

Appendix 3 - Appraisal results – Nine Elms

**Wandsworth Affordable Housing Economic Viability Assessment Update
Nine Elms 'A' and Nine Elms 'B'**

	Tenure split			Profit	CIL		Grant per unit (AR / SO)
	Aff Hsg %	Rent	Shrd Own		Mayor	Borough	
Model 1	15%	60%	40%	17%	£50	£265	Nil
Model 2	15%	50%	50%	17%	£50	£265	Nil
Model 3	15%	60%	40%	20%	£50	£265	Nil
Model 4	15%	50%	50%	20%	£50	£265	Nil
Model 5	15%	60%	40%	17%	£50	£265	£30,000 / £15,000
Model 6	15%	50%	50%	17%	£50	£265	£30,000 / £15,000
Model 7	15%	60%	40%	20%	£50	£265	£30,000 / £15,000
Model 8	15%	50%	50%	20%	£50	£265	£30,000 / £15,000
Model 9	15%	60%	40%	17%	£50	£575	Nil
Model 10	15%	50%	50%	17%	£50	£575	Nil
Model 11	15%	60%	40%	20%	£50	£575	Nil
Model 12	15%	50%	50%	20%	£50	£575	Nil
Model 13	15%	60%	40%	17%	£50	£575	£30,000 / £15,000
Model 14	15%	50%	50%	17%	£50	£575	£30,000 / £15,000
Model 15	15%	60%	40%	20%	£50	£575	£30,000 / £15,000
Model 16	15%	50%	50%	20%	£50	£575	£30,000 / £15,000
Model 17	10%	60%	40%	17%	£50	£265	Nil
Model 18	10%	50%	50%	17%	£50	£265	Nil
Model 19	10%	60%	40%	20%	£50	£265	Nil
Model 20	10%	50%	50%	20%	£50	£265	Nil
Model 21	10%	60%	40%	17%	£50	£265	£30,000 / £15,000
Model 22	10%	50%	50%	17%	£50	£265	£30,000 / £15,000
Model 23	10%	60%	40%	20%	£50	£265	£30,000 / £15,000
Model 24	10%	50%	50%	20%	£50	£265	£30,000 / £15,000
Model 25	10%	60%	40%	17%	£50	£575	Nil
Model 26	10%	50%	50%	17%	£50	£575	Nil
Model 27	10%	60%	40%	20%	£50	£575	Nil
Model 28	10%	50%	50%	20%	£50	£575	Nil
Model 29	10%	60%	40%	17%	£50	£575	£30,000 / £15,000
Model 30	10%	50%	50%	17%	£50	£575	£30,000 / £15,000
Model 31	10%	60%	40%	20%	£50	£575	£30,000 / £15,000
Model 32	10%	50%	50%	20%	£50	£575	£30,000 / £15,000
Model 33	20%	60%	40%	17%	£50	£265	Nil
Model 34	20%	50%	50%	17%	£50	£265	Nil
Model 35	20%	60%	40%	20%	£50	£265	Nil
Model 36	20%	50%	50%	20%	£50	£265	Nil
Model 37	20%	60%	40%	17%	£50	£265	£30,000 / £15,000
Model 38	20%	50%	50%	17%	£50	£265	£30,000 / £15,000
Model 39	20%	60%	40%	20%	£50	£265	£30,000 / £15,000
Model 40	20%	50%	50%	20%	£50	£265	£30,000 / £15,000
Model 41	20%	60%	40%	17%	£50	£575	Nil
Model 42	20%	50%	50%	17%	£50	£575	Nil
Model 43	20%	60%	40%	20%	£50	£575	Nil
Model 44	20%	50%	50%	20%	£50	£575	Nil
Model 45	20%	60%	40%	17%	£50	£575	£30,000 / £15,000
Model 46	20%	50%	50%	17%	£50	£575	£30,000 / £15,000
Model 47	20%	60%	40%	20%	£50	£575	£30,000 / £15,000
Model 48	20%	50%	50%	20%	£50	£575	£30,000 / £15,000

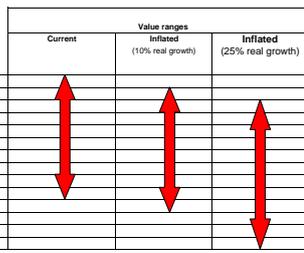
MODEL	350 uph	400 uph	450 uph	500 uph	550 uph	600 uph	650 uph	675 uph
Density - units/ha ->								
Build costs ->	£2874 per sqm	£2949 per sqm	£3025 per sqm	£3100 per sqm	£3175 per sqm	£3251 per sqm	£3326 per sqm	£3409 per sqm
Sales value per sqm								
£7,535	25,811,079	25,544,757	16,891,185	12,338,340	12,209,533	7,428,405	2,282,968	6,744,980
£8,127	34,273,045	35,142,222	27,509,013	24,093,013	25,158,661	21,478,989	17,267,511	8,731,709
£8,719	43,436,585	45,535,404	38,750,276	36,504,065	38,669,287	36,120,370	32,841,427	24,716,100
£9,311	51,898,551	55,104,796	49,292,315	48,143,130	51,472,259	49,992,999	47,641,099	39,921,351
£9,903	60,360,519	64,608,396	59,758,540	59,680,126	64,182,129	63,736,611	62,404,358	55,044,260
£10,495	68,765,613	74,111,997	70,191,871	71,194,152	76,847,557	77,455,312	77,042,905	70,105,695
£11,087	77,158,221	83,615,588	80,625,203	82,708,177	89,512,986	91,174,014	91,681,451	85,066,603
£11,679	85,550,828	93,119,197	91,058,534	94,200,231	102,171,788	104,795,768	106,286,910	100,027,510
£12,271	93,943,436	102,622,798	101,458,564	105,611,722	114,724,429	118,385,022	120,788,524	114,927,707
£12,863	102,336,044	112,326,398	111,805,689	117,023,213	127,077,069	131,974,276	135,290,137	129,749,645
£13,455	110,728,651	121,629,988	122,152,813	128,434,705	139,829,709	145,563,531	149,791,750	144,571,585
£14,047	119,121,258	131,133,599	132,499,937	139,846,196	152,382,350	159,140,862	164,293,363	159,393,524
£14,747	129,039,795	142,365,127	144,728,356	153,332,504	167,217,288	175,077,380	181,312,468	176,862,497
£15,393	138,195,367	152,732,690	156,016,127	165,723,776	180,863,570	189,788,011	197,008,914	192,905,895

Aff Hsg	15%
% SR	60%
% SO	40%
S106 (private)	£1,500 per unit
S106 (affordable)	£1,500 per unit
CSH (uplift n.u. on PD)	Level 4
CSH (p.u. uplift on AH)	Level 4
Grant	No
Developer's profit	17%
CL (per sqm)	23%

* plus Mayoral CL of £50 per sqm

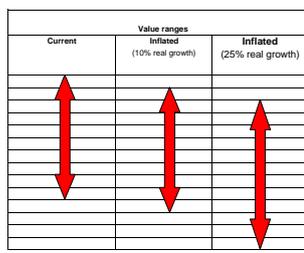
RLVs less existing use value **£25,620,000 per hectare** Office
£10,372,470 per acre
£30,744,000 per hectare

Density - units/ha ->	350 uph	400 uph	450 uph	500 uph	550 uph	600 uph	650 uph	675 uph
Build costs ->	£2874 per sqm	£2949 per sqm	£3025 per sqm	£3100 per sqm	£3175 per sqm	£3251 per sqm	£3326 per sqm	£3409 per sqm
Sales value per sqm								
£7,535	4,932,921	5,199,243	13,852,815	18,405,660	18,534,467	23,315,595	28,461,032	37,488,980
£8,127	15,961,045	4,398,222	3,234,987	6,650,987	5,585,339	9,265,011	13,476,489	22,012,291
£8,719	12,692,585	14,791,404	8,006,276	5,760,065	7,925,287	5,376,370	2,097,427	6,027,900
£9,311	21,154,551	24,350,796	19,548,216	17,399,130	20,728,259	19,248,999	16,997,099	9,177,251
£9,903	29,616,518	33,864,396	29,014,540	28,936,126	33,438,129	32,992,611	31,660,358	24,300,260
£10,495	38,021,613	43,367,997	39,447,871	40,450,152	46,103,557	46,711,312	46,298,905	39,361,695
£11,087	46,414,221	52,871,598	49,881,203	51,964,177	58,768,986	60,430,014	60,937,451	54,322,603
£11,679	54,806,828	62,375,197	60,314,534	63,456,231	71,427,788	74,051,788	75,942,910	69,283,510
£12,271	63,199,436	71,878,798	70,714,664	74,867,722	83,980,429	87,641,022	90,044,524	84,163,707
£12,863	71,592,044	81,382,398	81,061,689	86,279,213	96,533,069	101,230,276	104,546,137	99,005,645
£13,455	79,984,651	90,885,998	91,408,813	97,690,705	109,085,709	114,819,531	119,047,750	113,827,585
£14,047	88,377,258	100,389,599	101,755,937	109,102,196	121,638,350	128,396,862	133,549,363	128,649,524
£14,747	96,285,795	111,621,127	113,964,523	122,588,428	136,473,286	144,333,380	150,568,468	145,184,897
£15,393	107,451,367	121,988,690	125,272,127	134,979,776	150,119,570	159,044,011	166,265,914	162,161,885



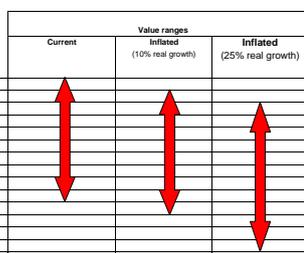
RLVs less existing use value **£15,260,000 per hectare** Industrial/Storage/Distribution
£6,178,138 per acre
£18,312,000 per hectare

Density - units/ha ->	350 uph	400 uph	450 uph	500 uph	550 uph	600 uph	650 uph	675 uph
Build costs ->	£2874 per sqm	£2949 per sqm	£3025 per sqm	£3100 per sqm	£3175 per sqm	£3251 per sqm	£3326 per sqm	£3409 per sqm
Sales value per sqm								
£7,535	7,499,079	7,232,757	1,420,815	5,973,660	6,102,467	10,883,595	16,029,032	25,056,980
£8,127	15,961,045	16,830,222	9,197,013	5,761,013	6,946,961	3,166,989	1,044,489	9,580,291
£8,719	25,154,551	11,623,404	20,498,276	18,192,065	20,357,297	17,898,370	14,529,427	8,404,100
£9,311	33,586,551	36,792,796	30,980,315	29,831,130	33,160,259	31,680,999	29,329,099	21,609,351
£9,903	42,048,518	46,296,396	41,446,540	41,368,126	45,870,129	45,424,611	44,092,358	36,732,260
£10,495	50,453,613	55,799,997	51,879,871	52,862,152	58,535,557	59,143,312	58,730,905	51,793,695
£11,087	58,846,221	65,303,598	62,315,203	64,396,177	71,200,986	72,862,014	73,369,451	65,544,603
£11,679	67,238,828	74,807,197	72,746,534	75,888,231	83,859,788	86,483,768	87,974,910	81,715,510
£12,271	75,631,436	84,310,798	83,146,564	87,299,722	96,412,429	100,073,022	102,746,524	96,615,707
£12,863	84,024,044	93,814,398	93,493,689	98,711,213	108,965,069	113,662,276	116,978,137	111,437,645
£13,455	92,736,044	102,526,398	102,205,689	107,423,213	117,677,069	122,374,276	125,690,137	120,149,645
£14,047	100,809,258	112,821,599	114,187,937	121,534,196	134,070,350	140,828,862	145,981,363	141,081,524
£14,747	110,727,795	124,053,127	126,416,356	135,020,504	148,905,288	156,765,380	163,000,468	158,550,497
£15,393	119,883,367	134,420,690	137,704,127	147,411,776	162,551,570	171,476,011	178,697,914	174,593,885



RLVs less existing use value **£8,000,000 per hectare** Car Parking sites etc
£3,238,866 per acre
£9,600,000 per hectare

Density - units/ha ->	350 uph	400 uph	450 uph	500 uph	550 uph	600 uph	650 uph	675 uph
Build costs ->	£2874 per sqm	£2949 per sqm	£3025 per sqm	£3100 per sqm	£3175 per sqm	£3251 per sqm	£3326 per sqm	£3409 per sqm
Sales value per sqm								
£7,535	16,211,079	15,944,757	7,291,185	2,738,340	2,609,533	2,171,595	7,317,032	16,344,980
£8,127	24,673,045	25,542,222	17,909,013	14,493,013	15,568,661	11,878,989	7,667,511	868,291
£8,719	33,866,551	36,935,404	29,150,276	26,904,065	29,069,287	26,520,370	23,241,427	15,116,100
£9,311	42,298,551	45,504,796	39,692,315	38,543,130	41,872,259	40,392,999	38,041,099	30,321,351
£9,903	50,760,518	55,008,396	50,158,540	50,080,126	54,582,129	54,136,611	52,804,358	45,444,260
£10,495	59,165,613	64,511,997	60,591,871	61,594,152	67,247,557	67,855,312	67,442,905	60,505,695
£11,087	67,558,221	74,015,598	71,025,203	73,108,177	79,912,986	81,574,014	82,081,451	75,466,603
£11,679	75,950,828	83,519,197	81,458,534	84,600,231	92,571,788	95,195,768	96,686,910	90,427,510
£12,271	84,343,436	93,022,798	91,858,564	96,011,722	105,124,429	108,785,022	111,188,524	105,327,707
£12,863	92,736,044	102,526,398	102,205,689	107,423,213	117,677,069	122,374,276	125,690,137	120,149,645
£13,455	103,528,651	114,429,988	114,952,813	121,234,705	132,629,709	138,363,531	142,591,750	137,371,585
£14,047	109,521,258	123,833,599	125,299,937	132,646,196	145,182,350	151,940,862	157,093,363	152,193,524
£14,747	119,439,795	132,765,127	135,128,356	143,732,504	157,617,288	165,477,380	171,712,468	167,262,497
£15,393	128,595,367	143,132,690	146,416,127	156,123,776	171,263,570	180,188,011	187,409,914	183,305,885



RLVs less existing use value **£6,000,000 per hectare** Community sites/backlands
£2,429,150 per acre
£7,200,000 per hectare

Density - units/ha ->	350 uph	400 uph	450 uph	500 uph	550 uph	600 uph	650 uph	675 uph
Build costs ->	£2874 per sqm	£2949 per sqm	£3025 per sqm	£3100 per sqm	£3175 per sqm	£3251 per sqm	£3326 per sqm	£3409 per sqm
Sales value per sqm								
£7,535	18,611,079	18,344,757	9,691,185	5,138,340	5,009,533	228,405	4,917,032	13,944,980
£8,127	27,073,045	27,942,222	20,309,013	16,893,013	17,958,661	14,278,989	10,067,511	1,531,709
£8,719	36,236,585	38,335,404	31,550,276	29,304,065	31,469,287	28,920,370	25,641,427	17,516,100
£9,311	44,698,551	47,904,796	42,092,315	40,943,130	44,272,259	42,792,999	40,441,099	32,721,351
£9,903	53,160,518	57,408,396	52,558,540	52,480,126	56,982,129	56,536,611	55,204,358	47,844,260
£10,495	61,565,613	66,911,997	62,991,871	63,994,152	69,647,557	70,255,312	69,842,905	62,905,695
£11,087	69,958,221	76,415,598	73,425,203	75,508,177	82,312,986	83,974,014	84,481,451	77,866,603
£11,679	78,350,82							

MODEL 1

Density - units/ha ->	350 uph	400 uph	450 uph	500 uph	550 uph	600 uph	650 uph	675 uph
Build costs ->	£2874 per sqm	£2949 per sqm	£3025 per sqm	£3100 per sqm	£3175 per sqm	£3251 per sqm	£3326 per sqm	£3409 per sqm
Sales value per sqm	£7,535	25,811,079	25,544,757	16,891,185	12,338,340	12,209,533	7,428,405	2,282,968
Sales value psm	£7,535	6,744,980	6,744,980	6,744,980	6,744,980	6,744,980	6,744,980	6,744,980

Aff Hsg	15%
% SR	60%
% SO	40%
S106 (private)	£1,500 per unit
S106 (affordable)	£1,500 per unit
CSH (% uplift on Private)	0%
CSH (% uplift on AH)	0%
Grant	No
Developer's profit	17%

Office
£25,620,000 per hectare
£10,372,470 per acre

Density - units/ha ->	350 uph	400 uph	450 uph	500 uph	550 uph	600 uph	650 uph	675 uph
Build costs ->	£2874 per sqm	£2949 per sqm	£3025 per sqm	£3100 per sqm	£3175 per sqm	£3251 per sqm	£3326 per sqm	£3409 per sqm
Sales value per sqm	£7,535	25,811,079	25,544,757	16,891,185	12,338,340	12,209,533	7,428,405	2,282,968

Current	Inflated (10% real growth)	Inflated (25% real growth)
↑	↑	↑
↓	↓	↓

Industrial/Storage/Distribution
£15,260,000 per hectare
£6,178,138 per acre

Density - units/ha ->	350 uph	400 uph	450 uph	500 uph	550 uph	600 uph	650 uph	675 uph
Build costs ->	£2874 per sqm	£2949 per sqm	£3025 per sqm	£3100 per sqm	£3175 per sqm	£3251 per sqm	£3326 per sqm	£3409 per sqm
Sales value per sqm	£7,535	25,811,079	25,544,757	16,891,185	12,338,340	12,209,533	7,428,405	2,282,968

Current	Inflated (10% real growth)	Inflated (25% real growth)
↑	↑	↑
↓	↓	↓

Car Parking sites etc
£8,000,000 per hectare
£3,238,866 per acre

Density - units/ha ->	350 uph	400 uph	450 uph	500 uph	550 uph	600 uph	650 uph	675 uph
Build costs ->	£2874 per sqm	£2949 per sqm	£3025 per sqm	£3100 per sqm	£3175 per sqm	£3251 per sqm	£3326 per sqm	£3409 per sqm
Sales value per sqm	£7,535	25,811,079	25,544,757	16,891,185	12,338,340	12,209,533	7,428,405	2,282,968

Current	Inflated (10% real growth)	Inflated (25% real growth)
↑	↑	↑
↓	↓	↓

Community sites/backlands
£6,000,000 per hectare
£2,429,150 per acre

Density - units/ha ->	350 uph	400 uph	450 uph	500 uph	550 uph	600 uph	650 uph	675 uph
Build costs ->	£2874 per sqm	£2949 per sqm	£3025 per sqm	£3100 per sqm	£3175 per sqm	£3251 per sqm	£3326 per sqm	£3409 per sqm
Sales value per sqm	£7,535	25,811,079	25,544,757	16,891,185	12,338,340	12,209,533	7,428,405	2,282,968

Current	Inflated (10% real growth)	Inflated (25% real growth)
↑	↑	↑
↓	↓	↓

MODEL

Density - units/ha ->	350 uph	400 uph	450 uph	500 uph	550 uph	600 uph	650 uph	675 uph
Build costs ->	£2874 per sqm	£2949 per sqm	£3025 per sqm	£3100 per sqm	£3175 per sqm	£3251 per sqm	£3326 per sqm	£3409 per sqm
Sales value per sqm								

E7.535	26,218,658	26,016,756	17,453,948	12,971,166	12,911,355	8,203,436	3,133,064	5,838,716	E7.535
E8.127	34,680,624	35,614,221	28,063,603	24,716,744	25,850,396	22,244,973	18,117,607	9,625,537	E8.127
E8.719	43,844,164	46,007,402	39,304,866	37,127,796	39,361,022	36,884,378	33,679,561	25,609,928	E8.719
E9.311	52,306,130	55,599,865	49,846,905	48,766,861	52,163,993	50,757,007	48,479,233	40,802,728	E9.311
E9.903	60,768,096	65,073,466	60,304,949	60,294,752	64,863,766	61,499,585	63,230,516	55,925,638	E9.903
E10.495	69,167,512	74,577,066	70,738,280	71,808,778	77,529,194	78,208,286	77,869,062	70,974,608	E10.495
E11.087	77,560,120	84,080,666	81,171,611	83,322,803	90,194,623	91,926,988	92,507,608	85,935,516	E11.087
E11.679	85,952,728	93,584,266	91,604,942	94,805,741	102,843,315	105,537,693	107,101,078	100,896,422	E11.679
E12.271	94,345,336	103,087,867	101,996,781	106,217,232	115,395,955	119,126,948	121,602,691	115,784,140	E12.271
E12.863	102,737,943	112,591,467	112,343,905	117,628,723	127,948,598	132,716,202	136,104,304	130,696,080	E12.863
E13.455	111,130,551	122,095,067	122,691,029	129,040,215	140,501,236	146,305,456	150,605,917	145,428,019	E13.455
E14.047	119,523,159	131,598,668	133,038,154	140,451,705	153,053,877	159,871,728	165,107,531	160,249,958	E14.047
E14.747	129,441,695	142,830,195	145,266,574	153,938,013	167,888,815	175,808,245	182,114,632	177,706,439	E14.747
E15.393	138,597,267	153,197,760	156,554,345	166,320,160	181,524,975	190,518,877	197,812,079	193,749,826	E15.393

Aff Hsg	15%
% SR	50%
% SO	50%
S106 (private)	£1,500 per unit
S106 (affordable)	£1,500 per unit
CSH (uplift n.u. on PD)	Level 4
CSH (p.u. uplift on AH)	Level 4
Grant	No
Developer's profit	17%
CL (per sqm)	23%

* plus Mayoral CL of £50 per sqm

RLVs less existing use value

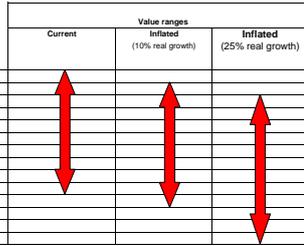
£25,620,000 per hectare
£10,372,470 per acre
£30,744,000 per hectare

Office

Incl premium to landowner

Density - units/ha ->	350 uph	400 uph	450 uph	500 uph	550 uph	600 uph	650 uph	675 uph
Build costs ->	£2874 per sqm	£2949 per sqm	£3025 per sqm	£3100 per sqm	£3175 per sqm	£3251 per sqm	£3326 per sqm	£3409 per sqm
Sales value per sqm								

E7.535	- 4,526,342	- 4,727,244	- 13,290,052	- 17,772,834	- 17,832,645	- 22,540,564	- 27,610,936	- 36,582,716	E7.535
E8.127	16,368,624	4,870,221	- 2,680,397	- 6,027,256	- 4,893,604	- 4,899,027	- 12,626,393	- 21,118,463	E8.127
E8.719	13,100,164	15,263,402	8,560,866	6,383,796	8,617,022	6,140,378	2,935,561	5,134,072	E8.719
E9.311	21,562,130	23,825,865	19,102,905	19,232,861	21,419,993	20,013,007	17,735,233	10,058,728	E9.311
E9.903	30,024,096	34,329,466	29,560,948	29,550,752	34,119,766	33,745,585	32,486,516	25,181,638	E9.903
E10.495	38,423,512	43,833,066	39,994,280	41,064,778	46,785,194	47,464,286	47,125,062	40,230,608	E10.495
E11.087	46,816,120	53,336,666	50,427,611	52,578,803	59,450,623	61,182,988	61,763,608	55,191,516	E11.087
E11.679	55,208,728	62,840,266	60,860,942	64,061,741	72,099,315	74,783,693	76,357,078	70,152,422	E11.679
E12.271	63,601,336	72,343,867	71,252,781	75,473,232	84,651,955	89,382,948	90,868,691	85,040,140	E12.271
E12.863	71,993,943	81,847,467	81,599,905	86,884,723	97,204,596	101,972,202	105,360,304	99,862,080	E12.863
E13.455	80,386,551	91,351,067	91,947,029	98,296,215	109,577,236	115,561,456	119,861,917	114,684,019	E13.455
E14.047	88,779,159	100,854,668	102,294,154	109,707,705	122,309,877	129,127,728	134,363,531	129,595,958	E14.047
E14.747	98,697,695	112,968,195	114,622,574	123,044,013	137,144,815	145,084,245	151,370,832	146,982,429	E14.747
E15.393	107,853,267	122,453,760	125,810,345	135,576,160	150,780,975	159,774,877	167,068,079	163,005,826	E15.393



RLVs less existing use value

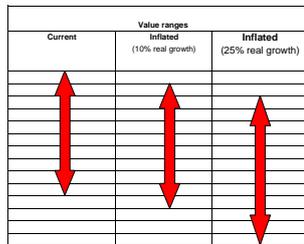
£15,260,000 per hectare
£6,178,138 per acre
£18,312,000 per hectare

Industrial/Storage/Distribution

Incl premium to landowner

Density - units/ha ->	350 uph	400 uph	450 uph	500 uph	550 uph	600 uph	650 uph	675 uph
Build costs ->	£2874 per sqm	£2949 per sqm	£3025 per sqm	£3100 per sqm	£3175 per sqm	£3251 per sqm	£3326 per sqm	£3409 per sqm
Sales value per sqm								

E7.535	- 7,906,658	- 7,704,756	- 858,052	- 5,340,834	- 5,400,645	- 10,108,564	- 15,178,936	- 24,150,716	E7.535
E8.127	16,368,624	17,302,221	9,751,603	6,404,744	7,538,396	3,352,973	- 194,393	- 6,886,463	E8.127
E8.719	25,532,164	27,895,402	20,992,866	16,815,796	21,049,022	16,672,378	15,367,561	7,297,528	E8.719
E9.311	33,994,130	37,257,865	31,534,905	30,454,861	33,851,993	32,445,007	30,167,233	22,490,728	E9.311
E9.903	42,456,096	46,761,466	41,992,948	41,982,752	46,551,766	46,177,585	44,918,516	37,613,638	E9.903
E10.495	50,855,512	56,265,066	52,426,280	53,496,778	59,217,194	59,896,286	59,557,062	52,662,608	E10.495
E11.087	59,248,120	65,768,666	62,859,611	65,010,803	71,882,623	73,614,988	74,195,608	67,633,516	E11.087
E11.679	67,640,728	75,272,266	73,292,942	76,493,741	84,531,315	87,225,693	88,789,078	82,584,422	E11.679
E12.271	76,033,336	84,775,867	83,684,781	87,905,232	97,083,955	100,814,948	103,290,691	97,472,140	E12.271
E12.863	84,425,943	94,279,467	94,031,905	99,316,723	109,636,596	114,404,202	117,792,304	112,294,080	E12.863
E13.455	93,819,943	105,368,666	104,029,029	109,228,215	121,868,236	127,968,267	132,294,917	127,016,080	E13.455
E14.047	101,211,159	113,286,668	114,728,154	122,139,705	134,741,877	141,559,728	146,795,531	141,937,958	E14.047
E14.747	111,129,695	124,518,195	126,954,574	136,626,013	149,576,815	157,496,245	163,802,632	159,394,439	E14.747
E15.393	120,285,267	134,885,760	138,242,345	148,008,160	163,212,975	172,206,877	179,500,079	175,437,826	E15.393



RLVs less existing use value

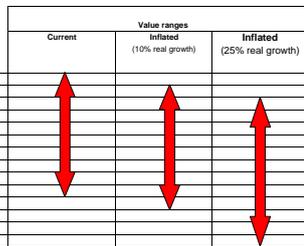
£8,000,000 per hectare
£3,238,866 per acre
£9,600,000 per hectare

Car Parking sites etc

Incl premium to landowner

Density - units/ha ->	350 uph	400 uph	450 uph	500 uph	550 uph	600 uph	650 uph	675 uph
Build costs ->	£2874 per sqm	£2949 per sqm	£3025 per sqm	£3100 per sqm	£3175 per sqm	£3251 per sqm	£3326 per sqm	£3409 per sqm
Sales value per sqm								

E7.535	16,618,658	16,416,756	7,853,948	3,371,166	3,311,355	1,396,564	- 6,466,936	15,438,716	E7.535
E8.127	25,080,624	26,014,221	18,463,603	15,116,744	16,250,396	12,644,973	8,517,607	25,537	E8.127
E8.719	34,244,164	36,407,402	29,704,866	27,527,796	29,761,022	27,284,378	24,079,561	16,009,928	E8.719
E9.311	42,706,130	45,969,865	40,246,905	39,166,861	42,563,993	41,157,007	38,879,233	31,202,728	E9.311
E9.903	51,168,096	55,473,466	50,704,948	50,684,752	55,263,766	54,889,585	53,630,516	46,335,638	E9.903
E10.495	59,567,512	64,977,066	61,138,280	62,208,778	67,929,194	69,608,286	68,269,062	61,374,608	E10.495
E11.087	67,960,120	74,480,666	71,571,611	73,722,803	80,594,623	82,326,988	82,907,608	76,335,516	E11.087
E11.679	76,352,728	83,984,266	82,004,942	85,205,741	93,243,315	95,937,693	97,501,078	91,296,422	E11.679
E12.271	84,745,336	93,487,867	92,396,781	96,617,232	105,795,955	109,526,948	112,002,691	106,184,140	E12.271
E12.863	93,137,943	102,991,467	102,743,905	108,028,723	118,348,598	123,116,202	126,504,304	121,006,080	E12.863
E13.455	103,530,551	114,895,067	113,091,029	119,440,215	130,901,236	136,705,456	141,005,917	135,828,019	E13.455
E14.047	109,923,159	124,998,668	124,338,154	130,851,705	143,453,877	150,271,728	155,507,531	150,649,958	E14.047
E14.747	119,841,695	133,230,195	135,666,574	144,338,013	158,288,815	166,208,245	172,514,632	168,106,439	E14.747
E15.393	128,997,267	143,597,760	146,954,345	156,720,160	171,924,975	180,918,877	188,212,079	184,149,826	E15.393



RLVs less existing use value

£6,000,000 per hectare
£2,429,150 per acre
£7,200,000 per hectare

Community sites/backlands

Incl premium to landowner

Density - units/ha ->	350 uph	400 uph	450 uph	500 uph	550 uph	600 uph	650 uph	675 uph
Build costs ->	£2874 per sqm	£2949 per sqm	£3025 per sqm	£3100 per sqm	£3175 per sqm	£3251 per sqm	£3326 per sqm	£3409 per sqm
Sales value per sqm								

E7.535	19,018,658	18,816,756	10,253,948	5,771,166	5,711,355	1,003,436	- 4,066,936	13,038,716	E7.535
E8.127	27,480,624	28,414,221	20,863,603	17,516,744	18,650,396	15,044,973	10,917,607	2,425,537	E8.127
E8.719	36,644,164	38,807,402	32,104,866	29,927,796	32,161,022	29,684,378	26,479,561	18,409,928	E8.719
E9.311	45,106,130	48,369,865	42,646,905	41,566,861	44,963,993	43,557,007	41,279,233	33,602,728	E9.311
E9.903	53,568,096	57,873,466	53,104,948	53,094,752	57,683,766	57,289,585	56,030,516	48,725,638	E9.903
E10.495	61,967,512	67,377,066	63,538,280	64,608,778	70,329,194	71,008,286	70,669,062	63,774,608	E10.495
E11.087	70,360,120	76,880,666	73,971,611	76,122,803	82,994,623	84,726,988	85,307,608	78,735,516	E11.087
E11.679	78,7								

MODEL	3								
Density - units/ha ->	350 uph	400 uph	450 uph	500 uph	550 uph	600 uph	650 uph	675 uph	
Build costs ->	£2874 per sqm	£2949 per sqm	£3025 per sqm	£3100 per sqm	£3175 per sqm	£3251 per sqm	£3326 per sqm	£3409 per sqm	
Sales value per sq m	Sales value per sq m								
£7,535	21,760,565	20,951,051	11,816,929	6,735,202	6,071,984	777,361	4,877,459	14,056,206	£7,535
£8,127	29,916,678	30,201,620	22,103,998	18,095,390	18,568,191	14,320,093	9,662,774	8,917,361	£8,127
£8,719	38,749,005	40,219,145	32,950,408	30,101,093	31,656,711	28,522,411	24,744,346	16,370,629	£8,719
£9,311	46,905,117	49,469,714	43,111,410	41,319,469	43,996,925	41,893,620	39,036,057	31,124,866	£9,311
£9,903	55,061,229	59,656,784	53,263,887	52,613,174	56,329,845	55,230,721	53,300,801	45,705,608	£9,903
£10,495	63,206,159	67,816,880	63,320,109	63,611,029	68,536,486	68,453,566	67,472,792	60,281,906	£10,495
£11,087	71,295,419	76,976,978	73,376,332	74,708,886	80,744,128	81,676,411	81,582,235	74,745,939	£11,087
£11,679	79,384,679	86,137,074	83,432,555	85,806,742	92,951,770	94,896,160	95,691,677	89,166,090	£11,679
£12,271	87,473,940	95,287,171	93,488,778	96,855,362	105,125,948	107,994,236	109,736,000	103,585,242	£12,271
£12,863	95,563,200	104,457,267	103,494,433	107,807,410	117,224,778	121,002,313	123,712,458	117,917,182	£12,863
£13,455	103,652,460	113,617,364	113,467,565	118,856,437	129,323,710	134,190,389	137,689,917	132,203,390	£13,455
£14,047	111,741,721	122,777,462	123,440,696	129,855,466	141,422,640	147,288,465	151,667,375	146,489,596	£14,047
£14,747	121,301,756	133,603,030	135,227,125	142,854,317	155,721,376	162,727,923	168,169,197	163,373,294	£14,747
£15,393	130,126,404	143,595,863	146,106,905	154,953,256	168,920,209	176,906,845	183,299,266	178,894,032	£15,393

Aff Hsg	15%
% SR	60%
% SO	40%
S106 (private)	£1,500 per unit
S106 (affordable)	£1,500 per unit
CSH (uplift n.u. on PDI)	Level 4
CSH (p.u. uplift on AH)	Level 4
Grant	No
Developer's profit	20%
CL (per sqm)	23%

* plus Mayoral CL of £50 per sqm

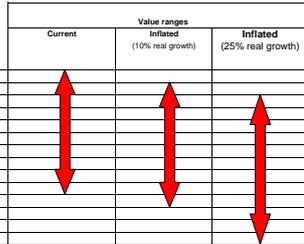
RLVs less existing use value

£25,620,000 per hectare
£10,372,470 per acre
£30,744,000 per hectare

Office

Incl premium to landowner

Density - units/ha ->	350 uph	400 uph	450 uph	500 uph	550 uph	600 uph	650 uph	675 uph		
Build costs ->	£2874 per sqm	£2949 per sqm	£3025 per sqm	£3100 per sqm	£3175 per sqm	£3251 per sqm	£3326 per sqm	£3409 per sqm		
Sales value per sq m	Sales value per sq m									
£7,535	-	8,983,435	9,792,949	18,927,071	24,008,798	24,672,016	29,966,639	35,621,459	44,800,206	£7,535
£8,127	-	827,322	542,380	6,640,002	12,648,610	12,175,809	16,423,907	21,081,226	29,846,639	£8,127
£8,719	-	8,005,005	8,475,145	2,206,408	6,421,907	9,121,711	2,221,589	5,999,654	14,373,371	£8,719
£9,311	-	16,161,117	19,725,714	12,367,410	10,575,469	13,344,711	11,149,620	9,292,057	380,866	£9,311
£9,903	-	24,317,229	27,912,784	22,519,887	21,769,174	25,584,845	24,486,721	22,556,801	14,961,608	£9,903
£10,495	-	32,462,159	37,072,880	32,576,109	32,867,029	37,792,486	37,709,566	36,728,792	29,537,906	£10,495
£11,087	-	40,551,419	46,232,978	42,632,332	43,964,886	50,000,128	50,932,411	50,838,235	44,001,939	£11,087
£11,679	-	48,640,679	55,393,074	52,698,555	55,062,742	62,207,770	64,152,160	64,947,677	58,422,090	£11,679
£12,271	-	56,729,940	64,553,171	62,744,778	66,114,392	74,381,848	77,250,236	78,991,000	72,842,242	£12,271
£12,863	-	64,819,200	73,713,267	72,750,433	77,113,410	86,480,778	90,348,313	92,968,458	87,173,182	£12,863
£13,455	-	72,908,460	82,873,364	82,723,566	88,112,437	98,579,710	103,446,389	106,945,917	101,459,390	£13,455
£14,047	-	80,997,721	92,033,462	92,696,696	99,111,466	110,678,640	116,544,465	120,923,375	115,745,596	£14,047
£14,747	-	102,989,756	124,003,030	126,627,125	133,254,317	146,121,376	153,127,923	158,569,197	153,773,294	£14,747
£15,393	-	122,926,404	143,595,863	146,106,905	154,953,256	168,920,209	176,906,845	183,299,266	178,894,032	£15,393



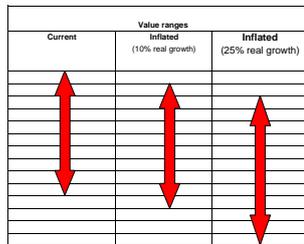
RLVs less existing use value

£15,260,000 per hectare
£6,178,138 per acre
£18,312,000 per hectare

Industrial/Storage/Distribution

Incl premium to landowner

Density - units/ha ->	350 uph	400 uph	450 uph	500 uph	550 uph	600 uph	650 uph	675 uph		
Build costs ->	£2874 per sqm	£2949 per sqm	£3025 per sqm	£3100 per sqm	£3175 per sqm	£3251 per sqm	£3326 per sqm	£3409 per sqm		
Sales value per sq m	Sales value per sq m									
£7,535	-	3,448,565	2,639,051	6,495,071	11,576,798	12,240,016	17,534,639	23,189,459	32,368,206	£7,535
£8,127	-	11,604,678	11,889,620	3,791,986	216,610	256,191	3,991,907	8,649,226	17,414,639	£8,127
£8,719	-	20,437,005	21,909,145	14,638,408	11,789,093	13,344,711	10,210,411	6,432,346	3,941,371	£8,719
£9,311	-	28,593,117	31,157,714	24,799,410	23,007,469	25,684,925	23,581,620	20,724,057	12,812,866	£9,311
£9,903	-	36,749,229	40,344,784	34,951,887	34,201,174	38,016,845	36,918,721	34,988,801	27,393,608	£9,903
£10,495	-	44,894,159	49,504,880	45,008,109	45,299,029	50,224,486	50,141,566	49,160,792	41,969,906	£10,495
£11,087	-	52,983,419	58,664,978	55,064,332	56,396,686	62,432,129	63,964,411	63,702,235	56,433,599	£11,087
£11,679	-	61,072,679	67,825,074	65,120,555	67,494,742	74,639,770	76,584,160	77,379,677	70,854,090	£11,679
£12,271	-	69,161,940	76,985,171	75,176,778	78,546,382	86,813,848	89,682,236	91,423,000	85,274,242	£12,271
£12,863	-	77,251,200	86,145,267	85,182,433	89,545,410	98,912,778	102,780,313	105,400,458	99,605,182	£12,863
£13,455	-	85,345,460	95,233,364	95,565,565	101,710,710	110,678,640	116,544,465	120,923,375	115,745,596	£13,455
£14,047	-	93,429,721	104,465,462	105,128,696	111,543,466	123,110,640	128,976,465	133,355,375	127,177,596	£14,047
£14,747	-	102,989,756	115,291,030	116,915,125	124,542,317	137,409,376	144,415,923	149,857,197	145,061,294	£14,747
£15,393	-	111,814,404	125,283,863	127,794,905	136,541,256	150,608,209	158,594,845	164,987,266	160,582,032	£15,393



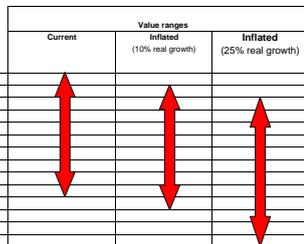
RLVs less existing use value

£8,000,000 per hectare
£3,238,866 per acre
£9,600,000 per hectare

Car Parking sites etc

Incl premium to landowner

Density - units/ha ->	350 uph	400 uph	450 uph	500 uph	550 uph	600 uph	650 uph	675 uph		
Build costs ->	£2874 per sqm	£2949 per sqm	£3025 per sqm	£3100 per sqm	£3175 per sqm	£3251 per sqm	£3326 per sqm	£3409 per sqm		
Sales value per sq m	Sales value per sq m									
£7,535	-	12,160,565	11,351,051	2,216,929	2,864,798	3,528,016	6,832,639	14,477,459	23,656,206	£7,535
£8,127	-	20,316,678	20,601,620	12,503,998	8,495,390	8,968,191	4,720,093	6,274	8,702,639	£8,127
£8,719	-	29,149,005	30,619,145	23,350,408	20,501,093	22,056,711	18,922,411	15,144,346	6,770,629	£8,719
£9,311	-	37,305,117	39,869,714	33,511,410	31,719,469	34,396,925	32,293,620	29,436,057	21,524,866	£9,311
£9,903	-	45,461,229	49,056,784	43,663,887	42,913,174	46,728,845	45,630,721	43,700,801	36,105,608	£9,903
£10,495	-	53,606,159	58,216,880	53,720,109	54,011,029	59,396,486	59,853,566	57,872,792	50,681,906	£10,495
£11,087	-	61,695,419	67,376,978	63,776,332	65,108,886	71,144,128	72,076,411	71,982,235	65,145,939	£11,087
£11,679	-	69,784,679	76,537,074	73,832,555	76,206,742	83,351,770	85,296,160	86,091,677	79,566,090	£11,679
£12,271	-	77,873,940	85,697,171	83,888,778	87,258,362	95,525,848	96,394,236	100,135,000	93,986,242	£12,271
£12,863	-	85,963,200	94,857,267	93,994,433	98,257,410	107,524,778	111,492,313	114,112,458	108,317,182	£12,863
£13,455	-	94,052,460	104,017,364	103,867,565	109,256,437	119,723,710	124,590,389	128,089,917	122,603,390	£13,455
£14,047	-	102,141,721	113,177,462	113,840,696	120,255,466	131,822,640	137,688,465	142,067,375	136,889,596	£14,047
£14,747	-	111,701,756	124,003,030	125,627,125	133,254,317	146,121,376	153,127,923	158,569,197	153,773,294	£14,747
£15,393	-	120,526,404	133,995,863	136,906,905	145,253,256	159,320,209	167,306,845	173,699,266	169,294,032	£15,393



RLVs less existing use value

£6,000,000 per hectare
£2,429,150 per acre
£7,200,000 per hectare

Community sites/backlands

Incl premium to landowner

Density - units/ha ->	350 uph	400 uph	450 uph	500 uph	550 uph	600 uph	650 uph	675 uph		
Build costs ->	£2874 per sqm	£2949 per sqm	£3025 per sqm	£3100 per sqm	£3175 per sqm	£3251 per sqm	£3326 per sqm	£3409 per sqm		
Sales value per sq m	Sales value per sq m									
£7,535	-	14,560,565	13,751,051	4,616,929	464,798	1,128,016	6,422,639	12,077,459	21,256,206	£7,535
£8,127	-	22,716,678	23,001,620	14,903,998	10,895,390	11,368,191	7,120,093	2,462,774	6,302,639	£8,127
£8,719	-	31,549,005	33,019,145	25,750,408	22,901,093	24,456,711	21,322,411	17,544,346	9,170,629	£8,719
£9,311	-	39,705,117	42,269,714	35,911,410	34,119,469	36,796,925	34,693,620	31,336,057	23,204,866	£9,311
£9,903	-	47,861,229	51,456,784	46,063,887	45,313,174	49,128,845	48,030,721	46,100,801	38,505,608	£9,903
£10,495	-	56,006,159	60,616,880	56,120,109	56,411,029	61,336,486	61,253,566	60,272,792	53,081,906	£10,495
£11,087	-	64,095,419	69,776,978	66,17						

MODEL	4								
Density - units/ha ->	350 uph	400 uph	450 uph	500 uph	550 uph	600 uph	650 uph	675 uph	
Build costs ->	£2874 per sqm	£2949 per sqm	£3025 per sqm	£3100 per sqm	£3175 per sqm	£3251 per sqm	£3326 per sqm	£3409 per sqm	
Sales value per sqm									
E7.535	22,168,144	21,423,051	12,379,692	7,368,028	6,773,805	1,552,392	- 4,015,413	13,149,940	E7.535
E8.127	30,324,256	30,673,620	22,666,761	18,728,217	19,270,013	15,095,124	10,512,870	1,803,627	E8.127
E8.719	39,156,584	40,691,144	33,504,999	30,724,824	32,348,446	29,286,420	25,594,442	17,264,457	E8.719
E9.311	47,312,696	49,941,714	43,666,000	41,943,200	44,688,660	42,657,629	39,874,190	32,010,688	E9.311
E9.903	55,468,808	59,121,853	53,810,295	53,127,800	57,010,482	55,983,695	54,138,935	48,588,986	E9.903
E10.495	63,608,058	68,281,950	63,866,518	64,225,655	69,218,123	69,206,539	68,298,950	61,163,284	E10.495
E11.087	71,697,319	77,442,046	73,922,740	75,323,512	81,425,765	82,429,385	82,408,392	75,614,852	E11.087
E11.679	79,786,580	86,602,144	83,978,963	86,421,368	93,633,407	95,638,086	96,517,834	90,035,004	E11.679
E12.271	87,875,840	95,762,240	94,035,196	97,463,892	105,797,375	108,736,162	110,548,167	104,455,155	E12.271
E12.863	95,965,100	104,923,337	104,032,651	108,462,500	117,896,306	121,834,239	124,528,626	118,773,617	E12.863
E13.455	104,054,361	114,082,433	114,005,782	119,461,947	129,995,236	134,932,315	138,504,084	133,059,823	E13.455
E14.047	112,143,621	123,242,530	123,978,914	130,460,976	142,094,166	148,030,391	152,481,542	147,346,029	E14.047
E14.747	121,703,656	134,068,099	135,765,342	143,459,826	156,392,902	163,458,788	168,971,361	164,229,728	E14.747
E15.393	130,528,303	144,060,932	146,645,122	155,458,766	169,591,736	177,637,710	184,101,430	179,737,974	E15.393

Aff Hsg	15%
% SR	50%
% SO	50%
S106 (private)	£1,500 per unit
S106 (affordable)	£1,500 per unit
CSH (uplift n.u. on PDI)	Level 4
CSH (p.u. uplift on AH)	Level 4
Grant	No
Developer's profit	20%
CL (per sqm)	23%

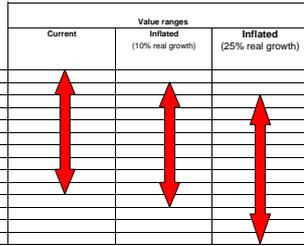
* plus Mayoral CL of £50 per sqm

RLVs less existing use value

£25,620,000 per hectare
£10,372,470 per acre
Office

Incl premium to landowner
£30,744,000 per hectare

Density - units/ha ->	350 uph	400 uph	450 uph	500 uph	550 uph	600 uph	650 uph	675 uph	
Build costs ->	£2874 per sqm	£2949 per sqm	£3025 per sqm	£3100 per sqm	£3175 per sqm	£3251 per sqm	£3326 per sqm	£3409 per sqm	
Sales value per sqm									
E7.535	- 8,575,856	9,320,949	- 18,364,306	- 23,375,972	- 23,970,195	- 29,191,608	- 34,759,413	- 43,893,940	E7.535
E8.127	- 419,744	70,380	- 8,077,239	- 12,015,783	- 11,473,987	- 15,648,876	- 20,231,130	- 28,940,373	E8.127
E8.719	8,412,584	9,947,144	2,760,999	19,176	1,604,446	1,457,580	5,149,558	13,479,543	E8.719
E9.311	16,568,696	19,177,714	12,922,200	11,199,200	13,944,660	11,913,629	9,130,190	1,286,688	E9.311
E9.903	24,724,808	28,377,853	23,066,295	22,383,800	26,266,482	25,239,695	23,994,935	15,842,986	E9.903
E10.495	32,864,058	37,537,950	33,122,518	33,481,655	38,474,123	38,462,539	37,554,950	30,419,284	E10.495
E11.087	40,953,319	46,698,046	43,178,740	44,579,512	50,681,765	51,685,385	51,664,392	44,870,852	E11.087
E11.679	49,042,580	55,858,144	53,234,963	55,677,368	62,889,407	64,894,086	65,773,834	59,291,004	E11.679
E12.271	57,131,840	65,019,240	63,291,196	66,719,892	75,053,375	77,892,162	79,805,167	73,711,155	E12.271
E12.863	65,221,100	74,178,337	73,288,651	77,718,920	87,152,306	91,090,239	93,782,626	88,029,617	E12.863
E13.455	73,310,361	83,338,433	83,261,782	88,717,947	99,251,236	104,188,315	107,760,084	102,315,823	E13.455
E14.047	81,399,621	92,498,530	93,234,914	99,716,976	111,350,166	117,286,391	121,737,542	116,602,029	E14.047
E14.747	91,509,656	103,940,099	105,025,342	112,715,620	125,649,902	132,714,788	138,271,361	133,485,728	E14.747
E15.393	99,784,303	113,316,932	115,901,122	124,714,766	138,847,736	146,893,710	153,357,430	148,993,974	E15.393

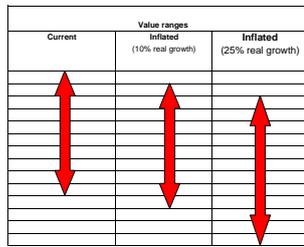


RLVs less existing use value

£15,260,000 per hectare
£6,178,138 per acre
Industrial/Storage/Distribution

Incl premium to landowner
£18,312,000 per hectare

Density - units/ha ->	350 uph	400 uph	450 uph	500 uph	550 uph	600 uph	650 uph	675 uph	
Build costs ->	£2874 per sqm	£2949 per sqm	£3025 per sqm	£3100 per sqm	£3175 per sqm	£3251 per sqm	£3326 per sqm	£3409 per sqm	
Sales value per sqm									
E7.535	3,856,144	3,111,051	- 5,932,308	- 10,943,972	- 11,538,195	- 16,759,608	- 22,327,413	- 31,461,940	E7.535
E8.127	12,012,256	12,361,620	4,354,761	416,217	959,013	3,216,876	7,789,130	16,508,373	E8.127
E8.719	20,846,584	22,379,144	15,192,999	12,412,824	14,036,446	10,974,420	7,282,442	1,047,543	E8.719
E9.311	29,000,696	31,629,714	25,354,000	23,631,200	26,376,660	24,345,629	21,562,190	13,698,688	E9.311
E9.903	37,156,808	40,809,853	35,498,295	34,815,900	38,698,482	37,671,695	35,826,935	28,274,986	E9.903
E10.495	45,296,058	49,969,950	45,554,518	45,913,655	50,906,123	50,894,539	49,986,950	42,851,284	E10.495
E11.087	54,368,361	59,130,046	56,490,290	57,011,512	63,113,765	64,117,385	64,096,392	57,302,652	E11.087
E11.679	61,474,580	68,290,144	65,666,963	68,109,368	75,321,407	77,326,086	78,205,834	71,723,004	E11.679
E12.271	69,563,840	77,450,240	75,723,186	79,151,892	87,485,375	90,424,162	92,237,167	86,143,155	E12.271
E12.863	77,653,100	86,610,337	85,720,651	90,150,920	99,584,306	103,522,239	106,214,626	100,461,617	E12.863
E13.455	85,762,361	95,732,620	94,842,782	101,669,947	112,633,288	116,620,153	120,126,984	114,747,617	E13.455
E14.047	93,831,621	104,930,530	105,666,914	112,148,976	123,782,166	129,718,391	134,169,542	129,034,029	E14.047
E14.747	103,391,656	115,756,099	117,453,342	125,147,826	138,080,902	145,146,788	150,659,361	145,917,728	E14.747
E15.393	112,216,303	125,748,932	128,333,122	137,146,766	151,279,736	159,325,710	165,789,430	161,425,974	E15.393

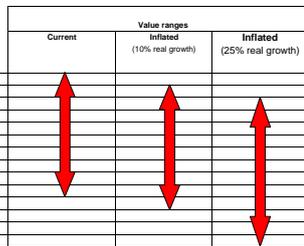


RLVs less existing use value

£8,000,000 per hectare
£3,238,866 per acre
Car Parking sites etc

Incl premium to landowner
£9,600,000 per hectare

Density - units/ha ->	350 uph	400 uph	450 uph	500 uph	550 uph	600 uph	650 uph	675 uph	
Build costs ->	£2874 per sqm	£2949 per sqm	£3025 per sqm	£3100 per sqm	£3175 per sqm	£3251 per sqm	£3326 per sqm	£3409 per sqm	
Sales value per sqm									
E7.535	12,568,144	11,823,051	2,779,692	2,231,972	- 2,826,195	8,047,608	- 13,615,413	22,749,940	E7.535
E8.127	20,724,256	21,073,620	13,066,761	9,128,217	9,670,013	5,495,124	912,870	7,796,373	E8.127
E8.719	29,556,584	31,091,144	23,904,999	21,124,824	22,748,446	19,686,420	15,994,442	7,664,457	E8.719
E9.311	37,312,696	40,341,714	34,066,000	32,343,200	35,088,660	33,057,629	30,274,190	22,410,688	E9.311
E9.903	45,468,808	49,521,853	44,210,295	43,527,800	47,410,482	46,383,695	44,538,935	36,986,986	E9.903
E10.495	54,008,058	59,681,950	54,266,518	54,625,655	59,618,123	59,606,539	58,698,950	51,563,284	E10.495
E11.087	62,097,319	67,842,046	64,322,740	65,723,512	71,825,765	72,829,385	72,808,392	66,014,852	E11.087
E11.679	70,186,580	77,002,144	74,378,963	76,821,368	84,033,407	86,038,086	86,917,834	80,435,004	E11.679
E12.271	78,275,840	86,162,240	84,435,196	87,863,892	96,197,375	99,136,162	100,949,167	94,855,155	E12.271
E12.863	86,365,100	95,323,337	94,432,651	99,862,500	109,296,306	112,234,239	114,928,626	109,173,617	E12.863
E13.455	94,454,361	104,482,433	104,405,782	109,861,947	120,395,236	125,332,315	128,904,084	123,459,823	E13.455
E14.047	102,543,621	113,642,530	114,378,914	120,860,976	132,494,166	138,430,391	142,881,542	137,746,029	E14.047
E14.747	112,103,656	124,468,099	126,165,342	133,859,826	146,792,902	153,858,788	159,371,361	154,629,728	E14.747
E15.393	120,928,303	134,460,932	137,045,122	145,858,766	159,991,736	168,037,710	174,501,430	170,137,974	E15.393



RLVs less existing use value

£6,000,000 per hectare
£2,429,150 per acre
Community sites/backlands

Incl premium to landowner
£7,200,000 per hectare

Density - units/ha ->	350 uph	400 uph	450 uph	500 uph	550 uph	600 uph	650 uph	675 uph	
Build costs ->	£2874 per sqm	£2949 per sqm	£3025 per sqm	£3100 per sqm	£3175 per sqm	£3251 per sqm	£3326 per sqm	£3409 per sqm	
Sales value per sqm									
E7.535	14,968,144	14,223,051	5,179,692	168,028	- 426,195	5,647,608	- 11,215,413	20,349,940	E7.535
E8.127	23,124,256	23,473,620	15,466,761	11,528,217	12,070,013	7,895,124	3,312,870	5,396,373	E8.127
E8.719	31,956,584	33,491,144	26,304,999	23,524,824	25,148,446	22,086,420	18,394,442	10,064,457	E8.719
E9.311	40,112,696	42,741,714	36,466,000	34,743,200	37,488,660	35,457,629	32,674,190	24,910,688	E9.311
E9.903	48,268,808								

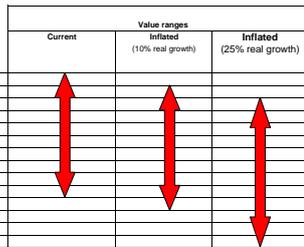
MODEL	5								
Density - units/ha ->	350 uph	400 uph	450 uph	500 uph	550 uph	600 uph	650 uph	675 uph	
Build costs ->	£2874 per sqm	£2949 per sqm	£3025 per sqm	£3100 per sqm	£3175 per sqm	£3251 per sqm	£3326 per sqm	£3409 per sqm	
Sales value per sqm	Sales value per sqm								
E7.535	26,825,534	26,708,752	18,268,712	13,874,657	13,899,483	9,279,572	4,297,167	4,816,503	E7.535
E8.127	35,287,501	36,307,218	28,866,536	25,607,250	26,824,321	23,305,803	19,281,709	10,830,977	E8.127
E8.719	44,513,039	46,700,400	40,107,799	38,018,301	40,334,948	37,945,210	34,827,282	26,815,368	E8.719
E9.311	52,913,007	56,252,886	50,649,838	49,657,367	53,137,920	51,816,391	49,626,954	41,991,378	E9.311
E9.903	61,373,326	65,756,286	61,096,034	61,172,257	65,823,474	65,535,094	64,261,836	57,114,286	E9.903
E10.495	69,765,934	75,259,887	71,529,366	72,686,284	78,488,902	79,253,795	79,000,383	72,146,447	E10.495
E11.087	78,158,542	84,763,488	81,962,697	84,200,309	91,154,330	92,972,497	93,638,930	87,107,354	E11.087
E11.679	86,551,149	94,267,087	92,396,029	95,670,231	103,788,789	106,567,863	108,215,980	102,068,260	E11.679
E12.271	94,943,757	103,770,888	102,776,009	107,081,723	116,341,429	120,157,117	122,717,594	116,339,150	E12.271
E12.863	103,336,365	113,274,289	113,123,132	118,493,214	128,894,070	133,746,371	137,219,207	131,761,089	E12.863
E13.455	111,728,972	122,777,889	123,470,257	129,904,705	141,446,710	147,335,626	151,720,820	146,583,028	E13.455
E14.047	120,121,580	132,281,489	133,817,381	141,316,197	153,999,351	160,886,541	166,207,532	161,404,968	E14.047
E14.747	130,040,116	143,513,017	146,045,801	154,802,505	168,834,290	176,823,058	183,213,098	178,844,600	E14.747
E15.393	139,195,688	153,880,581	157,333,572	167,171,621	182,456,199	191,533,690	198,910,544	194,887,987	E15.393

Aff Hsg	15%
% SR	60%
% SO	40%
S106 (private)	£1,500 per unit
S106 (affordable)	£1,500 per unit
CSH (uplift n.u. on PDI)	Level 4
CSH (p.u. uplift on AH)	Level 4
Grant	Yes
Developer's profit	17%
CL (per sqm)	23%

* plus Mayoral CL of £50 per sqm

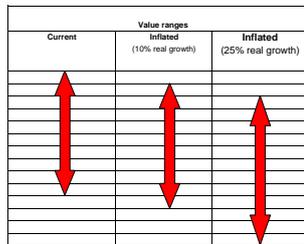
RLVs less existing use value **£25,620,000 per hectare** **Office**
£10,372,470 per acre
£30,744,000 per hectare

Density - units/ha ->	350 uph	400 uph	450 uph	500 uph	550 uph	600 uph	650 uph	675 uph	
Build costs ->	£2874 per sqm	£2949 per sqm	£3025 per sqm	£3100 per sqm	£3175 per sqm	£3251 per sqm	£3326 per sqm	£3409 per sqm	
Sales value per sqm	Sales value per sqm								
E7.535	-	3,918,466	4,034,248	12,475,288	16,869,343	16,844,517	21,464,428	35,360,503	E7.535
E8.127	-	4,543,501	5,563,218	1,877,464	5,136,750	3,919,679	7,438,197	19,913,023	E8.127
E8.719	-	13,707,039	16,956,400	9,363,799	7,274,301	9,590,948	7,201,210	4,083,282	E8.719
E9.311	-	22,169,007	25,598,086	19,905,836	61,172,257	22,393,920	21,072,391	19,882,954	E9.311
E9.903	-	30,629,326	35,012,286	30,352,034	30,428,257	35,079,474	34,791,094	33,617,836	E9.903
E10.495	-	39,021,934	44,515,887	40,785,366	41,942,284	47,744,902	48,509,795	48,256,383	E10.495
E11.087	-	47,414,542	54,019,488	51,218,697	53,456,309	60,410,330	62,228,497	62,894,930	E11.087
E11.679	-	55,807,149	63,523,087	61,652,029	64,925,231	73,044,789	75,523,863	77,471,980	E11.679
E12.271	-	64,199,757	73,028,688	72,032,009	76,337,723	85,597,429	89,413,117	91,973,594	E12.271
E12.863	-	72,592,365	82,530,288	82,379,132	87,749,214	98,150,070	103,002,371	106,475,207	E12.863
E13.455	-	80,984,972	92,033,889	92,726,257	99,160,705	110,702,710	116,591,626	120,976,820	E13.455
E14.047	-	89,377,580	103,537,489	103,073,381	110,572,197	123,255,351	130,142,541	135,463,532	E14.047
E14.747	-	99,286,116	112,969,017	115,201,811	123,058,290	138,090,290	146,079,058	152,469,086	E14.747
E15.393	-	108,451,688	123,136,581	126,589,572	136,427,621	151,712,199	160,789,690	168,166,544	E15.393



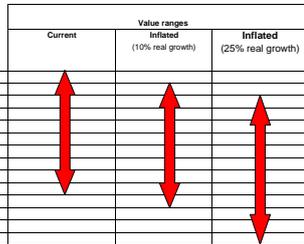
RLVs less existing use value **£15,260,000 per hectare** **Industrial/Storage/Distribution**
£6,178,138 per acre
£18,312,000 per hectare

Density - units/ha ->	350 uph	400 uph	450 uph	500 uph	550 uph	600 uph	650 uph	675 uph	
Build costs ->	£2874 per sqm	£2949 per sqm	£3025 per sqm	£3100 per sqm	£3175 per sqm	£3251 per sqm	£3326 per sqm	£3409 per sqm	
Sales value per sqm	Sales value per sqm								
E7.535	-	8,513,534	8,397,752	43,288	4,437,343	4,412,517	9,032,428	14,014,833	E7.535
E8.127	-	17,975,501	17,956,218	10,554,536	7,255,250	8,512,321	4,393,803	969,709	E8.127
E8.719	-	22,139,039	23,388,400	21,735,799	19,705,301	22,025,948	19,633,210	16,515,282	E8.719
E9.311	-	34,601,007	37,940,686	32,337,838	31,345,367	34,825,920	33,504,391	31,314,954	E9.311
E9.903	-	43,061,326	47,444,286	42,784,034	42,860,257	47,511,474	47,223,094	46,049,836	E9.903
E10.495	-	51,453,934	56,947,887	53,217,366	54,374,284	60,176,902	60,941,795	60,688,383	E10.495
E11.087	-	59,846,542	65,451,488	63,659,697	65,688,309	72,842,330	74,605,094	75,238,930	E11.087
E11.679	-	68,239,149	75,955,087	74,084,029	77,358,231	85,476,789	88,255,863	89,903,980	E11.679
E12.271	-	76,631,757	85,458,688	84,464,009	88,769,723	98,029,429	101,845,117	104,405,594	E12.271
E12.863	-	85,024,365	94,962,289	94,811,132	100,181,214	110,582,070	115,434,371	118,907,207	E12.863
E13.455	-	93,736,365	103,674,289	103,523,132	109,893,214	119,294,070	124,146,371	127,619,207	E13.455
E14.047	-	101,809,580	113,969,489	115,505,381	123,004,197	135,687,351	142,574,541	147,895,532	E14.047
E14.747	-	111,728,116	125,201,017	127,733,801	136,490,505	150,522,290	158,511,058	164,901,098	E14.747
E15.393	-	120,883,688	135,568,581	139,021,572	148,859,621	164,144,199	173,221,690	180,598,544	E15.393



RLVs less existing use value **£8,000,000 per hectare** **Car Parking sites etc**
£3,238,866 per acre
£9,600,000 per hectare

Density - units/ha ->	350 uph	400 uph	450 uph	500 uph	550 uph	600 uph	650 uph	675 uph	
Build costs ->	£2874 per sqm	£2949 per sqm	£3025 per sqm	£3100 per sqm	£3175 per sqm	£3251 per sqm	£3326 per sqm	£3409 per sqm	
Sales value per sqm	Sales value per sqm								
E7.535	-	17,225,534	17,109,752	8,668,712	4,274,657	4,299,483	3,320,428	5,302,833	E7.535
E8.127	-	25,687,501	26,707,218	19,266,536	16,007,250	17,224,321	13,705,803	9,681,709	E8.127
E8.719	-	34,851,039	37,100,400	30,507,799	28,418,301	30,734,948	28,345,210	25,227,282	E8.719
E9.311	-	43,313,007	46,652,886	41,049,838	40,057,367	43,537,920	42,216,391	40,026,954	E9.311
E9.903	-	51,773,326	56,156,286	51,496,034	51,572,257	56,223,474	55,935,094	54,761,836	E9.903
E10.495	-	60,165,934	65,659,887	61,929,366	63,086,284	68,889,902	69,653,795	69,400,383	E10.495
E11.087	-	68,558,542	75,163,488	72,362,697	74,600,309	81,554,330	83,372,497	84,038,930	E11.087
E11.679	-	76,951,149	84,667,087	82,796,029	86,070,231	94,188,789	96,967,863	98,615,980	E11.679
E12.271	-	85,343,757	94,170,688	93,176,009	97,481,723	106,741,429	110,557,117	113,117,594	E12.271
E12.863	-	93,736,365	103,674,289	103,523,132	109,893,214	119,294,070	124,146,371	127,619,207	E12.863
E13.455	-	104,528,972	115,577,889	116,270,257	122,704,705	134,246,710	140,135,626	144,520,820	E13.455
E14.047	-	112,921,580	125,081,489	126,617,381	134,116,197	146,799,351	153,686,541	159,007,532	E14.047
E14.747	-	122,840,116	136,313,017	138,845,801	147,602,505	161,534,290	169,623,058	176,013,098	E14.747
E15.393	-	129,595,688	144,280,581	147,733,572	157,571,621	172,856,199	181,933,690	189,310,544	E15.393



RLVs less existing use value **£6,000,000 per hectare** **Community sites/backlands**
£2,429,150 per acre
£7,200,000 per hectare

Density - units/ha ->	350 uph	400 uph	450 uph	500 uph	550 uph	600 uph	650 uph	675 uph	
Build costs ->	£2874 per sqm	£2949 per sqm	£3025 per sqm	£3100 per sqm	£3175 per sqm	£3251 per sqm	£3326 per sqm	£3409 per sqm	
Sales value per sqm	Sales value per sqm								
E7.535	-	19,625,534	19,509,752	11,068,712	6,674,657	6,699,483	2,079,572	2,902,833	E7.535
E8.127	-	28,087,501	29,107,218	21,666,536	18,407,250	19,624,321	16,105,803	12,081,709	E8.127
E8.719	-	37,251,039	39,500,400	32,907,799	30,818,301	33,134,948	30,745,210	27,627,282	E8.719
E9.311	-	45,713,007	49,052,886	43,449,838	42,457,367	45,937,920	44,616,391	42,426,954	E9.311
E9.903	-	54,173,326	58,556,286	53,896,034	53,972,257	58,623,474	58,335,094	57,161,836	E9.903
E10.495	-	62,565,934	68,059,887	64,329,366	65,486,284	71,288,902	72,053,795	71,800,383	E10.495
E11.087	-	70,958,542	77,563,488	74,762,697	77,000,309	83,954,330	86,772,497	86,438,930	E11.087
E11.679	-	79,351,149	87,067,087	85,196,029	88,470,231	96,385,789	99,367,863	101,015,980	E11.679
E12.271	-	87,743,757	95,570,688	95,576,009	99,881,723	109,141,429	115,957,117	119,557,594	E12.271
E12.863	-	96,136,365	106,074,289	105,923,132	111,293,214	121,694,070	126,546,371	130,019,207	E12.863
E13.455	-	104,528,972	115,577,889	116,270,257	122,704,705	134,246,710	140,135,626	144,520,820	E13.455
E14.047	-	112,921,580	125,081,489	126,617,381	134,116,197	146,799,351	153,686,541	159,007,53	

MODEL

Density - units/ha ->	350 uph	400 uph	450 uph	500 uph	550 uph	600 uph	650 uph	675 uph
Build costs ->	£2874 per sqm	£2949 per sqm	£3025 per sqm	£3100 per sqm	£3175 per sqm	£3251 per sqm	£3326 per sqm	£3409 per sqm

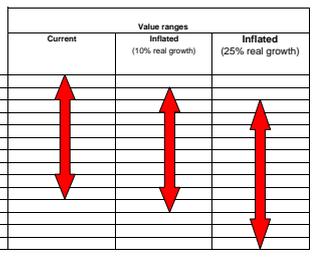
Sales value per sq m	£7,535	27,169,709	27,108,939	18,745,380	14,411,463	14,495,683	9,938,905	5,021,376	3,843,269	£7,535
£8,127	35,631,676	36,706,405	29,336,280	26,136,341	27,411,952	23,955,760	20,005,919	11,593,600	£8,127	
£8,719	44,795,215	47,099,586	40,577,543	38,547,393	40,922,578	38,595,165	35,541,300	27,577,991	£8,719	
£9,311	53,257,181	56,646,012	51,119,583	50,179,800	53,725,550	52,456,960	50,340,972	42,743,378	£9,311	
£9,903	61,712,706	65,149,613	61,558,849	61,693,625	66,402,526	65,175,681	65,065,652	57,666,287	£9,903	
£10,495	70,165,314	75,653,213	71,992,180	73,207,651	79,067,954	79,894,363	79,704,198	72,887,812	£10,495	
£11,087	78,497,922	85,156,813	82,425,512	84,721,677	91,733,382	93,609,779	94,342,744	87,848,719	£11,087	
£11,679	86,890,529	94,660,414	92,858,844	96,183,866	104,359,253	107,199,033	108,909,582	102,809,627	£11,679	
£12,271	95,293,137	104,164,013	103,231,886	107,595,358	116,911,894	120,788,287	123,411,194	117,669,869	£12,271	
£12,863	103,675,745	113,607,614	113,573,010	119,006,849	129,464,534	134,377,542	137,912,807	132,491,808	£12,863	
£13,455	112,068,352	123,171,215	123,926,134	130,418,340	142,017,175	147,966,796	152,414,421	147,313,747	£13,455	
£14,047	120,460,960	132,674,815	134,273,257	141,829,832	154,569,815	161,508,302	166,890,906	162,135,686	£14,047	
£14,747	130,379,496	143,906,343	146,501,677	155,315,459	169,404,754	177,444,820	183,896,473	179,564,660	£14,747	
£15,393	139,535,068	154,273,907	157,789,449	167,677,515	183,018,066	192,155,452	199,593,919	195,608,047	£15,393	

Aff Hsg	15%
% SR	50%
% SO	50%
S106 (private)	£1,500 per unit
S106 (affordable)	£1,500 per unit
CSH (uplift n.u. on PDI)	Level 4
CSH (p.u. uplift on AH)	Level 4
Grant	Yes
Developer's profit	17%
CL (per sqm)	23%

* plus Mayoral CL of £50 per sqm

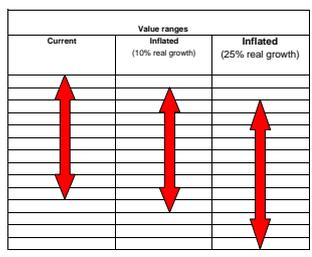
RLVs less existing use value **£25,620,000 per hectare** **Office**
£10,372,470 per acre
£30,744,000 per hectare

Density - units/ha ->	350 uph	400 uph	450 uph	500 uph	550 uph	600 uph	650 uph	675 uph		
Build costs ->	£2874 per sqm	£2949 per sqm	£3025 per sqm	£3100 per sqm	£3175 per sqm	£3251 per sqm	£3326 per sqm	£3409 per sqm		
Sales value per sq m	£7,535	27,169,709	27,108,939	18,745,380	14,411,463	14,495,683	9,938,905	5,021,376	3,843,269	£7,535
£8,127	35,631,676	36,706,405	29,336,280	26,136,341	27,411,952	23,955,760	20,005,919	11,593,600	£8,127	
£8,719	44,795,215	47,099,586	40,577,543	38,547,393	40,922,578	38,595,165	35,541,300	27,577,991	£8,719	
£9,311	53,257,181	56,646,012	51,119,583	50,179,800	53,725,550	52,456,960	50,340,972	42,743,378	£9,311	
£9,903	61,712,706	65,149,613	61,558,849	61,693,625	66,402,526	65,175,681	65,065,652	57,666,287	£9,903	
£10,495	70,165,314	75,653,213	71,992,180	73,207,651	79,067,954	79,894,363	79,704,198	72,887,812	£10,495	
£11,087	78,497,922	85,156,813	82,425,512	84,721,677	91,733,382	93,609,779	94,342,744	87,848,719	£11,087	
£11,679	86,890,529	94,660,414	92,858,844	96,183,866	104,359,253	107,199,033	108,909,582	102,809,627	£11,679	
£12,271	95,293,137	104,164,013	103,231,886	107,595,358	116,911,894	120,788,287	123,411,194	117,669,869	£12,271	
£12,863	103,675,745	113,607,614	113,573,010	119,006,849	129,464,534	134,377,542	137,912,807	132,491,808	£12,863	
£13,455	112,068,352	123,171,215	123,926,134	130,418,340	142,017,175	147,966,796	152,414,421	147,313,747	£13,455	
£14,047	120,460,960	132,674,815	134,273,257	141,829,832	154,569,815	161,508,302	166,890,906	162,135,686	£14,047	
£14,747	130,379,496	143,906,343	146,501,677	155,315,459	169,404,754	177,444,820	183,896,473	179,564,660	£14,747	
£15,393	139,535,068	154,273,907	157,789,449	167,677,515	183,018,066	192,155,452	199,593,919	195,608,047	£15,393	



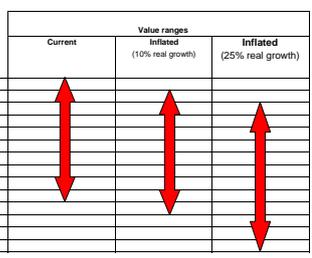
RLVs less existing use value **£15,260,000 per hectare** **Industrial/Storage/Distribution**
£6,178,138 per acre
£18,312,000 per hectare

Density - units/ha ->	350 uph	400 uph	450 uph	500 uph	550 uph	600 uph	650 uph	675 uph		
Build costs ->	£2874 per sqm	£2949 per sqm	£3025 per sqm	£3100 per sqm	£3175 per sqm	£3251 per sqm	£3326 per sqm	£3409 per sqm		
Sales value per sq m	£7,535	27,169,709	27,108,939	18,745,380	14,411,463	14,495,683	9,938,905	5,021,376	3,843,269	£7,535
£8,127	35,631,676	36,706,405	29,336,280	26,136,341	27,411,952	23,955,760	20,005,919	11,593,600	£8,127	
£8,719	44,795,215	47,099,586	40,577,543	38,547,393	40,922,578	38,595,165	35,541,300	27,577,991	£8,719	
£9,311	53,257,181	56,646,012	51,119,583	50,179,800	53,725,550	52,456,960	50,340,972	42,743,378	£9,311	
£9,903	61,712,706	65,149,613	61,558,849	61,693,625	66,402,526	65,175,681	65,065,652	57,666,287	£9,903	
£10,495	70,165,314	75,653,213	71,992,180	73,207,651	79,067,954	79,894,363	79,704,198	72,887,812	£10,495	
£11,087	78,497,922	85,156,813	82,425,512	84,721,677	91,733,382	93,609,779	94,342,744	87,848,719	£11,087	
£11,679	86,890,529	94,660,414	92,858,844	96,183,866	104,359,253	107,199,033	108,909,582	102,809,627	£11,679	
£12,271	95,293,137	104,164,013	103,231,886	107,595,358	116,911,894	120,788,287	123,411,194	117,669,869	£12,271	
£12,863	103,675,745	113,607,614	113,573,010	119,006,849	129,464,534	134,377,542	137,912,807	132,491,808	£12,863	
£13,455	112,068,352	123,171,215	123,926,134	130,418,340	142,017,175	147,966,796	152,414,421	147,313,747	£13,455	
£14,047	120,460,960	132,674,815	134,273,257	141,829,832	154,569,815	161,508,302	166,890,906	162,135,686	£14,047	
£14,747	130,379,496	143,906,343	146,501,677	155,315,459	169,404,754	177,444,820	183,896,473	179,564,660	£14,747	
£15,393	139,535,068	154,273,907	157,789,449	167,677,515	183,018,066	192,155,452	199,593,919	195,608,047	£15,393	



RLVs less existing use value **£8,000,000 per hectare** **Car Parking sites etc**
£3,238,866 per acre
£9,600,000 per hectare

Density - units/ha ->	350 uph	400 uph	450 uph	500 uph	550 uph	600 uph	650 uph	675 uph		
Build costs ->	£2874 per sqm	£2949 per sqm	£3025 per sqm	£3100 per sqm	£3175 per sqm	£3251 per sqm	£3326 per sqm	£3409 per sqm		
Sales value per sq m	£7,535	27,169,709	27,108,939	18,745,380	14,411,463	14,495,683	9,938,905	5,021,376	3,843,269	£7,535
£8,127	35,631,676	36,706,405	29,336,280	26,136,341	27,411,952	23,955,760	20,005,919	11,593,600	£8,127	
£8,719	44,795,215	47,099,586	40,577,543	38,547,393	40,922,578	38,595,165	35,541,300	27,577,991	£8,719	
£9,311	53,257,181	56,646,012	51,119,583	50,179,800	53,725,550	52,456,960	50,340,972	42,743,378	£9,311	
£9,903	61,712,706	65,149,613	61,558,849	61,693,625	66,402,526	65,175,681	65,065,652	57,666,287	£9,903	
£10,495	70,165,314	75,653,213	71,992,180	73,207,651	79,067,954	79,894,363	79,704,198	72,887,812	£10,495	
£11,087	78,497,922	85,156,813	82,425,512	84,721,677	91,733,382	93,609,779	94,342,744	87,848,719	£11,087	
£11,679	86,890,529	94,660,414	92,858,844	96,183,866	104,359,253	107,199,033	108,909,582	102,809,627	£11,679	
£12,271	95,293,137	104,164,013	103,231,886	107,595,358	116,911,894	120,788,287	123,411,194	117,669,869	£12,271	
£12,863	103,675,745	113,607,614	113,573,010	119,006,849	129,464,534	134,377,542	137,912,807	132,491,808	£12,863	
£13,455	112,068,352	123,171,215	123,926,134	130,418,340	142,017,175	147,966,796	152,414,421	147,313,747	£13,455	
£14,047	120,460,960	132,674,815	134,273,257	141,829,832	154,569,815	161,508,302	166,890,906	162,135,686	£14,047	
£14,747	130,379,496	143,906,343	146,501,677	155,315,459	169,404,754	177,444,820	183,896,473	179,564,660	£14,747	
£15,393	139,535,068	154,273,907	157,789,449	167,677,515	183,018,066	192,155,452	199,593,919	195,608,047	£15,393	



RLVs less existing use value **£6,000,000 per hectare** **Community sites/backlands**
£2,429,150 per acre
£7,200,000 per hectare

Density - units/ha ->	350 uph	400 uph	450 uph	500 uph	550 uph	600 uph	650 uph	675 uph		
Build costs ->	£2874 per sqm	£2949 per sqm	£3025 per sqm	£3100 per sqm	£3175 per sqm	£3251 per sqm	£3326 per sqm	£3409 per sqm		
Sales value per sq m	£7,535	27,169,709	27,108,939	18,745,380	14,411,463	14,495,683	9,938,905	5,021,376	3,843,269	£7,535
£8,127	35,631,676	36,706,405	29,336,280	26,136,341	27,411,952	23,955,760	20,005,919	11,593,600	£8,127	
£8,719	44,795,215	47,099,586	40,577,543	38,547,393	40,922,57					

MODEL 7

Density - units/ha ->	350 uph	400 uph	450 uph	500 uph	550 uph	600 uph	650 uph	675 uph
Build costs ->	£2874 per sqm	£2949 per sqm	£3025 per sqm	£3100 per sqm	£3175 per sqm	£3251 per sqm	£3326 per sqm	£3409 per sqm
Sales value per sqm								
	£7,535	22,775,021	22,116,047	13,194,457	8,271,519	7,761,933	2,628,528	- 2,834,948
	£8,127	30,931,133	31,386,617	23,472,979	19,631,708	20,258,140	16,171,260	11,676,973
	£8,719	39,763,460	41,384,141	34,307,931	31,615,330	33,322,371	30,347,251	26,757,168
	£9,311	47,919,572	50,634,711	44,468,933	42,833,706	45,862,585	43,718,459	41,021,912
	£9,903	56,075,685	59,804,674	54,801,381	54,005,305	57,970,189	57,039,204	55,268,655
	£10,495	64,206,480	68,964,771	64,657,604	65,103,161	70,177,831	70,252,048	69,430,271
	£11,087	72,295,740	78,124,868	74,713,827	76,201,017	82,385,473	83,474,894	83,539,713
	£11,679	80,385,001	87,284,965	84,770,050	87,298,873	94,593,114	96,668,256	97,649,156
	£12,271	88,474,261	96,445,061	94,826,273	98,325,383	106,742,850	109,765,331	111,664,070
	£12,863	96,565,521	105,605,158	104,811,878	109,327,411	118,841,780	122,864,408	125,841,528
	£13,455	104,652,781	114,765,255	114,785,009	120,326,439	130,940,710	135,962,485	139,618,987
	£14,047	112,742,043	123,925,352	124,758,141	131,325,466	143,039,640	149,060,561	153,596,445
	£14,747	122,302,077	134,750,920	136,544,569	144,324,317	157,338,377	164,473,601	170,069,827
	£15,393	131,126,725	144,743,753	147,424,349	156,319,431	170,537,210	178,652,523	185,199,895

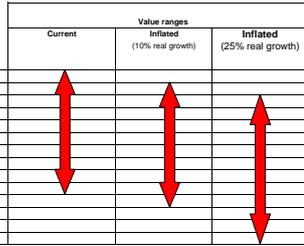
Aff Hsg	15%
% SR	60%
% SO	40%
S106 (private)	£1,500 per unit
S106 (affordable)	£1,500 per unit
CSH (uplift n.u. on PD)	Level 4
CSH (p.u. uplift on AH)	Level 4
Grant	Yes
Developer's profit	20%
CL (per sqm)	23%

* plus Mayoral CL of £50 per sqm

RLVs less existing use value **£25,620,000 per hectare** Office **£10,372,470 per acre** **£30,744,000 per hectare**

Incl premium to landowner

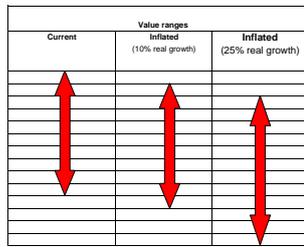
Density - units/ha ->	350 uph	400 uph	450 uph	500 uph	550 uph	600 uph	650 uph	675 uph
Build costs ->	£2874 per sqm	£2949 per sqm	£3025 per sqm	£3100 per sqm	£3175 per sqm	£3251 per sqm	£3326 per sqm	£3409 per sqm
Sales value per sqm								
	£7,535	- 7,968,979	- 6,627,953	- 17,549,543	- 22,472,481	- 22,982,067	- 28,115,472	- 33,578,948
	£8,127	187,133	622,617	- 7,271,021	- 11,112,292	- 10,485,860	- 14,572,740	- 19,067,027
	£8,719	9,019,460	10,640,141	3,563,931	871,330	2,578,371	- 396,749	- 3,986,832
	£9,311	17,175,572	19,890,711	13,724,933	11,208,706	14,918,585	12,974,459	10,277,912
	£9,903	25,331,685	29,060,674	23,857,381	23,261,305	27,226,189	26,285,204	24,542,655
	£10,495	33,462,480	38,220,771	33,913,604	34,359,161	39,433,831	39,508,048	38,686,271
	£11,087	41,551,740	47,380,868	43,969,827	45,457,017	51,641,473	52,730,894	52,795,713
	£11,679	49,641,001	56,540,965	54,026,050	56,554,873	63,848,114	65,924,256	66,905,196
	£12,271	57,730,261	65,701,061	64,082,273	67,584,383	75,988,860	79,022,331	80,920,070
	£12,863	65,819,521	74,861,158	74,067,878	78,583,411	88,097,790	92,120,408	94,897,528
	£13,455	73,908,781	84,021,255	84,041,009	89,582,439	100,196,710	105,218,485	108,874,987
	£14,047	81,998,043	93,181,352	94,014,141	100,581,466	112,295,640	118,316,561	122,852,445
	£14,747	91,102,077	104,006,920	105,800,569	113,680,317	126,594,377	133,239,601	139,640,738
	£15,393	100,382,725	113,999,753	116,680,349	125,575,431	139,793,210	147,908,523	154,455,895



RLVs less existing use value **£15,260,000 per hectare** Industrial/Storage/Distribution **£8,178,138 per acre** **£18,312,000 per hectare**

Incl premium to landowner

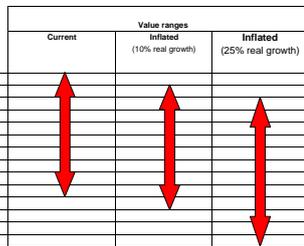
Density - units/ha ->	350 uph	400 uph	450 uph	500 uph	550 uph	600 uph	650 uph	675 uph
Build costs ->	£2874 per sqm	£2949 per sqm	£3025 per sqm	£3100 per sqm	£3175 per sqm	£3251 per sqm	£3326 per sqm	£3409 per sqm
Sales value per sqm								
	£7,535	4,463,021	3,804,047	- 5,117,543	- 10,040,481	- 10,550,067	- 15,683,472	- 21,146,948
	£8,127	12,619,133	13,054,617	5,160,979	1,319,708	1,946,140	2,140,740	6,636,027
	£8,719	21,461,460	23,072,141	15,965,931	13,303,330	15,010,371	12,035,551	8,445,168
	£9,311	29,607,572	32,322,711	26,156,933	24,521,706	27,350,585	25,406,459	22,709,912
	£9,903	37,763,685	41,492,674	36,289,381	35,693,305	39,658,189	38,717,204	36,974,655
	£10,495	45,994,480	50,652,771	46,345,804	46,791,161	51,865,831	51,940,048	51,118,271
	£11,087	53,983,740	59,812,688	56,401,327	57,889,017	64,473,473	65,162,894	65,227,713
	£11,679	62,073,001	68,972,965	66,458,050	68,986,873	76,281,114	78,356,256	79,337,156
	£12,271	70,162,261	78,133,061	76,514,273	80,016,383	88,430,850	91,454,331	92,302,070
	£12,863	78,251,521	87,293,158	86,499,878	91,015,411	100,529,780	104,552,408	107,329,528
	£13,455	86,340,781	96,374,009	95,580,729	102,100,009	112,624,379	117,650,408	121,306,987
	£14,047	94,430,043	105,613,352	106,446,141	113,013,466	124,727,640	130,748,561	135,284,445
	£14,747	103,990,077	116,438,920	118,232,569	126,012,317	139,026,377	146,161,601	151,757,827
	£15,393	112,814,725	126,431,753	129,112,349	138,007,431	152,225,210	160,340,523	166,887,895



RLVs less existing use value **£8,000,000 per hectare** Car Parking sites etc **£3,238,866 per acre** **£9,600,000 per hectare**

Incl premium to landowner

Density - units/ha ->	350 uph	400 uph	450 uph	500 uph	550 uph	600 uph	650 uph	675 uph
Build costs ->	£2874 per sqm	£2949 per sqm	£3025 per sqm	£3100 per sqm	£3175 per sqm	£3251 per sqm	£3326 per sqm	£3409 per sqm
Sales value per sqm								
	£7,535	13,175,021	12,516,047	3,994,457	1,338,481	- 1,838,067	- 6,971,472	- 12,434,948
	£8,127	21,331,133	21,766,617	13,872,979	10,031,708	10,658,140	6,571,260	2,076,973
	£8,719	30,163,460	31,784,141	24,707,931	22,015,330	23,722,371	20,747,251	17,157,168
	£9,311	38,919,572	41,034,711	34,868,933	33,233,706	36,062,585	34,118,459	31,421,912
	£9,903	46,475,685	50,204,674	45,001,381	44,405,305	48,370,189	47,429,204	45,686,655
	£10,495	54,606,480	59,364,771	55,057,604	55,503,161	60,577,831	60,652,048	59,830,271
	£11,087	62,695,740	68,524,868	65,113,827	66,601,017	72,785,473	73,874,894	73,939,713
	£11,679	70,785,001	77,684,965	75,170,050	77,698,873	84,993,114	87,068,256	88,049,156
	£12,271	78,874,261	86,845,061	85,226,273	88,728,383	97,142,850	100,166,331	102,064,070
	£12,863	86,965,521	96,005,158	95,211,878	99,727,411	109,241,780	113,264,408	116,341,528
	£13,455	95,052,781	105,165,255	105,185,009	110,726,439	123,340,710	126,362,485	130,018,987
	£14,047	103,142,043	114,325,352	115,158,141	121,725,466	133,439,640	139,460,561	143,996,445
	£14,747	112,702,077	125,150,920	126,944,569	134,724,317	147,738,377	154,873,601	160,469,827
	£15,393	121,526,725	135,143,753	137,824,349	146,719,431	160,937,210	169,052,523	175,599,895



RLVs less existing use value **£6,000,000 per hectare** Community sites/backlands **£2,429,150 per acre** **£7,200,000 per hectare**

Incl premium to landowner

Density - units/ha ->	350 uph	400 uph	450 uph	500 uph	550 uph	600 uph	650 uph	675 uph
Build costs ->	£2874 per sqm	£2949 per sqm	£3025 per sqm	£3100 per sqm	£3175 per sqm	£3251 per sqm	£3326 per sqm	£3409 per sqm
Sales value per sqm								
	£7,535	15,575,021	14,916,047	5,994,457	1,071,519	561,933	- 4,571,472	- 10,034,948
	£8,127	23,731,133	24,166,617	16,272,979	12,431,708	13,058,140	8,971,260	4,174,161
	£8,719	32,563,460	34,184,141	27,107,931	24,415,330	26,122,371	23,147,251	19,557,168
	£9,311	40,719,572	43,347,111	37,268,933	35,633,706	38,462,585	36,518,459	33,821,912
	£9,903	48,875,685	52,604,674	47,401,381	46,805,305	50,770,189	49,829,204	48,086,655
	£10,495	57,006,480	61,764,771	57,457,604	57,903,161	62,977,831	63,052,048	62,230,271
	£11,087	65,095,740	70,924,868	67,513,827	69,001,017	75,185,473	76,274,894	76,339,713
	£11,679	73,185,001	80,084,965	77,570,050	80,098,873	87,393,114	89,468,256	90,449,156
	£12,271	81,274,261	89,245,061	87,626,273	91,128,383	99,424,850	102,565,331	104,664,070
	£12,863	89,363,521	98,405,158	97,611,878	102,127,411	111,641,780	115,664,408	118,441,528
	£13,455	97,452,781	107,565,255	107,585,009	113,126,439	123,740,710	128,762,485	132,418,987
	£14,047	105,542,043	116,725,352	117,558,141	124,125,466	135,839,640	141,860,561	146,396,445
	£14,747	115,102,077	127,550,920	129,344,569	137,243,317	150,138,377	157,273,601	162,869,827
	£15,393	123,92						

MODEL	8								
Density - units/ha ->	350 uph	400 uph	450 uph	500 uph	550 uph	600 uph	650 uph	675 uph	
Build costs ->	£2874 per sqm	£2949 per sqm	£3025 per sqm	£3100 per sqm	£3175 per sqm	£3251 per sqm	£3326 per sqm	£3409 per sqm	
Sales value per sqm	Sales value per sqm								
E7.535	23,119,196	22,515,235	13,671,124	8,808,326	8,358,132	3,287,861	2,100,559	11,154,493	E7.535
E8.127	31,275,308	31,765,804	23,942,725	20,188,514	20,854,340	16,830,593	12,401,181	3,799,073	E8.127
E8.719	40,107,635	41,783,328	34,777,676	32,144,421	33,910,002	30,997,207	27,471,185	19,232,520	E8.719
E9.311	48,263,748	51,033,898	44,938,678	43,362,797	46,250,216	44,368,416	41,735,930	33,951,337	E9.311
E9.903	56,419,860	60,198,000	55,084,195	54,536,672	58,549,241	57,689,772	56,000,674	48,527,635	E9.903
E10.495	64,545,860	69,358,097	65,120,419	65,624,528	70,756,883	70,892,617	70,134,085	63,103,933	E10.495
E11.087	72,635,120	78,518,193	75,176,642	76,722,384	82,964,525	84,115,462	84,243,528	77,528,056	E11.087
E11.679	80,724,381	87,678,290	85,232,865	87,820,241	95,172,167	97,299,426	96,352,970	91,948,207	E11.679
E12.271	88,813,641	96,836,388	95,289,087	98,842,018	107,313,314	110,397,502	112,357,670	106,368,358	E12.271
E12.863	96,902,901	105,908,494	105,287,754	109,841,046	119,412,244	123,495,578	126,335,129	120,659,345	E12.863
E13.455	104,992,161	115,158,581	115,240,886	120,840,074	131,511,174	136,593,655	140,312,587	134,945,552	E13.455
E14.047	113,081,423	124,318,677	125,214,018	131,839,101	143,610,105	149,691,731	154,290,045	149,231,758	E14.047
E14.747	122,641,457	135,144,246	137,000,446	144,837,952	157,908,841	165,095,363	170,753,201	166,115,456	E14.747
E15.393	131,486,105	145,137,079	147,680,226	156,625,324	171,107,674	179,274,285	185,683,270	181,596,195	E15.393

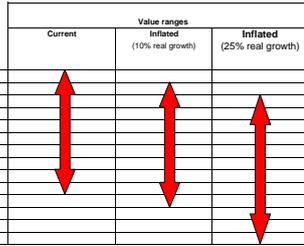
Aff Hsg	15%
% SR	50%
% SO	50%
S106 (private)	£1,500 per unit
S106 (affordable)	£1,500 per unit
CSH (uplift n.u. on PD)	Level 4
CSH (p.u. uplift on AH)	Level 4
Grant	Yes
Developer's profit	20%
CL (per sqm)	23%

* plus Mayoral CL of £50 per sqm

RLVs less existing use value **£25,620,000 per hectare** **Office**
£10,372,470 per acre
£30,744,000 per hectare

Incl premium to landowner

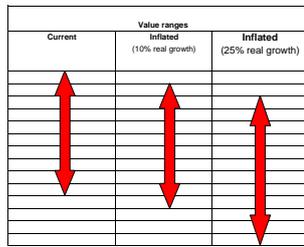
Density - units/ha ->	350 uph	400 uph	450 uph	500 uph	550 uph	600 uph	650 uph	675 uph	
Build costs ->	£2874 per sqm	£2949 per sqm	£3025 per sqm	£3100 per sqm	£3175 per sqm	£3251 per sqm	£3326 per sqm	£3409 per sqm	
Sales value per sqm	Sales value per sqm								
E7.535	- 7,624,804	- 6,228,765	- 17,072,876	- 21,935,674	- 22,385,866	- 27,456,139	- 32,844,559	- 41,898,493	E7.535
E8.127	531,308	1,021,804	- 6,801,275	- 10,575,486	- 9,889,660	- 13,913,407	- 18,342,819	- 26,944,927	E8.127
E8.719	9,363,635	11,039,328	4,033,676	1,400,421	3,166,002	253,207	- 3,272,815	- 11,511,480	E8.719
E9.311	17,519,749	20,299,039	14,194,676	13,632,037	15,598,002	13,624,416	10,991,930	3,207,337	E9.311
E9.903	25,675,860	29,454,000	24,320,196	23,782,672	27,805,241	26,925,772	25,256,674	17,783,635	E9.903
E10.495	33,801,860	38,614,097	34,376,419	34,880,528	40,102,883	40,148,617	39,390,085	32,359,933	E10.495
E11.087	41,891,120	47,774,193	44,432,642	45,978,384	52,220,525	53,371,462	53,499,528	46,784,056	E11.087
E11.679	49,980,381	56,934,290	54,488,865	57,075,241	64,428,167	66,555,426	67,608,970	61,204,207	E11.679
E12.271	58,069,641	66,084,388	64,545,087	68,098,019	76,569,314	79,653,502	81,613,670	75,624,358	E12.271
E12.863	66,158,901	75,254,484	74,523,754	79,097,046	88,668,244	92,751,578	95,591,129	89,915,345	E12.863
E13.455	74,248,161	84,414,581	84,496,886	90,096,074	100,767,174	105,849,655	109,568,587	104,201,552	E13.455
E14.047	82,337,423	93,574,677	94,470,018	101,095,101	112,866,105	118,947,731	123,546,045	118,487,758	E14.047
E14.747	91,487,457	104,000,446	106,256,446	114,093,952	127,164,841	134,351,363	140,008,201	135,371,456	E14.747
E15.393	100,722,105	114,393,079	117,136,226	126,081,324	140,363,674	148,530,285	155,139,270	150,852,195	E15.393



RLVs less existing use value **£15,260,000 per hectare** **Industrial/Storage/Distribution**
£6,178,138 per acre
£18,312,000 per hectare

Incl premium to landowner

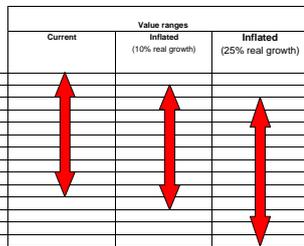
Density - units/ha ->	350 uph	400 uph	450 uph	500 uph	550 uph	600 uph	650 uph	675 uph	
Build costs ->	£2874 per sqm	£2949 per sqm	£3025 per sqm	£3100 per sqm	£3175 per sqm	£3251 per sqm	£3326 per sqm	£3409 per sqm	
Sales value per sqm	Sales value per sqm								
E7.535	4,807,196	4,203,235	- 4,640,876	- 9,503,674	- 9,953,868	- 15,024,139	- 20,412,559	- 29,466,493	E7.535
E8.127	12,963,308	13,453,804	5,530,725	1,855,514	2,542,340	1,481,407	- 5,910,819	- 14,512,827	E8.127
E8.719	21,795,635	23,471,328	16,465,676	13,832,421	15,598,002	12,685,207	9,159,185	9,205,520	E8.719
E9.311	29,951,748	32,721,898	26,626,678	25,050,797	27,938,216	26,056,416	24,423,930	15,639,337	E9.311
E9.903	38,107,860	41,886,000	36,752,196	36,214,672	40,237,241	39,357,772	37,688,674	30,215,635	E9.903
E10.495	46,233,860	51,046,097	46,808,419	47,312,528	52,444,883	52,580,617	51,822,085	44,791,933	E10.495
E11.087	54,323,120	60,208,193	56,864,642	58,400,384	64,640,525	65,803,462	65,931,528	59,216,056	E11.087
E11.679	62,412,381	69,366,290	66,920,865	69,508,241	76,860,167	78,987,426	80,040,970	73,626,207	E11.679
E12.271	70,501,641	78,526,388	76,977,087	80,530,018	89,001,314	92,085,502	94,045,670	88,056,358	E12.271
E12.863	78,590,901	87,686,484	86,955,754	91,529,046	101,100,244	105,183,578	108,023,129	102,347,345	E12.863
E13.455	86,680,381	95,776,388	95,045,676	100,619,074	110,190,272	113,291,678	115,000,587	110,633,552	E13.455
E14.047	94,769,423	106,006,677	106,902,018	113,527,101	125,298,105	131,379,731	135,978,045	130,919,758	E14.047
E14.747	104,329,457	116,832,246	118,688,446	126,525,952	139,596,841	146,783,363	152,441,201	147,803,456	E14.747
E15.393	113,154,105	126,825,079	129,568,226	138,513,324	152,795,674	160,962,285	167,571,270	163,284,195	E15.393



RLVs less existing use value **£8,000,000 per hectare** **Car Parking sites etc**
£3,238,866 per acre
£9,600,000 per hectare

Incl premium to landowner

Density - units/ha ->	350 uph	400 uph	450 uph	500 uph	550 uph	600 uph	650 uph	675 uph	
Build costs ->	£2874 per sqm	£2949 per sqm	£3025 per sqm	£3100 per sqm	£3175 per sqm	£3251 per sqm	£3326 per sqm	£3409 per sqm	
Sales value per sqm	Sales value per sqm								
E7.535	12,919,196	12,515,235	4,071,124	791,674	- 1,241,868	- 6,312,139	- 11,700,559	- 20,754,493	E7.535
E8.127	21,675,308	22,165,804	14,342,725	10,568,514	11,254,340	7,230,593	2,801,181	- 5,800,927	E8.127
E8.719	30,507,635	32,183,328	25,177,676	22,544,421	24,310,002	21,397,207	17,871,185	9,632,520	E8.719
E9.311	38,663,748	41,433,898	35,338,678	33,762,797	36,650,216	34,768,416	32,135,930	24,351,337	E9.311
E9.903	46,818,860	50,598,000	45,464,196	44,936,672	48,949,241	48,069,772	46,400,674	38,927,635	E9.903
E10.495	54,945,860	59,758,097	55,520,419	55,024,528	61,156,883	61,292,617	60,534,085	53,603,933	E10.495
E11.087	63,035,120	68,918,193	65,576,642	67,122,384	73,364,525	74,515,462	74,643,528	67,928,056	E11.087
E11.679	71,124,381	78,078,290	75,632,865	78,220,241	85,572,167	87,699,426	88,752,970	82,348,207	E11.679
E12.271	79,213,641	87,238,388	85,689,087	89,242,018	97,713,314	100,797,502	102,757,670	96,768,358	E12.271
E12.863	87,302,901	95,328,484	95,687,754	100,241,046	109,812,244	113,895,578	116,735,129	111,059,345	E12.863
E13.455	95,392,161	105,558,581	105,640,886	111,240,074	121,911,174	126,993,655	130,712,587	125,345,552	E13.455
E14.047	103,481,423	114,718,677	115,614,018	122,239,101	134,010,105	140,091,731	144,690,045	139,631,758	E14.047
E14.747	111,441,457	124,944,246	127,400,446	135,237,952	148,308,841	155,495,363	161,153,201	156,515,456	E14.747
E15.393	121,866,105	135,537,079	138,280,226	147,225,324	161,507,674	169,674,285	176,283,270	171,996,195	E15.393



RLVs less existing use value **£6,000,000 per hectare** **Community sites/backlands**
£2,429,150 per acre
£7,200,000 per hectare

Incl premium to landowner

Density - units/ha ->	350 uph	400 uph	450 uph	500 uph	550 uph	600 uph	650 uph	675 uph	
Build costs ->	£2874 per sqm	£2949 per sqm	£3025 per sqm	£3100 per sqm	£3175 per sqm	£3251 per sqm	£3326 per sqm	£3409 per sqm	
Sales value per sqm	Sales value per sqm								
E7.535	15,919,196	15,315,235	6,471,124	1,608,326	1,158,132	- 3,912,139	- 9,300,559	- 18,354,493	E7.535
E8.127	24,075,308	24,565,804	16,742,725	12,968,514	13,654,340	9,630,593	5,201,181	- 3,400,927	E8.127
E8.719	32,907,635	34,583,328	27,577,676	24,944,421	26,710,002	23,797,207	20,271,185	12,032,520	E8.719
E9.311	41,063,748	43,833,898	37,738,678	35,162,797	39,050,216	37,168,416	34,536,930	26,731,337	E9.311
E9.903	49,219,860	52,998,000	47,864,196	47,326,672	51,349,241	50,469,772	48,800,674	41,327,635	E9.903
E10.495	57,345,860	62,158,097	57,920,419	58,424,528	63,556,883	63,692,617	62,934,085	55,903,933	E10.495
E11.087	65,435,120	71,318,193	67,976,642	69,522,384	75,764,525	76,915,462	77,043,528	70,328,056	E11.087
E11.679	73,524,381	80,478,290	78,032,865	80,620,241	87,972,167	90,089,426	91,152,970	84,748,207	E11.679
E12.271	81,613,641	89,636,388	88,089,087	91,642,018	100,113,314	103,197,502	105,000,670	98,168,358	E1

MODEL	350 uph	400 uph	450 uph	500 uph	550 uph	600 uph	650 uph	675 uph
Density - units/ha ->								
Build costs ->	£2874 per sqm	£2949 per sqm	£3025 per sqm	£3100 per sqm	£3175 per sqm	£3251 per sqm	£3326 per sqm	£3409 per sqm
Sales value per sqm								
£7,535	19,018,248	17,667,593	7,725,292	392,353	641,089	6,832,045	13,145,509	23,066,216
£8,127	27,480,214	27,265,059	18,398,126	12,178,549	12,331,080	7,278,452	2,039,201	7,460,437
£8,719	36,643,754	37,658,241	29,710,473	24,720,003	26,000,103	22,105,650	17,686,333	8,694,084
£9,311	45,105,720	47,255,706	40,252,512	36,359,068	38,803,076	35,982,160	32,613,314	24,001,606
£9,903	53,567,686	56,945,161	50,794,551	47,988,133	51,006,046	49,854,789	47,412,985	39,230,247
£10,495	62,029,652	66,348,761	61,278,300	59,572,196	64,352,657	63,634,385	62,212,657	54,353,156
£11,087	70,465,187	75,852,362	71,711,631	71,086,221	77,018,085	77,353,087	76,854,414	69,460,825
£11,679	78,857,795	85,355,961	82,144,962	82,600,248	89,683,513	91,071,789	91,492,961	84,421,732
£12,271	87,250,403	94,859,562	92,578,293	94,114,273	102,348,942	104,754,221	106,131,508	99,362,638
£12,863	95,643,010	104,363,163	103,011,624	105,653,546	114,866,646	118,343,476	120,864,075	114,343,545
£13,455	104,035,618	113,866,762	113,365,615	116,975,037	127,509,287	131,932,729	135,165,688	129,174,277
£14,047	112,428,226	123,370,363	123,712,739	128,386,528	140,061,928	145,521,983	149,667,302	143,996,217
£14,747	122,346,762	134,601,891	135,941,158	141,872,836	154,896,866	161,582,011	166,805,571	161,513,054
£15,393	131,502,334	144,969,455	147,228,930	154,321,736	168,590,656	176,347,550	182,585,055	177,682,442

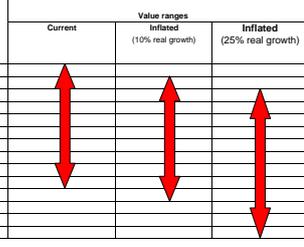
Aff Hsg	15%
% SR	60%
% SO	40%
S106 (private)	£1,500 per unit
S106 (affordable)	£1,500 per unit
CSH (uplift p.u. on PDI)	Level 4
CSH (p.u. uplift on AH)	Level 4
Grant	No
Developer's profit	17%
CL (per sqm)	57%

* plus Mayoral CL of £50 per sqm

RLVs less existing use value **£25,620,000 per hectare** **Office**
£10,372,470 per acre
£30,744,000 per hectare

Incl premium to landowner

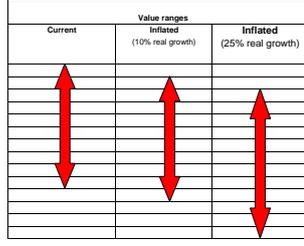
Density - units/ha ->	350 uph	400 uph	450 uph	500 uph	550 uph	600 uph	650 uph	675 uph
Build costs ->	£2874 per sqm	£2949 per sqm	£3025 per sqm	£3100 per sqm	£3175 per sqm	£3251 per sqm	£3326 per sqm	£3409 per sqm
Sales value per sqm								
£7,535	-11,725,752	13,076,407	-23,018,708	30,351,647	-31,385,089	37,576,045	-43,889,509	53,810,216
£8,127	-3,263,786	3,478,941	-12,345,874	18,565,451	-18,412,920	23,465,548	-28,704,799	38,204,437
£8,719	5,899,754	6,914,241	1,033,527	6,023,997	4,743,897	6,638,350	13,057,867	22,049,916
£9,311	14,361,720	16,911,706	9,508,512	11,408,089	9,599,076	9,238,160	1,869,314	6,742,394
£9,903	22,823,686	26,101,161	20,050,551	17,254,133	20,862,048	19,110,789	16,668,985	8,486,247
£10,495	31,285,652	36,604,761	30,534,300	28,828,196	33,608,657	32,890,385	31,468,657	23,609,156
£11,087	39,721,187	46,108,362	40,967,631	40,342,221	46,274,085	46,609,087	46,110,414	38,716,825
£11,679	48,113,795	54,611,961	51,400,962	51,856,248	58,939,513	60,327,789	60,748,961	53,677,732
£12,271	56,506,403	64,115,962	61,834,293	63,370,273	71,894,942	74,010,221	75,387,508	68,638,638
£12,863	64,899,010	73,619,163	72,267,624	74,819,546	84,212,646	87,599,475	89,920,075	83,599,545
£13,455	73,291,618	83,122,762	82,621,615	86,231,037	96,765,287	101,188,729	104,421,688	98,430,277
£14,047	81,684,226	92,626,363	92,968,739	97,642,528	109,317,928	114,777,983	118,923,302	113,252,217
£14,747	90,050,403	102,857,682	105,197,151	111,138,836	124,152,866	129,638,011	136,061,657	130,769,654
£15,393	100,758,334	114,225,455	116,484,930	123,577,736	137,846,656	145,603,550	151,941,055	146,938,442



RLVs less existing use value **£15,260,000 per hectare** **Industrial/Storage/Distribution**
£6,178,138 per acre
£18,312,000 per hectare

Incl premium to landowner

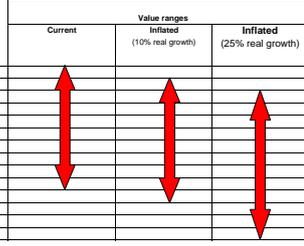
Density - units/ha ->	350 uph	400 uph	450 uph	500 uph	550 uph	600 uph	650 uph	675 uph
Build costs ->	£2874 per sqm	£2949 per sqm	£3025 per sqm	£3100 per sqm	£3175 per sqm	£3251 per sqm	£3326 per sqm	£3409 per sqm
Sales value per sqm								
£7,535	706,248	644,407	-10,586,708	17,919,647	-18,953,089	25,144,045	-31,457,509	41,378,216
£8,127	9,169,214	8,953,059	86,126	6,133,451	-5,980,920	11,033,548	-16,272,799	23,772,437
£8,719	18,331,754	18,466,248	11,398,473	14,608,003	7,688,103	9,793,650	6,265,687	13,617,916
£9,311	26,793,720	28,943,706	21,940,512	18,047,068	20,491,076	17,670,160	14,301,314	5,689,606
£9,903	35,255,686	38,533,161	32,482,551	29,686,133	33,294,048	31,542,789	29,100,985	20,918,247
£10,495	43,717,652	48,036,761	42,966,300	41,260,196	46,040,657	45,322,385	43,900,657	36,041,156
£11,087	52,181,167	57,640,362	53,092,511	52,774,221	58,706,085	59,041,087	58,542,414	51,148,625
£11,679	60,545,795	67,043,961	63,832,962	64,288,248	71,371,513	72,759,789	73,180,961	66,109,732
£12,271	68,930,403	76,477,662	74,266,293	75,802,273	84,036,942	86,442,221	87,819,508	81,070,638
£12,863	77,331,010	86,051,163	84,699,624	87,251,546	96,644,646	100,031,475	102,352,075	96,031,545
£13,455	85,721,618	95,543,682	95,035,615	100,169,167	110,620,638	113,620,279	116,858,095	109,822,527
£14,047	94,116,226	105,058,363	105,400,739	110,074,528	121,749,928	127,209,983	131,355,302	125,684,217
£14,747	104,034,762	116,289,891	117,629,158	123,560,836	136,584,866	143,270,011	148,493,571	143,201,054
£15,393	113,190,334	126,657,455	128,916,930	136,009,736	150,278,656	158,035,550	164,273,055	159,370,442



RLVs less existing use value **£8,000,000 per hectare** **Car Parking sites etc**
£3,238,866 per acre
£9,600,000 per hectare

Incl premium to landowner

Density - units/ha ->	350 uph	400 uph	450 uph	500 uph	550 uph	600 uph	650 uph	675 uph
Build costs ->	£2874 per sqm	£2949 per sqm	£3025 per sqm	£3100 per sqm	£3175 per sqm	£3251 per sqm	£3326 per sqm	£3409 per sqm
Sales value per sqm								
£7,535	9,418,248	8,067,593	1,874,708	9,207,647	-10,241,089	16,432,045	-22,745,509	32,686,216
£8,127	17,880,214	17,665,059	8,798,126	2,578,549	2,731,080	2,321,548	7,560,799	17,060,437
£8,719	27,043,754	28,058,241	20,110,473	15,120,003	16,400,103	12,505,650	8,086,333	9,931,616
£9,311	35,505,720	37,655,706	30,652,512	26,759,068	29,203,076	26,382,160	23,013,314	14,401,606
£9,903	43,967,686	47,245,161	41,194,551	38,388,133	42,006,048	40,254,789	37,812,985	29,630,247
£10,495	52,429,652	56,748,761	51,678,300	49,872,196	54,752,657	54,034,385	52,612,657	44,753,156
£11,087	60,885,187	66,252,362	62,111,631	61,486,221	67,418,085	67,753,087	67,254,414	59,860,825
£11,679	69,257,795	75,755,961	72,544,962	73,000,248	80,083,513	81,471,789	81,892,961	74,821,732
£12,271	77,650,403	85,259,562	82,978,293	84,514,273	92,748,942	95,154,221	96,531,508	89,762,638
£12,863	86,043,010	94,763,163	93,411,624	95,983,546	105,396,646	108,743,475	111,064,075	103,743,545
£13,455	94,435,618	104,266,762	103,765,615	107,375,037	117,909,287	122,332,729	125,565,688	119,574,277
£14,047	102,828,226	113,770,363	114,112,739	118,786,528	130,461,928	135,921,983	140,667,302	134,996,217
£14,747	112,746,762	125,001,891	126,341,158	132,272,836	145,296,866	151,982,011	157,205,571	151,913,054
£15,393	121,902,334	135,369,455	137,628,930	144,721,736	158,990,656	166,747,550	172,985,055	168,082,442



RLVs less existing use value **£6,000,000 per hectare** **Community sites/backlands**
£2,429,150 per acre
£7,200,000 per hectare

Incl premium to landowner

Density - units/ha ->	350 uph	400 uph	450 uph	500 uph	550 uph	600 uph	650 uph	675 uph
Build costs ->	£2874 per sqm	£2949 per sqm	£3025 per sqm	£3100 per sqm	£3175 per sqm	£3251 per sqm	£3326 per sqm	£3409 per sqm
Sales value per sqm								
£7,535	11,818,248	10,467,593	525,292	6,807,647	-7,841,089	14,032,045	-20,345,509	30,266,216
£8,127	20,280,214	20,065,059	11,198,126	4,978,549	5,131,080	7,452	5,160,799	14,660,437
£8,719	29,443,754	30,458,241	22,510,473	17,520,003	18,800,103	14,905,650	10,486,333	11,494,084
£9,311	37,905,720	40,055,706	33,052,512	29,159,068	31,603,076	28,782,160	25,413,314	16,801,606
£9,903	46,367,686	49,645,161	43,594,551	40,798,133	44,406,048	43,634,385	42,212,657	32,030,247
£10,495	54,829,652	59,148,761	54,078,300	52,372,196	57,152,657	56,434,385	55,012,657	47,153,156
£11,087	63,285,187	68,652,362	64,511,631	63,886,221	69,818,085	70,153,087	69,654,414	62,260,825
£11,679	71,657,795							

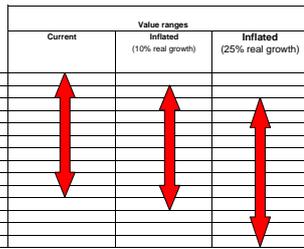
MODEL	350 uph	400 uph	450 uph	500 uph	550 uph	600 uph	650 uph	675 uph
Density - units/ha ->								
Build costs ->	£2874 per sqm	£2949 per sqm	£3025 per sqm	£3100 per sqm	£3175 per sqm	£3251 per sqm	£3326 per sqm	£3409 per sqm
Sales value per sqm								
£7,535	19,425,826	18,139,593	8,288,055	1,025,180	68,086	6,046,004	- 12,283,463	22,147,530
£8,127	27,887,792	27,377,058	18,960,889	12,811,375	13,032,901	8,053,483	2,889,298	6,554,172
£8,719	37,051,332	38,130,240	30,265,063	25,343,734	26,691,838	22,873,539	18,536,429	9,587,912
£9,311	45,513,298	47,727,705	40,807,102	36,982,799	39,494,810	36,746,168	33,451,447	24,895,434
£9,903	53,975,265	57,310,230	51,249,142	48,621,864	52,297,762	50,618,797	48,251,118	40,111,624
£10,495	62,437,231	66,813,830	61,824,708	60,186,822	65,034,292	64,387,359	63,042,026	55,234,533
£11,087	70,867,088	76,317,430	72,258,039	71,700,847	77,699,721	78,106,060	77,680,572	70,329,738
£11,679	79,259,695	85,821,031	82,691,370	83,214,874	90,365,149	91,824,762	92,319,118	85,290,644
£12,271	87,652,303	95,334,631	93,124,701	94,728,899	103,030,577	105,496,147	106,957,664	100,251,551
£12,863	96,044,911	104,828,231	103,556,708	106,169,656	115,628,173	119,085,401	121,478,243	115,208,772
£13,455	104,437,518	114,331,831	113,903,832	117,580,547	128,180,813	132,674,655	135,979,856	130,030,712
£14,047	112,830,126	123,835,432	124,250,956	128,992,038	140,733,454	146,263,910	150,481,469	144,852,650
£14,747	122,748,662	135,066,959	136,479,375	142,478,346	155,568,392	162,323,937	167,619,739	162,369,488
£15,393	131,904,234	145,434,524	147,767,147	154,927,246	169,262,182	177,078,416	183,387,219	178,538,676

Aff Hsg	15%
% SR	50%
% SO	50%
S106 (private)	£1,500 per unit
S106 (affordable)	£1,500 per unit
CSH (uplift n.u. on PDI)	Level 4
CSH (p.u. uplift on AH)	Level 4
Grant	No
Developer's profit	17%
CL (per sqm)	57%

* plus Mayoral CL of £50 per sqm

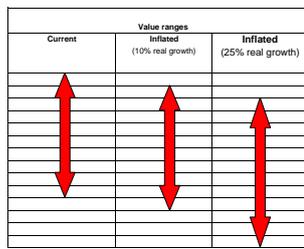
RLVs less existing use value **£25,620,000 per hectare** **Office**
£10,372,470 per acre
£30,744,000 per hectare

Density - units/ha ->	350 uph	400 uph	450 uph	500 uph	550 uph	600 uph	650 uph	675 uph
Build costs ->	£2874 per sqm	£2949 per sqm	£3025 per sqm	£3100 per sqm	£3175 per sqm	£3251 per sqm	£3326 per sqm	£3409 per sqm
Sales value per sqm								
£7,535	- 11,318,174	- 12,604,407	- 22,455,945	- 29,718,820	- 30,675,914	- 36,790,004	- 43,027,463	- 52,891,530
£8,127	- 2,856,208	- 3,006,942	- 11,783,111	- 17,932,625	- 17,711,099	- 22,690,517	- 27,854,702	- 37,298,172
£8,719	- 6,307,332	- 7,386,240	- 4,787,937	- 5,400,296	- 4,052,162	- 7,870,461	- 12,207,571	- 21,156,088
£9,311	- 14,769,299	- 15,310,705	- 10,363,102	- 10,231,599	- 9,379,830	- 6,002,168	- 2,707,447	- 5,948,666
£9,903	- 23,231,265	- 26,566,230	- 20,605,142	- 17,877,864	- 21,553,782	- 19,874,797	- 17,507,118	- 9,367,624
£10,495	- 31,693,231	- 36,069,830	- 31,080,708	- 29,442,822	- 34,290,292	- 33,643,359	- 32,298,026	- 24,490,533
£11,087	- 40,123,088	- 45,573,430	- 41,514,039	- 40,956,847	- 46,955,721	- 47,362,060	- 46,936,572	- 39,585,738
£11,679	- 48,515,695	- 55,077,031	- 51,947,370	- 52,470,874	- 59,621,149	- 61,080,762	- 61,575,118	- 54,546,644
£12,271	- 56,908,303	- 64,590,631	- 62,380,701	- 63,984,899	- 72,286,577	- 74,752,147	- 76,213,664	- 69,507,551
£12,863	- 65,300,911	- 74,084,231	- 72,812,708	- 75,425,056	- 84,884,173	- 88,341,401	- 90,734,243	- 84,464,772
£13,455	- 73,693,518	- 83,587,831	- 83,159,832	- 86,836,547	- 97,436,813	- 101,930,655	- 105,235,856	- 99,286,712
£14,047	- 82,086,126	- 93,091,432	- 93,506,956	- 98,248,038	- 109,989,454	- 115,519,910	- 119,737,469	- 114,108,650
£14,747	- 90,479,695	- 102,727,959	- 102,735,375	- 111,734,639	- 124,624,904	- 131,679,937	- 136,876,739	- 132,088,088
£15,393	- 101,160,234	- 114,690,524	- 117,023,147	- 124,183,246	- 138,518,182	- 146,334,416	- 152,643,210	- 147,784,676



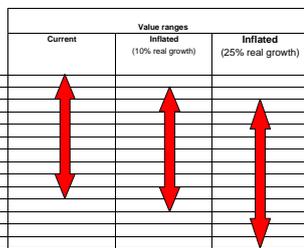
RLVs less existing use value **£15,260,000 per hectare** **Industrial/Storage/Distribution**
£6,178,138 per acre
£18,312,000 per hectare

Density - units/ha ->	350 uph	400 uph	450 uph	500 uph	550 uph	600 uph	650 uph	675 uph
Build costs ->	£2874 per sqm	£2949 per sqm	£3025 per sqm	£3100 per sqm	£3175 per sqm	£3251 per sqm	£3326 per sqm	£3409 per sqm
Sales value per sqm								
£7,535	- 1,113,826	- 1,724,407	- 10,023,945	- 17,286,820	- 18,243,914	- 24,358,004	- 30,595,463	- 40,459,530
£8,127	- 9,575,792	- 9,425,058	- 648,389	- 5,500,625	- 5,278,099	- 10,258,517	- 15,422,702	- 24,986,172
£8,719	- 18,738,332	- 18,819,240	- 11,953,063	- 11,031,734	- 8,379,838	- 4,561,539	- 2,244,429	- 3,724,088
£9,311	- 27,201,298	- 29,415,705	- 22,495,102	- 18,670,799	- 21,182,810	- 18,434,168	- 15,139,447	- 6,583,434
£9,903	- 35,663,265	- 38,998,230	- 33,037,142	- 30,309,864	- 33,985,782	- 32,306,797	- 29,939,118	- 21,799,624
£10,495	- 44,125,231	- 48,501,830	- 43,512,708	- 41,874,822	- 46,722,292	- 46,075,359	- 44,730,026	- 36,922,533
£11,087	- 52,555,086	- 58,005,430	- 53,046,039	- 51,388,847	- 59,287,721	- 60,944,060	- 60,368,572	- 52,017,738
£11,679	- 60,947,695	- 67,509,031	- 64,379,370	- 64,902,874	- 72,053,149	- 73,512,762	- 74,007,118	- 66,978,644
£12,271	- 69,340,303	- 77,012,631	- 74,812,701	- 76,416,899	- 84,718,577	- 87,184,147	- 86,645,664	- 81,939,551
£12,863	- 77,732,911	- 86,516,231	- 85,244,708	- 87,857,056	- 97,318,173	- 100,773,401	- 103,166,243	- 96,896,772
£13,455	- 86,148,918	- 95,932,231	- 95,661,708	- 98,269,547	- 108,730,813	- 114,369,655	- 117,867,243	- 111,747,612
£14,047	- 94,518,126	- 105,523,432	- 105,938,956	- 110,680,038	- 122,421,454	- 127,951,910	- 132,169,469	- 126,600,650
£14,747	- 104,346,662	- 116,754,959	- 118,167,375	- 124,166,346	- 137,256,392	- 144,011,937	- 149,307,739	- 144,057,488
£15,393	- 113,592,234	- 127,122,524	- 129,455,147	- 136,615,246	- 150,950,182	- 158,766,416	- 165,075,219	- 160,226,676



RLVs less existing use value **£8,000,000 per hectare** **Car Parking sites etc**
£3,238,866 per acre
£9,600,000 per hectare

Density - units/ha ->	350 uph	400 uph	450 uph	500 uph	550 uph	600 uph	650 uph	675 uph
Build costs ->	£2874 per sqm	£2949 per sqm	£3025 per sqm	£3100 per sqm	£3175 per sqm	£3251 per sqm	£3326 per sqm	£3409 per sqm
Sales value per sqm								
£7,535	9,825,826	8,539,593	1,311,945	6,574,820	9,311,914	15,646,004	21,883,463	31,747,530
£8,127	18,287,792	18,137,058	9,360,889	3,211,375	3,432,901	1,546,517	6,710,702	16,154,172
£8,719	27,451,332	28,530,240	20,665,063	15,743,734	17,091,838	13,273,539	8,936,429	12,088
£9,311	35,913,298	38,127,705	31,207,102	27,382,799	29,894,810	27,146,168	23,851,447	15,295,434
£9,903	44,375,265	47,710,230	41,749,142	39,021,864	42,697,762	41,018,797	38,651,118	30,511,624
£10,495	52,837,231	57,213,830	52,244,708	50,586,822	55,434,292	55,787,359	53,442,026	45,634,533
£11,087	61,267,088	66,717,430	62,658,039	62,100,847	68,099,721	68,506,060	68,080,572	60,729,738
£11,679	69,659,695	76,221,031	73,091,370	73,614,874	80,765,149	82,224,762	82,719,118	75,690,644
£12,271	78,052,303	85,724,631	83,524,701	85,128,899	93,430,577	95,896,147	97,357,664	90,651,551
£12,863	86,444,911	95,228,231	93,956,708	95,959,056	106,028,173	109,485,401	111,878,243	105,088,772
£13,455	94,837,518	104,731,831	104,303,832	107,980,547	118,580,813	123,074,655	126,379,856	120,430,712
£14,047	103,230,126	114,235,432	114,650,956	119,392,038	131,133,454	136,663,910	140,881,469	135,252,650
£14,747	113,148,662	126,466,959	126,879,375	132,878,346	145,968,392	152,723,937	158,019,739	152,769,488
£15,393	122,304,234	135,834,524	138,167,147	145,327,246	159,662,182	167,478,416	173,787,219	168,938,676



RLVs less existing use value **£6,000,000 per hectare** **Community sites/backlands**
£2,429,150 per acre
£7,200,000 per hectare

Density - units/ha ->	350 uph	400 uph	450 uph	500 uph	550 uph	600 uph	650 uph	675 uph
Build costs ->	£2874 per sqm	£2949 per sqm	£3025 per sqm	£3100 per sqm	£3175 per sqm	£3251 per sqm	£3326 per sqm	£3409 per sqm
Sales value per sqm								
£7,535	12,225,826	10,939,593	1,088,055	6,174,820	7,131,914	13,246,004	19,483,463	29,347,530
£8,127	20,587,792	20,537,058	11,760,889	5,611,375	5,832,901	853,483	4,310,702	13,754,172
£8,719	29,851,332	30,930,240	23,065,063	18,143,734	19,491,838	15,673,539	11,336,429	7,387,912
£9,311	38,313,298	40,527,705	33,607,102	29,782,799	32,294,810	29,546,168	26,251,447	17,695,434
£9,903	46,775,265	50,110,230	44,149,142	41,421,864	45,097,762	43,418,797	41,051,118	32,911,624
£10,495	55,237,231	59,613,830	54,624,708	52,986,822				

MODEL 11

Density - units/ha ->	350 uph	400 uph	450 uph	500 uph	550 uph	600 uph	650 uph	675 uph		
Build costs ->	£2874 per sqm	£2949 per sqm	£3025 per sqm	£3100 per sqm	£3175 per sqm	£3251 per sqm	£3326 per sqm	£3409 per sqm		
Sales value per sqm										
	£7,535	14,967,735	13,073,888	2,651,037	5,282,362	- 6,965,919	13,577,817	- 20,306,067	30,570,682	£7,535
	£8,127	23,123,847	22,324,458	12,938,105	6,149,404	5,724,921	119,556	- 5,662,479	15,332,421	£8,127
	£8,719	31,956,173	32,341,982	23,907,486	18,263,082	18,911,827	14,410,831	9,516,037	282,364	£8,719
	£9,311	40,112,286	41,592,552	34,071,607	29,535,407	31,327,742	27,892,781	23,958,969	15,102,851	£9,311
	£9,903	48,268,398	50,843,121	44,232,609	40,753,783	43,867,955	41,253,989	38,273,015	29,857,088	£9,903
	£10,495	56,424,510	60,053,645	54,393,610	51,972,159	56,008,169	54,625,198	52,537,759	44,467,893	£10,495
	£11,087	64,580,622	69,213,742	64,462,760	63,086,930	68,249,227	67,856,484	66,755,198	59,044,191	£11,087
	£11,679	72,691,647	78,373,839	74,518,983	74,184,785	80,456,869	81,078,329	80,864,640	73,560,313	£11,679
	£12,271	80,780,907	87,533,835	84,575,206	85,282,642	92,664,511	94,301,174	94,874,083	87,980,464	£12,271
	£12,863	88,870,168	96,694,032	94,631,429	96,380,498	104,874,153	107,461,512	109,083,525	102,400,615	£12,863
	£13,455	96,959,428	105,854,128	104,680,367	107,396,770	117,003,287	120,559,588	123,063,855	116,806,082	£13,455
	£14,047	105,048,688	115,014,226	114,653,499	118,395,798	129,102,217	133,657,664	137,041,313	131,092,288	£14,047
	£14,747	114,608,723	125,839,794	126,439,927	131,394,649	143,400,953	148,137,209	153,660,128	147,975,987	£14,747
	£15,393	123,433,371	135,832,627	137,319,707	143,383,588	156,599,786	163,426,019	168,608,264	163,560,939	£15,393

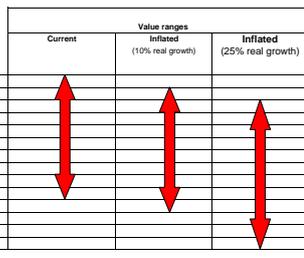
Aff Hsg	15%
% SR	60%
% SO	40%
S106 (private)	£1,500 per unit
S106 (affordable)	£1,500 per unit
CSH (uplift n.u. on PDI)	Level 4
CSH (p.u. uplift on AH)	Level 4
Grant	No
Developer's profit	20%
CL (per sqm)	57%

* plus Mayoral CL of £50 per sqm

RLVs less existing use value **£25,620,000 per hectare** **Office**
£10,372,470 per acre
£30,744,000 per hectare

Incl premium to landowner

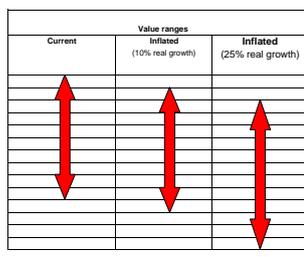
Density - units/ha ->	350 uph	400 uph	450 uph	500 uph	550 uph	600 uph	650 uph	675 uph		
Build costs ->	£2874 per sqm	£2949 per sqm	£3025 per sqm	£3100 per sqm	£3175 per sqm	£3251 per sqm	£3326 per sqm	£3409 per sqm		
Sales value per sqm										
	£7,535	- 15,776,265	- 17,670,112	- 28,092,963	- 36,026,362	- 37,609,919	- 44,321,817	- 51,050,067	- 61,314,682	£7,535
	£8,127	- 7,620,153	- 8,419,542	- 17,805,895	- 24,594,596	- 25,019,079	- 30,624,444	- 36,406,479	- 46,076,421	£8,127
	£8,719	- 1,212,173	- 1,597,882	- 6,836,514	- 12,480,918	- 11,832,173	- 16,333,169	- 21,227,963	- 30,461,636	£8,719
	£9,311	9,388,286	10,948,552	3,327,607	12,388,593	12,981,742	13,981,219	15,785,031	15,641,149	£9,311
	£9,903	17,524,398	20,099,121	13,488,609	10,009,783	12,923,955	10,509,989	7,529,015	886,912	£9,903
	£10,495	25,680,510	29,309,645	23,649,610	21,228,159	25,264,169	23,881,198	21,793,759	13,723,893	£10,495
	£11,087	33,836,622	38,469,742	33,718,760	32,342,930	37,505,227	37,111,484	36,011,198	28,300,191	£11,087
	£11,679	41,947,647	47,629,839	43,774,983	43,440,785	49,712,869	50,334,329	50,120,640	42,816,313	£11,679
	£12,271	50,036,907	56,789,835	53,831,429	54,538,642	61,920,511	63,657,174	64,230,083	57,236,464	£12,271
	£12,863	58,126,168	65,950,032	63,887,429	65,636,498	74,128,153	76,717,512	78,339,525	71,656,615	£12,863
	£13,455	66,215,428	75,110,128	73,936,367	76,652,770	86,259,287	89,815,588	92,319,855	86,062,082	£13,455
	£14,047	74,304,688	84,270,226	83,909,499	87,651,798	98,358,217	102,913,664	106,297,313	100,348,288	£14,047
	£14,747	82,474,723	94,059,794	93,699,927	100,650,649	112,566,953	118,303,209	122,816,128	117,219,911	£14,747
	£15,393	92,689,371	105,088,627	106,575,707	112,649,588	125,855,786	132,682,019	138,064,264	132,816,939	£15,393



RLVs less existing use value **£15,260,000 per hectare** **Industrial/Storage/Distribution**
£6,178,138 per acre
£18,312,000 per hectare

Incl premium to landowner

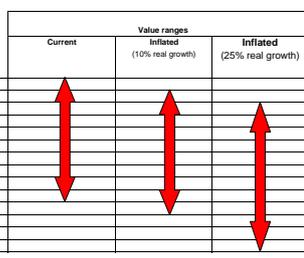
Density - units/ha ->	350 uph	400 uph	450 uph	500 uph	550 uph	600 uph	650 uph	675 uph		
Build costs ->	£2874 per sqm	£2949 per sqm	£3025 per sqm	£3100 per sqm	£3175 per sqm	£3251 per sqm	£3326 per sqm	£3409 per sqm		
Sales value per sqm										
	£7,535	- 3,344,265	- 5,238,112	- 15,660,963	- 23,594,362	- 25,177,919	- 31,889,817	- 38,618,067	- 48,882,682	£7,535
	£8,127	- 4,811,847	- 4,012,458	- 5,373,896	- 12,162,586	- 12,587,079	- 18,192,444	- 23,974,479	- 33,644,421	£8,127
	£8,719	13,644,173	10,948,552	5,595,486	46,9318	599,827	3,901,169	8,785,963	18,029,636	£8,719
	£9,311	21,800,286	23,280,552	15,759,607	11,223,407	13,015,742	9,570,781	5,646,969	3,209,149	£9,311
	£9,903	29,956,398	32,531,121	25,920,609	22,441,783	25,355,955	22,941,989	19,961,015	11,545,088	£9,903
	£10,495	38,112,510	41,741,645	36,081,610	33,660,159	37,696,169	38,313,198	34,225,759	26,155,893	£10,495
	£11,087	46,268,622	50,901,742	46,159,760	47,714,500	49,407,227	49,643,484	48,443,198	40,732,191	£11,087
	£11,679	54,379,647	60,061,839	56,206,983	55,872,785	62,144,869	62,766,329	62,552,640	56,248,313	£11,679
	£12,271	62,468,907	69,213,742	66,263,206	66,970,642	74,352,511	75,989,174	76,662,083	69,668,464	£12,271
	£12,863	70,559,168	78,382,032	76,319,429	78,068,498	86,560,153	89,149,512	90,771,525	84,088,615	£12,863
	£13,455	79,270,168	87,094,032	86,369,429	88,369,498	97,861,512	102,247,588	104,753,855	98,494,021	£13,455
	£14,047	86,736,688	96,702,226	96,341,499	100,083,798	110,790,217	115,345,664	118,729,313	112,780,288	£14,047
	£14,747	96,296,723	107,527,794	108,127,927	113,082,649	125,088,953	130,825,209	135,248,128	129,663,987	£14,747
	£15,393	105,121,371	117,520,627	119,007,707	125,081,588	138,287,786	145,114,019	150,496,264	145,248,939	£15,393



RLVs less existing use value **£8,000,000 per hectare** **Car Parking sites etc**
£3,238,866 per acre
£9,600,000 per hectare

Incl premium to landowner

Density - units/ha ->	350 uph	400 uph	450 uph	500 uph	550 uph	600 uph	650 uph	675 uph		
Build costs ->	£2874 per sqm	£2949 per sqm	£3025 per sqm	£3100 per sqm	£3175 per sqm	£3251 per sqm	£3326 per sqm	£3409 per sqm		
Sales value per sqm										
	£7,535	5,367,735	3,473,888	6,948,963	14,882,362	- 16,465,919	23,177,817	- 29,906,067	40,170,682	£7,535
	£8,127	13,523,847	12,724,458	3,338,105	3,450,596	- 3,875,079	4,480,444	- 15,262,479	24,932,421	£8,127
	£8,719	22,356,173	22,741,982	14,307,486	8,663,082	9,311,827	4,810,831	- 83,963	9,317,636	£8,719
	£9,311	30,512,286	31,992,552	24,471,607	19,935,407	21,727,742	18,282,781	14,358,969	5,502,851	£9,311
	£9,903	38,668,398	41,243,121	34,632,609	31,153,783	34,067,955	31,653,989	28,673,015	20,257,088	£9,903
	£10,495	46,824,510	50,453,645	44,793,610	42,372,159	46,408,169	45,025,198	42,937,759	34,867,893	£10,495
	£11,087	54,980,622	59,613,742	54,862,760	53,486,930	58,649,227	58,255,484	57,155,198	49,444,191	£11,087
	£11,679	63,091,647	68,773,839	64,918,983	64,584,785	70,856,869	71,478,329	71,264,640	63,960,313	£11,679
	£12,271	71,180,907	77,933,835	74,975,206	75,682,642	83,064,511	84,701,174	85,374,083	78,380,464	£12,271
	£12,863	79,270,168	87,094,032	86,369,429	88,369,498	97,861,512	99,483,525	99,800,615	92,494,021	£12,863
	£13,455	87,359,428	96,254,128	95,080,367	97,796,770	107,403,287	110,959,588	113,463,855	107,206,082	£13,455
	£14,047	95,448,688	105,414,226	105,053,499	108,795,798	119,502,217	124,057,664	127,441,313	121,492,288	£14,047
	£14,747	105,008,723	116,239,794	116,839,927	121,794,649	133,800,953	139,537,209	143,960,128	138,375,987	£14,747
	£15,393	113,833,371	126,232,627	127,719,707	133,793,588	146,999,786	153,826,019	159,208,264	153,960,939	£15,393



RLVs less existing use value **£6,000,000 per hectare** **Community sites/backlands**
£2,429,150 per acre
£7,200,000 per hectare

Incl premium to landowner

Density - units/ha ->	350 uph	400 uph	450 uph	500 uph	550 uph	600 uph	650 uph	675 uph
Build costs ->	£2874 per sqm	£2949 per sqm	£3025 per sqm	£3100 per sqm	£3175 per sqm	£3251 per sqm	£3326 per sqm	£3409 per sqm
Sales value per sqm			</					

MODEL 12

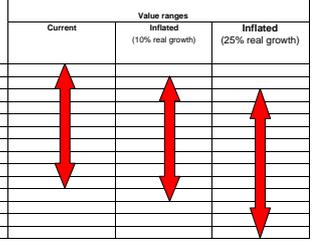
Density - units/ha ->	350 uph	400 uph	450 uph	500 uph	550 uph	600 uph	650 uph	675 uph		
Build costs ->	£2874 per sqm	£2949 per sqm	£3025 per sqm	£3100 per sqm	£3175 per sqm	£3251 per sqm	£3326 per sqm	£3409 per sqm		
Sales value per sqm										
	£7,535	15,375,313	13,545,887	3,213,800	4,640,451	6,154,021	12,791,775	19,444,021	29,639,585	£7,535
	£8,127	23,531,426	22,796,457	13,500,868	6,782,230	6,426,743	894,586	4,800,434	14,426,156	£8,127
	£8,719	32,363,752	32,813,981	24,465,195	18,895,909	19,613,649	15,185,861	10,366,133	1,188,630	£8,719
	£9,311	40,519,864	42,064,550	34,626,197	30,159,138	32,019,476	28,646,789	24,809,066	15,996,679	£9,311
	£9,903	48,676,976	51,315,120	44,787,199	41,377,514	44,269,690	42,017,998	39,111,149	30,750,916	£9,903
	£10,495	56,832,089	60,518,714	54,948,200	52,595,890	56,999,904	55,385,613	53,375,892	45,349,270	£10,495
	£11,087	64,988,201	69,678,810	65,009,168	63,701,556	68,930,863	68,608,457	67,581,355	59,925,567	£11,087
	£11,679	73,093,547	78,838,908	75,065,391	74,799,411	81,138,505	81,831,303	81,690,798	74,429,226	£11,679
	£12,271	81,162,807	87,999,004	85,121,814	85,897,288	93,346,147	95,054,147	95,800,239	88,849,377	£12,271
	£12,863	89,272,067	97,159,101	95,177,837	96,965,124	105,553,788	108,203,438	109,800,564	103,289,528	£12,863
	£13,455	97,361,328	106,319,197	105,218,584	108,002,280	117,674,813	121,301,514	123,878,023	117,662,516	£13,455
	£14,047	105,450,589	115,479,294	115,191,715	119,001,308	129,773,744	134,399,590	137,855,481	131,948,722	£14,047
	£14,747	115,010,623	126,304,863	126,978,144	132,000,159	144,072,479	149,879,135	154,374,295	148,832,420	£14,747
	£15,393	123,635,271	136,297,696	137,857,924	143,999,098	157,271,313	164,167,946	169,622,432	164,417,373	£15,393

Aff Hsg	15%
% SR	50%
% SO	50%
S106 (private)	£1,500 per unit
S106 (affordable)	£1,500 per unit
CSH (uplift n.u. on PD)	Level 4
CSH (p.u. uplift on AH)	Level 4
Grant	No
Developer's profit	20%
CL (per sqm)	57%

* see Mayoral CL of £50 per sqm

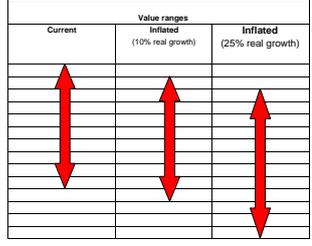
RLVs less existing use value **£25,620,000 per hectare** **Office**
£10,372,470 per acre
£30,744,000 per hectare

Density - units/ha ->	350 uph	400 uph	450 uph	500 uph	550 uph	600 uph	650 uph	675 uph		
Build costs ->	£2874 per sqm	£2949 per sqm	£3025 per sqm	£3100 per sqm	£3175 per sqm	£3251 per sqm	£3326 per sqm	£3409 per sqm		
Sales value per sqm										
	£7,535	15,368,687	17,198,113	27,530,200	35,384,451	36,898,021	43,535,775	50,188,021	60,383,585	£7,535
	£8,127	23,512,426	22,796,457	17,243,132	23,961,770	24,317,257	29,849,414	35,544,434	45,170,156	£8,127
	£8,719	32,363,752	32,813,981	24,465,195	18,895,909	19,613,649	15,185,861	10,366,133	1,188,630	£8,719
	£9,311	40,519,864	42,064,550	34,626,197	30,159,138	32,019,476	28,646,789	24,809,066	15,996,679	£9,311
	£9,903	48,676,976	51,315,120	44,787,199	41,377,514	44,269,690	42,017,998	39,111,149	30,750,916	£9,903
	£10,495	56,832,089	60,518,714	54,948,200	52,595,890	56,999,904	55,385,613	53,375,892	45,349,270	£10,495
	£11,087	64,988,201	69,678,810	65,009,168	63,701,556	68,930,863	68,608,457	67,581,355	59,925,567	£11,087
	£11,679	73,093,547	78,838,908	75,065,391	74,799,411	81,138,505	81,831,303	81,690,798	74,429,226	£11,679
	£12,271	81,162,807	87,999,004	85,121,814	85,897,288	93,346,147	95,054,147	95,800,239	88,849,377	£12,271
	£12,863	89,272,067	97,159,101	95,177,837	96,965,124	105,553,788	108,203,438	109,800,564	103,289,528	£12,863
	£13,455	97,361,328	106,319,197	105,218,584	108,002,280	117,674,813	121,301,514	123,878,023	117,662,516	£13,455
	£14,047	105,450,589	115,479,294	115,191,715	119,001,308	129,773,744	134,399,590	137,855,481	131,948,722	£14,047
	£14,747	115,010,623	126,304,863	126,978,144	132,000,159	144,072,479	149,879,135	154,374,295	148,832,420	£14,747
	£15,393	123,635,271	136,297,696	137,857,924	143,999,098	157,271,313	164,167,946	169,622,432	164,417,373	£15,393



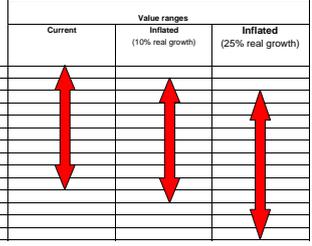
RLVs less existing use value **£15,260,000 per hectare** **Industrial/Storage/Distribution**
£6,178,138 per acre
£18,312,000 per hectare

Density - units/ha ->	350 uph	400 uph	450 uph	500 uph	550 uph	600 uph	650 uph	675 uph		
Build costs ->	£2874 per sqm	£2949 per sqm	£3025 per sqm	£3100 per sqm	£3175 per sqm	£3251 per sqm	£3326 per sqm	£3409 per sqm		
Sales value per sqm										
	£7,535	15,296,687	17,198,113	27,530,200	35,384,451	36,898,021	43,535,775	50,188,021	60,383,585	£7,535
	£8,127	23,512,426	22,796,457	17,243,132	23,961,770	24,317,257	29,849,414	35,544,434	45,170,156	£8,127
	£8,719	32,363,752	32,813,981	24,465,195	18,895,909	19,613,649	15,185,861	10,366,133	1,188,630	£8,719
	£9,311	40,519,864	42,064,550	34,626,197	30,159,138	32,019,476	28,646,789	24,809,066	15,996,679	£9,311
	£9,903	48,676,976	51,315,120	44,787,199	41,377,514	44,269,690	42,017,998	39,111,149	30,750,916	£9,903
	£10,495	56,832,089	60,518,714	54,948,200	52,595,890	56,999,904	55,385,613	53,375,892	45,349,270	£10,495
	£11,087	64,988,201	69,678,810	65,009,168	63,701,556	68,930,863	68,608,457	67,581,355	59,925,567	£11,087
	£11,679	73,093,547	78,838,908	75,065,391	74,799,411	81,138,505	81,831,303	81,690,798	74,429,226	£11,679
	£12,271	81,162,807	87,999,004	85,121,814	85,897,288	93,346,147	95,054,147	95,800,239	88,849,377	£12,271
	£12,863	89,272,067	97,159,101	95,177,837	96,965,124	105,553,788	108,203,438	109,800,564	103,289,528	£12,863
	£13,455	97,361,328	106,319,197	105,218,584	108,002,280	117,674,813	121,301,514	123,878,023	117,662,516	£13,455
	£14,047	105,450,589	115,479,294	115,191,715	119,001,308	129,773,744	134,399,590	137,855,481	131,948,722	£14,047
	£14,747	115,010,623	126,304,863	126,978,144	132,000,159	144,072,479	149,879,135	154,374,295	148,832,420	£14,747
	£15,393	123,635,271	136,297,696	137,857,924	143,999,098	157,271,313	164,167,946	169,622,432	164,417,373	£15,393



RLVs less existing use value **£8,000,000 per hectare** **Car Parking sites etc**
£3,238,866 per acre
£9,600,000 per hectare

Density - units/ha ->	350 uph	400 uph	450 uph	500 uph	550 uph	600 uph	650 uph	675 uph		
Build costs ->	£2874 per sqm	£2949 per sqm	£3025 per sqm	£3100 per sqm	£3175 per sqm	£3251 per sqm	£3326 per sqm	£3409 per sqm		
Sales value per sqm										
	£7,535	15,296,687	17,198,113	27,530,200	35,384,451	36,898,021	43,535,775	50,188,021	60,383,585	£7,535
	£8,127	23,512,426	22,796,457	17,243,132	23,961,770	24,317,257	29,849,414	35,544,434	45,170,156	£8,127
	£8,719	32,363,752	32,813,981	24,465,195	18,895,909	19,613,649	15,185,861	10,366,133	1,188,630	£8,719
	£9,311	40,519,864	42,064,550	34,626,197	30,159,138	32,019,476	28,646,789	24,809,066	15,996,679	£9,311
	£9,903	48,676,976	51,315,120	44,787,199	41,377,514	44,269,690	42,017,998	39,111,149	30,750,916	£9,903
	£10,495	56,832,089	60,518,714	54,948,200	52,595,890	56,999,904	55,385,613	53,375,892	45,349,270	£10,495
	£11,087	64,988,201	69,678,810	65,009,168	63,701,556	68,930,863	68,608,457	67,581,355	59,925,567	£11,087
	£11,679	73,093,547	78,838,908	75,065,391	74,799,411	81,138,505	81,831,303	81,690,798	74,429,226	£11,679
	£12,271	81,162,807	87,999,004	85,121,814	85,897,288	93,346,147	95,054,147	95,800,239	88,849,377	£12,271
	£12,863	89,272,067	97,159,101	95,177,837	96,965,124	105,553,788	108,203,438	109,800,564	103,289,528	£12,863
	£13,455	97,361,328	106,319,197	105,218,584	108,002,280	117,674,813	121,301,514	123,878,023	117,662,516	£13,455
	£14,047	105,450,589	115,479,294	115,191,715	119,001,308	129,773,744	134,399,590	137,855,481	131,948,722	£14,047
	£14,747	115,010,623	126,304,863	126,978,144	132,000,159	144,072,479	149,879,135	154,374,295	148,832,420	£14,747
	£15,393	123,635,271	136,297,696	137,857,924	143,999,098	157,271,313	164,167,946	169,622,432	164,417,373	£15,393



RLVs less existing use value **£6,000,000 per hectare** **Community sites/backlands**
£2,429,150 per acre
£7,200,000 per hectare

Density - units/ha ->	350 uph	400 uph	450 uph	500 uph	550 uph	600 uph	650 uph	675 uph
Build costs ->	£2874 per sqm	£2949 per sqm	£3025 per sqm	£3100 per sqm	£3175 per sqm	£3251 per sqm	£3326 per sqm	£

MODEL 13

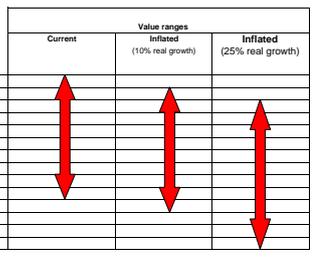
Density - units/ha ->	350 uph	400 uph	450 uph	500 uph	550 uph	600 uph	650 uph	675 uph		
Build costs ->	£2874 per sqm	£2949 per sqm	£3025 per sqm	£3100 per sqm	£3175 per sqm	£3251 per sqm	£3326 per sqm	£3409 per sqm		
Sales value per sqm										
	£7,535	20,032,703	18,832,589	9,102,819	1,928,671	1,056,214	4,954,581	- 11,102,997	20,908,563	£7,535
	£8,127	28,494,669	28,430,055	19,775,653	13,714,866	14,021,028	9,129,619	4,053,401	6,331,960	£8,127
	£8,719	37,658,209	38,823,237	31,067,996	26,234,239	27,665,764	23,934,370	19,700,532	10,793,352	£8,719
	£9,311	46,120,175	48,420,702	41,610,034	37,873,305	40,468,736	37,806,999	34,599,168	26,100,874	£9,311
	£9,903	54,582,141	57,993,051	52,152,073	49,512,370	53,271,708	51,679,628	49,398,840	41,300,273	£9,903
	£10,495	63,044,107	67,496,651	62,615,794	61,064,327	65,994,001	65,432,868	64,173,347	56,423,182	£10,495
	£11,087	71,465,509	77,000,252	73,049,126	72,578,353	78,659,429	79,151,569	78,811,893	71,501,576	£11,087
	£11,679	79,858,117	86,503,852	83,482,457	84,092,379	91,324,858	92,870,271	93,450,439	86,462,483	£11,679
	£12,271	88,250,725	96,007,452	93,915,788	95,606,404	103,890,286	106,526,316	108,088,986	101,423,390	£12,271
	£12,863	96,643,331	105,511,053	104,335,935	107,033,547	116,573,647	120,115,570	122,593,145	116,363,782	£12,863
	£13,455	105,035,939	115,014,653	114,683,059	118,445,038	129,126,287	133,704,825	137,094,758	131,185,721	£13,455
	£14,047	113,428,547	124,518,253	125,030,183	129,856,529	141,678,928	147,294,079	151,596,372	146,007,660	£14,047
	£14,747	123,347,083	135,749,781	137,258,602	143,342,837	156,513,867	163,354,107	168,734,641	163,524,498	£14,747
	£15,393	132,502,655	146,117,345	148,546,375	155,791,736	170,207,656	178,093,229	184,485,684	179,683,885	£15,393

Aff Hsg	15%
% SR	60%
% SO	40%
S106 (private)	£1,500 per unit
S106 (affordable)	£1,500 per unit
CSH (uplift n.u. on PDI)	Level 4
CSH (p.u. uplift on AH)	Level 4
Grant	Yes
Developer's profit	17%
CL (per sqm)	65%

* plus Mayoral CL of £50 per sqm

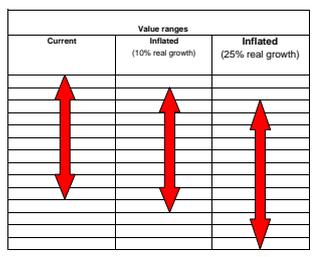
RLVs less existing use value **£25,620,000 per hectare** **Office**
£10,372,470 per acre
£30,744,000 per hectare

Density - units/ha ->	350 uph	400 uph	450 uph	500 uph	550 uph	600 uph	650 uph	675 uph		
Build costs ->	£2874 per sqm	£2949 per sqm	£3025 per sqm	£3100 per sqm	£3175 per sqm	£3251 per sqm	£3326 per sqm	£3409 per sqm		
Sales value per sqm										
	£7,535	- 10,711,297	- 11,911,411	- 21,641,181	- 28,815,329	- 29,687,786	- 35,698,581	- 41,846,997	- 51,652,563	£7,535
	£8,127	- 10,182,669	- 10,118,055	- 1,483,653	- 4,597,134	- 4,290,972	- 8,162,381	- 14,258,599	- 23,643,960	£8,127
	£8,719	- 6,914,209	- 8,079,237	- 323,996	- 4,509,761	- 3,078,236	- 6,809,630	- 11,043,468	- 19,950,648	£8,719
	£9,311	- 15,376,175	- 17,678,702	- 10,866,031	- 7,139,305	- 9,734,736	- 7,082,999	- 3,856,163	- 4,643,126	£9,311
	£9,903	- 23,838,141	- 27,249,051	- 21,408,073	- 18,768,370	- 22,527,708	- 20,935,628	- 18,654,840	- 10,556,273	£9,903
	£10,495	- 32,300,107	- 36,752,651	- 31,871,794	- 30,320,327	- 35,250,001	- 34,688,888	- 33,429,347	- 26,679,182	£10,495
	£11,087	- 40,721,509	- 46,256,252	- 42,305,126	- 41,834,353	- 47,915,429	- 48,407,569	- 48,067,893	- 40,757,576	£11,087
	£11,679	- 49,114,117	- 55,759,852	- 52,738,457	- 53,345,379	- 60,590,858	- 62,126,271	- 62,706,439	- 55,718,483	£11,679
	£12,271	- 57,506,725	- 65,263,452	- 63,171,788	- 64,862,404	- 73,246,286	- 75,762,316	- 77,344,886	- 70,679,390	£12,271
	£12,863	- 65,899,331	- 74,677,053	- 73,591,935	- 76,289,547	- 85,829,647	- 89,371,570	- 91,849,145	- 85,619,782	£12,863
	£13,455	- 74,291,939	- 84,270,653	- 83,939,059	- 87,701,038	- 98,382,287	- 102,960,825	- 106,350,758	- 100,441,721	£13,455
	£14,047	- 82,684,547	- 93,774,253	- 94,286,183	- 99,112,529	- 110,934,928	- 116,550,079	- 120,852,372	- 115,263,660	£14,047
	£14,747	- 91,077,083	- 103,614,602	- 106,614,602	- 112,698,837	- 125,769,867	- 132,610,107	- 137,909,641	- 132,008,008	£14,747
	£15,393	- 101,758,655	- 115,373,345	- 117,802,375	- 125,047,736	- 139,463,656	- 147,349,229	- 153,741,684	- 148,949,885	£15,393



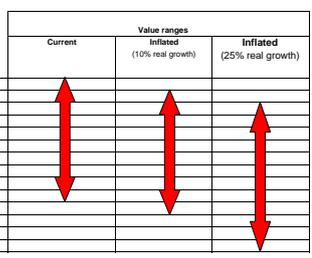
RLVs less existing use value **£15,260,000 per hectare** **Industrial/Storage/Distribution**
£6,178,138 per acre
£18,312,000 per hectare

Density - units/ha ->	350 uph	400 uph	450 uph	500 uph	550 uph	600 uph	650 uph	675 uph		
Build costs ->	£2874 per sqm	£2949 per sqm	£3025 per sqm	£3100 per sqm	£3175 per sqm	£3251 per sqm	£3326 per sqm	£3409 per sqm		
Sales value per sqm										
	£7,535	1,720,703	520,589	- 9,209,181	- 16,383,329	- 17,255,786	- 23,266,581	- 29,414,997	- 39,220,563	£7,535
	£8,127	- 10,182,669	- 10,118,055	- 1,483,653	- 4,597,134	- 4,290,972	- 8,162,381	- 14,258,599	- 23,643,960	£8,127
	£8,719	- 19,346,209	- 21,230,055	- 12,755,996	- 11,259,829	- 9,353,764	- 5,622,370	- 1,388,532	- 7,618,698	£8,719
	£9,311	- 27,808,175	- 30,108,702	- 23,298,034	- 19,561,305	- 22,156,736	- 19,494,999	- 16,287,168	- 7,788,874	£9,311
	£9,903	- 36,270,141	- 39,681,051	- 33,840,073	- 31,200,370	- 34,959,708	- 33,367,628	- 31,086,840	- 22,988,273	£9,903
	£10,495	- 44,732,107	- 49,184,651	- 44,303,794	- 42,752,327	- 47,682,001	- 47,120,888	- 45,961,347	- 38,111,182	£10,495
	£11,087	- 53,182,509	- 59,689,252	- 54,737,126	- 54,296,353	- 60,347,429	- 60,839,569	- 60,499,893	- 53,189,576	£11,087
	£11,679	- 61,546,117	- 69,105,852	- 65,170,457	- 65,780,379	- 73,012,858	- 74,558,271	- 75,138,439	- 68,150,483	£11,679
	£12,271	- 69,938,725	- 77,656,452	- 75,603,788	- 77,294,404	- 85,678,286	- 88,214,316	- 89,776,986	- 83,111,390	£12,271
	£12,863	- 78,331,331	- 87,199,053	- 86,023,935	- 88,721,547	- 98,261,647	- 101,803,570	- 104,281,145	- 98,051,782	£12,863
	£13,455	- 86,724,939	- 96,602,653	- 95,427,535	- 99,126,929	- 109,667,029	- 113,209,561	- 115,752,093	- 109,423,721	£13,455
	£14,047	- 95,116,547	- 105,006,253	- 106,718,183	- 111,544,529	- 123,366,928	- 128,982,079	- 133,284,372	- 127,685,660	£14,047
	£14,747	- 103,509,083	- 114,497,781	- 118,846,602	- 125,030,837	- 138,201,867	- 145,042,107	- 150,422,641	- 145,212,498	£14,747
	£15,393	- 114,190,655	- 127,805,345	- 130,234,375	- 137,479,736	- 151,895,656	- 159,781,229	- 166,173,684	- 161,381,885	£15,393



RLVs less existing use value **£8,000,000 per hectare** **Car Parking sites etc**
£3,238,866 per acre
£9,600,000 per hectare

Density - units/ha ->	350 uph	400 uph	450 uph	500 uph	550 uph	600 uph	650 uph	675 uph		
Build costs ->	£2874 per sqm	£2949 per sqm	£3025 per sqm	£3100 per sqm	£3175 per sqm	£3251 per sqm	£3326 per sqm	£3409 per sqm		
Sales value per sqm										
	£7,535	10,432,703	9,232,589	- 497,181	- 6,711,329	- 8,543,786	- 14,554,581	- 20,702,997	- 30,508,563	£7,535
	£8,127	- 18,894,669	- 18,830,055	- 10,175,653	- 4,114,866	- 4,421,028	- 470,381	- 5,546,599	- 14,931,960	£8,127
	£8,719	- 28,058,209	- 29,233,237	- 21,467,996	- 16,634,239	- 18,065,764	- 14,334,370	- 10,100,532	- 1,193,352	£8,719
	£9,311	- 36,520,175	- 38,820,702	- 32,010,034	- 28,273,305	- 30,868,736	- 28,206,999	- 24,999,168	- 16,500,874	£9,311
	£9,903	- 44,982,141	- 48,393,051	- 42,552,073	- 39,912,370	- 43,671,708	- 42,079,628	- 39,788,840	- 31,700,273	£9,903
	£10,495	- 53,444,107	- 57,896,651	- 53,015,794	- 51,464,327	- 56,394,001	- 55,832,868	- 54,573,347	- 46,823,182	£10,495
	£11,087	- 61,865,509	- 67,400,252	- 63,448,126	- 62,978,353	- 69,059,429	- 69,551,569	- 69,211,893	- 61,901,576	£11,087
	£11,679	- 70,258,117	- 76,803,852	- 73,882,457	- 74,492,379	- 81,724,858	- 83,270,271	- 83,850,439	- 76,862,483	£11,679
	£12,271	- 78,650,725	- 86,407,452	- 84,315,788	- 86,006,404	- 94,390,286	- 96,926,316	- 98,488,986	- 91,823,390	£12,271
	£12,863	- 87,043,331	- 95,911,053	- 94,735,935	- 97,433,547	- 106,973,647	- 110,515,570	- 112,993,145	- 106,783,782	£12,863
	£13,455	- 95,435,939	- 105,414,653	- 105,083,059	- 108,845,038	- 119,526,287	- 124,104,825	- 127,494,758	- 121,585,721	£13,455
	£14,047	- 103,828,547	- 114,918,253	- 115,430,183	- 120,256,529	- 132,078,928	- 137,694,079	- 141,996,372	- 136,407,660	£14,047
	£14,747	- 113,747,083	- 126,149,781	- 127,658,602	- 133,742,837	- 146,913,867	- 153,754,107	- 159,134,641	- 153,924,498	£14,747
	£15,393	- 122,902,655	- 136,517,345	- 138,946,375	- 146,191,736	- 160,607,656	- 168,493,229	- 174,885,684	- 170,093,885	£15,393



RLVs less existing use value **£6,000,000 per hectare** **Community sites/backlands**
£2,429,150 per acre
£7,200,000 per hectare

Density - units/ha ->	350 uph	400 uph	450 uph	500 uph	550 uph	600 uph	650 uph	675 uph
Build costs ->	£2874 per sqm	£2949 per sqm	£3025 per sqm					

MODEL 14

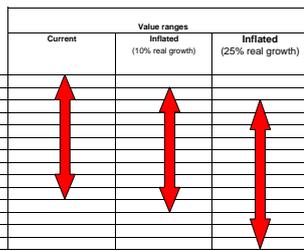
Density - units/ha ->	350 uph	400 uph	450 uph	500 uph	550 uph	600 uph	650 uph	675 uph
Build costs ->	£2874 per sqm	£2949 per sqm	£3025 per sqm	£3100 per sqm	£3175 per sqm	£3251 per sqm	£3326 per sqm	£3409 per sqm
Sales value per sq m								
£7,535	20,376,878	19,231,776	9,579,487	2,465,478	1,652,413	4,285,881	-10,368,609	20,124,730
£8,127	28,838,844	28,829,242	20,252,321	14,251,672	14,617,228	9,788,952	4,777,609	4,558,725
£8,719	38,002,383	39,222,423	31,537,740	26,763,331	28,253,395	24,584,326	20,424,741	11,555,977
£9,311	46,464,350	48,819,889	42,079,780	36,402,396	41,056,366	36,456,955	35,313,185	26,863,497
£9,903	54,926,316	59,386,377	52,821,816	50,041,461	53,869,339	52,339,584	50,112,857	42,052,273
£10,495	63,388,283	67,899,977	63,078,609	61,585,694	66,573,053	66,073,436	64,877,161	57,175,183
£11,087	71,804,889	77,393,577	73,511,940	73,099,720	79,238,482	79,792,137	79,515,707	72,242,942
£11,679	80,197,496	86,897,178	83,945,272	84,613,746	91,903,910	93,510,839	94,154,254	87,203,849
£12,271	88,590,104	96,400,778	94,378,603	96,127,772	104,569,338	107,157,486	106,785,133	102,164,755
£12,863	96,982,711	105,904,378	104,791,812	107,547,192	117,144,111	120,746,740	123,286,746	117,094,501
£13,455	105,375,319	115,407,979	115,138,936	118,958,673	129,696,752	134,335,995	137,788,359	131,916,439
£14,047	113,767,927	124,911,579	125,486,060	130,370,164	142,249,392	147,925,249	152,289,972	146,738,379
£14,747	123,686,463	136,143,107	137,714,480	143,856,472	157,084,331	163,985,277	169,428,242	164,255,216
£15,393	132,842,035	146,510,671	149,002,252	156,305,371	170,778,120	178,714,990	185,169,059	180,419,445

Aff Hsg	15%
% SR	50%
% SO	50%
S106 (private)	£1,500 per unit
S106 (affordable)	£1,500 per unit
CSH (uplift n.u. on PD)	Level 4
CSH (p.u. uplift on AH)	Level 4
Grant	Yes
Developer's profit	17%
CL (per sqm)	£57

* plus Mayoral CL of £50 per sqm

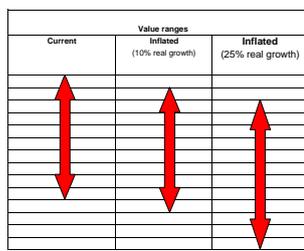
RLVs less existing use value **£25,620,000 per hectare** **Office**
£10,372,470 per acre
£30,744,000 per hectare

Density - units/ha ->	350 uph	400 uph	450 uph	500 uph	550 uph	600 uph	650 uph	675 uph
Build costs ->	£2874 per sqm	£2949 per sqm	£3025 per sqm	£3100 per sqm	£3175 per sqm	£3251 per sqm	£3326 per sqm	£3409 per sqm
Sales value per sq m								
£7,535	-10,367,122	-11,512,224	-21,164,513	-28,278,522	-29,091,587	-35,029,881	-41,112,609	-50,868,730
£8,127	-1,905,156	-1,914,758	-10,491,679	-16,492,328	-16,126,772	-20,955,048	-25,966,391	-35,302,725
£8,719	7,258,383	8,478,423	793,740	3,980,869	-2,490,605	6,159,674	-10,319,259	-19,188,023
£9,311	15,720,350	19,075,889	11,329,780	7,653,396	10,312,366	7,712,955	4,569,185	4,890,003
£9,903	24,182,316	27,642,377	21,877,818	19,297,461	23,115,339	21,585,584	19,368,857	11,308,273
£10,495	32,644,283	37,145,977	32,334,609	30,841,694	35,829,053	35,329,436	34,133,161	26,431,183
£11,087	41,060,889	46,649,577	42,767,940	42,355,720	48,494,482	49,048,137	48,771,707	41,498,942
£11,679	49,453,496	56,153,778	53,201,272	53,869,746	61,159,910	62,766,839	63,410,254	56,459,849
£12,271	57,846,104	65,664,778	63,634,603	65,383,772	73,825,338	76,413,486	76,041,133	71,420,755
£12,863	66,238,711	75,160,378	74,047,812	76,803,182	86,400,112	90,002,740	92,542,746	86,350,501
£13,455	74,631,319	84,663,979	84,394,936	88,214,673	98,952,752	103,591,995	107,044,359	101,172,439
£14,047	83,023,927	94,167,579	94,742,060	99,626,164	111,505,392	117,181,249	121,545,972	115,994,379
£14,747	92,842,465	105,998,107	106,970,490	111,112,172	126,240,331	132,241,277	136,884,242	132,511,126
£15,393	102,098,035	115,766,671	118,258,252	125,561,371	140,034,120	147,970,990	154,425,059	149,675,445



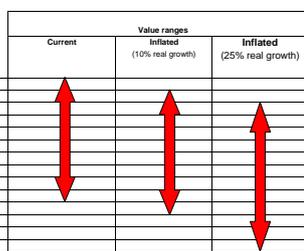
RLVs less existing use value **£15,260,000 per hectare** **Industrial/Storage/Distribution**
£6,178,138 per acre
£18,312,000 per hectare

Density - units/ha ->	350 uph	400 uph	450 uph	500 uph	550 uph	600 uph	650 uph	675 uph
Build costs ->	£2874 per sqm	£2949 per sqm	£3025 per sqm	£3100 per sqm	£3175 per sqm	£3251 per sqm	£3326 per sqm	£3409 per sqm
Sales value per sq m								
£7,535	2,064,878	919,776	-8,732,513	-15,846,522	-16,659,587	-22,597,881	-28,680,609	-38,436,730
£8,127	10,526,844	10,517,242	1,940,321	4,060,328	3,694,772	8,533,048	13,534,391	22,870,725
£8,719	19,690,363	20,910,423	13,225,740	8,461,331	10,341,395	6,272,955	2,112,741	6,786,023
£9,311	28,152,350	30,507,889	23,767,780	20,090,396	22,744,366	20,144,955	17,001,185	8,551,497
£9,903	36,614,316	40,074,377	34,309,818	31,729,461	35,547,339	34,017,584	31,800,857	23,740,273
£10,495	45,076,283	49,577,977	44,766,809	43,273,694	48,261,053	47,761,436	46,565,161	38,863,183
£11,087	53,492,889	59,081,577	55,199,940	54,797,720	60,560,482	61,480,137	62,033,707	53,930,842
£11,679	61,885,496	68,585,178	65,633,272	66,301,746	73,591,910	75,198,839	75,842,254	68,891,849
£12,271	70,278,104	78,088,778	76,066,603	77,815,772	86,257,338	88,845,486	90,473,133	83,852,755
£12,863	78,670,711	87,592,378	86,479,812	89,235,182	98,832,111	102,434,740	104,974,746	98,782,501
£13,455	87,063,319	96,995,979	96,868,936	100,646,673	111,394,752	116,029,995	119,496,258	107,404,439
£14,047	95,455,927	106,599,579	107,174,060	112,058,164	123,937,382	129,613,249	133,977,872	128,426,379
£14,747	105,374,463	118,311,107	119,402,480	125,544,472	138,772,331	145,673,217	151,116,242	145,943,216
£15,393	114,530,035	128,198,671	130,690,252	137,993,371	152,466,120	160,402,990	166,857,059	162,107,445



RLVs less existing use value **£8,000,000 per hectare** **Car Parking sites etc**
£3,238,866 per acre
£9,600,000 per hectare

Density - units/ha ->	350 uph	400 uph	450 uph	500 uph	550 uph	600 uph	650 uph	675 uph
Build costs ->	£2874 per sqm	£2949 per sqm	£3025 per sqm	£3100 per sqm	£3175 per sqm	£3251 per sqm	£3326 per sqm	£3409 per sqm
Sales value per sq m								
£7,535	10,776,878	9,631,776	-20,513	7,134,522	7,947,587	13,885,881	-19,968,609	29,724,730
£8,127	19,238,844	19,229,242	10,652,321	4,651,672	5,017,228	188,952	-4,822,391	-14,158,725
£8,719	28,402,383	29,622,423	21,937,740	17,163,331	18,653,395	14,984,326	10,824,741	1,955,977
£9,311	36,864,350	39,219,889	32,479,780	28,802,396	31,456,366	28,856,955	25,713,185	17,263,497
£9,903	45,326,316	48,786,377	43,021,818	40,441,461	44,259,339	42,739,584	40,512,857	32,452,273
£10,495	53,788,283	59,299,977	53,478,609	51,985,694	56,973,053	56,473,436	55,277,161	47,175,183
£11,087	62,204,889	67,793,577	63,911,940	63,499,720	69,638,482	70,192,137	69,915,707	62,642,942
£11,679	70,597,496	77,297,178	74,345,272	75,013,746	82,303,910	83,910,839	84,554,254	77,603,849
£12,271	78,990,104	86,800,778	84,778,603	86,527,772	94,969,338	97,557,486	98,185,133	92,564,755
£12,863	87,382,711	95,304,378	95,191,812	97,947,192	107,544,111	111,146,740	113,696,746	107,404,501
£13,455	95,775,319	105,807,979	105,538,936	109,358,673	120,096,752	124,735,995	128,188,359	122,316,439
£14,047	104,167,927	115,311,579	115,886,060	120,770,164	132,449,392	138,325,249	142,689,972	137,338,379
£14,747	114,086,463	126,543,107	128,114,480	134,256,472	147,484,331	154,385,277	159,828,242	154,655,216
£15,393	123,242,035	136,910,671	139,402,252	146,705,371	161,178,120	169,114,990	175,569,059	170,819,445



RLVs less existing use value **£6,000,000 per hectare** **Community sites/backlands**
£2,429,150 per acre
£7,200,000 per hectare

Density - units/ha ->	350 uph	400 uph	450 uph	500 uph	550 uph	600 uph	650 uph	675 uph
Build costs ->	£2874 per sqm	£2949 per sqm	£3025 per sqm	£3100 per sqm	£3175 per sqm	£3251 per sqm	£3326 per sqm	£3409 per sqm
Sales value per sq m								
£7,535	13,176,878	12,031,776	2,379,487	4,734,522	5,547,587	11,485,881	-17,568,609	27,324,730
£8,127	21,638,844	21,629,242	13,052,321	7,051,672	7,417,228	2,588,952	-2,422,391	-11,768,725
£8,719	30,802,383	32,022,423	24,337,740	19,563,331	21,053,395	17,384,326	13,224,741	4,355,977
£9,311	39,264,350	41,619,889	34,879,780	31,202,396	33,856,366	31,236,955	28,113,185	19,663,497
£9,903	47,726,316	51,186,377	45,421,818	42,841,461	46,659,339	45,129,584	42,912,857	34,852,273
£10,495	56,188,283	60,689,977	55,878,609	54,385,694	59,373,053	58,873,436	57,677,161	49,975,183
£11,087	64,604,889	70,193,577	66,311,940	66,899,720	72,038,482	72,592,137	72,315,707	66,042,9

MODEL 15

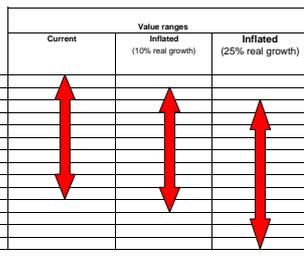
Density - units/ha ->	350 uph	400 uph	450 uph	500 uph	550 uph	600 uph	650 uph	675 uph
Build costs ->	£2874 per sqm	£2949 per sqm	£3025 per sqm	£3100 per sqm	£3175 per sqm	£3251 per sqm	£3326 per sqm	£3409 per sqm
Sales value per sqm								
£7,535	15,982,190	14,238,885	4,028,565	3,723,989	5,151,708	11,700,351	18,263,554	28,383,885
£8,127	24,138,302	23,489,454	14,315,633	7,685,721	7,414,871	1,970,722	3,619,968	13,203,943
£8,719	32,970,629	33,506,979	25,268,128	19,799,399	20,601,776	16,261,998	11,530,235	2,410,842
£9,311	41,126,741	42,757,548	35,429,130	31,049,644	32,993,402	29,707,620	25,973,169	17,202,119
£9,903	49,282,853	52,008,117	45,580,131	42,288,019	45,233,616	43,078,829	40,268,870	31,956,356
£10,495	57,438,965	61,201,536	55,744,032	53,481,205	57,673,829	56,431,121	54,523,614	46,537,919
£11,087	65,595,077	70,361,632	65,800,255	64,579,061	69,890,572	69,653,966	68,712,676	61,114,217
£11,679	73,691,968	79,521,729	75,856,478	75,676,917	82,098,214	82,876,811	82,822,119	75,601,064
£12,271	81,781,229	88,681,825	85,912,700	86,774,774	94,306,855	96,099,656	96,931,561	90,021,215
£12,863	89,870,489	97,841,922	95,968,923	97,867,744	106,513,497	109,233,607	111,015,467	104,441,367
£13,455	97,959,749	107,002,019	105,997,811	108,866,771	118,620,287	122,331,684	124,992,925	118,817,525
£14,047	106,049,009	116,162,116	115,970,944	119,865,799	130,719,218	136,429,759	138,970,383	133,103,731
£14,747	115,609,045	126,987,684	127,757,372	132,864,650	145,017,954	150,909,304	155,489,198	149,987,430
£15,393	124,433,693	136,980,517	136,637,152	144,963,589	158,216,767	165,198,115	170,737,334	165,572,383

Aff Hsg	15%
% SR	60%
% SO	40%
S106 (private)	£1,500 per unit
S106 (affordable)	£1,500 per unit
CSH (uplift n.u. on PDI)	Level 4
CSH (p.u. uplift on AH)	Level 4
Grant	Yes
Developer's profit	20%
CL (per sqm)	57%

* plus Mayoral CL of £50 per sqm

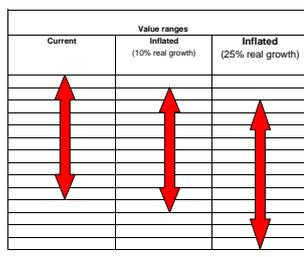
RLVs less existing use value **£25,620,000 per hectare** **Office**
£10,372,470 per acre
£30,744,000 per hectare

Density - units/ha ->	350 uph	400 uph	450 uph	500 uph	550 uph	600 uph	650 uph	675 uph
Build costs ->	£2874 per sqm	£2949 per sqm	£3025 per sqm	£3100 per sqm	£3175 per sqm	£3251 per sqm	£3326 per sqm	£3409 per sqm
Sales value per sqm								
£7,535	14,761,810	16,505,115	26,715,435	34,467,989	35,895,706	42,444,351	49,007,554	59,127,885
£8,127	5,626,302	5,177,454	3,996,367	10,656,279	10,897,129	16,341,278	21,931,968	31,515,943
£8,719	14,658,629	15,194,979	9,856,128	1,467,599	2,289,776	2,050,002	6,770,763	15,901,158
£9,311	22,814,741	24,445,548	17,117,130	12,737,644	14,681,402	11,395,620	7,661,169	1,109,881
£9,903	30,970,853	33,696,117	27,278,131	23,956,019	27,021,616	24,766,829	21,946,870	13,644,356
£10,495	39,126,965	42,889,536	37,432,032	35,169,205	39,361,829	38,119,121	36,211,814	28,225,919
£11,087	47,283,077	52,049,632	47,488,255	46,877,061	51,341,968	50,400,676	48,832,217	41,087
£11,679	55,438,965	61,201,536	57,444,032	57,364,917	63,786,214	64,564,811	64,510,119	57,289,064
£12,271	63,469,229	70,369,825	67,600,700	68,462,774	75,993,855	77,787,656	76,619,561	71,709,215
£12,863	71,558,489	79,529,922	77,656,923	79,555,744	88,201,497	90,921,607	92,703,467	86,129,367
£13,455	79,647,489	88,681,825	85,912,700	86,774,774	94,306,855	96,099,656	96,931,561	90,021,215
£14,047	87,737,009	97,802,116	97,658,944	101,553,799	112,407,218	117,117,759	120,658,383	114,731,731
£14,747	97,297,045	108,675,684	109,445,372	114,552,650	126,706,954	132,597,304	137,177,198	131,675,430
£15,393	106,121,693	118,668,517	120,325,152	126,551,589	139,904,787	146,886,115	152,425,334	147,260,383



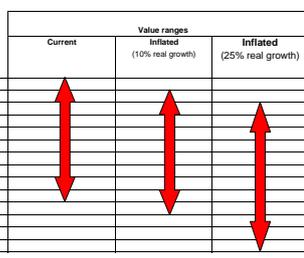
RLVs less existing use value **£15,260,000 per hectare** **Industrial/Storage/Distribution**
£6,178,138 per acre
£18,312,000 per hectare

Density - units/ha ->	350 uph	400 uph	450 uph	500 uph	550 uph	600 uph	650 uph	675 uph
Build costs ->	£2874 per sqm	£2949 per sqm	£3025 per sqm	£3100 per sqm	£3175 per sqm	£3251 per sqm	£3326 per sqm	£3409 per sqm
Sales value per sqm								
£7,535	2,329,810	4,073,115	14,283,435	22,035,989	23,463,706	30,012,351	36,575,554	46,695,885
£8,127	5,626,302	5,177,454	3,996,367	10,656,279	10,897,129	16,341,278	21,931,968	31,515,943
£8,719	14,658,629	15,194,979	9,856,128	1,467,599	2,289,776	2,050,002	6,770,763	15,901,158
£9,311	22,814,741	24,445,548	17,117,130	12,737,644	14,681,402	11,395,620	7,661,169	1,109,881
£9,903	30,970,853	33,696,117	27,278,131	23,956,019	27,021,616	24,766,829	21,946,870	13,644,356
£10,495	39,126,965	42,889,536	37,432,032	35,169,205	39,361,829	38,119,121	36,211,814	28,225,919
£11,087	47,283,077	52,049,632	47,488,255	46,877,061	51,341,968	50,400,676	48,832,217	41,087
£11,679	55,438,965	61,201,536	57,444,032	57,364,917	63,786,214	64,564,811	64,510,119	57,289,064
£12,271	63,469,229	70,369,825	67,600,700	68,462,774	75,993,855	77,787,656	76,619,561	71,709,215
£12,863	71,558,489	79,529,922	77,656,923	79,555,744	88,201,497	90,921,607	92,703,467	86,129,367
£13,455	79,647,489	88,681,825	85,912,700	86,774,774	94,306,855	96,099,656	96,931,561	90,021,215
£14,047	87,737,009	97,802,116	97,658,944	101,553,799	112,407,218	117,117,759	120,658,383	114,731,731
£14,747	97,297,045	108,675,684	109,445,372	114,552,650	126,706,954	132,597,304	137,177,198	131,675,430
£15,393	106,121,693	118,668,517	120,325,152	126,551,589	139,904,787	146,886,115	152,425,334	147,260,383



RLVs less existing use value **£8,000,000 per hectare** **Car Parking sites etc**
£3,238,866 per acre
£9,600,000 per hectare

Density - units/ha ->	350 uph	400 uph	450 uph	500 uph	550 uph	600 uph	650 uph	675 uph
Build costs ->	£2874 per sqm	£2949 per sqm	£3025 per sqm	£3100 per sqm	£3175 per sqm	£3251 per sqm	£3326 per sqm	£3409 per sqm
Sales value per sqm								
£7,535	6,382,190	4,638,885	5,571,435	13,323,989	14,751,708	21,300,351	27,863,554	37,983,885
£8,127	14,538,302	13,889,454	4,715,633	1,914,279	2,185,129	7,629,278	13,219,968	22,803,943
£8,719	23,970,629	23,906,979	15,668,128	10,199,399	11,001,776	6,661,998	1,930,235	7,189,158
£9,311	31,526,741	33,157,548	25,829,130	21,449,644	23,393,402	20,107,620	16,373,169	7,602,119
£9,903	39,682,853	42,408,117	35,990,131	32,668,019	35,733,616	33,478,829	30,658,870	22,356,356
£10,495	47,838,965	51,601,536	46,144,032	43,881,205	48,073,829	46,831,121	44,923,614	36,937,919
£11,087	55,995,077	60,761,632	56,200,255	54,979,061	60,290,572	60,053,966	59,112,676	51,514,217
£11,679	64,091,968	69,921,729	66,256,478	66,076,917	72,498,214	73,276,811	73,222,119	66,001,064
£12,271	72,181,229	79,081,825	76,312,700	77,174,774	84,705,855	86,499,656	87,331,561	80,421,215
£12,863	80,270,489	88,241,922	86,368,923	88,267,744	96,813,497	99,633,607	101,415,467	94,941,367
£13,455	88,359,749	97,402,019	96,397,811	99,266,771	109,020,287	112,731,684	115,392,925	109,217,525
£14,047	96,449,009	106,562,116	106,370,944	110,265,799	121,119,218	125,829,759	129,370,383	123,503,731
£14,747	106,009,045	117,387,684	118,157,372	123,264,650	135,417,954	141,309,304	145,889,198	140,387,430
£15,393	114,833,693	127,380,517	129,037,152	135,263,589	148,616,787	155,998,115	161,137,334	155,972,383



RLVs less existing use value **£6,000,000 per hectare** **Community sites/backlands**
£2,429,150 per acre
£7,200,000 per hectare

Density - units/ha ->	350 uph	400 uph	450 uph	500 uph	550 uph	600 uph	650 uph	675 uph
Build costs ->	£2874 per sqm	£2949 per sqm	£3025 per sqm	£3100 per sqm	£3175 per sqm	£3251 per sqm	£3326 per sqm	£3409 per sqm
Sales value per sqm								
£7,535	8,782,190	7,038,885	3,171,435	10,923,989	12,351,708	18,900,351	25,463,554	35,583,885
£8,127	16,938,302	16,289,454	7,115,633	485,721	214,871	5,229,278	10,819,968	20,403,943
£8,719	25,770,629	26,306,979	18,068,128	12,599,399	13,401,776	9,061,998	4,330,235	4,789,158
£9,311	33,926,741	35,557,548	28,229,130	23,949,644	25,793,402	22,507,620	19,773,169	10,002,119
£9,903	42,082,853	44,808,117	38,390,131	35,068,019	38,133,616	35,878,829	33,058,870	24,756,356
£10,495	50,238,965	54,001,536	48,544,032	46,281,205	50,473,829	49,231,121	47,323,614	39,337,919
£11,087	58,395,077	63,161,632	58,600,255	57,379,061	62,690,572	62,453,966	61,512,676	53,914,217
£11,679	66,491,968	72,321,729	68,656,478	68,476,917	74,898,214	75,676,811	75,622,119	68,401,064
£12,271	74,581,229	81,481,825						

MODEL 16

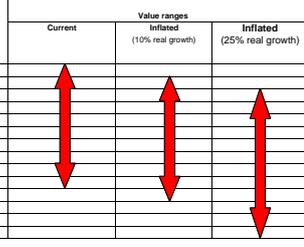
Density - units/ha ->	350 uph	400 uph	450 uph	500 uph	550 uph	600 uph	650 uph	675 uph		
Build costs ->	£2874 per sqm	£2949 per sqm	£3025 per sqm	£3100 per sqm	£3175 per sqm	£3251 per sqm	£3326 per sqm	£3409 per sqm		
Sales value per sq m										
	£7,535	16,326,364	14,638,071	4,505,232	3,179,476	- 4,546,949	11,031,652	- 17,529,166	27,589,465	£7,535
	£8,127	24,482,476	23,888,641	14,792,300	8,222,529	8,011,070	2,630,056	- 2,885,579	12,430,709	£8,127
	£8,719	33,114,804	33,906,165	25,737,873	20,336,206	21,197,976	16,921,331	12,254,445	3,184,077	£8,719
	£9,311	41,470,916	43,156,734	35,898,875	31,578,735	33,581,033	30,357,576	26,697,377	17,964,743	£9,311
	£9,903	49,827,028	52,407,304	46,059,876	42,737,111	45,921,246	43,728,785	40,972,867	32,713,622	£9,903
	£10,495	57,783,141	61,594,861	56,206,847	54,002,572	58,261,460	57,071,690	52,237,631	47,289,919	£10,495
	£11,087	65,939,253	70,754,958	66,263,070	65,100,428	70,469,624	70,294,534	69,416,491	61,866,217	£11,087
	£11,679	74,031,348	79,915,054	76,319,292	76,198,285	82,677,266	83,517,380	83,525,933	76,342,430	£11,679
	£12,271	82,120,609	89,075,152	86,375,515	87,296,140	94,884,907	96,740,225	97,636,376	90,762,581	£12,271
	£12,863	90,209,869	98,235,249	96,431,738	98,381,379	107,091,821	109,864,777	111,709,067	105,162,732	£12,863
	£13,455	98,299,129	107,395,345	106,453,689	109,380,406	119,190,751	122,962,854	125,686,525	119,548,244	£13,455
	£14,047	106,388,389	116,555,441	116,426,820	120,379,434	131,289,683	136,060,929	139,663,983	133,834,450	£14,047
	£14,747	115,948,425	127,381,010	128,213,248	133,378,285	145,588,418	151,540,474	156,182,798	150,718,149	£14,747
	£15,393	124,773,073	137,373,843	139,093,029	145,377,224	158,787,251	165,629,285	171,430,934	166,303,101	£15,393

Aff Hsg	15%
% SR	50%
% SO	50%
S106 (private)	£1,500 per unit
S106 (affordable)	£1,500 per unit
CSH (uplift n.u. on PDI)	Level 4
CSH (p.u. uplift on AH)	Level 4
Grant	Yes
Developer's profit	20%
CL (per sqm)	57%

* plus Mayoral CL of £50 per sqm

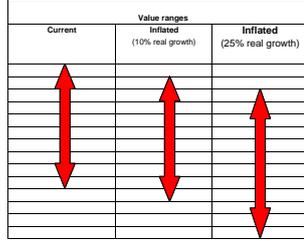
RLVs less existing use value **£25,620,000 per hectare** **Office**
£10,372,470 per acre
£30,744,000 per hectare

Density - units/ha ->	350 uph	400 uph	450 uph	500 uph	550 uph	600 uph	650 uph	675 uph		
Build costs ->	£2874 per sqm	£2949 per sqm	£3025 per sqm	£3100 per sqm	£3175 per sqm	£3251 per sqm	£3326 per sqm	£3409 per sqm		
Sales value per sq m										
	£7,535	16,326,364	14,638,071	4,505,232	3,179,476	- 4,546,949	11,031,652	- 17,529,166	27,589,465	£7,535
	£8,127	24,482,476	23,888,641	14,792,300	8,222,529	8,011,070	2,630,056	- 2,885,579	12,430,709	£8,127
	£8,719	33,114,804	33,906,165	25,737,873	20,336,206	21,197,976	16,921,331	12,254,445	3,184,077	£8,719
	£9,311	41,470,916	43,156,734	35,898,875	31,578,735	33,581,033	30,357,576	26,697,377	17,964,743	£9,311
	£9,903	49,827,028	52,407,304	46,059,876	42,737,111	45,921,246	43,728,785	40,972,867	32,713,622	£9,903
	£10,495	57,783,141	61,594,861	56,206,847	54,002,572	58,261,460	57,071,690	52,237,631	47,289,919	£10,495
	£11,087	65,939,253	70,754,958	66,263,070	65,100,428	70,469,624	70,294,534	69,416,491	61,866,217	£11,087
	£11,679	74,031,348	79,915,054	76,319,292	76,198,285	82,677,266	83,517,380	83,525,933	76,342,430	£11,679
	£12,271	82,120,609	89,075,152	86,375,515	87,296,140	94,884,907	96,740,225	97,636,376	90,762,581	£12,271
	£12,863	90,209,869	98,235,249	96,431,738	98,381,379	107,091,821	109,864,777	111,709,067	105,162,732	£12,863
	£13,455	98,299,129	107,395,345	106,453,689	109,380,406	119,190,751	122,962,854	125,686,525	119,548,244	£13,455
	£14,047	106,388,389	116,555,441	116,426,820	120,379,434	131,289,683	136,060,929	139,663,983	133,834,450	£14,047
	£14,747	115,948,425	127,381,010	128,213,248	133,378,285	145,588,418	151,540,474	156,182,798	150,718,149	£14,747
	£15,393	124,773,073	137,373,843	139,093,029	145,377,224	158,787,251	165,629,285	171,430,934	166,303,101	£15,393



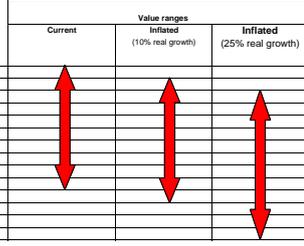
RLVs less existing use value **£15,260,000 per hectare** **Industrial/Storage/Distribution**
£6,178,138 per acre
£18,312,000 per hectare

Density - units/ha ->	350 uph	400 uph	450 uph	500 uph	550 uph	600 uph	650 uph	675 uph		
Build costs ->	£2874 per sqm	£2949 per sqm	£3025 per sqm	£3100 per sqm	£3175 per sqm	£3251 per sqm	£3326 per sqm	£3409 per sqm		
Sales value per sq m										
	£7,535	16,326,364	14,638,071	4,505,232	3,179,476	- 4,546,949	11,031,652	- 17,529,166	27,589,465	£7,535
	£8,127	24,482,476	23,888,641	14,792,300	8,222,529	8,011,070	2,630,056	- 2,885,579	12,430,709	£8,127
	£8,719	33,114,804	33,906,165	25,737,873	20,336,206	21,197,976	16,921,331	12,254,445	3,184,077	£8,719
	£9,311	41,470,916	43,156,734	35,898,875	31,578,735	33,581,033	30,357,576	26,697,377	17,964,743	£9,311
	£9,903	49,827,028	52,407,304	46,059,876	42,737,111	45,921,246	43,728,785	40,972,867	32,713,622	£9,903
	£10,495	57,783,141	61,594,861	56,206,847	54,002,572	58,261,460	57,071,690	52,237,631	47,289,919	£10,495
	£11,087	65,939,253	70,754,958	66,263,070	65,100,428	70,469,624	70,294,534	69,416,491	61,866,217	£11,087
	£11,679	74,031,348	79,915,054	76,319,292	76,198,285	82,677,266	83,517,380	83,525,933	76,342,430	£11,679
	£12,271	82,120,609	89,075,152	86,375,515	87,296,140	94,884,907	96,740,225	97,636,376	90,762,581	£12,271
	£12,863	90,209,869	98,235,249	96,431,738	98,381,379	107,091,821	109,864,777	111,709,067	105,162,732	£12,863
	£13,455	98,299,129	107,395,345	106,453,689	109,380,406	119,190,751	122,962,854	125,686,525	119,548,244	£13,455
	£14,047	106,388,389	116,555,441	116,426,820	120,379,434	131,289,683	136,060,929	139,663,983	133,834,450	£14,047
	£14,747	115,948,425	127,381,010	128,213,248	133,378,285	145,588,418	151,540,474	156,182,798	150,718,149	£14,747
	£15,393	124,773,073	137,373,843	139,093,029	145,377,224	158,787,251	165,629,285	171,430,934	166,303,101	£15,393



RLVs less existing use value **£8,000,000 per hectare** **Car Parking sites etc**
£3,238,866 per acre
£9,600,000 per hectare

Density - units/ha ->	350 uph	400 uph	450 uph	500 uph	550 uph	600 uph	650 uph	675 uph		
Build costs ->	£2874 per sqm	£2949 per sqm	£3025 per sqm	£3100 per sqm	£3175 per sqm	£3251 per sqm	£3326 per sqm	£3409 per sqm		
Sales value per sq m										
	£7,535	16,326,364	14,638,071	4,505,232	3,179,476	- 4,546,949	11,031,652	- 17,529,166	27,589,465	£7,535
	£8,127	24,482,476	23,888,641	14,792,300	8,222,529	8,011,070	2,630,056	- 2,885,579	12,430,709	£8,127
	£8,719	33,114,804	33,906,165	25,737,873	20,336,206	21,197,976	16,921,331	12,254,445	3,184,077	£8,719
	£9,311	41,470,916	43,156,734	35,898,875	31,578,735	33,581,033	30,357,576	26,697,377	17,964,743	£9,311
	£9,903	49,827,028	52,407,304	46,059,876	42,737,111	45,921,246	43,728,785	40,972,867	32,713,622	£9,903
	£10,495	57,783,141	61,594,861	56,206,847	54,002,572	58,261,460	57,071,690	52,237,631	47,289,919	£10,495
	£11,087	65,939,253	70,754,958	66,263,070	65,100,428	70,469,624	70,294,534	69,416,491	61,866,217	£11,087
	£11,679	74,031,348	79,915,054	76,319,292	76,198,285	82,677,266	83,517,380	83,525,933	76,342,430	£11,679
	£12,271	82,120,609	89,075,152	86,375,515	87,296,140	94,884,907	96,740,225	97,636,376	90,762,581	£12,271
	£12,863	90,209,869	98,235,249	96,431,738	98,381,379	107,091,821	109,864,777	111,709,067	105,162,732	£12,863
	£13,455	98,299,129	107,395,345	106,453,689	109,380,406	119,190,751	122,962,854	125,686,525	119,548,244	£13,455
	£14,047	106,388,389	116,555,441	116,426,820	120,379,434	131,289,683	136,060,929	139,663,983	133,834,450	£14,047
	£14,747	115,948,425	127,381,010	128,213,248	133,378,285	145,588,418	151,540,474	156,182,798	150,718,149	£14,747
	£15,393	124,773,073	137,373,843	139,093,029	145,377,224	158,787,251	165,629,285	171,430,934	166,303,101	£15,393



RLVs less existing use value **£6,000,000 per hectare** **Community sites/backlands**
£2,429,150 per acre
£7,200,000 per hectare

Density - units/ha ->	350 uph	400 uph	450 uph	500 uph	550 uph	600 uph	650 uph	675 uph
Build costs ->	£2874 per sqm	£2949 per sqm	£3025 per sqm	£3100 per sqm	£3175 per sqm	£3251 per sqm	£3326 per sqm	£3409 per sqm
Sales value per sq m								

MODEL 17

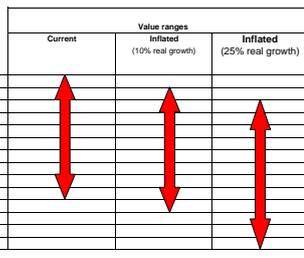
Density - units/ha ->	350 uph	400 uph	450 uph	500 uph	550 uph	600 uph	650 uph	675 uph
Build costs ->	£2874 per sqm	£2949 per sqm	£3025 per sqm	£3100 per sqm	£3175 per sqm	£3251 per sqm	£3326 per sqm	£3409 per sqm
Sales value per sqm								
	£7,535	29,968,705	30,219,357	21,844,201	17,763,397	18,133,162	13,791,001	8,913,850
	£8,127	38,928,434	40,381,379	33,029,256	30,142,285	31,769,476	28,586,281	24,779,838
	£8,719	48,631,005	51,385,925	44,931,769	43,283,398	46,074,844	44,086,828	41,178,835
	£9,311	57,590,735	61,471,320	56,071,340	55,964,122	59,603,378	58,717,874	56,849,075
	£9,903	66,526,900	71,533,955	67,118,397	67,755,444	73,013,831	73,243,659	72,389,629
	£10,495	75,413,191	81,596,591	76,165,453	79,946,766	86,424,285	87,769,243	87,889,265
	£11,087	84,299,481	91,659,226	89,212,509	92,138,086	99,834,739	102,245,249	103,388,903
	£11,679	93,185,771	101,721,862	100,258,104	104,238,754	113,163,482	116,633,870	118,762,270
	£12,271	102,072,062	111,784,498	111,213,882	116,321,509	126,454,513	131,022,493	134,116,919
	£12,863	110,958,352	121,847,134	122,169,661	129,404,265	139,745,544	145,411,115	149,471,568
	£13,455	119,844,643	131,909,769	133,125,439	140,487,620	153,036,575	159,799,737	164,826,217
	£14,047	128,730,934	141,972,405	144,081,217	152,569,775	166,327,606	174,091,551	180,103,863
	£14,747	139,232,913	153,864,611	157,028,956	166,812,866	182,011,255	190,965,511	198,109,756
	£15,393	148,927,048	164,942,032	168,980,714	179,902,100	196,408,413	206,541,474	214,730,581

Aff Hsg	10%
% SR	60%
% SO	40%
S106 (private)	£1,500 per unit
S106 (affordable)	£1,500 per unit
CSH (uplift n.u. on PD)	Level 4
CSH (p.u. uplift on AH)	Level 4
Grant	No
Developer's profit	17%
CL (per sqm)	23%

* plus Mayoral CL of £50 per sqm

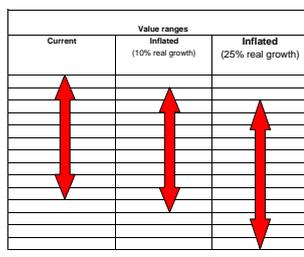
RLVs less existing use value **£25,620,000 per hectare** **Office**
£10,372,470 per acre
£30,744,000 per hectare

Density - units/ha ->	350 uph	400 uph	450 uph	500 uph	550 uph	600 uph	650 uph	675 uph
Build costs ->	£2874 per sqm	£2949 per sqm	£3025 per sqm	£3100 per sqm	£3175 per sqm	£3251 per sqm	£3326 per sqm	£3409 per sqm
Sales value per sqm								
	£7,535	29,968,705	30,219,357	21,844,201	17,763,397	18,133,162	13,791,001	8,913,850
	£8,127	38,928,434	40,381,379	33,029,256	30,142,285	31,769,476	28,586,281	24,779,838
	£8,719	48,631,005	51,385,925	44,931,769	43,283,398	46,074,844	44,086,828	41,178,835
	£9,311	57,590,735	61,471,320	56,071,340	55,964,122	59,603,378	58,717,874	56,849,075
	£9,903	66,526,900	71,533,955	67,118,397	67,755,444	73,013,831	73,243,659	72,389,629
	£10,495	75,413,191	81,596,591	76,165,453	79,946,766	86,424,285	87,769,243	87,889,265
	£11,087	84,299,481	91,659,226	89,212,509	92,138,086	99,834,739	102,245,249	103,388,903
	£11,679	93,185,771	101,721,862	100,258,104	104,238,754	113,163,482	116,633,870	118,762,270
	£12,271	102,072,062	111,784,498	111,213,882	116,321,509	126,454,513	131,022,493	134,116,919
	£12,863	110,958,352	121,847,134	122,169,661	129,404,265	139,745,544	145,411,115	149,471,568
	£13,455	119,844,643	131,909,769	133,125,439	140,487,620	153,036,575	159,799,737	164,826,217
	£14,047	128,730,934	141,972,405	144,081,217	152,569,775	166,327,606	174,091,551	180,103,863
	£14,747	139,232,913	153,864,611	157,028,956	166,812,866	182,011,255	190,965,511	198,109,756
	£15,393	148,927,048	164,942,032	168,980,714	179,902,100	196,408,413	206,541,474	214,730,581



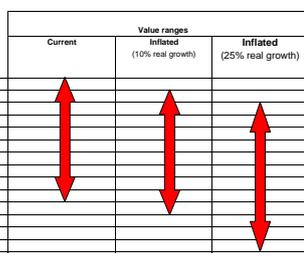
RLVs less existing use value **£15,260,000 per hectare** **Industrial/Storage/Distribution**
£6,178,138 per acre
£18,312,000 per hectare

Density - units/ha ->	350 uph	400 uph	450 uph	500 uph	550 uph	600 uph	650 uph	675 uph
Build costs ->	£2874 per sqm	£2949 per sqm	£3025 per sqm	£3100 per sqm	£3175 per sqm	£3251 per sqm	£3326 per sqm	£3409 per sqm
Sales value per sqm								
	£7,535	29,968,705	30,219,357	21,844,201	17,763,397	18,133,162	13,791,001	8,913,850
	£8,127	38,928,434	40,381,379	33,029,256	30,142,285	31,769,476	28,586,281	24,779,838
	£8,719	48,631,005	51,385,925	44,931,769	43,283,398	46,074,844	44,086,828	41,178,835
	£9,311	57,590,735	61,471,320	56,071,340	55,964,122	59,603,378	58,717,874	56,849,075
	£9,903	66,526,900	71,533,955	67,118,397	67,755,444	73,013,831	73,243,659	72,389,629
	£10,495	75,413,191	81,596,591	76,165,453	79,946,766	86,424,285	87,769,243	87,889,265
	£11,087	84,299,481	91,659,226	89,212,509	92,138,086	99,834,739	102,245,249	103,388,903
	£11,679	93,185,771	101,721,862	100,258,104	104,238,754	113,163,482	116,633,870	118,762,270
	£12,271	102,072,062	111,784,498	111,213,882	116,321,509	126,454,513	131,022,493	134,116,919
	£12,863	110,958,352	121,847,134	122,169,661	129,404,265	139,745,544	145,411,115	149,471,568
	£13,455	119,844,643	131,909,769	133,125,439	140,487,620	153,036,575	159,799,737	164,826,217
	£14,047	128,730,934	141,972,405	144,081,217	152,569,775	166,327,606	174,091,551	180,103,863
	£14,747	139,232,913	153,864,611	157,028,956	166,812,866	182,011,255	190,965,511	198,109,756
	£15,393	148,927,048	164,942,032	168,980,714	179,902,100	196,408,413	206,541,474	214,730,581



RLVs less existing use value **£8,000,000 per hectare** **Car Parking sites etc**
£3,238,866 per acre
£9,600,000 per hectare

Density - units/ha ->	350 uph	400 uph	450 uph	500 uph	550 uph	600 uph	650 uph	675 uph
Build costs ->	£2874 per sqm	£2949 per sqm	£3025 per sqm	£3100 per sqm	£3175 per sqm	£3251 per sqm	£3326 per sqm	£3409 per sqm
Sales value per sqm								
	£7,535	29,968,705	30,219,357	21,844,201	17,763,397	18,133,162	13,791,001	8,913,850
	£8,127	38,928,434	40,381,379	33,029,256	30,142,285	31,769,476	28,586,281	24,779,838
	£8,719	48,631,005	51,385,925	44,931,769	43,283,398	46,074,844	44,086,828	41,178,835
	£9,311	57,590,735	61,471,320	56,071,340	55,964,122	59,603,378	58,717,874	56,849,075
	£9,903	66,526,900	71,533,955	67,118,397	67,755,444	73,013,831	73,243,659	72,389,629
	£10,495	75,413,191	81,596,591	76,165,453	79,946,766	86,424,285	87,769,243	87,889,265
	£11,087	84,299,481	91,659,226	89,212,509	92,138,086	99,834,739	102,245,249	103,388,903
	£11,679	93,185,771	101,721,862	100,258,104	104,238,754	113,163,482	116,633,870	118,762,270
	£12,271	102,072,062	111,784,498	111,213,882	116,321,509	126,454,513	131,022,493	134,116,919
	£12,863	110,958,352	121,847,134	122,169,661	129,404,265	139,745,544	145,411,115	149,471,568
	£13,455	119,844,643	131,909,769	133,125,439	140,487,620	153,036,575	159,799,737	164,826,217
	£14,047	128,730,934	141,972,405	144,081,217	152,569,775	166,327,606	174,091,551	180,103,863
	£14,747	139,232,913	153,864,611	157,028,956	166,812,866	182,011,255	190,965,511	198,109,756
	£15,393	148,927,048	164,942,032	168,980,714	179,902,100	196,408,413	206,541,474	214,730,581



RLVs less existing use value **£6,000,000 per hectare** **Community sites/backlands**
£2,429,150 per acre
£7,200,000 per hectare

Density - units/ha ->	350 uph	400 uph	450 uph	500 uph	550 uph	600 uph	650 uph	675 uph
Build costs ->	£2874 per sqm	£2949 per sqm	£3025 per sqm	£3100 per sqm	£3175 per sqm	£3251 per sqm	£3326 per sqm	£3409 per sqm
Sales value per sqm								
	£7,535	29,968,705	30,219,357	21,844,201	17,763,397	18,133,162	13,791,001	8,913,850
	£8,127	38,928,434	40,381,379	33,029,256	30,142,285	31,769,476	28,586,281	24,779,838
	£8,719	48,631,005	51,385,925	44,931,769	43,283,398	46,074,844	44,086,828	41,178,835
	£9,311	57,590,735	61,471,320	56,071,340	55,964,122	59,603,378	58,717,874	56,849,075
	£9,903	66,526,900	71,533,955	67,118,397	67,755,444	73,013,831	73,243,659	72,389,629
	£10,495	75,413,191	81,596,591	76,165,453	79,946,766	86,424,285	87,769,243	87,889,265
	£11,087	84,299,481	91,659,226	89,212,509	92,138,086	99,834,739	102,245,249	103,388,903
	£11,679	93,185,771	101,721,862	100,258,104	104,238,754	113,163,482	116,633,870	118,762,270
	£12,271	102,072,062	111,784,498	111,213,882	116,321,509	126,454,513	131,022,493	134,116,919
	£12,863	110,958,352	121,847,134	122,169,661	129,404,265	139,745,544	145,411,115	149,471,568
	£13,455	119,844,643	131,909,769	133,125,439	140,487,620	153,036,575	159,799,737	

MODEL 18

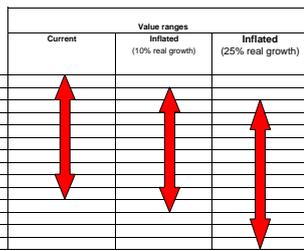
Density - units/ha ->	350 uph	400 uph	450 uph	500 uph	550 uph	600 uph	650 uph	675 uph
Build costs ->	£2874 per sqm	£2949 per sqm	£3025 per sqm	£3100 per sqm	£3175 per sqm	£3251 per sqm	£3326 per sqm	£3409 per sqm
Sales value per sqm								
£7,535	30,240,424	30,534,023	22,219,376	18,185,282	18,601,042	14,307,689	9,480,581	607,966
£8,127	39,200,153	40,696,046	33,988,982	30,558,106	32,230,632	29,095,620	25,346,568	16,889,152
£8,719	48,902,724	51,700,590	45,301,496	43,699,219	46,536,001	44,596,167	41,737,591	33,794,973
£9,311	57,862,454	61,781,366	56,435,612	55,973,873	60,057,803	59,219,857	57,407,831	49,807,464
£9,903	66,794,833	71,844,001	67,482,669	68,185,194	73,468,256	73,745,541	72,940,400	65,819,556
£10,495	75,681,124	81,906,637	78,529,725	80,356,516	86,878,709	88,271,225	88,440,036	81,661,224
£11,087	84,567,414	91,989,272	89,576,782	92,547,838	100,280,162	102,739,866	103,939,674	97,502,184
£11,679	93,453,705	102,031,908	100,616,914	104,642,427	113,611,167	117,128,488	119,305,048	113,319,751
£12,271	102,339,995	112,094,544	111,572,694	116,725,182	126,902,198	131,517,111	134,659,697	129,013,569
£12,863	111,226,285	122,157,179	122,528,472	129,807,638	140,193,228	145,905,732	150,014,347	144,707,387
£13,455	120,112,577	132,219,815	133,484,250	140,890,693	153,484,259	160,294,354	165,368,996	160,401,205
£14,047	128,998,867	142,282,450	144,440,029	152,973,449	166,775,291	174,578,795	180,638,639	176,082,499
£14,747	139,500,846	154,174,657	157,387,767	167,210,455	182,452,192	191,452,755	198,644,533	194,485,209
£15,393	149,194,981	165,150,704	169,339,525	180,289,689	196,850,350	207,028,718	215,265,357	211,472,325

Aff Hsg	10%
% SR	50%
% SO	50%
S106 (private)	£1,500 per unit
S106 (affordable)	£1,500 per unit
CSH (uplift n.u. on PDI)	Level 4
CSH (p.u. uplift on AH)	Level 4
Grant	No
Developer's profit	17%
CL (per sqm)	23%

* plus Mayoral CL of £50 per sqm

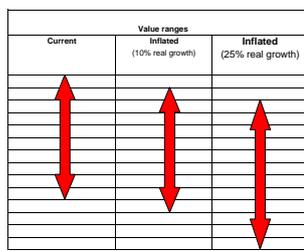
RLVs less existing use value **£25,620,000 per hectare** **Office**
£10,372,470 per acre
£30,744,000 per hectare

Density - units/ha ->	350 uph	400 uph	450 uph	500 uph	550 uph	600 uph	650 uph	675 uph
Build costs ->	£2874 per sqm	£2949 per sqm	£3025 per sqm	£3100 per sqm	£3175 per sqm	£3251 per sqm	£3326 per sqm	£3409 per sqm
Sales value per sqm								
£7,535	503,576	209,977	8,524,624	12,558,718	12,142,956	16,436,311	21,263,419	30,136,034
£8,127	8,456,153	9,952,046	2,654,982	185,894	1,486,632	1,648,380	5,397,432	13,854,848
£8,719	18,158,724	20,956,590	14,557,496	12,955,219	15,792,001	13,852,167	10,993,591	3,050,973
£9,311	27,118,454	31,937,366	25,891,612	25,297,873	29,313,803	29,475,857	26,863,831	15,083,464
£9,903	36,050,833	41,100,001	36,738,669	37,421,194	42,724,256	43,001,541	42,196,400	35,075,956
£10,495	44,937,124	51,162,637	47,785,725	49,612,516	56,134,709	57,527,225	57,696,036	50,917,224
£11,087	53,823,414	61,225,272	58,832,782	61,803,838	69,545,162	71,995,866	73,195,674	66,758,184
£11,679	62,709,705	71,287,308	69,872,914	73,898,427	82,967,167	86,384,488	88,561,048	82,575,751
£12,271	71,595,995	81,350,544	80,928,694	85,981,192	96,158,198	100,773,111	103,915,697	98,289,589
£12,863	80,482,285	91,413,179	91,784,472	98,063,838	109,449,228	115,161,732	119,270,347	113,963,387
£13,455	89,368,577	101,475,815	102,740,250	110,146,693	122,740,259	129,550,354	134,624,996	129,657,205
£14,047	98,254,867	111,538,450	113,696,029	122,229,449	136,031,291	143,834,795	149,894,639	145,338,499
£14,747	107,140,846	123,900,846	126,643,767	136,466,652	151,708,192	160,708,755	167,948,533	163,741,209
£15,393	116,450,981	134,006,704	138,595,525	149,555,689	166,106,350	176,284,718	184,521,357	180,728,325



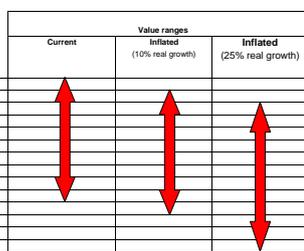
RLVs less existing use value **£15,260,000 per hectare** **Industrial/Storage/Distribution**
£6,178,138 per acre
£18,312,000 per hectare

Density - units/ha ->	350 uph	400 uph	450 uph	500 uph	550 uph	600 uph	650 uph	675 uph
Build costs ->	£2874 per sqm	£2949 per sqm	£3025 per sqm	£3100 per sqm	£3175 per sqm	£3251 per sqm	£3326 per sqm	£3409 per sqm
Sales value per sqm								
£7,535	11,928,424	12,222,023	3,907,376	126,718	289,042	4,004,311	8,831,419	17,704,034
£8,127	20,898,153	22,384,046	15,086,982	12,246,106	13,918,632	10,763,620	7,034,568	1,422,848
£8,719	30,590,724	33,988,590	26,989,496	26,387,219	28,224,001	23,294,167	23,425,591	15,482,973
£9,311	39,550,454	43,469,366	38,123,612	37,861,873	41,745,803	40,907,857	39,095,831	31,495,464
£9,903	48,482,833	53,523,001	49,170,669	49,853,194	55,156,256	55,433,541	54,628,400	47,507,956
£10,495	57,369,124	63,594,637	60,217,725	62,044,516	68,568,709	69,959,225	70,128,036	63,349,224
£11,087	66,255,414	74,657,272	71,284,782	74,235,638	81,867,167	84,427,668	85,627,674	73,910,184
£11,679	75,141,705	83,719,908	82,304,914	86,330,427	95,299,167	98,816,488	100,993,048	95,007,751
£12,271	84,027,995	93,782,544	93,260,694	98,413,182	108,590,198	113,205,111	116,347,697	110,701,569
£12,863	92,914,285	103,845,179	104,216,472	110,495,938	121,881,228	127,593,732	131,702,347	126,395,387
£13,455	101,806,285	112,557,179	112,928,472	119,207,938	130,593,228	136,305,732	140,414,347	135,107,387
£14,047	110,698,867	123,970,450	126,128,029	134,661,449	148,463,291	156,266,795	162,326,639	157,770,499
£14,747	121,188,846	138,862,657	139,075,767	148,898,455	164,140,192	173,140,755	180,332,533	176,173,209
£15,393	130,882,981	148,838,704	151,027,525	161,987,689	178,538,350	188,716,718	196,953,357	193,160,325



RLVs less existing use value **£8,000,000 per hectare** **Car Parking sites etc**
£3,238,866 per acre
£9,600,000 per hectare

Density - units/ha ->	350 uph	400 uph	450 uph	500 uph	550 uph	600 uph	650 uph	675 uph
Build costs ->	£2874 per sqm	£2949 per sqm	£3025 per sqm	£3100 per sqm	£3175 per sqm	£3251 per sqm	£3326 per sqm	£3409 per sqm
Sales value per sqm								
£7,535	20,640,424	20,934,023	12,619,376	8,585,282	9,001,042	4,707,689	1,119,419	8,992,034
£8,127	29,600,153	31,096,046	23,998,982	20,958,106	22,630,632	19,495,620	15,746,568	7,289,152
£8,719	39,302,724	42,100,590	35,701,496	34,099,219	36,936,001	34,996,167	32,137,591	24,194,973
£9,311	48,262,454	52,181,366	46,835,612	46,373,873	50,457,803	49,619,857	47,807,831	40,207,464
£9,903	57,194,833	62,244,001	57,882,669	58,965,194	63,968,256	64,145,541	63,340,400	56,219,556
£10,495	66,081,124	72,306,637	68,929,725	70,756,516	77,278,709	78,671,225	78,040,036	72,061,224
£11,087	74,967,414	82,369,272	79,976,782	82,947,838	90,689,162	93,139,866	94,339,674	87,902,184
£11,679	83,853,705	92,431,908	91,016,914	95,042,427	104,011,167	107,528,488	109,705,048	103,719,751
£12,271	92,739,995	102,484,544	101,972,694	107,125,182	117,302,198	121,917,111	125,059,697	118,413,569
£12,863	101,626,285	112,557,179	112,928,472	119,207,938	130,593,228	136,305,732	140,414,347	135,107,387
£13,455	110,512,577	122,619,815	123,884,250	131,290,693	143,884,259	150,694,354	158,168,996	150,801,205
£14,047	119,398,867	132,682,450	134,840,029	143,373,449	157,175,291	164,978,795	171,038,639	168,482,499
£14,747	129,900,846	144,574,657	147,787,767	157,610,455	172,852,192	181,852,755	189,044,533	184,885,209
£15,393	139,594,981	155,550,704	159,739,525	170,699,689	187,250,350	197,428,718	205,665,357	201,872,325



RLVs less existing use value **£6,000,000 per hectare** **Community sites/backlands**
£2,429,150 per acre
£7,200,000 per hectare

Density - units/ha ->	350 uph	400 uph	450 uph	500 uph	550 uph	600 uph	650 uph	675 uph
Build costs ->	£2874 per sqm	£2949 per sqm	£3025 per sqm	£3100 per sqm	£3175 per sqm	£3251 per sqm	£3326 per sqm	£3409 per sqm
Sales value per sqm								
£7,535	23,040,424	23,334,023	15,019,376	10,985,282	11,401,042	7,107,689	2,280,581	6,592,034
£8,127	32,000,153	33,496,046	26,198,982	23,368,106	25,030,632	21,895,620	18,146,568	9,689,152
£8,719	41,702,724	44,500,590	38,101,496	36,499,219	39,336,001	37,396,167	34,537,591	26,594,973
£9,311	50,662,454	54,581,366	49,235,612	48,773,873	52,857,803	52,019,857	50,207,831	42,607,464
£9,903	59,594,833	64,644,001	60,282,669	60,965,194	66,268,256	66,545,541	65,740,400	58,619,556
£10,495	68,481,124	74,706,637	71,329,725	73,156,516	79,678,709	81,071,225	81,240,036	74,481,224
£11,087	77,367,414	84,769,272						

MODEL 19

Density - units/ha ->	350 uph	400 uph	450 uph	500 uph	550 uph	600 uph	650 uph	675 uph
Build costs ->	£2874 per sqm	£2949 per sqm	£3025 per sqm	£3100 per sqm	£3175 per sqm	£3251 per sqm	£3326 per sqm	£3409 per sqm

Sales value per sq m	350 uph	400 uph	450 uph	500 uph	550 uph	600 uph	650 uph	675 uph
£7,535	25,679,926	25,355,434	16,471,460	11,830,664	11,634,579	6,748,719	1,423,151	7,737,508
£8,127	34,315,810	35,150,154	27,318,430	23,837,647	24,861,457	21,088,082	16,727,763	8,068,620
£8,719	43,667,685	45,756,945	38,790,733	36,503,781	38,649,764	36,041,931	32,634,008	24,381,535
£9,311	52,303,569	55,533,322	49,549,440	48,382,061	51,715,873	50,199,681	47,737,855	39,910,660
£9,903	60,939,452	65,232,248	60,241,701	60,168,906	64,898,569	64,237,323	62,816,795	53,344,387
£10,495	69,575,710	74,931,174	70,889,470	71,917,577	77,624,328	78,237,982	77,556,205	70,726,752
£11,087	78,211,809	84,630,100	81,537,235	83,688,248	90,550,066	92,236,642	92,695,615	85,995,148
£11,679	86,856,909	94,329,026	92,185,001	95,407,238	103,475,804	106,151,933	107,613,526	101,263,543
£12,271	95,502,008	104,027,952	102,808,721	107,053,267	116,291,310	120,020,485	122,413,187	116,481,369
£12,863	103,187,107	113,726,878	113,389,508	118,699,297	129,101,942	133,889,036	137,212,849	131,607,941
£13,455	112,352,206	123,425,803	123,929,294	130,345,326	141,912,575	147,757,688	152,012,512	146,734,512
£14,047	120,917,305	133,124,730	134,489,081	141,991,355	154,723,207	161,625,558	166,812,173	161,861,084
£14,747	131,039,695	144,587,097	146,968,828	155,754,844	169,863,045	177,889,615	184,193,351	179,700,494
£15,393	140,383,440	155,167,743	158,488,596	168,411,546	183,801,445	192,902,591	200,213,424	196,073,618

Aff Hsg	10%
% SR	60%
% SO	40%
S106 (private)	£1,500 per unit
S106 (affordable)	£1,500 per unit
CSH (uplift n.u. on PDI)	Level 4
CSH (p.u. uplift on AH)	Level 4
Grant	No
Developer's profit	20%
CL (per sqm)	23%

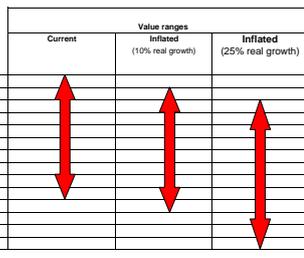
* plus Mayoral CL of £50 per sqm

RLVs less existing use value **£25,620,000 per hectare** **Office**
£10,372,470 per acre
£30,744,000 per hectare

Incl premium to landowner

Density - units/ha ->	350 uph	400 uph	450 uph	500 uph	550 uph	600 uph	650 uph	675 uph
Build costs ->	£2874 per sqm	£2949 per sqm	£3025 per sqm	£3100 per sqm	£3175 per sqm	£3251 per sqm	£3326 per sqm	£3409 per sqm

Sales value per sq m	350 uph	400 uph	450 uph	500 uph	550 uph	600 uph	650 uph	675 uph
£7,535	-5,064,074	5,388,566	-14,272,540	-18,913,336	-19,109,421	-23,995,281	-29,320,849	-38,481,508
£8,127	16,003,810	4,406,154	-3,425,570	6,906,353	-5,882,543	9,655,918	-14,016,237	-22,675,380
£8,719	12,923,685	15,012,945	8,046,733	5,759,781	7,905,764	5,297,931	1,890,008	6,362,465
£9,311	21,559,569	24,799,322	19,805,440	17,638,051	20,971,873	19,455,681	16,993,855	9,186,660
£9,903	30,195,452	34,488,248	29,497,704	29,422,906	33,954,589	33,493,323	32,072,795	24,600,387
£10,495	38,782,710	44,187,174	40,145,470	41,173,577	46,880,328	47,493,982	47,012,205	39,982,752
£11,087	47,347,809	53,886,100	50,793,235	52,924,248	59,806,066	61,494,642	61,951,615	56,251,148
£11,679	55,912,909	63,585,026	61,441,001	64,663,238	72,731,804	75,407,933	76,989,526	70,519,543
£12,271	64,478,008	73,263,952	72,065,721	76,309,267	85,547,310	89,276,485	91,669,187	85,737,369
£12,863	73,043,107	82,982,878	82,625,508	87,955,297	98,357,942	103,145,036	106,468,849	100,863,941
£13,455	81,608,206	92,681,803	93,185,294	99,601,326	111,168,575	117,013,588	121,268,512	115,990,512
£14,047	90,173,305	102,390,730	103,745,081	111,247,355	123,979,207	130,881,558	136,068,173	131,117,084
£14,747	98,738,404	112,039,695	113,843,097	122,019,618	135,819,045	144,745,615	153,449,351	148,956,494
£15,393	106,639,440	124,423,743	127,744,596	137,667,546	153,057,445	162,158,591	169,469,424	165,329,618

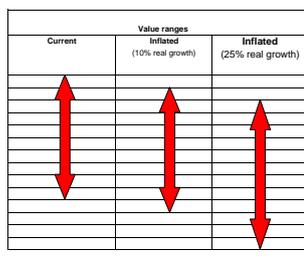


RLVs less existing use value **£15,260,000 per hectare** **Industrial/Storage/Distribution**
£6,178,138 per acre
£18,312,000 per hectare

Incl premium to landowner

Density - units/ha ->	350 uph	400 uph	450 uph	500 uph	550 uph	600 uph	650 uph	675 uph
Build costs ->	£2874 per sqm	£2949 per sqm	£3025 per sqm	£3100 per sqm	£3175 per sqm	£3251 per sqm	£3326 per sqm	£3409 per sqm

Sales value per sq m	350 uph	400 uph	450 uph	500 uph	550 uph	600 uph	650 uph	675 uph
£7,535	7,367,926	7,043,434	-1,840,540	-6,481,336	-6,677,421	-11,563,281	-16,888,849	-26,049,508
£8,127	16,003,810	16,838,154	9,006,430	5,525,647	6,549,457	2,776,082	-1,584,237	-10,243,380
£8,719	25,355,685	27,444,945	20,478,733	18,917,781	20,337,764	17,729,811	14,322,008	6,969,536
£9,311	33,991,569	37,221,322	31,237,440	30,070,061	33,403,873	31,887,681	29,425,855	21,598,660
£9,903	42,627,452	46,920,248	41,929,704	41,854,906	46,386,589	45,925,323	44,504,795	37,032,387
£10,495	51,214,710	56,619,174	52,577,470	53,605,577	59,312,328	59,925,982	59,444,205	52,414,752
£11,087	59,779,809	66,318,100	63,225,235	65,356,248	72,238,066	73,937,642	74,383,615	67,683,148
£11,679	68,344,909	76,017,026	73,873,001	77,095,238	85,163,804	87,939,933	89,301,526	82,951,543
£12,271	76,910,008	85,715,952	84,497,721	88,741,267	97,979,310	101,708,485	104,101,187	98,169,369
£12,863	85,475,107	95,414,878	95,057,508	100,387,297	110,789,942	115,577,036	118,900,849	113,295,941
£13,455	94,040,206	105,114,803	105,618,294	112,033,266	123,600,512	129,445,525	133,706,512	128,022,512
£14,047	102,605,305	114,812,730	116,177,081	123,679,355	136,411,207	143,313,558	148,500,173	143,549,084
£14,747	112,727,695	126,275,097	128,656,828	137,442,844	151,551,045	159,577,615	165,881,351	161,388,494
£15,393	122,071,440	136,855,743	140,176,596	150,099,546	165,489,445	174,590,591	181,901,424	177,761,618

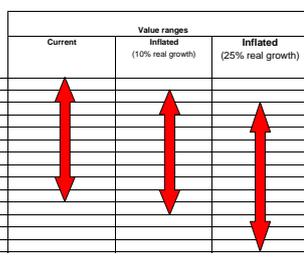


RLVs less existing use value **£8,000,000 per hectare** **Car Parking sites etc**
£3,238,866 per acre
£9,600,000 per hectare

Incl premium to landowner

Density - units/ha ->	350 uph	400 uph	450 uph	500 uph	550 uph	600 uph	650 uph	675 uph
Build costs ->	£2874 per sqm	£2949 per sqm	£3025 per sqm	£3100 per sqm	£3175 per sqm	£3251 per sqm	£3326 per sqm	£3409 per sqm

Sales value per sq m	350 uph	400 uph	450 uph	500 uph	550 uph	600 uph	650 uph	675 uph
£7,535	16,079,926	15,755,434	6,871,460	2,230,664	2,094,579	2,851,281	6,176,849	17,337,508
£8,127	24,715,810	25,550,154	17,718,430	14,237,647	15,261,457	11,488,082	7,127,763	1,531,380
£8,719	34,067,685	36,156,945	29,190,733	26,903,781	29,049,764	26,441,931	23,034,008	14,781,535
£9,311	42,703,569	45,933,322	39,949,440	38,782,061	42,115,873	40,599,681	38,137,855	30,310,660
£9,903	51,339,452	55,632,248	50,641,704	50,566,906	55,088,589	54,637,323	53,216,795	45,744,387
£10,495	59,975,710	65,331,174	61,289,470	62,317,577	68,024,328	68,637,982	68,156,205	61,126,752
£11,087	68,541,809	75,030,100	71,937,235	74,068,248	80,950,066	82,638,642	83,095,615	76,395,148
£11,679	77,107,909	84,729,026	82,585,001	85,807,238	93,875,804	96,551,933	96,013,526	91,663,543
£12,271	85,672,008	94,427,952	93,209,721	97,453,267	106,691,310	110,420,485	112,813,187	106,881,369
£12,863	94,237,107	104,126,878	103,769,508	109,099,297	119,501,942	124,289,036	127,612,849	122,027,941
£13,455	102,802,206	114,812,730	116,177,081	123,679,355	136,411,207	143,313,558	148,500,173	143,549,084
£14,047	112,727,695	126,275,097	128,656,828	137,442,844	151,551,045	159,577,615	165,881,351	161,388,494
£14,747	122,071,440	136,855,743	140,176,596	150,099,546	165,489,445	174,590,591	181,901,424	177,761,618



RLVs less existing use value **£6,000,000 per hectare** **Community sites/backlands**
£2,429,150 per acre
£7,200,000 per hectare

Incl premium to landowner

Density - units/ha ->	350 uph	400 uph	450 uph	500 uph	550 uph	600 uph	650 uph	675 uph
Build costs ->	£2874 per sqm	£2949 per sqm	£3025 per sqm	£3100 per sqm	£3175 per sqm	£3251 per sqm	£3326 per sqm	£3409 per sqm

Sales value per sq m	350 uph	400 uph	450 uph	500 uph	550 uph	600 uph	650 uph	675 uph
£7,535	18,479,926	18,155,434	9,271,460	4,630,664	4,434,579	4,511,281	5,776,849	14,937,508
£8,127	27,115,810	27,950,154	20,118,430	16,637,647	17,661,457	13,888,082	9,527,763	868,620
£8,719	36,467,685	38,556,945	31,590,733	29,303,781	31,449,764	28,841,931	25,434,008	17,181,535
£9,311	45,103,569	48,333,322	42,349,440	41,182,061	44,515,873	42,999,681	40,537,855	32,710,660
£9,903	53,739,452	58,032,248	53,041,704	52,966,906	57,498,589	57,037,323	55,616,795	48,144,387
£10,495	62,375,710	67,731,174	63,689,470	64,717,577	70,424,328	71,037,982	70,556,205	63,526,752
£11,087	70,941,809	77,430,100	74,337,235	76,468,248	83,350,066	85,038,642	85,495,615	78,795,148
£11,679	79,507,909	87,129,026	84,985,001	88,207,238	96,275,804	98,951,933	100,413,526	94,063,543
£12,271	88,072,008	96,827,952	95,609,721	99,853,267	109,091,310	112,820,485	115,213,187	109,281,369
£12,863	96,637,107	106,526,878	106,169,508	111,499,297	121,901,942	126,689,036	130,012,849	124,407,941
£13,455	105,202,206	116,225,803	116,729,294	123,145,326	134,712,575	140,557,688	144,812,512	139,534,5

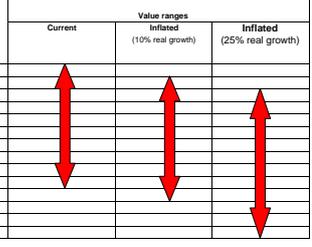
MODEL	20								
Density - units/ha ->	350 uph	400 uph	450 uph	500 uph	550 uph	600 uph	650 uph	675 uph	
Build costs ->	£2874 per sqm	£2949 per sqm	£3025 per sqm	£3100 per sqm	£3175 per sqm	£3251 per sqm	£3326 per sqm	£3409 per sqm	
Sales value per sqm									
£7,535	25,951,645	25,670,100	16,846,636	12,252,548	12,102,460	7,265,406	1,997,848	7,133,331	£7,535
£8,127	34,587,529	35,484,821	27,688,158	24,253,468	25,322,613	21,604,770	17,294,494	8,664,506	£8,127
£8,719	43,939,404	46,071,611	39,160,459	36,919,602	39,110,921	36,551,270	33,192,764	24,977,420	£8,719
£9,311	52,575,288	55,843,368	49,919,168	48,797,882	52,177,029	50,709,020	48,296,810	40,498,245	£9,311
£9,903	61,211,171	65,642,294	60,806,976	60,576,656	65,153,014	64,739,305	63,367,567	55,931,972	£9,903
£10,495	69,794,643	75,241,219	71,253,742	72,327,327	78,078,751	78,739,965	78,306,976	71,306,028	£10,495
£11,087	78,359,742	84,940,146	81,901,507	84,077,999	91,004,490	92,740,624	93,246,386	86,574,423	£11,087
£11,679	86,924,842	94,639,072	92,549,272	95,810,911	103,928,363	106,646,551	108,156,304	101,842,818	£11,679
£12,271	95,489,941	104,337,998	103,168,532	107,456,940	116,738,995	120,515,103	122,955,966	117,052,326	£12,271
£12,863	104,055,040	114,036,923	113,728,319	119,102,970	129,549,627	134,363,653	137,755,628	130,178,897	£12,863
£13,455	112,620,139	123,356,850	124,288,105	130,748,999	142,360,260	148,252,205	152,555,289	147,305,469	£13,455
£14,047	121,185,238	133,434,776	134,847,893	142,395,029	155,170,892	162,112,801	167,354,951	162,432,040	£14,047
£14,747	131,307,629	144,897,143	147,327,639	156,158,517	170,310,730	178,376,859	184,728,127	180,263,122	£14,747
£15,393	140,651,374	155,477,790	158,847,406	168,809,136	184,242,382	193,389,635	200,748,199	196,636,246	£15,393

Aff Hsg	10%
% SR	50%
% SO	50%
S106 (private)	£1,500 per unit
S106 (affordable)	£1,500 per unit
CSH (uplift n.u. on PD)	Level 4
CSH (p.u. uplift on AH)	Level 4
Grant	No
Developer's profit	20%
CL (per sqm)	23%

* plus Mayoral CL of £50 per sqm

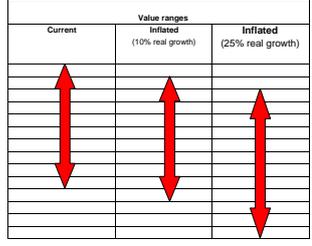
RLVs less existing use value **£25,620,000 per hectare** Office
£10,372,470 per acre
£30,744,000 per hectare

Density - units/ha ->	350 uph	400 uph	450 uph	500 uph	550 uph	600 uph	650 uph	675 uph	
Build costs ->	£2874 per sqm	£2949 per sqm	£3025 per sqm	£3100 per sqm	£3175 per sqm	£3251 per sqm	£3326 per sqm	£3409 per sqm	
Sales value per sqm									
£7,535	4,792,355	5,073,900	13,897,364	18,491,452	18,641,540	23,478,594	28,746,152	37,877,331	£7,535
£8,127	3,843,529	4,720,821	3,055,842	6,490,532	5,421,387	9,139,220	13,449,506	22,079,494	£8,127
£8,719	13,195,404	16,327,811	8,416,459	6,175,602	8,366,921	5,807,270	2,448,764	5,766,580	£8,719
£9,311	21,831,288	25,093,368	19,175,168	16,807,602	20,798,921	19,965,020	17,552,610	9,754,245	£9,311
£9,903	30,467,171	34,798,294	29,861,976	29,832,656	34,408,014	33,995,305	32,623,567	25,187,972	£9,903
£10,495	39,050,643	44,497,219	40,509,742	41,583,327	47,334,751	47,995,965	47,562,976	40,562,028	£10,495
£11,087	47,615,742	54,196,146	51,157,507	53,333,999	60,260,490	61,996,624	62,502,386	56,330,423	£11,087
£11,679	56,180,842	63,895,072	61,805,272	65,066,911	73,184,363	75,902,551	77,412,304	71,098,818	£11,679
£12,271	64,745,941	73,593,998	72,424,532	76,712,940	85,994,995	89,771,103	92,211,866	86,308,326	£12,271
£12,863	73,311,040	83,292,923	82,984,319	88,358,970	98,805,627	103,639,653	107,011,628	101,434,897	£12,863
£13,455	81,876,139	92,991,850	93,544,105	100,004,999	111,616,260	117,508,205	121,181,289	116,561,469	£13,455
£14,047	90,441,238	102,690,776	104,103,893	111,651,029	124,426,892	131,368,801	136,610,951	131,688,040	£14,047
£14,747	99,006,629	114,553,143	116,683,923	124,415,517	139,569,730	147,632,859	153,984,127	148,619,122	£14,747
£15,393	109,907,374	124,733,790	128,103,406	138,065,136	153,498,382	162,645,835	170,004,199	165,892,246	£15,393



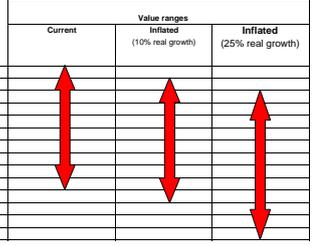
RLVs less existing use value **£15,260,000 per hectare** Industrial/Storage/Distribution
£6,178,138 per acre
£18,312,000 per hectare

Density - units/ha ->	350 uph	400 uph	450 uph	500 uph	550 uph	600 uph	650 uph	675 uph	
Build costs ->	£2874 per sqm	£2949 per sqm	£3025 per sqm	£3100 per sqm	£3175 per sqm	£3251 per sqm	£3326 per sqm	£3409 per sqm	
Sales value per sqm									
£7,535	7,639,645	7,358,100	1,465,364	6,059,452	6,209,540	11,046,594	16,314,152	25,445,331	£7,535
£8,127	16,275,529	17,152,821	9,376,158	13,941,468	7,010,613	3,292,770	1,017,506	8,647,494	£8,127
£8,719	25,627,404	27,659,611	20,945,459	18,607,602	20,798,921	18,239,270	14,889,764	8,664,420	£8,719
£9,311	34,263,288	37,531,368	31,607,168	30,485,882	33,865,029	32,397,020	29,984,610	22,186,245	£9,311
£9,903	42,899,171	47,230,294	42,293,976	42,264,656	46,841,014	46,427,305	45,055,567	37,619,972	£9,903
£10,495	51,482,643	56,929,219	52,941,742	54,015,327	59,766,751	60,427,965	59,994,976	52,994,028	£10,495
£11,087	60,047,742	66,628,146	63,589,507	67,855,999	72,992,490	74,438,624	74,994,386	68,262,423	£11,087
£11,679	68,612,842	76,327,072	74,237,272	77,498,911	85,616,363	83,351,551	89,844,304	83,530,818	£11,679
£12,271	77,177,941	86,025,984	84,856,532	89,144,940	98,426,995	102,203,103	104,634,966	98,740,326	£12,271
£12,863	85,743,040	95,724,923	95,416,319	100,790,970	111,237,627	116,071,653	119,443,628	113,866,897	£12,863
£13,455	94,308,040	104,436,923	104,128,319	109,502,970	119,949,627	124,940,205	129,246,289	123,993,897	£13,455
£14,047	102,873,238	115,122,776	116,535,893	124,083,029	136,858,892	143,800,801	149,042,951	144,120,040	£14,047
£14,747	112,995,629	126,895,143	129,015,639	137,846,517	151,998,730	160,064,859	166,416,127	161,951,122	£14,747
£15,393	122,339,374	137,165,790	140,535,406	150,497,136	165,930,382	175,077,835	182,436,199	178,324,246	£15,393



RLVs less existing use value **£8,000,000 per hectare** Car Parking sites etc
£3,238,866 per acre
£9,600,000 per hectare

Density - units/ha ->	350 uph	400 uph	450 uph	500 uph	550 uph	600 uph	650 uph	675 uph	
Build costs ->	£2874 per sqm	£2949 per sqm	£3025 per sqm	£3100 per sqm	£3175 per sqm	£3251 per sqm	£3326 per sqm	£3409 per sqm	
Sales value per sqm									
£7,535	16,351,645	16,070,100	7,246,636	2,652,548	2,502,460	2,334,594	7,602,152	16,733,331	£7,535
£8,127	24,987,529	25,884,821	18,088,158	14,653,468	15,722,613	12,004,770	7,694,494	935,494	£8,127
£8,719	34,339,404	36,471,611	29,560,459	27,319,602	29,510,921	26,951,270	23,592,764	15,377,420	£8,719
£9,311	42,975,288	46,243,368	40,319,168	39,197,882	42,577,029	41,109,020	38,696,610	30,898,245	£9,311
£9,903	51,611,171	55,942,294	51,005,976	50,976,656	55,553,014	55,139,305	53,767,567	46,331,972	£9,903
£10,495	60,194,643	65,641,219	61,653,742	62,727,327	68,478,751	69,139,965	68,706,976	61,706,028	£10,495
£11,087	68,759,742	75,340,146	72,301,507	74,477,999	81,404,490	83,140,624	83,646,386	76,974,423	£11,087
£11,679	77,324,842	85,039,072	82,949,272	86,210,911	94,328,363	97,046,551	98,556,304	92,242,818	£11,679
£12,271	85,899,941	94,737,998	93,568,532	97,856,940	107,138,995	110,915,103	113,355,966	107,452,326	£12,271
£12,863	94,455,040	104,436,923	104,128,319	109,502,970	119,949,627	124,940,205	129,246,289	123,993,897	£12,863
£13,455	103,020,139	114,135,850	114,688,105	121,148,999	132,760,260	138,652,205	142,955,289	137,705,469	£13,455
£14,047	111,585,238	123,834,776	125,247,893	132,795,029	145,570,892	152,512,801	157,754,951	152,832,040	£14,047
£14,747	121,707,629	135,297,143	137,727,639	146,558,517	160,710,730	168,776,859	175,128,127	170,663,122	£14,747
£15,393	131,051,374	145,877,790	149,247,406	159,209,136	174,642,382	183,789,835	191,148,199	187,036,246	£15,393



RLVs less existing use value **£6,000,000 per hectare** Community sites/backlands
£2,429,150 per acre
£7,200,000 per hectare

Density - units/ha ->	350 uph	400 uph	450 uph	500 uph	550 uph	600 uph	650 uph	675 uph	
Build costs ->	£2874 per sqm	£2949 per sqm	£3025 per sqm	£3100 per sqm	£3175 per sqm	£3251 per sqm	£3326 per sqm	£3409 per sqm	
Sales value per sqm									
£7,535	18,751,645	18,470,100	9,646,636	5,052,548	4,902,460	65,406	5,202,152	14,333,331	£7,535
£8,127	27,387,529	28,284,821	20,488,158	17,053,468	18,122,613	14,404,770	10,094,494	1,464,506	£8,127
£8,719	36,739,404	38,871,611	31,960,459	29,719,602	31,910,921	29,351,270	25,992,764	17,777,420	£8,719
£9,311	45,375,288	48,643,368	42,719,168	41,597,882	44,977,029	43,509,020	41,096,610	33,298,245	£9,311
£9,903	54,011,171	58,342,294	53,405,976	53,376,656	57,953,014	57,539,305	56,167,567	48,731,972	£9,903
£10,495	62,594,643	68,041,219	64,053,742	65,127,327	70,878,751	71,539,965	71,106,976	64,106,028	£10,495
£11,087	71,159,742	77,740,146	74,701,507	76,877,999	83,804,490	85,540,624	86,046,386	79,374,423	£11,087
£11,679	79,724,842	87,439,072	85,349,272	88,610,911	96,728,363	99,446,551	100,956,304	94,642,818	£11,679
£12,271	88,289,941	97,137,998	95,968,532	100,254,940	109,538,995	113,315,103	115,755,966	109,852,326	£12,271
£12,863	96,855,040	106,836,923	106,528,						

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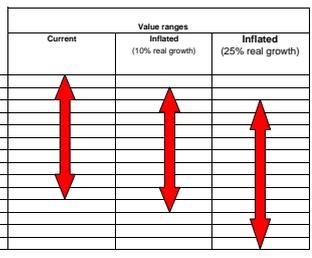
Density - units/ha ->	350 uph	400 uph	450 uph	500 uph	550 uph	600 uph	650 uph	675 uph
Build costs ->	£2874 per sqm	£2949 per sqm	£3025 per sqm	£3100 per sqm	£3175 per sqm	£3251 per sqm	£3326 per sqm	£3409 per sqm
Sales value per sq m								
£7,535	30,645,008	30,996,021	22,762,553	18,787,609	19,259,794	15,025,112	10,256,650	1,422,774
£8,127	39,604,738	41,158,043	33,934,271	31,151,776	32,879,916	29,802,841	26,122,637	17,892,779
£8,719	49,307,309	42,562,589	45,836,784	44,292,889	47,185,285	45,303,387	42,502,739	34,587,405
£9,311	58,267,038	62,236,580	56,963,003	56,558,876	60,697,608	59,916,863	58,172,979	50,599,896
£9,903	67,193,781	72,299,215	68,010,060	68,750,198	74,108,061	74,442,548	73,994,614	66,601,489
£10,495	76,080,071	82,361,851	79,057,116	80,941,520	87,518,515	88,968,231	89,194,251	82,442,450
£11,087	84,966,362	92,424,486	90,104,173	93,132,841	100,928,968	103,426,645	104,693,667	98,283,410
£11,679	93,852,653	102,487,123	101,136,400	105,218,754	114,241,482	117,815,267	120,048,317	114,089,757
£12,271	102,738,943	112,549,758	112,092,178	117,301,510	127,532,514	132,203,890	135,402,966	129,783,575
£12,863	111,625,234	122,612,394	123,047,957	129,384,265	140,928,545	146,592,612	150,757,615	145,477,393
£13,455	120,511,524	132,675,029	134,003,735	141,467,020	154,114,575	160,977,371	166,112,264	161,171,211
£14,047	129,397,814	142,377,665	144,959,514	153,549,776	167,405,606	175,255,337	181,370,949	176,841,274
£14,747	139,899,794	154,629,871	157,907,252	167,778,097	183,073,009	192,129,297	199,376,842	195,243,983
£15,393	149,593,928	165,600,153	169,659,010	180,967,331	197,471,167	207,706,259	215,997,668	212,231,099

Aff Hsg	10%
% SR	60%
% SO	40%
S106 (private)	£1,500 per unit
S106 (affordable)	£1,500 per unit
CSH (uplift n.u. on PDI)	Level 4
CSH (n.u. uplift on AH)	Level 4
Grant	Yes
Developer's profit	17%
CL (per sqm)	23%

* plus Mayoral CL of £50 per sqm

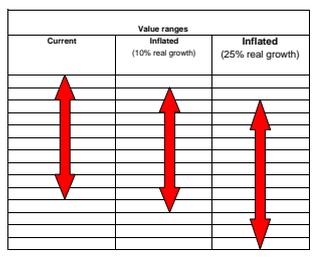
RLVs less existing use value **£25,620,000 per hectare** **Office**
£10,372,470 per acre
£30,744,000 per hectare

Density - units/ha ->	350 uph	400 uph	450 uph	500 uph	550 uph	600 uph	650 uph	675 uph
Build costs ->	£2874 per sqm	£2949 per sqm	£3025 per sqm	£3100 per sqm	£3175 per sqm	£3251 per sqm	£3326 per sqm	£3409 per sqm
Sales value per sq m								
£7,535	98,992	252,021	7,981,447	11,956,391	11,484,206	15,718,888	20,487,350	29,321,226
£8,127	8,860,738	10,414,043	3,190,271	407,776	2,135,916	941,159	4,621,363	13,051,221
£8,719	18,563,309	21,418,589	15,092,794	13,548,889	16,441,285	14,559,387	11,758,739	3,843,405
£9,311	27,523,039	31,493,589	26,110,060	25,814,676	29,832,608	29,172,863	27,428,979	19,855,896
£9,903	36,449,781	41,555,215	37,266,060	38,006,198	43,364,061	43,698,548	42,950,614	35,857,489
£10,495	45,336,071	51,617,851	48,313,116	50,197,520	56,774,515	58,224,231	58,450,251	51,698,450
£11,087	54,222,362	61,680,486	59,360,173	62,388,841	70,184,968	72,682,645	73,949,667	67,539,410
£11,679	63,108,653	71,743,123	70,392,400	74,474,754	83,497,482	87,071,267	89,304,317	83,345,757
£12,271	71,994,943	81,895,758	81,348,178	86,567,510	96,788,514	101,459,890	104,658,966	99,039,575
£12,863	80,881,234	91,868,394	92,303,957	98,640,265	110,079,545	115,848,512	120,013,615	114,733,393
£13,455	89,767,524	101,931,029	103,259,735	110,723,020	123,370,575	130,233,371	135,368,264	130,427,211
£14,047	98,653,814	111,993,665	114,215,514	122,995,776	136,661,806	144,511,337	150,626,949	146,097,274
£14,747	107,540,104	121,999,955	124,637,252	133,034,867	152,299,609	161,385,297	168,628,842	164,499,849
£15,393	116,426,394	131,999,928	134,856,153	143,517,010	163,221,167	173,611,259	183,265,668	181,487,099



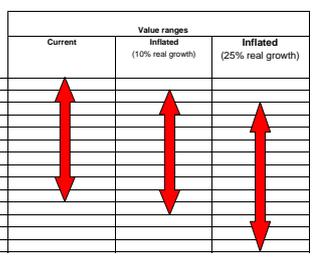
RLVs less existing use value **£15,260,000 per hectare** **Industrial/Storage/Distribution**
£6,178,138 per acre
£18,312,000 per hectare

Density - units/ha ->	350 uph	400 uph	450 uph	500 uph	550 uph	600 uph	650 uph	675 uph
Build costs ->	£2874 per sqm	£2949 per sqm	£3025 per sqm	£3100 per sqm	£3175 per sqm	£3251 per sqm	£3326 per sqm	£3409 per sqm
Sales value per sq m								
£7,535	12,333,008	12,684,021	4,450,553	475,609	947,794	3,286,888	8,055,350	16,889,226
£8,127	21,292,738	22,846,043	15,622,271	12,839,776	14,567,916	11,480,841	7,810,637	619,221
£8,719	30,395,309	33,850,589	27,524,784	33,800,889	38,873,285	39,901,387	34,198,979	16,276,405
£9,311	39,355,038	43,924,580	38,651,003	38,246,876	42,385,608	41,604,863	39,860,979	32,287,896
£9,903	48,311,781	53,987,215	49,698,060	50,438,198	55,796,061	56,130,548	55,382,614	48,289,489
£10,495	57,268,071	64,049,851	60,745,116	62,629,520	69,206,515	70,656,231	70,882,251	64,130,450
£11,087	66,154,362	74,112,486	71,792,173	74,800,841	82,616,968	85,114,645	86,381,667	79,971,410
£11,679	75,040,653	84,175,123	82,824,400	86,906,754	95,929,482	99,503,267	101,736,317	95,777,757
£12,271	83,926,943	94,237,758	93,780,178	98,989,510	110,220,514	113,891,890	117,090,966	111,471,675
£12,863	93,313,234	104,300,394	104,739,957	111,072,265	122,511,545	128,280,512	132,445,615	127,165,393
£13,455	102,209,524	113,012,394	113,497,957	119,784,265	132,225,545	138,992,612	144,808,264	145,892,293
£14,047	111,095,814	124,425,665	126,647,514	135,237,776	149,093,606	156,943,337	163,058,949	158,529,274
£14,747	120,997,794	136,317,871	139,595,252	149,466,097	164,761,009	173,871,297	181,064,842	176,931,983
£15,393	131,281,928	147,288,153	151,547,010	162,555,331	179,159,167	189,393,259	197,685,668	193,919,099



RLVs less existing use value **£8,000,000 per hectare** **Car Parking sites etc**
£3,238,866 per acre
£9,600,000 per hectare

Density - units/ha ->	350 uph	400 uph	450 uph	500 uph	550 uph	600 uph	650 uph	675 uph
Build costs ->	£2874 per sqm	£2949 per sqm	£3025 per sqm	£3100 per sqm	£3175 per sqm	£3251 per sqm	£3326 per sqm	£3409 per sqm
Sales value per sq m								
£7,535	21,045,008	21,396,021	13,162,553	9,187,609	9,859,794	5,435,112	656,650	6,177,226
£8,127	30,004,738	31,558,043	24,334,271	21,551,776	23,279,916	20,202,841	16,522,637	8,092,779
£8,719	39,707,309	42,562,589	36,236,784	34,692,889	37,585,285	35,703,387	32,902,739	24,987,405
£9,311	48,667,038	52,536,580	47,363,003	46,958,876	51,097,608	50,316,863	48,572,979	40,999,896
£9,903	57,593,781	62,699,215	58,410,060	59,150,198	64,508,061	64,842,548	64,094,614	57,001,489
£10,495	66,480,071	72,761,851	69,457,116	71,341,520	77,918,515	79,368,231	79,594,251	72,842,450
£11,087	75,366,362	82,824,486	80,504,173	83,532,841	91,328,968	93,826,645	95,093,667	88,683,410
£11,679	84,252,653	92,887,123	91,536,400	95,618,754	104,641,482	108,215,267	110,448,317	104,489,757
£12,271	93,138,943	102,949,758	102,492,178	107,701,510	117,932,514	122,603,890	125,802,966	120,183,575
£12,863	102,029,524	113,012,394	113,497,957	119,784,265	132,225,545	138,992,612	144,808,264	145,892,293
£13,455	110,911,524	123,075,029	124,403,735	131,867,020	144,514,575	151,377,371	156,512,264	151,571,211
£14,047	119,797,814	133,177,665	135,359,514	143,949,776	157,805,606	165,655,337	171,770,949	167,241,274
£14,747	129,699,794	145,029,871	148,307,252	158,178,097	173,473,009	182,529,297	189,776,842	185,643,983
£15,393	139,993,928	156,000,153	160,259,010	171,267,331	187,871,167	198,105,259	206,397,668	202,631,099



RLVs less existing use value **£6,000,000 per hectare** **Community sites/backlands**
£2,429,150 per acre
£7,200,000 per hectare

Density - units/ha ->	350 uph	400 uph	450 uph	500 uph	550 uph	600 uph	650 uph	675 uph
Build costs ->	£2874 per sqm	£2949 per sqm	£3025 per sqm	£3100 per sqm	£3175 per sqm	£3251 per sqm	£3326 per sqm	£3409 per sqm
Sales value per sq m								
£7,535	23,445,008	23,796,021	15,562,553	11,587,609	12,059,794	7,825,112	3,056,650	5,777,226
£8,127	32,404,738	33,958,043	26,734,271	23,951,776	25,679,916	22,602,841	18,922,637	10,492,779
£8,719	42,107,309	44,962,589	38,636,784	37,092,889	39,985,285	38,103,387	35,302,739	27,387,405
£9,311	51,067,038	55,036,580	49,763,003	49,358,876	53,497,608	52,716,863	50,972,979	43,399,896
£9,903	59,993,781	65,099,215	60,810,060	61,550,198	66,908,061	67,242,548	66,494,614	59,401,489
£10,495	68,880,071	75,161,851	71,857,116	73,741,520	80,318,515	81,768,231	81,994,251	76,242,450
£11,087	77,766,362	85,224,486	82,904,173</					

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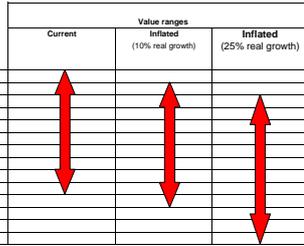
Density - units/ha ->	350 uph	400 uph	450 uph	500 uph	550 uph	600 uph	650 uph	675 uph
Build costs ->	£2874 per sqm	£2949 per sqm	£3025 per sqm	£3100 per sqm	£3175 per sqm	£3251 per sqm	£3326 per sqm	£3409 per sqm
Sales value per sqm								
£7,535	30,874,458	31,262,146	23,080,331	19,145,480	19,657,260	15,464,667	10,739,456	1,938,264
£8,127	39,834,187	41,424,168	34,247,434	31,504,503	33,271,670	30,236,145	26,605,442	18,201,195
£8,719	49,536,759	52,428,713	46,149,947	44,645,617	47,577,038	45,736,691	42,978,750	35,088,739
£9,311	58,496,487	62,498,797	57,271,546	56,906,455	61,083,642	60,343,909	58,648,991	51,101,231
£9,903	67,420,035	72,561,432	68,318,603	69,097,776	74,494,096	74,989,593	74,163,823	67,095,733
£10,495	76,306,325	82,624,068	79,365,659	81,289,098	87,904,550	89,395,277	89,663,461	82,936,693
£11,087	85,192,615	92,686,703	90,412,716	93,478,422	101,315,003	103,847,425	105,156,068	98,777,654
£11,679	94,078,906	102,749,340	101,440,318	105,561,178	114,621,792	118,236,048	120,510,717	114,576,903
£12,271	102,965,196	112,811,975	112,396,096	117,643,833	127,912,823	132,624,670	135,865,366	130,270,721
£12,863	111,851,486	122,874,611	123,351,874	129,726,689	141,205,854	147,013,292	151,220,015	145,964,539
£13,455	120,737,777	132,937,246	134,307,653	141,809,444	154,494,885	161,391,878	166,574,664	161,658,357
£14,047	129,624,067	142,999,882	145,263,431	153,892,199	167,785,916	175,669,845	181,826,532	177,321,314
£14,747	140,126,048	154,892,088	158,211,169	168,115,359	183,447,587	192,543,804	199,832,426	195,724,023
£15,393	149,620,182	165,859,050	170,162,928	181,204,593	197,845,744	208,119,767	216,453,251	212,711,139

Aff Hsg	10%
% SR	50%
% SO	50%
S106 (private)	£1,500 per unit
S106 (affordable)	£1,500 per unit
CSH (uplift n.u. on PD)	Level 4
CSH (p.u. uplift on AH)	Level 4
Grant	Yes
Developer's profit	17%
CL (per sqm)	23%

* plus Mayoral CL of £50 per sqm

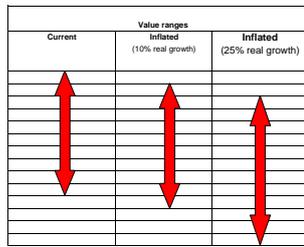
RLVs less existing use value **£25,620,000 per hectare** **Office**
£10,372,470 per acre
£30,744,000 per hectare

Density - units/ha ->	350 uph	400 uph	450 uph	500 uph	550 uph	600 uph	650 uph	675 uph
Build costs ->	£2874 per sqm	£2949 per sqm	£3025 per sqm	£3100 per sqm	£3175 per sqm	£3251 per sqm	£3326 per sqm	£3409 per sqm
Sales value per sqm								
£7,535	130,458	518,146	-7,663,669	-11,598,520	-11,086,740	-15,279,333	-20,004,544	-28,805,736
£8,127	9,090,187	10,680,168	3,503,434	760,503	2,527,670	507,855	-4,138,558	-12,542,805
£8,719	18,792,759	21,684,713	15,405,947	13,901,617	16,833,038	14,992,691	12,234,750	4,344,739
£9,311	27,752,487	31,174,797	26,527,546	26,333,617	29,265,039	27,424,691	27,904,991	20,357,231
£9,903	36,676,035	41,817,432	37,574,603	38,353,776	43,750,096	44,125,593	43,419,823	36,351,733
£10,495	45,562,325	51,880,068	48,621,659	50,545,098	57,160,550	58,651,277	58,919,461	52,192,693
£11,087	54,448,615	61,942,703	59,668,716	62,734,422	70,751,003	73,103,425	74,412,068	68,033,654
£11,679	63,334,906	72,005,340	70,696,318	74,817,178	83,877,792	87,492,048	89,766,717	83,532,903
£12,271	72,221,196	82,067,975	81,652,096	86,899,933	97,168,823	101,890,670	105,121,366	99,526,721
£12,863	81,107,486	92,130,611	92,607,874	98,982,689	110,459,854	116,269,292	120,476,015	115,220,539
£13,455	89,993,777	102,193,246	103,563,653	111,065,444	123,750,885	130,647,878	135,830,664	130,914,357
£14,047	98,880,067	112,955,882	114,519,431	123,148,199	137,041,916	144,925,845	151,082,532	146,577,314
£14,747	107,766,357	124,148,088	127,467,169	137,271,269	152,739,587	161,799,804	169,089,426	164,980,023
£15,393	119,076,182	135,115,050	139,418,928	150,460,593	167,101,744	177,375,767	185,709,251	181,967,139



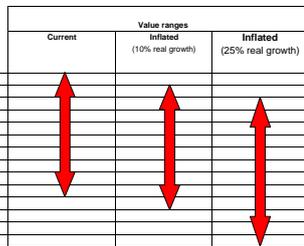
RLVs less existing use value **£15,260,000 per hectare** **Industrial/Storage/Distribution**
£6,178,138 per acre
£18,312,000 per hectare

Density - units/ha ->	350 uph	400 uph	450 uph	500 uph	550 uph	600 uph	650 uph	675 uph
Build costs ->	£2874 per sqm	£2949 per sqm	£3025 per sqm	£3100 per sqm	£3175 per sqm	£3251 per sqm	£3326 per sqm	£3409 per sqm
Sales value per sqm								
£7,535	12,562,458	12,950,146	4,768,331	833,480	1,345,260	-2,847,333	-7,572,544	-16,373,736
£8,127	21,522,187	23,112,168	15,335,434	13,192,503	14,959,670	11,924,145	8,295,442	110,805
£8,719	31,224,759	34,164,713	27,837,947	26,333,617	29,265,039	27,424,691	24,666,750	16,776,739
£9,311	40,184,487	44,186,797	38,959,546	38,594,455	42,771,642	42,031,909	40,336,991	32,789,231
£9,903	49,108,035	54,249,432	50,006,603	50,785,776	56,182,096	56,557,593	55,851,823	48,783,733
£10,495	57,994,325	64,312,068	61,053,659	62,977,098	69,592,550	71,063,277	71,351,461	64,624,693
£11,087	66,880,615	74,374,703	72,107,176	75,168,422	83,003,003	85,535,425	86,844,069	80,465,654
£11,679	75,766,906	84,437,340	83,128,318	87,249,178	96,309,792	99,924,048	102,198,717	96,264,903
£12,271	84,653,196	94,499,975	94,084,096	99,331,933	109,600,823	114,312,670	117,553,366	111,956,721
£12,863	93,539,486	104,562,611	105,039,874	111,414,889	122,891,854	128,701,292	132,908,015	127,652,539
£13,455	102,425,486	113,724,611	113,724,611	119,868,885	132,487,444	138,786,885	143,079,279	140,466,357
£14,047	111,312,067	124,667,882	126,951,431	135,580,199	149,473,916	157,357,845	163,514,532	159,009,314
£14,747	120,204,067	135,999,888	139,899,169	149,803,359	165,135,587	174,231,804	181,520,426	177,412,023
£15,393	131,508,182	147,547,050	151,850,928	162,892,593	179,533,744	189,807,767	198,141,251	194,399,139



RLVs less existing use value **£8,000,000 per hectare** **Car Parking sites etc**
£3,238,866 per acre
£9,600,000 per hectare

Density - units/ha ->	350 uph	400 uph	450 uph	500 uph	550 uph	600 uph	650 uph	675 uph
Build costs ->	£2874 per sqm	£2949 per sqm	£3025 per sqm	£3100 per sqm	£3175 per sqm	£3251 per sqm	£3326 per sqm	£3409 per sqm
Sales value per sqm								
£7,535	21,274,458	21,662,146	13,480,331	9,545,480	10,057,260	5,864,667	1,139,456	7,661,736
£8,127	30,234,187	31,824,168	24,647,434	21,904,503	23,671,670	20,636,145	17,005,442	8,601,195
£8,719	39,936,759	42,828,713	36,549,947	35,045,617	37,977,038	36,136,691	33,378,750	26,488,739
£9,311	48,896,487	52,898,797	47,671,546	47,306,455	51,483,642	50,743,909	49,048,991	41,501,231
£9,903	57,820,035	62,961,432	58,718,603	59,497,776	64,894,096	65,269,593	64,563,823	57,495,733
£10,495	66,706,325	73,024,068	69,765,659	71,689,098	78,304,550	79,795,277	80,063,461	73,336,693
£11,087	75,592,615	83,086,703	80,812,716	83,878,422	91,715,003	94,247,425	95,566,068	89,177,654
£11,679	84,478,906	93,149,340	91,840,318	95,961,178	105,021,792	108,636,048	110,910,717	104,976,903
£12,271	93,365,196	103,211,975	102,796,096	108,043,833	118,312,823	123,024,670	126,265,366	120,670,721
£12,863	102,251,486	113,724,611	113,724,611	120,386,689	131,803,854	137,413,292	141,620,015	136,364,539
£13,455	111,137,777	123,337,246	124,707,653	132,209,444	144,894,885	151,791,878	156,974,664	152,058,357
£14,047	120,024,067	135,999,888	139,899,169	149,803,359	165,135,587	174,231,804	181,520,426	177,412,023
£14,747	130,526,048	148,292,088	148,611,169	158,515,359	173,847,587	182,943,804	190,232,426	186,124,023
£15,393	140,220,182	156,259,050	160,562,928	171,604,593	188,245,744	198,519,767	206,853,251	203,111,139



RLVs less existing use value **£6,000,000 per hectare** **Community sites/backlands**
£2,429,150 per acre
£7,200,000 per hectare

Density - units/ha ->	350 uph	400 uph	450 uph	500 uph	550 uph	600 uph	650 uph	675 uph
Build costs ->	£2874 per sqm	£2949 per sqm	£3025 per sqm	£3100 per sqm	£3175 per sqm	£3251 per sqm	£3326 per sqm	£3409 per sqm
Sales value per sqm								
£7,535	23,674,458	24,062,146	15,880,331	11,945,480	12,457,260	8,264,667	3,539,456	5,261,736
£8,127	32,634,187	34,224,168	27,047,434	24,304,503	26,071,670	23,036,145	19,405,442	11,001,195
£8,719	42,336,759	45,228,713	38,949,947	37,445,617	40,377,038	38,536,691	35,778,750	27,888,739
£9,311	51,296,487	55,298,797	50,071,546	49,706,455	53,883,642	53,143,909	51,448,991	43,901,231
£9,903	60,220,035	65,361,432	61,118,603	61,897,776	67,294,096	67,669,593	66,963,823	59,895,733
£10,495	69,106,325	75,424,068	72,165,659	74,089,098	80,704,550	82,195,277	82,463,461	75,736,693
£11,087	77,992,615	85,486,703	83,212,716	86,278,422	94,115,003	96,647,425		

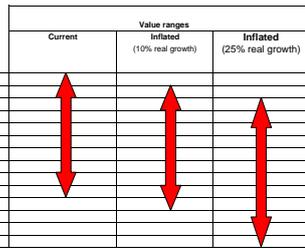
MODEL	350 uph	400 uph	450 uph	500 uph	550 uph	600 uph	650 uph	675 uph
Density - units/ha ->								
Build costs ->	£2874 per sqm	£2949 per sqm	£3025 per sqm	£3100 per sqm	£3175 per sqm	£3251 per sqm	£3326 per sqm	£3409 per sqm
Sales value per sq m								
£7,535	26,356,229	26,132,098	17,389,812	12,854,875	12,761,212	7,982,830	2,778,045	6,318,523
£8,127	34,992,113	35,936,818	28,223,446	24,847,139	25,971,897	22,318,204	18,070,562	9,468,132
£8,719	44,343,989	46,533,609	39,695,748	37,513,272	39,760,204	37,258,491	33,957,911	25,781,047
£9,311	52,979,873	56,298,582	50,454,455	49,391,553	52,826,312	51,416,240	49,061,757	41,290,678
£9,903	61,616,756	65,997,508	61,133,367	61,161,660	65,792,819	65,438,311	64,121,761	56,724,405
£10,495	70,193,591	75,696,434	71,781,133	72,912,331	78,718,557	79,436,970	79,061,191	72,087,254
£11,087	78,758,690	85,395,360	82,428,898	84,663,003	91,644,296	93,437,630	94,000,600	87,355,648
£11,679	87,323,789	95,094,286	93,076,663	96,387,238	104,558,679	107,333,330	108,899,573	102,624,044
£12,271	95,888,888	104,755,212	103,868,017	108,033,267	117,369,310	121,201,882	123,699,234	117,822,331
£12,863	104,453,987	114,492,138	114,247,804	119,679,297	130,179,943	135,070,633	138,498,896	132,348,903
£13,455	113,019,087	124,191,063	124,807,590	131,325,326	142,990,575	148,938,984	153,298,558	148,075,474
£14,047	121,584,186	133,889,990	135,367,377	142,971,356	155,801,207	162,789,344	168,098,219	163,202,046
£14,747	131,706,576	145,352,357	147,847,124	156,734,845	170,941,045	179,053,401	185,460,438	181,021,896
£15,393	141,050,321	155,933,004	159,366,891	169,376,776	184,863,198	194,066,378	201,480,510	197,385,020

Aff Hsg	10%
% SR	60%
% SO	40%
S106 (private)	£1,500 per unit
S106 (affordable)	£1,500 per unit
CSH (uplift n.u. on PDI)	Level 4
CSH (p.u. uplift on AH)	Level 4
Grant	Yes
Developer's profit	20%
CL (per sqm)	23%

* plus Mayoral CL of £50 per sqm

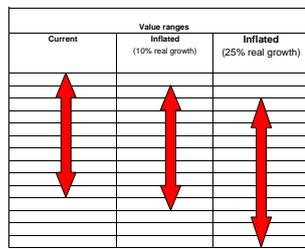
RLVs less existing use value **£25,620,000 per hectare** **Office**
£10,372,470 per acre
£30,744,000 per hectare

Density - units/ha ->	350 uph	400 uph	450 uph	500 uph	550 uph	600 uph	650 uph	675 uph
Build costs ->	£2874 per sqm	£2949 per sqm	£3025 per sqm	£3100 per sqm	£3175 per sqm	£3251 per sqm	£3326 per sqm	£3409 per sqm
Sales value per sq m								
£7,535	4,387,771	4,611,902	13,354,188	17,889,125	17,982,768	22,761,170	27,965,955	37,062,523
£8,127	4,248,113	5,182,818	2,520,554	5,896,861	4,772,103	8,425,796	12,673,438	21,275,868
£8,719	13,599,989	15,789,809	8,951,748	6,769,272	9,016,204	6,514,491	3,213,911	4,962,853
£9,311	22,235,873	25,997,508	19,710,365	18,601,660	22,862,312	20,672,240	19,317,757	10,546,678
£9,903	30,871,756	35,253,508	30,389,367	30,417,660	35,048,819	34,692,311	33,377,781	25,980,405
£10,495	39,449,591	44,952,434	41,037,133	42,188,331	47,974,557	48,692,970	48,317,191	41,343,254
£11,087	48,014,690	54,651,360	51,684,898	53,919,003	60,900,296	62,693,630	63,256,600	56,611,648
£11,679	56,578,789	64,350,286	62,332,663	65,643,238	73,814,679	76,589,330	78,155,573	71,880,044
£12,271	65,144,888	74,049,212	72,944,017	77,289,267	86,625,310	90,497,892	92,965,234	87,078,331
£12,863	73,709,987	83,748,138	83,503,804	88,935,297	99,435,943	104,326,433	107,754,896	102,204,903
£13,455	82,275,087	93,447,063	94,063,590	100,581,326	112,246,575	118,194,984	122,554,518	117,331,474
£14,047	90,840,186	103,145,990	104,623,377	112,227,356	125,057,207	132,045,344	137,354,219	132,458,046
£14,747	100,862,576	114,698,817	117,103,124	125,980,845	140,187,045	148,309,401	154,716,438	150,277,896
£15,393	110,306,321	125,189,004	128,622,881	138,632,776	154,119,198	163,322,378	170,736,510	166,651,020



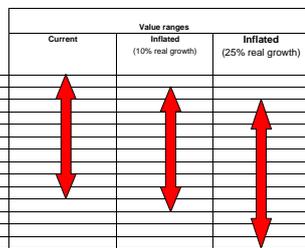
RLVs less existing use value **£15,260,000 per hectare** **Industrial/Storage/Distribution**
£6,178,138 per acre
£18,312,000 per hectare

Density - units/ha ->	350 uph	400 uph	450 uph	500 uph	550 uph	600 uph	650 uph	675 uph
Build costs ->	£2874 per sqm	£2949 per sqm	£3025 per sqm	£3100 per sqm	£3175 per sqm	£3251 per sqm	£3326 per sqm	£3409 per sqm
Sales value per sq m								
£7,535	8,044,229	7,820,098	9,222,188	5,457,125	5,550,788	10,329,170	15,533,955	24,630,523
£8,127	16,590,113	17,614,818	9,311,446	6,535,139	7,659,897	4,006,204	2,414,438	8,843,868
£8,719	26,031,989	28,231,609	21,383,748	19,201,272	21,448,204	18,946,491	15,849,911	10,546,678
£9,311	34,667,873	37,986,582	32,142,455	31,079,553	34,514,312	33,104,240	30,749,757	22,978,678
£9,903	43,303,756	47,685,508	42,821,367	42,849,660	47,480,819	47,124,311	45,809,781	38,412,405
£10,495	51,881,591	57,384,434	53,469,133	54,600,331	60,406,557	61,124,970	60,749,191	53,775,254
£11,087	60,460,690	67,063,360	64,116,898	65,351,003	73,332,296	75,135,630	75,698,600	69,043,648
£11,679	69,011,789	76,782,286	74,764,663	78,075,238	86,246,679	89,021,330	90,587,573	84,312,044
£12,271	77,578,888	86,481,212	85,376,017	89,721,267	99,057,310	102,889,882	105,387,234	99,510,331
£12,863	86,141,987	96,180,138	95,935,804	101,367,297	111,867,943	116,758,433	120,186,896	114,636,903
£13,455	94,707,873	104,998,582	104,066,590	109,133,267	124,676,575	130,628,984	134,998,558	128,343,047
£14,047	103,272,186	115,577,990	117,055,377	124,659,356	137,489,207	144,477,344	149,786,219	144,590,046
£14,747	113,394,576	127,040,357	129,535,124	138,422,845	152,629,045	160,741,401	167,148,438	162,709,896
£15,393	122,738,321	137,621,004	141,054,891	151,064,776	166,551,198	175,764,378	183,168,510	179,083,020



RLVs less existing use value **£8,000,000 per hectare** **Car Parking sites etc**
£3,238,866 per acre
£9,600,000 per hectare

Density - units/ha ->	350 uph	400 uph	450 uph	500 uph	550 uph	600 uph	650 uph	675 uph
Build costs ->	£2874 per sqm	£2949 per sqm	£3025 per sqm	£3100 per sqm	£3175 per sqm	£3251 per sqm	£3326 per sqm	£3409 per sqm
Sales value per sq m								
£7,535	16,756,229	16,532,098	7,789,812	3,254,875	3,161,212	1,617,170	6,821,955	15,918,523
£8,127	25,392,113	26,336,818	18,623,446	15,247,139	16,371,897	12,718,204	8,470,562	13,188,132
£8,719	34,743,989	36,933,609	30,095,748	27,913,272	30,160,204	27,658,491	24,357,911	16,181,047
£9,311	43,379,873	46,698,582	40,854,455	39,791,553	43,226,312	41,816,240	39,461,757	31,690,678
£9,903	52,015,756	56,397,508	51,533,367	51,561,660	56,192,819	55,836,311	54,521,761	47,124,405
£10,495	60,593,591	66,096,434	62,181,133	63,312,331	69,118,557	69,836,970	69,461,191	62,487,254
£11,087	69,158,690	75,795,360	72,828,898	75,063,003	82,044,296	83,837,630	84,400,600	77,755,648
£11,679	77,723,789	85,494,286	83,476,663	86,787,238	94,958,679	97,733,330	99,299,573	93,024,044
£12,271	86,288,888	95,193,212	94,088,017	98,433,267	107,769,310	111,601,882	114,099,234	108,222,331
£12,863	94,853,987	104,992,138	104,047,804	110,079,297	120,579,943	125,470,433	128,998,558	123,343,047
£13,455	103,419,087	114,591,063	115,207,590	121,725,326	133,390,575	139,338,984	143,698,558	138,475,474
£14,047	111,984,186	124,289,990	125,767,377	133,371,356	146,201,207	153,189,344	158,498,219	153,602,046
£14,747	122,106,576	136,752,357	138,247,124	147,134,845	161,341,045	169,453,401	175,860,438	171,421,896
£15,393	131,450,321	146,333,004	149,766,891	159,776,776	175,263,198	184,466,378	191,880,510	187,795,020



RLVs less existing use value **£6,000,000 per hectare** **Community sites/backlands**
£2,429,150 per acre
£7,200,000 per hectare

Density - units/ha ->	350 uph	400 uph	450 uph	500 uph	550 uph	600 uph	650 uph	675 uph
Build costs ->	£2874 per sqm	£2949 per sqm	£3025 per sqm	£3100 per sqm	£3175 per sqm	£3251 per sqm	£3326 per sqm	£3409 per sqm
Sales value per sq m								
£7,535	19,156,229	18,932,098	10,189,812	5,654,875	5,561,212	782,830	4,421,955	13,518,523
£8,127	27,792,113	28,736,818	21,023,446	17,647,139	18,771,897	15,118,204	10,870,562	2,268,132
£8,719	37,143,989	39,333,609	32,495,748	30,313,272	32,560,204	30,058,491	26,757,911	18,581,047
£9,311	45,779,873	49,098,582	43,254,455	42,191,553	45,626,312	44,216,240	41,861,757	34,090,678
£9,903	54,415,756	58,797,508	53,933,367	53,961,660	58,592,819	58,236,311	56,921,761	49,524,405
£10,495	62,993,591	68,496,434	64,581,133	65,712,331	71,518,557	72,236,970	71,861,191	64,887,254
£11,087	71,558,690	78,195,360	75,228,898	77,463,003	84,444,296	86,237,630	86,800,600	80,155,648
£11,679	80,123,789	87,894,286	85,876,663	89,187,238	97,358,679	100,133,330	101,699,573	95,

MODEL 24

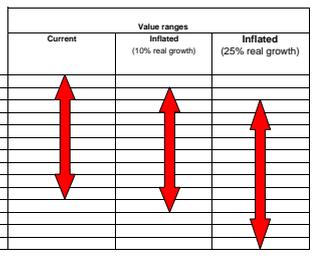
Density - units/ha ->	350 uph	400 uph	450 uph	500 uph	550 uph	600 uph	650 uph	675 uph
Build costs ->	£2874 per sqm	£2949 per sqm	£3025 per sqm	£3100 per sqm	£3175 per sqm	£3251 per sqm	£3326 per sqm	£3409 per sqm
Sales value per sq m								
£7,535	26,585,680	26,398,223	17,707,590	13,212,746	13,158,678	8,422,385	3,260,851	5,803,033
£8,127	35,221,563	36,192,943	28,536,609	25,199,866	26,363,651	22,751,508	18,553,368	9,976,548
£8,719	44,573,439	46,799,734	40,008,911	37,866,000	40,151,958	37,691,795	34,433,924	26,289,463
£9,311	53,209,322	56,560,798	50,767,819	49,744,281	53,218,067	51,849,544	49,537,770	41,792,011
£9,903	61,845,206	66,259,725	61,441,910	61,509,238	66,178,854	65,983,357	64,590,991	57,225,738
£10,495	70,419,844	76,958,651	72,089,676	73,259,909	79,104,592	79,864,016	79,530,400	72,581,498
£11,087	78,984,943	86,657,678	82,737,442	85,010,581	92,030,330	93,864,675	94,469,810	87,849,892
£11,679	87,550,042	96,356,503	93,385,207	96,729,662	104,938,988	107,754,110	109,361,972	103,118,288
£12,271	96,115,142	105,055,429	103,991,936	108,375,691	117,749,620	121,622,662	124,161,634	118,309,477
£12,863	104,680,241	114,754,355	114,551,722	120,021,721	130,569,252	136,491,214	138,961,297	133,436,049
£13,455	113,245,340	124,453,281	125,111,509	131,667,750	143,370,885	149,359,764	153,760,958	148,562,620
£14,047	121,810,439	134,152,207	135,671,295	143,313,779	156,181,517	163,203,851	168,560,620	163,689,192
£14,747	131,932,829	145,614,574	148,151,043	157,077,268	171,321,355	179,467,909	185,916,021	181,501,936
£15,393	141,276,574	156,185,221	159,670,810	169,714,039	185,237,776	194,480,885	201,936,093	197,675,060

Aff Hsg	10%
% SR	50%
% SO	50%
S106 (private)	£1,500 per unit
S106 (affordable)	£1,500 per unit
CSH (uplift n.u. on PDI)	Level 4
CSH (p.u. uplift on AH)	Level 4
Grant	Yes
Developer's profit	20%
CL (per sqm)	£265

* plus Mayoral CL of £50 per sqm

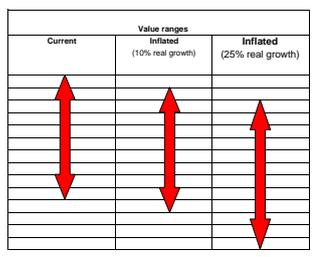
RLVs less existing use value **£25,620,000 per hectare** **Office**
£10,372,470 per acre
£30,744,000 per hectare

Density - units/ha ->	350 uph	400 uph	450 uph	500 uph	550 uph	600 uph	650 uph	675 uph
Build costs ->	£2874 per sqm	£2949 per sqm	£3025 per sqm	£3100 per sqm	£3175 per sqm	£3251 per sqm	£3326 per sqm	£3409 per sqm
Sales value per sq m								
£7,535	- 4,158,320	- 4,345,777	- 13,036,410	- 17,531,254	- 17,585,322	- 22,321,615	- 27,483,149	- 36,547,033
£8,127	- 4,477,563	- 5,448,943	- 2,207,391	- 5,444,134	- 4,380,349	- 7,992,492	- 12,190,632	- 20,767,452
£8,719	- 13,629,439	- 16,055,734	- 9,264,911	- 7,122,000	- 9,407,958	- 6,947,795	- 3,689,924	- 4,454,537
£9,311	- 22,465,322	- 25,916,799	- 20,923,810	- 19,004,281	- 22,474,067	- 21,105,544	- 19,793,770	- 11,048,011
£9,903	- 31,101,206	- 35,515,725	- 30,697,910	- 30,765,238	- 35,434,854	- 35,119,357	- 33,846,991	- 26,481,738
£10,495	- 39,675,844	- 45,214,651	- 41,345,676	- 42,515,909	- 48,360,592	- 49,120,016	- 48,786,400	- 41,837,498
£11,087	- 48,240,943	- 54,913,578	- 51,993,442	- 54,266,581	- 61,286,330	- 63,120,675	- 63,725,810	- 57,105,892
£11,679	- 56,806,042	- 64,612,503	- 62,641,207	- 65,985,662	- 74,194,988	- 77,010,110	- 76,617,972	- 72,374,288
£12,271	- 65,371,142	- 74,311,429	- 73,247,936	- 77,631,691	- 87,005,620	- 90,878,662	- 93,417,634	- 87,665,477
£12,863	- 73,936,241	- 84,010,355	- 83,807,722	- 89,277,721	- 99,816,252	- 104,747,214	- 108,217,297	- 102,692,049
£13,455	- 82,501,340	- 93,709,281	- 94,367,509	- 100,923,750	- 112,626,885	- 118,615,764	- 123,016,958	- 117,818,620
£14,047	- 91,066,439	- 103,408,207	- 104,927,295	- 112,589,779	- 125,437,517	- 132,459,851	- 137,816,620	- 132,945,192
£14,747	- 101,188,829	- 114,870,574	- 117,407,043	- 126,332,628	- 140,677,365	- 148,723,909	- 155,172,021	- 150,732,036
£15,393	- 110,532,574	- 125,451,221	- 128,926,810	- 138,970,039	- 154,493,776	- 163,736,885	- 171,192,093	- 167,131,060



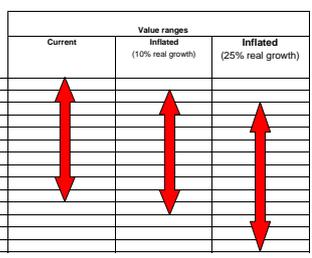
RLVs less existing use value **£15,260,000 per hectare** **Industrial/Storage/Distribution**
£6,178,138 per acre
£18,312,000 per hectare

Density - units/ha ->	350 uph	400 uph	450 uph	500 uph	550 uph	600 uph	650 uph	675 uph
Build costs ->	£2874 per sqm	£2949 per sqm	£3025 per sqm	£3100 per sqm	£3175 per sqm	£3251 per sqm	£3326 per sqm	£3409 per sqm
Sales value per sq m								
£7,535	- 8,273,680	- 8,086,223	- 6,044,410	- 5,099,254	- 5,153,322	- 9,889,615	- 15,051,149	- 24,115,033
£8,127	- 16,909,563	- 17,880,943	- 10,224,609	- 6,867,866	- 8,051,651	- 4,439,508	- 241,368	- 6,335,452
£8,719	- 26,281,439	- 31,867,734	- 21,696,911	- 18,654,000	- 21,938,959	- 19,979,795	- 16,121,924	- 13,771,463
£9,311	- 34,897,322	- 38,248,799	- 32,455,619	- 31,432,281	- 34,906,067	- 33,537,544	- 31,225,770	- 23,480,011
£9,903	- 43,533,206	- 47,947,725	- 43,129,910	- 43,197,238	- 47,866,854	- 47,551,357	- 46,278,991	- 38,913,738
£10,495	- 52,107,844	- 57,646,651	- 53,777,676	- 54,947,909	- 60,792,592	- 61,552,016	- 61,218,400	- 54,269,498
£11,087	- 60,672,943	- 67,345,578	- 64,425,442	- 66,688,681	- 73,718,330	- 75,652,676	- 76,157,810	- 69,537,692
£11,679	- 69,238,042	- 77,044,503	- 75,073,207	- 78,417,662	- 86,226,988	- 89,442,110	- 91,049,972	- 84,806,288
£12,271	- 77,803,142	- 86,743,429	- 85,679,936	- 90,063,691	- 99,437,620	- 103,310,662	- 104,649,634	- 99,997,477
£12,863	- 86,368,241	- 96,442,355	- 96,239,722	- 101,709,721	- 112,248,252	- 117,179,214	- 120,649,297	- 115,124,049
£13,455	- 95,080,241	- 105,154,355	- 104,951,722	- 110,421,721	- 120,960,252	- 125,991,214	- 128,461,297	- 123,936,049
£14,047	- 103,498,439	- 115,840,207	- 117,359,295	- 125,001,779	- 137,869,517	- 144,891,851	- 150,248,620	- 145,377,192
£14,747	- 112,332,829	- 127,302,574	- 129,839,043	- 138,765,268	- 153,009,355	- 161,155,909	- 167,604,021	- 163,189,936
£15,393	- 122,964,574	- 137,883,221	- 141,358,810	- 151,402,039	- 166,925,776	- 176,168,885	- 183,624,093	- 179,563,060



RLVs less existing use value **£8,000,000 per hectare** **Car Parking sites etc**
£3,238,866 per acre
£9,600,000 per hectare

Density - units/ha ->	350 uph	400 uph	450 uph	500 uph	550 uph	600 uph	650 uph	675 uph
Build costs ->	£2874 per sqm	£2949 per sqm	£3025 per sqm	£3100 per sqm	£3175 per sqm	£3251 per sqm	£3326 per sqm	£3409 per sqm
Sales value per sq m								
£7,535	- 16,985,680	- 16,798,223	- 8,107,590	- 3,612,746	- 3,558,678	- 1,177,615	- 6,398,149	- 15,403,033
£8,127	- 25,621,563	- 26,592,943	- 18,936,609	- 15,599,866	- 16,763,651	- 13,151,508	- 8,953,368	- 3,765,548
£8,719	- 34,973,439	- 37,199,734	- 30,408,911	- 28,266,000	- 30,551,958	- 28,091,795	- 24,833,924	- 16,689,463
£9,311	- 43,609,322	- 46,960,799	- 41,167,819	- 40,144,281	- 43,618,067	- 42,249,544	- 39,937,770	- 32,192,011
£9,903	- 52,245,206	- 56,659,725	- 51,841,910	- 51,969,238	- 56,578,854	- 56,263,357	- 54,990,991	- 47,625,738
£10,495	- 60,819,844	- 66,358,651	- 62,489,676	- 63,659,909	- 69,504,592	- 70,264,016	- 69,930,400	- 62,581,498
£11,087	- 69,384,943	- 76,057,678	- 73,137,442	- 75,410,581	- 82,430,330	- 84,264,675	- 84,869,810	- 78,249,892
£11,679	- 77,950,042	- 86,756,503	- 83,785,207	- 87,129,662	- 95,338,988	- 98,154,110	- 97,761,972	- 93,518,288
£12,271	- 86,515,142	- 95,455,429	- 94,391,936	- 98,775,691	- 108,149,620	- 112,022,662	- 114,561,634	- 108,709,477
£12,863	- 95,080,241	- 105,154,355	- 104,951,722	- 110,421,721	- 120,960,252	- 125,991,214	- 128,461,297	- 123,936,049
£13,455	- 103,645,340	- 114,853,281	- 115,511,509	- 122,067,750	- 133,770,885	- 139,759,764	- 148,960,958	- 148,562,620
£14,047	- 112,210,439	- 124,552,207	- 126,071,295	- 133,713,779	- 146,581,517	- 153,603,851	- 160,986,620	- 154,089,192
£14,747	- 122,332,829	- 136,014,574	- 138,551,043	- 147,477,268	- 161,721,355	- 169,867,909	- 176,316,021	- 171,901,936
£15,393	- 131,676,574	- 146,595,221	- 150,070,810	- 160,114,039	- 175,637,776	- 184,880,885	- 192,336,093	- 188,275,060



RLVs less existing use value **£6,000,000 per hectare** **Community sites/backlands**
£2,429,150 per acre
£7,200,000 per hectare

Density - units/ha ->	350 uph	400 uph	450 uph	500 uph	550 uph	600 uph	650 uph	675 uph
Build costs ->	£2874 per sqm	£2949 per sqm	£3025 per sqm	£3100 per sqm	£3175 per sqm	£3251 per sqm	£3326 per sqm	£3409 per sqm
Sales value per sq m								
£7,535	- 19,385,680	- 19,198,223	- 10,507,590	- 6,012,746	- 5,958,678	- 1,222,385	- 3,938,149	- 13,003,033
£8,127	- 28,021,563	- 28,992,943	- 21,336,609	- 17,999,866	- 19,163,651	- 15,551,508	- 11,353,368	- 2,776,548
£8,719	- 37,373,439	- 39,599,734	- 32,808,911	- 30,666,000	- 32,951,958	- 30,491,795	- 27,233,924	- 19,089,463
£9,311	- 46,009,322	- 49,360,799	- 43,567,819	- 42,544,281	- 46,018,067	- 44,649,544	- 42,33	

MODEL	25								
Density - units/ha ->	350 uph	400 uph	450 uph	500 uph	550 uph	600 uph	650 uph	675 uph	
Build costs ->	£2874 per sqm	£2949 per sqm	£3025 per sqm	£3100 per sqm	£3175 per sqm	£3251 per sqm	£3326 per sqm	£3409 per sqm	
Sales value per sqm									
E7.535	22,776,295	21,878,831	12,139,139	5,210,101	4,621,851	1,148,176	- 7,245,224	17,090,188	E7.535
E8.127	31,736,024	32,040,854	23,438,786	17,689,602	18,349,302	13,728,914	8,740,659	663,255	E8.127
E8.719	41,438,595	43,045,398	35,360,213	30,900,258	32,746,675	29,347,217	25,308,209	16,342,768	E8.719
E9.311	50,398,324	53,207,421	46,522,372	43,223,974	46,302,763	44,035,883	41,021,098	32,550,732	E9.311
E9.903	59,358,054	63,314,058	57,880,497	55,642,651	59,858,851	59,703,738	56,891,338	48,576,301	E9.903
E10.495	68,317,783	73,376,694	68,727,554	67,733,972	73,279,463	73,229,422	72,272,726	64,588,792	E10.495
E11.087	77,212,741	83,439,330	79,774,610	79,925,294	86,689,917	87,755,106	87,772,363	80,486,162	E11.087
E11.679	86,090,031	93,501,966	90,821,667	92,116,615	100,100,371	102,280,791	103,272,001	96,327,123	E11.679
E12.271	94,985,322	103,564,601	101,868,724	104,279,255	113,493,245	116,682,688	118,712,056	112,168,082	E12.271
E12.863	103,871,612	113,627,237	112,865,569	116,302,011	126,784,276	131,071,310	134,068,705	127,919,255	E12.863
E13.455	112,757,902	123,689,872	123,821,347	128,444,766	140,075,308	145,459,931	149,421,354	143,613,073	E13.455
E14.047	121,644,193	133,752,508	134,777,126	140,527,521	153,366,338	159,848,554	164,776,004	159,306,891	E14.047
E14.747	132,146,172	145,644,714	147,724,864	154,807,142	169,073,920	176,825,946	182,916,808	177,854,130	E14.747
E15.393	141,840,308	156,622,135	159,676,622	167,988,330	183,573,227	192,401,909	199,537,633	194,912,340	E15.393

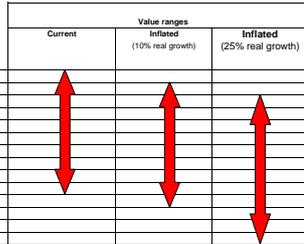
Aff Hsg	10%
% SR	60%
% SO	40%
S106 (private)	£1,500 per unit
S106 (affordable)	£1,500 per unit
CSH (uplift n.u. on PD)	Level 4
CSH (p.u. uplift on AH)	Level 4
Developer's profit	No
CL (per sqm)	57%

* plus Mayoral CL of £50 per sqm

RLVs less existing use value **£25,620,000 per hectare** **Office**
£10,372,470 per acre
£30,744,000 per hectare

Incl premium to landowner

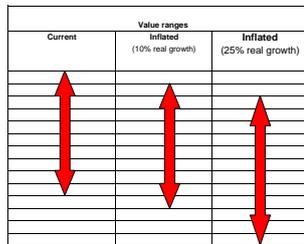
Density - units/ha ->	350 uph	400 uph	450 uph	500 uph	550 uph	600 uph	650 uph	675 uph	
Build costs ->	£2874 per sqm	£2949 per sqm	£3025 per sqm	£3100 per sqm	£3175 per sqm	£3251 per sqm	£3326 per sqm	£3409 per sqm	
Sales value per sqm									
E7.535	- 7,967,705	- 8,865,169	- 18,604,861	- 25,533,899	- 26,122,149	- 31,892,176	- 37,989,224	- 47,834,188	E7.535
E8.127	992,024	1,296,854	- 7,304,214	- 13,054,398	- 12,394,698	- 17,015,086	- 22,003,341	- 31,407,255	E8.127
E8.719	10,694,595	12,391,398	4,616,213	156,258	2,002,675	1,396,783	- 5,435,791	14,401,232	E8.719
E9.311	19,554,324	22,413,821	15,788,372	11,979,974	15,588,763	13,291,883	10,277,098	1,969,732	E9.311
E9.903	28,614,054	32,570,058	26,936,497	24,798,651	29,114,851	27,959,738	25,947,338	17,832,301	E9.903
E10.495	37,573,783	42,632,694	37,983,554	36,989,972	42,535,463	42,485,422	41,528,726	33,844,792	E10.495
E11.087	46,468,741	52,695,330	49,030,610	49,181,294	55,945,917	57,011,106	57,028,363	49,742,162	E11.087
E11.679	55,355,031	62,757,866	60,077,667	61,372,615	69,956,371	71,536,791	72,528,001	65,583,123	E11.679
E12.271	64,241,322	72,820,601	71,124,724	73,635,255	82,748,245	85,938,688	87,968,056	81,424,092	E12.271
E12.863	73,127,612	82,883,237	82,121,569	85,618,011	96,040,276	100,327,310	103,322,705	97,175,255	E12.863
E13.455	82,013,902	92,945,872	93,077,347	97,700,766	109,331,308	114,715,931	118,677,354	112,869,073	E13.455
E14.047	90,900,193	103,008,508	104,033,126	109,783,521	122,622,338	129,104,554	134,032,004	128,562,891	E14.047
E14.747	101,402,172	114,908,864	116,980,864	122,053,142	136,229,920	146,081,946	152,172,808	147,110,120	E14.747
E15.393	111,096,308	125,878,135	128,932,622	137,244,330	152,829,227	161,657,909	168,793,633	164,168,340	E15.393



RLVs less existing use value **£15,260,000 per hectare** **Industrial/Storage/Distribution**
£6,178,138 per acre
£18,312,000 per hectare

Incl premium to landowner

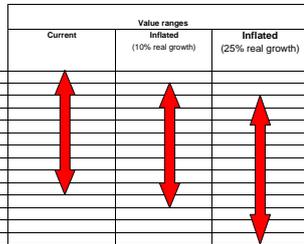
Density - units/ha ->	350 uph	400 uph	450 uph	500 uph	550 uph	600 uph	650 uph	675 uph	
Build costs ->	£2874 per sqm	£2949 per sqm	£3025 per sqm	£3100 per sqm	£3175 per sqm	£3251 per sqm	£3326 per sqm	£3409 per sqm	
Sales value per sqm									
E7.535	4,464,295	3,566,831	- 6,172,861	- 13,101,899	- 13,690,149	- 19,460,176	- 25,557,224	- 35,402,188	E7.535
E8.127	13,424,024	13,728,854	5,127,786	622,368	37,302	4,583,086	- 9,571,241	- 18,975,255	E8.127
E8.719	23,126,595	24,733,398	17,048,212	12,588,258	14,438,675	11,035,217	6,996,209	1,969,732	E8.719
E9.311	32,086,324	34,895,421	28,210,372	24,911,974	27,990,763	25,723,883	22,709,098	14,238,732	E9.311
E9.903	41,046,054	45,002,058	39,368,497	37,230,651	41,546,851	40,391,738	38,379,338	30,264,301	E9.903
E10.495	50,005,783	55,064,694	50,415,554	48,421,972	54,967,463	54,917,422	53,960,726	46,276,792	E10.495
E11.087	58,900,741	65,127,630	61,462,610	61,613,294	68,377,917	69,443,106	69,460,363	62,174,162	E11.087
E11.679	67,787,031	75,189,966	72,509,667	73,804,615	81,788,371	83,968,791	84,960,001	78,015,123	E11.679
E12.271	76,673,222	85,252,601	83,566,724	85,967,255	95,181,245	98,370,688	100,400,056	93,856,082	E12.271
E12.863	85,559,612	95,315,237	94,553,569	98,050,011	108,472,276	112,759,310	115,754,705	109,607,255	E12.863
E13.455	94,445,812	104,277,237	103,505,569	107,968,011	121,768,308	127,447,633	131,496,354	125,319,255	E13.455
E14.047	103,332,193	115,440,508	116,465,126	122,215,521	135,054,338	141,536,554	146,464,004	140,994,891	E14.047
E14.747	113,834,172	127,332,714	129,412,864	136,495,142	150,761,920	158,513,946	164,604,808	159,542,130	E14.747
E15.393	123,528,308	138,310,135	141,364,622	149,676,330	165,261,227	174,089,909	181,225,633	176,600,340	E15.393



RLVs less existing use value **£8,000,000 per hectare** **Car Parking sites etc**
£3,238,866 per acre
£9,600,000 per hectare

Incl premium to landowner

Density - units/ha ->	350 uph	400 uph	450 uph	500 uph	550 uph	600 uph	650 uph	675 uph	
Build costs ->	£2874 per sqm	£2949 per sqm	£3025 per sqm	£3100 per sqm	£3175 per sqm	£3251 per sqm	£3326 per sqm	£3409 per sqm	
Sales value per sqm									
E7.535	13,176,295	12,778,831	2,539,139	4,399,899	- 4,978,149	- 10,748,176	- 16,845,224	- 26,690,188	E7.535
E8.127	22,136,024	22,440,854	13,839,786	8,089,602	8,749,302	4,128,914	- 859,341	- 10,263,255	E8.127
E8.719	31,438,595	33,445,398	25,760,213	21,300,258	23,146,675	19,747,217	15,708,209	6,742,768	E8.719
E9.311	40,798,324	43,607,421	36,922,372	33,623,974	36,702,763	34,435,883	31,421,098	22,950,732	E9.311
E9.903	49,758,054	53,714,058	48,080,497	45,942,651	50,258,851	49,103,738	47,091,338	38,976,301	E9.903
E10.495	58,717,783	63,776,694	59,127,554	58,133,972	63,679,463	63,629,422	62,672,726	54,988,792	E10.495
E11.087	67,612,741	73,839,330	70,174,610	70,325,294	77,089,917	78,155,106	78,172,363	70,886,162	E11.087
E11.679	76,499,031	83,901,966	81,221,667	82,516,615	90,500,371	92,680,791	93,672,001	86,727,123	E11.679
E12.271	85,385,322	93,964,601	92,268,724	94,679,255	103,893,245	107,082,688	109,112,056	102,568,082	E12.271
E12.863	94,271,612	104,027,237	103,265,569	106,782,011	117,184,276	121,471,310	124,466,705	118,319,255	E12.863
E13.455	105,157,902	114,089,872	114,221,347	118,844,766	130,475,308	135,859,931	139,821,354	134,013,073	E13.455
E14.047	114,044,193	126,152,508	125,177,126	130,927,521	143,766,338	150,248,554	155,176,004	149,706,891	E14.047
E14.747	122,546,172	136,044,714	138,124,864	145,207,142	159,473,920	167,225,946	173,316,808	168,254,130	E14.747
E15.393	132,240,308	147,022,135	150,076,622	158,388,330	173,973,227	182,801,909	189,937,633	185,312,340	E15.393



RLVs less existing use value **£6,000,000 per hectare** **Community sites/backlands**
£2,429,150 per acre
£7,200,000 per hectare

Incl premium to landowner

Density - units/ha ->	350 uph	400 uph	450 uph	500 uph	550 uph	600 uph	650 uph	675 uph	
Build costs ->	£2874 per sqm	£2949 per sqm	£3025 per sqm	£3100 per sqm	£3175 per sqm	£3251 per sqm	£3326 per sqm	£3409 per sqm	
Sales value per sqm									
E7.535	15,576,295	14,678,831	4,939,139	1,989,899	- 2,578,149	- 8,348,176	- 14,445,224	- 24,290,188	E7.535
E8.127	24,536,024	24,840,854	16,239,786	10,489,602	11,149,302	6,528,914	1,540,659	7,863,255	E8.127
E8.719	34,238,595	35,845,398	28,160,213	23,700,258	25,546,675	22,147,217	18,108,209	9,142,768	E8.719
E9.311	43,198,324	46,007,421	39,322,372	36,023,974	39,102,763	36,835,883	33,821,098	25,307,302	E9.311
E9.903	52,158,054	56,114,058	50,480,497	48,342,651	52,658,851	51,503,738	49,491,338	41,376,301	E9.903
E10.495	61,117,783	66,176,694	61,527,554	60,533,972	66,079,463	66,029,422	65,072,726	57,388,792	E10.495
E11.087	70,012,741	76,239,330	72,574,610	72,725,294	79,489,917	80,555,106	80,572,363	73,286,162	E11.087
E11.679	78,899,031	86,301,966	83,621,667	84,916,615	92,900,371	95,080,791	96,072,001	89,127,123	E11.679
E12.271	87,785,322	96,364,601	94,668,724	97,079,255	106,293,245	109,482,688	111,512,056	104,968,082	E12.271
E12.863	9								

MODEL 28

Density - units/ha ->	350 uph	400 uph	450 uph	500 uph	550 uph	600 uph	650 uph	675 uph		
Build costs ->	£2874 per sqm	£2949 per sqm	£3025 per sqm	£3100 per sqm	£3175 per sqm	£3251 per sqm	£3326 per sqm	£3409 per sqm		
Sales value per sqm										
	£7,535	18,759,236	17,329,575	7,141,572	302,027	1,426,706	7,745,070	14,262,294	24,330,484	£7,535
	£8,127	27,395,119	27,124,296	18,033,763	11,727,686	11,822,428	6,665,593	1,252,681	8,394,121	£8,127
	£8,719	36,746,995	37,731,086	29,588,904	24,536,461	25,782,751	21,797,531	17,224,039	8,102,273	£8,719
	£9,311	45,382,878	47,525,806	40,347,611	36,414,742	38,848,860	35,969,409	32,468,632	23,724,407	£9,311
	£9,903	54,018,762	57,330,527	51,106,316	48,293,022	51,914,969	50,127,159	47,572,479	39,275,902	£9,903
	£10,495	62,654,645	67,021,323	61,815,842	60,114,534	64,933,930	64,200,144	62,676,325	54,709,629	£10,495
	£11,087	71,273,002	76,220,249	72,463,608	71,865,205	77,859,669	78,200,804	77,629,846	70,137,676	£11,087
	£11,679	79,838,101	86,419,175	83,111,373	83,615,877	90,785,406	92,201,462	92,569,256	85,406,072	£11,679
	£12,271	88,403,200	96,119,101	93,759,138	95,366,548	103,711,145	106,175,297	107,508,665	100,674,467	£12,271
	£12,863	96,968,300	105,617,027	104,406,904	107,060,716	116,589,360	120,043,848	122,369,765	115,942,862	£12,863
	£13,455	105,533,399	115,515,953	114,984,014	118,706,745	129,398,991	133,912,400	137,150,427	131,088,292	£13,455
	£14,047	114,098,498	125,214,879	125,543,800	130,352,775	142,209,623	147,780,951	151,950,088	146,214,864	£14,047
	£14,747	124,220,888	136,677,246	138,023,548	144,116,263	157,349,462	164,171,057	169,440,598	164,091,721	£14,747
	£15,393	133,564,633	147,257,892	149,543,315	156,621,023	171,324,698	179,250,271	185,555,252	180,593,436	£15,393

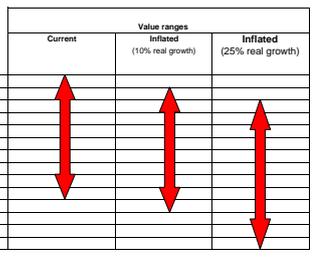
Aff Hsg	10%
% SR	50%
% SO	50%
S106 (private)	£1,500 per unit
S106 (affordable)	£1,500 per unit
CSH (uplift n.u. on PD)	Level 4
CSH (p.u. uplift on AH)	Level 4
Grant	No
Developer's profit	20%
CL (per sqm)	57%

* plus Mayoral CL of £50 per sqm

RLVs less existing use value **£25,620,000 per hectare** **Office**
£10,372,470 per acre
£30,744,000 per hectare

Incl premium to landowner

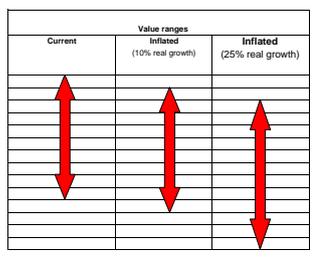
Density - units/ha ->	350 uph	400 uph	450 uph	500 uph	550 uph	600 uph	650 uph	675 uph		
Build costs ->	£2874 per sqm	£2949 per sqm	£3025 per sqm	£3100 per sqm	£3175 per sqm	£3251 per sqm	£3326 per sqm	£3409 per sqm		
Sales value per sqm										
	£7,535	18,759,236	17,329,575	7,141,572	302,027	1,426,706	7,745,070	14,262,294	24,330,484	£7,535
	£8,127	27,395,119	27,124,296	18,033,763	11,727,686	11,822,428	6,665,593	1,252,681	8,394,121	£8,127
	£8,719	36,746,995	37,731,086	29,588,904	24,536,461	25,782,751	21,797,531	17,224,039	8,102,273	£8,719
	£9,311	45,382,878	47,525,806	40,347,611	36,414,742	38,848,860	35,969,409	32,468,632	23,724,407	£9,311
	£9,903	54,018,762	57,330,527	51,106,316	48,293,022	51,914,969	50,127,159	47,572,479	39,275,902	£9,903
	£10,495	62,654,645	67,021,323	61,815,842	60,114,534	64,933,930	64,200,144	62,676,325	54,709,629	£10,495
	£11,087	71,273,002	76,220,249	72,463,608	71,865,205	77,859,669	78,200,804	77,629,846	70,137,676	£11,087
	£11,679	79,838,101	86,419,175	83,111,373	83,615,877	90,785,406	92,201,462	92,569,256	85,406,072	£11,679
	£12,271	88,403,200	96,119,101	93,759,138	95,366,548	103,711,145	106,175,297	107,508,665	100,674,467	£12,271
	£12,863	96,968,300	105,617,027	104,406,904	107,060,716	116,589,360	120,043,848	122,369,765	115,942,862	£12,863
	£13,455	105,533,399	115,515,953	114,984,014	118,706,745	129,398,991	133,912,400	137,150,427	131,088,292	£13,455
	£14,047	114,098,498	125,214,879	125,543,800	130,352,775	142,209,623	147,780,951	151,950,088	146,214,864	£14,047
	£14,747	124,220,888	136,677,246	138,023,548	144,116,263	157,349,462	164,171,057	169,440,598	164,091,721	£14,747
	£15,393	133,564,633	147,257,892	149,543,315	156,621,023	171,324,698	179,250,271	185,555,252	180,593,436	£15,393



RLVs less existing use value **£15,260,000 per hectare** **Industrial/Storage/Distribution**
£6,178,138 per acre
£18,312,000 per hectare

Incl premium to landowner

Density - units/ha ->	350 uph	400 uph	450 uph	500 uph	550 uph	600 uph	650 uph	675 uph		
Build costs ->	£2874 per sqm	£2949 per sqm	£3025 per sqm	£3100 per sqm	£3175 per sqm	£3251 per sqm	£3326 per sqm	£3409 per sqm		
Sales value per sqm										
	£7,535	18,759,236	17,329,575	7,141,572	302,027	1,426,706	7,745,070	14,262,294	24,330,484	£7,535
	£8,127	27,395,119	27,124,296	18,033,763	11,727,686	11,822,428	6,665,593	1,252,681	8,394,121	£8,127
	£8,719	36,746,995	37,731,086	29,588,904	24,536,461	25,782,751	21,797,531	17,224,039	8,102,273	£8,719
	£9,311	45,382,878	47,525,806	40,347,611	36,414,742	38,848,860	35,969,409	32,468,632	23,724,407	£9,311
	£9,903	54,018,762	57,330,527	51,106,316	48,293,022	51,914,969	50,127,159	47,572,479	39,275,902	£9,903
	£10,495	62,654,645	67,021,323	61,815,842	60,114,534	64,933,930	64,200,144	62,676,325	54,709,629	£10,495
	£11,087	71,273,002	76,220,249	72,463,608	71,865,205	77,859,669	78,200,804	77,629,846	70,137,676	£11,087
	£11,679	79,838,101	86,419,175	83,111,373	83,615,877	90,785,406	92,201,462	92,569,256	85,406,072	£11,679
	£12,271	88,403,200	96,119,101	93,759,138	95,366,548	103,711,145	106,175,297	107,508,665	100,674,467	£12,271
	£12,863	96,968,300	105,617,027	104,406,904	107,060,716	116,589,360	120,043,848	122,369,765	115,942,862	£12,863
	£13,455	105,533,399	115,515,953	114,984,014	118,706,745	129,398,991	133,912,400	137,150,427	131,088,292	£13,455
	£14,047	114,098,498	125,214,879	125,543,800	130,352,775	142,209,623	147,780,951	151,950,088	146,214,864	£14,047
	£14,747	124,220,888	136,677,246	138,023,548	144,116,263	157,349,462	164,171,057	169,440,598	164,091,721	£14,747
	£15,393	133,564,633	147,257,892	149,543,315	156,621,023	171,324,698	179,250,271	185,555,252	180,593,436	£15,393



RLVs less existing use value **£8,000,000 per hectare** **Car Parking sites etc**
£3,238,866 per acre
£9,600,000 per hectare

Incl premium to landowner

Density - units/ha ->	350 uph	400 uph	450 uph	500 uph	550 uph	600 uph	650 uph	675 uph		
Build costs ->	£2874 per sqm	£2949 per sqm	£3025 per sqm	£3100 per sqm	£3175 per sqm	£3251 per sqm	£3326 per sqm	£3409 per sqm		
Sales value per sqm										
	£7,535	18,759,236	17,329,575	7,141,572	302,027	1,426,706	7,745,070	14,262,294	24,330,484	£7,535
	£8,127	27,395,119	27,124,296	18,033,763	11,727,686	11,822,428	6,665,593	1,252,681	8,394,121	£8,127
	£8,719	36,746,995	37,731,086	29,588,904	24,536,461	25,782,751	21,797,531	17,224,039	8,102,273	£8,719
	£9,311	45,382,878	47,525,806	40,347,611	36,414,742	38,848,860	35,969,409	32,468,632	23,724,407	£9,311
	£9,903	54,018,762	57,330,527	51,106,316	48,293,022	51,914,969	50,127,159	47,572,479	39,275,902	£9,903
	£10,495	62,654,645	67,021,323	61,815,842	60,114,534	64,933,930	64,200,144	62,676,325	54,709,629	£10,495
	£11,087	71,273,002	76,220,249	72,463,608	71,865,205	77,859,669	78,200,804	77,629,846	70,137,676	£11,087
	£11,679	79,838,101	86,419,175	83,111,373	83,615,877	90,785,406	92,201,462	92,569,256	85,406,072	£11,679
	£12,271	88,403,200	96,119,101	93,759,138	95,366,548	103,711,145	106,175,297	107,508,665	100,674,467	£12,271
	£12,863	96,968,300	105,617,027	104,406,904	107,060,716	116,589,360	120,043,848	122,369,765	115,942,862	£12,863
	£13,455	105,533,399	115,515,953	114,984,014	118,706,745	129,398,991	133,912,400	137,150,427	131,088,292	£13,455
	£14,0									

MODEL 29

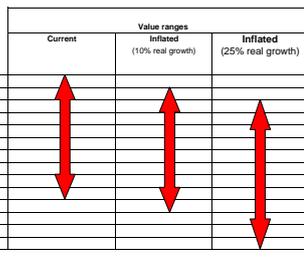
Density - units/ha ->	350 uph	400 uph	450 uph	500 uph	550 uph	600 uph	650 uph	675 uph		
Build costs ->	£2874 per sqm	£2949 per sqm	£3025 per sqm	£3100 per sqm	£3175 per sqm	£3251 per sqm	£3326 per sqm	£3409 per sqm		
Sales value per sqm										
	£7,535	23,452,598	22,655,495	13,057,490	6,234,313	5,748,484	85,936	- 5,883,550	15,671,203	£7,535
	£8,127	32,412,328	32,817,518	24,358,137	18,713,814	19,475,935	14,963,026	10,083,458	755,730	£8,127
	£8,719	42,114,899	43,822,063	36,265,228	31,909,749	33,857,115	30,563,777	26,651,008	17,742,281	£8,719
	£9,311	51,074,628	53,984,085	47,427,386	44,233,466	47,413,204	45,252,442	42,345,001	33,943,826	£9,311
	£9,903	60,034,357	64,079,319	58,572,160	55,537,405	60,963,240	59,902,727	58,015,241	49,958,318	£9,903
	£10,495	68,993,331	74,141,854	69,619,216	68,728,727	74,373,693	74,428,410	73,577,712	65,968,810	£10,495
	£11,087	77,879,621	84,204,590	80,666,274	80,920,048	87,784,146	88,954,094	89,077,348	81,846,663	£11,087
	£11,679	86,765,912	94,267,226	91,713,330	93,111,369	101,194,600	103,475,462	104,576,986	97,687,623	£11,679
	£12,271	95,652,202	104,329,861	102,760,386	105,259,256	114,571,245	117,864,085	119,998,103	113,528,583	£12,271
	£12,863	104,538,492	114,302,497	113,743,865	117,242,011	127,862,277	132,252,706	135,352,752	129,260,218	£12,863
	£13,455	113,424,783	124,455,132	124,699,644	129,424,766	141,153,308	146,641,328	150,707,401	144,954,036	£13,455
	£14,047	122,311,074	134,517,769	135,655,422	141,507,523	154,444,339	161,029,951	166,062,051	160,647,854	£14,047
	£14,747	132,813,054	146,409,974	148,603,160	155,787,142	170,151,921	177,989,732	184,183,895	178,195,093	£14,747
	£15,393	142,507,188	157,387,395	160,554,918	168,968,330	184,651,227	193,565,695	200,804,720	196,233,742	£15,393

Aff Hsg	10%
% SR	60%
% SO	40%
S106 (private)	£1,500 per unit
S106 (affordable)	£1,500 per unit
CSH (uplift n.u. on PDI)	Level 4
CSH (p.u. uplift on AH)	Level 4
Grant	Yes
Developer's profit	17%
CL (per sqm)	57%

* plus Mayoral CL of £50 per sqm

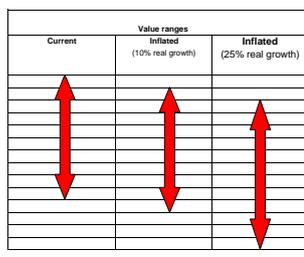
RLVs less existing use value **£25,620,000 per hectare** **Office**
£10,372,470 per acre
£30,744,000 per hectare

Density - units/ha ->	350 uph	400 uph	450 uph	500 uph	550 uph	600 uph	650 uph	675 uph		
Build costs ->	£2874 per sqm	£2949 per sqm	£3025 per sqm	£3100 per sqm	£3175 per sqm	£3251 per sqm	£3326 per sqm	£3409 per sqm		
Sales value per sqm										
	£7,535	23,452,598	22,655,495	13,057,490	6,234,313	5,748,484	85,936	- 5,883,550	15,671,203	£7,535
	£8,127	32,412,328	32,817,518	24,358,137	18,713,814	19,475,935	14,963,026	10,083,458	755,730	£8,127
	£8,719	42,114,899	43,822,063	36,265,228	31,909,749	33,857,115	30,563,777	26,651,008	17,742,281	£8,719
	£9,311	51,074,628	53,984,085	47,427,386	44,233,466	47,413,204	45,252,442	42,345,001	33,943,826	£9,311
	£9,903	60,034,357	64,079,319	58,572,160	55,537,405	60,963,240	59,902,727	58,015,241	49,958,318	£9,903
	£10,495	68,993,331	74,141,854	69,619,216	68,728,727	74,373,693	74,428,410	73,577,712	65,968,810	£10,495
	£11,087	77,879,621	84,204,590	80,666,274	80,920,048	87,784,146	88,954,094	89,077,348	81,846,663	£11,087
	£11,679	86,765,912	94,267,226	91,713,330	93,111,369	101,194,600	103,475,462	104,576,986	97,687,623	£11,679
	£12,271	95,652,202	104,329,861	102,760,386	105,259,256	114,571,245	117,864,085	119,998,103	113,528,583	£12,271
	£12,863	104,538,492	114,302,497	113,743,865	117,242,011	127,862,277	132,252,706	135,352,752	129,260,218	£12,863
	£13,455	113,424,783	124,455,132	124,699,644	129,424,766	141,153,308	146,641,328	150,707,401	144,954,036	£13,455
	£14,047	122,311,074	134,517,769	135,655,422	141,507,523	154,444,339	161,029,951	166,062,051	160,647,854	£14,047
	£14,747	132,813,054	146,409,974	148,603,160	155,787,142	170,151,921	177,989,732	184,183,895	178,195,093	£14,747
	£15,393	142,507,188	157,387,395	160,554,918	168,968,330	184,651,227	193,565,695	200,804,720	196,233,742	£15,393



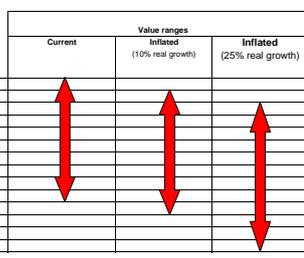
RLVs less existing use value **£15,260,000 per hectare** **Industrial/Storage/Distribution**
£6,178,138 per acre
£18,312,000 per hectare

Density - units/ha ->	350 uph	400 uph	450 uph	500 uph	550 uph	600 uph	650 uph	675 uph		
Build costs ->	£2874 per sqm	£2949 per sqm	£3025 per sqm	£3100 per sqm	£3175 per sqm	£3251 per sqm	£3326 per sqm	£3409 per sqm		
Sales value per sqm										
	£7,535	5,140,598	4,343,495	- 5,254,510	- 12,077,687	- 12,563,516	- 18,226,064	- 24,195,550	- 33,983,203	£7,535
	£8,127	14,100,328	14,935,518	6,046,137	401,814	1,163,335	3,348,974	8,228,542	17,556,270	£8,127
	£8,719	23,892,899	23,103,063	17,963,228	13,597,749	15,545,115	12,251,777	8,339,008	4,689,719	£8,719
	£9,311	32,762,628	35,672,085	29,115,386	25,921,466	29,101,204	26,940,442	24,033,001	16,631,826	£9,311
	£9,903	41,722,357	45,767,318	40,260,160	38,225,405	42,651,240	41,590,727	39,703,241	31,644,318	£9,903
	£10,495	50,681,331	55,829,954	51,307,216	50,416,727	56,061,693	56,115,410	55,265,712	47,656,810	£10,495
	£11,087	59,547,621	65,802,590	62,254,274	62,698,048	69,273,246	70,642,094	70,765,348	63,534,663	£11,087
	£11,679	68,453,912	75,955,226	73,401,330	74,799,369	82,882,600	85,163,462	86,264,986	79,375,623	£11,679
	£12,271	77,340,202	86,017,861	84,448,386	86,947,256	96,259,245	99,552,085	101,686,103	96,216,863	£12,271
	£12,863	86,226,492	96,080,497	95,431,865	99,030,011	109,550,277	113,940,706	117,040,752	110,948,218	£12,863
	£13,455	95,112,383	106,142,085	104,242,374	111,112,266	123,941,308	128,326,328	132,396,451	123,968,318	£13,455
	£14,047	104,000,074	116,055,769	117,343,422	123,965,823	136,132,339	142,717,951	147,750,051	142,335,854	£14,047
	£14,747	114,501,054	128,097,974	130,291,160	137,475,142	151,839,921	159,677,732	165,871,895	160,883,093	£14,747
	£15,393	124,195,188	139,075,395	142,242,918	150,656,330	166,339,227	175,253,695	182,492,720	177,921,742	£15,393



RLVs less existing use value **£8,000,000 per hectare** **Car Parking sites etc**
£3,238,866 per acre
£9,600,000 per hectare

Density - units/ha ->	350 uph	400 uph	450 uph	500 uph	550 uph	600 uph	650 uph	675 uph		
Build costs ->	£2874 per sqm	£2949 per sqm	£3025 per sqm	£3100 per sqm	£3175 per sqm	£3251 per sqm	£3326 per sqm	£3409 per sqm		
Sales value per sqm										
	£7,535	13,852,598	13,055,495	3,457,490	- 3,985,687	- 3,851,516	- 9,514,064	- 15,483,550	- 25,271,203	£7,535
	£8,127	22,812,328	23,217,518	14,758,137	9,113,814	9,875,935	5,363,026	483,458	8,844,270	£8,127
	£8,719	32,514,899	34,222,063	26,665,228	22,309,749	24,257,115	20,963,777	17,051,008	8,142,281	£8,719
	£9,311	41,474,628	44,384,085	37,827,386	34,633,466	37,813,204	35,652,442	32,745,001	24,343,826	£9,311
	£9,903	50,434,357	54,479,319	48,972,160	46,937,405	51,363,240	50,302,727	48,415,241	40,356,318	£9,903
	£10,495	59,393,331	64,541,854	60,019,216	59,128,727	64,773,693	64,828,410	63,977,712	56,368,810	£10,495
	£11,087	68,279,621	74,604,590	71,066,274	71,320,048	78,184,146	79,354,094	79,477,348	72,246,663	£11,087
	£11,679	77,165,912	84,667,226	82,113,330	83,511,369	91,594,600	93,875,462	94,976,986	88,087,623	£11,679
	£12,271	86,052,202	94,729,861	93,160,386	95,659,256	104,971,245	108,264,085	110,398,103	103,928,583	£12,271
	£12,863	94,938,492	104,792,497	104,143,865	107,742,011	118,262,277	122,652,706	125,752,752	119,660,218	£12,863
	£13,455	106,224,783	114,855,132	115,099,644	119,824,766	131,553,308	137,041,328	141,107,401	135,354,036	£13,455
	£14,047	115,111,074	124,917,769	126,055,422	131,907,523	144,844,339	151,429,951	156,462,051	151,047,854	£14,047
	£14,747	125,613,054	139,209,974	141,403,160	148,587,142	162,951,921	170,789,732	176,983,895	171,995,093	£14,747
	£15,393	135,307,188	147,787,395	150,954,918	159,368,330	175,051,227	183,965,695	191,204,720	186,633,742	£15,393



RLVs less existing use value **£6,000,000 per hectare** **Community sites/backlands**
£2,429,150 per acre
£7,200,000 per hectare

Density - units/ha ->	350 uph	400 uph	450 uph	500 uph	550 uph	600 uph	650 uph	675 uph
Build costs ->	£2874 per sqm	£2949 per sqm	£3025 per sqm	£3100 per sqm	£3175 per sqm	£3251 per		

MODEL	30								
Density - units/ha ->	350 uph	400 uph	450 uph	500 uph	550 uph	600 uph	650 uph	675 uph	
Build costs ->	£2874 per sqm	£2949 per sqm	£3025 per sqm	£3100 per sqm	£3175 per sqm	£3251 per sqm	£3326 per sqm	£3409 per sqm	
Sales value per sq m									
£7.535	23,682,049	22,921,620	13,375,269	6,592,184	6,145,951	525,491	-5,393,957	-15,155,714	£7.535
£8.127	32,641,778	33,083,642	24,675,877	19,071,685	19,873,401	15,402,581	10,566,263	1,271,220	£8.127
£8.719	42,344,349	44,088,188	36,578,391	32,262,477	34,248,870	30,997,081	27,133,815	18,250,696	£8.719
£9.311	51,304,078	54,250,210	47,740,550	44,586,193	47,804,957	45,685,746	42,821,012	34,445,160	£9.311
£9.903	60,263,808	64,341,535	58,890,704	55,884,984	61,349,274	60,339,772	58,491,253	50,457,652	£9.903
£10.495	69,219,584	74,404,171	69,927,760	69,076,305	74,759,727	74,855,456	74,046,921	66,470,143	£10.495
£11.087	78,105,874	84,466,807	80,974,816	81,267,627	88,170,182	89,381,140	89,546,559	82,340,907	£11.087
£11.679	86,992,165	94,529,443	92,021,874	93,458,947	101,580,635	103,896,242	105,046,196	98,181,867	£11.679
£12.271	95,878,456	104,592,078	103,068,930	105,601,679	114,951,555	118,294,865	120,460,503	114,022,827	£12.271
£12.863	104,764,746	114,654,714	114,047,783	117,684,635	128,242,587	132,673,486	135,815,152	129,747,364	£12.863
£13.455	113,651,037	124,717,349	125,003,561	129,767,190	141,533,617	147,062,108	151,169,801	145,441,182	£13.455
£14.047	122,537,327	134,779,986	135,959,339	141,849,945	154,824,648	161,450,731	166,524,450	161,135,000	£14.047
£14.747	132,039,306	146,672,191	148,907,078	156,129,566	170,532,231	178,404,239	184,639,479	179,682,238	£14.747
£15.393	142,733,441	157,648,612	160,658,836	169,310,753	185,031,537	193,980,203	201,260,303	196,713,781	£15.393

Aff Hsg	10%
% SR	50%
% SO	50%
S106 (private)	£1,500 per unit
S106 (affordable)	£1,500 per unit
CSH (uplift n.u. on PDI)	Level 4
CSH (p.u. uplift on AH)	Level 4
Grant	Yes
Developer's profit	17%
CL (per sqm)	£57

* plus Mayoral CL of £50 per sqm

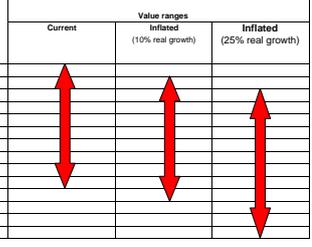
RLVs less existing use value

£25,620,000 per hectare
£10,372,470 per acre
£30,744,000 per hectare

Office

Incl premium to landowner

Density - units/ha ->	350 uph	400 uph	450 uph	500 uph	550 uph	600 uph	650 uph	675 uph	
Build costs ->	£2874 per sqm	£2949 per sqm	£3025 per sqm	£3100 per sqm	£3175 per sqm	£3251 per sqm	£3326 per sqm	£3409 per sqm	
Sales value per sq m									
£7.535	-7,061,951	-7,822,380	-17,368,731	-24,151,816	-24,598,049	-30,218,509	-36,137,957	-45,899,714	£7.535
£8.127	1,897,778	2,339,642	-6,068,123	-11,672,315	-10,870,599	-15,341,419	-20,177,737	-29,472,780	£8.127
£8.719	11,600,349	13,344,188	5,834,391	1,518,477	3,504,870	253,081	-3,610,185	-12,493,304	£8.719
£9.311	20,560,070	23,336,210	18,998,550	15,864,193	17,860,870	14,941,746	12,077,012	3,701,160	£9.311
£9.903	29,519,808	33,597,535	28,136,704	26,140,984	30,605,274	29,585,772	27,747,253	19,713,652	£9.903
£10.495	38,475,584	43,660,171	39,183,760	38,332,305	44,015,727	44,111,456	43,302,921	36,726,143	£10.495
£11.087	47,361,874	53,722,807	50,230,816	50,523,627	57,426,182	58,637,140	58,802,559	51,596,907	£11.087
£11.679	56,248,165	63,785,443	61,277,874	62,714,847	70,836,635	73,152,242	74,302,196	67,437,867	£11.679
£12.271	65,134,456	73,848,078	72,324,930	74,857,679	84,207,555	87,540,865	89,716,503	83,279,807	£12.271
£12.863	74,020,746	83,910,714	83,303,783	86,940,435	97,498,587	101,929,486	105,071,152	99,003,364	£12.863
£13.455	82,907,037	93,973,349	94,259,561	99,023,190	110,789,617	116,318,108	120,425,801	114,697,182	£13.455
£14.047	91,793,327	104,035,986	105,215,339	111,105,945	124,080,648	130,706,731	135,780,450	130,391,000	£14.047
£14.747	101,295,306	115,928,078	118,163,078	125,855,966	139,789,231	147,660,239	153,869,479	148,938,238	£14.747
£15.393	111,989,441	126,905,612	130,114,836	138,566,753	154,287,537	163,236,203	170,516,303	165,969,781	£15.393



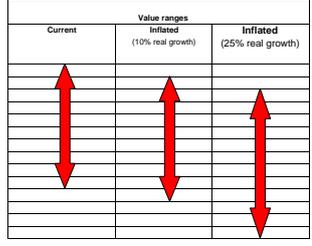
RLVs less existing use value

£15,260,000 per hectare
£6,178,138 per acre
£18,312,000 per hectare

Industrial/Storage/Distribution

Incl premium to landowner

Density - units/ha ->	350 uph	400 uph	450 uph	500 uph	550 uph	600 uph	650 uph	675 uph	
Build costs ->	£2874 per sqm	£2949 per sqm	£3025 per sqm	£3100 per sqm	£3175 per sqm	£3251 per sqm	£3326 per sqm	£3409 per sqm	
Sales value per sq m									
£7.535	5,370,049	4,609,620	-4,936,731	-11,719,816	-12,166,049	-17,786,509	-23,705,957	-33,467,714	£7.535
£8.127	14,329,778	14,771,642	6,363,877	759,695	1,561,401	2,309,419	7,745,737	17,040,780	£8.127
£8.719	24,032,349	25,776,188	18,266,391	13,960,477	15,936,870	12,685,081	9,821,816	61,304	£8.719
£9.311	32,992,078	36,938,210	29,428,550	26,274,193	29,492,957	27,373,746	24,509,012	16,133,160	£9.311
£9.903	41,951,808	46,029,535	40,568,704	38,572,984	43,037,274	42,017,772	40,179,253	32,145,652	£9.903
£10.495	50,907,584	56,092,171	51,615,760	50,764,305	56,447,727	56,543,456	55,734,921	48,158,143	£10.495
£11.087	59,793,874	66,154,807	62,662,816	62,955,627	69,858,182	71,069,140	71,234,559	64,038,807	£11.087
£11.679	68,680,165	76,217,443	73,709,874	75,146,947	83,268,635	85,584,242	86,734,196	79,869,867	£11.679
£12.271	77,566,456	86,290,078	84,756,930	87,289,679	96,639,555	99,972,865	102,148,503	95,710,827	£12.271
£12.863	86,452,746	96,342,714	95,735,783	99,372,435	109,930,587	114,361,486	117,503,152	111,435,364	£12.863
£13.455	95,340,037	106,416,535	105,809,563	109,451,449	120,221,617	125,103,486	128,867,801	122,447,364	£13.455
£14.047	104,225,327	116,467,986	117,647,339	123,537,945	136,512,648	143,138,731	148,212,450	142,823,000	£14.047
£14.747	114,727,306	128,360,191	130,595,078	137,817,566	152,220,231	160,092,239	166,327,479	161,370,238	£14.747
£15.393	124,421,441	139,337,612	142,546,836	150,998,753	166,719,537	175,688,203	182,948,303	178,401,781	£15.393



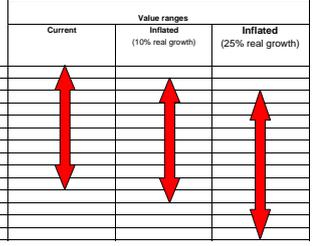
RLVs less existing use value

£8,000,000 per hectare
£3,238,866 per acre
£9,600,000 per hectare

Car Parking sites etc

Incl premium to landowner

Density - units/ha ->	350 uph	400 uph	450 uph	500 uph	550 uph	600 uph	650 uph	675 uph	
Build costs ->	£2874 per sqm	£2949 per sqm	£3025 per sqm	£3100 per sqm	£3175 per sqm	£3251 per sqm	£3326 per sqm	£3409 per sqm	
Sales value per sq m									
£7.535	14,082,049	13,321,620	3,775,269	3,007,816	-3,454,049	-6,074,509	-14,993,957	-24,755,714	£7.535
£8.127	23,041,778	23,483,642	15,075,877	9,471,685	10,273,401	5,802,581	966,263	8,328,780	£8.127
£8.719	32,744,349	34,488,188	26,978,391	22,662,477	24,648,870	21,397,081	17,533,815	8,650,696	£8.719
£9.311	41,704,078	44,650,210	38,140,550	34,986,193	38,204,957	36,085,746	33,221,012	24,845,160	£9.311
£9.903	50,663,808	54,741,535	49,280,704	47,284,984	51,749,274	50,729,772	48,891,253	40,857,652	£9.903
£10.495	59,619,584	64,804,171	60,327,760	59,476,305	65,159,727	65,255,456	64,446,921	56,870,143	£10.495
£11.087	68,505,874	74,866,807	71,374,816	71,667,627	78,570,182	79,781,140	79,946,559	72,740,907	£11.087
£11.679	77,392,165	84,929,443	82,421,874	83,858,947	91,980,635	94,296,242	95,446,196	88,581,867	£11.679
£12.271	86,278,456	94,992,078	93,468,930	96,001,679	105,351,555	108,684,865	110,860,503	104,422,827	£12.271
£12.863	95,164,746	105,054,714	104,447,783	108,084,635	118,442,587	123,073,486	126,215,152	120,147,364	£12.863
£13.455	104,051,037	115,117,349	115,403,561	120,167,190	131,933,617	137,462,108	141,569,801	135,841,182	£13.455
£14.047	112,937,327	127,579,986	128,759,339	132,249,945	145,224,648	151,850,731	156,924,450	151,535,000	£14.047
£14.747	123,439,306	137,072,191	139,307,078	146,529,566	160,932,231	168,804,239	175,039,479	170,082,238	£14.747
£15.393	133,133,441	148,049,612	151,258,836	159,710,753	175,431,537	184,380,203	191,660,303	187,113,781	£15.393



RLVs less existing use value

£6,000,000 per hectare
£2,429,150 per acre
£7,200,000 per hectare

Community sites/backlands

Incl premium to landowner

Density - units/ha ->	350 uph	400 uph	450 uph	500 uph	550 uph	600 uph	650 uph	675 uph	
Build costs ->	£2874 per sqm	£2949 per sqm	£3025 per sqm	£3100 per sqm	£3175 per sqm	£3251 per sqm	£3326 per sqm	£3409 per sqm	
Sales value per sq m									
£7.535	16,482,049	15,721,620	6,175,269	607,816	-1,054,049	-6,674,509	-12,593,957	-22,355,714	£7.535
£8.127	25,441,778	25,883,642	17,475,877	11,871,685	12,673,401	8,202,581	3,366,263	5,928,780	£8.127
£8.719	35,144,349	36,888,188	29,378,391	25,062,477	27,048,870	23,797,081	19,933,815	11,	

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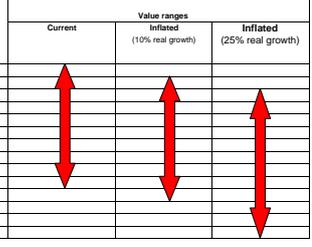
Density - units/ha ->	350 uph	400 uph	450 uph	500 uph	550 uph	600 uph	650 uph	675 uph		
Build costs ->	£2874 per sqm	£2949 per sqm	£3025 per sqm	£3100 per sqm	£3175 per sqm	£3251 per sqm	£3326 per sqm	£3409 per sqm		
Sales value per sqm										
	£7,535	19,163,820	17,791,573	7,684,749	301,579	- 758,497	7,017,454	- 13,465,316	23,504,506	£7,535
	£8,127	27,990,703	27,586,293	18,576,939	12,330,014	12,481,180	7,383,017	2,031,383	7,579,312	£8,127
	£8,719	37,151,579	38,193,084	30,124,192	25,130,132	26,432,035	22,514,955	18,000,107	8,905,900	£8,719
	£9,311	45,787,462	47,987,804	40,882,899	37,008,412	39,498,144	36,676,630	33,233,780	24,528,033	£9,311
	£9,903	54,423,346	57,777,611	51,841,607	48,886,693	52,564,253	50,634,380	48,337,626	40,088,334	£9,903
	£10,495	63,059,229	67,476,538	62,343,233	60,699,538	65,573,735	64,897,149	63,441,472	55,502,061	£10,495
	£11,087	71,671,949	77,175,463	72,990,999	72,450,209	78,499,474	78,897,809	78,384,060	70,918,902	£11,087
	£11,679	80,237,049	86,674,389	83,638,764	84,200,881	91,425,212	92,898,469	93,323,470	86,187,297	£11,679
	£12,271	88,802,148	96,573,315	94,286,529	95,951,552	104,350,951	106,962,076	108,262,880	101,455,693	£12,271
	£12,863	97,367,247	106,272,242	104,934,295	107,637,043	117,218,675	120,730,627	123,084,033	118,724,088	£12,863
	£13,455	105,932,346	115,971,167	115,503,499	119,283,072	130,029,307	134,599,179	137,893,695	131,858,299	£13,455
	£14,047	114,497,445	125,670,093	126,063,285	130,929,102	142,839,940	148,467,731	152,693,357	146,984,870	£14,047
	£14,747	124,619,835	137,132,460	138,543,033	144,692,591	157,979,778	164,857,836	170,183,866	164,861,728	£14,747
	£15,393	133,963,581	147,713,107	150,062,800	157,397,350	171,955,013	179,926,813	186,287,562	161,363,442	£15,393

Aff Hsg	10%
% SR	60%
% SO	40%
S106 (private)	£1,500 per unit
S106 (affordable)	£1,500 per unit
CSH (uplift n.u. on PD)	Level 4
CSH (p.u. uplift on AH)	Level 4
Grant	Yes
Developer's profit	20%
CL (per sqm)	57%

* plus Mayoral CL of £50 per sqm

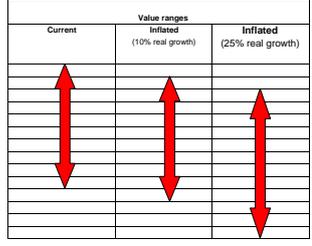
RLVs less existing use value **£25,620,000 per hectare** **Office**
£10,372,470 per acre
£30,744,000 per hectare

Density - units/ha ->	350 uph	400 uph	450 uph	500 uph	550 uph	600 uph	650 uph	675 uph		
Build costs ->	£2874 per sqm	£2949 per sqm	£3025 per sqm	£3100 per sqm	£3175 per sqm	£3251 per sqm	£3326 per sqm	£3409 per sqm		
Sales value per sqm										
	£7,535	- 11,580,180	- 12,952,427	- 23,059,251	- 30,442,421	- 31,502,497	- 37,761,454	- 44,209,316	- 54,248,506	£7,535
	£8,127	- 2,944,297	- 3,157,707	- 12,167,061	- 18,413,986	- 18,262,820	- 23,360,983	- 28,712,617	- 38,323,312	£8,127
	£8,719	6,407,579	7,449,084	6,619,808	5,613,868	4,311,965	6,229,045	12,743,893	21,838,100	£8,719
	£9,311	15,043,462	17,233,804	10,138,899	48,284,412	9,754,144	4,332,630	2,489,780	6,215,967	£9,311
	£9,903	23,679,346	27,033,611	20,897,607	18,142,693	9,820,253	20,090,380	17,593,626	9,324,334	£9,903
	£10,495	32,315,229	36,732,538	31,599,233	29,955,538	34,829,735	34,153,149	32,697,472	24,758,061	£10,495
	£11,087	40,927,949	46,431,463	42,246,999	41,706,209	47,755,474	48,153,809	47,640,060	40,174,902	£11,087
	£11,679	49,493,049	56,130,389	52,894,764	53,456,881	60,681,212	62,154,469	62,578,470	55,443,297	£11,679
	£12,271	58,058,148	66,829,315	63,542,529	65,207,522	73,606,951	76,118,076	77,518,880	70,711,693	£12,271
	£12,863	66,623,247	75,528,242	74,190,295	76,893,043	86,474,675	89,986,627	92,350,033	85,980,088	£12,863
	£13,455	75,188,346	85,227,167	84,759,499	88,539,072	99,285,307	103,855,179	107,149,695	101,114,299	£13,455
	£14,047	83,753,445	94,926,093	95,319,285	100,185,102	112,095,940	117,723,731	121,949,357	116,240,870	£14,047
	£14,747	93,369,949	106,388,660	107,789,033	113,948,136	127,226,778	134,113,638	139,439,866	134,117,728	£14,747
	£15,393	103,219,581	116,989,107	119,318,800	126,653,350	141,211,013	149,182,813	155,543,562	150,619,442	£15,393



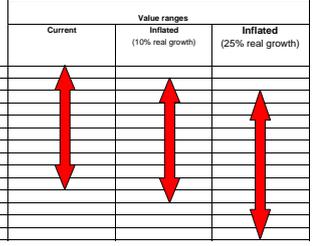
RLVs less existing use value **£15,260,000 per hectare** **Industrial/Storage/Distribution**
£6,178,138 per acre
£18,312,000 per hectare

Density - units/ha ->	350 uph	400 uph	450 uph	500 uph	550 uph	600 uph	650 uph	675 uph		
Build costs ->	£2874 per sqm	£2949 per sqm	£3025 per sqm	£3100 per sqm	£3175 per sqm	£3251 per sqm	£3326 per sqm	£3409 per sqm		
Sales value per sqm										
	£7,535	851,820	520,427	- 10,627,251	- 18,010,421	- 19,070,497	- 25,329,454	- 31,777,316	- 41,816,506	£7,535
	£8,127	9,487,703	9,274,293	264,939	5,981,986	5,830,820	10,928,983	16,280,617	25,991,312	£8,127
	£8,719	18,839,579	19,861,084	11,812,132	16,818,132	8,120,035	4,202,655	- 311,863	9,406,100	£8,719
	£9,311	27,475,462	29,675,804	22,570,899	18,696,412	21,186,144	18,364,630	14,921,780	6,216,033	£9,311
	£9,903	36,111,346	39,465,611	33,329,607	30,574,693	34,252,253	32,522,380	30,025,626	21,796,334	£9,903
	£10,495	44,747,229	48,164,538	44,031,233	42,387,538	47,261,735	46,585,149	45,129,472	37,190,061	£10,495
	£11,087	53,359,949	57,873,463	54,678,999	54,138,209	60,187,474	60,585,809	60,072,060	52,698,902	£11,087
	£11,679	61,925,049	66,562,389	65,326,764	65,888,881	73,113,212	74,586,469	75,011,470	67,875,297	£11,679
	£12,271	70,490,148	76,261,315	75,974,529	77,639,552	86,038,951	88,550,076	89,950,880	83,143,693	£12,271
	£12,863	79,055,247	87,960,242	86,622,295	89,325,043	98,906,675	102,418,627	104,782,033	98,412,088	£12,863
	£13,455	87,620,346	96,525,341	95,187,496	97,892,244	107,473,876	110,987,729	119,561,693	112,645,299	£13,455
	£14,047	96,185,445	107,388,093	107,751,285	112,617,102	124,527,940	130,155,731	134,381,357	128,627,870	£14,047
	£14,747	106,307,835	118,820,460	120,231,033	126,380,591	139,667,778	146,545,836	151,871,866	146,549,728	£14,747
	£15,393	115,651,581	129,401,107	131,750,800	139,085,350	153,643,013	161,614,813	167,975,562	163,051,442	£15,393



RLVs less existing use value **£8,000,000 per hectare** **Car Parking sites etc**
£3,238,866 per acre
£9,600,000 per hectare

Density - units/ha ->	350 uph	400 uph	450 uph	500 uph	550 uph	600 uph	650 uph	675 uph		
Build costs ->	£2874 per sqm	£2949 per sqm	£3025 per sqm	£3100 per sqm	£3175 per sqm	£3251 per sqm	£3326 per sqm	£3409 per sqm		
Sales value per sqm										
	£7,535	9,563,820	8,191,573	1,915,251	9,298,421	- 10,358,497	- 16,617,454	- 23,065,316	- 33,104,506	£7,535
	£8,127	18,199,703	17,986,293	8,976,939	2,730,014	2,881,180	2,216,983	- 7,568,617	- 17,179,312	£8,127
	£8,719	27,551,579	28,593,084	20,524,192	15,530,132	16,832,035	12,914,955	8,400,107	6,994,100	£8,719
	£9,311	36,187,462	38,387,804	31,282,899	27,408,412	29,898,144	27,076,630	23,633,780	14,928,033	£9,311
	£9,903	44,823,346	48,177,611	42,041,607	39,286,693	42,964,253	41,234,380	38,737,626	30,468,334	£9,903
	£10,495	53,459,229	57,876,538	52,743,233	51,099,538	55,973,735	55,297,149	53,841,472	45,902,061	£10,495
	£11,087	62,071,949	67,575,463	63,390,999	62,850,209	68,999,474	69,297,809	68,784,060	61,318,902	£11,087
	£11,679	70,627,049	77,274,389	74,038,764	74,600,881	81,825,212	83,298,469	83,723,470	76,587,297	£11,679
	£12,271	79,202,148	86,973,315	84,688,529	86,351,552	94,750,951	97,262,076	98,662,880	91,855,693	£12,271
	£12,863	87,767,247	96,672,242	95,342,295	98,037,043	107,618,675	111,330,627	113,084,033	107,324,088	£12,863
	£13,455	96,332,346	106,371,167	105,903,499	109,683,072	120,429,307	124,999,179	128,293,695	122,258,299	£13,455
	£14,047	104,897,445	116,070,093	116,463,285	121,329,102	133,239,940	138,867,731	143,093,357	137,384,870	£14,047
	£14,747	114,497,445	127,532,460	128,943,033	135,092,591	148,379,778	155,257,836	160,583,866	156,261,728	£14,747
	£15,393	124,363,581	138,113,107	140,462,800	147,797,350	162,355,013	170,326,813	176,887,562	171,763,442	£15,393



RLVs less existing use value **£6,000,000 per hectare** **Community sites/backlands**
£2,429,150 per acre
£7,200,000 per hectare

Density - units/ha ->	350 uph	400 uph	450 uph	500 uph	550 uph	600 uph	650 uph	675 uph		
Build costs ->	£2874 per sqm	£2949 per sqm	£3025 per sqm	£3100 per sqm	£3175 per sqm	£3251 per sqm	£3326 per sqm	£3409 per sqm		
Sales value per sqm										
	£7,535	11,963,820	10,591,573	484,749	6,898,421	- 7,958,497	- 14,217,454	- 20,665,316	- 30,704,506	£7,535
	£8,127									

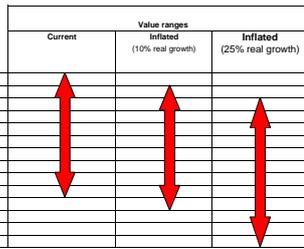
MODEL	350 uph	400 uph	450 uph	500 uph	550 uph	600 uph	650 uph	675 uph
Density - units/ha ->								
Build costs ->	£2874 per sqm	£2949 per sqm	£3025 per sqm	£3100 per sqm	£3175 per sqm	£3251 per sqm	£3326 per sqm	£3409 per sqm
Sales value per sqm								
£7,535	19,993,270	18,057,697	8,002,527	659,450	355,324	6,571,655	12,975,724	22,981,950
£8,127	28,029,153	27,852,417	18,894,718	12,687,885	12,878,646	7,822,572	2,514,190	7,063,822
£8,719	37,381,029	38,459,208	30,437,355	25,482,860	26,823,789	22,952,183	18,482,912	9,414,315
£9,311	46,016,913	48,253,928	41,196,063	37,361,140	39,889,898	37,109,934	33,709,791	25,036,449
£9,903	54,852,796	59,039,828	51,984,770	49,239,420	52,956,006	51,267,684	48,813,637	40,569,668
£10,495	63,288,680	67,738,755	62,651,777	61,047,116	65,959,771	65,324,195	63,913,861	56,003,395
£11,087	71,898,203	77,437,681	73,299,542	72,797,787	78,885,508	79,324,854	78,853,270	71,413,146
£11,679	80,463,302	87,136,606	83,947,308	84,548,459	91,811,247	93,325,514	93,792,680	86,681,541
£12,271	89,028,401	96,835,532	94,595,073	96,299,130	104,736,985	107,282,856	108,732,089	101,949,837
£12,863	97,593,500	106,534,459	105,242,838	107,979,467	117,598,985	121,151,408	123,566,433	117,218,331
£13,455	106,158,600	116,233,384	115,807,416	119,625,496	130,409,617	135,019,959	138,356,096	132,345,445
£14,047	114,723,699	125,932,310	126,367,203	131,271,525	143,220,249	148,888,511	153,155,757	147,472,016
£14,747	124,846,089	137,394,677	138,846,951	145,035,014	158,360,087	165,278,617	170,646,266	165,348,874
£15,393	134,189,834	147,975,324	150,366,718	157,738,774	172,335,323	180,341,320	186,743,145	181,850,588

Aff Hsg	10%
% SR	50%
% SO	50%
S106 (private)	£1,500 per unit
S106 (affordable)	£1,500 per unit
CSH (uplift n.u. on PDI)	Level 4
CSH (p.u. uplift on AH)	Level 4
Grant	Yes
Developer's profit	20%
CL (per sqm)	57%

* plus Mayoral CL of £50 per sqm

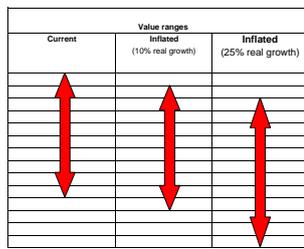
RLVs less existing use value **£25,620,000 per hectare** Office
£10,372,470 per acre
£30,744,000 per hectare

Density - units/ha ->	350 uph	400 uph	450 uph	500 uph	550 uph	600 uph	650 uph	675 uph
Build costs ->	£2874 per sqm	£2949 per sqm	£3025 per sqm	£3100 per sqm	£3175 per sqm	£3251 per sqm	£3326 per sqm	£3409 per sqm
Sales value per sqm								
£7,535	- 11,350,730	- 12,686,303	- 22,741,473	- 30,084,550	- 31,099,324	- 37,315,655	- 43,719,724	- 53,725,950
£8,127	- 2,714,847	- 2,891,583	- 11,849,282	- 18,056,115	- 17,865,354	- 22,921,428	- 28,229,810	- 37,807,822
£8,719	6,637,029	7,715,208	306,645	5,261,140	3,920,211	7,781,817	12,261,088	21,329,685
£9,311	15,272,913	17,295,828	10,452,063	14,617,140	9,145,898	6,365,934	2,865,791	5,707,651
£9,903	23,908,796	27,295,828	21,210,770	18,495,420	22,212,006	20,523,684	18,069,637	9,825,668
£10,495	32,544,680	36,994,755	31,907,777	30,303,116	35,215,771	34,580,195	33,169,861	26,259,395
£11,087	41,154,203	46,693,681	42,555,542	42,053,787	48,141,508	48,580,854	48,109,270	40,669,146
£11,679	49,719,302	56,392,606	53,203,308	53,904,459	61,067,247	62,581,514	63,048,680	56,937,541
£12,271	58,284,401	66,091,532	63,851,073	65,655,130	73,992,985	76,538,856	77,988,089	71,295,937
£12,863	66,849,500	75,790,459	74,498,838	77,235,467	86,854,985	90,407,408	92,812,433	86,474,331
£13,455	75,414,600	85,489,384	85,063,416	88,881,496	99,665,617	104,275,959	107,612,096	101,601,445
£14,047	83,979,699	95,189,310	95,623,203	100,527,525	112,476,249	118,144,511	122,411,757	116,728,016
£14,747	94,102,089	108,650,677	108,102,951	114,291,014	127,616,067	134,534,617	139,862,266	134,694,474
£15,393	103,445,834	117,231,324	119,622,718	126,995,774	141,591,323	149,597,320	155,999,145	151,106,588



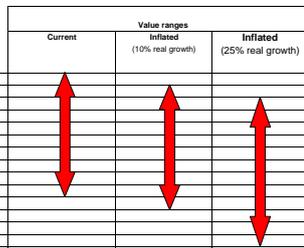
RLVs less existing use value **£15,260,000 per hectare** Industrial/Storage/Distribution
£6,178,138 per acre
£18,312,000 per hectare

Density - units/ha ->	350 uph	400 uph	450 uph	500 uph	550 uph	600 uph	650 uph	675 uph
Build costs ->	£2874 per sqm	£2949 per sqm	£3025 per sqm	£3100 per sqm	£3175 per sqm	£3251 per sqm	£3326 per sqm	£3409 per sqm
Sales value per sqm								
£7,535	1,081,270	254,303	- 10,309,473	- 17,652,550	- 18,667,324	- 24,883,655	- 31,287,724	- 41,293,950
£8,127	9,717,153	9,540,417	582,718	5,624,115	5,433,354	10,469,428	15,797,810	25,375,822
£8,719	19,069,029	20,147,208	12,125,355	11,701,860	9,511,789	6,460,183	170,912	8,897,685
£9,311	27,704,913	29,941,928	22,884,063	19,049,140	21,577,898	18,797,934	15,997,791	6,724,449
£9,903	36,340,796	39,727,828	33,642,770	30,927,420	34,644,006	32,955,684	30,501,637	22,257,668
£10,495	44,976,680	49,426,755	44,339,777	42,735,116	47,647,771	47,012,195	45,601,861	37,691,395
£11,087	53,586,203	59,135,681	54,987,418	54,485,787	60,575,508	61,012,854	60,541,270	53,101,146
£11,679	62,151,302	68,824,606	65,635,308	66,236,459	73,499,247	75,013,514	75,480,680	68,369,541
£12,271	70,716,401	78,523,532	76,283,073	77,987,130	86,424,985	88,970,856	90,420,089	83,637,937
£12,863	79,281,500	88,222,459	86,930,838	89,667,467	99,286,985	102,839,408	105,244,433	96,906,331
£13,455	87,846,600	97,787,559	96,495,938	100,343,467	112,097,611	115,707,659	120,046,089	112,633,445
£14,047	96,411,699	107,620,310	108,055,203	112,969,525	124,908,249	130,776,511	134,843,757	129,180,016
£14,747	106,534,089	119,062,677	120,534,951	126,723,014	140,048,087	146,966,617	152,334,266	147,036,874
£15,393	115,877,834	129,663,324	132,054,718	139,427,774	154,023,323	162,029,320	168,431,145	163,538,588



RLVs less existing use value **£8,000,000 per hectare** Car Parking sites etc
£3,238,866 per acre
£9,600,000 per hectare

Density - units/ha ->	350 uph	400 uph	450 uph	500 uph	550 uph	600 uph	650 uph	675 uph
Build costs ->	£2874 per sqm	£2949 per sqm	£3025 per sqm	£3100 per sqm	£3175 per sqm	£3251 per sqm	£3326 per sqm	£3409 per sqm
Sales value per sqm								
£7,535	9,793,270	8,457,697	1,597,473	8,940,550	9,955,324	16,171,655	22,575,724	32,581,950
£8,127	18,429,153	18,252,417	9,294,718	3,087,885	3,278,646	1,777,428	7,085,810	16,663,822
£8,719	27,781,029	28,859,208	20,837,355	15,882,860	17,223,789	13,352,183	8,882,912	185,685
£9,311	36,416,913	38,653,928	31,596,063	27,761,140	30,289,898	27,509,934	24,109,791	15,436,449
£9,903	45,052,796	48,439,828	42,354,770	39,639,420	43,366,006	41,667,684	39,213,637	30,969,668
£10,495	53,688,680	59,138,755	53,051,777	51,447,418	56,369,771	55,724,195	54,313,861	46,403,395
£11,087	62,298,203	67,837,681	63,699,542	63,197,787	69,285,508	69,724,854	69,253,270	61,813,146
£11,679	70,863,302	77,536,606	74,347,308	74,948,459	82,211,247	83,725,514	84,192,680	77,081,541
£12,271	79,428,401	87,235,532	84,995,073	86,699,130	95,136,985	97,682,856	99,132,089	92,349,837
£12,863	87,993,500	96,934,459	95,642,838	98,379,467	107,998,985	111,551,408	113,956,433	107,613,331
£13,455	96,558,600	106,633,384	106,207,416	110,025,496	120,809,617	125,419,959	128,756,096	122,745,445
£14,047	105,123,699	116,332,310	116,767,203	121,671,525	133,620,249	139,288,511	143,555,757	137,872,016
£14,747	115,246,089	127,794,677	129,246,951	135,435,014	148,760,087	156,678,617	161,046,266	156,748,874
£15,393	124,589,834	138,375,324	140,766,718	148,139,774	162,735,323	170,741,320	177,143,145	172,250,588



RLVs less existing use value **£6,000,000 per hectare** Community sites/backlands
£2,429,150 per acre
£7,200,000 per hectare

Density - units/ha ->	350 uph	400 uph	450 uph	500 uph	550 uph	600 uph	650 uph	675 uph
Build costs ->	£2874 per sqm	£2949 per sqm	£3025 per sqm	£3100 per sqm	£3175 per sqm	£3251 per sqm	£3326 per sqm	£3409 per sqm
Sales value per sqm								
£7,535	12,193,270	10,857,697	802,527	6,540,550	7,555,324	13,771,655	20,175,724	30,181,950
£8,127	20,629,153	20,662,417	11,694,718	5,487,885	5,678,646	6,222,572	4,685,810	14,263,822
£8,719	30,181,029	31,259,208	23,237,355	18,282,860	19,623,789	15,752,183	11,282,912	2,214,315
£9,311	38,816,913	41,053,928	33,996,063	30,161,140	32,689,898	29,989,934	26,598,791	17,636,449
£9,903	47,452,796	50,839,828	44,754,770	42,039,420	45,756,006	44,067,684	41,613,637	33,369,668
£10,495	56,088,680	60,538,755	55,451,777	53,847,116	58,759,771	58,124,195	56,713,861	48,803,395
£11,087	64,698,203	70,237,681	66,099,542	65,597,787	71,685,508	72,124,854	71,653,270	64,213,146
£1								

MODEL 33

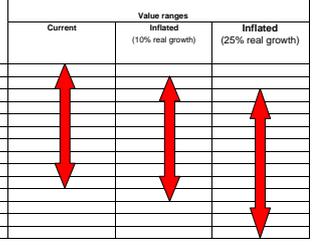
Density - units/ha ->	350 uph	400 uph	450 uph	500 uph	550 uph	600 uph	650 uph	675 uph		
Build costs ->	£2874 per sqm	£2949 per sqm	£3025 per sqm	£3100 per sqm	£3175 per sqm	£3251 per sqm	£3326 per sqm	£3409 per sqm		
Sales value per sqm										
	£7,535	21,653,454	20,870,156	11,938,169	6,913,281	6,285,906	1,065,810	- 4,438,722	13,493,750	£7,535
	£8,127	29,617,657	29,903,065	21,983,188	18,006,171	18,488,085	14,289,889	9,755,184	1,107,968	£8,127
	£8,719	38,242,165	39,684,882	32,568,782	29,724,732	31,263,730	28,153,912	24,481,896	16,214,283	£8,719
	£9,311	46,206,368	48,717,792	42,490,702	40,679,146	43,313,586	41,210,504	38,433,122	30,621,362	£9,311
	£9,903	54,170,572	57,682,838	52,398,884	51,684,809	55,369,427	54,239,683	52,362,226	44,858,149	£9,903
	£10,495	62,118,035	66,627,403	62,218,290	62,441,538	67,270,830	67,141,383	66,196,544	59,089,476	£10,495
	£11,087	70,016,959	75,571,968	72,037,896	73,278,269	79,191,234	80,053,101	79,974,000	73,210,297	£11,087
	£11,679	77,915,884	84,516,533	81,857,502	84,114,999	91,111,636	92,957,664	93,751,455	87,291,150	£11,679
	£12,271	85,814,810	93,451,098	91,677,107	94,901,935	102,994,344	105,747,550	107,460,129	101,372,004	£12,271
	£12,863	93,713,734	102,405,663	101,441,716	105,642,162	114,808,594	118,537,437	121,108,706	115,362,861	£12,863
	£13,455	101,612,659	111,350,228	111,180,187	116,382,389	126,622,844	131,327,324	134,757,282	129,312,921	£13,455
	£14,047	109,511,584	120,294,793	120,918,656	127,122,616	138,437,093	144,117,210	148,405,859	143,262,981	£14,047
	£14,747	118,846,676	130,865,643	132,427,757	139,815,611	152,389,389	159,189,248	164,515,181	159,749,417	£14,747
	£15,393	127,463,685	140,623,350	143,051,542	151,532,223	165,287,662	173,034,548	179,289,247	174,902,072	£15,393

Aff Hsg	20%
% SR	60%
% SO	40%
S106 (private)	£1,500 per unit
S106 (affordable)	£1,500 per unit
CSH (uplift n.u. on PDI)	Level 4
CSH (p.u. uplift on AH)	Level 4
Grant	No
Developer's profit	17%
CL (per sqm)	23%

* plus Mayoral CL of £50 per sqm

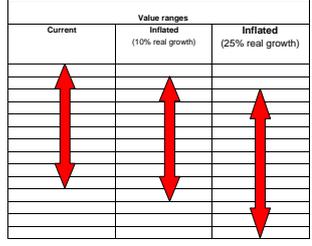
RLVs less existing use value **£25,620,000 per hectare** **Office**
£10,372,470 per acre
£30,744,000 per hectare

Density - units/ha ->	350 uph	400 uph	450 uph	500 uph	550 uph	600 uph	650 uph	675 uph		
Build costs ->	£2874 per sqm	£2949 per sqm	£3025 per sqm	£3100 per sqm	£3175 per sqm	£3251 per sqm	£3326 per sqm	£3409 per sqm		
Sales value per sqm										
	£7,535	- 9,090,546	9,873,844	- 18,805,831	- 23,830,719	- 24,458,094	- 29,678,190	- 35,182,722	- 44,297,750	£7,535
	£8,127	- 1,126,343	840,935	- 8,760,812	- 12,737,829	- 12,255,915	- 16,454,111	- 20,988,816	- 29,636,032	£8,127
	£8,719	7,498,165	8,940,882	1,824,782	1,019,268	519,730	2,590,088	6,262,104	14,529,717	£8,719
	£9,311	15,482,369	17,973,792	11,746,782	9,935,196	5,969,586	10,468,504	7,899,122	1,222,638	£9,311
	£9,903	23,426,572	26,938,838	21,654,684	20,860,809	24,606,427	23,485,663	21,618,226	14,112,149	£9,903
	£10,495	31,374,035	36,883,403	31,474,290	31,697,538	36,526,830	36,397,383	35,452,544	28,345,476	£10,495
	£11,087	39,272,959	44,827,968	41,293,896	42,534,269	48,447,234	49,309,101	49,230,000	42,466,297	£11,087
	£11,679	47,171,884	53,772,533	51,113,502	53,370,989	60,367,636	62,213,664	63,007,455	56,547,150	£11,679
	£12,271	55,070,810	62,717,098	60,933,107	64,157,835	72,250,344	75,003,560	76,716,129	70,629,004	£12,271
	£12,863	62,969,734	71,661,663	70,697,716	74,898,162	84,064,594	87,793,437	90,364,706	84,618,861	£12,863
	£13,455	70,868,659	80,606,228	80,436,187	85,638,389	95,878,844	100,583,324	104,013,282	98,568,921	£13,455
	£14,047	78,767,584	89,550,793	90,174,656	96,378,616	107,693,093	113,373,210	117,661,859	112,518,381	£14,047
	£14,747	86,666,509	98,446,000	100,863,757	107,071,611	121,665,389	128,445,248	133,771,181	128,005,417	£14,747
	£15,393	96,719,685	109,879,350	112,307,542	120,788,223	134,543,662	142,230,548	148,545,247	144,158,072	£15,393



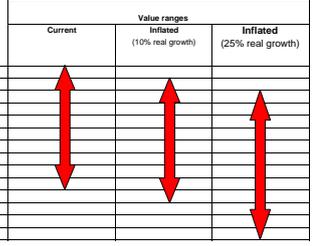
RLVs less existing use value **£15,260,000 per hectare** **Industrial/Storage/Distribution**
£6,178,138 per acre
£18,312,000 per hectare

Density - units/ha ->	350 uph	400 uph	450 uph	500 uph	550 uph	600 uph	650 uph	675 uph		
Build costs ->	£2874 per sqm	£2949 per sqm	£3025 per sqm	£3100 per sqm	£3175 per sqm	£3251 per sqm	£3326 per sqm	£3409 per sqm		
Sales value per sqm										
	£7,535	3,341,454	2,558,156	- 6,373,831	- 11,398,719	- 12,026,094	- 17,246,190	- 22,750,722	- 31,805,750	£7,535
	£8,127	11,305,657	11,591,085	3,671,188	395,829	176,985	4,022,111	8,556,816	11,204,032	£8,127
	£8,719	19,930,165	19,930,165	14,256,782	11,412,732	12,961,730	12,961,730	9,841,512	6,169,896	£8,719
	£9,311	27,894,368	30,405,792	24,178,702	22,367,146	25,001,586	22,898,504	20,121,122	12,309,362	£9,311
	£9,903	35,858,572	39,370,838	34,086,684	33,292,909	37,038,427	35,917,663	34,050,226	26,544,149	£9,903
	£10,495	43,806,035	48,315,403	43,906,290	44,129,538	48,968,830	48,829,383	47,884,544	40,777,476	£10,495
	£11,087	51,704,959	57,259,968	53,725,896	54,966,269	60,878,234	61,741,101	61,660,000	54,889,297	£11,087
	£11,679	59,603,884	66,204,533	63,545,502	65,802,999	72,799,636	74,645,664	75,439,455	68,979,150	£11,679
	£12,271	67,502,810	75,149,098	73,365,107	76,589,935	84,662,344	87,435,550	88,148,129	83,060,004	£12,271
	£12,863	75,401,734	84,093,663	83,129,716	87,330,162	96,496,594	100,225,437	102,796,706	97,050,861	£12,863
	£13,455	83,300,659	92,992,588	92,028,639	96,230,944	105,397,374	110,113,824	114,465,266	108,720,421	£13,455
	£14,047	91,199,584	101,982,793	102,608,656	108,810,616	120,125,093	125,805,210	130,093,859	124,950,381	£14,047
	£14,747	100,534,676	112,555,643	114,115,757	121,503,611	134,087,389	140,877,248	146,203,181	141,437,417	£14,747
	£15,393	109,151,685	122,311,350	124,739,542	133,220,223	146,975,662	154,722,548	160,977,247	156,590,072	£15,393



RLVs less existing use value **£8,000,000 per hectare** **Car Parking sites etc**
£3,238,866 per acre
£9,600,000 per hectare

Density - units/ha ->	350 uph	400 uph	450 uph	500 uph	550 uph	600 uph	650 uph	675 uph		
Build costs ->	£2874 per sqm	£2949 per sqm	£3025 per sqm	£3100 per sqm	£3175 per sqm	£3251 per sqm	£3326 per sqm	£3409 per sqm		
Sales value per sqm										
	£7,535	12,053,454	11,270,156	2,338,169	2,686,719	- 3,314,094	- 6,534,190	- 14,038,722	- 23,093,750	£7,535
	£8,127	20,017,657	20,303,065	12,383,188	8,406,171	8,888,085	4,689,889	155,184	- 6,492,032	£8,127
	£8,719	28,422,165	30,084,882	22,968,782	20,124,732	21,663,730	18,553,912	14,881,896	6,614,283	£8,719
	£9,311	36,606,368	39,117,792	32,890,702	31,079,146	33,713,586	31,610,504	28,833,122	21,021,362	£9,311
	£9,903	44,570,572	48,082,838	42,798,684	42,004,809	45,750,427	44,629,663	42,762,226	35,256,149	£9,903
	£10,495	52,518,035	57,027,403	52,618,290	52,841,538	57,670,830	57,541,383	56,596,544	48,489,476	£10,495
	£11,087	60,416,959	65,971,968	62,437,896	63,678,269	69,591,234	70,453,101	70,374,000	63,610,297	£11,087
	£11,679	68,315,884	74,916,533	72,257,502	74,514,999	81,511,636	83,357,664	84,151,455	77,691,150	£11,679
	£12,271	76,214,810	83,861,098	82,077,107	85,301,935	93,394,344	96,147,550	97,860,129	91,772,004	£12,271
	£12,863	84,113,734	92,805,663	91,841,716	95,042,162	105,208,594	108,937,437	111,508,706	105,762,861	£12,863
	£13,455	92,012,659	101,750,228	101,580,187	106,782,389	119,422,844	124,127,324	125,157,282	119,712,921	£13,455
	£14,047	99,911,584	110,694,793	111,318,656	117,522,616	128,837,093	134,517,210	138,805,859	133,662,981	£14,047
	£14,747	109,246,676	121,265,643	122,827,757	130,215,611	142,799,389	149,589,248	154,915,181	150,149,417	£14,747
	£15,393	117,863,685	131,023,350	133,451,542	141,932,223	155,687,662	163,434,548	169,689,247	165,302,072	£15,393



RLVs less existing use value **£6,000,000 per hectare** **Community sites/backlands**
£2,429,150 per acre
£7,200,000 per hectare

Density - units/ha ->	350 uph	400 uph	450 uph	500 uph	550 uph	600 uph	650 uph	675 uph
Build costs ->	£2874 per sqm	£2949 per sqm	£3025 per sqm	£3100 per sqm	£3175 per sqm	£3251 per sqm	£3326 per sqm	£3409 per sqm
Sales value per sqm								

MODEL 34

Density - units/ha ->	350 uph	400 uph	450 uph	500 uph	550 uph	600 uph	650 uph	675 uph
Build costs ->	£2874 per sqm	£2949 per sqm	£3025 per sqm	£3100 per sqm	£3175 per sqm	£3251 per sqm	£3326 per sqm	£3409 per sqm
Sales value per sqm								
£7,535	22,196,891	21,498,488	12,688,519	7,757,051	7,221,668	2,099,184	-3,289,327	-12,285,397
£8,127	30,161,094	30,532,397	22,728,225	18,849,940	19,423,847	15,323,263	10,888,646	2,316,321
£8,719	38,785,603	40,314,215	33,308,236	30,556,373	32,186,042	29,172,590	25,615,358	17,406,054
£9,311	46,749,806	49,347,124	43,230,156	41,510,787	44,235,898	42,229,182	39,550,634	31,797,993
£9,903	54,714,010	59,302,930	53,127,229	52,424,309	56,259,275	55,233,627	53,479,736	48,031,319
£10,495	62,653,901	67,247,495	62,946,834	63,261,040	68,179,678	68,145,346	67,298,087	60,264,645
£11,087	70,552,826	76,192,060	72,766,439	74,097,770	80,100,082	81,057,066	81,075,543	74,368,846
£11,679	78,451,751	85,136,625	82,586,045	84,934,500	92,020,485	93,946,899	94,852,998	88,449,700
£12,271	86,350,676	94,081,190	92,405,651	95,709,282	103,888,713	106,736,785	108,545,685	102,530,553
£12,863	94,249,601	103,025,755	102,159,340	106,449,509	115,703,963	119,526,672	122,194,262	116,504,772
£13,455	102,148,525	111,970,320	111,897,809	117,189,736	127,518,213	132,316,559	135,842,840	130,454,833
£14,047	110,047,451	120,914,885	121,636,279	127,929,963	139,332,462	145,106,445	149,491,416	144,404,893
£14,747	119,382,543	131,485,734	133,145,379	140,622,958	153,294,758	160,163,737	165,584,733	160,891,328
£15,393	127,999,553	141,243,442	143,769,165	152,339,570	166,183,030	174,009,037	180,358,800	176,027,327

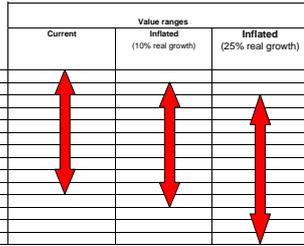
Aff Hsg	20%
% SR	50%
% SO	50%
S106 (private)	£1,500 per unit
S106 (affordable)	£1,500 per unit
CSH (uplift n.u. on PD)	Level 4
CSH (p.u. uplift on AH)	Level 4
Developer's profit	No
CL (per sqm)	23%

* plus Mayoral CL of £50 per sqm

RLVs less existing use value **£25,620,000 per hectare** **Office**
£10,372,470 per acre
£30,744,000 per hectare

Incl premium to landowner

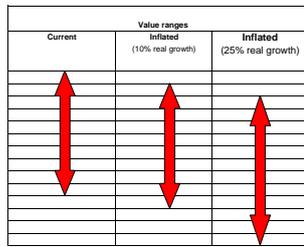
Density - units/ha ->	350 uph	400 uph	450 uph	500 uph	550 uph	600 uph	650 uph	675 uph
Build costs ->	£2874 per sqm	£2949 per sqm	£3025 per sqm	£3100 per sqm	£3175 per sqm	£3251 per sqm	£3326 per sqm	£3409 per sqm
Sales value per sqm								
£7,535	-8,547,109	9,244,512	-18,055,481	-22,986,949	-23,522,332	-26,644,816	-34,033,327	-43,029,397
£8,127	-582,906	211,603	-8,015,775	-11,894,060	-11,320,153	-15,420,737	-19,855,354	-28,427,679
£8,719	8,041,603	9,570,215	2,564,236	187,627	1,442,042	1,571,410	5,128,642	13,337,946
£9,311	16,005,800	19,603,124	12,486,155	10,786,787	13,491,896	11,485,182	9,306,634	1,053,993
£9,903	23,970,010	27,558,930	22,383,228	21,680,309	25,515,275	24,489,627	22,735,736	15,287,319
£10,495	31,909,901	36,503,495	32,202,834	32,517,040	37,435,678	37,401,346	36,554,087	29,520,645
£11,087	39,808,826	45,448,060	42,022,439	43,363,770	49,356,082	50,313,066	50,331,543	43,624,846
£11,679	47,707,751	54,392,625	51,842,045	54,190,500	61,276,485	63,202,899	64,108,998	57,705,700
£12,271	55,606,676	63,337,190	61,861,651	64,965,292	73,145,713	75,927,785	77,801,685	71,786,553
£12,863	63,505,601	72,281,755	71,415,340	75,705,509	84,959,963	88,782,672	91,450,262	85,760,772
£13,455	71,404,525	81,226,320	81,153,809	86,445,736	96,774,213	101,572,559	105,098,840	99,710,833
£14,047	79,303,451	90,170,885	90,892,279	97,185,963	108,588,462	114,362,445	118,747,416	113,690,893
£14,747	87,202,376	100,071,734	102,401,379	109,678,968	122,550,756	129,419,737	134,840,733	130,147,308
£15,393	97,255,553	110,499,442	113,025,165	121,595,570	135,439,030	143,285,037	149,614,800	145,283,327



RLVs less existing use value **£15,260,000 per hectare** **Industrial/Storage/Distribution**
£6,178,138 per acre
£18,312,000 per hectare

Incl premium to landowner

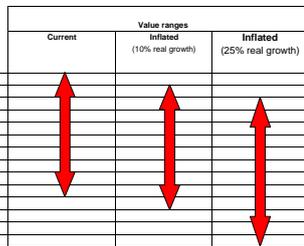
Density - units/ha ->	350 uph	400 uph	450 uph	500 uph	550 uph	600 uph	650 uph	675 uph
Build costs ->	£2874 per sqm	£2949 per sqm	£3025 per sqm	£3100 per sqm	£3175 per sqm	£3251 per sqm	£3326 per sqm	£3409 per sqm
Sales value per sqm								
£7,535	3,884,891	3,187,488	-5,623,481	-10,554,949	-11,090,332	-16,212,816	-21,601,327	-30,597,397
£8,127	11,949,094	12,220,397	4,416,225	537,940	1,111,847	2,988,737	7,423,354	15,956,679
£8,719	20,473,603	21,603,124	14,996,236	12,244,373	13,874,042	10,860,590	7,303,558	995,946
£9,311	28,437,806	31,035,124	24,918,156	23,198,787	25,923,898	23,917,182	21,238,634	13,485,993
£9,903	36,402,010	39,990,930	34,815,228	34,112,309	37,947,275	36,921,627	35,167,736	27,719,319
£10,495	44,341,901	48,935,495	44,634,834	44,949,040	49,867,678	49,833,346	48,998,087	41,952,645
£11,087	52,240,826	57,890,060	54,486,155	55,785,770	61,788,082	62,745,066	62,753,543	50,668,646
£11,679	60,139,751	66,824,625	64,274,045	66,622,500	73,708,485	75,634,899	76,540,998	70,137,700
£12,271	68,038,676	75,769,190	74,093,651	77,397,282	85,577,713	88,424,785	89,233,685	84,218,653
£12,863	75,937,601	84,713,755	83,847,340	88,137,509	97,391,963	101,214,672	103,882,262	98,192,772
£13,455	83,836,526	93,612,680	93,746,265	98,036,434	109,208,933	114,004,659	117,594,842	110,242,772
£14,047	91,735,451	102,602,885	103,324,279	109,617,963	121,020,462	126,794,445	131,179,416	126,082,893
£14,747	101,070,543	113,733,734	114,833,379	122,310,958	134,982,758	141,851,737	147,272,733	142,579,328
£15,393	109,687,553	122,931,442	125,457,165	134,027,570	147,871,030	155,697,037	162,046,800	157,715,327



RLVs less existing use value **£8,000,000 per hectare** **Car Parking sites etc**
£3,238,866 per acre
£9,600,000 per hectare

Incl premium to landowner

Density - units/ha ->	350 uph	400 uph	450 uph	500 uph	550 uph	600 uph	650 uph	675 uph
Build costs ->	£2874 per sqm	£2949 per sqm	£3025 per sqm	£3100 per sqm	£3175 per sqm	£3251 per sqm	£3326 per sqm	£3409 per sqm
Sales value per sqm								
£7,535	11,996,891	11,899,488	3,098,519	1,842,949	-2,378,332	-7,500,816	-12,889,327	-21,885,397
£8,127	20,561,094	20,932,397	13,128,225	9,249,940	9,823,847	5,723,263	1,288,646	7,283,679
£8,719	29,165,603	30,714,215	23,708,236	20,956,373	22,586,042	19,572,590	16,015,358	7,806,054
£9,311	37,149,806	39,747,124	33,630,156	31,910,787	34,635,898	32,629,182	29,950,634	22,197,993
£9,903	45,114,010	49,702,930	43,527,229	42,824,309	46,659,275	45,633,627	43,879,736	36,431,319
£10,495	53,053,901	57,647,495	53,346,834	53,661,040	58,579,678	58,545,346	57,698,087	50,664,645
£11,087	60,952,826	66,592,060	63,166,439	64,497,770	70,500,082	71,457,066	71,475,543	64,768,846
£11,679	68,851,751	75,536,625	72,986,045	75,334,500	82,420,485	84,346,899	85,252,998	78,849,700
£12,271	76,750,676	84,481,190	82,805,651	86,109,282	94,289,713	97,136,785	98,945,685	92,930,553
£12,863	84,649,601	93,425,755	92,559,340	96,849,509	106,103,963	109,926,672	112,594,262	106,304,772
£13,455	92,548,525	102,370,320	102,297,809	107,589,736	117,918,213	122,716,559	126,242,840	120,854,833
£14,047	100,447,451	111,314,885	112,036,279	118,329,963	129,732,462	135,506,445	139,891,416	134,804,893
£14,747	109,782,543	121,885,734	123,545,379	131,022,958	143,694,758	150,563,737	155,984,733	151,291,328
£15,393	118,399,553	131,643,442	134,169,165	142,739,570	156,583,030	164,409,037	170,758,800	166,427,327



RLVs less existing use value **£6,000,000 per hectare** **Community sites/backlands**
£2,429,150 per acre
£7,200,000 per hectare

Incl premium to landowner

Density - units/ha ->	350 uph	400 uph	450 uph	500 uph	550 uph	600 uph	650 uph	675 uph
Build costs ->	£2874 per sqm	£2949 per sqm	£3025 per sqm	£3100 per sqm	£3175 per sqm	£3251 per sqm	£3326 per sqm	£3409 per sqm
Sales value per sqm								
£7,535	14,996,891	14,299,488	5,488,519	557,051	21,668	5,100,816	-10,489,327	-19,485,397
£8,127	22,961,094	23,332,397	15,528,225	11,649,940	12,223,847	8,123,263	3,688,646	4,883,679
£8,719	31,585,603	33,114,215	26,108,236	23,356,373	24,986,042	21,972,590	18,415,358	10,206,054
£9,311	39,549,806	42,147,124	36,030,156	34,310,787	37,035,898	35,029,182	32,350,634	24,597,993
£9,903	47,514,010	51,102,930	45,927,229	45,224,309	49,059,275	48,033,627	46,279,736	38,831,319
£10,495	55,453,901	60,047,495	55,746,834	56,061,040	60,979,678	60,945,346	60,098,087	53,064,645
£11,087	63,352,826	68,992,060	65,566,439	66,897,770	72,900,082	73,857,066		

MODEL

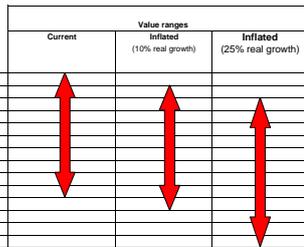
Density - units/ha ->	350 uph	400 uph	450 uph	500 uph	550 uph	600 uph	650 uph	675 uph		
Build costs ->	£2874 per sqm	£2949 per sqm	£3025 per sqm	£3100 per sqm	£3175 per sqm	£3251 per sqm	£3326 per sqm	£3409 per sqm		
Sales value per sqm										
	£7,535	17,841,206	16,546,669	7,162,398	1,639,740	509,388	5,245,007	- 11,178,070	20,463,836	£7,535
	£8,127	25,517,546	25,253,087	16,844,346	12,331,682	12,270,525	7,552,104	2,597,784	6,300,958	£8,127
	£8,719	33,830,325	34,681,346	27,110,085	23,698,405	24,663,658	21,002,716	16,792,206	8,359,722	£8,719
	£9,311	41,506,666	43,987,764	36,673,390	34,256,877	36,277,977	33,587,559	30,334,260	22,246,063	£9,311
	£9,903	49,183,007	52,081,320	46,236,675	44,615,349	47,892,296	46,172,226	43,769,901	36,086,830	£9,903
	£10,495	56,859,348	60,702,587	55,750,749	55,304,482	59,448,646	58,669,150	57,185,542	49,785,699	£10,495
	£11,087	64,490,029	69,323,855	65,215,429	65,749,523	70,938,191	71,114,181	70,468,855	63,496,731	£11,087
	£11,679	72,112,450	77,945,123	74,680,110	76,194,565	82,427,736	83,559,211	83,748,330	77,068,638	£11,679
	£12,271	79,725,872	86,596,390	84,144,790	86,639,606	93,917,281	95,967,888	97,027,805	90,640,545	£12,271
	£12,863	87,339,292	95,197,658	93,608,470	97,015,624	105,347,615	108,295,600	110,212,067	104,212,452	£12,863
	£13,455	94,952,715	103,808,626	103,005,836	107,367,550	116,734,843	120,623,190	123,367,322	117,672,266	£13,455
	£14,047	102,566,137	112,430,193	112,392,313	117,719,576	128,122,073	132,950,792	136,522,576	131,118,108	£14,047
	£14,747	111,563,816	122,618,963	123,485,422	129,953,789	141,579,706	147,519,775	152,069,696	147,008,647	£14,747
	£15,393	119,669,367	132,023,983	133,725,214	141,246,908	154,002,136	160,911,097	166,385,108	161,676,638	£15,393

Aff Hsg	20%
% SR	60%
% SO	40%
S106 (private)	£1,500 per unit
S106 (affordable)	£1,500 per unit
CSH (uplift n.u. on PDI)	Level 4
CSH (p.u. uplift on AH)	Level 4
Grant	No
Developer's profit	20%
CL (per sqm)	£265

* plus Mayoral CL of £50 per sqm

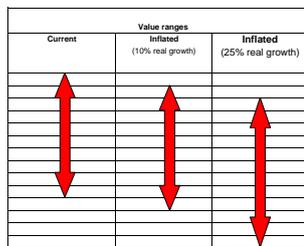
RLVs less existing use value **£25,620,000 per hectare** **Office**
£10,372,470 per acre
£30,744,000 per hectare

Density - units/ha ->	350 uph	400 uph	450 uph	500 uph	550 uph	600 uph	650 uph	675 uph		
Build costs ->	£2874 per sqm	£2949 per sqm	£3025 per sqm	£3100 per sqm	£3175 per sqm	£3251 per sqm	£3326 per sqm	£3409 per sqm		
Sales value per sqm										
	£7,535	- 12,902,794	- 14,197,331	- 23,581,602	- 29,104,260	- 30,234,612	- 35,989,007	- 41,922,070	- 51,207,836	£7,535
	£8,127	- 5,226,454	- 5,490,913	- 13,899,654	- 18,412,318	- 18,473,475	- 23,191,896	- 28,146,216	- 37,044,958	£8,127
	£8,719	3,086,325	3,937,346	3,633,915	7,045,595	6,080,342	9,741,284	13,951,794	22,394,278	£8,719
	£9,311	10,762,666	15,822,390	15,492,675	14,071,349	17,148,296	15,428,226	13,015,901	9,322,830	£9,311
	£9,903	18,439,007	21,337,320	15,492,675	14,071,349	17,148,296	15,428,226	13,015,901	9,322,830	£9,903
	£10,495	26,115,348	29,958,587	25,006,749	24,560,482	28,704,646	27,925,150	26,441,542	19,041,699	£10,495
	£11,087	33,755,029	38,579,855	34,471,429	35,005,523	40,194,191	40,370,181	39,724,855	32,752,731	£11,087
	£11,679	41,368,450	47,201,123	43,936,110	45,450,565	51,693,736	52,815,211	53,004,330	46,324,638	£11,679
	£12,271	49,981,872	56,822,390	53,400,790	55,895,606	63,173,281	65,223,888	66,283,805	59,895,545	£12,271
	£12,863	56,595,293	64,443,658	62,865,470	66,271,524	74,603,615	77,551,590	79,468,067	73,468,452	£12,863
	£13,455	64,208,715	73,064,926	72,261,836	76,623,550	85,990,843	89,879,190	92,623,322	86,928,266	£13,455
	£14,047	71,822,137	81,686,193	81,648,313	86,975,576	97,378,073	102,206,792	105,778,576	100,374,108	£14,047
	£14,747	80,815,816	91,874,638	92,741,422	99,298,789	110,826,706	116,775,776	121,325,696	116,844,847	£14,747
	£15,393	89,125,367	101,279,983	102,981,214	110,502,908	123,258,138	130,167,097	135,641,108	130,932,838	£15,393



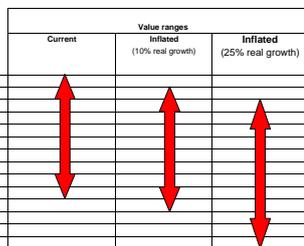
RLVs less existing use value **£15,260,000 per hectare** **Industrial/Storage/Distribution**
£6,178,138 per acre
£18,312,000 per hectare

Density - units/ha ->	350 uph	400 uph	450 uph	500 uph	550 uph	600 uph	650 uph	675 uph		
Build costs ->	£2874 per sqm	£2949 per sqm	£3025 per sqm	£3100 per sqm	£3175 per sqm	£3251 per sqm	£3326 per sqm	£3409 per sqm		
Sales value per sqm										
	£7,535	- 4,702,794	- 1,765,331	- 11,149,602	- 16,672,260	- 17,802,612	- 23,557,007	- 29,490,070	- 38,775,836	£7,535
	£8,127	7,205,546	6,941,087	1,467,654	5,980,318	6,041,475	10,759,896	15,774,216	24,612,958	£8,127
	£8,719	15,518,325	16,893,346	8,796,985	9,396,405	6,361,658	11,845,007	1,519,734	1,932,878	£8,719
	£9,311	23,194,666	25,075,764	18,361,380	15,944,877	17,965,977	15,275,559	12,022,260	3,934,063	£9,311
	£9,903	30,871,007	33,769,320	27,924,675	26,503,349	29,580,296	27,860,226	25,447,901	17,754,830	£9,903
	£10,495	38,547,348	42,390,587	37,438,749	36,992,482	41,136,646	40,357,150	38,873,542	31,473,699	£10,495
	£11,087	46,182,029	51,011,658	46,933,429	47,437,523	52,626,191	52,802,181	51,166,855	45,194,731	£11,087
	£11,679	53,800,450	59,633,123	56,368,110	57,882,565	64,115,736	65,241,211	65,436,330	58,756,638	£11,679
	£12,271	61,413,872	68,254,390	65,832,790	68,327,606	75,605,281	77,655,988	78,715,805	72,328,545	£12,271
	£12,863	69,027,293	76,875,658	75,297,470	78,703,524	87,035,615	89,983,590	91,900,067	85,900,452	£12,863
	£13,455	77,739,293	85,496,926	84,693,380	87,437,523	96,762,191	99,710,166	100,956,322	94,932,452	£13,455
	£14,047	84,254,137	94,118,193	94,080,313	99,407,576	109,810,073	114,638,732	118,210,576	112,805,108	£14,047
	£14,747	93,251,816	104,306,963	105,173,422	111,641,789	123,267,706	129,207,775	133,757,696	128,696,647	£14,747
	£15,393	101,557,367	113,711,983	115,413,214	122,934,908	135,690,138	142,599,097	148,073,108	143,364,838	£15,393



RLVs less existing use value **£8,000,000 per hectare** **Car Parking sites etc**
£3,238,866 per acre
£9,600,000 per hectare

Density - units/ha ->	350 uph	400 uph	450 uph	500 uph	550 uph	600 uph	650 uph	675 uph		
Build costs ->	£2874 per sqm	£2949 per sqm	£3025 per sqm	£3100 per sqm	£3175 per sqm	£3251 per sqm	£3326 per sqm	£3409 per sqm		
Sales value per sqm										
	£7,535	8,241,206	6,946,669	2,437,602	7,980,260	9,090,612	14,845,007	20,778,070	30,083,836	£7,535
	£8,127	15,917,546	16,653,087	7,244,346	2,731,682	2,670,525	2,047,896	7,002,216	15,900,958	£8,127
	£8,719	24,230,325	25,081,346	17,150,085	14,098,405	15,063,658	11,402,716	7,192,206	1,240,278	£8,719
	£9,311	31,906,666	33,787,764	27,073,380	24,656,877	26,677,977	23,987,559	20,734,260	12,646,063	£9,311
	£9,903	39,583,007	42,481,320	36,636,675	35,215,349	38,292,296	36,572,226	34,159,901	26,466,830	£9,903
	£10,495	47,259,348	51,102,587	46,150,749	45,704,482	49,848,646	49,069,150	47,585,542	40,185,699	£10,495
	£11,087	54,899,029	59,723,855	55,615,429	56,149,523	61,338,191	61,514,181	60,868,855	53,896,731	£11,087
	£11,679	62,512,450	68,345,123	65,080,110	66,594,565	72,827,736	73,959,211	74,148,330	67,468,638	£11,679
	£12,271	70,125,872	76,996,390	74,544,790	77,039,606	84,317,281	86,367,888	87,427,805	81,040,545	£12,271
	£12,863	77,739,293	85,496,926	84,693,380	87,437,523	96,762,191	99,710,166	100,956,322	94,932,452	£12,863
	£13,455	85,352,715	94,208,926	93,405,836	97,767,550	107,134,843	111,023,190	113,767,322	108,072,266	£13,455
	£14,047	92,966,137	102,830,193	102,792,313	108,119,576	118,522,073	123,350,792	126,922,576	121,518,108	£14,047
	£14,747	101,963,816	113,018,963	113,885,422	120,353,789	131,979,706	137,919,775	142,469,696	137,408,647	£14,747
	£15,393	110,269,367	122,423,983	124,125,214	131,646,908	144,402,138	151,311,097	156,785,108	152,076,838	£15,393



RLVs less existing use value **£6,000,000 per hectare** **Community sites/backlands**
£2,429,150 per acre
£7,200,000 per hectare

Density - units/ha ->	350 uph	400 uph	450 uph	500 uph	550 uph	600 uph	650 uph	675 uph
Build costs ->	£2874 per sqm	£2949 per sqm	£3025 per sqm	£3100 per sqm	£3175 per sqm	£3251 per sqm	£3326 per sqm	£3409 per sqm
Sales value per sqm					</			

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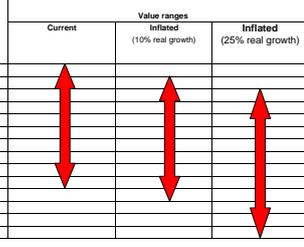
Density - units/ha ->	350 uph	400 uph	450 uph	500 uph	550 uph	600 uph	650 uph	675 uph		
Build costs ->	£2874 per sqm	£2949 per sqm	£3025 per sqm	£3100 per sqm	£3175 per sqm	£3251 per sqm	£3326 per sqm	£3409 per sqm		
Sales value per sqm										
	£7,535	18,384,644	17,176,001	7,912,749	2,483,510	1,445,150	4,196,952	-10,028,675	19,238,919	£7,535
	£8,127	26,060,984	25,882,419	17,594,696	13,175,451	13,206,286	8,585,478	3,731,247	6,092,605	£8,127
	£8,719	34,373,763	36,310,678	27,849,538	24,530,046	25,585,971	22,021,570	17,925,667	9,551,493	£8,719
	£9,311	42,050,104	44,017,096	37,412,834	35,088,518	37,200,290	34,806,237	31,451,771	23,437,834	£9,311
	£9,903	49,726,445	52,701,412	46,976,129	45,646,989	48,814,609	47,190,904	44,977,412	37,241,999	£9,903
	£10,495	57,402,786	61,322,680	56,479,293	56,123,983	60,367,494	59,673,115	58,290,922	50,960,868	£10,495
	£11,087	65,034,895	69,943,947	65,943,973	66,569,024	71,847,039	72,118,146	71,570,398	64,656,282	£11,087
	£11,679	72,648,317	78,565,214	75,408,653	77,014,065	83,336,585	84,563,176	84,849,873	78,227,188	£11,679
	£12,271	80,261,738	87,186,482	84,873,334	87,459,106	94,826,130	96,957,223	98,129,349	91,789,095	£12,271
	£12,863	87,875,160	96,807,750	94,338,952	97,822,871	106,242,984	109,294,624	111,297,623	105,368,337	£12,863
	£13,455	95,488,582	104,429,017	103,723,458	108,174,897	117,630,212	121,612,425	124,452,878	118,814,178	£13,455
	£14,047	103,102,004	113,050,285	113,109,935	118,526,923	129,017,441	133,940,027	137,608,133	132,260,020	£14,047
	£14,747	112,099,683	123,239,056	124,203,045	130,761,135	142,475,075	148,509,010	153,155,253	148,150,559	£14,747
	£15,393	120,495,234	132,644,075	134,442,837	142,054,255	154,897,506	161,985,585	167,454,659	162,818,749	£15,393

Aff Hsg	20%
% SR	50%
% SO	50%
S106 (private)	£1,500 per unit
S106 (affordable)	£1,500 per unit
CSH (uplift n.u. on PD)	Level 4
CSH (p.u. uplift on AH)	Level 4
Grant	No
Developer's profit	20%
CL (per sqm)	23%

* plus Mayoral CL of £50 per sqm

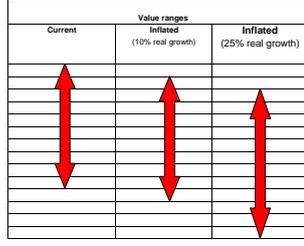
RLVs less existing use value **£25,620,000 per hectare** **Office**
£10,372,470 per acre
£30,744,000 per hectare

Density - units/ha ->	350 uph	400 uph	450 uph	500 uph	550 uph	600 uph	650 uph	675 uph		
Build costs ->	£2874 per sqm	£2949 per sqm	£3025 per sqm	£3100 per sqm	£3175 per sqm	£3251 per sqm	£3326 per sqm	£3409 per sqm		
Sales value per sqm										
	£7,535	-12,359,356	-13,567,999	-22,831,251	-28,260,490	-29,298,850	-34,940,952	-40,772,675	-49,982,919	£7,535
	£8,127	-4,683,016	-4,861,581	-13,149,304	-17,568,549	-17,537,714	-22,158,522	-27,012,753	-36,836,605	£8,127
	£8,719	3,629,763	4,566,678	2,894,462	6,213,954	5,158,029	8,722,430	12,618,333	21,192,507	£8,719
	£9,311	11,306,104	12,733,096	9,668,331	19,344,519	9,456,290	3,362,237	207,771	7,306,166	£9,311
	£9,903	18,982,445	21,957,412	16,232,129	14,902,989	18,070,609	16,446,904	14,133,412	6,497,999	£9,903
	£10,495	26,658,786	30,578,680	25,375,293	25,739,983	29,613,494	28,929,115	27,546,922	20,216,868	£10,495
	£11,087	34,290,895	39,199,947	35,199,973	35,825,024	41,103,039	41,374,146	40,826,398	33,911,282	£11,087
	£11,679	41,904,317	47,821,214	44,664,653	46,270,065	52,992,585	53,819,176	54,105,873	47,483,188	£11,679
	£12,271	49,517,738	56,442,982	54,128,334	56,715,106	64,082,130	65,213,223	67,385,349	61,055,056	£12,271
	£12,863	57,131,160	65,063,750	63,592,982	67,078,871	75,498,984	78,540,824	80,553,623	74,624,337	£12,863
	£13,455	64,744,582	73,685,017	72,979,458	77,430,897	86,886,212	90,868,425	93,708,878	88,070,178	£13,455
	£14,047	72,358,004	82,306,285	82,365,935	87,782,923	98,273,441	103,196,027	106,864,133	101,516,020	£14,047
	£14,747	81,365,863	92,438,285	93,459,045	100,017,135	111,731,075	117,765,010	122,411,263	117,406,659	£14,747
	£15,393	89,661,234	101,900,075	103,698,837	111,310,255	124,153,506	131,141,585	136,710,659	132,074,749	£15,393



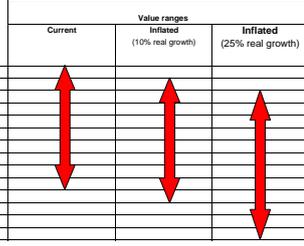
RLVs less existing use value **£15,260,000 per hectare** **Industrial/Storage/Distribution**
£6,178,138 per acre
£18,312,000 per hectare

Density - units/ha ->	350 uph	400 uph	450 uph	500 uph	550 uph	600 uph	650 uph	675 uph		
Build costs ->	£2874 per sqm	£2949 per sqm	£3025 per sqm	£3100 per sqm	£3175 per sqm	£3251 per sqm	£3326 per sqm	£3409 per sqm		
Sales value per sqm										
	£7,535	72,644	-1,135,999	-10,399,251	-15,828,490	-16,866,850	-22,508,952	-28,340,675	-37,550,919	£7,535
	£8,127	7,746,984	7,570,419	-717,304	-5,136,549	-5,105,714	-3,756,522	-14,580,753	-23,404,605	£8,127
	£8,719	16,061,763	16,998,678	9,537,538	10,218,046	9,703,670	3,386,333	1,870,507	6,760,507	£8,719
	£9,311	23,738,104	25,705,096	19,100,834	16,776,518	18,888,290	16,294,237	13,139,771	5,125,834	£9,311
	£9,903	31,414,445	34,389,412	28,664,129	27,334,989	30,502,609	28,878,904	26,565,412	18,929,999	£9,903
	£10,495	39,090,786	43,010,680	38,167,293	37,811,983	42,045,494	41,361,115	39,978,922	32,648,868	£10,495
	£11,087	46,722,895	51,631,947	47,617,973	48,272,024	53,895,146	52,298,399	50,342,292	45,343,292	£11,087
	£11,679	54,336,317	60,253,214	57,096,653	58,702,065	65,024,585	66,251,176	66,537,873	59,915,188	£11,679
	£12,271	61,948,738	68,874,482	66,661,334	69,147,106	76,514,130	78,645,223	79,817,349	73,487,095	£12,271
	£12,863	69,563,160	77,495,750	76,024,982	79,510,871	87,930,984	90,972,824	92,985,623	87,056,337	£12,863
	£13,455	77,177,582	86,117,417	85,415,458	89,938,897	99,318,290	103,894,624	106,140,878	103,862,337	£13,455
	£14,047	84,790,004	94,238,285	94,797,935	100,214,923	110,705,441	115,628,027	119,296,133	113,948,020	£14,047
	£14,747	93,787,683	104,927,056	105,891,045	112,449,135	124,163,075	130,197,010	134,843,253	129,838,559	£14,747
	£15,393	102,093,234	114,332,075	116,130,837	123,742,255	136,585,506	143,573,585	149,142,659	144,506,749	£15,393



RLVs less existing use value **£8,000,000 per hectare** **Car Parking sites etc**
£3,238,866 per acre
£9,600,000 per hectare

Density - units/ha ->	350 uph	400 uph	450 uph	500 uph	550 uph	600 uph	650 uph	675 uph		
Build costs ->	£2874 per sqm	£2949 per sqm	£3025 per sqm	£3100 per sqm	£3175 per sqm	£3251 per sqm	£3326 per sqm	£3409 per sqm		
Sales value per sqm										
	£7,535	8,784,644	7,576,001	1,687,251	7,116,490	-8,154,850	13,796,952	-19,628,675	28,838,919	£7,535
	£8,127	16,460,984	16,282,419	7,994,696	3,575,451	3,606,286	1,014,522	-5,868,753	14,692,605	£8,127
	£8,719	24,773,763	25,710,678	18,249,538	14,930,046	15,985,971	12,421,570	8,325,667	48,507	£8,719
	£9,311	32,450,104	34,417,096	27,812,834	26,488,518	27,600,290	25,006,237	21,851,771	13,837,834	£9,311
	£9,903	40,126,445	43,101,412	37,376,129	36,046,989	39,214,609	37,590,904	35,277,412	27,641,999	£9,903
	£10,495	47,802,786	51,722,680	46,976,129	45,646,989	50,757,494	50,073,115	48,890,922	41,360,868	£10,495
	£11,087	55,434,895	60,343,947	56,343,973	56,969,024	62,247,039	62,518,146	61,970,398	55,055,282	£11,087
	£11,679	63,048,317	68,965,214	65,808,653	67,414,065	73,736,585	74,963,176	75,249,873	68,627,188	£11,679
	£12,271	70,661,738	77,586,482	75,273,334	77,859,106	85,226,130	87,357,223	88,529,349	82,199,095	£12,271
	£12,863	78,275,160	86,207,750	84,736,952	88,222,871	96,542,984	99,694,624	101,997,623	95,788,337	£12,863
	£13,455	85,888,582	94,829,017	94,123,458	98,574,897	108,030,212	112,012,425	114,852,878	109,214,178	£13,455
	£14,047	93,502,004	103,450,285	103,509,935	108,926,923	119,417,441	124,340,027	128,008,133	122,660,020	£14,047
	£14,747	102,499,683	113,639,056	114,603,045	121,161,135	132,875,075	138,909,010	143,555,253	138,550,559	£14,747
	£15,393	110,805,234	123,044,075	124,842,837	132,454,255	145,297,506	152,285,585	157,854,659	153,218,749	£15,393



RLVs less existing use value **£6,000,000 per hectare** **Community sites/backlands**
£2,429,150 per acre
£7,200,000 per hectare

Density - units/ha ->	350 uph	400 uph	450 uph	500 uph	550 uph	600 uph	650 uph	675 uph		
Build costs ->	£2874 per sqm	£2949 per sqm	£3025 per sqm	£3100 per sqm	£3175 per sqm	£3251 per sqm	£3326 per sqm	£3409 per sqm		
Sales value per sqm										
	£7,535	11,184,644	9,976,001	712,749	4,716,490	-5,754,850	11,396,952	-17,228,675	26,438,919	£7,535
	£8,127	18,860,984	18,682,419	10,394,696	5,975,451					

MODEL 37

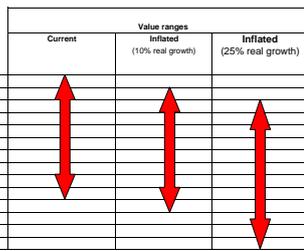
Density - units/ha ->	350 uph	400 uph	450 uph	500 uph	550 uph	600 uph	650 uph	675 uph		
Build costs ->	£2874 per sqm	£2949 per sqm	£3025 per sqm	£3100 per sqm	£3175 per sqm	£3251 per sqm	£3326 per sqm	£3409 per sqm		
Sales value per sqm	£7,535	23,006.060	22,423.484	13,774.872	8,961.705	8,539.172	3,534.032	- 1,715.373	10,855.781	£7,535
£8,127	30,970.263	31,456.393	23,798.801	20,054.594	20,741.351	16,758.111	12,440.783	3,945.937	£8,127	
£8,719	39,594.771	41,238.211	34,378.813	31,743.714	33,484.610	30,587.031	27,151.826	19,013.307	£8,719	
£9,311	47,558.974	50,268.793	44,300.732	42,698.128	45,534.466	43,643.623	41,080.929	33,362.858	£9,311	
£9,903	55,523.178	59,213.358	54,182.010	53,594.317	57,538.886	56,627.640	55,010.031	47,616.184	£9,903	
£10,495	63,451.796	68,157.923	64,001.616	64,431.047	69,459.289	69,539.358	68,806.515	61,849.510	£10,495	
£11,087	71,350.721	77,102.488	73,821.221	75,267.777	81,379.693	82,451.077	82,583.971	75,931.299	£11,087	
£11,679	79,249.646	86,047.053	83,640.827	86,104.508	93,300.095	95,320.458	96,361.427	90,012.152	£11,679	
£12,271	87,148.570	94,991.618	93,458.840	96,961.937	105,150.346	108,110.344	110,032.222	104,093.005	£12,271	
£12,863	95,047.496	103,938.183	103,198.309	107,602.163	116,964.595	120,900.231	123,689.799	118,044.785	£12,863	
£13,455	102,946.421	112,880.748	112,936.778	118,342.390	128,778.846	133,690.117	137,329.376	131,994.846	£13,455	
£14,047	110,845.345	121,825.313	122,675.249	129,082.617	140,593.095	146,480.003	150,977.953	145,944.906	£14,047	
£14,747	120,180.438	132,396.163	134,184.350	141,775.613	154,555.390	161,516.820	167,049.353	162,431.341	£14,747	
£15,393	129,797.447	142,153.870	144,808.134	153,475.910	167,441.233	175,362.120	181,823.420	177,544.875	£15,393	

Aff Hsg	20%
% SR	60%
% SO	40%
S106 (private)	£1,500 per unit
S106 (affordable)	£1,500 per unit
CSH (uplift p.u. on PDI)	Level 4
CSH (p.u. uplift on AH)	Level 4
Grant	Yes
Developer's profit	17%
CL (per sqm)	23%

* plus Mayoral CL of £50 per sqm

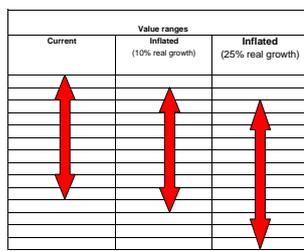
RLVs less existing use value **£25,620,000 per hectare** **Office**
£10,372,470 per acre
£30,744,000 per hectare

Density - units/ha ->	350 uph	400 uph	450 uph	500 uph	550 uph	600 uph	650 uph	675 uph		
Build costs ->	£2874 per sqm	£2949 per sqm	£3025 per sqm	£3100 per sqm	£3175 per sqm	£3251 per sqm	£3326 per sqm	£3409 per sqm		
Sales value per sqm	£7,535	- 7,737.940	- 6,320.516	- 16,969.128	- 21,782.295	- 22,204.828	- 27,209.968	- 32,458.373	- 41,399.781	£7,535
£8,127	226.263	712.393	6,945.199	10,689.406	10,002.649	13,985.889	18,303.217	26,798.063	£8,127	
£8,719	8,850.771	10,494.211	3,634.813	999.714	2,740.610	1,566.969	3,592.174	11,730.693	£8,719	
£9,311	16,814.974	19,324.793	13,182.732	1,742.594	2,426.351	1,553.889	5,871.217	14,366.063	£9,311	
£9,903	24,779.178	28,469.358	23,438.010	22,850.317	26,794.886	25,883.640	24,266.031	16,872.184	£9,903	
£10,495	32,707.796	37,413.923	33,257.616	33,687.047	38,715.289	38,795.358	38,062.515	31,105.510	£10,495	
£11,087	40,606.721	46,358.488	43,077.221	44,523.777	50,635.693	51,707.077	51,839.971	45,187.299	£11,087	
£11,679	48,505.646	55,303.053	52,996.827	55,360.508	62,556.095	64,575.458	65,617.427	59,268.152	£11,679	
£12,271	56,404.570	64,247.618	62,715.840	66,117.937	74,406.346	77,366.344	79,288.222	75,349.050	£12,271	
£12,863	64,303.496	73,192.183	72,454.309	76,858.163	86,220.595	90,156.231	92,936.799	87,300.785	£12,863	
£13,455	72,202.421	82,136.748	82,192.778	87,598.390	98,034.846	102,946.117	106,585.376	101,250.846	£13,455	
£14,047	80,101.345	91,081.313	91,831.249	98,338.617	109,849.095	115,796.003	120,233.953	115,200.906	£14,047	
£14,747	88,046.438	101,652.163	103,440.350	111,011.613	123,602.120	130,772.620	136,306.353	131,687.841	£14,747	
£15,393	96,053.447	111,409.870	114,064.134	122,731.910	136,697.233	144,618.120	151,079.420	146,800.875	£15,393	



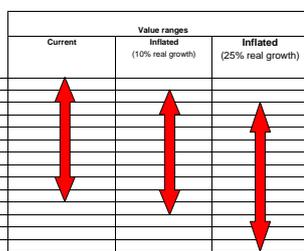
RLVs less existing use value **£15,260,000 per hectare** **Industrial/Storage/Distribution**
£6,178,138 per acre
£18,312,000 per hectare

Density - units/ha ->	350 uph	400 uph	450 uph	500 uph	550 uph	600 uph	650 uph	675 uph		
Build costs ->	£2874 per sqm	£2949 per sqm	£3025 per sqm	£3100 per sqm	£3175 per sqm	£3251 per sqm	£3326 per sqm	£3409 per sqm		
Sales value per sqm	£7,535	4,694.060	4,111.484	4,537.128	9,350.295	9,772.828	14,777.968	20,027.373	26,967.781	£7,535
£8,127	12,058.263	13,144.393	5,486.801	1,742.594	2,426.351	1,553.889	5,871.217	14,366.063	£8,127	
£8,719	21,282.771	23,026.211	16,066.813	13,431.714	15,172.610	12,275.031	8,838.626	701.307	£8,719	
£9,311	29,246.974	31,956.793	25,988.732	24,386.128	27,222.466	25,331.623	22,768.929	15,070.858	£9,311	
£9,903	37,211.178	40,901.358	35,870.010	35,282.317	39,226.886	38,315.640	36,698.031	29,304.184	£9,903	
£10,495	45,139.796	49,845.923	45,689.616	46,119.047	51,147.289	51,227.358	50,494.515	43,537.510	£10,495	
£11,087	53,051.796	58,757.923	54,601.616	55,031.047	60,059.289	60,139.358	59,401.515	51,619.299	£11,087	
£11,679	60,937.646	67,735.053	65,328.827	67,792.508	74,988.095	77,008.458	76,049.427	71,700.152	£11,679	
£12,271	68,836.570	76,679.618	75,147.840	78,549.937	86,838.346	89,798.344	91,720.222	86,781.005	£12,271	
£12,863	76,735.496	85,624.183	84,886.309	89,290.163	98,652.595	102,588.231	105,368.799	99,732.785	£12,863	
£13,455	84,634.421	93,523.108	93,785.234	100,186.846	110,466.846	115,378.117	119,019.799	109,442.626	£13,455	
£14,047	92,533.345	103,513.313	104,363.249	110,770.617	122,281.095	128,168.003	132,665.953	127,632.906	£14,047	
£14,747	101,868.438	114,064.163	115,872.350	123,463.613	136,243.390	143,204.820	148,737.353	144,119.341	£14,747	
£15,393	110,485.447	123,841.870	126,496.134	136,163.910	149,129.233	157,050.120	163,511.420	159,232.875	£15,393	



RLVs less existing use value **£8,000,000 per hectare** **Car Parking sites etc**
£3,238,866 per acre
£9,600,000 per hectare

Density - units/ha ->	350 uph	400 uph	450 uph	500 uph	550 uph	600 uph	650 uph	675 uph		
Build costs ->	£2874 per sqm	£2949 per sqm	£3025 per sqm	£3100 per sqm	£3175 per sqm	£3251 per sqm	£3326 per sqm	£3409 per sqm		
Sales value per sqm	£7,535	13,406.060	12,823.484	4,174.872	6,382.295	1,060.828	6,085.968	11,315.373	20,255.781	£7,535
£8,127	21,370.263	21,856.393	14,198.801	10,454.594	11,141.351	7,158.111	2,840.783	5,554.063	£8,127	
£8,719	29,994.771	31,638.211	24,778.813	22,143.714	23,884.610	20,987.031	17,551.826	9,413.307	£8,719	
£9,311	37,958.974	40,668.793	34,700.732	33,098.128	35,934.466	34,043.623	31,480.929	23,782.858	£9,311	
£9,903	45,923.178	49,613.358	44,582.010	43,994.317	47,938.886	47,027.640	45,410.031	38,016.184	£9,903	
£10,495	53,851.796	58,557.923	54,401.616	54,831.047	59,859.289	59,939.358	59,201.515	51,849.510	£10,495	
£11,087	61,750.721	67,502.488	64,221.221	65,667.777	71,779.693	72,851.077	72,983.971	66,331.299	£11,087	
£11,679	69,649.646	76,447.053	74,040.827	76,504.508	83,700.095	85,720.458	86,761.427	80,412.152	£11,679	
£12,271	77,548.570	85,391.618	83,859.840	87,261.937	95,550.346	98,510.344	100,432.222	94,493.005	£12,271	
£12,863	85,447.496	94,336.183	93,598.309	98,002.163	107,364.595	111,300.231	114,080.799	109,444.785	£12,863	
£13,455	93,346.421	103,280.748	103,336.778	108,742.390	119,178.846	124,090.117	127,729.376	122,394.846	£13,455	
£14,047	101,245.345	112,225.313	113,075.249	119,482.617	130,993.095	136,880.003	141,377.953	136,344.906	£14,047	
£14,747	110,580.438	122,796.163	124,584.350	132,175.613	144,955.390	151,916.820	157,449.353	152,831.341	£14,747	
£15,393	119,197.447	132,553.870	135,208.134	143,875.910	157,841.233	165,762.120	172,223.420	167,944.875	£15,393	



RLVs less existing use value **£6,000,000 per hectare** **Community sites/backlands**
£2,429,150 per acre
£7,200,000 per hectare

Density - units/ha ->	350 uph	400 uph	450 uph	500 uph	550 uph	600 uph	650 uph	675 uph		
Build costs ->	£2874 per sqm	£2949 per sqm	£3025 per sqm	£3100 per sqm	£3175 per sqm	£3251 per sqm	£3326 per sqm	£3409 per sqm		
Sales value per sqm	£7,535	15,806.060	15,223.484	6,574.872	1,761.705	1,339.172	3,665.968	8,915.373	17,855.781	£7,535
£8,127	23,770.263	24,256.393	16,598.801	12,854.594	13,541.351	9,558.111	5,240.783	3,254.063	£8,127	
£8,719	32,394.771	34,038.211	27,178.813	24,543.714	26,284.610	23,387.031	19,951.826	11,813.307	£8,719	
£9,311	40,358.974	43,06								

MODEL

Density - units/ha ->	350 uph	400 uph	450 uph	500 uph	550 uph	600 uph	650 uph	675 uph
Build costs ->	£2874 per sqm	£2949 per sqm	£3025 per sqm	£3100 per sqm	£3175 per sqm	£3251 per sqm	£3326 per sqm	£3409 per sqm
Sales value per sqm	£7,535	23,464,960	22,955,734	14,410,429	9,677,447	9,334,105	4,413,143	736,188
£15,393	13,127,164	13,988,642	24,425,127	20,768,180	21,536,283	17,637,222	13,406,395	4,976,918
£8,719	40,053,671	41,770,460	35,005,139	32,449,169	34,268,118	31,453,639	28,103,849	20,030,139
£9,311	46,017,875	50,793,228	44,927,058	43,403,584	46,317,974	44,510,231	42,032,953	34,385,526
£9,903	55,982,078	59,737,793	54,789,096	54,299,474	58,210,956	57,491,730	55,962,055	49,618,852
£10,495	63,904,303	68,682,358	64,618,702	65,126,203	70,231,359	70,393,449	69,744,935	62,838,932
£11,087	71,803,227	77,626,923	74,438,308	75,962,934	82,151,762	83,305,169	83,522,390	76,919,785
£11,679	79,702,153	86,571,488	84,257,913	86,799,664	94,072,165	96,162,018	97,299,846	91,000,639
£12,271	87,601,077	95,516,053	94,067,675	97,546,783	105,910,965	108,951,905	110,957,022	105,069,016
£12,863	95,500,002	104,460,617	103,806,145	108,207,010	117,725,214	121,741,791	124,605,600	119,019,077
£13,455	103,398,927	113,405,182	113,544,614	119,027,237	129,539,464	134,531,677	138,254,177	132,969,138
£14,047	111,297,852	122,349,747	123,283,085	129,767,464	141,353,714	147,321,564	151,902,754	146,919,198
£14,747	120,632,945	132,920,597	134,792,185	142,460,459	155,316,009	162,345,835	167,960,520	163,405,297
£15,393	129,249,954	142,678,305	145,415,970	154,150,435	168,190,389	176,191,136	182,734,587	178,504,955

Aff Hsg	20%
% SR	50%
% SO	50%
S106 (private)	£1,500 per unit
S106 (affordable)	£1,500 per unit
CSH (uplift n.u. on PDI)	Level 4
CSH (p.u. uplift on AH)	Level 4
Grant	Yes
Developer's profit	17%
CL (per sqm)	23%

* plus Mayoral CL of £50 per sqm

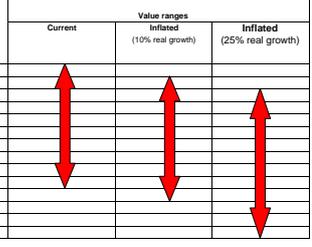
RLVs less existing use value

£25,620,000 per hectare
£10,372,470 per acre
£30,744,000 per hectare

Office

Incl premium to landowner

Density - units/ha ->	350 uph	400 uph	450 uph	500 uph	550 uph	600 uph	650 uph	675 uph
Build costs ->	£2874 per sqm	£2949 per sqm	£3025 per sqm	£3100 per sqm	£3175 per sqm	£3251 per sqm	£3326 per sqm	£3409 per sqm
Sales value per sqm	£7,535	23,464,960	22,955,734	14,410,429	9,677,447	9,334,105	4,413,143	736,188
£15,393	13,127,164	13,988,642	24,425,127	20,768,180	21,536,283	17,637,222	13,406,395	4,976,918
£8,719	40,053,671	41,770,460	35,005,139	32,449,169	34,268,118	31,453,639	28,103,849	20,030,139
£9,311	46,017,875	50,793,228	44,927,058	43,403,584	46,317,974	44,510,231	42,032,953	34,385,526
£9,903	55,982,078	59,737,793	54,789,096	54,299,474	58,210,956	57,491,730	55,962,055	49,618,852
£10,495	63,904,303	68,682,358	64,618,702	65,126,203	70,231,359	70,393,449	69,744,935	62,838,932
£11,087	71,803,227	77,626,923	74,438,308	75,962,934	82,151,762	83,305,169	83,522,390	76,919,785
£11,679	79,702,153	86,571,488	84,257,913	86,799,664	94,072,165	96,162,018	97,299,846	91,000,639
£12,271	87,601,077	95,516,053	94,067,675	97,546,783	105,910,965	108,951,905	110,957,022	105,069,016
£12,863	95,500,002	104,460,617	103,806,145	108,207,010	117,725,214	121,741,791	124,605,600	119,019,077
£13,455	103,398,927	113,405,182	113,544,614	119,027,237	129,539,464	134,531,677	138,254,177	132,969,138
£14,047	111,297,852	122,349,747	123,283,085	129,767,464	141,353,714	147,321,564	151,902,754	146,919,198
£14,747	120,632,945	132,920,597	134,792,185	142,460,459	155,316,009	162,345,835	167,960,520	163,405,297
£15,393	129,249,954	142,678,305	145,415,970	154,150,435	168,190,389	176,191,136	182,734,587	178,504,955



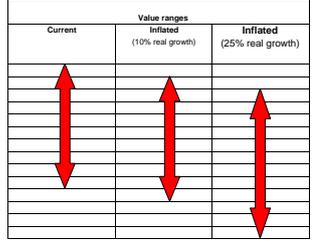
RLVs less existing use value

£15,260,000 per hectare
£6,178,138 per acre
£18,312,000 per hectare

Industrial/Storage/Distribution

Incl premium to landowner

Density - units/ha ->	350 uph	400 uph	450 uph	500 uph	550 uph	600 uph	650 uph	675 uph
Build costs ->	£2874 per sqm	£2949 per sqm	£3025 per sqm	£3100 per sqm	£3175 per sqm	£3251 per sqm	£3326 per sqm	£3409 per sqm
Sales value per sqm	£7,535	23,464,960	22,955,734	14,410,429	9,677,447	9,334,105	4,413,143	736,188
£15,393	13,127,164	13,988,642	24,425,127	20,768,180	21,536,283	17,637,222	13,406,395	4,976,918
£8,719	40,053,671	41,770,460	35,005,139	32,449,169	34,268,118	31,453,639	28,103,849	20,030,139
£9,311	46,017,875	50,793,228	44,927,058	43,403,584	46,317,974	44,510,231	42,032,953	34,385,526
£9,903	55,982,078	59,737,793	54,789,096	54,299,474	58,210,956	57,491,730	55,962,055	49,618,852
£10,495	63,904,303	68,682,358	64,618,702	65,126,203	70,231,359	70,393,449	69,744,935	62,838,932
£11,087	71,803,227	77,626,923	74,438,308	75,962,934	82,151,762	83,305,169	83,522,390	76,919,785
£11,679	79,702,153	86,571,488	84,257,913	86,799,664	94,072,165	96,162,018	97,299,846	91,000,639
£12,271	87,601,077	95,516,053	94,067,675	97,546,783	105,910,965	108,951,905	110,957,022	105,069,016
£12,863	95,500,002	104,460,617	103,806,145	108,207,010	117,725,214	121,741,791	124,605,600	119,019,077
£13,455	103,398,927	113,405,182	113,544,614	119,027,237	129,539,464	134,531,677	138,254,177	132,969,138
£14,047	111,297,852	122,349,747	123,283,085	129,767,464	141,353,714	147,321,564	151,902,754	146,919,198
£14,747	120,632,945	132,920,597	134,792,185	142,460,459	155,316,009	162,345,835	167,960,520	163,405,297
£15,393	129,249,954	142,678,305	145,415,970	154,150,435	168,190,389	176,191,136	182,734,587	178,504,955



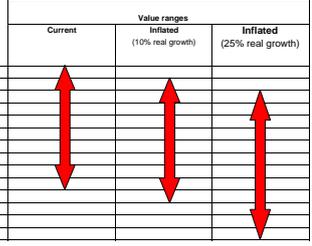
RLVs less existing use value

£8,000,000 per hectare
£3,238,866 per acre
£9,600,000 per hectare

Car Parking sites etc

Incl premium to landowner

Density - units/ha ->	350 uph	400 uph	450 uph	500 uph	550 uph	600 uph	650 uph	675 uph
Build costs ->	£2874 per sqm	£2949 per sqm	£3025 per sqm	£3100 per sqm	£3175 per sqm	£3251 per sqm	£3326 per sqm	£3409 per sqm
Sales value per sqm	£7,535	23,464,960	22,955,734	14,410,429	9,677,447	9,334,105	4,413,143	736,188
£15,393	13,127,164	13,988,642	24,425,127	20,768,180	21,536,283	17,637,222	13,406,395	4,976,918
£8,719	40,053,671	41,770,460	35,005,139	32,449,169	34,268,118	31,453,639	28,103,849	20,030,139
£9,311	46,017,875	50,793,228	44,927,058	43,403,584	46,317,974	44,510,231	42,032,953	34,385,526
£9,903	55,982,078	59,737,793	54,789,096	54,299,474	58,210,956	57,491,730	55,962,055	49,618,852
£10,495	63,904,303	68,682,358	64,618,702	65,126,203	70,231,359	70,393,449	69,744,935	62,838,932
£11,087	71,803,227	77,626,923	74,438,308	75,962,934	82,151,762	83,305,169	83,522,390	76,919,785
£11,679	79,702,153	86,571,488	84,257,913	86,799,664	94,072,165	96,162,018	97,299,846	91,000,639
£12,271	87,601,077	95,516,053	94,067,675	97,546,783	105,910,965	108,951,905	110,957,022	105,069,016
£12,863	95,500,002	104,460,617	103,806,145	108,207,010	117,725,214	121,741,791	124,605,600	119,019,077
£13,455	103,398,927	113,405,182	113,544,614	119,027,237	129,539,464	134,531,677	138,254,177	132,969,138
£14,047	111,297,852	122,349,747	123,283,085	129,767,464	141,353,714	147,321,564	151,902,754	146,919,198
£14,747	120,632,945	132,920,597	134,792,185	142,460,459	155,316,009	162,345,835	167,960,520	163,405,297
£15,393	129,249,954	142,678,305	145,415,970	154,150,435	168,190,389	176,191,136	182,734,587	178,504,955



RLVs less existing use value

£6,000,000 per hectare
£2,429,150 per acre
£7,200,000 per hectare

Community sites/backlands

Incl premium to landowner

Density - units/ha ->	350 uph	400 uph	450 uph	500 uph	550 uph	600 uph	650 uph	675 uph
Build costs ->	£2874 per sqm	£2949 per sqm	£3025 per sqm	£3100 per sqm	£3175 per sqm	£3251 per sqm	£3326 per sqm	£3409 per sqm
Sales value per sqm	£7,535	23,464,960	22,955,734	14,410,429	9,677,447	9,334,105	4,413,143	736,188
£15,393	13,127,164	13,988,642	24,425,127	20,768,180	21,536,283	17,637,222	13,406,395	4,976,918
£8,719	40,053,671	41,770,460	35,005,139	32,449,169	34,268,118	31,453,639	28,103,849	20,030,139
£9,311	46,017,875	50,793,228	44,927,058	43,403,584	46,317,974	44,510,231	42,032,953	34,385,526
£9,903	55,982,078	59,737,793	54,789,096	54,299,474	58,210,956	57,491,730	55,962,055	49,618,852
£10,495	63,904,303	68,682,358	64,618,702	65,126,203	70,231,359	70,393,449	69,744,935	62,838,932
£11,087	71,803,227	77,626,923	74,438,308	75,962,934	82,151,762	83,305,169	83,522,390	76,919,785
£11,679	79,702,153	86,571,488	84,257,913	86,799,664	94,072,165	96,162,018	97,299,846	91,000,639

MODEL

Density - units/ha ->	350 uph	400 uph	450 uph	500 uph	550 uph	600 uph	650 uph	675 uph
Build costs ->	£2874 per sqm	£2949 per sqm	£3025 per sqm	£3100 per sqm	£3175 per sqm	£3251 per sqm	£3326 per sqm	£3409 per sqm
Sales value per sqm								

£7,535	19,193,812	18,099,997	8,999,102	3,688,164	2,762,654	2,741,721	8,454,720	17,586,965	£7,535
£8,127	26,870,153	26,806,415	18,681,049	14,380,106	14,523,790	10,020,326	5,283,384	4,462,989	£8,127
£8,719	35,182,931	36,234,673	28,920,114	25,717,388	26,884,539	23,436,011	19,477,805	11,158,746	£8,719
£9,311	42,859,272	44,941,091	38,483,409	36,275,859	38,498,858	36,020,678	32,982,066	25,045,067	£9,311
£9,903	50,535,613	53,611,841	48,046,705	46,634,331	50,113,176	48,635,345	46,407,707	39,638,864	£9,903
£10,495	58,211,954	62,233,108	57,534,074	57,293,991	61,637,105	61,067,126	59,799,351	52,545,733	£10,495
£11,087	65,832,791	70,854,375	66,998,755	67,739,032	73,126,650	73,512,157	73,078,826	66,217,733	£11,087
£11,679	73,446,212	79,475,643	76,463,435	78,184,073	84,616,196	85,957,188	86,358,301	79,789,640	£11,679
£12,271	81,059,634	88,096,911	85,928,116	88,623,498	96,105,740	98,330,782	99,628,905	93,361,547	£12,271
£12,863	88,673,055	96,718,178	95,375,951	98,975,625	107,503,616	110,658,383	112,784,160	106,908,350	£12,863
£13,455	96,286,477	105,339,446	104,762,428	109,327,551	118,890,845	122,985,985	125,939,415	120,354,191	£13,455
£14,047	103,899,898	113,960,714	114,148,905	119,679,577	130,278,073	135,313,586	139,094,670	133,800,032	£14,047
£14,747	112,897,578	124,149,484	125,242,014	131,913,790	143,735,708	149,882,570	154,641,789	149,690,572	£14,747
£15,393	121,293,129	133,554,503	135,481,807	143,206,909	156,158,139	163,238,669	168,919,281	164,357,250	£15,393

Aff Hsg	20%
% SR	60%
% SO	40%
S106 (private)	£1,500 per unit
S106 (affordable)	£1,500 per unit
CSH (uplift n.u. on PD)	Level 4
CSH (p.u. uplift on AH)	Level 4
Grant	Yes
Developer's profit	20%
CL (per sqm)	£265

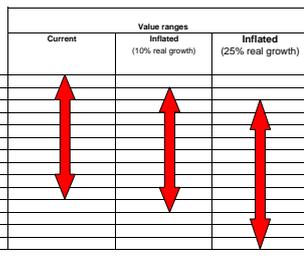
* plus Mayoral CL of £50 per sqm

RLVs less existing use value

£25,620,000 per hectare
 £10,372,470 per acre
 £30,744,000 per hectare

Office

Density - units/ha ->	350 uph	400 uph	450 uph	500 uph	550 uph	600 uph	650 uph	675 uph
Build costs ->	£2874 per sqm	£2949 per sqm	£3025 per sqm	£3100 per sqm	£3175 per sqm	£3251 per sqm	£3326 per sqm	£3409 per sqm
Sales value per sqm								

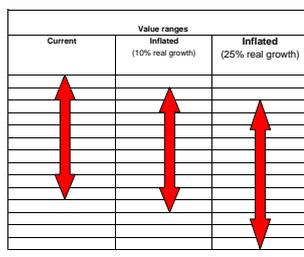


RLVs less existing use value

£15,260,000 per hectare
 £6,178,138 per acre
 £18,312,000 per hectare

Industrial/Storage/Distribution

Density - units/ha ->	350 uph	400 uph	450 uph	500 uph	550 uph	600 uph	650 uph	675 uph
Build costs ->	£2874 per sqm	£2949 per sqm	£3025 per sqm	£3100 per sqm	£3175 per sqm	£3251 per sqm	£3326 per sqm	£3409 per sqm
Sales value per sqm								

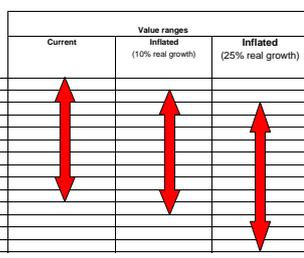


RLVs less existing use value

£8,000,000 per hectare
 £3,238,866 per acre
 £9,600,000 per hectare

Car Parking sites etc

Density - units/ha ->	350 uph	400 uph	450 uph	500 uph	550 uph	600 uph	650 uph	675 uph
Build costs ->	£2874 per sqm	£2949 per sqm	£3025 per sqm	£3100 per sqm	£3175 per sqm	£3251 per sqm	£3326 per sqm	£3409 per sqm
Sales value per sqm								

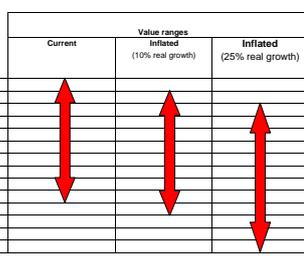


RLVs less existing use value

£6,000,000 per hectare
 £2,429,150 per acre
 £7,200,000 per hectare

Community sites/backlands

Density - units/ha ->	350 uph	400 uph	450 uph	500 uph	550 uph	600 uph	650 uph	675 uph
Build costs ->	£2874 per sqm	£2949 per sqm	£3025 per sqm	£3100 per sqm	£3175 per sqm	£3251 per sqm	£3326 per sqm	£3409 per sqm
Sales value per sqm								



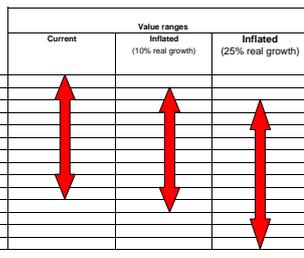
MODEL	350 uph	400 uph	450 uph	500 uph	550 uph	600 uph	650 uph	675 uph
Density - units/ha ->								
Build costs ->	£2874 per sqm	£2949 per sqm	£3025 per sqm	£3100 per sqm	£3175 per sqm	£3251 per sqm	£3326 per sqm	£3409 per sqm
Sales value per sq m								
£7,535	15,260,200	13,456,355	3,311,446	4,486,221	5,971,870	12,537,573	19,045,794	29,119,262
£8,127	23,224,403	22,489,264	13,356,465	6,667,495	6,312,856	827,991	- 4,746,762	- 14,257,618
£8,719	31,848,912	32,271,082	24,060,733	18,496,145	19,189,482	14,783,000	10,064,456	989,760
£9,311	39,813,115	41,303,991	33,982,652	29,494,161	31,303,388	27,928,437	24,167,555	15,452,479
£9,903	47,777,319	50,336,899	43,904,571	40,448,576	43,263,244	40,985,029	38,134,632	29,859,658
£10,495	55,741,523	59,320,828	53,826,490	51,402,990	55,403,100	54,039,349	52,063,734	44,117,519
£11,087	63,705,726	68,265,393	63,648,652	62,247,149	67,346,252	66,951,067	65,936,466	58,350,845
£11,679	71,616,560	77,209,958	73,468,258	73,083,879	79,266,656	79,862,786	79,713,921	72,516,341
£12,271	79,515,484	86,154,523	83,287,864	83,920,610	91,187,059	92,774,506	93,491,377	86,597,194
£12,863	87,414,409	95,089,088	93,107,469	94,757,340	103,107,462	105,615,640	107,261,445	100,679,047
£13,455	95,313,334	104,043,653	102,909,883	105,505,308	114,943,266	118,405,526	120,910,023	114,735,481
£14,047	103,212,259	112,988,218	112,648,352	116,245,536	126,757,516	131,195,413	134,558,600	128,685,542
£14,747	112,547,352	123,559,068	124,157,453	128,938,531	140,719,811	146,310,733	150,688,736	145,171,977
£15,393	121,164,361	133,316,775	134,781,238	140,655,143	153,608,083	160,263,336	165,578,093	160,390,224

Aff Hsg	20%
% SR	60%
% SO	40%
S106 (private)	£1,500 per unit
S106 (affordable)	£1,500 per unit
CSH (uplift n.u. on PDI)	Level 4
CSH (p.u. uplift on AH)	Level 4
Grant	No
Developer's profit	17%
CL (per sqm)	57%

* plus Mayoral CL of £50 per sqm

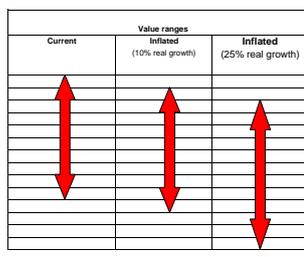
RLVs less existing use value **£25,620,000 per hectare** Office
£10,372,470 per acre
£30,744,000 per hectare

Density - units/ha ->	350 uph	400 uph	450 uph	500 uph	550 uph	600 uph	650 uph	675 uph
Build costs ->	£2874 per sqm	£2949 per sqm	£3025 per sqm	£3100 per sqm	£3175 per sqm	£3251 per sqm	£3326 per sqm	£3409 per sqm
Sales value per sq m								
£7,535	- 15,483,800	- 17,287,645	- 27,432,554	- 35,290,221	- 36,715,870	- 43,281,573	- 49,798,794	- 59,863,262
£8,127	- 7,519,597	- 8,254,736	- 17,387,535	- 24,076,505	- 24,431,144	- 29,916,009	- 35,490,762	- 45,001,618
£8,719	1,104,912	1,527,082	6,683,267	12,247,855	11,554,518	15,961,000	20,679,544	25,754,240
£9,311	9,069,115	10,559,991	3,239,852	11,249,839	959,389	3,291,963	6,576,445	15,291,521
£9,903	17,033,319	19,592,899	13,160,571	9,704,576	12,609,244	10,241,029	7,390,632	884,442
£10,495	24,997,523	28,576,828	23,082,490	20,658,990	24,658,100	23,295,349	21,319,734	13,373,519
£11,087	32,961,726	37,521,393	32,904,652	31,503,149	36,602,252	36,207,067	35,192,466	27,606,845
£11,679	40,872,560	46,465,358	42,724,258	42,339,879	48,522,656	49,116,786	48,969,921	41,772,341
£12,271	48,771,484	55,410,523	52,543,864	53,176,610	60,443,059	62,030,506	62,747,377	55,853,194
£12,863	56,670,409	64,355,088	62,363,469	64,013,340	72,363,462	74,871,640	76,517,445	69,934,047
£13,455	64,569,334	73,299,653	72,165,883	74,761,308	84,199,266	87,661,526	90,166,023	83,991,481
£14,047	72,468,259	82,244,218	81,904,352	85,501,536	96,013,516	100,451,413	103,814,600	97,941,542
£14,747	81,863,352	92,617,218	93,413,453	98,194,519	109,875,811	115,686,733	119,944,736	114,427,877
£15,393	90,420,361	102,572,775	104,037,238	109,911,143	122,864,053	129,519,336	134,834,093	129,646,224



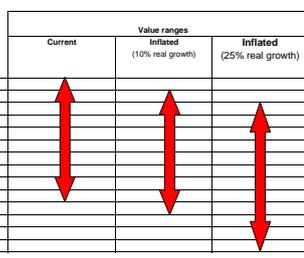
RLVs less existing use value **£15,260,000 per hectare** Industrial/Storage/Distribution
£6,178,138 per acre
£18,312,000 per hectare

Density - units/ha ->	350 uph	400 uph	450 uph	500 uph	550 uph	600 uph	650 uph	675 uph
Build costs ->	£2874 per sqm	£2949 per sqm	£3025 per sqm	£3100 per sqm	£3175 per sqm	£3251 per sqm	£3326 per sqm	£3409 per sqm
Sales value per sq m								
£7,535	- 3,051,800	- 4,855,645	- 15,000,554	- 22,798,221	- 24,283,870	- 30,849,573	- 37,357,794	- 47,431,262
£8,127	- 4,912,403	- 4,177,254	- 4,955,535	- 11,644,505	- 11,899,144	- 17,484,009	- 23,058,762	- 32,589,618
£8,719	13,536,912	13,959,082	5,748,733	184,145	877,482	3,529,000	8,241,544	17,222,240
£9,311	21,501,115	22,991,991	15,670,652	11,182,161	12,991,388	9,616,437	5,855,555	2,859,521
£9,903	29,465,319	32,024,899	25,592,571	22,136,576	25,041,244	22,673,029	19,822,632	11,547,558
£10,495	37,429,523	41,008,828	35,514,490	33,090,990	37,091,100	35,727,349	33,751,734	25,805,519
£11,087	45,393,726	49,953,393	45,356,652	45,935,149	49,034,252	48,639,067	47,624,496	40,038,645
£11,679	53,304,560	58,897,958	55,156,258	54,771,879	60,954,656	61,401,921	61,401,921	54,204,341
£12,271	61,203,484	67,842,523	64,975,864	65,608,610	72,875,059	74,462,506	75,179,377	68,286,194
£12,863	69,102,409	76,787,088	74,795,469	76,445,340	84,795,462	87,303,640	88,949,445	82,366,047
£13,455	77,014,409	85,499,088	86,287,864	86,757,864	95,266,656	96,266,656	96,266,656	92,598,023
£14,047	84,900,259	94,076,218	94,336,352	97,933,536	108,445,516	112,863,413	116,246,600	110,373,542
£14,747	94,236,352	105,247,068	105,845,453	110,626,531	122,407,811	127,998,733	132,376,736	126,859,977
£15,393	102,852,361	115,004,775	116,469,238	122,343,143	135,296,083	141,951,336	147,266,093	142,078,224



RLVs less existing use value **£8,000,000 per hectare** Car Parking sites etc
£3,238,866 per acre
£9,600,000 per hectare

Density - units/ha ->	350 uph	400 uph	450 uph	500 uph	550 uph	600 uph	650 uph	675 uph
Build costs ->	£2874 per sqm	£2949 per sqm	£3025 per sqm	£3100 per sqm	£3175 per sqm	£3251 per sqm	£3326 per sqm	£3409 per sqm
Sales value per sq m								
£7,535	5,660,200	3,856,355	6,288,554	14,086,221	15,571,870	22,137,573	28,645,794	38,719,262
£8,127	13,624,403	12,889,264	3,756,465	2,932,505	- 3,287,144	- 6,772,009	- 14,346,762	- 23,857,618
£8,719	22,489,127	22,671,082	14,460,733	8,896,145	9,589,482	5,183,000	464,456	8,610,240
£9,311	30,213,115	31,703,991	24,382,652	19,894,161	21,703,388	18,328,437	14,567,555	5,852,479
£9,903	38,177,319	40,736,899	34,304,571	30,848,576	33,753,244	31,385,029	28,534,632	20,259,658
£10,495	46,141,523	49,720,828	44,226,490	41,802,990	49,403,100	44,439,349	42,463,734	34,517,519
£11,087	54,105,726	58,685,393	54,048,652	52,647,149	57,746,252	57,351,067	56,336,466	48,750,845
£11,679	62,016,560	67,609,958	63,868,258	63,483,879	69,666,656	70,262,786	70,113,921	62,916,341
£12,271	69,915,484	76,554,523	73,687,864	74,320,610	81,587,059	83,174,506	83,991,377	76,997,194
£12,863	77,814,409	85,499,088	86,287,864	86,757,864	95,266,656	96,266,656	96,266,656	92,598,023
£13,455	85,713,334	94,443,653	93,309,883	95,905,308	105,343,266	108,805,526	111,310,023	105,135,481
£14,047	93,612,259	103,388,218	103,048,352	106,645,536	117,157,516	121,595,413	124,958,600	118,085,542
£14,747	102,947,352	113,959,068	114,557,453	119,338,531	131,119,811	136,710,733	141,088,736	136,571,977
£15,393	111,564,361	123,716,775	125,181,238	131,055,143	144,008,083	150,663,336	155,978,093	150,790,224



RLVs less existing use value **£6,000,000 per hectare** Community sites/backlands
£2,429,150 per acre
£7,200,000 per hectare

Density - units/ha ->	350 uph	400 uph	450 uph	500 uph	550 uph	600 uph	650 uph	675 uph
Build costs ->	£2874 per sqm	£2949 per sqm	£3025 per sqm	£3100 per sqm	£3175 per sqm	£3251 per sqm	£3326 per sqm	£3409 per sqm
Sales value per sq m								
£7,535	8,060,200	6,256,355	3,888,554	11,686,221	13,171,870	19,737,573	26,245,794	36,319,262
£8,127	16,024,403	15,289,264	6,156,465	532,505	- 887,144	- 6,372,009	- 14,946,762	- 21,457,618
£8,719	24,648,912	25,071,082	16,860,733	11,296,145	11,989,482	7,583,000	2,864,456	6,210,240
£9,311	32,613,115	34,103,991	26,782,652	22,294,161	24,103,388	20,728,437	16,967,555	6,252,479
£9,903	40,577,319	43,136,899	36,704,571	33,248,576	36,153,244	33,785,029	30,934,632	22,659,658
£10,495	48,541,523	52,120,828	46,626,490	44,202,990	48,203,100	46,839,349	44,863,734	36,917,519
£11,087	56,505,726	61,065,393	56,448,652	55,047,149	60,146,252	59,751,067	58,736,466	51,150,845
£11,679	64,416,560	70,009,958	66,287,864	65,863,879	72,066,656			

MODEL

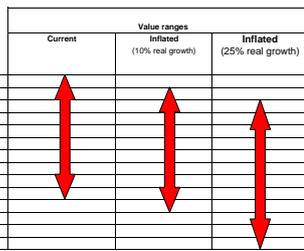
Density - units/ha ->	350 uph	400 uph	450 uph	500 uph	550 uph	600 uph	650 uph	675 uph		
Build costs ->	£2874 per sqm	£2949 per sqm	£3025 per sqm	£3100 per sqm	£3175 per sqm	£3251 per sqm	£3326 per sqm	£3409 per sqm		
Sales value per sqm										
	£7,535	15,803,638	14,085,687	4,061,797	3,630,340	- 5,022,674	11,489,519	- 17,896,400	27,877,801	£7,535
	£8,127	23,767,842	23,118,597	14,068,816	7,511,264	7,248,618	1,861,365	- 3,597,367	- 13,049,266	£8,127
	£8,719	32,392,350	32,900,414	24,800,187	19,339,914	20,125,244	15,816,375	11,197,918	2,198,113	£8,719
	£9,311	40,396,554	41,933,323	34,722,106	30,325,803	32,225,700	28,947,115	25,301,017	16,644,250	£9,311
	£9,903	48,329,757	50,966,232	44,844,025	41,280,219	44,275,556	42,003,707	39,252,143	31,051,329	£9,903
	£10,495	56,284,961	59,940,920	54,557,590	52,229,820	56,325,412	55,043,313	53,181,246	45,292,688	£10,495
	£11,087	64,249,165	68,885,485	64,377,196	63,066,650	68,255,101	67,955,032	67,038,009	59,526,014	£11,087
	£11,679	72,152,426	77,830,050	74,196,801	73,903,381	80,175,504	80,866,751	80,815,464	73,674,891	£11,679
	£12,271	80,051,351	86,774,615	84,016,407	84,740,111	92,095,907	93,778,471	94,992,920	87,755,744	£12,271
	£12,863	87,959,276	95,719,180	93,836,014	95,572,428	104,016,311	106,604,875	108,347,002	101,836,598	£12,863
	£13,455	95,849,201	104,663,745	103,627,506	106,312,654	115,838,635	119,394,761	121,995,579	115,877,393	£13,455
	£14,047	103,748,125	113,608,310	113,365,975	117,052,881	127,652,885	132,184,648	135,644,156	129,827,454	£14,047
	£14,747	113,083,219	124,179,159	124,875,076	129,745,877	141,615,180	147,299,967	151,774,292	146,313,889	£14,747
	£15,393	121,700,227	133,396,867	135,498,861	141,462,488	154,503,453	161,252,571	166,663,650	161,532,137	£15,393

Aff Hsg	20%
% SR	50%
% SO	50%
S106 (private)	£1,500 per unit
S106 (affordable)	£1,500 per unit
CSH (uplift n.u. on PDI)	Level 4
CSH (p.u. uplift on AH)	Level 4
Grant	No
Developer's profit	17%
CL (per sqm)	£57

* see Mayoral CL of £50 per sqm

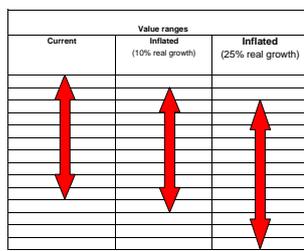
RLVs less existing use value **£25,620,000 per hectare** **Office**
£10,372,470 per acre
£30,744,000 per hectare

Density - units/ha ->	350 uph	400 uph	450 uph	500 uph	550 uph	600 uph	650 uph	675 uph		
Build costs ->	£2874 per sqm	£2949 per sqm	£3025 per sqm	£3100 per sqm	£3175 per sqm	£3251 per sqm	£3326 per sqm	£3409 per sqm		
Sales value per sqm										
	£7,535	- 14,940,362	- 16,658,313	- 26,682,203	- 34,374,340	- 35,766,674	- 42,233,519	- 48,640,400	- 56,621,801	£7,535
	£8,127	- 6,976,158	- 7,625,403	- 16,637,184	- 23,232,736	- 23,495,382	- 28,862,635	- 34,341,367	- 43,793,266	£8,127
	£8,719	1,648,350	2,156,414	5,943,813	11,404,086	10,618,756	14,927,625	19,546,082	26,545,887	£8,719
	£9,311	9,812,554	11,139,233	3,978,105	11,280,197	14,917,700	17,986,885	21,422,983	26,545,887	£9,311
	£9,903	17,576,757	20,222,232	13,900,025	10,536,218	10,536,218	11,259,707	8,508,143	307,329	£9,903
	£10,495	25,540,961	29,196,920	23,813,590	21,485,920	25,581,412	24,299,313	22,437,246	14,548,688	£10,495
	£11,087	33,505,165	38,141,485	33,633,196	32,322,650	37,511,101	37,211,032	36,294,009	28,782,014	£11,087
	£11,679	41,408,426	47,086,050	43,452,801	43,159,381	49,431,504	50,122,751	50,071,464	42,930,891	£11,679
	£12,271	49,307,351	56,030,615	53,273,407	53,996,111	61,351,907	63,034,471	63,848,920	57,011,744	£12,271
	£12,863	57,206,276	64,975,180	63,092,014	64,828,428	73,272,311	75,860,875	77,603,002	71,092,598	£12,863
	£13,455	65,105,201	73,919,745	72,883,506	75,568,654	85,094,635	88,650,761	91,251,579	85,133,393	£13,455
	£14,047	73,004,125	82,864,310	82,621,975	86,308,881	96,908,885	101,440,648	104,900,156	99,083,454	£14,047
	£14,747	82,205,219	93,436,159	94,131,075	99,001,877	110,949,292	116,655,967	121,000,292	115,569,899	£14,747
	£15,393	90,956,227	103,192,867	104,754,861	110,718,488	123,759,453	130,508,571	135,919,650	130,788,137	£15,393



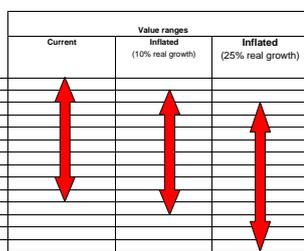
RLVs less existing use value **£15,260,000 per hectare** **Industrial/Storage/Distribution**
£6,178,138 per acre
£18,312,000 per hectare

Density - units/ha ->	350 uph	400 uph	450 uph	500 uph	550 uph	600 uph	650 uph	675 uph		
Build costs ->	£2874 per sqm	£2949 per sqm	£3025 per sqm	£3100 per sqm	£3175 per sqm	£3251 per sqm	£3326 per sqm	£3409 per sqm		
Sales value per sqm										
	£7,535	- 2,508,362	- 4,226,313	- 14,250,203	- 21,942,340	- 23,334,674	- 29,801,519	- 36,208,400	- 46,189,801	£7,535
	£8,127	- 5,455,842	- 4,966,597	- 4,206,184	- 10,860,736	- 11,863,362	- 16,450,635	- 21,909,367	- 31,361,266	£8,127
	£8,719	14,080,350	14,588,414	6,488,187	10,277,914	1,813,244	2,495,625	7,114,862	16,113,887	£8,719
	£9,311	22,044,554	23,621,323	16,410,106	12,013,803	13,913,700	10,635,115	6,989,017	1,667,750	£9,311
	£9,903	30,008,757	32,654,232	26,332,025	22,968,218	25,963,556	23,691,707	20,940,143	12,739,329	£9,903
	£10,495	37,972,961	41,628,920	36,245,590	33,917,920	38,013,412	36,731,313	34,869,246	26,960,688	£10,495
	£11,087	45,937,165	50,573,485	46,065,196	44,754,650	49,943,101	49,643,032	48,726,009	41,214,014	£11,087
	£11,679	53,840,426	59,518,050	55,884,801	55,591,381	61,863,504	62,554,751	62,503,464	55,362,891	£11,679
	£12,271	61,739,351	68,462,615	65,704,407	66,428,111	73,783,907	75,466,471	76,290,920	69,443,744	£12,271
	£12,863	69,638,276	77,407,180	75,524,014	77,260,428	85,704,311	88,292,875	90,035,002	83,524,598	£12,863
	£13,455	77,537,151	85,306,054	83,508,506	85,000,654	94,438,537	97,030,579	98,893,579	91,214,014	£13,455
	£14,047	85,436,125	95,296,310	95,053,875	98,740,881	109,340,885	113,872,648	117,332,156	111,515,454	£14,047
	£14,747	94,771,219	105,867,159	106,563,076	111,433,877	123,303,180	128,987,967	133,462,292	128,001,889	£14,747
	£15,393	103,388,227	115,624,867	117,186,861	123,150,488	136,191,453	142,940,571	148,351,650	143,220,137	£15,393



RLVs less existing use value **£8,000,000 per hectare** **Car Parking sites etc**
£3,238,866 per acre
£9,600,000 per hectare

Density - units/ha ->	350 uph	400 uph	450 uph	500 uph	550 uph	600 uph	650 uph	675 uph		
Build costs ->	£2874 per sqm	£2949 per sqm	£3025 per sqm	£3100 per sqm	£3175 per sqm	£3251 per sqm	£3326 per sqm	£3409 per sqm		
Sales value per sqm										
	£7,535	6,203,638	4,485,687	5,538,203	13,230,340	- 14,622,674	21,089,519	- 27,496,400	37,477,801	£7,535
	£8,127	14,167,842	13,518,597	4,506,816	2,088,736	- 2,351,382	7,738,635	- 13,197,367	- 22,649,266	£8,127
	£8,719	22,392,350	23,300,414	15,200,187	9,739,914	10,525,244	6,216,375	1,597,918	7,401,887	£8,719
	£9,311	30,756,554	32,333,323	25,122,106	20,725,803	22,625,700	19,347,115	15,701,017	7,044,250	£9,311
	£9,903	38,720,757	41,366,232	35,044,025	31,680,218	34,675,556	32,403,707	29,652,143	21,451,329	£9,903
	£10,495	46,684,961	50,340,920	44,957,590	42,629,820	46,725,412	45,443,313	43,361,246	35,692,688	£10,495
	£11,087	54,649,165	59,285,485	54,777,196	53,466,650	58,655,101	58,355,032	57,438,009	49,926,014	£11,087
	£11,679	62,552,426	68,230,050	64,596,801	64,303,381	70,575,504	71,266,751	71,215,464	64,074,891	£11,679
	£12,271	70,451,351	77,174,615	74,416,407	75,140,111	82,495,907	84,178,471	84,992,920	76,155,744	£12,271
	£12,863	78,350,276	85,119,180	84,236,014	85,072,428	94,416,311	97,004,875	98,747,002	92,236,598	£12,863
	£13,455	86,249,201	95,063,745	94,027,506	96,712,654	106,238,635	109,794,761	112,395,579	106,277,393	£13,455
	£14,047	94,148,125	104,008,310	103,765,975	107,452,881	118,052,885	122,584,648	126,044,156	120,227,454	£14,047
	£14,747	103,483,219	114,579,159	115,275,076	120,145,877	132,015,180	137,699,967	142,174,292	136,713,889	£14,747
	£15,393	112,100,227	124,336,867	125,898,861	131,862,488	144,903,453	151,652,571	157,063,650	151,932,137	£15,393



RLVs less existing use value **£6,000,000 per hectare** **Community sites/backlands**
£2,429,150 per acre
£7,200,000 per hectare

Density - units/ha ->	350 uph	400 uph	450 uph	500 uph	550 uph	600 uph	650 uph	675 uph
Build costs ->	£2874 per sqm	£2949 per sqm	£3025 per sqm	£3100 per sqm	£3175 per sqm	£3251 per sqm	£3326 per sqm	£3409 per sqm
Sales value per sqm								

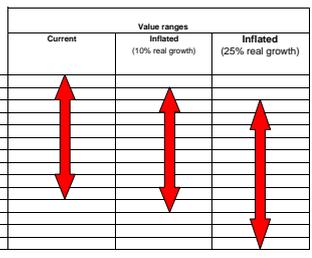
MODEL	350 uph	400 uph	450 uph	500 uph	550 uph	600 uph	650 uph	675 uph
Density - units/ha ->								
Build costs ->	£2874 per sqm	£2949 per sqm	£3025 per sqm	£3100 per sqm	£3175 per sqm	£3251 per sqm	£3326 per sqm	£3409 per sqm
Sales value per sq m								
£7,535	11,447,953	9,132,868	1,510,866	8,834,757	11,830,533	18,913,735	25,864,800	36,205,631
£8,127	19,124,294	17,839,286	8,217,623	993,006	95,296	5,957,604	12,002,942	21,744,596
£8,719	27,437,072	27,267,545	18,541,746	12,394,114	12,506,502	7,540,817	2,374,766	6,970,275
£9,311	35,113,413	35,973,963	28,165,330	23,071,893	24,267,637	20,286,919	15,968,114	7,077,181
£9,903	42,789,754	44,680,381	37,728,625	33,630,364	35,882,099	32,890,158	29,532,307	20,983,521
£10,495	50,466,095	53,386,800	47,291,921	44,188,836	47,496,417	45,474,825	42,957,949	34,813,742
£11,087	58,142,436	62,017,280	56,826,185	54,718,404	59,093,210	58,012,147	56,383,590	48,532,611
£11,679	65,813,126	70,638,548	66,290,866	65,163,445	70,582,755	70,457,177	69,710,796	62,251,478
£12,271	73,486,547	79,259,815	75,755,546	75,608,486	82,072,300	82,902,209	82,990,272	75,865,736
£12,863	81,038,969	87,861,083	85,220,226	86,653,527	93,361,846	95,347,239	96,269,746	89,437,643
£13,455	88,563,390	96,502,351	94,684,907	96,490,468	105,051,391	107,701,393	109,520,062	103,009,550
£14,047	96,266,812	105,123,618	104,122,009	106,842,494	116,442,495	120,028,995	122,675,317	116,540,668
£14,747	105,264,492	115,312,388	115,215,118	119,076,707	129,900,129	134,597,978	138,222,436	132,431,208
£15,393	113,570,043	124,717,408	125,454,911	130,369,627	142,322,560	148,046,271	152,573,623	147,089,399

Aff Hsg	20%
% SR	60%
% SO	40%
S106 (private)	£1,500 per unit
S106 (affordable)	£1,500 per unit
CSH (uplift n.u. on PDI)	Level 4
CSH (p.u. uplift on AH)	Level 4
Grant	No
Developer's profit	20%
CL (per sqm)	57%

* plus Mayoral CL of £50 per sqm

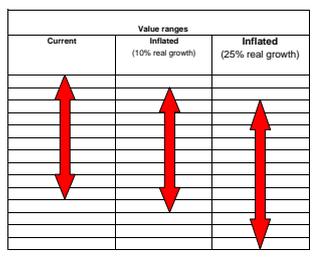
RLVs less existing use value **£25,620,000 per hectare** **Office**
£10,372,470 per acre
£30,744,000 per hectare

Density - units/ha ->	350 uph	400 uph	450 uph	500 uph	550 uph	600 uph	650 uph	675 uph
Build costs ->	£2874 per sqm	£2949 per sqm	£3025 per sqm	£3100 per sqm	£3175 per sqm	£3251 per sqm	£3326 per sqm	£3409 per sqm
Sales value per sq m								
£7,535	19,296,047	21,611,132	32,254,866	40,578,757	42,574,533	49,657,735	56,608,800	66,949,631
£8,127	11,619,706	12,904,714	22,526,377	29,750,994	30,648,704	36,701,604	42,746,942	52,488,596
£8,719	3,306,928	3,476,455	12,202,254	18,349,888	18,237,498	23,203,183	28,369,234	37,714,275
£9,311	4,369,413	4,529,383	2,728,670	3,732,107	5,476,363	10,457,081	14,775,886	23,862,819
£9,903	12,045,754	13,936,381	6,984,625	2,886,364	5,138,099	2,146,158	1,211,693	9,780,479
£10,495	19,222,095	22,642,800	16,547,921	13,444,836	16,752,417	14,730,825	12,213,949	4,069,742
£11,087	27,398,436	31,273,280	26,082,185	23,974,404	28,349,210	27,268,147	25,639,590	17,788,611
£11,679	35,069,126	39,894,548	35,546,866	34,419,445	39,838,755	39,713,177	38,966,796	31,507,478
£12,271	42,862,547	48,615,815	45,011,546	44,864,486	51,329,300	52,158,209	52,246,272	45,127,786
£12,863	50,295,969	57,137,083	54,476,226	55,309,527	62,817,846	64,603,239	65,525,746	58,693,643
£13,455	57,909,390	66,588,351	63,940,907	65,746,468	74,307,391	76,957,393	78,776,062	72,265,550
£14,047	65,522,812	74,379,618	73,378,009	76,098,494	85,698,495	89,284,995	91,931,317	85,796,668
£14,747	74,529,492	84,588,848	84,477,116	89,156,129	100,853,978	107,478,436	109,687,208	103,627,000
£15,393	82,826,043	93,973,408	94,710,911	99,625,527	111,578,560	117,302,271	121,829,623	116,355,399



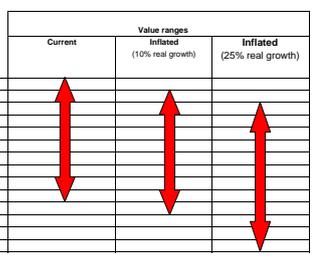
RLVs less existing use value **£15,260,000 per hectare** **Industrial/Storage/Distribution**
£6,178,138 per acre
£18,312,000 per hectare

Density - units/ha ->	350 uph	400 uph	450 uph	500 uph	550 uph	600 uph	650 uph	675 uph
Build costs ->	£2874 per sqm	£2949 per sqm	£3025 per sqm	£3100 per sqm	£3175 per sqm	£3251 per sqm	£3326 per sqm	£3409 per sqm
Sales value per sq m								
£7,535	6,864,047	9,179,132	19,822,866	28,146,757	30,142,533	37,225,735	44,176,800	54,517,631
£8,127	812,294	472,714	10,094,377	17,318,894	18,216,704	24,269,604	30,314,942	40,056,596
£8,719	9,125,072	9,955,545	2,291,746	5,917,886	5,805,498	10,771,183	15,937,234	25,282,275
£9,311	16,801,413	17,661,963	9,853,330	4,759,893	5,955,637	1,974,919	2,343,886	11,234,819
£9,903	24,477,754	26,388,381	19,416,625	15,318,364	17,570,099	14,578,158	11,220,307	2,651,521
£10,495	32,154,095	35,074,800	28,979,921	25,876,836	29,184,417	27,162,825	24,645,949	16,501,742
£11,087	39,830,436	43,705,280	38,514,185	35,406,404	40,781,210	39,700,147	38,071,590	30,232,611
£11,679	47,501,126	52,326,548	47,978,866	46,851,445	52,270,755	52,145,177	51,398,796	43,939,478
£12,271	55,114,547	60,947,815	57,443,546	57,296,486	63,760,300	64,590,209	64,678,272	57,553,736
£12,863	62,727,969	69,569,083	66,908,226	67,741,527	75,249,846	77,035,239	77,957,746	71,125,643
£13,455	70,339,436	78,178,680	75,154,185	76,178,680	84,739,941	86,738,941	87,389,963	79,837,550
£14,047	77,954,812	86,611,618	85,810,009	86,500,494	98,130,495	101,716,995	104,363,317	98,228,668
£14,747	86,592,492	97,000,388	96,903,118	100,764,707	111,588,129	116,285,978	119,910,436	114,119,208
£15,393	95,258,043	106,405,408	107,142,911	112,057,827	124,010,560	129,734,271	134,261,623	128,787,399



RLVs less existing use value **£8,000,000 per hectare** **Car Parking sites etc**
£3,238,866 per acre
£9,600,000 per hectare

Density - units/ha ->	350 uph	400 uph	450 uph	500 uph	550 uph	600 uph	650 uph	675 uph
Build costs ->	£2874 per sqm	£2949 per sqm	£3025 per sqm	£3100 per sqm	£3175 per sqm	£3251 per sqm	£3326 per sqm	£3409 per sqm
Sales value per sq m								
£7,535	1,847,953	4,671,132	11,110,866	19,434,757	21,430,533	28,513,735	35,464,800	45,805,631
£8,127	9,524,294	8,239,286	1,382,377	8,606,994	9,504,704	15,557,604	21,602,942	31,344,596
£8,719	17,837,072	17,667,545	8,941,746	2,794,114	2,906,502	2,059,183	7,225,234	16,570,275
£9,311	25,513,413	26,373,963	18,565,330	13,471,893	14,667,637	10,686,919	6,368,114	2,522,819
£9,903	33,189,754	35,080,381	28,128,625	24,030,364	26,282,099	23,290,158	19,932,307	11,363,521
£10,495	40,866,095	43,786,800	37,691,921	34,588,836	37,886,417	35,874,825	33,357,949	25,213,742
£11,087	48,542,436	52,417,280	47,226,185	45,118,404	49,493,210	48,412,147	46,783,590	38,932,611
£11,679	56,213,126	61,038,548	56,690,866	55,563,445	60,982,755	60,857,177	60,110,796	52,651,478
£12,271	63,826,547	69,659,815	66,155,546	66,008,486	72,472,300	73,302,209	73,390,272	66,265,736
£12,863	71,439,969	78,281,083	75,220,226	75,432,527	83,361,846	85,747,239	86,669,746	79,837,643
£13,455	79,053,390	86,902,351	85,084,907	86,890,468	95,451,391	98,101,393	99,920,062	93,409,550
£14,047	86,666,812	95,523,618	94,522,009	97,242,494	106,842,495	110,428,995	113,075,317	106,940,668
£14,747	95,664,492	105,712,388	105,615,118	109,476,707	120,300,129	124,997,978	128,622,436	122,831,208
£15,393	103,970,043	115,117,408	115,854,911	120,769,827	132,722,560	138,446,271	142,973,623	137,499,399



RLVs less existing use value **£6,000,000 per hectare** **Community sites/backlands**
£2,429,150 per acre
£7,200,000 per hectare

Density - units/ha ->	350 uph	400 uph	450 uph	500 uph	550 uph	600 uph	650 uph	675 uph
Build costs ->	£2874 per sqm	£2949 per sqm	£3025 per sqm	£3100 per sqm	£3175 per sqm	£3251 per sqm	£3326 per sqm	£3409 per sqm
Sales value per sq m								
£7,535	4,247,953	1,932,868	8,710,866	17,034,757	19,030,533	26,113,735	33,064,800	43,405,631
£8,127	11,924,294	10,639,286	1,017,623	6,206,994	7,104,704	13,157,604	19,202,942	28,944,596
£8,719	20,237,072	20,067,545	11,341,746	5,194,114	5,306,502	340,817	4,825,234	14,170,275
£9,311	27,913,413	28,773,963	20,865,330	15,871,893	17,067,637	13,086,919	8,768,114	3,228,819
£9,903	35,589,754	37,480,381	30,528,625	26,430,364	28,682,099	25,690,158	22,332,307	13,763,521
£10,495	43,266,095	46,186,800	40,091,921	36,988,836	40,296,417	38,274,825	35,757,949	27,613,742
£11,087	50,942,436	54,817,280	49,626,185	47,518,404	51,893,210	50,812,147	49,183,590	41,332,611
£11,679	58,613,126	63,438,548	59,090,866	57,963,445	63,382,755	63,257,177	62,	

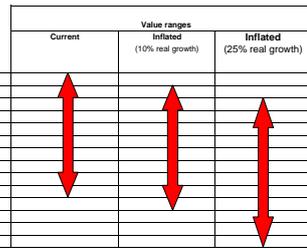
MODEL	350 uph	400 uph	450 uph	500 uph	550 uph	600 uph	650 uph	675 uph
Density - units/ha ->								
Build costs ->	£2874 per sqm	£2949 per sqm	£3025 per sqm	£3100 per sqm	£3175 per sqm	£3251 per sqm	£3326 per sqm	£3409 per sqm
Sales value per sqm								
£7,535	16,612,807	15,009,683	5,148,150	2,408,391	3,686,256	10,034,288	16,322,445	26,203,534
£8,127	24,577,011	24,042,593	15,193,169	8,715,918	8,566,122	3,296,212	2,023,412	11,419,649
£8,719	33,201,518	33,824,410	25,870,763	20,544,568	21,442,747	17,251,223	12,750,055	3,827,729
£9,311	41,165,722	42,857,319	35,792,682	31,513,144	33,524,268	30,361,556	26,853,154	18,251,503
£9,903	49,129,925	51,990,228	45,714,601	42,467,559	45,574,124	43,418,148	40,762,438	32,644,227
£10,495	57,094,129	60,851,348	55,612,372	53,399,927	57,614,308	56,437,324	54,711,541	46,877,553
£11,087	65,051,396	69,795,913	65,431,978	64,236,658	69,534,712	69,349,044	68,546,437	61,110,879
£11,679	72,950,321	78,740,478	75,251,583	75,073,388	81,455,115	82,260,763	82,323,892	75,237,342
£12,271	80,848,246	87,685,043	85,071,189	85,910,118	93,375,518	95,172,482	96,101,348	89,318,196
£12,863	88,748,171	96,629,608	94,890,795	96,275,082	105,285,019	107,978,434	109,833,538	103,399,049
£13,455	96,647,096	105,574,173	104,666,475	107,465,309	117,099,267	120,768,321	123,482,116	117,417,406
£14,047	104,546,021	114,518,738	114,404,945	118,205,536	128,913,517	133,558,207	137,130,693	131,367,467
£14,747	113,881,114	125,089,588	125,914,046	130,898,532	142,875,812	148,673,527	153,260,829	147,853,902
£15,393	122,498,123	134,947,295	136,537,830	142,615,143	155,764,085	162,620,763	168,150,186	163,072,149

Aff Hsg	20%
% SR	60%
% SO	40%
S106 (private)	£1,500 per unit
S106 (affordable)	£1,500 per unit
CSH (uplift n.u. on PDI)	Level 4
CSH (p.u. uplift on AH)	Level 4
Grant	Yes
Developer's profit	17%
CL (per sqm)	57%

* plus Mayoral CL of £50 per sqm

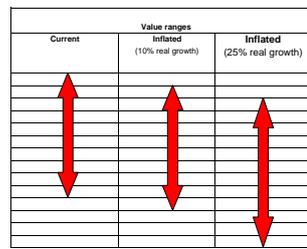
RLVs less existing use value **£25,620,000 per hectare** Office
£10,372,470 per acre
£30,744,000 per hectare

Density - units/ha ->	350 uph	400 uph	450 uph	500 uph	550 uph	600 uph	650 uph	675 uph
Build costs ->	£2874 per sqm	£2949 per sqm	£3025 per sqm	£3100 per sqm	£3175 per sqm	£3251 per sqm	£3326 per sqm	£3409 per sqm
Sales value per sqm								
£7,535	14,311,193	15,734,317	25,595,850	33,152,391	34,430,256	40,778,288	47,066,445	56,947,534
£8,127	6,166,989	6,701,407	15,550,831	22,028,082	22,177,878	27,447,788	32,767,412	42,163,649
£8,719	2,457,518	3,080,410	4,873,237	10,199,432	9,301,253	13,492,777	17,993,945	26,916,271
£9,311	10,121,722	12,133,319	5,048,852	769,144	2,780,269	392,444	3,990,946	12,492,497
£9,903	18,385,925	21,146,228	14,970,601	11,723,559	14,830,124	12,674,148	10,038,438	1,900,227
£10,495	26,501,129	30,107,348	24,868,372	22,655,927	26,870,308	25,693,324	23,967,541	16,133,553
£11,087	34,307,396	39,051,913	34,687,978	33,492,658	38,790,712	38,605,044	37,802,437	30,366,879
£11,679	42,206,321	47,995,478	44,507,583	44,329,388	50,711,115	51,516,763	51,579,892	44,493,342
£12,271	50,105,246	56,941,043	54,327,189	55,168,118	62,631,518	64,428,892	65,357,348	58,574,196
£12,863	58,004,171	65,885,608	64,146,795	65,981,082	74,541,018	77,234,434	79,089,538	72,655,049
£13,455	65,903,096	74,830,173	73,922,475	76,721,309	86,355,267	90,024,321	92,738,116	86,673,406
£14,047	73,802,021	83,774,738	83,860,945	87,481,536	98,169,517	102,814,207	106,386,693	100,623,467
£14,747	82,691,114	94,249,583	96,170,045	100,554,532	112,311,812	117,929,527	122,516,829	117,002,412
£15,393	91,754,123	104,103,295	105,793,830	111,871,143	125,020,085	131,876,763	137,406,186	132,328,149



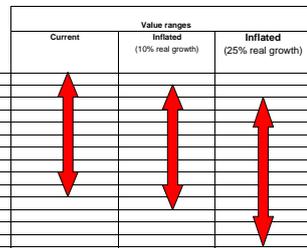
RLVs less existing use value **£15,260,000 per hectare** Industrial/Storage/Distribution
£6,178,138 per acre
£18,312,000 per hectare

Density - units/ha ->	350 uph	400 uph	450 uph	500 uph	550 uph	600 uph	650 uph	675 uph
Build costs ->	£2874 per sqm	£2949 per sqm	£3025 per sqm	£3100 per sqm	£3175 per sqm	£3251 per sqm	£3326 per sqm	£3409 per sqm
Sales value per sqm								
£7,535	1,699,193	3,302,317	13,163,850	20,720,391	21,998,256	28,346,288	34,634,445	44,515,534
£8,127	6,285,011	5,750,593	3,118,831	9,596,082	9,745,878	15,015,788	20,335,412	29,751,649
£8,719	14,889,519	15,612,410	7,568,763	10,232,589	3,190,747	1,080,777	5,561,946	14,484,271
£9,311	22,853,722	24,545,319	17,480,682	13,201,144	15,212,268	12,049,556	8,541,154	60,497
£9,903	30,817,925	33,578,228	27,402,601	24,155,559	27,262,124	25,106,148	22,470,438	14,332,227
£10,495	38,782,129	42,539,348	37,300,372	35,087,927	39,302,308	38,125,324	36,399,541	28,565,553
£11,087	46,738,296	51,483,913	47,119,976	45,944,658	52,226,712	51,037,044	50,234,437	42,798,679
£11,679	54,638,321	60,428,478	56,939,583	56,761,388	63,143,115	63,948,763	64,011,892	56,925,342
£12,271	62,537,246	69,373,043	66,758,189	67,598,118	75,063,518	76,860,482	77,789,348	71,006,196
£12,863	70,436,171	78,317,608	76,578,795	78,413,082	86,973,018	89,666,434	91,521,538	85,087,049
£13,455	79,336,173	87,217,610	86,294,475	88,123,369	98,679,118	102,456,324	106,170,118	93,195,649
£14,047	86,234,021	96,206,738	96,092,945	99,893,536	110,601,517	115,246,207	118,818,693	113,055,467
£14,747	95,569,114	106,777,588	107,602,046	112,586,532	124,563,812	130,361,527	134,948,829	129,541,902
£15,393	104,186,123	116,535,295	118,225,830	124,303,143	137,452,085	144,308,763	149,838,186	144,760,149



RLVs less existing use value **£8,000,000 per hectare** Car Parking sites etc
£3,238,866 per acre
£9,600,000 per hectare

Density - units/ha ->	350 uph	400 uph	450 uph	500 uph	550 uph	600 uph	650 uph	675 uph
Build costs ->	£2874 per sqm	£2949 per sqm	£3025 per sqm	£3100 per sqm	£3175 per sqm	£3251 per sqm	£3326 per sqm	£3409 per sqm
Sales value per sqm								
£7,535	7,012,807	5,409,683	4,451,850	12,008,391	13,286,256	19,634,288	25,922,445	35,803,534
£8,127	14,977,011	14,442,593	5,993,169	8,840,882	1,033,878	6,303,788	11,623,412	21,019,649
£8,719	23,601,518	24,224,410	16,270,763	10,944,568	11,842,747	7,651,223	3,150,055	5,772,271
£9,311	31,565,722	33,257,319	26,192,682	21,913,144	23,924,268	20,761,556	17,253,154	8,651,503
£9,903	39,529,925	42,280,228	36,114,601	32,867,559	35,974,124	33,818,148	31,182,438	23,044,227
£10,495	47,494,129	51,251,348	46,012,372	43,799,927	48,014,308	46,837,324	45,111,541	37,277,553
£11,087	55,451,396	60,195,913	55,831,978	54,636,658	59,934,712	59,749,044	58,946,437	51,510,879
£11,679	63,350,321	69,140,478	65,651,583	65,473,388	71,855,115	72,660,763	72,723,892	65,637,342
£12,271	71,249,246	78,085,043	75,471,189	76,310,118	83,775,518	85,572,482	86,501,348	79,718,196
£12,863	79,148,171	87,029,608	85,290,795	87,125,082	95,885,018	98,378,434	100,233,538	93,799,049
£13,455	87,047,096	95,974,173	95,066,475	97,865,309	107,499,267	111,168,321	113,882,116	107,817,406
£14,047	94,946,021	104,918,738	104,804,945	108,605,536	119,313,517	123,958,207	127,530,693	121,767,467
£14,747	104,281,114	115,489,588	116,314,046	121,298,532	133,275,812	139,073,527	143,660,829	138,253,902
£15,393	112,898,123	125,247,295	126,937,830	133,015,143	146,164,085	153,020,763	158,550,186	153,472,149



RLVs less existing use value **£6,000,000 per hectare** Community sites/backlands
£2,429,150 per acre
£7,200,000 per hectare

Density - units/ha ->	350 uph	400 uph	450 uph	500 uph	550 uph	600 uph	650 uph	675 uph
Build costs ->	£2874 per sqm	£2949 per sqm	£3025 per sqm	£3100 per sqm	£3175 per sqm	£3251 per sqm	£3326 per sqm	£3409 per sqm
Sales value per sqm								
£7,535	9,412,807	7,809,683	2,051,850	9,608,391	10,886,256	17,234,288	23,522,445	33,403,534
£8,127	17,377,011	16,842,593	7,993,169	1,515,918	1,366,122	3,903,788	9,223,412	16,819,649
£8,719	26,001,518	26,624,410	18,670,763	13,344,568	14,242,747	10,051,223	5,550,055	3,372,271
£9,311	33,965,722	35,657,319	28,592,682	24,313,144	26,324,268	23,161,556	19,653,154	11,051,503
£9,903	41,929,925	44,690,228	38,514,601	35,267,559	38,374,124	36,218,148	33,582,438	25,444,227
£10,495	49,894,129	53,651,348	48,412,372	46,199,927	50,414,308	49,237,324	47,511,541	39,677,553
£11,087	57,851,396	62,595,913	58,231,978	57,036,658	62,334,712	62,149,044	61,346,437	53,910,879
£11,679	65,750,321	71,540,478	68,051,583	67,873,388	74,255,115	75,060,763		

MODEL 46

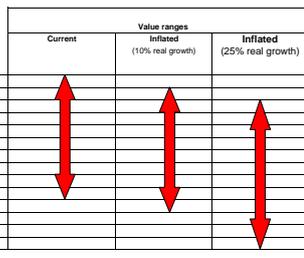
Density - units/ha ->	350 uph	400 uph	450 uph	500 uph	550 uph	600 uph	650 uph	675 uph
Build costs ->	£2874 per sqm	£2949 per sqm	£3025 per sqm	£3100 per sqm	£3175 per sqm	£3251 per sqm	£3326 per sqm	£3409 per sqm
Sales value per sqm								
£7,535	17,071,707	15,541,933	5,783,706	1,882,373	2,879,912	9,142,688	15,343,260	25,144,306
£8,127	25,035,911	24,574,841	15,828,726	9,431,661	9,361,054	4,175,324	1,044,228	10,388,670
£8,719	33,660,418	34,356,660	26,497,089	21,260,311	22,237,680	18,130,333	13,715,667	4,858,709
£9,311	41,624,622	43,399,588	36,419,009	32,218,600	30,307,777	31,228,164	27,805,359	19,288,335
£9,903	49,588,825	52,422,477	46,340,929	43,173,014	46,367,632	44,294,756	41,734,461	33,646,895
£10,495	57,553,029	61,375,783	56,229,458	54,095,085	58,386,378	57,291,416	55,663,564	47,880,221
£11,087	65,503,903	70,320,348	66,049,064	64,931,814	70,306,781	70,203,135	69,484,857	62,113,547
£11,679	73,402,827	79,264,913	75,868,671	75,768,544	82,227,185	83,114,854	83,262,312	76,225,830
£12,271	81,301,753	88,209,478	85,688,276	86,605,275	94,147,589	96,026,574	97,038,767	90,306,684
£12,863	89,200,677	97,154,043	95,507,882	97,409,929	106,045,637	108,819,994	110,758,339	104,387,537
£13,455	97,099,602	106,098,608	105,274,311	108,150,156	117,859,886	121,609,881	124,406,916	118,391,698
£14,047	104,998,528	115,043,173	115,012,781	118,890,382	129,674,136	134,399,767	138,055,493	132,341,758
£14,747	114,333,620	125,614,022	126,521,881	131,583,378	143,636,431	149,515,087	154,185,630	148,828,194
£15,393	122,950,629	135,371,730	137,145,666	143,299,989	156,524,704	163,449,777	169,074,987	164,046,441

Aff Hsg	20%
% SR	50%
% SO	50%
S106 (private)	£1,500 per unit
S106 (affordable)	£1,500 per unit
CSH (uplift n.u. on PDI)	Level 4
CSH (p.u. uplift on AH)	Level 4
Grant	Yes
Developer's profit	17%
CL (per sqm)	57%

* plus Mayoral CL of £50 per sqm

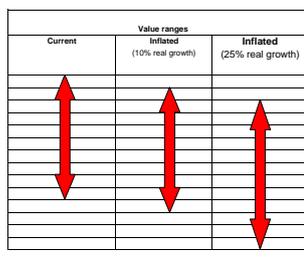
RLVs less existing use value **£25,620,000 per hectare** **Office**
£10,372,470 per acre
£30,744,000 per hectare

Density - units/ha ->	350 uph	400 uph	450 uph	500 uph	550 uph	600 uph	650 uph	675 uph
Build costs ->	£2874 per sqm	£2949 per sqm	£3025 per sqm	£3100 per sqm	£3175 per sqm	£3251 per sqm	£3326 per sqm	£3409 per sqm
Sales value per sqm								
£7,535	- 13,672,293	- 15,202,067	- 24,960,294	- 32,426,373	- 33,623,912	- 39,896,688	- 46,087,260	- 55,888,306
£8,127	- 5,708,089	- 6,169,159	- 14,915,274	- 21,312,339	- 21,382,946	- 26,568,676	- 31,788,228	- 41,132,670
£8,719	2,916,418	3,612,660	4,246,911	9,483,689	8,506,320	12,613,667	17,028,333	25,895,291
£9,311	10,890,822	12,645,688	15,875,009	14,743,600	15,955,777	19,164,164	22,980,641	31,475,695
£9,903	18,844,825	21,678,477	25,996,928	24,229,014	25,613,632	30,540,756	34,990,461	45,902,895
£10,495	26,809,029	30,631,783	35,485,458	33,351,085	37,642,378	44,416,416	50,919,564	68,136,221
£11,087	34,759,903	39,576,348	45,305,064	44,187,814	49,562,781	56,459,135	63,740,857	83,369,547
£11,679	42,698,927	48,520,913	55,124,671	54,024,544	60,483,185	68,570,854	77,318,312	100,481,830
£12,271	50,557,753	57,465,478	64,944,276	63,803,989	70,822,574	79,522,574	88,985,767	117,862,684
£12,863	58,456,677	66,410,043	74,530,063	73,406,156	80,865,881	90,014,339	100,014,339	131,643,537
£13,455	66,355,602	75,354,608	83,530,311	82,406,156	90,865,881	100,865,881	111,865,881	145,456,679
£14,047	74,254,528	84,299,173	92,468,781	91,344,382	99,800,136	109,800,136	120,800,136	154,456,679
£14,747	82,153,620	93,202,022	100,378,881	99,254,431	108,711,087	119,711,087	131,711,087	170,456,679
£15,393	90,052,629	102,271,730	110,447,666	109,323,216	119,779,777	131,779,777	144,779,777	188,456,679



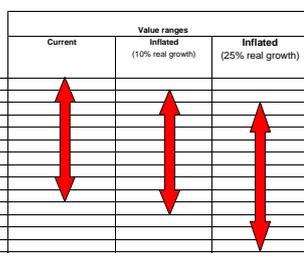
RLVs less existing use value **£15,260,000 per hectare** **Industrial/Storage/Distribution**
£6,178,138 per acre
£18,312,000 per hectare

Density - units/ha ->	350 uph	400 uph	450 uph	500 uph	550 uph	600 uph	650 uph	675 uph
Build costs ->	£2874 per sqm	£2949 per sqm	£3025 per sqm	£3100 per sqm	£3175 per sqm	£3251 per sqm	£3326 per sqm	£3409 per sqm
Sales value per sqm								
£7,535	- 1,240,293	- 2,770,067	- 12,528,294	- 19,994,373	- 21,191,912	- 27,454,688	- 33,655,260	- 43,456,306
£8,127	6,723,911	6,262,841	2,483,274	8,860,339	8,950,946	14,136,676	19,356,228	28,700,670
£8,719	15,348,418	16,044,660	8,185,089	10,848,311	9,925,680	18,167,667	24,598,333	33,453,291
£9,311	23,122,622	25,077,568	18,107,009	13,906,600	15,995,777	12,916,164	9,493,359	956,335
£9,903	31,276,825	34,110,477	28,028,928	24,881,014	28,045,632	35,972,756	42,422,461	53,334,895
£10,495	39,241,029	43,063,783	37,917,458	35,763,085	40,074,378	48,979,416	57,351,564	75,988,221
£11,087	47,191,903	52,008,948	47,737,064	45,619,814	51,994,781	61,172,857	70,801,547	93,801,547
£11,679	55,090,827	60,952,913	57,556,671	57,456,544	63,915,185	74,802,854	86,950,312	113,830,830
£12,271	62,989,753	69,897,478	67,376,276	68,293,275	75,835,588	87,714,574	100,949,564	134,984,684
£12,863	70,888,677	78,842,043	77,195,882	79,097,929	87,733,637	100,507,994	119,446,339	154,075,537
£13,455	78,787,602	87,786,608	86,740,929	88,643,185	98,499,886	113,994,918	131,094,918	170,994,918
£14,047	86,686,528	96,311,173	96,700,781	100,578,382	111,362,136	128,087,767	146,813,455	190,528,758
£14,747	94,585,620	105,302,022	108,209,881	113,271,378	125,324,431	143,203,087	162,873,630	213,516,194
£15,393	102,484,629	114,271,730	118,833,666	124,987,989	138,717,777	158,137,777	178,330,987	234,456,679



RLVs less existing use value **£8,000,000 per hectare** **Car Parking sites etc**
£3,238,866 per acre
£9,600,000 per hectare

Density - units/ha ->	350 uph	400 uph	450 uph	500 uph	550 uph	600 uph	650 uph	675 uph
Build costs ->	£2874 per sqm	£2949 per sqm	£3025 per sqm	£3100 per sqm	£3175 per sqm	£3251 per sqm	£3326 per sqm	£3409 per sqm
Sales value per sqm								
£7,535	7,471,707	5,941,933	3,816,294	11,282,373	12,479,912	18,742,688	24,943,260	34,744,306
£8,127	15,435,911	14,974,841	6,228,726	16,839	238,946	5,424,676	10,644,228	19,988,670
£8,719	24,060,418	24,756,660	16,897,089	11,660,311	12,637,680	8,530,333	4,115,667	4,741,291
£9,311	32,024,622	33,789,588	26,819,009	22,618,600	24,707,777	21,628,164	18,205,359	9,668,335
£9,903	39,988,825	42,822,477	36,740,928	33,573,014	36,757,632	34,684,756	32,134,461	24,046,895
£10,495	47,953,029	51,775,783	46,629,458	44,495,085	48,786,378	47,691,416	46,063,564	39,280,221
£11,087	55,903,903	60,720,348	56,449,064	55,331,814	60,706,781	60,603,135	59,884,857	52,513,547
£11,679	63,802,827	69,664,913	66,268,671	66,168,544	72,627,185	73,514,854	73,662,312	66,625,830
£12,271	71,701,753	78,609,478	76,088,276	77,005,275	84,547,588	96,426,574	109,439,767	130,706,684
£12,863	79,600,677	87,554,043	85,907,882	87,809,929	96,445,637	109,219,994	124,038,339	151,739,537
£13,455	87,499,602	96,498,608	95,674,311	98,550,156	108,259,886	124,009,881	138,806,916	163,611,698
£14,047	95,398,528	105,443,173	105,412,781	109,290,382	120,074,136	124,799,767	128,455,493	122,741,758
£14,747	104,733,620	116,014,022	116,921,881	121,983,378	134,036,431	139,915,087	144,585,630	139,228,194
£15,393	113,550,629	125,771,730	127,545,666	133,699,989	146,924,704	153,849,777	159,474,987	154,446,441



RLVs less existing use value **£6,000,000 per hectare** **Community sites/backlands**
£2,429,150 per acre
£7,200,000 per hectare

Density - units/ha ->	350 uph	400 uph	450 uph	500 uph	550 uph	600 uph	650 uph	675 uph
Build costs ->	£2874 per sqm	£2949 per sqm	£3025 per sqm	£3100 per sqm	£3175 per sqm	£3251 per sqm	£3326 per sqm	£3409 per sqm
Sales value per sqm								
£7,535	9,871,707	8,341,933	1,416,294	8,882,373	10,079,912	16,342,688	22,543,260	32,344,306
£8,127	17,835,911	17,374,841	6,228,726	2,231,661	2,161,054	3,024,676	6,244,228	17,588,670
£8,719	26,460,418	27,156,660	19,297,089	14,060,311	15,037,680	10,930,333	6,515,667	2,341,291
£9,311	34,424,622	36,189,588	29,219,009	25,018,600	27,107,777	24,028,164	20,605,359	12,068,335
£9,903	42,388,825	45,222,477	39,140,928	35,973,014	39,157,632	37,084,756	34,534,461	26,446,895
£10,495	50,353,029	54,175,783	49,029,458	46,895,085	51,186,378	50,091,416	48,463,564	40,680,221
£11,087	58,303,903	63,120,348	58,849,064	57,731,814	63,106,781	63,003,135	62	

MODEL 47

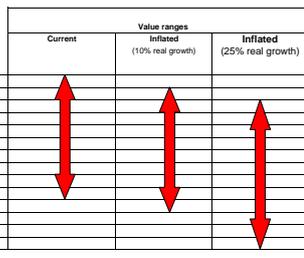
Density - units/ha ->	350 uph	400 uph	450 uph	500 uph	550 uph	600 uph	650 uph	675 uph		
Build costs ->	£2874 per sqm	£2949 per sqm	£3025 per sqm	£3100 per sqm	£3175 per sqm	£3251 per sqm	£3326 per sqm	£3409 per sqm		
Sales value per sq m										
	£7,535	12,800,559	10,686,197	352,480	7,756,926	9,544,919	16,383,248	23,103,744	33,289,902	£7,535
	£8,127	20,476,900	19,326,615	10,054,327	3,041,430	2,348,561	3,454,318	9,279,593	18,867,725	£8,127
	£8,719	28,789,678	28,820,872	20,378,450	14,442,538	14,759,767	10,009,039	5,060,365	4,132,306	£8,719
	£9,311	36,486,019	37,527,291	29,975,359	25,090,875	26,488,060	22,738,611	18,653,714	9,876,205	£9,311
	£9,903	44,142,360	45,233,709	39,538,655	35,649,347	38,102,979	35,323,278	32,180,113	23,762,645	£9,903
	£10,495	51,818,701	54,926,534	49,101,951	46,207,818	49,717,298	47,907,945	45,605,754	37,573,776	£10,495
	£11,087	59,495,042	63,547,800	58,609,511	56,707,912	61,281,670	60,410,124	59,031,396	51,292,645	£11,087
	£11,679	67,146,888	72,169,068	68,074,191	67,152,953	72,771,214	72,855,154	72,320,767	65,011,514	£11,679
	£12,271	74,760,309	80,790,336	77,538,872	77,997,894	84,260,759	85,300,185	85,600,243	78,986,738	£12,271
	£12,863	82,373,731	89,411,603	87,033,552	88,043,035	95,750,305	97,736,586	98,879,718	92,158,645	£12,863
	£13,455	89,987,152	98,032,871	96,468,232	98,450,470	107,211,268	110,064,187	112,092,155	105,730,552	£13,455
	£14,047	97,600,574	106,654,139	105,878,601	108,802,496	118,598,496	122,391,789	125,247,410	119,222,593	£14,047
	£14,747	106,598,254	116,842,909	116,871,710	121,036,709	132,056,130	136,960,772	140,794,529	135,113,132	£14,747
	£15,393	114,903,804	126,247,928	127,211,504	132,328,628	144,478,561	150,409,065	155,145,717	149,781,323	£15,393

Aff Hsg	20%
% SR	60%
% SO	40%
S106 (private)	£1,500 per unit
S106 (affordable)	£1,500 per unit
CSH (uplift n.u. on PDI)	Level 4
CSH (p.u. uplift on AH)	Level 4
Grant	Yes
Developer's profit	20%
CL (per sqm)	57%

* plus Mayoral CL of £50 per sqm

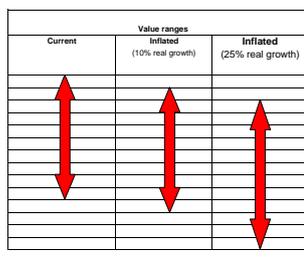
RLVs less existing use value **£25,620,000 per hectare** **Office**
£10,372,470 per acre
£30,744,000 per hectare

Density - units/ha ->	350 uph	400 uph	450 uph	500 uph	550 uph	600 uph	650 uph	675 uph		
Build costs ->	£2874 per sqm	£2949 per sqm	£3025 per sqm	£3100 per sqm	£3175 per sqm	£3251 per sqm	£3326 per sqm	£3409 per sqm		
Sales value per sq m										
	£7,535	12,800,559	10,686,197	352,480	7,756,926	9,544,919	16,383,248	23,103,744	33,289,902	£7,535
	£8,127	20,476,900	19,326,615	10,054,327	3,041,430	2,348,561	3,454,318	9,279,593	18,867,725	£8,127
	£8,719	28,789,678	28,820,872	20,378,450	14,442,538	14,759,767	10,009,039	5,060,365	4,132,306	£8,719
	£9,311	36,486,019	37,527,291	29,975,359	25,090,875	26,488,060	22,738,611	18,653,714	9,876,205	£9,311
	£9,903	44,142,360	45,233,709	39,538,655	35,649,347	38,102,979	35,323,278	32,180,113	23,762,645	£9,903
	£10,495	51,818,701	54,926,534	49,101,951	46,207,818	49,717,298	47,907,945	45,605,754	37,573,776	£10,495
	£11,087	59,495,042	63,547,800	58,609,511	56,707,912	61,281,670	60,410,124	59,031,396	51,292,645	£11,087
	£11,679	67,146,888	72,169,068	68,074,191	67,152,953	72,771,214	72,855,154	72,320,767	65,011,514	£11,679
	£12,271	74,760,309	80,790,336	77,538,872	77,997,894	84,260,759	85,300,185	85,600,243	78,986,738	£12,271
	£12,863	82,373,731	89,411,603	87,033,552	88,043,035	95,750,305	97,736,586	98,879,718	92,158,645	£12,863
	£13,455	89,987,152	98,032,871	96,468,232	98,450,470	107,211,268	110,064,187	112,092,155	105,730,552	£13,455
	£14,047	97,600,574	106,654,139	105,878,601	108,802,496	118,598,496	122,391,789	125,247,410	119,222,593	£14,047
	£14,747	106,598,254	116,842,909	116,871,710	121,036,709	132,056,130	136,960,772	140,794,529	135,113,132	£14,747
	£15,393	114,903,804	126,247,928	127,211,504	132,328,628	144,478,561	150,409,065	155,145,717	149,781,323	£15,393



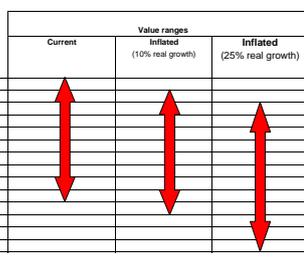
RLVs less existing use value **£15,260,000 per hectare** **Industrial/Storage/Distribution**
£6,178,138 per acre
£18,312,000 per hectare

Density - units/ha ->	350 uph	400 uph	450 uph	500 uph	550 uph	600 uph	650 uph	675 uph		
Build costs ->	£2874 per sqm	£2949 per sqm	£3025 per sqm	£3100 per sqm	£3175 per sqm	£3251 per sqm	£3326 per sqm	£3409 per sqm		
Sales value per sq m										
	£7,535	12,800,559	10,686,197	352,480	7,756,926	9,544,919	16,383,248	23,103,744	33,289,902	£7,535
	£8,127	20,476,900	19,326,615	10,054,327	3,041,430	2,348,561	3,454,318	9,279,593	18,867,725	£8,127
	£8,719	28,789,678	28,820,872	20,378,450	14,442,538	14,759,767	10,009,039	5,060,365	4,132,306	£8,719
	£9,311	36,486,019	37,527,291	29,975,359	25,090,875	26,488,060	22,738,611	18,653,714	9,876,205	£9,311
	£9,903	44,142,360	45,233,709	39,538,655	35,649,347	38,102,979	35,323,278	32,180,113	23,762,645	£9,903
	£10,495	51,818,701	54,926,534	49,101,951	46,207,818	49,717,298	47,907,945	45,605,754	37,573,776	£10,495
	£11,087	59,495,042	63,547,800	58,609,511	56,707,912	61,281,670	60,410,124	59,031,396	51,292,645	£11,087
	£11,679	67,146,888	72,169,068	68,074,191	67,152,953	72,771,214	72,855,154	72,320,767	65,011,514	£11,679
	£12,271	74,760,309	80,790,336	77,538,872	77,997,894	84,260,759	85,300,185	85,600,243	78,986,738	£12,271
	£12,863	82,373,731	89,411,603	87,033,552	88,043,035	95,750,305	97,736,586	98,879,718	92,158,645	£12,863
	£13,455	89,987,152	98,032,871	96,468,232	98,450,470	107,211,268	110,064,187	112,092,155	105,730,552	£13,455
	£14,047	97,600,574	106,654,139	105,878,601	108,802,496	118,598,496	122,391,789	125,247,410	119,222,593	£14,047
	£14,747	106,598,254	116,842,909	116,871,710	121,036,709	132,056,130	136,960,772	140,794,529	135,113,132	£14,747
	£15,393	114,903,804	126,247,928	127,211,504	132,328,628	144,478,561	150,409,065	155,145,717	149,781,323	£15,393



RLVs less existing use value **£8,000,000 per hectare** **Car Parking sites etc**
£3,238,866 per acre
£9,600,000 per hectare

Density - units/ha ->	350 uph	400 uph	450 uph	500 uph	550 uph	600 uph	650 uph	675 uph		
Build costs ->	£2874 per sqm	£2949 per sqm	£3025 per sqm	£3100 per sqm	£3175 per sqm	£3251 per sqm	£3326 per sqm	£3409 per sqm		
Sales value per sq m										
	£7,535	12,800,559	10,686,197	352,480	7,756,926	9,544,919	16,383,248	23,103,744	33,289,902	£7,535
	£8,127	20,476,900	19,326,615	10,054,327	3,041,430	2,348,561	3,454,318	9,279,593	18,867,725	£8,127
	£8,719	28,789,678	28,820,872	20,378,450	14,442,538	14,759,767	10,009,039	5,060,365	4,132,306	£8,719
	£9,311	36,486,019	37,527,291	29,975,359	25,090,875	26,488,060	22,738,611	18,653,714	9,876,205	£9,311
	£9,903	44,142,360	45,233,709	39,538,655	35,649,347	38,102,979	35,323,278	32,180,113	23,762,645	£9,903
	£10,495	51,818,701	54,926,534	49,101,951	46,207,818	49,717,298	47,907,945	45,605,754	37,573,776	£10,495
	£11,087	59,495,042	63,547,800	58,609,511	56,707,912	61,281,670	60,410,124	59,031,396	51,292,645	£11,087
	£11,679	67,146,888	72,169,068	68,074,191	67,152,953	72,771,214	72,855,154	72,320,767	65,011,514	£11,679
	£12,271	74,760,309	80,790,336	77,538,872	77,997,894	84,260,759	85,300,185	85,600,243	78,986,738	£12,271
	£12,863	82,373,731	89,411,603	87,033,552	88,043,035	95,750,305	97,736,586	98,879,718	92,158,645	£12,863
	£13,455	89,987,152	98,032,871	96,468,232	98,450,470	107,211,268	110,064,187	112,092,155	105,730,552	£13,455
	£14,047	97,600,574	106,654,139	105,878,601	108,802,496	118,598,496	122,391,789	125,247,410	119,222,593	£14,047
	£14,747	106,598,254	116,842,909	116,871,710	121,036,709	132,056,130	136,960,772	140,794,529	135,113,132	£14,747
	£15,393	114,903,804	126,247,928	127,211,504	132,328,628	144,478,561	150,409,065	155,145,717	149,781,323	£15,393



RLVs less existing use value **£6,000,000 per hectare** **Community sites/backlands**
£2,429,150 per acre
£7,200,000 per hectare

Density - units/ha ->	350 uph	400 uph	450 uph	500 uph	550 uph	600 uph	650 uph	675 uph
Build costs ->	£2874 per sqm	£2949 per sqm	£3025 per sqm	£3100 per sqm	£3175 per sqm	£3251 per sqm	£3326 per sqm	£3409 per sqm
Sales value per sq m								
	£7,535	12,800,559	10,686,197	352,480	7,756,926	9,544,919	16	

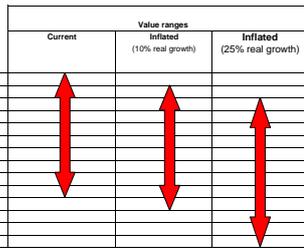
MODEL	350 uph	400 uph	450 uph	500 uph	550 uph	600 uph	650 uph	675 uph
Density - units/ha ->								
Build costs ->	£2874 per sqm	£2949 per sqm	£3025 per sqm	£3100 per sqm	£3175 per sqm	£3251 per sqm	£3326 per sqm	£3409 per sqm
Sales value per sqm								
£7,535	13,259,459	11,218,446	997,257	7,030,908	8,738,573	15,491,649	22,111,001	32,230,674
£8,127	20,935,800	19,924,864	10,689,883	3,757,172	3,143,495	2,562,719	8,300,409	17,822,614
£8,719	29,248,578	29,353,122	21,014,006	15,158,280	15,554,700	10,888,150	6,025,977	3,101,327
£9,311	36,924,919	38,059,540	30,601,687	25,796,330	27,272,168	23,605,219	19,619,325	10,893,036
£9,903	44,601,260	46,765,959	40,164,982	36,354,802	38,886,496	38,199,886	33,132,137	24,779,377
£10,495	52,277,601	55,450,968	49,728,278	46,913,273	50,500,806	48,774,553	46,557,778	38,576,444
£11,087	59,953,942	64,072,235	59,226,598	57,403,069	62,053,738	61,264,214	59,979,712	52,295,313
£11,679	67,599,394	72,693,502	68,691,278	67,848,110	73,543,284	73,709,245	73,259,186	66,003,318
£12,271	75,212,815	81,314,770	78,155,959	78,293,152	85,032,829	86,154,275	86,538,662	78,575,225
£12,863	82,826,237	89,936,038	87,620,639	89,738,193	96,522,375	98,578,147	99,818,137	93,147,132
£13,455	90,439,658	98,557,305	97,085,320	99,135,316	107,911,886	110,905,747	113,016,956	106,719,039
£14,047	98,053,080	107,178,573	106,486,437	109,487,342	119,359,115	123,233,349	126,172,210	120,196,885
£14,747	107,050,760	117,367,344	117,579,546	121,721,555	132,816,748	137,802,332	141,719,329	136,087,424
£15,393	115,956,311	126,772,363	127,819,338	133,014,675	145,239,180	151,250,625	156,070,517	150,755,615

Aff Hsg	20%
% SR	50%
% SO	50%
S106 (private)	£1,500 per unit
S106 (affordable)	£1,500 per unit
CSH (uplift n.u. on PDI)	Level 4
CSH (p.u. uplift on AH)	Level 4
Grant	Yes
Developer's profit	20%
CL (per sqm)	57%

* plus Mayoral CL of £50 per sqm

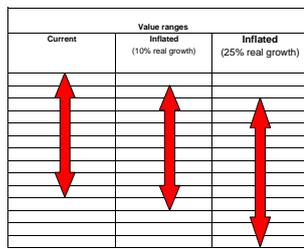
RLVs less existing use value **£25,620,000 per hectare** **Office**
£10,372,470 per acre
£30,744,000 per hectare

Density - units/ha ->	350 uph	400 uph	450 uph	500 uph	550 uph	600 uph	650 uph	675 uph
Build costs ->	£2874 per sqm	£2949 per sqm	£3025 per sqm	£3100 per sqm	£3175 per sqm	£3251 per sqm	£3326 per sqm	£3409 per sqm
Sales value per sqm								
£7,535	17,484,541	19,525,554	29,746,743	37,774,908	39,482,573	46,235,649	52,855,001	62,974,674
£8,127	9,808,200	10,819,136	20,054,117	26,986,828	27,600,505	33,306,719	39,044,409	48,566,614
£8,719	1,495,422	1,390,878	9,729,994	15,585,720	15,189,300	19,855,950	24,718,023	33,845,327
£9,311	6,190,919	6,731,549	40,164,982	47,649,870	47,649,870	7,433,881	11,124,675	19,859,964
£9,903	13,857,260	16,021,958	9,420,982	5,610,802	8,142,486	5,445,886	2,388,137	5,964,623
£10,495	21,533,601	24,706,968	18,984,278	16,169,273	19,756,806	18,030,553	15,813,778	7,832,444
£11,087	29,209,942	33,328,235	28,482,598	26,659,069	31,309,738	30,520,214	29,235,712	21,551,313
£11,679	36,955,394	41,949,502	37,947,278	37,104,110	42,799,284	42,965,245	42,515,186	35,299,318
£12,271	44,468,815	50,570,770	47,411,959	47,649,870	54,288,829	55,410,275	55,794,662	48,851,224
£12,863	52,082,237	59,192,038	56,876,639	57,994,193	65,778,375	67,834,147	69,074,137	62,403,132
£13,455	59,695,658	67,813,305	66,341,320	68,391,316	77,227,886	80,161,747	82,272,956	76,975,039
£14,047	67,309,080	76,434,573	75,742,437	78,743,342	88,615,115	92,489,349	95,428,210	89,452,885
£14,747	76,336,760	86,623,344	86,836,546	90,977,655	102,072,748	107,058,329	110,976,329	105,344,224
£15,393	84,612,311	96,028,363	97,075,338	102,270,675	114,495,180	120,506,625	125,326,517	120,011,615



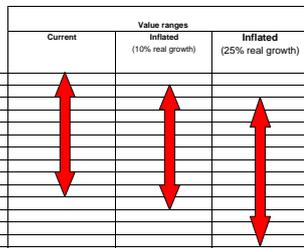
RLVs less existing use value **£15,260,000 per hectare** **Industrial/Storage/Distribution**
£6,178,138 per acre
£18,312,000 per hectare

Density - units/ha ->	350 uph	400 uph	450 uph	500 uph	550 uph	600 uph	650 uph	675 uph
Build costs ->	£2874 per sqm	£2949 per sqm	£3025 per sqm	£3100 per sqm	£3175 per sqm	£3251 per sqm	£3326 per sqm	£3409 per sqm
Sales value per sqm								
£7,535	5,052,541	7,093,854	17,314,743	25,342,908	27,050,573	33,803,649	40,423,001	50,542,674
£8,127	2,623,800	1,612,854	7,622,117	14,554,828	15,168,505	20,874,719	26,612,409	36,134,614
£8,719	10,938,578	11,041,122	2,702,006	3,533,720	2,767,300	7,433,881	12,286,023	21,413,327
£9,311	18,612,919	19,747,540	12,289,687	7,484,330	8,960,168	5,293,219	1,307,325	7,418,964
£9,903	26,289,260	28,453,958	21,852,982	18,042,802	20,574,486	17,877,886	14,820,137	6,467,377
£10,495	33,965,601	37,138,968	31,416,278	28,601,273	32,188,806	30,462,553	28,245,778	20,264,444
£11,087	41,641,942	45,760,235	40,164,982	39,091,069	43,741,738	42,952,214	41,667,712	33,983,313
£11,679	49,287,394	54,381,502	50,379,278	49,536,110	55,231,284	55,397,245	54,947,186	47,691,318
£12,271	56,900,115	63,002,770	59,843,959	59,981,152	66,720,829	67,842,275	68,226,662	61,263,225
£12,863	64,514,237	71,624,038	69,308,639	70,426,193	78,210,375	80,266,147	81,506,137	74,835,132
£13,455	72,226,237	80,336,038	78,020,639	79,138,193	86,922,375	89,699,886	94,704,957	89,497,132
£14,047	79,741,080	88,866,573	88,174,437	91,175,342	101,047,115	104,921,349	107,860,210	101,884,885
£14,747	88,738,760	99,055,344	99,267,546	103,409,555	114,504,748	119,490,332	123,407,329	117,775,424
£15,393	97,044,311	108,460,363	109,507,338	114,702,675	126,927,180	132,938,625	137,758,517	132,443,615



RLVs less existing use value **£8,000,000 per hectare** **Car Parking sites etc**
£3,238,866 per acre
£9,600,000 per hectare

Density - units/ha ->	350 uph	400 uph	450 uph	500 uph	550 uph	600 uph	650 uph	675 uph
Build costs ->	£2874 per sqm	£2949 per sqm	£3025 per sqm	£3100 per sqm	£3175 per sqm	£3251 per sqm	£3326 per sqm	£3409 per sqm
Sales value per sqm								
£7,535	3,859,459	1,618,446	8,602,743	16,330,908	18,338,573	25,091,649	31,711,001	41,830,674
£8,127	11,335,800	10,324,864	1,089,883	5,842,828	6,456,505	12,162,719	17,900,409	27,422,614
£8,719	19,648,578	19,753,122	11,414,006	5,558,280	5,954,700	1,288,150	3,574,023	12,701,327
£9,311	27,324,919	28,459,540	21,001,687	16,196,330	17,672,168	14,005,219	10,019,325	1,293,036
£9,903	35,001,260	37,165,958	30,564,982	26,754,802	29,286,486	26,589,886	23,532,137	15,179,377
£10,495	42,677,601	46,800,968	40,128,278	37,313,273	40,800,806	39,174,553	36,957,778	28,978,444
£11,087	50,353,942	54,472,235	49,626,598	47,803,069	52,453,738	51,664,214	50,379,712	42,695,313
£11,679	57,999,394	63,093,502	59,091,278	58,248,110	63,943,284	64,109,245	63,659,186	56,403,318
£12,271	65,612,815	71,714,770	68,555,959	68,693,152	75,432,829	76,554,275	76,938,662	69,975,225
£12,863	73,226,237	80,336,038	78,020,639	79,138,193	86,922,375	89,699,886	94,704,957	89,497,132
£13,455	80,839,658	89,957,305	87,485,320	89,535,316	98,371,886	101,305,747	103,416,956	97,119,039
£14,047	88,453,080	97,578,573	96,886,437	99,887,342	109,759,115	113,633,349	116,572,210	110,596,885
£14,747	97,450,760	107,767,344	107,979,546	112,121,555	123,216,748	128,202,332	132,119,329	126,487,424
£15,393	105,756,311	117,172,363	118,219,338	123,414,675	135,639,180	141,650,625	146,470,517	141,155,615



RLVs less existing use value **£6,000,000 per hectare** **Community sites/backlands**
£2,429,150 per acre
£7,200,000 per hectare

Density - units/ha ->	350 uph	400 uph	450 uph	500 uph	550 uph	600 uph	650 uph	675 uph
Build costs ->	£2874 per sqm	£2949 per sqm	£3025 per sqm	£3100 per sqm	£3175 per sqm	£3251 per sqm	£3326 per sqm	£3409 per sqm
Sales value per sqm								
£7,535	6,059,459	4,018,446	6,202,743	14,230,908	15,938,573	22,691,649	29,311,001	39,430,674
£8,127	13,735,800	12,724,864	3,489,883	3,442,828	4,056,505	9,762,719	15,500,409	25,022,614
£8,719	22,048,578	22,153,122	13,814,006	7,958,280	8,354,700	3,688,150	1,174,023	10,301,327
£9,311	29,724,919	30,859,540	23,401,687	18,596,330	20,072,168	16,405,219	12,419,325	3,693,036
£9,903	37,401,260	39,565,958	32,964,982	29,154,802	31,686,486	28,989,886	25,932,137	17,579,377
£10,495	45,077,601	48,250,968	42,528,278	39,713,273	43,300,806	41,574,553	39,357,778	31,376,444
£11,087	52,753,942	56,872,235	52,026,598	50,203,069	54,853,738	54,064,214	52,779,712	45,095,313
£11,679	60,399,394	65,493,502	61,491,278	60,648,110	66,343,284	66,509,245	66,059,186	58,803,318

Density - units/ha ->	350 uph	400 uph	450 uph	500 uph	550 uph	600 uph	650 uph	675 uph	
Build costs ->	E2874 per sqm	E2949 per sqm	E3025 per sqm	E3100 per sqm	E3175 per sqm	E3251 per sqm	E3326 per sqm	E3409 per sqm	
Sales value per sqm									Sales value psm
E7,535	13,259,459	11,218,446	997,257	7,030,908	8,738,573	15,491,649	22,111,001	32,230,674	E7,535
E8,127	20,935,800	19,924,864	10,689,883	3,757,172	3,143,495	2,562,719	8,300,409	17,822,614	E8,127
E8,719	29,248,578	29,353,122	21,014,006	15,158,280	15,554,700	10,888,150	6,025,977	3,101,327	E8,719
E9,311	36,924,919	38,059,640	30,601,887	25,796,330	27,272,168	23,695,219	19,819,325	10,893,036	E9,311
E9,903	44,601,260	46,765,958	40,164,982	36,354,802	38,886,486	36,189,886	33,132,137	24,779,377	E9,903
E10,495	52,277,601	55,450,968	49,728,278	46,913,273	50,500,806	48,774,553	46,557,778	38,576,444	E10,495
E11,087	59,953,942	64,072,235	59,226,598	57,403,069	62,053,738	61,264,214	59,979,712	52,295,313	E11,087
E11,679	67,595,394	72,693,502	68,691,278	67,848,110	73,543,284	73,709,245	73,259,186	66,003,318	E11,679
E12,271	75,212,815	81,314,770	78,155,959	79,293,152	85,032,829	85,154,275	86,538,862	79,575,225	E12,271
E12,863	82,826,237	89,936,038	87,620,639	88,738,193	96,522,375	98,578,147	99,818,137	93,147,132	E12,863
E13,455	90,439,658	98,557,305	97,085,320	99,135,316	107,971,886	110,905,747	113,016,956	106,719,039	E13,455
E14,047	98,053,080	107,178,673	106,486,437	109,487,342	119,359,115	123,233,349	126,172,210	120,196,885	E14,047
E14,747	107,050,760	117,367,344	117,578,546	121,721,255	132,816,748	137,802,332	141,719,329	136,087,424	E14,747
E15,393	115,356,311	126,772,363	127,818,338	133,014,675	145,238,190	151,250,625	156,070,517	150,755,615	E15,393

Aff Hsg	20%
% SR	50%
% SO	50%
S106 (private)	E1,500 per unit
S106 (affordable)	E1,500 per unit
CSH (% uplift on Private)	0%
CSH (% uplift on AH)	0%
Grant	Yes
Developer's profit	20%

RLVs less existing use value **E25,620,000 per hectare** **Office**
E10,372,470 per acre

Density - units/ha ->	350 uph	400 uph	450 uph	500 uph	550 uph	600 uph	650 uph	675 uph	
Build costs ->	E2874 per sqm	E2949 per sqm	E3025 per sqm	E3100 per sqm	E3175 per sqm	E3251 per sqm	E3326 per sqm	E3409 per sqm	
Sales value per sqm									Sales value pper sq m
E7,535	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	E7,535
E8,127	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	E8,127
E8,719	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	E8,719
E9,311	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	E9,311
E9,903	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	E9,903
E10,495	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	E10,495
E11,087	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	E11,087
E11,679	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	E11,679
E12,271	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	E12,271
E12,863	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	E12,863
E13,455	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	E13,455
E14,047	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	E14,047
E14,747	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	E14,747
E15,393	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	E15,393

Current	Value ranges	Inflated
		(10% real growth)
		(25% real growth)
↑	↑	↑
↓	↓	↓

RLVs less existing use value **E15,260,000 per hectare** **Industrial/Storage/Distribution**
E6,178,138 per acre

Density - units/ha ->	350 uph	400 uph	450 uph	500 uph	550 uph	600 uph	650 uph	675 uph	
Build costs ->	E2874 per sqm	E2949 per sqm	E3025 per sqm	E3100 per sqm	E3175 per sqm	E3251 per sqm	E3326 per sqm	E3409 per sqm	
Sales value per sqm									Sales value per sq m
E7,535	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	E7,535
E8,127	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	E8,127
E8,719	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	E8,719
E9,311	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	E9,311
E9,903	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	E9,903
E10,495	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	E10,495
E11,087	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	E11,087
E11,679	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	E11,679
E12,271	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	E12,271
E12,863	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	E12,863
E13,455	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	E13,455
E14,047	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	E14,047
E14,747	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	E14,747
E15,393	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	E15,393

Current	Value ranges	Inflated
		(10% real growth)
		(25% real growth)
↑	↑	↑
↓	↓	↓

RLVs less existing use value **E8,000,000 per hectare** **Car Parking sites etc**
E3,238,866 per acre

Density - units/ha ->	350 uph	400 uph	450 uph	500 uph	550 uph	600 uph	650 uph	675 uph	
Build costs ->	E2874 per sqm	E2949 per sqm	E3025 per sqm	E3100 per sqm	E3175 per sqm	E3251 per sqm	E3326 per sqm	E3409 per sqm	
Sales value per sqm									Sales value pper sq m
E7,535	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	E7,535
E8,127	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	E8,127
E8,719	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	E8,719
E9,311	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	E9,311
E9,903	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	E9,903
E10,495	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	E10,495
E11,087	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	E11,087
E11,679	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	E11,679
E12,271	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	E12,271
E12,863	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	E12,863
E13,455	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	E13,455
E14,047	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	E14,047
E14,747	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	E14,747
E15,393	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	E15,393

Current	Value ranges	Inflated
		(10% real growth)
		(25% real growth)
↑	↑	↑
↓	↓	↓

RLVs less existing use value **E6,000,000 per hectare** **Community sites/backlands**
E2,429,150 per acre

Density - units/ha ->	350 uph	400 uph	450 uph	500 uph	550 uph	600 uph	650 uph	675 uph	
Build costs ->	E2874 per sqm	E2949 per sqm	E3025 per sqm	E3100 per sqm	E3175 per sqm	E3251 per sqm	E3326 per sqm	E3409 per sqm	
Sales value per sqm									Sales value per sq m
E7,535	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	E7,535
E8,127	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	E8,127
E8,719	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	E8,719
E9,311	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	E9,311
E9,903	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	E9,903
E10,495	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	E10,495
E11,087	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	E11,087
E11,679	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	E11,679
E12,271	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	E12,271
E12,863	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	E12,863
E13,455	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	E13,455
E14,047	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	E14,047
E14,747	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	E14,747
E15,393	⊗	⊗	⊗	⊗	⊗	⊗	⊗	⊗	E15,393

Current	Value ranges	Inflated
		(10% real growth)
		(25% real growth)
↑	↑	↑
↓	↓	↓