - 8 units, 130 DPH, 0% houses and 100% flats	8	£169,907	355,691	326,161	297,015	268,254	239,877	211,885	184,277	157,053	130,214	103,760	77,689	30%
8	TRDC-8 - 9 units, 112 DPH, 0% houses and 100% flats	9	£221,865	400,152	366,931	334,143	301,785	269,862	238,370	207,311	176,685	146,491	116,729	87,400	25%
9	TRDC-9 - 10 units, 25 DPH, 100% houses and 0% flats	10	£1,104,397	1,244,777	1,198,407	1,152,535	1,107,164	1,062,293	1,017,920	974,047	930,675	887,801	845,426	803,553	15%
10	TRDC-10 - 10 units, 90 DPH, 50% houses and 50% flats	10	£306,777	858,271	814,990	772,220	729,958	688,207	646,965	606,232	566,010	526,298	487,095	448,403	50%
11	TRDC-11 - 20 units, 35 DPH, 100% houses and 0% flats	20	£1,577,710	2,295,008	2,212,717	2,131,303	2,050,766	1,971,106	1,891,452	1,812,392	1,734,226	1,656,952	1,580,571	1,505,085	45%
12	TRDC-12 - 20 units, 50 DPH, 80% houses and 20% flats	20	£1,104,397	2,252,082	2,157,072	2,063,126	1,970,246	1,878,431	1,787,681	1,697,996	1,609,376	1,521,821	1,435,331	1,349,906	50%
13	TRDC-13 - 30 units, 25 DPH, 100% houses and 0% flats	30	£3,313,191	3,673,181	3,532,158	3,392,665	3,254,704	3,118,274	2,983,375	2,850,006	2,718,168	2,587,860	2,459,084	2,331,838	10%
14	TRDC-14 - 30 units, 50 DPH, 80% houses and 20% flats	30	£1,656,595	3,231,218	3,094,926	2,960,162	2,826,925	2,695,215	2,565,033	2,436,378	2,309,251	2,183,651	2,059,579	1,937,034	50%
15	TRDC-15 - 40 units, 50 DPH, 80% houses and 20% flats	40	£2,208,794	3,602,853	3,463,715	3,326,098	3,190,005	3,055,435	2,922,388	2,790,863	2,660,861	2,532,382	2,405,427	2,279,994	50%
16	TRDC-16 - 40 units, 80 DPH, 50% houses and 50% flats	40	£1,380,496	3,366,532	3,196,429	3,028,330	2,862,235	2,698,145	2,536,059	2,375,977	2,217,899	2,061,825	1,907,756	1,755,691	50%
17	TRDC-17 - 50 units, 35 DPH, 100% houses and 0% flats	50	£3,944,275	6,119,080	5,885,507	5,654,443	5,424,507	5,197,124	4,972,291	4,750,010	4,530,280	4,313,100	4,098,473	3,886,396	45%
18	TRDC-18 - 50 units, 80 DPH, 50% houses and 50% flats	50	£1,725,620	4,208,165	3,995,536	3,785,412	3,577,794	3,372,681	3,170,073	2,969,971	2,772,373	2,577,281	2,384,694	2,194,614	50%
19	TRDC-19 - 60 units, 100 DPH, 0% houses and 100% flats	60	£1,656,595	2,542,468	2,317,040	2,094,540	1,874,968	1,658,324	1,444,609	1,233,824	1,025,965	821,036	619,035	419,962	50%
20	TRDC-20 - 60 units, 35 DPH, 100% houses and 0% flats	60	£4,733,130	7,342,897	7,062,608	6,785,332	6,509,410	6,236,549	5,966,750	5,700,011	5,436,335	5,175,721	4,918,168	4,663,676	45%
21	TRDC-21 - 70 units, 50 DPH, 80% houses and 20% flats	70	£3,865,389	7,526,592	7,210,675	6,898,294	6,589,449	6,284,139	5,982,365	5,684,127	5,388,253	5,095,186	4,805,684	4,519,746	50%
22	TRDC-22 - 70 units, 35 DPH, 100% houses and 0% flats	70	£5,521,985	8,379,317	8,059,837	7,743,817	7,431,256	7,122,157	6,816,517	6,514,338	6,215,619	5,920,360	5,628,562	5,340,224	45%
23	TRDC-23 - 80 units, 50 DPH, 100% houses and 0% flats	80	£4,417,588	9,576,363	9,211,242	8,850,076	8,492,864	8,139,607	7,790,305	7,444,958	7,103,564	6,766,126	6,432,643	6,103,113	50%
24	TRDC-24 - 80 units, 80 DPH, 55% houses and 45% flats	80	£2,760,992	6,882,403	6,546,637	6,214,792	5,886,867	5,562,862	5,242,776	4,926,611	4,614,366	4,306,040	4,001,635	3,701,150	50%
25	TRDC-25 - 95 units, 28 DPH, 100% houses and 0% flats	95	£9,367,653	11,371,931	10,938,350	10,509,465	10,085,276	9,665,784	9,250,987	8,840,887	8,435,483	8,034,775	7,638,762	7,247,447	20%
26	TRDC-26 - 100 units, 15 DPH, 100% houses and 0% flats	100	£18,406,616	11,970,454	11,514,053	11,062,595	10,616,080	10,174,509	9,737,882	9,306,197	8,879,456	8,457,658	8,040,803	7,628,892	0%
27	TRDC-27 - 100 units, 35 DPH, 95% houses and 5% flats	100	£7,888,550	11,610,333	11,157,709	10,710,026	10,267,285	9,829,485	9,396,626	8,968,710	8,545,734	8,127,701	7,714,610	7,306,459	40%
28	TRDC-28 - 130 units, 35.14 DPH, 95% houses and 5% flats	130	£10,214,258	14,803,683	14,231,300	13,665,152	13,101,188	12,543,291	11,991,690	11,446,383	10,907,371	10,374,655	9,848,233	9,328,107	40%
29	TRDC-29 - 145 units, 24.83 DPH, 100% houses and 0% flats	145	£16,123,395	17,030,786	16,386,766	15,745,074	15,110,407	14,482,763	13,862,143	13,248,548	12,641,976	12,042,429	11,449,905	10,864,405	5%
30	TRDC-30 - 165 units, 70.87 DPH, 60% houses and 40% flats	165	£6,428,161	14,140,172	13,481,317	12,830,063	12,186,409	11,550,356	10,921,904	10,299,154	9,681,504	9,071,520	8,469,203	7,874,553	50%
31	TRDC-31 - 250 units, 35.07 DPH, 90% houses and 10% flats	250	£19,682,011	23,678,430	22,687,470	21,707,317	20,737,971	19,779,432	18,831,698	17,894,773	16,968,654	16,048,857	15,132,316	14,226,761	20%
32	TRDC-32 - 400 units, 15.69 DPH, 100% houses and 0% flats	400	£70,388,590	36,717,283	35,210,181	33,719,378	32,244,874	30,786,667	29,344,761	27,919,153	26,504,318	25,104,509	23,721,103	22,354,100	0%
33	TRDC-33 - 500 units, 20 DPH, 100% houses and 0% flats	500	£69,024,811	37,394,250	35,564,755	33,755,019	31,965,045	30,194,832	28,444,378	26,713,685	25,002,752	23,311,579	21,640,167	19,988,515	0%
34	TRDC-34 - 750 units, 20 DPH, 100% houses and 0% flats	750	£103,537,217	52,727,698	50,125,878	47,552,194	45,006,644	42,489,229	39,999,950	37,538,804	35,105,794	32,700,918	30,324,177	27,975,572	0%
35	TRDC-35 - 1000 units, 20 DPH, 100% houses and 0% flats	1,000	£138,049,623	62,692,535	59,632,802	56,605,810	53,611,558	50,650,047	47,719,918	44,819,074	41,951,076	39,115,925	36,313,621	33,544,165	0%
36	TRDC-36 - 1250 units, 20 DPH, 100% houses and 0% flats	1,250	£172,562,028	75,958,031	72,186,040	68,454,724	64,764,083	61,114,116	57,504,824	53,936,206	50,408,264	46,920,997	43,474,403	40,068,485	0%
37	TRDC-37 - 1500 units, 20 DPH, 100% houses and 0% flats	1,500	£207,074,434	87,512,480	83,133,965	78,799,995	74,507,996	70,263,536	66,066,613	61,917,227	57,815,380	53,761,070	49,748,310	45,777,909	0%
38	TRDC-CARE1 (75 rooms)	-	£2,760,992	1,089,918	1,089,918	1,089,918	1,089,918	1,089,918	1,089,918	1,089,918	1,089,918	1,089,918	1,089,918	1,089,918	0%
39	TRDC-CARE2 (40 rooms)	-	£911,128	640,621	640,621	640,621	640,621	640,621	640,621	640,621	640,621	640,621	640,621	640,621	0%
40	TRDC-OFF1	-	£1,380,496	-3,174,667	-3,174,667	-3,174,667	-3,174,667	-3,174,667	-3,174,667	-3,174,667	-3,174,667	-3,174,667	-3,174,667	-3,174,667	0%
41	TRDC-OFF2	-	£1,380,496	-4,409,479	-4,409,479	-4,409,479	-4,409,479	-4,409,479	-4,409,479	-4,409,479	-4,409,479	-4,409,479	-4,409,479	-4,409,479	0%
42	TRDC-RET1	-	£2,760,992	2,269,450	2,269,450	2,269,450	2,269,450	2,269,450	2,269,450	2,269,450	2,269,450	2,269,450	2,269,450	2,269,450	50%
43	TRDC-RET2	-	£1,380,496	5,627,334	5,627,334	5,627,334	5,627,334	5,627,334	5,627,334	5,627,334	5,627,334	5,627,334	5,627,334	5,627,334	50%
44	TRDC-RET3	-	£690,248	2,460,037	2,460,037	2,460,037	2,460,037	2,460,037	2,460,037	2,460,037	2,460,037	2,460,037	2,460,037	2,460,037	50%
45	TRDC-IND1	-	£2,760,992	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	50%
46	TRDC-IND2	-	£2,760,992	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	50%
47	TRDC-IND3	-	£2,760,992	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	50%

BENCHMARK LAND VALUE 3 (GREENFIELD - UPPER END OF RANGE) **£374,000** PER HA

				Residual land values										
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	Max AH
1	TRDC-1 - 5 units, 25 DPH, 100% houses and 0% flats	5	£74,800	643,864	620,678	597,743	575,057	552,621	530,435	508,498	486,812	465,376	444,188	423,251	50%
2	TRDC-2 - 5 units, 50 DPH, 100% houses and 0% flats	5	£37,400	643,864	620,678	597,743	575,057	552,621	530,435	508,498	486,812	465,376	444,188	423,251	50%
3	TRDC-3 - 5 units, 85 DPH, 50% houses and 50% flats	5	£22,000	442,453	421,435	400,664	380,140	359,863	339,833	320,050	300,514	281,224	262,183	243,387	50%
4	TRDC-4 - 6 units, 30 DPH, 100% houses and 0% flats	6	£74,800	772,636	744,813	717,291	690,069	663,145	636,521	610,198	584,175	558,451	533,026	507,901	50%
5	TRDC-5 - 6 units, 75 DPH, 75% houses and 25% flats	6	£29,920	654,600	628,019	601,736	575,753	550,067	524,682	499,593	474,805	450,313	426,122	402,228	50%
6	TRDC-6 - 8 units, 25 DPH, 100% houses and 0% flats	8	£119,680	1,030,182	993,085	956,389	920,091	884,194	848,696	813,598	778,899	744,600	710,701	677,201	50%
7	TRDC-7 - 8 units, 130 DPH, 0% houses and 100% flats	8	£23,015	355,691	326,161	297,015	268,254	239,877	211,885	184,277	157,053	130,214	103,760	77,689	50%
8	TRDC-8 - 9 units, 112 DPH, 0% houses and 100% flats	9	£30,054	400,152	366,931	334,143	301,785	269,862	238,370	207,311	176,685	146,491	116,729	87,400	50%
9	TRDC-9 - 10 units, 25 DPH, 100% houses and 0% flats	10	£149,600	1,244,777	1,198,407	1,152,535	1,107,164	1,062,293	1,017,920	974,047	930,675	887,801	845,426	803,553	50%
10	TRDC-10 - 10 units, 90 DPH, 50% houses and 50% flats	10	£41,556	858,271	814,990	772,220	729,958	688,207	646,965	606,232	566,010	526,298	487,095	448,403	50%
11	TRDC-11 - 20 units, 35 DPH, 100% houses and 0% flats	20	£213,714	2,295,008	2,212,717	2,131,303	2,050,766	1,971,106	1,891,452	1,812,392	1,734,226	1,656,952	1,580,571	1,505,085	50%
12	TRDC-12 - 20 units, 50 DPH, 80% houses and 20% flats	20	£149,600	2,252,082	2,157,072	2,063,126	1,970,246	1,878,431	1,787,681	1,697,996	1,609,376	1,521,821	1,435,331	1,349,906	50%
13	TRDC-13 - 30 units, 25 DPH, 100% houses and 0% flats	30	£448,800	3,673,181	3,532,158	3,392,665	3,254,704	3,118,274	2,983,375	2,850,006	2,718,168	2,587,860	2,459,084	2,331,838	50%
14	TRDC-14 - 30 units, 50 DPH, 80% houses and 20% flats	30	£224,400	3,231,218	3,094,926	2,960,162	2,826,925	2,695,215	2,565,033	2,436,378	2,309,251	2,183,651	2,059,579	1,937,034	50%
15	TRDC-15 - 40 units, 50 DPH, 80% houses and 20% flats	40	£299,200	3,602,853	3,463,715	3,326,098	3,190,005	3,055,435	2,922,388	2,790,863	2,660,861	2,532,382	2,405,427	2,279,994	50%
16	TRDC-16 - 40 units, 80 DPH, 50% houses and 50% flats	40	£187,000	3,366,532	3,196,429	3,028,330	2,862,235	2,698,145	2,536,059	2,375,977	2,217,899	2,061,825	1,907,756	1,755,691	50%
17	TRDC-17 - 50 units, 35 DPH, 100% houses and 0% flats	50	£534,286	6,119,080	5,885,507	5,654,443	5,424,507	5,197,124	4,972,291	4,750,010	4,530,280	4,313,100	4,098,473	3,886,396	50%
18	TRDC-18 - 50 units, 80 DPH, 50% houses and 50% flats	50	£233,750	4,208,165	3,995,536	3,785,412	3,577,794	3,372,681	3,170,073	2,969,971	2,772,373	2,577,281	2,384,694	2,194,614	50%
19	TRDC-19 - 60 units, 100 DPH, 0% houses and 100% flats	60	£224,400	2,542,468	2,317,040	2,094,540	1,874,968	1,658,324	1,444,609	1,233,824	1,025,965	821,036	619,035	419,962	50%
20	TRDC-20 - 60 units, 35 DPH, 100% houses and 0% flats	60	£641,143	7,342,897	7,062,608	6,785,332	6,509,410	6,236,549	5,966,750	5,700,011	5,436,335	5,175,721	4,918,168	4,663,676	50%
21	TRDC-21 - 70 units, 50 DPH, 80% houses and 20% flats	70	£523,600	7,526,592	7,210,675	6,898,294	6,589,449	6,284,139	5,982,365	5,684,127	5,388,253	5,095,186	4,805,684	4,519,746	50%
22	TRDC-22 - 70 units, 35 DPH, 100% houses and 0% flats	70	£748,000	8,379,317	8,059,837	7,743,817	7,431,256	7,122,157	6,816,517	6,514,338	6,215,619	5,920,360	5,628,562	5,340,224	50%
23	TRDC-23 - 80 units, 50 DPH, 100% houses and 0% flats	80	£598,400

THREE RIVERS DISTRICT COUNCIL Sales value £5,850 psm AH tenure Rented 70% Intermediate: SO 30%

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES/RETAIL) **£6,129,319** PER HA Type of rent: 50% Soc Rent 50% Aff Rent FH 0%

								Residual land values							
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	Max AH
1	TRDC-1 - 5 units, 25 DPH, 100% houses and 0% flats	5	£1,225,864	723,020	696,321	669,910	643,789	617,959	592,417	567,166	542,204	517,531	493,148	469,055	0%
2	TRDC-2 - 5 units, 50 DPH, 100% houses and 0% flats	5	£612,932	723,020	696,321	669,910	643,789	617,959	592,417	567,166	542,204	517,531	493,148	469,055	20%
3	TRDC-3 - 5 units, 85 DPH, 50% houses and 50% flats	5	£360,548	518,783	494,356	470,215	446,362	422,796	399,517	376,524	353,819	331,401	309,269	287,425	30%
4	TRDC-4 - 6 units, 30 DPH, 100% houses and 0% flats	6	£1,225,864	867,624	835,585	803,892	772,548	741,550	710,901	680,599	650,644	621,037	591,778	562,866	0%
5	TRDC-5 - 6 units, 75 DPH, 75% houses and 25% flats	6	£490,346	747,968	717,229	686,836	656,790	627,091	597,738	568,732	540,073	511,759	483,794	456,174	40%
6	TRDC-6 - 8 units, 25 DPH, 100% houses and 0% flats	8	£1,961,382	1,156,832	1,114,113	1,071,856	1,030,063	988,734	947,868	907,465	867,526	828,050	789,038	750,488	0%
7	TRDC-7 - 8 units, 130 DPH, 0% houses and 100% flats	8	£377,189	472,490	437,714	403,386	369,506	336,074	303,090	270,553	238,465	206,825	175,633	144,889	10%
8	TRDC-8 - 9 units, 112 DPH, 0% houses and 100% flats	9	£492,535	531,551	492,429	453,809	415,694	378,084	340,976	304,373	268,273	232,678	197,587	162,999	0%
9	TRDC-9 - 10 units, 25 DPH, 100% houses and 0% flats	10	£2,451,728	1,403,091	1,349,691	1,296,871	1,244,629	1,192,967	1,141,885	1,091,382	1,041,458	992,113	943,347	895,161	0%
10	TRDC-10 - 10 units, 90 DPH, 50% houses and 50% flats	10	£681,035	1,008,491	958,476	909,051	860,215	811,967	764,308	717,238	670,757	624,865	579,562	534,848	30%
11	TRDC-11 - 20 units, 35 DPH, 100% houses and 0% flats	20	£3,502,468	2,599,494	2,503,769	2,409,073	2,314,379	2,220,649	2,127,964	2,036,324	1,945,728	1,856,176	1,767,668	1,680,206	0%
12	TRDC-12 - 20 units, 50 DPH, 80% houses and 20% flats	20	£2,451,728	2,559,434	2,450,696	2,343,180	2,236,888	2,131,819	2,027,972	1,925,349	1,823,949	1,723,772	1,624,818	1,527,088	0%
13	TRDC-13 - 30 units, 25 DPH, 100% houses and 0% flats	30	£7,355,183	4,125,699	3,964,479	3,805,019	3,647,318	3,491,376	3,337,196	3,184,774	3,034,113	2,885,212	2,738,072	2,592,690	0%
14	TRDC-14 - 30 units, 50 DPH, 80% houses and 20% flats	30	£3,677,592	3,677,621	3,521,354	3,366,846	3,214,095	3,063,101	2,913,864	2,766,386	2,620,665	2,476,701	2,334,494	2,194,045	0%
15	TRDC-15 - 40 units, 50 DPH, 80% houses and 20% flats	40	£4,903,455	4,173,476	4,009,233	3,846,801	3,686,180	3,527,370	3,370,372	3,215,184	3,061,807	2,910,242	2,760,488	2,612,544	0%
16	TRDC-16 - 40 units, 80 DPH, 50% houses and 50% flats	40	£3,064,660	3,951,956	3,755,594	3,561,544	3,369,806	3,180,382	2,993,271	2,808,472	2,625,986	2,445,813	2,267,953	2,092,406	20%
17	TRDC-17 - 50 units, 35 DPH, 100% houses and 0% flats	50	£8,756,170	6,876,166	6,607,465	6,341,697	6,078,862	5,818,961	5,561,992	5,307,957	5,056,856	4,808,688	4,563,452	4,321,150	0%
18	TRDC-18 - 50 units, 80 DPH, 50% houses and 50% flats	50	£3,830,825	4,939,946	4,694,491	4,451,929	4,212,258	3,975,478	3,741,589	3,510,590	3,282,483	3,057,267	2,834,942	2,615,507	20%
19	TRDC-19 - 60 units, 100 DPH, 0% houses and 100% flats	60	£3,677,592	3,382,286	3,118,979	2,859,061	2,602,530	2,349,386	2,099,630	1,853,261	1,610,281	1,370,688	1,134,483	901,664	0%
20	TRDC-20 - 60 units, 35 DPH, 100% houses and 0% flats	60	£10,507,404	8,251,400	7,928,958	7,610,036	7,294,634	6,982,753	6,674,391	6,369,549	6,068,227	5,770,425	5,476,142	5,185,380	0%
21	TRDC-21 - 70 units, 50 DPH, 80% houses and 20% flats	70	£8,581,047	8,574,658	8,211,895	7,853,206	7,498,593	7,147,236	6,799,018	6,454,901	6,114,885	5,778,969	5,447,153	5,119,439	0%
22	TRDC-22 - 70 units, 35 DPH, 100% houses and 0% flats	70	£12,258,639	9,423,145	9,057,142	8,695,126	8,337,098	7,983,058	7,633,006	7,286,943	6,944,867	6,606,779	6,272,680	5,941,214	0%
23	TRDC-23 - 80 units, 50 DPH, 100% houses and 0% flats	80	£9,806,911	10,769,309	10,351,018	9,937,286	9,528,112	9,123,494	8,723,435	8,327,934	7,936,991	7,550,605	7,168,777	6,789,959	10%
24	TRDC-24 - 80 units, 80 DPH, 55% houses and 45% flats	80	£6,129,319	8,037,355	7,649,835	7,266,839	6,888,371	6,514,428	6,145,012	5,780,122	5,419,759	5,063,921	4,712,610	4,365,824	25%
25	TRDC-25 - 95 units, 28 DPH, 100% houses and 0% flats	95	£20,795,905	12,788,555	12,291,835	11,800,527	11,314,632	10,834,150	10,359,079	9,889,422	9,425,176	8,966,343	8,512,923	8,063,077	0%
26	TRDC-26 - 100 units, 15 DPH, 100% houses and 0% flats	100	£40,862,128	13,461,637	12,938,773	12,421,607	11,910,139	11,404,369	10,904,295	10,409,918	9,921,239	9,438,257	8,960,971	8,487,449	0%
27	TRDC-27 - 100 units, 35 DPH, 95% houses and 5% flats	100	£17,512,341	13,096,619	12,577,710	12,064,497	11,556,980	11,055,159	10,559,035	10,068,608	9,583,876	9,104,841	8,631,503	8,163,860	0%
28	TRDC-28 - 130 units, 35.14 DPH, 95% houses and 5% flats	130	£22,675,342	16,712,165	16,050,689	15,396,473	14,749,516	14,109,819	13,477,382	12,852,204	12,234,284	11,623,624	11,020,224	10,424,084	0%
29	TRDC-29 - 145 units, 24.83 DPH, 100% houses and 0% flats	145	£35,793,447	19,161,151	18,417,718	17,682,383	16,955,147	16,236,008	15,524,969	14,822,028	14,127,185	13,440,441	12,761,796	12,091,248	0%
30	TRDC-30 - 165 units, 70.87 DPH, 60% houses and 40% flats	165	£14,270,321	16,488,330	15,724,653	14,966,050	14,216,178	13,475,186	12,743,074	12,019,841	11,305,487	10,600,013	9,903,420	9,215,705	10%
31	TRDC-31 - 250 units, 35.07 DPH, 90% houses and 10% flats	250	£43,693,465	27,215,963	26,068,133	24,932,900	23,810,266	22,700,229	21,602,790	20,512,048	19,428,513	18,357,741	17,299,732	16,254,485	0%
32	TRDC-32 - 400 units, 15.69 DPH, 100% houses and 0% flats	400	£156,260,529	41,697,315	39,968,421	38,258,342	36,563,747	34,885,152	33,225,465	31,584,685	29,962,811	28,359,844	26,775,784	25,210,308	0%
33	TRDC-33 - 500 units, 20 DPH, 100% houses and 0% flats	500	£153,232,981	43,479,726	41,377,830	39,298,805	37,242,653	35,209,374	33,198,968	31,211,433	29,246,772	27,304,984	25,386,068	23,490,025	0%
34	TRDC-34 - 750 units, 20 DPH, 100% houses and 0% flats	750	£229,849,472	61,280,103	58,297,649	55,347,675	52,430,180	49,545,166	46,692,631	43,872,577	41,085,002	38,329,907	35,607,292	32,917,157	0%
35	TRDC-35 - 1000 units, 20 DPH, 100% houses and 0% flats	1,000	£306,465,963	73,574,390	70,028,379	66,520,664	63,051,246	59,620,126	56,227,302	52,870,760	49,549,631	46,266,907	43,022,588	39,816,675	0%
36	TRDC-36 - 1250 units, 20 DPH, 100% houses and 0% flats	1,250	£383,082,454	88,600,423	84,268,018	79,982,682	75,744,415	71,553,219	67,409,092	63,312,034	59,262,045	55,259,126	51,303,276	47,394,496	0%
37	TRDC-37 - 1500 units, 20 DPH, 100% houses and 0% flats	1,500	£459,698,944	101,651,703	96,650,087	91,694,957	86,794,269	81,948,219	77,156,807	72,420,033	67,737,896	63,110,398	58,532,156	54,002,664	0%
38	TRDC-CARE1 (75 rooms)	-	£6,129,319	1,089,918	1,089,918	1,089,918	1,089,918	1,089,918	1,089,918	1,089,918	1,089,918	1,089,918	1,089,918	1,089,918	0%
39	TRDC-CARE2 (40 rooms)	-	£2,022,675	640,621	640,621	640,621	640,621	640,621	640,621	640,621	640,621	640,621	640,621	640,621	0%
40	TRDC-OFF1	-	£3,064,660	- 3,174,667	- 3,174,667	- 3,174,667	- 3,174,667	- 3,174,667	- 3,174,667	- 3,174,667	- 3,174,667	- 3,174,667	- 3,174,667	- 3,174,667	0%
41	TRDC-OFF2	-	£3,064,660	- 4,409,479	- 4,409,479	- 4,409,479	- 4,409,479	- 4,409,479	- 4,409,479	- 4,409,479	- 4,409,479	- 4,409,479	- 4,409,479	- 4,409,479	0%
42	TRDC-RET1	-	£6,129,319	2,269,450	2,269,450	2,269,450	2,269,450	2,269,450	2,269,450	2,269,450	2,269,450	2,269,450	2,269,450	2,269,450	0%
43	TRDC-RET2	-	£3,064,660	5,627,334	5,627,334	5,627,334	5,627,334	5,627,334	5,627,334	5,627,334	5,627,334	5,627,334	5,627,334	5,627,334	50%
44	TRDC-RET3	-	£1,532,330	2,460,037	2,460,037	2,460,037	2,460,037	2,460,037	2,460,037	2,460,037	2,460,037	2,460,037	2,460,037	2,460,037	50%
45	TRDC-IND1	-	£6,129,319	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	0%
46	TRDC-IND2	-	£6,129,319	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	0%
47	TRDC-IND3	-	£6,129,319	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	0%

BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL) **£2,760,992**

								Residual land values							
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	Max AH
1	TRDC-1 - 5 units, 25 DPH, 100% houses and 0% flats	5	£552,198	723,020	696,321	669,910	643,789	617,959	592,417	567,166	542,204	517,531	493,148	469,055	30%
2	TRDC-2 - 5 units, 50 DPH, 100% houses and 0% flats	5	£276,099	723,020	696,321	669,910	643,789	617,959	592,417	567,166	542,204	517,531	493,148	469,055	50%
3	TRDC-3 - 5 units, 85 DPH, 50% houses and 50% flats	5	£162,411	518,783	494,356	470,215	446,362	422,796	399,517	376,524	353,819	331,401	309,269	287,425	50%
4	TRDC-4 - 6 units, 30 DPH, 100% houses and 0% flats	6	£552,198	867,624	835,585	803,892	772,548	741,550	710,901	680,599	650,644	621,037	591,778	562,866	50%
5	TRDC-5 - 6 units, 75 DPH, 75% houses and 25% flats	6	£220,879	747,968	717,229	686,836	656,790	627,091	597,738	568,732	540,073	511,759	483,794	456,174	50%
6	TRDC-6 - 8 units, 25 DPH, 100% houses and 0% flats	8	£883,518	1,156,832	1,114,113	1,071,856	1,030,063	988,734	947,868	907,465	867,526	828,050	789,038	750,488	30%
7	TRDC-7 - 8 units, 130 DPH, 0% houses and 100% flats	8	£169,907	472,490	437,714	403,386	369,506	336,074	303,090	270,553	238,465	206,825	175,633	144,889	45%
8	TRDC-8 - 9 units, 112 DPH, 0% houses and 100% flats	9	£221,865	531,551	492,429	453,809	415,694	378,084	340,976	304,373	268,273	232,678	197,587	162,999	40%
9	TRDC-9 - 10 units, 25 DPH, 100% houses and 0% flats	10	£1,104,397	1,403,091	1,349,691	1,296,871	1,244,629	1,192,967	1,141,885	1,091,382	1,041,458	992,113	943,347	895,161	25%
10	TRDC-10 - 10 units, 90 DPH, 50% houses and 50% flats	10	£306,777	1,008,491	958,476	909,051	860,215	811,967	764,308	717,238	670,757	624,865	579,562	534,848	50%
11	TRDC-11 - 20 units, 35 DPH, 100% houses and 0% flats	20	£1,577,710	2,599,494	2,503,769	2,409,073	2,314,379	2,220,649	2,127,964	2,036,324	1,945,728	1,856,176	1,767,668	1,680,206	50%
12	TRDC-12 - 20 units, 50 DPH, 80% houses and 20% flats	20	£1,104,397	2,559,434	2,450,696	2,343,180	2,236,888	2,131,819	2,027,972	1,925,349	1,823,949	1,723,772	1,624,818	1,527,088	50%
13	TRDC-13 - 30 units, 25 DPH, 100% houses and 0% flats	30	£3,313,191	4,125,699	3,964,479	3,805,019	3,647,318	3,491,376	3,337,196	3,184,774	3,034,113	2,885,212	2,738,072	2,592,690	25%
14	TRDC-14 - 30 units, 50 DPH, 80% houses and 20% flats	30	£1,656,595	3,677,621	3,521,354	3,366,846	3,214,095	3,063,101	2,913,864	2,766,386	2,620,665	2,476,701	2,334,494	2,194,045	50%
15	TRDC-15 - 40 units, 50 DPH, 80% houses and 20% flats	40	£2,208,794	4,173,476	4,009,233	3,846,801	3,686,180	3,527,370	3,370,372	3,215,184	3,061,807	2,910,242	2,760,488	2,612,544	50%
16	TRDC-16 - 40 units, 80 DPH, 50% houses and 50% flats	40	£1,380,496	3,951,956	3,755,594	3,561,544	3,369,806	3,180,382	2,993,271	2,808,472	2,625,986	2,445,813	2,267,953	2,092,406	50%
17	TRDC-17 - 50 units, 35 DPH, 100% houses and 0% flats	50	£3,944,275	6,876,166	6,607,465	6,341,697	6,078,862	5,818,961	5,561,992	5,307,957	5,056,856	4,808,688	4,563,452	4,321,150	50%
18	TRDC-18 - 50 units, 80 DPH, 50% houses and 50% flats	50	£1,725,620	4,939,946	4,694,491	4,451,929	4,212,258	3,975,478	3,741,589	3,510,590	3,282,483	3,057,267	2,834,942	2,615,507	50%
19	TRDC-19 - 60 units, 100 DPH, 0% houses and 100% flats	60	£1,656,595	3,382,286	3,118,979	2,859,061	2,602,530	2,349,386	2,099,630	1,853,261	1,610,281	1,370,688	1,134,483	901,664	30%
20	TRDC-20 - 60 units, 35 DPH, 100% houses and 0% flats	60	£4,733,130	8,251,400	7,928,958	7,610,036	7,294,634	6,982,753	6,674,391	6,369,549	6,068,227	5,770,425	5,476,142	5,185,380	50%
21	TRDC-21 - 70 units, 50 DPH, 80% houses and 20% flats	70	£3,865,389	8,574,658	8,211,895	7,853,206	7,498,593	7,147,236	6,799,018	6,454,901	6,114,885	5,778,969	5,447,153	5,119,439	50%
22	TRDC-22 - 70 units, 35 DPH, 100% houses and 0% flats	70	£5,521,985	9,423,145	9,057,142	8,695,126	8,337,098	7,983,058	7,633,006	7,286,943	6,944,867	6,606,779	6,272,680	5,941,214	50%
23	TRDC-23 - 80 units, 50 DPH, 100% houses and 0% flats	80	£4,417,588	10,769,309	10,351,018	9,937,286	9,528,112	9,123,494	8,723,435	8,327,934	7,936,991	7,550,605	7,168,777	6,789,959	50%
24	TRDC-24 - 80 units, 80 DPH, 55% houses and 45% flats	80	£2,760,992	8,037,355	7,649,835	7,266,839	6,888,371	6,514,428	6,145,012	5,780,122	5,419,759	5,063,921	4,712,610	4,365,824	50%
25	TRDC-25 - 95 units, 28 DPH, 100% houses and 0% flats	95	£9,367,653	12,788,555	12,291,835	11,800,527	11,314,632	10,834,150	10,359,079	9,889,422	9,425,176	8,966,343	8,512,923	8,063,077	35%
26	TRDC-26 - 100 units, 15 DPH, 100% houses and 0% flats	100	£18,406,616	13,461,637	12,938,773	12,421,607	11,910,139	11,404,369	10,904,295	10,409,918	9,921,239	9,438,257	8,960,971	8,487,449	0%
27	TRDC-27 - 100 units, 35 DPH, 95% houses and 5% flats	100	£7,888,550	13,096,619	12,577,710	12,064,497	11,556,980	11,055,159	10,559,035	10,068,608	9,583,876	9,104,841	8,631,503	8,163,860	50%
28	TRDC-28 - 130 units, 35.14 DPH, 95% houses and 5% flats	130	£10,214,258	16,712,165	16,050,689	15,396,473	14,749,516	14,109,819	13,477,382	12,852,204	12,234,284	11,623,624	11,020,224	10,424,084	50%
29	TRDC-29 - 145 units, 24.83 DPH, 100% houses and 0% flats	145	£16,123,395	19,161,151	18,417,718	17,682,383	16,955,147	16,236,008	15,524,969	14,822,028	14,127,185	13,440,441	12,761,796	12,091,248	20%
30	TRDC-30 - 165 units, 70.87 DPH, 60% houses and 40% flats	165	£6,428,161	16,488,330	15,724,653	14,966,050	14,216,178	13,475,186	12,743,074	12,019,841	11,305,487	10,600,013	9,903,420	9,215,705	50%
31	TRDC-31 - 250 units, 35.07 DPH, 90% houses and 10% flats	250	£19,682,011	27,215,963	26,068,133	24,932,900	23,810,266	22,700,229	21,602,790	20,512,048	19,428,513	18,357,741	17,299,732	16,254,485	30%
32	TRDC-32 - 400 units, 15.69 DPH, 100% houses and 0% flats	400	£70,388,590	41,697,315	39,968,421	38,258,342	36,563,747	34,885,152	33,225,465	31,584,685	29,962,811	28,359,844	26,775,784	25,210,308	0%
33	TRDC-33 - 500 units, 20 DPH, 100% houses and 0% flats	500	£69,024,811	43,479,726	41,377,830	39,298,805	37,242,653	35,209,374	33,198,968	31,211,433	29,246,772	27,304,984	25,386,068	23,490,025	0%
34	TRDC-34 - 750 units, 20 DPH, 100% houses and 0% flats	750	£103,537,217	61,280,103	58,297,649	55,347,675	52,430,180	49,545,166	46,692,631	43,872,577	41,085,002	38,329,907	35,607,292	32,917,157	0%
35	TRDC-35 - 1000 units, 20 DPH, 100% houses and 0% flats	1,000	£138,049,623	73,574,390	70,028,379	66,520,664	63,051,246	59,620,126	56,227,302	52,870,760	49,549,631	46,266,907	43,022,588	39,816,675	0%
36	TRDC-36 - 1250 units, 20 DPH, 100% houses and 0% flats	1,250	£172,562,028	88,600,423	84,268,018	79,982,682	75,744,415	71,553,219	67,409,092	63,312,034	59,262,045	55,259,126	51,303,276	47,394,496	0%
37	TRDC-37 - 1500 units, 20 DPH, 100% houses and 0% flats	1,500	£207,074,434	101,651,703	96,650,087	91,694,957	86,794,269	81,948,219	77,156,807	72,420,033	67,737,896	63,110,398	58,532,156	54,002,664	0%
38	TRDC-CARE1 (75 rooms)	-	£2,760,992	1,089,918	1,089,918	1,089,918	1,089,918	1,089,918	1,089,918	1,089,918	1,089,918	1,089,918	1,089,918	1,089,918	0%
39	TRDC-CARE2 (40 rooms)	-	£911,128	640,621	640,621	640,621	640,621	640,621	640,621	640,621	640,621	640,621	640,621	640,621	0%
40	TRDC-OFF1	-	£1,380,496	- 3,174,667	- 3,174,667	- 3,174,667	- 3,174,667	- 3,174,667	- 3,174,667	- 3,174,667	- 3,174,667	- 3,174,667	- 3,174,667	- 3,174,667	0%
41	TRDC-OFF2	-	£1,380,496	- 4,409,479	- 4,409,479	- 4,409,479	- 4,409,479	- 4,409,479	- 4,409,479	- 4,409,479	- 4,409,479	- 4,409,479	- 4,409,479	- 4,409,479	0%
42	TRDC-RET1	-	£2,760,992	2,269,450	2,269,450	2,269,450	2,269,450	2,269,450	2,269,450	2,269,450	2,269,450	2,269,450	2,269,450	2,269,450	0%
43	TRDC-RET2	-	£1,380,496	5,627,334	5,627,334	5,627,334	5,627,334	5,627,334	5,627,334	5,627,334	5,627,334	5,627,334	5,627,334	5,627,334	50%
44	TRDC-RET3	-	£690,248	2,460,037	2,460,037	2,460,037	2,460,037	2,460,037	2,460,037	2,460,037	2,460,037	2,460,037	2,460,037	2,460,037	50%
45	TRDC-IND1	-	£2,760,992	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	50%
46	TRDC-IND2	-	£2,760,992	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	50%
47	TRDC-IND3	-	£2,760,992	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	50%

BENCHMARK LAND VALUE 3 (GREENFIELD - UPPER END OF RANGE) **£374,000** PER HA

								Residual land values							
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	Max AH
1	TRDC-1 - 5 units, 25 DPH, 100% houses and 0% flats	5	£74,800	723,020	696,321	669,910	643,789	617,959	592,417	567,166	542,204	517,531	493,148	469,055	50%
2	TRDC-2 - 5 units, 50 DPH, 100% houses and 0% flats	5	£37,400	723,020	696,321	669,910	643,789	617,959	592,417	567,166	542,204	517,531	493,148	469,055	50%
3	TRDC-3 - 5 units, 85 DPH, 50% houses and 50% flats	5	£22,000	518,783	494,356	470,215	446,362	422,796	399,517	376,524	353,819	331,401	309,269	287,425	50%
4	TRDC-4 - 6 units, 30 DPH, 100% houses and 0% flats	6	£74,800	867,624	835,585	803,892	772,548	741,550	710,901	680,599	650,644	621,037	591,778	562,866	50%
5	TRDC-5 - 6 units, 75 DPH, 75% houses and 25% flats	6	£29,920	747,968	717,229	686,836	656,790	627,091	597,738	568,732	540,073	511,759	483,794	456,174	50%
6	TRDC-6 - 8 units, 25 DPH, 100% houses and 0% flats	8	£119,680	1,156,832	1,114,113	1,071,856	1,030,063	988,734	947,868	907,465	867,526	828,050	789,038	750,488	50%
7	TRDC-7 - 8 units, 130 DPH, 0% houses and 100% flats	8	£23,015	472,490	437,714	403,386	369,506	336,074	303,090	270,553	238,465	206,825	175,633	144,889	50%
8	TRDC-8 - 9 units, 112 DPH, 0% houses and 100% flats	9	£30,054	531,551	492,429	453,809	415,694	378,084	340,976	304,373	268,273	232,678	197,587	162,999	50%
9	TRDC-9 - 10 units, 25 DPH, 100% houses and 0% flats	10	£149,600	1,403,091	1,349,691	1,296,871	1,244,629	1,192,967	1,141,885	1,091,382	1,041,458	992,113	943,347	895,161	50%
10	TRDC-10 - 10 units, 90 DPH, 50% houses and 50% flats	10	£41,556	1,008,491	958,476	909,051	860,215	811,967	764,308	717,238	670,757	624,865	579,562	534,848	50%
11	TRDC-11 - 20 units, 35 DPH, 100% houses and 0% flats	20	£213,714	2,599,494	2,503,769	2,409,073	2,314,379	2,220,649	2,127,964	2,036,324	1,945,728	1,856,176	1,767,668	1,680,206	50%
12	TRDC-12 - 20 units, 50 DPH, 80% houses and 20% flats	20	£149,600	2,559,434	2,450,696	2,343,180	2,236,888	2,131,819	2,027,972	1,925,349	1,823,949	1,723,772	1,624,818	1,527,088	50%
13	TRDC-13 - 30 units, 25 DPH, 100% houses and 0% flats	30	£448,800	4,125,699	3,964,479	3,805,019	3,647,318	3,491,376	3,337,196	3,184,774	3,034,113	2,885,212	2,738,072	2,592,690	50%
14	TRDC-14 - 30 units, 50 DPH, 80% houses and 20% flats	30	£224,400	3,677,621	3,521,354	3,366,846	3,214,095	3,063,101	2,913,864	2,766,386	2,620,665	2,476,701	2,334,494	2,194,045	50%
15	TRDC-15 - 40 units, 50 DPH, 80% houses and 20% flats	40	£299,200	4,173,476	4,009,233	3,846,801	3,686,180	3,527,370	3,370,372	3,215,184	3,061,807	2,910,242	2,760,488	2,612,544	50%
16	TRDC-16 - 40 units, 80 DPH, 50% houses and 50% flats	40	£187,000	3,951,956	3,755,594	3,561,544	3,369,806	3,180,382	2,993,271	2,808,472	2,625,986	2,445,813	2,267,953	2,092,406	50%
17	TRDC-17 - 50 units, 35 DPH, 100% houses and 0% flats	50	£534,286	6,876,166	6,607,465	6,341,697	6,078,862	5,818,961	5,561,992	5,307,957	5,056,856	4,808,688	4,563,452	4,321,150	50%
18	TRDC-18 - 50 units, 80 DPH, 50% houses and 50% flats	50	£233,750	4,939,946	4,694,491	4,451,929	4,212,258	3,975,478	3,741,589	3,510,590	3,282,483	3,057,267	2,834,942	2,615,507	50%
19	TRDC-19 - 60 units, 100 DPH, 0% houses and 100% flats	60	£224,400	3,382,286	3,118,979	2,859,061	2,602,530	2,349,386	2,099,630	1,853,261	1,610,281	1,370,688	1,134,483	901,664	50%
20	TRDC-20 - 60 units, 35 DPH, 100% houses and 0% flats	60	£641,143	8,251,400	7,928,958	7,610,036	7,294,634	6,982,753	6,674,391	6,369,549	6,068,227	5,770,425	5,476,142	5,185,380	50%
21	TRDC-21 - 70 units, 50 DPH, 80% houses and 20% flats	70	£523,600	8,574,658	8,211,895	7,853,206	7,498,593	7,147,236	6,799,018	6,454,901	6,114,885	5,778,969	5,447,153	5,119,439	50%
22	TRDC-22 - 70 units, 35 DPH, 100% houses and 0% flats	70	£748,000	9,423,145	9,057,142	8,695,126	8,337,098	7,

THREE RIVERS DISTRICT COUNCIL Sales value £6,100 psm AH tenure Rented 70% Intermediate: SO 30%

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES/RETAIL) **£6,129,319** PER HA Type of rent: 50% Soc Rent 50% Aff Rent FH 0%

				Residual land values										
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	Max AH
1	TRDC-1 - 5 units, 25 DPH, 100% houses and 0% flats	5	£1,225,864	723,658	697,863	672,346	647,106	622,144	597,459	573,051	548,922	525,070	501,495	478,198	0%
2	TRDC-2 - 5 units, 50 DPH, 100% houses and 0% flats	5	£612,932	723,658	697,863	672,346	647,106	622,144	597,459	573,051	548,922	525,070	501,495	478,198	20%
3	TRDC-3 - 5 units, 85 DPH, 50% houses and 50% flats	5	£360,548	513,259	490,051	467,114	444,448	422,051	399,926	378,070	356,486	335,172	314,130	293,356	30%
4	TRDC-4 - 6 units, 30 DPH, 100% houses and 0% flats	6	£1,225,864	868,389	837,436	806,815	776,528	746,572	716,951	687,662	658,707	630,084	601,794	573,838	0%
5	TRDC-5 - 6 units, 75 DPH, 75% houses and 25% flats	6	£490,346	745,112	715,644	686,505	657,696	629,216	601,065	573,245	545,754	518,593	491,761	465,259	45%
6	TRDC-6 - 8 units, 25 DPH, 100% houses and 0% flats	8	£1,961,382	1,157,852	1,116,581	1,075,754	1,035,370	995,430	955,935	916,883	878,276	840,112	802,392	765,117	0%
7	TRDC-7 - 8 units, 130 DPH, 0% houses and 100% flats	8	£377,189	452,986	420,705	388,839	357,386	326,347	295,723	265,512	235,716	206,333	177,364	148,810	10%
8	TRDC-8 - 9 units, 112 DPH, 0% houses and 100% flats	9	£492,535	509,609	473,293	437,444	402,059	367,141	332,688	298,701	265,180	232,125	199,535	167,411	0%
9	TRDC-9 - 10 units, 25 DPH, 100% houses and 0% flats	10	£2,451,728	1,404,367	1,352,777	1,301,742	1,251,262	1,201,338	1,151,969	1,103,154	1,054,894	1,007,190	960,041	913,447	0%
10	TRDC-10 - 10 units, 90 DPH, 50% houses and 50% flats	10	£681,035	997,619	949,982	902,900	856,377	810,408	764,999	720,145	675,849	632,109	588,927	546,301	30%
11	TRDC-11 - 20 units, 35 DPH, 100% houses and 0% flats	20	£3,502,468	2,590,824	2,499,289	2,408,730	2,319,144	2,229,664	2,140,792	2,052,912	1,966,024	1,880,126	1,795,221	1,711,307	0%
12	TRDC-12 - 20 units, 50 DPH, 80% houses and 20% flats	20	£2,451,728	2,741,064	2,625,687	2,511,608	2,398,824	2,287,337	2,177,145	2,068,252	1,960,653	1,854,352	1,749,347	1,645,638	10%
13	TRDC-13 - 30 units, 25 DPH, 100% houses and 0% flats	30	£4,129,346	3,973,192	3,818,731	3,665,961	3,514,884	3,365,500	3,217,806	3,071,806	2,927,497	2,784,880	2,643,956	0%
14	TRDC-14 - 30 units, 50 DPH, 80% houses and 20% flats	30	£7,355,183	4,129,346	3,973,192	3,818,731	3,665,961	3,514,884	3,365,500	3,217,806	3,071,806	2,927,497	2,784,880	2,643,956	0%
15	TRDC-15 - 40 units, 50 DPH, 80% houses and 20% flats	40	£3,677,592	3,667,523	3,517,026	3,368,211	3,221,075	3,075,620	2,931,845	2,789,749	2,649,334	2,510,599	2,373,544	2,238,170	0%
16	TRDC-16 - 40 units, 80 DPH, 50% houses and 50% flats	40	£4,903,455	4,118,549	3,964,480	3,812,089	3,661,376	3,512,342	3,364,985	3,219,306	3,075,306	2,932,984	2,792,340	2,653,374	0%
17	TRDC-17 - 50 units, 35 DPH, 100% houses and 0% flats	50	£3,064,660	3,903,938	3,717,138	3,532,521	3,350,090	3,169,843	2,991,781	2,815,903	2,642,210	2,470,701	2,301,378	2,134,239	20%
18	TRDC-18 - 50 units, 80 DPH, 50% houses and 50% flats	50	£8,756,170	6,877,297	6,618,801	6,363,101	6,109,936	5,858,141	5,609,166	5,363,011	5,119,676	4,879,162	4,641,467	4,406,593	0%
19	TRDC-19 - 50 units, 80 DPH, 0% houses and 100% flats	50	£3,830,825	4,879,923	4,646,423	4,415,652	4,187,612	3,962,304	3,739,725	3,519,879	3,302,762	3,088,377	2,876,722	2,667,799	20%
20	TRDC-20 - 60 units, 100 DPH, 0% houses and 100% flats	60	£3,677,592	3,233,223	2,988,202	2,746,320	2,507,578	2,271,975	2,039,511	1,810,187	1,584,003	1,360,959	1,141,053	924,288	0%
21	TRDC-21 - 60 units, 35 DPH, 100% houses and 0% flats	60	£10,507,404	8,252,757	7,942,561	7,635,722	7,331,924	7,029,769	6,730,999	6,435,613	6,143,612	5,854,994	5,569,761	5,287,912	0%
22	TRDC-22 - 70 units, 50 DPH, 80% houses and 20% flats	70	£8,581,047	8,541,304	8,192,680	7,847,943	7,507,093	7,170,129	6,837,052	6,507,862	6,181,779	5,858,065	5,538,270	5,222,396	0%
23	TRDC-23 - 70 units, 35 DPH, 100% houses and 0% flats	70	£12,258,639	9,404,659	9,051,925	8,703,005	8,357,896	8,016,602	7,679,120	7,345,450	7,015,594	6,689,551	6,367,321	6,048,903	0%
24	TRDC-24 - 80 units, 80 DPH, 55% houses and 45% flats	80	£6,129,319	7,931,819	7,563,791	7,200,030	6,840,536	6,485,309	6,134,348	5,787,654	5,445,226	5,107,065	4,773,170	4,443,542	10%
25	TRDC-25 - 95 units, 28 DPH, 100% houses and 0% flats	95	£20,795,905	12,763,466	12,284,756	11,811,220	11,342,859	10,879,673	10,421,662	9,968,826	9,521,164	9,078,676	8,641,363	8,209,226	0%
26	TRDC-26 - 100 units, 15 DPH, 100% houses and 0% flats	100	£40,862,128	13,435,227	12,931,322	12,432,863	11,939,852	11,452,288	10,970,170	10,493,501	10,022,277	9,556,502	9,096,172	8,641,290	0%
27	TRDC-27 - 100 units, 35 DPH, 95% houses and 5% flats	100	£17,512,341	13,058,866	12,559,497	12,065,565	11,577,071	11,094,015	10,616,398	10,144,219	9,677,478	9,216,175	8,760,311	8,309,884	0%
28	TRDC-28 - 130 units, 35.14 DPH, 95% houses and 5% flats	130	£22,675,342	16,651,782	16,020,422	15,395,922	14,773,750	14,158,153	13,549,483	12,947,742	12,352,929	11,765,044	11,184,088	10,610,059	0%
29	TRDC-29 - 145 units, 24.83 DPH, 100% houses and 0% flats	145	£35,793,447	19,115,532	18,404,819	17,696,694	16,995,900	16,302,847	15,617,534	14,939,961	14,270,128	13,608,035	12,953,683	12,307,069	0%
30	TRDC-30 - 165 units, 70.87 DPH, 60% houses and 40% flats	165	£14,270,321	16,252,415	15,529,915	14,815,693	14,109,748	13,412,083	12,718,050	12,031,997	11,354,297	10,684,948	10,023,952	9,371,307	10%
31	TRDC-31 - 250 units, 35.07 DPH, 90% houses and 10% flats	250	£43,693,465	26,999,477	25,906,282	24,824,969	23,755,539	22,697,993	21,652,329	20,618,548	19,589,495	18,566,527	17,555,631	16,556,808	0%
32	TRDC-32 - 400 units, 15.69 DPH, 100% houses and 0% flats	400	£156,260,529	41,362,212	39,710,695	38,076,991	36,461,101	34,863,024	33,282,759	31,720,309	30,175,671	28,640,306	27,122,550	25,622,741	0%
33	TRDC-33 - 500 units, 20 DPH, 100% houses and 0% flats	500	£151,232,981	42,961,017	40,961,877	38,984,267	37,028,187	35,093,635	33,180,615	31,289,123	29,419,161	27,570,729	25,743,826	23,935,722	0%
34	TRDC-34 - 750 units, 20 DPH, 100% houses and 0% flats	750	£229,849,472	60,442,678	57,608,351	54,804,576	52,031,353	49,288,682	46,576,564	43,894,998	41,243,983	38,623,522	36,033,612	33,474,255	0%
35	TRDC-35 - 1000 units, 20 DPH, 100% houses and 0% flats	1,000	£306,465,963	72,017,403	68,696,174	65,410,346	62,159,921	58,940,625	55,753,009	52,600,945	49,484,432	46,403,470	43,358,059	40,348,201	0%
36	TRDC-36 - 1250 units, 20 DPH, 100% houses and 0% flats	1,250	£383,082,454	86,897,451	82,810,459	78,767,375	74,768,198	70,812,927	66,901,563	63,034,106	59,210,556	55,430,913	51,695,176	48,003,346	0%
37	TRDC-37 - 1500 units, 20 DPH, 100% houses and 0% flats	1,500	£459,698,944	99,910,626	95,158,682	90,458,045	85,808,714	81,210,691	76,663,973	72,168,563	67,724,459	63,325,721	58,978,090	54,681,797	0%
38	TRDC-CARE1 (75 rooms)	-	£6,129,319	509,674	509,674	509,674	509,674	509,674	509,674	509,674	509,674	509,674	509,674	509,674	0%
39	TRDC-CARE2 (40 rooms)	-	£2,022,675	331,158	331,158	331,158	331,158	331,158	331,158	331,158	331,158	331,158	331,158	331,158	0%
40	TRDC-OFF1	-	£3,064,660	-3,174,667	-3,174,667	-3,174,667	-3,174,667	-3,174,667	-3,174,667	-3,174,667	-3,174,667	-3,174,667	-3,174,667	-3,174,667	0%
41	TRDC-OFF2	-	£3,064,660	-4,409,479	-4,409,479	-4,409,479	-4,409,479	-4,409,479	-4,409,479	-4,409,479	-4,409,479	-4,409,479	-4,409,479	-4,409,479	0%
42	TRDC-RET1	-	£6,129,319	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	0%
43	TRDC-RET2	-	£3,064,660	5,260,339	5,260,339	5,260,339	5,260,339	5,260,339	5,260,339	5,260,339	5,260,339	5,260,339	5,260,339	5,260,339	50%
44	TRDC-RET3	-	£1,532,330	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540	50%
45	TRDC-IND1	-	£6,129,319	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	0%
46	TRDC-IND2	-	£6,129,319	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	0%
47	TRDC-IND3	-	£6,129,319	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	0%

BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL) **£2,760,992**

				Residual land values										
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	Max AH
1	TRDC-1 - 5 units, 25 DPH, 100% houses and 0% flats	5	£552,198	723,658	697,863	672,346	647,106	622,144	597,459	573,051	548,922	525,070	501,495	478,198	30%
2	TRDC-2 - 5 units, 50 DPH, 100% houses and 0% flats	5	£276,099	723,658	697,863	672,346	647,106	622,144	597,459	573,051	548,922	525,070	501,495	478,198	50%
3	TRDC-3 - 5 units, 85 DPH, 50% houses and 50% flats	5	£162,411	513,259	490,051	467,114	444,448	422,051	399,926	378,070	356,486	335,172	314,130	293,356	50%
4	TRDC-4 - 6 units, 30 DPH, 100% houses and 0% flats	6	£552,198	868,389	837,436	806,815	776,528	746,572	716,951	687,662	658,707	630,084	601,794	573,838	50%
5	TRDC-5 - 6 units, 75 DPH, 75% houses and 25% flats	6	£220,879	745,112	715,644	686,505	657,696	629,216	601,065	573,245	545,754	518,593	491,761	465,259	50%
6	TRDC-6 - 8 units, 25 DPH, 100% houses and 0% flats	8	£883,518	1,157,852	1,116,581	1,075,754	1,035,370	995,430	955,935	916,883	878,276	840,112	802,392	765,117	30%
7	TRDC-7 - 8 units, 130 DPH, 0% houses and 100% flats	8	£169,907	452,986	420,705	388,839	357,386	326,347	295,723	265,512	235,716	206,333	177,364	148,810	45%
8	TRDC-8 - 9 units, 112 DPH, 0% houses and 100% flats	9	£221,865	509,609	473,293	437,444	402,059	367,141	332,688	298,701	265,180	232,125	199,535	167,411	40%
9	TRDC-9 - 10 units, 25 DPH, 100% houses and 0% flats	10	£1,104,397	1,404,367	1,352,777	1,301,742	1,251,262	1,201,338	1,151,969	1,103,154	1,054,894	1,007,190	960,041	913,447	25%
10	TRDC-10 - 10 units, 90 DPH, 50% houses and 50% flats	10	£306,777	997,619	949,982	902,900	856,377	810,408	764,999	720,145	675,849	632,109	588,927	546,301	50%
11	TRDC-11 - 20 units, 35 DPH, 100% houses and 0% flats	20	£1,577,710	2,590,824	2,499,289	2,408,730	2,319,144	2,229,664	2,140,792	2,052,912	1,966,024	1,880,126	1,795,221	1,711,307	50%
12	TRDC-12 - 20 units, 50 DPH, 80% houses and 20% flats	20	£1,104,397	2,741,064	2,625,687	2,511,608	2,398,824	2,287,337	2,177,145	2,068,252	1,960,653	1,854,352	1,749,347	1,645,638	50%
13	TRDC-13 - 30 units, 25 DPH, 100% houses and 0% flats	30	£3,313,191	4,129,346	3,973,192	3,818,731	3,665,961	3,514,884	3,365,500	3,217,806	3,071,806	2,927,497	2,784,880	2,643,956	25%
14	TRDC-14 - 30 units, 50 DPH, 80% houses and 20% flats	30	£1,656,595	3,667,523	3,517,026	3,368,211	3,221,075	3,075,620	2,931,845	2,789,749	2,649,334	2,510,599	2,373,544	2,238,170	50%
15	TRDC-15 - 40 units, 50 DPH, 80% houses and 20% flats	40	£2,208,794	4,118,549	3,964,480	3,812,089	3,661,376	3,512,342	3,364,985	3,219,306	3,075,306	2,932,984	2,792,340	2,653,374	50%
16	TRDC-16 - 40 units, 80 DPH, 50% houses and 50% flats	40	£1,380,496	3,903,938	3,717,138	3,532,521	3,350,090	3,169,843	2,991,781	2,815,903	2,642,210	2,470,701	2,301,378	2,134,239	50%
17	TRDC-17 - 50 units, 35 DPH, 100% houses and 0% flats	50	£3,944,275	6,877,297	6,618,801	6,363,101	6,109,936	5,858,141	5,609,166	5,363,011	5,119,676	4,879,162	4,641,467	4,406,593	50%
18	TRDC-18 - 50 units, 80 DPH, 50% houses and 50% flats	50	£1,725,620	4,879,923	4,646,423	4,415,652	4,187,612	3,962,304	3,739,725	3,519,879	3,302,762	3,088,377	2,876,722	2,667,799	50%
19	TRDC-19 - 60 units, 100 DPH, 0% houses and 100% flats	60	£1,656,595	3,233,223	2,988,202	2,746,320	2,507,578	2,271,975	2,039,511	1,810,187	1,584,003	1,360,959	1,141,053	924,288	30%
20	TRDC-20 - 60 units, 35 DPH, 100% houses and 0% flats	60	£4,733,130	8,252,757	7,942,561	7,635,722	7,331,924	7,029,769	6,730,999	6,435,613	6,143,612	5,854,994	5,569,761	5,287,912	50%
21	TRDC-21 - 70 units, 50 DPH, 80% houses and 20% flats	70	£3,865,389	8,541,304	8,192,680	7,847,943	7,507,093	7,170,129	6,837,052	6,507,862	6,181,779	5,858,065	5,538,270	5,222,396	50%
22	TRDC-22 - 70 units, 35 DPH, 100% houses and 0% flats	70	£5,521,985	9,404,659	9,051,925	8,703,005	8,357,896	8,016,602	7,679,120	7,345,450	7,015,594	6,689,551	6,367,321	6,048,903	50%
23	TRDC-23 - 80 units, 50 DPH, 100% houses and 0% flats	80	£4,417,588	10,748,182	10,345,057	9,946,291	9,551,882	9,161,830	8,776,136	8,394,801	8,017,822	7,645,201	7,276,938	6,913,032	50%
24	TRDC-24 - 80 units, 80 DPH, 55% houses and 45% flats	80	£2,760,992	7,931,819	7,563,791	7,200,030	6,840,536	6,485,309	6,134,348	5,787,654	5,445,226	5,107,065	4,773,170	4,443,542	50%
25	TRDC-25 - 95 units, 28 DPH, 100% houses and 0% flats	95	£9,367,653	12,763,466	12,284,756	11,811,220	11,342,859	10,879,673	10,421,662	9,968,826	9,521,164	9,078,676	8,641,363	8,209,226	35%
26	TRDC-26 - 100 units, 15 DPH, 100% houses and 0% flats	100	£18,406,616	13,435,227	12,931,322	12,432,863	11,939,852	11,452,288	10,970,170	10,493,501	10,022,277	9,556,502	9,096,172	8,641,290	0%
27	TRDC-27 - 100 units, 35 DPH, 95% houses and 5% flats	100	£7,888,550	13,058,866	12,559,497	12,065,565	11,577,071	11,094,015	10,616,398	10,144,219	9,677,478	9,216,175	8,760,311	8,309,884	50%
28	TRDC-28 - 130 units, 35.14 DPH, 95% houses and 5% flats	130	£10,214,258	16,651,782	16,020,422	15,395,922	14,773,750	14,158,153	13,549,483	12,947,742	12,352,929	11,765,044	11,184,088	10,610,059	50%
29	TRDC-29 - 145 units, 24.83 DPH, 100% houses and 0% flats	145	£16,123,395	19,115,532	18,404,819	17,696,694	16,995,900	16,302,847	15,617,534	14,939,961	14,270,128	13,608,035	12,953,683	12,307,069	20%
30	TRDC-30 - 165 units, 70.87 DPH, 60% houses and 40% flats	165	£6,428,161	16,252,415	15,529,915	14,815,693	14,109,748	13,412,083	12,718,050	12,031,997	11,354,297	10,684,948	10,023,952	9,371,307	50%
31	TRDC-31 - 250 units, 35.07 DPH, 90% houses and 10% flats	250	£19,682,011	26,999,477	25,906,282	24,824,969	23,755,539	22,697,993	21,652,329	20,618,548	19,589,495	18,566,527	17,555,631	16,556,808	30%
32	TRDC-32 - 400 units, 15.69 DPH, 100% houses and 0% flats	400	£70,388,590	41,362,212	39,710,695	38,076,991	36,461,101	34,863,024	33,282,759	31,720,309	30,175,671	28,640,306	27,122,550	25,622,741	0%
33	TRDC-33 - 500 units, 20 DPH, 100% houses and 0% flats	500	£69,024,811	42,961,017	40,961,877	38,984,267	37,028,187	35,093,635	33,180,615	31,289,123	29,419,161	27,570,729	25,743,826	23,935,722	0%
34	TRDC-34 - 750 units, 20 DPH, 100% houses and 0% flats	750	£103,537,217	60,442,678	57,608,351	54,804,576	52,031,353	49,288,682	46,576,564	43,894,998	41,243,983	38,623,522	36,033,612	33,474,255	0%
35	TRDC-35 - 1000 units, 20 DPH, 100% houses and 0% flats	1,000	£138,049,623	72,017,403	68,696,174	65,410,346	62,159,921	58,940,625	55,753,009	52,600,945	49,484,432	46,403,470	43,358,059	40,348,201	0%
36	TRDC-36 - 1250 units, 20 DPH, 100% houses and 0% flats	1,250	£172,562,028	86,897,451	82,810,459	78,767,375	74,768,198	70,812,927	66,901,563	63,034,106	59,210,556	55,430,913	51,695,176	48,003,346	0%
37	TRDC-37 - 1500 units, 20 DPH, 100% houses and 0% flats	1,500	£207,074,434	99,910,626	95,158,682	90,458,045	85,808,714	81,210,691	76,663,973	72,168,563	67,724,459	63,325,721	58,978,090	54,681,797	0%
38	TRDC-CARE1 (75 rooms)	-	£2,760,992	509,674	509,674	509,674	509,674	509,674	509,674	509,674	509,674	509,674	509,674	509,674	0%
39	TRDC-CARE2 (40 rooms)	-	£911,128	331,158	331,158	331,158	331,158	331,158	331,158	331,158	331,158	331,158	331,158	331,158	0%
40	TRDC-OFF1	-	£1,380,496	-3,174,667	-3,174,667	-3,174,667	-3,174,667	-3,174,667	-3,174,667	-3,174,667	-3,174,667	-3,174,667	-3,174,667	-3,174,667	0%
41	TRDC-OFF2	-	£1,380,496	-4,409,479	-4,409,479	-4,409,479	-4,409,479	-4,409,479	-4,409,479	-4,409,479	-4,409,479	-4,409,479	-4,409,479	-4,409,479	0%
42	TRDC-RET1	-	£2,760,992	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	0%
43	TRDC-RET2	-	£1,380,496	5,260,339	5,260,339	5,260,339	5,260,339	5,260,339	5,260,339	5,260,339	5,260,339	5,260,339	5,260,339	5,260,339	50%
44	TRDC-RET3	-	£690,248	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540	50%
45	TRDC-IND1	-	£2,760,992	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	50%
46	TRDC-IND2	-	£2,760,992	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	50%
47	TRDC-IND3	-	£2,760,992	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	50%

BENCHMARK LAND VALUE 3 (GREENFIELD - UPPER END OF RANGE) **£374,000** PER HA

				Residual land values										
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	Max AH
1	TRDC-1 - 5 units, 25 DPH, 100% houses and 0% flats	5	£74,800	723,658	697,863	672,346	647,106	622,144	597,459	573,051	548,922	525,070	501,495	478,198	50%
2	TRDC-2 - 5 units, 50 DPH, 100% houses and 0% flats	5	£37,400	723,658	697,863	672,346	647,106	622,144	597,459	573,051	548,922	525,070	501,495	478,198	50%
3	TRDC-3 - 5 units, 85 DPH, 50% houses and 50% flats	5	£22,000	513,259	490,051	467,114	444,448	422,051	399,926	378,070	356,486	335,172	314,130	293,356	50%
4	TRDC-4 - 6 units, 30 DPH, 100% houses and 0% flats	6	£74,800	868,389	837,436	806,815	776,528	746,572	716,951	687,662	658,707	630,084	601,794	573,838	50%
5	TRDC-5 - 6 units, 75 DPH, 75% houses and 25% flats	6	£29,920	745,112	715,644	686,505	657,696	629,216	601,065	573,245	545,754	518,593	491,761	465,259	50%
6	TRDC-6 - 8 units, 25 DPH, 100% houses and 0% flats	8	£119,680	1,157,852	1,116,581	1,075,754	1,035,370	995,430	955,935	916,883	878,276	840,112	802,392	765,117	50%
7	TRDC-7 - 8 units, 130 DPH, 0% houses and 100% flats	8	£23,015	452,986	420,705	388,839	357,386	326,347	295,723	265,512	235,716	206,333	177,364	148,810	50%
8	TRDC-8 - 9 units, 112 DPH, 0% houses and 100% flats	9	£30,054	509,609	473,293	437,444	402,059	367,141	332,688	298,701	265,180	232,125	199,535	167,411	50%
9	TRDC-9 - 10 units, 25 DPH, 100% houses and 0% flats	10	£149,600	1,404,367	1,352,777	1,301,742	1,251,262	1,201,338	1,151,969	1,103,154	1,054,894	1,007,190	960,041	913,447	50%
10	TRDC-10 - 10 units, 90 DPH, 50% houses and 50% flats	10	£41,556	997,619	949,982	902,900	856,377	810,408	764,999	720,145	675,849	632,109	588,927	546,301	50%
11	TRDC-11 - 20 units, 35 DPH, 100% houses and 0% flats	20	£213,714	2,590,824	2,499,289	2,408,730	2,319,144	2,229,664	2,140,792	2,052,912	1,966,024	1,880,126	1,795,221	1,711,307	50%
12	TRDC-12 - 20 units, 50 DPH, 80% houses and 20% flats	20	£149,600	2,741,064	2,625,687	2,511,608	2,398,824	2,287,337	2,177,145	2,068,252	1,960,653	1,854,352	1,749,347	1,645,638	50%
13	TRDC-13 - 30 units, 25 DPH, 100% houses and 0% flats	30	£448,800	4,129,346	3,973,192	3,818,731	3,665,961	3,514,884	3,365,500	3,217,806	3,071,806	2,927,497	2,784,880	2,643,956	50%
14	TRDC-14 - 30 units, 50 DPH, 80% houses and 20% flats	30	£224,400	3,667,523	3,517,026	3,368,211	3,221,075	3,075,620	2,931,845	2,789,749	2,649,334	2,510,599	2,373,544	2,238,170	50%
15	TRDC-15 - 40 units, 50 DPH, 80% houses and 20% flats	40	£299,200	4,118,549	3,964,480	3,812,089	3,661,376	3,512,342	3,364,985	3,219,306	3,075,306	2,932,984	2,792,340	2,653,374	50%
16	TRDC-16 - 40 units, 80 DPH, 50% houses and 50% flats	40	£187,000	3,903,938	3,717,138	3,532,521	3,350,090	3,169,843	2,991,781	2,815,903	2,642,210	2,470,701	2,301,378	2,134,239	50%
17	TRDC-17 - 50 units, 35 DPH, 100% houses and 0% flats	50	£534,286	6,877,297	6,618,801	6,363,101	6,109,936	5,858,141	5,609,166	5,363,011	5,119,676	4,879,162	4,641,467	4,406,593	50%
18	TRDC-18 - 50 units, 80 DPH, 50% houses and 50% flats	50	£233,750	4,879,923	4,646,423	4,415,652	4,187,612	3,962,304	3,739,725	3,519,879	3,302,762	3,088,377	2,876,722	2,667,799	50%
19	TRDC-19 - 60 units, 100 DPH, 0% houses and 100% flats	60	£224,400	3,233,223	2,988,202	2,746,320	2,507,578	2,271,975	2,039,511	1,810,187	1,584,003	1,360,959	1,141,053	924,288	50%
20	TRDC-20 - 60 units, 35 DPH, 100% houses and 0% flats	60	£641,143	8,252,757	7,942,561	7,635,722	7,331,924	7,029,769	6,730,999	6,435,613	6,143,612	5,854,994	5,569,761	5,287,912	50%
21	TRDC-21 - 70 units, 50 DPH, 80% houses and 20% flats	70	£523,600	8,541,304	8,192,680	7,847,943	7,507,093	7,170,129	6,837,052	6,507,862	6,181,779	5,858,065	5,538,270	5,222,396	50%
22	TRDC-22 - 70 units, 35 DPH, 100% houses and 0% flats	70	£748,000	9,404,659	9,051,925	8,703,005	8,357,896	8,016,602	7,679,120	7,345,450	7,015,594	6,689,551	6,367,321	6,048,903	50%
23	TRDC-23 - 80 units, 50 DPH, 100% houses and 0% flats	80	£598,400

THREE RIVERS DISTRICT COUNCIL Sales value £6,350 psm AH tenure Rented 70% Intermediate: SO 30%

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES/RETAIL) **£6,129,319** PER HA Type of rent: 50% Soc Rent 50% Aff Rent FH 0%

				Residual land values										
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	Max AH
1	TRDC-1 - 5 units, 25 DPH, 100% houses and 0% flats	5	£1,225,864	802,815	773,505	744,513	715,838	687,481	659,441	631,719	604,313	577,226	550,456	524,002	0%
2	TRDC-2 - 5 units, 50 DPH, 100% houses and 0% flats	5	£612,932	802,815	773,505	744,513	715,838	687,481	659,441	631,719	604,313	577,226	550,456	524,002	30%
3	TRDC-3 - 5 units, 85 DPH, 50% houses and 50% flats	5	£360,548	589,590	562,972	536,665	510,669	484,984	459,608	434,545	409,791	385,348	361,215	337,394	45%
4	TRDC-4 - 6 units, 30 DPH, 100% houses and 0% flats	6	£1,225,864	963,378	928,206	893,416	859,007	824,977	791,329	758,063	725,176	692,671	660,547	628,803	0%
5	TRDC-5 - 6 units, 75 DPH, 75% houses and 25% flats	6	£490,346	838,479	804,853	771,604	738,732	706,239	674,122	642,384	611,022	580,039	549,433	519,205	50%
6	TRDC-6 - 8 units, 25 DPH, 100% houses and 0% flats	8	£1,961,382	1,284,503	1,237,608	1,191,221	1,145,342	1,099,971	1,055,106	1,010,750	966,902	923,562	880,729	838,404	0%
7	TRDC-7 - 8 units, 130 DPH, 0% houses and 100% flats	8	£377,189	569,785	532,259	495,210	458,638	422,544	386,927	351,789	317,128	282,944	249,237	216,009	25%
8	TRDC-8 - 9 units, 112 DPH, 0% houses and 100% flats	9	£492,535	641,008	598,790	557,110	515,967	475,362	435,293	395,763	356,769	318,312	280,392	243,011	15%
9	TRDC-9 - 10 units, 25 DPH, 100% houses and 0% flats	10	£2,451,728	1,562,680	1,504,061	1,446,077	1,388,728	1,332,013	1,275,933	1,220,488	1,165,679	1,111,502	1,057,962	1,005,056	0%
10	TRDC-10 - 10 units, 90 DPH, 50% houses and 50% flats	10	£681,035	1,147,839	1,093,468	1,039,732	986,633	934,170	882,342	831,151	780,596	730,677	681,394	632,747	45%
11	TRDC-11 - 20 units, 35 DPH, 100% houses and 0% flats	20	£3,502,468	2,895,310	2,790,341	2,685,539	2,581,652	2,478,907	2,377,304	2,276,844	2,177,527	2,079,351	1,982,318	1,886,428	0%
12	TRDC-12 - 20 units, 50 DPH, 80% houses and 20% flats	20	£2,451,728	3,048,416	2,919,312	2,791,662	2,665,465	2,540,723	2,417,436	2,295,605	2,175,227	2,056,302	1,938,834	1,822,820	20%
13	TRDC-13 - 30 units, 25 DPH, 100% houses and 0% flats	30	£7,355,183	4,581,865	4,405,514	4,231,083	4,058,574	3,887,986	3,719,320	3,552,575	3,387,751	3,224,849	3,063,868	2,904,808	0%
14	TRDC-14 - 30 units, 50 DPH, 80% houses and 20% flats	30	£3,677,592	4,113,924	3,943,454	3,774,894	3,608,245	3,443,505	3,280,676	3,119,757	2,960,748	2,803,649	2,648,460	2,495,181	10%
15	TRDC-15 - 40 units, 50 DPH, 80% houses and 20% flats	40	£4,903,455	4,689,172	4,509,998	4,332,792	4,157,551	3,984,277	3,812,970	3,643,628	3,476,253	3,310,844	3,147,401	2,985,926	0%
16	TRDC-16 - 40 units, 80 DPH, 50% houses and 50% flats	40	£3,064,660	4,489,363	4,276,302	4,065,735	3,857,661	3,652,080	3,448,993	3,248,398	3,050,297	2,854,690	2,661,575	2,470,954	30%
17	TRDC-17 - 50 units, 35 DPH, 100% houses and 0% flats	50	£8,756,170	7,636,173	7,342,522	7,051,806	6,764,290	6,479,978	6,198,867	5,920,959	5,646,253	5,374,748	5,106,446	4,841,347	0%
18	TRDC-18 - 50 units, 80 DPH, 50% houses and 50% flats	50	£3,830,825	5,611,703	5,345,378	5,082,169	4,822,076	4,565,100	4,311,241	4,060,498	3,812,872	3,568,362	3,326,969	3,088,693	30%
19	TRDC-19 - 60 units, 100 DPH, 0% houses and 100% flats	60	£3,677,592	4,073,040	3,790,141	3,510,841	3,235,139	2,963,036	2,694,531	2,429,626	2,168,318	1,910,610	1,656,500	1,405,990	5%
20	TRDC-20 - 60 units, 35 DPH, 100% houses and 0% flats	60	£10,507,404	9,163,408	8,811,027	8,462,167	8,117,149	7,775,973	7,438,641	7,105,150	6,775,503	6,449,698	6,127,735	5,809,615	0%
21	TRDC-21 - 70 units, 50 DPH, 80% houses and 20% flats	70	£8,581,047	9,589,369	9,193,899	8,802,857	8,416,239	8,034,047	7,654,911	7,279,433	6,908,411	6,541,847	6,179,740	5,822,089	10%
22	TRDC-22 - 70 units, 35 DPH, 100% houses and 0% flats	70	£12,258,639	10,448,487	10,049,229	9,654,313	9,263,738	8,877,503	8,495,609	8,118,055	7,744,842	7,375,970	7,011,439	6,650,502	0%
23	TRDC-23 - 80 units, 50 DPH, 100% houses and 0% flats	80	£9,806,911	11,941,128	11,484,834	11,033,502	10,587,129	10,145,718	9,709,267	9,277,777	8,851,248	8,429,680	8,013,072	7,600,574	20%
24	TRDC-24 - 80 units, 80 DPH, 55% houses and 45% flats	80	£6,129,319	9,086,771	8,666,988	8,252,078	7,842,041	7,436,876	7,036,584	6,641,165	6,250,618	5,864,946	5,484,144	5,108,217	35%
25	TRDC-25 - 95 units, 28 DPH, 100% houses and 0% flats	95	£20,795,905	14,180,089	13,638,240	13,102,282	12,572,216	12,048,039	11,529,754	11,017,360	10,510,857	10,010,245	9,515,523	9,025,681	0%
26	TRDC-26 - 100 units, 15 DPH, 100% houses and 0% flats	100	£40,862,128	14,926,410	14,356,042	13,791,877	13,233,911	12,682,147	12,136,583	11,597,222	11,064,060	10,537,100	10,016,341	9,500,717	0%
27	TRDC-27 - 100 units, 35 DPH, 95% houses and 5% flats	100	£17,512,341	14,545,153	13,979,498	13,420,035	12,866,766	12,319,690	11,778,807	11,244,117	10,715,620	10,193,316	9,677,204	9,167,286	0%
28	TRDC-28 - 130 units, 35.14 DPH, 95% houses and 5% flats	130	£22,675,342	18,561,625	17,840,551	17,127,368	16,422,078	15,724,681	15,035,175	14,353,562	13,679,842	13,014,015	12,356,079	11,706,036	0%
29	TRDC-29 - 145 units, 24.83 DPH, 100% houses and 0% flats	145	£35,793,447	21,247,171	20,436,179	19,634,003	18,840,641	18,056,093	17,280,359	16,513,441	15,755,337	15,006,048	14,265,573	13,533,912	0%
30	TRDC-30 - 165 units, 70.87 DPH, 60% houses and 40% flats	165	£14,270,321	18,599,970	17,768,176	16,945,948	16,133,284	15,330,186	14,536,653	13,752,684	12,978,281	12,213,442	11,458,168	10,712,460	25%
31	TRDC-31 - 250 units, 35.07 DPH, 90% houses and 10% flats	250	£43,693,465	30,537,009	29,286,944	28,050,553	26,827,835	25,618,791	24,415,608	23,221,692	22,041,626	20,875,410	19,723,046	18,584,532	0%
32	TRDC-32 - 400 units, 15.69 DPH, 100% houses and 0% flats	400	£156,260,529	46,342,244	44,468,935	42,615,955	40,783,305	38,970,983	37,173,572	35,393,812	33,634,503	31,895,641	30,177,231	28,479,270	0%
33	TRDC-33 - 500 units, 20 DPH, 100% houses and 0% flats	500	£153,232,981	49,056,423	46,782,874	44,533,993	42,309,778	40,110,233	37,935,354	35,785,145	33,659,602	31,558,728	29,482,521	27,430,982	0%
34	TRDC-34 - 750 units, 20 DPH, 100% houses and 0% flats	750	£229,849,472	69,018,466	65,800,355	62,617,181	59,468,945	56,355,646	53,277,284	50,233,860	47,225,372	44,251,821	41,313,209	38,409,533	0%
35	TRDC-35 - 1000 units, 20 DPH, 100% houses and 0% flats	1,000	£306,465,963	82,904,148	79,093,394	75,323,642	71,594,890	67,907,141	64,260,393	60,650,043	57,076,797	53,544,710	50,053,783	46,604,016	0%
36	TRDC-36 - 1250 units, 20 DPH, 100% houses and 0% flats	1,250	£383,082,454	99,578,200	94,925,927	90,324,017	85,772,471	81,271,286	76,820,466	72,420,008	68,069,914	63,770,181	59,520,813	55,321,806	0%
37	TRDC-37 - 1500 units, 20 DPH, 100% houses and 0% flats	1,500	£459,698,944	114,112,630	108,731,519	103,408,892	98,144,750	92,939,093	87,791,920	82,700,431	77,664,452	72,686,986	67,768,032	62,907,592	0%
38	TRDC-CARE1 (75 rooms)	-	£6,129,319	509,674	509,674	509,674	509,674	509,674	509,674	509,674	509,674	509,674	509,674	509,674	0%
39	TRDC-CARE2 (40 rooms)	-	£2,022,675	331,158	331,158	331,158	331,158	331,158	331,158	331,158	331,158	331,158	331,158	331,158	0%
40	TRDC-OFF1	-	£3,064,660	-3,174,667	-3,174,667	-3,174,667	-3,174,667	-3,174,667	-3,174,667	-3,174,667	-3,174,667	-3,174,667	-3,174,667	-3,174,667	0%
41	TRDC-OFF2	-	£3,064,660	-4,409,479	-4,409,479	-4,409,479	-4,409,479	-4,409,479	-4,409,479	-4,409,479	-4,409,479	-4,409,479	-4,409,479	-4,409,479	0%
42	TRDC-RET1	-	£6,129,319	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	0%
43	TRDC-RET2	-	£3,064,660	5,260,339	5,260,339	5,260,339	5,260,339	5,260,339	5,260,339	5,260,339	5,260,339	5,260,339	5,260,339	5,260,339	50%
44	TRDC-RET3	-	£1,532,330	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540	50%
45	TRDC-IND1	-	£6,129,319	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	0%
46	TRDC-IND2	-	£6,129,319	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	0%
47	TRDC-IND3	-	£6,129,319	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	0%

BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL) **£2,760,992**

				Residual land values										
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	Max AH
1	TRDC-1 - 5 units, 25 DPH, 100% houses and 0% flats	5	£552,198	802,815	773,505	744,513	715,838	687,481	659,441	631,719	604,313	577,226	550,456	524,002	40%
2	TRDC-2 - 5 units, 50 DPH, 100% houses and 0% flats	5	£276,099	802,815	773,505	744,513	715,838	687,481	659,441	631,719	604,313	577,226	550,456	524,002	50%
3	TRDC-3 - 5 units, 85 DPH, 50% houses and 50% flats	5	£162,411	589,590	562,972	536,665	510,669	484,984	459,608	434,545	409,791	385,348	361,215	337,394	50%
4	TRDC-4 - 6 units, 30 DPH, 100% houses and 0% flats	6	£552,198	963,378	928,206	893,416	859,007	824,977	791,329	758,063	725,176	692,671	660,547	628,803	50%
5	TRDC-5 - 6 units, 75 DPH, 75% houses and 25% flats	6	£220,879	838,479	804,853	771,604	738,732	706,239	674,122	642,384	611,022	580,039	549,433	519,205	50%
6	TRDC-6 - 8 units, 25 DPH, 100% houses and 0% flats	8	£883,518	1,284,503	1,237,608	1,191,221	1,145,342	1,099,971	1,055,106	1,010,750	966,902	923,562	880,729	838,404	40%
7	TRDC-7 - 8 units, 130 DPH, 0% houses and 100% flats	8	£169,907	569,785	532,259	495,210	458,638	422,544	386,927	351,789	317,128	282,944	249,237	216,009	50%
8	TRDC-8 - 9 units, 112 DPH, 0% houses and 100% flats	9	£221,865	641,008	598,790	557,110	515,967	475,362	435,293	395,763	356,769	318,312	280,392	243,011	50%
9	TRDC-9 - 10 units, 25 DPH, 100% houses and 0% flats	10	£1,104,397	1,562,680	1,504,061	1,446,077	1,388,728	1,332,013	1,275,933	1,220,488	1,165,679	1,111,502	1,057,962	1,005,056	40%
10	TRDC-10 - 10 units, 90 DPH, 50% houses and 50% flats	10	£306,777	1,147,839	1,093,468	1,039,732	986,633	934,170	882,342	831,151	780,596	730,677	681,394	632,747	50%
11	TRDC-11 - 20 units, 35 DPH, 100% houses and 0% flats	20	£1,577,710	2,895,310	2,790,341	2,685,539	2,581,652	2,478,907	2,377,304	2,276,844	2,177,527	2,079,351	1,982,318	1,886,428	50%
12	TRDC-12 - 20 units, 50 DPH, 80% houses and 20% flats	20	£1,104,397	3,048,416	2,919,312	2,791,662	2,665,465	2,540,723	2,417,436	2,295,605	2,175,227	2,056,302	1,938,834	1,822,820	50%
13	TRDC-13 - 30 units, 25 DPH, 100% houses and 0% flats	30	£3,313,191	4,581,865	4,405,514	4,231,083	4,058,574	3,887,986	3,719,320	3,552,575	3,387,751	3,224,849	3,063,868	2,904,808	35%
14	TRDC-14 - 30 units, 50 DPH, 80% houses and 20% flats	30	£1,656,595	4,113,924	3,943,454	3,774,894	3,608,245	3,443,505	3,280,676	3,119,757	2,960,748	2,803,649	2,648,460	2,495,181	50%
15	TRDC-15 - 40 units, 50 DPH, 80% houses and 20% flats	40	£2,208,794	4,689,172	4,509,998	4,332,792	4,157,551	3,984,277	3,812,970	3,643,628	3,476,253	3,310,844	3,147,401	2,985,926	50%
16	TRDC-16 - 40 units, 80 DPH, 50% houses and 50% flats	40	£1,380,496	4,489,363	4,276,302	4,065,735	3,857,661	3,652,080	3,448,993	3,248,398	3,050,297	2,854,690	2,661,575	2,470,954	50%
17	TRDC-17 - 50 units, 35 DPH, 100% houses and 0% flats	50	£3,944,275	7,636,173	7,342,522	7,051,806	6,764,290	6,479,978	6,198,867	5,920,959	5,646,253	5,374,748	5,106,446	4,841,347	50%
18	TRDC-18 - 50 units, 80 DPH, 50% houses and 50% flats	50	£1,725,620	5,611,703	5,345,378	5,082,169	4,822,076	4,565,100	4,311,241	4,060,498	3,812,872	3,568,362	3,326,969	3,088,693	50%
19	TRDC-19 - 60 units, 100 DPH, 0% houses and 100% flats	60	£1,656,595	4,073,040	3,790,141	3,510,841	3,235,139	2,963,036	2,694,531	2,429,626	2,168,318	1,910,610	1,656,500	1,405,990	40%
20	TRDC-20 - 60 units, 35 DPH, 100% houses and 0% flats	60	£4,733,130	9,163,408	8,811,027	8,462,167	8,117,149	7,775,973	7,438,641	7,105,150	6,775,503	6,449,698	6,127,735	5,809,615	50%
21	TRDC-21 - 70 units, 50 DPH, 80% houses and 20% flats	70	£3,865,389	9,589,369	9,193,899	8,802,857	8,416,239	8,034,047	7,654,911	7,279,433	6,908,411	6,541,847	6,179,740	5,822,089	50%
22	TRDC-22 - 70 units, 35 DPH, 100% houses and 0% flats	70	£5,521,985	10,448,487	10,049,229	9,654,313	9,263,738	8,877,503	8,495,609	8,118,055	7,744,842	7,375,970	7,011,439	6,650,502	50%
23	TRDC-23 - 80 units, 50 DPH, 100% houses and 0% flats	80	£4,417,588	11,941,128	11,484,834	11,033,502	10,587,129	10,145,718	9,709,267	9,277,777	8,851,248	8,429,680	8,013,072	7,600,574	50%
24	TRDC-24 - 80 units, 80 DPH, 55% houses and 45% flats	80	£2,760,992	9,086,771	8,666,988	8,252,078	7,842,041	7,436,876	7,036,584	6,641,165	6,250,618	5,864,946	5,484,144	5,108,217	50%
25	TRDC-25 - 95 units, 28 DPH, 100% houses and 0% flats	95	£9,367,653	14,180,089	13,638,240	13,102,282	12,572,216	12,048,039	11,529,754	11,017,360	10,510,857	10,010,245	9,515,523	9,025,681	45%
26	TRDC-26 - 100 units, 15 DPH, 100% houses and 0% flats	100	£18,406,616	14,926,410	14,356,042	13,791,877	13,233,911	12,682,147	12,136,583	11,597,222	11,064,060	10,537,100	10,016,341	9,500,717	0%
27	TRDC-27 - 100 units, 35 DPH, 95% houses and 5% flats	100	£7,888,550	14,545,153	13,979,498	13,420,035	12,866,766	12,319,690	11,778,807	11,244,117	10,715,620	10,193,316	9,677,204	9,167,286	50%
28	TRDC-28 - 130 units, 35.14 DPH, 95% houses and 5% flats	130	£10,214,258	18,561,625	17,840,551	17,127,368	16,422,078	15,724,681	15,035,175	14,353,562	13,679,842	13,014,015	12,356,079	11,706,036	50%
29	TRDC-29 - 145 units, 24.83 DPH, 100% houses and 0% flats	145	£16,123,395	21,247,171	20,436,179	19,634,003	18,840,641	18,056,093	17,280,359	16,513,441	15,755,337	15,006,048	14,265,573	13,533,912	30%
30	TRDC-30 - 165 units, 70.87 DPH, 60% houses and 40% flats	165	£6,428,161	18,599,970	17,768,176	16,945,948	16,133,284	15,330,186	14,536,653	13,752,684	12,978,281	12,213,442	11,458,168	10,712,460	50%
31	TRDC-31 - 250 units, 35.07 DPH, 90% houses and 10% flats	250	£19,682,011	30,537,009	29,286,944	28,050,553	26,827,835	25,618,791	24,415,608	23,221,692	22,041,626	20,875,410	19,723,046	18,584,532	45%
32	TRDC-32 - 400 units, 15.69 DPH, 100% houses and 0% flats	400	£70,388,590	46,342,244	44,468,935	42,615,955	40,783,305	38,970,983	37,173,572	35,393,812	33,634,503	31,895,641	30,177,231	28,479,270	0%
33	TRDC-33 - 500 units, 20 DPH, 100% houses and 0% flats	500	£69,024,811	49,056,423	46,782,874	44,533,993	42,309,778	40,110,233	37,935,354	35,785,145	33,659,602	31,558,728	29,482,521	27,430,982	0%
34	TRDC-34 - 750 units, 20 DPH, 100% houses and 0% flats	750	£103,537,217	69,018,466	65,800,355	62,617,181	59,468,945	56,355,646	53,277,284	50,233,860	47,225,372	44,251,821	41,313,209	38,409,533	0%
35	TRDC-35 - 1000 units, 20 DPH, 100% houses and 0% flats	1,000	£138,049,623	82,904,148	79,093,394	75,323,642	71,594,890	67,907,141	64,260,393	60,650,043	57,076,797	53,544,710	50,053,783	46,604,016	0%
36	TRDC-36 - 1250 units, 20 DPH, 100% houses and 0% flats	1,250	£172,562,028	99,578,200	94,925,927	90,324,017	85,772,471	81,271,286	76,820,466	72,420,008	68,069,914	63,770,181	59,520,813	55,321,806	0%
37	TRDC-37 - 1500 units, 20 DPH, 100% houses and 0% flats	1,500	£207,074,434	114,112,630	108,731,519	103,408,892	98,144,750	92,939,093	87,791,920	82,700,431	77,664,452	72,686,986	67,768,032	62,907,592	0%
38	TRDC-CARE1 (75 rooms)	-	£2,760,992	509,674	509,674	509,674	509,674	509,674	509,674	509,674	509,674	509,674	509,674	509,674	0%
39	TRDC-CARE2 (40 rooms)	-	£911,128	331,158	331,158	331,158	331,158	331,158	331,158	331,158	331,158	331,158	331,158	331,158	0%
40	TRDC-OFF1	-	£1,380,496	-3,174,667	-3,174,667	-3,174,667	-3,174,667	-3,174,667	-3,174,667	-3,174,667	-3,174,667	-3,174,667	-3,174,667	-3,174,667	0%
41	TRDC-OFF2	-	£1,380,496	-4,409,479	-4,409,479	-4,409,479	-4,409,479	-4,409,479	-4,409,479	-4,409,479	-4,409,479	-4,409,479	-4,409,479	-4,409,479	0%
42	TRDC-RET1	-	£2,760,992	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	0%
43	TRDC-RET2	-	£1,380,496	5,260,339	5,260,339	5,260,339	5,260,339	5,260,339	5,260,339	5,260,339	5,260,339	5,260,339	5,260,339	5,260,339	50%
44	TRDC-RET3	-	£690,248	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540	50%
45	TRDC-IND1	-	£2,760,992	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	50%
46	TRDC-IND2	-	£2,760,992	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	50%
47	TRDC-IND3	-	£2,760,992	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	50%

BENCHMARK LAND VALUE 3 (GREENFIELD - UPPER END OF RANGE) **£374,000** PER HA

				Residual land values										
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	Max AH
1	TRDC-1 - 5 units, 25 DPH, 100% houses and 0% flats	5	£74,800	802,815	773,505	744,513	715,838	687,481	659,441	631,719	604,313	577,226	550,456	524,002	50%
2	TRDC-2 - 5 units, 50 DPH, 100% houses and 0% flats	5	£37,400	802,815	773,505	744,513	715,838	687,481	659,441	631,719	604,313	577,226	550,456	524,002	50%
3	TRDC-3 - 5 units, 85 DPH, 50% houses and 50% flats	5	£22,000	589,590	562,972	536,665	510,669	484,984	459,608	434,545	409,791	385,348	361,215	337,394	50%
4	TRDC-4 - 6 units, 30 DPH, 100% houses and 0% flats	6	£74,800	963,378	928,206	893,416	859,007	824,977	791,329	758,063	725,176	692,671	660,547	628,803	50%
5	TRDC-5 - 6 units, 75 DPH, 75% houses and 25% flats	6	£29,920	838,479	804,853	771,604	738,732	706,239	674,122	642,384	611,022	580,039	549,433	519,205	50%
6	TRDC-6 - 8 units, 25 DPH, 100% houses and 0% flats	8	£119,680	1,284,503	1,237,608	1,191,221	1,145,342	1,099,971	1,055,106	1,010,750	966,902	923,562	880,729	838,404	50%
7	TRDC-7 - 8 units, 130 DPH, 0% houses and 100% flats	8	£23,015	569,785	532,259	495,210	458,638	422,544	386,927	351,789	317,128	282,944	249,237	216,009	50%
8	TRDC-8 - 9 units, 112 DPH, 0% houses and 100% flats	9	£30,054	641,008	598,790	557,110	515,967	475,362	435,293	395,763	356,769	318,312	280,392	243,011	50%
9	TRDC-9 - 10 units, 25 DPH, 100% houses and 0% flats	10	£149,600	1,562,680	1,504,061	1,446,077	1,388,728	1,332,013	1,275,933	1,220,488	1,165,679	1,111,502	1,057,962	1,005,056	50%
10	TRDC-10 - 10 units, 90 DPH, 50% houses and 50% flats	10	£41,556	1,147,839	1,093,468	1,039,732	986,633	934,170	882,342	831,151	780,596	730,677	681,394	632,747	50%
11	TRDC-11 - 20 units, 35 DPH, 100% houses and 0% flats	20	£213,714	2,895,310	2,790,341	2,685,539	2,581,652	2,478,907	2,377,304	2,276,844	2,177,527	2,079,351	1,982,318	1,886,428	50%
12	TRDC-12 - 20 units, 50 DPH, 80% houses and 20% flats	20	£149,600	3,048,416	2,919,312	2,791,662	2,665,465	2,540,723	2,417,436	2,295,605	2,175,227	2,056,302	1,938,834	1,822,820	50%
13	TRDC-13 - 30 units, 25 DPH, 100% houses and 0% flats	30	£448,800	4,581,865	4,405,514	4,231,083	4,058,574	3,887,986	3,719,320	3,552,575	3,387,751	3,224,849	3,063,868	2,904,808	50%
14	TRDC-14 - 30 units, 50 DPH, 80% houses and 20% flats	30	£224,400	4,113,924	3,943,454	3,774,894	3,608,245	3,443,505	3,280,676	3,119,757	2,960,748	2,803,649	2,648,460	2,495,181	50%
15	TRDC-15 - 40 units, 50 DPH, 80% houses and 20% flats	40	£299,200	4,689,172	4,509,998	4,332,792	4,157,551	3,984,277	3,812,970	3,643,628	3,476,253	3,310,844	3,147,401	2,985,926	50%
16	TRDC-16 - 40 units, 80 DPH, 50% houses and 50% flats	40	£187,000	4,489,363	4,276,302	4,065,735	3,857,661	3,652,080	3,448,993	3,248,398	3,050,297	2,854,690	2,661,575	2,470,954	50%
17	TRDC-17 - 50 units, 35 DPH, 100% houses and 0% flats	50	£534,286	7,636,173	7,342,522	7,051,806	6,764,290	6,479,978	6,198,867	5,920,959	5,646,253	5,374,748	5,106,446	4,841,347	50%
18	TRDC-18 - 50 units, 80 DPH, 50% houses and 50% flats	50	£233,750	5,611,703	5,345,378	5,082,169	4,822,076	4,565,100	4,311,241	4,060,498	3,812,872	3,568,362	3,326,969	3,088,693	50%
19	TRDC-19 - 60 units, 100 DPH, 0% houses and 100% flats	60	£224,400	4,073,040	3,790,141	3,510,841	3,235,139	2,963,036	2,694,531	2,429,626	2,168,318	1,910,610	1,656,500	1,405,990	50%
20	TRDC-20 - 60 units, 35 DPH, 100% houses and 0% flats	60	£641,143	9,163,408	8,811,027	8,462,167	8,117,149	7,775,973	7,438,641	7,105,150	6,775,503	6,449,698	6,127,735	5,809,615	50%
21	TRDC-21 - 70 units, 50 DPH, 80% houses and 20% flats	70	£523,600	9,589,369	9,193,899	8,802,857	8,416,239	8,034,047	7,654,911	7,279,433	6,908,411	6,541,847	6,179,740	5,822,089	50%
22	TRDC-22 - 70 units, 35 DPH, 100% houses and 0% flats	70	£748,000	10,448,487	10,049,229	9,654,313	9,263,738	8,877,503	8,495,609	8,118,055	7,744,842	7,375,970	7,011,439

THREE RIVERS DISTRICT COUNCIL Sales value £6,600 psm AH tenure Rented 70% Intermediate: SO 30%

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES/RETAIL) **£6,129,319** PER HA Type of rent: 50% Soc Rent 50% Aff Rent FH 0%

				Residual land values											
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	Max AH
1	TRDC-1 - 5 units, 25 DPH, 100% houses and 0% flats	5	£1,225,864	842,712	812,097	781,815	751,863	722,243	692,953	663,996	635,369	607,073	579,109	551,476	0%
2	TRDC-2 - 5 units, 50 DPH, 100% houses and 0% flats	5	£612,932	842,712	812,097	781,815	751,863	722,243	692,953	663,996	635,369	607,073	579,109	551,476	35%
3	TRDC-3 - 5 units, 85 DPH, 50% houses and 50% flats	5	£360,548	624,993	597,280	569,890	542,823	516,077	489,655	463,554	437,777	412,321	387,189	362,378	50%
4	TRDC-4 - 6 units, 30 DPH, 100% houses and 0% flats	6	£1,225,864	1,011,255	974,517	938,178	902,236	866,691	831,544	796,795	762,443	728,489	694,931	661,771	0%
5	TRDC-5 - 6 units, 75 DPH, 75% houses and 25% flats	6	£490,346	883,735	848,665	813,987	779,704	745,813	712,315	679,209	646,498	614,179	582,253	550,721	50%
6	TRDC-6 - 8 units, 25 DPH, 100% houses and 0% flats	8	£1,961,382	1,348,338	1,299,356	1,250,903	1,202,981	1,155,589	1,108,726	1,062,393	1,016,590	971,317	926,575	882,362	0%
7	TRDC-7 - 8 units, 130 DPH, 0% houses and 100% flats	8	£377,189	618,432	579,531	541,121	503,204	465,779	428,847	392,406	356,458	321,003	286,040	251,569	30%
8	TRDC-8 - 9 units, 112 DPH, 0% houses and 100% flats	9	£492,535	695,737	651,972	608,761	566,104	524,001	482,453	441,457	401,016	361,129	321,795	283,016	20%
9	TRDC-9 - 10 units, 25 DPH, 100% houses and 0% flats	10	£2,451,728	1,642,474	1,581,246	1,520,680	1,460,777	1,401,536	1,342,958	1,285,042	1,227,788	1,171,197	1,115,268	1,060,003	0%
10	TRDC-10 - 10 units, 90 DPH, 50% houses and 50% flats	10	£681,035	1,217,514	1,160,964	1,105,072	1,049,842	995,271	941,359	888,107	835,515	783,583	732,310	681,696	50%
11	TRDC-11 - 20 units, 35 DPH, 100% houses and 0% flats	20	£3,502,468	3,043,218	2,933,369	2,823,733	2,715,289	2,608,035	2,501,974	2,397,104	2,293,426	2,190,938	2,089,643	1,989,539	0%
12	TRDC-12 - 20 units, 50 DPH, 80% houses and 20% flats	20	£2,451,728	3,292,908	3,153,620	3,015,902	2,879,754	2,745,176	2,612,169	2,480,731	2,350,865	2,222,568	2,095,842	1,970,685	30%
13	TRDC-13 - 30 units, 25 DPH, 100% houses and 0% flats	30	£7,355,183	4,809,948	4,626,030	4,444,116	4,264,203	4,086,292	3,910,382	3,736,476	3,564,570	3,394,667	3,226,766	3,060,867	0%
14	TRDC-14 - 30 units, 50 DPH, 80% houses and 20% flats	30	£3,677,592	4,332,077	4,154,505	3,978,920	3,805,321	3,633,708	3,464,082	3,296,442	3,130,789	2,967,123	2,805,442	2,645,749	15%
15	TRDC-15 - 40 units, 50 DPH, 80% houses and 20% flats	40	£4,903,455	4,947,020	4,760,381	4,575,787	4,393,236	4,212,730	4,034,268	3,857,849	3,683,476	3,511,145	3,340,858	3,172,617	0%
16	TRDC-16 - 40 units, 80 DPH, 50% houses and 50% flats	40	£3,064,660	4,758,066	4,536,656	4,317,831	4,101,588	3,887,929	3,676,854	3,468,362	3,262,453	3,059,128	2,858,386	2,660,228	35%
17	TRDC-17 - 50 units, 35 DPH, 100% houses and 0% flats	50	£8,756,170	8,015,281	7,710,051	7,406,859	7,107,004	6,810,486	6,517,305	6,227,459	5,940,950	5,657,779	5,377,943	5,101,445	0%
18	TRDC-18 - 50 units, 80 DPH, 50% houses and 50% flats	50	£3,830,825	5,947,582	5,670,821	5,397,288	5,126,985	4,859,911	4,596,068	4,335,452	4,078,067	3,823,910	3,572,983	3,325,285	35%
19	TRDC-19 - 60 units, 100 DPH, 0% houses and 100% flats	60	£3,677,592	4,418,418	4,125,723	3,836,731	3,551,444	3,269,861	2,991,982	2,717,808	2,447,338	2,180,571	1,917,510	1,658,153	10%
20	TRDC-20 - 60 units, 35 DPH, 100% houses and 0% flats	60	£10,507,404	9,618,338	9,252,062	8,888,231	8,528,406	8,172,583	7,820,765	7,472,951	7,129,140	6,789,334	6,453,532	6,121,734	0%
21	TRDC-21 - 70 units, 50 DPH, 80% houses and 20% flats	70	£8,581,047	10,096,724	9,684,902	9,277,681	8,875,060	8,477,042	8,082,858	7,691,698	7,305,174	6,923,286	6,546,032	6,173,414	15%
22	TRDC-22 - 70 units, 35 DPH, 100% houses and 0% flats	70	£12,258,639	10,961,158	10,545,274	10,133,907	9,727,057	9,324,725	8,926,909	8,533,611	8,144,830	7,760,566	7,380,817	7,005,146	0%
23	TRDC-23 - 80 units, 50 DPH, 100% houses and 0% flats	80	£9,806,911	12,527,037	12,051,741	11,581,609	11,116,638	10,656,829	10,202,183	9,752,699	9,308,377	8,869,218	8,435,220	8,005,881	25%
24	TRDC-24 - 80 units, 80 DPH, 55% houses and 45% flats	80	£6,129,319	9,611,478	9,175,564	8,744,697	8,318,875	7,898,100	7,482,370	7,071,686	6,666,049	6,265,458	5,869,911	5,479,413	40%
25	TRDC-25 - 95 units, 28 DPH, 100% houses and 0% flats	95	£20,795,905	14,875,857	14,311,443	13,753,161	13,201,007	12,654,984	12,115,092	11,581,329	11,053,697	10,532,196	10,016,824	9,506,983	0%
26	TRDC-26 - 100 units, 15 DPH, 100% houses and 0% flats	100	£40,862,128	15,658,797	15,064,677	14,477,010	13,895,797	13,321,036	12,752,728	12,190,873	11,635,471	11,086,521	10,544,025	10,007,351	0%
27	TRDC-27 - 100 units, 35 DPH, 95% houses and 5% flats	100	£17,512,341	15,269,419	14,680,391	14,097,804	13,521,659	12,951,955	12,388,692	11,831,871	11,281,491	10,737,552	10,200,055	9,669,000	0%
28	TRDC-28 - 130 units, 35.14 DPH, 95% houses and 5% flats	130	£22,675,342	19,486,356	18,735,482	17,992,815	17,258,358	16,532,111	15,814,073	15,104,242	14,402,621	13,709,209	13,024,006	12,347,012	0%
29	TRDC-29 - 145 units, 24.83 DPH, 100% houses and 0% flats	145	£35,793,447	22,290,181	21,445,410	20,609,813	19,783,387	18,966,135	18,158,055	17,359,148	16,569,413	15,788,851	15,017,461	14,255,245	0%
30	TRDC-30 - 165 units, 70.87 DPH, 60% houses and 40% flats	165	£14,270,321	19,653,738	18,789,864	17,935,897	17,091,837	16,257,686	15,433,442	14,619,106	13,814,677	13,020,157	12,235,543	11,460,838	30%
31	TRDC-31 - 250 units, 35.07 DPH, 90% houses and 10% flats	250	£43,693,465	32,197,533	30,896,350	29,609,379	28,336,619	27,076,360	25,819,239	24,576,513	23,348,183	22,134,245	20,934,703	19,747,116	0%
32	TRDC-32 - 400 units, 15.69 DPH, 100% houses and 0% flats	400	£156,260,529	48,664,709	46,719,193	44,794,763	42,891,418	41,009,161	39,147,625	37,298,376	35,470,348	33,663,541	31,877,955	30,113,590	0%
33	TRDC-33 - 500 units, 20 DPH, 100% houses and 0% flats	500	£153,232,981	51,843,263	49,485,397	47,151,587	44,843,341	42,560,663	40,303,549	38,072,001	35,866,017	33,685,599	31,530,747	29,401,461	0%
34	TRDC-34 - 750 units, 20 DPH, 100% houses and 0% flats	750	£229,849,472	72,887,647	69,551,708	66,251,935	62,988,327	59,760,886	56,569,611	53,414,501	50,295,557	47,212,779	44,166,167	41,155,720	0%
35	TRDC-35 - 1000 units, 20 DPH, 100% houses and 0% flats	1,000	£306,465,963	87,569,027	83,625,901	79,725,131	75,866,712	72,050,649	68,276,938	64,539,685	60,840,379	57,183,611	53,569,380	49,997,687	0%
36	TRDC-36 - 1250 units, 20 DPH, 100% houses and 0% flats	1,250	£383,082,454	105,067,088	100,254,881	95,494,685	90,786,497	86,130,321	81,526,153	76,973,996	72,473,848	68,025,709	63,629,580	59,285,462	0%
37	TRDC-37 - 1500 units, 20 DPH, 100% houses and 0% flats	1,500	£459,698,944	120,337,091	114,767,597	109,258,503	103,809,806	98,421,506	93,093,604	87,826,099	82,618,992	77,472,282	72,385,970	67,360,056	0%
38	TRDC-CARE1 (75 rooms)	-	£6,129,319	219,551	219,551	219,551	219,551	219,551	219,551	219,551	219,551	219,551	219,551	219,551	0%
39	TRDC-CARE2 (40 rooms)	-	£2,022,675	176,426	176,426	176,426	176,426	176,426	176,426	176,426	176,426	176,426	176,426	176,426	0%
40	TRDC-OFF1	-	£3,064,660	- 3,174,667	- 3,174,667	- 3,174,667	- 3,174,667	- 3,174,667	- 3,174,667	- 3,174,667	- 3,174,667	- 3,174,667	- 3,174,667	- 3,174,667	0%
41	TRDC-OFF2	-	£3,064,660	- 4,409,479	- 4,409,479	- 4,409,479	- 4,409,479	- 4,409,479	- 4,409,479	- 4,409,479	- 4,409,479	- 4,409,479	- 4,409,479	- 4,409,479	0%
42	TRDC-RET1	-	£6,129,319	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	0%
43	TRDC-RET2	-	£3,064,660	5,260,339	5,260,339	5,260,339	5,260,339	5,260,339	5,260,339	5,260,339	5,260,339	5,260,339	5,260,339	5,260,339	50%
44	TRDC-RET3	-	£1,532,330	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540	50%
45	TRDC-IND1	-	£6,129,319	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	0%
46	TRDC-IND2	-	£6,129,319	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	0%
47	TRDC-IND3	-	£6,129,319	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	0%

BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL) **£2,760,992**

				Residual land values											
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	Max AH
1	TRDC-1 - 5 units, 25 DPH, 100% houses and 0% flats	5	£552,198	842,712	812,097	781,815	751,863	722,243	692,953	663,996	635,369	607,073	579,109	551,476	45%
2	TRDC-2 - 5 units, 50 DPH, 100% houses and 0% flats	5	£276,099	842,712	812,097	781,815	751,863	722,243	692,953	663,996	635,369	607,073	579,109	551,476	50%
3	TRDC-3 - 5 units, 85 DPH, 50% houses and 50% flats	5	£162,411	624,993	597,280	569,890	542,823	516,077	489,655	463,554	437,777	412,321	387,189	362,378	50%
4	TRDC-4 - 6 units, 30 DPH, 100% houses and 0% flats	6	£552,198	1,011,255	974,517	938,178	902,236	866,691	831,544	796,795	762,443	728,489	694,931	661,771	50%
5	TRDC-5 - 6 units, 75 DPH, 75% houses and 25% flats	6	£220,879	883,735	848,665	813,987	779,704	745,813	712,315	679,209	646,498	614,179	582,253	550,721	50%
6	TRDC-6 - 8 units, 25 DPH, 100% houses and 0% flats	8	£883,518	1,348,338	1,299,356	1,250,903	1,202,981	1,155,589	1,108,726	1,062,393	1,016,590	971,317	926,575	882,362	45%
7	TRDC-7 - 8 units, 130 DPH, 0% houses and 100% flats	8	£169,907	618,432	579,531	541,121	503,204	465,779	428,847	392,406	356,458	321,003	286,040	251,569	50%
8	TRDC-8 - 9 units, 112 DPH, 0% houses and 100% flats	9	£221,865	695,737	651,972	608,761	566,104	524,001	482,453	441,457	401,016	361,129	321,795	283,016	50%
9	TRDC-9 - 10 units, 25 DPH, 100% houses and 0% flats	10	£1,104,397	1,642,474	1,581,246	1,520,680	1,460,777	1,401,536	1,342,958	1,285,042	1,227,788	1,171,197	1,115,268	1,060,003	45%
10	TRDC-10 - 10 units, 90 DPH, 50% houses and 50% flats	10	£306,777	1,217,514	1,160,964	1,105,072	1,049,842	995,271	941,359	888,107	835,515	783,583	732,310	681,696	50%
11	TRDC-11 - 20 units, 35 DPH, 100% houses and 0% flats	20	£1,577,710	3,043,218	2,933,369	2,823,733	2,715,289	2,608,035	2,501,974	2,397,104	2,293,426	2,190,938	2,089,643	1,989,539	50%
12	TRDC-12 - 20 units, 50 DPH, 80% houses and 20% flats	20	£1,104,397	3,292,908	3,153,620	3,015,902	2,879,754	2,745,176	2,612,169	2,480,731	2,350,865	2,222,568	2,095,842	1,970,685	50%
13	TRDC-13 - 30 units, 25 DPH, 100% houses and 0% flats	30	£3,313,191	4,809,948	4,626,030	4,444,116	4,264,203	4,086,292	3,910,382	3,736,476	3,564,570	3,394,667	3,226,766	3,060,867	40%
14	TRDC-14 - 30 units, 50 DPH, 80% houses and 20% flats	30	£1,656,595	4,332,077	4,154,505	3,978,920	3,805,321	3,633,708	3,464,082	3,296,442	3,130,789	2,967,123	2,805,442	2,645,749	50%
15	TRDC-15 - 40 units, 50 DPH, 80% houses and 20% flats	40	£2,208,794	4,947,020	4,760,381	4,575,787	4,393,236	4,212,730	4,034,268	3,857,849	3,683,476	3,511,145	3,340,858	3,172,617	50%
16	TRDC-16 - 40 units, 80 DPH, 50% houses and 50% flats	40	£1,380,496	4,758,066	4,536,656	4,317,831	4,101,588	3,887,929	3,676,854	3,468,362	3,262,453	3,059,128	2,858,386	2,660,228	50%
17	TRDC-17 - 50 units, 35 DPH, 100% houses and 0% flats	50	£3,944,275	8,015,281	7,710,051	7,406,859	7,107,004	6,810,486	6,517,305	6,227,459	5,940,950	5,657,779	5,377,943	5,101,445	50%
18	TRDC-18 - 50 units, 80 DPH, 50% houses and 50% flats	50	£1,725,620	5,947,582	5,670,821	5,397,288	5,126,985	4,859,911	4,596,068	4,335,452	4,078,067	3,823,910	3,572,983	3,325,285	50%
19	TRDC-19 - 60 units, 100 DPH, 0% houses and 100% flats	60	£1,656,595	4,418,418	4,125,723	3,836,731	3,551,444	3,269,861	2,991,982	2,717,808	2,447,338	2,180,571	1,917,510	1,658,153	50%
20	TRDC-20 - 60 units, 35 DPH, 100% houses and 0% flats	60	£4,733,130	9,618,338	9,252,062	8,888,231	8,528,406	8,172,583	7,820,765	7,472,951	7,129,140	6,789,334	6,453,532	6,121,734	50%
21	TRDC-21 - 70 units, 50 DPH, 80% houses and 20% flats	70	£3,865,389	10,096,724	9,684,902	9,277,681	8,875,060	8,477,042	8,082,858	7,691,698	7,305,174	6,923,286	6,546,032	6,173,414	50%
22	TRDC-22 - 70 units, 35 DPH, 100% houses and 0% flats	70	£5,521,985	10,961,158	10,545,274	10,133,907	9,727,057	9,324,725	8,926,909	8,533,611	8,144,830	7,760,566	7,380,817	7,005,146	50%
23	TRDC-23 - 80 units, 50 DPH, 100% houses and 0% flats	80	£4,417,588	12,527,037	12,051,741	11,581,609	11,116,638	10,656,829	10,202,183	9,752,699	9,308,377	8,869,218	8,435,220	8,005,881	50%
24	TRDC-24 - 80 units, 80 DPH, 55% houses and 45% flats	80	£2,760,992	9,611,478	9,175,564	8,744,697	8,318,875	7,898,100	7,482,370	7,071,686	6,666,049	6,265,458	5,869,911	5,479,413	50%
25	TRDC-25 - 95 units, 28 DPH, 100% houses and 0% flats	95	£9,367,653	14,875,857	14,311,443	13,753,161	13,201,007	12,654,984	12,115,092	11,581,329	11,053,697	10,532,196	10,016,824	9,506,983	50%
26	TRDC-26 - 100 units, 15 DPH, 100% houses and 0% flats	100	£18,406,616	15,658,797	15,064,677	14,477,010	13,895,797	13,321,036	12,752,728	12,190,873	11,635,471	11,086,521	10,544,025	10,007,351	0%
27	TRDC-27 - 100 units, 35 DPH, 95% houses and 5% flats	100	£7,888,550	15,269,419	14,680,391	14,097,804	13,521,659	12,951,955	12,388,692	11,831,871	11,281,491	10,737,552	10,200,055	9,669,000	50%
28	TRDC-28 - 130 units, 35.14 DPH, 95% houses and 5% flats	130	£10,214,258	19,486,356	18,735,482	17,992,815	17,258,358	16,532,111	15,814,073	15,104,242	14,402,621	13,709,209	13,024,006	12,347,012	50%
29	TRDC-29 - 145 units, 24.83 DPH, 100% houses and 0% flats	145	£16,123,395	22,290,181	21,445,410	20,609,813	19,783,387	18,966,135	18,158,055	17,359,148	16,569,413	15,788,851	15,017,461	14,255,245	35%
30	TRDC-30 - 165 units, 70.87 DPH, 60% houses and 40% flats	165	£6,428,161	19,653,738	18,789,864	17,935,897	17,091,837	16,257,686	15,433,442	14,619,106	13,814,677	13,020,157	12,235,543	11,460,838	50%
31	TRDC-31 - 250 units, 35.07 DPH, 90% houses and 10% flats	250	£19,682,011	32,197,533	30,896,350	29,609,379	28,336,619	27,076,360	25,819,239	24,576,513	23,348,183	22,134,245	20,934,703	19,747,116	50%
32	TRDC-32 - 400 units, 15.69 DPH, 100% houses and 0% flats	400	£70,388,590	48,664,709	46,719,193	44,794,763	42,891,418	41,009,161	39,147,625	37,298,376	35,470,348	33,663,541	31,877,955	30,113,590	0%
33	TRDC-33 - 500 units, 20 DPH, 100% houses and 0% flats	500	£69,024,811	51,843,263	49,485,397	47,151,587	44,843,341	42,560,663	40,303,549	38,072,001	35,866,017	33,685,599	31,530,747	29,401,461	0%
34	TRDC-34 - 750 units, 20 DPH, 100% houses and 0% flats	750	£103,537,217	72,887,647	69,551,708	66,251,935	62,988,327	59,760,886	56,569,611	53,414,501	50,295,557	47,212,779	44,166,167	41,155,720	0%
35	TRDC-35 - 1000 units, 20 DPH, 100% houses and 0% flats	1,000	£138,049,623	87,569,027	83,625,901	79,725,131	75,866,712	72,050,649	68,276,938	64,539,685	60,840,379	57,183,611	53,569,380	49,997,687	0%
36	TRDC-36 - 1250 units, 20 DPH, 100% houses and 0% flats	1,250	£172,562,028	105,067,088	100,254,881	95,494,685	90,786,497	86,130,321	81,526,153	76,973,996	72,473,848	68,025,709	63,629,580	59,285,462	0%
37	TRDC-37 - 1500 units, 20 DPH, 100% houses and 0% flats	1,500	£207,074,434	120,337,091	114,767,597	109,258,503	103,809,806	98,421,506	93,093,604	87,826,099	82,618,992	77,472,282	72,385,970	67,360,056	0%
38	TRDC-CARE1 (75 rooms)	-	£2,760,992	219,551	219,551	219,551	219,551	219,551	219,551	219,551	219,551	219,551	219,551	219,551	0%
39	TRDC-CARE2 (40 rooms)	-	£911,128	176,426	176,426	176,426	176,426	176,426	176,426	176,426	176,426	176,426	176,426	176,426	0%
40	TRDC-OFF1	-	£1,380,496	- 3,174,667	- 3,174,667	- 3,174,667	- 3,174,667	- 3,174,667	- 3,174,667	- 3,174,667	- 3,174,667	- 3,174,667	- 3,174,667	- 3,174,667	0%
41	TRDC-OFF2	-	£1,380,496	- 4,409,479	- 4,409,479	- 4,409,479	- 4,409,479	- 4,409,479	- 4,409,479	- 4,409,479	- 4,409,479	- 4,409,479	- 4,409,479	- 4,409,479	0%
42	TRDC-RET1	-	£2,760,992	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	0%
43	TRDC-RET2	-	£1,380,496	5,260,339	5,260,339	5,260,339	5,260,339	5,260,339	5,260,339	5,260,339	5,260,339	5,260,339	5,260,339	5,260,339	50%
44	TRDC-RET3	-	£690,248	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540	50%
45	TRDC-IND1	-	£2,760,992	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	50%
46	TRDC-IND2	-	£2,760,992	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	50%
47	TRDC-IND3	-	£2,760,992	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	50%

BENCHMARK LAND VALUE 3 (GREENFIELD - UPPER END OF RANGE) **£374,000** PER HA

				Residual land values											
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	Max AH
1	TRDC-1 - 5 units, 25 DPH, 100% houses and 0% flats	5	£74,800	842,712	812,097	781,815	751,863	722,243	692,953	663,996	635,369	607,073	579,109	551,476	50%
2	TRDC-2 - 5 units, 50 DPH, 100% houses and 0% flats	5	£37,400	842,712	812,097	781,815	751,863	722,243	692,953	663,996	635,369	607,073	579,109	551,476	50%
3	TRDC-3 - 5 units, 85 DPH, 50% houses and 50% flats	5	£22,000	624,993	597,280	569,890	542,823	516,077	489,655	463,554	437,777	412,321	387,189	362,378	50%
4	TRDC-4 - 6 units, 30 DPH, 100% houses and 0% flats	6	£74,800	1,011,255	974,517	938,178	902,236	866,691	831,544	796,795	762,443	728,489	694,931	661,771	50%
5	TRDC-5 - 6 units, 75 DPH, 75% houses and 25% flats	6	£29,920	883,735	848,665	813,987	779,704	745,813	712,315	679,209	646,498	614,179	582,253	550,721	50%
6	TRDC-6 - 8 units, 25 DPH, 100% houses and 0% flats	8	£119,680	1,348,338	1,299,356	1,250,903	1,202,981	1,155,589	1,108,726	1,062,393	1,016,590	971,317	926,575	882,362	50%
7	TRDC-7 - 8 units, 130 DPH, 0% houses and 100% flats	8	£23,015	618,432	579,531	541,121	503,204	465,779	428,847	392,406	356,458	321,003	286,040	251,569	50%
8	TRDC-8 - 9 units, 112 DPH, 0% houses and 100% flats	9	£30,054	695,737	651,972	608,761	566,104	524,001	482,453	441,457	401,016	361,129	321,795	283,016	50%
9	TRDC-9 - 10 units, 25 DPH, 100% houses and 0% flats	10	£149,600	1,642,474	1,581,246	1,520,680	1,460,777	1,401,536	1,342,958	1,285,042	1,227,788	1,171,197	1,115,268	1,060,003	50%
10	TRDC-10 - 10 units, 90 DPH, 50% houses and 50% flats	10	£41,556	1,217,514	1,160,964	1,105,072	1,049,842	995,271	941,359	888,107	835,515	783,583	732,310	681,696	50%
11	TRDC-11 - 20 units, 35 DPH, 100% houses and 0% flats	20	£213,714	3,043,218	2,933,369	2,823,733	2,715,289	2,608,035	2,501,974	2,397,104	2,293,426	2,190,938	2,089,643	1,989,539	50%
12	TRDC-12 - 20 units, 50 DPH, 80% houses and 20% flats	20	£149,600	3,292,908	3,153,620	3,015,902	2,879,754	2,745,176	2,612,169	2,480,731	2,350,865	2,222,568	2,095,842	1,970,685	50%
13	TRDC-13 - 30 units, 25 DPH, 100% houses and 0% flats	30	£448,800	4,809,948	4,626,030	4,444,116	4,264,203	4,086,292	3,910,382	3,736,476	3,564,570	3,394,667	3,226,766	3,060,867	50%
14	TRDC-14 - 30 units, 50 DPH, 80% houses and 20% flats	30	£224,400	4,332,077	4,154,505	3,978,920	3,805,321	3,633,708	3,464,082	3,296,442	3,130,789	2,967,123	2,805,442	2,645,749	50%
15	TRDC-15 - 40 units, 50 DPH, 80% houses and 20% flats	40	£299,200	4,947,020	4,760,381	4,575,787	4,393,236	4,212,730	4,034,268	3,857,849	3,683,476	3,511,145	3,340,858	3,172,617	50%
16	TRDC-16 - 40 units, 80 DPH, 50% houses and 50% flats	40	£187,000	4,758,066	4,536,656	4,317,831	4,101,588	3,887,929	3,676,854	3,468,362	3,262,453	3,059,128	2,858,386	2,660,228	50%
17	TRDC-17 - 50 units, 35 DPH, 100% houses and 0% flats	50	£534,286	8,015,281	7,710,051	7,406,859	7,107,004	6,810,486	6,517,305	6,227,459	5,940,950	5,657,779	5,377,943	5,101,445	50%
18	TRDC-18 - 50 units, 80 DPH, 50% houses and 50% flats	50	£233,750	5,947,582	5,670,821	5,397,288	5,126,985	4,859,911	4,596,068	4,335,452	4,078,067	3,823,910	3,572,983	3,325,285	50%
19	TRDC-19 - 60 units, 100 DPH, 0% houses and 100% flats	60	£224,400	4,418,418	4,125,723	3,836,731	3,551,444	3,269,861	2,991,982	2,717,808	2,447,338	2,180,571	1,917,510	1,658,153	50%
20	TRDC-20 - 60 units, 35 DPH, 100% houses and 0% flats	60	£641,143	9,618,338	9,252,062	8,888,231	8,528,406	8,172,583	7,820,765	7,472,951	7,129,140	6,789,334	6,453,532	6,121,734	50%
21	TRDC-21 - 70 units, 50 DPH, 80% houses and 20% flats	70	£523,600	10,096,724	9,684,902	9,277,681	8,875,060	8,477,042	8,082,858	7,691,698	7,305,174	6,923,286	6,546,032	6,173,414	50%
22	TRDC-22 - 70 units, 35 DPH, 100% houses and 0% flats	70	£748,000	10,961,158	10,545,274	10,133,907	9,727,057	9,324,725	8,926,909	8,533,611	8,144,830	7,760,566	7,380,817	7,005,146	50%
23	TRDC-23 - 80 units, 50 DPH, 100% houses and 0% flats	80	£598,400	12,527,037	12,051,741	11,581,609	11,116,638	10,656,829	10,202,183	9,752,699	9,308,377	8,869,218	8,435,220	8,005,881	50%
24	TRDC-24 - 80 units, 80 DPH, 55% houses and 45% flats	80	£374,000	9,611,478	9,175,564	8,744,697	8,318,875	7,898,100	7,482,370	7,071,686	6,666,049	6,265,458	5,869,911	5,479,413	50%
25	TRDC-25 - 95 units, 28 DPH, 100% houses and 0% flats	95	£1,268,929	14,875,857	14,311,443	13,753,161	13,201,007	12,654,984	12,115,092	11,581,329	11,053,697	10,532,196	10,016,824	9,506,983	50%
26	TRDC-26 - 100 units, 15 DPH, 100% houses and 0% flats	100	£2,493,333	15,658,797	15,064,677	14,477,010	13,895,797	13,321,036	12,752,728	12,190,873	11,635,471	11,086,521	10,544,025	10,007,351	50%
27	TRDC-27 - 100 units, 35 DPH, 95% houses and 5% flats	100	£1,068,571	15,269,419	14,680,391	14,097,804	13,521,659	12,951,955	12,388,692	11,831,871	11,281,491	10,737,552	10,200,055	9,669,000	50%
28	TRDC-28 - 130 units, 35.14 DPH, 95% houses and 5% flats	130	£1,383,608	19,486,356	18,735,482	17,992,815	17,258,358	16,532,111	15,814,073	15,104,242	14,402,621	13,709,209	13,024,006	12,347,012	50%
29	TRDC-29 - 145 units, 24.83 DPH, 100% houses and 0% flats	145	£2,184,052	22,290,181	21,445,410	20,609,813	19,783,387	18,966,135	18,158,055	17,359,148	16,569,413	15,788,851	15,017,461	14,255,245	50%
30	TRDC-30 - 165 units, 70.87 DPH, 60% houses and 40% flats	165	£870,749	19,653,738	18,789,864	17,935,897	17,091,837	16,257,686	15,433,442	14,619,106	13,814,677	13,020,157	12,235,543	11,460,838	50%
31	TRDC-31 - 250 units, 35.07 DPH, 90% houses and 10% flats	250	£2,666,096	32,197,533	30,896,350	29,609,379	28,336,619	27,076,360	25,819,239	24,576,513	23,348,183	22,134,245	20,934,703	19,747,116	50%
32	TRDC-32 - 400 units, 15.69 DPH, 100% houses and 0% flats	400	£9,534,736	48,664,709	46,719,193	44,794,763	42,891,418	41,009,161	39,147,625	37,298,376	35,470,348	33,663,541	31,877,955	30,113,590	50%
33	TRDC-33 - 500 units, 20 DPH, 100% houses and 0% flats	500	£9,350,000	51,843,263	49,485,397	47,151,587	44,843,341	42,560,663	40,303,549	38,072,001	35,866,017	33,685,599	31,530,747	29,401,461	50%
34	TRDC-34 - 750 units, 20 DPH, 100% houses and 0% flats	750	£14,025,000	72,887,647	69,551,708	66,251,935	62,988,327	59,760,886	56,569,611	53,414,501	50,295,557	47,212,779	44,166,167	41,155,720	50%
35	TRDC-35 - 1000 units, 20 DPH, 100% houses and 0% flats	1,000	£18,700,000	87,569,027	83,625,901	79,725,131	75,866,712	72,050,649	68,276,938	64,539,685	60,840,379	57,183,611	53,569,380	49,997,687	50%
36	TRDC-36 - 1250 units, 20 DPH, 100% houses and 0% flats	1,250	£23,375,000	105,067,088	100,254,881	95,494,685	90,786,497	86,130,321	81,526,153	76,973,996	72,473,848	68,025,709	63,629,580	59,285,462	50%
37	TRDC-37 - 1500 units, 20 DPH, 100% houses and 0% flats	1,500	£28,050,000	120,337,091	114,767,597	109,258,503	103,809,806	98,421,506	93,093,604	87,826,099	82,618,992	77,472,282	72,385,970	67,360,056	50%
38	TRDC-CARE1 (75 rooms)	-	£374,000	219,551	219,551	219,551	219,551	219,551	219,551	219,551	219,551	219,551	219,551	219,551	0%
39	TRDC-CARE2 (40 rooms)	-	£123,420	176,426	176,426	176,426	176,426	176,426	176,426	176,426	176,426	176,426	176,426	176,426	50%
40	TRDC-OFF1	-	£187,000	- 3,174,667	- 3,174,667	- 3,174,667	- 3,174,667	- 3,174,667	- 3,174,667	- 3,174,667	- 3,174,667	- 3,174,667	- 3,174,667	- 3,174,667	0%
41	TRDC-OFF2	-	£187,000	- 4,409,479	- 4,409,479	- 4,409,479	- 4,409,479	- 4,409,479	- 4,409,479	- 4,409,479	- 4,409,479	- 4,409,479	- 4,409,479	- 4,409,479	0%
42	TRDC-RET1	-	£374,000	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	50%
43	TRDC-RET2	-	£187,000	5,260,339	5,260,339	5,260,339	5,260,339	5,260,339	5,260,339	5,260,339	5,260,339	5,260,339	5,260,339	5,260,339	50%
44	TRDC-RET3	-	£93,500	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540	50%
45	TRDC-IND1	-	£374,000	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	50%
46	TRDC-IND2	-	£374,000	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	50%
47	TRDC-IND3	-	£374,000	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	50%

BENCHMARK LAND VALUE 4 (GREENFIELD - LOWER END OF RANGE) **£247,000** PER HA

				Residual land values											
	Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	Max AH
1	TRDC-1 - 5 units, 25 DPH, 100% houses and 0% flats	5	£49,400	842,712	812,097	781,815	751,863	722,243	692,953	663,996	635,369	607,073	579,109	551,476	50%
2	TRDC-2 - 5 units, 50 DPH, 100% houses and 0% flats	5	£24,700	842,712	812,097	781,815	751,863	722,243	692,953	663,996	635,369	607,073	579,109	551,476	50%
3	TRDC-3 - 5 units, 85 DPH, 50% houses and 50% flats	5	£14,529	624,993	597,280	569,890	542,823	516,077	489,655	463,554	437,777	412,321	387,189	362,378	50%
4	TRDC-4 - 6 units, 30 DPH, 100% houses and 0% flats	6	£49,400	1,011,255	974,517	938,178	902,236	866,691	831,544	796,795	762,443	728,489	694,931	661,771	50%
5	TRDC-5 - 6 units, 75 DPH, 75% houses and 25% flats	6	£19,760	883,735	848,665	813,987	779,704	745,813	712,315	679,209	646,498	614,179	582,253	550,721	50%
6	TRDC-6 - 8 units, 25 DPH, 100% houses and 0% flats	8	£79,040	1,348,338	1,299,356	1,250,903	1,202,981	1,155,589	1,108,726	1,062,393	1,016,590	971,317	926,575	882,362	50%
7	TRDC-7 - 8 units, 130 DPH, 0% houses and 100% flats	8	£15,200	618,432	579,531	541,121	503,204	465,779	428,847	392,406	356,458	321,003	286,040	251,569	50%
8	TRDC-8 - 9 units, 112 DPH, 0% houses and 100% flats	9	£19,848	695,737	651,972	608,761	566,104	524,001	482,453	441,457	401,016	361,129	321,795	283,016	50%
9	TRDC-9 - 10 units, 25 DPH, 100% houses and 0% flats	10	£98,800	1,642,474	1,581,246	1,520,680	1,460,777	1,401,536	1,342,958	1,285,042	1,227,788	1,171,197	1,115,268	1,060,003	50%
10	TRDC-10 - 10 units, 90 DPH, 50% houses and 50% flats	10	£27,444	1,217,514	1,160,964	1,105,072	1,049,842	995,271	941,359	888,107	835,515	783,583	732,310	681,696	50%
11	TRDC-11 - 20 units, 35 DPH, 100% houses and 0% flats	20	£141,143	3,043,218	2,933,369	2,823,733	2,715,289	2,608,035	2,501,974	2,397,104	2,293,426	2,190,938	2,089,643	1,989,539	50%
12	TRDC-12 - 20 units, 50 DPH, 80% houses and 20% flats	20	£98,800	3,292,908	3,153,620	3,015,902	2,879,754	2,745,176	2,612,169	2,480,731	2,350,865	2,222,568	2,095,842	1,970,685	50%
13	TRDC-13 - 30 units, 25 DPH, 100% houses and 0% flats	30	£296,400	4,809,948	4,626,030	4,444,116	4,264,203	4,086,292	3,910,382	3,736,476	3,564,570	3,394,667	3,226,766	3,060,867	50%
14	TRDC-14 - 30 units, 50 DPH, 80% houses and 20% flats	30	£148,200	4,332,077	4,154,505	3,978,920	3,805,321	3,633,708	3,464,082	3,296,442	3,130,789	2,967,123	2,805,442	2,645,749	50%
15	TRDC-15 - 40 units, 50 DPH, 80% houses and 20% flats	40	£197,600	4,947,020	4,760,381	4,575,787	4,393,236	4,212,730	4,034,268	3,857,849	3,683,476	3,511,145	3,340,858	3,172,617	50%
16	TRDC-16 - 40 units, 80 DPH, 50% houses and 50% flats	40	£123,500	4,758,066	4,536,656	4,317,831	4,101,588	3,887,929	3,676,854	3,468,362	3,262,453	3,059,128	2,858,386	2,660,228	50%
17	TRDC-17 - 50 units, 35 DPH, 100% houses and 0% flats	50	£352,857	8,015,281	7,710,051	7,406,859	7,107,004	6,810,486	6,517,305	6,227,459	5,940,950	5,657,779	5,377,943	5,101,445	50%
18	TRDC-18 - 50 units, 80 DPH, 50% houses and 50% flats	50	£154,375	5,947,582	5,670,821	5,397,288	5,126,985	4,859,911	4,596,068	4,335,452	4,078,067	3,823,910	3,572,983	3,325,285	50%
19	TRDC-19 - 60 units, 100 DPH, 0% houses and 100% flats	60	£148,200	4,418,418	4,125,723	3,836,731	3,551,444	3,269,861	2,991,982	2,717,808	2,447,338	2,180,571	1,917,510	1,658,153	50%
20	TRDC-20 - 60 units, 35 DPH, 100% houses and 0% flats	60	£423,429	9,618,338	9,252,062	8,888,231	8,528,406	8,172,583	7,820,765	7,472,951	7,129,140	6,789,334	6,453,532	6,121,734	50%
21	TRDC-21 - 70 units, 50 DPH, 80% houses and 20% flats	70	£345,800	10,096,724	9,684,902	9,277,681	8,875,060	8,477,042	8,082,858	7,691,698	7,305,174	6,923,286	6,546,032	6,173,414	50%
22	TRDC-22 - 70 units, 35 DPH, 100% houses and 0% flats	70	£494,000	10,961,158	10,545,274	10,133,907	9,727,057	9,324,725	8,926,909	8,533,611	8,144,830	7,760,566	7,380,817	7,005,146	50%
23	TRDC-23 - 80 units, 50 DPH, 100% houses and 0% flats	80	£395,200	12,527,037	12,051,741	11,581,609	11,116,638	10,656,829	10,202,183	9,752,699	9,308,377	8,869,218	8,435,220	8,005,881	50%
24	TRDC-24 - 80 units, 80 DPH, 55% houses and 45% flats	80	£247,000	9,611,478	9,175,564	8,744,697	8,318,875	7,898,100	7,482,370	7,071,686	6,666,049	6,265,458	5,869,911	5,479,413	50%
25	TRDC-25 - 95 units, 28 DPH, 100% houses and 0% flats	95	£838,036	14,875,857	14,311,443	13,753,161	13,201,007	12,654,984	12,115,092	11,581,329	11,053,697	10,532,196	10,016,824	9,506,983	50%
26	TRDC-26 - 100 units, 15 DPH, 100% houses and 0% flats	100	£1,646,667	15,658,797	15,064,677	14,477,010	13,895,797	13,321,036	12,752,728	12,190,873	11,635,471	11,086,521	10,544,025	10,007,351	50%
27	TRDC-27 - 100 units, 35 DPH, 95% houses and 5% flats	100	£705,714	15,269,419	14,680,391	14,097,804	13,521,659	12,951,955	12,388,692	11,831,871	11,281,491	10,737,552	10,200,055	9,669,000	50%
28	TRDC-28 - 130 units, 35.14 DPH, 95% houses and 5% flats	130	£913,773	19,486,356	18,735,482	17,992,815	17,258,358	16,532,111	15,814,073	15,104,242	14,402,621	13,709,209	13,024,006	12,347,012	50%
29	TRDC-29 - 145 units, 24.83 DPH, 100% houses and 0% flats	145	£1,442,408	22,290,181	21,445,410	20,609,813	19,783,387	18,966,135	18,158,055	17,359,148	16,569,413	15,788,851	15,017,461	14,255,245	50%
30	TRDC-30 - 165 units, 70.87 DPH, 60% houses and 40% flats	165	£575,067	19,653,738	18,789,864	17,935,897	17,091,837	16,257,686	15,433,442	14,619,106	13,814,677	13,020,157	12,235,543	11,460,838	50%
31	TRDC-31 - 250 units, 35.07 DPH, 90% houses and 10% flats	250	£1,760,764	32,197,533	30,896,350	29,609,379	28,336,619	27,076,360	25,819,239	24,576,513	23,348,183	22,134,245	20,934,703	19,747,116	50%
32	TRDC-32 - 400 units, 15.69 DPH, 100% houses and 0% flats	400	£6,297,004	48,664,709	46,719,193	44,794,763	42,891,418	41,009,161	39,147,625	37,298,376	35,470,348	33,663,541	31,877,955	30,113,590	50%
33	TRDC-33 - 500 units, 20 DPH, 100% houses and 0% flats	500	£6,175,000	51,843,263	49,485,397	47,151,587	44,843,341	42,560,663	40,303,549	38,072,001	35,866,017	33,685,599	31,530,747	29,401,461	50%
34	TRDC-34 - 750 units, 20 DPH, 100% houses and 0% flats	750	£9,262,500	72,887,647	69,551,708	66,251,935	62,988,327	59,760,886	56,569,611	53,414,501	50,295,557	47,212,779	44,166,167	41,155,720	50%
35	TRDC-35 - 1000 units, 20 DPH, 100% houses and 0% flats	1,000	£12,350,000	87,569,027	83,625,901	79,725,131	75,866,712	72,050,649	68,276,938	64,539,685	60,840,379	57,183,611	53,569,380	49,997,687	50%
36	TRDC-36 - 1250 units, 20 DPH, 100% houses and 0% flats	1,250	£15,437,500	105,067,088	100,254,881	95,494,685	90,786,497	86,130,321	81,526,153	76,973,996	72,473,848	68,025,709	63,629,580	59,285,462	50%
37	TRDC-37 - 1500 units, 20 DPH, 100% houses and 0% flats	1,500	£18,525,000	120,337,091	114,767,597	109,258,503	103,809,806	98,421,506	93,093,604	87,826,099	82,618,992	77,472,282	72,385,970	67,360,056	50%
38	TRDC-CARE1 (75 rooms)	-	£247,000	219,551	219,551	219,551	219,551	219,551	219,551	219,551	219,551	219,551	219,551	219,551	0%
39	TRDC-CARE2 (40 rooms)	-	£81,510	176,426	176,426	176,426	176,426	176,426	176,426	176,426	176,426	176,426	176,426	176,426	50%
40	TRDC-OFF1	-	£123,500	- 3,174,667	- 3,174,667	- 3,174,667	- 3,174,667	- 3,174,667	- 3,174,667	- 3,174,667	- 3,174,667	- 3,174,667	- 3,174,667	- 3,174,667	0%
41	TRDC-OFF2	-	£123,500	- 4,409,479	- 4,409,479	- 4,409,479	- 4,409,479	- 4,409,479	- 4,409,479	- 4,409,479	- 4,409,479	- 4,409,479	- 4,409,479	- 4,409,479	0%
42	TRDC-RET1	-	£247,000	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	50%
43	TRDC-RET2	-	£123,500	5,260,339	5,260,339	5,260,339	5,260,339	5,260,339	5,260,339	5,260,339	5,260,339	5,260,339	5,260,339	5,260,339	50%
44	TRDC-RET3	-	£61,750	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540	50%
45	TRDC-IND1	-	£247,000	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	50%
46	TRDC-IND2	-	£247,000	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	50%
47	TRDC-IND3	-	£247,000	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	50%

THREE RIVERS DISTRICT COUNCIL Sales value £6,850 psm AH tenure Rented 70% Intermediate: SO 30%

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES/RETAIL) **£6,129,319** PER HA Type of rent: 50% Soc Rent 50% Aff Rent FH 0%

								Residual land values							
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	Max AH
1	TRDC-1 - 5 units, 25 DPH, 100% houses and 0% flats	5	£1,225,864	921,868	887,740	853,982	820,596	787,580	754,936	722,663	690,760	659,230	628,069	597,281	0%
2	TRDC-2 - 5 units, 50 DPH, 100% houses and 0% flats	5	£612,932	921,868	887,740	853,982	820,596	787,580	754,936	722,663	690,760	659,230	628,069	597,281	45%
3	TRDC-3 - 5 units, 85 DPH, 50% houses and 50% flats	5	£360,548	701,323	670,201	639,441	609,044	579,011	549,339	520,029	491,082	462,498	434,276	406,416	50%
4	TRDC-4 - 6 units, 30 DPH, 100% houses and 0% flats	6	£1,225,864	1,106,242	1,065,288	1,024,779	984,715	945,096	905,924	867,195	828,912	791,075	753,683	716,737	0%
5	TRDC-5 - 6 units, 75 DPH, 75% houses and 25% flats	6	£490,346	977,103	937,874	899,087	860,740	822,835	785,371	748,348	711,766	675,625	639,924	604,666	50%
6	TRDC-6 - 8 units, 25 DPH, 100% houses and 0% flats	8	£1,961,382	1,474,990	1,420,384	1,366,372	1,312,953	1,260,128	1,207,898	1,156,261	1,105,217	1,054,767	1,004,911	955,649	0%
7	TRDC-7 - 8 units, 130 DPH, 0% houses and 100% flats	8	£377,189	735,231	691,084	647,492	604,456	561,975	520,051	478,683	437,870	397,615	357,913	318,769	40%
8	TRDC-8 - 9 units, 112 DPH, 0% houses and 100% flats	9	£492,535	827,136	777,470	728,429	680,013	632,223	585,057	538,519	492,605	447,316	402,653	358,615	35%
9	TRDC-9 - 10 units, 25 DPH, 100% houses and 0% flats	10	£2,451,728	1,800,787	1,732,530	1,665,015	1,598,242	1,532,211	1,466,922	1,402,376	1,338,572	1,275,509	1,213,189	1,151,611	0%
10	TRDC-10 - 10 units, 90 DPH, 50% houses and 50% flats	10	£681,035	1,367,733	1,304,450	1,241,904	1,180,098	1,119,031	1,058,703	999,112	940,262	882,150	824,776	768,141	50%
11	TRDC-11 - 20 units, 35 DPH, 100% houses and 0% flats	20	£3,502,468	3,345,876	3,221,712	3,098,893	2,977,415	2,857,279	2,738,486	2,621,036	2,504,928	2,390,162	2,276,740	2,164,660	0%
12	TRDC-12 - 20 units, 50 DPH, 80% houses and 20% flats	20	£2,451,728	3,600,260	3,447,243	3,295,956	3,146,396	2,998,564	2,852,460	2,708,084	2,565,438	2,424,519	2,285,328	2,147,866	35%
13	TRDC-13 - 30 units, 25 DPH, 100% houses and 0% flats	30	£7,355,183	5,262,467	5,058,352	4,856,468	4,656,815	4,459,394	4,264,203	4,071,244	3,880,516	3,692,019	3,505,753	3,321,719	0%
14	TRDC-14 - 30 units, 50 DPH, 80% houses and 20% flats	30	£3,677,592	4,778,479	4,580,933	4,385,603	4,192,490	4,001,593	3,812,914	3,626,450	3,442,203	3,260,172	3,080,358	2,902,760	25%
15	TRDC-15 - 40 units, 50 DPH, 80% houses and 20% flats	40	£4,903,455	5,517,642	5,305,899	5,096,489	4,889,412	4,684,665	4,482,252	4,282,171	4,084,422	3,889,005	3,695,920	3,505,167	10%
16	TRDC-16 - 40 units, 80 DPH, 50% houses and 50% flats	40	£3,064,660	5,343,491	5,095,821	4,851,044	4,609,159	4,370,167	4,134,066	3,900,857	3,670,540	3,443,116	3,218,410	2,995,561	45%
17	TRDC-17 - 50 units, 35 DPH, 100% houses and 0% flats	50	£8,756,170	8,770,779	8,430,587	8,094,113	7,761,359	7,432,323	7,107,005	6,785,406	6,467,526	6,153,365	5,842,922	5,536,197	0%
18	TRDC-18 - 50 units, 80 DPH, 50% houses and 50% flats	50	£3,830,825	6,679,363	6,369,776	6,063,805	5,761,450	5,462,708	5,167,582	4,876,071	4,588,175	4,303,895	4,023,012	3,744,451	45%
19	TRDC-19 - 60 units, 100 DPH, 0% houses and 100% flats	60	£3,677,592	5,258,236	4,927,663	4,601,252	4,279,006	3,960,923	3,647,003	3,337,246	3,031,653	2,730,223	2,432,957	2,139,854	20%
20	TRDC-20 - 60 units, 35 DPH, 100% houses and 0% flats	60	£10,507,404	10,524,934	10,116,704	9,712,936	9,313,631	8,918,787	8,528,407	8,142,488	7,761,031	7,384,037	7,011,507	6,643,438	0%
21	TRDC-21 - 70 units, 50 DPH, 80% houses and 20% flats	70	£8,581,047	11,144,790	10,686,122	10,232,593	9,782,477	9,337,052	8,896,798	8,461,717	8,031,806	7,607,068	7,187,502	6,773,107	25%
22	TRDC-22 - 70 units, 35 DPH, 100% houses and 0% flats	70	£12,258,639	12,004,986	11,542,579	11,085,216	10,632,899	10,185,627	9,743,399	9,306,216	8,874,078	8,446,984	8,024,936	7,604,068	0%
23	TRDC-23 - 80 units, 50 DPH, 100% houses and 0% flats	80	£9,806,911	13,719,983	13,191,519	12,668,819	12,151,885	11,640,716	11,135,313	10,635,676	10,141,803	9,653,696	9,171,355	8,690,363	35%
24	TRDC-24 - 80 units, 80 DPH, 55% houses and 45% flats	80	£6,129,319	10,766,430	10,278,761	9,796,744	9,320,379	8,849,667	8,384,607	7,925,198	7,471,441	7,023,338	6,580,886	6,144,086	50%
25	TRDC-25 - 95 units, 28 DPH, 100% houses and 0% flats	95	£20,795,905	16,292,480	15,664,928	15,044,222	14,430,363	13,823,350	13,223,184	12,629,865	12,043,392	11,463,764	10,890,984	10,319,806	0%
26	TRDC-26 - 100 units, 15 DPH, 100% houses and 0% flats	100	£40,862,128	17,149,979	16,489,398	15,836,024	15,189,856	14,550,895	13,919,141	13,294,594	12,677,254	12,067,120	11,464,194	10,862,954	0%
27	TRDC-27 - 100 units, 35 DPH, 95% houses and 5% flats	100	£17,512,341	16,755,705	16,100,391	15,452,275	14,811,354	14,177,630	13,551,101	12,931,769	12,319,633	11,714,693	11,116,948	10,523,865	0%
28	TRDC-28 - 130 units, 35.14 DPH, 95% houses and 5% flats	130	£22,675,342	21,385,870	20,550,303	19,723,909	18,906,687	18,098,638	17,299,764	16,510,062	15,729,534	14,958,179	14,195,998	13,442,989	0%
29	TRDC-29 - 145 units, 24.83 DPH, 100% houses and 0% flats	145	£35,793,447	24,415,851	23,476,362	22,547,122	21,628,127	20,719,381	19,820,880	18,932,628	18,054,622	17,186,864	16,329,352	15,482,088	0%
30	TRDC-30 - 165 units, 70.87 DPH, 60% houses and 40% flats	165	£14,270,321	21,980,125	21,012,267	20,055,530	19,109,914	18,175,419	17,252,045	16,339,792	15,438,660	14,548,650	13,669,760	12,801,990	40%
31	TRDC-31 - 250 units, 35.07 DPH, 90% houses and 10% flats	250	£43,693,465	35,735,065	34,277,012	32,828,816	31,390,769	29,968,896	28,563,196	27,173,668	25,800,312	24,443,129	23,098,345	21,757,904	0%
32	TRDC-32 - 400 units, 15.69 DPH, 100% houses and 0% flats	400	£156,260,529	53,644,740	51,477,433	49,333,727	47,205,950	45,101,086	43,019,947	40,962,531	38,928,841	36,918,876	34,932,635	32,963,427	0%
33	TRDC-33 - 500 units, 20 DPH, 100% houses and 0% flats	500	£153,232,981	57,898,769	55,269,758	52,669,369	50,097,605	47,554,464	45,039,948	42,554,055	40,096,785	37,668,140	35,268,119	32,895,155	0%
34	TRDC-34 - 750 units, 20 DPH, 100% houses and 0% flats	750	£229,849,472	81,419,502	77,703,291	74,027,561	70,392,308	66,797,537	63,243,245	59,729,433	56,256,101	52,823,248	49,430,875	46,078,982	0%
35	TRDC-35 - 1000 units, 20 DPH, 100% houses and 0% flats	1,000	£306,465,963	98,403,309	93,971,136	89,586,914	85,250,642	80,962,321	76,721,950	72,529,530	68,385,059	64,288,540	60,231,357	56,219,251	0%
36	TRDC-36 - 1250 units, 20 DPH, 100% houses and 0% flats	1,250	£383,082,454	117,704,378	112,329,882	107,013,772	101,755,078	96,552,742	91,408,878	86,323,486	81,296,565	76,328,117	71,418,139	66,566,635	0%
37	TRDC-37 - 1500 units, 20 DPH, 100% houses and 0% flats	1,500	£459,698,944	134,486,588	128,288,454	122,157,894	116,094,906	110,099,492	104,171,650	98,311,382	92,518,686	86,793,562	81,136,012	75,546,036	0%
38	TRDC-CARE1 (75 rooms)	-	£6,129,319	219,551	219,551	219,551	219,551	219,551	219,551	219,551	219,551	219,551	219,551	219,551	0%
39	TRDC-CARE2 (40 rooms)	-	£2,022,675	176,426	176,426	176,426	176,426	176,426	176,426	176,426	176,426	176,426	176,426	176,426	0%
40	TRDC-OFF1	-	£3,064,660	- 3,174,667	- 3,174,667	- 3,174,667	- 3,174,667	- 3,174,667	- 3,174,667	- 3,174,667	- 3,174,667	- 3,174,667	- 3,174,667	- 3,174,667	0%
41	TRDC-OFF2	-	£3,064,660	- 4,409,479	- 4,409,479	- 4,409,479	- 4,409,479	- 4,409,479	- 4,409,479	- 4,409,479	- 4,409,479	- 4,409,479	- 4,409,479	- 4,409,479	0%
42	TRDC-RET1	-	£6,129,319	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	0%
43	TRDC-RET2	-	£3,064,660	5,260,339	5,260,339	5,260,339	5,260,339	5,260,339	5,260,339	5,260,339	5,260,339	5,260,339	5,260,339	5,260,339	50%
44	TRDC-RET3	-	£1,532,330	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540	50%
45	TRDC-IND1	-	£6,129,319	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	0%
46	TRDC-IND2	-	£6,129,319	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	0%
47	TRDC-IND3	-	£6,129,319	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	0%

BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL) **£2,760,992**

								Residual land values							
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	Max AH
1	TRDC-1 - 5 units, 25 DPH, 100% houses and 0% flats	5	£552,198	921,868	887,740	853,982	820,596	787,580	754,936	722,663	690,760	659,230	628,069	597,281	50%
2	TRDC-2 - 5 units, 50 DPH, 100% houses and 0% flats	5	£276,099	921,868	887,740	853,982	820,596	787,580	754,936	722,663	690,760	659,230	628,069	597,281	50%
3	TRDC-3 - 5 units, 85 DPH, 50% houses and 50% flats	5	£162,411	701,323	670,201	639,441	609,044	579,011	549,339	520,029	491,082	462,498	434,276	406,416	50%
4	TRDC-4 - 6 units, 30 DPH, 100% houses and 0% flats	6	£552,198	1,106,242	1,065,288	1,024,779	984,715	945,096	905,924	867,195	828,912	791,075	753,683	716,737	50%
5	TRDC-5 - 6 units, 75 DPH, 75% houses and 25% flats	6	£220,879	977,103	937,874	899,087	860,740	822,835	785,371	748,348	711,766	675,625	639,924	604,666	50%
6	TRDC-6 - 8 units, 25 DPH, 100% houses and 0% flats	8	£883,518	1,474,990	1,420,384	1,366,372	1,312,953	1,260,128	1,207,898	1,156,261	1,105,217	1,054,767	1,004,911	955,649	50%
7	TRDC-7 - 8 units, 130 DPH, 0% houses and 100% flats	8	£169,907	735,231	691,084	647,492	604,456	561,975	520,051	478,683	437,870	397,615	357,913	318,769	50%
8	TRDC-8 - 9 units, 112 DPH, 0% houses and 100% flats	9	£221,865	827,136	777,470	728,429	680,013	632,223	585,057	538,519	492,605	447,316	402,653	358,615	50%
9	TRDC-9 - 10 units, 25 DPH, 100% houses and 0% flats	10	£1,104,397	1,800,787	1,732,530	1,665,015	1,598,242	1,532,211	1,466,922	1,402,376	1,338,572	1,275,509	1,213,189	1,151,611	50%
10	TRDC-10 - 10 units, 90 DPH, 50% houses and 50% flats	10	£306,777	1,367,733	1,304,450	1,241,904	1,180,098	1,119,031	1,058,703	999,112	940,262	882,150	824,776	768,141	50%
11	TRDC-11 - 20 units, 35 DPH, 100% houses and 0% flats	20	£1,577,710	3,345,876	3,221,712	3,098,893	2,977,415	2,857,279	2,738,486	2,621,036	2,504,928	2,390,162	2,276,740	2,164,660	50%
12	TRDC-12 - 20 units, 50 DPH, 80% houses and 20% flats	20	£1,104,397	3,600,260	3,447,243	3,295,956	3,146,396	2,998,564	2,852,460	2,708,084	2,565,438	2,424,519	2,285,328	2,147,866	50%
13	TRDC-13 - 30 units, 25 DPH, 100% houses and 0% flats	30	£3,313,191	5,262,467	5,058,352	4,856,468	4,656,815	4,459,394	4,264,203	4,071,244	3,880,516	3,692,019	3,505,753	3,321,719	50%
14	TRDC-14 - 30 units, 50 DPH, 80% houses and 20% flats	30	£1,656,595	4,778,479	4,580,933	4,385,603	4,192,490	4,001,593	3,812,914	3,626,450	3,442,203	3,260,172	3,080,358	2,902,760	50%
15	TRDC-15 - 40 units, 50 DPH, 80% houses and 20% flats	40	£2,208,794	5,517,642	5,305,899	5,096,489	4,889,412	4,684,665	4,482,252	4,282,171	4,084,422	3,889,005	3,695,920	3,505,167	50%
16	TRDC-16 - 40 units, 80 DPH, 50% houses and 50% flats	40	£1,380,496	5,343,491	5,095,821	4,851,044	4,609,159	4,370,167	4,134,066	3,900,857	3,670,540	3,443,116	3,218,410	2,995,561	50%
17	TRDC-17 - 50 units, 35 DPH, 100% houses and 0% flats	50	£3,944,275	8,770,779	8,430,587	8,094,113	7,761,359	7,432,323	7,107,005	6,785,406	6,467,526	6,153,365	5,842,922	5,536,197	50%
18	TRDC-18 - 50 units, 80 DPH, 50% houses and 50% flats	50	£1,725,620	6,679,363	6,369,776	6,063,805	5,761,450	5,462,708	5,167,582	4,876,071	4,588,175	4,303,895	4,023,012	3,744,451	50%
19	TRDC-19 - 60 units, 100 DPH, 0% houses and 100% flats	60	£1,656,595	5,258,236	4,927,663	4,601,252	4,279,006	3,960,923	3,647,003	3,337,246	3,031,653	2,730,223	2,432,957	2,139,854	50%
20	TRDC-20 - 60 units, 35 DPH, 100% houses and 0% flats	60	£4,733,130	10,524,934	10,116,704	9,712,936	9,313,631	8,918,787	8,528,407	8,142,488	7,761,031	7,384,037	7,011,507	6,643,438	50%
21	TRDC-21 - 70 units, 50 DPH, 80% houses and 20% flats	70	£3,865,389	11,144,790	10,686,122	10,232,593	9,782,477	9,337,052	8,896,798	8,461,717	8,031,806	7,607,068	7,187,502	6,773,107	50%
22	TRDC-22 - 70 units, 35 DPH, 100% houses and 0% flats	70	£5,521,985	12,004,986	11,542,579	11,085,216	10,632,899	10,185,627	9,743,399	9,306,216	8,874,078	8,446,984	8,024,936	7,604,068	50%
23	TRDC-23 - 80 units, 50 DPH, 100% houses and 0% flats	80	£4,417,588	13,719,983	13,191,519	12,668,819	12,151,885	11,640,716	11,135,313	10,635,676	10,141,803	9,653,696	9,171,355	8,690,363	50%
24	TRDC-24 - 80 units, 80 DPH, 55% houses and 45% flats	80	£2,760,992	10,766,430	10,278,761	9,796,744	9,320,379	8,849,667	8,384,607	7,925,198	7,471,441	7,023,338	6,580,886	6,144,086	50%
25	TRDC-25 - 95 units, 28 DPH, 100% houses and 0% flats	95	£9,367,653	16,292,480	15,664,928	15,044,222	14,430,363	13,823,350	13,223,184	12,629,865	12,043,392	11,463,764	10,890,984	10,319,806	50%
26	TRDC-26 - 100 units, 15 DPH, 100% houses and 0% flats	100	£18,406,616	17,149,979	16,489,398	15,836,024	15,189,856	14,550,895	13,919,141	13,294,594	12,677,254	12,067,120	11,464,194	10,862,954	0%
27	TRDC-27 - 100 units, 35 DPH, 95% houses and 5% flats	100	£7,888,550	16,755,705	16,100,391	15,452,275	14,811,354	14,177,630	13,551,101	12,931,769	12,319,633	11,714,693	11,116,948	10,523,865	50%
28	TRDC-28 - 130 units, 35.14 DPH, 95% houses and 5% flats	130	£10,214,258	21,385,870	20,550,303	19,723,909	18,906,687	18,098,638	17,299,764	16,510,062	15,729,534	14,958,179	14,195,998	13,442,989	50%
29	TRDC-29 - 145 units, 24.83 DPH, 100% houses and 0% flats	145	£16,123,395	24,415,851	23,476,362	22,547,122	21,628,127	20,719,381	19,820,880	18,932,628	18,054,622	17,186,864	16,329,352	15,482,088	45%
30	TRDC-30 - 165 units, 70.87 DPH, 60% houses and 40% flats	165	£6,428,161	21,980,125	21,012,267	20,055,530	19,109,914	18,175,419	17,252,045	16,339,792	15,438,660	14,548,650	13,669,760	12,801,990	50%
31	TRDC-31 - 250 units, 35.07 DPH, 90% houses and 10% flats	250	£19,682,011	35,735,065	34,277,012	32,828,816	31,390,769	29,968,896	28,563,196	27,173,668	25,800,312	24,443,129	23,098,345	21,757,904	50%
32	TRDC-32 - 400 units, 15.69 DPH, 100% houses and 0% flats	400	£70,388,590	53,644,740	51,477,433	49,333,727	47,205,950	45,101,086	43,019,947	40,962,531	38,928,841	36,918,876	34,932,635	32,963,427	0%
33	TRDC-33 - 500 units, 20 DPH, 100% houses and 0% flats	500	£69,024,811	57,898,769	55,269,758	52,669,369	50,097,605	47,554,464	45,039,948	42,554,055	40,096,785	37,668,140	35,268,119	32,895,155	0%
34	TRDC-34 - 750 units, 20 DPH, 100% houses and 0% flats	750	£103,537,217	81,419,502	77,703,291	74,027,561	70,392,308	66,797,537	63,243,245	59,729,433	56,256,101	52,823,248	49,430,875	46,078,982	0%
35	TRDC-35 - 1000 units, 20 DPH, 100% houses and 0% flats	1,000	£138,049,623	98,403,309	93,971,136	89,586,914	85,250,642	80,962,321	76,721,950	72,529,530	68,385,059	64,288,540	60,231,357	56,219,251	0%
36	TRDC-36 - 1250 units, 20 DPH, 100% houses and 0% flats	1,250	£172,562,028	117,704,378	112,329,882	107,013,772	101,755,078	96,552,742	91,408,878	86,323,486	81,296,565	76,328,117	71,418,139	66,566,635	0%
37	TRDC-37 - 1500 units, 20 DPH, 100% houses and 0% flats	1,500	£207,074,434	134,486,588	128,288,454	122,157,894	116,094,906	110,099,492	104,171,650	98,311,382	92,518,686	86,793,562	81,136,012	75,546,036	0%
38	TRDC-CARE1 (75 rooms)	-	£2,760,992	219,551	219,551	219,551	219,551	219,551	219,551	219,551	219,551	219,551	219,551	219,551	0%
39	TRDC-CARE2 (40 rooms)	-	£911,128	176,426	176,426	176,426	176,426	176,426	176,426	176,426	176,426	176,426	176,426	176,426	0%
40	TRDC-OFF1	-	£1,380,496	- 3,174,667	- 3,174,667	- 3,174,667	- 3,174,667	- 3,174,667	- 3,174,667	- 3,174,667	- 3,174,667	- 3,174,667	- 3,174,667	- 3,174,667	0%
41	TRDC-OFF2	-	£1,380,496	- 4,409,479	- 4,409,479	- 4,409,479	- 4,409,479	- 4,409,479	- 4,409,479	- 4,409,479	- 4,409,479	- 4,409,479	- 4,409,479	- 4,409,479	0%
42	TRDC-RET1	-	£2,760,992	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	0%
43	TRDC-RET2	-	£1,380,496	5,260,339	5,260,339	5,260,339	5,260,339	5,260,339	5,260,339	5,260,339	5,260,339	5,260,339	5,260,339	5,260,339	50%
44	TRDC-RET3	-	£690,248	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540	50%
45	TRDC-IND1	-	£2,760,992	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	50%
46	TRDC-IND2	-	£2,760,992	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	50%
47	TRDC-IND3	-	£2,760,992	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	50%

BENCHMARK LAND VALUE 3 (GREENFIELD - UPPER END OF RANGE) **£374,000** PER HA

								Residual land values							
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	Max AH
1	TRDC-1 - 5 units, 25 DPH, 100% houses and 0% flats	5	£74,800	921,868	887,740	853,982	820,596	787,580	754,936	722,663	690,760	659,230	628,069	597,281	50%
2	TRDC-2 - 5 units, 50 DPH, 100% houses and 0% flats	5	£37,400	921,868	887,740	853,982	820,596	787,580	754,936	722,663	690,760	659,230	628,069	597,281	50%
3	TRDC-3 - 5 units, 85 DPH, 50% houses and 50% flats	5	£22,000	701,323	670,201	639,441	609,044	579,011	549,339	520,029	491,082	462,498	434,276	406,416	50%
4	TRDC-4 - 6 units, 30 DPH, 100% houses and 0% flats	6	£74,800	1,106,242	1,065,288	1,024,779	984,715	945,096	905,924	867,195	828,912	791,075	753,683	716,737	50%
5	TRDC-5 - 6 units, 75 DPH, 75% houses and 25% flats	6	£29,920	977,103	937,874	899,087	860,740	822,835	785,371	748,348	711,766	675,625	639,924	604,666	50%
6	TRDC-6 - 8 units, 25 DPH, 100% houses and 0% flats	8	£119,680	1,474,990	1,420,384	1,366,372	1,312,953	1,260,128	1,207,898	1,156,261	1,105,217	1,054,767	1,004,911	955,649	50%
7	TRDC-7 - 8 units, 130 DPH, 0% houses and 100% flats	8	£23,015	735,231	691,084	647,492	604,456	561,975	520,051	478,683	437,870	397,615	357,913	318,769	50%
8	TRDC-8 - 9 units, 112 DPH, 0% houses and 100% flats	9	£30,054	827,136	777,470	728,429	680,013	632,223	585,057	538,519	492,605	447,316	402,653	358,615	50%
9	TRDC-9 - 10 units, 25 DPH, 100% houses and 0% flats	10	£149,600	1,800,787	1,732,530	1,665,015	1,598,242	1,532,211	1,466,922	1,402,376	1,338,572	1,275,509	1,213,189	1,151,611	50%
10	TRDC-10 - 10 units, 90 DPH, 50% houses and 50% flats	10	£41,556	1,367,733	1,304,450	1,241,904	1,180,098	1,119,031	1,058,703	999,112	940,262	882,150	824,776	768,141	50%
11	TRDC-11 - 20 units, 35 DPH, 100% houses and 0% flats	20	£213,714	3,345,876	3,221,712	3,098,893	2,977,415	2,857,279	2,738,486	2,621,036	2,504,928	2,390,162	2,276,740	2,164,660	50%
12	TRDC-12 - 20 units, 50 DPH, 80% houses and 20% flats	20	£149,600	3,600,260	3,447,243	3,295,956	3,146,396	2,998,564	2,852,460	2,708,084	2,565,438	2,424,519	2,285,328	2,147,866	50%
13	TRDC-13 - 30 units, 25 DPH, 100% houses and 0% flats	30	£448,800	5,262,467	5,058,352	4,856,468	4,656,815	4,459,394	4,264,203	4,071,244	3,880,516	3,692,019	3,505,753	3,321,719	50%
14	TRDC-14 - 30 units, 50 DPH, 80% houses and 20% flats	30	£224,400	4,778,479	4,580,933	4,385,603	4,192,490	4,001,593	3,812,914	3,626,450	3,442,203	3,260,172	3,080,358	2,902,760	50%
15	TRDC-15 - 40 units, 50 DPH, 80% houses and 20% flats	40	£299,200	5,517,642	5,305,899	5,096,489	4,889,412	4,684,665	4,482,252	4,282,171	4,084,422	3,889,005	3,695,920	3,505,167	50%
16	TRDC-16 - 40 units, 80 DPH, 50% houses and 50% flats	40	£187,000	5,343,491	5,095,821	4,851,044	4,609,159	4,370,167	4,134,066	3,900,857	3,670,540	3,443,116	3,218,410	2,995,561	50%
17	TRDC-17 - 50 units, 35 DPH, 100% houses and 0% flats	50	£534,286	8,770,779	8,430,587	8,094,113	7,761,359	7,432,323	7,107,005	6,785,406	6,467,526	6,153,365	5,842,922	5,536,197	50%
18	TRDC-18 - 50 units, 80 DPH, 50% houses and 50% flats	50	£233,750	6,679,363	6,369,776	6,063,805	5,761,450	5,462,708	5,167,582	4,876,071	4,588,175	4,303,895	4,023,012	3,744,451	50%
19	TRDC-19 - 60 units, 100 DPH, 0% houses and 100% flats	60	£224,400	5,258,236	4,927,663	4,601,252	4,279,006	3,960,923	3,647,003	3,337,246	3,031,653	2,730,223	2,432,957	2,139,854	50%
20	TRDC-20 - 60 units, 35 DPH, 100% houses and 0% flats	60	£641,143	10,524,934	10,116,704	9,712,936	9,313,631	8,918,787	8,528,407	8,142,488	7,761,031	7,384,037	7,011,507	6,643,438	50%
21	TRDC-21 - 70 units, 50 DPH, 80% houses and 20% flats	70	£523,600	11,144,790	10,686,122	10,232,593	9,782,477	9,337,052	8,896,798	8,461,717	8,031,806	7,607,068	7,187,502	6,773,107	50%
22	TRDC-22 - 70 units,

THREE RIVERS DISTRICT COUNCIL Sales value £7,100 psm AH tenure Rented 70% Intermediate: SO 30%

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES/RETAIL) **£6,129,319** PER HA Type of rent: 50% Soc Rent 50% Aff Rent FH 0%

								Residual land values							
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	Max AH
1	TRDC-1 - 5 units, 25 DPH, 100% houses and 0% flats	5	£1,225,864	1,001,025	963,382	926,150	889,328	852,918	816,918	781,330	746,153	711,385	677,030	643,085	0%
2	TRDC-2 - 5 units, 50 DPH, 100% houses and 0% flats	5	£612,932	1,001,025	963,382	926,150	889,328	852,918	816,918	781,330	746,153	711,385	677,030	643,085	50%
3	TRDC-3 - 5 units, 85 DPH, 50% houses and 50% flats	5	£360,548	777,653	743,122	708,993	675,267	641,943	609,022	576,503	544,387	512,673	481,362	450,453	50%
4	TRDC-4 - 6 units, 30 DPH, 100% houses and 0% flats	6	£1,225,864	1,201,231	1,156,058	1,111,380	1,067,194	1,023,502	980,302	937,596	895,383	853,663	812,436	771,702	0%
5	TRDC-5 - 6 units, 75 DPH, 75% houses and 25% flats	6	£490,346	1,070,471	1,027,085	984,186	941,778	899,858	858,428	817,486	777,034	737,070	697,596	658,612	50%
6	TRDC-6 - 8 units, 25 DPH, 100% houses and 0% flats	8	£1,961,382	1,601,640	1,541,412	1,481,840	1,422,925	1,364,669	1,307,069	1,250,128	1,193,844	1,138,217	1,083,248	1,028,935	0%
7	TRDC-7 - 8 units, 130 DPH, 0% houses and 100% flats	8	£377,189	852,032	802,637	753,863	705,708	658,173	611,257	564,960	519,282	474,225	429,787	385,968	50%
8	TRDC-8 - 9 units, 112 DPH, 0% houses and 100% flats	9	£492,535	958,535	902,967	848,096	793,921	740,444	687,663	635,580	584,193	533,503	483,510	434,214	40%
9	TRDC-9 - 10 units, 25 DPH, 100% houses and 0% flats	10	£2,451,728	1,959,100	1,883,814	1,809,350	1,735,707	1,662,887	1,590,888	1,519,711	1,449,355	1,379,821	1,311,110	1,243,220	0%
10	TRDC-10 - 10 units, 90 DPH, 50% houses and 50% flats	10	£681,035	1,517,952	1,447,936	1,378,737	1,310,355	1,242,791	1,176,046	1,110,118	1,045,009	980,717	917,243	854,587	50%
11	TRDC-11 - 20 units, 35 DPH, 100% houses and 0% flats	20	£3,502,468	3,647,555	3,510,056	3,374,052	3,239,540	3,106,522	2,974,998	2,844,967	2,716,431	2,589,387	2,463,837	2,339,781	5%
12	TRDC-12 - 20 units, 50 DPH, 80% houses and 20% flats	20	£2,451,728	3,907,612	3,740,867	3,576,009	3,413,037	3,251,951	3,092,752	2,935,437	2,780,011	2,626,470	2,474,815	2,325,046	45%
13	TRDC-13 - 30 units, 25 DPH, 100% houses and 0% flats	30	£7,355,183	5,714,987	5,490,673	5,268,821	5,049,428	4,832,495	4,618,024	4,406,012	4,196,461	3,989,371	3,784,740	3,582,571	0%
14	TRDC-14 - 30 units, 50 DPH, 80% houses and 20% flats	30	£3,677,592	5,224,881	5,007,361	4,792,287	4,579,661	4,369,480	4,161,745	3,956,457	3,753,616	3,553,221	3,355,274	3,159,772	35%
15	TRDC-15 - 40 units, 50 DPH, 80% houses and 20% flats	40	£4,903,455	6,088,265	5,851,419	5,617,192	5,385,586	5,156,601	4,930,236	4,706,492	4,485,368	4,266,865	4,050,981	3,837,719	25%
16	TRDC-16 - 40 units, 80 DPH, 50% houses and 50% flats	40	£3,064,660	5,928,914	5,654,985	5,384,258	5,116,730	4,852,404	4,591,278	4,333,353	4,078,231	3,825,584	3,576,156	3,329,945	50%
17	TRDC-17 - 50 units, 35 DPH, 100% houses and 0% flats	50	£8,756,170	9,524,978	9,151,123	8,781,367	8,415,713	8,054,159	7,696,707	7,343,354	6,994,103	6,648,951	6,307,901	5,970,951	10%
18	TRDC-18 - 50 units, 80 DPH, 50% houses and 50% flats	50	£3,830,825	7,411,143	7,068,733	6,730,322	6,395,913	6,065,504	5,739,098	5,416,691	5,097,789	4,781,981	4,470,194	4,162,430	50%
19	TRDC-19 - 60 units, 100 DPH, 0% houses and 100% flats	60	£3,677,592	6,098,054	5,729,602	5,365,774	5,006,568	4,651,984	4,302,023	3,956,685	3,615,969	3,279,876	2,948,404	2,621,557	30%
20	TRDC-20 - 60 units, 35 DPH, 100% houses and 0% flats	60	£10,507,404	11,429,973	10,981,347	10,537,641	10,098,856	9,664,992	9,236,048	8,812,026	8,392,923	7,978,742	7,569,481	7,165,141	10%
21	TRDC-21 - 70 units, 50 DPH, 80% houses and 20% flats	70	£8,581,047	12,191,389	11,683,843	11,182,004	10,685,874	10,195,452	9,710,739	9,231,734	8,758,438	8,290,850	7,828,971	7,372,799	35%
22	TRDC-22 - 70 units, 35 DPH, 100% houses and 0% flats	70	£12,258,639	13,048,813	12,539,883	12,036,526	11,538,741	11,046,528	10,559,888	10,078,820	9,603,326	9,133,403	8,665,757	8,202,990	5%
23	TRDC-23 - 80 units, 50 DPH, 100% houses and 0% flats	80	£9,806,911	14,912,929	14,331,295	13,756,029	13,187,132	12,624,604	12,068,444	11,518,652	10,975,229	10,438,175	9,903,723	9,374,845	45%
24	TRDC-24 - 80 units, 80 DPH, 55% houses and 45% flats	80	£6,129,319	11,921,384	11,381,959	10,848,792	10,321,884	9,801,234	9,286,842	8,778,709	8,276,835	7,781,219	7,291,860	6,808,760	50%
25	TRDC-25 - 95 units, 28 DPH, 100% houses and 0% flats	95	£20,795,905	17,709,103	17,018,412	16,335,284	15,659,719	14,991,717	14,331,276	13,678,399	13,033,085	12,395,333	11,760,671	11,132,628	0%
26	TRDC-26 - 100 units, 15 DPH, 100% houses and 0% flats	100	£40,862,128	18,641,161	17,914,118	17,195,037	16,483,915	15,780,755	15,085,554	14,398,315	13,719,036	13,047,719	12,379,654	11,718,556	0%
27	TRDC-27 - 100 units, 35 DPH, 95% houses and 5% flats	100	£17,512,341	18,241,990	17,520,392	16,806,746	16,101,049	15,403,305	14,713,510	14,031,667	13,357,774	12,691,832	12,032,154	11,376,395	5%
28	TRDC-28 - 130 units, 35.14 DPH, 95% houses and 5% flats	130	£22,675,342	23,285,386	22,365,125	21,455,001	20,555,015	19,665,166	18,785,455	17,915,883	17,056,447	16,207,149	15,367,988	14,538,965	0%
29	TRDC-29 - 145 units, 24.83 DPH, 100% houses and 0% flats	145	£35,793,447	26,541,521	25,507,315	24,484,430	23,472,868	22,472,626	21,483,706	20,506,108	19,539,832	18,584,877	17,641,243	16,708,930	0%
30	TRDC-30 - 165 units, 70.87 DPH, 60% houses and 40% flats	165	£14,270,321	24,306,512	23,234,671	22,175,164	21,127,991	20,093,152	19,070,648	18,060,479	17,062,643	16,077,143	15,103,975	14,141,334	45%
31	TRDC-31 - 250 units, 35.07 DPH, 90% houses and 10% flats	250	£43,693,465	39,258,062	37,631,979	36,023,847	34,433,665	32,861,434	31,307,152	29,770,822	28,252,442	26,745,695	25,248,107	23,768,693	0%
32	TRDC-32 - 400 units, 15.69 DPH, 100% houses and 0% flats	400	£156,260,529	58,613,592	56,216,870	53,846,377	51,502,112	49,184,075	46,892,267	44,626,687	42,387,335	40,172,868	37,975,536	35,804,587	0%
33	TRDC-33 - 500 units, 20 DPH, 100% houses and 0% flats	500	£153,232,981	63,952,767	61,054,119	58,187,151	55,351,868	52,548,265	49,772,245	47,027,558	44,314,635	41,633,478	38,984,086	36,366,457	0%
34	TRDC-34 - 750 units, 20 DPH, 100% houses and 0% flats	750	£229,849,472	89,951,358	85,853,270	81,798,648	77,788,888	73,823,989	69,903,952	66,028,775	62,198,460	58,413,006	54,672,414	50,976,682	0%
35	TRDC-35 - 1000 units, 20 DPH, 100% houses and 0% flats	1,000	£306,465,963	109,177,825	104,268,007	99,411,553	94,607,474	89,847,820	85,141,703	80,489,123	75,890,081	71,344,574	66,852,604	62,414,171	0%
36	TRDC-36 - 1250 units, 20 DPH, 100% houses and 0% flats	1,250	£383,082,454	130,269,118	124,332,382	118,460,457	112,653,345	106,911,043	101,233,555	95,620,877	90,073,011	84,589,957	79,171,716	73,818,285	0%
37	TRDC-37 - 1500 units, 20 DPH, 100% houses and 0% flats	1,500	£459,698,944	148,591,985	141,767,029	135,016,801	128,341,300	121,740,525	115,214,478	108,763,160	102,386,567	96,084,702	89,857,565	83,701,744	0%
38	TRDC-CARE1 (75 rooms)	-	£6,129,319	219,551	219,551	219,551	219,551	219,551	219,551	219,551	219,551	219,551	219,551	219,551	0%
39	TRDC-CARE2 (40 rooms)	-	£2,022,675	176,426	176,426	176,426	176,426	176,426	176,426	176,426	176,426	176,426	176,426	176,426	0%
40	TRDC-OFF1	-	£3,064,660	-3,174,667	-3,174,667	-3,174,667	-3,174,667	-3,174,667	-3,174,667	-3,174,667	-3,174,667	-3,174,667	-3,174,667	-3,174,667	0%
41	TRDC-OFF2	-	£3,064,660	-4,409,479	-4,409,479	-4,409,479	-4,409,479	-4,409,479	-4,409,479	-4,409,479	-4,409,479	-4,409,479	-4,409,479	-4,409,479	0%
42	TRDC-RET1	-	£6,129,319	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	0%
43	TRDC-RET2	-	£3,064,660	5,260,339	5,260,339	5,260,339	5,260,339	5,260,339	5,260,339	5,260,339	5,260,339	5,260,339	5,260,339	5,260,339	50%
44	TRDC-RET3	-	£1,532,330	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540	50%
45	TRDC-IND1	-	£6,129,319	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	0%
46	TRDC-IND2	-	£6,129,319	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	0%
47	TRDC-IND3	-	£6,129,319	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	0%

BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL) **£2,760,992**

								Residual land values							
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	Max AH
1	TRDC-1 - 5 units, 25 DPH, 100% houses and 0% flats	5	£552,198	1,001,025	963,382	926,150	889,328	852,918	816,918	781,330	746,153	711,385	677,030	643,085	50%
2	TRDC-2 - 5 units, 50 DPH, 100% houses and 0% flats	5	£276,099	1,001,025	963,382	926,150	889,328	852,918	816,918	781,330	746,153	711,385	677,030	643,085	50%
3	TRDC-3 - 5 units, 85 DPH, 50% houses and 50% flats	5	£162,411	777,653	743,122	708,993	675,267	641,943	609,022	576,503	544,387	512,673	481,362	450,453	50%
4	TRDC-4 - 6 units, 30 DPH, 100% houses and 0% flats	6	£552,198	1,201,231	1,156,058	1,111,380	1,067,194	1,023,502	980,302	937,596	895,383	853,663	812,436	771,702	50%
5	TRDC-5 - 6 units, 75 DPH, 75% houses and 25% flats	6	£220,879	1,070,471	1,027,085	984,186	941,778	899,858	858,428	817,486	777,034	737,070	697,596	658,612	50%
6	TRDC-6 - 8 units, 25 DPH, 100% houses and 0% flats	8	£883,518	1,601,640	1,541,412	1,481,840	1,422,925	1,364,669	1,307,069	1,250,128	1,193,844	1,138,217	1,083,248	1,028,935	50%
7	TRDC-7 - 8 units, 130 DPH, 0% houses and 100% flats	8	£169,907	852,032	802,637	753,863	705,708	658,173	611,257	564,960	519,282	474,225	429,787	385,968	50%
8	TRDC-8 - 9 units, 112 DPH, 0% houses and 100% flats	9	£221,865	958,535	902,967	848,096	793,921	740,444	687,663	635,580	584,193	533,503	483,510	434,214	50%
9	TRDC-9 - 10 units, 25 DPH, 100% houses and 0% flats	10	£1,104,397	1,959,100	1,883,814	1,809,350	1,735,707	1,662,887	1,590,888	1,519,711	1,449,355	1,379,821	1,311,110	1,243,220	50%
10	TRDC-10 - 10 units, 90 DPH, 50% houses and 50% flats	10	£306,777	1,517,952	1,447,936	1,378,737	1,310,355	1,242,791	1,176,046	1,110,118	1,045,009	980,717	917,243	854,587	50%
11	TRDC-11 - 20 units, 35 DPH, 100% houses and 0% flats	20	£1,577,710	3,647,555	3,510,056	3,374,052	3,239,540	3,106,522	2,974,998	2,844,967	2,716,431	2,589,387	2,463,837	2,339,781	50%
12	TRDC-12 - 20 units, 50 DPH, 80% houses and 20% flats	20	£1,104,397	3,907,612	3,740,867	3,576,009	3,413,037	3,251,951	3,092,752	2,935,437	2,780,011	2,626,470	2,474,815	2,325,046	50%
13	TRDC-13 - 30 units, 25 DPH, 100% houses and 0% flats	30	£3,313,191	5,714,987	5,490,673	5,268,821	5,049,428	4,832,495	4,618,024	4,406,012	4,196,461	3,989,371	3,784,740	3,582,571	50%
14	TRDC-14 - 30 units, 50 DPH, 80% houses and 20% flats	30	£1,656,595	5,224,881	5,007,361	4,792,287	4,579,661	4,369,480	4,161,745	3,956,457	3,753,616	3,553,221	3,355,274	3,159,772	50%
15	TRDC-15 - 40 units, 50 DPH, 80% houses and 20% flats	40	£2,208,794	6,088,265	5,851,419	5,617,192	5,385,586	5,156,601	4,930,236	4,706,492	4,485,368	4,266,865	4,050,981	3,837,719	50%
16	TRDC-16 - 40 units, 80 DPH, 50% houses and 50% flats	40	£1,380,496	5,928,914	5,654,985	5,384,258	5,116,730	4,852,404	4,591,278	4,333,353	4,078,231	3,825,584	3,576,156	3,329,945	50%
17	TRDC-17 - 50 units, 35 DPH, 100% houses and 0% flats	50	£3,944,275	9,524,978	9,151,123	8,781,367	8,415,713	8,054,159	7,696,707	7,343,354	6,994,103	6,648,951	6,307,901	5,970,951	50%
18	TRDC-18 - 50 units, 80 DPH, 50% houses and 50% flats	50	£1,725,620	7,411,143	7,068,733	6,730,322	6,395,913	6,065,504	5,739,098	5,416,691	5,097,789	4,781,981	4,470,194	4,162,430	50%
19	TRDC-19 - 60 units, 100 DPH, 0% houses and 100% flats	60	£1,656,595	6,098,054	5,729,602	5,365,774	5,006,568	4,651,984	4,302,023	3,956,685	3,615,969	3,279,876	2,948,404	2,621,557	50%
20	TRDC-20 - 60 units, 35 DPH, 100% houses and 0% flats	60	£4,733,130	11,429,973	10,981,347	10,537,641	10,098,856	9,664,992	9,236,048	8,812,026	8,392,923	7,978,742	7,569,481	7,165,141	50%
21	TRDC-21 - 70 units, 50 DPH, 80% houses and 20% flats	70	£3,865,389	12,191,389	11,683,843	11,182,004	10,685,874	10,195,452	9,710,739	9,231,734	8,758,438	8,290,850	7,828,971	7,372,799	50%
22	TRDC-22 - 70 units, 35 DPH, 100% houses and 0% flats	70	£5,521,985	13,048,813	12,539,883	12,036,526	11,538,741	11,046,528	10,559,888	10,078,820	9,603,326	9,133,403	8,665,757	8,202,990	50%
23	TRDC-23 - 80 units, 50 DPH, 100% houses and 0% flats	80	£4,417,588	14,912,929	14,331,295	13,756,029	13,187,132	12,624,604	12,068,444	11,518,652	10,975,229	10,438,175	9,903,723	9,374,845	50%
24	TRDC-24 - 80 units, 80 DPH, 55% houses and 45% flats	80	£2,760,992	11,921,384	11,381,959	10,848,792	10,321,884	9,801,234	9,286,842	8,778,709	8,276,835	7,781,219	7,291,860	6,808,760	50%
25	TRDC-25 - 95 units, 28 DPH, 100% houses and 0% flats	95	£9,367,653	17,709,103	17,018,412	16,335,284	15,659,719	14,991,717	14,331,276	13,678,399	13,033,085	12,395,333	11,760,671	11,132,628	50%
26	TRDC-26 - 100 units, 15 DPH, 100% houses and 0% flats	100	£18,406,616	18,641,161	17,914,118	17,195,037	16,483,915	15,780,755	15,085,554	14,398,315	13,719,036	13,047,719	12,379,654	11,718,556	0%
27	TRDC-27 - 100 units, 35 DPH, 95% houses and 5% flats	100	£7,888,550	18,241,990	17,520,392	16,806,746	16,101,049	15,403,305	14,713,510	14,031,667	13,357,774	12,691,832	12,032,154	11,376,395	50%
28	TRDC-28 - 130 units, 35.14 DPH, 95% houses and 5% flats	130	£10,214,258	23,285,386	22,365,125	21,455,001	20,555,015	19,665,166	18,785,455	17,915,883	17,056,447	16,207,149	15,367,988	14,538,965	50%
29	TRDC-29 - 145 units, 24.83 DPH, 100% houses and 0% flats	145	£16,123,395	26,541,521	25,507,315	24,484,430	23,472,868	22,472,626	21,483,706	20,506,108	19,539,832	18,584,877	17,641,243	16,708,930	50%
30	TRDC-30 - 165 units, 70.87 DPH, 60% houses and 40% flats	165	£6,428,161	24,306,512	23,234,671	22,175,164	21,127,991	20,093,152	19,070,648	18,060,479	17,062,643	16,077,143	15,103,975	14,141,334	50%
31	TRDC-31 - 250 units, 35.07 DPH, 90% houses and 10% flats	250	£19,682,011	39,258,062	37,631,979	36,023,847	34,433,665	32,861,434	31,307,152	29,770,822	28,252,442	26,745,695	25,248,107	23,768,693	50%
32	TRDC-32 - 400 units, 15.69 DPH, 100% houses and 0% flats	400	£70,388,590	58,613,592	56,216,870	53,846,377	51,502,112	49,184,075	46,892,267	44,626,687	42,387,335	40,172,868	37,975,536	35,804,587	0%
33	TRDC-33 - 500 units, 20 DPH, 100% houses and 0% flats	500	£69,024,811	63,952,767	61,054,119	58,187,151	55,351,868	52,548,265	49,772,245	47,027,558	44,314,635	41,633,478	38,984,086	36,366,457	0%
34	TRDC-34 - 750 units, 20 DPH, 100% houses and 0% flats	750	£103,537,217	89,951,358	85,853,270	81,798,648	77,788,888	73,823,989	69,903,952	66,028,775	62,198,460	58,413,006	54,672,414	50,976,682	0%
35	TRDC-35 - 1000 units, 20 DPH, 100% houses and 0% flats	1,000	£138,049,623	109,177,825	104,268,007	99,411,553	94,607,474	89,847,820	85,141,703	80,489,123	75,890,081	71,344,574	66,852,604	62,414,171	0%
36	TRDC-36 - 1250 units, 20 DPH, 100% houses and 0% flats	1,250	£172,562,028	130,269,118	124,332,382	118,460,457	112,653,345	106,911,043	101,233,555	95,620,877	90,073,011	84,589,957	79,171,716	73,818,285	0%
37	TRDC-37 - 1500 units, 20 DPH, 100% houses and 0% flats	1,500	£207,074,434	148,591,985	141,767,029	135,016,801	128,341,300	121,740,525	115,214,478	108,763,160	102,386,567	96,084,702	89,857,565	83,701,744	0%
38	TRDC-CARE1 (75 rooms)	-	£2,760,992	219,551	219,551	219,551	219,551	219,551	219,551	219,551	219,551	219,551	219,551	219,551	0%
39	TRDC-CARE2 (40 rooms)	-	£911,128	176,426	176,426	176,426	176,426	176,426	176,426	176,426	176,426	176,426	176,426	176,426	0%
40	TRDC-OFF1	-	£1,380,496	-3,174,667	-3,174,667	-3,174,667	-3,174,667	-3,174,667	-3,174,667	-3,174,667	-3,174,667	-3,174,667	-3,174,667	-3,174,667	0%
41	TRDC-OFF2	-	£1,380,496	-4,409,479	-4,409,479	-4,409,479	-4,409,479	-4,409,479	-4,409,479	-4,409,479	-4,409,479	-4,409,479	-4,409,479	-4,409,479	0%
42	TRDC-RET1	-	£2,760,992	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	0%
43	TRDC-RET2	-	£1,380,496	5,260,339	5,260,339	5,260,339	5,260,339	5,260,339	5,260,339	5,260,339	5,260,339	5,260,339	5,260,339	5,260,339	50%
44	TRDC-RET3	-	£690,248	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540	50%
45	TRDC-IND1	-	£2,760,992	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	50%
46	TRDC-IND2	-	£2,760,992	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	50%
47	TRDC-IND3	-	£2,760,992	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	50%

BENCHMARK LAND VALUE 3 (GREENFIELD - UPPER END OF RANGE) **£374,000** PER HA

								Residual land values							
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	Max AH
1	TRDC-1 - 5 units, 25 DPH, 100% houses and 0% flats	5	£74,800	1,001,025	963,382	926,150	889,328	852,918	816,918	781,330	746,153	711,385	677,030	643,085	50%
2	TRDC-2 - 5 units, 50 DPH, 100% houses and 0% flats	5	£37,400	1,001,025	963,382	926,150	889,328	852,918	816,918	781,330	746,153	711,385	677,030	643,085	50%
3	TRDC-3 - 5 units, 85 DPH, 50% houses and 50% flats	5	£22,000	777,653	743,122	708,993	675,267	641,943	609,022	576,503	544,387	512,673	481,362	450,453	50%
4	TRDC-4 - 6 units, 30 DPH, 100% houses and 0% flats	6	£74,800	1,201,231	1,156,058	1,111,380	1,067,194	1,023,502	980,302	937,596	895,383	853,663	812,436	771,702	50%
5	TRDC-5 - 6 units, 75 DPH, 75% houses and 25% flats	6	£29,920	1,070,471	1,027,085	984,186	941,778	899,858	858,428	817,486	777,034	737,070	697,596	658,612	50%
6	TRDC-6 - 8 units, 25 DPH, 100% houses and 0% flats	8	£119,680	1,601,640	1,541,412	1,481,840	1,422,925	1,364,669	1,307,069	1,250,128	1,193,844	1,138,217	1,083,248	1,028,935	50%
7	TRDC-7 - 8 units, 130 DPH, 0% houses and 100% flats	8	£23,015	852,032	802,637	753,863	705,708	658,173	611,257	564,960	519,282	474,225	429,787	385,968	50%
8	TRDC-8 - 9 units, 112 DPH, 0% houses and 100% flats	9	£30,054	958,535	902,967	848,096	793,921	740,444	687,663	635,580	584,193	533,503	483,510	434,214	50%
9	TRDC-9 - 10 units, 25 DPH, 100% houses and 0% flats	10	£149,600	1,959,100	1,883,814	1,809,350	1,735,707	1,662,887	1,590,888	1,519,711	1,449,355	1,379,821	1,311,110	1,243,220	50%
10	TRDC-10 - 10 units, 90 DPH, 50% houses and 50% flats	10	£41,556	1,517,952	1,447,936	1,378,737	1,310,355	1,242,791	1,176,046	1,110,118	1,045,009	980,717	917,243	854,587	50%
11	TRDC-11 - 20 units, 35 DPH, 100% houses and 0% flats	20	£213,714	3,647,555	3,510,056	3,374,052	3,239,540	3,106,522	2,974,998	2,844,967	2,716,431	2,589,387	2,463,837	2,339,781	50%
12	TRDC-12 - 20 units, 50 DPH, 80% houses and 20% flats	20	£149,600	3,907,612	3,740,867	3,576,009	3,413,037	3,251,951	3,092,752	2,935,437	2,780,011	2,626,470	2,474,815	2,325,046	50%
13	TRDC-13 - 30 units, 25 DPH, 100% houses and 0% flats	30	£448,800	5,714,987	5,490,673	5,268,821	5,049,428	4,832,495	4,618,024	4,406,012	4,196,461	3,989,371	3,784,740	3,582,571	50%
14	TRDC-14 - 30 units, 50 DPH, 80% houses and 20% flats	30	£224,400	5,224,881	5,007,361	4,792,287	4,579,661	4,369,480	4,161,745	3,956,457	3,753,616	3,553,221	3,355,274	3,159,772	50%
15	TRDC-15 - 40 units, 50 DPH, 80% houses and 20% flats	40	£299,200	6,088,265	5,851,419	5,617,192	5,385,586	5,156,601	4,930,236	4,706,492	4,485,368	4,266,865	4,050,981	3,837,719	50%
16	TRDC-16 - 40 units, 80 DPH, 50% houses and 50% flats	40	£187,000	5,928,914	5,654,985	5,384,258	5,116,730	4,852,404	4,591,278	4,333,353	4,078,231	3,825,584	3,576,156	3,329,945	50%
17	TRDC-17 - 50 units, 35 DPH, 100% houses and 0% flats	50	£534,286	9,524,978	9,151,123	8,781,367	8,415,713	8,054,159	7,696,707	7,343,354	6,994,103	6,648,951	6,307,901	5,970,951	50%
18	TRDC-18 - 50 units, 80 DPH, 50% houses and 50% flats	50	£233,750	7,411,143	7,068,733	6,730,322	6,395,913	6,065,504	5,739,098	5,416,691	5,097,789	4,781,981	4,470,194	4,162,430	50%
19	TRDC-19 - 60 units, 100 DPH, 0% houses and 100% flats	60	£224,400	6,098,054	5,729,602	5,365,774	5,006,568	4,651,984	4,302,023	3,956,685	3,615,969	3,279,876	2,948,404	2,621,557	50%
20	TRDC-20 - 60 units, 35 DPH, 100% houses and 0% flats	60	£641,143	11,429,973	10,981,347	10,537,641	10,098,856	9,664,992	9,236,048	8,812,026	8,392,923	7,978,742	7,569,481	7,165,141	50%
21	TRDC-21 - 70 units, 50 DPH, 80% houses and 20% flats	70	£523,600	12,191,389	11,683,843	11,182,004	10,685,874	10,195,452	9,710,739	9,231,734	8,758,438	8,290,850	7,828,971	7,372,799	50%
22	TRD

THREE RIVERS DISTRICT COUNCIL Sales value £7,350 psm AH tenure Rented 70% Intermediate: SO 30%

BENCHMARK LAND VALUE 1 (SECONDARY OFFICES/RETAIL) **£6,129,319** PER HA Type of rent: 50% Soc Rent 50% Aff Rent FH 0%

				Residual land values										
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	Max AH
1	TRDC-1 - 5 units, 25 DPH, 100% houses and 0% flats	5	£1,225,864	1,080,181	1,039,024	998,317	958,062	918,256	878,901	839,998	801,544	763,542	725,990	688,889	0%
2	TRDC-2 - 5 units, 50 DPH, 100% houses and 0% flats	5	£612,932	1,080,181	1,039,024	998,317	958,062	918,256	878,901	839,998	801,544	763,542	725,990	688,889	50%
3	TRDC-3 - 5 units, 85 DPH, 50% houses and 50% flats	5	£360,548	853,983	816,042	778,544	741,489	704,875	668,705	632,977	597,692	562,849	528,448	494,490	50%
4	TRDC-4 - 6 units, 30 DPH, 100% houses and 0% flats	6	£1,225,864	1,296,218	1,246,829	1,197,981	1,149,673	1,101,906	1,054,681	1,007,996	961,853	916,250	871,188	826,667	5%
5	TRDC-5 - 6 units, 75 DPH, 75% houses and 25% flats	6	£490,346	1,163,839	1,116,294	1,069,285	1,022,815	976,880	931,484	886,625	842,301	798,516	755,269	712,557	50%
6	TRDC-6 - 8 units, 25 DPH, 100% houses and 0% flats	8	£1,961,382	1,728,291	1,662,438	1,597,307	1,532,898	1,469,209	1,406,242	1,343,995	1,282,470	1,221,667	1,161,584	1,102,222	0%
7	TRDC-7 - 8 units, 130 DPH, 0% houses and 100% flats	8	£377,189	968,831	914,190	860,234	806,960	754,369	702,461	651,237	600,694	550,836	501,660	453,167	50%
8	TRDC-8 - 9 units, 112 DPH, 0% houses and 100% flats	9	£492,535	1,089,934	1,028,465	967,763	907,830	848,665	790,269	732,641	675,782	619,691	564,368	509,813	50%
9	TRDC-9 - 10 units, 25 DPH, 100% houses and 0% flats	10	£2,451,728	2,117,414	2,035,098	1,953,684	1,873,173	1,793,562	1,714,853	1,637,045	1,560,138	1,484,134	1,409,030	1,334,829	0%
10	TRDC-10 - 10 units, 90 DPH, 50% houses and 50% flats	10	£681,035	1,668,172	1,591,422	1,515,568	1,440,611	1,366,551	1,293,390	1,221,124	1,149,755	1,079,284	1,009,710	941,032	50%
11	TRDC-11 - 20 units, 35 DPH, 100% houses and 0% flats	20	£3,502,468	3,949,235	3,798,400	3,649,211	3,501,666	3,355,766	3,211,510	3,068,899	2,927,933	2,788,611	2,650,934	2,514,902	10%
12	TRDC-12 - 20 units, 50 DPH, 80% houses and 20% flats	20	£2,451,728	4,214,964	4,034,491	3,856,062	3,679,679	3,505,339	3,333,043	3,162,791	2,994,584	2,828,421	2,664,302	2,502,228	50%
13	TRDC-13 - 30 units, 25 DPH, 100% houses and 0% flats	30	£7,355,183	6,167,506	5,922,994	5,681,173	5,442,040	5,205,597	4,971,844	4,740,781	4,512,408	4,286,723	4,063,728	3,843,423	0%
14	TRDC-14 - 30 units, 50 DPH, 80% houses and 20% flats	30	£3,677,592	5,671,283	5,433,789	5,198,972	4,966,830	4,737,365	4,510,577	4,286,466	4,065,030	3,846,271	3,630,188	3,416,783	40%
15	TRDC-15 - 40 units, 50 DPH, 80% houses and 20% flats	40	£4,903,455	6,658,886	6,396,937	6,137,895	5,881,762	5,628,537	5,378,221	5,130,814	4,886,315	4,644,725	4,406,043	4,170,269	30%
16	TRDC-16 - 40 units, 80 DPH, 50% houses and 50% flats	40	£3,064,660	6,514,339	6,214,150	5,917,471	5,624,301	5,334,635	5,047,439	4,763,767	4,483,620	4,206,999	3,933,901	3,664,329	50%
17	TRDC-17 - 50 units, 35 DPH, 100% houses and 0% flats	50	£8,756,170	10,279,176	9,871,657	9,468,621	9,070,067	8,675,996	8,286,407	7,901,302	7,520,679	7,144,538	6,772,879	6,405,704	15%
18	TRDC-18 - 50 units, 80 DPH, 50% houses and 50% flats	50	£3,830,825	8,142,923	7,767,688	7,396,839	7,030,377	6,668,294	6,309,298	5,954,709	5,604,525	5,258,748	4,917,376	4,580,411	50%
19	TRDC-19 - 60 units, 100 DPH, 0% houses and 100% flats	60	£3,677,592	6,937,872	6,531,543	6,130,295	5,734,129	5,343,045	4,957,043	4,576,123	4,200,285	3,829,527	3,463,852	3,103,258	40%
20	TRDC-20 - 60 units, 35 DPH, 100% houses and 0% flats	60	£10,507,404	12,335,012	11,845,989	11,362,346	10,884,081	10,411,196	9,943,690	9,481,562	9,024,814	8,573,446	8,127,456	7,686,845	15%
21	TRDC-21 - 70 units, 50 DPH, 80% houses and 20% flats	70	£8,581,047	13,232,995	12,678,841	12,130,933	11,589,271	11,053,853	10,524,680	10,001,752	9,485,070	8,974,633	8,470,440	7,972,493	40%
22	TRDC-22 - 70 units, 35 DPH, 100% houses and 0% flats	70	£12,258,639	14,092,641	13,537,187	12,987,835	12,444,581	11,907,430	11,376,377	10,851,425	10,332,574	9,816,883	9,306,319	8,801,911	15%
23	TRDC-23 - 80 units, 50 DPH, 100% houses and 0% flats	80	£9,806,911	16,105,875	15,471,071	14,843,239	14,222,379	13,608,491	13,001,573	12,401,629	11,808,655	11,219,295	10,635,793	10,059,327	50%
24	TRDC-24 - 80 units, 80 DPH, 55% houses and 45% flats	80	£6,129,319	13,076,336	12,485,155	11,900,839	11,323,388	10,752,801	10,189,079	9,632,221	9,082,227	8,539,099	8,002,834	7,473,434	50%
25	TRDC-25 - 95 units, 28 DPH, 100% houses and 0% flats	95	£20,795,905	19,125,727	18,371,897	17,626,347	16,889,075	16,160,082	15,439,368	14,726,935	14,022,779	13,322,913	12,630,005	11,945,451	0%
26	TRDC-26 - 100 units, 15 DPH, 100% houses and 0% flats	100	£40,862,128	20,132,345	19,338,840	18,554,049	17,777,974	17,010,613	16,251,967	15,502,036	14,760,819	14,024,119	13,294,741	12,574,159	0%
27	TRDC-27 - 100 units, 35 DPH, 95% houses and 5% flats	100	£17,512,341	19,728,276	18,940,393	18,161,217	17,390,745	16,628,979	15,875,919	15,131,564	14,395,916	13,667,830	12,943,983	12,228,923	10%
28	TRDC-28 - 130 units, 35.14 DPH, 95% houses and 5% flats	130	£22,675,342	25,184,901	24,179,947	23,186,094	22,203,344	21,231,694	20,271,147	19,321,703	18,383,360	17,456,119	16,539,979	15,634,942	10%
29	TRDC-29 - 145 units, 24.83 DPH, 100% houses and 0% flats	145	£35,793,447	28,667,191	27,538,267	26,421,740	25,317,609	24,225,872	23,146,532	22,079,589	21,025,041	19,982,889	18,953,133	17,935,773	0%
30	TRDC-30 - 165 units, 70.87 DPH, 60% houses and 40% flats	165	£14,270,321	26,632,898	25,457,074	24,294,796	23,146,067	22,010,886	20,889,252	19,781,165	18,686,626	17,605,636	16,534,695	15,472,657	50%
31	TRDC-31 - 250 units, 35.07 DPH, 90% houses and 10% flats	250	£43,693,465	42,762,700	40,980,924	39,218,878	37,476,560	35,753,970	34,051,109	32,367,976	30,694,473	29,036,201	27,397,870	25,779,481	0%
32	TRDC-32 - 400 units, 15.69 DPH, 100% houses and 0% flats	400	£156,260,529	63,564,292	60,946,887	58,358,215	55,798,274	53,267,065	50,764,588	48,290,842	45,837,430	43,411,324	41,014,096	38,645,748	0%
33	TRDC-33 - 500 units, 20 DPH, 100% houses and 0% flats	500	£153,232,981	69,987,990	66,816,337	63,679,490	60,577,450	57,510,218	54,477,791	51,480,171	48,517,358	45,589,352	42,696,152	39,837,759	0%
34	TRDC-34 - 750 units, 20 DPH, 100% houses and 0% flats	750	£229,849,472	98,432,987	93,955,305	89,526,774	85,147,395	80,817,169	76,536,095	72,304,173	68,121,404	63,987,786	59,903,320	55,868,007	0%
35	TRDC-35 - 1000 units, 20 DPH, 100% houses and 0% flats	1,000	£306,465,963	119,908,022	114,512,997	109,176,889	103,899,700	98,681,429	93,522,078	88,421,643	83,380,128	78,393,898	73,458,383	68,581,993	0%
36	TRDC-36 - 1250 units, 20 DPH, 100% houses and 0% flats	1,250	£383,082,454	142,812,825	136,314,505	129,887,415	123,531,554	117,246,923	111,033,522	104,891,349	98,820,406	92,820,693	86,892,208	81,034,953	0%
37	TRDC-37 - 1500 units, 20 DPH, 100% houses and 0% flats	1,500	£459,698,944	162,661,553	155,208,426	147,837,153	140,547,737	133,340,177	126,214,471	119,170,621	112,208,626	105,328,488	98,530,205	91,813,777	0%
38	TRDC-CARE1 (75 rooms)	-	£6,129,319	219,551	219,551	219,551	219,551	219,551	219,551	219,551	219,551	219,551	219,551	219,551	0%
39	TRDC-CARE2 (40 rooms)	-	£2,022,675	176,426	176,426	176,426	176,426	176,426	176,426	176,426	176,426	176,426	176,426	176,426	0%
40	TRDC-OFF1	-	£3,064,660	-3,174,667	-3,174,667	-3,174,667	-3,174,667	-3,174,667	-3,174,667	-3,174,667	-3,174,667	-3,174,667	-3,174,667	-3,174,667	0%
41	TRDC-OFF2	-	£3,064,660	-4,409,479	-4,409,479	-4,409,479	-4,409,479	-4,409,479	-4,409,479	-4,409,479	-4,409,479	-4,409,479	-4,409,479	-4,409,479	0%
42	TRDC-RET1	-	£6,129,319	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	0%
43	TRDC-RET2	-	£3,064,660	5,260,339	5,260,339	5,260,339	5,260,339	5,260,339	5,260,339	5,260,339	5,260,339	5,260,339	5,260,339	5,260,339	50%
44	TRDC-RET3	-	£1,532,330	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540	50%
45	TRDC-IND1	-	£6,129,319	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	0%
46	TRDC-IND2	-	£6,129,319	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	0%
47	TRDC-IND3	-	£6,129,319	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	0%

BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL) **£2,760,992**

				Residual land values										
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	Max AH
1	TRDC-1 - 5 units, 25 DPH, 100% houses and 0% flats	5	£552,198	1,080,181	1,039,024	998,317	958,062	918,256	878,901	839,998	801,544	763,542	725,990	688,889	50%
2	TRDC-2 - 5 units, 50 DPH, 100% houses and 0% flats	5	£276,099	1,080,181	1,039,024	998,317	958,062	918,256	878,901	839,998	801,544	763,542	725,990	688,889	50%
3	TRDC-3 - 5 units, 85 DPH, 50% houses and 50% flats	5	£162,411	853,983	816,042	778,544	741,489	704,875	668,705	632,977	597,692	562,849	528,448	494,490	50%
4	TRDC-4 - 6 units, 30 DPH, 100% houses and 0% flats	6	£552,198	1,296,218	1,246,829	1,197,981	1,149,673	1,101,906	1,054,681	1,007,996	961,853	916,250	871,188	826,667	50%
5	TRDC-5 - 6 units, 75 DPH, 75% houses and 25% flats	6	£220,879	1,163,839	1,116,294	1,069,285	1,022,815	976,880	931,484	886,625	842,301	798,516	755,269	712,557	50%
6	TRDC-6 - 8 units, 25 DPH, 100% houses and 0% flats	8	£883,518	1,728,291	1,662,438	1,597,307	1,532,898	1,469,209	1,406,242	1,343,995	1,282,470	1,221,667	1,161,584	1,102,222	50%
7	TRDC-7 - 8 units, 130 DPH, 0% houses and 100% flats	8	£169,907	968,831	914,190	860,234	806,960	754,369	702,461	651,237	600,694	550,836	501,660	453,167	50%
8	TRDC-8 - 9 units, 112 DPH, 0% houses and 100% flats	9	£221,865	1,089,934	1,028,465	967,763	907,830	848,665	790,269	732,641	675,782	619,691	564,368	509,813	50%
9	TRDC-9 - 10 units, 25 DPH, 100% houses and 0% flats	10	£1,104,397	2,117,414	2,035,098	1,953,684	1,873,173	1,793,562	1,714,853	1,637,045	1,560,138	1,484,134	1,409,030	1,334,829	50%
10	TRDC-10 - 10 units, 90 DPH, 50% houses and 50% flats	10	£306,777	1,668,172	1,591,422	1,515,568	1,440,611	1,366,551	1,293,390	1,221,124	1,149,755	1,079,284	1,009,710	941,032	50%
11	TRDC-11 - 20 units, 35 DPH, 100% houses and 0% flats	20	£1,577,710	3,949,235	3,798,400	3,649,211	3,501,666	3,355,766	3,211,510	3,068,899	2,927,933	2,788,611	2,650,934	2,514,902	50%
12	TRDC-12 - 20 units, 50 DPH, 80% houses and 20% flats	20	£1,104,397	4,214,964	4,034,491	3,856,062	3,679,679	3,505,339	3,333,043	3,162,791	2,994,584	2,828,421	2,664,302	2,502,228	50%
13	TRDC-13 - 30 units, 25 DPH, 100% houses and 0% flats	30	£3,313,191	6,167,506	5,922,994	5,681,173	5,442,040	5,205,597	4,971,844	4,740,781	4,512,408	4,286,723	4,063,728	3,843,423	50%
14	TRDC-14 - 30 units, 50 DPH, 80% houses and 20% flats	30	£1,656,595	5,671,283	5,433,789	5,198,972	4,966,830	4,737,365	4,510,577	4,286,466	4,065,030	3,846,271	3,630,188	3,416,783	50%
15	TRDC-15 - 40 units, 50 DPH, 80% houses and 20% flats	40	£2,208,794	6,658,886	6,396,937	6,137,895	5,881,762	5,628,537	5,378,221	5,130,814	4,886,315	4,644,725	4,406,043	4,170,269	50%
16	TRDC-16 - 40 units, 80 DPH, 50% houses and 50% flats	40	£1,380,496	6,514,339	6,214,150	5,917,471	5,624,301	5,334,635	5,047,439	4,763,767	4,483,620	4,206,999	3,933,901	3,664,329	50%
17	TRDC-17 - 50 units, 35 DPH, 100% houses and 0% flats	50	£3,944,275	10,279,176	9,871,657	9,468,621	9,070,067	8,675,996	8,286,407	7,901,302	7,520,679	7,144,538	6,772,879	6,405,704	50%
18	TRDC-18 - 50 units, 80 DPH, 50% houses and 50% flats	50	£1,725,620	8,142,923	7,767,688	7,396,839	7,030,377	6,668,294	6,309,298	5,954,709	5,604,525	5,258,748	4,917,376	4,580,411	50%
19	TRDC-19 - 60 units, 100 DPH, 0% houses and 100% flats	60	£1,656,595	6,937,872	6,531,543	6,130,295	5,734,129	5,343,045	4,957,043	4,576,123	4,200,285	3,829,527	3,463,852	3,103,258	50%
20	TRDC-20 - 60 units, 35 DPH, 100% houses and 0% flats	60	£4,733,130	12,335,012	11,845,989	11,362,346	10,884,081	10,411,196	9,943,690	9,481,562	9,024,814	8,573,446	8,127,456	7,686,845	50%
21	TRDC-21 - 70 units, 50 DPH, 80% houses and 20% flats	70	£3,865,389	13,232,995	12,678,841	12,130,933	11,589,271	11,053,853	10,524,680	10,001,752	9,485,070	8,974,633	8,470,440	7,972,493	50%
22	TRDC-22 - 70 units, 35 DPH, 100% houses and 0% flats	70	£5,521,985	14,092,641	13,537,187	12,987,835	12,444,581	11,907,430	11,376,377	10,851,425	10,332,574	9,816,883	9,306,319	8,801,911	50%
23	TRDC-23 - 80 units, 50 DPH, 100% houses and 0% flats	80	£4,417,588	16,105,875	15,471,071	14,843,239	14,222,379	13,608,491	13,001,573	12,401,629	11,808,655	11,219,295	10,635,793	10,059,327	50%
24	TRDC-24 - 80 units, 80 DPH, 55% houses and 45% flats	80	£2,760,992	13,076,336	12,485,155	11,900,839	11,323,388	10,752,801	10,189,079	9,632,221	9,082,227	8,539,099	8,002,834	7,473,434	50%
25	TRDC-25 - 95 units, 28 DPH, 100% houses and 0% flats	95	£9,367,653	19,125,727	18,371,897	17,626,347	16,889,075	16,160,082	15,439,368	14,726,935	14,022,779	13,322,913	12,630,005	11,945,451	50%
26	TRDC-26 - 100 units, 15 DPH, 100% houses and 0% flats	100	£18,406,616	20,132,345	19,338,840	18,554,049	17,777,974	17,010,613	16,251,967	15,502,036	14,760,819	14,024,119	13,294,741	12,574,159	10%
27	TRDC-27 - 100 units, 35 DPH, 95% houses and 5% flats	100	£7,888,550	19,728,276	18,940,393	18,161,217	17,390,745	16,628,979	15,875,919	15,131,564	14,395,916	13,667,830	12,943,983	12,228,923	50%
28	TRDC-28 - 130 units, 35.14 DPH, 95% houses and 5% flats	130	£10,214,258	25,184,901	24,179,947	23,186,094	22,203,344	21,231,694	20,271,147	19,321,703	18,383,360	17,456,119	16,539,979	15,634,942	50%
29	TRDC-29 - 145 units, 24.83 DPH, 100% houses and 0% flats	145	£16,123,395	28,667,191	27,538,267	26,421,740	25,317,609	24,225,872	23,146,532	22,079,589	21,025,041	19,982,889	18,953,133	17,935,773	50%
30	TRDC-30 - 165 units, 70.87 DPH, 60% houses and 40% flats	165	£6,428,161	26,632,898	25,457,074	24,294,796	23,146,067	22,010,886	20,889,252	19,781,165	18,686,626	17,605,636	16,534,695	15,472,657	50%
31	TRDC-31 - 250 units, 35.07 DPH, 90% houses and 10% flats	250	£19,682,011	42,762,700	40,980,924	39,218,878	37,476,560	35,753,970	34,051,109	32,367,976	30,694,473	29,036,201	27,397,870	25,779,481	50%
32	TRDC-32 - 400 units, 15.69 DPH, 100% houses and 0% flats	400	£70,388,590	63,564,292	60,946,887	58,358,215	55,798,274	53,267,065	50,764,588	48,290,842	45,837,430	43,411,324	41,014,096	38,645,748	0%
33	TRDC-33 - 500 units, 20 DPH, 100% houses and 0% flats	500	£69,024,811	69,987,990	66,816,337	63,679,490	60,577,450	57,510,218	54,477,791	51,480,171	48,517,358	45,589,352	42,696,152	39,837,759	0%
34	TRDC-34 - 750 units, 20 DPH, 100% houses and 0% flats	750	£103,537,217	98,432,987	93,955,305	89,526,774	85,147,395	80,817,169	76,536,095	72,304,173	68,121,404	63,987,786	59,903,320	55,868,007	0%
35	TRDC-35 - 1000 units, 20 DPH, 100% houses and 0% flats	1,000	£138,049,623	119,908,022	114,512,997	109,176,889	103,899,700	98,681,429	93,522,078	88,421,643	83,380,128	78,393,898	73,458,383	68,581,993	0%
36	TRDC-36 - 1250 units, 20 DPH, 100% houses and 0% flats	1,250	£172,562,028	142,812,825	136,314,505	129,887,415	123,531,554	117,246,923	111,033,522	104,891,349	98,820,406	92,820,693	86,892,208	81,034,953	0%
37	TRDC-37 - 1500 units, 20 DPH, 100% houses and 0% flats	1,500	£207,074,434	162,661,553	155,208,426	147,837,153	140,547,737	133,340,177	126,214,471	119,170,621	112,208,626	105,328,488	98,530,205	91,813,777	0%
38	TRDC-CARE1 (75 rooms)	-	£2,760,992	219,551	219,551	219,551	219,551	219,551	219,551	219,551	219,551	219,551	219,551	219,551	0%
39	TRDC-CARE2 (40 rooms)	-	£911,128	176,426	176,426	176,426	176,426	176,426	176,426	176,426	176,426	176,426	176,426	176,426	0%
40	TRDC-OFF1	-	£1,380,496	-3,174,667	-3,174,667	-3,174,667	-3,174,667	-3,174,667	-3,174,667	-3,174,667	-3,174,667	-3,174,667	-3,174,667	-3,174,667	0%
41	TRDC-OFF2	-	£1,380,496	-4,409,479	-4,409,479	-4,409,479	-4,409,479	-4,409,479	-4,409,479	-4,409,479	-4,409,479	-4,409,479	-4,409,479	-4,409,479	0%
42	TRDC-RET1	-	£2,760,992	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	0%
43	TRDC-RET2	-	£1,380,496	5,260,339	5,260,339	5,260,339	5,260,339	5,260,339	5,260,339	5,260,339	5,260,339	5,260,339	5,260,339	5,260,339	50%
44	TRDC-RET3	-	£690,248	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540	50%
45	TRDC-IND1	-	£2,760,992	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	50%
46	TRDC-IND2	-	£2,760,992	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	50%
47	TRDC-IND3	-	£2,760,992	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	50%

BENCHMARK LAND VALUE 3 (GREENFIELD - UPPER END OF RANGE) **£374,000** PER HA

				Residual land values										
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	Max AH
1	TRDC-1 - 5 units, 25 DPH, 100% houses and 0% flats	5	£74,800	1,080,181	1,039,024	998,317	958,062	918,256	878,901	839,998	801,544	763,542	725,990	688,889	50%
2	TRDC-2 - 5 units, 50 DPH, 100% houses and 0% flats	5	£37,400	1,080,181	1,039,024	998,317	958,062	918,256	878,901	839,998	801,544	763,542	725,990	688,889	50%
3	TRDC-3 - 5 units, 85 DPH, 50% houses and 50% flats	5	£22,000	853,983	816,042	778,544	741,489	704,875	668,705	632,977	597,692	562,849	528,448	494,490	50%
4	TRDC-4 - 6 units, 30 DPH, 100% houses and 0% flats	6	£74,800	1,296,218	1,246,829	1,197,981	1,149,673	1,101,906	1,054,681	1,007,996	961,853	916,250	871,188	826,667	50%
5	TRDC-5 - 6 units, 75 DPH, 75% houses and 25% flats	6	£29,920	1,163,839	1,116,294	1,069,285	1,022,815	976,880	931,484	886,625	842,301	798,516	755,269	712,557	50%
6	TRDC-6 - 8 units, 25 DPH, 100% houses and 0% flats	8	£119,680	1,728,291	1,662,438	1,597,307	1,532,898	1,469,209	1,406,242	1,343,995	1,282,470	1,221,667	1,161,584	1,102,222	50%
7	TRDC-7 - 8 units, 130 DPH, 0% houses and 100% flats	8	£23,015	968,831	914,190	860,234	806,960	754,369	702,461	651,237	600,694	550,836	501,660	453,167	50%
8	TRDC-8 - 9 units, 112 DPH, 0% houses and 100% flats	9	£30,054	1,089,934	1,028,465	967,763	907,830	848,665	790,269	732,641	675,782	619,691	564,368	509,813	50%
9	TRDC-9 - 10 units, 25 DPH, 100% houses and 0% flats	10	£149,600	2,117,414	2,035,098	1,953,684	1,873,173	1,793,562	1,714,853	1,637,045	1,560,138	1,484,134	1,409,030	1,334,829	50%
10	TRDC-10 - 10 units, 90 DPH, 50% houses and 50% flats	10	£41,556	1,668,172	1,591,422	1,515,568	1,440,611	1,366,551	1,293,390	1,221,124	1,149,755	1,079,284	1,009,710	941,032	50%
11	TRDC-11 - 20 units, 35 DPH, 100% houses and 0% flats	20	£213,714	3,949,235	3,798,400	3,649,211	3,501,666	3,355,766	3,211,510	3,068,899	2,927,933	2,788,611	2,650,934	2,514,902	50%
12	TRDC-12 - 20 units, 50 DPH, 80% houses and 20% flats	20	£149,600	4,214,964	4,034,491	3,856,062	3,679,679	3,505,339	3,333,043	3,162,791	2,994,584	2,828,421	2,664,302	2,502,228	50%
13	TRDC-13 - 30 units, 25 DPH, 100% houses and 0% flats	30	£448,800	6,167,506	5,922,994	5,681,173	5,442,040	5,205,597	4,971,844	4,740,781	4,512,408	4,286,723	4,063,728	3,843,423	50%
14	TRDC-14 - 30 units, 50 DPH, 80% houses and 20% flats	30	£224,400	5,671,283	5,433,789	5,198,972	4,966,830	4,737,365	4,510,577	4,286,466	4,065,030	3,846,271	3,630,188	3,416,783	50%
15	TRDC-15 - 40 units, 50 DPH, 80% houses and 20% flats	40	£299,200	6,658,886	6,396,937	6,137,895	5,881,762	5,628,537	5,378,221	5,130,814	4,886,315	4,644,725	4,406,043	4,170,269	50%
16	TRDC-16 - 40 units, 80 DPH, 50% houses and 50% flats	40	£187,000	6,514,339	6,214,150	5,917,471	5,624,301	5,334,635	5,047,439	4,763,767	4,483,620	4,206,999	3,933,901	3,664,329	50%
17	TRDC-17 - 50 units, 35 DPH, 100% houses and 0% flats	50	£534,286	10,279,176	9,871,657	9,468,621	9,070,067	8,675,996	8,286,407	7,901,302	7,520,679	7,144,538	6,772,879	6,405,704	50%
18	TRDC-18 - 50 units, 80 DPH, 50% houses and 50% flats	50	£233,750	8,142,923	7,767,688	7,396,839	7,030,377	6,668,294	6,309,298	5,954,709	5,604,525	5,258,748	4,917,376	4,580,411	50%
19	TRDC-19 - 60 units, 100 DPH, 0% houses and 100% flats	60	£224,400	6,937,872	6,531,543	6,130,295	5,734,129	5,343,045	4,957,043	4,576,123	4,200,285	3,829,527	3,463,852	3,103,258	50%
20	TRDC-20 - 60 units, 35 DPH, 100% houses and 0% flats	60	£641,143	12,335,012	11,845,989	11,362,346	10,884,081	10,411,196	9,943,690	9,481,562	9,024,814	8,573,446	8,127,456	7,686,845	50%
21	TRDC-21 - 70 units, 50 DPH, 80% houses and 20% flats	70	£523,600	13,232,995	12,678,841	12,130,933	11,589,271	11,053,853	10,524,680	10

THREE RIVERS DISTRICT COUNCIL Sales value £7,600 psm AH tenure Rented 70% Intermediate: SO 30%
BENCHMARK LAND VALUE 1 (SECONDARY OFFICES/RETAIL) **£6,129,319** PER HA Type of rent: 50% Soc Rent 50% Aff Rent FH 0%

				Residual land values										
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	Max AH
1	TRDC-1 - 5 units, 25 DPH, 100% houses and 0% flats	5	£1,225,864	1,159,338	1,114,666	1,070,485	1,026,794	983,594	940,884	898,664	856,936	815,698	774,951	734,694	0%
2	TRDC-2 - 5 units, 50 DPH, 100% houses and 0% flats	5	£612,932	1,159,338	1,114,666	1,070,485	1,026,794	983,594	940,884	898,664	856,936	815,698	774,951	734,694	50%
3	TRDC-3 - 5 units, 85 DPH, 50% houses and 50% flats	5	£360,548	930,314	888,963	848,096	807,710	767,808	728,388	689,451	650,996	613,024	575,534	538,527	50%
4	TRDC-4 - 6 units, 30 DPH, 100% houses and 0% flats	6	£1,225,864	1,391,206	1,337,600	1,284,581	1,232,152	1,180,312	1,129,060	1,078,398	1,028,323	978,838	929,940	881,632	15%
5	TRDC-5 - 6 units, 75 DPH, 75% houses and 25% flats	6	£490,346	1,257,206	1,205,504	1,154,385	1,103,851	1,053,904	1,004,540	955,763	907,570	859,962	812,940	766,502	50%
6	TRDC-6 - 8 units, 25 DPH, 100% houses and 0% flats	8	£1,961,382	1,854,942	1,783,466	1,712,776	1,642,870	1,573,749	1,505,414	1,437,863	1,371,097	1,305,116	1,239,921	1,175,509	0%
7	TRDC-7 - 8 units, 130 DPH, 0% houses and 100% flats	8	£377,189	1,085,630	1,025,744	966,605	908,213	850,566	793,666	737,513	682,107	627,447	573,533	520,366	50%
8	TRDC-8 - 9 units, 112 DPH, 0% houses and 100% flats	9	£492,535	1,221,334	1,153,962	1,087,431	1,021,739	956,887	892,875	829,703	767,371	705,878	645,225	585,413	50%
9	TRDC-9 - 10 units, 25 DPH, 100% houses and 0% flats	10	£2,451,728	2,275,727	2,186,382	2,098,020	2,010,638	1,924,237	1,838,817	1,754,379	1,670,922	1,588,446	1,506,951	1,426,437	0%
10	TRDC-10 - 10 units, 90 DPH, 50% houses and 50% flats	10	£681,035	1,818,392	1,734,908	1,652,400	1,570,868	1,490,313	1,410,733	1,332,130	1,254,503	1,177,851	1,102,177	1,027,478	50%
11	TRDC-11 - 20 units, 35 DPH, 100% houses and 0% flats	20	£3,502,468	4,250,914	4,086,745	3,924,371	3,763,792	3,605,009	3,448,022	3,292,831	3,139,435	2,987,835	2,838,031	2,690,023	20%
12	TRDC-12 - 20 units, 50 DPH, 80% houses and 20% flats	20	£2,451,728	4,522,317	4,328,115	4,136,116	3,946,320	3,758,725	3,573,334	3,390,144	3,209,157	3,030,372	2,853,789	2,679,409	50%
13	TRDC-13 - 30 units, 25 DPH, 100% houses and 0% flats	30	£7,355,183	6,620,025	6,355,315	6,093,525	5,834,653	5,578,699	5,325,665	5,075,550	4,828,353	4,584,075	4,342,715	4,104,275	0%
14	TRDC-14 - 30 units, 50 DPH, 80% houses and 20% flats	30	£3,677,592	6,117,686	5,860,217	5,605,656	5,354,001	5,105,252	4,859,409	4,616,473	4,376,444	4,139,320	3,905,104	3,673,794	45%
15	TRDC-15 - 40 units, 50 DPH, 80% houses and 20% flats	40	£4,903,455	7,229,509	6,942,455	6,658,598	6,377,936	6,100,472	5,826,205	5,555,135	5,287,261	5,022,584	4,761,104	4,502,129	40%
16	TRDC-16 - 40 units, 80 DPH, 50% houses and 50% flats	40	£3,064,660	7,099,763	6,773,063	6,449,474	6,129,718	5,813,793	5,501,700	5,193,439	4,889,009	4,588,412	4,291,647	3,998,712	50%
17	TRDC-17 - 50 units, 35 DPH, 100% houses and 0% flats	50	£8,756,170	11,033,375	10,592,193	10,155,875	9,724,422	9,297,833	8,876,109	8,459,250	8,047,254	7,640,124	7,237,858	6,840,457	25%
18	TRDC-18 - 50 units, 80 DPH, 50% houses and 50% flats	50	£3,830,825	8,874,703	8,466,329	8,061,843	7,662,147	7,267,241	6,877,126	6,491,798	6,111,262	5,735,515	5,364,557	4,998,391	50%
19	TRDC-19 - 60 units, 100 DPH, 0% houses and 100% flats	60	£3,677,592	7,777,690	7,333,483	6,894,817	6,461,691	6,034,107	5,612,064	5,195,561	4,784,600	4,379,179	3,979,299	3,584,960	45%
20	TRDC-20 - 60 units, 35 DPH, 100% houses and 0% flats	60	£10,507,404	13,240,050	12,710,631	12,187,050	11,669,306	11,157,400	10,651,330	10,151,099	9,656,706	9,168,149	8,685,430	8,208,548	25%
21	TRDC-21 - 70 units, 50 DPH, 80% houses and 20% flats	70	£8,581,047	14,274,601	13,673,841	13,079,863	12,492,668	11,912,254	11,338,621	10,771,771	10,211,701	9,658,415	9,111,909	8,572,186	45%
22	TRDC-22 - 70 units, 35 DPH, 100% houses and 0% flats	70	£12,258,639	15,136,468	14,534,492	13,939,143	13,350,423	12,768,330	12,192,866	11,624,030	11,059,023	10,499,610	9,946,880	9,400,833	20%
23	TRDC-23 - 80 units, 50 DPH, 100% houses and 0% flats	80	£9,806,911	17,298,821	16,610,848	15,930,450	15,257,626	14,592,378	13,934,704	13,284,606	12,638,883	11,999,554	11,367,863	10,743,809	50%
24	TRDC-24 - 80 units, 80 DPH, 55% houses and 45% flats	80	£6,129,319	14,231,288	13,588,352	12,952,887	12,324,892	11,704,368	11,091,315	10,485,733	9,887,621	9,296,980	8,713,809	8,138,108	50%
25	TRDC-25 - 95 units, 28 DPH, 100% houses and 0% flats	95	£20,795,905	20,542,350	19,725,382	18,917,409	18,118,431	17,328,449	16,547,462	15,775,469	15,008,674	14,249,470	13,499,337	12,758,274	0%
26	TRDC-26 - 100 units, 15 DPH, 100% houses and 0% flats	100	£40,862,128	21,623,527	20,763,560	19,913,062	19,072,032	18,240,472	17,418,380	16,605,757	15,798,603	14,999,443	14,209,828	13,429,761	0%
27	TRDC-27 - 100 units, 35 DPH, 95% houses and 5% flats	100	£17,512,341	21,214,561	20,360,394	19,515,687	18,680,440	17,854,654	17,038,328	16,231,462	15,433,153	14,639,713	13,855,814	13,081,452	20%
28	TRDC-28 - 130 units, 35.14 DPH, 95% houses and 5% flats	130	£22,675,342	27,084,416	25,994,768	24,917,187	23,851,671	22,798,222	21,756,839	20,727,522	19,710,272	18,705,088	17,711,971	16,730,919	20%
29	TRDC-29 - 145 units, 24.83 DPH, 100% houses and 0% flats	145	£35,793,447	30,792,862	29,569,220	28,359,049	27,162,349	25,979,118	24,809,358	23,653,070	22,510,250	21,380,902	20,265,024	19,161,776	0%
30	TRDC-30 - 165 units, 70.87 DPH, 60% houses and 40% flats	165	£14,270,321	28,959,285	27,679,476	26,414,430	25,164,144	23,928,619	22,707,855	21,501,851	20,310,610	19,128,194	17,958,647	16,803,980	50%
31	TRDC-31 - 250 units, 35.07 DPH, 90% houses and 10% flats	250	£43,693,465	46,267,338	44,329,870	42,413,910	40,519,456	38,646,508	36,794,195	34,949,988	33,127,492	31,326,706	29,547,632	27,790,269	5%
32	TRDC-32 - 400 units, 15.69 DPH, 100% houses and 0% flats	400	£156,260,529	68,514,992	65,676,905	62,870,053	60,094,435	57,350,054	54,629,384	51,938,143	49,278,274	46,649,779	44,052,658	41,486,908	0%
33	TRDC-33 - 500 units, 20 DPH, 100% houses and 0% flats	500	£153,232,981	76,003,828	72,564,033	69,162,086	65,797,987	62,471,738	59,183,337	55,932,785	52,720,081	49,545,226	46,408,220	43,307,088	0%
34	TRDC-34 - 750 units, 20 DPH, 100% houses and 0% flats	750	£229,849,472	106,913,221	102,057,338	97,254,899	92,505,903	87,810,349	83,168,239	78,579,572	74,044,348	69,562,566	65,131,007	60,752,205	0%
35	TRDC-35 - 1000 units, 20 DPH, 100% houses and 0% flats	1,000	£306,465,963	130,608,389	124,738,601	118,933,114	113,191,927	107,505,200	101,882,327	96,323,932	90,830,017	85,400,581	80,035,625	74,735,148	0%
36	TRDC-36 - 1250 units, 20 DPH, 100% houses and 0% flats	1,250	£383,082,454	155,296,611	148,242,216	141,265,358	134,366,037	127,544,253	120,800,007	114,133,297	107,544,124	101,032,488	94,598,390	88,241,828	0%
37	TRDC-37 - 1500 units, 20 DPH, 100% houses and 0% flats	1,500	£459,698,944	176,676,418	168,600,105	160,612,761	152,714,387	144,904,981	137,184,543	129,553,074	122,010,574	114,557,043	107,192,479	99,916,886	0%
38	TRDC-CARE1 (75 rooms)	-	£6,129,319	219,551	219,551	219,551	219,551	219,551	219,551	219,551	219,551	219,551	219,551	219,551	0%
39	TRDC-CARE2 (40 rooms)	-	£2,022,675	176,426	176,426	176,426	176,426	176,426	176,426	176,426	176,426	176,426	176,426	176,426	0%
40	TRDC-OFF1	-	£3,064,660	- 3,174,667	- 3,174,667	- 3,174,667	- 3,174,667	- 3,174,667	- 3,174,667	- 3,174,667	- 3,174,667	- 3,174,667	- 3,174,667	- 3,174,667	0%
41	TRDC-OFF2	-	£3,064,660	- 4,409,479	- 4,409,479	- 4,409,479	- 4,409,479	- 4,409,479	- 4,409,479	- 4,409,479	- 4,409,479	- 4,409,479	- 4,409,479	- 4,409,479	0%
42	TRDC-RET1	-	£6,129,319	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	0%
43	TRDC-RET2	-	£3,064,660	5,260,339	5,260,339	5,260,339	5,260,339	5,260,339	5,260,339	5,260,339	5,260,339	5,260,339	5,260,339	5,260,339	50%
44	TRDC-RET3	-	£1,532,330	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540	50%
45	TRDC-IND1	-	£6,129,319	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	0%
46	TRDC-IND2	-	£6,129,319	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	0%
47	TRDC-IND3	-	£6,129,319	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	0%

BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL) **£2,760,992**

				Residual land values										
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	Max AH
1	TRDC-1 - 5 units, 25 DPH, 100% houses and 0% flats	5	£552,198	1,159,338	1,114,666	1,070,485	1,026,794	983,594	940,884	898,664	856,936	815,698	774,951	734,694	50%
2	TRDC-2 - 5 units, 50 DPH, 100% houses and 0% flats	5	£276,099	1,159,338	1,114,666	1,070,485	1,026,794	983,594	940,884	898,664	856,936	815,698	774,951	734,694	50%
3	TRDC-3 - 5 units, 85 DPH, 50% houses and 50% flats	5	£162,411	930,314	888,963	848,096	807,710	767,808	728,388	689,451	650,996	613,024	575,534	538,527	50%
4	TRDC-4 - 6 units, 30 DPH, 100% houses and 0% flats	6	£552,198	1,391,206	1,337,600	1,284,581	1,232,152	1,180,312	1,129,060	1,078,398	1,028,323	978,838	929,940	881,632	50%
5	TRDC-5 - 6 units, 75 DPH, 75% houses and 25% flats	6	£220,879	1,257,206	1,205,504	1,154,385	1,103,851	1,053,904	1,004,540	955,763	907,570	859,962	812,940	766,502	50%
6	TRDC-6 - 8 units, 25 DPH, 100% houses and 0% flats	8	£883,518	1,854,942	1,783,466	1,712,776	1,642,870	1,573,749	1,505,414	1,437,863	1,371,097	1,305,116	1,239,921	1,175,509	50%
7	TRDC-7 - 8 units, 130 DPH, 0% houses and 100% flats	8	£169,907	1,085,630	1,025,744	966,605	908,213	850,566	793,666	737,513	682,107	627,447	573,533	520,366	50%
8	TRDC-8 - 9 units, 112 DPH, 0% houses and 100% flats	9	£221,865	1,221,334	1,153,962	1,087,431	1,021,739	956,887	892,875	829,703	767,371	705,878	645,225	585,413	50%
9	TRDC-9 - 10 units, 25 DPH, 100% houses and 0% flats	10	£1,104,397	2,275,727	2,186,382	2,098,020	2,010,638	1,924,237	1,838,817	1,754,379	1,670,922	1,588,446	1,506,951	1,426,437	50%
10	TRDC-10 - 10 units, 90 DPH, 50% houses and 50% flats	10	£306,777	1,818,392	1,734,908	1,652,400	1,570,868	1,490,313	1,410,733	1,332,130	1,254,503	1,177,851	1,102,177	1,027,478	50%
11	TRDC-11 - 20 units, 35 DPH, 100% houses and 0% flats	20	£1,577,710	4,250,914	4,086,745	3,924,371	3,763,792	3,605,009	3,448,022	3,292,831	3,139,435	2,987,835	2,838,031	2,690,023	50%
12	TRDC-12 - 20 units, 50 DPH, 80% houses and 20% flats	20	£1,104,397	4,522,317	4,328,115	4,136,116	3,946,320	3,758,725	3,573,334	3,390,144	3,209,157	3,030,372	2,853,789	2,679,409	50%
13	TRDC-13 - 30 units, 25 DPH, 100% houses and 0% flats	30	£3,313,191	6,620,025	6,355,315	6,093,525	5,834,653	5,578,699	5,325,665	5,075,550	4,828,353	4,584,075	4,342,715	4,104,275	50%
14	TRDC-14 - 30 units, 50 DPH, 80% houses and 20% flats	30	£1,656,595	6,117,686	5,860,217	5,605,656	5,354,001	5,105,252	4,859,409	4,616,473	4,376,444	4,139,320	3,905,104	3,673,794	50%
15	TRDC-15 - 40 units, 50 DPH, 80% houses and 20% flats	40	£2,208,794	7,229,509	6,942,455	6,658,598	6,377,936	6,100,472	5,826,205	5,555,135	5,287,261	5,022,584	4,761,104	4,502,129	50%
16	TRDC-16 - 40 units, 80 DPH, 50% houses and 50% flats	40	£1,380,496	7,099,763	6,773,063	6,449,474	6,129,718	5,813,793	5,501,700	5,193,439	4,889,009	4,588,412	4,291,647	3,998,712	50%
17	TRDC-17 - 50 units, 35 DPH, 100% houses and 0% flats	50	£3,944,275	11,033,375	10,592,193	10,155,875	9,724,422	9,297,833	8,876,109	8,459,250	8,047,254	7,640,124	7,237,858	6,840,457	50%
18	TRDC-18 - 50 units, 80 DPH, 50% houses and 50% flats	50	£1,725,620	8,874,703	8,466,329	8,061,843	7,662,147	7,267,241	6,877,126	6,491,798	6,111,262	5,735,515	5,364,557	4,998,391	50%
19	TRDC-19 - 60 units, 100 DPH, 0% houses and 100% flats	60	£1,656,595	7,777,690	7,333,483	6,894,817	6,461,691	6,034,107	5,612,064	5,195,561	4,784,600	4,379,179	3,979,299	3,584,960	50%
20	TRDC-20 - 60 units, 35 DPH, 100% houses and 0% flats	60	£4,733,130	13,240,050	12,710,631	12,187,050	11,669,306	11,157,400	10,651,330	10,151,099	9,656,706	9,168,149	8,685,430	8,208,548	50%
21	TRDC-21 - 70 units, 50 DPH, 80% houses and 20% flats	70	£3,865,389	14,274,601	13,673,841	13,079,863	12,492,668	11,912,254	11,338,621	10,771,771	10,211,701	9,658,415	9,111,909	8,572,186	50%
22	TRDC-22 - 70 units, 35 DPH, 100% houses and 0% flats	70	£5,521,985	15,136,468	14,534,492	13,939,143	13,350,423	12,768,330	12,192,866	11,624,030	11,059,023	10,499,610	9,946,880	9,400,833	50%
23	TRDC-23 - 80 units, 50 DPH, 100% houses and 0% flats	80	£4,417,588	17,298,821	16,610,848	15,930,450	15,257,626	14,592,378	13,934,704	13,284,606	12,638,883	11,999,554	11,367,863	10,743,809	50%
24	TRDC-24 - 80 units, 80 DPH, 55% houses and 45% flats	80	£2,760,992	14,231,288	13,588,352	12,952,887	12,324,892	11,704,368	11,091,315	10,485,733	9,887,621	9,296,980	8,713,809	8,138,108	50%
25	TRDC-25 - 95 units, 28 DPH, 100% houses and 0% flats	95	£9,367,653	20,542,350	19,725,382	18,917,409	18,118,431	17,328,449	16,547,462	15,775,469	15,008,674	14,249,470	13,499,337	12,758,274	50%
26	TRDC-26 - 100 units, 15 DPH, 100% houses and 0% flats	100	£18,406,616	21,623,527	20,763,560	19,913,062	19,072,032	18,240,472	17,418,380	16,605,757	15,798,603	14,999,443	14,209,828	13,429,761	15%
27	TRDC-27 - 100 units, 35 DPH, 95% houses and 5% flats	100	£7,888,550	21,214,561	20,360,394	19,515,687	18,680,440	17,854,654	17,038,328	16,231,462	15,433,153	14,639,713	13,855,814	13,081,452	50%
28	TRDC-28 - 130 units, 35.14 DPH, 95% houses and 5% flats	130	£10,214,258	27,084,416	25,994,768	24,917,187	23,851,671	22,798,222	21,756,839	20,727,522	19,710,272	18,705,088	17,711,971	16,730,919	50%
29	TRDC-29 - 145 units, 24.83 DPH, 100% houses and 0% flats	145	£16,123,395	30,792,862	29,569,220	28,359,049	27,162,349	25,979,118	24,809,358	23,653,070	22,510,250	21,380,902	20,265,024	19,161,776	50%
30	TRDC-30 - 165 units, 70.87 DPH, 60% houses and 40% flats	165	£6,428,161	28,959,285	27,679,476	26,414,430	25,164,144	23,928,619	22,707,855	21,501,851	20,310,610	19,128,194	17,958,647	16,803,980	50%
31	TRDC-31 - 250 units, 35.07 DPH, 90% houses and 10% flats	250	£19,682,011	46,267,338	44,329,870	42,413,910	40,519,456	38,646,508	36,794,195	34,949,988	33,127,492	31,326,706	29,547,632	27,790,269	50%
32	TRDC-32 - 400 units, 15.69 DPH, 100% houses and 0% flats	400	£70,388,590	68,514,992	65,676,905	62,870,053	60,094,435	57,350,054	54,629,384	51,938,143	49,278,274	46,649,779	44,052,658	41,486,908	0%
33	TRDC-33 - 500 units, 20 DPH, 100% houses and 0% flats	500	£69,024,811	76,003,828	72,564,033	69,162,086	65,797,987	62,471,738	59,183,337	55,932,785	52,720,081	49,545,226	46,408,220	43,307,088	10%
34	TRDC-34 - 750 units, 20 DPH, 100% houses and 0% flats	750	£103,537,217	106,913,221	102,057,338	97,254,899	92,505,903	87,810,349	83,168,239	78,579,572	74,044,348	69,562,566	65,131,007	60,752,205	0%
35	TRDC-35 - 1000 units, 20 DPH, 100% houses and 0% flats	1,000	£138,049,623	130,608,389	124,738,601	118,933,114	113,191,927	107,505,200	101,882,327	96,323,932	90,830,017	85,400,581	80,035,625	74,735,148	0%
36	TRDC-36 - 1250 units, 20 DPH, 100% houses and 0% flats	1,250	£172,562,028	155,296,611	148,242,216	141,265,358	134,366,037	127,544,253	120,800,007	114,133,297	107,544,124	101,032,488	94,598,390	88,241,828	0%
37	TRDC-37 - 1500 units, 20 DPH, 100% houses and 0% flats	1,500	£207,074,434	176,676,418	168,600,105	160,612,761	152,714,387	144,904,981	137,184,543	129,553,074	122,010,574	114,557,043	107,192,479	99,916,886	0%
38	TRDC-CARE1 (75 rooms)	-	£2,760,992	219,551	219,551	219,551	219,551	219,551	219,551	219,551	219,551	219,551	219,551	219,551	0%
39	TRDC-CARE2 (40 rooms)	-	£911,128	176,426	176,426	176,426	176,426	176,426	176,426	176,426	176,426	176,426	176,426	176,426	0%
40	TRDC-OFF1	-	£1,380,496	- 3,174,667	- 3,174,667	- 3,174,667	- 3,174,667	- 3,174,667	- 3,174,667	- 3,174,667	- 3,174,667	- 3,174,667	- 3,174,667	- 3,174,667	0%
41	TRDC-OFF2	-	£1,380,496	- 4,409,479	- 4,409,479	- 4,409,479	- 4,409,479	- 4,409,479	- 4,409,479	- 4,409,479	- 4,409,479	- 4,409,479	- 4,409,479	- 4,409,479	0%
42	TRDC-RET1	-	£2,760,992	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	0%
43	TRDC-RET2	-	£1,380,496	5,260,339	5,260,339	5,260,339	5,260,339	5,260,339	5,260,339	5,260,339	5,260,339	5,260,339	5,260,339	5,260,339	50%
44	TRDC-RET3	-	£690,248	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540	50%
45	TRDC-IND1	-	£2,760,992	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	50%
46	TRDC-IND2	-	£2,760,992	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	50%
47	TRDC-IND3	-	£2,760,992	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	50%

BENCHMARK LAND VALUE 3 (GREENFIELD - UPPER END OF RANGE) **£374,000** PER HA

				Residual land values										
	Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	Max AH
1	TRDC-1 - 5 units, 25 DPH, 100% houses and 0% flats	5	£74,800	1,159,338	1,114,666	1,070,485	1,026,794	983,594	940,884	898,664	856,936	815,698	774,951	734,694	50%
2	TRDC-2 - 5 units, 50 DPH, 100% houses and 0% flats	5	£37,400	1,159,338	1,114,666	1,070,485	1,026,794	983,594	940,884	898,664	856,936	815,698	774,951	734,694	50%
3	TRDC-3 - 5 units, 85 DPH, 50% houses and 50% flats	5	£22,000	930,314	888,963	848,096	807,710	767,808	728,388	689,451	650,996	613,024	575,534	538,527	50%
4	TRDC-4 - 6 units, 30 DPH, 100% houses and 0% flats	6	£74,800	1,391,206	1,337,600	1,284,581	1,232,152	1,180,312	1,129,060	1,078,398	1,028,323	978,838	929,940	881,632	50%
5	TRDC-5 - 6 units, 75 DPH, 75% houses and 25% flats	6	£29,920	1,257,206	1,205,504	1,154,385	1,103,851	1,053,904	1,004,540	955,763	907,570	859,962	812,940	766,502	50%
6	TRDC-6 - 8 units, 25 DPH, 100% houses and 0% flats	8	£119,680	1,854,942	1,783,466	1,712,776	1,642,870	1,573,749	1,505,414	1,437,863	1,371,097	1,305,116	1,239,921	1,175,509	50%
7	TRDC-7 - 8 units, 130 DPH, 0% houses and 100% flats	8	£23,015	1,085,630	1,025,744	966,605	908,213	850,566	793,666	737,513	682,107	627,447	573,533	520,366	50%
8	TRDC-8 - 9 units, 112 DPH, 0% houses and 100% flats	9	£30,054	1,221,334	1,153,962	1,087,431	1,021,739	956,887	892,875	829,703	767,371	705,878	645,225	585,413	50%
9	TRDC-9 - 10 units, 25 DPH, 100% houses and 0% flats	10	£149,600	2,275,727	2,186,382	2,098,020	2,010,638	1,924,237	1,838,817	1,754,379	1,670,922	1,588,446	1,506,951	1,426,437	50%
10	TRDC-10 - 10 units, 90 DPH, 50% houses and 50% flats	10	£41,556	1,818,392	1,734,908	1,652,400	1,570,868	1,490,313	1,410,733	1,332,130	1,254,503	1,177,851	1,102,177	1,027,478	50%
11	TRDC-11 - 20 units, 35 DPH, 100% houses and 0% flats	20	£213,714	4,250,914	4,086,745	3,924,371	3,763,792	3,605,009	3,448,022	3,292,831	3,139,435	2,987,835	2,838,031	2,690,023	50%
12	TRDC-12 - 20 units, 50 DPH, 80% houses and 20% flats	20	£149,600	4,522,317	4,328,115	4,136,116	3,946,320	3,758,725	3,573,334	3,390,144	3,209,157	3,030,372	2,853,789	2,679,409	50%
13	TRDC-13 - 30 units, 25 DPH, 100% houses and 0% flats	30	£448,800	6,620,025	6,355,315	6,093,525	5,834,653	5,578,699	5,325,665	5,075,550	4,828,353	4,584,075	4,342,715	4,104,275	50%
14	TRDC-14 - 30 units, 50 DPH, 80% houses and 20% flats	30	£224,400	6,117,686	5,860,217	5,605,656	5,354,001	5,105,252	4,859,409	4,616,473	4,376,444	4,139,320	3,905,104	3,673,794	50%
15	TRDC-15 - 40 units, 50 DPH, 80% houses and 20% flats	40	£299,200	7,229,509	6,942,455	6,658,598	6,377,936	6,100,472	5,826,205	5,555,135	5,287,261	5,022,584	4,761,104	4,502,129	50%
16	TRDC-16 - 40 units, 80 DPH, 50% houses and 50% flats	40	£187,000	7,099,763	6,773,063	6,449,474	6,129,718	5,813,793	5,501,700	5,193,439	4,889,009	4,588,412	4,291,647	3,998,712	50%
17	TRDC-17 - 50 units, 35 DPH, 100% houses and 0% flats	50	£534,286	11,033,375	10,592,193	10,155,875	9,724,422	9,297,833	8,876,109	8,459,250	8,047,254	7,640,124	7,237,858	6,840,457	50%
18	TRDC-18 - 50 units, 80 DPH, 50% houses and 50% flats	50	£233,750	8,874,703	8,466,329	8,061,843	7,662,147	7,267,241	6,877,126	6,491,798	6,111,262	5,735,515	5,364,557	4,998,391	50%
19	TRDC-19 - 60 units, 100 DPH, 0% houses and 100% flats	60	£224,400	7,777,690	7,333,483	6,894,817	6,461,691	6,034,107	5,612,064	5,195,561	4,784,600	4,379,179	3,979,299	3,584,960	50%
20	TRDC-20 - 60 units, 35 DPH, 100% houses and 0% flats	60	£641,143	13,240,050	12,710,631	12,187,050	11,669,306	11,157,400	10,651,330	10,151,099	9,656,706	9,168,149	8

Appendix 9 - Appraisal outputs (downside)

THREE RIVERS DISTRICT COUNCIL Sales value (£ psm): £5,600 AH tenure (rent / SO): 70% 30%
AH %: 40%

BLV: SECONDARY OFFICES / RETAIL

	Description	No of units	Site area	BLV (£ m)	Baseline	EVC	BNG	Access	Carbon A+X	Carbon B+Y
1	TRDC-1 - 5 units, 25 DPH, 100% houses and 0% fla	5	0.20	£1.23	£0.475	£0.475	£0.469	£0.450	£0.401	£0.304
2	TRDC-2 - 5 units, 50 DPH, 100% houses and 0% fla	5	0.10	£0.61	£0.475	£0.475	£0.469	£0.450	£0.401	£0.304
3	TRDC-3 - 5 units, 85 DPH, 50% houses and 50% fla	5	0.06	£0.36	£0.302	£0.302	£0.295	£0.275	£0.220	£0.110
4	TRDC-4 - 6 units, 30 DPH, 100% houses and 0% fla	6	0.20	£1.23	£0.570	£0.570	£0.562	£0.541	£0.482	£0.364
5	TRDC-5 - 6 units, 75 DPH, 75% houses and 25% fla	6	0.08	£0.49	£0.469	£0.468	£0.460	£0.437	£0.375	£0.251
6	TRDC-6 - 8 units, 25 DPH, 100% houses and 0% fla	8	0.32	£1.96	£0.780	£0.780	£0.750	£0.721	£0.642	£0.486
7	TRDC-7 - 8 units, 130 DPH, 0% houses and 100% f	8	0.06	£0.38	£0.183	£0.182	£0.170	£0.134	£0.036	-£0.162
8	TRDC-8 - 9 units, 112 DPH, 0% houses and 100% f	9	0.08	£0.49	£0.206	£0.205	£0.191	£0.151	£0.041	-£0.182
9	TRDC-9 - 10 units, 25 DPH, 100% houses and 0% f	10	0.40	£2.45	£0.907	£0.906	£0.894	£0.858	£0.780	£0.564
10	TRDC-10 - 10 units, 90 DPH, 50% houses and 50%	10	0.11	£0.68	£0.567	£0.566	£0.553	£0.514	£0.407	£0.193
11	TRDC-11 - 20 units, 35 DPH, 100% houses and 0%	20	0.57	£3.50	£1.695	£1.693	£1.669	£1.599	£1.409	£1.026
12	TRDC-12 - 20 units, 50 DPH, 80% houses and 20%	20	0.40	£2.45	£1.577	£1.575	£1.550	£1.477	£1.277	£0.877
13	TRDC-13 - 30 units, 25 DPH, 100% houses and 0%	30	1.20	£7.36	£2.643	£2.641	£2.606	£2.504	£2.230	£1.681
14	TRDC-14 - 30 units, 50 DPH, 80% houses and 20%	30	0.60	£3.68	£2.263	£2.261	£2.224	£2.119	£1.831	£1.255
15	TRDC-15 - 40 units, 50 DPH, 80% houses and 20%	40	0.80	£4.90	£2.639	£2.635	£2.586	£2.442	£2.052	£1.272
16	TRDC-16 - 40 units, 80 DPH, 50% houses and 50%	40	0.50	£3.06	£2.220	£2.217	£2.164	£2.013	£1.598	£0.768
17	TRDC-17 - 50 units, 35 DPH, 100% houses and 0%	50	1.43	£8.76	£4.405	£4.401	£4.343	£4.174	£3.716	£2.785
18	TRDC-18 - 50 units, 80 DPH, 50% houses and 50%	50	0.63	£3.83	£2.775	£2.771	£2.705	£2.516	£1.997	£0.961
19	TRDC-19 - 60 units, 100 DPH, 0% houses and 100%	60	0.60	£3.68	£1.194	£1.189	£1.102	£0.850	£0.157	-£1.253
20	TRDC-20 - 60 units, 35 DPH, 100% houses and 0%	60	1.71	£10.51	£5.286	£5.281	£5.212	£5.009	£4.460	£3.353
21	TRDC-21 - 70 units, 50 DPH, 80% houses and 20%	70	1.40	£8.58	£5.281	£5.275	£5.190	£4.943	£4.267	£2.911
22	TRDC-22 - 70 units, 35 DPH, 100% houses and 0%	70	2.00	£12.26	£6.048	£6.042	£5.962	£5.726	£5.090	£3.817
23	TRDC-23 - 80 units, 50 DPH, 100% houses and 0%	80	1.60	£9.81	£6.912	£6.905	£6.813	£6.545	£5.817	£4.362
24	TRDC-24 - 80 units, 80 DPH, 55% houses and 45%	80	1.00	£6.13	£4.600	£4.594	£4.492	£4.196	£3.389	£1.764
25	TRDC-25 - 95 units, 28 DPH, 100% houses and 0%	95	3.39	£20.80	£8.208	£8.200	£8.091	£7.772	£6.908	£5.180
26	TRDC-26 - 100 units, 15 DPH, 100% houses and 0%	100	6.67	£40.86	£8.640	£8.632	£8.517	£8.181	£7.271	£5.453
27	TRDC-27 - 100 units, 35 DPH, 95% houses and 5%	100	2.86	£17.51	£8.330	£8.322	£8.205	£7.866	£6.946	£5.105
28	TRDC-28 - 130 units, 35.14 DPH, 95% houses and	130	3.70	£22.68	£10.633	£10.623	£10.474	£10.040	£8.863	£6.487
29	TRDC-29 - 145 units, 24.83 DPH, 100% houses and	145	5.84	£35.79	£12.302	£12.291	£12.127	£11.647	£10.350	£7.737
30	TRDC-30 - 165 units, 70.87 DPH, 60% houses and	165	2.33	£14.27	£9.631	£9.617	£9.414	£8.823	£7.194	£3.916
31	TRDC-31 - 250 units, 35.07 DPH, 90% houses and	250	7.13	£43.69	£16.579	£16.559	£16.276	£15.444	£13.173	£8.622
32	TRDC-32 - 400 units, 15.69 DPH, 100% houses and	400	25.49	£156.26	£25.707	£25.680	£25.299	£24.184	£21.144	£15.009
33	TRDC-33 - 500 units, 20 DPH, 100% houses and 0%	500	25.00	£153.23	£24.051	£24.017	£23.545	£22.166	£18.418	£10.809
34	TRDC-34 - 750 units, 20 DPH, 100% houses and 0%	750	37.50	£229.85	£33.739	£33.692	£33.030	£31.093	£25.822	£15.115
35	TRDC-35 - 1000 units, 20 DPH, 100% houses and 0	1,000	50.00	£306.47	£40.438	£40.378	£39.524	£37.016	£30.161	£16.081
36	TRDC-36 - 1250 units, 20 DPH, 100% houses and 0	1,250	62.50	£383.08	£48.458	£48.388	£47.401	£44.516	£36.649	£20.555
37	TRDC-37 - 1500 units, 20 DPH, 100% houses and 0	1,500	75.00	£459.70	£55.472	£55.394	£54.303	£51.095	£42.369	£24.606
38	TRDC-CARE1 (75 rooms)	-	1.00	£6.13	£1.542	£1.542	£1.495	£1.449	£1.090	£0.372
39	TRDC-CARE2 (40 rooms)	-	0.33	£2.02	£0.882	£0.882	£0.857	£0.832	£0.641	£0.258
40	TRDC-OFF1	-	0.50	£3.06	-£2.071	-£2.071	-£2.184	-£2.297	-£3.175	-£4.930
41	TRDC-OFF2	-	0.50	£3.06	-£2.938	-£2.938	-£3.088	-£3.239	-£4.409	-£6.750
42	TRDC-RET1	-	1.00	£6.13	£2.617	£2.617	£2.582	£2.546	£2.269	£1.717
43	TRDC-RET2	-	0.50	£3.06	£6.091	£6.091	£6.043	£5.996	£5.627	£4.890
44	TRDC-RET3	-	0.25	£1.53	£2.692	£2.692	£2.668	£2.644	£2.460	£2.092
45	TRDC-IND1	-	1.00	£6.13	£3.536	£3.536	£3.511	£3.485	£3.291	£2.903
46	TRDC-IND2	-	1.00	£6.13	£4.395	£4.395	£4.362	£4.330	£4.080	£3.580
47	TRDC-IND3	-	1.00	£6.13	£5.068	£5.068	£5.028	£4.988	£4.683	£4.072

Cumlative impact of policies

% change in residual land values resulting from policy change

EVC	BNG	Access	Carbon A+X	Carbon B+Y
0.09%	1.39%	5.20%	15.50%	36.10%
0.09%	1.39%	5.20%	15.50%	36.10%
0.15%	2.44%	9.09%	27.27%	63.62%
0.09%	1.39%	5.20%	15.50%	36.10%
0.11%	1.79%	6.68%	19.97%	46.54%
0.09%	1.39%	5.20%	15.50%	36.10%
0.38%	7.15%	26.57%	80.11%	188.52%
0.38%	7.15%	26.57%	80.11%	188.52%
0.10%	1.46%	5.45%	16.24%	37.81%
0.15%	2.53%	9.42%	28.24%	65.88%
0.10%	1.51%	5.64%	16.82%	39.50%
0.11%	1.71%	6.36%	19.00%	44.38%
0.09%	1.41%	5.25%	15.63%	36.41%
0.11%	1.72%	6.40%	19.11%	44.54%
0.13%	2.00%	7.43%	22.22%	51.78%
0.15%	2.51%	9.35%	28.03%	65.39%
0.09%	1.41%	5.25%	15.63%	36.56%
0.15%	2.51%	9.35%	28.03%	65.39%
0.42%	7.76%	28.81%	86.86%	204.87%
0.09%	1.41%	5.25%	15.63%	36.56%
0.11%	1.72%	6.40%	19.21%	44.88%
0.09%	1.42%	5.31%	15.84%	36.89%
0.09%	1.42%	5.31%	15.84%	36.89%
0.14%	2.36%	8.79%	26.33%	61.65%
0.09%	1.42%	5.31%	15.84%	36.89%
0.09%	1.42%	5.31%	15.84%	36.89%
0.10%	1.49%	5.57%	16.62%	38.71%
0.10%	1.50%	5.58%	16.65%	38.99%
0.09%	1.43%	5.32%	15.87%	37.11%
0.14%	2.25%	8.39%	25.30%	59.34%
0.12%	1.82%	6.84%	20.54%	48.00%
0.11%	1.59%	5.92%	17.75%	41.62%
0.14%	2.10%	7.84%	23.42%	55.10%
0.14%	2.10%	7.84%	23.47%	55.20%
0.15%	2.26%	8.46%	25.42%	60.23%
0.14%	2.18%	8.13%	24.37%	57.58%
0.14%	2.11%	7.89%	23.62%	55.64%
0.00%	3.01%	6.01%	29.30%	75.88%
0.00%	2.81%	5.61%	27.33%	70.77%
0.00%	5.46%	10.93%	53.31%	138.09%
0.00%	5.13%	10.27%	50.11%	129.78%
0.00%	1.37%	2.73%	13.29%	34.41%
0.00%	0.78%	1.57%	7.62%	19.71%
0.00%	0.89%	1.77%	8.62%	22.30%
0.00%	0.72%	1.43%	6.93%	17.92%
0.00%	0.74%	1.48%	7.17%	18.53%
0.00%	0.79%	1.57%	7.59%	19.64%

BLV: SECONDARY INDUSTRIAL

	Description	No of units		BLV (£ m)	Baseline	EVC	BNG	Access	Carbon A+X	Carbon B+Y
1	TRDC-1 - 5 units, 25 DPH, 100% houses and 0% fla	5	0.20	£0.55	£0.48	£0.47	£0.47	£0.45	£0.40	£0.30
2	TRDC-2 - 5 units, 50 DPH, 100% houses and 0% fla	5	0.10	£0.28	£0.48	£0.47	£0.47	£0.45	£0.40	£0.30
3	TRDC-3 - 5 units, 85 DPH, 50% houses and 50% fla	5	0.06	£0.16	£0.30	£0.30	£0.29	£0.27	£0.22	£0.11
4	TRDC-4 - 6 units, 30 DPH, 100% houses and 0% fla	6	0.20	£0.55	£0.57	£0.57	£0.56	£0.54	£0.48	£0.36
5	TRDC-5 - 6 units, 75 DPH, 75% houses and 25% fla	6	0.08	£0.22	£0.47	£0.47	£0.46	£0.44	£0.38	£0.25
6	TRDC-6 - 8 units, 25 DPH, 100% houses and 0% fla	8	0.32	£0.88	£0.76	£0.76	£0.75	£0.72	£0.64	£0.49
7	TRDC-7 - 8 units, 130 DPH, 0% houses and 100% f	8	0.06	£0.17	£0.18	£0.18	£0.17	£0.13	£0.04	-£0.16
8	TRDC-8 - 9 units, 112 DPH, 0% houses and 100% f	9	0.08	£0.22	£0.21	£0.20	£0.19	£0.15	£0.04	-£0.18
9	TRDC-9 - 10 units, 25 DPH, 100% houses and 0% f	10	0.40	£1.10	£0.91	£0.91	£0.89	£0.86	£0.76	£0.56
10	TRDC-10 - 10 units, 90 DPH, 50% houses and 50%	10	0.11	£0.31	£0.57	£0.57	£0.55	£0.51	£0.41	£0.19
11	TRDC-11 - 20 units, 35 DPH, 100% houses and 0%	20	0.57	£1.58	£1.69	£1.69	£1.67	£1.60	£1.41	£1.03
12	TRDC-12 - 20 units, 50 DPH, 80% houses and 20%	20	0.40	£1.10	£1.58	£1.58	£1.55	£1.48	£1.28	£0.88
13	TRDC-13 - 30 units, 25 DPH, 100% houses and 0%	30	1.20	£3.31	£2.64	£2.64	£2.61	£2.50	£2.23	£1.68
14	TRDC-14 - 30 units, 50 DPH, 80% houses and 20%	30	0.60	£1.66	£2.26	£2.26	£2.22	£2.12	£1.83	£1.26
15	TRDC-15 - 40 units, 50 DPH, 80% houses and 20%	40	0.80	£2.21	£2.64	£2.64	£2.59	£2.44	£2.05	£1.27
16	TRDC-16 - 40 units, 80 DPH, 50% houses and 50%	40	0.50	£1.38	£2.22	£2.22	£2.16	£2.01	£1.60	£0.77
17	TRDC-17 - 50 units, 35 DPH, 100% houses and 0%	50	1.43	£3.94	£4.41	£4.40	£4.34	£4.17	£3.72	£2.79
18	TRDC-18 - 50 units, 80 DPH, 50% houses and 50%	50	0.63	£1.73	£2.78	£2.77	£2.71	£2.52	£2.00	£0.96
19	TRDC-19 - 60 units, 100 DPH, 0% houses and 100%	60	0.60	£1.66	£1.19	£1.19	£1.10	£0.85	£0.10	-£1.25
20	TRDC-20 - 60 units, 35 DPH, 100% houses and 0%	60	1.71	£4.73	£5.29	£5.28	£5.21	£5.01	£4.46	£3.35
21	TRDC-21 - 70 units, 50 DPH, 80% houses and 20%	70	1.40	£3.87	£5.28	£5.28	£5.19	£4.94	£4.27	£2.91
22	TRDC-22 - 70 units, 35 DPH, 100% houses and 0%	70	2.00	£5.52	£6.05	£6.04	£5.96	£5.73	£5.09	£3.82
23	TRDC-23 - 80 units, 50 DPH, 100% houses and 0%	80	1.60	£4.42	£6.91	£6.91	£6.81	£6.54	£5.82	£4.36
24	TRDC-24 - 80 units, 80 DPH, 55% houses and 45%	80	1.00	£2.76	£4.60	£4.59	£4.49	£4.20	£3.39	£1.76
25	TRDC-25 - 95 units, 28 DPH, 100% houses and 0%	95	3.39	£9.37	£8.21	£8.20	£8.09	£7.77	£6.91	£5.18
26	TRDC-26 - 100 units, 15 DPH, 100% houses and 0%	100	6.67	£18.41	£8.64	£8.63	£8.52	£8.18	£7.27	£5.45
27	TRDC-27 - 100 units, 35 DPH, 95% houses and 5%	100	2.86	£7.89	£8.33	£8.32	£8.21	£7.87	£6.95	£5.11
28	TRDC-28 - 130 units, 35.14 DPH, 95% houses and	130	3.70	£10.21	£10.63	£10.62	£10.47	£10.04	£8.86	£6.49
29	TRDC-29 - 145 units, 24.83 DPH, 100% houses and	145	5.84	£16.12	£12.30	£12.29	£12.13	£11.65	£10.35	£7.74
30	TRDC-30 - 165 units, 70.87 DPH, 60% houses and	165	2.33	£6.43	£9.63	£9.62	£9.41	£8.82	£7.19	£3.92
31	TRDC-31 - 250 units, 35.07 DPH, 90% houses and	250	7.13	£19.68	£16.58	£16.56	£16.28	£15.44	£13.17	£8.62
32	TRDC-32 - 400 units, 15.69 DPH, 100% houses and	400	25.49	£70.39	£25.71	£25.68	£25.30	£24.18	£21.14	£15.01
33	TRDC-33 - 500 units, 20 DPH, 100% houses and 0%	500	25.00	£69.02	£24.05	£24.02	£23.55	£22.17	£18.42	£10.80
34	TRDC-34 - 750 units, 20 DPH, 100% houses and 0%	750	37.50	£103.54	£33.74	£33.69	£33.03	£31.09	£25.82	£15.11
35	TRDC-35 - 1000 units, 20 DPH, 100% houses and 0	1,000	50.00	£138.05	£40.44	£40.38	£39.52	£37.02	£30.16	£16.08
36	TRDC-36 - 1250 units, 20 DPH, 100% houses and 0	1,250	62.50	£172.56	£48.46	£48.39	£47.40	£44.52	£36.65	£20.56
37	TRDC-37 - 1500 units, 20 DPH, 100% houses and 0	1,500	75.00	£207.07	£55.47	£55.39	£54.30	£51.09	£42.37	£24.61
38	TRDC-CARE1 (75 rooms)	-	1.00	£2.76	£1.54	£1.54	£1.50	£1.45	£1.09	£0.37
39	TRDC-CARE2 (40 rooms)	-	0.33	£0.91	£0.88	£0.88	£0.86	£0.83	£0.64	£0.26
40	TRDC-OFF1	-	0.50	£1.38	-£2.07	-£2.07	-£2.18	-£2.30	-£3.17	-£4.93
41	TRDC-OFF2	-	0.50	£1.38	-£2.94	-£2.94	-£3.09	-£3.24	-£4.41	-£6.75
42	TRDC-RET1	-	1.00	£2.76	£2.62	£2.62	£2.58	£2.55	£2.27	£1.72
43	TRDC-RET2	-	0.50	£1.38	£6.09	£6.09	£6.04	£6.00	£5.63	£4.89
44	TRDC-RET3	-	0.25	£0.69	£2.69	£2.69	£2.67	£2.64	£2.46	£2.09
45	TRDC-IND1	-	1.00	£2.76	£3.54	£3.54	£3.51	£3.49	£3.29	£2.90
46	TRDC-IND2	-	1.00	£2.76	£4.39	£4.39	£4.36	£4.33	£4.08	£3.58
47	TRDC-IND3	-	1.00	£2.76	£5.07	£5.07	£5.03	£4.99	£4.68	£4.07

% change in residual land values resulting from policy change

EVC	BNG	Access	Carbon A+X	Carbon B+Y
0.09%	1.39%	5.20%	15.50%	36.10%
0.09%	1.39%	5.20%	15.50%	36.10%
0.15%	2.44%	9.09%	27.27%	63.62%
0.09%	1.39%	5.20%	15.50%	36.10%
0.11%	1.79%	6.68%	19.97%	46.54%
0.09%	1.39%	5.20%	15.50%	36.10%
0.38%	7.15%	26.57%	80.11%	188.52%
0.38%	7.15%	26.57%	80.11%	188.52%
0.10%	1.46%	5.45%	16.24%	37.81%
0.15%	2.53%	9.42%	28.24%	65.88%
0.10%	1.51%	5.64%	16.82%	39.50%
0.11%	1.71%	6.36%	19.00%	44.38%
0.09%	1.41%	5.25%	15.63%	36.41%
0.11%	1.72%	6.40%	19.11%	44.54%
0.13%	2.00%	7.43%	22.22%	51.78%
0.15%	2.51%	9.35%	28.03%	65.39%
0.09%	1.41%	5.25%	15.63%	36.56%
0.15%	2.51%	9.35%	28.03%	65.39%
0.42%	7.76%	28.81%	86.86%	204.87%
0.09%	1.41%	5.25%	15.63%	36.56%
0.11%	1.72%	6.40%	19.21%	44.88%
0.09%	1.42%	5.31%	15.84%	36.89%
0.09%	1.42%	5.31%	15.84%	36.89%
0.14%	2.36%	8.79%	26.33%	61.65%
0.09%	1.42%	5.31%	15.84%	36.89%
0.09%	1.42%	5.31%	15.84%	36.89%
0.10%	1.49%	5.57%	16.62%	38.71%
0.10%	1.50%	5.58%	16.65%	38.99%
0.09%	1.43%	5.32%	15.87%	37.11%
0.14%	2.25%	8.39%	25.30%	59.34%
0.12%	1.82%	6.84%	20.54%	48.00%
0.11%	1.59%	5.92%	17.75%	41.62%
0.14%	2.10%	7.84%	23.42%	55.10%
0.14%	2.10%	7.84%	23.47%	55.20%
0.15%	2.26%	8.46%	25.42%	60.23%
0.14%	2.18%	8.13%	24.37%	57.58%
0.14%	2.11%	7.89%	23.62%	55.64%
0.00%	3.01%	6.01%	29.30%	75.88%
0.00%	2.81%	5.61%	27.33%	70.77%
0.00%	5.46%	10.93%	53.31%	138.09%
0.00%	5.13%	10.27%	50.11%	129.78%
0.00%	1.37%	2.73%	13.29%	34.41%
0.00%	0.78%	1.57%	7.62%	19.71%
0.00%	0.89%	1.77%	8.62%	22.30%
0.00%	0.72%	1.43%	6.93%	17.92%
0.00%	0.74%	1.48%	7.17%	18.53%
0.00%	0.79%	1.57%	7.59%	19.64%

BLV: GREENFIELD - UPPER END OF RANGE

	Description	No of units		BLV (£ m)	Baseline	EVC	BNG	Access	Carbon A+X	Carbon B+Y
1	TRDC-1 - 5 units, 25 DPH, 100% houses and 0% fla	5	0.20	£0.07	£0.48	£0.47	£0.47	£0.45	£0.40	£0.30
2	TRDC-2 - 5 units, 50 DPH, 100% houses and 0% fla	5	0.10	£0.04	£0.48	£0.47	£0.47	£0.45	£0.40	£0.30
3	TRDC-3 - 5 units, 85 DPH, 50% houses and 50% fla	5	0.06	£0.02	£0.30	£0.30	£0.29	£0.27	£0.22	£0.11
4	TRDC-4 - 6 units, 30 DPH, 100% houses and 0% fla	6	0.20	£0.07	£0.57	£0.57	£0.56	£0.54	£0.48	£0.36
5	TRDC-5 - 6 units, 75 DPH, 75% houses and 25% fla	6	0.08	£0.03	£0.47	£0.47	£0.46	£0.44	£0.38	£0.25
6	TRDC-6 - 8 units, 25 DPH, 100% houses and 0% fla	8	0.32	£0.12	£0.76	£0.76	£0.75	£0.72	£0.64	£0.49
7	TRDC-7 - 8 units, 130 DPH, 0% houses and 100% f	8	0.06	£0.02	£0.18	£0.18	£0.17	£0.13	£0.04	-£0.16
8	TRDC-8 - 9 units, 112 DPH, 0% houses and 100% f	9	0.08	£0.03	£0.21	£0.20	£0.19	£0.15	£0.04	-£0.18
9	TRDC-9 - 10 units, 25 DPH, 100% houses and 0% f	10	0.40	£0.15	£0.91	£0.91	£0.89	£0.86	£0.76	£0.56
10	TRDC-10 - 10 units, 90 DPH, 50% houses and 50%	10	0.11	£0.04	£0.57	£0.57	£0.55	£0.51	£0.41	£0.19
11	TRDC-11 - 20 units, 35 DPH, 100% houses and 0%	20	0.57	£0.21	£1.69	£1.69	£1.67	£1.60	£1.41	£1.03
12	TRDC-12 - 20 units, 50 DPH, 80% houses and 20%	20	0.40	£0.15	£1.58	£1.58	£1.55	£1.48	£1.28	£0.88
13	TRDC-13 - 30 units, 25 DPH, 100% houses and 0%	30	1.20	£0.45	£2.64	£2.64	£2.61	£2.50	£2.23	£1.68
14	TRDC-14 - 30 units, 50 DPH, 80% houses and 20%	30	0.60	£0.22	£2.26	£2.26	£2.22	£2.12	£1.83	£1.26
15	TRDC-15 - 40 units, 50 DPH, 80% houses and 20%	40	0.80	£0.30	£2.64	£2.64	£2.59	£2.44	£2.05	£1.27
16	TRDC-16 - 40 units, 80 DPH, 50% houses and 50%	40	0.50	£0.19	£2.22	£2.22	£2.16	£2.01	£1.60	£0.77
17	TRDC-17 - 50 units, 35 DPH, 100% houses and 0%	50	1.43	£0.53	£4.41	£4.40	£4.34	£4.17	£3.72	£2.79
18	TRDC-18 - 50 units, 80 DPH, 50% houses and 50%	50	0.63	£0.23	£2.78	£2.77	£2.71	£2.52	£2.00	£0.96
19	TRDC-19 - 60 units, 100 DPH, 0% houses and 100%	60	0.60	£0.22	£1.19	£1.19	£1.10	£0.85	£0.16	-£1.25
20	TRDC-20 - 60 units, 35 DPH, 100% houses and 0%	60	1.71	£0.64	£5.29	£5.28	£5.21	£5.01	£4.46	£3.35
21	TRDC-21 - 70 units, 50 DPH, 80% houses and 20%	70	1.40	£0.52	£5.28	£5.28	£5.19	£4.94	£4.27	£2.91
22	TRDC-22 - 70 units, 35 DPH, 100% houses and 0%	70	2.00	£0.75	£6.05	£6.04	£5.96	£5.73	£5.09	£3.82
23	TRDC-23 - 80 units, 50 DPH, 100% houses and 0%	80	1.60	£0.60	£6.91	£6.91	£6.81	£6.54	£5.82	£4.36
24	TRDC-24 - 80 units, 80 DPH, 55% houses and 45%	80	1.00	£0.37	£4.60	£4.59	£4.49	£4.20	£3.39	£1.76
25	TRDC-25 - 95 units, 28 DPH, 100% houses and 0%	95	3.39	£1.27	£8.21	£8.20	£8.09	£7.77	£6.91	£5.18
26	TRDC-26 - 100 units, 15 DPH, 100% houses and 0%	100	6.67	£2.49	£8.64	£8.63	£8.52	£8.18	£7.27	£5.45
27	TRDC-27 - 100 units, 35 DPH, 95% houses and 5%	100	2.86	£1.07	£8.33	£8.32	£8.21	£7.87	£6.95	£5.11
28	TRDC-28 - 130 units, 35.14 DPH, 95% houses and	130	3.70	£1.38	£10.63	£10.62	£10.47	£10.04	£8.86	£6.49
29	TRDC-29 - 145 units, 24.83 DPH, 100% houses and	145	5.84	£2.18	£12.30	£12.29	£12.13	£11.65	£10.35	£7.74
30	TRDC-30 - 165 units, 70.87 DPH, 60% houses and	165	2.33	£0.87	£9.63	£9.62	£9.41	£8.82	£7.19	£3.92
31	TRDC-31 - 250 units, 35.07 DPH, 90% houses and	250	7.13	£2.67	£16.58	£16.56	£16.28	£15.44	£13.17	£8.62
32	TRDC-32 - 400 units, 15.69 DPH, 100% houses and	400	25.49	£9.53	£25.71	£25.68	£25.30	£24.18	£21.14	£15.01
33	TRDC-33 - 500 units, 20 DPH, 100% houses and 0%	500	25.00	£9.35	£24.05	£24.02	£23.55	£22.17	£18.42	£10.80
34	TRDC-34 - 750 units, 20 DPH, 100% houses and 0%	750	37.50	£14.03	£33.74	£33.69	£33.03	£31.09	£25.82	£15.11
35	TRDC-35 - 1000 units, 20 DPH, 100% houses and 0	1,000	50.00	£18.70	£40.44	£40.38	£39.52	£37.02	£30.16	£16.08
36	TRDC-36 - 1250 units, 20 DPH, 100% houses and 0	1,250	62.50	£23.38	£48.46	£48.39	£47.40	£44.52	£36.65	£20.56
37	TRDC-37 - 1500 units, 20 DPH, 100% houses and 0	1,500	75.00	£28.05	£55.47	£55.39	£54.30	£51.09	£42.37	£24.61
38	TRDC-CARE1 (75 rooms)	-	1.00	£0.37	£1.54	£1.54	£1.50	£1.45	£1.09	£0.37
39	TRDC-CARE2 (40 rooms)	-	0.33	£0.12	£0.88	£0.88	£0.86	£0.83	£0.64	£0.26
40	TRDC-OFF1	-	0.50	£0.19	-£2.07	-£2.07	-£2.18	-£2.30	-£3.17	-£4.93
41	TRDC-OFF2	-	0.50	£0.19	-£2.94	-£2.94	-£3.09	-£3.24	-£4.41	-£6.75
42	TRDC-RET1	-	1.00	£0.37	£2.62	£2.62	£2.58	£2.55	£2.27	£1.72
43	TRDC-RET2	-	0.50	£0.19	£6.09	£6.09	£6.04	£6.00	£5.63	£4.89
44	TRDC-RET3	-	0.25	£0.09	£2.69	£2.69	£2.67	£2.64	£2.46	£2.09
45	TRDC-IND1	-	1.00	£0.37	£3.54	£3.54	£3.51	£3.49	£3.29	£2.90
46	TRDC-IND2	-	1.00	£0.37	£4.39	£4.39	£4.36	£4.33	£4.08	£3.58
47	TRDC-IND3	-	1.00	£0.37	£5.07	£5.07	£5.03	£4.99	£4.68	£4.07

% change in residual land values resulting from policy change

EVC	BNG	Access	Carbon A+X	Carbon B+Y
0.09%	1.39%	5.20%	15.50%	36.10%
0.09%	1.39%	5.20%	15.50%	36.10%
0.15%	2.44%	9.09%	27.27%	63.62%
0.09%	1.39%	5.20%	15.50%	36.10%
0.11%	1.79%	6.68%	19.97%	46.54%
0.09%	1.39%	5.20%	15.50%	36.10%
0.38%	7.15%	26.57%	80.11%	188.52%
0.38%	7.15%	26.57%	80.11%	188.52%
0.10%	1.46%	5.45%	16.24%	37.81%
0.15%	2.53%	9.42%	28.24%	65.88%
0.10%	1.51%	5.64%	16.82%	39.50%
0.11%	1.71%	6.36%	19.00%	44.38%
0.09%	1.41%	5.25%	15.63%	36.41%
0.11%	1.72%	6.40%	19.11%	44.54%
0.13%	2.00%	7.43%	22.22%	51.78%
0.15%	2.51%	9.35%	28.03%	65.39%
0.09%	1.41%	5.

THREE RIVERS DISTRICT COUNCIL Sales value (£ psm): £5,850 AH tenure (rent / SO): 70% 30%

AH % 40%

Cumlative impact of policies

BLV: SECONDARY OFFICES / RETAIL — **% change in residual land values resulting from policy change** (last five columns)

	Description	No of units	Site area	BLV (£ m)	Baseline	EVC	BNG	Access	Carbon A+X	Carbon B+Y	EVC	BNG	Access	Carbon A+X	Carbon B+Y
1	TRDC-1 - 5 units, 25 DPH, 100% houses and 0% fla	5	0.20	£1.23	£0.527	£0.527	£0.521	£0.503	£0.454	£0.356	0.08%	1.26%	4.69%	13.97%	32.53%
2	TRDC-2 - 5 units, 50 DPH, 100% houses and 0% fla	5	0.10	£0.61	£0.527	£0.527	£0.521	£0.503	£0.454	£0.356	0.08%	1.26%	4.69%	13.97%	32.53%
3	TRDC-3 - 5 units, 85 DPH, 50% houses and 50% fla	5	0.06	£0.36	£0.352	£0.352	£0.345	£0.325	£0.270	£0.160	0.12%	2.10%	7.80%	23.38%	54.56%
4	TRDC-4 - 6 units, 30 DPH, 100% houses and 0% fla	6	0.20	£1.23	£0.633	£0.632	£0.625	£0.603	£0.544	£0.427	0.08%	1.26%	4.69%	13.97%	32.53%
5	TRDC-5 - 6 units, 75 DPH, 75% houses and 25% fla	6	0.08	£0.49	£0.530	£0.530	£0.522	£0.499	£0.436	£0.312	0.10%	1.58%	5.90%	17.65%	41.15%
6	TRDC-6 - 8 units, 25 DPH, 100% houses and 0% fla	8	0.32	£1.96	£0.844	£0.843	£0.833	£0.804	£0.726	£0.569	0.08%	1.26%	4.69%	13.97%	32.53%
7	TRDC-7 - 8 units, 130 DPH, 0% houses and 100% f	8	0.06	£0.38	£0.259	£0.259	£0.246	£0.211	£0.113	-£0.084	0.27%	5.04%	18.73%	56.46%	132.41%
8	TRDC-8 - 9 units, 112 DPH, 0% houses and 100% f	9	0.08	£0.49	£0.292	£0.291	£0.277	£0.237	£0.127	-£0.095	0.27%	5.04%	18.73%	56.46%	132.41%
9	TRDC-9 - 10 units, 25 DPH, 100% houses and 0% f	10	0.40	£2.45	£1.012	£1.011	£0.998	£0.962	£0.864	£0.669	0.09%	1.31%	4.89%	14.56%	33.91%
10	TRDC-10 - 10 units, 90 DPH, 50% houses and 50%	10	0.11	£0.68	£0.666	£0.665	£0.651	£0.612	£0.506	£0.292	0.13%	2.16%	8.02%	24.06%	56.12%
11	TRDC-11 - 20 units, 35 DPH, 100% houses and 0%	20	0.57	£3.50	£1.894	£1.892	£1.868	£1.798	£1.609	£1.226	0.09%	1.35%	5.05%	15.05%	35.24%
12	TRDC-12 - 20 units, 50 DPH, 80% houses and 20%	20	0.40	£2.45	£1.779	£1.777	£1.752	£1.679	£1.479	£1.080	0.10%	1.51%	5.64%	16.85%	39.26%
13	TRDC-13 - 30 units, 25 DPH, 100% houses and 0%	30	1.20	£7.36	£2.940	£2.938	£2.903	£2.802	£2.527	£1.978	0.08%	1.26%	4.71%	14.05%	32.73%
14	TRDC-14 - 30 units, 50 DPH, 80% houses and 20%	30	0.60	£3.68	£2.556	£2.554	£2.518	£2.412	£2.124	£1.548	0.10%	1.52%	5.66%	16.92%	39.43%
15	TRDC-15 - 40 units, 50 DPH, 80% houses and 20%	40	0.80	£4.90	£3.016	£3.013	£2.964	£2.820	£2.430	£1.650	0.11%	1.75%	6.50%	19.43%	45.29%
16	TRDC-16 - 40 units, 80 DPH, 50% houses and 50%	40	0.50	£3.06	£2.604	£2.601	£2.548	£2.397	£1.982	£1.152	0.13%	2.14%	7.97%	23.89%	55.75%
17	TRDC-17 - 50 units, 35 DPH, 100% houses and 0%	50	1.43	£8.76	£4.901	£4.897	£4.839	£4.670	£4.212	£3.293	0.08%	1.26%	4.71%	14.05%	32.80%
18	TRDC-18 - 50 units, 80 DPH, 50% houses and 50%	50	0.63	£3.83	£3.255	£3.251	£3.185	£2.996	£2.477	£1.441	0.13%	2.14%	7.97%	23.89%	55.75%
19	TRDC-19 - 60 units, 100 DPH, 0% houses and 100%	60	0.60	£3.68	£1.744	£1.739	£1.651	£1.400	£0.707	-£0.690	0.29%	5.31%	19.73%	59.48%	139.58%
20	TRDC-20 - 60 units, 35 DPH, 100% houses and 0%	60	1.71	£10.51	£5.881	£5.876	£5.806	£5.604	£5.054	£3.952	0.08%	1.26%	4.71%	14.05%	32.80%
21	TRDC-21 - 70 units, 50 DPH, 80% houses and 20%	70	1.40	£8.58	£5.965	£5.959	£5.874	£5.627	£4.955	£3.599	0.10%	1.52%	5.66%	16.93%	39.66%
22	TRDC-22 - 70 units, 35 DPH, 100% houses and 0%	70	2.00	£12.26	£6.734	£6.729	£6.648	£6.413	£5.776	£4.503	0.08%	1.28%	4.77%	14.22%	33.13%
23	TRDC-23 - 80 units, 50 DPH, 100% houses and 0%	80	1.60	£9.81	£7.696	£7.690	£7.598	£7.329	£6.602	£5.147	0.08%	1.28%	4.77%	14.22%	33.13%
24	TRDC-24 - 80 units, 80 DPH, 55% houses and 45%	80	1.00	£6.13	£5.358	£5.352	£5.250	£4.954	£4.147	£2.529	0.12%	2.03%	7.54%	22.61%	52.80%
25	TRDC-25 - 95 units, 28 DPH, 100% houses and 0%	95	3.39	£20.80	£9.139	£9.132	£9.022	£8.703	£7.839	£6.112	0.08%	1.28%	4.77%	14.22%	33.13%
26	TRDC-26 - 100 units, 15 DPH, 100% houses and 0%	100	6.67	£40.86	£9.620	£9.612	£9.497	£9.161	£8.252	£6.433	0.08%	1.28%	4.77%	14.22%	33.13%
27	TRDC-27 - 100 units, 35 DPH, 95% houses and 5%	100	2.86	£17.51	£9.307	£9.299	£9.183	£8.843	£7.923	£6.083	0.09%	1.34%	4.99%	14.87%	34.65%
28	TRDC-28 - 130 units, 35.14 DPH, 95% houses and	130	3.70	£22.68	£11.882	£11.872	£11.723	£11.289	£10.111	£7.746	0.09%	1.34%	5.00%	14.90%	34.81%
29	TRDC-29 - 145 units, 24.83 DPH, 100% houses and	145	5.84	£35.79	£13.700	£13.689	£13.525	£13.045	£11.748	£9.146	0.09%	1.28%	4.78%	14.25%	33.24%
30	TRDC-30 - 165 units, 70.87 DPH, 60% houses and	165	2.33	£14.27	£11.159	£11.146	£10.942	£10.351	£8.738	£5.471	0.12%	1.94%	7.24%	21.69%	50.98%
31	TRDC-31 - 250 units, 35.07 DPH, 90% houses and	250	7.13	£43.69	£18.888	£18.868	£18.585	£17.760	£15.506	£10.963	0.10%	1.60%	5.97%	17.91%	41.95%
32	TRDC-32 - 400 units, 15.69 DPH, 100% houses and	400	25.49	£156.26	£28.962	£28.935	£28.554	£27.440	£24.420	£18.317	0.09%	1.41%	5.26%	15.68%	36.76%
33	TRDC-33 - 500 units, 20 DPH, 100% houses and 0%	500	25.00	£153.23	£28.040	£28.007	£27.539	£26.173	£22.447	£14.907	0.12%	1.79%	6.66%	19.95%	46.84%
34	TRDC-34 - 750 units, 20 DPH, 100% houses and 0%	750	37.50	£229.85	£39.363	£39.316	£38.659	£36.739	£31.503	£20.905	0.12%	1.79%	6.67%	19.97%	46.89%
35	TRDC-35 - 1000 units, 20 DPH, 100% houses and 0	1,000	50.00	£306.47	£47.581	£47.521	£46.676	£44.191	£37.417	£23.578	0.13%	1.90%	7.12%	21.36%	50.45%
36	TRDC-36 - 1250 units, 20 DPH, 100% houses and 0	1,250	62.50	£383.08	£56.788	£56.718	£55.740	£52.880	£45.090	£29.233	0.12%	1.85%	6.88%	20.60%	48.52%
37	TRDC-37 - 1500 units, 20 DPH, 100% houses and 0	1,500	75.00	£459.70	£64.814	£64.737	£63.654	£60.469	£51.820	£34.284	0.12%	1.79%	6.70%	20.05%	47.10%
38	TRDC-CARE1 (75 rooms)	-	1.00	£6.13	£1.542	£1.542	£1.495	£1.449	£1.090	£0.372	0.00%	3.01%	6.01%	29.30%	75.88%
39	TRDC-CARE2 (40 rooms)	-	0.33	£2.02	£0.882	£0.882	£0.857	£0.832	£0.641	£0.258	0.00%	2.81%	5.61%	27.33%	70.77%
40	TRDC-OFF1	-	0.50	£3.06	-£2.071	-£2.071	-£2.184	-£2.297	-£3.175	-£4.930	0.00%	5.46%	10.93%	53.31%	138.09%
41	TRDC-OFF2	-	0.50	£3.06	-£2.938	-£2.938	-£3.088	-£3.239	-£4.409	-£6.750	0.00%	5.13%	10.27%	50.11%	129.78%
42	TRDC-RET1	-	1.00	£6.13	£2.617	£2.617	£2.582	£2.546	£2.269	£1.717	0.00%	1.37%	2.73%	13.29%	34.41%
43	TRDC-RET2	-	0.50	£3.06	£6.091	£6.091	£6.043	£5.996	£5.627	£4.890	0.00%	0.78%	1.57%	7.62%	19.71%
44	TRDC-RET3	-	0.25	£1.53	£2.692	£2.692	£2.668	£2.644	£2.460	£2.092	0.00%	0.89%	1.77%	8.62%	22.30%
45	TRDC-IND1	-	1.00	£6.13	£3.536	£3.536	£3.511	£3.485	£3.291	£2.903	0.00%	0.72%	1.43%	6.93%	17.92%
46	TRDC-IND2	-	1.00	£6.13	£4.395	£4.395	£4.362	£4.330	£4.080	£3.580	0.00%	0.74%	1.48%	7.17%	18.53%
47	TRDC-IND3	-	1.00	£6.13	£5.068	£5.068	£5.028	£4.988	£4.683	£4.072	0.00%	0.79%	1.57%	7.59%	19.64%

BLV: SECONDARY INDUSTRIAL — **% change in residual land values resulting from policy change** (last five columns)

	Description	No of units		BLV (£ m)	Baseline	EVC	BNG	Access	Carbon A+X	Carbon B+Y	EVC	BNG	Access	Carbon A+X	Carbon B+Y
1	TRDC-1 - 5 units, 25 DPH, 100% houses and 0% fla	5	0.20	£0.55	£0.53	£0.53	£0.52	£0.50	£0.45	£0.36	0.08%	1.26%	4.69%	13.97%	32.53%
2	TRDC-2 - 5 units, 50 DPH, 100% houses and 0% fla	5	0.10	£0.28	£0.53	£0.53	£0.52	£0.50	£0.45	£0.36	0.08%	1.26%	4.69%	13.97%	32.53%
3	TRDC-3 - 5 units, 85 DPH, 50% houses and 50% fla	5	0.06	£0.16	£0.35	£0.35	£0.34	£0.32	£0.27	£0.16	0.12%	2.10%	7.80%	23.38%	54.56%
4	TRDC-4 - 6 units, 30 DPH, 100% houses and 0% fla	6	0.20	£0.55	£0.63	£0.63	£0.62	£0.60	£0.54	£0.43	0.08%	1.26%	4.69%	13.97%	32.53%
5	TRDC-5 - 6 units, 75 DPH, 75% houses and 25% fla	6	0.08	£0.22	£0.53	£0.53	£0.52	£0.50	£0.44	£0.31	0.10%	1.58%	5.90%	17.65%	41.15%
6	TRDC-6 - 8 units, 25 DPH, 100% houses and 0% fla	8	0.32	£0.88	£0.84	£0.84	£0.83	£0.80	£0.73	£0.57	0.08%	1.26%	4.69%	13.97%	32.53%
7	TRDC-7 - 8 units, 130 DPH, 0% houses and 100% f	8	0.06	£0.17	£0.26	£0.26	£0.25	£0.21	£0.11	-£0.08	0.27%	5.04%	18.73%	56.46%	132.41%
8	TRDC-8 - 9 units, 112 DPH, 0% houses and 100% f	9	0.08	£0.22	£0.29	£0.29	£0.28	£0.24	£0.13	-£0.09	0.27%	5.04%	18.73%	56.46%	132.41%
9	TRDC-9 - 10 units, 25 DPH, 100% houses and 0% f	10	0.40	£1.10	£1.01	£1.01	£1.00	£0.96	£0.86	£0.67	0.09%	1.31%	4.89%	14.56%	33.91%
10	TRDC-10 - 10 units, 90 DPH, 50% houses and 50%	10	0.11	£0.31	£0.67	£0.66	£0.65	£0.61	£0.51	£0.29	0.13%	2.16%	8.02%	24.06%	56.12%
11	TRDC-11 - 20 units, 35 DPH, 100% houses and 0%	20	0.57	£1.58	£1.89	£1.89	£1.87	£1.80	£1.61	£1.23	0.09%	1.35%	5.05%	15.05%	35.24%
12	TRDC-12 - 20 units, 50 DPH, 80% houses and 20%	20	0.40	£1.10	£1.78	£1.78	£1.75	£1.68	£1.48	£1.08	0.10%	1.51%	5.64%	16.85%	39.26%
13	TRDC-13 - 30 units, 25 DPH, 100% houses and 0%	30	1.20	£3.31	£2.94	£2.94	£2.90	£2.80	£2.53	£1.98	0.08%	1.26%	4.71%	14.05%	32.73%
14	TRDC-14 - 30 units, 50 DPH, 80% houses and 20%	30	0.60	£1.66	£2.56	£2.55	£2.52	£2.41	£2.12	£1.55	0.10%	1.52%	5.66%	16.92%	39.43%
15	TRDC-15 - 40 units, 50 DPH, 80% houses and 20%	40	0.80	£2.21	£3.02	£3.01	£2.96	£2.82	£2.43	£1.65	0.11%	1.75%	6.50%	19.43%	45.29%
16	TRDC-16 - 40 units, 80 DPH, 50% houses and 50%	40	0.50	£1.38	£2.60	£2.60	£2.55	£2.40	£1.98	£1.15	0.13%	2.14%	7.97%	23.89%	55.75%
17	TRDC-17 - 50 units, 35 DPH, 100% houses and 0%	50	1.43	£3.94	£4.90	£4.90	£4.84	£4.67	£4.21	£3.29	0.08%	1.26%	4.71%	14.05%	32.80%
18	TRDC-18 - 50 units, 80 DPH, 50% houses and 50%	50	0.63	£1.73	£3.26	£3.25	£3.19	£3.00	£2.48	£1.44	0.13%	2.14%	7.97%	23.89%	55.75%
19	TRDC-19 - 60 units, 100 DPH, 0% houses and 100%	60	0.60	£1.66	£1.74	£1.74	£1.65	£1.40	£0.71	-£0.69	0.29%	5.31%	19.73%	59.48%	139.58%
20	TRDC-20 - 60 units, 35 DPH, 100% houses and 0%	60	1.71	£4.73	£5.88	£5.88	£5.81	£5.60	£5.05	£3.95	0.08%	1.26%	4.71%	14.05%	32.80%
21	TRDC-21 - 70 units, 50 DPH, 80% houses and 20%	70	1.40	£3.87	£5.96	£5.96	£5.87	£5.63	£4.95	£3.60	0.10%	1.52%	5.66%	16.93%	39.66%
22	TRDC-22 - 70 units, 35 DPH, 100% houses and 0%	70	2.00	£5.52	£6.73	£6.73	£6.65	£6.41	£5.78	£4.50	0.08%	1.28%	4.77%	14.22%	33.13%
23	TRDC-23 - 80 units, 50 DPH, 100% houses and 0%	80	1.60	£4.42	£7.70	£7.69	£7.60	£7.33	£6.60	£5.15	0.08%	1.28%	4.77%	14.22%	33.13%
24	TRDC-24 - 80 units, 80 DPH, 55% houses and 45%	80	1.00	£2.76	£5.36	£5.35	£5.25	£4.95	£4.15	£2.53	0.12%	2.03%	7.54%	22.61%	52.80%
25	TRDC-25 - 95 units, 28 DPH, 100% houses and 0%	95	3.39	£9.37	£9.14	£9.13	£9.02	£8.70	£7.84	£6.11	0.08%	1.28%	4.77%	14.22%	33.13%
26	TRDC-26 - 100 units, 15 DPH, 100% houses and 0%	100	6.67	£18.41	£9.62	£9.61	£9.50	£9.16	£8.25	£6.43	0.08%	1.28%	4.77%	14.22%	33.13%
27	TRDC-27 - 100 units, 35 DPH, 95% houses and 5%	100	2.86	£7.89	£9.31	£9.30	£9.18	£8.84	£7.92	£6.08	0.09%	1.34%	4.99%	14.87%	34.65%
28	TRDC-28 - 130 units, 35.14 DPH, 95% houses and	130	3.70	£10.21	£11.88	£11.87	£11.72	£11.29	£10.11	£7.75	0.09%	1.34%	5.00%	14.90%	34.81%
29	TRDC-29 - 145 units, 24.83 DPH, 100% houses and	145	5.84	£16.12	£13.70	£13.69	£13.52	£13.05	£11.75	£9.15	0.09%	1.28%	4.78%	14.25%	33.24%
30	TRDC-30 - 165 units, 70.87 DPH, 60% houses and	165	2.33	£6.43	£11.16	£11.15	£10.94	£10.35	£8.74	£5.47	0.12%	1.94%	7.24%	21.69%	50.98%
31	TRDC-31 - 250 units, 35.07 DPH, 90% houses and	250	7.13	£19.68	£18.89	£18.87	£18.59	£17.76	£15.51	£10.96	0.10%	1.60%	5.97%	17.91%	41.95%
32	TRDC-32 - 400 units, 15.69 DPH, 100% houses and	400	25.49	£70.39	£28.96	£28.94	£28.55	£27.44	£24.42	£18.32	0.09%	1.41%	5.26%	15.68%	36.76%
33	TRDC-33 - 500 units, 20 DPH, 100% houses and 0%	500	25.00	£69.02	£28.04	£28.01	£27.54	£26.17	£22.45	£14.91	0.12%	1.79%	6.66%	19.95%	46.84%
34	TRDC-34 - 750 units, 20 DPH, 100% houses and 0%	750	37.50	£103.54	£39.36	£39.32	£38.66	£36.74	£31.50	£20.90	0.12%	1.79%	6.67%	19.97%	46.89%
35	TRDC-35 - 1000 units, 20 DPH, 100% houses and 0	1,000	50.00	£138.05	£47.58	£47.52	£46.68	£44.19	£37.42	£23.58	0.13%	1.90%	7.12%	21.36%	50.45%
36	TRDC-36 - 1250 units, 20 DPH, 100% houses and 0	1,250	62.50	£172.56	£56.79	£56.72	£55.74	£52.88	£45.09	£29.23	0.12%	1.85%	6.88%	20.60%	48.52%
37	TRDC-37 - 1500 units, 20 DPH, 100% houses and 0	1,500	75.00	£207.07	£64.81	£64.74	£63.65	£60.47	£51.82	£34.28	0.12%	1.79%	6.70%	20.05%	47.10%
38	TRDC-CARE1 (75 rooms)	-	1.00	£2.76	£1.54	£1.54	£1.50	£1.45	£1.09	£0.37	0.00%	3.01%	6.01%	29.30%	75.88%
39	TRDC-CARE2 (40 rooms)	-	0.33	£0.91	£0.88	£0.88	£0.86	£0.83	£0.64	£0.26	0.00%	2.81%	5.61%	27.33%	70.77%
40	TRDC-OFF1	-	0.50	£1.38	-£2.07	-£2.07	-£2.18	-£2.30	-£3.17	-£4.93	0.00%	5.46%	10.93%	53.31%	138.09%
41	TRDC-OFF2	-	0.50	£1.38	-£2.94	-£2.94	-£3.09	-£3.24	-£4.41	-£6.75	0.00%	5.13%	10.27%	50.11%	129.78%
42	TRDC-RET1	-	1.00	£2.76	£2.62	£2.62	£2.58	£2.55	£2.27	£1.72	0.00%	1.37%	2.73%	13.29%	34.41%
43	TRDC-RET2	-	0.50	£1.38	£6.09	£6.09	£6.04	£6.00	£5.63	£4.89	0.00%	0.78%	1.57%	7.62%	19.71%
44	TRDC-RET3	-	0.25	£0.69	£2.69	£2.69	£2.67	£2.64	£2.46	£2.09	0.00%	0.89%	1.77%	8.62%	22.30%
45	TRDC-IND1	-	1.00	£2.76	£3.54	£3.54	£3.51	£3.49	£3.29	£2.90	0.00%	0.72%	1.43%	6.93%	17.92%
46	TRDC-IND2	-	1.00	£2.76	£4.39	£4.39	£4.36	£4.33	£4.08	£3.58	0.00%	0.74%	1.48%	7.17%	18.53%
47	TRDC-IND3	-	1.00	£2.76	£5.07	£5.07	£5.03	£4.99	£4.68	£4.07	0.00%	0.79%	1.57%	7.59%	19.64%

BLV: GREENFIELD - UPPER END OF RANGE — **% change in residual land values resulting from policy change** (last five columns)

	Description	No of units		BLV (£ m)	Baseline	EVC	BNG	Access	Carbon A+X	Carbon B+Y	EVC	BNG	Access	Carbon A+X	Carbon B+Y
1	TRDC-1 - 5 units, 25 DPH, 100% houses and 0% fla	5	0.20	£0.07	£0.53	£0.53	£0.52	£0.50	£0.45	£0.36	0.08%	1.26%	4.69%	13.97%	32.53%
2	TRDC-2 - 5 units, 50 DPH, 100% houses and 0% fla	5	0.10	£0.04	£0.53	£0.53	£0.52	£0.50	£0.45	£0.36	0.08%	1.26%	4.69%	13.97%	32.53%
3	TRDC-3 - 5 units, 85 DPH, 50% houses and 50% fla	5	0.06	£0.02	£0.35	£0.35	£0.34	£0.32	£0.27	£0.16	0.12%	2.10%	7.80%	23.38%	54.56%
4	TRDC-4 - 6 units, 30 DPH, 100% houses and 0% fla	6	0.20	£0.07	£0.63	£0.63	£0.62	£0.60	£0.54	£0.43	0.08%	1.26%	4.69%	13.97%	32.53%
5	TRDC-5 - 6 units, 75 DPH, 75% houses and 25% fla	6	0.08	£0.03	£0.53	£0.53	£0.52	£0.50	£0.44	£0.31	0.10%	1.58%	5.90%	17.65%	41.15%
6	TRDC-6 - 8 units, 25 DPH, 100% houses and 0% fla	8	0.32	£0.12	£0.84	£0.84	£0.83	£0.80	£0.73	£0.57	0.08%	1.26%	4.69%	13.97%	32.53%
7	TRDC-7 - 8 units, 130 DPH, 0% houses and 100% f	8	0.06	£0.02	£0.26	£0.26	£0.25	£0.21	£0.11	-£0.08	0.27%	5.04%	18.73%	56.46%	132.41%
8	TRDC-8 - 9 units, 112 DPH, 0% houses and 100% f	9	0.08	£0.03	£0.29	£0.29	£0.28	£0.24	£0.13	-£0.09	0.27%	5.04%	18.73%	56.46%	132.41%
9	TRDC-9 - 10 units, 25 DPH, 100% houses and 0% f	10	0.40	£0.15	£1.01	£1.01	£1.00	£0.96	£0.86	£0.67	0.09%	1.31%	4.89%	14.56%	33.91%
10	TRDC-10 - 10 units, 90 DPH, 50% houses and 50%	10	0.11	£0.04	£0.67	£0.66	£0.65	£0.61	£0.51	£0.29	0.13%	2.16%	8.02%	24.06%	56.12%
11	TRDC-11 - 20 units, 35 DPH, 100% houses and 0%	20	0.57	£0.21	£1.89	£1.89	£1.87	£1.80	£1.61	£1.23	0.09%	1.35%	5.05%	15.05%	35.24%
12	TRDC-12 - 20 units, 50 DPH, 80% houses and 20%	20	0.40	£0.15	£1.78	£1.78	£1.75	£1.68	£1.48	£1.08	0.10%	1.51%	5.64%	16.85%	39.26%
13	TRDC-13 - 30 units, 25 DPH, 100% houses and 0%	30	1.20	£0.45	£2.94	£2.94	£2.90	£2.80	£2.53	£1.98	0.08%	1.26%	4.71%	14.05%	32.73%
14	TRDC-14 - 30 units, 50 DPH, 80% houses and 20%	30	0.60	£0.22	£2.56	£2.55	£2.52	£2.41	£2.12	£1.55	0.10%	1.52%	5.66%	16.92%	39.43%
15	TRDC-15 - 40 units, 50 DPH, 80% houses and 20%	40	0.80	£0.30	£3.02	£3.01	£2.96	£2.82	£2.43	£1.65	0.11%	1.75%	6.50%	19.43%	45.29%
16	TRDC-16 - 40 units, 80 DPH, 50% houses and 50%	40	0.50	£0.19	£2.60	£2.60	£2.55	£2.40	£1.98	£1.15	0.13%	2.14%	7.97%	23.89%	55.75%
17	TRDC-17 - 50 units, 35 DPH, 100% houses and 0%	50	1.43	£0.53	£4.90	£4.90	£4.84	£4.67	£4.21	£3.29	0.08%	1.26%	4.71%	14.05%	32.80%
18	TRDC-18 - 50 units, 80 DPH, 50% houses and 50%	50	0.63	£0.23	£3.26	£3.25	£3.19	£3.00	£2.48	£1.44	0.13%	2.14%	7.97%	23.89%	55.75%
19	TRDC-19 - 60 units, 100 DPH, 0% houses and 100%	60	0.60	£0.22	£1.74	£1.74	£1.65	£1.40	£0.71	-£0.69	0.29%	5.31%	19.73%	59.48%	139.58%
20	TRDC-20 - 60 units, 35 DPH, 100% houses and 0%	60	1.71	£0.64	£5.88	£5.88	£5.81	£5.60	£5.05	£3.95	0.08%	1.26%	4.71%	14.05%	32.80%
21	TRDC-21 - 70 units, 50 DPH, 80% houses and 20%	70	1.40	£0.52	£5.96	£5.96	£5.87	£5.63	£4.95	£3.60	0.10%	1.52%	5.66%	16.93%	39.66%
22	TRDC-22 - 70 units, 35 DPH, 100% houses and 0%	70	2.00	£0.75	£6.73	£6.73	£6.65	£6.41	£5.78	£4.50	0.08%	1.28%	4.77%	14.22%	33.13%
23	TRDC-23 - 80 units, 50 DPH, 100% houses and 0%	80	1.60	£0.60	£7.70	£7.69	£7.60	£7.33	£6.60	£5.15	0.08%	1.28%	4.77%	14.22%	33.13%
24	TRDC-24 - 80 units, 80 DPH, 55% houses and 45%	80	1.00	£0.37	£5.36	£5.35	£5.25	£4.95	£4.15	£2.53	0.12%	2.03%	7.54%	22.61%	52.80%
25	TRDC-25 - 95 units, 28 DPH, 100% houses and 0%	95	3.39	£1.27	£9.14	£9.13	£9.02	£8.70	£7.84	£6.11	0.08%	1.28%	4.77%	14.22%	33.13%
26	TRDC-26 - 100 units, 15 DPH, 100% houses and 0%	100	6.67	£2.49	£9.62	£9.61	£9.50	£9.16	£8.25	£6.43	0.08%	1.28%	4.77%	14.22%	33.13%
27	TRDC-27 - 100 units, 35 DPH, 95% houses and 5%	100	2.86	£1.07	£9.31	£9.30	£9.18	£8.84	£7.92	£6.08	0.09%	1.34%	4.99%	14.87%	34.65%
28	TRDC-28 - 130 units, 35.14 DPH, 95% houses and	130	3.70	£1.38	£11.88	£11.87	£11.72	£11.29	£10.11	£7.75	0.09%	1.34%	5.00%	14.90%	34.81%
29	TRDC-29 - 145 units, 24.83 DPH, 100% houses and	145	5.84	£2.18	£13.70	£13.69	£13.52	£13.05	£11.75	£9.15	0.09%	1.28%	4.78%	14.25%	33.24%
30	TRDC-30 - 165 units, 70.87 DPH, 60% houses and	165	2.33	£0.87	£11.16	£11.15	£10.94	£10.35	£8.74	£5.47	0.12%	1.94%	7.24%	21.69%	50.98%
31	TRDC-31 - 250 units, 35.07 DPH, 90% houses and	250	7.13	£2.67	£18.89	£18.87	£18.59	£17.76	£15.51	£10.96	0.10%	1.60%	5.97%	17.91%	41.95%
32	TRDC-32 - 400 units, 15.69 DPH, 100% houses and	400	25.49	£9.53	£28.96	£28.94	£28.55	£27.44	£24.42	£18.32	0.09%	1.41%	5.26%	15.68%	36.76%
33	TRDC-33 - 500 units, 20 DPH, 100% houses and 0%	500	25.00	£9.35	£28.04	£28.01	£27.54	£26.17	£22.45	£14.91	0.12%	1.79%	6.66%	19.95%	46.84%
34	TRDC-34 - 750 units, 20 DPH, 100% houses and 0%	750	37.50	£14.03	£39.36	£39.32	£38.66	£36.74	£31.50	£20.90	0.12%	1.79%	6.67%	19.97%	46.89%
35	TRDC-35 - 1000 units, 20 DPH, 100% houses and 0	1,000	50.00	£18.70	£47.58	£47.52	£46.68	£44.19	£37.42	£23.58	0.13%	1.90%	7.12%	21.36%	50.45%
36	TRDC-36 - 1250 units, 20 DPH, 100% houses and 0	1,250	62.50	£23.38	£56.79	£56.72	£55.74	£52.88	£45.09	£29.23	0.12%	1.85%	6.88%	20.60%	48.52%
37	TRDC-37 - 1500 units, 20 DPH, 100% houses and 0	1,500	75.00	£28.05	£64.81	£64.74	£63.65	£60.47	£51.82	£34.28	0.12%	1.79%	6.70%	20.05%	47.10%
38	TRDC-CARE1 (75 rooms)	-	1.00	£0.37	£1.54	£1.54	£1.50	£1.45	£1.09	£0.37	0.00%	3.01%	6.01%	29.30%	75.88%
39	TRDC-CARE2 (40 rooms)	-	0.33	£0.12	£0.88	£0.88	£0.86	£0.83	£0.64	£0.26	0.00%	2.81%	5.61%	27.33%	70.77%
40	TRDC-OFF1	-	0.50	£0.19	-£2.07	-£2.07	-£2.18	-£2.30	-£3.17	-£4.93	0.00%	5.46%	10.93%	53.31%	138.09%
41	TRDC-OFF2	-	0.50	£0.19	-£2.94	-£2.94	-£3.09	-£3.24	-£4.41	-£6.75	0.00%	5.13%	10.27%	50.11%	129.78%
42	TRDC-RET1	-	1.00	£0.37	£2.62	£2.62	£2.58	£2.55	£2.27	£1.72	0.00%	1.37%	2.73%	13.29%	34.41%
43	TRDC-RET2	-	0.50	£0.19	£6.09	£6.09	£6.04	£6.00	£5.63	£4.89	0.00%	0.78%	1.57%	7.62%	19.71%
44	TRDC-RET3	-	0.25	£0.09	£2.69	£2.69	£2.67	£2.64	£2.46	£2.09	0.00%	0.89%	1.77%	8.62%	22.30%
45	TRDC-IND1	-	1.00	£0.37	£3.54	£3.54	£3.51	£3.49	£3.29	£2.90	0.00%	0.72%	1.43%	6.93%	17.92%
46	TRDC-IND2	-	1.00	£0.37	£4.39	£4.39	£4.36	£4.33	£4.08	£3.58	0.00%	0.74%	1.48%	7.17%	18.53%
47	TRDC-IND3	-	1.00	£0.37	£5.07	£5.07	£5.03	£4.99	£4.68	£4.07	0.00%	0.79%	1.57%	7.59%	19.64%

BLV: LOWER END OF RANGE — **% change in residual land values resulting from policy change** (last five columns)

	Description	No of units		BLV (£ m)	Baseline	EVC	BNG	Access	Carbon A+X	Carbon B+Y	EVC	BNG	Access	Carbon A+X	Carbon B+Y
1	TRDC-1 - 5 units, 25 DPH, 100% houses and 0% fla	5	0.20	£0.05	£0.53	£0.53	£0.52	£0.50	£0.45	£0.36	0.08%	1.26%	4.69%	13.97%	32.53%
2	TRDC-2 - 5 units, 50 DPH, 100% houses and 0% fla	5	0.10	£0.02	£0.53	£0.53	£0.52	£0.50	£0.45	£0.36	0.08%	1.26%	4.69%	13.97%	32.53%
3	TRDC-3 - 5 units, 85 DPH, 50% houses and 50% fla	5	0.06	£0.01	£0.35	£0.35	£0.34	£0.32	£0.27	£0.16	0.12%	2.10%	7.80%	23.38%	54.56%
4	TRDC-4 - 6 units, 30 DPH, 100% houses and 0% fla	6	0.20	£0.05	£0.63	£0.63	£0.62	£0.60	£0.54	£0.43	0.08%	1.26%	4.69%	13.97%	32.53%
5	TRDC-5 - 6 units, 75 DPH, 75% houses and 25% fla	6	0.08	£0.02	£0.53	£0.53	£0.52	£0.50	£0.44	£0.31	0.10%	1.58%	5.90%	17.65%	41.15%
6	TRDC-6 - 8 units, 25 DPH, 100% houses and 0% fla	8	0.32	£0.08	£0.84	£0.84	£0.83	£0.80	£0.73	£0.57	0.08%	1.26%	4.69%	13.97%	32.53%
7	TRDC-7 - 8 units, 130 DPH, 0% houses and 100% f	8	0.06	£0.02	£0.26	£0.26	£0.25	£0.21	£0.11	-£0.08	0.27%	5.04%	18.73%	56.46%	132.41%
8	TRDC-8 - 9 units, 112 DPH, 0% houses and 100% f	9	0.08	£0.02	£0.29	£0.29	£0.28	£0.24	£0.13	-£0.09	0.27%	5.04%	18.73%	56.46%	132.41%
9	TRDC-9 - 10 units, 25 DPH, 100% houses and 0% f	10	0.40	£0.10	£1.01	£1.01	£1.00	£0.96	£0.86	£0.67	0.09%	1.31%	4.89%	14.56%	33.91%
10	TRDC-10 - 10 units, 90 DPH, 50% houses and 50%	10	0.11	£0.03	£0.67	£0.66	£0.65	£0.61	£0.51	£0.29	0.13%	2.16%	8.02%	24.06%	56.12%
11	TRDC-11 - 20 units, 35 DPH, 100% houses and 0%	20	0.57	£0.14	£1.89	£1.89	£1.87	£1.80	£1.61	£1.23	0.09%	1.35%	5.05%	15.05%	35.24%
12	TRDC-12 - 20 units, 50 DPH, 80% houses and 20%	20	0.40	£0.10	£1.78	£1.78	£1.75	£1.68	£1.48	£1.08	0.10%	1.51%	5.64%	16.85%	39.26%
13	TRDC-13 - 30 units, 25 DPH, 100% houses and 0%	30	1.20	£0.30	£2.94	£2.94	£2.90	£2.80	£2.53	£1.98	0.08%	1.26%	4.71%	14.05%	32.73%
14	TRDC-14 - 30 units, 50 DPH, 80% houses and 20%	30	0.60	£0.15	£2.56	£2.55	£2.52	£2.41	£2.12	£1.55	0.10%	1.52%	5.66%	16.92%	39.43%
15	TRDC-15 - 40 units, 50 DPH, 80% houses and 20%	40	0.80	£0.20	£3.02	£3.01	£2.96	£2.82	£2.43	£1.65	0.11%	1.75%	6.50%	19.43%	45.29%
16	TRDC-16 - 40 units, 80 DPH, 50% houses and 50%	40	0.50	£0.12	£2.60	£2.60	£2.55	£2.40	£1.98	£1.15	0.13%	2.14%	7.97%	23.89%	55.75%
17	TRDC-17 - 50 units, 35 DPH, 100% houses and 0%	50	1.43	£0.35	£4.90	£4.90	£4.84	£4.67	£4.21	£3.29	0.08%	1.26%	4.71%	14.05%	32.80%
18	TRDC-18 - 50 units, 80 DPH, 50% houses and 50%	50	0.63	£0.15	£3.26	£3.25	£3.19	£3.00	£2.48	£1.44	0.13%	2.14%	7.97%	23.89%	55.75%
19	TRDC-19 - 60 units, 100 DPH, 0% houses and 100%	60	0.60	£0.15	£1.74	£1.74	£1.65	£1.40	£0.71	-£0.69	0.29%	5.31%	19.73%	59.48%	139.58%
20	TRDC-20 - 60 units, 35 DPH, 100% houses and 0%	60	1.71	£0.42	£5.88	£5.88	£5.81	£5.60	£5.05	£3.95	0.08%	1.26%	4.71%	14.05%	32.80%
21	TRDC-21 - 70 units, 50 DPH, 80% houses and 20%	70	1.40	£0.35	£5.96	£5.96	£5.87	£5.63	£4.95	£3.60	0.10%	1.52%	5.66%	16.93%	39.66%
22	TRDC-22 - 70 units, 35 DPH, 100% houses and 0%	70	2.00	£0.49	£6.73	£6.73	£6.65	£6.41	£5.78	£4.50	0.08%	1.28%	4.77%	14.22%	33.13%
23	TRDC-23 - 80 units, 50 DPH, 100% houses and 0%	80	1.60	£0.40	£7.70	£7.69	£7.60	£7.33	£6.60	£5.15	0.08%	1.28%	4.77%	14.22%	33.13%
24	TRDC-24 - 80 units, 80 DPH, 55% houses and 45%	80	1.00	£0.25	£5.36	£5.35	£5.25	£4.95	£4.15	£2.53	0.12%	2.03%	7.54%	22.61%	52.80%
25	TRDC-25 - 95 units, 28 DPH, 100% houses and 0%	95	3.39	£0.84	£9.14	£9.13	£9.02	£8.70	£7.84	£6.11	0.08%	1.28%	4.77%	14.22%	33.13%
26	TRDC-26 - 100 units, 15 DPH, 100% houses and 0%	100	6.67	£1.65	£9.62	£9.61	£9.50	£9.16	£8.25	£6.43	0.08%	1.28%	4.77%	14.22%	33.13%
27	TRDC-27 - 100 units, 35 DPH, 95% houses and 5%	100	2.86	£0.71	£9.31	£9.30	£9.18	£8.84	£7.92	£6.08	0.09%	1.34%	4.99%	14.87%	34.65%
28	TRDC-28 - 130 units, 35.14 DPH, 95% houses and	130	3.70	£0.91	£11.88	£11.87	£11.72	£11.29	£10.11	£7.75	0.09%	1.34%	5.00%	14.90%	34.81%
29	TRDC-29 - 145 units, 24.83 DPH, 100% houses and	145	5.84	£1.44	£13.70	£13.69	£13.52	£13.05	£11.75	£9.15	0.09%	1.28%	4.78%	14.25%	33.24%
30	TRDC-30 - 165 units, 70.87 DPH, 60% houses and	165	2.33	£0.58	£11.16	£11.15	£10.94	£10.35	£8.74	£5.47	0.12%	1.94%	7.24%	21.69%	50.98%
31	TRDC-31 - 250 units, 35.07 DPH, 90% houses and	250	7.13	£1.76	£18.89	£18.87	£18.59	£17.76	£15.51	£10.96	0.10%	1.60%	5.97%	17.91%	41.95%
32	TRDC-32 - 400 units, 15.69 DPH, 100% houses and	400	25.49	£6.30	£28.96	£28.94	£28.55	£27.44	£24.42	£18.32	0.09%	1.41%	5.26%	15.68%	36.76%
33	TRDC-33 - 500 units, 20 DPH, 100% houses and 0%	500	25.00	£6.18	£28.04	£28.01	£27.54	£26.17	£22.45	£14.91	0.12%	1.79%	6.66%	19.95%	46.84%
34	TRDC-34 - 750 units, 20 DPH, 100% houses and 0%	750	37.50	£9.26	£39.36	£39.32	£38.66	£36.74	£31.50	£20.90	0.12%	1.79%	6.67%	19.97%	46.89%
35	TRDC-35 - 1000 units, 20 DPH, 100% houses and 0	1,000	50.00	£12.35	£47.58	£47.52	£46.68	£44.19	£37.42	£23.58	0.13%	1.90%	7.12%	21.36%	50.45%
36	TRDC-36 - 1250 units, 20 DPH, 100% houses and 0	1,250	62.50	£15.44	£56.79	£56.72	£55.74	£52.88	£45.09	£29.23	0.12%	1.85%	6.88%	20.60%	48.52%
37	TRDC-37 - 1500 units, 20 DPH, 100% houses and 0	1,500	75.00	£18.53	£64.81	£64.74	£63.65	£60.47	£51.82	£34.28	0.12%	1.79%	6.70%	20.05%	47.10%
38	TRDC-CARE1 (75 rooms)	-	1.00	£0.25	£1.54	£1.54	£1.50	£1.45	£1.09	£0.37	0.00%	3.01%	6.01%	29.30%	75.88%
39	TRDC-CARE2 (40 rooms)	-	0.33	£0.08	£0.88	£0.88	£0.86	£0.83	£0.64	£0.26	0.00%	2.81%	5.61%	27.33%	70.77%
40	TRDC-OFF1	-	0.50	£0.12	-£2.07	-£2.07	-£2.18	-£2.30	-£3.17	-£4.93	0.00%	5.46%	10.93%	53.31%	138.09%
41	TRDC-OFF2	-	0.50	£0.12	-£2.94	-£2.94	-£3.09	-£3.24	-£4.41	-£6.75	0.00%	5.13%	10.27%	50.11%	129.78%
42	TRDC-RET1	-	1.00	£0.25	£2.62	£2.62	£2.58	£2.55	£2.27	£1.72	0.00%	1.37%	2.73%	13.29%	34.41%
43	TRDC-RET2	-	0.50	£0.12	£6.09	£6.09	£6.04	£6.00	£5.63	£4.89	0.00%	0.78%	1.57%	7.62%	19.71%
44	TRDC-RET3	-	0.25	£0.06	£2.69	£2.69	£2.67	£2.64	£2.46	£2.09	0.00%	0.89%	1.77%	8.62%	22.30%
45	TRDC-IND1	-	1.00	£0.25	£3.54	£3.54	£3.51	£3.49	£3.29	£2.90	0.00%	0.72%	1.43%	6.93%	17.92%
46	TRDC-IND2	-	1.00	£0.25	£4.39	£4.39	£4.36	£4.33	£4.08	£3.58	0.00%	0.74%	1.48%	7.17%	18.53%
47	TRDC-IND3	-	1.00	£0.25	£5.07	£5.07	£5.03	£4.99	£4.68	£4.07	0.00%	0.79%	1.57%	7.59%	19.64%

THREE RIVERS DISTRICT COUNCIL Sales value (£ psm): £7,600 AH tenure (rent / SO): 70% 30%
AH %: 40%

BLV: SECONDARY OFFICES / RETAIL

	Description	No of units	Site area	BLV (£ m)	Baseline	EVC	BNG	Access	Carbon A+X	Carbon B+Y
1	TRDC-1 - 5 units, 25 DPH, 100% houses and 0% fla	5	0.20	£1.23	£0.535	£0.534	£0.528	£0.510	£0.461	£0.363
2	TRDC-2 - 5 units, 50 DPH, 100% houses and 0% fla	5	0.10	£0.61	£0.535	£0.534	£0.528	£0.510	£0.461	£0.363
3	TRDC-3 - 5 units, 85 DPH, 50% houses and 50% fla	5	0.06	£0.36	£0.356	£0.356	£0.349	£0.329	£0.274	£0.164
4	TRDC-4 - 6 units, 30 DPH, 100% houses and 0% fla	6	0.20	£1.23	£0.642	£0.641	£0.634	£0.612	£0.553	£0.436
5	TRDC-5 - 6 units, 75 DPH, 75% houses and 25% fla	6	0.08	£0.49	£0.537	£0.536	£0.528	£0.506	£0.443	£0.319
6	TRDC-6 - 8 units, 25 DPH, 100% houses and 0% fla	8	0.32	£1.96	£0.856	£0.855	£0.845	£0.816	£0.738	£0.581
7	TRDC-7 - 8 units, 130 DPH, 0% houses and 100% f	8	0.06	£0.38	£0.259	£0.258	£0.246	£0.210	£0.112	-£0.085
8	TRDC-8 - 9 units, 112 DPH, 0% houses and 100% f	9	0.08	£0.49	£0.291	£0.291	£0.277	£0.237	£0.127	-£0.095
9	TRDC-9 - 10 units, 25 DPH, 100% houses and 0% f	10	0.40	£2.45	£1.027	£1.026	£1.013	£0.977	£0.879	£0.684
10	TRDC-10 - 10 units, 90 DPH, 50% houses and 50%	10	0.11	£0.68	£0.673	£0.672	£0.659	£0.619	£0.513	£0.299
11	TRDC-11 - 20 units, 35 DPH, 100% houses and 0%	20	0.57	£3.50	£1.918	£1.916	£1.892	£1.822	£1.633	£1.250
12	TRDC-12 - 20 units, 50 DPH, 80% houses and 20%	20	0.40	£2.45	£1.909	£1.908	£1.883	£1.809	£1.610	£1.211
13	TRDC-13 - 30 units, 25 DPH, 100% houses and 0%	30	1.20	£7.36	£2.983	£2.980	£2.946	£2.844	£2.569	£2.020
14	TRDC-14 - 30 units, 50 DPH, 80% houses and 20%	30	0.60	£3.68	£2.590	£2.588	£2.551	£2.446	£2.158	£1.582
15	TRDC-15 - 40 units, 50 DPH, 80% houses and 20%	40	0.80	£4.90	£3.039	£3.036	£2.986	£2.843	£2.453	£1.673
16	TRDC-16 - 40 units, 80 DPH, 50% houses and 50%	40	0.50	£3.06	£2.629	£2.626	£2.573	£2.422	£2.007	£1.177
17	TRDC-17 - 50 units, 35 DPH, 100% houses and 0%	50	1.43	£8.76	£4.971	£4.967	£4.909	£4.740	£4.282	£3.361
18	TRDC-18 - 50 units, 80 DPH, 50% houses and 50%	50	0.63	£3.83	£3.286	£3.282	£3.217	£3.027	£2.508	£1.472
19	TRDC-19 - 60 units, 100 DPH, 0% houses and 100%	60	0.60	£3.68	£1.734	£1.729	£1.642	£1.390	£0.697	-£0.700
20	TRDC-20 - 60 units, 35 DPH, 100% houses and 0%	60	1.71	£10.51	£5.965	£5.960	£5.891	£5.688	£5.139	£4.033
21	TRDC-21 - 70 units, 50 DPH, 80% houses and 20%	70	1.40	£8.58	£6.044	£6.038	£5.953	£5.706	£5.029	£3.674
22	TRDC-22 - 70 units, 35 DPH, 100% houses and 0%	70	2.00	£12.26	£6.817	£6.811	£6.731	£6.496	£5.859	£4.586
23	TRDC-23 - 80 units, 50 DPH, 100% houses and 0%	80	1.60	£9.81	£7.791	£7.784	£7.692	£7.424	£6.696	£5.241
24	TRDC-24 - 80 units, 80 DPH, 55% houses and 45%	80	1.00	£6.13	£5.401	£5.395	£5.293	£4.997	£4.190	£2.569
25	TRDC-25 - 95 units, 28 DPH, 100% houses and 0%	95	3.39	£20.80	£9.252	£9.244	£9.135	£8.816	£7.952	£6.224
26	TRDC-26 - 100 units, 15 DPH, 100% houses and 0%	100	6.67	£40.86	£9.739	£9.730	£9.616	£9.280	£8.370	£6.552
27	TRDC-27 - 100 units, 35 DPH, 95% houses and 5%	100	2.86	£17.51	£9.418	£9.410	£9.294	£8.954	£8.034	£6.194
28	TRDC-28 - 130 units, 35.14 DPH, 95% houses and	130	3.70	£22.68	£12.024	£12.013	£11.864	£11.430	£10.253	£7.881
29	TRDC-29 - 145 units, 24.83 DPH, 100% houses and	145	5.84	£35.79	£13.868	£13.856	£13.692	£13.213	£11.915	£9.306
30	TRDC-30 - 165 units, 70.87 DPH, 60% houses and	165	2.33	£14.27	£11.244	£11.231	£11.027	£10.436	£8.817	£5.549
31	TRDC-31 - 250 units, 35.07 DPH, 90% houses and	250	7.13	£43.69	£19.096	£19.077	£18.794	£17.969	£15.706	£11.164
32	TRDC-32 - 400 units, 15.69 DPH, 100% houses and	400	25.49	£156.26	£29.243	£29.216	£28.835	£27.718	£24.676	£18.551
33	TRDC-33 - 500 units, 20 DPH, 100% houses and 0%	500	25.00	£153.23	£28.310	£28.276	£27.804	£26.425	£22.690	£15.112
34	TRDC-34 - 750 units, 20 DPH, 100% houses and 0%	750	37.50	£229.85	£39.662	£39.615	£38.952	£37.016	£31.754	£21.094
35	TRDC-35 - 1000 units, 20 DPH, 100% houses and 0	1,000	50.00	£306.47	£47.726	£47.665	£46.811	£44.316	£37.498	£23.554
36	TRDC-36 - 1250 units, 20 DPH, 100% houses and 0	1,250	62.50	£383.08	£56.968	£56.897	£55.911	£53.026	£45.171	£29.175
37	TRDC-37 - 1500 units, 20 DPH, 100% houses and 0	1,500	75.00	£459.70	£65.042	£64.965	£63.867	£60.654	£51.927	£34.214
38	TRDC-CARE1 (75 rooms)	-	1.00	£6.13	£0.969	£0.969	£0.919	£0.869	£0.510	-£0.212
39	TRDC-CARE2 (40 rooms)	-	0.33	£2.02	£0.576	£0.576	£0.549	£0.523	£0.331	-£0.053
40	TRDC-OFF1	-	0.50	£3.06	-£2.071	-£2.071	-£2.184	-£2.297	-£3.175	-£4.930
41	TRDC-OFF2	-	0.50	£3.06	-£2.938	-£2.938	-£3.088	-£3.239	-£4.409	-£6.750
42	TRDC-RET1	-	1.00	£6.13	£2.346	£2.346	£2.308	£2.271	£1.994	£1.441
43	TRDC-RET2	-	0.50	£3.06	£5.729	£5.729	£5.679	£5.629	£5.260	£4.523
44	TRDC-RET3	-	0.25	£1.53	£2.511	£2.511	£2.486	£2.461	£2.277	£1.908
45	TRDC-IND1	-	1.00	£6.13	£3.536	£3.536	£3.511	£3.485	£3.291	£2.903
46	TRDC-IND2	-	1.00	£6.13	£4.395	£4.395	£4.362	£4.330	£4.080	£3.580
47	TRDC-IND3	-	1.00	£6.13	£5.068	£5.068	£5.028	£4.988	£4.683	£4.072

Cumlative impact of policies

% change in residual land values resulting from policy change

EVC	BNG	Access	Carbon A+X	Carbon B+Y
0.08%	1.24%	4.62%	13.77%	32.07%
0.08%	1.24%	4.62%	13.77%	32.07%
0.12%	2.07%	7.72%	23.14%	53.98%
0.08%	1.24%	4.62%	13.77%	32.07%
0.10%	1.56%	5.83%	17.43%	40.62%
0.08%	1.24%	4.62%	13.77%	32.07%
0.27%	5.05%	18.76%	56.57%	132.67%
0.27%	5.05%	18.76%	56.57%	132.67%
0.09%	1.29%	4.81%	14.35%	33.41%
0.13%	2.13%	7.94%	23.80%	55.52%
0.09%	1.34%	4.99%	14.86%	34.83%
0.09%	1.41%	5.25%	15.69%	36.58%
0.08%	1.25%	4.65%	13.85%	32.26%
0.10%	1.50%	5.59%	16.70%	38.92%
0.11%	1.73%	6.45%	19.29%	44.95%
0.13%	2.12%	7.89%	23.67%	55.22%
0.08%	1.25%	4.65%	13.85%	32.39%
0.13%	2.12%	7.89%	23.67%	55.22%
0.29%	5.34%	19.84%	59.82%	140.37%
0.08%	1.25%	4.65%	13.85%	32.39%
0.10%	1.50%	5.59%	16.79%	39.22%
0.08%	1.26%	4.71%	14.05%	32.72%
0.08%	1.26%	4.71%	14.05%	32.72%
0.12%	2.01%	7.48%	22.42%	52.44%
0.08%	1.26%	4.71%	14.05%	32.72%
0.08%	1.26%	4.71%	14.05%	32.72%
0.09%	1.32%	4.93%	14.70%	34.24%
0.09%	1.32%	4.94%	14.73%	34.45%
0.08%	1.27%	4.72%	14.08%	32.89%
0.12%	1.93%	7.19%	21.59%	50.65%
0.10%	1.58%	5.90%	17.75%	41.54%
0.09%	1.40%	5.21%	15.62%	36.56%
0.12%	1.79%	6.66%	19.85%	46.62%
0.12%	1.79%	6.67%	19.94%	46.81%
0.13%	1.92%	7.14%	21.43%	50.65%
0.12%	1.86%	6.92%	20.71%	48.79%
0.12%	1.81%	6.75%	20.16%	47.40%
0.00%	5.17%	10.34%	47.39%	121.84%
0.00%	4.64%	9.27%	42.51%	109.13%
0.00%	5.46%	10.93%	53.31%	138.09%
0.00%	5.13%	10.27%	50.11%	129.78%
0.00%	1.60%	3.20%	14.98%	38.55%
0.00%	0.87%	1.75%	8.18%	21.04%
0.00%	1.00%	1.99%	9.33%	24.01%
0.00%	0.72%	1.43%	6.93%	17.92%
0.00%	0.74%	1.48%	7.17%	18.53%
0.00%	0.79%	1.57%	7.59%	19.64%

BLV: SECONDARY INDUSTRIAL

	Description	No of units		BLV (£ m)	Baseline	EVC	BNG	Access	Carbon A+X	Carbon B+Y
1	TRDC-1 - 5 units, 25 DPH, 100% houses and 0% fla	5	0.20	£0.55	£0.53	£0.53	£0.53	£0.51	£0.46	£0.36
2	TRDC-2 - 5 units, 50 DPH, 100% houses and 0% fla	5	0.10	£0.28	£0.53	£0.53	£0.53	£0.51	£0.46	£0.36
3	TRDC-3 - 5 units, 85 DPH, 50% houses and 50% fla	5	0.06	£0.16	£0.36	£0.36	£0.35	£0.33	£0.27	£0.16
4	TRDC-4 - 6 units, 30 DPH, 100% houses and 0% fla	6	0.20	£0.55	£0.64	£0.64	£0.63	£0.61	£0.55	£0.44
5	TRDC-5 - 6 units, 75 DPH, 75% houses and 25% fla	6	0.08	£0.22	£0.54	£0.54	£0.53	£0.51	£0.44	£0.32
6	TRDC-6 - 8 units, 25 DPH, 100% houses and 0% fla	8	0.32	£0.88	£0.86	£0.86	£0.85	£0.82	£0.74	£0.58
7	TRDC-7 - 8 units, 130 DPH, 0% houses and 100% f	8	0.06	£0.17	£0.26	£0.26	£0.25	£0.21	£0.11	-£0.08
8	TRDC-8 - 9 units, 112 DPH, 0% houses and 100% f	9	0.08	£0.22	£0.29	£0.29	£0.28	£0.24	£0.13	-£0.10
9	TRDC-9 - 10 units, 25 DPH, 100% houses and 0% f	10	0.40	£1.10	£1.03	£1.03	£1.01	£0.98	£0.88	£0.68
10	TRDC-10 - 10 units, 90 DPH, 50% houses and 50%	10	0.11	£0.31	£0.67	£0.67	£0.66	£0.62	£0.51	£0.30
11	TRDC-11 - 20 units, 35 DPH, 100% houses and 0%	20	0.57	£1.58	£1.92	£1.92	£1.89	£1.82	£1.63	£1.25
12	TRDC-12 - 20 units, 50 DPH, 80% houses and 20%	20	0.40	£1.10	£1.91	£1.91	£1.88	£1.81	£1.61	£1.21
13	TRDC-13 - 30 units, 25 DPH, 100% houses and 0%	30	1.20	£3.31	£2.98	£2.98	£2.95	£2.84	£2.57	£2.02
14	TRDC-14 - 30 units, 50 DPH, 80% houses and 20%	30	0.60	£1.66	£2.59	£2.59	£2.55	£2.45	£2.16	£1.58
15	TRDC-15 - 40 units, 50 DPH, 80% houses and 20%	40	0.80	£2.21	£3.04	£3.04	£2.99	£2.84	£2.45	£1.67
16	TRDC-16 - 40 units, 80 DPH, 50% houses and 50%	40	0.50	£1.38	£2.63	£2.63	£2.57	£2.42	£2.01	£1.18
17	TRDC-17 - 50 units, 35 DPH, 100% houses and 0%	50	1.43	£3.94	£4.97	£4.97	£4.91	£4.74	£4.28	£3.36
18	TRDC-18 - 50 units, 80 DPH, 50% houses and 50%	50	0.63	£1.73	£3.29	£3.28	£3.22	£3.03	£2.51	£1.47
19	TRDC-19 - 60 units, 100 DPH, 0% houses and 100%	60	0.60	£1.66	£1.73	£1.73	£1.64	£1.39	£0.70	-£0.70
20	TRDC-20 - 60 units, 35 DPH, 100% houses and 0%	60	1.71	£4.73	£5.97	£5.96	£5.89	£5.69	£5.14	£4.03
21	TRDC-21 - 70 units, 50 DPH, 80% houses and 20%	70	1.40	£3.87	£6.04	£6.04	£5.95	£5.71	£5.03	£3.67
22	TRDC-22 - 70 units, 35 DPH, 100% houses and 0%	70	2.00	£5.52	£6.82	£6.81	£6.73	£6.50	£5.86	£4.59
23	TRDC-23 - 80 units, 50 DPH, 100% houses and 0%	80	1.60	£4.42	£7.79	£7.78	£7.69	£7.42	£6.70	£5.24
24	TRDC-24 - 80 units, 80 DPH, 55% houses and 45%	80	1.00	£2.76	£5.40	£5.39	£5.29	£5.00	£4.19	£2.57
25	TRDC-25 - 95 units, 28 DPH, 100% houses and 0%	95	3.39	£9.37	£9.25	£9.24	£9.13	£8.82	£7.95	£6.22
26	TRDC-26 - 100 units, 15 DPH, 100% houses and 0%	100	6.67	£18.41	£9.74	£9.73	£9.62	£9.28	£8.37	£6.55
27	TRDC-27 - 100 units, 35 DPH, 95% houses and 5%	100	2.86	£7.89	£9.42	£9.41	£9.29	£8.95	£8.03	£6.19
28	TRDC-28 - 130 units, 35.14 DPH, 95% houses and	130	3.70	£10.21	£12.02	£12.01	£11.86	£11.43	£10.25	£7.88
29	TRDC-29 - 145 units, 24.83 DPH, 100% houses and	145	5.84	£16.12	£13.87	£13.86	£13.69	£13.21	£11.92	£9.31
30	TRDC-30 - 165 units, 70.87 DPH, 60% houses and	165	2.33	£6.43	£11.24	£11.23	£11.03	£10.44	£8.82	£5.55
31	TRDC-31 - 250 units, 35.07 DPH, 90% houses and	250	7.13	£19.68	£19.10	£19.08	£18.79	£17.97	£15.71	£11.16
32	TRDC-32 - 400 units, 15.69 DPH, 100% houses and	400	25.49	£70.39	£29.24	£29.22	£28.83	£27.72	£24.68	£18.55
33	TRDC-33 - 500 units, 20 DPH, 100% houses and 0%	500	25.00	£69.02	£28.31	£28.28	£27.80	£26.43	£22.69	£15.11
34	TRDC-34 - 750 units, 20 DPH, 100% houses and 0%	750	37.50	£103.54	£39.66	£39.61	£38.95	£37.02	£31.75	£21.09
35	TRDC-35 - 1000 units, 20 DPH, 100% houses and 0	1,000	50.00	£138.05	£47.73	£47.67	£46.81	£44.32	£37.50	£23.55
36	TRDC-36 - 1250 units, 20 DPH, 100% houses and 0	1,250	62.50	£172.56	£56.97	£56.90	£55.91	£53.03	£45.17	£29.18
37	TRDC-37 - 1500 units, 20 DPH, 100% houses and 0	1,500	75.00	£207.07	£65.04	£64.96	£63.87	£60.65	£51.93	£34.21
38	TRDC-CARE1 (75 rooms)	-	1.00	£2.76	£0.97	£0.97	£0.92	£0.87	£0.51	-£0.21
39	TRDC-CARE2 (40 rooms)	-	0.33	£0.91	£0.58	£0.58	£0.55	£0.52	£0.33	-£0.05
40	TRDC-OFF1	-	0.50	£1.38	-£2.07	-£2.07	-£2.18	-£2.30	-£3.17	-£4.93
41	TRDC-OFF2	-	0.50	£1.38	-£2.94	-£2.94	-£3.09	-£3.24	-£4.41	-£6.75
42	TRDC-RET1	-	1.00	£2.76	£2.35	£2.35	£2.31	£2.27	£1.99	£1.44
43	TRDC-RET2	-	0.50	£1.38	£5.73	£5.73	£5.68	£5.63	£5.26	£4.52
44	TRDC-RET3	-	0.25	£0.69	£2.51	£2.51	£2.49	£2.46	£2.28	£1.91
45	TRDC-IND1	-	1.00	£2.76	£3.54	£3.54	£3.51	£3.49	£3.29	£2.90
46	TRDC-IND2	-	1.00	£2.76	£4.39	£4.39	£4.36	£4.33	£4.08	£3.58
47	TRDC-IND3	-	1.00	£2.76	£5.07	£5.07	£5.03	£4.99	£4.68	£4.07

% change in residual land values resulting from policy change

EVC	BNG	Access	Carbon A+X	Carbon B+Y
0.08%	1.24%	4.62%	13.77%	32.07%
0.08%	1.24%	4.62%	13.77%	32.07%
0.12%	2.07%	7.72%	23.14%	53.98%
0.08%	1.24%	4.62%	13.77%	32.07%
0.10%	1.56%	5.83%	17.43%	40.62%
0.08%	1.24%	4.62%	13.77%	32.07%
0.27%	5.05%	18.76%	56.57%	132.67%
0.27%	5.05%	18.76%	56.57%	132.67%
0.09%	1.29%	4.81%	14.35%	33.41%
0.13%	2.13%	7.94%	23.80%	55.52%
0.09%	1.34%	4.99%	14.86%	34.83%
0.09%	1.41%	5.25%	15.69%	36.58%
0.08%	1.25%	4.65%	13.85%	32.26%
0.10%	1.50%	5.59%	16.70%	38.92%
0.11%	1.73%	6.45%	19.29%	44.95%
0.13%	2.12%	7.89%	23.67%	55.22%
0.08%	1.25%	4.65%	13.85%	32.39%
0.13%	2.12%	7.89%	23.67%	55.22%
0.29%	5.34%	19.84%	59.82%	140.37%
0.08%	1.25%	4.65%	13.85%	32.39%
0.10%	1.50%	5.59%	16.79%	39.22%
0.08%	1.26%	4.71%	14.05%	32.72%
0.08%	1.26%	4.71%	14.05%	32.72%
0.12%	2.01%	7.48%	22.42%	52.44%
0.08%	1.26%	4.71%	14.05%	32.72%
0.08%	1.26%	4.71%	14.05%	32.72%
0.09%	1.32%	4.93%	14.70%	34.24%
0.09%	1.32%	4.94%	14.73%	34.45%
0.08%	1.27%	4.72%	14.08%	32.89%
0.12%	1.93%	7.19%	21.59%	50.65%
0.10%	1.58%	5.90%	17.75%	41.54%
0.09%	1.40%	5.21%	15.62%	36.56%
0.12%	1.79%	6.66%	19.85%	46.62%
0.12%	1.79%	6.67%	19.94%	46.81%
0.13%	1.92%	7.14%	21.43%	50.65%
0.12%	1.86%	6.92%	20.71%	48.79%
0.12%	1.81%	6.75%	20.16%	47.40%
0.00%	5.17%	10.34%	47.39%	121.84%
0.00%	4.64%	9.27%	42.51%	109.13%
0.00%	5.46%	10.93%	53.31%	138.09%
0.00%	5.13%	10.27%	50.11%	129.78%
0.00%	1.60%	3.20%	14.98%	38.55%
0.00%	0.87%	1.75%	8.18%	21.04%
0.00%	1.00%	1.99%	9.33%	24.01%
0.00%	0.72%	1.43%	6.93%	17.92%
0.00%	0.74%	1.48%	7.17%	18.53%
0.00%	0.79%	1.57%	7.59%	19.64%

BLV: GREENFIELD - UPPER END OF RANGE

	Description	No of units		BLV (£ m)	Baseline	EVC	BNG	Access	Carbon A+X	Carbon B+Y
1	TRDC-1 - 5 units, 25 DPH, 100% houses and 0% fla	5	0.20	£0.07	£0.53	£0.53	£0.53	£0.51	£0.46	£0.36
2	TRDC-2 - 5 units, 50 DPH, 100% houses and 0% fla	5	0.10	£0.04	£0.53	£0.53	£0.53	£0.51	£0.46	£0.36
3	TRDC-3 - 5 units, 85 DPH, 50% houses and 50% fla	5	0.06	£0.02	£0.36	£0.36	£0.35	£0.33	£0.27	£0.16
4	TRDC-4 - 6 units, 30 DPH, 100% houses and 0% fla	6	0.20	£0.07	£0.64	£0.64	£0.63	£0.61	£0.55	£0.44
5	TRDC-5 - 6 units, 75 DPH, 75% houses and 25% fla	6	0.08	£0.03	£0.54	£0.54	£0.53	£0.51	£0.44	£0.32
6	TRDC-6 - 8 units, 25 DPH, 100% houses and 0% fla	8	0.32	£0.12	£0.86	£0.86	£0.85	£0.82	£0.74	£0.58
7	TRDC-7 - 8 units, 130 DPH, 0% houses and 100% f	8	0.06	£0.02	£0.26	£0.26	£0.25	£0.21	£0.11	-£0.08
8	TRDC-8 - 9 units, 112 DPH, 0% houses and 100% f	9	0.08	£0.03	£0.29	£0.29	£0.28	£0.24	£0.13	-£0.10
9	TRDC-9 - 10 units, 25 DPH, 100% houses and 0% f	10	0.40	£0.15	£1.03	£1.03	£1.01	£0.98	£0.88	£0.68
10	TRDC-10 - 10 units, 90 DPH, 50% houses and 50%	10	0.11	£0.04	£0.67	£0.67	£0.66	£0.62	£0.51	£0.30
11	TRDC-11 - 20 units, 35 DPH, 100% houses and 0%	20	0.57	£0.21	£1.92	£1.92	£1.89	£1.82	£1.63	£1.25
12	TRDC-12 - 20 units, 50 DPH, 80% houses and 20%	20	0.40	£0.15	£1.91	£1.91	£1.88	£1.81	£1.61	£1.21
13	TRDC-13 - 30 units, 25 DPH, 100% houses and 0%	30	1.20	£0.45	£2.98	£2.98	£2.95	£2.84	£2.57	£2.02
14	TRDC-14 - 30 units, 50 DPH, 80% houses and 20%	30	0.60	£0.22	£2.59	£2.59	£2.55	£2.45	£2.16	£1.58
15	TRDC-15 - 40 units, 50 DPH, 80% houses and 20%	40	0.80	£0.30	£3.04	£3.04	£2.99	£2.84	£2.45	£1.67
16	TRDC-16 - 40 units, 80 DPH, 50% houses and 50%	40	0.50	£0.19	£2.63	£2.63	£2.57	£2.42	£2.01	£1.18
17	TRDC-17 - 50 units, 35 DPH, 100% houses and 0%	50	1.43	£0.53	£4.97	£4.97	£4.91	£4.74	£4.28	£3.36
18	TRDC-18 - 50 units, 80 DPH, 50% houses and 50%	50	0.63	£0.23	£3.29	£3.28	£3.22	£3.03	£2.51	£1.47
19	TRDC-19 - 60 units, 100 DPH, 0% houses and 100%	60	0.60	£0.22	£1.73	£1.73	£1.64	£1.39	£0.70	-£0.70
20	TRDC-20 - 60 units, 35 DPH, 100% houses and 0%	60	1.71	£0.64	£5.97	£5.96	£5.89	£5.69	£5.14	£4.03
21	TRDC-21 - 70 units, 50 DPH, 80% houses and 20%	70	1.40	£0.52	£6.04	£6.04	£5.95	£5.71	£5.03	£3.67
22	TRDC-22 - 70 units, 35 DPH, 100% houses and 0%	70	2.00	£0.75	£6.82	£6.81	£6.73	£6.50	£5.86	£4.59
23	TRDC-23 - 80 units, 50 DPH, 100% houses and 0%	80	1.60	£0.60	£7.79	£7.78	£7.69	£7.42	£6.70	£5.24
24	TRDC-24 - 80 units, 80 DPH, 55% houses and 45%	80	1.00	£0.37	£5.40	£5.39	£5.29	£5.00	£4.19	£2.57
25	TRDC-25 - 95 units, 28 DPH, 100% houses and 0%	95	3.39	£1.27	£9.25	£9.24	£9.13	£8.82	£7.95	£6.22
26	TRDC-26 - 100 units, 15 DPH, 100% houses and 0%	100	6.67	£2.49	£9.74	£9.73	£9.62	£9.28	£8.37	£6.55
27	TRDC-27 - 100 units, 35 DPH, 95% houses and 5%	100	2.86	£1.07	£9.42	£9.41	£9.29	£8.95	£8.03	£6.19
28	TRDC-28 - 130 units, 35.14 DPH, 95% houses and	130	3.70	£1.38	£12.02	£12.01	£11.86	£11.43	£10.25	£7.88
29	TRDC-29 - 145 units, 24.83 DPH, 100% houses and	145	5.84	£2.18	£13.87	£13.86	£13.69	£13.21	£11.92	£9.31
30	TRDC-30 - 165 units, 70.87 DPH, 60% houses and	165	2.33	£0.87	£11.24	£11.23	£11.03	£10.44	£8.82	£5.55
31	TRDC-31 - 250 units, 35.07 DPH, 90% houses and	250	7.13	£2.67	£19.10	£19.08	£18.79	£17.97	£15.71	£11.16
32	TRDC-32 - 400 units, 15.69 DPH, 100% houses and	400	25.49	£9.53	£29.24	£29.22	£28.83	£27.72	£24.68	£18.55
33	TRDC-33 - 500 units, 20 DPH, 100% houses and 0%	500	25.00	£9.35	£28.31	£28.28	£27.80	£26.43	£22.69	£15.11
34	TRDC-34 - 750 units, 20 DPH, 100% houses and 0%	750	37.50	£14.03	£39.66	£39.61	£38.95	£37.02	£31.75	£21.09
35	TRDC-35 - 1000 units, 20 DPH, 100% houses and 0	1,000	50.00	£18.70	£47.73	£47.67	£46.81	£44.32	£37.50	£23.55
36	TRDC-36 - 1250 units, 20 DPH, 100% houses and 0	1,250	62.50	£23.38	£56.97	£56.90	£55.91	£53.03	£45.17	£29.18
37	TRDC-37 - 1500 units, 20 DPH, 100% houses and 0	1,500	75.00	£28.05	£65.04	£64.96	£63.87	£60.65	£51.93	£34.21
38	TRDC-CARE1 (75 rooms)	-	1.00	£0.37	£0.97	£0.97	£0.92	£0.87	£0.51	-£0.21
39	TRDC-CARE2 (40 rooms)	-	0.33	£0.12	£0.58	£0.58	£0.55	£0.52	£0.33	-£0.05
40	TRDC-OFF1	-	0.50	£0.19	-£2.07	-£2.07	-£2.18	-£2.30	-£3.17	-£4.93
41	TRDC-OFF2	-	0.50	£0.19	-£2.94	-£2.94	-£3.09	-£3.24	-£4.41	-£6.75
42	TRDC-RET1	-	1.00	£0.37	£2.35	£2.35	£2.31	£2.27	£1.99	£1.44
43	TRDC-RET2	-	0.50	£0.19	£5.73	£5.73	£5.68	£5.63	£5.26	£4.52
44	TRDC-RET3	-	0.25	£0.09	£2.51	£2.51	£2.49	£2.46	£2.28	£1.91
45	TRDC-IND1	-	1.00	£0.37	£3.54	£3.54	£3.51	£3.49	£3.29	£2.90
46	TRDC-IND2	-	1.00	£0.37	£4.39	£4.39	£4.36	£4.33	£4.08	£3.58
47	TRDC-IND3	-	1.00	£0.37	£5.07	£5.07	£5.03	£4.99	£4.68	£4.07

% change in residual land values resulting from policy change

EVC	BNG	Access	Carbon A+X	Carbon B+Y
0.08%	1.24%	4.62%	13.77%	32.07%
0.08%	1.24%	4.62%	13.77%	32.07%
0.12%	2.07%	7.72%	23.14%	53.98%
0.08%	1.24%	4.62%	13.77%	32.07%
0.10%	1.56%	5.83%	17.43%	40.62%
0.08%	1.24%	4.62%	13.77%	32.07%
0.27%	5.05%	18.76%	56.57%	132.67%
0.27%	5.05%	18.76%	56.57%	132.67%
0.09%	1.29%	4.81%	14.35%	33.41%
0.13%	2.13%	7.94%	23.80%	55.52%
0.09%	1.34%	4.99%	14.86%	34.83%
0.09%	1.41%	5.25%	15.69%	36.58%
0.08%	1.25%	4.65%	13.85%	32.26%
0.10%	1.50%	5.59%	16.70%	38.92%
0.11%	1.73%	6.45%	19.29%	44.95%
0.13%	2.12%	7.89%	23.67%	55.22%
0.08%	1.

THREE RIVERS DISTRICT COUNCIL Sales value (£ psm): £6,350 AH tenure (rent / SO): 70% 30%
AH %: 40%

BLV: SECONDARY OFFICES / RETAIL

	Description	No of units	Site area	BLV (£ m)	Baseline	EVC	BNG	Access	Carbon A+X	Carbon B+Y
1	TRDC-1 - 5 units, 25 DPH, 100% houses and 0% fla	5	0.20	£1.23	£0.587	£0.587	£0.580	£0.562	£0.513	£0.415
2	TRDC-2 - 5 units, 50 DPH, 100% houses and 0% fla	5	0.10	£0.61	£0.587	£0.587	£0.580	£0.562	£0.513	£0.415
3	TRDC-3 - 5 units, 85 DPH, 50% houses and 50% fla	5	0.06	£0.36	£0.406	£0.406	£0.399	£0.379	£0.324	£0.214
4	TRDC-4 - 6 units, 30 DPH, 100% houses and 0% fla	6	0.20	£1.23	£0.704	£0.704	£0.696	£0.675	£0.616	£0.499
5	TRDC-5 - 6 units, 75 DPH, 75% houses and 25% fla	6	0.08	£0.49	£0.598	£0.598	£0.590	£0.567	£0.505	£0.380
6	TRDC-6 - 8 units, 25 DPH, 100% houses and 0% fla	8	0.32	£1.96	£0.938	£0.938	£0.929	£0.900	£0.821	£0.665
7	TRDC-7 - 8 units, 130 DPH, 0% houses and 100% f	8	0.06	£0.38	£0.336	£0.335	£0.323	£0.287	£0.189	-£0.007
8	TRDC-8 - 9 units, 112 DPH, 0% houses and 100% f	9	0.08	£0.49	£0.378	£0.377	£0.363	£0.323	£0.213	-£0.008
9	TRDC-9 - 10 units, 25 DPH, 100% houses and 0% f	10	0.40	£2.45	£1.131	£1.130	£1.118	£1.082	£0.984	£0.788
10	TRDC-10 - 10 units, 90 DPH, 50% houses and 50%	10	0.11	£0.68	£0.771	£0.771	£0.757	£0.718	£0.611	£0.398
11	TRDC-11 - 20 units, 35 DPH, 100% houses and 0%	20	0.57	£3.50	£2.117	£2.115	£2.091	£2.021	£1.832	£1.451
12	TRDC-12 - 20 units, 50 DPH, 80% houses and 20%	20	0.40	£2.45	£2.111	£2.110	£2.085	£2.011	£1.812	£1.413
13	TRDC-13 - 30 units, 25 DPH, 100% houses and 0%	30	1.20	£7.36	£3.280	£3.279	£3.243	£3.141	£2.867	£2.318
14	TRDC-14 - 30 units, 50 DPH, 80% houses and 20%	30	0.60	£3.68	£2.883	£2.881	£2.844	£2.739	£2.451	£1.875
15	TRDC-15 - 40 units, 50 DPH, 80% houses and 20%	40	0.80	£4.90	£3.417	£3.414	£3.364	£3.221	£2.831	£2.051
16	TRDC-16 - 40 units, 80 DPH, 50% houses and 50%	40	0.50	£3.06	£3.013	£3.010	£2.957	£2.806	£2.391	£1.561
17	TRDC-17 - 50 units, 35 DPH, 100% houses and 0%	50	1.43	£8.76	£5.467	£5.463	£5.405	£5.236	£4.778	£3.860
18	TRDC-18 - 50 units, 80 DPH, 50% houses and 50%	50	0.63	£3.83	£3.766	£3.762	£3.697	£3.507	£2.988	£1.952
19	TRDC-19 - 60 units, 100 DPH, 0% houses and 100%	60	0.60	£3.68	£2.284	£2.279	£2.191	£1.940	£1.247	-£0.142
20	TRDC-20 - 60 units, 35 DPH, 100% houses and 0%	60	1.71	£10.51	£6.560	£6.555	£6.486	£6.283	£5.734	£4.632
21	TRDC-21 - 70 units, 50 DPH, 80% houses and 20%	70	1.40	£8.58	£6.728	£6.722	£6.637	£6.390	£5.718	£4.362
22	TRDC-22 - 70 units, 35 DPH, 100% houses and 0%	70	2.00	£12.26	£7.503	£7.498	£7.417	£7.182	£6.546	£5.273
23	TRDC-23 - 80 units, 50 DPH, 100% houses and 0%	80	1.60	£9.81	£8.575	£8.569	£8.477	£8.208	£7.481	£6.026
24	TRDC-24 - 80 units, 80 DPH, 55% houses and 45%	80	1.00	£6.13	£6.159	£6.153	£6.051	£5.755	£4.948	£3.334
25	TRDC-25 - 95 units, 28 DPH, 100% houses and 0%	95	3.39	£20.80	£10.183	£10.175	£10.066	£9.747	£8.883	£7.156
26	TRDC-26 - 100 units, 15 DPH, 100% houses and 0%	100	6.67	£40.86	£10.719	£10.711	£10.596	£10.260	£9.351	£7.532
27	TRDC-27 - 100 units, 35 DPH, 95% houses and 5%	100	2.86	£17.51	£10.395	£10.387	£10.271	£9.931	£9.011	£7.171
28	TRDC-28 - 130 units, 35.14 DPH, 95% houses and	130	3.70	£22.68	£13.273	£13.262	£13.113	£12.679	£11.502	£9.140
29	TRDC-29 - 145 units, 24.83 DPH, 100% houses and	145	5.84	£35.79	£15.266	£15.254	£15.090	£14.611	£13.313	£10.716
30	TRDC-30 - 165 units, 70.87 DPH, 60% houses and	165	2.33	£14.27	£12.773	£12.759	£12.555	£11.965	£10.352	£7.093
31	TRDC-31 - 250 units, 35.07 DPH, 90% houses and	250	7.13	£43.69	£21.405	£21.386	£21.103	£20.278	£18.039	£13.497
32	TRDC-32 - 400 units, 15.69 DPH, 100% houses and	400	25.49	£156.26	£32.498	£32.471	£32.090	£30.975	£27.952	£21.852
33	TRDC-33 - 500 units, 20 DPH, 100% houses and 0%	500	25.00	£153.23	£32.294	£32.260	£31.793	£30.427	£26.706	£19.196
34	TRDC-34 - 750 units, 20 DPH, 100% houses and 0%	750	37.50	£229.85	£45.285	£45.238	£44.581	£42.661	£37.426	£26.856
35	TRDC-35 - 1000 units, 20 DPH, 100% houses and 0	1,000	50.00	£306.47	£54.859	£54.799	£53.954	£51.479	£44.724	£30.965
36	TRDC-36 - 1250 units, 20 DPH, 100% houses and 0	1,250	62.50	£383.08	£65.299	£65.229	£64.251	£61.391	£53.600	£37.798
37	TRDC-37 - 1500 units, 20 DPH, 100% houses and 0	1,500	75.00	£459.70	£74.398	£74.320	£73.229	£70.040	£61.379	£43.849
38	TRDC-CARE1 (75 rooms)	-	1.00	£6.13	£0.969	£0.969	£0.919	£0.869	£0.510	-£0.212
39	TRDC-CARE2 (40 rooms)	-	0.33	£2.02	£0.576	£0.576	£0.549	£0.523	£0.331	-£0.053
40	TRDC-OFF1	-	0.50	£3.06	-£2.071	-£2.071	-£2.184	-£2.297	-£3.175	-£4.930
41	TRDC-OFF2	-	0.50	£3.06	-£2.938	-£2.938	-£3.088	-£3.239	-£4.409	-£6.750
42	TRDC-RET1	-	1.00	£6.13	£2.346	£2.346	£2.308	£2.271	£1.994	£1.441
43	TRDC-RET2	-	0.50	£3.06	£5.729	£5.729	£5.679	£5.629	£5.260	£4.523
44	TRDC-RET3	-	0.25	£1.53	£2.511	£2.511	£2.486	£2.461	£2.277	£1.908
45	TRDC-IND1	-	1.00	£6.13	£3.536	£3.536	£3.511	£3.485	£3.291	£2.903
46	TRDC-IND2	-	1.00	£6.13	£4.395	£4.395	£4.362	£4.330	£4.080	£3.580
47	TRDC-IND3	-	1.00	£6.13	£5.068	£5.068	£5.028	£4.988	£4.683	£4.072

Cumlative impact of policies

% change in residual land values resulting from policy change

EVC	BNG	Access	Carbon A+X	Carbon B+Y
0.07%	1.13%	4.21%	12.55%	29.22%
0.07%	1.13%	4.21%	12.55%	29.22%
0.11%	1.82%	6.76%	20.28%	47.31%
0.07%	1.13%	4.21%	12.55%	29.22%
0.09%	1.40%	5.23%	15.64%	36.45%
0.07%	1.13%	4.21%	12.55%	29.22%
0.21%	3.90%	14.48%	43.66%	102.03%
0.21%	3.90%	14.48%	43.66%	102.03%
0.08%	1.17%	4.37%	13.02%	30.33%
0.11%	1.86%	6.92%	20.76%	48.43%
0.08%	1.21%	4.52%	13.46%	31.46%
0.08%	1.27%	4.75%	14.19%	33.08%
0.08%	1.13%	4.23%	12.60%	29.34%
0.09%	1.35%	5.02%	15.00%	34.96%
0.10%	1.54%	5.74%	17.15%	39.98%
0.11%	1.85%	6.89%	20.65%	48.18%
0.08%	1.13%	4.23%	12.60%	29.40%
0.11%	1.85%	6.89%	20.65%	48.18%
0.22%	4.06%	15.07%	45.42%	106.22%
0.08%	1.13%	4.23%	12.60%	29.40%
0.09%	1.35%	5.02%	15.01%	35.16%
0.08%	1.15%	4.28%	12.77%	29.73%
0.08%	1.15%	4.28%	12.77%	29.73%
0.08%	1.15%	4.28%	12.77%	29.73%
0.11%	1.76%	6.56%	19.67%	45.87%
0.08%	1.15%	4.28%	12.77%	29.73%
0.08%	1.15%	4.28%	12.77%	29.73%
0.08%	1.20%	4.46%	13.32%	31.02%
0.08%	1.20%	4.47%	13.34%	31.14%
0.08%	1.15%	4.29%	12.79%	29.81%
0.10%	1.70%	6.33%	18.95%	44.47%
0.09%	1.41%	5.27%	15.73%	36.95%
0.08%	1.26%	4.69%	13.99%	32.76%
0.10%	1.55%	5.78%	17.30%	40.56%
0.10%	1.55%	5.79%	17.35%	40.70%
0.11%	1.65%	6.16%	18.47%	43.55%
0.11%	1.60%	5.98%	17.92%	42.12%
0.10%	1.57%	5.86%	17.50%	41.06%
0.00%	5.17%	10.34%	47.39%	121.84%
0.00%	4.64%	9.27%	42.51%	109.13%
0.00%	5.46%	10.93%	53.31%	138.09%
0.00%	5.13%	10.27%	50.11%	129.78%
0.00%	1.60%	3.20%	14.98%	38.55%
0.00%	0.87%	1.75%	8.18%	21.04%
0.00%	1.00%	1.99%	9.33%	24.01%
0.00%	0.72%	1.43%	6.93%	17.92%
0.00%	0.74%	1.48%	7.17%	18.53%
0.00%	0.79%	1.57%	7.59%	19.64%

BLV: SECONDARY INDUSTRIAL

	Description	No of units		BLV (£ m)	Baseline	EVC	BNG	Access	Carbon A+X	Carbon B+Y
1	TRDC-1 - 5 units, 25 DPH, 100% houses and 0% fla	5	0.20	£0.55	£0.59	£0.59	£0.58	£0.56	£0.51	£0.42
2	TRDC-2 - 5 units, 50 DPH, 100% houses and 0% fla	5	0.10	£0.28	£0.59	£0.59	£0.58	£0.56	£0.51	£0.42
3	TRDC-3 - 5 units, 85 DPH, 50% houses and 50% fla	5	0.06	£0.16	£0.41	£0.41	£0.40	£0.38	£0.32	£0.21
4	TRDC-4 - 6 units, 30 DPH, 100% houses and 0% fla	6	0.20	£0.55	£0.70	£0.70	£0.70	£0.67	£0.62	£0.50
5	TRDC-5 - 6 units, 75 DPH, 75% houses and 25% fla	6	0.08	£0.22	£0.60	£0.60	£0.59	£0.57	£0.50	£0.38
6	TRDC-6 - 8 units, 25 DPH, 100% houses and 0% fla	8	0.32	£0.88	£0.94	£0.94	£0.93	£0.90	£0.82	£0.66
7	TRDC-7 - 8 units, 130 DPH, 0% houses and 100% f	8	0.06	£0.17	£0.34	£0.33	£0.32	£0.29	£0.19	-£0.01
8	TRDC-8 - 9 units, 112 DPH, 0% houses and 100% f	9	0.08	£0.22	£0.38	£0.38	£0.36	£0.32	£0.21	-£0.01
9	TRDC-9 - 10 units, 25 DPH, 100% houses and 0% f	10	0.40	£1.10	£1.13	£1.13	£1.12	£1.08	£0.98	£0.79
10	TRDC-10 - 10 units, 90 DPH, 50% houses and 50%	10	0.11	£0.31	£0.77	£0.77	£0.76	£0.72	£0.61	£0.40
11	TRDC-11 - 20 units, 35 DPH, 100% houses and 0%	20	0.57	£1.58	£2.12	£2.12	£2.09	£2.02	£1.83	£1.45
12	TRDC-12 - 20 units, 50 DPH, 80% houses and 20%	20	0.40	£1.10	£2.11	£2.11	£2.08	£2.01	£1.81	£1.41
13	TRDC-13 - 30 units, 25 DPH, 100% houses and 0%	30	1.20	£3.31	£3.28	£3.28	£3.24	£3.14	£2.87	£2.32
14	TRDC-14 - 30 units, 50 DPH, 80% houses and 20%	30	0.60	£1.66	£2.88	£2.88	£2.84	£2.74	£2.45	£1.88
15	TRDC-15 - 40 units, 50 DPH, 80% houses and 20%	40	0.80	£2.21	£3.42	£3.41	£3.36	£3.22	£2.83	£2.05
16	TRDC-16 - 40 units, 80 DPH, 50% houses and 50%	40	0.50	£1.38	£3.01	£3.01	£2.96	£2.81	£2.39	£1.56
17	TRDC-17 - 50 units, 35 DPH, 100% houses and 0%	50	1.43	£3.94	£5.47	£5.46	£5.40	£5.24	£4.78	£3.86
18	TRDC-18 - 50 units, 80 DPH, 50% houses and 50%	50	0.63	£1.73	£3.77	£3.76	£3.70	£3.51	£2.99	£1.95
19	TRDC-19 - 60 units, 100 DPH, 0% houses and 100%	60	0.60	£1.66	£2.28	£2.28	£2.19	£1.94	£1.25	-£0.14
20	TRDC-20 - 60 units, 35 DPH, 100% houses and 0%	60	1.71	£4.73	£6.56	£6.56	£6.49	£6.28	£5.73	£4.63
21	TRDC-21 - 70 units, 50 DPH, 80% houses and 20%	70	1.40	£3.87	£6.73	£6.72	£6.64	£6.39	£5.72	£4.36
22	TRDC-22 - 70 units, 35 DPH, 100% houses and 0%	70	2.00	£5.52	£7.50	£7.50	£7.42	£7.18	£6.55	£5.27
23	TRDC-23 - 80 units, 50 DPH, 100% houses and 0%	80	1.60	£4.42	£8.58	£8.57	£8.48	£8.21	£7.48	£6.03
24	TRDC-24 - 80 units, 80 DPH, 55% houses and 45%	80	1.00	£2.76	£6.16	£6.15	£6.05	£5.76	£4.95	£3.33
25	TRDC-25 - 95 units, 28 DPH, 100% houses and 0%	95	3.39	£9.37	£10.18	£10.18	£10.07	£9.75	£8.88	£7.16
26	TRDC-26 - 100 units, 15 DPH, 100% houses and 0%	100	6.67	£18.41	£10.72	£10.71	£10.60	£10.26	£9.35	£7.53
27	TRDC-27 - 100 units, 35 DPH, 95% houses and 5%	100	2.86	£7.89	£10.40	£10.39	£10.27	£9.93	£9.01	£7.17
28	TRDC-28 - 130 units, 35.14 DPH, 95% houses and	130	3.70	£10.21	£13.27	£13.26	£13.11	£12.68	£11.50	£9.14
29	TRDC-29 - 145 units, 24.83 DPH, 100% houses and	145	5.84	£16.12	£15.27	£15.25	£15.09	£14.61	£13.31	£10.72
30	TRDC-30 - 165 units, 70.87 DPH, 60% houses and	165	2.33	£6.43	£12.77	£12.76	£12.56	£11.96	£10.35	£7.09
31	TRDC-31 - 250 units, 35.07 DPH, 90% houses and	250	7.13	£19.68	£21.41	£21.39	£21.10	£20.28	£18.04	£13.50
32	TRDC-32 - 400 units, 15.69 DPH, 100% houses and	400	25.49	£70.39	£32.50	£32.47	£32.09	£30.98	£27.95	£21.85
33	TRDC-33 - 500 units, 20 DPH, 100% houses and 0%	500	25.00	£69.02	£32.29	£32.26	£31.79	£30.43	£26.71	£19.20
34	TRDC-34 - 750 units, 20 DPH, 100% houses and 0%	750	37.50	£103.54	£45.28	£45.24	£44.58	£42.66	£37.43	£26.86
35	TRDC-35 - 1000 units, 20 DPH, 100% houses and 0	1,000	50.00	£138.05	£54.86	£54.80	£53.95	£51.48	£44.72	£30.97
36	TRDC-36 - 1250 units, 20 DPH, 100% houses and 0	1,250	62.50	£172.56	£65.30	£65.23	£64.25	£61.39	£53.60	£37.80
37	TRDC-37 - 1500 units, 20 DPH, 100% houses and 0	1,500	75.00	£207.07	£74.40	£74.32	£73.23	£70.04	£61.38	£43.85
38	TRDC-CARE1 (75 rooms)	-	1.00	£2.76	£0.97	£0.97	£0.92	£0.87	£0.51	-£0.21
39	TRDC-CARE2 (40 rooms)	-	0.33	£0.91	£0.58	£0.58	£0.55	£0.52	£0.33	-£0.05
40	TRDC-OFF1	-	0.50	£1.38	-£2.07	-£2.07	-£2.18	-£2.30	-£3.17	-£4.93
41	TRDC-OFF2	-	0.50	£1.38	-£2.94	-£2.94	-£3.09	-£3.24	-£4.41	-£6.75
42	TRDC-RET1	-	1.00	£2.76	£2.35	£2.35	£2.31	£2.27	£1.99	£1.44
43	TRDC-RET2	-	0.50	£1.38	£5.73	£5.73	£5.68	£5.63	£5.26	£4.52
44	TRDC-RET3	-	0.25	£0.69	£2.51	£2.51	£2.49	£2.46	£2.28	£1.91
45	TRDC-IND1	-	1.00	£2.76	£3.54	£3.54	£3.51	£3.49	£3.29	£2.90
46	TRDC-IND2	-	1.00	£2.76	£4.39	£4.39	£4.36	£4.33	£4.08	£3.58
47	TRDC-IND3	-	1.00	£2.76	£5.07	£5.07	£5.03	£4.99	£4.68	£4.07

% change in residual land values resulting from policy change

EVC	BNG	Access	Carbon A+X	Carbon B+Y
0.07%	1.13%	4.21%	12.55%	29.22%
0.07%	1.13%	4.21%	12.55%	29.22%
0.11%	1.82%	6.76%	20.28%	47.31%
0.07%	1.13%	4.21%	12.55%	29.22%
0.09%	1.40%	5.23%	15.64%	36.45%
0.07%	1.13%	4.21%	12.55%	29.22%
0.21%	3.90%	14.48%	43.66%	102.03%
0.21%	3.90%	14.48%	43.66%	102.03%
0.08%	1.17%	4.37%	13.02%	30.33%
0.11%	1.86%	6.92%	20.76%	48.43%
0.08%	1.21%	4.52%	13.46%	31.46%
0.08%	1.27%	4.75%	14.19%	33.08%
0.08%	1.13%	4.23%	12.60%	29.34%
0.09%	1.35%	5.02%	15.00%	34.96%
0.10%	1.54%	5.74%	17.15%	39.98%
0.11%	1.85%	6.89%	20.65%	48.18%
0.08%	1.13%	4.23%	12.60%	29.40%
0.11%	1.85%	6.89%	20.65%	48.18%
0.22%	4.06%	15.07%	45.42%	106.22%
0.08%	1.13%	4.23%	12.60%	29.40%
0.09%	1.35%	5.02%	15.01%	35.16%
0.08%	1.15%	4.28%	12.77%	29.73%
0.08%	1.15%	4.28%	12.77%	29.73%
0.08%	1.15%	4.28%	12.77%	29.73%
0.11%	1.76%	6.56%	19.67%	45.87%
0.08%	1.15%	4.28%	12.77%	29.73%
0.08%	1.15%	4.28%	12.77%	29.73%
0.08%	1.20%	4.46%	13.32%	31.02%
0.08%	1.20%	4.47%	13.34%	31.14%
0.08%	1.15%	4.29%	12.79%	29.81%
0.10%	1.70%	6.33%	18.95%	44.47%
0.09%	1.41%	5.27%	15.73%	36.95%
0.08%	1.26%	4.69%	13.99%	32.76%
0.10%	1.55%	5.78%	17.30%	40.56%
0.10%	1.55%	5.79%	17.35%	40.70%
0.11%	1.65%	6.16%	18.47%	43.55%
0.11%	1.60%	5.98%	17.92%	42.12%
0.10%	1.57%	5.86%	17.50%	41.06%
0.00%	5.17%	10.34%	47.39%	121.84%
0.00%	4.64%	9.27%	42.51%	109.13%
0.00%	5.46%	10.93%	53.31%	138.09%
0.00%	5.13%	10.27%	50.11%	129.78%
0.00%	1.60%	3.20%	14.98%	38.55%
0.00%	0.87%	1.75%	8.18%	21.04%
0.00%	1.00%	1.99%	9.33%	24.01%
0.00%	0.72%	1.43%	6.93%	17.92%
0.00%	0.74%	1.48%	7.17%	18.53%
0.00%	0.79%	1.57%	7.59%	19.64%

BLV: GREENFIELD - UPPER END OF RANGE

	Description	No of units		BLV (£ m)	Baseline	EVC	BNG	Access	Carbon A+X	Carbon B+Y
1	TRDC-1 - 5 units, 25 DPH, 100% houses and 0% fla	5	0.20	£0.07	£0.59	£0.59	£0.58	£0.56	£0.51	£0.42
2	TRDC-2 - 5 units, 50 DPH, 100% houses and 0% fla	5	0.10	£0.04	£0.59	£0.59	£0.58	£0.56	£0.51	£0.42
3	TRDC-3 - 5 units, 85 DPH, 50% houses and 50% fla	5	0.06	£0.02	£0.41	£0.41	£0.40	£0.38	£0.32	£0.21
4	TRDC-4 - 6 units, 30 DPH, 100% houses and 0% fla	6	0.20	£0.07	£0.70	£0.70	£0.70	£0.67	£0.62	£0.50
5	TRDC-5 - 6 units, 75 DPH, 75% houses and 25% fla	6	0.08	£0.03	£0.60	£0.60	£0.59	£0.57	£0.50	£0.38
6	TRDC-6 - 8 units, 25 DPH, 100% houses and 0% fla	8	0.32	£0.12	£0.94	£0.94	£0.93	£0.90	£0.82	£0.66
7	TRDC-7 - 8 units, 130 DPH, 0% houses and 100% f	8	0.06	£0.02	£0.34	£0.33	£0.32	£0.29	£0.19	-£0.01
8	TRDC-8 - 9 units, 112 DPH, 0% houses and 100% f	9	0.08	£0.03	£0.38	£0.38	£0.36	£0.32	£0.21	-£0.01
9	TRDC-9 - 10 units, 25 DPH, 100% houses and 0% f	10	0.40	£0.15	£1.13	£1.13	£1.12	£1.08	£0.98	£0.79
10	TRDC-10 - 10 units, 90 DPH, 50% houses and 50%	10	0.11	£0.04	£0.77	£0.77	£0.76	£0.72	£0.61	£0.40
11	TRDC-11 - 20 units, 35 DPH, 100% houses and 0%	20	0.57	£0.21	£2.12	£2.12	£2.09	£2.02	£1.83	£1.45
12	TRDC-12 - 20 units, 50 DPH, 80% houses and 20%	20	0.40	£0.15	£2.11	£2.11	£2.08	£2.01	£1.81	£1.41
13	TRDC-13 - 30 units, 25 DPH, 100% houses and 0%	30	1.20	£0.45	£3.28	£3.28	£3.24	£3.14	£2.87	£2.32
14	TRDC-14 - 30 units, 50 DPH, 80% houses and 20%	30	0.60	£0.22	£2.88	£2.88	£2.84	£2.74	£2.45	£1.88
15	TRDC-15 - 40 units, 50 DPH, 80% houses and 20%	40	0.80	£0.30	£3.42	£3.41	£3.36	£3.22	£2.83	£2.05
16	TRDC-16 - 40 units, 80 DPH, 50% houses and 50%	40	0.50	£0.19	£3.01	£3.01	£2.96	£2.81	£2.39	£1.56
17	TRDC-17 - 50 units, 35 DPH, 100% houses and 0%	50	1.43	£0.53	£5.47	£5.46	£5.40	£5.24	£4.78	£3.86
18	TRDC-18 - 50 units, 80 DPH, 50% houses and 50%	50	0.63	£0.23	£3.77	£3.76	£3.70	£3.51	£2.99	£1.95
19	TRDC-19 - 60 units, 100 DPH, 0% houses and 100%	60	0.60	£0.22	£2.28	£2.28	£2.19	£1.94	£1.25	-£0.14
20	TRDC-20 - 60 units, 35 DPH, 100% houses and 0%	60	1.71	£0.64	£6.56	£6.56	£6.49	£6.28	£5.73	£4.63
21	TRDC-21 - 70 units, 50 DPH, 80% houses and 20%	70	1.40	£0.52	£6.73	£6.72	£6.64	£6.39	£5.72	£4.36
22	TRDC-22 - 70 units, 35 DPH, 100% houses and 0%	70	2.00	£0.75	£7.50	£7.50	£7.42	£7.18	£6.55	£5.27
23	TRDC-23 - 80 units, 50 DPH, 100% houses and 0%	80	1.60	£0.60	£8.58	£8.57	£8.48	£8.21	£7.48	£6.03
24	TRDC-24 - 80 units, 80 DPH, 55% houses and 45%	80	1.00	£0.37	£6.16	£6.15	£6.05	£5.76	£4.95	£3.33
25	TRDC-25 - 95 units, 28 DPH, 100% houses and 0%	95	3.39	£1.27	£10.18	£10.18	£10.07	£9.75	£8.88	£7.16
26	TRDC-26 - 100 units, 15 DPH, 100% houses and 0%	100	6.67	£2.49	£10.72	£10.71	£10.60	£10.26	£9.35	£7.53
27	TRDC-27 - 100 units, 35 DPH, 95% houses and 5%	100	2.86	£1.07	£10.40	£10.39	£10.27	£9.93	£9.01	£7.17
28	TRDC-28 - 130 units, 35.14 DPH, 95% houses and	130	3.70	£1.38	£13.27	£13.26	£13.11	£12.68	£11.50	£9.14
29	TRDC-29 - 145 units, 24.83 DPH, 100% houses and	145	5.84	£2.18	£15.27	£15.25	£15.09	£14.61	£13.31	£10.72
30	TRDC-30 - 165 units, 70.87 DPH, 60% houses and	165	2.33	£0.87	£12.77	£12.76	£12.56	£11.96	£10.35	£7.09
31	TRDC-31 - 250 units, 35.07 DPH, 90% houses and	250	7.13	£2.67	£21.41	£21.39	£21.10	£20.28	£18.04	£13.50
32	TRDC-32 - 400 units, 15.69 DPH, 100% houses and	400	25.49	£9.53	£32.50	£32.47	£32.09	£30.98	£27.95	£21.85
33	TRDC-33 - 500 units, 20 DPH, 100% houses and 0%	500	25.00	£9.35	£32.29	£32.26	£31.79	£30.43	£26.71	£19.20
34	TRDC-34 - 750 units, 20 DPH, 100% houses and 0%	750	37.50	£14.03	£45.28	£45.24	£44.58	£42.66	£37.43	£26.86
35	TRDC-35 - 1000 units, 20 DPH, 100% houses and 0	1,000	50.00	£18.70	£54.86	£54.80	£53.95	£51.48	£44.72	£30.97
36	TRDC-36 - 1250 units, 20 DPH, 100% houses and 0	1,250	62.50	£23.38	£65.30	£65.23	£64.25	£61.39	£53.60	£37.80
37	TRDC-37 - 1500 units, 20 DPH, 100% houses and 0	1,500	75.00	£28.05	£74.40	£74.32	£73.23	£70.04	£61.38	£43.85
38	TRDC-CARE1 (75 rooms)	-	1.00	£0.37	£0.97	£0.97	£0.92	£0.87	£0.51	-£0.21
39	TRDC-CARE2 (40 rooms)	-	0.33	£0.12	£0.58	£0.58	£0.55	£0.52	£0.33	-£0.05
40	TRDC-OFF1	-	0.50	£0.19	-£2.07	-£2.07	-£2.18	-£2.30	-£3.17	-£4.93
41	TRDC-OFF2	-	0.50	£0.19	-£2.94	-£2.94	-£3.09	-£3.24	-£4.41	-£6.75
42	TRDC-RET1	-	1.00	£0.37	£2.35	£2.35	£2.31	£2.27	£1.99	£1.44
43	TRDC-RET2	-	0.50	£0.19	£5.73	£5.73	£5.68	£5.63	£5.26	£4.52
44	TRDC-RET3	-	0.25	£0.09	£2.51	£2.51	£2.49	£2.46	£2.28	£1.91
45	TRDC-IND1	-	1.00	£0.37	£3.54	£3.54	£3.51	£3.49	£3.29	£2.90
46	TRDC-IND2	-	1.00	£0.37	£4.39	£4.39	£4.36	£4.33	£4.08	£3.58
47	TRDC-IND3	-	1.00	£0.37	£5.07	£5.07	£5.03	£4.99	£4.68	£4.07

% change in residual land values resulting from policy change

EVC	BNG	Access	Carbon A+X	Carbon B+Y
0.07%	1.13%	4.21%	12.55%	29.22%
0.07%	1.13%	4.21%	12.55%	29.22%
0.11%	1.82%	6.76%	20.28%	47.31%
0.07%	1.13%	4.21%	12.55%	29.22%
0.09%	1.40%	5.23%	15.64%	36.45%
0.07%	1.13%	4.21%	12.55%	29.22%
0.21%	3.90%	14.48%	43.66%	102.03%
0.21%	3.90%	14.48%	43.66%	102.03%
0.08%	1.17%	4.37%	13.02%	30.33%
0.11%	1.86%	6.92%	20.76%	48.43%
0.08%	1.21%	4.52%	13.46%	31.46%
0.08%	1.27%	4.75%	14.19%	33.08%
0.08%	1.13%	4.23%	12.60%	29.34%
0.09%	1.35%	5.02%	15.00%	34.96%
0.10%	1.

THREE RIVERS DISTRICT COUNCIL Sales value (£ psm): £6,600 AH tenure (rent / SO): 70% 30%
AH %: 40%

BLV: SECONDARY OFFICES / RETAIL

	Description	No of units	Site area	BLV (£ m)	Baseline	EVC	BNG	Access	Carbon A+X	Carbon B+Y
1	TRDC-1 - 5 units, 25 DPH, 100% houses and 0% fla	5	0.20	£1.23	0.617	0.616	0.610	0.592	0.543	0.446
2	TRDC-2 - 5 units, 50 DPH, 100% houses and 0% fla	5	0.10	£0.61	0.617	0.616	0.610	0.592	0.543	0.445
3	TRDC-3 - 5 units, 85 DPH, 50% houses and 50% fla	5	0.06	£0.36	0.433	0.433	0.426	0.406	0.351	0.241
4	TRDC-4 - 6 units, 30 DPH, 100% houses and 0% fla	6	0.20	£1.23	0.740	0.740	0.732	0.711	0.652	0.534
5	TRDC-5 - 6 units, 75 DPH, 75% houses and 25% fla	6	0.08	£0.49	0.632	0.632	0.624	0.601	0.539	0.414
6	TRDC-6 - 8 units, 25 DPH, 100% houses and 0% fla	8	0.32	£1.96	0.987	0.986	0.976	0.947	0.869	0.712
7	TRDC-7 - 8 units, 130 DPH, 0% houses and 100% f	8	0.06	£0.38	0.374	0.373	0.361	0.325	0.227	0.031
8	TRDC-8 - 9 units, 112 DPH, 0% houses and 100% f	9	0.08	£0.49	0.420	0.420	0.406	0.366	0.256	0.035
9	TRDC-9 - 10 units, 25 DPH, 100% houses and 0% f	10	0.40	£2.45	1.191	1.190	1.177	1.141	1.043	0.849
10	TRDC-10 - 10 units, 90 DPH, 50% houses and 50%	10	0.11	£0.68	0.824	0.823	0.810	0.771	0.664	0.451
11	TRDC-11 - 20 units, 35 DPH, 100% houses and 0%	20	0.57	£3.50	2.229	2.227	2.203	2.133	1.943	1.563
12	TRDC-12 - 20 units, 50 DPH, 80% houses and 20%	20	0.40	£2.45	2.278	2.276	2.251	2.177	1.978	1.579
13	TRDC-13 - 30 units, 25 DPH, 100% houses and 0%	30	1.20	£7.36	3.450	3.447	3.413	3.311	3.037	2.488
14	TRDC-14 - 30 units, 50 DPH, 80% houses and 20%	30	0.60	£3.68	3.047	3.044	3.008	2.902	2.614	2.039
15	TRDC-15 - 40 units, 50 DPH, 80% houses and 20%	40	0.80	£4.90	3.617	3.614	3.565	3.421	3.031	2.251
16	TRDC-16 - 40 units, 80 DPH, 50% houses and 50%	40	0.50	£3.06	3.217	3.214	3.162	3.010	2.595	1.766
17	TRDC-17 - 50 units, 35 DPH, 100% houses and 0%	50	1.43	£8.76	5.750	5.746	5.688	5.519	5.061	4.143
18	TRDC-18 - 50 units, 80 DPH, 50% houses and 50%	50	0.63	£3.83	4.022	4.018	3.952	3.762	3.244	2.207
19	TRDC-19 - 60 units, 100 DPH, 0% houses and 100%	60	0.60	£3.68	2.554	2.549	2.461	2.210	1.517	0.130
20	TRDC-20 - 60 units, 35 DPH, 100% houses and 0%	60	1.71	£10.51	6.900	6.895	6.825	6.622	6.073	4.971
21	TRDC-21 - 70 units, 50 DPH, 80% houses and 20%	70	1.40	£8.58	7.109	7.103	7.019	6.771	6.099	4.743
22	TRDC-22 - 70 units, 35 DPH, 100% houses and 0%	70	2.00	£12.26	7.888	7.882	7.802	7.567	6.930	5.657
23	TRDC-23 - 80 units, 50 DPH, 100% houses and 0%	80	1.60	£9.81	9.015	9.008	8.916	8.648	7.920	6.465
24	TRDC-24 - 80 units, 80 DPH, 55% houses and 45%	80	1.00	£6.13	6.560	6.553	6.451	6.156	5.349	3.734
25	TRDC-25 - 95 units, 28 DPH, 100% houses and 0%	95	3.39	£20.80	10.705	10.697	10.588	10.269	9.405	7.678
26	TRDC-26 - 100 units, 15 DPH, 100% houses and 0%	100	6.67	£40.86	11.269	11.260	11.146	10.810	9.900	8.082
27	TRDC-27 - 100 units, 35 DPH, 95% houses and 5%	100	2.86	£17.51	10.940	10.932	10.815	10.476	9.555	7.715
28	TRDC-28 - 130 units, 35.14 DPH, 95% houses and	130	3.70	£22.68	13.968	13.957	13.809	13.374	12.197	9.837
29	TRDC-29 - 145 units, 24.83 DPH, 100% houses and	145	5.84	£35.79	16.049	16.037	15.873	15.394	14.096	11.501
30	TRDC-30 - 165 units, 70.87 DPH, 60% houses and	165	2.33	£14.27	13.579	13.566	13.362	12.771	11.159	7.904
31	TRDC-31 - 250 units, 35.07 DPH, 90% houses and	250	7.13	£43.69	22.664	22.645	22.362	21.537	19.300	14.763
32	TRDC-32 - 400 units, 15.69 DPH, 100% houses and	400	25.49	£156.26	34.266	34.239	33.858	32.743	29.718	23.620
33	TRDC-33 - 500 units, 20 DPH, 100% houses and 0%	500	25.00	£153.23	34.420	34.387	33.920	32.554	28.836	21.332
34	TRDC-34 - 750 units, 20 DPH, 100% houses and 0%	750	37.50	£229.85	48.246	48.199	47.542	45.622	40.387	29.832
35	TRDC-35 - 1000 units, 20 DPH, 100% houses and 0	1,000	50.00	£306.47	58.498	58.438	57.593	55.122	48.370	34.654
36	TRDC-36 - 1250 units, 20 DPH, 100% houses and 0	1,250	62.50	£383.08	69.554	69.485	68.507	65.647	57.855	42.069
37	TRDC-37 - 1500 units, 20 DPH, 100% houses and 0	1,500	75.00	£459.70	79.183	79.105	78.014	74.825	66.159	48.631
38	TRDC-CARE1 (75 rooms)	-	1.00	£6.13	0.682	0.682	0.631	0.579	0.220	-0.506
39	TRDC-CARE2 (40 rooms)	-	0.33	£2.02	0.423	0.423	0.396	0.368	0.176	-0.210
40	TRDC-OFF1	-	0.50	£3.06	-2.071	-2.071	-2.184	-2.297	-3.175	-4.930
41	TRDC-OFF2	-	0.50	£3.06	-2.938	-2.938	-3.088	-3.239	-4.409	-6.750
42	TRDC-RET1	-	1.00	£6.13	2.346	2.346	2.308	2.271	1.994	1.441
43	TRDC-RET2	-	0.50	£3.06	5.729	5.729	5.679	5.629	5.260	4.523
44	TRDC-RET3	-	0.25	£1.53	2.511	2.511	2.486	2.461	2.277	1.908
45	TRDC-IND1	-	1.00	£6.13	3.536	3.536	3.511	3.485	3.291	2.903
46	TRDC-IND2	-	1.00	£6.13	4.395	4.395	4.362	4.330	4.080	3.580
47	TRDC-IND3	-	1.00	£6.13	5.068	5.068	5.028	4.988	4.683	4.072

Cumlative impact of policies
% change in residual land values resulting from policy change

EVC	BNG	Access	Carbon A+X	Carbon B+Y
0.07%	1.07%	4.01%	11.94%	27.81%
0.07%	1.07%	4.01%	11.94%	27.81%
0.10%	1.70%	6.34%	19.02%	44.37%
0.07%	1.07%	4.01%	11.94%	27.81%
0.08%	1.33%	4.95%	14.79%	34.48%
0.07%	1.07%	4.01%	11.94%	27.81%
0.19%	3.50%	13.01%	39.21%	91.61%
0.19%	3.50%	13.01%	39.21%	91.61%
0.07%	1.11%	4.15%	12.37%	28.81%
0.10%	1.74%	6.48%	19.42%	45.32%
0.08%	1.15%	4.29%	12.79%	29.85%
0.07%	1.18%	4.40%	13.16%	30.66%
0.07%	1.08%	4.02%	11.98%	27.89%
0.08%	1.27%	4.75%	14.20%	33.08%
0.09%	1.46%	5.42%	16.21%	37.77%
0.10%	1.73%	6.45%	19.34%	45.12%
0.07%	1.08%	4.02%	11.98%	27.95%
0.10%	1.74%	6.48%	19.42%	45.32%
0.10%	1.73%	6.45%	19.34%	45.12%
0.19%	3.63%	13.47%	40.62%	94.91%
0.07%	1.08%	4.02%	11.98%	27.95%
0.07%	1.09%	4.07%	12.14%	28.28%
0.07%	1.09%	4.07%	12.14%	28.28%
0.10%	1.66%	6.16%	18.46%	43.07%
0.07%	1.09%	4.07%	12.14%	28.28%
0.07%	1.09%	4.07%	12.14%	28.28%
0.07%	1.14%	4.24%	12.65%	29.48%
0.07%	1.14%	4.25%	12.68%	29.57%
0.07%	1.09%	4.08%	12.17%	28.34%
0.10%	1.60%	5.95%	17.82%	41.80%
0.09%	1.33%	4.97%	14.84%	34.86%
0.08%	1.19%	4.44%	13.27%	31.07%
0.10%	1.45%	5.42%	16.23%	38.03%
0.10%	1.46%	5.44%	16.29%	38.17%
0.10%	1.55%	5.77%	17.31%	40.76%
0.10%	1.51%	5.62%	16.82%	39.52%
0.10%	1.48%	5.50%	16.45%	38.58%
0.00%	7.61%	15.22%	67.83%	174.16%
0.00%	6.54%	13.09%	58.32%	149.54%
0.00%	5.46%	10.93%	53.31%	138.09%
0.00%	5.13%	10.27%	50.11%	129.78%
0.00%	1.60%	3.20%	14.98%	38.55%
0.00%	0.87%	1.75%	8.18%	21.04%
0.00%	1.00%	1.99%	9.33%	24.01%
0.00%	0.72%	1.43%	6.93%	17.92%
0.00%	0.74%	1.48%	7.17%	18.53%
0.00%	0.79%	1.57%	7.59%	19.64%

BLV: SECONDARY INDUSTRIAL

	Description	No of units		BLV (£ m)	Baseline	EVC	BNG	Access	Carbon A+X	Carbon B+Y
1	TRDC-1 - 5 units, 25 DPH, 100% houses and 0% fla	5	0.20	£0.55	£0.62	£0.62	£0.61	£0.59	£0.54	£0.45
2	TRDC-2 - 5 units, 50 DPH, 100% houses and 0% fla	5	0.10	£0.28	£0.62	£0.62	£0.61	£0.59	£0.54	£0.45
3	TRDC-3 - 5 units, 85 DPH, 50% houses and 50% fla	5	0.06	£0.16	£0.43	£0.43	£0.43	£0.41	£0.35	£0.24
4	TRDC-4 - 6 units, 30 DPH, 100% houses and 0% fla	6	0.20	£0.55	£0.74	£0.74	£0.73	£0.71	£0.65	£0.53
5	TRDC-5 - 6 units, 75 DPH, 75% houses and 25% fla	6	0.08	£0.22	£0.63	£0.63	£0.62	£0.60	£0.54	£0.41
6	TRDC-6 - 8 units, 25 DPH, 100% houses and 0% fla	8	0.32	£0.88	£0.99	£0.99	£0.98	£0.95	£0.87	£0.71
7	TRDC-7 - 8 units, 130 DPH, 0% houses and 100% f	8	0.06	£0.17	£0.37	£0.37	£0.36	£0.33	£0.23	£0.03
8	TRDC-8 - 9 units, 112 DPH, 0% houses and 100% f	9	0.08	£0.22	£0.42	£0.42	£0.41	£0.37	£0.26	£0.04
9	TRDC-9 - 10 units, 25 DPH, 100% houses and 0% f	10	0.40	£1.10	£1.19	£1.19	£1.18	£1.14	£1.04	£0.85
10	TRDC-10 - 10 units, 90 DPH, 50% houses and 50%	10	0.11	£0.31	£0.82	£0.82	£0.81	£0.77	£0.66	£0.45
11	TRDC-11 - 20 units, 35 DPH, 100% houses and 0%	20	0.57	£1.58	£2.23	£2.23	£2.20	£2.13	£1.94	£1.56
12	TRDC-12 - 20 units, 50 DPH, 80% houses and 20%	20	0.40	£1.10	£2.28	£2.28	£2.25	£2.18	£1.98	£1.58
13	TRDC-13 - 30 units, 25 DPH, 100% houses and 0%	30	1.20	£3.31	£3.45	£3.45	£3.41	£3.31	£3.04	£2.49
14	TRDC-14 - 30 units, 50 DPH, 80% houses and 20%	30	0.60	£1.66	£3.05	£3.04	£3.01	£2.90	£2.61	£2.04
15	TRDC-15 - 40 units, 50 DPH, 80% houses and 20%	40	0.80	£2.21	£3.62	£3.61	£3.56	£3.42	£3.03	£2.25
16	TRDC-16 - 40 units, 80 DPH, 50% houses and 50%	40	0.50	£1.38	£3.22	£3.21	£3.16	£3.01	£2.60	£1.77
17	TRDC-17 - 50 units, 35 DPH, 100% houses and 0%	50	1.43	£3.94	£5.75	£5.75	£5.69	£5.52	£5.06	£4.14
18	TRDC-18 - 50 units, 80 DPH, 50% houses and 50%	50	0.63	£1.73	£4.02	£4.02	£3.95	£3.76	£3.24	£2.21
19	TRDC-19 - 60 units, 100 DPH, 0% houses and 100%	60	0.60	£1.66	£2.55	£2.55	£2.46	£2.21	£1.52	£0.13
20	TRDC-20 - 60 units, 35 DPH, 100% houses and 0%	60	1.71	£4.73	£6.90	£6.89	£6.83	£6.62	£6.07	£4.97
21	TRDC-21 - 70 units, 50 DPH, 80% houses and 20%	70	1.40	£3.87	£7.11	£7.10	£7.02	£6.77	£6.10	£4.74
22	TRDC-22 - 70 units, 35 DPH, 100% houses and 0%	70	2.00	£5.52	£7.89	£7.88	£7.80	£7.57	£6.93	£5.66
23	TRDC-23 - 80 units, 50 DPH, 100% houses and 0%	80	1.60	£4.42	£9.01	£9.01	£8.92	£8.65	£7.92	£6.47
24	TRDC-24 - 80 units, 80 DPH, 55% houses and 45%	80	1.00	£2.76	£6.56	£6.55	£6.45	£6.16	£5.35	£3.73
25	TRDC-25 - 95 units, 28 DPH, 100% houses and 0%	95	3.39	£9.37	£10.71	£10.70	£10.59	£10.27	£9.41	£7.68
26	TRDC-26 - 100 units, 15 DPH, 100% houses and 0%	100	6.67	£18.41	£11.27	£11.26	£11.15	£10.81	£9.90	£8.08
27	TRDC-27 - 100 units, 35 DPH, 95% houses and 5%	100	2.86	£7.89	£10.94	£10.93	£10.82	£10.48	£9.56	£7.72
28	TRDC-28 - 130 units, 35.14 DPH, 95% houses and	130	3.70	£10.21	£13.97	£13.96	£13.81	£13.37	£12.20	£9.84
29	TRDC-29 - 145 units, 24.83 DPH, 100% houses and	145	5.84	£16.12	£16.05	£16.04	£15.87	£15.39	£14.10	£11.50
30	TRDC-30 - 165 units, 70.87 DPH, 60% houses and	165	2.33	£6.43	£13.58	£13.57	£13.36	£12.77	£11.16	£7.90
31	TRDC-31 - 250 units, 35.07 DPH, 90% houses and	250	7.13	£19.68	£22.66	£22.64	£22.36	£21.54	£19.30	£14.76
32	TRDC-32 - 400 units, 15.69 DPH, 100% houses and	400	25.49	£70.39	£34.27	£34.24	£33.86	£32.74	£29.72	£23.62
33	TRDC-33 - 500 units, 20 DPH, 100% houses and 0%	500	25.00	£69.02	£34.42	£34.39	£33.92	£32.55	£28.84	£21.33
34	TRDC-34 - 750 units, 20 DPH, 100% houses and 0%	750	37.50	£103.54	£48.25	£48.20	£47.54	£45.62	£40.39	£29.83
35	TRDC-35 - 1000 units, 20 DPH, 100% houses and 0	1,000	50.00	£138.05	£58.50	£58.44	£57.59	£55.12	£48.37	£34.65
36	TRDC-36 - 1250 units, 20 DPH, 100% houses and 0	1,250	62.50	£172.56	£69.55	£69.48	£68.51	£65.65	£57.85	£42.07
37	TRDC-37 - 1500 units, 20 DPH, 100% houses and 0	1,500	75.00	£207.07	£79.18	£79.11	£78.01	£74.83	£66.16	£48.63
38	TRDC-CARE1 (75 rooms)	-	1.00	£2.76	£0.68	£0.68	£0.63	£0.58	£0.22	-£0.51
39	TRDC-CARE2 (40 rooms)	-	0.33	£0.91	£0.42	£0.42	£0.40	£0.37	£0.18	-£0.21
40	TRDC-OFF1	-	0.50	£1.38	-£2.07	-£2.07	-£2.18	-£2.30	-£3.17	-£4.93
41	TRDC-OFF2	-	0.50	£1.38	-£2.94	-£2.94	-£3.09	-£3.24	-£4.41	-£6.75
42	TRDC-RET1	-	1.00	£2.76	£2.35	£2.35	£2.31	£2.27	£1.99	£1.44
43	TRDC-RET2	-	0.50	£1.38	£5.73	£5.73	£5.68	£5.63	£5.26	£4.52
44	TRDC-RET3	-	0.25	£0.69	£2.51	£2.51	£2.49	£2.46	£2.28	£1.91
45	TRDC-IND1	-	1.00	£2.76	£3.54	£3.54	£3.51	£3.49	£3.29	£2.90
46	TRDC-IND2	-	1.00	£2.76	£4.39	£4.39	£4.36	£4.33	£4.08	£3.58
47	TRDC-IND3	-	1.00	£2.76	£5.07	£5.07	£5.03	£4.99	£4.68	£4.07

% change in residual land values resulting from policy change

EVC	BNG	Access	Carbon A+X	Carbon B+Y
0.07%	1.07%	4.01%	11.94%	27.81%
0.07%	1.07%	4.01%	11.94%	27.81%
0.10%	1.70%	6.34%	19.02%	44.37%
0.07%	1.07%	4.01%	11.94%	27.81%
0.08%	1.33%	4.95%	14.79%	34.48%
0.07%	1.07%	4.01%	11.94%	27.81%
0.19%	3.50%	13.01%	39.21%	91.61%
0.19%	3.50%	13.01%	39.21%	91.61%
0.07%	1.11%	4.15%	12.37%	28.81%
0.10%	1.74%	6.48%	19.42%	45.32%
0.08%	1.15%	4.29%	12.79%	29.85%
0.07%	1.18%	4.40%	13.16%	30.66%
0.07%	1.08%	4.02%	11.98%	27.89%
0.08%	1.27%	4.75%	14.20%	33.08%
0.09%	1.46%	5.42%	16.21%	37.77%
0.10%	1.73%	6.45%	19.34%	45.12%
0.07%	1.08%	4.02%	11.98%	27.95%
0.10%	1.74%	6.48%	19.42%	45.32%
0.10%	1.73%	6.45%	19.34%	45.12%
0.19%	3.63%	13.47%	40.62%	94.91%
0.07%	1.08%	4.02%	11.98%	27.95%
0.07%	1.09%	4.07%	12.14%	28.28%
0.07%	1.09%	4.07%	12.14%	28.28%
0.10%	1.66%	6.16%	18.46%	43.07%
0.07%	1.09%	4.07%	12.14%	28.28%
0.07%	1.09%	4.07%	12.14%	28.28%
0.07%	1.14%	4.24%	12.65%	29.48%
0.07%	1.14%	4.25%	12.68%	29.57%
0.07%	1.09%	4.08%	12.17%	28.34%
0.10%	1.60%	5.95%	17.82%	41.80%
0.09%	1.33%	4.97%	14.84%	34.86%
0.08%	1.19%	4.44%	13.27%	31.07%
0.10%	1.45%	5.42%	16.23%	38.03%
0.10%	1.46%	5.44%	16.29%	38.17%
0.10%	1.55%	5.77%	17.31%	40.76%
0.10%	1.51%	5.62%	16.82%	39.52%
0.10%	1.48%	5.50%	16.45%	38.58%
0.00%	7.61%	15.22%	67.83%	174.16%
0.00%	6.54%	13.09%	58.32%	149.54%
0.00%	5.46%	10.93%	53.31%	138.09%
0.00%	5.13%	10.27%	50.11%	129.78%
0.00%	1.60%	3.20%	14.98%	38.55%
0.00%	0.87%	1.75%	8.18%	21.04%
0.00%	1.00%	1.99%	9.33%	24.01%
0.00%	0.72%	1.43%	6.93%	17.92%
0.00%	0.74%	1.48%	7.17%	18.53%
0.00%	0.79%	1.57%	7.59%	19.64%

BLV: GREENFIELD - UPPER END OF RANGE

	Description	No of units		BLV (£ m)	Baseline	EVC	BNG	Access	Carbon A+X	Carbon B+Y
1	TRDC-1 - 5 units, 25 DPH, 100% houses and 0% fla	5	0.20	£0.07	£0.62	£0.62	£0.61	£0.59	£0.54	£0.45
2	TRDC-2 - 5 units, 50 DPH, 100% houses and 0% fla	5	0.10	£0.04	£0.62	£0.62	£0.61	£0.59	£0.54	£0.45
3	TRDC-3 - 5 units, 85 DPH, 50% houses and 50% fla	5	0.06	£0.02	£0.43	£0.43	£0.43	£0.41	£0.35	£0.24
4	TRDC-4 - 6 units, 30 DPH, 100% houses and 0% fla	6	0.20	£0.07	£0.74	£0.74	£0.73	£0.71	£0.65	£0.53
5	TRDC-5 - 6 units, 75 DPH, 75% houses and 25% fla	6	0.08	£0.03	£0.63	£0.63	£0.62	£0.60	£0.54	£0.41
6	TRDC-6 - 8 units, 25 DPH, 100% houses and 0% fla	8	0.32	£0.12	£0.99	£0.99	£0.98	£0.95	£0.87	£0.71
7	TRDC-7 - 8 units, 130 DPH, 0% houses and 100% f	8	0.06	£0.02	£0.37	£0.37	£0.36	£0.33	£0.23	£0.03
8	TRDC-8 - 9 units, 112 DPH, 0% houses and 100% f	9	0.08	£0.03	£0.42	£0.42	£0.41	£0.37	£0.26	£0.04
9	TRDC-9 - 10 units, 25 DPH, 100% houses and 0% f	10	0.40	£0.15	£1.19	£1.19	£1.18	£1.14	£1.04	£0.85
10	TRDC-10 - 10 units, 90 DPH, 50% houses and 50%	10	0.11	£0.04	£0.82	£0.82	£0.81	£0.77	£0.66	£0.45
11	TRDC-11 - 20 units, 35 DPH, 100% houses and 0%	20	0.57	£0.21	£2.23	£2.23	£2.20	£2.13	£1.94	£1.56
12	TRDC-12 - 20 units, 50 DPH, 80% houses and 20%	20	0.40	£0.15	£2.28	£2.28	£2.25	£2.18	£1.98	£1.58
13	TRDC-13 - 30 units, 25 DPH, 100% houses and 0%	30	1.20	£0.45	£3.45	£3.45	£3.41	£3.31	£3.04	£2.49
14	TRDC-14 - 30 units, 50 DPH, 80% houses and 20%	30	0.60	£0.22	£3.05	£3.04	£3.01	£2.90	£2.61	£2.04
15	TRDC-15 - 40 units, 50 DPH, 80% houses and 20%	40	0.80	£0.30	£3.62	£3.61	£3.56	£3.42	£3.03	£2.25
16	TRDC-16 - 40 units, 80 DPH, 50% houses and 50%	40	0.50	£0.19	£3.22	£3.21	£3.16	£3.01	£2.60	£1.77
17	TRDC-17 - 50 units, 35 DPH, 100% houses and 0%	50	1.43	£0.53	£5.75	£5.75	£5.69	£5.52	£5.06	£4.14
18	TRDC-18 - 50 units, 80 DPH, 50% houses and 50%	50	0.63	£0.23	£4.02	£4.02	£3.95	£3.76	£3.24	£2.21
19	TRDC-19 - 60 units, 100 DPH, 0% houses and 100%	60	0.60	£0.22	£2.55	£2.55	£2.46	£2.21	£1.52	£0.13
20	TRDC-20 - 60 units, 35 DPH, 100% houses and 0%	60	1.71	£0.64	£6.90	£6.89	£6.83	£6.62	£6.07	£4.97
21	TRDC-21 - 70 units, 50 DPH, 80% houses and 20%	70	1.40	£0.52	£7.11	£7.10	£7.02	£6.77	£6.10	£4.74
22	TRDC-22 - 70 units, 35 DPH, 100% houses and 0%	70	2.00	£0.75	£7.89	£7.88	£7.80	£7.57	£6.93	£5.66
23	TRDC-23 - 80 units, 50 DPH, 100% houses and 0%	80	1.60	£0.60	£9.01	£9.01	£8.92	£8.65	£7.92	£6.47
24	TRDC-24 - 80 units, 80 DPH, 55% houses and 45%	80	1.00	£0.37	£6.56	£6.55	£6.45	£6.16	£5.35	£3.73
25	TRDC-25 - 95 units, 28 DPH, 100% houses and 0%	95	3.39	£1.27	£10.71	£10.70	£10.59	£10.27	£9.41	£7.68
26	TRDC-26 - 100 units, 15 DPH, 100% houses and 0%	100	6.67	£2.49	£11.27	£11.26	£11.15	£10.81	£9.90	£8.08
27	TRDC-27 - 100 units, 35 DPH, 95% houses and 5%	100	2.86	£1.07	£10.94	£10.93	£10.82	£10.48	£9.56	£7.72
28	TRDC-28 - 130 units, 35.14 DPH, 95% houses and	130	3.70	£1.38	£13.97	£13.96	£13.81	£13.37	£12.20	£9.84
29	TRDC-29 - 145 units, 24.83 DPH, 100% houses and	145	5.84	£2.18	£16.05	£16.04	£15.87	£15.39	£14.10	£11.50
30	TRDC-30 - 165 units, 70.87 DPH, 60% houses and	165	2.33	£0.87	£13.58	£13.57	£13.36	£12.77	£11.16	£7.90
31	TRDC-31 - 250 units, 35.07 DPH, 90% houses and	250	7.13	£2.67	£22.66	£22.64	£22.36	£21.54	£19.30	£14.76
32	TRDC-32 - 400 units, 15.69 DPH, 100% houses and	400	25.49	£9.53	£34.27	£34.24	£33.86	£32.74	£29.72	£23.62
33	TRDC-33 - 500 units, 20 DPH, 100% houses and 0%	500	25.00	£9.35	£34.42	£34.39	£33.92	£32.55	£28.84	£21.33
34	TRDC-34 - 750 units, 20 DPH, 100% houses and 0%	750	37.50	£14.03	£48.25	£48.20	£47.54	£45.62	£40.39	£29.83
35	TRDC-35 - 1000 units, 20 DPH, 100% houses and 0	1,000	50.00	£18.70	£58.50	£58.44	£57.59	£55.12	£48.37	£34.65
36	TRDC-36 - 1250 units, 20 DPH, 100% houses and 0	1,250	62.50	£23.38	£69.55	£69.48	£68.51	£65.65	£57.85	£42.07
37	TRDC-37 - 1500 units, 20 DPH, 100% houses and 0	1,500	75.00	£28.05	£79.18	£79.11	£78.01	£74.83	£66.16	£48.63
38	TRDC-CARE1 (75 rooms)	-	1.00	£0.37	£0.68	£0.68	£0.63	£0.58	£0.22	-£0.51
39	TRDC-CARE2 (40 rooms)	-	0.33	£0.12	£0.42	£0.42	£0.40	£0.37	£0.18	-£0.21
40	TRDC-OFF1	-	0.50	£0.19	-£2.07	-£2.07	-£2.18	-£2.30	-£3.17	-£4.93
41	TRDC-OFF2	-	0.50	£0.19	-£2.94	-£2.94	-£3.09	-£3.24	-£4.41	-£6.75
42	TRDC-RET1	-	1.00	£0.37	£2.35	£2.35	£2.31	£2.27	£1.99	£1.44
43	TRDC-RET2	-	0.50	£0.19	£5.73	£5.73	£5.68	£5.63	£5.26	£4.52
44	TRDC-RET3	-	0.25	£0.09	£2.51	£2.51	£2.49	£2.46	£2.28	£1.91
45	TRDC-IND1	-	1.00	£0.37	£3.54	£3.54	£3.51	£3.49	£3.29	£2.90
46	TRDC-IND2	-	1.00	£0.37	£4.39	£4.39	£4.36	£4.33	£4.08	£3.58
47	TRDC-IND3	-	1.00	£0.37	£5.07	£5.07	£5.03	£4.99	£4.68	£4.07

% change in residual land values resulting from policy change

EVC	BNG	Access	Carbon A+X	Carbon B+Y
0.07%	1.07%	4.01%	11.94%	27.81%
0.07%	1.07%	4.01%	11.94%	27.81%
0.10%	1.70%	6.34%	19.02%	44.37%
0.07%	1.07%	4.01%	11.94%	27.81%
0.08%	1.33%	4.95%	14.79%	34.48%
0.07%	1.07%	4.01%	11.94%	27.81%
0.19%	3.50%	13.01%	39.21%	91.61%
0.19%	3.50%	13.01%	39.21%	91.61%
0.07%	1.11%	4.15%	12.37%	28.81%
0.10%	1.74%	6.48%	19.42%	45.32%
0.08%	1.15%	4.29%	12.79%	29.85%
0.07%	1.18%	4.40%	13.16%	30.66%
0.07%	1.08%	4.02%	11.98%	27.89%
0.08%	1.27%	4.75%	14.20%	33.08%
0.09%	1.46%	5.42%	16.21%	37.77%
0.10%	1.73%	6.45%	19.34%	45.12%
0.07%	1.08%	4.02%	11.98%	27.95%

THREE RIVERS DISTRICT COUNCIL Sales value (£ psm): £6,850 AH tenure (rent / SO): 70% 30%
AH %: 40%

BLV: SECONDARY OFFICES / RETAIL

	Description	No of units	Site area	BLV (£ m)	Baseline	EVC	BNG	Access	Carbon A+X	Carbon B+Y
1	TRDC-1 - 5 units, 25 DPH, 100% houses and 0% fla	5	0.20	£1.23	£0.669	£0.669	£0.662	£0.644	£0.595	£0.497
2	TRDC-2 - 5 units, 50 DPH, 100% houses and 0% fla	5	0.10	£0.61	£0.669	£0.669	£0.662	£0.644	£0.595	£0.497
3	TRDC-3 - 5 units, 85 DPH, 50% houses and 50% fla	5	0.06	£0.36	£0.483	£0.483	£0.476	£0.456	£0.401	£0.291
4	TRDC-4 - 6 units, 30 DPH, 100% houses and 0% fla	6	0.20	£1.23	£0.803	£0.802	£0.795	£0.773	£0.714	£0.597
5	TRDC-5 - 6 units, 75 DPH, 75% houses and 25% fla	6	0.08	£0.49	£0.694	£0.693	£0.686	£0.663	£0.600	£0.476
6	TRDC-6 - 8 units, 25 DPH, 100% houses and 0% fla	8	0.32	£1.96	£1.070	£1.070	£1.060	£1.031	£0.953	£0.796
7	TRDC-7 - 8 units, 130 DPH, 0% houses and 100% f	8	0.06	£0.38	£0.450	£0.450	£0.437	£0.402	£0.304	£0.108
8	TRDC-8 - 9 units, 112 DPH, 0% houses and 100% f	9	0.08	£0.49	£0.507	£0.506	£0.492	£0.452	£0.342	£0.121
9	TRDC-9 - 10 units, 25 DPH, 100% houses and 0% f	10	0.40	£2.45	£1.295	£1.294	£1.282	£1.246	£1.148	£0.952
10	TRDC-10 - 10 units, 90 DPH, 50% houses and 50%	10	0.11	£0.68	£0.923	£0.922	£0.909	£0.870	£0.763	£0.549
11	TRDC-11 - 20 units, 35 DPH, 100% houses and 0%	20	0.57	£3.50	£2.426	£2.426	£2.402	£2.332	£2.143	£1.764
12	TRDC-12 - 20 units, 50 DPH, 80% houses and 20%	20	0.40	£2.45	£2.480	£2.478	£2.453	£2.379	£2.180	£1.781
13	TRDC-13 - 30 units, 25 DPH, 100% houses and 0%	30	1.20	£7.36	£3.747	£3.745	£3.710	£3.609	£3.334	£2.785
14	TRDC-14 - 30 units, 50 DPH, 80% houses and 20%	30	0.60	£3.68	£3.340	£3.337	£3.301	£3.195	£2.907	£2.332
15	TRDC-15 - 40 units, 50 DPH, 80% houses and 20%	40	0.80	£4.90	£3.995	£3.992	£3.942	£3.799	£3.409	£2.629
16	TRDC-16 - 40 units, 80 DPH, 50% houses and 50%	40	0.50	£3.06	£3.601	£3.598	£3.546	£3.394	£2.979	£2.150
17	TRDC-17 - 50 units, 35 DPH, 100% houses and 0%	50	1.43	£8.76	£6.245	£6.241	£6.183	£6.014	£5.557	£4.641
18	TRDC-18 - 50 units, 80 DPH, 50% houses and 50%	50	0.63	£3.83	£4.502	£4.497	£4.432	£4.242	£3.724	£2.687
19	TRDC-19 - 60 units, 100 DPH, 0% houses and 100%	60	0.60	£3.68	£3.104	£3.099	£3.011	£2.759	£2.066	£0.680
20	TRDC-20 - 60 units, 35 DPH, 100% houses and 0%	60	1.71	£10.51	£7.494	£7.490	£7.420	£7.217	£6.668	£5.570
21	TRDC-21 - 70 units, 50 DPH, 80% houses and 20%	70	1.40	£8.58	£7.793	£7.787	£7.702	£7.455	£6.784	£5.432
22	TRDC-22 - 70 units, 35 DPH, 100% houses and 0%	70	2.00	£12.26	£8.574	£8.569	£8.488	£8.253	£7.617	£6.344
23	TRDC-23 - 80 units, 50 DPH, 100% houses and 0%	80	1.60	£9.81	£9.799	£9.793	£9.701	£9.432	£8.705	£7.250
24	TRDC-24 - 80 units, 80 DPH, 55% houses and 45%	80	1.00	£6.13	£7.318	£7.311	£7.209	£6.914	£6.106	£4.492
25	TRDC-25 - 95 units, 28 DPH, 100% houses and 0%	95	3.39	£20.80	£11.637	£11.629	£11.520	£11.201	£10.337	£8.609
26	TRDC-26 - 100 units, 15 DPH, 100% houses and 0%	100	6.67	£40.86	£12.249	£12.241	£12.126	£11.790	£10.881	£9.062
27	TRDC-27 - 100 units, 35 DPH, 95% houses and 5%	100	2.86	£17.51	£11.917	£11.909	£11.792	£11.453	£10.533	£8.692
28	TRDC-28 - 130 units, 35.14 DPH, 95% houses and	130	3.70	£22.68	£15.217	£15.206	£15.058	£14.623	£13.446	£11.092
29	TRDC-29 - 145 units, 24.83 DPH, 100% houses and	145	5.84	£35.79	£17.447	£17.435	£17.271	£16.792	£15.494	£12.900
30	TRDC-30 - 165 units, 70.87 DPH, 60% houses and	165	2.33	£14.27	£15.108	£15.095	£14.891	£14.300	£12.687	£9.447
31	TRDC-31 - 250 units, 35.07 DPH, 90% houses and	250	7.13	£43.69	£24.973	£24.953	£24.671	£23.846	£21.609	£17.096
32	TRDC-32 - 400 units, 15.69 DPH, 100% houses and	400	25.49	£156.26	£37.521	£37.494	£37.113	£35.999	£32.983	£26.909
33	TRDC-33 - 500 units, 20 DPH, 100% houses and 0%	500	25.00	£153.23	£38.403	£38.370	£37.902	£36.536	£32.839	£25.381
34	TRDC-34 - 750 units, 20 DPH, 100% houses and 0%	750	37.50	£229.85	£53.856	£53.810	£53.153	£51.233	£46.036	£35.534
35	TRDC-35 - 1000 units, 20 DPH, 100% houses and 0	1,000	50.00	£306.47	£65.598	£65.539	£64.698	£62.227	£55.532	£41.952
36	TRDC-36 - 1250 units, 20 DPH, 100% houses and 0	1,250	62.50	£383.08	£77.849	£77.780	£76.810	£73.964	£66.225	£50.569
37	TRDC-37 - 1500 units, 20 DPH, 100% houses and 0	1,500	75.00	£459.70	£88.497	£88.420	£87.337	£84.170	£75.550	£58.158
38	TRDC-CARE1 (75 rooms)	-	1.00	£6.13	£0.682	£0.682	£0.631	£0.579	£0.220	-£0.506
39	TRDC-CARE2 (40 rooms)	-	0.33	£2.02	£0.423	£0.423	£0.396	£0.368	£0.176	-£0.210
40	TRDC-OFF1	-	0.50	£3.06	-£2.071	-£2.071	-£2.184	-£2.297	-£3.175	-£4.930
41	TRDC-OFF2	-	0.50	£3.06	-£2.938	-£2.938	-£3.088	-£3.239	-£4.409	-£6.750
42	TRDC-RET1	-	1.00	£6.13	£2.346	£2.346	£2.308	£2.271	£1.994	£1.441
43	TRDC-RET2	-	0.50	£3.06	£5.729	£5.729	£5.679	£5.629	£5.260	£4.523
44	TRDC-RET3	-	0.25	£1.53	£2.511	£2.511	£2.486	£2.461	£2.277	£1.908
45	TRDC-IND1	-	1.00	£6.13	£3.536	£3.536	£3.511	£3.485	£3.291	£2.903
46	TRDC-IND2	-	1.00	£6.13	£4.395	£4.395	£4.362	£4.330	£4.080	£3.580
47	TRDC-IND3	-	1.00	£6.13	£5.068	£5.068	£5.028	£4.988	£4.683	£4.072

Cumlative impact of policies
% change in residual land values resulting from policy change

EVC	BNG	Access	Carbon A+X	Carbon B+Y
0.07%	0.99%	3.69%	11.01%	25.64%
0.07%	0.99%	3.69%	11.01%	25.64%
0.09%	1.53%	5.68%	17.04%	39.76%
0.07%	0.99%	3.69%	11.01%	25.64%
0.08%	1.21%	4.51%	13.48%	31.43%
0.07%	0.99%	3.69%	11.01%	25.64%
0.16%	2.91%	10.79%	32.54%	76.03%
0.16%	2.91%	10.79%	32.54%	76.03%
0.07%	1.02%	3.82%	11.37%	26.49%
0.09%	1.55%	5.79%	17.35%	40.48%
0.07%	1.06%	3.94%	11.74%	27.34%
0.07%	1.09%	4.04%	12.09%	28.17%
0.07%	0.99%	3.70%	11.03%	25.68%
0.07%	1.16%	4.33%	12.95%	30.18%
0.07%	1.32%	4.91%	14.67%	34.20%
0.08%	1.32%	4.91%	14.67%	34.20%
0.09%	1.54%	5.76%	17.27%	40.31%
0.07%	0.99%	3.70%	11.03%	25.68%
0.09%	1.54%	5.76%	17.27%	40.31%
0.16%	2.99%	11.09%	33.43%	78.10%
0.07%	0.99%	3.70%	11.03%	25.68%
0.07%	1.16%	4.33%	12.95%	30.30%
0.07%	1.01%	3.75%	11.17%	26.02%
0.07%	1.01%	3.75%	11.17%	26.02%
0.09%	1.48%	5.52%	16.55%	38.61%
0.07%	1.01%	3.75%	11.17%	26.02%
0.07%	1.01%	3.75%	11.17%	26.02%
0.07%	1.04%	3.89%	11.62%	27.06%
0.07%	1.05%	3.90%	11.64%	27.11%
0.07%	1.01%	3.75%	11.19%	26.06%
0.09%	1.44%	5.35%	16.02%	37.47%
0.08%	1.21%	4.51%	13.47%	31.54%
0.07%	1.09%	4.06%	12.10%	28.28%
0.09%	1.30%	4.86%	14.49%	33.91%
0.09%	1.31%	4.87%	14.52%	34.02%
0.09%	1.37%	5.14%	15.34%	36.05%
0.09%	1.34%	4.99%	14.93%	35.04%
0.09%	1.31%	4.89%	14.63%	34.28%
0.00%	7.61%	15.22%	67.83%	174.16%
0.00%	6.54%	13.09%	58.32%	149.54%
0.00%	5.46%	10.93%	53.31%	138.09%
0.00%	5.13%	10.27%	50.11%	129.78%
0.00%	1.60%	3.20%	14.98%	38.55%
0.00%	0.87%	1.75%	8.18%	21.04%
0.00%	1.00%	1.99%	9.33%	24.01%
0.00%	0.72%	1.43%	6.93%	17.92%
0.00%	0.74%	1.48%	7.17%	18.53%
0.00%	0.79%	1.57%	7.59%	19.64%

BLV: SECONDARY INDUSTRIAL

	Description	No of units		BLV (£ m)	Baseline	EVC	BNG	Access	Carbon A+X	Carbon B+Y
1	TRDC-1 - 5 units, 25 DPH, 100% houses and 0% fla	5	0.20	£0.55	£0.67	£0.67	£0.66	£0.64	£0.60	£0.50
2	TRDC-2 - 5 units, 50 DPH, 100% houses and 0% fla	5	0.10	£0.28	£0.67	£0.67	£0.66	£0.64	£0.60	£0.50
3	TRDC-3 - 5 units, 85 DPH, 50% houses and 50% fla	5	0.06	£0.16	£0.48	£0.48	£0.48	£0.46	£0.40	£0.29
4	TRDC-4 - 6 units, 30 DPH, 100% houses and 0% fla	6	0.20	£0.55	£0.80	£0.80	£0.79	£0.77	£0.71	£0.60
5	TRDC-5 - 6 units, 75 DPH, 75% houses and 25% fla	6	0.08	£0.22	£0.69	£0.69	£0.69	£0.66	£0.60	£0.48
6	TRDC-6 - 8 units, 25 DPH, 100% houses and 0% fla	8	0.32	£0.88	£1.07	£1.07	£1.06	£1.03	£0.95	£0.80
7	TRDC-7 - 8 units, 130 DPH, 0% houses and 100% f	8	0.06	£0.17	£0.45	£0.45	£0.44	£0.40	£0.30	£0.11
8	TRDC-8 - 9 units, 112 DPH, 0% houses and 100% f	9	0.08	£0.22	£0.51	£0.51	£0.49	£0.45	£0.34	£0.12
9	TRDC-9 - 10 units, 25 DPH, 100% houses and 0% f	10	0.40	£1.10	£1.30	£1.29	£1.28	£1.25	£1.15	£0.95
10	TRDC-10 - 10 units, 90 DPH, 50% houses and 50%	10	0.11	£0.31	£0.92	£0.92	£0.91	£0.87	£0.76	£0.55
11	TRDC-11 - 20 units, 35 DPH, 100% houses and 0%	20	0.57	£1.58	£2.43	£2.43	£2.40	£2.33	£2.14	£1.76
12	TRDC-12 - 20 units, 50 DPH, 80% houses and 20%	20	0.40	£1.10	£2.48	£2.48	£2.45	£2.38	£2.18	£1.78
13	TRDC-13 - 30 units, 25 DPH, 100% houses and 0%	30	1.20	£3.31	£3.75	£3.74	£3.71	£3.61	£3.33	£2.78
14	TRDC-14 - 30 units, 50 DPH, 80% houses and 20%	30	0.60	£1.66	£3.34	£3.34	£3.30	£3.20	£2.91	£2.33
15	TRDC-15 - 40 units, 50 DPH, 80% houses and 20%	40	0.80	£2.21	£4.00	£3.99	£3.94	£3.80	£3.41	£2.63
16	TRDC-16 - 40 units, 80 DPH, 50% houses and 50%	40	0.50	£1.38	£3.60	£3.60	£3.55	£3.39	£2.98	£2.15
17	TRDC-17 - 50 units, 35 DPH, 100% houses and 0%	50	1.43	£3.94	£6.25	£6.24	£6.18	£6.01	£5.56	£4.64
18	TRDC-18 - 50 units, 80 DPH, 50% houses and 50%	50	0.63	£1.73	£4.50	£4.50	£4.43	£4.24	£3.72	£2.69
19	TRDC-19 - 60 units, 100 DPH, 0% houses and 100%	60	0.60	£1.66	£3.10	£3.10	£3.01	£2.76	£2.07	£0.68
20	TRDC-20 - 60 units, 35 DPH, 100% houses and 0%	60	1.71	£4.73	£7.49	£7.49	£7.42	£7.22	£6.67	£5.57
21	TRDC-21 - 70 units, 50 DPH, 80% houses and 20%	70	1.40	£3.87	£7.79	£7.79	£7.70	£7.46	£6.78	£5.43
22	TRDC-22 - 70 units, 35 DPH, 100% houses and 0%	70	2.00	£5.52	£8.57	£8.57	£8.49	£8.25	£7.62	£6.34
23	TRDC-23 - 80 units, 50 DPH, 100% houses and 0%	80	1.60	£4.42	£9.80	£9.79	£9.70	£9.43	£8.70	£7.25
24	TRDC-24 - 80 units, 80 DPH, 55% houses and 45%	80	1.00	£2.76	£7.32	£7.31	£7.21	£6.91	£6.11	£4.49
25	TRDC-25 - 95 units, 28 DPH, 100% houses and 0%	95	3.39	£9.37	£11.64	£11.63	£11.52	£11.20	£10.34	£8.61
26	TRDC-26 - 100 units, 15 DPH, 100% houses and 0%	100	6.67	£18.41	£12.25	£12.24	£12.13	£11.79	£10.88	£9.06
27	TRDC-27 - 100 units, 35 DPH, 95% houses and 5%	100	2.86	£7.89	£11.92	£11.91	£11.79	£11.45	£10.53	£8.69
28	TRDC-28 - 130 units, 35.14 DPH, 95% houses and	130	3.70	£10.21	£15.22	£15.21	£15.06	£14.62	£13.45	£11.09
29	TRDC-29 - 145 units, 24.83 DPH, 100% houses and	145	5.84	£16.12	£17.45	£17.44	£17.27	£16.79	£15.49	£12.90
30	TRDC-30 - 165 units, 70.87 DPH, 60% houses and	165	2.33	£6.43	£15.11	£15.09	£14.89	£14.30	£12.69	£9.45
31	TRDC-31 - 250 units, 35.07 DPH, 90% houses and	250	7.13	£19.68	£24.97	£24.95	£24.67	£23.85	£21.61	£17.10
32	TRDC-32 - 400 units, 15.69 DPH, 100% houses and	400	25.49	£70.39	£37.52	£37.49	£37.11	£36.00	£32.98	£26.91
33	TRDC-33 - 500 units, 20 DPH, 100% houses and 0%	500	25.00	£69.02	£38.40	£38.37	£37.90	£36.54	£32.84	£25.38
34	TRDC-34 - 750 units, 20 DPH, 100% houses and 0%	750	37.50	£103.54	£53.86	£53.81	£53.15	£51.23	£46.04	£35.53
35	TRDC-35 - 1000 units, 20 DPH, 100% houses and 0	1,000	50.00	£138.05	£65.60	£65.54	£64.70	£62.23	£55.53	£41.95
36	TRDC-36 - 1250 units, 20 DPH, 100% houses and 0	1,250	62.50	£172.56	£77.85	£77.78	£76.81	£73.96	£66.23	£50.57
37	TRDC-37 - 1500 units, 20 DPH, 100% houses and 0	1,500	75.00	£207.07	£88.50	£88.42	£87.34	£84.17	£75.55	£58.16
38	TRDC-CARE1 (75 rooms)	-	1.00	£2.76	£0.68	£0.68	£0.63	£0.58	£0.22	-£0.51
39	TRDC-CARE2 (40 rooms)	-	0.33	£0.91	£0.42	£0.42	£0.40	£0.37	£0.18	-£0.21
40	TRDC-OFF1	-	0.50	£1.38	-£2.07	-£2.07	-£2.18	-£2.30	-£3.17	-£4.93
41	TRDC-OFF2	-	0.50	£1.38	-£2.94	-£2.94	-£3.09	-£3.24	-£4.41	-£6.75
42	TRDC-RET1	-	1.00	£2.76	£2.35	£2.35	£2.31	£2.27	£1.99	£1.44
43	TRDC-RET2	-	0.50	£1.38	£5.73	£5.73	£5.68	£5.63	£5.26	£4.52
44	TRDC-RET3	-	0.25	£0.69	£2.51	£2.51	£2.49	£2.46	£2.28	£1.91
45	TRDC-IND1	-	1.00	£2.76	£3.54	£3.54	£3.51	£3.49	£3.29	£2.90
46	TRDC-IND2	-	1.00	£2.76	£4.39	£4.39	£4.36	£4.33	£4.08	£3.58
47	TRDC-IND3	-	1.00	£2.76	£5.07	£5.07	£5.03	£4.99	£4.68	£4.07

% change in residual land values resulting from policy change

EVC	BNG	Access	Carbon A+X	Carbon B+Y
0.07%	0.99%	3.69%	11.01%	25.64%
0.07%	0.99%	3.69%	11.01%	25.64%
0.09%	1.53%	5.68%	17.04%	39.76%
0.07%	0.99%	3.69%	11.01%	25.64%
0.08%	1.21%	4.51%	13.48%	31.43%
0.07%	0.99%	3.69%	11.01%	25.64%
0.16%	2.91%	10.79%	32.54%	76.03%
0.16%	2.91%	10.79%	32.54%	76.03%
0.07%	1.02%	3.82%	11.37%	26.49%
0.09%	1.55%	5.79%	17.35%	40.48%
0.07%	1.06%	3.94%	11.74%	27.34%
0.07%	1.09%	4.04%	12.09%	28.17%
0.07%	0.99%	3.70%	11.03%	25.68%
0.07%	1.16%	4.33%	12.95%	30.18%
0.07%	1.32%	4.91%	14.67%	34.20%
0.09%	1.54%	5.76%	17.27%	40.31%
0.07%	0.99%	3.70%	11.03%	25.68%
0.09%	1.54%	5.76%	17.27%	40.31%
0.16%	2.99%	11.09%	33.43%	78.10%
0.07%	0.99%	3.70%	11.03%	25.68%
0.07%	1.16%	4.33%	12.95%	30.30%
0.07%	1.01%	3.75%	11.17%	26.02%
0.07%	1.01%	3.75%	11.17%	26.02%
0.09%	1.48%	5.52%	16.55%	38.61%
0.07%	1.01%	3.75%	11.17%	26.02%
0.07%	1.01%	3.75%	11.17%	26.02%
0.07%	1.04%	3.89%	11.62%	27.06%
0.07%	1.05%	3.90%	11.64%	27.11%
0.07%	1.01%	3.75%	11.19%	26.06%
0.09%	1.44%	5.35%	16.02%	37.47%
0.08%	1.21%	4.51%	13.47%	31.54%
0.07%	1.09%	4.06%	12.10%	28.28%
0.09%	1.30%	4.86%	14.49%	33.91%
0.09%	1.31%	4.87%	14.52%	34.02%
0.09%	1.37%	5.14%	15.34%	36.05%
0.09%	1.34%	4.99%	14.93%	35.04%
0.09%	1.31%	4.89%	14.63%	34.28%
0.00%	7.61%	15.22%	67.83%	174.16%
0.00%	6.54%	13.09%	58.32%	149.54%
0.00%	5.46%	10.93%	53.31%	138.09%
0.00%	5.13%	10.27%	50.11%	129.78%
0.00%	1.60%	3.20%	14.98%	38.55%
0.00%	0.87%	1.75%	8.18%	21.04%
0.00%	1.00%	1.99%	9.33%	24.01%
0.00%	0.72%	1.43%	6.93%	17.92%
0.00%	0.74%	1.48%	7.17%	18.53%
0.00%	0.79%	1.57%	7.59%	19.64%

BLV: GREENFIELD - UPPER END OF RANGE

	Description	No of units		BLV (£ m)	Baseline	EVC	BNG	Access	Carbon A+X	Carbon B+Y
1	TRDC-1 - 5 units, 25 DPH, 100% houses and 0% fla	5	0.20	£0.07	£0.67	£0.67	£0.66	£0.64	£0.60	£0.50
2	TRDC-2 - 5 units, 50 DPH, 100% houses and 0% fla	5	0.10	£0.04	£0.67	£0.67	£0.66	£0.64	£0.60	£0.50
3	TRDC-3 - 5 units, 85 DPH, 50% houses and 50% fla	5	0.06	£0.02	£0.48	£0.48	£0.48	£0.46	£0.40	£0.29
4	TRDC-4 - 6 units, 30 DPH, 100% houses and 0% fla	6	0.20	£0.07	£0.80	£0.80	£0.79	£0.77	£0.71	£0.60
5	TRDC-5 - 6 units, 75 DPH, 75% houses and 25% fla	6	0.08	£0.03	£0.69	£0.69	£0.69	£0.66	£0.60	£0.48
6	TRDC-6 - 8 units, 25 DPH, 100% houses and 0% fla	8	0.32	£0.12	£1.07	£1.07	£1.06	£1.03	£0.95	£0.80
7	TRDC-7 - 8 units, 130 DPH, 0% houses and 100% f	8	0.06	£0.02	£0.45	£0.45	£0.44	£0.40	£0.30	£0.11
8	TRDC-8 - 9 units, 112 DPH, 0% houses and 100% f	9	0.08	£0.03	£0.51	£0.51	£0.49	£0.45	£0.34	£0.12
9	TRDC-9 - 10 units, 25 DPH, 100% houses and 0% f	10	0.40	£0.15	£1.30	£1.29	£1.28	£1.25	£1.15	£0.95
10	TRDC-10 - 10 units, 90 DPH, 50% houses and 50%	10	0.11	£0.04	£0.92	£0.92	£0.91	£0.87	£0.76	£0.55
11	TRDC-11 - 20 units, 35 DPH, 100% houses and 0%	20	0.57	£0.21	£2.43	£2.43	£2.40	£2.33	£2.14	£1.76
12	TRDC-12 - 20 units, 50 DPH, 80% houses and 20%	20	0.40	£0.15	£2.48	£2.48	£2.45	£2.38	£2.18	£1.78
13	TRDC-13 - 30 units, 25 DPH, 100% houses and 0%	30	1.20	£0.45	£3.75	£3.74	£3.71	£3.61	£3.33	£2.78
14	TRDC-14 - 30 units, 50 DPH, 80% houses and 20%	30	0.60	£0.22	£3.34	£3.34	£3.30	£3.20	£2.91	£2.33
15	TRDC-15 - 40 units, 50 DPH, 80% houses and 20%	40	0.80	£0.30	£4.00	£3.99	£3.94	£3.80	£3.41	£2.63
16	TRDC-16 - 40 units, 80 DPH, 50% houses and 50%	40	0.50	£0.19	£3.60	£3.60	£3.55	£3.39	£2.98	£2.15
17	TRDC-17 - 50 units, 35 DPH, 100% houses and 0%	50	1.43	£0.53	£6.25	£6.24	£6.18	£6.01	£5.56	£4.64
18	TRDC-18 - 50 units, 80 DPH, 50% houses and 50%	50	0.63	£0.23	£4.50	£4.50	£4.43	£4.24	£3.72	£2.69
19	TRDC-19 - 60 units, 100 DPH, 0% houses and 100%	60	0.60	£0.22	£3.10	£3.10	£3.01	£2.76	£2.07	£0.68
20	TRDC-20 - 60 units, 35 DPH, 100% houses and 0%	60	1.71	£0.64	£7.49	£7.49	£7.42	£7.22	£6.67	£5.57
21	TRDC-21 - 70 units, 50 DPH, 80% houses and 20%	70	1.40	£0.52	£7.79	£7.79	£7.70	£7.46	£6.78	£5.43
22	TRDC-22 - 70 units, 35 DPH, 100% houses and 0%	70	2.00	£0.75	£8.57	£8.57	£8.49	£8.25	£7.62	£6.34
23	TRDC-23 - 80 units, 50 DPH, 100% houses and 0%	80	1.60	£0.60	£9.80	£9.79	£9.70	£9.43	£8.70	£7.25
24	TRDC-24 - 80 units, 80 DPH, 55% houses and 45%	80	1.00	£0.37	£7.32	£7.31	£7.21	£6.91	£6.11	£4.49
25	TRDC-25 - 95 units, 28 DPH, 100% houses and 0%	95	3.39	£1.27	£11.64	£11.63	£11.52	£11.20	£10.34	£8.61
26	TRDC-26 - 100 units, 15 DPH, 100% houses and 0%	100	6.67	£2.49	£12.25	£12.24	£12.13	£11.79	£10.88	£9.06
27	TRDC-27 - 100 units, 35 DPH, 95% houses and 5%	100	2.86	£1.07	£11.92	£11.91	£11.79	£11.45	£10.53	£8.69
28	TRDC-28 - 130 units, 35.14 DPH, 95% houses and	130	3.70	£1.38	£15.22	£15.21	£15.06	£14.62	£13.45	£11.09
29	TRDC-29 - 145 units, 24.83 DPH, 100% houses and	145	5.84	£2.18	£17.45	£17.44	£17.27	£16.79	£15.49	£12.90
30	TRDC-30 - 165 units, 70.87 DPH, 60% houses and	165	2.33	£0.87	£15.11	£15.09	£14.89	£14.30	£12.69	£9.45
31	TRDC-31 - 250 units, 35.07 DPH, 90% houses and	250	7.13	£2.67	£24.97	£24.95	£24.67	£23.85	£21.61	£17.10
32	TRDC-32 - 400 units, 15.69 DPH, 100% houses and	400	25.49	£9.53	£37.52	£37.49	£37.11	£36.00	£32.98	£26.91
33	TRDC-33 - 500 units, 20 DPH, 100% houses and 0%	500	25.00	£9.35	£38.40	£38.37	£37.90	£36.54	£32.84	£25.38
34	TRDC-34 - 750 units, 20 DPH, 100% houses and 0%	750	37.50	£14.03	£53.86	£53.81	£53.15	£51.23	£46.04	£35.53
35	TRDC-35 - 1000 units, 20 DPH, 100% houses and 0	1,000	50.00	£18.70	£65.60	£65.54	£64.70	£62.23	£55.53	£41.95
36	TRDC-36 - 1250 units, 20 DPH, 100% houses and 0	1,250	62.50	£23.38	£77.85	£77.78	£76.81	£73.96	£66.23	£50.57
37	TRDC-37 - 1500 units, 20 DPH, 100% houses and 0	1,500	75.00	£28.05	£88.50	£88.42	£87.34	£84.17	£75.55	£58.16
38	TRDC-CARE1 (75 rooms)	-	1.00	£0.37	£0.68	£0.68	£0.63	£0.58	£0.22	-£0.51
39	TRDC-CARE2 (40 rooms)	-	0.33	£0.12	£0.42	£0.42	£0.40	£0.37	£0.18	-£0.21
40	TRDC-OFF1	-	0.50	£0.19	-£2.07	-£2.07	-£2.18	-£2.30	-£3.17	-£4.93
41	TRDC-OFF2	-	0.50	£0.19	-£2.94	-£2.94	-£3.09	-£3.24	-£4.41	-£6.75
42	TRDC-RET1	-	1.00	£0.37	£2.35	£2.35	£2.31	£2.27	£1.99	£1.44
43	TRDC-RET2	-	0.50	£0.19	£5.73	£5.73	£5.68	£5.63	£5.26	£4.52
44	TRDC-RET3	-	0.25	£0.09	£2.51	£2.51	£2.49	£2.46	£2.28	£1.91
45	TRDC-IND1	-	1.00	£0.37	£3.54	£3.54	£3.51	£3.49	£3.29	£2.90
46	TRDC-IND2	-	1.00	£0.37	£4.39	£4.39	£4.36	£4.33	£4.08	£3.58
47	TRDC-IND3	-	1.00	£0.37	£5.07	£5.07	£5.03	£4.99	£4.68	£4.07

% change in residual land values resulting from policy change

EVC	BNG	Access	Carbon A+X	Carbon B+Y
0.07%	0.99%	3.69%	11.01%	25.64%
0.07%	0.99%	3.69%	11.01%	25.64%
0.09%	1.53%	5.68%	17.04%	39.76%
0.07%	0.99%	3.69%	11.01%	25.64%
0.08%	1.21%	4.51%	13.48%	31.43%
0.07%	0.99%	3.69%	11.01%	25.64%
0.16%	2.91%	10.79%	32.54%	76.03%
0.16%	2.91%	10.79%	32.54%	76.03%
0.07%	1.02%	3.82%	11.37%	26.49%
0.09%	1.55%	5.79%	17.35%	40.48%
0.07%	1.06%	3.94%	11.74%	27.34%
0.07%	1.09%	4.04%	12.09%	28.17%
0.07%	0.99%	3.70%	11.03%	25.68%
0.07%	1.16%	4.33%	12.95%	30.18%
0.08%	1.32%	4.91%	14.67%	34.20%
0.09%	1.54%	5.76%

THREE RIVERS DISTRICT COUNCIL Sales value (£ psm): £7,100 AH tenure (rent / SO): 70% 30%
AH %: 40%

BLV: SECONDARY OFFICES / RETAIL

	Description	No of units	Site area	BLV (£ m)	Baseline	EVC	BNG	Access	Carbon A+X	Carbon B+Y
1	TRDC-1 - 5 units, 25 DPH, 100% houses and 0% fla	5	0.20	£1.23	£0.721	£0.721	£0.715	£0.696	£0.647	£0.550
2	TRDC-2 - 5 units, 50 DPH, 100% houses and 0% fla	5	0.10	£0.61	£0.721	£0.721	£0.715	£0.696	£0.647	£0.550
3	TRDC-3 - 5 units, 85 DPH, 50% houses and 50% fla	5	0.06	£0.36	£0.534	£0.533	£0.526	£0.506	£0.451	£0.341
4	TRDC-4 - 6 units, 30 DPH, 100% houses and 0% fla	6	0.20	£1.23	£0.865	£0.865	£0.857	£0.836	£0.777	£0.660
5	TRDC-5 - 6 units, 75 DPH, 75% houses and 25% fla	6	0.08	£0.49	£0.755	£0.755	£0.747	£0.724	£0.662	£0.537
6	TRDC-6 - 8 units, 25 DPH, 100% houses and 0% fla	8	0.32	£1.96	£1.154	£1.153	£1.143	£1.114	£1.036	£0.879
7	TRDC-7 - 8 units, 130 DPH, 0% houses and 100% f	8	0.06	£0.38	£0.527	£0.526	£0.514	£0.478	£0.380	£0.185
8	TRDC-8 - 9 units, 112 DPH, 0% houses and 100% f	9	0.08	£0.49	£0.593	£0.592	£0.578	£0.538	£0.428	£0.208
9	TRDC-9 - 10 units, 25 DPH, 100% houses and 0% f	10	0.40	£2.45	£1.399	£1.398	£1.386	£1.350	£1.252	£1.056
10	TRDC-10 - 10 units, 90 DPH, 50% houses and 50%	10	0.11	£0.68	£1.021	£1.021	£1.007	£0.968	£0.861	£0.648
11	TRDC-11 - 20 units, 35 DPH, 100% houses and 0%	20	0.57	£3.50	£2.627	£2.626	£2.601	£2.531	£2.342	£1.963
12	TRDC-12 - 20 units, 50 DPH, 80% houses and 20%	20	0.40	£2.45	£2.682	£2.680	£2.655	£2.581	£2.382	£1.983
13	TRDC-13 - 30 units, 25 DPH, 100% houses and 0%	30	1.20	£7.36	£4.045	£4.042	£4.007	£3.906	£3.631	£3.082
14	TRDC-14 - 30 units, 50 DPH, 80% houses and 20%	30	0.60	£3.68	£3.633	£3.630	£3.594	£3.488	£3.200	£2.625
15	TRDC-15 - 40 units, 50 DPH, 80% houses and 20%	40	0.80	£4.90	£4.373	£4.370	£4.320	£4.177	£3.787	£3.007
16	TRDC-16 - 40 units, 80 DPH, 50% houses and 50%	40	0.50	£3.06	£3.983	£3.979	£3.927	£3.777	£3.363	£2.534
17	TRDC-17 - 50 units, 35 DPH, 100% houses and 0%	50	1.43	£8.76	£8.741	£8.737	£8.679	£8.510	£8.052	£5.137
18	TRDC-18 - 50 units, 80 DPH, 50% houses and 50%	50	0.63	£3.83	£4.978	£4.974	£4.909	£4.721	£4.204	£3.167
19	TRDC-19 - 60 units, 100 DPH, 0% houses and 100%	60	0.60	£3.68	£3.653	£3.648	£3.561	£3.309	£2.616	£1.229
20	TRDC-20 - 60 units, 35 DPH, 100% houses and 0%	60	1.71	£10.51	£8.089	£8.084	£8.015	£7.812	£7.263	£6.164
21	TRDC-21 - 70 units, 50 DPH, 80% houses and 20%	70	1.40	£8.58	£8.477	£8.471	£8.386	£8.138	£7.468	£6.120
22	TRDC-22 - 70 units, 35 DPH, 100% houses and 0%	70	2.00	£12.26	£9.261	£9.255	£9.175	£8.940	£8.303	£7.030
23	TRDC-23 - 80 units, 50 DPH, 100% houses and 0%	80	1.60	£9.81	£10.584	£10.577	£10.485	£10.217	£9.489	£8.034
24	TRDC-24 - 80 units, 80 DPH, 55% houses and 45%	80	1.00	£6.13	£8.076	£8.069	£7.967	£7.671	£6.864	£5.230
25	TRDC-25 - 95 units, 28 DPH, 100% houses and 0%	95	3.39	£20.80	£12.566	£12.561	£12.451	£12.132	£11.268	£9.541
26	TRDC-26 - 100 units, 15 DPH, 100% houses and 0%	100	6.67	£40.86	£13.230	£13.222	£13.107	£12.771	£11.861	£10.043
27	TRDC-27 - 100 units, 35 DPH, 95% houses and 5%	100	2.86	£17.51	£12.894	£12.886	£12.770	£12.430	£11.510	£9.669
28	TRDC-28 - 130 units, 35.14 DPH, 95% houses and	130	3.70	£22.68	£16.466	£16.455	£16.307	£15.872	£14.695	£12.341
29	TRDC-29 - 145 units, 24.83 DPH, 100% houses and	145	5.84	£35.79	£18.845	£18.833	£18.669	£18.190	£16.892	£14.298
30	TRDC-30 - 165 units, 70.87 DPH, 60% houses and	165	2.33	£14.27	£16.636	£16.623	£16.419	£15.828	£14.216	£10.991
31	TRDC-31 - 250 units, 35.07 DPH, 90% houses and	250	7.13	£43.69	£27.271	£27.252	£26.972	£26.155	£23.918	£19.429
32	TRDC-32 - 400 units, 15.69 DPH, 100% houses and	400	25.49	£156.26	£40.773	£40.746	£40.367	£39.254	£36.238	£30.185
33	TRDC-33 - 500 units, 20 DPH, 100% houses and 0%	500	25.00	£153.23	£42.365	£42.332	£41.868	£40.514	£36.822	£29.398
34	TRDC-34 - 750 units, 20 DPH, 100% houses and 0%	750	37.50	£229.85	£59.441	£59.395	£58.743	£56.838	£51.647	£41.207
35	TRDC-35 - 1000 units, 20 DPH, 100% houses and 0	1,000	50.00	£306.47	£72.651	£72.592	£71.755	£69.308	£62.647	£49.179
36	TRDC-36 - 1250 units, 20 DPH, 100% houses and 0	1,250	62.50	£383.08	£86.111	£86.042	£85.072	£82.235	£74.543	£59.002
37	TRDC-37 - 1500 units, 20 DPH, 100% houses and 0	1,500	75.00	£459.70	£97.782	£97.705	£96.629	£93.466	£84.895	£67.609
38	TRDC-CARE1 (75 rooms)	-	1.00	£6.13	£0.682	£0.682	£0.631	£0.579	£0.220	-£0.506
39	TRDC-CARE2 (40 rooms)	-	0.33	£2.02	£0.423	£0.423	£0.396	£0.368	£0.176	-£0.210
40	TRDC-OFF1	-	0.50	£3.06	-£2.071	-£2.071	-£2.184	-£2.297	-£3.175	-£4.930
41	TRDC-OFF2	-	0.50	£3.06	-£2.938	-£2.938	-£3.088	-£3.239	-£4.409	-£6.750
42	TRDC-RET1	-	1.00	£6.13	£2.346	£2.346	£2.308	£2.271	£1.994	£1.441
43	TRDC-RET2	-	0.50	£3.06	£5.729	£5.729	£5.679	£5.629	£5.260	£4.523
44	TRDC-RET3	-	0.25	£1.53	£2.511	£2.511	£2.486	£2.461	£2.277	£1.908
45	TRDC-IND1	-	1.00	£6.13	£3.536	£3.536	£3.511	£3.485	£3.291	£2.903
46	TRDC-IND2	-	1.00	£6.13	£4.395	£4.395	£4.362	£4.330	£4.080	£3.580
47	TRDC-IND3	-	1.00	£6.13	£5.068	£5.068	£5.028	£4.988	£4.683	£4.072

Cumlative impact of policies

% change in residual land values resulting from policy change

EVC	BNG	Access	Carbon A+X	Carbon B+Y
0.06%	0.92%	3.43%	10.21%	23.79%
0.06%	0.92%	3.43%	10.21%	23.79%
0.08%	1.38%	5.15%	15.44%	36.02%
0.06%	0.92%	3.43%	10.21%	23.79%
0.07%	1.11%	4.14%	12.39%	28.87%
0.06%	0.92%	3.43%	10.21%	23.79%
0.13%	2.48%	9.22%	27.81%	64.97%
0.13%	2.48%	9.22%	27.81%	64.97%
0.06%	0.95%	3.53%	10.53%	24.52%
0.08%	1.40%	5.23%	15.68%	36.57%
0.06%	0.98%	3.64%	10.85%	25.27%
0.06%	1.00%	3.74%	11.18%	26.05%
0.06%	0.92%	3.43%	10.22%	23.79%
0.06%	1.00%	3.74%	11.18%	26.05%
0.07%	1.07%	3.98%	11.91%	27.75%
0.08%	1.20%	4.49%	13.40%	31.24%
0.08%	1.39%	5.16%	15.55%	36.38%
0.06%	0.92%	3.43%	10.22%	23.79%
0.08%	1.39%	5.16%	15.55%	36.38%
0.14%	2.54%	9.42%	28.40%	66.35%
0.06%	0.92%	3.43%	10.22%	23.79%
0.07%	1.07%	3.98%	11.91%	27.80%
0.06%	0.93%	3.47%	10.34%	24.09%
0.06%	0.93%	3.47%	10.34%	24.09%
0.08%	1.34%	5.00%	15.00%	34.99%
0.06%	0.93%	3.47%	10.34%	24.09%
0.06%	0.93%	3.47%	10.34%	24.09%
0.06%	0.97%	3.60%	10.74%	25.01%
0.06%	0.97%	3.61%	10.75%	25.05%
0.06%	0.93%	3.48%	10.36%	24.13%
0.08%	1.30%	4.86%	14.55%	33.93%
0.07%	1.09%	4.09%	12.30%	28.76%
0.07%	0.99%	3.72%	11.12%	25.97%
0.08%	1.17%	4.37%	13.08%	30.61%
0.08%	1.17%	4.38%	13.11%	30.68%
0.08%	1.23%	4.60%	13.77%	32.31%
0.08%	1.21%	4.50%	13.43%	31.48%
0.08%	1.18%	4.41%	13.18%	30.86%
0.00%	7.61%	15.22%	67.83%	174.16%
0.00%	6.54%	13.09%	58.32%	149.54%
0.00%	5.46%	10.93%	53.31%	138.09%
0.00%	5.13%	10.27%	50.11%	129.78%
0.00%	1.60%	3.20%	14.98%	38.55%
0.00%	0.87%	1.75%	8.18%	21.04%
0.00%	1.00%	1.99%	9.33%	24.01%
0.00%	0.72%	1.43%	6.93%	17.92%
0.00%	0.74%	1.48%	7.17%	18.53%
0.00%	0.79%	1.57%	7.59%	19.64%

BLV: SECONDARY INDUSTRIAL

	Description	No of units		BLV (£ m)	Baseline	EVC	BNG	Access	Carbon A+X	Carbon B+Y
1	TRDC-1 - 5 units, 25 DPH, 100% houses and 0% fla	5	0.20	£0.55	£0.72	£0.72	£0.71	£0.70	£0.65	£0.55
2	TRDC-2 - 5 units, 50 DPH, 100% houses and 0% fla	5	0.10	£0.28	£0.72	£0.72	£0.71	£0.70	£0.65	£0.55
3	TRDC-3 - 5 units, 85 DPH, 50% houses and 50% fla	5	0.06	£0.16	£0.53	£0.53	£0.53	£0.51	£0.45	£0.34
4	TRDC-4 - 6 units, 30 DPH, 100% houses and 0% fla	6	0.20	£0.55	£0.87	£0.86	£0.86	£0.84	£0.78	£0.66
5	TRDC-5 - 6 units, 75 DPH, 75% houses and 25% fla	6	0.08	£0.22	£0.76	£0.75	£0.75	£0.72	£0.66	£0.54
6	TRDC-6 - 8 units, 25 DPH, 100% houses and 0% fla	8	0.32	£0.88	£1.15	£1.15	£1.14	£1.11	£1.04	£0.88
7	TRDC-7 - 8 units, 130 DPH, 0% houses and 100% f	8	0.06	£0.17	£0.53	£0.53	£0.51	£0.48	£0.38	£0.18
8	TRDC-8 - 9 units, 112 DPH, 0% houses and 100% f	9	0.08	£0.22	£0.59	£0.59	£0.58	£0.54	£0.43	£0.21
9	TRDC-9 - 10 units, 25 DPH, 100% houses and 0% f	10	0.40	£1.10	£1.40	£1.40	£1.39	£1.35	£1.25	£1.06
10	TRDC-10 - 10 units, 90 DPH, 50% houses and 50%	10	0.11	£0.31	£1.02	£1.02	£1.01	£0.97	£0.86	£0.65
11	TRDC-11 - 20 units, 35 DPH, 100% houses and 0%	20	0.57	£1.58	£2.63	£2.63	£2.60	£2.53	£2.34	£1.96
12	TRDC-12 - 20 units, 50 DPH, 80% houses and 20%	20	0.40	£1.10	£2.68	£2.68	£2.65	£2.58	£2.38	£1.98
13	TRDC-13 - 30 units, 25 DPH, 100% houses and 0%	30	1.20	£3.31	£4.04	£4.04	£4.01	£3.91	£3.63	£3.08
14	TRDC-14 - 30 units, 50 DPH, 80% houses and 20%	30	0.60	£1.66	£3.63	£3.63	£3.59	£3.49	£3.20	£2.62
15	TRDC-15 - 40 units, 50 DPH, 80% houses and 20%	40	0.80	£2.21	£4.37	£4.37	£4.32	£4.18	£3.79	£3.01
16	TRDC-16 - 40 units, 80 DPH, 50% houses and 50%	40	0.50	£1.38	£3.98	£3.98	£3.93	£3.78	£3.36	£2.53
17	TRDC-17 - 50 units, 35 DPH, 100% houses and 0%	50	1.43	£3.94	£6.74	£6.74	£6.68	£6.51	£6.05	£5.14
18	TRDC-18 - 50 units, 80 DPH, 50% houses and 50%	50	0.63	£1.73	£4.96	£4.97	£4.91	£4.72	£4.20	£3.17
19	TRDC-19 - 60 units, 100 DPH, 0% houses and 100%	60	0.60	£1.66	£3.65	£3.65	£3.56	£3.31	£2.62	£1.23
20	TRDC-20 - 60 units, 35 DPH, 100% houses and 0%	60	1.71	£4.73	£8.09	£8.08	£8.01	£7.81	£7.26	£6.16
21	TRDC-21 - 70 units, 50 DPH, 80% houses and 20%	70	1.40	£3.87	£8.48	£8.47	£8.39	£8.14	£7.47	£6.12
22	TRDC-22 - 70 units, 35 DPH, 100% houses and 0%	70	2.00	£5.52	£9.26	£9.26	£9.17	£8.94	£8.30	£7.03
23	TRDC-23 - 80 units, 50 DPH, 100% houses and 0%	80	1.60	£4.42	£10.58	£10.58	£10.49	£10.22	£9.49	£8.03
24	TRDC-24 - 80 units, 80 DPH, 55% houses and 45%	80	1.00	£2.76	£8.06	£8.07	£7.97	£7.67	£6.86	£5.25
25	TRDC-25 - 95 units, 28 DPH, 100% houses and 0%	95	3.39	£9.37	£12.57	£12.56	£12.45	£12.13	£11.27	£9.54
26	TRDC-26 - 100 units, 15 DPH, 100% houses and 0%	100	6.67	£18.41	£13.23	£13.22	£13.11	£12.77	£11.86	£10.04
27	TRDC-27 - 100 units, 35 DPH, 95% houses and 5%	100	2.86	£7.89	£12.89	£12.89	£12.77	£12.43	£11.51	£9.67
28	TRDC-28 - 130 units, 35.14 DPH, 95% houses and	130	3.70	£10.21	£16.47	£16.46	£16.31	£15.87	£14.70	£12.34
29	TRDC-29 - 145 units, 24.83 DPH, 100% houses and	145	5.84	£16.12	£18.84	£18.83	£18.67	£18.19	£16.89	£14.30
30	TRDC-30 - 165 units, 70.87 DPH, 60% houses and	165	2.33	£6.43	£16.64	£16.62	£16.42	£15.83	£14.22	£10.99
31	TRDC-31 - 250 units, 35.07 DPH, 90% houses and	250	7.13	£19.68	£27.27	£27.25	£26.97	£26.15	£23.92	£19.43
32	TRDC-32 - 400 units, 15.69 DPH, 100% houses and	400	25.49	£70.39	£40.77	£40.75	£40.37	£39.25	£36.24	£30.18
33	TRDC-33 - 500 units, 20 DPH, 100% houses and 0%	500	25.00	£69.02	£42.36	£42.33	£41.87	£40.51	£36.82	£29.40
34	TRDC-34 - 750 units, 20 DPH, 100% houses and 0%	750	37.50	£103.54	£59.44	£59.39	£58.74	£56.84	£51.65	£41.21
35	TRDC-35 - 1000 units, 20 DPH, 100% houses and 0	1,000	50.00	£138.05	£72.65	£72.59	£71.75	£69.31	£62.65	£49.18
36	TRDC-36 - 1250 units, 20 DPH, 100% houses and 0	1,250	62.50	£172.56	£86.11	£86.04	£85.07	£82.23	£74.54	£59.00
37	TRDC-37 - 1500 units, 20 DPH, 100% houses and 0	1,500	75.00	£207.07	£97.78	£97.71	£96.63	£93.47	£84.90	£67.61
38	TRDC-CARE1 (75 rooms)	-	1.00	£2.76	£0.68	£0.68	£0.63	£0.58	£0.22	-£0.51
39	TRDC-CARE2 (40 rooms)	-	0.33	£0.91	£0.42	£0.42	£0.40	£0.37	£0.18	-£0.21
40	TRDC-OFF1	-	0.50	£1.38	-£2.07	-£2.07	-£2.18	-£2.30	-£3.17	-£4.93
41	TRDC-OFF2	-	0.50	£1.38	-£2.94	-£2.94	-£3.09	-£3.24	-£4.41	-£6.75
42	TRDC-RET1	-	1.00	£2.76	£2.35	£2.35	£2.31	£2.27	£1.99	£1.44
43	TRDC-RET2	-	0.50	£1.38	£5.73	£5.73	£5.68	£5.63	£5.26	£4.52
44	TRDC-RET3	-	0.25	£0.69	£2.51	£2.51	£2.49	£2.46	£2.28	£1.91
45	TRDC-IND1	-	1.00	£2.76	£3.54	£3.54	£3.51	£3.49	£3.29	£2.90
46	TRDC-IND2	-	1.00	£2.76	£4.39	£4.39	£4.36	£4.33	£4.08	£3.58
47	TRDC-IND3	-	1.00	£2.76	£5.07	£5.07	£5.03	£4.99	£4.68	£4.07

% change in residual land values resulting from policy change

EVC	BNG	Access	Carbon A+X	Carbon B+Y
0.06%	0.92%	3.43%	10.21%	23.79%
0.06%	0.92%	3.43%	10.21%	23.79%
0.08%	1.38%	5.15%	15.44%	36.02%
0.06%	0.92%	3.43%	10.21%	23.79%
0.07%	1.11%	4.14%	12.39%	28.87%
0.06%	0.92%	3.43%	10.21%	23.79%
0.13%	2.48%	9.22%	27.81%	64.97%
0.13%	2.48%	9.22%	27.81%	64.97%
0.06%	0.95%	3.53%	10.53%	24.52%
0.08%	1.40%	5.23%	15.68%	36.57%
0.06%	0.98%	3.64%	10.85%	25.27%
0.06%	1.00%	3.74%	11.18%	26.05%
0.06%	0.92%	3.43%	10.22%	23.79%
0.07%	1.07%	3.98%	11.91%	27.75%
0.08%	1.20%	4.49%	13.40%	31.24%
0.08%	1.39%	5.16%	15.55%	36.38%
0.06%	0.92%	3.43%	10.22%	23.79%
0.08%	1.39%	5.16%	15.55%	36.38%
0.14%	2.54%	9.42%	28.40%	66.35%
0.06%	0.92%	3.43%	10.22%	23.79%
0.07%	1.07%	3.98%	11.91%	27.80%
0.06%	0.93%	3.47%	10.34%	24.09%
0.06%	0.93%	3.47%	10.34%	24.09%
0.08%	1.34%	5.00%	15.00%	34.99%
0.06%	0.93%	3.47%	10.34%	24.09%
0.06%	0.93%	3.47%	10.34%	24.09%
0.06%	0.97%	3.60%	10.74%	25.01%
0.06%	0.97%	3.61%	10.75%	25.05%
0.06%	0.93%	3.48%	10.36%	24.13%
0.08%	1.30%	4.86%	14.55%	33.93%
0.07%	1.09%	4.09%	12.30%	28.76%
0.07%	0.99%	3.72%	11.12%	25.97%
0.08%	1.17%	4.37%	13.08%	30.61%
0.08%	1.17%	4.38%	13.11%	30.68%
0.08%	1.23%	4.60%	13.77%	32.31%
0.08%	1.21%	4.50%	13.43%	31.48%
0.08%	1.18%	4.41%	13.18%	30.86%
0.00%	7.61%	15.22%	67.83%	174.16%
0.00%	6.54%	13.09%	58.32%	149.54%
0.00%	5.46%	10.93%	53.31%	138.09%
0.00%	5.13%	10.27%	50.11%	129.78%
0.00%	1.60%	3.20%	14.98%	38.55%
0.00%	0.87%	1.75%	8.18%	21.04%
0.00%	1.00%	1.99%	9.33%	24.01%
0.00%	0.72%	1.43%	6.93%	17.92%
0.00%	0.74%	1.48%	7.17%	18.53%
0.00%	0.79%	1.57%	7.59%	19.64%

BLV: GREENFIELD - UPPER END OF RANGE

	Description	No of units		BLV (£ m)	Baseline	EVC	BNG	Access	Carbon A+X	Carbon B+Y
1	TRDC-1 - 5 units, 25 DPH, 100% houses and 0% fla	5	0.20	£0.07	£0.72	£0.72	£0.71	£0.70	£0.65	£0.55
2	TRDC-2 - 5 units, 50 DPH, 100% houses and 0% fla	5	0.10	£0.04	£0.72	£0.72	£0.71	£0.70	£0.65	£0.55
3	TRDC-3 - 5 units, 85 DPH, 50% houses and 50% fla	5	0.06	£0.02	£0.53	£0.53	£0.53	£0.51	£0.45	£0.34
4	TRDC-4 - 6 units, 30 DPH, 100% houses and 0% fla	6	0.20	£0.07	£0.87	£0.86	£0.86	£0.84	£0.78	£0.66
5	TRDC-5 - 6 units, 75 DPH, 75% houses and 25% fla	6	0.08	£0.03	£0.76	£0.75	£0.75	£0.72	£0.66	£0.54
6	TRDC-6 - 8 units, 25 DPH, 100% houses and 0% fla	8	0.32	£0.12	£1.15	£1.15	£1.14	£1.11	£1.04	£0.88
7	TRDC-7 - 8 units, 130 DPH, 0% houses and 100% f	8	0.06	£0.02	£0.53	£0.53	£0.51	£0.48	£0.38	£0.18
8	TRDC-8 - 9 units, 112 DPH, 0% houses and 100% f	9	0.08	£0.03	£0.59	£0.59	£0.58	£0.54	£0.43	£0.21
9	TRDC-9 - 10 units, 25 DPH, 100% houses and 0% f	10	0.40	£0.15	£1.40	£1.40	£1.39	£1.35	£1.25	£1.06
10	TRDC-10 - 10 units, 90 DPH, 50% houses and 50%	10	0.11	£0.04	£1.02	£1.02	£1.01	£0.97	£0.86	£0.65
11	TRDC-11 - 20 units, 35 DPH, 100% houses and 0%	20	0.57	£0.21	£2.63	£2.63	£2.60	£2.53	£2.34	£1.96
12	TRDC-12 - 20 units, 50 DPH, 80% houses and 20%	20	0.40	£0.15	£2.68	£2.68	£2.65	£2.58	£2.38	£1.98
13	TRDC-13 - 30 units, 25 DPH, 100% houses and 0%	30	1.20	£0.45	£4.04	£4.04	£4.01	£3.91	£3.63	£3.08
14	TRDC-14 - 30 units, 50 DPH, 80% houses and 20%	30	0.60	£0.22	£3.63	£3.63	£3.59	£3.49	£3.20	£2.62
15	TRDC-15 - 40 units, 50 DPH, 80% houses and 20%	40	0.80	£0.30	£4.37	£4.37	£4.32	£4.18	£3.79	£3.01
16	TRDC-16 - 40 units, 80 DPH, 50% houses and 50%	40	0.50	£0.19	£3.98	£3.98	£3.93	£3.78	£3.36	£2.53
17	TRDC-17 - 50 units, 35 DPH, 100% houses and 0%	50	1.43	£0.53	£6.74	£6.74	£6.68	£6.51	£6.05	£5.14
18	TRDC-18 - 50 units, 80 DPH, 50% houses and 50%	50	0.63	£0.23	£4.98	£4.97	£4.91	£4.72	£4.20	£3.17
19	TRDC-19 - 60 units, 100 DPH, 0% houses and 100%	60	0.60	£0.22	£3.65	£3.65	£3.56	£3.31	£2.62	£1.23
20	TRDC-20 - 60 units, 35 DPH, 100% houses and 0%	60	1.71	£0.64	£8.09	£8.08	£8.01	£7.81	£7.26	£6.16
21	TRDC-21 - 70 units, 50 DPH, 80% houses and 20%	70	1.40	£0.52	£8.48	£8.47	£8.39	£8.14	£7.47	£6.12
22	TRDC-22 - 70 units, 35 DPH, 100% houses and 0%	70	2.00	£0.75	£9.26	£9.26	£9.17	£8.94	£8.30	£7.03
23	TRDC-23 - 80 units, 50 DPH, 100% houses and 0%	80	1.60	£0.60	£10.58	£10.58	£10.49	£10.22	£9.49	£8.03
24	TRDC-24 - 80 units, 80 DPH, 55% houses and 45%	80	1.00	£0.37	£8.08	£8.07	£7.97	£7.67	£6.86	£5.25
25	TRDC-25 - 95 units, 28 DPH, 100% houses and 0%	95	3.39	£1.27	£12.57	£12.56	£12.45	£12.13	£11.27	£9.54
26	TRDC-26 - 100 units, 15 DPH, 100% houses and 0%	100	6.67	£2.49	£13.23	£13.22	£13.11	£12.77	£11.86	£10.04
27	TRDC-27 - 100 units, 35 DPH, 95% houses and 5%	100	2.86	£1.07	£12.89	£12.89	£12.77	£12.43	£11.51	£9.67
28	TRDC-28 - 130 units, 35.14 DPH, 95% houses and	130	3.70	£1.38	£16.47	£16.46	£16.31	£15.87	£14.70	£12.34
29	TRDC-29 - 145 units, 24.83 DPH, 100% houses and	145	5.84	£2.18	£18.84	£18.83	£18.67	£18.19	£16.89	£14.30
30	TRDC-30 - 165 units, 70.87 DPH, 60% houses and	165	2.33	£0.87	£16.64	£16.62	£16.42	£15.83	£14.22	£10.99
31	TRDC-31 - 250 units, 35.07 DPH, 90% houses and	250	7.13	£2.67	£27.27	£27.25	£26.97	£26.15	£23.92	£19.43
32	TRDC-32 - 400 units, 15.69 DPH, 100% houses and	400	25.49	£9.53	£40.77	£40.75	£40.37	£39.25	£36.24	£30.18
33	TRDC-33 - 500 units, 20 DPH, 100% houses and 0%	500	25.00	£9.35	£42.36	£42.33	£41.87	£40.51	£36.82	£29.40
34	TRDC-34 - 750 units, 20 DPH, 100% houses and 0%	750	37.50	£14.03	£59.44	£59.39	£58.74	£56.84	£51.65	£41.21
35	TRDC-35 - 1000 units, 20 DPH, 100% houses and 0	1,000	50.00	£18.70	£72.65	£72.59	£71.75	£69.31	£62.65	£49.18
36	TRDC-36 - 1250 units, 20 DPH, 100% houses and 0	1,250	62.50	£23.38	£86.11	£86.04	£85.07	£82.23	£74.54	£59.00
37	TRDC-37 - 1500 units, 20 DPH, 100% houses and 0	1,500	75.00	£28.05	£97.78	£97.71	£96.63	£93.47	£84.90	£67.61
38	TRDC-CARE1 (75 rooms)	-	1.00	£0.37	£0.68	£0.68	£0.63	£0.58	£0.22	-£0.51
39	TRDC-CARE2 (40 rooms)	-	0.33	£0.12	£0.42	£0.42	£0.40	£0.37	£0.18	-£0.21
40	TRDC-OFF1	-	0.50	£0.19	-£2.07	-£2.07	-£2.18	-£2.30	-£3.17	-£4.93
41	TRDC-OFF2	-	0.50	£0.19	-£2.94	-£2.94	-£3.09	-£3.24	-£4.41	-£6.75
42	TRDC-RET1	-	1.00	£0.37	£2.35	£2.35	£2.31	£2.27	£1.99	£1.44
43	TRDC-RET2	-	0.50	£0.19	£5.73	£5.73	£5.68	£5.63	£5.26	£4.52
44	TRDC-RET3	-	0.25	£0.09	£2.51	£2.51	£2.49	£2.46	£2.28	£1.91
45	TRDC-IND1	-	1.00	£0.37	£3.54	£3.54	£3.51	£3.49	£3.29	£2.90
46	TRDC-IND2	-	1.00	£0.37	£4.39	£4.39	£4.36	£4.33	£4.08	£3.58
47	TRDC-IND3	-	1.00	£0.37	£5.07	£5.07	£5.03	£4.99	£4.68	£4.07

% change in residual land values resulting from policy change

EVC	BNG	Access	Carbon A+X	Carbon B+Y
0.06%	0.92%	3.43%	10.21%	23.79%
0.06%	0.92%	3.43%	10.21%	23.79%
0.08%	1.38%	5.15%	15.44%	36.02%
0.06%	0.92%	3.43%	10.21%	23.79%
0.07%	1.11%	4.14%	12.39%	28.87%
0.06%	0.92%	3.43%	10.21%	23.79%
0.13%	2.48%	9.22%	27.81%	64.97%
0.13%	2.48%	9.22%	27.81%	64.97%
0.06%	0.95%	3.53%	10.53%	24.52%
0.08%	1.40%	5.23%	15.68%	36.57%
0.06%	0.98%	3.64%	10.85%	25.27%
0.06%	1.00%	3.74%	11.18%	26.05%
0.06%	0.92%	3.43%	10.22%	23.79%
0.07%	1.07%	3.98%	11.91%	27.75%
0.08%	1.20%	4.49%	13.40%	31.24%
0.08%	1.39%	5.16%

THREE RIVERS DISTRICT COUNCIL Sales value (£ psm): £7,350 AH tenure (rent / SO): 70% 30%
AH % 40%

Cumlative impact of policies

BLV: SECONDARY OFFICES / RETAIL — **% change in residual land values resulting from policy change** (last five columns)

	Description	No of units	Site area	BLV (£ m)	Baseline	EVC	BNG	Access	Carbon A+X	Carbon B+Y	EVC	BNG	Access	Carbon A+X	Carbon B+Y
1	TRDC-1 - 5 units, 25 DPH, 100% houses and 0% fla	5	0.20	£1.23	£0.773	£0.773	£0.767	£0.749	£0.700	£0.602	0.06%	0.86%	3.20%	9.52%	22.18%
2	TRDC-2 - 5 units, 50 DPH, 100% houses and 0% fla	5	0.10	£0.61	£0.773	£0.773	£0.767	£0.749	£0.700	£0.602	0.06%	0.86%	3.20%	9.52%	22.18%
3	TRDC-3 - 5 units, 85 DPH, 50% houses and 50% fla	5	0.06	£0.36	£0.584	£0.583	£0.576	£0.556	£0.501	£0.392	0.08%	1.26%	4.71%	14.11%	32.93%
4	TRDC-4 - 6 units, 30 DPH, 100% houses and 0% fla	6	0.20	£1.23	£0.928	£0.927	£0.920	£0.898	£0.840	£0.722	0.06%	0.86%	3.20%	9.52%	22.18%
5	TRDC-5 - 6 units, 75 DPH, 75% houses and 25% fla	6	0.08	£0.49	£0.817	£0.816	£0.808	£0.786	£0.723	£0.599	0.06%	1.03%	3.83%	11.45%	26.70%
6	TRDC-6 - 8 units, 25 DPH, 100% houses and 0% fla	8	0.32	£1.96	£1.237	£1.237	£1.227	£1.198	£1.119	£0.963	0.06%	0.86%	3.20%	9.52%	22.18%
7	TRDC-7 - 8 units, 130 DPH, 0% houses and 100% f	8	0.06	£0.38	£0.604	£0.603	£0.590	£0.555	£0.457	£0.261	0.12%	2.17%	8.05%	24.28%	56.73%
8	TRDC-8 - 9 units, 112 DPH, 0% houses and 100% f	9	0.08	£0.49	£0.679	£0.678	£0.664	£0.624	£0.514	£0.294	0.12%	2.17%	8.05%	24.28%	56.73%
9	TRDC-9 - 10 units, 25 DPH, 100% houses and 0% f	10	0.40	£2.45	£1.504	£1.503	£1.490	£1.454	£1.356	£1.161	0.06%	0.88%	3.29%	9.80%	22.82%
10	TRDC-10 - 10 units, 90 DPH, 50% houses and 50%	10	0.11	£0.68	£1.120	£1.119	£1.106	£1.067	£0.960	£0.746	0.08%	1.28%	4.77%	14.30%	33.35%
11	TRDC-11 - 20 units, 35 DPH, 100% houses and 0%	20	0.57	£3.50	£2.826	£2.824	£2.801	£2.731	£2.541	£2.162	0.06%	0.91%	3.38%	10.09%	23.49%
12	TRDC-12 - 20 units, 50 DPH, 80% houses and 20%	20	0.40	£2.45	£2.884	£2.882	£2.857	£2.783	£2.584	£2.185	0.06%	0.93%	3.48%	10.39%	24.22%
13	TRDC-13 - 30 units, 25 DPH, 100% houses and 0%	30	1.20	£7.36	£4.342	£4.339	£4.305	£4.203	£3.929	£3.380	0.06%	0.86%	3.19%	9.52%	22.16%
14	TRDC-14 - 30 units, 50 DPH, 80% houses and 20%	30	0.60	£3.68	£3.926	£3.923	£3.887	£3.781	£3.493	£2.918	0.06%	0.99%	3.69%	11.02%	25.68%
15	TRDC-15 - 40 units, 50 DPH, 80% houses and 20%	40	0.80	£4.90	£4.751	£4.748	£4.698	£4.555	£4.165	£3.385	0.07%	1.11%	4.13%	12.34%	28.76%
16	TRDC-16 - 40 units, 80 DPH, 50% houses and 50%	40	0.50	£3.06	£4.364	£4.361	£4.309	£4.159	£3.747	£2.918	0.08%	1.27%	4.71%	14.14%	33.14%
17	TRDC-17 - 50 units, 35 DPH, 100% houses and 0%	50	1.43	£8.76	£7.237	£7.232	£7.175	£7.005	£6.548	£5.633	0.06%	0.86%	3.19%	9.52%	22.16%
18	TRDC-18 - 50 units, 80 DPH, 50% houses and 50%	50	0.63	£3.83	£5.455	£5.451	£5.386	£5.198	£4.684	£3.647	0.08%	1.27%	4.71%	14.14%	33.14%
19	TRDC-19 - 60 units, 100 DPH, 0% houses and 100%	60	0.60	£3.68	£4.203	£4.198	£4.110	£3.859	£3.165	£1.779	0.12%	2.20%	8.19%	24.68%	57.67%
20	TRDC-20 - 60 units, 35 DPH, 100% houses and 0%	60	1.71	£10.51	£8.684	£8.679	£8.610	£8.407	£7.857	£6.759	0.06%	0.86%	3.19%	9.52%	22.16%
21	TRDC-21 - 70 units, 50 DPH, 80% houses and 20%	70	1.40	£8.58	£9.161	£9.155	£9.070	£8.823	£8.151	£6.808	0.06%	0.99%	3.69%	11.02%	25.68%
22	TRDC-22 - 70 units, 35 DPH, 100% houses and 0%	70	2.00	£12.26	£9.944	£9.938	£9.858	£9.625	£8.989	£7.716	0.06%	0.86%	3.20%	9.60%	22.40%
23	TRDC-23 - 80 units, 50 DPH, 100% houses and 0%	80	1.60	£9.81	£11.364	£11.358	£11.267	£11.000	£10.274	£8.819	0.06%	0.86%	3.20%	9.60%	22.40%
24	TRDC-24 - 80 units, 80 DPH, 55% houses and 45%	80	1.00	£6.13	£8.834	£8.827	£8.725	£8.429	£7.622	£6.008	0.07%	1.23%	4.58%	13.71%	31.99%
25	TRDC-25 - 95 units, 28 DPH, 100% houses and 0%	95	3.39	£20.80	£13.495	£13.487	£13.379	£13.063	£12.200	£10.472	0.06%	0.86%	3.20%	9.60%	22.40%
26	TRDC-26 - 100 units, 15 DPH, 100% houses and 0%	100	6.67	£40.86	£14.205	£14.197	£14.083	£13.750	£12.842	£11.023	0.06%	0.86%	3.20%	9.60%	22.40%
27	TRDC-27 - 100 units, 35 DPH, 95% houses and 5%	100	2.86	£17.51	£13.869	£13.861	£13.745	£13.407	£12.487	£10.647	0.06%	0.89%	3.33%	9.96%	23.23%
28	TRDC-28 - 130 units, 35.14 DPH, 95% houses and	130	3.70	£22.68	£17.715	£17.704	£17.555	£17.121	£15.944	£13.590	0.06%	0.90%	3.35%	10.00%	23.28%
29	TRDC-29 - 145 units, 24.83 DPH, 100% houses and	145	5.84	£35.79	£20.243	£20.231	£20.067	£19.588	£18.290	£15.696	0.06%	0.87%	3.24%	9.65%	22.46%
30	TRDC-30 - 165 units, 70.87 DPH, 60% houses and	165	2.33	£14.27	£18.164	£18.151	£17.948	£17.357	£15.744	£12.520	0.07%	1.19%	4.45%	13.32%	31.07%
31	TRDC-31 - 250 units, 35.07 DPH, 90% houses and	250	7.13	£43.69	£29.561	£29.542	£29.263	£28.449	£26.226	£21.752	0.07%	1.01%	3.76%	11.28%	26.42%
32	TRDC-32 - 400 units, 15.69 DPH, 100% houses and	400	25.49	£156.26	£44.011	£43.984	£43.606	£42.500	£39.493	£33.461	0.06%	0.92%	3.43%	10.27%	23.97%
33	TRDC-33 - 500 units, 20 DPH, 100% houses and 0%	500	25.00	£153.23	£46.320	£46.288	£45.824	£44.470	£40.804	£33.410	0.07%	1.07%	4.00%	11.91%	27.87%
34	TRDC-34 - 750 units, 20 DPH, 100% houses and 0%	750	37.50	£229.85	£65.016	£64.970	£64.318	£62.413	£57.257	£46.859	0.07%	1.07%	4.00%	11.93%	27.93%
35	TRDC-35 - 1000 units, 20 DPH, 100% houses and 0	1,000	50.00	£306.47	£79.693	£79.635	£78.805	£76.361	£69.739	£56.352	0.07%	1.12%	4.18%	12.49%	29.29%
36	TRDC-36 - 1250 units, 20 DPH, 100% houses and 0	1,250	62.50	£383.08	£94.335	£94.267	£93.303	£90.488	£82.819	£67.381	0.07%	1.09%	4.08%	12.21%	28.57%
37	TRDC-37 - 1500 units, 20 DPH, 100% houses and 0	1,500	75.00	£459.70	£107.025	£106.949	£105.872	£102.726	£94.192	£77.000	0.07%	1.08%	4.02%	11.99%	28.05%
38	TRDC-CARE1 (75 rooms)	-	1.00	£6.13	£0.682	£0.682	£0.631	£0.579	£0.220	-£0.506	0.00%	7.61%	15.22%	67.83%	174.16%
39	TRDC-CARE2 (40 rooms)	-	0.33	£2.02	£0.423	£0.423	£0.396	£0.368	£0.176	-£0.210	0.00%	6.54%	13.09%	58.32%	149.54%
40	TRDC-OFF1	-	0.50	£3.06	-£2.071	-£2.071	-£2.184	-£2.297	-£3.175	-£4.930	0.00%	5.46%	10.93%	53.31%	138.09%
41	TRDC-OFF2	-	0.50	£3.06	-£2.938	-£2.938	-£3.088	-£3.239	-£4.409	-£6.750	0.00%	5.13%	10.27%	50.11%	129.78%
42	TRDC-RET1	-	1.00	£6.13	£2.346	£2.346	£2.308	£2.271	£1.994	£1.441	0.00%	1.60%	3.20%	14.98%	38.55%
43	TRDC-RET2	-	0.50	£3.06	£5.729	£5.729	£5.679	£5.629	£5.260	£4.523	0.00%	0.87%	1.75%	8.18%	21.04%
44	TRDC-RET3	-	0.25	£1.53	£2.511	£2.511	£2.486	£2.461	£2.277	£1.908	0.00%	1.00%	1.99%	9.33%	24.01%
45	TRDC-IND1	-	1.00	£6.13	£3.536	£3.536	£3.511	£3.485	£3.291	£2.903	0.00%	0.72%	1.43%	6.93%	17.92%
46	TRDC-IND2	-	1.00	£6.13	£4.395	£4.395	£4.362	£4.330	£4.080	£3.580	0.00%	0.74%	1.48%	7.17%	18.53%
47	TRDC-IND3	-	1.00	£6.13	£5.068	£5.068	£5.028	£4.988	£4.683	£4.072	0.00%	0.79%	1.57%	7.59%	19.64%

BLV: SECONDARY INDUSTRIAL — **% change in residual land values resulting from policy change** (last five columns)

	Description	No of units		BLV (£ m)	Baseline	EVC	BNG	Access	Carbon A+X	Carbon B+Y	EVC	BNG	Access	Carbon A+X	Carbon B+Y
1	TRDC-1 - 5 units, 25 DPH, 100% houses and 0% fla	5	0.20	£0.55	£0.77	£0.77	£0.77	£0.75	£0.70	£0.60	0.06%	0.86%	3.20%	9.52%	22.18%
2	TRDC-2 - 5 units, 50 DPH, 100% houses and 0% fla	5	0.10	£0.28	£0.77	£0.77	£0.77	£0.75	£0.70	£0.60	0.06%	0.86%	3.20%	9.52%	22.18%
3	TRDC-3 - 5 units, 85 DPH, 50% houses and 50% fla	5	0.06	£0.16	£0.58	£0.58	£0.58	£0.56	£0.50	£0.39	0.08%	1.26%	4.71%	14.11%	32.93%
4	TRDC-4 - 6 units, 30 DPH, 100% houses and 0% fla	6	0.20	£0.55	£0.93	£0.93	£0.92	£0.90	£0.84	£0.72	0.06%	0.86%	3.20%	9.52%	22.18%
5	TRDC-5 - 6 units, 75 DPH, 75% houses and 25% fla	6	0.08	£0.22	£0.82	£0.82	£0.81	£0.79	£0.72	£0.60	0.06%	1.03%	3.83%	11.45%	26.70%
6	TRDC-6 - 8 units, 25 DPH, 100% houses and 0% fla	8	0.32	£0.88	£1.24	£1.24	£1.23	£1.20	£1.12	£0.96	0.06%	0.86%	3.20%	9.52%	22.18%
7	TRDC-7 - 8 units, 130 DPH, 0% houses and 100% f	8	0.06	£0.17	£0.60	£0.60	£0.59	£0.55	£0.46	£0.26	0.12%	2.17%	8.05%	24.28%	56.73%
8	TRDC-8 - 9 units, 112 DPH, 0% houses and 100% f	9	0.08	£0.22	£0.68	£0.68	£0.66	£0.62	£0.51	£0.29	0.12%	2.17%	8.05%	24.28%	56.73%
9	TRDC-9 - 10 units, 25 DPH, 100% houses and 0% f	10	0.40	£1.10	£1.50	£1.50	£1.49	£1.45	£1.36	£1.16	0.06%	0.88%	3.29%	9.80%	22.82%
10	TRDC-10 - 10 units, 90 DPH, 50% houses and 50%	10	0.11	£0.31	£1.12	£1.12	£1.11	£1.07	£0.96	£0.75	0.08%	1.28%	4.77%	14.30%	33.35%
11	TRDC-11 - 20 units, 35 DPH, 100% houses and 0%	20	0.57	£1.58	£2.83	£2.82	£2.80	£2.73	£2.54	£2.16	0.06%	0.91%	3.38%	10.09%	23.49%
12	TRDC-12 - 20 units, 50 DPH, 80% houses and 20%	20	0.40	£1.10	£2.88	£2.88	£2.86	£2.78	£2.58	£2.19	0.06%	0.93%	3.48%	10.39%	24.22%
13	TRDC-13 - 30 units, 25 DPH, 100% houses and 0%	30	1.20	£3.31	£4.34	£4.34	£4.30	£4.20	£3.93	£3.38	0.06%	0.86%	3.19%	9.52%	22.16%
14	TRDC-14 - 30 units, 50 DPH, 80% houses and 20%	30	0.60	£1.66	£3.93	£3.92	£3.89	£3.78	£3.49	£2.92	0.06%	0.99%	3.69%	11.02%	25.68%
15	TRDC-15 - 40 units, 50 DPH, 80% houses and 20%	40	0.80	£2.21	£4.75	£4.75	£4.70	£4.55	£4.16	£3.38	0.07%	1.11%	4.13%	12.34%	28.76%
16	TRDC-16 - 40 units, 80 DPH, 50% houses and 50%	40	0.50	£1.38	£4.36	£4.36	£4.31	£4.16	£3.75	£2.92	0.08%	1.27%	4.71%	14.14%	33.14%
17	TRDC-17 - 50 units, 35 DPH, 100% houses and 0%	50	1.43	£3.94	£7.24	£7.23	£7.17	£7.01	£6.55	£5.63	0.06%	0.86%	3.19%	9.52%	22.16%
18	TRDC-18 - 50 units, 80 DPH, 50% houses and 50%	50	0.63	£1.73	£5.46	£5.45	£5.39	£5.20	£4.68	£3.65	0.08%	1.27%	4.71%	14.14%	33.14%
19	TRDC-19 - 60 units, 100 DPH, 0% houses and 100%	60	0.60	£1.66	£4.20	£4.20	£4.11	£3.86	£3.17	£1.78	0.12%	2.20%	8.19%	24.68%	57.67%
20	TRDC-20 - 60 units, 35 DPH, 100% houses and 0%	60	1.71	£4.73	£8.68	£8.68	£8.61	£8.41	£7.86	£6.76	0.06%	0.86%	3.19%	9.52%	22.16%
21	TRDC-21 - 70 units, 50 DPH, 80% houses and 20%	70	1.40	£3.87	£9.16	£9.15	£9.07	£8.82	£8.15	£6.81	0.06%	0.99%	3.69%	11.02%	25.68%
22	TRDC-22 - 70 units, 35 DPH, 100% houses and 0%	70	2.00	£5.52	£9.94	£9.94	£9.86	£9.63	£8.99	£7.72	0.06%	0.86%	3.20%	9.60%	22.40%
23	TRDC-23 - 80 units, 50 DPH, 100% houses and 0%	80	1.60	£4.42	£11.36	£11.36	£11.27	£11.00	£10.27	£8.82	0.06%	0.86%	3.20%	9.60%	22.40%
24	TRDC-24 - 80 units, 80 DPH, 55% houses and 45%	80	1.00	£2.76	£8.83	£8.83	£8.72	£8.43	£7.62	£6.01	0.07%	1.23%	4.58%	13.71%	31.99%
25	TRDC-25 - 95 units, 28 DPH, 100% houses and 0%	95	3.39	£9.37	£13.49	£13.49	£13.38	£13.06	£12.20	£10.47	0.06%	0.86%	3.20%	9.60%	22.40%
26	TRDC-26 - 100 units, 15 DPH, 100% houses and 0%	100	6.67	£18.41	£14.21	£14.20	£14.08	£13.75	£12.84	£11.02	0.06%	0.86%	3.20%	9.60%	22.40%
27	TRDC-27 - 100 units, 35 DPH, 95% houses and 5%	100	2.86	£7.89	£13.87	£13.86	£13.75	£13.41	£12.49	£10.65	0.06%	0.89%	3.33%	9.96%	23.23%
28	TRDC-28 - 130 units, 35.14 DPH, 95% houses and	130	3.70	£10.21	£17.71	£17.70	£17.56	£17.12	£15.94	£13.59	0.06%	0.90%	3.35%	10.00%	23.28%
29	TRDC-29 - 145 units, 24.83 DPH, 100% houses and	145	5.84	£16.12	£20.24	£20.23	£20.07	£19.59	£18.29	£15.70	0.06%	0.87%	3.24%	9.65%	22.46%
30	TRDC-30 - 165 units, 70.87 DPH, 60% houses and	165	2.33	£6.43	£18.16	£18.15	£17.95	£17.36	£15.74	£12.52	0.07%	1.19%	4.45%	13.32%	31.07%
31	TRDC-31 - 250 units, 35.07 DPH, 90% houses and	250	7.13	£19.68	£29.56	£29.54	£29.26	£28.45	£26.23	£21.75	0.07%	1.01%	3.76%	11.28%	26.42%
32	TRDC-32 - 400 units, 15.69 DPH, 100% houses and	400	25.49	£70.39	£44.01	£43.98	£43.61	£42.50	£39.49	£33.46	0.06%	0.92%	3.43%	10.27%	23.97%
33	TRDC-33 - 500 units, 20 DPH, 100% houses and 0%	500	25.00	£69.02	£46.32	£46.29	£45.82	£44.47	£40.80	£33.41	0.07%	1.07%	4.00%	11.91%	27.87%
34	TRDC-34 - 750 units, 20 DPH, 100% houses and 0%	750	37.50	£103.54	£65.02	£64.97	£64.32	£62.41	£57.26	£46.86	0.07%	1.07%	4.00%	11.93%	27.93%
35	TRDC-35 - 1000 units, 20 DPH, 100% houses and 0	1,000	50.00	£138.05	£79.69	£79.63	£78.80	£76.36	£69.74	£56.35	0.07%	1.12%	4.18%	12.49%	29.29%
36	TRDC-36 - 1250 units, 20 DPH, 100% houses and 0	1,250	62.50	£172.56	£94.34	£94.27	£93.30	£90.49	£82.82	£67.38	0.07%	1.09%	4.08%	12.21%	28.57%
37	TRDC-37 - 1500 units, 20 DPH, 100% houses and 0	1,500	75.00	£207.07	£107.03	£106.95	£105.87	£102.73	£94.19	£77.00	0.07%	1.08%	4.02%	11.99%	28.05%
38	TRDC-CARE1 (75 rooms)	-	1.00	£2.76	£0.68	£0.68	£0.63	£0.58	£0.22	-£0.51	0.00%	7.61%	15.22%	67.83%	174.16%
39	TRDC-CARE2 (40 rooms)	-	0.33	£0.91	£0.42	£0.42	£0.40	£0.37	£0.18	-£0.21	0.00%	6.54%	13.09%	58.32%	149.54%
40	TRDC-OFF1	-	0.50	£1.38	-£2.07	-£2.07	-£2.18	-£2.30	-£3.17	-£4.93	0.00%	5.46%	10.93%	53.31%	138.09%
41	TRDC-OFF2	-	0.50	£1.38	-£2.94	-£2.94	-£3.09	-£3.24	-£4.41	-£6.75	0.00%	5.13%	10.27%	50.11%	129.78%
42	TRDC-RET1	-	1.00	£2.76	£2.35	£2.35	£2.31	£2.27	£1.99	£1.44	0.00%	1.60%	3.20%	14.98%	38.55%
43	TRDC-RET2	-	0.50	£1.38	£5.73	£5.73	£5.68	£5.63	£5.26	£4.52	0.00%	0.87%	1.75%	8.18%	21.04%
44	TRDC-RET3	-	0.25	£0.69	£2.51	£2.51	£2.49	£2.46	£2.28	£1.91	0.00%	1.00%	1.99%	9.33%	24.01%
45	TRDC-IND1	-	1.00	£2.76	£3.54	£3.54	£3.51	£3.49	£3.29	£2.90	0.00%	0.72%	1.43%	6.93%	17.92%
46	TRDC-IND2	-	1.00	£2.76	£4.39	£4.39	£4.36	£4.33	£4.08	£3.58	0.00%	0.74%	1.48%	7.17%	18.53%
47	TRDC-IND3	-	1.00	£2.76	£5.07	£5.07	£5.03	£4.99	£4.68	£4.07	0.00%	0.79%	1.57%	7.59%	19.64%

BLV: GREENFIELD - UPPER END OF RANGE — **% change in residual land values resulting from policy change** (last five columns)

	Description	No of units		BLV (£ m)	Baseline	EVC	BNG	Access	Carbon A+X	Carbon B+Y	EVC	BNG	Access	Carbon A+X	Carbon B+Y
1	TRDC-1 - 5 units, 25 DPH, 100% houses and 0% fla	5	0.20	£0.07	£0.77	£0.77	£0.77	£0.75	£0.70	£0.60	0.06%	0.86%	3.20%	9.52%	22.18%
2	TRDC-2 - 5 units, 50 DPH, 100% houses and 0% fla	5	0.10	£0.04	£0.77	£0.77	£0.77	£0.75	£0.70	£0.60	0.06%	0.86%	3.20%	9.52%	22.18%
3	TRDC-3 - 5 units, 85 DPH, 50% houses and 50% fla	5	0.06	£0.02	£0.58	£0.58	£0.58	£0.56	£0.50	£0.39	0.08%	1.26%	4.71%	14.11%	32.93%
4	TRDC-4 - 6 units, 30 DPH, 100% houses and 0% fla	6	0.20	£0.07	£0.93	£0.93	£0.92	£0.90	£0.84	£0.72	0.06%	0.86%	3.20%	9.52%	22.18%
5	TRDC-5 - 6 units, 75 DPH, 75% houses and 25% fla	6	0.08	£0.03	£0.82	£0.82	£0.81	£0.79	£0.72	£0.60	0.06%	1.03%	3.83%	11.45%	26.70%
6	TRDC-6 - 8 units, 25 DPH, 100% houses and 0% fla	8	0.32	£0.12	£1.24	£1.24	£1.23	£1.20	£1.12	£0.96	0.06%	0.86%	3.20%	9.52%	22.18%
7	TRDC-7 - 8 units, 130 DPH, 0% houses and 100% f	8	0.06	£0.02	£0.60	£0.60	£0.59	£0.55	£0.46	£0.26	0.12%	2.17%	8.05%	24.28%	56.73%
8	TRDC-8 - 9 units, 112 DPH, 0% houses and 100% f	9	0.08	£0.03	£0.68	£0.68	£0.66	£0.62	£0.51	£0.29	0.12%	2.17%	8.05%	24.28%	56.73%
9	TRDC-9 - 10 units, 25 DPH, 100% houses and 0% f	10	0.40	£0.15	£1.50	£1.50	£1.49	£1.45	£1.36	£1.16	0.06%	0.88%	3.29%	9.80%	22.82%
10	TRDC-10 - 10 units, 90 DPH, 50% houses and 50%	10	0.11	£0.04	£1.12	£1.12	£1.11	£1.07	£0.96	£0.75	0.08%	1.28%	4.77%	14.30%	33.35%
11	TRDC-11 - 20 units, 35 DPH, 100% houses and 0%	20	0.57	£0.21	£2.83	£2.82	£2.80	£2.73	£2.54	£2.16	0.06%	0.91%	3.38%	10.09%	23.49%
12	TRDC-12 - 20 units, 50 DPH, 80% houses and 20%	20	0.40	£0.15	£2.88	£2.88	£2.86	£2.78	£2.58	£2.19	0.06%	0.93%	3.48%	10.39%	24.22%
13	TRDC-13 - 30 units, 25 DPH, 100% houses and 0%	30	1.20	£0.45	£4.34	£4.34	£4.30	£4.20	£3.93	£3.38	0.06%	0.86%	3.19%	9.52%	22.16%
14	TRDC-14 - 30 units, 50 DPH, 80% houses and 20%	30	0.60	£0.22	£3.93	£3.92	£3.89	£3.78	£3.49	£2.92	0.06%	0.99%	3.69%	11.02%	25.68%
15	TRDC-15 - 40 units, 50 DPH, 80% houses and 20%	40	0.80	£0.30	£4.75	£4.75	£4.70	£4.55	£4.16	£3.38	0.07%	1.11%	4.13%	12.34%	28.76%
16	TRDC-16 - 40 units, 80 DPH, 50% houses and 50%	40	0.50	£0.19	£4.36	£4.36	£4.31	£4.16	£3.75	£2.92	0.08%	1.27%	4.71%	14.14%	33.14%
17	TRDC-17 - 50 units, 35 DPH, 100% houses and 0%	50	1.43	£0.53	£7.24	£7.23	£7.17	£7.01	£6.55	£5.63	0.06%	0.86%	3.19%	9.52%	22.16%
18	TRDC-18 - 50 units, 80 DPH, 50% houses and 50%	50	0.63	£0.23	£5.46	£5.45	£5.39	£5.20	£4.68	£3.65	0.08%	1.27%	4.71%	14.14%	33.14%
19	TRDC-19 - 60 units, 100 DPH, 0% houses and 100%	60	0.60	£0.22	£4.20	£4.20	£4.11	£3.86	£3.17	£1.78	0.12%	2.20%	8.19%	24.68%	57.67%
20	TRDC-20 - 60 units, 35 DPH, 100% houses and 0%	60	1.71	£0.64	£8.68	£8.68	£8.61	£8.41	£7.86	£6.76	0.06%	0.86%	3.19%	9.52%	22.16%
21	TRDC-21 - 70 units, 50 DPH, 80% houses and 20%	70	1.40	£0.52	£9.16	£9.15	£9.07	£8.82	£8.15	£6.81	0.06%	0.99%	3.69%	11.02%	25.68%
22	TRDC-22 - 70 units, 35 DPH, 100% houses and 0%	70	2.00	£0.75	£9.94	£9.94	£9.86	£9.63	£8.99	£7.72	0.06%	0.86%	3.20%	9.60%	22.40%
23	TRDC-23 - 80 units, 50 DPH, 100% houses and 0%	80	1.60	£0.60	£11.36	£11.36	£11.27	£11.00	£10.27	£8.82	0.06%	0.86%	3.20%	9.60%	22.40%
24	TRDC-24 - 80 units, 80 DPH, 55% houses and 45%	80	1.00	£0.37	£8.83	£8.83	£8.72	£8.43	£7.62	£6.01	0.07%	1.23%	4.58%	13.71%	31.99%
25	TRDC-25 - 95 units, 28 DPH, 100% houses and 0%	95	3.39	£1.27	£13.49	£13.49	£13.38	£13.06	£12.20	£10.47	0.06%	0.86%	3.20%	9.60%	22.40%
26	TRDC-26 - 100 units, 15 DPH, 100% houses and 0%	100	6.67	£2.49	£14.21	£14.20	£14.08	£13.75	£12.84	£11.02	0.06%	0.86%	3.20%	9.60%	22.40%
27	TRDC-27 - 100 units, 35 DPH, 95% houses and 5%	100	2.86	£1.07	£13.87	£13.86	£13.75	£13.41	£12.49	£10.65	0.06%	0.89%	3.33%	9.96%	23.23%
28	TRDC-28 - 130 units, 35.14 DPH, 95% houses and	130	3.70	£1.38	£17.71	£17.70	£17.56	£17.12	£15.94	£13.59	0.06%	0.90%	3.35%	10.00%	23.28%
29	TRDC-29 - 145 units, 24.83 DPH, 100% houses and	145	5.84	£2.18	£20.24	£20.23	£20.07	£19.59	£18.29	£15.70	0.06%	0.87%	3.24%	9.65%	22.46%
30	TRDC-30 - 165 units, 70.87 DPH, 60% houses and	165	2.33	£0.87	£18.16	£18.15	£17.95	£17.36	£15.74	£12.52	0.07%	1.19%	4.45%	13.32%	31.07%
31	TRDC-31 - 250 units, 35.07 DPH, 90% houses and	250	7.13	£2.67	£29.56	£29.54	£29.26	£28.45	£26.23	£21.75	0.07%	1.01%	3.76%	11.28%	26.42%
32	TRDC-32 - 400 units, 15.69 DPH, 100% houses and	400	25.49	£9.53	£44.01	£43.98	£43.61	£42.50	£39.49	£33.46	0.06%	0.92%	3.43%	10.27%	23.97%
33	TRDC-33 - 500 units, 20 DPH, 100% houses and 0%	500	25.00	£9.35	£46.32	£46.29	£45.82	£44.47	£40.80	£33.41	0.07%	1.07%	4.00%	11.91%	27.87%
34	TRDC-34 - 750 units, 20 DPH, 100% houses and 0%	750	37.50	£14.03	£65.02	£64.97	£64.32	£62.41	£57.26	£46.86	0.07%	1.07%	4.00%	11.93%	27.93%
35	TRDC-35 - 1000 units, 20 DPH, 100% houses and 0	1,000	50.00	£18.70	£79.69	£79.63	£78.80	£76.36	£69.74	£56.35	0.07%	1.12%	4.18%	12.49%	29.29%
36	TRDC-36 - 1250 units, 20 DPH, 100% houses and 0	1,250	62.50	£23.38	£94.34	£94.27	£93.30	£90.49	£82.82	£67.38	0.07%	1.09%	4.08%	12.21%	28.57%
37	TRDC-37 - 1500 units, 20 DPH, 100% houses and 0	1,500	75.00	£28.05	£107.03	£106.95	£105.87	£102.73	£94.19	£77.00	0.07%	1.08%	4.02%	11.99%	28.05%
38	TRDC-CARE1 (75 rooms)	-	1.00	£0.37	£0.68	£0.68	£0.63	£0.58	£0.22	-£0.51	0.00%	7.61%	15.22%	67.83%	174.16%
39	TRDC-CARE2 (40 rooms)	-	0.33	£0.12	£0.42	£0.42	£0.40	£0.37	£0.18	-£0.21	0.00%	6.54%	13.09%	58.32%	149.54%
40	TRDC-OFF1	-	0.50	£0.19	-£2.07	-£2.07	-£2.18	-£2.30	-£3.17	-£4.93	0.00%	5.46%	10.93%	53.31%	138.09%
41	TRDC-OFF2	-	0.50	£0.19	-£2.94	-£2.94	-£3.09	-£3.24	-£4.41	-£6.75	0.00%	5.13%	10.27%	50.11%	129.78%
42	TRDC-RET1	-	1.00	£0.37	£2.35	£2.35	£2.31	£2.27	£1.99	£1.44	0.00%	1.60%	3.20%	14.98%	38.55%
43	TRDC-RET2	-	0.50	£0.19	£5.73	£5.73	£5.68	£5.63	£5.26	£4.52	0.00%	0.87%	1.75%	8.18%	21.04%
44	TRDC-RET3	-	0.25	£0.09	£2.51	£2.51	£2.49	£2.46	£2.28	£1.91	0.00%	1.00%	1.99%	9.33%	24.01%
45	TRDC-IND1	-	1.00	£0.37	£3.54	£3.54	£3.51	£3.49	£3.29	£2.90	0.00%	0.72%	1.43%	6.93%	17.92%
46	TRDC-IND2	-	1.00	£0.37	£4.39	£4.39	£4.36	£4.33	£4.08	£3.58	0.00%	0.74%	1.48%	7.17%	18.53%
47	TRDC-IND3	-	1.00	£0.37	£5.07	£5.07	£5.03	£4.99	£4.68	£4.07	0.00%	0.79%	1.57%	7.59%	19.64%

BLV: LOWER END OF RANGE — **% change in residual land values resulting from policy change** (last five columns)

	Description	No of units		BLV (£ m)	Baseline	EVC	BNG	Access	Carbon A+X	Carbon B+Y	EVC	BNG	Access	Carbon A+X	Carbon B+Y
1	TRDC-1 - 5 units, 25 DPH, 100% houses and 0% fla	5	0.20	£0.05	£0.77	£0.77	£0.77	£0.75	£0.70	£0.60	0.06%	0.86%	3.20%	9.52%	22.18%
2	TRDC-2 - 5 units, 50 DPH, 100% houses and 0% fla	5	0.10	£0.02	£0.77	£0.77	£0.77	£0.75	£0.70	£0.60	0.06%	0.86%	3.20%	9.52%	22.18%
3	TRDC-3 - 5 units, 85 DPH, 50% houses and 50% fla	5	0.06	£0.01	£0.58	£0.58	£0.58	£0.56	£0.50	£0.39	0.08%	1.26%	4.71%	14.11%	32.93%
4	TRDC-4 - 6 units, 30 DPH, 100% houses and 0% fla	6	0.20	£0.05	£0.93	£0.93	£0.92	£0.90	£0.84	£0.72	0.06%	0.86%	3.20%	9.52%	22.18%
5	TRDC-5 - 6 units, 75 DPH, 75% houses and 25% fla	6	0.08	£0.02	£0.82	£0.82	£0.81	£0.79	£0.72	£0.60	0.06%	1.03%	3.83%	11.45%	26.70%
6	TRDC-6 - 8 units, 25 DPH, 100% houses and 0% fla	8	0.32	£0.08	£1.24	£1.24	£1.23	£1.20	£1.12	£0.96	0.06%	0.86%	3.20%	9.52%	22.18%
7	TRDC-7 - 8 units, 130 DPH, 0% houses and 100% f	8	0.06	£0.02	£0.60	£0.60	£0.59	£0.55	£0.46	£0.26	0.12%	2.17%	8.05%	24.28%	56.73%
8	TRDC-8 - 9 units, 112 DPH, 0% houses and 100% f	9	0.08	£0.02	£0.68	£0.68	£0.66	£0.62	£0.51	£0.29	0.12%	2.17%	8.05%	24.28%	56.73%
9	TRDC-9 - 10 units, 25 DPH, 100% houses and 0% f	10	0.40	£0.10	£1.50	£1.50	£1.49	£1.45	£1.36	£1.16	0.06%	0.88%	3.29%	9.80%	22.82%
10	TRDC-10 - 10 units, 90 DPH, 50% houses and 50%	10	0.11	£0.03	£1.12	£1.12	£1.11	£1.07	£0.96	£0.75	0.08%	1.28%	4.77%	14.30%	33.35%
11	TRDC-11 - 20 units, 35 DPH, 100% houses and 0%	20	0.57	£0.14	£2.83	£2.82	£2.80	£2.73	£2.54	£2.16	0.06%	0.91%	3.38%	10.09%	23.49%
12	TRDC-12 - 20 units, 50 DPH, 80% houses and 20%	20	0.40	£0.10	£2.88	£2.88	£2.86	£2.78	£2.58	£2.19	0.06%	0.93%	3.48%	10.39%	24.22%
13	TRDC-13 - 30 units, 25 DPH, 100% houses and 0%	30	1.20	£0.30	£4.34	£4.34	£4.30	£4.20	£3.93	£3.38	0.06%	0.86%	3.19%	9.52%	22.16%
14	TRDC-14 - 30 units, 50 DPH, 80% houses and 20%	30	0.60	£0.15	£3.93	£3.92	£3.89	£3.78	£3.49	£2.92	0.06%	0.99%	3.69%	11.02%	25.68%
15	TRDC-15 - 40 units, 50 DPH, 80% houses and 20%	40	0.80	£0.20	£4.75	£4.75	£4.70	£4.55	£4.16	£3.38	0.07%	1.11%	4.13%	12.34%	28.76%
16	TRDC-16 - 40 units, 80 DPH, 50% houses and 50%	40	0.50	£0.12	£4.36	£4.36	£4.31	£4.16	£3.75	£2.92	0.08%	1.27%	4.71%	14.14%	33.14%
17	TRDC-17 - 50 units, 35 DPH, 100% houses and 0%	50	1.43	£0.35	£7.24	£7.23	£7.17	£7.01	£6.55	£5.63	0.06%	0.86%	3.19%	9.52%	22.16%
18	TRDC-18 - 50 units, 80 DPH, 50% houses and 50%	50	0.63	£0.15	£5.46	£5.45	£5.39	£5.20	£4.68	£3.65	0.08%	1.27%	4.71%	14.14%	33.14%
19	TRDC-19 - 60 units, 100 DPH, 0% houses and 100%	60	0.60	£0.15	£4.20	£4.20	£4.11	£3.86	£3.17	£1.78	0.12%	2.20%	8.19%	24.68%	57.67%
20	TRDC-20 - 60 units, 35 DPH, 100% houses and 0%	60	1.71	£0.42	£8.68	£8.68	£8.61	£8.41	£7.86	£6.76	0.06%	0.86%	3.19%	9.52%	22.16%
21	TRDC-21 - 70 units, 50 DPH, 80% houses and 20%	70	1.40	£0.35	£9.16	£9.15	£9.07	£8.82	£8.15	£6.81	0.06%	0.99%	3.69%	11.02%	25.68%
22	TRDC-22 - 70 units, 35 DPH, 100% houses and 0%	70	2.00	£0.49	£9.94	£9.94	£9.86	£9.63	£8.99	£7.72	0.06%	0.86%	3.20%	9.60%	22.40%
23	TRDC-23 - 80 units, 50 DPH, 100% houses and 0%	80	1.60	£0.40	£11.36	£11.36	£11.27	£11.00	£10.27	£8.82	0.06%	0.86%	3.20%	9.60%	22.40%
24	TRDC-24 - 80 units, 80 DPH, 55% houses and 45%	80	1.00	£0.25	£8.83	£8.83	£8.72	£8.43	£7.62	£6.01	0.07%	1.23%	4.58%	13.71%	31.99%
25	TRDC-25 - 95 units, 28 DPH, 100% houses and 0%	95	3.39	£0.84	£13.49	£13.49	£13.38	£13.06	£12.20	£10.47	0.06%	0.86%	3.20%	9.60%	22.40%
26	TRDC-26 - 100 units, 15 DPH, 100% houses and 0%	100	6.67	£1.65	£14.21	£14.20	£14.08	£13.75	£12.84	£11.02	0.06%	0.86%	3.20%	9.60%	22.40%
27	TRDC-27 - 100 units, 35 DPH, 95% houses and 5%	100	2.86	£0.71	£13.87	£13.86	£13.75	£13.41	£12.49	£10.65	0.06%	0.89%	3.33%	9.96%	23.23%
28	TRDC-28 - 130 units, 35.14 DPH, 95% houses and	130	3.70	£0.91	£17.71	£17.70	£17.56	£17.12	£15.94	£13.59	0.06%	0.90%	3.35%	10.00%	23.28%
29	TRDC-29 - 145 units, 24.83 DPH, 100% houses and	145	5.84	£1.44	£20.24	£20.23	£20.07	£19.59	£18.29	£15.70	0.06%	0.87%	3.24%	9.65%	22.46%
30	TRDC-30 - 165 units, 70.87 DPH, 60% houses and	165	2.33	£0.58	£18.16	£18.15	£17.95	£17.36	£15.74	£12.52	0.07%	1.19%	4.45%	13.32%	31.07%
31	TRDC-31 - 250 units, 35.07 DPH, 90% houses and	250	7.13	£1.76	£29.56	£29.54	£29.26	£28.45	£26.23	£21.75	0.07%	1.01%	3.76%	11.28%	26.42%
32	TRDC-32 - 400 units, 15.69 DPH, 100% houses and	400	25.49	£6.30	£44.01	£43.98	£43.61	£42.50	£39.49	£33.46	0.06%	0.92%	3.43%	10.27%	23.97%
33	TRDC-33 - 500 units, 20 DPH, 100% houses and 0%	500	25.00	£6.18	£46.32	£46.29	£45.82	£44.47	£40.80	£33.41	0.07%	1.07%	4.00%	11.91%	27.87%
34	TRDC-34 - 750 units, 20 DPH, 100% houses and 0%	750	37.50	£9.26	£65.02	£64.97	£64.32	£62.41	£57.26	£46.86	0.07%	1.07%	4.00%	11.93%	27.93%
35	TRDC-35 - 1000 units, 20 DPH, 100% houses and 0	1,000	50.00	£12.35	£79.69	£79.63	£78.80	£76.36	£69.74	£56.35	0.07%	1.12%	4.18%	12.49%	29.29%
36	TRDC-36 - 1250 units, 20 DPH, 100% houses and 0	1,250	62.50	£15.44	£94.34	£94.27	£93.30	£90.49	£82.82	£67.38	0.07%	1.09%	4.08%	12.21%	28.57%
37	TRDC-37 - 1500 units, 20 DPH, 100% houses and 0	1,500	75.00	£18.53	£107.03	£106.95	£105.87	£102.73	£94.19	£77.00	0.07%	1.08%	4.02%	11.99%	28.05%
38	TRDC-CARE1 (75 rooms)	-	1.00	£0.25	£0.68	£0.68	£0.63	£0.58	£0.22	-£0.51	0.00%	7.61%	15.22%	67.83%	174.16%
39	TRDC-CARE2 (40 rooms)	-	0.33	£0.08	£0.42	£0.42	£0.40	£0.37	£0.18	-£0.21	0.00%	6.54%	13.09%	58.32%	149.54%
40	TRDC-OFF1	-	0.50	£0.12	-£2.07	-£2.07	-£2.18	-£2.30	-£3.17	-£4.93	0.00%	5.46%	10.93%	53.31%	138.09%
41	TRDC-OFF2	-	0.50	£0.12	-£2.94	-£2.94	-£3.09	-£3.24	-£4.41	-£6.75	0.00%	5.13%	10.27%	50.11%	129.78%
42	TRDC-RET1	-	1.00	£0.25	£2.35	£2.35	£2.31	£2.27	£1.99	£1.44	0.00%	1.60%	3.20%	14.98%	38.55%
43	TRDC-RET2	-	0.50	£0.12	£5.73	£5.73	£5.68	£5.63	£5.26	£4.52	0.00%	0.87%	1.75%	8.18%	21.04%
44	TRDC-RET3	-	0.25	£0.06	£2.51	£2.51	£2.49	£2.46	£2.28	£1.91	0.00%	1.00%	1.99%	9.33%	24.01%
45	TRDC-IND1	-	1.00	£0.25	£3.54	£3.54	£3.51	£3.49	£3.29	£2.90	0.00%	0.72%	1.43%	6.93%	17.92%
46	TRDC-IND2	-	1.00	£0.25	£4.39	£4.39	£4.36	£4.33	£4.08	£3.58	0.00%	0.74%	1.48%	7.17%	18.53%
47	TRDC-IND3	-	1.00	£0.25	£5.07	£5.07	£5.03	£4.99	£4.68	£4.07	0.00%	0.79%	1.57%	7.59%	19.64%

THREE RIVERS DISTRICT COUNCIL Sales value (£ psm): £7,600 AH tenure (rent / SO): 70% 30%
AH %: 40%

BLV: SECONDARY OFFICES / RETAIL

	Description	No of units	Site area	BLV (£ m)	Baseline	EVC	BNG	Access	Carbon A+X	Carbon B+Y
1	TRDC-1 - 5 units, 25 DPH, 100% houses and 0% fla	5	0.20	£1.23	£0.825	£0.825	£0.819	£0.801	£0.752	£0.654
2	TRDC-2 - 5 units, 50 DPH, 100% houses and 0% fla	5	0.10	£0.61	£0.825	£0.825	£0.819	£0.801	£0.752	£0.654
3	TRDC-3 - 5 units, 85 DPH, 50% houses and 50% fla	5	0.06	£0.36	£0.634	£0.634	£0.627	£0.606	£0.552	£0.442
4	TRDC-4 - 6 units, 30 DPH, 100% houses and 0% fla	6	0.20	£1.23	£0.991	£0.990	£0.983	£0.961	£0.902	£0.785
5	TRDC-5 - 6 units, 75 DPH, 75% houses and 25% fla	6	0.08	£0.49	£0.878	£0.878	£0.870	£0.847	£0.785	£0.660
6	TRDC-6 - 8 units, 25 DPH, 100% houses and 0% fla	8	0.32	£1.96	£1.321	£1.320	£1.310	£1.281	£1.203	£1.046
7	TRDC-7 - 8 units, 130 DPH, 0% houses and 100% f	8	0.06	£0.38	£0.680	£0.679	£0.667	£0.632	£0.534	£0.338
8	TRDC-8 - 9 units, 112 DPH, 0% houses and 100% f	9	0.08	£0.49	£0.765	£0.764	£0.750	£0.710	£0.600	£0.380
9	TRDC-9 - 10 units, 25 DPH, 100% houses and 0% f	10	0.40	£2.45	£1.608	£1.607	£1.595	£1.559	£1.461	£1.265
10	TRDC-10 - 10 units, 90 DPH, 50% houses and 50%	10	0.11	£0.68	£1.219	£1.218	£1.204	£1.165	£1.058	£0.845
11	TRDC-11 - 20 units, 35 DPH, 100% houses and 0%	20	0.57	£3.50	£3.025	£3.024	£3.000	£2.930	£2.740	£2.362
12	TRDC-12 - 20 units, 50 DPH, 80% houses and 20%	20	0.40	£2.45	£3.085	£3.084	£3.059	£2.985	£2.786	£2.387
13	TRDC-13 - 30 units, 25 DPH, 100% houses and 0%	30	1.20	£7.36	£4.639	£4.637	£4.602	£4.501	£4.226	£3.677
14	TRDC-14 - 30 units, 50 DPH, 80% houses and 20%	30	0.60	£3.68	£4.219	£4.217	£4.180	£4.074	£3.787	£3.211
15	TRDC-15 - 40 units, 50 DPH, 80% houses and 20%	40	0.80	£4.90	£5.129	£5.125	£5.076	£4.933	£4.543	£3.763
16	TRDC-16 - 40 units, 80 DPH, 50% houses and 50%	40	0.50	£3.06	£4.745	£4.742	£4.690	£4.540	£4.129	£3.302
17	TRDC-17 - 50 units, 35 DPH, 100% houses and 0%	50	1.43	£8.76	£7.732	£7.728	£7.670	£7.501	£7.043	£6.128
18	TRDC-18 - 50 units, 80 DPH, 50% houses and 50%	50	0.63	£3.83	£5.932	£5.928	£5.863	£5.675	£5.162	£4.127
19	TRDC-19 - 60 units, 100 DPH, 0% houses and 100%	60	0.60	£3.68	£4.752	£4.748	£4.660	£4.408	£3.715	£2.329
20	TRDC-20 - 60 units, 35 DPH, 100% houses and 0%	60	1.71	£10.51	£9.279	£9.274	£9.204	£9.001	£8.452	£7.354
21	TRDC-21 - 70 units, 50 DPH, 80% houses and 20%	70	1.40	£8.58	£9.844	£9.839	£9.754	£9.507	£8.835	£7.492
22	TRDC-22 - 70 units, 35 DPH, 100% houses and 0%	70	2.00	£12.26	£10.626	£10.621	£10.541	£10.308	£9.676	£8.403
23	TRDC-23 - 80 units, 50 DPH, 100% houses and 0%	80	1.60	£9.81	£12.144	£12.138	£12.047	£11.781	£11.058	£9.603
24	TRDC-24 - 80 units, 80 DPH, 55% houses and 45%	80	1.00	£6.13	£9.591	£9.585	£9.483	£9.187	£8.380	£6.766
25	TRDC-25 - 95 units, 28 DPH, 100% houses and 0%	95	3.39	£20.80	£14.421	£14.414	£14.306	£13.990	£13.132	£11.404
26	TRDC-26 - 100 units, 15 DPH, 100% houses and 0%	100	6.67	£40.86	£15.181	£15.172	£15.059	£14.726	£13.823	£12.004
27	TRDC-27 - 100 units, 35 DPH, 95% houses and 5%	100	2.86	£17.51	£14.841	£14.833	£14.717	£14.381	£13.464	£11.624
28	TRDC-28 - 130 units, 35.14 DPH, 95% houses and	130	3.70	£22.68	£18.964	£18.953	£18.804	£18.370	£17.193	£14.839
29	TRDC-29 - 145 units, 24.83 DPH, 100% houses and	145	5.84	£35.79	£21.641	£21.629	£21.465	£20.986	£19.688	£17.094
30	TRDC-30 - 165 units, 70.87 DPH, 60% houses and	165	2.33	£14.27	£19.682	£19.669	£19.466	£18.883	£17.273	£14.049
31	TRDC-31 - 250 units, 35.07 DPH, 90% houses and	250	7.13	£43.69	£31.852	£31.833	£31.554	£30.740	£28.532	£24.061
32	TRDC-32 - 400 units, 15.69 DPH, 100% houses and	400	25.49	£156.26	£47.250	£47.223	£46.844	£45.739	£42.746	£36.716
33	TRDC-33 - 500 units, 20 DPH, 100% houses and 0%	500	25.00	£153.23	£50.276	£50.243	£49.780	£48.426	£44.761	£37.393
34	TRDC-34 - 750 units, 20 DPH, 100% houses and 0%	750	37.50	£229.85	£70.587	£70.541	£69.893	£67.988	£62.832	£52.475
35	TRDC-35 - 1000 units, 20 DPH, 100% houses and 0	1,000	50.00	£306.47	£86.700	£86.641	£85.812	£83.386	£76.792	£63.487
36	TRDC-36 - 1250 units, 20 DPH, 100% houses and 0	1,250	62.50	£383.08	£102.547	£102.479	£101.515	£98.699	£91.079	£75.700
37	TRDC-37 - 1500 units, 20 DPH, 100% houses and 0	1,500	75.00	£459.70	£116.248	£116.172	£115.102	£111.970	£103.454	£86.347
38	TRDC-CARE1 (75 rooms)	-	1.00	£6.13	£0.682	£0.682	£0.631	£0.579	£0.220	-£0.506
39	TRDC-CARE2 (40 rooms)	-	0.33	£2.02	£0.423	£0.423	£0.396	£0.368	£0.176	-£0.210
40	TRDC-OFF1	-	0.50	£3.06	-£2.071	-£2.071	-£2.184	-£2.297	-£3.175	-£4.930
41	TRDC-OFF2	-	0.50	£3.06	-£2.938	-£2.938	-£3.088	-£3.239	-£4.409	-£6.750
42	TRDC-RET1	-	1.00	£6.13	£2.346	£2.346	£2.308	£2.271	£1.994	£1.441
43	TRDC-RET2	-	0.50	£3.06	£5.729	£5.729	£5.679	£5.629	£5.260	£4.523
44	TRDC-RET3	-	0.25	£1.53	£2.511	£2.511	£2.486	£2.461	£2.277	£1.908
45	TRDC-IND1	-	1.00	£6.13	£3.536	£3.536	£3.511	£3.485	£3.291	£2.903
46	TRDC-IND2	-	1.00	£6.13	£4.395	£4.395	£4.362	£4.330	£4.080	£3.580
47	TRDC-IND3	-	1.00	£6.13	£5.068	£5.068	£5.028	£4.988	£4.683	£4.072

Cumlative impact of policies

% change in residual land values resulting from policy change

EVC	BNG	Access	Carbon A+X	Carbon B+Y
0.05%	0.80%	2.99%	8.92%	20.78%
0.05%	0.80%	2.99%	8.92%	20.78%
0.07%	1.16%	4.33%	13.00%	30.32%
0.05%	0.80%	2.99%	8.92%	20.78%
0.06%	0.96%	3.56%	10.65%	24.83%
0.05%	0.80%	2.99%	8.92%	20.78%
0.10%	1.92%	7.15%	21.54%	50.34%
0.10%	1.92%	7.15%	21.54%	50.34%
0.05%	0.82%	3.07%	9.16%	21.34%
0.07%	1.18%	4.38%	13.14%	30.66%
0.06%	0.85%	3.16%	9.42%	21.94%
0.06%	0.87%	3.25%	9.71%	22.64%
0.05%	0.80%	2.99%	8.91%	20.74%
0.06%	0.92%	3.43%	10.25%	23.89%
0.07%	1.03%	3.82%	11.43%	26.64%
0.07%	1.16%	4.33%	12.99%	30.42%
0.05%	0.80%	2.99%	8.91%	20.74%
0.07%	1.16%	4.38%	13.14%	30.66%
0.10%	1.95%	7.24%	21.83%	51.00%
0.05%	0.80%	2.99%	8.91%	20.74%
0.06%	0.92%	3.43%	10.25%	23.89%
0.05%	0.80%	3.00%	8.94%	20.92%
0.05%	0.80%	3.00%	8.94%	20.92%
0.07%	1.13%	4.21%	12.63%	29.46%
0.05%	0.80%	3.00%	8.94%	20.92%
0.05%	0.80%	3.00%	8.94%	20.92%
0.05%	0.83%	3.10%	9.28%	21.68%
0.06%	0.84%	3.13%	9.34%	21.75%
0.05%	0.81%	3.03%	9.02%	21.01%
0.07%	1.09%	4.06%	12.24%	28.62%
0.06%	0.94%	3.49%	10.42%	24.46%
0.06%	0.86%	3.20%	9.53%	22.29%
0.07%	0.99%	3.68%	10.97%	25.63%
0.07%	0.98%	3.68%	10.99%	25.66%
0.07%	1.02%	3.82%	11.43%	26.77%
0.07%	1.01%	3.75%	11.18%	26.18%
0.07%	0.99%	3.68%	11.01%	25.72%
0.07%	0.99%	3.68%	11.01%	25.72%
0.00%	7.61%	15.22%	67.83%	174.16%
0.00%	6.54%	13.09%	58.32%	149.54%
0.00%	5.46%	10.93%	53.31%	138.09%
0.00%	5.13%	10.27%	50.11%	129.78%
0.00%	1.60%	3.20%	14.98%	38.55%
0.00%	0.87%	1.75%	8.18%	21.04%
0.00%	1.00%	1.99%	9.33%	24.01%
0.00%	0.72%	1.43%	6.93%	17.92%
0.00%	0.74%	1.48%	7.17%	18.53%
0.00%	0.79%	1.57%	7.59%	19.64%

BLV: SECONDARY INDUSTRIAL

	Description	No of units		BLV (£ m)	Baseline	EVC	BNG	Access	Carbon A+X	Carbon B+Y
1	TRDC-1 - 5 units, 25 DPH, 100% houses and 0% fla	5	0.20	£0.55	£0.83	£0.83	£0.82	£0.80	£0.75	£0.65
2	TRDC-2 - 5 units, 50 DPH, 100% houses and 0% fla	5	0.10	£0.28	£0.83	£0.83	£0.82	£0.80	£0.75	£0.65
3	TRDC-3 - 5 units, 85 DPH, 50% houses and 50% fla	5	0.06	£0.16	£0.63	£0.63	£0.63	£0.61	£0.55	£0.44
4	TRDC-4 - 6 units, 30 DPH, 100% houses and 0% fla	6	0.20	£0.55	£0.99	£0.99	£0.98	£0.96	£0.90	£0.78
5	TRDC-5 - 6 units, 75 DPH, 75% houses and 25% fla	6	0.08	£0.22	£0.88	£0.88	£0.87	£0.85	£0.78	£0.66
6	TRDC-6 - 8 units, 25 DPH, 100% houses and 0% fla	8	0.32	£0.88	£1.32	£1.32	£1.31	£1.28	£1.20	£1.05
7	TRDC-7 - 8 units, 130 DPH, 0% houses and 100% f	8	0.06	£0.17	£0.68	£0.68	£0.67	£0.63	£0.53	£0.34
8	TRDC-8 - 9 units, 112 DPH, 0% houses and 100% f	9	0.08	£0.22	£0.77	£0.76	£0.75	£0.71	£0.60	£0.38
9	TRDC-9 - 10 units, 25 DPH, 100% houses and 0% f	10	0.40	£1.10	£1.61	£1.61	£1.59	£1.56	£1.46	£1.26
10	TRDC-10 - 10 units, 90 DPH, 50% houses and 50%	10	0.11	£0.31	£1.22	£1.22	£1.20	£1.17	£1.06	£0.85
11	TRDC-11 - 20 units, 35 DPH, 100% houses and 0%	20	0.57	£1.58	£3.03	£3.02	£3.00	£2.93	£2.74	£2.36
12	TRDC-12 - 20 units, 50 DPH, 80% houses and 20%	20	0.40	£1.10	£3.09	£3.08	£3.06	£2.99	£2.79	£2.39
13	TRDC-13 - 30 units, 25 DPH, 100% houses and 0%	30	1.20	£3.31	£4.64	£4.64	£4.60	£4.50	£4.23	£3.68
14	TRDC-14 - 30 units, 50 DPH, 80% houses and 20%	30	0.60	£1.66	£4.22	£4.22	£4.18	£4.07	£3.79	£3.21
15	TRDC-15 - 40 units, 50 DPH, 80% houses and 20%	40	0.80	£2.21	£5.13	£5.13	£5.08	£4.93	£4.54	£3.76
16	TRDC-16 - 40 units, 80 DPH, 50% houses and 50%	40	0.50	£1.38	£4.75	£4.74	£4.69	£4.54	£4.13	£3.30
17	TRDC-17 - 50 units, 35 DPH, 100% houses and 0%	50	1.43	£3.94	£7.73	£7.73	£7.67	£7.50	£7.04	£6.13
18	TRDC-18 - 50 units, 80 DPH, 50% houses and 50%	50	0.63	£1.73	£5.93	£5.93	£5.86	£5.67	£5.16	£4.13
19	TRDC-19 - 60 units, 100 DPH, 0% houses and 100%	60	0.60	£1.66	£4.75	£4.75	£4.66	£4.41	£3.72	£2.33
20	TRDC-20 - 60 units, 35 DPH, 100% houses and 0%	60	1.71	£4.73	£9.28	£9.27	£9.20	£9.00	£8.45	£7.35
21	TRDC-21 - 70 units, 50 DPH, 80% houses and 20%	70	1.40	£3.87	£9.84	£9.84	£9.75	£9.51	£8.84	£7.49
22	TRDC-22 - 70 units, 35 DPH, 100% houses and 0%	70	2.00	£5.52	£10.63	£10.62	£10.54	£10.31	£9.68	£8.40
23	TRDC-23 - 80 units, 50 DPH, 100% houses and 0%	80	1.60	£4.42	£12.14	£12.14	£12.05	£11.78	£11.06	£9.60
24	TRDC-24 - 80 units, 80 DPH, 55% houses and 45%	80	1.00	£2.76	£9.59	£9.58	£9.48	£9.19	£8.38	£6.77
25	TRDC-25 - 95 units, 28 DPH, 100% houses and 0%	95	3.39	£9.37	£14.42	£14.41	£14.31	£13.99	£13.13	£11.40
26	TRDC-26 - 100 units, 15 DPH, 100% houses and 0%	100	6.67	£18.41	£15.18	£15.17	£15.06	£14.73	£13.82	£12.00
27	TRDC-27 - 100 units, 35 DPH, 95% houses and 5%	100	2.86	£7.89	£14.84	£14.83	£14.72	£14.38	£13.46	£11.62
28	TRDC-28 - 130 units, 35.14 DPH, 95% houses and	130	3.70	£10.21	£18.96	£18.95	£18.80	£18.37	£17.19	£14.84
29	TRDC-29 - 145 units, 24.83 DPH, 100% houses and	145	5.84	£16.12	£21.64	£21.63	£21.47	£20.99	£19.69	£17.09
30	TRDC-30 - 165 units, 70.87 DPH, 60% houses and	165	2.33	£6.43	£19.68	£19.67	£19.47	£18.88	£17.27	£14.05
31	TRDC-31 - 250 units, 35.07 DPH, 90% houses and	250	7.13	£19.68	£31.85	£31.83	£31.55	£30.74	£28.53	£24.06
32	TRDC-32 - 400 units, 15.69 DPH, 100% houses and	400	25.49	£70.39	£47.25	£47.22	£46.84	£45.74	£42.75	£36.72
33	TRDC-33 - 500 units, 20 DPH, 100% houses and 0%	500	25.00	£69.02	£50.28	£50.24	£49.78	£48.43	£44.76	£37.39
34	TRDC-34 - 750 units, 20 DPH, 100% houses and 0%	750	37.50	£103.54	£70.59	£70.54	£69.89	£67.99	£62.83	£52.48
35	TRDC-35 - 1000 units, 20 DPH, 100% houses and 0	1,000	50.00	£138.05	£86.70	£86.64	£85.81	£83.39	£76.79	£63.49
36	TRDC-36 - 1250 units, 20 DPH, 100% houses and 0	1,250	62.50	£172.56	£102.55	£102.48	£101.52	£98.70	£91.08	£75.70
37	TRDC-37 - 1500 units, 20 DPH, 100% houses and 0	1,500	75.00	£207.07	£116.25	£116.17	£115.10	£111.97	£103.45	£86.35
38	TRDC-CARE1 (75 rooms)	-	1.00	£2.76	£0.68	£0.68	£0.63	£0.58	£0.22	-£0.51
39	TRDC-CARE2 (40 rooms)	-	0.33	£0.91	£0.42	£0.42	£0.40	£0.37	£0.18	-£0.21
40	TRDC-OFF1	-	0.50	£1.38	-£2.07	-£2.07	-£2.18	-£2.30	-£3.17	-£4.93
41	TRDC-OFF2	-	0.50	£1.38	-£2.94	-£2.94	-£3.09	-£3.24	-£4.41	-£6.75
42	TRDC-RET1	-	1.00	£2.76	£2.35	£2.35	£2.31	£2.27	£1.99	£1.44
43	TRDC-RET2	-	0.50	£1.38	£5.73	£5.73	£5.68	£5.63	£5.26	£4.52
44	TRDC-RET3	-	0.25	£0.69	£2.51	£2.51	£2.49	£2.46	£2.28	£1.91
45	TRDC-IND1	-	1.00	£2.76	£3.54	£3.54	£3.51	£3.49	£3.29	£2.90
46	TRDC-IND2	-	1.00	£2.76	£4.39	£4.39	£4.36	£4.33	£4.08	£3.58
47	TRDC-IND3	-	1.00	£2.76	£5.07	£5.07	£5.03	£4.99	£4.68	£4.07

% change in residual land values resulting from policy change

EVC	BNG	Access	Carbon A+X	Carbon B+Y
0.05%	0.80%	2.99%	8.92%	20.78%
0.05%	0.80%	2.99%	8.92%	20.78%
0.07%	1.16%	4.33%	13.00%	30.32%
0.05%	0.80%	2.99%	8.92%	20.78%
0.06%	0.96%	3.56%	10.65%	24.83%
0.05%	0.80%	2.99%	8.92%	20.78%
0.10%	1.92%	7.15%	21.54%	50.34%
0.10%	1.92%	7.15%	21.54%	50.34%
0.05%	0.82%	3.07%	9.16%	21.34%
0.07%	1.18%	4.38%	13.14%	30.66%
0.06%	0.85%	3.16%	9.42%	21.94%
0.06%	0.87%	3.25%	9.71%	22.64%
0.05%	0.80%	2.99%	8.91%	20.74%
0.06%	0.92%	3.43%	10.25%	23.89%
0.07%	1.03%	3.82%	11.43%	26.64%
0.07%	1.16%	4.33%	12.99%	30.42%
0.05%	0.80%	2.99%	8.91%	20.74%
0.07%	1.16%	4.38%	13.14%	30.66%
0.10%	1.95%	7.24%	21.83%	51.00%
0.05%	0.80%	2.99%	8.91%	20.74%
0.06%	0.92%	3.43%	10.25%	23.89%
0.05%	0.80%	3.00%	8.94%	20.92%
0.05%	0.80%	3.00%	8.94%	20.92%
0.07%	1.13%	4.21%	12.63%	29.46%
0.05%	0.80%	3.00%	8.94%	20.92%
0.05%	0.80%	3.00%	8.94%	20.92%
0.05%	0.83%	3.10%	9.28%	21.68%
0.06%	0.84%	3.13%	9.34%	21.75%
0.05%	0.81%	3.03%	9.02%	21.01%
0.07%	1.09%	4.06%	12.24%	28.62%
0.06%	0.94%	3.49%	10.42%	24.46%
0.06%	0.86%	3.20%	9.53%	22.29%
0.07%	0.99%	3.68%	10.97%	25.63%
0.07%	0.98%	3.68%	10.99%	25.66%
0.07%	1.02%	3.82%	11.43%	26.77%
0.07%	1.01%	3.75%	11.18%	26.18%
0.07%	0.99%	3.68%	11.01%	25.72%
0.00%	7.61%	15.22%	67.83%	174.16%
0.00%	6.54%	13.09%	58.32%	149.54%
0.00%	5.46%	10.93%	53.31%	138.09%
0.00%	5.13%	10.27%	50.11%	129.78%
0.00%	1.60%	3.20%	14.98%	38.55%
0.00%	0.87%	1.75%	8.18%	21.04%
0.00%	1.00%	1.99%	9.33%	24.01%
0.00%	0.72%	1.43%	6.93%	17.92%
0.00%	0.74%	1.48%	7.17%	18.53%
0.00%	0.79%	1.57%	7.59%	19.64%

BLV: GREENFIELD - UPPER END OF RANGE

	Description	No of units		BLV (£ m)	Baseline	EVC	BNG	Access	Carbon A+X	Carbon B+Y
1	TRDC-1 - 5 units, 25 DPH, 100% houses and 0% fla	5	0.20	£0.07	£0.83	£0.83	£0.82	£0.80	£0.75	£0.65
2	TRDC-2 - 5 units, 50 DPH, 100% houses and 0% fla	5	0.10	£0.04	£0.83	£0.83	£0.82	£0.80	£0.75	£0.65
3	TRDC-3 - 5 units, 85 DPH, 50% houses and 50% fla	5	0.06	£0.02	£0.63	£0.63	£0.63	£0.61	£0.55	£0.44
4	TRDC-4 - 6 units, 30 DPH, 100% houses and 0% fla	6	0.20	£0.07	£0.99	£0.99	£0.98	£0.96	£0.90	£0.78
5	TRDC-5 - 6 units, 75 DPH, 75% houses and 25% fla	6	0.08	£0.03	£0.88	£0.88	£0.87	£0.85	£0.78	£0.66
6	TRDC-6 - 8 units, 25 DPH, 100% houses and 0% fla	8	0.32	£0.12	£1.32	£1.32	£1.31	£1.28	£1.20	£1.05
7	TRDC-7 - 8 units, 130 DPH, 0% houses and 100% f	8	0.06	£0.02	£0.68	£0.68	£0.67	£0.63	£0.53	£0.34
8	TRDC-8 - 9 units, 112 DPH, 0% houses and 100% f	9	0.08	£0.03	£0.77	£0.76	£0.75	£0.71	£0.60	£0.38
9	TRDC-9 - 10 units, 25 DPH, 100% houses and 0% f	10	0.40	£0.15	£1.61	£1.61	£1.59	£1.56	£1.46	£1.26
10	TRDC-10 - 10 units, 90 DPH, 50% houses and 50%	10	0.11	£0.04	£1.22	£1.22	£1.20	£1.17	£1.06	£0.85
11	TRDC-11 - 20 units, 35 DPH, 100% houses and 0%	20	0.57	£0.21	£3.03	£3.02	£3.00	£2.93	£2.74	£2.36
12	TRDC-12 - 20 units, 50 DPH, 80% houses and 20%	20	0.40	£0.15	£3.09	£3.08	£3.06	£2.99	£2.79	£2.39
13	TRDC-13 - 30 units, 25 DPH, 100% houses and 0%	30	1.20	£0.45	£4.64	£4.64	£4.60	£4.50	£4.23	£3.68
14	TRDC-14 - 30 units, 50 DPH, 80% houses and 20%	30	0.60	£0.22	£4.22	£4.22	£4.18	£4.07	£3.79	£3.21
15	TRDC-15 - 40 units, 50 DPH, 80% houses and 20%	40	0.80	£0.30	£5.13	£5.13	£5.08	£4.93	£4.54	£3.76
16	TRDC-16 - 40 units, 80 DPH, 50% houses and 50%	40	0.50	£0.19	£4.75	£4.74	£4.69	£4.54	£4.13	£3.30
17	TRDC-17 - 50 units, 35 DPH, 100% houses and 0%	50	1.43	£0.53	£7.73	£7.73	£7.67	£7.50	£7.04	£6.13
18	TRDC-18 - 50 units, 80 DPH, 50% houses and 50%	50	0.63	£0.23	£5.93	£5.93	£5.86	£5.67	£5.16	£4.13
19	TRDC-19 - 60 units, 100 DPH, 0% houses and 100%	60	0.60	£0.22	£4.75	£4.75	£4.66	£4.41	£3.72	£2.33
20	TRDC-20 - 60 units, 35 DPH, 100% houses and 0%	60	1.71	£0.64	£9.28	£9.27	£9.20	£9.00	£8.45	£7.35
21	TRDC-21 - 70 units, 50 DPH, 80% houses and 20%	70	1.40	£0.52	£9.84	£9.84	£9.75	£9.51	£8.84	£7.49
22	TRDC-22 - 70 units, 35 DPH, 100% houses and 0%	70	2.00	£0.75	£10.63	£10.62	£10.54	£10.31	£9.68	£8.40
23	TRDC-23 - 80 units, 50 DPH, 100% houses and 0%	80	1.60	£0.60	£12.14	£12.14	£12.05	£11.78	£11.06	£9.60
24	TRDC-24 - 80 units, 80 DPH, 55% houses and 45%	80	1.00	£0.37	£9.59	£9.58	£9.48	£9.19	£8.38	£6.77
25	TRDC-25 - 95 units, 28 DPH, 100% houses and 0%	95	3.39	£1.27	£14.42	£14.41	£14.31	£13.99	£13.13	£11.40
26	TRDC-26 - 100 units, 15 DPH, 100% houses and 0%	100	6.67	£2.49	£15.18	£15.17	£15.06	£14.73	£13.82	£12.00
27	TRDC-27 - 100 units, 35 DPH, 95% houses and 5%	100	2.86	£1.07	£14.84	£14.83	£14.72	£14.38	£13.46	£11.62
28	TRDC-28 - 130 units, 35.14 DPH, 95% houses and	130	3.70	£1.38	£18.96	£18.95	£18.80	£18.37	£17.19	£14.84
29	TRDC-29 - 145 units, 24.83 DPH, 100% houses and	145	5.84	£2.18	£21.64	£21.63	£21.47	£20.99	£19.69	£17.09
30	TRDC-30 - 165 units, 70.87 DPH, 60% houses and	165	2.33	£0.87	£19.68	£19.67	£19.47	£18.88	£17.27	£14.05
31	TRDC-31 - 250 units, 35.07 DPH, 90% houses and	250	7.13	£2.67	£31.85	£31.83	£31.55	£30.74	£28.53	£24.06
32	TRDC-32 - 400 units, 15.69 DPH, 100% houses and	400	25.49	£9.53	£47.25	£47.22	£46.84	£45.74	£42.75	£36.72
33	TRDC-33 - 500 units, 20 DPH, 100% houses and 0%	500	25.00	£9.35	£50.28	£50.24	£49.78	£48.43	£44.76	£37.39
34	TRDC-34 - 750 units, 20 DPH, 100% houses and 0%	750	37.50	£14.03	£70.59	£70.54	£69.89	£67.99	£62.83	£52.48
35	TRDC-35 - 1000 units, 20 DPH, 100% houses and 0	1,000	50.00	£18.70	£86.70	£86.64	£85.81	£83.39	£76.79	£63.49
36	TRDC-36 - 1250 units, 20 DPH, 100% houses and 0	1,250	62.50	£23.38	£102.55	£102.48	£101.52	£98.70	£91.08	£75.70
37	TRDC-37 - 1500 units, 20 DPH, 100% houses and 0	1,500	75.00	£28.05	£116.25	£116.17	£115.10	£111.97	£103.45	£86.35
38	TRDC-CARE1 (75 rooms)	-	1.00	£0.37	£0.68	£0.68	£0.63	£0.58	£0.22	-£0.51
39	TRDC-CARE2 (40 rooms)	-	0.33	£0.12	£0.42	£0.42	£0.40	£0.37	£0.18	-£0.21
40	TRDC-OFF1	-	0.50	£0.19	-£2.07	-£2.07	-£2.18	-£2.30	-£3.17	-£4.93
41	TRDC-OFF2	-	0.50	£0.19	-£2.94	-£2.94	-£3.09	-£3.24	-£4.41	-£6.75
42	TRDC-RET1	-	1.00	£0.37	£2.35	£2.35	£2.31	£2.27	£1.99	£1.44
43	TRDC-RET2	-	0.50	£0.19	£5.73	£5.73	£5.68	£5.63	£5.26	£4.52
44	TRDC-RET3	-	0.25	£0.09	£2.51	£2.51	£2.49	£2.46	£2.28	£1.91
45	TRDC-IND1	-	1.00	£0.37	£3.54	£3.54	£3.51	£3.49	£3.29	£2.90
46	TRDC-IND2	-	1.00	£0.37	£4.39	£4.39	£4.36	£4.33	£4.08	£3.58
47	TRDC-IND3	-	1.00	£0.37	£5.07	£5.07	£5.03	£4.99	£4.68	£4.07

% change in residual land values resulting from policy change

EVC	BNG	Access	Carbon A+X	Carbon B+Y
0.05%	0.80%	2.99%	8.92%	20.78%
0.05%	0.80%	2.99%	8.92%	20.78%
0.07%	1.16%	4.33%	13.00%	30.32%
0.05%	0.80%	2.99%	8.92%	20.78%
0.06%	0.96%	3.56%	10.65%	24.83%
0.05%	0.80%	2.99%	8.92%	20.78%
0.10%	1.92%	7.15%	21.54%	50.34%
0.10%	1.92%	7.15%	21.54%	50.34%
0.05%	0.82%	3.07%	9.16%	21.34%
0.07%	1.18%	4.38%	13.14%	30.66%
0.06%	0.85%	3.16%	9.42%	21.94%
0.06%	0.87%	3.25%	9.71%	22.64%
0.05%	0.80%	2.99%	8.91%	20.74%
0.06%	0.92%	3.43%	10.25%	23.89%
0.07%	1.03%	3.82%	11.43%	26.64%
0.07%	1.16%	4.33%

Appendix 10 - Appraisal outputs (BTR)

EE RIVERS DISTRICT COUNCIL Sales value £5,600 psm AH tenure Rented 70% Intermediate: SO 30%

ICHMARK LAND VALUE 1 (SECONDARY OFFICES/RETAIL) **£6,129,319** PER HA Type of rent: 70% Soc Rent 30% Aff Rent FH 0%

			Residual land values										
Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	Max AH
TRDC-1 - 5 units, 25 DPH, 100% houses and 0% flats	5	£1,225,864	893,828	854,903	816,416	778,365	740,753	703,578	666,840	630,540	594,677	559,251	524,263	0%
TRDC-2 - 5 units, 50 DPH, 100% houses and 0% flats	5	£612,932	893,828	854,903	816,416	778,365	740,753	703,578	666,840	630,540	594,677	559,251	524,263	35%
TRDC-3 - 5 units, 85 DPH, 50% houses and 50% flats	5	£360,548	665,208	629,095	593,419	558,178	523,372	489,001	455,065	421,565	388,500	355,869	323,675	40%
TRDC-4 - 6 units, 30 DPH, 100% houses and 0% flats	6	£1,225,864	1,072,594	1,026,884	979,699	934,039	888,903	844,293	800,208	756,648	713,612	671,102	629,116	0%
TRDC-5 - 6 units, 75 DPH, 75% houses and 25% flats	6	£490,346	938,695	893,593	849,017	804,965	761,437	718,435	675,956	634,002	592,573	551,668	511,289	50%
TRDC-6 - 8 units, 25 DPH, 100% houses and 0% flats	8	£1,961,382	1,430,125	1,367,845	1,306,265	1,245,385	1,185,205	1,125,725	1,066,944	1,008,863	951,483	894,802	838,821	0%
TRDC-7 - 8 units, 130 DPH, 0% houses and 100% flats	8	£377,189	663,629	611,193	559,440	508,371	457,983	408,278	359,256	310,917	263,260	216,286	169,995	25%
TRDC-8 - 9 units, 112 DPH, 0% houses and 100% flats	9	£492,535	746,582	687,593	629,371	571,917	515,231	459,314	404,164	349,781	296,168	243,323	191,245	20%
TRDC-9 - 10 units, 25 DPH, 100% houses and 0% flats	10	£2,451,728	1,744,707	1,666,857	1,589,882	1,513,781	1,438,556	1,364,206	1,290,731	1,218,130	1,146,404	1,075,553	1,005,577	0%
TRDC-10 - 10 units, 90 DPH, 50% houses and 50% flats	10	£681,035	1,299,755	1,226,649	1,154,425	1,083,082	1,012,621	943,042	874,345	806,529	739,594	673,541	608,370	40%
TRDC-11 - 20 units, 35 DPH, 100% houses and 0% flats	20	£3,502,468	3,246,194	3,102,969	2,961,349	2,821,334	2,682,925	2,546,121	2,410,922	2,277,328	2,145,340	2,014,957	1,886,180	0%
TRDC-12 - 20 units, 50 DPH, 80% houses and 20% flats	20	£2,451,728	3,200,343	3,044,095	2,889,655	2,737,024	2,586,202	2,437,188	2,289,983	2,144,586	2,000,997	1,859,218	1,719,246	20%
TRDC-13 - 30 units, 25 DPH, 100% houses and 0% flats	30	£7,355,183	5,114,147	4,882,622	4,653,707	4,427,401	4,203,704	3,982,617	3,764,139	3,548,270	3,335,012	3,124,362	2,916,322	0%
TRDC-14 - 30 units, 50 DPH, 80% houses and 20% flats	30	£3,677,592	4,612,677	4,387,268	4,164,469	3,944,279	3,726,698	3,511,727	3,299,365	3,089,612	2,882,468	2,677,933	2,476,008	20%
TRDC-15 - 40 units, 50 DPH, 80% houses and 20% flats	40	£4,903,455	5,317,725	5,066,800	4,818,758	4,573,596	4,331,317	4,091,919	3,855,402	3,621,767	3,391,013	3,163,141	2,938,150	5%
TRDC-16 - 40 units, 80 DPH, 50% houses and 50% flats	40	£3,064,660	5,089,823	4,803,392	4,520,415	4,240,894	3,964,826	3,692,213	3,423,055	3,157,351	2,895,102	2,636,308	2,380,968	35%
TRDC-17 - 50 units, 35 DPH, 100% houses and 0% flats	50	£8,756,170	8,523,579	8,137,704	7,756,178	7,379,001	7,006,174	6,637,695	6,273,565	5,913,784	5,558,353	5,207,269	4,860,537	0%
TRDC-18 - 50 units, 80 DPH, 50% houses and 50% flats	50	£3,830,825	6,362,279	6,004,240	5,650,519	5,301,116	4,956,032	4,615,266	4,278,819	3,946,689	3,618,878	3,295,385	2,976,211	35%
TRDC-19 - 60 units, 100 DPH, 0% houses and 100% flats	60	£3,677,592	4,781,544	4,390,577	4,004,691	3,623,888	3,248,168	2,877,531	2,511,977	2,151,504	1,796,115	1,445,808	1,100,584	10%
TRDC-20 - 60 units, 35 DPH, 100% houses and 0% flats	60	£10,507,404	10,228,295	9,765,244	9,307,413	8,854,802	8,407,408	7,965,234	7,528,278	7,096,542	6,670,023	6,248,724	5,832,643	0%
TRDC-21 - 70 units, 50 DPH, 80% houses and 20% flats	70	£8,581,047	10,762,912	10,236,959	9,717,094	9,203,317	8,695,629	8,194,029	7,698,518	7,209,094	6,725,758	6,248,511	5,777,352	20%
TRDC-22 - 70 units, 35 DPH, 100% houses and 0% flats	70	£12,258,639	11,695,971	11,168,059	10,646,091	10,130,068	9,619,989	9,115,856	8,617,666	8,125,422	7,639,122	7,158,767	6,684,281	0%
TRDC-23 - 80 units, 50 DPH, 100% houses and 0% flats	80	£9,806,911	13,366,824	12,763,496	12,166,961	11,577,220	10,994,274	10,418,121	9,848,762	9,286,196	8,730,425	8,181,448	7,639,178	30%
TRDC-24 - 80 units, 80 DPH, 55% houses and 45% flats	80	£6,129,319	10,308,543	9,743,238	9,184,702	8,632,937	8,087,941	7,549,714	7,018,256	6,493,569	5,975,651	5,464,502	4,960,124	35%
TRDC-25 - 95 units, 28 DPH, 100% houses and 0% flats	95	£20,795,905	15,873,104	15,156,651	14,448,267	13,747,949	13,055,700	12,371,518	11,695,404	11,027,359	10,367,381	9,715,470	9,071,523	0%
TRDC-26 - 100 units, 15 DPH, 100% houses and 0% flats	100	£40,862,128	16,708,531	15,954,369	15,208,701	14,471,526	13,742,842	13,022,651	12,310,952	11,607,746	10,913,032	10,226,811	9,548,972	0%
TRDC-27 - 100 units, 35 DPH, 95% houses and 5% flats	100	£17,512,341	16,300,125	15,550,845	14,810,059	14,077,767	13,353,969	12,638,665	11,931,855	11,233,538	10,543,715	9,862,387	9,189,553	0%
TRDC-28 - 130 units, 35.14 DPH, 95% houses and 5% flats	130	£22,675,342	20,803,831	19,848,017	18,903,037	17,968,892	17,045,580	16,133,102	15,231,458	14,340,649	13,460,673	12,591,531	11,733,223	0%
TRDC-29 - 145 units, 24.83 DPH, 100% houses and 0% flats	145	£35,793,447	23,786,818	22,713,762	21,652,789	20,603,896	19,567,086	18,542,359	17,529,713	16,529,149	15,540,667	14,564,266	13,599,948	0%
TRDC-30 - 165 units, 70.87 DPH, 60% houses and 40% flats	165	£14,270,321	21,099,966	19,974,710	18,862,825	17,764,313	16,679,174	15,607,407	14,549,012	13,503,990	12,472,341	11,454,064	10,449,159	30%
TRDC-31 - 250 units, 35.07 DPH, 90% houses and 10% flats	250	£43,693,465	34,651,760	32,959,917	31,287,316	29,633,957	27,993,356	26,370,628	24,767,255	23,183,240	21,618,582	20,073,279	18,547,334	0%
TRDC-32 - 400 units, 15.69 DPH, 100% houses and 0% flats	400	£156,260,529	52,498,938	49,995,582	47,520,412	45,073,431	42,654,637	40,264,032	37,901,614	35,567,384	33,261,342	30,983,488	28,730,655	0%
TRDC-33 - 500 units, 20 DPH, 100% houses and 0% flats	500	£153,232,981	56,648,849	53,608,652	50,602,618	47,630,797	44,693,187	41,789,790	38,920,606	36,085,635	33,284,875	30,518,329	27,785,995	0%
TRDC-34 - 750 units, 20 DPH, 100% houses and 0% flats	750	£229,849,472	79,830,079	75,529,743	71,277,838	67,074,361	62,919,314	58,812,696	54,754,508	50,744,749	46,781,362	42,863,197	38,993,505	0%
TRDC-35 - 1000 units, 20 DPH, 100% houses and 0% flats	1,000	£306,465,963	96,800,487	91,587,590	86,433,184	81,337,272	76,299,852	71,320,925	66,400,490	61,538,548	56,735,099	51,990,143	47,303,679	0%
TRDC-36 - 1250 units, 20 DPH, 100% houses and 0% flats	1,250	£383,082,454	115,879,503	109,611,376	103,413,784	97,286,649	91,222,474	85,228,898	79,305,917	73,453,536	67,671,751	61,960,564	56,319,974	0%
TRDC-37 - 1500 units, 20 DPH, 100% houses and 0% flats	1,500	£459,698,944	132,381,593	125,207,777	118,114,809	111,102,693	104,164,975	97,300,588	90,517,195	83,814,794	77,193,387	70,644,623	64,167,313	0%
TRDC-CARE1 (75 rooms)	-	£6,129,319	305,195	305,195	305,195	305,195	305,195	305,195	305,195	305,195	305,195	305,195	305,195	0%
TRDC-CARE2 (40 rooms)	-	£2,022,675	222,103	222,103	222,103	222,103	222,103	222,103	222,103	222,103	222,103	222,103	222,103	0%
TRDC-OFF1	-	£3,064,660	- 5,093,051	- 5,093,051	- 5,093,051	- 5,093,051	- 5,093,051	- 5,093,051	- 5,093,051	- 5,093,051	- 5,093,051	- 5,093,051	- 5,093,051	0%
TRDC-OFF2	-	£3,064,660	- 6,967,324	- 6,967,324	- 6,967,324	- 6,967,324	- 6,967,324	- 6,967,324	- 6,967,324	- 6,967,324	- 6,967,324	- 6,967,324	- 6,967,324	0%
TRDC-RET1	-	£6,129,319	1,665,412	1,665,412	1,665,412	1,665,412	1,665,412	1,665,412	1,665,412	1,665,412	1,665,412	1,665,412	1,665,412	0%
TRDC-RET2	-	£3,064,660	4,821,951	4,821,951	4,821,951	4,821,951	4,821,951	4,821,951	4,821,951	4,821,951	4,821,951	4,821,951	4,821,951	50%
TRDC-RET3	-	£1,532,330	2,057,346	2,057,346	2,057,346	2,057,346	2,057,346	2,057,346	2,057,346	2,057,346	2,057,346	2,057,346	2,057,346	50%
TRDC-IND1	-	£6,129,319	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	0%
TRDC-IND2	-	£6,129,319	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	0%
TRDC-IND3	-	£6,129,319	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	0%

ICHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL) **£2,760,992**

			Residual land values										
Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	Max AH
TRDC-1 - 5 units, 25 DPH, 100% houses and 0% flats	5	£552,198	893,828	854,903	816,416	778,365	740,753	703,578	666,840	630,540	594,677	559,251	524,263	45%
TRDC-2 - 5 units, 50 DPH, 100% houses and 0% flats	5	£276,099	893,828	854,903	816,416	778,365	740,753	703,578	666,840	630,540	594,677	559,251	524,263	50%
TRDC-3 - 5 units, 85 DPH, 50% houses and 50% flats	5	£162,411	665,208	629,095	593,419	558,178	523,372	489,001	455,065	421,565	388,500	355,869	323,675	50%
TRDC-4 - 6 units, 30 DPH, 100% houses and 0% flats	6	£552,198	1,072,594	1,025,884	979,699	934,039	888,903	844,293	800,208	756,648	713,612	671,102	629,116	50%
TRDC-5 - 6 units, 75 DPH, 75% houses and 25% flats	6	£220,879	938,695	893,593	849,017	804,965	761,437	718,435	675,956	634,002	592,573	551,668	511,289	50%
TRDC-6 - 8 units, 25 DPH, 100% houses and 0% flats	8	£883,518	1,430,125	1,367,845	1,306,265	1,245,385	1,185,205	1,125,725	1,066,944	1,008,863	951,483	894,802	838,821	45%
TRDC-7 - 8 units, 130 DPH, 0% houses and 100% flats	8	£169,907	663,629	611,193	559,440	508,371	457,983	408,278	359,256	310,917	263,260	216,286	169,995	50%
TRDC-8 - 9 units, 112 DPH, 0% houses and 100% flats	9	£221,865	746,582	687,593	629,371	571,917	515,231	459,314	404,164	349,781	296,168	243,323	191,245	45%
TRDC-9 - 10 units, 25 DPH, 100% houses and 0% flats	10	£1,104,397	1,744,707	1,666,857	1,589,882	1,513,781	1,438,556	1,364,206	1,290,731	1,218,130	1,146,404	1,075,553	1,005,577	40%
TRDC-10 - 10 units, 90 DPH, 50% houses and 50% flats	10	£306,777	1,299,755	1,226,649	1,154,425	1,083,082	1,012,621	943,042	874,345	806,529	739,594	673,541	608,370	50%
TRDC-11 - 20 units, 35 DPH, 100% houses and 0% flats	20	£1,577,710	3,246,194	3,102,969	2,961,349	2,821,334	2,682,925	2,546,121	2,410,922	2,277,328	2,145,340	2,014,957	1,886,180	50%
TRDC-12 - 20 units, 50 DPH, 80% houses and 20% flats	20	£1,104,397	3,200,343	3,044,095	2,889,655	2,737,024	2,586,202	2,437,188	2,289,983	2,144,586	2,000,997	1,859,218	1,719,246	50%
TRDC-13 - 30 units, 25 DPH, 100% houses and 0% flats	30	£3,313,191	5,114,147	4,882,622	4,653,707	4,427,401	4,203,704	3,982,617	3,764,139	3,548,270	3,335,012	3,124,362	2,916,322	40%
TRDC-14 - 30 units, 50 DPH, 80% houses and 20% flats	30	£1,656,595	4,612,677	4,387,268	4,164,469	3,944,279	3,726,698	3,511,727	3,299,365	3,089,612	2,882,468	2,677,933	2,476,008	50%
TRDC-15 - 40 units, 50 DPH, 80% houses and 20% flats	40	£2,208,794	5,317,725	5,066,800	4,818,758	4,573,596	4,331,317	4,091,919	3,855,402	3,621,767	3,391,013	3,163,141	2,938,150	50%
TRDC-16 - 40 units, 80 DPH, 50% houses and 50% flats	40	£1,380,496	5,089,823	4,803,392	4,520,415	4,240,894	3,964,826	3,692,213	3,423,055	3,157,351	2,895,102	2,636,308	2,380,968	50%
TRDC-17 - 50 units, 35 DPH, 100% houses and 0% flats	50	£3,944,275	8,523,579	8,137,704	7,756,178	7,379,001	7,006,174	6,637,695	6,273,565	5,913,784	5,558,353	5,207,269	4,860,537	50%
TRDC-18 - 50 units, 80 DPH, 50% houses and 50% flats	50	£1,725,620	6,362,279	6,004,240	5,650,519	5,301,116	4,956,032	4,615,266	4,278,819	3,946,689	3,618,878	3,295,385	2,976,211	50%
TRDC-19 - 60 units, 100 DPH, 0% houses and 100% flats	60	£1,656,595	4,781,544	4,390,577	4,004,691	3,623,888	3,248,168	2,877,531	2,511,977	2,151,504	1,796,115	1,445,808	1,100,584	40%
TRDC-20 - 60 units, 35 DPH, 100% houses and 0% flats	60	£4,733,130	10,228,295	9,765,244	9,307,413	8,854,802	8,407,408	7,965,234	7,528,278	7,096,542	6,670,023	6,248,724	5,832,643	50%
TRDC-21 - 70 units, 50 DPH, 80% houses and 20% flats	70	£3,865,389	10,762,912	10,236,959	9,717,094	9,203,317	8,695,629	8,194,029	7,698,518	7,209,094	6,725,758	6,248,511	5,777,352	50%
TRDC-22 - 70 units, 35 DPH, 100% houses and 0% flats	70	£5,521,985	11,695,971	11,168,059	10,646,091	10,130,068	9,619,989	9,115,856	8,617,666	8,125,422	7,639,122	7,158,767	6,684,281	50%
TRDC-23 - 80 units, 50 DPH, 100% houses and 0% flats	80	£4,417,588	13,366,824	12,763,496	12,166,961	11,577,220	10,994,274	10,418,121	9,848,762	9,286,196	8,730,425	8,181,448	7,639,178	50%
TRDC-24 - 80 units, 80 DPH, 55% houses and 45% flats	80	£2,760,992	10,308,543	9,743,238	9,184,702	8,632,937	8,087,941	7,549,714	7,018,256	6,493,569	5,975,651	5,464,502	4,960,124	50%
TRDC-25 - 95 units, 28 DPH, 100% houses and 0% flats	95	£9,367,653	15,873,104	15,156,651	14,448,267	13,747,949	13,055,700	12,371,518	11,695,404	11,027,359	10,367,381	9,715,470	9,071,523	45%
TRDC-26 - 100 units, 15 DPH, 100% houses and 0% flats	100	£18,406,616	16,708,531	15,954,369	15,208,701	14,471,526	13,742,842	13,022,651	12,310,952	11,607,746	10,913,032	10,226,811	9,548,972	0%
TRDC-27 - 100 units, 35 DPH, 95% houses and 5% flats	100	£7,888,550	16,300,125	15,550,845	14,810,059	14,077,767	13,353,969	12,638,665	11,931,855	11,233,538	10,543,715	9,862,387	9,189,553	50%
TRDC-28 - 130 units, 35.14 DPH, 95% houses and 5% flats	130	£10,214,258	20,803,831	19,848,017	18,903,037	17,968,892	17,045,580	16,133,102	15,231,458	14,340,649	13,460,673	12,591,531	11,733,223	50%
TRDC-29 - 145 units, 24.83 DPH, 100% houses and 0% flats	145	£16,123,395	23,786,818	22,713,762	21,652,789	20,603,896	19,567,086	18,542,359	17,529,713	16,529,149	15,540,667	14,564,266	13,599,948	35%
TRDC-30 - 165 units, 70.87 DPH, 60% houses and 40% flats	165	£6,428,161	21,099,966	19,974,710	18,862,825	17,764,313	16,679,174	15,607,407	14,549,012	13,503,990	12,472,341	11,454,064	10,449,159	50%
TRDC-31 - 250 units, 35.07 DPH, 90% houses and 10% flats	250	£19,682,011	34,651,760	32,959,917	31,287,316	29,633,957	27,993,356	26,370,628	24,767,255	23,183,240	21,618,582	20,073,279	18,547,334	45%
TRDC-32 - 400 units, 15.69 DPH, 100% houses and 0% flats	400	£70,388,590	52,498,938	49,995,582	47,520,412	45,073,431	42,654,637	40,264,032	37,901,614	35,567,384	33,261,342	30,983,488	28,730,655	0%
TRDC-33 - 500 units, 20 DPH, 100% houses and 0% flats	500	£69,024,811	56,648,849	53,608,652	50,602,618	47,630,797	44,693,187	41,789,790	38,920,606	36,085,635	33,284,875	30,518,329	27,785,995	0%
TRDC-34 - 750 units, 20 DPH, 100% houses and 0% flats	750	£103,537,217	79,830,079	75,529,743	71,277,838	67,074,361	62,919,314	58,812,696	54,754,508	50,744,749	46,781,362	42,863,197	38,993,505	0%
TRDC-35 - 1000 units, 20 DPH, 100% houses and 0% flats	1,000	£138,049,623	96,800,487	91,587,590	86,433,184	81,337,272	76,299,852	71,320,925	66,400,490	61,538,548	56,735,099	51,990,143	47,303,679	0%
TRDC-36 - 1250 units, 20 DPH, 100% houses and 0% flats	1,250	£172,562,028	115,879,503	109,611,376	103,413,784	97,286,649	91,222,474	85,228,898	79,305,917	73,453,536	67,671,751	61,960,564	56,319,974	0%
TRDC-37 - 1500 units, 20 DPH, 100% houses and 0% flats	1,500	£207,074,434	132,381,593	125,207,777	118,114,809	111,102,693	104,164,975	97,300,588	90,517,195	83,814,794	77,193,387	70,644,623	64,167,313	0%
TRDC-CARE1 (75 rooms)	-	£2,760,992	305,195	305,195	305,195	305,195	305,195	305,195	305,195	305,195	305,195	305,195	305,195	0%
TRDC-CARE2 (40 rooms)	-	£911,128	222,103	222,103	222,103	222,103	222,103	222,103	222,103	222,103	222,103	222,103	222,103	0%
TRDC-OFF1	-	£1,380,496	- 5,093,051	- 5,093,051	- 5,093,051	- 5,093,051	- 5,093,051	- 5,093,051	- 5,093,051	- 5,093,051	- 5,093,051	- 5,093,051	- 5,093,051	0%
TRDC-OFF2	-	£1,380,496	- 6,967,324	- 6,967,324	- 6,967,324	- 6,967,324	- 6,967,324	- 6,967,324	- 6,967,324	- 6,967,324	- 6,967,324	- 6,967,324	- 6,967,324	0%
TRDC-RET1	-	£2,760,992	1,665,412	1,665,412	1,665,412	1,665,412	1,665,412	1,665,412	1,665,412	1,665,412	1,665,412	1,665,412	1,665,412	0%
TRDC-RET2	-	£1,380,496	4,821,951	4,821,951	4,821,951	4,821,951	4,821,951	4,821,951	4,821,951	4,821,951	4,821,951	4,821,951	4,821,951	50%
TRDC-RET3	-	£690,248	2,057,346	2,057,346	2,057,346	2,057,346	2,057,346	2,057,346	2,057,346	2,057,346	2,057,346	2,057,346	2,057,346	50%
TRDC-IND1	-	£2,760,992	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	50%
TRDC-IND2	-	£2,760,992	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	50%
TRDC-IND3	-	£2,760,992	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	50%

ICHMARK LAND VALUE 3 (GREENFIELD - UPPER END OF RANGE) **£374,000** PER HA

			Residual land values										
Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	Max AH
TRDC-1 - 5 units, 25 DPH, 100% houses and 0% flats	5	£74,800	893,828	854,903	816,416	778,365	740,753	703,578	666,840	630,540	594,677	559,251	524,263	50%
TRDC-2 - 5 units, 50 DPH, 100% houses and 0% flats	5	£37,400	893,828	854,903	816,416	778,365	740,753	703,578	666,840	630,540	594,677	559,251	524,263	50%
TRDC-3 - 5 units, 85 DPH, 50% houses and 50% flats	5	£22,000	665,208	629,095	593,419	558,178	523,372	489,001	455,065	421,565	388,500	355,869	323,675	50%
TRDC-4 - 6 units, 30 DPH, 100% houses and 0% flats	6	£74,800	1,072,594	1,025,884	979,699	934,039	888,903	844,293	800,208	756,648	713,612	671,102	629,116	50%
TRDC-5 - 6 units, 75 DPH, 75% houses and 25% flats	6	£29,920	938,695	893,593	849,017	804,965	761,437	718,435	675,956	634,002	592,573	551,668	511,289	50%
TRDC-6 - 8 units, 25 DPH, 100% houses and 0% flats	8	£119,680	1,430,125	1,367,845	1,306,265	1,245,385	1,185,205	1,125,725	1,066,944	1,008,863	951,483	894,802	838,821	50%
TRDC-7 - 8 units, 130 DPH, 0% houses and 100% flats	8	£23,015	663,629	611,193	559,440	508,371	457,983	408,278	359,256	310,917	263,260	216,286	169,995	50%
TRDC-8 - 9 units, 112 DPH, 0% houses and 100% flats	9	£30,054	746,582	687,593	629,371	571,917	515,231	459,314	404,164	349,781	296,168	243,323	191,245	50%
TRDC-9 - 10 units, 25 DPH, 100% houses and 0% flats	10	£149,600	1,744,707	1,666,857	1,589,882	1,513,781	1,438,556	1,364,206	1,290,731	1,218,130	1,146,404	1,075,553	1,005,577	50%
TRDC-10 - 10 units, 90 DPH, 50% houses and 50% flats	10	£41,556	1,299,755	1,226,649	1,154,425	1,083,082	1,012,621	943,042	874,345	806,529	739,594	673,541	608,370	50%
TRDC-11 - 20 units, 35 DPH, 100% houses and 0% flats	20	£213,714	3,246,194	3,102,969	2,961,349	2,821,334	2,682,925	2,546,121	2,410,922	2,277,328	2,145,340	2,014,957	1,886,180	50%
TRDC-12 - 20 units, 50 DPH, 80% houses and 20% flats	20	£149,600	3,200,343	3,044,095	2,889,655	2,737,024	2,586,202	2,437,188	2,289,983	2,144,586	2,000,997	1,859,218	1,719,246	50%
TRDC-13 - 30 units, 25 DPH, 100% houses and 0% flats	30	£448,800	5,114,147	4,882,622	4,653,707	4,427,401	4,203,704	3,982,617	3,764,139	3,548,270	3,335,012	3,124,362	2,916,322	50%
TRDC-14 - 30 units, 50 DPH, 80% houses and 20% flats	30	£224,400	4,612,677	4,387,268	4,164,469	3,944,279	3,726,698	3,511,727	3,299,365	3,089,612	2,882,468	2,677,933	2,476,008	50%
TRDC-15 - 40 units, 50 DPH, 80% houses and 20% flats	40	£299,200	5,317,725	5,066,800	4,818,758	4,573,596	4,331,317	4,091,919	3,855,402	3,621,767	3,391,013	3,163,141	2,938,150	50%
TRDC-16 - 40 units, 80 DPH, 50% houses and 50% flats	40	£187,000	5,089,823	4,803,392	4,520,415	4,240,894	3,964,826	3,692,213	3,423,055	3,157,351	2,895,102	2,636,308	2,380,968	50%
TRDC-17 - 50 units, 35 DPH, 100% houses and 0% flats	50	£534,286	8,523,579	8,137,704	7,756,178	7,379,001	7,006,174	6,637,695	6,273,565	5,913,784	5,558,353	5,207,269	4,860,537	50%
TRDC-18 - 50 units, 80 DPH, 50% houses and 50% flats	50	£233,750	6,362,279	6,004,240	5,650,519	5,301,116	4,956,032	4,615,266	4,278,819	3,946,689	3,618,878	3,295,385	2,976,211	50%
TRDC-19 - 60 units, 100 DPH, 0% houses and 100% flats	60	£224,400	4,781,544	4,390,577	4,004,691	3,623,888	3,248,168	2,877,531	2,511,977	2,151,504	1,796,115	1,445,808	1,100,584	50%
TRDC-20 - 60 units, 35 DPH, 100% houses and 0% flats	60	£641,143	10,228,295	9,765,244	9,307,413	8,854,802	8,407,408	7,965,234	7,528,278	7,096,542	6,670,023	6,248,724	5,832,643	50%
TRDC-21 - 70 units, 50 DPH, 80% houses and 20% flats	70	£523,600	10,762,912	10,236,959	9,717,094	9,203,317	8,695,629	8,194,029	7,698,518	7,209,094	6,725,758	6,248,511	5,777,352	50%
TRDC-22 - 70 units, 35 DPH, 100% houses and 0% flats	70	£748,000	11,695,971	11,168,059	10,646,091	10,130,068	9,619,989	9,115,856	8,617,666	8,125,422	7,639,122	7,158,767	6,684,281	50%
TRDC-23 - 80 units, 50 DPH, 100% houses and 0% flats	80	£598,400	13,366,824	12,763,496	12,166,961	11,577,220	10,994,274	10,418,121	9,848,762	9,286,196	8,730,425	8,181,448	7,639,178	50%
TRDC-24 - 80 units, 80 DPH, 55% houses and 45% flats	80	£374,000	10,308,543	9,743,238	9,184,702	8,632,937	8,087,941	7,549,714	7,018,256	6,493,569	5,975,651	5,464,502	4,960,124	50%
TRDC-25 - 95 units, 28 DPH, 100% houses and 0% flats	95	£1,268,929	15,873,104	15,156,651	14,448,267

EE RIVERS DISTRICT COUNCIL Sales value £5,850 psm AH tenure Rented 70% Intermediate: SO 30%

ICHMARK LAND VALUE 1 (SECONDARY OFFICES/RETAIL) **£6,129,319** PER HA Type of rent: 70% Soc Rent 30% Aff Rent FH 0%

							Residual land values						
Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	Max AH
TRDC-1 - 5 units, 25 DPH, 100% houses and 0% flats	5	£1,225,864	989,161	946,003	903,332	861,145	819,443	778,227	737,496	697,252	657,492	618,217	579,428	0%
TRDC-2 - 5 units, 50 DPH, 100% houses and 0% flats	5	£612,932	989,161	946,003	903,332	861,145	819,443	778,227	737,496	697,252	657,492	618,217	579,428	45%
TRDC-3 - 5 units, 85 DPH, 50% houses and 50% flats	5	£360,548	757,136	716,919	677,184	637,933	599,165	560,881	523,080	485,763	448,930	412,579	376,712	50%
TRDC-4 - 6 units, 30 DPH, 100% houses and 0% flats	6	£1,225,864	1,186,993	1,135,205	1,083,998	1,033,374	983,332	933,872	884,995	836,701	788,990	741,861	695,314	0%
TRDC-5 - 6 units, 75 DPH, 75% houses and 25% flats	6	£490,346	1,051,143	1,001,033	951,507	902,563	854,200	806,421	759,224	712,609	666,577	621,127	576,258	50%
TRDC-6 - 8 units, 25 DPH, 100% houses and 0% flats	8	£1,961,382	1,582,658	1,513,606	1,445,331	1,377,832	1,311,109	1,245,163	1,179,994	1,115,602	1,051,987	989,147	927,085	0%
TRDC-7 - 8 units, 130 DPH, 0% houses and 100% flats	8	£377,189	804,297	745,544	687,549	630,314	573,839	518,122	463,165	408,967	355,528	302,848	250,928	35%
TRDC-8 - 9 units, 112 DPH, 0% houses and 100% flats	9	£492,535	904,835	838,738	773,494	709,104	645,568	582,888	521,061	460,087	399,969	340,704	282,293	30%
TRDC-9 - 10 units, 25 DPH, 100% houses and 0% flats	10	£2,451,728	1,935,374	1,849,058	1,763,713	1,679,339	1,595,936	1,513,505	1,432,043	1,351,553	1,272,034	1,193,485	1,115,907	0%
TRDC-10 - 10 units, 90 DPH, 50% houses and 50% flats	10	£681,035	1,480,674	1,399,459	1,319,220	1,239,958	1,161,674	1,084,366	1,008,035	932,681	858,305	784,905	712,482	50%
TRDC-11 - 20 units, 35 DPH, 100% houses and 0% flats	20	£3,502,468	3,609,525	3,450,239	3,292,740	3,137,028	2,983,104	2,830,967	2,680,617	2,532,054	2,385,278	2,240,289	2,097,089	0%
TRDC-12 - 20 units, 50 DPH, 80% houses and 20% flats	20	£2,451,728	3,570,505	3,397,723	3,226,941	3,058,157	2,891,372	2,726,586	2,563,798	2,403,009	2,244,220	2,087,428	1,932,636	30%
TRDC-13 - 30 units, 25 DPH, 100% houses and 0% flats	30	£7,355,183	5,659,144	5,403,293	5,150,328	4,900,248	4,653,054	4,408,745	4,167,322	3,928,784	3,693,130	3,460,363	3,230,482	0%
TRDC-14 - 30 units, 50 DPH, 80% houses and 20% flats	30	£3,677,592	5,150,306	4,900,842	4,654,264	4,410,572	4,169,766	3,931,846	3,696,813	3,464,666	3,235,405	3,009,031	2,785,542	30%
TRDC-15 - 40 units, 50 DPH, 80% houses and 20% flats	40	£4,903,455	6,004,960	5,723,802	5,445,872	5,171,170	4,899,697	4,631,454	4,366,438	4,104,651	3,846,093	3,590,762	3,338,662	15%
TRDC-16 - 40 units, 80 DPH, 50% houses and 50% flats	40	£3,064,660	5,794,885	5,476,828	5,162,597	4,852,192	4,545,614	4,242,861	3,943,935	3,648,836	3,357,351	3,069,462	2,785,406	45%
TRDC-17 - 50 units, 35 DPH, 100% houses and 0% flats	50	£8,756,170	9,431,906	9,005,488	8,583,879	8,167,080	7,755,089	7,347,908	6,945,535	6,547,972	6,155,218	5,767,272	5,384,136	5%
TRDC-18 - 50 units, 80 DPH, 50% houses and 50% flats	50	£3,830,825	7,243,606	6,846,035	6,453,246	6,065,240	5,682,017	5,303,577	4,929,919	4,561,045	4,196,689	3,836,827	3,481,757	45%
TRDC-19 - 60 units, 100 DPH, 0% houses and 100% flats	60	£3,677,592	5,792,988	5,356,402	4,925,450	4,500,136	4,080,456	3,666,413	3,258,004	2,855,231	2,458,094	2,066,593	1,680,727	20%
TRDC-20 - 60 units, 35 DPH, 100% houses and 0% flats	60	£10,507,404	11,318,287	10,806,586	10,300,656	9,800,496	9,306,108	8,817,489	8,334,642	7,857,566	7,386,261	6,920,726	6,460,963	5%
TRDC-21 - 70 units, 50 DPH, 80% houses and 20% flats	70	£8,581,047	12,017,380	11,435,297	10,859,948	10,291,333	9,729,454	9,174,308	8,625,897	8,084,220	7,549,278	7,021,071	6,499,598	30%
TRDC-22 - 70 units, 35 DPH, 100% houses and 0% flats	70	£12,258,639	12,953,117	12,369,173	11,791,810	11,221,027	10,656,825	10,099,203	9,548,161	9,003,700	8,465,819	7,933,181	7,405,598	5%
TRDC-23 - 80 units, 50 DPH, 100% houses and 0% flats	80	£9,806,911	14,803,562	14,136,198	13,476,355	12,824,031	12,179,229	11,541,947	10,912,184	10,289,943	9,675,222	9,066,492	8,463,541	35%
TRDC-24 - 80 units, 80 DPH, 55% houses and 45% flats	80	£6,129,319	11,699,522	11,071,885	10,451,747	9,839,109	9,233,971	8,636,332	8,046,193	7,463,553	6,888,413	6,320,772	5,760,631	45%
TRDC-25 - 95 units, 28 DPH, 100% houses and 0% flats	95	£20,795,905	17,579,229	16,786,735	16,003,171	15,228,537	14,462,834	13,706,061	12,958,219	12,219,307	11,489,325	10,766,460	10,050,455	0%
TRDC-26 - 100 units, 15 DPH, 100% houses and 0% flats	100	£40,862,128	18,504,452	17,670,247	16,845,443	16,030,039	15,224,035	14,427,433	13,640,230	12,862,429	12,094,027	11,333,116	10,579,427	0%
TRDC-27 - 100 units, 35 DPH, 100% houses and 0% flats	100	£17,512,341	18,090,149	17,261,038	16,441,330	15,631,025	14,830,123	14,038,625	13,256,529	12,483,835	11,720,545	10,966,658	10,219,330	0%
TRDC-28 - 130 units, 35.14 DPH, 95% houses and 5% flats	130	£22,675,342	23,091,533	22,033,718	20,987,898	19,954,073	18,932,244	17,922,411	16,924,573	15,938,730	14,964,883	14,003,031	13,053,174	0%
TRDC-29 - 145 units, 24.83 DPH, 100% houses and 0% flats	145	£35,793,447	26,346,892	25,159,761	23,986,008	22,825,630	21,678,628	20,545,001	19,424,751	18,317,877	17,224,379	16,144,256	15,077,510	0%
TRDC-30 - 165 units, 70.87 DPH, 60% houses and 40% flats	165	£14,270,321	23,901,775	22,651,285	21,415,628	20,194,805	18,988,817	17,797,661	16,621,340	15,459,852	14,313,198	13,181,378	12,064,391	40%
TRDC-31 - 250 units, 35.07 DPH, 90% houses and 10% flats	250	£43,693,465	38,898,687	37,011,022	35,144,855	33,300,186	31,477,015	29,675,341	27,895,166	26,136,489	24,399,310	22,683,629	20,983,771	0%
TRDC-32 - 400 units, 15.69 DPH, 100% houses and 0% flats	400	£156,260,529	58,461,367	55,692,229	52,954,293	50,247,560	47,572,029	44,927,703	42,312,111	39,725,272	37,169,714	34,645,435	32,152,437	0%
TRDC-33 - 500 units, 20 DPH, 100% houses and 0% flats	500	£153,232,981	63,894,089	60,531,986	57,207,765	53,921,425	50,672,966	47,462,388	44,289,690	41,154,875	38,057,939	34,998,886	31,977,713	0%
TRDC-34 - 750 units, 20 DPH, 100% houses and 0% flats	750	£229,849,472	90,043,340	85,287,516	80,585,289	75,936,659	71,341,626	66,800,190	62,312,352	57,878,111	53,497,466	49,170,419	44,896,968	0%
TRDC-35 - 1000 units, 20 DPH, 100% houses and 0% flats	1,000	£306,465,963	109,693,035	103,908,861	98,189,689	92,535,520	86,946,356	81,422,193	75,963,034	70,568,877	65,239,724	59,975,574	54,776,427	0%
TRDC-36 - 1250 units, 20 DPH, 100% houses and 0% flats	1,250	£383,082,454	130,914,486	123,976,643	117,116,933	110,335,356	103,631,913	97,006,604	90,459,428	83,990,386	77,599,478	71,286,703	65,052,062	0%
TRDC-37 - 1500 units, 20 DPH, 100% houses and 0% flats	1,500	£459,698,944	149,226,461	141,312,080	133,477,968	125,729,884	118,071,195	110,501,904	103,022,009	95,631,510	88,326,240	81,097,960	73,959,259	0%
TRDC-CARE1 (75 rooms)	-	£6,129,319	305,195	305,195	305,195	305,195	305,195	305,195	305,195	305,195	305,195	305,195	305,195	0%
TRDC-CARE2 (40 rooms)	-	£2,022,675	222,103	222,103	222,103	222,103	222,103	222,103	222,103	222,103	222,103	222,103	222,103	0%
TRDC-OFF1	-	£3,064,660	- 5,093,051	- 5,093,051	- 5,093,051	- 5,093,051	- 5,093,051	- 5,093,051	- 5,093,051	- 5,093,051	- 5,093,051	- 5,093,051	- 5,093,051	0%
TRDC-OFF2	-	£3,064,660	- 6,967,324	- 6,967,324	- 6,967,324	- 6,967,324	- 6,967,324	- 6,967,324	- 6,967,324	- 6,967,324	- 6,967,324	- 6,967,324	- 6,967,324	0%
TRDC-RET1	-	£6,129,319	1,665,412	1,665,412	1,665,412	1,665,412	1,665,412	1,665,412	1,665,412	1,665,412	1,665,412	1,665,412	1,665,412	0%
TRDC-RET2	-	£3,064,660	4,821,951	4,821,951	4,821,951	4,821,951	4,821,951	4,821,951	4,821,951	4,821,951	4,821,951	4,821,951	4,821,951	50%
TRDC-RET3	-	£1,532,330	2,057,346	2,057,346	2,057,346	2,057,346	2,057,346	2,057,346	2,057,346	2,057,346	2,057,346	2,057,346	2,057,346	50%
TRDC-IND1	-	£6,129,319	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	0%
TRDC-IND2	-	£6,129,319	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	0%
TRDC-IND3	-	£6,129,319	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	0%

ICHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL) **£2,760,992**

							Residual land values						
Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	Max AH
TRDC-1 - 5 units, 25 DPH, 100% houses and 0% flats	5	£552,198	989,161	946,003	903,332	861,145	819,443	778,227	737,496	697,252	657,492	618,217	579,428	50%
TRDC-2 - 5 units, 50 DPH, 100% houses and 0% flats	5	£276,099	989,161	946,003	903,332	861,145	819,443	778,227	737,496	697,252	657,492	618,217	579,428	50%
TRDC-3 - 5 units, 85 DPH, 50% houses and 50% flats	5	£162,411	757,136	716,919	677,184	637,933	599,165	560,881	523,080	485,763	448,930	412,579	376,712	50%
TRDC-4 - 6 units, 30 DPH, 100% houses and 0% flats	6	£552,198	1,186,993	1,135,205	1,083,998	1,033,374	983,332	933,872	884,995	836,701	788,990	741,861	695,314	50%
TRDC-5 - 6 units, 75 DPH, 75% houses and 25% flats	6	£220,879	1,051,143	1,001,033	951,507	902,563	854,200	806,421	759,224	712,609	666,577	621,127	576,258	50%
TRDC-6 - 8 units, 25 DPH, 100% houses and 0% flats	8	£883,518	1,582,658	1,513,606	1,445,331	1,377,832	1,311,109	1,245,163	1,179,994	1,115,602	1,051,987	989,147	927,085	50%
TRDC-7 - 8 units, 130 DPH, 0% houses and 100% flats	8	£169,907	804,297	745,544	687,549	630,314	573,839	518,122	463,165	408,967	355,528	302,848	250,928	50%
TRDC-8 - 9 units, 112 DPH, 0% houses and 100% flats	9	£221,865	904,835	838,738	773,494	709,104	645,568	582,888	521,061	460,087	399,969	340,704	282,293	50%
TRDC-9 - 10 units, 25 DPH, 100% houses and 0% flats	10	£1,104,397	1,935,374	1,849,058	1,763,713	1,679,339	1,595,936	1,513,505	1,432,043	1,351,553	1,272,034	1,193,485	1,115,907	50%
TRDC-10 - 10 units, 90 DPH, 50% houses and 50% flats	10	£306,777	1,480,674	1,399,459	1,319,220	1,239,958	1,161,674	1,084,366	1,008,035	932,681	858,305	784,905	712,482	50%
TRDC-11 - 20 units, 35 DPH, 100% houses and 0% flats	20	£1,577,710	3,609,525	3,450,239	3,292,740	3,137,028	2,983,104	2,830,967	2,680,617	2,532,054	2,385,278	2,240,289	2,097,089	50%
TRDC-12 - 20 units, 50 DPH, 80% houses and 20% flats	20	£1,104,397	3,570,505	3,397,723	3,226,941	3,058,157	2,891,372	2,726,586	2,563,798	2,403,009	2,244,220	2,087,428	1,932,636	50%
TRDC-13 - 30 units, 25 DPH, 100% houses and 0% flats	30	£3,313,191	5,659,144	5,403,293	5,150,328	4,900,248	4,653,054	4,408,745	4,167,322	3,928,784	3,693,130	3,460,363	3,230,482	45%
TRDC-14 - 30 units, 50 DPH, 80% houses and 20% flats	30	£1,656,595	5,150,306	4,900,842	4,654,264	4,410,572	4,169,766	3,931,846	3,696,813	3,464,666	3,235,405	3,009,031	2,785,542	50%
TRDC-15 - 40 units, 50 DPH, 80% houses and 20% flats	40	£2,208,794	6,004,960	5,723,802	5,445,872	5,171,170	4,899,697	4,631,454	4,366,438	4,104,651	3,846,093	3,590,762	3,338,662	50%
TRDC-16 - 40 units, 80 DPH, 50% houses and 50% flats	40	£1,380,496	5,794,885	5,476,828	5,162,597	4,852,192	4,545,614	4,242,861	3,943,935	3,648,836	3,357,351	3,069,462	2,785,406	50%
TRDC-17 - 50 units, 35 DPH, 100% houses and 0% flats	50	£3,944,275	9,431,906	9,005,488	8,583,879	8,167,080	7,755,089	7,347,908	6,945,535	6,547,972	6,155,218	5,767,272	5,384,136	50%
TRDC-18 - 50 units, 80 DPH, 50% houses and 50% flats	50	£1,725,620	7,243,606	6,846,035	6,453,246	6,065,240	5,682,017	5,303,577	4,929,919	4,561,045	4,196,689	3,836,827	3,481,757	50%
TRDC-19 - 60 units, 100 DPH, 0% houses and 100% flats	60	£1,656,595	5,792,988	5,356,402	4,925,450	4,500,136	4,080,456	3,666,413	3,258,004	2,855,231	2,458,094	2,066,593	1,680,727	50%
TRDC-20 - 60 units, 35 DPH, 100% houses and 0% flats	60	£4,733,130	11,318,287	10,806,586	10,300,656	9,800,496	9,306,108	8,817,489	8,334,642	7,857,566	7,386,261	6,920,726	6,460,963	50%
TRDC-21 - 70 units, 50 DPH, 80% houses and 20% flats	70	£3,865,389	12,017,380	11,435,297	10,859,948	10,291,333	9,729,454	9,174,308	8,625,897	8,084,220	7,549,278	7,021,071	6,499,598	50%
TRDC-22 - 70 units, 35 DPH, 100% houses and 0% flats	70	£5,521,985	12,953,117	12,369,173	11,791,810	11,221,027	10,656,825	10,099,203	9,548,161	9,003,700	8,465,819	7,933,181	7,405,598	50%
TRDC-23 - 80 units, 50 DPH, 100% houses and 0% flats	80	£4,417,588	14,803,562	14,136,198	13,476,355	12,824,031	12,179,229	11,541,947	10,912,184	10,289,943	9,675,222	9,066,492	8,463,541	50%
TRDC-24 - 80 units, 80 DPH, 55% houses and 45% flats	80	£2,760,992	11,699,522	11,071,885	10,451,747	9,839,109	9,233,971	8,636,332	8,046,193	7,463,553	6,888,413	6,320,772	5,760,631	50%
TRDC-25 - 95 units, 28 DPH, 100% houses and 0% flats	95	£9,367,653	17,579,229	16,786,735	16,003,171	15,228,537	14,462,834	13,706,061	12,958,219	12,219,307	11,489,325	10,766,460	10,050,455	50%
TRDC-26 - 100 units, 15 DPH, 100% houses and 0% flats	100	£18,406,616	18,504,452	17,670,247	16,845,443	16,030,039	15,224,035	14,427,433	13,640,230	12,862,429	12,094,027	11,333,116	10,579,427	0%
TRDC-27 - 100 units, 35 DPH, 95% houses and 5% flats	100	£7,888,550	18,090,149	17,261,038	16,441,330	15,631,025	14,830,123	14,038,625	13,256,529	12,483,835	11,720,545	10,966,658	10,219,330	50%
TRDC-28 - 130 units, 35.14 DPH, 95% houses and 5% flats	130	£10,214,258	23,091,533	22,033,718	20,987,898	19,954,073	18,932,244	17,922,411	16,924,573	15,938,730	14,964,883	14,003,031	13,053,174	50%
TRDC-29 - 145 units, 24.83 DPH, 100% houses and 0% flats	145	£16,123,395	26,346,892	25,159,761	23,986,008	22,825,630	21,678,628	20,545,001	19,424,751	18,317,877	17,224,379	16,144,256	15,077,510	45%
TRDC-30 - 165 units, 70.87 DPH, 60% houses and 40% flats	165	£6,428,161	23,901,775	22,651,285	21,415,628	20,194,805	18,988,817	17,797,661	16,621,340	15,459,852	14,313,198	13,181,378	12,064,391	50%
TRDC-31 - 250 units, 35.07 DPH, 90% houses and 10% flats	250	£19,682,011	38,898,687	37,011,022	35,144,855	33,300,186	31,477,015	29,675,341	27,895,166	26,136,489	24,399,310	22,683,629	20,983,771	50%
TRDC-32 - 400 units, 15.69 DPH, 100% houses and 0% flats	400	£70,388,590	58,461,367	55,692,229	52,954,293	50,247,560	47,572,029	44,927,703	42,312,111	39,725,272	37,169,714	34,645,435	32,152,437	0%
TRDC-33 - 500 units, 20 DPH, 100% houses and 0% flats	500	£69,024,811	63,894,089	60,531,986	57,207,765	53,921,425	50,672,966	47,462,388	44,289,690	41,154,875	38,057,939	34,998,886	31,977,713	0%
TRDC-34 - 750 units, 20 DPH, 100% houses and 0% flats	750	£103,537,217	90,043,340	85,287,516	80,585,289	75,936,659	71,341,626	66,800,190	62,312,352	57,878,111	53,497,466	49,170,419	44,896,968	0%
TRDC-35 - 1000 units, 20 DPH, 100% houses and 0% flats	1,000	£138,049,623	109,693,035	103,908,861	98,189,689	92,535,520	86,946,356	81,422,193	75,963,034	70,568,877	65,239,724	59,975,574	54,776,427	0%
TRDC-36 - 1250 units, 20 DPH, 100% houses and 0% flats	1,250	£172,562,028	130,914,486	123,976,643	117,116,933	110,335,356	103,631,913	97,006,604	90,459,428	83,990,386	77,599,478	71,286,703	65,052,062	0%
TRDC-37 - 1500 units, 20 DPH, 100% houses and 0% flats	1,500	£207,074,434	149,226,461	141,312,080	133,477,968	125,729,884	118,071,195	110,501,904	103,022,009	95,631,510	88,326,240	81,097,960	73,959,259	0%
TRDC-CARE1 (75 rooms)	-	£2,760,992	305,195	305,195	305,195	305,195	305,195	305,195	305,195	305,195	305,195	305,195	305,195	0%
TRDC-CARE2 (40 rooms)	-	£911,128	222,103	222,103	222,103	222,103	222,103	222,103	222,103	222,103	222,103	222,103	222,103	0%
TRDC-OFF1	-	£1,380,496	- 5,093,051	- 5,093,051	- 5,093,051	- 5,093,051	- 5,093,051	- 5,093,051	- 5,093,051	- 5,093,051	- 5,093,051	- 5,093,051	- 5,093,051	0%
TRDC-OFF2	-	£1,380,496	- 6,967,324	- 6,967,324	- 6,967,324	- 6,967,324	- 6,967,324	- 6,967,324	- 6,967,324	- 6,967,324	- 6,967,324	- 6,967,324	- 6,967,324	0%
TRDC-RET1	-	£2,760,992	1,665,412	1,665,412	1,665,412	1,665,412	1,665,412	1,665,412	1,665,412	1,665,412	1,665,412	1,665,412	1,665,412	0%
TRDC-RET2	-	£1,380,496	4,821,951	4,821,951	4,821,951	4,821,951	4,821,951	4,821,951	4,821,951	4,821,951	4,821,951	4,821,951	4,821,951	50%
TRDC-RET3	-	£690,248	2,057,346	2,057,346	2,057,346	2,057,346	2,057,346	2,057,346	2,057,346	2,057,346	2,057,346	2,057,346	2,057,346	50%
TRDC-IND1	-	£2,760,992	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	50%
TRDC-IND2	-	£2,760,992	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	50%
TRDC-IND3	-	£2,760,992	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	50%

ICHMARK LAND VALUE 3 (GREENFIELD - UPPER END OF RANGE) **£374,000** PER HA

							Residual land values						
Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	Max AH
TRDC-1 - 5 units, 25 DPH, 100% houses and 0% flats	5	£74,800	989,161	946,003	903,332	861,145	819,443	778,227	737,496	697,252	657,492	618,217	579,428	50%
TRDC-2 - 5 units, 50 DPH, 100% houses and 0% flats	5	£37,400	989,161	946,003	903,332	861,145	819,443	778,227	737,496	697,252	657,492	618,217	579,428	50%
TRDC-3 - 5 units, 85 DPH, 50% houses and 50% flats	5	£22,000	757,136	716,919	677,184	637,933	599,165	560,881	523,080	485,763	448,930	412,579	376,712	50%
TRDC-4 - 6 units, 30 DPH, 100% houses and 0% flats	6	£74,800	1,186,993	1,135,205	1,083,998	1,033,374	983,332	933,872	884,995	836,701	788,990	741,861	695,314	50%
TRDC-5 - 6 units, 75 DPH, 75% houses and 25% flats	6	£29,920	1,051,143	1,001,033	951,507	902,563	854,200	806,421	759,224	712,609	666,577	621,127	576,258	50%
TRDC-6 - 8 units, 25 DPH, 100% houses and 0% flats	8	£119,680	1,582,658	1,513,606	1,445,331	1,377,832	1,311,109	1,245,163	1,179,994	1,115,602	1,051,987	989,147	927,085	50%
TRDC-7 - 8 units, 130 DPH, 0% houses and 100% flats	8	£23,015	804,297	745,544	687,549	630,314	573,839	518,122	463,165	408,967	355,528	302,848	250,928	50%
TRDC-8 - 9 units, 112 DPH, 0% houses and 100% flats	9	£30,054	904,835	838,738	773,494	709,104	645,568	582,888	521,061	460,087	399,969	340,704	282,293	50%
TRDC-9 - 10 units, 25 DPH, 100% houses and 0% flats	10	£149,600	1,935,374	1,849,058	1,763,713	1,679,339	1,595,936	1,513,505	1,432,043	1,351,553	1,272,034	1,193,485	1,115,907	50%
TRDC-10 - 10 units, 90 DPH, 50% houses and 50% flats	10	£41,556	1,480,674	1,399,459	1,319,220	1,239,958	1,161,674	1,084,366	1,008,035	932,681	858,305	784,905	712,482	50%
TRDC-11 - 20 units, 35 DPH, 100% houses and 0% flats	20	£213,374	3,609,525	3,450,239	3,292,740	3,137,028	2,983,104	2,830,967	2,680,617	2,532,054	2,385,278	2,240,289	2,097,089	50%
TRDC-12 - 20 units, 50 DPH, 80% houses and 20% flats	20	£149,600	3,570,505	3,397,723	3,226,941	3,058,157	2,891,372	2,726,586	2,563,798	2,403,009	2,244,220	2,087,428	1,932,636	50%
TRDC-13 - 30 units, 25 DPH, 100% houses and 0% flats	30	£448,800	5,659,144	5,403,293	5,150,328	4,900,248	4,653,054	4,408,745	4,167,322	3,928,784	3,693,130	3,460,363	3,230,482	50%
TRDC-14 - 30 units, 50 DPH, 80% houses and 20% flats	30	£224,400	5,150,306	4,900,842	4,654,264	4,410,572	4,169,766	3,931,846	3,696,813	3,464,666	3,235,405	3,009,031	2,785,542	50%
TRDC-15 - 40 units, 50 DPH, 80% houses and 20% flats	40	£299,200	6,004,960	5,723,802	5,445,872	5,171,170	4,899,697	4,631,454	4,366,438	4,104,651	3,846,093	3,590,762	3,338,662	50%
TRDC-16 - 40 units, 80 DPH, 50% houses and 50% flats	40	£187,000	5,794,885	5,476,828	5,162,597	4,852,192	4,545,614	4,242,861	3,943,935	3,648,836	3,357,351	3,069,462	2,785,406	50%
TRDC-17 - 50 units, 35 DPH, 100% houses and 0% flats	50	£534,286	9,431,906	9,005,488	8,583,879	8,167,080	7,755,089	7,347,908	6,945,535	6,547,972	6,155,218	5,767,272	5,384,136	50%
TRDC-18 - 50 units, 80 DPH, 50% houses and 50% flats	50	£233,750	7,243,606	6,846,035	6,453,246	6,065,240	5,682,017	5,303,577	4,929,919	4,561,045	4,196,689	3,836,827	3,481,757	50%
TRDC-19 - 60 units, 100 DPH, 0% houses and 100% flats	60	£224,400	5,792,988	5,356,402	4,925,450	4,500,136	4,080,456	3,666,413	3,258,004	2,855,231	2,458,094	2,066,593	1,680,727	50%
TRDC-20 - 60 units, 35 DPH, 100% houses and 0% flats	60	£641,143	11,318,287	10,806,586	10,300,656	9,800,496	9,306,108	8,817,489	8,334,642	7,857,566	7,386,261	6,920,726	6,460,963	50%
TRDC-21 - 70 units, 50 DPH, 80% houses and 20% flats	70	£523,600	12,017,380	11,435,297	10,859,948	10,291,333	9,729,454	9,174,308	8,625,897	8,084,220	7,549,278	7,021,071	6,499,598	50%
TRDC-22 - 70 units, 35 DPH, 100% houses and 0% flats	70	£748,000	12,953,117	12,369,173	11,791,810	11,221,027	10,656,825	10,099,203	9,548,161	9,003,700	8,465,819	7,933,181	7,405,598	50%
TRDC-23 - 80 units, 50 DPH, 100% houses and 0% flats	80	£598,400	14,803,562	14,136,198	13,476,355	12,824,031	12,179,229	11,541,947	10,912,184	10,289,943	9,675,222	9,066,492	8,463,541	50%
TRDC-24 - 80 units, 80 DPH, 55% houses and 45% flats	80	£374,000	11,699,522	11,071,885	10,451,747	9,839,109	9,233,971	8,636,332	8,046,193	7,463,553	6,888,413	6,320,772	5,760,631	50%
TRDC-25 - 95 units, 28 DPH, 100% houses

EE RIVERS DISTRICT COUNCIL Sales value £6,100 psm AH tenure Rented 70% Intermediate: SO 30%

ICHMARK LAND VALUE 1 (SECONDARY OFFICES/RETAIL) **£6,129,319** PER HA Type of rent: 70% Soc Rent 30% Aff Rent FH 0%

							Residual land values						
Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	Max AH
TRDC-1 - 5 units, 25 DPH, 100% houses and 0% flats	5	£1,225,864	1,005,976	963,005	920,515	878,507	836,981	795,935	755,372	715,289	675,689	636,569	597,931	0%
TRDC-2 - 5 units, 50 DPH, 100% houses and 0% flats	5	£612,932	1,005,976	963,005	920,515	878,507	836,981	795,935	755,372	715,289	675,689	636,569	597,931	45%
TRDC-3 - 5 units, 85 DPH, 50% houses and 50% flats	5	£360,548	767,211	727,516	688,296	649,551	611,281	573,487	536,167	499,324	462,955	427,062	391,643	50%
TRDC-4 - 6 units, 30 DPH, 100% houses and 0% flats	6	£1,225,864	1,207,171	1,155,605	1,104,619	1,054,208	1,004,377	955,123	906,446	858,348	810,827	763,883	717,518	0%
TRDC-5 - 6 units, 75 DPH, 75% houses and 25% flats	6	£490,346	1,067,367	1,017,680	968,566	920,028	872,066	824,678	777,867	731,629	685,967	640,880	596,368	50%
TRDC-6 - 8 units, 25 DPH, 100% houses and 0% flats	8	£1,961,382	1,609,561	1,540,808	1,472,825	1,405,612	1,339,169	1,273,497	1,208,595	1,144,463	1,081,102	1,018,511	956,691	0%
TRDC-7 - 8 units, 130 DPH, 0% houses and 100% flats	8	£377,189	808,662	751,332	694,740	638,886	583,771	529,394	475,755	422,854	370,692	319,268	268,582	35%
TRDC-8 - 9 units, 112 DPH, 0% houses and 100% flats	9	£492,535	909,745	845,248	781,583	718,747	656,742	595,569	535,224	475,711	417,028	359,176	302,154	30%
TRDC-9 - 10 units, 25 DPH, 100% houses and 0% flats	10	£2,451,728	1,969,002	1,883,060	1,798,082	1,714,064	1,631,012	1,548,922	1,467,794	1,387,630	1,308,428	1,230,189	1,152,914	0%
TRDC-10 - 10 units, 90 DPH, 50% houses and 50% flats	10	£681,035	1,500,501	1,420,286	1,341,032	1,262,739	1,185,407	1,109,037	1,033,627	959,179	885,693	813,166	741,602	50%
TRDC-11 - 20 units, 35 DPH, 100% houses and 0% flats	20	£3,502,468	3,664,406	3,506,420	3,350,199	3,195,744	3,043,054	2,892,128	2,742,968	2,595,572	2,449,943	2,306,077	2,163,977	5%
TRDC-12 - 20 units, 50 DPH, 80% houses and 20% flats	20	£2,451,728	3,814,946	3,632,721	3,452,601	3,274,584	3,098,672	2,924,865	2,753,162	2,583,564	2,416,070	2,250,680	2,087,396	35%
TRDC-13 - 30 units, 25 DPH, 100% houses and 0% flats	30	£7,355,183	5,755,267	5,500,355	5,248,309	4,999,127	4,752,810	4,509,356	4,268,767	4,031,043	3,796,182	3,564,187	3,335,056	0%
TRDC-14 - 30 units, 50 DPH, 80% houses and 20% flats	30	£3,677,592	5,231,435	4,983,658	4,738,738	4,496,674	4,257,465	4,021,113	3,787,616	3,556,976	3,329,192	3,104,263	2,882,190	30%
TRDC-15 - 40 units, 50 DPH, 80% houses and 20% flats	40	£4,903,455	6,066,646	5,790,532	5,517,570	5,247,765	4,981,113	4,717,617	4,457,274	4,200,087	3,946,054	3,695,176	3,447,452	20%
TRDC-16 - 40 units, 80 DPH, 50% houses and 50% flats	40	£3,064,660	5,866,506	5,552,643	5,242,543	4,936,204	4,633,625	4,334,807	4,039,751	3,748,456	3,460,923	3,177,151	2,897,139	45%
TRDC-17 - 50 units, 35 DPH, 100% houses and 0% flats	50	£8,756,170	9,592,111	9,167,260	8,747,182	8,331,879	7,921,349	7,515,593	7,114,611	6,718,404	6,326,971	5,940,311	5,558,426	5%
TRDC-18 - 50 units, 80 DPH, 50% houses and 50% flats	50	£3,830,825	7,333,132	6,940,804	6,553,179	6,170,254	5,792,031	5,418,510	5,049,690	4,685,571	4,326,154	3,971,438	3,621,424	45%
TRDC-19 - 60 units, 100 DPH, 0% houses and 100% flats	60	£3,677,592	5,815,550	5,389,509	4,968,948	4,553,869	4,144,270	3,740,153	3,341,518	2,948,364	2,560,692	2,178,502	1,801,792	25%
TRDC-20 - 60 units, 35 DPH, 100% houses and 0% flats	60	£10,507,404	11,510,534	11,000,712	10,496,618	9,998,254	9,505,618	9,018,711	8,537,534	8,062,084	7,592,365	7,128,373	6,670,111	5%
TRDC-21 - 70 units, 50 DPH, 80% houses and 20% flats	70	£8,581,047	12,206,682	11,628,537	11,057,056	10,492,240	9,934,086	9,382,597	8,837,772	8,299,611	7,768,113	7,243,279	6,725,110	30%
TRDC-22 - 70 units, 35 DPH, 100% houses and 0% flats	70	£12,258,639	13,147,948	12,567,767	11,994,100	11,426,945	10,866,304	10,312,175	9,764,559	9,223,457	8,688,867	8,160,791	7,638,361	5%
TRDC-23 - 80 units, 50 DPH, 100% houses and 0% flats	80	£9,806,911	15,026,226	14,363,163	13,707,543	13,059,366	12,418,633	11,785,342	11,159,497	10,541,093	9,930,134	9,326,618	8,729,555	40%
TRDC-24 - 80 units, 80 DPH, 55% houses and 45% flats	80	£6,129,319	11,830,012	11,211,292	10,599,935	9,995,942	9,399,314	8,810,049	8,228,148	7,653,611	7,086,438	6,526,628	5,974,182	45%
TRDC-25 - 95 units, 28 DPH, 100% houses and 0% flats	95	£20,795,905	17,843,643	17,056,255	16,277,706	15,507,997	14,747,126	13,995,095	13,251,902	12,517,548	11,792,034	11,075,359	10,366,346	0%
TRDC-26 - 100 units, 15 DPH, 100% houses and 0% flats	100	£40,862,128	18,782,782	17,953,953	17,134,428	16,324,207	15,523,290	14,731,679	13,949,371	13,176,367	12,412,668	11,658,272	10,911,944	0%
TRDC-27 - 100 units, 35 DPH, 95% houses and 5% flats	100	£17,512,341	18,356,135	17,533,017	16,719,198	15,914,679	15,119,459	14,333,537	13,556,915	12,789,592	12,031,568	11,282,843	10,543,417	5%
TRDC-28 - 130 units, 35.14 DPH, 95% houses and 5% flats	130	£22,675,342	23,429,665	22,379,636	21,341,467	20,315,161	19,300,715	18,298,130	17,307,407	16,328,544	15,361,544	14,406,403	13,463,124	0%
TRDC-29 - 145 units, 24.83 DPH, 100% houses and 0% flats	145	£35,793,447	26,741,645	25,562,317	24,396,228	23,243,375	22,103,760	20,977,382	19,864,242	18,764,338	17,677,671	16,604,242	15,544,050	0%
TRDC-30 - 165 units, 70.87 DPH, 60% houses and 40% flats	165	£14,270,321	24,158,348	22,926,428	21,709,063	20,506,251	19,317,993	18,144,288	16,985,137	15,840,540	14,710,497	13,595,008	12,494,071	40%
TRDC-31 - 250 units, 35.07 DPH, 90% houses and 10% flats	250	£43,693,465	39,418,673	37,555,087	35,709,409	33,884,903	32,081,569	30,299,405	28,538,412	26,798,591	25,079,942	23,382,463	21,706,015	0%
TRDC-32 - 400 units, 15.69 DPH, 100% houses and 0% flats	400	£156,260,529	59,188,545	56,448,295	53,738,800	51,060,059	48,412,073	45,794,840	43,208,361	40,652,637	38,127,666	35,633,450	33,166,537	0%
TRDC-33 - 500 units, 20 DPH, 100% houses and 0% flats	500	£153,232,981	64,699,995	61,377,890	58,093,043	54,845,452	51,635,121	48,462,047	45,326,230	42,227,671	39,166,370	36,142,036	33,154,681	0%
TRDC-34 - 750 units, 20 DPH, 100% houses and 0% flats	750	£229,849,472	91,071,401	86,377,088	81,735,461	77,146,521	72,610,268	68,126,702	63,695,823	59,317,632	54,992,127	50,719,310	46,498,124	0%
TRDC-35 - 1000 units, 20 DPH, 100% houses and 0% flats	1,000	£306,465,963	110,554,102	104,877,335	99,264,027	93,714,180	88,226,951	82,801,452	77,439,487	72,141,055	66,906,156	61,734,791	56,626,959	0%
TRDC-36 - 1250 units, 20 DPH, 100% houses and 0% flats	1,250	£383,082,454	132,065,213	125,235,424	118,482,186	111,805,499	105,205,363	98,681,778	92,234,742	85,864,259	79,570,326	73,352,944	67,212,111	0%
TRDC-37 - 1500 units, 20 DPH, 100% houses and 0% flats	1,500	£459,698,944	150,717,085	142,893,981	135,158,715	127,511,287	119,951,696	112,479,943	105,096,027	97,799,948	90,591,706	83,460,305	76,414,736	0%
TRDC-CARE1 (75 rooms)	-	£6,129,319	279,247	- 279,247	- 279,247	- 279,247	- 279,247	- 279,247	- 279,247	- 279,247	- 279,247	- 279,247	- 279,247	0%
TRDC-CARE2 (40 rooms)	-	£2,022,675	88,694	- 88,694	- 88,694	- 88,694	- 88,694	- 88,694	- 88,694	- 88,694	- 88,694	- 88,694	- 88,694	0%
TRDC-OFF1	-	£3,064,660	- 5,093,051	- 5,093,051	- 5,093,051	- 5,093,051	- 5,093,051	- 5,093,051	- 5,093,051	- 5,093,051	- 5,093,051	- 5,093,051	- 5,093,051	0%
TRDC-OFF2	-	£3,064,660	- 6,967,324	- 6,967,324	- 6,967,324	- 6,967,324	- 6,967,324	- 6,967,324	- 6,967,324	- 6,967,324	- 6,967,324	- 6,967,324	- 6,967,324	0%
TRDC-RET1	-	£6,129,319	1,390,166	1,390,166	1,390,166	1,390,166	1,390,166	1,390,166	1,390,166	1,390,166	1,390,166	1,390,166	1,390,166	0%
TRDC-RET2	-	£3,064,660	4,454,956	4,454,956	4,454,956	4,454,956	4,454,956	4,454,956	4,454,956	4,454,956	4,454,956	4,454,956	4,454,956	50%
TRDC-RET3	-	£1,532,330	1,873,848	1,873,848	1,873,848	1,873,848	1,873,848	1,873,848	1,873,848	1,873,848	1,873,848	1,873,848	1,873,848	50%
TRDC-IND1	-	£6,129,319	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	0%
TRDC-IND2	-	£6,129,319	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	0%
TRDC-IND3	-	£6,129,319	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	0%

ICHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL) **£2,760,992**

							Residual land values						
Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	Max AH
TRDC-1 - 5 units, 25 DPH, 100% houses and 0% flats	5	£552,198	1,005,976	963,005	920,515	878,507	836,981	795,935	755,372	715,289	675,689	636,569	597,931	50%
TRDC-2 - 5 units, 50 DPH, 100% houses and 0% flats	5	£276,099	1,005,976	963,005	920,515	878,507	836,981	795,935	755,372	715,289	675,689	636,569	597,931	50%
TRDC-3 - 5 units, 85 DPH, 50% houses and 50% flats	5	£162,411	767,211	727,516	688,296	649,551	611,281	573,487	536,167	499,324	462,955	427,062	391,643	50%
TRDC-4 - 6 units, 30 DPH, 100% houses and 0% flats	6	£552,198	1,207,171	1,155,605	1,104,619	1,054,208	1,004,377	955,123	906,446	858,348	810,827	763,883	717,518	50%
TRDC-5 - 6 units, 75 DPH, 75% houses and 25% flats	6	£220,879	1,067,367	1,017,680	968,566	920,028	872,066	824,678	777,867	731,629	685,967	640,880	596,368	50%
TRDC-6 - 8 units, 25 DPH, 100% houses and 0% flats	8	£883,518	1,609,561	1,540,808	1,472,825	1,405,612	1,339,169	1,273,497	1,208,595	1,144,463	1,081,102	1,018,511	956,691	50%
TRDC-7 - 8 units, 130 DPH, 0% houses and 100% flats	8	£169,907	808,662	751,332	694,740	638,886	583,771	529,394	475,755	422,854	370,692	319,268	268,582	50%
TRDC-8 - 9 units, 112 DPH, 0% houses and 100% flats	9	£221,865	909,745	845,248	781,583	718,747	656,742	595,569	535,224	475,711	417,028	359,176	302,154	50%
TRDC-9 - 10 units, 25 DPH, 100% houses and 0% flats	10	£1,104,397	1,969,002	1,883,060	1,798,082	1,714,064	1,631,012	1,548,922	1,467,794	1,387,630	1,308,428	1,230,189	1,152,914	50%
TRDC-10 - 10 units, 90 DPH, 50% houses and 50% flats	10	£306,777	1,500,501	1,420,286	1,341,032	1,262,739	1,185,407	1,109,037	1,033,627	959,179	885,693	813,166	741,602	50%
TRDC-11 - 20 units, 35 DPH, 100% houses and 0% flats	20	£1,577,710	3,664,406	3,506,420	3,350,199	3,195,744	3,043,054	2,892,128	2,742,968	2,595,572	2,449,943	2,306,077	2,163,977	50%
TRDC-12 - 20 units, 50 DPH, 80% houses and 20% flats	20	£1,104,397	3,814,946	3,632,721	3,452,601	3,274,584	3,098,672	2,924,865	2,753,162	2,583,564	2,416,070	2,250,680	2,087,396	50%
TRDC-13 - 30 units, 25 DPH, 100% houses and 0% flats	30	£3,313,191	5,755,267	5,500,355	5,248,309	4,999,127	4,752,810	4,509,356	4,268,767	4,031,043	3,796,182	3,564,187	3,335,056	50%
TRDC-14 - 30 units, 50 DPH, 80% houses and 20% flats	30	£1,656,595	5,231,435	4,983,658	4,738,738	4,496,674	4,257,465	4,021,113	3,787,616	3,556,976	3,329,192	3,104,263	2,882,190	50%
TRDC-15 - 40 units, 50 DPH, 80% houses and 20% flats	40	£2,208,794	6,066,646	5,790,532	5,517,570	5,247,765	4,981,113	4,717,617	4,457,274	4,200,087	3,946,054	3,695,176	3,447,452	50%
TRDC-16 - 40 units, 80 DPH, 50% houses and 50% flats	40	£1,380,496	5,866,506	5,552,643	5,242,543	4,936,204	4,633,625	4,334,807	4,039,751	3,748,456	3,460,923	3,177,151	2,897,139	50%
TRDC-17 - 50 units, 35 DPH, 100% houses and 0% flats	50	£3,944,275	9,592,111	9,167,260	8,747,182	8,331,879	7,921,349	7,515,593	7,114,611	6,718,404	6,326,971	5,940,311	5,558,426	50%
TRDC-18 - 50 units, 80 DPH, 50% houses and 50% flats	50	£1,725,620	7,333,132	6,940,804	6,553,179	6,170,254	5,792,031	5,418,510	5,049,690	4,685,571	4,326,154	3,971,438	3,621,424	50%
TRDC-19 - 60 units, 100 DPH, 0% houses and 100% flats	60	£1,656,595	5,815,550	5,389,509	4,968,948	4,553,869	4,144,270	3,740,153	3,341,518	2,948,364	2,560,692	2,178,502	1,801,792	50%
TRDC-20 - 60 units, 35 DPH, 100% houses and 0% flats	60	£4,733,130	11,510,534	11,000,712	10,496,618	9,998,254	9,505,618	9,018,711	8,537,534	8,062,084	7,592,365	7,128,373	6,670,111	50%
TRDC-21 - 70 units, 50 DPH, 80% houses and 20% flats	70	£3,865,389	12,206,682	11,628,537	11,057,056	10,492,240	9,934,086	9,382,597	8,837,772	8,299,611	7,768,113	7,243,279	6,725,110	50%
TRDC-22 - 70 units, 35 DPH, 100% houses and 0% flats	70	£5,521,985	13,147,948	12,567,767	11,994,100	11,426,945	10,866,304	10,312,175	9,764,559	9,223,457	8,688,867	8,160,791	7,638,361	50%
TRDC-23 - 80 units, 50 DPH, 100% houses and 0% flats	80	£4,417,588	15,026,226	14,363,163	13,707,543	13,059,366	12,418,633	11,785,342	11,159,497	10,541,093	9,930,134	9,326,618	8,729,555	50%
TRDC-24 - 80 units, 80 DPH, 55% houses and 45% flats	80	£2,760,992	11,830,012	11,211,292	10,599,935	9,995,942	9,399,314	8,810,049	8,228,148	7,653,611	7,086,438	6,526,628	5,974,182	50%
TRDC-25 - 95 units, 28 DPH, 100% houses and 0% flats	95	£9,367,653	17,843,643	17,056,255	16,277,706	15,507,997	14,747,126	13,995,095	13,251,902	12,517,548	11,792,034	11,075,359	10,366,346	50%
TRDC-26 - 100 units, 15 DPH, 100% houses and 0% flats	100	£18,406,616	18,782,782	17,953,953	17,134,428	16,324,207	15,523,290	14,731,679	13,949,371	13,176,367	12,412,668	11,658,272	10,911,944	0%
TRDC-27 - 100 units, 35 DPH, 95% houses and 5% flats	100	£7,888,550	18,356,135	17,533,017	16,719,198	15,914,679	15,119,459	14,333,537	13,556,915	12,789,592	12,031,568	11,282,843	10,543,417	50%
TRDC-28 - 130 units, 35.14 DPH, 95% houses and 5% flats	130	£10,214,258	23,429,665	22,379,636	21,341,467	20,315,161	19,300,715	18,298,130	17,307,407	16,328,544	15,361,544	14,406,403	13,463,124	50%
TRDC-29 - 145 units, 24.83 DPH, 100% houses and 0% flats	145	£16,123,395	26,741,645	25,562,317	24,396,228	23,243,375	22,103,760	20,977,382	19,864,242	18,764,338	17,677,671	16,604,242	15,544,050	45%
TRDC-30 - 165 units, 70.87 DPH, 60% houses and 40% flats	165	£6,428,161	24,158,348	22,926,428	21,709,063	20,506,251	19,317,993	18,144,288	16,985,137	15,840,540	14,710,497	13,595,008	12,494,071	50%
TRDC-31 - 250 units, 35.07 DPH, 90% houses and 10% flats	250	£19,682,011	39,418,673	37,555,087	35,709,409	33,884,903	32,081,569	30,299,405	28,538,412	26,798,591	25,079,942	23,382,463	21,706,015	50%
TRDC-32 - 400 units, 15.69 DPH, 100% houses and 0% flats	400	£70,388,590	59,188,545	56,448,295	53,738,800	51,060,059	48,412,073	45,794,840	43,208,361	40,652,637	38,127,666	35,633,450	33,166,537	0%
TRDC-33 - 500 units, 20 DPH, 100% houses and 0% flats	500	£69,024,811	64,699,995	61,377,890	58,093,043	54,845,452	51,635,121	48,462,047	45,326,230	42,227,671	39,166,370	36,142,036	33,154,681	0%
TRDC-34 - 750 units, 20 DPH, 100% houses and 0% flats	750	£103,537,217	91,071,401	86,377,088	81,735,461	77,146,521	72,610,268	68,126,702	63,695,823	59,317,632	54,992,127	50,719,310	46,498,124	0%
TRDC-35 - 1000 units, 20 DPH, 100% houses and 0% flats	1,000	£138,049,623	110,554,102	104,877,335	99,264,027	93,714,180	88,226,951	82,801,452	77,439,487	72,141,055	66,906,156	61,734,791	56,626,959	0%
TRDC-36 - 1250 units, 20 DPH, 100% houses and 0% flats	1,250	£172,562,028	132,065,213	125,235,424	118,482,186	111,805,499	105,205,363	98,681,778	92,234,742	85,864,259	79,570,326	73,352,944	67,212,111	0%
TRDC-37 - 1500 units, 20 DPH, 100% houses and 0% flats	1,500	£207,074,434	150,717,085	142,893,981	135,158,715	127,511,287	119,951,696	112,479,943	105,096,027	97,799,948	90,591,706	83,460,305	76,414,736	0%
TRDC-CARE1 (75 rooms)	-	£2,760,992	279,247	- 279,247	- 279,247	- 279,247	- 279,247	- 279,247	- 279,247	- 279,247	- 279,247	- 279,247	- 279,247	0%
TRDC-CARE2 (40 rooms)	-	£911,128	88,694	- 88,694	- 88,694	- 88,694	- 88,694	- 88,694	- 88,694	- 88,694	- 88,694	- 88,694	- 88,694	0%
TRDC-OFF1	-	£1,380,496	- 5,093,051	- 5,093,051	- 5,093,051	- 5,093,051	- 5,093,051	- 5,093,051	- 5,093,051	- 5,093,051	- 5,093,051	- 5,093,051	- 5,093,051	0%
TRDC-OFF2	-	£1,380,496	- 6,967,324	- 6,967,324	- 6,967,324	- 6,967,324	- 6,967,324	- 6,967,324	- 6,967,324	- 6,967,324	- 6,967,324	- 6,967,324	- 6,967,324	0%
TRDC-RET1	-	£2,760,992	1,390,166	1,390,166	1,390,166	1,390,166	1,390,166	1,390,166	1,390,166	1,390,166	1,390,166	1,390,166	1,390,166	0%
TRDC-RET2	-	£1,380,496	4,454,956	4,454,956	4,454,956	4,454,956	4,454,956	4,454,956	4,454,956	4,454,956	4,454,956	4,454,956	4,454,956	50%
TRDC-RET3	-	£690,248	1,873,848	1,873,848	1,873,848	1,873,848	1,873,848	1,873,848	1,873,848	1,873,848	1,873,848	1,873,848	1,873,848	50%
TRDC-IND1	-	£2,760,992	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	50%
TRDC-IND2	-	£2,760,992	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	50%
TRDC-IND3	-	£2,760,992	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	50%

ICHMARK LAND VALUE 3 (GREENFIELD - UPPER END OF RANGE) **£374,000** PER HA

							Residual land values						
Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	Max AH
TRDC-1 - 5 units, 25 DPH, 100% houses and 0% flats	5	£74,800	1,005,976	963,005	920,515	878,507	836,981	795,935	755,372	715,289	675,689	636,569	597,931	50%
TRDC-2 - 5 units, 50 DPH, 100% houses and 0% flats	5	£37,400	1,005,976	963,005	920,515	878,507	836,981	795,935	755,372	715,289	675,689	636,569	597,931	50%
TRDC-3 - 5 units, 85 DPH, 50% houses and 50% flats	5	£22,044	767,211	727,516	688,296	649,551	611,281	573,487	536,167	499,324	462,955	427,062	391,643	50%
TRDC-4 - 6 units, 30 DPH, 100% houses and 0% flats	6	£74,800	1,207,171	1,155,605	1,104,619	1,054,208	1,004,377	955,123	906,446	858,348	810,827	763,883	717,518	50%
TRDC-5 - 6 units, 75 DPH, 75% houses and 25% flats	6	£29,920	1,067,367	1,017,680	968,566	920,028	872,066	824,678	777,867	731,629	685,967	640,880	596,368	50%
TRDC-6 - 8 units, 25 DPH, 100% houses and 0% flats	8	£119,680	1,609,561	1,540,808	1,472,825	1,405,612	1,339,169	1,273,497	1,208,595	1,144,463	1,081,102	1,018,511	956,691	50%
TRDC-7 - 8 units, 130 DPH, 0% houses and 100% flats	8	£23,015	808,662	751,332	694,740	638,886	583,771	529,394	475,755	422,854	370,692	319,268	268,582	50%
TRDC-8 - 9 units, 112 DPH, 0% houses and 100% flats	9	£30,054	909,745	845,248	781,583	718,747	656,742	595,569	535,224	475,711	417,028	359,176	302,154	50%
TRDC-9 - 10 units, 25 DPH, 100% houses and 0% flats	10	£149,600	1,969,002	1,883,060	1,798,082	1,714,064	1,631,012	1,548,922	1,467,794	1,387,630	1,308,428	1,230,189	1,152,914	50%
TRDC-10 - 10 units, 90 DPH, 50% houses and 50% flats	10	£41,556	1,500,501	1,420,286	1,341,032	1,262,739	1,185,407	1,109,037	1,033,627	959,179	885,693	813,166	741,602	50%
TRDC-11 - 20 units, 35 DPH, 100% houses and 0% flats	20	£213,714	3,664,406	3,506,420	3,350,199	3,195,744	3,043,054	2,892,128	2,742,968	2,595,572	2,449,943	2,306,077	2,163,977	50%
TRDC-12 - 20 units, 50 DPH, 80% houses and 20% flats	20	£149,600	3,814,946	3,632,721	3,452,601	3,274,584	3,098,672	2,924,865	2,753,162	2,583,564	2,416,070	2,250,680	2,087,396	50%
TRDC-13 - 30 units, 25 DPH, 100% houses and 0% flats	30	£448,800	5,755,267	5,500,355	5,248,309	4,999,127	4,752,810	4,509,356	4,268,767	4,031,043	3,796,182	3,564,187	3,335,056	50%
TRDC-14 - 30 units, 50 DPH, 80% houses and 20% flats	30	£224,400	5,231,435	4,983,658	4,738,738	4,496,674	4,257,465	4,021,113	3,787,616	3,556,976	3,329,192	3,104,263	2,882,190	50%
TRDC-15 - 40 units, 50 DPH, 80% houses and 20% flats	40	£299,200	6,066,646	5,790,532	5,517,570	5,247,765	4,981,113	4,717,617	4,457,274	4,200,087	3,946,054	3,695,176	3,447,452	50%
TRDC-16 - 40 units, 80 DPH, 50% houses and 50% flats	40	£187,000	5,866,506	5,552,643	5,242,543	4,936,204	4,633,625	4,334,807	4,039,751	3,748,456	3,460,923	3,177,151	2,897,139	50%
TRDC-17 - 50 units, 35 DPH, 100% houses and 0% flats	50	£534,286	9,592,111	9,167,260	8,747,182	8,331,879	7,921,349	7,515,593	7,114,611	6,718,404	6,326,971	5,940,311	5,558,426	50%
TRDC-18 - 50 units, 80 DPH, 50% houses and 50% flats	50	£233,750	7,333,132	6,940,804	6,553,179	6,170,254	5,792,031	5,418,510	5,049,690	4,685,571	4,326,154	3,971,438	3,621,424	50%
TRDC-19 - 60 units, 100 DPH, 0% houses and 100% flats	60	£224,400	5,815,550	5,389,509	4,968,948	4,553,869	4,144,270	3,740,153	3,341,518	2,948,364	2,560,692	2,178,502	1,801,792	50%
TRDC-20 - 60 units, 35 DPH, 100% houses and 0% flats	60	£641,143	11,510,534	11,000,712	10,496,618	9,998,254	9,505,618	9,018,711	8,537,534	8,062,084	7,592,365	7,128,373	6,670,111	50%
TRDC-21 - 70 units, 50 DPH, 80% houses and 20% flats	70	£523,600	12,206,682	11,628,537	11,057,056	10,492,240	9,934,086	9,382,597	8,837,772	8,299,611	7,768,113	7,243,279	6,725,110	50%
TRDC-22 - 70 units, 35 DPH, 100% houses and 0% flats	70	£748,000	13,147,948	12,567,767	11,994,100	11,426,945	10,866,304	10,312,175	9,764,559	9,223,457	8,688,867	8,160,791	7,638,361	50%
TRDC-23 - 80 units, 50 DPH, 100% houses and 0% flats	80	£598,400	15,026,226	14,363,163	13,707,543	13,059,366	12,418,633	11,785,342	11,159,497	10,541,093	9,930,134	9,326,618	8,729,555	50%
TRDC-24 - 80 units, 80 DPH, 55% houses and 45% flats	80	£374,000	11,830,012	11,211,292	10,599,935	9,995,942	9,399,314	8,810,049	8,228,148

EE RIVERS DISTRICT COUNCIL Sales value £5,600 psm | AH tenure: Rented 70% | Intermediate: SO 30%

CHMARK LAND VALUE 1 (SECONDARY OFFICES/RETAIL) **£6,129,319** PER HA | Type of rent: 70% Soc Rent 30% Aff Rent | FH 0%

							Residual land values							
Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	Max AH
TRDC-1 - 5 units, 25 DPH, 100% houses and 0% flats	5	£1,225,864	1,101,309	1,054,105	1,007,431	961,286	915,670	870,585	826,028	782,001	738,504	695,535	653,096	0%
TRDC-2 - 5 units, 50 DPH, 100% houses and 0% flats	5	£612,932	1,101,309	1,054,105	1,007,431	961,286	915,670	870,585	826,028	782,001	738,504	695,535	653,096	50%
TRDC-3 - 5 units, 85 DPH, 50% houses and 50% flats	5	£360,548	859,141	815,339	772,061	729,307	687,075	645,367	604,183	563,522	523,384	483,770	444,680	50%
TRDC-4 - 6 units, 30 DPH, 100% houses and 0% flats	6	£1,225,864	1,321,570	1,264,926	1,208,917	1,153,544	1,098,805	1,044,702	991,234	938,401	886,204	834,642	783,716	5%
TRDC-5 - 6 units, 75 DPH, 75% houses and 25% flats	6	£490,346	1,179,816	1,125,120	1,071,057	1,017,627	964,830	912,665	861,133	810,235	759,971	710,338	661,339	50%
TRDC-6 - 8 units, 25 DPH, 100% houses and 0% flats	8	£1,961,382	1,762,094	1,686,569	1,611,889	1,538,058	1,465,073	1,392,935	1,321,645	1,251,202	1,181,605	1,112,856	1,044,955	0%
TRDC-7 - 8 units, 130 DPH, 0% houses and 100% flats	8	£377,189	949,331	885,682	822,849	760,831	699,626	639,237	579,663	520,904	462,959	405,829	349,514	45%
TRDC-8 - 9 units, 112 DPH, 0% houses and 100% flats	9	£492,535	1,067,997	996,393	925,705	855,934	787,080	719,142	652,121	586,016	520,829	456,558	393,203	40%
TRDC-9 - 10 units, 25 DPH, 100% houses and 0% flats	10	£2,451,728	2,159,669	2,065,261	1,971,913	1,879,623	1,788,391	1,698,220	1,609,107	1,521,053	1,434,057	1,348,121	1,263,243	0%
TRDC-10 - 10 units, 90 DPH, 50% houses and 50% flats	10	£681,035	1,681,420	1,593,096	1,505,827	1,419,615	1,334,460	1,250,361	1,167,318	1,085,333	1,004,402	924,530	845,714	50%
TRDC-11 - 20 units, 35 DPH, 100% houses and 0% flats	20	£3,502,468	4,027,737	3,853,689	3,681,590	3,511,438	3,343,232	3,176,974	3,012,662	2,850,298	2,689,881	2,531,410	2,374,886	15%
TRDC-12 - 20 units, 50 DPH, 80% houses and 20% flats	20	£2,451,728	4,185,110	3,986,350	3,789,886	3,595,717	3,403,842	3,214,262	3,026,977	2,841,987	2,659,291	2,478,892	2,300,786	45%
TRDC-13 - 30 units, 25 DPH, 100% houses and 0% flats	30	£7,355,183	6,300,263	6,021,027	5,744,930	5,471,974	5,202,158	4,935,483	4,671,949	4,411,555	4,154,301	3,900,188	3,649,215	0%
TRDC-14 - 30 units, 50 DPH, 80% houses and 20% flats	30	£3,677,592	5,769,064	5,497,232	5,228,533	4,962,966	4,700,533	4,441,233	4,185,065	3,932,031	3,682,129	3,435,360	3,191,724	40%
TRDC-15 - 40 units, 50 DPH, 80% houses and 20% flats	40	£4,903,455	6,753,882	6,447,532	6,144,684	5,845,339	5,549,494	5,257,152	4,968,310	4,682,971	4,401,133	4,122,798	3,847,963	30%
TRDC-16 - 40 units, 80 DPH, 50% houses and 50% flats	40	£3,064,660	6,571,567	6,226,080	5,884,724	5,547,503	5,214,412	4,885,456	4,560,632	4,239,569	3,922,368	3,609,310	3,300,394	50%
TRDC-17 - 50 units, 35 DPH, 100% houses and 0% flats	50	£8,756,170	10,500,440	10,035,044	9,574,883	9,119,957	8,670,265	8,225,806	7,786,581	7,352,592	6,923,835	6,500,313	6,082,025	15%
TRDC-18 - 50 units, 80 DPH, 50% houses and 50% flats	50	£3,830,825	8,214,460	7,782,600	7,355,906	6,934,377	6,518,016	6,106,820	5,700,791	5,299,461	4,902,959	4,511,637	4,125,492	50%
TRDC-19 - 60 units, 100 DPH, 0% houses and 100% flats	60	£3,677,592	6,826,995	6,355,334	5,889,708	5,430,115	4,976,558	4,529,034	4,087,546	3,652,091	3,222,671	2,799,285	2,381,935	30%
TRDC-20 - 60 units, 35 DPH, 100% houses and 0% flats	60	£10,507,404	12,600,527	12,042,053	11,489,860	10,943,949	10,404,318	9,870,967	9,343,898	8,823,110	8,308,602	7,800,376	7,298,430	15%
TRDC-21 - 70 units, 50 DPH, 80% houses and 20% flats	70	£8,581,047	13,461,150	12,826,875	12,199,910	11,580,255	10,967,910	10,362,875	9,765,151	9,174,738	8,591,634	8,015,840	7,447,357	40%
TRDC-22 - 70 units, 35 DPH, 100% houses and 0% flats	70	£12,258,639	14,405,093	13,768,881	13,139,819	12,517,904	11,903,140	11,295,522	10,695,054	10,101,735	9,515,563	8,934,895	8,359,678	15%
TRDC-23 - 80 units, 50 DPH, 100% houses and 0% flats	80	£9,806,911	16,462,964	15,735,865	15,016,936	14,306,177	13,603,588	12,909,168	12,222,919	11,544,840	10,874,930	10,211,308	9,553,918	45%
TRDC-24 - 80 units, 80 DPH, 55% houses and 45% flats	80	£6,129,319	13,220,991	12,539,939	11,866,980	11,202,115	10,545,344	9,896,667	9,256,083	8,623,595	7,999,198	7,382,898	6,774,689	50%
TRDC-25 - 95 units, 28 DPH, 100% houses and 0% flats	95	£20,795,905	19,549,769	18,686,339	17,832,611	16,988,585	16,154,260	15,329,638	14,514,716	13,709,496	12,913,979	12,125,929	11,345,278	0%
TRDC-26 - 100 units, 15 DPH, 100% houses and 0% flats	100	£40,862,128	20,578,704	19,669,831	18,771,170	17,882,721	17,004,484	16,136,461	15,278,649	14,431,049	13,593,662	12,764,135	11,942,397	0%
TRDC-27 - 100 units, 35 DPH, 95% houses and 5% flats	100	£17,512,341	20,146,160	19,243,211	18,350,470	17,467,937	16,595,613	15,733,497	14,881,589	14,039,889	13,208,397	12,387,113	11,572,149	10%
TRDC-28 - 130 units, 35.14 DPH, 95% houses and 5% flats	130	£22,675,342	25,717,367	24,565,336	23,426,328	22,300,342	21,187,380	20,087,439	19,000,522	17,926,627	16,865,753	15,817,903	14,783,075	10%
TRDC-29 - 145 units, 24.83 DPH, 100% houses and 0% flats	145	£35,793,447	29,301,718	28,008,317	26,729,447	25,465,109	24,215,300	22,980,025	21,759,279	20,553,066	19,361,383	18,184,231	17,021,612	0%
TRDC-30 - 165 units, 70.87 DPH, 60% houses and 40% flats	165	£14,270,321	26,960,157	25,603,004	24,261,866	22,936,744	21,627,635	20,334,543	19,057,465	17,796,402	16,551,354	15,322,321	14,109,304	45%
TRDC-31 - 250 units, 35.07 DPH, 90% houses and 10% flats	250	£43,693,465	43,642,784	41,588,426	39,557,380	37,549,647	35,565,226	33,604,118	31,666,324	29,751,841	27,860,670	25,984,435	24,127,730	0%
TRDC-32 - 400 units, 15.69 DPH, 100% houses and 0% flats	400	£156,260,529	65,150,974	62,144,943	59,172,681	56,234,188	53,329,465	50,458,511	47,621,326	44,816,785	42,040,087	39,297,265	36,588,319	0%
TRDC-33 - 500 units, 20 DPH, 100% houses and 0% flats	500	£153,232,981	71,951,427	68,305,541	64,700,607	61,136,624	57,613,592	54,131,512	50,690,383	47,290,206	43,930,979	40,612,704	37,335,381	0%
TRDC-34 - 750 units, 20 DPH, 100% houses and 0% flats	750	£229,849,472	101,284,663	96,134,861	91,042,912	86,008,818	81,032,580	76,114,197	71,253,668	66,450,993	61,706,174	57,019,209	52,390,099	0%
TRDC-35 - 1000 units, 20 DPH, 100% houses and 0% flats	1,000	£306,465,963	123,451,386	117,199,968	111,018,566	104,907,177	98,865,804	92,894,447	86,993,103	81,161,774	75,400,461	69,709,163	64,087,878	0%
TRDC-36 - 1250 units, 20 DPH, 100% houses and 0% flats	1,250	£383,082,454	147,114,150	139,617,581	132,205,160	124,876,889	117,632,766	110,472,792	103,396,967	96,405,292	89,497,765	82,674,387	75,935,159	0%
TRDC-37 - 1500 units, 20 DPH, 100% houses and 0% flats	1,500	£459,698,944	167,593,275	159,025,425	150,553,892	142,178,677	133,899,780	125,717,201	117,630,365	109,629,250	101,724,559	93,916,289	86,204,441	0%
TRDC-CARE1 (75 rooms)	-	£6,129,319	- 279,247	- 279,247	- 279,247	- 279,247	- 279,247	- 279,247	- 279,247	- 279,247	- 279,247	- 279,247	- 279,247	0%
TRDC-CARE2 (40 rooms)	-	£2,022,675	- 88,694	- 88,694	- 88,694	- 88,694	- 88,694	- 88,694	- 88,694	- 88,694	- 88,694	- 88,694	- 88,694	0%
TRDC-OFF1	-	£3,064,660	- 5,093,051	- 5,093,051	- 5,093,051	- 5,093,051	- 5,093,051	- 5,093,051	- 5,093,051	- 5,093,051	- 5,093,051	- 5,093,051	- 5,093,051	0%
TRDC-OFF2	-	£3,064,660	- 6,967,324	- 6,967,324	- 6,967,324	- 6,967,324	- 6,967,324	- 6,967,324	- 6,967,324	- 6,967,324	- 6,967,324	- 6,967,324	- 6,967,324	0%
TRDC-RET1	-	£6,129,319	1,390,166	1,390,166	1,390,166	1,390,166	1,390,166	1,390,166	1,390,166	1,390,166	1,390,166	1,390,166	1,390,166	0%
TRDC-RET2	-	£3,064,660	4,454,956	4,454,956	4,454,956	4,454,956	4,454,956	4,454,956	4,454,956	4,454,956	4,454,956	4,454,956	4,454,956	50%
TRDC-RET3	-	£1,532,330	1,873,848	1,873,848	1,873,848	1,873,848	1,873,848	1,873,848	1,873,848	1,873,848	1,873,848	1,873,848	1,873,848	50%
TRDC-IND1	-	£6,129,319	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	0%
TRDC-IND2	-	£6,129,319	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	0%
TRDC-IND3	-	£6,129,319	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	0%

CHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL) **£2,760,992**

							Residual land values							
Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	Max AH
TRDC-1 - 5 units, 25 DPH, 100% houses and 0% flats	5	£552,198	1,101,309	1,054,105	1,007,431	961,286	915,670	870,585	826,028	782,001	738,504	695,535	653,096	50%
TRDC-2 - 5 units, 50 DPH, 100% houses and 0% flats	5	£276,099	1,101,309	1,054,105	1,007,431	961,286	915,670	870,585	826,028	782,001	738,504	695,535	653,096	50%
TRDC-3 - 5 units, 85 DPH, 50% houses and 50% flats	5	£162,411	859,141	815,339	772,061	729,307	687,075	645,367	604,183	563,522	523,384	483,770	444,680	50%
TRDC-4 - 6 units, 30 DPH, 100% houses and 0% flats	6	£552,198	1,321,570	1,264,926	1,208,917	1,153,544	1,098,805	1,044,702	991,234	938,401	886,204	834,642	783,716	50%
TRDC-5 - 6 units, 75 DPH, 75% houses and 25% flats	6	£220,879	1,179,816	1,125,120	1,071,057	1,017,627	964,830	912,665	861,133	810,235	759,971	710,338	661,339	50%
TRDC-6 - 8 units, 25 DPH, 100% houses and 0% flats	8	£883,518	1,762,094	1,686,569	1,611,889	1,538,058	1,465,073	1,392,935	1,321,645	1,251,202	1,181,605	1,112,856	1,044,955	50%
TRDC-7 - 8 units, 130 DPH, 0% houses and 100% flats	8	£169,907	949,331	885,682	822,849	760,831	699,626	639,237	579,663	520,904	462,959	405,829	349,514	50%
TRDC-8 - 9 units, 112 DPH, 0% houses and 100% flats	9	£221,865	1,067,997	996,393	925,705	855,934	787,080	719,142	652,121	586,016	520,829	456,558	393,203	50%
TRDC-9 - 10 units, 25 DPH, 100% houses and 0% flats	10	£1,104,397	2,159,669	2,065,261	1,971,913	1,879,623	1,788,391	1,698,220	1,609,107	1,521,053	1,434,057	1,348,121	1,263,243	50%
TRDC-10 - 10 units, 90 DPH, 50% houses and 50% flats	10	£306,777	1,681,420	1,593,096	1,505,827	1,419,615	1,334,460	1,250,361	1,167,318	1,085,333	1,004,402	924,530	845,714	50%
TRDC-11 - 20 units, 35 DPH, 100% houses and 0% flats	20	£1,577,710	4,027,737	3,853,689	3,681,590	3,511,438	3,343,232	3,176,974	3,012,662	2,850,298	2,689,881	2,531,410	2,374,886	50%
TRDC-12 - 20 units, 50 DPH, 80% houses and 20% flats	20	£1,104,397	4,185,110	3,986,350	3,789,886	3,595,717	3,403,842	3,214,262	3,026,977	2,841,987	2,659,291	2,478,892	2,300,786	50%
TRDC-13 - 30 units, 25 DPH, 100% houses and 0% flats	30	£3,313,191	6,300,263	6,021,027	5,744,930	5,471,974	5,202,158	4,935,483	4,671,949	4,411,555	4,154,301	3,900,188	3,649,215	50%
TRDC-14 - 30 units, 50 DPH, 80% houses and 20% flats	30	£1,656,595	5,769,064	5,497,232	5,228,533	4,962,966	4,700,533	4,441,233	4,185,065	3,932,031	3,682,129	3,435,360	3,191,724	50%
TRDC-15 - 40 units, 50 DPH, 80% houses and 20% flats	40	£2,208,794	6,753,882	6,447,532	6,144,684	5,845,339	5,549,494	5,257,152	4,968,310	4,682,971	4,401,133	4,122,798	3,847,963	50%
TRDC-16 - 40 units, 80 DPH, 50% houses and 50% flats	40	£1,380,496	6,571,567	6,226,080	5,884,724	5,547,503	5,214,412	4,885,456	4,560,632	4,239,569	3,922,368	3,609,310	3,300,394	50%
TRDC-17 - 50 units, 35 DPH, 100% houses and 0% flats	50	£3,944,275	10,500,440	10,035,044	9,574,883	9,119,957	8,670,265	8,225,806	7,786,581	7,352,592	6,923,835	6,500,313	6,082,025	50%
TRDC-18 - 50 units, 80 DPH, 50% houses and 50% flats	50	£1,725,620	8,214,460	7,782,600	7,355,906	6,934,377	6,518,016	6,106,820	5,700,791	5,299,461	4,902,959	4,511,637	4,125,492	50%
TRDC-19 - 60 units, 100 DPH, 0% houses and 100% flats	60	£1,656,595	6,826,995	6,355,334	5,889,708	5,430,115	4,976,558	4,529,034	4,087,546	3,652,091	3,222,671	2,799,285	2,381,935	50%
TRDC-20 - 60 units, 35 DPH, 100% houses and 0% flats	60	£4,733,130	12,600,527	12,042,053	11,489,860	10,943,949	10,404,318	9,870,967	9,343,898	8,823,110	8,308,602	7,800,376	7,298,430	50%
TRDC-21 - 70 units, 50 DPH, 80% houses and 20% flats	70	£3,865,389	13,461,150	12,826,875	12,199,910	11,580,255	10,967,910	10,362,875	9,765,151	9,174,738	8,591,634	8,015,840	7,447,357	50%
TRDC-22 - 70 units, 35 DPH, 100% houses and 0% flats	70	£5,521,985	14,405,093	13,768,881	13,139,819	12,517,904	11,903,140	11,295,522	10,695,054	10,101,735	9,515,563	8,934,895	8,359,678	50%
TRDC-23 - 80 units, 50 DPH, 100% houses and 0% flats	80	£4,417,588	16,462,964	15,735,865	15,016,936	14,306,177	13,603,588	12,909,168	12,222,919	11,544,840	10,874,930	10,211,308	9,553,918	50%
TRDC-24 - 80 units, 80 DPH, 55% houses and 45% flats	80	£2,760,992	13,220,991	12,539,939	11,866,980	11,202,115	10,545,344	9,896,667	9,256,083	8,623,595	7,999,198	7,382,898	6,774,689	50%
TRDC-25 - 95 units, 28 DPH, 100% houses and 0% flats	95	£9,367,653	19,549,769	18,686,339	17,832,611	16,988,585	16,154,260	15,329,638	14,514,716	13,709,496	12,913,979	12,125,929	11,345,278	50%
TRDC-26 - 100 units, 15 DPH, 100% houses and 0% flats	100	£18,406,616	20,578,704	19,669,831	18,771,170	17,882,721	17,004,484	16,136,461	15,278,649	14,431,049	13,593,662	12,764,135	11,942,397	10%
TRDC-27 - 100 units, 35 DPH, 95% houses and 5% flats	100	£7,888,550	20,146,160	19,243,211	18,350,470	17,467,937	16,595,613	15,733,497	14,881,589	14,039,889	13,208,397	12,387,113	11,572,149	50%
TRDC-28 - 130 units, 35.14 DPH, 95% houses and 5% flats	130	£10,214,258	25,717,367	24,565,336	23,426,328	22,300,342	21,187,380	20,087,439	19,000,522	17,926,627	16,865,753	15,817,903	14,783,075	50%
TRDC-29 - 145 units, 24.83 DPH, 100% houses and 0% flats	145	£16,123,395	29,301,718	28,008,317	26,729,447	25,465,109	24,215,300	22,980,025	21,759,279	20,553,066	19,361,383	18,184,231	17,021,612	50%
TRDC-30 - 165 units, 70.87 DPH, 60% houses and 40% flats	165	£6,428,161	26,960,157	25,603,004	24,261,866	22,936,744	21,627,635	20,334,543	19,057,465	17,796,402	16,551,354	15,322,321	14,109,304	50%
TRDC-31 - 250 units, 35.07 DPH, 90% houses and 10% flats	250	£19,682,011	43,642,784	41,588,426	39,557,380	37,549,647	35,565,226	33,604,118	31,666,324	29,751,841	27,860,670	25,984,435	24,127,730	50%
TRDC-32 - 400 units, 15.69 DPH, 100% houses and 0% flats	400	£70,388,590	65,150,974	62,144,943	59,172,681	56,234,188	53,329,465	50,458,511	47,621,326	44,816,785	42,040,087	39,297,265	36,588,319	0%
TRDC-33 - 500 units, 20 DPH, 100% houses and 0% flats	500	£69,024,811	71,951,427	68,305,541	64,700,607	61,136,624	57,613,592	54,131,512	50,690,383	47,290,206	43,930,979	40,612,704	37,335,381	0%
TRDC-34 - 750 units, 20 DPH, 100% houses and 0% flats	750	£103,537,217	101,284,663	96,134,861	91,042,912	86,008,818	81,032,580	76,114,197	71,253,668	66,450,993	61,706,174	57,019,209	52,390,099	0%
TRDC-35 - 1000 units, 20 DPH, 100% houses and 0% flats	1,000	£138,049,623	123,451,386	117,199,968	111,018,566	104,907,177	98,865,804	92,894,447	86,993,103	81,161,774	75,400,461	69,709,163	64,087,878	0%
TRDC-36 - 1250 units, 20 DPH, 100% houses and 0% flats	1,250	£172,562,028	147,114,150	139,617,581	132,205,160	124,876,889	117,632,766	110,472,792	103,396,967	96,405,292	89,497,765	82,674,387	75,935,159	0%
TRDC-37 - 1500 units, 20 DPH, 100% houses and 0% flats	1,500	£207,074,434	167,593,275	159,025,425	150,553,892	142,178,677	133,899,780	125,717,201	117,630,365	109,629,250	101,724,559	93,916,289	86,204,441	0%
TRDC-CARE1 (75 rooms)	-	£2,760,992	- 279,247	- 279,247	- 279,247	- 279,247	- 279,247	- 279,247	- 279,247	- 279,247	- 279,247	- 279,247	- 279,247	0%
TRDC-CARE2 (40 rooms)	-	£911,128	- 88,694	- 88,694	- 88,694	- 88,694	- 88,694	- 88,694	- 88,694	- 88,694	- 88,694	- 88,694	- 88,694	0%
TRDC-OFF1	-	£1,380,496	- 5,093,051	- 5,093,051	- 5,093,051	- 5,093,051	- 5,093,051	- 5,093,051	- 5,093,051	- 5,093,051	- 5,093,051	- 5,093,051	- 5,093,051	0%
TRDC-OFF2	-	£1,380,496	- 6,967,324	- 6,967,324	- 6,967,324	- 6,967,324	- 6,967,324	- 6,967,324	- 6,967,324	- 6,967,324	- 6,967,324	- 6,967,324	- 6,967,324	0%
TRDC-RET1	-	£2,760,992	1,390,166	1,390,166	1,390,166	1,390,166	1,390,166	1,390,166	1,390,166	1,390,166	1,390,166	1,390,166	1,390,166	0%
TRDC-RET2	-	£1,380,496	4,454,956	4,454,956	4,454,956	4,454,956	4,454,956	4,454,956	4,454,956	4,454,956	4,454,956	4,454,956	4,454,956	50%
TRDC-RET3	-	£690,248	1,873,848	1,873,848	1,873,848	1,873,848	1,873,848	1,873,848	1,873,848	1,873,848	1,873,848	1,873,848	1,873,848	50%
TRDC-IND1	-	£2,760,992	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	50%
TRDC-IND2	-	£2,760,992	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	50%
TRDC-IND3	-	£2,760,992	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	50%

CHMARK LAND VALUE 3 (GREENFIELD - UPPER END OF RANGE) **£374,000** PER HA

							Residual land values							
Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	Max AH
TRDC-1 - 5 units, 25 DPH, 100% houses and 0% flats	5	£74,800	1,101,309	1,054,105	1,007,431	961,286	915,670	870,585	826,028	782,001	738,504	695,535	653,096	50%
TRDC-2 - 5 units, 50 DPH, 100% houses and 0% flats	5	£37,400	1,101,309	1,054,105	1,007,431	961,286	915,670	870,585	826,028	782,001	738,504	695,535	653,096	50%
TRDC-3 - 5 units, 85 DPH, 50% houses and 50% flats	5	£22,000	859,141	815,339	772,061	729,307	687,075	645,367	604,183	563,522	523,384	483,770	444,680	50%
TRDC-4 - 6 units, 30 DPH, 100% houses and 0% flats	6	£74,800	1,321,570	1,264,926	1,208,917	1,153,544	1,098,805	1,044,702	991,234	938,401	886,204	834,642	783,716	50%
TRDC-5 - 6 units, 75 DPH, 75% houses and 25% flats	6	£29,920	1,179,816	1,125,120	1,071,057	1,017,627	964,830	912,665	861,133	810,235	759,971	710,338	661,339	50%
TRDC-6 - 8 units, 25 DPH, 100% houses and 0% flats	8	£119,680	1,762,094	1,686,569	1,611,889	1,538,058	1,465,073	1,392,935	1,321,645	1,251,202	1,181,605	1,112,856	1,044,955	50%
TRDC-7 - 8 units, 130 DPH, 0% houses and 100% flats	8	£23,015	949,331	885,682	822,849	760,831	699,626	639,237	579,663	520,904	462,959	405,829	349,514	50%
TRDC-8 - 9 units, 112 DPH, 0% houses and 100% flats	9	£30,054	1,067,997	996,393	925,705	855,934	787,080	719,142	652,121	586,016	520,829	456,558	393,203	50%
TRDC-9 - 10 units, 25 DPH, 100% houses and 0% flats	10	£149,600	2,159,669	2,065,261	1,971,913	1,879,623	1,788,391	1,698,220	1,609,107	1,521,053	1,434,057	1,348,121	1,263,243	50%
TRDC-10 - 10 units, 90 DPH, 50% houses and 50% flats	10	£41,556	1,681,420	1,593,096	1,505,827	1,419,615	1,334,460	1,250,361	1,167,318	1,085,333	1,004,402	924,530	845,714	50%
TRDC-11 - 20 units, 35 DPH, 100% houses and 0% flats	20	£213,714	4,027,737	3,853,689	3,681,590	3,511,438	3,343,232	3,176,974	3,012,662	2,850,298	2,689,881	2,531,410	2,374,886	50%
TRDC-12 - 20 units, 50 DPH, 80% houses and 20% flats	20	£149,600	4,185,110	3,986,350	3,789,886	3,595,717	3,403,842	3,214,262	3,026,977	2,841,987	2,659,291	2,478,892	2,300,786	50%
TRDC-13 - 30 units, 25 DPH, 100% houses and 0% flats	30	£448,800	6,300,263	6,021,027	5,744,930	5,471,974	5,202,158	4,935,483	4,671,949	4,411,555	4,154,301	3,900,188	3,649,215	50%
TRDC-14 - 30 units, 50 DPH, 80% houses and 20% flats	30	£224,400	5,769,064	5,497,232	5,228,533	4,962,966	4,700,533	4,441,233	4,185,065	3,932,031	3,682,129	3,435,360	3,191,724	50%
TRDC-15 - 40 units, 50 DPH, 80% houses and 20% flats	40	£299,200	6,753,882	6,447,532	6,144,684	5,845,339	5,549,494	5,257,152	4,968,310	4,682,971	4,401,133	4,122,798	3,847,963	50%
TRDC-16 - 40 units, 80 DPH, 50% houses and 50% flats	40	£187,000	6,571,567	6,226,080	5,884,724	5,547,503	5,214,412	4,885,456	4,560,632	4,239,569	3,922,368	3,609,310	3,300,394	50%
TRDC-17 - 50 units, 35 DPH, 100% houses and 0% flats	50	£534,286	10,500,440	10,035,044	9,574,883	9,119,957	8,670,265	8,225,806	7,786,581	7,352,592	6,923,835	6,500,313	6,082,025	50%
TRDC-18 - 50 units, 80 DPH, 50% houses and 50% flats	50	£233,750	8,214,460	7,782,600	7,355,906	6,934,377	6,518,016	6,106,820	5,700,791	5,299,461	4,902,959	4,511,637	4,125,492	50%
TRDC-19 - 60 units, 100 DPH, 0% houses and 100% flats	60	£224,400	6,826,995	6,355,334	5,889,708	5,430,115	4,976,558	4,529,034	4,087,546	3,652,091	3,222,671	2,799,285	2,381,935	50%
TRDC-20 - 60 units, 35 DPH, 100% houses and 0% flats	60	£641,143	12,600,527	12,042,053	11,489,860	10,943,949	10,404,318	9,870,967	9,343,898	8,823,110	8,308,602	7,800,376	7,298,430	50%
TRDC-21 - 70 units, 50 DPH, 80% houses and 20% flats	70	£523,600	13,461,150	12,826,875	12,199,910	11,580,255	10,967,910	10,362,875	9,765,151	9,174,738	8,591,634	8,015,840	7,447,357	50%
TRDC-22 - 70 units, 35 DPH, 100% houses and 0% flats	70	£748,000	14,405,093	13,768,881	13,139,819	12,517,904	11,903,140	11,295,522	10,695,054	10,101,735	9,515,563	8,934,895	8,359,678	50%
TRDC-23 - 80 units, 50 DPH, 100% houses and 0% flats	80	£598,400	16,462,964	15,735,865	15,016,936	14,306,177	13,603,588	12,909,168	12,222,919	11,544,840	10,874,930	10,211,308	9,553,918	50%
TRDC-24 - 80 units, 80 DPH, 55% houses and 45% flats	80	£374,000	13,220,991	12,539,939	11,866,980	11,202,115	10,545,344	9,896,667	9,256,083	8,623,595	7,999,198	7,382,898	6,774,689	50%
TRDC-25 - 95 units, 28 DPH, 100% houses and 0% flats	95	£1,268,929	19,549,769	18,686,339	17,832,611	16,988,585	16,154,260	15,329,638	14,514,716	13,709,496	12,913,979	12,125,929	11,345,278	50%
TRDC-26 - 100 units, 15 DPH, 100% houses and 0% flats	100	£2,493,333	20,578,704	19,669,831	18,771,170	17,882,721	17,004,484	16,136,461	15,278,649	14,431,049	13,593,662	12,764,135	11,942,397	50%
TRDC-27 - 100 units, 35 DPH, 95% houses and 5% flats	100	£1,068,571	20,146,160	19,243,211	18,350,470	17,467,937	16,595,613	15,733,497	14,881,589	14,039,889	13,208,397	12,387,113	11,572,149	50%
TRDC-28 - 130 units, 35.14 DPH, 95% houses and 5% flats	130	£1,383,608	25,717,367	24,565,336	23,426,328	22,300,342	21,187,380	20,087,439	19,000,522	17,926,627	16,865,753	15,817,903	14,783,075	50%
TRDC-29 - 145 units, 24.83 DPH, 100% houses and 0% flats	145	£2,184,052	29,301,718	28,008,317	26,729,447	25,465,109	24,215,300	22,980,025	21,759,279	20,553,066	19,361,383	18,184,231	17,021,612	50%
TRDC-30 - 165 units, 70.87 DPH, 60% houses and 40% flats	165	£870,749	26,960,157	25,603,004	24,261,866	22,936,744	21,627,635	20,334,543	19,057,465	17,796,402	16,551,354	15,322,321	14,109,304	50%
TRDC-31 - 250 units, 35.07 DPH, 90% houses and 10% flats	250	£2,666,096	43,642,784	41,588,426	39,557,380	37,549,647	35,565,226	33,604,118	31,666,324	29,751,841	27,860,670	25,984,435	24,127,730	50%
TRDC-32 - 400 units, 15.69 DPH, 100% houses and 0% flats	400	£9,534,736	65,150,974	62,144,943	59,172,681	56,234,188	53,329,465	50,458,511	47,621,326	44,816,785	42,040,087	39,297,265	36,588,319	50%
TRDC-33 - 500 units, 20 DPH, 100% houses and 0% flats	500	£9,350,000	71,951,427	68,305,541	64,700,607	61,136,624	57,613,592	54,131,512	50,690,383	47,290,206	43,930,979	40,612,704	37,335,381	50%
TRDC-34 - 750 units, 20 DPH, 100% houses and 0% flats	750	£14,025,000	101,284,663	96,134,861	91,042,912	86,008,818	81,032,580	76,114,197	71,253,668	66,450,993	61,706,174	57,019,209	52,390,099	50%
TRDC-35 - 1000 units, 20 DPH, 100% houses and 0% flats	1,000	£18,700,000	123,451,386	117,199,968	111,018,566	104,907,177	98,865,804	92,894,447	86,993,103	81,161,774	75,400,461	69,709,163	64,087,878	50%
TRDC-36 - 1250 units, 20 DPH, 100% houses and 0% flats	1,250	£23,375,000	147,114,150	139,617,581	132,205,160	124,876,889	117,632,766	110,472,792	103,396,967	96,405,292	89,497,765	82,674,387	75,935,159	50%
TRDC-37 - 1500 units, 20 DPH, 100% houses and 0% flats	1,500	£28,050,000	167,593,275	159,025,425	150,553,892	142,178,677	133,899,780	125,717,201	117,630,365	109,629,250	101,724,559	93,916,289	86,204,441	50%
TRDC-CARE1 (75 rooms)	-	£374,000	- 279,247	- 279,247	- 279,247	- 279,247	- 279,247	- 279,247	- 279,247	- 279,247	- 279,247	- 279,247	- 279,247	0%
TRDC-CARE2 (40 rooms)	-	£123,420	- 88,694	- 88,694	- 88,694	- 88,694	- 88,694	- 88,694	- 88,694	- 88,694	- 88,694	- 88,694	- 88,694	0%
TRDC-OFF1	-	£187,000	- 5,093,051	- 5,093,051	- 5,093,051	- 5,093,051	- 5,093,051	- 5,093,051	- 5,093,051	- 5,093,051	- 5,093,051	- 5,093,051	- 5,093,051	0%
TRDC-OFF2	-	£187,000	- 6,967,324	- 6,967,324	- 6,967,324	- 6,967,324	- 6,967,324	- 6,967,324	- 6,967,324	- 6,967,324	- 6,967,324	- 6,967,324	- 6,967,324	0%
TRDC-RET1	-	£374,000	1,390,166	1,390,166	1,390,166	1,390,166	1,390,166	1,390,166	1,390,166	1,390,166	1,390,166	1,390,166	1,390,166	50%
TRDC-RET2	-	£187,000	4,454,956	4,454,956	4,454,956	4,454,956	4,454,956	4,454,956	4,454,956	4,454,956	4,454,956	4,454,956	4,454,956	50%
TRDC-RET3	-	£93,500	1,873,848	1,873,848	1,873,848	1,873,848	1,873,848	1,873,848	1,873,848	1,873,848	1,873,848	1,873,848	1,873,848	50%
TRDC-IND1	-	£374,000	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	50%
TRDC-IND2	-	£374,000	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	50%
TRDC-IND3	-	£374,000	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	50%

CHMARK LAND VALUE 4 (GREENFIELD - LOWER END OF RANGE) **£247,000** PER HA

							Residual land values							
Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	Max AH
TRDC-1 - 5 units, 25 DPH, 100% houses and 0% flats	5	£49,400	1,101,309	1,054,105	1,007,431	961,286	915,670	870,585	826,028	782,001	738,504	695,535	653,096	50%
TRDC-2 - 5 units, 50 DPH, 100% houses and 0% flats	5	£24,700	1,101,309	1,054,105	1,007,431	961,286	915,670	870,585	826,028	782,001	738,504	695,535	653,096	50%
TRDC-3 - 5 units, 85 DPH, 50% houses and 50% flats	5	£14,529	859,141	815,339	772,061	729,307	687,075	645,367	604,183	563,522	523,384	483,770	444,680	50%
TRDC-4 - 6 units, 30 DPH, 100% houses and 0% flats	6	£49,400	1,321,570	1,264,926	1,208,917	1,153,544	1,098,805	1,044,702	991,234	938,401	886,204	834,642	783,716	50%
TRDC-5 - 6 units, 75 DPH, 75% houses and 25% flats	6	£19,760	1,179,816	1,125,120	1,071,057	1,017,627	964,830	912,665	861,133	810,235	759,971	710,338	661,339	50%
TRDC-6 - 8 units, 25 DPH, 100% houses and 0% flats	8	£79,040	1,762,094	1,686,569	1,611,889	1,538,058	1,465,073	1,392,935	1,321,645	1,251,202	1,181,605	1,112,856	1,044,955	50%
TRDC-7 - 8 units, 130 DPH, 0% houses and 100% flats	8	£15,200	949,331	885,682	822,849	760,831	699,626	639,237	579,663	520,904	462,959	405,829	349,514	50%
TRDC-8 - 9 units, 112 DPH, 0% houses and 100% flats	9	£19,848	1,067,997	996,393	925,705	855,934	787,080	719,142	652,121	586,016	520,829	456,558	393,203	50%
TRDC-9 - 10 units, 25 DPH, 100% houses and 0% flats	10	£98,800	2,159,669	2,065,261	1,971,913	1,879,623	1,788,391	1,698,220	1,609,107	1,521,053	1,434,057	1,348,121	1,263,243	50%
TRDC-10 - 10 units, 90 DPH, 50% houses and 50% flats	10	£27,444	1,681,420	1,593,096	1,505,827	1,419,615	1,334,460	1,250,361	1,167,318	1,085,333	1,004,402	924,530	845,714	50%
TRDC-11 - 20 units, 35 DPH, 100% houses and 0% flats	20	£141,143	4,027,737	3,853,689	3,681,590	3,511,438	3,343,232	3,176,974	3,012,662	2,850,298	2,689,881	2,531,410	2,374,886	50%
TRDC-12 - 20 units, 50 DPH, 80% houses and 20% flats	20	£98,800	4,185,110	3,986,350	3,789,886	3,595,717	3,403,842	3,214,262	3,026,977	2,841,987	2,659,291	2,478,892	2,300,786	50%
TRDC-13 - 30 units, 25 DPH, 100% houses and 0% flats	30	£296,400	6,300,263	6,021,027	5,744,930	5,471,974	5,202,158	4,935,483	4,671,949	4,411,555	4,154,301	3,900,188	3,649,215	50%
TRDC-14 - 30 units, 50 DPH, 80% houses and 20% flats	30	£148,200	5,769,064	5,497,232	5,228,533	4,962,966	4,700,533	4,441,233	4,185,065	3,932,031	3,682,129	3,435,360	3,191,724	50%
TRDC-15 - 40 units, 50 DPH, 80% houses and 20% flats	40	£197,600	6,753,882	6,447,532	6,144,684	5,845,339	5,549,494	5,257,152	4,968,310	4,682,971	4,401,133	4,122,798	3,847,963	50%
TRDC-16 - 40 units, 80 DPH, 50% houses and 50% flats	40	£123,500	6,571,567	6,226,080	5,884,724	5,547,503	5,214,412	4,885,456	4,560,632	4,239,569	3,922,368	3,609,310	3,300,394	50%
TRDC-17 - 50 units, 35 DPH, 100% houses and 0% flats	50	£352,857	10,500,440	10,035,044	9,574,883	9,119,957	8,670,265	8,225,806	7,786,581	7,352,592	6,923,835	6,500,313	6,082,025	50%
TRDC-18 - 50 units, 80 DPH, 50% houses and 50% flats	50	£154,375	8,214,460	7,782,600	7,355,906	6,934,377	6,518,016	6,106,820	5,700,791	5,299,461	4,902,959	4,511,637	4,125,492	50%
TRDC-19 - 60 units, 100 DPH, 0% houses and 100% flats	60	£148,200	6,826,995	6,355,334	5,889,708	5,430,115	4,976,558	4,529,034	4,087,546	3,652,091	3,222,671	2,799,285	2,381,935	50%
TRDC-20 - 60 units, 35 DPH, 100% houses and 0% flats	60	£423,429	12,600,527	12,042,053	11,489,860	10,943,949	10,404,318	9,870,967	9,343,898	8,823,110	8,308,602	7,800,376	7,298,430	50%
TRDC-21 - 70 units, 50 DPH, 80% houses and 20% flats	70	£345,800	13,461,150	12,826,875	12,199,910	11,580,255	10,967,910	10,362,875	9,765,151	9,174,738	8,591,634	8,015,840	7,447,357	50%
TRDC-22 - 70 units, 35 DPH, 100% houses and 0% flats	70	£494,000	14,405,093	13,768,881	13,139,819	12,517,904	11,903,140	11,295,522	10,695,054	10,101,735	9,515,563	8,934,895	8,359,678	50%
TRDC-23 - 80 units, 50 DPH, 100% houses and 0% flats	80	£395,200	16,462,964	15,735,865	15,016,936	14,306,177	13,603,588	12,909,168	12,222,919	11,544,840	10,874,930	10,211,308	9,553,918	50%
TRDC-24 - 80 units, 80 DPH, 55% houses and 45% flats	80	£247,000	13,220,991	12,539,939	11,866,980	11,202,115	10,545,344	9,896,667	9,256,083	8,623,595	7,999,198	7,382,898	6,774,689	50%
TRDC-25 - 95 units, 28 DPH, 100% houses and 0% flats	95	£838,036	19,549,769	18,686,339	17,832,611	16,988,585	16,154,260	15,329,638	14,514,716	13,709,496	12,913,979	12,125,929	11,345,278	50%
TRDC-26 - 100 units, 15 DPH, 100% houses and 0% flats	100	£1,646,667	20,578,704	19,669,831	18,771,170	17,882,721	17,004,484	16,136,461	15,278,649	14,431,049	13,593,662	12,764,135	11,942,397	50%
TRDC-27 - 100 units, 35 DPH, 95% houses and 5% flats	100	£705,714	20,146,160	19,243,211	18,350,470	17,467,937	16,595,613	15,733,497	14,881,589	14,039,889	13,208,397	12,387,113	11,572,149	50%
TRDC-28 - 130 units, 35.14 DPH, 95% houses and 5% flats	130	£913,773	25,717,367	24,565,336	23,426,328	22,300,342	21,187,380	20,087,439	19,000,522	17,926,627	16,865,753	15,817,903	14,783,075	50%
TRDC-29 - 145 units, 24.83 DPH, 100% houses and 0% flats	145	£1,442,408	29,301,718	28,008,317	26,729,447	25,465,109	24,215,300	22,980,025	21,759,279	20,553,066	19,361,383	18,184,231	17,021,612	50%
TRDC-30 - 165 units, 70.87 DPH, 60% houses and 40% flats	165	£575,067	26,960,157	25,603,004	24,261,866	22,936,744	21,627,635	20,334,543	19,057,465	17,796,402	16,551,354	15,322,321	14,109,304	50%
TRDC-31 - 250 units, 35.07 DPH, 90% houses and 10% flats	250	£1,760,764	43,642,784	41,588,426	39,557,380	37,549,647	35,565,226	33,604,118	31,666,324	29,751,841	27,860,670	25,984,435	24,127,730	50%
TRDC-32 - 400 units, 15.69 DPH, 100% houses and 0% flats	400	£6,297,004	65,150,974	62,144,943	59,172,681	56,234,188	53,329,465	50,458,511	47,621,326	44,816,785	42,040,087	39,297,265	36,588,319	50%
TRDC-33 - 500 units, 20 DPH, 100% houses and 0% flats	500	£6,175,000	71,951,427	68,305,541	64,700,607	61,136,624	57,613,592	54,131,512	50,690,383	47,290,206	43,930,979	40,612,704	37,335,381	50%
TRDC-34 - 750 units, 20 DPH, 100% houses and 0% flats	750	£9,262,500	101,284,663	96,134,861	91,042,912	86,008,818	81,032,580	76,114,197	71,253,668	66,450,993	61,706,174	57,019,209	52,390,099	50%
TRDC-35 - 1000 units, 20 DPH, 100% houses and 0% flats	1,000	£12,350,000	123,451,386	117,199,968	111,018,566	104,907,177	98,865,804	92,894,447	86,993,103	81,161,774	75,400,461	69,709,163	64,087,878	50%
TRDC-36 - 1250 units, 20 DPH, 100% houses and 0% flats	1,250	£15,437,500	147,114,150	139,617,581	132,205,160	124,876,889	117,632,766	110,472,792	103,396,967	96,405,292	89,497,765	82,674,387	75,935,159	50%
TRDC-37 - 1500 units, 20 DPH, 100% houses and 0% flats	1,500	£18,525,000	167,593,275	159,025,425	150,553,892	142,178,677	133,899,780	125,717,201	117,630,365	109,629,250	101,724,559	93,916,289	86,204,441	50%
TRDC-CARE1 (75 rooms)	-	£247,000	- 279,247	- 279,247	- 279,247	- 279,247	- 279,247	- 279,247	- 279,247	- 279,247	- 279,247	- 279,247	- 279,247	0%
TRDC-CARE2 (40 rooms)	-	£81,510	- 88,694	- 88,694	- 88,694	- 88,694	- 88,694	- 88,694	- 88,694	- 88,694	- 88,694	- 88,694	- 88,694	0%
TRDC-OFF1	-	£123,500	- 5,093,051	- 5,093,051	- 5,093,051	- 5,093,051	- 5,093,051	- 5,093,051	- 5,093,051	- 5,093,051	- 5,093,051	- 5,093,051	- 5,093,051	0%
TRDC-OFF2	-	£123,500	- 6,967,324	- 6,967,324	- 6,967,324	- 6,967,324	- 6,967,324	- 6,967,324	- 6,967,324	- 6,967,324	- 6,967,324	- 6,967,324	- 6,967,324	0%
TRDC-RET1	-	£247,000	1,390,166	1,390,166	1,390,166	1,390,166	1,390,166	1,390,166	1,390,166	1,390,166	1,390,166	1,390,166	1,390,166	50%
TRDC-RET2	-	£123,500	4,454,956	4,454,956	4,454,956	4,454,956	4,454,956	4,454,956	4,454,956	4,454,956	4,454,956	4,454,956	4,454,956	50%
TRDC-RET3	-	£61,750	1,873,848	1,873,848	1,873,848	1,873,848	1,873,848	1,873,848	1,873,848	1,873,848	1,873,848	1,873,848	1,873,848	50%
TRDC-IND1	-	£247,000	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	50%
TRDC-IND2	-	£247,000	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	50%
TRDC-IND3	-	£247,000	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	50%

EE RIVERS DISTRICT COUNCIL — Sales value £6,600 psm — AH tenure — Rented 70% — Intermediate: — SO 30%

ICHMARK LAND VALUE 1 (SECONDARY OFFICES/RETAIL) **£6,129,319** PER HA — Type of rent: — 70% Soc Rent — 30% Aff Rent — FH 0%

			Residual land values										
Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	Max AH
TRDC-1 - 5 units, 25 DPH, 100% houses and 0% flats	5	£1,225,864	1,157,383	1,108,156	1,059,481	1,011,357	963,785	916,764	870,294	824,376	779,009	734,194	689,931	0%
TRDC-2 - 5 units, 50 DPH, 100% houses and 0% flats	5	£612,932	1,157,383	1,108,156	1,059,481	1,011,357	963,785	916,764	870,294	824,376	779,009	734,194	689,931	50%
TRDC-3 - 5 units, 85 DPH, 50% houses and 50% flats	5	£360,548	910,143	864,549	819,499	774,993	731,030	687,610	644,734	602,402	560,612	519,366	478,664	50%
TRDC-4 - 6 units, 30 DPH, 100% houses and 0% flats	6	£1,225,864	1,388,859	1,329,787	1,271,377	1,213,628	1,156,541	1,100,116	1,044,353	989,251	934,812	881,034	827,917	10%
TRDC-5 - 6 units, 75 DPH, 75% houses and 25% flats	6	£490,346	1,244,153	1,187,163	1,130,832	1,075,159	1,020,144	965,787	912,089	859,049	806,667	754,943	703,878	50%
TRDC-6 - 8 units, 25 DPH, 100% houses and 0% flats	8	£1,961,382	1,851,812	1,773,050	1,695,169	1,618,171	1,542,056	1,466,822	1,392,470	1,319,002	1,246,415	1,174,711	1,103,889	0%
TRDC-7 - 8 units, 130 DPH, 0% houses and 100% flats	8	£377,189	1,021,848	955,752	890,499	826,088	762,520	699,795	637,912	576,873	516,675	457,319	398,807	50%
TRDC-8 - 9 units, 112 DPH, 0% houses and 100% flats	9	£492,535	1,149,578	1,075,220	1,001,811	929,349	857,835	787,270	717,651	648,981	581,260	514,484	448,658	45%
TRDC-9 - 10 units, 25 DPH, 100% houses and 0% flats	10	£2,451,728	2,271,816	2,173,362	2,076,012	1,979,765	1,884,620	1,790,578	1,697,639	1,605,802	1,515,069	1,425,439	1,336,912	0%
TRDC-10 - 10 units, 90 DPH, 50% houses and 50% flats	10	£681,035	1,781,793	1,689,914	1,599,130	1,509,443	1,420,853	1,333,358	1,246,960	1,161,658	1,077,452	994,342	912,329	50%
TRDC-11 - 20 units, 35 DPH, 100% houses and 0% flats	20	£3,502,468	4,236,842	4,055,415	3,876,016	3,698,643	3,523,296	3,349,978	3,178,686	3,009,420	2,842,182	2,676,970	2,513,785	20%
TRDC-12 - 20 units, 50 DPH, 80% houses and 20% flats	20	£2,451,728	4,492,412	4,280,663	4,071,358	3,864,496	3,660,077	3,458,100	3,258,567	3,061,476	2,866,827	2,674,623	2,484,860	50%
TRDC-13 - 30 units, 25 DPH, 100% houses and 0% flats	30	£7,355,183	6,620,824	6,329,893	6,042,232	5,757,837	5,476,711	5,198,853	4,924,263	4,652,941	4,384,887	4,120,100	3,858,583	0%
TRDC-14 - 30 units, 50 DPH, 80% houses and 20% flats	30	£3,677,592	6,078,443	5,795,428	5,515,667	5,239,164	4,965,917	4,695,926	4,429,191	4,165,713	3,905,490	3,648,525	3,394,816	40%
TRDC-15 - 40 units, 50 DPH, 80% houses and 20% flats	40	£4,903,455	7,128,342	6,809,398	6,494,091	6,182,423	5,874,392	5,570,001	5,269,247	4,972,131	4,678,654	4,388,815	4,102,615	35%
TRDC-16 - 40 units, 80 DPH, 50% houses and 50% flats	40	£3,064,660	6,959,909	6,600,705	6,245,788	5,895,157	5,548,812	5,206,753	4,868,980	4,534,817	4,204,876	3,879,233	3,557,888	50%
TRDC-17 - 50 units, 35 DPH, 100% houses and 0% flats	50	£8,756,170	11,034,706	10,549,822	10,070,386	9,596,396	9,127,851	8,664,755	8,207,104	7,754,901	7,308,144	6,866,833	6,430,971	20%
TRDC-18 - 50 units, 80 DPH, 50% houses and 50% flats	50	£3,830,825	8,699,885	8,250,881	7,807,235	7,368,947	6,936,015	6,508,442	6,086,226	5,668,521	5,256,095	4,849,041	4,447,360	50%
TRDC-19 - 60 units, 100 DPH, 0% houses and 100% flats	60	£3,677,592	7,343,998	6,854,800	6,371,836	5,895,105	5,424,609	4,960,345	4,502,317	4,050,521	3,604,960	3,165,632	2,732,538	35%
TRDC-20 - 60 units, 35 DPH, 100% houses and 0% flats	60	£10,507,404	13,241,647	12,659,787	12,084,463	11,515,675	10,953,422	10,397,706	9,848,526	9,305,881	8,769,773	8,240,201	7,717,164	20%
TRDC-21 - 70 units, 50 DPH, 80% houses and 20% flats	70	£8,581,047	14,183,035	13,522,664	12,869,891	12,224,716	11,587,138	10,957,160	10,334,779	9,719,996	9,112,811	8,513,224	7,921,236	40%
TRDC-22 - 70 units, 35 DPH, 100% houses and 0% flats	70	£12,258,639	15,131,082	14,468,736	13,813,823	13,166,344	12,526,296	11,893,682	11,268,501	10,650,752	10,040,436	9,435,752	8,836,718	20%
TRDC-23 - 80 units, 50 DPH, 100% houses and 0% flats	80	£9,806,911	17,292,664	16,535,698	15,787,226	15,047,249	14,315,767	13,592,779	12,878,287	12,172,288	11,474,784	10,783,716	10,099,106	50%
TRDC-24 - 80 units, 80 DPH, 55% houses and 45% flats	80	£6,129,319	13,981,726	13,273,965	12,574,596	11,883,618	11,201,030	10,526,835	9,861,030	9,203,616	8,554,592	7,913,960	7,281,719	50%
TRDC-25 - 95 units, 28 DPH, 100% houses and 0% flats	95	£20,795,905	20,535,038	19,636,141	18,747,331	17,868,609	16,999,974	16,141,425	15,292,965	14,454,592	13,626,306	12,805,663	11,992,689	0%
TRDC-26 - 100 units, 15 DPH, 100% houses and 0% flats	100	£40,862,128	21,615,830	20,669,623	19,734,033	18,809,062	17,894,708	16,990,974	16,097,858	15,215,359	14,343,480	13,479,646	12,623,883	0%
TRDC-27 - 100 units, 35 DPH, 95% houses and 5% flats	100	£17,512,341	21,174,165	20,234,297	19,305,040	18,386,393	17,478,358	16,580,933	15,694,119	14,817,916	13,952,323	13,097,341	12,248,559	15%
TRDC-28 - 130 units, 35.14 DPH, 95% houses and 5% flats	130	£22,675,342	27,030,283	25,831,145	24,645,543	23,473,477	22,314,947	21,169,953	20,038,496	18,920,574	17,816,188	16,725,339	15,648,026	15%
TRDC-29 - 145 units, 24.83 DPH, 100% houses and 0% flats	145	£35,793,447	30,779,131	29,432,594	28,101,167	26,784,848	25,483,638	24,197,537	22,926,544	21,670,660	20,429,886	19,204,220	17,993,663	0%
TRDC-30 - 165 units, 70.87 DPH, 60% houses and 40% flats	165	£14,270,321	28,489,347	27,078,863	25,684,985	24,307,712	22,947,045	21,602,984	20,275,528	18,964,677	17,670,432	16,392,793	15,131,760	50%
TRDC-31 - 250 units, 35.07 DPH, 90% houses and 10% flats	250	£43,693,465	46,014,834	43,877,128	41,763,643	39,674,378	37,609,332	35,568,507	33,551,901	31,559,516	29,588,963	27,632,131	25,699,709	5%
TRDC-32 - 400 units, 15.69 DPH, 100% houses and 0% flats	400	£156,260,529	68,495,776	65,371,299	62,281,875	59,227,502	56,208,183	53,223,915	50,274,700	47,360,536	44,475,273	41,623,180	38,806,260	0%
TRDC-33 - 500 units, 20 DPH, 100% houses and 0% flats	500	£153,232,981	75,980,096	72,192,318	68,447,028	64,744,224	61,083,905	57,466,074	53,890,729	50,357,871	46,867,499	43,419,614	40,014,215	0%
TRDC-34 - 750 units, 20 DPH, 100% houses and 0% flats	750	£229,849,472	106,905,325	101,558,532	96,271,724	91,044,898	85,878,057	80,771,199	75,724,325	70,737,435	65,810,528	60,943,604	56,136,664	0%
TRDC-35 - 1000 units, 20 DPH, 100% houses and 0% flats	1,000	£306,465,963	130,330,561	123,845,523	117,433,004	111,093,006	104,825,529	98,630,573	92,508,138	86,458,223	80,480,830	74,575,957	68,743,605	0%
TRDC-36 - 1250 units, 20 DPH, 100% houses and 0% flats	1,250	£383,082,454	155,213,982	147,438,049	139,749,274	132,147,655	124,633,192	117,205,887	109,865,737	102,612,744	95,446,908	88,368,230	81,376,707	0%
TRDC-37 - 1500 units, 20 DPH, 100% houses and 0% flats	1,500	£459,698,944	176,768,749	167,880,413	159,091,854	150,403,074	141,814,072	133,317,579	124,919,781	116,621,827	108,423,718	100,325,452	92,327,032	0%
TRDC-CARE1 (75 rooms)	-	£6,129,319	573,796	- 573,796	- 573,796	- 573,796	- 573,796	- 573,796	- 573,796	- 573,796	- 573,796	- 573,796	- 573,796	0%
TRDC-CARE2 (40 rooms)	-	£2,022,675	245,787	- 245,787	- 245,787	- 245,787	- 245,787	- 245,787	- 245,787	- 245,787	- 245,787	- 245,787	- 245,787	0%
TRDC-OFF1	-	£3,064,660	- 5,093,051	- 5,093,051	- 5,093,051	- 5,093,051	- 5,093,051	- 5,093,051	- 5,093,051	- 5,093,051	- 5,093,051	- 5,093,051	- 5,093,051	0%
TRDC-OFF2	-	£3,064,660	- 6,967,324	- 6,967,324	- 6,967,324	- 6,967,324	- 6,967,324	- 6,967,324	- 6,967,324	- 6,967,324	- 6,967,324	- 6,967,324	- 6,967,324	0%
TRDC-RET1	-	£6,129,319	1,390,166	1,390,166	1,390,166	1,390,166	1,390,166	1,390,166	1,390,166	1,390,166	1,390,166	1,390,166	1,390,166	0%
TRDC-RET2	-	£3,064,660	4,454,956	4,454,956	4,454,956	4,454,956	4,454,956	4,454,956	4,454,956	4,454,956	4,454,956	4,454,956	4,454,956	50%
TRDC-RET3	-	£1,532,330	1,873,848	1,873,848	1,873,848	1,873,848	1,873,848	1,873,848	1,873,848	1,873,848	1,873,848	1,873,848	1,873,848	50%
TRDC-IND1	-	£6,129,319	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	0%
TRDC-IND2	-	£6,129,319	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	0%
TRDC-IND3	-	£6,129,319	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	0%

ICHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL) **£2,760,992**

			Residual land values										
Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	Max AH
TRDC-1 - 5 units, 25 DPH, 100% houses and 0% flats	5	£552,198	1,157,383	1,108,156	1,059,481	1,011,357	963,785	916,764	870,294	824,376	779,009	734,194	689,931	50%
TRDC-2 - 5 units, 50 DPH, 100% houses and 0% flats	5	£276,099	1,157,383	1,108,156	1,059,481	1,011,357	963,785	916,764	870,294	824,376	779,009	734,194	689,931	50%
TRDC-3 - 5 units, 85 DPH, 50% houses and 50% flats	5	£162,411	910,143	864,549	819,499	774,993	731,030	687,610	644,734	602,402	560,612	519,366	478,664	50%
TRDC-4 - 6 units, 30 DPH, 100% houses and 0% flats	6	£552,198	1,388,859	1,329,787	1,271,377	1,213,628	1,156,541	1,100,116	1,044,353	989,251	934,812	881,034	827,917	50%
TRDC-5 - 6 units, 75 DPH, 75% houses and 25% flats	6	£220,879	1,244,153	1,187,163	1,130,832	1,075,159	1,020,144	965,787	912,089	859,049	806,667	754,943	703,878	50%
TRDC-6 - 8 units, 25 DPH, 100% houses and 0% flats	8	£883,518	1,851,812	1,773,050	1,695,169	1,618,171	1,542,056	1,466,822	1,392,470	1,319,002	1,246,415	1,174,711	1,103,889	50%
TRDC-7 - 8 units, 130 DPH, 0% houses and 100% flats	8	£169,907	1,021,848	955,752	890,499	826,088	762,520	699,795	637,912	576,873	516,675	457,319	398,807	50%
TRDC-8 - 9 units, 112 DPH, 0% houses and 100% flats	9	£221,865	1,149,578	1,075,220	1,001,811	929,349	857,835	787,270	717,651	648,981	581,260	514,484	448,658	50%
TRDC-9 - 10 units, 25 DPH, 100% houses and 0% flats	10	£1,104,397	2,271,816	2,173,362	2,076,012	1,979,765	1,884,620	1,790,578	1,697,639	1,605,802	1,515,069	1,425,439	1,336,912	50%
TRDC-10 - 10 units, 90 DPH, 50% houses and 50% flats	10	£306,777	1,781,793	1,689,914	1,599,130	1,509,443	1,420,853	1,333,358	1,246,960	1,161,658	1,077,452	994,342	912,329	50%
TRDC-11 - 20 units, 35 DPH, 100% houses and 0% flats	20	£1,577,710	4,236,842	4,055,415	3,876,016	3,698,643	3,523,296	3,349,978	3,178,686	3,009,420	2,842,182	2,676,970	2,513,785	50%
TRDC-12 - 20 units, 50 DPH, 80% houses and 20% flats	20	£1,104,397	4,492,412	4,280,663	4,071,358	3,864,496	3,660,077	3,458,100	3,258,567	3,061,476	2,866,827	2,674,623	2,484,860	50%
TRDC-13 - 30 units, 25 DPH, 100% houses and 0% flats	30	£3,313,191	6,620,824	6,329,893	6,042,232	5,757,837	5,476,711	5,198,853	4,924,263	4,652,941	4,384,887	4,120,100	3,858,583	50%
TRDC-14 - 30 units, 50 DPH, 80% houses and 20% flats	30	£1,656,595	6,078,443	5,795,428	5,515,667	5,239,164	4,965,917	4,695,926	4,429,191	4,165,713	3,905,490	3,648,525	3,394,816	50%
TRDC-15 - 40 units, 50 DPH, 80% houses and 20% flats	40	£2,208,794	7,128,342	6,809,398	6,494,091	6,182,423	5,874,392	5,570,001	5,269,247	4,972,131	4,678,654	4,388,815	4,102,615	50%
TRDC-16 - 40 units, 80 DPH, 50% houses and 50% flats	40	£1,380,496	6,959,909	6,600,705	6,245,788	5,895,157	5,548,812	5,206,753	4,868,980	4,534,817	4,204,876	3,879,233	3,557,888	50%
TRDC-17 - 50 units, 35 DPH, 100% houses and 0% flats	50	£3,944,275	11,034,706	10,549,822	10,070,386	9,596,396	9,127,851	8,664,755	8,207,104	7,754,901	7,308,144	6,866,833	6,430,971	50%
TRDC-18 - 50 units, 80 DPH, 50% houses and 50% flats	50	£1,725,620	8,699,885	8,250,881	7,807,235	7,368,947	6,936,015	6,508,442	6,086,226	5,668,521	5,256,095	4,849,041	4,447,360	50%
TRDC-19 - 60 units, 100 DPH, 0% houses and 100% flats	60	£1,656,595	7,343,998	6,854,800	6,371,836	5,895,105	5,424,609	4,960,345	4,502,317	4,050,521	3,604,960	3,165,632	2,732,538	50%
TRDC-20 - 60 units, 35 DPH, 100% houses and 0% flats	60	£4,733,130	13,241,647	12,659,787	12,084,463	11,515,675	10,953,422	10,397,706	9,848,526	9,305,881	8,769,773	8,240,201	7,717,164	50%
TRDC-21 - 70 units, 50 DPH, 80% houses and 20% flats	70	£3,865,389	14,183,035	13,522,664	12,869,891	12,224,716	11,587,138	10,957,160	10,334,779	9,719,996	9,112,811	8,513,224	7,921,236	50%
TRDC-22 - 70 units, 35 DPH, 100% houses and 0% flats	70	£5,521,985	15,131,082	14,468,736	13,813,823	13,166,344	12,526,296	11,893,682	11,268,501	10,650,752	10,040,436	9,435,752	8,836,718	50%
TRDC-23 - 80 units, 50 DPH, 100% houses and 0% flats	80	£4,417,588	17,292,664	16,535,698	15,787,226	15,047,249	14,315,767	13,592,779	12,878,287	12,172,288	11,474,784	10,783,716	10,099,106	50%
TRDC-24 - 80 units, 80 DPH, 55% houses and 45% flats	80	£2,760,992	13,981,726	13,273,965	12,574,596	11,883,618	11,201,030	10,526,835	9,861,030	9,203,616	8,554,592	7,913,960	7,281,719	50%
TRDC-25 - 95 units, 28 DPH, 100% houses and 0% flats	95	£9,367,653	20,535,038	19,636,141	18,747,331	17,868,609	16,999,974	16,141,425	15,292,965	14,454,592	13,626,306	12,805,663	11,992,689	50%
TRDC-26 - 100 units, 15 DPH, 100% houses and 0% flats	100	£18,406,616	21,615,830	20,669,623	19,734,033	18,809,062	17,894,708	16,990,974	16,097,858	15,215,359	14,343,480	13,479,646	12,623,883	15%
TRDC-27 - 100 units, 35 DPH, 95% houses and 5% flats	100	£7,888,550	21,174,165	20,234,297	19,305,040	18,386,393	17,478,358	16,580,933	15,694,119	14,817,916	13,952,323	13,097,341	12,248,559	50%
TRDC-28 - 130 units, 35.14 DPH, 95% houses and 5% flats	130	£10,214,258	27,030,283	25,831,145	24,645,543	23,473,477	22,314,947	21,169,953	20,038,496	18,920,574	17,816,188	16,725,339	15,648,026	50%
TRDC-29 - 145 units, 24.83 DPH, 100% houses and 0% flats	145	£16,123,395	30,779,131	29,432,594	28,101,167	26,784,848	25,483,638	24,197,537	22,926,544	21,670,660	20,429,886	19,204,220	17,993,663	50%
TRDC-30 - 165 units, 70.87 DPH, 60% houses and 40% flats	165	£6,428,161	28,489,347	27,078,863	25,684,985	24,307,712	22,947,045	21,602,984	20,275,528	18,964,677	17,670,432	16,392,793	15,131,760	50%
TRDC-31 - 250 units, 35.07 DPH, 90% houses and 10% flats	250	£19,682,011	46,014,834	43,877,128	41,763,643	39,674,378	37,609,332	35,568,507	33,551,901	31,559,516	29,588,963	27,632,131	25,699,709	50%
TRDC-32 - 400 units, 15.69 DPH, 100% houses and 0% flats	400	£70,388,590	68,495,776	65,371,299	62,281,875	59,227,502	56,208,183	53,223,915	50,274,700	47,360,536	44,475,273	41,623,180	38,806,260	0%
TRDC-33 - 500 units, 20 DPH, 100% houses and 0% flats	500	£69,024,811	75,980,096	72,192,318	68,447,028	64,744,224	61,083,905	57,466,074	53,890,729	50,357,871	46,867,499	43,419,614	40,014,215	5%
TRDC-34 - 750 units, 20 DPH, 100% houses and 0% flats	750	£103,537,217	106,905,325	101,558,532	96,271,724	91,044,898	85,878,057	80,771,199	75,724,325	70,737,435	65,810,528	60,943,604	56,136,664	0%
TRDC-35 - 1000 units, 20 DPH, 100% houses and 0% flats	1,000	£138,049,623	130,330,561	123,845,523	117,433,004	111,093,006	104,825,529	98,630,573	92,508,138	86,458,223	80,480,830	74,575,957	68,743,605	0%
TRDC-36 - 1250 units, 20 DPH, 100% houses and 0% flats	1,250	£172,562,028	155,213,982	147,438,049	139,749,274	132,147,655	124,633,192	117,205,887	109,865,737	102,612,744	95,446,908	88,368,230	81,376,707	0%
TRDC-37 - 1500 units, 20 DPH, 100% houses and 0% flats	1,500	£207,074,434	176,768,749	167,880,413	159,091,854	150,403,074	141,814,072	133,317,579	124,919,781	116,621,827	108,423,718	100,325,452	92,327,032	0%
TRDC-CARE1 (75 rooms)	-	£2,760,992	573,796	- 573,796	- 573,796	- 573,796	- 573,796	- 573,796	- 573,796	- 573,796	- 573,796	- 573,796	- 573,796	0%
TRDC-CARE2 (40 rooms)	-	£911,128	245,787	- 245,787	- 245,787	- 245,787	- 245,787	- 245,787	- 245,787	- 245,787	- 245,787	- 245,787	- 245,787	0%
TRDC-OFF1	-	£1,380,496	- 5,093,051	- 5,093,051	- 5,093,051	- 5,093,051	- 5,093,051	- 5,093,051	- 5,093,051	- 5,093,051	- 5,093,051	- 5,093,051	- 5,093,051	0%
TRDC-OFF2	-	£1,380,496	- 6,967,324	- 6,967,324	- 6,967,324	- 6,967,324	- 6,967,324	- 6,967,324	- 6,967,324	- 6,967,324	- 6,967,324	- 6,967,324	- 6,967,324	0%
TRDC-RET1	-	£2,760,992	1,390,166	1,390,166	1,390,166	1,390,166	1,390,166	1,390,166	1,390,166	1,390,166	1,390,166	1,390,166	1,390,166	0%
TRDC-RET2	-	£1,380,496	4,454,956	4,454,956	4,454,956	4,454,956	4,454,956	4,454,956	4,454,956	4,454,956	4,454,956	4,454,956	4,454,956	50%
TRDC-RET3	-	£690,248	1,873,848	1,873,848	1,873,848	1,873,848	1,873,848	1,873,848	1,873,848	1,873,848	1,873,848	1,873,848	1,873,848	50%
TRDC-IND1	-	£2,760,992	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	50%
TRDC-IND2	-	£2,760,992	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	50%
TRDC-IND3	-	£2,760,992	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	50%

ICHMARK LAND VALUE 3 (GREENFIELD - UPPER END OF RANGE) **£374,000** PER HA

			Residual land values										
Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	Max AH
TRDC-1 - 5 units, 25 DPH, 100% houses and 0% flats	5	£74,800	1,157,383	1,108,156	1,059,481	1,011,357	963,785	916,764	870,294	824,376	779,009	734,194	689,931	50%
TRDC-2 - 5 units, 50 DPH, 100% houses and 0% flats	5	£37,400	1,157,383	1,108,156	1,059,481	1,011,357	963,785	916,764	870,294	824,376	779,009	734,194	689,931	50%
TRDC-3 - 5 units, 85 DPH, 50% houses and 50% flats	5	£22,000	910,143	864,549	819,499	774,993	731,030	687,610	644,734	602,402	560,612	519,366	478,664	50%
TRDC-4 - 6 units, 30 DPH, 100% houses and 0% flats	6	£74,800	1,388,859	1,329,787	1,271,377	1,213,628	1,156,541	1,100,116	1,044,353	989,251	934,812	881,034	827,917	50%
TRDC-5 - 6 units, 75 DPH, 75% houses and 25% flats	6	£29,920	1,244,153	1,187,163	1,130,832	1,075,159	1,020,144	965,787	912,089	859,049	806,667	754,943	703,878	50%
TRDC-6 - 8 units, 25 DPH, 100% houses and 0% flats	8	£119,680	1,851,812	1,773,050	1,695,169	1,618,171	1,542,056	1,466,822	1,392,470	1,319,002	1,246,415	1,174,711	1,103,889	50%
TRDC-7 - 8 units, 130 DPH, 0% houses and 100% flats	8	£23,015	1,021,848	955,752	890,499	826,088	762,520	699,795	637,912	576,873	516,675	457,319	398,807	50%
TRDC-8 - 9 units, 112 DPH, 0% houses and 100% flats	9	£30,054	1,149,578	1,075,220	1,001,811	929,349	857,835	787,270	717,651	648,981	581,260	514,484	448,658	50%
TRDC-9 - 10 units, 25 DPH, 100% houses and 0% flats	10	£149,600	2,271,816	2,173,362	2,076,012	1,979,765	1,884,620	1,790,578	1,697,639	1,605,802	1,515,069	1,425,439	1,336,912	50%
TRDC-10 - 10 units, 90 DPH, 50% houses and 50% flats	10	£41,556	1,781,793	1,689,914	1,599,130	1,509,443	1,420,853	1,333,358	1,246,960	1,161,658	1,077,452	994,342	912,329	50%
TRDC-11 - 20 units, 35 DPH, 100% houses and 0% flats	20	£213,714	4,236,842	4,055,415	3,876,016	3,698,643	3,523,296	3,349,978	3,178,686	3,009,420	2,842,182	2,676,970	2,513,785	50%
TRDC-12 - 20 units, 50 DPH, 80% houses and 20% flats	20	£149,600	4,492,412	4,280,663	4,071,358	3,864,496	3,660,077	3,458,100	3,258,567	3,061,476	2,866,827	2,674,623	2,484,860	50%
TRDC-13 - 30 units, 25 DPH, 100% houses and 0% flats	30	£448,800	6,620,824	6,329,893	6,042,232	5,757,837	5,476,711	5,198,853	4,924,263	4,652,941	4,384,887	4,120,100	3,858,583	50%
TRDC-14 - 30 units, 50 DPH, 80% houses and 20% flats	30	£224,400	6,078,443	5,795,428	5,515,667	5,239,164	4,965,917	4,695,926	4,429,191	4,165,713	3,905,490	3,648,525	3,394,816	50%
TRDC-15 - 40 units, 50 DPH, 80% houses and 20% flats	40	£299,200	7,128,342	6,809,398	6,494,091	6,182,423	5,874,392	5,570,001	5,269,247	4,972,131	4,678,654	4,388,815	4,102,615	50%
TRDC-16 - 40 units, 80 DPH, 50% houses and 50% flats	40	£187,000	6,959,909	6,600,705	6,245,788	5,895,157	5,548,812	5,206,753	4,868,980	4,534,817	4,204,876	3,879,233	3,557,888	50%
TRDC-17 - 50 units, 35 DPH, 100% houses and 0% flats	50	£534,286	11,034,706	10,549,822	10,070,386	9,596,396	9,127,851	8,664,755	8,207,104	7,754,901	7,308,144	6,866,833	6,430,971	50%
TRDC-18 - 50 units, 80 DPH, 50% houses and 50% flats	50	£233,750	8,699,885	8,250,881	7,807,235	7,368,947	6,936,015	6,508,442	6,086,226	5,668,521	5,256,095	4,849,041	4,447,360	50%
TRDC-19 - 60 units, 100 DPH, 0% houses and 100% flats	60	£224,400	7,343,998	6,854,800	6,371,836	5,895,105	5,424,609	4,960,345	4,502,317	4,050,521	3,604,960	3,165,632	2,732,538	50%
TRDC-20 - 60 units, 35 DPH, 100% houses and 0% flats	60	£641,143	13,241,647	12,659,787	12,084,463	11,515,675	10,953,422	10,397,706	9,848,526	9,305,881	8,769,773	8,240,201	7,717,164	50%
TRDC-21 - 70 units, 50 DPH, 80% houses and 20% flats	70	£523,600	14,183,035	13,522,664	12,869,891	12,224,716	11,587,138	10,957,160	10,334,779	9,719,996	9,112,811	8,513,224	7,921,236	50%
TRDC-22 - 70 units, 35 DPH, 100% houses and 0% flats	70	£748,000	15,131,082	14,468,736	13,813,823	13,166,344	12,526,296	11,893,682	11,268,501	10,650,752	10,040,436	9,435,752	8,836,718	50%
TRDC-23 - 80 units, 50 DPH, 100% houses and 0% flats	80	£598,400	17,292,664	16,535,698	15,787,226	15,047,249	14,315,767	13,592,779	12,878,287	12,172,288	11,474,784	10,783,716	10

EE RIVERS DISTRICT COUNCIL Sales value £6,850 psm AH tenure Rented 70% Intermediate: SO 30%

ICHMARK LAND VALUE 1 (SECONDARY OFFICES/RETAIL) **£6,129,319** PER HA Type of rent: 70% Soc Rent 30% Aff Rent FH 0%

			Residual land values										
Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	Max AH
TRDC-1 - 5 units, 25 DPH, 100% houses and 0% flats	5	£1,225,864	1,252,716	1,199,257	1,146,396	1,094,136	1,042,475	991,413	940,951	891,088	841,824	793,160	745,096	0%
TRDC-2 - 5 units, 50 DPH, 100% houses and 0% flats	5	£612,932	1,252,716	1,199,257	1,146,396	1,094,136	1,042,475	991,413	940,951	891,088	841,824	793,160	745,096	50%
TRDC-3 - 5 units, 85 DPH, 50% houses and 50% flats	5	£360,548	1,002,072	952,373	903,265	854,748	806,824	759,491	712,749	666,600	621,042	576,076	531,700	50%
TRDC-4 - 6 units, 30 DPH, 100% houses and 0% flats	6	£1,225,864	1,503,259	1,439,108	1,375,676	1,312,963	1,250,970	1,189,695	1,129,140	1,069,305	1,010,189	951,792	894,115	20%
TRDC-5 - 6 units, 75 DPH, 75% houses and 25% flats	6	£490,346	1,356,602	1,294,604	1,233,322	1,172,756	1,112,907	1,053,774	995,356	937,655	880,670	824,402	768,848	50%
TRDC-6 - 8 units, 25 DPH, 100% houses and 0% flats	8	£1,961,382	2,004,345	1,918,810	1,834,235	1,750,618	1,667,959	1,586,260	1,505,521	1,425,740	1,346,919	1,269,056	1,192,153	0%
TRDC-7 - 8 units, 130 DPH, 0% houses and 100% flats	8	£377,189	1,162,516	1,090,103	1,018,608	948,032	878,376	809,639	741,821	674,922	608,942	543,882	479,740	50%
TRDC-8 - 9 units, 112 DPH, 0% houses and 100% flats	9	£492,535	1,307,831	1,226,365	1,145,934	1,066,536	988,174	910,844	834,548	759,287	685,060	611,866	539,707	50%
TRDC-9 - 10 units, 25 DPH, 100% houses and 0% flats	10	£2,451,728	2,462,482	2,355,564	2,249,843	2,145,322	2,042,000	1,939,876	1,838,952	1,739,226	1,640,699	1,543,371	1,447,241	0%
TRDC-10 - 10 units, 90 DPH, 50% houses and 50% flats	10	£681,035	1,962,712	1,862,722	1,763,926	1,666,319	1,569,905	1,474,682	1,380,651	1,287,811	1,196,162	1,105,705	1,016,440	50%
TRDC-11 - 20 units, 35 DPH, 100% houses and 0% flats	20	£3,502,468	4,600,173	4,402,686	4,207,407	4,014,336	3,823,476	3,634,823	3,448,379	3,264,145	3,082,119	2,902,302	2,724,695	25%
TRDC-12 - 20 units, 50 DPH, 80% houses and 20% flats	20	£2,451,728	4,862,574	4,634,293	4,408,644	4,185,629	3,965,246	3,747,497	3,532,382	3,319,899	3,110,050	2,902,833	2,698,250	50%
TRDC-13 - 30 units, 25 DPH, 100% houses and 0% flats	30	£7,355,183	7,165,820	6,850,564	6,538,852	6,230,685	5,926,060	5,624,981	5,327,445	5,033,453	4,743,006	4,456,102	4,172,742	0%
TRDC-14 - 30 units, 50 DPH, 80% houses and 20% flats	30	£3,677,592	6,616,073	6,309,001	6,005,462	5,705,456	5,408,984	5,116,045	4,826,640	4,540,766	4,258,427	3,979,622	3,704,350	50%
TRDC-15 - 40 units, 50 DPH, 80% houses and 20% flats	40	£4,903,455	7,815,578	7,466,398	7,121,205	6,779,996	6,442,773	6,109,536	5,780,283	5,455,016	5,133,734	4,816,437	4,503,126	40%
TRDC-16 - 40 units, 80 DPH, 50% houses and 50% flats	40	£3,064,660	7,664,970	7,273,962	6,887,142	6,504,989	6,127,504	5,754,685	5,386,535	5,023,052	4,664,236	4,310,088	3,960,607	50%
TRDC-17 - 50 units, 35 DPH, 100% houses and 0% flats	50	£8,756,170	11,943,034	11,417,607	10,898,088	10,384,475	9,876,767	9,374,968	8,879,074	8,389,089	7,905,009	7,426,836	6,954,570	30%
TRDC-18 - 50 units, 80 DPH, 50% houses and 50% flats	50	£3,830,825	9,581,214	9,092,452	8,608,927	8,131,236	7,659,379	7,193,357	6,733,169	6,278,815	5,830,295	5,387,610	4,950,759	50%
TRDC-19 - 60 units, 100 DPH, 0% houses and 100% flats	60	£3,677,592	8,355,441	7,820,625	7,292,595	6,771,352	6,256,896	5,749,227	5,248,344	4,754,248	4,266,939	3,786,417	3,312,681	45%
TRDC-20 - 60 units, 35 DPH, 100% houses and 0% flats	60	£10,507,404	14,331,640	13,701,128	13,077,705	12,461,368	11,852,121	11,249,961	10,654,890	10,066,907	9,486,011	8,912,203	8,345,484	30%
TRDC-21 - 70 units, 50 DPH, 80% houses and 20% flats	70	£8,581,047	15,437,504	14,721,002	14,012,745	13,312,732	12,620,963	11,937,438	11,262,158	10,595,122	9,936,332	9,285,784	8,643,482	50%
TRDC-22 - 70 units, 35 DPH, 100% houses and 0% flats	70	£12,258,639	16,388,226	15,669,850	14,959,542	14,257,303	13,563,132	12,877,029	12,198,996	11,529,029	10,864,519	10,207,218	9,558,037	25%
TRDC-23 - 80 units, 50 DPH, 100% houses and 0% flats	80	£9,806,911	18,729,401	17,908,401	17,096,620	16,294,061	15,500,722	14,716,605	13,941,709	13,176,033	12,416,593	11,665,392	10,923,470	50%
TRDC-24 - 80 units, 80 DPH, 55% houses and 45% flats	80	£6,129,319	15,372,705	14,602,612	13,841,641	13,089,791	12,347,061	11,613,453	10,888,965	10,173,599	9,467,354	8,770,229	8,082,226	50%
TRDC-25 - 95 units, 28 DPH, 100% houses and 0% flats	95	£20,795,905	22,241,164	21,266,225	20,302,236	19,349,197	18,407,107	17,475,968	16,555,780	15,646,540	14,744,704	13,852,653	12,971,621	5%
TRDC-26 - 100 units, 15 DPH, 100% houses and 0% flats	100	£40,862,128	23,411,752	22,385,500	21,370,775	20,367,576	19,375,903	18,395,756	17,427,136	16,470,042	15,520,741	14,581,740	13,654,338	0%
TRDC-27 - 100 units, 35 DPH, 95% houses and 5% flats	100	£17,512,341	22,964,188	21,944,490	20,936,311	19,939,653	18,954,513	17,980,893	17,018,793	16,068,213	15,128,767	14,196,244	13,275,312	25%
TRDC-28 - 130 units, 35.14 DPH, 95% houses and 5% flats	130	£22,675,342	29,317,985	28,016,845	26,730,403	25,458,658	24,201,612	22,959,263	21,731,611	20,518,656	19,320,399	18,136,840	16,967,978	25%
TRDC-29 - 145 units, 24.83 DPH, 100% houses and 0% flats	145	£35,793,447	33,339,206	31,878,594	30,434,386	29,006,581	27,595,178	26,200,178	24,821,581	23,459,388	22,113,597	20,784,209	19,471,224	0%
TRDC-30 - 165 units, 70.87 DPH, 60% houses and 40% flats	165	£14,270,321	31,291,156	29,755,438	28,237,788	26,738,205	25,256,687	23,793,238	22,347,855	20,920,539	19,511,290	18,120,107	16,740,741	50%
TRDC-31 - 250 units, 35.07 DPH, 90% houses and 10% flats	250	£43,693,465	50,235,682	47,910,468	45,611,614	43,339,122	41,092,991	38,873,221	36,679,812	34,500,436	32,347,558	30,221,220	28,121,423	10%
TRDC-32 - 400 units, 15.69 DPH, 100% houses and 0% flats	400	£156,260,529	74,458,205	71,067,946	67,715,755	64,401,632	61,125,575	57,883,134	54,675,758	51,506,560	48,375,542	45,282,703	42,228,043	0%
TRDC-33 - 500 units, 20 DPH, 100% houses and 0% flats	500	£153,232,981	83,225,335	79,114,619	75,050,051	71,031,633	67,059,367	63,133,249	59,253,283	55,419,466	51,631,799	47,890,282	44,194,915	0%
TRDC-34 - 750 units, 20 DPH, 100% houses and 0% flats	750	£229,849,472	117,118,586	111,316,305	105,579,174	99,907,197	94,300,370	88,758,694	83,282,169	77,870,796	72,524,574	67,243,504	62,027,584	0%
TRDC-35 - 1000 units, 20 DPH, 100% houses and 0% flats	1,000	£306,465,963	143,215,178	136,153,421	129,170,769	122,267,221	115,442,777	108,697,435	102,031,199	95,444,065	88,936,036	82,507,110	76,157,289	0%
TRDC-36 - 1250 units, 20 DPH, 100% houses and 0% flats	1,250	£383,082,454	170,248,965	161,803,317	153,452,423	145,196,281	137,034,893	128,968,258	120,996,376	113,119,248	105,336,873	97,649,251	90,056,384	0%
TRDC-37 - 1500 units, 20 DPH, 100% houses and 0% flats	1,500	£459,698,944	193,629,481	183,988,085	174,455,013	165,030,265	155,713,841	146,505,743	137,405,968	128,414,517	119,531,392	110,756,590	102,090,113	0%
TRDC-CARE1 (75 rooms)	-	£6,129,319	573,796	- 573,796	- 573,796	- 573,796	- 573,796	- 573,796	- 573,796	- 573,796	- 573,796	- 573,796	- 573,796	0%
TRDC-CARE2 (40 rooms)	-	£2,022,675	245,787	- 245,787	- 245,787	- 245,787	- 245,787	- 245,787	- 245,787	- 245,787	- 245,787	- 245,787	- 245,787	0%
TRDC-OFF1	-	£3,064,660	- 5,093,051	- 5,093,051	- 5,093,051	- 5,093,051	- 5,093,051	- 5,093,051	- 5,093,051	- 5,093,051	- 5,093,051	- 5,093,051	- 5,093,051	0%
TRDC-OFF2	-	£3,064,660	- 6,967,324	- 6,967,324	- 6,967,324	- 6,967,324	- 6,967,324	- 6,967,324	- 6,967,324	- 6,967,324	- 6,967,324	- 6,967,324	- 6,967,324	0%
TRDC-RET1	-	£6,129,319	1,390,166	1,390,166	1,390,166	1,390,166	1,390,166	1,390,166	1,390,166	1,390,166	1,390,166	1,390,166	1,390,166	0%
TRDC-RET2	-	£3,064,660	4,454,956	4,454,956	4,454,956	4,454,956	4,454,956	4,454,956	4,454,956	4,454,956	4,454,956	4,454,956	4,454,956	50%
TRDC-RET3	-	£1,532,330	1,873,848	1,873,848	1,873,848	1,873,848	1,873,848	1,873,848	1,873,848	1,873,848	1,873,848	1,873,848	1,873,848	50%
TRDC-IND1	-	£6,129,319	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	0%
TRDC-IND2	-	£6,129,319	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	0%
TRDC-IND3	-	£6,129,319	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	0%

ICHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL) **£2,760,992**

			Residual land values										
Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	Max AH
TRDC-1 - 5 units, 25 DPH, 100% houses and 0% flats	5	£552,198	1,252,716	1,199,257	1,146,396	1,094,136	1,042,475	991,413	940,951	891,088	841,824	793,160	745,096	50%
TRDC-2 - 5 units, 50 DPH, 100% houses and 0% flats	5	£276,099	1,252,716	1,199,257	1,146,396	1,094,136	1,042,475	991,413	940,951	891,088	841,824	793,160	745,096	50%
TRDC-3 - 5 units, 85 DPH, 50% houses and 50% flats	5	£162,411	1,002,072	952,373	903,265	854,748	806,824	759,491	712,749	666,600	621,042	576,076	531,700	50%
TRDC-4 - 6 units, 30 DPH, 100% houses and 0% flats	6	£552,198	1,503,259	1,439,108	1,375,676	1,312,963	1,250,970	1,189,695	1,129,140	1,069,305	1,010,189	951,792	894,115	50%
TRDC-5 - 6 units, 75 DPH, 75% houses and 25% flats	6	£220,879	1,356,602	1,294,604	1,233,322	1,172,756	1,112,907	1,053,774	995,356	937,655	880,670	824,402	768,848	50%
TRDC-6 - 8 units, 25 DPH, 100% houses and 0% flats	8	£883,518	2,004,345	1,918,810	1,834,235	1,750,618	1,667,959	1,586,260	1,505,521	1,425,740	1,346,919	1,269,056	1,192,153	50%
TRDC-7 - 8 units, 130 DPH, 0% houses and 100% flats	8	£169,907	1,162,516	1,090,103	1,018,608	948,032	878,376	809,639	741,821	674,922	608,942	543,882	479,740	50%
TRDC-8 - 9 units, 112 DPH, 0% houses and 100% flats	9	£221,865	1,307,831	1,226,365	1,145,934	1,066,536	988,174	910,844	834,548	759,287	685,060	611,866	539,707	50%
TRDC-9 - 10 units, 25 DPH, 100% houses and 0% flats	10	£1,104,397	2,462,482	2,355,564	2,249,843	2,145,322	2,042,000	1,939,876	1,838,952	1,739,226	1,640,699	1,543,371	1,447,241	50%
TRDC-10 - 10 units, 90 DPH, 50% houses and 50% flats	10	£306,777	1,962,712	1,862,722	1,763,926	1,666,319	1,569,905	1,474,682	1,380,651	1,287,811	1,196,162	1,105,705	1,016,440	50%
TRDC-11 - 20 units, 35 DPH, 100% houses and 0% flats	20	£1,577,710	4,600,173	4,402,686	4,207,407	4,014,336	3,823,476	3,634,823	3,448,379	3,264,145	3,082,119	2,902,302	2,724,695	50%
TRDC-12 - 20 units, 50 DPH, 80% houses and 20% flats	20	£1,104,397	4,862,574	4,634,293	4,408,644	4,185,629	3,965,246	3,747,497	3,532,382	3,319,899	3,110,050	2,902,833	2,698,250	50%
TRDC-13 - 30 units, 25 DPH, 100% houses and 0% flats	30	£3,313,191	7,165,820	6,850,564	6,538,852	6,230,685	5,926,060	5,624,981	5,327,445	5,033,453	4,743,006	4,456,102	4,172,742	50%
TRDC-14 - 30 units, 50 DPH, 80% houses and 20% flats	30	£1,656,595	6,616,073	6,309,001	6,005,462	5,705,456	5,408,984	5,116,045	4,826,640	4,540,766	4,258,427	3,979,622	3,704,350	50%
TRDC-15 - 40 units, 50 DPH, 80% houses and 20% flats	40	£2,208,794	7,815,578	7,466,398	7,121,205	6,779,996	6,442,773	6,109,536	5,780,283	5,455,016	5,133,734	4,816,437	4,503,126	50%
TRDC-16 - 40 units, 80 DPH, 50% houses and 50% flats	40	£1,380,496	7,664,970	7,273,962	6,887,142	6,504,989	6,127,504	5,754,685	5,386,535	5,023,052	4,664,236	4,310,088	3,960,607	50%
TRDC-17 - 50 units, 35 DPH, 100% houses and 0% flats	50	£3,944,275	11,943,034	11,417,607	10,898,088	10,384,475	9,876,767	9,374,968	8,879,074	8,389,089	7,905,009	7,426,836	6,954,570	50%
TRDC-18 - 50 units, 80 DPH, 50% houses and 50% flats	50	£1,725,620	9,581,214	9,092,452	8,608,927	8,131,236	7,659,379	7,193,357	6,733,169	6,278,815	5,830,295	5,387,610	4,950,759	50%
TRDC-19 - 60 units, 100 DPH, 0% houses and 100% flats	60	£1,656,595	8,355,441	7,820,625	7,292,595	6,771,352	6,256,896	5,749,227	5,248,344	4,754,248	4,266,939	3,786,417	3,312,681	50%
TRDC-20 - 60 units, 35 DPH, 100% houses and 0% flats	60	£4,733,130	14,331,640	13,701,128	13,077,705	12,461,368	11,852,121	11,249,961	10,654,890	10,066,907	9,486,011	8,912,203	8,345,484	50%
TRDC-21 - 70 units, 50 DPH, 80% houses and 20% flats	70	£3,865,389	15,437,504	14,721,002	14,012,745	13,312,732	12,620,963	11,937,438	11,262,158	10,595,122	9,936,332	9,285,784	8,643,482	50%
TRDC-22 - 70 units, 35 DPH, 100% houses and 0% flats	70	£5,521,985	16,388,226	15,669,850	14,959,542	14,257,303	13,563,132	12,877,029	12,198,996	11,529,029	10,864,519	10,207,218	9,558,037	50%
TRDC-23 - 80 units, 50 DPH, 100% houses and 0% flats	80	£4,417,588	18,729,401	17,908,401	17,096,620	16,294,061	15,500,722	14,716,605	13,941,709	13,176,033	12,416,593	11,665,392	10,923,470	50%
TRDC-24 - 80 units, 80 DPH, 55% houses and 45% flats	80	£2,760,992	15,372,705	14,602,612	13,841,641	13,089,791	12,347,061	11,613,453	10,888,965	10,173,599	9,467,354	8,770,229	8,082,226	50%
TRDC-25 - 95 units, 28 DPH, 100% houses and 0% flats	95	£9,367,653	22,241,164	21,266,225	20,302,236	19,349,197	18,407,107	17,475,968	16,555,780	15,646,540	14,744,704	13,852,653	12,971,621	50%
TRDC-26 - 100 units, 15 DPH, 100% houses and 0% flats	100	£18,406,616	23,411,752	22,385,500	21,370,775	20,367,576	19,375,903	18,395,756	17,427,136	16,470,042	15,520,741	14,581,740	13,654,338	20%
TRDC-27 - 100 units, 35 DPH, 95% houses and 5% flats	100	£7,888,550	22,964,188	21,944,490	20,936,311	19,939,653	18,954,513	17,980,893	17,018,793	16,068,213	15,128,767	14,196,244	13,275,312	50%
TRDC-28 - 130 units, 35.14 DPH, 95% houses and 5% flats	130	£10,214,258	29,317,985	28,016,845	26,730,403	25,458,658	24,201,612	22,959,263	21,731,611	20,518,656	19,320,399	18,136,840	16,967,978	50%
TRDC-29 - 145 units, 24.83 DPH, 100% houses and 0% flats	145	£16,123,395	33,339,206	31,878,594	30,434,386	29,006,581	27,595,178	26,200,178	24,821,581	23,459,388	22,113,597	20,784,209	19,471,224	50%
TRDC-30 - 165 units, 70.87 DPH, 60% houses and 40% flats	165	£6,428,161	31,291,156	29,755,438	28,237,788	26,738,205	25,256,687	23,793,238	22,347,855	20,920,539	19,511,290	18,120,107	16,740,741	50%
TRDC-31 - 250 units, 35.07 DPH, 90% houses and 10% flats	250	£19,682,011	50,235,682	47,910,468	45,611,614	43,339,122	41,092,991	38,873,221	36,679,812	34,500,436	32,347,558	30,221,220	28,121,423	50%
TRDC-32 - 400 units, 15.69 DPH, 100% houses and 0% flats	400	£70,388,590	74,458,205	71,067,946	67,715,755	64,401,632	61,125,575	57,883,134	54,675,758	51,506,560	48,375,542	45,282,703	42,228,043	5%
TRDC-33 - 500 units, 20 DPH, 100% houses and 0% flats	500	£69,024,811	83,225,335	79,114,619	75,050,051	71,031,633	67,059,367	63,133,249	59,253,283	55,419,466	51,631,799	47,890,282	44,194,915	15%
TRDC-34 - 750 units, 20 DPH, 100% houses and 0% flats	750	£103,537,217	117,118,586	111,316,305	105,579,174	99,907,197	94,300,370	88,758,694	83,282,169	77,870,796	72,524,574	67,243,504	62,027,584	10%
TRDC-35 - 1000 units, 20 DPH, 100% houses and 0% flats	1,000	£138,049,623	143,215,178	136,153,421	129,170,769	122,267,221	115,442,777	108,697,435	102,031,199	95,444,065	88,936,036	82,507,110	76,157,289	0%
TRDC-36 - 1250 units, 20 DPH, 100% houses and 0% flats	1,250	£172,562,028	170,248,965	161,803,317	153,452,423	145,196,281	137,034,893	128,968,258	120,996,376	113,119,248	105,336,873	97,649,251	90,056,384	0%
TRDC-37 - 1500 units, 20 DPH, 100% houses and 0% flats	1,500	£207,074,434	193,629,481	183,988,085	174,455,013	165,030,265	155,713,841	146,505,743	137,405,968	128,414,517	119,531,392	110,756,590	102,090,113	0%
TRDC-CARE1 (75 rooms)	-	£2,760,992	573,796	- 573,796	- 573,796	- 573,796	- 573,796	- 573,796	- 573,796	- 573,796	- 573,796	- 573,796	- 573,796	0%
TRDC-CARE2 (40 rooms)	-	£911,128	245,787	- 245,787	- 245,787	- 245,787	- 245,787	- 245,787	- 245,787	- 245,787	- 245,787	- 245,787	- 245,787	0%
TRDC-OFF1	-	£1,380,496	- 5,093,051	- 5,093,051	- 5,093,051	- 5,093,051	- 5,093,051	- 5,093,051	- 5,093,051	- 5,093,051	- 5,093,051	- 5,093,051	- 5,093,051	0%
TRDC-OFF2	-	£1,380,496	- 6,967,324	- 6,967,324	- 6,967,324	- 6,967,324	- 6,967,324	- 6,967,324	- 6,967,324	- 6,967,324	- 6,967,324	- 6,967,324	- 6,967,324	0%
TRDC-RET1	-	£2,760,992	1,390,166	1,390,166	1,390,166	1,390,166	1,390,166	1,390,166	1,390,166	1,390,166	1,390,166	1,390,166	1,390,166	0%
TRDC-RET2	-	£1,380,496	4,454,956	4,454,956	4,454,956	4,454,956	4,454,956	4,454,956	4,454,956	4,454,956	4,454,956	4,454,956	4,454,956	50%
TRDC-RET3	-	£690,248	1,873,848	1,873,848	1,873,848	1,873,848	1,873,848	1,873,848	1,873,848	1,873,848	1,873,848	1,873,848	1,873,848	50%
TRDC-IND1	-	£2,760,992	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	50%
TRDC-IND2	-	£2,760,992	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	50%
TRDC-IND3	-	£2,760,992	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	50%

ICHMARK LAND VALUE 3 (GREENFIELD - UPPER END OF RANGE) **£374,000** PER HA

			Residual land values										
Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	Max AH
TRDC-1 - 5 units, 25 DPH, 100% houses and 0% flats	5	£74,800	1,252,716	1,199,257	1,146,396	1,094,136	1,042,475	991,413	940,951	891,088	841,824	793,160	745,096	50%
TRDC-2 - 5 units, 50 DPH, 100% houses and 0% flats	5	£37,400	1,252,716	1,199,257	1,146,396	1,094,136	1,042,475	991,413	940,951	891,088	841,824	793,160	745,096	50%
TRDC-3 - 5 units, 85 DPH, 50% houses and 50% flats	5	£22,000	1,002,072	952,373	903,265	854,748	806,824	759,491	712,749	666,600	621,042	576,076	531,700	50%
TRDC-4 - 6 units, 30 DPH, 100% houses and 0% flats	6	£74,800	1,503,259	1,439,108	1,375,676	1,312,963	1,250,970	1,189,695	1,129,140	1,069,305	1,010,189	951,792	894,115	50%
TRDC-5 - 6 units, 75 DPH, 75% houses and 25% flats	6	£29,920	1,356,602	1,294,604	1,233,322	1,172,756	1,112,907	1,053,774	995,356	937,655	880,670	824,402	768,848	50%
TRDC-6 - 8 units, 25 DPH, 100% houses and 0% flats	8	£119,680	2,004,345	1,918,810	1,834,235	1,750,618	1,667,959	1,586,260	1,505,521	1,425,740	1,346,919	1,269,056	1,192,153	50%
TRDC-7 - 8 units, 130 DPH, 0% houses and 100% flats	8	£23,015	1,162,516	1,090,103	1,018,608	948,032	878,376	809,639	741,821	674,922	608,942	543,882	479,740	50%
TRDC-8 - 9 units, 112 DPH, 0% houses and 100% flats	9	£30,054	1,307,831	1,226,365	1,145,934	1,066,536	988,174	910,844	834,548	759,287	685,060	611,866	539,707	50%
TRDC-9 - 10 units, 25 DPH, 100% houses and 0% flats	10	£149,600	2,462,482	2,355,564	2,249,843	2,145,322	2,042,000	1,939,876	1,838,952	1,739,226	1,640,699	1,543,371	1,447,241	50%
TRDC-10 - 10 units, 90 DPH, 50% houses and 50% flats	10	£41,556	1,962,712	1,862,722	1,763,926	1,666,319	1,569,905	1,474,682	1,380,651	1,287,811	1,196,162	1,105,705	1,016,440	50%
TRDC-11 - 20 units, 35 DPH, 100% houses and 0% flats	20	£213,714	4,600,173	4,402,686	4,207,407	4,014,336	3,823,476	3,634,823	3,448,379	3,264,145	3,082,119	2,902,302	2,724,695	50%
TRDC-12 - 20 units, 50 DPH, 80% houses and 20% flats	20	£149,600	4,862,574	4,634,293	4,408,644	4,185,629	3,965,246	3,747,497	3,532,382	3,319,899	3,110,050	2,902,833	2,698,250	50%
TRDC-13 - 30 units, 25 DPH, 100% houses and 0% flats	30	£448,800	7,165,820	6,850,564	6,538,852	6,230,685	5,926,060	5,624,981	5,327,445	5,033,453	4,743,006	4,456,102	4,172,742	50%
TRDC-14 - 30 units, 50 DPH, 80% houses and 20% flats	30	£224,400	6,616,073	6,309,001	6,005,462	5,705,456	5,408,984	5,116,045	4,826,640	4,540,766	4,258,427	3,979,622	3,704,350	50%
TRDC-15 - 40 units, 50 DPH, 80% houses and 20% flats	40	£299,200	7,815,578	7,466,398	7,121,205	6,779,996	6,442,773	6,109,536	5,780,283	5,455,016	5,133,734	4,816,437	4,503,126	50%
TRDC-16 - 40 units, 80 DPH, 50% houses and 50% flats	40	£187,000	7,664,970	7,273,962	6,887,142	6,504,989	6,127,504	5,754,685	5,386,535	5,023,052	4,664,236	4,310,088	3,960,607	50%
TRDC-17 - 50 units, 35 DPH, 100% houses and 0% flats	50	£534,286	11,943,034	11,417,607	10,898,088	10,384,475	9,876,767	9,374,968	8,879,074	8,389,089	7,905,009	7,426,836	6,954,570	50%
TRDC-18 - 50 units, 80 DPH, 50% houses and 50% flats	50	£233,750	9,581,214	9,092,452	8,608,927	8,131,236	7,659,379	7,193,357	6,733,169	6,278,815	5,830,295	5,387,610	4,950,759	50%
TRDC-19 - 60 units, 100 DPH, 0% houses and 100% flats	60	£224,400	8,355,441	7,820,625	7,292,595	6,771,352	6,256,896	5,749,227	5,248,344	4,754,248	4,266,939	3,786,417	3,312,681	50%
TRDC-20 - 60 units, 35 DPH, 100% houses and 0% flats	60	£641,143	14,331,640	13,701,128	13,077,705	12,461,368	11,852,121	11,249,961	10,654,890	10,066,907	9,486,011	8,912,203	8,345,484	50%
TRDC-21 - 70 units, 50 DPH, 80% houses and 20% flats	70	£523,600	15,437,504	14,721,002	14,012,745	13,312,732	12,620,963	11,937,438	11,262,158	10,595,122	9,936,332	9,285,784	8,643,482	50%
TRDC-22 - 70 units, 35 DPH, 100% houses and 0% flats	70	£748,000	16,388,226	15,669,850	14,959,542	14,257,303	13,563,132	12,877,029	12,198,996	11,529,029	10,864,519	10,207,218	9,558,037	50%
TRDC-23 - 80 units, 50 DPH, 100% houses and 0% flats	80	£598,400	18,729,401	17,908,401

EE RIVERS DISTRICT COUNCIL Sales value £7,100 psm — AH tenure: Rented 70% — Intermediate: SO 30%

ICHMARK LAND VALUE 1 (SECONDARY OFFICES/RETAIL) **£6,129,319** PER HA — Type of rent: 70% Soc Rent 30% Aff Rent — FH 0%

			Residual land values										
Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	Max AH
TRDC-1 - 5 units, 25 DPH, 100% houses and 0% flats	5	£1,225,864	1,348,049	1,290,357	1,233,312	1,176,915	1,121,165	1,066,063	1,011,607	957,800	904,639	852,126	800,261	10%
TRDC-2 - 5 units, 50 DPH, 100% houses and 0% flats	5	£612,932	1,348,049	1,290,357	1,233,312	1,176,915	1,121,165	1,066,063	1,011,607	957,800	904,639	852,126	800,261	50%
TRDC-3 - 5 units, 85 DPH, 50% houses and 50% flats	5	£360,548	1,094,001	1,040,196	987,030	934,503	882,617	831,371	780,764	730,798	681,471	632,784	584,738	50%
TRDC-4 - 6 units, 30 DPH, 100% houses and 0% flats	6	£1,225,864	1,617,659	1,548,429	1,479,975	1,412,298	1,345,398	1,279,274	1,213,928	1,149,359	1,085,567	1,022,551	960,312	25%
TRDC-5 - 6 units, 75 DPH, 75% houses and 25% flats	6	£490,346	1,469,050	1,402,044	1,335,812	1,270,354	1,205,671	1,141,761	1,078,624	1,016,262	954,674	893,859	833,818	50%
TRDC-6 - 8 units, 25 DPH, 100% houses and 0% flats	8	£1,961,382	2,156,878	2,064,571	1,973,299	1,883,064	1,793,863	1,705,700	1,618,572	1,532,479	1,447,422	1,363,401	1,280,417	10%
TRDC-7 - 8 units, 130 DPH, 0% houses and 100% flats	8	£377,189	1,303,185	1,224,453	1,146,717	1,069,976	994,231	919,482	845,729	772,971	701,209	630,443	560,672	50%
TRDC-8 - 9 units, 112 DPH, 0% houses and 100% flats	9	£492,535	1,466,083	1,377,509	1,290,057	1,203,724	1,118,511	1,034,418	951,445	869,592	788,861	709,248	630,755	50%
TRDC-9 - 10 units, 25 DPH, 100% houses and 0% flats	10	£2,451,728	2,653,149	2,537,764	2,423,674	2,310,880	2,199,380	2,089,175	1,980,264	1,872,649	1,766,328	1,661,303	1,557,571	5%
TRDC-10 - 10 units, 90 DPH, 50% houses and 50% flats	10	£681,035	2,143,630	2,035,532	1,928,720	1,823,195	1,718,958	1,616,006	1,514,342	1,413,963	1,314,873	1,217,069	1,120,552	50%
TRDC-11 - 20 units, 35 DPH, 100% houses and 0% flats	20	£3,502,468	4,963,504	4,749,956	4,538,798	4,330,031	4,123,654	3,919,670	3,718,074	3,518,870	3,322,057	3,127,634	2,935,603	35%
TRDC-12 - 20 units, 50 DPH, 80% houses and 20% flats	20	£2,451,728	5,232,737	4,987,921	4,745,929	4,506,762	4,270,417	4,036,895	3,806,197	3,578,323	3,353,272	3,131,044	2,911,640	50%
TRDC-13 - 30 units, 25 DPH, 100% houses and 0% flats	30	£7,355,183	7,710,816	7,371,235	7,035,473	6,703,532	6,375,410	6,051,109	5,730,628	5,413,966	5,101,124	4,792,103	4,486,901	5%
TRDC-14 - 30 units, 50 DPH, 80% houses and 20% flats	30	£3,677,592	7,153,702	6,822,575	6,495,256	6,171,749	5,852,051	5,536,165	5,224,087	4,915,821	4,611,365	4,310,719	4,013,884	50%
TRDC-15 - 40 units, 50 DPH, 80% houses and 20% flats	40	£4,903,455	8,502,813	8,123,400	7,748,319	7,377,570	7,011,154	6,649,071	6,291,319	5,937,900	5,588,814	5,244,059	4,903,637	50%
TRDC-16 - 40 units, 80 DPH, 50% houses and 50% flats	40	£3,064,660	8,366,165	7,943,214	7,525,300	7,112,423	6,704,582	6,301,780	5,904,015	5,511,287	5,123,595	4,740,942	4,363,326	50%
TRDC-17 - 50 units, 35 DPH, 100% houses and 0% flats	50	£8,756,170	12,851,361	12,285,392	11,725,788	11,172,553	10,625,684	10,085,181	9,551,046	9,023,276	8,501,874	7,986,838	7,478,169	35%
TRDC-18 - 50 units, 80 DPH, 50% houses and 50% flats	50	£3,830,825	10,457,706	9,929,017	9,406,625	8,890,528	8,380,729	7,877,225	7,380,019	6,889,108	6,404,495	5,926,178	5,454,157	50%
TRDC-19 - 60 units, 100 DPH, 0% houses and 100% flats	60	£3,677,592	9,366,885	8,786,451	8,213,355	7,647,600	7,089,183	6,538,108	5,994,371	5,457,975	4,928,918	4,407,202	3,892,824	50%
TRDC-20 - 60 units, 35 DPH, 100% houses and 0% flats	60	£10,507,404	15,421,633	14,742,470	14,070,946	13,407,063	12,750,821	12,102,218	11,461,254	10,827,931	10,202,249	9,584,206	8,973,803	35%
TRDC-21 - 70 units, 50 DPH, 80% houses and 20% flats	70	£8,581,047	16,691,973	15,919,340	15,155,599	14,400,747	13,654,787	12,917,717	12,189,538	11,470,250	10,759,851	10,058,344	9,365,729	50%
TRDC-22 - 70 units, 35 DPH, 100% houses and 0% flats	70	£12,258,639	17,645,371	16,870,964	16,105,262	15,348,263	14,599,967	13,860,377	13,129,191	12,403,603	11,686,768	10,978,685	10,279,354	35%
TRDC-23 - 80 units, 50 DPH, 100% houses and 0% flats	80	£9,806,911	20,166,139	19,281,102	18,406,013	17,540,872	16,685,677	15,840,430	15,004,790	14,175,547	13,356,307	12,547,069	11,747,834	50%
TRDC-24 - 80 units, 80 DPH, 55% houses and 45% flats	80	£6,129,319	16,763,685	15,931,259	15,108,686	14,295,963	13,493,092	12,700,070	11,916,901	11,143,583	10,380,116	9,626,498	8,882,734	50%
TRDC-25 - 95 units, 28 DPH, 100% houses and 0% flats	95	£20,795,905	23,947,290	22,896,309	21,857,141	20,829,785	19,814,242	18,810,511	17,818,188	16,833,462	15,860,614	14,899,645	13,950,553	15%
TRDC-26 - 100 units, 15 DPH, 100% houses and 0% flats	100	£40,862,128	25,207,674	24,101,378	23,007,516	21,926,089	20,857,097	19,800,539	18,755,986	17,719,434	16,695,383	15,683,836	14,684,791	0%
TRDC-27 - 100 units, 35 DPH, 95% houses and 5% flats	100	£17,512,341	24,754,213	23,654,684	22,567,583	21,492,911	20,430,667	19,380,853	18,343,467	17,316,613	16,299,265	15,294,416	14,302,065	30%
TRDC-28 - 130 units, 35.14 DPH, 95% houses and 5% flats	130	£22,675,342	31,605,686	30,202,546	28,815,264	27,443,841	26,088,277	24,748,571	23,424,725	22,116,737	20,824,610	19,548,340	18,287,930	30%
TRDC-29 - 145 units, 24.83 DPH, 100% houses and 0% flats	145	£35,793,447	35,899,279	34,324,593	32,767,606	31,228,313	29,706,719	28,202,820	26,716,620	25,248,116	23,797,309	22,364,198	20,948,786	0%
TRDC-30 - 165 units, 70.87 DPH, 60% houses and 40% flats	165	£14,270,321	34,092,964	32,432,014	30,790,591	29,168,697	27,566,331	25,983,493	24,420,182	22,876,400	21,346,618	19,835,564	18,344,134	50%
TRDC-31 - 250 units, 35.07 DPH, 90% houses and 10% flats	250	£43,693,465	54,456,531	51,943,807	49,459,585	47,003,865	44,576,243	42,165,713	39,783,854	37,430,667	35,106,153	32,810,310	30,543,139	20%
TRDC-32 - 400 units, 15.69 DPH, 100% houses and 0% flats	400	£156,260,529	80,420,634	76,764,038	73,142,169	69,561,484	66,021,983	62,523,664	59,066,529	55,650,577	52,275,810	48,942,226	45,649,825	0%
TRDC-33 - 500 units, 20 DPH, 100% houses and 0% flats	500	£153,232,981	90,470,576	86,036,918	81,653,075	77,319,044	73,032,815	68,796,069	64,609,190	60,472,175	56,385,028	52,347,747	48,360,331	0%
TRDC-34 - 750 units, 20 DPH, 100% houses and 0% flats	750	£229,849,472	127,285,275	121,029,113	114,843,279	108,727,774	102,682,599	96,707,752	90,803,234	84,969,046	79,205,187	73,511,657	67,888,455	0%
TRDC-35 - 1000 units, 20 DPH, 100% houses and 0% flats	1,000	£306,465,963	156,023,511	148,392,966	140,847,973	133,388,532	126,014,644	118,726,307	111,523,523	104,406,291	97,374,611	90,428,483	83,567,908	0%
TRDC-36 - 1250 units, 20 DPH, 100% houses and 0% flats	1,250	£383,082,454	185,224,590	176,112,520	167,102,803	158,195,439	149,390,426	140,687,767	132,087,460	123,589,506	115,193,905	106,900,655	98,709,758	0%
TRDC-37 - 1500 units, 20 DPH, 100% houses and 0% flats	1,500	£459,698,944	210,449,932	200,063,629	189,794,137	179,641,456	169,605,586	159,686,527	149,876,531	140,183,297	130,606,933	121,147,439	111,804,817	0%
TRDC-CARE1 (75 rooms)	-	£6,129,319	573,796	- 573,796	- 573,796	- 573,796	- 573,796	- 573,796	- 573,796	- 573,796	- 573,796	- 573,796	- 573,796	0%
TRDC-CARE2 (40 rooms)	-	£2,022,675	245,787	- 245,787	- 245,787	- 245,787	- 245,787	- 245,787	- 245,787	- 245,787	- 245,787	- 245,787	- 245,787	0%
TRDC-OFF1	-	£3,064,660	- 5,093,051	- 5,093,051	- 5,093,051	- 5,093,051	- 5,093,051	- 5,093,051	- 5,093,051	- 5,093,051	- 5,093,051	- 5,093,051	- 5,093,051	0%
TRDC-OFF2	-	£3,064,660	- 6,967,324	- 6,967,324	- 6,967,324	- 6,967,324	- 6,967,324	- 6,967,324	- 6,967,324	- 6,967,324	- 6,967,324	- 6,967,324	- 6,967,324	0%
TRDC-RET1	-	£6,129,319	1,390,166	1,390,166	1,390,166	1,390,166	1,390,166	1,390,166	1,390,166	1,390,166	1,390,166	1,390,166	1,390,166	0%
TRDC-RET2	-	£3,064,660	4,454,956	4,454,956	4,454,956	4,454,956	4,454,956	4,454,956	4,454,956	4,454,956	4,454,956	4,454,956	4,454,956	50%
TRDC-RET3	-	£1,532,330	1,873,848	1,873,848	1,873,848	1,873,848	1,873,848	1,873,848	1,873,848	1,873,848	1,873,848	1,873,848	1,873,848	50%
TRDC-IND1	-	£6,129,319	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	0%
TRDC-IND2	-	£6,129,319	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	0%
TRDC-IND3	-	£6,129,319	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	0%

ICHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL) **£2,760,992**

			Residual land values										
Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	Max AH
TRDC-1 - 5 units, 25 DPH, 100% houses and 0% flats	5	£552,198	1,348,049	1,290,357	1,233,312	1,176,915	1,121,165	1,066,063	1,011,607	957,800	904,639	852,126	800,261	50%
TRDC-2 - 5 units, 50 DPH, 100% houses and 0% flats	5	£276,099	1,348,049	1,290,357	1,233,312	1,176,915	1,121,165	1,066,063	1,011,607	957,800	904,639	852,126	800,261	50%
TRDC-3 - 5 units, 85 DPH, 50% houses and 50% flats	5	£162,411	1,094,001	1,040,196	987,030	934,503	882,617	831,371	780,764	730,798	681,471	632,784	584,738	50%
TRDC-4 - 6 units, 30 DPH, 100% houses and 0% flats	6	£552,198	1,617,659	1,548,429	1,479,975	1,412,298	1,345,398	1,279,274	1,213,928	1,149,359	1,085,567	1,022,551	960,312	50%
TRDC-5 - 6 units, 75 DPH, 75% houses and 25% flats	6	£220,879	1,469,050	1,402,044	1,335,812	1,270,354	1,205,671	1,141,761	1,078,624	1,016,262	954,674	893,859	833,818	50%
TRDC-6 - 8 units, 25 DPH, 100% houses and 0% flats	8	£883,518	2,156,878	2,064,571	1,973,299	1,883,064	1,793,863	1,705,700	1,618,572	1,532,479	1,447,422	1,363,401	1,280,417	50%
TRDC-7 - 8 units, 130 DPH, 0% houses and 100% flats	8	£169,907	1,303,185	1,224,453	1,146,717	1,069,976	994,231	919,482	845,729	772,971	701,209	630,443	560,672	50%
TRDC-8 - 9 units, 112 DPH, 0% houses and 100% flats	9	£221,865	1,466,083	1,377,509	1,290,057	1,203,724	1,118,511	1,034,418	951,445	869,592	788,861	709,248	630,755	50%
TRDC-9 - 10 units, 25 DPH, 100% houses and 0% flats	10	£1,104,397	2,653,149	2,537,764	2,423,674	2,310,880	2,199,380	2,089,175	1,980,264	1,872,649	1,766,328	1,661,303	1,557,571	50%
TRDC-10 - 10 units, 90 DPH, 50% houses and 50% flats	10	£306,777	2,143,630	2,035,532	1,928,720	1,823,195	1,718,958	1,616,006	1,514,342	1,413,963	1,314,873	1,217,069	1,120,552	50%
TRDC-11 - 20 units, 35 DPH, 100% houses and 0% flats	20	£1,577,710	4,963,504	4,749,956	4,538,798	4,330,031	4,123,654	3,919,670	3,718,074	3,518,870	3,322,057	3,127,634	2,935,603	50%
TRDC-12 - 20 units, 50 DPH, 80% houses and 20% flats	20	£1,104,397	5,232,737	4,987,921	4,745,929	4,506,762	4,270,417	4,036,895	3,806,197	3,578,323	3,353,272	3,131,044	2,911,640	50%
TRDC-13 - 30 units, 25 DPH, 100% houses and 0% flats	30	£3,313,191	7,710,816	7,371,235	7,035,473	6,703,532	6,375,410	6,051,109	5,730,628	5,413,966	5,101,124	4,792,103	4,486,901	50%
TRDC-14 - 30 units, 50 DPH, 80% houses and 20% flats	30	£1,656,595	7,153,702	6,822,575	6,495,256	6,171,749	5,852,051	5,536,165	5,224,087	4,915,821	4,611,365	4,310,719	4,013,884	50%
TRDC-15 - 40 units, 50 DPH, 80% houses and 20% flats	40	£2,208,794	8,502,813	8,123,400	7,748,319	7,377,570	7,011,154	6,649,071	6,291,319	5,937,900	5,588,814	5,244,059	4,903,637	50%
TRDC-16 - 40 units, 80 DPH, 50% houses and 50% flats	40	£1,380,496	8,366,165	7,943,214	7,525,300	7,112,423	6,704,582	6,301,780	5,904,015	5,511,287	5,123,595	4,740,942	4,363,326	50%
TRDC-17 - 50 units, 35 DPH, 100% houses and 0% flats	50	£3,944,275	12,851,361	12,285,392	11,725,788	11,172,553	10,625,684	10,085,181	9,551,046	9,023,276	8,501,874	7,986,838	7,478,169	50%
TRDC-18 - 50 units, 80 DPH, 50% houses and 50% flats	50	£1,725,620	10,457,706	9,929,017	9,406,625	8,890,528	8,380,729	7,877,225	7,380,019	6,889,108	6,404,495	5,926,178	5,454,157	50%
TRDC-19 - 60 units, 100 DPH, 0% houses and 100% flats	60	£1,656,595	9,366,885	8,786,451	8,213,355	7,647,600	7,089,183	6,538,108	5,994,371	5,457,975	4,928,918	4,407,202	3,892,824	50%
TRDC-20 - 60 units, 35 DPH, 100% houses and 0% flats	60	£4,733,130	15,421,633	14,742,470	14,070,946	13,407,063	12,750,821	12,102,218	11,461,254	10,827,931	10,202,249	9,584,206	8,973,803	50%
TRDC-21 - 70 units, 50 DPH, 80% houses and 20% flats	70	£3,865,389	16,691,973	15,919,340	15,155,599	14,400,747	13,654,787	12,917,717	12,189,538	11,470,250	10,759,851	10,058,344	9,365,729	50%
TRDC-22 - 70 units, 35 DPH, 100% houses and 0% flats	70	£5,521,985	17,645,371	16,870,964	16,105,262	15,348,263	14,599,967	13,860,377	13,129,191	12,403,603	11,686,768	10,978,685	10,279,354	50%
TRDC-23 - 80 units, 50 DPH, 100% houses and 0% flats	80	£4,417,588	20,166,139	19,281,102	18,406,013	17,540,872	16,685,677	15,840,430	15,004,790	14,175,547	13,356,307	12,547,069	11,747,834	50%
TRDC-24 - 80 units, 80 DPH, 55% houses and 45% flats	80	£2,760,992	16,763,685	15,931,259	15,108,686	14,295,963	13,493,092	12,700,070	11,916,901	11,143,583	10,380,116	9,626,498	8,882,734	50%
TRDC-25 - 95 units, 28 DPH, 100% houses and 0% flats	95	£9,367,653	23,947,290	22,896,309	21,857,141	20,829,785	19,814,242	18,810,511	17,818,188	16,833,462	15,860,614	14,899,645	13,950,553	50%
TRDC-26 - 100 units, 15 DPH, 100% houses and 0% flats	100	£18,406,616	25,207,674	24,101,378	23,007,516	21,926,089	20,857,097	19,800,539	18,755,986	17,719,434	16,695,383	15,683,836	14,684,791	30%
TRDC-27 - 100 units, 35 DPH, 95% houses and 5% flats	100	£7,888,550	24,754,213	23,654,684	22,567,583	21,492,911	20,430,667	19,380,853	18,343,467	17,316,613	16,299,265	15,294,416	14,302,065	50%
TRDC-28 - 130 units, 35.14 DPH, 95% houses and 5% flats	130	£10,214,258	31,605,686	30,202,546	28,815,264	27,443,841	26,088,277	24,748,571	23,424,725	22,116,737	20,824,610	19,548,340	18,287,930	50%
TRDC-29 - 145 units, 24.83 DPH, 100% houses and 0% flats	145	£16,123,395	35,899,279	34,324,593	32,767,606	31,228,313	29,706,719	28,202,820	26,716,620	25,248,116	23,797,309	22,364,198	20,948,786	50%
TRDC-30 - 165 units, 70.87 DPH, 60% houses and 40% flats	165	£6,428,161	34,092,964	32,432,014	30,790,591	29,168,697	27,566,331	25,983,493	24,420,182	22,876,400	21,346,618	19,835,564	18,344,134	50%
TRDC-31 - 250 units, 35.07 DPH, 90% houses and 10% flats	250	£19,682,011	54,456,531	51,943,807	49,459,585	47,003,865	44,576,243	42,165,713	39,783,854	37,430,667	35,106,153	32,810,310	30,543,139	50%
TRDC-32 - 400 units, 15.69 DPH, 100% houses and 0% flats	400	£70,388,590	80,420,634	76,764,038	73,142,169	69,561,484	66,021,983	62,523,664	59,066,529	55,650,577	52,275,810	48,942,226	45,649,825	10%
TRDC-33 - 500 units, 20 DPH, 100% houses and 0% flats	500	£69,024,811	90,470,576	86,036,918	81,653,075	77,319,044	73,032,815	68,796,069	64,609,190	60,472,175	56,385,028	52,347,747	48,360,331	20%
TRDC-34 - 750 units, 20 DPH, 100% houses and 0% flats	750	£103,537,217	127,285,275	121,029,113	114,843,279	108,727,774	102,682,599	96,707,752	90,803,234	84,969,046	79,205,187	73,511,657	67,888,455	15%
TRDC-35 - 1000 units, 20 DPH, 100% houses and 0% flats	1,000	£138,049,623	156,023,511	148,392,966	140,847,973	133,388,532	126,014,644	118,726,307	111,523,523	104,406,291	97,374,611	90,428,483	83,567,908	10%
TRDC-36 - 1250 units, 20 DPH, 100% houses and 0% flats	1,250	£172,562,028	185,224,590	176,112,520	167,102,803	158,195,439	149,390,426	140,687,767	132,087,460	123,589,506	115,193,905	106,900,655	98,709,758	5%
TRDC-37 - 1500 units, 20 DPH, 100% houses and 0% flats	1,500	£207,074,434	210,449,932	200,063,629	189,794,137	179,641,456	169,605,586	159,686,527	149,876,531	140,183,297	130,606,933	121,147,439	111,804,817	0%
TRDC-CARE1 (75 rooms)	-	£2,760,992	573,796	- 573,796	- 573,796	- 573,796	- 573,796	- 573,796	- 573,796	- 573,796	- 573,796	- 573,796	- 573,796	0%
TRDC-CARE2 (40 rooms)	-	£911,128	245,787	- 245,787	- 245,787	- 245,787	- 245,787	- 245,787	- 245,787	- 245,787	- 245,787	- 245,787	- 245,787	0%
TRDC-OFF1	-	£1,380,496	- 5,093,051	- 5,093,051	- 5,093,051	- 5,093,051	- 5,093,051	- 5,093,051	- 5,093,051	- 5,093,051	- 5,093,051	- 5,093,051	- 5,093,051	0%
TRDC-OFF2	-	£1,380,496	- 6,967,324	- 6,967,324	- 6,967,324	- 6,967,324	- 6,967,324	- 6,967,324	- 6,967,324	- 6,967,324	- 6,967,324	- 6,967,324	- 6,967,324	0%
TRDC-RET1	-	£2,760,992	1,390,166	1,390,166	1,390,166	1,390,166	1,390,166	1,390,166	1,390,166	1,390,166	1,390,166	1,390,166	1,390,166	0%
TRDC-RET2	-	£1,380,496	4,454,956	4,454,956	4,454,956	4,454,956	4,454,956	4,454,956	4,454,956	4,454,956	4,454,956	4,454,956	4,454,956	50%
TRDC-RET3	-	£690,248	1,873,848	1,873,848	1,873,848	1,873,848	1,873,848	1,873,848	1,873,848	1,873,848	1,873,848	1,873,848	1,873,848	50%
TRDC-IND1	-	£2,760,992	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	50%
TRDC-IND2	-	£2,760,992	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	50%
TRDC-IND3	-	£2,760,992	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	50%

ICHMARK LAND VALUE 3 (GREENFIELD - UPPER END OF RANGE) **£374,000** PER HA

			Residual land values										
Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	Max AH
TRDC-1 - 5 units, 25 DPH, 100% houses and 0% flats	5	£74,800	1,348,049	1,290,357	1,233,312	1,176,915	1,121,165	1,066,063	1,011,607	957,800	904,639	852,126	800,261	50%
TRDC-2 - 5 units, 50 DPH, 100% houses and 0% flats	5	£37,400	1,348,049	1,290,357	1,233,312	1,176,915	1,121,165	1,066,063	1,011,607	957,800	904,639	852,126	800,261	50%
TRDC-3 - 5 units, 85 DPH, 50% houses and 50% flats	5	£22,000	1,094,001	1,040,196	987,030	934,503	882,617	831,371	780,764	730,798	681,471	632,784	584,738	50%
TRDC-4 - 6 units, 30 DPH, 100% houses and 0% flats	6	£74,800	1,617,659	1,548,429	1,479,975	1,412,298	1,345,398	1,279,274	1,213,928	1,149,359	1,085,567	1,022,551	960,312	50%
TRDC-5 - 6 units, 75 DPH, 75% houses and 25% flats	6	£29,920	1,469,050	1,402,044	1,335,812	1,270,354	1,205,671	1,141,761	1,078,624	1,016,262	954,674	893,859	833,818	50%
TRDC-6 - 8 units, 25 DPH, 100% houses and 0% flats	8	£119,680	2,156,878	2,064,571	1,973,299	1,883,064	1,793,863	1,705,700	1,618,572	1,532,479	1,447,422	1,363,401	1,280,417	50%
TRDC-7 - 8 units, 130 DPH, 0% houses and 100% flats	8	£23,015	1,303,185	1,224,453	1,146,717	1,069,976	994,231	919,482	845,729	772,971	701,209	630,443	560,672	50%
TRDC-8 - 9 units, 112 DPH, 0% houses and 100% flats	9	£30,054	1,466,083	1,377,509	1,290,057	1,203,724	1,118,511	1,034,418	951,445	869,592	788,861	709,248	630,755	50%
TRDC-9 - 10 units, 25 DPH, 100% houses and 0% flats	10	£149,600	2,653,149	2,537,764	2,423,674	2,310,880	2,199,380	2,089,175	1,980,264	1,872,649	1,766,328	1,661,303	1,557,571	50%
TRDC-10 - 10 units, 90 DPH, 50% houses and 50% flats	10	£41,556	2,143,630	2,035,532	1,928,720	1,823,195	1,718,958	1,616,006	1,514,342	1,413,963	1,314,873	1,217,069	1,120,552	50%
TRDC-11 - 20 units, 35 DPH, 100% houses and 0% flats	20	£213,714	4,963,504	4,749,956	4,538,798	4,330,031	4,123,654	3,919,670	3,718,074	3,518,870	3,322,057	3,127,634	2,935,603	50%
TRDC-12 - 20 units, 50 DPH, 80% houses and 20% flats	20	£149,600	5,232,737	4,987,921	4,745,929	4,506,762	4,270,417	4,036,895	3,806,197	3,578,323	3,353,272	3,131,044	2,911,640	50%
TRDC-13 - 30 units, 25 DPH, 100% houses and 0% flats	30	£448,800	7,710,816	7,371,235	7,035,473	6,703,532	6,375,410	6,051,109	5,730,628	5,413,966	5,101,124	4,792,103	4,486,901	50%
TRDC-14 - 30 units, 50 DPH, 80% houses and 20% flats	30	£224,400	7,153,702	6,822,575	6,495,256	6,171,749	5,852,051	5,536,165	5,224,087	4,915,821	4,611,365	4,310,719	4,013,884	50%
TRDC-15 - 40 units, 50 DPH, 80% houses and 20% flats	40	£299,200	8,502,813	8,123,400	7,748,319	7,377,570	7,011,154	6,649,071	6,291,319	5,937,900	5,588,814	5,244,059	4,903,637	50%
TRDC-16 - 40 units, 80 DPH, 50% houses and 50% flats	40	£187,000	8,366,165	7,943,214	7,525,300	7,112,423	6,704,582	6,301,780	5,904,015	5,511,287	5,123,595	4,740,942	4,363,326	50%
TRDC-17 - 50 units, 35 DPH, 100% houses and 0% flats	50	£534,286	12,851,361	12,285,392	11,725,788	11,172,553	10,625,684	10,085,181	9,551,046	9,023,276	8,501,874	7,986,838	7,478,169	50%
TRDC-18 - 50 units, 80 DPH, 50% houses and 50% flats	50	£233,750	10,457,706	9,929,017	9,406,625	8,890,528	8,380,729	7,877,225	7,380,019	6,889,108	6,404,495	5,926,178	5,454,157	50%
TRDC-19 - 60 units, 100 DPH, 0% houses and 100% flats	60	£224,400	9,366,885	8,786,451	8,213,355	7,647,600	7,089,183	6,538,108	5,994,371	5,457,975	4,928,918	4,407,202	3,892,824	50%
TRDC-20 - 60 units, 35 DPH, 100% houses and 0% flats	60	£641,143	15,421,633	14,742,470	14,070,946	13,407,063	12,750,821	12,102,218	11,461,254	10,827,931	10,202,249	9,584,206	8,973,803	50%
TRDC-21 - 70 units, 50 DPH, 80% houses and 20% flats	70	£523,600	16,691,973	15,919,340	15,155,599	14,400,747	13,654,787	12,917,717	12,189,538	11,470,250	10,759,851	10,058,344	9,365,729	50%
TRDC-22 - 70 units, 35 DPH, 100% houses and 0% flats	70	£748,000	17,645,371	16,870,964	16,105,262	15,348,263	14,599,967	13,860,377	13,129,191	12,403,603	11,686,768	10,978,685	10

EE RIVERS DISTRICT COUNCIL Sales value £7,350 psm AH tenure Rented 70% Intermediate: SO 30%

ICHMARK LAND VALUE 1 (SECONDARY OFFICES/RETAIL) **£6,129,319** PER HA Type of rent: 70% Soc Rent 30% Aff Rent FH 0%

							Residual land values						
Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	Max AH
TRDC-1 - 5 units, 25 DPH, 100% houses and 0% flats	5	£1,225,864	1,443,382	1,381,457	1,320,227	1,259,694	1,199,855	1,140,711	1,082,264	1,024,511	967,454	911,092	855,426	15%
TRDC-2 - 5 units, 50 DPH, 100% houses and 0% flats	5	£612,932	1,443,382	1,381,457	1,320,227	1,259,694	1,199,855	1,140,711	1,082,264	1,024,511	967,454	911,092	855,426	50%
TRDC-3 - 5 units, 85 DPH, 50% houses and 50% flats	5	£360,548	1,185,931	1,128,018	1,070,794	1,014,258	958,411	903,252	848,780	794,996	741,901	689,494	637,774	50%
TRDC-4 - 6 units, 30 DPH, 100% houses and 0% flats	6	£1,225,864	1,732,059	1,657,748	1,584,273	1,511,632	1,439,826	1,368,854	1,298,716	1,229,413	1,160,945	1,093,311	1,026,510	35%
TRDC-5 - 6 units, 75 DPH, 75% houses and 25% flats	6	£490,346	1,581,499	1,509,485	1,438,302	1,367,952	1,298,433	1,229,747	1,161,892	1,094,868	1,028,676	963,316	898,788	50%
TRDC-6 - 8 units, 25 DPH, 100% houses and 0% flats	8	£1,961,382	2,309,412	2,210,332	2,112,365	2,015,510	1,919,768	1,825,138	1,731,622	1,639,217	1,547,926	1,457,747	1,368,681	15%
TRDC-7 - 8 units, 130 DPH, 0% houses and 100% flats	8	£377,189	1,443,853	1,358,804	1,274,826	1,191,921	1,110,087	1,029,326	949,637	871,021	793,476	717,004	641,604	50%
TRDC-8 - 9 units, 112 DPH, 0% houses and 100% flats	9	£492,535	1,624,334	1,528,654	1,434,179	1,340,910	1,248,848	1,157,992	1,068,342	979,898	892,661	806,629	721,804	50%
TRDC-9 - 10 units, 25 DPH, 100% houses and 0% flats	10	£2,451,728	2,843,815	2,719,966	2,597,506	2,476,438	2,356,761	2,238,474	2,121,578	2,006,072	1,891,958	1,779,235	1,667,902	15%
TRDC-10 - 10 units, 90 DPH, 50% houses and 50% flats	10	£681,035	2,324,549	2,208,340	2,093,515	1,980,071	1,868,009	1,757,330	1,648,032	1,540,117	1,433,584	1,328,432	1,224,663	50%
TRDC-11 - 20 units, 35 DPH, 100% houses and 0% flats	20	£3,502,468	5,326,836	5,097,225	4,870,189	4,645,726	4,423,834	4,204,515	3,987,769	3,773,595	3,561,995	3,352,967	3,146,512	40%
TRDC-12 - 20 units, 50 DPH, 80% houses and 20% flats	20	£2,451,728	5,602,900	5,341,551	5,083,216	4,827,894	4,575,586	4,326,292	4,080,012	3,836,746	3,596,493	3,359,254	3,125,030	50%
TRDC-13 - 30 units, 25 DPH, 100% houses and 0% flats	30	£7,355,183	8,255,814	7,891,906	7,532,094	7,176,379	6,824,759	6,477,236	6,133,809	5,794,478	5,459,243	5,128,104	4,801,061	10%
TRDC-14 - 30 units, 50 DPH, 80% houses and 20% flats	30	£3,677,592	7,691,332	7,336,148	6,985,051	6,638,041	6,295,118	5,956,283	5,621,536	5,290,875	4,964,303	4,641,817	4,323,418	50%
TRDC-15 - 40 units, 50 DPH, 80% houses and 20% flats	40	£4,903,455	9,190,047	8,780,400	8,375,432	7,975,144	7,579,535	7,188,605	6,802,355	6,420,784	6,043,893	5,671,681	5,302,957	50%
TRDC-16 - 40 units, 80 DPH, 50% houses and 50% flats	40	£3,064,660	9,066,881	8,612,466	8,163,458	7,719,857	7,281,662	6,848,875	6,421,495	5,999,522	5,582,956	5,171,797	4,766,045	50%
TRDC-17 - 50 units, 35 DPH, 100% houses and 0% flats	50	£8,756,170	13,759,688	13,153,176	12,553,490	11,960,632	11,374,600	10,795,394	10,223,016	9,657,463	9,098,739	8,546,841	8,001,769	40%
TRDC-18 - 50 units, 80 DPH, 50% houses and 50% flats	50	£3,830,825	11,333,602	10,765,582	10,204,322	9,649,820	9,102,078	8,561,094	8,026,869	7,499,402	6,978,695	6,464,746	5,957,556	50%
TRDC-19 - 60 units, 100 DPH, 0% houses and 100% flats	60	£3,677,592	10,378,330	9,752,276	9,134,114	8,523,846	7,921,471	7,326,988	6,740,398	6,161,701	5,590,897	5,027,985	4,472,967	50%
TRDC-20 - 60 units, 35 DPH, 100% houses and 0% flats	60	£10,507,404	16,511,626	15,783,811	15,064,188	14,352,758	13,649,519	12,954,473	12,267,619	11,588,956	10,918,486	10,256,209	9,602,123	40%
TRDC-21 - 70 units, 50 DPH, 80% houses and 20% flats	70	£8,581,047	17,946,441	17,117,678	16,298,452	15,488,763	14,688,611	13,897,995	13,116,918	12,345,376	11,583,372	10,830,905	10,087,975	50%
TRDC-22 - 70 units, 35 DPH, 100% houses and 0% flats	70	£12,258,639	18,902,516	18,072,079	17,250,981	16,439,222	15,636,803	14,841,929	14,054,907	13,277,269	12,509,017	11,750,152	11,000,672	40%
TRDC-23 - 80 units, 50 DPH, 100% houses and 0% flats	80	£9,806,911	21,602,876	20,653,804	19,715,407	18,787,683	17,870,632	16,962,205	16,062,750	15,174,022	14,296,020	13,428,745	12,572,197	50%
TRDC-24 - 80 units, 80 DPH, 55% houses and 45% flats	80	£6,129,319	18,154,664	17,259,906	16,375,730	15,502,136	14,639,122	13,786,688	12,944,837	12,113,567	11,292,876	10,482,768	9,683,241	50%
TRDC-25 - 95 units, 28 DPH, 100% houses and 0% flats	95	£20,795,905	25,653,416	24,526,393	23,412,045	22,310,374	21,221,376	20,142,619	19,074,515	18,019,150	16,976,524	15,946,635	14,929,484	20%
TRDC-26 - 100 units, 15 DPH, 100% houses and 0% flats	100	£40,862,128	27,003,596	25,817,256	24,644,258	23,484,603	22,338,291	21,202,757	20,078,438	18,967,527	17,870,024	16,785,931	15,715,246	0%
TRDC-27 - 100 units, 35 DPH, 95% houses and 5% flats	100	£17,512,341	26,544,237	25,364,877	24,198,854	23,046,169	21,906,822	20,780,812	19,664,329	18,560,344	17,469,764	16,392,588	15,328,817	35%
TRDC-28 - 130 units, 35.14 DPH, 95% houses and 5% flats	130	£22,675,342	33,893,388	32,388,245	30,900,124	29,429,022	27,974,941	26,537,880	25,117,840	23,714,819	22,328,820	20,959,840	19,607,881	35%
TRDC-29 - 145 units, 24.83 DPH, 100% houses and 0% flats	145	£35,793,447	38,459,353	36,770,593	35,100,825	33,450,047	31,818,259	30,205,463	28,611,658	27,036,844	25,481,021	23,944,188	22,422,737	5%
TRDC-30 - 165 units, 70.87 DPH, 60% houses and 40% flats	165	£14,270,321	36,894,774	35,108,589	33,343,394	31,599,189	29,875,973	28,173,261	26,485,958	24,819,732	23,174,585	21,550,517	19,947,527	50%
TRDC-31 - 250 units, 35.07 DPH, 90% houses and 10% flats	250	£43,693,465	58,677,379	55,977,145	53,303,702	50,653,535	48,034,173	45,445,612	42,887,854	40,360,899	37,864,748	35,399,399	32,964,853	25%
TRDC-32 - 400 units, 15.69 DPH, 100% houses and 0% flats	400	£156,260,529	86,361,474	82,433,642	78,549,999	74,710,542	70,915,274	67,164,194	63,457,301	59,794,596	56,176,079	52,601,749	49,070,194	0%
TRDC-33 - 500 units, 20 DPH, 100% houses and 0% flats	500	£153,232,981	97,685,695	92,927,981	88,223,781	83,573,094	78,975,922	74,432,264	69,942,120	65,505,489	61,122,372	56,792,770	52,516,680	0%
TRDC-34 - 750 units, 20 DPH, 100% houses and 0% flats	750	£229,849,472	137,445,656	130,736,075	124,101,968	117,543,336	111,060,176	104,652,492	98,320,280	92,063,542	85,882,279	79,776,490	73,746,174	0%
TRDC-35 - 1000 units, 20 DPH, 100% houses and 0% flats	1,000	£306,465,963	168,831,846	160,632,511	152,525,178	144,509,843	136,580,716	128,742,795	120,997,003	113,343,338	105,781,803	98,312,397	90,935,118	0%
TRDC-36 - 1250 units, 20 DPH, 100% houses and 0% flats	1,250	£383,082,454	200,182,645	190,403,896	180,735,062	171,176,143	161,727,141	152,388,053	143,158,881	134,039,625	125,030,285	116,130,859	107,341,350	0%
TRDC-37 - 1500 units, 20 DPH, 100% houses and 0% flats	1,500	£459,698,944	227,236,480	216,100,149	205,089,143	194,203,458	183,443,097	172,808,059	162,298,344	151,913,952	141,654,884	131,521,139	121,512,717	0%
TRDC-CARE1 (75 rooms)	-	£6,129,319	573,796	- 573,796	- 573,796	- 573,796	- 573,796	- 573,796	- 573,796	- 573,796	- 573,796	- 573,796	- 573,796	0%
TRDC-CARE2 (40 rooms)	-	£2,022,675	245,787	- 245,787	- 245,787	- 245,787	- 245,787	- 245,787	- 245,787	- 245,787	- 245,787	- 245,787	- 245,787	0%
TRDC-OFF1	-	£3,064,660	- 5,093,051	- 5,093,051	- 5,093,051	- 5,093,051	- 5,093,051	- 5,093,051	- 5,093,051	- 5,093,051	- 5,093,051	- 5,093,051	- 5,093,051	0%
TRDC-OFF2	-	£3,064,660	- 6,967,324	- 6,967,324	- 6,967,324	- 6,967,324	- 6,967,324	- 6,967,324	- 6,967,324	- 6,967,324	- 6,967,324	- 6,967,324	- 6,967,324	0%
TRDC-RET1	-	£6,129,319	1,390,166	1,390,166	1,390,166	1,390,166	1,390,166	1,390,166	1,390,166	1,390,166	1,390,166	1,390,166	1,390,166	0%
TRDC-RET2	-	£3,064,660	4,454,956	4,454,956	4,454,956	4,454,956	4,454,956	4,454,956	4,454,956	4,454,956	4,454,956	4,454,956	4,454,956	50%
TRDC-RET3	-	£1,532,330	1,873,848	1,873,848	1,873,848	1,873,848	1,873,848	1,873,848	1,873,848	1,873,848	1,873,848	1,873,848	1,873,848	50%
TRDC-IND1	-	£6,129,319	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	0%
TRDC-IND2	-	£6,129,319	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	0%
TRDC-IND3	-	£6,129,319	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	0%

ICHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL) **£2,760,992**

							Residual land values						
Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	Max AH
TRDC-1 - 5 units, 25 DPH, 100% houses and 0% flats	5	£552,198	1,443,382	1,381,457	1,320,227	1,259,694	1,199,855	1,140,711	1,082,264	1,024,511	967,454	911,092	855,426	50%
TRDC-2 - 5 units, 50 DPH, 100% houses and 0% flats	5	£276,099	1,443,382	1,381,457	1,320,227	1,259,694	1,199,855	1,140,711	1,082,264	1,024,511	967,454	911,092	855,426	50%
TRDC-3 - 5 units, 85 DPH, 50% houses and 50% flats	5	£162,411	1,185,931	1,128,018	1,070,794	1,014,258	958,411	903,252	848,780	794,996	741,901	689,494	637,774	50%
TRDC-4 - 6 units, 30 DPH, 100% houses and 0% flats	6	£552,198	1,732,059	1,657,748	1,584,273	1,511,632	1,439,826	1,368,854	1,298,716	1,229,413	1,160,945	1,093,311	1,026,510	50%
TRDC-5 - 6 units, 75 DPH, 75% houses and 25% flats	6	£220,879	1,581,499	1,509,485	1,438,302	1,367,952	1,298,433	1,229,747	1,161,892	1,094,868	1,028,676	963,316	898,788	50%
TRDC-6 - 8 units, 25 DPH, 100% houses and 0% flats	8	£883,518	2,309,412	2,210,332	2,112,365	2,015,510	1,919,768	1,825,138	1,731,622	1,639,217	1,547,926	1,457,747	1,368,681	50%
TRDC-7 - 8 units, 130 DPH, 0% houses and 100% flats	8	£169,907	1,443,853	1,358,804	1,274,826	1,191,921	1,110,087	1,029,326	949,637	871,021	793,476	717,004	641,604	50%
TRDC-8 - 9 units, 112 DPH, 0% houses and 100% flats	9	£221,865	1,624,334	1,528,654	1,434,179	1,340,910	1,248,848	1,157,992	1,068,342	979,898	892,661	806,629	721,804	50%
TRDC-9 - 10 units, 25 DPH, 100% houses and 0% flats	10	£1,104,397	2,843,815	2,719,966	2,597,506	2,476,438	2,356,761	2,238,474	2,121,578	2,006,072	1,891,958	1,779,235	1,667,902	50%
TRDC-10 - 10 units, 90 DPH, 50% houses and 50% flats	10	£306,777	2,324,549	2,208,340	2,093,515	1,980,071	1,868,009	1,757,330	1,648,032	1,540,117	1,433,584	1,328,432	1,224,663	50%
TRDC-11 - 20 units, 35 DPH, 100% houses and 0% flats	20	£1,577,710	5,326,836	5,097,225	4,870,189	4,645,726	4,423,834	4,204,515	3,987,769	3,773,595	3,561,995	3,352,967	3,146,512	50%
TRDC-12 - 20 units, 50 DPH, 80% houses and 20% flats	20	£1,104,397	5,602,900	5,341,551	5,083,216	4,827,894	4,575,586	4,326,292	4,080,012	3,836,746	3,596,493	3,359,254	3,125,030	50%
TRDC-13 - 30 units, 25 DPH, 100% houses and 0% flats	30	£3,313,191	8,255,814	7,891,906	7,532,094	7,176,379	6,824,759	6,477,236	6,133,809	5,794,478	5,459,243	5,128,104	4,801,061	50%
TRDC-14 - 30 units, 50 DPH, 80% houses and 20% flats	30	£1,656,595	7,691,332	7,336,148	6,985,051	6,638,041	6,295,118	5,956,283	5,621,536	5,290,875	4,964,303	4,641,817	4,323,418	50%
TRDC-15 - 40 units, 50 DPH, 80% houses and 20% flats	40	£2,208,794	9,190,047	8,780,400	8,375,432	7,975,144	7,579,535	7,188,605	6,802,355	6,420,784	6,043,893	5,671,681	5,302,957	50%
TRDC-16 - 40 units, 80 DPH, 50% houses and 50% flats	40	£1,380,496	9,066,881	8,612,466	8,163,458	7,719,857	7,281,662	6,848,875	6,421,495	5,999,522	5,582,956	5,171,797	4,766,045	50%
TRDC-17 - 50 units, 35 DPH, 100% houses and 0% flats	50	£3,944,275	13,759,688	13,153,176	12,553,490	11,960,632	11,374,600	10,795,394	10,223,016	9,657,463	9,098,739	8,546,841	8,001,769	50%
TRDC-18 - 50 units, 80 DPH, 50% houses and 50% flats	50	£1,725,620	11,333,602	10,765,582	10,204,322	9,649,820	9,102,078	8,561,094	8,026,869	7,499,402	6,978,695	6,464,746	5,957,556	50%
TRDC-19 - 60 units, 100 DPH, 0% houses and 100% flats	60	£1,656,595	10,378,330	9,752,276	9,134,114	8,523,846	7,921,471	7,326,988	6,740,398	6,161,701	5,590,897	5,027,985	4,472,967	50%
TRDC-20 - 60 units, 35 DPH, 100% houses and 0% flats	60	£4,733,130	16,511,626	15,783,811	15,064,188	14,352,758	13,649,519	12,954,473	12,267,619	11,588,956	10,918,486	10,256,209	9,602,123	50%
TRDC-21 - 70 units, 50 DPH, 80% houses and 20% flats	70	£3,865,389	17,946,441	17,117,678	16,298,452	15,488,763	14,688,611	13,897,995	13,116,918	12,345,376	11,583,372	10,830,905	10,087,975	50%
TRDC-22 - 70 units, 35 DPH, 100% houses and 0% flats	70	£5,521,985	18,902,516	18,072,079	17,250,981	16,439,222	15,636,803	14,841,929	14,054,907	13,277,269	12,509,017	11,750,152	11,000,672	50%
TRDC-23 - 80 units, 50 DPH, 100% houses and 0% flats	80	£4,417,588	21,602,876	20,653,804	19,715,407	18,787,683	17,870,632	16,962,205	16,062,750	15,174,022	14,296,020	13,428,745	12,572,197	50%
TRDC-24 - 80 units, 80 DPH, 55% houses and 45% flats	80	£2,760,992	18,154,664	17,259,906	16,375,730	15,502,136	14,639,122	13,786,688	12,944,837	12,113,567	11,292,876	10,482,768	9,683,241	50%
TRDC-25 - 95 units, 28 DPH, 100% houses and 0% flats	95	£9,367,653	25,653,416	24,526,393	23,412,045	22,310,374	21,221,376	20,142,619	19,074,515	18,019,150	16,976,524	15,946,635	14,929,484	50%
TRDC-26 - 100 units, 15 DPH, 100% houses and 0% flats	100	£18,406,616	27,003,596	25,817,256	24,644,258	23,484,603	22,338,291	21,202,757	20,078,438	18,967,527	17,870,024	16,785,931	15,715,246	35%
TRDC-27 - 100 units, 35 DPH, 95% houses and 5% flats	100	£7,888,550	26,544,237	25,364,877	24,198,854	23,046,169	21,906,822	20,780,812	19,664,329	18,560,344	17,469,764	16,392,588	15,328,817	50%
TRDC-28 - 130 units, 35.14 DPH, 95% houses and 5% flats	130	£10,214,258	33,893,388	32,388,245	30,900,124	29,429,022	27,974,941	26,537,880	25,117,840	23,714,819	22,328,820	20,959,840	19,607,881	50%
TRDC-29 - 145 units, 24.83 DPH, 100% houses and 0% flats	145	£16,123,395	38,459,353	36,770,593	35,100,825	33,450,047	31,818,259	30,205,463	28,611,658	27,036,844	25,481,021	23,944,188	22,422,737	50%
TRDC-30 - 165 units, 70.87 DPH, 60% houses and 40% flats	165	£6,428,161	36,894,774	35,108,589	33,343,394	31,599,189	29,875,973	28,173,261	26,485,958	24,819,732	23,174,585	21,550,517	19,947,527	50%
TRDC-31 - 250 units, 35.07 DPH, 90% houses and 10% flats	250	£19,682,011	58,677,379	55,977,145	53,303,702	50,653,535	48,034,173	45,445,612	42,887,854	40,360,899	37,864,748	35,399,399	32,964,853	50%
TRDC-32 - 400 units, 15.69 DPH, 100% houses and 0% flats	400	£70,388,590	86,361,474	82,433,642	78,549,999	74,710,542	70,915,274	67,164,194	63,457,301	59,794,596	56,176,079	52,601,749	49,070,194	20%
TRDC-33 - 500 units, 20 DPH, 100% houses and 0% flats	500	£69,024,811	97,685,695	92,927,981	88,223,781	83,573,094	78,975,922	74,432,264	69,942,120	65,505,489	61,122,372	56,792,770	52,516,680	30%
TRDC-34 - 750 units, 20 DPH, 100% houses and 0% flats	750	£103,537,217	137,445,656	130,736,075	124,101,968	117,543,336	111,060,176	104,652,492	98,320,280	92,063,542	85,882,279	79,776,490	73,746,174	25%
TRDC-35 - 1000 units, 20 DPH, 100% houses and 0% flats	1,000	£138,049,623	168,831,846	160,632,511	152,525,178	144,509,843	136,580,716	128,742,795	120,997,003	113,343,338	105,781,803	98,312,397	90,935,118	15%
TRDC-36 - 1250 units, 20 DPH, 100% houses and 0% flats	1,250	£172,562,028	200,182,645	190,403,896	180,735,062	171,176,143	161,727,141	152,388,053	143,158,881	134,039,625	125,030,285	116,130,859	107,341,350	10%
TRDC-37 - 1500 units, 20 DPH, 100% houses and 0% flats	1,500	£207,074,434	227,236,480	216,100,149	205,089,143	194,203,458	183,443,097	172,808,059	162,298,344	151,913,952	141,654,884	131,521,139	121,512,717	5%
TRDC-CARE1 (75 rooms)	-	£2,760,992	573,796	- 573,796	- 573,796	- 573,796	- 573,796	- 573,796	- 573,796	- 573,796	- 573,796	- 573,796	- 573,796	0%
TRDC-CARE2 (40 rooms)	-	£911,128	245,787	- 245,787	- 245,787	- 245,787	- 245,787	- 245,787	- 245,787	- 245,787	- 245,787	- 245,787	- 245,787	0%
TRDC-OFF1	-	£1,380,496	- 5,093,051	- 5,093,051	- 5,093,051	- 5,093,051	- 5,093,051	- 5,093,051	- 5,093,051	- 5,093,051	- 5,093,051	- 5,093,051	- 5,093,051	0%
TRDC-OFF2	-	£1,380,496	- 6,967,324	- 6,967,324	- 6,967,324	- 6,967,324	- 6,967,324	- 6,967,324	- 6,967,324	- 6,967,324	- 6,967,324	- 6,967,324	- 6,967,324	0%
TRDC-RET1	-	£2,760,992	1,390,166	1,390,166	1,390,166	1,390,166	1,390,166	1,390,166	1,390,166	1,390,166	1,390,166	1,390,166	1,390,166	0%
TRDC-RET2	-	£1,380,496	4,454,956	4,454,956	4,454,956	4,454,956	4,454,956	4,454,956	4,454,956	4,454,956	4,454,956	4,454,956	4,454,956	50%
TRDC-RET3	-	£690,248	1,873,848	1,873,848	1,873,848	1,873,848	1,873,848	1,873,848	1,873,848	1,873,848	1,873,848	1,873,848	1,873,848	50%
TRDC-IND1	-	£2,760,992	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	50%
TRDC-IND2	-	£2,760,992	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	50%
TRDC-IND3	-	£2,760,992	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	50%

ICHMARK LAND VALUE 3 (GREENFIELD - UPPER END OF RANGE) **£374,000** PER HA

							Residual land values						
Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	Max AH
TRDC-1 - 5 units, 25 DPH, 100% houses and 0% flats	5	£74,800	1,443,382	1,381,457	1,320,227	1,259,694	1,199,855	1,140,711	1,082,264	1,024,511	967,454	911,092	855,426	50%
TRDC-2 - 5 units, 50 DPH, 100% houses and 0% flats	5	£37,400	1,443,382	1,381,457	1,320,227	1,259,694	1,199,855	1,140,711	1,082,264	1,024,511	967,454	911,092	855,426	50%
TRDC-3 - 5 units, 85 DPH, 50% houses and 50% flats	5	£22,000	1,185,931	1,128,018	1,070,794	1,014,258	958,411	903,252	848,780	794,996	741,901	689,494	637,774	50%
TRDC-4 - 6 units, 30 DPH, 100% houses and 0% flats	6	£74,800	1,732,059	1,657,748	1,584,273	1,511,632	1,439,826	1,368,854	1,298,716	1,229,413	1,160,945	1,093,311	1,026,510	50%
TRDC-5 - 6 units, 75 DPH, 75% houses and 25% flats	6	£29,920	1,581,499	1,509,485	1,438,302	1,367,952	1,298,433	1,229,747	1,161,892	1,094,868	1,028,676	963,316	898,788	50%
TRDC-6 - 8 units, 25 DPH, 100% houses and 0% flats	8	£119,680	2,309,412	2,210,332	2,112,365	2,015,510	1,919,768	1,825,138	1,731,622	1,639,217	1,547,926	1,457,747	1,368,681	50%
TRDC-7 - 8 units, 130 DPH, 0% houses and 100% flats	8	£23,015	1,443,853	1,358,804	1,274,826	1,191,921	1,110,087	1,029,326	949,637	871,021	793,476	717,004	641,604	50%
TRDC-8 - 9 units, 112 DPH, 0% houses and 100% flats	9	£30,054	1,624,334	1,528,654	1,434,179	1,340,910	1,248,848	1,157,992	1,068,342	979,898	892,661	806,629	721,804	50%
TRDC-9 - 10 units, 25 DPH, 100% houses and 0% flats	10	£149,600	2,843,815	2,719,966	2,597,506	2,476,438	2,356,761	2,238,474	2,121,578	2,006,072	1,891,958	1,779,235	1,667,902	50%
TRDC-10 - 10 units, 90 DPH, 50% houses and 50% flats	10	£41,556	2,324,549	2,208,340	2,093,515	1,980,071	1,868,009	1,757,330	1,648,032	1,540,117	1,433,584	1,328,432	1,224,663	50%
TRDC-11 - 20 units, 35 DPH, 100% houses and 0% flats	20	£213,714	5,326,836	5,097,225	4,870,189	4,645,726	4,423,834	4,204,515	3,987,769	3,773,595	3,561,995	3,352,967	3,146,512	50%
TRDC-12 - 20 units, 50 DPH, 80% houses and 20% flats	20	£149,600	5,602,900	5,341,551	5,083,216	4,827,894	4,575,586	4,326,292	4,080,012	3,836,746	3,596,493	3,359,254	3,125,030	50%
TRDC-13 - 30 units, 25 DPH, 100% houses and 0% flats	30	£448,800	8,255,814	7,891,906	7,532,094	7,176,379	6,824,759	6,477,236	6,133,809	5,794,478	5,459,243	5,128,104	4,801,061	50%
TRDC-14 - 30 units, 50 DPH, 80% houses and 20% flats	30	£224,400	7,691,332	7,336,148	6,985,051	6,638,041	6,295,118	5,956,283	5,621,536	5,290,875	4,964,303	4,641,817	4,323,418	50%
TRDC-15 - 40 units, 50 DPH, 80% houses and 20% flats	40	£299,200	9,190,047	8,780,400	8,375,432	7,975,144	7,579,535	7,188,605	6,802,355	6,420,784	6,043,893	5,671,681	5,302,957	50%
TRDC-16 - 40 units, 80 DPH, 50% houses and 50% flats	40	£187,000	9,066,881	8,612,466	8,163,458	7,719,857	7,281,662	6,848,875	6,421,495	5,999,522	5,582,956	5,171,797	4,766,045	50%
TRDC-17 - 50 units, 35 DPH, 100% houses and 0% flats	50	£534,286	13,759,688	13,153,176	12,553,490	11,960,632	11,374,600	10,795,394	10,223,016	9,657,463	9,098,739	8,546,841	8,001,769	50%
TRDC-18 - 50 units, 80 DPH, 50% houses and 50% flats	50	£233,750	11,333,602	10,765,582	10,204,322	9,649,820	9,102,078	8,561,094	8,026,869	7,499,402	6,978,695	6,464,746	5,957,556	50%
TRDC-19 - 60 units, 100 DPH, 0% houses and 100% flats	60	£224,400	10,378,330	9,752,276	9,134,114	8,523,846	7,921,471	7,326,988	6,740,398	6,161,701	5,590,897	5,027,985	4,472,967	50%
TRDC-20 - 60 units, 35 DPH, 100% houses and 0% flats	60	£641,143	16,511,626	15,783,811	15,064,188	14,352,758	13,649,519	12,954,473	12,267,619	11,588,956	10,918,486	10,256,209	9,602,123	50%
TRDC-21 - 70 units, 50 DPH, 80% houses and 20% flats	70	£523,600	17,946,441	17,117,678	16,298,452	15,488,763	14,688,611	13,897,995	13,116,918	12,345,376	11,583,372	10,830,905	10,087,975	50%
TRDC-22 - 70 units, 35 DPH, 100% houses and 0% flats	70	£748,000	18,902,516	18,072,079	17,250,981	16,439,222

EE RIVERS DISTRICT COUNCIL Sales value £7,600 psm AH tenure Rented 70% Intermediate: SO 30%

ICHMARK LAND VALUE 1 (SECONDARY OFFICES/RETAIL) **£6,129,319** PER HA Type of rent: 70% Soc Rent 30% Aff Rent FH 0%

							Residual land values						
Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	Max AH
TRDC-1 - 5 units, 25 DPH, 100% houses and 0% flats	5	£1,225,864	1,538,715	1,472,558	1,407,144	1,342,472	1,278,545	1,215,361	1,152,920	1,091,223	1,030,268	970,058	910,591	20%
TRDC-2 - 5 units, 50 DPH, 100% houses and 0% flats	5	£612,932	1,538,715	1,472,558	1,407,144	1,342,472	1,278,545	1,215,361	1,152,920	1,091,223	1,030,268	970,058	910,591	50%
TRDC-3 - 5 units, 85 DPH, 50% houses and 50% flats	5	£360,548	1,277,860	1,215,842	1,154,560	1,094,013	1,034,204	975,131	916,794	859,194	802,330	746,202	690,810	50%
TRDC-4 - 6 units, 30 DPH, 100% houses and 0% flats	6	£1,225,864	1,846,459	1,767,069	1,688,572	1,610,967	1,534,254	1,458,433	1,383,504	1,309,467	1,236,322	1,164,070	1,092,708	40%
TRDC-5 - 6 units, 75 DPH, 75% houses and 25% flats	6	£490,346	1,693,947	1,616,925	1,540,793	1,465,550	1,391,197	1,317,733	1,245,159	1,173,475	1,102,679	1,032,773	963,758	50%
TRDC-6 - 8 units, 25 DPH, 100% houses and 0% flats	8	£1,961,382	2,461,945	2,356,092	2,251,430	2,147,956	2,045,672	1,944,577	1,844,672	1,745,956	1,648,429	1,552,092	1,456,945	20%
TRDC-7 - 8 units, 130 DPH, 0% houses and 100% flats	8	£377,189	1,584,521	1,493,153	1,402,935	1,313,865	1,225,943	1,139,171	1,053,546	969,070	885,744	803,566	722,536	50%
TRDC-8 - 9 units, 112 DPH, 0% houses and 100% flats	9	£492,535	1,782,587	1,679,799	1,578,302	1,478,098	1,379,186	1,281,566	1,185,239	1,090,204	996,462	904,011	812,853	50%
TRDC-9 - 10 units, 25 DPH, 100% houses and 0% flats	10	£2,451,728	3,034,481	2,902,166	2,771,337	2,641,995	2,514,140	2,387,772	2,262,890	2,139,495	2,017,587	1,897,166	1,778,232	20%
TRDC-10 - 10 units, 90 DPH, 50% houses and 50% flats	10	£681,035	2,505,468	2,381,150	2,258,310	2,136,946	2,017,061	1,898,654	1,781,723	1,666,270	1,552,294	1,439,796	1,328,775	50%
TRDC-11 - 20 units, 35 DPH, 100% houses and 0% flats	20	£3,502,468	5,690,167	5,444,496	5,201,581	4,961,419	4,724,013	4,489,361	4,257,464	4,028,321	3,801,933	3,578,299	3,357,421	45%
TRDC-12 - 20 units, 50 DPH, 80% houses and 20% flats	20	£2,451,728	5,973,063	5,695,180	5,420,501	5,149,026	4,880,756	4,615,689	4,353,827	4,095,169	3,839,715	3,587,465	3,338,419	50%
TRDC-13 - 30 units, 25 DPH, 100% houses and 0% flats	30	£7,355,183	8,800,810	8,412,576	8,028,715	7,649,226	7,274,109	6,903,364	6,536,991	6,174,990	5,817,362	5,464,105	5,115,221	15%
TRDC-14 - 30 units, 50 DPH, 80% houses and 20% flats	30	£3,677,592	8,228,962	7,849,722	7,474,845	7,104,334	6,738,187	6,376,403	6,018,985	5,665,930	5,317,240	4,972,913	4,632,951	50%
TRDC-15 - 40 units, 50 DPH, 80% houses and 20% flats	40	£4,903,455	9,877,283	9,437,401	9,002,546	8,572,718	8,147,916	7,728,140	7,313,391	6,903,669	6,498,973	6,098,729	5,700,220	50%
TRDC-16 - 40 units, 80 DPH, 50% houses and 50% flats	40	£3,064,660	9,767,597	9,281,718	8,801,615	8,327,289	7,858,741	7,395,970	6,938,975	6,487,756	6,042,315	5,602,651	5,168,764	50%
TRDC-17 - 50 units, 35 DPH, 100% houses and 0% flats	50	£8,756,170	14,668,016	14,020,960	13,381,192	12,748,710	12,123,515	11,505,607	10,894,986	10,291,651	9,695,603	9,106,842	8,525,368	45%
TRDC-18 - 50 units, 80 DPH, 50% houses and 50% flats	50	£3,830,825	12,209,496	11,602,147	11,002,020	10,409,113	9,823,426	9,244,962	8,673,719	8,109,695	7,552,894	7,003,314	6,460,955	50%
TRDC-19 - 60 units, 100 DPH, 0% houses and 100% flats	60	£3,677,592	11,389,774	10,718,101	10,054,874	9,400,093	8,753,758	8,115,869	7,486,425	6,865,428	6,252,877	5,648,770	5,053,110	50%
TRDC-20 - 60 units, 35 DPH, 100% houses and 0% flats	60	£10,507,404	17,601,620	16,825,153	16,057,430	15,298,452	14,548,218	13,806,728	13,073,982	12,349,981	11,634,725	10,928,211	10,230,442	45%
TRDC-21 - 70 units, 50 DPH, 80% houses and 20% flats	70	£8,581,047	19,200,909	18,316,016	17,441,305	16,576,778	15,722,435	14,878,275	14,044,297	13,220,503	12,406,892	11,603,465	10,810,221	50%
TRDC-22 - 70 units, 35 DPH, 100% houses and 0% flats	70	£12,258,639	20,159,662	19,273,193	18,396,700	17,529,803	16,670,056	15,820,329	14,980,621	14,150,934	13,331,266	12,521,619	11,721,990	45%
TRDC-23 - 80 units, 50 DPH, 100% houses and 0% flats	80	£9,806,911	23,039,614	22,026,507	21,024,800	20,034,060	19,051,493	18,080,376	17,120,710	16,172,496	15,235,733	14,310,421	13,396,561	50%
TRDC-24 - 80 units, 80 DPH, 55% houses and 45% flats	80	£6,129,319	19,545,644	18,588,554	17,642,775	16,708,308	15,785,152	14,873,306	13,972,772	13,083,550	12,205,638	11,339,038	10,483,748	50%
TRDC-25 - 95 units, 28 DPH, 100% houses and 0% flats	95	£20,795,905	27,359,541	26,156,477	24,966,950	23,790,447	22,623,648	21,470,447	20,330,844	19,204,840	18,092,433	16,993,625	15,908,415	25%
TRDC-26 - 100 units, 15 DPH, 100% houses and 0% flats	100	£40,862,128	28,799,517	27,533,134	26,281,000	25,042,575	23,814,366	22,600,470	21,400,888	20,215,621	19,044,666	17,888,026	16,745,701	0%
TRDC-27 - 100 units, 35 DPH, 95% houses and 5% flats	100	£17,512,341	28,334,261	27,075,070	25,830,126	24,599,428	23,381,376	22,174,631	20,982,198	19,804,075	18,640,263	17,490,761	16,355,570	40%
TRDC-28 - 130 units, 35.14 DPH, 95% houses and 5% flats	130	£22,675,342	36,181,089	34,573,945	32,984,984	31,414,204	29,861,605	28,327,189	26,810,954	25,312,901	23,833,030	22,371,340	20,922,255	40%
TRDC-29 - 145 units, 24.83 DPH, 100% houses and 0% flats	145	£35,793,447	41,019,427	39,216,593	37,434,044	35,671,779	33,929,800	32,208,105	30,506,697	28,825,572	27,164,733	25,522,892	23,893,005	10%
TRDC-30 - 165 units, 70.87 DPH, 60% houses and 40% flats	165	£14,270,321	39,696,582	37,785,164	35,896,198	34,025,968	32,176,218	30,349,002	28,544,318	26,762,169	25,002,552	23,265,469	21,550,919	50%
TRDC-31 - 250 units, 35.07 DPH, 90% houses and 10% flats	250	£43,693,465	62,887,804	59,989,477	57,124,085	54,291,626	51,492,103	48,725,512	45,991,855	43,291,132	40,623,343	37,988,489	35,386,567	30%
TRDC-32 - 400 units, 15.69 DPH, 100% houses and 0% flats	400	£156,260,529	92,295,858	88,103,247	83,957,829	79,859,602	75,808,566	71,804,724	67,848,072	63,938,614	60,076,347	56,255,289	52,477,528	0%
TRDC-33 - 500 units, 20 DPH, 100% houses and 0% flats	500	£153,232,981	104,892,928	99,813,712	94,791,656	89,826,762	84,919,030	80,068,459	75,275,050	70,538,802	65,859,717	61,237,793	56,673,029	0%
TRDC-34 - 750 units, 20 DPH, 100% houses and 0% flats	750	£229,849,472	147,606,036	140,443,038	133,360,658	126,358,896	119,437,754	112,597,230	105,837,325	99,158,039	92,559,372	86,041,323	79,603,893	0%
TRDC-35 - 1000 units, 20 DPH, 100% houses and 0% flats	1,000	£306,465,963	181,593,627	172,820,927	164,146,776	155,571,174	147,094,123	138,715,620	130,435,666	122,254,262	114,171,406	106,187,100	98,301,344	0%
TRDC-36 - 1250 units, 20 DPH, 100% houses and 0% flats	1,250	£383,082,454	215,114,933	204,670,360	194,343,297	184,133,745	174,041,702	164,067,170	154,210,147	144,470,634	134,848,632	125,344,139	115,957,158	0%
TRDC-37 - 1500 units, 20 DPH, 100% houses and 0% flats	1,500	£459,698,944	244,014,884	232,134,461	220,384,147	208,765,460	197,280,608	185,929,591	174,712,410	163,629,064	152,679,553	141,863,878	131,182,037	0%
TRDC-CARE1 (75 rooms)	-	£6,129,319	573,796	- 573,796	- 573,796	- 573,796	- 573,796	- 573,796	- 573,796	- 573,796	- 573,796	- 573,796	- 573,796	0%
TRDC-CARE2 (40 rooms)	-	£2,022,675	245,787	- 245,787	- 245,787	- 245,787	- 245,787	- 245,787	- 245,787	- 245,787	- 245,787	- 245,787	- 245,787	0%
TRDC-OFF1	-	£3,064,660	- 5,093,051	- 5,093,051	- 5,093,051	- 5,093,051	- 5,093,051	- 5,093,051	- 5,093,051	- 5,093,051	- 5,093,051	- 5,093,051	- 5,093,051	0%
TRDC-OFF2	-	£3,064,660	- 6,967,324	- 6,967,324	- 6,967,324	- 6,967,324	- 6,967,324	- 6,967,324	- 6,967,324	- 6,967,324	- 6,967,324	- 6,967,324	- 6,967,324	0%
TRDC-RET1	-	£6,129,319	1,390,166	1,390,166	1,390,166	1,390,166	1,390,166	1,390,166	1,390,166	1,390,166	1,390,166	1,390,166	1,390,166	0%
TRDC-RET2	-	£3,064,660	4,454,956	4,454,956	4,454,956	4,454,956	4,454,956	4,454,956	4,454,956	4,454,956	4,454,956	4,454,956	4,454,956	50%
TRDC-RET3	-	£1,532,330	1,873,848	1,873,848	1,873,848	1,873,848	1,873,848	1,873,848	1,873,848	1,873,848	1,873,848	1,873,848	1,873,848	50%
TRDC-IND1	-	£6,129,319	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	0%
TRDC-IND2	-	£6,129,319	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	0%
TRDC-IND3	-	£6,129,319	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	0%

ICHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL) **£2,760,992**

							Residual land values						
Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	Max AH
TRDC-1 - 5 units, 25 DPH, 100% houses and 0% flats	5	£552,198	1,538,715	1,472,558	1,407,144	1,342,472	1,278,545	1,215,361	1,152,920	1,091,223	1,030,268	970,058	910,591	50%
TRDC-2 - 5 units, 50 DPH, 100% houses and 0% flats	5	£276,099	1,538,715	1,472,558	1,407,144	1,342,472	1,278,545	1,215,361	1,152,920	1,091,223	1,030,268	970,058	910,591	50%
TRDC-3 - 5 units, 85 DPH, 50% houses and 50% flats	5	£162,411	1,277,860	1,215,842	1,154,560	1,094,013	1,034,204	975,131	916,794	859,194	802,330	746,202	690,810	50%
TRDC-4 - 6 units, 30 DPH, 100% houses and 0% flats	6	£552,198	1,846,459	1,767,069	1,688,572	1,610,967	1,534,254	1,458,433	1,383,504	1,309,467	1,236,322	1,164,070	1,092,708	50%
TRDC-5 - 6 units, 75 DPH, 75% houses and 25% flats	6	£220,879	1,693,947	1,616,925	1,540,793	1,465,550	1,391,197	1,317,733	1,245,159	1,173,475	1,102,679	1,032,773	963,758	50%
TRDC-6 - 8 units, 25 DPH, 100% houses and 0% flats	8	£883,518	2,461,945	2,356,092	2,251,430	2,147,956	2,045,672	1,944,577	1,844,672	1,745,956	1,648,429	1,552,092	1,456,945	50%
TRDC-7 - 8 units, 130 DPH, 0% houses and 100% flats	8	£169,907	1,584,521	1,493,153	1,402,935	1,313,865	1,225,943	1,139,171	1,053,546	969,070	885,744	803,566	722,536	50%
TRDC-8 - 9 units, 112 DPH, 0% houses and 100% flats	9	£221,865	1,782,587	1,679,799	1,578,302	1,478,098	1,379,186	1,281,566	1,185,239	1,090,204	996,462	904,011	812,853	50%
TRDC-9 - 10 units, 25 DPH, 100% houses and 0% flats	10	£1,104,397	3,034,481	2,902,166	2,771,337	2,641,995	2,514,140	2,387,772	2,262,890	2,139,495	2,017,587	1,897,166	1,778,232	50%
TRDC-10 - 10 units, 90 DPH, 50% houses and 50% flats	10	£306,777	2,505,468	2,381,150	2,258,310	2,136,946	2,017,061	1,898,654	1,781,723	1,666,270	1,552,294	1,439,796	1,328,775	50%
TRDC-11 - 20 units, 35 DPH, 100% houses and 0% flats	20	£1,577,710	5,690,167	5,444,496	5,201,581	4,961,419	4,724,013	4,489,361	4,257,464	4,028,321	3,801,933	3,578,299	3,357,421	50%
TRDC-12 - 20 units, 50 DPH, 80% houses and 20% flats	20	£1,104,397	5,973,063	5,695,180	5,420,501	5,149,026	4,880,756	4,615,689	4,353,827	4,095,169	3,839,715	3,587,465	3,338,419	50%
TRDC-13 - 30 units, 25 DPH, 100% houses and 0% flats	30	£3,313,191	8,800,810	8,412,576	8,028,715	7,649,226	7,274,109	6,903,364	6,536,991	6,174,990	5,817,362	5,464,105	5,115,221	50%
TRDC-14 - 30 units, 50 DPH, 80% houses and 20% flats	30	£1,656,595	8,228,962	7,849,722	7,474,845	7,104,334	6,738,187	6,376,403	6,018,985	5,665,930	5,317,240	4,972,913	4,632,951	50%
TRDC-15 - 40 units, 50 DPH, 80% houses and 20% flats	40	£2,208,794	9,877,283	9,437,401	9,002,546	8,572,718	8,147,916	7,728,140	7,313,391	6,903,669	6,498,973	6,098,729	5,700,220	50%
TRDC-16 - 40 units, 80 DPH, 50% houses and 50% flats	40	£1,380,496	9,767,597	9,281,718	8,801,615	8,327,289	7,858,741	7,395,970	6,938,975	6,487,756	6,042,315	5,602,651	5,168,764	50%
TRDC-17 - 50 units, 35 DPH, 100% houses and 0% flats	50	£3,944,275	14,668,016	14,020,960	13,381,192	12,748,710	12,123,515	11,505,607	10,894,986	10,291,651	9,695,603	9,106,842	8,525,368	50%
TRDC-18 - 50 units, 80 DPH, 50% houses and 50% flats	50	£1,725,620	12,209,496	11,602,147	11,002,020	10,409,113	9,823,426	9,244,962	8,673,719	8,109,695	7,552,894	7,003,314	6,460,955	50%
TRDC-19 - 60 units, 100 DPH, 0% houses and 100% flats	60	£1,656,595	11,389,774	10,718,101	10,054,874	9,400,093	8,753,758	8,115,869	7,486,425	6,865,428	6,252,877	5,648,770	5,053,110	50%
TRDC-20 - 60 units, 35 DPH, 100% houses and 0% flats	60	£4,733,130	17,601,620	16,825,153	16,057,430	15,298,452	14,548,218	13,806,728	13,073,982	12,349,981	11,634,725	10,928,211	10,230,442	50%
TRDC-21 - 70 units, 50 DPH, 80% houses and 20% flats	70	£3,865,389	19,200,909	18,316,016	17,441,305	16,576,778	15,722,435	14,878,275	14,044,297	13,220,503	12,406,892	11,603,465	10,810,221	50%
TRDC-22 - 70 units, 35 DPH, 100% houses and 0% flats	70	£5,521,985	20,159,662	19,273,193	18,396,700	17,529,803	16,670,056	15,820,329	14,980,621	14,150,934	13,331,266	12,521,619	11,721,990	50%
TRDC-23 - 80 units, 50 DPH, 100% houses and 0% flats	80	£4,417,588	23,039,614	22,026,507	21,024,800	20,034,060	19,051,493	18,080,376	17,120,710	16,172,496	15,235,733	14,310,421	13,396,561	50%
TRDC-24 - 80 units, 80 DPH, 55% houses and 45% flats	80	£2,760,992	19,545,644	18,588,554	17,642,775	16,708,308	15,785,152	14,873,306	13,972,772	13,083,550	12,205,638	11,339,038	10,483,748	50%
TRDC-25 - 95 units, 28 DPH, 100% houses and 0% flats	95	£9,367,653	27,359,541	26,156,477	24,966,950	23,790,447	22,623,648	21,470,447	20,330,844	19,204,840	18,092,433	16,993,625	15,908,415	50%
TRDC-26 - 100 units, 15 DPH, 100% houses and 0% flats	100	£18,406,616	28,799,517	27,533,134	26,281,000	25,042,575	23,814,366	22,600,470	21,400,888	20,215,621	19,044,666	17,888,026	16,745,701	40%
TRDC-27 - 100 units, 35 DPH, 95% houses and 5% flats	100	£7,888,550	28,334,261	27,075,070	25,830,126	24,599,428	23,381,376	22,174,631	20,982,198	19,804,075	18,640,263	17,490,761	16,355,570	50%
TRDC-28 - 130 units, 35.14 DPH, 95% houses and 5% flats	130	£10,214,258	36,181,089	34,573,945	32,984,984	31,414,204	29,861,605	28,327,189	26,810,954	25,312,901	23,833,030	22,371,340	20,922,255	50%
TRDC-29 - 145 units, 24.83 DPH, 100% houses and 0% flats	145	£16,123,395	41,019,427	39,216,593	37,434,044	35,671,779	33,929,800	32,208,105	30,506,697	28,825,572	27,164,733	25,522,892	23,893,005	50%
TRDC-30 - 165 units, 70.87 DPH, 60% houses and 40% flats	165	£6,428,161	39,696,582	37,785,164	35,896,198	34,025,968	32,176,218	30,349,002	28,544,318	26,762,169	25,002,552	23,265,469	21,550,919	50%
TRDC-31 - 250 units, 35.07 DPH, 90% houses and 10% flats	250	£19,682,011	62,887,804	59,989,477	57,124,085	54,291,626	51,492,103	48,725,512	45,991,855	43,291,132	40,623,343	37,988,489	35,386,567	50%
TRDC-32 - 400 units, 15.69 DPH, 100% houses and 0% flats	400	£70,388,590	92,295,858	88,103,247	83,957,829	79,859,602	75,808,566	71,804,724	67,848,072	63,938,614	60,076,347	56,255,289	52,477,528	25%
TRDC-33 - 500 units, 20 DPH, 100% houses and 0% flats	500	£69,024,811	104,892,928	99,813,712	94,791,656	89,826,762	84,919,030	80,068,459	75,275,050	70,538,802	65,859,717	61,237,793	56,673,029	35%
TRDC-34 - 750 units, 20 DPH, 100% houses and 0% flats	750	£103,537,217	147,606,036	140,443,038	133,360,658	126,358,896	119,437,754	112,597,230	105,837,325	99,158,039	92,559,372	86,041,323	79,603,893	30%
TRDC-35 - 1000 units, 20 DPH, 100% houses and 0% flats	1,000	£138,049,623	181,593,627	172,820,927	164,146,776	155,571,174	147,094,123	138,715,620	130,435,666	122,254,262	114,171,406	106,187,100	98,301,344	25%
TRDC-36 - 1250 units, 20 DPH, 100% houses and 0% flats	1,250	£172,562,028	215,114,933	204,670,360	194,343,297	184,133,745	174,041,702	164,067,170	154,210,147	144,470,634	134,848,632	125,344,139	115,957,158	20%
TRDC-37 - 1500 units, 20 DPH, 100% houses and 0% flats	1,500	£207,074,434	244,014,884	232,134,461	220,384,147	208,765,460	197,280,608	185,929,591	174,712,410	163,629,064	152,679,553	141,863,878	131,182,037	15%
TRDC-CARE1 (75 rooms)	-	£2,760,992	573,796	- 573,796	- 573,796	- 573,796	- 573,796	- 573,796	- 573,796	- 573,796	- 573,796	- 573,796	- 573,796	0%
TRDC-CARE2 (40 rooms)	-	£911,128	245,787	- 245,787	- 245,787	- 245,787	- 245,787	- 245,787	- 245,787	- 245,787	- 245,787	- 245,787	- 245,787	0%
TRDC-OFF1	-	£1,380,496	- 5,093,051	- 5,093,051	- 5,093,051	- 5,093,051	- 5,093,051	- 5,093,051	- 5,093,051	- 5,093,051	- 5,093,051	- 5,093,051	- 5,093,051	0%
TRDC-OFF2	-	£1,380,496	- 6,967,324	- 6,967,324	- 6,967,324	- 6,967,324	- 6,967,324	- 6,967,324	- 6,967,324	- 6,967,324	- 6,967,324	- 6,967,324	- 6,967,324	0%
TRDC-RET1	-	£2,760,992	1,390,166	1,390,166	1,390,166	1,390,166	1,390,166	1,390,166	1,390,166	1,390,166	1,390,166	1,390,166	1,390,166	0%
TRDC-RET2	-	£1,380,496	4,454,956	4,454,956	4,454,956	4,454,956	4,454,956	4,454,956	4,454,956	4,454,956	4,454,956	4,454,956	4,454,956	50%
TRDC-RET3	-	£690,248	1,873,848	1,873,848	1,873,848	1,873,848	1,873,848	1,873,848	1,873,848	1,873,848	1,873,848	1,873,848	1,873,848	50%
TRDC-IND1	-	£2,760,992	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	50%
TRDC-IND2	-	£2,760,992	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	50%
TRDC-IND3	-	£2,760,992	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	50%

ICHMARK LAND VALUE 3 (GREENFIELD - UPPER END OF RANGE) **£374,000** PER HA

							Residual land values						
Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	Max AH
TRDC-1 - 5 units, 25 DPH, 100% houses and 0% flats	5	£74,800	1,538,715	1,472,558	1,407,144	1,342,472	1,278,545	1,215,361	1,152,920	1,091,223	1,030,268	970,058	910,591	50%
TRDC-2 - 5 units, 50 DPH, 100% houses and 0% flats	5	£37,400	1,538,715	1,472,558	1,407,144	1,342,472	1,278,545	1,215,361	1,152,920	1,091,223	1,030,268	970,058	910,591	50%
TRDC-3 - 5 units, 85 DPH, 50% houses and 50% flats	5	£22,000	1,277,860	1,215,842	1,154,560	1,094,013	1,034,204	975,131	916,794	859,194	802,330	746,202	690,810	50%
TRDC-4 - 6 units, 30 DPH, 100% houses and 0% flats	6	£74,800	1,846,459	1,767,069	1,688,572	1,610,967	1,534,254	1,458,433	1,383,504	1,309,467	1,236,322	1,164,070	1,092,708	50%
TRDC-5 - 6 units, 75 DPH, 75% houses and 25% flats	6	£29,920	1,693,947	1,616,925	1,540,793	1,465,550	1,391,197	1,317,733	1,245,159	1,173,475	1,102,679	1,032,773	963,758	50%
TRDC-6 - 8 units, 25 DPH, 100% houses and 0% flats	8	£119,680	2,461,945	2,356,092	2,251,430	2,147,956	2,045,672	1,944,577	1,844,672	1,745,956	1,648,429	1,552,092	1,456,945	50%
TRDC-7 - 8 units, 130 DPH, 0% houses and 100% flats	8	£23,015	1,584,521	1,493,153	1,402,935	1,313,865	1,225,943	1,139,171	1,053,546	969,070	885,744	803,566	722,536	50%
TRDC-8 - 9 units, 112 DPH, 0% houses and 100% flats	9	£30,054	1,782,587	1,679,799	1,578,302	1,478,098	1,379,186	1,281,566	1,185,239	1,090,204	996,462	904,011	812,853	50%
TRDC-9 - 10 units, 25 DPH, 100% houses and 0% flats	10	£149,600	3,034,481	2,902,166	2,771,337	2,641,995	2,514,140	2,387,772	2,262,890	2,139,495	2,017,587	1,897,166	1,778,232	50%
TRDC-10 - 10 units, 90 DPH, 50% houses and 50% flats	10	£41,556	2,505,468	2,381,150	2,258,310	2,136,946	2,017,061	1,898,654	1,781,723	1,666,270	1,552,294	1,439,796	1,328,775	50%
TRDC-11 - 20 units, 35 DPH, 100% houses and 0% flats	20	£213,714	5,690,167	5,444,496	5,201,581	4,961,419	4,724,013	4,489,361	4,257,464	4,028,321	3,801,933	3,578,299	3,357,421	50%
TRDC-12 - 20 units, 50 DPH, 80% houses and 20% flats	20	£149,600	5,973,063	5,695,180	5,420,501	5,149,026	4,880,756	4,615,689	4,353,827	4,095,169	3,839,715	3,587,465	3,338,419	50%
TRDC-13 - 30 units, 25 DPH, 100% houses and 0% flats	30	£448,800	8,800,810	8,412,576	8,028,715	7,649,226	7,274,109	6,903,364	6,536,991	6,174,990	5,817,362	5,464,105	5,115,221	50%
TRDC-14 - 30 units, 50 DPH, 80% houses and 20% flats	30	£224,400	8,228,962	7,849,722	7,474,845	7,104,334	6,738,187	6,376,403	6,018,985	5,665,930	5,317,240	4,972,913	4,632,951	50%
TRDC-15 - 40 units, 50 DPH, 80% houses and 20% flats	40	£299,200	9,877,283	9,437,401	9,002,546	8,572,718	8,147,916	7,728,140	7,313,391	6,903,669	6,498,973	6,098,729	5,700,220	50%
TRDC-16 - 40 units, 80 DPH, 50% houses and 50% flats	40	£187,000	9,767,597	9,281,718	8,801,615	8,327,289	7,858,741	7,395,970	6,938,975	6,487,756	6,042,315	5,602,651	5,168,764	50%
TRDC-17 - 50 units, 35 DPH, 100% houses and 0% flats	50	£534,286	14,668,016	14,020,960	13,381,192	12,748,710	12,123,515	11,505,607	10,894,986	10,291,651	9,695,603	9,106,842	8,525,368	50%
TRDC-18 - 50 units, 80 DPH, 50% houses and 50% flats	50	£233,750	12,209,496	11,602,147	11,002,020	10,409,113	9,823,426	9,244,962	8,673,719	8,109,695	7,552,894	7,003,314	6,460,955	50%
TRDC-19 - 60 units, 100 DPH, 0% houses and 100% flats	60	£224,400	11,389,774	10,718,101	10,054,874	9,400,093	8,753,758	8,115,869	7,486,425	6,865,428	6,252,877	5,648,770	5,053,110	50%
TRDC-20 - 60 units, 35 DPH, 100% houses and 0% flats	60	£641,143	17,601,620	16,825,153	16,057,430	15,298,452	14,548,218	13,806,728	13,073,982	12,349,981	11,634,725	10,928,211	10,230,442	50%
TRDC-21 - 70 units, 50 DPH, 80% houses and 20% flats	70	£523,600	19,200,909	18,316,016	17,441,305	16,576,778	15,722,435	14,878,275	14,044,297	13,220,503	12,406,892	11,603,465	10,810,221	50%
TRDC-22 - 70 units, 35 DPH, 100% houses and 0% flats	70	£748,

Appendix 11 - Cumulative policy impacts

EE RIVERS DISTRICT COUNCIL Sales value £5,600 psm AH tenure Rented 70% Intermediate: SO 30%

ICHMARK LAND VALUE 1 (SECONDARY OFFICES/RETAIL) **£6,129,319** PER HA Type of rent: 70% Soc Rent 30% Aff Rent FH 0%

Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	Max AH
							Residual land values							
TRDC-1 - 5 units, 25 DPH, 100% houses and 0% flats	5	£1,225,864	696,083	661,544	627,402	593,656	560,306	527,354	494,797	462,636	430,873	399,506	368,534	0%
TRDC-2 - 5 units, 50 DPH, 100% houses and 0% flats	5	£612,932	696,083	661,544	627,402	593,656	560,306	527,354	494,797	462,636	430,873	399,506	368,534	10%
TRDC-3 - 5 units, 85 DPH, 50% houses and 50% flats	5	£360,548	474,522	442,693	411,257	380,215	349,567	319,313	289,453	259,988	230,916	202,238	173,954	15%
TRDC-4 - 6 units, 30 DPH, 100% houses and 0% flats	6	£1,225,864	835,299	793,852	752,882	712,387	672,367	632,824	593,756	555,163	517,048	479,407	442,241	0%
TRDC-5 - 6 units, 75 DPH, 75% houses and 25% flats	6	£490,346	705,447	665,552	626,132	587,188	548,719	510,725	473,206	436,162	399,593	363,500	327,881	25%
TRDC-6 - 8 units, 25 DPH, 100% houses and 0% flats	8	£1,961,382	1,113,733	1,058,471	1,003,843	949,850	896,490	843,766	791,674	740,219	689,397	639,208	589,655	0%
TRDC-7 - 8 units, 130 DPH, 0% houses and 100% flats	8	£377,189	371,847	326,037	280,844	236,269	192,311	148,971	106,247	64,141	22,652	- 18,496	- 59,366	0%
TRDC-8 - 9 units, 112 DPH, 0% houses and 100% flats	9	£492,535	418,327	366,791	315,950	265,803	216,350	167,592	119,528	72,159	25,484	- 20,809	- 66,786	0%
TRDC-9 - 10 units, 25 DPH, 100% houses and 0% flats	10	£2,451,728	1,349,216	1,280,138	1,211,853	1,144,362	1,077,663	1,011,757	946,644	882,323	818,796	756,061	694,119	0%
TRDC-10 - 10 units, 90 DPH, 50% houses and 50% flats	10	£681,035	924,484	859,973	796,261	733,347	671,231	609,914	549,394	489,674	430,751	372,627	315,300	15%
TRDC-11 - 20 units, 35 DPH, 100% houses and 0% flats	20	£3,502,468	2,486,607	2,360,451	2,235,739	2,112,472	1,990,650	1,870,272	1,751,340	1,633,851	1,517,807	1,402,547	1,288,709	0%
TRDC-12 - 20 units, 50 DPH, 80% houses and 20% flats	20	£2,451,728	2,432,530	2,293,744	2,156,601	2,021,100	1,887,239	1,755,022	1,624,445	1,495,511	1,368,219	1,242,568	1,118,560	0%
TRDC-13 - 30 units, 25 DPH, 100% houses and 0% flats	30	£7,355,183	3,983,685	3,777,998	3,574,676	3,373,718	3,175,126	2,978,898	2,785,034	2,593,536	2,404,402	2,217,634	2,033,231	0%
TRDC-14 - 30 units, 50 DPH, 80% houses and 20% flats	30	£3,677,592	3,497,496	3,297,701	3,100,270	2,905,202	2,712,499	2,522,160	2,334,184	2,148,572	1,965,324	1,784,440	1,605,919	0%
TRDC-15 - 40 units, 50 DPH, 80% houses and 20% flats	40	£4,903,455	3,892,223	3,670,970	3,452,326	3,236,293	3,022,867	2,812,052	2,603,846	2,398,249	2,195,262	1,994,885	1,797,116	0%
TRDC-16 - 40 units, 80 DPH, 50% houses and 50% flats	40	£3,064,660	3,627,345	3,374,544	3,124,870	2,878,325	2,634,906	2,394,615	2,157,452	1,923,417	1,692,509	1,464,729	1,240,076	10%
TRDC-17 - 50 units, 35 DPH, 100% houses and 0% flats	50	£8,756,170	6,636,180	6,294,081	5,955,913	5,621,677	5,291,372	4,964,828	4,641,723	4,322,560	4,007,338	3,696,057	3,388,718	0%
TRDC-18 - 50 units, 80 DPH, 50% houses and 50% flats	50	£3,830,825	4,534,181	4,218,180	3,906,087	3,597,905	3,293,632	2,993,269	2,696,815	2,404,271	2,115,636	1,830,911	1,550,096	10%
TRDC-19 - 60 units, 100 DPH, 0% houses and 100% flats	60	£3,677,592	2,683,551	2,341,357	2,003,759	1,670,756	1,342,350	1,018,541	699,327	384,709	74,688	- 234,258	- 539,678	0%
TRDC-20 - 60 units, 35 DPH, 100% houses and 0% flats	60	£10,507,404	7,963,416	7,552,897	7,147,096	6,746,013	6,349,647	5,957,794	5,570,068	5,187,072	4,808,805	4,435,269	4,066,461	0%
TRDC-21 - 70 units, 50 DPH, 80% houses and 20% flats	70	£8,581,047	8,146,442	7,681,321	7,221,702	6,767,584	6,318,967	5,875,853	5,438,240	5,006,128	4,579,517	4,158,409	3,742,802	0%
TRDC-22 - 70 units, 35 DPH, 100% houses and 0% flats	70	£12,258,639	9,088,331	8,619,533	8,156,121	7,698,096	7,245,459	6,798,209	6,356,345	5,919,869	5,488,780	5,063,078	4,642,763	0%
TRDC-23 - 80 units, 50 DPH, 100% houses and 0% flats	80	£9,806,911	10,386,664	9,850,894	9,321,282	8,797,825	8,280,525	7,769,381	7,264,395	6,765,565	6,272,891	5,786,374	5,306,015	5%
TRDC-24 - 80 units, 80 DPH, 55% houses and 45% flats	80	£6,129,319	7,423,296	6,924,112	6,431,058	5,944,133	5,463,336	4,988,670	4,520,131	4,057,722	3,601,442	3,151,291	2,707,269	10%
TRDC-25 - 95 units, 28 DPH, 100% houses and 0% flats	95	£20,795,905	12,334,163	11,697,937	11,069,022	10,447,417	9,833,123	9,226,141	8,626,469	8,034,108	7,449,058	6,871,320	6,300,892	0%
TRDC-26 - 100 units, 15 DPH, 100% houses and 0% flats	100	£40,862,128	12,983,330	12,313,618	11,651,601	10,997,281	10,350,656	9,711,727	9,080,494	8,456,956	7,841,115	7,232,969	6,632,518	0%
TRDC-27 - 100 units, 35 DPH, 95% houses and 5% flats	100	£17,512,341	12,587,158	11,922,154	11,264,847	10,615,238	9,973,324	9,339,106	8,712,586	8,093,761	7,482,633	6,879,201	6,283,467	0%
TRDC-28 - 130 units, 35.14 DPH, 95% houses and 5% flats	130	£22,675,342	16,047,863	15,201,733	14,365,390	13,538,836	12,722,068	11,915,089	11,116,285	10,326,932	9,547,395	8,777,676	8,017,773	0%
TRDC-29 - 145 units, 24.83 DPH, 100% houses and 0% flats	145	£35,793,447	18,470,486	17,519,974	16,580,378	15,650,895	14,730,901	13,821,854	12,923,757	12,036,609	11,160,407	10,295,155	9,440,852	0%
TRDC-30 - 165 units, 70.87 DPH, 60% houses and 40% flats	165	£14,270,321	15,257,813	14,265,520	13,285,316	12,317,200	11,361,175	10,417,238	9,485,390	8,565,632	7,657,962	6,762,381	5,878,890	0%
TRDC-31 - 250 units, 35.07 DPH, 90% houses and 10% flats	250	£43,693,465	25,814,467	24,316,341	22,835,647	21,372,383	19,926,551	18,498,149	17,087,177	15,693,638	14,317,528	12,958,850	11,617,604	0%
TRDC-32 - 400 units, 15.69 DPH, 100% houses and 0% flats	400	£156,260,529	40,086,313	37,866,415	35,672,016	33,503,114	31,359,710	29,241,803	27,149,394	25,082,483	23,041,069	21,025,153	19,034,735	0%
TRDC-33 - 500 units, 20 DPH, 100% houses and 0% flats	500	£153,232,981	41,505,398	38,802,522	36,130,678	33,489,868	30,880,092	28,301,349	25,753,638	23,236,961	20,747,387	18,285,516	15,854,757	0%
TRDC-34 - 750 units, 20 DPH, 100% houses and 0% flats	750	£229,849,472	58,557,792	54,726,414	50,939,037	47,195,661	43,496,285	39,840,911	36,229,539	32,662,144	29,126,663	25,635,320	22,188,116	0%
TRDC-35 - 1000 units, 20 DPH, 100% houses and 0% flats	1,000	£306,465,963	69,788,000	65,154,035	60,573,157	56,045,366	51,570,663	47,149,045	42,780,515	38,465,072	34,194,997	29,973,183	25,804,592	0%
TRDC-36 - 1250 units, 20 DPH, 100% houses and 0% flats	1,250	£383,082,454	84,470,629	78,890,432	73,372,952	67,905,729	62,502,722	57,163,932	51,889,359	46,666,605	41,501,685	36,401,196	31,347,679	0%
TRDC-37 - 1500 units, 20 DPH, 100% houses and 0% flats	1,500	£459,698,944	97,250,886	90,850,383	84,523,431	78,264,054	72,063,452	65,936,633	59,881,052	53,877,316	47,947,652	42,069,573	36,258,715	0%
TRDC-CARE1 (75 rooms)	-	£6,129,319	305,195	305,195	305,195	305,195	305,195	305,195	305,195	305,195	305,195	305,195	305,195	0%
TRDC-CARE2 (40 rooms)	-	£2,022,675	222,103	222,103	222,103	222,103	222,103	222,103	222,103	222,103	222,103	222,103	222,103	0%
TRDC-OFF1	-	£3,064,660	- 5,093,051	- 5,093,051	- 5,093,051	- 5,093,051	- 5,093,051	- 5,093,051	- 5,093,051	- 5,093,051	- 5,093,051	- 5,093,051	- 5,093,051	0%
TRDC-OFF2	-	£3,064,660	- 6,967,324	- 6,967,324	- 6,967,324	- 6,967,324	- 6,967,324	- 6,967,324	- 6,967,324	- 6,967,324	- 6,967,324	- 6,967,324	- 6,967,324	0%
TRDC-RET1	-	£6,129,319	1,665,412	1,665,412	1,665,412	1,665,412	1,665,412	1,665,412	1,665,412	1,665,412	1,665,412	1,665,412	1,665,412	0%
TRDC-RET2	-	£3,064,660	4,821,951	4,821,951	4,821,951	4,821,951	4,821,951	4,821,951	4,821,951	4,821,951	4,821,951	4,821,951	4,821,951	50%
TRDC-RET3	-	£1,532,330	2,057,346	2,057,346	2,057,346	2,057,346	2,057,346	2,057,346	2,057,346	2,057,346	2,057,346	2,057,346	2,057,346	50%
TRDC-IND1	-	£6,129,319	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	0%
TRDC-IND2	-	£6,129,319	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	0%
TRDC-IND3	-	£6,129,319	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	0%

ICHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL) **£2,760,992**

Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	Max AH
							Residual land values							
TRDC-1 - 5 units, 25 DPH, 100% houses and 0% flats	5	£552,198	696,083	661,544	627,402	593,656	560,306	527,354	494,797	462,636	430,873	399,506	368,534	20%
TRDC-2 - 5 units, 50 DPH, 100% houses and 0% flats	5	£276,099	696,083	661,544	627,402	593,656	560,306	527,354	494,797	462,636	430,873	399,506	368,534	50%
TRDC-3 - 5 units, 85 DPH, 50% houses and 50% flats	5	£162,411	474,522	442,693	411,257	380,215	349,567	319,313	289,453	259,988	230,916	202,238	173,954	50%
TRDC-4 - 6 units, 30 DPH, 100% houses and 0% flats	6	£552,198	835,299	793,852	752,882	712,387	672,367	632,824	593,756	555,163	517,048	479,407	442,241	35%
TRDC-5 - 6 units, 75 DPH, 75% houses and 25% flats	6	£220,879	705,447	665,552	626,132	587,188	548,719	510,725	473,206	436,162	399,593	363,500	327,881	50%
TRDC-6 - 8 units, 25 DPH, 100% houses and 0% flats	8	£883,518	1,113,733	1,058,471	1,003,843	949,850	896,490	843,766	791,674	740,219	689,397	639,208	589,655	20%
TRDC-7 - 8 units, 130 DPH, 0% houses and 100% flats	8	£169,907	371,847	326,037	280,844	236,269	192,311	148,971	106,247	64,141	22,652	- 18,496	- 59,366	20%
TRDC-8 - 9 units, 112 DPH, 0% houses and 100% flats	9	£221,865	418,327	366,791	315,950	265,803	216,350	167,592	119,528	72,159	25,484	- 20,809	- 66,786	15%
TRDC-9 - 10 units, 25 DPH, 100% houses and 0% flats	10	£1,104,397	1,349,216	1,280,138	1,211,853	1,144,362	1,077,663	1,011,757	946,644	882,323	818,796	756,061	694,119	15%
TRDC-10 - 10 units, 90 DPH, 50% houses and 50% flats	10	£306,777	924,484	859,973	796,261	733,347	671,231	609,914	549,394	489,674	430,751	372,627	315,300	50%
TRDC-11 - 20 units, 35 DPH, 100% houses and 0% flats	20	£1,577,710	2,486,607	2,360,451	2,235,739	2,112,472	1,990,650	1,870,272	1,751,340	1,633,851	1,517,807	1,402,547	1,288,709	35%
TRDC-12 - 20 units, 50 DPH, 80% houses and 20% flats	20	£1,104,397	2,432,530	2,293,744	2,156,601	2,021,100	1,887,239	1,755,022	1,624,445	1,495,511	1,368,219	1,242,568	1,118,560	50%
TRDC-13 - 30 units, 25 DPH, 100% houses and 0% flats	30	£3,313,191	3,983,685	3,777,998	3,574,676	3,373,718	3,175,126	2,978,898	2,785,034	2,593,536	2,404,402	2,217,634	2,033,231	15%
TRDC-14 - 30 units, 50 DPH, 80% houses and 20% flats	30	£1,656,595	3,497,496	3,297,701	3,100,270	2,905,202	2,712,499	2,522,160	2,334,184	2,148,572	1,965,324	1,784,440	1,605,919	45%
TRDC-15 - 40 units, 50 DPH, 80% houses and 20% flats	40	£2,208,794	3,892,223	3,670,970	3,452,326	3,236,293	3,022,867	2,812,052	2,603,846	2,398,249	2,195,262	1,994,885	1,797,116	35%
TRDC-16 - 40 units, 80 DPH, 50% houses and 50% flats	40	£1,380,496	3,627,345	3,374,544	3,124,870	2,878,325	2,634,906	2,394,615	2,157,452	1,923,417	1,692,509	1,464,729	1,240,076	45%
TRDC-17 - 50 units, 35 DPH, 100% houses and 0% flats	50	£3,944,275	6,636,180	6,294,081	5,955,913	5,621,677	5,291,372	4,964,828	4,641,723	4,322,560	4,007,338	3,696,057	3,388,718	40%
TRDC-18 - 50 units, 80 DPH, 50% houses and 50% flats	50	£1,725,620	4,534,181	4,218,180	3,906,087	3,597,905	3,293,632	2,993,269	2,696,815	2,404,271	2,115,636	1,830,911	1,550,096	45%
TRDC-19 - 60 units, 100 DPH, 0% houses and 100% flats	60	£1,656,595	2,683,551	2,341,357	2,003,759	1,670,756	1,342,350	1,018,541	699,327	384,709	74,688	- 234,258	- 539,678	15%
TRDC-20 - 60 units, 35 DPH, 100% houses and 0% flats	60	£4,733,130	7,963,416	7,552,897	7,147,096	6,746,013	6,349,647	5,957,794	5,570,068	5,187,072	4,808,805	4,435,269	4,066,461	40%
TRDC-21 - 70 units, 50 DPH, 80% houses and 20% flats	70	£3,865,389	8,146,442	7,681,321	7,221,702	6,767,584	6,318,967	5,875,853	5,438,240	5,006,128	4,579,517	4,158,409	3,742,802	45%
TRDC-22 - 70 units, 35 DPH, 100% houses and 0% flats	70	£5,521,985	9,088,331	8,619,533	8,156,121	7,698,096	7,245,459	6,798,209	6,356,345	5,919,869	5,488,780	5,063,078	4,642,763	35%
TRDC-23 - 80 units, 50 DPH, 100% houses and 0% flats	80	£4,417,588	10,386,664	9,850,894	9,321,282	8,797,825	8,280,525	7,769,381	7,264,395	6,765,565	6,272,891	5,786,374	5,306,015	50%
TRDC-24 - 80 units, 80 DPH, 55% houses and 45% flats	80	£2,760,992	7,423,296	6,924,112	6,431,058	5,944,133	5,463,336	4,988,670	4,520,131	4,057,722	3,601,442	3,151,291	2,707,269	45%
TRDC-25 - 95 units, 28 DPH, 100% houses and 0% flats	95	£9,367,653	12,334,163	11,697,937	11,069,022	10,447,417	9,833,123	9,226,141	8,626,469	8,034,108	7,449,058	6,871,320	6,300,892	20%
TRDC-26 - 100 units, 15 DPH, 100% houses and 0% flats	100	£18,406,616	12,983,330	12,313,618	11,651,601	10,997,281	10,350,656	9,711,727	9,080,494	8,456,956	7,841,115	7,232,969	6,632,518	0%
TRDC-27 - 100 units, 35 DPH, 95% houses and 5% flats	100	£7,888,550	12,587,158	11,922,154	11,264,847	10,615,238	9,973,324	9,339,106	8,712,586	8,093,761	7,482,633	6,879,201	6,283,467	35%
TRDC-28 - 130 units, 35.14 DPH, 95% houses and 5% flats	130	£10,214,258	16,047,863	15,201,733	14,365,390	13,538,836	12,722,068	11,915,089	11,116,285	10,326,932	9,547,395	8,777,676	8,017,773	35%
TRDC-29 - 145 units, 24.83 DPH, 100% houses and 0% flats	145	£16,123,395	18,470,486	17,519,974	16,580,378	15,650,895	14,730,901	13,821,854	12,923,757	12,036,609	11,160,407	10,295,155	9,440,852	10%
TRDC-30 - 165 units, 70.87 DPH, 60% houses and 40% flats	165	£6,428,161	15,257,813	14,265,520	13,285,316	12,317,200	11,361,175	10,417,238	9,485,390	8,565,632	7,657,962	6,762,381	5,878,890	45%
TRDC-31 - 250 units, 35.07 DPH, 90% houses and 10% flats	250	£19,682,011	25,814,467	24,316,341	22,835,647	21,372,383	19,926,551	18,498,149	17,087,177	15,693,638	14,317,528	12,958,850	11,617,604	20%
TRDC-32 - 400 units, 15.69 DPH, 100% houses and 0% flats	400	£70,388,590	40,086,313	37,866,415	35,672,016	33,503,114	31,359,710	29,241,803	27,149,394	25,082,483	23,041,069	21,025,153	19,034,735	0%
TRDC-33 - 500 units, 20 DPH, 100% houses and 0% flats	500	£69,024,811	41,505,398	38,802,522	36,130,678	33,489,868	30,880,092	28,301,349	25,753,638	23,236,961	20,747,387	18,285,516	15,854,757	0%
TRDC-34 - 750 units, 20 DPH, 100% houses and 0% flats	750	£103,537,217	58,557,792	54,726,414	50,939,037	47,195,661	43,496,285	39,840,911	36,229,539	32,662,144	29,126,663	25,635,320	22,188,116	0%
TRDC-35 - 1000 units, 20 DPH, 100% houses and 0% flats	1,000	£138,049,623	69,788,000	65,154,035	60,573,157	56,045,366	51,570,663	47,149,045	42,780,515	38,465,072	34,194,997	29,973,183	25,804,592	0%
TRDC-36 - 1250 units, 20 DPH, 100% houses and 0% flats	1,250	£172,562,028	84,470,629	78,890,432	73,372,952	67,905,729	62,502,722	57,163,932	51,889,359	46,666,605	41,501,685	36,401,196	31,347,679	0%
TRDC-37 - 1500 units, 20 DPH, 100% houses and 0% flats	1,500	£207,074,434	97,250,886	90,850,383	84,523,431	78,264,054	72,063,452	65,936,633	59,881,052	53,877,316	47,947,652	42,069,573	36,258,715	0%
TRDC-CARE1 (75 rooms)	-	£2,760,992	305,195	305,195	305,195	305,195	305,195	305,195	305,195	305,195	305,195	305,195	305,195	0%
TRDC-CARE2 (40 rooms)	-	£911,128	222,103	222,103	222,103	222,103	222,103	222,103	222,103	222,103	222,103	222,103	222,103	0%
TRDC-OFF1	-	£1,380,496	- 5,093,051	- 5,093,051	- 5,093,051	- 5,093,051	- 5,093,051	- 5,093,051	- 5,093,051	- 5,093,051	- 5,093,051	- 5,093,051	- 5,093,051	0%
TRDC-OFF2	-	£1,380,496	- 6,967,324	- 6,967,324	- 6,967,324	- 6,967,324	- 6,967,324	- 6,967,324	- 6,967,324	- 6,967,324	- 6,967,324	- 6,967,324	- 6,967,324	0%
TRDC-RET1	-	£2,760,992	1,665,412	1,665,412	1,665,412	1,665,412	1,665,412	1,665,412	1,665,412	1,665,412	1,665,412	1,665,412	1,665,412	0%
TRDC-RET2	-	£1,380,496	4,821,951	4,821,951	4,821,951	4,821,951	4,821,951	4,821,951	4,821,951	4,821,951	4,821,951	4,821,951	4,821,951	50%
TRDC-RET3	-	£690,248	2,057,346	2,057,346	2,057,346	2,057,346	2,057,346	2,057,346	2,057,346	2,057,346	2,057,346	2,057,346	2,057,346	50%
TRDC-IND1	-	£2,760,992	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	50%
TRDC-IND2	-	£2,760,992	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	50%
TRDC-IND3	-	£2,760,992	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	50%

ICHMARK LAND VALUE 3 (GREENFIELD - UPPER END OF RANGE) **£374,000** PER HA

Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	Max AH
							Residual land values							
TRDC-1 - 5 units, 25 DPH, 100% houses and 0% flats	5	£74,800	696,083	661,544	627,402	593,656	560,306	527,354	494,797	462,636	430,873	399,506	368,534	50%
TRDC-2 - 5 units, 50 DPH, 100% houses and 0% flats	5	£37,400	696,083	661,544	627,402	593,656	560,306	527,354	494,797	462,636	430,873	399,506	368,534	50%
TRDC-3 - 5 units, 85 DPH, 50% houses and 50% flats	5	£22,000	474,522	442,693	411,257	380,215	349,567	319,313	289,453	259,988	230,916	202,238	173,954	50%
TRDC-4 - 6 units, 30 DPH, 100% houses and 0% flats	6	£74,800	835,299	793,852	752,882	712,387	672,367	632,824	593,756	555,163	517,048	479,407	442,241	50%
TRDC-5 - 6 units, 75 DPH, 75% houses and 25% flats	6	£29,920	705,447	665,552	626,132	587,188	548,719	510,725	473,206	436,162	399,593	363,500	327,881	50%
TRDC-6 - 8 units, 25 DPH, 100% houses and 0% flats	8	£119,680	1,113,733	1,058,471	1,003,843	949,850	896,490	843,766	791,674	740,219	689,397	639,208	589,655	50%
TRDC-7 - 8 units, 130 DPH, 0% houses and 100% flats	8	£23,015	371,847	326,037	280,844	236,269	192,311	148,971	106,247	64,141	22,652	- 18,496	- 59,366	35%
TRDC-8 - 9 units, 112 DPH, 0% houses and 100% flats	9	£30,054	418,327	366,791	315,950	265,803	216,350	167,592	119,528	72,159	25,484	- 20,809	- 66,786	35%
TRDC-9 - 10 units, 25 DPH, 100% houses and 0% flats	10	£149,600	1,349,216	1,280,138	1,211,853	1,144,362	1,077,663	1,011,757	946,644	882,323	818,796	756,061	694,119	50%
TRDC-10 - 10 units, 90 DPH, 50% houses and 50% flats	10	£41,556	924,484	859,973	796,261	733,347	671,231	609,914	549,394	489,674	430,751	372,627	315,300	50%
TRDC-11 - 20 units, 35 DPH, 100% houses and 0% flats	20	£213,714	2,486,607	2,360,451	2,235,739	2,112,472	1,990,650	1,870,272	1,751,340	1,633,851	1,517,807	1,402,547	1,288,709	50%
TRDC-12 - 20 units, 50 DPH, 80% houses and 20% flats	20	£149,600	2,432,530	2,293,744	2,156,601	2,021,100	1,887,239	1,755,022	1,624,445	1,495,511	1,368,219	1,242,568	1,118,560	50%
TRDC-13 - 30 units, 25 DPH, 100% houses and 0% flats	30	£448,800	3,983,685	3,777,998	3,574,676	3,373,718	3,175,126	2,978,898	2,785,034	2,593,536	2,404,402	2,217,634	2,033,231	50%
TRDC-14 - 30 units, 50 DPH, 80% houses and 20% flats	30	£224,400	3,497,496	3,297,701	3,100,270	2,905,202	2,712,499	2,522,160	2,334,184	2,148,572	1,965,324	1,784,440	1,605,919	50%
TRDC-15 - 40 units, 50 DPH, 80% houses and 20% flats	40	£299,200	3,892,223	3,670,970	3,452,326	3,236,293	3,022,867	2,812,052	2,603,846	2,398,249	2,195,262	1,994,885	1,797,116	50%
TRDC-16 - 40 units, 80 DPH, 50% houses and 50% flats	40	£187,000	3,627,345	3,374,544	3,124,870	2,878,325	2,634,906	2,394,615	2,157,452	1,923,417	1,692,509	1,464,729	1,240,076	50%
TRDC-17 - 50 units, 35 DPH, 100% houses and 0% flats	50	£534,286	6,636,180	6,294,081	5,955,913	5,621,677	5,291,372	4,964,828	4,641,723	4,322,560	4,007,338	3,696,057	3,388,718	50%
TRDC-18 - 50 units, 80 DPH, 50% houses and 50% flats	50	£233,750	4,534,181	4,218,180	3,906,087	3,597,905	3,293,632	2,993,269	2,696,815	2,404,271	2,115,636	1,830,911	1,550,096	50%
TRDC-19 - 60 units, 100 DPH, 0% houses and 100% flats	60	£224,400	2,683,551	2,341,357	2,003,759	1,670,756	1,342,350	1,018,541	699,327	384,709	74,688	- 234,258	- 539,678	35%
TRDC-20 - 60 units, 35 DPH, 100% houses and 0% flats	60	£641,143	7,963,416	7,552,897	7,147,096	6,746,013	6,349,647	5,957,794	5,570,068	5,187,072	4,808,805	4,435,269	4,066,461	50%
TRDC-21 - 70 units, 50 DPH, 80% houses and 20% flats	70	£523,600	8,146,442	7,681,321	7,221,702	6,767,584	6,318,967	5,875,853	5,438,240	5,006,128	4,579,517	4,158,409	3,742,802	50%
TRDC-22 - 70 units, 35 DPH, 100% houses and 0% flats	70	£748,000	9,088,331	8,619,533	8,156,121	7,698,096	7,245,459	6,798,209	6,356,345	5,919,869	5,488,780	5,063,078	4,642,763	50%
TRDC-23 - 80 units, 50 DPH, 100% houses and 0% flats	80	£598,400	10,386,664	9,850,894	9,321,282	8,797,825	8,280,525	7,769,381	7,264,395	6,765,565	6,272,891	5,786,374	5,306,015	50%
TRDC-24 - 80 units, 80 DPH, 55% houses and 45% flats	80	£374,000	7,423,296	6,924,112	6,431,058	5,944,133	5,463,336	4,988,670	4,520,131	4,057,722	3,601,442	3,151,291	2,707,269	50%
TRDC-25 - 95 units, 28 DPH, 100% houses and 0% flats	95	£1,268,929	12,334,163	11,697,937	11,069,022	10,447,417	9,833,123	9,226,141	8,626,469	8,034,108	7,449,058	6,871,320	6,300,892	50%
TRDC-26 - 100 units, 15 DPH, 100% houses and 0% flats	100	£2,493,333	12,983,330	12,313,618	11,651,601	10,997,281	10,350,656	9,711,727	9,080,494	8,456,956	7,841,115	7,232,969	6,632,518	50%
TRDC-27 - 100 units, 35 DPH, 95% houses and 5% flats	100	£1,068,571	12,587,158	11,922,154	11,264,847	10,615,238	9,973,324	9,339,106	8,712,586	8,093,761	7,482,633	6,879,201	6,283,467	50%
TRDC-28 - 130 units, 35.14 DPH, 95% houses and 5% flats	130	£1,383,608	16,047,863	15,201,733	14,365,390	13,538,836	12,722,068	11,915,089	11,116,285	10,326,932	9,547,395	8,777,676	8,017,773	50%
TRDC-29 - 145 units, 24.83 DPH, 100% houses and 0% flats	145	£2,184,052	18,470,486	17,519,974	16,580,378	15,650,895	14,730,901	13,821,854	12,923,757	12,036,609	11,160,407	10,295,155	9,440,852	50%
TRDC-30 - 165 units, 70.87 DPH, 60% houses and 40% flats	165	£870,749	15,257,813	14,265,520	13,285,316	12,317,200	11,361,175	10,417,238	9,485,390	8,565,632	7,657,962	6,762,381	5,878,890	50%
TRDC-31 - 250 units, 35.07 DPH, 90% houses and 10% flats	250	£2,666,096	25,814,467	24,316,341	22,835,647	21,372,383	19,926,551	18,498,149	17,087,177	15,693,638	14,317,528	12,958,850	11,617,604	50%
TRDC-32 - 400 units, 15.69 DPH, 100% houses and 0% flats	400	£9,534,736	40,086,313	37,866,415	35,672,016	33,503,114	31,359,710	29,241,803	27,149,394	25,082,483	23,041,069	21,025,153	19,034,735	50%
TRDC-33 - 500 units, 20 DPH, 100% houses and 0% flats	500	£9,350,000	41,505,398	38,802,522	36,130,678	33,489,868	30,880,092	28,301,349	25,753,638	23,236,961	20,747,387	18,285,516	15,854,757	50%
TRDC-34 - 750 units, 20 DPH, 100% houses and 0% flats	750	£14,025,000	58,557,792	54,726,414	50,939,037	47,195,661	43,496,285	39,840,911	36,229,539	32,662,144	29,126,663	25,635,320	22,188,116	50%
TRDC-35 - 1000 units, 20 DPH, 100% houses and 0% flats	1,000	£18,700,000	69,788,000	65,154,035	60,573,157	56,045,366	51,570,663	47,149,045	42,780,515	38,465,072	34,194,997	29,973,183	25,804,592	50%
TRDC-36 - 1250 units, 20 DPH, 100% houses and 0% flats	1,250	£23,375,000	84,470,629	78,890,432	73,372,952	67,905,729	62,502,722	57,163,932	51,889,359	46,666,605	41,501,685	36,401,196	31,347,679	50%
TRDC-37 - 1500 units, 20 DPH, 100% houses and 0% flats	1,500	£28,050,000	97,250,886	90,850,383	84,523,431	78,264,054	72,063,452	65,936,633	59,881,052	53,877,316	47,947,652	42,069,573	36,258,715	50%
TRDC-CARE1 (75 rooms)	-	£374,000	305,195	305,195	305,195	305,195	305,195	305,195	305,195	305,195	305,195	305,195	305,195	0%
TRDC-CARE2 (40 rooms)	-	£123,420	222,103	222,103	222,103	222,103	222,103	222,103	222,103	222,103	222,103	222,103	222,103	50%
TRDC-OFF1	-	£187,000	- 5,093,051	- 5,093,051	- 5,093,051	- 5,093,051	- 5,093,051	- 5,093,051	- 5,093,051	- 5,093,051	- 5,093,051	- 5,093,051	- 5,093,051	0%
TRDC-OFF2	-	£187,000	- 6,967,324	- 6,967,324	- 6,967,324	- 6,967,324	- 6,967,324	- 6,967,324	- 6,967,324	- 6,967,324	- 6,967,324	- 6,967,324	- 6,967,324	0%
TRDC-RET1	-	£374,000	1,665,412	1,665,412	1,665,412	1,665,412	1,665,412	1,665,412	1,665,412	1,665,412	1,665,412	1,665,412	1,665,412	50%
TRDC-RET2	-	£187,000	4,821,951	4,821,951	4,821,951	4,821,951	4,821,951	4,821,951	4,821,951	4,821,951	4,821,951	4,821,951	4,821,951	50%
TRDC-RET3	-	£93,500	2,057,346	2,057,346	2,057,346	2,057,346	2,057,346	2,057,346	2,057,346	2,057,346	2,057,346	2,057,346	2,057,346	50%
TRDC-IND1	-	£374,000	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	50%
TRDC-IND2	-	£374,000	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	50%
TRDC-IND3	-	£374,000	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	50%

ICHMARK LAND VALUE 4 (GREENFIELD - LOWER END OF RANGE) **£247,000** PER HA

Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	Max AH
							Residual land values							
TRDC-1 - 5 units, 25 DPH, 100% houses and 0% flats	5	£49,400	696,083	661,544	627,402	593,656	560,306	527,354	494,797	462,636	430,873	399,506	368,534	50%
TRDC-2 - 5 units, 50 DPH, 100% houses and 0% flats	5	£24,700	696,083	661,544	627,402	593,656	560,306	527,354	494,797	462,636	430,873	399,506	368,534	50%
TRDC-3 - 5 units, 85 DPH, 50% houses and 50% flats	5	£14,529	474,522	442,693	411,257	380,215	349,567	319,313	289,453	259,988	230,916	202,238	173,954	50%
TRDC-4 - 6 units, 30 DPH, 100% houses and 0% flats	6	£49,400	835,299	793,852	752,882	712,387	672,367	632,824	593,756	555,163	517,048	479,407	442,241	50%
TRDC-5 - 6 units, 75 DPH, 75% houses and 25% flats	6	£19,760	705,447	665,552	626,132	587,188	548,719	510,725	473,206	436,162	399,593	363,500	327,881	50%
TRDC-6 - 8 units, 25 DPH, 100% houses and 0% flats	8	£79,040	1,113,733	1,058,471	1,003,843	949,850	896,490	843,766	791,674	740,219	689,397	639,208	589,655	50%
TRDC-7 - 8 units, 130 DPH, 0% houses and 100% flats	8	£15,200	371,847	326,037	280,844	236,269	192,311	148,971	106,247	64,141	22,652	- 18,496	- 59,366	40%
TRDC-8 - 9 units, 112 DPH, 0% houses and 100% flats	9	£19,848	418,327	366,791	315,950	265,803	216,350	167,592	119,528	72,159	25,484	- 20,809	- 66,786	40%
TRDC-9 - 10 units, 25 DPH, 100% houses and 0% flats	10	£98,800	1,349,216	1,280,138	1,211,853	1,144,362	1,077,663	1,011,757	946,644	882,323	818,796	756,061	694,119	50%
TRDC-10 - 10 units, 90 DPH, 50% houses and 50% flats	10	£27,444	924,484	859,973	796,261	733,347	671,231	609,914	549,394	489,674	430,751	372,627	315,300	50%
TRDC-11 - 20 units, 35 DPH, 100% houses and 0% flats	20	£141,143	2,486,607	2,360,451	2,235,739	2,112,472	1,990,650	1,870,272	1,751,340	1,633,851	1,517,807	1,402,547	1,288,709	50%
TRDC-12 - 20 units, 50 DPH, 80% houses and 20% flats	20	£98,800	2,432,530	2,293,744	2,156,601	2,021,100	1,887,239	1,755,022	1,624,445	1,495,511	1,368,219	1,242,568	1,118,560	50%
TRDC-13 - 30 units, 25 DPH, 100% houses and 0% flats	30	£296,400	3,983,685	3,777,998	3,574,676	3,373,718	3,175,126	2,978,898	2,785,034	2,593,536	2,404,402	2,217,634	2,033,231	50%
TRDC-14 - 30 units, 50 DPH, 80% houses and 20% flats	30	£148,200	3,497,496	3,297,701	3,100,270	2,905,202	2,712,499	2,522,160	2,334,184	2,148,572	1,965,324	1,784,440	1,605,919	50%
TRDC-15 - 40 units, 50 DPH, 80% houses and 20% flats	40	£197,600	3,892,223	3,670,970	3,452,326	3,236,293	3,022,867	2,812,052	2,603,846	2,398,249	2,195,262	1,994,885	1,797,116	50%
TRDC-16 - 40 units, 80 DPH, 50% houses and 50% flats	40	£123,500	3,627,345	3,374,544	3,124,870	2,878,325	2,634,906	2,394,615	2,157,452	1,923,417	1,692,509	1,464,729	1,240,076	50%
TRDC-17 - 50 units, 35 DPH, 100% houses and 0% flats	50	£352,857	6,636,180	6,294,081	5,955,913	5,621,677	5,291,372	4,964,828	4,641,723	4,322,560	4,007,338	3,696,057	3,388,718	50%
TRDC-18 - 50 units, 80 DPH, 50% houses and 50% flats	50	£154,375	4,534,181	4,218,180	3,906,087	3,597,905	3,293,632	2,993,269	2,696,815	2,404,271	2,115,636	1,830,911	1,550,096	50%
TRDC-19 - 60 units, 100 DPH, 0% houses and 100% flats	60	£148,200	2,683,551	2,341,357	2,003,759	1,670,756	1,342,350	1,018,541	699,327	384,709	74,688	- 234,258	- 539,678	35%
TRDC-20 - 60 units, 35 DPH, 100% houses and 0% flats	60	£423,429	7,963,416	7,552,897	7,147,096	6,746,013	6,349,647	5,957,794	5,570,068	5,187,072	4,808,805	4,435,269	4,066,461	50%
TRDC-21 - 70 units, 50 DPH, 80% houses and 20% flats	70	£345,800	8,146,442	7,681,321	7,221,702	6,767,584	6,318,967	5,875,853	5,438,240	5,006,128	4,579,517	4,158,409	3,742,802	50%
TRDC-22 - 70 units, 35 DPH, 100% houses and 0% flats	70	£494,000	9,088,331	8,619,533	8,156,121	7,698,096	7,245,459	6,798,209	6,356,345	5,919,869	5,488,780	5,063,078	4,642,763	50%
TRDC-23 - 80 units, 50 DPH, 100% houses and 0% flats	80	£395,200	10,386,664	9,850,894	9,321,282	8,797,825	8,280,525	7,769,381	7,264,395	6,765,565	6,272,891	5,786,374	5,306,015	50%
TRDC-24 - 80 units, 80 DPH, 55% houses and 45% flats	80	£247,000	7,423,296	6,924,112	6,431,058	5,944,133	5,463,336	4,988,670	4,520,131	4,057,722	3,601,442	3,151,291	2,707,269	50%
TRDC-25 - 95 units, 28 DPH, 100% houses and 0% flats	95	£838,036	12,334,163	11,697,937	11,069,022	10,447,417	9,833,123	9,226,141	8,626,469	8,034,108	7,449,058	6,871,320	6,300,892	50%
TRDC-26 - 100 units, 15 DPH, 100% houses and 0% flats	100	£1,646,667	12,983,330	12,313,618	11,651,601	10,997,281	10,350,656	9,711,727	9,080,494	8,456,956	7,841,115	7,232,969	6,632,518	50%
TRDC-27 - 100 units, 35 DPH, 95% houses and 5% flats	100	£705,714	12,587,158	11,922,154	11,264,847	10,615,238	9,973,324	9,339,106	8,712,586	8,093,761	7,482,633	6,879,201	6,283,467	50%
TRDC-28 - 130 units, 35.14 DPH, 95% houses and 5% flats	130	£913,773	16,047,863	15,201,733	14,365,390	13,538,836	12,722,068	11,915,089	11,116,285	10,326,932	9,547,395	8,777,676	8,017,773	50%
TRDC-29 - 145 units, 24.83 DPH, 100% houses and 0% flats	145	£1,442,408	18,470,486	17,519,974	16,580,378	15,650,895	14,730,901	13,821,854	12,923,757	12,036,609	11,160,407	10,295,155	9,440,852	50%
TRDC-30 - 165 units, 70.87 DPH, 60% houses and 40% flats	165	£575,067	15,257,813	14,265,520	13,285,316	12,317,200	11,361,175	10,417,238	9,485,390	8,565,632	7,657,962	6,762,381	5,878,890	50%
TRDC-31 - 250 units, 35.07 DPH, 90% houses and 10% flats	250	£1,760,764	25,814,467	24,316,341	22,835,647	21,372,383	19,926,551	18,498,149	17,087,177	15,693,638	14,317,528	12,958,850	11,617,604	50%
TRDC-32 - 400 units, 15.69 DPH, 100% houses and 0% flats	400	£6,297,004	40,086,313	37,866,415	35,672,016	33,503,114	31,359,710	29,241,803	27,149,394	25,082,483	23,041,069	21,025,153	19,034,735	50%
TRDC-33 - 500 units, 20 DPH, 100% houses and 0% flats	500	£6,175,000	41,505,398	38,802,522	36,130,678	33,489,868	30,880,092	28,301,349	25,753,638	23,236,961	20,747,387	18,285,516	15,854,757	50%
TRDC-34 - 750 units, 20 DPH, 100% houses and 0% flats	750	£9,262,500	58,557,792	54,726,414	50,939,037	47,195,661	43,496,285	39,840,911	36,229,539	32,662,144	29,126,663	25,635,320	22,188,116	50%
TRDC-35 - 1000 units, 20 DPH, 100% houses and 0% flats	1,000	£12,350,000	69,788,000	65,154,035	60,573,157	56,045,366	51,570,663	47,149,045	42,780,515	38,465,072	34,194,997	29,973,183	25,804,592	50%
TRDC-36 - 1250 units, 20 DPH, 100% houses and 0% flats	1,250	£15,437,500	84,470,629	78,890,432	73,372,952	67,905,729	62,502,722	57,163,932	51,889,359	46,666,605	41,501,685	36,401,196	31,347,679	50%
TRDC-37 - 1500 units, 20 DPH, 100% houses and 0% flats	1,500	£18,525,000	97,250,886	90,850,383	84,523,431	78,264,054	72,063,452	65,936,633	59,881,052	53,877,316	47,947,652	42,069,573	36,258,715	50%
TRDC-CARE1 (75 rooms)	-	£247,000	305,195	305,195	305,195	305,195	305,195	305,195	305,195	305,195	305,195	305,195	305,195	50%
TRDC-CARE2 (40 rooms)	-	£81,510	222,103	222,103	222,103	222,103	222,103	222,103	222,103	222,103	222,103	222,103	222,103	50%
TRDC-OFF1	-	£123,500	- 5,093,051	- 5,093,051	- 5,093,051	- 5,093,051	- 5,093,051	- 5,093,051	- 5,093,051	- 5,093,051	- 5,093,051	- 5,093,051	- 5,093,051	0%
TRDC-OFF2	-	£123,500	- 6,967,324	- 6,967,324	- 6,967,324	- 6,967,324	- 6,967,324	- 6,967,324	- 6,967,324	- 6,967,324	- 6,967,324	- 6,967,324	- 6,967,324	0%
TRDC-RET1	-	£247,000	1,665,412	1,665,412	1,665,412	1,665,412	1,665,412	1,665,412	1,665,412	1,665,412	1,665,412	1,665,412	1,665,412	50%
TRDC-RET2	-	£123,500	4,821,951	4,821,951	4,821,951	4,821,951	4,821,951	4,821,951	4,821,951	4,821,951	4,821,951	4,821,951	4,821,951	50%
TRDC-RET3	-	£61,750	2,057,346	2,057,346	2,057,346	2,057,346	2,057,346	2,057,346	2,057,346	2,057,346	2,057,346	2,057,346	2,057,346	50%
TRDC-IND1	-	£247,000	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	50%
TRDC-IND2	-	£247,000	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	50%
TRDC-IND3	-	£247,000	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	50%

EE RIVERS DISTRICT COUNCIL Sales value £5,850 psm AH tenure Rented 70% Intermediate: SO 30%

ICHMARK LAND VALUE 1 (SECONDARY OFFICES/RETAIL) **£6,129,319** PER HA Type of rent: 70% Soc Rent 30% Aff Rent FH 0%

			Residual land values										
Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	Max AH
TRDC-1 - 5 units, 25 DPH, 100% houses and 0% flats	5	£1,225,864	782,588	744,209	706,269	668,770	631,710	595,090	558,910	523,171	487,870	453,011	418,591	0%
TRDC-2 - 5 units, 50 DPH, 100% houses and 0% flats	5	£612,932	782,588	744,209	706,269	668,770	631,710	595,090	558,910	523,171	487,870	453,011	418,591	20%
TRDC-3 - 5 units, 85 DPH, 50% houses and 50% flats	5	£360,548	557,939	522,383	487,265	452,585	418,342	384,538	351,170	318,241	285,749	253,696	222,080	25%
TRDC-4 - 6 units, 30 DPH, 100% houses and 0% flats	6	£1,225,864	939,106	893,050	847,523	802,523	758,052	714,108	670,692	627,805	585,445	543,613	502,310	0%
TRDC-5 - 6 units, 75 DPH, 75% houses and 25% flats	6	£490,346	807,483	763,043	719,132	675,748	632,892	590,564	548,763	507,490	466,744	426,525	386,835	35%
TRDC-6 - 8 units, 25 DPH, 100% houses and 0% flats	8	£1,961,382	1,252,141	1,190,733	1,130,030	1,070,031	1,010,735	952,144	894,257	837,073	780,593	724,817	669,745	0%
TRDC-7 - 8 units, 130 DPH, 0% houses and 100% flats	8	£377,189	499,490	447,946	397,091	346,921	297,438	248,643	200,534	153,112	106,376	60,326	14,965	10%
TRDC-8 - 9 units, 112 DPH, 0% houses and 100% flats	9	£492,535	561,925	503,940	446,726	390,286	334,619	279,723	225,600	172,250	119,673	67,867	16,836	5%
TRDC-9 - 10 units, 25 DPH, 100% houses and 0% flats	10	£2,451,728	1,522,226	1,445,468	1,369,588	1,294,589	1,220,470	1,147,230	1,074,871	1,003,391	932,792	863,072	794,233	0%
TRDC-10 - 10 units, 90 DPH, 50% houses and 50% flats	10	£681,035	1,088,650	1,016,780	945,795	875,696	806,481	738,150	670,705	604,145	538,469	473,678	409,771	25%
TRDC-11 - 20 units, 35 DPH, 100% houses and 0% flats	20	£3,502,468	2,819,361	2,678,522	2,539,296	2,401,679	2,265,673	2,130,916	1,997,511	1,865,726	1,735,560	1,607,014	1,480,088	0%
TRDC-12 - 20 units, 50 DPH, 80% houses and 20% flats	20	£2,451,728	2,768,416	2,614,627	2,462,654	2,312,495	2,164,151	2,017,621	1,872,905	1,730,004	1,588,918	1,449,647	1,312,190	10%
TRDC-13 - 30 units, 25 DPH, 100% houses and 0% flats	30	£7,355,183	4,478,214	4,250,454	4,025,309	3,802,779	3,582,864	3,365,566	3,150,881	2,938,813	2,729,359	2,522,521	2,318,299	0%
TRDC-14 - 30 units, 50 DPH, 80% houses and 20% flats	30	£3,677,592	3,985,340	3,763,717	3,544,709	3,328,316	3,114,538	2,903,376	2,694,829	2,488,896	2,285,579	2,084,877	1,886,790	5%
TRDC-15 - 40 units, 50 DPH, 80% houses and 20% flats	40	£4,903,455	4,515,821	4,267,132	4,021,369	3,778,530	3,538,616	3,301,626	3,067,560	2,836,418	2,608,201	2,382,908	2,160,539	0%
TRDC-16 - 40 units, 80 DPH, 50% houses and 50% flats	40	£3,064,660	4,267,118	3,985,619	3,707,585	3,433,016	3,161,913	2,894,273	2,630,098	2,369,389	2,112,145	1,858,365	1,608,050	20%
TRDC-17 - 50 units, 35 DPH, 100% houses and 0% flats	50	£8,756,170	7,463,691	7,084,090	6,708,848	6,337,965	5,971,440	5,609,276	5,251,469	4,898,022	4,548,933	4,204,203	3,863,832	0%
TRDC-18 - 50 units, 80 DPH, 50% houses and 50% flats	50	£3,830,825	5,333,898	4,982,024	4,634,482	4,291,270	3,952,390	3,617,841	3,287,623	2,961,737	2,640,182	2,322,957	2,010,064	20%
TRDC-19 - 60 units, 100 DPH, 0% houses and 100% flats	60	£3,677,592	3,601,335	3,217,746	2,839,255	2,465,862	2,097,568	1,734,371	1,376,271	1,023,270	675,367	332,562	- 5,225	0%
TRDC-20 - 60 units, 35 DPH, 100% houses and 0% flats	60	£10,507,404	8,956,430	8,500,908	8,050,618	7,605,558	7,165,730	6,731,130	6,301,763	5,877,625	5,458,719	5,045,043	4,636,597	0%
TRDC-21 - 70 units, 50 DPH, 80% houses and 20% flats	70	£8,581,047	9,291,806	8,775,490	8,265,265	7,761,130	7,263,087	6,771,135	6,285,273	5,805,503	5,331,823	4,864,234	4,402,511	5%
TRDC-22 - 70 units, 35 DPH, 100% houses and 0% flats	70	£12,258,639	10,229,063	9,709,423	9,195,746	8,688,033	8,186,284	7,690,498	7,200,676	6,716,818	6,238,924	5,766,993	5,301,027	0%
TRDC-23 - 80 units, 50 DPH, 100% houses and 0% flats	80	£9,806,911	11,690,358	11,096,483	10,509,424	9,929,180	9,355,752	8,789,140	8,229,344	7,676,363	7,130,199	6,590,850	6,058,316	15%
TRDC-24 - 80 units, 80 DPH, 55% houses and 45% flats	80	£6,129,319	8,685,470	8,129,726	7,580,773	7,038,613	6,503,243	5,974,666	5,452,879	4,937,884	4,429,681	3,928,269	3,433,649	20%
TRDC-25 - 95 units, 28 DPH, 100% houses and 0% flats	95	£20,795,905	13,882,301	13,177,074	12,479,941	11,790,902	11,109,956	10,437,104	9,772,346	9,115,681	8,467,111	7,826,634	7,194,251	0%
TRDC-26 - 100 units, 15 DPH, 100% houses and 0% flats	100	£40,862,128	14,612,948	13,870,605	13,136,779	12,411,476	11,694,690	10,986,425	10,286,680	9,595,454	8,912,748	8,238,562	7,572,895	0%
TRDC-27 - 100 units, 35 DPH, 95% houses and 5% flats	100	£17,512,341	14,211,424	13,473,983	12,745,062	12,024,663	11,312,786	10,609,429	9,914,594	9,228,280	8,550,487	7,881,216	7,220,465	0%
TRDC-28 - 130 units, 35.14 DPH, 95% houses and 5% flats	130	£22,675,342	18,134,412	17,193,603	16,263,665	15,344,596	14,436,399	13,539,072	12,652,616	11,777,030	10,912,315	10,058,470	9,215,497	0%
TRDC-29 - 145 units, 24.83 DPH, 100% houses and 0% flats	145	£35,793,447	20,799,580	19,743,229	18,699,000	17,666,894	16,646,911	15,639,051	14,643,314	13,659,699	12,688,206	11,728,837	10,781,590	0%
TRDC-30 - 165 units, 70.87 DPH, 60% houses and 40% flats	165	£14,270,321	17,823,965	16,717,118	15,623,697	14,543,701	13,477,130	12,423,986	11,384,266	10,357,972	9,345,103	8,345,660	7,359,643	15%
TRDC-31 - 250 units, 35.07 DPH, 90% houses and 10% flats	250	£43,693,465	29,680,410	28,010,851	26,360,681	24,729,899	23,118,504	21,526,497	19,953,880	18,400,648	16,866,807	15,352,351	13,857,285	0%
TRDC-32 - 400 units, 15.69 DPH, 100% houses and 0% flats	400	£156,260,529	45,528,671	43,066,392	40,632,359	38,226,574	35,849,035	33,499,744	31,178,699	28,885,902	26,621,352	24,384,136	22,174,682	0%
TRDC-33 - 500 units, 20 DPH, 100% houses and 0% flats	500	£153,232,981	48,141,121	45,147,699	42,188,616	39,263,871	36,373,465	33,516,863	30,689,337	27,896,208	25,137,478	22,413,144	19,723,209	0%
TRDC-34 - 750 units, 20 DPH, 100% houses and 0% flats	750	£229,849,472	67,881,745	63,643,458	59,453,800	55,312,770	51,220,369	47,176,596	43,180,208	39,223,070	35,314,677	31,455,029	27,644,126	0%
TRDC-35 - 1000 units, 20 DPH, 100% houses and 0% flats	1,000	£306,465,963	81,653,549	76,502,788	71,410,991	66,378,157	61,404,286	56,489,377	51,633,433	46,836,451	42,098,433	37,409,009	32,777,214	0%
TRDC-36 - 1250 units, 20 DPH, 100% houses and 0% flats	1,250	£383,082,454	98,257,327	92,076,952	85,962,766	79,910,130	73,928,518	68,017,932	62,178,372	56,405,247	50,689,665	45,045,316	39,469,432	0%
TRDC-37 - 1500 units, 20 DPH, 100% houses and 0% flats	1,500	£459,698,944	112,660,264	105,590,039	98,600,974	91,684,503	84,838,075	78,073,028	71,389,363	64,767,132	58,222,719	51,750,856	45,342,151	0%
TRDC-CARE1 (75 rooms)	-	£6,129,319	305,195	305,195	305,195	305,195	305,195	305,195	305,195	305,195	305,195	305,195	305,195	0%
TRDC-CARE2 (40 rooms)	-	£2,022,675	222,103	222,103	222,103	222,103	222,103	222,103	222,103	222,103	222,103	222,103	222,103	0%
TRDC-OFF1	-	£3,064,660	- 5,093,051	- 5,093,051	- 5,093,051	- 5,093,051	- 5,093,051	- 5,093,051	- 5,093,051	- 5,093,051	- 5,093,051	- 5,093,051	- 5,093,051	0%
TRDC-OFF2	-	£3,064,660	- 6,967,324	- 6,967,324	- 6,967,324	- 6,967,324	- 6,967,324	- 6,967,324	- 6,967,324	- 6,967,324	- 6,967,324	- 6,967,324	- 6,967,324	0%
TRDC-RET1	-	£6,129,319	1,665,412	1,665,412	1,665,412	1,665,412	1,665,412	1,665,412	1,665,412	1,665,412	1,665,412	1,665,412	1,665,412	0%
TRDC-RET2	-	£3,064,660	4,821,951	4,821,951	4,821,951	4,821,951	4,821,951	4,821,951	4,821,951	4,821,951	4,821,951	4,821,951	4,821,951	50%
TRDC-RET3	-	£1,532,330	2,057,346	2,057,346	2,057,346	2,057,346	2,057,346	2,057,346	2,057,346	2,057,346	2,057,346	2,057,346	2,057,346	50%
TRDC-IND1	-	£6,129,319	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	0%
TRDC-IND2	-	£6,129,319	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	0%
TRDC-IND3	-	£6,129,319	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	0%

ICHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL) **£2,760,992**

			Residual land values										
Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	Max AH
TRDC-1 - 5 units, 25 DPH, 100% houses and 0% flats	5	£552,198	782,588	744,209	706,269	668,770	631,710	595,090	558,910	523,171	487,870	453,011	418,591	30%
TRDC-2 - 5 units, 50 DPH, 100% houses and 0% flats	5	£276,099	782,588	744,209	706,269	668,770	631,710	595,090	558,910	523,171	487,870	453,011	418,591	50%
TRDC-3 - 5 units, 85 DPH, 50% houses and 50% flats	5	£162,411	557,939	522,383	487,265	452,585	418,342	384,538	351,170	318,241	285,749	253,696	222,080	50%
TRDC-4 - 6 units, 30 DPH, 100% houses and 0% flats	6	£552,198	939,106	893,050	847,523	802,523	758,052	714,108	670,692	627,805	585,445	543,613	502,310	40%
TRDC-5 - 6 units, 75 DPH, 75% houses and 25% flats	6	£220,879	807,483	763,043	719,132	675,748	632,892	590,564	548,763	507,490	466,744	426,525	386,835	50%
TRDC-6 - 8 units, 25 DPH, 100% houses and 0% flats	8	£883,518	1,252,141	1,190,733	1,130,030	1,070,031	1,010,735	952,144	894,257	837,073	780,593	724,817	669,745	30%
TRDC-7 - 8 units, 130 DPH, 0% houses and 100% flats	8	£169,907	499,490	447,946	397,091	346,921	297,438	248,643	200,534	153,112	106,376	60,326	14,965	30%
TRDC-8 - 9 units, 112 DPH, 0% houses and 100% flats	9	£221,865	561,925	503,940	446,726	390,286	334,619	279,723	225,600	172,250	119,673	67,867	16,836	30%
TRDC-9 - 10 units, 25 DPH, 100% houses and 0% flats	10	£1,104,397	1,522,226	1,445,468	1,369,588	1,294,589	1,220,470	1,147,230	1,074,871	1,003,391	932,792	863,072	794,233	25%
TRDC-10 - 10 units, 90 DPH, 50% houses and 50% flats	10	£306,777	1,088,650	1,016,780	945,795	875,696	806,481	738,150	670,705	604,145	538,469	473,678	409,771	50%
TRDC-11 - 20 units, 35 DPH, 100% houses and 0% flats	20	£1,577,710	2,819,361	2,678,522	2,539,296	2,401,679	2,265,673	2,130,916	1,997,511	1,865,726	1,735,560	1,607,014	1,480,088	45%
TRDC-12 - 20 units, 50 DPH, 80% houses and 20% flats	20	£1,104,397	2,768,416	2,614,627	2,462,654	2,312,495	2,164,151	2,017,621	1,872,905	1,730,004	1,588,918	1,449,647	1,312,190	50%
TRDC-13 - 30 units, 25 DPH, 100% houses and 0% flats	30	£3,313,191	4,478,214	4,250,454	4,025,309	3,802,779	3,582,864	3,365,566	3,150,881	2,938,813	2,729,359	2,522,521	2,318,299	25%
TRDC-14 - 30 units, 50 DPH, 80% houses and 20% flats	30	£1,656,595	3,985,340	3,763,717	3,544,709	3,328,316	3,114,538	2,903,376	2,694,829	2,488,896	2,285,579	2,084,877	1,886,790	50%
TRDC-15 - 40 units, 50 DPH, 80% houses and 20% flats	40	£2,208,794	4,515,821	4,267,132	4,021,369	3,778,530	3,538,616	3,301,626	3,067,560	2,836,418	2,608,201	2,382,908	2,160,539	45%
TRDC-16 - 40 units, 80 DPH, 50% houses and 50% flats	40	£1,380,496	4,267,118	3,985,619	3,707,585	3,433,016	3,161,913	2,894,273	2,630,098	2,369,389	2,112,145	1,858,365	1,608,050	50%
TRDC-17 - 50 units, 35 DPH, 100% houses and 0% flats	50	£3,944,275	7,463,691	7,084,090	6,708,848	6,337,965	5,971,440	5,609,276	5,251,469	4,898,022	4,548,933	4,204,203	3,863,832	45%
TRDC-18 - 50 units, 80 DPH, 50% houses and 50% flats	50	£1,725,620	5,333,898	4,982,024	4,634,482	4,291,270	3,952,390	3,617,841	3,287,623	2,961,737	2,640,182	2,322,957	2,010,064	50%
TRDC-19 - 60 units, 100 DPH, 0% houses and 100% flats	60	£1,656,595	3,601,335	3,217,746	2,839,255	2,465,862	2,097,568	1,734,371	1,376,271	1,023,270	675,367	332,562	- 5,225	25%
TRDC-20 - 60 units, 35 DPH, 100% houses and 0% flats	60	£4,733,130	8,956,430	8,500,908	8,050,618	7,605,558	7,165,730	6,731,130	6,301,763	5,877,625	5,458,719	5,045,043	4,636,597	45%
TRDC-21 - 70 units, 50 DPH, 80% houses and 20% flats	70	£3,865,389	9,291,806	8,775,490	8,265,265	7,761,130	7,263,087	6,771,135	6,285,273	5,805,503	5,331,823	4,864,234	4,402,511	50%
TRDC-22 - 70 units, 35 DPH, 100% houses and 0% flats	70	£5,521,985	10,229,063	9,709,423	9,195,746	8,688,033	8,186,284	7,690,498	7,200,676	6,716,818	6,238,924	5,766,993	5,301,027	45%
TRDC-23 - 80 units, 50 DPH, 100% houses and 0% flats	80	£4,417,588	11,690,358	11,096,483	10,509,424	9,929,180	9,355,752	8,789,140	8,229,344	7,676,363	7,130,199	6,590,850	6,058,316	50%
TRDC-24 - 80 units, 80 DPH, 55% houses and 45% flats	80	£2,760,992	8,685,470	8,129,726	7,580,773	7,038,613	6,503,243	5,974,666	5,452,879	4,937,884	4,429,681	3,928,269	3,433,649	50%
TRDC-25 - 95 units, 28 DPH, 100% houses and 0% flats	95	£9,367,653	13,882,301	13,177,074	12,479,941	11,790,902	11,109,956	10,437,104	9,772,346	9,115,681	8,467,111	7,826,634	7,194,251	30%
TRDC-26 - 100 units, 15 DPH, 100% houses and 0% flats	100	£18,406,616	14,612,948	13,870,605	13,136,779	12,411,476	11,694,690	10,986,425	10,286,680	9,595,454	8,912,748	8,238,562	7,572,895	0%
TRDC-27 - 100 units, 35 DPH, 95% houses and 5% flats	100	£7,888,550	14,211,424	13,473,983	12,745,062	12,024,663	11,312,786	10,609,429	9,914,594	9,228,280	8,550,487	7,881,216	7,220,465	40%
TRDC-28 - 130 units, 35.14 DPH, 95% houses and 5% flats	130	£10,214,258	18,134,412	17,193,603	16,263,665	15,344,596	14,436,399	13,539,072	12,652,616	11,777,030	10,912,315	10,058,470	9,215,497	40%
TRDC-29 - 145 units, 24.83 DPH, 100% houses and 0% flats	145	£16,123,395	20,799,580	19,743,229	18,699,000	17,666,894	16,646,911	15,639,051	14,643,314	13,659,699	12,688,206	11,728,837	10,781,590	20%
TRDC-30 - 165 units, 70.87 DPH, 60% houses and 40% flats	165	£6,428,161	17,823,965	16,717,118	15,623,697	14,543,701	13,477,130	12,423,986	11,384,266	10,357,972	9,345,103	8,345,660	7,359,643	50%
TRDC-31 - 250 units, 35.07 DPH, 90% houses and 10% flats	250	£19,682,011	29,680,410	28,010,851	26,360,681	24,729,899	23,118,504	21,526,497	19,953,880	18,400,648	16,866,807	15,352,351	13,857,285	30%
TRDC-32 - 400 units, 15.69 DPH, 100% houses and 0% flats	400	£70,388,590	45,528,671	43,066,392	40,632,359	38,226,574	35,849,035	33,499,744	31,178,699	28,885,902	26,621,352	24,384,136	22,174,682	0%
TRDC-33 - 500 units, 20 DPH, 100% houses and 0% flats	500	£69,024,811	48,141,121	45,147,699	42,188,616	39,263,871	36,373,465	33,516,863	30,689,337	27,896,208	25,137,478	22,413,144	19,723,209	0%
TRDC-34 - 750 units, 20 DPH, 100% houses and 0% flats	750	£103,537,217	67,881,745	63,643,458	59,453,800	55,312,770	51,220,369	47,176,596	43,180,208	39,223,070	35,314,677	31,455,029	27,644,126	0%
TRDC-35 - 1000 units, 20 DPH, 100% houses and 0% flats	1,000	£138,049,623	81,653,549	76,502,788	71,410,991	66,378,157	61,404,286	56,489,377	51,633,433	46,836,451	42,098,433	37,409,009	32,777,214	0%
TRDC-36 - 1250 units, 20 DPH, 100% houses and 0% flats	1,250	£172,562,028	98,257,327	92,076,952	85,962,766	79,910,130	73,928,518	68,017,932	62,178,372	56,405,247	50,689,665	45,045,316	39,469,432	0%
TRDC-37 - 1500 units, 20 DPH, 100% houses and 0% flats	1,500	£207,074,434	112,660,264	105,590,039	98,600,974	91,684,503	84,838,075	78,073,028	71,389,363	64,767,132	58,222,719	51,750,856	45,342,151	0%
TRDC-CARE1 (75 rooms)	-	£2,760,992	305,195	305,195	305,195	305,195	305,195	305,195	305,195	305,195	305,195	305,195	305,195	0%
TRDC-CARE2 (40 rooms)	-	£911,128	222,103	222,103	222,103	222,103	222,103	222,103	222,103	222,103	222,103	222,103	222,103	0%
TRDC-OFF1	-	£1,380,496	- 5,093,051	- 5,093,051	- 5,093,051	- 5,093,051	- 5,093,051	- 5,093,051	- 5,093,051	- 5,093,051	- 5,093,051	- 5,093,051	- 5,093,051	0%
TRDC-OFF2	-	£1,380,496	- 6,967,324	- 6,967,324	- 6,967,324	- 6,967,324	- 6,967,324	- 6,967,324	- 6,967,324	- 6,967,324	- 6,967,324	- 6,967,324	- 6,967,324	0%
TRDC-RET1	-	£2,760,992	1,665,412	1,665,412	1,665,412	1,665,412	1,665,412	1,665,412	1,665,412	1,665,412	1,665,412	1,665,412	1,665,412	0%
TRDC-RET2	-	£1,380,496	4,821,951	4,821,951	4,821,951	4,821,951	4,821,951	4,821,951	4,821,951	4,821,951	4,821,951	4,821,951	4,821,951	50%
TRDC-RET3	-	£690,248	2,057,346	2,057,346	2,057,346	2,057,346	2,057,346	2,057,346	2,057,346	2,057,346	2,057,346	2,057,346	2,057,346	50%
TRDC-IND1	-	£2,760,992	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	50%
TRDC-IND2	-	£2,760,992	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	50%
TRDC-IND3	-	£2,760,992	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	50%

ICHMARK LAND VALUE 3 (GREENFIELD - UPPER END OF RANGE) **£374,000** PER HA

			Residual land values										
Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	Max AH
TRDC-1 - 5 units, 25 DPH, 100% houses and 0% flats	5	£74,800	782,588	744,209	706,269	668,770	631,710	595,090	558,910	523,171	487,870	453,011	418,591	50%
TRDC-2 - 5 units, 50 DPH, 100% houses and 0% flats	5	£37,400	782,588	744,209	706,269	668,770	631,710	595,090	558,910	523,171	487,870	453,011	418,591	50%
TRDC-3 - 5 units, 85 DPH, 50% houses and 50% flats	5	£22,000	557,939	522,383	487,265	452,585	418,342	384,538	351,170	318,241	285,749	253,696	222,080	50%
TRDC-4 - 6 units, 30 DPH, 100% houses and 0% flats	6	£74,800	939,106	893,050	847,523	802,523	758,052	714,108	670,692	627,805	585,445	543,613	502,310	50%
TRDC-5 - 6 units, 75 DPH, 75% houses and 25% flats	6	£29,920	807,483	763,043	719,132	675,748	632,892	590,564	548,763	507,490	466,744	426,525	386,835	50%
TRDC-6 - 8 units, 25 DPH, 100% houses and 0% flats	8	£119,680	1,252,141	1,190,733	1,130,030	1,070,031	1,010,735	952,144	894,257	837,073	780,593	724,817	669,745	50%
TRDC-7 - 8 units, 130 DPH, 0% houses and 100% flats	8	£23,015	499,490	447,946	397,091	346,921	297,438	248,643	200,534	153,112	106,376	60,326	14,965	45%
TRDC-8 - 9 units, 112 DPH, 0% houses and 100% flats	9	£30,054	561,925	503,940	446,726	390,286	334,619	279,723	225,600	172,250	119,673	67,867	16,836	45%
TRDC-9 - 10 units, 25 DPH, 100% houses and 0% flats	10	£149,600	1,522,226	1,445,468	1,369,588	1,294,589	1,220,470	1,147,230	1,074,871	1,003,391	932,792	863,072	794,233	50%
TRDC-10 - 10 units, 90 DPH, 50% houses and 50% flats	10	£41,556	1,088,650	1,016,780	945,795	875,696	806,481	738,150	670,705	604,145	538,469	473,678	409,771	50%
TRDC-11 - 20 units, 35 DPH, 100% houses and 0% flats	20	£213,714	2,819,361	2,678,522	2,539,296	2,401,679	2,265,673	2,130,916	1,997,511	1,865,726	1,735,560	1,607,014	1,480,088	50%
TRDC-12 - 20 units, 50 DPH, 80% houses and 20% flats	20	£149,600	2,768,416	2,614,627	2,462,654	2,312,495	2,164,151	2,017,621	1,872,905	1,730,004	1,588,918	1,449,647	1,312,190	50%
TRDC-13 - 30 units, 25 DPH, 100% houses and 0% flats	30	£448,800	4,478,214	4,250,454	4,025,309	3,802,779	3,582,864	3,365,566	3,150,881	2,938,813	2,729,359	2,522,521	2,318,299	50%
TRDC-14 - 30 units, 50 DPH, 80% houses and 20% flats	30	£224,400	3,985,340	3,763,717	3,544,709	3,328,316	3,114,538	2,903,376	2,694,829	2,488,896	2,285,579	2,084,877	1,886,790	50%
TRDC-15 - 40 units, 50 DPH, 80% houses and 20% flats	40	£299,200	4,515,821	4,267,132	4,021,369	3,778,530	3,538,616	3,301,626	3,067,560	2,836,418	2,608,201	2,382,908	2,160,539	50%
TRDC-16 - 40 units, 80 DPH, 50% houses and 50% flats	40	£187,000	4,267,118	3,985,619	3,707,585	3,433,016	3,161,913	2,894,273	2,630,098	2,369,389	2,112,145	1,858,365	1,608,050	50%
TRDC-17 - 50 units, 35 DPH, 100% houses and 0% flats	50	£534,286	7,463,691	7,084,090	6,708,848	6,337,965	5,971,440	5,609,276	5,251,469	4,898,022	4,548,933	4,204,203	3,863,832	50%
TRDC-18 - 50 units, 80 DPH, 50% houses and 50% flats	50	£233,750	5,333,898	4,982,024	4,634,482	4,291,270	3,952,390	3,617,841	3,287,623	2,961,737	2,640,182	2,322,957	2,010,064	50%
TRDC-19 - 60 units, 100 DPH, 0% houses and 100% flats	60	£224,400	3,601,335	3,217,746	2,839,255	2,465,862	2,097,568	1,734,371	1,376,271	1,023,270	675,367	332,562	- 5,225	45%
TRDC-20 - 60 units, 35 DPH, 100% houses and 0% flats	60	£641,143	8,956,430	8,500,908	8,050,618	7,605,558	7,165,730	6,731,130	6,301,763	5,877,625	5,458,719	5,045,043	4,636,597	50%
TRDC-21 - 70 units, 50 DPH, 80% houses and 20% flats	70	£523,600	9,291,806	8,775,490	8,265,265	7,761,130	7,263,087	6,771,135	6,285,273	5,805,503	5,331,823	4,864,234	4,402,511	50%
TRDC-22 - 70 units, 35 DPH, 100% houses and 0% flats	70	£748,000	10,229,063	9,709,423	9,195,746	8,688,033	8,186,284	7,690,498	7,200,676	6,716,818	6,238,924	5,766,993	5,301,027	50%
TRDC-23 - 80 units, 50 DPH, 100% houses and 0% flats	80	£598,400	11,690,358	11,096,483	10,509,424	9,929,180	9,355,752	8,789,140	8,229,344	7,676,363	7,130,199	6,590,850	6,058,316	50%
TRDC-24 - 80 units, 80 DPH, 55% houses and 45% flats	80	£374,000	8,685,470	8,129,726	7,580,773	7,038,613	6,503,243	5,974,666	5,452,879	4,937,884	4,429,681	3,928,269	3,433,649	50%
TRDC-25 - 95 units, 28 DPH, 100% houses and 0% flats	95	£1,268,929	13,882,301	13,177,074	12,479,941	11,790,902	11,109,956	10,437,104	9,772,346	9,115,681	8,467,111	7,826,634	7,194,251	50%
TRDC-26 - 100

EE RIVERS DISTRICT COUNCIL — Sales value £6,100 psm — AH tenure — Rented 70% — Intermediate: — SO 30%

ICHMARK LAND VALUE 1 (SECONDARY OFFICES/RETAIL) **£6,129,319** PER HA — Type of rent: — 70% Soc Rent 30% Aff Rent — FH 0%

			Residual land values										
Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	Max AH
TRDC-1 - 5 units, 25 DPH, 100% houses and 0% flats	5	£1,225,864	790,575	752,774	715,404	678,467	641,961	605,886	570,243	535,031	500,251	465,903	431,986	0%
TRDC-2 - 5 units, 50 DPH, 100% houses and 0% flats	5	£612,932	790,575	752,774	715,404	678,467	641,961	605,886	570,243	535,031	500,251	465,903	431,986	20%
TRDC-3 - 5 units, 85 DPH, 50% houses and 50% flats	5	£360,548	559,501	524,848	490,621	456,818	423,439	390,488	357,960	325,857	294,179	262,927	232,101	25%
TRDC-4 - 6 units, 30 DPH, 100% houses and 0% flats	6	£1,225,864	948,689	903,328	858,486	814,160	770,353	727,063	684,291	642,038	600,301	559,083	518,383	0%
TRDC-5 - 6 units, 75 DPH, 75% houses and 25% flats	6	£490,346	813,295	769,741	726,701	684,177	642,168	600,674	559,695	519,230	479,281	439,847	400,929	35%
TRDC-6 - 8 units, 25 DPH, 100% houses and 0% flats	8	£1,961,382	1,264,919	1,204,438	1,144,647	1,085,547	1,027,137	969,417	912,389	856,050	800,403	745,444	691,178	0%
TRDC-7 - 8 units, 130 DPH, 0% houses and 100% flats	8	£377,189	490,828	441,294	392,418	344,201	296,643	249,742	203,501	157,919	112,996	68,731	25,125	10%
TRDC-8 - 9 units, 112 DPH, 0% houses and 100% flats	9	£492,535	552,181	496,455	441,470	387,225	333,722	280,961	228,939	177,660	127,120	77,322	28,266	5%
TRDC-9 - 10 units, 25 DPH, 100% houses and 0% flats	10	£2,451,728	1,538,200	1,462,598	1,387,859	1,313,984	1,240,971	1,168,822	1,097,536	1,027,113	957,554	888,857	821,023	0%
TRDC-10 - 10 units, 90 DPH, 50% houses and 50% flats	10	£681,035	1,091,723	1,021,606	952,348	883,951	816,412	749,735	683,918	618,961	554,863	491,626	429,249	30%
TRDC-11 - 20 units, 35 DPH, 100% houses and 0% flats	20	£3,502,468	2,838,957	2,701,064	2,564,740	2,429,987	2,296,803	2,165,189	2,034,889	1,905,657	1,778,006	1,651,936	1,527,445	0%
TRDC-12 - 20 units, 50 DPH, 80% houses and 20% flats	20	£2,451,728	2,978,580	2,816,879	2,657,081	2,499,185	2,343,192	2,189,101	2,036,914	1,886,629	1,738,246	1,591,767	1,447,190	15%
TRDC-13 - 30 units, 25 DPH, 100% houses and 0% flats	30	£7,355,183	4,523,871	4,299,303	4,077,303	3,857,872	3,641,010	3,426,717	3,214,992	3,005,836	2,799,249	2,595,231	2,393,781	0%
TRDC-14 - 30 units, 50 DPH, 80% houses and 20% flats	30	£3,677,592	4,016,684	3,798,977	3,583,829	3,371,240	3,161,210	2,953,739	2,748,828	2,546,476	2,346,683	2,149,449	1,954,775	5%
TRDC-15 - 40 units, 50 DPH, 80% houses and 20% flats	40	£4,903,455	4,513,869	4,273,024	4,034,998	3,799,789	3,567,400	3,337,827	3,111,075	2,887,139	2,666,022	2,447,723	2,232,243	0%
TRDC-16 - 40 units, 80 DPH, 50% houses and 50% flats	40	£3,064,660	4,273,448	3,999,074	3,728,064	3,460,421	3,196,142	2,935,229	2,677,681	2,423,498	2,172,681	1,925,230	1,681,143	20%
TRDC-17 - 50 units, 35 DPH, 100% houses and 0% flats	50	£8,756,170	7,535,298	7,161,995	6,792,958	6,428,190	6,067,691	5,711,194	5,358,321	5,009,727	4,665,416	4,325,385	3,989,636	0%
TRDC-18 - 50 units, 80 DPH, 50% houses and 50% flats	50	£3,830,825	5,341,811	4,998,843	4,660,081	4,325,526	3,995,177	3,669,036	3,347,101	3,029,373	2,715,852	2,406,537	2,101,429	20%
TRDC-19 - 60 units, 100 DPH, 0% houses and 100% flats	60	£3,677,592	3,530,237	3,161,417	2,797,489	2,438,454	2,084,312	1,735,062	1,390,703	1,051,238	716,665	386,985	62,197	0%
TRDC-20 - 60 units, 35 DPH, 100% houses and 0% flats	60	£10,507,404	9,042,358	8,594,393	8,151,551	7,713,829	7,281,230	6,853,433	6,429,985	6,011,672	5,598,499	5,190,462	4,787,563	0%
TRDC-21 - 70 units, 50 DPH, 80% houses and 20% flats	70	£8,581,047	9,355,750	8,849,225	8,348,652	7,854,032	7,365,364	6,882,649	6,405,885	5,935,075	5,470,216	5,011,310	4,558,356	5%
TRDC-22 - 70 units, 35 DPH, 100% houses and 0% flats	70	£12,258,639	10,307,483	9,796,793	9,291,941	8,792,927	8,299,750	7,812,411	7,330,910	6,855,246	6,385,419	5,921,431	5,463,281	0%
TRDC-23 - 80 units, 50 DPH, 100% houses and 0% flats	80	£9,806,911	11,779,980	11,196,335	10,619,361	10,049,059	9,485,428	8,928,470	8,378,182	7,834,566	7,297,622	6,767,350	6,243,749	15%
TRDC-24 - 80 units, 80 DPH, 55% houses and 45% flats	80	£6,129,319	8,687,154	8,146,099	7,611,633	7,083,754	6,562,464	6,047,761	5,539,648	5,038,122	4,543,184	4,054,834	3,573,073	20%
TRDC-25 - 95 units, 28 DPH, 100% houses and 0% flats	95	£20,795,905	13,988,726	13,295,647	12,610,491	11,933,257	11,263,946	10,602,558	9,949,092	9,303,547	8,665,926	8,036,228	7,414,451	0%
TRDC-26 - 100 units, 15 DPH, 100% houses and 0% flats	100	£40,862,128	14,724,975	13,995,418	13,274,201	12,561,324	11,856,786	11,160,587	10,472,727	9,793,208	9,122,028	8,459,187	7,804,686	0%
TRDC-27 - 100 units, 35 DPH, 95% houses and 5% flats	100	£17,512,341	14,311,653	13,587,596	12,871,873	12,164,485	11,465,428	10,774,705	10,092,315	9,418,258	8,752,535	8,095,145	7,446,088	0%
TRDC-28 - 130 units, 35.14 DPH, 95% houses and 5% flats	130	£22,675,342	18,251,284	17,330,355	16,420,018	15,520,274	14,630,163	13,749,100	12,878,666	12,018,860	11,169,685	10,331,136	9,503,217	0%
TRDC-29 - 145 units, 24.83 DPH, 100% houses and 0% flats	145	£35,793,447	20,952,858	19,917,775	18,893,163	17,878,906	16,876,514	15,885,986	14,907,322	13,940,522	12,985,587	12,042,515	11,111,307	0%
TRDC-30 - 165 units, 70.87 DPH, 60% houses and 40% flats	165	£14,270,321	17,806,045	16,730,643	15,668,235	14,618,822	13,582,401	12,558,976	11,548,543	10,551,105	9,566,661	8,595,211	7,636,754	0%
TRDC-31 - 250 units, 35.07 DPH, 90% houses and 10% flats	250	£43,693,465	29,792,335	28,162,848	26,552,200	24,960,393	23,387,423	21,833,294	20,298,005	18,781,554	17,283,943	15,805,171	14,345,240	0%
TRDC-32 - 400 units, 15.69 DPH, 100% houses and 0% flats	400	£156,260,529	45,655,896	43,250,403	40,872,389	38,521,855	36,198,799	33,903,223	31,635,126	29,394,508	27,181,370	24,995,711	22,837,530	0%
TRDC-33 - 500 units, 20 DPH, 100% houses and 0% flats	500	£153,232,981	48,204,555	45,281,636	42,392,091	39,535,919	36,713,121	33,923,698	31,167,650	28,444,974	25,755,673	23,099,746	20,477,194	0%
TRDC-34 - 750 units, 20 DPH, 100% houses and 0% flats	750	£229,849,472	67,867,941	63,732,997	59,645,279	55,604,784	51,611,514	47,665,468	43,766,647	39,915,051	36,110,678	32,349,535	28,629,556	0%
TRDC-35 - 1000 units, 20 DPH, 100% houses and 0% flats	1,000	£306,465,963	81,133,734	76,154,516	71,231,785	66,359,877	61,544,737	56,786,366	52,084,762	47,439,927	42,851,859	38,320,560	33,846,029	0%
TRDC-36 - 1250 units, 20 DPH, 100% houses and 0% flats	1,250	£383,082,454	97,794,801	91,786,806	85,839,701	79,961,234	74,151,409	68,410,225	62,737,682	57,133,778	51,588,412	46,106,334	40,693,065	0%
TRDC-37 - 1500 units, 20 DPH, 100% houses and 0% flats	1,500	£459,698,944	112,330,119	105,430,783	98,604,926	91,857,961	85,189,886	78,600,703	72,079,471	65,628,153	59,255,950	52,955,182	46,717,040	0%
TRDC-CARE1 (75 rooms)	-	£6,129,319	279,247	- 279,247	- 279,247	- 279,247	- 279,247	- 279,247	- 279,247	- 279,247	- 279,247	- 279,247	- 279,247	0%
TRDC-CARE2 (40 rooms)	-	£2,022,675	88,694	- 88,694	- 88,694	- 88,694	- 88,694	- 88,694	- 88,694	- 88,694	- 88,694	- 88,694	- 88,694	0%
TRDC-OFF1	-	£3,064,660	- 5,093,051	- 5,093,051	- 5,093,051	- 5,093,051	- 5,093,051	- 5,093,051	- 5,093,051	- 5,093,051	- 5,093,051	- 5,093,051	- 5,093,051	0%
TRDC-OFF2	-	£3,064,660	- 6,967,324	- 6,967,324	- 6,967,324	- 6,967,324	- 6,967,324	- 6,967,324	- 6,967,324	- 6,967,324	- 6,967,324	- 6,967,324	- 6,967,324	0%
TRDC-RET1	-	£6,129,319	1,390,166	1,390,166	1,390,166	1,390,166	1,390,166	1,390,166	1,390,166	1,390,166	1,390,166	1,390,166	1,390,166	0%
TRDC-RET2	-	£3,064,660	4,454,956	4,454,956	4,454,956	4,454,956	4,454,956	4,454,956	4,454,956	4,454,956	4,454,956	4,454,956	4,454,956	50%
TRDC-RET3	-	£1,532,330	1,873,848	1,873,848	1,873,848	1,873,848	1,873,848	1,873,848	1,873,848	1,873,848	1,873,848	1,873,848	1,873,848	50%
TRDC-IND1	-	£6,129,319	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	0%
TRDC-IND2	-	£6,129,319	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	0%
TRDC-IND3	-	£6,129,319	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	0%

ICHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL) **£2,760,992**

			Residual land values										
Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	Max AH
TRDC-1 - 5 units, 25 DPH, 100% houses and 0% flats	5	£552,198	790,575	752,774	715,404	678,467	641,961	605,886	570,243	535,031	500,251	465,903	431,986	30%
TRDC-2 - 5 units, 50 DPH, 100% houses and 0% flats	5	£276,099	790,575	752,774	715,404	678,467	641,961	605,886	570,243	535,031	500,251	465,903	431,986	50%
TRDC-3 - 5 units, 85 DPH, 50% houses and 50% flats	5	£162,411	559,501	524,848	490,621	456,818	423,439	390,488	357,960	325,857	294,179	262,927	232,101	50%
TRDC-4 - 6 units, 30 DPH, 100% houses and 0% flats	6	£552,198	948,689	903,328	858,486	814,160	770,353	727,063	684,291	642,038	600,301	559,083	518,383	45%
TRDC-5 - 6 units, 75 DPH, 75% houses and 25% flats	6	£220,879	813,295	769,741	726,701	684,177	642,168	600,674	559,695	519,230	479,281	439,847	400,929	50%
TRDC-6 - 8 units, 25 DPH, 100% houses and 0% flats	8	£883,518	1,264,919	1,204,438	1,144,647	1,085,547	1,027,137	969,417	912,389	856,050	800,403	745,444	691,178	30%
TRDC-7 - 8 units, 130 DPH, 0% houses and 100% flats	8	£169,907	490,828	441,294	392,418	344,201	296,643	249,742	203,501	157,919	112,996	68,731	25,125	30%
TRDC-8 - 9 units, 112 DPH, 0% houses and 100% flats	9	£221,865	552,181	496,455	441,470	387,225	333,722	280,961	228,939	177,660	127,120	77,322	28,266	30%
TRDC-9 - 10 units, 25 DPH, 100% houses and 0% flats	10	£1,104,397	1,538,200	1,462,598	1,387,859	1,313,984	1,240,971	1,168,822	1,097,536	1,027,113	957,554	888,857	821,023	25%
TRDC-10 - 10 units, 90 DPH, 50% houses and 50% flats	10	£306,777	1,091,723	1,021,606	952,348	883,951	816,412	749,735	683,918	618,961	554,863	491,626	429,249	50%
TRDC-11 - 20 units, 35 DPH, 100% houses and 0% flats	20	£1,577,710	2,838,957	2,701,064	2,564,740	2,429,987	2,296,803	2,165,189	2,034,889	1,905,657	1,778,006	1,651,936	1,527,445	45%
TRDC-12 - 20 units, 50 DPH, 80% houses and 20% flats	20	£1,104,397	2,978,580	2,816,879	2,657,081	2,499,185	2,343,192	2,189,101	2,036,914	1,886,629	1,738,246	1,591,767	1,447,190	50%
TRDC-13 - 30 units, 25 DPH, 100% houses and 0% flats	30	£3,313,191	4,523,871	4,299,303	4,077,303	3,857,872	3,641,010	3,426,717	3,214,992	3,005,836	2,799,249	2,595,231	2,393,781	25%
TRDC-14 - 30 units, 50 DPH, 80% houses and 20% flats	30	£1,656,595	4,016,684	3,798,977	3,583,829	3,371,240	3,161,210	2,953,739	2,748,828	2,546,476	2,346,683	2,149,449	1,954,775	50%
TRDC-15 - 40 units, 50 DPH, 80% houses and 20% flats	40	£2,208,794	4,513,869	4,273,024	4,034,998	3,799,789	3,567,400	3,337,827	3,111,075	2,887,139	2,666,022	2,447,723	2,232,243	50%
TRDC-16 - 40 units, 80 DPH, 50% houses and 50% flats	40	£1,380,496	4,273,448	3,999,074	3,728,064	3,460,421	3,196,142	2,935,229	2,677,681	2,423,498	2,172,681	1,925,230	1,681,143	50%
TRDC-17 - 50 units, 35 DPH, 100% houses and 0% flats	50	£3,944,275	7,535,298	7,161,995	6,792,958	6,428,190	6,067,691	5,711,194	5,358,321	5,009,727	4,665,416	4,325,385	3,989,636	50%
TRDC-18 - 50 units, 80 DPH, 50% houses and 50% flats	50	£1,725,620	5,341,811	4,998,843	4,660,081	4,325,526	3,995,177	3,669,036	3,347,101	3,029,373	2,715,852	2,406,537	2,101,429	50%
TRDC-19 - 60 units, 100 DPH, 0% houses and 100% flats	60	£1,656,595	3,530,237	3,161,417	2,797,489	2,438,454	2,084,312	1,735,062	1,390,703	1,051,238	716,665	386,985	62,197	25%
TRDC-20 - 60 units, 35 DPH, 100% houses and 0% flats	60	£4,733,130	9,042,358	8,594,393	8,151,551	7,713,829	7,281,230	6,853,433	6,429,985	6,011,672	5,598,499	5,190,462	4,787,563	50%
TRDC-21 - 70 units, 50 DPH, 80% houses and 20% flats	70	£3,865,389	9,355,750	8,849,225	8,348,652	7,854,032	7,365,364	6,882,649	6,405,885	5,935,075	5,470,216	5,011,310	4,558,356	50%
TRDC-22 - 70 units, 35 DPH, 100% houses and 0% flats	70	£5,521,985	10,307,483	9,796,793	9,291,941	8,792,927	8,299,750	7,812,411	7,330,910	6,855,246	6,385,419	5,921,431	5,463,281	45%
TRDC-23 - 80 units, 50 DPH, 100% houses and 0% flats	80	£4,417,588	11,779,980	11,196,335	10,619,361	10,049,059	9,485,428	8,928,470	8,378,182	7,834,566	7,297,622	6,767,350	6,243,749	50%
TRDC-24 - 80 units, 80 DPH, 55% houses and 45% flats	80	£2,760,992	8,687,154	8,146,099	7,611,633	7,083,754	6,562,464	6,047,761	5,539,648	5,038,122	4,543,184	4,054,834	3,573,073	50%
TRDC-25 - 95 units, 28 DPH, 100% houses and 0% flats	95	£9,367,653	13,988,726	13,295,647	12,610,491	11,933,257	11,263,946	10,602,558	9,949,092	9,303,547	8,665,926	8,036,228	7,414,451	30%
TRDC-26 - 100 units, 15 DPH, 100% houses and 0% flats	100	£18,406,616	14,724,975	13,995,418	13,274,201	12,561,324	11,856,786	11,160,587	10,472,727	9,793,208	9,122,028	8,459,187	7,804,686	0%
TRDC-27 - 100 units, 35 DPH, 95% houses and 5% flats	100	£7,888,550	14,311,653	13,587,596	12,871,873	12,164,485	11,465,428	10,774,705	10,092,315	9,418,258	8,752,535	8,095,145	7,446,088	45%
TRDC-28 - 130 units, 35.14 DPH, 95% houses and 5% flats	130	£10,214,258	18,251,284	17,330,355	16,420,018	15,520,274	14,630,163	13,749,100	12,878,666	12,018,860	11,169,685	10,331,136	9,503,217	45%
TRDC-29 - 145 units, 24.83 DPH, 100% houses and 0% flats	145	£16,123,395	20,952,858	19,917,775	18,893,163	17,878,906	16,876,514	15,885,986	14,907,322	13,940,522	12,985,587	12,042,515	11,111,307	20%
TRDC-30 - 165 units, 70.87 DPH, 60% houses and 40% flats	165	£6,428,161	17,806,045	16,730,643	15,668,235	14,618,822	13,582,401	12,558,976	11,548,543	10,551,105	9,566,661	8,595,211	7,636,754	50%
TRDC-31 - 250 units, 35.07 DPH, 90% houses and 10% flats	250	£19,682,011	29,792,335	28,162,848	26,552,200	24,960,393	23,387,423	21,833,294	20,298,005	18,781,554	17,283,943	15,805,171	14,345,240	30%
TRDC-32 - 400 units, 15.69 DPH, 100% houses and 0% flats	400	£70,388,590	45,655,896	43,250,403	40,872,389	38,521,855	36,198,799	33,903,223	31,635,126	29,394,508	27,181,370	24,995,711	22,837,530	0%
TRDC-33 - 500 units, 20 DPH, 100% houses and 0% flats	500	£69,024,811	48,204,555	45,281,636	42,392,091	39,535,919	36,713,121	33,923,698	31,167,650	28,444,974	25,755,673	23,099,746	20,477,194	0%
TRDC-34 - 750 units, 20 DPH, 100% houses and 0% flats	750	£103,537,217	67,867,941	63,732,997	59,645,279	55,604,784	51,611,514	47,665,468	43,766,647	39,915,051	36,110,678	32,349,535	28,629,556	0%
TRDC-35 - 1000 units, 20 DPH, 100% houses and 0% flats	1,000	£138,049,623	81,133,734	76,154,516	71,231,785	66,359,877	61,544,737	56,786,366	52,084,762	47,439,927	42,851,859	38,320,560	33,846,029	0%
TRDC-36 - 1250 units, 20 DPH, 100% houses and 0% flats	1,250	£172,562,028	97,794,801	91,786,806	85,839,701	79,961,234	74,151,409	68,410,225	62,737,682	57,133,778	51,588,412	46,106,334	40,693,065	0%
TRDC-37 - 1500 units, 20 DPH, 100% houses and 0% flats	1,500	£207,074,434	112,330,119	105,430,783	98,604,926	91,857,961	85,189,886	78,600,703	72,079,471	65,628,153	59,255,950	52,955,182	46,717,040	0%
TRDC-CARE1 (75 rooms)	-	£2,760,992	279,247	- 279,247	- 279,247	- 279,247	- 279,247	- 279,247	- 279,247	- 279,247	- 279,247	- 279,247	- 279,247	0%
TRDC-CARE2 (40 rooms)	-	£911,128	88,694	- 88,694	- 88,694	- 88,694	- 88,694	- 88,694	- 88,694	- 88,694	- 88,694	- 88,694	- 88,694	0%
TRDC-OFF1	-	£1,380,496	- 5,093,051	- 5,093,051	- 5,093,051	- 5,093,051	- 5,093,051	- 5,093,051	- 5,093,051	- 5,093,051	- 5,093,051	- 5,093,051	- 5,093,051	0%
TRDC-OFF2	-	£1,380,496	- 6,967,324	- 6,967,324	- 6,967,324	- 6,967,324	- 6,967,324	- 6,967,324	- 6,967,324	- 6,967,324	- 6,967,324	- 6,967,324	- 6,967,324	0%
TRDC-RET1	-	£2,760,992	1,390,166	1,390,166	1,390,166	1,390,166	1,390,166	1,390,166	1,390,166	1,390,166	1,390,166	1,390,166	1,390,166	0%
TRDC-RET2	-	£1,380,496	4,454,956	4,454,956	4,454,956	4,454,956	4,454,956	4,454,956	4,454,956	4,454,956	4,454,956	4,454,956	4,454,956	50%
TRDC-RET3	-	£690,248	1,873,848	1,873,848	1,873,848	1,873,848	1,873,848	1,873,848	1,873,848	1,873,848	1,873,848	1,873,848	1,873,848	50%
TRDC-IND1	-	£2,760,992	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	50%
TRDC-IND2	-	£2,760,992	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	50%
TRDC-IND3	-	£2,760,992	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	50%

ICHMARK LAND VALUE 3 (GREENFIELD - UPPER END OF RANGE) **£374,000** PER HA

			Residual land values										
Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	Max AH
TRDC-1 - 5 units, 25 DPH, 100% houses and 0% flats	5	£74,800	790,575	752,774	715,404	678,467	641,961	605,886	570,243	535,031	500,251	465,903	431,986	50%
TRDC-2 - 5 units, 50 DPH, 100% houses and 0% flats	5	£37,400	790,575	752,774	715,404	678,467	641,961	605,886	570,243	535,031	500,251	465,903	431,986	50%
TRDC-3 - 5 units, 85 DPH, 50% houses and 50% flats	5	£22,000	559,501	524,848	490,621	456,818	423,439	390,488	357,960	325,857	294,179	262,927	232,101	50%
TRDC-4 - 6 units, 30 DPH, 100% houses and 0% flats	6	£74,800	948,689	903,328	858,486	814,160	770,353	727,063	684,291	642,038	600,301	559,083	518,383	50%
TRDC-5 - 6 units, 75 DPH, 75% houses and 25% flats	6	£29,920	813,295	769,741	726,701	684,177	642,168	600,674	559,695	519,230	479,281	439,847	400,929	50%
TRDC-6 - 8 units, 25 DPH, 100% houses and 0% flats	8	£119,680	1,264,919	1,204,438	1,144,647	1,085,547	1,027,137	969,417	912,389	856,050	800,403	745,444	691,178	50%
TRDC-7 - 8 units, 130 DPH, 0% houses and 100% flats	8	£23,015	490,828	441,294	392,418	344,201	296,643	249,742	203,501	157,919	112,996	68,731	25,125	50%
TRDC-8 - 9 units, 112 DPH, 0% houses and 100% flats	9	£30,054	552,181	496,455	441,470	387,225	333,722	280,961	228,939	177,660	127,120	77,322	28,266	45%
TRDC-9 - 10 units, 25 DPH, 100% houses and 0% flats	10	£149,600	1,538,200	1,462,598	1,387,859	1,313,984	1,240,971	1,168,822	1,097,536	1,027,113	957,554	888,857	821,023	50%
TRDC-10 - 10 units, 90 DPH, 50% houses and 50% flats	10	£41,556	1,091,723	1,021,606	952,348	883,951	816,412	749,735	683,918	618,961	554,863	491,626	429,249	50%
TRDC-11 - 20 units, 35 DPH, 100% houses and 0% flats	20	£213,714	2,838,957	2,701,064	2,564,740	2,429,987	2,296,803	2,165,189	2,034,889	1,905,657	1,778,006	1,651,936	1,527,445	50%
TRDC-12 - 20 units, 50 DPH, 80% houses and 20% flats	20	£149,600	2,978,580	2,816,879	2,657,081	2,499,185	2,343,192	2,189,101	2,036,914	1,886,629	1,738,246	1,591,767	1,447,190	50%
TRDC-13 - 30 units, 25 DPH, 100% houses and 0% flats	30	£448,800	4,523,871	4,299,303	4,077,303	3,857,872	3,641,010	3,426,717	3,214,992	3,005,836	2,799,249	2,595,231	2,393,781	50%
TRDC-14 - 30 units, 50 DPH, 80% houses and 20% flats	30	£224,400	4,016,684	3,798,977	3,583,829	3,371,240	3,161,210	2,953,739	2,748,828	2,546,476	2,346,683	2,149,449	1,954,775	50%
TRDC-15 - 40 units, 50 DPH, 80% houses and 20% flats	40	£299,200	4,513,869	4,273,024	4,034,998	3,799,789	3,567,400	3,337,827	3,111,075	2,887,139	2,666,022	2,447,723	2,232,243	50%
TRDC-16 - 40 units, 80 DPH, 50% houses and 50% flats	40	£187,000	4,273,448	3,999,074	3,728,064	3,460,421	3,196,142	2,935,229	2,677,681	2,423,498	2,172,681	1,925,230	1,681,143	50%
TRDC-17 - 50 units, 35 DPH, 100% houses and 0% flats	50	£534,286	7,535,298	7,161,995	6,792,958	6,428,190	6,067,691	5,711,194	5,358,321	5,009,727	4,665,416	4,325,385	3,989,636	50%
TRDC-18 - 50 units, 80 DPH, 50% houses and 50% flats	50	£233,750	5,341,811	4,998,843	4,660,081	4,325,526	3,995,177	3,669,036	3,347,101	3,029,373	2,715,852	2,406,537	2,101,429	50%
TRDC-19 - 60 units, 100 DPH, 0% houses and 100% flats	60	£224,400	3,530,237	3,161,417	2,797,489	2,438,454	2,084,312	1,735,062	1,390,703	1,051,238	716,665	386,985	62,197	45%
TRDC-20 - 60 units, 35 DPH, 100% houses and 0% flats	60	£641,143	9,042,358	8,594,393	8,151,551	7,713,829	7,281,230	6,853,433	6,429,985	6,011,672	5,598,499	5,190,462	4,787,563	50%
TRDC-21 - 70 units, 50 DPH, 80% houses and 20% flats	70	£523,600	9,355,750	8,849,225	8,348,652	7,854,032	7,365,364	6,882,649	6,405,885	5,935,075	5,470,216	5,011,310	4,558,356	50%
TRDC-22 - 70 units, 35 DPH, 100% houses and 0% flats	70	£748,000	10,307,483	9,796,793	9,291,941	8,792,927	8,299,750	7,812,411	7,330,910	6,855,246	6,385,419	5,921,431	5,463,281	50%
TRDC-23 - 80 units, 50 DPH, 100% houses and 0% flats	80	£598,400	11,779,980	11,196,335	10,619,361	10,049,059	9,485,428	8,928,470	8,378,182	7,834,566	7,297,622	6,767,350	6,243,749	50%
TRDC-24 - 80 units, 80 DPH, 55% houses and 45% flats	80	£374,000	8,687,154	8,146,099	7,611,633	7,083,754	6,562,464	6,047,761	5,539,648	5,038,122	4,543,184	4,054,834	3,573,073	50%
TRDC-25 - 95 units, 28 DPH, 100% houses and 0% flats	95	£1,268,929	13,988,726	13,295,647	12,610,491	11,933,257	11,263,946	10,602,558	9,949,092	9,303,547	8,

EE RIVERS DISTRICT COUNCIL — Sales value £6,350 psm — AH tenure — Rented 70% — Intermediate: — SO 30%
ICHMARK LAND VALUE 1 (SECONDARY OFFICES/RETAIL) — **£6,129,319** PER HA — Type of rent: — 70% Soc Rent 30% Aff Rent — FH 0%

			Residual land values										
Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	Max AH
TRDC-1 - 5 units, 25 DPH, 100% houses and 0% flats	5	£1,225,864	877,080	835,438	794,272	753,580	713,364	673,623	634,356	595,566	557,249	519,408	482,042	0%
TRDC-2 - 5 units, 50 DPH, 100% houses and 0% flats	5	£612,932	877,080	835,438	794,272	753,580	713,364	673,623	634,356	595,566	557,249	519,408	482,042	30%
TRDC-3 - 5 units, 85 DPH, 50% houses and 50% flats	5	£360,548	642,918	604,539	566,629	529,188	492,214	455,711	419,677	384,111	349,014	314,385	280,225	35%
TRDC-4 - 6 units, 30 DPH, 100% houses and 0% flats	6	£1,225,864	1,052,495	1,002,525	953,126	904,296	856,036	808,347	761,228	714,678	668,700	623,290	578,451	0%
TRDC-5 - 6 units, 75 DPH, 75% houses and 25% flats	6	£490,346	915,330	867,232	819,701	772,737	726,341	680,513	635,251	590,558	546,432	502,874	459,882	45%
TRDC-6 - 8 units, 25 DPH, 100% houses and 0% flats	8	£1,961,382	1,403,327	1,336,701	1,270,834	1,205,728	1,141,382	1,077,797	1,014,970	952,905	891,599	831,054	771,268	0%
TRDC-7 - 8 units, 130 DPH, 0% houses and 100% flats	8	£377,189	618,471	563,203	508,664	454,852	401,769	349,415	297,788	246,890	196,719	147,276	98,563	20%
TRDC-8 - 9 units, 112 DPH, 0% houses and 100% flats	9	£492,535	695,779	633,603	572,247	511,709	451,991	393,091	335,011	277,751	221,309	165,686	110,883	15%
TRDC-9 - 10 units, 25 DPH, 100% houses and 0% flats	10	£2,451,728	1,711,210	1,627,926	1,545,593	1,464,211	1,383,778	1,304,296	1,225,764	1,148,181	1,071,549	995,867	921,136	0%
TRDC-10 - 10 units, 90 DPH, 50% houses and 50% flats	10	£681,035	1,255,890	1,178,412	1,101,883	1,026,300	951,662	877,973	805,228	733,432	662,581	592,677	523,721	35%
TRDC-11 - 20 units, 35 DPH, 100% houses and 0% flats	20	£3,502,468	3,171,711	3,019,135	2,868,296	2,718,529	2,570,476	2,424,170	2,279,610	2,136,795	1,995,725	1,856,402	1,718,824	0%
TRDC-12 - 20 units, 50 DPH, 80% houses and 20% flats	20	£2,451,728	3,314,465	3,137,762	2,963,133	2,790,580	2,620,103	2,451,701	2,285,374	2,121,122	1,958,946	1,798,845	1,640,820	20%
TRDC-13 - 30 units, 25 DPH, 100% houses and 0% flats	30	£7,355,183	5,018,401	4,771,759	4,527,937	4,286,933	4,048,750	3,813,385	3,580,839	3,351,113	3,124,206	2,900,118	2,678,849	0%
TRDC-14 - 30 units, 50 DPH, 80% houses and 20% flats	30	£3,677,592	4,504,529	4,264,993	4,028,268	3,794,353	3,563,248	3,334,955	3,109,473	2,886,800	2,666,938	2,449,887	2,235,646	15%
TRDC-15 - 40 units, 50 DPH, 80% houses and 20% flats	40	£4,903,455	5,137,465	4,869,186	4,604,040	4,342,028	4,083,148	3,827,402	3,574,788	3,325,308	3,078,961	2,835,747	2,595,667	0%
TRDC-16 - 40 units, 80 DPH, 50% houses and 50% flats	40	£3,064,660	4,913,222	4,610,149	4,310,780	4,015,113	3,723,149	3,434,887	3,150,328	2,869,471	2,592,318	2,318,866	2,049,118	30%
TRDC-17 - 50 units, 35 DPH, 100% houses and 0% flats	50	£8,756,170	8,364,001	7,952,931	7,546,561	7,144,889	6,747,916	6,355,642	5,968,066	5,585,188	5,207,010	4,833,531	4,464,750	0%
TRDC-18 - 50 units, 80 DPH, 50% houses and 50% flats	50	£3,830,825	6,141,527	5,762,686	5,388,474	5,018,891	4,653,935	4,293,608	3,937,910	3,586,839	3,240,397	2,898,582	2,561,397	30%
TRDC-19 - 60 units, 100 DPH, 0% houses and 100% flats	60	£3,677,592	4,448,020	4,037,806	3,632,986	3,233,560	2,839,528	2,450,892	2,067,649	1,689,799	1,317,345	950,284	588,619	5%
TRDC-20 - 60 units, 35 DPH, 100% houses and 0% flats	60	£10,507,404	10,036,801	9,543,518	9,055,873	8,573,867	8,097,498	7,626,769	7,161,678	6,702,226	6,248,412	5,800,237	5,357,700	0%
TRDC-21 - 70 units, 50 DPH, 80% houses and 20% flats	70	£8,581,047	10,501,114	9,943,393	9,392,215	8,847,579	8,309,484	7,777,931	7,252,919	6,734,449	6,222,521	5,716,402	5,216,507	15%
TRDC-22 - 70 units, 35 DPH, 100% houses and 0% flats	70	£12,258,639	11,448,215	10,886,684	10,331,566	9,782,863	9,240,574	8,704,699	8,175,239	7,652,194	7,135,564	6,625,347	6,121,545	0%
TRDC-23 - 80 units, 50 DPH, 100% houses and 0% flats	80	£9,806,911	13,083,674	12,441,924	11,807,503	11,180,415	10,560,656	9,948,229	9,343,131	8,745,365	8,154,929	7,571,824	6,996,051	25%
TRDC-24 - 80 units, 80 DPH, 55% houses and 45% flats	80	£6,129,319	9,949,327	9,351,712	8,761,348	8,178,234	7,602,371	7,033,757	6,472,395	5,918,284	5,371,423	4,831,812	4,299,452	30%
TRDC-25 - 95 units, 28 DPH, 100% houses and 0% flats	95	£20,795,905	15,536,863	14,774,784	14,021,411	13,276,742	12,540,779	11,813,521	11,094,968	10,385,120	9,683,979	8,991,542	8,307,810	0%
TRDC-26 - 100 units, 15 DPH, 100% houses and 0% flats	100	£40,862,128	16,354,593	15,552,404	14,759,379	13,975,518	13,200,820	12,435,286	11,678,914	10,931,706	10,193,661	9,464,781	8,745,063	0%
TRDC-27 - 100 units, 35 DPH, 95% houses and 5% flats	100	£17,512,341	15,935,919	15,139,425	14,352,088	13,573,910	12,804,890	12,045,027	11,294,323	10,552,777	9,820,389	9,097,159	8,383,087	0%
TRDC-28 - 130 units, 35.14 DPH, 95% houses and 5% flats	130	£22,675,342	20,336,562	19,320,427	18,315,975	17,323,207	16,342,121	15,372,717	14,414,997	13,468,959	12,534,603	11,611,931	10,700,941	0%
TRDC-29 - 145 units, 24.83 DPH, 100% houses and 0% flats	145	£35,793,447	23,280,277	22,138,782	21,010,324	19,894,905	18,792,525	17,703,183	16,626,878	15,563,612	14,513,385	13,476,196	12,452,046	0%
TRDC-30 - 165 units, 70.87 DPH, 60% houses and 40% flats	165	£14,270,321	20,370,142	19,179,334	18,002,873	16,840,754	15,692,982	14,559,552	13,440,468	12,335,727	11,245,331	10,169,279	9,107,572	25%
TRDC-31 - 250 units, 35.07 DPH, 90% houses and 10% flats	250	£43,693,465	33,658,278	31,857,358	30,077,235	28,317,908	26,579,377	24,861,643	23,164,706	21,488,565	19,833,221	18,192,355	16,572,089	0%
TRDC-32 - 400 units, 15.69 DPH, 100% houses and 0% flats	400	£156,260,529	51,098,255	48,450,380	45,832,733	43,245,315	40,688,125	38,161,165	35,664,432	33,197,929	30,761,653	28,352,752	25,973,700	0%
TRDC-33 - 500 units, 20 DPH, 100% houses and 0% flats	500	£153,232,981	54,841,876	51,626,739	48,448,302	45,306,568	42,201,535	39,133,204	36,101,575	33,104,222	30,141,833	27,216,184	24,327,273	0%
TRDC-34 - 750 units, 20 DPH, 100% houses and 0% flats	750	£229,849,472	77,204,236	72,659,687	68,167,025	63,726,249	59,337,361	55,000,357	50,715,241	46,475,954	42,286,559	38,149,133	34,063,675	0%
TRDC-35 - 1000 units, 20 DPH, 100% houses and 0% flats	1,000	£306,465,963	92,999,252	87,494,454	82,052,334	76,672,894	71,356,134	66,102,054	60,910,653	55,781,932	50,715,890	45,712,527	40,771,844	0%
TRDC-36 - 1250 units, 20 DPH, 100% houses and 0% flats	1,250	£383,082,454	111,605,289	104,986,332	98,442,877	91,974,926	85,582,479	79,265,534	73,024,091	66,858,152	60,755,319	54,726,269	48,772,874	0%
TRDC-37 - 1500 units, 20 DPH, 100% houses and 0% flats	1,500	£459,698,944	127,791,309	120,212,346	112,719,941	105,314,096	97,994,808	90,762,080	83,600,018	76,521,794	69,530,336	62,621,661	55,780,506	0%
TRDC-CARE1 (75 rooms)	-	£6,129,319	279,247	- 279,247	- 279,247	- 279,247	- 279,247	- 279,247	- 279,247	- 279,247	- 279,247	- 279,247	- 279,247	0%
TRDC-CARE2 (40 rooms)	-	£2,022,675	88,694	- 88,694	- 88,694	- 88,694	- 88,694	- 88,694	- 88,694	- 88,694	- 88,694	- 88,694	- 88,694	0%
TRDC-OFF1	-	£3,064,660	- 5,093,051	- 5,093,051	- 5,093,051	- 5,093,051	- 5,093,051	- 5,093,051	- 5,093,051	- 5,093,051	- 5,093,051	- 5,093,051	- 5,093,051	0%
TRDC-OFF2	-	£3,064,660	- 6,967,324	- 6,967,324	- 6,967,324	- 6,967,324	- 6,967,324	- 6,967,324	- 6,967,324	- 6,967,324	- 6,967,324	- 6,967,324	- 6,967,324	0%
TRDC-RET1	-	£6,129,319	1,390,166	1,390,166	1,390,166	1,390,166	1,390,166	1,390,166	1,390,166	1,390,166	1,390,166	1,390,166	1,390,166	0%
TRDC-RET2	-	£3,064,660	4,454,956	4,454,956	4,454,956	4,454,956	4,454,956	4,454,956	4,454,956	4,454,956	4,454,956	4,454,956	4,454,956	50%
TRDC-RET3	-	£1,532,330	1,873,848	1,873,848	1,873,848	1,873,848	1,873,848	1,873,848	1,873,848	1,873,848	1,873,848	1,873,848	1,873,848	50%
TRDC-IND1	-	£6,129,319	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	0%
TRDC-IND2	-	£6,129,319	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	0%
TRDC-IND3	-	£6,129,319	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	0%

ICHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL) — **£2,760,992**

			Residual land values										
Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	Max AH
TRDC-1 - 5 units, 25 DPH, 100% houses and 0% flats	5	£552,198	877,080	835,438	794,272	753,580	713,364	673,623	634,356	595,566	557,249	519,408	482,042	40%
TRDC-2 - 5 units, 50 DPH, 100% houses and 0% flats	5	£276,099	877,080	835,438	794,272	753,580	713,364	673,623	634,356	595,566	557,249	519,408	482,042	50%
TRDC-3 - 5 units, 85 DPH, 50% houses and 50% flats	5	£162,411	642,918	604,539	566,629	529,188	492,214	455,711	419,677	384,111	349,014	314,385	280,225	50%
TRDC-4 - 6 units, 30 DPH, 100% houses and 0% flats	6	£552,198	1,052,495	1,002,525	953,126	904,296	856,036	808,347	761,228	714,678	668,700	623,290	578,451	50%
TRDC-5 - 6 units, 75 DPH, 75% houses and 25% flats	6	£220,879	915,330	867,232	819,701	772,737	726,341	680,513	635,251	590,558	546,432	502,874	459,882	50%
TRDC-6 - 8 units, 25 DPH, 100% houses and 0% flats	8	£883,518	1,403,327	1,336,701	1,270,834	1,205,728	1,141,382	1,077,797	1,014,970	952,905	891,599	831,054	771,268	40%
TRDC-7 - 8 units, 130 DPH, 0% houses and 100% flats	8	£169,907	618,471	563,203	508,664	454,852	401,769	349,415	297,788	246,890	196,719	147,276	98,563	40%
TRDC-8 - 9 units, 112 DPH, 0% houses and 100% flats	9	£221,865	695,779	633,603	572,247	511,709	451,991	393,091	335,011	277,751	221,309	165,686	110,883	35%
TRDC-9 - 10 units, 25 DPH, 100% houses and 0% flats	10	£1,104,397	1,711,210	1,627,926	1,545,593	1,464,211	1,383,778	1,304,296	1,225,764	1,148,181	1,071,549	995,867	921,136	35%
TRDC-10 - 10 units, 90 DPH, 50% houses and 50% flats	10	£306,777	1,255,890	1,178,412	1,101,883	1,026,300	951,662	877,973	805,228	733,432	662,581	592,677	523,721	50%
TRDC-11 - 20 units, 35 DPH, 100% houses and 0% flats	20	£1,577,710	3,171,711	3,019,135	2,868,296	2,718,529	2,570,476	2,424,170	2,279,610	2,136,795	1,995,725	1,856,402	1,718,824	50%
TRDC-12 - 20 units, 50 DPH, 80% houses and 20% flats	20	£1,104,397	3,314,465	3,137,762	2,963,133	2,790,580	2,620,103	2,451,701	2,285,374	2,121,122	1,958,946	1,798,845	1,640,820	50%
TRDC-13 - 30 units, 25 DPH, 100% houses and 0% flats	30	£3,313,191	5,018,401	4,771,759	4,527,937	4,286,933	4,048,750	3,813,385	3,580,839	3,351,113	3,124,206	2,900,118	2,678,849	35%
TRDC-14 - 30 units, 50 DPH, 80% houses and 20% flats	30	£1,656,595	4,504,529	4,264,993	4,028,268	3,794,353	3,563,248	3,334,955	3,109,473	2,886,800	2,666,938	2,449,887	2,235,646	50%
TRDC-15 - 40 units, 50 DPH, 80% houses and 20% flats	40	£2,208,794	5,137,465	4,869,186	4,604,040	4,342,028	4,083,148	3,827,402	3,574,788	3,325,308	3,078,961	2,835,747	2,595,667	50%
TRDC-16 - 40 units, 80 DPH, 50% houses and 50% flats	40	£1,380,496	4,913,222	4,610,149	4,310,780	4,015,113	3,723,149	3,434,887	3,150,328	2,869,471	2,592,318	2,318,866	2,049,118	50%
TRDC-17 - 50 units, 35 DPH, 100% houses and 0% flats	50	£3,944,275	8,364,001	7,952,931	7,546,561	7,144,889	6,747,916	6,355,642	5,968,066	5,585,188	5,207,010	4,833,531	4,464,750	50%
TRDC-18 - 50 units, 80 DPH, 50% houses and 50% flats	50	£1,725,620	6,141,527	5,762,686	5,388,474	5,018,891	4,653,935	4,293,608	3,937,910	3,586,839	3,240,397	2,898,582	2,561,397	50%
TRDC-19 - 60 units, 100 DPH, 0% houses and 100% flats	60	£1,656,595	4,448,020	4,037,806	3,632,986	3,233,560	2,839,528	2,450,892	2,067,649	1,689,799	1,317,345	950,284	588,619	35%
TRDC-20 - 60 units, 35 DPH, 100% houses and 0% flats	60	£4,733,130	10,036,801	9,543,518	9,055,873	8,573,867	8,097,498	7,626,769	7,161,678	6,702,226	6,248,412	5,800,237	5,357,700	50%
TRDC-21 - 70 units, 50 DPH, 80% houses and 20% flats	70	£3,865,389	10,501,114	9,943,393	9,392,215	8,847,579	8,309,484	7,777,931	7,252,919	6,734,449	6,222,521	5,716,402	5,216,507	50%
TRDC-22 - 70 units, 35 DPH, 100% houses and 0% flats	70	£5,521,985	11,448,215	10,886,684	10,331,566	9,782,863	9,240,574	8,704,699	8,175,239	7,652,194	7,135,564	6,625,347	6,121,545	50%
TRDC-23 - 80 units, 50 DPH, 100% houses and 0% flats	80	£4,417,588	13,083,674	12,441,924	11,807,503	11,180,415	10,560,656	9,948,229	9,343,131	8,745,365	8,154,929	7,571,824	6,996,051	50%
TRDC-24 - 80 units, 80 DPH, 55% houses and 45% flats	80	£2,760,992	9,949,327	9,351,712	8,761,348	8,178,234	7,602,371	7,033,757	6,472,395	5,918,284	5,371,423	4,831,812	4,299,452	50%
TRDC-25 - 95 units, 28 DPH, 100% houses and 0% flats	95	£9,367,653	15,536,863	14,774,784	14,021,411	13,276,742	12,540,779	11,813,521	11,094,968	10,385,120	9,683,979	8,991,542	8,307,810	40%
TRDC-26 - 100 units, 15 DPH, 100% houses and 0% flats	100	£18,406,616	16,354,593	15,552,404	14,759,379	13,975,518	13,200,820	12,435,286	11,678,914	10,931,706	10,193,661	9,464,781	8,745,063	0%
TRDC-27 - 100 units, 35 DPH, 95% houses and 5% flats	100	£7,888,550	15,935,919	15,139,425	14,352,088	13,573,910	12,804,890	12,045,027	11,294,323	10,552,777	9,820,389	9,097,159	8,383,087	50%
TRDC-28 - 130 units, 35.14 DPH, 95% houses and 5% flats	130	£10,214,258	20,336,562	19,320,427	18,315,975	17,323,207	16,342,121	15,372,717	14,414,997	13,468,959	12,534,603	11,611,931	10,700,941	50%
TRDC-29 - 145 units, 24.83 DPH, 100% houses and 0% flats	145	£16,123,395	23,280,277	22,138,782	21,010,324	19,894,905	18,792,525	17,703,183	16,626,878	15,563,612	14,513,385	13,476,196	12,452,046	30%
TRDC-30 - 165 units, 70.87 DPH, 60% houses and 40% flats	165	£6,428,161	20,370,142	19,179,334	18,002,873	16,840,754	15,692,982	14,559,552	13,440,468	12,335,727	11,245,331	10,169,279	9,107,572	50%
TRDC-31 - 250 units, 35.07 DPH, 90% houses and 10% flats	250	£19,682,011	33,658,278	31,857,358	30,077,235	28,317,908	26,579,377	24,861,643	23,164,706	21,488,565	19,833,221	18,192,355	16,572,089	40%
TRDC-32 - 400 units, 15.69 DPH, 100% houses and 0% flats	400	£70,388,590	51,098,255	48,450,380	45,832,733	43,245,315	40,688,125	38,161,165	35,664,432	33,197,929	30,761,653	28,352,752	25,973,700	0%
TRDC-33 - 500 units, 20 DPH, 100% houses and 0% flats	500	£69,024,811	54,841,876	51,626,739	48,448,302	45,306,568	42,201,535	39,133,204	36,101,575	33,104,222	30,141,833	27,216,184	24,327,273	0%
TRDC-34 - 750 units, 20 DPH, 100% houses and 0% flats	750	£103,537,217	77,204,236	72,659,687	68,167,025	63,726,249	59,337,361	55,000,357	50,715,241	46,475,954	42,286,559	38,149,133	34,063,675	0%
TRDC-35 - 1000 units, 20 DPH, 100% houses and 0% flats	1,000	£138,049,623	92,999,252	87,494,454	82,052,334	76,672,894	71,356,134	66,102,054	60,910,653	55,781,932	50,715,890	45,712,527	40,771,844	0%
TRDC-36 - 1250 units, 20 DPH, 100% houses and 0% flats	1,250	£172,562,028	111,605,289	104,986,332	98,442,877	91,974,926	85,582,479	79,265,534	73,024,091	66,858,152	60,755,319	54,726,269	48,772,874	0%
TRDC-37 - 1500 units, 20 DPH, 100% houses and 0% flats	1,500	£207,074,434	127,791,309	120,212,346	112,719,941	105,314,096	97,994,808	90,762,080	83,600,018	76,521,794	69,530,336	62,621,661	55,780,506	0%
TRDC-CARE1 (75 rooms)	-	£2,760,992	279,247	- 279,247	- 279,247	- 279,247	- 279,247	- 279,247	- 279,247	- 279,247	- 279,247	- 279,247	- 279,247	0%
TRDC-CARE2 (40 rooms)	-	£911,128	88,694	- 88,694	- 88,694	- 88,694	- 88,694	- 88,694	- 88,694	- 88,694	- 88,694	- 88,694	- 88,694	0%
TRDC-OFF1	-	£1,380,496	- 5,093,051	- 5,093,051	- 5,093,051	- 5,093,051	- 5,093,051	- 5,093,051	- 5,093,051	- 5,093,051	- 5,093,051	- 5,093,051	- 5,093,051	0%
TRDC-OFF2	-	£1,380,496	- 6,967,324	- 6,967,324	- 6,967,324	- 6,967,324	- 6,967,324	- 6,967,324	- 6,967,324	- 6,967,324	- 6,967,324	- 6,967,324	- 6,967,324	0%
TRDC-RET1	-	£2,760,992	1,390,166	1,390,166	1,390,166	1,390,166	1,390,166	1,390,166	1,390,166	1,390,166	1,390,166	1,390,166	1,390,166	0%
TRDC-RET2	-	£1,380,496	4,454,956	4,454,956	4,454,956	4,454,956	4,454,956	4,454,956	4,454,956	4,454,956	4,454,956	4,454,956	4,454,956	50%
TRDC-RET3	-	£690,248	1,873,848	1,873,848	1,873,848	1,873,848	1,873,848	1,873,848	1,873,848	1,873,848	1,873,848	1,873,848	1,873,848	50%
TRDC-IND1	-	£2,760,992	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	50%
TRDC-IND2	-	£2,760,992	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	50%
TRDC-IND3	-	£2,760,992	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	50%

ICHMARK LAND VALUE 3 (GREENFIELD - UPPER END OF RANGE) — **£374,000** PER HA

			Residual land values										
Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	Max AH
TRDC-1 - 5 units, 25 DPH, 100% houses and 0% flats	5	£74,800	877,080	835,438	794,272	753,580	713,364	673,623	634,356	595,566	557,249	519,408	482,042	50%
TRDC-2 - 5 units, 50 DPH, 100% houses and 0% flats	5	£37,400	877,080	835,438	794,272	753,580	713,364	673,623	634,356	595,566	557,249	519,408	482,042	50%
TRDC-3 - 5 units, 85 DPH, 50% houses and 50% flats	5	£22,000	642,918	604,539	566,629	529,188	492,214	455,711	419,677	384,111	349,014	314,385	280,225	50%
TRDC-4 - 6 units, 30 DPH, 100% houses and 0% flats	6	£74,800	1,052,495	1,002,525	953,126	904,296	856,036	808,347	761,228	714,678	668,700	623,290	578,451	50%
TRDC-5 - 6 units, 75 DPH, 75% houses and 25% flats	6	£29,920	915,330	867,232	819,701	772,737	726,341	680,513	635,251	590,558	546,432	502,874	459,882	50%
TRDC-6 - 8 units, 25 DPH, 100% houses and 0% flats	8	£119,680	1,403,327	1,336,701	1,270,834	1,205,728	1,141,382	1,077,797	1,014,970	952,905	891,599	831,054	771,268	50%
TRDC-7 - 8 units, 130 DPH, 0% houses and 100% flats	8	£23,015	618,471	563,203	508,664	454,852	401,769	349,415	297,788	246,890	196,719	147,276	98,563	50%
TRDC-8 - 9 units, 112 DPH, 0% houses and 100% flats	9	£30,054	695,779	633,603	572,247	511,709	451,991	393,091	335,011	277,751	221,309	165,686	110,883	50%
TRDC-9 - 10 units, 25 DPH, 100% houses and 0% flats	10	£149,600	1,711,210	1,627,926	1,545,593	1,464,211	1,383,778	1,304,296	1,225,764	1,148,181	1,071,549	995,867	921,136	50%
TRDC-10 - 10 units, 90 DPH, 50% houses and 50% flats	10	£41,556	1,255,890	1,178,412	1,101,883	1,026,300	951,662	877,973	805,228	733,432	662,581	592,677	523,721	50%
TRDC-11 - 20 units, 35 DPH, 100% houses and 0% flats	20	£213,714	3,171,711	3,019,135	2,868,296	2,718,529	2,570,476	2,424,170	2,279,610	2,136,795	1,995,725	1,856,402	1,718,824	50%
TRDC-12 - 20 units, 50 DPH, 80% houses and 20% flats	20	£149,600	3,314,465	3,137,762	2,963,133	2,790,580	2,620,103	2,451,701	2,285,374	2,121,122	1,958,946	1,798,845	1,640,820	50%
TRDC-13 - 30 units, 25 DPH, 100% houses and 0% flats	30	£448,800	5,018,401	4,771,759	4,527,937	4,286,933	4,048,750	3,813,385	3,580,839	3,351,113	3,124,206	2,900,118	2,678,849	50%
TRDC-14 - 30 units, 50 DPH, 80% houses and 20% flats	30	£224,400	4,504,529	4,264,993	4,028,268	3,794,353	3,563,248	3,334,955	3,109,473	2,886,800	2,666,938	2,449,887	2,235,646	50%
TRDC-15 - 40 units, 50 DPH, 80% houses and 20% flats	40	£299,200	5,137,465	4,869,186	4,604,040	4,342,028	4,083,148	3,827,402	3,574,788	3,325,308	3,078,961	2,835,747	2,595,667	50%
TRDC-16 - 40 units, 80 DPH, 50% houses and 50% flats	40	£187,000	4,913,222	4,610,149	4,310,780	4,015,113	3,723,149	3,434,887	3,150,328	2,869,471	2,592,318	2,318,866	2,049,118	50%
TRDC-17 - 50 units, 35 DPH, 100% houses and 0% flats	50	£534,286	8,364,001	7,952,931	7,546,561	7,144,889	6,747,916	6,355,642	5,968,066	5,585,188	5,207,010	4,833,531	4,464,750	50%
TRDC-18 - 50 units, 80 DPH, 50% houses and 50% flats	50	£233,750	6,141,527	5,762,686	5,388,474	5,018,891	4,653,935	4,293,608	3,937,910	3,586,839	3,240,397	2,898,582	2,561,397	50%
TRDC-19 - 60 units, 100 DPH, 0% houses and 100% flats	60	£224,400	4,448,020	4,037,806	3,632,986	3,233,560	2,839,528	2,450,892	2,067,649	1,689,799	1,317,345	950,284	588,619	50%
TRDC-20 - 60 units, 35 DPH, 100% houses and 0% flats	60	£641,143	10,036,801	9,543,518	9,055,873	8,573,867	8,097,498	7,626,769	7,161,678	6,702,226	6,248,412	5,800,237	5,357,700	50%
TRDC-21 - 70 units, 50 DPH, 80% houses and 20% flats	70	£523,600	10,501,114	9,943,393	9,392,215	8,847,579	8,309,484	7,777,931	7,252,919	6,734,449	6,222,521	5,716,402	5,216,507	50%
TRDC-22 - 70 units, 35 DPH, 100% houses and 0% flats	70	£748,000	11,448,215	10,886,684	10,331,566	9,782,863	9,240,574	8,704,699	8,175,239	7,652,194	7,135,564	6,625,347	6,121,545	50%
TRDC-23 - 80 units, 50 DPH, 100% houses and 0% flats	80	£598,400	13,083,674	12,441,924	11,807,503	11,180,415	10,560,656	9,948,229	9,343,131	8,745,365	8,154,929	7,571,824	6,996,051	50%
TRDC-24 - 80 units, 80 DPH, 55% houses and 45% flats	80	£374,000	9,949,327	9,351,712	8,761,348	8,178,234	7,602,371	7,033,757	6,472,395	5,918,284	5,371,423	4,831,812	4,299,452	50%
TRDC-25 - 95 units, 28 DPH, 100% houses and 0% flats	95	£1,268,929	15,536,863	14,774,784

EE RIVERS DISTRICT COUNCIL Sales value £6,600 psm AH tenure Rented 70% Intermediate: SO 30%

ICHMARK LAND VALUE 1 (SECONDARY OFFICES/RETAIL) **£6,129,319** PER HA Type of rent: 70% Soc Rent 30% Aff Rent FH 0%

			Residual land values										
Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	Max AH
TRDC-1 - 5 units, 25 DPH, 100% houses and 0% flats	5	£1,225,864	924,326	881,053	838,272	795,986	754,191	712,889	672,079	631,763	591,938	552,607	513,769	0%
TRDC-2 - 5 units, 50 DPH, 100% houses and 0% flats	5	£612,932	924,326	881,053	838,272	795,986	754,191	712,889	672,079	631,763	591,938	552,607	513,769	35%
TRDC-3 - 5 units, 85 DPH, 50% houses and 50% flats	5	£360,548	685,407	645,617	606,311	567,488	529,151	491,298	453,930	417,045	380,646	344,730	309,298	40%
TRDC-4 - 6 units, 30 DPH, 100% houses and 0% flats	6	£1,225,864	1,109,191	1,057,264	1,005,927	955,183	905,029	855,467	806,495	758,115	710,327	663,129	616,523	0%
TRDC-5 - 6 units, 75 DPH, 75% houses and 25% flats	6	£490,346	969,254	919,326	869,985	821,232	773,065	725,486	678,496	632,092	586,276	541,047	496,406	50%
TRDC-6 - 8 units, 25 DPH, 100% houses and 0% flats	8	£1,961,382	1,478,921	1,409,684	1,341,237	1,273,577	1,206,705	1,140,623	1,075,328	1,010,820	947,102	884,172	822,030	0%
TRDC-7 - 8 units, 130 DPH, 0% houses and 100% flats	8	£377,189	677,961	620,831	564,450	508,818	453,935	399,801	346,415	293,779	241,890	190,751	140,362	25%
TRDC-8 - 9 units, 112 DPH, 0% houses and 100% flats	9	£492,535	762,706	698,435	635,007	572,420	510,677	449,776	389,717	330,501	272,127	214,596	157,907	20%
TRDC-9 - 10 units, 25 DPH, 100% houses and 0% flats	10	£2,451,728	1,805,702	1,719,156	1,633,597	1,549,021	1,465,432	1,382,828	1,301,209	1,220,576	1,140,928	1,062,266	984,588	0%
TRDC-10 - 10 units, 90 DPH, 50% houses and 50% flats	10	£681,035	1,339,509	1,259,229	1,179,926	1,101,601	1,024,253	947,883	872,491	798,075	724,637	652,178	580,695	40%
TRDC-11 - 20 units, 35 DPH, 100% houses and 0% flats	20	£3,502,468	3,347,886	3,189,439	3,032,065	2,876,501	2,722,744	2,570,797	2,420,658	2,272,329	2,125,808	1,981,097	1,838,193	0%
TRDC-12 - 20 units, 50 DPH, 80% houses and 20% flats	20	£2,451,728	3,587,490	3,399,328	3,213,373	3,029,623	2,848,078	2,668,740	2,491,608	2,316,681	2,143,960	1,973,444	1,805,134	30%
TRDC-13 - 30 units, 25 DPH, 100% houses and 0% flats	30	£7,355,183	5,288,493	5,032,411	4,779,250	4,529,010	4,281,692	4,037,294	3,795,818	3,557,263	3,321,629	3,088,916	2,859,125	0%
TRDC-14 - 30 units, 50 DPH, 80% houses and 20% flats	30	£3,677,592	4,764,123	4,515,631	4,270,047	4,027,371	3,787,604	3,550,745	3,316,794	3,085,751	2,857,617	2,632,391	2,410,074	20%
TRDC-15 - 40 units, 30 DPH, 100% houses and 0% flats	40	£4,903,455	5,448,287	5,170,213	4,895,376	4,623,776	4,355,414	4,090,289	3,828,403	3,569,753	3,314,341	3,062,166	2,813,230	5%
TRDC-16 - 40 units, 80 DPH, 50% houses and 50% flats	40	£3,064,660	5,236,273	4,922,414	4,612,377	4,306,162	4,003,767	3,705,194	3,410,442	3,119,512	2,832,404	2,549,117	2,269,651	35%
TRDC-17 - 50 units, 35 DPH, 100% houses and 0% flats	50	£8,756,170	8,814,155	8,387,352	7,965,417	7,548,351	7,136,153	6,728,824	6,326,364	5,928,772	5,536,049	5,148,195	4,765,209	0%
TRDC-18 - 50 units, 80 DPH, 50% houses and 50% flats	50	£3,830,825	6,545,342	6,153,018	5,765,471	5,382,702	5,004,709	4,631,492	4,263,053	3,899,390	3,540,505	3,186,396	2,837,064	35%
TRDC-19 - 60 units, 100 DPH, 0% houses and 100% flats	60	£3,677,592	4,871,364	4,447,836	4,029,852	3,617,409	3,210,509	2,809,151	2,413,337	2,023,063	1,638,334	1,259,146	885,501	10%
TRDC-20 - 60 units, 35 DPH, 100% houses and 0% flats	60	£10,507,404	10,576,987	10,064,823	9,558,501	9,058,020	8,563,384	8,074,589	7,591,637	7,114,526	6,643,259	6,177,834	5,718,251	0%
TRDC-21 - 70 units, 50 DPH, 80% houses and 20% flats	70	£8,581,047	11,105,768	10,527,345	9,955,690	9,390,802	8,832,681	8,281,328	7,736,742	7,198,923	6,667,774	6,142,247	5,623,505	20%
TRDC-22 - 70 units, 35 DPH, 100% houses and 0% flats	70	£12,258,639	12,057,791	11,475,313	10,899,475	10,330,278	9,767,719	9,211,800	8,662,522	8,119,882	7,583,882	7,054,523	6,531,803	0%
TRDC-23 - 80 units, 50 DPH, 100% houses and 0% flats	80	£9,806,911	13,780,332	13,114,644	12,456,543	11,806,032	11,163,107	10,527,772	9,900,025	9,279,865	8,667,294	8,062,312	7,464,917	30%
TRDC-24 - 80 units, 80 DPH, 55% houses and 45% flats	80	£6,129,319	10,581,257	9,962,705	9,351,635	8,748,045	8,151,934	7,563,304	6,982,153	6,408,483	5,842,293	5,283,583	4,732,354	35%
TRDC-25 - 95 units, 28 DPH, 100% houses and 0% flats	95	£20,795,905	16,364,145	15,573,640	14,792,146	14,019,662	13,256,190	12,501,730	11,756,280	11,019,840	10,292,412	9,573,996	8,864,589	0%
TRDC-26 - 100 units, 15 DPH, 100% houses and 0% flats	100	£40,862,128	17,225,416	16,393,305	15,570,680	14,757,540	13,953,884	13,159,715	12,375,031	11,599,832	10,834,119	10,077,890	9,331,147	0%
TRDC-27 - 100 units, 35 DPH, 95% houses and 5% flats	100	£17,512,341	16,798,168	15,972,146	15,155,602	14,348,533	13,550,942	12,762,827	11,984,188	11,215,025	10,455,340	9,705,130	8,964,398	0%
TRDC-28 - 130 units, 35.14 DPH, 95% houses and 5% flats	130	£22,675,342	21,437,636	20,383,839	19,342,132	18,312,512	17,294,982	16,289,541	15,296,187	14,314,924	13,345,748	12,388,661	11,443,663	0%
TRDC-29 - 145 units, 24.83 DPH, 100% houses and 0% flats	145	£35,793,447	24,520,626	23,336,558	22,165,986	21,008,911	19,865,331	18,735,248	17,618,660	16,515,569	15,425,975	14,349,875	13,287,273	0%
TRDC-30 - 165 units, 70.87 DPH, 60% houses and 40% flats	165	£14,270,321	21,639,882	20,407,341	19,189,600	17,986,659	16,798,516	15,625,174	14,466,632	13,322,888	12,193,945	11,079,801	9,980,457	30%
TRDC-31 - 250 units, 35.07 DPH, 90% houses and 10% flats	250	£43,693,465	35,647,212	33,780,611	31,935,511	30,111,913	28,309,814	26,529,216	24,770,119	23,029,780	21,306,700	19,605,226	17,925,358	0%
TRDC-32 - 400 units, 15.69 DPH, 100% houses and 0% flats	400	£156,260,529	53,883,047	51,142,374	48,432,920	45,754,685	43,107,671	40,491,875	37,907,298	35,353,941	32,831,804	30,337,061	27,873,209	0%
TRDC-33 - 500 units, 20 DPH, 100% houses and 0% flats	500	£153,232,981	58,192,255	54,866,258	51,578,146	48,327,917	45,115,570	41,941,107	38,804,527	35,705,831	32,644,012	29,617,704	26,629,305	0%
TRDC-34 - 750 units, 20 DPH, 100% houses and 0% flats	750	£229,849,472	81,865,482	77,167,802	72,523,638	67,932,989	63,395,856	58,912,239	54,482,137	50,102,395	45,772,501	41,496,185	37,273,451	0%
TRDC-35 - 1000 units, 20 DPH, 100% houses and 0% flats	1,000	£306,465,963	98,672,104	92,990,286	87,373,006	81,820,264	76,332,059	70,908,392	65,549,264	60,254,672	55,024,618	49,859,102	44,758,124	0%
TRDC-36 - 1250 units, 20 DPH, 100% houses and 0% flats	1,250	£383,082,454	118,267,375	111,436,283	104,682,933	98,007,325	91,409,458	84,889,334	78,446,951	72,082,311	65,788,145	59,566,745	53,423,213	0%
TRDC-37 - 1500 units, 20 DPH, 100% houses and 0% flats	1,500	£459,698,944	135,330,926	127,507,767	119,773,756	112,128,892	104,573,175	97,097,042	89,703,423	82,399,124	75,184,145	68,057,062	60,999,683	0%
TRDC-CARE1 (75 rooms)	-	£6,129,319	573,796	- 573,796	- 573,796	- 573,796	- 573,796	- 573,796	- 573,796	- 573,796	- 573,796	- 573,796	- 573,796	0%
TRDC-CARE2 (40 rooms)	-	£2,022,675	245,787	- 245,787	- 245,787	- 245,787	- 245,787	- 245,787	- 245,787	- 245,787	- 245,787	- 245,787	- 245,787	0%
TRDC-OFF1	-	£3,064,660	- 5,093,051	- 5,093,051	- 5,093,051	- 5,093,051	- 5,093,051	- 5,093,051	- 5,093,051	- 5,093,051	- 5,093,051	- 5,093,051	- 5,093,051	0%
TRDC-OFF2	-	£3,064,660	- 6,967,324	- 6,967,324	- 6,967,324	- 6,967,324	- 6,967,324	- 6,967,324	- 6,967,324	- 6,967,324	- 6,967,324	- 6,967,324	- 6,967,324	0%
TRDC-RET1	-	£6,129,319	1,390,166	1,390,166	1,390,166	1,390,166	1,390,166	1,390,166	1,390,166	1,390,166	1,390,166	1,390,166	1,390,166	0%
TRDC-RET2	-	£3,064,660	4,454,956	4,454,956	4,454,956	4,454,956	4,454,956	4,454,956	4,454,956	4,454,956	4,454,956	4,454,956	4,454,956	50%
TRDC-RET3	-	£1,532,330	1,873,848	1,873,848	1,873,848	1,873,848	1,873,848	1,873,848	1,873,848	1,873,848	1,873,848	1,873,848	1,873,848	50%
TRDC-IND1	-	£6,129,319	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	0%
TRDC-IND2	-	£6,129,319	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	0%
TRDC-IND3	-	£6,129,319	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	0%

ICHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL) **£2,760,992**

			Residual land values										
Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	Max AH
TRDC-1 - 5 units, 25 DPH, 100% houses and 0% flats	5	£552,198	924,326	881,053	838,272	795,986	754,191	712,889	672,079	631,763	591,938	552,607	513,769	45%
TRDC-2 - 5 units, 50 DPH, 100% houses and 0% flats	5	£276,099	924,326	881,053	838,272	795,986	754,191	712,889	672,079	631,763	591,938	552,607	513,769	50%
TRDC-3 - 5 units, 85 DPH, 50% houses and 50% flats	5	£162,411	685,407	645,617	606,311	567,488	529,151	491,298	453,930	417,045	380,646	344,730	309,298	50%
TRDC-4 - 6 units, 30 DPH, 100% houses and 0% flats	6	£552,198	1,109,191	1,057,264	1,005,927	955,183	905,029	855,467	806,495	758,115	710,327	663,129	616,523	50%
TRDC-5 - 6 units, 75 DPH, 75% houses and 25% flats	6	£220,879	969,254	919,326	869,985	821,232	773,065	725,486	678,496	632,092	586,276	541,047	496,406	50%
TRDC-6 - 8 units, 25 DPH, 100% houses and 0% flats	8	£883,518	1,478,921	1,409,684	1,341,237	1,273,577	1,206,705	1,140,623	1,075,328	1,010,820	947,102	884,172	822,030	45%
TRDC-7 - 8 units, 130 DPH, 0% houses and 100% flats	8	£169,907	677,961	620,831	564,450	508,818	453,935	399,801	346,415	293,779	241,890	190,751	140,362	45%
TRDC-8 - 9 units, 112 DPH, 0% houses and 100% flats	9	£221,865	762,706	698,435	635,007	572,420	510,677	449,776	389,717	330,501	272,127	214,596	157,907	40%
TRDC-9 - 10 units, 25 DPH, 100% houses and 0% flats	10	£1,104,397	1,805,702	1,719,156	1,633,597	1,549,021	1,465,432	1,382,828	1,301,209	1,220,576	1,140,928	1,062,266	984,588	40%
TRDC-10 - 10 units, 90 DPH, 50% houses and 50% flats	10	£306,777	1,339,509	1,259,229	1,179,926	1,101,601	1,024,253	947,883	872,491	798,075	724,637	652,178	580,695	50%
TRDC-11 - 20 units, 35 DPH, 100% houses and 0% flats	20	£1,577,710	3,347,886	3,189,439	3,032,065	2,876,501	2,722,744	2,570,797	2,420,658	2,272,329	2,125,808	1,981,097	1,838,193	50%
TRDC-12 - 20 units, 50 DPH, 80% houses and 20% flats	20	£1,104,397	3,587,490	3,399,328	3,213,373	3,029,623	2,848,078	2,668,740	2,491,608	2,316,681	2,143,960	1,973,444	1,805,134	50%
TRDC-13 - 30 units, 25 DPH, 100% houses and 0% flats	30	£3,313,191	5,288,493	5,032,411	4,779,250	4,529,010	4,281,692	4,037,294	3,795,818	3,557,263	3,321,629	3,088,916	2,859,125	40%
TRDC-14 - 30 units, 50 DPH, 80% houses and 20% flats	30	£1,656,595	4,764,123	4,515,631	4,270,047	4,027,371	3,787,604	3,550,745	3,316,794	3,085,751	2,857,617	2,632,391	2,410,074	50%
TRDC-15 - 40 units, 50 DPH, 80% houses and 20% flats	40	£2,208,794	5,448,287	5,170,213	4,895,376	4,623,776	4,355,414	4,090,289	3,828,403	3,569,753	3,314,341	3,062,166	2,813,230	50%
TRDC-16 - 40 units, 80 DPH, 50% houses and 50% flats	40	£1,380,496	5,236,273	4,922,414	4,612,377	4,306,162	4,003,767	3,705,194	3,410,442	3,119,512	2,832,404	2,549,117	2,269,651	50%
TRDC-17 - 50 units, 35 DPH, 100% houses and 0% flats	50	£3,944,275	8,814,155	8,387,352	7,965,417	7,548,351	7,136,153	6,728,824	6,326,364	5,928,772	5,536,049	5,148,195	4,765,209	50%
TRDC-18 - 50 units, 80 DPH, 50% houses and 50% flats	50	£1,725,620	6,545,342	6,153,018	5,765,471	5,382,702	5,004,709	4,631,492	4,263,053	3,899,390	3,540,505	3,186,396	2,837,064	50%
TRDC-19 - 60 units, 100 DPH, 0% houses and 100% flats	60	£1,656,595	4,871,364	4,447,836	4,029,852	3,617,409	3,210,509	2,809,151	2,413,337	2,023,063	1,638,334	1,259,146	885,501	35%
TRDC-20 - 60 units, 35 DPH, 100% houses and 0% flats	60	£4,733,130	10,576,987	10,064,823	9,558,501	9,058,020	8,563,384	8,074,589	7,591,637	7,114,526	6,643,259	6,177,834	5,718,251	50%
TRDC-21 - 70 units, 50 DPH, 80% houses and 20% flats	70	£3,865,389	11,105,768	10,527,345	9,955,690	9,390,802	8,832,681	8,281,328	7,736,742	7,198,923	6,667,774	6,142,247	5,623,505	50%
TRDC-22 - 70 units, 35 DPH, 100% houses and 0% flats	70	£5,521,985	12,057,791	11,475,313	10,899,475	10,330,278	9,767,719	9,211,800	8,662,522	8,119,882	7,583,882	7,054,523	6,531,803	50%
TRDC-23 - 80 units, 50 DPH, 100% houses and 0% flats	80	£4,417,588	13,780,332	13,114,644	12,456,543	11,806,032	11,163,107	10,527,772	9,900,025	9,279,865	8,667,294	8,062,312	7,464,917	50%
TRDC-24 - 80 units, 80 DPH, 55% houses and 45% flats	80	£2,760,992	10,581,257	9,962,705	9,351,635	8,748,045	8,151,934	7,563,304	6,982,153	6,408,483	5,842,293	5,283,583	4,732,354	50%
TRDC-25 - 95 units, 28 DPH, 100% houses and 0% flats	95	£9,367,653	16,364,145	15,573,640	14,792,146	14,019,662	13,256,190	12,501,730	11,756,280	11,019,840	10,292,412	9,573,996	8,864,589	45%
TRDC-26 - 100 units, 15 DPH, 100% houses and 0% flats	100	£18,406,616	17,225,416	16,393,305	15,570,680	14,757,540	13,953,884	13,159,715	12,375,031	11,599,832	10,834,119	10,077,890	9,331,147	0%
TRDC-27 - 100 units, 35 DPH, 95% houses and 5% flats	100	£7,888,550	16,798,168	15,972,146	15,155,602	14,348,533	13,550,942	12,762,827	11,984,188	11,215,025	10,455,340	9,705,130	8,964,398	50%
TRDC-28 - 130 units, 35.14 DPH, 95% houses and 5% flats	130	£10,214,258	21,437,636	20,383,839	19,342,132	18,312,512	17,294,982	16,289,541	15,296,187	14,314,924	13,345,748	12,388,661	11,443,663	50%
TRDC-29 - 145 units, 24.83 DPH, 100% houses and 0% flats	145	£16,123,395	24,520,626	23,336,558	22,165,986	21,008,911	19,865,331	18,735,248	17,618,660	16,515,569	15,425,975	14,349,875	13,287,273	35%
TRDC-30 - 165 units, 70.87 DPH, 60% houses and 40% flats	165	£6,428,161	21,639,882	20,407,341	19,189,600	17,986,659	16,798,516	15,625,174	14,466,632	13,322,888	12,193,945	11,079,801	9,980,457	50%
TRDC-31 - 250 units, 35.07 DPH, 90% houses and 10% flats	250	£19,682,011	35,647,212	33,780,611	31,935,511	30,111,913	28,309,814	26,529,216	24,770,119	23,029,780	21,306,700	19,605,226	17,925,358	40%
TRDC-32 - 400 units, 15.69 DPH, 100% houses and 0% flats	400	£70,388,590	53,883,047	51,142,374	48,432,920	45,754,685	43,107,671	40,491,875	37,907,298	35,353,941	32,831,804	30,337,061	27,873,209	0%
TRDC-33 - 500 units, 20 DPH, 100% houses and 0% flats	500	£69,024,811	58,192,255	54,866,258	51,578,146	48,327,917	45,115,570	41,941,107	38,804,527	35,705,831	32,644,012	29,617,704	26,629,305	0%
TRDC-34 - 750 units, 20 DPH, 100% houses and 0% flats	750	£103,537,217	81,865,482	77,167,802	72,523,638	67,932,989	63,395,856	58,912,239	54,482,137	50,102,395	45,772,501	41,496,185	37,273,451	0%
TRDC-35 - 1000 units, 20 DPH, 100% houses and 0% flats	1,000	£138,049,623	98,672,104	92,990,286	87,373,006	81,820,264	76,332,059	70,908,392	65,549,264	60,254,672	55,024,618	49,859,102	44,758,124	0%
TRDC-36 - 1250 units, 20 DPH, 100% houses and 0% flats	1,250	£172,562,028	118,267,375	111,436,283	104,682,933	98,007,325	91,409,458	84,889,334	78,446,951	72,082,311	65,788,145	59,566,745	53,423,213	0%
TRDC-37 - 1500 units, 20 DPH, 100% houses and 0% flats	1,500	£207,074,434	135,330,926	127,507,767	119,773,756	112,128,892	104,573,175	97,097,042	89,703,423	82,399,124	75,184,145	68,057,062	60,999,683	0%
TRDC-CARE1 (75 rooms)	-	£2,760,992	573,796	- 573,796	- 573,796	- 573,796	- 573,796	- 573,796	- 573,796	- 573,796	- 573,796	- 573,796	- 573,796	0%
TRDC-CARE2 (40 rooms)	-	£911,128	245,787	- 245,787	- 245,787	- 245,787	- 245,787	- 245,787	- 245,787	- 245,787	- 245,787	- 245,787	- 245,787	0%
TRDC-OFF1	-	£1,380,496	- 5,093,051	- 5,093,051	- 5,093,051	- 5,093,051	- 5,093,051	- 5,093,051	- 5,093,051	- 5,093,051	- 5,093,051	- 5,093,051	- 5,093,051	0%
TRDC-OFF2	-	£1,380,496	- 6,967,324	- 6,967,324	- 6,967,324	- 6,967,324	- 6,967,324	- 6,967,324	- 6,967,324	- 6,967,324	- 6,967,324	- 6,967,324	- 6,967,324	0%
TRDC-RET1	-	£2,760,992	1,390,166	1,390,166	1,390,166	1,390,166	1,390,166	1,390,166	1,390,166	1,390,166	1,390,166	1,390,166	1,390,166	0%
TRDC-RET2	-	£1,380,496	4,454,956	4,454,956	4,454,956	4,454,956	4,454,956	4,454,956	4,454,956	4,454,956	4,454,956	4,454,956	4,454,956	50%
TRDC-RET3	-	£690,248	1,873,848	1,873,848	1,873,848	1,873,848	1,873,848	1,873,848	1,873,848	1,873,848	1,873,848	1,873,848	1,873,848	50%
TRDC-IND1	-	£2,760,992	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	50%
TRDC-IND2	-	£2,760,992	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	50%
TRDC-IND3	-	£2,760,992	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	50%

ICHMARK LAND VALUE 3 (GREENFIELD - UPPER END OF RANGE) **£374,000** PER HA

			Residual land values										
Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	Max AH
TRDC-1 - 5 units, 25 DPH, 100% houses and 0% flats	5	£74,800	924,326	881,053	838,272	795,986	754,191	712,889	672,079	631,763	591,938	552,607	513,769	50%
TRDC-2 - 5 units, 50 DPH, 100% houses and 0% flats	5	£37,400	924,326	881,053	838,272	795,986	754,191	712,889	672,079	631,763	591,938	552,607	513,769	50%
TRDC-3 - 5 units, 85 DPH, 50% houses and 50% flats	5	£22,000	685,407	645,617	606,311	567,488	529,151	491,298	453,930	417,045	380,646	344,730	309,298	50%
TRDC-4 - 6 units, 30 DPH, 100% houses and 0% flats	6	£74,800	1,109,191	1,057,264	1,005,927	955,183	905,029	855,467	806,495	758,115	710,327	663,129	616,523	50%
TRDC-5 - 6 units, 75 DPH, 75% houses and 25% flats	6	£29,920	969,254	919,326	869,985	821,232	773,065	725,486	678,496	632,092	586,276	541,047	496,406	50%
TRDC-6 - 8 units, 25 DPH, 100% houses and 0% flats	8	£119,680	1,478,921	1,409,684	1,341,237	1,273,577	1,206,705	1,140,623	1,075,328	1,010,820	947,102	884,172	822,030	50%
TRDC-7 - 8 units, 130 DPH, 0% houses and 100% flats	8	£23,015	677,961	620,831	564,450	508,818	453,935	399,801	346,415	293,779	241,890	190,751	140,362	50%
TRDC-8 - 9 units, 112 DPH, 0% houses and 100% flats	9	£30,054	762,706	698,435	635,007	572,420	510,677	449,776	389,717	330,501	272,127	214,596	157,907	50%
TRDC-9 - 10 units, 25 DPH, 100% houses and 0% flats	10	£149,600	1,805,702	1,719,156	1,633,597	1,549,021	1,465,432	1,382,828	1,301,209	1,220,576	1,140,928	1,062,266	984,588	50%
TRDC-10 - 10 units, 90 DPH, 50% houses and 50% flats	10	£41,556	1,339,509	1,259,229	1,179,926	1,101,601	1,024,253	947,883	872,491	798,075	724,637	652,178	580,695	50%
TRDC-11 - 20 units, 35 DPH, 100% houses and 0% flats	20	£213,714	3,347,886	3,189,439	3,032,065	2,876,501	2,722,744	2,570,797	2,420,658	2,272,329	2,125,808	1,981,097	1,838,193	50%
TRDC-12 - 20 units, 50 DPH, 80% houses and 20% flats	20	£149,600	3,587,490	3,399,328	3,213,373	3,029,623	2,848,078	2,668,740	2,491,608	2,316,681	2,143,960	1,973,444	1,805,134	50%
TRDC-13 - 30 units, 25 DPH, 100% houses and 0% flats	30	£448,800	5,288,493	5,032,411	4,779,250	4,529,010	4,281,692	4,037,294	3,795,818	3,557,263	3,321,629	3,088,916	2,859,125	50%
TRDC-14 - 30 units, 50 DPH, 80% houses and 20% flats	30	£224,400	4,764,123	4,515,631	4,270,047	4,027,371	3,787,604	3,550,745	3,316,794	3,085,751	2,857,617	2,632,391	2,410,074	50%
TRDC-15 - 40 units, 50 DPH, 80% houses and 20% flats	40	£299,200	5,448,287	5,170,213	4,895,376	4,623,776	4,355,414	4,090,289	3,828,403	3,569,753	3,314,341	3,062,166	2,813,230	50%
TRDC-16 - 40 units, 80 DPH, 50% houses and 50% flats	40	£187,000	5,236,273	4,922,414	4,612,377	4,306,162	4,003,767	3,705,194	3,410,442	3,119,512	2,832,404	2,549,117	2,269,651	50%
TRDC-17 - 50 units, 35 DPH, 100% houses and 0% flats	50	£534,286	8,814,155	8,387,352	7,965,417	7,548,351	7,136,153	6,728,824	6,326,364	5,928,772	5,536,049	5,148,195	4,765,209	50%
TRDC-18 - 50 units, 80 DPH, 50% houses and 50% flats	50	£233,750	6,545,342	6,153,018	5,765,471	5,382,702	5,004,709	4,631,492	4,263,053	3,899,390	3,540,505	3,186,396	2,837,064	50%
TRDC-19 - 60 units, 100 DPH, 0% houses and 100% flats	60	£224,400	4,871,364	4,447,836	4,029,852	3,617,409	3,210,509	2,809,151	2,413,337	2,023,063	1,638,334	1,259,146	885,501	50%
TRDC-20 - 60 units, 35 DPH, 100% houses and 0% flats	60	£641,143	10,576,987	10,064,823	9,558,501	9,058,020	8,563,384	8,074,589	7,591,637	7,114,526	6,643,259	6,177,834	5,718,251	50%
TRDC-21 - 70 units, 50 DPH, 80% houses and 20% flats	70	£523,600	11,105,768	10,527,345	9,955,690	9,390,802	8,832,681	8,281,328	7,736,742	7,198,923	6,667,774	6,142,247	5,623,505	50%
TRDC-22 - 70 units, 35 DPH, 100% houses and 0% flats	70	£748,000	12,057,791	11,475,313	10,899,475	10,330,278	9,767,719	9,211,800	8,662,522	8,119,882	7,583,882	7,054,523	6,531,803	50%
TRDC-23 - 80 units, 50 DPH, 100% houses and 0% flats	80	£598,400	13,780,332	13,114,644	12,456,543	11,806,032	11,163,107	10,527,772	9,900,025	9,279,865	8,667,294	8,062,312	7,464,917	50%
TRDC-24 - 80 units, 80 DPH, 55% houses and 45% flats	80	£374,000	10,581,257	9,962,705	9,351,635	8,748,045	8,151,934	7,563,304	6,982,153	6,408,483	5,842,293	5,283,583	4,732,354	50%
TRDC-25 - 95 units, 28 DPH, 100% houses and 0% flats

EE RIVERS DISTRICT COUNCIL Sales value £6,850 psm AH tenure Rented 70% Intermediate: SO 30%

ICHMARK LAND VALUE 1 (SECONDARY OFFICES/RETAIL) **£6,129,319** PER HA Type of rent: 70% Soc Rent 30% Aff Rent FH 0%

			Residual land values										
Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	Max AH
TRDC-1 - 5 units, 25 DPH, 100% houses and 0% flats	5	£1,225,864	1,010,831	963,718	917,140	871,099	825,595	780,625	736,193	692,297	648,937	606,113	563,826	0%
TRDC-2 - 5 units, 50 DPH, 100% houses and 0% flats	5	£612,932	1,010,831	963,718	917,140	871,099	825,595	780,625	736,193	692,297	648,937	606,113	563,826	40%
TRDC-3 - 5 units, 85 DPH, 50% houses and 50% flats	5	£360,548	768,824	725,308	682,319	639,858	597,926	556,522	515,647	475,299	435,479	396,188	357,424	45%
TRDC-4 - 6 units, 30 DPH, 100% houses and 0% flats	6	£1,225,864	1,212,997	1,156,461	1,100,568	1,045,319	990,713	936,750	883,432	830,756	778,724	727,336	676,590	0%
TRDC-5 - 6 units, 75 DPH, 75% houses and 25% flats	6	£490,346	1,071,290	1,016,818	962,984	909,791	857,239	805,326	754,052	703,420	653,426	604,073	555,359	50%
TRDC-6 - 8 units, 25 DPH, 100% houses and 0% flats	8	£1,961,382	1,617,329	1,541,948	1,467,425	1,393,758	1,320,951	1,249,001	1,177,909	1,107,675	1,038,299	969,780	902,121	0%
TRDC-7 - 8 units, 130 DPH, 0% houses and 100% flats	8	£377,189	805,604	742,741	680,696	619,471	559,062	499,473	440,702	382,748	325,614	269,298	213,799	35%
TRDC-8 - 9 units, 112 DPH, 0% houses and 100% flats	9	£492,535	906,304	835,584	765,783	696,904	628,945	561,906	495,790	430,592	366,316	302,960	240,524	30%
TRDC-9 - 10 units, 25 DPH, 100% houses and 0% flats	10	£2,451,728	1,978,712	1,884,485	1,791,331	1,699,248	1,608,239	1,518,302	1,429,436	1,341,644	1,254,924	1,169,276	1,084,701	0%
TRDC-10 - 10 units, 90 DPH, 50% houses and 50% flats	10	£681,035	1,503,675	1,416,036	1,329,461	1,243,950	1,159,503	1,076,121	993,802	912,546	832,355	753,228	675,166	45%
TRDC-11 - 20 units, 35 DPH, 100% houses and 0% flats	20	£3,502,468	3,678,309	3,504,552	3,332,770	3,162,961	2,995,126	2,829,266	2,665,379	2,503,467	2,343,528	2,185,562	2,029,572	5%
TRDC-12 - 20 units, 50 DPH, 80% houses and 20% flats	20	£2,451,728	3,923,375	3,720,211	3,519,426	3,321,018	3,124,989	2,931,339	2,740,067	2,551,174	2,364,659	2,180,522	1,998,763	35%
TRDC-13 - 30 units, 25 DPH, 100% houses and 0% flats	30	£7,355,183	5,783,023	5,504,867	5,229,884	4,958,071	4,689,432	4,423,963	4,161,665	3,902,540	3,646,586	3,393,804	3,144,193	0%
TRDC-14 - 30 units, 50 DPH, 80% houses and 20% flats	30	£3,677,592	5,251,968	4,981,647	4,714,487	4,450,485	4,189,643	3,931,961	3,677,439	3,426,076	3,177,872	2,932,829	2,690,945	25%
TRDC-15 - 40 units, 50 DPH, 80% houses and 20% flats	40	£4,903,455	6,071,884	5,766,375	5,464,419	5,166,014	4,871,162	4,579,863	4,292,115	4,007,922	3,727,280	3,450,190	3,176,653	15%
TRDC-16 - 40 units, 80 DPH, 50% houses and 50% flats	40	£3,064,660	5,876,046	5,533,490	5,195,092	4,860,853	4,530,773	4,204,851	3,883,088	3,565,485	3,252,040	2,942,754	2,637,625	40%
TRDC-17 - 50 units, 35 DPH, 100% houses and 0% flats	50	£8,756,170	9,638,371	9,174,779	8,716,473	8,263,453	7,815,718	7,373,271	6,936,109	6,504,233	6,077,644	5,656,340	5,240,323	5%
TRDC-18 - 50 units, 80 DPH, 50% houses and 50% flats	50	£3,830,825	7,345,058	6,916,862	6,493,865	6,076,067	5,663,467	5,256,064	4,853,862	4,456,857	4,065,049	3,678,442	3,297,032	40%
TRDC-19 - 60 units, 100 DPH, 0% houses and 100% flats	60	£3,677,592	5,789,147	5,324,225	4,865,348	4,412,515	3,965,726	3,524,982	3,090,281	2,661,625	2,239,013	1,822,445	1,411,922	20%
TRDC-20 - 60 units, 35 DPH, 100% houses and 0% flats	60	£10,507,404	11,566,045	11,009,735	10,459,767	9,916,144	9,378,862	8,847,925	8,323,330	7,805,080	7,293,172	6,787,608	6,288,388	5%
TRDC-21 - 70 units, 50 DPH, 80% houses and 20% flats	70	£8,581,047	12,251,132	11,621,514	10,999,253	10,384,349	9,775,834	9,174,576	8,580,690	7,994,177	7,415,036	6,843,268	6,278,872	25%
TRDC-22 - 70 units, 35 DPH, 100% houses and 0% flats	70	£12,258,639	13,198,524	12,565,203	11,939,101	11,320,214	10,708,543	10,104,090	9,506,852	8,916,831	8,334,027	7,758,439	7,190,067	5%
TRDC-23 - 80 units, 50 DPH, 100% houses and 0% flats	80	£9,806,911	15,084,027	14,360,233	13,644,686	12,937,387	12,238,335	11,547,530	10,864,974	10,190,664	9,524,602	8,866,787	8,217,219	35%
TRDC-24 - 80 units, 80 DPH, 55% houses and 45% flats	80	£6,129,319	11,843,430	11,168,319	10,501,351	9,842,525	9,191,841	8,549,300	7,914,902	7,288,646	6,670,533	6,060,562	5,458,734	40%
TRDC-25 - 95 units, 28 DPH, 100% houses and 0% flats	95	£20,795,905	17,912,282	17,052,777	16,203,065	15,363,147	14,533,023	13,712,693	12,902,156	12,101,413	11,310,465	10,529,309	9,757,948	0%
TRDC-26 - 100 units, 15 DPH, 100% houses and 0% flats	100	£40,862,128	18,855,034	17,950,291	17,055,858	16,171,734	15,297,919	14,434,413	13,581,217	12,738,330	11,905,752	11,083,484	10,271,524	0%
TRDC-27 - 100 units, 35 DPH, 95% houses and 5% flats	100	£17,512,341	18,422,434	17,523,974	16,635,816	15,757,959	14,890,404	14,033,149	13,186,196	12,349,544	11,523,194	10,707,145	9,901,397	5%
TRDC-28 - 130 units, 35.14 DPH, 95% houses and 5% flats	130	£22,675,342	23,513,494	22,367,142	21,233,932	20,113,865	19,006,941	17,913,158	16,832,518	15,765,021	14,710,668	13,669,456	12,641,386	0%
TRDC-29 - 145 units, 24.83 DPH, 100% houses and 0% flats	145	£35,793,447	26,843,636	25,556,056	24,283,148	23,024,910	21,781,341	20,552,444	19,338,217	18,138,660	16,953,773	15,783,557	14,628,011	0%
TRDC-30 - 165 units, 70.87 DPH, 60% houses and 40% flats	165	£14,270,321	24,182,241	22,836,064	21,506,012	20,192,086	18,894,285	17,612,610	16,347,060	15,097,636	13,864,338	12,647,164	11,446,118	35%
TRDC-31 - 250 units, 35.07 DPH, 90% houses and 10% flats	250	£43,693,465	39,513,156	37,475,122	35,460,546	33,463,543	31,489,723	29,539,451	27,612,729	25,709,556	23,829,931	21,973,855	20,141,329	0%
TRDC-32 - 400 units, 15.69 DPH, 100% houses and 0% flats	400	£156,260,529	59,325,405	56,342,351	53,390,779	50,472,215	47,587,675	44,737,158	41,920,665	39,138,195	36,389,749	33,675,327	30,994,928	0%
TRDC-33 - 500 units, 20 DPH, 100% houses and 0% flats	500	£153,232,981	64,808,283	61,187,617	57,608,178	54,069,965	50,572,977	47,117,214	43,702,678	40,329,367	36,997,281	33,706,421	30,456,787	0%
TRDC-34 - 750 units, 20 DPH, 100% houses and 0% flats	750	£229,849,472	91,189,402	86,076,147	81,021,123	76,024,328	71,085,763	66,205,428	61,383,323	56,619,449	51,913,805	47,266,389	42,677,205	0%
TRDC-35 - 1000 units, 20 DPH, 100% houses and 0% flats	1,000	£306,465,963	110,459,221	104,258,086	98,127,406	92,067,178	86,077,406	80,158,087	74,309,222	68,530,812	62,822,854	57,185,351	51,618,303	0%
TRDC-36 - 1250 units, 20 DPH, 100% houses and 0% flats	1,250	£383,082,454	132,021,905	124,586,941	117,236,593	109,970,863	102,789,749	95,693,251	88,675,030	81,737,711	74,885,104	68,117,207	61,434,021	0%
TRDC-37 - 1500 units, 20 DPH, 100% houses and 0% flats	1,500	£459,698,944	150,755,636	142,256,975	133,855,147	125,543,364	117,321,068	109,195,750	101,167,409	93,236,045	85,401,659	77,651,248	69,991,712	0%
TRDC-CARE1 (75 rooms)	-	£6,129,319	573,796	- 573,796	- 573,796	- 573,796	- 573,796	- 573,796	- 573,796	- 573,796	- 573,796	- 573,796	- 573,796	0%
TRDC-CARE2 (40 rooms)	-	£2,022,675	245,787	- 245,787	- 245,787	- 245,787	- 245,787	- 245,787	- 245,787	- 245,787	- 245,787	- 245,787	- 245,787	0%
TRDC-OFF1	-	£3,064,660	- 5,093,051	- 5,093,051	- 5,093,051	- 5,093,051	- 5,093,051	- 5,093,051	- 5,093,051	- 5,093,051	- 5,093,051	- 5,093,051	- 5,093,051	0%
TRDC-OFF2	-	£3,064,660	- 6,967,324	- 6,967,324	- 6,967,324	- 6,967,324	- 6,967,324	- 6,967,324	- 6,967,324	- 6,967,324	- 6,967,324	- 6,967,324	- 6,967,324	0%
TRDC-RET1	-	£6,129,319	1,390,166	1,390,166	1,390,166	1,390,166	1,390,166	1,390,166	1,390,166	1,390,166	1,390,166	1,390,166	1,390,166	0%
TRDC-RET2	-	£3,064,660	4,454,956	4,454,956	4,454,956	4,454,956	4,454,956	4,454,956	4,454,956	4,454,956	4,454,956	4,454,956	4,454,956	50%
TRDC-RET3	-	£1,532,330	1,873,848	1,873,848	1,873,848	1,873,848	1,873,848	1,873,848	1,873,848	1,873,848	1,873,848	1,873,848	1,873,848	50%
TRDC-IND1	-	£6,129,319	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	0%
TRDC-IND2	-	£6,129,319	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	0%
TRDC-IND3	-	£6,129,319	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	0%

ICHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL) **£2,760,992**

			Residual land values										
Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	Max AH
TRDC-1 - 5 units, 25 DPH, 100% houses and 0% flats	5	£552,198	1,010,831	963,718	917,140	871,099	825,595	780,625	736,193	692,297	648,937	606,113	563,826	50%
TRDC-2 - 5 units, 50 DPH, 100% houses and 0% flats	5	£276,099	1,010,831	963,718	917,140	871,099	825,595	780,625	736,193	692,297	648,937	606,113	563,826	50%
TRDC-3 - 5 units, 85 DPH, 50% houses and 50% flats	5	£162,411	768,824	725,308	682,319	639,858	597,926	556,522	515,647	475,299	435,479	396,188	357,424	50%
TRDC-4 - 6 units, 30 DPH, 100% houses and 0% flats	6	£552,198	1,212,997	1,156,461	1,100,568	1,045,319	990,713	936,750	883,432	830,756	778,724	727,336	676,590	50%
TRDC-5 - 6 units, 75 DPH, 75% houses and 25% flats	6	£220,879	1,071,290	1,016,818	962,984	909,791	857,239	805,326	754,052	703,420	653,426	604,073	555,359	50%
TRDC-6 - 8 units, 25 DPH, 100% houses and 0% flats	8	£883,518	1,617,329	1,541,948	1,467,425	1,393,758	1,320,951	1,249,001	1,177,909	1,107,675	1,038,299	969,780	902,121	50%
TRDC-7 - 8 units, 130 DPH, 0% houses and 100% flats	8	£169,907	805,604	742,741	680,696	619,471	559,062	499,473	440,702	382,748	325,614	269,298	213,799	50%
TRDC-8 - 9 units, 112 DPH, 0% houses and 100% flats	9	£221,865	906,304	835,584	765,783	696,904	628,945	561,906	495,790	430,592	366,316	302,960	240,524	50%
TRDC-9 - 10 units, 25 DPH, 100% houses and 0% flats	10	£1,104,397	1,978,712	1,884,485	1,791,331	1,699,248	1,608,239	1,518,302	1,429,436	1,341,644	1,254,924	1,169,276	1,084,701	45%
TRDC-10 - 10 units, 90 DPH, 50% houses and 50% flats	10	£306,777	1,503,675	1,416,036	1,329,461	1,243,950	1,159,503	1,076,121	993,802	912,546	832,355	753,228	675,166	50%
TRDC-11 - 20 units, 35 DPH, 100% houses and 0% flats	20	£1,577,710	3,678,309	3,504,552	3,332,770	3,162,961	2,995,126	2,829,266	2,665,379	2,503,467	2,343,528	2,185,562	2,029,572	50%
TRDC-12 - 20 units, 50 DPH, 80% houses and 20% flats	20	£1,104,397	3,923,375	3,720,211	3,519,426	3,321,018	3,124,989	2,931,339	2,740,067	2,551,174	2,364,659	2,180,522	1,998,763	50%
TRDC-13 - 30 units, 25 DPH, 100% houses and 0% flats	30	£3,313,191	5,783,023	5,504,867	5,229,884	4,958,071	4,689,432	4,423,963	4,161,665	3,902,540	3,646,586	3,393,804	3,144,193	45%
TRDC-14 - 30 units, 50 DPH, 80% houses and 20% flats	30	£1,656,595	5,251,968	4,981,647	4,714,487	4,450,485	4,189,643	3,931,961	3,677,439	3,426,076	3,177,872	2,932,829	2,690,945	50%
TRDC-15 - 40 units, 50 DPH, 80% houses and 20% flats	40	£2,208,794	6,071,884	5,766,375	5,464,419	5,166,014	4,871,162	4,579,863	4,292,115	4,007,922	3,727,280	3,450,190	3,176,653	50%
TRDC-16 - 40 units, 80 DPH, 50% houses and 50% flats	40	£1,380,496	5,876,046	5,533,490	5,195,092	4,860,853	4,530,773	4,204,851	3,883,088	3,565,485	3,252,040	2,942,754	2,637,625	50%
TRDC-17 - 50 units, 35 DPH, 100% houses and 0% flats	50	£3,944,275	9,638,371	9,174,779	8,716,473	8,263,453	7,815,718	7,373,271	6,936,109	6,504,233	6,077,644	5,656,340	5,240,323	50%
TRDC-18 - 50 units, 80 DPH, 50% houses and 50% flats	50	£1,725,620	7,345,058	6,916,862	6,493,865	6,076,067	5,663,467	5,256,064	4,853,862	4,456,857	4,065,049	3,678,442	3,297,032	50%
TRDC-19 - 60 units, 100 DPH, 0% houses and 100% flats	60	£1,656,595	5,789,147	5,324,225	4,865,348	4,412,515	3,965,726	3,524,982	3,090,281	2,661,625	2,239,013	1,822,445	1,411,922	45%
TRDC-20 - 60 units, 35 DPH, 100% houses and 0% flats	60	£4,733,130	11,566,045	11,009,735	10,459,767	9,916,144	9,378,862	8,847,925	8,323,330	7,805,080	7,293,172	6,787,608	6,288,388	50%
TRDC-21 - 70 units, 50 DPH, 80% houses and 20% flats	70	£3,865,389	12,251,132	11,621,514	10,999,253	10,384,349	9,775,834	9,174,576	8,580,690	7,994,177	7,415,036	6,843,268	6,278,872	50%
TRDC-22 - 70 units, 35 DPH, 100% houses and 0% flats	70	£5,521,985	13,198,524	12,565,203	11,939,101	11,320,214	10,708,543	10,104,090	9,506,852	8,916,831	8,334,027	7,758,439	7,190,067	50%
TRDC-23 - 80 units, 50 DPH, 100% houses and 0% flats	80	£4,417,588	15,084,027	14,360,233	13,644,686	12,937,387	12,238,335	11,547,530	10,864,974	10,190,664	9,524,602	8,866,787	8,217,219	50%
TRDC-24 - 80 units, 80 DPH, 55% houses and 45% flats	80	£2,760,992	11,843,430	11,168,319	10,501,351	9,842,525	9,191,841	8,549,300	7,914,902	7,288,646	6,670,533	6,060,562	5,458,734	50%
TRDC-25 - 95 units, 28 DPH, 100% houses and 0% flats	95	£9,367,653	17,912,282	17,052,777	16,203,065	15,363,147	14,533,023	13,712,693	12,902,156	12,101,413	11,310,465	10,529,309	9,757,948	50%
TRDC-26 - 100 units, 15 DPH, 100% houses and 0% flats	100	£18,406,616	18,855,034	17,950,291	17,055,858	16,171,734	15,297,919	14,434,413	13,581,217	12,738,330	11,905,752	11,083,484	10,271,524	0%
TRDC-27 - 100 units, 35 DPH, 95% houses and 5% flats	100	£7,888,550	18,422,434	17,523,974	16,635,816	15,757,959	14,890,404	14,033,149	13,186,196	12,349,544	11,523,194	10,707,145	9,901,397	50%
TRDC-28 - 130 units, 35.14 DPH, 95% houses and 5% flats	130	£10,214,258	23,513,494	22,367,142	21,233,932	20,113,865	19,006,941	17,913,158	16,832,518	15,765,021	14,710,668	13,669,456	12,641,386	50%
TRDC-29 - 145 units, 24.83 DPH, 100% houses and 0% flats	145	£16,123,395	26,843,636	25,556,056	24,283,148	23,024,910	21,781,341	20,552,444	19,338,217	18,138,660	16,953,773	15,783,557	14,628,011	40%
TRDC-30 - 165 units, 70.87 DPH, 60% houses and 40% flats	165	£6,428,161	24,182,241	22,836,064	21,506,012	20,192,086	18,894,285	17,612,610	16,347,060	15,097,636	13,864,338	12,647,164	11,446,118	50%
TRDC-31 - 250 units, 35.07 DPH, 90% houses and 10% flats	250	£19,682,011	39,513,156	37,475,122	35,460,546	33,463,543	31,489,723	29,539,451	27,612,729	25,709,556	23,829,931	21,973,855	20,141,329	50%
TRDC-32 - 400 units, 15.69 DPH, 100% houses and 0% flats	400	£70,388,590	59,325,405	56,342,351	53,390,779	50,472,215	47,587,675	44,737,158	41,920,665	39,138,195	36,389,749	33,675,327	30,994,928	0%
TRDC-33 - 500 units, 20 DPH, 100% houses and 0% flats	500	£69,024,811	64,808,283	61,187,617	57,608,178	54,069,965	50,572,977	47,117,214	43,702,678	40,329,367	36,997,281	33,706,421	30,456,787	0%
TRDC-34 - 750 units, 20 DPH, 100% houses and 0% flats	750	£103,537,217	91,189,402	86,076,147	81,021,123	76,024,328	71,085,763	66,205,428	61,383,323	56,619,449	51,913,805	47,266,389	42,677,205	0%
TRDC-35 - 1000 units, 20 DPH, 100% houses and 0% flats	1,000	£138,049,623	110,459,221	104,258,086	98,127,406	92,067,178	86,077,406	80,158,087	74,309,222	68,530,812	62,822,854	57,185,351	51,618,303	0%
TRDC-36 - 1250 units, 20 DPH, 100% houses and 0% flats	1,250	£172,562,028	132,021,905	124,586,941	117,236,593	109,970,863	102,789,749	95,693,251	88,675,030	81,737,711	74,885,104	68,117,207	61,434,021	0%
TRDC-37 - 1500 units, 20 DPH, 100% houses and 0% flats	1,500	£207,074,434	150,755,636	142,256,975	133,855,147	125,543,364	117,321,068	109,195,750	101,167,409	93,236,045	85,401,659	77,651,248	69,991,712	0%
TRDC-CARE1 (75 rooms)	-	£2,760,992	573,796	- 573,796	- 573,796	- 573,796	- 573,796	- 573,796	- 573,796	- 573,796	- 573,796	- 573,796	- 573,796	0%
TRDC-CARE2 (40 rooms)	-	£911,128	245,787	- 245,787	- 245,787	- 245,787	- 245,787	- 245,787	- 245,787	- 245,787	- 245,787	- 245,787	- 245,787	0%
TRDC-OFF1	-	£1,380,496	- 5,093,051	- 5,093,051	- 5,093,051	- 5,093,051	- 5,093,051	- 5,093,051	- 5,093,051	- 5,093,051	- 5,093,051	- 5,093,051	- 5,093,051	0%
TRDC-OFF2	-	£1,380,496	- 6,967,324	- 6,967,324	- 6,967,324	- 6,967,324	- 6,967,324	- 6,967,324	- 6,967,324	- 6,967,324	- 6,967,324	- 6,967,324	- 6,967,324	0%
TRDC-RET1	-	£2,760,992	1,390,166	1,390,166	1,390,166	1,390,166	1,390,166	1,390,166	1,390,166	1,390,166	1,390,166	1,390,166	1,390,166	0%
TRDC-RET2	-	£1,380,496	4,454,956	4,454,956	4,454,956	4,454,956	4,454,956	4,454,956	4,454,956	4,454,956	4,454,956	4,454,956	4,454,956	50%
TRDC-RET3	-	£690,248	1,873,848	1,873,848	1,873,848	1,873,848	1,873,848	1,873,848	1,873,848	1,873,848	1,873,848	1,873,848	1,873,848	50%
TRDC-IND1	-	£2,760,992	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	50%
TRDC-IND2	-	£2,760,992	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	50%
TRDC-IND3	-	£2,760,992	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	50%

ICHMARK LAND VALUE 3 (GREENFIELD - UPPER END OF RANGE) **£374,000** PER HA

			Residual land values										
Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	Max AH
TRDC-1 - 5 units, 25 DPH, 100% houses and 0% flats	5	£74,800	1,010,831	963,718	917,140	871,099	825,595	780,625	736,193	692,297	648,937	606,113	563,826	50%
TRDC-2 - 5 units, 50 DPH, 100% houses and 0% flats	5	£37,400	1,010,831	963,718	917,140	871,099	825,595	780,625	736,193	692,297	648,937	606,113	563,826	50%
TRDC-3 - 5 units, 85 DPH, 50% houses and 50% flats	5	£22,000	768,824	725,308	682,319	639,858	597,926	556,522	515,647	475,299	435,479	396,188	357,424	50%
TRDC-4 - 6 units, 30 DPH, 100% houses and 0% flats	6	£74,800	1,212,997	1,156,461	1,100,568	1,045,319	990,713	936,750	883,432	830,756	778,724	727,336	676,590	50%
TRDC-5 - 6 units, 75 DPH, 75% houses and 25% flats	6	£29,920	1,071,290	1,016,818	962,984	909,791	857,239	805,326	754,052	703,420	653,426	604,073	555,359	50%
TRDC-6 - 8 units, 25 DPH, 100% houses and 0% flats	8	£119,680	1,617,329	1,541,948	1,467,425	1,393,758	1,320,951	1,249,001	1,177,909	1,107,675	1,038,299	969,780	902,121	50%
TRDC-7 - 8 units, 130 DPH, 0% houses and 100% flats	8	£23,015	805,604	742,741	680,696	619,471	559,062	499,473	440,702	382,748	325,614	269,298	213,799	50%
TRDC-8 - 9 units, 112 DPH, 0% houses and 100% flats	9	£30,054	906,304	835,584	765,783	696,904	628,945	561,906	495,790	430,592	366,316	302,960	240,524	50%
TRDC-9 - 10 units, 25 DPH, 100% houses and 0% flats	10	£149,600	1,978,712	1,884,485	1,791,331	1,699,248	1,608,239	1,518,302	1,429,436	1,341,644	1,254,924	1,169,276	1,084,701	50%
TRDC-10 - 10 units, 90 DPH, 50% houses and 50% flats	10	£41,556	1,503,675	1,416,036	1,329,461	1,243,950	1,159,503	1,076,121	993,802	912,546	832,355	753,228	675,166	50%
TRDC-11 - 20 units, 35 DPH, 100% houses and 0% flats	20	£213,771	3,678,309	3,504,552	3,332,770	3,162,961	2,995,126	2,829,266	2,665,379	2,503,467	2,343,528	2,185,562	2,029,572	50%
TRDC-12 - 20 units, 50 DPH, 80% houses and 20% flats	20	£149,600	3,923,375	3,720,211	3,519,426	3,321,018	3,124,989	2,931,339	2,740,067	2,551,174	2,364,659	2,180,522	1,998,763	50%
TRDC-13 - 30 units, 25 DPH, 100% houses and 0% flats	30	£448,800	5,783,023	5,504,867	5,229,884	4,958,071	4,689,432	4,423,963	4,161,665	3,902,540	3,646,586	3,393,804	3,144,193	50%
TRDC-14 - 30 units, 50 DPH, 80% houses and 20% flats	30	£224,400	5,251,968	4,981,647	4,714,487	4,450,485	4,189,643	3,931,961	3,677,439	3,426,076	3,177,872	2,932,829	2,690,945	50%
TRDC-15 - 40 units, 50 DPH, 80% houses and 20% flats	40	£299,200	6,071,884	5,766,375	5,464,419	5,166,014	4,871,162	4,579,863	4,292,115	4,007,922	3,727,280	3,450,190	3,176,653	50%
TRDC-16 - 40 units, 80 DPH, 50% houses and 50% flats	40	£187,000	5,876,046	5,533,490	5,195,092	4,860,853	4,530,773	4,204,851	3,883,088	3,565,485	3,252,040	2,942,754	2,637,625	50%
TRDC-17 - 50 units, 35 DPH, 100% houses and 0% flats	50	£534,286	9,638,371	9,174,779	8,716,473	8,263,453	7,815,718	7,373,271	6,936,109	6,504,233	6,077,644	5,656,340	5,240,323	50%
TRDC-18 - 50 units, 80 DPH, 50% houses and 50% flats	50	£233,750	7,345,058	6,916,862	6,493,865	6,076,067	5,663,467	5,256,064	4,853,862	4,456,857	4,065,049	3,678,442	3,297,032	50%
TRDC-19 - 60 units, 100 DPH, 0% houses and 100% flats	60	£224,400	5,789,147	5,324,225	4,865,348	4,412,515	3,965,726	3,524,982	3,090,281	2,661,625	2,239,013	1,822,445	1,411,922	50%
TRDC-20 - 60 units, 35 DPH, 100% houses and 0% flats	60	£641,143	11,566,045	11,009,735	10,459,767	9,916,144	9,378,862	8,847,925	8,323,330	7,805,080	7,293,172	6,787,608	6,288,388	50%
TRDC-21 - 70 units, 50 DPH, 80% houses and 20% flats	70	£523,600	12,251,132	11,621,514	10,999,253	10,384,349	9,775,834	9,174,576	8,580,690	7,994,177	7,415,036	6,843,268	6,278,872	50%
TRDC-22 - 70 units, 35 DPH, 100% houses and 0% flats	70	£748,000	13,198,524	12,565,203	11,939,101	11,320,214	10,708,543	10,104,090	9,506,852	8,916,831	8,334,027	7,758,439	7,190,067	50%
TRDC-23 - 80 units, 50 DPH, 100% houses and 0% flats	80	£598,400	15,084,027	14,360,233	13,644,686	12,937,387	12,238,335	11,547,530	10,864,974	10,190,664	9,524,602	8,866,787	8,217,219	50%
TRDC-24 - 80 units, 80 DPH, 55% houses and 45% flats	80	£374,000	11,843,430	11,168,319	10,501,351	9,842,525	9,191,841	8,549,300	7,914,902	7,288,646	6,670,533

EE RIVERS DISTRICT COUNCIL — Sales value £7,100 psm — AH tenure: Rented 70% — Intermediate: SO 30%

ICHMARK LAND VALUE 1 (SECONDARY OFFICES/RETAIL) — **£6,129,319** PER HA — Type of rent: 70% Soc Rent 30% Aff Rent — FH 0%

							Residual land values						
Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	Max AH
TRDC-1 - 5 units, 25 DPH, 100% houses and 0% flats	5	£1,225,864	1,097,336	1,046,382	996,007	946,213	896,998	848,362	800,307	752,831	705,935	659,618	613,882	0%
TRDC-2 - 5 units, 50 DPH, 100% houses and 0% flats	5	£612,932	1,097,336	1,046,382	996,007	946,213	896,998	848,362	800,307	752,831	705,935	659,618	613,882	50%
TRDC-3 - 5 units, 85 DPH, 50% houses and 50% flats	5	£360,548	852,240	804,997	758,327	712,228	666,702	621,747	577,363	533,552	490,312	447,645	405,550	50%
TRDC-4 - 6 units, 30 DPH, 100% houses and 0% flats	6	£1,225,864	1,316,803	1,255,658	1,195,209	1,135,455	1,076,397	1,018,035	960,368	903,397	847,122	791,542	736,658	5%
TRDC-5 - 6 units, 75 DPH, 75% houses and 25% flats	6	£490,346	1,173,326	1,114,308	1,055,984	998,352	941,412	885,165	829,610	774,747	720,577	667,099	614,313	50%
TRDC-6 - 8 units, 25 DPH, 100% houses and 0% flats	8	£1,961,382	1,755,738	1,674,211	1,593,612	1,513,940	1,435,196	1,357,380	1,280,491	1,204,530	1,129,495	1,055,389	982,212	0%
TRDC-7 - 8 units, 130 DPH, 0% houses and 100% flats	8	£377,189	933,246	864,650	796,942	730,122	664,190	599,145	534,988	471,719	409,337	347,843	287,237	40%
TRDC-8 - 9 units, 112 DPH, 0% houses and 100% flats	9	£492,535	1,049,902	972,732	896,561	821,387	747,213	674,038	601,861	530,684	460,504	391,323	323,142	35%
TRDC-9 - 10 units, 25 DPH, 100% houses and 0% flats	10	£2,451,728	2,151,722	2,049,814	1,949,066	1,849,476	1,751,045	1,653,775	1,557,664	1,462,713	1,368,920	1,276,287	1,184,814	0%
TRDC-10 - 10 units, 90 DPH, 50% houses and 50% flats	10	£681,035	1,667,840	1,572,842	1,478,995	1,386,299	1,294,753	1,204,357	1,115,113	1,027,017	940,074	854,280	769,636	50%
TRDC-11 - 20 units, 35 DPH, 100% houses and 0% flats	20	£3,502,468	4,007,995	3,819,665	3,633,474	3,449,421	3,267,509	3,087,735	2,910,100	2,734,604	2,561,247	2,390,029	2,220,950	10%
TRDC-12 - 20 units, 50 DPH, 80% houses and 20% flats	20	£2,451,728	4,259,260	4,041,094	3,825,478	3,612,413	3,401,901	3,193,938	2,988,527	2,785,667	2,585,358	2,387,600	2,192,394	40%
TRDC-13 - 30 units, 25 DPH, 100% houses and 0% flats	30	£7,355,183	6,277,552	5,977,323	5,680,518	5,387,132	5,097,170	4,810,631	4,527,512	4,247,816	3,971,543	3,698,691	3,429,262	0%
TRDC-14 - 30 units, 50 DPH, 80% houses and 20% flats	30	£3,677,592	5,739,812	5,447,664	5,158,926	4,873,599	4,591,683	4,313,177	4,038,083	3,766,400	3,498,128	3,233,266	2,971,816	35%
TRDC-15 - 40 units, 50 DPH, 80% houses and 20% flats	40	£4,903,455	6,695,481	6,362,538	6,033,460	5,708,252	5,386,911	5,069,436	4,755,829	4,446,090	4,140,219	3,838,215	3,540,077	25%
TRDC-16 - 40 units, 80 DPH, 50% houses and 50% flats	40	£3,064,660	6,515,819	6,144,565	5,777,807	5,415,545	5,057,779	4,704,510	4,355,736	4,011,458	3,671,675	3,336,389	3,005,599	45%
TRDC-17 - 50 units, 35 DPH, 100% houses and 0% flats	50	£8,756,170	10,462,587	9,962,206	9,467,529	8,978,554	8,495,284	8,017,717	7,545,854	7,079,695	6,619,238	6,164,486	5,715,437	15%
TRDC-18 - 50 units, 80 DPH, 50% houses and 50% flats	50	£3,830,825	8,144,773	7,680,706	7,222,259	6,769,432	6,322,224	5,880,637	5,444,669	5,014,322	4,589,595	4,170,488	3,757,000	45%
TRDC-19 - 60 units, 100 DPH, 0% houses and 100% flats	60	£3,677,592	6,706,930	6,200,615	5,700,845	5,207,621	4,720,943	4,240,812	3,767,226	3,300,186	2,839,692	2,385,745	1,938,343	30%
TRDC-20 - 60 units, 35 DPH, 100% houses and 0% flats	60	£10,507,404	12,555,104	11,954,648	11,361,034	10,774,266	10,194,341	9,621,262	9,055,025	8,495,634	7,943,087	7,397,383	6,858,524	15%
TRDC-21 - 70 units, 50 DPH, 80% houses and 20% flats	70	£8,581,047	13,392,896	12,711,215	12,037,493	11,371,730	10,713,925	10,064,080	9,422,194	8,788,266	8,162,298	7,544,288	6,934,238	35%
TRDC-22 - 70 units, 35 DPH, 100% houses and 0% flats	70	£12,258,639	14,339,256	13,655,095	12,978,725	12,310,150	11,649,367	10,996,378	10,351,183	9,713,779	9,084,170	8,462,354	7,848,331	15%
TRDC-23 - 80 units, 50 DPH, 100% houses and 0% flats	80	£9,806,911	16,387,721	15,605,822	14,832,828	14,068,742	13,313,562	12,567,289	11,829,923	11,101,462	10,381,909	9,671,261	8,969,521	40%
TRDC-24 - 80 units, 80 DPH, 55% houses and 45% flats	80	£6,129,319	13,105,604	12,373,933	11,651,066	10,937,004	10,231,748	9,535,297	8,847,650	8,168,809	7,498,772	6,837,541	6,185,114	50%
TRDC-25 - 95 units, 28 DPH, 100% houses and 0% flats	95	£20,795,905	19,460,419	18,531,913	17,613,985	16,706,632	15,809,855	14,923,657	14,048,033	13,182,986	12,328,516	11,484,623	10,651,306	0%
TRDC-26 - 100 units, 15 DPH, 100% houses and 0% flats	100	£40,862,128	20,484,652	19,507,277	18,541,037	17,585,929	16,641,953	15,709,112	14,787,404	13,876,828	12,977,386	12,089,077	11,211,901	0%
TRDC-27 - 100 units, 35 DPH, 95% houses and 5% flats	100	£17,512,341	20,046,700	19,075,802	18,116,031	17,167,385	16,229,865	15,303,472	14,388,204	13,484,063	12,591,048	11,709,159	10,838,397	10%
TRDC-28 - 130 units, 35.14 DPH, 95% houses and 5% flats	130	£22,675,342	25,589,353	24,350,444	23,125,733	21,915,218	20,718,899	19,536,776	18,368,849	17,215,120	16,075,587	14,950,250	13,839,110	10%
TRDC-29 - 145 units, 24.83 DPH, 100% houses and 0% flats	145	£35,793,447	29,166,645	27,775,554	26,400,309	25,040,908	23,697,352	22,369,640	21,057,773	19,761,751	18,481,572	17,217,239	15,968,750	0%
TRDC-30 - 165 units, 70.87 DPH, 60% houses and 40% flats	165	£14,270,321	26,724,601	25,264,786	23,822,424	22,397,513	20,990,053	19,600,045	18,227,488	16,872,384	15,534,730	14,214,528	12,911,778	40%
TRDC-31 - 250 units, 35.07 DPH, 90% houses and 10% flats	250	£43,693,465	43,356,291	41,141,679	38,952,558	36,788,929	34,650,792	32,538,146	30,450,994	28,389,332	26,353,162	24,342,485	22,357,300	0%
TRDC-32 - 400 units, 15.69 DPH, 100% houses and 0% flats	400	£156,260,529	64,740,283	61,512,500	58,321,479	55,167,216	52,049,713	48,968,970	45,924,986	42,917,762	39,947,297	37,013,592	34,116,647	0%
TRDC-33 - 500 units, 20 DPH, 100% houses and 0% flats	500	£153,232,981	71,416,613	67,503,192	63,634,335	59,810,041	56,030,309	52,293,322	48,600,829	44,952,902	41,349,545	37,790,756	34,276,534	0%
TRDC-34 - 750 units, 20 DPH, 100% houses and 0% flats	750	£229,849,472	100,472,403	94,949,655	89,489,800	84,092,841	78,758,776	73,487,605	68,279,330	63,133,346	58,045,128	53,019,854	48,057,523	0%
TRDC-35 - 1000 units, 20 DPH, 100% houses and 0% flats	1,000	£306,465,963	122,213,496	115,493,130	108,849,134	102,281,510	95,790,256	89,375,375	83,036,865	76,774,727	70,587,377	64,475,214	58,439,421	0%
TRDC-36 - 1250 units, 20 DPH, 100% houses and 0% flats	1,250	£383,082,454	145,743,777	137,697,934	129,743,635	121,880,882	114,109,675	106,430,013	98,841,896	91,345,325	83,940,298	76,626,817	69,404,881	0%
TRDC-37 - 1500 units, 20 DPH, 100% houses and 0% flats	1,500	£459,698,944	166,131,369	156,946,219	147,865,693	138,889,790	130,018,511	121,251,856	112,589,825	104,031,182	95,561,537	87,196,701	78,936,671	0%
TRDC-CARE1 (75 rooms)	-	£6,129,319	- 573,796	- 573,796	- 573,796	- 573,796	- 573,796	- 573,796	- 573,796	- 573,796	- 573,796	- 573,796	- 573,796	0%
TRDC-CARE2 (40 rooms)	-	£2,022,675	- 245,787	- 245,787	- 245,787	- 245,787	- 245,787	- 245,787	- 245,787	- 245,787	- 245,787	- 245,787	- 245,787	0%
TRDC-OFF1	-	£3,064,660	- 5,093,051	- 5,093,051	- 5,093,051	- 5,093,051	- 5,093,051	- 5,093,051	- 5,093,051	- 5,093,051	- 5,093,051	- 5,093,051	- 5,093,051	0%
TRDC-OFF2	-	£3,064,660	- 6,967,324	- 6,967,324	- 6,967,324	- 6,967,324	- 6,967,324	- 6,967,324	- 6,967,324	- 6,967,324	- 6,967,324	- 6,967,324	- 6,967,324	0%
TRDC-RET1	-	£6,129,319	1,390,166	1,390,166	1,390,166	1,390,166	1,390,166	1,390,166	1,390,166	1,390,166	1,390,166	1,390,166	1,390,166	0%
TRDC-RET2	-	£3,064,660	4,454,956	4,454,956	4,454,956	4,454,956	4,454,956	4,454,956	4,454,956	4,454,956	4,454,956	4,454,956	4,454,956	50%
TRDC-RET3	-	£1,532,330	1,873,848	1,873,848	1,873,848	1,873,848	1,873,848	1,873,848	1,873,848	1,873,848	1,873,848	1,873,848	1,873,848	50%
TRDC-IND1	-	£6,129,319	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	0%
TRDC-IND2	-	£6,129,319	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	0%
TRDC-IND3	-	£6,129,319	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	0%

ICHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL) — **£2,760,992**

							Residual land values						
Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	Max AH
TRDC-1 - 5 units, 25 DPH, 100% houses and 0% flats	5	£552,198	1,097,336	1,046,382	996,007	946,213	896,998	848,362	800,307	752,831	705,935	659,618	613,882	50%
TRDC-2 - 5 units, 50 DPH, 100% houses and 0% flats	5	£276,099	1,097,336	1,046,382	996,007	946,213	896,998	848,362	800,307	752,831	705,935	659,618	613,882	50%
TRDC-3 - 5 units, 85 DPH, 50% houses and 50% flats	5	£162,411	852,240	804,997	758,327	712,228	666,702	621,747	577,363	533,552	490,312	447,645	405,550	50%
TRDC-4 - 6 units, 30 DPH, 100% houses and 0% flats	6	£552,198	1,316,803	1,255,658	1,195,209	1,135,455	1,076,397	1,018,035	960,368	903,397	847,122	791,542	736,658	50%
TRDC-5 - 6 units, 75 DPH, 75% houses and 25% flats	6	£220,879	1,173,326	1,114,308	1,055,984	998,352	941,412	885,165	829,610	774,747	720,577	667,099	614,313	50%
TRDC-6 - 8 units, 25 DPH, 100% houses and 0% flats	8	£883,518	1,755,738	1,674,211	1,593,612	1,513,940	1,435,196	1,357,380	1,280,491	1,204,530	1,129,495	1,055,389	982,212	50%
TRDC-7 - 8 units, 130 DPH, 0% houses and 100% flats	8	£169,907	933,246	864,650	796,942	730,122	664,190	599,145	534,988	471,719	409,337	347,843	287,237	50%
TRDC-8 - 9 units, 112 DPH, 0% houses and 100% flats	9	£221,865	1,049,902	972,732	896,561	821,387	747,213	674,038	601,861	530,684	460,504	391,323	323,142	50%
TRDC-9 - 10 units, 25 DPH, 100% houses and 0% flats	10	£1,104,397	2,151,722	2,049,814	1,949,066	1,849,476	1,751,045	1,653,775	1,557,664	1,462,713	1,368,920	1,276,287	1,184,814	50%
TRDC-10 - 10 units, 90 DPH, 50% houses and 50% flats	10	£306,777	1,667,840	1,572,842	1,478,995	1,386,299	1,294,753	1,204,357	1,115,113	1,027,017	940,074	854,280	769,636	50%
TRDC-11 - 20 units, 35 DPH, 100% houses and 0% flats	20	£1,577,710	4,007,995	3,819,665	3,633,474	3,449,421	3,267,509	3,087,735	2,910,100	2,734,604	2,561,247	2,390,029	2,220,950	50%
TRDC-12 - 20 units, 50 DPH, 80% houses and 20% flats	20	£1,104,397	4,259,260	4,041,094	3,825,478	3,612,413	3,401,901	3,193,938	2,988,527	2,785,667	2,585,358	2,387,600	2,192,394	50%
TRDC-13 - 30 units, 25 DPH, 100% houses and 0% flats	30	£3,313,191	6,277,552	5,977,323	5,680,518	5,387,132	5,097,170	4,810,631	4,527,512	4,247,816	3,971,543	3,698,691	3,429,262	50%
TRDC-14 - 30 units, 50 DPH, 80% houses and 20% flats	30	£1,656,595	5,739,812	5,447,664	5,158,926	4,873,599	4,591,683	4,313,177	4,038,083	3,766,400	3,498,128	3,233,266	2,971,816	50%
TRDC-15 - 40 units, 50 DPH, 80% houses and 20% flats	40	£2,208,794	6,695,481	6,362,538	6,033,460	5,708,252	5,386,911	5,069,436	4,755,829	4,446,090	4,140,219	3,838,215	3,540,077	50%
TRDC-16 - 40 units, 80 DPH, 50% houses and 50% flats	40	£1,380,496	6,515,819	6,144,565	5,777,807	5,415,545	5,057,779	4,704,510	4,355,736	4,011,458	3,671,675	3,336,389	3,005,599	50%
TRDC-17 - 50 units, 35 DPH, 100% houses and 0% flats	50	£3,944,275	10,462,587	9,962,206	9,467,529	8,978,554	8,495,284	8,017,717	7,545,854	7,079,695	6,619,238	6,164,486	5,715,437	50%
TRDC-18 - 50 units, 80 DPH, 50% houses and 50% flats	50	£1,725,620	8,144,773	7,680,706	7,222,259	6,769,432	6,322,224	5,880,637	5,444,669	5,014,322	4,589,595	4,170,488	3,757,000	50%
TRDC-19 - 60 units, 100 DPH, 0% houses and 100% flats	60	£1,656,595	6,706,930	6,200,615	5,700,845	5,207,621	4,720,943	4,240,812	3,767,226	3,300,186	2,839,692	2,385,745	1,938,343	50%
TRDC-20 - 60 units, 35 DPH, 100% houses and 0% flats	60	£4,733,130	12,555,104	11,954,648	11,361,034	10,774,266	10,194,341	9,621,262	9,055,025	8,495,634	7,943,087	7,397,383	6,858,524	50%
TRDC-21 - 70 units, 50 DPH, 80% houses and 20% flats	70	£3,865,389	13,392,896	12,711,215	12,037,493	11,371,730	10,713,925	10,064,080	9,422,194	8,788,266	8,162,298	7,544,288	6,934,238	50%
TRDC-22 - 70 units, 35 DPH, 100% houses and 0% flats	70	£5,521,985	14,339,256	13,655,095	12,978,725	12,310,150	11,649,367	10,996,378	10,351,183	9,713,779	9,084,170	8,462,354	7,848,331	50%
TRDC-23 - 80 units, 50 DPH, 100% houses and 0% flats	80	£4,417,588	16,387,721	15,605,822	14,832,828	14,068,742	13,313,562	12,567,289	11,829,923	11,101,462	10,381,909	9,671,261	8,969,521	50%
TRDC-24 - 80 units, 80 DPH, 55% houses and 45% flats	80	£2,760,992	13,105,604	12,373,933	11,651,066	10,937,004	10,231,748	9,535,297	8,847,650	8,168,809	7,498,772	6,837,541	6,185,114	50%
TRDC-25 - 95 units, 28 DPH, 100% houses and 0% flats	95	£9,367,653	19,460,419	18,531,913	17,613,985	16,706,632	15,809,855	14,923,657	14,048,033	13,182,986	12,328,516	11,484,623	10,651,306	50%
TRDC-26 - 100 units, 15 DPH, 100% houses and 0% flats	100	£18,406,616	20,484,652	19,507,277	18,541,037	17,585,929	16,641,953	15,709,112	14,787,404	13,876,828	12,977,386	12,089,077	11,211,901	10%
TRDC-27 - 100 units, 35 DPH, 95% houses and 5% flats	100	£7,888,550	20,046,700	19,075,802	18,116,031	17,167,385	16,229,865	15,303,472	14,388,204	13,484,063	12,591,048	11,709,159	10,838,397	50%
TRDC-28 - 130 units, 35.14 DPH, 95% houses and 5% flats	130	£10,214,258	25,589,353	24,350,444	23,125,733	21,915,218	20,718,899	19,536,776	18,368,849	17,215,120	16,075,587	14,950,250	13,839,110	50%
TRDC-29 - 145 units, 24.83 DPH, 100% houses and 0% flats	145	£16,123,395	29,166,645	27,775,554	26,400,309	25,040,908	23,697,352	22,369,640	21,057,773	19,761,751	18,481,572	17,217,239	15,968,750	45%
TRDC-30 - 165 units, 70.87 DPH, 60% houses and 40% flats	165	£6,428,161	26,724,601	25,264,786	23,822,424	22,397,513	20,990,053	19,600,045	18,227,488	16,872,384	15,534,730	14,214,528	12,911,778	50%
TRDC-31 - 250 units, 35.07 DPH, 90% houses and 10% flats	250	£19,682,011	43,356,291	41,141,679	38,952,558	36,788,929	34,650,792	32,538,146	30,450,994	28,389,332	26,353,162	24,342,485	22,357,300	50%
TRDC-32 - 400 units, 15.69 DPH, 100% houses and 0% flats	400	£70,388,590	64,740,283	61,512,500	58,321,479	55,167,216	52,049,713	48,968,970	45,924,986	42,917,762	39,947,297	37,013,592	34,116,647	0%
TRDC-33 - 500 units, 20 DPH, 100% houses and 0% flats	500	£69,024,811	71,416,613	67,503,192	63,634,335	59,810,041	56,030,309	52,293,322	48,600,829	44,952,902	41,349,545	37,790,756	34,276,534	0%
TRDC-34 - 750 units, 20 DPH, 100% houses and 0% flats	750	£103,537,217	100,472,403	94,949,655	89,489,800	84,092,841	78,758,776	73,487,605	68,279,330	63,133,346	58,045,128	53,019,854	48,057,523	0%
TRDC-35 - 1000 units, 20 DPH, 100% houses and 0% flats	1,000	£138,049,623	122,213,496	115,493,130	108,849,134	102,281,510	95,790,256	89,375,375	83,036,865	76,774,727	70,587,377	64,475,214	58,439,421	0%
TRDC-36 - 1250 units, 20 DPH, 100% houses and 0% flats	1,250	£172,562,028	145,743,777	137,697,934	129,743,635	121,880,882	114,109,675	106,430,013	98,841,896	91,345,325	83,940,298	76,626,817	69,404,881	0%
TRDC-37 - 1500 units, 20 DPH, 100% houses and 0% flats	1,500	£207,074,434	166,131,369	156,946,219	147,865,693	138,889,790	130,018,511	121,251,856	112,589,825	104,031,182	95,561,537	87,196,701	78,936,671	0%
TRDC-CARE1 (75 rooms)	-	£2,760,992	- 573,796	- 573,796	- 573,796	- 573,796	- 573,796	- 573,796	- 573,796	- 573,796	- 573,796	- 573,796	- 573,796	0%
TRDC-CARE2 (40 rooms)	-	£911,128	- 245,787	- 245,787	- 245,787	- 245,787	- 245,787	- 245,787	- 245,787	- 245,787	- 245,787	- 245,787	- 245,787	0%
TRDC-OFF1	-	£1,380,496	- 5,093,051	- 5,093,051	- 5,093,051	- 5,093,051	- 5,093,051	- 5,093,051	- 5,093,051	- 5,093,051	- 5,093,051	- 5,093,051	- 5,093,051	0%
TRDC-OFF2	-	£1,380,496	- 6,967,324	- 6,967,324	- 6,967,324	- 6,967,324	- 6,967,324	- 6,967,324	- 6,967,324	- 6,967,324	- 6,967,324	- 6,967,324	- 6,967,324	0%
TRDC-RET1	-	£2,760,992	1,390,166	1,390,166	1,390,166	1,390,166	1,390,166	1,390,166	1,390,166	1,390,166	1,390,166	1,390,166	1,390,166	0%
TRDC-RET2	-	£1,380,496	4,454,956	4,454,956	4,454,956	4,454,956	4,454,956	4,454,956	4,454,956	4,454,956	4,454,956	4,454,956	4,454,956	50%
TRDC-RET3	-	£690,248	1,873,848	1,873,848	1,873,848	1,873,848	1,873,848	1,873,848	1,873,848	1,873,848	1,873,848	1,873,848	1,873,848	50%
TRDC-IND1	-	£2,760,992	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	50%
TRDC-IND2	-	£2,760,992	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	50%
TRDC-IND3	-	£2,760,992	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	50%

ICHMARK LAND VALUE 3 (GREENFIELD - UPPER END OF RANGE) — **£374,000** PER HA

							Residual land values						
Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	Max AH
TRDC-1 - 5 units, 25 DPH, 100% houses and 0% flats	5	£74,800	1,097,336	1,046,382	996,007	946,213	896,998	848,362	800,307	752,831	705,935	659,618	613,882	50%
TRDC-2 - 5 units, 50 DPH, 100% houses and 0% flats	5	£37,400	1,097,336	1,046,382	996,007	946,213	896,998	848,362	800,307	752,831	705,935	659,618	613,882	50%
TRDC-3 - 5 units, 85 DPH, 50% houses and 50% flats	5	£22,000	852,240	804,997	758,327	712,228	666,702	621,747	577,363	533,552	490,312	447,645	405,550	50%
TRDC-4 - 6 units, 30 DPH, 100% houses and 0% flats	6	£74,800	1,316,803	1,255,658	1,195,209	1,135,455	1,076,397	1,018,035	960,368	903,397	847,122	791,542	736,658	50%
TRDC-5 - 6 units, 75 DPH, 75% houses and 25% flats	6	£29,920	1,173,326	1,114,308	1,055,984	998,352	941,412	885,165	829,610	774,747	720,577	667,099	614,313	50%
TRDC-6 - 8 units, 25 DPH, 100% houses and 0% flats	8	£119,680	1,755,738	1,674,211	1,593,612	1,513,940	1,435,196	1,357,380	1,280,491	1,204,530	1,129,495	1,055,389	982,212	50%
TRDC-7 - 8 units, 130 DPH, 0% houses and 100% flats	8	£23,015	933,246	864,650	796,942	730,122	664,190	599,145	534,988	471,719	409,337	347,843	287,237	50%
TRDC-8 - 9 units, 112 DPH, 0% houses and 100% flats	9	£30,054	1,049,902	972,732	896,561	821,387	747,213	674,038	601,861	530,684	460,504	391,323	323,142	50%
TRDC-9 - 10 units, 25 DPH, 100% houses and 0% flats	10	£149,600	2,151,722	2,049,814	1,949,066	1,849,476	1,751,045	1,653,775	1,557,664	1,462,713	1,368,920	1,276,287	1,184,814	50%
TRDC-10 - 10 units, 90 DPH, 50% houses and 50% flats	10	£41,556	1,667,840	1,572,842	1,478,995	1,386,299	1,294,753	1,204,357	1,115,113	1,027,017	940,074	854,280	769,636	50%
TRDC-11 - 20 units, 35 DPH, 100% houses and 0% flats	20	£213,714	4,007,995	3,819,665	3,633,474	3,449,421	3,267,509	3,087,735	2,910,100	2,734,604	2,561,247	2,390,029	2,220,950	50%
TRDC-12 - 20 units, 50 DPH, 80% houses and 20% flats	20	£149,600	4,259,260	4,041,094	3,825,478	3,612,413	3,401,901	3,193,938	2,988,527	2,785,667	2,585,358	2,387,600	2,192,394	50%
TRDC-13 - 30 units, 25 DPH, 100% houses and 0% flats	30	£448,800	6,277,552	5,977,323	5,680,518	5,387,132	5,097,170	4,810,631	4,527,512	4,247,816	3,971,543	3,698,691	3,429,262	50%
TRDC-14 - 30 units, 50 DPH, 80% houses and 20% flats	30	£224,400	5,739,812	5,447,664	5,158,926	4,873,599	4,591,683	4,313,177	4,038,083	3,766,400	3,498,128	3,233,266	2,971,816	50%
TRDC-15 - 40 units, 50 DPH, 80% houses and 20% flats	40	£299,200	6,695,481	6,362,538	6,033,460	5,708,252	5,386,911	5,069,436	4,755,829	4,446,090	4,140,219	3,838,215	3,540,077	50%
TRDC-16 - 40 units, 80 DPH, 50% houses and 50% flats	40	£187,000	6,515,819	6,144,565	5,777,807	5,415,545	5,057,779	4,704,510	4,355,736	4,011,458	3,671,675	3,336,389	3,005,599	50%
TRDC-17 - 50 units, 35 DPH, 100% houses and 0% flats	50	£534,286	10,462,587	9,962,206	9,467,529	8,978,554	8,495,284	8,017,717	7,545,854	7,079,695	6,619,238	6,164,486	5,715,437	50%
TRDC-18 - 50 units, 80 DPH, 50% houses and 50% flats	50	£233,750	8,144,773	7,680,706	7,222,259	6,769,432	6,322,224	5,880,637	5,444,669	5,014,322	4,589,595	4,170,488	3,757,000	50%
TRDC-19 - 60 units, 100 DPH, 0% houses and 100% flats	60	£224,400	6,706,930	6,200,615	5,700,845	5,207,621	4,720,943	4,240,812	3,767,226	3,300,186	2,839,692	2,385,745	1,938,343	50%
TRDC-20 - 60 units, 35 DPH, 100% houses and 0% flats	60	£641,143	12,555,104	11,954,648	11,361,034	10,774,266	10,194,341	9,621,262	9,055,025	8,495,634	7,943,087	7,397,383	6,858,524	50%
TRDC-21 - 70 units, 50 DPH, 80% houses and 20% flats	70	£523,600	13,392,896	12,711,215	12,037,493	11,371,730	10,713,925	10,064,080	9,422,194	8,788,266	8,162,298	7,544,288	6,934,238	50%
TRDC-22 - 70 units, 35 DPH, 100% houses and 0% flats	70	£748,000	14,339,256	13,655,095	12,978,725	12,310,150	11,649,367	10,996,378	10,351,183	9,713,779	9,084,170	8,462,354	7,848,331	50%
TRDC-23 - 80 units, 50 DPH, 100% houses and 0% flats	80	£598,400	16,387,721	15,605,822	14,832,828	14,068,742	13,313,562	12,567,289	11,829,923	11,101,462	10,381,909	9,671,261	8,969,521	50%
TRDC-24 - 80 units, 80 DPH, 55% houses and 45% flats	80	£374,000	13,105,604	12,373,933	11,651,066	10,937,004	10,231,748	9,535,297	8,847,650	8,168,809	7,498,772	6,837,541	6,185,114	50%
TRDC-25 - 95 units, 28 DPH, 100% houses and 0% flats	95	£1,268,929	19,460,419	18,531,913	17,613,985	16,706,632	15,809,855	14,923,657	14,048,033	13,182,986	12,328,516	11,484,623	10,651,306	50%
TRDC-26 - 100 units, 15 DPH, 100% houses and 0% flats	100	£2,493,333	20,484,652	19,507,277	18,541,037	17,585,929	16,641,953	15,709,112	14,787,404	13,876,828	12,977,386	12,089,077	11,211,901	50%
TRDC-27 - 100 units, 35 DPH, 95% houses and 5% flats	100	£1,068,571	20,046,700	19,075,802	18,116,031	17,167,385	16,229,865	15,303,472	14,388,204	13,484,063	12,591,048	11,709,159	10,838,397	50%
TRDC-28 - 130 units, 35.14 DPH, 95% houses and 5% flats	130	£1,383,608	25,589,353	24,350,444	23,125,733	21,915,218	20,718,899	19,536,776	18,368,849	17,215,120	16,075,587	14,950,250	13,839,110	50%
TRDC-29 - 145 units, 24.83 DPH, 100% houses and 0% flats	145	£2,184,052	29,166,645	27,775,554	26,400,309	25,040,908	23,697,352	22,369,640	21,057,773	19,761,751	18,481,572	17,217,239	15,968,750	50%
TRDC-30 - 165 units, 70.87 DPH, 60% houses and 40% flats	165	£870,749	26,724,601	25,264,786	23,822,424	22,397,513	20,990,053	19,600,045	18,227,488	16,872,384	15,534,730	14,214,528	12,911,778	50%
TRDC-31 - 250 units, 35.07 DPH, 90% houses and 10% flats	250	£2,666,096	43,356,291	41,141,679	38,952,558	36,788,929	34,650,792	32,538,146	30,450,994	28,389,332	26,353,162	24,342,485	22,357,300	50%
TRDC-32 - 400 units, 15.69 DPH, 100% houses and 0% flats	400	£9,534,736	64,740,283	61,512,500	58,321,479	55,167,216	52,049,713	48,968,970	45,924,986	42,917,762	39,947,297	37,013,592	34,116,647	50%
TRDC-33 - 500 units, 20 DPH, 100% houses and 0% flats	500	£9,350,000	71,416,613	67,503,192	63,634,335	59,810,041	56,030,309	52,293,322	48,600,829	44,952,902	41,349,545	37,790,756	34,276,534	50%
TRDC-34 - 750 units, 20 DPH, 100% houses and 0% flats	750	£14,025,000	100,472,403	94,949,655	89,489,800	84,092,841	78,758,776	73,487,605	68,279,330	63,133,346	58,045,128	53,019,854	48,057,523	50%
TRDC-35 - 1000 units, 20 DPH, 100% houses and 0% flats	1,000	£18,700,000	122,213,496	115,493,130	108,849,134	102,281,510	95,790,256	89,375,375	83,036,865	76,774,727	70,587,377	64,475,214	58,439,421	50%
TRDC-36 - 1250 units, 20 DPH, 100% houses and 0% flats	1,250	£23,375,000	145,743,777	137,697,934	129,743,635	121,880,882	114,109,675	106,430,013	98,841,896	91,345,325	83,940,298	76,626,817	69,404,881	50%
TRDC-37 - 1500 units, 20 DPH, 100% houses and 0% flats	1,500	£28,050,000	166,131,369	156,946,219	147,865,693	138,889,790	130,018,511	121,251,856	112,589,825	104,031,182	95,561,537	87,196,701	78,936,671	50%
TRDC-CARE1 (75 rooms)	-	£374,000	- 573,796	- 573,796	- 573,796	- 573,796	- 573,796	- 573,796	- 573,796	- 573,796	- 573,796	- 573,796	- 573,796	0%
TRDC-CARE2 (40 rooms)	-	£123,420	- 245,787	- 245,787	- 245,787	- 245,787	- 245,787	- 245,787	- 245,787	- 245,787	- 245,787	- 245,787	- 245,787	0%
TRDC-OFF1	-	£187,000	- 5,093,051	- 5,093,051	- 5,093,051	- 5,093,051	- 5,093,051	- 5,093,051	- 5,093,051	- 5,093,051	- 5,093,051	- 5,093,051	- 5,093,051	0%
TRDC-OFF2	-	£187,000	- 6,967,324	- 6,967,324	- 6,967,324	- 6,967,324	- 6,967,324	- 6,967,324	- 6,967,324	- 6,967,324	- 6,967,324	- 6,967,324	- 6,967,324	0%
TRDC-RET1	-	£374,000	1,390,166	1,390,166	1,390,166	1,390,166	1,390,166	1,390,166	1,390,166	1,390,166	1,390,166	1,390,166	1,390,166	50%
TRDC-RET2	-	£187,000	4,454,956	4,454,956	4,454,956	4,454,956	4,454,956	4,454,956	4,454,956	4,454,956	4,454,956	4,454,956	4,454,956	50%
TRDC-RET3	-	£93,500	1,873,848	1,873,848	1,873,848	1,873,848	1,873,848	1,873,848	1,873,848	1,873,848	1,873,848	1,873,848	1,873,848	50%
TRDC-IND1	-	£374,000	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	50%
TRDC-IND2	-	£374,000	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	50%
TRDC-IND3	-	£374,000	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	50%

ICHMARK LAND VALUE 4 (GREENFIELD - LOWER END OF RANGE) — **£247,000** PER HA

							Residual land values						
Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	Max AH
TRDC-1 - 5 units, 25 DPH, 100% houses and 0% flats	5	£49,400	1,097,336	1,046,382	996,007	946,213	896,998	848,362	800,307	752,831	705,935	659,618	613,882	50%
TRDC-2 - 5 units, 50 DPH, 100% houses and 0% flats	5	£24,700	1,097,336	1,046,382	996,007	946,213	896,998	848,362	800,307	752,831	705,935	659,618	613,882	50%
TRDC-3 - 5 units, 85 DPH, 50% houses and 50% flats	5	£14,529	852,240	804,997	758,327	712,228	666,702	621,747	577,363	533,552	490,312	447,645	405,550	50%
TRDC-4 - 6 units, 30 DPH, 100% houses and 0% flats	6	£49,400	1,316,803	1,255,658	1,195,209	1,135,455	1,076,397	1,018,035	960,368	903,397	847,122	791,542	736,658	50%
TRDC-5 - 6 units, 75 DPH, 75% houses and 25% flats	6	£19,760	1,173,326	1,114,308	1,055,984	998,352	941,412	885,165	829,610	774,747	720,577	667,099	614,313	50%
TRDC-6 - 8 units, 25 DPH, 100% houses and 0% flats	8	£79,040	1,755,738	1,674,211	1,593,612	1,513,940	1,435,196	1,357,380	1,280,491	1,204,530	1,129,495	1,055,389	982,212	50%
TRDC-7 - 8 units, 130 DPH, 0% houses and 100% flats	8	£15,200	933,246	864,650	796,942	730,122	664,190	599,145	534,988	471,719	409,337	347,843	287,237	50%
TRDC-8 - 9 units, 112 DPH, 0% houses and 100% flats	9	£19,848	1,049,902	972,732	896,561	821,387	747,213	674,038	601,861	530,684	460,504	391,323	323,142	50%
TRDC-9 - 10 units, 25 DPH, 100% houses and 0% flats	10	£98,800	2,151,722	2,049,814	1,949,066	1,849,476	1,751,045	1,653,775	1,557,664	1,462,713	1,368,920	1,276,287	1,184,814	50%
TRDC-10 - 10 units, 90 DPH, 50% houses and 50% flats	10	£27,444	1,667,840	1,572,842	1,478,995	1,386,299	1,294,753	1,204,357	1,115,113	1,027,017	940,074	854,280	769,636	50%
TRDC-11 - 20 units, 35 DPH, 100% houses and 0% flats	20	£141,143	4,007,995	3,819,665	3,633,474	3,449,421	3,267,509	3,087,735	2,910,100	2,734,604	2,561,247	2,390,029	2,220,950	50%
TRDC-12 - 20 units, 50 DPH, 80% houses and 20% flats	20	£98,800	4,259,260	4,041,094	3,825,478	3,612,413	3,401,901	3,193,938	2,988,527	2,785,667	2,585,358	2,387,600	2,192,394	50%
TRDC-13 - 30 units, 25 DPH, 100% houses and 0% flats	30	£296,400	6,277,552	5,977,323	5,680,518	5,387,132	5,097,170	4,810,631	4,527,512	4,247,816	3,971,543	3,698,691	3,429,262	50%
TRDC-14 - 30 units, 50 DPH, 80% houses and 20% flats	30	£148,200	5,739,812	5,447,664	5,158,926	4,873,599	4,591,683	4,313,177	4,038,083	3,766,400	3,498,128	3,233,266	2,971,816	50%
TRDC-15 - 40 units, 50 DPH, 80% houses and 20% flats	40	£197,600	6,695,481	6,362,538	6,033,460	5,708,252	5,386,911	5,069,436	4,755,829	4,446,090	4,140,219	3,838,215	3,540,077	50%
TRDC-16 - 40 units, 80 DPH, 50% houses and 50% flats	40	£123,500	6,515,819	6,144,565	5,777,807	5,415,545	5,057,779	4,704,510	4,355,736	4,011,458	3,671,675	3,336,389	3,005,599	50%
TRDC-17 - 50 units, 35 DPH, 100% houses and 0% flats	50	£352,857	10,462,587	9,962,206	9,467,529	8,978,554	8,495,284	8,017,717	7,545,854	7,079,695	6,619,238	6,164,486	5,715,437	50%
TRDC-18 - 50 units, 80 DPH, 50% houses and 50% flats	50	£154,375	8,144,773	7,680,706	7,222,259	6,769,432	6,322,224	5,880,637	5,444,669	5,014,322	4,589,595	4,170,488	3,757,000	50%
TRDC-19 - 60 units, 100 DPH, 0% houses and 100% flats	60	£148,200	6,706,930	6,200,615	5,700,845	5,207,621	4,720,943	4,240,812	3,767,226	3,300,186	2,839,692	2,385,745	1,938,343	50%
TRDC-20 - 60 units, 35 DPH, 100% houses and 0% flats	60	£423,429	12,555,104	11,954,648	11,361,034	10,774,266	10,194,341	9,621,262	9,055,025	8,495,634	7,943,087	7,397,383	6,858,524	50%
TRDC-21 - 70 units, 50 DPH, 80% houses and 20% flats	70	£345,800	13,392,896	12,711,215	12,037,493	11,371,730	10,713,925	10,064,080	9,422,194	8,788,266	8,162,298	7,544,288	6,934,238	50%
TRDC-22 - 70 units, 35 DPH, 100% houses and 0% flats	70	£494,000	14,339,256	13,655,095	12,978,725	12,310,150	11,649,367	10,996,378	10,351,183	9,713,779	9,084,170	8,462,354	7,848,331	50%
TRDC-23 - 80 units, 50 DPH, 100% houses and 0% flats	80	£395,200	16,387,721	15,605,822	14,832,828	14,068,742	13,313,562	12,567,289	11,829,923	11,101,462	10,381,909	9,671,261	8,969,521	50%
TRDC-24 - 80 units, 80 DPH, 55% houses and 45% flats	80	£247,000	13,105,604	12,373,933	11,651,066	10,937,004	10,231,748	9,535,297	8,847,650	8,168,809	7,498,772	6,837,541	6,185,114	50%
TRDC-25 - 95 units, 28 DPH, 100% houses and 0% flats	95	£838,036	19,460,419	18,531,913	17,613,985	16,706,632	15,809,855	14,923,657	14,048,033	13,182,986	12,328,516	11,484,623	10,651,306	50%
TRDC-26 - 100 units, 15 DPH, 100% houses and 0% flats	100	£1,646,667	20,484,652	19,507,277	18,541,037	17,585,929	16,641,953	15,709,112	14,787,404	13,876,828	12,977,386	12,089,077	11,211,901	50%
TRDC-27 - 100 units, 35 DPH, 95% houses and 5% flats	100	£705,714	20,046,700	19,075,802	18,116,031	17,167,385	16,229,865	15,303,472	14,388,204	13,484,063	12,591,048	11,709,159	10,838,397	50%
TRDC-28 - 130 units, 35.14 DPH, 95% houses and 5% flats	130	£913,773	25,589,353	24,350,444	23,125,733	21,915,218	20,718,899	19,536,776	18,368,849	17,215,120	16,075,587	14,950,250	13,839,110	50%
TRDC-29 - 145 units, 24.83 DPH, 100% houses and 0% flats	145	£1,442,408	29,166,645	27,775,554	26,400,309	25,040,908	23,697,352	22,369,640	21,057,773	19,761,751	18,481,572	17,217,239	15,968,750	50%
TRDC-30 - 165 units, 70.87 DPH, 60% houses and 40% flats	165	£575,067	26,724,601	25,264,786	23,822,424	22,397,513	20,990,053	19,600,045	18,227,488	16,872,384	15,534,730	14,214,528	12,911,778	50%
TRDC-31 - 250 units, 35.07 DPH, 90% houses and 10% flats	250	£1,760,764	43,356,291	41,141,679	38,952,558	36,788,929	34,650,792	32,538,146	30,450,994	28,389,332	26,353,162	24,342,485	22,357,300	50%
TRDC-32 - 400 units, 15.69 DPH, 100% houses and 0% flats	400	£6,297,004	64,740,283	61,512,500	58,321,479	55,167,216	52,049,713	48,968,970	45,924,986	42,917,762	39,947,297	37,013,592	34,116,647	50%
TRDC-33 - 500 units, 20 DPH, 100% houses and 0% flats	500	£6,175,000	71,416,613	67,503,192	63,634,335	59,810,041	56,030,309	52,293,322	48,600,829	44,952,902	41,349,545	37,790,756	34,276,534	50%
TRDC-34 - 750 units, 20 DPH, 100% houses and 0% flats	750	£9,262,500	100,472,403	94,949,655	89,489,800	84,092,841	78,758,776	73,487,605	68,279,330	63,133,346	58,045,128	53,019,854	48,057,523	50%
TRDC-35 - 1000 units, 20 DPH, 100% houses and 0% flats	1,000	£12,350,000	122,213,496	115,493,130	108,849,134	102,281,510	95,790,256	89,375,375	83,036,865	76,774,727	70,587,377	64,475,214	58,439,421	50%
TRDC-36 - 1250 units, 20 DPH, 100% houses and 0% flats	1,250	£15,437,500	145,743,777	137,697,934	129,743,635	121,880,882	114,109,675	106,430,013	98,841,896	91,345,325	83,940,298	76,626,817	69,404,881	50%
TRDC-37 - 1500 units, 20 DPH, 100% houses and 0% flats	1,500	£18,525,000	166,131,369	156,946,219	147,865,693	138,889,790	130,018,511	121,251,856	112,589,825	104,031,182	95,561,537	87,196,701	78,936,671	50%
TRDC-CARE1 (75 rooms)	-	£247,000	- 573,796	- 573,796	- 573,796	- 573,796	- 573,796	- 573,796	- 573,796	- 573,796	- 573,796	- 573,796	- 573,796	0%
TRDC-CARE2 (40 rooms)	-	£81,510	- 245,787	- 245,787	- 245,787	- 245,787	- 245,787	- 245,787	- 245,787	- 245,787	- 245,787	- 245,787	- 245,787	0%
TRDC-OFF1	-	£123,500	- 5,093,051	- 5,093,051	- 5,093,051	- 5,093,051	- 5,093,051	- 5,093,051	- 5,093,051	- 5,093,051	- 5,093,051	- 5,093,051	- 5,093,051	0%
TRDC-OFF2	-	£123,500	- 6,967,324	- 6,967,324	- 6,967,324	- 6,967,324	- 6,967,324	- 6,967,324	- 6,967,324	- 6,967,324	- 6,967,324	- 6,967,324	- 6,967,324	0%
TRDC-RET1	-	£247,000	1,390,166	1,390,166	1,390,166	1,390,166	1,390,166	1,390,166	1,390,166	1,390,166	1,390,166	1,390,166	1,390,166	50%
TRDC-RET2	-	£123,500	4,454,956	4,454,956	4,454,956	4,454,956	4,454,956	4,454,956	4,454,956	4,454,956	4,454,956	4,454,956	4,454,956	50%
TRDC-RET3	-	£61,750	1,873,848	1,873,848	1,873,848	1,873,848	1,873,848	1,873,848	1,873,848	1,873,848	1,873,848	1,873,848	1,873,848	50%
TRDC-IND1	-	£247,000	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	50%
TRDC-IND2	-	£247,000	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	50%
TRDC-IND3	-	£247,000	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	50%

EE RIVERS DISTRICT COUNCIL Sales value £7,350 psm AH tenure Rented 70% Intermediate: SO 30%

ICHMARK LAND VALUE 1 (SECONDARY OFFICES/RETAIL) **£6,129,319** PER HA Type of rent: 70% Soc Rent 30% Aff Rent FH 0%

							Residual land values						
Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	Max AH
TRDC-1 - 5 units, 25 DPH, 100% houses and 0% flats	5	£1,225,864	1,183,841	1,129,046	1,074,875	1,021,326	968,401	916,099	864,421	813,365	762,933	713,124	663,939	0%
TRDC-2 - 5 units, 50 DPH, 100% houses and 0% flats	5	£612,932	1,183,841	1,129,046	1,074,875	1,021,326	968,401	916,099	864,421	813,365	762,933	713,124	663,939	50%
TRDC-3 - 5 units, 85 DPH, 50% houses and 50% flats	5	£360,548	935,657	884,688	834,336	784,598	735,477	686,971	639,080	591,805	545,146	499,103	453,675	50%
TRDC-4 - 6 units, 30 DPH, 100% houses and 0% flats	6	£1,225,864	1,420,609	1,354,856	1,289,850	1,225,591	1,162,081	1,099,319	1,037,305	976,038	915,519	855,749	796,727	10%
TRDC-5 - 6 units, 75 DPH, 75% houses and 25% flats	6	£490,346	1,275,362	1,211,800	1,148,984	1,086,912	1,025,586	965,004	905,167	846,074	787,727	730,124	673,267	50%
TRDC-6 - 8 units, 25 DPH, 100% houses and 0% flats	8	£1,961,382	1,894,146	1,806,474	1,719,799	1,634,122	1,549,442	1,465,758	1,383,072	1,301,384	1,220,693	1,140,999	1,062,302	0%
TRDC-7 - 8 units, 130 DPH, 0% houses and 100% flats	8	£377,189	1,060,888	986,560	913,189	840,774	769,318	698,817	629,274	560,688	493,061	426,389	360,675	45%
TRDC-8 - 9 units, 112 DPH, 0% houses and 100% flats	9	£492,535	1,193,500	1,109,880	1,027,337	945,871	865,481	786,169	707,933	630,775	554,693	479,687	405,759	40%
TRDC-9 - 10 units, 25 DPH, 100% houses and 0% flats	10	£2,451,728	2,324,733	2,215,143	2,106,800	1,999,703	1,893,852	1,789,248	1,685,891	1,583,780	1,482,916	1,383,299	1,284,928	0%
TRDC-10 - 10 units, 90 DPH, 50% houses and 50% flats	10	£681,035	1,832,005	1,729,649	1,628,530	1,528,648	1,430,003	1,332,595	1,236,423	1,141,488	1,047,792	955,331	864,107	50%
TRDC-11 - 20 units, 35 DPH, 100% houses and 0% flats	20	£3,502,468	4,337,681	4,134,777	3,934,178	3,735,882	3,539,891	3,346,203	3,154,820	2,965,741	2,778,967	2,594,496	2,412,329	20%
TRDC-12 - 20 units, 50 DPH, 80% houses and 20% flats	20	£2,451,728	4,595,146	4,361,977	4,131,531	3,903,810	3,678,811	3,456,537	3,236,987	3,020,160	2,806,057	2,594,679	2,386,023	45%
TRDC-13 - 30 units, 25 DPH, 100% houses and 0% flats	30	£7,355,183	6,772,082	6,449,780	6,131,151	5,816,194	5,504,910	5,197,299	4,893,360	4,593,094	4,296,499	4,003,578	3,714,330	0%
TRDC-14 - 30 units, 50 DPH, 80% houses and 20% flats	30	£3,677,592	6,227,658	5,913,680	5,603,365	5,296,712	4,993,721	4,694,394	4,398,728	4,106,724	3,818,383	3,533,704	3,252,687	40%
TRDC-15 - 40 units, 50 DPH, 80% houses and 20% flats	40	£4,903,455	7,319,078	6,958,700	6,602,503	6,250,490	5,902,659	5,559,010	5,219,543	4,884,259	4,553,157	4,226,238	3,903,501	30%
TRDC-16 - 40 units, 80 DPH, 50% houses and 50% flats	40	£3,064,660	7,155,591	6,755,640	6,360,523	5,970,237	5,584,785	5,204,168	4,828,383	4,457,431	4,091,312	3,729,817	3,372,972	50%
TRDC-17 - 50 units, 35 DPH, 100% houses and 0% flats	50	£8,756,170	11,286,802	10,749,633	10,218,584	9,693,656	9,174,850	8,662,165	8,155,599	7,655,156	7,160,833	6,672,632	6,190,551	20%
TRDC-18 - 50 units, 80 DPH, 50% houses and 50% flats	50	£3,830,825	8,944,489	8,444,550	7,950,652	7,462,797	6,980,982	6,505,209	6,035,478	5,571,788	5,114,139	4,662,272	4,216,215	50%
TRDC-19 - 60 units, 100 DPH, 0% houses and 100% flats	60	£3,677,592	7,624,713	7,077,003	6,536,342	6,002,727	5,476,160	4,956,642	4,444,170	3,938,747	3,440,372	2,949,044	2,464,764	35%
TRDC-20 - 60 units, 35 DPH, 100% houses and 0% flats	60	£10,507,404	13,544,163	12,899,559	12,262,302	11,632,388	11,009,820	10,394,597	9,786,719	9,186,187	8,593,000	8,007,158	7,428,661	20%
TRDC-21 - 70 units, 50 DPH, 80% houses and 20% flats	70	£8,581,047	14,531,200	13,798,586	13,074,517	12,358,994	11,652,017	10,953,584	10,263,698	9,582,355	8,909,559	8,245,309	7,589,603	40%
TRDC-22 - 70 units, 35 DPH, 100% houses and 0% flats	70	£12,258,639	15,479,989	14,744,985	14,018,350	13,300,085	12,590,191	11,888,667	11,195,513	10,510,728	9,834,314	9,166,269	8,505,513	20%
TRDC-23 - 80 units, 50 DPH, 100% houses and 0% flats	80	£9,806,911	17,691,416	16,851,411	16,020,972	15,200,098	14,388,790	13,587,048	12,794,872	12,012,261	11,239,215	10,475,737	9,720,586	45%
TRDC-24 - 80 units, 80 DPH, 55% houses and 45% flats	80	£6,129,319	14,367,778	13,579,546	12,800,781	12,031,484	11,271,656	10,521,293	9,780,399	9,048,971	8,327,011	7,614,519	6,911,494	50%
TRDC-25 - 95 units, 28 DPH, 100% houses and 0% flats	95	£20,795,905	21,008,557	20,011,050	19,024,904	18,050,117	17,086,689	16,134,619	15,193,910	14,264,560	13,346,569	12,439,937	11,543,196	0%
TRDC-26 - 100 units, 15 DPH, 100% houses and 0% flats	100	£40,862,128	22,114,269	21,064,263	20,026,215	19,000,123	17,985,988	16,983,810	15,993,590	15,015,326	14,049,020	13,094,671	12,150,733	0%
TRDC-27 - 100 units, 35 DPH, 95% houses and 5% flats	100	£17,512,341	21,670,967	20,627,631	19,596,245	18,576,810	17,569,327	16,573,794	15,590,213	14,618,581	13,658,902	12,711,173	11,775,395	20%
TRDC-28 - 130 units, 35.14 DPH, 95% houses and 5% flats	130	£22,675,342	27,665,211	26,333,748	25,017,533	23,716,569	22,430,857	21,160,394	19,905,181	18,665,218	17,440,506	16,231,044	15,036,832	15%
TRDC-29 - 145 units, 24.83 DPH, 100% houses and 0% flats	145	£35,793,447	31,489,654	29,995,053	28,517,470	27,056,907	25,613,363	24,186,836	22,777,330	21,384,841	20,009,371	18,650,920	17,309,488	0%
TRDC-30 - 165 units, 70.87 DPH, 60% houses and 40% flats	165	£14,270,321	29,266,960	27,693,510	26,138,836	24,602,940	23,085,821	21,587,480	20,107,917	18,647,131	17,205,123	15,781,891	14,377,438	50%
TRDC-31 - 250 units, 35.07 DPH, 90% houses and 10% flats	250	£43,693,465	47,186,287	44,801,528	42,444,204	40,114,314	37,811,861	35,536,841	33,289,257	31,069,108	28,876,394	26,711,114	24,565,376	5%
TRDC-32 - 400 units, 15.69 DPH, 100% houses and 0% flats	400	£156,260,529	70,150,587	66,681,634	63,252,178	59,862,217	56,511,752	53,200,782	49,929,307	46,697,329	43,504,846	40,351,312	37,232,123	0%
TRDC-33 - 500 units, 20 DPH, 100% houses and 0% flats	500	£153,232,981	77,990,938	73,784,483	69,625,915	65,515,233	61,452,439	57,437,531	53,470,510	49,551,377	45,680,130	41,856,770	38,081,296	0%
TRDC-34 - 750 units, 20 DPH, 100% houses and 0% flats	750	£229,849,472	109,739,909	103,803,851	97,935,375	92,134,484	86,401,176	80,735,453	75,137,312	69,606,757	64,143,785	58,748,398	53,420,594	0%
TRDC-35 - 1000 units, 20 DPH, 100% houses and 0% flats	1,000	£306,465,963	133,907,244	126,668,041	119,511,090	112,436,391	105,443,945	98,533,751	91,705,810	84,960,122	78,296,685	71,715,502	65,216,571	0%
TRDC-36 - 1250 units, 20 DPH, 100% houses and 0% flats	1,250	£383,082,454	159,386,786	150,740,470	142,192,538	133,742,990	125,391,825	117,139,045	108,984,649	100,928,638	92,969,137	85,100,205	77,329,747	0%
TRDC-37 - 1500 units, 20 DPH, 100% houses and 0% flats	1,500	£459,698,944	181,448,272	171,591,123	161,846,247	152,213,644	142,693,313	133,273,045	123,963,475	114,766,319	105,681,576	96,709,248	87,849,332	0%
TRDC-CARE1 (75 rooms)	-	£6,129,319	573,796	- 573,796	- 573,796	- 573,796	- 573,796	- 573,796	- 573,796	- 573,796	- 573,796	- 573,796	- 573,796	0%
TRDC-CARE2 (40 rooms)	-	£2,022,675	245,787	- 245,787	- 245,787	- 245,787	- 245,787	- 245,787	- 245,787	- 245,787	- 245,787	- 245,787	- 245,787	0%
TRDC-OFF1	-	£3,064,660	- 5,093,051	- 5,093,051	- 5,093,051	- 5,093,051	- 5,093,051	- 5,093,051	- 5,093,051	- 5,093,051	- 5,093,051	- 5,093,051	- 5,093,051	0%
TRDC-OFF2	-	£3,064,660	- 6,967,324	- 6,967,324	- 6,967,324	- 6,967,324	- 6,967,324	- 6,967,324	- 6,967,324	- 6,967,324	- 6,967,324	- 6,967,324	- 6,967,324	0%
TRDC-RET1	-	£6,129,319	1,390,166	1,390,166	1,390,166	1,390,166	1,390,166	1,390,166	1,390,166	1,390,166	1,390,166	1,390,166	1,390,166	0%
TRDC-RET2	-	£3,064,660	4,454,956	4,454,956	4,454,956	4,454,956	4,454,956	4,454,956	4,454,956	4,454,956	4,454,956	4,454,956	4,454,956	50%
TRDC-RET3	-	£1,532,330	1,873,848	1,873,848	1,873,848	1,873,848	1,873,848	1,873,848	1,873,848	1,873,848	1,873,848	1,873,848	1,873,848	50%
TRDC-IND1	-	£6,129,319	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	0%
TRDC-IND2	-	£6,129,319	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	0%
TRDC-IND3	-	£6,129,319	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	0%

ICHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL) **£2,760,992**

							Residual land values						
Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	Max AH
TRDC-1 - 5 units, 25 DPH, 100% houses and 0% flats	5	£552,198	1,183,841	1,129,046	1,074,875	1,021,326	968,401	916,099	864,421	813,365	762,933	713,124	663,939	50%
TRDC-2 - 5 units, 50 DPH, 100% houses and 0% flats	5	£276,099	1,183,841	1,129,046	1,074,875	1,021,326	968,401	916,099	864,421	813,365	762,933	713,124	663,939	50%
TRDC-3 - 5 units, 85 DPH, 50% houses and 50% flats	5	£162,411	935,657	884,688	834,336	784,598	735,477	686,971	639,080	591,805	545,146	499,103	453,675	50%
TRDC-4 - 6 units, 30 DPH, 100% houses and 0% flats	6	£552,198	1,420,609	1,354,856	1,289,850	1,225,591	1,162,081	1,099,319	1,037,305	976,038	915,519	855,749	796,727	50%
TRDC-5 - 6 units, 75 DPH, 75% houses and 25% flats	6	£220,879	1,275,362	1,211,800	1,148,984	1,086,912	1,025,586	965,004	905,167	846,074	787,727	730,124	673,267	50%
TRDC-6 - 8 units, 25 DPH, 100% houses and 0% flats	8	£883,518	1,894,146	1,806,474	1,719,799	1,634,122	1,549,442	1,465,758	1,383,072	1,301,384	1,220,693	1,140,999	1,062,302	50%
TRDC-7 - 8 units, 130 DPH, 0% houses and 100% flats	8	£169,907	1,060,888	986,560	913,189	840,774	769,318	698,817	629,274	560,688	493,061	426,389	360,675	50%
TRDC-8 - 9 units, 112 DPH, 0% houses and 100% flats	9	£221,865	1,193,500	1,109,880	1,027,337	945,871	865,481	786,169	707,933	630,775	554,693	479,687	405,759	50%
TRDC-9 - 10 units, 25 DPH, 100% houses and 0% flats	10	£1,104,397	2,324,733	2,215,143	2,106,800	1,999,703	1,893,852	1,789,248	1,685,891	1,583,780	1,482,916	1,383,299	1,284,928	50%
TRDC-10 - 10 units, 90 DPH, 50% houses and 50% flats	10	£306,777	1,832,005	1,729,649	1,628,530	1,528,648	1,430,003	1,332,595	1,236,423	1,141,488	1,047,792	955,331	864,107	50%
TRDC-11 - 20 units, 35 DPH, 100% houses and 0% flats	20	£1,577,710	4,337,681	4,134,777	3,934,178	3,735,882	3,539,891	3,346,203	3,154,820	2,965,741	2,778,967	2,594,496	2,412,329	50%
TRDC-12 - 20 units, 50 DPH, 80% houses and 20% flats	20	£1,104,397	4,595,146	4,361,977	4,131,531	3,903,810	3,678,811	3,456,537	3,236,987	3,020,160	2,806,057	2,594,679	2,386,023	50%
TRDC-13 - 30 units, 25 DPH, 100% houses and 0% flats	30	£3,313,191	6,772,082	6,449,780	6,131,151	5,816,194	5,504,910	5,197,299	4,893,360	4,593,094	4,296,499	4,003,578	3,714,330	50%
TRDC-14 - 30 units, 50 DPH, 80% houses and 20% flats	30	£1,656,595	6,227,658	5,913,680	5,603,365	5,296,712	4,993,721	4,694,394	4,398,728	4,106,724	3,818,383	3,533,704	3,252,687	50%
TRDC-15 - 40 units, 50 DPH, 80% houses and 20% flats	40	£2,208,794	7,319,078	6,958,700	6,602,503	6,250,490	5,902,659	5,559,010	5,219,543	4,884,259	4,553,157	4,226,238	3,903,501	50%
TRDC-16 - 40 units, 80 DPH, 50% houses and 50% flats	40	£1,380,496	7,155,591	6,755,640	6,360,523	5,970,237	5,584,785	5,204,168	4,828,383	4,457,431	4,091,312	3,729,817	3,372,972	50%
TRDC-17 - 50 units, 35 DPH, 100% houses and 0% flats	50	£3,944,275	11,286,802	10,749,633	10,218,584	9,693,656	9,174,850	8,662,165	8,155,599	7,655,156	7,160,833	6,672,632	6,190,551	50%
TRDC-18 - 50 units, 80 DPH, 50% houses and 50% flats	50	£1,725,620	8,944,489	8,444,550	7,950,652	7,462,797	6,980,982	6,505,209	6,035,478	5,571,788	5,114,139	4,662,272	4,216,215	50%
TRDC-19 - 60 units, 100 DPH, 0% houses and 100% flats	60	£1,656,595	7,624,713	7,077,003	6,536,342	6,002,727	5,476,160	4,956,642	4,444,170	3,938,747	3,440,372	2,949,044	2,464,764	50%
TRDC-20 - 60 units, 35 DPH, 100% houses and 0% flats	60	£4,733,130	13,544,163	12,899,559	12,262,302	11,632,388	11,009,820	10,394,597	9,786,719	9,186,187	8,593,000	8,007,158	7,428,661	50%
TRDC-21 - 70 units, 50 DPH, 80% houses and 20% flats	70	£3,865,389	14,531,200	13,798,586	13,074,517	12,358,994	11,652,017	10,953,584	10,263,698	9,582,355	8,909,559	8,245,309	7,589,603	50%
TRDC-22 - 70 units, 35 DPH, 100% houses and 0% flats	70	£5,521,985	15,479,989	14,744,985	14,018,350	13,300,085	12,590,191	11,888,667	11,195,513	10,510,728	9,834,314	9,166,269	8,505,513	50%
TRDC-23 - 80 units, 50 DPH, 100% houses and 0% flats	80	£4,417,588	17,691,416	16,851,411	16,020,972	15,200,098	14,388,790	13,587,048	12,794,872	12,012,261	11,239,215	10,475,737	9,720,586	50%
TRDC-24 - 80 units, 80 DPH, 55% houses and 45% flats	80	£2,760,992	14,367,778	13,579,546	12,800,781	12,031,484	11,271,656	10,521,293	9,780,399	9,048,971	8,327,011	7,614,519	6,911,494	50%
TRDC-25 - 95 units, 28 DPH, 100% houses and 0% flats	95	£9,367,653	21,008,557	20,011,050	19,024,904	18,050,117	17,086,689	16,134,619	15,193,910	14,264,560	13,346,569	12,439,937	11,543,196	50%
TRDC-26 - 100 units, 15 DPH, 100% houses and 0% flats	100	£18,406,616	22,114,269	21,064,263	20,026,215	19,000,123	17,985,988	16,983,810	15,993,590	15,015,326	14,049,020	13,094,671	12,150,733	15%
TRDC-27 - 100 units, 35 DPH, 95% houses and 5% flats	100	£7,888,550	21,670,967	20,627,631	19,596,245	18,576,810	17,569,327	16,573,794	15,590,213	14,618,581	13,658,902	12,711,173	11,775,395	50%
TRDC-28 - 130 units, 35.14 DPH, 95% houses and 5% flats	130	£10,214,258	27,665,211	26,333,748	25,017,533	23,716,569	22,430,857	21,160,394	19,905,181	18,665,218	17,440,506	16,231,044	15,036,832	50%
TRDC-29 - 145 units, 24.83 DPH, 100% houses and 0% flats	145	£16,123,395	31,489,654	29,995,053	28,517,470	27,056,907	25,613,363	24,186,836	22,777,330	21,384,841	20,009,371	18,650,920	17,309,488	50%
TRDC-30 - 165 units, 70.87 DPH, 60% houses and 40% flats	165	£6,428,161	29,266,960	27,693,510	26,138,836	24,602,940	23,085,821	21,587,480	20,107,917	18,647,131	17,205,123	15,781,891	14,377,438	50%
TRDC-31 - 250 units, 35.07 DPH, 90% houses and 10% flats	250	£19,682,011	47,186,287	44,801,528	42,444,204	40,114,314	37,811,861	35,536,841	33,289,257	31,069,108	28,876,394	26,711,114	24,565,376	50%
TRDC-32 - 400 units, 15.69 DPH, 100% houses and 0% flats	400	£70,388,590	70,150,587	66,681,634	63,252,178	59,862,217	56,511,752	53,200,782	49,929,307	46,697,329	43,504,846	40,351,312	37,232,123	0%
TRDC-33 - 500 units, 20 DPH, 100% houses and 0% flats	500	£69,024,811	77,990,938	73,784,483	69,625,915	65,515,233	61,452,439	57,437,531	53,470,510	49,551,377	45,680,130	41,856,770	38,081,296	10%
TRDC-34 - 750 units, 20 DPH, 100% houses and 0% flats	750	£103,537,217	109,739,909	103,803,851	97,935,375	92,134,484	86,401,176	80,735,453	75,137,312	69,606,757	64,143,785	58,748,398	53,420,594	5%
TRDC-35 - 1000 units, 20 DPH, 100% houses and 0% flats	1,000	£138,049,623	133,907,244	126,668,041	119,511,090	112,436,391	105,443,945	98,533,751	91,705,810	84,960,122	78,296,685	71,715,502	65,216,571	0%
TRDC-36 - 1250 units, 20 DPH, 100% houses and 0% flats	1,250	£172,562,028	159,386,786	150,740,470	142,192,538	133,742,990	125,391,825	117,139,045	108,984,649	100,928,638	92,969,137	85,100,205	77,329,747	0%
TRDC-37 - 1500 units, 20 DPH, 100% houses and 0% flats	1,500	£207,074,434	181,448,272	171,591,123	161,846,247	152,213,644	142,693,313	133,273,045	123,963,475	114,766,319	105,681,576	96,709,248	87,849,332	0%
TRDC-CARE1 (75 rooms)	-	£2,760,992	573,796	- 573,796	- 573,796	- 573,796	- 573,796	- 573,796	- 573,796	- 573,796	- 573,796	- 573,796	- 573,796	0%
TRDC-CARE2 (40 rooms)	-	£911,128	245,787	- 245,787	- 245,787	- 245,787	- 245,787	- 245,787	- 245,787	- 245,787	- 245,787	- 245,787	- 245,787	0%
TRDC-OFF1	-	£1,380,496	- 5,093,051	- 5,093,051	- 5,093,051	- 5,093,051	- 5,093,051	- 5,093,051	- 5,093,051	- 5,093,051	- 5,093,051	- 5,093,051	- 5,093,051	0%
TRDC-OFF2	-	£1,380,496	- 6,967,324	- 6,967,324	- 6,967,324	- 6,967,324	- 6,967,324	- 6,967,324	- 6,967,324	- 6,967,324	- 6,967,324	- 6,967,324	- 6,967,324	0%
TRDC-RET1	-	£2,760,992	1,390,166	1,390,166	1,390,166	1,390,166	1,390,166	1,390,166	1,390,166	1,390,166	1,390,166	1,390,166	1,390,166	0%
TRDC-RET2	-	£1,380,496	4,454,956	4,454,956	4,454,956	4,454,956	4,454,956	4,454,956	4,454,956	4,454,956	4,454,956	4,454,956	4,454,956	50%
TRDC-RET3	-	£690,248	1,873,848	1,873,848	1,873,848	1,873,848	1,873,848	1,873,848	1,873,848	1,873,848	1,873,848	1,873,848	1,873,848	50%
TRDC-IND1	-	£2,760,992	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	50%
TRDC-IND2	-	£2,760,992	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	50%
TRDC-IND3	-	£2,760,992	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	50%

ICHMARK LAND VALUE 3 (GREENFIELD - UPPER END OF RANGE) **£374,000** PER HA

							Residual land values						
Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	Max AH
TRDC-1 - 5 units, 25 DPH, 100% houses and 0% flats	5	£74,800	1,183,841	1,129,046	1,074,875	1,021,326	968,401	916,099	864,421	813,365	762,933	713,124	663,939	50%
TRDC-2 - 5 units, 50 DPH, 100% houses and 0% flats	5	£37,400	1,183,841	1,129,046	1,074,875	1,021,326	968,401	916,099	864,421	813,365	762,933	713,124	663,939	50%
TRDC-3 - 5 units, 85 DPH, 50% houses and 50% flats	5	£22,000	935,657	884,688	834,336	784,598	735,477	686,971	639,080	591,805	545,146	499,103	453,675	50%
TRDC-4 - 6 units, 30 DPH, 100% houses and 0% flats	6	£74,800	1,420,609	1,354,856	1,289,850	1,225,591	1,162,081	1,099,319	1,037,305	976,038	915,519	855,749	796,727	50%
TRDC-5 - 6 units, 75 DPH, 75% houses and 25% flats	6	£29,920	1,275,362	1,211,800	1,148,984	1,086,912	1,025,586	965,004	905,167	846,074	787,727	730,124	673,267	50%
TRDC-6 - 8 units, 25 DPH, 100% houses and 0% flats	8	£119,680	1,894,146	1,806,474	1,719,799	1,634,122	1,549,442	1,465,758	1,383,072	1,301,384	1,220,693	1,140,999	1,062,302	50%
TRDC-7 - 8 units, 130 DPH, 0% houses and 100% flats	8	£23,015	1,060,888	986,560	913,189	840,774	769,318	698,817	629,274	560,688	493,061	426,389	360,675	50%
TRDC-8 - 9 units, 112 DPH, 0% houses and 100% flats	9	£30,054	1,193,500	1,109,880	1,027,337	945,871	865,481	786,169	707,933	630,775	554,693	479,687	405,759	50%
TRDC-9 - 10 units, 25 DPH, 100% houses and 0% flats	10	£149,600	2,324,733	2,215,143	2,106,800	1,999,703	1,893,852	1,789,248	1,685,891	1,583,780	1,482,916	1,383,299	1,284,928	50%
TRDC-10 - 10 units, 90 DPH, 50% houses and 50% flats	10	£41,556	1,832,005	1,729,649	1,628,530	1,528,648	1,430,003	1,332,595	1,236,423	1,141,488	1,047,792	955,331	864,107	50%
TRDC-11 - 20 units, 35 DPH, 100% houses and 0% flats	20	£213,714	4,337,681	4,134,777	3,934,178	3,735,882	3,539,891	3,346,203	3,154,820	2,965,741	2,778,967	2,594,496	2,412,329	50%
TRDC-12 - 20 units, 50 DPH, 80% houses and 20% flats	20	£149,600	4,595,146	4,361,977	4,131,531	3,903,810	3,678,811	3,456,537	3,236,987	3,020,160	2,806,057	2,594,679	2,386,023	50%
TRDC-13 - 30 units, 25 DPH, 100% houses and 0% flats	30	£448,800	6,772,082	6,449,780	6,131,151	5,816,194	5,504,910	5,197,299	4,893,360	4,593,094	4,296,499	4,003,578	3,714,330	50%
TRDC-14 - 30 units, 50 DPH, 80% houses and 20% flats	30	£224,400	6,227,658	5,913,680	5,603,365	5,296,712	4,993,721	4,694,394	4,398,728	4,106,724	3,818,383	3,533,704	3,252,687	50%
TRDC-15 - 40 units, 50 DPH, 80% houses and 20% flats	40	£299,200	7,319,078	6,958,700	6,602,503	6,250,490	5,902,659	5,559,010	5,219,543	4,884,259	4,553,157	4,226,238	3,903,501	50%
TRDC-16 - 40 units, 80 DPH, 50% houses and 50% flats	40	£187,000	7,155,591	6,755,640	6,360,523	5,970,237	5,584,785	5,204,168	4,828,383	4,457,431	4,091,312	3,729,817	3,372,972	50%
TRDC-17 - 50 units, 35 DPH, 100% houses and 0% flats	50	£534,286	11,286,802	10,749,633	10,218,584	9,693,656	9,174,850	8,662,165	8,155,599	7,655,156	7,160,833	6,672,632	6,190,551	50%
TRDC-18 - 50 units, 80 DPH, 50% houses and 50% flats	50	£233,750	8,944,489	8,444,550	7,950,652	7,462,797	6,980,982	6,505,209	6,035,478	5,571,788	5,114,139	4,662,272	4,216,215	50%
TRDC-19 - 60 units, 100 DPH, 0% houses and 100% flats	60	£224,400	7,624,713	7,077,003	6,536,342	6,002,727	5,476,160	4,956,642	4,444,170	3,938,747	3,440,372	2,949,044	2,464,764	50%
TRDC-20 - 60 units, 35 DPH, 100% houses and 0% flats	60	£641,143	13,544,163	12,899,559	12,262,302	11,632,388	11,009,820	10,394,597	9,786,719	9,186,187	8,593,000	8,007,158	7,428,661	50%
TRDC-21 - 70 units, 50 DPH, 80% houses and 20% flats	70	£523,600	14,531,200	13,798,586	13,074,517	12,358,994	11,652,017	10,953,584	10,263,698	9,582,355	8,909,559	8,245,309	7,589,603	50%
TRDC-22 - 70 units, 35 DPH, 100% houses and 0% flats	70	£748,000	15,479,989	14,744,985	14,018,350	13,300,085	12,590,191	11,888,667	11,195,513	10,510,728	9,834,314	9,166,269	8,505,513	50%
TRDC-23 - 80 units, 50 DPH, 100% houses and 0% flats	80	£598,400	17,691,416	16,851,411	16,020,972	15,200,098	14,388,790	13,587,048	12,794,872	12,012,261	11,239,215	10,475,737	9,

EE RIVERS DISTRICT COUNCIL Sales value £7,600 psm AH tenure Rented 70% Intermediate: SO 30%

ICHMARK LAND VALUE 1 (SECONDARY OFFICES/RETAIL) **£6,129,319** PER HA Type of rent: 70% Soc Rent 30% Aff Rent FH 0%

							Residual land values						
Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	Max AH
TRDC-1 - 5 units, 25 DPH, 100% houses and 0% flats	5	£1,225,864	1,270,347	1,211,711	1,153,741	1,096,439	1,039,804	983,836	928,534	873,899	819,931	766,630	713,995	0%
TRDC-2 - 5 units, 50 DPH, 100% houses and 0% flats	5	£612,932	1,270,347	1,211,711	1,153,741	1,096,439	1,039,804	983,836	928,534	873,899	819,931	766,630	713,995	50%
TRDC-3 - 5 units, 85 DPH, 50% houses and 50% flats	5	£360,548	1,019,073	964,379	910,344	856,967	804,252	752,195	700,797	650,059	599,980	550,560	501,800	50%
TRDC-4 - 6 units, 30 DPH, 100% houses and 0% flats	6	£1,225,864	1,524,417	1,454,053	1,384,490	1,315,728	1,247,765	1,180,603	1,114,240	1,048,679	983,917	919,956	856,794	20%
TRDC-5 - 6 units, 75 DPH, 75% houses and 25% flats	6	£490,346	1,377,397	1,309,292	1,241,983	1,175,473	1,109,759	1,044,843	980,724	917,402	854,877	793,150	732,220	50%
TRDC-6 - 8 units, 25 DPH, 100% houses and 0% flats	8	£1,961,382	2,032,555	1,938,737	1,845,987	1,754,304	1,663,687	1,574,137	1,485,655	1,398,239	1,311,890	1,226,608	1,142,392	0%
TRDC-7 - 8 units, 130 DPH, 0% houses and 100% flats	8	£377,189	1,188,531	1,108,470	1,029,434	951,427	874,444	798,489	723,561	649,659	576,783	504,934	434,113	50%
TRDC-8 - 9 units, 112 DPH, 0% houses and 100% flats	9	£492,535	1,337,098	1,247,028	1,158,113	1,070,354	983,750	898,301	814,006	730,866	648,882	568,051	488,376	45%
TRDC-9 - 10 units, 25 DPH, 100% houses and 0% flats	10	£2,451,728	2,497,744	2,380,472	2,264,534	2,149,929	2,036,659	1,924,722	1,814,118	1,704,849	1,596,912	1,490,310	1,385,041	0%
TRDC-10 - 10 units, 90 DPH, 50% houses and 50% flats	10	£681,035	1,996,171	1,886,457	1,778,065	1,670,997	1,565,253	1,460,832	1,357,734	1,255,960	1,155,509	1,056,382	958,578	50%
TRDC-11 - 20 units, 35 DPH, 100% houses and 0% flats	20	£3,502,468	4,667,367	4,449,890	4,234,882	4,022,342	3,812,273	3,604,672	3,399,541	3,196,879	2,996,686	2,798,962	2,603,708	25%
TRDC-12 - 20 units, 50 DPH, 80% houses and 20% flats	20	£2,451,728	4,931,032	4,682,859	4,437,584	4,195,205	3,955,722	3,719,136	3,485,446	3,254,653	3,026,757	2,801,756	2,579,653	50%
TRDC-13 - 30 units, 25 DPH, 100% houses and 0% flats	30	£7,355,183	7,266,611	6,922,236	6,581,784	6,245,256	5,912,650	5,583,967	5,259,207	4,938,371	4,621,457	4,308,466	3,999,398	0%
TRDC-14 - 30 units, 50 DPH, 80% houses and 20% flats	30	£3,677,592	6,715,502	6,379,696	6,047,804	5,719,826	5,395,761	5,075,610	4,759,372	4,447,048	4,138,637	3,834,141	3,533,559	45%
TRDC-15 - 40 units, 50 DPH, 80% houses and 20% flats	40	£4,903,455	7,942,675	7,554,861	7,171,546	6,792,727	6,418,406	6,048,583	5,683,257	5,322,428	4,966,097	4,614,262	4,266,925	40%
TRDC-16 - 40 units, 80 DPH, 50% houses and 50% flats	40	£3,064,660	7,795,039	7,366,086	6,942,309	6,523,707	6,110,281	5,702,028	5,298,952	4,901,052	4,508,325	4,120,775	3,738,399	50%
TRDC-17 - 50 units, 35 DPH, 100% houses and 0% flats	50	£8,756,170	12,111,018	11,537,060	10,969,640	10,408,759	9,854,416	9,306,611	8,765,345	8,230,617	7,702,428	7,180,777	6,665,664	30%
TRDC-18 - 50 units, 80 DPH, 50% houses and 50% flats	50	£3,830,825	9,743,799	9,207,608	8,677,886	8,154,634	7,637,850	7,127,536	6,623,690	6,126,314	5,635,407	5,150,968	4,673,000	50%
TRDC-19 - 60 units, 100 DPH, 0% houses and 100% flats	60	£3,677,592	8,542,498	7,953,393	7,371,838	6,797,833	6,231,377	5,672,471	5,121,114	4,577,308	4,041,051	3,512,344	2,991,186	40%
TRDC-20 - 60 units, 35 DPH, 100% houses and 0% flats	60	£10,507,404	14,533,222	13,844,472	13,163,568	12,490,510	11,825,299	11,167,933	10,518,414	9,876,740	9,242,913	8,616,932	7,998,797	30%
TRDC-21 - 70 units, 50 DPH, 80% houses and 20% flats	70	£8,581,047	15,669,503	14,885,957	14,111,543	13,346,259	12,590,107	11,843,088	11,105,200	10,376,445	9,656,821	8,946,330	8,244,970	45%
TRDC-22 - 70 units, 35 DPH, 100% houses and 0% flats	70	£12,258,639	16,620,721	15,834,875	15,057,974	14,290,021	13,531,016	12,780,956	12,039,843	11,307,676	10,584,457	9,868,244	9,160,036	25%
TRDC-23 - 80 units, 50 DPH, 100% houses and 0% flats	80	£9,806,911	18,995,111	18,097,000	17,209,114	16,331,454	15,464,018	14,606,806	13,759,821	12,923,059	12,096,523	11,277,993	10,468,613	50%
TRDC-24 - 80 units, 80 DPH, 55% houses and 45% flats	80	£6,129,319	15,629,951	14,785,159	13,950,498	13,125,965	12,311,563	11,507,289	10,713,146	9,929,134	9,155,250	8,391,497	7,637,873	50%
TRDC-25 - 95 units, 28 DPH, 100% houses and 0% flats	95	£20,795,905	22,556,694	21,490,187	20,435,823	19,393,601	18,363,521	17,345,582	16,339,787	15,346,133	14,364,621	13,392,616	12,431,477	5%
TRDC-26 - 100 units, 15 DPH, 100% houses and 0% flats	100	£40,862,128	23,743,888	22,621,250	21,511,393	20,414,316	19,330,022	18,258,508	17,199,776	16,153,824	15,120,653	14,097,492	13,085,767	0%
TRDC-27 - 100 units, 35 DPH, 95% houses and 5% flats	100	£17,512,341	23,295,234	22,179,459	21,076,460	19,986,236	18,908,788	17,844,117	16,792,221	15,753,100	14,726,756	13,713,187	12,708,783	25%
TRDC-28 - 130 units, 35.14 DPH, 95% houses and 5% flats	130	£22,675,342	29,741,070	28,317,050	26,909,334	25,517,922	24,142,815	22,784,011	21,441,512	20,115,317	18,805,425	17,511,838	16,234,556	25%
TRDC-29 - 145 units, 24.83 DPH, 100% houses and 0% flats	145	£35,793,447	33,812,663	32,214,551	30,634,632	29,072,906	27,529,373	26,004,033	24,496,886	23,007,932	21,537,170	20,084,602	18,650,227	0%
TRDC-30 - 165 units, 70.87 DPH, 60% houses and 40% flats	165	£14,270,321	31,809,319	30,122,232	28,455,247	26,808,367	25,181,590	23,574,916	21,988,345	20,421,879	18,875,515	17,349,255	15,843,099	50%
TRDC-31 - 250 units, 35.07 DPH, 90% houses and 10% flats	250	£43,693,465	51,016,281	48,461,376	45,935,849	43,439,701	40,972,930	38,535,537	36,127,521	33,748,885	31,391,894	29,062,607	26,762,839	10%
TRDC-32 - 400 units, 15.69 DPH, 100% houses and 0% flats	400	£156,260,529	75,560,891	71,850,768	68,182,878	64,557,218	60,973,791	57,432,594	53,930,572	50,468,724	47,049,186	43,671,961	40,337,047	0%
TRDC-33 - 500 units, 20 DPH, 100% houses and 0% flats	500	£153,232,981	84,565,263	80,065,772	75,617,493	71,220,425	66,874,568	62,579,922	58,336,488	54,144,264	50,003,252	45,913,451	41,874,861	0%
TRDC-34 - 750 units, 20 DPH, 100% houses and 0% flats	750	£229,849,472	119,003,947	112,658,005	106,380,950	100,176,126	94,043,577	87,983,300	81,995,296	76,079,564	70,236,107	64,464,923	58,766,011	0%
TRDC-35 - 1000 units, 20 DPH, 100% houses and 0% flats	1,000	£306,465,963	145,583,939	137,827,097	130,158,410	122,577,879	115,085,502	107,681,280	100,365,213	93,137,301	85,997,544	78,945,943	71,982,495	0%
TRDC-36 - 1250 units, 20 DPH, 100% houses and 0% flats	1,250	£383,082,454	173,029,520	163,775,503	154,626,765	145,583,304	136,645,120	127,812,213	119,084,584	110,462,232	101,945,157	93,533,360	85,226,840	0%
TRDC-37 - 1500 units, 20 DPH, 100% houses and 0% flats	1,500	£459,698,944	196,747,688	186,207,214	175,786,767	165,486,347	155,305,953	145,245,587	135,305,248	125,484,937	115,783,519	106,187,022	96,710,728	0%
TRDC-CARE1 (75 rooms)	-	£6,129,319	573,796	- 573,796	- 573,796	- 573,796	- 573,796	- 573,796	- 573,796	- 573,796	- 573,796	- 573,796	- 573,796	0%
TRDC-CARE2 (40 rooms)	-	£2,022,675	245,787	- 245,787	- 245,787	- 245,787	- 245,787	- 245,787	- 245,787	- 245,787	- 245,787	- 245,787	- 245,787	0%
TRDC-OFF1	-	£3,064,660	- 5,093,051	- 5,093,051	- 5,093,051	- 5,093,051	- 5,093,051	- 5,093,051	- 5,093,051	- 5,093,051	- 5,093,051	- 5,093,051	- 5,093,051	0%
TRDC-OFF2	-	£3,064,660	- 6,967,324	- 6,967,324	- 6,967,324	- 6,967,324	- 6,967,324	- 6,967,324	- 6,967,324	- 6,967,324	- 6,967,324	- 6,967,324	- 6,967,324	0%
TRDC-RET1	-	£6,129,319	1,390,166	1,390,166	1,390,166	1,390,166	1,390,166	1,390,166	1,390,166	1,390,166	1,390,166	1,390,166	1,390,166	0%
TRDC-RET2	-	£3,064,660	4,454,956	4,454,956	4,454,956	4,454,956	4,454,956	4,454,956	4,454,956	4,454,956	4,454,956	4,454,956	4,454,956	50%
TRDC-RET3	-	£1,532,330	1,873,848	1,873,848	1,873,848	1,873,848	1,873,848	1,873,848	1,873,848	1,873,848	1,873,848	1,873,848	1,873,848	50%
TRDC-IND1	-	£6,129,319	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	0%
TRDC-IND2	-	£6,129,319	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	0%
TRDC-IND3	-	£6,129,319	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	0%

ICHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL) **£2,760,992**

							Residual land values						
Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	Max AH
TRDC-1 - 5 units, 25 DPH, 100% houses and 0% flats	5	£552,198	1,270,347	1,211,711	1,153,741	1,096,439	1,039,804	983,836	928,534	873,899	819,931	766,630	713,995	50%
TRDC-2 - 5 units, 50 DPH, 100% houses and 0% flats	5	£276,099	1,270,347	1,211,711	1,153,741	1,096,439	1,039,804	983,836	928,534	873,899	819,931	766,630	713,995	50%
TRDC-3 - 5 units, 85 DPH, 50% houses and 50% flats	5	£162,411	1,019,073	964,379	910,344	856,967	804,252	752,195	700,797	650,059	599,980	550,560	501,800	50%
TRDC-4 - 6 units, 30 DPH, 100% houses and 0% flats	6	£552,198	1,524,417	1,454,053	1,384,490	1,315,728	1,247,765	1,180,603	1,114,240	1,048,679	983,917	919,956	856,794	50%
TRDC-5 - 6 units, 75 DPH, 75% houses and 25% flats	6	£220,879	1,377,397	1,309,292	1,241,983	1,175,473	1,109,759	1,044,843	980,724	917,402	854,877	793,150	732,220	50%
TRDC-6 - 8 units, 25 DPH, 100% houses and 0% flats	8	£883,518	2,032,555	1,938,737	1,845,987	1,754,304	1,663,687	1,574,137	1,485,655	1,398,239	1,311,890	1,226,608	1,142,392	50%
TRDC-7 - 8 units, 130 DPH, 0% houses and 100% flats	8	£169,907	1,188,531	1,108,470	1,029,434	951,427	874,444	798,489	723,561	649,659	576,783	504,934	434,113	50%
TRDC-8 - 9 units, 112 DPH, 0% houses and 100% flats	9	£221,865	1,337,098	1,247,028	1,158,113	1,070,354	983,750	898,301	814,006	730,866	648,882	568,051	488,376	50%
TRDC-9 - 10 units, 25 DPH, 100% houses and 0% flats	10	£1,104,397	2,497,744	2,380,472	2,264,534	2,149,929	2,036,659	1,924,722	1,814,118	1,704,849	1,596,912	1,490,310	1,385,041	50%
TRDC-10 - 10 units, 90 DPH, 50% houses and 50% flats	10	£306,777	1,996,171	1,886,457	1,778,065	1,670,997	1,565,253	1,460,832	1,357,734	1,255,960	1,155,509	1,056,382	958,578	50%
TRDC-11 - 20 units, 35 DPH, 100% houses and 0% flats	20	£1,577,710	4,667,367	4,449,890	4,234,882	4,022,342	3,812,273	3,604,672	3,399,541	3,196,879	2,996,686	2,798,962	2,603,708	50%
TRDC-12 - 20 units, 50 DPH, 80% houses and 20% flats	20	£1,104,397	4,931,032	4,682,859	4,437,584	4,195,205	3,955,722	3,719,136	3,485,446	3,254,653	3,026,757	2,801,756	2,579,653	50%
TRDC-13 - 30 units, 25 DPH, 100% houses and 0% flats	30	£3,313,191	7,266,611	6,922,236	6,581,784	6,245,256	5,912,650	5,583,967	5,259,207	4,938,371	4,621,457	4,308,466	3,999,398	50%
TRDC-14 - 30 units, 50 DPH, 80% houses and 20% flats	30	£1,656,595	6,715,502	6,379,696	6,047,804	5,719,826	5,395,761	5,075,610	4,759,372	4,447,048	4,138,637	3,834,141	3,533,559	50%
TRDC-15 - 40 units, 50 DPH, 80% houses and 20% flats	40	£2,208,794	7,942,675	7,554,861	7,171,546	6,792,727	6,418,406	6,048,583	5,683,257	5,322,428	4,966,097	4,614,262	4,266,925	50%
TRDC-16 - 40 units, 80 DPH, 50% houses and 50% flats	40	£1,380,496	7,795,039	7,366,086	6,942,309	6,523,707	6,110,281	5,702,028	5,298,952	4,901,052	4,508,325	4,120,775	3,738,399	50%
TRDC-17 - 50 units, 35 DPH, 100% houses and 0% flats	50	£3,944,275	12,111,018	11,537,060	10,969,640	10,408,759	9,854,416	9,306,611	8,765,345	8,230,617	7,702,428	7,180,777	6,665,664	50%
TRDC-18 - 50 units, 80 DPH, 50% houses and 50% flats	50	£1,725,620	9,743,799	9,207,608	8,677,886	8,154,634	7,637,850	7,127,536	6,623,690	6,126,314	5,635,407	5,150,968	4,673,000	50%
TRDC-19 - 60 units, 100 DPH, 0% houses and 100% flats	60	£1,656,595	8,542,498	7,953,393	7,371,838	6,797,833	6,231,377	5,672,471	5,121,114	4,577,308	4,041,051	3,512,344	2,991,186	50%
TRDC-20 - 60 units, 35 DPH, 100% houses and 0% flats	60	£4,733,130	14,533,222	13,844,472	13,163,568	12,490,510	11,825,299	11,167,933	10,518,414	9,876,740	9,242,913	8,616,932	7,998,797	50%
TRDC-21 - 70 units, 50 DPH, 80% houses and 20% flats	70	£3,865,389	15,669,503	14,885,957	14,111,543	13,346,259	12,590,107	11,843,088	11,105,200	10,376,445	9,656,821	8,946,330	8,244,970	50%
TRDC-22 - 70 units, 35 DPH, 100% houses and 0% flats	70	£5,521,985	16,620,721	15,834,875	15,057,974	14,290,021	13,531,016	12,780,956	12,039,843	11,307,676	10,584,457	9,868,244	9,160,036	50%
TRDC-23 - 80 units, 50 DPH, 100% houses and 0% flats	80	£4,417,588	18,995,111	18,097,000	17,209,114	16,331,454	15,464,018	14,606,806	13,759,821	12,923,059	12,096,523	11,277,993	10,468,613	50%
TRDC-24 - 80 units, 80 DPH, 55% houses and 45% flats	80	£2,760,992	15,629,951	14,785,159	13,950,498	13,125,965	12,311,563	11,507,289	10,713,146	9,929,134	9,155,250	8,391,497	7,637,873	50%
TRDC-25 - 95 units, 28 DPH, 100% houses and 0% flats	95	£9,367,653	22,556,694	21,490,187	20,435,823	19,393,601	18,363,521	17,345,582	16,339,787	15,346,133	14,364,621	13,392,616	12,431,477	50%
TRDC-26 - 100 units, 15 DPH, 100% houses and 0% flats	100	£18,406,616	23,743,888	22,621,250	21,511,393	20,414,316	19,330,022	18,258,508	17,199,776	16,153,824	15,120,653	14,097,492	13,085,767	20%
TRDC-27 - 100 units, 35 DPH, 95% houses and 5% flats	100	£7,888,550	23,295,234	22,179,459	21,076,460	19,986,236	18,908,788	17,844,117	16,792,221	15,753,100	14,726,756	13,713,187	12,708,783	50%
TRDC-28 - 130 units, 35.14 DPH, 95% houses and 5% flats	130	£10,214,258	29,741,070	28,317,050	26,909,334	25,517,922	24,142,815	22,784,011	21,441,512	20,115,317	18,805,425	17,511,838	16,234,556	50%
TRDC-29 - 145 units, 24.83 DPH, 100% houses and 0% flats	145	£16,123,395	33,812,663	32,214,551	30,634,632	29,072,906	27,529,373	26,004,033	24,496,886	23,007,932	21,537,170	20,084,602	18,650,227	50%
TRDC-30 - 165 units, 70.87 DPH, 60% houses and 40% flats	165	£6,428,161	31,809,319	30,122,232	28,455,247	26,808,367	25,181,590	23,574,916	21,988,345	20,421,879	18,875,515	17,349,255	15,843,099	50%
TRDC-31 - 250 units, 35.07 DPH, 90% houses and 10% flats	250	£19,682,011	51,016,281	48,461,376	45,935,849	43,439,701	40,972,930	38,535,537	36,127,521	33,748,885	31,391,894	29,062,607	26,762,839	50%
TRDC-32 - 400 units, 15.69 DPH, 100% houses and 0% flats	400	£70,388,590	75,560,891	71,850,768	68,182,878	64,557,218	60,973,791	57,432,594	53,930,572	50,468,724	47,049,186	43,671,961	40,337,047	5%
TRDC-33 - 500 units, 20 DPH, 100% houses and 0% flats	500	£69,024,811	84,565,263	80,065,772	75,617,493	71,220,425	66,874,568	62,579,922	58,336,488	54,144,264	50,003,252	45,913,451	41,874,861	15%
TRDC-34 - 750 units, 20 DPH, 100% houses and 0% flats	750	£103,537,217	119,003,947	112,658,005	106,380,950	100,176,126	94,043,577	87,983,300	81,995,296	76,079,564	70,236,107	64,464,923	58,766,011	10%
TRDC-35 - 1000 units, 20 DPH, 100% houses and 0% flats	1,000	£138,049,623	145,583,939	137,827,097	130,158,410	122,577,879	115,085,502	107,681,280	100,365,213	93,137,301	85,997,544	78,945,943	71,982,495	0%
TRDC-36 - 1250 units, 20 DPH, 100% houses and 0% flats	1,250	£172,562,028	173,029,520	163,775,503	154,626,765	145,583,304	136,645,120	127,812,213	119,084,584	110,462,232	101,945,157	93,533,360	85,226,840	0%
TRDC-37 - 1500 units, 20 DPH, 100% houses and 0% flats	1,500	£207,074,434	196,747,688	186,207,214	175,786,767	165,486,347	155,305,953	145,245,587	135,305,248	125,484,937	115,783,519	106,187,022	96,710,728	0%
TRDC-CARE1 (75 rooms)	-	£2,760,992	573,796	- 573,796	- 573,796	- 573,796	- 573,796	- 573,796	- 573,796	- 573,796	- 573,796	- 573,796	- 573,796	0%
TRDC-CARE2 (40 rooms)	-	£911,128	245,787	- 245,787	- 245,787	- 245,787	- 245,787	- 245,787	- 245,787	- 245,787	- 245,787	- 245,787	- 245,787	0%
TRDC-OFF1	-	£1,380,496	- 5,093,051	- 5,093,051	- 5,093,051	- 5,093,051	- 5,093,051	- 5,093,051	- 5,093,051	- 5,093,051	- 5,093,051	- 5,093,051	- 5,093,051	0%
TRDC-OFF2	-	£1,380,496	- 6,967,324	- 6,967,324	- 6,967,324	- 6,967,324	- 6,967,324	- 6,967,324	- 6,967,324	- 6,967,324	- 6,967,324	- 6,967,324	- 6,967,324	0%
TRDC-RET1	-	£2,760,992	1,390,166	1,390,166	1,390,166	1,390,166	1,390,166	1,390,166	1,390,166	1,390,166	1,390,166	1,390,166	1,390,166	0%
TRDC-RET2	-	£1,380,496	4,454,956	4,454,956	4,454,956	4,454,956	4,454,956	4,454,956	4,454,956	4,454,956	4,454,956	4,454,956	4,454,956	50%
TRDC-RET3	-	£690,248	1,873,848	1,873,848	1,873,848	1,873,848	1,873,848	1,873,848	1,873,848	1,873,848	1,873,848	1,873,848	1,873,848	50%
TRDC-IND1	-	£2,760,992	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	50%
TRDC-IND2	-	£2,760,992	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	50%
TRDC-IND3	-	£2,760,992	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	50%

ICHMARK LAND VALUE 3 (GREENFIELD - UPPER END OF RANGE) **£374,000** PER HA

							Residual land values						
Description	**No of units**	**BLV**	**0% AH**	**5% AH**	**10% AH**	**15% AH**	**20% AH**	**25% AH**	**30% AH**	**35% AH**	**40% AH**	**45% AH**	**50% AH**	Max AH
TRDC-1 - 5 units, 25 DPH, 100% houses and 0% flats	5	£74,800	1,270,347	1,211,711	1,153,741	1,096,439	1,039,804	983,836	928,534	873,899	819,931	766,630	713,995	50%
TRDC-2 - 5 units, 50 DPH, 100% houses and 0% flats	5	£37,400	1,270,347	1,211,711	1,153,741	1,096,439	1,039,804	983,836	928,534	873,899	819,931	766,630	713,995	50%
TRDC-3 - 5 units, 85 DPH, 50% houses and 50% flats	5	£22,000	1,019,073	964,379	910,344	856,967	804,252	752,195	700,797	650,059	599,980	550,560	501,800	50%
TRDC-4 - 6 units, 30 DPH, 100% houses and 0% flats	6	£74,800	1,524,417	1,454,053	1,384,490	1,315,728	1,247,765	1,180,603	1,114,240	1,048,679	983,917	919,956	856,794	50%
TRDC-5 - 6 units, 75 DPH, 75% houses and 25% flats	6	£29,920	1,377,397	1,309,292	1,241,983	1,175,473	1,109,759	1,044,843	980,724	917,402	854,877	793,150	732,220	50%
TRDC-6 - 8 units, 25 DPH, 100% houses and 0% flats	8	£119,680	2,032,555	1,938,737	1,845,987	1,754,304	1,663,687	1,574,137	1,485,655	1,398,239	1,311,890	1,226,608	1,142,392	50%
TRDC-7 - 8 units, 130 DPH, 0% houses and 100% flats	8	£23,015	1,188,531	1,108,470	1,029,434	951,427	874,444	798,489	723,561	649,659	576,783	504,934	434,113	50%
TRDC-8 - 9 units, 112 DPH, 0% houses and 100% flats	9	£30,054	1,337,098	1,247,028	1,158,113	1,070,354	983,750	898,301	814,006	730,866	648,882	568,051	488,376	50%
TRDC-9 - 10 units, 25 DPH, 100% houses and 0% flats	10	£149,600	2,497,744	2,380,472	2,264,534	2,149,929	2,036,659	1,924,722	1,814,118	1,704,849	1,596,912	1,490,310	1,385,041	50%
TRDC-10 - 10 units, 90 DPH, 50% houses and 50% flats	10	£41,556	1,996,171	1,886,457	1,778,065	1,670,997	1,565,253	1,460,832	1,357,734	1,255,960	1,155,509	1,056,382	958,578	50%
TRDC-11 - 20 units, 35 DPH, 100% houses and 0% flats	20	£213,714	4,667,367	4,449,890	4,234,882	4,022,342	3,812,273	3,604,672	3,399,541	3,196,879	2,996,686	2,798,962	2,603,708	50%
TRDC-12 - 20 units, 50 DPH, 80% houses and 20% flats	20	£149,600	4,931,032	4,682,859	4,437,584	4,195,205	3,955,722	3,719,136	3,485,446	3,254,653	3,026,757	2,801,756	2,579,653	50%
TRDC-13 - 30 units, 25 DPH, 100% houses and 0% flats	30	£448,800	7,266,611	6,922,236	6,581,784	6,245,256	5,912,650	5,583,967	5,259,207	4,938,371	4,621,457	4,308,466	3,999,398	50%
TRDC-14 - 30 units, 50 DPH, 80% houses and 20% flats	30	£224,400	6,715,502	6,379,696	6,047,804	5,719,826	5,395,761	5,075,610	4,759,372	4,447,048	4,138,637	3,834,141	3,533,559	50%
TRDC-15 - 40 units, 50 DPH, 80% houses and 20% flats	40	£299,200	7,942,675	7,554,861	7,171,546	6,792,727	6,418,406	6,048,583	5,683,257	5,322,428	4,966,097	4,614,262	4,266,925	50%
TRDC-16 - 40 units, 80 DPH, 50% houses and 50% flats	40	£187,000	7,795,039	7,366,086	6,942,309	6,523,707	6,110,281	5,702,028	5,298,952	4,901,052	4,508,325	4,120,775	3,738,399	50%
TRDC-17 - 50 units, 35 DPH, 100% houses and 0% flats	50	£534,286	12,111,018	11,537,060	10,969,640	10,408,759	9,854,416	9,306,611	8,765,345	8,230,617	7,702,428	7,180,777	6,665,664	50%
TRDC-18 - 50 units, 80 DPH, 50% houses and 50% flats	50	£233,750	9,743,799	9,207,608	8,677,886	8,154,634	7,637,850	7,127,536	6,623,690	6,126,314	5,635,407	5,150,968	4,673,000	50%
TRDC-19 - 60 units, 100 DPH, 0% houses and 100% flats	60	£224,400	8,542,498	7,953,393	7,371,838	6,797,833	6,231,377	5,672,471	5,121,114	4,577,308	4,041,051	3,512,344	2,991,186	50%
TRDC-20 - 60 units, 35 DPH, 100% houses and 0% flats	60	£641,143	14,533,222	13,844,472	13,163,568	12,490,510	11,825,299	11,167,933	10,518,414	9,876,740	9,242,913	8,616,932	7,998,797	50%
TRDC-21 - 70 units, 50 DPH, 80% houses and 20% flats	70	£523,600	15,669,503	14,885,957	14,111,543	13,346,259	12,590,107	11,843,088	11,105,200	10,376,445	9,656,821	8,946,330	8,244,970	50%
TRDC-22 - 70 units, 35 DPH, 100% houses and 0% flats	70	£748,000	16,620,721	15,834,875	15,057,974	14,290,021	13,531,016	12,780,956	12,039,843	11,307,676	10,584,457	9,868,244	9,160,036	50%
TRDC-23 - 80 units, 50 DPH, 100% houses and 0% flats	80	£598,400	18,995,111	18,097,000	17,209,114	16,331,