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

						ı	Residual Land Value (:	Ε)					Residual Land Value (£/Ha)									
Development Scenario	Value Level	Site Density (dph)	Residual Land Value - £0/m² CIL	Residual Land Value - £20/m² CIL	Residual Land Value - £40/m² CIL	Residual Land Value - £60/m² CIL	Residual Land Value - £70/m² CIL	Residual Land Value - £80/m² CIL	Residual Land Value - £90/m² CIL	Residual Land Value - £100/m² CIL	Residual Land Value - £120/m² CIL	Residual Land Value - £0/m² CIL	Residual Land Value - £20/m² CIL	Residual Land Value - £40/m² CIL	Residual Land Value - £60/m² CIL	Residual Land Value - £70/m² CIL	Residual Land Value - £80/m² CIL	Residual Land Value - £90/m² CIL	Residual Land Value - £100/m² CIL	Residual Land Value - £120/m² CIL	CIL Range (£/m²)*	
	1	40	-£278,120	-£299,797	-£321,474	-£343,151	-£353,989	-£364,828	-£375,666	-£386,505	-£408,182	-£741,653	-£799,458	-£857,263	-£915,069	-£943,971	-£972,874	-£1,001,777	-£1,030,679	-£1,088,485	-£439	-£351
15 Houses (20% AH)	3	40	-£90,698	-£112,375 £229.380	-£134,052 £210.436	-£155,729 £191.491	-£166,568 £182.019	-£177,406 £172.547	-£188,245 £163.075	-£199,083	-£220,760 £134.658	-£241,862 £662.198	-£299,668 £611.680	-£357,473 £561.162	-£415,278 £510.644	-£444,181 £485.384	-£473,084 £460.125	-£501,986 £434.866	-£530,889 £409.607	-£588,694 £359,089	-£262 £57	-£174 £146
	3 3Δ	40	£248,324 £371.170	£229,380 £352.226	£210,436 £333.282	£191,491 £314.337	£182,019 £204.965	£172,547 £295.393	£163,075 £285.921	£153,603 £276,449	£134,658 £257.504	£989,787	£939,269	£561,162 £888 751	£838.233	£485,384 £812 973	£460,125 £787.714	£434,866 £762.455	£409,607 £737,196	£359,089 £686.678	£57 £173	£146 £262
	4	40	£561.745	£543.267	£524.789	£506.310	£497.071	£487.832	£478.593	£469.354	£450.875	£1,497,987	£1,448,712	£1,399,436	£1,350,161	£1,325,523	£1,300,886	£1,276,248	£1,251,610	£1,202,335	£353	£442
	5	40	£854,920	£836,442	£817,964	£799,485	£790,246	£781,007	£771,768	£762,529	£744,051	£2,279,788	£2,230,512	£2,181,237	£2,131,961	£2,107,324	£2,082,686	£2,058,048	£2,033,410	£1,984,135	£630	£718
	6	40	£1,063,465	£1,044,987	£1,026,509	£1,008,030	£998,791	£989,552	£980,313	£971,074	£952,595	£2,835,907	£2,786,632	£2,737,356	£2,688,081	£2,663,443	£2,638,805	£2,614,168	£2,589,530	£2,540,255	£826	£915
	1	40	-£358,136	-£376,336	-£394,537	-£412,737	-£421,838	-£430,938	-£440,038	-£449,138	-£467,339		-£1,003,564	-£1,052,098	-£1,100,633	-£1,124,900	-£1,149,168	-£1,173,435	-£1,197,702	-£1,246,237	-£613	-£508
	2	40	-£182,322	-£200,523	-£218,723	-£236,924	-£246,024	-£255,124	-£264,225	-£273,325	-£291,525	-£486,193	-£534,728	-£583,262	-£631,797	-£656,064	-£680,332	-£704,599	-£728,866	-£777,401	-£416	-£310
	3	40	£147,962	£132,056	£116,149	£100,243	£92,290	£84,337	£76,384	£68,431	£52,525	£394,564	£352,148	£309,732	£267,316	£246,108	£224,899	£203,691	£182,483	£140,067	-£44	£61
15 Houses (30% AH)	3A	40	£263,199	£247,293	£231,387	£215,481	£207,528	£199,575	£191,622	£183,669	£167,763	£701,864	£659,448	£617,032	£574,616	£553,408	£532,199	£510,991	£489,783	£447,367	£85	£190
	4	40	£444,062	£428,547	£423,449 £661.613	£407,543 £646,098	£399,590 £638,341	£391,637 £630,583	£383,684	£375,731	£359,825	£1,184,164 £1.847.046	£1,142,792	£1,129,199 £1,764,300	£1,086,782	£1,065,574	£1,044,366 £1.681.555	£1,023,158 £1,660,869	£1,001,950 £1.640,182	£959,534 £1.598.809	£288 £568	£394
	5	40	£692,642 £867,741	£677,127 £852,226			£638,341 £813.439	£630,583 £805.682	£622,826	£615,068 £790,167	£599,554 £774,653		£1,805,673	,,	£1,722,928	£1,702,241						£673
		40	-£384.025	-£400.282	£836,712 -£416.540	£821,197 -£432.798	-£440.927	-£449.056	£797,925 -£457,184	-£465,313	£774,653 -£481.571	£2,313,977	£2,272,604	£2,231,231	£2,189,858	£2,169,172	£2,148,486	£2,127,799	£2,107,113	£2,065,740	£764	£870
15 Houses (40% AH)	2	40	-£384,025 -£213.053	-£400,282 -£229.311	-£416,540 -£245.569	-£432,798 -£261.826	-£440,927 -£269.955	-£449,056 -£278.084	-£457,184 -£286.213	-£465,313 -£294.342	-£481,571 -£310.600	-£1,024,066	-£1,067,420	-£1,110,774	-£1,154,128	-£1,175,805	-£1,197,482	-£1,219,159	-£1,240,836 -£784,911	-£1,284,190 -£828,265	-£719	-£601
	3	40	£112.642	£98.434	£84.225	£70.017	£62.913	£55.809	£48.705	£41.601	£27.392	£300,378	£262,490	£224,601	£186,712	£719,880 £167,768	£148.824	£129.879	£110.935	£828,265 £73.046	-£504 -£94	-£386 £24
	3A	40	£224.706	£210,434	£196.289	£182.081	£174.977	£167.873	£160.769	£153.664	£139,456	£300,378 £599.215	£262,490 £561.327	£224,601	£485,712	£466.605	£148,824 £447.661	£428.716	£110,935 £409.772	£73,046 £371.883	-£94 £47	£24 £165
	4	40	£411.479	£397.271	£383.062	£368.854	£361.750	£354.646	£347.542	£340.438	£326.229	£1,097,277	£1,059,388	£523,438 £1.021.499	£983,611	£466,605	£945,722	£926,778	£409,772 £907.833	£371,883 £869.945	£47 £282	£105
	5	40	£640.131	£626.273	£612.414	£598,555	£591.626	£584.696	£577.767	£570.838	£556,979	£1,707,017	£1,670.060	£1,021,499 £1 633 104	£1.596.147	£1 577 669	£1,559,191	£1 540 712	£1 522 234	£1.485.277	£262 £569	£687
	6	40	£796 540	£782.681	£768.823	£754.964	£748.034	£741.105	£734.176	£727.246	£713.388	£2,124,107	£2,087,150	£2,050,193	£2,013,237	£1,994,759	£1,976,280	£1,957,802	£1,939,324	£1,902,367	£766	£884
	1	40	-£3.105.248	-£3.257.888	-£3.410.528	-£3.563.168	-£3,639,488	-£3.715.808	-£3.792.128	-£3.868.448	-£4.895.875	-£1 242 099	-£1 303 155	-£1 364 211	-£1.425.267	-£1.455.795	-£1,486,323	-£1.516.851	-£1 547 379	-£1.958.350	-£605	-£518
	2	40	-£1.731.230	-£1.883.870	-£2.036.510	-£2.189.150	-£2.265.470	-£2.341.790	-£2.418.110	-£2,494,430	-£3.524.980		-£753.548	-£814.604	-£875.660	-£906.188	-£936,716	-£967.244	-f997 772	-£1,409,992	-£414	-£327
	3	40	£785,356	£667,461	£549,565	£431,670	£383,821	£323,118	£262,415	£201,712	-£783,190	£314.142	£266.984	£219.826	£172.668	£153,529	£129.247	£104.966	£80 685	-f313.276	-£65	£22
100 Mixed (30% AH)	3A	40	£1,581,299	£1,463,403	£1,345,508	£1,227,613	£1,168,665	£1,109,717	£1,050,770	£991,822	£156,360	£632.519	£585,361	£538,203	£491.045	£467.466	£443.887	£420,308	£396.729	£62.544	£46	£133
	4	40	£2,907,870	£2,789,975	£2,672,080	£2,554,184	£2,495,237	£2,436,289	£2,377,341	£2,318,394	£2,200,498	£1,163,148	£1,115,990	£1,068,832	£1,021,674	£998,095	£974,516	£950,936	£927,357	£880,199	£230	£317
	5	40	£4,730,856	£4,612,961	£4,495,066	£4,377,170	£4,318,223	£4,259,275	£4,200,327	£4,141,380	£2,640,854	£1,892,343	£1,845,184	£1,798,026	£1,750,868	£1,727,289	£1,703,710	£1,680,131	£1,656,552	£1,056,341	£483	£570
	6	40	£6,012,468	£5,894,572	£5,776,677	£5,658,782	£5,599,834	£5,540,886	£5,481,939	£5,422,991	£3,654,387	£2,404,987	£2,357,829	£2,310,671	£2,263,513	£2,239,934	£2,216,354	£2,192,775	£2,169,196	£1,461,755	£661	£748
	1	40	-£3,443,329	-£3,579,327	-£3,715,325	-£3,851,323	-£3,919,322	-£3,987,321	-£4,055,320	-£4,123,319	-£4,259,317	-£1,377,332	-£1,431,731	-£1,486,130	-£1,540,529	-£1,567,729	-£1,594,928	-£1,622,128	-£1,649,328	-€1,703,727	-£732	-£634
	2	40	-£2,114,220	-£2,250,218	-£2,386,216	-£2,522,214	-£2,590,213	-£2,658,212	-£2,726,211	-£2,794,210	-£2,930,208	-£845,688	-£900,087	-£954,486	-£1,008,886	-£1,036,085	-£1,063,285	-£1,090,484	-£1,117,684	-€1,172,083	-£524	-£427
	3	40	£420,171	£324,513	£216,344	£108,175	£54,090	£5	-£67,993	-£135,992	-£271,990	£168,068	£129,805	£86,538	£43,270	£21,636	£2	-£27,197	-£54,397	-£108,796	-£129	-£32
100 Mixed (40% AH)	3A	40	£1,190,099	£1,085,057	£980,016	£874,974	£822,454	£769,933	£717,412	£664,891	£559,850	£476,040	£434,023	£392,006	£349,990	£328,981	£307,973	£286,965	£265,957	£223,940	-£9	£88
	4	40	£2,473,312	£2,368,271	£2,263,229	£2,158,188	£2,105,667	£2,053,146	£2,000,625	£1,948,105	£1,843,063	£989,325	£947,308	£905,292	£863,275	£842,267	£821,258	£800,250	£779,242	£737,225	£191	£288
	5	40	£4,151,026 £5,292,906	£4,045,985 £5.187.864	£3,940,943 £5,082,823	£3,835,902 £4,977,782	£3,783,381 £4,925,261	£3,730,860 £4,872,740	£3,678,339 £4,820,219	£3,625,819 £4,767,699	£3,520,777 £4,662,657	£1,660,410	£1,618,394	£1,576,377	£1,534,361	£1,513,352	£1,492,344	£1,471,336	£1,450,328	£1,408,311	£452 £630	£550 £728
	- 6	40	£5,292,906 -£6.433,750	£5,187,864 -£7,008,316	£5,082,823 -£7,582,881	£4,977,782 -£8.157.446	£4,925,261 -£8.444.729	£4,872,740 -£8,732,012	£4,820,219 -£9,019,294	£4,767,699 -£9,306,577	£4,662,657 -£9,881,143	£2,117,162	£2,075,146	£2,033,129	£1,991,113	£1,970,104	£1,949,096	£1,928,088	£1,907,079	£1,865,063	2000	
	1	30	-£6,433,750 -£1.569.811	-£7,008,316 -£2.144.377	-£7,582,881 -£2,718.942	-£8,157,446 -£3,293,507	-£8,444,729 -£3.580.790	-£8,732,012 -£3.868.073	-£9,019,294 -£4.155.355	£9,306,577 -£4.442.638	-£9,881,143 -£5.017.204	-£482,531	-£525,624 -£160.828	-£568,716 -£203,921	-£611,808	-£633,355 -£268,559	-£654,901	-£676,447	-£697,993	-£741,086 -£376,290	-£455 -£286	-£339 -£170
		30	£6.936.051	£6.407.010	£5.877.969	£5,348,929	£5.084.408	£4.819.888	£4,555,367	£4,442,638	£3,761.806	-£117,736 £520.204		£203,921 £440.848	-2277,023		-1130,103	-2322/032	-2333,230		-£286	
400 Mixed (30% AH)	34	30	£9.973.859	£9,449,774	£8.925.690	£8.401.605	£8.139.562	£7.877.520	£7.615.477	£7,353,435	£6.829.350	£520,204 £748.039	£480,526 £708,733	£440,848 £669.427	£401,170 £630.120	£381,331 £610.467	£361,492 £590.814	£341,653 £571,161	£321,814 £551,508	£282,135 £512,201	£9 £115	£125 £231
400 WILES (SUR AN)	4	30	£15.284.736	£14.755.696	£14.226.655	£13.697.614	£13.433.094	£13.168.573	£12.904.053	£12.639.532	£12.110.492	£748,039 £1 146 355	£708,733 £1 106 677	£1069,427 £1066,999	£630,120 £1 027 321	£610,467 £1 007 482	£590,814 £987.643	£5/1,161 £967.804	£551,508 £947.965	£512,201 £908 287	£115	£231 £415
	5	30	£23,626,972	£23.097.931	£22.568.891	£22.039.850	£21,775,329	£21.510.809	£21.246.289	£20.981.768	£20,452,727	£1,146,355 £1.772.023	£1,106,677 £1,732,345	£1,066,999 £1,692,667	£1,027,321 £1 652 989	£1,007,482 £1.633,150	£987,643 £1.613.311	£1.593.472	£947,965 £1 573 633	£908,287 £1.533.955	£299 £589	£705
	6	30	£29.882.122	£29,353,081	£28.824.040	£28,295,000	£28.030.479	£27.765.959	£27.501.438	£27.236.918	£26,707,877	£2,241,159	£2,201,481	£2,161,803	£2,122,125	£2,102,286	£2,082,447	£2,062,608	£2.042.769	£2,003,091	£309 £806	£922
	1	30	-£7,816,674	-£8,328,596	-£8,840,518	-£9,352,440	-£9,608,401	-£9,864,362	-£10,120,323	-£10,376,283	-£10,888,205	-6586 251	-£624.645	-£663.039	-£701.433	-£720.630	-£739.827	-£759.024	-£778.221	-£816.615	-F564	-£435
	2	30	-£2,770,787	-£3,282,709	-£3,794,631	-£4,306,553	-£4,562,514	-£4,818,474	-£5,074,435	-£5,330,396	-£5,842,318	-£207.809	-£246,203	-£284,597	-£322.991	-£342.189	-£361.386	-£380,583	-£399.780	-£438.174	-£368	-£238
	3	30	£5,626,612	£5,155,251	£4,683,890	£4,212,530	£3,976,849	£3,741,169	£3,505,489	£3,269,808	£2,798,448	£421,996	£386.644	£351,292	£315,940	£298,264	£280.588	£262.912	£245.236	£209.884	-£41	£89
400 Mixed (40% AH)	3A	30	£8,673,882	£8,202,521	£7,731,161	£7,259,800	£7,024,120	£6,788,439	£6,552,759	£6,317,079	£5,845,718	£650,541	£615,189	£579,837	£544,485	£526,809	£509,133	£491,457	£473,781	£438,429	£78	£208
	4	30	£13,747,794	£13,276,433	£12,805,072	£12,333,712	£12,098,031	£11,862,351	£11,626,671	£11,390,990	£10,919,630	£1,031,085	£995,732	£960,380	£925,028	£907,352	£889,676	£872,000	£854,324	£818,972	£276	£406
	5	30	£21,860,907	£21,389,546	£20,918,186	£20,446,825	£20,211,145	£19,975,464	£19,739,784	£19,504,104	£19,032,743	£1,639,568	£1,604,216	£1,568,864	£1,533,512	£1,515,836	£1,498,160	£1,480,484	£1,462,808	£1,427,456	£592	£722
	6	30	£27,943,818	£27,472,457	£27,001,096	£26,529,736	£26,294,055	£26,058,375	£25,822,695	£25,587,014	£25,115,654	£2,095,786	£2,060,434	£2,025,082	£1,989,730	£1,972,054	£1,954,378	£1,936,702	£1,919,026	£1,883,674	£829	£959

Table 2: Residual Land Value Results by Scheme Type, Value Level & CIL Rate 70% Affordable Rent/30% LCHO - PDL Non-Residential Benchmark Comparison

			Residual Land Value (£)										Residual Land Value (£/Ha)										
Development Scenario	Value Level	Site Density (dph)	Residual Land Value - £0/m² CIL	Residual Land Value - £20/m² CIL	Residual Land Value - £40/m² CIL	Residual Land Value - £60/m² CIL	Residual Land Value - £70/m² CIL	Residual Land Value - £80/m² CIL	Residual Land Value - £90/m² CIL	Residual Land Value - £100/m² CIL	Residual Land Value - £120/m² CIL	Residual Land Value - £0/m² CIL	Residual Land Value - £20/m² CIL	Residual Land Value - £40/m² CIL	Residual Land Value - £60/m² CIL	Residual Land Value - £70/m² CIL	Residual Land Value - £80/m² CIL	Residual Land Value - £90/m² CIL	Residual Land Value - £100/m² CIL	Residual Land Value - £120/m² CIL	CIL Rang	e (£/m²)*	
1 Houses	1	40	-£97,287	-£99,825	-£102,362	-£104,900	-£106,169	-£107,437	-£108,706	-£109,975	-£112,512	-£3,891,491	-£3,992,991	-£4,094,491	-£4,195,991	-£4,246,741	-£4,297,491	-£4,348,241	-£4,398,991	-£4,500,491	-£978	-£878	
	2	40	-£78,049	-£80,586	-£83,124	-£85,661	-£86,930	-£88,199	-£89,467	-£90,736	-£93,274	-£3,121,941	-£3,223,441	-£3,324,941	-£3,426,441	-£3,477,191	-£3,527,941	-£3,578,691	-£3,629,441	-£3,730,941	-£824	-£724	
	3	40	-£39,571	-£42,109	-£44,646	-£47,184	-£48,452	-£49,721	-£50,990	-£52,259	-£54,796	-£1,582,841	-£1,684,341	-£1,785,841	-£1,887,341	-£1,938,091	-£1,988,841	-£2,039,591	-£2,090,341	-£2,191,841	-£517	-£417	
	3A 4	40	-£25,142 -£1.094	-£27,679 -£3.631	-£30,217 -£6,169	-£32,754 -£8.706	-£34,023 -£9.975	-£35,292 -£11.244	-£36,561 -£12.512	-£37,829 -£13,781	-£40,367 -£16.319	-£1,005,679	-£1,107,179	-£1,208,679	-£1,310,179	-£1,360,929	-£1,411,679	-£1,462,429	-£1,513,179	-£1,614,679	-£401	-£301	
	5	40	-£1,094 £33,259	£31.001	-E0,109 E28.744	£26.486	£25,357	-E11,244 E24.229	£23.100	£21.971	£19,714	-£43,741	-£145,241 £1,240,047	-£246,741 £1,149,747	-£348,241	-£398,991	-£449,741	-£500,491 £923.998	-£551,241	-£652,741 £788.549	-£209	-£109 £166	
	6	40	£53,239 £58,932	£51,001	FS4.417	£20,480 £54.417	£25,337 £51.031	£24,229 £49.902	£23,100 £48,774	£21,971 £47.645	£15,714 £45,387	£1,330,346 £2,357,291	£1,240,047 £2.266.992	£1,149,747 £2.176.692	£1,059,448 £2,176,692	£1,014,298 £2.041.243	£969,148 £1.996.093	£1.950.944	£878,849 £1.905.794	£1.815.495	£66	£100	
	1	40	-£114.734	-£122.347	-£129,959	-£137.572	-£141.378	£49,902 -£145.184	£48,774 -£148.990	-£152.797	£45,387 -£160.409	-£1,357,291 -£1,529,789	£2,266,992 -61,631,289	£2,176,692 -£1 732 789	£2,176,692 -f1 834 289	£2,041,243 -£1,885,039	£1,996,093 -£1 935 789	£1,950,944 -£1 986 539	£1,905,794 -£2,037,289	£1,815,495 -£2 138 789	-£506	-£3/1	
	2	40	-£114,734 -£66.792	-£74.405	-£82.017	-£89.630	-£141,376 -£93,436	-£143,184 -£97.242	-£101.049	-£104.855	-£112.467	-£1,529,789 -£890.565	-£1,631,289 -£992,065	-£1,732,789 -£1,093,565	-£1,834,289 -£1 195 065	-£1,885,039 -£1,245,815	-£1,935,789 -£1,296,565	-£1,986,539 -£1,347,315	-£2,037,289 -£1,398,065	-£2,138,789 -£1,499,565	-£378	-£406 -£278	
	3	40	£25.881	£19.109	£12.336	£5.564	£2.177	-£1.359	-£5.165	-£8.971	-£16.584	£345.080	£254,781	£164,481	£74.182	£29.032	-£1,290,303	-£1,547,515 -£68.867	-£1,398,003	-6221 117	-£378 -£131	-£276 -£31	
3 Houses (30% AH)	3A	40	£57,870	£51,097	£44,325	£37,552	£34,166	£30,780	£27,394	£24,007	£17,235	£771.594	£681.295	£590.995	£500.696	£455.546	£410.396	£365,247	£320.097	£229,797	-£151 -£46	£54	
	4	40	£111,184	£104,411	£97,639	£90,866	£87,480	£84,094	£80,708	£77,322	£70,549	£1.482.451	£1.392.152	£1.301.852	£1.211.553	£1.166.403	£1.121.253	£1.076.104	£1.030.954	£940.655	£96	£196	
	5	40	£196,487	£189,714	£182,942	£176,169	£172,783	£169,397	£166,011	£162,624	£155,852	£2,619,823	£2,529,523	£2,439,224	£2,348,924	£2,303,774	£2,258,625	£2,213,475	£2,168,325	£2,078,026	£324	£424	
	6	40	£243,032	£236,259	£229,487	£222,714	£219,328	£215,942	£212,555	£209,169	£202,397	£3,240,420	£3,150,121	£3,059,821	£2,969,522	£2,924,372	£2,879,222	£2,834,073	£2,788,923	£2,698,623	£448	£548	
3 Houses (40% AH)	1	40	-£140,799	-£148,412	-£156,024	-£163,637	-£167,443	-£171,249	-£175,056	-£178,862	-£186,474	-£1,877,325	-£1,978,825	-£2,080,325	-£2,181,825	-£2,232,575	-£2,283,325	-£2,334,075	-£2,384,825	-£2,486,325	-£575	-£475	
	2	40	-£96,116	-£103,728	-£111,341	-£118,953	-£122,759	-£126,566	-£130,372	-£134,178	-£141,791	-£1,281,543	-£1,383,043	-£1,484,543	-£1,586,043	-£1,636,793	-£1,687,543	-£1,738,293	-£1,789,043	-£1,890,543	-£456	-£356	
	3	40	-£6,748	-£14,361	-£21,973	-£29,586	-£33,392	-£37,198	-£41,005	-£44,811	-£52,423		-£191,479	-£292,979		-£445,229	-£495,979	-£546,729	-£597,479	-£698,979	-£218	-£118	
	3A	40	£23,811	£17,038	£10,266	£3,493	£107	-£3,686	-£7,492	-£11,298	-£18,911	£317,478	£227,179	£136,879	£46,580	£1,430	-£49,143	-£99,893	-£150,643	-£252,143	-£137	-£37	
	4	40	£73,502	£66,729	£59,957	£53,185	£49,798	£46,412	£43,026	£39,640	£32,867	£980,025	£889,726	£799,426	£709,127	£663,977	£618,827	£573,677	£528,528	£438,228	-£4	£96	
	5	40	£153,008	£146,235	£139,463	£132,690	£129,304	£125,918	£122,531	£119,145	£112,373	£2,040,100	£1,949,801	£1,859,501	£1,769,202	£1,724,052	£1,678,902	£1,633,752	£1,588,603	£1,498,303	£208	£308	
	6	40	£189,394	£182,621	£175,849	£169,076	£165,690	£162,304	£158,918	£155,531	£148,759	£2,525,248	£2,434,949	£2,344,649	£2,254,350	£2,209,200	£2,164,050	£2,118,901	£2,073,751	£1,983,452	£305	£405	
	1	40	-£278,120	-£299,797	-£321,474	-£343,151	-£353,989	-£364,828	-£375,666	-£386,505	-£408,182	-£741,653	-£799,458	-£857,263	-£915,069	-£943,971	-£972,874	-£1,001,777	-£1,030,679	-£1,088,485	-£616	-£439	
	2	40	-£90,698	-£112,375	-£134,052	-£155,729	-£166,568	-£177,406	-£188,245	-£199,083	-£220,760	-£241,862	-£299,668	-£357,473	-£415,278	-£444,181	-£473,084	-£501,986	-£530,889	-£588,694	-£439	-£262	
	3	40	£248,324	£229,380	£210,436	£191,491	£182,019	£172,547	£163,075	£153,603	£134,658	£662,198	£611,680	£561,162	£510,644	£485,384	£460,125	£434,866	£409,607	£359,089	-£120	£57	
15 Houses (20% AH)	3A	40	£371,170 £561.745	£352,226 £543.267	£333,282 £524,789	£314,337 £506.310	£304,865 £497.071	£295,393 £487.832	£285,921 £478.593	£276,449 £469.354	£257,504 £450.875	£989,787	£939,269	£888,751	£838,233	£812,973	£787,714	£762,455	£737,196	£686,678	-£4	£173	
	- 4	40	£854,920	£836.442	£524,789 £817.964	£799.485	£497,071 £790.246	£487,832 £781.007	£478,593 £771.768	£469,354 £762.529	£450,875 £744.051	£1,497,987 £2,279,788	£1,448,712 £2,230,512	£1,399,436 £2.181.237	£1,350,161 £2,131,961	£1,325,523 £2.107.324	£1,300,886 £2.082.686	£1,276,248 £2,058,048	£1,251,610 £2.033,410	£1,202,335 £1,984,135	£176 £453	£353 £630	
		40	£1.063.465	£1.044.987	£1.026.509	£1.008.030	£998.791	£989.552	£980.313	£971.074	£952.595	£2,279,788 £2,835,907	£2,230,512 £2,786,632	£2,181,237 £2,737,356	£2,131,961 £2,688,081	£2,107,324 £2,663,443	£2,082,080 £2,638,805	£2,058,048 £2,614,168	£2,033,410 £2,589,530	£1,984,135 £2,540,255	£453 £649	£826	
	1	40	-£358.136	-£376.336	-£394.537	-£412.737	-£421.838	-£430.938	-£440.038	-£449.138	-£467,339	-£955.029	£2,786,632 -£1.003.564	-£1.052.098	-£1,100,633	£2,003,443 -£1,124,900	-£1,149,168	£2,614,168 -£1,173,435	£2,589,530 -£1,197,702	-£1,246,237	-£824	-£613	
	2	40	-£182.322	-£200.523	-£218.723	-£236.924	-£246.024	-£255.124	-£264.225	-£273.325	-£291.525	-£486.193	-£1,003,364 -£534,728	-£583,262	-£1,700,033 -£631.797	-£1,124,900 -£656,064	-£680.332	-£704.599	-£1,197,702 -£728,866	-£1,246,237 -£777 401	-£626	-£416	
	3	40	£147,962	£132,056	£116.149	£100,243	£92,290	£84.337	£76,384	£68.431	£52,525	£394.564	£352,148	£309,732	£267.316	£246.108	£224.899	£203,691	£182,483	£140.067	-£255	-£44	
15 Houses (30% AH)	3A	40	£263.199	£247.293	£231.387	£215.481	£207.528	£199.575	£191.622	£183.669	£167.763	£701.864	£659,448	£617.032	£574,616	£553,408	£532.199	£510,991	£489.783	£447.367	-£126	£85	
	4	40	£444,062	£428,547	£423,449	£407,543	£399,590	£391,637	£383,684	£375,731	£359,825	£1.184.164	£1.142.792	£1.129.199	£1.086.782	£1.065.574	£1.044.366	£1.023.158	£1.001.950	£959.534	£78	£288	
	5	40	£692,642	£677,127	£661,613	£646,098	£638,341	£630,583	£622,826	£615,068	£599,554	£1,847,046	£1,805,673	£1,764,300	£1,722,928	£1,702,241	£1,681,555	£1,660,869	£1,640,182	£1,598,809	£357	£568	
	6	40	£867,741	£852,226	£836,712	£821,197	£813,439	£805,682	£797,925	£790,167	£774,653	£2,313,977	£2,272,604	£2,231,231	£2,189,858	£2,169,172	£2,148,486	£2,127,799	£2,107,113	£2,065,740	£554	£764	
	1	40	-£384,025	-£400,282	-£416,540	-£432,798	-£440,927	-£449,056	-£457,184	-£465,313	-£481,571		-£1,067,420	-£1,110,774		-£1,175,805	-£1,197,482	-£1,219,159	-£1,240,836	-£1,284,190	-£955	-£719	
	2	40	-£213,053	-£229,311	-£245,569	-£261,826	-£269,955	-£278,084	-£286,213	-£294,342	-£310,600		-£611,495	-£654,849		-£719,880	-£741,557	-£763,234	-£784,911	-£828,265	-£740	-£504	
	3	40	£112,642	£98,434	£84,225	£70,017	£62,913	£55,809	£48,705	£41,601	£27,392	£300,378	£262,490	£224,601	£186,712	£167,768	£148,824	£129,879	£110,935	£73,046	-£330	-£94	
15 Houses (40% AH)	3A	40	£224,706	£210,497	£196,289	£182,081	£174,977	£167,873	£160,769	£153,664	£139,456	£599,215	£561,327	£523,438	£485,549	£466,605	£447,661	£428,716	£409,772	£371,883	-£189	£47	
	4	40	£411,479	£397,271	£383,062	£368,854	£361,750	£354,646	£347,542	£340,438	£326,229	£1,097,277	£1,059,388	£1,021,499	£983,611	£964,666	£945,722	£926,778	£907,833	£869,945	£46	£282	
	5	40	£640,131	£626,273	£612,414	£598,555	£591,626	£584,696	£S77,767	£570,838	£556,979	£1,707,017	£1,670,060	£1,633,104	£1,596,147	£1,577,669	£1,559,191	£1,540,712	£1,522,234	£1,485,277	£333	£569	
	6	40	£796,540	£782,681	£768,823	£754,964	£748,034	£741,105	£734,176	£727,246	£713,388	£2,124,107	£2,087,150	£2,050,193	£2,013,237	£1,994,759	£1,976,280	£1,957,802	£1,939,324	£1,902,367	£530	£766	

Key:

Negative RLV
RLV between zero and lower PDL value (£500,000Ha)
RLV between lower & upoer PDL value (£500,000Ha - £1,000,000ha)
RLV at or above upper PDL value (£500,000Ha - £1,000,000ha)
Source: Dixon Searle LLP (April 2012)