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Three Rivers: Local Plan Viability Assessment



Prepared for
Three Rivers District Council

January 2026

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1 Summary

- 1.1 This report tests the ability of developments in Three Rivers District to accommodate policies in the emerging Local Plan.
- 1.2 The study takes account of the impact of the Council's planning requirements, in line with the requirements of the National Planning Policy Framework ('NPPF'); the National Planning Practice Guidance ('PPG'), the RICS Practice Statement 'Assessing *viability in Planning under the National Planning Policy Framework for England (2021)*' and the Local Housing Delivery Group guidance '*Viability Testing Local Plans: Advice for planning practitioners*'.

Methodology

- 1.3 The study methodology compares the residual land values of a range of development typologies reflecting the types of developments expected to come forward in the District over the life of the emerging Local Plan. The appraisals compare the residual land values generated by those developments (with varying levels and tenure mixes of affordable housing and other emerging policy requirements) to a range of benchmark land values to reflect the existing value of land prior to development. If a development incorporating the Council's emerging policy requirements generates a higher residual land value than the benchmark land value, then it can be judged that the policy can be viably absorbed. Following the adoption of policies, developers will need to reflect policy requirements in their bids for sites, in line with best practice and requirements set out in the PPG on viability.
- 1.4 The study utilises the residual land value method of calculating the value of each development. This method is used by developers when determining how much to bid for land and involves calculating the value of the completed scheme and deducting development costs (construction, fees, finance, sustainability requirements and Section 106 obligations) and developer's profit. The residual amount is the sum left after these costs have been deducted from the value of the development and guides a developer in determining an appropriate offer price for a site.
- 1.5 The housing and commercial property markets are inherently cyclical. The Council is testing the viability of its emerging Local Plan policies at a time when the market has experienced a period of sustained growth following the coronavirus pandemic in 2020/21 followed by period of instability after the 2022 'Fiscal Event'. Forecasts for future house price growth point to growth in mainstream south-east England housing markets, although there is a degree of short term uncertainty while buyers adjust to a structural shift in mortgage rates after the end of the period of ultra-low rates from 2009 to 2022. We have allowed for this medium term growth over the plan period by running a sensitivity analysis which applies growth to sales values and inflation on costs to provide an indication of the extent of improvement to viability that might result. The assumed growth rates for this sensitivity analysis are outlined in Section 4.
- 1.6 This sensitivity analysis is indicative only but is intended to assist the Council in understanding the viability of potential development sites on a high level basis, both in today's terms but also in the future. Three Rivers has a mix of previously developed and greenfield sites; differences between sites in terms of capacity; varying existing use values; variations in residential and commercial values; and varying infrastructure costs, which will mean that there may not be a precise correlation between the outputs of this study and scheme-specific viability when applications are submitted. Inputs to scheme-specific appraisals submitted with applications should therefore be based on scheme and site-specific circumstances.

Key findings

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

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

- There are significant variations in the percentages of affordable housing that can be provided, depending on private sales values, scheme composition (i.e. balance between houses and flats) and benchmark land value. The results do not point to any particular level of affordable housing that most schemes can viably deliver, although in most cases, our appraisals indicate that schemes can viably provide 40% affordable housing, or percentages close to this. The target is most readily achievable on developments brought forward on greenfield sites, which is where the Council expects the bulk of its housing supply to come forward. The target will be more difficult to achieve in on previously developed sites which have higher benchmark land values. We therefore recommend that the emerging target of 40% be adopted and applied on a 'maximum reasonable proportion' basis taking site-specific circumstances into account. This reflects the Council's current practice and the adopted Local Plan approach.
- Setting a lower proportion of affordable housing than 40% (50% in the Green Belt) is likely to result in a lower overall number of affordable units being delivered, as sites that could have delivered more would no longer do so. The Council also seeks to prioritise social rent and could, if necessary and on a case-by-case basis, accept some affordable rent in lieu of social rent to address scheme-specific viability issues. This would mitigate the need to reduce reducing the overall percentage below 40% to some extent.
- The government has recently consulted on strategic release of grey / green belt land on the basis that developers deliver 50% affordable housing. Our testing of 50% affordable housing indicates that this should be viable on most sites coming forward.
- **Affordable housing on small sites:** The emerging policy seeks affordable housing provision on sites in the Green Belt providing fewer than 10 units. This may result in practical issues when small numbers of affordable housing would be required, including potential lack of appetite from registered providers. In such circumstances, it may be necessary for the Council to seek financial contributions from small sites in lieu of on-site affordable housing at the equivalent of 40% of units. Our appraisals indicate that this requirement should be viable in almost all cases. In terms of implementation, the policy could be applied through a comparison of two residual valuations (one assuming all units are private and the other in which on-site affordable housing is included) with the financial contribution equating to the difference between the two residuals. Alternatively, a formulae-based approach could be used, the latter being simpler to implement.
- **Biodiversity Net gain:** We have tested the impact of the requirement for the statutory minimum 10% biodiversity net gain. This has a relatively modest impact on residual land values and can therefore be viably absorbed alongside other policies.
- **Accessibility:** Similarly, the Council's emerging policy seeking 5% of private homes and 10% of affordable homes to be designed to meet M4(3) wheelchair accessible standards and the remainder of units to meet M4(2) has a relatively small impact on viability.
- **Net Zero Carbon/reduced carbon:** The Council's emerging plan incorporates a suite of policies relating to carbon reduction and net zero carbon. These policies reflect the direction of travel of national standards through the introduction of carbon reduction measures via the Future Homes Standard. We have tested the impact that a net zero carbon standard is likely to have on developments in the District and the residual land values will typically fall by around 10% on average. The impact is therefore relatively significant in some cases, but the costs of technology required to achieve net zero carbon are expected to fall over time as research and development drives improvements. The cost impact of achieving both operational and embodied carbon are likely to be higher than operational only, with more significant impact on viability.
- **Self build/custom build:** The emerging plan seeks provision of 2% of plots on strategic sites to be made available for self-build and custom build. This requirement has a broadly cost-neutral impact as the plot price that developers will receive will be based on the residual land value generated by the self build unit (i.e. broadly the same net revenue they would have received had they built and sold the unit as part of the overall development).



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

2 Introduction

- 2.1 The Council has commissioned this study to consider the ability of developments to accommodate its emerging Local Plan policies. The aim of the study is to assess at high level the viability of development typologies representing the types of sites that are expected to come forward over the life of the Plan to test the impact of emerging policies.
- 2.2 In terms of methodology, we have adopted standard residual valuation approaches to test the viability of development typologies, with particular reference to the impact on viability of the Council's emerging planning policies. However, due to the extent and range of financial variables involved in residual valuations, they can only ever serve as a guide. Individual site characteristics (which are unique), mean that the conclusions may need to be moderated by a level of flexibility in application of policy requirements at the development management stage.
- 2.3 The purpose of this viability study is to assist the Council in understanding changes to the capacity of schemes to absorb emerging policy requirements. The study will form part of the Council's evidence base for its emerging Local Plan to show that the requirements set out within the NPPF, CIL regulations and the PPG are satisfied.
- 2.4 As an area wide study, this assessment makes overall judgements as to viability of development within Three Rivers District and does not account of individual site circumstances which can only be established when work on detailed planning applications is undertaken. The assessment should not be relied upon for individual site applications. However, an element of judgement has been applied within this study with regard to the individual characteristics of the typologies tested. The quantum of development within the development typologies may differ from the quantum of development in actual planning applications that will come forward, especially in urban areas.
- 2.5 This position is recognised within Section 2 of the Local Housing Delivery Group guidance¹, which identifies the purpose and role of viability assessments within plan-making. This identifies that *"The role of the test is not to give a precise answer as to the viability of every development likely to take place during the plan period. No assessment could realistically provide this level of detail. Some site-specific tests are still likely to be required at the development management stage. Rather, it is to provide high level assurance that the policies within the plan are set in a way that is compatible with the likely economic viability of development needed to deliver the plan"*.

Economic and housing market context

- 2.6 Since early 2020, the global economy has been subject to a degree of turbulence arising from the consequences of the Covid-19 pandemic; subsequent supply chain and labour market issues; and increases in energy prices resulting from Russia's invasion of Ukraine. The UK economy has also been adversely affected by its departure from the European Union and the resulting impact on trade and tourism, as well as the government's September 2022 'Fiscal Event'. The combined effect resulted in a sharp increase in inflation to 10.7% in October 2022. In response, the Bank of England ('BoE') increased its base rate from 0.1% in March 2020 to 5.25% in September 2023. Inflation (as measured by the Consumer Price Index ('CPI')) subsequently fell from a high of over 10% in October 2022 to 1.7% in September 2024 but increased again to 3.4% (annual) in March 2025.
- 2.7 The BoE's November 2023 Monetary Policy Report identified "a market-implied path for Bank Rate that remains around 5.25% until 2024 Q3 and then declines gradually to 4.25% by the end of 2026, a lower profile than underpinned the August projections". The BoE's Monetary Policy Committee ('MPC') has subsequently reduced the base rate from 5.25% to 4.5% in February 2025, with two further rate cuts to 4.25% in June 2025 and 4% in August 2025.
- 2.8 Despite the impact of these events, the UK housing market outperformed expectations between 2020 and mid-2022 and has subsequently remained reasonably resilient despite increasing costs of

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

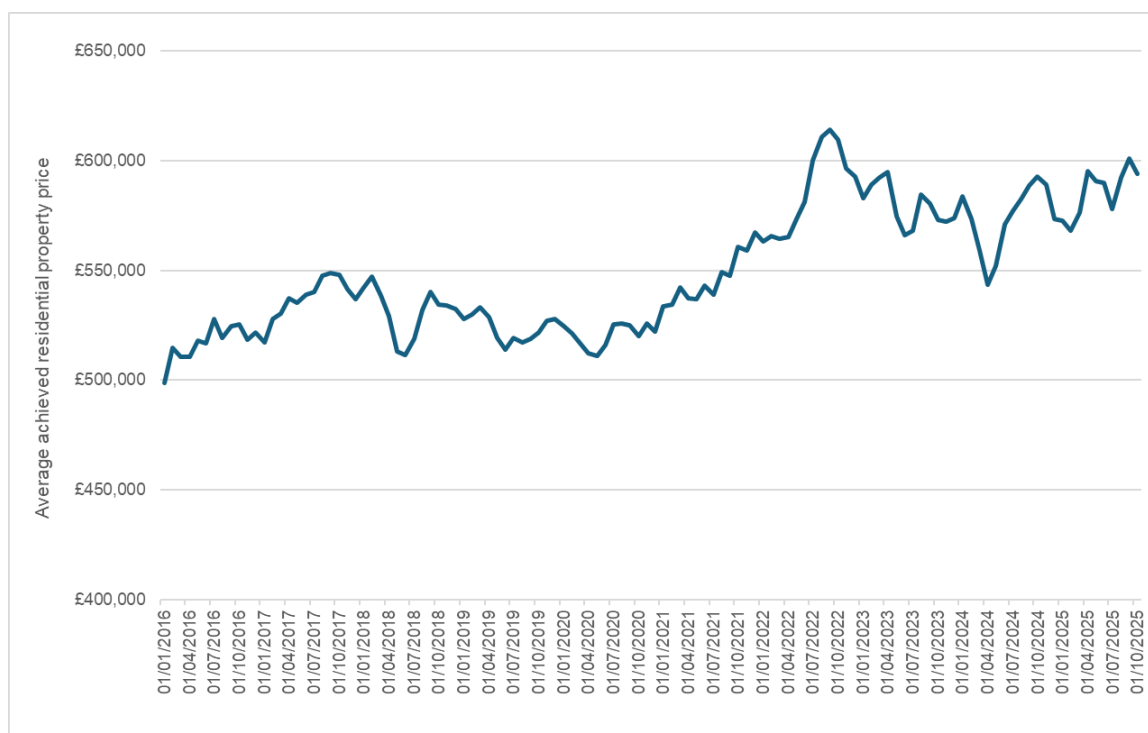
borrowing. In its August 2025 House Price Index release, Nationwide reported that annual UK house price growth softened to 2.1% in August, down from 2.4% in May. This reflected a reduction in house prices on a month-on-month basis in August (-0.1%). Commenting on these changes, Nationwide's Chief Economist,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

- 2.9 Combined with the fact that mortgage costs are more than three times the levels prevailing in the wake of the pandemic... the cost of servicing a mortgage is also a barrier for many. Indeed, an average earner buying the typical first-time buyer property with a 20% deposit faces a monthly mortgage payment equivalent to around 35% of their take-home pay, well above the long run average of 30%. However, affordability should continue to improve gradually if income growth continues to outpace house price growth as we expect. Borrowing costs are likely to moderate a little further if Bank Rate is lowered again... This should support buyer demand, especially since household balance sheets are strong and labour market conditions are expected to remain solid."
- 2.10 The August 2025 Halifax House Price Index provides more optimistic figures than Nationwide's. Halifax reports that house prices grew by 0.4% in July, the highest increase since the start of the year. The annual rate of growth slowed from 2.7% in June to 2.4% in July. Commenting on the figures Halifax's Head of Mortgages, Amanda Bryden, said, "While the national average remains close to a record high, it's worth remembering that prices vary widely across the country depending on a number of factors, not least location and property type.
- 2.11 Challenges remain for those looking to move up or onto the property ladder. But with mortgage rates continuing to ease and wages still rising, the picture on affordability is gradually improving.
- 2.12 Combined with the more flexible affordability assessments now in place, the result is a housing market that continues to show resilience, with activity levels holding up well. We expect house prices to follow a steady path of modest gains through the rest of the year."
- 2.13 In their August Housing Market Update, Savills reflect on softer house price growth encouraging buyers to the market and improving sales volumes where properties are priced appropriately. Following a more cautious first half of 2025, Savills have revised their forecasted UK house price growth down in 2025. This is reflective of "greater geopolitical uncertainty, in the form of tariffs and trade wars, have knocked consumer confidence, while the SDLT changes on 1st April took much of the momentum out of the market in a subsequent quarter". They go on to indicate that they expect "improved affordability and a strengthening economy from 2027 to boost growth through 2027 to 2029". Savills forecast an increase of 24.5% across the UK as a whole over the period 2025 to 2029 (up from 23.4% in their November 2024 forecast). Their overall forecast growth for South East England remains at 20.4% over the same period.

Local Housing Market Context

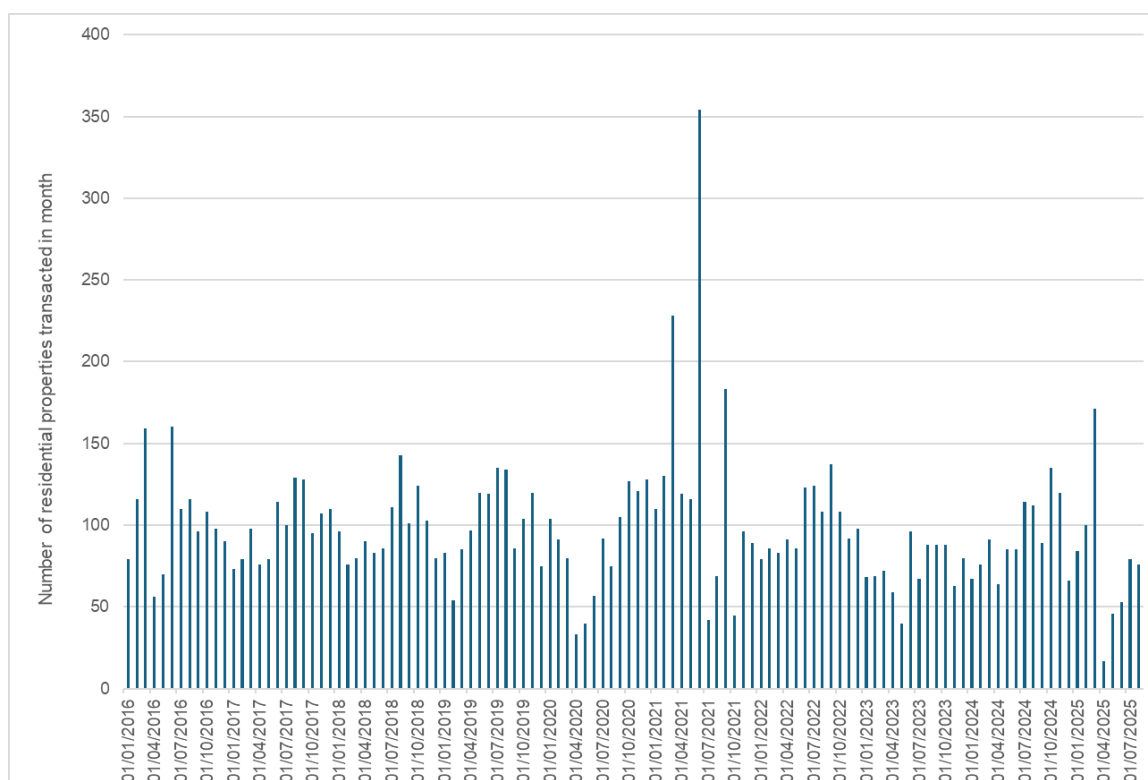
- 2.14 Residential property prices in the District of Three Rivers have followed recent national trends, with values falling increasing steadily between 2016 and early 2018 but then falling back again. Values then increased again between 2020 and late 2022, before falling as a result of the September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

Figure 2.14.1: Average sales values in Three Rivers District



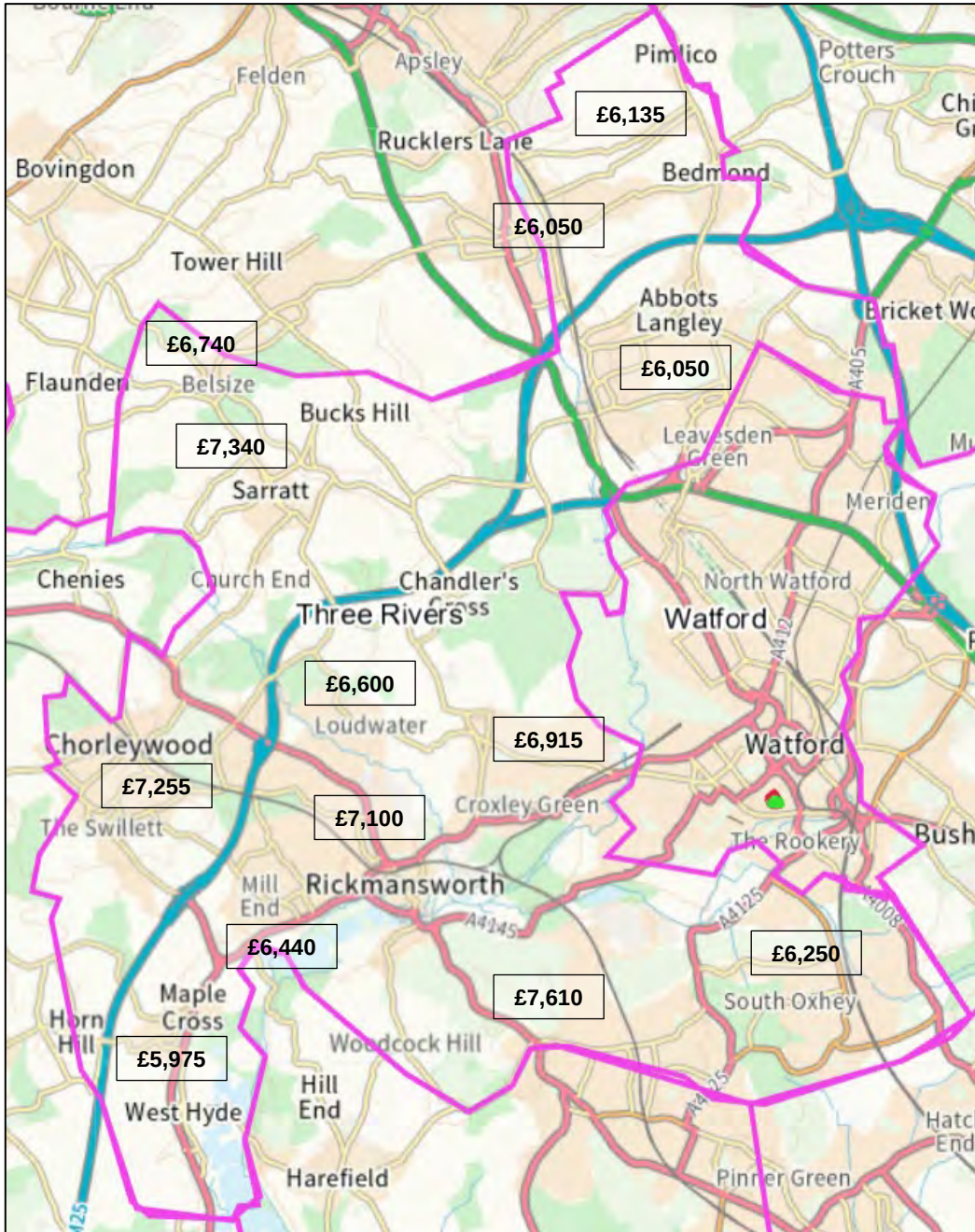
Source: Land Registry

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



Source: Land Registry

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



Sources: Map – Google; Values – Land Registry

Private rented sector market context

- 2.17 The proportion of households privately renting was forecast to increase from under 10% in 1991 to circa 25% by 2021, largely as a result of affordability issues for households who would have preferred to owner occupy². Over the same period, the proportion of households owner occupying was forecast to fall from 69% to under 60%. These trends are set to continue in the context of a significant disparity between average household incomes and the amounts required to purchase a residential property.
- 2.18 Perceived softening of the housing for sale market has prompted some developers to seek bulk sales to PRS operators, with significant flows of investment into the sector. Investment yields have remained stable in south east England markets at 4% to 4.5%. PRS housing as an asset class is still emerging and valuation portfolios and development opportunities is difficult in the context of lack of data. As the market matures, more information will become available, facilitating more sophisticated approaches to valuing and appraising PRS developments.
- 2.19 The PRS market is still immature and as a consequence there is little data available on management costs and returns that would assist potential entrants into the market. However, viability assessments of schemes brought forward to date confirm that profit margins are lower than build for sale on the basis that a developer will sell all the PRS units in a single transaction to an investor/operator. The income stream is therefore akin to a commercial investment where a 15% profit on GDV is typically sought.
- 2.20 A reduced profit margin helps to compensate (to some degree) for the slightly lower capital values derived from a discounted cashflow model of a PRS operator. PRS units typically transact at discounts of circa 10% to 15% of market value on the basis of build to sell. However, forward funding arrangements will help to reduce finance costs during the build period which offsets the reduction in market value to some degree.
- 2.21 On larger developments, PRS can help to diversify the scheme so that the Developer is less reliant on build to sell units. Building a range of tenures will enable developers to continue to develop schemes through the economic cycle, with varying proportions of units being provided for sale and rent, depending on levels of demand from individual purchasers. However, demand for build for rent product will also be affected by the health of the economy generally, with starting and future rent levels more acutely linked to changes in incomes of potential tenants.

National Policy Context

The National Planning Policy Framework

- 2.22 In February 2019, the government published a revised NPPF, with subsequent updates in 2021, 2023 and 2025, and revised PPG, with subsequent updates in May and September 2019.
- 2.23 Paragraph 35 of the NPPF states that *“Plans should set out the contributions expected from development. This should include setting out the levels and types of affordable housing provision required, along with other infrastructure (such as that needed for education, health, transport, flood and water management, green and digital infrastructure). Such policies should not undermine the deliverability of the plan”*.
- 2.24 Paragraph 59 of the NPPF suggests that *“Where up-to-date policies have set out the contributions expected from development, planning applications that comply with them should be assumed to be viable. It is up to the applicant to demonstrate whether particular circumstances justify the need for a viability assessment at the application stage. The weight to be given to a viability assessment is a matter for the decision maker, having regard to all the circumstances in the case, including whether the plan and the viability evidence underpinning it is up to date, and any change in site circumstances since the plan was brought into force. All viability assessments, including any*

² Knight Frank PRS Update August 2017

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

- 2.25 In many local authority areas, the fine grain pattern of types of development and varying existing use values make it impossible to realistically test a sufficient number of typologies to reflect every conceivable scheme that might come forward over the plan period. The Council's adopted Local Plan Policy CP4 is applied 'subject to viability', having regards to site-specific circumstances. This enables schemes that cannot provide as much as the relevant policy target for affordable housing to still come forward rather than being sterilised by a fixed or 'quota' based approach to affordable housing.
- 2.26 The 2019 PPG indicates that viability testing of plans should be based on existing use value plus a landowner premium. The revised PPG also expresses a preference for plan makers to test the viability of planning obligations and affordable housing requirements at the plan making stage in the anticipation that this may reduce the need for viability testing developments at the development management stage. Local authorities have, of course, been testing the viability of their plan policies since the first NPPF was adopted³, but have adopted policies based on the most viable outcome of their testing, recognising that some schemes coming forward will not meet the targets. This approach maximises delivery, as there is flexibility for schemes to come forward at levels of obligations that are lower than the target, if a proven viability case is made. The danger of the approach in the revised NPPF is that policy targets will inevitably be driven down to reflect the least viable outcome; schemes that could have delivered more would not do so.

CIL Policy Context

- 2.27 As of April 2015 (or the adoption of a CIL Charging Schedule by a charging authority, whichever was the sooner), the 'S106/planning obligations system' i.e. the use of 'pooled' S106 obligations, was limited to a maximum of five S106 agreements. However, changes in the CIL regulations in September 2019 removed the pooling restrictions, giving charging authorities a degree of flexibility in how they use Section 106 and CIL. The adoption of a CIL charging schedule is discretionary for a charging authority and Three Rivers have chosen not to.
- 2.28 It is worth noting that some site specific S106 obligations remain available for negotiation, however these are restricted to site specific mitigation that meet the three tests set out at Regulation 122 of the CIL Regulations (as amended) and at paragraph 57 of the NPPF, and to the provision of affordable housing.
- 2.29 The CIL regulations state that in setting a charge, local authorities must strike “*an appropriate balance*” between revenue maximisation on the one hand and the potentially adverse impact upon the viability of development on the other. The regulations also state that local authorities should take account of other sources of available funding for infrastructure when setting CIL rates.
- 2.30 From September 2019 onwards, the previous two stage consultation was amended to require a single consultation with stakeholders. Following consultation, a charging schedule must be submitted for independent examination.
- 2.31 The payment of CIL becomes mandatory on all new buildings and extensions to buildings with a gross internal floorspace over 100 square metres (or any new dwelling, regardless of floor area) once a charging schedule has been adopted. The CIL regulations allow a number of reliefs and exemptions from CIL. Firstly, affordable housing and buildings with other charitable uses (if a material interest in the land is owned by the charity and the development is to be used wholly or mainly for its charitable purpose) are subject to relief. Secondly, local authorities may, if they choose, elect to offer an exemption on proven viability grounds. A local authority wishing to offer exceptional circumstances relief in its area must first give notice publicly of its intention to do so. The local authority can then consider claims for relief on chargeable developments from landowners on a

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

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

- 2.32 The exemption would be available for 12 months, after which time viability of the scheme concerned would need to be reviewed if the scheme has not commenced. To be eligible for exemption, regulation 55 states that the Applicant must enter into a Section 106 agreement; and that the Authority must be satisfied that granting relief would not constitute state aid. It should be noted however that CIL cannot simply be negotiated away or the local authority decide not to charge CIL.
- 2.33 CIL Regulation 40 includes a vacancy period test for calculating CIL liability so that vacant floorspace can be offset in certain circumstances. That is where a building that contains a part which has not been in lawful use for a continuous period of at least six months within the last three years, ending on the day planning permission first permits the chargeable development, the floorspace may not be offset.
- 2.34 The CIL regulations enable local authorities to set differential rates (including zero rates) for different zones within which development would take place and also for different types of development. The CIL Guidance set out in the PPG (paragraph 022 Reference ID: [25-022-20230104](#)) clarifies that CIL Regulation 13 permits charging authorities to *"apply differential rates in a flexible way, to help ensure the viability of development is not put at risk [including] in relation to geographical zones within the charging authority's boundary; types of development; and/or scales of development"*. Charging Authorities taking this approach need to ensure that such different rates are justified by a comparative assessment of the economic viability of those categories of development. Further the PPG clarifies that the definition of *"use"* for this purpose is not tied to the classes of development in the Town and Country Planning Act (Use Classes) Order 1987, although that Order does provide *"a useful reference point"*⁴. The PPG also sets out (paragraph 024 Reference ID: [25-024-20190901](#)) that charging authorities may also set differential rates in relation to, scale of development i.e. by reference to either floor area or the number of units or dwellings.
- 2.35 The 2010 CIL regulations set out clear timescales for payment of CIL, which are varied according to the size of the payment, which by implication is linked to the size of the scheme. The 2011 amendments to the regulations allowed charging authorities to set their own timescales for the payment of CIL under regulation 69B if they choose to do so. This is an important issue that charging authorities need to consider, as the timing of payment of CIL can have an impact on an Applicant's cashflow (the earlier the payment of CIL, the more interest the Applicant will bear before the development is completed and sold).
- 2.36 Regulation 73 enables charging authorities to secure physical infrastructure on a development site, or land, in lieu (or 'in kind') of a Developer's CIL liability. The PPG (paragraph 133) notes that *"there may be circumstances where the charging authority and the person liable for the levy will wish land and/or infrastructure to be provided, instead of money, to satisfy a charge arising from the levy"*. The PPG goes on to note that the charging authority can enter into agreements with developers to receive infrastructure as payment of a CIL liability.
- 2.37 Revised regulations came into effect on 1 September 2019 which introduced the following changes:
 - Consultation requirements to be amended to remove the current two stage consultation process and replace this with a single consultation.
 - Removal of the pooling restrictions contained within Regulation 123.
 - Charging authorities are no longer required to publish a Regulation 123 list.
 - Changes to calculations of chargeable amounts in different cases, including where granting of

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

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

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

CIL in Three Rivers District

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

Table 2.38.1: Adopted and indexed CIL rates for 2026

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

Local Policy context

- 2.39 There are numerous policy requirements that are now embedded in base build costs for schemes (i.e. secure by design, lifetime homes, landscaping, amenity space, internal space standards, car parking, waste storage, tree preservation and protection etc). Therefore, it is unnecessary to establish the cost of all these pre-existing policy requirements, which will not be altered by the Council's new Local Plan.
- 2.40 In order to assess the ability of schemes to absorb emerging plan policies, it is also necessary to factor in the pre-existing requirements in the adopted policies as well as likely section 106 obligations. The affordable housing policy is tested at various percentages, as it has a significant bearing on the viability of developments, even though it has been in place for a considerable period.
- 2.41 The Council undertook a first stage consultation on its Regulation 18 Local Plan between 16 July 2025 and 31 August 2025. It is planning a second stage consultation in early 2026. The policies that the Council expects to take forward to the next stage are summarised in Table 2.41.1. A summary of all policies in the emerging plan and their implications for viability is attached as Appendix 1.

Table 2.41.1: Emerging policy approaches with potential viability implications

Policy	Summary of requirement	Implications for scheme viability																								
Affordable housing	40% of all new housing to be provided as affordable, including C3 housing schemes for older people (but excluding C2 schemes) 70% of the affordable housing to be provided as social rent and affordable rent, typically 70% social rent and 30% affordable rent. 30% of the affordable housing to provided as shared ownership. Major developments in the Green Belt of 10 or more units should provide 50% affordable housing. Developments of 9 or fewer units in the Green Belt should provide 40% affordable housing. Policy to applied subject to viability.	Tested in the study																								
Biodiversity	Applies statutory requirement for 10% biodiversity net gain. Seeks to protect and enhance protected sites.	Tested in the study																								
Chilterns Beechwoods SPA	Requirement for developments of 100 units or more within the zone of influence to mitigate their impact on the SAC through contributions to Suitable Alternative Natural Greenspace, or a suitable financial contribution.	Tested in the study (incorporated within Section 106 contributions)																								
Housing type and mix	Requires that developments provide a mix of housing based on Local Housing Needs Assessment and having regards to site characteristics. <table><tr><th>Number of bedrooms</th><th>Market</th><th>Social/ Affordable Rented</th><th>Affordable Home Ownership</th></tr><tr><td>1</td><td>15%</td><td>20%</td><td>20%</td></tr><tr><td>2</td><td>35%</td><td>40%</td><td>40%</td></tr><tr><td>3</td><td>40%</td><td>35%</td><td>30%</td></tr><tr><td>4</td><td>10%</td><td>5%</td><td>10%</td></tr><tr><td>Total</td><td>100%</td><td>100%</td><td>100%</td></tr></table> All new dwellings to meet M4(2) standards. 5% of private dwellings to meet M4(3a) 10% of affordable rented dwellings to meet M4(3b) standard. 10% of intermediate affordable dwellings to meet M4(3) standard. Self-build/custom build – strategic sites expected to provide 2% of plots for self-build and custom build where possible.	Number of bedrooms	Market	Social/ Affordable Rented	Affordable Home Ownership	1	15%	20%	20%	2	35%	40%	40%	3	40%	35%	30%	4	10%	5%	10%	Total	100%	100%	100%	Mix from the draft Local Plan reflected: Tested in the study. Cost neutral for developers. Plot value will be the equivalent of the residual land value that would be have been achieved for a developer-built plot.
Number of bedrooms	Market	Social/ Affordable Rented	Affordable Home Ownership																							
1	15%	20%	20%																							
2	35%	40%	40%																							
3	40%	35%	30%																							
4	10%	5%	10%																							
Total	100%	100%	100%																							
Parking	Developments to make adequate provision for car parking. Electric Vehicle Charging points encouraged.	Costs of EVCs incorporated into the appraisals.																								
Policy XA (net zero operational carbon in residential development)	Developments to achieve 63% reduction in carbon emissions against Part L 2021 Target Emissions Rate from energy efficiency measures. No fossil fuel systems to be installed. On-site renewal energy generation capacity to be at least equal to regulated and unregulated useage.	Cost allowances incorporated into the appraisals.																								
Policy XB (net operational carbon in new build non-residential development	Part L improvement against Part L 2021 Target Emissions Rate as follows: Offices – 25% Schools – 35% Industrial – 45% Hotels and C2 – 10% Other non-res buildings – 35% No fossil fuel systems and on-site energy generation required to at least same level of energy consumed on an annual basis.	Cost allowances incorporated into the appraisals																								

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

Development context

- 2.42 Three Rivers District extends to 88.8 square kilometres and is located in the south of Hertfordshire County. It shares boundaries with the London boroughs of Harrow and Hillingdon, and with Watford Borough to the east, Buckinghamshire Council to the west and Hemel Hempstead to the north. In 2024, the District had an estimated population of circa 96,000 and a population density of circa 1,060 people per square kilometre (compared to 4,774 people per square kilometre in Watford and 730

people per square kilometre across Hertfordshire as a whole).

- 2.43 The District is predominantly rural in character. 76% of the District is designated as Green Belt⁵ and the remaining 24% is made up existing urban areas consisting of small and medium sized settlements. Part of the District is designated as the Chilterns Beechwoods Special Area of Conservation ('SAC').
- 2.44 The principal settlements are Rickmansworth, South Oxhey, Chorley Wood, Abbots Langley, Mill End, Maple Cross, Leavesden and Garston.
- 2.45 The District is served by a range of transport infrastructure, including the Metropolitan Line of the London Underground (with stations at Moor Park, Croxley and Chorleywood) with national rail services at the same stations and also Kings Langley. The District has good access to main trunk roads including the M25 which residents and businesses can access at junctions 17 18, 19 and 20.
- 2.46 Development opportunities in the District range from smaller, in-fill developments to major developments, either on greenfield sites around existing settlements, or on brownfield land within the major settlements. The emerging Local Plan considers a range of options for meeting housing need.

⁵ Local Plan Sub Committee Report, 7 August 2025

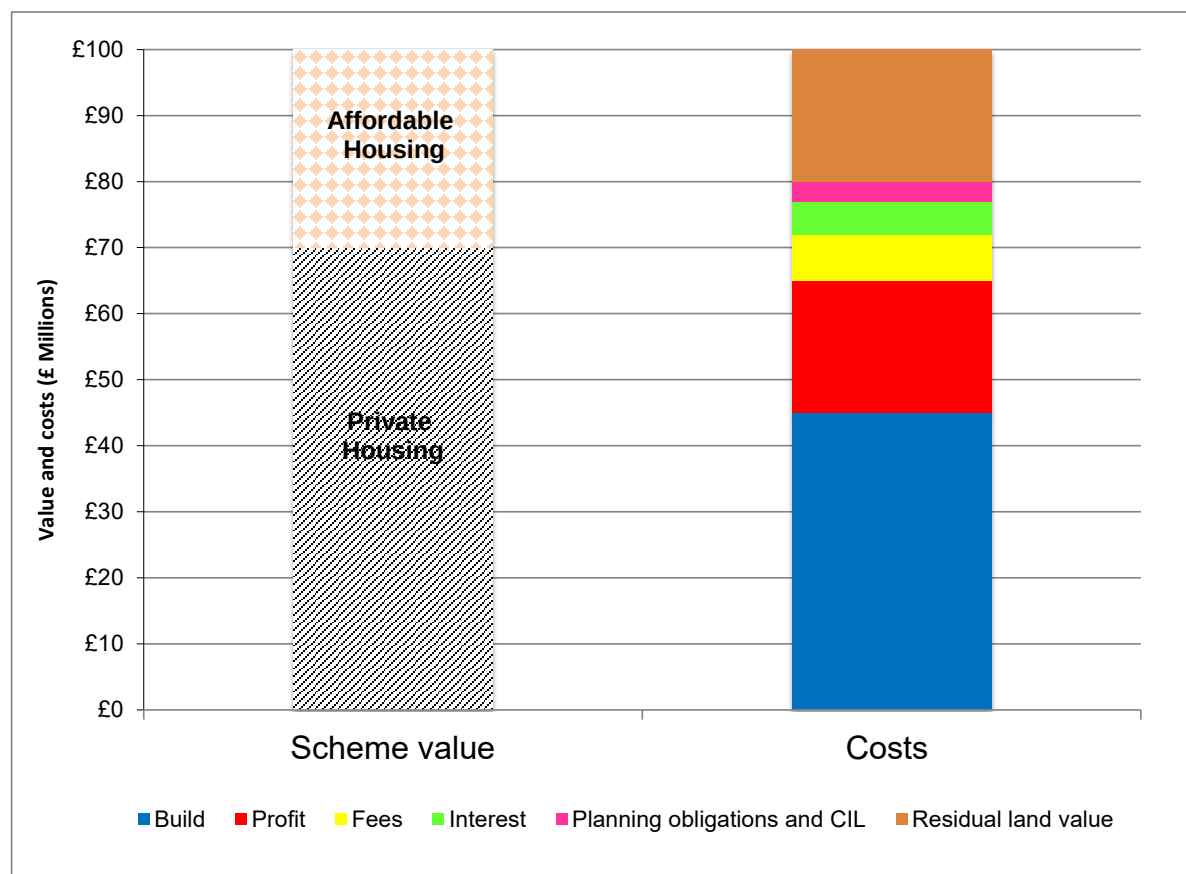
3 Methodology and appraisal approach

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

Approach to testing development viability

- 3.2 Appraisal models can be summarised via the following diagram. The total scheme value is calculated, as represented by the left hand bar. This includes the sales receipts from the private housing (the hatched portion) and the payment from a Registered Provider ('RP') (the chequered portion) for the completed affordable housing units. For a commercial scheme, scheme value equates to the capital value of the rental income after allowing for rent free periods and purchaser's costs. The model then deducts the build costs, fees, interest, planning obligations, Section 106 obligations and developer's profit. A 'residual' amount is left after all these costs are deducted – this is the land value that the Developer would pay to the landowner. The residual land value is represented by the brown portion of the right hand bar in the diagram.

Figure 3.2.1: Components of a residual valuation



- 3.3 The Residual Land Value is normally a key variable in determining whether a scheme will proceed. If a proposal generates sufficient positive land value (in excess of existing use value, discussed later), it will be implemented. If not, the proposal will not go ahead, unless there are alternative funding sources to bridge the 'gap'.
- 3.4 Issues with establishing key appraisal variables are summarised as follows:
- Development costs are subject to national and local monitoring and can be reasonably

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

- Assumptions about development phasing, phasing of Section 106 contributions and infrastructure required to facilitate each phase of the development will affect residual values. Where the delivery of a planning obligation is deferred, the lower the real cost to the applicant (and the greater the scope for increased affordable housing and other planning obligations). This is because the interest cost is reduced if the costs are incurred later in the development cashflow; and
 - While Developer's Profit has to be assumed in any appraisal, its level is closely correlated with risk. The greater the risk, the higher the profit level required by lenders. The PPG identifies a range of 15% to 20% for private housing development, with lower rates for some forms of housing such as BTR, student housing and co-living developments. Typically, developers and banks are targeting around 17.5% profit on value of the private housing element.
- 3.5 Ultimately, the landowner will make a decision on implementing a project on the basis of return and the potential for market change, and whether alternative developments might yield a higher value. The landowner's 'bottom line' will be achieving a residual land value that sufficiently exceeds 'existing use value'⁶ or another appropriate benchmark to make development worthwhile. The margin above existing use value may be considerably different on individual sites, where there might be particular reasons why the premium to the landowner should be lower or higher than other sites.
- 3.6 Clearly, however, landowners have expectations of the value of their land which often exceed the value of the existing use. Ultimately, if landowners' *reasonable* expectations are not met, they will not voluntarily sell their land and (unless a Local Authority is prepared to use its compulsory purchase powers) some may simply hold on to their sites, in the hope that policy may change at some future point with reduced requirements. However, the communities in which development is brought forward also have reasonable expectations that development will mitigate its impact, in terms of provision of community infrastructure, which will reduce land values. It is within the scope of these expectations that developers have to formulate their offers for sites. The task of formulating an offer for a site is complicated further still during buoyant land markets, where developers have to compete with other developers to secure a site, often speculating on increases in value.

Viability benchmark

- 3.7 In 2019 (with re-issues in 2021, 2023 and 2025), the government published a revised NPPF, which indicates at paragraph 35 that *"Plans should set out the contributions expected from development. This should include setting out the levels and types of affordable housing provision required, along with other infrastructure (such as that needed for education, health, transport, flood and water management, green and digital infrastructure). Such policies should not undermine the deliverability of the plan"*. The revised PPG indicates that for the purposes of testing viability, local authorities should have regard to existing use value of land plus a premium to incentivise release for redevelopment.
- 3.8 The Local Housing Delivery Group published guidance⁷ in June 2012 which provides guidance on testing viability of Local Plan policies. The guidance notes that *"consideration of an appropriate Threshold Land Value [or viability benchmark] needs to take account of the fact that future plan policy requirements will have an impact on land values and landowner expectations. Therefore, using a market value approach as the starting point carries the risk of building-in assumptions of current policy costs rather than helping to inform the potential for future policy"*.
- 3.9 It is important to stress, therefore, that there is no single threshold land value at which land will come

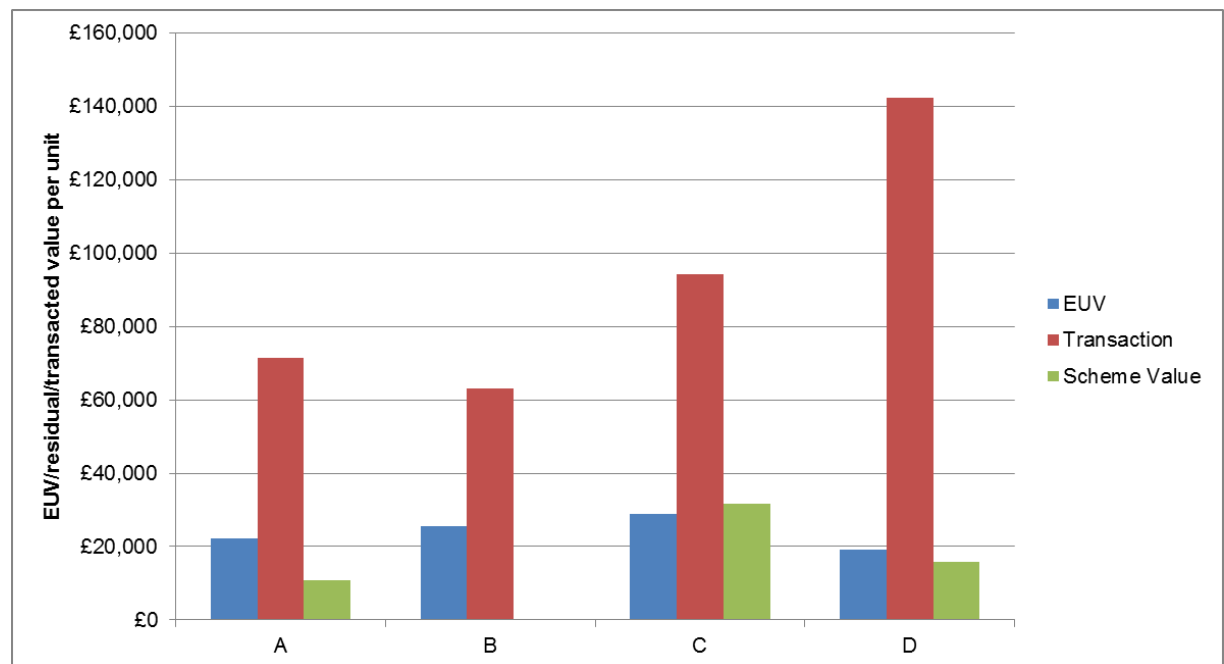
⁶ For the purposes of this report, existing use value is defined as the value of the site in its existing use, assuming that it remains in that use. We are not referring to the RICS Valuation Standards definition of 'Existing Use Value'.

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

forward for development. The decision to bring land forward will depend on the type of owner and, in particular, whether the owner occupies the site or holds it as an asset; the strength of demand for the site's existing use in comparison to other uses; how offers received compare to the owner's perception of the value of the site, which in turn is influenced by prices achieved by other sites. Given the lack of a single threshold land value, it is difficult for policy makers to determine the minimum land value that sites should achieve. This will ultimately be a matter of judgement for each planning authority.

- 3.10 Relying upon historic transactions to inform benchmark land values is a fundamentally flawed approach, as offers for these sites will have been framed in the context of current planning policy requirements, so an exercise using these transactions as a benchmark would tell the Council nothing about the potential for sites to absorb as yet unadopted policies. Even prior to the publication of the 2019 PPG, various Local Plan inspectors and CIL examiners accepted the key point that Local Plan policies and CIL will ultimately result in a reduction in land values, so benchmarks must consider a reasonable minimum threshold which landowners will accept. For local authority areas such as Three Rivers District, where a significant proportion of land supply will be greenfield sites, there is typically greater scope to make downwards adjustments to land values, as the uplift arising from redevelopment provides a significant uplift above existing use values.
- 3.11 Commentators frequently make reference to 'market testing' of benchmark land values. These respondents advocate using benchmarks that are based on the prices that sites have been bought and sold for. There are significant weaknesses in this approach which none of the proponents have addressed. In brief, prices paid for sites are a highly unreliable indicator of their actual value, due to the following reasons:
- Transactions are often based on bids that 'take a view' on squeezing planning policy requirements below target levels. This results in prices paid being too high to allow for policy targets to be met. If these transactions are used to 'market test' emerging Local Plan policies and/or CIL rates, the outcome would be unreliable and potentially highly misleading.
 - Historic transactions of housing sites are often based on the receipt of grant funding, which is no longer available in most cases.
 - There would be a need to determine whether the developer who built out the comparator sites actually achieved a profit at the equivalent level to the profit adopted in the viability testing. If the developer achieved a sub-optimal level of profit, then any benchmarking using these transactions would produce unreliable and misleading results.
 - Developers often build assumptions of growth in sales values into their appraisals, which provides a higher gross development value than would actually be achieved today. Given that our appraisals are based on current values, using prices paid would result in an inconsistent comparison (i.e. current values against the developer's assumed future values). Using these transactions would produce unreliable and misleading results.
- 3.12 These issues are evident from a recent BNP Paribas Real Estate review of evidence submitted in viability assessments where the differences between the value ascribed to developments by applicants and the amounts the sites were purchased for by the same parties. The prices paid exceeded the value of the consented schemes by between 52% and 1,300%, as shown in Figure 3.12.1. This chart compares the residual value of four development proposals to the sites' existing use values and the price which the developers paid to acquire the sites (all the data is on a per unit basis).

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



- 3.13 For the reasons set out above, the approach of using existing use values is a more reliable indicator of viability than using market values or prices paid for sites, as advocated by certain observers. Our assessment follows this approach, as set out in Section 4.
- 3.14 The PPG indicates that planning authorities should adopt benchmark land values based on existing use values. It then goes on to suggest that the premium above existing use value can be informed by land transactions. This would in effect simply level benchmark land values up to market value, with all the issues associated with this (as outlined above). The PPG does temper this approach by indicating that *“the landowner premium should be tested and balanced against emerging policies”* and that *“the premium should provide a reasonable incentive for a land owner to bring forward land for development while allowing a sufficient contribution to comply with policy requirements”*. The guidance also stresses in several places that *“price paid for land”* should not be reflected in viability assessments. This would exclude use of transactional data thus addressing the issues highlighted in paragraphs 3.11 and 3.12.

4 Appraisal assumptions

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

Residential sales values

- 4.2 Residential values in the area reflect national trends in recent years but do of course vary between different sub-markets within Three Rivers District, as noted in Section 2. We have considered comparable evidence of new build schemes in the District to establish appropriate values for testing purposes. This exercise involved analysis of 4,578 transactions recorded by the Land Registry between January 2020 and October 2025 but brought up to date by reference to changes in the House Price Index from the point of sale. This analysis indicates that developments in the District will attract average sales values ranging from circa £5,600 per square metre (£520 per square foot) to circa £7,600 per square metre (£707 per square foot), as shown in Figure 2.16.1. The highest sales values are achieved in the rural areas in the west of the District. Values are lower in the urban area adjacent to Watford.
- 4.3 We have also tested the impact of the provision of private units as rented by discounting the market value for these units by 10%, which reflects the discount we have seen on live developments when units are provided as Private Rented Sector stock. As noted in Section 2, this discount is offset to a degree by a reduction in profit margin of circa 5%, so the net reduction in value is 5%.
- 4.4 As noted earlier in the report, Savills predict that sales values will increase over the medium term (i.e. the next five years). Whilst this predicted growth cannot be guaranteed, we have run a series of sensitivity analyses assuming growth in sales values accompanied by cost inflation as summarised in Table 4.4.1. While these growth scenarios are based on a number of forecasts, they cannot be guaranteed and the results which these scenarios produce must be viewed as indicative only. We have also modelled a 'downside' scenario with lower initial growth (Table 4.4.2).

Table 4.4.1: Growth scenario

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

Table 4.4.2: Downside scenario

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

Affordable housing tenure and values

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

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

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

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

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

Table 4.6.1: Unit mix required

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

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

Table 4.7.1: Affordable housing rents (per week)

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

- 4.8 To establish the capital value of the rented units, we have used a discounted cashflow model which replicates the approach used by registered providers when preparing bids to acquire new housing stock. The model projects the rents over a 40 year period and deducts the estimated voids and bad debts, management costs, maintenance costs and allowances for major repairs. The model establishes the present value of the net rental income by applying a discount rate (reflecting the cost of funds and RP's risk margin), reflecting the price that can, in principle be paid to acquire the completed units from a developer.
- 4.9 We value the shared ownership units by firstly establishing the unrestricted market value of each unit by reference to comparable evidence of similar units. The value of the initial equity stake sold to the purchaser (between 25% and 50%) is the first segment of value. The purchaser will also pay a rent on the retained equity at rate not exceeding 2.75% of the retained equity. The capital value of this rent is calculated using a discounted cashflow model. The two elements (initial equity stake sold plus capital value of rental income) are added together to establish a total value.
- 4.10 A key issue for development viability is the capital value that each tenure will generate in terms of receipt from the acquiring RPs, as this will be one of the inputs that constitutes the Gross Development Value of a development. Table 4.10.1 summarises the capital values that each tenure generate.

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

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

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

Rents and yields for commercial development

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

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

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

- 4.13 In addition, the typologies incorporate care homes and our assumptions are summarised as follow:
- Care and accommodation charge: £1,500 per week;
 - Earnings before interest, tax, depreciation and amortisation: 30% of gross operating income;
 - Gross Floor area: 42 square metres per room, including common areas and other facilities;
 - Blended net rent per square metre: £607;
 - Investment yield: 10%.

Build costs

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

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

Table 4.18.1: BCIS build costs

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

- 4.15 As noted in Table 4.18.1, the base costs above are increased by 10% to account for external works (including any garages or parking spaces).
- 4.16 The LHDG guidance 'Viability Testing Local Plans' (August 2012) indicates a range of £17,000 - £23,000 for greenfield infrastructure costs. Over the intervening period, the BCIS Tender Price Index has changed from 223 (Q3 2012) to 407 (Q4 2025), which increases the range to £31,027 - £41,978. We have applied costs in our appraisal at the lower end of the range, which equates to approximately 15.7% of base construction costs.

Zero carbon and BREEAM

- 4.17 The emerging Local Plan includes policies seeking net zero carbon development, which also reflects the direction of travel at national level over the medium term (the Future Homes Standard, for example, is a partial step towards net zero, for example). We have therefore tested the impact of providing net zero carbon homes, both in operational terms (regulated energy) and embodied carbon. Research undertaken on behalf of other local authority areas indicates that the cost of achieving net carbon zero on residential and non-residential developments equates to up to 5% of construction costs⁹. The cost of net zero embodied carbon is still the subject of debate, with some specialists suggesting that it can be cost neutral, while others suggest an additional cost equating to 10% of construction costs.
- 4.18 Although the costs of operational and embodied carbon are currently somewhat unclear and are likely to fall over time as technologies develop and improve, we have adopted the following assumptions for testing purposes:
- Cost uplift for operational carbon: 5% of build costs for domestic and 5% for non-domestic;
 - Cost uplift for operational and embodied carbon: 15% of build costs for domestic and 15% for non-domestic.

Accessibility standards

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

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

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

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

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

Professional fees

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

Development finance

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

Marketing and disposal costs

- 4.23 For residential schemes, our appraisals incorporate an allowance of 2.5% for marketing costs, which includes show homes and agents' fees, plus 0.25% for sales legal fees.
- 4.24 For non-residential schemes, our appraisals incorporate sales agents fees of 1% of capital value sales and legal fees of 0.5% of capital value. We also include lettings agents fees and lettings legal fees totalling 15% of the first years rent.

Three Rivers District CIL

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

Table 4.25.1: Adopted and indexed CIL rates for 2026

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

Section 106 costs

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

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

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

Biodiversity Net Gain

- 4.28 We have tested the statutory requirement for a 10% enhancement to biodiversity in perpetuity on greenfield sites by applying an increase in build costs of 0.7%, which is reflective of the central estimate in the 2019 DEFRA report 'Biodiversity net gain and local nature recovery strategies impact assessment'. The Impact Assessment indicates that costs on brownfield sites for a 10% biodiversity net gain equate to 0.2% of build costs and up to 1.4% of build costs for greenfield sites¹⁰. The costs are lower on brownfield sites as they typically have lower starting levels of biodiversity than greenfield sites.

Building Safety Levy

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

Development and sales periods

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

Developer's profit

- 4.31 Developer's profit is closely correlated with the perceived risk of residential development. The greater the risk, the greater the required profit level, which helps to mitigate against the risk, but also to ensure that the potential rewards are sufficiently attractive for a bank and other equity providers to fund a scheme. It is important to emphasise that the level of minimum profit is not necessarily determined by developers (although they will have their own view and the Boards of the major housebuilders will set targets for minimum profit).
- 4.32 The views of the banks which fund development are a relevant consideration; if banks decline an application by a developer to borrow to fund a development, it is very unlikely to proceed, as developers rarely carry sufficient cash to fund it themselves. Consequently, future movements in profit levels will largely be determined by the attitudes of the banks towards development proposals. However, they also need to remain competitive and if margins are set at unsustainably high levels, new entrants will be attracted into the market which will reduce rates due to competition.
- 4.33 Following a significant period of turbulence, including the UK's departure from the European Union, the Coronavirus pandemic, the war in Ukraine, the September 2022 'fiscal event' and a change of government in 2024, the market has remained relatively resilient. We have adopted a profit margin of 17.5% of private GDV for testing purposes, although individual schemes may require lower or

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

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

- 4.34 Profits on commercial developments are applied at 15%, in line with normal market assumptions.
- 4.35 Our assumed return on the affordable housing GDV is 6%. A lower return on the affordable housing is appropriate as there is very limited sales risk on these units for the developer; there is often a pre-sale of the units to an RP prior to commencement. Any risk associated with take up of intermediate housing is borne by the acquiring RP, not by the developer. First Homes are a hybrid in terms of risk, as the Developer will typically market these units individually to purchasers, rather than disposing of them in bulk to RPs. However, the prices the units are sold at will be heavily discounted values, which reduces risk relative to unrestricted market housing. We have subsequently applied a profit of 12% of GDV to First Homes.

Exceptional costs

- 4.36 Exceptional costs can be an issue for development viability on previously developed land. These costs relate to works that are 'atypical', such as remediation of sites in former industrial use and that are over and above standard build costs. However, in the absence of detailed site investigations, it is not possible to provide a reliable estimate of what exceptional costs might be. Our analysis therefore excludes exceptional costs, as to apply a blanket allowance would generate misleading results. An 'average' level of costs for abnormal ground conditions and some other 'abnormal' costs is already reflected in BCIS data, as such costs are frequently encountered on sites that form the basis of the BCIS data sample.

Benchmark land value

- 4.37 Benchmark land value, based on the existing use value of sites is a key consideration in the assessment of development economics for testing planning policies and tariffs. Clearly, there is a point where the Residual Land Value (what the landowner receives from a developer) that results from a scheme may be less than the land's existing use value. Existing use values can vary significantly, depending on the demand for the type of building relative to other areas. Similarly, subject to planning permission, the potential development site may be capable of being used in different ways – as a hotel rather than residential for example; or at least a different mix of uses. Existing use value is effectively the 'bottom line' in a financial sense and therefore a key factor in this study.
- 4.38 We have arrived at a broad judgement on the likely range of benchmark land values. On previously developed sites, the calculations assume that the landowner has made a judgement that the existing use does not yield an optimum use of the site; for example, it has fewer storeys than neighbouring buildings that were developed more recently; or there is a general lack of demand for the type of space, resulting in low rentals, high yields and high vacancies (or in some cases no occupation at all over a lengthy period). We would not expect a building which makes optimum use of a site and that is attracting a reasonable rent to come forward for development, as residual value may not exceed existing use values in these circumstances.
- 4.39 Redevelopment proposals that generate residual land values below existing use values are unlikely to be delivered. While any such thresholds are only a guide in 'normal' development circumstances, it does not imply that individual landowners, in particular financial circumstances, will not bring sites forward at a lower return or indeed require a higher return. If proven that an existing use value justifies a higher benchmark than those assumed, then appropriate adjustments may be necessary. As such, existing use values should be regarded as benchmarks rather than definitive fixed variables on a site. The assumptions underpinning our benchmark land values are summarised in Appendix 6 and the benchmark land values themselves summarised in Table 4.39.1.

Table 4.39.1: Benchmark land values (£ millions)

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

5 Appraisal outputs

- 5.1 The full inputs to and outputs from our appraisals of the various developments are set out in Section 6 and appendices 7 to 11. We have appraised 47 development typologies, reflecting different densities and types of development across the District. These typologies include both residential (general purpose and care schemes) and non-residential schemes, including office, industrial/logistics and retail floorspace.
- 5.2 Each appraisal incorporates (where relevant) the affordable housing of 0% to 50%, in 5% increments, with a tenure mix of 70% rented (split 70% social rent and 30% affordable rent) and 30% shared ownership. For build to rent schemes, we have tested an alternative approach in which the affordable housing is provided as discounted market rent, with rents not exceeding LHA levels.
- 5.3 For small sites that fall below the 10-unit threshold, we have factored in the affordable housing requirement as on-site units to test their ability to make a potential affordable housing requirement. The Council's emerging policy seeks affordable housing contributions from schemes in the Green Belt of fewer than 10 units. For practical reasons the Council may need to secure payments in lieu of on-site delivery if RPs are not interested in purchasing small numbers of units, but the method of calculation reflects our approach for viability testing¹¹.
- 5.4 For each development typology, we have tested a range of sales values, reflecting the spread identified in the previous section. Where the residual land value of a typology exceeds the benchmark land value, we show the result shaded green, to indicate that the Scheme is viable. Where the residual land value is no more than 10% lower than the benchmark land value (and therefore on the margins of being viable), the results are shaded in orange. Where the residual land value is either negative, or more than 10% lower than the benchmark land value, the result is shaded red, to indicate that it is unviable.
- 5.5 For other policy requirements (bio-diversity net gain; accessibility standards; and contributions towards provision of community infrastructure), we have used selected data from the results to test the impact of emerging policies.
- 5.6 Finally, all the scenarios are tested with the growth and inflation rates summarised in Table 4.4.1. These results are attached at Appendix 9, with a 'downside' set of growth and inflation rates attached at Appendix 10.

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

6 Assessment of appraisal results

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

Affordable housing

- 6.2 As noted in Section 5, we have tested the viability of the residential typologies incorporating a range of affordable housing percentages from 0% to 50%, to incorporate the Council's emerging policy requirement of 40% affordable housing and 50% on sites released from the Green Belt.
- 6.3 The Council's preferred tenure mix for the emerging plan is 70% rented housing (split 70% social rent and 30% affordable rent capped at LHA rates) and 30% shared ownership. The appraisal results reflecting this tenure mix are summarised in tables 6.3.1 to 6.3.9 and Appendix 7. Each table shows the results with sales values reflecting the District-wide range (£5,600 per square metre to £7,600 per square metre). For the avoidance of doubt, these appraisal outputs reflect the cumulative impact of all other emerging Local Plan policies.
- 6.4 There are significant differences in the viability of schemes and the level of affordable housing that can be viably provided. These differences manifest themselves both on an area basis and also between schemes located in the same value area. Within each value area, there will be a difference in viability outcomes depending on the benchmark land value assumed. As is normally the case, schemes brought forward on greenfield sites are more viable than schemes brought forward on previously developed sites due to higher existing use values on the latter. This means that schemes in urban areas may not always be able to provide 40% affordable housing, particularly in lower value areas.
- 6.5 Where sales values are at the lower end of the tested range (£5,600 per square metre), all schemes are unviable at 40% when tested against secondary office and secondary retail benchmark land value (the highest benchmark land values tested). This is not an issue caused by policy requirements, but simply a function of the relationship between the residual land values generated by development and the existing use value of certain types of building. In lower value areas, the extent of uplift above existing use values is significantly lower than in higher value areas and consequently there is less scope to meet policy requirements. These results indicate that in lower value areas, sites with these benchmark land values (which will be predominantly in the urban areas) may not always meet the full policy requirement. If developers seek to bring forward residential developments in these areas, they may need to submit viability assessments to demonstrate a reduced level of affordable housing. However, when considered against the secondary industrial benchmark land value and the two greenfield benchmark land values, the appraisal outputs indicates that schemes of a wider range of scales and form can viably provide 40% affordable housing although this is not universally the case. Schemes of houses rather than flats perform better in viability terms due to the lower costs of the former.
- 6.6 As sales values increase, the extent to which schemes can viably meet the emerging 40% requirement increases, but to varying degrees. At the highest sales values in the range (£7,600 per square metre), our testing indicates that 40% affordable housing would be significantly more viable. However, some schemes brought forward on the highest Benchmark Land Values would still struggle to generate viable outcomes, but this would improve markedly against BLV2 (which is the lower of the two previously developed benchmark land values). Smaller schemes would be able to be brought forward viably at with up to 40% affordable on these sites.
- 6.7 As can be noted from the results in tables 6.3.1 to 6.3.9, there is no uniform level of affordable housing where it can be said all schemes are viable. Setting any percentage below the emerging/adopted policy target of 40% would, in principle, mean that some schemes that *could* have delivered 40% would no longer be required to do so if the Council adopted a lower percentage target.

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

BENCHMARK LAND VALUE 1 (SECONDARY OFFICE/RETAIL)		£6,129,319 PER HA		AH tenure		Rented 70%		Intermediate		SO 30%			
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 TRD-C-1 - 5 units, 25 DPH, 100% houses and 0% flats	5	£1,225,864	897,546	899,355	881,296	853,367	825,570	497,903	470,367	442,963	415,689	388,546	361,534
2 TRD-C-2 - 5 units, 50 DPH, 100% houses and 0% flats	5	£1,225,864	897,546	899,355	881,296	853,367	825,570	497,903	470,367	442,963	415,689	388,546	361,534
3 TRD-C-3 - 5 units, 85 DPH, 50% houses and 50% flats	5	£1,225,864	897,546	899,355	881,296	853,367	825,570	497,903	470,367	442,963	415,689	388,546	361,534
4 TRD-C-4 - 6 units, 30 DPH, 100% houses and 0% flats	6	£1,225,864	897,546	899,355	881,296	853,367	825,570	497,903	470,367	442,963	415,689	388,546	361,534
5 TRD-C-5 - 6 units, 75 DPH, 75% houses and 25% flats	6	£1,225,864	897,546	899,355	881,296	853,367	825,570	497,903	470,367	442,963	415,689	388,546	361,534
6 TRD-C-6 - 8 units, 25 DPH, 100% houses and 0% flats	8	£1,225,864	897,546	899,355	881,296	853,367	825,570	497,903	470,367	442,963	415,689	388,546	361,534
7 TRD-C-7 - 8 units, 130 DPH, 0% houses and 100% flats	8	£1,225,864	897,546	899,355	881,296	853,367	825,570	497,903	470,367	442,963	415,689	388,546	361,534
8 TRD-C-8 - 9 units, 112 DPH, 0% houses and 100% flats	9	£1,225,864	897,546	899,355	881,296	853,367	825,570	497,903	470,367	442,963	415,689	388,546	361,534
9 TRD-C-9 - 10 units, 25 DPH, 100% houses and 0% flats	10	£1,225,864	897,546	899,355	881,296	853,367	825,570	497,903	470,367	442,963	415,689	388,546	361,534
10 TRD-C-10 - 10 units, 90 DPH, 50% houses and 50% flats	10	£1,225,864	897,546	899,355	881,296	853,367	825,570	497,903	470,367	442,963	415,689	388,546	361,534
11 TRD-C-11 - 20 units, 35 DPH, 100% houses and 0% flats	20	£1,225,864	897,546	899,355	881,296	853,367	825,570	497,903	470,367	442,963	415,689	388,546	361,534
12 TRD-C-12 - 20 units, 50 DPH, 80% houses and 20% flats	20	£1,225,864	897,546	899,355	881,296	853,367	825,570	497,903	470,367	442,963	415,689	388,546	361,534
13 TRD-C-13 - 30 units, 25 DPH, 100% houses and 0% flats	30	£1,225,864	897,546	899,355	881,296	853,367	825,570	497,903	470,367	442,963	415,689	388,546	361,534
14 TRD-C-14 - 30 units, 50 DPH, 80% houses and 20% flats	30	£1,225,864	897,546	899,355	881,296	853,367	825,570	497,903	470,367	442,963	415,689	388,546	361,534
15 TRD-C-15 - 40 units, 50 DPH, 80% houses and 20% flats	40	£1,225,864	897,546	899,355	881,296	853,367	825,570	497,903	470,367	442,963	415,689	388,546	361,534
16 TRD-C-16 - 40 units, 80 DPH, 50% houses and 50% flats	40	£1,225,864	897,546	899,355	881,296	853,367	825,570	497,903	470,367	442,963	415,689	388,546	361,534
17 TRD-C-17 - 50 units, 35 DPH, 100% houses and 0% flats	50	£1,225,864	897,546	899,355	881,296	853,367	825,570	497,903	470,367	442,963	415,689	388,546	361,534
18 TRD-C-18 - 50 units, 75 DPH, 75% houses and 25% flats	50	£1,225,864	897,546	899,355	881,296	853,367	825,570	497,903	470,367	442,963	415,689	388,546	361,534
19 TRD-C-19 - 60 units, 100 DPH, 0% houses and 100% flats	60	£1,225,864	897,546	899,355	881,296	853,367	825,570	497,903	470,367	442,963	415,689	388,546	361,534
20 TRD-C-20 - 60 units, 50 DPH, 80% houses and 20% flats	60	£1,225,864	897,546	899,355	881,296	853,367	825,570	497,903	470,367	442,963	415,689	388,546	361,534
21 TRD-C-21 - 70 units, 50 DPH, 80% houses and 20% flats	70	£1,225,864	897,546	899,355	881,296	853,367	825,570	497,903	470,367	442,963	415,689	388,546	361,534
22 TRD-C-22 - 70 units, 35 DPH, 100% houses and 0% flats	70	£1,225,864	897,546	899,355	881,296	853,367	825,570	497,903	470,367	442,963	415,689	388,546	361,534
23 TRD-C-23 - 80 units, 50 DPH, 80% houses and 20% flats	80	£1,225,864	897,546	899,355	881,296	853,367	825,570	497,903	470,367	442,963	415,689	388,546	361,534
24 TRD-C-24 - 80 units, 80 DPH, 55% houses and 45% flats	80	£1,225,864	897,546	899,355	881,296	853,367	825,570	497,903	470,367	442,963	415,689	388,546	361,534
25 TRD-C-25 - 95 units, 28 DPH, 100% houses and 0% flats	95	£1,225,864	897,546	899,355	881,296	853,367	825,570	497,903	470,367	442,963	415,689	388,546	361,534
26 TRD-C-26 - 100 units, 15 DPH, 100% houses and 0% flats	100	£1,225,864	897,546	899,355	881,296	853,367	825,570	497,903	470,367	442,963	415,689	388,546	361,534
27 TRD-C-27 - 100 units, 35 DPH, 95% houses and 5% flats	100	£1,225,864	897,546	899,355	881,296	853,367	825,570	497,903	470,367	442,963	415,689	388,546	361,534
28 TRD-C-28 - 130 units, 35 DPH, 95% houses and 5% flats	130	£1,225,864	897,546	899,355	881,296	853,367	825,570	497,903	470,367	442,963	415,689	388,546	361,534
29 TRD-C-29 - 145 units, 24 DPH, 100% houses and 0% flats	145	£1,225,864	897,546	899,355	881,296	853,367	825,570	497,903	470,367	442,963	415,689	388,546	361,534
30 TRD-C-30 - 165 units, 70 DPH, 60% houses and 40% flats	165	£1,225,864	897,546	899,355	881,296	853,367	825,570	497,903	470,367	442,963	415,689	388,546	361,534
31 TRD-C-31 - 250 units, 35 DPH, 90% houses and 10% flats	250	£1,225,864	897,546	899,355	881,296	853,367	825,570	497,903	470,367	442,963	415,689	388,546	361,534
32 TRD-C-32 - 400 units, 15 DPH, 100% houses and 0% flats	400	£1,225,864	897,546	899,355	881,296	853,367	825,570	497,903	470,367	442,963	415,689	388,546	361,534
33 TRD-C-33 - 500 units, 20 DPH, 100% houses and 0% flats	500	£1,225,864	897,546	899,355	881,296	853,367	825,570	497,903	470,367	442,963	415,689	388,546	361,534
34 TRD-C-34 - 750 units, 20 DPH, 100% houses and 0% flats	750	£1,225,864	897,546	899,355	881,296	853,367	825,570	497,903	470,367	442,963	415,689	388,546	361,534
35 TRD-C-35 - 1000 units, 20 DPH, 100% houses and 0% flats	1000	£1,225,864	897,546	899,355	881,296	853,367	825,570	497,903	470,367	442,963	415,689	388,546	361,534
36 TRD-C-36 - 1250 units, 20 DPH, 100% houses and 0% flats	1250	£1,225,864	897,546	899,355	881,296	853,367	825,570	497,903	470,367	442,963	415,689	388,546	361,534
37 TRD-C-37 - 1500 units, 20 DPH, 100% houses and 0% flats	1500	£1,225,864	897,546	899,355	881,296	853,367	825,570	497,903	470,367	442,963	415,689	388,546	361,534
38 TRD-CARE1 (75 rooms)	-	£1,225,864	897,546	899,355	881,296	853,367	825,570	497,903	470,367	442,963	415,689	388,546	361,534
39 TRD-CARE2 (40 rooms)	-	£1,225,864	897,546	899,355	881,296	853,367	825,570	497,903	470,367	442,963	415,689	388,546	361,534
40 TRD-CARE3 (40 rooms)	-	£1,225,864	897,546	899,355	881,296	853,367	825,570	497,903	470,367	442,963	415,689	388,546	361,534
41 TRD-CARE4 (40 rooms)	-	£1,225,864	897,546	899,355	881,296	853,367	825,570	497,903	470,367	442,963	415,689	388,546	361,534
42 TRD-CARE5 (40 rooms)	-	£1,225,864	897,546	899,355	881,296	853,367	825,570	497,903	470,367	442,963	415,689	388,546	361,534
43 TRD-CARE6 (40 rooms)	-	£1,225,864	897,546	899,355	881,296	853,367	825,570	497,903	470,367	442,963	415,689	388,546	361,534
44 TRD-CARE7 (40 rooms)	-	£1,225,864	897,546	899,355	881,296	853,367	825,570	497,903	470,367	442,963	415,689	388,546	361,534
45 TRD-CARE8 (40 rooms)	-	£1,225,864	897,546	899,355	881,296	853,367	825,570	497,903	470,367	442,963	415,689	388,546	361,534
46 TRD-CARE9 (40 rooms)	-	£1,225,864	897,546	899,355	881,296	853,367	825,570	497,903	470,367	442,963	415,689	388,546	361,534
47 TRD-CARE10 (40 rooms)	-	£1,225,864	897,546	899,355	881,296	853,367	825,570	497,903	470,367	442,963	415,689	388,546	361,534

BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL)		£2,760,992		AH tenure		Rented 70%		Intermediate		SO 30%			
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 TRD-C-1 - 5 units, 25 DPH, 100% houses and 0% flats	5	£552,198	437,546	439,355	421,296	393,367	365,570	227,903	200,367	172,963	145,689	118,546	91,534
2 TRD-C-2 - 5 units, 50 DPH, 100% houses and 0% flats	5	£552,198	437,546	439,355	421,296	393,367	365,570	227,903	200,367	172,963	145,689	118,546	91,534
3 TRD-C-3 - 5 units, 85 DPH, 50% houses and 50% flats	5	£552,198	437,546	439,355	421,296	393,367	365,570	227,903					

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

THREE RIVERS DISTRICT COUNCIL		Sales value £5,850 psm		AH tenure		Rented 70%		Intermediate		SO 30%			
BENCHMARK LAND VALUE 1 (SECONDARY OFFICE/RETAIL)		£6,129,319 PER HA		Type of rent		70% Soc Rent 30% Aff Rent				FH 0%			
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 TRD-C1 - 5 units, 25 DPH, 100% houses and 0% flats	5	£1,225,864	714,720	682,411	652,249	621,251	590,348	558,832	528,862	498,415	468,324	438,160	408,180
2 TRD-C2 - 5 units, 50 DPH, 100% houses and 0% flats	5	£1,225,864	714,720	682,411	652,249	621,251	590,348	558,832	528,862	498,415	468,324	438,160	408,180
3 TRD-C3 - 5 units, 85 DPH, 50% houses and 50% flats	5	£1,225,864	714,720	682,411	652,249	621,251	590,348	558,832	528,862	498,415	468,324	438,160	408,180
4 TRD-C4 - 6 units, 30 DPH, 100% houses and 0% flats	6	£1,225,864	857,684	820,936	782,696	745,479	708,431	671,559	634,862	598,338	561,989	526,816	489,815
5 TRD-C5 - 6 units, 75 DPH, 75% houses and 25% flats	6	£1,225,864	857,684	820,936	782,696	745,479	708,431	671,559	634,862	598,338	561,989	526,816	489,815
6 TRD-C6 - 8 units, 25 DPH, 100% houses and 0% flats	8	£1,225,864	1,029,632	986,408	940,336	894,312	844,336	794,408	744,432	694,464	644,496	594,528	544,560
7 TRD-C7 - 8 units, 130 DPH, 0% houses and 100% flats	8	£1,225,864	1,029,632	986,408	940,336	894,312	844,336	794,408	744,432	694,464	644,496	594,528	544,560
8 TRD-C8 - 9 units, 112 DPH, 0% houses and 100% flats	9	£1,225,864	1,159,677	1,111,407	1,063,237	1,015,067	966,897	918,727	870,557	822,387	774,217	726,047	677,877
9 TRD-C9 - 10 units, 25 DPH, 100% houses and 0% flats	10	£1,225,864	1,386,490	1,322,974	1,261,548	1,199,513	1,137,769	1,076,316	1,014,353	952,400	890,447	828,494	766,541
10 TRD-C10 - 10 units, 50 DPH, 50% houses and 50% flats	10	£1,225,864	1,386,490	1,322,974	1,261,548	1,199,513	1,137,769	1,076,316	1,014,353	952,400	890,447	828,494	766,541
11 TRD-C11 - 20 units, 35 DPH, 100% houses and 0% flats	20	£1,225,864	2,775,905	2,681,723	2,587,541	2,493,359	2,399,177	2,304,995	2,210,813	2,116,631	2,022,449	1,928,267	1,834,085
12 TRD-C12 - 20 units, 50 DPH, 80% houses and 20% flats	20	£1,225,864	2,775,905	2,681,723	2,587,541	2,493,359	2,399,177	2,304,995	2,210,813	2,116,631	2,022,449	1,928,267	1,834,085
13 TRD-C13 - 30 units, 25 DPH, 100% houses and 0% flats	30	£1,225,864	4,074,253	3,958,587	3,842,921	3,727,255	3,611,589	3,495,923	3,380,257	3,264,591	3,148,925	3,033,259	2,917,593
14 TRD-C14 - 30 units, 50 DPH, 80% houses and 20% flats	30	£1,225,864	4,074,253	3,958,587	3,842,921	3,727,255	3,611,589	3,495,923	3,380,257	3,264,591	3,148,925	3,033,259	2,917,593
15 TRD-C15 - 40 units, 50 DPH, 80% houses and 20% flats	40	£1,225,864	5,422,607	5,282,116	5,141,625	5,001,134	4,860,643	4,720,152	4,579,661	4,439,170	4,298,679	4,158,188	4,017,697
16 TRD-C16 - 40 units, 80 DPH, 50% houses and 50% flats	40	£1,225,864	5,422,607	5,282,116	5,141,625	5,001,134	4,860,643	4,720,152	4,579,661	4,439,170	4,298,679	4,158,188	4,017,697
17 TRD-C17 - 50 units, 35 DPH, 100% houses and 0% flats	50	£1,225,864	6,771,059	6,604,448	6,437,837	6,271,226	6,104,615	5,938,004	5,771,393	5,604,782	5,438,171	5,271,560	5,104,949
18 TRD-C18 - 50 units, 50 DPH, 50% houses and 50% flats	50	£1,225,864	6,771,059	6,604,448	6,437,837	6,271,226	6,104,615	5,938,004	5,771,393	5,604,782	5,438,171	5,271,560	5,104,949
19 TRD-C19 - 60 units, 100 DPH, 0% houses and 100% flats	60	£1,225,864	8,119,511	7,924,511	7,729,511	7,534,511	7,339,511	7,144,511	6,949,511	6,754,511	6,559,511	6,364,511	6,169,511
20 TRD-C20 - 60 units, 35 DPH, 100% houses and 0% flats	60	£1,225,864	8,119,511	7,924,511	7,729,511	7,534,511	7,339,511	7,144,511	6,949,511	6,754,511	6,559,511	6,364,511	6,169,511
21 TRD-C21 - 70 units, 50 DPH, 80% houses and 20% flats	70	£1,225,864	10,469,273	10,160,963	9,852,653	9,544,343	9,236,033	8,927,723	8,619,413	8,311,103	8,002,793	7,694,483	7,386,173
22 TRD-C22 - 70 units, 35 DPH, 100% houses and 0% flats	70	£1,225,864	10,469,273	10,160,963	9,852,653	9,544,343	9,236,033	8,927,723	8,619,413	8,311,103	8,002,793	7,694,483	7,386,173
23 TRD-C23 - 80 units, 25 DPH, 100% houses and 0% flats	80	£1,225,864	13,819,836	13,462,968	13,106,100	12,749,232	12,392,364	12,035,496	11,678,628	11,321,760	10,964,892	10,608,024	10,251,156
24 TRD-C24 - 80 units, 50 DPH, 55% houses and 45% flats	80	£1,225,864	13,819,836	13,462,968	13,106,100	12,749,232	12,392,364	12,035,496	11,678,628	11,321,760	10,964,892	10,608,024	10,251,156
25 TRD-C25 - 95 units, 28 DPH, 100% houses and 0% flats	95	£1,225,864	16,219,319	15,784,651	15,349,983	14,915,315	14,480,647	14,045,979	13,611,311	13,176,643	12,741,975	12,307,307	11,872,639
26 TRD-C26 - 100 units, 15 DPH, 100% houses and 0% flats	100	£1,225,864	18,568,802	18,062,418	17,556,034	17,049,650	16,543,266	16,036,882	15,530,498	15,024,114	14,517,730	14,011,346	13,504,962
27 TRD-C27 - 100 units, 35 DPH, 95% houses and 5% flats	100	£1,225,864	18,568,802	18,062,418	17,556,034	17,049,650	16,543,266	16,036,882	15,530,498	15,024,114	14,517,730	14,011,346	13,504,962
28 TRD-C28 - 130 units, 35, 14 DPH, 95% houses and 5% flats	130	£1,225,864	22,672,382	22,107,758	21,543,134	20,978,510	20,413,886	19,849,262	19,284,638	18,719,014	18,154,390	17,589,766	17,025,142
29 TRD-C29 - 145 units, 24, 83 DPH, 100% houses and 0% flats	145	£1,225,864	25,736,947	25,102,709	24,468,471	23,834,233	23,199,995	22,565,757	21,931,519	21,297,281	20,663,043	20,028,805	19,394,567
30 TRD-C30 - 165 units, 70, 87 DPH, 60% houses and 40% flats	165	£1,225,864	31,472,073	30,682,428	29,892,783	29,103,138	28,313,493	27,523,848	26,734,203	25,944,558	25,154,913	24,365,268	23,575,623
31 TRD-C31 - 250 units, 35, 07 DPH, 90% houses and 10% flats	250	£1,225,864	40,693,045	39,704,300	38,715,555	37,726,810	36,738,065	35,749,320	34,760,575	33,771,830	32,783,085	31,794,340	30,805,595
32 TRD-C32 - 400 units, 15, 69 DPH, 100% houses and 0% flats	400	£1,225,864	51,149,804	50,000,000	48,850,196	47,700,392	46,550,588	45,400,784	44,250,980	43,101,176	41,951,372	40,801,568	39,651,764
33 TRD-C33 - 500 units, 20 DPH, 100% houses and 0% flats	500	£1,225,864	62,615,321	61,261,539	59,907,757	58,553,975	57,200,193	55,846,411	54,492,629	53,138,847	51,785,065	50,431,283	49,077,501
34 TRD-C34 - 750 units, 20 DPH, 100% houses and 0% flats	750	£1,225,864	82,948,472	81,262,418	79,576,364	77,890,310	76,204,256	74,518,202	72,832,148	71,146,094	69,460,040	67,773,986	66,087,932
35 TRD-C35 - 1000 units, 20 DPH, 100% houses and 0% flats	1,000	£1,225,864	103,082,453	101,228,362	99,374,271	97,520,180	95,666,089	93,811,998	91,957,907	90,103,816	88,249,725	86,395,634	84,541,543
36 TRD-C36 - 1250 units, 20 DPH, 100% houses and 0% flats	1,250	£1,225,864	125,380,454	123,032,453	120,684,452	118,336,451	115,988,450	113,640,449	111,292,448	108,944,447	106,596,446	104,248,445	101,900,444
37 TRD-C37 - 1500 units, 20 DPH, 100% houses and 0% flats	1,500	£1,225,864	145,649,844	143,041,843	140,433,842	137,825,841	135,217,840	132,609,839	130,001,838	127,393,837	124,785,836	122,177,835	119,569,834
38 TRD-CARE1 (75 rooms)	-	£1,225,864	1,188,000	1,188,000	1,188,000	1,188,000	1,188,000	1,188,000	1,188,000	1,188,000	1,188,000	1,188,000	1,188,000
39 TRD-CARE2 (40 rooms)	-	£1,225,864	640,621	640,621	640,621	640,621	640,621	640,621	640,621	640,621	640,621	640,621	640,621
40 TRD-OFF1	-	£1,225,864	3,174,867	3,174,867	3,174,867	3,174,867	3,174,867	3,174,867	3,174,867	3,174,867	3,174,867	3,174,867	3,174,867
41 TRD-OFF2	-	£1,225,864	4,408,479	4,408,479	4,408,479	4,408,479	4,408,479	4,408,479	4,408,479	4,408,479	4,408,479	4,408,479	4,408,479
42 TRD-OFF3	-	£1,225,864	2,268,458	2,268,458	2,268,458	2,268,458	2,268,458	2,268,458	2,268,458	2,268,458	2,268,458	2,268,458	2,268,458
43 TRD-OFF4	-	£1,225,864	5,627,334	5,627,334	5,627,334	5,627,334	5,627,334	5,627,334	5,627,334	5,627,334	5,627,334	5,627,334	5,627,334
44 TRD-OFF5	-	£1,225,864	2,480,037	2,480,037	2,480,037	2,480,037	2,480,037	2,480,037	2,480,037	2,480,037	2,480,037	2,480,037	2,480,037
45 TRD-OFF6	-	£1,225,864	3,291,996	3,291,996	3,291,996	3,291,996	3,291,996	3,291,996	3,291,996	3,291,996	3,291,996	3,291,996	3,291,996
46 TRD-OFF7	-	£1,225,864	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720
47 TRD-OFF8	-	£1,225,864	4,892,966	4,892,966	4,892,966	4,892,966	4,892,966	4,892,966	4,892,966	4,892,966	4,892,966	4,892,966	4,892,966

BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL)		£2,760,992		Residual land values									
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 TRD-C1 - 5 units, 25 DPH, 100% houses and 0% flats	5	£552,198	714,720	683,411	652,248	621,231	590,360	559,532	529,052	498,615	468,324	438,100	408,180
2 TRD-C2 - 5 units, 50 DPH, 100% houses and 0% flats	5	£526,709	714,720	683,411	652,248	621,231	590,360	559,532	529,052	498,615	468,324	438,100	408,180
3 TRD-C3 - 5 units, 85 DPH, 50% houses and 50% flats	5	£162,411	504,061	475,303	446,715	418,238	389,896	361,972	333,944	306,627	277,799	250,102	222,586
4 TRD-C4 - 6 units, 30 DPH, 100% houses and 0% flats	6	£552,198	714,720	683,411	652,248	621,231	590,360	559,532	529,052	498,615	468,324	438,100	408,180
5 TRD-C5 - 6 units, 75 DPH, 75% houses and 25% flats	6	£220,679	722,446	696,400	669,536	642,590	615,628	588,691	561,770	534,863	507,942	481,016	454,087
6 TRD-C6 - 8 units, 25 DPH, 100% houses and 0% flats	8	£683,518	1,143,502	1,093,498	1,043,599	993,971	944,575	895,412	846,483	797,785	749,320	701,067	653,007
7 TRD-C7 - 8 units, 130 DPH, 0% houses and 100% flats	8	£619,907	956,085	915,121	873,540	832,144	790,933	749,906	709,063	668,402	627,923	587,643	547,538
8 TRD-C8 - 9 units, 112 DPH, 0% houses and 100% flats	9	£221,985	513,997	491,721	469,445	447,169	424,893	402,617	380,341	358,065	335,789	313,513	291,237
9 TRD-C9 - 10 units, 25 DPH, 100% houses and 0% flats	10	£1,104,397	1,386,460	1,323,724	1,261,549	1,199,513	1,137,516	1,075,518	1,013,515	951,509	889,503	827,496	765,490
10 TRD-C10 - 10 units, 50 DPH, 50% houses and 50% flats	10	£306,777	977,805	937,803	897,804	857,804	817,805	777,806	737,807	697,808	657,809	617,810	577,811
11 TRD-C11 - 20 units, 35 DPH, 100% houses and 0% flats	20	£1,577,710	2,576,742	2,458,029	2,341,848	2,228,144	2,114,433	2,001,200	1,888,623	1,776,519	1,664,501	1,553,916	1,443,420
12 TRD-C12 - 20 units, 50 DPH, 80% houses and 20% flats	20	£1,104,397	2,576,742	2,381,781	2,257,299	2,133,213	2,018,734	1,904,255	1,789,776	1,675,297	1,560,818	1,446,339	1,331,860
13 TRD-C13 - 30 units, 25 DPH, 100% houses and 0% flats	30	£3,131,917	4,987,948	4,697,946	4,407,944	4,117,942	3,827,940	3,537,938	3,247,936	2,957,934	2,667,932	2,377,930	2,087,928
14 TRD-C14 - 30 units, 50 DPH, 80% houses and 20% flats	30	£1,656,595	3,602,344	3,422,332	3,243,148	3,064,791	2,887,261	2,710,560	2,534,067	2,357,574	2,181,081	2,004,588	1,828,095
15 TRD-C15 - 40 units, 50 DPH, 80% houses and 20% flats	40	£2,208,794	4,998,278	4,697,328	4,397,328	4,097,328	3,797,328	3,497,328	3,197,328	2,897,328	2,597,328	2,297,328	2,000,000
16 TRD-C16 - 40 units, 50 DPH, 50% houses and 50% flats	40	£1,380,496	3,630,914	3,603,439	3,576,964	3,550,489	3,524,014	3,497,539	3,471,064	3,444,589	3,418,114	3,391,639	3,365,164
17 TRD-C17 - 70 units, 50 DPH, 80% houses and 20% flats	70	£3,844,247	8,586,491	8,342,491	8,098,491	7,854,491	7,610,491	7,366,491	7,122,491	6,878,491	6,634,491	6,390,491	6,146,491
18 TRD-C18 - 50 units, 80 DPH, 50% houses and 50% flats	50	£1,725,620	4,768,462	4,504,299	4,241,243	3,978,187	3,715,131	3,452,075	3,189,019	2,925,963	2,662,907	2,399,851	2,136,795
19 TRD-C19 - 60 units, 100 DPH, 0% houses and 100% flats	60	£1,656,595	3,251,940	2,941,185	2,632,239	2,323,884	2,015,529	1,718,884	1,422,239	1,125,584	828,939	532,284	235,629
20 TRD-C20 - 60 units, 35 DPH, 100% houses and 0% flats	60	£4,733,130	8,148,508	7,776,533	7,406,296	7,036,059	6,665,822	6,295,585	5,925,348	5,555,111	5,184,874	4,814,637	4,444,399
21 TRD-C21 - 70 units, 50 DPH, 80% houses and 20% flats	70	£3,885,816	8,460,491	8,216,491	7,972,491	7,728,491	7,484,491	7,240,491	6,996,491	6,752,491	6,508,491	6,264,491	6,020,491
22 TRD-C22 - 70 units, 35 DPH, 100% houses and 0% flats	70	£5,521,985	9,907,362	9,802,880	9,698,398	9,593,916	9,489,434	9,384,952	9,280,470	9,175,988	9,071,506	8,967,024	8,862,542
23 TRD-C23 - 80 units, 50 DPH, 100% houses and 0% flats	80	£4,417,588	10,836,964	1,181,929	9,869,406	9,189,155	8,711,155	8,235,407	7,761,673	7,287,939	6,814,205	6,340,471	5,866,737
24 TRD-C24 - 80 units, 30 DPH, 55% houses and 45% flats	80	£2,760,992	7,804,053	7,254,734	6,907,433	6,462,211	6,016,989	5,571,767	5,126,545	4,681,323	4,236,101	3,790,879	3,345,657
25 TRD-C25 - 20 units, 25 DPH, 100% houses and 0% flats	20	£5,397,653	10,038,199	9,808,199	9,578,199	9,348,199	9,118,199	8,888,199	8,658,199	8,428,199	8,198,199	7,968,199	7,738,199
26 TRD-C26 - 100 units, 15 DPH, 100% houses and 0% flats	100	£18,616,662	11,236,430	10,886,698	10,536,966	10,187,234	9,837,502	9,487,770	9,138,038	8,788,306	8,438,574	8,088,842	7,739,110
27 TRD-C27 - 100 units, 35 DPH, 100% houses and 5% flats	100	£7,888,550	12,900,296	12,307,222	11,708,934	11,113,431	10,517,928	9,923,781	9,330,634	8,736,487	8,142,340	7,548,193	6,954,046
28 TRD-C28 - 130 units, 35 DPH, 95% houses and 5% flats	130	£10,214,258	16,293,168	15,705,584	15,118,000	14,530,416	13,942,832	13,355,248	12,767,664	12,180,080	11,592,496	11,004,912	10,417,328
29 TRD-C29 - 150 units, 35 DPH, 90% houses and 10% flats	150	£16,123,345	25,453,345	24,865,345	24,277,345	23,689,345	23,101,345	22,513,345	21,925,345	21,337,345	20,749,345	20,161,345	19,573,345
30 TRD-C30 - 165 units, 70 to 87 DPH, 60% houses and 40% flats	165	£6,462,811	10,945,921	10,150,541	9,425,884	8,701,327	7,976,770	7,252,213	6,527,656	5,803,099	5,078,542	4,353,985	3,629,428
31 TRD-C31 - 250 units, 10 DPH, 80% houses and 10% flats	250	£19,682,011	20,760,330	20,402,708	20,045,086	19,687,464	19,329,842	18,972,220	18,614,598	18,256,976	17,900,354	17,542,732	17,185,110
32 TRD-C32 - 400 units, 15 to 69 DPH, 100% houses and 0% flats	400	£70,386,590	141,490,384	138,490,384	135,490,384	132,490,384	129,490,384	126,490,384	123,490,384	120,490,384	117,490,384	114,490,384	111,490,384
33 TRD-C33 - 400 units, 35 to 69 DPH, 100% houses and 0% flats	400	£108,244,519	168,844,519	165,844,519	162,844,519	159,844,519	156,844,519	153,844,519	150,844,519	147,844,519	144,844,519	141,844,519	138,844,519
34 TRD-C34 - 750 units, 20 DPH, 100% houses and 0% flats	750	£331,341,767	603,341,767	589,341,767	575,341,767	561,341,767	547,341,767	533,341,767	519,341,767	505,341,767	491,341,767	477,341,767	463,341,767
35 TRD-C35 - 100 units, 20 DPH, 100% houses and 0% flats	100	£10,348,629	22,748,262	22,682,244	22,616,226	22,550,208	22,484,190	22,418,172	22,352,154	22,286,136	22,220,118	22,154,100	22,088,082
36 TRD-C36 - 1250 units, 20 DPH, 100% houses and 0% flats	1,250	£172,562,028	373,231,928	372,179,952	371,127,976	370,075,999	369,024,023	367,972,047	366,920,071	365,868,095	364,816,119	363,764,143	362,712,167
37 TRD-C37 - 1500 units, 20 DPH, 100% houses and 0% flats	1,500	£207,074,428	438,074,428	437,022,452	435,970,476	434,918,500	433,866,524	432,814,548	431,762,572	430,710,596	429,658,620	428,606,644	427,554,668
38 TRD-CARE1 (75 rooms)	75	£991,128	1,059,910	1,009,910	1,009,910	1,009,910	1,009,910	1,009,910	1,009,910	1,009,910	1,009,910	1,009,910	1,009,910
39 TRD-CARE2 (40 rooms)	40	£611,128	640,821	604,821	604,821	604,821	604,821	604,821	604,821	604,821	604,821	604,821	604,821
40 TRD-OFF1	1	£1,380,496	3,174,687	3,174,687	3,174,687	3,174,687	3,174,687	3,174,687	3,174,687	3,174,687	3,174,687	3,174,687	3,174,687
41 TRD-OFF2	1	£1,380,496	4,409,478	4,409,478	4,409,478	4,409,478	4,409,478	4,409,478	4,409,478	4,409,478	4,409,478	4,409,478	4,409,478
42 TRD-OFF3	1	£2,289,450	2,289,450	2,289,450	2,289,450	2,289,450	2,289,450	2,289,450	2,289,450	2,289,450	2,289,450	2,289,450	2,289,450
43 TRD-OFF4	1	£1,380,496	5,627,334	5,627,334	5,627,334	5,627,334	5,627,334	5,627,334	5,627,334	5,627,334	5,627,334	5,627,334	5,627,334
44 TRD-OFF5	1	£690,240	2,460,037	2,460,037	2,460,037	2,460,037	2,460,037	2,460,037	2,460,037	2,460,037	2,460,037	2,460,037	2,460,037
45 TRD-OFF6	1	£2,289,450	2,289,450	2,289,450	2,289,450	2,289,450	2,289,450	2,289,450	2,289,450	2,289,450	2,289,450	2,289,450	2,289,450
46 TRD-OFF7	1	£2,760,992	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720
47 TRD-OFF8	1	£2,760,992	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720
48 TRD-IND1	1	£2,760,992	4,882,996	4,882,996	4,882,996	4,882,996	4,882,996	4,882,996	4,882,996	4,882,996	4,882,996	4,882,996	4,882,996

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

THREE RIVERS DISTRICT COUNCIL		Sales value £6,100 psm											
BENCHMARK LAND VALUE 1 (SECONDARY OFFICE/RETAIL)		£6,129,319 PER HA		Type of rent		Rented 70%		30% Aff Rent		Intermediate		SO 30%	
						70% Soc Rent						Fr 0%	
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 TRD0C-1 - 5 units, 25 DPH, 100% houses and 0% flats	5	£1,225,864	715,342	684,922	654,843	624,506	594,510	564,654	534,939	505,368	475,832	446,841	417,480
2 TRD0C-2 - 5 units, 50 DPH, 100% houses and 0% flats	5	£812,932	715,342	684,922	654,843	624,506	594,510	564,654	534,939	505,368	475,832	446,841	417,480
3 TRD0C-3 - 5 units, 85 DPH, 50% houses and 50% flats	5	£360,548	498,803	471,207	443,735	416,360	389,168	362,071	335,099	308,251	281,528	254,930	228,457
4 TRD0C-4 - 6 units, 30 DPH, 100% houses and 0% flats	6	£1,225,864	858,410	821,907	785,573	749,407	713,412	677,585	641,927	606,438	571,119	535,968	500,888
5 TRD0C-5 - 6 units, 75 DPH, 75% houses and 25% flats	6	£490,346	729,694	694,875	660,214	625,713	591,371	557,188	523,165	489,301	455,596	422,951	389,888
6 TRD0C-6 - 8 units, 25 DPH, 100% houses and 0% flats	8	£1,961,382	1,144,547	1,065,875	1,047,430	999,209	951,215	903,446	855,902	808,583	761,482	714,826	667,804
7 TRD0C-7 - 8 units, 130 DPH, 0% houses and 100% flats	8	£377,189	438,733	399,213	359,867	320,696	281,688	242,875	204,227	165,754	127,455	89,330	51,381
8 TRD0C-8 - 9 units, 112 DPH, 0% houses and 100% flats	9	£492,535	493,575	449,115	404,851	360,762	316,911	273,235	229,758	186,474	143,387	100,497	57,804
9 TRD0C-9 - 10 units, 25 DPH, 100% houses and 0% flats	10	£2,451,728	1,067,754	1,226,599	1,266,337	1,266,862	1,146,698	1,066,358	1,026,929	967,781	908,916	850,333	792,831
10 TRD0C-10 - 10 units, 50 DPH, 50% houses and 50% flats	10	£681,035	967,456	911,599	859,984	806,942	754,542	699,695	650,100	591,758	532,686	473,831	420,245
11 TRD0C-11 - 20 units, 35 DPH, 100% houses and 0% flats	20	£3,502,468	2,562,289	2,451,644	2,341,511	2,231,890	2,122,782	2,014,036	1,905,216	1,796,911	1,689,122	1,581,849	1,475,592
12 TRD0C-12 - 20 units, 50 DPH, 80% houses and 20% flats	20	£2,451,728	2,682,293	2,551,471	2,421,249	2,291,628	2,162,807	2,034,188	1,906,379	1,779,152	1,652,535	1,526,518	1,401,104
13 TRD0C-13 - 30 units, 25 DPH, 100% houses and 0% flats	30	£7,355,183	4,677,668	5,098,997	5,377,627	5,637,286	5,888,805	6,131,154	6,364,342	6,589,378	6,803,237	7,016,945	7,229,458
14 TRD0C-14 - 30 units, 50 DPH, 80% houses and 20% flats	30	£3,677,592	3,552,592	3,416,135	3,244,477	3,071,619	2,899,603	2,728,307	2,557,802	2,388,186	2,218,345	2,049,305	1,884,490
15 TRD0C-15 - 40 units, 50 DPH, 80% houses and 20% flats	40	£4,903,455	4,486,244	4,854,393	5,063,421	5,473,327	5,884,112	6,294,775	6,706,318	7,121,737	7,536,038	7,951,214	8,366,271
16 TRD0C-16 - 40 units, 80 DPH, 50% houses and 50% flats	40	£3,684,660	3,795,205	3,568,668	3,346,114	3,132,550	2,916,975	2,702,388	2,488,798	2,276,173	2,064,548	1,853,911	1,644,281
17 TRD0C-17 - 50 units, 35 DPH, 100% houses and 0% flats	50	£8,756,170	6,792,293	6,491,554	6,192,209	5,894,260	5,597,704	5,301,923	5,007,237	4,713,959	4,422,062	4,131,575	3,842,468
18 TRD0C-18 - 50 units, 80 DPH, 50% houses and 50% flats	50	£3,630,825	4,141,507	3,849,691	3,549,836	3,249,981	2,950,126	2,650,271	2,350,416	2,050,561	1,750,706	1,450,851	1,150,996
19 TRD0C-19 - 60 units, 100 DPH, 0% houses and 100% flats	60	£3,677,592	3,112,731	2,818,854	2,526,274	2,234,991	1,943,005	1,650,315	1,360,923	1,068,227	780,029	514,527	232,322
20 TRD0C-20 - 60 units, 50 DPH, 100% houses and 0% flats	60	£10,507,041	6,159,782	7,789,865	7,430,851	7,073,111	6,717,245	6,362,308	6,008,684	5,656,749	5,306,475	4,957,890	4,610,983
21 TRD0C-21 - 70 units, 50 DPH, 80% houses and 20% flats	70	£8,581,047	6,380,063	7,962,350	7,558,494	7,156,500	6,756,368	6,358,097	5,961,689	5,567,144	5,174,459	4,783,637	4,394,877
22 TRD0C-22 - 70 units, 35 DPH, 100% houses and 0% flats	70	£12,250,638	6,289,668	6,971,836	7,258,973	7,546,109	7,833,245	8,120,381	8,407,517	8,694,653	8,981,789	9,268,925	9,556,061
23 TRD0C-23 - 80 units, 50 DPH, 100% houses and 0% flats	80	£9,806,911	10,616,096	10,146,075	9,676,259	9,212,624	8,749,170	8,287,594	7,825,797	7,371,889	6,917,144	6,464,586	6,014,207
24 TRD0C-24 - 80 units, 80 DPH, 55% houses and 45% flats	80	£6,129,319	7,793,356	7,272,285	6,843,126	6,415,942	5,990,711	5,567,432	5,146,108	4,726,737	4,309,319	3,893,955	3,480,344
25 TRD0C-25 - 95 units, 28 DPH, 100% houses and 0% flats	95	£20,795,905	12,688,579	12,046,462	11,492,933	10,939,961	10,389,638	9,841,873	9,296,697	8,754,108	8,214,107	7,676,896	7,141,871
26 TRD0C-26 - 100 units, 15 DPH, 100% houses and 0% flats	100	£40,862,128	13,270,843	15,868,991	12,691,623	11,091,781	10,936,462	10,359,967	9,785,997	9,214,851	8,646,438	8,080,732	7,517,758
27 TRD0C-27 - 100 units, 50 DPH, 95% houses and 5% flats	100	£17,512,341	10,671,819	12,446,407	11,708,902	11,133,222	10,559,155	9,987,780	9,419,008	8,851,108	8,289,810	7,729,206	7,171,293
28 TRD0C-28 - 130 units, 35 14 DPH, 95% houses and 5% flats	130	£22,675,342	16,416,068	15,676,121	14,939,598	14,206,491	13,474,309	12,745,545	12,020,214	11,296,317	10,579,854	9,864,826	9,153,231
29 TRD0C-29 - 145 units, 24,83 DPH, 100% houses and 0% flats	145	£35,793,447	18,883,955	18,050,996	17,219,372	16,391,335	15,567,173	14,746,886	13,930,475	13,117,949	12,309,280	11,504,496	10,703,588
30 TRD0C-30 - 165 units, 70,87 DPH, 80% houses and 40% flats	165	£14,270,321	15,820,299	14,963,613	14,110,617	13,261,914	12,416,899	11,575,775	10,736,543	9,905,291	9,075,759	8,250,189	7,428,974
31 TRD0C-31 - 250 units, 50,67 DPH, 90% houses and 10% flats	250	£43,883,385	26,448,410	26,240,907	25,846,918	25,449,407	25,054,416	24,659,425	24,264,434	23,869,443	23,474,452	23,079,461	22,684,470
32 TRD0C-32 - 400 units, 15,69 DPH, 100% houses and 0% flats	400	£158,280,529	40,823,223	38,888,598	36,962,942	35,046,254	33,130,535	31,239,783	29,350,002	27,469,187	25,597,343	23,734,468	21,880,557
33 TRD0C-33 - 500 units, 20 DPH, 100% houses and 0% flats	500	£153,232,981	42,309,806	39,960,659	37,622,381	35,295,000	32,978,508	30,672,902	28,378,185	26,094,355	23,821,413	21,559,369	19,307,284
34 TRD0C-34 - 750 units, 20 DPH, 100% houses and 0% flats	750	£229,449,472	59,516,479	56,193,258	52,865,436	49,593,020	46,316,009	43,044,402	39,806,198	36,577,400	33,354,713	30,147,404	26,955,531
35 TRD0C-35 - 1,000 units, 20 DPH, 100% houses and 0% flats	1,000	£368,465,963	79,865,183	69,971,836	62,999,573	56,039,998	55,101,903	51,182,297	47,261,175	43,368,549	39,534,380	35,688,725	31,861,545
36 TRD0C-36 - 1,250 units, 20 DPH, 100% houses and 0% flats	1,250	£383,082,454	85,572,821	80,744,718	75,938,985	71,155,622	66,394,629	61,656,005	56,931,270	52,226,108	47,543,367	42,883,045	38,245,143
37 TRD0C-37 - 1,500 units, 20 DPH, 100% houses and 0% flats	1,500	£459,698,944	88,348,104	82,799,058	77,275,738	71,775,723	66,288,008	60,827,687	55,392,369	50,982,828	46,585,339	42,188,388	37,793,322
38 TRD0C-CARE1 (75 rooms)	-	£6,129,319	509,674	509,674	509,674	509,674	509,674	509,674	509,674	509,674	509,674	509,674	509,674
39 TRD0C-CARE2 (40 rooms)	-	£123,500	331,158	331,158	331,158	331,158	331,158	331,158	331,158	331,158	331,158	331,158	331,158
40 TRD0C-OFF1	-	£187,000	3,174,667	3,174,667	3,174,667	3,174,667	3,174,667	3,174,667	3,174,667	3,174,667	3,174,667	3,174,667	3,174,667
41 TRD0C-OFF2	-	£3,684,660	4,409,479	4,409,479	4,409,479	4,409,479	4,409,479	4,409,479	4,409,479	4,409,479	4,409,479	4,409,479	4,409,479
42 TRD0C-RET1	-	£6,129,319	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203
43 TRD0C-RET2	-	£123,500	5,260,339	5,260,339	5,260,339	5,260,339	5,260,339	5,260,339	5,260,339	5,260,339	5,260,339	5,260,339	5,260,339
44 TRD0C-RET3	-	£61,750	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540
45 TRD0C-ND1	-	£6,129,319	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092
46 TRD0C-ND2	-	£6,129,319	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720
47 TRD0C-ND3	-	£6,129,319	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896

BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL)		£2,760,992											
		Residual land values											
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 TRD0C-1 - 5 units, 25 DPH, 100% houses and 0% flats	5	£552,198	715,342	884,922	854,843	824,506	584,510	584,654	534,939	505,368	475,832	446,841	417,480
2 TRD0C-2 - 5 units, 50 DPH, 100% houses and 0% flats	5	£276,099	715,342	884,922	854,843	824,506	584,510	584,654	534,939	505,368	475,832	446,841	417,480
3 TRD0C-3 - 5 units, 85 DPH, 50% houses and 50% flats	5	£162,411	498,803	471,207	443,735	416,360	389,168	362,071	335,099	308,251	281,528	254,930	228,457
4 TRD0C-4 - 6 units, 30 DPH, 100% houses and 0% flats	6	£552,198	858,410	821,907	785,573	749,407	713,412	677,585	641,927	606,438	571,119	535,968	500,888
5 TRD0C-5 - 6 units, 75 DPH, 75% houses and 25% flats	6	£220,879	729,694	694,875	660,214	625,713	591,371	557,188	523,165	489,301	455,596	422,951	389,888
6 TRD0C-6 - 8 units, 25 DPH, 100% houses and 0% flats	8	£883,518	1,144,547	1,065,875	1,047,430	999,209	951,215	903,446	855,902	808,583	761,482	714,826	667,804
7 TRD0C-7 - 8 units, 130 DPH, 0% houses and 100% flats	8	£189,907	438,733	399,213	359,867	320,696	281,688	242,875	204,227	165,754	127,455	89,330	51,381
8 TRD0C-8 - 9 units, 112 DPH, 0% houses and 100% flats	9	£221,885	493,576	448,115	404,851	360,762	316,911	273,231	229,756	186,474	143,387	100,491	57,804
9 TRD0C-9 - 10 units, 25 DPH, 100% houses and 0% flats	10	£1,194,397	1,568,216	1,464,843	1,406,352	1,347,861	1,289,370	1,230,879	1,172,388	1,113,897	1,055,406	996,915	938,424
10 TRD0C-10 - 10 units, 50 DPH, 50% houses and 50% flats	10	£326,777	997,456	911,559	855,805	800,042	744,542	689,036	633,530	578,024	522,518	467,012	411,506
11 TRD0C-11 - 20 units, 35 DPH, 100% houses and 0% flats	20	£1,577,710	2,562,290	2,451,844	2,341,511	2,231,080	2,122,752	2,014,036	1,905,216	1,796,391	1,688,122	1,581,846	1,475,092
12 TRD0C-12 - 20 units, 50 DPH, 50% houses and 20% flats	20	£1,577,710	2,669,239	2,551,471	2,441,249	2,321,028	2,162,807	2,044,186	1,926,375	1,773,152	1,623,931	1,501,710	1,401,104
13 TRD0C-13 - 20 units, 75 DPH, 75% houses and 25% flats	20	£3,113,191	4,171,627	3,971,627	3,771,627	3,571,627	3,371,627	3,171,627	2,971,627	2,771,627	2,571,627	2,371,627	2,171,627
14 TRD0C-14 - 30 units, 50 DPH, 80% houses and 20% flats	30	£1,656,955	3,262,093	3,043,136	2,841,247	2,641,247	2,441,247	2,241,247	2,041,247	1,841,247	1,641,247	1,441,247	1,241,247
15 TRD0C-15 - 40 units, 25 DPH, 100% houses and 20% flats	40	£2,208,794	4,046,244	3,854,389	3,663,421	3,472,327	3,281,162	3,090,756	2,900,156	2,709,556	2,518,956	2,328,356	2,137,756
16 TRD0C-16 - 40 units, 50 DPH, 50% houses and 50% flats	40	£1,380,496	3,785,205	3,556,686	3,349,114	3,152,550	2,916,975	2,702,388	2,488,768	2,275,138	2,064,548	1,853,918	1,644,063
17 TRD0C-17 - 50 units, 35 DPH, 100% houses and 0% flats	50	£3,844,275	5,790,293	5,491,554	5,192,289	4,893,024	4,593,759	4,294,494	3,995,229	3,695,964	3,396,699	3,097,434	2,798,169
18 TRD0C-18 - 50 units, 50 DPH, 50% houses and 50% flats	50	£1,725,620	4,125,620	3,925,620	3,725,620	3,525,620	3,325,620	3,125,620	2,925,620	2,725,620	2,525,620	2,325,620	2,125,620
19 TRD0C-19 - 60 units, 100 DPH, 0% houses and 100% flats	60	£1,656,955	3,192,751	2,818,864	2,526,274	2,234,991	1,944,058	1,656,315	1,368,821	1,082,787	798,629	514,527	320,363
20 TRD0C-20 - 60 units, 35 DPH, 100% houses and 0% flats	60	£4,733,130	6,177,932	5,788,869	5,400,851	5,012,833	4,624,815	4,236,797	3,848,779	3,460,761	3,072,743	2,684,725	2,296,707
21 TRD0C-21 - 70 units, 50 DPH, 80% houses and 20% flats	70	£3,865,389	6,086,908	5,782,380	5,477,852	5,173,324	4,868,796	4,564,268	4,259,740	3,955,212	3,650,684	3,346,156	3,041,628
22 TRD0C-22 - 70 units, 75 DPH, 75% houses and 25% flats	70	£5,521,885	8,296,068	7,877,814	7,459,559	7,041,304	6,623,049	6,204,794	5,786,539	5,368,284	4,950,029	4,531,774	4,113,519
23 TRD0C-23 - 80 units, 50 DPH, 100% houses and 0% flats	80	£4,471,588	10,616,066	10,146,073	9,676,259	9,202,524	8,749,170	8,287,894	7,828,779	7,371,880	6,914,944	6,464,558	6,014,207
24 TRD0C-24 - 80 units, 80 DPH, 55% houses and 45% flats	80	£2,760,992	7,703,356	7,272,265	6,841,174	6,410,083	5,980,711	5,567,432	5,146,108	4,726,733	4,309,319	3,893,855	3,480,344
25 TRD0C-25 - 95 units, 38 DPH, 100% houses and 0% flats	95	£3,867,563	10,256,156	10,245,462	11,402,433	10,339,401	10,039,820	9,740,239	9,440,658	9,141,077	8,841,496	8,541,915	8,242,334
26 TRD0C-26 - 100 units, 25 DPH, 100% houses and 0% flats	100	£1,458,616	3,120,128	2,818,864	2,517,600	2,216,336	1,915,072	1,613,808	1,312,544	1,011,280	710,016	408,752	107,488
27 TRD0C-27 - 100 units, 35 DPH, 95% houses and 5% flats	100	£7,888,550	12,871,058	12,280,431	11,700,962	11,122,491	10,559,156	9,987,780	9,419,985	8,852,189	8,284,393	7,720,206	7,171,293
28 TRD0C-28 - 130 units, 35 DPH, 95% houses and 5% flats	130	£10,214,258	16,486,018	16,076,121	14,939,596	14,266,491	13,674,390	13,042,546	12,420,214	11,838,117	10,579,854	9,864,628	9,153,231
29 TRD0C-29 - 145 units, 24.83 DPH, 100% houses and 0% flats	145	£16,125,163	18,883,955	18,850,996	17,212,312	16,381,335	15,567,173	14,744,886	13,922,599	13,100,310	12,278,021	11,455,732	10,633,443
30 TRD0C-30 - 150 units, 25 DPH, 100% houses and 0% flats	150	£15,428,151	18,883,955	18,850,996	17,212,312	16,381,335	15,567,173	14,744,886	13,922,599	13,100,310	12,278,021	11,455,732	10,633,443
31 TRD0C-31 - 250 units, 50 DPH, 90% houses and 10% flats	250	£19,682,011	26,549,997	25,245,091	23,946,198	22,653,316	21,366,424	20,073,532	18,810,755	17,541,827	16,279,113	15,022,311	13,771,521
32 TRD0C-32 - 400 units, 15.69 DPH, 100% houses and 0% flats	400	£30,738,590	40,623,223	38,688,598	36,862,942	35,048,254	33,128,835	31,209,783	29,380,002	27,649,187	25,987,343	24,374,468	22,800,557
33 TRD0C-33 - 500 units, 20 DPH, 100% houses and 0% flats	500	£69,024,011	62,306,690	59,360,690	57,622,381	55,265,000	52,918,588	50,572,176	48,225,764	45,879,352	43,531,940	41,184,528	38,837,116
34 TRD0C-34 - 750 units, 15.67 DPH, 100% houses and 40% flats	750	£43,157,217	48,157,217	45,157,217	42,157,217	39,157,217	36,157,217	33,157,217	30,157,217	27,157,217	24,157,217	21,157,217	18,157,217
35 TRD0C-35 - 1000 units, 20 DPH, 100% houses and 0% flats	1000	£138,049,023	170,565,103	166,971,936	162,986,753	158,998,586	155,010,419	151,022,252	147,034,085	143,045,918	139,057,751	135,069,584	131,081,417
36 TRD0C-36 - 1250 units, 20 DPH, 100% houses and 0% flats	1,250	£172,562,028	225,572,028	217,744,718	210,938,368	204,132,018	197,325,668	190,519,318	183,712,968	176,906,618	170,100,268	163,293,918	156,487,568
37 TRD0C-37 - 1500 units, 20 DPH, 100% houses and 0% flats	1,500	£207,074,124	264,346,124	252,999,058	242,776,133	232,553,208	222,330,283	212,107,358	201,884,433	191,661,508	181,438,583	171,215,658	160,992,733
38 TRD0C-CARE2 (40 rooms)			£911,428	331,158	331,158	331,158	331,158	331,158	331,158	331,158	331,158	331,158	331,158
44 TRD0C-OFF1			£1,380,496	3,174,687	3,174,687	3,174,687	3,174,687	3,174,687	3,174,687	3,174,687	3,174,687	3,174,687	3,174,687
44 TRD0C-OFF2			£1,380,496	4,409,478	4,409,478	4,409,478	4,409,478	4,409,478	4,409,478	4,409,478	4,409,478	4,409,478	4,409,478
44 TRD0C-OFF3			£1,380,496	5,624,260	5,624,260	5,624,260	5,624,260	5,624,260	5,624,260	5,624,260	5,624,260	5,624,260	5,624,260
44 TRD0C-RET2			£1,380,496	5,230,339	5,230,339	5,230,339	5,230,339	5,230,339	5,230,339	5,230,339	5,230,339	5,230,339	5,230,339
44 TRD0C-RET3			£690,248	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540
44 TRD0C-IND1			£2,760,992	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092
44 TRD0C-IND2			£2,760,992	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720
44 TRD0C-IND3			£1,656,955	4,892,962	4,892,962	4,892,962	4,892,962	4,892,962	4,892,962	4,892,962	4,892,962	4,892,962	4,892,962

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

THREE RIVERS DISTRICT COUNCIL		Sales value £6,350 psm												
BENCHMARK LAND VALUE 1 (SECONDARY OFFICE/RETAIL)		£6,129,319 PER HA		AH tenure		Rented 70%		Intermediate		SO 30%				
		Type of rent		70% Soc Rent		30% AH								
Description		No of units	BLV	0% AH	5% AH	10% AH	15% AH	Residual land values						
				0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 TROC-1 - 5 units, 25 DPH, 100% houses and 0% flats		5	£1,225,864	792,516	758,979	725,597	692,371	659,300	626,383	593,623	561,018	528,569	496,275	464,136
2 TROC-2 - 5 units, 50 DPH, 100% houses and 0% flats		5	£612,932	792,516	758,979	725,597	692,371	659,300	626,383	593,623	561,018	528,569	496,275	464,136
3 TROC-3 - 5 units, 85 DPH, 50% houses and 50% flats		5	£350,548	571,462	540,938	510,551	480,302	450,191	420,218	390,383	360,685	331,125	301,703	272,419
4 TROC-4 - 6 units, 30 DPH, 100% houses and 0% flats		6	£1,225,864	951,019	910,775	870,716	830,844	791,159	751,680	712,348	673,222	634,283	595,528	556,963
5 TROC-5 - 6 units, 75 DPH, 75% houses and 25% flats		6	£490,346	819,627	791,177	742,905	704,807	666,886	629,140	591,570	554,177	516,958	479,916	443,050
6 TROC-6 - 8 units, 25 DPH, 100% houses and 0% flats		8	£1,961,382	1,268,026	1,214,366	1,160,955	1,107,793	1,054,878	1,002,214	949,797	897,635	845,710	794,040	742,616
7 TROC-7 - 8 units, 130 DPH, 0% houses and 100% flats		8	£377,189	547,436	503,544	459,945	416,340	373,027	329,908	286,983	244,259	201,711	159,365	117,213
8 TROC-8 - 9 units, 112 DPH, 0% houses and 100% flats		9	£492,535	615,866	566,407	517,326	468,362	419,658	371,148	322,696	274,782	226,925	179,286	131,885
9 TROC-9 - 10 units, 25 DPH, 100% houses and 0% flats		10	£2,451,728	1,542,093	1,475,008	1,406,245	1,341,797	1,276,548	1,209,617	1,144,297	1,079,087	1,014,188	949,600	885,320
10 TROC-10 - 10 units, 50 DPH, 50% houses and 50% flats		10	£681,035	1,110,453	1,048,809	987,445	926,586	866,549	806,919	744,767	684,794	625,090	565,661	506,542
11 TROC-11 - 20 units, 35 DPH, 100% houses and 0% flats		20	£3,502,468	2,259,150	2,136,595	2,014,122	1,892,038	1,770,528	1,649,583	1,529,212	1,409,411	1,289,581	1,171,519	1,053,400
12 TROC-12 - 20 units, 50 DPH, 80% houses and 20% flats		20	£2,451,728	2,979,046	2,836,199	2,694,008	2,552,472	2,411,582	2,271,368	2,131,799	1,992,888	1,854,830	1,717,028	1,580,082
13 TROC-13 - 30 units, 25 DPH, 100% houses and 0% flats		30	£7,355,183	4,618,696	4,320,658	4,022,620	3,724,582	3,426,544	3,128,506	2,830,468	2,532,430	2,234,392	1,936,354	1,638,316
14 TROC-14 - 30 units, 50 DPH, 80% houses and 20% flats		30	£3,677,592	4,803,881	4,603,843	4,403,805	4,203,767	4,003,729	3,803,691	3,603,653	3,403,615	3,203,577	3,003,539	2,803,501
15 TROC-15 - 40 units, 50 DPH, 80% houses and 20% flats		40	£4,903,455	4,597,197	4,383,384	4,170,569	3,958,754	3,747,847	3,537,959	3,328,049	3,121,118	2,914,166	2,708,192	2,503,196
16 TROC-16 - 40 units, 80 DPH, 50% houses and 50% flats		40	£3,064,660	4,342,480	4,101,374	3,861,356	3,622,427	3,384,586	3,147,834	2,912,170	2,677,584	2,444,107	2,211,708	1,980,397
17 TROC-17 - 50 units, 35 DPH, 100% houses and 0% flats		50	£3,756,170	7,531,680	7,200,096	6,870,070	6,541,582	6,214,632	5,889,220	5,565,348	5,243,009	4,922,210	4,602,950	4,285,236
18 TROC-18 - 50 units, 80 DPH, 50% houses and 50% flats		50	£3,630,825	5,428,099	5,126,716	4,826,896	4,528,033	4,230,733	3,934,792	3,640,212	3,346,993	3,055,133	2,764,824	2,475,496
19 TROC-19 - 60 units, 100 DPH, 0% houses and 100% flats		60	£3,677,592	3,894,329	3,568,873	3,244,949	2,922,258	2,601,999	2,281,373	1,963,078	1,646,216	1,330,798	1,016,790	704,224
20 TROC-20 - 60 units, 35 DPH, 100% houses and 0% flats		60	£10,507,044	9,037,991	8,640,115	8,244,084	7,849,899	7,457,558	7,067,084	6,678,415	6,291,610	5,906,653	5,523,539	5,142,271
21 TROC-21 - 70 units, 50 DPH, 80% houses and 20% flats		70	£8,581,047	9,379,988	8,933,236	8,486,532	8,040,670	7,605,274	7,166,718	6,734,212	6,299,754	5,862,739	5,431,278	5,001,671
22 TROC-22 - 70 units, 35 DPH, 100% houses and 0% flats		70	£12,502,638	10,366,748	9,834,216	9,302,784	8,771,352	8,240,920	7,710,488	7,180,056	6,649,624	6,119,192	5,588,760	5,058,328
23 TROC-23 - 80 units, 50 DPH, 100% houses and 0% flats		80	£9,606,911	11,779,141	11,261,961	10,747,178	10,234,794	9,724,805	9,217,219	8,712,028	8,209,237	7,708,842	7,210,946	6,715,247
24 TROC-24 - 80 units, 80 DPH, 55% houses and 45% flats		80	£6,129,319	8,895,337	8,329,831	7,856,079	7,384,679	6,915,432	6,448,338	5,983,397	5,520,610	5,059,974	4,601,493	4,145,164
25 TROC-25 - 95 units, 28 DPH, 100% houses and 0% flats		95	£20,795,905	13,867,730	13,373,578	12,762,274	12,153,818	11,540,209	10,945,448	10,346,535	9,748,468	9,154,250	8,562,880	7,974,356
26 TROC-26 - 100 units, 15 DPH, 100% houses and 0% flats		100	£40,862,128	16,723,605	16,077,491	15,433,973	14,793,455	14,152,937	13,512,419	12,871,901	12,231,383	11,590,865	10,950,347	10,309,829
27 TROC-27 - 100 units, 35 DPH, 100% houses and 0% flats		100	£11,712,341	14,137,016	13,712,341	13,287,666	12,863,000	12,438,334	12,013,668	11,589,002	11,164,336	10,739,670	10,315,004	9,890,338
28 TROC-28 - 130 units, 35 DPH, 95% houses and 5% flats		130	£22,675,342	18,271,114	17,453,701	16,640,667	15,830,213	15,024,138	14,221,843	13,423,328	12,626,592	11,827,636	11,050,459	10,287,962
29 TROC-29 - 145 units, 24,83 DPH, 100% houses and 0% flats		145	£35,793,447	20,959,519	20,038,670	19,124,088	18,212,771	17,305,719	16,402,932	15,504,409	14,610,152	13,720,159	12,834,431	11,952,968
30 TROC-30 - 165 units, 70,87 DPH, 80% houses and 40% flats		165	£14,270,321	18,081,885	17,113,549	16,169,515	15,229,784	14,294,355	13,363,229	12,436,407	11,513,887	10,595,699	9,681,755	8,772,142
31 TROC-31 - 250 units, 35,07 DPH, 90% houses and 10% flats		250	£43,683,385	26,862,086	25,836,199	24,810,312	23,784,425	22,758,538	21,732,651	20,706,764	19,680,877	18,654,990	17,629,103	16,603,216
32 TROC-32 - 400 units, 15,69 DPH, 100% houses and 0% flats		400	£158,280,529	45,678,555	43,547,109	41,425,544	39,313,859	37,212,053	35,120,128	33,038,083	30,965,917	28,903,632	26,846,512	24,802,168
33 TROC-33 - 500 units, 20 DPH, 100% houses and 0% flats		500	£153,232,981	48,250,805	45,683,081	43,087,581	40,521,913	37,967,908	35,425,901	32,895,900	30,377,902	27,871,908	25,377,917	22,895,930
34 TROC-34 - 750 units, 20 DPH, 100% houses and 0% flats		750	£229,649,472	67,875,838	64,216,874	60,576,364	56,955,006	53,343,143	49,748,206	46,170,245	42,609,262	39,065,254	35,538,225	32,028,173
35 TROC-35 - 1000 units, 20 DPH, 100% houses and 0% flats		1,000	£306,465,963	97,934,133	92,614,100	87,318,880	82,046,229	76,802,229	71,576,780	66,369,959	61,187,833	56,030,403	50,987,667	45,769,627
36 TROC-36 - 1250 units, 20 DPH, 100% houses and 0% flats		1,250	£383,082,454	97,934,133	92,614,100	87,318,880	82,046,229	76,802,229	71,576,780	66,369,959	61,187,833	56,030,403	50,987,667	45,769,627
37 TROC-37 - 1500 units, 20 DPH, 100% houses and 0% flats		1,500	£459,698,944	112,195,367	106,096,697	100,026,302	93,972,861	87,945,113	81,945,703	75,974,631	70,031,895	64,105,220	58,200,968	52,325,199
38 TROC-CARE1 (75 rooms)		75	£6,129,319	509,674	509,674	509,674	509,674	509,674	509,674	509,674	509,674	509,674	509,674	509,674
39 TROC-CARE2 (40 rooms)		40	£1,882,896	1,882,896	1,882,896	1,882,896	1,882,896	1,882,896	1,882,896	1,882,896	1,882,896	1,882,896	1,882,896	1,882,896
40 TROC-OFF1		-	£3,064,660	3,174,667	3,174,667	3,174,667	3,174,667	3,174,667	3,174,667	3,174,667	3,174,667	3,174,667	3,174,667	3,174,667
41 TROC-OFF2		-	£3,064,660	4,409,479	4,409,479	4,409,479	4,409,479	4,409,479	4,409,479	4,409,479	4,409,479	4,409,479	4,409,479	4,409,479
42 TROC-RET1		-	£3,064,660	1,882,896	1,882,896	1,882,896	1,882,896	1,882,896	1,882,896	1,882,896	1,882,896	1,882,896	1,882,896	1,882,896
43 TROC-RET2		-	£3,064,660	5,269,339	5,269,339	5,269,339	5,269,339	5,269,339	5,269,339	5,269,339	5,269,339	5,269,339	5,269,339	5,269,339
44 TROC-RET3		-	£1,832,330	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540
45 TROC-ND1		-	£6,129,319	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092
46 TROC-ND2		-	£6,129,319	1,052,729	1,052,729	1,052,729	1,052,729	1,052,729	1,052,729	1,052,729	1,052,729	1,052,729	1,052,729	1,052,729
47 TROC-ND3		-	£6,129,319	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896

BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL)		£2,760,992		Residual land values															
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH						
1 TROC-1 - 5 units, 25 DPH, 100% houses and 0% flats	5	£552,198	792,516	758,979	725,597	692,371	659,300	626,383	593,623	561,018	528,569	496,275	464,136						
2 TROC-2 - 5 units, 50 DPH, 100% houses and 0% flats	5	£276,099	792,516	758,979	725,597	692,371	659,300	626,383	593,623	561,018	528,569	496,275	464,136						
3 TROC-3 - 5 units, 85 DPH, 50% houses and 50% flats	5	£1,612,931	571,462	540,938	510,551	480,302	450,191	420,218	390,383	360,685	331,125	301,703	272,419						
4 TROC-4 - 6 units, 30 DPH, 100% houses and 0% flats	6	£552,198	951,019	910,775	870,716	830,844	791,159	751,680	712,348	673,222	634,283	595,528	556,963						
5 TROC-5 - 6 units, 75 DPH, 75% houses and 25% flats	6	£220,679	819,627	791,177	742,905	704,807	666,886	629,140	591,570	554,177	516,958	479,916	443,050						
6 TROC-6 - 8 units, 25 DPH, 100% houses and 0% flats	8	£883,518	1,268,026	1,214,366	1,160,955	1,107,793	1,054,878	1,002,214	949,797	897,635	845,710	794,040	742,616						
7 TROC-7 - 8 units, 130 DPH, 0% houses and 100% flats	8	£189,907	547,436	503,544	459,945	416,340	373,027	329,908	286,983	244,259	201,711	159,365	117,213						
8 TROC-8 - 9 units, 112 DPH, 0% houses and 100% flats	9	£221,865	615,866	566,407	517,326	468,362	419,658	371,148	322,696	274,255	225,813	177,368	131,865						
9 TROC-9 - 10 units, 35 DPH, 100% houses and 0% flats	10	£1,104,397	1,469,245	1,408,245	1,347,245	1,286,245	1,225,245	1,164,245	1,103,245	1,042,245	981,245	920,245	859,245						
10 TROC-10 - 10 units, 50 DPH, 50% houses and 50% flats	10	£306,777	1,110,453	1,068,909	987,445	926,358	865,549	804,740	743,789	682,838	621,887	560,936	500,000						
11 TROC-11 - 20 units, 35 DPH, 100% houses and 0% flats	20	£1,577,710	2,859,150	2,736,596	2,614,122	2,492,038	2,370,526	2,249,585	2,129,212	2,009,411	1,890,180	1,771,519	1,653,430						
12 TROC-12 - 20 units, 50 DPH, 80% houses and 20% flats	20	£1,104,397	2,096,944	2,036,196	2,084,008	2,052,472	2,041,592	2,031,268	2,021,398	2,011,799	2,002,386	1,992,958	1,983,525						
13 TROC-13 - 20 units, 65 DPH, 100% houses and 0% flats	30	£3,313,113	4,422,942	4,122,942	3,822,942	3,522,942	3,222,942	2,922,942	2,622,942	2,322,942	2,022,942	1,722,942	1,422,942						
14 TROC-14 - 30 units, 50 DPH, 80% houses and 20% flats	30	£1,656,595	3,023,601	3,331,943	3,040,597	3,450,311	3,261,057	3,072,822	2,885,098	2,696,334	2,512,602	2,327,991	2,143,658						
15 TROC-15 - 40 units, 50 DPH, 80% houses and 20% flats	40	£2,208,784	4,597,187	4,083,384	4,170,559	3,988,714	3,747,847	3,537,959	3,329,049	3,121,218	2,916,198	2,708,192	2,503,196						
16 TROC-16 - 40 units, 80 DPH, 50% houses and 50% flats	40	£1,380,496	4,342,480	4,101,374	3,981,255	3,622,427	3,384,586	3,147,824	2,911,170	2,674,594	2,444,107	2,211,708	1,980,397						
17 TROC-17 - 50 units, 30 DPH, 80% houses and 20% flats	50	£3,934,142	5,161,688	4,808,938	4,670,078	4,310,782	4,072,078	3,833,378	3,594,678	3,355,978	3,117,278	2,878,578	2,639,878						
18 TROC-18 - 50 units, 80 DPH, 50% houses and 50% flats	50	£1,725,620	4,928,099	4,170,734	4,026,956	4,528,033	4,230,793	3,934,792	3,640,212	3,346,953	3,053,133	2,764,634	2,476,496						
19 TROC-19 - 60 units, 100 DPH, 0% houses and 100% flats	60	£1,656,595	3,894,339	3,968,873	3,344,849	2,922,258	2,691,099	2,461,999	2,231,373	1,983,078	1,648,216	1,308,760	1,000,790						
20 TROC-20 - 60 units, 35 DPH, 100% houses and 0% flats	60	£74,733,130	9,937,991	8,961,116	8,244,046	7,849,969	7,475,958	7,087,964	6,678,415	6,281,610	5,900,653	5,523,538	5,142,233						
21 TROC-21 - 70 units, 35 DPH, 100% houses and 0% flats	70	£3,895,198	5,161,688	4,808,938	4,670,078	4,310,782	4,072,078	3,833,378	3,594,678	3,355,978	3,117,278	2,878,578	2,639,878						
22 TROC-22 - 70 units, 50 DPH, 100% houses and 0% flats	70	£5,251,985	10,306,748	9,954,216	9,403,751	8,955,444	8,509,207	8,065,967	7,623,026	7,185,091	6,745,237	6,309,400	5,875,563						
23 TROC-23 - 80 units, 35 DPH, 100% houses and 0% flats	80	£4,147,588	11,778,141	11,286,191	10,747,178	10,234,794	9,724,808	9,212,178	8,712,028	8,209,238	7,708,847	7,204,865	6,715,247						
24 TROC-24 - 80 units, 80 DPH, 55% houses and 45% flats	80	£2,760,992	8,065,337	8,329,631	7,856,079	7,334,679	6,915,432	6,496,238	6,083,367	5,678,519	5,269,974	4,865,937	4,458,164						
25 TROC-25 - 95 units, 35 DPH, 100% houses and 0% flats	95	£9,287,653	17,730,730	17,076,676	16,282,942	15,489,208	14,695,474	13,901,740	13,107,996	12,314,252	11,520,508	10,726,764	9,933,020						
26 TROC-26 - 100 units, 15 DPH, 100% houses and 0% flats	100	£1,618,046	14,723,820	14,077,451	13,433,973	12,790,492	12,166,010	11,521,524	10,906,038	10,281,546	9,656,052	9,031,557	8,394,059						
27 TROC-27 - 100 units, 35 DPH, 95% houses and 5% flats	100	£7,888,550	14,317,001	13,755,113	13,038,082	12,493,052	11,974,136	11,424,840	10,816,876	10,203,890	9,596,904	8,984,771	8,342,681						
28 TROC-28 - 130 units, 35 DPH, 95% houses and 5% flats	130	£10,214,258	18,271,114	17,435,701	16,840,067	15,830,213	15,004,136	14,221,643	13,484,250	12,746,857	12,009,464	11,272,071	10,534,678						
29 TROC-29 - 150 units, 35 DPH, 95% houses and 5% flats	145	£15,112,123	26,861,123	25,424,088	24,086,942	22,749,796	21,412,650	20,075,504	18,738,358	17,401,212	16,064,066	14,726,920	13,389,774						
30 TROC-30 - 165 units, 70.87 DPH, 60% houses and 40% flats	165	£8,682,011	16,081,851	17,113,549	16,169,515	15,229,784	14,249,353	13,269,225	12,289,407	11,313,897	10,338,685	9,363,473	8,378,142						
31 TROC-31 - 250 units, 35.07 DPH, 90% houses and 10% flats	250	£16,928,011	29,962,906	28,538,961	27,102,013	25,672,064	24,243,325	22,832,991	21,423,259	20,018,917	18,617,763	17,221,308	15,831,304						
32 TROC-32 - 450 units, 16.69 DPH, 100% houses and 0% flats	450	£40,388,590	68,878,858	63,547,108	61,425,349	59,313,869	57,210,983	55,109,128	53,008,683	50,908,937	48,809,492	46,710,047	44,610,602						
33 TROC-33 - 500 units, 100% houses and 0% flats	500	£59,024,011	95,024,011	90,024,011	85,024,011	80,024,011	75,024,011	70,024,011	65,024,011	60,024,011	55,024,011	50,024,011	45,024,011						
34 TROC-34 - 750 units, 20 DPH, 100% houses and 0% flats	750	£103,537,017	177,876,038	164,076,038	150,276,038	136,476,038	122,676,038	108,876,038	95,076,038	81,276,038	67,476,038	53,676,038	39,876,038						
35 TROC-35 - 1000 units, 20 DPH, 100% houses and 0% flats	1,000	£138,049,623	217,854,403	197,154,264	172,760,575	153,384,337	134,002,498	114,620,659	95,238,821	75,856,983	56,475,145	37,093,307	17,711,469						
36 TROC-36 - 1250 units, 20 DPH, 100% houses and 0% flats	1,250	£172,562,028	271,433,130	241,814,130	207,816,038	182,040,229	156,262,229	130,484,229	104,706,229	78,928,229	53,150,229	27,372,229	1,594,229						
37 TROC-37 - 1500 units, 20 DPH, 100% houses and 0% flats	1,500	£207,074,414	326,945,516	286,945,516	246,945,516	206,945,516	166,945,516	126,945,516	86,945,516	46,945,516	6,945,516	-13,054,484	-130,054,484						
38 TROC-CARE1 (75 rooms)		£2,760,992	509,674	509,674	509,674	509,674	509,674	509,674	509,674	509,674	509,674	509,674	509,674						
39 TROC-CARE2 (40 rooms)		£911,128	331,158	331,158	331,158	331,158	331,158	331,158	331,158	331,158	331,158	331,158	331,158						
40 TROC-TP1		£1,380,496	3,174,687	3,174,687	3,174,687	3,174,687	3,174,687	3,174,687	3,174,687	3,174,687	3,174,687	3,174,687	3,174,687						
41 TROC-TP2		£1,380,496	4,409,478	4,409,478	4,409,478	4,409,478	4,409,478	4,409,478	4,409,478	4,409,478	4,409,478	4,409,478	4,409,478						
42 TROC-RET1		£2,760,992	1,964,203	1,964,203	1,964,203	1,964,203	1,964,203	1,964,203	1,964,203	1,964,203	1,964,203	1,964,203	1,964,203						
43 TROC-RET2		£1,380,496	3,260,339	3,260,339	3,260,339	3,260,339	3,260,339	3,260,339	3,260,339	3,260,339	3,260,339	3,260,339	3,260,339						
44 TROC-RET3		£690,248	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540						
45 TROC-IND01		£2,760,992	3,260,339	3,260,339	3,260,339	3,260,339	3,260,339	3,260,339	3,260,339	3,260,339	3,260,339	3,260,339	3,260,339						
46 TROC-IND2		£2,760,992	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720						
47 TROC-IND3		£2,760,992	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896						

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

BENCHMARK LAND VALUE 1 (SECONDARY OFFICE/RETAIL)		Sales value £6,600 psm		AH tenure		Rented 70%		Intermediate		SO 30%			
BENCHMARK LAND VALUE 1 (SECONDARY OFFICE/RETAIL)		£6,129,319 PER HA		Type of rent		70% Soc Rent		30% Aff Rent		FH 0%			
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 TRD-C-1 - 5 units, 25 DPH, 100% houses and 0% flats	5	£1,225,864	831,415	796,762	762,271	727,940	693,770	659,759	625,909	592,220	558,691	525,323	492,115
2 TRD-C-2 - 5 units, 50 DPH, 100% houses and 0% flats	5	£680,532	831,415	796,762	762,271	727,940	693,770	659,759	625,909	592,220	558,691	525,323	492,115
3 TRD-C-3 - 5 units, 85 DPH, 50% houses and 50% flats	5	£680,532	895,183	796,762	542,470	511,335	480,343	449,491	418,762	388,214	357,787	328,333	297,380
4 TRD-C-4 - 6 units, 30 DPH, 100% houses and 0% flats	6	£1,225,864	895,183	796,762	762,271	727,940	693,770	659,759	625,909	592,220	558,691	525,323	492,115
5 TRD-C-5 - 6 units, 75 DPH, 75% houses and 25% flats	6	£490,435	830,217	823,562	784,089	744,797	705,695	666,725	628,006	589,438	551,051	512,845	474,820
6 TRD-C-6 - 8 units, 25 DPH, 100% houses and 0% flats	8	£1,961,362	1,330,263	1,274,623	1,219,634	1,164,704	1,110,311	1,055,614	1,001,454	947,551	893,905	840,516	787,382
7 TRD-C-7 - 8 units, 100 DPH, 0% houses and 100% flats	8	£377,189	920,711	847,756	802,968	758,438	714,076	669,810	625,909	582,024	538,173	493,827	450,000
8 TRD-C-8 - 9 units, 112 DPH, 0% houses and 100% flats	9	£492,535	920,711	847,756	802,968	758,438	714,076	669,810	625,909	582,024	538,173	493,827	450,000
9 TRD-C-9 - 10 units, 25 DPH, 100% houses and 0% flats	10	£2,451,917	1,619,679	1,550,776	1,481,592	1,412,330	1,344,599	1,276,566	1,208,868	1,141,490	1,074,432	1,007,695	941,279
10 TRD-C-10 - 10 units, 50 DPH, 50% houses and 50% flats	10	£681,035	1,176,777	1,113,353	1,050,215	987,364	924,798	862,516	800,524	738,616	677,393	616,258	555,408
11 TRD-C-11 - 20 units, 35 DPH, 100% houses and 0% flats	20	£3,562,468	3,005,354	2,876,581	2,749,991	2,623,907	2,498,572	2,375,745	2,249,507	2,125,857	2,002,704	1,880,321	1,758,435
12 TRD-C-12 - 20 units, 50 DPH, 80% houses and 20% flats	20	£2,451,728	3,215,105	3,086,408	2,912,407	2,782,191	2,612,492	2,450,570	2,315,361	2,167,839	2,021,013	1,874,883	1,729,448
13 TRD-C-13 - 30 units, 25 DPH, 100% houses and 0% flats	30	£2,115,163	3,215,105	3,086,408	2,912,407	2,782,191	2,612,492	2,450,570	2,315,361	2,167,839	2,021,013	1,874,883	1,729,448
14 TRD-C-14 - 30 units, 50 DPH, 80% houses and 20% flats	30	£3,677,992	3,234,229	3,095,395	2,939,577	2,764,132	2,647,954	2,523,653	2,390,259	2,260,772	2,126,192	2,000,258	1,875,005
15 TRD-C-15 - 40 units, 50 DPH, 80% houses and 20% flats	40	£4,903,455	4,845,143	4,626,181	4,407,228	4,198,276	3,972,330	3,756,391	3,541,458	3,327,531	3,114,609	2,902,892	2,691,781
16 TRD-C-16 - 40 units, 80 DPH, 50% houses and 50% flats	40	£4,034,664	4,845,143	4,626,181	4,407,228	4,198,276	3,972,330	3,756,391	3,541,458	3,327,531	3,114,609	2,902,892	2,691,781
17 TRD-C-17 - 50 units, 35 DPH, 100% houses and 0% flats	50	£8,756,170	8,249,145	7,930,215	7,611,335	7,292,455	6,973,575	6,654,695	6,335,815	6,016,935	5,698,055	5,379,175	5,060,295
18 TRD-C-18 - 50 units, 80 DPH, 50% houses and 50% flats	50	£3,830,925	5,747,526	5,437,526	5,128,421	4,823,313	4,518,603	4,212,290	3,908,374	3,603,855	3,303,703	3,003,010	2,711,862
19 TRD-C-19 - 60 units, 100 DPH, 0% houses and 100% flats	60	£3,677,592	4,214,764	3,882,728	3,551,155	3,221,405	2,892,400	2,565,217	2,238,498	1,915,242	1,592,451	1,271,121	951,256
20 TRD-C-20 - 60 units, 35 DPH, 100% houses and 0% flats	60	£10,507,044	9,422,120	9,071,506	8,662,961	8,255,981	7,850,844	7,447,631	7,046,322	6,646,916	6,248,414	5,853,816	5,460,123
21 TRD-C-21 - 70 units, 50 DPH, 80% houses and 20% flats	70	£12,581,547	10,947,874	10,471,234	10,007,881	9,544,007	9,082,725	8,624,042	8,165,359	7,709,676	7,254,993	6,800,310	6,345,627
22 TRD-C-22 - 70 units, 35 DPH, 100% houses and 0% flats	70	£11,522,548	9,806,592	9,335,963	8,875,305	8,414,725	7,954,145	7,493,565	7,032,985	6,572,405	6,111,825	5,651,245	5,190,665
23 TRD-C-23 - 80 units, 50 DPH, 100% houses and 0% flats	80	£9,896,911	12,355,379	11,816,986	11,286,064	10,757,814	10,231,834	9,708,125	9,187,087	8,668,521	8,152,425	7,638,800	7,127,646
24 TRD-C-24 - 80 units, 80 DPH, 55% houses and 45% flats	80	£1,296,215	9,305,979	8,817,890	8,330,391	7,845,912	7,363,643	6,881,504	6,400,735	5,920,087	5,439,439	4,958,891	4,478,343
25 TRD-C-25 - 95 units, 28 DPH, 100% houses and 0% flats	95	£2,022,675	10,622,675	10,142,675	9,662,675	9,182,675	8,702,675	8,222,675	7,742,675	7,262,675	6,782,675	6,302,675	5,822,675
26 TRD-C-26 - 100 units, 15 DPH, 100% houses and 0% flats	100	£1,180,616	9,174,827	8,744,214	8,313,601	7,882,988	7,452,375	7,021,762	6,591,149	6,160,536	5,730,923	5,300,310	4,869,697
27 TRD-C-27 - 100 units, 50 DPH, 50% houses and 5% flats	100	£7,888,550	15,021,400	14,380,862	13,740,324	13,098,786	12,457,248	11,815,710	11,174,172	10,532,634	9,891,096	9,249,558	8,608,020
28 TRD-C-28 - 130 units, 35, 14 DPH, 95% houses and 5% flats	130	£2,014,258	16,170,478	15,378,179	14,586,483	13,794,687	13,002,891	12,211,095	11,419,299	10,627,503	9,835,707	9,043,911	8,252,115
29 TRD-C-29 - 145 units, 24, 83 DPH, 100% houses and 0% flats	145	£1,152,126	15,021,400	14,380,862	13,740,324	13,098,786	12,457,248	11,815,710	11,174,172	10,532,634	9,891,096	9,249,558	8,608,020
30 TRD-C-30 - 165 units, 70, 87 DPH, 60% houses and 40% flats	165	£8,428,161	19,069,881	18,095,952	17,124,020	16,150,095	15,179,166	14,208,240	13,237,315	12,266,390	11,295,465	10,324,540	9,353,615
31 TRD-C-31 - 250 units, 35, 07 DPH, 90% houses and 10% flats	250	£19,682,011	31,593,129	30,167,977	28,627,955	27,155,490	25,689,955	24,231,257	22,779,400	21,328,100	19,882,627	18,444,427	17,012,902
32 TRD-C-32 - 400 units, 16, 69 DPH, 100% houses and 0% flats	400	£70,388,049	97,942,065	95,750,203	93,557,685	91,365,342	89,173,000	86,980,658	84,788,316	82,595,974	80,403,632	78,211,290	76,018,948
33 TRD-C-33 - 500 units, 20 DPH, 100% houses and 0% flats	500	£59,424,811	97,942,065	95,750,203	93,557,685	91,365,342	89,173,000	86,980,658	84,788,316	82,595,974	80,403,632	78,211,290	76,018,948
34 TRD-C-34 - 750 units, 20 DPH, 100% houses and 0% flats	750	£103,537,271	71,648,235	67,991,402	64,148,134	60,303,945	56,454,367	52,604,789	48,755,211	44,905,633	41,056,055	37,206,477	33,356,899
35 TRD-C-35 - 1000 units, 20 DPH, 100% houses and 0% flats	1,000	£138,496,623	88,122,473	81,594,774	77,888,016	72,602,197	68,137,316	63,672,435	59,207,554	54,742,673	50,277,792	45,812,911	41,348,030
36 TRD-C-36 - 1250 units, 20 DPH, 100% houses and 0% flats	1,250	£172,562,028	103,258,579	97,831,445	92,402,557	86,969,917	81,617,445	76,255,973	70,902,21	65,549,740	60,202,270	54,850,800	49,502,840
37 TRD-C-37 - 1500 units, 20 DPH, 100% houses and 0% flats	1,500	£207,674,434	118,350,000	111,996,688	105,755,905	99,513,403	93,271,000	87,028,778	80,786,555	74,544,332	68,292,109	62,049,886	55,807,663
38 TRD-CARE1 (75 rooms)	-	£2,760,992	2,155,511	2,155,511	2,155,511	2,155,511	2,155,511	2,155,511	2,155,511	2,155,511	2,155,511	2,155,511	2,155,511
39 TRD-CARE2 (40 rooms)	-	£911,128	176,428	176,428	176,428	176,428	176,428	176,428	176,428	176,428	176,428	176,428	176,428
40 TRD-COFF1	-	£1,380,496	3,174,687	3,174,687	3,174,687	3,174,687	3,174,687	3,174,687	3,174,687	3,174,687	3,174,687	3,174,687	3,174,687
41 TRD-COFF2	-	£1,380,496	4,409,478	4,409,478	4,409,478	4,409,478	4,409,478	4,409,478	4,409,478	4,409,478	4,409,478	4,409,478	4,409,478
42 TRD-COFF3	-	£2,760,992	1,994,205	1,994,205	1,994,205	1,994,205	1,994,205	1,994,205	1,994,205	1,994,205	1,994,205	1,994,205	1,994,205
43 TRD-COFF4	-	£690,248	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540
44 TRD-COFF5	-	£2,760,992	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092
45 TRD-COFF6	-	£2,760,992	4,892,996	4,892,996	4,892,996	4,892,996	4,892,996	4,892,996	4,892,996	4,892,996	4,892,996	4,892,996	4,892,996
46 TRD-COFF7	-	£2,760,992	4,892,996	4,892,996	4,892,996	4,892,996	4,892,996	4,892,996	4,892,996	4,892,996	4,892,996	4,892,99	

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

THREE RIVERS DISTRICT COUNCIL		Sales value £6,850 ps/m		AH tenure		Rented 70%		Intermediate		SO 30%			
BENCHMARK LAND VALUE 1 (SECONDARY OFFICE/RETAIL)		£6,129,319 PER HA		Type of rent		70% Soc Rent		30% Aff Rent		FH 0%			
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 TROD-1 - 5 units, 25 DPH, 100% houses and 0% flats	5	£1,225,864	986,589	876,819	833,225	795,804	758,559	721,489	684,593	647,872	611,327	574,956	538,760
2 TROD-2 - 5 units, 50 DPH, 100% houses and 0% flats	5	£612,932	493,295	438,410	416,613	397,902	379,286	361,745	344,299	326,853	309,407	291,961	274,515
3 TROD-3 - 5 units, 85 DPH, 50% houses and 50% flats	5	£360,548	277,823	243,477	209,286	175,249	141,366	107,539	74,066	40,648	7,385	374,275	341,322
4 TROD-4 - 6 units, 30 DPH, 100% houses and 0% flats	6	£1,225,864	1,090,307	1,044,964	999,869	954,965	910,270	865,796	821,512	777,447	733,592	689,947	646,513
5 TROD-5 - 6 units, 75 DPH, 75% houses and 25% flats	6	£490,346	425,149	390,865	366,778	342,891	319,004	295,117	271,230	247,343	223,456	200,000	176,543
6 TROD-6 - 8 units, 25 DPH, 100% houses and 0% flats	8	£1,961,382	1,652,343	1,496,333	1,340,323	1,184,313	1,028,303	872,293	716,283	560,273	404,263	248,253	92,243
7 TROD-7 - 8 units, 130 DPH, 0% houses and 100% flats	8	£377,189	311,414	252,007	202,976	153,945	104,914	55,883	6,852	406,698	360,669	312,650	264,621
8 TROD-8 - 9 units, 112 DPH, 0% houses and 100% flats	9	£492,535	399,090	323,590	270,348	221,106	171,864	122,622	73,380	247,708	207,469	157,230	106,991
9 TROD-9 - 10 units, 25 DPH, 100% houses and 0% flats	10	£2,415,728	1,774,229	1,698,689	1,623,149	1,547,609	1,472,069	1,396,529	1,320,989	1,245,449	1,169,909	1,094,369	1,018,829
10 TROD-10 - 10 units, 50 DPH, 50% houses and 50% flats	10	£681,035	586,226	544,808	503,390	461,972	420,554	379,136	337,718	296,300	254,882	213,464	172,046
11 TROD-11 - 20 units, 35 DPH, 100% houses and 0% flats	20	£3,502,468	3,297,689	3,158,835	3,020,521	2,882,207	2,743,726	2,605,245	2,475,503	2,336,558	2,203,652	2,069,992	1,936,773
12 TROD-12 - 20 units, 50 DPH, 80% houses and 20% flats	20	£2,415,728	3,511,858	3,348,135	3,185,165	3,022,946	2,861,477	2,700,759	2,540,791	2,381,574	2,223,100	2,063,326	1,904,428
13 TROD-13 - 30 units, 25 DPH, 100% houses and 0% flats	30	£7,355,183	5,182,556	4,699,213	4,216,406	3,733,600	3,250,793	2,767,986	2,285,179	1,802,372	1,319,565	836,758	353,951
14 TROD-14 - 30 units, 50 DPH, 80% houses and 20% flats	30	£3,677,592	4,865,226	4,448,808	4,032,390	3,615,972	3,200,554	2,785,136	2,369,718	1,954,300	1,538,882	1,123,464	708,046
15 TROD-15 - 40 units, 50 DPH, 80% houses and 20% flats	40	£4,903,455	5,397,084	5,155,172	4,914,364	4,673,556	4,432,748	4,191,940	3,951,132	3,710,324	3,469,516	3,228,708	2,987,900
16 TROD-16 - 40 units, 80 DPH, 50% houses and 50% flats	40	£3,664,660	5,155,537	4,885,049	4,615,779	4,347,728	4,080,894	3,815,280	3,550,894	3,287,708	3,025,745	2,765,004	2,505,481
17 TROD-17 - 50 units, 35 DPH, 100% houses and 0% flats	50	£8,756,170	6,837,582	6,265,355	5,694,842	5,123,329	4,551,816	3,980,303	3,408,790	2,837,277	2,265,764	1,694,251	1,122,738
18 TROD-18 - 50 units, 75 DPH, 75% houses and 25% flats	50	£3,630,625	4,903,455	4,633,067	4,362,679	4,092,291	3,821,903	3,551,515	3,281,127	3,010,739	2,740,351	2,470,000	2,200,000
19 TROD-19 - 60 units, 25 DPH, 100% houses and 0% flats	60	£3,677,592	4,992,362	4,720,731	4,450,100	4,179,469	3,908,838	3,638,207	3,367,576	3,096,945	2,826,314	2,555,683	2,285,052
20 TROD-20 - 60 units, 35 DPH, 100% houses and 0% flats	60	£10,507,404	10,355,111	9,915,426	9,475,812	9,036,198	8,596,584	8,156,970	7,717,356	7,277,742	6,838,128	6,398,514	5,958,900
21 TROD-21 - 70 units, 50 DPH, 80% houses and 20% flats	70	£8,581,047	10,861,765	10,360,247	9,861,027	9,361,807	8,862,587	8,363,367	7,864,147	7,364,927	6,865,707	6,366,487	5,867,267
22 TROD-22 - 70 units, 35 DPH, 100% houses and 0% flats	70	£12,502,639	11,824,272	11,316,255	10,810,611	10,307,310	9,804,009	9,300,708	8,797,407	8,294,106	7,790,805	7,287,504	6,784,203
23 TROD-23 - 80 units, 25 DPH, 100% houses and 0% flats	80	£9,605,911	12,502,639	11,824,272	11,145,905	10,467,538	9,789,171	9,110,804	8,432,437	7,754,070	7,075,703	6,397,336	5,718,969
24 TROD-24 - 80 units, 80 DPH, 55% houses and 45% flats	80	£6,129,319	10,497,960	9,874,447	9,343,343	8,814,649	8,285,955	7,754,490	7,234,025	6,723,970	6,207,324	5,693,087	5,181,261
25 TROD-25 - 95 units, 28 DPH, 100% houses and 0% flats	95	£20,795,905	18,047,226	16,357,788	14,671,544	13,088,493	11,505,442	9,922,391	8,340,340	6,758,289	5,176,238	3,594,187	2,012,136
26 TROD-26 - 100 units, 15 DPH, 100% houses and 0% flats	100	£40,862,128	36,862,128	34,862,128	32,862,128	30,862,128	28,862,128	26,862,128	24,862,128	22,862,128	20,862,128	18,862,128	16,862,128
27 TROD-27 - 100 units, 35 DPH, 100% houses and 5% flats	100	£17,512,341	15,467,004	14,467,004	13,467,004	12,467,004	11,467,004	10,467,004	9,467,004	8,467,004	7,467,004	6,467,004	5,467,004
28 TROD-28 - 130 units, 35 DPH, 95% houses and 5% flats	130	£22,675,342	21,017,684	20,100,253	19,186,869	18,273,485	17,360,101	16,446,717	15,533,333	14,619,949	13,706,565	12,793,181	11,879,797
29 TROD-29 - 145 units, 24.83 DPH, 100% houses and 0% flats	145	£35,793,447	34,048,854	32,016,134	29,983,414	27,950,694	25,917,974	23,885,254	21,852,534	19,819,814	17,787,094	15,754,374	13,721,654
30 TROD-30 - 165 units, 70.87 DPH, 60% houses and 40% flats	165	£14,270,321	12,294,575	10,230,047	10,170,340	10,110,633	10,050,926	10,000,219	9,949,512	9,898,805	9,848,098	9,797,391	9,746,684
31 TROD-31 - 250 units, 35.07 DPH, 90% houses and 10% flats	250	£34,683,495	32,695,228	30,400,960	28,106,692	25,812,424	23,518,156	21,223,888	18,929,620	16,635,352	14,341,084	12,046,816	9,752,548
32 TROD-32 - 400 units, 15.69 DPH, 100% houses and 0% flats	400	£156,260,529	127,968,197	105,408,715	103,020,298	100,631,881	98,243,464	95,855,047	93,466,630	91,078,213	88,689,796	86,301,379	83,912,962
33 TROD-33 - 500 units, 20 DPH, 100% houses and 0% flats	500	£153,292,981	108,811,539	93,722,008	81,688,061	71,654,014	63,619,967	55,585,920	47,551,873	39,517,826	31,483,779	23,449,732	15,415,685
34 TROD-34 - 750 units, 20 DPH, 100% houses and 0% flats	750	£229,649,472	79,866,454	75,872,136	71,796,779	67,721,420	63,646,061	59,570,702	55,495,343	51,419,984	47,344,625	43,269,266	39,193,907
35 TROD-35 - 1000 units, 20 DPH, 100% houses and 0% flats	1,000	£396,485,963	168,681,415	161,254,548	153,827,681	146,400,814	138,973,947	131,547,080	124,120,213	116,693,346	109,266,479	101,839,612	94,412,745
36 TROD-36 - 1250 units, 20 DPH, 100% houses and 0% flats	1,250	£383,082,454	115,606,433	109,653,364	103,702,295	97,751,226	91,799,157	85,847,088	79,895,019	73,942,950	67,990,881	62,038,812	56,086,743
37 TROD-37 - 1500 units, 20 DPH, 100% houses and 0% flats	1,500	£459,688,944	132,659,182	125,243,736	118,459,878	111,707,588	104,965,885	98,224,182	91,482,479	84,740,776	78,000,073	71,259,370	64,518,667
38 TROD-CARE1 (75 rooms)	-	£6,129,319	219,551	219,551	219,551	219,551	219,551	219,551	219,551	219,551	219,551	219,551	219,551
39 TROD-CARE2 (40 rooms)	-	£6,129,319	219,551	219,551	219,551	219,551	219,551	219,551	219,551	219,551	219,551	219,551	219,551
40 TROD-OFF1	-	£6,129,319	219,551	219,551	219,551	219,551	219,551	219,551	219,551	219,551	219,551	219,551	219,551
41 TROD-OFF2	-	£6,129,319	219,551	219,551	219,551	219,551	219,551	219,551	219,551	219,551	219,551	219,551	219,551
42 TROD-RET1	-	£6,129,319	219,551	219,551	219,551	219,551	219,551	219,551	219,551	219,551	219,551	219,551	219,551
43 TROD-RET2	-	£6,129,319	219,551	219,551	219,551	219,551	219,551	219,551	219,551	219,551	219,551	219,551	219,551
44 TROD-RET3	-	£6,129,319	219,551	219,551	219,551	219,551	219,551	219,551	219,551	219,551	219,551	219,551	219,551
45 TROD-ND1	-	£6,129,319	219,551	219,551	219,551	219,551	219,551	219,551	219,551	219,551	219,551	219,551	219,551
46 TROD-ND2	-	£6,129,319	219,551	219,551	219,551	219,551	219,551	219,551	219,551	219,551	219,551	219,551	219,551
47 TROD-ND3	-	£6,129,319	219,551	219,551	219,551	219,551	219,551	219,551	219,551	219,551	219,551	219,551	219,551

BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL)		£2,760,992												Residual land values																																																																							
														25% AH												30% AH												35% AH												40% AH												45% AH												50% AH											
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH																																																		
1 TROD-1 - 5 units, 25 DPH, 100% houses and 0% flats	5	£552,198	468,589	408,819	333,225	265,804	205,559	151,489	94,593	64,872	611,327	574,956	538,760	5	£552,198	468,589	408,819	333,225	265,804	205,559	151,489	94,593	64,872	611,327	574,956	538,760	5	£552,198	468,589	408,819	333,225	265,804	205,559	151,489	94,593	64,872	611,327	574,956	538,760																																														
2 TROD-2 - 5 units, 50 DPH, 100% houses and 0% flats	5	£276,099	234,295	204,410	166,613	132,902	102,554	72,715	42,369	24,882	611,327	574,956	538,760	5	£276,099	234,295	204,410	166,613	132,902	102,554	72,715	42,369	24,882	611,327	574,956	538,760	5	£276,099	234,295	204,410	166,613	132,902	102,554	72,715	42,369	24,882	611,327	574,956	538,760																																														
3 TROD-3 - 5 units, 85 DPH, 50% houses and 50% flats	5	£162,411	117,823	103,477	89,286	75,249	61,366	47,539	34,066	20,648	407,385	374,275	341,322	5	£162,411	117,823	103,477	89,286	75,249	61,366	47,539	34,066	20,648	407,385	374,275	341,322	5	£162,411	117,823	103,477	89,286	75,249	61,366	47,539	34,066	20,648	407,385	374,275	341,322																																														
4 TROD-4 - 6 units, 30 DPH, 100% houses and 0% flats	6	£552,198	468,589	408,819	333,225	265,804	205,559	151,489	94,593	64,872	611,327	574,956	538,760	6	£552,198	468,589	408,819	333,225	265,804	205,559	151,489	94,593	64,872	611,327	574,956	538,760	6	£552,198	468,589	408,819	333,225	265,804	205,559	151,489	94,593	64,872	611,327	574,956	538,760																																														
5 TROD-5 - 6 units, 75 DPH, 75% houses and 25% flats	6	£220,879	193,149	178,865	163,778	148,891	133,904	118,917	103,930	88,943	612,413	570,710	529,205	6	£220,879	193,149	178,865	163,778	148,891	133,904	118,917	103,930	88,943	612,413	570,710	529,205	6	£220,879	193,149	178,865	163,778	148,891	133,904	118,917	103,930	88,943	612,413	570,710	529,205																																														
6 TROD-6 - 8 units, 25 DPH, 100% houses and 0% flats	8	£683,518	1,453,743	1,383,311	1,333,159	1,273,297	1,213,984	1,154,382	1,095,348	1,036,587	978,123	919,930	862,016	8	£683,518	1,453,743	1,383,311	1,333,159	1,273,297	1,213,984	1,154,382	1,095,348	1,036,587	978,123	919,930	862,016	8	£683,518	1,453,743	1,383,311	1,333,159	1,273,297	1,213,984	1,154,382	1,095,348	1,036,587	978,123	919,930	862,016																																														
7 TROD-7 - 8 units, 130 DPH, 0% houses and 100% flats	8	£169,907	171,414	162,007	152,600	143,193	133,786	124,379	114,972	105,565	106,169	106,773	107,376	8	£169,907	171,414	162,007	152,600	143,193	133,786	124,379	114,972	105,565	106,169	106,773	107,376	8	£169,907	171,414	162,007	152,600	143,193	133,786	124,379	114,972	105,565	106,169	106,773	107,376																																														
8 TROD-8 - 9 units, 112 DPH, 0% houses and 100% flats	9	£221,865	222,868	223,871	224,874	225,877	226,880	227,883	228,886	229,889	230,892	231,895	232,898	9	£221,865	222,868	223,871	224,874	225,877	226,880	227,883	228,886	229,889	230,892	231,895	232,898	9	£221,865	222,868	223,871	224,874	225,877	226,880	227,883	228,886	229,889	230,892	231,895	232,898																																														
9 TROD-9 - 10 units, 25 DPH, 100% houses and 0% flats	10	£1,043,997	1,774,399	1,704,199	1,633,999	1,563,799	1,493,599	1,423,399	1,353,199	1,282,999	1,212,799	1,142,599	1,072,399	10	£1,043,997	1,774,399	1,704,199	1,633,999	1,563,799	1,493,599	1,423,399	1,353,199	1,282,999	1,212,799	1,142,599	1,072,399	10	£1,043,997	1,774,399	1,704,199	1,633,999	1,563,799	1,493,599	1,423,399	1,353,199	1,282,999	1,212,799	1,142,599	1,072,399																																														
10 TROD-10 - 10 units, 50 DPH, 100% houses and 50% flats	10	£306,777	1,319,773	1,250,583	1,181,393	1,112,203	1,043,013	973,823	904,633	835,443	766,253	697,063	627,873	10	£306,777	1,319,773	1,250,583	1,181,393	1,112,203	1,043,013	973,823	904,633	835,443	766,253	697,063	627,873	10	£306,777	1,319,773	1,250,583	1,181,393	1,112,203	1,043,013	973,823	904,633	835,443	766,253	697,063	627,873																																														
11 TROD-11 - 20 units, 35 DPH, 100% houses and 0% flats	20	£1,577,710	3,297,889	3,158,883	3,020,521	2,882,159	2,743,797	2,605,435	2,467,073	2,328,711	2,190,349	2,051,987	1,913,625	20	£1,577,710	3,297,889	3,158,883	3,020,521	2,882,159	2,743,797	2,605,435	2,467,073	2,328,711	2,190,349	2,051,987	1,913,625	20	£1,577,710	3,297,889	3,158,883	3,020,521	2,882,159	2,743,797	2,605,435	2,467,073	2,328,711	2,190,349	2,051,987	1,913,625																																														
12 TROD-12 - 20 units, 50 DPH, 80% houses and 20% flats	20	£1,194,397	3,511,898	3,348,133	3,184,368	3,020,603	2,856,838	2,693,073	2,529,308	2,365,543	2,201,778	2,038,013	1,874,248	20	£1,194,397	3,511,898	3,348,133	3,184,368	3,020,603	2,856,838	2,693,073	2,529,308	2,365,543	2,201,778	2,038,013	1,874,248	20	£1,194,397	3,511,898	3,348,133	3,184,368	3,020,603	2,856,838	2,693,073	2,529,308	2,365,543	2,201,778	2,038,013	1,874,248																																														
13 TROD-13 - 30 units, 35 DPH, 100% houses and 0% flats	30	£3,313,197	6,626,394	6,459,182	6,291,970	6,124,758	5,957,546	5,790,334	5,623,122	5,455,910	5,288,698	5,121,486	4,954,274	30	£3,313,197	6,626,394	6,459,182	6,291,970	6,124,758	5,957,546	5,790,334	5,623,122	5,455,910	5,288,698	5,121,486	4,954,274	30	£3,313,197	6,626,394	6,459,182	6,291,970	6,124,758	5,957,546	5,790,334	5,623,122	5,455,910	5,288,698	5,121,486	4,954,274																																														
14 TROD-14 - 30 units, 50 DPH, 80% houses and 20% flats	30	£1,656,595	4,665,235	4,448,800	4,232,365	4,015,930	3,800,495	3,585,060	3,369,625	3,154,190	2,938,755	2,723,320	2,507,885	30	£1,656,595	4,665,235	4,448,800	4,232,365	4,015,930	3,800,495	3,585,060	3,369,625	3,154,190	2,938,755	2,723,320	2,507,885	30	£1,656,595	4,665,235	4,448,800	4,232,365	4,015,930	3,800,495	3,585,060	3,369,625	3,154,190	2,938,755	2,723,320	2,507,885																																														
15 TROD-15 - 40 units, 50 DPH, 80% houses and 20% flats	40	£2,208,794	5,397,084	5,155,172	4,914,384	4,673,596	4,432,808	4,192,020	3,951,232	3,710,444	3,469,656	3,228,868	2,988,080	40	£2,208,794	5,397,084	5,155,172	4,914,384	4,673,596	4,432,808	4,192,020	3,951,232	3,710,444	3,469,656	3,228,868	2,988,080	40	£2,208,794	5,397,084	5,155,172	4,914,384	4,673,596	4,432,808	4,192,020	3,951,232	3,710,444	3,469,656	3,228,868	2,988,080																																														
16 TROD-16 - 40 units, 50 DPH, 50% houses and 50% flats	40	£1,380,496	4,555,337	4,389,498	4,223,659	4,057,820	3,891,981	3,726,142	3,560,303	3,394,464	3,228,625	3,062,786	2,896,947	40	£1,380,496	4,555,337	4,389,498	4,223,659	4,057,820	3,891,981	3,726,142	3,560,303	3,394,464	3,228,625	3,062,786	2,896,947	40	£1,380,496	4,555,337	4,389,498	4,223,659	4,057,820	3,891,981	3,726,142	3,560,303	3,394,464	3,228,625	3,062,786	2,896,947																																														
17 TROD-17 - 50 units, 35 DPH, 100% houses and 0% flats	50	£3,844,272	7,588,544	7,396,828	7,205,112	7,013,396	6,821,680	6,629,964	6,438,248	6,246,532	6,054,816	5,863,100	5,671,384	50	£3,844,272	7,588,544	7,396,828	7,205,112	7,013,396	6,821,680	6,629,964	6,438,248	6,246,532	6,054,816	5,863,100	5,671,384	50	£3,844,272	7,588,544	7,396,828	7,205,112	7,013,396	6,821,680	6,629,964	6,438,248	6,246,532	6,054,816	5,863,100	5,671,384																																														
18 TROD-18 - 50 units, 60 DPH, 50% houses and 50% flats	50	£1,725,620	4,444,421	4,306,311	4,168,201	4,030,091	3,891,981	3,753,871	3,615,761	3,477,651	3,339,541	3,201,431	3,063,321	50	£1,725,620	4,444,421	4,306,311	4,168,201	4,030,091	3,891,981	3,753,871	3,615,761	3,477,651	3,339,541	3,201,431	3,063,321	50	£1,725,620	4,444,421	4,306,311	4,168,201	4,030,091	3,891,981	3,753,871	3,615,761	3,477,651	3,339,541	3,201,431	3,063,321																																														
19 TROD-19 - 60 units, 100 DPH, 0% houses and 100% flats	60	£1,656,595	4,997,362	4,632,474	4,267,586	3,902,698	3,537,810	3,172,922	2,808,034	2,443,146	2,078,258	1,713,370	1,348,482	60	£1,656,595	4,997,362	4,632,474	4,267,586	3,902,698	3,537,810	3,172,922	2,808,034	2,443,146	2,078,258	1,713,370	1,348,482	60	£1,656,595	4,997,362	4,632,474	4,267,586	3,902,698	3,537,810	3,172,922	2,808,034	2,443,146	2,078,258	1,713,370	1,348,482																																														
20 TROD-20 - 60 units, 35 DPH, 100% houses and 0% flats	60	£4,733,130	16,365,111	16,918,428	17,471,745	18,025,062	18,578,379	19,131,696	19,685,013	20,238,330	20,791,647	21,344,964	21,898,281	60	£4,733,130	16,365,111	16,918,428	17,471,745	18,025,062	18,578,379	19,131,696	19,685,013	20,238,330	20,791,647	21,344,964	21,898,281	60	£4,733,130	16,365,111	16,918,428	17,471,745	18,025,062	18,578,379	19,131,696	19,685,013	20,238,330	20,791,647	21,344,964	21,898,281																																														
21 TROD-21 - 70 units, 50 DPH, 80% houses and 20% flats	70	£3,685,865	9,841,271	9,584,828	9,329,385	9,073,942	8,818,499	8,563,056	8,307,613	8,052,170	7,796,727	7,541,284	7,285,841	70	£3,685,865	9,841,271	9,584,828	9,329,385	9,073,942	8,818,499	8,563,056	8,307,613	8,052,170	7,796,727	7,541,284	7,285,841	70	£3,685,865	9,841,271	9,584,828	9,329,385	9,073,942	8,818,499	8,563,056	8,307,613	8,052,170	7,796,727	7,541,284	7,285,841																																														
22 TROD-22 - 70 units, 35 DPH, 100% houses and 0% flats	70	£5,521,985	11,824,272	11,316,265	10,810,811	10,305,357	9,800,363	9,305,369	8,800,375	8,305,381	7,800,387	7,305,393	6,800,399	70	£5,521,985	11,824,272	11,316,265	10,810,811	10,305,357	9,800,363	9,305,369	8,800,375	8,305,381	7,800,387	7,305,393	6,800,399	70	£5,521,985	11,824,272	11,316,265	10,810,811	10,305,357	9,800,363	9,305,369	8,800,375	8,305,381	7,800,387	7,305,393	6,800,399																																														
23 TROD-23 - 80 units, 50 DPH, 100% houses and 0																																																																																					

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

THREE RIVERS DISTRICT COUNCIL BENCHMARK LAND VALUE 1 (SECONDARY OFFICE/RETAIL)													Sales value £7,100 psm		AH tenure Type of rent		Rented 70% 70% Soc Rent		30% Aff Rent		Intermediate: 70% Soc		SO 30% FH 0%	
																							</	

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

THREE RIVERS DISTRICT COUNCIL			Sales value £7,350 psm		BH tenure		Rented 70%		Intermediate:		SO 30%		
BENCHMARK LAND VALUE 1 (SECONDARY OFFICE/RETAIL)			£6,129,319 PER HA		Type of rent		70% Soc Rent		70% Soc Rent		Fr 0%		
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 TRD-C-1 - 5 units, 25 DPH, 100% houses and 0% flats	5	£1,225,864	1,062,839	1,018,935	975,131	931,533	888,139	844,948	801,962	759,178	716,599	674,224	632,052
2 TRD-C-2 - 5 units, 50 DPH, 100% houses and 0% flats	5	£1,225,864	1,062,839	1,018,935	975,131	931,533	888,139	844,948	801,962	759,178	716,599	674,224	632,052
3 TRD-C-3 - 5 units, 85 DPH, 50% houses and 50% flats	5	£360,548	323,143	322,220	322,220	322,220	322,220	322,220	322,220	322,220	322,220	322,220	322,220
4 TRD-C-4 - 6 units, 30 DPH, 100% houses and 0% flats	6	£1,225,864	1,062,839	1,018,935	975,131	931,533	888,139	844,948	801,962	759,178	716,599	674,224	632,052
5 TRD-C-5 - 6 units, 75 DPH, 75% houses and 25% flats	6	£490,246	430,812	429,722	429,722	429,722	429,722	429,722	429,722	429,722	429,722	429,722	429,722
6 TRD-C-6 - 8 units, 25 DPH, 100% houses and 0% flats	8	£1,961,382	1,686,289	1,632,250	1,578,211	1,524,172	1,470,133	1,416,094	1,362,055	1,308,016	1,253,977	1,200,000	1,146,021
7 TRD-C-7 - 8 units, 130 DPH, 0% houses and 100% flats	8	£377,189	318,818	318,818	318,818	318,818	318,818	318,818	318,818	318,818	318,818	318,818	318,818
8 TRD-C-8 - 9 units, 112 DPH, 0% houses and 100% flats	9	£492,535	413,870	413,870	413,870	413,870	413,870	413,870	413,870	413,870	413,870	413,870	413,870
9 TRD-C-9 - 10 units, 25 DPH, 100% houses and 0% flats	10	£2,451,728	2,062,827	2,062,827	2,062,827	2,062,827	2,062,827	2,062,827	2,062,827	2,062,827	2,062,827	2,062,827	2,062,827
10 TRD-C-10 - 10 units, 50 DPH, 50% houses and 50% flats	10	£681,035	589,766	589,766	589,766	589,766	589,766	589,766	589,766	589,766	589,766	589,766	589,766
11 TRD-C-11 - 20 units, 35 DPH, 100% houses and 0% flats	20	£3,502,468	2,986,139	2,986,139	2,986,139	2,986,139	2,986,139	2,986,139	2,986,139	2,986,139	2,986,139	2,986,139	2,986,139
12 TRD-C-12 - 20 units, 50 DPH, 80% houses and 20% flats	20	£2,451,728	2,062,827	2,062,827	2,062,827	2,062,827	2,062,827	2,062,827	2,062,827	2,062,827	2,062,827	2,062,827	2,062,827
13 TRD-C-13 - 30 units, 25 DPH, 100% houses and 0% flats	30	£3,677,592	3,057,247	3,057,247	3,057,247	3,057,247	3,057,247	3,057,247	3,057,247	3,057,247	3,057,247	3,057,247	3,057,247
14 TRD-C-14 - 30 units, 50 DPH, 80% houses and 20% flats	30	£3,677,592	3,057,247	3,057,247	3,057,247	3,057,247	3,057,247	3,057,247	3,057,247	3,057,247	3,057,247	3,057,247	3,057,247
15 TRD-C-15 - 40 units, 50 DPH, 80% houses and 20% flats	40	£4,903,455	4,096,969	4,096,969	4,096,969	4,096,969	4,096,969	4,096,969	4,096,969	4,096,969	4,096,969	4,096,969	4,096,969
16 TRD-C-16 - 40 units, 80 DPH, 50% houses and 50% flats	40	£3,677,592	3,057,247	3,057,247	3,057,247	3,057,247	3,057,247	3,057,247	3,057,247	3,057,247	3,057,247	3,057,247	3,057,247
17 TRD-C-17 - 50 units, 35 DPH, 100% houses and 0% flats	50	£6,129,319	5,142,021	5,142,021	5,142,021	5,142,021	5,142,021	5,142,021	5,142,021	5,142,021	5,142,021	5,142,021	5,142,021
18 TRD-C-18 - 50 units, 50 DPH, 50% houses and 50% flats	50	£3,677,592	3,057,247	3,057,247	3,057,247	3,057,247	3,057,247	3,057,247	3,057,247	3,057,247	3,057,247	3,057,247	3,057,247
19 TRD-C-19 - 60 units, 100 DPH, 0% houses and 100% flats	60	£10,507,044	8,789,863	8,789,863	8,789,863	8,789,863	8,789,863	8,789,863	8,789,863	8,789,863	8,789,863	8,789,863	8,789,863
20 TRD-C-20 - 60 units, 35 DPH, 100% houses and 0% flats	60	£10,507,044	8,789,863	8,789,863	8,789,863	8,789,863	8,789,863	8,789,863	8,789,863	8,789,863	8,789,863	8,789,863	8,789,863
21 TRD-C-21 - 70 units, 50 DPH, 80% houses and 20% flats	70	£12,589,812	10,496,969	10,496,969	10,496,969	10,496,969	10,496,969	10,496,969	10,496,969	10,496,969	10,496,969	10,496,969	10,496,969
22 TRD-C-22 - 70 units, 35 DPH, 100% houses and 0% flats	70	£12,589,812	10,496,969	10,496,969	10,496,969	10,496,969	10,496,969	10,496,969	10,496,969	10,496,969	10,496,969	10,496,969	10,496,969
23 TRD-C-23 - 80 units, 50 DPH, 100% houses and 0% flats	80	£16,869,603	14,143,122	14,143,122	14,143,122	14,143,122	14,143,122	14,143,122	14,143,122	14,143,122	14,143,122	14,143,122	14,143,122
24 TRD-C-24 - 80 units, 80 DPH, 55% houses and 45% flats	80	£16,869,603	14,143,122	14,143,122	14,143,122	14,143,122	14,143,122	14,143,122	14,143,122	14,143,122	14,143,122	14,143,122	14,143,122
25 TRD-C-25 - 95 units, 28 DPH, 100% houses and 0% flats	95	£20,795,905	17,222,220	17,222,220	17,222,220	17,222,220	17,222,220	17,222,220	17,222,220	17,222,220	17,222,220	17,222,220	17,222,220
26 TRD-C-26 - 100 units, 15 DPH, 100% houses and 0% flats	100	£24,517,280	20,333,333	20,333,333	20,333,333	20,333,333	20,333,333	20,333,333	20,333,333	20,333,333	20,333,333	20,333,333	20,333,333
27 TRD-C-27 - 100 units, 35 DPH, 95% houses and 5% flats	100	£24,517,280	20,333,333	20,333,333	20,333,333	20,333,333	20,333,333	20,333,333	20,333,333	20,333,333	20,333,333	20,333,333	20,333,333
28 TRD-C-28 - 130 units, 35 DPH, 95% houses and 5% flats	130	£27,712,700	23,044,242	23,044,242	23,044,242	23,044,242	23,044,242	23,044,242	23,044,242	23,044,242	23,044,242	23,044,242	23,044,242
29 TRD-C-29 - 145 units, 24.83 DPH, 100% houses and 0% flats	145	£35,793,447	29,183,741	29,183,741	29,183,741	29,183,741	29,183,741	29,183,741	29,183,741	29,183,741	29,183,741	29,183,741	29,183,741
30 TRD-C-30 - 165 units, 70.87 DPH, 60% houses and 40% flats	165	£14,270,321	11,811,466	11,811,466	11,811,466	11,811,466	11,811,466	11,811,466	11,811,466	11,811,466	11,811,466	11,811,466	11,811,466
31 TRD-C-31 - 250 units, 35.07 DPH, 90% houses and 10% flats	250	£43,963,485	36,333,333	36,333,333	36,333,333	36,333,333	36,333,333	36,333,333	36,333,333	36,333,333	36,333,333	36,333,333	36,333,333
32 TRD-C-32 - 400 units, 15.69 DPH, 100% houses and 0% flats	400	£156,260,529	128,485,980	128,485,980	128,485,980	128,485,980	128,485,980	128,485,980	128,485,980	128,485,980	128,485,980	128,485,980	128,485,980
33 TRD-C-33 - 500 units, 20 DPH, 100% houses and 0% flats	500	£153,232,981	126,869,726	126,869,726	126,869,726	126,869,726	126,869,726	126,869,726	126,869,726	126,869,726	126,869,726	126,869,726	126,869,726
34 TRD-C-34 - 750 units, 20 DPH, 100% houses and 0% flats	750	£229,849,472	189,853,878	189,853,878	189,853,878	189,853,878	189,853,878	189,853,878	189,853,878	189,853,878	189,853,878	189,853,878	189,853,878
35 TRD-C-35 - 1,000 units, 20 DPH, 100% houses and 0% flats	1,000	£306,485,963	251,404,811	251,404,811	251,404,811	251,404,811	251,404,811	251,404,811	251,404,811	251,404,811	251,404,811	251,404,811	251,404,811
36 TRD-C-36 - 1,250 units, 20 DPH, 100% houses and 0% flats	1,250	£383,082,454	314,445,177	314,445,177	314,445,177	314,445,177	314,445,177	314,445,177	314,445,177	314,445,177	314,445,177	314,445,177	314,445,177
37 TRD-C-37 - 1,500 units, 20 DPH, 100% houses and 0% flats	1,500	£459,688,944	378,052,241	378,052,241	378,052,241	378,052,241	378,052,241	378,052,241	378,052,241	378,052,241	378,052,241	378,052,241	378,052,241
38 TRD-CARE1 (75 rooms)	-	£129,319	218,551	218,551	218,551	218,551	218,551	218,551	218,551	218,551	218,551	218,551	218,551
39 TRD-CARE2 (40 rooms)	-	£129,319	218,551	218,551	218,551	218,551	218,551	218,551	218,551	218,551	218,551	218,551	218,551
40 TRD-COFF1	-	£3,677,592	3,057,247	3,057,247	3,057,247	3,057,247	3,057,247	3,057,247	3,057,247	3,057,247	3,057,247	3,057,247	3,057,247
41 TRD-COFF2	-	£3,677,592	3,057,247	3,057,247	3,057,247	3,057,247	3,057,247	3,057,247	3,057,247	3,057,247	3,057,247	3,057,247	3,057,247
42 TRD-COFF3	-	£3,677,592	3,057,247	3,057,247	3,057,247	3,057,247	3,057,247	3,057,247	3,057,247	3,057,247	3,057,247	3,057,247	3,057,247
43 TRD-COFF4	-	£3,677,592	3,057,247	3,057,247	3,057,247	3,057,247	3,057,247	3,057,247	3,057,247	3,057,247	3,057,247	3,057,247	3,057,247
44 TRD-COFF5	-	£3,677,592	3,057,247	3,057,247	3,057,247	3,057,247	3,057,247	3,057,247	3,057,247	3,057,247	3,057,247	3,057,247	3,057,247
45 TRD-COFF6	-	£3,677,592	3,057,247	3,057,247	3,057,247	3,057,247	3,057,247	3,057,247	3,057,247	3,057,247	3,057,247	3,057,247	3,057,247
46 TRD-COFF7	-	£3,677,592	3,057,247	3,057,247	3,057,247	3,057,247	3,057,247	3,057,247	3,057,247	3,057,247	3,057,247	3,057,247	3,057,247
47 TRD-COFF8	-	£3,677,592	3,057,247	3,057,247	3,057,247	3,057,247	3,057,247	3,057,247	3,057,247	3,057,247	3,057,247	3,057,247	3,057,247

BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL)			£2,760,992											
Description	No of units	BLV	Residual land values											
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1 TRD-C-1 - 5 units, 25 DPH, 100% houses and 0% flats	5	£552,198	1,062,839	1,018,935	975,131	931,533	888,139	844,948	801,962	759,178	716,599	674,224	632,052	
2 TRD-C-2 - 5 units, 50 DPH, 100% houses and 0% flats	5	£276,099	1,062,839	1,018,935	975,131	931,533	888,139	844,948	801,962	759,178	716,599	674,224	632,052	
3 TRD-C-3 - 5 units, 85 DPH, 50% houses and 50% flats	5	£162,411	823,143	782,940	742,918	703,076	663,414	623,934	584,835	545,516	506,578	467,821	429,245	
4 TRD-C-4 - 6 units, 30 DPH, 100% houses and 0% flats	6	£552,198	1,062,839	1,018,935	975,131	931,533	888,139	844,948	801,962	759,178	716,599	674,224	632,052	
5 TRD-C-5 - 6 units, 75 DPH, 75% houses and 25% flats	6	£220,879	1,133,812	1,082,470	1,032,160	982,079	932,229	882,611	833,222	784,064	735,136	686,439	637,974	
6 TRD-C-6 - 8 units, 25 DPH, 100% houses and 0% flats	8	£883,518	1,709,791	1,632,250	1,560,210	1,490,453	1,421,022	1,351,917	1,283,138	1,214,866	1,146,599	1,078,757	1,011,262	
7 TRD-C-7 - 8 units, 130 DPH, 0% houses and 100% flats	8	£109,717	918,816	868,246	823,833	784,251	743,683	703,309	662,749	622,917	583,410	543,351	503,429	
8 TRD-C-8 - 9 units, 112 DPH, 0% houses and 100% flats	9	£221,665	1,033,670	986,342	936,289	883,543	830,074	774,071	719,085	664,885	612,309	561,491	509,957	
9 TRD-C-9 - 10 units, 25 DPH, 100% houses and 0% flats	10	£1,104,347	2,218,514	2,109,478	1,997,937	1,885,013	1,771,819	1,659,494	1,547,889	1,436,954	1,326,749	1,217,324	1,108,729	
10 TRD-C-10 - 10 units, 50 DPH, 50% houses and 50% flats	10	£206,777	1,065,706	1,024,984	1,444,596	1,364,510	1,284,819	1,205,490	1,126,525	1,047,923	969,884	891,907	814,297	
11 TRD-C-11 - 20 units, 35 DPH, 100% houses and 0% flats	20	£1,577,710	3,886,139	3,723,884	3,561,581	3,400,431	3,240,033	3,080,388	2,921,496	2,763,355	2,605,960	2,449,332	2,293,480	
12 TRD-C-12 - 20 units, 50 DPH, 80% houses and 20% flats	20	£1,104,347	4,136,360	3,971,334	3,730,682	3,544,635	3,356,446	3,175,118	2,991,681	2,808,024	2,627,297	2,446,411	2,266,364	
13 TRD-C-13 - 20 units, 75 DPH, 75% houses and 25% flats	20	£333,137	1,847,596	1,762,474	1,672,474	1,582,078	1,492,749	1,403,778	1,314,778	1,225,378	1,136,378	1,047,378	958,378	
14 TRD-C-14 - 30 units, 50 DPH, 80% houses and 20% flats	30	£1,656,955	5,527,247	5,276,825	5,027,548	4,779,418	4,532,435	4,282,958	4,041,390	3,796,394	3,555,967	3,314,716	3,074,812	
15 TRD-C-15 - 40 units, 50 DPH, 80% houses and 20% flats	40	£2,208,764	6,498,969	6,215,163	5,948,624	5,645,437	5,363,537	5,082,945	4,803,655	4,525,472	4,246,983	3,970,824	3,699,557	
16 TRD-C-16 - 40 units, 80 DPH, 50% houses and 50% flats	40	£1,380,496	6,270,986	6,005,485	5,840,264	5,527,460	5,016,119	4,706,176	4,397,652	4,094,546	3,784,719	3,478,000	3,176,784	
17 TRD-C-17 - 50 units, 50 DPH, 100% houses and 0% flats	50	£3,844,275	9,366,747	8,956,247	8,546,247	8,136,247	7,726,247	7,316,247	6,906,247	6,496,247	6,086,247	5,676,247	5,266,247	
18 TRD-C-18 - 50 units, 80 DPH, 50% houses and 50% flats	50	£1,725,620	7,897,647	7,443,881	7,050,329	6,659,372	6,270,148	5,880,720	5,491,292	5,101,864	4,712,436	4,322,998	3,933,560	
19 TRD-C-19 - 60 units, 100 DPH, 0% houses and 100% flats	60	£1,656,955	6,560,555	6,132,786	5,706,862	5,282,849	4,860,485	4,440,396	4,021,965	3,603,499	3,185,033	2,766,567	2,348,101	
20 TRD-C-20 - 60 units, 35 DPH, 100% houses and 0% flats	60	£4,733,130	12,026,863	11,611,768	11,095,471	10,569,078	10,032,685	9,501,899	8,965,512	8,431,526	7,898,440	7,365,755	6,833,869	
21 TRD-C-21 - 60 units, 50 DPH, 100% houses and 0% flats	60	£3,885,289	10,588,912	10,173,912	9,758,912	9,343,912	8,928,912	8,513,912	8,098,912	7,683,912	7,268,912	6,853,912	6,438,912	
22 TRD-C-22 - 70 units, 35 DPH, 100% houses and 0% flats	70	£5,521,085	13,859,853	13,288,699	12,693,220	12,096,177	11,513,730	10,934,902	10,352,184	9,769,515	9,186,846	8,604,227	8,021,558	
23 TRD-C-23 - 80 units, 50 DPH, 100% houses and 0% flats	80	£4,417,588	10,839,603	10,164,484	14,492,823	13,824,123	13,154,423	12,484,723	11,815,023	11,145,323	10,475,623	9,805,923	9,136,223	
24 TRD-C-24 - 80 units, 80 DPH, 55% houses and 45% flats	80	£8,760,992	16,212,922	16,100,180	13,969,247	10,752,122	10,137,898	9,520,301	8,917,603	8,314,705	7,711,807	7,108,909	6,510,961	
25 TRD-C-25 - 85 units, 38 DPH, 100% houses and 0% flats	85	£6,387,653	13,889,520	13,088,022	12,286,524	11,485,026	10,683,528	9,882,030	9,080,532	8,279,034	7,477,536	6,676,038	5,874,540	
26 TRD-C-26 - 90 units, 10 DPH, 100% houses and 0% flats	90	£18,468,616	16,116,629	17,280,123	18,445,117	19,610,111	20,775,105	21,940,100	23,105,094	24,270,088	25,435,082	26,599,076	27,764,070	
27 TRD-C-27 - 100 units, 35 DPH, 95% houses and 5% flats	100	£7,888,550	19,358,331	18,521,507	17,688,684	16,860,051	16,035,119	15,214,404	14,389,594	13,563,550	12,744,022	11,968,407	11,166,855	
28 TRD-C-28 - 130 units, 35 14 DPH, 95% houses and 5% flats	130	£10,614,258	24,712,700	23,845,242	22,952,715	22,125,118	20,472,450	19,424,138	18,369,961	17,344,027	16,311,079	15,285,132	14,259,973	
29 TRD-C-29 - 150 units, 24,83 DPH, 100% houses and 0% flats	150	£16,126,395	38,193,741	36,992,865	35,797,631	34,607,820	33,422,772	32,245,187	31,072,613	29,900,742	28,728,870	27,556,998	26,385,864	
30 TRD-C-30 - 180 units, 15 DPH, 100% houses and 0% flats	180	£18,468,616	42,428,131	40,992,865	39,558,599	38,124,333	36,690,067	35,255,801	33,821,535	32,387,269	30,953,003	29,518,737	28,084,471	
31 TRD-C-31 - 250 units, 10 DPH, 90% houses and 10% flats	250	£19,682,011	41,836,972	39,933,800	38,036,654	36,149,395	34,270,730	32,402,772	30,534,699	28,667,213	26,843,582	25,007,387	23,171,131	
32 TRD-C-32 - 400 units, 15,69 DPH, 100% houses and 0% flats	400	£40,388,590	88,495,890	82,680,688	76,908,287	71,140,788	65,402,191	59,688,494	53,947,889	48,239,684	42,544,811	37,082,716	31,888,816	
33 TRD-C-33 - 500 units, 20 DPH, 100% houses and 0% flats	500	£69,624,811	120,680,526	112,230,155	103,819,212	95,453,818	87,144,256	78,889,228	70,694,855	62,561,482	54,490,109	46,500,636	38,544,249	
34 TRD-C-34 - 600 units, 25 DPH, 100% houses and 0% flats	600	£113,537,344	203,646,344	191,346,344	179,046,344	166,746,344	154,446,344	142,146,344	129,846,344	117,546,344	105,246,344	92,946,344	80,646,344	
35 TRD-C-35 - 1000 units, 20 DPH, 100% houses and 0% flats	1,000	£1,582,629	117,644,457	111,247,262	106,076,884	100,333,353	94,616,819	88,928,751	83,263,691	77,627,459	72,018,051	66,415,472	60,879,719	
36 TRD-C-36 - 1250 units, 20 DPH, 100% houses and 0% flats	1,250	£1,216,948	140,848,138	135,148,138	129,448,138	123,748,138	118,048,138	112,348,138	106,648,138	100,948,138	95,248,138	89,548,138	83,848,138	
37 TRD-C-37 - 1500 units, 20 DPH, 100% houses and 0% flats	1,500	£2,607,434	159,530,241	151,608,748	143,763,933	135,955,851	128,044,443	120,236,728	112,511,711	104,695,338	97,164,379	89,942,687	83,095,521	
38 TRD-C-38 - 2000 units, 20 DPH, 100% houses and 0% flats	2,000	£2,760,992	218,418,154	210,418,154	202,418,154	194,418,154	186,418,154	178,418,154	170,418,154	162,418,154	154,418,154	146,418,154	138,418,154	
39 TRD-C-39 - 2000 units, 20 DPH, 100% houses and 0% flats	2,000	£911,128	176,426,176	176,426,176	176,426,176	176,426,176	176,426,176	176,426,176	176,426,176	176,426,176	176,426,176	176,426,176	176,426,176	
40 TRD-C-40 - 2000 units, 20 DPH, 100% houses and 0% flats	2,000	£1,380,496	3,174,687	3,174,687	3,174,687	3,174,687	3,174,687	3,174,687	3,174,687	3,174,687	3,174,687	3,174,687	3,174,687	
41 TRD-C-41 - 2000 units, 20 DPH, 100% houses and 0% flats	2,000	£1,380,496	4,408,478	4,408,478	4,408,478	4,408,478	4,408,478	4,408,478	4,408,478	4,408,478	4,408,478	4,408,478	4,408,478	
42 TRD-C-42 - 2000 units, 20 DPH, 100% houses and 0% flats	2,000	£1,380,496	4,984,260	4,984,260	4,984,260	4,984,260	4,984,260	4,984,260	4,984,260	4,984,260	4,984,260	4,984,260	4,984,260	
43 TRD-C-43 - 2000 units, 20 DPH, 100% houses and 0% flats	2,000	£1,380,496	5,260,339	5,260,339	5,260,339	5,260,339	5,260,339	5,260,339	5,260,339	5,260,339	5,260,339	5,260,339	5,260,339	
44 TRD-C-44 - 2000 units, 20 DPH, 100% houses and 0% flats	2,000	£690,245	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540	
45 TRD-C-45 - 2000 units, 20 DPH, 100% houses and 0% flats	2,000	£2,760,992	3,291,692	3,291,692	3,291,692	3,291,692	3,291,692	3,291,692	3,291,692	3,291,692	3,291,692	3,291,692	3,291,692	
46 TRD-C-46 - 2000 units, 20 DPH, 100% houses and 0% flats	2,000	£2,760,992	3,291,692	3,291,692	3,291,692	3,291,692	3,291,692	3,291,692	3,291,692	3,291,692	3,291,692	3,291,692	3,291,692	
47 TRD-C-47 - 2000 units, 20 DPH, 100% houses and 0% flats	2,000	£2,760,992	4,682,996	4,682,996	4,682,996	4,682,996	4,682,996	4,682,996	4,682,996	4,682,996	4,682,996	4,682,996	4,682,996	

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

BENCHMARK LAND VALUE 1 (SECONDARY OFFICE/RETAIL)										Sales value £7,600 psqm										AH tenure Type of rent										Rented 70% 70% Soc Rent 30% Aff Rent										Intermediate:										SO 30% FH 0%																																																	
										£6,129,319 PER HA																																																																																									

- 6.8 We have also considered the potential for sites released from the Green Belt to viably accommodate 50% affordable housing. This is likely to be possible in almost all circumstances (see tables 6.9.3 to 6.9.9). At the lowest sales value in the District-wide range, there is a very small number of cases where 50% affordable housing would not be viable, but these could come forward with slightly reduced affordable housing subject to a site-specific viability assessment at the planning application stage.
- 6.9 For the purposes of formulating a policy for affordable housing, there is a choice between two potential options. The first is to adopt a relatively low target that all schemes could viably deliver, but this would have two disadvantages; firstly, schemes that could have delivered more than the reduced target will no longer do so; and secondly, even if the target is reduced, it is likely that some viability testing of individual schemes would still be required for those schemes that cannot viably deliver even the reduced percentage target. The second option is to maintain a policy approach similar to existing policy, which sets an affordable housing target of 40% (50% in Green Belt) but accepts that some schemes may provide a lower level, based on scheme-specific viability factors. This option would maximise delivery of affordable housing by seeking the highest possible percentage on individual sites, in comparison to a reduced target tailored to the 'least viable' sites. Clearly evidence on viability needs to be considered alongside evidence of housing need and given the likelihood that a reduced target would deliver a lower overall affordable housing output, the weight of combined evidence on need and viability points to support for maintaining a 40% target (and 50% in the Green Belt).
- 6.10 There is also a further sub-option of setting differential rates for developments brought forward on green field sites and developments on urban areas. While this would reduce the need for viability assessments for applications on sites in the urban areas, it is likely that the policy would require different targets for different types of urban sites (i.e. existing office and retail sites are likely to require a different target from industrial/light industrial sites). This could be complex and be difficult to implement and could lead to attempts to manipulate the target (for example, developers may seek to change the use class of industrial sites to offices in order to fall within a lower affordable target). Distinctions in terms of policy targets for affordable housing based on existing uses are therefore unlikely to be workable in practice.

Impact of tenure mix

- 6.11 As noted above, the Council's preferred tenure mix is 70% rented (provided as 70% social rent and 30% affordable rent (capped at LHA levels)) and 30% shared ownership. This tenure split is tested in the preceding section. We have also applied an alternative tenure split to test the impact this might have on viability so the Council can consider the merits (or otherwise) of improved viability versus the impact higher rents would have on affordability for tenants.
- 6.12 The alternative tenure split retains the overall 70% / 30% split between rented housing and shared ownership, but changes the rented split to 50% social rent and 50% affordable rent. This is clearly a significant reduction in the social rented element, but this serves the purpose of demonstrating the improvements in viability that the Council could achieve (either at a policy level, or when it comes to considering scheme-specific viability issues at the development management stage).
- 6.13 The appraisal outputs with this alternative tenure mix are attached as Appendix 8.
- 6.14 As can be noted by comparing the outputs in Appendix 8 to those in tables 6.9.1 to 6.9.9 (which can also be found at Appendix 7), the lowest residual land values are generated when tenure mixes prioritising social rent are applied, which is to be expected as this tenure generates the lowest capital value of the three tenures we have tested. Tables 6.14.1 and 6.14.2 (overleaf) provides a comparison of residual land values at 30%, 40% and 50% affordable housing using the mid-point District wide sales values of £6,600 per square metre. Shifting the mix of the rented housing element from 70% social rent / 30% affordable rent to 50% / 50% has a relatively significant impact on the residual land value. For example, TRDC-34 (750 units) generates a residual value (assuming 50% affordable housing) of £0.93 million per gross hectare assuming a rented affordable tenure mix of 70% social rent and 30% affordable rent. However, if the rented housing tenure split is changed to 50% affordable rent and 50% social rent, the residual value increases to £1.16 million per gross hectare. A change of this magnitude is likely to be of some assistance if schemes are on the margins of viability. Figure 6.14.3 shows the appraisal outputs with 30%, 40% and 50% affordable housing on a per hectare basis.

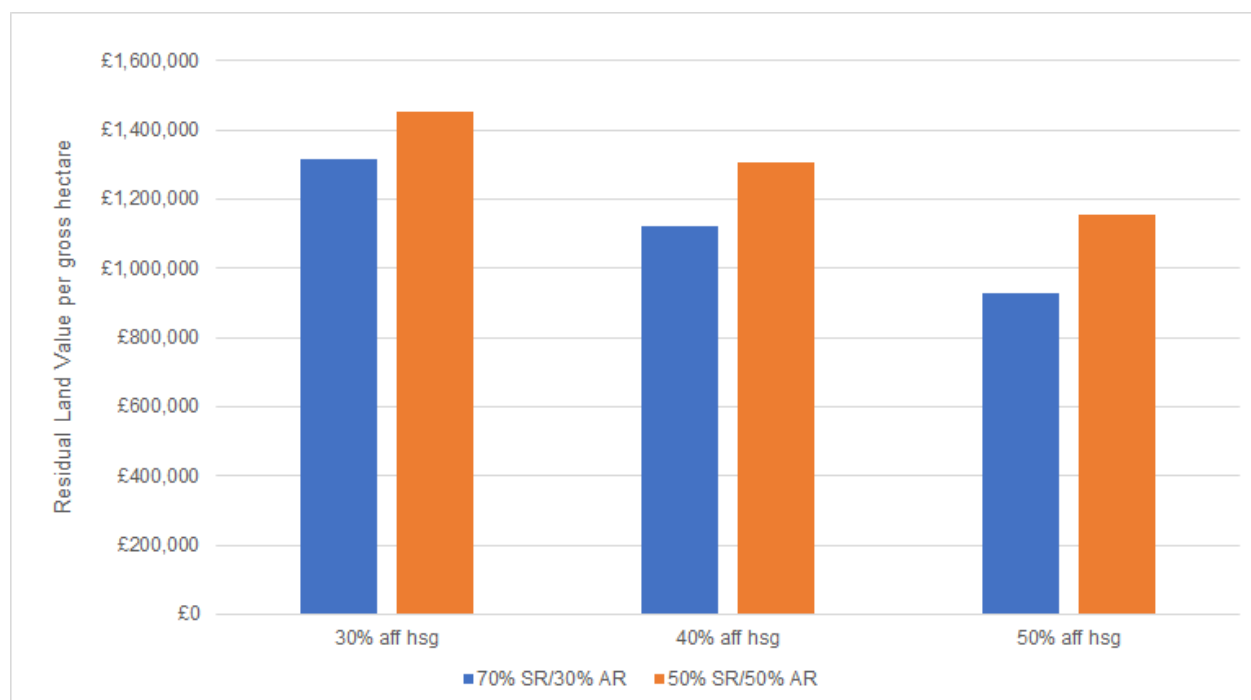
Table 6.14.1: Impact of variation to tenure mix on residual land values (District mid-point sales values of £6,600 per square metre) – All appraisal assume overarching split of 70% rented and 30% shared ownership

	Description	Site area (gross) ha	No of units	30% AH		40% AH		50% AH	
				70% social rent, 30% Affordable Rent	50% social rent, 50% affordable rent	70% social rent, 30% Affordable Rent	50% social rent, 50% affordable rent	70% social rent, 30% Affordable Rent	50% social rent, 50% affordable rent
1	TRDC-1 - 5 units, 25 DPH, 100% houses and 0% flats	0.20	5	£625,909	£674,508	£558,691	£623,165	£492,115	£572,303
2	TRDC-2 - 5 units, 50 DPH, 100% houses and 0% flats	0.10	5	£625,909	£674,508	£558,691	£623,165	£492,115	£572,303
3	TRDC-3 - 5 units, 85 DPH, 50% houses and 50% flats	0.06	5	£418,782	£464,565	£357,787	£418,540	£297,360	£372,934
4	TRDC-4 - 6 units, 30 DPH, 100% houses and 0% flats	0.20	6	£751,091	£809,409	£670,429	£747,799	£590,538	£686,764
5	TRDC-5 - 6 units, 75 DPH, 75% houses and 25% flats	0.08	6	£628,006	£684,655	£551,051	£626,214	£474,820	£568,313
6	TRDC-6 - 8 units, 25 DPH, 100% houses and 0% flats	0.32	8	£1,001,454	£1,079,212	£893,905	£997,065	£787,382	£915,685
7	TRDC-7 - 8 units, 130 DPH, 0% houses and 100% flats	0.06	8	£325,943	£394,476	£238,601	£329,558	£152,050	£265,222
8	TRDC-8 - 9 units, 112 DPH, 0% houses and 100% flats	0.08	9	£366,685	£443,785	£268,426	£370,753	£171,056	£298,374
9	TRDC-9 - 10 units, 25 DPH, 100% houses and 0% flats	0.40	10	£1,208,868	£1,306,066	£1,074,432	£1,203,382	£941,279	£1,101,657
10	TRDC-10 - 10 units, 90 DPH, 50% houses and 50% flats	0.11	10	£800,524	£889,437	£677,393	£795,377	£555,408	£702,177
11	TRDC-11 - 20 units, 35 DPH, 100% houses and 0% flats	0.57	20	£2,249,507	£2,437,762	£2,002,794	£2,252,548	£1,758,435	£2,069,060
12	TRDC-12 - 20 units, 50 DPH, 80% houses and 20% flats	0.40	20	£2,315,361	£2,499,811	£2,021,013	£2,265,740	£1,729,448	£2,033,848
13	TRDC-13 - 30 units, 25 DPH, 100% houses and 0% flats	1.20	30	£3,523,160	£3,795,489	£3,124,707	£3,486,000	£2,730,061	£3,179,411
14	TRDC-14 - 30 units, 50 DPH, 80% houses and 20% flats	0.60	30	£3,060,259	£3,326,367	£2,676,192	£3,029,261	£2,295,755	£2,734,913
15	TRDC-15 - 40 units, 50 DPH, 80% houses and 20% flats	0.80	40	£3,541,458	£3,903,531	£3,114,609	£3,595,002	£2,691,781	£3,289,310
16	TRDC-16 - 40 units, 80 DPH, 50% houses and 50% flats	0.50	40	£3,127,499	£3,473,074	£2,646,187	£3,104,745	£2,169,346	£2,739,785
17	TRDC-17 - 50 units, 35 DPH, 100% houses and 0% flats	1.43	50	£5,871,935	£6,325,816	£5,207,845	£5,809,999	£4,550,102	£5,299,018
18	TRDC-18 - 50 units, 80 DPH, 50% houses and 50% flats	0.63	50	£3,909,374	£4,341,342	£3,307,733	£3,880,932	£2,711,682	£3,424,733
19	TRDC-19 - 60 units, 100 DPH, 0% houses and 100% flats	0.60	60	£2,239,498	£2,724,459	£1,592,451	£2,236,094	£951,256	£1,752,098
20	TRDC-20 - 60 units, 35 DPH, 100% houses and 0% flats	1.71	60	£7,046,322	£7,590,979	£6,249,414	£7,061,999	£5,460,123	£6,358,823
21	TRDC-21 - 70 units, 50 DPH, 80% houses and 20% flats	1.40	70	£7,138,595	£7,761,524	£6,244,449	£7,068,277	£5,356,760	£6,381,464
22	TRDC-22 - 70 units, 35 DPH, 100% houses and 0% flats	2.00	70	£8,038,701	£8,670,382	£7,133,371	£7,971,408	£6,236,691	£7,277,084
23	TRDC-23 - 80 units, 50 DPH, 100% houses and 0% flats	1.60	80	£9,187,087	£9,909,008	£8,152,425	£9,110,181	£7,127,646	£8,316,667
24	TRDC-24 - 80 units, 80 DPH, 55% houses and 45% flats	1.00	80	£6,405,736	£7,090,105	£5,456,668	£6,364,772	£4,516,441	£5,646,086
25	TRDC-25 - 95 units, 28 DPH, 100% houses and 0% flats	3.39	95	£10,909,666	£11,766,947	£9,681,005	£10,818,340	£8,464,080	£9,876,043
26	TRDC-26 - 100 units, 15 DPH, 100% houses and 0% flats	6.67	100	£11,483,859	£12,386,260	£10,190,531	£11,387,726	£8,909,557	£10,395,835
27	TRDC-27 - 100 units, 35 DPH, 95% houses and 5% flats	2.86	100	£11,103,501	£12,000,786	£9,821,921	£11,012,354	£8,552,548	£10,033,155
28	TRDC-28 - 130 units, 35.14 DPH, 95% houses and 5% flats	3.70	130	£14,172,562	£15,320,381	£12,537,735	£14,060,552	£10,918,480	£12,812,491
29	TRDC-29 - 145 units, 24.83 DPH, 100% houses and 0% flats	5.84	145	£16,350,360	£17,637,918	£14,510,166	£16,218,342	£12,687,552	£14,812,059
30	TRDC-30 - 165 units, 70.87 DPH, 60% houses and 40% flats	2.33	165	£13,288,160	£14,680,254	£11,396,320	£13,243,481	£9,522,147	£11,819,895
31	TRDC-31 - 250 units, 35.07 DPH, 90% houses and 10% flats	7.13	250	£22,779,400	£24,927,151	£19,882,827	£22,731,190	£17,012,902	£20,546,104
32	TRDC-32 - 400 units, 15.69 DPH, 100% houses and 0% flats	25.49	400	£34,939,208	£37,946,420	£30,685,891	£34,661,476	£26,466,511	£31,407,287
33	TRDC-33 - 500 units, 20 DPH, 100% houses and 0% flats	25.00	500	£35,184,280	£38,866,278	£30,021,082	£34,906,096	£24,907,180	£30,982,965
34	TRDC-34 - 750 units, 20 DPH, 100% houses and 0% flats	37.50	750	£49,349,258	£54,530,910	£42,053,810	£48,929,963	£34,828,021	£43,381,430
35	TRDC-35 - 1000 units, 20 DPH, 100% houses and 0% flats	50.00	1,000	£59,270,382	£65,974,866	£50,487,205	£59,364,220	£41,787,790	£52,815,222
36	TRDC-36 - 1250 units, 20 DPH, 100% houses and 0% flats	62.50	1,250	£70,920,221	£78,636,258	£60,324,520	£70,570,570	£49,829,942	£62,580,258
37	TRDC-37 - 1500 units, 20 DPH, 100% houses and 0% flats	75.00	1,500	£81,101,777	£89,680,475	£68,928,892	£80,328,003	£56,858,928	£71,063,062

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

	Description	Site area (gross) ha	No of units	70% social rent, 30% Affordable Rent	50% social rent, 50% affordable rent	70% social rent, 30% Affordable Rent	50% social rent, 50% affordable rent	70% social rent, 30% Affordable Rent	50% social rent, 50% affordable rent
1	TRDC-1 - 5 units, 25 DPH, 100% houses and 0% flats	0.20	5	£3,129,547	£3,372,538	£2,793,454	£3,115,827	£2,460,573	£2,861,516
2	TRDC-2 - 5 units, 50 DPH, 100% houses and 0% flats	0.10	5	£6,259,093	£6,745,077	£5,586,907	£6,231,654	£4,921,147	£5,723,033
3	TRDC-3 - 5 units, 85 DPH, 50% houses and 50% flats	0.06	5	£6,979,697	£7,742,753	£5,963,124	£6,975,661	£4,955,999	£6,215,568
4	TRDC-4 - 6 units, 30 DPH, 100% houses and 0% flats	0.20	6	£3,755,453	£4,047,044	£3,352,147	£3,738,995	£2,952,688	£3,433,821
5	TRDC-5 - 6 units, 75 DPH, 75% houses and 25% flats	0.08	6	£7,850,073	£8,558,189	£6,888,143	£7,827,678	£5,935,256	£7,103,908
6	TRDC-6 - 8 units, 25 DPH, 100% houses and 0% flats	0.32	8	£3,129,544	£3,372,538	£2,793,453	£3,115,828	£2,460,570	£2,861,515
7	TRDC-7 - 8 units, 130 DPH, 0% houses and 100% flats	0.06	8	£5,432,382	£6,574,599	£3,976,677	£5,492,638	£2,534,159	£4,420,361
8	TRDC-8 - 9 units, 112 DPH, 0% houses and 100% flats	0.08	9	£4,583,567	£5,547,314	£3,355,323	£4,634,409	£2,138,206	£3,729,678
9	TRDC-9 - 10 units, 25 DPH, 100% houses and 0% flats	0.40	10	£3,022,171	£3,265,165	£2,686,080	£3,008,454	£2,353,198	£2,754,143
10	TRDC-10 - 10 units, 90 DPH, 50% houses and 50% flats	0.11	10	£7,277,491	£8,085,787	£6,158,121	£7,230,699	£5,049,162	£6,383,425
11	TRDC-11 - 20 units, 35 DPH, 100% houses and 0% flats	0.57	20	£3,946,503	£4,276,775	£3,513,674	£3,951,838	£3,084,974	£3,629,931
12	TRDC-12 - 20 units, 50 DPH, 80% houses and 20% flats	0.40	20	£5,788,402	£6,249,529	£5,052,532	£5,664,351	£4,323,621	£5,084,620
13	TRDC-13 - 30 units, 25 DPH, 100% houses and 0% flats	1.20	30	£2,935,967	£3,162,908	£2,603,923	£2,905,000	£2,275,051	£2,649,509
14	TRDC-14 - 30 units, 50 DPH, 80% houses and 20% flats	0.60	30	£5,100,431	£5,543,946	£4,460,320	£5,048,769	£3,826,258	£4,558,189
15	TRDC-15 - 40 units, 50 DPH, 80% houses and 20% flats	0.80	40	£4,426,823	£4,879,414	£3,893,261	£4,493,753	£3,364,726	£4,111,637
16	TRDC-16 - 40 units, 80 DPH, 50% houses and 50% flats	0.50	40	£6,254,998	£6,946,147	£5,292,374	£6,209,491	£4,338,692	£5,479,571
17	TRDC-17 - 50 units, 35 DPH, 100% houses and 0% flats	1.43	50	£4,106,248	£4,423,647	£3,641,850	£4,062,936	£3,181,890	£3,705,607
18	TRDC-18 - 50 units, 80 DPH, 50% houses and 50% flats	0.63	50	£6,205,356	£6,891,019	£5,250,370	£6,160,210	£4,304,257	£5,436,083
19	TRDC-19 - 60 units, 100 DPH, 0% houses and 100% flats	0.60	60	£3,732,497	£4,540,766	£2,654,084	£3,726,823	£1,585,427	£2,920,163
20	TRDC-20 - 60 units, 35 DPH, 100% houses and 0% flats	1.71	60	£4,120,656	£4,439,169	£3,654,628	£4,077,192	£3,193,054	£3,718,610
21	TRDC-21 - 70 units, 50 DPH, 80% houses and 20% flats	1.40	70	£5,098,996	£5,543,945	£4,460,321	£5,048,769	£3,826,257	£4,558,189
22	TRDC-22 - 70 units, 35 DPH, 100% houses and 0% flats	2.00	70	£4,019,351	£4,335,191	£3,566,686	£3,985,704	£3,118,345	£3,638,542
23	TRDC-23 - 80 units, 50 DPH, 100% houses and 0% flats	1.60	80	£5,741,929	£6,193,130	£5,095,266	£5,693,863	£4,454,779	£5,197,917
24	TRDC-24 - 80 units, 80 DPH, 55% houses and 45% flats	1.00	80	£6,405,736	£7,090,105	£5,456,668	£6,364,772	£4,516,441	£5,646,086
25	TRDC-25 - 95 units, 28 DPH, 100% houses and 0% flats	3.39	95	£3,218,191	£3,471,076	£2,855,754	£3,191,251	£2,496,779	£2,913,287
26	TRDC-26 - 100 units, 15 DPH, 100% houses and 0% flats	6.67	100	£1,721,718	£1,857,010	£1,527,816	£1,707,305	£1,335,766	£1,558,596
27	TRDC-27 - 100 units, 35 DPH, 95% houses and 5% flats	2.86	100	£3,882,343	£4,196,079	£3,434,238	£3,850,474	£2,990,401	£3,508,096
28	TRDC-28 - 130 units, 35.14 DPH, 95% houses and 5% flats	3.70	130	£3,830,422	£4,140,644	£3,388,577	£3,800,149	£2,950,941	£3,462,836
29	TRDC-29 - 145 units, 24.83 DPH, 100% houses and 0% flats	5.84	145	£2,799,719	£3,020,191	£2,484,618	£2,777,113	£2,172,526	£2,536,311
30	TRDC-30 - 165 units, 70.87 DPH, 60% houses and 40% flats	2.33	165	£5,703,073	£6,300,538	£4,891,125	£5,683,898	£4,086,759	£5,072,916
31	TRDC-31 - 250 units, 35.07 DPH, 90% houses and 10% flats	7.13	250	£3,194,867	£3,496,094	£2,788,615	£3,188,105	£2,386,101	£2,881,641
32	TRDC-32 - 400 units, 15.69 DPH, 100% houses and 0% flats	25.49	400	£1,370,703	£1,488,679	£1,203,840	£1,359,807	£1,038,310	£1,232,142
33	TRDC-33 - 500 units, 20 DPH, 100% houses and 0% flats	25.00	500	£1,407,371	£1,554,651	£1,200,843	£1,396,244	£996,287	£1,239,319
34	TRDC-34 - 750 units, 20 DPH, 100% houses and 0% flats	37.50	750	£1,315,980	£1,454,158	£1,121,435	£1,304,799	£928,747	£1,156,838
35	TRDC-35 - 1000 units, 20 DPH, 100% houses and 0% flats	50.00	1,000	£1,185,408	£1,319,497	£1,009,744	£1,187,284	£835,756	£1,056,304
36	TRDC-36 - 1250 units, 20 DPH, 100% houses and 0% flats	62.50	1,250	£1,134,724	£1,258,180	£965,192	£1,129,129	£797,279	£1,001,284
37	TRDC-37 - 1500 units, 20 DPH, 100% houses and 0% flats	75.00	1,500	£1,081,357	£1,195,740	£919,052	£1,071,040	£758,119	£947,507

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



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

Affordable housing small sites contribution

- 6.16 We have tested the ability of schemes of fewer than 10 units to make contributions towards affordable housing through payments in lieu. Our appraisals test the provision of affordable housing using a 'notional on-site' approach and the outputs are incorporated within tables 6.3.1 to 6.3.9. Typologies TRDC-1 to TRDC-8 all provide fewer than 10 units in various densities and configurations. These typologies show similar viability outcomes to schemes of 10 or more units, which indicates that there is no reason why they would not be able to contribute either on-site provision of affordable units or, if this is not possible for practical reasons, through payments in lieu which are the financial equivalent of on-site affordable housing.
- 6.17 If a payment in lieu is the selected option, there are two main approaches to calculation. The first is to run a hypothetical appraisal of the scheme incorporating the required level of affordable housing provided as on-site units, which is then compared to an appraisal of the same scheme, but with all units provided as private housing. The difference between the two residual land values would equate to the payment in lieu, leaving the Applicant no better and no worse off in comparison to on-site delivery.
- 6.18 The second approach is to adopt a formulaic approach to calculating a payment in lieu which does not

require any appraisals of the development proposal. The formula determines the uplift in value arising from the affordable housing not being physically provided on-site, in the same way as the first approach, but the calculations are more high level. An example formula is provided in Figure 6.18.1.

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

$X = ((A - B) \times C) - ((A \times C) \times D)$ where

X = the Payment in lieu

A = The market value of a square metre of floorspace in the development

B = The value of affordable housing per square metre of floorspace (reflecting the blend between affordable rent and shared ownership)

C = the number of square metres that would be required on-site to meet the Affordable Housing target

D = Additional developer costs (the difference between the profit applied to market housing and affordable housing; and marketing costs on private housing¹²)

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

Impact of other emerging Local Plan policies

- 6.20 We have assessed the viability of other emerging Local Plan policies individually so that the Council can delineate between the impacts of each policy. These appraisals all assume provision of 40% affordable housing (70% rented, provided as 70% social rent and 30% affordable rent, and 30% shared ownership). Clearly, as noted above, there may be scenarios where this target is unachievable and these are shown in the results of our assessments by either (a) a negative residual land value or (b) a residual land value that is positive, but nevertheless lower than the benchmark land value applied. In practice, if such situations emerged on live applications, there are several potential solutions, including provision of grant funding (possible using funds secured from payments in lieu on smaller sub-10 units developments); or variations to the affordable housing tenure or overall percentage; to achieve a viable position.
- 6.21 It is therefore important to focus not necessarily on whether schemes are 'viable' (shown with green shading) or 'unviable' (shown with red shading) in the tables, but on the *degree of change* in residual land value after the policy is applied. Where the starting 'pre-policy' residual land value is already low, the impact of a draft policy may be disproportionately large. This situation is prevalent in the areas with lower value price points. In these situations, it is also important to note that small reductions in affordable housing will have an equally disproportionate *positive* impact on residual land values to offset policy costs, if these policy requirements cannot be absorbed through a reduction to land value.
- 6.22 The tables show a 'baseline' residual land value for each typology, tested at each of the nine price points, ranging from A (£5,600 per square metre) to I (£7,660 per square metre). For each policy, we have provided the residual land value resulting from factoring in the additional costs associated with the necessary measures to comply.

Biodiversity Net Gain

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

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

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

Accessibility requirements

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

Net Zero Carbon (operational)

- 6.26 Emerging Policy XA (net zero operational carbon in residential development and emerging Policy XB (net operational carbon in new non-residential development) require that developments achieve significant reductions in carbon emissions in comparison to Building Regulations Part L 2021. This follows the direction of travel at national level, with the Future Homes Standard seeking an 80% reduction below emissions in the 2013 Building Regulations, which will attract a lower cost than net zero carbon. We have therefore tested a requirement to achieve operational Net Zero Carbon scenarios to reflect the future direction of travel of both national and emerging local policies towards decarbonisation. We have applied a cost uplift of 5% of build costs for residential and 5% for non-residential, as noted in paragraphs 4.17 to 4.18. Emerging work from other authorities (as noted in paragraphs 4.17 to 4.18) confirms that the solutions underlying these costs are capable of achieving net zero carbon standard. The residual land values are summarised in Table 6.26.1. Table 6.26.2. provides a summary of the change in residual land values for schemes assuming a price point of £6,600 per square metre (the middle of the District-wide range), which indicates that the reduction in residual land values is typically around 10%.
- 6.27 The costs of achieving net zero carbon are expected to fall over time as technologies evolve and improve, and as national standards requiring carbon reduction are rolled out.
- 6.28 The impact of a suite of policies seeking both operational and embodied net zero carbon would reduce residual land values by circa 40%, but as noted in Section 4, the costs of achieved embodied net zero carbon is subject to extensive debate. The costs reflected in our assessment are therefore the worst case scenario.

Cumulative policy impacts

- 6.29 As previously noted, tables 6.3.1 to 6.3.9 test the emerging affordable housing requirements alongside all other policy requirements, so they show the cumulative impact of policy on scheme viability.
- 6.30 In addition to the testing summarised in tables 6.3.1 to 6.3.9, we have also tested the cumulative impact of policies incrementally, assuming 40% affordable housing as a constant. This testing is attached as Appendix 11.

Table 6.24.1: Biodiversity Net Gain (10%)

BLV: SECONDARY OFFICES / RETAIL			Sales value (€ psm)																		
Description	No of units	Site area	BLV (€ m)	Baseline	10% Baseline	10% Baseline	10% Baseline	10% Baseline	10% Baseline	10% Baseline	10% Baseline	10% Baseline	10% Baseline	10% Baseline	10% Baseline	10% Baseline	10% Baseline	10% Baseline	10% Baseline	10% Baseline	10% Baseline
1 TROD-1 - 5 units, 25 DPH, 100% houses and 0% flats	5	0.20	€0.60	€0.4894	€0.4770	€0.5420	€0.5297	€0.5498	€0.5373	€0.6023	€0.5899	€0.6524	€0.6200	€0.6850	€0.6727	€0.7377	€0.7253	€0.6950	€0.6727	€0.7503	€0.7379
2 TROD-2 - 5 units, 50 DPH, 100% houses and 0% flats	5	0.10	€0.61	€0.4894	€0.4770	€0.5420	€0.5297	€0.5498	€0.5373	€0.6023	€0.5899	€0.6524	€0.6200	€0.6850	€0.6727	€0.7377	€0.7253	€0.6950	€0.6727	€0.7503	€0.7379
3 TROD-3 - 5 units, 85 DPH, 50% houses and 50% flats	5	0.06	€0.36	€0.3090	€0.2954	€0.3596	€0.3459	€0.3623	€0.3487	€0.4119	€0.3983	€0.4396	€0.4250	€0.4302	€0.4746	€0.5377	€0.5242	€0.4802	€0.4746	€0.5377	€0.5242
4 TROD-4 - 6 units, 30 DPH, 100% houses and 0% flats	6	0.20	€1.23	€0.5873	€0.5724	€0.6504	€0.6359	€0.6596	€0.6447	€0.7227	€0.7079	€0.7599	€0.7440	€0.8220	€0.8072	€0.8652	€0.8704	€0.8220	€0.8072	€0.8652	€0.8503
5 TROD-5 - 6 units, 75 DPH, 75% houses and 25% flats	6	0.08	€0.49	€0.4801	€0.4645	€0.5414	€0.5259	€0.5483	€0.5327	€0.6096	€0.5940	€0.6437	€0.6281	€0.7051	€0.6895	€0.7684	€0.7599	€0.7051	€0.6895	€0.8278	€0.8122
6 TROD-6 - 8 units, 25 DPH, 100% houses and 0% flats	8	0.32	€0.68	€0.7830	€0.7633	€0.8673	€0.8475	€0.8794	€0.8597	€0.9637	€0.9439	€1.0119	€0.9921	€1.0961	€1.0763	€1.1603	€1.1605	€1.0961	€1.0763	€1.2645	€1.2447
7 TROD-7 - 8 units, 130 DPH, 0% houses and 100% flats	8	0.06	€0.09	€0.1945	€0.1700	€0.2686	€0.2445	€0.2683	€0.2445	€0.3426	€0.3188	€0.3795	€0.3557	€0.4537	€0.4299	€0.5200	€0.5042	€0.4537	€0.4299	€0.6022	€0.5788
8 TROD-8 - 9 units, 112 DPH, 0% houses and 100% flats	9	0.08	€0.49	€0.2188	€0.1921	€0.3024	€0.2757	€0.3018	€0.2751	€0.3854	€0.3587	€0.4269	€0.4002	€0.5104	€0.4837	€0.5840	€0.5672	€0.5104	€0.4837	€0.6775	€0.6508
9 TROD-9 - 10 units, 25 DPH, 100% houses and 0% flats	10	0.40	€2.45	€0.9359	€0.9111	€1.0411	€1.0164	€1.0411	€1.0164	€1.1616	€1.1369	€1.2219	€1.1971	€1.3271	€1.3024	€1.4324	€1.4077	€1.3271	€1.3024	€1.5377	€1.5129
10 TROD-10 - 10 units, 90 DPH, 50% houses and 50% flats	10	0.11	€0.68	€0.5801	€0.5536	€0.6775	€0.6511	€0.6846	€0.6582	€0.7621	€0.7357	€0.8344	€0.8080	€0.9316	€0.9054	€1.0292	€1.0028	€0.9316	€0.9054	€1.1267	€1.1003
11 TROD-11 - 20 units, 50 DPH, 100% houses and 0% flats	20	0.57	€3.10	€1.7492	€1.7013	€1.9502	€1.9024	€1.9744	€1.9265	€2.1755	€2.1278	€2.3881	€2.3402	€2.4891	€2.4413	€2.6902	€2.6423	€2.4891	€2.4413	€2.8912	€2.8434
12 TROD-12 - 20 units, 50 DPH, 80% houses and 20% flats	20	0.40	€2.45	€1.6172	€1.5872	€1.8193	€1.7893	€1.8499	€1.8199	€2.1520	€2.1221	€2.3184	€2.2885	€2.5205	€2.4706	€2.7226	€2.6727	€2.5205	€2.4706	€2.9247	€2.8748
13 TROD-13 - 30 units, 25 DPH, 100% houses and 0% flats	30	1.20	€6.35	€2.7240	€2.6547	€3.0241	€2.9547	€3.0668	€2.9974	€3.3669	€3.2975	€3.5382	€3.4688	€3.8383	€3.7690	€4.1384	€4.0691	€3.8383	€3.7690	€4.4385	€4.3692
14 TROD-14 - 30 units, 50 DPH, 80% houses and 20% flats	30	0.60	€2.61	€2.3214	€2.2493	€2.6147	€2.5426	€2.6486	€2.5768	€2.9416	€2.8698	€3.1054	€3.0333	€3.3967	€3.3266	€3.6919	€3.6199	€3.3967	€3.3266	€3.8852	€3.8131
15 TROD-15 - 40 units, 50 DPH, 80% houses and 20% flats	40	0.80	€2.61	€2.7189	€2.6192	€2.9959	€2.9073	€3.1178	€3.0201	€3.4959	€3.3982	€3.6984	€3.5987	€4.0745	€3.9768	€4.4526	€4.3549	€4.0745	€3.9768	€4.8307	€4.7330
16 TROD-16 - 40 units, 80 DPH, 50% houses and 50% flats	40	0.50	€3.09	€2.2704	€2.1878	€2.6499	€2.5473	€2.6745	€2.5719	€3.0541	€2.9515	€3.2502	€3.1536	€3.6349	€3.5331	€4.0119	€3.9102	€3.6349	€3.5331	€4.3888	€4.2872
17 TROD-17 - 50 units, 30 DPH, 100% houses and 0% flats	50	1.43	€6.19	€2.4400	€2.4244	€2.8402	€2.8246	€2.8402	€2.8246	€3.2402	€3.2246	€3.6402	€3.6246	€4.0402	€4.0246	€4.4402	€4.4246	€4.0402	€4.0246	€4.8402	€4.8246
18 TROD-18 - 50 units, 80 DPH, 50% houses and 50% flats	50	0.63	€3.03	€2.8380	€2.7997	€3.1244	€3.0861	€3.1446	€3.1063	€3.4819	€3.4436	€3.7683	€3.7300	€4.1446	€4.1063	€4.4819	€4.4436	€4.1446	€4.1063	€4.8683	€4.8300
19 TROD-19 - 60 units, 100 DPH, 0% houses and 100% flats	60	0.60	€1.66	€1.2720	€1.1037	€1.8047	€1.6365	€1.7951	€1.6271	€2.3281	€2.1598	€2.8587	€2.6902	€3.4215	€3.2522	€3.8553	€3.6868	€3.4215	€3.2522	€4.1880	€4.0196
20 TROD-20 - 60 units, 35 DPH, 100% houses and 0% flats	60	1.71	€4.13	€5.4480	€5.3903	€6.0402	€5.9926	€6.1336	€6.0860	€6.7337	€6.6861	€7.0785	€6.9378	€7.6767	€7.5380	€8.2768	€8.1381	€7.6767	€7.5380	€8.8776	€8.7393
21 TROD-21 - 70 units, 50 DPH, 80% houses and 20% flats	70	1.40	€8.57	€5.4166	€5.2484	€6.1009	€5.9327	€6.1808	€6.0126	€6.8643	€6.6961	€7.2400	€7.0778	€7.9303	€7.7621	€8.6145	€8.4463	€7.9303	€7.7621	€9.2868	€9.1300
22 TROD-22 - 70 units, 35 DPH, 100% houses and 0% flats	70	2.00	€12.25	€6.2349	€6.0741	€6.9276	€6.7668	€7.0112	€6.8504	€7.7039	€7.5431	€8.0920	€7.9312	€8.7846	€8.6240	€9.4762	€9.3167	€8.7846	€8.6240	€10.1652	€10.0060
23 TROD-23 - 80 units, 50 DPH, 100% houses and 0% flats	80	1.60	€6.42	€7.1256	€6.9416	€7.9173	€7.7335	€8.0128	€7.8290	€8.8044	€8.6207	€9.2400	€9.0643	€10.0397	€9.8560	€10.8300	€10.6477	€10.0397	€9.8560	€11.6174	€11.4354
24 TROD-24 - 80 units, 80 DPH, 55% houses and 45% flats	80	1.00	€6.78	€4.7058	€4.5357	€5.4564	€5.2853	€5.4992	€5.3286	€6.2498	€6.0749	€6.6465	€6.4644	€7.3972	€7.1971	€8.1478	€7.9477	€7.3972	€7.1971	€8.9885	€8.6984
25 TROD-25 - 95 units, 28 DPH, 100% houses and 0% flats	95	3.39	€20.80	€6.4616	€6.2434	€7.4018	€7.1836	€7.5151	€7.2969	€10.4553	€10.2371	€10.9620	€10.7438	€12.0222	€11.7940	€12.9606	€12.6441	€12.0222	€11.7940	€13.7957	€13.5769
26 TROD-26 - 100 units, 15 DPH, 100% houses and 0% flats	100	6.67	€40.80	€6.5701	€6.4402	€7.5891	€7.4592	€7.6883	€7.5584	€10.6553	€10.4244	€11.3871	€11.2572	€12.5977	€12.3668	€13.5396	€13.3087	€12.5977	€12.3668	€14.5214	€14.2905
27 TROD-27 - 100 units, 35 DPH, 95% houses and 5% flats	100	2.86	€17.51	€6.5761	€6.4402	€7.5891	€7.4592	€7.6883	€7.5584	€10.6553	€10.4244	€11.3871	€11.2572	€12.5977	€12.3668	€13.5396	€13.3087	€12.5977	€12.3668	€14.5214	€14.2905
28 TROD-28 - 130 units, 35, 14 DPH, 95% houses and 5% flats	130	3.70	€22.68	€10.9491	€10.6514	€12.2059	€11.9082	€12.3483	€12.0516	€13.6061	€13.3094	€14.3082	€14.0095	€15.5640	€15.2673	€16.8217	€16.5236	€15.5640	€15.2673	€18.0795	€17.7820
29 TROD-29 - 145 units, 24, 83 DPH, 100% houses and 0% flats	145	5.84	€33.79	€12.6833	€12.3558	€14.0942	€13.7667	€14.2633	€13.9358	€15.6742	€15.3465	€16.4642	€16.1365	€17.8751	€17.5474	€19.2869	€18.9592	€17.8751	€17.5474	€20.9985	€20.6708
30 TROD-30 - 165 units, 70, 87 DPH, 60% houses and 40% flats	165	2.33	€14.27	€8.8596	€8.4591	€11.3706	€10.9701	€11.4609	€11.0604	€12.9778	€12.5774	€13.7768	€13.3763	€15.2956	€14.8950	€16.8126	€16.4120	€15.2956	€14.8950	€18.3259	€17.9253
31 TROD-31 - 250 units, 35, 07 DPH, 90% houses and 10% flats	250	7.13	€43.69	€17.1204	€16.5577	€19.4406	€18.8779	€19.8506	€19.2877	€21.9707	€21.4078	€23.5600	€23.0000	€25.5960	€25.0333	€27.8590	€27.3007	€25.5960	€25.0333	€30.1608	€29.6005
32 TROD-32 - 400 units, 15, 69 DPH, 100% houses and 0% flats	400	25.49	€70.39	€26.5837	€25.8319	€29.8796	€29.1171	€30.1621	€29.4002	€33.4743	€32.6885	€35.2315	€34.4897	€38.5168	€37.7550	€41.7925	€41.0305	€38.5168	€37.7550	€45.0607	€44.3048
33 TROD-33 - 500 units, 20 DPH, 100% houses and 0% flats	500	25.00	€99.02	€25.1425																	

Table 6.25.1: Accessibility standards

BLV: SECONDARY OFFICES / RETAIL		Sales value (€ pm)																			
Description	No of units	Site area	BLV (m²)	€500 pm		€850 pm		€6100 pm		€6350 pm		€6600 pm		€6850 pm		€7100 pm		€7350 pm		€7600 pm	
				Baseline	10%	Baseline	10%	Baseline	10%	Baseline	10%	Baseline	10%	Baseline	10%	Baseline	10%	Baseline	10%	Baseline	10%
1 TRDRC - 1.5 units, 25 DPH, 100% houses and 0% flats	5	0.20	0.11	0.4884	0.4774	0.5420	0.5300	0.5486	0.5376	0.6023	0.5903	0.6324	0.6204	0.6858	0.6738	0.7377	0.7257	0.7603	0.7483	0.8029	0.7909
2 TRDRC - 2.5 units, 50 DPH, 100% houses and 0% flats	5	0.10	0.05	0.4884	0.4774	0.5420	0.5300	0.5486	0.5376	0.6023	0.5903	0.6324	0.6204	0.6858	0.6738	0.7377	0.7257	0.7603	0.7483	0.8029	0.7909
3 TRDRC - 3.5 units, 85 DPH, 50% houses and 50% flats	5	0.06	0.01	0.3090	0.2990	0.3596	0.3456	0.3623	0.3493	0.4119	0.3999	0.4346	0.4236	0.4582	0.4472	0.5377	0.5248	0.5573	0.5454	0.6099	0.5979
4 TRDRC - 4.5 units, 30 DPH, 100% houses and 0% flats	6	0.20	0.05	0.5873	0.5729	0.6504	0.6304	0.6586	0.6452	0.7227	0.7093	0.7589	0.7445	0.8226	0.8092	0.8652	0.8518	0.8948	0.8804	0.9541	0.9397
5 TRDRC - 5.5 units, 75 DPH, 75% houses and 25% flats	6	0.08	0.02	0.4801	0.4681	0.5414	0.5264	0.5483	0.5333	0.6096	0.5946	0.6347	0.6207	0.6751	0.6601	0.7064	0.6914	0.7278	0.7128	0.7682	0.7532
6 TRDRC - 6.5 units, 130 DPH, 0% houses and 100% flats	8	0.32	0.02	0.7030	0.6903	0.8073	0.7840	0.8194	0.7962	0.9347	0.9114	0.9926	0.9693	1.0769	1.0536	1.1361	1.1128	1.1845	1.1612	1.2547	1.2314
7 TRDRC - 7.5 units, 130 DPH, 0% houses and 100% flats	8	0.06	0.17	0.1945	0.1721	0.2088	0.2464	0.2083	0.2429	0.3426	0.3241	0.3795	0.3607	0.4537	0.4351	0.5085	0.4900	0.5622	0.5437	0.6366	0.6181
8 TRDRC - 8.5 units, 112 DPH, 0% houses and 100% flats	9	0.08	0.02	0.2188	0.1938	0.3124	0.2772	0.3018	0.2768	0.3854	0.3602	0.4269	0.4017	0.5104	0.4852	0.5940	0.5687	0.6775	0.6523	0.7610	0.7358
9 TRDRC - 10.0 units, 25 DPH, 100% houses and 0% flats	10	0.40	0.22	0.9359	0.9118	1.0411	1.0171	1.0563	1.0323	1.1616	1.1376	1.2219	1.1978	1.3127	1.2887	1.4184	1.3944	1.5137	1.4897	1.6428	1.6188
10 TRDRC - 10.0 units, 90 DPH, 50% houses and 50% flats	10	0.11	0.01	0.5801	0.5548	0.6775	0.6522	0.6846	0.6594	0.7821	0.7568	0.8344	0.8091	0.9318	0.9065	1.0292	1.0039	1.1267	1.1014	1.2241	1.1988
11 TRDRC - 11.0 units, 20 DPH, 100% houses and 0% flats	20	0.57	0.21	1.7492	1.7102	1.9902	1.9502	1.9744	1.9379	2.1755	2.1298	2.2861	2.2416	2.4991	2.4427	2.6962	2.6407	2.8912	2.8357	3.0862	3.0307
12 TRDRC - 12.0 units, 30 DPH, 80% houses and 20% flats	20	0.40	0.10	1.6172	1.5896	1.8193	1.7711	1.9489	1.9017	2.1520	2.1038	2.3184	2.2702	2.5205	2.4723	2.7226	2.6744	2.9247	2.8765	3.1268	3.0786
13 TRDRC - 13.0 units, 25 DPH, 100% houses and 0% flats	30	1.20	0.37	0.7240	0.6987	0.8241	0.7967	0.9088	0.8814	1.0369	1.0095	1.1386	1.1112	1.2609	1.2335	1.3832	1.3558	1.5055	1.4781	1.6278	1.6004
14 TRDRC - 14.0 units, 30 DPH, 80% houses and 20% flats	30	0.60	0.15	0.3214	0.2516	0.2617	0.2541	0.2646	0.2570	0.2941	0.2723	0.3154	0.3039	0.3367	0.3251	0.3589	0.3464	0.3892	0.3767	0.4195	0.4070
15 TRDRC - 15.0 units, 40 DPH, 80% houses and 20% flats	40	0.80	0.20	0.2704	0.2122	0.2649	0.2558	0.2674													

Table 6.26.1: Net zero carbon (operational only)

[illegible]

Variable			€5,600 pm		€5,850 pm		€6,100 pm		€6,350 pm		€6,600 pm		€6,850 pm		€7,100 pm		€7,350 pm		€7,600 pm	
ID	Description	No of units	BLV (€ m)	Baseline	10% Baseline	10% Baseline	10% Baseline	10% Baseline	10% Baseline	10% Baseline	10% Baseline	10% Baseline	10% Baseline	10% Baseline	10% Baseline	10% Baseline	10% Baseline	10% Baseline	10% Baseline	10% Baseline
1	TRC0-1 - 5 units, 20 DPH, 100% houses and 0% flats	5	0.20	0.95	0.4894	0.4417	0.5420	0.4844	0.5486	0.5020	0.6023	0.5546	0.6324	0.5847	0.6850	0.6374	0.7377	0.6900	0.7903	0.7426
2	TRC0-2 - 5 units, 20 DPH, 100% houses and 0% flats	5	0.10	0.09	0.4894	0.4417	0.5420	0.4844	0.5486	0.5020	0.6023	0.5546	0.6324	0.5847	0.6850	0.6374	0.7377	0.6900	0.7903	0.7426
3	TRC0-3 - 5 units, 20 DPH, 50% houses and 50% flats	5	0.02	0.01	0.4894	0.4417	0.5420	0.4844	0.5486	0.5020	0.6023	0.5546	0.6324	0.5847	0.6850	0.6374	0.7377	0.6900	0.7903	0.7426
4	TRC0-4 - 8 units, 30 DPH, 100% houses and 0% flats	6	0.20	0.05	0.5807	0.5301	0.5914	0.5932	0.5956	0.6024	0.7227	0.6855	0.7539	0.7017	0.8226	0.7645	0.8552	0.8236	0.9474	0.8912
5	TRC0-5 - 8 units, 75 DPH, 75% houses and 25% flats	6	0.08	0.02	0.4801	0.4200	0.5144	0.4514	0.5483	0.4852	0.6086	0.5496	0.6347	0.5837	0.7015	0.6450	0.7654	0.7054	0.8278	0.7678
6	TRC0-6 - 8 units, 25 DPH, 100% houses and 0% flats	8	0.32	0.09	0.6208	0.7087	0.6673	0.7616	0.6784	0.6831	0.9517	0.8874	1.0118	0.9356	1.0561	0.9196	1.0311	1.0404	1.2644	1.1852
7	TRC0-7 - 8 units, 130 DPH, 0% houses and 100% flats	8	0.08	0.08	0.2683	0.2683	0.2683	0.2683	0.2683	0.2683	0.2683	0.2683	0.2683	0.2683	0.2683	0.2683	0.2683	0.2683	0.2683	0.2683
8	TRC0-8 - 9 units, 112 DPH, 0% houses and 100% flats	9	0.08	0.02	0.2683	0.1157	0.3047	0.1659	0.3047	0.1659	0.3047	0.2623	0.2929	0.3238	0.3194	0.4073	0.3940	0.4906	0.4774	0.5744
9	TRC0-9 - 10 units, 25 DPH, 100% houses and 0% flats	10	0.40	0.10	0.9359	0.8405	0.9411	0.8458	0.9563	0.9610	1.1611	1.0682	1.2219	1.1265	1.3217	1.2318	1.4234	1.3370	1.5377	1.4423
10	TRC0-10 - 10 units, 90 DPH, 50% houses and 50% flats	10	0.11	0.01	0.5801	0.4702	0.6775	0.5796	0.6846	0.5838	0.7821	0.6802	0.8449	0.7325	0.9318	0.8299	1.0292	0.9274	1.1287	1.0246
11	TRC0-11 - 20 units, 30 DPH, 100% houses and 0% flats	20	0.57	0.20	1.7665	1.7652	1.7657	1.7654	1.7658	1.7755	1.8968	1.8962	2.0811	2.0802	2.2645	2.2642	2.4488	2.4485	2.6331	2.6328
12	TRC0-12 - 20 units, 20% DPH, 20% flats	20	0.02	0.01	0.6172	0.4200	0.6203	0.4402	0.6233	0.4402	0.6263	0.4402	0.6293	0.4402	0.6323	0.4402	0.6353	0.4402	0.6383	0.4402
13	TRC0-13 - 30 units, 25 DPH, 100% houses and 0% flats	30	1.20	0.31	1.7240	0.4505	0.4211	0.7598	0.6828	0.7995	0.36	0.096	0.336	0.096	0.336	0.096	0.336	0.096	0.336	0.096
14	TRC0-14 - 30 units, 50 DPH, 80% houses and 20% flats	30	0.60	0.10	0.3214	0.2434	0.2147	0.3366	0.2446	0.3705	0.4128	0.2638	0.3154	0.2874	0.3947	0.3206	0.3919	0.4319	0.3855	0.4702
15	TRC0-15 - 40 units, 50 DPH, 80% houses and 20% flats	40	0.80	0.21	0.7189	0.3411	0.3950	0.5712	0.7162	0.7410	0.9498	0.1191	0.8654	0.1195	0.4746	0.6977	0.4526	0.9758	0.3047	0.4539
16	TRC0-16 - 40 units, 20 DPH, 50% houses and 50% flats	40	0.59	0.21	0.6489	0.254	0.268	0.424	0.549	0.586	0.7278	0.1263	0.6375	0.1263	0.2767	0.4162	0.3168	0.5168	0.2168	0.3168
17	TRC0-17 - 50 units, 35 DPH, 100% houses and 0% flats	50	1.43	0.394	0.5490	0.0942	0.042	0.5943	0.4313	0.4654	0.5114	0.1658	0.3871	0.4512	0.3927	0.5514	0.3974	0.4515	0.3975	0.5517
18	TRC0-18 - 50 units, 80 DPH, 50% houses and 50% flats	50	0.63	0.73	0.8350	0.3432	0.3124	0.8176	0.3432	0.3484	0.8176	0.3228	0.8072	0.3754	0.5436	0.0459	0.5148	0.5243	0.4845	0.9605
19	TRC0-19 - 60 units, 100 DPH, 0% houses and 100% flats	60	0.68	0.168	0.3220	0.0230	0.004	0.3188	0.1795	0.1464	0.3281	0.1791	0.2687	0.19406	0.1225	0.2735	0.3553	0.0063	0.1880	0.3391
20	TRC0-20 - 60 units, 100 DPH, 0% houses and 100% flats	60	1.7	0.51	0.5153	0.1687	0.1687	0.5153	0.1687	0.1687	0.5153	0.1687	0.5153	0.1687	0.1687	0.5153	0.1687	0.1687	0.5153	0.1687
21	TRC0-21 - 70 units, 50 DPH, 60% houses and 20% flats	70	1.40	0.307	0.4126	0.7072	0.1009	0.4521	0.8005	0.5307	0.6843	0.2251	0.5280	0.5972	0.3023	0.7201	0.6145	0.9655	0.2689	0.6500
22	TRC0-22 - 70 units, 35 DPH, 100% houses and 0% flats	70	2.00	0.52	0.2349	0.6147	0.9276	0.3075	0.9712	0.112	0.3910	0.7039	0.9837	0.9620	0.47419	0.7648	0.1646	0.4762	0.8573	0.1652
23	TRC0-23 - 80 units, 50 DPH, 100% houses and 0% flats	80	1.60	0.44	0.1296	0.6108	0.9713	0.2095	0.9812	0.3040	0.846	0.9957	0.2480	0.5993	0.1030	0.1227	0.6174	0.9144	0.1242	0.1102
24	TRC0-24 - 80 units, 50 DPH, 55% houses and 45% flats	80	1.00	0.26	0.7055	0.3033	0.4594	0.5384	0.4952	0.7273	0.6846	0.4779	0.6846	0.4779	0.6846	0.4779	0.6846	0.4779	0.6846	0.4779
25	TRC0-25 - 80 units, 20 DPH, 100% houses and 0% flats	80	3.39	0.68	0.3960	0.6147	0.9276	0.3075	0.9712	0.112	0.3910	0.7039	0.9837	0.9620	0.47419	0.7648	0.1646	0.4762	0.8573	0.1652
26	TRC0-26 - 100 units, 15 DPH, 100% houses and 0% flats	100	0.67	0.18	0.4170	0.0210	0.0966	0.0107	0.0198	0.1300	0.0056	0.1108	0.0600	0.1041	0.12540	0.1637	0.5372	0.6354	0.2162	0.1433
27	TRC0-27 - 100 units, 35 DPH, 95% houses and 5% flats	100	2.86	0.79	0.9471	0.7815	0.5001	0.6655	0.8723	0.7777	0.6503	0.9318	0.7161	0.2044	0.3098	0.1124	0.1854	0.1293	0.1724	0.12778
28	TRC0-28 - 130 units, 35 DPH, 95% houses and 5% flats	130	3.70	0.10	0.9471	0.8937	0.3205	0.1015	0.215	0.13	0.2038	0.13	0.2038	0.13	0.2038	0.13	0.2038	0.13	0.2038	0.13
29	TRC0-29 - 150 units, 35 DPH, 95% houses and 5% flats	150	4.54	0.10	0.9471	0.8937	0.3205	0.1015	0.215	0.13	0.2038	0.13	0.2038	0.13	0.2038	0.13	0.2038	0.13	0.2038	0.13
30	TRC0-30 - 165 units, 37 DPH, 60% houses and 40% flats	165	2.13	0.643	0.5855	0.3144	0.3146	0.7036	0.8316	0.495	0.9159	0.1977	0.4325	0.7378	0.1235	0.1255	0.7506	0.1826	0.3259	0.1646
31	TRC0-31 - 200 units, 70 DPH, 90% houses and 10% flats	250	7.33	0.1960	0.871204	0.41308	0.41308	0.47202	0.18605	0.4719	0.197	0.19003	0.32357	0.21065	0.2258	0.3365	0.2287	0.2505	0.3365	0.2287
32	TRC0-32 - 400 units, 15.69 DPH, 100% houses and 0% flats	400	25.49	0.709	0.32857	0.328510	0.92470	0.328510	0.92470	0.328510	0.92470	0.328510	0.92470	0.328510	0.92470	0.328510	0.92470	0.328510	0.92470	0.328510
33	TRC0-33 - 400 units, 24.81 DPH, 100% houses and 0% flats	400	26.07	0.709	0.32857	0.328510	0.92470	0.328510	0.92470	0.328510	0.92470	0.328510	0.92470	0.328510	0.92470	0.328510	0.92470	0.328510	0.92470	0.328510
34	TRC0-34 - 750 units, 20 DPH, 100% houses and 0% flats	750	37.50	0.10354	0.52086	0.301222	0.301222	0.301222	0.301222	0.301222	0.301222	0.301222	0.301222	0.301222	0.301222	0.301222	0.301222	0.301222	0.301222	0.301222
35	TRC0-35 - 1000 units, 20 DPH, 100% houses and 0% flats	1000	50.00	0.138	0.42387	0.357088	0.357088	0.430468	0.430468	0.430468	0.430468	0.430468	0.430468	0.430468	0.430468	0.430468	0.430468	0.430468	0.430468	0.430468
36	TRC0-36 - 1250 units, 20 DPH, 100% houses and 0% flats	1250	62.50	0.17205	0.367275	0.431354	0.391151	0.5812	0.391151	0.5812	0.391151	0.5812	0.391151	0.5812	0.391151	0.5812	0.391151	0.5812	0.391151	0.5812
37	TRC0-37 - 1500 units, 20 DPH, 100% houses and 0% flats	1500	75.00	0.207	0.459181	0.485796	0.485796	0.485796	0.485796	0.485796	0.485796	0.485796	0.485796	0.485796	0.485796	0.485796	0.485796	0.485796	0.485796	0.485796
38	TRC0-CARE1 (40 rooms)	1	0.03	0.33	0.91816	0.6925	0.6188	0.6925	0.5761	0.5761	0.8071	0.3870	0.4233	0.2343	0.4233	0.2343	0.4233	0.2343	0.4233	0.2343
40	TRC0-OFF1	1	0.50	0.11	0.420707	0.420707	0.420707	0.420707	0.420707	0.420707	0.420707	0.420707	0.420707	0.420707	0.420707	0.420707	0.420707	0.420707	0.420707	0.420707
41	TRC0-OFF2	1	0.50	0.11	0.420707	0.420707	0.420707	0.420707	0.420707	0.420707	0.420707	0.420707	0.420707	0.420707	0.420707	0.420707	0.420707	0.420707	0.420707	0.420707
42	TRC0-OFF3	1	0.50	0.11	0.420707	0.420707	0.420707	0.420707	0.420707	0.420707	0.420707	0.420707	0.420707	0.420707	0.420707	0.420707	0.420707	0.420707	0.420707	0.420707
43	TRC0-RET1	1	0.50	0.11	0.420707	0.420707	0.420707	0.420707	0.420707	0.420707	0.420707	0.420707	0.420707	0.420707	0.420707	0.420707	0.420707	0.420707	0.420707	0.420707
44	TRC0-RET2	1	0.50	0.11	0.420707	0.420707	0.420707	0.420707	0.420707	0.420707	0.420707	0.420707	0.420707	0.420707	0.420707	0.420707	0.420707	0.420707	0.420707	0.420707
45	TRC0-RET3	1	0.25	0.09	0.68020	0.5101	0.68020	0.5101	0.68020	0.5101	0.68020	0.5101	0.68020	0.5101	0.68020	0.5101	0.68020	0.5101	0.68020	0.5101
46	TRC0-IND1	1	0.02	0.76	0.53960	0.3442	0.53960	0.3442	0.53960	0.3442	0.53960	0.3442	0.53960	0.3442	0.53960	0.3442	0.53960	0.3442	0.53960	0.3442
47	TRC0-IND2	1	0.02	0.76	0.53960	0.3442	0.53960	0.3442	0.53960	0.3442	0.53960	0.3442	0.53960	0.3442	0.53960	0.3442	0.53960	0.3442	0.53960	0.3442

ALV: GREENFIELD (UPPER END OF RANGE)			£5,000 p.m		£5,050 p.m		£5,100 p.m		£5,350 p.m		£6,000 p.m		£6,500 p.m		£7,100 p.m		£7,350 p.m		£7,600 p.m	
Description	No of units	BLV (C)	Baseline	10% Baseline	10% Baseline	10% Baseline	10% Baseline	10% Baseline	10% Baseline	10% Baseline	10% Baseline	10% Baseline	10% Baseline	10% Baseline	10% Baseline	10% Baseline	10% Baseline	10% Baseline	10% Baseline	
1 TRDC-1 - 5 units, 20 DP, 100% houses and 0% flats	5	0.20	£0.4894	£0.4417	£0.5420	£0.4944	£0.5496	£0.5020	£0.6023	£0.5546	£0.6324	£0.5847	£0.6895	£0.6374	£0.7377	£0.6900	£0.7903	£0.7426	£0.8429	£0.7956
2 TRDC-2 - 5 units, 20 DP, 100% houses and 0% flats	5	0.10	£0.0494	£0.0417	£0.0520	£0.0444	£0.0496	£0.0520	£0.0623	£0.0546	£0.0632	£0.0547	£0.0695	£0.0637	£0.0737	£0.0690	£0.0793	£0.0746	£0.0849	£0.0796
3 TRDC-3 - 5 units, 35 DP, 50% houses and 50% flats	5	0.06	£0.0394	£0.0317	£0.0350	£0.0288	£0.0340	£0.0364	£0.0423	£0.0346	£0.0432	£0.0347	£0.0495	£0.0437	£0.0537	£0.0490	£0.0593	£0.0546	£0.0649	£0.0596
4 TRDC-4 - 6 units, 30 DP, 100% houses and 0% flats	6	0.20	£0.5873	£0.5391	£0.6514	£0.5832	£0.6596	£0.6024	£0.7227	£0.6655	£0.7539	£0.7017	£0.8226	£0.7645	£0.8652	£0.8236	£0.9474	£0.8912	£1.0115	£0.954
5 TRDC-5 - 6 units, 75 DP, 75% houses and 25% flats	6	0.06	£0.0801	£0.0200	£0.0514	£0.0414	£0.0583	£0.0482	£0.0696	£0.0546	£0.0737	£0.0537	£0.0705	£0.0640	£0.0764	£0.0644	£0.0828	£0.0768	£0.0885	£0.0824
6 TRDC-6 - 6 units, 25 DP, 100% houses and 0% flats	6	0.32	£0.1230	£0.0767	£0.0673	£0.0710	£0.0714	£0.0834	£0.0831	£0.0937	£0.0874	£0.0918	£0.0956	£0.1061	£0.1036	£0.1104	£0.1044	£0.1244	£0.1282	£0.1347
7 TRDC-7 - 6 units, 150 DP, 100% houses and 100% flats	6	0.06	£0.1777	£0.0693	£0.0583	£0.0693	£0.0771	£0.0869	£0.1167	£0.0869	£0.1267	£0.0869	£0.1367	£0.0869	£0.1467	£0.0869	£0.1567	£0.0869	£0.1667	£0.0869
8 TRDC-8 - 9 units, 112 DP, 100% houses and 100% flats	9	0.08	£0.2186	£0.1157	£0.0374	£0.1993	£0.3018	£0.1987	£0.3054	£0.2823	£0.4999	£0.3228	£0.5104	£0.4073	£0.5940	£0.4906	£0.7744	£0.6714	£0.8584	£0.7554
9 TRDC-9 - 10 units, 50 DP, 100% houses and 0% flats	10	0.40	£0.9359	£0.8405	£0.9111	£0.9458	£0.9583	£0.9610	£1.0161	£1.0161	£1.0652	£1.2219	£1.1265	£1.2312	£1.4324	£1.3370	£1.5377	£1.4423	£1.6429	£1.5477
10 TRDC-10 - 10 units, 90 DP, 50% houses and 50% flats	10	0.11	£0.5801	£0.4782	£0.0775	£0.5756	£0.4846	£0.5808	£0.7821	£0.8802	£0.9444	£0.7325	£0.9318	£0.8299	£1.0292	£0.9274	£1.1287	£1.0248	£1.2241	£1.1222
11 TRDC-11 - 20 units, 35 DP, 100% houses and 0% flats	20	0.57	£2.7432	£1.5646	£0.9502	£1.7557	£1.8744	£1.7896	£2.1755	£1.8909	£2.6881	£2.1035	£2.6942	£2.3046	£2.6962	£2.5056	£2.8912	£2.7087	£3.0923	£2.9023
12 TRDC-12 - 20 units, 35 DP, 100% houses and 0% flats	20	0.43	£2.1642	£1.2483	£0.9402	£1.6268	£1.7443	£1.6595	£1.9454	£1.6601	£2.3621	£1.7871	£2.3681	£1.9971	£2.3692	£2.1768	£2.5698	£2.3873	£2.7808	£2.5973
13 TRDC-13 - 30 units, 25 DP, 100% houses and 0% flats	30	1.20	£4.5245	£2.5061	£2.4241	£2.7596	£2.6693	£2.7993	£3.6993	£3.2882	£4.2882	£3.6382	£4.2882	£3.6382	£4.2882	£3.6382	£4.2882	£3.6382	£4.2882	£3.6382
14 TRDC-14 - 30 units, 50 DP, 80% houses and 20% flats	40	0.80	£3.2214	£2.0434	£2.0447	£2.3368	£2.4848	£2.3705	£2.9418	£2.8638	£3.1654	£2.8274	£3.9747	£3.1206	£3.8919	£3.4139	£3.8852	£3.7072	£4.2788	£4.0404
15 TRDC-15 - 40 units, 50 DP, 80% houses and 20% flats	40	0.80	£3.2214	£2.0434	£2.0447	£2.3368	£2.4848	£2.3705	£2.9418	£2.8638	£3.1654	£2.8274	£3.9747	£3.1206	£3.8919	£3.4139	£3.8852	£3.7072	£4.2788	£4.0404
16 TRDC-16 - 40 units, 50 DP, 80% houses and 20% flats	40	0.80	£3.2214	£2.0434	£2.0447	£2.3368	£2.4848	£2.3705	£2.9418	£2.8638	£3.1654	£2.8274	£3.9747	£3.1206	£3.8919	£3.4139	£3.8852	£3.7072	£4.2788	£4.0404
17 TRDC-17 - 50 units, 35 DP, 100% houses and 0% flats	50	1.43	£5.5400	£2.9402	£2.0424	£2.5843	£3.1143	£2.6554	£3.6514	£2.6558	£3.8701	£3.4512	£3.9272	£3.5154	£3.8974	£3.4515	£3.7975	£3.9517	£3.9777	£4.5175
18 TRDC-18 - 50 units, 80 DP, 50% houses and 50% flats	50	0.63	£2.3380	£2.3432	£2.0424	£2.8176	£3.3432	£2.8484	£3.8176	£3.3228	£4.0702	£3.5754	£4.5436	£3.0489	£4.1448	£4.5243	£4.8841	£3.9690	£3.9574	£4.587
19 TRDC-19 - 60 units, 100 DP, 100% houses and 0% flats	60	0.60	£2.2720	£2.0230	£2.0447	£1.1558	£1.7953	£1.1464	£2.3231	£1.6791	£2.5887	£1.9406	£3.1225	£2.4735	£3.6553	£3.0683	£3.1880	£3.5391	£3.7266	£4.0404
20 TRDC-20 - 60 units, 100 DP, 100% houses and 0% flats	60	0.60	£2.2720	£2.0230	£2.0447	£1.1558	£1.7953	£1.1464	£2.3231	£1.6791	£2.5887	£1.9406	£3.1225	£2.4735	£3.6553	£3.0683	£3.1880	£3.5391	£3.7266	£4.0404
21 TRDC-21 - 60 units, 100 DP, 60% houses and 20% flats	70	1.40	£2.4160	£3.7072	£0.1009	£0.4521	£0.1009	£0.5307	£0.6841	£0.2155	£2.5490	£0.5972	£3.0373	£0.2015	£4.1647	£0.9655	£2.6989	£2.6500	£3.9831	£0.3734
22 TRDC-22 - 70 units, 35 DP, 100% houses and 0% flats	70	2.00	£7.2549	£3.6147	£0.9276	£0.3075	£0.9112	£0.3910	£0.7039	£0.9837	£0.9820	£0.4719	£0.7848	£0.1646	£4.4762	£0.8573	£1.0155	£0.5501	£1.0543	£1.1020
23 TRDC-23 - 80 units, 50 DP, 100% houses and 0% flats	80	1.60	£0.1296	£0.4168	£0.0717	£3.2095	£0.8126	£0.3040	£0.8446	£0.9957	£0.2480	£0.5393	£0.1037	£0.3310	£1.0300	£0.1227	£1.1674	£0.1944	£1.4421	£1.7102
24 TRDC-24 - 80 units, 80 DP, 55% houses and 45% flats	80	1.00	£3.7853	£3.9336	£0.4544	£4.8845	£4.9892	£4.7273	£2.6480	£4.4779	£0.8685	£5.8746	£4.8747	£0.8253	£3.1475	£0.2759	£3.8885	£4.1266	£4.9461	£3.8781
25 TRDC-25 - 100 units, 50 DP, 100% houses and 0% flats	100	3.39	£1.6619	£0.5116	£0.0691	£0.5116	£0.5116	£0.5116	£0.5116	£0.5116	£0.5116	£0.5116	£0.5116	£0.5116	£0.5116	£0.5116	£0.5116	£0.5116	£0.5116	£0.5116
26 TRDC-26 - 100 units, 15 DP, 100% houses and 0% flats	100	0.67	£2.4907	£0.0210	£0.8996	£0.0707	£0.9109	£0.1300	£0.0116	£0.1196	£0.5100	£0.0741	£1.5247	£0.1937	£3.5715	£2.9534	£1.1162	£1.5430	£0.5101	£4.828
27 TRDC-27 - 100 units, 35 DP, 85% houses and 5% flats	100	2.86	£0.1761	£0.8815	£0.5801	£0.6655	£0.8723	£0.7777	£0.0553	£0.7617	£1.2044	£0.3096	£1.9544	£1.2939	£3.1724	£1.2278	£1.4522	£1.3015	£1.5110	£1.1424
28 TRDC-28 - 100 units, 35 DP, 85% houses and 5% flats	100	2.86	£0.1761	£0.8815	£0.5801	£0.6655	£0.8723	£0.7777	£0.0553	£0.7617	£1.2044	£0.3096	£1.9544	£1.2939	£3.1724	£1.2278	£1.4522	£1.3015	£1.5110	£1.1424
29 TRDC-29 - 100 units, 35 DP, 85% houses and 5% flats	100	2.86	£0.1761	£0.8815	£0.5801	£0.6655	£0.8723	£0.7777	£0.0553	£0.7617	£1.2044	£0.3096	£1.9544	£1.2939	£3.1724	£1.2278	£1.4522	£1.3015	£1.5110	£1.1424
30 TRDC-30 - 150 units, 70 DP, 60% houses and 40% flats	165	2.33	£0.8596	£3.1144	£0.1706	£0.8216	£0.1409	£0.9159	£1.9279	£1.4329	£1.7328	£1.2335	£1.2595	£1.7506	£0.8126	£1.2675	£0.3259	£1.7646	£1.3233	£1.9130
31 TRDC-31 - 250 units, 30 DP, 90% houses and 10% flats	250	7.13	£2.6170	£1.9130	£1.4708	£1.2702	£1.8509	£1.4736	£0.9107	£1.81003	£3.2757	£2.1053	£2.5528	£3.2855	£2.8527	£2.7058	£3.0380	£2.8109	£3.4268	£3.30
32 TRDC-32 - 400 units, 155 DP, 100% houses and 0% flats	400	25.49	£3.5937	£2.6510	£0.9290	£2.9604	£3.4017	£2.2715	£2.1553	£3.4473	£0.5088	£3.2915	£3.2929	£3.5168	£3.5782	£4.17925	£3.9635	£4.0007	£4.21450	£4.5396
33 TRDC-33 - 400 units, 155 DP, 100% houses and 0% flats	400	25.49	£3.5937	£2.6510	£0.9290	£2.9604	£3.4017	£2.2715	£2.1553	£3.4473	£0.5088	£3.2915	£3.2929	£3.5168	£3.5782	£4.17925	£3.9635	£4.0007	£4.21450	£4.5396
34 TRDC-34 - 750 units, 200 DP, 100% houses and 0% flats	750	37.50	£14.033	£3.2788	£0.1722	£4.9234	£3.0755	£4.2559	£3.1434	£4.9691	£4.8523	£4.9412	£4.9691	£4.9412	£4.9691	£4.9412	£4.9691	£4.9412	£4.9691	£4.9412
35 TRDC-35 - 1000 units, 200 DP, 100% houses and 0% flats	1000	50.00	£18.701	£4.3275	£0.3788	£4.9389	£3.0466	£4.7521	£4.1644	£5.9336	£5.4012	£6.8060	£4.9785	£6.7555	£8.2631	£4.9734	£6.8241	£8.1955	£5.7396	£8.8926
36 TRDC-36 - 1250 units, 20 DP, 100% houses and 0% flats	1250	62.50	£22.30	£5.7375	£4.1354	£3.1515	£5.912	£2.5895	£3.7255	£6.7877	£2.9156	£4.4752	£8.0048	£4.2280	£6.9902	£3.9569	£10.2770	£8.6741	£10.2770	£8.6741
37 TRDC-37 - 1500 units, 20 DP, 100% houses and 0% flats	1500	75.00	£28.95	£8.0816	£4.9756	£0.4275	£6.0487	£4.9747	£3.2230	£7.1067	£3.0875	£8.0145	£9.7535	£4.3288	£7.0095	£4.0002	£10.0110	£11.1716	£10.0110	£11.1716
38 TRDC-CARE2 (40 rooms)		-	0.33	£1.5447	£1.0172	£1.5447	£0.9694	£1.5447	£0.9694	£1.5447	£0.9694	£1.5447	£0.9694	£1.5447	£0.9694	£1.5447	£0.9694	£1.5447	£0.9694	£1.5447
39 TRDC-CARE2 (40 rooms)		-	0.33	£1.0816	£0.6925	£0.8816	£0.6925	£0.8816	£0.3870	£0.5107	£0.3870	£0.4233	£0.3433	£0.2343	£0.4233	£0.2343	£0.4233	£0.2343	£0.4233	£0.2343
40 TRDC-OFF1		-	0.50	£2.0707	£2.3872	£2.0707	£2.3872	£2.0707	£2.3872	£2.0707	£2.3872	£2.0707	£2.3872	£2.0707	£2.3872	£2.0707	£2.3872	£2.0707	£2.3872	£2.0707
41 TRDC-OFF2		-	0.50	£2.0707	£2.3872	£2.0707	£2.3872	£2.0707	£2.3872	£2.0707	£2.3872	£2.0707	£2.3872	£2.0707	£2.3872	£2.0707	£2.3872	£2.0707	£2.3872	£2.0707
42 TRDC-RET1		-	0.50	£2.0707	£2.3872	£2.0707	£2.3872	£2.0707	£2.3872	£2.0707	£2.3872	£2.0707	£2.3872	£2.0707	£2.3872	£2.0707	£2.3872	£2.0707	£2.3872	£2.0707
43 TRDC-RET2		-	0.50	£2.0707	£2.3872	£2.0707	£2.3872	£2.0707	£2.3872	£2.0707	£2.3872	£2.0707	£2.3872	£2.0707	£2.3872	£2.0707	£2.3872	£2.0707	£2.3872	£2.0707
44 TRDC-RET3		-	0.25	£0.8920	£2.5101	£0.8920	£2.5101	£0.8920	£2.5101	£0.8920	£2.5101	£0.8920	£2.5101	£0.8920	£2.5101	£0.8920	£2.5101	£0.8920	£2.5101	£0.8920
45 TRDC-ND1		-	0.37	£3.5360	£3.3442	£3.5360	£3.3442	£3.5360	£3.3442	£3.5360	£3.3442	£3.5360	£3.3442	£3.5360	£3.3442	£3.5360	£3.3442	£3.5360	£3.3442	£3.5360
46 TRDC-ND2		-	0.37	£3.5360	£3.3442	£3.5360	£3.3442	£3.5360	£3.3442											

VIA: GREENFIELD (LOWER END OF RANGE)			€5,600 per km		€5,850 per km		€6,100 per km		€6,350 per km		€6,600 per km		€6,850 per km		€7,100 per km		€7,350 per km		€7,600 per km		
Description	No of units	BLV (€ k)	Baseline	10% Baseline	10% Baseline	10% Baseline	10% Baseline	10% Baseline	10% Baseline	10% Baseline	10% Baseline	10% Baseline	10% Baseline	10% Baseline	10% Baseline	10% Baseline	10% Baseline	10% Baseline	10% Baseline	10% Baseline	
1 TRC0-1 - 5 units, 20 DP, 100% houses and 0% flats	5	0.20	€0.4984	€0.4417	€0.5420	€0.4944	€0.5496	€0.5020	€0.6023	€0.5546	€0.6324	€0.5847	€0.6860	€0.6374	€0.7377	€0.6900	€0.7903	€0.7426	€0.8429	€0.7956	
2 TRC0-2 - 5 units, 25 DP, 100% houses and 0% flats	5	0.10	€0.4984	€0.4417	€0.5420	€0.4944	€0.5496	€0.5020	€0.6023	€0.5546	€0.6324	€0.5847	€0.6860	€0.6374	€0.7377	€0.6900	€0.7903	€0.7426	€0.8429	€0.7956	
3 TRC0-3 - 5 units, 35 DP, 50% houses and 50% flats	5	0.06	€0.5873	€0.5301	€0.6514	€0.5832	€0.6386	€0.6024	€0.7227	€0.6655	€0.7539	€0.7017	€0.8226	€0.7646	€0.8653	€0.8236	€0.9434	€0.8912	€1.0115	€0.9648	
4 TRC0-4 - 5 units, 30 DP, 100% houses and 0% flats	6	0.20	€0.5873	€0.5301	€0.6514	€0.5832	€0.6386	€0.6024	€0.7227	€0.6655	€0.7539	€0.7017	€0.8226	€0.7646	€0.8653	€0.8236	€0.9434	€0.8912	€1.0115	€0.9648	
5 TRC0-5 - 6 units, 75 DP, 75% houses and 25% flats	6	0.08	€0.4021	€0.4200	€0.5414	€0.4814	€0.5483	€0.4882	€0.6098	€0.5498	€0.6347	€0.5837	€0.7051	€0.6450	€0.7664	€0.7064	€0.8278	€0.7678	€0.8892	€0.8298	
6 TRC0-6 - 6 units, 25 DP, 100% houses and 0% flats	8	0.32	€0.7630	€0.7067	€0.9673	€0.7910	€0.9794	€0.8031	€0.9637	€0.8074	€0.9118	€0.9356	€1.0911	€0.9198	€1.0111	€1.0404	€1.2044	€1.0544	€1.1852	€1.3457	
7 TRC0-7 - 8 units, 150 DP, 100% houses and 0% flats	8	0.08	€0.1177	€0.1268	€0.1593	€0.1268	€0.1593	€0.1268	€0.1593	€0.1268	€0.1593	€0.1268	€0.1593	€0.1268	€0.1593	€0.1268	€0.1593	€0.1268	€0.1593	€0.1268	
8 TRC0-8 - 9 units, 112 DP, 100% houses and 0% flats	8	0.08	€0.1177	€0.1268	€0.1593	€0.1268	€0.1593	€0.1268	€0.1593	€0.1268	€0.1593	€0.1268	€0.1593	€0.1268	€0.1593	€0.1268	€0.1593	€0.1268	€0.1593	€0.1268	
9 TRC0-9 - 10 units, 25 DP, 100% houses and 0% flats	10	0.40	€0.9359	€0.8405	€0.9411	€0.9458	€1.0563	€0.9610	€1.1616	€1.0662	€1.2219	€1.1265	€1.2317	€1.2318	€1.4324	€1.3370	€1.5377	€1.4423	€1.6429	€1.5477	
10 TRC0-10 - 10 units, 30 DP, 50% houses and 50% flats	10	0.11	€0.5981	€0.4702	€0.6775	€0.5796	€0.6846	€0.5828	€0.7821	€0.6802	€0.8249	€0.7325	€0.9318	€0.8299	€1.0292	€0.9274	€1.1277	€1.0248	€1.2421	€1.1422	
11 TRC0-11 - 20 units, 35 DP, 100% houses and 0% flats	20	0.57	€1.7432	€1.5646	€1.9502	€1.7657	€1.9744	€1.7899	€2.1555	€1.9993	€2.3821	€2.1335	€2.4881	€2.3046	€2.6962	€2.5058	€2.8918	€2.7087	€3.0923	€2.9023	
12 TRC0-12 - 20 units, 35 DP, 100% houses and 0% flats	20	0.44	€1.6262	€1.4482	€1.7442	€1.5646	€1.7442	€1.5646	€1.7442	€1.5646	€1.7442	€1.5646	€1.7442	€1.5646	€1.7442	€1.5646	€1.7442	€1.5646	€1.7442	€1.5646	
13 TRC0-13 - 30 units, 25 DP, 100% houses and 0% flats	30	1.20	€3.7430	€3.4561	€4.2161	€3.7596	€4.2688	€3.7993	€4.3699	€3.9993	€4.5382	€4.0727	€4.6833	€4.2837	€4.5084	€4.1370	€4.3709	€4.5614	€4.7110	€4.7338	€4.4741
14 TRC0-14 - 30 units, 50 DP, 80% houses and 20% flats	30	0.60	€1.25	€3.2114	€3.0434	€3.6147	€3.3398	€3.6846	€4.3705	€4.1822	€4.8638	€4.5954	€4.8278	€4.3746	€4.9207	€4.6139	€4.8852	€4.7072	€4.2788	€4.4046	
15 TRC0-15 - 40 units, 50 DP, 80% houses and 20% flats	40	0.80	€2.0	€2.7889	€3.3401	€3.9562	€3.7160	€4.2778	€4.9418	€4.5191	€5.1954	€4.7195	€4.9477	€4.6977	€4.4526	€4.9758	€4.8307	€4.4539	€2.2689	€4.8320	
16 TRC0-16 - 40 units, 50 DP, 50% houses and 50% flats	40	0.59	€2.0	€2.1696	€2.5849	€2.8785	€2.8785	€3.2474	€3.6212	€3.2787	€3.6511	€3.4282	€3.8006	€3.4282	€3.8006	€3.4282	€3.8006	€3.4282	€3.8006	€3.4282	
17 TRC0-17 - 50 units, 35 DP, 100% houses and 0% flats	50	1.43	€3.5400	€3.0942	€4.0482	€3.5843	€4.1312	€3.6654	€4.6154	€4.1658	€4.6371	€4.5152	€4.9372	€4.5152	€4.9372	€4.5152	€4.9372	€4.5152	€4.9372	€4.5152	
18 TRC0-18 - 50 units, 80 DP, 50% houses and 50% flats	50	0.63	€1.05	€3.8380	€3.3432	€3.2124	€3.8176	€3.3432	€3.8484	€3.8176	€3.3228	€3.8072	€3.5754	€3.8484	€3.4049	€4.1848	€4.5243	€4.8641	€4.9680	€4.9574	€4.587
19 TRC0-19 - 60 units, 100 DP, 100% houses and 0% flats	60	1.80	€5.1270	€6.0230	€6.1047	€4.1558	€4.7953	€4.1164	€4.2231	€4.6791	€4.2897	€4.9408	€4.1225	€4.2735	€3.8553	€3.0863	€4.1880	€3.5391	€4.7206	€4.0474	
20 TRC0-20 - 70 units, 100 DP, 100% houses and 0% flats	70	1.7	€6.1510	€6.1510	€6.1510	€6.1510	€6.1510	€6.1510	€6.1510	€6.1510	€6.1510	€6.1510	€6.1510	€6.1510	€6.1510	€6.1510	€6.1510	€6.1510	€6.1510	€6.1510	
21 TRC0-21 - 70 units, 50 DP, 80% houses and 20% flats	70	0.40	€0.55	€1.6748	€1.7072	€1.8009	€1.4521	€1.8009	€1.5307	€1.6843	€1.2155	€1.5840	€0.5972	€0.3073	€0.2815	€1.8446	€1.9655	€2.0889	€2.8591	€3.3934	
22 TRC0-22 - 70 units, 35 DP, 100% houses and 0% flats	70	2.00	€4.9	€2.6349	€3.6147	€6.9276	€6.3075	€7.9112	€6.3910	€7.7039	€7.9837	€9.0820	€7.4719	€8.7848	€8.1646	€4.7862	€8.8573	€1.1652	€5.5501	€1.0543	€1.1020
23 TRC0-23 - 80 units, 50 DP, 100% houses and 0% flats	80	1.90	€4.0	€1.2586	€6.4168	€7.9173	€7.2085	€8.0128	€7.3040	€8.4846	€8.9957	€9.2840	€8.5393	€10.0300	€10.1227	€11.6714	€10.9144	€12.4621	€11.7022	€11.7022	
24 TRC0-24 - 80 units, 50 DP, 55% houses and 45% flats	80	1.00	€2.25	€4.7050	€3.3338	€4.5484	€4.6845	€4.9892	€4.7273	€2.6496	€4.4779	€8.6465	€5.8746	€4.7592	€8.6253	€3.1476	€7.3759	€8.8895	€8.1266	€9.4941	€8.7071
25 TRC0-25 - 100 units, 50 DP, 100% houses and 0% flats	100	3.39	€6.1510	€6.1510	€6.1510	€6.1510	€6.1510	€6.1510	€6.1510	€6.1510	€6.1510	€6.1510	€6.1510	€6.1510	€6.1510	€6.1510	€6.1510	€6.1510	€6.1510	€6.1510	
26 TRC0-26 - 100 units, 15 DP, 100% houses and 0% flats	100	6.67	€1.05	€3.7053	€0.3210	€3.8996	€0.9107	€3.9109	€3.1300	€1.0016	€1.1196	€1.5600	€0.6741	€1.2947	€1.19637	€3.5175	€3.8534	€3.1182	€3.5430	€5.501	€4.828
27 TRC0-27 - 100 units, 35 DP, 85% houses and 5% flats	100	2.86	€7.01	€9.9481	€7.8815	€5.891	€6.8555	€5.8723	€6.7777	€5.0593	€5.7617	€1.2044	€4.3098	€1.2154	€11.2938	€3.1724	€12.2778	€4.1522	€3.2619	€1.1310	€1.2442
28 TRC0-28 - 130 units, 35 DP, 85% houses and 5% flats	130	3.70	€9.91	€10.9781	€8.0337	€12.2059	€11.0615	€14.3713	€11.2039	€13.6961	€12.4617	€1.2044	€3.1618	€1.5844	€14.456	€18.9107	€11.9774	€18.8176	€9.1051	€1.3174	€1.8824
29 TRC0-29 - 150 units, 35 DP, 85% houses and 5% flats	150	4.84	€13.12	€11.811	€10.9781	€12.2059	€11.0615	€14.3713	€11.2039	€13.6961	€12.4617	€1.2044	€3.1618	€1.5844	€14.456	€18.9107	€11.9774	€18.8176	€9.1051	€1.3174	€1.8824
30 TRC0-30 - 150 units, 37 DP, 60% houses and 40% flats	165	2.33	€5.05	€3.8596	€3.1444	€3.7106	€3.0216	€3.4609	€3.9159	€2.9779	€1.4325	€1.7378	€1.2235	€1.2596	€13.7506	€1.8126	€15.2675	€10.3259	€16.7846	€19.323	€10.301
31 TRC0-31 - 250 units, 70 DP, 90% houses and 10% flats	250	7.13	€16.71	€16.71	€12.04	€14.933	€11.4406	€17.2702	€18.6059	€17.4796	€20.977	€18.9003	€23.7257	€21.0653	€25.258	€23.8855	€27.8258	€20.7558	€30.1609	€32.4628	€30.1609
32 TRC0-32 - 400 units, 165 DP, 100% houses and 0% flats	400	25.49	€68	€26.9397	€23.8510	€28.9790	€28.9604	€30.1621	€27.2155	€33.4473	€30.5088	€38.2315	€32.3298	€38.5168	€38.5782	€41.7925	€38.8635	€44.5007	€42.1450	€45.5936	€44.5007
33 TRC0-33 - 400 units, 165 DP, 100% houses and 0% flats	400	25.49	€68	€26.9397	€23.8510	€28.9790	€28.9604	€30.1621	€27.2155	€33.4473	€30.5088	€38.2315	€32.3298	€38.5168	€38.5782	€41.7925	€38.8635	€44.5007	€42.1450	€45.5936	€44.5007
34 TRC0-34 - 750 units, 20 DP, 100% houses and 0% flats	750	37.50	€9.91	€26.9397	€23.8510	€28.9790	€28.9604	€30.1621	€27.2155	€33.4473	€30.5088	€38.2315	€32.3298	€38.5168	€38.5782	€41.7925	€38.8635	€44.5007	€42.1450	€45.5936	€44.5007
35 TRC0-35 - 1000 units, 20 DP, 100% houses and 0% flats	1000	50.00	€12.35	€42.3675	€35.7898	€49.5899	€43.0468	€48.7521	€43.1644	€46.9336	€50.4012	€46.8060	€54.0785	€48.7555	€81.2631	€31.8734	€88.4218	€81.8651	€56.3596	€39.0365	€82.851
36 TRC0-36 - 1250 units, 20 DP, 100% houses and 0% flats	1250	62.50	€15.44	€50.7375	€43.1354	€59.1515	€51.5912	€58.3295	€51.7255	€57.8267	€62.9156	€48.4752	€80.3740	€62.8893	€86.4049	€48.2280	€96.8902	€89.5659	€51.2790	€37.8641	€85.861
37 TRC0-37 - 1500 units, 20 DP, 100% houses and 0% flats	1500	75.00	€18.53	€58.0161	€49.5796	€67.4275	€59.0487	€67.6747	€59.2230	€67.1087	€68.0703	€31.9455	€73.5367	€31.3297	€82.9792	€10.8029	€92.3662	€110.0111	€101.7144	€119.3042	€111.043
38 TRC0-38 - CARE2 (40 rooms)	40	0.33	€0.08	€1.5447	€1.1872	€1.5447	€1.1872	€1.5447	€1.1872	€1.5447	€1.1872	€1.5447	€1.1872	€1.5447	€1.1872	€1.5447	€1.1872	€1.5447	€1.1872	€1.5447	€1.1872
39 TRC0-38 - CARE2 (40 rooms)	40	0.33	€0.08	€0.8816	€0.6925	€0.8816	€0.6925	€0.8816	€0.6925	€0.8816	€0.6925	€0.8816	€0.6925	€0.8816	€0.6925	€0.8816	€0.6925	€0.8816	€0.6925	€0.8816	€0.6925
40 TRC0-OFF1	1	0.50	€12.02	€12.02	€12.02	€12.02	€12.02	€12.02	€12.02	€12.02	€12.02	€12.02	€12.02	€12.02	€12.02	€12.02	€12.02	€12.02	€12.02	€12.02	€12.02
41 TRC0-OFF2	1	0.50	€12.02	€12.02	€12.02	€12.02	€12.02	€12.02	€12.02	€12.02	€12.02	€12.02	€12.02	€12.02	€12.02	€12.02	€12.02	€12.02	€12.02	€12.02	€12.02
42 TRC0-RET1	1	0.50	€12.02	€12.02	€12.02	€12.02	€12.02	€12.02	€12.02	€12.02	€12.02	€12.02	€12.02	€12.02	€12.02	€12.02	€12.02	€12.02	€12.02	€12.02	€12.02
43 TRC0-RET2	1	0.50	€12.02	€12.02	€12.02	€12.02	€12.02	€12.02	€12.02	€12.02	€12.02	€12.02	€12.02	€12.02	€12.02	€12.02	€12.02	€12.02	€12.02	€12.02	€12.02
44 TRC0-RET3	1	0.25	€0.6820	€0.5101	€0.6820	€0.5101	€0.6820	€0.5101	€0.6820	€0.5101	€0.6820	€0.5101	€0.6820	€0.5101	€0.6820						

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

	Description	No of units	Site area	Baseline residual land value (£m)	Residual land value after accounting for Net Zero Carbon allowance of 5% of construction costs (£m)	Percentage change in residual land value
1	TRDC-1 - 5 units, 25 DPH, 100% houses and 0% flats	5	0.20	£0.632	£0.559	11.66%
2	TRDC-2 - 5 units, 50 DPH, 100% houses and 0% flats	5	0.10	£0.632	£0.559	11.66%
3	TRDC-3 - 5 units, 85 DPH, 50% houses and 50% flats	5	0.06	£0.439	£0.358	18.42%
4	TRDC-4 - 6 units, 30 DPH, 100% houses and 0% flats	6	0.20	£0.759	£0.670	11.66%
5	TRDC-5 - 6 units, 75 DPH, 75% houses and 25% flats	6	0.08	£0.644	£0.551	14.39%
6	TRDC-6 - 8 units, 25 DPH, 100% houses and 0% flats	8	0.32	£1.012	£0.894	11.66%
7	TRDC-7 - 8 units, 130 DPH, 0% houses and 100% flats	8	0.06	£0.379	£0.239	37.12%
8	TRDC-8 - 9 units, 112 DPH, 0% houses and 100% flats	9	0.08	£0.427	£0.268	37.12%
9	TRDC-9 - 10 units, 25 DPH, 100% houses and 0% flats	10	0.40	£1.222	£1.074	12.07%
10	TRDC-10 - 10 units, 90 DPH, 50% houses and 50% flats	10	0.11	£0.834	£0.677	18.81%
11	TRDC-11 - 20 units, 35 DPH, 100% houses and 0% flats	20	0.57	£2.288	£2.003	12.47%
12	TRDC-12 - 20 units, 50 DPH, 80% houses and 20% flats	20	0.40	£2.318	£2.021	12.83%
13	TRDC-13 - 30 units, 25 DPH, 100% houses and 0% flats	30	1.20	£3.538	£3.125	11.69%
14	TRDC-14 - 30 units, 50 DPH, 80% houses and 20% flats	30	0.60	£3.105	£2.676	13.82%
15	TRDC-15 - 40 units, 50 DPH, 80% houses and 20% flats	40	0.80	£3.696	£3.115	15.74%
16	TRDC-16 - 40 units, 80 DPH, 50% houses and 50% flats	40	0.50	£3.256	£2.646	18.73%
17	TRDC-17 - 50 units, 35 DPH, 100% houses and 0% flats	50	1.43	£5.897	£5.208	11.69%
18	TRDC-18 - 50 units, 80 DPH, 50% houses and 50% flats	50	0.63	£4.070	£3.308	18.73%
19	TRDC-19 - 60 units, 100 DPH, 0% houses and 100% flats	60	0.60	£2.590	£1.592	38.51%
20	TRDC-20 - 60 units, 35 DPH, 100% houses and 0% flats	60	1.71	£7.076	£6.249	11.69%
21	TRDC-21 - 70 units, 50 DPH, 80% houses and 20% flats	70	1.40	£7.246	£6.244	13.82%
22	TRDC-22 - 70 units, 35 DPH, 100% houses and 0% flats	70	2.00	£8.092	£7.133	11.85%
23	TRDC-23 - 80 units, 50 DPH, 100% houses and 0% flats	80	1.60	£9.248	£8.152	11.85%
24	TRDC-24 - 80 units, 80 DPH, 55% houses and 45% flats	80	1.00	£6.647	£5.457	17.90%
25	TRDC-25 - 95 units, 28 DPH, 100% houses and 0% flats	95	3.39	£10.982	£9.681	11.85%
26	TRDC-26 - 100 units, 15 DPH, 100% houses and 0% flats	100	6.67	£11.560	£10.191	11.85%
27	TRDC-27 - 100 units, 35 DPH, 95% houses and 5% flats	100	2.86	£11.204	£9.822	12.34%
28	TRDC-28 - 130 units, 35.14 DPH, 95% houses and 5% flats	130	3.70	£14.306	£12.538	12.36%
29	TRDC-29 - 145 units, 24.83 DPH, 100% houses and 0% flats	145	5.84	£16.464	£14.510	11.87%
30	TRDC-30 - 165 units, 70.87 DPH, 60% houses and 40% flats	165	2.33	£13.779	£11.396	17.29%
31	TRDC-31 - 250 units, 35.07 DPH, 90% houses and 10% flats	250	7.13	£23.236	£19.883	14.43%
32	TRDC-32 - 400 units, 15.69 DPH, 100% houses and 0% flats	400	25.49	£35.232	£30.686	12.90%
33	TRDC-33 - 500 units, 20 DPH, 100% houses and 0% flats	500	25.00	£35.601	£30.021	15.67%
34	TRDC-34 - 750 units, 20 DPH, 100% houses and 0% flats	750	37.50	£49.907	£42.054	15.74%
35	TRDC-35 - 1000 units, 20 DPH, 100% houses and 0% flats	1,000	50.00	£60.606	£50.487	16.70%
36	TRDC-36 - 1250 units, 20 DPH, 100% houses and 0% flats	1,250	62.50	£72.016	£60.325	16.23%
37	TRDC-37 - 1500 units, 20 DPH, 100% houses and 0% flats	1,500	75.00	£81.946	£68.929	15.88%
38	TRDC-CARE1 (75 rooms)	-	1.00	£0.682	£0.220	67.83%
39	TRDC-CARE2 (40 rooms)	-	0.33	£0.423	£0.176	58.32%
40	TRDC-OFF1	-	0.50	-£2.071	-£3.175	53.31%
41	TRDC-OFF2	-	0.50	-£2.938	-£4.409	50.11%
42	TRDC-RET1	-	1.00	£2.346	£1.994	14.98%
43	TRDC-RET2	-	0.50	£5.729	£5.260	8.18%
44	TRDC-RET3	-	0.25	£2.511	£2.277	9.33%
45	TRDC-IND1	-	1.00	£3.536	£3.291	6.93%
46	TRDC-IND2	-	1.00	£4.395	£4.080	7.17%
47	TRDC-IND3	-	1.00	£5.068	£4.683	7.59%

7 Conclusions and recommendations

- 7.1 The NPPF states that “Plans should set out the contributions expected in association with particular sites and types of development. This should include setting out the levels and types of affordable housing provision required, along with other infrastructure (such as that needed for education, health, transport, green and digital infrastructure). Such policies should not undermine the delivery of the plan”. This report and its supporting appendices test the ability of development typologies in Three Rivers District to support emerging Local Plan policies while making contributions to infrastructure that will support growth through Section 106 obligations.
- 7.2 We have tested the impact of the main emerging policies which may have an impact on viability:
- **Affordable housing:** We have appraised residential schemes with a range of affordable housing from 0% to 50% to test the viability of the emerging policy seeking 40% affordable housing (50% on sites in the Green Belt), with a tenure split of 70% rent (further subdivided as 70% social rent and 30% affordable rent) and 30% shared ownership.
 - There are significant variations in the percentages of affordable housing that can be provided, depending on private sales values, scheme composition (i.e. balance between houses and flats) and benchmark land value. The results do not point to any particular level of affordable housing that most schemes can viably deliver, although in most cases, our appraisals indicate that schemes can viably provide 40% affordable housing, or percentages close to this. The target is most readily achievable on developments brought forward on greenfield sites, which is where the Council expects the bulk of its housing supply to come forward. The target will be more difficult to achieve in on previously developed sites which have higher benchmark land values. We therefore recommend that the emerging target of 40% be adopted and applied on a ‘maximum reasonable proportion’ basis taking site-specific circumstances into account. This reflects the Council’s current practice and the adopted Local Plan approach.
 - Setting a lower proportion of affordable housing than 40% (50% in the Green Belt) is likely to result in a lower overall number of affordable units being delivered, as sites that could have delivered more would no longer do so. The Council also seeks to prioritise social rent and could, if necessary and on a case-by-case basis, accept some affordable rent in lieu of social rent to address scheme-specific viability issues. This would mitigate the need to reduce reducing the overall percentage below 40% to some extent.
 - The government has recently consulted on strategic release of grey / green belt land on the basis that developers deliver 50% affordable housing. Our testing of 50% affordable housing indicates that this should be viable on most sites coming forward.
 - **Affordable housing on small sites:** The emerging policy seeks affordable housing provision on sites in the Green Belt providing fewer than 10 units. This may result in practical issues when small numbers of affordable housing would be required, including potential lack of appetite from registered providers. In such circumstances, it may be necessary for the Council to seek financial contributions from small sites in lieu of on-site affordable housing at the equivalent of 40% of units. Our appraisals indicate that this requirement should be viable in almost all cases. In terms of implementation, the policy could be applied through a comparison of two residual valuations (one assuming all units are private and the other in which on-site affordable housing is included) with the financial contribution equating to the difference between the two residuals. Alternatively, a formulae-based approach could be used, the latter being simpler to implement.
 - **Biodiversity Net gain:** We have tested the impact of the requirement for the statutory minimum 10% biodiversity net gain. This has a relatively modest impact on residual land values and can therefore be viably absorbed alongside other policies.
 - **Accessibility:** Similarly, the Council’s emerging policy seeking 5% of private homes and 10% of affordable homes to be designed to meet M4(3) wheelchair accessible standards and the remainder of units to meet M4(2) has a relatively small impact on viability.

- **Net Zero Carbon/reduced carbon:** The Council's emerging plan incorporates a suite of policies relating to carbon reduction and net zero carbon. These policies reflect the direction of travel of national standards through the introduction of carbon reduction measures via the Future Homes Standard. We have tested the impact that a net zero carbon standard is likely to have on developments in the District and the residual land values will typically fall by around 10% on average. The impact is therefore relatively significant in some cases, but the costs of technology required to achieve net zero carbon are expected to fall over time as research and development drives improvements. The cost impact of achieving both operational and embodied carbon are likely to be higher than operational only, with more significant impact on viability.
- **Self build/custom build:** The emerging plan seeks provision of 2% of plots on strategic sites to be made available for self-build and custom build. This requirement has a broadly cost-neutral impact as the plot price that developers will receive will be based on the residual land value generated by the self build unit (i.e. broadly the same net revenue they would have received had they built and sold the unit as part of the overall development).
- **Gypsies and Traveller pitches:** the emerging requirement for strategic sites to accommodate pitches and gypsies and travellers and travelling show people is unlikely to have a material effect on the viability of development within the District. The land required will typically be accommodated within the area of site not developed for housing, alongside the areas of land set aside for open space and provision of community facilities and sports provision. However, on sites which are being developed at high net to gross ratios, there will be less scope for provision of gypsy and traveller pitches and the policy may need to be applied to take this into account.

Additional observations

- 7.3 Viability measured in present value terms is only one of several factors that determine whether a site is developed. Developers need to maintain a throughput of sites to ensure their staff are utilised and they can continue to generate returns for their shareholders. Consequently, small adjustments to residual land values resulting from changes in policy can be absorbed in almost all circumstances by developers taking a commercial view on the impact. However, in most cases the impact on land value is sufficiently modest that this can be passed onto the landowner at the bid stage without adversely impacting on the supply of land for development.
- 7.4 In considering the outputs of the appraisals, it is important to recognise that some developments will be unviable regardless of the Council's requirements. In these cases, the value of the existing building will be higher than a redevelopment opportunity over the medium term. However, this situation should not be taken as an indication of the viability (or otherwise) of the Council's policies and requirements.
- 7.5 It is critical that developers do not over-pay for sites such that the value generated by developments is paid to the landowner, rather than being used to provide affordable housing and to meet other planning policy requirements. The Council should work closely with developers to ensure that landowners' expectations of land value are appropriately framed by the local policy context. There may be instances when viability issues emerge on individual developments, even when the land has been purchased at an appropriate price (e.g. due to extensive decontamination requirements). In these cases, some flexibility may be required subject to submission of a robust site-specific viability assessment.

Appendix 1 - Policy summary

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

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

Policy Title	Summary of policy requirement	Cost implications for developments																								
Housing density	Developments to make the most efficient use of land without compromising the quality of environment or existing residential areas. Developments should target 50 dwellings per hectare of developable area. Higher densities may be required around public transport nodes. Lower densities may be appropriate in some circumstances (e.g. in conservation areas, adjacent to heritage assets)	No additional development costs.																								
Housing type and mix	Requires that developments provide a mix of housing based on Local Housing Needs Assessment and having regards to site characteristics. All new dwellings to meet M4(2) standards. 5% of private dwellings to meet M4(3a) 10% of affordable rented dwellings to meet M4(3b) standard. 10% of intermediate affordable dwellings to meet M4(3) standard. Self-build/custom build – strategic sites expected to provide 2% of plots for self-build and custom build where possible.	Mix from the draft Local Plan reflected: <table><tr><th>Number of bedrooms</th><th>Market</th><th>Social/ Affordable Rented</th><th>Affordable Home Ownership</th></tr><tr><td>1</td><td>15%</td><td>20%</td><td>20%</td></tr><tr><td>2</td><td>35%</td><td>40%</td><td>40%</td></tr><tr><td>3</td><td>40%</td><td>35%</td><td>30%</td></tr><tr><td>4</td><td>10%</td><td>5%</td><td>10%</td></tr><tr><td>Total</td><td>100%</td><td>100%</td><td>100%</td></tr></table> Tested in the study. Cost neutral for developers. Plot value will be the equivalent of the residual land value that would have been achieved for a developer-built plot.	Number of bedrooms	Market	Social/ Affordable Rented	Affordable Home Ownership	1	15%	20%	20%	2	35%	40%	40%	3	40%	35%	30%	4	10%	5%	10%	Total	100%	100%	100%
Number of bedrooms	Market	Social/ Affordable Rented	Affordable Home Ownership																							
1	15%	20%	20%																							
2	35%	40%	40%																							
3	40%	35%	30%																							
4	10%	5%	10%																							
Total	100%	100%	100%																							
Landscape character	Presumption against major development in the Chiltern National Landscape. Sets out planning requirements for minor developments in the National Landscape.	Land use matter only.																								
Local distinctiveness	Requirement for development to achieve high quality design that contributes to local distinctiveness. Encourages innovative design and responsiveness to local character.	No additional development cost. Design input reflected in level of professional fees incorporated into the appraisals.																								
Northwood Headquarters (MOD)	Indicates LPA support for new development at Northwood MOD MQ that helps to enhance or sustain its operational capability, including redevelopment or change of use of redundant MOD buildings.	Land use matter only.																								

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

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

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

Appendix 2 - Typology details and appraisal inputs

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

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

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

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

[illegible]

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

Appendix 3 - Commercial lettings

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

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

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

Appendix 4 - BCIS costs

£/M2 STUDY

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

Last updated: 27-Dec-2025 07:31

Rebased to Three Rivers (112; sample 8)

MAXIMUM AGE OF RESULTS: DEFAULT PERIOD

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

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

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

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

Appendix 5 - Accessibility standards

Accessibility standards

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

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

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

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

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

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

Appendix 6 - BLV assumptions

EUV - notional hectare

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

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

EE RIVERS DISTRICT COUNCIL
ICHMARK LAND VALUE 1 (SECONDARY OFFICES/RETAIL)

Sales value £5,850 psm

£6,129.319 PER HA

AH tenure:
Type of rent

Rented 70%
70% Soc Rent 30% AH Rent

Intermediate:

SO 30%
FH 0%

Description	No of units	BLV	Residual land values										Max AH	
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH		50% AH
TRDC-1 - 5 units, 25 DPH, 100% houses and 0% flats	5	£1,225,864	714,720	683,411	652,249	621,231	590,360	559,632	529,052	498,615	468,324	438,180	408,180	0%
TRDC-2 - 5 units, 50 DPH, 100% houses and 0% flats	5	£930,548	504,061	475,323	446,715	418,238	389,890	361,672	333,584	305,627	277,799	250,102	222,536	25%
TRDC-3 - 5 units, 85 DPH, 50% houses and 50% flats	5	£1,225,864	857,664	820,094	782,698	745,478	708,431	671,559	634,862	598,338	561,989	525,816	489,815	40%
TRDC-4 - 6 units, 30 DPH, 100% houses and 0% flats	6	£490,346	732,446	696,408	660,536	624,830	589,288	553,911	518,700	483,653	448,772	414,056	379,506	30%
TRDC-5 - 6 units, 75 DPH, 75% houses and 25% flats	6	£1,961,382	1,143,552	1,093,459	1,043,969	993,971	944,575	895,412	846,483	797,785	749,320	701,067	653,087	15%
TRDC-7 - 8 units, 130 DPH, 0% houses and 100% flats	8	£377,189	456,886	415,121	373,540	332,144	290,933	249,063	209,063	168,406	127,932	87,643	47,539	50%
TRDC-8 - 9 units, 112 DPH, 0% houses and 100% flats	9	£492,535	513,997	467,011	420,233	373,662	327,300	281,144	235,197	189,456	143,924	98,599	53,482	30%
TRDC-9 - 10 units, 25 DPH, 100% houses and 0% flats	10	£2,451,728	1,386,490	1,323,874	1,261,549	1,199,513	1,137,769	1,076,316	1,015,153	954,281	893,699	833,409	773,410	20%
TRDC-10 - 10 units, 50 DPH, 50% houses and 50% flats	10	£681,035	977,805	919,723	861,903	804,347	747,053	690,022	633,254	576,750	520,507	464,528	408,812	25%
TRDC-11 - 20 units, 35 DPH, 100% houses and 0% flats	20	£3,502,468	2,570,742	2,456,029	2,341,848	2,228,142	2,114,433	2,001,260	1,888,623	1,776,519	1,664,951	1,553,918	1,443,420	0%
TRDC-12 - 20 units, 50 DPH, 80% houses and 20% flats	20	£2,451,728	2,506,922	2,381,781	2,257,209	2,133,213	2,009,792	1,886,947	1,764,076	1,642,982	1,521,862	1,401,318	1,281,349	45%
TRDC-13 - 30 units, 25 DPH, 100% houses and 0% flats	30	£3,355,183	4,074,253	3,888,267	3,703,144	3,518,887	3,335,495	3,152,965	2,971,301	2,790,500	2,610,564	2,431,492	2,253,283	50%
TRDC-14 - 30 units, 50 DPH, 80% houses and 20% flats	30	£3,677,592	3,602,344	3,422,332	3,243,148	3,064,791	2,887,261	2,710,560	2,534,687	2,359,640	2,185,422	2,012,030	1,839,467	50%
TRDC-15 - 40 units, 50 DPH, 80% houses and 20% flats	40	£4,903,455	4,099,276	3,897,790	3,697,228	3,497,592	3,298,879	3,101,092	2,904,229	2,708,291	2,513,278	2,319,190	2,126,026	50%
TRDC-16 - 40 units, 80 DPH, 50% houses and 50% flats	40	£3,064,660	3,830,914	3,603,439	3,376,995	3,151,579	2,927,194	2,703,837	2,481,511	2,260,214	2,039,947	1,820,709	1,602,500	15%
TRDC-17 - 50 units, 35 DPH, 100% houses and 0% flats	50	£8,756,170	6,789,421	6,480,444	6,171,908	5,864,812	5,559,157	5,254,942	4,952,168	4,650,834	4,350,939	4,052,466	3,755,473	50%
TRDC-18 - 50 units, 80 DPH, 50% houses and 50% flats	50	£3,830,825	4,788,642	4,504,299	4,221,243	3,939,475	3,658,992	3,379,797	3,101,889	2,825,268	2,549,933	2,275,886	2,003,126	50%
TRDC-19 - 60 units, 100 DPH, 0% houses and 100% flats	60	£3,677,592	3,251,460	2,941,165	2,632,239	2,324,684	2,018,500	1,713,684	1,410,239	1,108,164	807,459	508,125	210,159	15%
TRDC-20 - 60 units, 35 DPH, 100% houses and 0% flats	60	£10,507,404	8,148,505	7,776,533	7,406,290	7,037,775	6,670,989	6,305,931	5,942,601	5,581,001	5,221,127	4,862,983	4,506,568	50%
TRDC-21 - 70 units, 50 DPH, 80% houses and 20% flats	70	£8,581,047	8,400,273	7,980,983	7,563,620	7,146,851	6,734,678	6,323,097	5,913,444	5,505,719	5,099,317	4,694,738	4,292,090	50%
TRDC-22 - 70 units, 35 DPH, 100% houses and 0% flats	70	£12,658,039	12,307,082	11,882,920	11,458,757	11,034,594	10,610,431	10,186,268	9,762,105	9,337,942	8,913,779	8,489,615	8,065,452	50%
TRDC-23 - 80 units, 50 DPH, 100% houses and 0% flats	80	£9,806,911	10,636,664	10,151,909	9,669,406	9,189,155	8,711,155	8,235,407	7,761,912	7,290,669	6,821,677	6,354,938	5,890,450	50%
TRDC-24 - 80 units, 80 DPH, 55% houses and 45% flats	80	£6,129,319	7,804,053	7,354,734	6,907,453	6,462,211	6,019,009	5,577,845	5,138,720	4,701,634	4,266,587	3,833,579	3,402,600	15%
TRDC-25 - 95 units, 28 DPH, 100% houses and 0% flats	95	£20,795,905	12,631,039	12,055,392	11,482,419	10,912,121	10,344,496	9,779,546	9,217,270	8,657,669	8,100,742	7,546,489	6,994,910	50%
TRDC-26 - 100 units, 15 DPH, 100% houses and 0% flats	100	£40,862,128	13,295,830	12,689,886	12,086,757	11,486,442	10,888,944	10,294,260	9,702,390	9,113,336	8,527,096	7,943,672	7,363,063	0%
TRDC-27 - 100 units, 35 DPH, 100% houses and 0% flats	100	£17,512,934	16,898,295	16,282,244	15,666,224	15,050,156	14,434,088	13,818,020	13,201,952	12,585,884	11,969,816	11,353,748	10,737,680	50%
TRDC-28 - 130 units, 35, 14 DPH, 95% houses and 5% flats	130	£27,675,342	16,472,386	15,705,584	14,942,334	14,182,635	13,426,491	12,673,898	11,924,858	11,179,371	10,437,437	9,699,056	8,954,227	50%
TRDC-29 - 145 units, 24,83 DPH, 100% houses and 0% flats	145	£35,793,447	18,925,732	18,063,514	17,205,303	16,351,096	15,500,894	14,654,699	13,812,508	12,974,324	12,140,144	11,309,970	10,483,800	50%
TRDC-30 - 165 units, 70,87 DPH, 60% houses and 40% flats	165	£14,270,321	16,045,921	15,150,541	14,258,864	13,371,260	12,487,733	11,608,279	10,732,901	9,861,597	8,994,368	8,131,213	7,272,134	5%
TRDC-31 - 250 units, 35,07 DPH, 90% houses and 10% flats	250	£43,693,465	26,760,030	25,402,788	24,051,812	22,707,102	21,368,558	20,038,481	18,710,570	17,390,926	16,077,549	14,770,438	13,468,108	0%
TRDC-32 - 400 units, 15,69 DPH, 100% houses and 0% flats	400	£156,260,520	39,140,922	37,440,892	35,740,862	34,040,832	32,340,802	30,640,772	28,940,742	27,240,712	25,540,682	23,840,652	22,140,622	50%
TRDC-33 - 500 units, 20 DPH, 100% houses and 0% flats	500	£153,232,981	40,313,322	37,940,439	35,570,556	33,110,171	30,738,976	28,319,143	25,940,670	23,573,561	21,217,814	18,873,429	16,529,044	50%
TRDC-34 - 750 units, 20 DPH, 100% houses and 0% flats	750	£229,949,472	60,331,345	56,873,219	53,411,156	50,005,158	46,595,222	43,198,406	39,812,218	36,442,130	33,088,145	29,750,259	26,428,475	50%
TRDC-35 - 1000 units, 20 DPH, 100% houses and 0% flats	1,000	£306,465,963	68,282,244	64,105,695	59,948,618	55,811,011	51,662,874	47,594,207	43,515,011	39,452,539	35,403,251	31,373,473	27,343,695	50%
TRDC-36 - 1250 units, 20 DPH, 100% houses and 0% flats	1,250	£383,082,454	87,231,239	82,179,652	77,151,523	72,146,851	67,165,636	62,207,880	57,269,435	52,344,039	47,442,168	42,563,820	37,700,135	50%
TRDC-37 - 1500 units, 20 DPH, 100% houses and 0% flats	1,500	£459,698,944	100,948,074	94,268,673	86,509,437	82,777,082	77,071,616	71,391,552	65,720,338	60,076,095	54,457,875	48,844,267	43,257,741	0%
TRDC-CARE1 (75 rooms)	-	£1,089,915	1,089,915	1,089,915	1,089,915	1,089,915	1,089,915	1,089,915	1,089,915	1,089,915	1,089,915	1,089,915	1,089,915	50%
TRDC-CARE2 (40 rooms)	-	£2,022,675	640,621	640,621	640,621	640,621	640,621	640,621	640,621	640,621	640,621	640,621	640,621	50%
TRDC-OFF1	-	£3,064,660	3,174,667	3,174,667	3,174,667	3,174,667	3,174,667	3,174,667	3,174,667	3,174,667	3,174,667	3,174,667	3,174,667	0%
TRDC-OFF2	-	£3,064,660	4,409,479	4,409,479	4,409,479	4,409,479	4,409,479	4,409,479	4,409,479	4,409,479	4,409,479	4,409,479	4,409,479	0%
TRDC-RET1	-	£6,129,319	2,669,450	2,669,450	2,669,450	2,669,450	2,669,450	2,669,450	2,669,450	2,669,450	2,669,450	2,669,450	2,669,450	50%
TRDC-RET2	-	£3,064,660	5,627,334	5,627,334	5,627,334	5,627,334	5,627,334	5,627,334	5,627,334	5,627,334	5,627,334	5,627,334	5,627,334	50%
TRDC-RET3	-	£1,532,330	2,460,037	2,460,037	2,460,037	2,460,037	2,460,037	2,460,037	2,460,037	2,460,037	2,460,037	2,460,037	2,460,037	50%
TRDC-IND1	-	£6,129,319	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	50%
TRDC-IND2	-	£6,129,319	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	50%
TRDC-IND3	-	£6,129,319	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	50%

ICHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL)

£2,760,992

Description	No of units	BLV	Residual land values										
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
TRDC-1 - 5 units, 25 DPH, 100% houses and 0% flats	5	£552,196	714,720	683,411	652,249	621,231	590,360	559,632	529,052	498,615	468,324	438,180	408,180
TRDC-2 - 5 units, 50 DPH, 100% houses and 0% flats	5	£276,099	714,720	683,411	652,249	621,231	590,360	559,632	529,052	498,615	468,324	438,180	408,180
TRDC-3 - 5 units, 85 DPH, 50% houses and 50% flats	5	£162,411	504,061	475,323	446,715	418,238	389,890	361,672	333,584	305,627	277,799	250,102	222,536
TRDC-4 - 6 units, 30 DPH, 100% houses and 0% flats	6	£552,196	857,664	820,094	782,698	745,478	708,431	671,559	634,862	598,338	561,989	525,816	489,815
TRDC-5 - 6 units, 75 DPH, 75% houses and 25% flats	6	£220,879	732,446	696,408	660,536	624,830	589,288	553,911	518,700	483,653	448,772	414,056	379,506
TRDC-6 - 8 units, 25 DPH, 100% houses and 0% flats	8	£1,961,382	1,143,552	1,093,459	1,043,969	993,971	944,575	895,412	846,483	797,785	749,320	701,067	653,087
TRDC-7 - 8 units, 130 DPH, 0% houses and 100% flats	8	£169,907	456,886	415,121	373,540	332,144	290,933	249,063	209,063	168,406	127,932	87,643	47,339
TRDC-8 - 9 units, 112 DPH, 0% houses and 100% flats	9	£221,685	513,997	467,011	420,233	373,662	327,300	281,144	235,197	188,458	143,924	98,569	53,410
TRDC-9 - 10 units, 25 DPH, 100% houses and 0% flats	10	£1,104,397	1,386,490	1,323,874	1,261,549	1,199,513	1,137,769	1,076,316	1,015,153	954,281	893,599	833,409	773,410
TRDC-10 - 10 units, 50 DPH, 50% houses and 50% flats	10	£306,777	977,805	919,723	861,903	804,347	747,053	690,022	633,254	576,750	520,507	464,528	408,812
TRDC-11 - 20 units, 35 DPH, 100% houses and 0% flats	20	£1,577,710	2,570,742	2,456,029	2,341,848	2,228,142	2,114,435	2,001,269	1,888,623	1,776,519	1,664,951	1,553,918	1,443,420
TRDC-12 - 20 units, 50 DPH, 100% houses and 0% flats	20	£1,212,993	2,570,742	2,381,747	2,257,290	2,134,210	2,012,781	1,892,769	1,774,211	1,655,953	1,538,795	1,422,637	1,306,479
TRDC-13 - 30 units, 25 DPH, 100% houses and 0% flats	30	£3,313,911	4,074,253	3,888,267	3,703,144	3,518,887	3,335,490	3,152,965	2,971,301	2,790,500	2,610,564	2,431,282	2,253,283
TRDC-14 - 30 units, 50 DPH, 80% houses and 20% flats	30	£1,656,956	3,602,344	3,422,332	3,243,148	3,064,791	2,887,261	2,710,560	2,534,687	2,359,640	2,185,422	2,012,030	1,839,467
TRDC-15 - 40 units, 50 DPH, 80% houses and 20% flats	40	£2,208,794	4,099,278	3,897,790	3,697,228	3,497,592	3,298,879	3,101,092	2,904,229	2,708,291	2,513,278	2,319,190	2,126,026
TRDC-16 - 40 units, 80 DPH, 50% houses and 50% flats	40	£1,380,496	3,830,914	3,603,439	3,376,945	3,151,579	2,927,194	2,703,837	2,481,511	2,260,214	2,039,947	1,820,709	1,609,500
TRDC-17 - 50 units, 35 DPH, 100% houses and 0% flats	50	£3,944,276	4,788,542	4,480,444	4,172,988	3,866,124	3,553,859	3,241,594	2,929,329	2,617,064	2,304,799	2,000,534	1,696,269
TRDC-18 - 50 units, 80 DPH, 50% houses and 50% flats	50	£1,725,620	4,788,542	4,504,299	4,219,343	3,934,475	3,650,992	3,370,797	3,101,889	2,826,268	2,550,933	2,275,886	2,003,126
TRDC-19 - 60 units, 100 DPH, 0% houses and 100% flats	60	£1,656,956	3,251,460	2,941,165	2,632,239	2,324,684	2,018,500	1,713,884	1,410,239	1,108,164	807,459	508,125	210,568
TRDC-20 - 60 units, 35 DPH, 100% houses and 0% flats	60	£3,733,130	4,148,505	3,776,533	3,406,290	3,037,075	2,667,089	2,305,931	1,942,601	1,581,001	1,221,127	862,983	506,159
TRDC-21 - 70 units, 50 DPH, 80% houses and 20% flats	70	£3,865,389	8,400,273	7,980,983	7,562,620	7,148,185	6,734,876	6,323,097	5,913,444	5,505,719	5,099,517	4,694,738	4,292,000
TRDC-22 - 70 units, 35 DPH, 100% houses and 0% flats	70	£3,521,993	8,370,992	7,882,300	7,395,630	6,910,510	6,425,810	5,941,510	5,457,810	4,974,110	4,490,410	4,006,710	3,523,010
TRDC-23 - 80 units, 50 DPH, 100% houses and 0% flats	80	£4,417,588	10,636,864	10,151,905	9,669,456	9,186,155	8,703,155	8,223,407	7,741,912	7,260,689	6,780,622	6,300,555	5,820,488
TRDC-24 - 80 units, 80 DPH, 50% houses and 45% flats	80	£2,760,992	7,804,053	7,354,734	6,907,453	6,462,211	6,019,009	5,577,845	5,136,720	4,701,534	4,266,587	3,833,579	3,402,609
TRDC-25 - 95 units, 28 DPH, 100% houses and 0% flats	95	£9,367,653	12,631,039	12,055,396	11,482,419	10,912,121	10,344,496	9,779,546	9,217,270	8,657,669	8,100,742	7,546,489	6,994,910
TRDC-26 - 100 units, 15 DPH, 100% houses and 0% flats	100	£1,406,616	13,295,830	12,699,886	12,106,757	11,516,442	10,898,944	10,294,260	9,702,390	9,113,390	8,527,998	7,943,672	7,363,063
TRDC-27 - 100 units, 35 DPH, 95% houses and 5% flats	100	£1,888,550	12,808,295	12,202,777	11,606,734	11,013,431	10,520,713	9,930,741	9,343,632	8,756,299	8,171,690	7,598,858	7,022,889
TRDC-28 - 120 units, 35 DPH, 100% houses and 0% flats	120	£1,410,239	12,102,144	11,705,544	11,307,324	10,909,104	10,510,884	10,112,664	9,714,444	9,316,224	8,918,004	8,519,784	8,121,564
TRDC-29 - 145 units, 24.83 DPH, 100% houses and 0% flats	145	£1,612,395	18,925,732	18,063,514	17,205,303	16,351,095	15,500,894	14,654,699	13,812,504	12,974,334	12,140,144	11,309,970	10,483,800
TRDC-30 - 165 units, 70 DPH, 80% houses and 40% flats	165	£6,428,116	16,045,921	15,150,541	14,258,864	13,371,260	12,481,733	11,604,279	10,732,901	9,861,597	8,994,368	8,131,213	7,272,134
TRDC-31 - 250 units, 35 DPH, 90% houses and 10% flats	250	£19,682,011	26,760,300	25,402,788	24,051,812	22,707,102	21,369,658	20,036,481	18,710,570	17,390,926	16,077,549	14,770,038	13,468,108
TRDC-32 - 400 units, 15.69 DPH, 100% houses and 0% flats	400	£36,386,590	41,149,394	39,140,922	37,141,241	35,150,892	33,169,873	31,188,186	29,205,831	27,229,899	25,256,316	23,280,279	21,373,481
TRDC-33 - 500 units, 20 DPH, 100% houses and 0% flats	500	£59,648,811	63,948,329	61,327,329	58,706,329	56,085,329	53,464,329	50,843,329	48,222,329	45,601,329	42,980,329	40,359,329	37,738,329
TRDC-34 - 750 units, 20 DPH, 100% houses and 0% flats	750	£103,527,371	50,331,345	56,872,216	59,431,119	59,045,158	49,595,222	43,188,406	39,812,219	36,440,132	33,068,145	29,750,257	26,438,475
TRDC-35 - 1,000 units, 20 DPH, 100% houses and 0% flats	1,000	£138,049,623	72,478,262	68,234,624	64,105,995	60,008,158	55,811,011	51,692,874	47,594,207	43,510,101	39,452,539	35,401,251	31,373,473
TRDC-36 - 1,250 units, 20 DPH, 100% houses and 0% flats	1,250	£1,252,026	87,231,428	84,259,673	77,151,523	72,866,817	67,165,636	62,207,880	57,269,435	52,344,039	47,442,168	42,562,820	37,700,135
TRDC-37 - 1,500 units, 20 DPH, 100% houses and 0% flats	1,500	£2,074,624,034	100,049,974	94,719,673	88,509,437	82,777,082	77,071,814	71,381,552	65,720,338	60,076,095	54,457,878	48,844,267	43,297,741
TRDC-CARET (75 rooms)	-	£2,760,992	1,089,018	919,118	758,918	621,918	509,918	414,918	334,918	264,918	204,918	154,918	104,918
TRDC-CARET (240 rooms)	-	£2,760,992	1,089,018	919,118	758,918	621,918	509,918	414,918	334,918	264,918	204,918	154,918	104,918
TRDC-CARET1	-	£1,380,496	-	314,667	-	314,667	-	314,667	-	314,667	-	314,667	-
TRDC-CARET2	-	£1,380,496	-	4,009,479	-	4,009,479	-	4,009,479	-	4,009,479	-	4,009,479	-
TRDC-OF1	-	£1,380,496	-	2,269,450	-	2,269,450	-	2,269,450	-	2,269,450	-	2,269,450	-
TRDC-OF2	-	£1,380,496	-	2,269,450	-	2,269,450	-	2,269,450	-	2,269,450	-	2,269,450	-
TRDC-OF3	-	£1,380,496	-	2,269,450	-	2,269,450	-	2,269,450	-	2,269,450	-	2,269,450	-
TRDC-OF4	-	£1,380,496	-	2,269,450	-	2,269,450	-	2,269,450	-	2,269,450	-	2,269,450	-
TRDC-OF5	-	£1,380,496	-	2,269,450	-	2,269,450	-	2,269,450	-	2,269,450	-	2,269,450	-
TRDC-OF6	-	£1,380,496	-	2,269,450	-	2,269,450	-	2,269,450	-	2,269,450	-	2,269,450	-
TRDC-OF7	-	£1,380,496	-	2,269,450	-	2,269,450	-	2,269,450	-	2,269,450	-	2,269,450	-
TRDC-OF8	-	£1,380,496	-	2,269,450	-	2,269,450	-	2,269,450	-	2,269,450	-	2,269,450	-
TRDC-OF9	-	£1,380,496	-	2,269,450	-	2,269,450	-	2,269,450	-	2,269,450	-	2,269,450	-
TRDC-OF10	-	£1,380,496	-	2,269,450	-	2,269,450	-	2,269,450	-	2,269,450	-	2,269,450	-
TRDC-OF11	-	£1,380,496	-	2,269,450	-	2,269,450	-	2,269,450	-	2,269,450	-	2,269,450	-
TRDC-OF12	-	£1,380,496	-	2,269,450	-	2,269,450	-	2,269,450	-	2,269,450	-	2,269,450	-
TRDC-OF13	-	£1,380,496	-	2,269,450	-	2,269,450	-	2,269,450	-	2,269,450	-	2,269,450	-
TRDC-OF14	-	£1,380,496	-	2,269,450	-	2,269,450	-	2,269,450	-	2,269,450	-	2,269,450	-
TRDC-OF15	-	£1,380,496	-	2,269,450	-	2,269,450	-	2,269,450	-	2,269,450	-	2,269,450	-
TRDC-OF16	-	£1,380,496	-	2,269,450	-	2,269,450	-	2,269,450	-	2,269,450	-	2,269,450	-
TRDC-OF17	-	£1,380,496	-	2,269,450	-	2,269,450	-	2,269,450	-	2,269,450	-	2,269,450	-
TRDC-OF18	-	£1,380,496	-	2,269,450	-	2,269,450	-	2,269,450	-	2,269,450	-	2,269,450	-
TRDC-OF19	-	£1,380,496	-	2,269,450	-	2,269,450	-	2,269,450	-	2,269,450	-	2,269,450	-
TRDC-OF20	-	£1,380,496	-	2,269,450	-	2,269,450	-	2,269,450	-	2,269,450	-	2,269,450	-
TRDC-OF21	-	£1,380,496	-	2,269,450	-	2,269,450	-	2,269,450	-	2,269,450	-	2,269,450	-
TRDC-OF22	-	£1,380,496	-	2,269,450	-	2,269,450	-	2,269,450	-	2,269,450	-	2,269,450	-
TRDC-OF23	-	£1,380,496	-	2,269,450	-	2,269,450	-	2,269,450	-	2,269,450	-	2,269,450	-
TRDC-OF24	-	£1,380,496	-	2,269,450	-	2,269,450	-	2,269,450	-	2,269,450	-	2,269,450	-
TRDC-OF25	-	£1,380,496	-	2,269,450	-	2,269,450	-	2,269,450	-	2,269,450	-	2,269,450	-
TRDC-OF26	-	£1,380,496	-	2,269,450	-	2,269,450	-	2,269,450	-	2,269,450	-	2,269,450	-
TRDC-OF27	-	£1,380,496	-	2,269,450	-	2,269,450	-	2,269,450	-	2,269,450	-	2,269,450	-
TRDC-OF28	-	£1,380,496	-	2,269,450	-	2,269,450	-	2,269,450	-	2,269,450	-	2,269,450	-
TRDC-OF29	-	£1,380,496	-	2,269,450	-								

CHAMBERS DISTRICT COUNCIL
RIVERS LAND VALUE 1 (SECONDARY OFFICES/RETAIL)

CHIVERS DISTRICT COUNCIL		Sales value £6,100 psm		AH tenure		Rented 70%		Intermediate:		SO 30%				
RIVERSLAND VALLEY 1 (SECONDARY OFFICES/RETAIL)		£6,129.319 PER HA		Type of rent		70% Soc Rent 30% AH Rent				FH 0%				
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	Max AH
TRDC-1 - 5 units, 25 DPH, 100% houses and 0% flats	5	£1,225,864	715,342	684,922	654,643	624,506	594,510	564,654	534,939	505,366	475,932	446,641	417,490	50%
TRDC-2 - 5 units, 50 DPH, 100% houses and 0% flats	5	£612,932	498,803	471,207	443,735	416,390	389,168	362,071	335,099	308,251	281,528	254,930	228,457	25%
TRDC-3 - 5 units, 85 DPH, 50% houses and 50% flats	5	£1,225,864	858,410	821,907	785,573	749,407	713,412	677,585	641,927	606,438	571,119	535,969	500,968	40%
TRDC-4 - 6 units, 75 DPH, 75% houses and 25% flats	6	£490,346	729,694	694,875	660,214	625,713	591,371	557,188	523,165	489,301	455,596	422,051	388,665	30%
TRDC-5 - 8 units, 25 DPH, 100% houses and 0% flats	8	£1,961,382	1,444,547	1,085,875	1,047,430	999,209	951,215	903,446	855,902	808,595	761,492	714,626	667,984	0%
TRDC-6 - 8 units, 130 DPH, 0% houses and 100% flats	8	£377,182	438,733	399,213	359,867	320,696	281,698	242,875	204,227	165,754	127,455	89,330	51,381	30%
TRDC-7 - 9 units, 112 DPH, 0% houses and 100% flats	9	£492,535	493,575	449,115	404,851	360,782	316,911	273,235	229,756	186,474	143,387	100,497	57,804	0%
TRDC-8 - 10 units, 25 DPH, 100% houses and 0% flats	10	£2,451,728	1,387,734	1,326,895	1,266,337	1,206,062	1,146,069	1,086,358	1,026,929	967,781	908,916	850,333	792,031	20%
TRDC-9 - 10 units, 90 DPH, 50% houses and 50% flats	10	£681,035	967,456	911,599	855,994	800,642	745,542	690,695	636,100	581,758	527,668	473,831	420,245	25%
TRDC-10 - 20 units, 35 DPH, 100% houses and 0% flats	20	£3,502,468	2,562,289	2,451,844	2,341,511	2,231,890	2,122,782	2,014,036	1,905,216	1,796,011	1,686,122	1,581,948	1,475,062	0%
TRDC-11 - 20 units, 50 DPH, 80% houses and 20% flats	20	£2,451,728	2,682,293	2,551,471	2,421,249	2,291,628	2,162,007	2,034,186	1,906,370	1,779,152	1,652,535	1,528,518	1,401,104	50%
TRDC-12 - 30 units, 25 DPH, 100% houses and 0% flats	30	£3,755,183	4,077,808	3,896,797	3,716,627	3,537,296	3,358,805	3,181,154	3,004,342	2,828,370	2,653,237	2,478,945	2,305,492	0%
TRDC-13 - 40 units, 50 DPH, 80% houses and 20% flats	40	£3,677,592	3,592,593	3,418,135	3,244,477	3,071,619	2,899,563	2,728,307	2,557,852	2,388,198	2,219,345	2,051,292	1,884,040	0%
TRDC-14 - 40 units, 50 DPH, 80% houses and 20% flats	40	£4,903,455	4,046,244	3,854,393	3,663,421	3,473,327	3,284,112	3,095,775	2,908,316	2,721,737	2,536,036	2,351,214	2,167,271	0%
TRDC-15 - 40 units, 80 DPH, 50% houses and 50% flats	40	£3,064,660	3,785,205	3,566,668	3,349,114	3,132,550	2,916,975	2,702,386	2,488,786	2,276,173	2,064,548	1,853,911	1,644,261	15%
TRDC-16 - 50 units, 15 DPH, 100% houses and 0% flats	50	£8,156,170	6,792,295	6,491,554	6,192,206	5,894,260	5,597,704	5,301,923	5,007,237	4,713,950	4,422,062	4,131,576	3,842,486	50%
TRDC-17 - 50 units, 80 DPH, 50% houses and 50% flats	50	£3,830,825	4,731,507	4,458,332	4,186,393	3,915,688	3,646,218	3,377,983	3,110,981	2,845,216	2,580,685	2,317,389	2,055,328	0%
TRDC-18 - 60 units, 100 DPH, 0% houses and 100% flats	60	£3,677,592	3,112,731	2,818,854	2,526,274	2,234,991	1,945,005	1,656,315	1,368,923	1,082,827	798,029	514,527	232,322	0%
TRDC-19 - 60 units, 35 DPH, 100% houses and 0% flats	60	£10,507,404	8,150,752	7,789,865	7,430,651	7,073,111	6,717,245	6,362,308	6,008,684	5,656,740	5,306,475	4,957,890	4,610,963	0%
TRDC-20 - 70 units, 50 DPH, 80% houses and 20% flats	70	£8,581,047	8,368,068	7,962,350	7,558,494	7,156,500	6,756,368	6,358,097	5,961,689	5,567,144	5,174,459	4,783,637	4,394,677	0%
TRDC-21 - 70 units, 35 DPH, 100% houses and 0% flats	70	£2,558,039	4,282,265	4,049,473	3,816,727	3,584,260	3,351,793	3,119,326	2,886,859	2,654,392	2,421,925	2,189,458	1,956,991	0%
TRDC-22 - 80 units, 50 DPH, 100% houses and 0% flats	80	£9,806,911	10,616,065	10,146,074	9,676,259	9,212,624	8,749,170	8,287,894	7,828,797	7,371,880	6,917,144	6,464,586	6,014,207	50%
TRDC-23 - 80 units, 80 DPH, 55% houses and 45% flats	80	£6,129,319	7,703,356	7,272,265	6,843,126	6,415,942	5,990,711	5,567,432	5,146,108	4,726,737	4,309,319	3,893,855	3,480,344	15%
TRDC-24 - 95 units, 28 DPH, 100% houses and 0% flats	95	£20,795,905	12,606,579	12,048,462	11,492,933	10,939,991	10,389,639	9,841,873	9,296,697	8,754,108	8,214,107	7,676,696	7,141,871	25%
TRDC-25 - 100 units, 15 DPH, 100% houses and 0% flats	100	£40,862,128	13,270,083	12,692,591	12,087,823	11,515,781	10,936,462	10,359,867	9,785,967	9,214,651	8,646,430	8,080,732	7,517,759	0%
TRDC-26 - 120 units, 35 DPH, 100% houses and 0% flats	120	£117,512,341	12,889,433	12,671,578	12,454,723	12,237,868	12,021,013	11,804,158	11,587,303	11,370,448	11,153,593	10,936,738	10,719,883	0%
TRDC-27 - 130 units, 35, 14 DPH, 95% houses and 5% flats	130	£22,675,342	16,416,065	15,676,121	14,939,596	14,206,491	13,474,309	12,745,545	12,020,214	11,296,317	10,579,854	9,864,826	9,153,231	0%
TRDC-28 - 145 units, 24,83 DPH, 100% houses and 0% flats	145	£35,793,447	18,883,955	18,050,996	17,219,372	16,391,335	15,567,173	14,746,886	13,930,475	13,117,940	12,309,280	11,504,496	10,703,588	50%
TRDC-29 - 165 units, 70,87 DPH, 60% houses and 40% flats	165	£14,270,321	15,820,299	14,963,613	14,110,817	13,261,914	12,416,899	11,575,775	10,738,543	9,905,201	9,075,750	8,250,189	7,428,074	50%
TRDC-31 - 250 units, 35,07 DPH, 90% houses and 10% flats	250	£43,693,465	26,549,997	25,245,091	23,946,198	22,653,318	21,368,450	20,085,596	18,810,755	17,541,927	16,276,113	15,022,311	13,771,521	25%
TRDC-32 - 400 units, 15,69 DPH, 100% houses and 0% flats	400	£156,260,520	39,680,996	38,680,996	37,680,996	36,680,996	35,680,996	34,680,996	33,680,996	32,680,996	31,680,996	30,680,996	29,680,996	0%
TRDC-33 - 500 units, 20 DPH, 100% houses and 0% flats	500	£153,232,981	42,309,806	39,960,650	37,622,381	35,295,000	32,978,508	30,672,902	28,378,185	26,094,355	23,821,413	21,559,360	19,307,264	0%
TRDC-34 - 750 units, 20 DPH, 100% houses and 0% flats	750	£229,849,472	59,516,479	56,193,256	52,865,436	49,593,020	46,316,009	43,054,402	39,808,198	36,577,400	33,354,713	30,147,404	26,955,531	0%
TRDC-35 - 1000 units, 20 DPH, 100% houses and 0% flats	1,000	£306,465,963	70,965,183	66,971,636	62,966,573	58,993,096	55,101,903	51,182,297	47,281,175	43,398,540	39,534,390	35,688,725	31,861,545	0%
TRDC-36 - 1250 units, 20 DPH, 100% houses and 0% flats	1,250	£383,082,454	85,572,821	80,744,718	75,938,985	71,155,622	66,394,629	61,656,005	56,931,270	52,226,108	47,543,367	42,883,045	38,245,143	0%
TRDC-37 - 1500 units, 20 DPH, 100% houses and 0% flats	1,500	£459,698,944	98,348,104	92,789,058	87,275,738	81,775,723	76,288,808	70,827,687	65,392,300	59,962,628	54,585,339	49,208,368	43,857,322	0%
TRDC-CARE1 (75 rooms)	-	£374,000	509,674	509,674	509,674	509,674	509,674	509,674	509,674	509,674	509,674	509,674	509,674	0%
TRDC-CARE2 (40 rooms)	-	£2,022,675	331,158	331,158	331,158	331,158	331,158	331,158	331,158	331,158	331,158	331,158	331,158	0%
TRDC-OFF1	-	£3,064,660	3,174,667	3,174,667	3,174,667	3,174,667	3,174,667	3,174,667	3,174,667	3,174,667	3,174,667	3,174,667	3,174,667	0%
TRDC-OFF2	-	£3,064,660	4,409,479	4,409,479	4,409,479	4,409,479	4,409,479	4,409,479	4,409,479	4,409,479	4,409,479	4,409,479	4,409,479	0%
TRDC-RET1	-	£6,129,319	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	0%
TRDC-RET2	-	£3,064,660	5,260,339	5,260,339	5,260,339	5,260,339	5,260,339	5,260,339	5,260,339	5,260,339	5,260,339	5,260,339	5,260,339	50%
TRDC-RET3	-	£1,532,330	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540	0%
TRDC-IND1	-	£6,129,319	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	0%
TRDC-IND2	-	£6,129,319	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	0%
TRDC-IND3	-	£6,129,319	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	0%

CHAMARK LAND VALUE 2 (SECONDARY INDUSTRIAL)

CHAMK LAND VALUE 2 (SECONDARY INDUSTRIAL)		£2,760,992		Residual land values											
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	Max AH	
TRDC-1 - 5 units, 25 DPH, 100% houses and 0% flats	5	£552,196	715,342	694,922	654,643	624,506	594,510	564,654	534,939	505,366	475,932	446,641	417,490	25%	
TRDC-2 - 5 units, 50 DPH, 100% houses and 0% flats	5	£276,099	715,342	694,922	654,643	624,506	594,510	564,654	534,939	505,366	475,932	446,641	417,490	50%	
TRDC-3 - 5 units, 85 DPH, 50% houses and 50% flats	5	£162,411	498,803	471,207	443,735	416,390	389,168	362,071	335,099	308,251	281,528	254,930	228,457	50%	
TRDC-4 - 6 units, 30 DPH, 100% houses and 0% flats	6	£552,196	858,410	821,907	785,573	749,407	713,412	677,585	641,927	606,438	571,119	535,969	500,968	40%	
TRDC-5 - 6 units, 75 DPH, 75% houses and 25% flats	6	£220,879	729,694	694,875	660,214	625,713	591,371	557,188	523,165	489,301	455,596	422,051	388,665	30%	
TRDC-6 - 8 units, 25 DPH, 100% houses and 0% flats	8	£1,961,382	1,144,547	1,095,875	1,047,430	999,209	951,215	903,446	855,902	808,595	761,492	714,626	667,984	25%	
TRDC-7 - 8 units, 130 DPH, 0% houses and 100% flats	8	£169,907	438,733	399,213	359,867	320,696	281,698	242,875	204,227	165,754	127,455	89,330	51,381	30%	
TRDC-8 - 9 units, 112 DPH, 0% houses and 100% flats	9	£221,865	493,575	449,115	404,851	360,782	316,911	273,235	229,756	186,474	143,387	100,497	57,804	30%	
TRDC-9 - 10 units, 25 DPH, 100% houses and 0% flats	10	£1,104,397	1,387,734	1,326,895	1,266,337	1,206,062	1,146,098	1,086,358	1,026,029	967,781	908,916	850,353	792,031	20%	
TRDC-10 - 10 units, 50 DPH, 100% houses and 0% flats	10	£1,536,770	1,536,770	1,111,500	855,904	691,221	526,747	362,273	245,427	161,492	77,547	0	0	0%	
TRDC-11 - 20 units, 50 DPH, 100% houses and 0% flats	20	£1,577,710	2,562,299	2,451,644	2,341,511	2,231,890	2,122,782	2,014,036	1,905,316	1,795,911	1,689,122	1,581,489	1,475,094	10%	
TRDC-12 - 20 units, 50 DPH, 80% houses and 20% flats	20	£1,104,397	2,682,293	2,551,471	2,421,249	2,292,026	2,162,807	2,034,186	1,905,270	1,779,152	1,652,535	1,526,518	1,401,012	50%	
TRDC-13 - 30 units, 25 DPH, 100% houses and 0% flats	30	£3,313,191	4,077,808	3,896,797	3,716,627	3,537,296	3,358,905	3,181,154	3,004,342	2,828,320	2,653,237	2,478,945	2,305,492	20%	
TRDC-14 - 30 units, 50 DPH, 80% houses and 20% flats	30	£1,656,595	3,592,983	3,418,135	3,244,477	3,071,619	2,899,865	2,728,307	2,557,852	2,388,198	2,219,345	2,051,292	1,884,400	50%	
TRDC-15 - 40 units, 25 DPH, 100% houses and 0% flats	40	£2,207,724	4,048,244	3,854,393	3,654,393	3,454,393	3,254,393	3,054,393	2,854,393	2,654,393	2,454,393	2,254,393	2,054,393	10%	
TRDC-16 - 40 units, 80 DPH, 50% houses and 50% flats	40	£1,380,496	3,785,205	3,566,686	3,349,114	3,132,550	2,916,975	2,702,356	2,488,796	2,276,173	2,064,545	1,853,911	1,644,281	50%	
TRDC-17 - 50 units, 25 DPH, 100% houses and 0% flats	50	£3,944,275	6,792,293	6,491,554	6,192,209	5,892,560	5,593,704	5,301,923	5,007,237	4,713,950	4,422,062	4,131,575	3,844,286	45%	
TRDC-18 - 50 units, 80 DPH, 50% houses and 50% flats	50	£1,726,620	4,731,507	4,458,332	4,186,393	3,915,688	3,644,205	3,373,983	3,101,981	2,845,216	2,580,685	2,317,389	2,054,282	50%	
TRDC-19 - 60 units, 100 DPH, 0% houses and 100% flats	60	£1,656,595	3,117,721	2,918,854	2,526,274	2,234,991	1,945,105	1,656,315	1,368,023	1,082,827	798,029	514,627	232,222	20%	
TRDC-20 - 60 units, 25 DPH, 100% houses and 0% flats	60	£1,723,630	4,048,244	3,854,393	3,654,393	3,454,393	3,254,393	3,054,393	2,854,393	2,654,393	2,454,393	2,254,393	2,054,393	10%	
TRDC-21 - 70 units, 50 DPH, 80% houses and 20% flats	70	£3,865,389	8,368,068	7,962,350	7,558,494	7,156,500	6,756,368	6,358,097	5,951,689	5,557,144	5,152,499	4,753,637	4,354,771	50%	
TRDC-22 - 70 units, 50 DPH, 100% houses and 0% flats	70	£5,521,985	9,289,058	8,887,814	8,486,076	8,084,061	7,682,046	7,281,907	6,881,989	6,480,395	6,079,500	5,656,512	5,262,432	50%	
TRDC-23 - 80 units, 50 DPH, 100% houses and 0% flats	80	£4,417,588	10,616,065	10,146,073	9,678,259	9,212,624	8,749,170	8,287,894	7,828,797	7,371,880	6,917,144	6,464,586	6,014,207	50%	
TRDC-24 - 80 units, 80 DPH, 55% houses and 45% flats	80	£2,760,992	7,705,356	7,272,265	6,843,126	6,415,942	5,989,710	5,567,432	5,146,108	4,726,130	4,309,315	3,893,855	3,494,344	50%	
TRDC-25 - 100 units, 25 DPH, 100% houses and 0% flats	95	£2,367,361	6,208,622	5,948,622	5,688,622	5,428,622	5,168,622	4,908,622	4,648,622	4,388,622	4,128,622	3,868,622	3,608,622	20%	
TRDC-26 - 100 units, 50 DPH, 100% houses and 0% flats	100	£1,840,616	13,270,053	12,682,591	12,097,823	11,515,781	10,936,462	10,357,867	9,785,997	9,214,881	8,646,430	8,080,732	7,517,759	50%	
TRDC-27 - 100 units, 15 DPH, 100% houses and 5% flats	100	£7,888,550	12,871,578	12,289,433	11,700,982	11,133,222	10,559,155	9,989,787	9,419,088	8,853,106	8,289,810	7,720,206	7,157,293	20%	
TRDC-28 - 130 units, 35 14 DPH, 95% houses and 5% flats	130	£1,014,258	16,416,068	15,676,121	14,939,596	14,206,491	13,474,393	12,748,545	12,026,214	11,296,317	10,570,585	9,844,826	9,128,371	20%	
TRDC-29 - 145 units, 24.83 24 DPH, 100% houses and 0% flats	145	£16,123,395	18,683,955	18,050,996	17,422,372	16,793,316	16,164,335	15,567,173	14,948,696	14,330,497	13,712,298	13,094,099	12,475,899	15%	
TRDC-30 - 165 units, 25 DPH, 100% houses and 0% flats	165	£8,428,813	31,428,813	30,428,813	29,428,813	28,428,813	27,428,813	26,428,813	25,428,813	24,428,813	23,428,813	22,428,813	21,428,813	10%	
TRDC-31 - 250 units, 35 37 DPH, 90% houses and 10% flats	250	£19,682,011	26,549,997	25,245,091	23,946,198	22,653,318	21,366,450	20,085,586	18,810,755	17,541,027	16,279,113	15,022,311	13,771,521	25%	
TRDC-32 - 400 units, 15.69 DPH, 100% houses and 0% flats	400	£70,386,500	40,822,223	38,886,588	36,962,942	35,046,254	33,138,335	31,239,783	29,350,002	27,469,187	25,597,343	23,744,661	21,890,557	20%	
TRDC-33 - 500 units, 20 DPH, 100% houses and 0% flats	500	£69,024,011	42,909,805	39,980,850	37,062,381	35,295,000	33,578,008	30,672,902	28,776,185	26,904,355	25,032,411	23,159,580	21,290,364	20%	
TRDC-34 - 750 units, 20 DPH, 100% houses and 0% flats	750	£103,537,217	59,164,678	55,193,266	51,222,496	49,030,020	46,837,008	43,442,002	40,898,158	38,357,049	35,815,940	33,274,831	30,744,404	20%	
TRDC-35 - 1000 units, 20 DPH, 100% houses and 0% flats	1000	£138,047,158	72,968,222	68,996,222	65,024,222	61,052,222	57,080,222	53,108,222	49,136,222	45,164,222	41,192,222	37,220,222	33,248,222	10%	
TRDC-36 - 1250 units, 20 DPH, 100% houses and 0% flats	1,250	£172,562,028	95,672,821	90,774,718	85,938,985	81,155,822	76,372,639	71,589,625	66,806,625	62,023,625	57,240,625	52,457,625	47,674,625	50%	
TRDC-37 - 1500 units, 20 DPH, 100% houses and 0% flats	1,500	£207,074,434	98,348,104	92,799,058	87,275,738	81,775,723	76,288,808	70,827,657	65,392,360	59,982,828	54,585,339	49,208,345	43,857,322	0%	
TRDC-CARE1 (75 rooms)		£2,760,992	509,674	509,674	509,674	509,674	509,674	509,674	509,674	509,674	509,674	509,674	509,674	0%	
TRDC-CARE2 (240 rooms)		£3,118,158	3,118,158	3,118,158	3,118,158	3,118,158	3,118,158	3,118,158	3,118,158	3,118,158	3,118,158	3,118,158	3,118,158	0%	
TRDC-OFF1		£1,380,496	3,174,667	3,174,667	3,174,667	3,174,667	3,174,667	3,174,667	3,174,667	3,174,667	3,174,667	3,174,667	3,174,667	0%	
TRDC-OFF2		£1,380,496	4,409,479	4,409,479	4,409,479	4,409,479	4,409,479	4,409,479	4,409,479	4,409,479	4,409,479	4,409,479	4,409,479	0%	
TRDC-REF1		£2,760,992	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	0%	
TRDC-REF2		£1,380,496	5,260,339	5,260,339	5,260,339	5,260,339	5,260,339	5,260,339	5,260,339	5,260,339	5,260,339	5,260,339	5,260,339	50%	
TRDC-IND1		£2,760,992	2,276,940	2,276,940	2,276,940	2,276,940	2,276,940	2,276,940	2,276,940	2,276,940	2,276,940	2,276,940	2,276,940	50%	
TRDC-IND2		£1,380,496	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	50%	
TRDC-IND3		£2,760,992	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	50%	
TRDC-IND4		£2,760,992	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	50%	

IE RIVERS DISTRICT COUNCIL
CHMARK LAND VALUE 1 (SECONDARY OFFICES/RETAIL)

Sales value £6,350 psm

£6,129.319 PER HA

Type tenure
70% Soc Rent 30% AH Rent

Rented 70%
30% AH Rent

Intermediate:
FH 0%

SO 30%
FH 0%

Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	Max AH
TRDC-1 - 5 units, 25 DPH, 100% houses and 0% flats	5	£1,225,864	792,516	759,979	725,597	692,371	659,306	626,383	593,623	561,018	528,569	496,275	464,136	50%
TRDC-2 - 5 units, 50 DPH, 100% houses and 0% flats	5	£512,932	792,516	759,979	725,597	692,371	659,306	626,383	593,623	561,018	528,569	496,275	464,136	25%
TRDC-3 - 5 units, 85 DPH, 50% houses and 50% flats	5	£360,548	571,462	540,938	510,551	480,302	450,191	420,218	390,383	360,685	331,125	301,703	272,419	35%
TRDC-4 - 6 units, 30 DPH, 100% houses and 0% flats	6	£1,225,864	951,019	910,775	870,716	830,844	791,159	751,660	712,348	673,222	634,283	595,529	556,963	50%
TRDC-5 - 6 units, 75 DPH, 75% houses and 25% flats	6	£490,346	819,627	781,177	742,905	704,807	666,886	629,140	591,570	554,177	516,958	479,916	443,050	40%
TRDC-6 - 8 units, 25 DPH, 100% houses and 0% flats	8	£1,961,382	1,268,026	1,214,366	1,160,965	1,107,193	1,054,876	1,002,214	949,797	897,630	845,710	794,040	742,618	0%
TRDC-7 - 8 units, 130 DPH, 0% houses and 100% flats	8	£377,180	547,436	503,544	459,845	416,340	373,027	329,906	286,983	244,250	201,711	159,365	117,213	40%
TRDC-8 - 9 units, 112 DPH, 0% houses and 100% flats	9	£492,535	615,866	566,487	517,326	468,382	419,656	371,148	322,856	274,782	226,925	179,286	131,865	50%
TRDC-9 - 10 units, 25 DPH, 100% houses and 0% flats	10	£2,451,728	1,542,083	1,475,008	1,408,245	1,341,791	1,275,649	1,209,817	1,144,297	1,079,087	1,014,188	949,600	885,323	30%
TRDC-10 - 10 units, 90 DPH, 50% houses and 50% flats	10	£681,035	1,110,453	1,048,809	987,445	926,358	865,549	805,019	744,767	684,794	625,098	565,681	506,542	35%
TRDC-11 - 20 units, 35 DPH, 100% houses and 0% flats	20	£3,502,468	2,858,160	2,736,596	2,614,122	2,492,038	2,370,526	2,249,583	2,129,212	2,009,411	1,890,180	1,771,518	1,653,430	0%
TRDC-12 - 20 units, 50 DPH, 80% houses and 20% flats	20	£2,451,728	2,979,046	2,836,199	2,694,008	2,552,472	2,411,592	2,271,369	2,131,799	1,992,886	1,854,630	1,717,028	1,580,082	15%
TRDC-13 - 30 units, 25 DPH, 100% houses and 0% flats	30	£7,355,183	4,518,996	4,320,058	4,122,042	3,924,949	3,728,779	3,533,532	3,339,207	3,145,806	2,953,326	2,761,770	2,571,135	50%
TRDC-14 - 30 units, 50 DPH, 80% houses and 20% flats	30	£3,877,592	4,023,601	3,831,643	3,640,567	3,450,371	3,261,057	3,072,622	2,885,068	2,698,394	2,512,602	2,327,691	2,143,659	50%
TRDC-15 - 40 units, 30 DPH, 80% houses and 20% flats	40	£4,903,455	4,597,187	4,383,384	4,170,559	3,958,714	3,747,847	3,537,959	3,329,049	3,121,118	2,914,166	2,708,192	2,503,196	0%
TRDC-16 - 40 units, 80 DPH, 50% houses and 50% flats	40	£3,064,660	4,342,480	4,101,374	3,861,356	3,622,427	3,384,586	3,147,834	2,912,170	2,677,594	2,444,107	2,211,708	1,980,397	25%
TRDC-17 - 50 units, 35 DPH, 100% houses and 0% flats	50	£8,156,170	5,331,660	5,126,116	4,920,082	4,714,582	4,509,228	4,304,733	4,100,220	3,895,617	3,690,910	3,486,203	3,281,496	20%
TRDC-18 - 50 units, 80 DPH, 50% houses and 50% flats	50	£3,830,825	5,428,059	5,126,116	4,826,696	4,528,033	4,230,733	3,934,792	3,640,212	3,346,993	3,055,133	2,764,634	2,475,496	50%
TRDC-19 - 60 units, 100 DPH, 0% houses and 100% flats	60	£3,877,592	3,894,329	3,568,873	3,244,849	2,922,258	2,601,099	2,281,373	1,963,078	1,646,216	1,330,786	1,016,789	704,224	0%
TRDC-20 - 60 units, 35 DPH, 100% houses and 0% flats	60	£10,507,404	9,037,991	8,640,115	8,244,084	7,849,899	7,457,558	7,067,064	6,678,415	6,291,610	5,906,653	5,523,539	5,142,271	0%
TRDC-21 - 70 units, 50 DPH, 80% houses and 20% flats	70	£8,581,047	9,376,988	8,933,236	8,488,532	8,045,879	7,605,274	7,166,718	6,730,212	6,295,754	5,862,739	5,431,278	5,001,871	50%
TRDC-22 - 70 units, 35 DPH, 100% houses and 0% flats	70	£1,058,630	49,308,748	48,942,616	48,586,205	48,230,339	47,874,472	47,518,606	47,162,740	46,806,874	46,451,008	46,095,142	45,739,276	50%
TRDC-23 - 80 units, 50 DPH, 100% houses and 0% flats	80	£9,806,911	11,775,141	11,261,961	10,747,178	10,234,794	9,724,808	9,217,219	8,712,028	8,209,237	7,708,842	7,210,846	6,715,247	15%
TRDC-24 - 80 units, 80 DPH, 55% houses and 45% flats	80	£6,129,319	8,805,337	8,329,631	7,856,079	7,384,679	6,915,432	6,448,338	5,983,397	5,520,610	5,059,974	4,601,493	4,145,164	25%
TRDC-25 - 95 units, 28 DPH, 100% houses and 0% flats	95	£20,795,905	13,987,730	13,373,578	12,762,274	12,153,818	11,548,209	10,945,448	10,345,535	9,748,468	9,154,250	8,562,880	7,974,356	35%
TRDC-26 - 100 units, 15 DPH, 100% houses and 0% flats	100	£40,862,128	14,723,926	14,077,451	13,433,973	12,793,492	12,156,010	11,521,524	10,890,036	10,261,546	9,636,052	9,013,557	8,394,059	0%
TRDC-27 - 100 units, 35 DPH, 100% houses and 0% flats	100	£17,512,341	20,959,520	20,595,630	20,231,749	19,867,859	19,503,969	19,140,079	18,776,189	18,412,299	18,048,409	17,684,519	17,320,629	50%
TRDC-28 - 130 units, 35, 14 DPH, 95% houses and 5% flats	130	£22,675,342	18,271,114	17,453,701	16,640,067	15,830,213	15,024,138	14,221,843	13,423,328	12,628,592	11,837,636	11,050,459	10,267,062	50%
TRDC-29 - 145 units, 24,83 DPH, 100% houses and 0% flats	145	£35,793,447	20,959,518	20,039,670	19,124,088	18,212,771	17,305,719	16,402,932	15,504,409	14,610,152	13,720,159	12,834,431	11,952,966	50%
TRDC-30 - 165 units, 70,87 DPH, 60% houses and 40% flats	165	£14,270,321	18,061,885	17,113,549	16,169,515	15,229,774	14,294,355	13,363,229	12,436,407	11,513,887	10,595,669	9,681,755	8,772,142	20%
TRDC-31 - 250 units, 35,07 DPH, 90% houses and 10% flats	250	£43,693,465	29,982,096	28,538,981	27,102,513	25,672,694	24,249,523	22,832,959	21,423,123	20,018,695	18,617,793	17,221,008	15,831,304	35%
TRDC-32 - 400 units, 15,69 DPH, 100% houses and 0% flats	400	£156,260,520	45,876,555	45,047,109	44,217,663	43,388,217	42,558,771	41,729,325	40,900,879	40,072,433	39,243,987	38,415,541	37,587,095	50%
TRDC-33 - 500 units, 20 DPH, 100% houses and 0% flats	500	£153,232,981	48,250,605	45,653,081	43,057,551	40,462,026	37,866,501	35,271,976	32,677,451	30,082,926	27,488,401	24,893,876	22,299,351	50%
TRDC-34 - 750 units, 20 DPH, 100% houses and 0% flats	750	£229,849,472	67,875,938	64,218,674	60,578,364	56,955,006	53,343,143	49,748,206	46,170,245	42,609,262	39,065,254	35,538,225	32,028,173	50%
TRDC-35 - 1000 units, 20 DPH, 100% houses and 0% flats	1,000	£306,465,963	81,574,403	77,157,264	72,760,575	68,364,337	64,028,549	59,693,211	55,378,323	51,063,886	46,809,899	42,556,361	38,323,275	50%
TRDC-36 - 1250 units, 20 DPH, 100% houses and 0% flats	1,250	£383,082,454	97,934,133	92,614,130	87,318,880	82,048,229	76,802,229	71,576,780	66,369,959	61,187,833	56,030,403	50,897,667	45,789,627	50%
TRDC-37 - 1500 units, 20 DPH, 100% houses and 0% flats	1,500	£459,698,944	112,195,367	106,096,897	100,026,302	93,972,861	87,945,113	81,945,703	75,974,631	70,031,895	64,106,220	58,200,998	52,325,198	50%
TRDC-CARE1 (75 rooms)	-	£2,760,992	509,674	509,674	509,674	509,674	509,674	509,674	509,674	509,674	509,674	509,674	509,674	50%
TRDC-CARE2 (40 rooms)	-	£2,022,675	331,158	331,158	331,158	331,158	331,158	331,158	331,158	331,158	331,158	331,158	331,158	50%
TRDC-OFF1	-	£3,064,660	3,174,667	3,174,667	3,174,667	3,174,667	3,174,667	3,174,667	3,174,667	3,174,667	3,174,667	3,174,667	3,174,667	0%
TRDC-OFF2	-	£3,064,660	4,409,479	4,409,479	4,409,479	4,409,479	4,409,479	4,409,479	4,409,479	4,409,479	4,409,479	4,409,479	4,409,479	0%
TRDC-RET1	-	£6,129,319	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	50%
TRDC-RET2	-	£123,500	2,680,339	2,680,339	2,680,339	2,680,339	2,680,339	2,680,339	2,680,339	2,680,339	2,680,339	2,680,339	2,680,339	50%
TRDC-RET3	-	£1,532,330	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540	50%
TRDC-IND1	-	£6,129,319	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	50%
TRDC-IND2	-	£6,129,319	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	50%
TRDC-IND3	-	£6,129,319	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	50%

CHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL)

£2,760,992

Description	No of units	BLV	Residual land values										
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	50% AH	
TRDC-1 - 5 units, 25 DPH, 100% houses and 0% flats	5	£552,196	792,516	759,979	725,597	692,371	659,306	626,383	593,623	561,018	528,569	496,275	464,136
TRDC-2 - 5 units, 50 DPH, 100% houses and 0% flats	5	£276,099	792,516	759,979	725,597	692,371	659,306	626,383	593,623	561,018	528,569	496,275	464,136
TRDC-3 - 5 units, 85 DPH, 50% houses and 50% flats	5	£162,411	571,462	540,938	510,551	480,302	450,191	420,218	390,383	360,685	331,125	301,703	272,419
TRDC-4 - 6 units, 30 DPH, 100% houses and 0% flats	6	£552,196	951,019	910,775	870,716	830,844	791,159	751,660	712,348	673,222	634,283	595,529	556,963
TRDC-5 - 6 units, 75 DPH, 75% houses and 25% flats	6	£220,879	819,627	781,177	742,905	704,807	666,886	629,140	591,570	554,177	516,958	479,916	443,050
TRDC-6 - 8 units, 25 DPH, 100% houses and 0% flats	8	£1,961,382	1,268,026	1,214,366	1,160,965	1,107,193	1,054,876	1,002,214	949,797	897,630	845,710	794,040	742,618
TRDC-7 - 8 units, 130 DPH, 0% houses and 100% flats	8	£377,180	547,436	503,544	459,845	416,340	373,027	329,906	286,983	244,250	201,711	159,365	117,213
TRDC-8 - 9 units, 112 DPH, 0% houses and 100% flats	9	£221,865	615,866	566,487	517,326	468,382	419,656	371,148	322,856	274,782	226,925	179,286	131,865
TRDC-9 - 10 units, 25 DPH, 100% houses and 0% flats	10	£1,104,397	1,542,083	1,475,008	1,408,245	1,341,791	1,275,649	1,209,817	1,144,297	1,079,087	1,014,188	949,600	885,321
TRDC-10 - 10 units, 50 DPH, 50% houses and 50% flats	10	£306,771	1,110,453	1,048,089	987,445	926,358	865,549	805,019	744,767	684,794	625,098	565,981	506,542
TRDC-11 - 20 units, 35 DPH, 100% houses and 0% flats	20	£1,577,710	2,859,150	2,736,595	2,614,122	2,492,438	2,370,526	2,249,583	2,129,212	2,009,411	1,890,180	1,771,519	1,653,430
TRDC-12 - 20 units, 50 DPH, 100% houses and 0% flats	20	£1,577,710	2,859,150	2,736,595	2,614,122	2,492,438	2,370,526	2,249,583	2,129,212	2,009,411	1,890,180	1,771,519	1,653,430
TRDC-13 - 30 units, 25 DPH, 100% houses and 0% flats	30	£3,313,911	4,516,986	4,320,058	4,124,022	3,924,098	3,728,719	3,533,532	3,339,207	3,145,806	2,952,928	2,761,170	2,571,135
TRDC-14 - 30 units, 50 DPH, 80% houses and 20% flats	30	£1,656,956	4,023,601	3,831,643	3,640,567	3,450,371	3,261,057	3,072,622	2,885,068	2,698,394	2,512,802	2,327,691	2,143,659
TRDC-15 - 40 units, 50 DPH, 80% houses and 20% flats	40	£2,208,794	4,597,187	4,383,384	4,170,559	3,958,714	3,747,847	3,537,959	3,329,049	3,121,118	2,914,166	2,708,192	2,503,196
TRDC-16 - 40 units, 80 DPH, 50% houses and 50% flats	40	£1,380,496	4,342,480	4,101,374	3,861,356	3,622,427	3,384,586	3,147,834	2,912,170	2,677,594	2,444,107	2,211,708	1,980,397
TRDC-17 - 40 units, 100% houses and 0% flats	50	£1,740,215	4,342,480	4,101,374	3,861,356	3,622,427	3,384,586	3,147,834	2,912,170	2,677,594	2,444,107	2,211,708	1,980,397
TRDC-18 - 50 units, 80 DPH, 50% houses and 50% flats	50	£1,725,620	5,428,099	5,126,718	4,826,696	4,528,033	4,230,733	3,934,792	3,640,212	3,346,993	3,055,133	2,764,834	2,475,496
TRDC-19 - 60 units, 100 DPH, 0% houses and 100% flats	60	£1,656,956	3,894,329	3,568,873	3,244,840	2,922,258	2,601,099	2,281,373	1,963,078	1,646,216	1,330,766	1,018,789	704,224
TRDC-20 - 60 units, 35 DPH, 100% houses and 0% flats	60	£4,733,130	9,037,991	8,640,115	8,244,084	7,849,899	7,457,558	7,067,064	6,678,415	6,291,610	5,906,835	5,523,339	5,142,271
TRDC-21 - 70 units, 50 DPH, 80% houses and 20% flats	70	£3,865,389	9,779,948	9,378,236	8,986,532	8,594,879	8,205,279	7,805,274	7,406,718	7,012,912	6,625,754	6,236,739	5,851,871
TRDC-22 - 70 units, 35 DPH, 100% houses and 0% flats	70	£3,521,995	9,779,948	9,378,236	8,986,532	8,594,879	8,205,279	7,805,274	7,406,718	7,012,912	6,625,754	6,236,739	5,851,871
TRDC-23 - 80 units, 50 DPH, 100% houses and 0% flats	80	£4,417,558	11,379,141	11,261,961	10,747,178	10,245,794	9,744,828	9,247,018	8,742,008	8,247,219	7,742,028	7,240,842	6,740,285
TRDC-24 - 80 units, 80 DPH, 55% houses and 45% flats	80	£2,760,992	8,805,337	8,329,631	7,856,079	7,384,679	6,915,432	6,448,338	5,983,397	5,520,610	5,059,974	4,601,493	4,145,164
TRDC-25 - 95 units, 28 DPH, 100% houses and 0% flats	95	£9,367,653	13,987,730	13,357,790	12,762,274	12,153,819	11,548,209	10,945,448	10,345,535	9,748,468	9,154,250	8,562,880	7,974,356
TRDC-26 - 100 units, 15 DPH, 100% houses and 0% flats	100	£1,406,616	14,732,926	14,077,451	13,433,973	12,793,492	12,156,010	11,521,510	10,890,336	10,261,546	9,636,052	9,015,557	8,394,061
TRDC-27 - 100 units, 35 DPH, 95% houses and 5% flats	100	£1,888,550	14,732,926	13,676,915	13,036,502	12,402,652	11,778,114	11,142,840	10,518,718	9,893,880	9,274,845	8,655,771	8,042,691
TRDC-28 - 120 units, 25 DPH, 100% houses and 0% flats	120	£1,210,458	12,102,458	11,475,331	10,849,803	10,224,875	9,600,547	8,978,444	8,358,569	7,738,910	7,119,466	6,500,242	5,881,219
TRDC-29 - 145 units, 24.83 DPH, 100% houses and 0% flats	145	£16,123,395	20,959,518	20,039,670	19,124,088	18,212,771	17,305,719	16,402,932	15,504,409	14,610,152	13,720,159	12,834,431	11,952,968
TRDC-30 - 165 units, 50 DPH, 80% houses and 40% flats	165	£6,428,161	18,061,885	17,113,549	16,169,515	15,229,784	14,294,355	13,369,228	12,438,407	11,513,887	10,596,869	9,681,755	8,772,142
TRDC-31 - 250 units, 35 DPH, 90% houses and 10% flats	250	£19,682,011	29,982,096	28,538,981	27,102,513	25,672,694	24,249,523	22,832,999	21,423,919	20,019,895	18,617,933	17,221,028	15,831,304
TRDC-32 - 400 units, 15.69 DPH, 100% houses and 0% flats	400	£7,380,580	45,875,635	43,547,108	41,425,344	39,313,858	37,212,053	35,120,128	33,038,083	30,965,817	28,903,932	26,848,512	24,802,168
TRDC-33 - 500 units, 10.01% DPH, 100% houses and 0% flats	500	£9,948,811	45,875,635	43,547,108	41,425,344	39,313,858	37,212,053	35,120,128	33,038,083	30,965,817	28,903,932	26,848,512	24,802,168
TRDC-34 - 750 units, 20.81 DPH, 100% houses and 0% flats	750	£10,535,577	67,875,938	64,187,674	60,576,354	56,955,005	53,333,143	49,748,205	46,170,255	42,609,262	39,069,284	35,535,226	32,028,173
TRDC-35 - 1000 units, 20 DPH, 100% houses and 0% flats	1000	£13,948,623	61,574,403	77,157,264	72,760,575	68,384,337	64,028,549	59,693,211	55,378,323	51,083,886	46,809,899	42,556,361	38,323,275
TRDC-36 - 1250 units, 20 DPH, 100% houses and 0% flats	1250	£17,252,028	67,834,133	92,614,180	87,318,880	82,048,229	76,802,229	71,576,780	66,369,959	61,187,833	56,030,403	50,897,667	45,789,627
TRDC-37 - 1500 units, 20 DPH, 100% houses and 0% flats	1500	£20,747,434	119,367	10,996,697	10,028,302	93,972,861	87,945,113	81,945,703	75,974,631	70,031,895	64,105,220	58,200,996	52,325,199
TRDC-CARET (75 rooms)	-	£2,760,992	-	-	-	-	590,674	-	590,674	-	590,674	-	590,674
TRDC-CARET (240 rooms)	-	£1,128,496	-	-	-	-	331,158	-	331,158	-	331,158	-	331,158
TRDC-OF1	-	£1,374,668	-	3,174,667	-	3,174,667	-	3,174,667	-	3,174,667	-	3,174,667	-
TRDC-OF2	-	£1,380,496	-	4,409,479	-	4,409,479	-	4,409,479	-	4,409,479	-	4,409,479	-
TRDC-OF12	-	£2,760,992	-	1,994,203	-	1,994,203	-	1,994,203	-	1,994,203	-	1,994,203	-
TRDC-RE12	-	£1,380,496	-	5,260,339	-	5,260,339	-	5,260,339	-	5,260,339	-	5,260,339	-
TRDC-RE2	-	£2,760,992	-	2,770,540	-	2,770,540	-	2,770,540	-	2,770,540	-	2,770,540	-
TRDC-IND1	-	£2,760,992	-	3,291,092	-	3,291,092	-	3,291,092	-	3,291,092	-	3,291,092	-
TRDC-IND2	-	£2,760,992	-	4,079,720	-	4,079,720	-	4,079,720	-	4,079,720	-	4,079,720	-
TRDC-IND3	-	£2,760,992	-	4,682,896	-	4,682,896	-	4,682,896	-	4,682,896	-	4,682,896	-

CHAMBERS DISTRICT COUNCIL
RIVERSIDE LAND VALUE 1 (SECONDARY OFFICES/RETAIL)

CHIVERS DISTRICT COUNCIL		Sales value £6,000 psm		AH tenure		Rented 70%		Intermediate:		SO 30%				
RIVERSLAND VALUE 1 (SECONDARY OFFICES/RETAIL)		£6,129,319 PER HA		Type of rent:		70% Soc Rent 30% AH Rent				FH 0%				
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	Max AH
TRDC-1 - 5 units, 25 DPH, 100% houses and 0% flats	5	£1,225,864	831,415	796,762	762,271	727,940	693,770	659,759	625,909	592,220	558,691	525,323	492,115	50%
TRDC-2 - 5 units, 50 DPH, 100% houses and 0% flats	5	£6,129,932	831,415	796,762	762,271	727,940	693,770	659,759	625,909	592,220	558,691	525,323	492,115	30%
TRDC-3 - 5 units, 85 DPH, 50% houses and 50% flats	5	£3,600,548	605,163	573,746	542,470	511,335	480,343	449,491	418,782	388,214	357,787	327,503	297,360	35%
TRDC-4 - 6 units, 30 DPH, 100% houses and 0% flats	6	£1,225,864	997,698	956,116	914,725	873,528	832,523	791,711	751,091	710,664	670,429	630,387	590,538	50%
TRDC-5 - 6 units, 75 DPH, 75% houses and 25% flats	6	£490,346	863,217	825,562	784,089	744,797	705,685	666,755	628,006	589,438	551,051	512,845	474,820	45%
TRDC-6 - 8 units, 25 DPH, 100% houses and 0% flats	8	£1,961,382	1,330,263	1,274,920	1,219,634	1,164,704	1,110,031	1,055,614	1,001,454	947,551	893,905	840,516	787,362	50%
TRDC-7 - 8 units, 130 DPH, 0% houses and 100% flats	8	£3,177,180	592,711	547,756	502,986	458,348	414,075	369,910	325,943	282,173	238,601	195,227	152,050	45%
TRDC-8 - 9 units, 112 DPH, 0% houses and 100% flats	9	£492,535	666,800	616,225	565,872	515,742	465,834	416,149	366,685	317,445	268,426	219,630	171,056	15%
TRDC-9 - 10 units, 25 DPH, 100% houses and 0% flats	10	£2,451,728	1,619,879	1,550,576	1,481,592	1,412,930	1,344,589	1,276,586	1,208,868	1,141,490	1,074,432	1,007,695	941,279	35%
TRDC-10 - 10 units, 50 DPH, 50% houses and 50% flats	10	£681,035	1,176,777	1,113,353	1,050,215	987,364	924,798	862,518	800,524	738,616	677,393	616,258	555,408	35%
TRDC-11 - 20 units, 35 DPH, 100% houses and 0% flats	20	£3,502,468	3,002,384	2,876,583	2,749,591	2,623,887	2,498,572	2,373,745	2,249,507	2,125,857	2,002,794	1,880,321	1,758,435	0%
TRDC-12 - 20 units, 50 DPH, 80% houses and 20% flats	20	£2,451,728	3,215,105	3,063,408	2,912,407	2,762,101	2,612,495	2,463,579	2,315,361	2,167,830	2,021,013	1,874,863	1,729,448	25%
TRDC-13 - 30 units, 25 DPH, 100% houses and 0% flats	30	£7,355,183	4,741,367	4,535,953	4,331,490	4,127,980	3,925,422	3,723,815	3,523,160	3,323,458	3,124,707	2,926,909	2,730,061	35%
TRDC-14 - 30 units, 50 DPH, 80% houses and 20% flats	30	£3,677,592	4,234,229	4,036,299	3,839,277	3,643,162	3,447,954	3,253,653	3,060,259	2,867,772	2,676,192	2,485,520	2,295,755	10%
TRDC-15 - 40 units, 50 DPH, 80% houses and 20% flats	40	£4,903,455	4,846,143	4,626,181	4,407,226	4,189,276	3,972,330	3,756,391	3,541,458	3,327,531	3,114,609	2,902,692	2,691,781	50%
TRDC-16 - 40 units, 80 DPH, 50% houses and 50% flats	40	£3,064,660	4,598,262	4,350,341	4,103,537	3,857,851	3,613,283	3,369,832	3,127,498	2,886,284	2,646,187	2,407,207	2,169,348	30%
TRDC-17 - 50 units, 35 DPH, 100% houses and 0% flats	50	£8,756,170	7,901,783	7,559,922	7,219,151	6,879,967	6,542,370	6,206,359	5,871,935	5,539,097	5,207,945	4,876,180	4,550,102	0%
TRDC-18 - 50 units, 80 DPH, 50% houses and 50% flats	50	£3,830,825	5,747,829	5,437,926	5,129,421	4,822,313	4,516,603	4,212,290	3,909,374	3,607,855	3,307,733	3,009,010	2,711,682	50%
TRDC-19 - 60 units, 100 DPH, 0% houses and 100% flats	60	£3,677,592	4,215,764	3,882,728	3,551,155	3,221,045	2,892,400	2,565,217	2,239,498	1,915,242	1,592,451	1,271,121	951,256	5%
TRDC-20 - 60 units, 35 DPH, 100% houses and 0% flats	60	£10,507,404	9,482,139	9,071,906	8,662,981	8,255,961	7,850,844	7,447,631	7,046,322	6,646,916	6,249,414	5,853,816	5,460,123	50%
TRDC-21 - 70 units, 50 DPH, 80% houses and 20% flats	70	£8,581,047	9,689,846	9,409,326	9,090,589	8,744,725	8,400,572	8,056,529	7,713,595	7,369,772	7,025,949	6,682,126	6,338,303	50%
TRDC-22 - 70 units, 35 DPH, 100% houses and 0% flats	70	£2,558,030	40,806,582	40,330,863	39,859,306	39,387,326	38,915,346	38,443,366	37,971,386	37,500,406	37,028,426	36,556,446	36,084,466	50%
TRDC-23 - 80 units, 50 DPH, 100% houses and 0% flats	80	£9,806,911	12,350,379	11,816,998	11,283,619	10,750,240	10,216,861	9,683,482	9,150,103	8,616,724	8,083,345	7,549,966	7,016,587	20%
TRDC-24 - 80 units, 80 DPH, 55% houses and 45% flats	80	£6,129,319	9,305,979	8,817,800	8,330,391	7,845,912	7,363,643	6,883,584	6,405,736	5,930,097	5,456,668	4,985,450	4,516,441	30%
TRDC-25 - 95 units, 28 DPH, 100% houses and 0% flats	95	£20,795,905	14,666,075	14,032,671	13,402,202	12,774,667	12,150,066	11,528,398	10,909,666	10,293,868	9,681,005	9,071,075	8,464,080	50%
TRDC-26 - 100 units, 15 DPH, 100% houses and 0% flats	100	£40,862,128	15,437,974	14,771,234	14,107,581	13,447,017	12,789,542	12,135,156	11,483,659	10,835,651	10,190,531	9,548,499	8,909,557	40%
TRDC-27 - 100 units, 35 DPH, 100% houses and 0% flats	100	£17,512,343	10,361,493	10,002,493	9,643,493	9,284,493	8,925,493	8,566,493	8,207,493	7,848,493	7,489,493	7,130,493	6,771,493	50%
TRDC-28 - 130 units, 35, 14 DPH, 95% houses and 5% flats	130	£22,675,342	19,170,478	18,327,759	17,488,933	16,654,001	15,822,962	14,995,816	14,172,562	13,353,202	12,537,735	11,726,161	10,918,480	50%
TRDC-29 - 145 units, 24,83 DPH, 100% houses and 0% flats	145	£35,793,447	21,976,410	21,027,749	20,083,482	19,143,609	18,208,132	17,277,409	16,350,360	15,428,066	14,510,166	13,596,662	12,687,552	50%
TRDC-30 - 165 units, 70,87 DPH, 60% houses and 40% flats	165	£14,270,321	19,069,681	18,095,052	17,124,840	16,159,045	15,197,666	14,240,705	13,288,160	12,340,031	11,396,320	10,457,025	9,522,147	20%
TRDC-31 - 250 units, 35,07 DPH, 90% houses and 10% flats	250	£43,603,465	31,593,129	30,107,077	28,627,855	27,155,440	25,689,955	24,231,257	22,779,440	21,328,100	19,882,827	18,444,427	17,012,902	40%
TRDC-32 - 400 units, 15,69 DPH, 100% houses and 0% flats	400	£156,260,520	47,842,865	45,702,203	43,561,541	41,420,879	39,280,217	37,139,555	35,000,893	32,860,231	30,720,569	28,580,907	26,441,245	50%
TRDC-33 - 500 units, 20 DPH, 100% houses and 0% flats	500	£153,232,981	50,969,133	48,307,338	45,658,559	43,021,503	40,396,772	37,784,364	35,184,280	32,596,519	30,021,082	27,457,969	24,907,180	50%
TRDC-34 - 750 units, 20 DPH, 100% houses and 0% flats	750	£229,849,472	71,648,235	67,891,402	64,140,134	60,423,043	56,714,367	53,023,105	49,349,258	45,692,827	42,053,810	38,432,208	34,828,021	50%
TRDC-35 - 1000 units, 20 DPH, 100% houses and 0% flats	1,000	£306,465,963	86,122,473	81,594,774	77,088,016	72,602,197	68,137,318	63,693,380	59,270,382	54,868,324	50,487,205	46,127,028	41,787,790	50%
TRDC-36 - 1250 units, 20 DPH, 100% houses and 0% flats	1,250	£383,082,454	103,285,579	97,831,445	92,402,557	86,998,917	81,617,645	76,255,993	70,920,221	65,609,730	60,324,520	55,064,590	49,829,942	50%
TRDC-37 - 1500 units, 20 DPH, 100% houses and 0% flats	1,500	£459,698,944	118,263,099	111,692,988	105,120,877	99,551,843	93,972,809	88,403,775	82,824,741	77,245,707	71,666,673	66,087,639	60,508,605	50%
TRDC-CARE1 (75 rooms)	-	£18,329,319	219,551	219,551	219,551	219,551	219,551	219,551	219,551	219,551	219,551	219,551	219,551	0%
TRDC-CARE2 (40 rooms)	-	£2,022,675	176,426	176,426	176,426	176,426	176,426	176,426	176,426	176,426	176,426	176,426	176,426	0%
TRDC-OFF1	-	£3,064,660	3,174,667	3,174,667	3,174,667	3,174,667	3,174,667	3,174,667	3,174,667	3,174,667	3,174,667	3,174,667	3,174,667	0%
TRDC-OFF2	-	£3,064,660	4,409,479	4,409,479	4,409,479	4,409,479	4,409,479	4,409,479	4,409,479	4,409,479	4,409,479	4,409,479	4,409,479	0%
TRDC-RET1	-	£6,129,319	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	0%
TRDC-RET2	-	£3,064,660	5,260,339	5,260,339	5,260,339	5,260,339	5,260,339	5,260,339	5,260,339	5,260,339	5,260,339	5,260,339	5,260,339	50%
TRDC-RET3	-	£1,532,330	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540	50%
TRDC-IND1	-	£6,129,319	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	50%
TRDC-IND2	-	£6,129,319	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	50%
TRDC-IND3	-	£6,129,319	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	50%

CHAMARK LAND VALUE 2 (SECONDARY INDUSTRIAL)

CHAM LAM LAND VALUE 2 (SECONDARY INDUSTRIAL)		£2,760,992													Residual land values		
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	Max AH			
TRDC-1 - 5 units, 25 DPH, 100% houses and 0% flats	5	£552,198	831,415	796,762	762,271	727,940	693,770	659,759	625,909	592,220	558,691	525,323	492,115	40%			
TRDC-2 - 5 units, 50 DPH, 100% houses and 0% flats	5	£2,760,992	831,415	796,762	762,271	727,940	693,770	659,759	625,909	592,220	558,691	525,323	492,115	40%			
TRDC-3 - 5 units, 85 DPH, 50% houses and 50% flats	5	£1,612,411	605,163	573,746	542,470	511,335	480,343	449,491	418,782	388,214	357,787	327,503	297,360	50%			
TRDC-4 - 6 units, 30 DPH, 100% houses and 0% flats	6	£552,198	997,698	956,116	914,725	873,528	832,523	791,711	751,091	710,664	670,429	630,387	590,538	50%			
TRDC-5 - 6 units, 75 DPH, 75% houses and 25% flats	6	£2,820,779	863,217	825,562	784,089	744,797	705,685	666,755	628,006	589,438	551,051	512,845	474,820	45%			
TRDC-6 - 8 units, 25 DPH, 100% houses and 0% flats	8	£1,961,382	1,330,263	1,274,920	1,219,634	1,164,704	1,110,031	1,055,614	1,001,454	947,551	893,905	840,516	787,362	50%			
TRDC-7 - 8 units, 130 DPH, 0% houses and 100% flats	8	£3,177,180	592,711	547,756	502,986	458,348	414,075	369,910	325,943	282,173	238,601	195,227	152,050	45%			
TRDC-8 - 9 units, 112 DPH, 0% houses and 100% flats	9	£2,186,656	666,800	616,225	565,872	515,742	465,834	416,149	366,685	317,445	268,426	219,630	171,056	40%			
TRDC-9 - 10 units, 25 DPH, 100% houses and 0% flats	10	£1,104,397	1,618,879	1,550,576	1,481,592	1,412,930	1,344,589	1,276,558	1,208,868	1,141,440	1,074,432	1,007,695	941,279	35%			
TRDC-10 - 10 units, 50 DPH, 100% houses and 0% flats	10	£3,906,100	1,767,090	1,613,353	1,459,215	1,305,215	1,151,358	1,007,659	864,029	720,389	576,749	433,109	289,469	30%			
TRDC-11 - 12 units, 35 DPH, 100% houses and 0% flats	20	£1,577,710	3,205,105	2,876,583	2,548,991	2,221,991	1,894,991	1,567,991	1,240,991	913,991	586,991	259,991	122,991	30%			
TRDC-12 - 20 units, 50 DPH, 80% houses and 20% flats	20	£1,104,397	3,105,105	3,063,408	2,912,407	2,762,101	2,612,492	2,463,579	2,315,361	2,167,839	2,021,913	1,874,883	1,728,448	50%			
TRDC-13 - 30 units, 25 DPH, 100% houses and 0% flats	30	£1,333,191	4,741,367	4,535,953	4,331,490	4,127,980	3,925,422	3,723,815	3,523,160	3,323,458	3,124,707	2,926,909	2,730,061	35%			
TRDC-14 - 30 units, 50 DPH, 80% houses and 20% flats	30	£1,656,595	4,234,229	4,036,299	3,839,277	3,643,162	3,447,954	3,253,053	3,060,259	2,867,192	2,672,166	2,480,526	2,296,756	50%			
TRDC-15 - 40 units, 50 DPH, 80% houses and 20% flats	40	£2,009,794	4,846,145	4,626,161	4,407,226	4,187,736	3,972,330	3,756,391	3,541,458	3,327,551	3,114,729	2,902,692	2,690,271	50%			
TRDC-16 - 40 units, 80 DPH, 50% houses and 50% flats	40	£1,380,496	4,389,241	4,103,337	3,830,341	3,557,345	3,284,349	3,011,353	2,738,357	2,465,361	2,192,365	1,919,369	1,646,373	50%			
TRDC-17 - 50 units, 35 DPH, 100% houses and 0% flats	50	£3,944,275	7,901,783	7,559,922	7,219,151	6,879,967	6,542,370	6,206,359	5,871,935	5,539,097	5,207,845	4,878,186	4,550,102	50%			
TRDC-18 - 50 units, 80 DPH, 50% houses and 50% flats	50	£1,725,620	5,747,829	5,437,826	5,129,421	4,822,313	4,516,603	4,212,290	3,909,374	3,607,855	3,307,733	3,009,010	2,711,682	50%			
TRDC-19 - 60 units, 100 DPH, 0% houses and 100% flats	60	£1,656,595	4,215,764	3,862,728	3,551,159	3,221,045	2,896,420	2,565,217	2,239,448	1,915,242	1,592,451	1,271,211	951,256	35%			
TRDC-20 - 60 units, 35 DPH, 100% houses and 0% flats	60	£4,733,137	9,612,132	9,092,988	8,574,843	8,055,981	7,537,654	7,019,327	6,501,390	5,983,616	5,465,816	4,948,123	4,430,430	50%			
TRDC-21 - 60 units, 50 DPH, 80% houses and 20% flats	70	£3,865,380	8,859,846	8,409,362	7,959,878	7,509,394	7,059,910	6,609,426	6,159,942	5,709,458	5,259,974	4,809,490	4,359,006	50%			
TRDC-22 - 70 units, 35 DPH, 100% houses and 0% flats	80	£2,551,985	10,065,582	10,339,963	9,875,306	9,412,912	8,950,880	8,484,610	8,038,701	7,584,955	7,133,371	6,683,955	6,236,691	50%			
TRDC-23 - 80 units, 100% houses and 0% flats	80	£4,417,582	12,350,379	11,816,986	11,286,064	10,757,814	10,231,634	9,705,128	9,187,087	8,668,521	8,152,425	7,638,800	7,127,645	50%			
TRDC-24 - 80 units, 80 DPH, 55% houses and 45% flats	80	£2,760,992	9,305,979	8,871,080	8,330,391	7,845,912	7,363,643	6,883,584	6,406,736	5,930,097	5,456,468	4,983,450	4,510,441	50%			
TRDC-25 - 85 units, 20 DPH, 100% houses and 0% flats	95	£1,961,382	13,402,762	12,912,817	12,422,872	11,932,927	11,442,982	10,953,037	10,463,092	9,973,147	9,483,202	8,993,257	8,503,312	40%			
TRDC-26 - 100 units, 15 DPH, 100% houses and 0% flats	100	£1,406,616	15,837,874	14,772,254	14,027,951	13,247,017	12,497,562	11,752,107	11,002,652	10,253,197	9,503,742	8,754,287	8,004,832	40%			
TRDC-27 - 100 units, 35 DPH, 95% houses and 5% flats	100	£7,888,550	15,021,490	14,360,962	13,703,286	13,048,761	12,390,241	11,745,889	11,103,501	10,461,185	9,821,921	9,185,708	8,552,548	50%			
TRDC-28 - 130 units, 35 14 DPH, 95% houses and 5% flats	130	£1,214,258	17,019,478	16,387,759	15,748,983	15,094,001	14,442,966	13,792,931	13,142,896	12,492,861	11,842,826	11,192,791	10,542,756	50%			
TRDC-29 - 145 units, 24 24 DPH, 100% houses and 0% flats	145	£1,623,135	21,976,410	21,027,749	20,083,492	19,143,609	18,208,132	17,272,449	16,350,360	15,428,066	14,506,416	13,586,682	12,668,890	50%			
TRDC-30 - 145 units, 70 60% houses and 40% flats	165	£2,428,163	21,976,410	21,027,749	20,083,492	19,143,609	18,208,132	17,272,449	16,350,360	15,428,066	14,506,416	13,586,682	12,668,890	50%			
TRDC-31 - 250 units, 35 07 DPH, 90% houses and 10% flats	250	£19,682,011	31,593,129	30,107,077	28,627,985	27,155,490	25,689,955	24,231,257	22,776,400	21,326,100	19,882,821	18,444,427	17,112,502	50%			
TRDC-32 - 400 units, 16,09 DPH, 100% houses and 0% flats	400	£70,388,590	47,942,965	45,750,203	43,567,965	41,385,342	39,233,143	37,081,091	34,938,208	32,807,473	30,685,891	28,572,629	26,466,511	50%			
TRDC-33 - 500 units, 20 DPH, 100% houses and 0% flats	500	£90,024,811	56,995,133	49,307,838	45,658,559	42,021,043	40,396,727	37,084,364	35,184,280	32,696,512	30,203,812	27,457,969	24,908,180	50%			
TRDC-34 - 750 units, 20 DPH, 100% houses and 0% flats	750	£1,033,217	11,648,325	10,891,402	10,144,398	9,402,033	8,654,767	7,913,024	7,169,458	6,426,892	5,684,327	4,941,762	4,200,197	50%			
TRDC-35 - 1,000 units, 20 DPH, 100% houses and 0% flats	1,000	£1,380,496	14,980,416	14,138,653	13,296,890	12,455,127	11,613,364	10,771,601	9,929,838	9,088,075	8,246,312	7,404,549	6,562,786	50%			
TRDC-36 - 1,250 units, 20 DPH, 100% houses and 0% flats	1,250	£1,752,028	18,025,579	17,031,445	16,032,557	15,038,671	14,044,785	13,050,899	12,057,013	11,063,127	10,069,241	9,075,355	8,081,469	50%			
TRDC-37 - 1,500 units, 20 DPH, 100% houses and 0% flats	1,500	£2,074,434	21,186,300	20,196,968	19,207,636	18,218,304	17,228,972	16,239,640	15,250,308	14,260,976	13,271,644	12,282,312	11,292,980	50%			
TRDC-CARET5 (75 rooms)		£2,760,992	219,551	219,551	219,551	219,551	219,551	219,551	219,551	219,551	219,551	219,551	219,551				
TRDC-CARET4 (40 rooms)		£1,911,128	176,426	176,426	176,426	176,426	176,426	176,426	176,426	176,426	176,426	176,426	176,426				
TRDC-38F1		£1,714,967	1,714,967	1,714,967	1,714,967	1,714,967	1,714,967	1,714,967	1,714,967	1,714,967	1,714,967	1,714,967	1,714,967				
TRDC-OF2		£1,380,496	4,409,479	4,409,479	4,409,479	4,409,479	4,409,479	4,409,479	4,409,479	4,409,479	4,409,479	4,409,479	4,409,479				
TRDC-REF1		£2,760,992	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203				
TRDC-RET2		£1,380,496	5,260,339	5,260,339	5,260,339	5,260,339	5,260,339	5,260,339	5,260,339	5,260,339	5,260,339	5,260,339	5,260,339	50%			
TRDC-RET3		£890,248	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540	50%			
TRDC-760.992		£2,760,992	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092				
TRDC-IND0		£2,760,992	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720				
TRDC-IND3		£2,760,992	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	50%			

CHAMBERS DISTRICT COUNCIL
ICHMARK LAND VALUE 1 (SECONDARY OFFICES/RETAIL)

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

CHMARK DISTRICT COUNCIL
IHM LAND VALUE 1 (SECONDARY OFFICES/RETAIL)

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

	Max A
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CH RIVERS DISTRICT COUNCIL
ICHMARK LAND VALUE 1 (SECONDARY OFFICES/RETAIL)

RIVERS DISTRICT COUNCIL		Sales value £7,600 psm		E6,129,319 PER HA		AH tenure Type of rent		Rented 70% 70% Soc Rent 30% AH Rent		Intermediate:		SO 30% FH 0%		
CHAMK LAZD LAVE 1 (SECONDARY OFFICES/RETAIL)														

ICHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL)

CMAA LAND VALUE 2 (SECONDARY INDUSTRIAL)		£2,760,992		Residual land values											
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH		
TRDC-1 - 5 units, 25 DPH, 100% houses and 0% flats	5	£552,198	1,140,113	1,092,990	1,046,084	999,398	952,925	906,678	860,645	814,832	769,236	723,857	678,697		
TRDC-2 - 5 units, 50 DPH, 100% houses and 0% flats	5	£276,099	1,140,113	1,092,990	1,046,084	999,398	952,925	906,678	860,645	814,832	769,236	723,857	678,697		
TRDC-3 - 5 units, 85 DPH, 50% houses and 50% flats	5	£162,411	895,803	852,672	809,734	766,989	724,439	682,082	639,919	597,950	556,175	514,594	473,206		
TRDC-4 - 6 units, 30 DPH, 100% houses and 0% flats	6	£552,198	1,368,136	1,311,588	1,255,301	1,199,277	1,143,515	1,088,014	1,032,774	977,798	923,083	868,629	814,438		
TRDC-5 - 6 units, 75 DPH, 75% houses and 25% flats	6	£220,944	1,188,244	1,168,774	1,148,850	1,129,374	1,109,745	1,089,966	1,069,939	1,049,664	1,029,140	1,008,369	987,303		
TRDC-6 - 8 units, 25 DPH, 100% houses and 0% flats	8	£883,518	1,624,160	1,545,768	1,467,376	1,388,984	1,310,592	1,232,200	1,153,808	1,075,416	997,024	918,632	840,240		
TRDC-7 - 8 units, 130 DPH, 0% houses and 100% flats	8	£169,907	1,027,521	995,979	964,527	933,075	901,623	870,171	838,719	807,267	775,815	744,363	712,911		
TRDC-8 - 9 units, 112 DPH, 0% houses and 100% flats	9	£221,685	1,155,961	1,085,715	1,015,776	946,142	876,816	807,797	738,084	670,678	602,579	534,786	467,300		
TRDC-9 - 10 units, 25 DPH, 100% houses and 0% flats	10	£1,104,397	2,237,276	2,143,030	2,049,219	1,955,845	1,862,908	1,770,470	1,678,342	1,586,713	1,495,521	1,404,765	1,314,445		
TRDC-10 - 10 units, 50 DPH, 100% houses and 0% flats	10	£596,777	1,188,244	1,168,774	1,148,850	1,129,374	1,109,745	1,089,966	1,069,939	1,049,664	1,029,140	1,008,369	987,303		
TRDC-11 - 12 units, 25 DPH, 100% houses and 0% flats	12	£1,577,710	4,480,216	4,305,784	4,132,116	3,958,247	3,784,379	3,610,511	3,436,643	3,262,775	3,088,907	2,915,039	2,741,171		
TRDC-12 - 20 units, 50 DPH, 80% houses and 20% flats	20	£1,104,397	4,402,123	4,202,319	4,004,431	3,806,543	3,608,655	3,410,767	3,212,879	3,024,991	2,827,103	2,629,215	2,431,327		
TRDC-13 - 30 units, 25 DPH, 100% houses and 0% flats	30	£3,313,191	6,506,121	6,228,993	5,953,151	5,678,592	5,403,816	5,133,327	4,862,621	4,593,199	4,325,061	4,058,207	3,792,637		
TRDC-14 - 30 units, 50 DPH, 80% houses and 20% flats	30	£1,656,955	5,956,255	5,690,333	5,423,639	5,158,171	4,893,929	4,630,913	4,369,124	4,106,362	3,844,225	3,581,914	3,324,231		
TRDC-15 - 40 units, 50 DPH, 80% houses and 20% flats	40	£2,268,754	7,049,912	6,742,143	6,435,181	6,128,224	5,821,272	5,525,127	5,228,387	4,935,262	4,642,124	4,348,986	4,055,848		
TRDC-16 - 50 units, 50 DPH, 50% houses and 50% flats	50	£1,380,498	6,488,324	6,180,916	5,873,508	5,566,100	5,258,692	4,951,284	4,643,876	4,336,468	4,029,060	3,721,652	3,414,244		
TRDC-17 - 50 units, 50 DPH, 100% houses and 0% flats	50	£3,944,275	10,843,534	10,381,556	9,921,918	9,464,320	9,006,863	8,555,546	8,104,369	7,655,317	7,206,435	6,757,603	6,308,662		
TRDC-18 - 50 units, 80 DPH, 50% houses and 50% flats	50	£1,725,620	8,534,200	8,111,174	7,689,959	7,270,517	6,853,043	6,437,407	6,023,799	5,612,033	5,202,464	4,794,262	4,388,141		
TRDC-19 - 60 units, 100 DPH, 0% houses and 100% flats	60	£1,656,955	7,342,157	6,892,805	6,425,459	5,970,116	5,516,779	5,065,447	4,616,121	4,168,788	3,723,461	3,280,168	2,838,661		
TRDC-20 - 60 units, 35 DPH, 100% houses and 0% flats	60	£4,733,133	10,312,240	9,477,987	8,643,734	7,810,384	6,977,131	6,143,878	5,310,625	4,477,372	3,644,119	2,810,866	1,977,614		
TRDC-21 - 60 units, 50 DPH, 100% houses and 0% flats	60	£3,865,389	13,277,444	12,377,444	11,506,352	10,675,260	9,844,168	9,013,076	8,181,984	7,350,892	6,519,800	5,688,708	4,857,616		
TRDC-22 - 70 units, 35 DPH, 100% houses and 0% flats	70	£5,521,985	14,877,344	14,245,470	13,613,525	12,990,506	12,367,414	11,747,250	11,126,012	10,515,761	9,904,317	9,293,443	8,685,059		
TRDC-23 - 80 units, 100% houses and 0% flats	80	£4,417,588	17,002,678	16,280,538	15,561,743	14,846,292	14,134,187	13,425,428	12,720,013	12,019,944	11,319,220	10,621,077	9,925,789		
TRDC-24 - 80 units, 80 DPH, 55% houses and 45% flats	80	£2,740,972	13,713,902	13,046,546	12,382,199	11,720,860	11,062,529	10,407,207	9,754,893	9,105,587	8,459,290	7,812,002	7,175,722		
TRDC-25 - 100 units, 20 DPH, 100% houses and 0% flats	100	£2,957,053	19,333,139	18,333,139	17,333,139	16,333,139	15,333,139	14,333,139	13,333,139	12,333,139	11,333,139	10,333,139	9,333,139		
TRDC-26 - 100 units, 15 DPH, 100% houses and 0% flats	100	£1,846,616	21,253,348	20,350,677	19,452,718	18,557,869	17,667,735	16,781,785	15,900,017	15,022,249	14,144,925	13,272,347	12,407,235		
TRDC-27 - 100 units, 15 DPH, 95% houses and 5% flats	100	£788,650	20,803,545	19,908,390	19,017,369	18,126,417	17,247,728	16,369,109	15,490,424	14,624,233	13,758,055	12,895,756	12,033,556		
TRDC-28 - 130 units, 34.5 DPH, 95% houses and 5% flats	130	£1,010,214	25,860,106	25,417,736	24,980,642	24,548,823	24,122,029	23,699,011	23,276,581	22,854,151	22,431,721	22,009,291	21,586,861		
TRDC-29 - 145 units, 28.13 DPH, 100% houses and 0% flats	145	£1,162,235	30,266,185	29,881,290	29,497,344	29,113,398	28,729,452	28,345,506	27,961,560	27,577,614	27,193,668	26,809,722	26,425,776		
TRDC-30 - 165 units, 20.78 DPH, 100% houses and 0% flats	165	£1,010,214	32,868,106	32,484,156	32,099,706	31,715,256	31,330,806	30,946,356	30,561,906	30,177,456	29,793,006	29,408,556	29,024,106		
TRDC-31 - 250 units, 15.07 DPH, 100% houses and 10% flats	250	£1,682,011	45,238,257	43,196,067	41,153,274	39,110,481	37,067,688	35,024,895	32,982,102	30,939,309	28,896,516	26,853,723	24,810,930		
TRDC-32 - 400 units, 15.69 DPH, 100% houses and 0% flats	400	£780,389	67,292,724	64,311,568	61,334,219	58,356,869	55,379,519	52,402,169	49,424,819	46,447,469	43,470,119	40,492,769	37,515,419		
TRDC-33 - 500 units, 20 DPH, 100% houses and 0% flats	500	£98,024,811	74,521,928	70,970,378	67,309,571	63,789,505	60,164,179	56,616,594	53,085,752	49,571,650	46,047,941	42,593,671	39,129,794		
TRDC-34 - 750 units, 20 DPH, 100% houses and 0% flats	750	£103,537,411	144,820,967	137,820,967	130,820,967	123,820,967	116,820,967	109,820,967	102,820,967	95,820,967	88,820,967	81,820,967	74,820,967		
TRDC-35 - 1000 units, 20 DPH, 100% houses and 0% flats	1000	£138,049,620	181,555,136	172,555,136	163,555,136	154,555,136	145,555,136	136,555,136	127,555,136	118,555,136	109,555,136	100,555,136	91,555,136		
TRDC-36 - 1250 units, 20 DPH, 100% houses and 0% flats	1250	£172,562,028	225,067,544	214,067,544	203,067,544	192,067,544	181,067,544	170,067,544	159,067,544	148,067,544	137,067,544	126,067,544	115,067,544		
TRDC-37 - 1500 units, 20 DPH, 100% houses and 0% flats	1500	£207,074,434	273,196,511	261,196,511	249,196,511	237,196,511	225,196,511	213,196,511	201,196,511	189,196,511	177,196,511	165,196,511	153,196,511		
TRDC-CARET (75 rooms)		£2,760,992	219,551	219,551	219,551	219,551	219,551	219,551	219,551	219,551	219,551	219,551	219,551		
TRDC-CARET (40 rooms)		£911,128	176,426	176,426	176,426	176,426	176,426	176,426	176,426	176,426	176,426	176,426	176,426		
TRDC-REF1		£1,380,498	3,174,067	3,174,067	3,174,067	3,174,067	3,174,067	3,174,067	3,174,067	3,174,067	3,174,067	3,174,067	3,174,067		
TRDC-REF2		£1,380,498	4,409,479	4,409,479	4,409,479	4,409,479	4,409,479	4,409,479	4,409,479	4,409,479	4,409,479	4,409,479	4,409,479		
TRDC-REF1		£2,760,992	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203		
TRDC-REF2		£1,380,498	5,260,339	5,260,339	5,260,339	5,260,339	5,260,339	5,260,339	5,260,339	5,260,339	5,260,339	5,260,339	5,260,339		
TRDC-REF3		£690,248	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540		
TRDC-REF1		£2,760,992	3,291,992	3,291,992	3,291,992	3,291,992	3,291,992	3,291,992	3,291,992	3,291,992	3,291,992	3,291,992	3,291,992		
TRDC-REF2		£2,760,992	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720		
TRDC-REF3		£2,760,992	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896		

Appendix 8 - Appraisal outputs 70% rented (50% social rent, 50% affordable rent) and 30% SO

THREE RIVERS DISTRICT COUNCIL
BENCHMARK LAND VALUE 1 (SECONDARY OFFICES/RETAIL)

Sales value £5,600 psfm

BENCHMARK LAND VALUE 1 (SECONDARY OFFICERS/RETAIL)			£6,129.31 PER HA			Type of rent:			50% Soc Rent/ 50% Aff Rent			FH 0%												
Description		No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	Residual land values					35% AH	40% AH	45% AH	50% AH							
				0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH										
1	TRDC-1 - 5 units, 25 DPH, 100% houses and 0% flats	5	£1,225,866	637,546	617,556	597,657	577,848	558,130	538,503	518,968	499,519	480,164	460,897	441,722										
2	TRDC-2 - 5 units, 50 DPH, 100% houses and 0% flats	5	£612,932	637,546	617,556	597,657	577,848	558,130	538,503	518,968	499,519	480,164	460,897	441,722										
3	TRDC-3 - 5 units, 85 DPH, 50% houses and 50% flats	5	£360,548	431,400	413,313	395,307	377,380	359,534	341,768	324,083	306,479	288,954	271,511	254,148										
4	TRDC-4 - 6 units, 30 DPH, 100% houses and 0% flats	6	£1,225,864	765,055	741,067	717,188	693,418	669,757	646,203	622,759	599,423	576,196	553,077	530,088										
5	TRDC-5 - 6 units, 75 DPH, 75% houses and 25% flats	6	£490,346	642,514	619,663	596,913	574,267	551,724	529,282	506,943	484,707	462,573	440,542	418,613										
6	TRDC-6 - 8 units, 25 DPH, 100% houses and 0% flats	8	£1,967,381	1,020,072	988,090	955,251	924,557	893,009	861,504	830,345	799,231	768,261	737,437	706,756										
7	TRDC-7 - 8 units, 130 DPH, 0% houses and 100% flats	8	£3,371,189	348,184	322,343	296,616	271,002	245,502	220,115	194,841	169,681	144,633	119,700	94,679										
8	TRDC-8 - 9 units, 112 DPH, 0% houses and 100% flats	9	£4,492,535	391,707	362,637	333,693	304,878	276,190	247,629	219,196	190,890	162,712	134,662	106,739										
9	TRDC-9 - 10 units, 25 DPH, 100% houses and 0% flats	10	£2,451,728	1,232,141	1,192,162	1,152,364	1,112,746	1,073,311	1,034,056	994,962	956,088	917,377	878,646	840,495										
10	TRDC-10 - 10 units, 90 DPH, 50% houses and 50% flats	10	£681,035	834,808	797,509	760,375	723,407	686,605	649,970	613,500	577,197	541,060	505,089	469,284										
11	TRDC-11 - 20 units, 35 DPH, 100% houses and 0% flats	20	£3,502,468	2,273,881	2,203,359	2,133,155	2,063,269	1,993,409	1,922,983	1,852,889	1,783,101	1,713,647	1,644,515	1,575,707										
12	TRDC-12 - 20 units, 50 DPH, 80% houses and 20% flats	20	£2,451,728	2,210,176	2,128,172	2,046,538	1,965,273	1,884,378	1,803,852	1,723,697	1,643,911	1,564,494	1,485,448	1,406,770										
13	TRDC-13 - 30 units, 25 DPH, 100% houses and 0% flats	30	£7,355,183	3,633,065	3,510,961	3,389,413	3,268,419	3,147,979	3,028,094	2,908,764	2,789,989	2,671,767	2,554,101	2,436,980										
14	TRDC-14 - 30 units, 50 DPH, 80% houses and 20% flats	30	£3,677,592	3,171,337	3,053,718	2,936,630	2,820,073	2,704,044	2,588,546	2,473,578	2,359,140	2,245,233	2,131,855	2,019,007										
15	TRDC-15 - 40 units, 50 DPH, 80% houses and 20% flats	40	£4,903,455	3,548,335	3,429,886	3,311,965	3,194,574	3,077,711	2,961,376	2,845,570	2,730,292	2,615,542	2,501,542	2,387,629										
16	TRDC-16 - 40 units, 80 DPH, 50% houses and 50% flats	40	£3,064,660	3,273,640	3,127,017	2,981,048	2,835,731	2,691,088	2,547,058	2,403,701	2,260,998	2,118,947	1,977,549	1,836,805										
17	TRDC-17 - 50 units, 35 DPH, 100% houses and 0% flats	50	£8,756,170	4,053,063	3,951,005	3,849,021	3,744,364	3,642,636	3,540,624	3,438,740	3,336,881	3,235,056	3,133,263	3,031,501										
18	TRDC-18 - 50 units, 80 DPH, 50% houses and 50% flats	50	£3,830,825	4,092,048	3,908,771	3,726,309	3,544,663	3,363,835	3,183,822	3,004,626	2,826,247	2,648,883	2,471,937	2,296,007										
19	TRDC-19 - 60 units, 100 DPH, 0% houses and 100% flats	60	£3,677,592	2,469,861	2,272,900	2,076,803	1,881,568	1,687,197	1,493,688	1,301,044	1,109,264	918,345	728,291	539,101										
20	TRDC-20 - 60 units, 35 DPH, 100% houses and 0% flats	60	£1,507,404	2,263,675	2,021,206	1,778,825	1,536,836	1,295,958	1,055,080	814,199	573,318	332,437	93,556	-146,424										
21	TRDC-21 - 70 units, 50 DPH, 80% houses and 20% flats	70	£8,581,047	3,388,354	3,115,928	2,844,729	2,574,758	2,304,787	2,034,816	1,764,845	1,494,874	1,224,903	954,932	684,961										
22	TRDC-22 - 70 units, 35 DPH, 100% houses and 0% flats	70	£12,258,639	6,289,351	6,013,112	5,738,087	5,464,316	5,191,799	4,920,538	4,650,526	4,381,770	4,112,268	3,844,019	3,576,027										
23	TRDC-23 - 80 units, 50 DPH, 100% houses and 0% flats	80	£9,806,911	9,473,590	9,157,843	8,843,529	8,530,647	8,219,199	7,909,184	7,600,801	7,293,452	6,987,734	6,683,450	6,380,599										
24	TRDC-24 - 80 units, 80 DPH, 55% houses and 45% flats	80	£6,129,319	6,702,072	6,412,799	6,124,818	5,838,127	5,552,727	5,268,618	4,985,800	4,704,273	4,424,035	4,145,090	3,867,434										
25	TRDC-25 - 95 units, 28 DPH, 100% houses and 0% flats	95	£20,795,905	11,249,888	10,874,939	10,501,690	10,130,144	9,760,299	9,392,155	9,025,714	8,660,973	8,297,934	7,936,597	7,576,961										
26	TRDC-26 - 100 units, 15 DPH, 100% houses and 0% flats	100	£40,862,128	11,841,987	11,447,304	11,054,411	10,663,309	10,273,999	9,886,480	9,500,751	9,116,815	8,734,688	8,354,313	7,975,748										
27	TRDC-27 - 100 units, 35 DPH, 100% houses and 0% flats	100	£12,294,001	11,462,781	11,074,746	10,682,482	10,294,988	9,909,267	9,525,317	9,143,136	8,762,728	8,384,090	8,005,229	7,632,127										
28	TRDC-28 - 130 units, 35,14 DPH, 95% houses and 5% flats	130	£22,675,642	14,618,616	14,124,783	13,630,817	13,137,119	12,645,678	12,156,492	11,669,563	11,184,890	10,702,473	10,222,312	9,744,407										
29	TRDC-29 - 145 units, 24,83 DPH, 100% houses and 0% flats	145	£35,793,447	16,851,413	16,292,400	15,734,057	15,178,258	14,625,005	14,074,296	13,526,133	12,980,514	12,437,440	11,896,911	11,358,927										
30	TRDC-30 - 165 units, 70,87 DPH, 60% houses and 40% flats	165	£14,270,321	13,800,206	13,330,750	12,860,823	12,408,425	11,949,556	11,491,723	11,033,900	10,576,077	10,118,254	9,660,431	9,202,608										
31	TRDC-31 - 250 units, 35,07 DPH, 90% houses and 10% flats	250	£43,693,465	23,327,931	22,477,004	21,629,907	20,786,643	19,947,209	19,111,608	18,276,837	17,451,899	16,615,839	15,783,110	14,954,276										
32	TRDC-32 - 400 units, 15,69 DPH, 100% houses and 0% flats	400	£15,682,011	15,682,011	15,682,011	15,682,011	15,682,011	15,682,011	15,682,011	15,682,011	15,682,011	15,682,011	15,682,011	15,682,011										
33	TRDC-33 - 500 units, 20 DPH, 100% houses and 0% flats	500	£15,682,011	38,862,430	35,302,832	33,730,392	32,165,112	30,606,992	29,056,031	27,512,230	25,975,588	24,448,107	22,921,924	21,403,461										
34	TRDC-34 - 750 units, 20 DPH, 100% houses and 0% flats	750	£22,849,472	51,994,682	49,746,782	47,509,075	45,281,563	43,064,244	40,857,119	38,660,188	36,473,450	34,296,907	32,130,556	29,974,401										
35	TRDC-35 - 1000 units, 20 DPH, 100% houses and 0% flats	1,000	£306,465,963	61,873,808	59,245,958	56,629,969	54,024,244	51,425,264	48,838,185	46,263,007	43,699,731	41,148,355	38,608,881	36,081,307										
36	TRDC-36 - 1250 units, 20 DPH, 100% houses and 0% flats	1,250	£383,082,454	74,907,324	71,653,585	68,414,584	65,180,320	61,940,792	58,706,003	55,505,951	52,440,635	49,290,057	46,154,216	43,033,112										
37	TRDC-37 - 1500 units, 20 DPH, 100% houses and 0% flats	1,500	£459,698,944	86,261,283	82,472,685	78,701,285	74,941,647	71,198,584	67,472,745	63,764,130	60,072,738	56,388,570	52,741,626	49,101,906										
38	TRDC-CARE1 (75 rooms)	-	£1,089,918	1,089,918	1,089,918	1,089,918	1,089,918	1,089,918	1,089,918	1,089,918	1,089,918	1,089,918	1,089,918	1,089,918										
39	TRDC-CARE2 (40 rooms)	-	£2,022,675	640,621	640,621	640,621	640,621	640,621	640,621	640,621	640,621	640,621	640,621	640,621										
40	TRDC-OFF1	-	£3,064,660	3,174,667	3,174,667	3,174,667	3,174,667	3,174,667	3,174,667	3,174,667	3,174,667	3,174,667	3,174,667	3,174,667										
41	TRDC-OFF2	-	£3,064,660	4,409,479	4,409,479	4,409,479	4,409,479	4,409,479	4,409,479	4,409,479	4,409,479	4,409,479	4,409,479	4,409,479										
42	TRDC-RET1	-	£2,460,037	2,460,037	2,460,037	2,460,037	2,460,037	2,460,037	2,460,037	2,460,037	2,460,037	2,460,037	2,460,037	2,460,037										
43	TRDC-RET2	-	£3,064,660	2,627,334	2,627,334	2,627,334	2,627,334	2,627,334	2,627,334	2,627,334	2,627,334	2,627,334	2,627,334	2,627,334										
44	TRDC-RET3	-	£1,532,330	2,460,037	2,460,037	2,460,037	2,460,037	2,460,037	2,460,037	2,460,037	2,460,037	2,460,037	2,460,037	2,460,037										
45	TRDC-IND1	-	£2,460,037	2,460,037	2,460,037	2,460,037	2,460,037	2,460,037	2,460,037	2,460,037	2,460,037	2,460,037	2,460,037	2,460,037										
46	TRDC-IND2	-	£2,460,037	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720										
47	TRDC-IND3	-	£2,460,037	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896										

Max AH

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BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL)

£2,760,992 PER HA

Description	No or units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	Residual land values					35% AH	40% AH	45% AH	50% AH
								25% AH	30% AH							
1 TRDC-1 - 5 units, 25 DPH, 100% houses and 0% flats	5	£552,198	637,546	617,556	597,657	577,848	558,130	538,503	518,968	499,519	480,164	460,897	441,722			
2 TRDC-2 - 5 units, 50 DPH, 100% houses and 0% flats	5	£276,099	637,546	617,556	597,657	577,848	558,130	538,503	518,968	499,519	480,164	460,897	441,722			
3 TRDC-3 - 5 units, 85 DPH, 50% houses and 50% flats	5	£162,411	431,400	413,313	395,307	377,380	359,534	341,768	324,083	306,479	288,954	271,511	254,148			
4 TRDC-4 - 6 units, 30 DPH, 100% houses and 0% flats	6	£552,198	765,055	741,067	717,188	693,418	669,757	646,203	622,759	599,423	576,196	553,077	530,068			
5 TRDC-5 - 7 units, 75 DPH, 75% houses and 25% flats	7	£220,871	522,871	503,813	484,813	465,813	446,813	427,813	408,813	389,813	370,813	351,813	332,813	313,813	294,813	
6 TRDC-6 - 8 units, 25 DPH, 100% houses and 0% flats	8	£583,518	1,020,072	988,000	956,251	924,557	893,000	861,504	830,345	799,231	768,261	737,437	706,758			
7 TRDC-7 - 8 units, 130 DPH, 0% houses and 100% flats	8	£169,907	348,184	322,343	296,616	271,002	245,502	220,115	194,841	169,681	144,613	119,700	94,879			
8 TRDC-8 - 9 units, 120 DPH, 0% houses and 100% flats	9	£221,865	391,707	362,637	333,693	304,678	276,190	247,829	219,196	190,890	162,712	134,602	106,739			
9 TRDC-9 - 10 units, 25 DPH, 100% houses and 0% flats	10	£232,141	1,192,162	1,152,364	1,112,746	1,073,314	1,033,656	994,962	956,037	916,963	877,746	838,388	798,890	759,253	719,676	
10 TRDC-10 - 10 units, 50 DPH, 100% houses and 0% flats	10	£396,777	797,559	767,639	737,719	707,799	677,879	647,959	618,039	588,119	558,199	528,279	498,359	468,439	438,519	
11 TRDC-11 - 20 units, 35 DPH, 100% houses and 0% flats	20	£1,574,397	2,273,881	2,203,359	2,133,155	2,063,269	1,993,409	1,922,983	1,852,880	1,783,101	1,713,647	1,644,515	1,575,707			
12 TRDC-12 - 20 units, 50 DPH, 80% houses and 20% flats	20	£1,104,397	2,201,176	2,128,172	2,046,538	1,965,273	1,884,378	1,803,824	1,723,697	1,643,911	1,564,494	1,485,448	1,406,770			
13 TRDC-13 - 30 units, 25 DPH, 100% houses and 0% flats	30	£3,313,191	3,633,065	3,510,961	3,389,413	3,268,419	3,147,979	3,028,034	2,908,764	2,789,988	2,671,767	2,554,101	2,436,980			
14 TRDC-14 - 40 units, 10 DPH, 100% houses and 0% flats	40	£1,658,995	3,053,118	3,003,118	2,953,118	2,903,118	2,853,118	2,803,118	2,753,118	2,703,118	2,653,118	2,603,118	2,553,118	2,503,118	2,453,118	
15 TRDC-15 - 40 units, 50 DPH, 80% houses and 20% flats	40	£2,208,794	3,548,335	3,429,896	3,311,965	3,194,574	3,077,711	2,961,376	2,845,570	2,730,292	2,615,542	2,501,322	2,387,629			
16 TRDC-16 - 40 units, 80 DPH, 50% houses and 50% flats	40	£1,380,496	2,327,640	2,127,017	2,081,048	2,835,731	2,691,068	2,547,058	2,403,701	2,260,998	2,118,947	1,977,549	1,836,805			
17 TRDC-17 - 50 units, 35 DPH, 100% houses and 0% flats	50	£3,744,620	6,053,063	5,851,005	5,649,021	5,447,364	5,246,032	5,044,824	4,843,740	4,642,961	4,442,594	4,242,638	4,043,191	3,843,744	3,644,297	
18 TRDC-18 - 50 units, 80 DPH, 50% houses and 50% flats	50	£2,925,275	4,092,049	3,968,771	3,726,309	3,544,863	3,363,835	3,183,287	3,003,239	2,822,691	2,642,643	2,462,595	2,282,547	2,102,499	1,922,451	
19 TRDC-19 - 100 units, 100 DPH, 0% houses and 100% flats	100	£1,658,995	2,722,800	2,652,800	2,582,800	2,512,800	2,442,800	2,372,800	2,302,800	2,232,800	2,162,800	2,092,800	2,022,800	1,952,800	1,882,800	
20 TRDC-20 - 60 units, 35 DPH, 100% houses and 0% flats	60	£4,733,130	7,263,675	7,021,296	6,778,825	6,536,836	6,295,958	6,056,188	5,817,528	5,579,977	5,343,535	5,108,203	4,873,979			
21 TRDC-21 - 70 units, 50 DPH, 80% houses and 20% flats	70	£3,865,389	7,388,354	7,115,928	6,844,729	6,574,638	6,304,605	6,034,639	5,764,733	5,504,660	5,244,875	4,984,927	4,724,971	4,464,915	4,204,859	
22 TRDC-22 - 70 units, 35 DPH, 100% houses and 0% flats	70	£5,251,985	8,289,391	8,013,112	7,738,087	7,464,316	7,191,799	6,920,536	6,650,526	6,381,770	6,112,268	5,848,019	5,583,022	5,318,025	5,053,028	
23 TRDC-23 - 80 units, 50 DPH, 100% houses and 0% flats	80	£4,417,588	7,447,588	7,172,588	6,897,588	6,622,588	6,347,588	6,072,588	5,797,588	5,522,588	5,247,588	4,972,588	4,697,588	4,422,588	4,147,588	
24 TRDC-24 - 80 units, 80 DPH, 55% houses and 45% flats	80	£2,760,992	6,702,072	6,412,799	6,124,818	5,838,127	5,552,727	5,268,618	4,985,900	4,704,273	4,424,035	4,143,960	3,863,974			
25 TRDC-25 - 95 units, 25 DPH, 100% houses and 0% flats	95	£9,367,653	11,249,888	10,874,930	10,501,690	10,130,144	9,760,299	9,392,155	9,025,714	8,660,973	8,297,834	7,936,597	7,576,961			
26 TRDC-26 - 100 units, 15 DPH, 100% houses and 0% flats	100	£18,406,616	18,841,987	18,447,304	18,054,411	17,663,300	17,273,999	16,886,490	16,499,573	16,115,816	15,734,668	15,354,313	14,973,785			
27 TRDC-27 - 100 units, 35 DPH, 95% houses and 5% flats	100	£7,868,550	11,462,781	11,071,746	10,682,462	10,294,989	9,908,265	9,519,317	9,134,136	8,752,728	8,374,090	8,000,722	7,628,122	7,250,122	6,877,122	
28 TRDC-28 - 100 units, 50 DPH, 95% houses and 5% flats	100	£10,124,250	14,124,250	13,624,250	13,124,250	12,624,250	12,124,250	11,624,250	11,124,250	10,624,250	10,124,250	9,624,250	9,124,250	8,624,250	8,124,250	
29 TRDC-29 - 145 units, 24.83 DPH, 100% houses and 0% flats	145	£16,126,395	18,651,413	18,292,400	17,934,055	17,575,258	17,216,558	16,857,858	16,499,158	16,140,458	15,781,758	15,423,058	15,064,358	14,705,658	14,346,958	
30 TRDC-30 - 160 units, 70.87 DPH, 60% houses and 40% flats	165	£26,428,161	33,800,260	32,333,750	30,868,825	29,404,125	27,939,425	26,474,725	25,010,025	23,545,325	22,080,625	20,615,925	19,151,225	17,686,525	16,221,825	
31 TRDC-31 - 250 units, 35 DPH, 90% houses and 10% flats	250	£156,682,011	233,927,351	224,777,004	216,295,967	20,786,643	19,947,268	19,111,608	18,279,937	17,451,898	16,625,839	15,801,780	14,977,721	14,153,662	13,329,603	
32 TRDC-32 - 400 units, 15.00 DPH, 100% houses and 0% flats	400	£70,388,550	107,388,550	103,388,550	99,388,550	95,388,550	91,388,550	87,388,550	83,388,550	79,388,550	75,388,550	71,388,550	67,388,550	63,388,550	59,388,550	
33 TRDC-33 - 500 units, 20 DPH, 100% houses and 0% flats	500	£99,024,811	36,862,430	35,302,832	33,730,392	32,165,112	30,600,992	29,056,031	27,512,230	25,975,588	24,446,107	22,921,924	21,403,461			
34 TRDC-34 - 750 units, 20 DPH, 100% houses and 0% flats	750	£103,537,217	1,915,682	49,746,762	47,509,075	45,281,563	43,064,244	40,857,119	38,660,188	36,473,450	34,296,907	32,130,596	29,974,401			
35 TRDC-35 - 1000 units, 20 DPH, 100% houses and 0% flats	1,000	£113,649,623	7,817,938	99,245,958	95,629,998	92,004,231	88,384,264	84,764,298	81,144,332	77,524,366	73,904,399	70,284,433	66,664,467	63,044,501	59,424,535	
36 TRDC-36 - 1250 units, 20 DPH, 100% houses and 0% flats	1,250	£126,082,629	7,817,938	71,653,958	68,414,594	65,175,230	61,935,866	58,696,502	55,457,138	52,217,774	48,978,410	45,739,046	42,499,682	39,260,318	36,020,954	
37 TRDC-37 - 1500 units, 20 DPH, 100% houses and 0% flats	1,500	£207,074,428	7,817,938	71,653,958	68,414,594	65,175,230	61,935,866	58,696,502	55,457,138	52,217,774	48,978,410	45,739,046	42,499,682	39,260,318	36,020,954	
38 TRDC-CARE1 (75 rooms)		£2,760,992	1,089,018	1,089,018	1,089,018	1,089,018	1,089,018	1,089,018	1,089,018	1,089,018	1,089,018	1,089,018	1,089,018	1,089,018	1,089,018	
39 TRDC-CARE2 (40 rooms)		£1,991,128	640,621	640,621	640,621	640,621	640,621	640,621	640,621	640,621	640,621	640,621	640,621	640,621	640,621	
40 TRDC-OFF1		£1,380,496	3,174,687	3,174,687	3,174,687	3,174,687	3,174,687	3,174,687	3,174,687	3,174,687	3,174,687	3,174,687	3,174,687	3,174,687	3,174,687	
41 TRDC-OFF2		£1,380,496	4,409,479	4,409,479	4,409,479	4,409,479	4,409,479	4,409,479	4,409,479	4,409,479	4,409,479	4,409,479	4,409,479	4,409,479	4,409,479	
42 TRDC-RET1		£2,760,992	2,269,450	2,269,450	2,269,450	2,269,450	2,269,450	2,269,450	2,269,450	2,269,450	2,269,450	2,269,450	2,269,450	2,269,450	2,269,450	
43 TRDC-RET2		£1,380,496	5,627,334	5,627,334	5,627,334	5,627,334	5,627,334	5,627,334	5,627,334	5,627,334	5,627,334	5,627,334	5,627,334	5,627,334	5,627,334	
44 TRDC-RET3		£690,248	2,460,037	2,460,037	2,460,037	2,460,037	2,460,037	2,460,037	2,460,037	2,460,037	2,460,037	2,460,037	2,460,037	2,460,037	2,460,037	
45 TRDC-IND1		£2,760,992	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	
46 TRDC-IND2		£2,760,992	4,079,729	4,079,729	4,079,729	4,079,729	4,079,729	4,079,729	4,079,729	4,079,729	4,079,729	4,079,729	4,079,729	4,079,729	4,079,729	
47 TRDC-IND3		£2,760,992	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	

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THREE RIVERS DISTRICT COUNCIL		Sales value £8,100 psm	£6,129.319 PER HA	AY tenure Type	Rented 70% 50% SOC	50% SOC	70% AFF Rent	50% AFF Rent	Intermediate:	SO 30% PH 0%				
BENCHMARK LAND VALUE 1 (SECONDARY OFFICES/RETAIL)														
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	Max AH
1 TRDC- 1 - 5 units, 25 DPH, 100% houses and 0% flats	5	£1,225,864	7,716,342	893,123	871,005	848,987	827,070	805,254	783,437	761,620	739,803	717,986	696,169	
2 TRDC - 10 units, 50 DPH, 100% houses and 0% flats	5	£1,123,832	6,993,123	801,103	811,005	848,987	827,070	805,254	783,437	761,620	739,803	717,986	696,169	
3 TRDC - 10 units, 85 DPH, 50% houses and 50% flats	5	£360,548	498,903	478,929	459,142	439,355	419,568	419,568	400,315	380,581	361,537	342,280	323,111	304,031
4 TRDC - 4 - 6 units, 30 DPH, 100% houses and 0% flats	6	£1,225,864	858,410	831,748	805,260	778,785	752,494	726,304	700,245	674,307	648,488	622,791	597,218	
5 TRDC - 5 units, 75 DPH, 75% houses and 25% flats	6	£490,346	729,694	704,432	679,282	654,245	629,322	604,511	579,814	555,230	530,759	506,401	482,157	
6 TRDC - 8 units, 25 DPH, 100% houses and 0% flats	8	£1,961,382	1,144,547	1,108,957	1,073,808	1,038,379	1,003,312	968,406	933,660	899,075	864,652	830,389	796,287	
7 TRDC - 13 units, 130 DPH, 0% houses and 100% flats	8	£3,139,189	438,736	441,626	444,516	447,406	450,296	453,186	456,076	458,966	461,856	464,746	467,636	100,000
8 TRDC - 8 units, 112 DPH, 0% houses and 100% flats	5	£492,535	462,113	430,726	398,228	365,745	333,262	300,779	268,296	235,813	203,330	170,847	138,364	
9 TRDC - 10 units, 25 DPH, 100% houses and 0% flats	10	£451,728	1,387,734	1,343,236	1,299,060	1,255,025	1,211,191	1,167,557	1,124,125	1,080,984	1,037,865	995,037	952,409	
10 TRDC - 10 units, 90 DPH, 50% houses and 50% flats	10	£268,015	967,456	926,955	885,916	845,418	805,102	764,767	724,013	683,242	642,651	602,243	567,015	35%
11 TRDC - 11 - 20 units, 35 DPH, 100% houses and 0% flats	20	£3,502,468	2,562,299	2,483,025	2,405,914	2,328,058	2,249,801	2,171,307	2,093,471	2,015,993	1,938,875	1,862,117	1,785,718	
12 TRDC - 12 - 20 units, 50 DPH, 80% houses and 20% flats	20	£425,758	2,683,293	2,582,590	2,484,936	2,384,532	2,286,178	2,188,274	2,090,890	1,993,916	1,897,261	1,791,157	1,705,502	10%
13 TRDC - 13 - 30 units, 25 DPH, 100% houses and 0% flats	30	£2,765,183	4,077,806	4,031,166	3,984,526	3,937,886	3,891,246	3,844,606	3,797,966	3,751,326	3,704,686	3,658,046	3,611,406	20%
14 TRDC - 14 - 30 units, 50 DPH, 80% houses and 20% flats	30	£3,677,592	3,592,593	3,463,031	3,334,050	3,205,653	3,077,839	2,950,609	2,823,960	2,697,985	2,572,413	2,447,514	2,323,198	
15 TRDC - 15 - 40 units, 50 DPH, 80% houses and 20% flats	40	£4,903,455	4,046,244	3,915,479	3,785,297	3,655,966	3,526,679	3,398,243	3,270,398	3,143,119	3,016,430	2,890,323	2,764,799	
16 TRDC - 16 - 40 units, 80 DPH, 50% houses and 50% flats	40	£3,064,660	3,785,205	3,624,952	3,465,409	3,306,158	3,148,460	2,991,054	2,834,360	2,678,377	2,523,107	2,368,548	2,214,702	20%
17 TRDC - 17 - 50 units, 50 DPH, 100% houses and 0% flats	50	£8,756,170	6,792,293	6,668,890	6,545,879	6,426,124	6,302,158	6,180,000	6,058,118	5,936,518	5,815,226	5,694,299	5,573,682	
18 TRDC - 18 - 50 units, 20 DPH, 50% houses and 50% flats	50	£3,930,825	4,077,806	4,031,166	3,984,526	3,937,886	3,891,246	3,844,606	3,797,966	3,751,326	3,704,686	3,658,046	3,611,406	20%
19 TRDC - 19 - 60 units, 100 DPH, 100% houses and 100% flats	60	£3,677,592	3,112,731	2,900,609	2,689,413	2,478,152	2,266,798	2,055,444	1,844,190	1,632,936	1,421,682	1,210,428	1,000,174	
20 TRDC - 20 - 60 units, 35 DPH, 100% houses and 0% flats	60	£1,507,040	8,150,752	7,882,715	7,615,896	7,348,961	7,082,528	6,817,322	6,553,341	6,290,587	6,029,060	5,768,758	5,509,683	
21 TRDC - 21 - 70 units, 50 DPH, 80% houses and 20% flats	70	£8,588,047	8,368,068	8,068,180	7,769,641	7,472,451	7,176,680	6,882,116	6,588,972	6,295,988	6,002,297	5,710,866	5,420,796	
22 TRDC - 22 - 70 units, 35 DPH, 100% houses and 0% flats	70	£1,258,639	9,289,068	8,984,407	8,681,139	8,378,251	8,075,748	7,774,621	7,471,975	7,168,517	6,860,537	6,556,938	6,304,722	
23 TRDC - 23 - 80 units, 50 DPH, 100% houses and 0% flats	80	£9,806,911	10,616,066	10,267,884	9,921,381	9,576,287	9,232,585	8,889,993	8,550,716	8,212,039	7,874,900	7,539,358	7,205,398	
24 TRDC - 24 - 80 units, 80 DPH, 55% houses and 45% flats	80	£6,129,319	7,703,536	7,387,697	7,073,444	6,759,155	6,449,151	6,139,117	5,830,477	5,521,247	5,212,424	4,913,004	4,608,993	25%
25 TRDC - 25 - 95 units, 28 DPH, 100% houses and 0% flats	95	£2,705,995	12,606,579	12,193,125	11,781,545	11,371,841	10,964,012	10,558,058	10,153,976	9,753,773	9,351,443	8,952,989	8,556,408	
26 TRDC - 26 - 100 units, 15 DPH, 100% houses and 0% flats	100	£4,082,182	13,270,083	12,834,868	12,402,627	11,970,359	11,541,065	11,113,745	10,688,398	10,265,024	9,843,625	9,424,199	9,006,745	
27 TRDC - 27 - 100 units, 35 DPH, 95% houses and 5% flats	100	£1,712,341	12,871,578	12,440,639	12,012,050	11,583,210	11,160,319	10,737,376	10,316,383	9,897,339	9,480,243	9,065,097	8,651,900	
28 TRDC - 28 - 130 units, 35.14 DPH, 95% houses and 0% flats	130	£2,675,542	16,416,066	15,872,177	15,328,550	14,784,698	14,243,325	13,704,437	13,168,932	12,638,114	12,102,671	11,573,716	11,047,243	
29 TRDC - 29 - 145 units, 30 DPH, 100% houses and 0% flats	145	£3,930,825	16,416,066	15,872,177	15,328,550	14,784,698	14,243,325	13,704,437	13,168,932	12,638,114	12,102,671	11,573,716	11,047,243	
30 TRDC - 30 - 165 units, 78.7 DPH, 80% houses and 20% flats	165	£14,270,321	15,820,295	15,201,776	14,586,006	13,972,990	13,359,180	12,746,673	12,133,966	11,520,997	10,925,826	10,324,434	9,725,822	10%
31 TRDC - 31 - 250 units, 35.07 DPH, 90% houses and 10% flats	250	£43,693,465	26,549,997	25,613,197	24,680,610	23,752,235	22,828,073	21,903,158	20,979,458	20,066,542	19,154,904	18,229,548	17,317,472	
32 TRDC - 32 - 400 units, 15.69 DPH, 100% houses and 0% flats	400	£156,260,940	40,823,223	39,368,612	37,980,456	36,568,754	35,163,905	33,764,710	32,372,370	30,980,802	29,592,012	28,206,724	26,833,938	0%
33 TRDC - 33 - 500 units, 20 DPH, 100% houses and 0% flats	500	£153,322,981	42,309,806	40,595,896	38,971,665	37,346,295	35,694,725	34,072,957	32,488,988	30,912,421	29,340,499	27,704,722	26,156,417	0%
34 TRDC - 34 - 750 units, 24.83 DPH, 100% houses and 0% flats	750	£229,949,472	62,229,947	57,072,427	52,009,947	47,012,472	42,086,427	37,212,472	32,386,472	27,612,472	22,892,472	18,222,472	13,602,472	0%
35 TRDC - 35 - 1000 units, 20 DPH, 100% houses and 0% flats	1000	£306,465,963	70,965,183	68,119,358	65,296,381	62,459,962	59,642,802	56,838,522	54,047,124	51,268,825	48,502,969	45,750,213	43,002,874	0%
36 TRDC - 36 - 1250 units, 20 DPH, 100% houses and 0% flats	1250	£383,682,454	85,572,821	82,055,325	78,553,738	75,068,060	71,598,289	68,144,428	64,706,474	61,284,429	57,878,291	54,487,085	51,108,305	0%
37 TRDC - 37 - 1500 units, 20 DPH, 100% houses and 0% flats	1500	£459,698,944	98,348,104	94,246,684	90,163,852	86,099,611	82,053,958	78,026,898	74,016,422	70,028,538	66,057,244	62,104,538	58,170,422	0%
38 TRDC-CARE2 (75 rooms)	-	£6,129,319	509,674	509,674	509,674	509,674	509,674	509,674	509,674	509,674	509,674	509,674	509,674	0%
39 TRDC-CARE1 (40 rooms)	-	£2,022,875	331,158	331,158	331,158	331,158	331,158	331,158	331,158	331,158	331,158	331,158	331,158	0%
40 TRDC-Care2 (100 rooms)	-	£3,064,660	3,174,667	3,174,667	3,174,667	3,174,667	3,174,667	3,174,667	3,174,667	3,174,667	3,174,667	3,174,667	3,174,667	0%
41 TRDC-OFF2	-	£3,064,660	4,409,479	4,409,479	4,409,479	4,409,479	4,409,479	4,409,479	4,409,479	4,409,479	4,409,479	4,409,479	4,409,479	0%
42 TRDC-REF1	-	£6,129,319	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	0%
43 TRDC-REF2	-	£3,064,660	5,260,339	5,260,339	5,260,339	5,260,339	5,260,339	5,260,339	5,260,339	5,260,339	5,260,339	5,260,339	5,260,339	50%
44 TRDC-REF3	-	£1,532,330	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540	50%
45 TRDC-IND1	-	£6,129,319	3,291,062	3,291,062	3,291,062	3,291,062	3,291,062	3,291,062	3,291,062	3,291,062	3,291,062	3,291,062	3,291,062	50%
46 TRDC-IND2	-	£6,129,319	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	50%
47 TRDC-IND3	-	£6,129,319	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	50%

BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL)		£2,760,992		Residual land values										
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	Max AH
1 TROD-1 - 5 units, 25 DPH, 100% houses and 0% flats	5	£552,198	715,342	693,123	671,005	648,987	627,070	605,254	583,537	561,922	540,407	518,993	497,680	35%
2 TROD-2 - 5 units, 50 DPH, 100% houses and 0% flats	5	£1,212,922	1,512,342	1,478,123	1,443,905	1,409,687	1,375,470	1,341,254	1,307,037	1,272,822	1,238,607	1,204,393	1,170,178	30%
3 TROD-3 - 5 units, 85 DPH, 100% houses and 50% flats	5	£1,622,411	1,998,803	1,978,929	1,959,054	1,939,179	1,919,304	1,899,429	1,879,554	1,859,679	1,839,804	1,819,929	1,799,054	25%
4 TROD-4 - 5 units, 30 DPH, 100% houses and 0% flats	6	£552,198	858,410	831,748	805,086	778,424	751,762	725,100	698,438	671,776	645,114	618,452	591,790	50%
5 TROD-5 - 6 units, 75 DPH, 75% houses and 25% flats	6	£220,879	729,694	704,342	678,990	653,638	628,286	602,934	577,582	552,230	526,878	501,526	476,174	50%
6 TROD-6 - 6 units, 25 DPH, 100% houses and 0% flats	8	£283,518	1,144,547	1,108,997	1,073,448	1,037,899	1,002,350	966,801	931,252	895,703	860,154	824,605	789,056	35%
7 TROD-7 - 8 units, 130 DPH, 0% houses and 100% flats	8	£169,907	428,733	410,766	392,800	374,833	356,867	338,900	320,934	302,967	284,999	267,032	249,065	50%
8 TROD-8 - 9 units, 112 DPH, 0% houses and 100% flats	9	£221,865	493,575	482,113	470,651	459,189	447,727	436,265	424,803	413,341	401,879	390,417	378,955	40%
9 TROD-9 - 9 units, 25 DPH, 100% houses and 0% flats	10	£1,104,397	1,387,734	1,343,296	1,298,858	1,254,420	1,211,191	1,167,557	1,124,125	1,080,894	1,037,865	995,037	952,409	30%
10 TROD-10 - 10 units, 90 DPH, 100% houses and 50% flats	10	£306,777	967,456	926,585	885,916	845,418	805,102	764,967	725,013	685,242	645,651	606,237	567,015	50%
11 TROD-11 - 20 units, 35 DPH, 100% houses and 0% flats	20	£1,577,710	2,582,289	2,483,955	2,405,914	2,328,056	2,249,501	2,171,307	2,093,471	2,015,993	1,938,875	1,862,117	1,785,718	50%
12 TROD-12 - 20 units, 25 DPH, 100% houses and 0% flats	20	£1,104,397	1,822,289	1,782,585	1,743,539	1,703,539	1,663,539	1,623,539	1,583,539	1,543,539	1,503,539	1,463,539	1,423,539	50%
13 TROD-13 - 30 units, 25 DPH, 100% houses and 0% flats	30	£3,313,191	4,077,808	3,942,751	3,808,310	3,674,869	3,541,264	3,406,660	3,272,671	3,148,294	3,024,530	2,899,379	2,754,641	25%
14 TROD-14 - 30 units, 50 DPH, 80% houses and 20% flats	30	£1,656,956	3,592,593	3,463,331	3,334,059	3,205,663	3,077,839	2,950,608	2,823,966	2,697,895	2,572,413	2,447,514	2,323,196	50%
15 TROD-15 - 40 units, 50 DPH, 80% houses and 20% flats	40	£2,208,794	4,046,244	3,915,479	3,785,297	3,655,696	3,526,679	3,398,243	3,270,388	3,143,119	3,016,430	2,890,323	2,764,799	50%
16 TROD-16 - 40 units, 80 DPH, 50% houses and 50% flats	40	£1,380,496	3,785,205	3,624,952	3,465,409	3,306,578	3,148,460	2,991,054	2,834,360	2,678,377	2,523,107	2,368,548	2,214,702	50%
17 TROD-17 - 50 units, 80 DPH, 50% houses and 50% flats	50	£3,344,779	5,689,530	5,484,979	5,280,428	5,075,877	4,871,326	4,666,775	4,462,224	4,257,673	4,053,122	3,848,571	3,643,920	50%
18 TROD-18 - 50 units, 80 DPH, 50% houses and 50% flats	50	£1,725,620	4,731,507	4,531,189	4,331,761	4,132,293	3,935,575	3,738,818	3,542,950	3,347,971	3,153,883	2,960,685	2,768,377	50%
19 TROD-19 - 60 units, 100 DPH, 0% houses and 100% flats	60	£1,656,956	3,112,731	2,900,609	2,689,413	2,478,124	2,269,796	2,061,838	1,853,966	1,647,136	1,441,674	1,236,956	1,033,165	30%
20 TROD-20 - 60 units, 35 DPH, 100% houses and 0% flats	60	£4,733,130	8,292,576	7,882,715	7,451,895	7,048,591	6,642,928	6,243,322	5,843,341	5,443,987	5,045,269	4,647,186	4,248,734	50%
21 TROD-21 - 70 units, 80 DPH, 100% houses and 0% flats	70	£3,369,988	8,068,106	7,769,641	7,472,451	7,176,039	6,882,116	6,588,972	6,296,888	6,005,929	5,715,086	5,424,266	5,133,486	50%
22 TROD-22 - 70 units, 35 DPH, 100% houses and 0% flats	70	£5,521,985	9,189,506	8,984,407	8,651,139	8,324,551	8,008,748	7,779,627	7,448,718	7,185,587	6,920,537	6,656,538	6,394,722	50%
23 TROD-23 - 80 units, 50 DPH, 100% houses and 0% flats	80	£4,417,588	10,616,066	10,267,894	9,921,301	9,576,287	9,232,852	8,890,996	8,550,718	8,212,020	7,874,900	7,539,358	7,205,396	50%
24 TROD-24 - 80 units, 80 DPH, 55% houses and 45% flats	80	£2,760,992	7,703,356	7,387,697	7,073,444	6,760,595	6,449,151	6,138,111	5,830,477	5,523,247	5,217,424	4,913,004	4,608,989	50%
25 TROD-25 - 95 units, 28 DPH, 100% houses and 0% flats	95	£9,357,653	12,608,572	12,193,125	11,781,545	11,371,841	10,964,012	10,558,058	10,153,978	9,751,743	9,351,443	8,952,989	8,556,408	35%
26 TROD-26 - 100 units, 25 DPH, 100% houses and 0% flats	100	£1,400,610	2,840,668	2,740,668	2,640,668	2,540,668	2,440,668	2,340,668	2,240,668	2,140,668	2,040,668	1,940,668	1,840,668	50%
27 TROD-27 - 100 units, 35 DPH, 95% houses and 5% flats	100	£7,888,550	12,871,576	12,440,839	12,012,050	11,585,210	11,160,319	10,737,376	10,316,383	9,897,339	9,480,243	9,065,097	8,651,903	50%
28 TROD-28 - 130 units, 34 DPH, 95% houses and 5% flats	130	£10,214,258	16,416,068	15,872,177	15,328,550	14,784,696	14,243,325	13,702,433	13,160,032	12,618,111	12,077,671	11,537,716	11,004,243	50%
29 TROD-29 - 145 units, 25 DPH, 100% houses and 0% flats	145	£16,123,395	18,883,956	18,268,556	17,652,843	17,039,934	16,429,829	15,820,533	15,210,033	14,616,343	14,017,455	13,421,372	12,828,095	20%
30 TROD-30 - 165 units, 28 DPH, 60% houses and 40% flats	165	£5,428,161	15,820,299	15,201,776	14,586,006	13,972,960	13,359,180	12,746,673	12,136,946	11,529,997	10,924,829	10,319,652	9,725,622	50%
31 TROD-31 - 250 units, 35 DPH, 100% houses and 0% flats	250	£16,882,011	26,813,977	26,119,177	25,426,890	24,734,229	24,041,693	23,349,282	22,656,996	21,964,735	21,272,500	20,580,293	19,888,115	50%
32 TROD-32 - 400 units, 75 DPH, 100% houses and 0% flats	400	£70,388,590	10,823,223	10,398,812	9,973,456	9,548,556	9,123,505	8,698,334	8,273,060	7,847,682	7,422,299	6,996,912	6,571,525	50%
33 TROD-33 - 500 units, 20 DPH, 100% houses and 0% flats	500	£69,024,811	42,309,806	40,586,836	38,871,665	37,164,295	35,464,725	33,772,957	32,088,988	30,412,821	28,740,458	27,074,322	25,416,817	0%
34 TROD-34 - 750 units, 20 DPH, 100% houses and 0% flats	750	£103,527,417	39,516,479	37,072,427	34,639,446	32,217,533	29,806,809	27,408,918	25,018,214	22,631,480	20,247,016	17,872,923	15,517,089	0%
35 TROD-35 - 1000 units, 20 DPH, 100% houses and 0% flats	1000	£138,949,623	70,995,163	68,119,368	65,296,361	62,524,962	59,804,802	57,133,632	54,512,124	51,942,608	49,425,949	46,950,733	44,520,876	0%
36 TROD-36 - 1250 units, 20 DPH, 100% houses and 0% flats	1250	£175,582,011	92,585,325	89,185,325	85,785,325	82,385,325	78,985,325	75,585,325	72,185,325	68,785,325	65,385,325	61,985,325	58,585,325	0%
37 TROD-37 - 1500 units, 20 DPH, 100% houses and 0% flats	1500	£207,074,434	98,348,104	94,248,654	90,163,852	86,099,611	82,053,958	78,026,896	74,018,422	70,028,538	66,052,244	62,104,538	58,172,022	0%
38 TROD-CARE1 (75 rooms)		£2,760,992	509,674	509,674	509,674	509,674	509,674	509,674	509,674	509,674	509,674	509,674	509,674	0%
39 TROD-CARE2 (40 rooms)			£911,128	331,158	331,158	331,158	331,158	331,158	331,158	331,158	331,158	331,158	331,158	0%
40 TROD-COFF1			£1,380,496	3,174,687	3,174,687	3,174,687	3,174,687	3,174,687	3,174,687	3,174,687	3,174,687	3,174,687	3,174,687	0%
41 TROD-COFF2			£1,380,496	4,409,474	4,409,474	4,409,474	4,409,474	4,409,474	4,409,474	4,409,474	4,409,474	4,409,474	4,409,474	0%
42 TROD-RET1		£2,760,992	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	0%
43 TROD-RET2		£1,380,496	5,260,339	5,260,339	5,260,339	5,260,339	5,260,339	5,260,339	5,260,339	5,260,339	5,260,339	5,260,339	5,260,339	50%
44 TROD-RET3		£690,248	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540	50%
45 TROD-IN01		£2,760,992	3,291,992	3,291,992	3,291,992	3,291,992	3,291,992	3,291,992	3,291,992	3,291,992	3,291,992	3,291,992	3,291,992	50%
46 TROD-IN02		£4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	50%
47 TROD-IN03		£2,760,992	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	50%

BENCHMARK LAND VALUE 3 (GREENFIELD - UPPER END OF RANGE)			\$374,000 PER HA												
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	Max AH	
1 TRDTC-1 - 5 units, 25 DPH, 100% houses and 0% flats	5	\$ 174,800	715,342	693,123	671,005	649,987	627,070	605,254	583,537	561,922	540,407	518,893	497,690	50%	
2 TRDTC-2 - 5 units, 50 DPH, 100% houses and 0% flats	5	\$ 437,400	693,123	671,005	649,987	627,070	605,254	583,537	561,922	540,407	518,893	497,690	50%		
3 TRDTC-3 - 5 units, 85 DPH, 50% houses and 50% flats	5	\$ 222,000	498,903	478,029	459,142	439,445	419,830	400,315	380,881	361,537	342,280	323,111	304,031	50%	
4 TRDTC-4 - 6 units, 30 DPH, 100% houses and 0% flats	6	\$ 184,000	858,410	831,748	806,206	778,785	752,484	726,304	700,245	674,307	648,468	622,791	607,215	50%	
5 TRDTC-5 - 6 units, 75 DPH, 75% houses and 25% flats	6	\$ 229,920	729,694	704,432	679,282	654,245	629,322	604,511	579,814	555,230	530,759	506,401	482,157	50%	
6 TRDTC-6 - 8 units, 25 DPH, 100% houses and 0% flats	8	\$ 119,680	1,144,547	1,108,967	1,073,688	1,038,379	1,003,312	968,406	933,650	899,047	864,592	830,389	796,287	50%	
7 TRDTC-7 - 8 units, 130 DPH, 0% houses and 100% flats	8	\$ 23,015	410,736	410,736	382,922	352,148	327,458	302,800	278,181	253,614	229,104	204,618	180,157	50%	
8 TRDTC-8 - 9 units, 112 DPH, 0% houses and 100% flats	9	\$ 230,054	493,576	462,113	430,786	399,598	368,545	337,632	306,855	276,214	245,714	215,349	185,122	50%	
9 TRDTC-9 - 10 units, 25 DPH, 100% houses and 0% flats	10	\$ 149,600	1,387,734	1,343,296	1,299,060	1,255,025	1,211,191	1,167,557	1,124,125	1,080,894	1,037,865	995,037	952,409	50%	
10 TRDTC-10 - 10 units, 50 DPH, 50% houses and 50% flats	10	\$ 141,556	967,456	926,595	885,916	845,418	805,102	764,967	725,013	685,242	645,651	606,243	567,015	50%	
11 TRDTC-11 - 10 units, 25 DPH, 100% houses and 0% flats	10	\$ 209,390	2,045,514	2,001,514	1,957,514	1,913,514	1,869,514	1,825,514	1,781,514	1,737,514	1,693,514	1,649,514	1,605,514	50%	
12 TRDTC-12 - 20 units, 50 DPH, 80% houses and 20% flats	20	\$ 149,600	2,682,293	2,582,590	2,483,336	2,384,532	2,286,178	2,188,274	2,090,820	1,993,814	1,897,261	1,801,157	1,705,502	50%	
13 TRDTC-13 - 30 units, 25 DPH, 100% houses and 0% flats	30	\$ 448,800	4,077,808	3,942,751	3,808,310	3,674,480	3,541,264	3,408,660	3,276,671	3,144,294	3,011,530	2,884,370	2,754,841	50%	
14 TRDTC-14 - 30 units, 50 DPH, 80% houses and 20% flats	30	\$ 224,400	3,592,593	3,463,031	3,334,050	3,205,653	3,077,839	2,950,608	2,823,960	2,697,899	2,572,413	2,447,514	2,323,198	50%	
15 TRDTC-15 - 40 units, 50 DPH, 80% houses and 20% flats	40	\$ 299,200	4,048,244	3,913,479	3,785,297	3,655,696	3,526,679	3,398,243	3,270,389	3,143,119	3,016,430	2,890,323	2,764,799	50%	
16 TRDTC-16 - 40 units, 50 DPH, 50% houses and 50% flats	40	\$ 187,000	3,187,000	3,024,962	2,865,409	2,705,195	2,545,100	2,385,124	2,225,276	2,065,556	1,905,964	1,746,500	1,586,264	50%	
17 TRDTC-17 - 50 units, 35 DPH, 100% houses and 0% flats	50	\$ 534,286	6,792,293	6,568,930	6,346,570	6,124,134	5,902,106	5,681,101	5,461,118	5,242,156	5,024,216	4,807,299	4,591,402	50%	
18 TRDTC-18 - 50 units, 80 DPH, 50% houses and 50% flats	50	\$ 233,750	4,731,507	4,531,189	4,331,761	4,133,223	3,935,575	3,738,818	3,542,950	3,347,971	3,153,883	2,960,685	2,768,377	50%	
19 TRDTC-19 - 60 units, 100 DPH, 0% houses and 100% flats	60	\$ 224,400	3,112,731	2,900,609	2,689,413	2,478,124	2,269,796	2,061,379	1,853,884	1,647,916	1,441,674	1,236,956	1,033,165	50%	
20 TRDTC-20 - 60 units, 35 DPH, 100% houses and 0% flats	60	\$ 164,143	1,810,752	1,782,715	1,751,895	1,748,981	1,708,528	1,671,322	1,633,341	1,595,587	1,557,029	1,518,768	1,480,683	50%	
21 TRDTC-21 - 70 units, 50 DPH, 80% houses and 20% flats	70	\$ 598,000	8,068,198	7,808,610	7,589,641	7,370,157	7,176,099	6,982,116	6,588,972	6,295,988	5,992,636	5,699,486	5,401,798	50%	
22 TRDTC-22 - 70 units, 35 DPH, 100% houses and 0% flats	70	\$ 748,000	9,289,056	8,984,407	8,681,130	8,379,251	8,078,746	7,779,622	7,481,678	7,185,517	6,890,532	6,596,938	6,304,722	50%	
23 TRDTC-23 - 80 units, 50 DPH, 100% houses and 0% flats	80	\$ 598,400	10,616,066	10,267,894	9,921,301	9,576,287	9,232,852	8,890,096	8,550,718	8,212,020	7,874,904	7,539,356	7,205,366	50%	
24 TRDTC-24 - 80 units, 80 DPH, 55% houses and 45% flats	80	\$ 374,000	7,703,356	7,387,697	7,073,444	6,760,595	6,449,151	6,136,111	5,830,477	5,523,247	5,217,424	4,913,004	4,608,989	50%	
25 TRDTC-25 - 95 units, 28 DPH, 100% houses and 0% flats	95	\$ 1,268,529	12,808,576	12,493,125	11,781,545	11,371,841	10,984,012	10,558,058	10,153,978	9,717,773	9,351,443	8,952,989	8,556,408	50%	
26 TRDTC-26 - 100 units, 15 DPH, 100% houses and 0% flats	100	\$ 1,268,529	12,808,576	12,493,125	11,781,545	11,371,841	10,984,012	10,558,058	10,153,978	9,717,773	9,351,443	8,952,989	8,556,408	50%	
27 TRDTC-27 - 100 units, 35 DPH, 95% houses and 5% flats	100	\$ 1,068,571	12,808,576	12,493,125	12,102,050	11,585,210	11,160,319	10,737,376	10,318,383	9,897,339	9,480,243	9,065,097	8,651,900	50%	
28 TRDTC-28 - 130 units, 34 DPH, 95% houses and 5% flats	130	\$ 1,383,808	16,416,068	15,872,177	15,328,550	14,784,696	14,243,325	13,704,437	13,168,032	12,634,111	12,102,671	11,573,716	11,047,243	50%	
29 TRDTC-29 - 145 units, 25.14 DPH, 100% houses and 0% flats	145	\$ 1,214,052	18,883,956	18,268,556	17,652,843	17,039,934	16,429,829	15,820,533	15,210,033	14,616,343	14,017,455	13,421,372	12,828,095	50%	
30 TRDTC-30 - 165 units, 10.67 DPH, 60% houses and 40% flats	165	\$ 870,749	15,820,295	15,201,776	14,586,006	13,972,990	13,359,180	12,746,673	12,136,946	11,529,997	10,925,016	10,324,434	9,726,822	50%	
31 TRDTC-31 - 250 units, 35.07 DPH, 80% houses and 0% flats	250	\$ 2,986,000	26,813,927	26,018,920	25,228,913	24,442,906	23,660,899	22,880,892	22,100,885	21,320,878	20,540,871	19,760,864	18,980,857	50%	
32 TRDTC-32 - 400 units, 75.69 DPH, 100% houses and 0% flats	400	\$ 594,334	40,823,223	39,398,612	37,900,456	36,392,584	35,163,505	33,764,710	32,370,920	30,977,130	29,583,340	28,189,550	26,833,938	50%	
33 TRDTC-33 - 500 units, 20 DPH, 100% houses and 0% flats	500	\$ 936,500	42,309,806	40,586,836	38,871,665	37,164,255	35,464,725	33,772,957	32,088,988	30,412,821	28,740,458	27,074,722	25,416,817	50%	
34 TRDTC-34 - 750 units, 20 DPH, 100% houses and 0% flats	750	\$ 1,410,250	69,516,478	67,027,427	64,539,446	62,051,533	59,566,609	57,081,408	54,596,918	52,114,620	49,624,076	47,139,523	44,655,089	50%	
35 TRDTC-35 - 1000 units, 20 DPH, 100% houses and 0% flats	1,000	\$ 1,180,700	10,965,183	10,618,368	10,269,381	9,920,456	9,571,602	9,222,554	8,874,024	8,524,688	8,175,969	7,827,234	7,478,402	50%	
36 TRDTC-36 - 1500 units, 20 DPH, 100% houses and 0% flats	1,500	\$ 2,375,000	27,055,325	26,053,325	25,051,325	24,049,325	23,047,325	22,045,325	21,043,325	20,041,325	19,039,325	18,037,325	17,035,325	50%	
37 TRDTC-37 - 1500 units, 20 DPH, 100% houses and 0% flats	1,500	\$ 2,850,000	98,348,104	94,248,654	90,149,204	86,049,754	81,950,304	77,850,854	73,751,404	69,651,954	65,552,504	61,453,054	57,353,604	50%	
38 TRDTC-CARE1 (75 rooms)		\$ 537,000	5,097,674	5,097,674	5,097,674	5,097,674	5,097,674	5,097,674	5,097,674	5,097,674	5,097,674	5,097,674	5,097,674	50%	
39 TRDTC-CARE2 (40 rooms)		\$ 123,420	331,158	331,158	331,158	331,158	331,158	331,158	331,158	331,158	331,158	331,158	331,158	50%	
40 TRDTC-OFF1		\$ 1,187,000	10,965,183	10,618,368	10,269,381	9,920,456	9,571,602	9,222,554	8,874,024	8,524,688	8,175,969	7,827,234	7,478,402	50%	
41 TRDTC-OFF2		\$ 1,187,000	10,965,183	10,618,368	10,269,381	9,920,456	9,571,602	9,222,554	8,874,024	8,524,688	8,175,969	7,827,234	7,478,402	50%	
42 TRDTC-RET1		\$ 1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	50%	
43 TRDTC-RET2		\$ 1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	50%	
44 TRDTC-RET3		\$ 1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	50%	
45 TRDTC-IND1		\$ 1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	50%	
46 TRDTC-IND2		\$ 1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	50%	
47 TRDTC-IND3		\$ 1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	50%	

BENCHMARK LAND VALUE 4 (GREENFIELD - LOWER END OF RANGE)		\$247,000 PER HA													
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	Max AH	
1 TROC - 1 - 5 units, 25 DPH, 100% houses and 0% flats	5	E 49,400	7,115,342	693,123	671,005	648,987	627,070	605,254	583,537	561,922	540,407	518,993	497,680	0%	
2 TROC - 5 - units, 50 DPH, 100% houses and 0% flats	5	E 24,100	3,557,132	371,005	358,987	346,969	334,952	322,934	310,917	298,900	286,883	274,866	262,849	0%	
3 TROC - 4 - 5 units, 85 DPH, 50% houses and 50% flats	5	E 154,529	498,903	478,920	459,142	439,445	419,836	400,315	380,891	361,537	342,280	323,111	304,031	50%	
4 TROC - 4 - 6 units, 30 DPH, 100% houses and 0% flats	6	E 49,400	858,410	831,748	805,206	778,785	752,484	726,304	700,245	674,307	648,488	622,791	597,125	50%	
5 TROC - 5 - 6 units, 75 DPH, 75% houses and 25% flats	6	E 119,760	729,694	704,432	679,282	654,245	629,322	604,511	579,814	555,230	530,759	506,401	482,157	50%	
6 TROC - 6 - 8 units, 25 DPH, 100% houses and 0% flats	8	E 79,040	1,144,547	1,108,997	1,073,608	1,038,379	1,003,312	968,406	933,650	899,075	864,652	830,389	796,287	50%	
7 TROC - 7 - 9 units, 130 DPH, 0% houses and 100% flats	9	E 115,200	410,765	382,322	353,879	325,436	296,993	268,550	240,107	211,664	183,221	154,778	126,335	50%	
8 TROC - 8 - 9 units, 112 DPH, 0% houses and 100% flats	9	E 119,848	493,575	462,113	430,786	399,598	368,548	337,632	306,555	276,216	245,714	215,345	185,122	50%	
9 TROC - 9 - 9 units, 25 DPH, 100% houses and 0% flats	10	E 98,800	1,387,734	1,343,296	1,299,060	1,255,025	1,211,191	1,167,557	1,124,125	1,080,894	1,037,665	995,037	952,409	50%	
10 TROC - 10 - 10 units, 90 DPH, 50% houses and 50% flats	10	E 227,444	967,456	926,595	885,916	845,418	805,102	764,967	725,013	685,242	645,651	606,243	567,015	50%	
11 TROC - 11 - 20 units, 50 DPH, 100% houses and 0% flats	20	E 141,143	2,562,289	2,483,925	2,405,914	2,328,056	2,250,501	2,173,307	2,095,471	2,016,993	1,938,875	1,862,117	1,785,718	50%	
12 TROC - 12 - 20 units, 25 DPH, 100% houses and 0% flats	20	E 141,143	2,562,289	2,483,925	2,405,914	2,328,056	2,250,501	2,173,307	2,095,471	2,016,993	1,938,875	1,862,117	1,785,718	50%	
13 TROC - 13 - 30 units, 25 DPH, 100% houses and 0% flats	30	E 296,400	4,077,808	3,942,751	3,808,310	3,674,480	3,541,264	3,408,660	3,276,871	3,145,294	3,014,530	2,884,370	2,754,841	50%	
14 TROC - 14 - 30 units, 50 DPH, 60% houses and 20% flats	30	E 148,200	3,592,593	3,463,031	3,334,050	3,205,653	3,077,839	2,950,608	2,823,960	2,697,895	2,572,413	2,446,524	2,323,198	50%	
15 TROC - 15 - 40 units, 50 DPH, 60% houses and 20% flats	40	E 197,600	4,046,244	3,915,479	3,785,297	3,655,696	3,526,679	3,398,243	3,270,389	3,143,119	3,016,430	2,890,323	2,764,799	50%	
16 TROC - 16 - 40 units, 80 DPH, 50% houses and 50% flats	40	E 197,600	3,785,205	3,624,952	3,465,609	3,306,578	3,148,460	2,991,954	2,835,460	2,678,377	2,521,507	2,365,548	2,210,688	50%	
17 TROC - 17 - 50 units, 35 DPH, 95% houses and 5% flats	50	E 296,400	4,792,357	4,653,932	4,515,579	4,377,204	4,238,829	4,100,454	3,962,079	3,823,704	3,685,329	3,546,954	3,408,579	50%	
18 TROC - 18 - 50 units, 80 DPH, 50% houses and 50% flats	50	E 154,375	4,731,507	4,531,189	4,331,761	4,133,223	3,935,575	3,738,818	3,542,950	3,347,971	3,153,883	2,960,685	2,768,377	50%	
19 TROC - 19 - 60 units, 100 DPH, 0% houses and 100% flats	60	E 148,200	3,112,731	2,900,609	2,688,413	2,478,124	2,268,796	2,061,378	1,853,884	1,646,316	1,441,674	1,236,956	1,033,165	50%	
20 TROC - 20 - 60 units, 35 DPH, 100% houses and 0% flats	60	E 423,429	8,150,752	7,882,715	7,615,895	7,348,961	7,082,528	6,817,322	6,553,341	6,290,586	6,029,060	5,768,758	5,509,683	50%	
21 TROC - 21 - 70 units, 50 DPH, 60% houses and 20% flats	70	E 345,800	8,388,068	8,068,190	7,759,641	7,474,245	7,176,809	6,882,116	6,588,372	6,290,088	6,002,297	5,710,866	5,420,796	50%	
22 TROC - 22 - 70 units, 35 DPH, 100% houses and 0% flats	70	E 299,058	8,994,407	8,681,159	8,378,291	8,073,268	7,778,621	7,481,878	7,188,517	6,895,938	6,600,638	6,304,722	6,009,890	50%	
23 TROC - 23 - 80 units, 50 DPH, 100% houses and 0% flats	80	E 395,200	10,616,096	10,267,894	9,921,301	9,576,287	9,232,852	8,890,996	8,550,718	8,212,620	7,874,900	7,539,358	7,205,396	50%	
24 TROC - 24 - 80 units, 80 DPH, 55% houses and 45% flats	80	E 247,000	7,703,356	7,387,697	7,073,444	6,760,595	6,449,151	6,138,111	5,830,477	5,523,965	5,217,424	4,913,004	4,608,989	50%	
25 TROC - 25 - 95 units, 28 DPH, 100% houses and 0% flats	95	E 838,036	12,606,579	12,193,125	11,781,545	11,371,841	10,964,012	10,558,058	10,153,978	9,754,953	9,351,443	8,952,989	8,556,408	50%	
26 TROC - 26 - 100 units, 15 DPH, 100% houses and 0% flats	100	E 1,646,667	13,270,983	12,834,988	12,401,627	11,970,339	11,541,065	11,116,898	10,698,398	10,275,224	9,854,149	9,434,999	9,016,895	50%	
27 TROC - 27 - 100 units, 35 DPH, 95% houses and 5% flats	100	E 2,705,100	17,440,833	17,024,099	16,607,120	16,193,194	15,789,823	15,386,500	14,983,729	14,581,109	14,178,939	13,776,819	13,375,049	50%	
28 TROC - 28 - 130 units, 34.14 DPH, 95% houses and 5% flats	130	E 391,773	16,416,068	15,977,157	15,538,256	15,099,364	14,649,325	14,243,325	13,794,432	13,348,032	12,894,111	12,442,671	11,973,716	11,047,243	50%
29 TROC - 29 - 145 units, 25 DPH, 100% houses and 0% flats	145	E 1,442,408	18,883,955	18,268,556	17,652,843	17,039,694	16,429,829	15,822,530	15,218,033	14,616,343	14,017,455	13,421,372	12,828,095	50%	
30 TROC - 30 - 165 units, 50 DPH, 60% houses and 40% flats	165	E 575,067	15,820,299	15,201,776	14,586,006	13,972,990	13,359,180	12,746,673	12,136,946	11,529,997	10,925,826	10,324,434	9,725,822	50%	
31 TROC - 31 - 260 units, 35 DPH, 100% houses and 0% flats	260	E 1,760,200	26,813,187	26,180,612	25,548,036	24,915,460	24,282,884	23,650,308	23,017,732	22,385,156	21,752,580	21,119,999	20,487,419	50%	
32 TROC - 32 - 400 units, 76.67 DPH, 100% houses and 0% flats	400	E 56,207,004	40,823,223	39,398,612	37,900,456	36,396,754	34,893,105	33,385,503	31,876,710	30,372,390	28,868,012	27,363,724	25,859,335	50%	
33 TROC - 33 - 500 units, 20 DPH, 100% houses and 0% flats	500	E 61,175,000	42,309,806	40,586,836	38,871,665	37,164,295	35,454,725	33,772,957	32,088,988	30,412,821	28,740,458	27,074,722	25,416,817	50%	
34 TROC - 34 - 750 units, 20 DPH, 100% houses and 0% flats	750	E 92,262,500	59,516,479	57,027,427	54,639,446	52,251,533	49,860,690	47,468,018	45,074,914	42,684,581	40,294,016	37,912,523	35,531,089	50%	
35 TROC - 35 - 1000 units, 20 DPH, 100% houses and 0% flats	1,000	E 123,500,000	70,965,183	68,119,368	65,266,361	62,456,952	59,642,802	56,838,522	54,042,124	51,268,605	48,522,969	45,750,213	43,002,678	50%	
36 TROC - 36 - 1,250 units, 20 DPH, 100% houses and 0% flats	1,250	E 154,375,000	87,925,357	84,053,325	80,181,293	76,309,261	72,437,229	68,565,197	64,693,165	60,821,133	56,949,101	53,077,069	49,205,037	50%	
37 TROC - 37 - 1,500 units, 20 DPH, 100% houses and 0% flats	1,500	E 158,525,000	96,348,104	94,246,684	90,163,852	86,095,611	82,023,358	77,951,105	73,878,852	69,810,422	65,742,538	61,674,538	57,602,422	50%	
38 TROC - CARE1 (75 rooms)	-	E 247,000	509,674	509,674	509,674	509,674	509,674	509,674	509,674	509,674	509,674	509,674	509,674	50%	
39 TROC - CARE2 (40 rooms)	-	E 81,510	331,158	331,158	331,158	331,158	331,158	331,158	331,158	331,158	331,158	331,158	331,158	50%	
40 TROC - OFF1	-	E 123,500	3,174,687	3,174,687	3,174,687	3,174,687	3,174,687	3,174,687	3,174,687	3,174,687	3,174,687	3,174,687	3,174,687	0%	
41 TROC - OFF2	-	E 123,500	4,469,473	4,469,473	4,469,473	4,469,473	4,469,473	4,469,473	4,469,473	4,469,473	4,469,473	4,469,473	4,469,473	0%	
42 TROC - OFF3	-	E 247,000	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	50%	
43 TROC - RET2	-	E 123,500	5,260,330	5,260,330	5,260,330	5,260,330	5,260,330	5,260,330	5,260,330	5,260,330	5,260,330	5,260,330	5,260,330	50%	
44 TROC - RET3	-	E 61,750	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540	50%	
45 TROC - IND1	-	E 247,000	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	50%	
46 TROC - IND2	-	E 247,000	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	50%	
47 TROC - IND3	-	E 247,000	4,682,995	4,682,995	4,682,995	4,682,995	4,682,995	4,682,995	4,682,995	4,682,995	4,682,995	4,682,995	4,682,995	50%	

Sales value £6.350 psm

	Max AH
	0%
	35%
	45%
	0%
	50%
	0%
	25%
	15%
	0%
	45%
	0%
	20%
	0%
	10%
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	0%
	50%
	50%
	0%
	0%
	0%

£2,760.99

Max Axi	45%	50%	50%	50%	45%	50%	40%	50%	50%	40%	50%	50%	45%	50%	50%	50%	50%	50%	0%	50%	50%	30%	50%	45%	0%	0%	0%	0%	0%	0%	0%	0%	50%	50%	50%	50%
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NGE) £374,000 PER HA

[illegible]

CHANGE) £247,000 PER HA

[illegible]

THREE RIVERS DISTRICT COUNCIL
BENCHMARK LAND VALUE 1 (SECONDARY OFFICES/RETAIL)

Sales value £6,600 psqm

£6,129.319 PER HA

AH tenure
Type of rent:

Rented 70%
50% Soc Rent 50% AH Rent

Intermediate:
SO 30%
FH 0%

Residual land values

25% AH 30% AH 35% AH 40% AH 45% AH 50% AH

Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 TRDC-1 - 5 units, 25 DPH, 100% houses and 0% flats	5	£1,225.866	831.415	804.964	778.632	752.421	726.330	700.359	674.506	648.776	623.165	597.674	572.303
2 TRDC-2 - 5 units, 50 DPH, 100% houses and 0% flats	5	£1,612.932	831.415	804.964	778.632	752.421	726.330	700.359	674.506	648.776	623.165	597.674	572.303
3 TRDC-3 - 5 units, 85 DPH, 50% houses and 50% flats	5	£360.548	605.163	581.467	557.877	534.391	511.011	487.735	464.565	441.500	418.540	395.684	372.934
4 TRDC-4 - 6 units, 30 DPH, 100% houses and 0% flats	6	£1,225.866	997.698	965.957	934.359	902.906	871.596	840.431	809.409	778.532	747.799	717.209	686.764
5 TRDC-5 - 6 units, 75 DPH, 75% houses and 25% flats	6	£490.346	863.217	833.119	803.157	773.329	743.635	714.078	684.655	655.367	626.214	597.196	568.313
6 TRDC-6 - 8 units, 25 DPH, 100% houses and 0% flats	8	£1,961.382	1,350.263	1,287.941	1,245.812	1,203.874	1,162.124	1,120.574	1,079.212	1,038.042	997.165	956.279	915.685
7 TRDC-7 - 8 units, 130 DPH, 0% houses and 100% flats	8	£1,689.072	592.711	559.309	525.052	492.940	459.974	427.151	394.476	361.944	329.558	297.317	265.222
8 TRDC-8 - 9 units, 112 DPH, 0% houses and 100% flats	9	£492.535	666.800	629.222	591.809	554.558	517.470	480.546	443.785	407.187	370.753	334.482	298.374
9 TRDC-9 - 10 units, 25 DPH, 100% houses and 0% flats	10	£2,451.728	1,619.879	1,566.977	1,514.315	1,461.892	1,409.711	1,357.768	1,306.068	1,254.603	1,203.382	1,152.399	1,101.657
10 TRDC-10 - 10 units, 90 DPH, 50% houses and 50% flats	10	£681.035	1,176.777	1,128.349	1,080.137	1,032.140	984.357	936.790	889.437	842.300	795.377	748.670	702.177
11 TRDC-11 - 20 units, 35 DPH, 100% houses and 0% flats	20	£2,502.468	3,003.854	2,908.350	2,813.369	2,718.819	2,624.701	2,531.016	2,437.762	2,344.939	2,252.548	2,160.588	2,069.060
12 TRDC-12 - 20 units, 50 DPH, 80% houses and 20% flats	20	£2,451.728	3,215.105	3,094.527	2,974.498	2,855.098	2,736.063	2,617.665	2,499.811	2,382.503	2,265.740	2,149.521	2,033.848
13 TRDC-13 - 30 units, 25 DPH, 100% houses and 0% flats	30	£3,313.191	4,741.367	4,581.908	4,423.173	4,265.164	4,107.880	3,951.322	3,795.489	3,640.382	3,486.000	3,332.343	3,179.411
14 TRDC-14 - 30 units, 50 DPH, 80% houses and 20% flats	30	£3,677.592	4,234.229	4,081.194	3,928.851	3,777.196	3,626.230	3,475.954	3,326.367	3,177.469	3,029.261	2,881.742	2,734.913
15 TRDC-15 - 40 units, 50 DPH, 80% houses and 20% flats	40	£4,903.455	4,846.143	4,687.268	4,529.102	4,371.645	4,214.897	4,058.860	3,903.531	3,748.912	3,595.002	3,441.801	3,289.310
16 TRDC-16 - 40 units, 80 DPH, 50% houses and 50% flats	40	£3,064.660	4,598.262	4,408.627	4,219.831	4,031.680	3,844.768	3,658.500	3,473.074	3,288.488	3,104.745	2,921.845	2,739.785
17 TRDC-17 - 50 units, 35 DPH, 100% houses and 0% flats	50	£8,756.170	5,901.783	5,636.813	5,373.955	5,108.607	4,846.467	4,585.537	4,325.816	4,067.303	3,808.998	3,550.919	3,293.019
18 TRDC-18 - 50 units, 80 DPH, 50% houses and 50% flats	50	£3,830.825	5,747.829	5,510.783	5,274.790	5,039.849	4,805.960	4,573.126	4,341.342	4,110.611	3,880.932	3,652.306	3,424.733
19 TRDC-19 - 60 units, 100 DPH, 0% houses and 100% flats	60	£3,677.592	4,215.764	3,964.483	3,714.294	3,465.196	3,217.192	2,970.279	2,724.459	2,479.730	2,236.094	1,993.551	1,752.098
20 TRDC-20 - 60 units, 35 DPH, 100% houses and 0% flats	60	£10,507.404	9,482.139	9,163.814	8,846.346	8,530.329	8,215.781	7,902.644	7,590.979	7,280.764	6,971.999	6,664.685	6,358.823
21 TRDC-21 - 70 units, 50 DPH, 80% houses and 20% flats	70	£8,581.047	9,865.846	9,515.193	9,162.136	8,810.676	8,460.813	8,110.559	7,761.524	7,414.095	7,068.277	6,724.066	6,381.464
22 TRDC-22 - 70 units, 35 DPH, 100% houses and 0% flats	70	£12,264.030	10,886.582	10,446.357	10,007.969	9,571.812	9,137.992	8,702.324	8,270.382	7,841.408	7,414.095	6,987.476	6,561.287
23 TRDC-23 - 80 units, 50 DPH, 100% houses and 0% flats	80	£9,806.911	12,350.379	11,938.908	11,529.108	11,121.276	10,715.317	10,311.228	9,909.008	9,508.659	9,110.181	8,713.573	8,316.667
24 TRDC-24 - 80 units, 80 DPH, 55% houses and 45% flats	80	£6,129.319	9,305.979	8,932.513	8,560.708	8,190.565	7,822.084	7,455.264	7,090.105	6,726.608	6,364.772	6,004.598	5,646.086
25 TRDC-25 - 95 units, 28 DPH, 100% houses and 0% flats	95	£20,795.905	14,666.075	14,177.334	13,690.815	13,206.516	12,724.438	12,244.582	11,766.947	11,291.533	10,818.340	10,347.368	9,876.043
26 TRDC-26 - 100 units, 15 DPH, 100% houses and 0% flats	100	£40,862.128	15,437.974	14,923.510	14,411.384	13,901.596	13,394.146	12,889.034	12,386.260	11,885.824	11,387.726	10,891.966	10,395.835
27 TRDC-27 - 100 units, 35 DPH, 100% houses and 0% flats	100	£117,151.348	10,942.865	10,446.357	10,007.969	9,571.812	9,137.992	8,702.324	8,270.382	7,841.408	7,414.095	6,987.476	6,561.287
28 TRDC-28 - 130 units, 35 14 DPH, 95% houses and 5% flats	130	£27,675.342	19,170.478	18,521.439	17,875.343	17,232.190	16,591.978	15,954.709	15,320.381	14,688.996	14,060.552	13,435.051	12,812.491
29 TRDC-29 - 145 units, 24.83 DPH, 100% houses and 0% flats	145	£35,793.447	21,976.410	21,245.019	20,516.953	19,792.209	19,070.789	18,352.691	17,637.918	16,926.469	16,218.342	15,513.539	14,812.059
30 TRDC-30 - 165 units, 70.87 DPH, 60% houses and 40% flats	165	£14,270.321	19,069.681	18,329.869	17,593.353	16,860.133	16,130.211	15,403.584	14,680.254	13,960.219	13,243.481	12,530.040	11,819.895
31 TRDC-31 - 250 units, 35.07 DPH, 90% houses and 10% flats	250	£43,693.465	31,593.129	30,475.183	29,362.276	28,254.408	27,143.526	26,032.787	24,927.151	23,826.619	22,721.190	21,640.865	20,546.104
32 TRDC-32 - 400 units, 15.69 DPH, 100% houses and 0% flats	400	£158,269.629	19,942.865	19,446.357	18,948.812	18,452.214	17,957.562	17,464.820	16,973.978	16,485.036	15,998.094	15,513.152	15,029.210
33 TRDC-33 - 500 units, 20 DPH, 100% houses and 0% flats	500	£153,232.981	50,969.133	49,928.834	48,897.787	47,876.023	46,853.512	45,830.264	44,807.278	43,784.556	42,762.096	41,739.899	40,717.955
34 TRDC-34 - 750 units, 20 DPH, 100% houses and 0% flats	750	£229,849.477	71,648.235	69,762.589	67,900.046	66,030.606	64,164.271	62,301.038	60,436.910	58,572.884	56,708.963	54,845.145	52,981.430
35 TRDC-35 - 1000 units, 20 DPH, 100% houses and 0% flats	1,000	£306,465.963	86,122.473	82,729.565	79,352.002	75,989.785	72,642.912	69,303.308	65,974.866	62,661.837	59,364.220	56,082.015	52,815.222
36 TRDC-36 - 1250 units, 20 DPH, 100% houses and 0% flats	1,250	£383,082.544	103,285.579	99,130.249	94,993.763	90,876.120	86,777.321	82,697.367	78,636.258	74,593.992	70,570.570	66,565.992	62,580.258
37 TRDC-37 - 1500 units, 20 DPH, 100% houses and 0% flats	1,500	£459,698.944	118,263.590	113,444.613	108,645.019	103,875.309	99,129.482	94,399.537	89,685.475	84,993.297	80,328.903	75,694.590	71,083.062
38 TRDC-CARE1 (75 rooms)	-	£219.551	219.551	219.551	219.551	219.551	219.551	219.551	219.551	219.551	219.551	219.551	219.551
39 TRDC-CARE2 (40 rooms)	-	£202.675	176.426	176.426	176.426	176.426	176.426	176.426	176.426	176.426	176.426	176.426	176.426
40 TRDC-OFF1	-	£3,064.660	3,174.667	3,174.667	3,174.667	3,174.667	3,174.667	3,174.667	3,174.667	3,174.667	3,174.667	3,174.667	3,174.667
41 TRDC-OFF2	-	£3,064.660	4,409.479	4,409.479	4,409.479	4,409.479	4,409.479	4,409.479	4,409.479	4,409.479	4,409.479	4,409.479	4,409.479
42 TRDC-RET1	-	£6,129.319	1,994.203	1,994.203	1,994.203	1,994.203	1,994.203	1,994.203	1,994.203	1,994.203	1,994.203	1,994.203	1,994.203
43 TRDC-RET2	-	£2,760.992	5,260.339	5,260.339	5,260.339	5,260.339	5,260.339	5,260.339	5,260.339	5,260.339	5,260.339	5,260.339	5,260.339
44 TRDC-RET3	-	£1,532.330	2,276.540	2,276.540	2,276.540	2,276.540	2,276.540	2,276.540	2,276.540	2,276.540	2,276.540	2,276.540	2,276.540
45 TRDC-IND1	-	£6,129.319	3,291.092	3,291.092	3,291.092	3,291.092	3,291.092	3,291.092	3,291.092	3,291.092	3,291.092	3,291.092	3,291.092
46 TRDC-IND2	-	£6,129.319	4,079.720	4,079.720	4,079.720	4,079.720	4,079.720	4,079.720	4,079.720	4,079.720	4,079.720	4,079.720	4,079.720
47 TRDC-IND3	-	£6,129.319	4,682.896	4,682.896	4,682.896	4,682.896	4,682.896	4,682.896	4,682.896	4,682.896	4,682.896	4,682.896	4,682.896

BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL)

£2,760.992

Description	No of units	BLV	Residual land values										
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 TRDC-1 - 5 units, 25 DPH, 100% houses and 0% flats	5	£552.198	831.415	804.964	778.632	752.421	726.330	700.359	674.506	648.776	623.165	597.674	572.303
2 TRDC-2 - 5 units, 50 DPH, 100% houses and 0% flats	5	£276.099	831.415	804.964	778.632	752.421	726.330	700.359	674.506	648.776	623.165	597.674	572.303
3 TRDC-3 - 5 units, 85 DPH, 50% houses and 50% flats	5	£162.411	605.163	581.467	557.877	534.391	511.011	487.735	464.565	441.500	418.540	395.684	372.934
4 TRDC-4 - 6 units, 30 DPH, 100% houses and 0% flats	6	£552.198	997.698	965.957	934.359	902.906	871.596	840.431	809.409	778.532	747.799	717.209	686.764
5 TRDC-5 - 6 units, 75 DPH, 75% houses and 25% flats	6	£220.879	863.217	833.119	803.157	773.329	743.635	714.078	684.655	655.367	626.214	597.196	568.313
6 TRDC-6 - 8 units, 25 DPH, 100% houses and 0% flats	8	£1,961.382	1,350.263	1,287.941	1,245.812	1,203.874	1,162.124	1,120.574	1,079.212	1,038.042	997.165	956.279	915.685
7 TRDC-7 - 8 units, 130 DPH, 0% houses and 100% flats	8	£1,689.092	592.711	559.309	525.052	492.940	459.974	427.151	394.476	361.944	329.558	297.317	265.222
8 TRDC-8 - 9 units, 112 DPH, 0% houses and 100% flats	9	£221.865	666.800	629.222	591.809	554.558	517.470	480.546	443.785	407.187	370.753	334.482	298.374
9 TRDC-9 - 10 units, 25 DPH, 100% houses and 0% flats	10	£1,104.397	1,619.879	1,566.977	1,514.315	1,461.892	1,409.711	1,357.768	1,306.068	1,254.603	1,203.382	1,152.399	1,101.657
10 TRDC-10 - 10 units, 90 DPH, 50% houses and 50% flats	10	£306.777	1,176.777	1,128.349	1,080.137	1,032.140	984.357	936.790	889.437	842.300	795.377	748.760	702.177
11 TRDC-11 - 20 units, 35 DPH, 100% houses and 0% flats	20	£1,577.710	3,003.354	2,909.350	2,813.369	2,718.918	2,624.701	2,531.016	2,437.242	2,344.599	2,252.548	2,160.588	2,069.060
12 TRDC-12 - 10 units, 35 DPH, 100% houses and 0% flats	10	£219.104	1,104.397	1,054.923	1,004.927	954.928	904.929	854.930	804.931	754.932	704.933	654.934	604.935
13 TRDC-13 - 30 units, 25 DPH, 100% houses and 0% flats	30	£1,333.191	4,741.387	4,581.508	4,423.173	4,265.164	4,107.880	3,951.322	3,795.489	3,640.382	3,486.006	3,332.345	3,179.114
14 TRDC-14 - 30 units, 50 DPH, 80% houses and 20% flats	30	£1,656.595	4,234.229	4,081.194	3,928.851	3,777.196	3,626.230	3,475.954	3,326.367	3,177.469	3,029.261	2,881.742	2,734.913
15 TRDC-15 - 40 units, 30 DPH, 80% houses and 20% flats	40	£2,028.794	4,846.143	4,687.268	4,528.102	4,371.645	4,214.897	4,058.660	3,903.331	3,748.912	3,595.002	3,441.801	3,289.310
16 TRDC-16 - 40 units, 80 DPH, 50% houses and 50% flats	40	£1,380.496	4,598.262	4,408.627	4,219.631	4,031.880	3,844.768	3,658.500	3,473.074	3,288.488	3,104.745	2,921.845	2,739.785
17 TRDC-17 - 60 units, 35 DPH, 100% houses and 0% flats	60	£1,944.277	5,967.149	5,788.513	5,609.357	5,430.199	5,251.041	5,071.883	4,892.725	4,713.567	4,534.409	4,355.251	4,176.093
18 TRDC-18 - 50 units, 80 DPH, 50% houses and 50% flats	50	£1,725.620	5,477.829	5,310.783	5,143.736	4,976.690	4,809.643	4,642.596	4,475.126	4,308.142	4,141.161	3,974.180	3,807.200
19 TRDC-19 - 60 units, 100 DPH, 0% houses and 100% flats	60	£1,656.595	4,215.764	3,964.483	3,714.294	3,463.196	3,212.192	2,970.279	2,728.459	2,479.730	2,236.094	1,993.551	1,752.008
20 TRDC-20 - 60 units, 35 DPH, 100% houses and 0% flats	60	£4,733.130	9,482.139	9,163.814	8,846.346	8,526.329	8,215.761	7,902.644	7,590.979	7,280.794	6,971.999	6,664.685	6,358.823
21 TRDC-21 - 70 units, 50 DPH, 80% houses and 20% flats	70	£3,865.389	9,898.646	9,515.193	9,132.136	8,810.676	8,460.813	8,110.559	7,761.524	7,414.095	7,068.277	6,724.066	6,381.464
22 TRDC-22 - 70 units, 80 DPH, 50% houses and 50% flats	70	£2,581.985	7,902.457	7,649.557	7,396.657	7,143.757	6,890.857	6,637.957	6,385.057	6,132.157	5,879.257	5,626.357	5,373.457
23 TRDC-23 - 80 units, 50 DPH, 100% houses and 0% flats	80	£1,265.319	11,339.808	11,339.808	11,339.808	11,339.808	11,339.808	11,339.808	11,339.808	11,339.808	11,339.808	11,339.808	11,339.808
24 TRDC-24 - 80 units, 80 DPH, 55% houses and 45% flats	80	£2,760.992	9,305.979	9,332.513	9,360.708	9,389.565	9,418.502	9,447.439	9,476.376	9,505.313	9,534.250	9,563.187	9,592.124
25 TRDC-25 - 95 units, 28 DPH, 100% houses and 0% flats	95	£3,967.653	14,666.075	14,177.334	13,690.815	13,206.516	12,724.438	12,244.582	11,766.947	11,291.533	10,817.342	10,343.368	9,869.043
26 TRDC-26 - 100 units, 15 DPH, 100% houses and 0% flats	100	£18,406.616	15,437.074	14,923.810	14,411.384	13,901.396	13,394.148	12,889.034	12,386.200	11,885.824	11,387.726	10,891.966	10,395.335
27 TRDC-27 - 100 units, 35 DPH, 95% houses and 5% flats	100	£7,888.550	10,021.490	14,522.816	14,005.355	13,500.790	12,998.454	12,496.468	12,000.796	11,505.416	11,012.724	10,521.601	10,033.155
28 TRDC-28 - 120 units, 25 DPH, 100% houses and 0% flats	120	£21,124.252	19,124.252	18,124.252	17,124.252	16,124.252	15,124.252	14,124.252	13,124.252	12,124.252	11,124.252	10,124.252	9,124.252
29 TRDC-29 - 145 units, 24.83 DPH, 100% houses and 0% flats	145	£16,123.395	21,976.410	21,245.010	20,516.953	19,792.200	19,070.789	18,352.991	17,637.918	16,928.469	16,218.342	15,513.539	14,812.059
30 TRDC-30 - 165 units, 10.97 DPH, 60% houses and 40% flats	165	£6,428.161	19,069.681	18,399.869	17,593.353	16,860.133	16,120.211	15,403.584	14,680.254	13,960.219	13,243.481	12,530.040	11,819.850
31 TRDC-31 - 250 units, 35 DPH, 90% houses and 10% flats	250	£19,682.011	31,593.129	30,475.183	29,362.276	28,254.408	27,148.526	26,032.787	24,927.151	23,826.619	22,731.190	21,640.865	20,546.104
32 TRDC-32 - 400 units, 15.69 DPH, 100% houses and 0% flats	400	£70,388.590	4,472.885	4,260.217	4,048.520	3,837.442	3,627.114	3,416.486	3,206.358	2,996.230	2,786.102	2,575.974	2,365.846
33 TRDC-33 - 400 units, 35 DPH, 95% houses and 0% flats	400	£59,649.631	4,069.133	4,069.133	4,069.133	4,069.133	4,069.133	4,069.133	4,069.133	4,069.133	4,069.133	4,069.133	4,069.133
34 TRDC-34 - 750 units, 70 DPH, 100% houses and 0% flats	750	£103,537.377	7,164,826	7,262,569	6,850,040	6,530,008	6,184,272	5,751,038	5,453,910	5,123,884	4,829,963	4,619,145	4,381,330
35 TRDC-35 - 1000 units, 20 DPH, 100% houses and 0% flats	1000	£138,459.623	8,162,473	8,272,765	7,350,002	7,569,785	7,624,912	6,903,308	6,574,866	6,261,837	5,950,220	5,642,015	5,325,222
36 TRDC-36 - 1250 units, 20 DPH, 100% houses and 0% flats	1,250	£172,562.028	10,285,579	9,930,249	9,843,963	9,076,120	8,677,321	8,629,367	7,868,258	7,593,992	7,070,576	6,665,992	6,280,582
37 TRDC-37 - 1500 units, 20 DPH, 100% houses and 0% flats	1,500	£207,074.434	11,263,900	11,344,613	10,848,019	10,573,309	9,910,248	9,348,593	8,890,475	8,493,297	8,038,003	7,584,590	7,113,063
38 TRDC-CAR1 (75 rooms)	1	£2,760.992	210.551	210.551	210.551	210.551	210.551	210.551	210.551	210.551	210.551	210.551	210.551
39 TRDC-CAR2 (40 rooms)	1	£191.122	176.426	176.426	176.426	176.426	176.426	176.426	176.426	176.426	176.426	176.426	176.426
40 TRDC-OFF1	1	£1,380.496	3,174.667	3,174.667	3,174.667	3,174.667	3,174.667	3,174.667	3,174.667	3,174.667	3,174.667	3,174.667	3,174.667
41 TRDC-OFF2	1	£1,380.496	4,409.479	4,409.479	4,409.479	4,409.479	4,409.479	4,409.479	4,409.479	4,409.479	4,409.479	4,409.479	4,409.479
42 TRDC-RET1	1	£2,760.992	1,994.203	1,994.203	1,994.203	1,994.203	1,994.203	1,994.203	1,994.203	1,994.203	1,994.203	1,994.203	1,994.203
43 TRDC-RET2	1	£1,380.496	5,260.339	5,260.339	5,260.339	5,260.339	5,260.339	5,260.339	5,260.339	5,260.339	5,260.339	5,260.339	5,260.339
44 TRDC-RET3	1	£2,760.992	2,760.992	2,760.992	2,760.992	2,760.992	2,760.992	2,760.992	2,760.992	2,760.992	2,760.992	2,760.992	2,760.992
45 TRDC-IND1	1	£2,760.992	3,291.092	3,291.092	3,291.092	3,291.092	3,291.092	3,291.092	3,291.092	3,291.092	3,291.092	3,291.092	3,291.092
46 TRDC-IND2	1	£2,760.992	4,079.720	4,079.720	4,079.720	4,079.720	4,079.720	4,079.720	4,079.720	4,079.720	4,079.720	4,079.720	4,079.720
47 TRDC-IND3	1	£2,760.992	4,682.896	4,682.896	4,682.896	4,682.896	4,682.896	4,682.896	4,682.896	4,682.896	4,682.896	4,682.896	4,682.896

THREE RIVERS DISTRICT COUNCIL
BENCHMARK LAND VALUE 1 (SECONDARY OFFICES/RETAIL)

Sales value £6,850 ps/m

£6,129.319 PER HA

AH tenure
Type of rent:

Rented 70%
50% Soc Rent

50% AH Rent

Intermediate:

SO 30%
FH 0%

Residual land values

25% AH

30% AH

35% AH

40% AH

45% AH

50% AH

Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 TRD-C1 - 5 units, 25 DPH, 100% houses and 0% flats	5	£1,225.867	908.589	879.020	849.586	820.286	791.120	762.089	733.191	704.430	675.802	647.309	618.949
2 TRD-C2 - 5 units, 50 DPH, 100% houses and 0% flats	5	£1,225.867	908.589	879.020	849.586	820.286	791.120	762.089	733.191	704.430	675.802	647.309	618.949
3 TRD-C3 - 5 units, 85 DPH, 50% houses and 50% flats	5	£1,225.867	908.589	879.020	849.586	820.286	791.120	762.089	733.191	704.430	675.802	647.309	618.949
4 TRD-C4 - 6 units, 30 DPH, 100% houses and 0% flats	6	£1,225.867	1,090.307	1,054.825	1,019.503	984.343	949.344	914.506	879.830	845.316	810.962	776.770	742.739
5 TRD-C5 - 6 units, 75 DPH, 75% houses and 25% flats	6	£1,225.867	1,090.307	1,054.825	1,019.503	984.343	949.344	914.506	879.830	845.316	810.962	776.770	742.739
6 TRD-C6 - 8 units, 25 DPH, 100% houses and 0% flats	8	£1,225.867	1,453.149	1,418.422	1,383.695	1,348.968	1,314.241	1,279.514	1,244.787	1,210.060	1,175.333	1,140.606	1,105.879
7 TRD-C7 - 8 units, 130 DPH, 0% houses and 100% flats	8	£1,225.867	1,453.149	1,418.422	1,383.695	1,348.968	1,314.241	1,279.514	1,244.787	1,210.060	1,175.333	1,140.606	1,105.879
8 TRD-C8 - 9 units, 112 DPH, 0% houses and 100% flats	9	£1,225.867	1,789.000	1,754.273	1,719.546	1,684.819	1,650.092	1,615.365	1,580.638	1,545.911	1,511.184	1,476.457	1,441.730
9 TRD-C9 - 10 units, 25 DPH, 100% houses and 0% flats	10	£2,451.728	1,774.229	1,715.091	1,655.952	1,596.814	1,537.676	1,478.538	1,419.400	1,360.262	1,301.124	1,241.986	1,182.848
10 TRD-C10 - 10 units, 90 DPH, 50% houses and 50% flats	10	£1,081.035	1,319.773	1,265.560	1,211.347	1,157.134	1,102.921	1,048.708	994.495	940.282	886.069	831.856	777.643
11 TRD-C11 - 20 units, 35 DPH, 100% houses and 0% flats	20	£2,502.468	2,297.889	2,190.550	2,083.211	1,975.872	1,868.533	1,761.194	1,653.855	1,546.516	1,439.177	1,331.838	1,224.500
12 TRD-C12 - 20 units, 50 DPH, 80% houses and 20% flats	20	£2,451.728	1,815.866	1,756.728	1,697.590	1,638.452	1,579.314	1,520.176	1,461.038	1,401.900	1,342.762	1,283.624	1,224.486
13 TRD-C13 - 30 units, 25 DPH, 100% houses and 0% flats	30	£3,315.183	2,512.556	2,405.217	2,297.878	2,190.539	2,083.200	1,975.861	1,868.522	1,761.183	1,653.844	1,546.505	1,439.166
14 TRD-C14 - 30 units, 50 DPH, 80% houses and 20% flats	30	£3,677.592	2,665.235	2,557.896	2,450.557	2,343.218	2,235.879	2,128.540	2,021.201	1,913.862	1,806.523	1,699.184	1,591.845
15 TRD-C15 - 40 units, 50 DPH, 80% houses and 20% flats	40	£4,903.455	3,397.084	3,246.258	3,095.432	2,944.606	2,793.780	2,642.954	2,492.128	2,341.302	2,190.476	2,039.650	1,888.824
16 TRD-C16 - 40 units, 80 DPH, 50% houses and 50% flats	40	£3,064.660	3,155.537	3,048.198	2,940.859	2,833.520	2,726.181	2,618.842	2,511.503	2,404.164	2,296.825	2,189.486	2,082.147
17 TRD-C17 - 50 units, 35 DPH, 100% houses and 0% flats	50	£8,756.170	5,637.592	5,341.946	5,046.300	4,750.654	4,455.008	4,159.362	3,863.716	3,568.070	3,272.424	2,976.778	2,681.132
18 TRD-C18 - 50 units, 80 DPH, 50% houses and 50% flats	50	£3,830.825	4,444.422	4,179.167	3,913.912	3,648.657	3,383.402	3,118.147	2,852.892	2,587.637	2,322.382	2,057.127	1,791.872
19 TRD-C19 - 60 units, 100 DPH, 0% houses and 100% flats	60	£3,677.592	4,997.362	4,714.502	4,431.642	4,148.782	3,865.922	3,583.062	3,300.202	3,017.342	2,734.482	2,451.622	2,168.762
20 TRD-C20 - 60 units, 35 DPH, 100% houses and 0% flats	60	£10,507.404	10,365.111	10,010.335	9,655.559	9,300.783	8,945.999	8,591.215	8,236.431	7,881.647	7,526.863	7,172.079	6,817.295
21 TRD-C21 - 70 units, 50 DPH, 80% houses and 20% flats	70	£8,581.047	10,881.765	10,486.077	10,091.389	9,696.701	9,301.989	8,907.277	8,512.565	8,117.853	7,723.141	7,328.429	6,933.717
22 TRD-C22 - 70 units, 35 DPH, 100% houses and 0% flats	70	£12,294.000	11,822.622	11,422.899	11,023.176	10,623.453	10,223.730	9,824.007	9,424.284	9,024.561	8,624.838	8,225.115	7,825.392
23 TRD-C23 - 80 units, 50 DPH, 100% houses and 0% flats	80	£9,806.911	13,513.454	13,054.695	12,595.936	12,137.177	11,678.418	11,219.659	10,760.900	10,302.141	9,843.382	9,384.623	8,925.864
24 TRD-C24 - 80 units, 80 DPH, 55% houses and 45% flats	80	£6,129.319	10,407.960	9,989.880	9,573.660	9,157.440	8,741.220	8,325.000	7,908.780	7,492.560	7,076.340	6,660.120	6,243.900
25 TRD-C25 - 95 units, 28 DPH, 100% houses and 0% flats	95	£20,795.905	16,047.226	15,502.451	14,957.676	14,412.901	13,868.126	13,323.351	12,778.576	12,233.801	11,689.026	11,144.251	10,599.476
26 TRD-C26 - 100 units, 15 DPH, 100% houses and 0% flats	100	£40,862.128	16,891.818	16,318.369	15,744.920	15,171.471	14,598.022	14,024.573	13,451.124	12,877.675	12,304.226	11,730.777	11,157.328
27 TRD-C27 - 100 units, 15 DPH, 100% houses and 0% flats	100	£17,517.134	18,118.728	17,618.728	17,118.728	16,618.728	16,118.728	15,618.728	15,118.728	14,618.728	14,118.728	13,618.728	13,118.728
28 TRD-C28 - 130 units, 35.14 DPH, 95% houses and 5% flats	130	£22,675.342	20,171.894	20,293.934	19,573.271	18,853.896	18,134.521	17,415.146	16,695.771	15,976.396	15,256.996	14,537.596	13,818.196
29 TRD-C29 - 145 units, 24.83 DPH, 100% houses and 0% flats	145	£35,793.447	24,048.854	23,233.405	22,421.669	21,610.440	20,800.335	20,000.738	19,211.853	18,418.680	17,629.221	16,843.474	16,061.439
30 TRD-C30 - 165 units, 70.87 DPH, 60% houses and 40% flats	165	£14,270.321	21,294.575	20,464.863	19,635.151	18,805.439	17,975.727	17,146.015	16,316.303	15,486.591	14,656.879	13,827.167	12,997.455
31 TRD-C31 - 250 units, 35.07 DPH, 90% houses and 10% flats	250	£43,693.465	35,025.228	33,769.073	32,506.734	31,244.395	29,982.056	28,719.717	27,457.378	26,195.039	24,932.699	23,670.360	22,408.021
32 TRD-C32 - 400 units, 15.69 DPH, 100% houses and 0% flats	400	£15,682.000	17,798.128	17,498.128	17,198.128	16,898.128	16,598.128	16,298.128	15,998.128	15,698.128	15,398.128	15,098.128	14,798.128
33 TRD-C33 - 500 units, 20 DPH, 100% houses and 0% flats	500	£153,233.981	56,871.539	54,591.960	52,322.750	50,063.913	47,815.446	45,577.500	43,340.626	41,122.722	38,925.288	36,722.897	34,530.108
34 TRD-C34 - 750 units, 20 DPH, 100% houses and 0% flats	750	£229,849.472	79,966.454	76,743.323	73,534.858	70,341.060	67,161.928	63,997.462	60,847.664	57,712.531	54,592.067	51,484.168	48,387.317
35 TRD-C35 - 1000 units, 20 DPH, 100% houses and 0% flats	1,000	£306,465.963	96,681.415	92,852.248	89,040.455	85,246.035	81,468.989	77,709.316	73,967.016	70,241.901	66,520.593	62,816.731	59,130.318
36 TRD-C36 - 1250 units, 20 DPH, 100% houses and 0% flats	1,250	£383,082.454	116,606.433	110,962.167	106,318.125	101,699.140	97,103.340	92,528.726	87,975.297	83,443.053	78,931.995	74,442.123	69,973.436
37 TRD-C37 - 1500 units, 20 DPH, 100% houses and 0% flats	1,500	£459,696.944	132,059.162	126,680.775	121,325.810	115,997.445	110,692.509	105,412.054	100,156.081	94,924.590	89,717.584	84,535.000	79,377.019
38 TRD-CARE1 (75 rooms)	-	£219.551	219.551	219.551	219.551	219.551	219.551	219.551	219.551	219.551	219.551	219.551	219.551
39 TRD-CARE2 (40 rooms)	-	£202.675	176.426	176.426	176.426	176.426	176.426	176.426	176.426	176.426	176.426	176.426	176.426
40 TRD-OFF1	-	£3,064.660	3,174.667	3,174.667	3,174.667	3,174.667	3,174.667	3,174.667	3,174.667	3,174.667	3,174.667	3,174.667	3,174.667
41 TRD-OFF2	-	£3,064.660	4,409.479	4,409.479	4,409.479	4,409.479	4,409.479	4,409.479	4,409.479	4,409.479	4,409.479	4,409.479	4,409.479
42 TRD-RET1	-	£1,225.867	1,994.203	1,994.203	1,994.203	1,994.203	1,994.203	1,994.203	1,994.203	1,994.203	1,994.203	1,994.203	1,994.203
43 TRD-RET2	-	£1,225.867	2,260.339	2,260.339	2,260.339	2,260.339	2,260.339	2,260.339	2,260.339	2,260.339	2,260.339	2,260.339	2,260.339
44 TRD-RET3	-	£1,225.867	2,260.339	2,260.339	2,260.339	2,260.339	2,260.339	2,260.339	2,260.339	2,260.339	2,260.339	2,260.339	2,260.339
45 TRD-IND1	-	£2,760.992	3,291.092	3,291.092	3,291.092	3,291.092	3,291.092	3,291.092	3,291.092	3,291.092	3,291.092	3,291.092	3,291.092
46 TRD-IND2	-	£2,760.992	4,079.720	4,079.720	4,079.720	4,079.720	4,079.720	4,079.720	4,079.720	4,079.720	4,079.720	4,079.720	4,079.720
47 TRD-IND3	-	£2,760.992	4,682.896	4,682.896	4,682.896	4,682.896	4,682.896	4,682.896	4,682.896	4,682.896	4,682.896	4,682.896	4,682.896

BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL)

£2,760.992 PER HA

Description	No of units	BLV	Residual land values										
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 TRD-C1 - 5 units, 25 DPH, 100% houses and 0% flats	5	£552.198	908.589	879.020	849.586	820.286	791.120	762.089	733.191	704.430	675.802	647.309	618.949
2 TRD-C2 - 5 units, 50 DPH, 100% houses and 0% flats	5	£276.099	908.589	879.020	849.586	820.286	791.120	762.089	733.191	704.430	675.802	647.309	618.949
3 TRD-C3 - 5 units, 85 DPH, 50% houses and 50% flats	5	£1,624.111	677.823	651.199	624.693	598.305	572.035	545.883	519.849	493.934	468.136	442.457	416.696
4 TRD-C4 - 6 units, 30 DPH, 100% houses and 0% flats	6	£1,252.105	1,090.307	1,054.825	1,019.503	984.343	949.344	914.506	879.830	845.316	810.962	776.770	742.739
5 TRD-C5 - 6 units, 75 DPH, 75% houses and 25% flats	6	£2,220.879	933.149	915.422	895.845	872.433	851.151	829.629	807.900	786.202	764.571	742.907	721.297
6 TRD-C6 - 8 units, 25 DPH, 100% houses and 0% flats	8	£883.516	1,453.743	1,406.432	1,359.337	1,312.456	1,265.792	1,219.342	1,173.107	1,127.087	1,081.252	1,035.602	990.316
7 TRD-C7 - 8 units, 130 DPH, 0% houses and 100% flats	8	£1,699.907	701.414	683.640	626.030	588.585	551.303	514.148	477.231	440.441	403.814	367.352	331.011
8 TRD-C8 - 9 units, 112 DPH, 0% houses and 100% flats	9	£2,121.865	789.000	764.594	704.284	662.158	620.215	578.458	536.865	495.445	454.291	413.271	372.433
9 TRD-C9 - 10 units, 104 DPH, 0% houses and 100% flats	10	£1,717.352	1,034.322	1,015.391	954.222	912.119	870.222	828.465	786.942	745.645	704.572	663.722	623.000
10 TRD-C10 - 10 units, 90 DPH, 50% houses and 50% flats	10	£3,067.777	1,319.773	1,285.560	1,211.587	1,157.855	1,104.364	1,051.113	998.104	945.335	892.808	840.521	788.474
11 TRD-C11 - 20 units, 30 DPH, 100% houses and 0% flats	20	£1,517.710	3,297.889	3,190.650	3,083.899	2,977.634	2,871.855	2,765.563	2,661.758	2,557.438	2,453.606	2,350.292	2,247.399
12 TRD-C12 - 20 units, 50 DPH, 80% houses and 20% flats	20	£1,104.397	3,511.856	3,379.259	3,247.253	3,115.850	2,985.048	2,854.845	2,725.242	2,596.238	2,467.324	2,340.051	2,212.628
13 TRD-C13 - 30 units, 35 DPH, 100% houses and 0% flats	30	£1,390.137	4,331.477	4,195.167	4,058.589	3,921.855	3,785.122	3,648.389	3,511.656	3,374.923	3,238.190	3,101.457	2,964.724
14 TRD-C14 - 30 units, 50 DPH, 80% houses and 20% flats	30	£1,656.955	4,655.235	4,494.703	4,324.941	4,155.485	3,987.724	3,820.299	3,653.594	3,487.907	3,322.512	3,158.142	2,994.532
15 TRD-C15 - 40 units, 50 DPH, 80% houses and 20% flats	40	£2,208.794	5,197.084	5,216.258	5,036.240	4,857.032	4,678.633	4,501.044	4,324.264	4,148.293	3,973.131	3,798.779	3,625.236
16 TRD-C16 - 40 units, 80 DPH, 50% houses and 50% flats	40	£1,380.496	6,155.837	4,943.335	4,732.073	4,521.756	4,312.381	4,103.948	3,896.458	3,689.910	3,484.304	3,278.695	3,073.741
17 TRD-C17 - 50 units, 35 DPH, 100% houses and 0% flats	50	£3,944.275	6,837.562	6,341.946	6,047.647	5,754.965	5,463.091	5,172.834	4,883.924	4,596.361	4,308.146	4,025.278	3,741.598
18 TRD-C18 - 60 units, 80 DPH, 50% houses and 50% flats	60	£4,244.262	6,179.187	5,915.095	5,650.903	5,386.711	5,122.519	4,858.327	4,594.135	4,329.943	4,065.751	3,801.559	3,537.367
19 TRD-C19 - 60 units, 100 DPH, 0% houses and 100% flats	60	£1,656.955	4,997.362	4,741.592	4,432.670	4,125.464	3,817.257	3,509.337	3,201.316	2,893.304	2,585.292	2,277.280	1,969.268
20 TRD-C20 - 60 units, 35 DPH, 100% houses and 0% flats	60	£4,733.130	10,885.115	10,406.335	9,957.176	9,505.634	9,055.709	8,607.400	8,260.708	7,915.633	7,572.176	7,230.335	6,890.120
21 TRD-C21 - 70 units, 50 DPH, 80% houses and 20% flats	70	£3,855.389	10,361.765	10,010.077	9,601.529	9,237.214	8,904.688	8,619.961	8,325.028	8,031.689	7,735.546	7,438.996	7,142.942
22 TRD-C22 - 70 units, 35 DPH, 100% houses and 0% flats	70	£4,321.312	11,222.885	11,422.885	11,025.219	10,627.553	10,230.887	9,834.221	9,437.555	9,040.889	8,644.223	8,247.557	7,850.891
23 TRD-C23 - 80 units, 50 DPH, 100% houses and 0% flats	80	£4,417.588	13,515.454	13,054.695	12,598.027	12,143.446	11,690.955	11,240.553	10,792.239	10,346.016	9,901.879	9,458.330	9,013.724
24 TRD-C24 - 80 units, 80 DPH, 55% houses and 45% flats	80	£2,760.992	14,027.960	9,989.880	9,573.660	9,159.302	8,746.805	8,334.308	7,927.394	7,520.480	7,115.428	6,712.336	6,310.906
25 TRD-C25 - 95 units, 28 DPH, 100% houses and 0% flats	95	£9,367.653	16,047.226	15,502.451	14,960.156	14,420.343	13,883.010	13,348.156	12,815.785	12,285.935	11,758.482	11,232.004	10,703.767
26 TRD-C26 - 100 units, 15 DPH, 100% houses and 0% flats	100	£18,406.016	16,891.818	16,816.068	16,741.933	16,719.308	16,697.683	16,675.058	16,652.433	16,629.808	16,607.183	16,584.558	16,561.933
27 TRD-C27 - 100 units, 35 DPH, 100% houses and 0% flats	100	£1,885.559	15,511.150	15,333.811	15,156.472	14,979.133	14,801.794	14,624.455	14,447.116	14,269.777	14,092.438	13,915.099	13,737.760
28 TRD-C28 - 130 units, 35.14 DPH, 95% houses and 5% flats	130	£10,214.258	21,017.884	20,293.934	19,573.211	18,855.896	18,141.808	17,431.008	16,723.496	16,016.271	15,318.233	14,620.684	13,926.322
29 TRD-C29 - 145 units, 24.83 DPH, 100% houses and 0% flats	145	£16,123.395	24,004.854	23,233.405	22,471.669	21,613.646	20,809.335	20,001.308	19,211.853	18,418.618	17,629.221	16,843.474	16,061.439
30 TRD-C30 - 165 units, 70 DPH, 80% houses and 40% flats	165	£5,428.161	21,294.575	20,444.763	19,638.852	18,816.541	17,997.930	17,180.015	16,371.805	15,564.297	14,760.487	13,960.376	13,163.965
31 TRD-C31 - 165 units, 35.07 DPH, 90% houses and 10% flats	165	£10,681.205	22,597.073	22,056.734	21,516.395	20,976.056	20,435.717	19,895.378	19,355.039	18,814.700	18,274.361	17,734.022	17,193.683
32 TRD-C32 - 400 units, 15.69 DPH, 100% houses and 0% flats	400	£70.388,500	52,798.197	50,918.125	49,044.507	47,171.394	45,310.875	43,458.958	41,613.393	39,774.904	37,945.711	36,125.451	34,302.198
33 TRD-C33 - 500 units, 20 DPH, 100% houses and 0% flats	500	£69,024.811	56,671.639	54,591.962	52,522.750	50,063.913	47,815.448	45,577.350	43,349.626	41,122.272	38,925.288	36,722.937	34,530.106
34 TRD-C34 - 750 units, 20 DPH, 100% houses and 0% flats	750	£103,537.217	79,986.454	76,743.323	73,854.878	70,341.060	67,181.928	64,392.667	60,847.664	57,712.531	54,902.067	51,844.188	48,387.317
35 TRD-C35 - 1000 units, 20 DPH, 100% houses and 0% flats	1,000	£138,094.623	96,651.815	92,882.254	89,260.455	85,245.365	81,468.699	77,698.316	73,957.016	70,241.901	66,520.593	62,816.731	59,130.318
36 TRD-C36 - 1250 units, 20 DPH, 100% houses and 0% flats	1,250	£172,562.652	112,562.652	108,116.122	103,716.122	99,316.122	94,916.122	90,516.122	86,116.122	81,716.122	77,316.122	72,916.122	68,516.122
37 TRD-C37 - 1500 units, 20 DPH, 100% houses and 0% flats	1,500	£207,044.434	132,059.162	126,680.775	121,302.475	115,927.448	110,552.421	105,177.400	100,156.881	95,024.901	89,757.584	84,535.600	79,317.011
38 TRD-CARE1 (75 rooms)	-	£2,760.992	219.551	219.551	219.551	219.551	219.551	219.551	219.551	219.551	219.551	219.551	219.551
39 TRD-CARE2 (40 rooms)	-	£911.128	176.426	176.426	176.426	176.426	176.426	176.426	176.426	176.426	176.426	176.426	176.426
40 TRD-CARE3 (20 rooms)	-	£380.496	81.714	81.714	81.714	81.714	81.714	81.714	81.714	81.714	81.714	81.714	81.714
41 TRD-CARE4 (10 rooms)	-	£180.496	-	-	-	-	-	-	-	-	-	-	-
42 TRD-CARE5 (5 rooms)	-	£90.248	-	-	-	-	-	-	-	-	-	-	-
43 TRD-CARE6 (2 rooms)	-	£45.124	-	-	-	-	-	-	-	-	-	-	-
44 TRD-CARE7 (1 room)	-	£22.562	-	-	-	-	-	-	-	-	-	-	-
45 TRD-CARE8 (0.5 rooms)	-	£11.281	-	-	-	-	-	-	-	-	-	-	-
46 TRD-CARE9 (0.25 rooms)	-	£5.640	-	-	-	-	-	-	-	-	-	-	-
47 TRD-CARE10 (0.125 rooms)	-	£2.820	-	-	-	-	-	-	-	-	-	-	-
48 TRD-CARE11 (0.0625 rooms)	-	£1.410	-	-	-	-	-	-	-	-	-	-	-
49 TRD-CARE12 (0.03125 rooms)	-	£0.705	-	-	-	-	-	-	-	-	-	-	-
50 TRD-CARE13 (0.015625 rooms)	-	£0.352	-	-	-	-	-	-	-	-	-	-	-
51 TRD-CARE14 (0.0078125 rooms)	-	£0.176	-	-	-	-	-	-	-	-	-	-	-
52 TRD-CARE15 (0.00390625 rooms)	-	£0.088	-	-	-	-	-	-	-	-	-	-	-
53 TRD-CARE16 (0.001953125 rooms)	-	£0.044	-	-	-	-	-	-	-	-	-	-	-
54 TRD-CARE17 (0.0009765625 rooms)	-	£0.022	-	-	-	-	-	-	-	-	-	-	-
55 TRD-CARE18 (0.00048828125 rooms)	-	£0.011	-	-	-	-	-	-	-	-	-	-	-
56 TRD-CARE19 (0.000244140625 rooms)	-	£0.005	-	-	-	-	-	-	-	-	-	-	-
57 TRD-CARE20 (0.0001220703125 rooms)	-	£0.002	-	-	-	-	-	-	-	-	-	-	-
58 TRD-CARE21 (0.00006103515625 rooms)	-	£0.001	-	-	-	-	-	-	-	-	-	-	-
59 TRD-CARE22 (0.000030517578125 rooms)	-	£0.000	-	-	-	-	-	-	-	-	-	-	-
60 TRD-CARE23 (0.0000152587890625 rooms)	-	£0.000	-	-	-	-	-	-	-	-	-	-	-
61 TRD-CARE24 (0.00000762939453125 rooms)	-	£0.000	-	-	-	-	-	-	-	-	-	-	-
62 TRD-CARE25 (0.000003814697265625 rooms)	-	£0.000	-	-	-	-	-	-	-	-	-	-	-
63 TRD-CARE26 (0.0000019073486328125 rooms)	-	£0.000	-	-	-	-	-	-	-	-	-	-	-
64 TRD-CARE27 (0.00000095367431640625 rooms)	-	£0.000	-	-	-	-	-	-	-	-	-	-	-
65 TRD-CARE28 (0.000000476837158203125 rooms)	-	£0.000	-	-	-	-	-	-	-	-	-	-	-
66 TRD-CARE29 (0.0000002384185791015625 rooms)	-	£0.000	-	-	-	-	-	-	-	-	-	-	-
67 TRD-CARE30 (0.00000011920928955078125 rooms)	-	£0.000	-	-	-	-	-	-	-	-	-	-	-
68 TRD-CARE31 (0.000000059604644775390625 rooms)	-	£0.000	-	-	-	-	-	-	-	-	-	-	-
69 TRD-CARE32 (0.0000000298023223876953125 rooms)	-	£0.000	-	-	-	-	-	-	-	-	-	-	-
70 TRD-CARE33 (0.00000001490116119384765625 rooms)	-	£0.000	-	-	-	-	-	-	-	-	-	-	-
71 TRD-CARE34 (0.000000007450580596923828125 rooms)	-	£0.000	-	-	-	-	-	-	-	-	-	-	-
72 TRD-CARE35 (0.0000000037252902984619140625 rooms)	-	£0.000	-	-	-	-	-	-	-	-	-	-	-
73 TRD-CARE36 (0.00000000186264514923095703125 rooms)	-	£0.000	-	-	-	-	-	-	-	-	-	-	-
74 TRD-CARE37 (0.00000000093132257461547890625 rooms)	-	£0.000	-	-	-	-	-	-	-	-	-	-	-
75 TRD-CARE38 (0.000000000465661287307739453125 rooms)	-	£0.000	-	-	-	-	-	-	-	-	-	-	-
76 TRD-CARE39 (0.000000000232830643653869230625 rooms)	-												

THREE RIVERS DISTRICT COUNCIL
BENCHMARK LAND VALUE 1 (SECONDARY OFFICES/RETAIL)

Sales value £7,100 psm

		£6,129.319 PER HA		AH tenure Type of rent:		Rented 70% 50% Soc Rent 50% AH Rent		Intermediate:		SO 30% FH 0%		Residual land values				
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH			
1 TRD-C-1 - 5 units, 25 DPH, 100% houses and 0% flats	5	£125,864	985,763	953,077	920,539	888,148	855,910	823,818	791,876	760,082	728,437	696,942	665,595			
2 TRD-C-2 - 5 units, 50 DPH, 100% houses and 0% flats	5	£162,411	985,763	953,077	920,539	888,148	855,910	823,818	791,876	760,082	728,437	696,942	665,595			
3 TRD-C-3 - 5 units, 85 DPH, 50% houses and 50% flats	5	£360,548	750,484	720,931	691,509	662,218	633,059	604,030	575,133	546,367	517,732	489,229	460,857			
4 TRD-C-4 - 6 units, 30 DPH, 100% houses and 0% flats	6	£125,864	1,182,917	1,143,693	1,104,646	1,065,780	1,027,092	988,582	950,251	912,099	874,126	836,330	798,714			
5 TRD-C-5 - 6 units, 75 DPH, 75% houses and 25% flats	6	£490,346	1,043,080	1,005,725	968,537	931,517	894,665	857,981	821,466	785,118	748,937	712,925	677,081			
6 TRD-C-6 - 8 units, 25 DPH, 100% houses and 0% flats	8	£1,961,382	1,572,222	1,524,924	1,472,862	1,421,040	1,369,456	1,318,109	1,267,002	1,216,131	1,165,501	1,115,107	1,064,852			
7 TRD-C-7 - 8 units, 130 DPH, 0% houses and 100% flats	8	£1,961,382	810,116	767,971	726,008	684,225	642,632	601,218	559,987	518,937	478,070	437,387	396,886			
8 TRD-C-8 - 9 units, 112 DPH, 0% houses and 100% flats	9	£492,535	911,380	863,967	816,760	769,757	722,961	676,370	629,984	583,804	537,829	492,061	446,496			
9 TRD-C-9 - 10 units, 25 DPH, 100% houses and 0% flats	10	£2,451,728	1,928,576	1,863,204	1,798,128	1,733,350	1,668,870	1,604,687	1,540,802	1,477,215	1,413,926	1,350,934	1,288,240			
10 TRD-C-10 - 10 units, 90 DPH, 50% houses and 50% flats	10	£681,035	1,462,769	1,402,770	1,343,037	1,283,571	1,224,371	1,165,438	1,106,771	1,048,371	990,238	932,371	874,771			
11 TRD-C-11 - 20 units, 35 DPH, 100% houses and 0% flats	20	£2,502,468	3,592,014	3,472,951	3,354,429	3,236,448	3,119,009	3,002,111	2,885,753	2,769,936	2,654,663	2,539,929	2,425,737			
12 TRD-C-12 - 20 units, 50 DPH, 80% houses and 20% flats	20	£2,451,728	3,808,609	3,663,963	3,520,011	3,376,695	3,234,033	3,092,025	2,950,672	2,809,973	2,669,929	2,530,540	2,391,806			
13 TRD-C-13 - 30 units, 25 DPH, 100% houses and 0% flats	30	£7,355,183	5,623,744	5,428,427	5,234,003	5,040,470	4,847,829	4,656,078	4,465,219	4,275,252	4,086,176	3,897,992	3,710,699			
14 TRD-C-14 - 30 units, 50 DPH, 80% houses and 20% flats	30	£3,677,592	5,096,241	4,908,212	4,721,032	4,534,700	4,349,218	4,164,584	3,980,799	3,797,865	3,615,778	3,434,540	3,254,152			
15 TRD-C-15 - 40 units, 50 DPH, 80% houses and 20% flats	40	£4,903,455	5,948,027	5,745,249	5,543,379	5,342,419	5,142,369	4,943,227	4,744,996	4,547,673	4,351,260	4,155,755	3,961,161			
16 TRD-C-16 - 40 units, 80 DPH, 50% houses and 50% flats	40	£3,064,660	5,712,811	5,478,043	5,244,316	5,011,632	4,779,953	4,549,398	4,318,841	4,090,215	3,861,612	3,634,056	3,407,550			
17 TRD-C-17 - 50 units, 35 DPH, 100% houses and 0% flats	50	£8,756,170	9,372,866	9,047,380	8,723,338	8,400,783	8,079,714	7,760,130	7,442,032	7,125,421	6,810,294	6,496,653	6,184,499			
18 TRD-C-18 - 50 units, 80 DPH, 50% houses and 50% flats	50	£3,830,825	7,141,015	6,847,553	6,555,395	6,264,541	5,974,991	5,686,744	5,399,802	5,112,769	4,827,014	4,542,570	4,259,437			
19 TRD-C-19 - 60 units, 100 DPH, 0% houses and 100% flats	60	£3,677,592	5,778,960	5,464,521	5,151,445	4,839,732	4,529,382	4,220,395	3,912,770	3,606,508	3,301,610	2,998,074	2,695,901			
20 TRD-C-20 - 60 units, 35 DPH, 100% houses and 0% flats	60	£10,507,404	11,247,487	10,856,855	10,468,007	10,080,940	9,695,657	9,312,156	8,930,439	8,550,504	8,172,353	7,795,983	7,421,398			
21 TRD-C-21 - 70 units, 50 DPH, 80% houses and 20% flats	70	£8,581,047	11,891,230	11,452,495	11,015,740	10,580,967	10,148,174	9,717,363	9,288,533	8,861,683	8,436,814	8,013,927	7,593,020			
22 TRD-C-22 - 70 units, 35 DPH, 100% houses and 0% flats	70	£12,284,032	12,841,963	12,399,261	11,958,578	11,519,914	11,083,269	10,648,643	10,216,037	9,785,449	9,356,277	8,925,585	8,496,833			
23 TRD-C-23 - 80 units, 50 DPH, 100% houses and 0% flats	80	£3,905,911	14,676,528	14,170,584	13,666,946	13,165,617	12,665,594	12,169,879	11,675,471	11,183,371	10,692,888	10,200,668	9,710,781			
24 TRD-C-24 - 80 units, 80 DPH, 55% houses and 45% flats	80	£6,129,319	11,509,941	11,047,246	10,586,612	10,126,038	9,671,526	9,217,075	8,764,684	8,314,353	7,866,083	7,419,874	6,975,725			
25 TRD-C-25 - 95 units, 28 DPH, 100% houses and 0% flats	95	£20,795,905	17,428,378	16,827,569	16,229,498	15,634,170	15,041,580	14,451,731	13,864,622	13,280,253	12,697,805	12,113,294	11,531,552			
26 TRD-C-26 - 100 units, 15 DPH, 100% houses and 0% flats	100	£40,862,128	16,345,660	17,713,229	17,083,683	16,457,020	15,833,242	15,212,348	14,594,339	13,979,213	13,366,110	12,750,836	12,138,476			
27 TRD-C-27 - 100 units, 35 DPH, 100% houses and 0% flats	100	£17,512,341	22,865,292	22,066,426	21,271,198	20,479,601	19,691,637	18,907,307	18,126,610	17,349,545	16,576,115	15,806,317	15,040,154			
28 TRD-C-28 - 130 units, 35,14 DPH, 95% houses and 5% flats	130	£2,767,947	26,121,297	25,221,791	24,326,385	23,435,083	22,547,883	21,664,784	20,785,787	19,910,892	19,040,099	18,173,409	17,310,820			
29 TRD-C-29 - 145 units, 24,83 DPH, 100% houses and 0% flats	145	£35,793,447	26,121,297	25,221,791	24,326,385	23,435,083	22,547,883	21,664,784	20,785,787	19,910,892	19,040,099	18,173,409	17,310,820			
30 TRD-C-30 - 165 units, 70,87 DPH, 60% houses and 40% flats	165	£14,270,321	23,519,468	22,599,858	21,684,352	20,772,949	19,865,650	18,962,455	18,063,363	17,168,376	16,277,492	15,390,712	14,502,393			
31 TRD-C-31 - 250 units, 35,07 DPH, 90% houses and 10% flats	250	£43,693,465	38,437,887	37,032,338	35,633,153	34,240,333	32,853,877	31,473,785	30,100,057	28,732,693	27,368,843	25,998,648	24,624,884			
32 TRD-C-32 - 400 units, 15,69 DPH, 100% houses and 0% flats	400	£1,568,260	1,639,255	1,555,035	1,472,704	1,390,440	1,308,109	1,226,842	1,145,634	1,064,483	983,299	902,082	820,845			
33 TRD-C-33 - 500 units, 20 DPH, 100% houses and 0% flats	500	£6,773,945	62,773,945	60,255,055	57,747,704	55,251,803	52,762,878	50,284,489	47,817,609	45,362,238	42,918,375	40,486,022	38,065,178			
34 TRD-C-34 - 750 units, 20 DPH, 100% houses and 0% flats	750	£22,849,472	88,284,672	84,720,377	81,171,819	77,639,514	74,123,464	70,623,668	67,140,126	63,672,838	60,221,804	56,787,025	53,368,499			
35 TRD-C-35 - 1000 units, 20 DPH, 100% houses and 0% flats	1,000	£306,465,963	107,186,137	102,933,306	98,699,808	94,476,459	90,270,064	86,083,067	81,915,467	77,767,265	73,638,460	69,529,052	65,434,305			
36 TRD-C-36 - 1250 units, 20 DPH, 100% houses and 0% flats	1,250	£383,082,454	127,855,447	122,700,062	117,568,159	112,459,738	107,374,800	102,313,344	97,275,371	92,260,880	87,269,872	82,298,354	77,347,610			
37 TRD-C-37 - 1500 units, 20 DPH, 100% houses and 0% flats	1,500	£459,698,944	145,612,973	139,676,307	133,695,715	128,694,205	122,229,739	116,400,393	110,596,103	104,824,887	99,077,747	93,357,681	87,664,691			
38 TRD-CARE1 (75 rooms)	-	£219,551	219,551	219,551	219,551	219,551	219,551	219,551	219,551	219,551	219,551	219,551	219,551			
39 TRD-CARE2 (40 rooms)	-	£202,675	176,426	176,426	176,426	176,426	176,426	176,426	176,426	176,426	176,426	176,426	176,426			
40 TRD-OFF1	-	£3,064,660	3,174,667	3,174,667	3,174,667	3,174,667	3,174,667	3,174,667	3,174,667	3,174,667	3,174,667	3,174,667	3,174,667			
41 TRD-OFF2	-	£3,064,660	4,409,479	4,409,479	4,409,479	4,409,479	4,409,479	4,409,479	4,409,479	4,409,479	4,409,479	4,409,479	4,409,479			
42 TRD-RET1	-	£1,961,382	1,961,382	1,961,382	1,961,382	1,961,382	1,961,382	1,961,382	1,961,382	1,961,382	1,961,382	1,961,382	1,961,382			
43 TRD-RET2	-	£2,600,339	5,260,339	5,260,339	5,260,339	5,260,339	5,260,339	5,260,339	5,260,339	5,260,339	5,260,339	5,260,339	5,260,339			
44 TRD-RET3	-	£1,532,330	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540			
45 TRD-IND1	-	£2,760,992	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092			
46 TRD-IND2	-	£2,760,992	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720			
47 TRD-IND3	-	£2,760,992	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896			

BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL)

£2,760.992 PER HA

Description	No or units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	Residual land values						
								25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
1 TRD-C-1 - 5 units, 25 DPH, 100% houses and 0% flats	5	£552,198	985,763	953,077	920,539	888,148	855,910	823,818	791,876	760,082	728,437	696,942	665,595	
2 TRD-C-2 - 5 units, 50 DPH, 100% houses and 0% flats	5	£276,499	985,763	953,077	920,539	888,148	855,910	823,818	791,876	760,082	728,437	696,942	665,595	
3 TRD-C-3 - 5 units, 85 DPH, 50% houses and 50% flats	5	£162,011	750,484	720,931	691,509	662,218	633,059	604,030	575,133	546,367	517,732	489,229	460,857	
4 TRD-C-4 - 6 units, 30 DPH, 100% houses and 0% flats	6	£552,198	1,182,917	1,143,693	1,104,646	1,065,780	1,027,092	988,582	950,251	912,099	874,126	836,330	798,714	
5 TRD-C-5 - 6 units, 75 DPH, 75% houses and 25% flats	6	£1,043,080	1,043,080	1,005,725	968,537	931,517	894,665	857,981	821,099	784,216	747,333	710,450	673,567	
6 TRD-C-6 - 8 units, 25 DPH, 100% houses and 0% flats	8	£583,518	1,577,222	1,524,524	1,472,862	1,421,240	1,369,456	1,318,109	1,267,002	1,216,131	1,165,501	1,115,107	1,064,954	
7 TRD-C-7 - 8 units, 130 DPH, 0% houses and 100% flats	8	£169,907	810,116	787,971	726,008	684,229	642,632	601,218	559,987	518,937	478,070	437,387	396,886	
8 TRD-C-8 - 9 units, 120 DPH, 0% houses and 100% flats	9	£221,865	911,380	883,967	816,760	769,757	722,961	676,370	629,984	583,604	537,829	492,061	446,445	
9 TRD-C-9 - 10 units, 25 DPH, 100% houses and 0% flats	10	£1,104,397	1,928,576	1,863,204	1,798,128	1,733,350	1,668,870	1,604,687	1,540,802	1,477,215	1,413,826	1,350,934	1,288,240	
10 TRD-C-10 - 10 units, 40 DPH, 100% houses and 0% flats	10	£1,494,771	1,402,724	1,371,071	1,343,033	1,314,707	1,286,132	1,257,357	1,228,392	1,199,257	1,169,992	1,140,647	1,111,232	
11 TRD-C-11 - 20 units, 35 DPH, 100% houses and 0% flats	20	£1,577,710	3,592,014	3,472,951	3,354,429	3,236,438	3,119,009	3,002,111	2,885,753	2,769,938	2,654,663	2,539,929	2,425,737	
12 TRD-C-12 - 20 units, 50 DPH, 80% houses and 20% flats	20	£1,104,397	3,808,609	3,663,983	3,520,011	3,376,695	3,234,023	3,092,025	2,950,672	2,809,973	2,669,929	2,530,540	2,391,806	
13 TRD-C-13 - 30 units, 25 DPH, 100% houses and 0% flats	30	£3,131,917	5,622,744	5,428,427	5,234,003	5,040,470	4,847,829	4,656,098	4,465,219	4,275,252	4,086,176	3,897,992	3,710,689	
14 TRD-C-14 - 30 units, 40 DPH, 100% houses and 0% flats	30	£1,656,595	4,094,312	3,948,212	3,802,033	3,659,710	3,521,033	3,387,910	3,254,343	3,121,336	2,988,889	2,856,992	2,725,645	
15 TRD-C-15 - 40 units, 50 DPH, 80% houses and 20% flats	40	£2,208,794	5,948,027	5,745,249	5,543,379	5,342,419	5,142,369	4,943,227	4,744,996	4,547,673	4,351,260	4,155,765	3,961,151	
16 TRD-C-16 - 40 units, 80 DPH, 50% houses and 50% flats	40	£1,380,496	5,712,811	5,478,043	5,244,316	5,011,632	4,779,953	4,548,396	4,318,941	4,090,251	3,861,612	3,634,056	3,407,550	
17 TRD-C-17 - 50 units, 35 DPH, 100% houses and 0% flats	50	£3,944,275	9,372,906	9,047,380	8,723,338	8,408,763	8,079,714	7,750,130	7,442,032	7,125,421	6,810,294	6,496,653	6,184,499	
18 TRD-C-18 - 50 units, 80 DPH, 50% houses and 50% flats	50	£3,225,620	7,141,015	6,847,553	6,555,395	6,264,541	5,974,991	5,686,744	5,399,802	5,112,769	4,827,014	4,542,510	4,259,437	
19 TRD-C-19 - 100 DPH, 100% houses and 0% flats	80	£7,650,507	14,544,522	13,944,522	13,344,522	12,744,522	12,144,522	11,544,522	10,944,522	10,344,522	9,744,522	9,144,522	8,544,522	
20 TRD-C-20 - 60 units, 35 DPH, 100% houses and 0% flats	60	£4,733,130	11,247,487	10,856,856	10,468,007	10,080,940	9,695,657	9,312,156	8,930,439	8,550,504	8,171,253	7,795,983	7,421,308	
21 TRD-C-21 - 70 units, 50 DPH, 80% houses and 20% flats	70	£3,865,389	11,891,230	11,452,496	11,015,740	10,580,040	10,148,174	9,717,363	9,286,533	8,861,683	8,436,814	8,012,927	7,593,020	
22 TRD-C-22 - 70 units, 35 DPH, 100% houses and 0% flats	70	£2,512,985	12,841,963	12,399,261	11,958,578	11,518,914	11,083,269	10,648,643	10,216,037	9,785,449	9,356,277	8,925,585	8,496,938	
23 TRD-C-23 - 80 units, 50 DPH, 100% houses and 0% flats	80	£4,117,588	13,417,588	12,975,944	12,534,300	12,092,656	11,651,012	11,209,368	10,767,724	10,326,080	9,884,436	9,442,792	9,001,148	
24 TRD-C-24 - 80 units, 80 DPH, 55% houses and 45% flats	80	£2,760,992	11,509,941	11,047,246	10,586,612	10,125,938	9,671,526	9,212,075	8,748,684	8,314,353	7,886,063	7,419,874	6,975,725	
25 TRD-C-25 - 95 units, 25 DPH, 100% houses and 0% flats	95	£9,367,653	17,428,376	16,827,569	16,228,468	15,634,170	15,041,582	14,451,371	13,864,822	13,280,253	12,697,805	12,113,934	11,531,452	
26 TRD-C-26 - 100 units, 15 DPH, 100% houses and 0% flats	100	£18,406,616	18,345,660	17,713,229	17,083,683	16,457,020	15,833,242	15,212,348	14,594,339	13,979,213	13,366,110	12,750,896	12,138,478	
27 TRD-C-27 - 100 units, 35 DPH, 95% houses and 5% flats	100	£7,888,550	19,612,297	17,286,032	16,662,396	16,041,610	15,424,873	14,804,585	14,186,346	13,568,960	12,952,574	12,337,028	11,721,369	
28 TRD-C-28 - 125 units, 14 DPH, 95% houses and 5% flats	125	£14,421,250	18,514,421	17,286,032	16,662,396	16,041,610	15,424,873	14,804,585	14,186,346	13,568,960	12,952,574	12,337,028	11,721,369	
29 TRD-C-29 - 145 units, 24,83 DPH, 100% houses and 0% flats	145	£16,123,395	16,121,297	25,221,791	24,236,385	23,435,083	22,547,883	21,664,784	20,783,685	19,902,586	19,021,487	18,140,388	17,300,289	
30 TRD-C-30 - 165 units, 70,87 DPH, 60% houses and 40% flats	165	£28,426,161	23,519,487	22,598,858	21,884,352	20,772,949	19,865,650	18,962,455	18,063,363	17,168,376	16,277,492	15,388,712	14,502,393	
31 TRD-C-31 - 250 units, 35 DPH, 90% houses and 10% flats	250	£19,682,011	35,437,857	37,032,338	35,353,153	33,644,333	32,553,837	31,473,785	30,100,951	28,732,695	27,358,643	25,989,614	24,624,864	
32 TRD-C-32 - 300 units, 15,60 DPH, 100% houses and 0% flats	400	£70,388,519	52,545,058	52,545,058	52,545,058	52,545,058	52,545,058	52,545,058	52,545,058	52,545,058	52,545,058	52,545,058	52,545,058	
33 TRD-C-33 - 500 units, 20 DPH, 100% houses and 0% flats	500	£99,024,811	62,733,545	60,255,085	57,747,104	55,251,803	52,762,876	50,248,489	47,817,609	45,362,238	42,918,375	40,462,022	38,005,178	
34 TRD-C-34 - 750 units, 20 DPH, 100% houses and 0% flats	750	£103,523,217	88,264,617	84,703,377	81,171,879	77,639,514	74,123,644	70,623,658	67,140,126	63,672,838	60,221,804	56,787,025	53,368,499	
35 TRD-C-35 - 1000 units, 20 DPH, 100% houses and 0% flats	1,000	£130,649,623	107,186,137	102,933,306	98,699,808	94,476,459	90,270,094	86,033,347	81,815,467	77,627,285	73,348,460	69,092,592	65,344,305	
36 TRD-C-36 - 1250 units, 20 DPH, 100% houses and 0% flats	1,250	£156,282,029	127,855,487	122,700,962	117,568,159	112,459,738	107,374,800	102,303,084	97,275,871	92,260,880	87,269,882	82,268,534	77,637,610	
37 TRD-C-37 - 1500 units, 20 DPH, 100% houses and 0% flats	1,500	£207,074,478	167,973,729	161,973,729	155,973,729	150,000,000	144,000,000	138,000,000	132,000,000	126,000,000	120,000,000	114,000,000	108,000,000	
38 TRD-CARE1 (75 rooms)			£790,192	219,551	219,551	219,551	219,551	219,551	219,551	219,551	219,551	219,551	219,551	
39 TRD-CARE2 (40 rooms)			£611,128	176,426	176,426	176,426	176,426	176,426	176,426	176,426	176,426	176,426	176,426	
40 TRD-COFF1			£1,380,496	3,174,687	3,174,687	3,174,687	3,174,687	3,174,687	3,174,687	3,174,687	3,174,687	3,174,687	3,174,687	
41 TRD-COFF2			£1,380,496	3,174,687	3,174,687	3,174,687	3,174,687	3,174,687	3,174,687	3,174,687	3,174,687	3,174,687	3,174,687	
42 TRD-COFF3			£1,380,496	3,174,687	3,174,687	3,174,687	3,174,687	3,174,687	3,174,687	3,174,687	3,174,687	3,174,687	3,174,687	
43 TRD-COFF4			£1,380,496	3,174,687	3,174,687	3,174,687	3,174,687	3,174,687	3,174,687	3,174,687	3,174,687	3,174,687	3,174,687	
44 TRD-COFF5			£1,380,496	3,174,687	3,174,687	3,174,687	3,174,687	3,174,687	3,174,687	3,174,687	3,174,687	3,174,687	3,174,687	
45 TRD-COFF6			£1,380,496	3,174,687	3,174,687	3,174,687	3,174,687	3,174,687	3,174,687	3,174,687	3,174,687	3,174,687	3,174,687	
46 TRD-COFF7			£1,380,496	3,174,687	3,174,687	3,174,687	3,174,687	3,174,687	3,174,687	3,174,687	3,174,687	3,174,687	3,174,687	
47 TRD-COFF8			£1,380,496	3,174,687	3,174,687	3,174,687	3,174,687	3,174,687	3,174,687	3,174,687	3,174,687	3,174,687	3,174,687	
48 TRD-COFF9			£1,380,496	3,174,687	3,174,687	3,174,687	3,174,687	3,174,687	3,174,687	3,174,687	3,174,687	3,174,687	3,174,687	
49 TRD-COFF10			£1,380,496	3,174,687	3,174,687	3,174,687	3,174,687	3,174,687	3,174,687	3,174,687	3,174,687	3,174,687	3,174,687	
50 TRD-COFF11			£1,380,496	3,174,687	3,174,687	3,174,687	3,174,687	3,174,687	3,174,687	3,174,687	3,174,687	3,174,687	3,174,687	
51 TRD-COFF12			£1,380,496	3,174,687	3,174,687	3,174,687	3,174,687	3,174,687	3,174,687	3,174,687	3,174,687	3,174,687	3,174,687	
52 TRD-COFF13			£1,380,496	3,174,687	3,174,687	3,174,687	3,174,687	3,174,687	3,174,687	3,174,687	3,174,687	3,174,687	3,174,687	
53 TRD-COFF14			£1,380,496	3,174,687	3,174,687	3,174,687	3,174,687	3,174,687	3,174,687	3,174,687	3,174,687	3,174,687	3,174,687	
54 TRD-COFF15			£1,380,496	3,174,687	3,174,687	3,174,687	3,174,687	3,174,687	3,174,687	3,174,687	3,174,687	3,174,687	3,174,687	
55 TRD-COFF16			£1,380,496	3,174,687	3,174,687	3,174,687	3,174,687	3,174,687	3,174,687	3,174,687	3,174,687	3,174,687	3,174,687	
56 TRD-COFF17			£1,380,496	3,174,687	3,174,687	3,174,687	3,174,687	3,174,687	3,174,687	3,174,687	3,174,687	3,174,687	3,174,687	
57 TRD-COFF18			£1,380,496	3,174,687	3,174,687	3,174,687	3,174,687	3,174,687	3,174,687	3,174,687	3,174,687	3,174,687	3,174,687	
58 TRD-COFF19			£1,380,496	3,174,687	3,174,687	3,174,687	3,174,687	3,174,687	3,174,687	3,174,687	3,174,687	3,174,687	3,174,687	
59 TRD-COFF20			£1,380,496	3,174,687	3,174,687	3,174,687	3,174,687	3,174,687	3,174,687	3,174,687	3,174,687	3,174,687	3,174,687	
60 TRD-COFF21			£1,380,496	3,174,687	3,174,687	3,174,687	3,174,687	3,174,687	3,174,687	3,174,687	3,174,687	3,174,687	3,174,687	
61 TRD-COFF22			£1,380,496	3,174,687	3,174,687									

THREE RIVERS DISTRICT COUNCIL
BENCHMARK LAND VALUE 1 (SECONDARY OFFICES/RETAIL)

Sales value £7,350 ps/m

£6,129,319 PER HA

AH tenure
Type of rent

Rented 70%
50% Soc Rent

50% AH Rent

Intermediate:
Residual land values

SO 30%
FH 0%

Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 TRDC-1 - 5 units, 25 DPH, 100% houses and 0% flats	5	£1,225,867	1,062,939	1,027,134	991,492	956,014	920,699	885,548	850,560	815,735	781,074	746,576	712,241
2 TRDC-2 - 5 units, 50 DPH, 100% houses and 0% flats	5	£1,612,411	1,062,939	1,027,134	991,492	956,014	920,699	885,548	850,560	815,735	781,074	746,576	712,241
3 TRDC-3 - 5 units, 85 DPH, 50% houses and 50% flats	5	£1,612,411	823,143	790,662	758,325	726,131	694,083	662,179	630,418	598,802	567,330	536,002	504,819
4 TRDC-4 - 6 units, 30 DPH, 100% houses and 0% flats	6	£1,225,867	1,275,526	1,232,561	1,189,791	1,147,217	1,104,839	1,062,658	1,020,672	978,882	937,288	895,891	854,689
5 TRDC-5 - 6 units, 75 DPH, 75% houses and 25% flats	6	£490,346	1,133,012	1,092,027	1,051,227	1,010,611	970,180	929,934	889,871	849,993	810,299	770,790	731,465
6 TRDC-6 - 8 units, 25 DPH, 100% houses and 0% flats	8	£1,961,382	1,700,701	1,643,414	1,586,388	1,529,623	1,473,119	1,416,877	1,360,895	1,305,177	1,249,718	1,194,521	1,139,585
7 TRDC-7 - 8 units, 130 DPH, 0% houses and 100% flats	8	£1,169,078	918,818	872,302	825,987	779,873	733,961	688,251	642,742	597,433	552,326	507,422	462,717
8 TRDC-8 - 9 units, 112 DPH, 0% houses and 100% flats	9	£492,535	1,033,670	981,339	929,236	877,358	825,706	774,282	723,084	672,113	621,368	570,849	520,557
9 TRDC-9 - 10 units, 25 DPH, 100% houses and 0% flats	10	£2,451,728	2,082,927	2,011,317	1,940,035	1,869,078	1,798,450	1,728,147	1,658,171	1,588,520	1,519,198	1,450,201	1,381,532
10 TRDC-10 - 10 units, 90 DPH, 50% houses and 50% flats	10	£681,035	1,605,766	1,539,980	1,474,487	1,409,287	1,344,378	1,279,762	1,215,438	1,151,407	1,087,668	1,024,221	961,066
11 TRDC-11 - 20 units, 35 DPH, 100% houses and 0% flats	20	£2,502,468	2,886,139	3,755,251	3,624,959	3,495,263	3,366,163	3,237,658	3,109,760	2,982,437	2,855,721	2,729,601	2,604,075
12 TRDC-12 - 20 units, 50 DPH, 80% houses and 20% flats	20	£2,451,728	1,105,386	3,948,717	3,792,730	3,637,538	3,483,017	3,329,205	3,176,101	3,023,708	2,872,024	2,721,050	2,570,784
13 TRDC-13 - 30 units, 25 DPH, 100% houses and 0% flats	30	£7,355,183	6,064,932	5,851,688	5,639,418	5,428,123	5,217,803	5,008,456	4,800,084	4,592,687	4,386,265	4,180,817	3,976,343
14 TRDC-14 - 30 units, 50 DPH, 80% houses and 20% flats	30	£3,677,592	5,527,247	5,321,721	5,117,122	4,913,453	4,710,711	4,508,900	4,308,016	4,108,061	3,909,035	3,710,939	3,513,770
15 TRDC-15 - 40 units, 50 DPH, 80% houses and 20% flats	40	£4,903,455	6,498,969	6,274,239	6,050,518	5,827,806	5,606,104	5,385,411	5,165,727	4,947,053	4,729,388	4,512,733	4,297,087
16 TRDC-16 - 40 units, 80 DPH, 50% houses and 50% flats	40	£3,064,660	6,270,086	6,012,750	5,756,558	5,501,509	5,246,946	4,993,142	4,740,488	4,488,983	4,238,626	3,989,418	3,741,358
17 TRDC-17 - 50 units, 35 DPH, 100% houses and 0% flats	50	£8,756,170	10,108,219	9,752,813	9,399,031	9,046,872	8,696,337	8,347,427	8,000,141	7,654,479	7,310,441	6,968,027	6,627,238
18 TRDC-18 - 50 units, 80 DPH, 50% houses and 50% flats	50	£3,830,825	7,837,607	7,515,938	7,195,696	6,876,887	6,558,683	6,241,429	5,925,610	5,611,228	5,298,282	4,986,772	4,676,698
19 TRDC-19 - 60 units, 100 DPH, 0% houses and 100% flats	60	£3,677,592	6,560,559	6,214,541	5,870,021	5,527,000	5,185,477	4,845,452	4,506,926	4,169,898	3,834,367	3,500,336	3,167,802
20 TRDC-20 - 60 units, 35 DPH, 100% houses and 0% flats	60	£10,507,404	12,129,983	11,703,376	11,278,837	10,856,246	10,435,605	10,016,912	9,600,169	9,185,374	8,772,529	8,361,633	7,952,685
21 TRDC-21 - 70 units, 50 DPH, 80% houses and 20% flats	70	£8,581,047	12,896,912	12,417,348	11,939,952	11,464,722	10,991,680	10,520,766	10,052,038	9,585,476	9,121,083	8,656,857	8,198,797
22 TRDC-22 - 70 units, 35 DPH, 100% houses and 0% flats	70	£12,294,030	13,859,653	13,375,662	12,893,883	12,414,313	11,938,954	11,461,804	10,988,864	10,517,847	10,045,287	9,574,957	9,106,867
23 TRDC-23 - 80 units, 50 DPH, 100% houses and 0% flats	80	£9,806,911	15,839,603	15,286,471	14,735,866	14,187,786	13,642,232	13,099,204	12,558,703	12,020,397	11,480,328	10,942,808	10,407,837
24 TRDC-24 - 80 units, 80 DPH, 55% houses and 45% flats	80	£6,129,319	12,611,922	12,104,613	11,599,564	11,096,776	10,596,247	10,097,980	9,601,973	9,108,225	8,616,739	8,127,513	7,640,546
25 TRDC-25 - 95 units, 28 DPH, 100% houses and 0% flats	95	£20,795,905	18,809,529	18,152,685	17,498,841	16,847,996	16,200,151	15,555,306	14,913,460	14,274,221	13,632,889	12,994,584	12,359,307
26 TRDC-26 - 100 units, 15 DPH, 100% houses and 0% flats	100	£40,862,128	19,799,504	19,108,090	18,419,832	17,734,733	17,052,750	16,374,005	15,698,378	15,025,496	14,350,409	13,678,510	13,009,796
27 TRDC-27 - 100 units, 35 DPH, 100% houses and 0% flats	100	£13,961,014	20,717,541	20,059,917	19,392,912	18,724,128	18,053,924	17,384,128	16,714,534	16,044,940	15,375,346	14,705,752	14,036,158
28 TRDC-28 - 130 units, 35,14 DPH, 95% houses and 5% flats	130	£27,675,342	24,712,700	23,838,922	22,969,125	22,103,306	21,241,466	20,383,605	19,529,724	18,679,821	17,833,896	16,991,951	16,153,984
29 TRDC-29 - 145 units, 24,83 DPH, 100% houses and 0% flats	145	£35,793,447	28,193,741	27,210,176	26,231,103	25,256,521	24,286,429	23,320,829	22,359,721	21,403,104	20,450,979	19,503,344	18,560,201
30 TRDC-30 - 165 units, 70,87 DPH, 60% houses and 40% flats	165	£14,270,321	25,744,362	24,734,852	23,729,850	22,729,357	21,733,369	20,741,890	19,754,918	18,772,454	17,794,496	16,813,833	15,836,612
31 TRDC-31 - 250 units, 35,07 DPH, 90% houses and 10% flats	250	£43,693,465	41,838,072	40,295,326	38,759,573	37,230,816	35,709,052	34,194,284	32,685,248	31,189,402	29,660,627	28,158,923	26,664,290
32 TRDC-32 - 400 units, 15,69 DPH, 100% houses and 0% flats	400	£14,986,260	25,744,362	24,734,852	23,729,850	22,729,357	21,733,369	20,741,890	19,754,918	18,772,454	17,794,496	16,813,833	15,836,612
33 TRDC-33 - 500 units, 20 DPH, 100% houses and 0% flats	500	£153,233,981	68,656,726	65,894,328	63,144,542	60,407,367	57,682,803	54,970,849	52,271,507	49,584,776	46,910,856	44,249,147	41,600,250
34 TRDC-34 - 750 units, 20 DPH, 100% houses and 0% flats	750	£229,849,472	96,553,078	92,652,599	88,769,929	84,905,067	81,058,014	77,228,770	73,417,334	69,623,709	65,847,890	62,089,881	58,349,681
35 TRDC-35 - 1000 units, 20 DPH, 100% houses and 0% flats	1,000	£306,465,963	117,644,457	112,958,725	108,294,341	103,651,304	99,029,614	94,429,272	89,850,275	85,286,859	80,736,649	76,207,862	71,700,497
36 TRDC-36 - 1250 units, 20 DPH, 100% houses and 0% flats	1,250	£383,082,454	140,084,748	134,428,826	128,798,712	123,194,406	117,615,908	112,063,217	106,536,334	101,035,258	95,559,991	90,110,531	84,686,879
37 TRDC-37 - 1500 units, 20 DPH, 100% houses and 0% flats	1,500	£459,698,944	159,530,241	153,035,963	146,571,384	140,136,424	133,731,180	127,355,534	121,009,697	114,693,256	108,406,605	102,149,610	95,922,274
38 TRDC-CARE1 (75 rooms)	-	£27,675,342	219,551	219,551	219,551	219,551	219,551	219,551	219,551	219,551	219,551	219,551	219,551
39 TRDC-CARE2 (40 rooms)	-	£2,022,675	176,426	176,426	176,426	176,426	176,426	176,426	176,426	176,426	176,426	176,426	176,426
40 TRDC-OFF1	-	£3,064,660	3,174,667	3,174,667	3,174,667	3,174,667	3,174,667	3,174,667	3,174,667	3,174,667	3,174,667	3,174,667	3,174,667
41 TRDC-OFF2	-	£3,064,660	4,409,479	4,409,479	4,409,479	4,409,479	4,409,479	4,409,479	4,409,479	4,409,479	4,409,479	4,409,479	4,409,479
42 TRDC-RET1	-	£6,129,319	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203
43 TRDC-RET2	-	£2,600,339	5,260,339	5,260,339	5,260,339	5,260,339	5,260,339	5,260,339	5,260,339	5,260,339	5,260,339	5,260,339	5,260,339
44 TRDC-RET3	-	£1,532,330	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540
45 TRDC-IND1	-	£6,129,319	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092
46 TRDC-IND2	-	£6,129,319	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720
47 TRDC-IND3	-	£6,129,319	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896

BENCHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL)

£2,760,992

Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	Residual land values					
								25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 TRDC-1 - 5 units, 25 DPH, 100% houses and 0% flats	5	£552,198	1,062,939	1,027,134	991,492	956,014	920,699	885,548	850,560	815,735	781,074	746,576	712,241
2 TRDC-2 - 5 units, 50 DPH, 100% houses and 0% flats	5	£2,760,992	1,062,939	1,027,134	991,492	956,014	920,699	885,548	850,560	815,735	781,074	746,576	712,241
3 TRDC-3 - 5 units, 85 DPH, 50% houses and 50% flats	5	£1,612,411	823,143	790,662	758,325	726,131	694,083	662,179	630,418	598,802	567,330	536,002	504,819
4 TRDC-4 - 6 units, 30 DPH, 100% houses and 0% flats	6	£552,198	1,275,526	1,232,561	1,189,791	1,147,217	1,104,839	1,062,658	1,020,672	978,882	937,288	895,891	854,689
5 TRDC-5 - 6 units, 75 DPH, 75% houses and 25% flats	6	£2,820,879	1,133,012	1,092,027	1,051,227	1,010,611	970,180	929,934	889,871	849,993	810,299	770,790	731,465
6 TRDC-6 - 8 units, 25 DPH, 100% houses and 0% flats	8	£2,820,879	1,700,701	1,643,414	1,586,388	1,529,623	1,473,119	1,416,877	1,360,895	1,305,177	1,249,718	1,194,521	1,139,585
7 TRDC-7 - 8 units, 130 DPH, 0% houses and 100% flats	8	£1,169,078	918,818	872,302	825,987	779,873	733,961	688,251	642,742	597,433	552,326	507,422	462,717
8 TRDC-8 - 9 units, 112 DPH, 0% houses and 100% flats	9	£2,21,865	1,033,670	981,339	929,236	877,358	825,706	774,282	723,084	672,113	621,368	570,849	520,557
9 TRDC-9 - 10 units, 25 DPH, 100% houses and 0% flats	10	£1,104,397	2,082,927	2,011,317	1,940,035	1,869,078	1,798,450	1,728,147	1,658,171	1,588,520	1,518,198	1,448,201	1,381,532
10 TRDC-10 - 10 units, 50 DPH, 100% houses and 0% flats	10	£2,760,992	1,539,949	1,474,451	1,417,445	1,358,437	1,300,429	1,242,421	1,184,413	1,126,405	1,068,397	1,010,389	952,381
11 TRDC-11 - 20 units, 35 DPH, 100% houses and 0% flats	20	£1,577,710	3,886,139	3,755,251	3,624,959	3,493,263	3,361,363	3,231,658	3,100,750	2,982,437	2,855,721	2,729,201	2,604,075
12 TRDC-12 - 20 units, 50 DPH, 80% houses and 20% flats	20	£1,134,197	4,105,360	3,948,711	3,792,770	3,637,539	3,483,017	3,329,205	3,176,101	3,023,708	2,872,024	2,721,050	2,570,784
13 TRDC-13 - 30 units, 25 DPH, 100% houses and 0% flats	30	£1,043,931	6,094,592	5,851,688	5,639,418	5,426,123	5,217,803	5,006,456	4,800,084	4,592,687	4,386,265	4,180,817	3,983,343
14 TRDC-14 - 40 units, 50 DPH, 80% houses and 20% flats	40	£1,656,999	8,574,321	8,323,121	8,071,122	7,819,123	7,567,124	7,315,125	7,063,126	6,811,127	6,559,128	6,307,129	6,055,130
15 TRDC-15 - 40 units, 50 DPH, 80% houses and 20% flats	40	£2,208,794	6,458,909	6,274,239	6,050,516	5,827,806	5,606,104	5,385,411	5,165,727	4,947,055	4,729,388	4,515,733	4,297,087
16 TRDC-16 - 40 units, 80 DPH, 50% houses and 50% flats	40	£1,380,496	2,672,086	2,601,750	2,526,558	2,451,509	2,376,460	2,301,411	2,226,362	2,151,313	2,076,264	2,001,215	1,926,166
17 TRDC-17 - 50 units, 35 DPH, 100% houses and 0% flats	50	£1,344,225	10,086,219	9,752,813	9,399,031	9,046,867	8,696,337	8,347,422	8,000,141	7,654,474	7,310,441	6,968,027	6,623,238
18 TRDC-18 - 50 units, 50 DPH, 50% houses and 50% flats	50	£2,726,675	8,837,607	8,756,938	8,676,698	8,596,872	8,516,983	8,437,094	8,357,205	8,277,316	8,197,427	8,117,538	8,037,649
19 TRDC-19 - 100 units, 100 DPH, 100% houses and 0% flats	100	£1,650,507	15,681,451	15,144,541	14,607,631	14,070,721	13,533,811	12,996,901	12,460,001	11,923,101	11,386,201	10,849,301	10,312,401
20 TRDC-20 - 60 units, 35 DPH, 100% houses and 0% flats	60	£4,733,130	12,129,863	11,703,376	11,278,837	10,853,246	10,430,605	10,016,912	9,600,169	9,185,374	8,772,529	8,361,363	7,952,685
21 TRDC-21 - 70 units, 50 DPH, 80% houses and 20% flats	70	£3,865,389	12,896,912	12,417,348	11,939,952	11,462,556	10,985,160	10,507,764	10,030,368	9,552,972	9,075,576	8,598,180	8,118,784
22 TRDC-22 - 70 units, 35 DPH, 100% houses and 0% flats	70	£2,551,985	13,859,663	13,375,662	12,893,883	12,413,113	11,938,954	11,464,804	10,988,964	10,517,847	10,045,267	9,574,957	9,103,885
23 TRDC-23 - 80 units, 50 DPH, 100% houses and 0% flats	80	£4,213,588	13,839,663	13,286,217	12,733,868	12,181,519	11,629,170	11,076,821	10,524,472	9,972,123	9,419,774	8,867,425	8,315,076
24 TRDC-24 - 80 units, 20 DPH, 55% houses and 45% flats	80	£7,560,992	12,611,922	12,104,613	11,599,564	11,096,756	10,596,247	10,093,960	9,591,973	9,108,225	8,616,739	8,123,713	7,640,546
25 TRDC-25 - 95 units, 25 DPH, 100% houses and 0% flats	95	£9,367,653	18,809,529	18,152,685	17,498,841	16,847,996	16,200,151	15,555,306	14,913,460	14,274,221	13,632,889	12,994,584	12,359,307
26 TRDC-26 - 100 units, 15 DPH, 100% houses and 0% flats	100	£18,406,616	16,799,590	16,108,090	15,416,832	14,725,574	14,034,316	13,343,058	12,651,800	11,960,542	11,269,284	10,578,026	9,886,768
27 TRDC-27 - 100 units, 35 DPH, 95% houses and 5% flats	100	£7,888,550	20,395,041	19,872,914	19,350,917	18,828,920	18,306,923	17,784,926	17,262,929	16,740,932	16,218,935	15,696,938	15,174,941
28 TRDC-28 - 120 units, 10 DPH, 95% houses and 5% flats	120	£15,412,250	22,154,421	21,538,022	20,921,623	20,305,224	19,688,825	19,072,426	18,456,027	17,839,628	17,223,229	16,606,830	15,990,431
29 TRDC-29 - 145 units, 24,83 DPH, 100% houses and 0% flats	145	£16,126,395	28,193,741	27,210,176	26,231,013	25,251,851	24,286,429	23,320,829	22,355,721	21,403,104	20,450,487	19,500,344	18,550,201
30 TRDC-30 - 165 units, 70,87 DPH, 60% houses and 40% flats	165	£28,426,161	24,354,362	24,734,852	23,729,850	22,729,357	21,733,369	20,741,890	19,754,918	18,772,454	17,794,496	16,813,933	15,836,612
31 TRDC-31 - 250 units, 35 DPH, 90% houses and 10% flats	250	£19,682,011	41,878,021	40,955,328	39,955,573	38,955,818	37,956,063	36,956,308	35,956,553	34,956,798	33,957,043	32,957,288	31,957,533
32 TRDC-32 - 400 units, 15,60 DPH, 100% houses and 0% flats	400	£70,388,017	67,048,078	65,848,078	64,648,078	63,448,078	62,248,078	61,048,078	59,848,078	58,648,078	57,448,078	56,248,078	55,048,078
33 TRDC-33 - 500 units, 20 DPH, 100% houses and 0% flats	500	£96,029,811	68,656,726	66,954,328	63,144,542	60,407,367	57,662,803	54,917,849	52,271,507	49,584,776	46,947,545	44,249,147	41,600,250
34 TRDC-34 - 750 units, 20 DPH, 100% houses and 0% flats	750	£103,537,217	95,530,078	92,858,929	88,769,929	84,680,929	80,591,929	76,502,929	72,413,929	68,324,929	64,235,929	60,146,929	56,057,929
35 TRDC-35 - 1000 units, 20 DPH, 100% houses and 0% flats	1,000	£138,649,623	110,444,447	112,958,723	108,294,341	103,631,304	99,019,014	94,422,723	89,826,253	85,229,883	80,736,493	76,243,103	71,749,713
36 TRDC-36 - 1,250 units, 20 DPH, 100% houses and 0% flats	1,250	£172,362,029	144,084,748	144,926,826	138,798,718	132,194,406	125,590,094	118,985,782	112,381,470	105,777,158	99,172,846	92,568,534	85,964,222
37 TRDC-37 - 1,500 units, 20 DPH, 100% houses and 0% flats	1,500	£207,074,018	170,074,018	170,074,018	166,074,018	161,074,018	156,074,018	151,074,018	146,074,018	141,074,018	136,074,018	131,074,018	126,074,018
38 TRDC-CARE1 (75 rooms)			£276,992	219,551	219,551	219,551	219,551	219,551	219,551	219,551	219,551	219,551	219,551
39 TRDC-CARE2 (40 rooms)			£911,128	176,426	176,426	176,426	176,426	176,426	176,426	176,426	176,426	176,426	176,426
40 TRDC-OFF1			£1,380,496	3,174,687	3,174,687	3,174,687	3,174,687	3,174,687	3,174,687	3,174,687	3,174,687	3,174,687	3,174,687
41 TRDC-OFF2			£1,380,496	4,409,473	4,409,473	4,409,473	4,409,473	4,409,473	4,409,473	4,409,473	4,409,473	4,409,473	4,409,473
42 TRDC-RET1			£2,760,992	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203
43 TRDC-RET2			£1,380,496	2,266,530	2,266,530	2,266,530	2,266,530	2,266,530	2,266,530	2,266,530	2,266,530	2,266,530	2,266,530
44 TRDC-RET3			£690,248	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540
45 TRDC-IND1			£2,760,992	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092	3,291,092
46 TRDC-IND2			£2,760,992	3,779,773	3,779,773	3,779,773	3,779,773	3,779,773	3,779,773	3,779,773	3,779,773	3,779,773	3,779,773
47 TRDC-IND3			£2,760,992	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896

THREE RIVERS DISTRICT COUNCIL
BENCHMARK LAND VALUE 1 (SECONDARY OFFICES/RETAIL)

Sales value £7,600 ps/m

Description	No or units	Residual land values											
		BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
1 TRD-1 - 5 units, 25 DPH, 100% houses and 0% flats	5	£1,225,864	1,140,113	1,101,391	1,062,445	1,023,878	985,485	947,278	909,244	871,388	833,709	796,205	758,887
2 TRD-2 - 5 units, 50 DPH, 100% houses and 0% flats	5	£612,932	1,140,113	1,101,391	1,062,445	1,023,878	985,485	947,278	909,244	871,388	833,709	796,205	758,887
3 TRD-3 - 5 units, 85 DPH, 50% houses and 50% flats	5	£360,548	895,803	860,394	825,141	790,045	755,106	720,326	685,702	651,236	616,926	582,779	548,780
4 TRD-4 - 6 units, 30 DPH, 100% houses and 0% flats	6	£1,225,864	1,368,136	1,321,429	1,274,935	1,228,655	1,182,587	1,136,733	1,091,093	1,045,668	1,000,452	955,457	910,684
5 TRD-5 - 7 units, 75 DPH, 75% houses and 25% flats	7	£2,281,410	2,490,346	2,417,613	2,344,880	2,272,147	2,200,414	2,128,681	2,056,948	1,985,215	1,913,482	1,841,749	1,770,016
6 TRD-6 - 8 units, 25 DPH, 100% houses and 0% flats	8	£1,961,382	1,824,160	1,761,005	1,699,913	1,638,206	1,576,783	1,515,844	1,454,790	1,394,221	1,333,535	1,273,935	1,214,218
7 TRD-7 - 8 units, 130 DPH, 0% houses and 100% flats	8	£377,189	1,027,521	976,633	925,965	875,518	825,291	775,284	725,497	675,930	626,583	577,456	528,500
8 TRD-8 - 9 units, 112 DPH, 0% houses and 100% flats	9	£499,535	1,058,961	1,008,711	1,041,711	984,958	928,452	872,105	816,184	760,422	704,906	649,638	594,619
9 TRD-9 - 10 units, 25 DPH, 100% houses and 0% flats	10	£1,455,728	2,237,276	2,159,431	2,081,942	2,004,807	1,928,029	1,851,606	1,775,548	1,700,863	1,626,415	1,552,107	1,478,024
10 TRD-10 - 10 units, 75 DPH, 100% houses and 0% flats	10	£1,217,819	2,148,033	2,071,319	2,003,333	1,935,277	1,867,050	1,798,563	1,730,815	1,662,807	1,594,544	1,526,076	1,457,403
11 TRD-11 - 20 units, 35 DPH, 100% houses and 0% flats	20	£2,502,468	4,086,284	4,037,552	3,985,490	3,934,807	3,884,317	3,834,206	3,783,316	3,732,608	3,681,197	3,630,086	3,579,175
12 TRD-12 - 20 units, 50 DPH, 80% houses and 20% flats	20	£4,051,728	4,402,113	4,233,430	4,065,528	3,898,383	3,732,002	3,566,385	3,401,532	3,237,443	3,074,119	2,911,559	2,749,763
13 TRD-13 - 30 units, 25 DPH, 100% houses and 0% flats	30	£7,355,183	8,506,122	8,274,438	8,044,634	7,812,768	7,580,775	7,350,834	7,120,945	6,891,123	6,661,365	6,431,667	6,202,027
14 TRD-14 - 30 units, 50 DPH, 80% houses and 20% flats	30	£3,677,902	4,984,732	4,753,229	4,521,224	4,289,219	4,057,214	3,825,209	3,593,204	3,361,199	3,129,194	2,897,189	2,665,184
15 TRD-15 - 40 units, 50 DPH, 80% houses and 20% flats	40	£4,903,465	6,047,912	5,803,229	5,557,656	5,313,194	5,069,839	4,827,595	4,585,460	4,343,324	4,101,189	3,859,054	3,607,919
16 TRD-16 - 40 units, 80 DPH, 50% houses and 50% flats	40	£3,964,550	7,829,360	7,646,633	7,467,031	7,284,304	7,101,577	6,918,850	6,736,123	6,553,396	6,370,669	6,187,942	6,005,215
17 TRD-17 - 50 units, 35 DPH, 100% houses and 0% flats	50	£8,756,170	10,843,534	10,458,247	10,074,722	9,692,962	9,312,961	8,934,724	8,556,249	8,183,538	7,810,889	7,438,402	7,066,978
18 TRD-18 - 50 units, 80 DPH, 50% houses and 50% flats	50	£3,830,825	8,534,200	8,183,291	7,833,788	7,484,966	7,136,465	6,788,444	6,440,423	6,092,402	5,744,381	5,396,360	5,048,339
19 TRD-19 - 60 units, 100 DPH, 100% houses and 0% flats	60	£1,584,560	3,584,560	3,584,560	3,584,560	3,584,560	3,584,560	3,584,560	3,584,560	3,584,560	3,584,560	3,584,560	3,584,560
20 TRD-20 - 60 units, 35 DPH, 100% houses and 0% flats	60	£10,507,447	13,902,240	12,549,896	12,088,666	11,627,436	11,175,553	10,721,668	10,269,900	9,820,245	9,372,706	8,927,282	8,483,973
21 TRD-21 - 70 units, 50 DPH, 80% houses and 20% flats	70	£8,581,047	13,072,594	13,382,201	12,864,162	12,348,547	11,835,146	11,324,167	10,815,542	10,307,270	9,802,765	9,303,787	8,804,575
22 TRD-22 - 70 units, 35 DPH, 100% houses and 0% flats	70	£12,258,639	14,877,344	14,352,065	13,929,187	13,506,711	13,090,637	12,674,964	12,261,491	11,848,665	11,436,290	11,024,295	10,612,282
23 TRD-23 - 80 units, 50 DPH, 100% houses and 0% flats	80	£9,896,912	14,352,065	14,352,065	14,352,065	14,352,065	14,352,065	14,352,065	14,352,065	14,352,065	14,352,065	14,352,065	14,352,065
24 TRD-24 - 80 units, 80 DPH, 55% houses and 45% flats	80	£6,129,319	13,713,902	13,161,979	12,612,516	12,065,513	11,520,963	10,978,845	10,436,262	9,902,098	9,367,394	8,835,150	8,305,366
25 TRD-25 - 95 units, 25 DPH, 100% houses and 0% flats	95	£20,795,905	20,160,690	19,947,802	18,768,183	18,061,822	17,358,721	16,658,979	15,962,031	15,263,359	14,567,974	13,875,874	13,187,061
26 TRD-26 - 100 units, 15 DPH, 100% houses and 0% flats	100	£40,862,128	21,253,348	20,502,940	19,755,981	19,012,444	18,272,379	17,535,662	16,802,138	16,069,594	15,337,710	14,605,184	13,872,118
27 TRD-27 - 110 units, 35 DPH, 100% houses and 0% flats	110	£17,117,344	20,868,966	20,868,966	20,868,966	20,868,966	20,868,966	20,868,966	20,868,966	20,868,966	20,868,966	20,868,966	20,868,966
28 TRD-28 - 130 units, 35.14 DPH, 95% houses and 5% flats	130	£22,675,342	26,566,106	26,511,417	24,867,052	23,777,022	22,701,956	21,659,904	20,632,837	20,010,995	19,019,677	17,775,584	16,276,815
29 TRD-29 - 145 units, 24.83 DPH, 100% houses and 0% flats	145	£35,793,447	26,206,185	29,196,261	26,185,619	27,027,052	26,204,976	24,856,974	23,533,856	22,295,316	21,061,858	18,833,279	17,805,776
30 TRD-30 - 165 units, 70.77 DPH, 60% houses and 40% flats	165	£14,170,321	27,969,265	26,889,847	25,778,350	24,681,765	23,601,081	22,521,326	21,446,473	20,374,985	19,301,984	18,233,931	17,170,830
31 TRD-31 - 250 units, 35.07 DPH, 80% houses and 10% flats	250	£43,693,465	45,253,257	45,559,313	41,885,963	40,225,795	38,564,229	36,906,251	35,251,927	33,603,321	31,962,411	30,339,199	28,703,685
32 TRD-32 - 250 units, 50 DPH, 100% houses and 0% flats	400	£52,260,250	52,260,250	52,260,250	52,260,250	52,260,250	52,260,250	52,260,250	52,260,250	52,260,250	52,260,250	52,260,250	52,260,250
33 TRD-33 - 500 units, 20 DPH, 100% houses and 0% flats	500	£15,232,981	74,521,962	71,521,568	68,534,901	65,561,957	62,602,726	59,657,208	56,725,408	53,807,514	50,902,937	48,007,331	45,123,323
34 TRD-34 - 750 units, 20 DPH, 100% houses and 0% flats	750	£22,849,472	104,020,967	100,584,821	96,368,040	92,170,620	87,956,583	83,733,873	79,514,544	75,300,249	71,104,717	67,037,499	63,000,217
35 TRD-35 - 1000 units, 20 DPH, 100% houses and 0% flats	1,000	£36,645,963	126,898,688	122,970,010	117,886,431	112,819,410	107,764,015	102,744,723	97,762,942	92,820,763	87,907,816	83,025,571	78,166,968
36 TRD-36 - 1,250 units, 20 DPH, 100% houses and 0% flats	1,250	£46,812,551	158,645,963	153,645,963	148,645,963	143,645,963	138,645,963	133,645,963	128,645,963	123,645,963	118,645,963	113,645,963	108,645,963
37 TRD-37 - 1500 units, 20 DPH, 100% houses and 0% flats	1,500	£59,695,944	173,916,511	166,747,198	159,130,121	152,458,278	145,820,678	139,229,722	132,584,166	125,925,210	119,258,585	112,584,911	105,953,960
38 TRD-CARE1 (75 rooms)	-	£6,129,319	219,551	219,551	219,551	219,551	219,551	219,551	219,551	219,551	219,551	219,551	219,551
39 TRD-CARE2 (40 rooms)	-	£2,022,675	176,426	176,426	176,426	176,426	176,426	176,426	176,426	176,426	176,426	176,426	176,426
40 TRD-COFF1	-	£3,064,680	3,174,687	3,174,687	3,174,687	3,174,687	3,174,687	3,174,687	3,174,687	3,174,687	3,174,687	3,174,687	3,174,687
41 TRD-COFF2	-	£3,064,680	4,409,473	4,409,473	4,409,473	4,409,473	4,409,473	4,409,473	4,409,473	4,409,473	4,409,473	4,409,473	4,409,473
42 TRD-RET1	-	£6,129,319	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203	1,994,203
43 TRD-RET2	-	£3,064,680	5,260,339	5,260,339	5,260,339	5,260,339	5,260,339	5,260,339	5,260,339	5,260,339	5,260,339	5,260,339	5,260,339
44 TRD-RET3	-	£1,532,340	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540	2,276,540
45 TRD-IND1	-	£6,129,319	2,091,902	2,091,902	2,091,902	2,091,902	2,091,902	2,091,902	2,091,902	2,091,902	2,091,902	2,091,902	2,091,902
46 TRD-IND2	-	£6,129,319	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720	4,079,720
47 TRD-IND3	-	£6,129,319	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896	4,682,896

Appendix 9 - Appraisal outputs (upside)

IE RIVERS DISTRICT COUNCIL
ICHMARK LAND VALUE 1 (SECONDARY OFFICES/RETAIL)

Sales value £5,600 psm

£6,129.319 PER HA

Type tenure
70% Soc Rent 30% AH Rent

Rented 70%
70% Soc Rent 30% AH Rent

Intermediate:
FH 0%

SO 30%
FH 0%

Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
TRDC-1 - 5 units, 25 DPH, 100% houses and 0% flats	5	£1,225,864	882,340	857,835	833,440	809,154	784,975	760,913	736,957	713,110	689,373	665,746	642,229
TRDC-2 - 5 units, 50 DPH, 100% houses and 0% flats	5	£512,932	362,340	353,440	343,440	333,440	323,440	313,440	303,440	293,440	283,440	273,440	263,440
TRDC-3 - 5 units, 85 DPH, 50% houses and 50% flats	5	£360,548	264,641	262,385	260,227	258,167	256,205	254,340	252,573	250,904	249,333	247,860	246,484
TRDC-4 - 6 units, 30 DPH, 100% houses and 0% flats	6	£1,225,864	1,058,809	1,029,402	1,000,128	970,986	941,974	913,095	884,348	855,732	827,248	798,895	770,675
TRDC-5 - 6 units, 75 DPH, 75% houses and 25% flats	6	£490,346	917,524	889,461	861,522	833,708	806,019	778,454	751,014	723,698	696,506	669,439	642,497
TRDC-6 - 8 units, 25 DPH, 100% houses and 0% flats	8	£1,961,382	1,417,745	1,372,537	1,333,504	1,294,647	1,255,965	1,217,460	1,179,130	1,140,976	1,102,988	1,065,166	1,027,507
TRDC-7 - 8 units, 130 DPH, 0% houses and 100% flats	8	£377,185	636,865	604,922	573,118	541,451	509,922	478,532	447,279	416,165	385,189	354,350	323,650
TRDC-8 - 9 units, 112 DPH, 0% houses and 100% flats	9	£492,535	716,473	680,538	644,758	609,132	573,663	538,348	503,190	468,186	433,337	398,644	364,106
TRDC-9 - 10 units, 25 DPH, 100% houses and 0% flats	10	£2,451,728	1,721,731	1,672,721	1,623,931	1,575,360	1,527,007	1,478,875	1,430,963	1,383,271	1,335,797	1,288,543	1,241,510
TRDC-10 - 10 units, 50 DPH, 50% houses and 50% flats	10	£681,035	1,257,389	1,211,543	1,165,899	1,120,457	1,075,216	1,030,177	985,340	940,706	896,273	852,041	808,011
TRDC-11 - 20 units, 35 DPH, 100% houses and 0% flats	20	£3,502,468	3,204,919	3,116,860	3,029,195	2,941,922	2,855,043	2,768,557	2,682,464	2,596,764	2,511,456	2,426,542	2,342,021
TRDC-12 - 20 units, 50 DPH, 80% houses and 20% flats	20	£2,451,728	1,721,731	1,672,721	1,623,931	1,575,360	1,527,007	1,478,875	1,430,963	1,383,271	1,335,797	1,288,543	1,241,510
TRDC-13 - 30 units, 25 DPH, 100% houses and 0% flats	30	£7,355,183	5,044,061	4,894,564	4,745,738	4,597,587	4,450,106	4,303,299	4,157,165	4,011,703	3,866,913	3,722,796	3,579,352
TRDC-14 - 30 units, 50 DPH, 80% houses and 20% flats	30	£3,677,592	4,511,501	4,367,312	4,223,765	4,080,863	3,938,603	3,796,967	3,656,013	3,515,683	3,375,996	3,236,953	3,098,551
TRDC-15 - 40 units, 50 DPH, 80% houses and 20% flats	40	£4,903,455	5,212,669	5,066,558	4,921,090	4,776,266	4,632,085	4,488,547	4,345,652	4,203,400	4,061,791	3,920,826	3,780,503
TRDC-16 - 40 units, 80 DPH, 50% houses and 50% flats	40	£3,064,660	4,923,105	4,742,907	4,563,504	4,384,894	4,207,078	4,030,055	3,852,626	3,676,097	3,500,168	3,325,038	3,150,708
TRDC-17 - 50 units, 15 DPH, 100% houses and 0% flats	50	£8,156,170	8,406,769	8,157,606	7,909,564	7,662,644	7,416,844	7,172,165	6,928,607	6,686,171	6,444,855	6,204,660	5,965,588
TRDC-18 - 50 units, 80 DPH, 50% houses and 50% flats	50	£3,830,825	6,153,880	5,928,634	5,704,380	5,481,117	5,258,847	5,037,568	4,816,034	4,595,122	4,375,210	4,156,297	3,938,385
TRDC-19 - 60 units, 100 DPH, 0% houses and 100% flats	60	£3,677,592	4,568,520	4,325,421	4,083,374	3,842,378	3,602,433	3,363,540	3,125,699	2,888,908	2,653,169	2,418,481	2,184,845
TRDC-20 - 60 units, 35 DPH, 100% houses and 0% flats	60	£10,507,404	10,086,123	9,789,128	9,491,478	9,195,173	8,900,213	8,606,599	8,314,329	8,023,404	7,733,825	7,445,591	7,158,703
TRDC-21 - 70 units, 50 DPH, 80% houses and 20% flats	70	£8,581,047	10,526,836	10,190,394	9,855,454	9,522,013	9,190,074	8,859,635	8,530,698	8,203,260	7,877,324	7,552,889	7,229,954
TRDC-22 - 70 units, 35 DPH, 100% houses and 0% flats	70	£12,558,035	12,558,035	12,558,035	12,558,035	12,558,035	12,558,035	12,558,035	12,558,035	12,558,035	12,558,035	12,558,035	12,558,035
TRDC-23 - 80 units, 50 DPH, 100% houses and 0% flats	80	£9,806,911	13,185,336	12,798,514	12,413,436	12,030,096	11,648,495	11,268,631	10,890,506	10,512,666	10,132,994	9,755,086	9,378,940
TRDC-24 - 80 units, 80 DPH, 55% houses and 45% flats	80	£6,129,319	9,988,696	9,633,207	9,279,287	8,926,936	8,576,152	8,226,937	7,879,291	7,533,212	7,188,703	6,845,762	6,504,386
TRDC-25 - 95 units, 28 DPH, 100% houses and 0% flats	95	£20,795,905	15,657,580	15,198,236	14,740,956	14,285,739	13,832,587	13,381,499	12,932,476	12,483,791	12,032,931	11,584,164	11,137,491
TRDC-26 - 100 units, 15 DPH, 100% houses and 0% flats	100	£40,862,128	16,481,663	15,998,143	15,516,795	15,037,621	14,560,618	14,085,789	13,613,132	13,140,833	12,666,243	12,193,856	11,723,675
TRDC-27 - 100 units, 35 DPH, 100% houses and 0% flats	100	£17,512,341	17,512,341	17,512,341	17,512,341	17,512,341	17,512,341	17,512,341	17,512,341	17,512,341	17,512,341	17,512,341	17,512,341
TRDC-28 - 130 units, 35, 14 DPH, 95% houses and 5% flats	130	£22,675,342	20,477,955	19,867,369	19,259,520	18,654,409	18,052,035	17,452,398	16,855,500	16,261,336	15,669,914	15,081,229	14,495,280
TRDC-29 - 145 units, 24,83 DPH, 100% houses and 0% flats	145	£35,793,447	23,464,451	22,777,269	22,093,175	21,412,168	20,734,249	20,059,416	19,387,672	18,719,014	18,053,444	17,390,962	16,727,507
TRDC-30 - 165 units, 70,87 DPH, 60% houses and 40% flats	165	£14,270,321	20,488,091	19,786,110	19,087,230	18,391,448	17,698,767	17,009,185	16,322,703	15,639,321	14,959,038	14,280,086	13,596,291
TRDC-31 - 250 units, 35,07 DPH, 90% houses and 10% flats	250	£43,693,465	34,024,546	32,979,330	31,927,453	30,876,386	29,830,070	28,788,473	27,751,605	26,719,466	25,675,716	24,634,806	23,598,717
TRDC-32 - 400 units, 15,69 DPH, 100% houses and 0% flats	400	£156,260,520	156,260,520	156,260,520	156,260,520	156,260,520	156,260,520	156,260,520	156,260,520	156,260,520	156,260,520	156,260,520	156,260,520
TRDC-33 - 500 units, 20 DPH, 100% houses and 0% flats	500	£153,232,981	53,733,182	53,785,557	51,846,862	49,916,557	47,995,183	46,082,561	44,179,689	42,283,569	40,397,198	38,519,579	36,644,511
TRDC-34 - 750 units, 20 DPH, 100% houses and 0% flats	750	£229,849,472	78,530,746	75,768,176	73,018,023	70,280,287	67,554,968	64,842,066	62,141,582	59,453,514	56,776,720	54,104,770	51,446,280
TRDC-35 - 1000 units, 20 DPH, 100% houses and 0% flats	1,000	£306,465,963	95,267,536	92,005,285	88,756,930	85,523,179	82,304,032	79,099,489	75,909,549	72,722,352	69,544,042	66,380,429	63,231,514
TRDC-36 - 1250 units, 20 DPH, 100% houses and 0% flats	1,250	£383,082,454	113,995,463	109,993,343	106,009,193	102,043,014	98,094,804	94,164,567	90,252,298	86,358,002	82,481,675	78,620,300	74,770,233
TRDC-37 - 1500 units, 20 DPH, 100% houses and 0% flats	1,500	£459,698,944	139,199,259	125,560,330	120,942,273	116,345,069	111,768,777	107,213,339	102,678,473	98,165,089	93,672,259	89,200,312	84,749,237
TRDC-CARE1 (75 rooms)	-	£12,760,992	305,195	305,195	305,195	305,195	305,195	305,195	305,195	305,195	305,195	305,195	305,195
TRDC-CARE2 (40 rooms)	-	£2,022,675	222,103	222,103	222,103	222,103	222,103	222,103	222,103	222,103	222,103	222,103	222,103
TRDC-OFF1	-	£3,064,660	5,093,051	5,093,051	5,093,051	5,093,051	5,093,051	5,093,051	5,093,051	5,093,051	5,093,051	5,093,051	5,093,051
TRDC-OFF2	-	£3,064,660	6,967,324	6,967,324	6,967,324	6,967,324	6,967,324	6,967,324	6,967,324	6,967,324	6,967,324	6,967,324	6,967,324
TRDC-RET1	-	£6,129,319	1,665,412	1,665,412	1,665,412	1,665,412	1,665,412	1,665,412	1,665,412	1,665,412	1,665,412	1,665,412	1,665,412
TRDC-RET2	-	£3,064,660	4,821,951	4,821,951	4,821,951	4,821,951	4,821,951	4,821,951	4,821,951	4,821,951	4,821,951	4,821,951	4,821,951
TRDC-RET3	-	£1,532,330	2,057,346	2,057,346	2,057,346	2,057,346	2,057,346	2,057,346	2,057,346	2,057,346	2,057,346	2,057,346	2,057,346
TRDC-IND1	-	£6,129,319	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459
TRDC-IND2	-	£6,129,319	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763
TRDC-IND3	-	£6,129,319	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615

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CHMERS DISTRICT COUNCIL		Sales value £5,850 psm		AH tenure type:		Rented 70%:		Intermediate:		SO 30%:					
IN KAMRANG LAND VALUE 1 (SECONDARY OFFICES/RETAIL)		£6,129.319 PER HA		70%:		30% AH:				FH 0%:					
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	Residual land values	30% AH	35% AH	40% AH	45% AH	50% AH	Max AH
TRDC-1 - 5 units, 25 DPH, 100% houses and 0% flats	5	£1,225,864	975,587	947,027	918,893	890,888	865,008	835,257	807,635	780,138	752,766	725,524	698,406	669,408	50%
TRDC-2 - 1 units, 50 DPH, 100% houses and 0% flats	5	£214,932	167,027	162,027	157,027	152,027	147,027	142,027	137,027	132,027	127,027	122,027	117,027	112,027	50%
TRDC-3 - 5 units, 85 DPH, 80% houses and 50% flats	5	£360,548	732,150	706,366	680,697	655,142	629,699	604,370	579,155	554,053	529,066	504,191	479,432	454,700	50%
TRDC-4 - 6 units, 30 DPH, 100% houses and 0% flats	6	£1,225,864	1,170,344	1,136,431	1,102,673	1,069,069	1,035,610	1,002,309	969,160	936,163	903,320	870,628	838,900	807,290	50%
TRDC-5 - 6 units, 75 DPH, 75% houses and 25% flats	6	£490,346	1,025,835	993,401	961,112	928,966	896,966	865,110	833,398	801,831	770,408	739,129	707,995	677,005	50%
TRDC-6 - 8 units, 25 DPH, 100% houses and 0% flats	8	£1,961,382	1,580,459	1,515,242	1,470,229	1,425,420	1,380,814	1,336,412	1,292,213	1,248,217	1,204,428	1,160,838	1,117,443	1,074,053	50%
TRDC-7 - 8 units, 130 DPH, 0% houses and 100% flats	8	£1,961,382	767,782	730,574	693,527	656,542	619,618	582,754	546,051	510,703	475,820	441,402	407,445	373,458	50%
TRDC-8 - 9 units, 112 DPH, 0% houses and 100% flats	9	£2,492,535	863,734	823,896	784,216	744,292	704,122	663,807	623,345	582,735	542,078	501,275	460,426	419,529	45%
TRDC-9 - 10 units, 25 DPH, 100% houses and 0% flats	10	£2,451,728	1,907,623	1,851,703	1,794,371	1,736,826	1,683,066	1,629,066	1,574,817	1,521,323	1,467,583	1,408,097	1,353,866	1,300,000	50%
TRDC-10 - 10 units, 90 DPH, 50% houses and 50% flats	10	£681,035	1,426,609	1,376,794	1,324,213	1,271,864	1,219,748	1,167,865	1,115,214	1,061,798	1,007,613	952,662	897,914	843,404	50%
TRDC-11 - 20 units, 35 DPH, 100% houses and 0% flats	20	£3,502,468	3,559,151	3,456,851	3,355,011	3,253,629	3,152,705	3,052,241	2,952,236	2,852,690	2,753,602	2,654,973	2,556,804	2,459,004	50%
TRDC-12 - 20 units, 50 DPH, 80% houses and 20% flats	20	£2,451,728	1,947,528	1,893,104	1,838,010	1,782,146	1,725,512	1,668,308	1,610,534	1,552,190	1,493,276	1,433,792	1,373,738	1,313,214	45%
TRDC-13 - 30 units, 50 DPH, 100% houses and 0% flats	30	£2,355,183	£4,404,341	£4,404,341	£4,404,341	£4,404,341	£4,404,341	£4,404,341	£4,404,341	£4,404,341	£4,404,341	£4,404,341	£4,404,341	£4,404,341	50%
TRDC-14 - 34 units, 50 DPH, 80% houses and 20% flats	30	£3,677,592	£5,030,588	£4,855,325	£4,700,801	£4,537,017	£4,373,972	£4,211,656	£4,050,090	£3,889,272	£3,729,185	£3,569,836	£3,411,227	£3,252,730	50%
TRDC-15 - 40 units, 50 DPH, 80% houses and 20% flats	40	£4,903,455	£5,876,202	£5,703,654	£5,531,869	£5,360,847	£5,190,590	£5,021,096	£4,852,366	£4,684,399	£4,517,195	£4,350,765	£4,184,077	£4,017,122	25%
TRDC-16 - 40 units, 50 DPH, 50% houses and 50% flats	40	£5,064,660	£5												

Description		No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	Residual land values						Max AH
				0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	
TRDC-1 - 5 units, 25 DPH, 100% houses and 0% flats	5	£552,198	97,287	947,027	918,893	890,888	863,008	835,257	807,633	780,136	752,768	725,544	698,408	50%	
TRDC-2 - 8 units, 50 DPH, 100% houses and 0% flats	8	£727,087	947,027	1,038,957	1,008,957	978,957	948,957	918,957	888,957	858,957	828,957	798,957	768,957	50%	
TRDC-3 - 5 units, 85 DPH, 50% houses and 50% flats	5	£162,411	732,150	706,366	680,697	655,142	629,699	604,370	579,155	553,953	528,766	503,590	478,429	50%	
TRDC-4 - 6 units, 30 DPH, 100% houses and 0% flats	6	£552,198	1,170,344	1,136,431	1,102,673	1,069,066	1,035,610	1,002,309	969,160	936,163	903,320	870,628	838,090	50%	
TRDC-5 - 6 units, 75 DPH, 75% houses and 25% flats	6	£220,879	1,026,835	993,401	961,112	928,966	896,966	865,110	833,298	801,631	770,108	738,729	707,495	50%	
TRDC-6 - 8 units, 25 DPH, 100% houses and 0% flats	8	£883,518	1,960,459	1,915,242	1,870,229	1,825,420	1,780,814	1,736,412	1,692,213	1,647,821	1,603,246	1,558,488	1,513,548	50%	
TRDC-7 - 16 units, 130 DPH, 0% houses and 100% flats	8	£161,907	761,782	730,374	698,527	666,842	635,318	604,048	573,027	542,254	511,724	481,432	451,268	50%	
TRDC-8 - 9 units, 112 DPH, 0% houses and 100% flats	9	£221,865	863,574	821,896	780,218	738,722	697,405	656,270	615,315	574,541	533,947	493,535	453,303	50%	
TRDC-9 - 10 units, 25 DPH, 100% houses and 0% flats	10	£1,043,307	1,907,623	1,851,103	1,794,837	1,738,826	1,683,068	1,627,566	1,572,317	1,517,323	1,462,583	1,408,007	1,353,806	50%	
TRDC-10 - 10 units, 90 DPH, 50% houses and 50% flats	10	£306,777	1,426,609	1,376,794	1,324,213	1,271,864	1,219,748	1,167,865	1,116,214	1,064,798	1,013,613	962,662	911,944	50%	
TRDC-11 - 20 units, 35 DPH, 100% houses and 0% flats	20	£1,577,710	3,559,151	3,456,851	3,355,011	3,253,529	3,152,705	3,052,241	2,952,236	2,852,690	2,753,602	2,654,973	2,556,804	50%	
TRDC-12 - 20 units, 50 DPH, 100% houses and 0% flats	20	£1,043,307	3,313,104	3,259,191	3,205,278	3,151,365	3,097,452	3,043,539	2,989,626	2,935,713	2,881,800	2,827,887	2,773,974	50%	
TRDC-13 - 30 units, 25 DPH, 100% houses and 0% flats	30	£3,313,191	5,575,411	5,404,321	5,234,005	5,064,460	4,895,689	4,727,589	4,560,463	4,394,009	4,228,327	4,063,418	3,898,282	50%	
TRDC-14 - 30 units, 50 DPH, 80% houses and 20% flats	30	£1,656,595	5,030,588	4,865,325	4,700,801	4,537,017	4,373,972	4,210,636	4,047,009	3,882,272	3,717,485	3,552,036	3,386,836	50%	
TRDC-15 - 40 units, 50 DPH, 80% houses and 20% flats	40	£2,208,794	5,876,020	5,703,854	5,531,869	5,360,847	5,190,590	5,021,064	4,852,366	4,683,395	4,514,157	4,345,765	4,177,147	50%	
TRDC-16 - 40 units, 80 DPH, 50% houses and 50% flats	50	£1,380,490	5,594,264	5,380,888	5,168,428	4,947,074	4,726,264	4,505,374	4,284,405	4,063,357	3,842,229	3,621,032	3,399,784	50%	
TRDC-17 - 40 units, 25 DPH, 100% houses and 0% flats	50	£1,940,251	5,290,715	5,067,023	4,843,321	4,619,619	4,395,917	4,172,215	3,948,513	3,724,811	3,501,109	3,277,407			

Description		No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	Max AH	
CHMARK LAND VALO VALUE 3 (GREENFIELD - UPPER END OF RANGE) £374,000 PER HA																
TRDC1 - 5 units, 25 DPH, 100% houses and 0% flats		5	£74,800	97,5287	947,327	918,893	890,888	863,009	835,257	807,633	780,136	752,766	725,524	699,406	674,000	50%
TRDC2 - 5 units, 50 DPH, 100% houses and 0% flats		5	£93,400	947,027	917,027	891,893	863,009	835,257	807,633	780,136	752,766	725,524	699,406	674,000	50%	
TRDC3 - 5 units, 85 DPH, 50% houses and 50% flats		5	£22,000	732,150	706,365	680,677	655,142	629,609	604,370	579,155	554,053	529,064	504,101	479,429	50%	
TRDC4 - 6 units, 30 DPH, 100% houses and 0% flats		6	£74,800	1,170,344	1,136,431	1,102,873	1,069,066	1,035,610	1,002,309	969,160	936,063	903,320	870,628	838,000	50%	
TRDC5 - 6 units, 75 DPH, 75% houses and 25% flats		6	£29,920	1,025,835	993,401	961,122	928,966	896,966	865,110	832,398	801,631	770,408	739,129	707,995	50%	
TRDC6 - 8 units, 25 DPH, 100% houses and 0% flats		8	£119,680	1,560,459	1,515,242	1,470,229	1,425,420	1,380,814	1,336,412	1,292,213	1,248,217	1,204,426	1,160,839	1,117,452	50%	
TRDC7 - 8 units, 130 DPH, 0% houses and 100% flats		8	£22,015	671,782	730,574	693,527	656,442	619,912	583,947	547,763	511,403	474,620	438,668	402,236	50%	
TRDC8 - 9 units, 112 DPH, 0% houses and 100% flats		9	£30,054	863,574	821,896	780,218	738,722	697,405	656,270	615,315	574,541	533,947	493,535	453,303	50%	
TRDC9 - 10 units, 25 DPH, 100% houses and 0% flats		10	£149,680	1,907,623	1,851,103	1,794,837	1,738,826	1,683,068	1,627,566	1,572,317	1,517,343	1,462,583	1,408,097	1,353,866	50%	
TRDC10 - 10 units, 90 DPH, 50% houses and 50% flats		10	£41,556	1,429,609	1,376,794	1,324,213	1,271,864	1,219,748	1,167,865	1,116,214	1,064,788	1,013,613	962,662	911,944	50%	
TRDC11 - 10 units, 50 DPH, 80% houses and 20% flats		10	£119,680	1,429,609	1,376,794	1,324,213	1,271,864	1,219,748	1,167,865	1,116,214	1,064,788	1,013,613	962,662	911,944	50%	
TRDC12 - 20 units, 50 DPH, 80% houses and 20% flats		20	£149,680	4,407,526	4,376,794	4,324,213	4,254,748	4,185,748	4,116,214	4,046,788	3,977,317	3,907,813	3,838,288	3,768,733	50%	
TRDC13 - 30 units, 25 DPH, 100% houses and 0% flats		30	£448,800	5,575,411	5,454,321	5,324,005	5,064,460	4,895,689	4,727,689	4,560,463	4,394,009	4,226,327	4,063,418	3,899,282	50%	
TRDC14 - 30 units, 50 DPH, 80% houses and 20% flats		30	£224,400	5,030,588	4,868,325	4,700,801	4,537,017	4,373,972	4,211,666	4,050,099	3,889,272	3,729,185	3,569,836	3,411,227	50%	
TRDC15 - 40 units, 50 DPH, 80% houses and 20% flats		40	£299,200	5,876,202	5,703,854	5,531,869	5,360,847	5,190,590	5,021,096	4,852,366	4,684,399	4,517,195	4,350,765	4,184,077	50%	
TRDC16 - 50 units, 50 DPH, 80% houses and 20% flats		50	£374,000	7,367,782	7,195,428	7,023,428	6,851,428	6,679,428	6,507,428	6,335,428	6,163,428	5,991,428	5,819,428	5,647,428	50%	
TRDC17 - 50 units, 35 DPH, 100% houses and 0% flats		50	£354,286	7,290,352	907,203	873,341	840,767	808,191	775,615	743,039	710,463	677,887	645,311	612,735	50%	
TRDC18 - 50 units, 80 DPH, 50																

CHMARK LAND VALUE 4 (GREENFIELD - LOWER END OF RANGE)			\$247,000 PER HA											
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH	Max AH
TRDC1 - 5 units, 25 DPH, 100% houses and 0% flats	5	\$ 549,400	975,287	947,027	918,893	890,888	863,008	835,257	807,633	780,136	752,766	725,524	698,408	50%
TRDC2 - 5 units, 50 DPH, 100% houses and 0% flats	5	\$ 917,287	1,447,027	1,400,700	1,354,373	1,308,046	1,261,719	1,215,392	1,169,065	1,122,738	1,076,411	1,030,084	983,757	50%
TRDC3 - 5 units, 85 DPH, 50% houses and 50% flats	5	\$ 1,514,529	732,150	706,366	680,697	655,142	629,690	604,370	579,155	554,053	529,066	504,181	479,429	50%
TRDC4 - 6 units, 10 DPH, 100% houses and 0% flats	6	\$ 499,400	1,170,344	1,136,431	1,102,673	1,069,066	1,035,610	1,002,309	969,160	936,163	903,320	870,628	838,090	50%
TRDC5 - 6 units, 75 DPH, 75% houses and 25% flats	6	\$ 119,760	1,026,935	993,401	961,122	928,966	896,966	865,110	833,293	801,631	770,408	739,129	707,995	50%
TRDC6 - 8 units, 25 DPH, 100% houses and 0% flats	8	\$ 879,040	1,560,459	1,515,242	1,470,229	1,425,420	1,380,814	1,336,412	1,292,215	1,248,217	1,204,426	1,160,838	1,117,453	50%
TRDC7 - 8 units, 100 DPH, 0% houses and 100% flats	8	\$ 712,870	730,574	730,574	730,574	730,574	730,574	730,574	730,574	730,574	730,574	730,574	730,574	50%
TRDC8 - 9 units, 112 DPH, 0% houses and 100% flats	9	\$ 1,918,848	863,574	821,896	780,218	738,826	697,405	656,270	615,315	574,541	533,947	493,535	453,303	50%
TRDC9 - 10 units, 25 DPH, 100% houses and 0% flats	10	\$ 986,800	1,907,623	1,851,103	1,794,837	1,738,822	1,683,068	1,627,566	1,572,317	1,517,323	1,462,581	1,408,097	1,353,866	50%
TRDC10 - 10 units, 10 DPH, 50% houses and 50% flats	10	\$ 27,444	1,429,609	1,376,794	1,324,213	1,271,864	1,219,748	1,167,865	1,116,214	1,064,798	1,013,613	962,662	911,944	50%
TRDC11 - 20 units, 35 DPH, 100% houses and 0% flats	20	\$ 141,174	3,559,151	3,456,851	3,355,011	3,253,529	3,152,705	3,052,241	2,952,236	2,852,690	2,753,602	2,654,973	2,556,804	50%
TRDC12 - 30 units, 50 DPH, 100% houses and 0% flats	30	\$ 590,000	3,500,000	3,375,000	3,250,000	3,125,000	3,000,000	2,875,000	2,750,000	2,625,000	2,500,000	2,375,000	2,250,000	50%
TRDC13 - 30 units, 25 DPH, 100% houses and 0% flats	30	\$ 296,400	5,575,411	5,404,321	5,234,005	5,064,460	4,895,689	4,727,689	4,560,463	4,394,009	4,226,327	4,063,418	3,899,282	50%
TRDC14 - 30 units, 50 DPH, 80% houses and 20% flats	30	\$ 114,200	5,030,588	4,865,325	4,700,801	4,535,017	4,373,972	4,216,660	4,050,059	3,892,272	3,729,185	3,566,386	3,411,227	50%
TRDC15 - 40 units, 50 DPH, 80% houses and 20% flats	40	\$ 119,760	5,876,020	5,703,584	5,531,869	5,360,847	5,190,590	5,021,096	4,852,362	4,684,339	4,517,195	4,350,476	4,185,077	50%
TRDC16 - 40 units, 80 DPH, 20% houses and 50% flats	40	\$ 119,760	5,594,264	5,380,868	5,168,428	4,954,704	4,748,264	4,543,374	4,340,485	4,139,046	3,938,629	3,735,020	3,527,734	50%
TRDC17 - 60 units, 35 DPH, 100% houses and 0% flats	60	\$ 2,250,000	3,907,203	3,773,414	3,639,189	3,504,521	3,369,409	3,233,851	3,097,847	2,961,393	2,824,489	2,687,135	2,549,331	50%
TRDC18 - 60 units, 80 DPH, 50% houses and														

CH RIVERS DISTRICT COUNCIL
ICHMARK LAND VALUE 1 (SECONDARY OFFICES/RETAIL)

Sales value £6.100 psm

£6,129,319 PER HA

AH tenure
Type of rent

Rented 70%
70% Soc Rent 30% AH Rent

Intermediate:
FH 0%

SO 30%
FH 0%

Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
TRDC-1 - 5 units, 25 DPH, 100% houses and 0% flats	5	£1,225,864	991,680	963,871	935,789	908,031	880,400	852,884	825,513	798,260	771,131	744,128	717,251
TRDC-2 - 5 units, 50 DPH, 100% houses and 0% flats	5	£1,612,932	991,680	963,871	935,789	908,031	880,400	852,884	825,513	798,260	771,131	744,128	717,251
TRDC-3 - 5 units, 85 DPH, 50% houses and 50% flats	5	£360,548	741,741	716,501	691,373	666,355	641,448	616,652	591,967	567,393	542,929	518,577	494,336
TRDC-4 - 6 units, 30 DPH, 100% houses and 0% flats	6	£1,225,864	1,190,016	1,156,405	1,122,946	1,089,638	1,056,480	1,023,472	990,616	957,811	925,357	892,954	860,701
TRDC-5 - 6 units, 75 DPH, 75% houses and 25% flats	6	£490,346	1,041,462	1,009,504	977,689	946,015	914,482	883,091	851,843	820,737	789,772	758,949	728,269
TRDC-6 - 8 units, 25 DPH, 100% houses and 0% flats	8	£1,961,382	1,596,688	1,541,874	1,497,261	1,452,840	1,408,630	1,364,630	1,320,822	1,277,216	1,233,810	1,190,605	1,147,601
TRDC-7 - 8 units, 130 DPH, 0% houses and 100% flats	8	£337,180	771,844	735,967	700,286	664,739	629,345	594,107	559,023	524,093	499,318	454,698	420,231
TRDC-8 - 9 units, 112 DPH, 0% houses and 100% flats	9	£492,535	868,325	827,996	787,821	747,830	708,013	668,370	628,901	589,605	550,483	511,535	472,760
TRDC-9 - 10 units, 25 DPH, 100% houses and 0% flats	10	£2,451,728	1,940,410	1,884,393	1,828,627	1,773,112	1,717,849	1,662,838	1,608,077	1,553,569	1,499,312	1,445,306	1,391,552
TRDC-10 - 10 units, 50 DPH, 50% houses and 50% flats	10	£681,035	1,448,483	1,396,711	1,345,167	1,293,851	1,242,761	1,191,901	1,141,268	1,090,863	1,040,685	990,736	941,013
TRDC-11 - 20 units, 35 DPH, 100% houses and 0% flats	20	£3,502,468	3,612,658	3,511,855	3,411,504	3,311,603	3,212,153	3,113,154	3,014,605	2,916,509	2,818,862	2,721,666	2,624,922
TRDC-12 - 20 units, 50 DPH, 80% houses and 20% flats	20	£2,451,728	1,940,410	1,884,393	1,828,627	1,773,112	1,717,849	1,662,838	1,608,077	1,553,569	1,499,312	1,445,306	1,391,552
TRDC-13 - 30 units, 25 DPH, 100% houses and 0% flats	30	£3,677,592	5,108,919	4,945,634	4,783,076	4,621,247	4,460,147	4,299,777	4,140,135	3,981,222	3,823,038	3,665,582	3,508,855
TRDC-14 - 30 units, 50 DPH, 80% houses and 20% flats	30	£4,903,455	5,935,761	5,768,362	5,601,700	5,435,777	5,270,591	5,106,144	4,942,434	4,779,462	4,617,228	4,455,732	4,294,973
TRDC-15 - 40 units, 80 DPH, 50% houses and 50% flats	40	£3,064,660	5,662,441	5,459,369	5,257,229	5,055,965	4,855,593	4,656,115	4,456,128	4,256,948	4,058,687	3,861,288	3,664,808
TRDC-17 - 50 units, 15 DPH, 100% houses and 0% flats	50	£8,156,170	9,448,546	9,165,583	8,883,896	8,603,484	8,324,346	8,046,483	7,769,897	7,494,584	7,220,546	6,947,783	6,676,296
TRDC-18 - 50 units, 80 DPH, 50% houses and 50% flats	50	£3,830,825	7,078,051	6,824,235	6,571,537	6,319,955	6,069,492	5,820,144	5,570,160	5,321,183	5,073,334	4,826,610	4,581,012
TRDC-19 - 60 units, 100 DPH, 0% houses and 100% flats	60	£3,677,592	5,530,845	5,259,679	4,989,682	4,720,853	4,453,194	4,186,704	3,921,383	3,657,229	3,394,246	3,132,431	2,871,786
TRDC-20 - 60 units, 35 DPH, 100% houses and 0% flats	60	£10,507,404	11,338,255	10,998,701	10,660,675	10,324,181	9,989,216	9,655,781	9,323,875	8,993,501	8,664,656	8,337,340	8,011,555
TRDC-21 - 70 units, 50 DPH, 80% houses and 20% flats	70	£8,581,047	11,920,812	11,539,812	11,160,511	10,782,611	10,407,012	10,032,613	9,660,315	9,289,518	8,920,421	8,553,025	8,187,328
TRDC-22 - 70 units, 35 DPH, 100% houses and 0% flats	70	£1,258,035	1,925,783	1,863,961	1,802,971	1,742,086	1,681,298	1,620,510	1,559,722	1,498,934	1,438,146	1,377,358	1,316,570
TRDC-23 - 80 units, 50 DPH, 100% houses and 0% flats	80	£9,806,911	14,803,181	14,364,653	13,928,099	13,493,518	13,060,912	12,630,279	12,201,618	11,774,252	11,343,949	10,915,647	10,489,348
TRDC-24 - 80 units, 80 DPH, 55% houses and 45% flats	80	£6,129,319	11,440,383	11,040,273	10,641,928	10,245,346	9,850,529	9,457,476	9,066,187	8,676,661	8,286,899	7,902,902	7,518,670
TRDC-25 - 95 units, 28 DPH, 100% houses and 0% flats	95	£20,795,905	17,578,777	17,058,026	16,539,618	16,023,554	15,509,832	14,998,455	14,489,422	13,981,925	13,470,939	12,962,331	12,456,101
TRDC-26 - 100 units, 15 DPH, 100% houses and 0% flats	100	£40,862,128	16,503,975	17,955,817	17,410,124	16,866,898	16,326,139	15,787,848	15,252,023	14,717,815	14,179,936	13,644,559	13,111,684
TRDC-27 - 100 units, 15 DPH, 100% houses and 0% flats	100	£17,512,341	16,503,975	17,955,817	17,410,124	16,866,898	16,326,139	15,787,848	15,252,023	14,717,815	14,179,936	13,644,559	13,111,684
TRDC-28 - 130 units, 35, 14 DPH, 95% houses and 5% flats	130	£22,675,342	23,031,756	22,339,942	21,651,232	20,965,629	20,283,131	19,603,739	18,927,452	18,254,271	17,584,196	16,917,227	16,253,362
TRDC-29 - 145 units, 24,83 DPH, 100% houses and 0% flats	145	£35,793,447	26,345,290	25,566,122	24,790,460	24,018,305	23,240,654	22,484,511	21,722,873	20,964,742	20,210,116	19,458,997	18,707,939
TRDC-30 - 165 units, 70,87 DPH, 60% houses and 40% flats	165	£14,230,321	23,413,045	22,621,736	21,833,920	21,049,597	20,268,767	19,491,429	18,717,583	17,947,231	17,180,372	16,410,271	15,639,776
TRDC-31 - 250 units, 35,07 DPH, 90% houses and 10% flats	250	£43,693,465	38,648,457	37,443,153	36,245,222	35,052,664	33,865,477	32,683,664	31,507,224	30,328,533	29,141,352	27,961,643	26,787,404
TRDC-32 - 400 units, 15,69 DPH, 100% houses and 0% flats	400	£6,286,520	38,648,457	37,443,153	36,245,222	35,052,664	33,865,477	32,683,664	31,507,224	30,328,533	29,141,352	27,961,643	26,787,404
TRDC-33 - 500 units, 20 DPH, 100% houses and 0% flats	500	£153,232,981	63,584,761	61,396,185	59,213,467	57,040,613	54,877,621	52,724,493	50,581,228	48,447,827	46,324,289	44,210,614	42,096,979
TRDC-34 - 750 units, 20 DPH, 100% houses and 0% flats	750	£229,849,472	89,490,587	86,388,169	83,299,711	80,225,212	77,164,673	74,118,095	71,085,476	68,066,818	65,062,118	62,062,805	59,075,080
TRDC-35 - 1000 units, 20 DPH, 100% houses and 0% flats	1,000	£306,465,963	108,676,761	105,017,822	101,369,978	97,738,555	94,123,551	90,524,966	86,942,801	83,360,125	79,789,364	76,235,136	72,697,441
TRDC-36 - 1250 units, 20 DPH, 100% houses and 0% flats	1,250	£383,082,454	129,777,467	125,305,662	120,843,582	116,400,854	111,978,276	107,575,848	103,193,570	98,831,442	94,489,465	90,167,835	85,854,440
TRDC-37 - 1500 units, 20 DPH, 100% houses and 0% flats	1,500	£459,698,944	149,074,423	142,887,641	137,724,205	132,594,128	127,464,658	122,366,598	117,291,919	112,240,619	107,212,701	102,208,163	97,227,006
TRDC-CARE1 (75 rooms)	-	£27,600,992	279,247	279,247	279,247	279,247	279,247	279,247	279,247	279,247	279,247	279,247	279,247
TRDC-CARE2 (40 rooms)	-	£2,022,675	88,694	88,694	88,694	88,694	88,694	88,694	88,694	88,694	88,694	88,694	88,694
TRDC-OFF1	-	£3,064,660	5,093,051	5,093,051	5,093,051	5,093,051	5,093,051	5,093,051	5,093,051	5,093,051	5,093,051	5,093,051	5,093,051
TRDC-OFF2	-	£3,064,660	5,093,051	5,093,051	5,093,051	5,093,051	5,093,051	5,093,051	5,093,051	5,093,051	5,093,051	5,093,051	5,093,051
TRDC-RET1	-	£6,129,319	1,390,166	1,390,166	1,390,166	1,390,166	1,390,166	1,390,166	1,390,166	1,390,166	1,390,166	1,390,166	1,390,166
TRDC-RET2	-	£3,064,660	4,454,956	4,454,956	4,454,956	4,454,956	4,454,956	4,454,956	4,454,956	4,454,956	4,454,956	4,454,956	4,454,956
TRDC-RET3	-	£1,532,330	1,873,848	1,873,848	1,873,848	1,873,848	1,873,848	1,873,848	1,873,848	1,873,848	1,873,848	1,873,848	1,873,848
TRDC-IND1	-	£6,129,319	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459
TRDC-IND2	-	£6,129,319	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763
TRDC-IND3	-	£6,129,319	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615

Max AH

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AH tenure	Renters
0-10 years	0.00
11-20 years	0.00
21-30 years	0.00
31-40 years	0.00
41-50 years	0.00
51-60 years	0.00
61-70 years	0.00
71-80 years	0.00
81-90 years	0.00
91-100 years	0.00
101-110 years	0.00
111-120 years	0.00
121-130 years	0.00
131-140 years	0.00
141-150 years	0.00
151-160 years	0.00
161-170 years	0.00
171-180 years	0.00
181-190 years	0.00
191-200 years	0.00
201-210 years	0.00
211-220 years	0.00
221-230 years	0.00
231-240 years	0.00
241-250 years	0.00
251-260 years	0.00
261-270 years	0.00
271-280 years	0.00
281-290 years	0.00
291-300 years	0.00
301-310 years	0.00
311-320 years	0.00
321-330 years	0.00
331-340 years	0.00
341-350 years	0.00
351-360 years	0.00
361-370 years	0.00
371-380 years	0.00
381-390 years	0.00
391-400 years	0.00
401-410 years	0.00
411-420 years	0.00
421-430 years	0.00
431-440 years	0.00
441-450 years	0.00
451-460 years	0.00
461-470 years	0.00
471-480 years	0.00
481-490 years	0.00
491-500 years	0.00
501-510 years	0.00
511-520 years	0.00
521-530 years	0.00
531-540 years	0.00
541-550 years	0.00
551-560 years	0.00
561-570 years	0.00
571-580 years	0.00
581-590 years	0.00
591-600 years	0.00
601-610 years	0.00
611-620 years	0.00
621-630 years	0.00
631-640 years	0.00
641-650 years	0.00
651-660 years	0.00
661-670 years	0.00
671-680 years	0.00
681-690 years	0.00
691-700 years	0.00
701-710 years	0.00
711-720 years	0.00
721-730 years	0.00
731-740 years	0.00
741-750 years	0.00
751-760 years	0.00
761-770 years	0.00
771-780 years	0.00
781-790 years	0.00
791-800 years	0.00
801-810 years	0.00
811-820 years	0.00
821-830 years	0.00
831-840 years	0.00
841-850 years	0.00
851-860 years	0.00
861-870 years	0.00
871-880 years	0.00
881-890 years	0.00
891-900 years	0.00
901-910 years	0.00
911-920 years	0.00
921-930 years	0.00
931-940 years	0.00
941-950 years	0.00
951-960 years	0.00
961-970 years	0.00
971-980 years	0.00
981-990 years	0.00
991-1000 years	0.00

AH tenure	Renters
0-10 years	0.00
11-20 years	0.00
21-30 years	0.00
31-40 years	0.00
41-50 years	0.00
51-60 years	0.00
61-70 years	0.00
71-80 years	0.00
81-90 years	0.00
91-100 years	0.00
101-110 years	0.00
111-120 years	0.00
121-130 years	0.00
131-140 years	0.00
141-150 years	0.00
151-160 years	0.00
161-170 years	0.00
171-180 years	0.00
181-190 years	0.00
191-200 years	0.00
201-210 years	0.00
211-220 years	0.00
221-230 years	0.00
231-240 years	0.00
241-250 years	0.00
251-260 years	0.00
261-270 years	0.00
271-280 years	0.00
281-290 years	0.00
291-300 years	0.00
301-310 years	0.00
311-320 years	0.00
321-330 years	0.00
331-340 years	0.00
341-350 years	0.00
351-360 years	0.00
361-370 years	0.00
371-380 years	0.00
381-390 years	0.00
391-400 years	0.00
401-410 years	0.00
411-420 years	0.00
421-430 years	0.00
431-440 years	0.00
441-450 years	0.00
451-460 years	0.00
461-470 years	0.00
471-480 years	0.00
481-490 years	0.00
491-500 years	0.00
501-510 years	0.00
511-520 years	0.00
521-530 years	0.00
531-540 years	0.00
541-550 years	0.00
551-560 years	0.00
561-570 years	0.00
571-580 years	0.00
581-590 years	0.00
591-600 years	0.00
601-610 years	0.00
611-620 years	0.00
621-630 years	0.00
631-640 years	0.00
641-650 years	0.00
651-660 years	0.00
661-670 years	0.00
671-680 years	0.00
681-690 years	0.00
691-700 years	0.00
701-710 years	0.00
711-720 years	0.00
721-730 years	0.00
731-740 years	0.00
741-750 years	0.00
751-760 years	0.00
761-770 years	0.00
771-780 years	0.00
781-790 years	0.00
791-800 years	0.00
801-810 years	0.00
811-820 years	0.00
821-830 years	0.00
831-840 years	0.00
841-850 years	0.00
851-860 years	0.00
861-870 years	0.00
871-880 years	0.00
881-890 years	0.00
891-900 years	0.00
901-910 years	0.00
911-920 years	0.00
921-930 years	0.00
931-940 years	0.00
941-950 years	0.00
951-960 years	0.00
961-970 years	0.00
971-980 years	0.00
981-990 years	0.00
991-1000 years	0.00

0%

0%

Intermediate:

Intermediate:

SO 30%

SO 30%

Max AH
0%
50%
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5%
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IE RIVERS DISTRICT COUNCIL
ICHMARK LAND VALUE 1 (SECONDARY OFFICES/RETAIL)

CHAMBERS DISTRICT COUNCIL		Sales value £6,600 psm		AH tenure		Rented 70%		Intermediate:		SO 30%		
ICHRM LAND VALUE 1 (SECONDARY OFFICES/RETAIL)		£6,129.319 PER HA		Type of rent		70% Soc Rent		30% AH Rent		FH 0%		
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	40% AH	45% AH	50% AH
TRDC-1 - 5 units, 25 DPH, 100% houses and 0% flats	5	£1,225,864	1,139,295	1,105,780	1,072,416	1,039,202	1,006,141	973,229	940,469	907,860	875,402	843,096
TRDC-2 - 5 units, 50 DPH, 100% houses and 0% flats	5	£1,225,864	1,139,295	1,105,780	1,072,416	1,039,202	1,006,141	973,229	940,469	907,860	875,402	843,096
TRDC-3 - 5 units, 85 DPH, 50% houses and 50% flats	5	£360,548	877,799	847,540	817,415	787,423	757,565	727,839	698,246	668,786	639,460	610,267
TRDC-4 - 6 units, 30 DPH, 100% houses and 0% flats	6	£1,225,864	1,367,155	1,326,936	1,286,899	1,247,043	1,207,369	1,167,875	1,128,563	1,089,433	1,050,483	1,011,715
TRDC-5 - 6 units, 75 DPH, 75% houses and 25% flats	6	£490,346	1,211,741	1,173,465	1,135,360	1,097,425	1,059,661	1,022,067	984,643	947,389	910,307	873,394
TRDC-6 - 8 units, 25 DPH, 100% houses and 0% flats	8	£1,961,382	1,822,873	1,769,248	1,715,965	1,662,724	1,609,824	1,557,167	1,504,751	1,452,577	1,400,644	1,348,953
TRDC-7 - 8 units, 130 DPH, 0% houses and 100% flats	8	£377,189	970,250	927,172	884,286	841,573	799,050	756,713	714,562	672,596	630,814	589,218
TRDC-8 - 9 units, 112 DPH, 0% houses and 100% flats	9	£492,535	1,091,531	1,043,069	994,815	946,769	898,932	851,303	803,882	756,669	709,666	662,870
TRDC-9 - 10 units, 25 DPH, 100% houses and 0% flats	10	£2,451,728	2,235,642	2,168,611	2,101,882	2,035,455	1,969,331	1,903,508	1,837,989	1,772,771	1,707,856	1,643,243
TRDC-10 - 10 units, 50 DPH, 50% houses and 50% flats	10	£681,035	1,716,249	1,654,545	1,593,114	1,531,954	1,471,067	1,410,451	1,350,106	1,290,033	1,230,233	1,170,704
TRDC-11 - 20 units, 35 DPH, 100% houses and 0% flats	20	£3,502,468	4,170,761	4,049,344	3,928,474	3,808,149	3,688,369	3,569,136	3,450,449	3,332,306	3,214,710	3,097,660
TRDC-12 - 20 units, 50 DPH, 80% houses and 20% flats	20	£2,451,728	2,235,642	2,168,611	2,101,882	2,035,455	1,969,331	1,903,508	1,837,989	1,772,771	1,707,856	1,643,243
TRDC-13 - 30 units, 25 DPH, 100% houses and 0% flats	30	£7,355,183	6,513,011	6,311,501	6,110,903	5,911,217	5,712,440	5,514,576	5,317,623	5,121,580	4,926,450	4,732,230
TRDC-14 - 30 units, 50 DPH, 80% houses and 20% flats	30	£3,877,592	5,926,716	5,732,807	5,539,767	5,347,594	5,156,289	4,965,853	4,776,283	4,587,581	4,399,746	4,212,781
TRDC-15 - 40 units, 50 DPH, 80% houses and 20% flats	40	£4,903,455	6,960,841	6,756,360	6,552,784	6,350,114	6,148,349	5,947,491	5,747,538	5,548,490	5,350,349	5,153,114
TRDC-16 - 40 units, 80 DPH, 50% houses and 50% flats	40	£3,064,660	6,703,267	6,461,610	6,221,017	5,980,961	5,741,021	5,502,152	5,264,356	5,027,631	4,791,978	4,557,396
TRDC-17 - 50 units, 35 DPH, 100% houses and 0% flats	50	£8,156,016	10,855,016	10,519,169	10,184,836	9,852,028	9,520,734	9,190,960	8,862,705	8,535,968	8,210,750	7,887,050
TRDC-18 - 50 units, 80 DPH, 50% houses and 50% flats	50	£3,830,825	8,379,084	8,077,012	7,776,272	7,476,201	7,176,276	6,877,691	6,580,445	6,284,538	5,989,972	5,696,745
TRDC-19 - 60 units, 100 DPH, 0% houses and 100% flats	60	£3,877,592	6,953,333	6,830,102	6,706,260	6,587,809	6,468,749	6,351,081	6,234,802	6,118,915	6,004,311	5,890,446
TRDC-20 - 60 units, 35 DPH, 100% houses and 0% flats	60	£10,507,404	13,026,021	12,623,002	12,221,806	11,822,433	11,424,881	11,029,153	10,635,246	10,243,162	9,852,900	9,464,460
TRDC-21 - 70 units, 50 DPH, 80% houses and 20% flats	70	£8,581,047	13,829,004	13,376,551	12,926,123	12,477,720	12,031,342	11,586,988	11,144,659	10,704,356	10,266,076	9,829,821
TRDC-22 - 70 units, 50 DPH, 100% houses and 0% flats	70	£1,225,864	1,139,295	1,105,780	1,072,416	1,039,202	1,006,141	973,229	940,469	907,860	875,402	843,096
TRDC-23 - 80 units, 50 DPH, 100% houses and 0% flats	80	£9,806,911	17,012,868	16,491,654	15,972,796	15,456,291	14,942,141	14,430,345	13,920,904	13,408,227	12,897,788	12,389,732
TRDC-24 - 80 units, 80 DPH, 55% houses and 45% flats	80	£6,129,319	13,493,409	13,017,257	12,543,207	12,071,260	11,601,416	11,133,673	10,668,032	10,204,494	9,743,058	9,283,725
TRDC-25 - 95 units, 28 DPH, 100% houses and 0% flats	95	£20,795,905	20,202,780	19,583,839	18,967,695	18,354,346	17,743,793	17,136,035	16,531,073	15,922,269	15,316,124	14,712,806
TRDC-26 - 100 units, 15 DPH, 100% houses and 0% flats	100	£40,862,128	21,266,084	20,614,588	19,965,995	19,320,364	18,677,676	18,037,932	17,401,131	16,760,284	16,122,235	15,487,165
TRDC-27 - 100 units, 35 DPH, 100% houses and 0% flats	100	£17,512,341	20,784,693	20,139,716	19,496,915	18,857,459	18,218,917	17,587,174	16,952,824	16,324,953	15,699,887	15,074,724
TRDC-28 - 130 units, 15, 34 DPH, 95% houses and 5% flats	130	£22,675,342	26,533,602	25,710,951	24,892,006	24,076,766	23,265,233	22,457,406	21,653,285	20,852,869	20,056,159	19,263,156
TRDC-29 - 145 units, 24,83 DPH, 100% houses and 0% flats	145	£35,793,447	30,281,678	29,355,281	28,433,068	27,515,040	26,601,195	25,691,535	24,786,059	23,884,768	22,987,659	22,094,736
TRDC-30 - 165 units, 70,87 DPH, 60% houses and 40% flats	165	£14,270,321	27,556,096	26,610,853	25,670,785	24,734,892	23,803,175	22,875,633	21,952,266	21,032,908	20,107,178	19,185,675
TRDC-31 - 250 units, 35,07 DPH, 90% houses and 10% flats	250	£43,693,465	45,402,859	43,602,925	42,169,443	40,742,416	39,321,842	37,907,722	36,490,984	35,060,391	33,646,348	32,238,856
TRDC-32 - 400 units, 15,69 DPH, 100% houses and 0% flats	400	£1,225,864	1,139,295	1,105,780	1,072,416	1,039,202	1,006,141	973,229	940,469	907,860	875,402	843,096
TRDC-33 - 500 units, 20 DPH, 100% houses and 0% flats	500	£153,232,981	74,580,376	71,978,112	69,388,796	66,810,626	64,244,204	61,689,527	59,146,598	56,613,422	54,082,446	51,563,277
TRDC-34 - 750 units, 20 DPH, 100% houses and 0% flats	750	£229,849,472	104,928,029	101,251,423	97,591,421	93,948,022	90,321,227	86,711,036	83,106,858	79,518,850	75,947,508	72,392,826
TRDC-35 - 1000 units, 20 DPH, 100% houses and 0% flats	1,000	£306,465,963	127,953,417	123,581,290	119,228,840	114,896,066	110,567,905	106,253,314	101,958,510	97,683,492	93,426,262	89,176,906
TRDC-36 - 1250 units, 20 DPH, 100% houses and 0% flats	1,250	£383,082,454	152,345,008	147,027,202	141,733,389	136,463,568	131,217,739	125,995,902	120,797,718	115,608,854	110,444,063	105,303,346
TRDC-37 - 1500 units, 20 DPH, 100% houses and 0% flats	1,500	£459,698,944	173,474,963	167,338,584	161,229,935	155,149,019	149,095,832	143,070,377	137,072,652	131,102,638	125,160,394	119,245,961
TRDC-CARE1 (75 rooms)	-	£2,760,992	573,796	573,796	573,796	573,796	573,796	573,796	573,796	573,796	573,796	573,796
TRDC-CARE2 (40 rooms)	-	£2,022,675	245,787	245,787	245,787	245,787	245,787	245,787	245,787	245,787	245,787	245,787
TRDC-OFF1	-	£3,064,660	5,093,051	5,093,051	5,093,051	5,093,051	5,093,051	5,093,051	5,093,051	5,093,051	5,093,051	5,093,051
TRDC-OFF2	-	£3,064,660	6,967,324	6,967,324	6,967,324	6,967,324	6,967,324	6,967,324	6,967,324	6,967,324	6,967,324	6,967,324
TRDC-RET1	-	£6,129,319	1,390,166	1,390,166	1,390,166	1,390,166	1,390,166	1,390,166	1,390,166	1,390,166	1,390,166	1,390,166
TRDC-RET2	-	£3,064,660	4,454,956	4,454,956	4,454,956	4,454,956	4,454,956	4,454,956	4,454,956	4,454,956	4,454,956	4,454,956
TRDC-RET3	-	£1,532,330	1,873,848	1,873,848	1,873,848	1,873,848	1,873,848	1,873,848	1,873,848	1,873,848	1,873,848	1,873,848
TRDC-IND1	-	£6,129,319	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459
TRDC-IND2	-	£6,129,319	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763
TRDC-IND3	-	£6,129,319	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615

ICHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL)

CHAMK LAND VALUE 2 (SECONDARY INDUSTRIAL)			£2,760,992												Residual land values									
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH											
TRDC-1 - 5 units, 25 DPH, 100% houses and 0% flats	5	£552,198	1,139,295	1,105,780	1,072,416	1,039,202	1,005,141	971,229	940,469	907,860	875,402	843,096	810,941											
TRDC-2 - 5 units, 50 DPH, 100% houses and 0% flats	5	£276,099	1,139,295	1,105,780	1,072,416	1,039,202	1,005,141	971,229	940,469	907,860	875,402	843,096	810,941											
TRDC-3 - 5 units, 85 DPH, 50% houses and 50% flats	5	£162,411	877,799	846,598	816,415	787,423	757,365	727,839	698,246	668,786	639,440	610,217	581,206											
TRDC-4 - 6 units, 30 DPH, 100% houses and 0% flats	6	£552,198	1,367,155	1,326,936	1,286,619	1,247,433	1,207,569	1,167,875	1,128,563	1,089,433	1,050,463	1,011,765	973,128											
TRDC-5 - 6 units, 75 DPH, 75% houses and 25% flats	6	£1,111,457	1,367,155	1,326,936	1,286,619	1,247,433	1,207,569	1,167,875	1,128,563	1,089,433	1,050,463	1,011,765	973,128											
TRDC-6 - 8 units, 25 DPH, 100% houses and 0% flats	8	£1,283,518	1,622,873	1,569,248	1,515,965	1,462,724	1,409,828	1,357,187	1,304,751	1,252,571	1,200,644	1,148,953	1,097,500											
TRDC-7 - 8 units, 130 DPH, 0% houses and 100% flats	8	£1,690,907	970,250	927,172	884,280	841,573	799,050	756,713	714,562	672,596	630,814	589,218	547,800											
TRDC-8 - 9 units, 112 DPH, 0% houses and 100% flats	9	£2,124,665	1,091,531	1,043,069	994,815	946,769	898,932	851,303	803,882	756,669	709,666	662,840	616,283											
TRDC-9 - 10 units, 25 DPH, 100% houses and 0% flats	10	£1,104,397	2,235,642	2,168,611	2,101,882	2,035,455	1,969,331	1,903,508	1,837,989	1,772,771	1,707,856	1,643,273	1,578,931											
TRDC-10 - 10 units, 50 DPH, 100% houses and 0% flats	10	£1,104,397	2,235,642	2,168,611	2,101,882	2,035,455	1,969,331	1,903,508	1,837,989	1,772,771	1,707,856	1,643,273	1,578,931											
TRDC-11 - 20 units, 35 DPH, 100% houses and 0% flats	20	£1,577,710	4,170,761	4,049,344	3,928,474	3,808,149	3,688,369	3,569,136	3,450,440	3,332,300	3,214,710	3,097,660	2,981,145											
TRDC-12 - 20 units, 50 DPH, 80% houses and 20% flats	20	£1,104,397	4,377,638	4,229,292	4,081,612	3,934,596	3,788,248	3,642,565	3,497,548	3,352,197	3,205,513	3,066,493	2,924,151											
TRDC-13 - 30 units, 25 DPH, 100% houses and 0% flats	30	£1,633,191	6,513,011	6,311,501	6,110,903	5,911,217	5,712,440	5,514,576	5,317,623	5,121,580	4,926,450	4,732,230	4,538,922											
TRDC-14 - 30 units, 50 DPH, 80% houses and 20% flats	30	£1,656,595	5,926,716	5,732,807	5,539,767	5,347,594	5,156,289	4,965,833	4,776,283	4,587,581	4,399,748	4,212,761	4,026,682											
TRDC-15 - 40 units, 50 DPH, 80% houses and 20% flats	40	£2,208,754	6,961,941	6,756,365	6,552,784	6,350,349	6,149,349	5,947,491	5,747,538	5,546,480	5,345,399	5,144,362	4,943,281											
TRDC-16 - 40 units, 30 DPH, 50% houses and 50% flats	40	£1,300,426	8,703,245	8,481,610	8,259,161	8,036,491	7,813,721	7,590,812	7,367,763	7,144,583	6,921,273	6,697,836	6,473,296											
TRDC-17 - 40 units, 50 DPH, 100% houses and 0% flats	40	£1,294,775	10,855,018	10,516,108	10,169,183	9,822,120	9,475,962	9,130,960	8,782,705	8,435,968	8,089,750	7,737,054	7,384,870											
TRDC-18 - 50 units, 80 DPH, 50% houses and 50% flats	50	£1,725,620	8,379,084	8,077,012	7,776,272	7,476,201	7,176,276	6,877,691	6,580,445	6,284,538	5,989,972	5,696,745	5,404,858											
TRDC-19 - 60 units, 100 DPH, 0% houses and 100% flats	60	£1,656,595	5,953,333	5,630,102	5,308,256	4,987,890	4,669,549	4,351,081	4,034,802	3,719,916	3,406,418	3,094,311	2,783,596											
TRDC-20 - 60 units, 35 DPH, 100% houses and 0% flats	60	£1,733,130	13,026,021	12,623,002	12,221,966	11,822,433	11,424,381	11,029,152	10,635,246	10,242,162	9,849,500	9,457,843	9,066,783											
TRDC-21 - 60 units, 50 DPH, 100% houses and 0% flats	70	£3,865,389	12,829,014	13,376,351	12,925,122	12,473,720	12,021,342	11,569,888	11,114,639	10,704,365	10,296,076	9,892,821	9,485,591											
TRDC-22 - 70 units, 35 DPH, 100% houses and 0% flats	70	£5,521,985	14,886,259	14,376,138	13,976,136	13,524,255	13,074,374	12,626,152	12,180,791	11,732,199	11,285,565	10,841,016	10,398,552											
TRDC-23 - 80 units, 100% houses and 0% flats	80	£4,417,588	17,012,868	16,491,654	15,972,796	15,456,291	14,942,141	14,430,345	13,920,904	13,412,287	12,907,878	12,398,732	11,884,060											
TRDC-24 - 80 units, 80 DPH, 55% houses and 45% flats	80	£2,760,992	13,493,409	13,017,257	12,543,207	12,071,261	11,601,416	11,133,673	10,668,032	10,204,494	9,743,058	9,283,725	8,826,493											
TRDC-25 - 85 units, 20 DPH, 100% houses and 0% flats	85	£2,507,675	15,250,635	14,738,383	14,226,131	13,713,879	13,201,627	12,689,375	12,177,123	11,664,871	11,152,619	10,640,367	10,128,115											
TRDC-26 - 100 units, 15 DPH, 100% houses and 0% flats	100	£18,406,616	21,266,094	20,614,596	19,965,905	19,320,364	18,677,678	18,037,932	17,401,311	16,760,284	16,122,235	15,487,165	14,855,072											
TRDC-27 - 100 units, 35 DPH, 95% houses and 5% flats	100	£7,888,550	20,784,693	20,130,375	19,480,963	18,832,549	18,184,675	17,587,174	16,995,392	16,324,954	15,692,887	15,063,724	14,437,524											
TRDC-28 - 130 units, 35 14 DPH, 95% houses and 5% flats	130	£1,124,258	26,533,002	25,710,951	24,892,006	24,076,766	23,255,233	22,457,406	21,653,289	20,852,869	20,056,159	19,263,156	18,468,666											
TRDC-29 - 145 units, 24.84 DPH, 100% houses and 0% flats	145	£1,016,235	30,281,678	29,355,281	28,433,068	27,515,400	26,601,195	25,691,535	24,786,059	23,884,766	22,987,659	22,094,726	21,199,432											
TRDC-30 - 165 units, 70.87 DPH, 62% houses and 38% flats	165	£2,428,788	35,428,788	34,352,788	33,276,788	32,200,788	31,124,788	30,048,788	28,972,788	27,896,788	26,820,788	25,744,788	24,668,788											
TRDC-31 - 250 units, 35.07 DPH, 90% houses and 10% flats	250	£19,682,011	45,042,589	43,602,925	42,169,443	40,742,416	39,321,842	37,907,722	36,489,924	35,069,391	33,646,348	32,228,856	30,837,914											
TRDC-32 - 400 units, 16.69 DPH, 100% houses and 0% flats	400	£70,388,590	67,341,127	65,193,176	63,045,926	60,898,376	58,750,525	56,602,304	54,573,979	52,470,692	50,377,175	48,293,426	46,213,189											
TRDC-33 - 500 units, 20 DPH, 100% houses and 0% flats	500	£60,024,811	74,580,376	71,978,172	69,380,798	66,810,626	64,244,204	61,689,527	59,146,598	56,613,422	54,082,448	51,563,277	49,055,917											
TRDC-34 - 750 units, 20 DPH, 100% houses and 0% flats	750	£103,537,217	149,968,029	141,255,423	137,591,421	133,948,022	130,291,227	126,641,736	123,006,838	119,316,858	115,597,518	112,392,826	108,854,808											
TRDC-35 - 1,000 units, 20 DPH, 100% houses and 0% flats	1,000	£138,948,616	195,948,616	185,948,616	175,948,616	165,948,616	155,948,616	145,948,616	135,948,616	125,948,616	115,948,616	105,948,616	95,948,616											
TRDC-36 - 1,250 units, 20 DPH, 100% houses and 0% flats	1,250	£272,562,028	392,562,028	372,562,028	352,562,028	332,562,028	312,562,028	292,562,028	272,562,028	252,562,028	232,562,028	212,562,028	192,562,028											
TRDC-37 - 1,500 units, 20 DPH, 100% houses and 0% flats	1,500	£207,074,034	173,473,963	167,338,584	161,203,199	155,106,419	149,045,936	143,027,372	137,070,632	131,125,160	125,160,334	119,265,419	113,350,505											
TRDC-CARET (75 rooms)		£2,760,992	573,796	573,796	573,796	573,796	573,796	573,796	573,796	573,796	573,796	573,796	573,796											
TRDC-CARET (40 rooms)		£1,911,228	245,787	245,787	245,787	245,787	245,787	245,787	245,787	245,787	245,787	245,787	245,787											
TRDC-OPF1		£1,387,498	5,003,051	5,003,051	5,003,051	5,003,051	5,003,051	5,003,051	5,003,051	5,003,051	5,003,051	5,003,051	5,003,051											
TRDC-OPF2		£1,380,496	4,967,324	4,967,324	4,967,324	4,967,324	4,967,324	4,967,324	4,967,324	4,967,324	4,967,324	4,967,324	4,967,324											
TRDC-RET1		£2,760,992	1,360,166	1,360,166	1,360,166	1,360,166	1,360,166	1,360,166	1,360,166	1,360,166	1,360,166	1,360,166	1,360,166											
TRDC-RET2		£1,380,496	4,454,956	4,454,956	4,454,956	4,454,956	4,454,956	4,454,956	4,454,956	4,454,956	4,454,956	4,454,956	4,454,956											
TRDC-RET3		£1,690,248	1,873,848	1,873,848	1,873,848	1,873,848	1,873,848	1,873,848	1,873,848	1,873,848	1,873,848	1,873,848	1,873,848											
TRDC-RET4		£2,760,992	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459											
TRDC-IND1		£2,760,992	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763											
TRDC-IND2		£2,760,992	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615											

CHAMBERS DISTRICT COUNCIL
ICHMARK LAND VALUE 1 (SECONDARY OFFICES/RETAIL)

Sales value £7,100 psm

£6,129,319 PER HA

AH tenure:
70% Soc Rent 30% AH Rent

Rented 70%
30% AH Rent

Intermediate:
SO 30%
FH 0%

Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
TRDC-1 - 5 units, 25 DPH, 100% houses and 0% flats	5	£1,225,864	1,325,187	1,284,163	1,243,322	1,202,669	1,162,201	1,121,919	1,081,823	1,041,913	1,002,188	962,650	923,297
TRDC-2 - 5 units, 50 DPH, 100% houses and 0% flats	5	£1,325,187	1,325,187	1,284,163	1,243,322	1,202,669	1,162,201	1,121,919	1,081,823	1,041,913	1,002,188	962,650	923,297
TRDC-3 - 5 units, 85 DPH, 50% houses and 50% flats	5	£360,548	1,052,817	1,015,504	978,357	941,373	904,554	867,901	831,411	795,085	758,925	722,929	687,097
TRDC-4 - 6 units, 30 DPH, 100% houses and 0% flats	6	£1,225,864	1,590,225	1,540,995	1,491,988	1,443,203	1,394,641	1,346,303	1,298,187	1,250,295	1,202,626	1,155,179	1,107,957
TRDC-5 - 6 units, 75 DPH, 75% houses and 25% flats	6	£490,346	1,428,362	1,381,345	1,334,538	1,287,941	1,241,554	1,195,379	1,149,412	1,103,656	1,058,110	1,012,775	967,648
TRDC-6 - 8 units, 25 DPH, 100% houses and 0% flats	8	£1,961,382	2,120,300	2,054,659	1,989,316	1,924,271	1,859,522	1,795,070	1,730,817	1,667,099	1,603,591	1,540,245	1,477,278
TRDC-7 - 8 units, 130 DPH, 0% houses and 100% flats	8	£377,180	1,232,084	1,178,477	1,125,100	1,071,954	1,019,035	966,352	913,896	861,671	809,677	757,912	706,378
TRDC-8 - 9 units, 112 DPH, 0% houses and 100% flats	9	£492,535	1,386,095	1,325,787	1,265,737	1,205,947	1,146,417	1,087,145	1,028,133	969,380	910,887	852,651	794,675
TRDC-9 - 10 units, 25 DPH, 100% houses and 0% flats	10	£2,451,728	2,607,426	2,526,375	2,443,696	2,362,388	2,281,452	2,200,888	2,120,696	2,040,876	1,961,427	1,882,350	1,803,645
TRDC-10 - 10 units, 90 DPH, 50% houses and 50% flats	10	£681,035	2,060,687	1,985,047	1,909,741	1,834,769	1,760,130	1,685,626	1,611,855	1,538,216	1,464,915	1,391,947	1,319,311
TRDC-11 - 20 units, 35 DPH, 100% houses and 0% flats	20	£3,502,468	4,879,227	4,729,328	4,580,105	4,431,561	4,283,695	4,136,505	3,989,994	3,844,159	3,699,003	3,554,524	3,410,723
TRDC-12 - 20 units, 50 DPH, 80% houses and 20% flats	20	£2,451,728	2,092,431	2,016,122	1,939,811	1,862,899	1,787,921	1,713,000	1,638,026	1,563,052	1,488,078	1,413,104	1,338,130
TRDC-13 - 30 units, 25 DPH, 100% houses and 0% flats	30	£3,357,183	7,575,710	7,331,017	7,087,435	6,844,965	6,603,605	6,363,357	6,124,220	5,886,194	5,649,280	5,413,476	5,178,784
TRDC-14 - 30 units, 50 DPH, 80% houses and 20% flats	30	£3,677,592	6,964,890	6,728,835	6,493,839	6,259,903	6,027,027	5,795,211	5,564,456	5,334,760	5,106,124	4,878,548	4,652,032
TRDC-15 - 40 units, 30 DPH, 80% houses and 20% flats	40	£4,903,455	8,287,907	8,030,550	7,774,339	7,519,276	7,265,359	7,012,589	6,760,965	6,510,487	6,260,836	6,007,416	5,755,169
TRDC-16 - 40 units, 80 DPH, 50% houses and 50% flats	40	£3,064,660	8,041,257	7,744,018	7,448,091	7,153,477	6,860,176	6,568,186	6,277,512	5,988,149	5,700,100	5,413,363	5,127,938
TRDC-17 - 50 units, 35 DPH, 100% houses and 0% flats	50	£8,156,170	12,626,183	12,218,362	11,812,392	11,408,275	11,006,005	10,605,595	10,207,033	9,810,323	9,415,466	9,022,466	8,631,306
TRDC-18 - 50 units, 80 DPH, 50% houses and 50% flats	50	£3,830,825	10,051,572	9,680,022	9,310,114	8,941,847	8,575,220	8,210,235	7,846,891	7,485,187	7,125,125	6,766,703	6,409,922
TRDC-19 - 60 units, 100 DPH, 0% houses and 100% flats	60	£3,677,592	8,835,986	8,436,690	8,039,110	7,643,246	7,249,100	6,856,670	6,465,957	6,076,962	5,689,682	5,304,120	4,919,907
TRDC-20 - 60 units, 35 DPH, 100% houses and 0% flats	60	£10,507,404	15,151,421	14,662,034	14,174,870	13,689,929	13,207,210	12,726,713	12,248,440	11,772,388	11,298,559	10,826,952	10,357,568
TRDC-21 - 70 units, 50 DPH, 80% houses and 20% flats	70	£8,581,047	16,251,411	15,700,615	15,152,291	14,606,440	14,063,064	13,522,160	12,983,730	12,447,772	11,914,289	11,383,278	10,854,741
TRDC-22 - 70 units, 35 DPH, 100% houses and 0% flats	70	£12,680,000	17,337,351	16,782,078	16,229,884	15,678,611	15,130,659	14,580,544	14,032,884	13,487,768	12,945,188	12,405,172	11,867,680
TRDC-23 - 80 units, 50 DPH, 100% houses and 0% flats	80	£9,806,911	19,814,391	19,179,517	18,547,525	17,918,413	17,292,183	16,663,478	16,037,581	15,414,592	14,794,511	14,177,339	13,563,074
TRDC-24 - 80 units, 80 DPH, 55% houses and 45% flats	80	£6,129,319	16,147,774	15,564,160	14,983,127	14,404,678	13,828,812	13,255,528	12,684,828	12,116,712	11,551,178	10,987,055	10,421,450
TRDC-25 - 95 units, 28 DPH, 100% houses and 0% flats	95	£20,795,905	23,529,589	22,775,677	22,025,186	21,278,115	20,534,466	19,787,880	19,044,628	18,304,829	17,568,482	16,835,590	16,106,151
TRDC-26 - 100 units, 15 DPH, 100% houses and 0% flats	100	£40,862,128	24,767,989	23,974,397	23,184,408	22,398,016	21,615,227	20,829,347	20,046,976	19,268,240	18,493,139	17,721,673	16,953,843
TRDC-27 - 100 units, 35 DPH, 100% houses and 0% flats	100	£17,512,340	24,767,989	23,974,397	23,184,408	22,398,016	21,615,227	20,829,347	20,046,976	19,268,240	18,493,139	17,721,673	16,953,843
TRDC-28 - 130 units, 35, 14 DPH, 95% houses and 5% flats	130	£22,675,432	30,983,492	29,980,396	28,981,839	27,987,821	26,988,341	26,013,399	25,032,995	24,057,131	23,085,804	22,112,005	21,138,328
TRDC-29 - 145 units, 24,83 DPH, 100% houses and 0% flats	145	£35,793,447	35,273,617	34,144,748	33,021,000	31,902,375	30,788,871	29,680,489	28,577,229	27,479,091	26,386,074	25,285,537	24,189,964
TRDC-30 - 165 units, 70,87 DPH, 60% houses and 40% flats	165	£14,207,321	32,914,245	31,753,460	30,597,823	29,447,333	28,301,992	27,154,815	26,009,893	24,870,166	23,735,634	22,606,298	21,482,159
TRDC-31 - 250 units, 35,07 DPH, 90% houses and 10% flats	250	£43,693,465	53,232,958	51,462,553	49,700,118	47,932,921	46,168,554	44,411,849	42,663,405	40,923,024	39,190,704	37,462,812	35,723,154
TRDC-32 - 400 units, 15,69 DPH, 100% houses and 0% flats	400	£156,260,520	78,967,367	78,384,696	77,801,985	77,219,461	76,637,937	76,056,413	75,474,889	74,893,365	74,311,841	73,730,317	73,148,793
TRDC-33 - 500 units, 20 DPH, 100% houses and 0% flats	500	£153,232,981	88,708,014	85,530,058	82,360,174	79,204,739	76,053,757	72,937,224	69,825,143	66,721,512	63,644,332	60,575,803	57,521,325
TRDC-34 - 750 units, 20 DPH, 100% houses and 0% flats	750	£229,849,472	124,796,739	120,303,854	115,831,359	111,379,255	106,947,541	102,536,218	98,145,286	93,774,745	89,424,594	85,084,984	80,763,071
TRDC-35 - 1000 units, 20 DPH, 100% houses and 0% flats	1,000	£306,465,963	142,999,364	147,596,427	142,217,950	136,863,933	131,531,480	126,204,626	120,902,347	115,624,640	110,371,504	105,142,943	99,916,712
TRDC-36 - 1250 units, 20 DPH, 100% houses and 0% flats	1,250	£338,082,454	181,603,450	175,086,815	168,599,735	162,142,208	155,714,235	149,315,615	142,946,948	136,603,015	130,277,886	123,982,394	117,716,540
TRDC-37 - 1500 units, 20 DPH, 100% houses and 0% flats	1,500	£459,698,944	206,314,768	198,637,230	191,393,621	183,608,085	175,628,561	168,268,500	160,268,500	152,268,500	144,268,500	136,268,500	128,268,500
TRDC-CARE1 (75 rooms)	-	£8,129,319	573,796	573,796	573,796	573,796	573,796	573,796	573,796	573,796	573,796	573,796	573,796
TRDC-CARE2 (40 rooms)	-	£2,022,675	245,787	245,787	245,787	245,787	245,787	245,787	245,787	245,787	245,787	245,787	245,787
TRDC-OFF1	-	£3,064,660	5,093,051	5,093,051	5,093,051	5,093,051	5,093,051	5,093,051	5,093,051	5,093,051	5,093,051	5,093,051	5,093,051
TRDC-OFF2	-	£3,064,660	5,093,051	5,093,051	5,093,051	5,093,051	5,093,051	5,093,051	5,093,051	5,093,051	5,093,051	5,093,051	5,093,051
TRDC-RET1	-	£6,129,319	1,390,166	1,390,166	1,390,166	1,390,166	1,390,166	1,390,166	1,390,166	1,390,166	1,390,166	1,390,166	1,390,166
TRDC-RET2	-	£3,064,660	4,454,956	4,454,956	4,454,956	4,454,956	4,454,956	4,454,956	4,454,956	4,454,956	4,454,956	4,454,956	4,454,956
TRDC-RET3	-	£1,532,330	1,873,848	1,873,848	1,873,848	1,873,848	1,873,848	1,873,848	1,873,848	1,873,848	1,873,848	1,873,848	1,873,848
TRDC-IND1	-	£6,129,319	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459
TRDC-IND2	-	£6,129,319	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763
TRDC-IND3	-	£6,129,319	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615

Max AH

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IE RIVERS DISTRICT COUNCIL
CHMARK LAND VALUE 1 (SECONDARY OFFICES/RETAIL)

Sales value £7,350 psm

£6,129,319 PER HA

AH tenure:
70% Soc Rent 30% AH Rent

Rented 70%
30% AH Rent

Intermediate:
FH 0%

SO 30%
FH 0%

Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
TRDC-1 - 5 units, 25 DPH, 100% houses and 0% flats	5	£1,225,864	1,418,134	1,373,353	1,328,776	1,284,402	1,240,231	1,196,264	1,152,500	1,108,939	1,065,581	1,022,426	979,476
TRDC-2 - 5 units, 50 DPH, 100% houses and 0% flats	5	£512,932	1,418,134	1,373,353	1,328,776	1,284,402	1,240,231	1,196,264	1,152,500	1,108,939	1,065,581	1,022,426	979,476
TRDC-3 - 5 units, 85 DPH, 50% houses and 50% flats	5	£360,548	1,140,325	1,099,486	1,058,828	1,018,348	978,049	937,931	897,993	858,235	818,658	779,260	740,042
TRDC-4 - 6 units, 30 DPH, 100% houses and 0% flats	6	£1,225,864	1,701,760	1,648,024	1,594,531	1,541,283	1,488,277	1,435,517	1,382,999	1,330,726	1,278,697	1,226,912	1,175,370
TRDC-5 - 6 units, 75 DPH, 75% houses and 25% flats	6	£490,346	1,536,672	1,485,285	1,434,127	1,383,200	1,332,502	1,282,035	1,231,797	1,181,789	1,132,012	1,082,464	1,033,146
TRDC-6 - 8 units, 25 DPH, 100% houses and 0% flats	8	£1,961,382	2,268,014	2,197,355	2,126,042	2,055,043	1,984,371	1,914,022	1,843,999	1,774,302	1,704,999	1,636,983	1,567,181
TRDC-7 - 8 units, 130 DPH, 0% houses and 100% flats	8	£377,180	1,363,001	1,304,129	1,245,510	1,187,144	1,129,031	1,071,171	1,013,564	956,210	899,108	842,260	785,656
TRDC-8 - 9 units, 112 DPH, 0% houses and 100% flats	9	£492,535	1,533,376	1,467,145	1,401,199	1,335,537	1,270,159	1,205,068	1,140,259	1,075,735	1,011,496	947,542	883,872
TRDC-9 - 10 units, 25 DPH, 100% houses and 0% flats	10	£2,451,728	2,793,318	2,703,757	2,614,603	2,525,854	2,437,514	2,349,579	2,262,050	2,174,928	2,088,213	2,001,904	1,916,002
TRDC-10 - 10 units, 50 DPH, 50% houses and 50% flats	10	£681,035	2,232,906	2,150,298	2,068,054	1,986,176	1,904,662	1,823,513	1,742,729	1,662,311	1,582,256	1,502,568	1,423,243
TRDC-11 - 20 units, 35 DPH, 100% houses and 0% flats	20	£3,502,468	5,233,461	5,069,319	4,905,921	4,743,268	4,581,357	4,420,189	4,259,766	4,100,085	3,941,148	3,782,955	3,625,506
TRDC-12 - 20 units, 50 DPH, 80% houses and 20% flats	20	£2,451,728	5,233,461	5,069,319	4,905,921	4,743,268	4,581,357	4,420,189	4,259,766	4,100,085	3,941,148	3,782,955	3,625,506
TRDC-13 - 30 units, 25 DPH, 100% houses and 0% flats	30	£3,735,183	8,107,060	7,840,775	7,575,701	7,311,838	7,049,188	6,787,748	6,527,518	6,268,501	6,010,695	5,754,099	5,498,715
TRDC-14 - 30 units, 50 DPH, 80% houses and 20% flats	30	£3,677,592	7,483,978	7,226,848	6,970,874	6,716,057	6,462,396	6,209,891	5,958,543	5,708,349	5,459,312	5,211,432	4,964,707
TRDC-15 - 40 units, 50 DPH, 80% houses and 20% flats	40	£4,903,455	8,951,441	8,667,646	8,385,118	8,103,857	7,823,864	7,545,137	7,267,678	6,991,486	6,712,799	6,433,985	6,156,463
TRDC-16 - 40 units, 80 DPH, 50% houses and 50% flats	40	£3,064,660	8,708,279	8,383,958	8,061,150	7,739,735	7,419,754	7,101,205	6,784,090	6,468,409	6,154,161	5,841,345	5,529,964
TRDC-17 - 50 units, 15 DPH, 100% houses and 0% flats	50	£8,156,170	13,511,767	13,067,959	12,626,166	12,186,398	11,748,646	11,312,912	10,879,197	10,447,501	10,017,824	9,590,164	9,164,525
TRDC-18 - 50 units, 80 DPH, 50% houses and 50% flats	50	£3,830,825	10,885,349	10,479,998	10,076,437	9,674,669	9,274,693	8,876,507	8,480,113	8,085,512	7,692,701	7,301,682	6,912,455
TRDC-19 - 60 units, 100 DPH, 0% houses and 100% flats	60	£3,677,592	9,777,313	9,339,983	8,904,534	8,470,965	8,039,274	7,609,465	7,181,535	6,755,485	6,330,300	5,906,362	5,484,312
TRDC-20 - 60 units, 35 DPH, 100% houses and 0% flats	60	£10,507,404	16,214,121	15,681,550	15,151,403	14,623,677	14,098,374	13,575,494	13,055,037	12,537,001	12,021,388	11,508,198	10,997,429
TRDC-21 - 70 units, 50 DPH, 80% houses and 20% flats	70	£8,581,047	17,462,615	16,862,645	16,265,374	15,670,801	15,078,924	14,489,746	13,903,265	13,319,481	12,736,396	12,160,007	11,584,316
TRDC-22 - 70 units, 35 DPH, 100% houses and 0% flats	70	£12,658,099	19,263,289	17,958,017	17,355,326	16,754,450	16,153,815	15,554,963	14,958,866	14,366,553	13,775,014	13,187,248	12,602,265
TRDC-23 - 80 units, 50 DPH, 100% houses and 0% flats	80	£9,806,911	21,215,152	20,523,449	19,834,889	19,149,086	18,461,502	17,777,089	17,095,847	16,417,775	15,742,873	15,071,142	14,402,582
TRDC-24 - 80 units, 80 DPH, 55% houses and 45% flats	80	£6,129,319	17,474,957	16,837,610	16,203,087	15,571,386	14,942,510	14,316,457	13,693,227	13,072,821	12,454,466	11,834,600	11,217,583
TRDC-25 - 95 units, 28 DPH, 100% houses and 0% flats	95	£20,795,905	25,192,994	24,371,596	23,553,931	22,739,540	21,923,034	21,110,294	20,301,318	19,496,107	18,694,662	17,896,982	17,103,066
TRDC-26 - 100 units, 15 DPH, 100% houses and 0% flats	100	£40,862,128	26,518,941	25,654,311	24,793,612	23,936,357	23,076,878	22,221,362	21,369,808	20,522,219	19,676,991	18,838,928	18,003,227
TRDC-27 - 100 units, 35 DPH, 100% houses and 0% flats	100	£17,512,043	26,518,941	25,654,311	24,793,612	23,936,357	23,076,878	22,221,362	21,369,808	20,522,219	19,676,991	18,838,928	18,003,227
TRDC-28 - 130 units, 35, 14 DPH, 95% houses and 5% flats	130	£22,675,342	32,115,120	31,026,756	29,943,348	28,864,895	27,791,396	26,722,851	25,659,262	24,598,158	23,533,153	22,473,160	
TRDC-29 - 145 units, 24,83 DPH, 100% houses and 0% flats	145	£35,793,447	37,769,587	36,539,481	35,314,967	34,096,042	32,882,708	31,674,966	30,472,814	29,276,252	28,077,695	26,879,651	25,687,261
TRDC-30 - 165 units, 70,87 DPH, 60% houses and 40% flats	165	£14,270,321	35,593,820	34,324,764	33,061,342	31,801,318	30,539,667	29,283,696	28,033,404	26,788,794	25,549,962	24,316,611	23,080,039
TRDC-31 - 250 units, 35,07 DPH, 90% houses and 10% flats	250	£43,693,465	57,328,008	55,386,255	53,443,893	51,508,347	49,561,620	47,663,709	45,754,616	43,854,340	41,952,882	40,061,060	38,164,363
TRDC-32 - 400 units, 15,69 DPH, 100% houses and 0% flats	400	£156,260,529	169,869,209	162,988,590	156,108,929	149,229,268	142,349,607	135,469,946	128,590,285	121,710,624	114,830,963	107,951,302	101,071,641
TRDC-33 - 500 units, 20 DPH, 100% houses and 0% flats	500	£153,232,981	95,741,160	92,271,470	88,817,553	85,379,409	81,957,038	78,550,438	75,159,612	71,784,557	68,425,275	65,074,257	61,733,938
TRDC-34 - 750 units, 20 DPH, 100% houses and 0% flats	750	£229,949,472	134,702,704	129,807,366	124,934,283	120,083,455	115,254,882	110,448,564	105,658,587	100,885,434	96,134,596	91,406,073	86,699,867
TRDC-35 - 1000 units, 20 DPH, 100% houses and 0% flats	1,000	£306,465,963	165,486,978	159,578,001	153,677,349	147,803,596	141,956,742	136,136,788	130,343,733	124,577,577	118,826,878	113,089,413	107,378,960
TRDC-36 - 1250 units, 20 DPH, 100% houses and 0% flats	1,250	£383,082,454	196,186,956	189,076,657	182,002,651	174,958,214	167,933,312	160,940,775	153,980,006	147,052,802	140,157,364	133,294,293	126,463,589
TRDC-37 - 1500 units, 20 DPH, 100% houses and 0% flats	1,500	£459,698,944	222,691,001	214,537,638	206,431,310	198,329,759	190,229,759	182,134,537	174,037,360	165,935,198	157,837,026	149,738,854	141,640,682
TRDC-CARE1 (75 rooms)	-	£12,760,992	512,796	512,796	512,796	512,796	512,796	512,796	512,796	512,796	512,796	512,796	512,796
TRDC-CARE2 (40 rooms)	-	£2,022,675	245,787	245,787	245,787	245,787	245,787	245,787	245,787	245,787	245,787	245,787	245,787
TRDC-OFF1	-	£3,064,660	5,093,051	5,093,051	5,093,051	5,093,051	5,093,051	5,093,051	5,093,051	5,093,051	5,093,051	5,093,051	5,093,051
TRDC-OFF2	-	£3,064,660	5,093,051	5,093,051	5,093,051	5,093,051	5,093,051	5,093,051	5,093,051	5,093,051	5,093,051	5,093,051	5,093,051
TRDC-RET1	-	£6,129,319	1,533,376	1,533,376	1,533,376	1,533,376	1,533,376	1,533,376	1,533,376	1,533,376	1,533,376	1,533,376	1,533,376
TRDC-RET2	-	£3,064,660	4,454,956	4,454,956	4,454,956	4,454,956	4,454,956	4,454,956	4,454,956	4,454,956	4,454,956	4,454,956	4,454,956
TRDC-RET3	-	£1,532,330	1,873,848	1,873,848	1,873,848	1,873,848	1,873,848	1,873,848	1,873,848	1,873,848	1,873,848	1,873,848	1,873,848
TRDC-IND1	-	£6,129,319	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459
TRDC-IND2	-	£6,129,319	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763
TRDC-IND3	-	£6,129,319	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615

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IE RIVERS DISTRICT COUNCIL
ICHMARK LAND VALUE 1 (SECONDARY OFFICES/RETAIL)

Sales value £7,600 psm

£6,129,319 PER HA

AH tenure
Type of rent:

Rented 70%
30% AH Rent

Intermediate:

SO 30%
FH 0%

Description	No of units	BLV	Residual land values										
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
TRDC-1 - 5 units, 25 DPH, 100% houses and 0% flats	5	£1,225,864	1,511,080	1,462,545	1,414,230	1,366,135	1,318,262	1,270,609	1,223,176	1,175,965	1,128,975	1,082,204	1,035,654
TRDC-2 - 5 units, 50 DPH, 100% houses and 0% flats	5	£222,009	1,511,080	1,462,545	1,414,230	1,366,135	1,318,262	1,270,609	1,223,176	1,175,965	1,128,975	1,082,204	1,035,654
TRDC-3 - 5 units, 85 DPH, 50% houses and 50% flats	5	£360,548	1,227,835	1,183,469	1,139,297	1,095,323	1,051,545	1,007,962	964,575	921,385	878,389	835,591	792,988
TRDC-4 - 6 units, 30 DPH, 100% houses and 0% flats	6	£1,225,864	1,813,295	1,755,053	1,697,075	1,639,363	1,581,914	1,524,731	1,467,811	1,411,158	1,354,769	1,298,644	1,242,785
TRDC-5 - 6 units, 75 DPH, 75% houses and 25% flats	6	£490,346	1,444,982	1,589,224	1,533,716	1,478,458	1,423,449	1,368,690	1,314,181	1,259,922	1,205,914	1,152,154	1,098,644
TRDC-6 - 8 units, 25 DPH, 100% houses and 0% flats	8	£1,961,382	2,417,728	2,340,971	2,262,767	2,185,817	2,109,218	2,032,974	1,957,083	1,881,544	1,806,359	1,731,525	1,657,047
TRDC-7 - 8 units, 130 DPH, 0% houses and 100% flats	8	£377,180	1,493,915	1,429,781	1,365,921	1,302,335	1,239,024	1,175,950	1,113,231	1,050,747	988,539	926,807	864,949
TRDC-8 - 9 units, 112 DPH, 0% houses and 100% flats	9	£492,535	1,680,657	1,608,503	1,536,660	1,465,126	1,393,903	1,322,989	1,252,384	1,182,091	1,112,106	1,042,432	973,068
TRDC-9 - 10 units, 25 DPH, 100% houses and 0% flats	10	£2,451,728	2,979,210	2,882,139	2,785,509	2,689,321	2,593,574	2,498,268	2,403,403	2,308,981	2,214,999	2,121,458	2,028,356
TRDC-10 - 10 units, 90 DPH, 50% houses and 50% flats	10	£681,035	2,405,126	2,315,548	2,226,368	2,137,583	2,049,194	1,961,201	1,873,603	1,786,403	1,699,598	1,613,189	1,527,175
TRDC-11 - 20 units, 35 DPH, 100% houses and 0% flats	20	£3,502,468	5,587,694	5,409,311	5,231,737	5,054,973	4,879,015	4,703,874	4,529,538	4,356,011	4,183,295	4,011,389	3,840,289
TRDC-12 - 20 units, 50 DPH, 80% houses and 20% flats	20	£2,451,728	5,907,225	5,600,953	5,305,611	5,191,199	4,987,717	4,785,166	4,583,544	4,382,853	4,183,092	3,984,261	3,786,360
TRDC-13 - 30 units, 25 DPH, 100% houses and 0% flats	30	£3,353,183	6,838,410	6,350,533	6,063,967	7,778,712	7,494,769	7,212,138	6,930,817	6,650,807	6,372,109	6,094,722	5,818,646
TRDC-14 - 30 units, 50 DPH, 80% houses and 20% flats	30	£3,677,592	8,003,065	7,724,861	7,447,910	7,172,212	6,897,766	6,624,571	6,352,628	6,081,938	5,812,501	5,544,315	5,277,382
TRDC-15 - 40 units, 90 DPH, 50% houses and 50% flats	40	£4,903,455	9,614,973	9,304,741	8,995,896	8,688,439	8,382,369	8,077,686	7,774,391	7,470,384	7,164,762	6,860,554	6,557,758
TRDC-16 - 40 units, 80 DPH, 50% houses and 50% flats	40	£3,064,660	9,375,302	9,023,979	8,674,209	8,325,993	7,979,331	7,634,224	7,290,669	6,948,669	6,606,222	6,269,329	5,931,991
TRDC-17 - 50 units, 15 DPH, 100% houses and 0% flats	50	£8,156,170	14,397,356	13,917,555	13,439,945	12,964,522	12,491,283	12,020,230	11,551,361	11,084,679	10,620,181	10,157,870	9,697,743
TRDC-18 - 50 units, 80 DPH, 50% houses and 50% flats	50	£3,830,825	11,719,127	11,279,974	10,842,761	10,407,492	9,974,164	9,542,780	9,113,336	8,685,835	8,260,278	7,836,661	7,414,987
TRDC-19 - 60 units, 100 DPH, 0% houses and 100% flats	60	£3,677,592	10,718,639	10,243,277	9,769,958	9,296,683	8,829,450	8,361,375	7,894,744	7,430,162	6,967,630	6,507,148	6,048,716
TRDC-20 - 60 units, 35 DPH, 100% houses and 0% flats	60	£10,507,404	17,276,820	16,701,066	16,127,935	15,557,426	14,989,539	14,424,275	13,861,633	13,301,614	12,744,217	12,189,443	11,637,292
TRDC-21 - 70 units, 50 DPH, 80% houses and 20% flats	70	£8,581,047	18,673,819	18,024,677	17,378,458	16,735,161	16,094,785	15,457,332	14,822,800	14,191,190	13,562,502	12,936,736	12,313,892
TRDC-22 - 70 units, 35 DPH, 100% houses and 0% flats	70	£12,558,030	22,615,914	21,867,380	21,121,063	20,374,176	19,630,722	18,890,701	18,154,112	17,420,957	16,691,235	15,964,946	15,242,089
TRDC-23 - 80 units, 50 DPH, 100% houses and 0% flats	80	£9,806,911	22,615,914	21,867,380	21,121,063	20,374,176	19,630,722	18,890,701	18,154,112	17,420,957	16,691,235	15,964,946	15,242,089
TRDC-24 - 80 units, 80 DPH, 55% houses and 45% flats	80	£6,129,319	18,802,140	18,111,061	17,423,407	16,738,096	16,056,208	15,377,385	14,701,625	14,028,268	13,353,662	12,682,145	12,013,716
TRDC-25 - 95 units, 28 DPH, 100% houses and 0% flats	95	£20,795,905	26,856,397	25,967,515	25,081,263	24,194,334	23,311,482	22,432,707	21,558,008	20,687,387	19,820,841	18,958,373	18,099,962
TRDC-26 - 100 units, 15 DPH, 100% houses and 0% flats	100	£40,862,128	26,269,892	27,334,225	26,401,329	25,467,720	24,538,402	23,613,376	22,692,641	21,776,197	20,864,044	19,956,182	19,052,611
TRDC-27 - 100 units, 35 DPH, 100% houses and 0% flats	100	£17,512,343	26,269,892	27,334,225	26,401,329	25,467,720	24,538,402	23,613,376	22,692,641	21,776,197	20,864,044	19,956,182	19,052,611
TRDC-28 - 130 units, 35, 14 DPH, 95% houses and 5% flats	130	£22,675,342	35,433,362	34,249,842	33,071,673	31,898,675	30,731,448	29,569,392	28,412,707	27,261,392	26,106,038	24,954,301	23,807,992
TRDC-29 - 145 units, 24,83 DPH, 100% houses and 0% flats	145	£35,793,447	40,265,557	38,934,215	37,608,933	36,289,710	34,976,546	33,669,442	32,368,398	31,070,588	29,769,115	28,473,765	27,184,538
TRDC-30 - 165 units, 70,87 DPH, 60% houses and 40% flats	165	£14,270,321	38,273,395	36,896,067	35,516,540	34,142,387	32,774,401	31,412,577	30,056,917	28,707,422	27,364,090	26,026,922	24,695,919
TRDC-31 - 250 units, 35,07 DPH, 90% houses and 10% flats	250	£43,693,465	61,407,877	59,290,269	57,182,236	55,083,774	52,994,885	50,915,598	48,845,826	46,785,657	44,723,129	42,659,507	40,605,571
TRDC-32 - 400 units, 15,69 DPH, 100% houses and 0% flats	400	£69,260,520	90,541,996	86,904,966	83,269,936	79,634,906	76,000,876	72,366,846	68,732,816	65,098,786	61,464,756	57,830,726	54,196,696
TRDC-33 - 500 units, 20 DPH, 100% houses and 0% flats	500	£153,232,981	102,767,924	99,012,882	95,274,933	91,554,079	87,850,318	84,163,652	80,494,080	76,836,470	73,189,263	69,559,245	65,946,362
TRDC-34 - 750 units, 20 DPH, 100% houses and 0% flats	750	£229,949,472	144,608,669	139,310,879	134,037,208	128,777,805	123,542,267	118,330,900	113,143,706	107,980,686	102,841,838	97,727,163	92,636,662
TRDC-35 - 1000 units, 20 DPH, 100% houses and 0% flats	1,000	£306,465,963	177,926,485	171,496,527	165,095,794	158,724,287	152,382,006	146,068,950	139,778,125	133,499,882	127,250,989	121,031,444	114,841,247
TRDC-36 - 1250 units, 20 DPH, 100% houses and 0% flats	1,250	£383,082,454	210,745,507	203,034,087	195,357,763	187,716,536	180,110,404	172,539,369	165,003,430	157,502,588	150,036,842	142,603,900	135,191,229
TRDC-37 - 1500 units, 20 DPH, 100% houses and 0% flats	1,500	£459,698,944	239,042,090	230,227,573	221,453,208	212,718,957	204,024,936	195,371,028	186,757,272	178,193,688	169,650,215	161,156,915	152,703,768
TRDC-CARE1 (75 rooms)	-	£12,760,992	573,796	573,796	573,796	573,796	573,796	573,796	573,796	573,796	573,796	573,796	573,796
TRDC-CARE2 (40 rooms)	-	£2,022,675	245,787	245,787	245,787	245,787	245,787	245,787	245,787	245,787	245,787	245,787	245,787
TRDC-OFF1	-	£3,064,660	5,093,051	5,093,051	5,093,051	5,093,051	5,093,051	5,093,051	5,093,051	5,093,051	5,093,051	5,093,051	5,093,051
TRDC-OFF2	-	£3,064,660	5,093,051	5,093,051	5,093,051	5,093,051	5,093,051	5,093,051	5,093,051	5,093,051	5,093,051	5,093,051	5,093,051
TRDC-RET1	-	£6,129,319	1,390,166	1,390,166	1,390,166	1,390,166	1,390,166	1,390,166	1,390,166	1,390,166	1,390,166	1,390,166	1,390,166
TRDC-RET2	-	£3,064,660	4,454,956	4,454,956	4,454,956	4,454,956	4,454,956	4,454,956	4,454,956	4,454,956	4,454,956	4,454,956	4,454,956
TRDC-RET3	-	£1,532,330	1,873,848	1,873,848	1,873,848	1,873,848	1,873,848	1,873,848	1,873,848	1,873,848	1,873,848	1,873,848	1,873,848
TRDC-IND1	-	£6,129,319	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459
TRDC-IND2	-	£6,129,319	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763
TRDC-IND3	-	£6,129,319	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615

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Appendix 10 - Appraisal outputs (downside)

EE RIVERS DISTRICT COUNCIL
ICHMARK LAND VALUE 1 (SECONDARY OFFICES/RETAIL)

Sales value £5,600 psm

£6,129.319 PER HA

AY tenure
Type of rent

Rented 70%
70% Soc Rent 30% AF Rent

Intermediate:
FH 0%

SO 30%
FH 0%

Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
TRDC-1 - 5 units, 25 DPH, 100% houses and 0% flats	5	£1,225,864	689,547	667,814	645,781	624,048	602,413	580,878	559,443	538,108	516,871	495,735	474,697
TRDC-2 - 5 units, 50 DPH, 100% houses and 0% flats	5	£512,932	288,547	267,814	245,781	224,048	202,413	180,878	159,443	138,108	116,871	95,735	74,697
TRDC-3 - 5 units, 85 DPH, 50% houses and 50% flats	5	£360,548	463,125	443,274	423,511	403,837	384,251	364,753	345,344	326,024	306,791	287,648	268,509
TRDC-4 - 6 units, 30 DPH, 100% houses and 0% flats	6	£1,225,864	827,456	801,137	774,938	748,857	722,897	697,055	671,332	645,730	620,246	594,882	569,637
TRDC-5 - 6 units, 75 DPH, 75% houses and 25% flats	6	£490,346	692,861	667,785	642,822	617,971	593,233	568,608	544,095	519,695	495,407	471,233	447,172
TRDC-6 - 8 units, 25 DPH, 100% houses and 0% flats	8	£1,961,382	1,068,183	1,068,183	1,033,250	988,476	963,861	929,406	895,110	860,972	828,984	793,175	759,515
TRDC-7 - 8 units, 130 DPH, 0% houses and 100% flats	8	£337,180	365,310	336,939	308,692	280,571	252,574	224,701	196,954	169,350	141,832	114,458	87,200
TRDC-8 - 9 units, 112 DPH, 0% houses and 100% flats	9	£492,535	410,974	379,057	347,279	315,642	284,145	252,789	221,573	190,497	159,561	128,765	98,110
TRDC-9 - 10 units, 25 DPH, 100% houses and 0% flats	10	£2,451,728	1,336,144	1,292,279	1,248,613	1,205,146	1,161,877	1,118,808	1,075,937	1,033,266	990,793	948,520	906,445
TRDC-10 - 10 units, 90 DPH, 50% houses and 50% flats	10	£681,035	900,163	859,232	818,495	777,920	737,537	697,337	657,320	617,485	577,833	538,364	499,077
TRDC-11 - 20 units, 35 DPH, 100% houses and 0% flats	20	£3,502,468	2,464,962	2,387,545	2,310,476	2,233,757	2,157,388	2,080,092	2,003,148	1,926,580	1,850,328	1,774,452	1,698,932
TRDC-12 - 20 units, 50 DPH, 80% houses and 20% flats	20	£2,451,728	2,388,800	2,299,101	2,209,807	2,120,915	2,032,434	1,944,354	1,856,679	1,769,409	1,682,544	1,596,084	1,510,028
TRDC-13 - 30 units, 25 DPH, 100% houses and 0% flats	30	£7,355,183	3,941,906	3,807,967	3,674,636	3,541,914	3,409,802	3,278,300	3,147,406	3,017,122	2,887,446	2,758,381	2,629,924
TRDC-14 - 30 units, 50 DPH, 80% houses and 20% flats	30	£3,677,592	3,434,782	3,305,749	3,177,298	3,049,429	2,922,143	2,795,440	2,669,319	2,543,780	2,418,823	2,294,449	2,170,657
TRDC-15 - 40 units, 30 DPH, 80% houses and 20% flats	40	£4,903,455	3,836,331	3,706,205	3,576,662	3,447,699	3,319,319	3,191,520	3,064,303	2,937,668	2,811,614	2,686,141	2,561,252
TRDC-16 - 40 units, 80 DPH, 50% houses and 50% flats	40	£3,064,660	3,530,948	3,370,053	3,209,876	3,050,416	2,891,674	2,733,651	2,576,345	2,419,757	2,263,887	2,108,734	1,954,300
TRDC-17 - 50 units, 35 DPH, 100% houses and 0% flats	50	£8,156,170	6,567,496	6,346,834	6,124,393	5,903,190	5,683,004	5,463,832	5,245,676	5,028,536	4,812,411	4,597,301	4,383,205
TRDC-18 - 50 units, 80 DPH, 50% houses and 50% flats	50	£3,830,825	4,413,685	4,212,566	4,012,345	3,813,021	3,614,593	3,417,063	3,220,431	3,024,696	2,829,859	2,635,918	2,442,875
TRDC-19 - 60 units, 100 DPH, 0% houses and 100% flats	60	£3,677,592	2,615,968	2,399,758	2,184,498	1,970,186	1,756,825	1,544,412	1,332,948	1,122,435	912,870	704,254	496,588
TRDC-20 - 60 units, 35 DPH, 100% houses and 0% flats	60	£10,507,404	7,880,998	7,615,001	7,349,271	7,083,829	6,819,604	6,556,599	6,294,812	6,034,243	5,774,893	5,516,761	5,259,847
TRDC-21 - 70 units, 50 DPH, 80% houses and 20% flats	70	£8,581,047	8,001,786	7,702,894	7,405,349	7,109,154	6,814,307	6,520,808	6,228,411	5,935,487	5,643,921	5,353,714	5,064,866
TRDC-22 - 70 units, 35 DPH, 100% houses and 0% flats	70	£12,750,932	9,984,820	9,691,701	9,399,860	9,098,596	8,799,816	8,493,042	8,188,272	7,884,509	7,582,746	7,283,983	6,989,220
TRDC-23 - 80 units, 50 DPH, 100% houses and 0% flats	80	£9,806,911	10,279,793	9,933,373	9,588,526	9,245,253	8,903,554	8,563,431	8,224,881	7,887,907	7,552,505	7,218,678	6,886,426
TRDC-24 - 80 units, 80 DPH, 55% houses and 45% flats	80	£6,129,319	7,235,781	6,918,324	6,602,286	6,287,667	5,974,467	5,662,685	5,352,322	5,043,377	4,735,852	4,429,745	4,125,057
TRDC-25 - 95 units, 28 DPH, 100% houses and 0% flats	95	£20,795,905	12,207,255	11,795,879	11,386,375	10,978,738	10,572,971	10,169,074	9,767,047	9,366,889	8,968,600	8,572,181	8,177,631
TRDC-26 - 100 units, 15 DPH, 100% houses and 0% flats	100	£40,862,128	12,849,742	12,416,715	11,985,657	11,556,566	11,129,444	10,704,288	10,281,102	9,859,882	9,440,632	9,023,348	8,608,032
TRDC-27 - 100 units, 35 DPH, 100% houses and 0% flats	100	£17,512,343	12,433,246	12,004,211	11,577,123	11,150,980	10,725,812	10,300,627	9,878,227	9,459,573	9,041,889	8,624,169	8,207,445
TRDC-28 - 130 units, 35, 14 DPH, 95% houses and 5% flats	130	£22,675,342	15,855,162	15,313,221	14,772,064	14,230,388	13,691,192	13,154,475	12,620,237	12,089,478	11,559,198	11,032,397	10,508,074
TRDC-29 - 145 units, 24,83 DPH, 100% houses and 0% flats	145	£35,793,447	18,284,276	17,671,785	17,059,194	16,449,399	15,842,401	15,238,199	14,636,793	14,038,183	13,442,369	12,849,352	12,250,130
TRDC-30 - 165 units, 70, 87 DPH, 60% houses and 40% flats	165	£14,270,321	14,904,838	14,283,047	13,664,036	13,047,805	12,434,355	11,823,686	11,211,500	10,601,569	9,994,442	9,390,118	8,788,599
TRDC-31 - 250 units, 35,07 DPH, 90% houses and 10% flats	250	£43,693,465	25,450,641	24,516,558	23,586,689	22,661,032	21,739,588	20,822,356	19,909,337	19,000,532	18,094,012	17,170,083	16,260,434
TRDC-32 - 400 units, 15,69 DPH, 100% houses and 0% flats	400	£9,266,060	29,647,000	29,171,012	28,695,912	28,220,324	27,745,146	27,269,970	26,794,794	26,319,618	25,844,442	25,369,266	24,894,090
TRDC-33 - 500 units, 20 DPH, 100% houses and 0% flats	500	£153,232,981	40,973,725	39,239,940	37,514,026	35,795,981	34,085,808	32,381,767	30,683,761	28,993,646	27,311,421	25,637,088	23,970,645
TRDC-34 - 750 units, 20 DPH, 100% houses and 0% flats	750	£229,949,472	57,792,900	55,323,986	52,866,289	50,419,809	47,984,547	45,560,500	43,147,672	40,746,060	38,356,664	35,976,486	33,608,526
TRDC-35 - 1000 units, 20 DPH, 100% houses and 0% flats	1,000	£306,465,963	68,937,034	66,043,575	63,163,208	60,295,931	57,441,747	54,600,653	51,772,652	48,957,742	46,155,923	43,362,373	40,576,691
TRDC-36 - 1250 units, 20 DPH, 100% houses and 0% flats	1,250	£382,082,454	83,377,129	79,804,810	76,248,703	72,708,806	69,185,121	65,677,646	62,186,382	58,711,331	55,252,489	51,809,860	48,383,441
TRDC-37 - 1500 units, 20 DPH, 100% houses and 0% flats	1,500	£459,698,944	95,946,630	91,788,141	87,649,558	83,527,882	79,426,112	75,343,249	71,279,292	67,234,241	63,206,087	59,195,409	55,200,311
TRDC-CARE1 (75 rooms)	-	£8,129,319	305,195	305,195	305,195	305,195	305,195	305,195	305,195	305,195	305,195	305,195	305,195
TRDC-CARE2 (40 rooms)	-	£2,022,675	222,103	222,103	222,103	222,103	222,103	222,103	222,103	222,103	222,103	222,103	222,103
TRDC-OFF1	-	£3,064,660	5,093,051	5,093,051	5,093,051	5,093,051	5,093,051	5,093,051	5,093,051	5,093,051	5,093,051	5,093,051	5,093,051
TRDC-OFF2	-	£3,064,660	6,967,324	6,967,324	6,967,324	6,967,324	6,967,324	6,967,324	6,967,324	6,967,324	6,967,324	6,967,324	6,967,324
TRDC-RET1	-	£6,129,319	1,665,412	1,665,412	1,665,412	1,665,412	1,665,412	1,665,412	1,665,412	1,665,412	1,665,412	1,665,412	1,665,412
TRDC-RET2	-	£3,064,660	4,821,951	4,821,951	4,821,951	4,821,951	4,821,951	4,821,951	4,821,951	4,821,951	4,821,951	4,821,951	4,821,951
TRDC-RET3	-	£1,532,330	2,057,346	2,057,346	2,057,346	2,057,346	2,057,346	2,057,346	2,057,346	2,057,346	2,057,346	2,057,346	2,057,346
TRDC-IND1	-	£6,129,319	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459
TRDC-IND2	-	£6,129,319	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763
TRDC-IND3	-	£6,129,319	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615

ICHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL)

£2,760,992

Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
TRDC-1 - 5 units, 25 DPH, 100% houses and 0% flats	5	£552,196	288,547	267,814	245,781	224,048	202,413	180,878	159,443	138,108	116,871	95,735	74,697
TRDC-2 - 5 units, 50 DPH, 100% houses and 0% flats	5	£276,099	288,547	267,814	245,781	224,048	202,413	180,878	159,443	138,108	116,871	95,735	74,697
TRDC-3 - 5 units, 85 DPH, 50% houses and 50% flats	5	£162,411	463,125	443,274	423,511	403,837	384,251	364,753	345,344	326,024	306,791	287,648	268,509
TRDC-4 - 6 units, 30 DPH, 100% houses and 0% flats	6	£552,196	827,456	801,137	774,938	748,857	722,897	697,055	671,332	645,730	620,246	594,882	569,637
TRDC-5 - 6 units, 75 DPH, 75% houses and 25% flats	6	£220,879	692,861	667,785	642,822	617,971	593,233	568,608	544,095	519,695	495,407	471,233	447,172
TRDC-6 - 8 units, 25 DPH, 100% houses and 0% flats	8	£1,961,382	1,068,183	1,068,183	1,033,250	988,476	963,861	929,406	895,110	860,972	828,984	793,175	759,515
TRDC-7 - 8 units, 130 DPH, 0% houses and 100% flats	8	£169,907	365,310	336,939	308,692	280,571	252,574	224,701	196,954	169,350	141,832	114,458	87,200
TRDC-8 - 9 units, 112 DPH, 0% houses and 100% flats	9	£221,865	410,974	379,057	347,279	315,642	284,145	252,789	221,573	190,497	159,561	128,765	98,110
TRDC-9 - 10 units, 25 DPH, 100% houses and 0% flats	10	£1,104,397	1,336,144	1,292,279	1,248,613	1,205,146	1,161,877	1,118,808	1,075,937	1,033,266	990,793	948,520	906,445
TRDC-10 - 10 units, 90 DPH, 50% houses and 50% flats	10	£3,067,777	900,163	859,232	818,495	777,920	737,537	697,337	657,320	617,485	577,833	538,364	499,077
TRDC-11 - 20 units, 35 DPH, 100% houses and 0% flats	20	£1,577,710	2,464,962	2,387,545	2,310,476	2,233,757	2,157,388						

CH RIVERS DISTRICT COUNCIL
ICHMARK LAND VALUE 1 (SECONDARY OFFICES/RETAIL)

		Sales value £5,850 psm		E6,129.319 PER HA		AH tenure Type of rent		Rented 70% 30% AH Rent		Intermediate: FH 0%		SO 30% FH 0%			
														Residual land values	
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH		
TRDC-1 - 5 units, 25 DPH, 100% houses and 0% flats	5	E 1225.864	773.886	748.546	723.321	698.212	673.218	648.339	623.576	598.927	574.394	549.976	525.673		Max AH
TRDC-2 - 5 units, 50 DPH, 100% houses and 0% flats	5	E 1212.932	773.886	748.546	723.321	698.212	673.218	648.339	623.576	598.927	574.394	549.976	525.673		0%
TRDC-3 - 5 units, 85 DPH, 50% houses and 50% flats	5	E 360.548	542.531	519.479	496.530	473.683	450.940	428.299	405.761	383.325	360.992	338.762	316.636		30%
TRDC-4 - 6 units, 30 DPH, 100% houses and 0% flats	6	E 1225.864	928.663	898.255	867.986	837.855	807.861	778.008	748.291	718.713	689.273	659.972	630.807		50%
TRDC-5 - 6 units, 75 DPH, 75% houses and 25% flats	6	E 490.346	791.141	762.099	733.189	704.408	675.758	647.240	618.851	590.594	562.466	534.470	506.604		50%
TRDC-6 - 8 units, 25 DPH, 100% houses and 0% flats	8	E 1361.382	1,238.217	1,197.674	1,157.515	1,117.140	1,077.145	1,037.343	997.721	958.283	918.930	879.562	841.077		50%
TRDC-7 - 8 units, 130 DPH, 0% houses and 100% flats	8	E 337.182	484.104	450.596	417.953	385.095	352.382	319.814	287.329	255.115	222.982	190.995	159.153		50%
TRDC-8 - 9 units, 112 DPH, 0% houses and 100% flats	9	E 492.535	544.617	507.325	470.197	433.232	396.430	359.791	323.315	287.004	250.854	214.869	179.047		5%
TRDC-9 - 10 units, 25 DPH, 100% houses and 0% flats	10	E 2451.728	1,504.822	1,454.143	1,403.694	1,353.475	1,303.487	1,253.729	1,204.202	1,154.905	1,105.839	1,057.003	1,008.397		40%
TRDC-10 - 10 units, 50 DPH, 50% houses and 50% flats	10	E 681.035	1,056.434	1,009.181	962.138	915.307	868.686	822.275	776.075	730.087	684.309	638.742	593.385		40%
TRDC-11 - 20 units, 35 DPH, 100% houses and 0% flats	20	E 3,502.468	2,789.383	2,698.949	2,608.702	2,517.888	2,427.489	2,337.506	2,247.938	2,158.787	2,070.051	1,981.730	1,893.826		40%
TRDC-12 - 20 units, 50 DPH, 80% houses and 20% flats	20	E 2451.728	2,713.101	2,610.263	2,507.898	2,405.978	2,304.537	2,203.553	2,103.038	2,002.986	1,903.400	1,804.278	1,705.622		100%
TRDC-13 - 30 units, 25 DPH, 100% houses and 0% flats	30	E 373.55.183	4,424.052	4,270.520	4,117.688	3,965.556	3,814.123	3,663.391	3,513.359	3,364.026	3,215.393	3,067.462	2,920.229		35%
TRDC-14 - 30 units, 50 DPH, 80% houses and 20% flats	30	E 3,677.592	3,905.801	3,757.646	3,610.160	3,463.344	3,317.198	3,171.720	3,026.912	2,882.775	2,738.306	2,596.507	2,454.378		5%
TRDC-15 - 40 units, 50 DPH, 80% houses and 20% flats	40	E 4,903.455	4,438.421	4,284.305	4,130.881	3,978.148	3,826.106	3,674.754	3,524.094	3,374.125	3,224.847	3,076.260	2,928.364		50%
TRDC-16 - 40 units, 80 DPH, 50% houses and 50% flats	40	E 3,044.660	4,139.958	3,954.401	3,769.673	3,585.771	3,402.698	3,220.452	3,039.035	2,858.445	2,678.683	2,498.748	2,321.641		25%
TRDC-17 - 50 units, 35 DPH, 100% houses and 0% flats	50	E 3,756.170	4,373.421	4,187.534	4,002.815	3,818.269	3,636.872	3,456.687	3,278.711	3,099.950	2,924.306	2,749.781	2,576.484		50%
TRDC-18 - 50 units, 80 DPH, 50% houses and 50% flats	50	E 3,830.825	5,174.948	4,943.002	4,712.990	4,482.214	4,253.372	4,025.565	3,798.793	3,573.056	3,348.353	3,124.685	2,902.051		25%
TRDC-19 - 60 units, 100 DPH, 0% houses and 100% flats	60	E 3,677.592	3,470.127	3,219.407	2,969.784	2,721.257	2,473.829	2,227.497	1,982.263	1,738.128	1,495.086	1,253.144	1,012.298		50%
TRDC-20 - 60 units, 35 DPH, 100% houses and 0% flats	60	E 10,507.404	8,848.105	8,541.040	8,235.376	7,931.111	7,628.247	7,326.782	7,026.717	6,728.052	6,430.788	6,134.923	5,840.458		0%
TRDC-21 - 70 units, 50 DPH, 80% houses and 20% flats	70	E 8,581.047	9,107.648	8,763.912	8,421.729	8,081.099	7,740.127	7,400.680	7,062.797	6,726.474	6,391.715	6,058.517	5,726.882		50%
TRDC-22 - 70 units, 35 DPH, 100% houses and 0% flats	70	E 12,558.039	10,106.986	9,768.748	9,432.095	9,097.027	8,763.872	8,431.653	8,094.345	7,762.624	7,430.480	7,099.941	6,769.212		50%
TRDC-23 - 80 units, 50 DPH, 100% houses and 0% flats	80	E 9,806.911	11,550.844	11,152.854	10,756.675	10,362.317	9,969.768	9,579.032	9,190.109	8,802.950	8,417.702	8,034.218	7,649.385		20%
TRDC-24 - 80 units, 80 DPH, 55% houses and 45% flats	80	E 6,129.319	8,440.064	8,073.853	7,709.277	7,346.338	6,985.035	6,625.370	6,267.342	5,910.950	5,556.195	5,203.077	4,851.596		30%
TRDC-25 - 95 units, 28 DPH, 100% houses and 0% flats	95	E 20,795.905	13,716.627	13,244.015	12,773.557	12,305.251	11,839.099	11,375.100	10,913.254	10,453.561	9,996.022	9,540.634	9,083.645		40%
TRDC-26 - 100 units, 15 DPH, 100% houses and 0% flats	100	E 40,862.128	14,438.554	13,941.068	13,445.849	12,952.896	12,462.210	11,973.790	11,487.636	11,003.748	10,522.128	10,042.773	9,561.732		50%
TRDC-27 - 100 units, 35 DPH, 80% houses and 20% flats	100	E 17,512.948	18,549.978	18,549.978	18,549.978	18,549.978	18,549.978	18,549.978	18,549.978	18,549.978	18,549.978	18,549.978	18,549.978		50%
TRDC-28 - 130 units, 35.14 DPH, 95% houses and 5% flats	130	E 22,675.342	17,881.764	17,253.263	16,627.620	16,004.832	15,384.901	14,767.828	14,153.611	13,542.251	12,933.747	12,328.100	11,725.309		50%
TRDC-29 - 145 units, 24.83 DPH, 100% houses and 0% flats	145	E 35,793.447	20,552.014	19,844.765	19,140.738	18,439.932	17,742.348	17,047.966	16,356.845	15,668.926	14,984.229	14,302.752	13,624.499		50%
TRDC-30 - 165 units, 70.87 DPH, 60% houses and 40% flats	165	E 14,270.321	17,359.037	16,366.413	15,914.660	15,196.150	14,480.886	13,768.867	13,060.093	12,354.563	11,652.280	10,953.241	10,257.447		20%
TRDC-31 - 250 units, 35.07 DPH, 90% houses and 10% flats	250	E 43,693.465	29,201.363	28,116.240	27,036.025	25,960.716	24,890.513	23,824.548	22,751.284	21,682.991	20,618.688	19,561.315	18,507.931		40%
TRDC-32 - 400 units, 15.69 DPH, 100% houses and 0% flats	400	E 69,260.520	44,663.082	43,540.501	42,419.780	41,300.960	40,182.760	39,066.120	37,951.040	36,836.560	35,722.720	34,609.616	33,497.072		50%
TRDC-33 - 500 units, 20 DPH, 100% houses and 0% flats	500	E 153,232.981	47,440.521	45,441.556	43,451.714	41,470.964	39,499.317	37,536.770	35,583.325	33,638.982	31,703.741	29,777.801	27,860.563		0%
TRDC-34 - 750 units, 20 DPH, 100% houses and 0% flats	750	E 229,849.472	66,883.350	64,045.821	61,220.816	58,408.937	55,609.982	52,823.953	50,050.848	47,290.670	44,543.416	41,809.087	39,087.683		0%
TRDC-35 - 1000 units, 20 DPH, 100% houses and 0% flats	1,000	E 306,456.963	80,505.084	77,138.078	73,786.363	70,449.939	67,128.806	63,822.964	60,532.412	57,257.153	53,997.183	50,752.505	47,517.459		0%
TRDC-36 - 1250 units, 20 DPH, 100% houses and 0% flats	1,250	E 383,082.454	96,816.128	92,696.539	88,599.692	84,519.587	80,458.224	76,415.604	72,391.726	68,386.590	64,400.197	60,432.546	56,483.637		0%
TRDC-37 - 1500 units, 20 DPH, 100% houses and 0% flats	1,500	E 459,698.944	110,970.044	106,206.384	101,463.942	96,743.216	92,044.207	87,366.915	82,711.340	78,077.482	73,461.480	68,864.426	64,298.117		0%
TRDC-CARE1 (75 rooms)	-	E 129.319	305.195	305.195	305.195	305.195	305.195	305.195	305.195	305.195	305.195	305.195	305.195		0%
TRDC-CARE2 (40 rooms)	-	E 202.675	222.103	222.103	222.103	222.103	222.103	222.103	222.103	222.103	222.103	222.103	222.103		0%
TRDC-OFF1	-	E 3,064.660	5,093.051	5,093.051	5,093.051	5,093.051	5,093.051	5,093.051	5,093.051	5,093.051	5,093.051	5,093.051	5,093.051		0%
TRDC-OFF2	-	E 3,064.660	6,967.324	6,967.324	6,967.324	6,967.324	6,967.324	6,967.324	6,967.324	6,967.324	6,967.324	6,967.324	6,967.324		0%
TRDC-RET1	-	E 6,129.319	1,665.412	1,665.412	1,665.412	1,665.412	1,665.412	1,665.412	1,665.412	1,665.412	1,665.412	1,665.412	1,665.412		50%
TRDC-RET2	-	E 12,558.039	4,821.951	4,821.951	4,821.951	4,821.951	4,821.951	4,821.951	4,821.951	4,821.951	4,821.951	4,821.951	4,821.951		50%
TRDC-RET3	-	E 15,323.360	2,057.346	2,057.346	2,057.346	2,057.346	2,057.346	2,057.346	2,057.346	2,057.346	2,057.346	2,057.346	2,057.346		50%
TRDC-IND1	-	E 6,129.319	2,866.459	2,866.459	2,866.459	2,866.459	2,866.459	2,866.459	2,866.459	2,866.459	2,866.459	2,866.459	2,866.459		50%
TRDC-IND2	-	E 6,129.319	3,533.763	3,533.763	3,533.763	3,533.763	3,533.763	3,533.763	3,533.763	3,533.763	3,533.763	3,533.763	3,533.763		50%
TRDC-IND3	-	E 6,129.319	4,015.615	4,015.615	4,015.615	4,015.615	4,015.615	4,015.615	4,015.615	4,015.615	4,015.615	4,015.615	4,015.615		50%

ICHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL)

		E2,760.992													
														Residual land values	
Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH		
TRDC-1 - 5 units, 25 DPH, 100% houses and 0% flats	5	E 552.198	773.886	748.546	723.321	698.212	673.218	648.339	623.576	598.927	574.394	549.976	525.673		Max AH
TRDC-2 - 5 units, 50 DPH, 100% houses and 0% flats	5	E 276.099	773.886	748.546	723.321	698.212	673.218	648.339	623.576	598.927	574.394	549.976	525.673		50%
TRDC-3 - 5 units, 85 DPH, 50% houses and 50% flats	5	E 162.411	542.531	519.479	496.530	473.683	450.940	428.299	405.761	383.325	360.992	338.762	316.636		50%
TRDC-4 - 6 units, 30 DPH, 100% houses and 0% flats	6	E 552.198	928.663	898.255	867.986	837.855	807.861	778.008	748.291	718.713	689.273	659.972	630.807		50%
TRDC-5 - 6 units, 75 DPH, 75% houses and 25% flats	6	E 220.879	791.141	762.099	733.189	704.408	675.758	647.240	618.851	590.594	5				

CHAMBERS DISTRICT COUNCIL
CHMARK LAND VALUE 1 (SECONDARY OFFICES/RETAIL)

Sales value £6,100 psm		£6,129,319 PER HA		AH tenure Type of rent		Rented 70% 70% Soc Rent 30% AH Rent		Intermediate:		SO 30% FH 0%				
Description		No of units	BLV	0% AH	5% AH	10% AH	15% AH	Residual land values		30% AH	35% AH	40% AH	45% AH	50% AH
TRDC-1 - 5 units, 25 DPH, 100% houses and 0% flats	5	£1,225,864	781,672	756,931	732,303	707,787	683,383	659,091	634,911	610,844	586,889	563,045	539,314	515,583
TRDC-2 - 5 units, 50 DPH, 100% houses and 0% flats	5	£452,932	781,672	756,931	732,303	707,787	683,383	659,091	634,911	610,844	586,889	563,045	539,314	515,583
TRDC-3 - 5 units, 85 DPH, 50% houses and 50% flats	5	£360,548	544,018	521,836	499,753	477,768	455,883	434,096	412,407	390,817	369,325	347,932	326,639	305,346
TRDC-4 - 6 units, 30 DPH, 100% houses and 0% flats	6	£1,225,864	938,007	908,318	878,764	849,345	820,059	790,909	761,893	733,012	704,266	675,654	647,177	617,730
TRDC-5 - 6 units, 75 DPH, 75% houses and 25% flats	6	£490,346	796,740	768,578	740,543	712,634	684,852	657,196	629,667	602,263	574,987	547,836	520,813	493,813
TRDC-6 - 8 units, 25 DPH, 100% houses and 0% flats	8	£1,961,382	1,250,676	1,211,091	1,171,685	1,132,459	1,093,413	1,054,546	1,015,859	977,350	938,022	900,872	863,903	827,013
TRDC-7 - 8 units, 130 DPH, 0% houses and 100% flats	8	£3,177,186	476,043	444,734	413,561	382,525	351,626	320,863	290,239	259,750	229,399	199,184	169,106	139,028
TRDC-8 - 9 units, 112 DPH, 0% houses and 100% flats	9	£492,535	535,549	500,326	465,256	430,341	395,579	360,972	326,519	292,219	258,074	224,082	190,245	156,408
TRDC-9 - 10 units, 25 DPH, 100% houses and 0% flats	10	£2,451,728	1,520,395	1,470,914	1,421,657	1,372,624	1,323,817	1,275,322	1,226,874	1,178,738	1,130,827	1,083,142	1,035,679	988,336
TRDC-10 - 10 units, 50 DPH, 50% houses and 50% flats	10	£681,035	1,059,361	1,013,795	968,433	923,273	878,316	833,561	789,010	744,661	700,514	656,572	612,830	569,288
TRDC-11 - 20 units, 35 DPH, 100% houses and 0% flats	20	£3,502,468	2,908,489	2,727,018	2,633,941	2,540,959	2,449,347	2,358,927	2,269,607	2,180,387	2,112,888	2,027,271	1,942,054	1,857,237
TRDC-12 - 20 units, 50 DPH, 80% houses and 20% flats	20	£2,451,728	2,916,016	2,806,385	2,697,250	2,588,609	2,480,463	2,372,813	2,265,658	2,158,999	2,052,835	1,947,166	1,841,903	1,737,040
TRDC-13 - 30 units, 25 DPH, 100% houses and 0% flats	30	£3,313,191	4,468,565	4,318,345	4,168,807	4,019,953	3,871,782	3,724,292	3,577,488	3,431,366	3,285,926	3,141,171	2,997,099	2,852,026
TRDC-14 - 30 units, 50 DPH, 80% houses and 20% flats	30	£3,677,592	3,936,064	3,791,837	3,648,261	3,505,334	3,363,058	3,221,432	3,080,456	2,940,129	2,800,454	2,661,429	2,523,053	2,384,677
TRDC-15 - 40 units, 50 DPH, 80% houses and 20% flats	40	£4,903,455	4,436,536	4,290,018	4,144,155	3,998,945	3,854,389	3,710,488	3,567,240	3,424,648	3,282,709	3,141,424	3,000,794	2,859,264
TRDC-16 - 40 units, 80 DPH, 50% houses and 50% flats	40	£3,064,660	4,145,984	3,967,258	3,789,346	3,612,220	3,435,890	3,260,354	3,085,614	2,911,670	2,738,521	2,566,166	2,394,607	2,222,048
TRDC-17 - 50 units, 25 DPH, 100% houses and 0% flats	50	£8,156,170	7,444,104	7,195,557	6,948,012	6,699,921	6,452,969	6,207,154	5,962,479	5,718,943	5,475,545	5,235,284	4,995,164	4,755,044
TRDC-18 - 50 units, 80 DPH, 50% houses and 50% flats	50	£3,830,825	5,182,480	4,959,084	4,736,883	4,515,275	4,294,862	4,075,443	3,857,018	3,639,587	3,423,150	3,207,708	2,993,260	2,778,812
TRDC-19 - 60 units, 100 DPH, 0% houses and 100% flats	60	£3,677,592	3,403,959	3,166,724	2,930,528	2,696,367	2,461,243	2,228,157	1,996,106	1,765,092	1,535,115	1,306,175	1,078,272	850,369
TRDC-20 - 60 units, 35 DPH, 100% houses and 0% flats	60	£10,507,404	8,932,925	8,634,669	8,337,614	8,039,905	7,743,562	7,448,586	7,154,975	6,862,732	6,571,854	6,282,342	5,994,196	5,702,050
TRDC-21 - 70 units, 50 DPH, 80% houses and 20% flats	70	£8,581,047	9,169,386	8,835,413	8,502,944	8,171,681	7,842,522	7,514,567	7,187,729	6,860,302	6,534,382	6,209,999	5,887,122	5,564,245
TRDC-22 - 70 units, 35 DPH, 100% houses and 0% flats	70	£1,258,630	45,083,443	4,844,286	9,508,671	9,170,598	8,836,062	8,503,068	8,171,617	7,841,704	7,513,334	7,186,033	6,861,213	6,532,413
TRDC-23 - 80 units, 50 DPH, 100% houses and 0% flats	80	£9,806,911	11,638,220	11,250,614	10,864,767	10,480,681	10,098,357	9,717,792	9,338,989	8,961,948	8,586,667	8,213,147	7,841,387	7,466,627
TRDC-24 - 80 units, 80 DPH, 55% houses and 45% flats	80	£2,129,319	8,441,672	8,089,545	7,738,989	7,390,001	7,042,585	6,696,738	6,352,461	6,009,753	5,668,616	5,329,048	4,991,050	4,651,052
TRDC-25 - 95 units, 20 DPH, 100% houses and 0% flats	95	£20,795,905	13,820,388	13,360,130	12,901,911	12,445,809	11,991,799	11,539,879	11,090,051	10,642,313	10,196,667	9,753,112	9,311,647	8,870,182
TRDC-26 - 100 units, 15 DPH, 100% houses and 0% flats	100	£40,862,128	14,547,776	14,083,267	13,580,959	13,100,852	12,622,946	12,147,241	11,673,737	11,202,435	10,733,333	10,266,433	9,801,734	9,338,034
TRDC-27 - 100 units, 15,69 DPH, 100% houses and 0% flats	100	£1,115,386	35,147,386	35,147,386	35,147,386	35,147,386	35,147,386	35,147,386	35,147,386	35,147,386	35,147,386	35,147,386	35,147,386	35,147,386
TRDC-28 - 130 units, 35, 14 DPH, 95% houses and 5% flats	130	£22,675,342	17,998,136	17,392,196	16,785,054	16,179,443	15,576,600	14,975,528	14,379,226	13,784,694	13,192,932	12,603,940	12,017,718	11,425,496
TRDC-29 - 145 units, 24,83 DPH, 100% houses and 0% flats	145	£35,793,447	20,704,489	20,017,130	19,331,633	18,649,266	17,970,025	17,293,913	16,620,929	15,951,074	15,284,345	14,620,745	13,960,273	13,300,273
TRDC-30 - 165 units, 70,87 DPH, 60% houses and 40% flats	165	£14,270,321	17,341,898	16,651,215	15,963,613	15,279,092	14,593,181	13,909,577	13,229,081	12,551,691	11,877,409	11,206,233	10,536,164	9,866,095
TRDC-31 - 250 units, 35,07 DPH, 90% houses and 10% flats	250	£43,693,465	29,309,953	28,294,336	27,223,431	26,187,239	25,155,758	24,128,991	23,103,427	22,071,764	21,044,885	20,022,790	19,005,479	18,000,479
TRDC-32 - 400 units, 15,69 DPH, 100% houses and 0% flats	400	£156,260,520	45,077,122	44,890,056	44,702,990	44,515,924	44,328,858	44,141,792	43,954,726	43,767,660	43,580,594	43,393,528	43,206,462	43,019,396
TRDC-33 - 500 units, 20 DPH, 100% houses and 0% flats	500	£153,232,981	47,505,135	45,583,258	43,670,098	41,755,556	39,866,871	37,974,675	36,091,225	34,216,523	32,350,566	30,493,558	28,644,896	26,796,234
TRDC-34 - 750 units, 20 DPH, 100% houses and 0% flats	750	£229,849,472	66,872,483	64,145,880	61,431,650	58,727,007	56,033,486	53,352,361	50,683,635	48,027,307	45,383,376	42,751,841	40,132,705	37,513,569
TRDC-35 - 1000 units, 20 DPH, 100% houses and 0% flats	1,000	£306,456,963	79,998,641	76,804,865	73,625,526	70,460,624	67,310,161	64,174,136	61,052,549	57,943,277	54,837,313	51,745,859	48,668,915	45,589,971
TRDC-36 - 1250 units, 20 DPH, 100% houses and 0% flats	1,250	£383,082,454	96,367,665	92,434,342	88,518,653	84,621,197	80,741,375	76,879,386	73,035,231	69,208,909	65,400,421	61,609,766	57,836,945	54,068,124
TRDC-37 - 1500 units, 20 DPH, 100% houses and 0% flats	1,500	£459,698,944	110,648,281	106,073,173	101,518,947	96,965,303	92,417,293	87,877,574	83,354,641	79,852,491	76,371,125	72,910,544	69,469,747	66,038,950
TRDC-CARE1 (75 rooms)	-	£8,129,319	279,247	279,247	279,247	279,247	279,247	279,247	279,247	279,247	279,247	279,247	279,247	279,247
TRDC-CARE2 (40 rooms)	-	£2,022,675	88,694	88,694	88,694	88,694	88,694	88,694	88,694	88,694	88,694	88,694	88,694	88,694
TRDC-OFF1	-	£3,064,660	5,093,051	5,093,051	5,093,051	5,093,051	5,093,051	5,093,051	5,093,051	5,093,051	5,093,051	5,093,051	5,093,051	5,093,051
TRDC-OFF2	-	£3,064,660	6,967,324	6,967,324	6,967,324	6,967,324	6,967,324	6,967,324	6,967,324	6,967,324	6,967,324	6,967,324	6,967,324	6,967,324
TRDC-RET1	-	£6,129,319	1,390,166	1,390,166	1,390,166	1,390,166	1,390,166	1,390,166	1,390,166	1,390,166	1,390,166	1,390,166	1,390,166	1,390,166
TRDC-RET2	-	£3,064,660	4,454,956	4,454,956	4,454,956	4,454,956	4,454,956	4,454,956	4,454,956	4,454,956	4,454,956	4,454,956	4,454,956	4,454,956
TRDC-RET3	-	£1,532,330	1,873,848	1,873,848	1,873,848	1,873,848	1,873,848	1,873,848	1,873,848	1,873,848	1,873,848	1,873,848	1,873,848	1,873,848
TRDC-IND1	-	£6,129,319	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459
TRDC-IND2	-	£6,129,319	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763
TRDC-IND3	-	£6,129,319	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615

CHMARK LAND VALUE 2 (SECONDARY INDUSTRIAL)

Sales value £6,100 psm		£2,760,992 PER HA		AH tenure Type of rent		Rented 70% 70% Soc Rent 30% AH Rent		Intermediate:		SO 30% FH 0%				
Description		No of units	BLV	0% AH	5% AH	10% AH	15% AH	Residual land values		30% AH	35% AH	40% AH	45% AH	50% AH
TRDC-1 - 5 units, 25 DPH, 100% houses and 0% flats	5	£552,198	781,672	756,931	732,303	707,787	683,383	659,091	634,911	610,844	586,889	563,045	539,314	515,583
TRDC-2 - 5 units, 50 DPH, 100% houses and 0% flats	5	£276,099	781,672	756,931	732,303	707,787	683,383	659,091	634,911	610,844	586,889	563,045	539,314	515,583
TRDC-3 - 5 units, 85 DPH, 50% houses and 50% flats	5	£162,411	544,018	521,836	499,753	477,768	455,883	434,096	412,407	390,817	369,325	347,932	326,639	305,346
TRDC-4 - 6 units, 30 DPH, 100% houses and 0% flats	6	£552,198	938,007	908,318	878,764	849,345	820,059	790,909	761,893	733,012	704,266	675,654	647,177	617,730
TRDC-5 - 6 units, 75 DPH, 75% houses and 25% flats	6	£220,879	796,740	768,578	740,543	712,634	684,852	657,196	629,667	602,263	574,987	547,836	520,813	493,813
TRDC-6 - 8 units, 25 DPH, 100% houses and 0% flats	8	£1,961,382	1,250,676	1,211,091	1,171,685	1,132,459	1,093,413	1,054,546	1,015,859	977,350	938,02			

IE RIVERS DISTRICT COUNCIL
ICHMARK LAND VALUE 1 (SECONDARY OFFICES/RETAIL)

Sales value £6,350 psm

£6,129,319 PER HA

AH tenure:
70% Soc Rent 30% AH Rent

Rented 70%
70% Soc Rent 30% AH Rent

Intermediate:
70% Soc Rent 30% AH Rent

SO 30%
FH 0%

Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
TRDC-1 - 5 units, 25 DPH, 100% houses and 0% flats	5	£1,225,864	866,012	837,863	809,844	781,952	754,187	726,552	699,044	671,694	644,411	617,287	590,291
TRDC-2 - 5 units, 50 DPH, 100% houses and 0% flats	5	£1,212,932	866,012	837,863	809,844	781,952	754,187	726,552	699,044	671,694	644,411	617,287	590,291
TRDC-3 - 5 units, 85 DPH, 50% houses and 50% flats	5	£360,548	623,423	598,041	572,772	547,615	522,572	497,641	472,824	448,119	423,527	399,048	374,681
TRDC-4 - 6 units, 30 DPH, 100% houses and 0% flats	6	£1,225,864	1,039,214	1,005,436	971,812	938,342	905,025	871,862	838,852	805,996	773,293	740,744	708,349
TRDC-5 - 6 units, 75 DPH, 75% houses and 25% flats	6	£490,346	895,020	862,893	830,910	799,072	767,377	735,826	704,422	673,161	642,046	611,073	580,245
TRDC-6 - 8 units, 25 DPH, 100% houses and 0% flats	8	£1,961,382	1,385,619	1,340,581	1,295,750	1,251,122	1,206,700	1,162,483	1,118,470	1,074,661	1,031,058	987,658	944,465
TRDC-7 - 8 units, 130 DPH, 0% houses and 100% flats	8	£377,180	594,837	558,750	522,821	487,049	451,434	415,977	380,676	345,533	310,548	275,720	241,050
TRDC-8 - 9 units, 112 DPH, 0% houses and 100% flats	9	£492,535	669,192	628,594	586,173	547,930	507,864	467,974	428,261	388,726	349,367	310,185	271,181
TRDC-9 - 10 units, 25 DPH, 100% houses and 0% flats	10	£2,451,728	1,688,074	1,632,777	1,576,738	1,520,954	1,465,426	1,410,153	1,355,137	1,300,377	1,245,872	1,191,624	1,137,632
TRDC-10 - 10 units, 50 DPH, 50% houses and 50% flats	10	£681,035	1,215,633	1,163,744	1,112,087	1,060,660	1,009,464	958,499	907,765	857,262	806,990	756,949	707,138
TRDC-11 - 20 units, 35 DPH, 100% houses and 0% flats	20	£3,502,468	1,932,911	1,876,192	1,820,870	1,765,840	1,710,473	1,655,864	1,601,118	1,546,244	1,491,241	1,436,116	1,380,841
TRDC-12 - 20 units, 50 DPH, 80% houses and 20% flats	20	£2,451,728	1,240,319	1,175,547	1,109,330	1,042,669	975,663	908,312	840,744	772,919	704,844	636,519	568,044
TRDC-13 - 30 units, 25 DPH, 100% houses and 0% flats	30	£3,677,592	4,407,083	4,243,734	4,081,123	3,919,248	3,758,111	3,597,712	3,438,049	3,279,125	3,120,937	2,963,487	2,806,774
TRDC-14 - 30 units, 50 DPH, 80% houses and 20% flats	40	£4,903,455	5,038,626	4,868,118	4,698,374	4,529,393	4,361,176	4,193,722	4,027,032	3,861,105	3,695,942	3,531,542	3,367,905
TRDC-15 - 40 units, 80 DPH, 50% houses and 50% flats	40	£3,064,660	4,754,994	4,551,616	4,349,144	4,147,575	3,946,913	3,747,156	3,548,304	3,350,357	3,153,316	2,957,179	2,761,948
TRDC-16 - 40 units, 150 DPH, 0% houses and 100% flats	40	£8,156,170	8,251,187	7,968,165	7,686,432	7,405,990	7,126,837	6,848,974	6,572,401	6,297,119	6,023,124	5,750,419	5,479,005
TRDC-17 - 50 units, 80 DPH, 50% houses and 50% flats	50	£3,830,825	5,943,742	5,689,520	5,436,429	5,184,470	4,933,642	4,683,945	4,435,381	4,187,947	3,941,645	3,696,474	3,452,436
TRDC-19 - 60 units, 100 DPH, 0% houses and 100% flats	60	£3,677,592	4,258,117	3,986,373	3,715,813	3,446,438	3,176,248	2,911,242	2,645,420	2,380,784	2,117,333	1,855,065	1,593,962
TRDC-20 - 60 units, 35 DPH, 100% houses and 0% flats	60	£10,507,404	9,901,425	9,561,797	9,223,719	8,887,188	8,552,204	8,218,768	7,886,881	7,556,540	7,227,749	6,900,504	6,574,807
TRDC-21 - 70 units, 50 DPH, 80% houses and 20% flats	70	£8,581,047	10,275,248	9,866,431	9,519,324	9,143,926	8,768,926	8,394,661	8,022,115	7,651,290	7,282,186	6,914,802	6,548,138
TRDC-22 - 70 units, 35 DPH, 100% houses and 0% flats	70	£1,258,930	1,258,930	1,258,930	1,258,930	1,258,930	1,258,930	1,258,930	1,258,930	1,258,930	1,258,930	1,258,930	1,258,930
TRDC-23 - 80 units, 50 DPH, 100% houses and 0% flats	80	£9,806,911	12,909,271	12,470,096	12,032,921	11,597,746	11,164,570	10,733,394	10,304,217	9,877,041	9,451,864	9,028,687	8,604,315
TRDC-24 - 80 units, 80 DPH, 55% houses and 45% flats	80	£6,129,319	9,645,956	9,245,074	8,845,979	8,446,672	8,053,154	7,659,423	7,267,481	6,877,326	6,488,959	6,102,380	5,717,590
TRDC-25 - 95 units, 28 DPH, 100% houses and 0% flats	95	£20,795,905	15,329,759	14,808,329	14,289,093	13,772,322	13,257,926	12,745,905	12,236,258	11,728,986	11,224,088	10,721,565	10,217,624
TRDC-26 - 100 units, 15 DPH, 100% houses and 0% flats	100	£40,862,128	16,136,588	15,587,620	15,041,151	14,497,182	13,955,712	13,416,742	12,880,272	12,346,301	11,814,830	11,285,858	10,755,394
TRDC-27 - 100 units, 150 DPH, 0% houses and 100% flats	100	£17,123,341	15,690,145	15,146,464	14,602,615	14,058,766	13,514,917	12,971,068	12,428,219	11,884,370	11,340,521	10,796,672	10,252,823
TRDC-28 - 130 units, 35, 14 DPH, 95% houses and 5% flats	130	£22,675,342	20,023,503	19,330,483	18,640,611	17,953,887	17,270,309	16,589,861	15,912,600	15,239,467	14,567,481	13,899,643	13,234,953
TRDC-29 - 145 units, 24,83 DPH, 100% houses and 0% flats	145	£35,793,447	22,970,595	22,190,109	21,413,177	20,639,798	19,869,973	19,103,701	18,340,982	17,581,817	16,826,205	16,074,146	15,325,641
TRDC-30 - 165 units, 70,87 DPH, 60% houses and 40% flats	165	£14,270,321	19,790,106	18,995,830	18,205,103	17,417,923	16,634,292	15,854,208	15,077,673	14,304,685	13,535,247	12,769,355	12,007,012
TRDC-31 - 250 units, 35,07 DPH, 90% houses and 10% flats	250	£43,693,465	33,060,675	31,864,017	30,672,767	29,486,923	28,301,344	27,112,934	25,929,996	24,752,532	23,580,540	22,414,021	21,244,816
TRDC-32 - 400 units, 15,69 DPH, 100% houses and 0% flats	400	£6,287,004	30,383,294	29,804,985	29,226,676	28,648,367	28,069,958	27,491,549	26,913,140	26,334,731	25,756,322	25,177,913	24,599,504
TRDC-33 - 500 units, 20 DPH, 100% houses and 0% flats	500	£153,232,981	53,973,490	51,784,811	49,606,091	47,437,328	45,278,524	43,129,677	40,990,789	38,861,859	36,742,886	34,633,871	32,530,597
TRDC-34 - 750 units, 20 DPH, 100% houses and 0% flats	750	£229,849,472	75,972,407	72,872,877	69,787,453	66,716,134	63,658,922	60,615,815	57,586,813	54,571,917	51,571,127	48,584,442	45,610,339
TRDC-35 - 1000 units, 20 DPH, 100% houses and 0% flats	1,000	£306,465,963	91,567,047	87,900,709	84,246,832	80,609,610	76,989,041	73,385,125	69,797,861	66,227,252	62,673,294	59,127,672	55,592,811
TRDC-36 - 1250 units, 20 DPH, 100% houses and 0% flats	1,250	£383,082,454	109,832,338	105,353,763	100,895,545	96,454,889	92,032,842	87,631,180	83,249,907	78,889,019	74,548,519	70,226,406	65,928,679
TRDC-37 - 1500 units, 20 DPH, 100% houses and 0% flats	1,500	£459,698,944	125,722,323	120,534,703	115,350,701	110,230,320	105,113,557	100,029,415	94,950,892	89,904,987	84,882,702	79,884,035	74,908,689
TRDC-CARE1 (75 rooms)	-	£2,400,319	279,247	279,247	279,247	279,247	279,247	279,247	279,247	279,247	279,247	279,247	279,247
TRDC-CARE2 (40 rooms)	-	£2,022,675	88,694	88,694	88,694	88,694	88,694	88,694	88,694	88,694	88,694	88,694	88,694
TRDC-OFF1	-	£3,064,660	5,093,051	5,093,051	5,093,051	5,093,051	5,093,051	5,093,051	5,093,051	5,093,051	5,093,051	5,093,051	5,093,051
TRDC-OFF2	-	£3,064,660	6,967,324	6,967,324	6,967,324	6,967,324	6,967,324	6,967,324	6,967,324	6,967,324	6,967,324	6,967,324	6,967,324
TRDC-RET1	-	£6,129,319	1,385,619	1,340,581	1,295,750	1,251,122	1,206,700	1,162,483	1,118,470	1,074,661	1,031,058	987,658	944,465
TRDC-RET2	-	£1,380,496	4,454,956	4,454,956	4,454,956	4,454,956	4,454,956	4,454,956	4,454,956	4,454,956	4,454,956	4,454,956	4,454,956
TRDC-RET3	-	£1,532,330	1,873,848	1,873,848	1,873,848	1,873,848	1,873,848	1,873,848	1,873,848	1,873,848	1,873,848	1,873,848	1,873,848
TRDC-IND1	-	£6,129,319	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459
TRDC-IND2	-	£6,129,319	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763
TRDC-IND3	-	£6,129,319	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615

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IE RIVERS DISTRICT COUNCIL
ICHMARK LAND VALUE 1 (SECONDARY OFFICES/RETAIL)

Sales value £66,000 psm

£6,129,319 PER HA

AH tenure
Type of Rent

Rented 70%
30% AH Rent

Intermediate:
FH 0%

SO 30%
FH 0%

Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
TRDC-1 - 5 units, 25 DPH, 100% houses and 0% flats	5	£1,225,864	892,074	892,322	893,104	893,822	784,873	765,658	736,778	708,031	679,420	650,942	622,599
TRDC-2 - 5 units, 50 DPH, 100% houses and 0% flats	5	£512,932	312,074	312,322	313,104	313,822	274,873	265,658	236,778	208,031	179,420	150,942	122,599
TRDC-3 - 5 units, 85 DPH, 50% houses and 50% flats	5	£360,548	263,869	263,322	261,893	258,582	258,388	252,313	250,356	240,516	234,794	229,190	223,599
TRDC-4 - 6 units, 30 DPH, 100% houses and 0% flats	6	£1,225,864	1,094,490	1,059,027	1,023,726	988,585	953,607	918,789	884,133	849,637	815,303	781,131	747,119
TRDC-5 - 6 units, 75 DPH, 75% houses and 25% flats	6	£490,346	346,960	313,289	279,771	246,403	213,187	180,122	147,209	114,446	81,834	49,375	17,066
TRDC-6 - 8 units, 25 DPH, 100% houses and 0% flats	8	£1,961,382	1,458,319	1,412,036	1,364,968	1,318,115	1,271,476	1,225,052	1,178,844	1,132,651	1,087,072	1,041,508	999,158
TRDC-7 - 8 units, 130 DPH, 0% houses and 100% flats	8	£237,180	160,203	161,247	161,255	161,255	161,255	161,255	161,255	161,255	161,255	161,255	161,255
TRDC-8 - 9 units, 112 DPH, 0% houses and 100% flats	9	£492,535	371,479	369,229	367,162	365,279	363,580	362,065	360,734	359,586	358,623	357,843	357,249
TRDC-9 - 10 units, 25 DPH, 100% houses and 0% flats	10	£2,451,728	1,781,199	1,722,096	1,663,260	1,604,693	1,546,395	1,488,366	1,430,605	1,373,113	1,315,890	1,258,935	1,202,249
TRDC-10 - 10 units, 90 DPH, 50% houses and 50% flats	10	£681,035	1,295,232	1,241,025	1,187,060	1,133,336	1,079,853	1,026,611	973,610	920,850	868,330	816,053	764,015
TRDC-11 - 20 units, 35 DPH, 100% houses and 0% flats	20	£3,502,468	3,304,674	3,197,975	3,091,654	2,985,816	2,880,463	2,775,593	2,671,208	2,567,307	2,463,890	2,360,966	2,258,510
TRDC-12 - 20 units, 50 DPH, 80% houses and 20% flats	20	£2,451,728	1,781,199	1,722,096	1,663,260	1,604,693	1,546,395	1,488,366	1,430,605	1,373,113	1,315,890	1,258,935	1,202,249
TRDC-13 - 30 units, 25 DPH, 100% houses and 0% flats	30	£7,355,183	5,214,041	5,036,098	4,858,945	4,682,613	4,507,091	4,332,382	4,158,481	3,985,392	3,813,115	3,641,647	3,470,991
TRDC-14 - 30 units, 50 DPH, 80% houses and 20% flats	30	£3,677,592	4,657,725	4,486,778	4,316,604	4,147,201	3,978,568	3,810,708	3,643,618	3,477,299	3,311,752	3,146,978	2,982,971
TRDC-15 - 40 units, 50 DPH, 80% houses and 20% flats	40	£4,903,455	5,338,729	5,160,025	4,982,121	4,805,016	4,628,711	4,453,206	4,278,501	4,104,595	3,931,489	3,759,183	3,587,676
TRDC-16 - 40 units, 80 DPH, 50% houses and 50% flats	40	£3,064,660	5,062,512	4,850,223	4,638,878	4,426,478	4,219,020	4,010,508	3,802,938	3,596,314	3,390,633	3,185,966	2,981,922
TRDC-17 - 50 units, 15 DPH, 100% houses and 0% flats	50	£8,156,170	8,690,070	8,393,480	8,098,242	7,804,355	7,511,819	7,220,636	6,930,802	6,642,321	6,355,191	6,069,412	5,784,985
TRDC-18 - 50 units, 80 DPH, 50% houses and 50% flats	50	£3,830,825	6,328,140	6,062,779	5,798,598	5,535,597	5,273,776	5,013,135	4,753,673	4,495,392	4,238,290	3,982,370	3,727,403
TRDC-19 - 60 units, 100 DPH, 0% houses and 100% flats	60	£3,677,592	4,652,112	4,369,856	4,088,828	3,809,029	3,530,457	3,253,114	2,977,000	2,702,113	2,428,456	2,156,025	1,884,824
TRDC-20 - 60 units, 35 DPH, 100% houses and 0% flats	60	£10,507,404	10,428,084	10,072,176	9,717,890	9,365,226	9,014,184	8,664,762	8,316,963	7,970,786	7,626,229	7,283,294	6,941,962
TRDC-21 - 70 units, 50 DPH, 80% houses and 20% flats	70	£8,581,047	10,856,048	10,462,691	10,068,121	9,675,339	9,283,326	8,891,651	8,501,775	8,113,698	7,727,422	7,342,945	6,960,266
TRDC-22 - 70 units, 35 DPH, 100% houses and 0% flats	70	£1,258,935	8,889,924	11,487,627	11,087,161	10,689,827	10,291,725	9,896,782	9,503,632	9,112,304	8,722,827	8,335,181	7,946,557
TRDC-23 - 80 units, 50 DPH, 100% houses and 0% flats	80	£9,806,911	13,588,485	13,128,717	12,671,041	12,215,459	11,761,970	11,310,575	10,861,272	10,414,062	9,968,944	9,525,921	9,081,780
TRDC-24 - 80 units, 80 DPH, 55% houses and 45% flats	80	£6,129,319	10,248,902	9,830,684	9,414,331	8,999,839	8,587,213	8,176,450	7,767,550	7,360,514	6,955,341	6,552,032	6,150,586
TRDC-25 - 95 units, 28 DPH, 100% houses and 0% flats	95	£20,795,905	16,136,326	15,590,351	15,046,861	14,508,858	13,967,340	13,431,307	12,897,760	12,366,698	11,838,121	11,312,031	10,784,614
TRDC-26 - 100 units, 15 DPH, 100% houses and 0% flats	100	£40,862,128	16,989,606	16,410,896	15,838,802	15,269,324	14,702,463	14,138,218	13,576,589	13,017,577	12,461,181	11,907,401	11,352,225
TRDC-27 - 100 units, 35 DPH, 80% houses and 20% flats	100	£17,512,341	38,594,739	35,959,334	33,324,934	30,690,534	28,056,134	25,421,734	22,787,334	20,152,934	17,518,534	14,884,134	12,249,734
TRDC-28 - 130 units, 35, 14 DPH, 95% houses and 5% flats	130	£22,675,342	21,094,373	20,369,033	19,647,107	18,928,414	18,213,013	17,500,908	16,792,095	16,086,574	15,384,348	14,685,414	13,989,774
TRDC-29 - 145 units, 24,83 DPH, 100% houses and 0% flats	145	£35,793,447	24,179,885	23,362,781	22,549,396	21,739,731	20,933,784	20,131,558	19,333,050	18,538,262	17,747,193	16,959,844	16,176,212
TRDC-30 - 165 units, 70,87 DPH, 60% houses and 40% flats	165	£14,270,321	21,004,452	20,175,539	19,350,325	18,528,811	17,710,995	16,896,879	16,086,464	15,279,748	14,476,730	13,677,413	12,881,795
TRDC-31 - 250 units, 35,07 DPH, 90% houses and 10% flats	250	£43,693,465	34,990,330	33,737,906	32,481,138	31,249,848	30,000,625	28,757,127	27,519,352	26,287,302	25,060,977	23,840,375	22,611,717
TRDC-32 - 400 units, 15,69 DPH, 100% houses and 0% flats	400	£16,260,520	33,968,265	31,715,817	29,463,369	27,210,921	24,958,473	22,706,025	20,453,577	18,201,129	15,948,681	13,696,233	11,443,785
TRDC-33 - 500 units, 20 DPH, 100% houses and 0% flats	500	£153,232,981	57,239,975	54,956,434	52,683,280	50,420,510	48,168,128	45,926,131	43,694,521	41,473,296	39,252,458	37,062,006	34,864,305
TRDC-34 - 750 units, 20 DPH, 100% houses and 0% flats	750	£229,849,472	80,516,935	77,286,505	74,070,772	70,869,734	67,683,392	64,511,745	61,354,795	58,212,541	55,084,982	51,972,120	48,870,207
TRDC-35 - 1000 units, 20 DPH, 100% houses and 0% flats	1,000	£306,465,963	97,097,850	93,282,023	89,477,067	85,689,445	81,919,158	78,166,204	74,430,585	70,712,301	67,011,351	63,312,819	59,630,488
TRDC-36 - 1250 units, 20 DPH, 100% houses and 0% flats	1,250	£383,082,454	116,688,529	111,668,529	107,030,621	102,413,862	97,818,313	93,238,968	88,678,967	84,140,233	79,622,680	75,126,335	70,651,200
TRDC-37 - 1500 units, 20 DPH, 100% houses and 0% flats	1,500	£459,698,944	133,073,147	127,677,218	122,355,846	116,950,030	111,636,773	106,339,072	101,065,928	95,817,342	90,593,312	85,393,940	80,218,926
TRDC-CARE1 (75 rooms)	-	£12,760,992	573,796	573,796	573,796	573,796	573,796	573,796	573,796	573,796	573,796	573,796	573,796
TRDC-CARE2 (40 rooms)	-	£2,022,675	245,787	245,787	245,787	245,787	245,787	245,787	245,787	245,787	245,787	245,787	245,787
TRDC-OFF1	-	£3,064,660	5,093,051	5,093,051	5,093,051	5,093,051	5,093,051	5,093,051	5,093,051	5,093,051	5,093,051	5,093,051	5,093,051
TRDC-OFF2	-	£3,064,660	5,093,051	5,093,051	5,093,051	5,093,051	5,093,051	5,093,051	5,093,051	5,093,051	5,093,051	5,093,051	5,093,051
TRDC-RET1	-	£6,129,319	1,390,166	1,390,166	1,390,166	1,390,166	1,390,166	1,390,166	1,390,166	1,390,166	1,390,166	1,390,166	1,390,166
TRDC-RET2	-	£3,064,660	4,454,956	4,454,956	4,454,956	4,454,956	4,454,956	4,454,956	4,454,956	4,454,956	4,454,956	4,454,956	4,454,956
TRDC-RET3	-	£1,532,330	1,873,848	1,873,848	1,873,848	1,873,848	1,873,848	1,873,848	1,873,848	1,873,848	1,873,848	1,873,848	1,873,848
TRDC-IND1	-	£6,129,319	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459
TRDC-IND2	-	£6,129,319	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763
TRDC-IND3	-	£6,129,319	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615

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IE RIVERS DISTRICT COUNCIL
ICHMARK LAND VALUE 1 (SECONDARY OFFICES/RETAIL)

Sales value £6,850 psm		£6,129,319 PER HA		AH tenure Type of rent		Rented 70% 70% Soc Rent 30% AH Rent		Intermediate:		SO 30% FH 0%																	
Description		No of units		BLV		0% AH		5% AH		10% AH		15% AH		20% AH		25% AH		30% AH		35% AH		40% AH		45% AH		50% AH	
TRDC-1 - 5 units, 25 DPH, 100% houses and 0% flats		5	£1,225,864	996,413	963,454	930,645	897,986	865,478	833,119	800,910	768,851	736,943	705,184	673,578	641,125	608,672	576,216	543,760	511,304	478,848	446,392	413,936	381,480	349,024	316,568	284,112	251,656
TRDC-2 - 5 units, 50 DPH, 100% houses and 0% flats		5	£2,760,099	996,413	963,454	930,645	897,986	865,478	833,119	800,910	768,851	736,943	705,184	673,578	641,125	608,672	576,216	543,760	511,304	478,848	446,392	413,936	381,480	349,024	316,568	284,112	251,656
TRDC-3 - 5 units, 85 DPH, 50% houses and 50% flats		5	£2,760,099	996,413	963,454	930,645	897,986	865,478	833,119	800,910	768,851	736,943	705,184	673,578	641,125	608,672	576,216	543,760	511,304	478,848	446,392	413,936	381,480	349,024	316,568	284,112	251,656
TRDC-4 - 6 units, 30 DPH, 100% houses and 0% flats		6	£1,225,864	1,195,696	1,156,145	1,116,775	1,077,583	1,038,572	999,742	961,091	922,621	884,331	846,221	808,291	770,361	732,431	694,501	656,571	618,641	580,711	542,781	504,851	466,921	428,991	391,061	353,131	
TRDC-5 - 6 units, 75 DPH, 75% houses and 25% flats		6	£490,346	1,045,240	1,007,605	970,137	932,841	895,713	858,754	821,964	785,344	748,893	712,611	676,499	640,635	604,771	568,907	533,043	497,179	461,315	425,451	389,587	353,723	317,859	281,995	246,131	
TRDC-6 - 8 units, 25 DPH, 100% houses and 0% flats		8	£1,961,382	1,598,261	1,541,527	1,489,032	1,436,778	1,384,764	1,332,989	1,281,455	1,230,162	1,179,108	1,128,294	1,077,721	1,027,357	977,193	927,029	876,865	826,701	776,537	726,373	676,209	626,045	575,881	525,717	475,553	
TRDC-7 - 8 units, 130 DPH, 0% houses and 100% flats		8	£1,961,382	1,598,261	1,541,527	1,489,032	1,436,778	1,384,764	1,332,989	1,281,455	1,230,162	1,179,108	1,128,294	1,077,721	1,027,357	977,193	927,029	876,865	826,701	776,537	726,373	676,209	626,045	575,881	525,717	475,553	
TRDC-8 - 9 units, 112 DPH, 0% houses and 100% flats		9	£492,535	865,123	817,497	770,079	722,869	675,864	629,067	582,477	536,093	489,917	443,947	398,185	352,423	306,659	260,895	215,131	169,367	123,603	77,839	32,075	-13,699	-69,465	-125,231	-180,997	
TRDC-9 - 10 units, 25 DPH, 100% houses and 0% flats		10	£2,451,728	1,949,877	1,883,959	1,818,340	1,753,023	1,688,005	1,623,287	1,558,870	1,494,752	1,430,935	1,367,418	1,304,202	1,241,086	1,177,969	1,114,852	1,051,735	988,618	925,501	862,384	799,267	736,150	673,033	610,916	548,799	
TRDC-10 - 10 units, 50 DPH, 50% houses and 50% flats		10	£681,035	1,451,503	1,390,974	1,330,713	1,270,723	1,211,001	1,151,548	1,092,365	1,033,451	974,806	916,430	858,324	799,818	741,312	682,806	624,294	565,782	507,270	448,758	390,246	331,734	273,222	214,710	156,198	
TRDC-11 - 20 units, 35 DPH, 100% houses and 0% flats		20	£3,502,468	3,626,213	3,506,494	3,387,296	3,268,658	3,150,591	3,033,009	2,916,000	2,799,534	2,683,614	2,568,271	2,453,408	2,338,545	2,223,682	2,108,819	1,993,956	1,879,093	1,764,230	1,649,367	1,534,504	1,419,641	1,304,778	1,189,915	1,075,052	
TRDC-12 - 20 units, 50 DPH, 80% houses and 20% flats		20	£2,451,728	3,626,213	3,506,494	3,387,296	3,268,658	3,150,591	3,033,009	2,916,000	2,799,534	2,683,614	2,568,271	2,453,408	2,338,545	2,223,682	2,108,819	1,993,956	1,879,093	1,764,230	1,649,367	1,534,504	1,419,641	1,304,778	1,189,915	1,075,052	
TRDC-13 - 30 units, 25 DPH, 100% houses and 0% flats		30	£7,355,183	5,696,188	5,498,643	5,301,997	5,106,255	4,911,413	4,717,473	4,524,434	4,332,298	4,141,061	3,950,728	3,761,296	3,571,864	3,382,432	3,193,000	3,003,568	2,814,136	2,624,704	2,435,272	2,245,840	2,056,408	1,866,976	1,677,544	1,488,112	
TRDC-14 - 30 units, 50 DPH, 80% houses and 20% flats		30	£3,677,592	5,128,745	4,938,676	4,749,466	4,561,115	4,373,622	4,186,988	4,001,211	3,816,294	3,632,235	3,449,035	3,266,693	3,084,293	2,901,893	2,719,493	2,537,093	2,354,693	2,172,293	1,989,893	1,807,493	1,625,093	1,442,693	1,260,293	1,077,893	
TRDC-15 - 40 units, 50 DPH, 80% houses and 20% flats		40	£4,903,455	5,940,819	5,738,125	5,536,340	5,335,465	5,135,498	4,936,441	4,738,292	4,541,053	4,344,722	4,149,300	3,954,788	3,759,276	3,563,764	3,368,252	3,172,740	2,977,228	2,781,716	2,586,204	2,390,692	2,195,180	2,000,668	1,805,156	1,609,644	
TRDC-16 - 40 units, 80 DPH, 50% houses and 50% flats		40	£3,064,660	5,671,522	5,434,571	5,198,676	4,963,833	4,730,044	4,497,309	4,265,629	4,033,002	3,800,260	3,575,461	3,350,662	3,125,863	2,901,064	2,676,265	2,451,466	2,226,667	2,001,868	1,777,069	1,552,270	1,327,471	1,102,672	877,873	653,074	
TRDC-17 - 50 units, 35 DPH, 100% houses and 0% flats		50	£8,756,170	9,493,647	9,164,404	8,836,862	8,510,424	8,185,686	7,862,455	7,540,723	7,220,496	6,901,769	6,584,546	6,269,827	5,954,608	5,639,389	5,324,170	5,008,951	4,693,732	4,378,513	4,063,294	3,748,075	3,432,856	3,117,637	2,802,418	2,487,199	
TRDC-18 - 50 units, 80 DPH, 50% houses and 50% flats		50	£3,830,825	7,089,402	6,793,215	6,498,344	6,204,791	5,912,555	5,621,637	5,332,035	5,043,752	4,756,576	4,469,325	4,183,400	3,896,149	3,608,898	3,321,647	3,034,396	2,747,145	2,459,894	2,172,643	1,885,392	1,598,141	1,310,890	1,023,639	736,388	
TRDC-19 - 60 units, 100 DPH, 0% houses and 100% flats		60	£3,677,592	5,066,271	5,189,505	4,874,114	4,560,100	4,247,461	3,936,199	3,626,314	3,317,805	3,010,672	2,704,916	2,400,535	2,100,154	1,795,773	1,493,392	1,191,011	888,630	586,249	283,868	-21,513	-219,082	-424,651	-630,220	-838,789	
TRDC-20 - 60 units, 35 DPH, 100% houses and 0% flats		60	£10,507,404	11,392,377	10,997,284	10,603,995	10,212,508	9,822,825	9,434,945	9,048,868	8,664,594	8,282,124	7,901,456	7,522,591	7,143,923	6,765,255	6,386,587	6,007,919	5,629,251	5,250,583	4,871,915	4,493,247	4,114,579	3,735,911	3,357,243	2,978,575	
TRDC-21 - 70 units, 50 DPH, 80% houses and 20% flats		70	£8,581,047	11,964,910	11,523,577	11,082,088	10,642,601	10,205,116	9,769,638	9,336,160	8,904,686	8,475,216	8,047,747	7,622,283	7,197,814	6,773,345	6,348,876	5,924,407	5,500,938	5,076,469	4,651,000	4,226,531	3,802,062	3,377,593	2,953,124	2,528,655	
TRDC-22 - 70 units, 35 DPH, 100% houses and 0% flats		70	£12,558,030	13,022,062	12,554,674	12,109,296	11,665,988	11,224,860	10,783,403	10,342,846	9,902,389	9,461,932	9,021,475	8,581,018	8,140,561	7,700,104	7,259,647	6,819,190	6,378,733	5,938,276	5,497,819	5,057,362	4,616,905	4,176,448	3,735,991	3,295,534	
TRDC-23 - 80 units, 50 DPH, 100% houses and 0% flats		80	£9,046,911	14,859,535	14,348,199	13,839,195	13,329,191	12,820,187	12,311,183	11,802,179	11,293,175	10,784,171	10,275,167	9,766,163	9,257,159	8,748,155	8,239,151	7,729,147	7,220,143	6,711,139	6,202,135	5,693,131	5,184,127	4,675,123	4,166,119	3,657,115	
TRDC-24 - 80 units, 80 DPH, 55% houses and 45% flats		80	£2,760,992	11,453,186	10,986,213	10,521,321	10,058,510	9,597,782	9,139,135	8,682,570	8,228,087	7,775,684	7,325,964	6,877,125	6,427,286	5,977,447	5,527,608	5,077,769	4,627,930	4,178,091	3,728,252	3,278,413	2,828,574	2,378,735	1,928,896	1,479,057	
TRDC-25 - 95 units, 28 DPH, 100% houses and 0% flats		95	£2,760,992	11,453,186	10,986,213	10,521,321	10,058,510	9,597,782	9,139,135	8,682,570	8,228,087	7,775,684	7,325,964	6,877,125	6,427,286	5,977,447	5,527,608	5,077,769	4,627,930	4,178,091	3,728,252	3,278,413	2,828,574	2,378,735	1,928,896	1,479,057	
TRDC-26 - 100 units, 15 DPH, 100% houses and 0% flats		100	£18,406,618	18,744,426	18,352,499	17,958,499	17,566,654	17,174,809	16,782,964	16,391,119	15,999,274	15,607,429	15,215,584	14,823,739	14,431,894	14,040,049	13,648,204	13,256,359	12,864,514	12,472,669	12,080,824	11,688,979	11,297,134	10,905,289	10,513,444	10,121,599	
TRDC-27 - 100 units, 35 DPH, 100% houses and 0% flats		100	£18,406,618	18,744,426	18,352,499	17,958,499	17,566,654	17,174,809	16,782,964	16,391,119	15,999,274	15,607,429	15,215,584	14,823,739	14,431,894	14,040,049	13,648,204	13,256,359	12,864,514	12,472,669	12,080,824	11,688,979	11,297,134	10,905,289	10,513,444	10,121,599	
TRDC-28 - 130 units, 35 DPH, 95% houses and 5% flats		130	£18,406,618	23,113,286	22,306,138	21,502,963	20,702,558	19,906,723	19,114,260	18,320,499	17,526,738	16,732,977	15,939,216	15,145,455	14,351,694	13,557,933	12,764,172	11,970,411	11,176,650	10,382,889	9,589,128	8,795,367	8,001,606	7,207,845	6,414,084	5,620,323	
TRDC-29 - 145 units, 24,83 DPH, 100% houses and 0% flats		145	£16,123,395	26,444,726	25,535,761	24,630,940	23,730,263	22,833,732	21,941,344	21,053,103	20,160,006	19,269,052	18,413,244	17,541,581	16,689,918	15,838,255	14,986,592	14,134,929	13,283,266	12,431,603	11,579,940	10,728,277	9,876,614	9,024,951	8,173,288	7,321,625	
TRDC-30 - 165 units, 70,87 DPH, 60% houses and 40% flats		165	£14,207,321	23,435,897	22,508,739	21,585,720	20,666,844	19,752,107	18,841,511	17,935,056	17,032,742	16,134,568	15,240,535	14,350,642	13,460,749	12,566,816	11,672,883	10,778,950	9,885,017	8,991,084	8,097,151	7,203,218	6,309,285	5,415,352	4		

CH RIVERS DISTRICT COUNCIL
ICHMARK LAND VALUE 1 (SECONDARY OFFICES/RETAIL)

Sales value £7,100 psm

£6,129,319 PER HA

AH tenure:
Type of rent:

Rented 70%
70% Soc Rent 30% Aff Rent

Intermediate:
FH 0%

SO 30%
FH 0%

Description	No of units	BLV	Residual land values										30% AH	35% AH	40% AH	45% AH	50% AH
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH					
TRDC-1 - 5 units, 25 DPH, 100% houses and 0% flats	5	£1,225,864	1,080,753	1,044,398	1,008,185	972,151	936,282	900,579	865,041	829,670	794,465	759,425	724,552				
TRDC-2 - 5 units, 50 DPH, 100% houses and 0% flats	5	£512,932	450,753	434,398	418,185	402,151	386,282	370,579	355,041	339,670	324,465	309,425	294,552				
TRDC-3 - 5 units, 85 DPH, 50% houses and 50% flats	5	£360,548	322,680	309,732	296,931	284,276	271,767	259,405	247,188	235,119	223,196	211,411	199,760				
TRDC-4 - 6 units, 30 DPH, 100% houses and 0% flats	6	£1,225,864	1,080,753	1,044,398	1,008,185	972,151	936,282	900,579	865,041	829,670	794,465	759,425	724,552				
TRDC-5 - 6 units, 75 DPH, 75% houses and 25% flats	6	£490,346	434,521	418,191	402,005	386,018	370,031	354,044	338,057	322,070	306,083	290,096	274,109				
TRDC-6 - 8 units, 25 DPH, 100% houses and 0% flats	8	£1,961,382	1,729,204	1,671,018	1,612,832	1,554,646	1,496,460	1,438,274	1,380,088	1,321,902	1,263,716	1,205,530	1,147,344				
TRDC-7 - 8 units, 130 DPH, 0% houses and 100% flats	8	£377,182	327,792	313,402	300,012	286,622	273,232	259,842	246,452	233,062	219,672	206,282	192,892				
TRDC-8 - 9 units, 112 DPH, 0% houses and 100% flats	9	£492,535	434,521	418,191	402,005	386,018	370,031	354,044	338,057	322,070	306,083	290,096	274,109				
TRDC-9 - 10 units, 25 DPH, 100% houses and 0% flats	10	£2,411,728	2,118,556	2,045,823	1,973,421	1,901,352	1,829,614	1,758,208	1,687,133	1,616,391	1,545,980	1,475,901	1,406,154				
TRDC-10 - 10 units, 90 DPH, 50% houses and 50% flats	10	£681,035	607,775	584,922	562,069	539,216	516,363	493,510	470,657	447,804	424,951	402,098	379,245				
TRDC-11 - 20 units, 35 DPH, 100% houses and 0% flats	20	£3,502,468	3,047,643	2,914,992	2,782,340	2,649,688	2,517,036	2,384,384	2,251,732	2,119,080	1,986,428	1,853,776	1,721,124				
TRDC-12 - 20 units, 50 DPH, 80% houses and 20% flats	20	£2,451,728	2,118,556	2,045,823	1,973,421	1,901,352	1,829,614	1,758,208	1,687,133	1,616,391	1,545,980	1,475,901	1,406,154				
TRDC-13 - 30 units, 25 DPH, 100% houses and 0% flats	30	£3,502,468	3,047,643	2,914,992	2,782,340	2,649,688	2,517,036	2,384,384	2,251,732	2,119,080	1,986,428	1,853,776	1,721,124				
TRDC-14 - 30 units, 50 DPH, 80% houses and 20% flats	30	£3,502,468	3,047,643	2,914,992	2,782,340	2,649,688	2,517,036	2,384,384	2,251,732	2,119,080	1,986,428	1,853,776	1,721,124				
TRDC-15 - 40 units, 50 DPH, 80% houses and 20% flats	40	£4,903,455	4,240,907	4,061,225	3,881,543	3,701,861	3,522,179	3,342,497	3,162,815	2,983,133	2,803,451	2,623,769	2,444,087				
TRDC-16 - 40 units, 80 DPH, 50% houses and 50% flats	40	£3,044,660	2,680,532	2,536,404	2,392,276	2,248,148	2,104,020	1,959,892	1,815,764	1,671,636	1,527,508	1,383,380	1,239,252				
TRDC-17 - 50 units, 35 DPH, 100% houses and 0% flats	50	£8,156,170	7,027,224	6,753,327	6,479,430	6,205,533	5,931,636	5,657,739	5,383,842	5,109,945	4,836,048	4,562,151	4,288,254				
TRDC-18 - 50 units, 80 DPH, 50% houses and 50% flats	50	£3,800,825	3,280,665	3,126,537	2,972,409	2,818,281	2,664,153	2,510,025	2,355,897	2,201,769	2,047,641	1,893,513	1,739,385				
TRDC-19 - 60 units, 100 DPH, 0% houses and 100% flats	60	£3,877,592	3,360,430	3,206,302	3,052,174	2,898,046	2,743,918	2,589,790	2,435,662	2,281,534	2,127,406	1,973,278	1,819,150				
TRDC-20 - 60 units, 35 DPH, 100% houses and 0% flats	60	£10,507,404	9,122,366	8,792,392	8,462,418	8,132,444	7,802,470	7,472,496	7,142,522	6,812,548	6,482,574	6,152,600	5,822,626				
TRDC-21 - 70 units, 50 DPH, 80% houses and 20% flats	70	£8,581,047	7,366,115	7,036,141	6,706,167	6,376,193	6,046,219	5,716,245	5,386,271	5,056,297	4,726,323	4,396,349	4,066,375				
TRDC-22 - 70 units, 35 DPH, 100% houses and 0% flats	70	£1,058,030	913,261	878,287	843,313	808,339	773,365	738,391	703,417	668,443	633,469	598,495	563,521				
TRDC-23 - 80 units, 50 DPH, 100% houses and 0% flats	80	£9,806,911	8,421,584	8,037,159	7,652,734	7,268,309	6,883,884	6,499,459	6,115,034	5,730,609	5,346,184	4,961,759	4,577,334				
TRDC-24 - 80 units, 20 DPH, 55% houses and 45% flats	80	£6,129,319	5,267,471	5,012,411	4,757,351	4,502,291	4,247,231	3,992,171	3,737,111	3,482,051	3,226,991	2,971,931	2,716,871				
TRDC-25 - 95 units, 80 DPH, 100% houses and 0% flats	95	£20,795,059	17,555,069	16,486,622	15,418,175	14,349,728	13,281,281	12,212,834	11,144,387	10,075,940	9,007,493	7,939,046	6,870,599				
TRDC-26 - 100 units, 15 DPH, 100% houses and 0% flats	100	£40,862,128	34,703,216	33,536,096	32,368,976	31,201,856	30,034,736	28,867,616	27,699,496	26,532,376	25,365,256	24,198,136	23,031,016				
TRDC-27 - 100 units, 35 DPH, 100% houses and 0% flats	100	£17,512,341	15,088,158	14,588,945	14,089,732	13,590,519	13,091,306	12,592,093	12,092,880	11,593,667	11,094,454	10,595,241	10,096,028				
TRDC-28 - 130 units, 35, 14 DPH, 95% houses and 5% flats	130	£22,675,342	19,132,196	18,423,185	17,714,174	17,005,163	16,296,152	15,587,141	14,878,130	14,169,119	13,460,108	12,751,097	12,042,086				
TRDC-29 - 145 units, 24,83 DPH, 100% houses and 0% flats	145	£35,793,447	29,709,568	28,708,740	27,707,912	26,707,084	25,706,256	24,705,428	23,704,600	22,703,772	21,702,944	20,702,116	19,701,288				
TRDC-30 - 165 units, 70,87 DPH, 60% houses and 40% flats	165	£14,270,321	12,067,340	11,622,366	11,177,392	10,732,418	10,287,444	9,842,470	9,397,496	8,952,522	8,507,548	8,062,574	7,617,600				
TRDC-31 - 250 units, 35,07 DPH, 90% houses and 10% flats	250	£43,693,465	36,483,553	35,482,725	34,481,897	33,481,069	32,480,241	31,479,413	30,478,585	29,477,757	28,476,929	27,476,101	26,475,273				
TRDC-32 - 400 units, 15,69 DPH, 100% houses and 0% flats	400	£156,260,520	130,676,617	126,686,804	122,696,991	118,707,178	114,717,365	110,727,552	106,737,739	102,747,926	98,758,113	94,768,300	90,778,487				
TRDC-33 - 500 units, 20 DPH, 100% houses and 0% flats	500	£153,232,981	127,319,162	123,329,349	119,339,536	115,349,723	111,359,910	107,370,097	103,380,284	99,390,471	95,400,658	91,410,845	87,421,032				
TRDC-34 - 750 units, 20 DPH, 100% houses and 0% flats	750	£229,849,472	188,656,188	184,664,713	180,673,238	176,681,763	172,690,288	168,698,813	164,707,338	160,715,863	156,724,388	152,732,913	148,741,438				
TRDC-35 - 1000 units, 20 DPH, 100% houses and 0% flats	1,000	£306,465,963	250,039,603	245,048,128	240,056,653	235,065,178	230,073,703	225,082,228	220,090,753	215,099,278	210,107,803	205,116,328	200,124,853				
TRDC-36 - 1250 units, 20 DPH, 100% houses and 0% flats	1,250	£383,082,454	313,112,207	307,120,732	301,129,257	295,137,782	289,146,307	283,154,832	277,163,357	271,171,882	265,180,407	259,188,932	253,197,457				
TRDC-37 - 1500 units, 20 DPH, 100% houses and 0% flats	1,500	£459,698,944	383,102,724	376,111,249	369,119,774	362,128,299	355,136,824	348,145,349	341,153,874	334,162,399	327,170,924	320,179,449	313,187,974				
TRDC-CARE1 (75 rooms)	-	£12,320,000	573,796	573,796	573,796	573,796	573,796	573,796	573,796	573,796	573,796	573,796	573,796				
TRDC-CARE2 (40 rooms)	-	£2,022,675	245,787	245,787	245,787	245,787	245,787	245,787	245,787	245,787	245,787	245,787	245,787				
TRDC-OFF1	-	£3,064,660	5,093,051	5,093,051	5,093,051	5,093,051	5,093,051	5,093,051	5,093,051	5,093,051	5,093,051	5,093,051	5,093,051				
TRDC-OFF2	-	£3,064,660	5,093,051	5,093,051	5,093,051	5,093,051	5,093,051	5,093,051	5,093,051	5,093,051	5,093,051	5,093,051	5,093,051				
TRDC-RET1	-	£6,129,319	1,390,166	1,390,166	1,390,166	1,390,166	1,390,166	1,390,166	1,390,166	1,390,166	1,390,166	1,390,166	1,390,166				
TRDC-RET2	-	£3,064,660	4,454,956	4,454,956	4,454,956	4,454,956	4,454,956	4,454,956	4,454,956	4,454,956	4,454,956	4,454,956	4,454,956				
TRDC-RET3	-	£1,532,330	1,873,848	1,873,848	1,873,848	1,873,848	1,873,848	1,873,848	1,873,848	1,873,848	1,873,848	1,873,848	1,873,848				
TRDC-IND1	-	£6,129,319	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459				
TRDC-IND2	-	£6,129,319	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763				
TRDC-IND3	-	£6,129,319	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615				

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EE RIVERS DISTRICT COUNCIL
ICHMARK LAND VALUE 1 (SECONDARY OFFICES/RETAIL)

Sales value £7,350 psm

£6,129,319 PER HA

AH tenure
Type of rent

Rented 70%
70% Soc Rent 30% AH Rent

Intermediate:

SO 30%
FH 0%

Description	No of units	BLV	Residual land values										
			0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
TRDC-1 - 5 units, 25 DPH, 100% houses and 0% flats	5	£1,225,864	1,165,092	1,125,318	1,085,726	1,046,315	1,007,087	968,040	929,174	890,490	851,988	813,667	775,528
TRDC-2 - 5 units, 50 DPH, 100% houses and 0% flats	5	£1,225,864	1,165,092	1,125,318	1,085,726	1,046,315	1,007,087	968,040	929,174	890,490	851,988	813,667	775,528
TRDC-3 - 5 units, 85 DPH, 50% houses and 50% flats	5	£360,548	302,087	285,938	269,950	254,123	238,466	222,951	207,665	192,400	177,165	161,960	146,783
TRDC-4 - 6 units, 30 DPH, 100% houses and 0% flats	6	£1,225,864	1,165,092	1,125,318	1,085,726	1,046,315	1,007,087	968,040	929,174	890,490	851,988	813,667	775,528
TRDC-5 - 6 units, 75 DPH, 75% houses and 25% flats	6	£490,346	424,801	416,234	407,667	399,100	390,533	381,966	373,399	364,832	356,265	347,698	339,131
TRDC-6 - 8 units, 25 DPH, 100% houses and 0% flats	8	£1,961,382	1,864,147	1,800,509	1,737,161	1,673,813	1,610,465	1,547,117	1,483,769	1,420,421	1,357,073	1,293,725	1,230,377
TRDC-7 - 8 units, 130 DPH, 0% houses and 100% flats	8	£3,171,180	3,066,585	2,954,990	2,843,395	2,731,800	2,620,205	2,508,610	2,397,015	2,285,420	2,173,825	2,062,230	1,950,635
TRDC-8 - 9 units, 112 DPH, 0% houses and 100% flats	9	£492,535	413,408	407,435	401,462	395,489	389,516	383,543	377,570	371,597	365,624	359,651	353,678
TRDC-9 - 10 units, 25 DPH, 100% houses and 0% flats	10	£2,451,728	2,347,234	2,232,740	2,118,246	2,003,752	1,889,258	1,774,764	1,660,270	1,545,776	1,431,282	1,316,788	1,202,294
TRDC-10 - 10 units, 50 DPH, 50% houses and 50% flats	10	£681,035	576,047	560,871	545,695	530,519	515,343	500,167	484,991	469,815	454,639	439,463	424,287
TRDC-11 - 20 units, 35 DPH, 100% houses and 0% flats	20	£3,502,468	3,269,074	3,123,500	2,977,926	2,832,352	2,686,778	2,541,204	2,395,630	2,250,056	2,104,482	1,958,908	1,813,334
TRDC-12 - 20 units, 50 DPH, 80% houses and 20% flats	20	£2,451,728	2,347,234	2,232,740	2,118,246	2,003,752	1,889,258	1,774,764	1,660,270	1,545,776	1,431,282	1,316,788	1,202,294
TRDC-13 - 30 units, 25 DPH, 100% houses and 0% flats	30	£7,355,183	6,860,481	6,423,750	6,188,102	5,953,537	5,720,055	5,485,573	5,250,330	5,020,106	4,790,882	4,561,658	4,332,434
TRDC-14 - 30 units, 50 DPH, 80% houses and 20% flats	30	£3,677,592	3,420,783	3,242,470	3,064,157	2,885,844	2,707,531	2,529,218	2,350,905	2,172,592	1,994,279	1,815,966	1,637,653
TRDC-15 - 40 units, 50 DPH, 80% houses and 20% flats	40	£4,903,455	4,444,956	4,134,326	3,823,696	3,513,066	3,202,436	2,891,806	2,581,176	2,270,546	1,959,916	1,649,286	1,338,656
TRDC-16 - 40 units, 80 DPH, 50% houses and 50% flats	40	£3,064,660	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459
TRDC-17 - 50 units, 25 DPH, 100% houses and 0% flats	50	£8,156,170	7,710,802	7,265,434	6,820,066	6,374,698	5,929,330	5,483,962	5,038,594	4,593,226	4,147,858	3,702,490	3,257,122
TRDC-18 - 50 units, 80 DPH, 50% houses and 50% flats	50	£3,830,825	3,611,926	3,254,085	2,896,244	2,538,403	2,180,562	1,822,721	1,464,880	1,107,039	749,198	391,357	3,257,122
TRDC-19 - 60 units, 100 DPH, 0% houses and 100% flats	60	£3,677,592	3,269,074	3,123,500	2,977,926	2,832,352	2,686,778	2,541,204	2,395,630	2,250,056	2,104,482	1,958,908	1,813,334
TRDC-20 - 60 units, 35 DPH, 100% houses and 0% flats	60	£10,507,404	10,320,962	10,135,520	9,950,078	9,764,636	9,579,194	9,393,752	9,208,310	9,022,868	8,837,426	8,651,984	8,466,542
TRDC-21 - 70 units, 50 DPH, 80% houses and 20% flats	70	£8,581,047	8,165,160	7,749,273	7,333,386	6,917,500	6,501,614	6,085,728	5,669,842	5,253,956	4,838,070	4,422,184	4,006,298
TRDC-22 - 70 units, 35 DPH, 100% houses and 0% flats	70	£12,588,035	12,403,593	12,219,151	12,034,709	11,850,267	11,665,825	11,481,383	11,296,941	11,112,499	10,928,057	10,743,615	10,559,173
TRDC-23 - 80 units, 50 DPH, 100% houses and 0% flats	80	£9,806,911	9,621,469	9,437,027	9,252,585	9,068,143	8,883,701	8,699,259	8,514,817	8,330,375	8,145,933	7,961,491	7,777,049
TRDC-24 - 80 units, 80 DPH, 55% houses and 45% flats	80	£6,129,319	5,944,877	5,769,435	5,593,993	5,418,551	5,243,109	5,067,667	4,892,225	4,716,783	4,541,341	4,365,899	4,190,457
TRDC-25 - 95 units, 28 DPH, 100% houses and 0% flats	95	£20,795,095	20,644,411	19,934,758	19,225,105	18,515,452	17,805,799	17,096,146	16,386,493	15,676,840	14,967,187	14,257,534	13,547,881
TRDC-26 - 100 units, 15 DPH, 100% houses and 0% flats	100	£40,862,128	40,712,686	40,563,244	40,413,802	40,264,360	40,114,918	39,965,476	39,816,034	39,666,592	39,517,150	39,367,708	39,218,266
TRDC-27 - 100 units, 35 DPH, 100% houses and 0% flats	100	£12,588,035	12,403,593	12,219,151	12,034,709	11,850,267	11,665,825	11,481,383	11,296,941	11,112,499	10,928,057	10,743,615	10,559,173
TRDC-28 - 130 units, 35, 14 DPH, 95% houses and 5% flats	130	£22,675,342	22,151,113	21,626,884	21,102,655	20,578,426	20,054,197	19,529,968	19,005,739	18,481,510	17,957,281	17,433,052	16,908,823
TRDC-29 - 145 units, 24,83 DPH, 100% houses and 0% flats	145	£35,793,447	30,974,409	29,881,720	28,794,026	27,711,327	26,628,625	25,545,923	24,463,221	23,380,519	22,297,817	21,215,115	20,132,413
TRDC-30 - 165 units, 70,87 DPH, 60% houses and 40% flats	165	£14,270,321	13,968,785	13,667,249	13,365,713	13,064,177	12,762,641	12,461,105	12,159,569	11,858,033	11,556,497	11,254,961	10,953,425
TRDC-31 - 250 units, 35,07 DPH, 90% houses and 10% flats	250	£43,693,465	43,179,398	42,665,331	42,151,264	41,637,197	41,123,130	40,609,063	40,094,996	39,580,929	39,066,862	38,552,795	38,038,728
TRDC-32 - 400 units, 15,69 DPH, 100% houses and 0% flats	400	£156,260,520	154,960,520	153,660,520	152,360,520	151,060,520	149,760,520	148,460,520	147,160,520	145,860,520	144,560,520	143,260,520	141,960,520
TRDC-33 - 500 units, 20 DPH, 100% houses and 0% flats	500	£153,232,981	150,866,866	148,500,751	146,134,636	143,768,521	141,402,406	139,036,291	136,670,176	134,304,061	131,937,946	129,571,831	127,205,716
TRDC-34 - 750 units, 20 DPH, 100% houses and 0% flats	750	£229,949,472	107,691,636	103,353,333	99,034,861	94,736,222	90,437,581	86,138,940	81,840,299	77,541,658	73,243,017	68,944,376	64,645,735
TRDC-35 - 1000 units, 20 DPH, 100% houses and 0% flats	1,000	£306,465,963	131,440,540	126,220,696	121,024,665	115,824,634	110,628,603	105,432,572	100,236,541	95,040,510	89,844,479	84,648,448	79,452,417
TRDC-36 - 1250 units, 20 DPH, 100% houses and 0% flats	1,250	£383,082,454	156,413,326	150,117,917	143,851,271	137,613,386	131,404,265	125,223,907	119,072,310	112,949,477	106,855,406	100,783,233	94,738,320
TRDC-37 - 1500 units, 20 DPH, 100% houses and 0% flats	1,500	£459,698,944	178,937,310	170,813,358	163,622,442	156,464,564	149,339,725	142,247,910	135,189,153	128,163,424	121,170,733	114,211,078	107,294,461
TRDC-CARE1 (75 rooms)	-	£139,319	573,796	573,796	573,796	573,796	573,796	573,796	573,796	573,796	573,796	573,796	573,796
TRDC-CARE2 (40 rooms)	-	£2,022,675	245,787	245,787	245,787	245,787	245,787	245,787	245,787	245,787	245,787	245,787	245,787
TRDC-OFF1	-	£3,064,660	5,093,051	5,093,051	5,093,051	5,093,051	5,093,051	5,093,051	5,093,051	5,093,051	5,093,051	5,093,051	5,093,051
TRDC-OFF2	-	£3,064,660	5,093,051	5,093,051	5,093,051	5,093,051	5,093,051	5,093,051	5,093,051	5,093,051	5,093,051	5,093,051	5,093,051
TRDC-RET1	-	£6,129,319	1,390,166	1,390,166	1,390,166	1,390,166	1,390,166	1,390,166	1,390,166	1,390,166	1,390,166	1,390,166	1,390,166
TRDC-RET2	-	£1,390,166	1,390,166	1,390,166	1,390,166	1,390,166	1,390,166	1,390,166	1,390,166	1,390,166	1,390,166	1,390,166	1,390,166
TRDC-RET3	-	£1,390,166	1,390,166	1,390,166	1,390,166	1,390,166	1,390,166	1,390,166	1,390,166	1,390,166	1,390,166	1,390,166	1,390,166
TRDC-IND1	-	£6,129,319	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459
TRDC-IND2	-	£6,129,319	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763
TRDC-IND3	-	£6,129,319	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615

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EE RIVERS DISTRICT COUNCIL
ICHMARK LAND VALUE 1 (SECONDARY OFFICES/RETAIL)

Sales value £7,600 psm

£6,129,319 PER HA

AH tenure
Type of rent

Rented 70%
70% Soc Rent 30% AH Rent

Intermediate:
Type of rent

SO 30%
FH 0%

Description	No of units	BLV	0% AH	5% AH	10% AH	15% AH	20% AH	25% AH	30% AH	35% AH	40% AH	45% AH	50% AH
TRDC-1 - 5 units, 25 DPH, 100% houses and 0% flats	5	£1,225,864	1,249,431	1,206,250	1,163,266	1,120,480	1,077,892	1,035,500	993,306	951,309	909,510	867,908	826,504
TRDC-2 - 5 units, 50 DPH, 100% houses and 0% flats	5	£512,932	1,249,431	1,206,250	1,163,266	1,120,480	1,077,892	1,035,500	993,306	951,309	909,510	867,908	826,504
TRDC-3 - 5 units, 85 DPH, 50% houses and 50% flats	5	£360,548	981,492	942,143	902,968	863,970	825,145	786,496	748,022	709,723	671,598	633,649	595,874
TRDC-4 - 6 units, 30 DPH, 100% houses and 0% flats	6	£1,225,864	1,499,318	1,447,500	1,395,920	1,344,576	1,293,470	1,242,600	1,191,967	1,141,571	1,091,412	1,041,490	991,806
TRDC-5 - 6 units, 75 DPH, 75% houses and 25% flats	6	£490,346	1,340,082	1,290,549	1,241,238	1,192,152	1,143,289	1,094,649	1,046,231	998,039	950,069	902,321	854,798
TRDC-6 - 8 units, 25 DPH, 100% houses and 0% flats	8	£1,961,382	1,999,090	1,930,000	1,861,226	1,792,168	1,724,626	1,656,800	1,589,289	1,522,095	1,455,216	1,388,954	1,322,406
TRDC-7 - 8 units, 130 DPH, 0% houses and 100% flats	8	£377,189	1,253,375	1,068,714	1,012,295	956,121	900,193	844,500	789,071	733,876	678,931	624,229	569,779
TRDC-8 - 9 units, 112 DPH, 0% houses and 100% flats	9	£492,535	1,266,051	1,202,303	1,138,831	1,075,636	1,012,717	950,072	887,705	825,613	763,797	702,258	640,994
TRDC-9 - 10 units, 25 DPH, 100% houses and 0% flats	10	£2,451,728	2,456,912	2,369,550	2,283,583	2,198,010	2,112,833	2,028,050	1,943,662	1,859,669	1,776,070	1,692,867	1,610,050
TRDC-10 - 10 units, 50 DPH, 50% houses and 50% flats	10	£681,035	1,920,318	1,840,819	1,761,674	1,682,883	1,604,445	1,526,362	1,448,631	1,371,254	1,294,232	1,217,563	1,141,247
TRDC-11 - 20 units, 35 DPH, 100% houses and 0% flats	20	£3,502,468	4,590,505	4,432,009	4,274,234	4,117,184	3,960,896	3,805,254	3,650,373	3,496,216	3,342,763	3,190,074	3,038,086
TRDC-12 - 20 units, 50 DPH, 80% houses and 20% flats	20	£2,451,728	4,590,505	4,432,009	4,274,234	4,117,184	3,960,896	3,805,254	3,650,373	3,496,216	3,342,763	3,190,074	3,038,086
TRDC-13 - 30 units, 25 DPH, 100% houses and 0% flats	30	£3,735,183	7,142,628	6,886,304	6,631,154	6,377,178	6,124,375	5,872,747	5,622,293	5,373,012	5,124,904	4,877,972	4,632,211
TRDC-14 - 30 units, 50 DPH, 80% houses and 20% flats	30	£3,677,592	6,541,802	6,294,367	6,048,052	5,802,858	5,558,783	5,315,828	5,073,993	4,833,278	4,593,684	4,355,210	4,117,856
TRDC-15 - 40 units, 50 DPH, 50% houses and 50% flats	40	£4,903,455	7,747,087	7,472,425	7,198,999	6,926,810	6,655,858	6,386,144	6,117,666	5,850,425	5,584,420	5,319,653	5,054,077
TRDC-16 - 40 units, 80 DPH, 50% houses and 50% flats	40	£3,064,660	7,497,593	7,185,699	6,875,192	6,566,073	6,258,344	5,952,001	5,647,048	5,343,482	5,041,304	4,740,515	4,441,114
TRDC-17 - 50 units, 20 DPH, 100% houses and 0% flats	50	£8,156,170	11,904,379	11,477,174	11,051,923	10,628,630	10,207,293	9,787,912	9,370,487	8,955,020	8,541,507	8,129,952	7,720,383
TRDC-18 - 50 units, 80 DPH, 50% houses and 50% flats	50	£3,800,825	9,371,991	8,982,123	8,593,990	8,207,592	7,822,929	7,440,001	7,058,810	6,679,352	6,301,630	5,925,644	5,551,393
TRDC-19 - 60 units, 100 DPH, 0% houses and 100% flats	60	£3,677,592	8,068,748	7,648,450	7,229,971	6,813,312	6,398,475	5,985,457	5,574,258	5,164,880	4,757,322	4,351,584	3,947,667
TRDC-20 - 60 units, 35 DPH, 100% houses and 0% flats	60	£10,507,404	14,285,255	13,772,068	13,262,308	12,754,356	12,248,751	11,745,495	11,244,585	10,746,023	10,249,809	9,755,942	9,264,423
TRDC-21 - 70 units, 50 DPH, 80% houses and 20% flats	70	£8,581,047	15,264,206	14,686,857	14,112,121	13,540,000	12,970,492	12,403,597	11,839,317	11,277,650	10,716,596	10,162,157	9,608,331
TRDC-22 - 70 units, 35 DPH, 100% houses and 0% flats	70	£2,580,590	16,338,599	15,755,816	15,175,700	14,598,251	14,023,469	13,451,355	12,880,446	12,308,489	11,741,220	11,175,840	10,612,747
TRDC-23 - 80 units, 50 DPH, 100% houses and 0% flats	80	£9,806,911	18,672,684	18,006,646	17,343,657	16,683,715	16,026,822	15,372,977	14,720,510	14,067,987	13,415,537	12,772,160	12,128,854
TRDC-24 - 80 units, 80 DPH, 55% houses and 45% flats	80	£6,129,319	15,066,040	14,452,798	13,842,292	13,234,522	12,629,489	12,027,191	11,427,629	10,830,804	10,236,714	9,645,360	9,056,744
TRDC-25 - 95 units, 28 DPH, 100% houses and 0% flats	95	£20,795,905	22,173,813	21,382,893	20,595,592	19,811,912	19,031,851	18,255,410	17,480,606	16,705,736	15,934,513	15,166,939	14,403,014
TRDC-26 - 100 units, 15 DPH, 100% houses and 0% flats	100	£40,862,128	23,340,856	22,508,308	21,679,571	20,854,645	20,033,527	19,216,222	18,400,637	17,584,984	16,773,172	15,965,200	15,161,068
TRDC-27 - 100 units, 35 DPH, 100% houses and 0% flats	100	£17,512,040	22,847,577	22,022,284	21,202,228	20,392,996	19,599,011	18,798,772	17,992,311	17,184,997	16,380,514	15,578,914	14,781,796
TRDC-28 - 130 units, 35, 14 DPH, 95% houses and 5% flats	130	£22,675,342	28,170,026	28,117,277	27,069,331	26,026,189	24,987,852	23,954,319	22,925,589	21,901,664	20,882,543	19,868,226	18,857,894
TRDC-29 - 145 units, 24,83 DPH, 100% houses and 0% flats	145	£35,793,447	33,239,250	32,054,699	30,875,569	29,701,860	28,533,572	27,370,706	26,213,260	25,061,235	23,914,632	22,773,449	21,632,026
TRDC-30 - 165 units, 70,87 DPH, 60% houses and 40% flats	165	£14,270,321	30,730,228	29,508,335	28,291,907	27,080,942	25,875,442	24,675,404	23,480,833	22,288,334	21,096,278	19,909,727	18,726,662
TRDC-31 - 250 units, 35,07 DPH, 90% houses and 10% flats	250	£43,693,465	49,895,243	48,029,108	46,171,452	44,322,278	42,481,582	40,636,645	38,797,525	36,968,963	35,144,957	33,331,508	31,526,616
TRDC-32 - 400 units, 15,69 DPH, 100% houses and 0% flats	400	£156,260,520	79,489,265	74,980,960	70,480,960	65,980,960	61,480,960	56,980,960	52,480,960	47,980,960	43,480,960	38,980,960	34,480,960
TRDC-33 - 500 units, 20 DPH, 100% houses and 0% flats	500	£153,232,981	82,950,571	79,618,950	76,301,974	73,000,544	69,714,360	66,443,421	63,181,390	59,933,923	56,701,738	53,484,838	50,293,221
TRDC-34 - 750 units, 20 DPH, 100% houses and 0% flats	750	£229,849,472	116,722,774	112,012,579	107,323,946	102,656,871	98,011,356	93,387,402	88,785,007	84,204,173	79,644,899	75,107,184	70,591,030
TRDC-35 - 1000 units, 20 DPH, 100% houses and 0% flats	1,000	£306,465,963	142,821,197	137,129,215	131,463,240	125,823,273	120,209,314	114,621,364	109,059,421	103,523,485	98,012,571	92,511,490	87,036,507
TRDC-36 - 1250 units, 20 DPH, 100% houses and 0% flats	1,250	£383,082,454	169,714,445	162,875,915	156,066,124	149,287,631	142,540,436	135,824,537	129,139,936	122,486,632	115,864,625	109,273,916	102,714,504
TRDC-37 - 1500 units, 20 DPH, 100% houses and 0% flats	1,500	£459,698,944	192,953,630	185,123,107	177,328,431	169,569,603	161,846,620	154,159,486	146,508,198	138,892,757	131,313,163	123,769,416	116,261,516
TRDC-CARE1 (75 rooms)	-	£12,760,992	573,796	573,796	573,796	573,796	573,796	573,796	573,796	573,796	573,796	573,796	573,796
TRDC-CARE2 (40 rooms)	-	£2,022,675	245,787	245,787	245,787	245,787	245,787	245,787	245,787	245,787	245,787	245,787	245,787
TRDC-OFF1	-	£3,064,660	5,093,051	5,093,051	5,093,051	5,093,051	5,093,051	5,093,051	5,093,051	5,093,051	5,093,051	5,093,051	5,093,051
TRDC-OFF2	-	£3,064,660	5,093,051	5,093,051	5,093,051	5,093,051	5,093,051	5,093,051	5,093,051	5,093,051	5,093,051	5,093,051	5,093,051
TRDC-RET1	-	£6,129,319	1,380,166	1,380,166	1,380,166	1,380,166	1,380,166	1,380,166	1,380,166	1,380,166	1,380,166	1,380,166	1,380,166
TRDC-RET2	-	£1,380,166	1,380,166	1,380,166	1,380,166	1,380,166	1,380,166	1,380,166	1,380,166	1,380,166	1,380,166	1,380,166	1,380,166
TRDC-RET3	-	£1,380,166	1,380,166	1,380,166	1,380,166	1,380,166	1,380,166	1,380,166	1,380,166	1,380,166	1,380,166	1,380,166	1,380,166
TRDC-IND1	-	£6,129,319	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459	2,866,459
TRDC-IND2	-	£6,129,319	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763	3,533,763
TRDC-IND3	-	£6,129,319	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615	4,015,615

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Appendix 11 - Cumulative policy impacts

Accessibility

Sales value (£ '000 psm)

BLV: SECONDARY OFFICES / RETAIL

Description	No of units	Site area	BLV (£ m)	£5,600 psm		£5,850 psm		£6,100 psm		£6,350 psm		£6,600 psm		£6,850 psm		£7,100 psm		£7,350 psm		£7,600 psm	
				Baseline	10%	Baseline	10%	Baseline	10%	Baseline	10%	Baseline	10%	Baseline	10%	Baseline	10%	Baseline	10%	Baseline	10%
1 TRDC-1 - 5 units, 25 DPH, 100% houses and 0% flats	5	0.20	E1.23	E0.4894	E0.4646	E0.5420	E0.5172	E0.5496	E0.5248	E0.6023	E0.5775	E0.6324	E0.6076	E0.6850	E0.6602	E0.7377	E0.7129	E0.7903	E0.7655	E0.8429	E0.8181
2 TRDC-2 - 5 units, 50 DPH, 100% houses and 0% flats	5	0.10	E0.28	E0.4894	E0.4646	E0.5420	E0.5172	E0.5496	E0.5248	E0.6023	E0.5775	E0.6324	E0.6076	E0.6850	E0.6602	E0.7377	E0.7129	E0.7903	E0.7655	E0.8429	E0.8181
3 TRDC-3 - 5 units, 85 DPH, 50% houses and 50% flats	5	0.06	E0.30	E0.3090	E0.2819	E0.3586	E0.3315	E0.3623	E0.3353	E0.4119	E0.3849	E0.4386	E0.4115	E0.4882	E0.4611	E0.5377	E0.5107	E0.5873	E0.5603	E0.6369	E0.6099
4 TRDC-4 - 6 units, 30 DPH, 100% houses and 0% flats	6	0.20	E1.23	E0.5873	E0.5575	E0.6504	E0.6207	E0.6586	E0.6298	E0.7227	E0.6930	E0.7589	E0.7291	E0.8220	E0.7923	E0.8652	E0.8354	E0.9484	E0.9186	E1.0115	E0.9818
5 TRDC-5 - 6 units, 75 DPH, 75% houses and 25% flats	6	0.08	E0.49	E0.4801	E0.4490	E0.5414	E0.5103	E0.5483	E0.5172	E0.6096	E0.5785	E0.6437	E0.6126	E0.7051	E0.6740	E0.7664	E0.7353	E0.8278	E0.7967	E0.8892	E0.8581
6 TRDC-6 - 8 units, 25 DPH, 100% houses and 0% flats	8	0.32	E1.96	E0.7830	E0.7433	E0.8673	E0.8276	E0.8794	E0.8397	E0.9637	E0.9240	E1.0118	E0.9722	E1.0961	E1.0564	E1.1803	E1.1406	E1.2645	E1.2248	E1.3487	E1.3090
7 TRDC-7 - 8 units, 130 DPH, 0% houses and 100% flats	8	0.06	E0.38	E0.1945	E0.1476	E0.2688	E0.2219	E0.2683	E0.2214	E0.3426	E0.2957	E0.3795	E0.3326	E0.4537	E0.4068	E0.5280	E0.4811	E0.6022	E0.5553	E0.6765	E0.6296
8 TRDC-8 - 9 units, 112 DPH, 0% houses and 100% flats	9	0.08	E0.22	E0.1945	E0.1476	E0.2688	E0.2219	E0.2683	E0.2214	E0.3426	E0.2957	E0.3795	E0.3326	E0.4537	E0.4068	E0.5280	E0.4811	E0.6022	E0.5553	E0.6765	E0.6296
9 TRDC-9 - 10 units, 25 DPH, 100% houses and 0% flats	10	0.40	E2.45	E0.9359	E0.8862	E1.0411	E0.9915	E1.0563	E1.0067	E1.1616	E1.1120	E1.2219	E1.1722	E1.3271	E1.2775	E1.4324	E1.3828	E1.5377	E1.4881	E1.6429	E1.5933
10 TRDC-10 - 10 units, 90 DPH, 50% houses and 50% flats	10	0.11	E0.60	E0.5801	E0.5275	E0.6775	E0.6250	E0.6846	E0.6321	E0.7821	E0.7296	E0.8344	E0.7818	E0.9318	E0.8793	E1.0292	E0.9767	E1.1267	E1.0741	E1.2241	E1.1716
11 TRDC-11 - 20 units, 35 DPH, 100% houses and 0% flats	20	0.57	E3.50	E1.7492	E1.6532	E1.9502	E1.8542	E2.1744	E1.8784	E2.1755	E2.0794	E2.2881	E2.1921	E2.4981	E2.3931	E2.6992	E2.5942	E2.8912	E2.7862	E3.0823	E2.9763
12 TRDC-12 - 20 units, 50 DPH, 80% houses and 20% flats	20	0.40	E2.45	E1.6172	E1.5173	E1.8193	E1.7194	E1.9449	E1.8501	E2.1520	E2.0522	E2.2582	E2.1584	E2.4681	E2.3631	E2.6682	E2.5632	E2.8683	E2.7633	E3.0684	E2.9634
13 TRDC-13 - 30 units, 25 DPH, 100% houses and 0% flats	30	1.20	E7.38	E2.9308	E2.8308	E3.3241	E3.2241	E3.7174	E3.6174	E4.2107	E4.1107	E4.6040	E4.5040	E5.0973	E4.9973	E5.4906	E5.3906	E5.8839	E5.7839	E6.2772	E6.1772
14 TRDC-14 - 30 units, 50 DPH, 80% houses and 20% flats	30	0.60	E2.45	E2.3214	E2.1773	E2.6147	E2.4705	E2.6486	E2.4948	E2.7977	E2.6435	E2.7977	E2.6435	E2.7977	E2.6435	E2.7977	E2.6435	E2.7977	E2.6435	E2.7977	E2.6435
15 TRDC-15 - 40 units, 50 DPH, 80% houses and 20% flats	40	0.80	E4.90	E2.7169	E2.5216	E2.9050	E2.8997	E3.1718	E2.9225	E3.4959	E3.3006	E3.6644	E3.5010	E4.0745	E3.8702	E4.4526	E4.2573	E4.8307	E4.6354	E5.2089	E5.0135
16 TRDC-16 - 40 units, 80 DPH, 50% houses and 50% flats	40	0.50	E3.06	E2.2704	E2.0683	E2.6499	E2.4548	E2.6745	E2.4704	E3.0541	E2.8500	E3.2362	E3.0521	E3.6349	E3.4316	E4.0119	E3.8097	E4.3889	E4.1867	E4.7659	E4.5637
17 TRDC-17 - 50 units, 35 DPH, 100% houses and 0% flats	50	1.43	E7.86	E4.5400	E4.3081	E5.0402	E4.8082	E5.5113	E4.8793	E5.6114	E5.3795	E5.8971	E5.6651	E6.3972	E6.1653	E6.8974	E6.6654	E7.3975	E7.1655	E7.8977	E7.6657
18 TRDC-18 - 50 units, 80 DPH, 50% houses and 50% flats	50	0.63	E3.83	E2.8390	E2.5828	E3.3124	E3.0573	E3.3432	E3.0880	E3.8176	E3.5625	E4.0702	E3.8151	E4.5436	E4.2895	E5.0148	E4.7621	E5.4861	E5.2334	E5.9574	E5.7047
19 TRDC-19 - 60 units, 50 DPH, 50% houses and 100% flats	60	0.60	E1.60	E1.2720	E0.9400	E1.8047	E1.4728	E1.7953	E1.4633	E2.3381	E1.9961	E2.5897	E2.2578	E3.1225	E2.7905	E3.6553	E3.3233	E4.1880	E3.8560	E4.7208	E4.3888
20 TRDC-20 - 60 units, 35 DPH, 100% houses and 0% flats	60	1.71	E10.51	E5.4480	E5.1697	E6.0482	E5.7698	E6.1336	E5.8552	E6.7337	E6.4554	E7.0565	E6.7781	E7.6767	E7.3983	E8.2968	E7.9985	E8.8770	E8.5987	E9.4772	E9.1988
21 TRDC-21 - 70 units, 50 DPH, 80% houses and 20% flats	70	2.00	E5.52	E2.3449	E2.1266	E2.9276	E2.8050	E3.1712	E2.9225	E3.4959	E3.3006	E3.6644	E3.5010	E4.0745	E3.8702	E4.4526	E4.2573	E4.8307	E4.6354	E5.2089	E5.0135
22 TRDC-22 - 70 units, 35 DPH, 100% houses and 0% flats	70	1.40	E2.26	E1.7151	E1.5871	E1.8111	E1.6831	E1.9051	E1.7771	E2.0521	E1.9241	E2.1491	E2.0211	E2.2961	E2.1681	E2.4431	E2.3151	E2.5901	E2.4621	E2.7371	E2.6091
23 TRDC-23 - 80 units, 50 DPH, 100% houses and 0% flats	80	1.60	E1.81	E1.7256	E1.7658	E1.9173	E1.7485	E1.9422	E1.7740	E2.0440	E1.8748	E2.0440	E1.8748	E2.1491	E1.9791	E2.2541	E2.0841	E2.3591	E2.1891	E2.4641	E2.2941
24 TRDC-24 - 80 units, 25 DPH, 55% houses and 45% flats	80	1.00	E1.37	E0.7059	E0.6759	E0.7959	E0.7659	E0.8859	E0.8559	E0.9659	E0.9359	E1.0459	E1.0159	E1.1259	E1.0959	E1.2059	E1.1759	E1.2859	E1.2559	E1.3659	E1.3359
25 TRDC-25 - 95 units, 28 DPH, 100% houses and 0% flats	95	3.39	E8.00	E4.3074	E4.0574	E4.5854	E4.3354	E4.8634	E4.6134	E5.1414	E4.8914	E5.4194	E5.1694	E5.6974	E5.4474	E5.9754	E5.7254	E6.2534	E6.0034	E6.5314	E6.2814
26 TRDC-26 - 100 units, 15 DPH, 100% houses and 0% flats	100	6.67	E14.06	E8.0070	E7.8460	E9.0960	E8.9350	E10.1850	E10.0240	E11.2750	E11.1140	E12.3650	E12.2040	E13.4550	E13.2940	E14.5850	E14.4240	E15.6150	E15.4540	E16.5450	E16.3840
27 TRDC-27 - 100 units, 35 DPH, 95% houses and 5% flats	100	2.86	E1.57	E1.5701	E1.5701	E1.5701	E1.5701	E1.5701	E1.5701	E1.5701	E1.5701	E1.5701	E1.5701	E1.5701	E1.5701	E1.5701	E1.5701	E1.5701	E1.5701	E1.5701	E1.5701
28 TRDC-28 - 130 units, 35.14 DPH, 95% houses and 5% flats	130	3.70	E2.68	E1.0481	E1.0333	E1.2059	E1.1810	E1.3535	E1.3286	E1.5011	E1.4762	E1.6487	E1.6238	E1.7963	E1.7714	E1.9439	E1.9190	E2.0915	E2.0666	E2.2391	E2.2142
29 TRDC-29 - 145 units, 24.83 DPH, 100% houses and 0% flats	145	5.84	E16.12	E12.6833	E12.0256	E14.0942	E13.4365	E15.2633	E14.6056	E16.7422	E16.0845	E17.9112	E17.2535	E19.0802	E18.4225	E20.5592	E19.9015	E21.7282	E21.0705	E22.8972	E22.2395
30 TRDC-30 - 165 units, 70.87 DPH, 60% houses and 40% flats	165	2.33	E1.27	E1.8596	E0.9616	E1.3766	E1.1076	E1.5246	E1.2556	E1.9716	E1.7026	E2.3196	E2.0506	E2.6676	E2.3986	E3.0156	E2.7466	E3.3636	E3.0946	E3.7116	E3.4426
31 TRDC-31 - 250 units, 35.07 DPH, 90% houses and 10% flats	250	7.13	E2.67	E17.1204	E15.9931	E19.4406	E18.3135	E21.6905	E20.5634	E24.9375	E23.8104	E27.1875	E26.0604	E29.4375	E28.3104	E31.6875	E30.5604	E33.9375	E32.8104	E36.1875	E35.0604
32 TRDC-32 - 400 units, 15.69 DPH, 100% houses and 0% flats	400	25.49	E9.53	E26.5937	E25.0648	E29.8790	E28.3501	E32.6631	E31.1342	E35.4473	E33.9184	E38.2315	E36.7026	E41.0157	E39.4868	E43.7999	E42.2710	E46.5830	E45.0541	E49.3471	E47.8182
33 TRDC-33 - 500 units, 20 DPH, 100% houses and 0% flats	500	25.00	E15.23	E25.1225	E23.2528	E26.1617	E24.2918	E27.2807	E25.3509	E28.3398	E26.4100	E29.3989	E27.4691	E30.4580	E28.5282	E31.5171	E29.5873	E32.6362	E30.7064	E33.7553	E31.8255
34 TRDC-34 - 750 units, 20 DPH, 100% houses and 0% flats	750	37.50	E23.05	E32.2788	E32.6219	E40.9424	E38.3083	E44.2559	E40.5990	E46.1988	E42.5487	E48.0970	E44.2479	E50.1960	E46.0451	E51.7941	E47.5432	E53.7913	E49.5404	E55.7885	E51.5376
35 TRDC-35 - 1000 units, 20 DPH, 100% houses and 0% flats	1000	50.00	E33.38	E50.3975	E48.7859	E58.1315	E55.2084	E63.3268	E59.3737	E67.5021	E63.5449	E71.6735	E67.7556	E75.8820	E71.9241	E80.0505	E76.0926	E84.2190	E80.2611	E88.3895	E84.4316
36 TRDC-36 - 1250 units, 20 DPH, 100% houses and 0% flats	1250	62.50	E42.07	E58.0161	E53.6394	E67.4275	E63.0625	E71.6747	E67.2677	E75.8771	E71.4692	E79.6795	E75.2716	E83.4820	E79.0741	E87.2845	E82.8762	E91.0866	E86.6783	E94.8887	E90.4804
37 TRDC-37 - 1500 units, 20 DPH, 100% houses and 0% flats	1500	75.00	E58.01	E58.0161	E53.6394	E67.4275	E63.0625	E71.6747	E67.2677	E75.8771	E71.4692	E79.6795	E75.2716	E83.4820	E79.0741	E87.2845	E82.8762	E91.0866	E86.6783	E94.8887	E90.4804
38 TRDC-CARE1 (75 rooms)	-	1.00	E0.25	E1.5417	E1.4489	E1.5417	E1.4489	E0.9689	E0.8687	E0.9689	E0.8687	E0.6824	E0.5786	E0.6824	E0.5786	E0.6824	E0.5786	E0.6824	E0.5786	E0.6824	E0.5786
39 TRDC-CARE2 (40 rooms)	-	0.33	E0.10	E0.8816	E0.8321	E0.8816	E0.8321	E0.5761	E0.5226	E0.5761	E0.5226	E0.4233	E0.3679	E0.4233	E0.3679	E0.4233	E0.3679	E0.4233	E0.3679	E0.4233	E0.3679
40 TRDC-OFF1	-	0.50	E1.38	E2.0707	E2.2970	E2.0707	E2.2970	E2.0707	E2.2970	E2.0707	E2.2970	E2.0707	E2.2970	E2.0707	E2.2970	E2.0707	E2.2970	E2.0707	E2.2970	E2.0707	E2.2970
41 TRDC-OFF2	-	0.50	E1.38	E2.0707	E2.2970	E2.0707	E2.2970	E2.0707	E2.2970	E2.0707	E2.2970	E2.0707	E2.2970	E2.0707	E2.2970	E2.0707	E2.2970	E2.0707	E2.2970	E2.0707	E2.2970
42 TRDC-OFF3	-	0.50	E1.38	E2.0707	E2.2970	E2.0707	E2.2970	E2.0707	E2.2970	E2.0707	E2.2970	E2.0707	E2.2970	E2.0707	E2.2970	E2.0707	E2.2970	E2.0707	E2.2970	E2.0707	E2.2970
43 TRDC-RET1	-	1.00	E2.76	E2.6173	E2.5458	E2.6173	E2.5458	E2.3456	E2.2706	E2.3456	E2.2706	E2.3456	E2.2706	E2.3456	E2.2706	E2.3456	E2.2706	E2.3456	E2.2706	E2.3456	E2.2706
44 TRDC-RET2	-	0.50	E1.38	E0.9112	E0.9598	E0.9112	E0.9598	E0.7289	E0.6288	E0.7289	E0.6288	E0.5288	E0.4287	E0.5288	E0.4287	E0.5288	E0.4287	E0.5288	E0.4287	E0.5288	E0.4287
45 TRDC-RET3	-	0.25	E0.69	E0.6912	E0.6912	E0.6912	E0.6912	E0.5288	E0.4287	E0.5288	E0.4287	E0.32									

Biodiversity Net Gain and Urban Greening

Sales value (£ psm):

A-2. SECONDARY OFFICES / RETAIL			£5,600 pmt		£5,850 pmt		£6,100 pmt		£6,350 pmt		£6,600 pmt		£5,850 pmt		£7,100 pmt		£7,350 pmt		£7,600 pmt		
Description	No of units	Site area	BLV (£ m)	Baseline	10%	Baseline	10%	Baseline	10%	Baseline	10%	Baseline	10%	Baseline	10%	Baseline	10%	Baseline	10%	Baseline	10%
1 TROD-1 - 5 units, 25 DPH, 100% houses and 0% flats	5	0.20	£1.23	£0.4894	£0.4828	£0.5420	£0.5354	£0.5496	£0.5430	£0.6023	£0.5957	£0.6524	£0.6258	£0.6850	£0.6784	£0.7377	£0.7311	£0.6850	£0.6784	£0.7903	£0.7837
2 TROD-2 - 5 units, 50 DPH, 100% houses and 0% flats	5	0.10	£0.61	£0.4984	£0.4928	£0.5420	£0.5354	£0.5496	£0.5430	£0.6023	£0.5957	£0.6524	£0.6258	£0.6850	£0.6784	£0.7377	£0.7311	£0.6850	£0.6784	£0.7903	£0.7837
3 TROD-3 - 5 units, 65 DPH, 50% houses and 50% flats	5	0.06	£0.36	£0.3903	£0.3847	£0.4340	£0.4274	£0.4386	£0.4320	£0.4722	£0.4656	£0.5054	£0.4988	£0.5170	£0.5104	£0.5502	£0.5436	£0.5170	£0.5104	£0.5602	£0.5536
4 TROD-4 - 5 units, 30 DPH, 100% houses and 0% flats	6	0.20	£1.23	£0.5873	£0.5797	£0.6504	£0.6428	£0.6555	£0.6516	£0.7221	£0.7145	£0.7595	£0.7520	£0.8220	£0.8144	£0.8652	£0.8576	£0.8220	£0.8144	£0.9454	£0.9404
5 TROD-5 - 8 units, 75 DPH, 75% houses and 25% flats	6	0.08	£0.49	£0.5801	£0.4716	£0.5414	£0.5331	£0.5453	£0.5390	£0.6006	£0.6013	£0.6347	£0.6354	£0.7051	£0.6965	£0.7564	£0.7581	£0.7051	£0.6968	£0.8278	£0.8185
6 TROD-6 - 8 units, 25 DPH, 100% houses and 0% flats	6	0.32	£1.96	£0.7830	£0.7724	£0.8673	£0.8567	£0.8794	£0.8688	£0.9637	£0.9531	£1.0118	£1.0103	£1.0961	£1.0855	£1.1603	£1.1597	£1.0961	£1.0855	£1.2455	£1.2530
7 TROD-7 - 8 units, 130 DPH, 0% houses and 100% flats	8	0.06	£0.38	£0.1495	£0.1819	£0.2688	£0.2562	£0.2893	£0.2587	£0.3426	£0.3300	£0.3798	£0.3669	£0.4537	£0.4411	£0.5290	£0.5154	£0.4537	£0.4411	£0.6022	£0.5920
8 TROD-8 - 9 units, 112 DPH, 0% houses and 100% flats	9	0.08	£0.49	£0.2188	£0.2047	£0.3024	£0.2862	£0.3018	£0.2877	£0.3854	£0.3712	£0.4620	£0.4127	£0.5104	£0.4963	£0.5940	£0.5798	£0.5104	£0.4963	£0.6775	£0.6633
9 TROD-9 - 10 units, 25 DPH, 100% houses and 0% flats	10	0.40	£2.45	£0.8147	£0.8031	£0.9141	£0.9014	£0.9244	£0.9117	£1.0244	£1.0118	£1.0961	£1.0855	£1.1603	£1.1597	£1.2455	£1.2448	£1.1603	£1.1597	£1.2455	£1.2448
10 TROD-10 - 10 units, 90 DPH, 50% houses and 50% flats	10	0.11	£0.68	£0.5801	£0.5660	£0.6775	£0.6654	£0.6846	£0.6706	£0.7821	£0.7598	£0.8344	£0.8203	£0.9318	£0.9177	£1.0232	£1.0152	£0.9318	£0.9177	£1.0232	£1.0152
11 TROD-11 - 20 units, 35 DPH, 100% houses and 0% flats	20	0.57	£3.50	£1.7492	£1.7235	£1.9502	£1.9248	£1.9444	£1.9488	£2.1755	£2.1498	£2.2881	£2.2624	£2.4891	£2.4635	£2.6902	£2.6646	£2.4891	£2.4635	£2.8912	£2.8655
12 TROD-12 - 20 units, 50 DPH, 80% houses and 20% flats	20	0.40	£2.45	£1.6712	£1.5905	£1.8193	£1.7928	£1.9499	£1.9233	£2.1520	£2.1258	£2.2384	£2.2117	£2.5205	£2.4938	£2.7206	£2.6949	£2.5205	£2.4938	£2.9247	£2.8980
13 TROD-13 - 30 units, 25 DPH, 100% houses and 0% flats	30	1.20	£7.36	£2.																	

BLV: SECONDARY INDUSTRIAL			£5,600 psm		£5,850 psm		£6,100 psm		£6,350 psm		£6,600 psm		£6,850 psm		£7,100 psm		£7,350 psm		£7,600 psm			
BLV	Description	No of units	BLV (£ m)	Baseline	10%	Baseline	10%	Baseline	10%	Baseline	10%	Baseline	10%	Baseline	10%	Baseline	10%	Baseline	10%	Baseline	10%	
1	TROD-1 - 6 units, 25 DPH, 100% houses and 0% flats	5	0.20	£0.55	£0.4894	£0.4828	£0.5420	£0.5354	£0.5490	£0.5430	£0.6023	£0.5957	£0.6324	£0.6258	£0.6850	£0.6784	£0.7377	£0.7311	£0.6850	£0.6784	£0.7903	£0.7837
2	TROD-1 - 5 units, 50 DPH, 100% houses and 0% flats	5	0.10	£0.28	£0.4894	£0.4828	£0.5420	£0.5354	£0.5490	£0.5430	£0.6023	£0.5957	£0.6324	£0.6258	£0.6850	£0.6784	£0.7377	£0.7311	£0.6850	£0.6784	£0.7903	£0.7837
3	TROD-3 - 5 units, 50 DPH, 50% houses and 50% flats	5	0.06	£0.16	£0.3990	£0.3017	£0.3586	£0.3513	£0.3623	£0.3561	£0.4119	£0.4047	£0.4348	£0.4313	£0.4862	£0.4809	£0.5377	£0.5305	£0.4862	£0.4809	£0.5773	£0.5801
4	TROD-3 - 6 units, 30 DPH, 100% houses and 0% flats	2	0.06	£0.10	£0.3990	£0.3017	£0.3586	£0.3513	£0.3623	£0.3561	£0.4119	£0.4047	£0.4348	£0.4313	£0.4862	£0.4809	£0.5377	£0.5305	£0.4862	£0.4809	£0.5773	£0.5801
5	TROD-3 - 5 units, 75 DPH, 75% houses and 25% flats	6	0.08	£0.22	£0.4001	£0.4718	£0.5144	£0.5331	£0.5483	£0.5399	£0.6096	£0.6103	£0.6437	£0.6354	£0.7015	£0.6968	£0.7684	£0.7718	£0.7051	£0.6968	£0.8278	£0.8105
6	TROD-6 - 8 units, 25 DPH, 100% houses and 0% flats	8	0.32	£0.88	£0.7830	£0.7724	£0.8673	£0.8567	£0.8794	£0.8688	£0.9637	£0.9531	£1.0118	£1.0013	£1.0861	£1.0855	£1.1903	£1.1997	£1.0961	£1.0855	£1.2645	£1.2525
7	TROD-7 - 8 units, 130 DPH, 0% houses and 100% flats	8	0.06	£0.17	£0.1945	£0.1819	£0.2688	£0.2562	£0.2693	£0.2557	£0.3426	£0.3300	£0.3795	£0.3669	£0.4537	£0.4411	£0.5280	£0.5154	£0.4537	£0.4411	£0.6022	£0.6022
8	TROD-8 - 9 units, 112 DPH, 0% houses and 100% flats	9	0.08	£0.22	£0.2188	£0.2047	£0.3024	£0.2882	£0.3018	£0.2877	£0.3854	£0.3712	£0.4269	£0.4127	£0.5104	£0.4963	£0.5940	£0.5798	£0.5104	£0.4963	£0.6775	£0.6633
9	TROD-10 - 10 units, 25 DPH, 100% houses and 0% flats	9	0.10	£0.24	£0.5190	£0.6226	£0.6441	£0.6295	£0.6458	£0.6287	£1.1616	£0.8474	£1.2215	£1.2086	£1.2712	£1.4324	£1.4912	£1.3271	£1.3139	£1.3577	£1.4272	£1.5244
10	TROD-10 - 10 units, 130 DPH, 0% houses and 100% flats	0.11	£0.10	£0.10	£0.5190	£0.6226	£0.6441	£0.6295	£0.6458	£0.6287	£1.1616	£0.8474	£1.2215	£1.2086	£1.2712	£1.4324	£1.4912	£1.3271	£1.3139	£1.3577	£1.4272	
11	TROD-11 - 20 units, 50 DPH, 100% houses and 0% flats	20	0.57	£1.58	£1.7492	£1.7235	£1.9502	£1.9246	£1.9444	£1.9488	£2.1755	£2.1458	£2.2881	£2.2624	£2.4981	£2.4635	£2.6902	£2.6645	£2.4981	£2.4635	£2.8912	£2.8656
12	TROD-12 - 20 units, 50 DPH, 80% houses and 20% flats	20	0.40	£1.10	£1.6172	£1.5905	£1.8193	£1.7928	£1.9749	£1.9233	£2.1520	£2.1254	£2.3184	£2.2917	£2.5205	£2.4938	£2.7226	£2.6969	£2.5205	£2.4938	£2.9247	£2.8990
13	TROD-13 - 30 units, 25 DPH, 100% houses and 0% flats	30	1.20	£3.31	£2.7240	£2.6889	£3.0241	£2.9870	£3.0688	£3.0296	£3.3699	£3.3297	£3.5382	£3.5011	£3.8383	£3.8012	£4.1394	£4.1013	£3.8383	£3.8012	£4.4385	£4.4014
14	TROD-13 - 30 units, 50 DPH, 80% houses and 20% flats																					

BLVD GREENFIELD (UPPER END OF RANGE)			Baseline		\$5,600 psm		\$5,850 psm		\$5,100 psm		\$5,350 psm		\$5,600 psm		\$5,850 psm		\$5,100 psm		\$5,350 psm		\$5,600 psm		
			No of units		BLVD (E m)	Baseline	10%	Baseline	10%	Baseline	10%	Baseline	10%	Baseline	10%	Baseline	10%	Baseline	10%	Baseline	10%	Baseline	10%
1	TROD-1 - 5 units, 25 DPH, 100% houses and 0% flats	5	0.20	E.07	0.4894	4.4828	4.5420	4.5354	4.5090	4.5430	4.6023	4.5957	4.6324	4.6258	4.6850	4.6784	4.7377	4.7311	4.6850	4.6784	4.7377	4.7311	
2	TROD-1 - 5 units, 50 DPH, 100% houses and 0% flats	5	0.10	E.04	0.4894	4.4828	4.5420	4.5354	4.5496	4.5430	4.6023	4.5957	4.6324	4.6258	4.6850	4.6784	4.7377	4.7311	4.6850	4.6784	4.7377	4.7311	
3	TROD-3 - 5 units, 85 DPH, 50% houses and 50% flats	5	0.06	E.02	0.3900	3.0017	3.0177	3.0586	3.0513	3.0623	3.3551	3.4119	4.0147	4.0346	4.4313	4.4822	4.4809	4.5377	4.5305	4.4822	4.4809	4.5377	4.5305
4	TROD-3 - 5 units, 30 DPH, 100% houses and 0% flats	6	0.20	E.07	0.5873	4.5793	4.6504	4.6429	4.5966	4.6516	4.7227	4.7148	4.7448	4.7389	4.7590	4.8220	4.8141	4.8852	4.8770	4.8220	4.8141	4.8852	4.8770
5	TROD-3 - 5 units, 75 DPH, 75% houses and 25% flats	6	0.09	E.04	0.4041	3.4718	3.5014	3.5414	3.5340	3.5459	3.8387	3.8701	4.2719	4.2922	4.6923	4.7022	4.6923	4.7404	4.7503	4.6923	4.7404	4.7503	4.6923
6	TROD-6 - 8 units, 25 DPH, 100% houses and 0% flats	8	0.32	E.12	0.7830	4.7224	4.8673	4.8657	4.8794	4.8888	4.9637	4.9531	5.1118	5.1013	5.2091	5.1981	5.0855	5.1013	5.1697	5.1091	5.0855	5.1697	5.1091
7	TROD-7 - 8 units, 130 DPH, 0% houses and 100% flats	8	0.06	E.02	0.1945	1.8919	2.0688	2.2562	2.2683	2.2557	3.2426	3.3000	3.3795	3.3699	4.0537	4.0411	5.2890	5.1554	4.5337	4.4411	5.2890	5.1554	4.5337
8	TROD-8 - 9 units, 112 DPH, 0% houses and 100% flats	9	0.08	E.03	0.2188	2.0247	2.3024	2.2828	2.3018	2.2877	3.3854	3.4712	4.2426	4.2107	5.1054	4.9643	6.0340	5.9940	5.0798	5.104	6.0340	5.9940	5.0798
9	TROD-9 - 10 units, 25 DPH, 100% houses and 0% flats	10	0.40	E.15	0.9369	4.9226	5.1941	5.1279	5.1963	5.1431	6.1616	6.1474	6.2219	6.2191	6.3271	6.3139	6.4324	6.4192	6.3271	6.3139	6.4324	6.4192	6.3271
10	TROD-10 - 10 units, 50 DPH, 100% houses and 0% flats	10	0.11	E.04	0.5189	4.4828	4.5420	4.5354	4.5496	4.5430	5.5701	5.5559	5.6352	5.6200	5.6850	5.6784	5.7377	5.7311	5.6850	5.6784	5.7377	5.7311	5.6850
11	TROD-11 - 20 units, 35 DPH, 100% houses and 0% flats	20	0.57	E.21	1.7492	1.7235	1.9502	1.9244	1.9749	1.9488	4.2755	4.2458	4.2881	4.2624	4.2491	4.2491	4.4635	4.4635	4.2491	4.2491	4.4635	4.4635	4.2491
12	TROD-12 - 20 units, 50 DPH, 80% houses and 20% flats	20	0.40	E.15	1.6172	1.5905	1.8193	1.7926	1.9144	1.9233	4.2150	4.1254	4.3184	4.2917	4.2505	4.2498	4.4238	4.4238	4.2505	4.2498	4.4238	4.4238	4.2505
13	TROD-13 - 30 units, 25 DPH, 100% houses and 0% flats	30	1.20	E.45	3.2740	2.6869	3.0241	2.8970	3.0668	3.0296	3.3689	3.3297	3.5382	3.5011	3.8383	3.8012	4.1384	4.1384	3.8383	3.8012	4.1384	4.1384	3.8383
14	TROD-14 - 30 units, 50 DPH, 80% houses and 20% flats	30	0.60	E.22	1.2214	1.2829	1.6147	1.5761	1.6286	1.6101	3.2418	3.0393	3.1054	3.0699	3.3937	3.3602	3.6919	3.6534	3.3937				

BLV: GREENFIELD (LOWER END OF RANGE)												
Destination	No of units	BLV (£ m)	£5,600 pmt	£5,850 pmt	£5,100 pmt	£5,350 pmt	£6,600 pmt	£5,850 pmt	£7,100 pmt	£7,350 pmt	£7,600 pmt	
			Baseline	Baseline	Baseline	Baseline	Baseline	Baseline	Baseline	Baseline	Baseline	
1 TRDC - 5 units, 25 DPH, 100% houses and 0% flats	5	0.20	EJ.05	£0.4520	£0.4520	£0.5354	£0.5354	£0.5957	£0.5957	£0.6850	£0.6850	£0.7577
2 TRDC - 2 units, 50 DPH, 100% houses and 0% flats	5	0.20	EJ.05	£0.4894	£0.4894	£0.5420	£0.5420	£0.5496	£0.5496	£0.6023	£0.6023	£0.6737
3 TRDC - 3 units, 50 DPH, 100% houses and 0% flats	5	0.06	EJ.01	£0.3090	£0.3017	£0.3586	£0.3513	£0.3623	£0.3551	£0.4119	£0.4047	£0.4386
4 TRDC - 4 units, 30 DPH, 100% houses and 0% flats	6	0.20	EJ.05	£0.5873	£0.5793	£0.6504	£0.6429	£0.6596	£0.6516	£0.7227	£0.7148	£0.7589
5 TRDC - 5 units, 75 DPH, 75% houses and 25% flats	6	0.08	EJ.02	£0.4801	£0.4718	£0.5414	£0.5331	£0.5483	£0.5399	£0.6096	£0.6013	£0.6437
6 TRDC - 5 units, 25 DPH, 100% houses and 0% flats	8	0.32	EJ.08	£0.8147	£0.8073	£0.9024	£0.8949	£0.8982	£0.8907	£0.9623	£0.9548	£1.0127
7 TRDC - 7 units, 30 DPH, 100% houses and 0% flats	8	0.06	EJ.02	£0.1945	£0.1918	£0.2688	£0.2562	£0.2683	£0.2557	£0.3426	£0.3300	£0.3795
8 TRDC - 8 units, 112 DPH, 100% houses and 100% flats	8	0.08	EJ.02	£0.2188	£0.2047	£0.3024	£0.2882	£0.3018	£0.2877	£0.3854	£0.3712	£0.4265
9 TRDC - 9 units, 10 units, 25 DPH, 100% houses and 0% flats	10	0.40	EJ.10	£0.9369	£0.9226	£1.0411	£1.0279	£1.0563	£1.0431	£1.1616	£1.1484	£1.2219
10 TRDC - 10 units, 90 DPH, 50% houses and 50% flats	10	0.31	EJ.09	£0.9501	£0.9560	£0.6775	£0.6834	£0.6946	£0.6706	£0.7821	£0.7850	£0.8344
11 TRDC - 10 units, 80 DPH, 50% houses and 50% flats	10	0.57	EJ.12	£1.3502	£1.3502	£1.3502	£1.3502	£1.3502	£1.3502	£1.3502	£1.3502	£1.3502
12 TRDC - 12 units, 20 units, 50 DPH, 80% houses and 20% flats	20	0.40	EJ.10	£1.6172	£1.5905	£1.8193	£1.7928	£1.9490	£1.9233	£2.1520	£2.1254	£2.3184
13 TRDC - 13 units, 50 DPH, 100% houses and 0% flats	30	1.20	EJ.30	£2.7240	£2.6869	£3.0241	£2.9607	£3.0668	£2.9296	£3.3689	£3.3297	£3.5382
14 TRDC - 14 units, 30 units, 50 DPH, 80% houses and 20% flats	30	0.60	EJ.15	£2.3214	£2.2829	£2.6147	£2.5761	£2.6486	£2.6101	£2.9418	£2.9033	£3.1054
15 TRDC - 15 units, 50 DPH, 80% houses and 20% flats	40	0.80	EJ.20	£2.7169	£2.6847	£3.0950	£3.0428	£3.1178	£3.0656	£3.4959	£3.4437	£3.6864
16 TRDC - 16 units, 80 DPH, 50% houses and 50% flats	40	0.50	EJ.12	£2.4401	£2.4080	£2.7499	£2.7029	£2.7759	£2.7289	£3.0623	£3.0153	£3.2538
17 TRDC - 17 units, 50 units, 50 DPH, 100% houses and 0% flats	50	1.43	EJ.35	£5.5400	£4.7481	£5.0402	£4.9783	£5.1176	£5.0454	£5.6114	£5.5495	£5.8971
18 TRDC - 18 units, 50 units, 80 DPH, 50% houses and 50% flats	50	0.63	EJ.15	£2.8380	£2.7697	£3.3124	£3.2441	£3.3432	£3.2749	£3.8176	£3.7493	£4.0702
19 TRDC - 19 units, 60 units, 100 DPH, 0% houses and 100% flats	60	0.60	EJ.15	£1.2720	£1.1829	£1.8047	£1.7156	£1.9473	£1.7062	£3.281	£2.2300	£2.9897
20 TRDC - 20 units, 35 DPH, 100% houses and 0% flats	60	1.71	EJ.42	£5.4480	£5.3737	£6.0452	£5.9738	£6.1336	£5.9943	£6.7337	£6.6594	£7.0765
21 TRDC - 20 units, 50 DPH, 80% houses and 20% flats	70	1.40	EJ.35	£4.4166	£4.3416	£4.9678	£4.8928	£5.1039	£4.9289	£5.4547	£5.3797	£5.7867
22 TRDC - 22 units, 70 units, 50 DPH, 100% houses and 0% flats	70	2.00	EJ.49	£5.2448	£4.1488	£6.9276	£6.1457	£7.0112	£6.9251	£7.7039	£7.6194	£8.0020
23 TRDC - 23 units, 80 units, 50 DPH, 100% houses and 0% flats	80	1.60	EJ.40	£7.1256	£7.0272	£7.9173	£7.8189	£8.6128	£7.9143	£8.8044	£8.7050	£9.2480
24 TRDC - 24 units, 80 units, 50 DPH, 55% houses and 45% flats	80	1.00	EJ.25	£0.7568	£0.5992	£0.4564	£0.3498	£0.4596	£0.3926	£0.2498	£0.1432	£0.6645
25 TRDC - 25 units, 95 units, 28 DPH, 100% houses and 0% flats	95	3.39	EJ.84	£8.5616	£8.3448	£9.4018	£9.2849	£9.5151	£9.3983	£10.4553	£10.3384	£10.8920
26 TRDC - 26 units, 100 units, 15 DPH, 100% houses and 0% flats	100	6.67	EJ.160	£16.9577	£16.8577	£17.8287	£17.7287	£18.6997	£18.5997	£20.5707	£20.4707	£21.4417
27 TRDC - 27 units, 100 units, 35 DPH, 95% houses and 5% flats	100	2.86	EJ.71	£5.4761	£4.8500	£5.5001	£4.9930	£6.7223	£5.5481	£6.5563	£5.3322	£11.2044
28 TRDC - 28 units, 130 units, 24 DPH, 95% houses and 5% flats	130	3.70	EJ.91	£10.9481	£10.7993	£12.2059	£12.0471	£12.8483	£12.1895	£13.6061	£13.4473	£14.3662
29 TRDC - 29 units, 145 units, 35.83 DPH, 100% houses and 0% flats	145	5.84	EJ.144	£12.6833	£12.7083	£14.0942	£13.9187	£14.2633	£14.0878	£15.6742	£15.4987	£16.4642
30 TRDC - 30 units, 165 units, 70 DPH, 80% houses and 40% flats	165	23.3	EJ.58	£58.9596	£59.6482	£131.3766	£111.1632	£131.4901	£121.2475	£127.9779	£121.7645	£138.7778
31 TRDC - 31 units, 250 units, 100 DPH, 80% houses and 10% flats	250	35.47	EJ.78	£110.2140	£110.2140	£120.1808	£119.1808	£130.3465	£125.2357	£130.8048	£125.6930	£146.8607
32 TRDC - 32 units, 300 units, 15.69 DPH, 100% houses and 0% flats	300	28.08	EJ.70	£70.0001	£68.1787	£72.8977	£72.8977	£77.8977	£77.8977	£82.8977	£82.8977	£87.8977
33 TRDC - 33 units, 500 units, 20 DPH, 100% houses and 0% flats	500	25.00	EJ.18	£25.1425	£24.6040	£26.1167	£25.8616	£26.9334	£26.9334	£35.6611	£35.1001	£36.9176
34 TRDC - 34 units, 750 units, 20 DPH, 100% houses and 0% flats	750	37.50	EJ.28	£35.2788	£34.5698	£40.9424	£40.2364	£44.2559	£44.5469	£46.9188	£46.2158	£49.9070
35 TRDC - 35 units, 1000 units, 20 DPH, 100% houses and 0% flats	1000	50.00	EJ.35	£42.3975	£41.4480	£49.5889	£48.6844	£49.7521	£48.8386	£56.3036	£55.6293	£59.7017
36 TRDC - 36 units, 1250 units, 20 DPH, 100% houses and 0% flats	1250	62.50	EJ.44	£51.4477	£49.6863	£59.1315	£58.0484	£59.2568	£58.2746	£67.5099	£66.0240	£72.0516
37 TRDC - 37 units, 1500 units, 100% houses and 0% flats	1500	75.00	EJ.50	£61.8747	£59.3881	£69.4275	£68.1877	£69.7788	£68.5389	£78.7788	£77.5389	£83.7788
38 TRDC-CARE1 (75 rooms)	100	0.25	EJ.01	£0.1471	£0.4951	£1.5417	£1.4951	£0.9689	£0.9188	£0.9689	£0.9188	£0.6824
39 TRDC-CARE2 (40 rooms)	100	0.25	EJ.01	£0.8816	£0.8568	£0.8816	£0.8568	£0.5761	£0.5493	£0.5761	£0.5493	£0.4233
40 TRDC-OFF1	100	0.50	EJ.02	£2.0707	£2.1838	£2.0707	£2.1838	£2.0707	£2.1838	£2.0707	£2.1838	£2.0707
41 TRDC-OFF2	100	0.50	EJ.02	£2.0707	£2.1838	£2.0707	£2.1838	£2.0707	£2.1838	£2.0707	£2.1838	£2.0707
42 TRDC-RET1	100	0.25	EJ.01	£0.8816	£0.8568	£0.8816	£0.8568	£0.5761	£0.5493	£0.5761	£0.5493	£0.4233
43 TRDC-RET2	100	0.50	EJ.02	£2.0707	£2.1838	£2.0707	£2.1838	£2.0707	£2.1838	£2.0707	£2.1838	£2.0707
44 TRDC-RET3	100	0.25	EJ.01	£0.8816	£0.8568	£0.8816	£0.8568	£0.5761	£0.5493	£0.5761	£0.5493	£0.4233
45 TRDC-IND1	100	0.25	EJ.01	£0.8816	£0.8568	£0.8816	£0.8568	£0.5761	£0.5493	£0.5761	£0.5493	£0.4233
46 TRDC-IND2	100	0.25	EJ.01	£0.8816	£0.8568	£0.8816	£0.8568	£0.5761	£0.5493	£0.5761	£0.5493	£0.4233

Electric Vehicle Charging

Sales value (£ p)

ALV - SECONDARY OFFICES / RETAIL			£5,600 perm		£5,850 perm		£6,100 perm		£6,350 perm		£6,600 perm		£6,850 perm		£7,100 perm		£7,350 perm		£7,600 perm	
Description	No of units	Site area	BLV (£ m)	Baseline	10%	Baseline	10%	Baseline	10%	Baseline	10%	Baseline	10%	Baseline	10%	Baseline	10%	Baseline	10%	Baseline
1 TROD-1 - 5 units, 25 DPH, 100% houses and 0% flats	5	0.20	£1.21	£0.4894	£0.4890	£0.5420	£0.5416	£0.5496	£0.5492	£0.6023	£0.6018	£0.6324	£0.6320	£0.6850	£0.6846	£0.7377	£0.7372	£0.7903	£0.7899	£0.8429
2 TROD-1 - 5 units, 50 DPH, 100% houses and 0% flats	5	0.10	£1.63	£0.4894	£0.4890	£0.5420	£0.5416	£0.5496	£0.5492	£0.6023	£0.6018	£0.6324	£0.6320	£0.6850	£0.6846	£0.7377	£0.7372	£0.7903	£0.7899	£0.8429
3 TROD-3 - 5 units, 65 DPH, 50% houses and 50% flats	6	0.06	£0.36	£0.5060	£0.5065	£0.5601	£0.5602	£0.5618	£0.5619	£0.6149	£0.6149	£0.6386	£0.6387	£0.6917	£0.6917	£0.7372	£0.7372	£0.7903	£0.7899	£0.8429
4 TROD-3 - 5 units, 30 DPH, 100% houses and 0% flats	6	0.03	£0.36	£0.5873	£0.5869	£0.5950	£0.5950	£0.6040	£0.6040	£0.7222	£0.7222	£0.7461	£0.7461	£0.8220	£0.8220	£0.8684	£0.8684	£0.9149	£0.9149	£0.9615
5 TROD-5 - 6 units, 75 DPH, 75% houses and 25% flats	6	0.08	£0.49	£0.4801	£0.4795	£0.5414	£0.5400	£0.5483	£0.5477	£0.6096	£0.6091	£0.6347	£0.6342	£0.7051	£0.7045	£0.7674	£0.7659	£0.8278	£0.8273	£0.8892
6 TROD-6 - 8 units, 25 DPH, 100% houses and 0% flats	8	0.32	£1.96	£0.7830	£0.7823	£0.8673	£0.8666	£0.8794	£0.8787	£0.9637	£0.9629	£1.0118	£1.0111	£1.0961	£1.0954	£1.1803	£1.1796	£1.2645	£1.2638	£1.3487
7 TROD-7 - 8 units, 130 DPH, 0% houses and 100% flats	8	0.06	£0.38	£0.1945	£0.1938	£0.2688	£0.2681	£0.2683	£0.2676	£0.3426	£0.3419	£0.3795	£0.3788	£0.4537	£0.4530	£0.5280	£0.5273	£0.6022	£0.6015	£0.6765
8 TROD-8 - 9 units, 112 DPH, 0% houses and 100% flats	9	0.08	£0.49	£0.2198	£0.2191	£0.3024	£0.3016	£0.3018	£0.3011	£0.3854	£0.3846	£0.4289	£0.4287	£0.5104	£0.5096	£0.5942	£0.5932	£0.6775	£0.6767	£0.7610
9 TROD-10 - 10 units, 25 DPH, 100% houses and 0% flats	10	0.11	£0.58	£0.2210	£0.2203	£0.3046	£0.3038	£0.3040	£0.3033	£0.3884	£0.3876	£0.4327	£0.4325	£0.5152	£0.5144	£0.5998	£0.5988	£0.6831	£0.6823	£0.7664
10 TROD-10 - 10 units, 90 DPH, 50% houses and 50% flats	10	0.11	£0.68	£0.5801	£0.5792	£0.6775	£0.6766	£0.6846	£0.6838	£0.7812	£0.7812	£0.8344	£0.8335	£0.9318	£0.9309	£1.0292	£1.0284	£1.1267	£1.1258	£1.2241
11 TROD-11 - 20 units, 35 DPH, 100% houses and 0% flats	20	0.57	£3.35	£1.7492	£1.7475	£1.9502	£1.9485	£1.9744	£1.9727	£2.1755	£2.1738	£2.2881	£2.2864	£2.4891	£2.4872	£2.6902	£2.6885	£2.8912	£2.8895	£3.0923
12 TROD-12 - 20 units, 50 DPH, 80% houses and 20% flats	20	0.40	£2.45	£1.6172	£1.6155	£1.8193	£1.8176	£1.9499	£1.9482	£2.1520	£2.1503	£2.2814	£2.2797	£2.5005	£2.4986	£2.7202	£2.7185	£2.9387	£2.9370	£3.1588
13 TROD-13 - 30 units, 25 DPH, 100% houses and 0% flats	30	1.20	£7.36	£2.2240	£2.2216	£2.6341	£2.6317	£2.9688	£2.9664	£3.3669	£3.3644	£3.6982	£3.6958	£4.3393	£4.3369	£4.9846	£4.9820	£5.6300	£5.6274	£6.2751
14 TROD-14 - 30 units, 35 DPH, 100% houses and 0% flats	30	1.20	£7.36	£2.6174	£2.6150	£3.1160	£3.1136	£3.6127	£3.6103	£4.1161	£4.1137	£4.6164	£4.6140	£5.1195	£5.1171	£5.6238	£5.6214	£6.1299	£6.1275	£6.6360
15 TROD-15 - 40 units, 50 DPH, 80% houses and 20% flats	40	0.80	£4.90	£2.7169	£2.7136	£3.0950	£3.0917	£3.4778	£3.4744	£3.8598	£3.8564	£4.2436	£4.2392	£4.6300	£4.6256	£5.0154	£5.0110	£5.3977	£5.3933	£5.7805
16 TROD-16 - 40 units, 50 DPH, 80% houses and 50% flats	40	0.50	£3.06	£2.2704	£2.2671	£2.6499	£2.6466	£2.6745	£2.6712	£3.0541	£3.0508	£3.2562	£3.2529	£3.6349	£3.6316	£4.0144	£4.0096	£4.3880	£4.3856	£4.7659
17 TROD-17 - 50 units, 35 DPH, 100% houses and 0% flats	50	1.43	£8.76	£4.5404	£4.5359	£5.0402	£5.0365	£5.1113	£5.1072	£5.6114	£5.6073	£5.9791	£5.9750	£6.3972	£6.3931	£6.8110	£6.8063	£7.2297	£7.2254	£7.6436
18 TROD-18 - 50 units, 80 DPH, 50% houses and 50% flats	50	0.63	£3.68	£2.8386	£2.8338	£3.3124	£3.3083	£3.3432	£3.3390	£3.8176	£3.8135	£4.2970	£4.2931	£4.6981	£4.6936	£5.1048	£5.1007	£5.4961	£5.4920	£5.9533
19 TROD-18 - 60 units, 100 DPH, 0% houses and 100% flats	60	0.63	£3.68	£3.6194	£3.6170	£4.1047	£4.1023	£4.1393	£4.1369	£4.6281	£4.6257	£4.9891	£4.9867	£5.4525	£5.4499	£5.9228	£5.9202	£6.3857	£6.3831	£6.8490
20 TROD-20 - 60 units, 35 DPH, 100% houses and 0% flats	60	1.71	£10.88	£4.6483	£4.6431	£5.1381	£5.1340	£5.2885	£5.2843	£5.7378	£5.7337	£6.0785	£6.0746	£6.5319	£6.5278	£6.9918	£6.9877	£7.4470	£7.4429	£7.8973
21 TROD-21 - 70 units, 50 DPH, 80% houses and 20% flats	70	1.40	£8.58	£5.4166	£5.4108	£6.1009	£6.0951	£6.8000	£6.7943	£6.8483	£6.8585	£7.2460	£7.2402	£7.9303	£7.9245	£8.6145	£8.6088	£9.2988	£9.2930	£9.9831
22 TROD-22 - 70 units, 35 DPH, 100% houses and 0% flats	70	2.00	£12.26	£6.2349	£6.2292	£6.9276	£6.9219	£7.0112	£7.0054	£7.7039	£7.6982	£8.2900	£8.2863	£8.7848	£8.7790	£9.4762	£9.4706	£10.1652	£10.1596	£10.8543
23 TROD-23 - 80 units, 50 DPH, 100% houses and 0% flats	80	1.60	£9.93	£7.1258	£7.1191	£7.9173	£7.9108	£8.0128	£8.0082	£8.8044	£8.7979	£9.2490	£9.2415	£10.0397	£10.0330	£10.8300	£10.8235	£11.6174	£11.6110	£12.4049
24 TROD-24 - 80 units, 80 DPH, 55% houses and 45% flats	80	1.00	£6.37	£4.7058	£4.6993	£5.4954	£5.4898	£5.4926	£5.4926	£6.2946	£6.2893	£6.6465	£6.6400	£7.3972	£7.3906	£8.1478	£8.1413	£8.8985	£8.8920	£9.6491
25 TROD-25 - 80 units, 25 DPH, 100% houses and 0% flats	80	1.00	£6.37	£4.7058	£4.6993	£5.4954	£5.4898	£5.4926	£5.4926	£6.2946	£6.2893	£6.6465	£6.6400	£7.3972	£7.3906	£8.1478	£8.1413	£8.8985	£8.8920	£9.6491
26 TROD-26 - 100 units, 15 DPH, 100% houses and 0% flats	100	6.67	£40.86	£8.9701	£8.9668	£9.8966	£9.8954	£10.0159	£10.0078	£11.0541	£11.0462	£10.9674	£11.5600	£11.5512	£12.5497	£12.5415	£13.5375	£13.5294	£14.5218	£14.5137
27 TROD-27 - 100 units, 35 DPH, 95% houses and 5% flats	100	2.86	£17.51	£8.9670	£8.9679	£9.5601	£9.5580	£9.6723	£9.6641	£10.6563	£10.6481	£11.2404	£11.2316	£12.1882	£12.1802	£13.1375	£13.1294	£14.1522	£14.1442	£15.1520
28 TROD-28 - 130 units, 34.5 DPH, 95% houses and 5% flats	130	3.70	£22.68	£10.9811	£10.9777	£12.0599	£12.0516	£12.1483	£12.1379	£13.6061	£13.5965	£14.3082	£14.2967	£15.5630	£15.5535	£16.8217	£16.8113	£18.0795	£18.0691	£19.3373
29 TROD-29 - 145 units, 25.83 DPH, 100% houses and 0% flats	145	5.84	£35.79	£12.9833	£12.9717	£14.0942	£14.0854	£15.2653	£15.2571	£16.6162	£16.6065	£16.4642	£16.2596	£17.5633	£17.5538	£18.8680	£18.8583	£20.2652	£20.2557	£21.6560
30 TROD-30 - 165 units, 20 DPH, 100% houses and 0% flats	165	14.27	£86.99	£14.2837	£14.2771	£15.3647	£15.3579	£16.4511	£16.4443	£17.5437	£17.5369	£18.6421	£18.6353	£19.7447	£19.7379	£20.8500	£20.8432	£21.9553	£21.9485	£23.0608
31 TROD-31 - 250 units, 35.07 DPH, 90% houses and 10% flats	250	7.13	£43.69	£17.1204	£17.1008	£18.4009	£18.4210	£19.6505	£19.6308	£21.9707	£21.9511	£23.2357	£23.2161	£25.5550	£25.5354	£27.8950	£27.8754	£30.1908	£30.1414	£32.4626
32 TROD-32 - 400 units, 15.69 DPH, 100% houses and 0% flats	400	25.49	£156.26	£26.5937	£26.5666	£29.8790	£29.8519	£30.1621	£30.1350	£33.4423	£33.4203	£35.2315	£35.2044	£38.5168	£38.4897	£41.7925	£41.7656	£45.0507	£45.0339	£48.3201
33 TROD-33 - 500 units, 20 DPH, 100% houses and 0% flats	500	25.00	£153.23	£25.1245	£25.1004	£29.1617	£29.1286	£29.3434	£29.3402	£33.4546	£33.4214	£35.6011	£35.5679	£39.6176	£39.5847	£43.6913	£43.6577	£47.6022	£47.5693	£51.5935
34 TROD-34 - 750 units, 20 DPH, 100% houses and 0% flats	750	37.50	£229.85	£35.2798	£35.2517	£40.9424	£40.8957	£41.2559	£41.2088	£46.9188	£46.8721	£49.9070	£49.8603	£55.9685	£55.9221	£61.9944	£61.9481	£68.0305	£67.9842	£74.0238
35 TROD-35 - 1000 units, 20 DPH, 100% houses and 0% flats	1,000	50.00	£306.10	£45.0042	£44.9761	£52.3360	£52.3080	£52.5681	£52.5401	£59.9248	£59.8968	£67.3090	£67.2810	£75.1641	£75.1361	£83.0004	£82.9724	£90.8367	£90.8087	£98.6750
36 TROD-36 - 1250 units, 20 DPH, 100% houses and 0% flats	1,250	62.50	£382.63	£56.1375	£56.1095	£65.3313	£65.3033	£65.5234	£65.5234	£77.2006	£77.1726	£86.5514	£86.5234	£97.9461	£97.9181	£108.3074	£108.2794	£118.6804	£118.6524	£129.0034
37 TROD-37 - 1500 units, 20 DPH, 100% houses and 0% flats	1,500	75.00	£459.70	£68.0611	£68.0331	£79.4275	£79.3995	£79.6747	£79.6747	£92.0298	£91.9455	£104.6800	£104.5957	£117.3287	£117.2444	£130.0626	£130.0084	£142.8107	£142.7565	£155.5046
38 TROD-CARET (75 rooms)	75	0.10	£6.13	£1.5417	£1.5417	£1.5417	£1.5417	£0.9689	£0.9689	£0.9689	£0.9689	£0.6824	£0.6824	£0.6824	£0.6824	£0.6824	£0.6824	£0.6824	£0.6824	£0.6824
39 TROD-CARET (40 rooms)	40	0.33	£2.02	£0.8816	£0.8816	£0.8816	£0.8816	£0.5761	£0.5761	£0.5761	£0.5761	£0.4233	£0.4233	£0.4233	£0.4233	£0.4233	£0.4233	£0.4233	£0.4233	£0.4233
40 TROD-RET1	1	0.50	£3.06	£2.0707	£2.0707	£2.0707	£2.0707	£2.0707	£2.0707	£2.0707	£2.0707	£2.0707	£2.0707	£2.0707	£2.0707	£2.0707	£2.0707	£2.0707	£2.0707	£2.0707
41 TROD-RET2	1	0.50	£3.06	£2.9375	£2.9375	£2.9375	£2.9375	£2.9375	£2.9375	£2.9375	£2.9375	£2.9375	£2.9375	£2.9375	£2.9375	£2.9375	£2.9375	£2.9375	£2.9375	£2.9375
42 TROD-RET3	1	0.50	£3.06	£2.6173	£2.6173	£2.6173	£2.6173	£2.3456	£2.3456	£2.3456	£2.3456	£2.3456	£2.3456	£2.3456	£2.3456	£2.3456	£2.3456	£2.3456	£2.3456	£2.3456
43 TROD-RET4	1	0.50	£3.06	£0.9192	£0.9192	£0.9192	£0.9192	£5.7289	£5.7289	£5.7289	£5.7289	£5.7289	£5.7289	£5.7289	£5.7289	£5.7289	£5.7289	£5.7289	£5.7289	£5.7289
44 TROD-RET5	1	0.25	£1.53	£2.6920	£2.6920	£2.6920	£2.6920	£2.5108	£2.5108	£2.5108	£2.5108	£2.5108	£2.5108	£2.5108	£2.5108	£2.5108	£2.5108	£2.5108	£2.5108	£2.5108
45 TROD-IND1	1	0.10	£1.63	£5.9399	£5.9390	£5.9390	£5.9390	£5.9390	£5											

BLV - SECONDARY INDUSTRIAL			£5,600 psm		£5,850 psm		£6,100 psm		£6,350 psm		£6,600 psm		£6,850 psm		£7,100 psm		£7,350 psm		£7,600 psm	
BLV	Description	No of units	BLV (£ m)	Baseline	10%	Baseline	10%	Baseline	10%	Baseline	10%	Baseline	10%	Baseline	10%	Baseline	10%	Baseline	10%	Baseline
1	TROD-1 - 5 units, 25 DPH, 100% houses and 0% flats	5	0.20	E0.4894	E0.4890	E0.5420	E0.5416	E0.5496	E0.5492	E0.6023	E0.6018	E0.6324	E0.6320	E0.6850	E0.6845	E0.7377	E0.7372	E0.7903	E0.7899	E0.8429
4	TROD-2 - 5 units, 50 DPH, 100% houses and 0% flats	5	0.10	E0.4894	E0.4890	E0.5420	E0.5416	E0.5496	E0.5492	E0.6023	E0.6018	E0.6324	E0.6320	E0.6850	E0.6846	E0.7377	E0.7372	E0.7903	E0.7899	E0.8429
3	TROD-3 - 5 units, 50 DPH, 50% houses and 50% flats	5	0.06	E0.3090	E0.3085	E0.3586	E0.3581	E0.3623	E0.3619	E0.4119	E0.4115	E0.4386	E0.4381	E0.4882	E0.4877	E0.5377	E0.5373	E0.5873	E0.5869	E0.6369
6	TROD-4 - 30 units, 30 DPH, 100% houses and 0% flats	30	0.87	E0.5887	E0.5889	E0.5989	E0.5989	E0.6089	E0.6089	E0.6189	E0.6189	E0.6289	E0.6289	E0.6389	E0.6389	E0.6489	E0.6489	E0.6589	E0.6589	E0.6689
3	TROD-5 - 6 units, 75 DPH, 75% houses and 25% flats	6	0.08	E0.4801	E0.4795	E0.5414	E0.5409	E0.5483	E0.5479	E0.6096	E0.6091	E0.6347	E0.6342	E0.7051	E0.7045	E0.7664	E0.7657	E0.8273	E0.8273	E0.8889
6	TROD-6 - 8 units, 25 DPH, 100% houses and 0% flats	8	0.32	E0.7630	E0.7623	E0.8767	E0.8766	E0.8794	E0.8797	E0.9637	E0.9637	E0.9629	E0.1101	E0.1101	E0.0961	E0.0954	E0.1381	E0.1376	E0.2645	E0.2638
7	TROD-7 - 8 units, 130 DPH, 0% houses and 100% flats	8	0.06	E0.1945	E0.1938	E0.2688	E0.2681	E0.2683	E0.2676	E0.3426	E0.3419	E0.3798	E0.3788	E0.4537	E0.4530	E0.5280	E0.5273	E0.6022	E0.6015	E0.6765
8	TROD-8 - 9 units, 112 DPH, 0% houses and 100% flats	9	0.08	E0.2188	E0.2181	E0.3024	E0.3016	E0.3018	E0.3011	E0.3854	E0.3846	E0.4269	E0.4261	E0.5104	E0.5096	E0.5940	E0.5932	E0.6775	E0.6767	E0.7610
9	TROD-9 - 10 units, 25 DPH, 100% houses and 0% flats	10	0.40	E0.8159	E0.8150	E0.9414	E0.9402	E0.9658	E0.9655	E1.1616	E1.1610	E1.2219	E1.2210	E1.3271	E1.3263	E1.4334	E1.4327	E1.5397	E1.5388	E1.6462
10	TROD-10 - 10 units, 50 DPH, 50% houses and 50% flats	10	0.40	E0.8159	E0.8150	E0.9414	E0.9402	E0.9658	E0.9655	E1.1616	E1.1610	E1.2219	E1.2210	E1.3271	E1.3263	E1.4334	E1.4327	E1.5397	E1.5388	E1.6462
11	TROD-11 - 20 units, 35 DPH, 100% houses and 0% flats	20	0.57	E1.7492	E1.7475	E1.9502	E1.9485	E1.9744	E1.9727	E2.1755	E2.1738	E2.2881	E2.2864	E2.4891	E2.4874	E2.6902	E2.6885	E2.8912	E2.8895	E3.0923
12	TROD-12 - 20 units, 50 DPH, 80% houses and 20% flats	20	0.40	E1.6172	E1.6155	E1.8193	E1.8176	E1.8449	E1.8432	E2.1520	E2.1503	E2.3184	E2.3167	E2.5205	E2.5188	E2.7226	E2.7209	E2.9247	E2.9230	E3.1268
13	TROD-13 - 30 units, 25 DPH, 100% houses and 0% flats	30	1.20	E3.31	E3.2440	E2.7210	E3.2411	E3.0212	E3.0668	E3.0643	E3.3669	E3.3644	E3.5352	E3.5358	E3.8383	E3.8359	E4.1384	E4.1360	E4.4385	E4.4360
14	TROD-14 - 30 units, 50 DPH, 80% houses and 20% flats	30	0.60	E1.66	E1.62	E2.3214	E2.3199	E2.6147	E2.6122	E2.6486	E2.6461	E2.9418	E2.9393	E3.1054	E3.1030	E3.3967	E3.3942	E3.6885	E3.6862	E3.9786
15	TROD-15 - 40 units, 80% houses and 20% flats	40	0.80	E2.168	E2.163	E3.1168	E3.1136	E3.2685	E3.2653	E3.4193	E3.4161	E3.5714	E3.5682	E3.7224	E3.7192	E3.8734	E3.8702	E4.0244	E4.0212	E4.1756
16	TROD-16 - 40 units, 80% DPH, 50% houses and 50% flats	40	0.50	E1.38	E1.2704	E2.2671	E2.6499	E2.6486	E2.6745	E2.6712	E3.0541	E3.0508	E3.2552	E3.2529	E3.6349	E3.6316	E4.0114	E4.0086	E4.3889	E4.3856
17	TROD-17 - 50 units, 35 DPH, 100% houses and 0% flats	50	1.43	E3.04	E4.5400	E4.5359	E5.0402	E5.0351	E5.1113	E5.1072	E5.6114	E5.6073	E5.8971	E5.8931	E6.3972	E6.3931	E6.8918	E6.8933	E7.3975	E7.3934
18	TROD-18 - 50 units, 80 DPH, 50% houses and 50% flats	50	0.63	E1.73	E2.8360	E2.8338	E3.3124	E3.3083	E3.3432	E3.3390	E3.8176	E3.8135	E4.0702	E4.0681	E4.5436	E4.5395	E5.0153	E5.0167	E5.4881	E5.4820
19	TROD-19 - 60 units, 100 DPH, 0% houses and 100% flats	60	0.60	E1.66	E1.2228	E1.2670	E1.4047	E1.7998	E1.7953	E1.7903	E2.3281	E2.3239	E2.5897	E2.5848	E3.1225	E3.1175	E3.6553	E3.6503	E4.1880	E4.1830
20	TROD-20 - 60 units, 100 DPH, 0% houses and 100% flats	60	0.60	E1.66	E1.2228	E1.2670	E1.4047	E1.7998	E1.7953	E1.7903	E2.3281	E2.3239	E2.5897	E2.5848	E3.1225	E3.1175	E3.6553	E3.6503	E4.1880	E4.1830
21	TROD-21 - 70 units, 50 DPH, 90% houses and 20% flats	70	1.40	E3.87	E5.4166	E5.4108	E5.9819	E5.9951	E6.1800	E6.1743	E6.8943	E6.8892	E7.2490	E7.2402	E8.0303	E8.0245	E8.8145	E8.8088	E9.5988	E9.5931
22	TROD-22 - 70 units, 35 DPH, 100% houses and 0% flats	70	2.00	E5.32	E6.2349	E6.2292	E6.9276	E6.9219	E7.1112	E7.0954	E7.7039	E7.6982	E8.2920	E8.0863	E8.7848	E8.7790	E9.4762	E9.4706	E10.1652	E10.1594
23	TROD-23 - 80 units, 50 DPH, 100% houses and 0% flats	80	1.60	E4.42	E7.1256	E7.1191	E7.9173	E7.9108	E8.1208	E8.0626	E8.8044	E8.7979	E9.2480	E8.2415	E10.0397	E10.0332	E10.8300	E10.8235	E11.6174	E11.6110
24	TROD-24 - 80 units, 80 DPH, 55% houses and 45% flats	80	1.00	E2.76	E4.7058	E4.6993	E5.4564	E5.4499	E5.4922	E5.4906	E6.2496	E6.2453	E6.6465	E6.6400	E7.3972	E7.3906	E8.1438	E8.1413	E8.8985	E8.8920
25	TROD-25 - 85 units, 28 DPH, 100% houses and 0% flats	85	0.80	E2.76	E4.7058	E4.6993	E5.4564	E5.4499	E5.4922	E5.4906	E6.2496	E6.2453	E6.6465	E6.6400	E7.3972	E7.3906	E8.1438	E8.1413	E8.8985	E8.8920
26	TROD-26 - 100 units, 100 DPH, 100% houses and 0% flats	100	6.67	E18.41	E6.9070	E6.8968	E8.9985	E8.9884	E10.0159	E10.0078	E15.0647	E15.0564	E19.1040	E19.0959	E24.1412	E24.1329	E29.1654	E29.1571	E34.1928	E34.1845
27	TROD-27 - 100 units, 35 DPH, 95% houses and 5% flats	100	2.86	E7.89	E8.5671	E8.5670	E9.9801	E9.9550	E10.6723	E10.6564	E12.0653	E12.0481	E14.2044	E14.1862	E15.5612	E15.5434	E17.8124	E17.7946	E20.0654	E20.0476
28	TROD-28 - 130 units, 35 14 DPH, 95% houses and 5% flats	130	3.70	E10.21	E10.8841	E10.9377	E12.1059	E12.1054	E12.3843	E12.3817	E13.6061	E13.5995	E15.3062	E15.2996	E16.5540	E16.5535	E18.2617	E18.2611	E19.0795	E19.0691
29	TROD-29 - 145 units, 24.83 DPH, 100% houses and 0% flats	145	5.84	E16.12	E12.6833	E12.6717	E14.0942	E14.0924	E14.2633	E14.2517	E16.4722	E16.4652	E18.6442	E18.6372	E20.8132	E20.8062	E22.9822	E22.9752	E25.1522	E25.1452
30	TROD-30 - 165 units, 10.77 DPH, 60% houses and 40% flats	165	2.33	E6.43	E9.8598	E9.8464	E11.2768	E11.3534	E11.4500	E12.4777	E12.4797	E13.9284	E13.7796	E15.7654	E15.2956	E16.7944	E16.2929	E18.1328	E17.8322	E19.1892
31	TROD-31 - 250 units, 35.07 DPH, 90% houses and 10% flats	250	24.49	E10.91	E21.224	E21.2168	E24.1948	E24.1914	E26.1713	E26.1679	E29.1433	E29.1399	E32.1153	E32.1119	E35.0867	E35.0833	E38.0581	E38.0547	E41.0295	E41.0261
32	TROD-32 - 400 units, 16.69 DPH, 100% houses and 0% flats	400	25.49	E7.89	E26.5637	E26.5666	E29.6790	E29.8519	E30.1621	E30.3350	E33.4473	E33.6202	E36.2315	E36.2044	E38.8168	E38.8497	E41.7925	E41.7656	E44.6507	E44.6238
33	TROD-33 - 500 units, 20 DPH, 100% houses and 0% flats	500	25.00	E69.02	E25.1245	E25.1004	E26.1617	E26.1285	E26.4354	E26.4022	E28.4546	E28.4214	E30.6011	E30.5679	E32.8176	E32.7844	E35.0407	E35.0075	E37.2642	E37.2310
34	TROD-34 - 750 units, 20 DPH, 100% houses and 0% flats	750	37.50	E103.54	E33.2788	E33.2514	E34.9424	E34.8957	E34.2559	E34.1208	E36.9188	E36.8721	E39.4970	E39.4503	E42.0693	E42.0226	E44.6419	E44.5952	E47.1686	E47.1219
35	TROD-35 - 1000 units, 20 DPH, 100% houses and 0% flats	1000	50.00	E138.05	E42.3975	E42.3369	E44.9889	E44.9288	E46.7521	E46.6915	E50.6336	E50.5730	E53.4960	E53.4354	E57.3586	E57.2981	E61.2604	E61.2000	E65.1026	E65.0422
36	TROD-36 - 1250 units, 20 DPH, 100% houses and 0% flats	1250	62.50	E173.81	E50.9112	E50.8506	E53.5026	E53.4421	E55.2654	E55.2049	E60.1468	E60.0862	E64.9680	E64.9074	E69.7892	E69.7287	E74.6104	E74.5499	E79.4321	E79.3716
37	TROD-37 - 1500 units, 20 DPH, 100% houses and 0% flats	1500	75.00	E207.07	E58.0611	E57.9396	E60.4275	E60.3056	E62.7937	E62.6717	E67.5073	E67.3854	E72.2206	E72.1000	E76.9351	E76.8145	E81.6496	E81.5290	E86.3641	E86.2435
38	TROD-CARET1 (75 rooms)	-	0.20	E2.76	E1.5417	E1.5417	E1.5417	E1.5417	E0.9689	E0.9689	E0.9689	E0.9689	E0.6824	E0.6824	E0.6824	E0.6824	E0.6824	E0.6824	E0.6824	E0.6824
39	TROD-CARET2 (40 rooms)	-	0.33	E0.91	E0.8816	E0.8816	E0.8816	E0.8816	E0.5761	E0.5761	E0.5761	E0.5761	E0.4233	E0.4233	E0.4233	E0.4233	E0.4233	E0.4233	E0.4233	E0.4233
40	TROD-OFF1	-	0.50	E1.18	E2.0077	E2.0077	E2.0077	E2.0077	E2.0077	E2.0077	E2.0077	E2.0077	E2.0077	E2.0077	E2.0077	E2.0077	E2.0077	E2.0077	E2.0077	E2.0077
41	TROD-OFF2	-	0.50	E1.18	E2.0077	E2.0077	E2.0077	E2.0077	E2.0077	E2.0077	E2.0077	E2.0077	E2.0077	E2.0077	E2.0077	E2.0077	E2.0077	E2.0077	E2.0077	E2.0077
42	TROD-TRET1	-	1.00	E2.76	E2.6173	E2.6173	E2.6173	E2.6173	E2.3456	E2.3456	E2.3456	E2.3456	E2.3456	E2.3456	E2.3456	E2.3456	E2.3456	E2.3456	E2.3456	E2.3456
43	TROD-RET2	-	0.50	E1.38	E6.0912	E6.0912	E6.0912	E6.0912	E5.7289	E5.7289	E5.7289	E5.7289	E5.7289	E5.7289	E5.7289	E5.7289	E5.7289	E5.7289	E5.7289	E5.7289
44	TROD-RET3	-	0.25	E0.69	E2.6920	E2.6920	E2.6920	E2.6920	E2.5108	E2.5108	E2.5108	E2.5108	E2.5108	E2.5108	E2.5108	E2.5108	E2.5108	E2.5108	E2.5108	E2.5108
45	TROD-IND1	-	1.00	E2.76	E3.5360	E3.5360	E3.5360	E3.5360	E3.5360	E3.5360	E3.5360	E3.5360	E3.5360	E3.5360	E3.5360	E3.5360	E3.5360	E3.5360	E3.5360	E3.5360
46	TROD-IND2	-	1.00	E2.76	E3.5360	E3.5360	E3.5360	E3.5360	E3.5360	E3.5360	E3.5360	E3.5360	E3.5360	E3.5360	E3.5360	E3.5360	E3.5360	E3.5360	E3.5360	E3.5360

BLV: GREENFIELD (UPPER END OF RANGE)			No of units	Descriptive	BLV (€ m)	€5,600 psm		€5,850 psm		€6,100 psm		€6,350 psm		€6,600 psm		€6,850 psm		€7,100 psm		€7,350 psm		€7,600 psm		
BLV	Greenfield	Upper end of range				Baseline	10%	Baseline	10%	Baseline	10%	Baseline	10%	Baseline	10%	Baseline	10%	Baseline	10%	Baseline	10%	Baseline	10%	
1	TROD-1 - 5 units, 25 DPH, 100% houses and 0% flats		5	0.20	E0.07	€0.4894	€0.4890	€0.5420	€0.5416	€0.5496	€0.5492	€0.6023	€0.6018	€0.6324	€0.6320	€0.6850	€0.6845	€0.7377	€0.7372	€0.7903	€0.7899	€0.8429	€0.8425	
2	TROD-2 - 5 units, 50 DPH, 100% houses and 0% flats		5	0.10	E0.04	€0.4894	€0.4890	€0.5420	€0.5416	€0.5496	€0.5492	€0.6023	€0.6018	€0.6324	€0.6320	€0.6850	€0.6846	€0.7377	€0.7372	€0.7903	€0.7899	€0.8429	€0.8425	
3	TROD-3 - 5 units, 85 DPH, 50% houses and 50% flats		5	0.06	E0.02	€0.3090	€0.3085	€0.3586	€0.3581	€0.3623	€0.3619	€0.4119	€0.4115	€0.4386	€0.4381	€0.4882	€0.4877	€0.5357	€0.5353	€0.5873	€0.5869	€0.6369	€0.6365	
4	TROD-4 - 6 units, 30 DPH, 100% houses and 0% flats		6	0.20	E0.07	€0.5873	€0.5868	€0.6504	€0.6499	€0.6596	€0.6590	€0.7227	€0.7222	€0.7598	€0.7594	€0.8220	€0.8215	€0.8852	€0.8847	€0.9484	€0.9478	€1.0115	€1.0111	
5	TROD-5 units, 75 DPH, 75% houses and 25% flats		7	0.10	E0.04	€0.5873	€0.5868	€0.6504	€0.6499	€0.6596	€0.6590	€0.7227	€0.7222	€0.7598	€0.7594	€0.8220	€0.8215	€0.8852	€0.8847	€0.9484	€0.9478	€1.0115	€1.0111	
6	TROD-6 - 8 units, 25 DPH, 100% houses and 0% flats		8	0.32	E0.12	€0.7830	€0.7823	€0.8673	€0.8666	€0.8794	€0.8787	€0.9637	€0.9629	€1.0118	€1.0111	€1.0961	€1.0954	€1.1803	€1.1796	€1.2645	€1.2638	€1.3487	€1.3480	
7	TROD-7 - 8 units, 130 DPH, 0% houses and 100% flats		8	0.06	E0.02	€0.1945	€0.1938	€0.2688	€0.2681	€0.2863	€0.2876	€0.3426	€0.3419	€0.3795	€0.3788	€0.4537	€0.4530	€0.5280	€0.5273	€0.6022	€0.6015	€0.6765	€0.6761	
8	TROD-8 - 9 units, 112 DPH, 0% houses and 100% flats		9	0.08	E0.03	€0.2188	€0.2181	€0.3024	€0.3016	€0.3018	€0.3011	€0.3854	€0.3846	€0.4269	€0.4261	€0.5104	€0.5096	€0.5940	€0.5932	€0.6776	€0.6767	€0.7612	€0.7602	
9	TROD-9 - 10 units, 25 DPH, 100% houses and 0% flats		10	0.40	E0.15	€0.9389	€0.9350	€1.0411	€1.0402	€1.0563	€1.0555	€1.1616	€1.1607	€1.2219	€1.2210	€1.3271	€1.3263	€1.4324	€1.4315	€1.5377	€1.5368	€1.6429	€1.6421	
10	TROD-10 units, 50 DPH, 50% houses and 50% flats		10	0.20	E0.08	€0.5873	€0.5868	€0.6504	€0.6499	€0.6596	€0.6590	€0.7227	€0.7222	€0.7598	€0.7594	€0.8220	€0.8215	€0.8852	€0.8847	€0.9484	€0.9478	€1.0115	€1.0111	
11	TROD-11 - 20 units, 35 DPH, 100% houses and 0% flats		20	0.57	E0.21	€1.7492	€1.7475	€1.9560	€1.9485	€1.9745	€1.9727	€2.1757	€2.1738	€2.3881	€2.3862	€2.6094	€2.6075	€2.8326	€2.8307	€3.0558	€3.0539	€3.2790	€3.2771	
12	TROD-12 - 20 units, 50 DPH, 100% houses and 20% flats		20	0.40	E0.15	€1.6172	€1.6155	€1.8193	€1.8116	€1.9499	€1.9482	€2.1520	€2.1503	€2.3644	€2.3617	€2.5786	€2.5762	€2.7916	€2.7892	€3.0042	€2.9997	€3.2128	€3.2083	
13	TROD-13 - 30 units, 25 DPH, 100% houses and 0% flats		30	1.20	E0.45	€2.7240	€2.7216	€3.0241	€3.0216	€3.0668	€3.0643	€3.3669	€3.3644	€3.5382	€3.5358	€3.8383	€3.8359	€4.1384	€4.1360	€4.4385	€4.4360	€4.7386	€4.7361	
14	TROD-14 - 30 units, 50 DPH, 80% houses and 20% flats		30	0.60	E0.22	€2.3214	€2.3189	€2.6147	€2.6122	€2.6486	€2.6461	€2.9418	€2.9393	€3.1054	€3.1030	€3.3667	€3.3642	€3.6199	€3.6175	€3.8895	€3.8872	€4.1798	€4.1774	
15	TROD-15 - 40 units, 50 DPH, 80% houses and 20% flats		40	0.80	E0.30	€2.7189	€2.7136	€3.0650	€3.0625	€3.1178	€3.1153	€3.4671	€3.4646	€3.6300	€3.6275	€3.9343	€3.9318	€4.2366	€4.2341	€4.5382	€4.5357	€4.8398	€4.8373	
16	TROD-16 - 40 units, 80 DPH, 50% houses and 50% flats		40	0.50	E0.19	€2.7189	€2.7074	€2.8495	€2.8466	€2.8742	€2.8717	€3.0547	€3.0528	€3.2378	€3.2359	€3.4249	€3.4230	€3.6119	€3.6100	€3.7999	€3.7980	€3.9899	€3.9879	
17	TROD-17 - 50 units, 35 DPH, 100% houses and 0% flats		50	1.43	E0.53	€3.5400	€3.5359	€3.9402	€0.9601	€5.1113	€5.1072	€5.6114	€5.6073	€5.8971	€5.8930	€6.3972	€6.3931	€6.8974	€6.8933	€7.3975	€7.3934	€7.8997	€7.8936	
18	TROD-18 - 50 units, 80 DPH, 50% houses and 50% flats		50	0.63	E0.23	€2.8380	€2.8338	€3.3124	€3.3083	€3.4323	€3.4300	€3.8176	€3.8135	€4.0702	€4.0661	€4.5436	€4.5395	€5.0148	€5.0107	€5.4861	€5.4820	€5.9574	€5.9533	
19	TROD-19 - 60 units, 100 DPH, 0% houses and 100% flats		60	0.60	E0.22	€2.7220	€2.7200	€3.0407	€3.0387	€3.1798	€3.1783	€3.5021	€3.5002	€3.5897	€3.5882	€3.9225	€3.9205	€4.1880	€4.1860	€4.4528	€4.4508	€4.7208	€4.7188	
20	TROD-20 - 60 units, 35 DPH, 100% houses and 0% flats		60	1.71	E0.64	€5.4840	€5.4431	€6.0482	€0.6343	€6.3336	€6.3285	€6.9198	€6.9337	€7.6728	€7.6765	€8.4176	€8.4177	€9.1578	€9.1579	€9.8970	€9.8971	€10.6372	€10.6373	
21	TROD-21 - 70 units, 50 DPH, 80% houses and 20% flats		70	2.00	E0.75	€5.4840	€5.50 DPH, 80% houses and 20% flats	€5.4840	€5.50 DPH, 80% houses and 20% flats	€5.4840	€5.50 DPH, 80% houses and 20% flats	€5.4840	€5.50 DPH, 80% houses and 20% flats	€5.4840	€5.50 DPH, 80% houses and 20% flats	€5.4840	€5.50 DPH, 80% houses and 20% flats	€5.4840	€5.50 DPH, 80% houses and 20% flats	€5.4840	€5.50 DPH, 80% houses and 20% flats	€5.4840	€5.50 DPH, 80% houses and 20% flats	
22	TROD-22 - 70 units, 35 DPH, 100% houses and 0% flats		70	2.00	E0.75	€5.2439	€5.2292	€5.8276	€5.8219	€5.9212	€5.9112	€7.0054	€7.0039	€7.6982	€7.6920	€8.0863	€8.0748	€8.7790	€8.7768	€9.4706	€9.4682	€10.1652	€10.1596	
23	TROD-23 - 80 units, 50 DPH, 100% houses and 0% flats		80	1.60	E0.60	€7.1256	€7.1191	€7.9173	€7.9108	€8.0128	€8.0062	€8.8044	€8.7979	€9.2840	€9.2415	€10.0397	€10.0332	€10.8300	€10.8235	€11.6174	€11.6110	€12.4049	€12.4018	
24	TROD-24 - 80 units, 80 DPH, 55% houses and 45% flats		80	1.00	E0.37	€4.7508	€4.6993	€5.4564	€5.4499	€5.6122	€5.6026	€6.2498	€6.2433	€6.6465	€6.6400	€7.2945	€7.2877	€7.8906	€7.8838	€8.4969	€8.4901	€9.1092	€9.1046	
25	TROD-25 - 95 units, 28 DPH, 100% houses and 0% flats		95	3.39	E1.27	€8.4616	€8.4539	€9.4018	€9.3940	€9.5154	€9.5074	€10.4553	€10.4475	€11.2886	€11.2804	€12.1343	€12.1222	€12.9144	€12.9023	€13.6925	€13.6797	€14.4838	€14.4708	
26	TROD-26 - 100 units, 25 DPH, 100% houses and 0% flats		100	2.86	E1.07	€8.4616	€8.4539	€9.4018	€9.3940	€9.5154	€9.5074	€10.4553	€10.4475	€11.2886	€11.2804	€12.1343	€12.1222	€12.9144	€12.9023	€13.6925	€13.6797	€14.4838	€14.4708	
27	TROD-27 - 100 units, 35 DPH, 95% houses and 5% flats		100	2.86	E1.07	€8.5671	€8.5679	€9.5601	€9.5520	€9.6723	€9.6641	€10.6841	€10.6804	€11.2044	€11.1962	€12.1884	€12.1802	€13.1266	€13.1184	€14.1522	€14.1442	€15.1310	€15.1229	
28	TROD-28 - 130 units, 25 DPH, 95% houses and 5% flats		130	3.74	E1.38	€10.9481	€10.9377	€12.0569	€12.0454	€12.3485	€12.3379	€13.6061	€13.5955	€14.5366	€14.5302	€15.4965	€15.5535	€16.4817	€16.4712	€17.4618	€17.4513	€18.4395	€18.4289	
29	TROD-29 - 145 units, 34.83 DPH, 100% houses and 0% flats		145	5.80	E2.12	€12.6833	€12.6717	€14.0942	€14.0924	€14.2633	€14.2517	€15.6742	€15.6625	€16.4642	€16.4526	€17.8751	€17.8634	€19.2820	€19.2743	€20.6968	€20.6852	€22.1077	€22.0961	
30	TROD-30 - 165 units, 70 DPH, 60% houses and 40% flats		165	2.33	E0.87	€8.5956	€8.5854	€11.3766	€11.3634	€11.4400	€11.4477	€12.9779	€12.9743	€13.7786	€13.7654	€15.2956	€15.2824	€16.8116	€16.7994	€18.3259	€18.3128	€19.8321	€19.8192	
31	TROD-31 - 250 units, 35.07 DPH, 80% houses and 10% flats		250	7.13	E2.62	€14.2044	€14.1008	€19.4242	€19.4205	€20.8568	€20.8507	€24.9613	€24.9576	€26.3231	€26.3200	€30.4280	€30.4249	€34.5326	€34.5295	€38.6363	€38.6332	€42.7400	€42.7369	
32	TROD-32 - 300 units, 15.69 DPH, 100% houses and 0% flats		300	25.93	E9.83	€20.5931	€20.5931	€29.8519	€29.8519	€30.1622	€30.1622	€39.3550	€39.3550	€42.2323	€42.2323	€51.4251	€51.4251	€60.6179	€60.6179	€69.8107	€69.8107	€79.0035	€79.0035	
33	TROD-33 - 500 units, 20 DPH, 100% houses and 0% flats		500	25.00	E9.35	€25.1245	€25.1204	€29.6167	€29.6125	€29.8348	€29.8342	€35.4456	€35.4424	€36.6111	€36.6079	€42.1676	€42.1644	€47.7231	€47.7199	€53.2786	€53.2754	€58.8341	€58.8309	
34	TROD-34 - 750 units, 20 DPH, 100% houses and 0% flats		750	37.50	€14.03	€35.2788	€35.2788	€40.9424	€40.9424	€40.8957	€41.2559	€41.2088	€46.9188	€46.8721	€49.9070	€49.8603	€55.5683	€55.5221	€61.1949	€61.1486	€66.8205	€66.7742	€72.4238	€72.3789
35	TROD-35 - 1000 units, 20 DPH, 100% houses and 0% flats		1,000	50.00	€18.70	€42.3975	€42.3369	€49.9889	€49.9281	€49.5268	€49.7521	€49.6915	€56.9336	€56.8730	€60.6060	€60.5454	€67.7556	€67.6950	€74.8734	€74.8140	€81.9653	€81.9064	€89.0776	€89.0187
36	TROD-36 - 1250 units, 20 DPH, 100% houses and 0% flats		1,250	62.50	€23.38	€50.7375	€50.6660	€59.1915	€59.0601	€58.3626	€58.2312	€67.2574	€67.1260	€71.0156	€70.8842	€79.3104	€79.1790	€86.5834	€86.4520	€93.7626	€93.6312	€100.8170	€100.6856	
37	TROD-37 - 1500 units, 20 DPH, 100% houses and 0% flats		1,500	75.00	€23.38	€50.7375	€50.6660	€59.1915	€59.0601	€58.3626	€58.2312	€67.2574	€67.1260	€71.0156	€70.8842	€79.3104	€79.1790	€86.5834	€86.4520	€93.7626	€93.6312	€100.8170	€100.6856	
38	TROD-CARET (75 rooms)		1	0.00	E0.12	€0.5417	€0.5417	€0.5417	€0.5417	€0.5417	€0.5417	€0.9689	€0.9689	€0.9689	€0.9689	€0.6824	€0.6824	€0.6824	€0.6824	€0.6824	€0.6824	€0.6824	€0.6824	
39	TROD-CARET (40 rooms)		1	0.33	E0.12	€0.8816	€0.8816	€0.8816	€0.8816	€0.8816	€0.8816	€0.5761	€0.5761	€0.5761	€0.5761	€0.4233	€0.4233	€0.4233	€0.4233	€0.4233	€0.4233	€0.4233	€0.4233	
40	TROD-OFF1		1	0.50	E0.19	€2.0707	€2.0707	€2.0707	€2.0707	€2.0707	€2.0707	€2.0707	€2.0707	€2.0707	€2.0707	€2.0707	€2.0707	€2.0707	€2.0707	€2.0707	€2.0707	€2.0707	€2.0707	
41	TROD-OFF2		1	0.50	E0.19	€2.0707	€2.0707	€2.0707	€2.0707	€2.0707	€2.0707	€2.0707	€2.0707	€2.0707	€									

[illegible]

Net zero carbon A / X (operational only)

Sales value (£ psm)

Description			No of units	Site area	BLV (€ m)	€5,600 per		€5,850 per		€6,100 per		€6,350 per		€6,600 per		€6,850 per		€7,100 per		€7,350 per		€7,600 per	
						Baseline	10%	Baseline	10%	Baseline	10%	Baseline	10%	Baseline	10%	Baseline	10%	Baseline	10%	Baseline	10%	Baseline	10%
1	TRDC-1 - 5 units, 25 DPH, 100% houses and 0% flats	5	0.20	€1.23	€0.4894	€0.4157	€0.5420	€0.4683	€0.5486	€0.4759	€0.6023	€0.5286	€0.6324	€0.5587	€0.6850	€0.6113	€0.7377	€0.6640	€0.7903	€0.7166	€0.8429	€0.7692	
2	TRDC-2 - 5 units, 50 DPH, 100% houses and 0% flats	5	0.12	€0.61	€0.4894	€0.4157	€0.5420	€0.4683	€0.5486	€0.4759	€0.6023	€0.5286	€0.6324	€0.5587	€0.6850	€0.6113	€0.7377	€0.6640	€0.7903	€0.7166	€0.8429	€0.7692	
3	TRDC-3 - 5 units, 85 DPH, 50% houses and 50% flats	5	0.06	€0.36	€0.5873	€0.4988	€0.5504	€0.5626	€0.6502	€0.5711	€0.6343	€0.5438	€0.6070	€0.5125	€0.5757	€0.4852	€0.5484	€0.4579	€0.5211	€0.4306	€0.4938	€0.4033	
4	TRDC-4 - 5 units, 30 DPH, 100% houses and 0% flats	6	0.08	€0.49	€0.5873	€0.4988	€0.5504	€0.5626	€0.6502	€0.5711	€0.6343	€0.5438	€0.6070	€0.5125	€0.5757	€0.4852	€0.5484	€0.4579	€0.5211	€0.4306	€0.4938	€0.4033	
5	TRDC-5 - 75 units, 75 DPH, 75% houses and 25% flats	6	0.08	€0.49	€0.4801	€0.3874	€0.4514	€0.4488	€0.5483	€0.4586	€0.5096	€0.5170	€0.6437	€0.5511	€0.7051	€0.6124	€0.7664	€0.6738	€0.8278	€0.7351	€0.8892	€0.7965	
6	TRDC-6 - 8 units, 25 DPH, 100% houses and 0% flats	8	0.32	€1.96	€0.7830	€0.6651	€0.7833	€0.7403	€0.8794	€0.7615	€0.9637	€0.8457	€1.0116	€0.8939	€1.0961	€0.9781	€1.1803	€1.0623	€1.2645	€1.1466	€1.3487	€1.2308	
7	TRDC-7 - 8 units, 130 DPH, 100% houses and 100% flats	8	0.06	€0.38	€0.1945	€0.0537	€0.2688	€0.1279	€0.2683	€0.1275	€0.2642	€0.2017	€0.3795	€0.2386	€0.4367	€0.3126	€0.5280	€0.3871	€0.6202	€0.4614	€0.6765	€0.5356	
8	TRDC-8 - 9 units, 112 DPH, 100% houses and 100% flats	8	0.06	€0.49	€0.2188	€0.0634	€0.3024	€0.1439	€0.3016	€0.1434	€0.3854	€0.2269	€0.4269	€0.2684	€0.5104	€0.3520	€0.5940	€0.4355	€0.6767	€0.5180	€0.7210	€0.6025	
9	TRDC-9 - 10 units, 25 DPH, 100% houses and 0% flats	10	0.40	€2.40	€0.8182	€0.7044	€0.8182	€0.7744	€0.9182	€0.8044	€0.9182	€0.8044	€0.9182	€0.8044	€0.9182	€0.8044	€0.9182	€0.8044	€0.9182	€0.8044	€0.9182	€0.8044	
10	TRDC-10 - 10 units, 90 DPH, 50% houses and 50% flats	10	0.11	€0.68	€0.8001	€0.4231	€0.7575	€0.8205	€0.6846	€0.5277	€0.7821	€0.6251	€0.8344	€0.6774	€0.9318	€0.7748	€1.0324	€0.8723	€1.1276	€0.9597	€1.2241	€1.0671	
11	TRDC-11 - 20 units, 35 DPH, 100% houses and 0% flats	20	0.57	€3.50	€1.7492	€1.4639	€1.9502	€1.8650	€1.9744	€1.8891	€2.1755	€1.8902	€2.2881	€2.0028	€2.4891	€2.2039	€2.6902	€2.4049	€2.8912	€2.6060	€3.0923	€2.8070	
12	TRDC-12 - 20 units, 30 DPH, 80% houses and 20% flats	20	0.40	€2.45	€1.8172	€1.3198	€1.9153	€1.9219	€1.9499	€1.8525	€2.1520	€1.8546	€2.3184	€2.0210	€2.5325	€2.2312	€2.7236	€2.4252	€2.9247	€2.6273	€3.1268	€2.8294	
13	TRDC-13 - 30 units, 25 DPH, 100% houses and 0% flats	30	1.20	€7.36	€2.7240	€2.3910	€3.0241	€2.8108	€3.0608	€2.9532	€3.3669	€2.9533	€3.5382	€3.1247	€3.8383	€3.4248	€4.1484	€3.7249	€4.4386	€4.0250	€4.7496	€4.3251	
14	TRDC-14																						

BLV - SECONDARY INDUSTRIAL			£5,600 psm		£5,850 psm		£6,100 psm		£6,350 psm		£6,600 psm		£6,850 psm		£7,100 psm		£7,350 psm		£7,600 psm		
BLV Description	No of units	BLV (£'m)	Baseline	10%	Baseline	10%	Baseline	10%	Baseline	10%	Baseline	10%	Baseline	10%	Baseline	10%	Baseline	10%	Baseline	10%	
1 TRDC-1 - 5 units, 25 DPH, 100% houses and 0% flats	5	0.20	£5.55	£0.4884	£0.4157	£0.5420	£0.4683	£0.5496	£0.4759	£0.6023	£0.5286	£0.6324	£0.5587	£0.6850	£0.6113	£0.7377	£0.6640	£0.7903	£0.7169	£0.8429	£0.7692
2 TRDC-1 - 5 units, 50 DPH, 100% houses and 0% flats	5	0.10	£0.28	£0.4884	£0.4157	£0.5420	£0.4683	£0.5496	£0.4759	£0.6023	£0.5286	£0.6324	£0.5587	£0.6850	£0.6113	£0.7377	£0.6640	£0.7903	£0.7169	£0.8429	£0.7692
3 TRDC-3 - 5 units, 85 DPH, 50% houses and 50% flats	5	0.06	£0.16	£0.3090	£0.2262	£0.3566	£0.2778	£0.3623	£0.2815	£0.4119	£0.3311	£0.4386	£0.3678	£0.4882	£0.4074	£0.5377	£0.4570	£0.5873	£0.5066	£0.6369	£0.5562
4 TRDC-3 - 5 units, 30 DPH, 100% houses and 0% flats	4	0.08	£0.23	£0.3090	£0.2262	£0.3566	£0.2778	£0.3623	£0.2815	£0.4119	£0.3311	£0.4386	£0.3678	£0.4882	£0.4074	£0.5377	£0.4570	£0.5873	£0.5066	£0.6369	£0.5562
5 TRDC-5 - 6 units, 75 DPH, 75% houses and 25% flats	6	0.08	£0.22	£0.4801	£0.3874	£0.5144	£0.4488	£0.5483	£0.4556	£0.6199	£0.5310	£0.6437	£0.5511	£0.7051	£0.6124	£0.7684	£0.6738	£0.7279	£0.7351	£0.8892	£0.7905
6 TRDC-8 - 6 units, 25 DPH, 100% houses and 0% flats	8	0.32	£0.88	£0.7830	£0.6651	£0.7873	£0.7403	£0.8704	£0.7615	£0.9637	£0.8457	£1.0118	£0.8939	£1.0961	£0.9781	£1.1803	£1.0623	£1.2645	£1.1466	£1.3487	£1.2306
7 TRDC-7 - 8 units, 130 DPH, 0% houses and 100% flats	8	0.06	£0.17	£0.1945	£0.0537	£0.2683	£0.1279	£0.2683	£0.1275	£0.3426	£0.2017	£0.3795	£0.2386	£0.4537	£0.3129	£0.5280	£0.3871	£0.6022	£0.4164	£0.6765	£0.5396
8 TRDC-8 - 9 units, 112 DPH, 0% houses and 100% flats	9	0.08	£0.22	£0.2188	£0.0604	£0.3024	£0.1439	£0.3018	£0.1434	£0.3854	£0.2269	£0.4269	£0.2684	£0.5104	£0.3520	£0.5940	£0.4355	£0.6775	£0.5190	£0.7610	£0.6026
9 TRDC-10 - 10 units, 20 DPH, 100% houses and 0% flats	10	0.10	£0.33	£0.3359	£0.0854	£0.3884	£0.8052	£0.6088	£0.8068	£0.6101	£0.9449	£0.7474	£0.9444	£0.7474	£1.1797	£1.4324	£1.2850	£1.5377	£1.3892	£1.6429	£1.4945
10 TRDC-10 - 10 units, 90 DPH, 50/50	10	0.11	£0.30	£0.4231	£0.3775	£0.5173	£0.4598	£0.5948	£0.5372	£0.7494	£0.6948	£0.9318	£0.8744	£1.1018	£1.0318	£1.2645	£1.1945	£1.4272	£1.3572	£1.5901	£1.5201
11 TRDC-11 - 20 units, 35 DPH, 100% houses and 0% flats	20	0.57	£1.58	£1.7492	£1.4639	£1.9102	£1.6650	£1.9744	£1.6891	£2.1750	£1.8902	£2.2881	£2.0026	£2.4891	£2.2039	£2.6902	£2.4049	£2.8912	£2.6000	£3.0923	£2.8070
12 TRDC-12 - 20 units, 50 DPH, 80% houses and 20% flats	20	0.40	£1.10	£1.6172	£1.3166	£1.8593	£1.5219	£1.9499	£1.6525	£2.1520	£1.8546	£2.3184	£2.0210	£2.5805	£2.2331	£2.7226	£2.4252	£2.9247	£2.6273	£3.1268	£2.8294
13 TRDC-13 - 30 units, 25 DPH, 100% houses and 0% flats	30	1.20	£3.31	£2.7240	£2.3105	£3.0241	£2.6108	£3.0668	£2.6332	£3.3669	£2.9303	£3.5382	£3.1247	£3.8343	£3.4248	£4.1384	£3.7249	£4.4385	£4.0290	£4.7386	£4.3251
14 TRDC-13 - 30 units, 50 DPH, 80% houses and 20% flats	30	0.60	£1.66	£2.3214	£1.8592	£2.6147	£2.														

BLV - GREENFIELD (UPPER END OF RANGE)			\$5,600 per unit		\$5,850 per unit		\$6,100 per unit		\$6,350 per unit		\$6,600 per unit		\$6,850 per unit		\$7,100 per unit		\$7,350 per unit		\$7,600 per unit		
Description	No of units	BLV (£ m)	Baseline	10%	Baseline	10%	Baseline	10%	Baseline	10%	Baseline	10%	Baseline	10%	Baseline	10%	Baseline	10%	Baseline	10%	
1 TRDC1 - 5 units, 25 DPH, 100% houses and 0% flats	5	0.20	£0.07	£0.4884	£0.4167	£0.5420	£0.4683	£0.5496	£0.4768	£0.6023	£0.5286	£0.6324	£0.5587	£0.6850	£0.6113	£0.7377	£0.6640	£0.7903	£0.7166	£0.8429	£0.7692
2 TRDC2 - 5 units, 50 DPH, 100% houses and 0% flats	5	0.10	0.04	£0.4884	£0.4167	£0.5420	£0.4683	£0.5496	£0.4768	£0.6023	£0.5286	£0.6324	£0.5587	£0.6850	£0.6113	£0.7377	£0.6640	£0.7903	£0.7166	£0.8429	£0.7692
3 TRDC3 - 5 units, 85 DPH, 50% houses and 50% flats	5	0.06	0.02	£0.3090	£0.2862	£0.3546	£0.2778	£0.3623	£0.2815	£0.4110	£0.3311	£0.4386	£0.3678	£0.4862	£0.4074	£0.5377	£0.4570	£0.5873	£0.5086	£0.6369	£0.5562
4 TRDC4 - 5 units, 30 DPH, 100% houses and 0% flats	6	0.08	0.03	£0.6504	£0.5687	£0.6987	£0.6263	£0.7354	£0.6537	£0.7829	£0.7105	£0.8000	£0.7276	£0.8371	£0.7647	£0.8942	£0.8218	£0.9513	£0.8789	£1.0084	£0.9359
5 TRDC5 - 5 units, 35 DPH, 75% houses and 25% flats	6	0.08	0.03	£0.4801	£0.3874	£0.5114	£0.4488	£0.5483	£0.4556	£0.6096	£0.5170	£0.6437	£0.5511	£0.7051	£0.6124	£0.7664	£0.6738	£0.8279	£0.7351	£0.8892	£0.7965
6 TRDC6 - 8 units, 25 DPH, 100% houses and 0% flats	8	0.32	0.12	£0.7830	£0.6651	£0.8673	£0.7493	£0.8794	£0.7615	£0.9637	£0.8457	£1.0118	£0.8939	£0.9961	£0.9781	£1.1803	£1.0623	£1.2645	£1.1466	£1.3487	£1.2308
7 TRDC7 - 8 units, 130 DPH, 100% houses and 100% flats	8	0.06	0.02	£0.1945	£0.0537	£0.2683	£0.1279	£0.2683	£0.1275	£0.3426	£0.2017	£0.3795	£0.2386	£0.4537	£0.3128	£0.5280	£0.3871	£0.6202	£0.4614	£0.7675	£0.5358
8 TRDC8 - 9 units, 112 DPH, 100% houses and 100% flats	9	0.08	0.03	£0.2188	£0.0604	£0.3024	£0.1439	£0.3016	£0.1434	£0.3854	£0.2269	£0.4269	£0.2684	£0.5104	£0.3520	£0.5940	£0.4385	£0.6775	£0.5190	£0.7610	£0.6026
9 TRDC9 - 10 units, 25 DPH, 100% houses and 0% flats	10	0.40	0.10	£0.8522	£0.7182	£0.8962	£0.7642	£0.9383	£0.8063	£1.0000	£0.8680	£1.1317	£0.9998	£1.1637	£1.2271	£1.3900	£1.2580	£1.5211	£1.3891	£1.6522	£1.5202
10 TRDC10 - 10 units, 30 DPH, 50% houses and 50% flats	10	0.11	0.04	£0.5801	£0.4231	£0.6775	£0.5205	£0.6846	£0.5277	£0.7851	£0.6285	£0.8344	£0.6774	£0.9318	£0.7740	£1.0292	£0.8723	£1.1677	£0.9597	£1.2241	£1.0671
11 TRDC11 - 20 units, 35 DPH, 100% houses and 0% flats	20	0.57	0.21	£1.7492	£1.4639	£1.9502	£1.6650	£1.9744	£1.6891	£2.1755	£1.8902	£2.2881	£2.0026	£2.4991	£2.2039	£2.6902	£2.4049	£2.8912	£2.6006	£3.0923	£2.8070
12 TRDC12 - 20 units, 50 DPH, 80% houses and 20% flats	20	0.40	0.15	£1.6172	£1.3198	£1.9193	£1.6219	£1.9499	£1.6525	£2.1501	£1.8546	£2.3184	£2.0210	£2.5805	£2.2311	£2.7226	£2.4252	£2.9247	£2.6273	£3.1268	£2.8294
13 TRDC13 - 30 units, 25 DPH, 100% houses and 0% flats	30	1.20	0.45	£2.7240	£2.3105	£3.0241	£2.6106	£3.0668	£2.6532	£3.3669	£2.9533	£3.5382	£3.1247	£3.8383	£3.4248	£4.1384	£3.7249	£4.4385	£4.0250	£4.7386	£4.3251
14 TRDC14 - 30 units, 50 DPH, 80% houses and 20% flats	30	0.80	0.30	£2.6147	£2.1952	£2.5147	£2.0952	£2.5147	£2.0952												

BLV: Greenfield (LOWER END OF RANGE)			No of units	BLV (£/m)	£5,600 per unit			£5,850 per unit			£6,100 per unit			£6,350 per unit			£6,600 per unit			£6,850 per unit			£7,100 per unit			£7,350 per unit			£7,600 per unit		
ALV	Description			Baseline	10%	Baseline	10%	Baseline	10%	Baseline	10%	Baseline	10%	Baseline	10%	Baseline	10%	Baseline	10%	Baseline	10%	Baseline	10%	Baseline	10%	Baseline	10%	Baseline	10%		
1	TRDC-1 - 5 units, 25 DPH, 100% houses and 0% flats	5	0.20	EJ.05	E0.4894	E0.4157	E0.5420	E0.4683	E0.5496	E0.4759	E0.6023	E0.5286	E0.6324	E0.5587	E0.6850	E0.6113	E0.7377	E0.6640	E0.7903	E0.7166	E0.8429	E0.7692									
2	TRDC-2 - 5 units, 50 DPH, 100% houses and 0% flats	5	0.10	EJ.02	E0.4894	E0.4157	E0.5420	E0.4683	E0.5496	E0.4759	E0.6023	E0.5286	E0.6324	E0.5587	E0.6850	E0.6113	E0.7377	E0.6640	E0.7903	E0.7166	E0.8429	E0.7692									
3	TRDC-3 - 5 units, 85 DPH, 50% houses and 50% flats	5	0.06	EJ.01	E0.3090	E0.2282	E0.3568	E0.2778	E0.3623	E0.2815	E0.4119	E0.3311	E0.4388	E0.3578	E0.4822	E0.4034	E0.5377	E0.4570	E0.5873	E0.5066	E0.6369	E0.5562									
4	TRDC-4 - 6 units, 30 DPH, 100% houses and 0% flats	6	0.20	EJ.05	E0.5873	E0.4988	E0.6044	E0.5620	E0.6596	E0.5711	E0.7227	E0.6343	E0.7389	E0.6504	E0.8280	E0.7396	E0.8852	E0.7968	E0.9404	E0.8509	E1.0115	E0.9231									
5	TRDC-5 - 75 units, 75 DPH, 75% houses and 25% flats	6	0.00	EJ.00	E0.3871	E0.3087	E0.4344	E0.3675	E0.4548	E0.3812	E0.5119	E0.4351	E0.5511	E0.4788	E0.5917	E0.5184	E0.6287	E0.5548	E0.6641	E0.5898	E0.7000	E0.6258									
6	TRDC-6 - 8 units, 25 DPH, 100% houses and 0% flats	8	0.32	EJ.08	E0.7830	E0.6651	E0.7873	E0.7493	E0.8794	E0.7615	E0.9637	E0.8457	E1.0118	E0.8939	E1.0661	E0.9781	E1.1803	E1.0623	E1.2645	E1.1466	E1.3487	E1.2308									
7	TRDC-7 - 8 units, 130 DPH, 0% houses and 100% flats	8	0.06	EJ.02	E0.1945	E0.0537	E0.2688	E0.1279	E0.2683	E0.1275	E0.3426	E0.2017	E0.3795	E0.2386	E0.4357	E0.3129	E0.5280	E0.3871	E0.6022	E0.4614	E0.6765	E0.5356									
8	TRDC-8 - 9 units, 112 DPH, 0% houses and 100% flats	9	0.08	EJ.02	E0.2188	E0.0604	E0.3024	E0.1439	E0.3018	E0.1434	E0.3815	E0.2269	E0.4269	E0.2684	E0.5104	E0.3620	E0.5940	E0.4355	E0.6775	E0.5190	E0.7010	E0.6026									
9	TRDC-9 - 10 units, 25 DPH, 100% houses and 0% flats	10	0.40	EJ.10	E0.9359	E0.7884	E1.0411	E0.8937	E1.0563	E0.9089	E1.1614	E1.0242	E1.2219	E1.0744	E1.3271	E1.1927	E1.4334	E1.2850	E1.5377	E1.3902	E1.6429	E1.4955									
10	TRDC-10 - 10 units, 50 DPH, 100% houses and 0% flats	10	0.20	EJ.05	E0.5873	E0.4988	E0.6044	E0.5620	E0.6596	E0.5711	E0.7227	E0.6343	E0.7389	E0.6504	E0.8280	E0.7396	E0.8852	E0.7968	E0.9404	E0.8509	E1.0115	E0.9231									
11	TRDC-11 - 20 units, 35 DPH, 100% houses and 0% flats	20	0.57	EJ.14	E1.7492	E1.4639	E1.9502	E1.6550	E1.9444	E1.6891	E2.1755	E1.8902	E2.2881	E2.0028	E2.4981	E2.2039	E2.6902	E2.4049	E2.8912	E2.6060	E3.0923	E2.8070									
12	TRDC-12 - 20 units, 50 DPH, 80% houses and 20% flats	20	0.40	EJ.10	E1.6172	E1.3198	E1.8193	E1.5219	E1.9749	E1.6525	E2.1502	E1.8546	E2.3184	E2.0210	E2.5205	E2.2231	E2.7226	E2.4252	E2.9247	E2.6273	E3.1268	E2.8294									
13	TRDC-13 - 30 units, 25 DPH, 100% houses and 0% flats	30	1.20	EJ.30	E2.7240	E2.3305	E3.0241	E2.6106	E3.0668	E2.6532	E3.3669	E2.9333	E3.5382	E3.1247	E3.8383	E3.4248	E4.1384	E3.7249	E4.4385	E4.0250	E4.7386	E4.3251									
14	TRDC-14 - 30 units, 50 DPH, 80% houses and 20% flats	30	0.60	EJ.15	E2.3214	E1.8922	E2.6247	E2.1854	E2.6498	E2.2163	E2.9418	E2.5126	E2.1054	E2.6762	E2.3697	E2.9619	E2.														

Net zero carbon B / Y

Sales value (£ 'm):

BLV: SECONDARY OFFICES / RETAIL

Description	No of units	Site area	BLV (£ m)	£5,600 psm		£5,850 psm		£6,100 psm		£6,350 psm		£6,600 psm		£6,850 psm		£7,100 psm		£7,350 psm		£7,600 psm	
				Baseline	10%	Baseline	10%	Baseline	10%	Baseline	10%	Baseline	10%	Baseline	10%	Baseline	10%	Baseline	10%	Baseline	10%
1 TRDC-1 - 5 units, 25 DPH, 100% houses and 0% flats	5	0.20	E1.23	E0.4894	E0.3179	E0.5420	E0.3705	E0.5496	E0.3781	E0.6023	E0.4308	E0.6324	E0.4609	E0.6850	E0.5135	E0.7377	E0.5662	E0.7903	E0.6188	E0.8429	E0.6714
2 TRDC-2 - 5 units, 50 DPH, 100% houses and 0% flats	5	0.10	E0.61	E0.4894	E0.3179	E0.5420	E0.3705	E0.5496	E0.3781	E0.6023	E0.4308	E0.6324	E0.4609	E0.6850	E0.5135	E0.7377	E0.5662	E0.7903	E0.6188	E0.8429	E0.6714
3 TRDC-3 - 5 units, 85 DPH, 50% houses and 50% flats	5	0.06	E0.30	E0.3090	E0.1207	E0.3586	E0.1703	E0.3623	E0.1740	E0.4119	E0.2236	E0.4386	E0.2503	E0.4682	E0.2999	E0.5377	E0.3495	E0.5873	E0.3991	E0.6369	E0.4487
4 TRDC-4 - 6 units, 30 DPH, 100% houses and 0% flats	6	0.20	E1.23	E0.5873	E0.3815	E0.6504	E0.4446	E0.6596	E0.4538	E0.7227	E0.5169	E0.7589	E0.5531	E0.8220	E0.6162	E0.8852	E0.6794	E0.9484	E0.7426	E1.0115	E0.8057
5 TRDC-5 - 6 units, 75 DPH, 75% houses and 25% flats	6	0.08	E0.49	E0.4801	E0.2643	E0.5414	E0.3256	E0.5493	E0.3325	E0.6096	E0.3938	E0.6437	E0.4279	E0.7051	E0.4893	E0.7664	E0.5506	E0.8278	E0.6120	E0.8892	E0.7344
6 TRDC-6 - 8 units, 25 DPH, 100% houses and 0% flats	8	0.32	E1.96	E0.7830	E0.5086	E0.8673	E0.5928	E0.8794	E0.6050	E0.9537	E0.6892	E1.0118	E0.7374	E1.0961	E0.8216	E1.1803	E0.9059	E1.2645	E0.9901	E1.3487	E1.0743
7 TRDC-7 - 8 units, 130 DPH, 0% houses and 100% flats	8	0.06	E0.38	E0.1945	-E0.1363	E0.2688	-E0.0609	E0.2863	-E0.0614	E0.3426	E0.0138	E0.3719	E0.0507	E0.4537	E0.1249	E0.5280	E0.1992	E0.6022	E0.2734	E0.6765	E0.3477
8 TRDC-8 - 9 units, 112 DPH, 0% houses and 100% flats	9	0.08	E0.49	E0.2188	-E0.1533	E0.3024	-E0.0685	E0.3180	-E0.0691	E0.3854	E0.0185	E0.4269	E0.0570	E0.5104	E0.1405	E0.5940	E0.2241	E0.6775	E0.3076	E0.7610	E0.3912
9 TRDC-9 - 10 units, 25 DPH, 100% houses and 0% flats	10	0.11	E0.31	E0.5801	E0.2142	E0.6775	E0.3116	E0.6946	E0.3188	E0.7521	E0.4162	E0.8344	E0.4685	E0.9318	E0.5659	E1.0292	E0.6633	E1.1267	E0.7608	E1.2241	E0.8582
10 TRDC-10 - 10 units, 50 DPH, 50% houses and 50% flats	10	0.11	E0.60	E0.5801	E0.2142	E0.6775	E0.3116	E0.6946	E0.3188	E0.7521	E0.4162	E0.8344	E0.4685	E0.9318	E0.5659	E1.0292	E0.6633	E1.1267	E0.7608	E1.2241	E0.8582
11 TRDC-11 - 20 units, 35 DPH, 100% houses and 0% flats	20	0.57	E3.50	E1.7492	E1.0805	E1.9502	E1.2363	E1.9744	E1.3072	E2.1755	E1.5103	E2.2881	E1.6236	E2.4891	E1.8253	E2.6902	E2.0264	E2.8912	E2.2275	E3.0923	E2.4285
12 TRDC-12 - 20 units, 50 DPH, 80% houses and 20% flats	20	0.40	E1.12	E1.6172	E0.9238	E1.8193	E1.1268	E1.9449	E1.2574	E2.1520	E1.4595	E2.3184	E1.6259	E2.5205	E1.8280	E2.7226	E2.0301	E2.9247	E2.2322	E3.1268	E2.4343
13 TRDC-13 - 30 units, 25 DPH, 100% houses and 0% flats	30	1.20	E3.68	E2.7240	E1.7618	E3.0241	E2.0619	E3.0668	E2.1045	E3.3669	E2.4046	E3.5382	E2.5760	E3.8383	E2.8761	E4.1384	E3.1762	E4.4385	E3.4763	E4.7386	E3.7764
14 TRDC-14 - 30 units, 50 DPH, 80% houses and 20% flats	30	0.60	E2.32	E2.3214	E1.3219	E2.6147	E1.6152	E2.6486	E1.6491	E2.9418	E1.9424	E3.1054	E2.1060	E3.3987	E2.3992	E3.6919	E2.6925	E3.9852	E2.9857	E4.2785	E3.5790
15 TRDC-15 - 40 units, 50 DPH, 80% houses and 20% flats	40	0.80	E4.90	E2.7169	E1.3623	E3.0950	E1.7404	E3.1178	E1.7632	E3.4959	E2.1413	E3.6964	E2.3418	E4.0745	E2.7199	E4.4528	E3.0980	E4.8307	E3.4761	E5.2089	E3.8543
16 TRDC-16 - 40 units, 80 DPH, 50% houses and 50% flats	40	0.50	E3.06	E2.2704	E0.8486	E2.6499	E1.2262	E2.6745	E1.2528	E3.0541	E1.6323	E3.2562	E1.8344	E3.6349	E2.2140	E4.0119	E2.5935	E4.3889	E2.9731	E4.7659	E3.3526
17 TRDC-17 - 50 units, 35 DPH, 100% houses and 0% flats	50	1.43	E7.76	E4.5400	E2.9306	E5.0402	E3.4341	E5.1113	E3.5021	E6.6114	E4.0056	E5.8971	E4.2914	E6.3972	E4.7935	E8.8974	E5.2936	E7.3975	E5.7938	E7.8977	E6.2939
18 TRDC-18 - 50 units, 100 DPH, 0% houses and 100% flats	50	0.63	E3.83	E2.8380	E1.0608	E3.3124	E1.5352	E3.3432	E1.5690	E3.8176	E2.0404	E4.0702	E2.2930	E4.5436	E2.7675	E5.0148	E3.2419	E5.4861	E3.7164	E5.9574	E4.1908
19 TRDC-19 - 60 units, 50 DPH, 100% houses and 0% flats	60	0.60	E3.93	E1.6720	-E1.0746	E1.8047	-E0.5311	E1.7953	-E0.5407	E2.3281	E0.0002	E2.5897	E0.2618	E3.1225	E0.7946	E3.6553	E1.3274	E4.1880	E1.8601	E4.7208	E2.3929
20 TRDC-20 - 60 units, 35 DPH, 100% houses and 0% flats	60	1.71	E10.51	E5.4480	E3.5167	E6.0482	E4.1210	E6.1336	E4.2025	E8.7337	E4.8067	E7.0765	E5.1496	E7.6767	E5.7522	E8.2768	E3.5294	E8.8770	E5.9525	E9.4772	E7.5527
21 TRDC-21 - 70 units, 50 DPH, 80% houses and 20% flats	70	2.00	E5.52	E3.2349	E4.0402	E6.9276	E4.6970	E7.0112	E4.7805	E7.7039	E5.4732	E8.0920	E5.8614	E8.7648	E5.5541	E9.4762	E7.2468	E10.1652	E7.9396	E10.8543	E8.6323
22 TRDC-22 - 70 units, 35 DPH, 100% houses and 0% flats	70	1.40	E4.42	E7.1256	E4.5763	E7.9173	E5.3680	E8.0128	E5.4634	E8.2498	E5.2551	E9.2480	E6.6987	E10.0397	E7.4904	E10.8300	E8.2821	E11.6174	E9.0738	E12.4049	E9.8655
23 TRDC-23 - 80 units, 50 DPH, 100% houses and 0% flats	80	1.60	E9.81	E7.1256	E4.5763	E7.9173	E5.3680	E8.0128	E5.4634	E8.2498	E5.2551	E9.2480	E6.6987	E10.0397	E7.4904	E10.8300	E8.2821	E11.6174	E9.0738	E12.4049	E9.8655
24 TRDC-24 - 80 units, 80 DPH, 55% houses and 45% flats	80	1.00	E6.13	E4.7058	E1.9242	E5.4564	E2.6821	E5.4992	E2.7214	E6.2498	E5.6465	E7.8736	E7.3972	E8.6243	E8.1478	E9.3750	E8.8985	E6.1256	E9.6491	E8.7653	E1.7133
25 TRDC-25 - 95 units, 28 DPH, 100% houses and 0% flats	95	3.39	E2.97	E4.6176	E5.4343	E4.9018	E3.4745	E5.5151	E6.4878	E10.4553	E7.4280	E10.6625	E7.9547	E11.9222	E8.8949	E12.8606	E8.8350	E13.7957	E10.7751	E14.7308	E11.7133
26 TRDC-26 - 100 units, 15 DPH, 100% houses and 0% flats	100	6.67	E18.41	E6.3900	E2.2027	E9.9989	E6.1348	E10.0123	E6.4953	E18.4109	E7.9189	E20.3689	E8.3689	E22.3169	E9.7969	E24.8049	E10.3469	E26.8049	E11.3469	E28.8049	E12.3469
27 TRDC-27 - 100 units, 35 DPH, 95% houses and 5% flats	100	2.86	E7.89	E3.5761	E5.3588	E5.5601	E6.3428	E5.6723	E6.4549	E10.6563	E7.4390	E11.2044	E7.9870	E12.1884	E9.9711	E13.1724	E9.9551	E14.1522	E10.9391	E15.1310	E11.9232
28 TRDC-28 - 130 units, 35.14 DPH, 95% houses and 5% flats	130	3.70	E10.21	E10.9481	E6.8143	E12.2059	E8.0823	E12.3483	E8.2180	E13.6061	E9.4860	E14.3662	E10.1878	E15.5640	E11.4483	E16.8217	E12.7061	E18.0795	E13.9639	E19.3373	E15.2216
29 TRDC-29 - 145 units, 24.83 DPH, 100% houses and 0% flats	145	5.84	E16.12	E12.6833	E8.1217	E14.0942	E9.5441	E14.2633	E9.7057	E15.6742	E11.1274	E16.4642	E11.9174	E17.8751	E13.3293	E19.2860	E14.7392	E20.6968	E16.1501	E22.1077	E17.5610
30 TRDC-30 - 165 units, 70.87 DPH, 60% houses and 40% flats	165	2.33	E4.67	E3.8596	E4.2492	E11.3766	E5.7870	E11.4609	E5.8647	E12.9779	E7.3969	E13.7798	E8.2018	E15.2956	E9.7340	E16.8126	E11.2618	E18.3259	E12.7788	E19.8323	E14.2958
31 TRDC-31 - 250 units, 35.07 DPH, 90% houses and 10% flats	250	7.13	E12.67	E17.1204	E9.2129	E19.4406	E11.5580	E19.6505	E11.7595	E21.9707	E14.1037	E23.2357	E15.3766	E25.5560	E17.7208	E27.8590	E20.0650	E30.1608	E22.3919	E32.4626	E24.7122
32 TRDC-32 - 400 units, 15.69 DPH, 100% houses and 0% flats	400	25.49	E9.53	E26.937	E15.9171	E29.8790	E19.2484	E30.1621	E19.4851	E33.4473	E22.8165	E35.2315	E24.6005	E36.5168	E27.9117	E41.7925	E31.2180	E45.0607	E34.5174	E48.3290	E37.8027
33 TRDC-33 - 500 units, 20 DPH, 100% houses and 0% flats	500	25.00	E10.52	E26.937	E15.9171	E29.8790	E19.2484	E30.1621	E19.4851	E33.4473	E22.8165	E35.2315	E24.6005	E36.5168	E27.9117	E41.7925	E31.2180	E45.0607	E34.5174	E48.3290	E37.8027
34 TRDC-34 - 750 units, 20 DPH, 100% houses and 0% flats	750	37.50	E10.54	E36.2788	E16.6992	E40.9424	E22.5262	E41.2559	E22.7311	E46.9188	E28.5323	E49.9070	E31.5257	E55.5683	E37.2753	E61.1944	E42.9862	E66.8205	E48.6827	E72.4328	E54.3448
35 TRDC-35 - 1000 units, 20 DPH, 100% houses and 0% flats	1,000	50.00	E13.05	E42.3975	E18.1519	E49.5889	E25.6769	E49.7521	E25.6676	E56.9336	E33.1223	E60.0900	E36.6249	E67.7556	E44.1667	E74.8734	E51.4492	E81.9653	E58.6778	E89.0365	E65.8594
36 TRDC-36 - 1250 units, 20 DPH, 100% houses and 0% flats	1,250	62.50	E17.56	E50.7375	E22.9442	E59.1315	E31.6609	E59.3268	E31.6276	E77.2099	E40.2840	E72.0156	E44.5918	E80.3704	E53.1488	E88.7048	E61.6379	E96.9922	E70.0755	E105.2770	E78.4696
37 TRDC-37 - 1500 units, 20 DPH, 100% houses and 0% flats	1,500	75.00	E20.07	E58.0161	E27.2576	E67.4275	E36.9774	E67.6747	E36.9374	E77.1067	E46.6301	E81.9455	E51.4565	E91.3287	E61.0489	E100.6829	E70.5659	E110.0117	E80.0237	E119.3042	E89.4383
38 TRDC-CARE1 (75 rooms)	-	1.00	E0.37	E1.5417	E0.3719	E1.5417	E0.3719	E0.9689	-E0.2116	E0.9689	-E0.2116	E0.6824	-E0.5061	E0.6824	-E0.5061	E0.6824	-E0.5061	E0.6824	-E0.5061	E0.6824	-E0.5061
39 TRDC-CARE2 (40 rooms)	-	0.33	E0.12	E0.8816	E0.2577	E0.8816	E0.2577	E0.5761	-E0.0526	E0.5761	-E0.0526	E0.4233	-E0.2097	E0.4233	-E0.2097	E0.4233	-E0.2097	E0.4233	-E0.2097	E0.4233	-E0.2097
40 TRDC-OFF1	-	0.50	E1.38	-E2.0707	-E4.9301	-E2.0707	-E4.9301	-E2.0707	-E4.9301	-E2.0707	-E4.9301	-E2.0707	-E4.9301	-E2.0707	-E4.9301	-E2.0707	-E4.9301	-E2.0707	-E4.9301	-E2.0707	-E4.9301
41 TRDC-OFF2	-	0.50	E1.38	-E2.0707	-E4.9301	-E2.0707	-E4.9301	-E2.0707	-E4.9301	-E2.0707	-E4.9301	-E2.0707	-E4.9301	-E2.0707	-E4.9301	-E2.0707	-E4.9301	-E2.0707	-E4.9301	-E2.0707	-E4.9301
42 TRDC-RET1	-	1.00	E2.76	E2.6173	E1.7167	E2.6173	E1.7167	E2.3456	E1.4415	E2.3456	E1.4415	E2.3456	E1.4415	E2.3456	E1.4415	E2.3456	E1.4415	E2.3456	E1.4415	E2.3456	E1.4415
43 TRDC-RET2	-	0.50	E1.38	E6.912	E4.8904	E6.912	E4.8904	E5.7289	E4.5234	E5.7289	E4.5234	E5.7289	E4.5234	E5.7289	E4.5234	E5.7289	E4.5234	E5.7289	E4.5234	E5.7289	E4.5234
44 TRDC-RET3	-	0.25	E0.62	E2.6920	E2.0916	E2.6920	E2.0916	E2.5108	E1.9081	E2.5108	E1.9081	E2.5108	E1.9081	E2.5108	E1.9081	E2.5108	E1.9081	E2.5108	E1.9081	E2.5108	E1.9081
45 TRDC-IND1	-	1.00	E2.76	E3.5360	E2.9025	E3.5360	E2.9025	E3.													

THREE RIVERS DISTRICT COUNCIL

Sales value (£ psm):

£5,600

AH tenure (rent / SO):

70%

30%

AH %

BLV: SECONDARY OFFICES / RETAIL

Description	No of units	Site area	BLV (£ m)	Baseline	EVC	BNG	Access	Carbon A+X	Carbon B+Y
1 TRDC-1 - 5 units, 25 DPH, 100% houses and 0% flt	5	0.20	£1.23	£0.489	£0.488	£0.463	£0.405	£0.416	£0.318
2 TRDC-2 - 5 units, 50 DPH, 100% houses and 0% flt	5	0.10	£0.61	£0.489	£0.489	£0.483	£0.465	£0.416	£0.318
3 TRDC-3 - 5 units, 85 DPH, 50% houses and 50% flt	5	0.06	£0.36	£0.309	£0.309	£0.302	£0.282	£0.228	£0.121
4 TRDC-4 - 6 units, 30 DPH, 100% houses and 0% flt	6	0.20	£1.23	£0.587	£0.587	£0.579	£0.558	£0.499	£0.381
5 TRDC-5 - 6 units, 75 DPH, 75% houses and 25% flt	6	0.08	£0.49	£0.488	£0.489	£0.472	£0.440	£0.347	£0.264
6 TRDC-6 - 8 units, 25 DPH, 100% houses and 0% flt	8	0.32	£1.96	£0.783	£0.782	£0.772	£0.743	£0.665	£0.509
7 TRDC-7 - 8 units, 130 DPH, 0% houses and 100% flt	8	0.06	£0.38	£0.195	£0.194	£0.182	£0.148	£0.054	£0.136
8 TRDC-8 - 9 units, 112 DPH, 0% houses and 100% flt	9	0.08	£0.49	£0.219	£0.218	£0.205	£0.166	£0.060	£0.153
9 TRDC-9 - 10 units, 25 DPH, 100% houses and 0% flt	10	0.40	£2.45	£0.938	£0.935	£0.925	£0.886	£0.788	£0.593
10 TRDC-10 - 10 units, 90 DPH, 50% houses and 50% flt	10	0.11	£0.61	£0.588	£0.578	£0.565	£0.528	£0.423	£0.214
11 TRDC-11 - 20 units, 35 DPH, 100% houses and 0% flt	20	0.57	£3.50	£1.749	£1.747	£1.724	£1.655	£1.454	£1.081
12 TRDC-12 - 20 units, 50 DPH, 80% houses and 20% flt	20	0.40	£2.45	£1.617	£1.615	£1.590	£1.517	£1.320	£0.924
13 TRDC-13 - 30 units, 25 DPH, 100% houses and 0% flt	30	1.20	£7.36	£2.724	£2.722	£2.687	£2.585	£2.310	£1.762
14 TRDC-14 - 30 units, 50 DPH, 80% houses and 20% flt	30	0.60	£3.68	£2.321	£2.319	£2.283	£2.177	£1.892	£1.322
15 TRDC-15 - 40 units, 30 DPH, 80% houses and 20% flt	40	0.80	£4.90	£2.714	£2.714	£2.682	£2.555	£2.199	£1.582
16 TRDC-16 - 40 units, 80 DPH, 50% houses and 50% flt	40	0.50	£3.06	£2.270	£2.267	£2.216	£2.068	£1.660	£0.849
17 TRDC-17 - 50 units, 35 DPH, 100% houses and 0% flt	50	1.43	£8.76	£4.540	£4.536	£4.476	£4.308	£3.851	£2.931
18 TRDC-18 - 50 units, 80 DPH, 50% houses and 50% flt	50	0.63	£3.83	£2.838	£2.834	£2.770	£2.583	£2.075	£1.061
19 TRDC-19 - 60 units, 100 DPH, 0% houses and 100% flt	60	0.60	£3.68	£1.272	£1.267	£1.183	£0.940	£0.275	£1.078
20 TRDC-20 - 60 units, 35 DPH, 100% houses and 0% flt	60	1.71	£1.01	£0.448	£0.443	£0.374	£0.200	£0.001	£0.517
21 TRDC-21 - 70 units, 50 DPH, 80% houses and 20% flt	70	1.40	£9.58	£5.417	£5.411	£5.327	£5.068	£4.411	£3.068
22 TRDC-22 - 70 units, 35 DPH, 100% houses and 0% flt	70	2.00	£12.26	£6.235	£6.229	£6.149	£5.912	£5.276	£4.004
23 TRDC-23 - 80 units, 50 DPH, 100% houses and 0% flt	80	1.60	£9.81	£7.126	£7.119	£7.027	£6.757	£6.030	£4.576
24 TRDC-24 - 80 units, 80 DPH, 55% houses and 45% flt	80	1.00	£6.13	£4.708	£4.699	£4.599	£4.307	£3.518	£1.924
25 TRDC-25 - 95 units, 28 DPH, 100% houses and 0% flt	95	3.39	£20.80	£8.452	£8.452	£8.345	£8.024	£7.161	£5.382
26 TRDC-26 - 100 units, 15 DPH, 100% houses and 0% flt	100	6.67	£40.89	£19.907	£19.898	£19.784	£18.446	£17.061	£15.720
27 TRDC-27 - 100 units, 35 DPH, 95% houses and 5% flt	100	2.86	£17.51	£8.576	£8.568	£8.452	£8.111	£7.194	£5.359
28 TRDC-28 - 130 units, 35.14 DPH, 95% houses and 5% flt	130	3.70	£22.68	£10.948	£10.938	£10.789	£10.353	£9.180	£6.814
29 TRDC-29 - 145 units, 24.83 DPH, 100% houses and 0% flt	145	5.84	£35.79	£12.683	£12.672	£12.508	£12.026	£10.729	£8.122
30 TRDC-30 - 165 units, 70.87 DPH, 60% houses and 40% flt	165	2.33	£14.27	£9.890	£9.846	£9.646	£9.062	£7.466	£4.240
31 TRDC-31 - 250 units, 35.07 DPH, 90% houses and 10% flt	250	7.13	£43.69	£17.120	£17.101	£16.810	£15.963	£13.733	£9.213
32 TRDC-32 - 400 units, 15.69 DPH, 100% houses and 0% flt	400	25.49	£156.26	£26.594	£26.567	£26.196	£25.065	£22.033	£15.917
33 TRDC-33 - 500 units, 20 DPH, 100% houses and 0% flt	500	25.00	£153.23	£25.143	£25.109	£24.640	£23.253	£19.517	£11.929
34 TRDC-34 - 750 units, 20 DPH, 100% houses and 0% flt	750	37.50	£229.85	£35.279	£35.232	£34.570	£32.622	£27.368	£16.699
35 TRDC-35 - 1000 units, 20 DPH, 100% houses and 0% flt	1,000	50.00	£306.47	£42.398	£42.347	£41.484	£38.974	£32.150	£18.152
36 TRDC-36 - 1250 units, 20 DPH, 100% houses and 0% flt	1,250	62.50	£380.08	£50.737	£50.668	£49.685	£46.785	£38.946	£22.944
37 TRDC-37 - 1500 units, 20 DPH, 100% houses and 0% flt	1,500	75.00	£459.70	£58.016	£57.939	£56.949	£53.630	£44.940	£27.258
38 TRDC-CARE1 (75 rooms)	-	1.00	£6.13	£1.542	£1.542	£1.495	£1.449	£1.090	£0.372
39 TRDC-CARE2 (40 rooms)	-	0.33	£2.02	£0.882	£0.882	£0.857	£0.832	£0.641	£0.258
40 TRDC-OFF1	-	0.50	£3.06	£2.071	£2.071	£2.184	£2.297	£3.175	£4.830
41 TRDC-OFF2	-	0.50	£3.06	£2.038	£2.038	£2.088	£2.200	£4.409	£6.760
42 TRDC-RET1	-	1.00	£6.13	£2.617	£2.617	£2.582	£2.546	£2.269	£1.717
43 TRDC-RET2	-	0.50	£3.06	£8.091	£8.091	£8.043	£5.996	£5.627	£4.880
44 TRDC-RET3	-	0.25	£1.53	£2.692	£2.692	£2.668	£2.644	£2.460	£2.092
45 TRDC-IND1	-	1.00	£6.13	£3.536	£3.536	£3.511	£3.485	£3.291	£2.803
46 TRDC-IND2	-	1.00	£6.13	£4.305	£4.305	£4.280	£4.254	£4.060	£3.568
47 TRDC-IND3	-	1.00	£6.13	£5.068	£5.068	£5.028	£4.989	£4.663	£4.072

BLV: SECONDARY INDUSTRIAL

Description	No of units	Site area	BLV (£ m)	Baseline	EVC	BNG	Access	Carbon A+X	Carbon B+Y
1 TRDC-1 - 5 units, 25 DPH, 100% houses and 0% flt	5	0.20	£0.59	£0.489	£0.488	£0.463	£0.405	£0.416	£0.318
2 TRDC-2 - 5 units, 50 DPH, 100% houses and 0% flt	5	0.10	£0.28	£0.489	£0.489	£0.483	£0.465	£0.416	£0.318
3 TRDC-3 - 5 units, 85 DPH, 50% houses and 50% flt	5	0.06	£0.16	£0.31	£0.31	£0.30	£0.28	£0.23	£0.12
4 TRDC-4 - 6 units, 30 DPH, 100% houses and 0% flt	6	0.20	£0.55	£0.59	£0.59	£0.58	£0.56	£0.50	£0.38
5 TRDC-5 - 6 units, 75 DPH, 75% houses and 25% flt	6	0.08	£0.22	£0.48	£0.48	£0.47	£0.45	£0.39	£0.26
6 TRDC-6 - 8 units, 25 DPH, 100% houses and 0% flt	8	0.32	£0.88	£0.78	£0.78	£0.77	£0.74	£0.67	£0.51
7 TRDC-7 - 8 units, 130 DPH, 0% houses and 100% flt	8	0.06	£0.11	£0.18	£0.18	£0.18	£0.17	£0.16	£0.14
8 TRDC-8 - 9 units, 112 DPH, 0% houses and 100% flt	9	0.08	£0.22	£0.22	£0.22	£0.20	£0.17	£0.06	£0.15
9 TRDC-9 - 10 units, 25 DPH, 100% houses and 0% flt	10	0.40	£1.10	£0.94	£0.93	£0.92	£0.89	£0.79	£0.59
10 TRDC-10 - 10 units, 90 DPH, 50% houses and 50% flt	10	0.11	£0.31	£0.58	£0.58	£0.57	£0.53	£0.42	£0.21
11 TRDC-11 - 20 units, 35 DPH, 100% houses and 0% flt	20	0.57	£1.98	£1.75	£1.75	£1.72	£1.65	£1.46	£1.08
12 TRDC-12 - 20 units, 50 DPH, 80% houses and 20% flt	20	0.40	£0.40	£1.61	£1.61	£1.62	£1.59	£1.32	£0.92
13 TRDC-13 - 30 units, 25 DPH, 100% houses and 0% flt	30	1.20	£3.31	£2.72	£2.72	£2.69	£2.58	£2.31	£1.76
14 TRDC-14 - 30 units, 50 DPH, 80% houses and 20% flt	30	0.60	£1.66	£2.32	£2.32	£2.28	£2.18	£1.89	£1.32
15 TRDC-15 - 40 units, 30 DPH, 80% houses and 20% flt	40	0.80	£2.21	£2.72	£2.71	£2.66	£2.52	£2.14	£1.36
16 TRDC-16 - 40 units, 80 DPH, 50% houses and 50% flt	40	0.50	£1.38	£2.27	£2.27	£2.22	£2.07	£1.66	£0.85
17 TRDC-17 - 50 units, 35 DPH, 100% houses and 0% flt	50	1.43	£4.54	£4.54	£4.54	£4.48	£4.31	£3.85	£2.93
18 TRDC-18 - 50 units, 80 DPH, 50% houses and 50% flt	50	0.63	£1.73	£2.84	£2.83	£2.77	£2.58	£2.08	£1.06
19 TRDC-19 - 60 units, 100 DPH, 0% houses and 100% flt	60	0.60	£1.66	£1.27	£1.27	£1.18	£0.94	£0.27	£1.07
20 TRDC-20 - 60 units, 35 DPH, 100% houses and 0% flt	60	1.71	£4.73	£5.45	£5.44	£5.37	£5.17	£4.62	£3.52
21 TRDC-21 - 70 units, 50 DPH, 80% houses and 20% flt	70	1.40	£3.87	£5.42	£5.41	£5.33	£5.06	£4.41	£3.07
22 TRDC-22 - 70 units, 35 DPH, 100% houses and 0% flt	70	2.00	£6.23	£6.23	£6.23	£6.15	£5.91	£5.28	£4.00
23 TRDC-23 - 80 units, 50 DPH, 100% houses and 0% flt	80	1.60	£4.42	£7.13	£7.12	£7.03	£6.76	£6.03	£4.58
24 TRDC-24 - 80 units, 80 DPH, 55% houses and 45% flt	80	1.00	£2.76	£4.71	£4.70	£4.60	£4.31	£3.52	£1.92
25 TRDC-25 - 95 units, 28 DPH, 100% houses and 0% flt	95	3.39	£9.37	£8.46	£8.45	£8.34	£8.02	£7.16	£5.43
26 TRDC-26 - 100 units, 15 DPH, 100% houses and 0% flt	100	6.67	£18.41	£8.97	£8.95	£8.78	£8.45	£7.54	£5.72
27 TRDC-27 - 100 units, 35 DPH, 95% houses and 5% flt	100	2.86	£7.85	£8.57	£8.57	£8.45	£8.11	£7.19	£5.36
28 TRDC-28 - 130 units, 35.14 DPH, 95% houses and 5% flt	130	3.70	£10.21	£10.95	£10.94	£10.79	£10.35	£9.18	£6.81
29 TRDC-29 - 145 units, 24.83 DPH, 100% houses and 0% flt	145	5.84	£16.12	£12.68	£12.67	£12.51	£12.03	£10.73	£8.12
30 TRDC-30 - 165 units, 70.87 DPH, 60% houses and 40% flt	165	2.33	£6.43	£9.86	£9.85	£9.65	£9.06	£7.47	£4.25
31 TRDC-31 - 250 units, 35.07 DPH, 90% houses and 10% flt	250	7.13	£19.68	£17.12	£17.10	£16.82	£15.99	£13.73	£9.21
32 TRDC-32 - 400 units, 15.69 DPH, 100% houses and 0% flt	400	25.49	£70.39	£26.59	£26.57	£26.19	£25.06	£22.03	£15.92
33 TRDC-33 - 500 units, 20 DPH, 100% houses and 0% flt	500	25.00	£69.02	£25.14	£25.11	£24.64	£23.25	£19.52	£11.93
34 TRDC-34 - 750 units, 20 DPH, 100% houses and 0% flt	750	37.50	£103.54	£35.28	£35.23	£34.57	£32.62	£27.37	£16.70
35 TRDC-35 - 1000 units, 20 DPH, 100% houses and 0% flt	1,000	50.00	£138.05	£42.40	£42.34	£41.48	£38.97	£32.15	£18.15
36 TRDC-36 - 1250 units, 20 DPH, 100% houses and 0% flt	1,250	62.50	£172.56	£50.73	£50.67	£49.69	£46.79	£38.95	£22.94
37 TRDC-37 - 1500 units, 20 DPH, 100% houses and 0% flt	1,500	75.00	£207.07	£58.02	£57.94	£56.95	£53.64	£44.94	£27.26
38 TRDC-CARE1 (75 rooms)	-	1.00	£2.76	£1.54	£1.54	£1.50	£1.45	£1.09	£0.37
39 TRDC-CARE2 (40 rooms)	-	0.33	£0.91	£0.88	£0.88	£0.86	£0.83	£0.64	£0.26
40 TRDC-OFF1	-	0.50	£1.38	£2.07	£2.07	£2.18	£2.30	£3.17	£4.93
41 TRDC-OFF2	-	0.50	£1.38	£2.04	£2.04	£2.09	£2.24	£4.41	£6.75
42 TRDC-RET1	-	1.00	£2.76	£2.62	£2.62	£2.58	£2.55	£2.27	£1.72
43 TRDC-RET2	-	0.50	£1.38	£6.09	£6.09	£6.04	£5.99	£5.62	£4.88
44 TRDC-RET3	-	0.25	£0.69	£2.69	£2.69	£2.67	£2.64	£2.46	£2.09
45 TRDC-IND1	-	1.00	£2.76	£3.54	£3.54	£3.51	£3.49	£3.29	£2.90
46 TRDC-IND2	-	1.00	£2.76	£4.39	£4.39	£4.36	£4.33	£4.08	£3.58
47 TRDC-IND3	-	1.00	£2.76	£5.07	£5.07	£5.03	£4.99	£4.68	£4.07

BLV: GREENFIELD - UPPER END OF RANGE

THREE RIVERS DISTRICT COUNCIL

Sales value (£ psm):

£5,850

AH tenure (rent / SO):

70% 40%

30%

BLV: SECONDARY OFFICES / RETAIL

Description	No of units	Site area	BLV (£ m)	Baseline	EVC	BNG	Access	Carbon A+X	Carbon B+Y
1 TRDC-1 - 5 units, 25 DPH, 100% houses and 0% flt	5	0.20	E1.23	E0.542	E0.542	E0.536	E0.517	E0.488	E0.371
2 TRDC-2 - 5 units, 50 DPH, 100% houses and 0% flt	5	0.10	E0.61	E0.542	E0.542	E0.536	E0.517	E0.488	E0.371
3 TRDC-3 - 5 units, 85 DPH, 50% houses and 50% flt	5	0.06	E0.36	E0.359	E0.358	E0.351	E0.332	E0.278	E0.170
4 TRDC-4 - 6 units, 30 DPH, 100% houses and 0% flt	6	0.20	E1.23	E0.650	E0.650	E0.642	E0.621	E0.562	E0.445
5 TRDC-5 - 6 units, 75 DPH, 75% houses and 25% flt	6	0.08	E0.49	E0.541	E0.541	E0.533	E0.510	E0.449	E0.326
6 TRDC-6 - 8 units, 25 DPH, 100% houses and 0% flt	8	0.32	E1.96	E0.867	E0.867	E0.857	E0.828	E0.749	E0.593
7 TRDC-7 - 8 units, 130 DPH, 0% houses and 100% flt	8	0.06	E0.36	E0.269	E0.269	E0.256	E0.222	E0.128	E0.061
8 TRDC-8 - 9 units, 112 DPH, 0% houses and 100% flt	9	0.08	E0.49	E0.502	E0.502	E0.496	E0.476	E0.414	E0.266
9 TRDC-9 - 10 units, 25 DPH, 100% houses and 0% flt	10	0.40	E2.45	E1.041	E1.040	E1.028	E0.992	E0.894	E0.698
10 TRDC-10 - 10 units, 90 DPH, 50% houses and 50% flt	10	0.11	E0.68	E0.677	E0.677	E0.663	E0.625	E0.521	E0.312
11 TRDC-11 - 20 units, 35 DPH, 100% houses and 0% flt	20	0.57	E3.50	E1.950	E1.949	E1.925	E1.854	E1.685	E1.284
12 TRDC-12 - 20 units, 50 DPH, 80% houses and 20% flt	20	0.40	E2.45	E1.819	E1.818	E1.793	E1.719	E1.522	E1.127
13 TRDC-13 - 30 units, 25 DPH, 100% houses and 0% flt	30	1.20	E7.36	E3.024	E3.022	E3.087	E3.205	E2.611	E2.062
14 TRDC-14 - 30 units, 50 DPH, 80% houses and 20% flt	30	0.60	E3.68	E2.615	E2.612	E2.576	E2.471	E2.185	E1.615
15 TRDC-15 - 40 units, 50 DPH, 80% houses and 20% flt	40	0.80	E4.90	E3.095	E3.092	E3.043	E2.900	E2.513	E1.740
16 TRDC-16 - 40 units, 80 DPH, 50% houses and 50% flt	40	0.50	E3.06	E2.650	E2.647	E2.595	E2.446	E2.040	E1.228
17 TRDC-17 - 50 units, 35 DPH, 100% houses and 0% flt	50	1.43	E8.76	E5.040	E5.036	E4.978	E4.808	E4.351	E3.434
18 TRDC-18 - 50 units, 80 DPH, 50% houses and 50% flt	50	0.63	E3.83	E3.312	E3.308	E3.244	E3.057	E2.550	E1.535
19 TRDC-19 - 60 units, 100 DPH, 0% houses and 100% flt	60	0.60	E3.13	E1.805	E1.800	E1.745	E1.473	E0.807	E0.351
20 TRDC-20 - 80 units, 35 DPH, 100% houses and 0% flt	80	1.71	E10.51	E6.048	E6.043	E5.954	E5.770	E5.223	E4.121
21 TRDC-21 - 70 units, 50 DPH, 80% houses and 20% flt	70	1.40	E8.58	E6.101	E6.095	E6.011	E5.765	E5.099	E3.757
22 TRDC-22 - 70 units, 35 DPH, 100% houses and 0% flt	70	2.00	E12.26	E6.928	E6.922	E6.842	E6.605	E5.969	E4.697
23 TRDC-23 - 80 units, 50 DPH, 100% houses and 0% flt	80	1.60	E9.81	E7.917	E7.911	E7.819	E7.549	E6.822	E5.368
24 TRDC-24 - 80 units, 80 DPH, 55% houses and 45% flt	80	1.00	E6.13	E5.458	E5.450	E5.350	E5.058	E4.267	E2.682
25 TRDC-25 - 95 units, 28 DPH, 100% houses and 0% flt	95	3.39	E20.80	E11.841	E11.834	E11.684	E11.345	E10.101	E8.374
26 TRDC-26 - 100 units, 15 DPH, 100% houses and 0% flt	100	6.67	E40.86	E19.897	E19.888	E19.774	E19.436	E18.527	E17.170
27 TRDC-27 - 100 units, 35 DPH, 95% houses and 5% flt	100	2.86	E17.51	E9.560	E9.552	E9.436	E9.095	E8.178	E6.343
28 TRDC-28 - 130 units, 35.14 DPH, 95% houses and 14% flt	130	3.70	E22.68	E12.208	E12.195	E12.047	E11.611	E10.437	E8.082
29 TRDC-29 - 145 units, 24.83 DPH, 100% houses and 16% flt	145	5.84	E35.79	E14.064	E14.063	E13.919	E13.437	E12.140	E9.544
30 TRDC-30 - 165 units, 70.87 DPH, 60% houses and 35% flt	165	2.33	E14.27	E11.377	E11.383	E11.163	E10.579	E8.994	E5.787
31 TRDC-31 - 250 units, 35.07 DPH, 90% houses and 10% flt	250	7.13	E19.49	E10.441	E10.441	E10.148	E9.441	E7.908	E5.458
32 TRDC-32 - 400 units, 15.69 DPH, 100% houses and 40% flt	400	25.49	E156.26	E29.879	E29.852	E29.471	E28.350	E25.336	E19.248
33 TRDC-33 - 500 units, 20 DPH, 100% houses and 0% flt	500	25.00	E153.23	E29.162	E29.129	E28.662	E27.288	E23.574	E16.061
34 TRDC-34 - 750 units, 20 DPH, 100% houses and 0% flt	750	37.50	E229.85	E40.942	E40.896	E40.239	E38.308	E33.088	E22.526
35 TRDC-35 - 1000 units, 20 DPH, 100% houses and 0% flt	1,000	50.00	E306.47	E49.589	E49.539	E48.685	E46.200	E39.453	E25.677
36 TRDC-36 - 1250 units, 20 DPH, 100% houses and 0% flt	1,250	62.50	E383.08	E59.132	E59.082	E58.087	E55.208	E47.443	E31.661
37 TRDC-37 - 1500 units, 20 DPH, 100% houses and 0% flt	1,500	75.00	E459.70	E67.351	E67.351	E66.207	E63.081	E54.458	E36.972
38 TRDC-CARE1 (75 rooms)	-	1.00	E6.13	E1.542	E1.542	E1.495	E1.449	E1.090	E0.372
39 TRDC-CARE2 (40 rooms)	-	0.33	E2.02	E0.882	E0.882	E0.857	E0.832	E0.641	E0.258
40 TRDC-OFF1	-	0.50	E3.06	E2.071	E2.071	E2.184	E2.297	E3.175	E4.930
41 TRDC-OFF2	-	0.50	E3.06	E2.458	E2.458	E3.086	E3.239	E4.409	E6.750
42 TRDC-RET1	-	1.00	E2.76	E2.62	E2.62	E2.58	E2.55	E2.27	E1.72
43 TRDC-RET2	-	0.50	E3.06	E6.091	E6.091	E6.043	E5.995	E5.627	E4.890
44 TRDC-RET3	-	0.25	E1.53	E2.692	E2.692	E2.668	E2.644	E2.460	E2.092
45 TRDC-IND1	-	1.00	E6.13	E3.536	E3.536	E3.511	E3.485	E3.291	E2.903
46 TRDC-IND2	-	1.00	E6.13	E4.395	E4.395	E4.362	E4.330	E4.080	E3.580
47 TRDC-IND3	-	1.00	E6.13	E5.068	E5.068	E5.028	E4.988	E4.683	E4.072

BLV: SECONDARY INDUSTRIAL

Description	No of units	BLV (£ m)	Baseline	EVC	BNG	Access	Carbon A+X	Carbon B+Y
1 TRDC-1 - 5 units, 25 DPH, 100% houses and 0% flt	5	0.20	E0.55	E0.54	E0.54	E0.54	E0.52	E0.47
2 TRDC-2 - 5 units, 50 DPH, 100% houses and 0% flt	5	0.10	E0.28	E0.54	E0.54	E0.54	E0.52	E0.47
3 TRDC-3 - 5 units, 85 DPH, 50% houses and 50% flt	5	0.06	E0.16	E0.36	E0.36	E0.35	E0.33	E0.28
4 TRDC-4 - 6 units, 30 DPH, 100% houses and 0% flt	6	0.20	E0.55	E0.65	E0.65	E0.64	E0.62	E0.56
5 TRDC-5 - 6 units, 75 DPH, 75% houses and 25% flt	6	0.08	E0.22	E0.54	E0.54	E0.53	E0.51	E0.45
6 TRDC-6 - 8 units, 25 DPH, 100% houses and 0% flt	8	0.32	E0.88	E0.87	E0.87	E0.86	E0.83	E0.75
7 TRDC-7 - 8 units, 130 DPH, 0% houses and 100% flt	8	0.06	E0.17	E0.27	E0.27	E0.26	E0.22	E0.13
8 TRDC-8 - 9 units, 112 DPH, 0% houses and 100% flt	9	0.08	E0.22	E0.30	E0.30	E0.29	E0.25	E0.14
9 TRDC-9 - 10 units, 25 DPH, 100% houses and 0% flt	10	0.40	E1.10	E1.04	E1.04	E1.03	E0.99	E0.85
10 TRDC-10 - 10 units, 90 DPH, 50% houses and 50% flt	10	0.11	E0.68	E0.68	E0.68	E0.66	E0.62	E0.51
11 TRDC-11 - 20 units, 35 DPH, 100% houses and 0% flt	20	0.57	E1.58	E1.95	E1.95	E1.92	E1.85	E1.66
12 TRDC-12 - 20 units, 50 DPH, 80% houses and 20% flt	20	0.40	E1.10	E1.82	E1.82	E1.79	E1.72	E1.52
13 TRDC-13 - 30 units, 25 DPH, 100% houses and 0% flt	30	1.20	E3.31	E3.02	E3.02	E2.99	E2.88	E2.61
14 TRDC-14 - 30 units, 50 DPH, 80% houses and 20% flt	30	0.60	E1.66	E2.61	E2.61	E2.58	E2.47	E2.19
15 TRDC-15 - 40 units, 50 DPH, 80% houses and 20% flt	40	0.80	E2.21	E3.10	E3.09	E3.04	E2.90	E2.51
16 TRDC-16 - 40 units, 80 DPH, 50% houses and 50% flt	40	0.50	E1.38	E2.65	E2.65	E2.60	E2.45	E2.04
17 TRDC-17 - 50 units, 35 DPH, 100% houses and 0% flt	50	1.43	E3.94	E5.04	E5.04	E4.98	E4.81	E4.35
18 TRDC-18 - 50 units, 80 DPH, 50% houses and 50% flt	50	0.63	E1.73	E3.31	E3.31	E3.24	E3.06	E2.55
19 TRDC-19 - 60 units, 100 DPH, 0% houses and 100% flt	60	0.60	E1.66	E1.80	E1.80	E1.72	E1.47	E0.81
20 TRDC-20 - 60 units, 35 DPH, 100% houses and 0% flt	60	1.71	E4.73	E6.05	E6.04	E5.97	E5.77	E5.22
21 TRDC-21 - 70 units, 50 DPH, 80% houses and 20% flt	70	1.40	E5.87	E6.93	E6.93	E6.84	E6.56	E5.91
22 TRDC-22 - 70 units, 35 DPH, 100% houses and 0% flt	70	2.00	E5.52	E6.93	E6.92	E6.84	E6.60	E5.97
23 TRDC-23 - 80 units, 50 DPH, 100% houses and 0% flt	80	1.60	E4.42	E7.92	E7.91	E7.82	E7.55	E6.82
24 TRDC-24 - 80 units, 80 DPH, 55% houses and 45% flt	80	1.00	E2.76	E5.46	E5.45	E5.35	E5.06	E4.27
25 TRDC-25 - 95 units, 28 DPH, 100% houses and 0% flt	95	3.39	E9.37	E19.40	E19.38	E19.28	E18.96	E18.10
26 TRDC-26 - 100 units, 15 DPH, 100% houses and 0% flt	100	6.67	E18.41	E19.80	E19.80	E19.77	E19.44	E18.53
27 TRDC-27 - 100 units, 35 DPH, 95% houses and 5% flt	100	2.86	E7.89	E9.58	E9.55	E9.44	E9.15	E8.18
28 TRDC-28 - 130 units, 35.14 DPH, 95% houses and 14% flt	130	3.70	E10.21	E12.21	E12.05	E12.05	E11.51	E10.44
29 TRDC-29 - 145 units, 24.83 DPH, 100% houses and 16% flt	145	5.84	E16.12	E14.09	E14.05	E13.92	E13.44	E12.14
30 TRDC-30 - 165 units, 70.87 DPH, 60% houses and 35% flt	165	2.33	E6.43	E11.36	E11.36	E11.16	E10.58	E8.99
31 TRDC-31 - 250 units, 35.07 DPH, 90% houses and 10% flt	250	7.13	E19.68	E19.44	E19.42	E19.14	E18.31	E16.08
32 TRDC-32 - 400 units, 15.69 DPH, 100% houses and 40% flt	400	25.49	E170.39	E29.88	E29.65	E29.47	E28.35	E25.34
33 TRDC-33 - 500 units, 20 DPH, 100% houses and 0% flt	500	25.00	E168.02	E29.16	E29.13	E28.66	E27.29	E23.57
34 TRDC-34 - 750 units, 20 DPH, 100% houses and 0% flt	750	37.50	E229.85	E40.94	E40.94	E40.24	E38.31	E33.09
35 TRDC-35 - 1000 units, 20 DPH, 100% houses and 0% flt	1000	50.00	E306.05	E49.59	E49.53	E48.68	E46.20	E39.45
36 TRDC-36 - 1250 units, 20 DPH, 100% houses and 0% flt	1250	62.50	E372.56	E59.13	E59.06	E58.08	E55.21	E47.44
37 TRDC-37 - 1500 units, 20 DPH, 100% houses and 0% flt	1500	75.00	E427.07	E67.33	E67.35	E66.20	E63.08	E54.46
38 TRDC-CARE1 (75 rooms)	-	1.00	E2.76	E1.54	E1.54	E1.50	E1.45	E1.09
39 TRDC-CARE2 (40 rooms)	-	0.33	E0.91	E0.88	E0.88	E0.86	E0.83	E0.64
40 TRDC-OFF1	-	0.50	E1.38	E2.07	E2.07	E2.18	E2.30	E3.17
41 TRDC-OFF2	-	0.50	E1.38	E2.94	E2.94	E3.09	E3.24	E4.41
42 TRDC-RET1	-	1.00	E2.76	E2.62	E2.62	E2.58	E2.55	E2.27
43 TRDC-RET2	-	0.50	E1.38	E6.09	E6.09	E6.04	E6.00	E5.63
44 TRDC-RET3	-	0.25	E0.69	E2.69	E2.69	E2.67	E2.64	E2.46
45 TRDC-IND1	-	1.00	E2.76	E3.54	E3.54	E3.51	E3.49	E3.29
46 TRDC-IND2	-	1.00	E2.76	E4.39	E4.39	E4.36	E4.33	E4.08
47 TRDC-IND3	-	1.00	E2.76	E5.07	E5.07	E5.03	E4.99	E4.68

BLV: GREENFIELD - UPPER END OF RANGE

Description	No of units	BLV (£ m)	Baseline	EVC	BNG	Access	Carbon A+X	Carbon B+Y	
1 TRDC-1 - 5 units, 25 DPH, 100% houses and 0% flt	5	0.20	E0.07	E0.54	E0.54	E0.54	E0.52	E0.47	E0.37
2 TRDC-2 - 5 units, 50 DPH, 100% houses and 0% flt	5	0.10	E0.04	E0.54	E0.54	E0.54	E0.52	E0.47	E0.37
3 TRDC-3 - 5 units, 85 DPH, 50% houses and 50% flt	5	0.06	E0.02	E0.36	E0.36	E0.35	E0.33	E0.28	E0.17
4 TRDC-4 - 6 units, 30 DPH, 100% houses and 0% flt	6	0.20	E0.07	E0.65	E0.65	E0.64	E0.62	E0.56	E0.44
5 TRDC-5 - 6 units, 75 DPH, 75% houses and 25% flt	6	0.08	E0.03	E0.54	E0.54	E0.53	E0.51	E0.45	E0.33
6 TRDC-6 - 8 units, 25 DPH, 100% houses and 0% flt	8	0.32	E0.12	E0.87	E0.87	E0.86	E0.83	E0.75	E0.59
7 TRDC-7 - 8 units, 130 DPH, 0% houses and 100% flt	8	0.06	E0.02	E0.27	E0.27	E0.26	E0.22	E0.13	-0.06
8 TRDC-8 - 9 units, 112 DPH, 0% houses and 100% flt	9	0.08	E0.03	E0.30	E0.30	E0.29	E0.25	E0.14	-0.02
9 TRDC-9 - 10 units, 25 DPH, 100% houses and 0% flt	10	0.40	E0.15	E1.04	E1.04	E1.03	E0.98	E0.89	E0.70
10 TRDC-10 - 10 units, 50 DPH, 50% houses and 50% flt	10	0.11	E0.04	E0.54	E0.54	E0.53	E0.51	E0.45	E0.33
11 TRDC-11 - 20 units, 35 DPH, 100% houses and 0% flt	20	0.57	E0.21	E1.95	E1.95	E1.92	E1.85	E1.66	E1.29
12 TRDC-12 - 20 units, 50 DPH, 80% houses and 20% flt	20	0.40	E0.15	E1.82	E1.82	E1.79	E1.72	E1.52	E1.13
13 TRDC-13 - 30 units, 25 DPH, 100% houses and 0% flt	30	1.20	E0.45	E3.02	E3.02	E2.99	E2.88	E2.61	E2.06
14 TRDC-14 - 30 units, 50 DPH, 80% houses and 20% flt	30	0.60	E0.22	E2.61	E2.61	E2.58	E2.47	E2.19	E1.62
15 TRDC-15 - 40 units, 50 DPH, 80% houses and 20% flt	40	0.80	E0.30	E3.10	E3.09	E3.04	E2.90	E2.51	E1.74
16 TRDC-16 - 40 units, 50% houses and 50% flt	40	0.50	E0.15	E2.50	E2.50	E2.45	E2.35	E2.05	E1.43
17 TRDC-17 - 50 units, 35 DPH, 100% houses and 0% flt	50	1.43	E0.53	E5.04	E5.04	E4.98	E4.81	E4.35	E3.43
18 TRDC-18 - 50 units, 80 DPH, 50% houses and 50% flt	50	0.63	E0.23	E3.31	E3.31	E3.24	E3.06	E2.55	E1.54
19 TRDC-19 - 60 units, 100 DPH, 0% houses and 100% flt	60	0.60	E0.22	E1.80	E1.80	E1.72	E1.47	E0.81	-0.53
20 TRDC-20 - 60 units, 35 DPH, 100% houses and 0% flt	60	1.71	E0.64	E6.05	E6.04	E5.97	E5.77	E5.22	E4.12
21 TRDC-21 - 70 units, 50 DPH, 80% houses and 20% flt	70	1.40	E0.52	E6.10	E6.10	E6.01	E5.76	E5.10	E3.76
22 TRDC-22 - 80 units, 35 DPH, 100% houses and 0% flt	80	2.00	E0.75	E7.02	E7.02	E6.94	E6.67	E6.00	E4.54
23 TRDC-23 - 80 units, 50 DPH, 100% houses and 0% flt	80	1.60	E0.60	E7.52	E7.51	E7.42	E7.55	E6.82	E5.37
24 TRDC-24 - 80 units, 80 DPH, 55% houses and 45% flt	80	1.00	E0.37	E5.46	E5.45	E5.35	E5.06	E4.27	E2.68
25 TRDC-25 - 95 units, 28 DPH, 100% houses and 0% flt	95	3.39	E1.27	E9.40	E9.39	E9.28	E8.96	E8.10	E6.37
26 TRDC-26 - 100 units, 15 DPH, 100% houses and 0% flt	100	6.67	E2.49	E9.90	E9.89	E9.77	E9.44	E8.53	E6.71
27 TRDC-27 - 100 units, 35 DPH, 95% houses and 5% flt	100	2.86	E0.97	E10.00	E9.99	E9.87	E9.54	E8.63	E6.80
28 TRDC-28 - 130 units, 35.14 DPH, 95% houses and 0% flt	130	3.70	E1.38	E12.21	E12.20	E12.05	E11.61	E10.44	E8.98
29 TRDC-29 - 145 units, 24.83 DPH, 100% houses and 15% flt	145	5.84	E2.18	E14.09	E14.08	E13.92	E13.44	E12.14	E9.54
30 TRDC-30 - 165 units, 70.87 DPH, 60% houses and 40% flt	165	2.33	E0.87	E13.81	E13.76	E13.61	E13.08	E11.99	E9.55
31 TRDC-31 - 250 units, 35.07 DPH, 90% houses and 10% flt	250	7.13	E2.67	E19.44	E19.42	E19.14	E18.31	E16.08	E11.56
32 TRDC-32 - 400 units, 15.69 DPH, 100% houses and 0% flt	400	25.49	E9.53	E29.88	E29.85	E29.47	E28.35	E25.34	E19.95
33 TRDC-33 - 500 units, 20 DPH, 95% houses and 5% flt	500	25.00	E9.25	E29.13	E29.10	E28.60	E27.29	E24.00	E18.36
34 TRDC-34 - 750 units, 20 DPH, 100% houses and 0% flt	750	37.50	E14.03	E49.58	E49.50	E48.24	E45.38	E43.09	E35.68
35 TRDC-35 - 1000 units, 20 DPH, 100% houses and 0% flt	1000	50.00	E18.70	E69.49	E69.53	E68.28	E64.20	E59.45	E45.66
36 TRDC-36 - 1250 units, 20 DPH, 100% houses and 0% flt	1250	62.50	E23.08	E99.13	E99.06	E98.28	E93.21	E87.44	E63.66
37 TRDC-37 - 1500 units, 20 DPH, 100% houses and 0% flt	1500	75.00	E28.05	E127.43	E127.35	E126.07	E120.08	E114.46	E81.98
38 TRDC-CARE2 (75 rooms)	-	1.00	E0.37	E1.54	E1.54	E1.50	E1.45	E1.09	E0.87
39 TRDC-CARE2 (40 rooms)	-	0.66	E0.26	E0.98	E0.98	E0.93	E0.86	E0.62	E0.50
40 TRDC-OFF1	-	0.50	E0.19	E2.07	E2.07	E2.18	E2.30	E2.37	E2.43
41 TRDC-OFF2	-	0.50	E0.19	E2.54	E2.94	E3.09	E3.24	E3.41	E3.75
42 TRDC-RET1	-	1.00	E0.37	E2.62	E2.62	E2.58	E2.55	E2.27	E1.72
43 TRDC-RET2	-	0.50	E0.09	E0.09	E0.09	E0.04	E0.00	E0.53	E0.89
44 TRDC-RET3	-	0.25	E0.09	E2.69	E2.69	E2.67	E2.64	E2.46	E2.09
45 TRDC-IND1	-	0.33	E0.34	E0.54	E0.54	E0.51	E0.49	E0.28	E0.17
46 TRDC-IND2	-	0.33	E0.37	E4.39	E4.39	E4.36	E4.33	E4.06	E3.58
47 TRDC-IND3	-	1.00	E0.37	E5.07	E5.07	E5.03	E4.99	E4.68	E4.04

THREE RIVERS DISTRICT COUNCIL

Sales value (£ psm):

£6,100

AH tenure (rent / SO):

70% 40%

30%

BLV: SECONDARY OFFICES / RETAIL

Description	No of units	Site area	BLV (£ m)	Baseline	EVC	BNG	Access	Carbon A+X	Carbon B+Y
1 TRDC-1 - 5 units, 25 DPH, 100% houses and 0% flt	5	0.20	E1.23	E0.550	E0.549	E0.549	E0.525	E0.478	E0.378
2 TRDC-2 - 5 units, 50 DPH, 100% houses and 0% flt	5	0.10	E0.61	E0.540	E0.539	E0.539	E0.525	E0.478	E0.378
3 TRDC-3 - 5 units, 85 DPH, 50% houses and 50% flt	5	0.06	E0.36	E0.362	E0.362	E0.355	E0.335	E0.282	E0.174
4 TRDC-4 - 6 units, 30 DPH, 100% houses and 0% flt	6	0.20	E1.23	E0.660	E0.659	E0.652	E0.630	E0.571	E0.454
5 TRDC-5 - 6 units, 75 DPH, 75% houses and 25% flt	6	0.08	E0.49	E0.548	E0.548	E0.540	E0.517	E0.458	E0.332
6 TRDC-6 - 8 units, 25 DPH, 100% houses and 0% flt	8	0.32	E1.96	E0.879	E0.879	E0.869	E0.840	E0.761	E0.605
7 TRDC-7 - 8 units, 130 DPH, 0% houses and 100% flt	8	0.06	E0.38	E0.269	E0.269	E0.256	E0.221	E0.127	E0.061
8 TRDC-8 - 9 units, 112 DPH, 0% houses and 100% flt	9	0.08	E0.49	E0.503	E0.503	E0.496	E0.464	E0.413	E0.309
9 TRDC-9 - 10 units, 25 DPH, 100% houses and 0% flt	10	0.40	E2.45	E1.056	E1.055	E1.043	E1.007	E0.909	E0.713
10 TRDC-10 - 10 units, 90 DPH, 50% houses and 50% flt	10	0.11	E0.68	E0.685	E0.684	E0.671	E0.632	E0.528	E0.319
11 TRDC-11 - 20 units, 35 DPH, 100% houses and 0% flt	20	0.57	E3.50	E1.974	E1.973	E1.949	E1.878	E1.689	E1.307
12 TRDC-12 - 20 units, 50 DPH, 80% houses and 20% flt	20	0.40	E2.45	E1.950	E1.948	E1.923	E1.850	E1.653	E1.257
13 TRDC-13 - 30 units, 25 DPH, 100% houses and 0% flt	30	0.60	E2.76	E3.077	E3.067	E3.030	E2.929	E2.653	E2.108
14 TRDC-14 - 30 units, 50 DPH, 80% houses and 20% flt	30	0.60	E3.68	E2.640	E2.640	E2.610	E2.504	E2.218	E1.649
15 TRDC-15 - 40 units, 50 DPH, 80% houses and 20% flt	40	0.80	E4.90	E3.118	E3.114	E3.066	E2.922	E2.536	E1.763
16 TRDC-16 - 40 units, 80 DPH, 50% houses and 50% flt	40	0.50	E3.06	E2.675	E2.671	E2.620	E2.470	E2.065	E1.253
17 TRDC-17 - 50 units, 35 DPH, 100% houses and 0% flt	50	1.43	E8.76	E5.111	E5.107	E5.049	E4.879	E4.422	E3.502
18 TRDC-18 - 50 units, 80 DPH, 50% houses and 50% flt	50	0.63	E3.83	E3.343	E3.339	E3.275	E3.088	E2.581	E1.598
19 TRDC-19 - 60 units, 100 DPH, 0% houses and 100% flt	60	1.00	E6.13	E3.785	E3.780	E3.706	E3.493	E3.098	E2.541
20 TRDC-20 - 80 units, 35 DPH, 100% houses and 0% flt	80	1.71	E10.51	E6.134	E6.130	E6.050	E5.855	E5.396	E4.203
21 TRDC-21 - 70 units, 50 DPH, 80% houses and 20% flt	70	1.40	E8.58	E6.180	E6.174	E6.090	E5.844	E5.174	E3.831
22 TRDC-22 - 70 units, 35 DPH, 100% houses and 0% flt	70	2.00	E12.26	E7.011	E7.005	E6.925	E6.689	E6.053	E4.781
23 TRDC-23 - 80 units, 50 DPH, 100% houses and 0% flt	80	1.60	E9.81	E8.013	E8.006	E7.914	E7.644	E6.917	E5.463
24 TRDC-24 - 80 units, 80 DPH, 55% houses and 45% flt	80	1.00	E6.13	E5.499	E5.493	E5.393	E5.101	E4.309	E2.721
25 TRDC-25 - 95 units, 28 DPH, 100% houses and 0% flt	95	3.39	E20.87	E12.613	E12.607	E12.367	E11.971	E11.214	E8.488
26 TRDC-26 - 100 units, 15 DPH, 100% houses and 0% flt	100	6.67	E40.86	E10.016	E10.008	E9.893	E9.555	E8.646	E6.829
27 TRDC-27 - 100 units, 35 DPH, 95% houses and 5% flt	100	2.86	E17.51	E9.672	E9.664	E9.548	E9.207	E8.290	E6.455
28 TRDC-28 - 130 units, 35.14 DPH, 95% houses and 14% flt	130	3.70	E22.68	E12.348	E12.338	E12.190	E11.753	E10.580	E8.218
29 TRDC-29 - 145 units, 24.83 DPH, 100% houses and 15% flt	145	5.84	E35.79	E14.263	E14.252	E14.088	E13.608	E12.309	E9.708
30 TRDC-30 - 165 units, 70.87 DPH, 60% houses and 1% flt	165	2.33	E14.27	E11.461	E11.449	E11.247	E10.693	E9.078	E5.859
31 TRDC-31 - 250 units, 35.07 DPH, 90% houses and 1% flt	250	7.13	E19.68	E19.653	E19.643	E19.351	E18.612	E16.281	E11.766
32 TRDC-32 - 400 units, 15.69 DPH, 100% houses and 0% flt	400	25.49	E156.26	E30.162	E30.135	E29.754	E28.633	E25.597	E19.485
33 TRDC-33 - 500 units, 20 DPH, 100% houses and 0% flt	500	25.00	E153.23	E29.435	E29.402	E28.935	E27.551	E23.821	E16.268
34 TRDC-34 - 750 units, 20 DPH, 100% houses and 0% flt	750	37.50	E229.85	E41.256	E41.209	E40.547	E38.599	E33.355	E22.731
35 TRDC-35 - 1000 units, 20 DPH, 100% houses and 0% flt	1,000	50.00	E306.47	E49.752	E49.691	E48.639	E46.329	E39.534	E25.668
36 TRDC-36 - 1250 units, 20 DPH, 100% houses and 0% flt	1,250	62.50	E383.88	E59.387	E59.374	E58.074	E54.853	E46.093	E31.608
37 TRDC-37 - 1500 units, 20 DPH, 100% houses and 0% flt	1,500	75.00	E459.70	E67.675	E67.597	E65.500	E61.281	E54.588	E38.937
38 TRDC-CARE1 (75 rooms)	-	1.00	E6.13	E0.969	E0.969	E0.919	E0.869	E0.510	-E0.212
39 TRDC-CARE2 (40 rooms)	-	0.33	E2.02	E0.576	E0.576	E0.549	E0.523	E0.331	-E0.053
40 TRDC-OFF1	-	0.50	E3.06	-E2.071	-E2.071	-E2.184	-E2.297	-E3.175	-E4.930
41 TRDC-OFF2	-	0.50	E3.06	-E2.508	-E2.508	-E3.088	-E3.239	-E4.409	-E6.750
42 TRDC-RET1	-	1.00	E2.76	E2.365	E2.365	E2.307	E2.196	E1.999	E1.444
43 TRDC-RET2	-	0.50	E3.06	E5.729	E5.729	E5.679	E5.629	E5.290	E4.523
44 TRDC-RET3	-	0.25	E1.53	E2.511	E2.511	E2.486	E2.461	E2.277	E1.908
45 TRDC-IND1	-	1.00	E6.13	E3.536	E3.536	E3.511	E3.485	E3.291	E2.903
46 TRDC-IND2	-	1.00	E6.13	E4.395	E4.395	E4.362	E4.330	E4.080	E3.580
47 TRDC-IND3	-	1.00	E6.13	E5.068	E5.068	E5.028	E4.988	E4.683	E4.072

BLV: SECONDARY INDUSTRIAL

Description	No of units	Site area	BLV (£ m)	Baseline	EVC	BNG	Access	Carbon A+X	Carbon B+Y
1 TRDC-1 - 5 units, 25 DPH, 100% houses and 0% flt	5	0.20	E0.55	E0.55	E0.55	E0.54	E0.52	E0.48	E0.38
2 TRDC-2 - 5 units, 50 DPH, 100% houses and 0% flt	5	0.10	E0.28	E0.55	E0.55	E0.54	E0.52	E0.48	E0.38
3 TRDC-3 - 5 units, 85 DPH, 50% houses and 50% flt	5	0.06	E0.16	E0.36	E0.36	E0.36	E0.34	E0.28	E0.17
4 TRDC-4 - 6 units, 30 DPH, 100% houses and 0% flt	6	0.20	E0.55	E0.55	E0.55	E0.55	E0.52	E0.46	E0.33
5 TRDC-5 - 6 units, 75 DPH, 75% houses and 25% flt	6	0.08	E0.22	E0.55	E0.55	E0.54	E0.52	E0.46	E0.33
6 TRDC-6 - 8 units, 25 DPH, 100% houses and 0% flt	8	0.32	E0.88	E0.88	E0.88	E0.87	E0.84	E0.76	E0.61
7 TRDC-7 - 8 units, 130 DPH, 0% houses and 100% flt	8	0.06	E0.17	E0.27	E0.27	E0.26	E0.22	E0.13	-E0.06
8 TRDC-8 - 9 units, 112 DPH, 0% houses and 100% flt	9	0.08	E0.22	E0.30	E0.30	E0.29	E0.25	E0.14	-E0.07
9 TRDC-9 - 10 units, 25 DPH, 100% houses and 0% flt	10	0.40	E1.10	E0.484	E0.484	E0.464	E0.434	E0.364	E0.274
10 TRDC-10 - 10 units, 90 DPH, 50% houses and 50% flt	10	0.11	E0.31	E0.68	E0.68	E0.67	E0.63	E0.53	E0.32
11 TRDC-11 - 20 units, 35 DPH, 100% houses and 0% flt	20	0.57	E1.58	E1.97	E1.97	E1.95	E1.88	E1.65	E1.31
12 TRDC-12 - 20 units, 50 DPH, 80% houses and 20% flt	20	0.40	E1.10	E1.95	E1.95	E1.92	E1.85	E1.65	E1.26
13 TRDC-13 - 30 units, 25 DPH, 100% houses and 0% flt	30	1.20	E3.31	E3.07	E3.06	E3.03	E2.93	E2.65	E2.10
14 TRDC-14 - 30 units, 50 DPH, 80% houses and 20% flt	30	0.60	E1.66	E2.65	E2.65	E2.61	E2.50	E2.22	E1.65
15 TRDC-15 - 40 units, 50 DPH, 80% houses and 20% flt	40	0.80	E2.13	E3.12	E3.12	E3.07	E2.92	E2.54	E1.76
16 TRDC-16 - 40 units, 80 DPH, 50% houses and 50% flt	40	0.50	E1.38	E2.67	E2.67	E2.62	E2.47	E2.06	E1.25
17 TRDC-17 - 50 units, 35 DPH, 100% houses and 0% flt	50	1.43	E3.94	E5.11	E5.11	E5.05	E4.88	E4.42	E3.50
18 TRDC-18 - 50 units, 80 DPH, 50% houses and 50% flt	50	0.63	E1.73	E3.34	E3.34	E3.27	E3.09	E2.58	E1.57
19 TRDC-19 - 60 units, 100 DPH, 0% houses and 100% flt	60	0.60	E1.66	E0.81	E0.79	E1.71	E1.46	E0.80	-E0.54
20 TRDC-20 - 80 units, 35 DPH, 100% houses and 0% flt	80	1.71	E4.73	E6.13	E6.13	E6.06	E5.86	E5.31	E4.20
21 TRDC-21 - 70 units, 50 DPH, 80% houses and 20% flt	70	1.40	E8.57	E6.18	E6.17	E6.09	E5.84	E5.17	E3.83
22 TRDC-22 - 70 units, 35 DPH, 100% houses and 0% flt	70	2.00	E5.52	E7.01	E7.01	E6.93	E6.69	E6.05	E4.78
23 TRDC-23 - 80 units, 50 DPH, 100% houses and 0% flt	80	1.60	E4.42	E8.01	E8.01	E7.91	E7.64	E6.92	E5.46
24 TRDC-24 - 80 units, 80 DPH, 55% houses and 45% flt	80	1.00	E2.76	E5.50	E5.49	E5.39	E5.10	E4.31	E2.72
25 TRDC-25 - 95 units, 28 DPH, 100% houses and 0% flt	95	3.39	E9.37	E9.52	E9.51	E9.40	E9.08	E8.21	E6.48
26 TRDC-26 - 100 units, 15 DPH, 100% houses and 0% flt	100	6.67	E18.41	E10.003	E10.001	E9.899	E9.56	E8.65	E6.83
27 TRDC-27 - 100 units, 35 DPH, 95% houses and 5% flt	100	2.86	E7.89	E9.67	E9.65	E9.55	E9.21	E8.29	E6.45
28 TRDC-28 - 130 units, 35.14 DPH, 95% houses and 14% flt	130	3.70	E10.21	E12.35	E12.34	E12.19	E11.75	E10.58	E8.22
29 TRDC-29 - 145 units, 24.83 DPH, 100% houses and 15% flt	145	5.84	E16.12	E14.26	E14.25	E14.09	E13.61	E12.31	E9.71
30 TRDC-30 - 165 units, 70.87 DPH, 60% houses and 1% flt	165	2.33	E6.43	E11.46	E11.45	E11.25	E10.66	E9.08	E5.86
31 TRDC-31 - 250 units, 35.07 DPH, 90% houses and 1% flt	250	7.13	E19.68	E19.65	E19.63	E19.35	E18.52	E16.28	E11.76
32 TRDC-32 - 400 units, 15.69 DPH, 100% houses and 0% flt	400	25.49	E29.40	E29.40	E29.40	E29.11	E28.25	E25.59	E19.48
33 TRDC-33 - 500 units, 20 DPH, 100% houses and 0% flt	500	25.00	E69.02	E29.444	E29.444	E29.154	E27.55	E23.82	E16.27
34 TRDC-34 - 750 units, 20 DPH, 100% houses and 0% flt	750	37.50	E103.54	E41.26	E41.21	E40.55	E38.60	E33.35	E22.73
35 TRDC-35 - 1000 units, 20 DPH, 100% houses and 0% flt	1,000	50.00	E138.05	E49.75	E49.69	E48.84	E46.33	E39.53	E25.67
36 TRDC-36 - 1250 units, 20 DPH, 100% houses and 0% flt	1,250	62.50	E172.56	E59.33	E59.26	E58.27	E55.37	E47.54	E31.63
37 TRDC-37 - 1500 units, 20 DPH, 100% houses and 0% flt	1,500	75.00	E207.07	E67.67	E67.60	E66.51	E63.29	E54.59	E38.94
38 TRDC-CARE1 (75 rooms)	-	1.00	E2.76	E0.97	E0.97	E0.92	E0.87	E0.51	-E0.21
39 TRDC-CARE2 (40 rooms)	-	0.33	E0.91	E0.58	E0.58	E0.55	E0.52	E0.33	-E0.05
40 TRDC-OFF1	-	0.50	E1.38	-E2.07	-E2.07	-E2.18	-E2.30	-E3.17	-E4.93
41 TRDC-OFF2	-	0.50	E1.38	-E2.94	-E2.94	-E3.09	-E3.24	-E4.41	-E6.75
42 TRDC-RET1	-	1.00	E2.76	E2.35	E2.35	E2.31	E2.27	E1.99	E1.44
43 TRDC-RET2	-	0.50	E1.38	E5.73	E5.73	E5.68	E5.63	E5.26	E4.52
44 TRDC-RET3	-	0.25	E0.69	E2.51	E2.51	E2.49	E2.46	E2.28	E1.91
45 TRDC-IND1	-	1.00	E2.76	E3.54	E3.54	E3.51	E3.49	E3.29	E2.90
46 TRDC-IND2	-	1.00	E2.76	E4.39	E4.39	E4.36	E4.33	E4.08	E3.58
47 TRDC-IND3	-	1.00	E2.76	E5.07	E5.07	E5.03	E4.99	E4.68	E4.07

BLV: GREENFIELD - UPPER END OF RANGE

Description	No of units	BLV (£ m)	Baseline	EVC	BNG	Access	Carbon A+X	Carbon B+Y	
1 TRDC-1 - 5 units, 25 DPH, 100% houses and 0% flt	5	0.20	E0.07	E0.55	E0.55	E0.54	E0.52	E0.48	E0.38
2 TRDC-2 - 5 units, 50 DPH, 100% houses and 0% flt	5	0.10	E0.04	E0.55	E0.55	E0.54	E0.52	E0.48	E0.38
3 TRDC-3 - 5 units, 85 DPH, 50% houses and 50% flt	5	0.06	E0.02	E0.36	E0.36	E0.36	E0.34	E0.28	E0.17
4 TRDC-4 - 6 units, 30 DPH, 100% houses and 0% flt	6	0.20	E0.07	E0.66	E0.66	E0.65	E0.63	E0.57	E0.45
5 TRDC-5 - 6 units, 75 DPH, 75% houses and 25% flt	6	0.08	E0.03	E0.54	E0.55	E0.54	E0.53	E0.49	E0.38
6 TRDC-6 - 8 units, 25 DPH, 100% houses and 0% flt	8	0.32	E0.12	E0.88	E0.88	E0.87	E0.84	E0.76	E0.61
7 TRDC-7 - 8 units, 130 DPH, 0% houses and 100% flt	8	0.06	E0.02	E0.27	E0.27	E0.26	E0.22	E0.13	E0.06
8 TRDC-8 - 9 units, 112 DPH, 0% houses and 100% flt	9	0.08	E0.03	E0.30	E0.30	E0.29	E0.25	E0.14	E0.07
9 TRDC-9 - 10 units, 25 DPH, 100% houses and 0% flt	10	0.40	E0.15	E1.06	E1.06	E1.04	E1.01	E0.91	E0.71
10 TRDC-10 - 10 units, 50 DPH, 50% houses and 50% flt	10	0.11	E0.04	E0.68	E0.68	E0.67	E0.63	E0.53	E0.40
11 TRDC-11 - 20 units, 35 DPH, 100% houses and 0% flt	20	0.57	E0.21	E1.97	E1.97	E1.95	E1.89	E1.89	E1.31
12 TRDC-12 - 20 units, 50 DPH, 80% houses and 20% flt	20	0.40	E0.15	E1.95	E1.95	E1.92	E1.85	E1.65	E1.26
13 TRDC-13 - 30 units, 25 DPH, 100% houses and 0% flt	30	1.20	E0.45	E3.07	E3.06	E3.03	E2.93	E2.65	E2.10
14 TRDC-14 - 30 units, 50 DPH, 80% houses and 20% flt	30	0.60	E0.22	E2.65	E2.65	E2.61	E2.50	E2.22	E1.65
15 TRDC-15 - 40 units, 50 DPH, 80% houses and 20% flt	40	0.80	E0.30	E3.12	E3.11	E3.07	E2.92	E2.54	E1.76
16 TRDC-16 - 40 units, 80 DPH, 50% houses and 50% flt	40	0.50	E0.22	E2.50	E2.50	E2.47	E2.36	E2.07	E1.50
17 TRDC-17 - 50 units, 35 DPH, 100% houses and 0% flt	50	1.43	E0.53	E5.11	E5.11	E5.05	E4.89	E4.42	E3.50
18 TRDC-18 - 50 units, 80 DPH, 50% houses and 50% flt	50	0.63	E0.23	E3.34	E3.34	E3.27	E3.09	E2.58	E1.57
19 TRDC-19 - 60 units, 100 DPH, 0% houses and 100% flt	60	0.60	E0.22	E1.80	E1.79	E1.71	E1.46	E0.80	E0.54
20 TRDC-20 - 60 units, 35 DPH, 100% houses and 0% flt	60	1.71	E0.64	E6.13	E6.13	E6.06	E5.86	E5.31	E4.20
21 TRDC-21 - 70 units, 50 DPH, 80% houses and 20% flt	70	1.40	E0.52	E6.98	E6.97	E6.90	E6.54	E5.17	E3.83
22 TRDC-22 - 70 units, 35 DPH, 100% houses and 0% flt	70	2.00	E0.80	E7.01	E7.01	E6.93	E6.53	E5.15	E3.83
23 TRDC-23 - 80 units, 50 DPH, 100% houses and 0% flt	80	1.80	E0.60	E8.01	E8.01	E7.91	E7.64	E6.92	E5.25
24 TRDC-24 - 80 units, 80 DPH, 55% houses and 45% flt	80	1.00	E0.32	E5.50	E5.49	E5.39	E5.10	E4.31	E2.72
25 TRDC-25 - 95 units, 28 DPH, 100% houses and 0% flt	95	3.39	E1.27	E3.52	E3.51	E3.40	E3.08	E2.21	E0.46
26 TRDC-26 - 100 units, 15 DPH, 100% houses and 0% flt	100	6.67	E2.42	E10.02	E10.01	E9.99	E9.56	E8.65	E6.93
27 TRDC-27 - 100 units, 35 DPH, 95% houses and 5% flt	100	2.86	E0.97	E3.62	E3.61	E3.59	E3.34	E2.75	E1.76
28 TRDC-28 - 130 units, 35.14 DPH, 95% houses and 5% flt	130	3.70	E1.38	E5.05	E5.04	E4.96	E4.55	E3.83	E2.22
29 TRDC-29 - 145 units, 24.83 DPH, 100% houses and 145% flt	145	5.84	E2.18	E14.26	E14.25	E14.09	E13.61	E12.31	E9.71
30 TRDC-30 - 165 units, 70.87 DPH, 60% houses and 165% flt	165	2.33	E0.87	E11.46	E11.45	E11.25	E10.69	E9.08	E5.86
31 TRDC-31 - 250 units, 35.07 DPH, 90% houses and 250% flt	250	7.13	E2.67	E19.65	E19.63	E19.35	E18.52	E16.28	E11.76
32 TRDC-32 - 400 units, 15.69 DPH, 100% houses and 400% flt	400	25.49	E9.53	E30.16	E30.13	E29.75	E28.63	E25.60	E18.49
33 TRDC-33 - 500 units, 20 DPH, 95% houses and 500% flt	500	26.00	E9.58	E39.40	E39.40	E38.54	E37.35	E33.82	E27.12
34 TRDC-34 - 750 units, 20 DPH, 100% houses and 0% flt	750	37.50	E14.03	E54.75	E54.75	E54.05	E52.83	E48.33	E40.93
35 TRDC-35 - 1000 units, 20 DPH, 100% houses and 0% flt	1,000	50.00	E18.07	E69.75	E69.69	E68.84	E66.34	E59.53	E47.67
36 TRDC-36 - 1250 units, 20 DPH, 100% houses and 0% flt	1,250	62.50	E23.38	E89.33	E89.26	E88.27	E85.37	E74.54	E61.63
37 TRDC-37 - 1500 units, 20 DPH, 100% houses and 0% flt	1,500	75.00	E28.05	E97.67	E97.60	E96.51	E93.29	E84.50	E69.94
38 TRDC-CARE1 (75 rooms)	-	1.00	E0.37	E0.97	E0.97	E0.92	E0.87	E0.51	-0.01
39 TRDC-CARE2 (40 rooms)	-	0.33	E0.12	E0.33	E0.33	E0.32	E0.29	E0.21	-0.03
40 TRDC-OFF1	-	0.50	E0.19	E2.07	E2.07	E2.18	E2.30	E3.17	E4.93
41 TRDC-OFF2	-	0.50	E0.19	E2.94	E2.94	E3.09	E3.24	E4.41	E6.75
42 TRDC-RET1	-	1.00	E0.37	E2.35	E2.35	E2.31	E2.27	E1.99	E1.44
43 TRDC-RET2	-	0.50	E0.19	E2.73	E2.73	E2.68	E2.63	E2.26	E1.52
44 TRDC-RET3	-	0.25	E0.09	E2.51	E2.51	E2.49	E2.46	E2.28	E1.91
45 TRDC-IND1	-	1.00	E0.37	E4.34	E4.34	E4.31	E4.29	E3.99	E3.49
46 TRDC-IND2	-	1.00	E0.37	E4.39	E4.39	E4.36	E4.33	E4.08	E3.58
47 TRDC-IND3	-	1.00	E0.37	E5.07	E5.07	E5.03	E4.99	E4.68	E4.04

THREE RIVERS DISTRICT COUNCIL

Sales value (£ psm):

£6,350

AH tenure (rent / SO):

70%

30%

BLV: SECONDARY OFFICES / RETAIL

Description	No of units	Site area	BLV (£ m)	Baseline	EVC	BNG	Access	Carbon A+X	Carbon B+Y
1 TRDC-1 - 5 units, 25 DPH, 100% houses and 0% flt	5	0.20	E1.23	E0.602	E0.602	E0.596	E0.577	E0.529	E0.431
2 TRDC-2 - 5 units, 50 DPH, 100% houses and 0% flt	5	0.10	E0.61	E0.602	E0.602	E0.596	E0.577	E0.529	E0.431
3 TRDC-3 - 5 units, 85 DPH, 50% houses and 50% flt	5	0.06	E0.36	E0.412	E0.411	E0.405	E0.385	E0.331	E0.224
4 TRDC-4 - 6 units, 30 DPH, 100% houses and 0% flt	6	0.20	E1.23	E0.723	E0.722	E0.715	E0.693	E0.634	E0.517
5 TRDC-5 - 6 units, 75 DPH, 75% houses and 25% flt	6	0.08	E0.49	E0.610	E0.609	E0.601	E0.579	E0.517	E0.394
6 TRDC-6 - 8 units, 25 DPH, 100% houses and 0% flt	8	0.32	E1.96	E0.964	E0.963	E0.953	E0.924	E0.848	E0.689
7 TRDC-7 - 8 units, 130 DPH, 0% houses and 100% flt	8	0.06	E0.36	E0.343	E0.342	E0.330	E0.296	E0.202	E0.014
8 TRDC-8 - 9 units, 112 DPH, 0% houses and 100% flt	9	0.08	E0.49	E0.385	E0.385	E0.371	E0.343	E0.272	E0.018
9 TRDC-9 - 10 units, 25 DPH, 100% houses and 0% flt	10	0.40	E2.45	E1.162	E1.161	E1.148	E1.112	E1.014	E0.819
10 TRDC-10 - 10 units, 90 DPH, 50% houses and 50% flt	10	0.11	E0.68	E0.782	E0.781	E0.768	E0.730	E0.625	E0.416
11 TRDC-11 - 20 units, 35 DPH, 100% houses and 0% flt	20	0.57	E3.50	E2.175	E2.174	E2.150	E2.079	E1.890	E1.510
12 TRDC-12 - 20 units, 50 DPH, 80% houses and 20% flt	20	0.40	E2.45	E2.152	E2.150	E2.125	E2.052	E1.855	E1.460
13 TRDC-13 - 30 units, 25 DPH, 100% houses and 0% flt	30	1.20	E7.36	E3.367	E3.361	E3.330	E3.229	E2.953	E2.408
14 TRDC-14 - 30 units, 50 DPH, 80% houses and 20% flt	30	0.60	E3.68	E2.942	E2.939	E2.903	E2.796	E2.513	E1.942
15 TRDC-15 - 40 units, 50 DPH, 80% houses and 20% flt	40	0.80	E4.90	E3.406	E3.403	E3.444	E3.301	E2.914	E2.141
16 TRDC-16 - 40 units, 80 DPH, 50% houses and 50% flt	40	0.50	E3.06	E3.054	E3.051	E2.999	E2.850	E2.444	E1.632
17 TRDC-17 - 50 units, 35 DPH, 100% houses and 0% flt	50	1.43	E8.76	E5.611	E5.607	E5.550	E5.379	E4.922	E4.006
18 TRDC-18 - 50 units, 80 DPH, 50% houses and 50% flt	50	0.63	E3.83	E3.818	E3.813	E3.749	E3.592	E3.055	E2.040
19 TRDC-19 - 60 units, 100 DPH, 0% houses and 100% flt	60	0.60	E3.13	E2.528	E2.523	E2.299	E2.221	E1.931	E0.000
20 TRDC-20 - 80 units, 35 DPH, 100% houses and 0% flt	80	1.71	E10.51	E6.144	E6.139	E6.090	E5.455	E5.904	E4.807
21 TRDC-21 - 70 units, 50 DPH, 80% houses and 20% flt	70	1.40	E8.58	E6.864	E6.859	E6.774	E6.526	E5.863	E4.520
22 TRDC-22 - 70 units, 35 DPH, 100% houses and 0% flt	70	2.00	E12.26	E7.704	E7.698	E7.618	E7.381	E6.745	E5.473
23 TRDC-23 - 80 units, 50 DPH, 100% houses and 0% flt	80	1.60	E9.81	E8.804	E8.798	E8.706	E8.436	E7.709	E6.255
24 TRDC-24 - 80 units, 80 DPH, 55% houses and 45% flt	80	1.00	E6.13	E6.250	E6.243	E6.143	E5.851	E5.069	E3.478
25 TRDC-25 - 95 units, 28 DPH, 100% houses and 0% flt	95	3.39	E20.87	E10.463	E10.460	E10.342	E10.021	E9.125	E7.428
26 TRDC-26 - 100 units, 15 DPH, 100% houses and 0% flt	100	6.67	E40.86	E11.008	E10.997	E10.883	E10.545	E9.636	E7.819
27 TRDC-27 - 100 units, 35 DPH, 95% houses and 5% flt	100	2.86	E17.51	E10.656	E10.648	E10.532	E10.191	E9.274	E7.438
28 TRDC-28 - 130 units, 35.14 DPH, 95% houses and 14% flt	130	3.70	E22.68	E13.608	E13.596	E13.447	E13.011	E11.838	E9.486
29 TRDC-29 - 145 units, 24.83 DPH, 100% houses and 15% flt	145	5.84	E35.79	E15.674	E15.663	E15.496	E15.017	E13.720	E11.127
30 TRDC-30 - 165 units, 70.87 DPH, 60% houses and 35% flt	165	2.33	E14.27	E12.078	E12.065	E12.784	E12.180	E10.598	E7.307
31 TRDC-31 - 250 units, 35.07 DPH, 90% houses and 10% flt	250	7.13	E43.69	E21.971	E21.961	E21.951	E20.844	E18.622	E14.10
32 TRDC-32 - 400 units, 15.69 DPH, 100% houses and 0% flt	400	25.49	E156.26	E33.447	E33.442	E33.039	E31.916	E28.904	E22.816
33 TRDC-33 - 500 units, 20 DPH, 100% houses and 0% flt	500	25.00	E153.23	E33.455	E33.421	E32.954	E31.580	E27.872	E20.378
34 TRDC-34 - 750 units, 20 DPH, 100% houses and 0% flt	750	37.50	E229.85	E46.919	E46.872	E46.216	E44.285	E39.065	E28.532
35 TRDC-35 - 1000 units, 20 DPH, 100% houses and 0% flt	1,000	50.00	E306.47	E96.874	E96.874	E96.029	E93.545	E86.810	E73.122
36 TRDC-36 - 1250 units, 20 DPH, 100% houses and 0% flt	1,250	62.50	E383.98	E127.721	E127.721	E126.950	E124.709	E116.033	E100.294
37 TRDC-37 - 1500 units, 20 DPH, 100% houses and 0% flt	1,500	75.00	E459.70	E157.907	E157.907	E156.947	E154.105	E146.630	E130.63
38 TRDC-CARE1 (75 rooms)	-	1.00	E6.13	E0.969	E0.969	E0.919	E0.869	E0.510	-E0.212
39 TRDC-CARE2 (40 rooms)	-	0.33	E2.02	E0.576	E0.576	E0.549	E0.523	E0.331	-E0.053
40 TRDC-OFF1	-	0.50	E3.06	-E2.071	-E2.071	-E2.184	-E2.297	-E3.175	-E4.930
41 TRDC-OFF2	-	0.50	E3.06	-E2.508	-E2.508	-E3.086	-E3.239	-E4.409	-E6.750
42 TRDC-RET1	-	1.00	E2.15	E2.368	E2.368	E2.340	E2.291	E2.164	E1.444
43 TRDC-RET2	-	0.50	E3.06	E5.729	E5.729	E5.679	E5.629	E5.260	E4.523
44 TRDC-RET3	-	0.25	E1.53	E2.511	E2.511	E2.486	E2.461	E2.277	E1.908
45 TRDC-IND1	-	1.00	E6.13	E3.536	E3.536	E3.511	E3.485	E3.291	E2.903
46 TRDC-IND2	-	1.00	E6.13	E4.395	E4.395	E4.362	E4.330	E4.080	E3.580
47 TRDC-IND3	-	1.00	E6.13	E5.068	E5.068	E5.028	E4.989	E4.683	E4.072

BLV: SECONDARY INDUSTRIAL

Description	No of units	BLV (£ m)	Baseline	EVC	BNG	Access	Carbon A+X	Carbon B+Y	
1 TRDC-1 - 5 units, 25 DPH, 100% houses and 0% flt	5	0.20	E0.55	E0.60	E0.60	E0.60	E0.58	E0.53	E0.43
2 TRDC-2 - 5 units, 50 DPH, 100% houses and 0% flt	5	0.10	E0.28	E0.60	E0.60	E0.60	E0.58	E0.53	E0.43
3 TRDC-3 - 5 units, 85 DPH, 50% houses and 50% flt	5	0.06	E0.41	E0.60	E0.60	E0.60	E0.58	E0.53	E0.43
4 TRDC-4 - 6 units, 30 DPH, 100% houses and 0% flt	6	0.20	E0.55	E0.72	E0.72	E0.71	E0.69	E0.63	E0.52
5 TRDC-5 - 6 units, 75 DPH, 75% houses and 25% flt	6	0.08	E0.22	E0.61	E0.61	E0.60	E0.58	E0.52	E0.39
6 TRDC-6 - 8 units, 25 DPH, 100% houses and 0% flt	8	0.32	E0.88	E0.96	E0.96	E0.95	E0.92	E0.85	E0.69
7 TRDC-7 - 8 units, 130 DPH, 0% houses and 100% flt	8	0.06	E0.17	E0.34	E0.34	E0.33	E0.30	E0.20	E0.01
8 TRDC-8 - 9 units, 112 DPH, 0% houses and 100% flt	9	0.08	E0.22	E0.39	E0.38	E0.37	E0.33	E0.23	E0.02
9 TRDC-9 - 10 units, 25 DPH, 100% houses and 0% flt	10	0.40	E1.10	E1.11	E1.10	E1.15	E1.11	E1.01	E0.82
10 TRDC-10 - 10 units, 90 DPH, 50% houses and 50% flt	10	0.11	E0.31	E0.78	E0.78	E0.77	E0.73	E0.63	E0.42
11 TRDC-11 - 20 units, 35 DPH, 100% houses and 0% flt	20	0.57	E1.58	E2.16	E2.17	E2.15	E2.08	E1.89	E1.51
12 TRDC-12 - 20 units, 50 DPH, 80% houses and 20% flt	20	0.40	E1.10	E2.15	E2.15	E2.13	E2.05	E1.85	E1.46
13 TRDC-13 - 30 units, 25 DPH, 100% houses and 0% flt	30	1.20	E3.31	E3.37	E3.36	E3.33	E3.23	E2.95	E2.40
14 TRDC-14 - 30 units, 50 DPH, 80% houses and 20% flt	30	0.60	E1.66	E2.94	E2.94	E2.90	E2.80	E2.51	E1.94
15 TRDC-15 - 40 units, 50 DPH, 80% houses and 20% flt	40	0.80	E2.21	E3.40	E3.40	E3.44	E3.30	E2.91	E2.14
16 TRDC-16 - 40 units, 80 DPH, 50% houses and 50% flt	40	0.50	E1.38	E3.05	E3.05	E3.00	E2.85	E2.44	E1.63
17 TRDC-17 - 50 units, 35 DPH, 100% houses and 0% flt	50	1.43	E3.94	E5.61	E5.61	E5.55	E5.38	E4.92	E4.01
18 TRDC-18 - 50 units, 80 DPH, 50% houses and 50% flt	50	0.63	E1.73	E3.82	E3.81	E3.75	E3.56	E3.06	E2.04
19 TRDC-19 - 60 units, 100 DPH, 0% houses and 100% flt	60	0.60	E1.66	E2.33	E2.32	E2.24	E2.00	E1.33	E0.00
20 TRDC-20 - 80 units, 35 DPH, 100% houses and 0% flt	80	1.71	E4.73	E6.73	E6.73	E6.66	E6.46	E5.91	E4.81
21 TRDC-21 - 70 units, 50 DPH, 80% houses and 20% flt	70	1.40	E8.87	E10.87	E10.87	E10.77	E10.53	E9.84	E8.53
22 TRDC-22 - 70 units, 35 DPH, 100% houses and 0% flt	70	2.00	E5.52	E7.70	E7.70	E7.62	E7.38	E6.75	E5.47
23 TRDC-23 - 80 units, 50 DPH, 100% houses and 0% flt	80	1.60	E4.42	E6.80	E6.80	E6.71	E6.44	E7.71	E6.26
24 TRDC-24 - 80 units, 80 DPH, 55% houses and 45% flt	80	1.00	E2.76	E6.25	E6.24	E6.14	E5.85	E5.06	E3.48
25 TRDC-25 - 95 units, 28 DPH, 100% houses and 0% flt	95	3.39	E9.37	E10.46	E10.45	E10.34	E10.02	E9.15	E7.43
26 TRDC-26 - 100 units, 15 DPH, 100% houses and 0% flt	100	6.67	E18.41	E11.00	E11.00	E10.88	E10.54	E9.64	E7.82
27 TRDC-27 - 100 units, 35 DPH, 95% houses and 5% flt	100	2.86	E7.89	E10.66	E10.65	E10.53	E10.19	E9.27	E7.44
28 TRDC-28 - 130 units, 35.14 DPH, 95% houses and 14% flt	130	3.70	E10.21	E13.61	E13.60	E13.45	E13.01	E11.84	E9.48
29 TRDC-29 - 145 units, 24.83 DPH, 100% houses and 15% flt	145	5.84	E16.12	E15.67	E15.66	E15.50	E15.02	E13.72	E11.13
30 TRDC-30 - 165 units, 70.87 DPH, 60% houses and 35% flt	165	2.33	E6.43	E12.98	E12.96	E12.76	E12.18	E10.60	E7.40
31 TRDC-31 - 250 units, 35.07 DPH, 90% houses and 10% flt	250	7.13	E19.68	E21.97	E21.95	E21.67	E20.84	E18.62	E14.10
32 TRDC-32 - 400 units, 15.69 DPH, 100% houses and 0% flt	400	25.49	E9.53	E33.45	E33.42	E33.04	E31.92	E28.90	E22.82
33 TRDC-33 - 500 units, 20 DPH, 100% houses and 0% flt	500	25.00	E9.53	E33.45	E33.42	E32.95	E31.58	E27.87	E20.38
34 TRDC-34 - 750 units, 20 DPH, 100% houses and 0% flt	750	37.50	E13.05	E46.92	E46.87	E46.22	E44.28	E39.07	E28.53
35 TRDC-35 - 1000 units, 20 DPH, 100% houses and 0% flt	1000	50.00	E18.05	E56.93	E56.87	E56.03	E53.54	E46.81	E33.12
36 TRDC-36 - 1250 units, 20 DPH, 100% houses and 0% flt	1250	62.50	E22.56	E67.72	E67.66	E66.70	E63.80	E56.03	E40.28
37 TRDC-37 - 1500 units, 20 DPH, 100% houses and 0% flt	1500	75.00	E27.07	E77.11	E77.03	E75.95	E72.74	E64.11	E46.63
38 TRDC-CARE1 (75 rooms)	-	1.00	E0.37	E0.97	E0.97	E0.92	E0.87	E0.51	-E0.21
39 TRDC-CARE2 (40 rooms)	-	0.33	E0.12	E0.58	E0.58	E0.55	E0.52	E0.33	-E0.05
40 TRDC-OFF1	-	0.50	E1.38	-E2.07	-E2.07	-E2.18	-E2.30	-E3.17	-E4.93
41 TRDC-OFF2	-	0.50	E1.38	-E2.94	-E2.94	-E3.09	-E3.24	-E4.41	-E6.75
42 TRDC-RET1	-	1.00	E2.76	E2.35	E2.35	E2.31	E2.27	E1.99	E1.44
43 TRDC-RET2	-	0.50	E1.38	E5.73	E5.73	E5.68	E5.63	E5.26	E4.52
44 TRDC-RET3	-	0.25	E0.69	E2.51	E2.51	E2.49	E2.46	E2.28	E1.91
45 TRDC-IND1	-	1.00	E2.76	E3.54	E3.54	E3.51	E3.49	E3.29	E2.90
46 TRDC-IND2	-	1.00	E2.76	E4.39	E4.39	E4.36	E4.33	E4.08	E3.58
47 TRDC-IND3	-	1.00	E2.76	E5.07	E5.07	E5.03	E4.99	E4.68	E4.07

BLV: GREENFIELD - UPPER END OF RANGE

Description	No of units	BLV (£ m)	Baseline	EVC	BNG	Access	Carbon A+X	Carbon B+Y	
1 TRDC-1 - 5 units, 25 DPH, 100% houses and 0% flt	5	0.20	E0.07	E0.60	E0.60	E0.60	E0.58	E0.53	E0.43
2 TRDC-2 - 5 units, 50 DPH, 100% houses and 0% flt	5	0.10	E0.04	E0.60	E0.60	E0.60	E0.58	E0.53	E0.43
3 TRDC-3 - 5 units, 85 DPH, 50% houses and 50% flt	5	0.06	E0.02	E0.41	E0.41	E0.40	E0.38	E0.33	E0.22
4 TRDC-4 - 6 units, 30 DPH, 100% houses and 0% flt	6	0.20	E0.07	E0.72	E0.72	E0.71	E0.69	E0.63	E0.52
5 TRDC-5 - 6 units, 75 DPH, 75% houses and 25% flt	6	0.08	E0.03	E0.61	E0.61	E0.60	E0.58	E0.52	E0.39
6 TRDC-6 - 8 units, 25 DPH, 100% houses and 0% flt	8	0.32	E0.12	E0.66	E0.66	E0.65	E0.62	E0.85	E0.69
7 TRDC-7 - 8 units, 130 DPH, 0% houses and 100% flt	8	0.06	E0.02	E0.34	E0.34	E0.33	E0.30	E0.20	E0.01
8 TRDC-8 - 9 units, 120 DPH, 0% houses and 100% flt	9	0.08	E0.03	E0.39	E0.38	E0.37	E0.33	E0.23	E0.02
9 TRDC-9 - 10 units, 25 DPH, 100% houses and 0% flt	10	0.40	E0.15	E1.15	E1.15	E1.15	E1.11	E1.11	E1.11
10 TRDC-10 - 10 units, 30 DPH, 50% houses and 50% flt	10	0.11	E0.04	E0.76	E0.76	E0.77	E0.73	E0.63	E0.42
11 TRDC-11 - 20 units, 35 DPH, 100% houses and 0% flt	20	0.57	E0.21	E2.18	E2.17	E2.15	E2.08	E1.89	E1.51
12 TRDC-12 - 20 units, 50 DPH, 80% houses and 20% flt	20	0.40	E0.15	E2.15	E2.15	E2.13	E2.05	E1.85	E1.46
13 TRDC-13 - 30 units, 25 DPH, 100% houses and 0% flt	30	1.20	E0.45	E3.37	E3.36	E3.33	E3.23	E2.95	E2.40
14 TRDC-14 - 30 units, 50 DPH, 80% houses and 20% flt	30	0.80	E0.22	E2.94	E2.94	E2.90	E2.80	E2.51	E1.94
15 TRDC-15 - 40 units, 50 DPH, 80% houses and 20% flt	40	0.80	E0.22	E3.80	E3.80	E3.74	E3.63	E3.34	E2.77
16 TRDC-16 - 40 units, 80 DPH, 50% houses and 50% flt	40	0.50	E0.19	E3.05	E3.05	E3.00	E2.85	E2.44	E1.63
17 TRDC-17 - 50 units, 35 DPH, 100% houses and 0% flt	50	1.43	E0.53	E5.61	E5.61	E5.55	E5.38	E4.92	E4.01
18 TRDC-18 - 50 units, 80 DPH, 50% houses and 50% flt	50	0.63	E0.23	E3.82	E3.81	E3.75	E3.56	E3.06	E2.04
19 TRDC-19 - 60 units, 100 DPH, 0% houses and 100% flt	60	0.60	E0.22	E3.32	E3.32	E3.24	E2.00	E1.33	E0.00
20 TRDC-20 - 60 units, 35 DPH, 100% houses and 0% flt	60	1.71	E0.64	E6.73	E6.73	E6.66	E6.46	E5.91	E4.61
21 TRDC-21 - 70 units, 50 DPH, 80% houses and 20% flt	70	1.40	E0.53	E5.77	E5.77	E5.69	E5.49	E4.92	E4.01
22 TRDC-22 - 70 units, 35 DPH, 100% houses and 0% flt	70	2.00	E0.75	E7.70	E7.70	E7.62	E7.38	E6.75	E4.75
23 TRDC-23 - 80 units, 50 DPH, 100% houses and 0% flt	80	1.60	E0.80	E8.80	E8.80	E8.71	E8.44	E7.71	E6.26
24 TRDC-24 - 80 units, 80 DPH, 55% houses and 45% flt	80	1.00	E0.37	E8.25	E8.24	E8.14	E5.85	E5.06	E3.48
25 TRDC-25 - 95 units, 28 DPH, 100% houses and 0% flt	95	3.39	E1.27	E10.46	E10.45	E10.34	E10.02	E9.15	E7.45
26 TRDC-26 - 100 units, 100 DPH, 0% houses and 0% flt	100	6.67	E2.00	E12.00	E12.00	E11.90	E11.60	E11.30	E11.00
27 TRDC-27 - 100 units, 35 DPH, 95% houses and 5% flt	100	2.86	E1.07	E10.66	E10.65	E10.53	E10.19	E9.27	E7.44
28 TRDC-28 - 130 units, 35.14 DPH, 95% houses and 0% flt	130	3.70	E1.38	E13.61	E13.60	E13.45	E13.01	E11.54	E9.49
29 TRDC-29 - 145 units, 24.83 DPH, 100% houses and 0% flt	145	5.84	E2.18	E15.67	E15.66	E15.50	E15.02	E13.72	E11.13
30 TRDC-30 - 165 units, 70.87 DPH, 60% houses and 40% flt	165	2.33	E0.87	E12.98	E12.96	E12.76	E12.18	E10.60	E7.40
31 TRDC-31 - 250 units, 35.07 DPH, 90% houses and 10% flt	250	7.13	E2.67	E21.97	E21.95	E21.67	E20.84	E18.62	E14.14
32 TRDC-32 - 400 units, 100 DPH, 100% houses and 0% flt	400	25.49	E8.00	E40.00	E40.00	E39.82	E39.64	E39.46	E39.28
33 TRDC-33 - 500 units, 35 DPH, 100% houses and 0% flt	500	25.00	E9.35	E45.00	E45.00	E43.95	E43.86	E43.77	E43.68
34 TRDC-34 - 750 units, 20 DPH, 100% houses and 0% flt	750	37.00	E14.03	E64.92	E64.87	E64.22	E64.28	E63.07	E62.53
35 TRDC-35 - 1000 units, 20 DPH, 100% houses and 0% flt	1,000	50.00	E18.70	E86.93	E86.87	E86.03	E85.54	E84.61	E83.12
36 TRDC-36 - 1250 units, 20 DPH, 100% houses and 0% flt	1,250	62.50	E23.38	E67.72	E67.65	E66.67	E63.74	E60.93	E48.28
37 TRDC-37 - 1500 units, 20 DPH, 100% houses and 0% flt	1,500	75.00	E28.05	E77.11	E77.03	E75.95	E73.74	E64.11	E46.23
38 TRDC-CARE2 (75 rooms)	-	1.00	E0.37	E0.37	E0.37	E0.37	E0.37	E0.37	E0.37
39 TRDC-CARE2 (40 rooms)	-	0.33	E0.12	E0.58	E0.58	E0.55	E0.52	E0.33	E0.05
40 TRDC-OFF1	-	0.50	E0.19	E2.07	E2.07	E2.18	E2.30	E3.17	E4.93
41 TRDC-OFF2	-	0.50	E0.19	E2.94	E2.94	E3.09	E3.24	E4.41	E6.75
42 TRDC-REF1	-	0.50	E0.37	E2.35	E2.35	E2.31	E2.27	E1.99	E1.44
43 TRDC-REF2	-	0.50	E0.19	E5.73	E5.73	E5.68	E5.63	E5.26	E4.52
44 TRDC-IND1	-	1.00	E0.37	E2.51	E2.51	E2.51	E2.49	E2.29	E1.91
45 TRDC-IND1	-	1.00	E0.37	E3.54	E3.54	E3.51	E3.49	E3.29	E2.90
46 TRDC-IND2	-	1.00	E0.37	E4.39	E4.39	E4.36	E4.33	E4.08	E3.58
47 TRDC-IND3	-	1.00	E0.37	E5.07	E5.07	E5.03	E4.99	E4.68	E4.07

THREE RIVERS DISTRICT COUNCIL

Sales value (£ psm):

£6,600

AH tenure (rent / SO):

70%

30%

BLV: SECONDARY OFFICES / RETAIL

Description	No of units	Site area	BLV (£ m)	Baseline	EVC	BNG	Access	Carbon A+X	Carbon B+Y
1 TRDC-1 - 5 units, 25 DPH, 100% houses and 0% flt	5	0.20	E1.23	E0.832	E0.832	E0.832	E0.808	E0.559	E0.481
2 TRDC-2 - 5 units, 50 DPH, 100% houses and 0% flt	5	0.10	E0.61	E0.632	E0.632	E0.632	E0.659	E0.659	E0.640
3 TRDC-3 - 5 units, 85 DPH, 50% houses and 50% flt	5	0.06	E0.36	E0.439	E0.439	E0.431	E0.412	E0.358	E0.250
4 TRDC-4 - 6 units, 30 DPH, 100% houses and 0% flt	6	0.20	E1.23	E0.759	E0.758	E0.751	E0.729	E0.670	E0.563
5 TRDC-5 - 6 units, 75 DPH, 75% houses and 25% flt	6	0.08	E0.49	E0.644	E0.643	E0.635	E0.613	E0.551	E0.428
6 TRDC-6 - 8 units, 25 DPH, 100% houses and 0% flt	8	0.32	E1.96	E1.012	E1.011	E1.001	E0.972	E0.894	E0.737
7 TRDC-7 - 8 units, 130 DPH, 0% houses and 100% flt	8	0.06	E0.36	E0.379	E0.379	E0.367	E0.353	E0.299	E0.051
8 TRDC-8 - 9 units, 112 DPH, 0% houses and 100% flt	9	0.08	E0.49	E0.427	E0.426	E0.415	E0.374	E0.268	E0.067
9 TRDC-9 - 10 units, 25 DPH, 100% houses and 0% flt	10	0.40	E2.45	E1.222	E1.221	E1.209	E1.172	E1.074	E0.879
10 TRDC-10 - 10 units, 90 DPH, 50% houses and 50% flt	10	0.11	E0.68	E0.834	E0.834	E0.820	E0.782	E0.677	E0.468
11 TRDC-11 - 20 units, 35 DPH, 100% houses and 0% flt	20	0.57	E3.50	E2.288	E2.286	E2.262	E2.192	E2.003	E1.624
12 TRDC-12 - 20 units, 50 DPH, 100% houses and 20% flt	20	0.40	E2.45	E2.318	E2.317	E2.292	E2.219	E2.021	E1.626
13 TRDC-13 - 30 units, 25 DPH, 100% houses and 0% flt	30	1.20	E7.36	E3.538	E3.538	E3.501	E3.399	E3.125	E2.576
14 TRDC-14 - 30 units, 50 DPH, 80% houses and 20% flt	30	0.60	E3.68	E3.105	E3.103	E3.057	E2.961	E2.676	E2.106
15 TRDC-15 - 40 units, 50 DPH, 80% houses and 20% flt	40	0.80	E4.90	E3.696	E3.693	E3.644	E3.501	E3.115	E2.342
16 TRDC-16 - 40 units, 80 DPH, 50% houses and 50% flt	40	0.50	E3.06	E3.256	E3.253	E3.202	E3.052	E2.648	E1.834
17 TRDC-17 - 50 units, 35 DPH, 100% houses and 0% flt	50	1.43	E8.76	E5.897	E5.893	E5.835	E5.665	E5.208	E4.291
18 TRDC-18 - 50 units, 80 DPH, 50% houses and 50% flt	50	0.63	E3.83	E4.070	E4.066	E4.002	E3.815	E3.308	E2.293
19 TRDC-19 - 60 units, 100 DPH, 0% houses and 100% flt	60	0.80	E3.83	E2.589	E2.586	E2.501	E2.359	E1.992	E0.962
20 TRDC-20 - 80 units, 35 DPH, 100% houses and 0% flt	80	1.71	E10.51	E7.075	E7.072	E7.002	E6.795	E6.249	E5.150
21 TRDC-21 - 70 units, 50 DPH, 80% houses and 20% flt	70	1.40	E8.58	E7.246	E7.240	E7.156	E6.910	E6.244	E4.902
22 TRDC-22 - 70 units, 35 DPH, 100% houses and 0% flt	70	2.00	E12.26	E8.092	E8.086	E8.006	E7.769	E7.133	E5.861
23 TRDC-23 - 80 units, 50 DPH, 100% houses and 0% flt	80	1.60	E9.81	E8.240	E8.241	E8.150	E7.879	E7.152	E6.099
24 TRDC-24 - 80 units, 80 DPH, 55% houses and 45% flt	80	1.00	E6.13	E5.647	E5.640	E5.540	E5.248	E4.567	E3.874
25 TRDC-25 - 95 units, 28 DPH, 100% houses and 0% flt	95	3.39	E20.80	E10.863	E10.864	E10.764	E10.461	E9.694	E7.955
26 TRDC-26 - 100 units, 15 DPH, 100% houses and 0% flt	100	6.67	E40.86	E11.560	E11.552	E11.437	E11.092	E10.191	E8.373
27 TRDC-27 - 100 units, 35 DPH, 95% houses and 5% flt	100	2.86	E17.51	E11.204	E11.196	E11.080	E10.739	E9.822	E7.987
28 TRDC-28 - 130 units, 35.14 DPH, 95% houses and 14% flt	130	3.70	E22.68	E14.308	E14.296	E14.147	E13.711	E12.538	E10.188
29 TRDC-29 - 145 units, 24.83 DPH, 100% houses and 15% flt	145	5.84	E35.79	E16.464	E16.453	E16.289	E15.807	E14.510	E11.917
30 TRDC-30 - 165 units, 70.87 DPH, 60% houses and 40% flt	165	2.33	E14.27	E13.720	E13.705	E13.655	E12.981	E11.398	E8.202
31 TRDC-31 - 250 units, 35.07 DPH, 90% houses and 10% flt	250	7.13	E24.69	E23.224	E23.216	E22.915	E22.171	E19.881	E15.377
32 TRDC-32 - 400 units, 15.69 DPH, 100% houses and 0% flt	400	25.49	E156.26	E35.232	E35.204	E34.824	E33.703	E30.686	E24.600
33 TRDC-33 - 500 units, 20 DPH, 100% houses and 0% flt	500	25.00	E153.23	E35.601	E35.568	E35.101	E33.727	E30.021	E22.534
34 TRDC-34 - 750 units, 20 DPH, 100% houses and 0% flt	750	37.50	E229.85	E49.907	E49.880	E49.204	E47.273	E42.054	E31.526
35 TRDC-35 - 1000 units, 20 DPH, 100% houses and 0% flt	1,000	50.00	E306.47	E60.605	E60.546	E59.702	E57.217	E50.487	E36.625
36 TRDC-36 - 1250 units, 20 DPH, 100% houses and 0% flt	1,250	62.50	E383.98	E72.013	E72.006	E70.959	E68.092	E60.325	E44.592
37 TRDC-37 - 1500 units, 20 DPH, 100% houses and 0% flt	1,500	75.00	E459.70	E81.946	E81.868	E80.767	E77.571	E68.929	E51.457
38 TRDC-CARE1 (75 rooms)	-	1.00	E6.13	E0.682	E0.682	E0.631	E0.579	E0.220	-0.506
39 TRDC-CARE2 (40 rooms)	-	0.33	E2.02	E0.423	E0.423	E0.396	E0.368	E0.176	-0.210
40 TRDC-OFF1	-	0.50	E3.06	E2.071	E2.071	E2.184	E2.297	E3.175	-4.930
41 TRDC-OFF2	-	0.50	E3.06	E2.538	E2.538	E2.088	E3.239	E4.409	-6.750
42 TRDC-RET1	-	1.00	E2.76	E2.365	E2.365	E2.311	E2.227	E1.999	E1.444
43 TRDC-RET2	-	0.50	E3.06	E5.729	E5.729	E5.679	E5.625	E5.260	E4.523
44 TRDC-RET3	-	0.25	E1.53	E2.511	E2.511	E2.486	E2.461	E2.277	E1.908
45 TRDC-IND1	-	1.00	E6.13	E3.536	E3.536	E3.511	E3.485	E3.291	E2.903
46 TRDC-IND2	-	1.00	E6.13	E4.395	E4.395	E4.362	E4.330	E4.080	E3.580
47 TRDC-IND3	-	1.00	E6.13	E5.068	E5.068	E5.028	E4.988	E4.693	E4.072

BLV: SECONDARY INDUSTRIAL

Description	No of units	BLV (£ m)	Baseline	EVC	BNG	Access	Carbon A+X	Carbon B+Y
1 TRDC-1 - 5 units, 25 DPH, 100% houses and 0% flt	5	0.20	E0.55	E0.63	E0.63	E0.63	E0.61	E0.56
2 TRDC-2 - 5 units, 50 DPH, 100% houses and 0% flt	5	0.10	E0.28	E0.63	E0.63	E0.63	E0.61	E0.56
3 TRDC-3 - 5 units, 85 DPH, 50% houses and 50% flt	5	0.06	E0.16	E0.44	E0.44	E0.43	E0.41	E0.36
4 TRDC-4 - 6 units, 30 DPH, 100% houses and 0% flt	6	0.20	E0.55	E0.76	E0.76	E0.75	E0.73	E0.67
5 TRDC-5 - 6 units, 75 DPH, 75% houses and 25% flt	6	0.08	E0.22	E0.64	E0.64	E0.64	E0.61	E0.55
6 TRDC-6 - 8 units, 25 DPH, 100% houses and 0% flt	8	0.32	E0.88	E1.01	E1.01	E1.00	E0.97	E0.89
7 TRDC-7 - 8 units, 130 DPH, 0% houses and 100% flt	8	0.06	E0.17	E0.38	E0.38	E0.37	E0.33	E0.24
8 TRDC-8 - 9 units, 112 DPH, 0% houses and 100% flt	9	0.08	E0.22	E0.43	E0.43	E0.41	E0.37	E0.27
9 TRDC-9 - 10 units, 25 DPH, 100% houses and 0% flt	10	0.40	E1.10	E1.22	E1.22	E1.21	E1.17	E1.07
10 TRDC-10 - 10 units, 90 DPH, 50% houses and 50% flt	10	0.11	E0.31	E0.83	E0.83	E0.82	E0.78	E0.68
11 TRDC-11 - 20 units, 35 DPH, 100% houses and 0% flt	20	0.57	E1.58	E2.29	E2.29	E2.26	E2.19	E2.00
12 TRDC-12 - 20 units, 50 DPH, 80% houses and 20% flt	20	0.40	E1.10	E2.32	E2.32	E2.29	E2.22	E2.02
13 TRDC-13 - 30 units, 25 DPH, 100% houses and 0% flt	30	1.20	E3.31	E3.54	E3.54	E3.50	E3.40	E3.12
14 TRDC-14 - 30 units, 50 DPH, 80% houses and 20% flt	30	0.60	E1.66	E3.11	E3.10	E3.07	E2.96	E2.68
15 TRDC-15 - 40 units, 50 DPH, 80% houses and 20% flt	40	0.80	E2.21	E3.10	E3.09	E3.04	E3.00	E2.65
16 TRDC-16 - 40 units, 80 DPH, 50% houses and 50% flt	40	0.50	E1.38	E3.26	E3.25	E3.20	E3.05	E2.65
17 TRDC-17 - 50 units, 35 DPH, 100% houses and 0% flt	50	1.43	E3.94	E5.90	E5.89	E5.84	E5.67	E5.21
18 TRDC-18 - 50 units, 80 DPH, 50% houses and 50% flt	50	0.63	E1.73	E4.07	E4.07	E4.00	E3.82	E3.31
19 TRDC-19 - 60 units, 100 DPH, 0% houses and 100% flt	60	0.60	E1.66	E2.59	E2.58	E2.50	E2.26	E1.99
20 TRDC-20 - 60 units, 35 DPH, 100% houses and 0% flt	60	1.71	E4.73	E7.08	E7.07	E7.00	E6.80	E6.25
21 TRDC-21 - 70 units, 50 DPH, 80% houses and 20% flt	70	1.40	E3.87	E7.25	E7.24	E7.16	E6.91	E6.24
22 TRDC-22 - 70 units, 35 DPH, 100% houses and 0% flt	70	2.00	E5.52	E8.09	E8.09	E8.01	E7.77	E7.13
23 TRDC-23 - 80 units, 50 DPH, 100% houses and 0% flt	80	1.60	E4.42	E9.25	E9.24	E9.15	E8.86	E8.15
24 TRDC-24 - 80 units, 80 DPH, 55% houses and 45% flt	80	1.00	E2.76	E6.65	E6.64	E6.54	E6.25	E5.46
25 TRDC-25 - 95 units, 28 DPH, 100% houses and 0% flt	95	3.39	E9.37	E10.98	E10.97	E10.87	E10.54	E9.68
26 TRDC-26 - 100 units, 15 DPH, 100% houses and 0% flt	100	6.67	E11.41	E11.56	E11.55	E11.44	E11.10	E10.19
27 TRDC-27 - 100 units, 35 DPH, 95% houses and 5% flt	100	2.86	E7.89	E11.20	E11.20	E11.08	E10.74	E9.82
28 TRDC-28 - 130 units, 35.14 DPH, 95% houses and 14% flt	130	3.70	E10.21	E14.31	E14.31	E14.15	E13.71	E12.54
29 TRDC-29 - 145 units, 24.83 DPH, 100% houses and 15% flt	145	5.84	E16.12	E16.46	E16.45	E16.29	E15.81	E14.51
30 TRDC-30 - 165 units, 70.87 DPH, 60% houses and 40% flt	165	2.33	E6.43	E13.78	E13.77	E13.57	E12.98	E11.40
31 TRDC-31 - 250 units, 35.07 DPH, 90% houses and 10% flt	250	7.13	E19.68	E23.24	E23.22	E22.93	E22.11	E19.88
32 TRDC-32 - 400 units, 15.69 DPH, 100% houses and 0% flt	400	25.49	E170.39	E35.23	E35.20	E34.82	E33.71	E30.68
33 TRDC-33 - 500 units, 20 DPH, 100% houses and 0% flt	500	25.00	E168.02	E35.60	E35.57	E35.10	E33.73	E30.02
34 TRDC-34 - 750 units, 20 DPH, 100% houses and 0% flt	750	37.50	E229.84	E49.91	E49.86	E49.20	E47.27	E42.04
35 TRDC-35 - 1000 units, 20 DPH, 100% houses and 0% flt	1000	50.00	E309.05	E60.61	E60.55	E59.70	E57.22	E50.49
36 TRDC-36 - 1250 units, 20 DPH, 100% houses and 0% flt	1250	62.50	E427.56	E72.02	E71.95	E70.97	E68.09	E60.32
37 TRDC-37 - 1500 units, 20 DPH, 100% houses and 0% flt	1500	75.00	E572.07	E81.95	E81.87	E80.78	E77.57	E68.93
38 TRDC-CARE1 (75 rooms)	-	1.00	E2.76	E0.68	E0.68	E0.63	E0.58	E0.22
39 TRDC-CARE2 (40 rooms)	-	0.33	E0.91	E0.42	E0.42	E0.40	E0.37	E0.18
40 TRDC-OFF1	-	0.50	E1.38	E2.07	E2.07	E2.18	E2.30	E3.17
41 TRDC-OFF2	-	0.50	E1.38	E2.94	E2.94	E3.09	E3.24	E4.41
42 TRDC-RET1	-	1.00	E2.76	E2.35	E2.35	E2.31	E2.27	E1.99
43 TRDC-RET2	-	0.50	E1.38	E5.73	E5.73	E5.68	E5.63	E5.26
44 TRDC-RET3	-	0.25	E0.69	E2.51	E2.51	E2.49	E2.46	E2.28
45 TRDC-IND1	-	1.00	E2.76	E3.54	E3.54	E3.51	E3.49	E3.29
46 TRDC-IND2	-	1.00	E2.76	E4.39	E4.39	E4.36	E4.33	E4.08
47 TRDC-IND3	-	1.00	E2.76	E5.07	E5.07	E5.03	E4.99	E4.68

BLV: GREENFIELD - UPPER END OF RANGE

Description	No of units	BLV (£ m)	Baseline	EVC	BNG	Access	Carbon A+X	Carbon B+Y	
1 TRDC-1 - 5 units, 25 DPH, 100% houses and 0% flt	5	0.20	E0.07	E0.63	E0.63	E0.63	E0.61	E0.56	E0.46
2 TRDC-2 - 5 units, 50 DPH, 100% houses and 0% flt	5	0.10	E0.04	E0.63	E0.63	E0.63	E0.61	E0.56	E0.46
3 TRDC-3 - 5 units, 85 DPH, 50% houses and 50% flt	5	0.06	E0.02	E0.44	E0.44	E0.43	E0.41	E0.36	E0.25
4 TRDC-4 - 6 units, 30 DPH, 100% houses and 0% flt	6	0.20	E0.07	E0.76	E0.76	E0.75	E0.73	E0.67	E0.55
5 TRDC-5 - 6 units, 75 DPH, 75% houses and 25% flt	6	0.08	E0.09	E0.64	E0.64	E0.64	E0.61	E0.55	E0.43
6 TRDC-6 - 8 units, 25 DPH, 100% houses and 0% flt	8	0.32	E1.02	E1.01	E1.01	E1.00	E0.97	E0.89	E0.74
7 TRDC-7 - 8 units, 130 DPH, 0% houses and 100% flt	8	0.06	E0.02	E0.38	E0.38	E0.37	E0.33	E0.24	E0.05
8 TRDC-8 - 9 units, 112 DPH, 0% houses and 100% flt	9	0.08	E0.03	E0.43	E0.43	E0.41	E0.37	E0.27	E0.05
9 TRDC-9 - 10 units, 25 DPH, 100% houses and 0% flt	10	0.40	E0.15	E1.22	E1.22	E1.21	E1.17	E1.07	E0.89
10 TRDC-10 - 10 units, 50 DPH, 50% houses and 50% flt	10	0.11	E0.04	E0.63	E0.63	E0.63	E0.61	E0.56	E0.46
11 TRDC-11 - 20 units, 35 DPH, 100% houses and 0% flt	20	0.57	E2.21	E2.29	E2.29	E2.26	E2.19	E2.00	E1.82
12 TRDC-12 - 30 units, 50 DPH, 80% houses and 20% flt	20	0.40	E0.15	E2.32	E2.32	E2.29	E2.22	E2.02	E1.83
13 TRDC-13 - 30 units, 25 DPH, 100% houses and 0% flt	30	1.20	E0.45	E3.54	E3.54	E3.50	E3.40	E3.12	E2.58
14 TRDC-14 - 30 units, 50 DPH, 80% houses and 20% flt	30	0.60	E0.22	E3.11	E3.10	E3.07	E2.96	E2.68	E2.14
15 TRDC-15 - 40 units, 50 DPH, 80% houses and 20% flt	40	0.80	E0.30	E3.70	E3.69	E3.64	E3.50	E3.11	E2.34
16 TRDC-16 - 40 units, 25 DPH, 50% houses and 50% flt	40	0.60	E0.22	E3.50	E3.50	E3.47	E3.36	E3.07	E2.58
17 TRDC-17 - 50 units, 35 DPH, 100% houses and 0% flt	50	1.43	E0.53	E5.90	E5.89	E5.84	E5.67	E5.21	E4.29
18 TRDC-18 - 50 units, 80 DPH, 50% houses and 50% flt	50	0.63	E0.23	E4.07	E4.07	E4.04	E3.82	E3.31	E2.29
19 TRDC-19 - 60 units, 100 DPH, 0% houses and 100% flt	60	0.60	E0.22	E2.58	E2.58	E2.50	E2.26	E1.59	E0.26
20 TRDC-20 - 60 units, 35 DPH, 100% houses and 0% flt	60	1.71	E0.64	E7.08	E7.07	E7.00	E6.80	E6.25	E5.15
21 TRDC-21 - 70 units, 50 DPH, 80% houses and 20% flt	70	1.40	E0.52	E7.25	E7.24	E7.16	E6.91	E6.24	E4.90
22 TRDC-22 - 70 units, 35 DPH, 100% houses and 0% flt	70	2.20	E1.05	E8.09	E8.01	E7.91	E7.61	E6.85	E5.85
23 TRDC-23 - 80 units, 50 DPH, 100% houses and 0% flt	80	1.60	E0.60	E9.25	E9.24	E9.15	E8.86	E8.15	E6.59
24 TRDC-24 - 80 units, 80 DPH, 50% houses and 45% flt	80	1.00	E0.37	E6.65	E6.64	E6.54	E6.25	E5.46	E3.87
25 TRDC-25 - 95 units, 28 DPH, 100% houses and 0% flt	95	3.39	E1.27	E10.98	E10.97	E10.87	E10.54	E9.68	E7.95
26 TRDC-26 - 100 units, 15 DPH, 100% houses and 0% flt	100	6.67	E2.62	E11.56	E11.55	E11.44	E11.10	E10.19	E8.37
27 TRDC-27 - 100 units, 25 DPH, 95% houses and 5% flt	100	2.86	E1.07	E11.56	E11.55	E11.44	E11.10	E10.19	E8.37
28 TRDC-28 - 130 units, 35.14 DPH, 95% houses and 0% flt	130	3.70	E1.31	E14.51	E14.30	E14.15	E13.71	E12.54	E10.19
29 TRDC-29 - 145 units, 24.83 DPH, 100% houses and 15% flt	145	5.84	E2.18	E16.46	E16.45	E16.29	E15.81	E14.51	E11.92
30 TRDC-30 - 165 units, 70.87 DPH, 60% houses and 40% flt	165	2.33	E0.87	E13.78	E13.77	E13.57	E12.98	E11.40	E8.20
31 TRDC-31 - 250 units, 35.07 DPH, 90% houses and 10% flt	250	7.13	E2.67	E23.24	E23.22	E22.93	E22.11	E19.88	E15.38
32 TRDC-32 - 400 units, 15.69 DPH, 100% houses and 0% flt	400	25.49	E9.53	E36.23	E36.20	E36.82	E33.70	E30.69	E24.60
33 TRDC-33 - 500 units, 20 DPH, 100% houses and 0% flt	500	25.00	E9.53	E36.60	E36.50	E36.50	E33.73	E30.62	E24.52
34 TRDC-34 - 750 units, 100% DPH, 100% houses and 0% flt	750	57.50	E14.03	E69.60	E69.85	E69.20	E67.27	E62.99	E53.82
35 TRDC-35 - 1000 units, 20 DPH, 100% houses and 0% flt	1000	80.00	E18.07	E90.61	E90.55	E90.50	E87.50	E82.49	E73.82
36 TRDC-36 - 1250 units, 20 DPH, 100% houses and 0% flt	1,250	62.50	E23.38	E122.02	E121.95	E120.97	E118.09	E112.62	E94.59
37 TRDC-37 - 1500 units, 20 DPH, 100% houses and 0% flt	1,500	75.00	E28.05	E181.95	E181.87	E180.78	E177.07	E168.93	E151.46
38 TRDC-CARE1 (75 rooms)	-	1.00	E0.37	E0.68	E0.68	E0.63	E0.56	E0.22	-0.91
39 TRDC-CARE2 (40 rooms)	-	0.50	E0.19	E0.34	E0.34	E0.32	E0.30	E0.12	-0.45
40 TRDC-OFF1	-	0.00	E0.00	E0.07	E0.07	E0.12	E0.30	E0.17	-0.93
41 TRDC-OFF2	-	0.50	E0.19	E2.34	E2.34	E3.09	E3.34	E4.41	-66.75
42 TRDC-RET1	-	1.00	E0.37	E2.35	E2.35	E2.31	E2.27	E1.99	E1.44
43 TRDC-RET2	-	0.50	E0.19	E5.73	E5.73	E5.68	E5.63	E5.26	E4.52
44 TRDC-RET3	-	0.25	E0.09	E2.51	E2.51	E2.49	E2.46	E2.28	E1.91
45 TRDC-IND1	-	0.30	E0.10	E3.54	E3.54	E3.51	E3.43	E3.39	E3.07
46 TRDC-IND2	-	1.00	E0.37	E4.39	E4.39	E4.36	E4.33	E4.08	E3.58
47 TRDC-IND3	-	1.00	E0.37	E5.07	E5.07	E5.03	E4.99	E4.68	E4.07

THREE RIVERS DISTRICT COUNCIL

Sales value (£ psm):

£6,850

AH tenure (rent / SO):

70% 40%

30%

BLV: SECONDARY OFFICES / RETAIL

Description	No of units	Site area	BLV (£ m)	Baseline	EVC	BNG	Access	Carbon A+X	Carbon B+Y
1 TRDC-1 - 5 units, 25 DPH, 100% houses and 0% flt	5	0.20	E1.23	E0.680	E0.685	E0.678	E0.660	E0.611	E0.514
2 TRDC-2 - 5 units, 50 DPH, 100% houses and 0% flt	5	0.10	E0.61	E0.685	E0.688	E0.688	E0.666	E0.61	E0.514
3 TRDC-3 - 5 units, 85 DPH, 50% houses and 50% flt	5	0.06	E0.36	E0.488	E0.488	E0.481	E0.461	E0.407	E0.300
4 TRDC-4 - 6 units, 30 DPH, 100% houses and 0% flt	6	0.20	E1.23	E0.822	E0.822	E0.814	E0.792	E0.734	E0.616
5 TRDC-5 - 6 units, 75 DPH, 75% houses and 25% flt	6	0.08	E0.49	E0.705	E0.705	E0.697	E0.674	E0.612	E0.488
6 TRDC-6 - 8 units, 25 DPH, 100% houses and 0% flt	8	0.32	E1.96	E1.096	E1.095	E1.085	E1.056	E0.978	E0.822
7 TRDC-7 - 8 units, 130 DPH, 0% houses and 100% flt	8	0.06	E0.38	E0.454	E0.453	E0.441	E0.407	E0.313	E0.125
8 TRDC-8 - 9 units, 112 DPH, 0% houses and 100% flt	9	0.08	E0.49	E0.610	E0.610	E0.595	E0.554	E0.502	E0.141
9 TRDC-9 - 10 units, 25 DPH, 100% houses and 0% flt	10	0.40	E2.45	E1.327	E1.326	E1.314	E1.276	E1.180	E0.984
10 TRDC-10 - 10 units, 90 DPH, 50% houses and 50% flt	10	0.11	E0.68	E0.932	E0.931	E0.918	E0.879	E0.775	E0.566
11 TRDC-11 - 20 units, 35 DPH, 100% houses and 0% flt	20	0.57	E3.50	E2.489	E2.487	E2.464	E2.393	E2.204	E1.825
12 TRDC-12 - 20 units, 50 DPH, 80% houses and 20% flt	20	0.40	E2.45	E2.521	E2.519	E2.494	E2.421	E2.223	E1.828
13 TRDC-13 - 30 units, 25 DPH, 100% houses and 0% flt	30	1.20	E7.36	E3.838	E3.836	E3.801	E3.699	E3.428	E2.978
14 TRDC-14 - 30 units, 50 DPH, 80% houses and 20% flt	30	0.60	E3.68	E3.369	E3.366	E3.300	E3.255	E2.988	E2.369
15 TRDC-15 - 40 units, 50 DPH, 80% houses and 20% flt	40	0.80	E4.90	E4.074	E4.071	E4.022	E3.879	E3.493	E2.720
16 TRDC-16 - 40 units, 80 DPH, 50% houses and 50% flt	40	0.50	E3.06	E3.635	E3.632	E3.581	E3.432	E3.028	E2.214
17 TRDC-17 - 50 units, 35 DPH, 100% houses and 0% flt	50	1.43	E8.76	E6.397	E6.393	E6.335	E6.165	E5.708	E4.793
18 TRDC-18 - 50 units, 80 DPH, 50% houses and 50% flt	50	0.63	E3.83	E4.544	E4.539	E4.476	E4.290	E3.782	E2.767
19 TRDC-19 - 60 units, 100 DPH, 0% houses and 100% flt	60	0.60	E3.63	E3.422	E3.418	E3.383	E3.294	E2.995	E0.795
20 TRDC-20 - 80 units, 35 DPH, 100% houses and 0% flt	80	1.71	E10.51	E7.572	E7.572	E7.500	E7.396	E6.850	E5.752
21 TRDC-21 - 70 units, 50 DPH, 80% houses and 20% flt	70	1.40	E8.58	E7.930	E7.925	E7.840	E7.594	E6.929	E5.591
22 TRDC-22 - 70 units, 35 DPH, 100% houses and 0% flt	70	2.00	E12.26	E8.779	E8.779	E8.699	E8.462	E7.826	E6.554
23 TRDC-23 - 80 units, 50 DPH, 100% houses and 0% flt	80	1.60	E9.81	E10.033	E10.033	E9.941	E9.671	E8.944	E7.430
24 TRDC-24 - 80 units, 80 DPH, 55% houses and 45% flt	80	1.00	E6.13	E7.397	E7.391	E7.291	E6.999	E6.207	E4.624
25 TRDC-25 - 95 units, 28 DPH, 100% houses and 0% flt	95	3.39	E20.80	E11.924	E11.924	E11.804	E11.494	E10.621	E8.869
26 TRDC-26 - 100 units, 15 DPH, 100% houses and 0% flt	100	6.67	E40.86	E12.550	E12.541	E12.427	E12.080	E11.180	E9.363
27 TRDC-27 - 100 units, 35 DPH, 95% houses and 5% flt	100	2.86	E17.51	E12.188	E12.188	E12.064	E11.723	E10.806	E8.971
28 TRDC-28 - 130 units, 35.14 DPH, 95% houses and 14% flt	130	3.70	E22.68	E15.564	E15.564	E15.405	E14.969	E13.796	E11.448
29 TRDC-29 - 145 units, 24.83 DPH, 100% houses and 15% flt	145	5.84	E35.79	E17.875	E17.863	E17.700	E17.217	E15.921	E13.328
30 TRDC-30 - 165 units, 70.87 DPH, 60% houses and 40% flt	165	2.33	E14.27	E15.296	E15.292	E15.082	E14.498	E12.613	E9.734
31 TRDC-31 - 250 units, 35.07 DPH, 90% houses and 10% flt	250	7.13	E43.69	E25.56	E25.56	E25.26	E24.43	E22.20	E17.72
32 TRDC-32 - 400 units, 15.69 DPH, 100% houses and 0% flt	400	25.49	E156.26	E38.517	E38.490	E38.109	E36.988	E33.974	E27.912
33 TRDC-33 - 500 units, 20 DPH, 100% houses and 0% flt	500	25.00	E153.23	E39.618	E39.585	E39.120	E37.746	E34.052	E26.612
34 TRDC-34 - 750 units, 20 DPH, 100% houses and 0% flt	750	37.50	E229.85	E55.568	E55.522	E54.866	E52.935	E47.743	E37.275
35 TRDC-35 - 1000 units, 20 DPH, 100% houses and 0% flt	1,000	50.00	E306.47	E87.756	E87.696	E86.860	E84.388	E75.708	E64.167
36 TRDC-36 - 1250 units, 20 DPH, 100% houses and 0% flt	1,250	62.50	E383.98	E100.370	E100.323	E99.479	E96.754	E86.754	E73.149
37 TRDC-37 - 1500 units, 20 DPH, 100% houses and 0% flt	1,500	75.00	E459.70	E131.329	E131.250	E130.180	E126.955	E116.399	E101.049
38 TRDC-CARE1 (75 rooms)	-	1.00	E6.13	E0.682	E0.682	E0.631	E0.579	E0.220	-E0.506
39 TRDC-CARE2 (40 rooms)	-	0.33	E2.02	E0.423	E0.423	E0.386	E0.368	E0.176	-E0.210
40 TRDC-OFF1	-	0.50	E3.06	-E2.071	-E2.071	-E2.184	-E2.297	-E3.175	-E4.930
41 TRDC-OFF2	-	0.50	E3.06	-E2.508	-E2.508	-E3.088	-E3.239	-E4.409	-E6.750
42 TRDC-RET1	-	1.00	E2.76	E2.36	E2.36	E2.31	E2.27	E1.99	E1.44
43 TRDC-RET2	-	0.50	E3.06	E5.729	E5.729	E5.679	E5.629	E5.260	E4.523
44 TRDC-RET3	-	0.25	E1.53	E2.511	E2.486	E2.461	E2.277	E1.908	
45 TRDC-IND1	-	1.00	E6.13	E3.536	E3.536	E3.511	E3.485	E3.291	E2.903
46 TRDC-IND2	-	1.00	E6.13	E4.395	E4.395	E4.362	E4.330	E4.080	E3.580
47 TRDC-IND3	-	1.00	E6.13	E5.068	E5.068	E5.028	E4.988	E4.683	E4.072

BLV: SECONDARY INDUSTRIAL

Description	No of units	Site area	BLV (£ m)	Baseline	EVC	BNG	Access	Carbon A+X	Carbon B+Y
1 TRDC-1 - 5 units, 25 DPH, 100% houses and 0% flt	5	0.20	E0.65	E0.69	E0.68	E0.68	E0.66	E0.61	E0.51
2 TRDC-2 - 5 units, 50 DPH, 100% houses and 0% flt	5	0.10	E0.28	E0.69	E0.68	E0.68	E0.66	E0.61	E0.51
3 TRDC-3 - 5 units, 85 DPH, 50% houses and 50% flt	5	0.06	E0.16	E0.49	E0.49	E0.48	E0.46	E0.41	E0.30
4 TRDC-4 - 6 units, 30 DPH, 100% houses and 0% flt	6	0.20	E0.55	E0.82	E0.82	E0.81	E0.79	E0.73	E0.62
5 TRDC-5 - 6 units, 75 DPH, 75% houses and 25% flt	6	0.08	E0.22	E0.71	E0.70	E0.70	E0.67	E0.61	E0.49
6 TRDC-6 - 8 units, 25 DPH, 100% houses and 0% flt	8	0.32	E0.88	E1.10	E1.10	E1.09	E1.06	E0.96	E0.82
7 TRDC-7 - 8 units, 130 DPH, 0% houses and 100% flt	8	0.06	E0.17	E0.45	E0.45	E0.44	E0.41	E0.31	E0.12
8 TRDC-8 - 9 units, 112 DPH, 0% houses and 100% flt	9	0.08	E0.22	E0.51	E0.51	E0.50	E0.46	E0.35	E0.14
9 TRDC-9 - 10 units, 25 DPH, 100% houses and 0% flt	10	0.40	E1.10	E1.33	E1.33	E1.31	E1.28	E1.18	E0.96
10 TRDC-10 - 10 units, 90 DPH, 50% houses and 50% flt	10	0.11	E0.31	E0.93	E0.93	E0.92	E0.88	E0.77	E0.57
11 TRDC-11 - 20 units, 35 DPH, 100% houses and 0% flt	20	0.57	E1.58	E2.49	E2.49	E2.46	E2.39	E2.20	E1.83
12 TRDC-12 - 20 units, 50 DPH, 80% houses and 20% flt	20	0.40	E1.10	E2.52	E2.52	E2.49	E2.42	E2.22	E1.83
13 TRDC-13 - 30 units, 25 DPH, 100% houses and 0% flt	30	1.20	E3.31	E3.84	E3.84	E3.80	E3.70	E3.42	E2.88
14 TRDC-14 - 30 units, 50 DPH, 80% houses and 20% flt	30	0.60	E1.66	E3.40	E3.40	E3.36	E3.25	E2.97	E2.40
15 TRDC-15 - 40 units, 50 DPH, 80% houses and 20% flt	40	0.80	E2.21	E4.07	E4.07	E4.02	E3.88	E3.49	E2.72
16 TRDC-16 - 40 units, 80 DPH, 50% houses and 50% flt	40	0.50	E1.38	E3.63	E3.63	E3.58	E3.43	E3.03	E2.21
17 TRDC-17 - 50 units, 35 DPH, 100% houses and 0% flt	50	1.43	E3.94	E6.40	E6.39	E6.34	E6.17	E5.71	E4.79
18 TRDC-18 - 50 units, 80 DPH, 50% houses and 50% flt	50	0.63	E1.73	E4.54	E4.54	E4.48	E4.29	E3.78	E2.77
19 TRDC-19 - 60 units, 100 DPH, 0% houses and 100% flt	60	0.60	E1.66	E3.12	E3.12	E3.03	E2.79	E2.13	E0.79
20 TRDC-20 - 60 units, 35 DPH, 100% houses and 0% flt	60	1.71	E4.73	E7.68	E7.67	E7.60	E7.40	E6.85	E5.75
21 TRDC-21 - 70 units, 50 DPH, 80% houses and 20% flt	70	1.40	E3.87	E7.92	E7.92	E7.84	E7.59	E6.93	E5.59
22 TRDC-22 - 70 units, 35 DPH, 100% houses and 0% flt	70	2.00	E5.52	E8.78	E8.78	E8.70	E8.46	E7.83	E6.55
23 TRDC-23 - 80 units, 50 DPH, 100% houses and 0% flt	80	1.60	E4.42	E10.04	E10.03	E9.94	E9.67	E8.94	E7.49
24 TRDC-24 - 80 units, 80 DPH, 55% houses and 45% flt	80	1.00	E2.76	E7.40	E7.39	E7.29	E7.00	E6.21	E4.62
25 TRDC-25 - 95 units, 28 DPH, 100% houses and 0% flt	95	3.39	E9.37	E11.92	E11.91	E11.81	E11.48	E10.62	E8.86
26 TRDC-26 - 100 units, 15 DPH, 100% houses and 0% flt	100	6.67	E18.41	E12.54	E12.54	E12.43	E12.09	E11.18	E9.36
27 TRDC-27 - 100 units, 35 DPH, 95% houses and 5% flt	100	2.86	E7.89	E12.19	E12.19	E12.06	E11.72	E10.81	E8.97
28 TRDC-28 - 130 units, 35.14 DPH, 95% houses and 14% flt	130	3.70	E10.21	E15.56	E15.56	E15.41	E14.97	E13.80	E11.45
29 TRDC-29 - 145 units, 24.83 DPH, 100% houses and 15% flt	145	5.84	E16.12	E17.88	E17.86	E17.70	E17.22	E15.92	E13.33
30 TRDC-30 - 165 units, 70.87 DPH, 60% houses and 40% flt	165	2.33	E6.43	E15.30	E15.28	E15.08	E14.50	E12.91	E9.73
31 TRDC-31 - 250 units, 35.07 DPH, 90% houses and 10% flt	250	7.13	E43.69	E25.56	E25.54	E25.26	E24.43	E22.20	E17.72
32 TRDC-32 - 400 units, 15.69 DPH, 100% houses and 0% flt	400	25.49	E156.26	E38.517	E38.490	E38.111	E36.989	E33.97	E27.91
33 TRDC-33 - 500 units, 20 DPH, 100% houses and 0% flt	500	25.00	E153.23	E39.618	E39.585	E39.120	E37.746	E34.05	E26.61
34 TRDC-34 - 750 units, 20 DPH, 100% houses and 0% flt	750	37.50	E229.85	E55.567	E55.522	E54.87	E52.94	E47.74	E37.28
35 TRDC-35 - 1000 units, 20 DPH, 100% houses and 0% flt	1,000	50.00	E306.47	E87.756	E87.700	E86.860	E84.388	E75.71	E64.17
36 TRDC-36 - 1250 units, 20 DPH, 100% houses and 0% flt	1,250	62.50	E383.98	E100.370	E100.323	E99.479	E96.754	E86.75	E73.15
37 TRDC-37 - 1500 units, 20 DPH, 100% houses and 0% flt	1,500	75.00	E459.70	E131.329	E131.250	E130.180	E126.955	E116.399	E101.05
38 TRDC-CARE1 (75 rooms)	-	1.00	E6.13	E0.682	E0.682	E0.631	E0.579	E0.220	-E0.506
39 TRDC-CARE2 (40 rooms)	-	0.33	E2.02	E0.423	E0.423	E0.386	E0.368	E0.176	-E0.210
40 TRDC-OFF1	-	0.50	E1.38	-E2.07	-E2.07	-E2.18	-E2.30	-E3.17	-E4.93
41 TRDC-OFF2	-	0.50	E1.38	-E2.94	-E2.94	-E3.09	-E3.24	-E4.41	-E6.75
42 TRDC-RET1	-	1.00	E2.76	E2.36	E2.36	E2.31	E2.27	E1.99	E1.44
43 TRDC-RET2	-	0.50	E1.38	E5.73	E5.73	E5.68	E5.63	E5.26	E4.52
44 TRDC-RET3	-	0.25	E0.69	E2.51	E2.51	E2.49	E2.46	E2.28	E1.91
45 TRDC-IND1	-	1.00	E2.76	E3.54	E3.54	E3.51	E3.49	E3.29	E2.90
46 TRDC-IND2	-	1.00	E2.76	E4.39	E4.39	E4.36	E4.33	E4.08	E3.58
47 TRDC-IND3	-	1.00	E2.76	E5.07	E5.07	E5.03	E4.99	E4.68	E4.07

BLV: GREENFIELD - UPPER END OF RANGE

Description	No of units	BLV (£ m)	Baseline	EVC	BNG	Access	Carbon A+X	Carbon B+Y
1 TRDC-1 - 5 units, 25 DPH, 100% houses and 0% flt	5	0.20	E0.07	E0.69	E0.68	E0.68	E0.66	E0.61
2 TRDC-2 - 5 units, 50 DPH, 100% houses and 0% flt	5	0.10	E0.04	E0.69	E0.68	E0.68	E0.66	E0.61
3 TRDC-3 - 5 units, 85 DPH, 50% houses and 50% flt	5	0.06	E0.02	E0.49	E0.49	E0.48	E0.46	E0.41
4 TRDC-4 - 6 units, 30 DPH, 100% houses and 0% flt	6	0.20	E0.07	E0.82	E0.82	E0.81	E0.79	E0.73
5 TRDC-5 - 6 units, 75 DPH, 75% houses and 25% flt	6	0.08	E0.03	E0.70	E0.70	E0.70	E0.67	E0.61
6 TRDC-6 - 8 units, 25 DPH, 100% houses and 0% flt	8	0.32	E0.12	E1.10	E1.10	E1.09	E1.06	E0.98
7 TRDC-7 - 8 units, 130 DPH, 0% houses and 100% f	8	0.06	E0.02	E0.45	E0.45	E0.44	E0.41	E0.31
8 TRDC-8 - 9 units, 112 DPH, 0% houses and 100% f	9	0.08	E0.03	E0.51	E0.51	E0.50	E0.46	E0.35
9 TRDC-9 - 10 units, 25 DPH, 100% houses and 0% flt	10	0.40	E0.15	E1.33	E1.33	E1.31	E1.28	E1.18
10 TRDC-10 - 12 units, 90 DPH, 50% houses and 50% f	12	0.57	E0.21	E1.49	E1.49	E1.47	E1.42	E1.30
11 TRDC-11 - 20 units, 35 DPH, 100% houses and 0% f	20	0.54	E0.21	E2.49	E2.49	E2.46	E2.39	E2.20
12 TRDC-12 - 20 units, 50 DPH, 80% houses and 20% f	20	0.40	E0.15	E2.52	E2.52	E2.49	E2.42	E2.22
13 TRDC-13 - 30 units, 25 DPH, 100% houses and 0% f	30	1.20	E0.45	E3.84	E3.84	E3.80	E3.72	E3.48
14 TRDC-14 - 30 units, 50 DPH, 80% houses and 20% f	30	0.80	E0.22	E3.40	E3.40	E3.32	E3.25	E2.97
15 TRDC-15 - 40 units, 50 DPH, 80% houses and 20% f	40	0.80	E0.30	E4.07	E4.07	E4.06	E3.88	E3.49
16 TRDC-16 - 40 units, 80% houses and 20% f	40	0.43	E0.30	E3.58	E3.58	E3.53	E3.43	E3.17
17 TRDC-17 - 50 units, 35 DPH, 100% houses and 0% f	50	1.43	E0.53	E6.40	E6.39	E6.34	E6.17	E5.71
18 TRDC-18 - 50 units, 80 DPH, 50% houses and 50% f	50	0.63	E0.23	E4.54	E4.54	E4.48	E4.28	E3.77
19 TRDC-19 - 60 units, 100 DPH, 0% houses and 100% f	60	1.60	E0.22	E3.12	E3.12	E3.03	E2.79	E2.31
20 TRDC-20 - 60 units, 35 DPH, 100% houses and 0% f	60	0.71	E0.64	E7.68	E7.67	E7.60	E7.40	E6.85
21 TRDC-21 - 70 units, 50 DPH, 80% houses and 20% f	70	1.40	E0.52	E7.93	E7.92	E7.84	E7.59	E6.93
22 TRDC-22 - 70 units, 35 DPH, 100% houses and 0% f	70	2.00	E0.53	E8.70	E8.70	E8.46	E7.95	E7.15
23 TRDC-23 - 80 units, 50 DPH, 100% houses and 0% f	80	1.60	E0.60	E10.04	E10.03	E9.94	E9.67	E8.94
24 TRDC-24 - 80 units, 80 DPH, 55% houses and 45% f	80	1.00	E0.37	E7.40	E7.39	E7.29	E7.00	E6.21
25 TRDC-25 - 95 units, 28 DPH, 100% houses and 0% f	95	3.39	E1.27	E11.92	E11.91	E11.81	E11.48	E10.62
26 TRDC-26 - 100 units, 15 DPH, 100% houses and 0% f	100	6.67	E2.49	E12.55	E12.54	E12.43	E12.07	E11.18
27 TRDC-27 - 100 units, 35 DPH, 90% houses and 5% f	100	3.87	E1.09	E12.18	E12.18	E12.14	E11.91	E11.61
28 TRDC-28 - 130 units, 35 DPH, 95% houses and 5% f	130	3.70	E1.38	E15.16	E15.15	E15.11	E14.93	E14.74
29 TRDC-29 - 145 units, 24.83 DPH, 100% houses and 145	145	5.84	E2.18	E17.68	E17.66	E17.70	E17.22	E16.52
30 TRDC-30 - 165 units, 70.87 DPH, 60% houses and 165	230	3.37	E0.87	E15.30	E15.28	E15.08	E15.04	E12.91
31 TRDC-31 - 250 units, 35.07 DPH, 90% houses and 250	710	7.67	E2.56	E25.54	E25.26	E24.43	E23.20	E17.72
32 TRDC-32 - 400 units, 15.69 DPH, 100% houses and 400	2549	E9.53	E38.52	E38.49	E38.11	E36.99	E33.97	E27.81
33 TRDC-33 - 500 units, 35 DPH, 90% houses and 500	2509	E20.92	E59.62	E59.58	E59.76	E57.76	E54.95	E46.61
34 TRDC-34 - 750 units, 20 DPH, 100% houses and 0% f	1500	E6.00	E14.02	E67.77	E59.55	E57.87	E54.94	E46.61
35 TRDC-35 - 1000 units, 20 DPH, 100% houses and 0	1500	50.00	E18.70	E67.76	E70.70	E66.86	E64.39	E57.71
36 TRDC-36 - 1250 units, 20 DPH, 100% houses and 0	1250	62.50	E23.38	E80.37	E80.30	E79.33	E76.48	E68.75
37 TRDC-37 - 1500 units, 20 DPH, 100% houses and 0	1500	75.00	E28.05	E91.33	E91.25	E90.17	E86.98	E78.39
38 TRDC-CARE1 (75 rooms)	-	1.00	E0.37	E0.68	E0.68	E0.63	E0.58	E0.52
39 TRDC-CARE2 (40 rooms)	-	0.33	E0.13	E0.27	E0.27	E0.26	E0.24	E0.23
40 TRDC-OFFC	-	0.50	E0.19	E2.07	E2.07	E2.15	E2.30	E2.43
41 TRDC-OFFT	-	0.50	E0.19	E2.94	E2.94	E3.09	E3.24	E3.41
42 TRDC-RET1	-	1.00	E0.37	E2.35	E2.35	E2.31	E2.27	E1.99
43 TRDC-RET2	-	0.50	E0.19	E5.73	E5.73	E5.68	E5.46	E5.28
44 TRDC-RET3	-	0.25	E0.09	E2.51	E2.51	E2.49	E2.43	E2.28
45 TRDC-IND1	-	1.00	E0.37	E4.34	E4.34	E4.31	E4.24	E4.08
46 TRDC-IND2	-	1.00	E0.37	E4.39	E4.39	E4.36	E4.33	E4.08
47 TRDC-IND3	-	1.00	E0.37	E5.07	E5.07	E5.03	E4.94	E4.08

THREE RIVERS DISTRICT COUNCIL

Sales value (£ psm):

£7,100

AH tenure (rent / SO):

70%

30%

BLV: SECONDARY OFFICES / RETAIL

Description	No of units	Site area	BLV (£ m)	Baseline	EVC	BNG	Access	Carbon A+X	Carbon B+Y
1 TRDC-1 - 5 units, 25 DPH, 100% houses and 0% flt	5	0.20	E1.23	E0.738	E0.737	E0.731	E0.713	E0.664	E0.568
2 TRDC-2 - 5 units, 50 DPH, 100% houses and 0% flt	5	0.10	E0.61	E0.738	E0.737	E0.731	E0.713	E0.664	E0.568
3 TRDC-3 - 5 units, 85 DPH, 50% houses and 50% flt	5	0.06	E0.36	E0.538	E0.537	E0.531	E0.511	E0.457	E0.349
4 TRDC-4 - 6 units, 30 DPH, 100% houses and 0% flt	6	0.20	E1.23	E0.885	E0.885	E0.877	E0.855	E0.797	E0.676
5 TRDC-5 - 6 units, 75 DPH, 75% houses and 25% flt	6	0.08	E0.49	E0.766	E0.766	E0.758	E0.735	E0.674	E0.551
6 TRDC-6 - 8 units, 25 DPH, 100% houses and 0% flt	8	0.32	E1.96	E1.180	E1.180	E1.170	E1.141	E1.062	E0.906
7 TRDC-7 - 8 units, 130 DPH, 0% houses and 100% flt	8	0.06	E0.38	E0.528	E0.527	E0.515	E0.481	E0.387	E0.199
8 TRDC-8 - 9 units, 112 DPH, 0% houses and 100% flt	9	0.08	E0.49	E0.694	E0.693	E0.680	E0.641	E0.456	E0.224
9 TRDC-9 - 10 units, 25 DPH, 100% houses and 0% flt	10	0.40	E2.45	E1.432	E1.432	E1.419	E1.383	E1.285	E1.089
10 TRDC-10 - 10 units, 90 DPH, 50% houses and 50% flt	10	0.11	E0.68	E1.029	E1.028	E1.015	E0.977	E0.872	E0.663
11 TRDC-11 - 20 units, 35 DPH, 100% houses and 0% flt	20	0.57	E3.50	E2.680	E2.688	E2.665	E2.594	E2.405	E2.026
12 TRDC-12 - 20 units, 50 DPH, 80% houses and 20% flt	20	0.40	E2.45	E2.723	E2.721	E2.696	E2.623	E2.428	E2.030
13 TRDC-13 - 30 units, 25 DPH, 100% houses and 0% flt	30	0.60	E7.36	E4.158	E4.158	E4.101	E3.999	E3.735	E3.178
14 TRDC-14 - 30 units, 50 DPH, 80% houses and 20% flt	30	0.60	E3.68	E3.662	E3.669	E3.653	E3.546	E3.263	E2.692
15 TRDC-15 - 40 units, 50 DPH, 80% houses and 20% flt	40	0.80	E4.90	E4.453	E4.449	E4.400	E4.257	E3.871	E3.098
16 TRDC-16 - 40 units, 80 DPH, 50% houses and 50% flt	40	0.50	E3.06	E4.012	E4.008	E3.958	E3.810	E3.405	E2.594
17 TRDC-17 - 50 units, 35 DPH, 100% houses and 0% flt	50	1.43	E8.76	E6.897	E6.893	E6.835	E6.665	E6.208	E5.294
18 TRDC-18 - 50 units, 80 DPH, 50% houses and 50% flt	50	0.63	E3.83	E5.015	E5.011	E4.947	E4.782	E4.257	E3.242
19 TRDC-19 - 60 units, 100 DPH, 0% houses and 100% flt	60	0.60	E3.63	E2.665	E2.665	E2.595	E2.523	E2.069	E1.327
20 TRDC-20 - 80 units, 35 DPH, 100% houses and 0% flt	80	1.71	E10.51	E8.277	E8.272	E8.203	E7.996	E7.450	E6.352
21 TRDC-21 - 70 units, 50 DPH, 80% houses and 20% flt	70	1.40	E8.58	E6.515	E6.509	E6.525	E6.278	E5.613	E4.279
22 TRDC-22 - 70 units, 35 DPH, 100% houses and 0% flt	70	2.00	E12.26	E9.471	E9.471	E9.391	E9.155	E8.519	E7.247
23 TRDC-23 - 80 units, 50 DPH, 100% houses and 0% flt	80	1.60	E9.81	E10.830	E10.824	E10.733	E10.463	E9.736	E8.282
24 TRDC-24 - 80 units, 80 DPH, 55% houses and 45% flt	80	1.00	E6.13	E6.148	E6.141	E6.043	E5.749	E5.058	E4.378
25 TRDC-25 - 95 units, 28 DPH, 100% houses and 0% flt	95	3.39	E20.81	E12.861	E12.861	E12.740	E12.430	E11.681	E10.326
26 TRDC-26 - 100 units, 15 DPH, 100% houses and 0% flt	100	6.67	E40.86	E13.537	E13.529	E13.416	E13.078	E12.170	E10.353
27 TRDC-27 - 100 units, 35 DPH, 95% houses and 5% flt	100	2.86	E17.51	E13.172	E13.164	E13.048	E12.707	E11.790	E9.955
28 TRDC-28 - 130 units, 35.14 DPH, 95% houses and 14% flt	130	3.70	E22.68	E16.822	E16.811	E16.663	E16.227	E15.053	E12.706
29 TRDC-29 - 145 units, 24.83 DPH, 100% houses and 15% flt	145	5.84	E35.79	E19.286	E19.274	E19.110	E18.628	E17.332	E14.739
30 TRDC-30 - 165 units, 70.87 DPH, 60% houses and 35% flt	165	2.33	E14.27	E16.813	E16.790	E16.596	E16.015	E14.439	E11.262
31 TRDC-31 - 250 units, 35.07 DPH, 90% houses and 10% flt	250	7.13	E27.49	E27.469	E27.469	E27.360	E26.778	E24.987	E20.788
32 TRDC-32 - 400 units, 15.69 DPH, 100% houses and 0% flt	400	25.49	E156.26	E41.792	E41.792	E41.388	E40.273	E37.260	E31.218
33 TRDC-33 - 500 units, 20 DPH, 100% houses and 0% flt	500	25.00	E153.23	E43.610	E43.577	E43.114	E41.752	E38.071	E30.663
34 TRDC-34 - 750 units, 20 DPH, 100% houses and 0% flt	750	37.50	E229.85	E61.184	E61.148	E60.497	E58.581	E53.405	E42.988
35 TRDC-35 - 1000 units, 20 DPH, 100% houses and 0% flt	1,000	50.00	E306.47	E74.873	E74.814	E73.978	E71.517	E64.878	E51.448
36 TRDC-36 - 1250 units, 20 DPH, 100% houses and 0% flt	1,250	62.50	E383.98	E94.705	E94.670	E93.680	E90.150	E81.145	E68.638
37 TRDC-37 - 1500 units, 20 DPH, 100% houses and 0% flt	1,500	75.00	E459.70	E100.693	E100.651	E99.395	E96.367	E87.802	E70.596
38 TRDC-CARE1 (75 rooms)	-	1.00	E6.13	E0.682	E0.682	E0.631	E0.579	E0.220	-0.506
39 TRDC-CARE2 (40 rooms)	-	0.33	E2.02	E0.423	E0.423	E0.396	E0.368	E0.178	-0.210
40 TRDC-OFF1	-	0.50	E3.06	-E2.071	-E2.071	-E2.184	-E2.297	-E3.175	-E4.930
41 TRDC-OFF2	-	0.50	E3.06	-E2.458	-E2.458	-E3.088	-E3.239	-E4.409	-E6.750
42 TRDC-RET1	-	1.00	E2.13	E2.365	E2.365	E2.380	E2.329	E2.161	E1.441
43 TRDC-RET2	-	0.50	E3.06	E5.729	E5.729	E5.679	E5.623	E5.260	E4.523
44 TRDC-RET3	-	0.25	E1.53	E2.511	E2.511	E2.466	E2.461	E2.277	E1.908
45 TRDC-IND1	-	1.00	E6.13	E3.536	E3.536	E3.511	E3.485	E3.291	E2.903
46 TRDC-IND2	-	1.00	E6.13	E4.395	E4.395	E4.362	E4.330	E4.080	E3.580
47 TRDC-IND3	-	1.00	E6.13	E5.068	E5.068	E5.028	E4.988	E4.683	E4.072

BLV: SECONDARY INDUSTRIAL

Description	No of units	BLV (£ m)	Baseline	EVC	BNG	Access	Carbon A+X	Carbon B+Y	
1 TRDC-1 - 5 units, 25 DPH, 100% houses and 0% flt	5	0.20	E0.55	E0.74	E0.74	E0.73	E0.71	E0.66	E0.57
2 TRDC-2 - 5 units, 50 DPH, 100% houses and 0% flt	5	0.10	E0.28	E0.74	E0.74	E0.73	E0.71	E0.66	E0.57
3 TRDC-3 - 5 units, 85 DPH, 50% houses and 50% flt	5	0.06	E0.16	E0.54	E0.54	E0.53	E0.51	E0.46	E0.35
4 TRDC-4 - 6 units, 30 DPH, 100% houses and 0% flt	6	0.20	E0.55	E0.89	E0.88	E0.88	E0.86	E0.80	E0.68
5 TRDC-5 - 6 units, 75 DPH, 75% houses and 25% flt	6	0.08	E0.22	E0.77	E0.77	E0.76	E0.74	E0.67	E0.55
6 TRDC-6 - 8 units, 25 DPH, 100% houses and 0% flt	8	0.32	E0.88	E1.18	E1.18	E1.17	E1.14	E1.06	E0.91
7 TRDC-7 - 8 units, 130 DPH, 0% houses and 100% flt	8	0.06	E0.17	E0.53	E0.53	E0.52	E0.48	E0.39	E0.20
8 TRDC-8 - 9 units, 112 DPH, 0% houses and 100% flt	9	0.08	E0.22	E0.59	E0.59	E0.58	E0.54	E0.44	E0.22
9 TRDC-9 - 10 units, 25 DPH, 100% houses and 0% flt	10	0.10	E1.10	E1.43	E1.43	E1.42	E1.38	E1.28	E1.09
10 TRDC-10 - 10 units, 90 DPH, 50% houses and 50% flt	10	0.11	E0.31	E1.03	E1.03	E1.02	E0.98	E0.87	E0.66
11 TRDC-11 - 20 units, 35 DPH, 100% houses and 0% flt	20	0.57	E1.58	E2.69	E2.69	E2.66	E2.59	E2.40	E2.03
12 TRDC-12 - 20 units, 50 DPH, 80% houses and 20% flt	20	0.40	E1.10	E2.72	E2.72	E2.70	E2.62	E2.43	E2.03
13 TRDC-13 - 30 units, 25 DPH, 100% houses and 0% flt	30	1.20	E3.31	E4.14	E4.14	E4.10	E4.00	E3.72	E3.18
14 TRDC-14 - 30 units, 50 DPH, 80% houses and 20% flt	30	0.60	E1.66	E3.69	E3.69	E3.65	E3.55	E3.26	E2.69
15 TRDC-15 - 40 units, 50 DPH, 80% houses and 20% flt	40	0.80	E2.21	E4.45	E4.45	E4.40	E4.26	E3.87	E3.10
16 TRDC-16 - 40 units, 80 DPH, 50% houses and 50% flt	40	0.50	E1.38	E4.01	E4.01	E3.96	E3.81	E3.41	E2.59
17 TRDC-17 - 50 units, 35 DPH, 100% houses and 0% flt	50	1.43	E3.94	E6.90	E6.89	E6.84	E6.67	E6.21	E5.29
18 TRDC-18 - 50 units, 80 DPH, 50% houses and 50% flt	50	0.63	E1.73	E5.01	E5.01	E4.95	E4.76	E4.26	E3.24
19 TRDC-19 - 60 units, 100 DPH, 0% houses and 100% flt	60	0.60	E1.66	E3.66	E3.65	E3.57	E3.32	E2.66	E1.33
20 TRDC-20 - 80 units, 35 DPH, 100% houses and 0% flt	80	1.71	E4.73	E8.28	E8.27	E8.20	E8.00	E7.45	E6.35
21 TRDC-21 - 70 units, 50 DPH, 80% houses and 20% flt	70	1.40	E3.87	E6.81	E6.81	E6.75	E6.52	E5.87	E4.28
22 TRDC-22 - 70 units, 35 DPH, 100% houses and 0% flt	70	2.00	E5.52	E9.48	E9.47	E9.39	E9.15	E8.52	E7.25
23 TRDC-23 - 80 units, 50 DPH, 100% houses and 0% flt	80	1.60	E4.42	E10.83	E10.82	E10.73	E10.46	E9.74	E8.28
24 TRDC-24 - 80 units, 80 DPH, 55% houses and 45% flt	80	1.00	E2.76	E8.15	E8.14	E8.04	E7.75	E6.96	E5.37
25 TRDC-25 - 95 units, 28 DPH, 100% houses and 0% flt	95	3.39	E9.37	E12.86	E12.85	E12.74	E12.42	E11.56	E9.84
26 TRDC-26 - 100 units, 15 DPH, 100% houses and 0% flt	100	6.67	E18.41	E13.54	E13.53	E13.42	E13.08	E12.17	E10.35
27 TRDC-27 - 100 units, 35 DPH, 95% houses and 5% flt	100	2.86	E7.89	E13.17	E13.16	E13.05	E12.71	E11.79	E9.96
28 TRDC-28 - 130 units, 35.14 DPH, 95% houses and 1% flt	130	3.70	E10.21	E16.82	E16.81	E16.66	E16.23	E15.05	E12.71
29 TRDC-29 - 145 units, 24.83 DPH, 100% houses and 15% flt	145	5.84	E16.12	E19.29	E19.27	E19.11	E18.63	E17.33	E14.74
30 TRDC-30 - 165 units, 70.87 DPH, 60% houses and 35% flt	165	2.33	E6.43	E16.81	E16.80	E16.60	E16.01	E14.43	E11.26
31 TRDC-31 - 250 units, 35.07 DPH, 90% houses and 10% flt	250	7.13	E27.46	E27.46	E27.46	E27.36	E26.75	E24.98	E20.77
32 TRDC-32 - 400 units, 15.69 DPH, 100% houses and 0% flt	400	25.49	E70.69	E41.79	E41.77	E41.39	E40.27	E37.26	E31.22
33 TRDC-33 - 500 units, 20 DPH, 100% houses and 0% flt	500	25.00	E70.69	E43.61	E43.58	E43.11	E41.75	E38.07	E30.66
34 TRDC-34 - 750 units, 20 DPH, 100% houses and 0% flt	750	37.50	E103.54	E61.19	E61.15	E60.50	E58.58	E53.40	E42.99
35 TRDC-35 - 1000 units, 20 DPH, 100% houses and 0% flt	1,000	50.00	E138.05	E74.87	E74.81	E73.98	E71.52	E64.88	E51.45
36 TRDC-36 - 1250 units, 20 DPH, 100% houses and 0% flt	1,250	62.50	E172.56	E98.70	E98.64	E97.67	E94.82	E87.15	E68.64
37 TRDC-37 - 1500 units, 20 DPH, 100% houses and 0% flt	1,500	75.00	E207.07	E100.69	E100.61	E99.53	E96.37	E87.80	E70.57
38 TRDC-CARE1 (75 rooms)	-	1.00	E2.76	E0.68	E0.68	E0.63	E0.58	E0.22	-0.51
39 TRDC-CARE2 (40 rooms)	-	0.33	E0.91	E0.42	E0.42	E0.40	E0.37	E0.18	-0.21
40 TRDC-OFF1	-	0.50	E1.38	-E2.07	-E2.07	-E2.18	-E2.30	-E3.17	-E4.93
41 TRDC-OFF2	-	0.50	E1.38	-E2.94	-E2.94	-E3.09	-E3.24	-E4.41	-E6.75
42 TRDC-RET1	-	1.00	E2.76	E2.35	E2.35	E2.31	E2.27	E1.99	E1.44
43 TRDC-RET2	-	0.50	E1.38	E5.73	E5.73	E5.68	E5.63	E5.26	E4.52
44 TRDC-RET3	-	0.25	E0.69	E2.51	E2.51	E2.49	E2.46	E2.28	E1.91
45 TRDC-IND1	-	1.00	E2.76	E3.54	E3.54	E3.51	E3.49	E3.29	E2.90
46 TRDC-IND2	-	1.00	E2.76	E4.39	E4.39	E4.36	E4.33	E4.08	E3.58
47 TRDC-IND3	-	1.00	E2.76	E5.07	E5.07	E5.03	E4.99	E4.68	E4.07

BLV: GREENFIELD - UPPER END OF RANGE

Description	No of units	BLV (£ m)	Baseline	EVC	BNG	Access	Carbon A+X	Carbon B+Y	
1 TRDC-1 - 5 units, 25 DPH, 100% houses and 0% flt	5	0.20	E0.07	E0.74	E0.74	E0.73	E0.71	E0.66	E0.57
2 TRDC-2 - 5 units, 50 DPH, 100% houses and 0% flt	5	0.10	E0.04	E0.74	E0.74	E0.73	E0.71	E0.66	E0.57
3 TRDC-3 - 5 units, 85 DPH, 50% houses and 50% flt	5	0.06	E0.02	E0.54	E0.54	E0.53	E0.51	E0.46	E0.35
4 TRDC-4 - 6 units, 30 DPH, 100% houses and 0% flt	6	0.20	E0.07	E0.89	E0.89	E0.88	E0.86	E0.80	E0.68
5 TRDC-5 - 6 units, 75 DPH, 75% houses and 25% flt	6	0.08	E0.03	E0.77	E0.77	E0.76	E0.74	E0.67	E0.55
6 TRDC-6 - 8 units, 25 DPH, 100% houses and 0% flt	8	0.32	E0.12	E1.18	E1.18	E1.17	E1.14	E1.06	E0.91
7 TRDC-7 - 8 units, 130 DPH, 0% houses and 100% f	8	0.06	E0.02	E0.53	E0.53	E0.52	E0.48	E0.39	E0.20
8 TRDC-8 - 9 units, 112 DPH, 0% houses and 100% f	9	0.08	E0.03	E0.59	E0.59	E0.58	E0.54	E0.44	E0.30
9 TRDC-9 - 10 units, 25 DPH, 100% houses and 0% flt	10	0.40	E0.15	E1.43	E1.43	E1.42	E1.38	E1.28	E1.19
10 TRDC-10 - 10 units, 90 DPH, 50% houses and 50% flt	10	0.11	E0.04	E0.74	E0.74	E0.73	E0.71	E0.66	E0.57
11 TRDC-11 - 20 units, 35 DPH, 100% houses and 0% flt	20	0.57	E0.21	E2.69	E2.69	E2.66	E2.59	E2.40	E2.03
12 TRDC-12 - 20 units, 50 DPH, 80% houses and 20% flt	20	0.40	E0.15	E2.72	E2.72	E2.70	E2.62	E2.43	E2.03
13 TRDC-13 - 25 units, 25 DPH, 100% houses and 0% flt	25	1.20	E0.45	E4.14	E4.14	E4.10	E4.00	E3.72	E3.18
14 TRDC-14 - 30 units, 50 DPH, 80% houses and 20% flt	30	0.80	E0.22	E3.69	E3.69	E3.65	E3.55	E3.26	E2.69
15 TRDC-15 - 40 units, 50 DPH, 80% houses and 20% flt	40	0.80	E0.30	E4.45	E4.45	E4.40	E4.26	E3.87	E3.10
16 TRDC-16 - 40 units, 50 DPH, 50% houses and 50% flt	40	0.50	E0.41	E3.91	E3.91	E3.88	E3.79	E3.49	E2.92
17 TRDC-17 - 50 units, 35 DPH, 100% houses and 0% flt	50	1.43	E0.53	E5.90	E5.89	E5.84	E5.67	E5.21	E3.29
18 TRDC-18 - 50 units, 80 DPH, 50% houses and 50% flt	50	0.63	E0.23	E5.01	E5.01	E4.95	E4.78	E4.26	E2.45
19 TRDC-19 - 60 units, 100 DPH, 0% houses and 100% flt	60	1.00	E0.22	E3.66	E3.65	E3.57	E3.32	E2.66	E1.31
20 TRDC-20 - 60 units, 35 DPH, 100% houses and 0% flt	60	0.71	E0.64	E3.26	E3.27	E3.20	E3.00	E2.45	E1.35
21 TRDC-21 - 70 units, 35 DPH, 100% houses and 0% flt	70	0.80	E0.41	E3.81	E3.81	E3.82	E3.62	E3.01	E1.28
22 TRDC-22 - 70 units, 35 DPH, 100% houses and 0% flt	70	2.00	E0.75	E4.95	E4.95	E4.93	E4.75	E4.16	E2.92
23 TRDC-23 - 80 units, 50 DPH, 100% houses and 0% flt	80	1.60	E0.60	E10.83	E10.82	E10.73	E10.46	E9.74	E6.38
24 TRDC-24 - 80 units, 80 DPH, 55% houses and 45% flt	80	1.30	E0.37	E8.15	E8.14	E8.04	E7.75	E6.95	E3.87
25 TRDC-25 - 95 units, 28 DPH, 100% houses and 0% flt	95	3.99	E1.27	E12.86	E12.85	E12.74	E12.42	E11.56	E5.94
26 TRDC-26 - 100 units, 15 units, 100% houses and 0% flt	100	6.67	E2.49	E13.54	E13.53	E13.42	E13.08	E12.15	E10.35
27 TRDC-27 - 100 units, 35 DPH, 90% houses and 10% flt	100	2.96	E1.07	E8.98	E8.97	E8.91	E8.71	E8.17	E4.71
28 TRDC-28 - 130 units, 35.14 DPH, 95% houses and 130	130	3.77	E1.38	E16.82	E16.81	E16.66	E16.23	E15.07	E11.71
29 TRDC-29 - 145 units, 24.83 DPH, 100% houses and 145	145	5.84	E2.18	E19.29	E19.27	E19.11	E18.63	E17.33	E14.74
30 TRDC-30 - 165 units, 70.87 DPH, 60% houses and 165	23	3.87	E1.61	E16.80	E16.80	E16.01	E15.01	E14.43	E11.26
31 TRDC-31 - 250 units, 35.07 DPH, 90% houses and 250	71	6.67	E2.67	E27.86	E27.84	E27.56	E26.75	E24.52	E20.07
32 TRDC-32 - 400 units, 15.68 DPH, 100% houses and 400	49	25.49	E9.53	E41.77	E41.77	E41.39	E40.27	E37.26	E31.22
33 TRDC-33 - 500 units, 20 DPH, 100% houses and 0	500	25.00	E10.00	E45.00	E45.00	E44.50	E43.00	E40.00	E34.00
34 TRDC-34 - 750 units, 20 DPH, 100% houses and 0	750	37.50	E14.03	E61.19	E61.15	E60.50	E58.58	E53.80	E42.99
35 TRDC-35 - 1000 units, 20 DPH, 100% houses and 0	1000	50.00	E18.07	E74.67	E74.61	E73.98	E71.52	E66.48	E54.95
36 TRDC-36 - 1250 units, 20 DPH, 100% houses and 0	1250	62.50	E23.05	E88.70	E88.61	E87.63	E84.82	E77.15	E61.64
37 TRDC-37 - 1500 units, 20 DPH, 100% houses and 0	1500	75.00	E28.08	E100.64	E100.61	E99.57	E96.37	E87.80	E70.57
38 TRDC-38 (ARE1 75% frame)	-	1.00	E0.00	E0.50	E0.50	E0.50	E0.50	E0.50	E0.50
39 TRDC-CARE2 (40 rooms)	-	0.33	E0.12	E0.42	E0.42	E0.40	E0.37	E0.19	E0.21
40 TRDC-OFF1	-	0.50	E0.19	E2.07	E2.07	E2.18	E2.30	E1.17	E4.93
41 TRDC-OFF2	-	0.50	E0.19	E2.94	E2.94	E3.09	E3.24	E1.41	E6.75
42 TRDC-RET1	-	1.00	E0.37	E2.35	E2.35	E2.31	E2.27	E1.99	E1.44
43 TRDC-RET2	-	0.50	E0.19	E5.73	E5.73	E5.68	E5.63	E5.26	E4.92
44 TRDC-IND1	-	0.25	E0.51	E2.51	E2.49	E2.46	E2.48	E2.28	E2.50
45 TRDC-IND2	-	1.00	E0.37	E3.54	E3.54	E3.51	E3.49	E3.29	E3.50
46 TRDC-IND3	-	1.00	E0.37	E4.09	E4.09	E4.06	E4.03	E3.88	E3.58

THREE RIVERS DISTRICT COUNCIL

Sales value (£ psm):

£7,350

AH tenure (rent / SO):

70% 40%

30%

BLV: SECONDARY OFFICES / RETAIL

Description	No of units	Site area	BLV (£ m)	Baseline	EVC	BNG	Access	Carbon A+X	Carbon B+Y
1 TRDC-1 - 5 units, 25 DPH, 100% houses and 0% flt	5	0.20	E1.23	E0.790	E0.790	E0.784	E0.768	E0.717	E0.618
2 TRDC-2 - 5 units, 50 DPH, 100% houses and 0% flt	5	0.10	E0.61	E0.790	E0.790	E0.784	E0.768	E0.717	E0.618
3 TRDC-3 - 5 units, 85 DPH, 50% houses and 50% flt	5	0.06	E0.36	E0.587	E0.587	E0.580	E0.560	E0.507	E0.399
4 TRDC-4 - 6 units, 30 DPH, 100% houses and 0% flt	6	0.20	E1.23	E0.948	E0.948	E0.940	E0.919	E0.860	E0.743
5 TRDC-5 - 6 units, 75 DPH, 75% houses and 25% flt	6	0.08	E0.49	E0.828	E0.827	E0.819	E0.797	E0.735	E0.612
6 TRDC-6 - 8 units, 25 DPH, 100% houses and 0% flt	8	0.32	E1.96	E1.264	E1.264	E1.254	E1.225	E1.147	E0.990
7 TRDC-7 - 8 units, 130 DPH, 0% houses and 100% flt	8	0.06	E0.38	E0.602	E0.602	E0.590	E0.555	E0.461	E0.273
8 TRDC-8 - 9 units, 112 DPH, 0% houses and 100% flt	9	0.08	E0.49	E0.828	E0.827	E0.819	E0.797	E0.735	E0.612
9 TRDC-9 - 10 units, 25 DPH, 100% houses and 0% flt	10	0.40	E2.45	E1.538	E1.537	E1.524	E1.488	E1.390	E1.195
10 TRDC-10 - 10 units, 90 DPH, 50% houses and 50% flt	10	0.11	E0.68	E1.127	E1.126	E1.113	E1.074	E0.970	E0.761
11 TRDC-11 - 20 units, 35 DPH, 100% houses and 0% flt	20	0.57	E3.50	E2.691	E2.690	E2.666	E2.795	E2.606	E2.227
12 TRDC-12 - 20 units, 50 DPH, 80% houses and 20% flt	20	0.40	E2.45	E2.925	E2.923	E2.896	E2.825	E2.627	E2.232
13 TRDC-13 - 30 units, 25 DPH, 100% houses and 0% flt	30	1.20	E7.36	E4.899	E4.898	E4.861	E4.769	E4.493	E3.478
14 TRDC-14 - 30 units, 50 DPH, 80% houses and 20% flt	30	0.60	E3.68	E3.965	E3.963	E3.947	E3.841	E3.556	E2.985
15 TRDC-15 - 40 units, 50 DPH, 80% houses and 20% flt	40	0.80	E4.90	E4.831	E4.827	E4.779	E4.635	E4.249	E3.476
16 TRDC-16 - 40 units, 80 DPH, 50% houses and 50% flt	40	0.50	E3.06	E4.389	E4.386	E4.335	E4.187	E3.785	E2.973
17 TRDC-17 - 50 units, 35 DPH, 100% houses and 0% flt	50	1.43	E8.76	E7.398	E7.393	E7.336	E7.165	E6.708	E5.794
18 TRDC-18 - 50 units, 80 DPH, 50% houses and 50% flt	50	0.63	E3.83	E5.486	E5.482	E5.416	E5.233	E4.731	E3.716
19 TRDC-19 - 60 units, 100 DPH, 0% houses and 100% flt	60	1.00	E6.13	E4.189	E4.183	E4.109	E3.952	E3.694	E3.460
20 TRDC-20 - 60 units, 35 DPH, 100% houses and 0% flt	60	1.71	E10.51	E8.877	E8.872	E8.803	E8.599	E8.050	E6.953
21 TRDC-21 - 70 units, 50 DPH, 80% houses and 20% flt	70	1.40	E8.58	E9.299	E9.293	E9.209	E8.963	E8.297	E6.967
22 TRDC-22 - 70 units, 35 DPH, 100% houses and 0% flt	70	2.00	E12.26	E10.165	E10.160	E10.080	E9.846	E9.212	E7.940
23 TRDC-23 - 80 units, 50 DPH, 100% houses and 0% flt	80	1.60	E9.81	E11.617	E11.611	E11.520	E11.252	E10.528	E9.074
24 TRDC-24 - 80 units, 80 DPH, 55% houses and 45% flt	80	1.00	E6.13	E8.868	E8.862	E8.792	E8.500	E7.709	E6.128
25 TRDC-25 - 95 units, 28 DPH, 100% houses and 0% flt	95	3.39	E20.80	E13.784	E13.780	E13.684	E13.261	E12.124	E10.778
26 TRDC-26 - 100 units, 15 DPH, 100% houses and 0% flt	100	6.67	E40.86	E14.522	E14.514	E14.400	E14.065	E13.159	E11.342
27 TRDC-27 - 100 units, 35 DPH, 95% houses and 5% flt	100	2.86	E17.51	E14.152	E14.144	E14.029	E13.691	E12.774	E10.938
28 TRDC-28 - 130 units, 35.14 DPH, 95% houses and 145	130	3.70	E22.68	E18.080	E18.069	E17.921	E17.485	E16.311	E13.964
29 TRDC-29 - 145 units, 24.83 DPH, 100% houses and 165	145	5.84	E35.79	E20.697	E20.685	E20.521	E20.039	E18.743	E16.150
30 TRDC-30 - 165 units, 70.87 DPH, 60% houses and 250	165	2.33	E14.27	E18.826	E18.813	E18.115	E17.532	E16.047	E12.778
31 TRDC-31 - 250 units, 35.07 DPH, 90% houses and 400	250	7.13	E30.69	E20.141	E20.140	E20.060	E19.586	E18.091	E14.640
32 TRDC-32 - 400 units, 15.69 DPH, 100% houses and 500	400	25.49	E156.26	E45.061	E45.034	E44.656	E43.544	E40.545	E34.517
33 TRDC-33 - 500 units, 20 DPH, 100% houses and 0% flt	500	25.00	E153.23	E47.602	E47.589	E47.106	E45.744	E42.062	E34.702
34 TRDC-34 - 750 units, 20 DPH, 100% houses and 0% flt	750	37.50	E229.85	E66.821	E66.774	E66.123	E64.207	E59.056	E48.683
35 TRDC-35 - 1000 units, 20 DPH, 100% houses and 0% flt	1,000	50.00	E306.47	E81.965	E81.906	E81.077	E78.635	E72.018	E58.678
36 TRDC-36 - 1250 units, 20 DPH, 100% houses and 0% flt	1,250	62.50	E383.98	E96.999	E96.962	E95.961	E93.133	E85.486	E70.088
37 TRDC-37 - 1500 units, 20 DPH, 100% houses and 0% flt	1,500	75.00	E459.70	E110.012	E109.935	E108.960	E105.690	E97.184	E80.024
38 TRDC-CARE1 (75 rooms)	-	1.00	E6.13	E0.682	E0.682	E0.631	E0.579	E0.220	-0.506
39 TRDC-CARE2 (40 rooms)	-	0.33	E2.02	E0.423	E0.423	E0.398	E0.368	E0.176	-0.210
40 TRDC-OFF1	-	0.50	E3.06	-E2.071	-E2.071	-E2.184	-E2.297	-E3.175	-E4.930
41 TRDC-OFF2	-	0.50	E3.06	-E2.458	-E2.458	-E3.086	-E3.239	-E4.409	-E6.750
42 TRDC-RET1	-	1.00	E2.76	E2.35	E2.35	E2.31	E2.27	E1.99	E1.44
43 TRDC-RET2	-	0.50	E3.06	E5.729	E5.729	E5.679	E5.623	E5.260	E4.523
44 TRDC-RET3	-	0.25	E1.53	E2.511	E2.511	E2.486	E2.461	E2.277	E1.908
45 TRDC-IND1	-	1.00	E6.13	E3.536	E3.536	E3.511	E3.485	E3.291	E2.903
46 TRDC-IND2	-	1.00	E6.13	E4.395	E4.395	E4.362	E4.330	E4.080	E3.580
47 TRDC-IND3	-	1.00	E6.13	E5.068	E5.068	E5.028	E4.989	E4.693	E4.072

BLV: SECONDARY INDUSTRIAL

Description	No of units	Site area	BLV (£ m)	Baseline	EVC	BNG	Access	Carbon A+X	Carbon B+Y
1 TRDC-1 - 5 units, 25 DPH, 100% houses and 0% flt	5	0.20	E0.55	E0.79	E0.79	E0.78	E0.77	E0.72	E0.62
2 TRDC-2 - 5 units, 50 DPH, 100% houses and 0% flt	5	0.10	E0.28	E0.79	E0.79	E0.78	E0.77	E0.72	E0.62
3 TRDC-3 - 5 units, 85 DPH, 50% houses and 50% flt	5	0.06	E0.16	E0.59	E0.59	E0.58	E0.56	E0.51	E0.40
4 TRDC-4 - 6 units, 30 DPH, 100% houses and 0% flt	6	0.20	E0.55	E0.95	E0.95	E0.94	E0.92	E0.86	E0.74
5 TRDC-5 - 6 units, 75 DPH, 75% houses and 25% flt	6	0.08	E0.22	E0.83	E0.83	E0.82	E0.80	E0.74	E0.61
6 TRDC-6 - 8 units, 25 DPH, 100% houses and 0% flt	8	0.32	E0.88	E1.26	E1.26	E1.25	E1.22	E1.15	E0.99
7 TRDC-7 - 8 units, 130 DPH, 0% houses and 100% flt	8	0.06	E0.17	E0.60	E0.60	E0.59	E0.56	E0.46	E0.27
8 TRDC-8 - 9 units, 112 DPH, 0% houses and 100% flt	9	0.08	E0.22	E0.68	E0.68	E0.66	E0.62	E0.52	E0.31
9 TRDC-9 - 10 units, 25 DPH, 100% houses and 0% flt	10	0.40	E1.10	E1.54	E1.54	E1.52	E1.49	E1.39	E1.19
10 TRDC-10 - 10 units, 90 DPH, 50% houses and 50% flt	10	0.11	E0.31	E1.13	E1.13	E1.11	E1.07	E0.97	E0.76
11 TRDC-11 - 20 units, 35 DPH, 100% houses and 0% flt	20	0.57	E1.58	E2.89	E2.89	E2.87	E2.80	E2.61	E2.23
12 TRDC-12 - 20 units, 50 DPH, 80% houses and 20% flt	20	0.40	E1.10	E2.92	E2.92	E2.90	E2.82	E2.63	E2.23
13 TRDC-13 - 30 units, 25 DPH, 100% houses and 0% flt	30	1.20	E3.31	E4.44	E4.44	E4.40	E4.30	E4.02	E3.48
14 TRDC-14 - 30 units, 50 DPH, 80% houses and 20% flt	30	0.60	E1.66	E3.99	E3.98	E3.95	E3.84	E3.56	E2.99
15 TRDC-15 - 40 units, 50 DPH, 80% houses and 20% flt	40	0.80	E2.21	E4.83	E4.83	E4.78	E4.64	E4.25	E3.48
16 TRDC-16 - 40 units, 80 DPH, 50% houses and 50% flt	40	0.50	E1.38	E4.39	E4.39	E4.33	E4.19	E3.78	E2.97
17 TRDC-17 - 50 units, 35 DPH, 100% houses and 0% flt	50	1.43	E3.94	E7.40	E7.39	E7.34	E7.17	E6.71	E5.79
18 TRDC-18 - 50 units, 80 DPH, 50% houses and 50% flt	50	0.63	E1.73	E5.49	E5.48	E5.42	E5.23	E4.73	E3.72
19 TRDC-19 - 60 units, 100 DPH, 0% houses and 100% flt	60	1.00	E1.66	E4.19	E4.18	E4.10	E3.86	E3.19	E1.86
20 TRDC-20 - 60 units, 35 DPH, 100% houses and 0% flt	60	1.71	E4.73	E8.88	E8.87	E8.80	E8.60	E8.05	E6.95
21 TRDC-21 - 70 units, 50 DPH, 80% houses and 20% flt	70	1.40	E3.87	E9.29	E9.29	E9.21	E8.96	E8.30	E6.97
22 TRDC-22 - 70 units, 35 DPH, 100% houses and 0% flt	70	2.00	E5.52	E10.17	E10.16	E10.08	E9.85	E9.21	E7.94
23 TRDC-23 - 80 units, 50 DPH, 100% houses and 0% flt	80	1.60	E4.42	E11.62	E11.61	E11.52	E11.25	E10.53	E9.07
24 TRDC-24 - 80 units, 80 DPH, 55% houses and 45% flt	80	1.00	E2.76	E8.90	E8.89	E8.79	E8.50	E7.71	E6.13
25 TRDC-25 - 95 units, 28 DPH, 100% houses and 0% flt	95	3.39	E9.37	E13.80	E13.79	E13.68	E13.36	E12.50	E10.78
26 TRDC-26 - 100 units, 15 DPH, 100% houses and 0% flt	100	6.67	E18.41	E14.14	E14.14	E14.03	E13.69	E12.77	E10.94
27 TRDC-27 - 100 units, 35 DPH, 95% houses and 5% flt	100	2.86	E7.89	E14.15	E14.14	E14.03	E13.69	E12.77	E10.94
28 TRDC-28 - 130 units, 35.14 DPH, 95% houses and 145	130	3.70	E10.21	E18.08	E18.07	E17.92	E17.48	E16.31	E13.96
29 TRDC-29 - 145 units, 24.83 DPH, 100% houses and 165	145	5.84	E16.12	E20.70	E20.69	E20.52	E20.04	E18.74	E16.15
30 TRDC-30 - 165 units, 70.87 DPH, 60% houses and 250	165	2.33	E6.43	E18.33	E18.31	E18.11	E17.53	E15.95	E12.78
31 TRDC-31 - 250 units, 35.07 DPH, 90% houses and 400	250	7.13	E19.68	E30.16	E30.14	E29.96	E29.05	E26.84	E22.39
32 TRDC-32 - 400 units, 15.69 DPH, 100% houses and 500	400	25.49	E95.63	E45.061	E45.034	E44.656	E43.544	E40.545	E34.522
33 TRDC-33 - 500 units, 20 DPH, 100% houses and 0% flt	500	25.00	E98.02	E47.602	E47.57	E47.11	E45.744	E42.062	E34.702
34 TRDC-34 - 750 units, 20 DPH, 100% houses and 0% flt	750	37.50	E103.54	E66.821	E66.77	E66.123	E64.207	E59.056	E48.688
35 TRDC-35 - 1000 units, 20 DPH, 100% houses and 0% flt	1,000	50.00	E138.05	E81.97	E81.91	E81.08	E78.63	E72.02	E58.68
36 TRDC-36 - 1250 units, 20 DPH, 100% houses and 0% flt	1,250	62.50	E172.56	E96.99	E96.92	E95.96	E93.13	E85.48	E70.08
37 TRDC-37 - 1500 units, 20 DPH, 100% houses and 0% flt	1,500	75.00	E207.07	E110.01	E109.94	E108.96	E105.69	E97.18	E80.02
38 TRDC-CARE1 (75 rooms)	-	1.00	E2.76	E0.68	E0.68	E0.63	E0.58	E0.22	-0.51
39 TRDC-CARE2 (40 rooms)	-	0.33	E0.91	E0.42	E0.42	E0.40	E0.37	E0.18	-0.21
40 TRDC-OFF1	-	0.50	E1.38	-E2.07	-E2.07	-E2.18	-E2.30	-E3.17	-E4.93
41 TRDC-OFF2	-	0.50	E1.38	-E2.94	-E2.94	-E3.09	-E3.24	-E4.41	-E6.75
42 TRDC-RET1	-	1.00	E2.76	E2.35	E2.35	E2.31	E2.27	E1.99	E1.44
43 TRDC-RET2	-	0.50	E1.38	E5.73	E5.73	E5.68	E5.63	E5.26	E4.52
44 TRDC-RET3	-	0.25	E0.69	E2.51	E2.51	E2.49	E2.46	E2.28	E1.91
45 TRDC-IND1	-	1.00	E2.76	E3.54	E3.54	E3.51	E3.49	E3.29	E2.90
46 TRDC-IND2	-	1.00	E2.76	E4.39	E4.39	E4.36	E4.33	E4.08	E3.58
47 TRDC-IND3	-	1.00	E2.76	E5.07	E5.07	E5.03	E4.99	E4.68	E4.07

BLV: GREENFIELD - UPPER END OF RANGE

Description	No of units	BLV (£ m)	Baseline	EVC	BNG	Access	Carbon A+X	Carbon B+Y
1 TRDC-1 - 5 units, 25 DPH, 100% houses and 0% flt	5	0.20	E0.07	E0.79	E0.79	E0.78	E0.77	E0.72
2 TRDC-2 - 5 units, 50 DPH, 100% houses and 0% flt	5	0.10	E0.04	E0.79	E0.79	E0.78	E0.77	E0.72
3 TRDC-3 - 5 units, 85 DPH, 50% houses and 50% flt	5	0.06	E0.02	E0.59	E0.59	E0.58	E0.56	E0.51
4 TRDC-4 - 6 units, 30 DPH, 100% houses and 0% flt	6	0.20	E0.07	E0.95	E0.95	E0.94	E0.92	E0.86
5 TRDC-5 - 6 units, 75 DPH, 75% houses and 25% flt	6	0.08	E0.03	E0.83	E0.83	E0.82	E0.80	E0.74
6 TRDC-6 - 8 units, 25 DPH, 100% houses and 0% flt	8	0.32	E0.12	E1.26	E1.26	E1.25	E1.22	E1.15
7 TRDC-7 - 8 units, 130 DPH, 0% houses and 100% flt	8	0.06	E0.02	E0.60	E0.60	E0.59	E0.56	E0.46
8 TRDC-8 - 9 units, 120 DPH, 0% houses and 100% flt	9	0.08	E0.03	E0.68	E0.68	E0.66	E0.62	E0.52
9 TRDC-9 - 10 units, 25 DPH, 100% houses and 0% flt	10	0.40	E0.14	E1.54	E1.54	E1.52	E1.47	E1.39
10 TRDC-10 - 10 units, 90 DPH, 50% houses and 50% flt	10	0.11	E0.04	E1.13	E1.13	E1.11	E1.07	E0.97
11 TRDC-11 - 20 units, 35 DPH, 100% houses and 0% flt	20	0.57	E0.21	E2.89	E2.89	E2.87	E2.80	E2.61
12 TRDC-12 - 20 units, 50 DPH, 80% houses and 20% flt	20	0.40	E0.15	E2.92	E2.92	E2.90	E2.82	E2.63
13 TRDC-13 - 30 units, 25 DPH, 100% houses and 0% flt	30	1.20	E0.45	E4.44	E4.44	E4.40	E4.30	E4.02
14 TRDC-14 - 30 units, 50 DPH, 80% houses and 20% flt	30	0.60	E0.22	E3.95	E3.95	E3.95	E3.84	E3.56
15 TRDC-15 - 40 units, 25 DPH, 100% houses and 0% flt	40	1.60	E0.50	E5.48	E5.48	E5.44	E5.29	E4.98
16 TRDC-16 - 40 units, 80 DPH, 50% houses and 50% flt	40	0.50	E0.19	E4.39	E4.39	E4.33	E4.19	E3.78
17 TRDC-17 - 50 units, 35 DPH, 100% houses and 0% flt	50	1.43	E0.53	E7.40	E7.39	E7.34	E7.17	E6.71
18 TRDC-18 - 50 units, 80 DPH, 50% houses and 50% flt	50	0.63	E0.23	E5.49	E5.48	E5.42	E5.23	E4.73
19 TRDC-19 - 60 units, 100 DPH, 0% houses and 100% flt	60	0.60	E0.22	E4.19	E4.18	E4.10	E3.86	E3.19
20 TRDC-20 - 60 units, 35 DPH, 100% houses and 0% flt	60	1.71	E0.64	E8.98	E8.97	E8.90	E8.69	E8.05
21 TRDC-21 - 70 units, 50 DPH, 80% houses and 20% flt	70	2.00	E0.75	E10.32	E10.32	E10.21	E10.03	E9.39
22 TRDC-22 - 70 units, 35 DPH, 100% houses and 0% flt	70	2.00	E0.75	E10.17	E10.16	E10.08	E9.85	E9.21
23 TRDC-23 - 80 units, 50 DPH, 100% houses and 0% flt	80	1.60	E0.60	E11.62	E11.61	E11.52	E11.25	E10.53
24 TRDC-24 - 80 units, 80 DPH, 55% houses and 45% flt	80	1.00	E0.37	E9.80	E9.80	E9.79	E9.58	E8.71
25 TRDC-25 - 95 units, 28 DPH, 100% houses and 0% flt	95	3.39	E1.27	E13.83	E13.79	E13.68	E13.36	E12.50
26 TRDC-26 - 100 units, 100 DPH, 0% houses and 0% flt	100	6.67	E2.49	E18.02	E18.01	E17.94	E17.35	E16.34
27 TRDC-27 - 100 units, 35 DPH, 95% houses and 5% flt	100	2.86	E1.07	E14.15	E14.14	E14.03	E13.69	E12.91
28 TRDC-28 - 130 units, 35.14 DPH, 95% houses and 0% flt	130	3.70	E1.18	E16.08	E16.07	E15.92	E15.48	E14.61
29 TRDC-29 - 145 units, 24.83 DPH, 100% houses and 0% flt	145	5.84	E2.18	E20.70	E20.69	E20.52	E20.04	E18.74
30 TRDC-30 - 165 units, 70.87 DPH, 60% houses and 0% flt	165	2.33	E0.87	E18.33	E18.31	E18.11	E17.53	E15.96
31 TRDC-31 - 250 units, 35.07 DPH, 90% houses and 0% flt	250	7.13	E2.27	E30.16	E30.14	E29.86	E28.45	E22.39
32 TRDC-32 - 400 units, 10.00 DPH, 100% houses and 0% flt	400	25.49	E8.95	E46.48	E46.46	E46.05	E43.54	E34.96
33 TRDC-33 - 500 units, 0 DPH, 100% houses and 0% flt	500	25.00	E9.35	E47.00	E47.07	E47.11	E45.14	E42.08
34 TRDC-34 - 750 units, 20 DPH, 100% houses and 0% flt	750	37.50	E14.03	E66.82	E66.77	E66.12	E64.21	E59.06
35 TRDC-35 - 1000 units, 20 DPH, 100% houses and 0% flt	1000	50.00	E18.70	E81.97	E81.91	E81.08	E78.63	E72.02
36 TRDC-36 - 1250 units, 20 DPH, 100% houses and 0% flt	1250	62.50	E23.08	E96.99	E96.92	E95.96	E93.13	E85.48
37 TRDC-37 - 1500 units, 20 DPH, 100% houses and 0% flt	1500	75.00	E28.05	E110.01	E109.94	E108.86	E105.69	E97.18
38 TRDC-CARE2 (75 rooms)	-	0.33	E0.12	E0.47	E0.47	E0.46	E0.44	E0.41
39 TRDC-CARE2 (40 rooms)	-	0.33	E0.12	E0.42	E0.42	E0.40	E0.37	E0.38
40 TRDC-OFF1	-	0.50	E0.19	E2.07	E2.07	E2.18	E2.30	E3.17
41 TRDC-OFF2	-	0.50	E0.19	E2.94	E2.94	E3.09	E3.24	E4.41
42 TRDC-RFT1	-	0.50	E0.37	E2.35	E2.35	E2.31	E2.27	E1.99
43 TRDC-RET12	-	0.50	E0.19	E5.73	E5.73	E5.68	E5.63	E5.26
44 TRDC-RET13	-	0.50	E0.19	E5.73	E5.73	E5.68	E5.63	E5.26
45 TRDC-IND1	-	1.00	E0.37	E3.54	E3.54	E3.51	E3.49	E3.29
46 TRDC-IND2	-	1.00	E0.37	E4.39	E4.39	E4.36	E4.33	E4.08
47 TRDC-IND3	-	1.00	E0.37	E5.07	E5.07	E5.03	E4.99	E4.68

THREE RIVERS DISTRICT COUNCIL

Sales value (£ psm):

£7,600

AH tenure (rent / SO):

70% 40%

30%

BLV: SECONDARY OFFICES / RETAIL

Description	No of units	Site area	BLV (£ m)	Baseline	EVC	BNG	Access	Carbon A+X	Carbon B+Y
1 TRDC-1 - 5 units, 25 DPH, 100% houses and 0% flt	5	0.20	E1.23	E0.843	E0.843	E0.856	E0.818	E0.708	E0.671
2 TRDC-2 - 5 units, 50 DPH, 100% houses and 0% flt	5	0.10	E0.61	E0.843	E0.843	E0.856	E0.818	E0.708	E0.671
3 TRDC-3 - 5 units, 85 DPH, 50% houses and 50% flt	5	0.06	E0.36	E0.637	E0.637	E0.630	E0.610	E0.556	E0.448
4 TRDC-4 - 6 units, 30 DPH, 100% houses and 0% flt	6	0.20	E1.23	E1.012	E1.011	E1.004	E0.982	E0.923	E0.806
5 TRDC-5 - 6 units, 75 DPH, 75% houses and 25% flt	6	0.08	E0.49	E0.689	E0.689	E0.661	E0.658	E0.796	E0.673
6 TRDC-6 - 8 units, 25 DPH, 100% houses and 0% flt	8	0.32	E1.96	E1.340	E1.348	E1.338	E1.309	E1.231	E1.074
7 TRDC-7 - 8 units, 130 DPH, 0% houses and 100% flt	8	0.06	E0.38	E0.676	E0.676	E0.664	E0.630	E0.536	E0.348
8 TRDC-8 - 9 units, 112 DPH, 0% houses and 100% flt	9	0.08	E0.69	E0.761	E0.761	E0.747	E0.703	E0.603	E0.381
9 TRDC-9 - 10 units, 25 DPH, 100% houses and 0% flt	10	0.40	E2.45	E1.643	E1.642	E1.630	E1.593	E1.496	E1.300
10 TRDC-10 - 10 units, 90 DPH, 50% houses and 50% flt	10	0.11	E0.68	E1.224	E1.223	E1.210	E1.172	E1.067	E0.858
11 TRDC-11 - 20 units, 35 DPH, 100% houses and 0% flt	20	0.57	E3.50	E3.052	E3.051	E3.067	E2.996	E2.807	E2.429
12 TRDC-12 - 20 units, 50 DPH, 80% houses and 20% flt	20	0.40	E2.45	E3.127	E3.125	E3.100	E3.027	E2.829	E2.434
13 TRDC-13 - 30 units, 25 DPH, 100% houses and 0% flt	30	0.60	E2.76	E4.759	E4.759	E4.701	E4.599	E4.359	E3.778
14 TRDC-14 - 30 units, 50 DPH, 80% houses and 20% flt	30	0.60	E3.68	E4.278	E4.276	E4.240	E4.134	E3.849	E3.270
15 TRDC-15 - 40 units, 50 DPH, 80% houses and 20% flt	40	0.80	E4.90	E5.209	E5.206	E5.157	E5.014	E4.627	E3.854
16 TRDC-16 - 40 units, 80 DPH, 50% houses and 50% flt	40	0.50	E3.06	E4.766	E4.763	E4.712	E4.564	E4.162	E3.353
17 TRDC-17 - 50 units, 35 DPH, 100% houses and 0% flt	50	1.43	E8.76	E7.894	E7.894	E7.836	E7.688	E7.208	E6.294
18 TRDC-18 - 50 units, 80 DPH, 50% houses and 50% flt	50	0.63	E3.83	E5.957	E5.953	E5.890	E5.705	E5.202	E4.191
19 TRDC-19 - 60 units, 100 DPH, 0% houses and 100% flt	60	1.00	E3.13	E4.721	E4.716	E4.632	E4.399	E4.094	E3.443
20 TRDC-20 - 80 units, 35 DPH, 100% houses and 0% flt	80	1.71	E10.51	E9.477	E9.472	E9.403	E9.199	E8.650	E7.553
21 TRDC-21 - 70 units, 50 DPH, 80% houses and 20% flt	70	1.40	E8.58	E9.983	E9.977	E9.893	E9.647	E9.082	E7.651
22 TRDC-22 - 70 units, 35 DPH, 100% houses and 0% flt	70	2.00	E12.26	E10.654	E10.649	E10.768	E10.535	E9.904	E8.632
23 TRDC-23 - 80 units, 50 DPH, 100% houses and 0% flt	80	1.60	E9.81	E12.306	E12.306	E12.307	E12.040	E11.319	E9.896
24 TRDC-24 - 80 units, 80 DPH, 55% houses and 45% flt	80	1.00	E6.13	E9.649	E9.643	E9.543	E9.251	E8.499	E6.876
25 TRDC-25 - 95 units, 20 DPH, 100% houses and 0% flt	95	3.39	E20.80	E14.701	E14.701	E14.624	E14.267	E13.494	E11.718
26 TRDC-26 - 100 units, 15 DPH, 100% houses and 0% flt	100	6.67	E40.86	E15.509	E15.498	E15.384	E15.050	E14.149	E12.333
27 TRDC-27 - 100 units, 35 DPH, 95% houses and 5% flt	100	2.86	E17.51	E15.131	E15.123	E15.008	E14.670	E13.758	E11.923
28 TRDC-28 - 130 units, 35.14 DPH, 95% houses and 14% flt	130	3.70	E22.68	E19.337	E19.327	E19.179	E18.742	E17.569	E15.222
29 TRDC-29 - 145 units, 24.83 DPH, 100% houses and 15% flt	145	5.84	E35.79	E22.108	E22.096	E21.932	E21.450	E20.154	E17.561
30 TRDC-30 - 165 units, 70.87 DPH, 60% houses and 39% flt	165	2.33	E14.27	E18.832	E18.819	E18.621	E18.043	E17.484	E14.296
31 TRDC-31 - 250 units, 35.07 DPH, 90% houses and 10% flt	250	7.13	E43.69	E32.463	E32.443	E32.167	E31.385	E29.412	E24.712
32 TRDC-32 - 400 units, 15.69 DPH, 100% houses and 40% flt	400	25.49	E156.29	E48.329	E48.302	E47.924	E46.812	E43.822	E37.803
33 TRDC-33 - 500 units, 20 DPH, 100% houses and 0% flt	500	25.00	E153.23	E51.593	E51.581	E51.099	E49.737	E46.074	E38.721
34 TRDC-34 - 750 units, 20 DPH, 100% houses and 0% flt	750	37.50	E229.85	E72.433	E72.387	E71.740	E69.833	E64.682	E54.345
35 TRDC-35 - 1000 units, 20 DPH, 100% houses and 0% flt	1,000	50.00	E306.47	E88.036	E88.978	E88.149	E85.709	E79.138	E65.859
36 TRDC-36 - 1250 units, 20 DPH, 100% houses and 0% flt	1,250	62.50	E383.98	E106.277	E106.366	E104.289	E101.457	E93.829	E79.470
37 TRDC-37 - 1500 units, 20 DPH, 100% houses and 0% flt	1,500	75.00	E459.70	E119.304	E119.228	E118.156	E115.011	E106.519	E89.438
38 TRDC-CARE1 (75 rooms)	-	1.00	E6.13	E0.682	E0.682	E0.631	E0.579	E0.220	-0.506
39 TRDC-CARE2 (40 rooms)	-	0.33	E2.02	E0.423	E0.423	E0.386	E0.368	E0.178	-0.210
40 TRDC-OFF1	-	0.50	E3.06	E2.071	E2.071	E2.184	E2.297	E3.175	-0.430
41 TRDC-OFF2	-	0.50	E3.06	E2.458	E2.458	E3.088	E3.239	E4.409	-0.750
42 TRDC-RET1	-	1.00	E2.13	E2.365	E2.365	E2.365	E2.365	E2.365	E4.441
43 TRDC-RET2	-	0.50	E3.06	E5.729	E5.729	E5.679	E5.629	E5.290	E4.523
44 TRDC-RET3	-	0.25	E1.53	E2.511	E2.511	E2.461	E2.461	E2.277	E1.908
45 TRDC-IND1	-	1.00	E6.13	E3.536	E3.536	E3.511	E3.485	E3.291	E2.903
46 TRDC-IND2	-	1.00	E6.13	E4.395	E4.395	E4.362	E4.330	E4.080	E3.580
47 TRDC-IND3	-	1.00	E6.13	E5.068	E5.068	E5.028	E4.988	E4.683	E4.072

BLV: SECONDARY INDUSTRIAL

Description	No of units	BLV (£ m)	Baseline	EVC	BNG	Access	Carbon A+X	Carbon B+Y
1 TRDC-1 - 5 units, 25 DPH, 100% houses and 0% flt	5	0.20	E0.84	E0.84	E0.84	E0.82	E0.77	E0.67
2 TRDC-2 - 5 units, 50 DPH, 100% houses and 0% flt	5	0.10	E0.28	E0.84	E0.84	E0.82	E0.77	E0.67
3 TRDC-3 - 5 units, 85 DPH, 50% houses and 50% flt	5	0.06	E0.16	E0.64	E0.63	E0.61	E0.56	E0.45
4 TRDC-4 - 6 units, 30 DPH, 100% houses and 0% flt	6	0.20	E0.55	E1.01	E1.01	E1.00	E0.98	E0.92
5 TRDC-5 - 6 units, 75 DPH, 75% houses and 25% flt	6	0.08	E0.22	E0.89	E0.89	E0.88	E0.86	E0.80
6 TRDC-6 - 8 units, 25 DPH, 100% houses and 0% flt	8	0.32	E0.88	E1.35	E1.35	E1.34	E1.31	E1.23
7 TRDC-7 - 8 units, 130 DPH, 0% houses and 100% flt	8	0.06	E0.17	E0.68	E0.68	E0.63	E0.54	E0.35
8 TRDC-8 - 9 units, 112 DPH, 0% houses and 100% flt	9	0.08	E0.22	E0.76	E0.76	E0.75	E0.71	E0.60
9 TRDC-9 - 10 units, 25 DPH, 100% houses and 0% flt	10	0.40	E1.10	E1.64	E1.64	E1.63	E1.59	E1.50
10 TRDC-10 - 10 units, 90 DPH, 50% houses and 50% flt	10	0.11	E0.20	E1.21	E1.21	E1.20	E1.17	E1.07
11 TRDC-11 - 20 units, 35 DPH, 100% houses and 0% flt	20	0.57	E1.58	E3.09	E3.09	E3.07	E3.00	E2.81
12 TRDC-12 - 20 units, 50 DPH, 80% houses and 20% flt	20	0.40	E1.10	E3.13	E3.13	E3.10	E3.03	E2.83
13 TRDC-13 - 30 units, 25 DPH, 100% houses and 0% flt	30	1.20	E3.31	E4.74	E4.74	E4.70	E4.60	E4.33
14 TRDC-14 - 30 units, 50 DPH, 80% houses and 20% flt	30	0.60	E1.66	E4.28	E4.28	E4.24	E4.13	E3.85
15 TRDC-15 - 40 units, 50 DPH, 80% houses and 20% flt	40	0.80	E2.21	E5.21	E5.21	E5.16	E5.01	E4.63
16 TRDC-16 - 40 units, 80 DPH, 50% houses and 50% flt	40	0.50	E1.38	E4.77	E4.76	E4.71	E4.56	E4.16
17 TRDC-17 - 50 units, 35 DPH, 100% houses and 0% flt	50	1.43	E3.94	E7.90	E7.89	E7.84	E7.67	E7.21
18 TRDC-18 - 50 units, 80 DPH, 50% houses and 50% flt	50	0.63	E1.73	E5.95	E5.95	E5.89	E5.70	E5.20
19 TRDC-19 - 60 units, 100 DPH, 0% houses and 100% flt	60	1.00	E1.66	E4.72	E4.72	E4.63	E4.39	E3.72
20 TRDC-20 - 80 units, 35 DPH, 100% houses and 0% flt	80	1.71	E4.73	E9.48	E9.47	E9.40	E9.20	E8.65
21 TRDC-21 - 70 units, 50 DPH, 80% houses and 20% flt	70	1.40	E3.87	E9.98	E9.98	E9.89	E9.65	E9.08
22 TRDC-22 - 70 units, 35 DPH, 100% houses and 0% flt	70	2.00	E5.52	E10.85	E10.85	E10.77	E10.53	E9.90
23 TRDC-23 - 80 units, 50 DPH, 100% houses and 0% flt	80	1.60	E4.42	E12.40	E12.40	E12.31	E12.04	E11.32
24 TRDC-24 - 80 units, 80 DPH, 55% houses and 45% flt	80	1.00	E2.76	E9.65	E9.64	E9.54	E9.25	E8.46
25 TRDC-25 - 95 units, 28 DPH, 100% houses and 0% flt	95	3.39	E9.37	E14.73	E14.72	E14.62	E14.30	E13.44
26 TRDC-26 - 100 units, 15 DPH, 100% houses and 0% flt	100	6.67	E18.41	E15.501	E15.490	E15.381	E15.045	E14.149
27 TRDC-27 - 100 units, 35 DPH, 95% houses and 5% flt	100	2.86	E7.89	E15.13	E15.12	E15.01	E14.67	E13.76
28 TRDC-28 - 130 units, 35.14 DPH, 95% houses and 14% flt	130	3.70	E10.21	E19.34	E19.33	E19.18	E18.74	E17.57
29 TRDC-29 - 145 units, 24.83 DPH, 100% houses and 15% flt	145	5.84	E16.12	E22.11	E22.10	E21.93	E21.45	E20.15
30 TRDC-30 - 165 units, 70.87 DPH, 60% houses and 39% flt	165	2.33	E6.43	E19.83	E19.82	E19.62	E19.04	E17.46
31 TRDC-31 - 250 units, 35.07 DPH, 90% houses and 10% flt	250	7.13	E19.68	E32.446	E32.444	E32.17	E31.35	E29.15
32 TRDC-32 - 400 units, 15.69 DPH, 100% houses and 40% flt	400	25.49	E156.29	E48.329	E48.302	E47.924	E46.812	E43.822
33 TRDC-33 - 500 units, 20 DPH, 100% houses and 0% flt	500	25.00	E69.02	E51.59	E51.56	E51.10	E49.74	E46.07
34 TRDC-34 - 750 units, 20 DPH, 100% houses and 0% flt	750	37.50	E103.54	E72.43	E72.39	E71.74	E69.83	E64.68
35 TRDC-35 - 1000 units, 20 DPH, 100% houses and 0% flt	1,000	50.00	E138.05	E89.04	E88.98	E88.15	E85.71	E79.14
36 TRDC-36 - 1250 units, 20 DPH, 100% houses and 0% flt	1,250	62.50	E172.56	E105.28	E105.21	E104.25	E101.42	E93.80
37 TRDC-37 - 1500 units, 20 DPH, 100% houses and 0% flt	1,500	75.00	E207.07	E119.30	E119.23	E118.16	E115.01	E106.51
38 TRDC-CARE1 (75 rooms)	-	1.00	E2.76	E0.68	E0.68	E0.63	E0.58	E0.22
39 TRDC-CARE2 (40 rooms)	-	0.33	E0.91	E0.42	E0.42	E0.40	E0.37	E0.18
40 TRDC-OFF1	-	0.50	E1.38	E2.07	E2.07	E2.18	E2.30	E3.17
41 TRDC-OFF2	-	0.50	E1.38	E2.94	E2.94	E3.09	E3.24	E4.41
42 TRDC-RET1	-	1.00	E2.76	E2.35	E2.35	E2.31	E2.27	E1.99
43 TRDC-RET2	-	0.50	E1.38	E5.73	E5.73	E5.68	E5.63	E5.26
44 TRDC-RET3	-	0.25	E0.69	E2.51	E2.51	E2.49	E2.46	E2.28
45 TRDC-IND1	-	1.00	E2.76	E3.54	E3.54	E3.51	E3.49	E3.29
46 TRDC-IND2	-	1.00	E2.76	E4.39	E4.39	E4.36	E4.33	E4.08
47 TRDC-IND3	-	1.00	E2.76	E5.07	E5.07	E5.03	E4.99	E4.68

BLV: GREENFIELD - UPPER END OF RANGE

Description	No of units	BLV (£ m)	Baseline	EVC	BNG	Access	Carbon A+X	Carbon B+Y
1 TRDC-1 - 5 units, 25 DPH, 100% houses and 0% flt	5	0.20	E0.07	E0.84	E0.84	E0.84	E0.82	E0.77
2 TRDC-2 - 5 units, 50 DPH, 100% houses and 0% flt	5	0.10	E0.04	E0.84	E0.84	E0.84	E0.82	E0.77
3 TRDC-3 - 5 units, 85 DPH, 50% houses and 50% flt	5	0.06	E0.02	E0.64	E0.64	E0.63	E0.61	E0.56
4 TRDC-4 - 6 units, 30 DPH, 100% houses and 0% flt	6	0.20	E0.07	E1.01	E1.01	E1.00	E0.98	E0.92
5 TRDC-5 - 6 units, 75 DPH, 75% houses and 25% flt	6	0.08	E0.09	E0.89	E0.89	E0.88	E0.86	E0.80
6 TRDC-6 - 8 units, 25 DPH, 100% houses and 0% flt	8	0.32	E0.12	E1.35	E1.35	E1.34	E1.31	E1.23
7 TRDC-7 - 8 units, 130 DPH, 0% houses and 100% flt	8	0.06	E0.02	E0.68	E0.68	E0.66	E0.63	E0.54
8 TRDC-8 - 9 units, 112 DPH, 0% houses and 100% flt	9	0.08	E0.03	E0.76	E0.76	E0.75	E0.71	E0.60
9 TRDC-9 - 10 units, 25 DPH, 100% houses and 0% flt	10	0.40	E0.15	E1.64	E1.64	E1.63	E1.59	E1.50