

Table 1: Residual Land Value Results by Scheme Type, Value Level & CL Rate
70% Affordable Rent/30% LCHO - Greenfield Benchmark Comparison

Development Scenario	Value Level	Site Density (pp)	Residual Land Value (£)												Residual Land Value (£/Ha)												CL Range (£/m ²)																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																							
			Residual Land Value - £0/m ² CL	Residual Land Value - £20/m ² CL	Residual Land Value - £40/m ² CL	Residual Land Value - £60/m ² CL	Residual Land Value - £70/m ² CL	Residual Land Value - £80/m ² CL	Residual Land Value - £90/m ² CL	Residual Land Value - £100/m ² CL	Residual Land Value - £120/m ² CL	Residual Land Value - £0/m ² CL	Residual Land Value - £20/m ² CL	Residual Land Value - £40/m ² CL	Residual Land Value - £60/m ² CL	Residual Land Value - £70/m ² CL	Residual Land Value - £80/m ² CL	Residual Land Value - £90/m ² CL	Residual Land Value - £100/m ² CL	Residual Land Value - £120/m ² CL																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
15 Houses (20% AH)	1	40	-£278,120	-£299,757	-£321,474	-£343,151	-£364,889	-£386,596	-£408,282	-£429,947	-£451,592	-£473,317	-£494,992	-£516,667	-£538,342	-£559,997	-£581,652	-£603,307	-£624,962	-£646,617	-£668,272	-£689,927	-£711,582	-£733,237	-£754,892	-£776,547	-£798,202	-£819,857	-£841,512	-£863,167	-£884,822	-£906,477	-£928,132	-£949,787	-£971,442	-£993,097	-£1,014,752	-£1,036,407	-£1,058,062	-£1,079,717	-£1,101,372	-£1,123,027	-£1,144,682	-£1,166,337	-£1,187,992	-£1,209,647	-£1,231,302	-£1,252,957	-£1,274,612	-£1,296,267	-£1,317,922	-£1,339,577	-£1,361,232	-£1,382,887	-£1,404,542	-£1,426,197	-£1,447,852	-£1,469,507	-£1,491,162	-£1,512,817	-£1,534,472	-£1,556,127	-£1,577,782	-£1,599,437	-£1,621,092	-£1,642,747	-£1,664,402	-£1,686,057	-£1,707,712	-£1,729,367	-£1,751,022	-£1,772,677	-£1,794,332	-£1,815,987	-£1,837,642	-£1,859,297	-£1,880,952	-£1,902,607	-£1,924,262	-£1,945,917	-£1,967,572	-£1,989,227	-£2,010,882	-£2,032,537	-£2,054,192	-£2,075,847	-£2,097,502	-£2,119,157	-£2,140,812	-£2,162,467	-£2,184,122	-£2,205,777	-£2,227,432	-£2,249,087	-£2,270,742	-£2,292,397	-£2,314,052	-£2,335,707	-£2,357,362	-£2,379,017	-£2,400,672	-£2,422,327	-£2,443,982	-£2,465,637	-£2,487,292	-£2,508,947	-£2,530,602	-£2,552,257	-£2,573,912	-£2,595,567	-£2,617,222	-£2,638,877	-£2,660,532	-£2,682,187	-£2,703,842	-£2,725,497	-£2,747,152	-£2,768,807	-£2,790,462	-£2,812,117	-£2,833,772	-£2,855,427	-£2,877,082	-£2,898,737	-£2,920,392	-£2,942,047	-£2,963,702	-£2,985,357	-£3,007,012	-£3,028,667	-£3,050,322	-£3,071,977	-£3,093,632	-£3,115,287	-£3,136,942	-£3,158,597	-£3,180,252	-£3,201,907	-£3,223,562	-£3,245,217	-£3,266,872	-£3,288,527	-£3,310,182	-£3,331,837	-£3,353,492	-£3,375,147	-£3,396,802	-£3,418,457	-£3,440,112	-£3,461,767	-£3,483,422	-£3,505,077	-£3,526,732	-£3,548,387	-£3,570,042	-£3,591,697	-£3,613,352	-£3,635,007	-£3,656,662	-£3,678,317	-£3,699,972	-£3,721,627	-£3,743,282	-£3,764,937	-£3,786,592	-£3,808,247	-£3,829,902	-£3,851,557	-£3,873,212	-£3,894,867	-£3,916,522	-£3,938,177	-£3,959,832	-£3,981,487	-£4,003,142	-£4,024,797	-£4,046,452	-£4,068,107	-£4,089,762	-£4,111,417	-£4,133,072	-£4,154,727	-£4,176,382	-£4,198,037	-£4,219,692	-£4,241,347	-£4,263,002	-£4,284,657	-£4,306,312	-£4,327,967	-£4,349,622	-£4,371,277	-£4,392,932	-£4,414,587	-£4,436,242	-£4,457,897	-£4,479,552	-£4,501,207	-£4,522,862	-£4,544,517	-£4,566,172	-£4,587,827	-£4,609,482	-£4,631,137	-£4,652,792	-£4,674,447	-£4,696,102	-£4,717,757	-£4,739,412	-£4,761,067	-£4,782,722	-£4,804,377	-£4,826,032	-£4,847,687	-£4,869,342	-£4,891,000	-£4,912,655	-£4,934,310	-£4,955,965	-£4,977,620	-£4,999,275	-£5,020,930	-£5,042,585	-£5,064,240	-£5,085,895	-£5,107,550	-£5,129,205	-£5,150,860	-£5,172,515	-£5,194,170	-£5,215,825	-£5,237,480	-£5,259,135	-£5,280,790	-£5,302,445	-£5,324,100	-£5,345,755	-£5,367,410	-£5,389,065	-£5,410,720	-£5,432,375	-£5,454,030	-£5,475,685	-£5,497,340	-£5,518,995	-£5,540,650	-£5,562,305	-£5,583,960	-£5,605,615	-£5,627,270	-£5,648,925	-£5,670,580	-£5,692,235	-£5,713,890	-£5,735,545	-£5,757,200	-£5,778,855	-£5,800,510	-£5,822,165	-£5,843,820	-£5,865,475	-£5,887,130	-£5,908,785	-£5,930,440	-£5,952,095	-£5,973,750	-£5,995,405	-£6,017,060	-£6,038,715	-£6,060,370	-£6,082,025	-£6,103,680	-£6,125,335	-£6,146,990	-£6,168,645	-£6,190,300	-£6,211,955	-£6,233,610	-£6,255,265	-£6,276,920	-£6,298,575	-£6,320,230	-£6,341,885	-£6,363,540	-£6,385,195	-£6,406,850	-£6,428,505	-£6,450,160	-£6,471,815	-£6,493,470	-£6,515,125	-£6,536,780	-£6,558,435	-£6,580,090	-£6,601,745	-£6,623,400	-£6,645,055	-£6,666,710	-£6,688,365	-£6,710,020	-£6,731,675	-£6,753,330	-£6,774,985	-£6,796,640	-£6,818,295	-£6,839,950	-£6,861,605	-£6,883,260	-£6,904,915	-£6,926,570	-£6,948,225	-£6,969,880	-£6,991,535	-£7,013,190	-£7,034,845	-£7,056,500	-£7,078,155	-£7,099,810	-£7,121,465	-£7,143,120	-£7,164,775	-£7,186,430	-£7,208,085	-£7,229,740	-£7,251,395	-£7,273,050	-£7,294,705	-£7,316,360	-£7,338,015	-£7,359,670	-£7,381,325	-£7,402,980	-£7,424,635	-£7,446,290	-£7,467,945	-£7,489,600	-£7,511,255	-£7,532,910	-£7,554,565	-£7,576,220	-£7,597,875	-£7,619,530	-£7,641,185	-£7,662,840	-£7,684,495	-£7,706,150	-£7,727,805	-£7,749,460	-£7,771,115	-£7,792,770	-£7,814,425	-£7,836,080	-£7,857,735	-£7,879,390	-£7,901,045	-£7,922,700	-£7,944,355	-£7,966,010	-£7,987,665	-£8,009,320	-£8,030,975	-£8,052,630	-£8,074,285	-£8,095,940	-£8,117,595	-£8,139,250	-£8,160,905	-£8,182,560	-£8,204,215	-£8,225,870	-£8,247,525	-£8,269,180	-£8,290,835	-£8,312,490	-£8,334,145	-£8,355,800	-£8,377,455	-£8,399,110	-£8,420,765	-£8,442,420	-£8,464,075	-£8,485,730	-£8,507,385	-£8,529,040	-£8,550,695	-£8,572,350	-£8,594,005	-£8,615,660	-£8,637,315	-£8,658,970	-£8,680,625	-£8,702,280	-£8,723,935	-£8,745,590	-£8,767,245	-£8,788,900	-£8,810,555	-£8,832,210	-£8,853,865	-£8,875,520	-£8,897,175	-£8,918,830	-£8,940,485	-£8,962,140	-£8,983,795	-£9,005,450	-£9,027,105	-£9,048,760	-£9,070,415	-£9,092,070	-£9,113,725	-£9,135,380	-£9,157,035	-£9,178,690	-£9,200,345	-£9,222,000	-£9,243,655	-£9,265,310	-£9,286,965	-£9,308,620	-£9,330,275	-£9,351,930	-£9,373,585	-£9,395,240	-£9,416,895	-£9,438,550	-£9,460,205	-£9,481,860	-£9,503,515	-£9,525,170	-£9,546,825	-£9,568,480	-£9,590,135	-£9,611,790	-£9,633,445	-£9,655,100	-£9,676,755	-£9,698,410	-£9,720,065	-£9,741,720	-£9,763,375	-£9,785,030	-£9,806,685	-£9,828,340	-£9,849,995	-£9,871,650	-£9,893,305	-£9,914,960	-£9,936,615	-£9,958,270	-£9,979,925	-£1,001,580	-£1,023,235	-£1,044,890	-£1,066,545	-£1,088,200	-£1,109,855	-£1,131,510	-£1,153,165	-£1,174,820	-£1,196,475	-£1,218,130	-£1,239,785	-£1,261,440	-£1,283,095	-£1,304,750	-£1,326,405	-£1,348,060	-£1,369,715	-£1,391,370	-£1,413,025	-£1,434,680	-£1,456,335	-£1,477,990	-£1,499,645	-£1,521,300	-£1,542,955	-£1,564,610	-£1,586,265	-£1,607,920	-£1,629,575	-£1,651,230	-£1,672,885	-£1,694,540	-£1,716,195	-£1,737,850	-£1,759,505	-£1,781,160	-£1,802,815	-£1,824,470	-£1,846,125	-£1,867,780	-£1,889,435	-£1,911,090	-£1,932,745	-£1,954,400	-£1,976,055	-£1,997,710	-£2,019,365	-£2,041,020	-£2,062,675	-£2,084,330	-£2,105,985	-£2,127,640	-£2,149,295	-£2,170,950	-£2,192,605	-£2,214,260	-£2,235,915	-£2,257,570	-£2,279,225	-£2,300,880	-£2,322,535	-£2,344,190	-£2,365,845	-£2,387,500	-£2,409,155	-£2,430,810	-£2,452,465	-£2,474,120	-£2,495,775	-£2,517,430	-£2,539,085	-£2,560,740	-£2,582,395	-£2,604,050	-£2,625,705	-£2,647,360	-£2,669,015	-£2,690,670	-£2,712,325	-£2,733,980	-£2,755,635	-£2,777,290	-£2,798,945	-£2,820,600	-£2,842,255	-£2,863,910	-£2,885,565	-£2,907,220	-£2,928,875	-£2,950,530	-£2,972,185	-£2,993,840	-£3,015,495	-£3,037,150	-£3,058,805	-£3,080,460	-£3,102,115	-£3,123,770	-£3,145,425	-£3,167,080	-£3,188,735	-£3,210,390	-£3,232,045	-£3,253,700	-£3,275,355	-£3,297,010	-£3,318,665	-£3,340,320	-£3,361,975	-£3,383,630	-£3,405,285	-£3,426,940	-£3,448,595	-£3,470,250	-£3,491,905	-£3,513,560	-£3,535,215	-£3,556,870	-£3,578,525	-£3,600,180	-£3,621,835	-£3,643,490	-£3,665,145	-£3,686,800	-£3,708,455	-£3,730,110	-£3,751,765	-£3,773,420	-£3,795,075	-£3,816,730	-£3,838,385	-£3,860,040	-£3,881,695	-£3,903,350	-£3,925,005	-£3,946,660	-£3,968,315	-£3,989,970	-£4,011,625	-£4,033,280	-£4,054,935	-£4,076,590	-£4,098,245	-£4,119,900	-£4,141,555	-£4,163,210	-£4,184,865	-£4,206,520	-£4,228,175	-£4,249,830	-£4,271,485	-£4,293,140	-£4,314,795	-£4,336,450	-£4,358,105	-£4,379,760	-£4,401,415	-£4,423,070	-£4,444,725	-£4,466,380	-£4,488,035	-£4,509,690	-£4,531,345	-£4,553,000	-£4,574,655	-£4,596,310	-£4,617,965	-£4,639,620	-£4,661,275	-£4,682,930	-£4,704,585	-£4,726,240	-£4,747,895	-£4,769,550	-£4,791,205	-£4,812,860	-£4,834,515	-£4,856,170	-£4,877,825	-£4,899,480	-£4,921,135	-£4,942,790	-£4,964,445	-£4,986,100	-£5,007,755	-£5,029,410	-£5,051,065	-£5,072,720	-£5,094,375	-£5,116,030	-£5,137,685	-£5,159,340	-£5,181,000	-£5,202,655	-£5,224,310	-£5,245,965	-£5,267,620	-£5,289,275	-£5,310,930	-£5,332,585	-£5,354,240	-£5,375,895	-£5,397,550	-£5,419,205	-£5,440,860	-£5,462,515	-£5,484,170	-£5,505,825	-£5,527,480	-£5,549,135	-£5,570,790	-£5,592,445	-£5,614,100	-£5,635,755	-£5,657,410	-£5,679,065	-£5,700,720	-£5,722,375	-£5,744,030	-£5,765,685	-£5,787,340	-£5,809,000	-£5,830,655	-£5,852,310	-£5,873,965	-£5,895,620	-£5,917,275	-£5,938,930	-£5,960,585	-£5,982,240	-£6,003,895	-£6,025,550	-£6,047,205	-£6,068,860	-£6,090,515	-£6,112,170	-£6,133,825	-£6,155,480	-£6,177,135	-£6,198,790	-£6,220,445	-£6,242,100	-£6,263,755	-£6,285,410	-£6,307,065	-£6,328,720	-£6,350,375	-£6,372,030	-£6,393,685	-£6,415,340	-£6,437,000	-£6,458,655	-£6,480,310	-£6,501,965	-£6,523,620	-£6,545,275	-£6,566,930	-£6,588,585	-£6,610,240	-£6,631,895	-£6,653,550	-£6,675,205	-£6,696,860	-£6,718,515	-£6,740,170	-£6,761,825	-£6,783,480	-£6,805,135	-£6,826,790	-£6,848,445	-£6,870,100	-£6,891,755	-£6,913,410	-£6,935,065	-£6,956,720	-£6,978,375	-£7,000,030	-£7,021,685	-£7,043,340	-£7,065,000	-£7,086,655	-£7,108,310	-£7,129,965	-£7,151,620	-£7,173,275	-£7,194,930

