Appendix 2 - Appraisal results – “Wider Wandsworth”

Wandsworth Affordable Housing Economic Viability Assessment Update
"Wider Wandsworth" (incl private sites in Roehampton)

		Tenure split			CIL		
	Aff Hsg %	Rent	Shrd Own	Profit	Mayor	Borough	Grant per unit
Model 1	25%	60%	40%	17%	£50	£250	Nil
Model 2	25%	50%	50%	17%	£50	£250	Nil
Model 3	25%	60%	40%	20%	£50	£250	Nil
Model 4	25%	50%	50%	20%	£50	£250	Nil
Model 5	25%	60%	40%	17%	£50	£250	£30,000 / £15,000
Model 6	25%	50%	50%	17%	£50	£250	£30,000 / £15,000
Model 7	25%	60%	40%	20%	£50	£250	£30,000 / £15,000
Model 8	25%	50%	50%	20%	£50	£250	£30,000 / £15,000
Model 9	33%	60%	40%	17%	£50	£250	Nil
Model 10	33%	50%	50%	17%	£50	£250	Nil
Model 11	33%	60%	40%	20%	£50	£250	Nil
Model 12	33%	50%	50%	20%	£50	£250	Nil
Model 13	33%	60%	40%	17%	£50	£250	£30,000 / £15,000
Model 14	33%	50%	50%	17%	£50	£250	£30,000 / £15,000
Model 15	33%	60%	40%	20%	£50	£250	£30,000 / £15,000
Model 16	33%	50%	50%	20%	£50	£250	£30,000 / £15,000
Model 17	40%	60%	40%	17%	£50	£250	Nil
Model 18	40%	50%	50%	17%	£50	£250	Nil
Model 19	40%	60%	40%	20%	£50	£250	Nil
Model 20	40%	50%	50%	20%	£50	£250	Nil
Model 21	40%	60%	40%	17%	£50	£250	£30,000 / £15,000
Model 22	40%	50%	50%	17%	£50	£250	£30,000 / £15,000
Model 23	40%	60%	40%	20%	£50	£250	£30,000 / £15,000
Model 24	40%	50%	50%	20%	£50	£250	£30,000 / £15,000

MODEL 1

Aff Hsg	25%
% SR	60%
% SO	40%
S106 (private)	£1,500 per unit
S106 (affordable)	£1,500 per unit
CSH (uplift p.u. on PD)	Level 4
CSH (p.u. uplift on AH)	Level 4
Grant	No
Developer's profit	17%
CIL (per sqm)*	£250

* plus Mayoral CIL of £50 per sqm

Density - units/ha ->	100 uph	150 uph	200 uph	250 uph	300 uph	350 uph	450 uph	625 uph	
Build costs ->	£1554 per sqm	£1554 per sqm	£2087 per sqm	£2227 per sqm	£2584 per sqm	£2871 per sqm	£3261 per sqm	£3409 per sqm	
Sales value per sm									Sales value per sm
£3,444	1,876,702	2,552,554	-6,806,292	-16,234,108	-27,537,527	-44,259,533	-71,068,572	-110,078,194	£3,444
£4,198	4,591,771	6,594,268	-1,338,865	-9,418,682	-19,359,017	-34,781,161	-59,077,236	-93,463,640	£4,198
£4,951	7,395,275	10,747,241	4,155,146	-2,450,057	-11,002,916	-25,096,973	-46,877,593	-76,560,468	£4,951
£5,705	10,269,686	15,010,140	9,714,230	4,550,243	-2,513,812	-15,206,970	-34,469,643	-59,368,677	£5,705
£6,458	12,962,501	19,012,324	14,962,162	11,118,477	5,467,214	-5,758,505	-22,478,306	-42,754,124	£6,458
£7,212	15,743,025	23,144,866	20,305,218	17,811,689	13,534,134	3,715,821	-10,306,073	-25,850,951	£7,212
£7,965	18,611,258	27,405,600	25,779,682	24,613,707	21,717,082	13,285,423	1,909,641	-8,875,113	£7,965
£8,719	21,304,073	31,387,838	30,944,022	31,072,615	29,486,348	22,373,107	13,559,492	7,229,562	£8,719
£9,472	23,996,889	35,370,076	36,108,362	37,480,138	37,244,463	31,395,934	25,112,185	23,146,473	£9,472
£10,226	26,689,704	39,352,313	41,272,702	43,887,659	44,971,099	40,382,785	36,618,307	38,926,030	£10,226
£10,979	29,557,937	43,593,965	46,698,351	50,629,104	52,994,048	49,728,242	48,409,386	55,197,310	£10,979
£11,733	32,250,752	47,576,202	51,831,105	57,002,388	60,683,075	58,630,294	59,790,238	70,768,115	£11,733
£12,486	34,943,567	51,558,439	56,963,859	63,365,211	68,372,101	67,532,345	71,123,314	86,324,614	£12,486
£13,240	37,636,383	55,540,677	62,096,613	69,728,033	76,026,804	76,434,397	82,397,706	101,818,744	£13,240
Private floor area	5,730	8,595	11,460	14,325	17,190	20,055	25,785	35,813	

RLVs less existing use value **£15,620,000 per hectare** **Office**
£6,323,887 per acre
Incl premium to landowner **£18,744,000 per hectare**

Density - units/ha ->	100 uph	150 uph	200 uph	250 uph	300 uph	350 uph	450 uph	625 uph	
Build costs ->	£1554 per sqm	£1554 per sqm	£2087 per sqm	£2227 per sqm	£2584 per sqm	£2871 per sqm	£3261 per sqm	£3409 per sqm	
Sales value per sq m									Sales value per sq m
£3,444	-16,867,298	-16,191,446	-25,550,292	-34,978,108	-46,281,527	-63,003,533	-89,812,572	-128,822,194	£3,444
£4,198	-14,152,229	-12,149,732	-20,082,865	-28,162,682	-38,103,017	-53,525,161	-77,821,236	-112,207,640	£4,198
£4,951	-11,348,725	-7,996,759	-14,588,854	-21,194,057	-29,746,916	-43,840,973	-65,621,593	-95,304,468	£4,951
£5,705	-8,474,314	-3,733,860	-9,029,770	-14,193,757	-21,257,812	-33,950,970	-53,213,643	-78,112,677	£5,705
£6,458	-5,781,499	268,324	-3,781,838	-7,625,523	-13,276,786	-24,502,505	-41,222,306	-61,498,124	£6,458
£7,212	-3,000,975	4,400,866	1,561,218	-932,311	-5,209,866	-15,028,179	-29,050,073	-44,594,951	£7,212
£7,965	132,742	8,661,600	7,035,682	5,869,707	2,973,082	-5,458,577	-16,834,359	-27,619,113	£7,965
£8,719	2,560,073	12,643,838	12,200,022	12,328,615	10,742,348	3,629,107	-5,184,508	-11,514,438	£8,719
£9,472	5,252,889	16,626,076	17,364,362	18,736,138	18,500,463	12,651,934	6,368,185	4,402,473	£9,472
£10,226	7,945,704	20,608,313	22,528,702	25,143,659	26,227,099	21,638,785	17,874,307	20,182,030	£10,226
£10,979	10,813,937	24,849,965	27,954,351	31,885,104	34,250,048	30,984,242	29,665,386	36,453,310	£10,979
£11,733	13,506,752	28,832,202	33,087,105	38,258,388	41,939,075	39,886,294	41,046,238	52,024,115	£11,733
£12,486	16,199,567	32,814,439	38,219,859	44,621,211	49,628,101	48,788,345	52,379,314	67,580,614	£12,486
£13,240	18,892,383	36,796,677	43,352,613	50,984,033	57,282,804	57,690,397	63,653,706	83,074,744	£13,240

Value ranges: Current | Inflated (10% real growth) | Inflated (25% real growth)

RLVs less existing use value **£11,620,000 per hectare** **Industrial/Storage/Distribution**
£4,704,453 per acre
Incl premium to landowner **£13,944,000 per hectare**

Density - units/ha ->	100 uph	150 uph	200 uph	250 uph	300 uph	350 uph	450 uph	625 uph	
Build costs ->	£1554 per sqm	£1554 per sqm	£2087 per sqm	£2227 per sqm	£2584 per sqm	£2871 per sqm	£3261 per sqm	£3409 per sqm	
Sales value per sq m									Sales value per sq m
£3,444	-12,067,298	-11,391,446	-20,750,292	-30,178,108	-41,481,527	-58,203,533	-85,012,572	-124,022,194	£3,444
£4,198	-9,352,229	-7,349,732	-15,282,865	-23,362,682	-33,303,017	-48,725,161	-73,021,236	-107,407,640	£4,198
£4,951	-6,548,725	-3,196,759	-9,788,854	-16,394,057	-24,946,916	-39,040,973	-60,821,593	-90,504,468	£4,951
£5,705	-3,674,314	1,066,140	-4,229,770	-9,393,757	-16,457,812	-29,150,970	-48,413,643	-73,312,677	£5,705
£6,458	-981,499	5,068,324	1,018,162	-2,825,523	-8,476,786	-19,702,505	-36,422,306	-56,698,124	£6,458
£7,212	1,799,025	9,200,866	6,361,218	3,867,689	-409,866	-10,228,179	-24,250,073	-39,794,951	£7,212
£7,965	4,667,258	13,461,600	11,835,682	10,669,707	7,773,082	-658,577	-12,034,359	-22,819,113	£7,965
£8,719	7,360,073	17,443,838	17,000,022	17,128,615	15,542,348	8,429,107	-384,508	-6,714,438	£8,719
£9,472	10,052,889	21,426,076	22,164,362	23,536,138	23,300,463	17,451,934	11,168,185	9,202,473	£9,472
£10,226	12,745,704	25,408,313	27,328,702	29,943,659	31,027,099	26,438,785	22,674,307	24,982,030	£10,226
£10,979	15,613,937	29,649,965	32,754,351	36,685,104	39,050,048	35,784,242	34,465,386	41,253,310	£10,979
£11,733	18,306,752	33,632,202	37,887,105	43,058,388	46,739,075	44,686,294	45,846,238	56,824,115	£11,733
£12,486	20,999,567	37,614,439	43,019,859	49,421,211	54,428,101	53,588,345	57,179,314	72,380,614	£12,486
£13,240	23,692,383	41,596,677	48,152,613	55,784,033	62,082,804	62,490,397	68,453,706	87,874,744	£13,240

Value ranges: Current | Inflated (10% real growth) | Inflated (25% real growth)

RLVs less existing use value **£6,000,000 per hectare** **Car Parking sites etc**
£2,429,150 per acre
Incl premium to landowner **£7,200,000 per hectare**

Density - units/ha ->	100 uph	150 uph	200 uph	250 uph	300 uph	350 uph	450 uph	625 uph	
Build costs ->	£1554 per sqm	£1554 per sqm	£2087 per sqm	£2227 per sqm	£2584 per sqm	£2871 per sqm	£3261 per sqm	£3409 per sqm	
Sales value per sq m									Sales value per sq m
£3,444	-5,323,298	-4,647,446	-14,006,292	-23,434,108	-34,737,527	-51,459,533	-78,268,572	-117,278,194	£3,444
£4,198	-2,608,229	-605,732	-8,538,865	-16,618,682	-26,559,017	-41,981,161	-66,277,236	-100,663,640	£4,198
£4,951	195,275	3,547,241	-3,044,854	-9,650,057	-18,202,916	-32,296,973	-54,077,593	-83,760,468	£4,951
£5,705	3,069,686	7,810,140	2,514,230	-2,649,757	-9,713,812	-22,406,970	-41,669,643	-66,568,677	£5,705
£6,458	5,762,501	11,812,324	7,762,162	3,918,477	1,732,786	-12,958,505	-29,678,306	-49,954,124	£6,458
£7,212	8,543,025	15,944,866	13,105,218	10,611,689	6,334,134	-3,484,179	-17,506,073	-33,050,951	£7,212
£7,965	11,411,258	20,205,600	18,579,682	17,413,707	14,517,082	6,085,423	-5,290,359	-16,075,113	£7,965
£8,719	14,104,073	24,187,838	23,744,022	23,872,615	22,286,348	15,173,107	6,359,492	29,562	£8,719
£9,472	16,796,889	28,170,076	28,908,362	30,280,138	30,044,463	24,195,934	17,912,185	15,946,473	£9,472
£10,226	19,489,704	32,152,313	34,072,702	36,687,659	37,771,099	33,182,785	29,418,307	31,726,030	£10,226
£10,979	22,357,937	36,393,965	39,498,351	43,429,104	45,794,048	42,528,242	41,209,386	47,997,310	£10,979
£11,733	25,050,752	40,376,202	44,631,105	49,802,388	53,483,075	51,430,294	52,590,238	63,568,115	£11,733
£12,486	27,743,567	44,358,439	49,763,859	56,165,211	61,172,101	60,332,345	63,923,314	79,124,614	£12,486
£13,240	30,436,383	48,340,677	54,896,613	62,528,033	68,826,804	69,234,397	75,197,706	94,618,744	£13,240

Value ranges: Current | Inflated (10% real growth) | Inflated (25% real growth)

RLVs less existing use value **£4,000,000 per hectare** **Community sites/backlands**
£1,619,433 per acre
Incl premium to landowner **£4,800,000 per hectare**

Density - units/ha ->	100 uph	150 uph	200 uph	250 uph	300 uph	350 uph	450 uph	625 uph	
Build costs ->	£1554 per sqm	£1554 per sqm	£2087 per sqm	£2227 per sqm	£2584 per sqm	£2871 per sqm	£3261 per sqm	£3409 per sqm	
Sales value £per sq m									Sales value £per sq m
£3,444	-2,923,298	-2,247,446	-11,606,292	-21,034,108	-32,337,527	-49,059,533	-75,868,572	-114,878,194	£3,444
£4,198	-208,229	1,794,268	-6,138,865	-14,218,682	-24,159,017	-39,581,161	-63,877,236	-98,263,640	£4,198
£4,951	2,595,275	5,947,241	-644,854	-7,250,057	-15,802,916	-29,896,973	-51,677,593	-81,360,468	£4,951
£5,705	5,469,686	10,210,140	4,914,230	-249,757	-7,313,812	-20,006,970	-39,269,643	-64,168,677	£5,705
£6,458	8,162,501	14,212,324	10,162,162	6,318,477	667,214	-10,558,505	-27,278,306	-47,554,124	£6,458
£7,212	10,943,025	18,344,866	15,505,218	13,011,689	8,734,134	-1,084,179	-15,106,073	-30,650,951	£7,212
£7,965	13,811,258	22,605,600	20,979,682	19,813,707	16,917,082	8,485,423	-2,890,359	-13,675,113	£7,965
£8,719	16,504,073	26,587,838	26,144,022	26,272,615	24,686,348	17,573,107	8,759,492	2,429,562	£8,719
£9,472	19,196,889	30,570,076	31,308,362	32,680,138	32,444,463	26,595,934	20,312,185	18,346,473	£9,472
£10,226	21,889,704	34,552,313	36,472,702	39,087,659	40,171,099	35,582,785	31,818,307	34,126,030	£10,226
£10,979	24,757,937	38,793,965	41,898,351	45,829,104	48,194,048	44,928,242	43,609,386	50,397,310	£10,979
£11,733	27,450,752	42,776,202	47,031,105	52,202,388	55,883,075	53,830,294	54,990,238	65,968,115	£11,733
£12,486	30,143,567	46,758,439	52,163,859	58,565,211	63,572,101	62,732,345	66,323,314	81,524,614	£12,486
£13,240	32,836,383	50,740,677	57,296,613	64,928,033	71,226,804	71,634,397	77,597,706	97,018,744	£13,240

Value ranges: Current | Inflated (10% real growth) | Inflated (25% real growth)

MODEL 1

Density - units/ha ->	100 uph	150 uph	200 uph	250 uph	300 uph	350 uph	450 uph	625 uph	
Build costs ->	£1554 per sqm	£1554 per sqm	£2087 per sqm	£2227 per sqm	£2584 per sqm	£2871 per sqm	£3261 per sqm	£3409 per sqm	
Sales value psm									Sales value psm
£3,444	1,876,702	2,552,554	- 6,806,292	- 16,234,108	- 27,537,527	- 44,259,533	- 71,068,572	- 110,078,194	£3,444
£4,198	4,591,771	6,594,268	- 1,338,865	- 9,418,682	- 19,359,017	- 34,781,161	- 59,077,236	- 93,463,640	£4,198
£4,951	7,395,275	10,747,241	4,155,146	- 2,450,057	- 11,002,916	- 25,096,973	- 46,877,593	- 76,560,468	£4,951
£5,705	10,269,686	15,010,140	9,714,230	4,550,243	- 2,513,812	- 15,206,970	- 34,469,643	- 59,368,677	£5,705
£6,458	12,962,501	19,012,324	14,962,162	11,118,477	5,467,214	- 5,758,505	- 22,478,306	- 42,754,124	£6,458
£7,212	15,743,025	23,144,866	20,305,218	17,811,689	13,534,134	3,715,821	- 10,306,073	- 25,850,951	£7,212
£7,965	18,611,258	27,405,600	25,779,682	24,613,707	21,717,082	13,285,423	1,909,641	- 8,875,113	£7,965
£8,719	21,304,073	31,387,838	30,944,022	31,072,615	29,486,348	22,373,107	13,559,492	7,229,562	£8,719
£9,472	23,996,889	35,370,076	36,108,362	37,480,138	37,244,463	31,395,934	25,112,185	23,146,473	£9,472
£10,226	26,689,704	39,352,313	41,272,702	43,887,659	44,971,099	40,382,785	36,618,307	38,926,030	£10,226
£10,979	29,557,937	43,593,965	46,698,351	50,629,104	52,994,048	49,728,242	48,409,386	55,197,310	£10,979
£11,733	32,250,752	47,576,202	51,831,105	57,002,388	60,683,075	58,630,294	59,790,238	70,768,115	£11,733
£12,486	34,943,567	51,558,439	56,963,859	63,365,211	68,372,101	67,532,345	71,123,314	86,324,614	£12,486
£13,240	37,636,383	55,540,677	62,096,613	69,728,033	76,026,804	76,434,397	82,397,706	101,818,744	£13,240

Aff Hsg	25%
% SR	60%
% SO	40%
S106 (private)	£1,500 per unit
S106 (affordable)	£1,500 per unit
CSH (% uplift on Private	0%
CSH (% uplift on AH)	0%
Grant	No
Developer's profi	17%

RLVs less existing use value **£15,620,000 per hectare** **£6,323,887 per acre** **Office**

Density - units/ha ->	100 uph	150 uph	200 uph	250 uph	300 uph	350 uph	450 uph	625 uph	
Build costs->	£1554 per sqm	£1554 per sqm	£2087 per sqm	£2227 per sqm	£2584 per sqm	£2871 per sqm	£3261 per sqm	£3409 per sqm	
Sales value £per sq m									Sales value £per sq m
£3,444	☹	☹	☹	☹	☹	☹	☹	☹	£3,444
£4,198	☹	☹	☹	☹	☹	☹	☹	☹	£4,198
£4,951	☹	☹	☹	☹	☹	☹	☹	☹	£4,951
£5,705	☹	☹	☹	☹	☹	☹	☹	☹	£5,705
£6,458	☹	☺	☹	☹	☹	☹	☹	☹	£6,458
£7,212	☹	☺	☺	☹	☹	☹	☹	☹	£7,212
£7,965	☹	☺	☺	☺	☺	☹	☹	☹	£7,965
£8,719	☺	☺	☺	☺	☺	☺	☹	☹	£8,719
£9,472	☺	☺	☺	☺	☺	☺	☺	☺	£9,472
£10,226	☺	☺	☺	☺	☺	☺	☺	☺	£10,226
£10,979	☺	☺	☺	☺	☺	☺	☺	☺	£10,979
£11,733	☺	☺	☺	☺	☺	☺	☺	☺	£11,733
£12,486	☺	☺	☺	☺	☺	☺	☺	☺	£12,486
£13,240	☺	☺	☺	☺	☺	☺	☺	☺	£13,240

Value ranges

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

RLVs less existing use value **£11,620,000 per hectare** **£4,704,453 per acre** **Industrial/Storage/Distribution**

Density - units/ha ->	100 uph	150 uph	200 uph	250 uph	300 uph	350 uph	450 uph	625 uph	
Build costs ->	£1554 per sqm	£1554 per sqm	£2087 per sqm	£2227 per sqm	£2584 per sqm	£2871 per sqm	£3261 per sqm	£3409 per sqm	
Sales value per sq m									Sales value per sq m
£3,444	☹	☹	☹	☹	☹	☹	☹	☹	£3,444
£4,198	☹	☹	☹	☹	☹	☹	☹	☹	£4,198
£4,951	☹	☹	☹	☹	☹	☹	☹	☹	£4,951
£5,705	☹	☺	☹	☹	☹	☹	☹	☹	£5,705
£6,458	☹	☺	☺	☹	☹	☹	☹	☹	£6,458
£7,212	☺	☺	☺	☺	☹	☹	☹	☹	£7,212
£7,965	☺	☺	☺	☺	☺	☹	☹	☹	£7,965
£8,719	☺	☺	☺	☺	☺	☺	☹	☹	£8,719
£9,472	☺	☺	☺	☺	☺	☺	☺	☺	£9,472
£10,226	☺	☺	☺	☺	☺	☺	☺	☺	£10,226
£10,979	☺	☺	☺	☺	☺	☺	☺	☺	£10,979
£11,733	☺	☺	☺	☺	☺	☺	☺	☺	£11,733
£12,486	☺	☺	☺	☺	☺	☺	☺	☺	£12,486
£13,240	☺	☺	☺	☺	☺	☺	☺	☺	£13,240

Value ranges

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

RLVs less existing use value **£6,000,000 per hectare** **£2,429,150 per acre** **Car Parking sites etc**

Density - units/ha ->	100 uph	150 uph	200 uph	250 uph	300 uph	350 uph	450 uph	625 uph	
Build costs ->	£1554 per sqm	£1554 per sqm	£2087 per sqm	£2227 per sqm	£2584 per sqm	£2871 per sqm	£3261 per sqm	£3409 per sqm	
Sales value £per sq m									Sales value £per sq m
£3,444	☹	☹	☹	☹	☹	☹	☹	☹	£3,444
£4,198	☹	☹	☹	☹	☹	☹	☹	☹	£4,198
£4,951	☺	☺	☹	☹	☹	☹	☹	☹	£4,951
£5,705	☺	☺	☺	☹	☹	☹	☹	☹	£5,705
£6,458	☺	☺	☺	☺	☹	☹	☹	☹	£6,458
£7,212	☺	☺	☺	☺	☺	☹	☹	☹	£7,212
£7,965	☺	☺	☺	☺	☺	☺	☹	☹	£7,965
£8,719	☺	☺	☺	☺	☺	☺	☺	☺	£8,719
£9,472	☺	☺	☺	☺	☺	☺	☺	☺	£9,472
£10,226	☺	☺	☺	☺	☺	☺	☺	☺	£10,226
£10,979	☺	☺	☺	☺	☺	☺	☺	☺	£10,979
£11,733	☺	☺	☺	☺	☺	☺	☺	☺	£11,733
£12,486	☺	☺	☺	☺	☺	☺	☺	☺	£12,486
£13,240	☺	☺	☺	☺	☺	☺	☺	☺	£13,240

Value ranges

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

RLVs less existing use value **£4,000,000 per hectare** **£1,619,433 per acre** **Community sites/backlands**

Density - units/ha ->	100 uph	150 uph	200 uph	250 uph	300 uph	350 uph	450 uph	625 uph	
Build costs ->	£1554 per sqm	£1554 per sqm	£2087 per sqm	£2227 per sqm	£2584 per sqm	£2871 per sqm	£3261 per sqm	£3409 per sqm	
Sales value per sq m									Sales value per sq m
£3,444	☹	☹	☹	☹	☹	☹	☹	☹	£3,444
£4,198	☹	☺	☹	☹	☹	☹	☹	☹	£4,198
£4,951	☺	☺	☹	☹	☹	☹	☹	☹	£4,951
£5,705	☺	☺	☺	☹	☹	☹	☹	☹	£5,705
£6,458	☺	☺	☺	☺	☺	☹	☹	☹	£6,458
£7,212	☺	☺	☺	☺	☺	☹	☹	☹	£7,212
£7,965	☺	☺	☺	☺	☺	☺	☹	☹	£7,965
£8,719	☺	☺	☺	☺	☺	☺	☺	☺	£8,719
£9,472	☺	☺	☺	☺	☺	☺	☺	☺	£9,472
£10,226	☺	☺	☺	☺	☺	☺	☺	☺	£10,226
£10,979	☺	☺	☺	☺	☺	☺	☺	☺	£10,979
£11,733	☺	☺	☺	☺	☺	☺	☺	☺	£11,733
£12,486	☺	☺	☺	☺	☺	☺	☺	☺	£12,486
£13,240	☺	☺	☺	☺	☺	☺	☺	☺	£13,240

Value ranges

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

MODEL 2

Aff Hsg	25%
% SR	50%
% SO	50%
S106 (private)	£1,500 per unit
S106 (affordable)	£1,500 per unit
CSH (uplift p.u. on PD)	Level 4
CSH (p.u. uplift on AH)	Level 4
Grant	No
Developer's profit	17%
CIL (per sqm)*	£250

* plus Mayoral CIL of £50 per sqm

Density - units/ha ->	100 uph	150 uph	200 uph	250 uph	300 uph	350 uph	450 uph	625 uph	
Build costs ->	£1554 per sqm	£1554 per sqm	£2087 per sqm	£2227 per sqm	£2584 per sqm	£2871 per sqm	£3261 per sqm	£3409 per sqm	
Sales value per sm									Sales value per sm
£3,444	2,042,179	2,801,971	-6,421,490	-15,743,209	-26,923,131	-43,516,128	-70,067,127	-108,641,318	£3,444
£4,198	4,757,248	6,843,686	-959,482	8,927,784	-18,744,622	-34,037,756	-58,075,790	-92,026,764	£4,198
£4,951	7,560,751	10,992,998	4,529,105	-1,966,002	-10,388,521	-24,353,568	-45,876,148	-75,123,591	£4,951
£5,705	10,432,857	15,255,895	10,082,757	5,027,447	-1,907,982	-14,463,565	-33,468,198	-57,931,801	£5,705
£6,458	13,125,673	19,258,080	15,325,253	11,588,822	6,064,470	-5,025,358	-21,476,861	-41,317,247	£6,458
£7,212	15,906,197	23,390,621	20,668,309	18,275,168	14,122,806	4,438,698	-9,318,304	-24,414,075	£7,212
£7,965	18,774,429	27,648,244	26,137,330	25,077,186	22,305,754	13,998,019	2,883,717	-7,476,557	£7,965
£8,719	21,467,245	31,630,482	31,301,670	31,529,221	30,066,426	23,085,704	14,533,568	8,608,926	£8,719
£9,472	24,160,060	35,612,719	36,466,010	37,936,743	37,824,540	32,098,238	26,072,554	24,525,837	£9,472
£10,226	26,852,875	39,594,956	41,630,350	44,344,265	45,542,574	41,085,089	37,578,675	40,286,181	£10,226
£10,979	29,721,108	43,836,608	47,050,550	51,085,709	53,565,523	50,420,243	49,356,032	56,552,532	£10,979
£11,733	32,413,923	47,818,845	52,183,303	57,452,112	61,254,549	59,322,295	60,736,884	72,109,031	£11,733
£12,486	35,106,739	51,801,083	57,316,057	63,814,934	68,943,575	68,224,345	72,056,220	87,665,529	£12,486
£13,240	37,799,553	55,783,320	62,448,811	70,177,757	76,589,666	77,122,710	83,330,613	103,140,401	£13,240
Private floor area	5,730	8,595	11,460	14,325	17,190	20,055	25,785	35,813	

RLVs less existing use value **£15,620,000 per hectare** **Office**
£6,323,887 per acre
Incl premium to landowner **£18,744,000 per hectare**

Density - units/ha ->	100 uph	150 uph	200 uph	250 uph	300 uph	350 uph	450 uph	625 uph	
Build costs ->	£1554 per sqm	£1554 per sqm	£2087 per sqm	£2227 per sqm	£2584 per sqm	£2871 per sqm	£3261 per sqm	£3409 per sqm	
Sales value per sq m									Sales value per sq m
£3,444	-16,701,821	-15,942,029	-25,165,490	-34,487,209	-45,667,131	-62,260,128	-88,811,127	-127,385,318	£3,444
£4,198	-13,986,752	-11,900,314	-19,703,482	-27,671,784	-37,488,622	-52,781,756	-76,819,790	-110,770,764	£4,198
£4,951	-11,183,249	-7,751,002	-14,214,895	-20,710,002	-29,132,521	-43,097,568	-64,620,148	-93,867,591	£4,951
£5,705	-8,311,143	-3,488,105	-8,661,243	-13,716,553	-20,651,982	-33,207,565	-52,212,198	-76,675,801	£5,705
£6,458	-5,618,327	514,080	-3,418,747	-7,155,178	-12,679,530	-23,769,358	-40,220,861	-60,061,247	£6,458
£7,212	-2,837,803	4,646,621	1,924,309	-468,832	-4,621,194	-14,305,302	-28,062,304	-43,158,075	£7,212
£7,965	30,429	8,904,244	7,393,330	6,333,186	3,561,754	-4,745,981	-15,860,283	-26,220,557	£7,965
£8,719	2,723,245	12,886,482	12,557,670	12,785,221	11,322,426	4,341,704	4,210,432	-10,135,074	£8,719
£9,472	5,416,060	16,868,719	17,722,010	19,192,743	19,080,540	13,354,238	7,328,554	5,781,837	£9,472
£10,226	8,108,875	20,850,956	22,886,350	25,600,265	26,798,574	22,341,089	18,834,675	21,542,181	£10,226
£10,979	10,977,108	25,092,608	28,306,550	32,341,709	34,821,523	31,676,243	30,612,032	37,808,532	£10,979
£11,733	13,669,923	29,074,845	33,439,303	38,708,112	42,510,549	40,578,295	41,992,884	53,365,031	£11,733
£12,486	16,362,739	33,057,083	38,572,057	45,070,934	50,199,575	49,480,345	53,312,220	68,921,529	£12,486
£13,240	19,055,553	37,039,320	43,704,811	51,433,757	57,845,666	58,378,710	64,586,613	84,396,401	£13,240

Value ranges: Current | Inflated (10% real growth) | Inflated (25% real growth)

RLVs less existing use value **£11,620,000 per hectare** **Industrial/Storage/Distribution**
£4,704,453 per acre
Incl premium to landowner **£13,944,000 per hectare**

Density - units/ha ->	100 uph	150 uph	200 uph	250 uph	300 uph	350 uph	450 uph	625 uph	
Build costs ->	£1554 per sqm	£1554 per sqm	£2087 per sqm	£2227 per sqm	£2584 per sqm	£2871 per sqm	£3261 per sqm	£3409 per sqm	
Sales value per sq m									Sales value per sq m
£3,444	-11,901,821	-11,142,029	-20,365,490	-29,687,209	-40,867,131	-57,460,128	-84,011,127	-122,585,318	£3,444
£4,198	-9,186,752	-7,100,314	-14,903,482	-22,871,784	-32,688,622	-47,981,756	-72,019,790	-105,970,764	£4,198
£4,951	-6,383,249	-2,951,002	-9,414,895	-15,910,002	-24,332,521	-38,297,568	-59,820,148	-89,067,591	£4,951
£5,705	-3,511,143	1,311,895	-3,861,243	-8,916,553	-15,851,982	-28,407,565	-47,412,198	-71,875,801	£5,705
£6,458	-818,327	5,314,080	1,381,253	-2,355,178	-7,879,530	-18,969,358	-35,420,861	-55,261,247	£6,458
£7,212	1,962,197	9,446,621	6,724,309	4,331,168	178,806	-9,505,302	-23,262,304	-38,358,075	£7,212
£7,965	4,830,429	13,704,244	12,193,330	11,133,186	8,361,754	54,019	-11,060,283	-21,420,557	£7,965
£8,719	7,523,245	17,686,482	17,357,670	17,585,221	16,122,426	9,141,704	589,568	-5,335,074	£8,719
£9,472	10,216,060	21,668,719	22,522,010	23,992,743	23,880,540	18,154,238	12,128,554	10,581,837	£9,472
£10,226	12,908,875	25,650,956	27,686,350	30,400,265	31,598,574	27,141,089	23,634,675	26,342,181	£10,226
£10,979	15,777,108	29,892,608	33,106,550	37,141,709	39,621,523	36,476,243	35,412,032	42,608,532	£10,979
£11,733	18,469,923	33,874,845	38,239,303	43,508,112	47,310,549	45,378,295	46,792,884	58,165,031	£11,733
£12,486	21,162,739	37,857,083	43,372,057	49,870,934	54,999,575	54,280,345	58,112,220	73,721,529	£12,486
£13,240	23,855,553	41,839,320	48,504,811	56,233,757	62,645,666	63,178,710	69,386,613	89,196,401	£13,240

Value ranges: Current | Inflated (10% real growth) | Inflated (25% real growth)

RLVs less existing use value **£6,000,000 per hectare** **Car Parking sites etc**
£2,429,150 per acre
Incl premium to landowner **£7,200,000 per hectare**

Density - units/ha ->	100 uph	150 uph	200 uph	250 uph	300 uph	350 uph	450 uph	625 uph	
Build costs ->	£1554 per sqm	£1554 per sqm	£2087 per sqm	£2227 per sqm	£2584 per sqm	£2871 per sqm	£3261 per sqm	£3409 per sqm	
Sales value per sq m									Sales value per sq m
£3,444	-5,157,821	-4,398,029	-13,621,490	-22,943,209	-34,123,131	-50,716,128	-77,267,127	-115,841,318	£3,444
£4,198	-2,442,752	-356,314	-8,159,482	-16,127,784	-25,944,622	-41,237,756	-65,275,790	-99,226,764	£4,198
£4,951	360,751	3,792,998	-2,670,895	-9,166,002	-17,588,521	-31,553,568	-53,076,148	-82,323,591	£4,951
£5,705	3,232,857	8,055,895	2,882,757	-2,172,553	-9,107,982	-21,663,565	-40,668,198	-65,131,801	£5,705
£6,458	5,925,673	12,058,080	8,125,253	4,388,822	-1,135,530	-12,225,358	-28,676,861	-48,517,247	£6,458
£7,212	8,706,197	16,190,621	13,468,309	11,075,168	6,922,806	-2,761,302	-16,518,304	-31,614,075	£7,212
£7,965	11,574,429	20,448,244	18,937,330	17,877,186	15,105,754	6,798,019	-4,316,283	-14,676,557	£7,965
£8,719	14,267,245	24,430,482	24,101,670	24,329,221	22,866,426	15,885,704	7,333,568	1,408,926	£8,719
£9,472	16,960,060	28,412,719	29,266,010	30,736,743	30,624,540	24,898,238	18,872,554	17,325,837	£9,472
£10,226	19,652,875	32,394,956	34,430,350	37,144,265	38,342,574	33,885,089	30,378,675	33,086,181	£10,226
£10,979	22,521,108	36,636,608	39,850,550	43,885,709	46,365,523	43,220,243	42,156,032	49,352,532	£10,979
£11,733	25,213,923	40,618,845	44,983,303	50,252,112	54,054,549	52,122,295	53,536,884	64,909,031	£11,733
£12,486	27,906,739	44,601,083	50,116,057	56,614,934	61,743,575	61,024,345	64,856,220	80,465,529	£12,486
£13,240	30,599,553	48,583,320	55,248,811	62,977,757	69,389,666	69,922,710	76,130,613	95,940,401	£13,240

Value ranges: Current | Inflated (10% real growth) | Inflated (25% real growth)

RLVs less existing use value **£4,000,000 per hectare** **Community sites/backlands**
£1,619,433 per acre
Incl premium to landowner **£4,800,000 per hectare**

Density - units/ha ->	100 uph	150 uph	200 uph	250 uph	300 uph	350 uph	450 uph	625 uph	
Build costs ->	£1554 per sqm	£1554 per sqm	£2087 per sqm	£2227 per sqm	£2584 per sqm	£2871 per sqm	£3261 per sqm	£3409 per sqm	
Sales value £per sq m									Sales value £per sq m
£3,444	-2,757,821	-1,998,029	-11,221,490	-20,543,209	-31,723,131	-48,316,128	-74,867,127	-113,441,318	£3,444
£4,198	-42,752	2,043,686	-5,759,482	-13,727,784	-23,544,622	-38,837,756	-62,875,790	-96,826,764	£4,198
£4,951	2,760,751	6,192,998	-270,895	-6,766,002	-15,188,521	-29,153,568	-50,676,148	-79,923,591	£4,951
£5,705	5,632,857	10,455,895	5,282,757	227,447	-6,707,982	-19,263,565	-38,268,198	-62,731,801	£5,705
£6,458	8,325,673	14,458,080	10,525,253	6,788,822	1,264,470	-9,825,358	-26,276,861	-46,117,247	£6,458
£7,212	11,106,197	18,590,621	15,868,309	13,475,168	9,322,806	361,302	-14,118,304	-29,214,075	£7,212
£7,965	13,974,429	22,848,244	21,337,330	20,277,186	17,505,754	9,198,019	1,916,283	-12,276,557	£7,965
£8,719	16,667,245	26,830,482	26,501,670	26,729,221	25,266,426	18,285,704	9,733,568	3,808,926	£8,719
£9,472	19,360,060	30,812,719	31,666,010	33,136,743	33,024,540	27,298,238	21,272,554	19,725,837	£9,472
£10,226	22,052,875	34,794,956	36,830,350	39,544,265	40,742,574	36,285,089	32,778,675	35,486,181	£10,226
£10,979	24,921,108	39,036,608	42,250,550	46,285,709	48,765,523	45,620,243	44,556,032	51,752,532	£10,979
£11,733	27,613,923	43,018,845	47,383,303	52,652,112	56,454,549	54,522,295	55,936,884	67,309,031	£11,733
£12,486	30,306,739	47,001,083	52,516,057	59,014,934	64,143,575	63,424,345	67,256,220	82,865,529	£12,486
£13,240	32,999,553	50,983,320	57,648,811	65,377,757	71,789,666	72,322,710	78,530,613	98,340,401	£13,240

Value ranges: Current | Inflated (10% real growth) | Inflated (25% real growth)

MODEL 2

Density - units/ha ->	100 uph	150 uph	200 uph	250 uph	300 uph	350 uph	450 uph	625 uph	
Build costs ->	£1554 per sqm	£1554 per sqm	£2087 per sqm	£2227 per sqm	£2584 per sqm	£2871 per sqm	£3261 per sqm	£3409 per sqm	
Sales value psm									Sales value psm
£3,444	2,042,179	2,801,971	- 6,421,490	- 15,743,209	- 26,923,131	- 43,516,128	- 70,067,127	- 108,641,318	£3,444
£4,198	4,757,248	6,843,686	- 959,482	- 8,927,784	- 18,744,622	- 34,037,756	- 58,075,790	- 92,026,764	£4,198
£4,951	7,560,751	10,992,998	4,529,105	- 1,966,002	- 10,388,521	- 24,353,568	- 45,876,148	- 75,123,591	£4,951
£5,705	10,432,857	15,255,895	10,082,757	5,027,447	- 1,907,982	- 14,463,565	- 33,468,198	- 57,931,801	£5,705
£6,458	13,125,673	19,258,080	15,325,253	11,588,822	6,064,470	- 5,025,358	21,476,861	- 41,317,247	£6,458
£7,212	15,906,197	23,390,621	20,668,309	18,275,168	14,122,806	4,438,698	9,318,304	- 24,414,075	£7,212
£7,965	18,774,429	27,648,244	26,137,330	25,077,186	22,305,754	13,998,019	2,883,717	- 7,476,557	£7,965
£8,719	21,467,245	31,630,482	31,301,670	31,529,221	30,066,426	23,085,704	14,533,568	8,608,926	£8,719
£9,472	24,160,060	35,612,719	36,466,010	37,936,743	37,824,540	32,098,238	26,072,554	24,525,837	£9,472
£10,226	26,852,875	39,594,956	41,630,350	44,344,265	45,542,574	41,085,089	37,578,675	40,286,181	£10,226
£10,979	29,721,108	43,836,608	47,050,550	51,085,709	53,565,523	50,420,243	49,356,032	56,552,532	£10,979
£11,733	32,413,923	47,818,845	52,183,303	57,452,112	61,254,549	59,322,295	60,736,884	72,109,031	£11,733
£12,486	35,106,739	51,801,083	57,316,057	63,814,934	68,943,575	68,224,345	72,056,220	87,665,529	£12,486
£13,240	37,799,553	55,783,320	62,448,811	70,177,757	76,589,666	77,122,710	83,330,613	103,140,401	£13,240

Aff Hsg	25%
% SR	50%
% SO	50%
S106 (private)	£1,500 per unit
S106 (affordable)	£1,500 per unit
CSH (% uplift on Private	0%
CSH (% uplift on AH)	0%
Grant	No
Developer's profi	17%

RLVs less existing use value **£15,620,000 per hectare** **£6,323,887 per acre** **Office**

Density - units/ha ->	100 uph	150 uph	200 uph	250 uph	300 uph	350 uph	450 uph	625 uph	
Build costs->	£1554 per sqm	£1554 per sqm	£2087 per sqm	£2227 per sqm	£2584 per sqm	£2871 per sqm	£3261 per sqm	£3409 per sqm	
Sales value £per sq m									Sales value £per sq m
£3,444	☹	☹	☹	☹	☹	☹	☹	☹	£3,444
£4,198	☹	☹	☹	☹	☹	☹	☹	☹	£4,198
£4,951	☹	☹	☹	☹	☹	☹	☹	☹	£4,951
£5,705	☹	☹	☹	☹	☹	☹	☹	☹	£5,705
£6,458	☹	☺	☹	☹	☹	☹	☹	☹	£6,458
£7,212	☹	☺	☺	☹	☹	☹	☹	☹	£7,212
£7,965	☺	☺	☺	☺	☺	☹	☹	☹	£7,965
£8,719	☺	☺	☺	☺	☺	☺	☹	☹	£8,719
£9,472	☺	☺	☺	☺	☺	☺	☺	☺	£9,472
£10,226	☺	☺	☺	☺	☺	☺	☺	☺	£10,226
£10,979	☺	☺	☺	☺	☺	☺	☺	☺	£10,979
£11,733	☺	☺	☺	☺	☺	☺	☺	☺	£11,733
£12,486	☺	☺	☺	☺	☺	☺	☺	☺	£12,486
£13,240	☺	☺	☺	☺	☺	☺	☺	☺	£13,240

Value ranges

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

RLVs less existing use value **£11,620,000 per hectare** **£4,704,453 per acre** **Industrial/Storage/Distribution**

Density - units/ha ->	100 uph	150 uph	200 uph	250 uph	300 uph	350 uph	450 uph	625 uph	
Build costs ->	£1554 per sqm	£1554 per sqm	£2087 per sqm	£2227 per sqm	£2584 per sqm	£2871 per sqm	£3261 per sqm	£3409 per sqm	
Sales value per sq m									Sales value per sq m
£3,444	☹	☹	☹	☹	☹	☹	☹	☹	£3,444
£4,198	☹	☹	☹	☹	☹	☹	☹	☹	£4,198
£4,951	☹	☹	☹	☹	☹	☹	☹	☹	£4,951
£5,705	☹	☺	☹	☹	☹	☹	☹	☹	£5,705
£6,458	☹	☺	☺	☹	☹	☹	☹	☹	£6,458
£7,212	☺	☺	☺	☺	☺	☹	☹	☹	£7,212
£7,965	☺	☺	☺	☺	☺	☺	☹	☹	£7,965
£8,719	☺	☺	☺	☺	☺	☺	☺	☹	£8,719
£9,472	☺	☺	☺	☺	☺	☺	☺	☺	£9,472
£10,226	☺	☺	☺	☺	☺	☺	☺	☺	£10,226
£10,979	☺	☺	☺	☺	☺	☺	☺	☺	£10,979
£11,733	☺	☺	☺	☺	☺	☺	☺	☺	£11,733
£12,486	☺	☺	☺	☺	☺	☺	☺	☺	£12,486
£13,240	☺	☺	☺	☺	☺	☺	☺	☺	£13,240

Value ranges

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

RLVs less existing use value **£6,000,000 per hectare** **£2,429,150 per acre** **Car Parking sites etc**

Density - units/ha ->	100 uph	150 uph	200 uph	250 uph	300 uph	350 uph	450 uph	625 uph	
Build costs ->	£1554 per sqm	£1554 per sqm	£2087 per sqm	£2227 per sqm	£2584 per sqm	£2871 per sqm	£3261 per sqm	£3409 per sqm	
Sales value £per sq m									Sales value £per sq m
£3,444	☹	☹	☹	☹	☹	☹	☹	☹	£3,444
£4,198	☹	☹	☹	☹	☹	☹	☹	☹	£4,198
£4,951	☺	☺	☹	☹	☹	☹	☹	☹	£4,951
£5,705	☺	☺	☺	☹	☹	☹	☹	☹	£5,705
£6,458	☺	☺	☺	☺	☹	☹	☹	☹	£6,458
£7,212	☺	☺	☺	☺	☺	☹	☹	☹	£7,212
£7,965	☺	☺	☺	☺	☺	☺	☹	☹	£7,965
£8,719	☺	☺	☺	☺	☺	☺	☺	☺	£8,719
£9,472	☺	☺	☺	☺	☺	☺	☺	☺	£9,472
£10,226	☺	☺	☺	☺	☺	☺	☺	☺	£10,226
£10,979	☺	☺	☺	☺	☺	☺	☺	☺	£10,979
£11,733	☺	☺	☺	☺	☺	☺	☺	☺	£11,733
£12,486	☺	☺	☺	☺	☺	☺	☺	☺	£12,486
£13,240	☺	☺	☺	☺	☺	☺	☺	☺	£13,240

Value ranges

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

RLVs less existing use value **£4,000,000 per hectare** **£1,619,433 per acre** **Community sites/backlands**

Density - units/ha ->	100 uph	150 uph	200 uph	250 uph	300 uph	350 uph	450 uph	625 uph	
Build costs ->	£1554 per sqm	£1554 per sqm	£2087 per sqm	£2227 per sqm	£2584 per sqm	£2871 per sqm	£3261 per sqm	£3409 per sqm	
Sales value per sq m									Sales value per sq m
£3,444	☹	☹	☹	☹	☹	☹	☹	☹	£3,444
£4,198	☹	☺	☹	☹	☹	☹	☹	☹	£4,198
£4,951	☺	☺	☹	☹	☹	☹	☹	☹	£4,951
£5,705	☺	☺	☺	☺	☹	☹	☹	☹	£5,705
£6,458	☺	☺	☺	☺	☺	☹	☹	☹	£6,458
£7,212	☺	☺	☺	☺	☺	☹	☹	☹	£7,212
£7,965	☺	☺	☺	☺	☺	☺	☹	☹	£7,965
£8,719	☺	☺	☺	☺	☺	☺	☺	☺	£8,719
£9,472	☺	☺	☺	☺	☺	☺	☺	☺	£9,472
£10,226	☺	☺	☺	☺	☺	☺	☺	☺	£10,226
£10,979	☺	☺	☺	☺	☺	☺	☺	☺	£10,979
£11,733	☺	☺	☺	☺	☺	☺	☺	☺	£11,733
£12,486	☺	☺	☺	☺	☺	☺	☺	☺	£12,486
£13,240	☺	☺	☺	☺	☺	☺	☺	☺	£13,240

Value ranges

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

MODEL 3

Aff Hsg	25%
% SR	60%
% SO	40%
S106 (private)	£1,500 per unit
S106 (affordable)	£1,500 per unit
CSH (uplift p.u. on PD)	Level 4
CSH (p.u. uplift on AH)	Level 4
Grant	No
Developer's profit	20%
CIL (per sqm)*	£250

* plus Mayoral CIL of £50 per sqm

Density - units/ha ->	100 uph	150 uph	200 uph	250 uph	300 uph	350 uph	450 uph	625 uph	
Build costs ->	£1554 per sqm	£1554 per sqm	£2087 per sqm	£2227 per sqm	£2584 per sqm	£2871 per sqm	£3261 per sqm	£3409 per sqm	
Sales value per sm									Sales value per sm
£3,444	1,407,475	1,854,166	-7,748,032	-17,403,825	-28,936,053	-45,880,070	-73,111,191	-112,906,964	£3,444
£4,198	4,024,410	5,749,794	-2,461,607	-10,834,741	-21,053,152	-36,744,291	-61,553,276	-96,892,937	£4,198
£4,951	6,726,582	9,761,545	2,850,460	-4,094,485	-12,999,078	-27,410,133	-49,794,583	-80,600,723	£4,951
£5,705	9,502,739	13,870,362	8,225,266	2,677,888	-4,783,665	-17,877,600	-37,835,113	-64,030,322	£5,705
£6,458	12,098,224	17,727,890	13,296,711	9,033,059	2,942,072	-8,741,819	-26,277,198	-48,016,294	£6,458
£7,212	14,778,247	21,711,062	18,450,119	15,496,283	10,750,636	449,517	-14,518,506	-31,724,080	£7,212
£7,965	17,542,809	25,819,879	23,730,838	22,064,880	18,637,814	9,706,372	2,702,055	-15,215,420	£7,965
£8,719	20,138,293	29,663,874	28,721,080	28,296,297	26,159,521	18,476,658	8,583,216	367,340	£8,719
£9,472	22,733,778	33,502,175	33,698,758	34,490,657	33,637,221	27,217,624	19,781,043	15,772,955	£9,472
£10,226	25,329,262	37,340,476	38,676,434	40,666,582	41,114,921	35,879,649	30,871,280	31,072,573	£10,226
£10,979	28,093,824	41,428,815	43,913,519	47,164,360	48,850,839	44,917,851	42,298,946	46,755,733	£10,979
£11,733	30,689,308	45,267,117	48,869,918	53,331,711	56,261,949	53,511,925	53,268,442	61,854,245	£11,733
£12,486	33,284,793	49,105,417	53,817,150	59,464,551	63,673,058	62,092,215	64,237,939	76,848,460	£12,486
£13,240	35,880,278	52,943,719	58,764,383	65,597,392	71,084,168	70,672,506	75,121,615	91,842,675	£13,240
Private floor area	5,730	8,595	11,460	14,325	17,190	20,055	25,785	35,813	

RLVs less existing use value **£15,620,000 per hectare** **Office**
£6,323,887 per acre
Incl premium to landowner **£18,744,000 per hectare**

Density - units/ha ->	100 uph	150 uph	200 uph	250 uph	300 uph	350 uph	450 uph	625 uph	
Build costs ->	£1554 per sqm	£1554 per sqm	£2087 per sqm	£2227 per sqm	£2584 per sqm	£2871 per sqm	£3261 per sqm	£3409 per sqm	
Sales value per sq m									Sales value per sq m
£3,444	-17,336,525	-16,889,834	-26,492,032	-36,147,825	-47,680,053	-64,624,070	-91,855,191	-131,650,964	£3,444
£4,198	-14,719,590	-12,994,206	-21,205,607	-29,578,741	-39,797,152	-55,488,291	-80,297,276	-115,636,937	£4,198
£4,951	-12,017,418	-8,982,455	-15,893,540	-22,838,485	-31,743,078	-46,154,133	-68,538,583	-99,344,723	£4,951
£5,705	-9,241,261	-4,873,638	-10,518,734	-16,066,112	-23,527,665	-36,621,600	-56,579,113	-82,774,322	£5,705
£6,458	-6,645,776	-1,016,110	-5,447,289	-9,710,941	-15,801,928	-27,485,819	-45,021,198	-66,760,294	£6,458
£7,212	-3,965,753	2,967,062	-293,881	-3,247,717	-7,993,364	-18,294,483	-33,262,506	-50,468,080	£7,212
£7,965	-1,201,191	7,075,879	4,986,838	3,320,880	-106,186	-9,037,628	-21,446,055	-33,959,420	£7,965
£8,719	1,394,293	10,919,874	9,977,080	9,552,297	7,415,521	-267,342	-10,160,784	-18,376,660	£8,719
£9,472	3,989,778	14,758,175	14,954,758	15,746,657	14,893,221	8,473,624	1,037,043	-2,971,045	£9,472
£10,226	6,585,262	18,596,476	19,932,434	21,922,582	22,370,921	17,135,649	12,127,280	12,328,573	£10,226
£10,979	9,349,824	22,684,815	25,169,519	28,420,360	30,106,839	26,173,851	23,554,946	28,011,733	£10,979
£11,733	11,945,308	26,523,117	30,125,918	34,587,711	37,517,949	34,767,925	34,524,442	43,110,245	£11,733
£12,486	14,540,793	30,361,417	35,073,150	40,720,551	44,929,058	43,348,215	45,493,939	58,104,460	£12,486
£13,240	17,136,278	34,199,719	40,020,383	46,853,392	52,340,168	51,928,506	56,377,615	73,098,675	£13,240

Value ranges: Current; Inflated (10% real growth); Inflated (25% real growth)

RLVs less existing use value **£11,620,000 per hectare** **Industrial/Storage/Distribution**
£4,704,453 per acre
Incl premium to landowner **£13,944,000 per hectare**

Density - units/ha ->	100 uph	150 uph	200 uph	250 uph	300 uph	350 uph	450 uph	625 uph	
Build costs ->	£1554 per sqm	£1554 per sqm	£2087 per sqm	£2227 per sqm	£2584 per sqm	£2871 per sqm	£3261 per sqm	£3409 per sqm	
Sales value per sq m									Sales value per sq m
£3,444	-12,536,525	-12,089,834	-21,692,032	-31,347,825	-42,880,053	-59,824,070	-87,055,191	-126,850,964	£3,444
£4,198	-9,919,590	-8,194,206	-16,405,607	-24,778,741	-34,997,152	-50,688,291	-75,497,276	-110,836,937	£4,198
£4,951	-7,217,418	-4,182,455	-11,093,540	-18,038,485	-26,943,078	-41,354,133	-63,738,583	-94,544,723	£4,951
£5,705	-4,441,261	-73,638	-5,718,734	-11,266,112	-18,727,665	-31,821,600	-51,779,113	-77,974,322	£5,705
£6,458	-1,845,776	3,783,890	-647,289	-4,910,941	-11,001,928	-22,685,819	-40,221,198	-61,960,294	£6,458
£7,212	834,247	7,767,062	4,506,119	1,552,283	-3,193,364	-13,494,483	-28,462,506	-45,668,080	£7,212
£7,965	3,598,809	11,875,879	9,786,838	8,120,880	4,693,814	-4,237,628	-16,646,055	-29,159,420	£7,965
£8,719	6,194,293	15,719,874	14,777,080	14,352,297	12,215,521	4,532,658	-5,360,784	-13,576,660	£8,719
£9,472	8,789,778	19,558,175	19,754,758	20,546,657	19,693,221	13,273,624	5,837,043	-1,828,955	£9,472
£10,226	11,385,262	23,396,476	24,732,434	26,722,582	27,170,921	21,935,649	16,927,280	17,128,573	£10,226
£10,979	14,149,824	27,484,815	29,969,519	33,220,360	34,906,839	30,973,851	28,354,946	32,811,733	£10,979
£11,733	16,745,308	31,323,117	34,925,918	39,387,711	42,317,949	39,567,925	39,324,442	47,910,245	£11,733
£12,486	19,340,793	35,161,417	39,873,150	45,520,551	49,729,058	48,148,215	50,293,939	62,904,460	£12,486
£13,240	21,936,278	38,999,719	44,820,383	51,653,392	57,140,168	56,728,506	61,177,615	77,898,675	£13,240

Value ranges: Current; Inflated (10% real growth); Inflated (25% real growth)

RLVs less existing use value **£6,000,000 per hectare** **Car Parking sites etc**
£2,429,150 per acre
Incl premium to landowner **£7,200,000 per hectare**

Density - units/ha ->	100 uph	150 uph	200 uph	250 uph	300 uph	350 uph	450 uph	625 uph	
Build costs ->	£1554 per sqm	£1554 per sqm	£2087 per sqm	£2227 per sqm	£2584 per sqm	£2871 per sqm	£3261 per sqm	£3409 per sqm	
Sales value per sq m									Sales value per sq m
£3,444	-5,792,525	-5,345,834	-14,948,032	-24,603,825	-36,136,053	-53,080,070	-80,311,191	-120,106,964	£3,444
£4,198	-3,175,590	-1,450,206	-9,661,607	-18,034,741	-28,253,152	-43,944,291	-68,753,276	-104,092,937	£4,198
£4,951	-473,418	2,561,545	-4,349,540	-11,294,485	-20,199,078	-34,610,133	-56,994,583	-87,800,723	£4,951
£5,705	2,302,739	6,670,362	1,025,266	-4,522,112	-11,983,665	-25,077,600	-45,035,113	-71,230,322	£5,705
£6,458	4,898,224	10,527,890	6,096,711	1,833,059	-4,257,928	-15,941,819	-33,477,198	-55,216,294	£6,458
£7,212	7,578,247	14,511,062	11,250,119	8,296,283	3,550,636	-6,750,483	-21,718,506	-38,924,080	£7,212
£7,965	10,342,809	18,619,879	16,530,838	14,864,880	11,437,814	2,506,372	-9,902,055	-22,415,420	£7,965
£8,719	12,938,293	22,463,874	21,521,080	21,096,297	18,959,521	11,276,658	1,383,216	-6,832,660	£8,719
£9,472	15,533,778	26,302,175	26,498,758	27,290,657	26,437,221	20,017,624	12,581,043	8,572,955	£9,472
£10,226	18,129,262	30,140,476	31,476,434	33,466,582	33,914,921	28,679,649	23,671,280	23,872,573	£10,226
£10,979	20,893,824	34,228,815	36,713,519	39,964,360	41,650,839	37,717,851	35,098,946	39,555,733	£10,979
£11,733	23,489,308	38,067,117	41,669,918	46,131,711	49,061,949	46,311,925	46,068,442	54,654,245	£11,733
£12,486	26,084,793	41,905,417	46,617,150	52,264,551	56,473,058	54,892,215	57,037,939	69,648,460	£12,486
£13,240	28,680,278	45,743,719	51,564,383	58,397,392	63,884,168	63,472,506	67,921,615	84,642,675	£13,240

Value ranges: Current; Inflated (10% real growth); Inflated (25% real growth)

RLVs less existing use value **£4,000,000 per hectare** **Community sites/backlands**
£1,619,433 per acre
Incl premium to landowner **£4,800,000 per hectare**

Density - units/ha ->	100 uph	150 uph	200 uph	250 uph	300 uph	350 uph	450 uph	625 uph	
Build costs ->	£1554 per sqm	£1554 per sqm	£2087 per sqm	£2227 per sqm	£2584 per sqm	£2871 per sqm	£3261 per sqm	£3409 per sqm	
Sales value £per sq m									Sales value £per sq m
£3,444	-3,392,525	-2,945,834	-12,548,032	-22,203,825	-33,736,053	-50,680,070	-77,911,191	-117,706,964	£3,444
£4,198	-775,590	949,794	-7,261,607	-15,634,741	-25,853,152	-41,544,291	-66,353,276	-101,692,937	£4,198
£4,951	1,926,582	4,961,545	-1,949,540	-8,894,485	-17,799,078	-32,210,133	-54,594,583	-85,400,723	£4,951
£5,705	4,702,739	9,070,362	3,425,266	-2,122,112	-9,583,665	-22,677,600	-42,635,113	-68,830,322	£5,705
£6,458	7,298,224	12,927,890	8,496,711	4,233,059	-1,857,928	-13,541,819	-31,077,198	-52,816,294	£6,458
£7,212	9,978,247	16,911,062	13,650,119	10,696,283	5,950,636	-4,350,483	-19,318,506	-36,524,080	£7,212
£7,965	12,742,809	21,019,879	18,930,838	17,264,880	13,837,814	4,906,372	-7,502,055	-20,015,420	£7,965
£8,719	15,338,293	24,863,874	23,921,080	23,496,297	21,359,521	13,676,658	3,783,216	-4,432,660	£8,719
£9,472	17,933,778	28,702,175	28,898,758	29,690,657	28,837,221	22,417,624	14,981,043	10,972,955	£9,472
£10,226	20,529,262	32,540,476	33,876,434	35,866,582	36,314,921	31,079,649	26,071,280	26,272,573	£10,226
£10,979	23,293,824	36,628,815	39,113,519	42,364,360	44,050,839	40,117,851	37,498,946	41,955,733	£10,979
£11,733	25,889,308	40,467,117	44,069,918	48,531,711	51,461,949	48,711,925	48,468,442	57,054,245	£11,733
£12,486	28,484,793	44,305,417	49,017,150	54,664,551	58,873,058	57,292,215	59,437,939	72,048,460	£12,486
£13,240	31,080,278	48,143,719	53,964,383	60,797,392	66,284,168	65,872,506	70,321,615	87,042,675	£13,240

Value ranges: Current; Inflated (10% real growth); Inflated (25% real growth)

MODEL 3

Density - units/ha ->	100 uph	150 uph	200 uph	250 uph	300 uph	350 uph	450 uph	625 uph	
Build costs ->	£1554 per sqm	£1554 per sqm	£2087 per sqm	£2227 per sqm	£2584 per sqm	£2871 per sqm	£3261 per sqm	£3409 per sqm	
Sales value psm									Sales value psm
£3,444	1,407,475	1,854,166	- 7,748,032	- 17,403,825	- 28,936,053	- 45,880,070	- 73,111,191	- 112,906,964	£3,444
£4,198	4,024,410	5,749,794	- 2,461,607	- 10,834,741	- 21,053,152	- 36,744,291	- 61,553,276	- 96,892,937	£4,198
£4,951	6,726,582	9,761,545	2,850,460	- 4,094,485	- 12,999,078	- 27,410,133	- 49,794,583	- 80,600,723	£4,951
£5,705	9,502,739	13,870,362	8,225,266	2,677,888	- 4,783,665	- 17,877,600	- 37,835,113	- 64,030,322	£5,705
£6,458	12,098,224	17,727,890	13,296,711	9,033,059	2,942,072	- 8,741,819	26,277,198	- 48,016,294	£6,458
£7,212	14,778,247	21,711,062	18,450,119	15,496,283	10,750,636	449,517	14,518,506	- 31,724,080	£7,212
£7,965	17,542,809	25,819,879	23,730,838	22,064,880	18,637,814	9,706,372	- 2,702,055	- 15,215,420	£7,965
£8,719	20,138,293	29,663,874	28,721,080	28,296,297	26,159,521	18,476,658	8,583,216	367,340	£8,719
£9,472	22,733,778	33,502,175	33,698,758	34,490,657	33,637,221	27,217,624	19,781,043	15,772,955	£9,472
£10,226	25,329,262	37,340,476	38,676,434	40,666,582	41,114,921	35,879,649	30,871,280	31,072,573	£10,226
£10,979	28,093,824	41,428,815	43,913,519	47,164,360	48,850,839	44,917,851	42,298,946	46,755,733	£10,979
£11,733	30,689,308	45,267,117	48,869,918	53,331,711	56,261,949	53,511,925	53,268,442	61,854,245	£11,733
£12,486	33,284,793	49,105,417	53,817,150	59,464,551	63,673,058	62,092,215	64,237,939	76,848,460	£12,486
£13,240	35,880,278	52,943,719	58,764,383	65,597,392	71,084,168	70,672,506	75,121,615	91,842,675	£13,240

Aff Hsg	25%
% SR	60%
% SO	40%
S106 (private)	£1,500 per unit
S106 (affordable)	£1,500 per unit
CSH (% uplift on Private	0%
CSH (% uplift on AH)	0%
Grant	No
Developer's profi	20%

RLVs less existing use value **£15,620,000 per hectare** **£6,323,887 per acre** **Office**

Density - units/ha ->	100 uph	150 uph	200 uph	250 uph	300 uph	350 uph	450 uph	625 uph	
Build costs->	£1554 per sqm	£1554 per sqm	£2087 per sqm	£2227 per sqm	£2584 per sqm	£2871 per sqm	£3261 per sqm	£3409 per sqm	
Sales value £per sq m									Sales value £per sq m
£3,444	☹	☹	☹	☹	☹	☹	☹	☹	£3,444
£4,198	☹	☹	☹	☹	☹	☹	☹	☹	£4,198
£4,951	☹	☹	☹	☹	☹	☹	☹	☹	£4,951
£5,705	☹	☹	☹	☹	☹	☹	☹	☹	£5,705
£6,458	☹	☹	☹	☹	☹	☹	☹	☹	£6,458
£7,212	☹	☺	☹	☹	☹	☹	☹	☹	£7,212
£7,965	☹	☺	☺	☺	☹	☹	☹	☹	£7,965
£8,719	☺	☺	☺	☺	☺	☹	☹	☹	£8,719
£9,472	☺	☺	☺	☺	☺	☺	☺	☹	£9,472
£10,226	☺	☺	☺	☺	☺	☺	☺	☺	£10,226
£10,979	☺	☺	☺	☺	☺	☺	☺	☺	£10,979
£11,733	☺	☺	☺	☺	☺	☺	☺	☺	£11,733
£12,486	☺	☺	☺	☺	☺	☺	☺	☺	£12,486
£13,240	☺	☺	☺	☺	☺	☺	☺	☺	£13,240

Value ranges

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

RLVs less existing use value **£11,620,000 per hectare** **£4,704,453 per acre** **Industrial/Storage/Distribution**

Density - units/ha ->	100 uph	150 uph	200 uph	250 uph	300 uph	350 uph	450 uph	625 uph	
Build costs ->	£1554 per sqm	£1554 per sqm	£2087 per sqm	£2227 per sqm	£2584 per sqm	£2871 per sqm	£3261 per sqm	£3409 per sqm	
Sales value per sq m									Sales value per sq m
£3,444	☹	☹	☹	☹	☹	☹	☹	☹	£3,444
£4,198	☹	☹	☹	☹	☹	☹	☹	☹	£4,198
£4,951	☹	☹	☹	☹	☹	☹	☹	☹	£4,951
£5,705	☹	☹	☹	☹	☹	☹	☹	☹	£5,705
£6,458	☹	☺	☹	☹	☹	☹	☹	☹	£6,458
£7,212	☺	☺	☺	☺	☹	☹	☹	☹	£7,212
£7,965	☺	☺	☺	☺	☺	☹	☹	☹	£7,965
£8,719	☺	☺	☺	☺	☺	☺	☹	☹	£8,719
£9,472	☺	☺	☺	☺	☺	☺	☺	☺	£9,472
£10,226	☺	☺	☺	☺	☺	☺	☺	☺	£10,226
£10,979	☺	☺	☺	☺	☺	☺	☺	☺	£10,979
£11,733	☺	☺	☺	☺	☺	☺	☺	☺	£11,733
£12,486	☺	☺	☺	☺	☺	☺	☺	☺	£12,486
£13,240	☺	☺	☺	☺	☺	☺	☺	☺	£13,240

Value ranges

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

RLVs less existing use value **£6,000,000 per hectare** **£2,429,150 per acre** **Car Parking sites etc**

Density - units/ha ->	100 uph	150 uph	200 uph	250 uph	300 uph	350 uph	450 uph	625 uph	
Build costs ->	£1554 per sqm	£1554 per sqm	£2087 per sqm	£2227 per sqm	£2584 per sqm	£2871 per sqm	£3261 per sqm	£3409 per sqm	
Sales value £per sq m									Sales value £per sq m
£3,444	☹	☹	☹	☹	☹	☹	☹	☹	£3,444
£4,198	☹	☹	☹	☹	☹	☹	☹	☹	£4,198
£4,951	☹	☺	☹	☹	☹	☹	☹	☹	£4,951
£5,705	☺	☺	☺	☹	☹	☹	☹	☹	£5,705
£6,458	☺	☺	☺	☺	☹	☹	☹	☹	£6,458
£7,212	☺	☺	☺	☺	☺	☹	☹	☹	£7,212
£7,965	☺	☺	☺	☺	☺	☺	☹	☹	£7,965
£8,719	☺	☺	☺	☺	☺	☺	☺	☹	£8,719
£9,472	☺	☺	☺	☺	☺	☺	☺	☺	£9,472
£10,226	☺	☺	☺	☺	☺	☺	☺	☺	£10,226
£10,979	☺	☺	☺	☺	☺	☺	☺	☺	£10,979
£11,733	☺	☺	☺	☺	☺	☺	☺	☺	£11,733
£12,486	☺	☺	☺	☺	☺	☺	☺	☺	£12,486
£13,240	☺	☺	☺	☺	☺	☺	☺	☺	£13,240

Value ranges

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

RLVs less existing use value **£4,000,000 per hectare** **£1,619,433 per acre** **Community sites/backlands**

Density - units/ha ->	100 uph	150 uph	200 uph	250 uph	300 uph	350 uph	450 uph	625 uph	
Build costs ->	£1554 per sqm	£1554 per sqm	£2087 per sqm	£2227 per sqm	£2584 per sqm	£2871 per sqm	£3261 per sqm	£3409 per sqm	
Sales value per sq m									Sales value per sq m
£3,444	☹	☹	☹	☹	☹	☹	☹	☹	£3,444
£4,198	☹	☺	☹	☹	☹	☹	☹	☹	£4,198
£4,951	☺	☺	☹	☹	☹	☹	☹	☹	£4,951
£5,705	☺	☺	☺	☹	☹	☹	☹	☹	£5,705
£6,458	☺	☺	☺	☺	☹	☹	☹	☹	£6,458
£7,212	☺	☺	☺	☺	☺	☹	☹	☹	£7,212
£7,965	☺	☺	☺	☺	☺	☺	☹	☹	£7,965
£8,719	☺	☺	☺	☺	☺	☺	☺	☹	£8,719
£9,472	☺	☺	☺	☺	☺	☺	☺	☺	£9,472
£10,226	☺	☺	☺	☺	☺	☺	☺	☺	£10,226
£10,979	☺	☺	☺	☺	☺	☺	☺	☺	£10,979
£11,733	☺	☺	☺	☺	☺	☺	☺	☺	£11,733
£12,486	☺	☺	☺	☺	☺	☺	☺	☺	£12,486
£13,240	☺	☺	☺	☺	☺	☺	☺	☺	£13,240

Value ranges

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

MODEL 4

Aff Hsg	25%
% SR	50%
% SO	50%
S106 (private)	£1,500 per unit
S106 (affordable)	£1,500 per unit
CSH (uplift p.u. on PD)	Level 4
CSH (p.u. uplift on AH)	Level 4
Grant	No
Developer's profit	20%
CIL (per sqm)*	£250

* plus Mayoral CIL of £50 per sqm

Density - units/ha ->	100 uph	150 uph	200 uph	250 uph	300 uph	350 uph	450 uph	625 uph	
Build costs ->	£1554 per sqm	£1554 per sqm	£2087 per sqm	£2227 per sqm	£2584 per sqm	£2871 per sqm	£3261 per sqm	£3409 per sqm	
Sales value per sm									Sales value per sm
£3,444	1,572,953	2,103,584	-7,363,231	-16,912,927	-28,321,658	-45,136,666	-72,109,746	-111,470,088	£3,444
£4,198	4,189,887	5,999,211	-2,082,224	10,343,842	-20,438,757	-36,000,886	-60,551,831	-95,456,060	£4,198
£4,951	6,892,058	10,007,300	3,224,419	-3,609,650	-12,384,684	-26,666,729	-48,793,139	-79,163,846	£4,951
£5,705	9,665,910	14,116,118	8,593,793	3,155,092	-4,177,835	-17,134,195	-36,833,669	-62,593,446	£5,705
£6,458	12,261,394	17,973,645	13,663,278	9,503,405	3,539,328	-7,998,415	-25,275,753	-46,579,418	£6,458
£7,212	14,941,418	21,956,818	18,813,210	15,966,629	11,339,308	1,172,394	-13,517,061	-30,287,204	£7,212
£7,965	17,705,979	26,065,635	24,093,929	22,528,360	19,226,486	10,429,249	1,714,287	-13,797,693	£7,965
£8,719	20,301,464	29,906,517	29,078,728	28,759,776	26,739,599	19,189,255	9,557,293	1,765,897	£8,719
£9,472	22,896,948	33,744,819	34,056,405	34,947,263	34,217,299	27,919,929	20,741,412	17,152,319	£9,472
£10,226	25,492,433	37,583,120	39,034,083	41,123,187	41,689,351	36,581,953	31,831,649	32,432,723	£10,226
£10,979	28,256,995	41,671,458	44,271,167	47,620,966	49,422,314	45,620,156	43,245,591	48,115,883	£10,979
£11,733	30,852,479	45,509,760	49,222,117	53,781,434	56,833,423	54,203,925	54,215,088	63,195,159	£11,733
£12,486	33,447,964	49,348,060	54,169,349	59,914,275	64,244,533	62,784,215	65,184,585	78,189,374	£12,486
£13,240	36,043,448	53,186,362	59,116,582	66,047,116	71,647,279	71,364,506	76,054,522	93,183,590	£13,240
Private floor area	5,730	8,595	11,460	14,325	17,190	20,055	25,785	35,813	

RLVs less existing use value **£15,620,000 per hectare** **Office**
£6,323,887 per acre
Incl premium to landowner **£18,744,000 per hectare**

Density - units/ha ->	100 uph	150 uph	200 uph	250 uph	300 uph	350 uph	450 uph	625 uph	
Build costs ->	£1554 per sqm	£1554 per sqm	£2087 per sqm	£2227 per sqm	£2584 per sqm	£2871 per sqm	£3261 per sqm	£3409 per sqm	
Sales value per sq m									Sales value per sq m
£3,444	-17,171,047	-16,640,416	-26,107,231	-35,656,927	-47,065,658	-63,880,666	-90,853,746	-130,214,088	£3,444
£4,198	-14,554,113	-12,744,789	-20,826,224	-29,087,842	-39,182,757	-54,744,886	-79,295,831	-114,200,060	£4,198
£4,951	-11,851,942	-8,736,700	-15,519,581	-22,353,650	-31,128,684	-45,410,729	-67,537,139	-97,907,846	£4,951
£5,705	-9,078,090	-4,627,882	-10,150,207	-15,588,908	-22,921,835	-35,878,195	-55,577,669	-81,337,446	£5,705
£6,458	-6,482,606	-770,355	-5,080,722	-9,240,595	-15,204,672	-26,742,415	-44,019,753	-65,323,418	£6,458
£7,212	-3,802,582	3,212,818	69,210	-2,777,371	-7,404,692	-17,571,606	-32,261,061	-49,031,204	£7,212
£7,965	-1,038,021	7,321,635	5,349,929	3,784,360	482,486	-8,314,751	-20,458,287	-32,541,693	£7,965
£8,719	1,557,464	11,162,517	10,334,728	10,015,776	7,995,599	445,255	9,186,707	-16,978,103	£8,719
£9,472	4,152,948	15,000,819	15,312,405	16,203,263	15,473,299	9,175,929	1,997,412	-1,591,681	£9,472
£10,226	6,748,433	18,839,120	20,290,083	22,379,187	22,945,351	17,837,953	13,087,649	13,688,723	£10,226
£10,979	9,512,995	22,927,458	25,527,167	28,876,966	30,678,314	26,876,156	24,501,591	29,371,883	£10,979
£11,733	12,108,479	26,765,760	30,478,117	35,037,434	38,089,423	35,459,925	35,471,088	44,451,159	£11,733
£12,486	14,703,964	30,604,060	35,425,349	41,170,275	45,500,533	44,040,215	46,440,585	59,445,374	£12,486
£13,240	17,299,448	34,442,362	40,372,582	47,303,116	52,903,279	52,620,506	57,310,522	74,439,590	£13,240

Value ranges: Current | Inflated (10% real growth) | Inflated (25% real growth)

RLVs less existing use value **£11,620,000 per hectare** **Industrial/Storage/Distribution**
£4,704,453 per acre
Incl premium to landowner **£13,944,000 per hectare**

Density - units/ha ->	100 uph	150 uph	200 uph	250 uph	300 uph	350 uph	450 uph	625 uph	
Build costs ->	£1554 per sqm	£1554 per sqm	£2087 per sqm	£2227 per sqm	£2584 per sqm	£2871 per sqm	£3261 per sqm	£3409 per sqm	
Sales value per sq m									Sales value per sq m
£3,444	-12,371,047	-11,840,416	-21,307,231	-30,856,927	-42,265,658	-59,080,666	-86,053,746	-125,414,088	£3,444
£4,198	-9,754,113	-7,944,789	-16,026,224	-24,287,842	-34,382,757	-49,944,886	-74,495,831	-109,400,060	£4,198
£4,951	-7,051,942	-3,936,700	-10,719,581	-17,553,650	-26,328,684	-40,610,729	-62,737,139	-93,107,846	£4,951
£5,705	-4,278,090	172,118	-5,350,207	-10,788,908	-18,121,835	-31,078,195	-50,777,669	-76,537,446	£5,705
£6,458	-1,682,606	4,029,645	-280,722	-4,440,595	-10,404,672	-21,942,415	-39,219,753	-60,523,418	£6,458
£7,212	997,418	8,012,818	4,869,210	2,022,629	-2,604,692	-12,771,606	-27,461,061	-44,231,204	£7,212
£7,965	3,761,979	12,121,635	10,149,929	8,584,360	5,282,486	-3,514,751	-15,658,287	-27,741,693	£7,965
£8,719	6,357,464	15,962,517	15,134,728	14,815,776	12,795,599	5,245,255	-4,386,707	-12,178,103	£8,719
£9,472	8,952,948	19,800,819	20,112,405	21,003,263	20,273,299	13,975,929	6,797,412	3,208,319	£9,472
£10,226	11,548,433	23,639,120	25,090,083	27,179,187	27,745,351	22,637,953	17,887,649	18,488,723	£10,226
£10,979	14,312,995	27,727,458	30,327,167	33,676,966	35,478,314	31,676,156	29,301,591	34,171,883	£10,979
£11,733	16,908,479	31,565,760	35,278,117	39,837,434	42,889,423	40,259,925	40,271,088	49,251,159	£11,733
£12,486	19,503,964	35,404,060	40,225,349	45,970,275	50,300,533	48,840,215	51,240,585	64,245,374	£12,486
£13,240	22,099,448	39,242,362	45,172,582	52,103,116	57,703,279	57,420,506	62,110,522	79,239,590	£13,240

Value ranges: Current | Inflated (10% real growth) | Inflated (25% real growth)

RLVs less existing use value **£6,000,000 per hectare** **Car Parking sites etc**
£2,429,150 per acre
Incl premium to landowner **£7,200,000 per hectare**

Density - units/ha ->	100 uph	150 uph	200 uph	250 uph	300 uph	350 uph	450 uph	625 uph	
Build costs ->	£1554 per sqm	£1554 per sqm	£2087 per sqm	£2227 per sqm	£2584 per sqm	£2871 per sqm	£3261 per sqm	£3409 per sqm	
Sales value per sq m									Sales value per sq m
£3,444	-5,627,047	-5,096,416	-14,563,231	-24,112,927	-35,521,658	-52,336,666	-79,309,746	-118,670,088	£3,444
£4,198	-3,010,113	-1,200,789	-9,282,224	-17,543,842	-27,638,757	-43,200,886	-67,751,831	-102,656,060	£4,198
£4,951	-307,942	2,807,300	-3,975,581	-10,809,650	-19,584,684	-33,866,729	-55,993,139	-86,363,846	£4,951
£5,705	2,465,910	6,916,118	1,393,793	-4,044,908	-11,377,835	-24,334,195	-44,033,669	-69,793,446	£5,705
£6,458	5,061,394	10,773,645	6,463,278	2,303,405	-3,660,672	-15,198,415	-32,475,753	-53,779,418	£6,458
£7,212	7,741,418	14,756,818	11,613,210	8,766,629	4,139,308	-6,027,606	-20,717,061	-37,487,204	£7,212
£7,965	10,505,979	18,865,635	16,893,929	15,328,360	12,026,486	3,229,249	8,914,287	-20,997,693	£7,965
£8,719	13,101,464	22,706,517	21,878,728	21,559,776	19,539,599	11,989,255	2,357,293	-5,434,103	£8,719
£9,472	15,696,948	26,544,819	26,856,405	27,747,263	27,017,299	20,719,929	13,541,412	9,952,319	£9,472
£10,226	18,292,433	30,383,120	31,834,083	33,923,187	34,489,351	29,381,953	24,631,649	25,232,723	£10,226
£10,979	21,056,995	34,471,458	37,071,167	40,420,966	42,222,314	38,420,156	36,045,591	40,915,883	£10,979
£11,733	23,652,479	38,309,760	42,022,117	46,581,434	49,633,423	47,003,925	47,015,088	55,995,159	£11,733
£12,486	26,247,964	42,148,060	46,969,349	52,714,275	57,044,533	55,584,215	57,984,585	70,989,374	£12,486
£13,240	28,843,448	45,986,362	51,916,582	58,847,116	64,447,279	64,164,506	68,854,522	85,983,590	£13,240

Value ranges: Current | Inflated (10% real growth) | Inflated (25% real growth)

RLVs less existing use value **£4,000,000 per hectare** **Community sites/backlands**
£1,619,433 per acre
Incl premium to landowner **£4,800,000 per hectare**

Density - units/ha ->	100 uph	150 uph	200 uph	250 uph	300 uph	350 uph	450 uph	625 uph	
Build costs ->	£1554 per sqm	£1554 per sqm	£2087 per sqm	£2227 per sqm	£2584 per sqm	£2871 per sqm	£3261 per sqm	£3409 per sqm	
Sales value £per sq m									Sales value £per sq m
£3,444	-3,227,047	-2,696,416	-12,163,231	-21,712,927	-33,121,658	-49,936,666	-76,909,746	-116,270,088	£3,444
£4,198	-610,113	1,199,211	-6,882,224	-15,143,842	-25,238,757	-40,800,886	-65,351,831	-100,256,060	£4,198
£4,951	2,092,058	5,207,300	-1,575,581	8,409,650	-17,184,684	-31,466,729	-53,593,139	-83,963,846	£4,951
£5,705	4,865,910	9,316,118	3,793,793	-1,644,908	-8,977,835	-21,934,195	-41,633,669	-67,393,446	£5,705
£6,458	7,461,394	13,173,645	8,863,278	4,703,405	-1,260,672	-12,798,415	-30,075,753	-51,379,418	£6,458
£7,212	10,141,418	17,156,818	14,013,210	11,166,629	6,539,308	-3,627,606	-18,317,061	-35,087,204	£7,212
£7,965	12,905,979	21,265,635	19,293,929	17,728,360	14,426,486	5,629,249	6,514,287	-18,597,693	£7,965
£8,719	15,501,464	25,106,517	24,278,728	23,959,776	21,939,599	14,389,255	4,757,293	-3,034,103	£8,719
£9,472	18,096,948	28,944,819	29,256,405	30,147,263	29,417,299	23,119,929	15,941,412	12,352,319	£9,472
£10,226	20,692,433	32,783,120	34,234,083	36,323,187	36,889,351	31,781,953	27,031,649	27,632,723	£10,226
£10,979	23,456,995	36,871,458	39,471,167	42,820,966	44,622,314	40,820,156	38,445,591	43,315,883	£10,979
£11,733	26,052,479	40,709,760	44,422,117	48,981,434	52,033,423	49,403,925	49,415,088	58,395,159	£11,733
£12,486	28,647,964	44,548,060	49,369,349	55,114,275	59,444,533	57,984,215	60,384,585	73,389,374	£12,486
£13,240	31,243,448	48,386,362	54,316,582	61,247,116	66,847,279	66,564,506	71,254,522	88,383,590	£13,240

Value ranges: Current | Inflated (10% real growth) | Inflated (25% real growth)

MODEL 4

Density - units/ha ->	100 uph	150 uph	200 uph	250 uph	300 uph	350 uph	450 uph	625 uph	
Build costs ->	£1554 per sqm	£1554 per sqm	£2087 per sqm	£2227 per sqm	£2584 per sqm	£2871 per sqm	£3261 per sqm	£3409 per sqm	
Sales value psm									Sales value psm
£3,444	1,572,953	2,103,584	- 7,363,231	- 16,912,927	- 28,321,658	- 45,136,666	- 72,109,746	- 111,470,088	£3,444
£4,198	4,189,887	5,999,211	- 2,082,224	- 10,343,842	- 20,438,757	- 36,000,886	- 60,551,831	- 95,456,060	£4,198
£4,951	6,892,058	10,007,300	3,224,419	- 3,609,650	- 12,384,684	- 26,666,729	- 48,793,139	- 79,163,846	£4,951
£5,705	9,665,910	14,116,118	8,593,793	3,155,092	- 4,177,835	- 17,134,195	- 36,833,669	- 62,593,446	£5,705
£6,458	12,261,394	17,973,645	13,663,278	9,503,405	3,539,328	- 7,998,415	- 25,275,753	- 46,579,418	£6,458
£7,212	14,941,418	21,956,818	18,813,210	15,966,629	11,339,308	1,172,394	- 13,517,061	- 30,287,204	£7,212
£7,965	17,705,979	26,065,635	24,093,929	22,528,360	19,226,486	10,429,249	- 1,714,287	- 13,797,693	£7,965
£8,719	20,301,464	29,906,517	29,078,728	28,759,776	26,739,599	19,189,255	9,557,293	1,765,897	£8,719
£9,472	22,896,948	33,744,819	34,056,405	34,947,263	34,217,299	27,919,929	20,741,412	17,152,319	£9,472
£10,226	25,492,433	37,583,120	39,034,083	41,123,187	41,689,351	36,581,953	31,831,649	32,432,723	£10,226
£10,979	28,256,995	41,671,458	44,271,167	47,620,966	49,422,314	45,620,156	43,245,591	48,115,883	£10,979
£11,733	30,852,479	45,509,760	49,222,117	53,781,434	56,833,423	54,203,925	54,215,088	63,195,159	£11,733
£12,486	33,447,964	49,348,060	54,169,349	59,914,275	64,244,533	62,784,215	65,184,585	78,189,374	£12,486
£13,240	36,043,448	53,186,362	59,116,582	66,047,116	71,647,279	71,364,506	76,054,522	93,183,590	£13,240

Aff Hsg	25%
% SR	50%
% SO	50%
S106 (private)	£1,500 per unit
S106 (affordable)	£1,500 per unit
CSH (% uplift on Private	0%
CSH (% uplift on AH)	0%
Grant	No
Developer's profi	20%

RLVs less existing use value **£15,620,000 per hectare** **£6,323,887 per acre** **Office**

Density - units/ha ->	100 uph	150 uph	200 uph	250 uph	300 uph	350 uph	450 uph	625 uph	
Build costs->	£1554 per sqm	£1554 per sqm	£2087 per sqm	£2227 per sqm	£2584 per sqm	£2871 per sqm	£3261 per sqm	£3409 per sqm	
Sales value £per sq m									Sales value £per sq m
£3,444	☹	☹	☹	☹	☹	☹	☹	☹	£3,444
£4,198	☹	☹	☹	☹	☹	☹	☹	☹	£4,198
£4,951	☹	☹	☹	☹	☹	☹	☹	☹	£4,951
£5,705	☹	☹	☹	☹	☹	☹	☹	☹	£5,705
£6,458	☹	☹	☹	☹	☹	☹	☹	☹	£6,458
£7,212	☹	☺	☺	☹	☹	☹	☹	☹	£7,212
£7,965	☹	☺	☺	☺	☺	☹	☹	☹	£7,965
£8,719	☺	☺	☺	☺	☺	☺	☹	☹	£8,719
£9,472	☺	☺	☺	☺	☺	☺	☺	☹	£9,472
£10,226	☺	☺	☺	☺	☺	☺	☺	☺	£10,226
£10,979	☺	☺	☺	☺	☺	☺	☺	☺	£10,979
£11,733	☺	☺	☺	☺	☺	☺	☺	☺	£11,733
£12,486	☺	☺	☺	☺	☺	☺	☺	☺	£12,486
£13,240	☺	☺	☺	☺	☺	☺	☺	☺	£13,240

Value ranges

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

RLVs less existing use value **£11,620,000 per hectare** **£4,704,453 per acre** **Industrial/Storage/Distribution**

Density - units/ha ->	100 uph	150 uph	200 uph	250 uph	300 uph	350 uph	450 uph	625 uph	
Build costs ->	£1554 per sqm	£1554 per sqm	£2087 per sqm	£2227 per sqm	£2584 per sqm	£2871 per sqm	£3261 per sqm	£3409 per sqm	
Sales value per sq m									Sales value per sq m
£3,444	☹	☹	☹	☹	☹	☹	☹	☹	£3,444
£4,198	☹	☹	☹	☹	☹	☹	☹	☹	£4,198
£4,951	☹	☹	☹	☹	☹	☹	☹	☹	£4,951
£5,705	☹	☺	☹	☹	☹	☹	☹	☹	£5,705
£6,458	☹	☺	☹	☹	☹	☹	☹	☹	£6,458
£7,212	☺	☺	☺	☺	☹	☹	☹	☹	£7,212
£7,965	☺	☺	☺	☺	☺	☹	☹	☹	£7,965
£8,719	☺	☺	☺	☺	☺	☺	☹	☹	£8,719
£9,472	☺	☺	☺	☺	☺	☺	☺	☺	£9,472
£10,226	☺	☺	☺	☺	☺	☺	☺	☺	£10,226
£10,979	☺	☺	☺	☺	☺	☺	☺	☺	£10,979
£11,733	☺	☺	☺	☺	☺	☺	☺	☺	£11,733
£12,486	☺	☺	☺	☺	☺	☺	☺	☺	£12,486
£13,240	☺	☺	☺	☺	☺	☺	☺	☺	£13,240

Value ranges

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

RLVs less existing use value **£6,000,000 per hectare** **£2,429,150 per acre** **Car Parking sites etc**

Density - units/ha ->	100 uph	150 uph	200 uph	250 uph	300 uph	350 uph	450 uph	625 uph	
Build costs ->	£1554 per sqm	£1554 per sqm	£2087 per sqm	£2227 per sqm	£2584 per sqm	£2871 per sqm	£3261 per sqm	£3409 per sqm	
Sales value £per sq m									Sales value £per sq m
£3,444	☹	☹	☹	☹	☹	☹	☹	☹	£3,444
£4,198	☹	☹	☹	☹	☹	☹	☹	☹	£4,198
£4,951	☹	☺	☹	☹	☹	☹	☹	☹	£4,951
£5,705	☺	☺	☺	☹	☹	☹	☹	☹	£5,705
£6,458	☺	☺	☺	☺	☹	☹	☹	☹	£6,458
£7,212	☺	☺	☺	☺	☺	☹	☹	☹	£7,212
£7,965	☺	☺	☺	☺	☺	☺	☹	☹	£7,965
£8,719	☺	☺	☺	☺	☺	☺	☺	☹	£8,719
£9,472	☺	☺	☺	☺	☺	☺	☺	☺	£9,472
£10,226	☺	☺	☺	☺	☺	☺	☺	☺	£10,226
£10,979	☺	☺	☺	☺	☺	☺	☺	☺	£10,979
£11,733	☺	☺	☺	☺	☺	☺	☺	☺	£11,733
£12,486	☺	☺	☺	☺	☺	☺	☺	☺	£12,486
£13,240	☺	☺	☺	☺	☺	☺	☺	☺	£13,240

Value ranges

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

RLVs less existing use value **£4,000,000 per hectare** **£1,619,433 per acre** **Community sites/backlands**

Density - units/ha ->	100 uph	150 uph	200 uph	250 uph	300 uph	350 uph	450 uph	625 uph	
Build costs ->	£1554 per sqm	£1554 per sqm	£2087 per sqm	£2227 per sqm	£2584 per sqm	£2871 per sqm	£3261 per sqm	£3409 per sqm	
Sales value per sq m									Sales value per sq m
£3,444	☹	☹	☹	☹	☹	☹	☹	☹	£3,444
£4,198	☹	☺	☹	☹	☹	☹	☹	☹	£4,198
£4,951	☺	☺	☹	☹	☹	☹	☹	☹	£4,951
£5,705	☺	☺	☺	☹	☹	☹	☹	☹	£5,705
£6,458	☺	☺	☺	☺	☹	☹	☹	☹	£6,458
£7,212	☺	☺	☺	☺	☺	☹	☹	☹	£7,212
£7,965	☺	☺	☺	☺	☺	☺	☹	☹	£7,965
£8,719	☺	☺	☺	☺	☺	☺	☺	☹	£8,719
£9,472	☺	☺	☺	☺	☺	☺	☺	☺	£9,472
£10,226	☺	☺	☺	☺	☺	☺	☺	☺	£10,226
£10,979	☺	☺	☺	☺	☺	☺	☺	☺	£10,979
£11,733	☺	☺	☺	☺	☺	☺	☺	☺	£11,733
£12,486	☺	☺	☺	☺	☺	☺	☺	☺	£12,486
£13,240	☺	☺	☺	☺	☺	☺	☺	☺	£13,240

Value ranges

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

MODEL 5

Aff Hsg	25%
% SR	60%
% SO	40%
S106 (private)	£1,500 per unit
S106 (affordable)	£1,500 per unit
CSH (uplift p.u. on PD)	Level 4
CSH (p.u. uplift on AH)	Level 4
Grant	Yes
Developer's profit	17%
CIL (per sqm)*	£250

* plus Mayoral CIL of £50 per sqm

Density - units/ha ->	100 uph	150 uph	200 uph	250 uph	300 uph	350 uph	450 uph	625 uph	
Build costs ->	£1554 per sqm	£1554 per sqm	£2087 per sqm	£2227 per sqm	£2584 per sqm	£2871 per sqm	£3261 per sqm	£3409 per sqm	
Sales value per sm									Sales value per sm
£3,444	2,359,776	3,280,676	-5,756,313	-14,917,104	-25,957,123	-42,408,682	-68,679,197	-106,703,508	£3,444
£4,198	5,074,845	7,322,390	-303,672	8,101,679	-17,778,612	-32,930,310	-56,687,860	-90,088,955	£4,198
£4,951	7,877,796	11,464,673	5,175,537	-1,151,413	-9,422,511	-23,246,122	-44,488,216	-73,185,782	£4,951
£5,705	10,746,029	15,727,571	10,719,802	5,830,508	-955,439	-13,356,118	-32,080,267	-55,993,992	£5,705
£6,458	13,438,844	19,729,756	15,952,899	12,380,341	7,003,532	-3,933,192	-20,088,930	-39,379,438	£6,458
£7,212	16,219,368	23,862,297	21,295,955	19,055,132	15,048,371	5,515,566	-7,949,328	-22,476,266	£7,212
£7,965	19,087,601	28,113,946	26,755,567	25,857,149	23,220,366	15,059,571	4,233,717	-5,590,427	£7,965
£8,719	21,780,416	32,096,183	31,919,906	32,297,616	30,978,480	24,147,256	15,883,567	10,469,172	£8,719
£9,472	24,473,232	36,078,421	37,084,247	38,705,138	38,736,593	33,144,458	27,403,556	26,386,084	£9,472
£10,226	27,166,047	40,060,658	42,248,587	45,112,660	46,441,100	42,131,309	38,891,759	42,120,515	£10,226
£10,979	30,034,280	44,302,310	47,659,367	51,846,104	54,464,049	51,451,113	50,668,014	58,360,925	£10,979
£11,733	32,727,095	48,284,547	52,792,121	58,208,926	62,153,075	60,353,165	62,048,867	73,917,423	£11,733
£12,486	35,419,910	52,266,784	57,924,874	64,571,749	69,839,263	69,255,216	73,349,163	89,473,922	£12,486
£13,240	38,112,726	56,249,022	63,057,629	70,934,571	77,474,650	78,138,213	84,623,556	104,922,824	£13,240
Private floor area	5,730	8,595	11,460	14,325	17,190	20,055	25,785	35,813	

RLVs less existing use value **£15,620,000 per hectare** **Office**
£6,323,887 per acre
Incl premium to landowner **£18,744,000 per hectare**

Density - units/ha ->	100 uph	150 uph	200 uph	250 uph	300 uph	350 uph	450 uph	625 uph	
Build costs ->	£1554 per sqm	£1554 per sqm	£2087 per sqm	£2227 per sqm	£2584 per sqm	£2871 per sqm	£3261 per sqm	£3409 per sqm	
Sales value per sq m									Sales value per sq m
£3,444	-16,384,224	-15,463,324	-24,500,313	-33,661,104	-44,701,123	-61,152,682	-87,423,197	-125,447,508	£3,444
£4,198	-13,669,155	-11,421,610	-19,047,672	-26,845,679	-36,522,612	-51,674,310	-75,431,860	-108,832,955	£4,198
£4,951	-10,866,204	-7,279,327	-13,568,463	-19,895,413	-28,166,511	-41,990,122	-63,232,216	-91,929,782	£4,951
£5,705	-7,997,971	-3,016,429	-8,024,198	-12,913,492	-19,699,439	-32,100,118	-50,824,267	-74,737,992	£5,705
£6,458	-5,305,156	985,756	-2,791,101	-6,363,659	-11,740,468	-22,677,192	-38,832,930	-58,123,438	£6,458
£7,212	-2,524,632	5,118,297	2,551,955	311,132	-3,695,629	-13,228,434	-26,693,328	-41,220,266	£7,212
£7,965	343,601	9,369,946	8,011,567	7,113,149	4,476,366	-3,684,429	-14,510,283	-24,334,427	£7,965
£8,719	3,036,416	13,352,183	13,175,906	13,553,616	12,234,480	5,403,256	2,860,433	-8,274,828	£8,719
£9,472	5,729,232	17,334,421	18,340,247	19,961,138	19,992,593	14,400,458	8,659,556	7,642,084	£9,472
£10,226	8,422,047	21,316,658	23,504,587	26,368,660	27,697,100	23,387,309	20,147,759	23,376,515	£10,226
£10,979	11,290,280	25,558,310	28,915,367	33,102,104	35,720,049	32,707,113	31,924,014	39,616,925	£10,979
£11,733	13,983,095	29,540,547	34,048,121	39,464,926	43,409,075	41,609,165	43,304,867	55,173,423	£11,733
£12,486	16,675,910	33,522,784	39,180,874	45,827,749	51,095,263	50,511,216	54,605,163	70,729,922	£12,486
£13,240	19,368,726	37,505,022	44,313,629	52,190,571	58,730,650	59,394,213	65,879,556	86,178,824	£13,240

Value ranges: Current | Inflated (10% real growth) | Inflated (25% real growth)

RLVs less existing use value **£11,620,000 per hectare** **Industrial/Storage/Distribution**
£4,704,453 per acre
Incl premium to landowner **£13,944,000 per hectare**

Density - units/ha ->	100 uph	150 uph	200 uph	250 uph	300 uph	350 uph	450 uph	625 uph	
Build costs ->	£1554 per sqm	£1554 per sqm	£2087 per sqm	£2227 per sqm	£2584 per sqm	£2871 per sqm	£3261 per sqm	£3409 per sqm	
Sales value per sq m									Sales value per sq m
£3,444	-11,584,224	-10,663,324	-19,700,313	-28,861,104	-39,901,123	-56,352,682	-82,623,197	-120,647,508	£3,444
£4,198	-8,869,155	-6,621,610	-14,247,672	-22,045,679	-31,722,612	-46,874,310	-70,631,860	-104,032,955	£4,198
£4,951	-6,066,204	-2,479,327	-8,768,463	-15,095,413	-23,366,511	-37,190,122	-58,432,216	-87,129,782	£4,951
£5,705	-3,197,971	1,783,571	-3,224,198	-8,113,492	-14,899,439	-27,300,118	-46,024,267	-69,937,992	£5,705
£6,458	-505,156	5,785,756	2,008,899	-1,563,659	-6,940,468	-17,877,192	-34,032,930	-53,323,438	£6,458
£7,212	2,275,368	9,918,297	7,351,955	5,111,132	1,104,371	-8,428,434	-21,893,328	-36,420,266	£7,212
£7,965	5,143,601	14,169,946	12,811,567	11,913,149	9,276,366	1,115,571	-9,710,283	-19,534,427	£7,965
£8,719	7,836,416	18,152,183	17,975,906	18,353,616	17,034,480	10,203,256	1,939,567	-3,474,828	£8,719
£9,472	10,529,232	22,134,421	23,140,247	24,761,138	24,792,593	19,200,458	13,459,556	12,442,084	£9,472
£10,226	13,222,047	26,116,658	28,304,587	31,168,660	32,497,100	28,187,309	24,947,759	28,176,515	£10,226
£10,979	16,090,280	30,358,310	33,715,367	37,902,104	40,520,049	37,507,113	36,724,014	44,416,925	£10,979
£11,733	18,783,095	34,340,547	38,848,121	44,264,926	48,209,075	46,409,165	48,104,867	59,973,423	£11,733
£12,486	21,475,910	38,322,784	43,980,874	50,627,749	55,895,263	55,311,216	59,405,163	75,529,922	£12,486
£13,240	24,168,726	42,305,022	49,113,629	56,990,571	63,530,650	64,194,213	70,679,556	90,978,824	£13,240

Value ranges: Current | Inflated (10% real growth) | Inflated (25% real growth)

RLVs less existing use value **£6,000,000 per hectare** **Car Parking sites etc**
£2,429,150 per acre
Incl premium to landowner **£7,200,000 per hectare**

Density - units/ha ->	100 uph	150 uph	200 uph	250 uph	300 uph	350 uph	450 uph	625 uph	
Build costs ->	£1554 per sqm	£1554 per sqm	£2087 per sqm	£2227 per sqm	£2584 per sqm	£2871 per sqm	£3261 per sqm	£3409 per sqm	
Sales value per sq m									Sales value per sq m
£3,444	-4,840,224	-3,919,324	-12,956,313	-22,117,104	-33,157,123	-49,608,682	-75,879,197	-113,903,508	£3,444
£4,198	-2,125,155	122,390	-7,503,672	-15,301,679	-24,978,612	-40,130,310	-63,887,860	-97,288,955	£4,198
£4,951	677,796	4,264,673	-2,024,463	-8,351,413	-16,622,511	-30,446,122	-51,688,216	-80,385,782	£4,951
£5,705	3,546,029	8,527,571	3,519,802	-1,369,492	-8,155,439	-20,556,118	-39,280,267	-63,193,992	£5,705
£6,458	6,238,844	12,529,756	8,752,899	5,180,341	-196,468	-11,133,192	-27,288,930	-46,579,438	£6,458
£7,212	9,019,368	16,662,297	14,095,955	11,855,132	7,848,371	-1,684,434	-15,149,328	-29,676,266	£7,212
£7,965	11,887,601	20,913,946	19,555,567	18,657,149	16,020,366	7,859,571	2,966,283	-12,790,427	£7,965
£8,719	14,580,416	24,896,183	24,719,906	25,097,616	23,778,480	16,947,256	8,683,567	3,269,172	£8,719
£9,472	17,273,232	28,878,421	29,884,247	31,505,138	31,536,593	25,944,458	20,203,556	19,186,084	£9,472
£10,226	19,966,047	32,860,658	35,048,587	37,912,660	39,241,100	34,931,309	31,691,759	34,920,515	£10,226
£10,979	22,834,280	37,102,310	40,459,367	44,646,104	47,264,049	44,251,113	43,468,014	51,160,925	£10,979
£11,733	25,527,095	41,084,547	45,592,121	51,008,926	54,953,075	53,153,165	54,848,867	66,717,423	£11,733
£12,486	28,219,910	45,066,784	50,724,874	57,371,749	62,639,263	62,055,216	66,149,163	82,273,922	£12,486
£13,240	30,912,726	49,049,022	55,857,629	63,734,571	70,274,650	70,938,213	77,423,556	97,722,824	£13,240

Value ranges: Current | Inflated (10% real growth) | Inflated (25% real growth)

RLVs less existing use value **£4,000,000 per hectare** **Community sites/backlands**
£1,619,433 per acre
Incl premium to landowner **£4,800,000 per hectare**

Density - units/ha ->	100 uph	150 uph	200 uph	250 uph	300 uph	350 uph	450 uph	625 uph	
Build costs ->	£1554 per sqm	£1554 per sqm	£2087 per sqm	£2227 per sqm	£2584 per sqm	£2871 per sqm	£3261 per sqm	£3409 per sqm	
Sales value £per sq m									Sales value £per sq m
£3,444	-2,440,224	-1,519,324	-10,556,313	-19,717,104	-30,757,123	47,208,682	-73,479,197	-111,503,508	£3,444
£4,198	274,845	2,522,390	-5,103,672	-12,901,679	-22,578,612	-37,730,310	-61,487,860	-94,888,955	£4,198
£4,951	3,077,796	6,664,673	375,537	-5,951,413	-14,222,511	28,046,122	-49,288,216	-77,985,782	£4,951
£5,705	5,946,029	10,927,571	5,919,802	1,030,508	-5,755,439	-18,156,118	-36,880,267	-60,793,992	£5,705
£6,458	8,638,844	14,929,756	11,152,899	7,580,341	2,203,532	-8,733,192	-24,888,930	-44,179,438	£6,458
£7,212	11,419,368	19,062,297	16,495,955	14,255,132	10,248,371	715,566	-12,749,328	-27,276,266	£7,212
£7,965	14,287,601	23,313,946	21,955,567	21,057,149	18,420,366	10,259,571	-566,283	-10,390,427	£7,965
£8,719	16,980,416	27,296,183	27,119,906	27,497,616	26,178,480	19,347,256	11,083,567	5,669,172	£8,719
£9,472	19,673,232	31,278,421	32,284,247	33,905,138	33,936,593	28,344,458	22,603,556	21,586,084	£9,472
£10,226	22,366,047	35,260,658	37,448,587	40,312,660	41,641,100	37,331,309	34,091,759	37,320,515	£10,226
£10,979	25,234,280	39,502,310	42,859,367	47,046,104	49,664,049	46,651,113	45,868,014	53,560,925	£10,979
£11,733	27,927,095	43,484,547	47,992,121	53,408,926	57,353,075	55,553,165	57,248,867	69,117,423	£11,733
£12,486	30,619,910	47,466,784	53,124,874	59,771,749	65,039,263	64,455,216	68,549,163	84,673,922	£12,486
£13,240	33,312,726	51,449,022	58,257,629	66,134,571	72,674,650	73,338,213	79,823,556	100,122,824	£13,240

Value ranges: Current | Inflated (10% real growth) | Inflated (25% real growth)

MODEL 5

Density - units/ha ->	100 uph	150 uph	200 uph	250 uph	300 uph	350 uph	450 uph	625 uph	
Build costs ->	£1554 per sqm	£1554 per sqm	£2087 per sqm	£2227 per sqm	£2584 per sqm	£2871 per sqm	£3261 per sqm	£3409 per sqm	
Sales value psm									Sales value psm
£3,444	2,359,776	3,280,676	- 5,756,313	- 14,917,104	- 25,957,123	- 42,408,682	- 68,679,197	- 106,703,508	£3,444
£4,198	5,074,845	7,322,390	- 303,672	- 8,101,679	- 17,778,612	- 32,930,310	- 56,687,860	- 90,088,955	£4,198
£4,951	7,877,796	11,464,673	5,175,537	- 1,151,413	- 9,422,511	- 23,246,122	- 44,488,216	- 73,185,782	£4,951
£5,705	10,746,029	15,727,571	10,719,802	5,830,508	- 955,439	- 13,356,118	- 32,080,267	- 55,993,992	£5,705
£6,458	13,438,844	19,729,756	15,952,899	12,380,341	7,003,532	- 3,933,192	- 20,088,930	- 39,379,438	£6,458
£7,212	16,219,368	23,862,297	21,295,955	19,055,132	15,048,371	5,515,566	7,949,328	- 22,476,266	£7,212
£7,965	19,087,601	28,113,946	26,755,567	25,857,149	23,220,366	15,059,571	4,233,717	- 5,590,427	£7,965
£8,719	21,780,416	32,096,183	31,919,906	32,297,616	30,978,480	24,147,256	15,883,567	10,469,172	£8,719
£9,472	24,473,232	36,078,421	37,084,247	38,705,138	38,736,593	33,144,458	27,403,556	26,386,084	£9,472
£10,226	27,166,047	40,060,658	42,248,587	45,112,660	46,441,100	42,131,309	38,891,759	42,120,515	£10,226
£10,979	30,034,280	44,302,310	47,659,367	51,846,104	54,464,049	51,451,113	50,668,014	58,360,925	£10,979
£11,733	32,727,095	48,284,547	52,792,121	58,208,926	62,153,075	60,353,165	62,048,867	73,917,423	£11,733
£12,486	35,419,910	52,266,784	57,924,874	64,571,749	69,839,263	69,255,216	73,349,163	89,473,922	£12,486
£13,240	38,112,726	56,249,022	63,057,629	70,934,571	77,474,650	78,138,213	84,623,556	104,922,824	£13,240

Aff Hsg	25%
% SR	60%
% SO	40%
S106 (private)	£1,500 per unit
S106 (affordable)	£1,500 per unit
CSH (% uplift on Private	0%
CSH (% uplift on AH)	0%
Grant	Yes
Developer's profi	17%

RLVs less existing use value **£15,620,000 per hectare** **£6,323,887 per acre** **Office**

Density - units/ha ->	100 uph	150 uph	200 uph	250 uph	300 uph	350 uph	450 uph	625 uph	
Build costs->	£1554 per sqm	£1554 per sqm	£2087 per sqm	£2227 per sqm	£2584 per sqm	£2871 per sqm	£3261 per sqm	£3409 per sqm	
Sales value £per sq m									Sales value £per sq m
£3,444	☹	☹	☹	☹	☹	☹	☹	☹	£3,444
£4,198	☹	☹	☹	☹	☹	☹	☹	☹	£4,198
£4,951	☹	☹	☹	☹	☹	☹	☹	☹	£4,951
£5,705	☹	☹	☹	☹	☹	☹	☹	☹	£5,705
£6,458	☹	☺	☹	☹	☹	☹	☹	☹	£6,458
£7,212	☹	☺	☺	☺	☹	☹	☹	☹	£7,212
£7,965	☺	☺	☺	☺	☺	☹	☹	☹	£7,965
£8,719	☺	☺	☺	☺	☺	☺	☹	☹	£8,719
£9,472	☺	☺	☺	☺	☺	☺	☺	☺	£9,472
£10,226	☺	☺	☺	☺	☺	☺	☺	☺	£10,226
£10,979	☺	☺	☺	☺	☺	☺	☺	☺	£10,979
£11,733	☺	☺	☺	☺	☺	☺	☺	☺	£11,733
£12,486	☺	☺	☺	☺	☺	☺	☺	☺	£12,486
£13,240	☺	☺	☺	☺	☺	☺	☺	☺	£13,240

Value ranges

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

RLVs less existing use value **£11,620,000 per hectare** **£4,704,453 per acre** **Industrial/Storage/Distribution**

Density - units/ha ->	100 uph	150 uph	200 uph	250 uph	300 uph	350 uph	450 uph	625 uph	
Build costs ->	£1554 per sqm	£1554 per sqm	£2087 per sqm	£2227 per sqm	£2584 per sqm	£2871 per sqm	£3261 per sqm	£3409 per sqm	
Sales value per sq m									Sales value per sq m
£3,444	☹	☹	☹	☹	☹	☹	☹	☹	£3,444
£4,198	☹	☹	☹	☹	☹	☹	☹	☹	£4,198
£4,951	☹	☹	☹	☹	☹	☹	☹	☹	£4,951
£5,705	☹	☺	☹	☹	☹	☹	☹	☹	£5,705
£6,458	☹	☺	☺	☹	☹	☹	☹	☹	£6,458
£7,212	☺	☺	☺	☺	☺	☹	☹	☹	£7,212
£7,965	☺	☺	☺	☺	☺	☺	☹	☹	£7,965
£8,719	☺	☺	☺	☺	☺	☺	☺	☹	£8,719
£9,472	☺	☺	☺	☺	☺	☺	☺	☺	£9,472
£10,226	☺	☺	☺	☺	☺	☺	☺	☺	£10,226
£10,979	☺	☺	☺	☺	☺	☺	☺	☺	£10,979
£11,733	☺	☺	☺	☺	☺	☺	☺	☺	£11,733
£12,486	☺	☺	☺	☺	☺	☺	☺	☺	£12,486
£13,240	☺	☺	☺	☺	☺	☺	☺	☺	£13,240

Value ranges

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

RLVs less existing use value **£6,000,000 per hectare** **£2,429,150 per acre** **Car Parking sites etc**

Density - units/ha ->	100 uph	150 uph	200 uph	250 uph	300 uph	350 uph	450 uph	625 uph	
Build costs ->	£1554 per sqm	£1554 per sqm	£2087 per sqm	£2227 per sqm	£2584 per sqm	£2871 per sqm	£3261 per sqm	£3409 per sqm	
Sales value £per sq m									Sales value £per sq m
£3,444	☹	☹	☹	☹	☹	☹	☹	☹	£3,444
£4,198	☹	☺	☹	☹	☹	☹	☹	☹	£4,198
£4,951	☺	☺	☹	☹	☹	☹	☹	☹	£4,951
£5,705	☺	☺	☺	☹	☹	☹	☹	☹	£5,705
£6,458	☺	☺	☺	☺	☹	☹	☹	☹	£6,458
£7,212	☺	☺	☺	☺	☺	☹	☹	☹	£7,212
£7,965	☺	☺	☺	☺	☺	☺	☹	☹	£7,965
£8,719	☺	☺	☺	☺	☺	☺	☺	☺	£8,719
£9,472	☺	☺	☺	☺	☺	☺	☺	☺	£9,472
£10,226	☺	☺	☺	☺	☺	☺	☺	☺	£10,226
£10,979	☺	☺	☺	☺	☺	☺	☺	☺	£10,979
£11,733	☺	☺	☺	☺	☺	☺	☺	☺	£11,733
£12,486	☺	☺	☺	☺	☺	☺	☺	☺	£12,486
£13,240	☺	☺	☺	☺	☺	☺	☺	☺	£13,240

Value ranges

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

RLVs less existing use value **£4,000,000 per hectare** **£1,619,433 per acre** **Community sites/backlands**

Density - units/ha ->	100 uph	150 uph	200 uph	250 uph	300 uph	350 uph	450 uph	625 uph	
Build costs ->	£1554 per sqm	£1554 per sqm	£2087 per sqm	£2227 per sqm	£2584 per sqm	£2871 per sqm	£3261 per sqm	£3409 per sqm	
Sales value per sq m									Sales value per sq m
£3,444	☹	☹	☹	☹	☹	☹	☹	☹	£3,444
£4,198	☺	☺	☹	☹	☹	☹	☹	☹	£4,198
£4,951	☺	☺	☺	☹	☹	☹	☹	☹	£4,951
£5,705	☺	☺	☺	☺	☹	☹	☹	☹	£5,705
£6,458	☺	☺	☺	☺	☺	☹	☹	☹	£6,458
£7,212	☺	☺	☺	☺	☺	☺	☹	☹	£7,212
£7,965	☺	☺	☺	☺	☺	☺	☹	☹	£7,965
£8,719	☺	☺	☺	☺	☺	☺	☺	☺	£8,719
£9,472	☺	☺	☺	☺	☺	☺	☺	☺	£9,472
£10,226	☺	☺	☺	☺	☺	☺	☺	☺	£10,226
£10,979	☺	☺	☺	☺	☺	☺	☺	☺	£10,979
£11,733	☺	☺	☺	☺	☺	☺	☺	☺	£11,733
£12,486	☺	☺	☺	☺	☺	☺	☺	☺	£12,486
£13,240	☺	☺	☺	☺	☺	☺	☺	☺	£13,240

Value ranges

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

MODEL 6

Aff Hsg	25%
% SR	50%
% SO	50%
S106 (private)	£1,500 per unit
S106 (affordable)	£1,500 per unit
CSH (uplift p.u. on PD)	Level 4
CSH (p.u. uplift on AH)	Level 4
Grant	Yes
Developer's profit	17%
CIL (per sqm)*	£250

* plus Mayoral CIL of £50 per sqm

Density - units/ha ->	100 uph	150 uph	200 uph	250 uph	300 uph	350 uph	450 uph	625 uph	
Build costs ->	£1554 per sqm	£1554 per sqm	£2087 per sqm	£2227 per sqm	£2584 per sqm	£2871 per sqm	£3261 per sqm	£3409 per sqm	
Sales value per sm									Sales value per sm
£3,444	2,495,060	3,484,587	-5,437,135	-14,508,518	-25,441,503	-41,780,956	-67,827,088	-105,477,550	£3,444
£4,198	5,210,129	7,526,300	11,012	-7,693,093	-17,262,992	-32,302,584	-55,835,751	-88,862,996	£4,198
£4,951	8,011,197	11,665,590	5,485,722	-748,523	-8,906,892	-22,618,395	-43,636,108	-71,959,824	£4,951
£5,705	10,879,429	15,928,487	11,025,482	6,227,696	-447,007	-12,728,392	-31,228,158	-54,768,034	£5,705
£6,458	13,572,245	19,930,672	16,254,069	12,771,820	7,504,767	-3,314,127	-19,236,821	-38,153,479	£6,458
£7,212	16,352,769	24,063,213	21,597,125	19,440,896	15,542,403	6,125,960	-7,108,857	-21,250,308	£7,212
£7,965	19,221,001	28,312,318	27,052,222	26,242,914	23,707,186	15,661,284	5,062,539	-4,397,164	£7,965
£8,719	21,913,817	32,294,555	32,216,562	32,677,659	31,465,300	24,748,969	16,712,388	11,646,061	£8,719
£9,472	24,606,632	36,276,793	37,380,902	39,085,181	39,223,413	33,737,480	28,220,715	27,556,060	£9,472
£10,226	27,299,447	40,259,030	42,545,242	45,492,703	46,920,700	42,724,330	39,697,240	43,281,010	£10,226
£10,979	30,167,680	44,500,682	47,951,502	52,220,419	54,943,649	52,035,434	51,473,496	59,505,008	£10,979
£11,733	32,860,495	48,482,919	53,084,256	58,583,241	62,632,675	60,937,485	62,854,348	75,061,507	£11,733
£12,486	35,553,310	52,465,156	58,217,009	64,946,064	70,311,635	69,839,537	74,142,955	90,618,004	£12,486
£13,240	38,246,125	56,447,393	63,349,764	71,308,886	77,947,021	78,713,823	85,417,348	106,050,476	£13,240
Private floor area	5,730	8,595	11,460	14,325	17,190	20,055	25,785	35,813	

RLVs less existing use value **£15,620,000 per hectare** **Office**
£6,323,887 per acre
Incl premium to landowner **£18,744,000 per hectare**

Density - units/ha ->	100 uph	150 uph	200 uph	250 uph	300 uph	350 uph	450 uph	625 uph	
Build costs ->	£1554 per sqm	£1554 per sqm	£2087 per sqm	£2227 per sqm	£2584 per sqm	£2871 per sqm	£3261 per sqm	£3409 per sqm	
Sales value per sq m									Sales value per sq m
£3,444	-16,248,940	-15,259,413	-24,181,135	-33,252,518	-44,185,503	-60,524,956	-86,571,088	-124,221,550	£3,444
£4,198	-13,533,871	-11,217,700	-18,732,988	-26,437,093	-36,006,992	-51,046,584	-74,579,751	-107,606,996	£4,198
£4,951	-10,732,803	-7,078,410	-13,258,278	-19,492,523	-27,650,892	-41,362,395	-62,380,108	-90,703,824	£4,951
£5,705	-7,864,571	-2,815,513	-7,718,518	-12,516,304	-19,191,007	-31,472,392	-49,972,158	-73,512,034	£5,705
£6,458	-5,171,755	1,186,672	-2,489,931	-5,972,180	-11,239,233	-22,058,127	-37,980,821	-56,897,479	£6,458
£7,212	-2,391,231	5,319,213	2,853,125	696,896	-3,201,597	-12,618,040	-25,852,857	-39,994,308	£7,212
£7,965	477,001	9,568,318	8,308,222	7,498,914	4,963,186	-3,082,716	-13,681,461	-23,141,164	£7,965
£8,719	3,169,817	13,550,555	13,472,562	13,933,659	12,721,300	6,004,969	-2,031,612	-7,097,939	£8,719
£9,472	5,862,632	17,532,793	18,636,902	20,341,181	20,479,413	14,993,480	9,476,715	8,812,060	£9,472
£10,226	8,555,447	21,515,030	23,801,242	26,748,703	28,176,700	23,980,330	20,953,240	24,537,010	£10,226
£10,979	11,423,680	25,756,682	29,207,502	33,476,419	36,199,649	33,291,434	32,729,496	40,761,008	£10,979
£11,733	14,116,495	29,738,919	34,340,256	39,839,241	43,888,675	42,193,485	44,110,348	56,317,507	£11,733
£12,486	16,809,310	33,721,156	39,473,009	46,202,064	51,567,635	51,095,537	55,398,955	71,874,004	£12,486
£13,240	19,502,125	37,703,393	44,605,764	52,564,886	59,203,021	59,969,823	66,673,348	87,306,476	£13,240

Value ranges

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

RLVs less existing use value **£11,620,000 per hectare** **Industrial/Storage/Distribution**
£4,704,453 per acre
Incl premium to landowner **£13,944,000 per hectare**

Density - units/ha ->	100 uph	150 uph	200 uph	250 uph	300 uph	350 uph	450 uph	625 uph	
Build costs ->	£1554 per sqm	£1554 per sqm	£2087 per sqm	£2227 per sqm	£2584 per sqm	£2871 per sqm	£3261 per sqm	£3409 per sqm	
Sales value per sq m									Sales value per sq m
£3,444	-11,448,940	-10,459,413	-19,381,135	-28,452,518	-39,385,503	-55,724,956	-81,771,088	-119,421,550	£3,444
£4,198	-8,733,871	-6,417,700	-13,932,988	-21,637,093	-31,206,992	-46,246,584	-69,779,751	-102,806,996	£4,198
£4,951	-5,932,803	-2,278,410	-8,458,278	-14,692,523	-22,850,892	-36,562,395	-57,580,108	-85,903,824	£4,951
£5,705	-3,064,571	1,984,487	-2,918,518	-7,716,304	-14,391,007	-26,672,392	-45,172,158	-68,712,034	£5,705
£6,458	-371,755	5,986,672	2,310,069	-1,172,180	-6,439,233	-17,258,127	-33,180,821	-52,097,479	£6,458
£7,212	2,408,769	10,119,213	7,653,125	5,496,896	1,598,403	-7,818,040	-21,052,857	-35,194,308	£7,212
£7,965	5,277,001	14,368,318	13,108,222	12,298,914	9,763,186	1,717,284	-8,881,461	-18,341,164	£7,965
£8,719	7,969,817	18,350,555	18,272,562	18,733,659	17,521,300	10,804,969	2,768,388	-2,297,939	£8,719
£9,472	10,662,632	22,332,793	23,436,902	25,141,181	25,279,413	19,793,480	14,276,715	13,612,060	£9,472
£10,226	13,355,447	26,315,030	28,601,242	31,548,703	32,976,700	28,780,330	25,753,240	29,337,010	£10,226
£10,979	16,223,680	30,556,682	34,007,502	38,276,419	40,999,649	38,091,434	37,529,496	45,561,008	£10,979
£11,733	18,916,495	34,538,919	39,140,256	44,639,241	48,688,675	46,993,485	48,910,348	61,117,507	£11,733
£12,486	21,609,310	38,521,156	44,273,009	51,002,064	56,367,635	55,895,537	60,198,955	76,674,004	£12,486
£13,240	24,302,125	42,503,393	49,405,764	57,364,886	64,003,021	64,769,823	71,473,348	92,106,476	£13,240

Value ranges

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

RLVs less existing use value **£6,000,000 per hectare** **Car Parking sites etc**
£2,429,150 per acre
Incl premium to landowner **£7,200,000 per hectare**

Density - units/ha ->	100 uph	150 uph	200 uph	250 uph	300 uph	350 uph	450 uph	625 uph	
Build costs ->	£1554 per sqm	£1554 per sqm	£2087 per sqm	£2227 per sqm	£2584 per sqm	£2871 per sqm	£3261 per sqm	£3409 per sqm	
Sales value per sq m									Sales value per sq m
£3,444	-4,704,940	-3,715,413	-12,637,135	-21,708,518	-32,641,503	-48,980,956	-75,027,088	-112,677,550	£3,444
£4,198	-1,989,871	326,300	-7,188,988	-14,893,093	-24,462,992	-39,502,584	-63,035,751	-96,062,996	£4,198
£4,951	811,197	4,465,590	-1,714,278	-7,948,523	-16,106,892	-29,818,395	-50,836,108	-79,159,824	£4,951
£5,705	3,679,429	8,728,487	3,825,482	-972,304	-7,647,007	-19,928,392	-38,428,158	-61,968,034	£5,705
£6,458	6,372,245	12,730,672	9,054,069	5,571,820	304,767	-10,514,127	-26,436,821	-45,353,479	£6,458
£7,212	9,152,769	16,863,213	14,397,125	12,240,896	8,342,403	-1,074,040	-14,308,857	-28,450,308	£7,212
£7,965	12,021,001	21,112,318	19,852,222	19,042,914	16,507,186	8,461,284	2,137,461	-11,597,164	£7,965
£8,719	14,713,817	25,094,555	25,016,562	25,477,659	24,265,300	17,548,969	9,512,388	4,446,061	£8,719
£9,472	17,406,632	29,076,793	30,180,902	31,885,181	32,023,413	26,537,480	21,020,715	20,356,060	£9,472
£10,226	20,099,447	33,059,030	35,345,242	38,292,703	39,720,700	35,524,330	32,497,240	36,081,010	£10,226
£10,979	22,967,680	37,300,682	40,751,502	45,020,419	47,743,649	44,835,434	44,273,496	52,305,008	£10,979
£11,733	25,660,495	41,282,919	45,884,256	51,383,241	55,432,675	53,737,485	55,654,348	67,861,507	£11,733
£12,486	28,353,310	45,265,156	51,017,009	57,746,064	63,111,635	62,639,537	66,942,955	83,418,004	£12,486
£13,240	31,046,125	49,247,393	56,149,764	64,108,886	70,747,021	71,513,823	78,217,348	98,850,476	£13,240

Value ranges

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

RLVs less existing use value **£4,000,000 per hectare** **Community sites/backlands**
£1,619,433 per acre
Incl premium to landowner **£4,800,000 per hectare**

Density - units/ha ->	100 uph	150 uph	200 uph	250 uph	300 uph	350 uph	450 uph	625 uph	
Build costs ->	£1554 per sqm	£1554 per sqm	£2087 per sqm	£2227 per sqm	£2584 per sqm	£2871 per sqm	£3261 per sqm	£3409 per sqm	
Sales value £per sq m									Sales value £per sq m
£3,444	-2,304,940	-1,315,413	-10,237,135	-19,308,518	-30,241,503	-46,580,956	-72,627,088	-110,277,550	£3,444
£4,198	410,129	2,726,300	-4,788,988	-12,493,093	-22,062,992	-37,102,584	-60,635,751	-93,662,996	£4,198
£4,951	3,211,197	6,865,590	685,722	-5,548,523	-13,706,892	-27,418,395	-48,436,108	-76,759,824	£4,951
£5,705	6,079,429	11,128,487	6,225,482	1,427,696	-5,247,007	-17,528,392	-36,028,158	-59,568,034	£5,705
£6,458	8,772,245	15,130,672	11,454,069	7,971,820	2,704,767	-8,114,127	-24,036,821	-42,953,479	£6,458
£7,212	11,552,769	19,263,213	16,797,125	14,640,896	10,742,403	1,325,960	-11,908,857	-26,050,308	£7,212
£7,965	14,421,001	23,512,318	22,252,222	21,442,914	18,907,186	10,861,284	262,539	-9,197,164	£7,965
£8,719	17,113,817	27,494,555	27,416,562	27,877,659	26,665,300	19,948,969	11,912,388	6,846,061	£8,719
£9,472	19,806,632	31,476,793	32,580,902	34,285,181	34,423,413	28,937,480	23,420,715	22,756,060	£9,472
£10,226	22,499,447	35,459,030	37,745,242	40,692,703	42,120,700	37,924,330	34,897,240	38,481,010	£10,226
£10,979	25,367,680	39,700,682	43,151,502	47,420,419	50,143,649	47,235,434	46,673,496	54,705,008	£10,979
£11,733	28,060,495	43,682,919	48,284,256	53,783,241	57,832,675	56,137,485	58,054,348	70,261,507	£11,733
£12,486	30,753,310	47,665,156	53,417,009	60,146,064	65,511,635	65,039,537	69,342,955	85,818,004	£12,486
£13,240	33,446,125	51,647,393	58,549,764	66,508,886	73,147,021	73,913,823	80,617,348	101,250,476	£13,240

Value ranges

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

MODEL 6

Density - units/ha ->	100 uph	150 uph	200 uph	250 uph	300 uph	350 uph	450 uph	625 uph	
Build costs ->	£1554 per sqm	£1554 per sqm	£2087 per sqm	£2227 per sqm	£2584 per sqm	£2871 per sqm	£3261 per sqm	£3409 per sqm	
Sales value psm									Sales value psm
£3,444	2,495,060	3,484,587	- 5,437,135	- 14,508,518	- 25,441,503	- 41,780,956	- 67,827,088	- 105,477,550	£3,444
£4,198	5,210,129	7,526,300	11,012	- 7,693,093	- 17,262,992	- 32,302,584	- 55,835,751	- 88,862,996	£4,198
£4,951	8,011,197	11,665,590	5,485,722	- 748,523	- 8,906,892	- 22,618,395	- 43,636,108	- 71,959,824	£4,951
£5,705	10,879,429	15,928,487	11,025,482	6,227,696	- 447,007	- 12,728,392	- 31,228,158	- 54,768,034	£5,705
£6,458	13,572,245	19,930,672	16,254,069	12,771,820	7,504,767	3,314,127	19,236,821	- 38,153,479	£6,458
£7,212	16,352,769	24,063,213	21,597,125	19,440,896	15,542,403	6,125,960	7,108,857	- 21,250,308	£7,212
£7,965	19,221,001	28,312,318	27,052,222	26,242,914	23,707,186	15,661,284	5,062,539	- 4,397,164	£7,965
£8,719	21,913,817	32,294,555	32,216,562	32,677,659	31,465,300	24,748,969	16,712,388	11,646,061	£8,719
£9,472	24,606,632	36,276,793	37,380,902	39,085,181	39,223,413	33,737,480	28,220,715	27,556,060	£9,472
£10,226	27,299,447	40,259,030	42,545,242	45,492,703	46,920,700	42,724,330	39,697,240	43,281,010	£10,226
£10,979	30,167,680	44,500,682	47,951,502	52,220,419	54,943,649	52,035,434	51,473,496	59,505,008	£10,979
£11,733	32,860,495	48,482,919	53,084,256	58,583,241	62,632,675	60,937,485	62,854,348	75,061,507	£11,733
£12,486	35,553,310	52,465,156	58,217,009	64,946,064	70,311,635	69,839,537	74,142,955	90,618,004	£12,486
£13,240	38,246,125	56,447,393	63,349,764	71,308,886	77,947,021	78,713,823	85,417,348	106,050,476	£13,240

Aff Hsg	25%
% SR	50%
% SO	50%
S106 (private)	£1,500 per unit
S106 (affordable)	£1,500 per unit
CSH (% uplift on Private	0%
CSH (% uplift on AH)	0%
Grant	Yes
Developer's profi	17%

RLVs less existing use value **£15,620,000 per hectare** **£6,323,887 per acre** **Office**

Density - units/ha ->	100 uph	150 uph	200 uph	250 uph	300 uph	350 uph	450 uph	625 uph	
Build costs->	£1554 per sqm	£1554 per sqm	£2087 per sqm	£2227 per sqm	£2584 per sqm	£2871 per sqm	£3261 per sqm	£3409 per sqm	
Sales value £per sq m									Sales value £per sq m
£3,444	☹	☹	☹	☹	☹	☹	☹	☹	£3,444
£4,198	☹	☹	☹	☹	☹	☹	☹	☹	£4,198
£4,951	☹	☹	☹	☹	☹	☹	☹	☹	£4,951
£5,705	☹	☹	☹	☹	☹	☹	☹	☹	£5,705
£6,458	☹	☺	☹	☹	☹	☹	☹	☹	£6,458
£7,212	☹	☺	☺	☺	☹	☹	☹	☹	£7,212
£7,965	☺	☺	☺	☺	☺	☹	☹	☹	£7,965
£8,719	☺	☺	☺	☺	☺	☺	☹	☹	£8,719
£9,472	☺	☺	☺	☺	☺	☺	☺	☺	£9,472
£10,226	☺	☺	☺	☺	☺	☺	☺	☺	£10,226
£10,979	☺	☺	☺	☺	☺	☺	☺	☺	£10,979
£11,733	☺	☺	☺	☺	☺	☺	☺	☺	£11,733
£12,486	☺	☺	☺	☺	☺	☺	☺	☺	£12,486
£13,240	☺	☺	☺	☺	☺	☺	☺	☺	£13,240

Value ranges

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

RLVs less existing use value **£11,620,000 per hectare** **£4,704,453 per acre** **Industrial/Storage/Distribution**

Density - units/ha ->	100 uph	150 uph	200 uph	250 uph	300 uph	350 uph	450 uph	625 uph	
Build costs ->	£1554 per sqm	£1554 per sqm	£2087 per sqm	£2227 per sqm	£2584 per sqm	£2871 per sqm	£3261 per sqm	£3409 per sqm	
Sales value per sq m									Sales value per sq m
£3,444	☹	☹	☹	☹	☹	☹	☹	☹	£3,444
£4,198	☹	☹	☹	☹	☹	☹	☹	☹	£4,198
£4,951	☹	☹	☹	☹	☹	☹	☹	☹	£4,951
£5,705	☹	☺	☹	☹	☹	☹	☹	☹	£5,705
£6,458	☹	☺	☺	☹	☹	☹	☹	☹	£6,458
£7,212	☺	☺	☺	☺	☺	☹	☹	☹	£7,212
£7,965	☺	☺	☺	☺	☺	☺	☹	☹	£7,965
£8,719	☺	☺	☺	☺	☺	☺	☺	☹	£8,719
£9,472	☺	☺	☺	☺	☺	☺	☺	☺	£9,472
£10,226	☺	☺	☺	☺	☺	☺	☺	☺	£10,226
£10,979	☺	☺	☺	☺	☺	☺	☺	☺	£10,979
£11,733	☺	☺	☺	☺	☺	☺	☺	☺	£11,733
£12,486	☺	☺	☺	☺	☺	☺	☺	☺	£12,486
£13,240	☺	☺	☺	☺	☺	☺	☺	☺	£13,240

Value ranges

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

RLVs less existing use value **£6,000,000 per hectare** **£2,429,150 per acre** **Car Parking sites etc**

Density - units/ha ->	100 uph	150 uph	200 uph	250 uph	300 uph	350 uph	450 uph	625 uph	
Build costs ->	£1554 per sqm	£1554 per sqm	£2087 per sqm	£2227 per sqm	£2584 per sqm	£2871 per sqm	£3261 per sqm	£3409 per sqm	
Sales value £per sq m									Sales value £per sq m
£3,444	☹	☹	☹	☹	☹	☹	☹	☹	£3,444
£4,198	☹	☺	☹	☹	☹	☹	☹	☹	£4,198
£4,951	☺	☺	☹	☹	☹	☹	☹	☹	£4,951
£5,705	☺	☺	☺	☹	☹	☹	☹	☹	£5,705
£6,458	☺	☺	☺	☺	☺	☹	☹	☹	£6,458
£7,212	☺	☺	☺	☺	☺	☹	☹	☹	£7,212
£7,965	☺	☺	☺	☺	☺	☺	☹	☹	£7,965
£8,719	☺	☺	☺	☺	☺	☺	☺	☺	£8,719
£9,472	☺	☺	☺	☺	☺	☺	☺	☺	£9,472
£10,226	☺	☺	☺	☺	☺	☺	☺	☺	£10,226
£10,979	☺	☺	☺	☺	☺	☺	☺	☺	£10,979
£11,733	☺	☺	☺	☺	☺	☺	☺	☺	£11,733
£12,486	☺	☺	☺	☺	☺	☺	☺	☺	£12,486
£13,240	☺	☺	☺	☺	☺	☺	☺	☺	£13,240

Value ranges

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

RLVs less existing use value **£4,000,000 per hectare** **£1,619,433 per acre** **Community sites/backlands**

Density - units/ha ->	100 uph	150 uph	200 uph	250 uph	300 uph	350 uph	450 uph	625 uph	
Build costs ->	£1554 per sqm	£1554 per sqm	£2087 per sqm	£2227 per sqm	£2584 per sqm	£2871 per sqm	£3261 per sqm	£3409 per sqm	
Sales value per sq m									Sales value per sq m
£3,444	☹	☹	☹	☹	☹	☹	☹	☹	£3,444
£4,198	☺	☺	☹	☹	☹	☹	☹	☹	£4,198
£4,951	☺	☺	☺	☹	☹	☹	☹	☹	£4,951
£5,705	☺	☺	☺	☺	☹	☹	☹	☹	£5,705
£6,458	☺	☺	☺	☺	☺	☹	☹	☹	£6,458
£7,212	☺	☺	☺	☺	☺	☺	☹	☹	£7,212
£7,965	☺	☺	☺	☺	☺	☺	☺	☹	£7,965
£8,719	☺	☺	☺	☺	☺	☺	☺	☺	£8,719
£9,472	☺	☺	☺	☺	☺	☺	☺	☺	£9,472
£10,226	☺	☺	☺	☺	☺	☺	☺	☺	£10,226
£10,979	☺	☺	☺	☺	☺	☺	☺	☺	£10,979
£11,733	☺	☺	☺	☺	☺	☺	☺	☺	£11,733
£12,486	☺	☺	☺	☺	☺	☺	☺	☺	£12,486
£13,240	☺	☺	☺	☺	☺	☺	☺	☺	£13,240

Value ranges

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

MODEL 7

Aff Hsg	25%
% SR	60%
% SO	40%
S106 (private)	£1,500 per unit
S106 (affordable)	£1,500 per unit
CSH (uplift p.u. on PD)	Level 4
CSH (p.u. uplift on AH)	Level 4
Grant	Yes
Developer's profit	20%
CIL (per sqm)*	£250

* plus Mayoral CIL of £50 per sqm

Density - units/ha ->	100 uph	150 uph	200 uph	250 uph	300 uph	350 uph	450 uph	625 uph	
Build costs ->	£1554 per sqm	£1554 per sqm	£2087 per sqm	£2227 per sqm	£2584 per sqm	£2871 per sqm	£3261 per sqm	£3409 per sqm	
Sales value per sm									Sales value per sm
£3,444	1,890,550	2,582,289	-6,698,054	-16,086,822	-27,355,649	-44,029,219	-70,721,814	-109,532,279	£3,444
£4,198	4,507,484	6,477,915	-1,426,414	-9,517,737	-19,472,747	-34,893,439	-59,163,899	-93,518,251	£4,198
£4,951	7,209,655	10,478,977	3,870,851	-2,795,061	-11,418,674	-25,559,282	-47,405,207	-77,226,037	£4,951
£5,705	9,979,082	14,587,794	9,230,838	3,958,153	-3,225,292	-16,026,748	-35,445,738	-60,655,637	£5,705
£6,458	12,574,567	18,445,321	14,290,924	10,294,923	4,478,390	-6,901,217	-23,887,823	-44,641,609	£6,458
£7,212	15,254,590	22,428,493	19,440,857	16,752,162	12,264,873	2,249,261	-12,129,131	-28,349,395	£7,212
£7,965	18,019,152	26,533,918	24,719,288	23,308,323	20,152,051	11,491,594	345,312	-11,896,840	£7,965
£8,719	20,614,637	30,372,219	29,696,964	29,539,733	27,651,653	20,250,807	10,907,292	3,652,027	£8,719
£9,472	23,210,121	34,210,521	34,674,642	35,715,658	35,129,352	28,966,149	22,072,414	19,012,566	£9,472
£10,226	25,805,606	38,048,822	39,652,319	41,891,583	42,587,877	37,628,173	33,162,650	34,267,057	£10,226
£10,979	28,570,167	42,137,161	44,883,701	48,389,361	50,320,840	46,654,505	44,557,575	49,950,217	£10,979
£11,733	31,165,652	45,975,462	49,830,933	54,538,249	57,731,950	55,234,795	55,527,072	65,003,552	£11,733
£12,486	33,761,136	49,813,763	54,778,167	60,671,089	65,143,060	63,815,086	66,480,580	79,997,767	£12,486
£13,240	36,356,621	53,652,064	59,725,399	66,803,930	72,532,263	72,395,376	77,347,465	94,977,248	£13,240
Private floor area	5,730	8,595	11,460	14,325	17,190	20,055	25,785	35,813	

RLVs less existing use value **£15,620,000 per hectare** **Office**
£6,323,887 per acre
Incl premium to landowner **£18,744,000 per hectare**

Density - units/ha ->	100 uph	150 uph	200 uph	250 uph	300 uph	350 uph	450 uph	625 uph	
Build costs ->	£1554 per sqm	£1554 per sqm	£2087 per sqm	£2227 per sqm	£2584 per sqm	£2871 per sqm	£3261 per sqm	£3409 per sqm	
Sales value per sq m									Sales value per sq m
£3,444	-16,853,450	-16,161,711	-25,442,054	-34,830,822	-46,099,649	-62,773,219	-89,465,814	-128,276,279	£3,444
£4,198	-14,236,516	-12,266,085	-20,170,414	-28,261,737	-38,216,747	-53,637,439	-77,907,899	-112,262,251	£4,198
£4,951	-11,534,345	-8,265,023	-14,873,149	-21,539,061	-30,162,674	-44,303,282	-66,149,207	-95,970,037	£4,951
£5,705	-8,764,918	-4,156,206	-9,513,162	-14,785,847	-21,969,292	-34,770,748	-54,189,738	-79,399,637	£5,705
£6,458	-6,169,433	-298,679	-4,453,076	-8,449,077	-14,265,610	-25,645,217	-42,631,823	-63,385,609	£6,458
£7,212	-3,489,410	3,684,493	696,857	-1,991,838	-6,479,127	-16,494,739	-30,873,131	-47,093,395	£7,212
£7,965	-724,848	7,789,918	5,975,288	4,564,323	1,408,051	-7,252,406	-19,089,312	-30,640,840	£7,965
£8,719	1,870,637	11,628,219	10,952,964	10,795,733	8,907,653	1,506,807	-7,836,708	-15,091,973	£8,719
£9,472	4,466,121	15,466,521	15,930,642	16,971,658	16,385,352	10,222,149	3,328,414	268,566	£9,472
£10,226	7,061,606	19,304,822	20,908,319	23,147,583	23,843,877	18,884,173	14,418,650	15,523,057	£10,226
£10,979	9,826,167	23,393,161	26,139,701	29,645,361	31,576,840	27,910,505	25,813,575	31,206,217	£10,979
£11,733	12,421,652	27,231,462	31,086,933	35,794,249	38,987,950	36,490,795	36,783,072	46,259,552	£11,733
£12,486	15,017,136	31,069,763	36,034,167	41,927,089	46,399,060	45,071,086	47,736,580	61,253,767	£12,486
£13,240	17,612,621	34,908,064	40,981,399	48,059,930	53,788,263	53,651,376	58,603,465	76,233,248	£13,240

Value ranges: Current | Inflated (10% real growth) | Inflated (25% real growth)

RLVs less existing use value **£11,620,000 per hectare** **Industrial/Storage/Distribution**
£4,704,453 per acre
Incl premium to landowner **£13,944,000 per hectare**

Density - units/ha ->	100 uph	150 uph	200 uph	250 uph	300 uph	350 uph	450 uph	625 uph	
Build costs ->	£1554 per sqm	£1554 per sqm	£2087 per sqm	£2227 per sqm	£2584 per sqm	£2871 per sqm	£3261 per sqm	£3409 per sqm	
Sales value per sq m									Sales value per sq m
£3,444	-12,053,450	-11,361,711	-20,642,054	-30,030,822	-41,299,649	-57,973,219	-84,665,814	-123,476,279	£3,444
£4,198	-9,436,516	-7,466,085	-15,370,414	-23,461,737	-33,416,747	-48,837,439	-73,107,899	-107,462,251	£4,198
£4,951	-6,734,345	-3,465,023	-10,073,149	-16,739,061	-25,362,674	-39,503,282	-61,349,207	-91,170,037	£4,951
£5,705	-3,964,918	643,794	-4,713,162	-9,985,847	-17,169,292	-29,970,748	-49,389,738	-74,599,637	£5,705
£6,458	-1,369,433	4,501,321	346,924	-3,649,077	-9,465,610	-20,845,217	-37,831,823	-58,585,609	£6,458
£7,212	1,310,590	8,484,493	5,496,857	2,808,162	-1,679,127	-11,694,739	-26,073,131	-42,293,395	£7,212
£7,965	4,075,152	12,589,918	10,775,288	9,364,323	6,208,051	-2,452,406	-14,289,312	-25,840,840	£7,965
£8,719	6,670,637	16,428,219	15,752,964	15,595,733	13,707,653	6,306,807	-3,036,708	-10,291,973	£8,719
£9,472	9,266,121	20,266,521	20,730,642	21,771,658	21,185,352	15,022,149	8,128,414	5,068,566	£9,472
£10,226	11,861,606	24,104,822	25,708,319	27,947,583	28,643,877	23,684,173	19,218,650	20,323,057	£10,226
£10,979	14,626,167	28,193,161	30,939,701	34,445,361	36,376,840	32,710,505	30,613,575	36,006,217	£10,979
£11,733	17,221,652	32,031,462	35,886,933	40,594,249	43,787,950	41,290,795	41,583,072	51,059,552	£11,733
£12,486	19,817,136	35,869,763	40,834,167	46,727,089	51,199,060	49,871,086	52,536,580	66,053,767	£12,486
£13,240	22,412,621	39,708,064	45,781,399	52,859,930	58,588,263	58,451,376	63,403,465	81,033,248	£13,240

Value ranges: Current | Inflated (10% real growth) | Inflated (25% real growth)

RLVs less existing use value **£6,000,000 per hectare** **Car Parking sites etc**
£2,429,150 per acre
Incl premium to landowner **£7,200,000 per hectare**

Density - units/ha ->	100 uph	150 uph	200 uph	250 uph	300 uph	350 uph	450 uph	625 uph	
Build costs ->	£1554 per sqm	£1554 per sqm	£2087 per sqm	£2227 per sqm	£2584 per sqm	£2871 per sqm	£3261 per sqm	£3409 per sqm	
Sales value per sq m									Sales value per sq m
£3,444	-5,309,450	-4,617,711	-13,898,054	-23,286,822	-34,555,649	-51,229,219	-77,921,814	-116,732,279	£3,444
£4,198	-2,692,516	-722,085	-8,626,414	-16,717,737	-26,672,747	-42,093,439	-66,363,899	-100,718,251	£4,198
£4,951	9,655	3,278,977	-3,329,149	-9,995,061	-18,618,674	-32,759,282	-54,605,207	-84,426,037	£4,951
£5,705	2,779,082	7,387,794	2,030,838	-3,241,847	-10,425,292	-23,226,748	-42,645,738	-67,855,637	£5,705
£6,458	5,374,567	11,245,321	7,090,924	3,094,923	-2,721,610	-14,101,217	-31,087,823	-51,841,609	£6,458
£7,212	8,054,590	15,228,493	12,240,857	9,552,162	5,064,873	-4,950,739	-19,329,131	-35,549,395	£7,212
£7,965	10,819,152	19,333,918	17,519,288	16,108,323	12,952,051	4,291,594	7,545,312	-19,096,840	£7,965
£8,719	13,414,637	23,172,219	22,496,964	22,339,733	20,451,653	13,050,807	3,707,292	-3,547,973	£8,719
£9,472	16,010,121	27,010,521	27,474,642	28,515,658	27,929,352	21,766,149	14,872,414	11,812,566	£9,472
£10,226	18,605,606	30,848,822	32,452,319	34,691,583	35,387,877	30,428,173	25,962,650	27,067,057	£10,226
£10,979	21,370,167	34,937,161	37,683,701	41,189,361	43,120,840	39,454,505	37,357,575	42,750,217	£10,979
£11,733	23,965,652	38,775,462	42,630,933	47,338,249	50,531,950	48,034,795	48,327,072	57,803,552	£11,733
£12,486	26,561,136	42,613,763	47,578,167	53,471,089	57,943,060	56,615,086	59,280,580	72,797,767	£12,486
£13,240	29,156,621	46,452,064	52,525,399	59,603,930	65,332,263	65,195,376	70,147,465	87,777,248	£13,240

Value ranges: Current | Inflated (10% real growth) | Inflated (25% real growth)

RLVs less existing use value **£4,000,000 per hectare** **Community sites/backlands**
£1,619,433 per acre
Incl premium to landowner **£4,800,000 per hectare**

Density - units/ha ->	100 uph	150 uph	200 uph	250 uph	300 uph	350 uph	450 uph	625 uph	
Build costs ->	£1554 per sqm	£1554 per sqm	£2087 per sqm	£2227 per sqm	£2584 per sqm	£2871 per sqm	£3261 per sqm	£3409 per sqm	
Sales value £per sq m									Sales value £per sq m
£3,444	-2,909,450	-2,217,711	-11,498,054	-20,886,822	-32,155,649	-48,829,219	-75,521,814	-114,332,279	£3,444
£4,198	-292,516	1,677,915	-6,226,414	-14,317,737	-24,272,747	-39,693,439	-63,963,899	-98,318,251	£4,198
£4,951	2,409,655	5,678,977	-929,149	-7,595,061	-16,218,674	-30,359,282	-52,205,207	-82,026,037	£4,951
£5,705	5,179,082	9,787,794	4,430,838	-841,847	-8,025,292	-20,826,748	-40,245,738	-65,455,637	£5,705
£6,458	7,774,567	13,645,321	9,490,924	5,494,923	-321,610	-11,701,217	-28,687,823	-49,441,609	£6,458
£7,212	10,454,590	17,628,493	14,640,857	11,952,162	7,464,873	-2,550,739	-16,929,131	-33,149,395	£7,212
£7,965	13,219,152	21,733,918	19,919,288	18,508,323	15,352,051	6,691,594	-5,145,312	-16,696,840	£7,965
£8,719	15,814,637	25,572,219	24,896,964	24,739,733	22,851,653	15,450,807	6,107,292	-1,147,973	£8,719
£9,472	18,410,121	29,410,521	29,874,642	30,915,658	30,329,352	24,166,149	17,272,414	14,212,566	£9,472
£10,226	21,005,606	33,248,822	34,852,319	37,091,583	37,787,877	32,828,173	28,362,650	29,467,057	£10,226
£10,979	23,770,167	37,337,161	40,083,701	43,589,361	45,520,840	41,854,505	39,757,575	45,150,217	£10,979
£11,733	26,365,652	41,175,462	45,030,933	49,738,249	52,931,950	50,434,795	50,727,072	60,203,552	£11,733
£12,486	28,961,136	45,013,763	49,978,167	55,871,089	60,343,060	59,015,086	61,680,580	75,197,767	£12,486
£13,240	31,556,621	48,852,064	54,925,399	62,003,930	67,732,263	67,595,376	72,547,465	90,177,248	£13,240

Value ranges: Current | Inflated (10% real growth) | Inflated (25% real growth)

MODEL 7

Density - units/ha ->	100 uph	150 uph	200 uph	250 uph	300 uph	350 uph	450 uph	625 uph	
Build costs ->	£1554 per sqm	£1554 per sqm	£2087 per sqm	£2227 per sqm	£2584 per sqm	£2871 per sqm	£3261 per sqm	£3409 per sqm	
Sales value psm									Sales value psm
£3,444	1,890,550	2,582,289	- 6,698,054	- 16,086,822	- 27,355,649	- 44,029,219	- 70,721,814	- 109,532,279	£3,444
£4,198	4,507,484	6,477,915	- 1,426,414	- 9,517,737	- 19,472,747	- 34,893,439	- 59,163,899	- 93,518,251	£4,198
£4,951	7,209,655	10,478,977	3,870,851	- 2,795,061	- 11,418,674	- 25,559,282	- 47,405,207	- 77,226,037	£4,951
£5,705	9,979,082	14,587,794	9,230,838	3,958,153	- 3,225,292	- 16,026,748	- 35,445,738	- 60,655,637	£5,705
£6,458	12,574,567	18,445,321	14,290,924	10,294,923	4,478,390	- 6,901,217	- 23,887,823	- 44,641,609	£6,458
£7,212	15,254,590	22,428,493	19,440,857	16,752,162	12,264,873	2,249,261	- 12,129,131	- 28,349,395	£7,212
£7,965	18,019,152	26,533,918	24,719,288	23,308,323	20,152,051	11,491,594	- 345,312	- 11,896,840	£7,965
£8,719	20,614,637	30,372,219	29,696,964	29,539,733	27,651,653	20,250,807	10,907,292	3,652,027	£8,719
£9,472	23,210,121	34,210,521	34,674,642	35,715,658	35,129,352	28,966,149	22,072,414	19,012,566	£9,472
£10,226	25,805,606	38,048,822	39,652,319	41,891,583	42,587,877	37,628,173	33,162,650	34,267,057	£10,226
£10,979	28,570,167	42,137,161	44,883,701	48,389,361	50,320,840	46,654,505	44,557,575	49,950,217	£10,979
£11,733	31,165,652	45,975,462	49,830,933	54,538,249	57,731,950	55,234,795	55,527,072	65,003,552	£11,733
£12,486	33,761,136	49,813,763	54,778,167	60,671,089	65,143,060	63,815,086	66,480,580	79,997,767	£12,486
£13,240	36,356,621	53,652,064	59,725,399	66,803,930	72,532,263	72,395,376	77,347,465	94,977,248	£13,240

Aff Hsg	25%
% SR	60%
% SO	40%
S106 (private)	£1,500 per unit
S106 (affordable)	£1,500 per unit
CSH (% uplift on Private	0%
CSH (% uplift on AH)	0%
Grant	Yes
Developer's profi	20%

RLVs less existing use value **£15,620,000 per hectare** **£6,323,887 per acre** **Office**

Density - units/ha ->	100 uph	150 uph	200 uph	250 uph	300 uph	350 uph	450 uph	625 uph	
Build costs->	£1554 per sqm	£1554 per sqm	£2087 per sqm	£2227 per sqm	£2584 per sqm	£2871 per sqm	£3261 per sqm	£3409 per sqm	
Sales value £per sq m									Sales value £per sq m
£3,444	☹	☹	☹	☹	☹	☹	☹	☹	£3,444
£4,198	☹	☹	☹	☹	☹	☹	☹	☹	£4,198
£4,951	☹	☹	☹	☹	☹	☹	☹	☹	£4,951
£5,705	☹	☹	☹	☹	☹	☹	☹	☹	£5,705
£6,458	☹	☹	☹	☹	☹	☹	☹	☹	£6,458
£7,212	☹	☺	☺	☹	☹	☹	☹	☹	£7,212
£7,965	☹	☺	☺	☺	☺	☹	☹	☹	£7,965
£8,719	☺	☺	☺	☺	☺	☺	☹	☹	£8,719
£9,472	☺	☺	☺	☺	☺	☺	☺	☺	£9,472
£10,226	☺	☺	☺	☺	☺	☺	☺	☺	£10,226
£10,979	☺	☺	☺	☺	☺	☺	☺	☺	£10,979
£11,733	☺	☺	☺	☺	☺	☺	☺	☺	£11,733
£12,486	☺	☺	☺	☺	☺	☺	☺	☺	£12,486
£13,240	☺	☺	☺	☺	☺	☺	☺	☺	£13,240

Value ranges

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

RLVs less existing use value **£11,620,000 per hectare** **£4,704,453 per acre** **Industrial/Storage/Distribution**

Density - units/ha ->	100 uph	150 uph	200 uph	250 uph	300 uph	350 uph	450 uph	625 uph	
Build costs ->	£1554 per sqm	£1554 per sqm	£2087 per sqm	£2227 per sqm	£2584 per sqm	£2871 per sqm	£3261 per sqm	£3409 per sqm	
Sales value per sq m									Sales value per sq m
£3,444	☹	☹	☹	☹	☹	☹	☹	☹	£3,444
£4,198	☹	☹	☹	☹	☹	☹	☹	☹	£4,198
£4,951	☹	☹	☹	☹	☹	☹	☹	☹	£4,951
£5,705	☹	☺	☹	☹	☹	☹	☹	☹	£5,705
£6,458	☹	☺	☺	☹	☹	☹	☹	☹	£6,458
£7,212	☺	☺	☺	☺	☹	☹	☹	☹	£7,212
£7,965	☺	☺	☺	☺	☺	☹	☹	☹	£7,965
£8,719	☺	☺	☺	☺	☺	☺	☹	☹	£8,719
£9,472	☺	☺	☺	☺	☺	☺	☺	☺	£9,472
£10,226	☺	☺	☺	☺	☺	☺	☺	☺	£10,226
£10,979	☺	☺	☺	☺	☺	☺	☺	☺	£10,979
£11,733	☺	☺	☺	☺	☺	☺	☺	☺	£11,733
£12,486	☺	☺	☺	☺	☺	☺	☺	☺	£12,486
£13,240	☺	☺	☺	☺	☺	☺	☺	☺	£13,240

Value ranges

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

RLVs less existing use value **£6,000,000 per hectare** **£2,429,150 per acre** **Car Parking sites etc**

Density - units/ha ->	100 uph	150 uph	200 uph	250 uph	300 uph	350 uph	450 uph	625 uph	
Build costs ->	£1554 per sqm	£1554 per sqm	£2087 per sqm	£2227 per sqm	£2584 per sqm	£2871 per sqm	£3261 per sqm	£3409 per sqm	
Sales value £per sq m									Sales value £per sq m
£3,444	☹	☹	☹	☹	☹	☹	☹	☹	£3,444
£4,198	☹	☹	☹	☹	☹	☹	☹	☹	£4,198
£4,951	☺	☺	☹	☹	☹	☹	☹	☹	£4,951
£5,705	☺	☺	☺	☹	☹	☹	☹	☹	£5,705
£6,458	☺	☺	☺	☺	☹	☹	☹	☹	£6,458
£7,212	☺	☺	☺	☺	☺	☹	☹	☹	£7,212
£7,965	☺	☺	☺	☺	☺	☺	☹	☹	£7,965
£8,719	☺	☺	☺	☺	☺	☺	☺	☹	£8,719
£9,472	☺	☺	☺	☺	☺	☺	☺	☺	£9,472
£10,226	☺	☺	☺	☺	☺	☺	☺	☺	£10,226
£10,979	☺	☺	☺	☺	☺	☺	☺	☺	£10,979
£11,733	☺	☺	☺	☺	☺	☺	☺	☺	£11,733
£12,486	☺	☺	☺	☺	☺	☺	☺	☺	£12,486
£13,240	☺	☺	☺	☺	☺	☺	☺	☺	£13,240

Value ranges

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

RLVs less existing use value **£4,000,000 per hectare** **£1,619,433 per acre** **Community sites/backlands**

Density - units/ha ->	100 uph	150 uph	200 uph	250 uph	300 uph	350 uph	450 uph	625 uph	
Build costs ->	£1554 per sqm	£1554 per sqm	£2087 per sqm	£2227 per sqm	£2584 per sqm	£2871 per sqm	£3261 per sqm	£3409 per sqm	
Sales value per sq m									Sales value per sq m
£3,444	☹	☹	☹	☹	☹	☹	☹	☹	£3,444
£4,198	☹	☺	☹	☹	☹	☹	☹	☹	£4,198
£4,951	☺	☺	☹	☹	☹	☹	☹	☹	£4,951
£5,705	☺	☺	☺	☹	☹	☹	☹	☹	£5,705
£6,458	☺	☺	☺	☺	☹	☹	☹	☹	£6,458
£7,212	☺	☺	☺	☺	☺	☹	☹	☹	£7,212
£7,965	☺	☺	☺	☺	☺	☺	☹	☹	£7,965
£8,719	☺	☺	☺	☺	☺	☺	☺	☹	£8,719
£9,472	☺	☺	☺	☺	☺	☺	☺	☺	£9,472
£10,226	☺	☺	☺	☺	☺	☺	☺	☺	£10,226
£10,979	☺	☺	☺	☺	☺	☺	☺	☺	£10,979
£11,733	☺	☺	☺	☺	☺	☺	☺	☺	£11,733
£12,486	☺	☺	☺	☺	☺	☺	☺	☺	£12,486
£13,240	☺	☺	☺	☺	☺	☺	☺	☺	£13,240

Value ranges

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

MODEL 8

Aff Hsg	25%
% SR	50%
% SO	50%
S106 (private)	£1,500 per unit
S106 (affordable)	£1,500 per unit
CSH (uplift p.u. on PD)	Level 4
CSH (p.u. uplift on AH)	Level 4
Grant	Yes
Developer's profit	20%
CIL (per sqm)*	£250

* plus Mayoral CIL of £50 per sqm

Density - units/ha ->	100 uph	150 uph	200 uph	250 uph	300 uph	350 uph	450 uph	625 uph	
Build costs ->	£1554 per sqm	£1554 per sqm	£2087 per sqm	£2227 per sqm	£2584 per sqm	£2871 per sqm	£3261 per sqm	£3409 per sqm	
Sales value per sm									Sales value per sm
£3,444	2,025,834	2,786,199	-6,378,875	-15,678,236	-26,840,029	-43,401,493	-69,869,706	-108,306,321	£3,444
£4,198	4,642,769	6,681,826	-1,111,731	-9,109,151	-18,957,127	-34,265,713	-58,311,790	-92,292,293	£4,198
£4,951	7,344,940	10,679,893	4,181,035	-2,392,171	-10,903,055	-24,931,556	-46,553,098	-76,000,079	£4,951
£5,705	10,112,482	14,788,710	9,536,518	4,355,341	-2,716,860	-15,399,022	-34,593,629	-59,429,679	£5,705
£6,458	12,707,966	18,646,237	14,592,093	10,686,402	4,979,625	-6,282,153	-23,035,714	-43,415,651	£6,458
£7,212	15,387,989	22,629,410	19,742,026	17,137,926	12,758,905	2,859,656	-11,285,151	-27,123,436	£7,212
£7,965	18,152,551	26,732,290	25,015,942	23,694,087	20,646,082	12,093,306	495,160	-10,703,577	£7,965
£8,719	20,748,036	30,570,591	29,993,620	29,919,777	28,138,473	20,852,520	11,736,113	4,845,290	£8,719
£9,472	23,343,520	34,408,893	34,971,297	36,095,701	35,616,172	29,559,171	22,889,571	20,189,455	£9,472
£10,226	25,939,005	38,247,193	39,948,974	42,271,625	43,067,477	38,221,194	33,979,809	35,427,552	£10,226
£10,979	28,703,567	42,335,533	45,175,836	48,769,404	50,800,440	47,238,825	45,363,057	51,110,712	£10,979
£11,733	31,299,051	46,173,833	50,123,069	54,912,564	58,211,549	55,819,116	56,332,552	66,147,635	£11,733
£12,486	33,894,536	50,012,135	55,070,302	61,045,404	65,622,659	64,399,407	67,274,371	81,141,850	£12,486
£13,240	36,490,020	53,850,436	60,017,534	67,178,245	73,004,635	72,979,698	78,141,256	96,104,901	£13,240
Private floor area	5,730	8,595	11,460	14,325	17,190	20,055	25,785	35,813	

RLVs less existing use value **£15,620,000 per hectare** **Office**
£6,323,887 per acre
Incl premium to landowner **£18,744,000 per hectare**

Density - units/ha ->	100 uph	150 uph	200 uph	250 uph	300 uph	350 uph	450 uph	625 uph	
Build costs ->	£1554 per sqm	£1554 per sqm	£2087 per sqm	£2227 per sqm	£2584 per sqm	£2871 per sqm	£3261 per sqm	£3409 per sqm	
Sales value per sq m									Sales value per sq m
£3,444	-16,718,166	-15,957,801	-25,122,875	-34,422,236	-45,584,029	-62,145,493	-88,613,706	-127,050,321	£3,444
£4,198	-14,101,231	-12,062,174	-19,855,731	-27,853,151	-37,701,127	-53,009,713	-77,055,790	-111,036,293	£4,198
£4,951	-11,399,060	-8,064,107	-14,562,965	-21,136,171	-29,647,055	-43,675,556	-65,297,098	-94,744,079	£4,951
£5,705	-8,631,518	-3,955,290	-9,207,482	-14,388,659	-21,460,860	-34,143,022	-53,337,629	-78,173,679	£5,705
£6,458	-6,036,034	-97,763	-4,151,907	-8,057,598	-13,764,375	-25,026,153	-41,779,714	-62,159,651	£6,458
£7,212	-3,356,011	3,885,410	998,026	-1,606,074	-5,985,095	-15,884,344	-30,029,151	-45,867,436	£7,212
£7,965	-591,449	7,988,290	6,271,942	4,950,087	1,902,082	-6,650,694	-18,248,840	-29,447,577	£7,965
£8,719	2,004,036	11,826,591	11,249,620	11,175,777	9,394,473	2,108,520	7,007,887	-13,898,710	£8,719
£9,472	4,599,520	15,664,893	16,227,297	17,351,701	16,872,172	10,815,171	4,145,571	1,445,455	£9,472
£10,226	7,195,005	19,503,193	21,204,974	23,527,625	24,323,477	19,477,194	15,235,809	16,683,552	£10,226
£10,979	9,959,567	23,591,533	26,431,836	30,025,404	32,056,440	28,494,825	26,619,057	32,366,712	£10,979
£11,733	12,555,051	27,429,833	31,379,069	36,168,564	39,467,549	37,075,116	37,588,552	47,403,635	£11,733
£12,486	15,150,536	31,268,135	36,326,302	42,301,404	46,878,659	45,655,407	48,530,371	62,397,850	£12,486
£13,240	17,746,020	35,106,436	41,273,534	48,434,245	54,260,635	54,235,698	59,397,256	77,360,901	£13,240

Value ranges: Current | Inflated (10% real growth) | Inflated (25% real growth)

RLVs less existing use value **£11,620,000 per hectare** **Industrial/Storage/Distribution**
£4,704,453 per acre
Incl premium to landowner **£13,944,000 per hectare**

Density - units/ha ->	100 uph	150 uph	200 uph	250 uph	300 uph	350 uph	450 uph	625 uph	
Build costs ->	£1554 per sqm	£1554 per sqm	£2087 per sqm	£2227 per sqm	£2584 per sqm	£2871 per sqm	£3261 per sqm	£3409 per sqm	
Sales value per sq m									Sales value per sq m
£3,444	-11,918,166	-11,157,801	-20,322,875	-29,622,236	-40,784,029	-57,345,493	-83,813,706	-122,250,321	£3,444
£4,198	-9,301,231	-7,262,174	-15,055,731	-23,053,151	-32,901,127	-48,209,713	-72,255,790	-106,236,293	£4,198
£4,951	-6,599,060	-3,264,107	-9,762,965	-16,336,171	-24,847,055	-38,875,556	-60,497,098	-89,944,079	£4,951
£5,705	-3,831,518	844,710	-4,407,482	-9,588,659	-16,660,860	-29,343,022	-48,537,629	-73,373,679	£5,705
£6,458	-1,236,034	4,702,237	648,093	-3,257,598	-8,964,375	-20,226,153	-36,979,714	-57,359,651	£6,458
£7,212	1,443,989	8,685,410	5,798,026	3,193,926	-1,185,095	-11,084,344	-25,229,151	-41,067,436	£7,212
£7,965	4,208,551	12,788,290	11,071,942	9,750,087	6,702,082	-1,850,694	-13,448,840	-24,647,577	£7,965
£8,719	6,804,036	16,626,591	16,049,620	15,975,777	14,194,473	6,908,520	2,207,887	-9,098,710	£8,719
£9,472	9,399,520	20,464,893	21,027,297	22,151,701	21,672,172	15,615,171	8,945,571	6,245,455	£9,472
£10,226	11,995,005	24,303,193	26,004,974	28,327,625	29,123,477	24,277,194	20,035,809	21,483,552	£10,226
£10,979	14,759,567	28,391,533	31,231,836	34,825,404	36,856,440	33,294,825	31,419,057	37,166,712	£10,979
£11,733	17,355,051	32,229,833	36,179,069	40,968,564	44,267,549	41,875,116	42,388,552	52,203,635	£11,733
£12,486	19,950,536	36,068,135	41,126,302	47,101,404	51,678,659	50,455,407	53,330,371	67,197,850	£12,486
£13,240	22,546,020	39,906,436	46,073,534	53,234,245	59,060,635	59,035,698	64,197,256	82,160,901	£13,240

Value ranges: Current | Inflated (10% real growth) | Inflated (25% real growth)

RLVs less existing use value **£6,000,000 per hectare** **Car Parking sites etc**
£2,429,150 per acre
Incl premium to landowner **£7,200,000 per hectare**

Density - units/ha ->	100 uph	150 uph	200 uph	250 uph	300 uph	350 uph	450 uph	625 uph	
Build costs ->	£1554 per sqm	£1554 per sqm	£2087 per sqm	£2227 per sqm	£2584 per sqm	£2871 per sqm	£3261 per sqm	£3409 per sqm	
Sales value per sq m									Sales value per sq m
£3,444	-5,174,166	-4,413,801	-13,578,875	-22,878,236	-34,040,029	-50,601,493	-77,069,706	-115,506,321	£3,444
£4,198	-2,557,231	-518,174	-8,311,731	-16,309,151	-26,157,127	-41,465,713	-65,511,790	-99,492,293	£4,198
£4,951	144,940	3,479,893	-3,018,965	-9,592,171	-18,103,055	-32,131,556	-53,753,098	-83,200,079	£4,951
£5,705	2,912,482	7,588,710	2,336,518	-2,844,659	-9,916,860	-22,599,022	-41,793,629	-66,629,679	£5,705
£6,458	5,507,966	11,446,237	7,392,093	3,486,402	-2,220,375	-13,482,153	-30,235,714	-50,615,651	£6,458
£7,212	8,187,989	15,429,410	12,542,026	9,937,926	5,558,905	-4,340,344	-18,485,151	-34,323,436	£7,212
£7,965	10,952,551	19,532,290	17,815,942	16,494,087	13,446,082	4,893,306	6,704,840	-17,903,577	£7,965
£8,719	13,548,036	23,370,591	22,793,620	22,719,777	20,938,473	13,652,520	4,536,113	-2,354,710	£8,719
£9,472	16,143,520	27,208,893	27,771,297	28,895,701	28,416,172	22,359,171	15,689,571	12,989,455	£9,472
£10,226	18,739,005	31,047,193	32,748,974	35,071,625	35,867,477	31,021,194	26,779,809	28,227,552	£10,226
£10,979	21,503,567	35,135,533	37,975,836	41,569,404	43,600,440	40,038,825	38,163,057	43,910,712	£10,979
£11,733	24,099,051	38,973,833	42,923,069	47,712,564	51,011,549	48,619,116	49,132,552	58,947,635	£11,733
£12,486	26,694,536	42,812,135	47,870,302	53,845,404	58,422,659	57,199,407	60,074,371	73,941,850	£12,486
£13,240	29,290,020	46,650,436	52,817,534	59,978,245	65,804,635	65,779,698	70,941,256	88,904,901	£13,240

Value ranges: Current | Inflated (10% real growth) | Inflated (25% real growth)

RLVs less existing use value **£4,000,000 per hectare** **Community sites/backlands**
£1,619,433 per acre
Incl premium to landowner **£4,800,000 per hectare**

Density - units/ha ->	100 uph	150 uph	200 uph	250 uph	300 uph	350 uph	450 uph	625 uph	
Build costs ->	£1554 per sqm	£1554 per sqm	£2087 per sqm	£2227 per sqm	£2584 per sqm	£2871 per sqm	£3261 per sqm	£3409 per sqm	
Sales value £per sq m									Sales value £per sq m
£3,444	-2,774,166	-2,013,801	-11,178,875	-20,478,236	-31,640,029	48,201,493	-74,669,706	-113,106,321	£3,444
£4,198	-157,231	1,881,826	-5,911,731	-13,909,151	-23,757,127	-39,065,713	-63,111,790	-97,092,293	£4,198
£4,951	2,544,940	5,879,893	-618,965	-7,192,171	-15,703,055	-29,731,556	-51,353,098	-80,800,079	£4,951
£5,705	5,312,482	9,988,710	4,736,518	-444,659	-7,516,860	-20,199,022	-39,393,629	-64,229,679	£5,705
£6,458	7,907,966	13,846,237	9,792,093	5,886,402	179,625	-11,082,153	-27,835,714	-48,215,651	£6,458
£7,212	10,587,989	17,829,410	14,942,026	12,337,926	7,958,905	-1,940,344	-16,085,151	-31,923,436	£7,212
£7,965	13,352,551	21,932,290	20,215,942	18,894,087	15,846,082	7,293,306	-4,304,840	-15,503,577	£7,965
£8,719	15,948,036	25,770,591	25,193,620	25,119,777	23,338,473	16,052,520	6,936,113	45,290	£8,719
£9,472	18,543,520	29,608,893	30,171,297	31,295,701	30,816,172	24,759,171	18,089,571	15,389,455	£9,472
£10,226	21,139,005	33,447,193	35,148,974	37,471,625	38,267,477	33,421,194	29,179,809	30,627,552	£10,226
£10,979	23,903,567	37,535,533	40,375,836	43,969,404	46,000,440	42,438,825	40,563,057	46,310,712	£10,979
£11,733	26,499,051	41,373,833	45,323,069	50,112,564	53,411,549	51,019,116	51,532,552	61,347,635	£11,733
£12,486	29,094,536	45,212,135	50,270,302	56,245,404	60,822,659	59,599,407	62,474,371	76,341,850	£12,486
£13,240	31,690,020	49,050,436	55,217,534	62,378,245	68,204,635	68,179,698	73,341,256	91,304,901	£13,240

Value ranges: Current | Inflated (10% real growth) | Inflated (25% real growth)

MODEL 8

Density - units/ha ->	100 uph	150 uph	200 uph	250 uph	300 uph	350 uph	450 uph	625 uph	
Build costs ->	£1554 per sqm	£1554 per sqm	£2087 per sqm	£2227 per sqm	£2584 per sqm	£2871 per sqm	£3261 per sqm	£3409 per sqm	
Sales value psm									Sales value psm
£3,444	2,025,834	2,786,199	- 6,378,875	- 15,678,236	- 26,840,029	- 43,401,493	- 69,869,706	- 108,306,321	£3,444
£4,198	4,642,769	6,681,826	- 1,111,731	- 9,109,151	- 18,957,127	- 34,265,713	- 58,311,790	- 92,292,293	£4,198
£4,951	7,344,940	10,679,893	4,181,035	- 2,392,171	- 10,903,055	- 24,931,556	- 46,553,098	- 76,000,079	£4,951
£5,705	10,112,482	14,788,710	9,536,518	4,355,341	- 2,716,860	- 15,399,022	- 34,593,629	- 59,429,679	£5,705
£6,458	12,707,966	18,646,237	14,592,093	10,686,402	4,979,625	- 6,282,153	23,035,714	- 43,415,651	£6,458
£7,212	15,387,989	22,629,410	19,742,026	17,137,926	12,758,905	2,859,656	11,285,151	- 27,123,436	£7,212
£7,965	18,152,551	26,732,290	25,015,942	23,694,087	20,646,082	12,093,306	495,160	- 10,703,577	£7,965
£8,719	20,748,036	30,570,591	29,993,620	29,919,777	28,138,473	20,852,520	11,736,113	4,845,290	£8,719
£9,472	23,343,520	34,408,893	34,971,297	36,095,701	35,616,172	29,559,171	22,889,571	20,189,455	£9,472
£10,226	25,939,005	38,247,193	39,948,974	42,271,625	43,067,477	38,221,194	33,979,809	35,427,552	£10,226
£10,979	28,703,567	42,335,533	45,175,836	48,769,404	50,800,440	47,238,825	45,363,057	51,110,712	£10,979
£11,733	31,299,051	46,173,833	50,123,069	54,912,564	58,211,549	55,819,116	56,332,552	66,147,635	£11,733
£12,486	33,894,536	50,012,135	55,070,302	61,045,404	65,622,659	64,399,407	67,274,371	81,141,850	£12,486
£13,240	36,490,020	53,850,436	60,017,534	67,178,245	73,004,635	72,979,698	78,141,256	96,104,901	£13,240

Aff Hsg	25%
% SR	50%
% SO	50%
S106 (private)	£1,500 per unit
S106 (affordable)	£1,500 per unit
CSH (% uplift on Private	0%
CSH (% uplift on AH)	0%
Grant	Yes
Developer's profi	20%

RLVs less existing use value **£15,620,000 per hectare** **£6,323,887 per acre** **Office**

Density - units/ha ->	100 uph	150 uph	200 uph	250 uph	300 uph	350 uph	450 uph	625 uph	
Build costs->	£1554 per sqm	£1554 per sqm	£2087 per sqm	£2227 per sqm	£2584 per sqm	£2871 per sqm	£3261 per sqm	£3409 per sqm	
Sales value £per sq m									Sales value £per sq m
£3,444	☹	☹	☹	☹	☹	☹	☹	☹	£3,444
£4,198	☹	☹	☹	☹	☹	☹	☹	☹	£4,198
£4,951	☹	☹	☹	☹	☹	☹	☹	☹	£4,951
£5,705	☹	☹	☹	☹	☹	☹	☹	☹	£5,705
£6,458	☹	☹	☹	☹	☹	☹	☹	☹	£6,458
£7,212	☹	☺	☺	☹	☹	☹	☹	☹	£7,212
£7,965	☹	☺	☺	☺	☺	☹	☹	☹	£7,965
£8,719	☺	☺	☺	☺	☺	☺	☹	☹	£8,719
£9,472	☺	☺	☺	☺	☺	☺	☺	☺	£9,472
£10,226	☺	☺	☺	☺	☺	☺	☺	☺	£10,226
£10,979	☺	☺	☺	☺	☺	☺	☺	☺	£10,979
£11,733	☺	☺	☺	☺	☺	☺	☺	☺	£11,733
£12,486	☺	☺	☺	☺	☺	☺	☺	☺	£12,486
£13,240	☺	☺	☺	☺	☺	☺	☺	☺	£13,240

Value ranges

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

RLVs less existing use value **£11,620,000 per hectare** **£4,704,453 per acre** **Industrial/Storage/Distribution**

Density - units/ha ->	100 uph	150 uph	200 uph	250 uph	300 uph	350 uph	450 uph	625 uph	
Build costs ->	£1554 per sqm	£1554 per sqm	£2087 per sqm	£2227 per sqm	£2584 per sqm	£2871 per sqm	£3261 per sqm	£3409 per sqm	
Sales value per sq m									Sales value per sq m
£3,444	☹	☹	☹	☹	☹	☹	☹	☹	£3,444
£4,198	☹	☹	☹	☹	☹	☹	☹	☹	£4,198
£4,951	☹	☹	☹	☹	☹	☹	☹	☹	£4,951
£5,705	☹	☺	☹	☹	☹	☹	☹	☹	£5,705
£6,458	☹	☺	☺	☹	☹	☹	☹	☹	£6,458
£7,212	☺	☺	☺	☺	☹	☹	☹	☹	£7,212
£7,965	☺	☺	☺	☺	☺	☹	☹	☹	£7,965
£8,719	☺	☺	☺	☺	☺	☺	☹	☹	£8,719
£9,472	☺	☺	☺	☺	☺	☺	☺	☺	£9,472
£10,226	☺	☺	☺	☺	☺	☺	☺	☺	£10,226
£10,979	☺	☺	☺	☺	☺	☺	☺	☺	£10,979
£11,733	☺	☺	☺	☺	☺	☺	☺	☺	£11,733
£12,486	☺	☺	☺	☺	☺	☺	☺	☺	£12,486
£13,240	☺	☺	☺	☺	☺	☺	☺	☺	£13,240

Value ranges

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

RLVs less existing use value **£6,000,000 per hectare** **£2,429,150 per acre** **Car Parking sites etc**

Density - units/ha ->	100 uph	150 uph	200 uph	250 uph	300 uph	350 uph	450 uph	625 uph	
Build costs ->	£1554 per sqm	£1554 per sqm	£2087 per sqm	£2227 per sqm	£2584 per sqm	£2871 per sqm	£3261 per sqm	£3409 per sqm	
Sales value £per sq m									Sales value £per sq m
£3,444	☹	☹	☹	☹	☹	☹	☹	☹	£3,444
£4,198	☹	☹	☹	☹	☹	☹	☹	☹	£4,198
£4,951	☺	☺	☹	☹	☹	☹	☹	☹	£4,951
£5,705	☺	☺	☺	☹	☹	☹	☹	☹	£5,705
£6,458	☺	☺	☺	☺	☹	☹	☹	☹	£6,458
£7,212	☺	☺	☺	☺	☺	☹	☹	☹	£7,212
£7,965	☺	☺	☺	☺	☺	☺	☹	☹	£7,965
£8,719	☺	☺	☺	☺	☺	☺	☺	☹	£8,719
£9,472	☺	☺	☺	☺	☺	☺	☺	☺	£9,472
£10,226	☺	☺	☺	☺	☺	☺	☺	☺	£10,226
£10,979	☺	☺	☺	☺	☺	☺	☺	☺	£10,979
£11,733	☺	☺	☺	☺	☺	☺	☺	☺	£11,733
£12,486	☺	☺	☺	☺	☺	☺	☺	☺	£12,486
£13,240	☺	☺	☺	☺	☺	☺	☺	☺	£13,240

Value ranges

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

RLVs less existing use value **£4,000,000 per hectare** **£1,619,433 per acre** **Community sites/backlands**

Density - units/ha ->	100 uph	150 uph	200 uph	250 uph	300 uph	350 uph	450 uph	625 uph	
Build costs ->	£1554 per sqm	£1554 per sqm	£2087 per sqm	£2227 per sqm	£2584 per sqm	£2871 per sqm	£3261 per sqm	£3409 per sqm	
Sales value per sq m									Sales value per sq m
£3,444	☹	☹	☹	☹	☹	☹	☹	☹	£3,444
£4,198	☹	☺	☹	☹	☹	☹	☹	☹	£4,198
£4,951	☺	☺	☹	☹	☹	☹	☹	☹	£4,951
£5,705	☺	☺	☺	☹	☹	☹	☹	☹	£5,705
£6,458	☺	☺	☺	☺	☺	☹	☹	☹	£6,458
£7,212	☺	☺	☺	☺	☺	☹	☹	☹	£7,212
£7,965	☺	☺	☺	☺	☺	☺	☹	☹	£7,965
£8,719	☺	☺	☺	☺	☺	☺	☺	☺	£8,719
£9,472	☺	☺	☺	☺	☺	☺	☺	☺	£9,472
£10,226	☺	☺	☺	☺	☺	☺	☺	☺	£10,226
£10,979	☺	☺	☺	☺	☺	☺	☺	☺	£10,979
£11,733	☺	☺	☺	☺	☺	☺	☺	☺	£11,733
£12,486	☺	☺	☺	☺	☺	☺	☺	☺	£12,486
£13,240	☺	☺	☺	☺	☺	☺	☺	☺	£13,240

Value ranges

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

MODEL 9

Aff Hsg	33%
% SR	60%
% SO	40%
S106 (private)	£1,500 per unit
S106 (affordable)	£1,500 per unit
CSH (uplift p.u. on PD)	Level 4
CSH (p.u. uplift on AH)	Level 4
Grant	No
Developer's profit	17%
CIL (per sqm)*	£250

* plus Mayoral CIL of £50 per sqm

Density - units/ha ->	100 uph	150 uph	200 uph	250 uph	300 uph	350 uph	450 uph	625 uph	
Build costs ->	£1554 per sqm	£1554 per sqm	£2087 per sqm	£2227 per sqm	£2584 per sqm	£2871 per sqm	£3261 per sqm	£3409 per sqm	
Sales value per sm									Sales value per sm
£3,444	1,587,414	2,145,280	-7,199,927	-16,686,668	-28,057,858	-44,804,355	-71,605,703	-110,653,625	£3,444
£4,198	4,012,876	5,755,876	-2,299,973	-10,598,222	-20,751,722	-36,337,009	-60,893,442	-95,811,290	£4,198
£4,951	6,517,338	9,467,864	2,623,747	-4,351,127	-13,286,939	-27,685,802	-49,995,095	-80,711,122	£4,951
£5,705	9,086,394	13,276,053	7,605,616	1,941,198	-5,663,508	-18,850,732	-38,910,660	-65,353,124	£5,705
£6,458	11,491,976	16,851,338	12,306,000	7,839,127	1,522,393	-10,383,386	-28,198,399	-50,510,789	£6,458
£7,212	13,975,910	20,543,075	17,082,671	13,829,459	8,770,850	-1,816,303	-17,300,051	-35,410,621	£7,212
£7,965	16,538,199	24,351,112	21,977,016	19,925,208	16,087,029	6,777,829	6,295,759	-20,052,622	£7,965
£8,719	18,943,780	27,908,577	26,602,460	25,700,692	23,075,718	14,937,886	4,216,277	-5,507,313	£8,719
£9,472	21,349,362	31,466,042	31,215,937	31,449,594	30,006,299	23,056,217	14,623,477	8,851,216	£9,472
£10,226	23,754,943	35,023,508	35,829,414	37,173,647	36,936,882	31,099,054	24,926,126	23,070,323	£10,226
£10,979	26,317,231	38,812,716	40,683,318	43,196,004	44,124,128	39,475,962	35,562,042	37,647,266	£10,979
£11,733	28,722,813	42,370,182	45,277,395	48,919,882	50,992,991	47,472,768	45,737,152	51,694,889	£11,733
£12,486	31,128,395	45,927,648	49,862,655	54,604,003	57,861,855	55,425,268	55,904,047	65,618,480	£12,486
£13,240	33,533,976	49,485,113	54,447,916	60,288,124	64,730,718	63,377,767	66,044,048	79,515,619	£13,240
Private floor area	5,119	7,678	10,238	12,797	15,356	17,916	23,035	31,993	

RLVs less existing use value **£15,620,000 per hectare** **Office**
£6,323,887 per acre
Incl premium to landowner **£18,744,000 per hectare**

Density - units/ha ->	100 uph	150 uph	200 uph	250 uph	300 uph	350 uph	450 uph	625 uph	
Build costs ->	£1554 per sqm	£1554 per sqm	£2087 per sqm	£2227 per sqm	£2584 per sqm	£2871 per sqm	£3261 per sqm	£3409 per sqm	
Sales value per sq m									Sales value per sq m
£3,444	-17,156,586	-16,598,720	-25,943,927	-35,430,668	-46,801,858	-63,548,355	-90,349,703	-129,397,625	£3,444
£4,198	-14,731,124	-12,988,124	-21,043,973	-29,342,222	-39,495,722	-55,081,009	-79,637,442	-114,555,290	£4,198
£4,951	-12,226,662	-9,276,136	-16,120,253	-23,095,127	-32,030,939	-46,429,802	-68,739,095	-99,455,122	£4,951
£5,705	-9,657,606	-5,467,947	-11,138,384	-16,802,802	-24,407,508	-37,594,732	-57,654,660	-84,097,124	£5,705
£6,458	-7,252,024	-1,892,662	-6,438,000	-10,904,873	-17,221,607	-29,127,386	-46,942,399	-69,254,789	£6,458
£7,212	-4,768,090	1,799,075	-1,661,329	-4,914,541	-9,973,150	-20,560,303	-36,044,051	-54,154,621	£7,212
£7,965	-2,205,801	5,607,112	3,233,016	1,181,208	-2,656,971	-11,966,171	-25,039,759	-38,796,622	£7,965
£8,719	199,780	9,164,577	7,858,460	6,956,692	4,331,718	-3,806,114	-14,527,723	-24,251,313	£8,719
£9,472	2,605,362	12,722,042	12,471,937	12,705,594	11,262,299	4,312,217	-4,120,523	-9,892,784	£9,472
£10,226	5,010,943	16,279,508	17,085,414	18,429,647	18,192,882	12,355,054	6,182,126	4,326,323	£10,226
£10,979	7,573,231	20,068,716	21,939,318	24,452,004	25,380,128	20,731,962	16,818,042	18,903,266	£10,979
£11,733	9,978,813	23,626,182	26,533,395	30,175,882	32,248,991	28,728,768	26,993,152	32,950,889	£11,733
£12,486	12,384,395	27,183,648	31,118,655	35,860,003	39,117,855	36,681,268	37,160,047	46,874,480	£12,486
£13,240	14,789,976	30,741,113	35,703,916	41,544,124	45,986,718	44,633,767	47,300,048	60,771,619	£13,240

Value ranges: Current | Inflated (10% real growth) | Inflated (25% real growth)

RLVs less existing use value **£11,620,000 per hectare** **Industrial/Storage/Distribution**
£4,704,453 per acre
Incl premium to landowner **£13,944,000 per hectare**

Density - units/ha ->	100 uph	150 uph	200 uph	250 uph	300 uph	350 uph	450 uph	625 uph	
Build costs ->	£1554 per sqm	£1554 per sqm	£2087 per sqm	£2227 per sqm	£2584 per sqm	£2871 per sqm	£3261 per sqm	£3409 per sqm	
Sales value per sq m									Sales value per sq m
£3,444	-12,356,586	-11,798,720	-21,143,927	-30,630,668	-42,001,858	-58,748,355	-85,549,703	-124,597,625	£3,444
£4,198	-9,931,124	-8,188,124	-16,243,973	-24,542,222	-34,695,722	-50,281,009	-74,837,442	-109,755,290	£4,198
£4,951	-7,426,662	-4,476,136	-11,320,253	-18,295,127	-27,230,939	-41,629,802	-63,939,095	-94,655,122	£4,951
£5,705	-4,857,606	-667,947	-6,338,384	-12,002,802	-19,607,508	-32,794,732	-52,854,660	-79,297,124	£5,705
£6,458	-2,452,024	2,907,338	-1,638,000	-6,104,873	-12,421,607	-24,327,386	-42,142,399	-64,454,789	£6,458
£7,212	31,910	6,599,075	3,138,671	-114,541	-5,173,150	-15,760,303	-31,244,051	-49,354,621	£7,212
£7,965	2,594,199	10,407,112	8,033,016	5,981,208	2,143,029	-7,166,171	-20,239,759	-33,996,622	£7,965
£8,719	4,999,780	13,964,577	12,658,460	11,756,692	9,131,718	993,886	9,727,723	-19,451,313	£8,719
£9,472	7,405,362	17,522,042	17,271,937	17,505,594	16,062,299	9,112,217	679,477	-5,092,784	£9,472
£10,226	9,810,943	21,079,508	21,885,414	23,229,647	22,992,882	17,155,054	10,982,126	9,126,323	£10,226
£10,979	12,373,231	24,868,716	26,739,318	29,252,004	30,180,128	25,531,962	21,618,042	23,703,266	£10,979
£11,733	14,778,813	28,426,182	31,333,395	34,975,882	37,048,991	33,528,768	31,793,152	37,750,889	£11,733
£12,486	17,184,395	31,983,648	35,918,655	40,660,003	43,917,855	41,481,268	41,960,047	51,674,480	£12,486
£13,240	19,589,976	35,541,113	40,503,916	46,344,124	50,786,718	49,433,767	52,100,048	65,571,619	£13,240

Value ranges: Current | Inflated (10% real growth) | Inflated (25% real growth)

RLVs less existing use value **£6,000,000 per hectare** **Car Parking sites etc**
£2,429,150 per acre
Incl premium to landowner **£7,200,000 per hectare**

Density - units/ha ->	100 uph	150 uph	200 uph	250 uph	300 uph	350 uph	450 uph	625 uph	
Build costs ->	£1554 per sqm	£1554 per sqm	£2087 per sqm	£2227 per sqm	£2584 per sqm	£2871 per sqm	£3261 per sqm	£3409 per sqm	
Sales value per sq m									Sales value per sq m
£3,444	-5,612,586	-5,054,720	-14,399,927	-23,886,668	-35,257,858	-52,004,355	-78,805,703	-117,853,625	£3,444
£4,198	-3,187,124	-1,444,124	-9,499,973	-17,798,222	-27,951,722	-43,537,009	-68,093,442	-103,011,290	£4,198
£4,951	-682,662	2,267,864	-4,576,253	-11,551,127	-20,486,939	-34,885,802	-57,195,095	-87,911,122	£4,951
£5,705	1,886,394	6,076,053	405,616	-5,258,802	-12,863,508	-26,050,732	-46,110,660	-72,553,124	£5,705
£6,458	4,291,976	9,651,338	5,106,000	639,127	-5,677,607	-17,583,386	-35,398,399	-57,710,789	£6,458
£7,212	6,775,910	13,343,075	9,882,671	6,629,459	1,570,850	-9,016,303	-24,500,051	-42,610,621	£7,212
£7,965	9,338,199	17,151,112	14,777,016	12,725,208	8,887,029	-422,171	-13,495,759	-27,252,622	£7,965
£8,719	11,743,780	20,708,577	19,402,460	18,500,692	15,875,718	7,737,886	-2,983,723	-12,707,313	£8,719
£9,472	14,149,362	24,266,042	24,015,937	24,249,594	22,806,299	15,856,217	7,423,477	1,651,216	£9,472
£10,226	16,554,943	27,823,508	28,629,414	29,973,647	29,736,882	23,899,054	17,726,126	15,870,323	£10,226
£10,979	19,117,231	31,612,716	33,483,318	35,996,004	36,924,128	32,275,962	28,362,042	30,447,266	£10,979
£11,733	21,522,813	35,170,182	38,077,395	41,719,882	43,792,991	40,272,768	38,537,152	44,494,889	£11,733
£12,486	23,928,395	38,727,648	42,662,655	47,404,003	50,661,855	48,225,268	48,704,047	58,418,480	£12,486
£13,240	26,333,976	42,285,113	47,247,916	53,088,124	57,530,718	56,177,767	58,844,048	72,315,619	£13,240

Value ranges: Current | Inflated (10% real growth) | Inflated (25% real growth)

RLVs less existing use value **£4,000,000 per hectare** **Community sites/backlands**
£1,619,433 per acre
Incl premium to landowner **£4,800,000 per hectare**

Density - units/ha ->	100 uph	150 uph	200 uph	250 uph	300 uph	350 uph	450 uph	625 uph	
Build costs ->	£1554 per sqm	£1554 per sqm	£2087 per sqm	£2227 per sqm	£2584 per sqm	£2871 per sqm	£3261 per sqm	£3409 per sqm	
Sales value £per sq m									Sales value £per sq m
£3,444	-3,212,586	-2,654,720	-11,999,927	-21,486,668	-32,857,858	-49,604,355	-76,405,703	-115,453,625	£3,444
£4,198	-787,124	955,876	-7,099,973	-15,398,222	-25,551,722	-41,137,009	-65,693,442	-100,611,290	£4,198
£4,951	1,717,338	4,667,864	-2,176,253	-9,151,127	-18,086,939	-32,485,802	-54,795,095	-85,511,122	£4,951
£5,705	4,286,394	8,476,053	2,805,616	-2,858,802	-10,463,508	-23,650,732	-43,710,660	-70,153,124	£5,705
£6,458	6,691,976	12,051,338	7,506,000	3,039,127	-3,277,607	-15,183,386	-32,998,399	-55,310,789	£6,458
£7,212	9,175,910	15,743,075	12,282,671	9,029,459	3,970,850	-6,616,303	-22,100,051	-40,210,621	£7,212
£7,965	11,738,199	19,551,112	17,177,016	15,125,208	11,287,029	1,977,829	-11,095,759	-24,852,622	£7,965
£8,719	14,143,780	23,108,577	21,802,460	20,900,692	18,275,718	10,137,886	-583,723	-10,307,313	£8,719
£9,472	16,549,362	26,666,042	26,415,937	26,649,594	25,206,299	18,256,217	9,823,477	4,051,216	£9,472
£10,226	18,954,943	30,223,508	31,029,414	32,373,647	32,136,882	26,299,054	20,126,126	18,270,323	£10,226
£10,979	21,517,231	34,012,716	35,883,318	38,396,004	39,324,128	34,675,962	30,762,042	32,847,266	£10,979
£11,733	23,922,813	37,570,182	40,477,395	44,119,882	46,192,991	42,672,768	40,937,152	46,894,889	£11,733
£12,486	26,328,395	41,127,648	45,062,655	49,804,003	53,061,855	50,625,268	51,104,047	60,818,480	£12,486
£13,240	28,733,976	44,685,113	49,647,916	55,488,124	59,930,718	58,577,767	61,244,048	74,715,619	£13,240

Value ranges: Current | Inflated (10% real growth) | Inflated (25% real growth)

MODEL 9

Density - units/ha ->	100 uph	150 uph	200 uph	250 uph	300 uph	350 uph	450 uph	625 uph	
Build costs ->	£1554 per sqm	£1554 per sqm	£2087 per sqm	£2227 per sqm	£2584 per sqm	£2871 per sqm	£3261 per sqm	£3409 per sqm	
Sales value psm									Sales value psm
£3,444	1,587,414	2,145,280	- 7,199,927	- 16,686,668	- 28,057,858	- 44,804,355	- 71,605,703	- 110,653,625	£3,444
£4,198	4,012,876	5,755,876	- 2,299,973	- 10,598,222	- 20,751,722	- 36,337,009	- 60,893,442	- 95,811,290	£4,198
£4,951	6,517,338	9,467,864	2,623,747	- 4,351,127	- 13,286,939	- 27,685,802	- 49,995,095	- 80,711,122	£4,951
£5,705	9,086,394	13,276,053	7,605,616	1,941,198	- 5,663,508	- 18,850,732	- 38,910,660	- 65,353,124	£5,705
£6,458	11,491,976	16,851,338	12,306,000	7,839,127	1,522,393	- 10,383,386	- 28,198,399	- 50,510,789	£6,458
£7,212	13,975,910	20,543,075	17,082,671	13,829,459	8,770,850	- 1,816,303	- 17,300,051	- 35,410,621	£7,212
£7,965	16,538,199	24,351,112	21,977,016	19,925,208	16,087,029	6,777,829	- 6,295,759	- 20,052,622	£7,965
£8,719	18,943,780	27,908,577	26,602,460	25,700,692	23,075,718	14,937,886	4,216,277	- 5,507,313	£8,719
£9,472	21,349,362	31,466,042	31,215,937	31,449,594	30,006,299	23,056,217	14,623,477	8,851,216	£9,472
£10,226	23,754,943	35,023,508	35,829,414	37,173,647	36,936,882	31,099,054	24,926,126	23,070,323	£10,226
£10,979	26,317,231	38,812,716	40,683,318	43,196,004	44,124,128	39,475,962	35,562,042	37,647,266	£10,979
£11,733	28,722,813	42,370,182	45,277,395	48,919,882	50,992,991	47,472,768	45,737,152	51,694,889	£11,733
£12,486	31,128,395	45,927,648	49,862,655	54,604,003	57,861,855	55,425,268	55,904,047	65,618,480	£12,486
£13,240	33,533,976	49,485,113	54,447,916	60,288,124	64,730,718	63,377,767	66,044,048	79,515,619	£13,240

Aff Hsg	33%
% SR	60%
% SO	40%
S106 (private)	£1,500 per unit
S106 (affordable)	£1,500 per unit
CSH (% uplift on Private	0%
CSH (% uplift on AH)	0%
Grant	No
Developer's profi	17%

RLVs less existing use value **£15,620,000 per hectare** **£6,323,887 per acre** **Office**

Density - units/ha ->	100 uph	150 uph	200 uph	250 uph	300 uph	350 uph	450 uph	625 uph	
Build costs->	£1554 per sqm	£1554 per sqm	£2087 per sqm	£2227 per sqm	£2584 per sqm	£2871 per sqm	£3261 per sqm	£3409 per sqm	
Sales value £per sq m									Sales value £per sq m
£3,444	☹	☹	☹	☹	☹	☹	☹	☹	£3,444
£4,198	☹	☹	☹	☹	☹	☹	☹	☹	£4,198
£4,951	☹	☹	☹	☹	☹	☹	☹	☹	£4,951
£5,705	☹	☹	☹	☹	☹	☹	☹	☹	£5,705
£6,458	☹	☹	☹	☹	☹	☹	☹	☹	£6,458
£7,212	☹	☺	☹	☹	☹	☹	☹	☹	£7,212
£7,965	☹	☺	☺	☺	☹	☹	☹	☹	£7,965
£8,719	☺	☺	☺	☺	☺	☹	☹	☹	£8,719
£9,472	☺	☺	☺	☺	☺	☺	☹	☹	£9,472
£10,226	☺	☺	☺	☺	☺	☺	☺	☺	£10,226
£10,979	☺	☺	☺	☺	☺	☺	☺	☺	£10,979
£11,733	☺	☺	☺	☺	☺	☺	☺	☺	£11,733
£12,486	☺	☺	☺	☺	☺	☺	☺	☺	£12,486
£13,240	☺	☺	☺	☺	☺	☺	☺	☺	£13,240

Value ranges

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

RLVs less existing use value **£11,620,000 per hectare** **£4,704,453 per acre** **Industrial/Storage/Distribution**

Density - units/ha ->	100 uph	150 uph	200 uph	250 uph	300 uph	350 uph	450 uph	625 uph	
Build costs ->	£1554 per sqm	£1554 per sqm	£2087 per sqm	£2227 per sqm	£2584 per sqm	£2871 per sqm	£3261 per sqm	£3409 per sqm	
Sales value per sq m									Sales value per sq m
£3,444	☹	☹	☹	☹	☹	☹	☹	☹	£3,444
£4,198	☹	☹	☹	☹	☹	☹	☹	☹	£4,198
£4,951	☹	☹	☹	☹	☹	☹	☹	☹	£4,951
£5,705	☹	☹	☹	☹	☹	☹	☹	☹	£5,705
£6,458	☹	☺	☹	☹	☹	☹	☹	☹	£6,458
£7,212	☺	☺	☺	☹	☹	☹	☹	☹	£7,212
£7,965	☺	☺	☺	☺	☺	☹	☹	☹	£7,965
£8,719	☺	☺	☺	☺	☺	☺	☹	☹	£8,719
£9,472	☺	☺	☺	☺	☺	☺	☺	☹	£9,472
£10,226	☺	☺	☺	☺	☺	☺	☺	☺	£10,226
£10,979	☺	☺	☺	☺	☺	☺	☺	☺	£10,979
£11,733	☺	☺	☺	☺	☺	☺	☺	☺	£11,733
£12,486	☺	☺	☺	☺	☺	☺	☺	☺	£12,486
£13,240	☺	☺	☺	☺	☺	☺	☺	☺	£13,240

Value ranges

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

RLVs less existing use value **£6,000,000 per hectare** **£2,429,150 per acre** **Car Parking sites etc**

Density - units/ha ->	100 uph	150 uph	200 uph	250 uph	300 uph	350 uph	450 uph	625 uph	
Build costs ->	£1554 per sqm	£1554 per sqm	£2087 per sqm	£2227 per sqm	£2584 per sqm	£2871 per sqm	£3261 per sqm	£3409 per sqm	
Sales value £per sq m									Sales value £per sq m
£3,444	☹	☹	☹	☹	☹	☹	☹	☹	£3,444
£4,198	☹	☹	☹	☹	☹	☹	☹	☹	£4,198
£4,951	☹	☺	☹	☹	☹	☹	☹	☹	£4,951
£5,705	☺	☺	☺	☹	☹	☹	☹	☹	£5,705
£6,458	☺	☺	☺	☺	☹	☹	☹	☹	£6,458
£7,212	☺	☺	☺	☺	☺	☹	☹	☹	£7,212
£7,965	☺	☺	☺	☺	☺	☹	☹	☹	£7,965
£8,719	☺	☺	☺	☺	☺	☺	☹	☹	£8,719
£9,472	☺	☺	☺	☺	☺	☺	☺	☺	£9,472
£10,226	☺	☺	☺	☺	☺	☺	☺	☺	£10,226
£10,979	☺	☺	☺	☺	☺	☺	☺	☺	£10,979
£11,733	☺	☺	☺	☺	☺	☺	☺	☺	£11,733
£12,486	☺	☺	☺	☺	☺	☺	☺	☺	£12,486
£13,240	☺	☺	☺	☺	☺	☺	☺	☺	£13,240

Value ranges

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

RLVs less existing use value **£4,000,000 per hectare** **£1,619,433 per acre** **Community sites/backlands**

Density - units/ha ->	100 uph	150 uph	200 uph	250 uph	300 uph	350 uph	450 uph	625 uph	
Build costs ->	£1554 per sqm	£1554 per sqm	£2087 per sqm	£2227 per sqm	£2584 per sqm	£2871 per sqm	£3261 per sqm	£3409 per sqm	
Sales value per sq m									Sales value per sq m
£3,444	☹	☹	☹	☹	☹	☹	☹	☹	£3,444
£4,198	☹	☺	☹	☹	☹	☹	☹	☹	£4,198
£4,951	☺	☺	☹	☹	☹	☹	☹	☹	£4,951
£5,705	☺	☺	☺	☹	☹	☹	☹	☹	£5,705
£6,458	☺	☺	☺	☺	☹	☹	☹	☹	£6,458
£7,212	☺	☺	☺	☺	☺	☹	☹	☹	£7,212
£7,965	☺	☺	☺	☺	☺	☺	☹	☹	£7,965
£8,719	☺	☺	☺	☺	☺	☺	☹	☹	£8,719
£9,472	☺	☺	☺	☺	☺	☺	☺	☺	£9,472
£10,226	☺	☺	☺	☺	☺	☺	☺	☺	£10,226
£10,979	☺	☺	☺	☺	☺	☺	☺	☺	£10,979
£11,733	☺	☺	☺	☺	☺	☺	☺	☺	£11,733
£12,486	☺	☺	☺	☺	☺	☺	☺	☺	£12,486
£13,240	☺	☺	☺	☺	☺	☺	☺	☺	£13,240

Value ranges

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

MODEL 10

Aff Hsg	33%
% SR	50%
% SO	50%
S106 (private)	£1,500 per unit
S106 (affordable)	£1,500 per unit
CSH (uplift p.u. on PD)	Level 4
CSH (p.u. uplift on AH)	Level 4
Grant	No
Developer's profit	17%
CIL (per sqm)*	£250

* plus Mayoral CIL of £50 per sqm

Density - units/ha ->	100 uph	150 uph	200 uph	250 uph	300 uph	350 uph	450 uph	625 uph	
Build costs ->	£1554 per sqm	£1554 per sqm	£2087 per sqm	£2227 per sqm	£2584 per sqm	£2871 per sqm	£3261 per sqm	£3409 per sqm	
Sales value per sm									Sales value per sm
£3,444	1,805,843	2,474,512	-6,691,989	-16,038,681	-27,246,856	-43,823,062	-70,283,797	-108,756,948	£3,444
£4,198	4,231,305	6,085,108	-1,799,187	-9,950,235	-19,940,721	-35,355,716	-59,571,536	-93,914,614	£4,198
£4,951	6,735,768	9,792,261	3,117,373	-3,703,724	-12,475,937	-26,704,508	-48,673,187	-78,814,446	£4,951
£5,705	9,301,780	13,600,451	8,092,073	2,571,108	-4,855,663	-17,869,438	-37,588,752	-63,456,447	£5,705
£6,458	11,707,362	17,175,736	12,788,821	8,459,983	2,310,770	-9,402,093	-26,876,491	-48,614,112	£6,458
£7,212	14,191,297	20,867,472	17,561,951	14,450,316	9,553,977	-848,550	-15,978,144	-33,513,945	£7,212
£7,965	16,753,585	24,671,401	22,456,297	20,537,001	16,864,077	7,732,028	4,991,905	-18,158,536	£7,965
£8,719	19,159,167	28,228,867	27,074,555	26,312,485	23,841,422	15,878,513	5,502,057	-3,661,219	£8,719
£9,472	21,564,748	31,786,332	31,688,032	32,052,314	30,772,003	23,996,844	15,909,257	10,671,975	£9,472
£10,226	23,970,330	35,343,798	36,301,509	37,776,367	37,702,584	32,026,095	26,193,813	24,891,083	£10,226
£10,979	26,532,618	39,133,006	41,155,414	43,798,723	44,878,474	40,403,004	36,819,830	39,442,665	£10,979
£11,733	28,938,199	42,690,472	45,742,297	49,513,517	51,747,337	48,386,209	46,986,724	53,490,287	£11,733
£12,486	31,343,781	46,247,937	50,327,557	55,197,638	58,616,201	56,338,708	57,153,619	67,388,488	£12,486
£13,240	33,749,363	49,805,402	54,912,817	60,881,760	65,485,064	64,291,207	67,275,486	81,285,627	£13,240
Private floor area	5,119	7,678	10,238	12,797	15,356	17,916	23,035	31,993	

RLVs less existing use value **£15,620,000 per hectare** **Office**
£6,323,887 per acre
Incl premium to landowner **£18,744,000 per hectare**

Density - units/ha ->	100 uph	150 uph	200 uph	250 uph	300 uph	350 uph	450 uph	625 uph	
Build costs ->	£1554 per sqm	£1554 per sqm	£2087 per sqm	£2227 per sqm	£2584 per sqm	£2871 per sqm	£3261 per sqm	£3409 per sqm	
Sales value per sq m									Sales value per sq m
£3,444	-16,938,157	-16,269,488	-25,435,989	-34,782,681	-45,990,856	-62,567,062	-89,027,797	-127,500,948	£3,444
£4,198	-14,512,695	-12,658,892	-20,543,187	-28,694,235	-38,684,721	-54,099,716	-78,315,536	-112,658,614	£4,198
£4,951	-12,008,232	-8,951,739	-15,626,627	-22,447,724	-31,219,937	-45,448,508	-67,417,187	-97,558,446	£4,951
£5,705	-9,442,220	-5,143,549	-10,651,927	-16,172,892	-23,599,663	-36,613,438	-56,332,752	-82,200,447	£5,705
£6,458	-7,036,638	-1,568,264	-5,955,179	-10,284,017	-16,433,230	-28,146,093	-45,620,491	-67,358,112	£6,458
£7,212	-4,552,703	2,123,472	-1,182,049	-4,293,684	-9,190,023	-19,592,550	-34,722,144	-52,257,945	£7,212
£7,965	-1,990,415	5,927,401	3,712,297	1,793,001	-1,879,923	-11,011,972	-23,735,905	-36,902,536	£7,965
£8,719	415,167	9,484,867	8,330,555	7,568,485	5,097,422	-2,865,487	-13,241,943	-22,405,219	£8,719
£9,472	2,820,748	13,042,332	12,944,032	13,308,314	12,028,003	5,252,844	-2,834,743	-8,072,025	£9,472
£10,226	5,226,330	16,599,798	17,557,509	19,032,367	18,958,584	13,282,095	7,449,813	6,147,083	£10,226
£10,979	7,788,618	20,389,006	22,411,414	25,054,723	26,134,474	21,659,004	18,075,830	20,698,665	£10,979
£11,733	10,194,199	23,946,472	26,998,297	30,769,517	33,003,337	29,642,209	28,242,724	34,746,287	£11,733
£12,486	12,599,781	27,503,937	31,583,557	36,453,638	39,872,201	37,594,708	38,409,619	48,644,488	£12,486
£13,240	15,005,363	31,061,402	36,168,817	42,137,760	46,741,064	45,547,207	48,531,486	62,541,627	£13,240

Value ranges: Current | Inflated (10% real growth) | Inflated (25% real growth)

RLVs less existing use value **£11,620,000 per hectare** **Industrial/Storage/Distribution**
£4,704,453 per acre
Incl premium to landowner **£13,944,000 per hectare**

Density - units/ha ->	100 uph	150 uph	200 uph	250 uph	300 uph	350 uph	450 uph	625 uph	
Build costs ->	£1554 per sqm	£1554 per sqm	£2087 per sqm	£2227 per sqm	£2584 per sqm	£2871 per sqm	£3261 per sqm	£3409 per sqm	
Sales value per sq m									Sales value per sq m
£3,444	-12,138,157	-11,469,488	-20,635,989	-29,982,681	-41,190,856	-57,767,062	-84,227,797	-122,700,948	£3,444
£4,198	-9,712,695	-7,858,892	-15,743,187	-23,894,235	-33,884,721	-49,299,716	-73,515,536	-107,858,614	£4,198
£4,951	-7,208,232	-4,151,739	-10,826,627	-17,647,724	-26,419,937	-40,648,508	-62,617,187	-92,758,446	£4,951
£5,705	-4,642,220	-343,549	-5,851,927	-11,372,892	-18,799,663	-31,813,438	-51,532,752	-77,400,447	£5,705
£6,458	-2,236,638	3,231,736	-1,155,179	-5,484,017	-11,633,230	-23,346,093	-40,820,491	-62,558,112	£6,458
£7,212	247,297	6,923,472	3,617,951	506,316	-4,390,023	-14,792,550	-29,922,144	-47,457,945	£7,212
£7,965	2,809,585	10,727,401	8,512,297	6,593,001	2,920,077	-6,211,972	-18,935,905	-32,102,536	£7,965
£8,719	5,215,167	14,284,867	13,130,555	12,368,485	9,897,422	1,934,513	-8,441,943	-17,605,219	£8,719
£9,472	7,620,748	17,842,332	17,744,032	18,108,314	16,828,003	10,052,844	1,965,257	-3,272,025	£9,472
£10,226	10,026,330	21,399,798	22,357,509	23,832,367	23,758,584	18,082,095	12,249,813	10,947,083	£10,226
£10,979	12,588,618	25,189,006	27,211,414	29,854,723	30,934,474	26,459,004	22,875,830	25,498,665	£10,979
£11,733	14,994,199	28,746,472	31,798,297	35,569,517	37,803,337	34,442,209	33,042,724	39,546,287	£11,733
£12,486	17,399,781	32,303,937	36,383,557	41,253,638	44,672,201	42,394,708	43,209,619	53,444,488	£12,486
£13,240	19,805,363	35,861,402	40,968,817	46,937,760	51,541,064	50,347,207	53,331,486	67,341,627	£13,240

Value ranges: Current | Inflated (10% real growth) | Inflated (25% real growth)

RLVs less existing use value **£6,000,000 per hectare** **Car Parking sites etc**
£2,429,150 per acre
Incl premium to landowner **£7,200,000 per hectare**

Density - units/ha ->	100 uph	150 uph	200 uph	250 uph	300 uph	350 uph	450 uph	625 uph	
Build costs ->	£1554 per sqm	£1554 per sqm	£2087 per sqm	£2227 per sqm	£2584 per sqm	£2871 per sqm	£3261 per sqm	£3409 per sqm	
Sales value per sq m									Sales value per sq m
£3,444	-5,394,157	-4,725,488	-13,891,989	-23,238,681	-34,446,856	-51,023,062	-77,483,797	-115,956,948	£3,444
£4,198	-2,968,695	-1,114,892	-8,999,187	-17,150,235	-27,140,721	-42,555,716	-66,771,536	-101,114,614	£4,198
£4,951	-464,232	2,592,261	-4,082,627	-10,903,724	-19,675,937	-33,904,508	-55,873,187	-86,014,446	£4,951
£5,705	2,101,780	6,400,451	892,073	-4,628,892	-12,055,663	-25,069,438	-44,788,752	-70,656,447	£5,705
£6,458	4,507,362	9,975,736	5,588,821	1,259,983	-4,889,230	-16,602,093	-34,076,491	-55,814,112	£6,458
£7,212	6,991,297	13,667,472	10,361,951	7,250,316	2,353,977	-8,048,550	-23,178,144	-40,713,945	£7,212
£7,965	9,553,585	17,471,401	15,256,297	13,337,001	9,664,077	532,028	-12,191,905	-25,358,536	£7,965
£8,719	11,959,167	21,028,867	19,874,555	19,112,485	16,641,422	8,678,513	-1,697,943	-10,861,219	£8,719
£9,472	14,364,748	24,586,332	24,488,032	24,852,314	23,572,003	16,796,844	8,709,257	3,471,975	£9,472
£10,226	16,770,330	28,143,798	29,101,509	30,576,367	30,502,584	24,826,095	18,993,813	17,691,083	£10,226
£10,979	19,332,618	31,933,006	33,955,414	36,598,723	37,678,474	33,203,004	29,619,830	32,242,665	£10,979
£11,733	21,738,199	35,490,472	38,542,297	42,313,517	44,547,337	41,186,209	39,786,724	46,290,287	£11,733
£12,486	24,143,781	39,047,937	43,127,557	47,997,638	51,416,201	49,138,708	49,953,619	60,188,488	£12,486
£13,240	26,549,363	42,605,402	47,712,817	53,681,760	58,285,064	57,091,207	60,075,486	74,085,627	£13,240

Value ranges: Current | Inflated (10% real growth) | Inflated (25% real growth)

RLVs less existing use value **£4,000,000 per hectare** **Community sites/backlands**
£1,619,433 per acre
Incl premium to landowner **£4,800,000 per hectare**

Density - units/ha ->	100 uph	150 uph	200 uph	250 uph	300 uph	350 uph	450 uph	625 uph	
Build costs ->	£1554 per sqm	£1554 per sqm	£2087 per sqm	£2227 per sqm	£2584 per sqm	£2871 per sqm	£3261 per sqm	£3409 per sqm	
Sales value £per sq m									Sales value £per sq m
£3,444	-2,994,157	-2,325,488	-11,491,989	-20,838,681	-32,046,856	-48,623,062	-75,083,797	-113,556,948	£3,444
£4,198	-568,695	1,285,108	-6,599,187	-14,750,235	-24,740,721	-40,155,716	-64,371,536	-98,714,614	£4,198
£4,951	1,935,768	4,992,261	-1,682,627	-8,503,724	-17,275,937	-31,504,508	-53,473,187	-83,614,446	£4,951
£5,705	4,501,780	8,800,451	3,292,073	-2,228,892	-9,655,663	-22,669,438	-42,388,752	-68,256,447	£5,705
£6,458	6,907,362	12,375,736	7,988,821	3,659,983	-2,489,230	-14,202,093	-31,676,491	-53,414,112	£6,458
£7,212	9,391,297	16,067,472	12,761,951	9,650,316	4,753,977	-5,648,550	-20,778,144	-38,313,945	£7,212
£7,965	11,953,585	19,871,401	17,656,297	15,737,001	12,064,077	2,932,028	9,791,905	-22,958,536	£7,965
£8,719	14,359,167	23,428,867	22,274,555	21,512,485	19,041,422	11,078,513	702,057	-8,461,219	£8,719
£9,472	16,764,748	26,986,332	26,888,032	27,252,314	25,972,003	19,196,844	11,109,257	5,871,975	£9,472
£10,226	19,170,330	30,543,798	31,501,509	32,976,367	32,902,584	27,226,095	21,393,813	20,091,083	£10,226
£10,979	21,732,618	34,333,006	36,355,414	38,998,723	40,078,474	35,603,004	32,019,830	34,642,665	£10,979
£11,733	24,138,199	37,890,472	40,942,297	44,713,517	46,947,337	43,586,209	42,186,724	48,690,287	£11,733
£12,486	26,543,781	41,447,937	45,527,557	50,397,638	53,816,201	51,538,708	52,353,619	62,588,488	£12,486
£13,240	28,949,363	45,005,402	50,112,817	56,081,760	60,685,064	59,491,207	62,475,486	76,485,627	£13,240

Value ranges: Current | Inflated (10% real growth) | Inflated (25% real growth)

MODEL 10

Density - units/ha ->	100 uph	150 uph	200 uph	250 uph	300 uph	350 uph	450 uph	625 uph	
Build costs ->	£1554 per sqm	£1554 per sqm	£2087 per sqm	£2227 per sqm	£2584 per sqm	£2871 per sqm	£3261 per sqm	£3409 per sqm	
Sales value psm									Sales value psm
£3,444	1,805,843	2,474,512	- 6,691,989	- 16,038,681	- 27,246,856	- 43,823,062	- 70,283,797	- 108,756,948	£3,444
£4,198	4,231,305	6,085,108	- 1,799,187	- 9,950,235	- 19,940,721	- 35,355,716	- 59,571,536	- 93,914,614	£4,198
£4,951	6,735,768	9,792,261	3,117,373	- 3,703,724	- 12,475,937	- 26,704,508	- 48,673,187	- 78,814,446	£4,951
£5,705	9,301,780	13,600,451	8,092,073	2,571,108	- 4,855,663	- 17,869,438	- 37,588,752	- 63,456,447	£5,705
£6,458	11,707,362	17,175,736	12,788,821	8,459,983	2,310,770	- 9,402,093	- 26,876,491	- 48,614,112	£6,458
£7,212	14,191,297	20,867,472	17,561,951	14,450,316	9,553,977	- 848,550	- 15,978,144	- 33,513,945	£7,212
£7,965	16,753,585	24,671,401	22,456,297	20,537,001	16,864,077	7,732,028	- 4,991,905	- 18,158,536	£7,965
£8,719	19,159,167	28,228,867	27,074,555	26,312,485	23,841,422	15,878,513	5,502,057	- 3,661,219	£8,719
£9,472	21,564,748	31,786,332	31,688,032	32,052,314	30,772,003	23,996,844	15,909,257	10,671,975	£9,472
£10,226	23,970,330	35,343,798	36,301,509	37,776,367	37,702,584	32,026,095	26,193,813	24,891,083	£10,226
£10,979	26,532,618	39,133,006	41,155,414	43,798,723	44,878,474	40,403,004	36,819,830	39,442,665	£10,979
£11,733	28,938,199	42,690,472	45,742,297	49,513,517	51,747,337	48,386,209	46,986,724	53,490,287	£11,733
£12,486	31,343,781	46,247,937	50,327,557	55,197,638	58,616,201	56,338,708	57,153,619	67,388,488	£12,486
£13,240	33,749,363	49,805,402	54,912,817	60,881,760	65,485,064	64,291,207	67,275,486	81,285,627	£13,240

Aff Hsg	33%
% SR	50%
% SO	50%
S106 (private)	£1,500 per unit
S106 (affordable)	£1,500 per unit
CSH (% uplift on Private	0%
CSH (% uplift on AH)	0%
Grant	No
Developer's profi	17%

RLVs less existing use value **£15,620,000 per hectare** **£6,323,887 per acre** **Office**

Density - units/ha ->	100 uph	150 uph	200 uph	250 uph	300 uph	350 uph	450 uph	625 uph	
Build costs->	£1554 per sqm	£1554 per sqm	£2087 per sqm	£2227 per sqm	£2584 per sqm	£2871 per sqm	£3261 per sqm	£3409 per sqm	
Sales value £per sq m									Sales value £per sq m
£3,444	☹	☹	☹	☹	☹	☹	☹	☹	£3,444
£4,198	☹	☹	☹	☹	☹	☹	☹	☹	£4,198
£4,951	☹	☹	☹	☹	☹	☹	☹	☹	£4,951
£5,705	☹	☹	☹	☹	☹	☹	☹	☹	£5,705
£6,458	☹	☹	☹	☹	☹	☹	☹	☹	£6,458
£7,212	☹	☺	☹	☹	☹	☹	☹	☹	£7,212
£7,965	☹	☺	☺	☺	☹	☹	☹	☹	£7,965
£8,719	☺	☺	☺	☺	☺	☹	☹	☹	£8,719
£9,472	☺	☺	☺	☺	☺	☺	☹	☹	£9,472
£10,226	☺	☺	☺	☺	☺	☺	☺	☺	£10,226
£10,979	☺	☺	☺	☺	☺	☺	☺	☺	£10,979
£11,733	☺	☺	☺	☺	☺	☺	☺	☺	£11,733
£12,486	☺	☺	☺	☺	☺	☺	☺	☺	£12,486
£13,240	☺	☺	☺	☺	☺	☺	☺	☺	£13,240

Value ranges

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

RLVs less existing use value **£11,620,000 per hectare** **£4,704,453 per acre** **Industrial/Storage/Distribution**

Density - units/ha ->	100 uph	150 uph	200 uph	250 uph	300 uph	350 uph	450 uph	625 uph	
Build costs ->	£1554 per sqm	£1554 per sqm	£2087 per sqm	£2227 per sqm	£2584 per sqm	£2871 per sqm	£3261 per sqm	£3409 per sqm	
Sales value per sq m									Sales value per sq m
£3,444	☹	☹	☹	☹	☹	☹	☹	☹	£3,444
£4,198	☹	☹	☹	☹	☹	☹	☹	☹	£4,198
£4,951	☹	☹	☹	☹	☹	☹	☹	☹	£4,951
£5,705	☹	☹	☹	☹	☹	☹	☹	☹	£5,705
£6,458	☹	☺	☹	☹	☹	☹	☹	☹	£6,458
£7,212	☺	☺	☺	☺	☹	☹	☹	☹	£7,212
£7,965	☺	☺	☺	☺	☺	☹	☹	☹	£7,965
£8,719	☺	☺	☺	☺	☺	☺	☹	☹	£8,719
£9,472	☺	☺	☺	☺	☺	☺	☺	☹	£9,472
£10,226	☺	☺	☺	☺	☺	☺	☺	☺	£10,226
£10,979	☺	☺	☺	☺	☺	☺	☺	☺	£10,979
£11,733	☺	☺	☺	☺	☺	☺	☺	☺	£11,733
£12,486	☺	☺	☺	☺	☺	☺	☺	☺	£12,486
£13,240	☺	☺	☺	☺	☺	☺	☺	☺	£13,240

Value ranges

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

RLVs less existing use value **£6,000,000 per hectare** **£2,429,150 per acre** **Car Parking sites etc**

Density - units/ha ->	100 uph	150 uph	200 uph	250 uph	300 uph	350 uph	450 uph	625 uph	
Build costs ->	£1554 per sqm	£1554 per sqm	£2087 per sqm	£2227 per sqm	£2584 per sqm	£2871 per sqm	£3261 per sqm	£3409 per sqm	
Sales value £per sq m									Sales value £per sq m
£3,444	☹	☹	☹	☹	☹	☹	☹	☹	£3,444
£4,198	☹	☹	☹	☹	☹	☹	☹	☹	£4,198
£4,951	☹	☺	☹	☹	☹	☹	☹	☹	£4,951
£5,705	☺	☺	☺	☹	☹	☹	☹	☹	£5,705
£6,458	☺	☺	☺	☺	☹	☹	☹	☹	£6,458
£7,212	☺	☺	☺	☺	☺	☹	☹	☹	£7,212
£7,965	☺	☺	☺	☺	☺	☺	☹	☹	£7,965
£8,719	☺	☺	☺	☺	☺	☺	☹	☹	£8,719
£9,472	☺	☺	☺	☺	☺	☺	☺	☺	£9,472
£10,226	☺	☺	☺	☺	☺	☺	☺	☺	£10,226
£10,979	☺	☺	☺	☺	☺	☺	☺	☺	£10,979
£11,733	☺	☺	☺	☺	☺	☺	☺	☺	£11,733
£12,486	☺	☺	☺	☺	☺	☺	☺	☺	£12,486
£13,240	☺	☺	☺	☺	☺	☺	☺	☺	£13,240

Value ranges

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

RLVs less existing use value **£4,000,000 per hectare** **£1,619,433 per acre** **Community sites/backlands**

Density - units/ha ->	100 uph	150 uph	200 uph	250 uph	300 uph	350 uph	450 uph	625 uph	
Build costs ->	£1554 per sqm	£1554 per sqm	£2087 per sqm	£2227 per sqm	£2584 per sqm	£2871 per sqm	£3261 per sqm	£3409 per sqm	
Sales value per sq m									Sales value per sq m
£3,444	☹	☹	☹	☹	☹	☹	☹	☹	£3,444
£4,198	☹	☺	☹	☹	☹	☹	☹	☹	£4,198
£4,951	☺	☺	☹	☹	☹	☹	☹	☹	£4,951
£5,705	☺	☺	☺	☹	☹	☹	☹	☹	£5,705
£6,458	☺	☺	☺	☺	☹	☹	☹	☹	£6,458
£7,212	☺	☺	☺	☺	☺	☹	☹	☹	£7,212
£7,965	☺	☺	☺	☺	☺	☺	☹	☹	£7,965
£8,719	☺	☺	☺	☺	☺	☺	☺	☹	£8,719
£9,472	☺	☺	☺	☺	☺	☺	☺	☺	£9,472
£10,226	☺	☺	☺	☺	☺	☺	☺	☺	£10,226
£10,979	☺	☺	☺	☺	☺	☺	☺	☺	£10,979
£11,733	☺	☺	☺	☺	☺	☺	☺	☺	£11,733
£12,486	☺	☺	☺	☺	☺	☺	☺	☺	£12,486
£13,240	☺	☺	☺	☺	☺	☺	☺	☺	£13,240

Value ranges

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

MODEL 11

Aff Hsg	33%
% SR	60%
% SO	40%
S106 (private)	£1,500 per unit
S106 (affordable)	£1,500 per unit
CSH (uplift p.u. on PD)	Level 4
CSH (p.u. uplift on AH)	Level 4
Grant	No
Developer's profit	20%
CIL (per sqm)*	£250

* plus Mayoral CIL of £50 per sqm

Density - units/ha ->	100 uph	150 uph	200 uph	250 uph	300 uph	350 uph	450 uph	625 uph	
Build costs ->	£1554 per sqm	£1554 per sqm	£2087 per sqm	£2227 per sqm	£2584 per sqm	£2871 per sqm	£3261 per sqm	£3409 per sqm	
Sales value per sm									Sales value per sm
£3,444	1,168,238	1,521,386	-8,041,215	-17,731,615	-29,307,208	-46,252,036	-73,430,442	-113,180,660	£3,444
£4,198	3,506,033	5,001,480	-3,317,390	-11,863,233	-22,265,150	-38,090,738	-63,105,371	-98,874,796	£4,198
£4,951	5,919,973	8,587,309	1,458,227	-5,841,938	-15,070,178	-29,752,225	-52,600,940	-84,320,417	£4,951
£5,705	8,401,255	12,257,852	6,275,475	268,560	-7,722,293	-21,236,495	-41,917,147	-69,517,527	£5,705
£6,458	10,719,887	15,703,910	10,805,966	5,966,880	-747,172	-13,075,198	-31,592,076	-55,211,662	£6,458
£7,212	13,114,042	19,262,210	15,425,451	11,749,967	6,253,064	-4,775,746	-21,087,645	-40,657,283	£7,212
£7,965	15,583,717	22,932,754	20,142,892	17,648,256	13,336,218	3,549,826	-10,421,223	-25,854,393	£7,965
£8,719	17,902,350	26,368,503	24,616,631	23,214,988	20,088,840	11,457,057	-250,826	-11,661,929	£8,719
£9,472	20,220,982	29,797,385	29,063,356	28,778,992	26,783,831	19,281,955	9,801,840	2,228,391	£9,472
£10,226	22,539,616	33,226,267	33,510,082	34,296,151	33,463,909	27,076,253	19,792,116	15,969,370	£10,226
£10,979	25,009,291	36,878,517	38,188,543	40,100,834	40,422,861	35,150,381	30,043,602	30,106,124	£10,979
£11,733	27,327,924	40,307,399	42,632,068	45,617,993	47,043,452	42,888,456	39,911,015	43,646,001	£11,733
£12,486	29,646,556	43,736,282	47,051,595	51,119,414	53,664,043	50,565,418	49,710,432	57,153,116	£12,486
£13,240	31,965,189	47,165,164	51,471,123	56,598,085	60,284,634	58,230,478	59,509,849	70,547,948	£13,240
Private floor area	5,119	7,678	10,238	12,797	15,356	17,916	23,035	31,993	

RLVs less existing use value **£15,620,000 per hectare** **Office**
£6,323,887 per acre
Incl premium to landowner **£18,744,000 per hectare**

Density - units/ha ->	100 uph	150 uph	200 uph	250 uph	300 uph	350 uph	450 uph	625 uph	
Build costs ->	£1554 per sqm	£1554 per sqm	£2087 per sqm	£2227 per sqm	£2584 per sqm	£2871 per sqm	£3261 per sqm	£3409 per sqm	
Sales value per sq m									Sales value per sq m
£3,444	-17,575,762	-17,222,614	-26,785,215	-36,475,615	-48,051,208	-64,996,036	-92,174,442	-131,924,660	£3,444
£4,198	-15,237,967	-13,742,520	-22,061,390	-30,607,233	-41,009,150	-56,834,738	-81,849,371	-117,618,796	£4,198
£4,951	-12,824,027	-10,156,691	-17,285,773	-24,585,938	-33,814,178	-48,496,225	-71,344,940	-103,064,417	£4,951
£5,705	-10,342,745	-6,486,148	-12,468,525	-18,475,440	-26,466,293	-39,980,495	-60,661,147	-88,261,527	£5,705
£6,458	-8,024,113	-3,040,090	-7,938,034	-12,777,120	-19,491,172	-31,819,198	-50,336,076	-73,955,662	£6,458
£7,212	-5,629,958	518,210	-3,318,549	-6,994,033	-12,490,936	-23,519,746	-39,831,645	-59,401,283	£7,212
£7,965	-3,160,283	4,188,754	1,398,892	-1,095,744	-5,407,782	-15,194,174	-29,165,223	-44,598,393	£7,965
£8,719	-841,650	7,624,503	5,872,631	4,470,988	1,344,840	-7,286,943	-18,994,826	-30,405,929	£8,719
£9,472	1,476,982	11,053,385	10,319,356	10,034,992	8,039,831	537,955	-8,942,160	-16,515,609	£9,472
£10,226	3,795,616	14,482,267	14,766,082	15,552,151	14,719,909	8,332,253	1,048,116	-2,774,630	£10,226
£10,979	6,265,291	18,134,517	19,444,543	21,356,834	21,678,861	16,406,381	11,299,602	11,362,124	£10,979
£11,733	8,583,924	21,563,399	23,888,068	26,873,993	28,299,452	24,144,456	21,167,015	24,902,001	£11,733
£12,486	10,902,556	24,992,282	28,307,595	32,375,414	34,920,043	31,821,418	30,966,432	38,409,116	£12,486
£13,240	13,221,189	28,421,164	32,727,123	37,854,085	41,540,634	39,486,478	40,765,849	51,803,948	£13,240

Value ranges: Current | Inflated (10% real growth) | Inflated (25% real growth)

RLVs less existing use value **£11,620,000 per hectare** **Industrial/Storage/Distribution**
£4,704,453 per acre
Incl premium to landowner **£13,944,000 per hectare**

Density - units/ha ->	100 uph	150 uph	200 uph	250 uph	300 uph	350 uph	450 uph	625 uph	
Build costs ->	£1554 per sqm	£1554 per sqm	£2087 per sqm	£2227 per sqm	£2584 per sqm	£2871 per sqm	£3261 per sqm	£3409 per sqm	
Sales value per sq m									Sales value per sq m
£3,444	-12,775,762	-12,422,614	-21,985,215	-31,675,615	-43,251,208	-60,196,036	-87,374,442	-127,124,660	£3,444
£4,198	-10,437,967	-8,942,520	-17,261,390	-25,807,233	-36,209,150	-52,034,738	-77,049,371	-112,818,796	£4,198
£4,951	-8,024,027	-5,356,691	-12,485,773	-19,785,938	-29,014,178	-43,696,225	-66,544,940	-98,264,417	£4,951
£5,705	-5,542,745	-1,686,148	-7,668,525	-13,675,440	-21,666,293	-35,180,495	-55,861,147	-83,461,527	£5,705
£6,458	-3,224,113	1,759,910	-3,138,034	-7,977,120	-14,691,172	-27,019,198	-45,536,076	-69,155,662	£6,458
£7,212	-829,958	5,318,210	1,481,451	-2,194,033	-7,690,936	-18,719,746	-35,031,645	-54,601,283	£7,212
£7,965	1,639,717	8,988,754	6,198,892	3,704,256	-607,782	-10,394,174	-24,365,223	-39,798,393	£7,965
£8,719	3,958,350	12,424,503	10,672,631	9,270,988	6,144,840	-2,486,943	-14,194,826	-25,605,929	£8,719
£9,472	6,276,982	15,853,385	15,119,356	14,834,992	12,839,831	5,337,955	-4,142,160	-11,715,609	£9,472
£10,226	8,595,616	19,282,267	19,566,082	20,352,151	19,519,909	13,132,253	5,848,116	2,025,370	£10,226
£10,979	11,065,291	22,934,517	24,244,543	26,156,834	26,478,861	21,206,381	16,099,602	16,162,124	£10,979
£11,733	13,383,924	26,363,399	28,688,068	31,673,993	33,099,452	28,944,456	25,967,015	29,702,001	£11,733
£12,486	15,702,556	29,792,282	33,107,595	37,175,414	39,720,043	36,621,418	35,766,432	43,209,116	£12,486
£13,240	18,021,189	33,221,164	37,527,123	42,654,085	46,340,634	44,286,478	45,565,849	56,603,948	£13,240

Value ranges: Current | Inflated (10% real growth) | Inflated (25% real growth)

RLVs less existing use value **£6,000,000 per hectare** **Car Parking sites etc**
£2,429,150 per acre
Incl premium to landowner **£7,200,000 per hectare**

Density - units/ha ->	100 uph	150 uph	200 uph	250 uph	300 uph	350 uph	450 uph	625 uph	
Build costs ->	£1554 per sqm	£1554 per sqm	£2087 per sqm	£2227 per sqm	£2584 per sqm	£2871 per sqm	£3261 per sqm	£3409 per sqm	
Sales value per sq m									Sales value per sq m
£3,444	-6,031,762	-5,678,614	-15,241,215	-24,931,615	-36,507,208	-53,452,036	-80,630,442	-120,380,660	£3,444
£4,198	-3,693,967	-2,198,520	-10,517,390	-19,063,233	-29,465,150	-45,290,738	-70,305,371	-106,074,796	£4,198
£4,951	-1,280,027	1,387,309	-5,741,773	-13,041,938	-22,270,178	-36,952,225	-59,800,940	-91,520,417	£4,951
£5,705	1,201,255	5,057,852	924,525	-6,931,440	-14,922,293	-28,436,495	-49,117,147	-76,717,527	£5,705
£6,458	3,519,887	8,503,910	3,605,966	-1,233,120	-7,947,172	-20,275,198	-38,792,076	-62,411,662	£6,458
£7,212	5,914,042	12,062,210	8,225,451	4,549,967	-946,936	-11,975,746	-28,287,645	-47,857,283	£7,212
£7,965	8,383,717	15,732,754	12,942,892	10,448,256	6,136,218	-3,650,174	-17,621,223	-33,054,393	£7,965
£8,719	10,702,350	19,168,503	17,416,631	16,014,988	12,888,840	4,257,057	-7,450,826	-18,861,929	£8,719
£9,472	13,020,982	22,597,385	21,863,356	21,578,992	19,583,831	12,081,955	2,601,840	-4,971,609	£9,472
£10,226	15,339,616	26,026,267	26,310,082	27,096,151	26,263,909	19,876,253	12,592,116	8,769,370	£10,226
£10,979	17,809,291	29,678,517	30,988,543	32,900,834	33,222,861	27,950,381	22,843,602	22,906,124	£10,979
£11,733	20,127,924	33,107,399	35,432,068	38,417,993	39,843,452	35,688,456	32,711,015	36,446,001	£11,733
£12,486	22,446,556	36,536,282	39,851,595	43,919,414	46,464,043	43,365,418	42,510,432	49,953,116	£12,486
£13,240	24,765,189	39,965,164	44,271,123	49,398,085	53,084,634	51,030,478	52,309,849	63,347,948	£13,240

Value ranges: Current | Inflated (10% real growth) | Inflated (25% real growth)

RLVs less existing use value **£4,000,000 per hectare** **Community sites/backlands**
£1,619,433 per acre
Incl premium to landowner **£4,800,000 per hectare**

Density - units/ha ->	100 uph	150 uph	200 uph	250 uph	300 uph	350 uph	450 uph	625 uph	
Build costs ->	£1554 per sqm	£1554 per sqm	£2087 per sqm	£2227 per sqm	£2584 per sqm	£2871 per sqm	£3261 per sqm	£3409 per sqm	
Sales value £per sq m									Sales value £per sq m
£3,444	-3,631,762	-3,278,614	-12,841,215	-22,531,615	-34,107,208	-51,052,036	-78,230,442	-117,980,660	£3,444
£4,198	-1,293,967	201,480	-8,117,390	-16,663,233	-27,065,150	-42,890,738	-67,905,371	-103,674,796	£4,198
£4,951	1,119,973	3,787,309	-3,341,773	-10,641,938	-19,870,178	-34,552,225	-57,400,940	-89,120,417	£4,951
£5,705	3,601,255	7,457,852	1,475,475	-4,531,440	-12,522,293	-26,036,495	-46,717,147	-74,317,527	£5,705
£6,458	5,919,887	10,903,910	6,005,966	1,166,880	-5,547,172	-17,875,198	-36,392,076	-60,011,662	£6,458
£7,212	8,314,042	14,462,210	10,625,451	6,949,967	1,453,064	-9,575,746	-25,887,645	-45,457,283	£7,212
£7,965	10,783,717	18,132,754	15,342,892	12,848,256	8,536,218	-1,250,174	-15,221,223	-30,654,393	£7,965
£8,719	13,102,350	21,568,503	19,816,631	18,414,988	15,288,840	6,657,057	-5,050,826	-16,461,929	£8,719
£9,472	15,420,982	24,997,385	24,263,356	23,978,992	21,983,831	14,481,955	5,001,840	-2,571,609	£9,472
£10,226	17,739,616	28,426,267	28,710,082	29,496,151	28,663,909	22,276,253	14,992,116	11,169,370	£10,226
£10,979	20,209,291	32,078,517	33,388,543	35,300,834	35,622,861	30,350,381	25,243,602	25,306,124	£10,979
£11,733	22,527,924	35,507,399	37,832,068	40,817,993	42,243,452	38,088,456	35,111,015	38,846,001	£11,733
£12,486	24,846,556	38,936,282	42,251,595	46,319,414	48,864,043	45,765,418	44,910,432	52,353,116	£12,486
£13,240	27,165,189	42,365,164	46,671,123	51,798,085	55,484,634	53,430,478	54,709,849	65,747,948	£13,240

Value ranges: Current | Inflated (10% real growth) | Inflated (25% real growth)

MODEL 11

Density - units/ha ->	100 uph	150 uph	200 uph	250 uph	300 uph	350 uph	450 uph	625 uph	
Build costs ->	£1554 per sqm	£1554 per sqm	£2087 per sqm	£2227 per sqm	£2584 per sqm	£2871 per sqm	£3261 per sqm	£3409 per sqm	
Sales value psm									Sales value psm
£3,444	1,168,238	1,521,386	- 8,041,215	- 17,731,615	- 29,307,208	- 46,252,036	- 73,430,442	- 113,180,660	£3,444
£4,198	3,506,033	5,001,480	- 3,317,390	- 11,863,233	- 22,265,150	- 38,090,738	- 63,105,371	- 98,874,796	£4,198
£4,951	5,919,973	8,587,309	1,458,227	- 5,841,938	- 15,070,178	- 29,752,225	- 52,600,940	- 84,320,417	£4,951
£5,705	8,401,255	12,257,852	6,275,475	268,560	- 7,722,293	- 21,236,495	- 41,917,147	- 69,517,527	£5,705
£6,458	10,719,887	15,703,910	10,805,966	5,966,880	- 747,172	- 13,075,198	- 31,592,076	- 55,211,662	£6,458
£7,212	13,114,042	19,262,210	15,425,451	11,749,967	6,253,064	- 4,775,746	- 21,087,645	- 40,657,283	£7,212
£7,965	15,583,717	22,932,754	20,142,892	17,648,256	13,336,218	3,549,826	- 10,421,223	- 25,854,393	£7,965
£8,719	17,902,350	26,368,503	24,616,631	23,214,988	20,088,840	11,457,057	- 250,826	- 11,661,929	£8,719
£9,472	20,220,982	29,797,385	29,063,356	28,778,992	26,783,831	19,281,955	9,801,840	2,228,391	£9,472
£10,226	22,539,616	33,226,267	33,510,082	34,296,151	33,463,909	27,076,253	19,792,116	15,969,370	£10,226
£10,979	25,009,291	36,878,517	38,188,543	40,100,834	40,422,861	35,150,381	30,043,602	30,106,124	£10,979
£11,733	27,327,924	40,307,399	42,632,068	45,617,993	47,043,452	42,888,456	39,911,015	43,646,001	£11,733
£12,486	29,646,556	43,736,282	47,051,595	51,119,414	53,664,043	50,565,418	49,710,432	57,153,116	£12,486
£13,240	31,965,189	47,165,164	51,471,123	56,598,085	60,284,634	58,230,478	59,509,849	70,547,948	£13,240

Aff Hsg	33%
% SR	60%
% SO	40%
S106 (private)	£1,500 per unit
S106 (affordable)	£1,500 per unit
CSH (% uplift on Private	0%
CSH (% uplift on AH)	0%
Grant	No
Developer's profi	20%

RLVs less existing use value **£15,620,000 per hectare** **£6,323,887 per acre** **Office**

Density - units/ha ->	100 uph	150 uph	200 uph	250 uph	300 uph	350 uph	450 uph	625 uph	
Build costs->	£1554 per sqm	£1554 per sqm	£2087 per sqm	£2227 per sqm	£2584 per sqm	£2871 per sqm	£3261 per sqm	£3409 per sqm	
Sales value £per sq m									Sales value £per sq m
£3,444	☹	☹	☹	☹	☹	☹	☹	☹	£3,444
£4,198	☹	☹	☹	☹	☹	☹	☹	☹	£4,198
£4,951	☹	☹	☹	☹	☹	☹	☹	☹	£4,951
£5,705	☹	☹	☹	☹	☹	☹	☹	☹	£5,705
£6,458	☹	☹	☹	☹	☹	☹	☹	☹	£6,458
£7,212	☹	☺	☹	☹	☹	☹	☹	☹	£7,212
£7,965	☹	☺	☺	☹	☹	☹	☹	☹	£7,965
£8,719	☹	☺	☺	☺	☺	☹	☹	☹	£8,719
£9,472	☺	☺	☺	☺	☺	☺	☹	☹	£9,472
£10,226	☺	☺	☺	☺	☺	☺	☺	☹	£10,226
£10,979	☺	☺	☺	☺	☺	☺	☺	☺	£10,979
£11,733	☺	☺	☺	☺	☺	☺	☺	☺	£11,733
£12,486	☺	☺	☺	☺	☺	☺	☺	☺	£12,486
£13,240	☺	☺	☺	☺	☺	☺	☺	☺	£13,240

Value ranges

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

RLVs less existing use value **£11,620,000 per hectare** **£4,704,453 per acre** **Industrial/Storage/Distribution**

Density - units/ha ->	100 uph	150 uph	200 uph	250 uph	300 uph	350 uph	450 uph	625 uph	
Build costs ->	£1554 per sqm	£1554 per sqm	£2087 per sqm	£2227 per sqm	£2584 per sqm	£2871 per sqm	£3261 per sqm	£3409 per sqm	
Sales value per sq m									Sales value per sq m
£3,444	☹	☹	☹	☹	☹	☹	☹	☹	£3,444
£4,198	☹	☹	☹	☹	☹	☹	☹	☹	£4,198
£4,951	☹	☹	☹	☹	☹	☹	☹	☹	£4,951
£5,705	☹	☹	☹	☹	☹	☹	☹	☹	£5,705
£6,458	☹	☺	☹	☹	☹	☹	☹	☹	£6,458
£7,212	☹	☺	☺	☹	☹	☹	☹	☹	£7,212
£7,965	☺	☺	☺	☺	☹	☹	☹	☹	£7,965
£8,719	☺	☺	☺	☺	☺	☹	☹	☹	£8,719
£9,472	☺	☺	☺	☺	☺	☺	☹	☹	£9,472
£10,226	☺	☺	☺	☺	☺	☺	☺	☺	£10,226
£10,979	☺	☺	☺	☺	☺	☺	☺	☺	£10,979
£11,733	☺	☺	☺	☺	☺	☺	☺	☺	£11,733
£12,486	☺	☺	☺	☺	☺	☺	☺	☺	£12,486
£13,240	☺	☺	☺	☺	☺	☺	☺	☺	£13,240

Value ranges

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

RLVs less existing use value **£6,000,000 per hectare** **£2,429,150 per acre** **Car Parking sites etc**

Density - units/ha ->	100 uph	150 uph	200 uph	250 uph	300 uph	350 uph	450 uph	625 uph	
Build costs ->	£1554 per sqm	£1554 per sqm	£2087 per sqm	£2227 per sqm	£2584 per sqm	£2871 per sqm	£3261 per sqm	£3409 per sqm	
Sales value £per sq m									Sales value £per sq m
£3,444	☹	☹	☹	☹	☹	☹	☹	☹	£3,444
£4,198	☹	☹	☹	☹	☹	☹	☹	☹	£4,198
£4,951	☹	☺	☹	☹	☹	☹	☹	☹	£4,951
£5,705	☺	☺	☹	☹	☹	☹	☹	☹	£5,705
£6,458	☺	☺	☺	☹	☹	☹	☹	☹	£6,458
£7,212	☺	☺	☺	☺	☹	☹	☹	☹	£7,212
£7,965	☺	☺	☺	☺	☺	☹	☹	☹	£7,965
£8,719	☺	☺	☺	☺	☺	☺	☹	☹	£8,719
£9,472	☺	☺	☺	☺	☺	☺	☺	☹	£9,472
£10,226	☺	☺	☺	☺	☺	☺	☺	☺	£10,226
£10,979	☺	☺	☺	☺	☺	☺	☺	☺	£10,979
£11,733	☺	☺	☺	☺	☺	☺	☺	☺	£11,733
£12,486	☺	☺	☺	☺	☺	☺	☺	☺	£12,486
£13,240	☺	☺	☺	☺	☺	☺	☺	☺	£13,240

Value ranges

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

RLVs less existing use value **£4,000,000 per hectare** **£1,619,433 per acre** **Community sites/backlands**

Density - units/ha ->	100 uph	150 uph	200 uph	250 uph	300 uph	350 uph	450 uph	625 uph	
Build costs ->	£1554 per sqm	£1554 per sqm	£2087 per sqm	£2227 per sqm	£2584 per sqm	£2871 per sqm	£3261 per sqm	£3409 per sqm	
Sales value per sq m									Sales value per sq m
£3,444	☹	☹	☹	☹	☹	☹	☹	☹	£3,444
£4,198	☹	☺	☹	☹	☹	☹	☹	☹	£4,198
£4,951	☺	☺	☹	☹	☹	☹	☹	☹	£4,951
£5,705	☺	☺	☺	☹	☹	☹	☹	☹	£5,705
£6,458	☺	☺	☺	☺	☹	☹	☹	☹	£6,458
£7,212	☺	☺	☺	☺	☺	☹	☹	☹	£7,212
£7,965	☺	☺	☺	☺	☺	☹	☹	☹	£7,965
£8,719	☺	☺	☺	☺	☺	☺	☹	☹	£8,719
£9,472	☺	☺	☺	☺	☺	☺	☺	☹	£9,472
£10,226	☺	☺	☺	☺	☺	☺	☺	☺	£10,226
£10,979	☺	☺	☺	☺	☺	☺	☺	☺	£10,979
£11,733	☺	☺	☺	☺	☺	☺	☺	☺	£11,733
£12,486	☺	☺	☺	☺	☺	☺	☺	☺	£12,486
£13,240	☺	☺	☺	☺	☺	☺	☺	☺	£13,240

Value ranges

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

MODEL 12

Aff Hsg	33%
% SR	50%
% SO	50%
S106 (private)	£1,500 per unit
S106 (affordable)	£1,500 per unit
CSH (uplift p.u. on PD)	Level 4
CSH (p.u. uplift on AH)	Level 4
Grant	No
Developer's profit	20%
CIL (per sqm)*	£250

* plus Mayoral CIL of £50 per sqm

Density - units/ha ->	100 uph	150 uph	200 uph	250 uph	300 uph	350 uph	450 uph	625 uph	
Build costs ->	£1554 per sqm	£1554 per sqm	£2087 per sqm	£2227 per sqm	£2584 per sqm	£2871 per sqm	£3261 per sqm	£3409 per sqm	
Sales value per sm									Sales value per sm
£3,444	1,386,667	1,850,617	-7,533,277	-17,083,630	-28,496,206	-45,270,742	-72,108,534	-111,283,984	£3,444
£4,198	3,724,463	5,330,712	-2,809,451	-11,215,248	-21,454,148	-37,109,445	-61,783,464	-96,978,119	£4,198
£4,951	6,138,402	8,911,706	1,951,853	-5,193,952	-14,259,176	-28,770,931	-51,279,032	-82,423,741	£4,951
£5,705	8,616,641	12,582,250	6,761,932	898,470	-6,911,292	-20,255,201	-40,595,239	-67,620,850	£5,705
£6,458	10,935,274	16,028,307	11,292,423	6,596,789	52,524	-12,093,904	-30,270,169	-53,314,984	£6,458
£7,212	13,329,428	19,586,608	15,904,730	12,370,824	7,041,442	-3,807,992	-19,765,737	-38,760,607	£7,212
£7,965	15,799,102	23,257,152	20,622,172	18,260,049	14,113,264	4,504,024	9,117,368	-23,957,716	£7,965
£8,719	18,117,736	26,688,792	25,088,727	23,826,781	20,865,887	12,397,686	1,053,028	-9,815,835	£8,719
£9,472	20,436,369	30,117,675	29,535,451	29,381,712	27,549,534	20,222,583	11,087,621	4,074,486	£9,472
£10,226	22,755,002	33,546,557	33,982,176	34,898,871	34,229,612	28,003,295	21,059,803	17,790,131	£10,226
£10,979	25,224,677	37,198,806	38,660,639	40,703,552	41,177,207	36,077,422	31,311,288	31,901,522	£10,979
£11,733	27,543,309	40,627,689	43,096,970	46,220,712	47,797,799	43,813,799	41,160,587	45,441,399	£11,733
£12,486	29,861,943	44,056,571	47,516,498	51,713,049	54,418,390	51,478,859	50,960,004	58,923,123	£12,486
£13,240	32,180,576	47,485,453	51,936,025	57,191,720	61,038,981	59,143,918	60,759,421	72,317,955	£13,240
Private floor area	5,119	7,678	10,238	12,797	15,356	17,916	23,035	31,993	

RLVs less existing use value **£15,620,000 per hectare** **Office**
£6,323,887 per acre
Incl premium to landowner **£18,744,000 per hectare**

Density - units/ha ->	100 uph	150 uph	200 uph	250 uph	300 uph	350 uph	450 uph	625 uph	
Build costs ->	£1554 per sqm	£1554 per sqm	£2087 per sqm	£2227 per sqm	£2584 per sqm	£2871 per sqm	£3261 per sqm	£3409 per sqm	
Sales value per sq m									Sales value per sq m
£3,444	-17,357,333	-16,893,383	-26,277,277	-35,827,630	-47,240,206	-64,014,742	-90,852,534	-130,027,984	£3,444
£4,198	-15,019,537	-13,413,288	-21,553,451	-29,959,248	-40,198,148	-55,853,445	-80,527,464	-115,722,119	£4,198
£4,951	-12,605,598	-9,832,294	-16,792,147	-23,937,952	-33,003,176	-47,514,931	-70,023,032	-101,167,741	£4,951
£5,705	-10,127,359	-6,161,750	-11,982,068	-17,845,530	-25,655,292	-38,999,201	-59,339,239	-86,364,850	£5,705
£6,458	-7,808,726	-2,715,693	-7,451,577	-12,147,211	-18,691,476	-30,837,904	-49,014,169	-72,058,984	£6,458
£7,212	-5,414,572	842,608	-2,839,270	-6,373,176	-11,702,558	-22,551,992	-38,509,737	-57,504,607	£7,212
£7,965	-2,944,898	4,513,152	1,878,172	-483,951	-4,630,736	-14,239,976	-27,861,368	-42,701,716	£7,965
£8,719	-626,264	7,944,792	6,344,727	5,082,781	2,121,887	-6,346,314	-17,690,972	-28,559,835	£8,719
£9,472	1,692,369	11,373,675	10,791,451	10,637,712	8,805,534	1,478,583	-7,656,379	-14,669,514	£9,472
£10,226	4,011,002	14,802,557	15,238,176	16,154,871	15,485,612	9,259,295	2,315,803	-953,869	£10,226
£10,979	6,480,677	18,454,806	19,916,639	21,959,552	22,433,207	17,333,422	12,567,288	13,157,522	£10,979
£11,733	8,799,309	21,883,689	24,352,970	27,476,712	29,053,799	25,069,799	22,416,587	26,697,399	£11,733
£12,486	11,117,943	25,312,571	28,772,498	32,969,049	35,674,390	32,734,859	32,216,004	40,179,123	£12,486
£13,240	13,436,576	28,741,453	33,192,025	38,447,720	42,294,981	40,399,918	42,015,421	53,573,955	£13,240

Value ranges: Current | Inflated (10% real growth) | Inflated (25% real growth)

RLVs less existing use value **£11,620,000 per hectare** **Industrial/Storage/Distribution**
£4,704,453 per acre
Incl premium to landowner **£13,944,000 per hectare**

Density - units/ha ->	100 uph	150 uph	200 uph	250 uph	300 uph	350 uph	450 uph	625 uph	
Build costs ->	£1554 per sqm	£1554 per sqm	£2087 per sqm	£2227 per sqm	£2584 per sqm	£2871 per sqm	£3261 per sqm	£3409 per sqm	
Sales value per sq m									Sales value per sq m
£3,444	-12,557,333	-12,093,383	-21,477,277	-31,027,630	-42,440,206	-59,214,742	-86,052,534	-125,227,984	£3,444
£4,198	-10,219,537	-8,613,288	-16,753,451	-25,159,248	-35,398,148	-51,053,445	-75,727,464	-110,922,119	£4,198
£4,951	-7,805,598	-5,032,294	-11,992,147	-19,137,952	-28,203,176	-42,714,931	-65,223,032	-96,367,741	£4,951
£5,705	-5,327,359	-1,361,750	-7,182,068	-13,045,530	-20,855,292	-34,199,201	-54,539,239	-81,564,850	£5,705
£6,458	-3,008,726	2,084,307	-2,651,577	-7,347,211	-13,891,476	-26,037,904	-44,214,169	-67,258,984	£6,458
£7,212	-614,572	5,642,608	1,960,730	-1,573,176	-6,902,558	-17,751,992	-33,709,737	-52,704,607	£7,212
£7,965	1,855,102	9,313,152	6,678,172	4,316,049	169,264	-9,439,976	-23,061,368	-37,901,716	£7,965
£8,719	4,173,736	12,744,792	11,144,727	9,882,781	6,921,887	-1,546,314	-12,890,972	-23,759,835	£8,719
£9,472	6,492,369	16,173,675	15,591,451	15,437,712	13,605,534	6,278,583	2,856,379	-9,869,514	£9,472
£10,226	8,811,002	19,602,557	20,038,176	20,954,871	20,285,612	14,059,295	7,115,803	3,846,131	£10,226
£10,979	11,280,677	23,254,806	24,716,639	26,759,552	27,233,207	22,133,422	17,367,288	17,957,522	£10,979
£11,733	13,599,309	26,683,689	29,152,970	32,276,712	33,853,799	29,869,799	27,216,587	31,497,399	£11,733
£12,486	15,917,943	30,112,571	33,572,498	37,769,049	40,474,390	37,534,859	37,016,004	44,979,123	£12,486
£13,240	18,236,576	33,541,453	37,992,025	43,247,720	47,094,981	45,199,918	46,815,421	58,373,955	£13,240

Value ranges: Current | Inflated (10% real growth) | Inflated (25% real growth)

RLVs less existing use value **£6,000,000 per hectare** **Car Parking sites etc**
£2,429,150 per acre
Incl premium to landowner **£7,200,000 per hectare**

Density - units/ha ->	100 uph	150 uph	200 uph	250 uph	300 uph	350 uph	450 uph	625 uph	
Build costs ->	£1554 per sqm	£1554 per sqm	£2087 per sqm	£2227 per sqm	£2584 per sqm	£2871 per sqm	£3261 per sqm	£3409 per sqm	
Sales value per sq m									Sales value per sq m
£3,444	-5,813,333	-5,349,383	-14,733,277	-24,283,630	-35,696,206	-52,470,742	-79,308,534	-118,483,984	£3,444
£4,198	-3,475,537	-1,869,288	-10,009,451	-18,415,248	-28,654,148	-44,309,445	-68,983,464	-104,178,119	£4,198
£4,951	-1,061,598	1,711,706	-5,248,147	-12,393,952	-21,459,176	-35,970,931	-58,479,032	-89,623,741	£4,951
£5,705	1,416,641	5,382,250	-438,068	-6,301,530	-14,111,292	-27,455,201	-47,795,239	-74,820,850	£5,705
£6,458	3,735,274	8,828,307	4,092,423	-603,211	-7,147,476	-19,293,904	-37,470,169	-60,514,984	£6,458
£7,212	6,129,428	12,386,608	8,704,730	5,170,824	-158,558	-11,007,992	-26,965,737	-45,960,607	£7,212
£7,965	8,599,102	16,057,152	13,422,172	11,060,049	6,913,264	-2,695,976	-16,317,368	-31,157,716	£7,965
£8,719	10,917,736	19,488,792	17,888,727	16,626,781	13,665,887	5,197,686	-6,146,972	-17,015,835	£8,719
£9,472	13,236,369	22,917,675	22,335,451	22,181,712	20,349,534	13,022,583	3,887,621	-3,125,514	£9,472
£10,226	15,555,002	26,346,557	26,782,176	27,698,871	27,029,612	20,803,295	13,859,803	10,590,131	£10,226
£10,979	18,024,677	29,998,806	31,460,639	33,503,552	33,977,207	28,877,422	24,111,288	24,701,522	£10,979
£11,733	20,343,309	33,427,689	35,896,970	39,020,712	40,597,799	36,613,799	33,960,587	38,241,399	£11,733
£12,486	22,661,943	36,856,571	40,316,498	44,513,049	47,218,390	44,278,859	43,760,004	51,723,123	£12,486
£13,240	24,980,576	40,285,453	44,736,025	49,991,720	53,838,981	51,943,918	53,559,421	65,117,955	£13,240

Value ranges: Current | Inflated (10% real growth) | Inflated (25% real growth)

RLVs less existing use value **£4,000,000 per hectare** **Community sites/backlands**
£1,619,433 per acre
Incl premium to landowner **£4,800,000 per hectare**

Density - units/ha ->	100 uph	150 uph	200 uph	250 uph	300 uph	350 uph	450 uph	625 uph	
Build costs ->	£1554 per sqm	£1554 per sqm	£2087 per sqm	£2227 per sqm	£2584 per sqm	£2871 per sqm	£3261 per sqm	£3409 per sqm	
Sales value £per sq m									Sales value £per sq m
£3,444	-3,413,333	-2,949,383	-12,333,277	-21,883,630	-33,296,206	-50,070,742	-76,908,534	-116,083,984	£3,444
£4,198	-1,075,537	530,712	-7,609,451	-16,015,248	-26,254,148	-41,909,445	-66,583,464	-101,778,119	£4,198
£4,951	1,338,402	4,111,706	-2,848,147	-9,993,952	-19,059,176	-33,570,931	-56,079,032	-87,223,741	£4,951
£5,705	3,816,641	7,782,250	1,961,932	-3,901,530	-11,711,292	-25,055,201	-45,395,239	-72,420,850	£5,705
£6,458	6,135,274	11,228,307	6,492,423	1,796,789	-4,747,476	-16,893,904	-35,070,169	-58,114,984	£6,458
£7,212	8,529,428	14,786,608	11,104,730	7,570,824	2,241,442	-8,607,992	-24,565,737	-43,560,607	£7,212
£7,965	10,999,102	18,457,152	15,822,172	13,460,049	9,313,264	-295,976	13,917,368	-28,757,716	£7,965
£8,719	13,317,736	21,888,792	20,288,727	19,026,781	16,065,887	7,597,686	-3,746,972	-14,615,835	£8,719
£9,472	15,636,369	25,317,675	24,735,451	24,581,712	22,749,534	15,422,583	6,287,621	-725,514	£9,472
£10,226	17,955,002	28,746,557	29,182,176	30,098,871	29,429,612	23,203,295	16,259,803	12,990,131	£10,226
£10,979	20,424,677	32,398,806	33,860,639	35,903,552	36,377,207	31,277,422	26,511,288	27,101,522	£10,979
£11,733	22,743,309	35,827,689	38,296,970	41,420,712	42,997,799	39,013,799	36,360,587	40,641,399	£11,733
£12,486	25,061,943	39,256,571	42,716,498	46,913,049	49,618,390	46,678,859	46,160,004	54,123,123	£12,486
£13,240	27,380,576	42,685,453	47,136,025	52,391,720	56,238,981	54,343,918	55,959,421	67,517,955	£13,240

Value ranges: Current | Inflated (10% real growth) | Inflated (25% real growth)

MODEL 12

Density - units/ha ->	100 uph	150 uph	200 uph	250 uph	300 uph	350 uph	450 uph	625 uph	
Build costs ->	£1554 per sqm	£1554 per sqm	£2087 per sqm	£2227 per sqm	£2584 per sqm	£2871 per sqm	£3261 per sqm	£3409 per sqm	
Sales value psm									Sales value psm
£3,444	1,386,667	1,850,617	- 7,533,277	- 17,083,630	- 28,496,206	- 45,270,742	- 72,108,534	- 111,283,984	£3,444
£4,198	3,724,463	5,330,712	- 2,809,451	- 11,215,248	- 21,454,148	- 37,109,445	- 61,783,464	- 96,978,119	£4,198
£4,951	6,138,402	8,911,706	1,951,853	- 5,193,952	- 14,259,176	- 28,770,931	- 51,279,032	- 82,423,741	£4,951
£5,705	8,616,641	12,582,250	6,761,932	898,470	- 6,911,292	- 20,255,201	- 40,595,239	- 67,620,850	£5,705
£6,458	10,935,274	16,028,307	11,292,423	6,596,789	52,524	- 12,093,904	- 30,270,169	- 53,314,984	£6,458
£7,212	13,329,428	19,586,608	15,904,730	12,370,824	7,041,442	- 3,807,992	- 19,765,737	- 38,760,607	£7,212
£7,965	15,799,102	23,257,152	20,622,172	18,260,049	14,113,264	4,504,024	- 9,117,368	- 23,957,716	£7,965
£8,719	18,117,736	26,688,792	25,088,727	23,826,781	20,865,887	12,397,686	1,053,028	- 9,815,835	£8,719
£9,472	20,436,369	30,117,675	29,535,451	29,381,712	27,549,534	20,222,583	11,087,621	4,074,486	£9,472
£10,226	22,755,002	33,546,557	33,982,176	34,898,871	34,229,612	28,003,295	21,059,803	17,790,131	£10,226
£10,979	25,224,677	37,198,806	38,660,639	40,703,552	41,177,207	36,077,422	31,311,288	31,901,522	£10,979
£11,733	27,543,309	40,627,689	43,096,970	46,220,712	47,797,799	43,813,799	41,160,587	45,441,399	£11,733
£12,486	29,861,943	44,056,571	47,516,498	51,713,049	54,418,390	51,478,859	50,960,004	58,923,123	£12,486
£13,240	32,180,576	47,485,453	51,936,025	57,191,720	61,038,981	59,143,918	60,759,421	72,317,955	£13,240

Aff Hsg	33%
% SR	50%
% SO	50%
S106 (private)	£1,500 per unit
S106 (affordable)	£1,500 per unit
CSH (% uplift on Private	0%
CSH (% uplift on AH)	0%
Grant	No
Developer's profi	20%

RLVs less existing use value **£15,620,000 per hectare** **£6,323,887 per acre** **Office**

Density - units/ha ->	100 uph	150 uph	200 uph	250 uph	300 uph	350 uph	450 uph	625 uph	
Build costs->	£1554 per sqm	£1554 per sqm	£2087 per sqm	£2227 per sqm	£2584 per sqm	£2871 per sqm	£3261 per sqm	£3409 per sqm	
Sales value £per sq m									Sales value £per sq m
£3,444	☹	☹	☹	☹	☹	☹	☹	☹	£3,444
£4,198	☹	☹	☹	☹	☹	☹	☹	☹	£4,198
£4,951	☹	☹	☹	☹	☹	☹	☹	☹	£4,951
£5,705	☹	☹	☹	☹	☹	☹	☹	☹	£5,705
£6,458	☹	☹	☹	☹	☹	☹	☹	☹	£6,458
£7,212	☹	☺	☹	☹	☹	☹	☹	☹	£7,212
£7,965	☹	☺	☺	☹	☹	☹	☹	☹	£7,965
£8,719	☹	☺	☺	☺	☺	☹	☹	☹	£8,719
£9,472	☺	☺	☺	☺	☺	☺	☹	☹	£9,472
£10,226	☺	☺	☺	☺	☺	☺	☺	☹	£10,226
£10,979	☺	☺	☺	☺	☺	☺	☺	☺	£10,979
£11,733	☺	☺	☺	☺	☺	☺	☺	☺	£11,733
£12,486	☺	☺	☺	☺	☺	☺	☺	☺	£12,486
£13,240	☺	☺	☺	☺	☺	☺	☺	☺	£13,240

Value ranges

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

RLVs less existing use value **£11,620,000 per hectare** **£4,704,453 per acre** **Industrial/Storage/Distribution**

Density - units/ha ->	100 uph	150 uph	200 uph	250 uph	300 uph	350 uph	450 uph	625 uph	
Build costs ->	£1554 per sqm	£1554 per sqm	£2087 per sqm	£2227 per sqm	£2584 per sqm	£2871 per sqm	£3261 per sqm	£3409 per sqm	
Sales value per sq m									Sales value per sq m
£3,444	☹	☹	☹	☹	☹	☹	☹	☹	£3,444
£4,198	☹	☹	☹	☹	☹	☹	☹	☹	£4,198
£4,951	☹	☹	☹	☹	☹	☹	☹	☹	£4,951
£5,705	☹	☹	☹	☹	☹	☹	☹	☹	£5,705
£6,458	☹	☺	☹	☹	☹	☹	☹	☹	£6,458
£7,212	☹	☺	☺	☹	☹	☹	☹	☹	£7,212
£7,965	☺	☺	☺	☺	☺	☹	☹	☹	£7,965
£8,719	☺	☺	☺	☺	☺	☹	☹	☹	£8,719
£9,472	☺	☺	☺	☺	☺	☺	☹	☹	£9,472
£10,226	☺	☺	☺	☺	☺	☺	☺	☺	£10,226
£10,979	☺	☺	☺	☺	☺	☺	☺	☺	£10,979
£11,733	☺	☺	☺	☺	☺	☺	☺	☺	£11,733
£12,486	☺	☺	☺	☺	☺	☺	☺	☺	£12,486
£13,240	☺	☺	☺	☺	☺	☺	☺	☺	£13,240

Value ranges

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

RLVs less existing use value **£6,000,000 per hectare** **£2,429,150 per acre** **Car Parking sites etc**

Density - units/ha ->	100 uph	150 uph	200 uph	250 uph	300 uph	350 uph	450 uph	625 uph	
Build costs ->	£1554 per sqm	£1554 per sqm	£2087 per sqm	£2227 per sqm	£2584 per sqm	£2871 per sqm	£3261 per sqm	£3409 per sqm	
Sales value £per sq m									Sales value £per sq m
£3,444	☹	☹	☹	☹	☹	☹	☹	☹	£3,444
£4,198	☹	☹	☹	☹	☹	☹	☹	☹	£4,198
£4,951	☹	☺	☹	☹	☹	☹	☹	☹	£4,951
£5,705	☺	☺	☹	☹	☹	☹	☹	☹	£5,705
£6,458	☺	☺	☺	☹	☹	☹	☹	☹	£6,458
£7,212	☺	☺	☺	☺	☹	☹	☹	☹	£7,212
£7,965	☺	☺	☺	☺	☺	☹	☹	☹	£7,965
£8,719	☺	☺	☺	☺	☺	☺	☹	☹	£8,719
£9,472	☺	☺	☺	☺	☺	☺	☺	☹	£9,472
£10,226	☺	☺	☺	☺	☺	☺	☺	☺	£10,226
£10,979	☺	☺	☺	☺	☺	☺	☺	☺	£10,979
£11,733	☺	☺	☺	☺	☺	☺	☺	☺	£11,733
£12,486	☺	☺	☺	☺	☺	☺	☺	☺	£12,486
£13,240	☺	☺	☺	☺	☺	☺	☺	☺	£13,240

Value ranges

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

RLVs less existing use value **£4,000,000 per hectare** **£1,619,433 per acre** **Community sites/backlands**

Density - units/ha ->	100 uph	150 uph	200 uph	250 uph	300 uph	350 uph	450 uph	625 uph	
Build costs ->	£1554 per sqm	£1554 per sqm	£2087 per sqm	£2227 per sqm	£2584 per sqm	£2871 per sqm	£3261 per sqm	£3409 per sqm	
Sales value per sq m									Sales value per sq m
£3,444	☹	☹	☹	☹	☹	☹	☹	☹	£3,444
£4,198	☹	☺	☹	☹	☹	☹	☹	☹	£4,198
£4,951	☺	☺	☹	☹	☹	☹	☹	☹	£4,951
£5,705	☺	☺	☺	☹	☹	☹	☹	☹	£5,705
£6,458	☺	☺	☺	☺	☹	☹	☹	☹	£6,458
£7,212	☺	☺	☺	☺	☺	☹	☹	☹	£7,212
£7,965	☺	☺	☺	☺	☺	☹	☹	☹	£7,965
£8,719	☺	☺	☺	☺	☺	☺	☹	☹	£8,719
£9,472	☺	☺	☺	☺	☺	☺	☺	☹	£9,472
£10,226	☺	☺	☺	☺	☺	☺	☺	☺	£10,226
£10,979	☺	☺	☺	☺	☺	☺	☺	☺	£10,979
£11,733	☺	☺	☺	☺	☺	☺	☺	☺	£11,733
£12,486	☺	☺	☺	☺	☺	☺	☺	☺	£12,486
£13,240	☺	☺	☺	☺	☺	☺	☺	☺	£13,240

Value ranges

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

MODEL 13

Aff Hsg	33%
% SR	60%
% SO	40%
S106 (private)	£1,500 per unit
S106 (affordable)	£1,500 per unit
CSH (uplift p.u. on PD)	Level 4
CSH (p.u. uplift on AH)	Level 4
Grant	Yes
Developer's profit	17%
CIL (per sqm)*	£250

* plus Mayoral CIL of £50 per sqm

Density - units/ha ->	100 uph	150 uph	200 uph	250 uph	300 uph	350 uph	450 uph	625 uph	
Build costs ->	£1554 per sqm	£1554 per sqm	£2087 per sqm	£2227 per sqm	£2584 per sqm	£2871 per sqm	£3261 per sqm	£3409 per sqm	
Sales value per sm									Sales value per sm
£3,444	2,225,071	3,106,401	-5,813,956	-14,948,223	-25,971,725	-42,361,231	-68,451,727	-106,199,041	£3,444
£4,198	4,650,533	6,716,999	-933,518	-8,859,777	-18,665,589	-33,893,886	-57,739,466	-91,356,705	£4,198
£4,951	7,152,880	10,414,874	3,970,663	-2,628,466	-11,200,806	-25,242,678	-46,841,119	-76,256,538	£4,951
£5,705	9,715,167	14,223,063	8,932,971	3,631,147	-3,598,306	-16,407,608	-35,756,684	-60,898,538	£5,705
£6,458	12,120,749	17,798,348	13,617,314	9,504,788	3,550,331	-7,940,262	-25,044,423	-46,056,204	£6,458
£7,212	14,604,684	21,490,084	18,390,444	15,490,082	10,775,723	573,931	-14,146,075	-30,956,037	£7,212
£7,965	17,166,972	25,286,128	23,277,151	21,566,552	18,085,823	9,153,494	3,184,857	-15,634,716	£7,965
£8,719	19,572,554	28,843,593	27,890,628	27,342,037	25,045,332	17,279,763	7,284,057	-1,171,527	£8,719
£9,472	21,978,135	32,401,058	32,504,105	33,066,596	31,975,913	25,378,853	17,671,935	13,127,502	£9,472
£10,226	24,383,717	35,958,524	37,117,582	38,790,648	38,897,361	33,407,106	27,950,736	27,328,310	£10,226
£10,979	26,946,005	39,747,732	41,960,676	44,813,006	46,064,528	41,784,014	38,551,647	41,863,986	£10,979
£11,733	29,351,587	43,305,198	46,545,935	50,512,512	52,933,392	49,746,957	48,718,543	55,878,427	£11,733
£12,486	31,757,168	46,862,664	51,131,196	56,196,633	59,802,255	57,699,457	58,885,437	69,775,566	£12,486
£13,240	34,162,750	50,420,129	55,716,456	61,880,754	66,659,464	65,651,956	68,982,170	83,672,704	£13,240
Private floor area	5,119	7,678	10,238	12,797	15,356	17,916	23,035	31,993	

RLVs less existing use value **£15,620,000 per hectare** **Office**
£6,323,887 per acre
Incl premium to landowner **£18,744,000 per hectare**

Density - units/ha ->	100 uph	150 uph	200 uph	250 uph	300 uph	350 uph	450 uph	625 uph	
Build costs ->	£1554 per sqm	£1554 per sqm	£2087 per sqm	£2227 per sqm	£2584 per sqm	£2871 per sqm	£3261 per sqm	£3409 per sqm	
Sales value per sq m									Sales value per sq m
£3,444	-16,518,929	-15,637,599	-24,557,956	-33,692,223	-44,715,725	-61,105,231	-87,195,727	-124,943,041	£3,444
£4,198	-14,093,467	-12,027,001	-19,677,518	-27,603,777	-37,409,589	-52,637,886	-76,483,466	-110,100,705	£4,198
£4,951	-11,591,120	-8,329,126	-14,773,337	-21,372,466	-29,944,806	-43,986,678	-65,585,119	-95,000,538	£4,951
£5,705	-9,028,833	-4,520,937	-9,811,029	-15,112,853	-22,342,306	-35,151,608	-54,500,684	-79,642,538	£5,705
£6,458	-6,623,251	-945,652	-5,126,686	-9,239,212	-15,193,669	-26,684,262	-43,788,423	-64,800,204	£6,458
£7,212	-4,139,316	2,746,084	-353,556	-3,253,918	-7,968,277	-18,170,069	-32,890,075	-49,700,037	£7,212
£7,965	-1,577,028	6,542,128	4,533,151	2,822,552	-658,177	-9,590,506	21,928,857	-34,378,716	£7,965
£8,719	828,554	10,099,593	9,146,628	8,598,037	6,301,332	-1,464,237	11,459,943	-19,915,527	£8,719
£9,472	3,234,135	13,657,058	13,760,105	14,322,596	13,231,913	6,634,853	1,072,065	-5,616,498	£9,472
£10,226	5,639,717	17,214,524	18,373,582	20,046,648	20,153,361	14,663,106	9,206,736	8,584,310	£10,226
£10,979	8,202,005	21,003,732	23,216,676	26,069,006	27,320,528	23,040,014	19,807,647	23,119,986	£10,979
£11,733	10,607,587	24,561,198	27,801,935	31,768,512	34,189,392	31,002,957	29,974,543	37,134,427	£11,733
£12,486	13,013,168	28,118,664	32,387,196	37,452,633	41,058,255	38,955,457	40,141,437	51,031,566	£12,486
£13,240	15,418,750	31,676,129	36,972,456	43,136,754	47,915,464	46,907,956	50,238,170	64,928,704	£13,240

Value ranges: Current | Inflated (10% real growth) | Inflated (25% real growth)

RLVs less existing use value **£11,620,000 per hectare** **Industrial/Storage/Distribution**
£4,704,453 per acre
Incl premium to landowner **£13,944,000 per hectare**

Density - units/ha ->	100 uph	150 uph	200 uph	250 uph	300 uph	350 uph	450 uph	625 uph	
Build costs ->	£1554 per sqm	£1554 per sqm	£2087 per sqm	£2227 per sqm	£2584 per sqm	£2871 per sqm	£3261 per sqm	£3409 per sqm	
Sales value per sq m									Sales value per sq m
£3,444	-11,718,929	-10,837,599	-19,757,956	-28,892,223	-39,915,725	-56,305,231	-82,395,727	-120,143,041	£3,444
£4,198	-9,293,467	-7,227,001	-14,877,518	-22,803,777	-32,609,589	-47,837,886	-71,683,466	-105,300,705	£4,198
£4,951	-6,791,120	-3,529,126	-9,973,337	-16,572,466	-25,144,806	-39,186,678	-60,785,119	-90,200,538	£4,951
£5,705	-4,228,833	279,063	-5,011,029	-10,312,853	-17,542,306	-30,351,608	-49,700,684	-74,842,538	£5,705
£6,458	-1,823,251	3,854,348	-326,686	-4,439,212	-10,393,669	-21,884,262	-38,988,423	-60,000,204	£6,458
£7,212	660,684	7,546,084	4,446,444	1,546,082	-3,168,277	-13,370,069	-28,090,075	-44,900,037	£7,212
£7,965	3,222,972	11,342,128	9,333,151	7,622,552	4,141,823	-4,790,506	-17,128,857	-29,578,716	£7,965
£8,719	5,628,554	14,899,593	13,946,628	13,398,037	11,101,332	3,335,763	6,659,943	-15,115,527	£8,719
£9,472	8,034,135	18,457,058	18,560,105	19,122,596	18,031,913	11,434,853	3,727,935	-816,498	£9,472
£10,226	10,439,717	22,014,524	23,173,582	24,846,648	24,953,361	19,463,106	14,006,736	13,384,310	£10,226
£10,979	13,002,005	25,803,732	28,016,676	30,869,006	32,120,528	27,840,014	24,607,647	27,919,986	£10,979
£11,733	15,407,587	29,361,198	32,601,935	36,568,512	38,989,392	35,802,957	34,774,543	41,934,427	£11,733
£12,486	17,813,168	32,918,664	37,187,196	42,252,633	45,858,255	43,755,457	44,941,437	55,831,566	£12,486
£13,240	20,218,750	36,476,129	41,772,456	47,936,754	52,715,464	51,707,956	55,038,170	69,728,704	£13,240

Value ranges: Current | Inflated (10% real growth) | Inflated (25% real growth)

RLVs less existing use value **£6,000,000 per hectare** **Car Parking sites etc**
£2,429,150 per acre
Incl premium to landowner **£7,200,000 per hectare**

Density - units/ha ->	100 uph	150 uph	200 uph	250 uph	300 uph	350 uph	450 uph	625 uph	
Build costs ->	£1554 per sqm	£1554 per sqm	£2087 per sqm	£2227 per sqm	£2584 per sqm	£2871 per sqm	£3261 per sqm	£3409 per sqm	
Sales value per sq m									Sales value per sq m
£3,444	-4,974,929	-4,093,599	-13,013,956	-22,148,223	-33,171,725	-49,561,231	-75,651,727	-113,399,041	£3,444
£4,198	-2,549,467	-483,001	-8,133,518	-16,059,777	-25,865,589	-41,093,886	-64,939,466	-98,556,705	£4,198
£4,951	-47,120	3,214,874	-3,229,337	-9,828,466	-18,400,806	-32,442,678	-54,041,119	-83,456,538	£4,951
£5,705	2,515,167	7,023,063	1,732,971	-3,568,853	-10,798,306	-23,607,608	-42,956,684	-68,098,538	£5,705
£6,458	4,920,749	10,598,348	6,417,314	2,304,788	-3,649,669	-15,140,262	-32,244,423	-53,256,204	£6,458
£7,212	7,404,684	14,290,084	11,190,444	8,290,082	3,575,723	-6,626,069	-21,346,075	-38,156,037	£7,212
£7,965	9,966,972	18,086,128	16,077,151	14,366,552	10,885,823	1,953,494	-10,384,857	-22,834,716	£7,965
£8,719	12,372,554	21,643,593	20,690,628	20,142,037	17,845,332	10,079,763	84,057	-8,371,527	£8,719
£9,472	14,778,135	25,201,058	25,304,105	25,866,596	24,775,913	18,178,853	10,471,935	5,927,502	£9,472
£10,226	17,183,717	28,758,524	29,917,582	31,590,648	31,697,361	26,207,106	20,750,736	20,128,310	£10,226
£10,979	19,746,005	32,547,732	34,760,676	37,613,006	38,864,528	34,584,014	31,351,647	34,663,986	£10,979
£11,733	22,151,587	36,105,198	39,345,935	43,312,512	45,733,392	42,546,957	41,518,543	48,678,427	£11,733
£12,486	24,557,168	39,662,664	43,931,196	48,996,633	52,602,255	50,499,457	51,685,437	62,575,566	£12,486
£13,240	26,962,750	43,220,129	48,516,456	54,680,754	59,459,464	58,451,956	61,782,170	76,472,704	£13,240

Value ranges: Current | Inflated (10% real growth) | Inflated (25% real growth)

RLVs less existing use value **£4,000,000 per hectare** **Community sites/backlands**
£1,619,433 per acre
Incl premium to landowner **£4,800,000 per hectare**

Density - units/ha ->	100 uph	150 uph	200 uph	250 uph	300 uph	350 uph	450 uph	625 uph	
Build costs ->	£1554 per sqm	£1554 per sqm	£2087 per sqm	£2227 per sqm	£2584 per sqm	£2871 per sqm	£3261 per sqm	£3409 per sqm	
Sales value £per sq m									Sales value £per sq m
£3,444	-2,574,929	-1,693,599	-10,613,956	-19,748,223	-30,771,725	-47,161,231	-73,251,727	-110,999,041	£3,444
£4,198	-149,467	1,916,999	-5,733,518	-13,659,777	-23,465,589	-38,693,886	-62,539,466	-96,156,705	£4,198
£4,951	2,352,880	5,614,874	-829,337	-7,428,466	-16,000,806	-30,042,678	-51,641,119	-81,056,538	£4,951
£5,705	4,915,167	9,423,063	4,132,971	-1,168,853	-8,398,306	-21,207,608	-40,556,684	-65,698,538	£5,705
£6,458	7,320,749	12,998,348	8,817,314	4,704,788	-1,249,669	-12,740,262	-29,844,423	-50,856,204	£6,458
£7,212	9,804,684	16,690,084	13,590,444	10,690,082	5,975,723	-4,226,069	-18,946,075	-35,756,037	£7,212
£7,965	12,366,972	20,486,128	18,477,151	16,766,552	13,285,823	4,353,494	7,984,857	-20,434,716	£7,965
£8,719	14,772,554	24,043,593	23,090,628	22,542,037	20,245,332	12,479,763	2,484,057	-5,971,527	£8,719
£9,472	17,178,135	27,601,058	27,704,105	28,266,596	27,175,913	20,578,853	12,871,935	8,327,502	£9,472
£10,226	19,583,717	31,158,524	32,317,582	33,990,648	34,097,361	28,607,106	23,150,736	22,528,310	£10,226
£10,979	22,146,005	34,947,732	37,160,676	40,013,006	41,264,528	36,984,014	33,751,647	37,063,986	£10,979
£11,733	24,551,587	38,505,198	41,745,935	45,712,512	48,133,392	44,946,957	43,918,543	51,078,427	£11,733
£12,486	26,957,168	42,062,664	46,331,196	51,396,633	55,002,255	52,899,457	54,085,437	64,975,566	£12,486
£13,240	29,362,750	45,620,129	50,916,456	57,080,754	61,859,464	60,851,956	64,182,170	78,872,704	£13,240

Value ranges: Current | Inflated (10% real growth) | Inflated (25% real growth)

MODEL 13

Density - units/ha ->	100 uph	150 uph	200 uph	250 uph	300 uph	350 uph	450 uph	625 uph	
Build costs ->	£1554 per sqm	£1554 per sqm	£2087 per sqm	£2227 per sqm	£2584 per sqm	£2871 per sqm	£3261 per sqm	£3409 per sqm	
Sales value psm									Sales value psm
£3,444	2,225,071	3,106,401	- 5,813,956	- 14,948,223	- 25,971,725	- 42,361,231	- 68,451,727	- 106,199,041	£3,444
£4,198	4,650,533	6,716,999	- 933,518	- 8,859,777	- 18,665,589	- 33,893,886	- 57,739,466	- 91,356,705	£4,198
£4,951	7,152,880	10,414,874	3,970,663	- 2,628,466	- 11,200,806	- 25,242,678	- 46,841,119	- 76,256,538	£4,951
£5,705	9,715,167	14,223,063	8,932,971	3,631,147	- 3,598,306	- 16,407,608	- 35,756,684	- 60,898,538	£5,705
£6,458	12,120,749	17,798,348	13,617,314	9,504,788	3,550,331	- 7,940,262	25,044,423	- 46,056,204	£6,458
£7,212	14,604,684	21,490,084	18,390,444	15,490,082	10,775,723	573,931	14,146,075	- 30,956,037	£7,212
£7,965	17,166,972	25,286,128	23,277,151	21,566,552	18,085,823	9,153,494	- 3,184,857	- 15,634,716	£7,965
£8,719	19,572,554	28,843,593	27,890,628	27,342,037	25,045,332	17,279,763	7,284,057	- 1,171,527	£8,719
£9,472	21,978,135	32,401,058	32,504,105	33,066,596	31,975,913	25,378,853	17,671,935	13,127,502	£9,472
£10,226	24,383,717	35,958,524	37,117,582	38,790,648	38,897,361	33,407,106	27,950,736	27,328,310	£10,226
£10,979	26,946,005	39,747,732	41,960,676	44,813,006	46,064,528	41,784,014	38,551,647	41,863,986	£10,979
£11,733	29,351,587	43,305,198	46,545,935	50,512,512	52,933,392	49,746,957	48,718,543	55,878,427	£11,733
£12,486	31,757,168	46,862,664	51,131,196	56,196,633	59,802,255	57,699,457	58,885,437	69,775,566	£12,486
£13,240	34,162,750	50,420,129	55,716,456	61,880,754	66,659,464	65,651,956	68,982,170	83,672,704	£13,240

Aff Hsg	33%
% SR	60%
% SO	40%
S106 (private)	£1,500 per unit
S106 (affordable)	£1,500 per unit
CSH (% uplift on Private	0%
CSH (% uplift on AH)	0%
Grant	Yes
Developer's profi	17%

RLVs less existing use value **£15,620,000 per hectare** **£6,323,887 per acre** **Office**

Density - units/ha ->	100 uph	150 uph	200 uph	250 uph	300 uph	350 uph	450 uph	625 uph	
Build costs->	£1554 per sqm	£1554 per sqm	£2087 per sqm	£2227 per sqm	£2584 per sqm	£2871 per sqm	£3261 per sqm	£3409 per sqm	
Sales value £per sq m									Sales value £per sq m
£3,444	☹	☹	☹	☹	☹	☹	☹	☹	£3,444
£4,198	☹	☹	☹	☹	☹	☹	☹	☹	£4,198
£4,951	☹	☹	☹	☹	☹	☹	☹	☹	£4,951
£5,705	☹	☹	☹	☹	☹	☹	☹	☹	£5,705
£6,458	☹	☹	☹	☹	☹	☹	☹	☹	£6,458
£7,212	☹	☺	☹	☹	☹	☹	☹	☹	£7,212
£7,965	☹	☺	☺	☺	☹	☹	☹	☹	£7,965
£8,719	☺	☺	☺	☺	☺	☹	☹	☹	£8,719
£9,472	☺	☺	☺	☺	☺	☺	☹	☹	£9,472
£10,226	☺	☺	☺	☺	☺	☺	☺	☺	£10,226
£10,979	☺	☺	☺	☺	☺	☺	☺	☺	£10,979
£11,733	☺	☺	☺	☺	☺	☺	☺	☺	£11,733
£12,486	☺	☺	☺	☺	☺	☺	☺	☺	£12,486
£13,240	☺	☺	☺	☺	☺	☺	☺	☺	£13,240

Value ranges

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

RLVs less existing use value **£11,620,000 per hectare** **£4,704,453 per acre** **Industrial/Storage/Distribution**

Density - units/ha ->	100 uph	150 uph	200 uph	250 uph	300 uph	350 uph	450 uph	625 uph	
Build costs ->	£1554 per sqm	£1554 per sqm	£2087 per sqm	£2227 per sqm	£2584 per sqm	£2871 per sqm	£3261 per sqm	£3409 per sqm	
Sales value per sq m									Sales value per sq m
£3,444	☹	☹	☹	☹	☹	☹	☹	☹	£3,444
£4,198	☹	☹	☹	☹	☹	☹	☹	☹	£4,198
£4,951	☹	☹	☹	☹	☹	☹	☹	☹	£4,951
£5,705	☹	☺	☹	☹	☹	☹	☹	☹	£5,705
£6,458	☹	☺	☹	☹	☹	☹	☹	☹	£6,458
£7,212	☺	☺	☺	☺	☹	☹	☹	☹	£7,212
£7,965	☺	☺	☺	☺	☺	☹	☹	☹	£7,965
£8,719	☺	☺	☺	☺	☺	☺	☹	☹	£8,719
£9,472	☺	☺	☺	☺	☺	☺	☺	☹	£9,472
£10,226	☺	☺	☺	☺	☺	☺	☺	☺	£10,226
£10,979	☺	☺	☺	☺	☺	☺	☺	☺	£10,979
£11,733	☺	☺	☺	☺	☺	☺	☺	☺	£11,733
£12,486	☺	☺	☺	☺	☺	☺	☺	☺	£12,486
£13,240	☺	☺	☺	☺	☺	☺	☺	☺	£13,240

Value ranges

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

RLVs less existing use value **£6,000,000 per hectare** **£2,429,150 per acre** **Car Parking sites etc**

Density - units/ha ->	100 uph	150 uph	200 uph	250 uph	300 uph	350 uph	450 uph	625 uph	
Build costs ->	£1554 per sqm	£1554 per sqm	£2087 per sqm	£2227 per sqm	£2584 per sqm	£2871 per sqm	£3261 per sqm	£3409 per sqm	
Sales value £per sq m									Sales value £per sq m
£3,444	☹	☹	☹	☹	☹	☹	☹	☹	£3,444
£4,198	☹	☹	☹	☹	☹	☹	☹	☹	£4,198
£4,951	☹	☺	☹	☹	☹	☹	☹	☹	£4,951
£5,705	☺	☺	☺	☹	☹	☹	☹	☹	£5,705
£6,458	☺	☺	☺	☺	☹	☹	☹	☹	£6,458
£7,212	☺	☺	☺	☺	☺	☹	☹	☹	£7,212
£7,965	☺	☺	☺	☺	☺	☺	☹	☹	£7,965
£8,719	☺	☺	☺	☺	☺	☺	☺	☹	£8,719
£9,472	☺	☺	☺	☺	☺	☺	☺	☺	£9,472
£10,226	☺	☺	☺	☺	☺	☺	☺	☺	£10,226
£10,979	☺	☺	☺	☺	☺	☺	☺	☺	£10,979
£11,733	☺	☺	☺	☺	☺	☺	☺	☺	£11,733
£12,486	☺	☺	☺	☺	☺	☺	☺	☺	£12,486
£13,240	☺	☺	☺	☺	☺	☺	☺	☺	£13,240

Value ranges

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

RLVs less existing use value **£4,000,000 per hectare** **£1,619,433 per acre** **Community sites/backlands**

Density - units/ha ->	100 uph	150 uph	200 uph	250 uph	300 uph	350 uph	450 uph	625 uph	
Build costs ->	£1554 per sqm	£1554 per sqm	£2087 per sqm	£2227 per sqm	£2584 per sqm	£2871 per sqm	£3261 per sqm	£3409 per sqm	
Sales value per sq m									Sales value per sq m
£3,444	☹	☹	☹	☹	☹	☹	☹	☹	£3,444
£4,198	☹	☺	☹	☹	☹	☹	☹	☹	£4,198
£4,951	☺	☺	☹	☹	☹	☹	☹	☹	£4,951
£5,705	☺	☺	☺	☹	☹	☹	☹	☹	£5,705
£6,458	☺	☺	☺	☺	☹	☹	☹	☹	£6,458
£7,212	☺	☺	☺	☺	☺	☹	☹	☹	£7,212
£7,965	☺	☺	☺	☺	☺	☺	☹	☹	£7,965
£8,719	☺	☺	☺	☺	☺	☺	☺	☹	£8,719
£9,472	☺	☺	☺	☺	☺	☺	☺	☺	£9,472
£10,226	☺	☺	☺	☺	☺	☺	☺	☺	£10,226
£10,979	☺	☺	☺	☺	☺	☺	☺	☺	£10,979
£11,733	☺	☺	☺	☺	☺	☺	☺	☺	£11,733
£12,486	☺	☺	☺	☺	☺	☺	☺	☺	£12,486
£13,240	☺	☺	☺	☺	☺	☺	☺	☺	£13,240

Value ranges

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

MODEL 14

Aff Hsg	33%
% SR	50%
% SO	50%
S106 (private)	£1,500 per unit
S106 (affordable)	£1,500 per unit
CSH (uplift p.u. on PD)	Level 4
CSH (p.u. uplift on AH)	Level 4
Grant	Yes
Developer's profit	17%
CIL (per sqm)*	£250

* plus Mayoral CIL of £50 per sqm

Density - units/ha ->	100 uph	150 uph	200 uph	250 uph	300 uph	350 uph	450 uph	625 uph	
Build costs ->	£1554 per sqm	£1554 per sqm	£2087 per sqm	£2227 per sqm	£2584 per sqm	£2871 per sqm	£3261 per sqm	£3409 per sqm	
Sales value per sm									Sales value per sm
£3,444	2,403,647	3,375,563	-5,392,640	-14,408,889	-25,291,106	-41,532,633	-67,326,943	-104,580,775	£3,444
£4,198	4,829,109	6,986,160	-518,136	-8,320,443	-17,984,971	-33,065,287	-56,614,682	-89,738,440	£4,198
£4,951	7,328,967	10,680,083	4,380,106	-2,096,652	-10,520,187	-24,414,080	-45,716,335	-74,638,274	£4,951
£5,705	9,891,255	14,488,272	9,336,468	4,155,435	-2,927,176	-15,579,010	-34,631,900	-59,280,274	£5,705
£6,458	12,296,837	18,063,557	14,014,858	10,021,540	4,211,963	-7,111,664	-23,919,639	-44,437,939	£6,458
£7,212	14,780,771	21,755,294	18,787,987	15,999,292	11,427,845	1,379,651	-13,021,291	-29,337,772	£7,212
£7,965	17,343,059	25,547,978	23,668,735	22,075,761	18,737,945	9,955,691	2,075,434	-14,038,017	£7,965
£8,719	19,748,641	29,105,444	28,282,212	27,844,199	25,687,934	18,074,023	8,378,102	403,581	£8,719
£9,472	22,154,223	32,662,910	32,895,689	33,568,252	32,618,515	26,161,642	18,750,583	14,680,995	£9,472
£10,226	24,559,804	36,220,375	37,509,166	39,292,305	39,530,432	34,189,895	29,029,385	28,860,163	£10,226
£10,979	27,122,092	40,009,584	42,346,294	45,314,662	46,697,600	42,565,761	39,614,883	43,395,839	£10,979
£11,733	29,527,674	43,567,049	46,931,554	51,006,608	53,566,464	50,518,261	49,781,778	57,388,617	£11,733
£12,486	31,933,256	47,124,515	51,516,814	56,690,729	60,435,327	58,470,760	59,948,673	71,285,756	£12,486
£13,240	34,338,837	50,681,980	56,102,074	62,374,850	67,282,993	66,423,260	70,029,975	85,182,894	£13,240
Private floor area	5,119	7,678	10,238	12,797	15,356	17,916	23,035	31,993	

RLVs less existing use value **£15,620,000 per hectare** **Office**
£6,323,887 per acre
Incl premium to landowner **£18,744,000 per hectare**

Density - units/ha ->	100 uph	150 uph	200 uph	250 uph	300 uph	350 uph	450 uph	625 uph	
Build costs ->	£1554 per sqm	£1554 per sqm	£2087 per sqm	£2227 per sqm	£2584 per sqm	£2871 per sqm	£3261 per sqm	£3409 per sqm	
Sales value per sq m									Sales value per sq m
£3,444	-16,340,353	-15,368,437	-24,136,640	-33,152,889	-44,035,106	-60,276,633	-86,070,943	-123,324,775	£3,444
£4,198	-13,914,891	-11,757,840	-19,262,136	-27,064,443	-36,728,971	-51,809,287	-75,358,682	-108,482,440	£4,198
£4,951	-11,415,033	-8,063,917	-14,363,894	-20,840,652	-29,264,187	-43,158,080	-64,460,335	-93,382,274	£4,951
£5,705	-8,852,745	-4,255,728	-9,407,532	-14,588,565	-21,671,176	-34,323,010	-53,375,900	-78,024,274	£5,705
£6,458	-6,447,163	-680,443	-4,729,142	-8,722,460	-14,532,037	-25,855,664	-42,663,639	-63,181,939	£6,458
£7,212	-3,963,229	3,011,294	43,987	-2,744,708	-7,316,155	-17,364,349	-31,765,291	-48,081,772	£7,212
£7,965	-1,400,941	6,803,978	4,924,735	3,331,761	-6,055	-8,788,309	-20,819,434	-32,782,017	£7,965
£8,719	1,004,641	10,361,444	9,538,212	9,100,199	6,943,934	-669,977	-10,365,898	-18,340,419	£8,719
£9,472	3,410,223	13,918,910	14,151,689	14,824,252	13,874,515	7,417,642	6,583	-4,063,005	£9,472
£10,226	5,815,804	17,476,375	18,765,166	20,548,305	20,786,432	15,445,895	10,285,385	10,116,163	£10,226
£10,979	8,378,092	21,265,584	23,602,294	26,570,662	27,953,600	23,821,761	20,870,883	24,651,839	£10,979
£11,733	10,783,674	24,823,049	28,187,554	32,262,608	34,822,464	31,774,261	31,037,778	38,644,617	£11,733
£12,486	13,189,256	28,380,515	32,772,814	37,946,729	41,691,327	39,726,760	41,204,673	52,541,756	£12,486
£13,240	15,594,837	31,937,980	37,358,074	43,630,850	48,538,993	47,679,260	51,285,975	66,438,894	£13,240

Value ranges: Current | Inflated (10% real growth) | Inflated (25% real growth)

RLVs less existing use value **£11,620,000 per hectare** **Industrial/Storage/Distribution**
£4,704,453 per acre
Incl premium to landowner **£13,944,000 per hectare**

Density - units/ha ->	100 uph	150 uph	200 uph	250 uph	300 uph	350 uph	450 uph	625 uph	
Build costs ->	£1554 per sqm	£1554 per sqm	£2087 per sqm	£2227 per sqm	£2584 per sqm	£2871 per sqm	£3261 per sqm	£3409 per sqm	
Sales value per sq m									Sales value per sq m
£3,444	-11,540,353	-10,568,437	-19,336,640	-28,352,889	-39,235,106	-55,476,633	-81,270,943	-118,524,775	£3,444
£4,198	-9,114,891	-6,957,840	-14,462,136	-22,264,443	-31,928,971	-47,009,287	-70,558,682	-103,682,440	£4,198
£4,951	-6,615,033	-3,263,917	-9,563,894	-16,040,652	-24,464,187	-38,358,080	-59,660,335	-88,582,274	£4,951
£5,705	-4,052,745	544,272	-4,607,532	-9,788,565	-16,871,176	-29,523,010	-48,575,900	-73,224,274	£5,705
£6,458	-1,647,163	4,119,557	70,858	-3,922,460	-9,732,037	-21,055,664	-37,863,639	-58,381,939	£6,458
£7,212	836,771	7,811,294	4,843,987	2,055,292	-2,516,155	-12,564,349	-26,965,291	-43,281,772	£7,212
£7,965	3,399,059	11,603,978	9,724,735	8,131,761	4,793,945	-3,988,309	-16,019,434	-27,982,017	£7,965
£8,719	5,804,641	15,161,444	14,338,212	13,900,199	11,743,934	4,130,023	-5,565,898	-13,540,419	£8,719
£9,472	8,210,223	18,718,910	18,951,689	19,624,252	18,674,515	12,217,642	4,806,583	736,995	£9,472
£10,226	10,615,804	22,276,375	23,565,166	25,348,305	25,586,432	20,245,895	15,085,385	14,916,163	£10,226
£10,979	13,178,092	26,065,584	28,402,294	31,370,662	32,753,600	28,621,761	25,670,883	29,451,839	£10,979
£11,733	15,583,674	29,623,049	32,987,554	37,062,608	39,622,464	36,574,261	35,837,778	43,444,617	£11,733
£12,486	17,989,256	33,180,515	37,572,814	42,746,729	46,491,327	44,526,760	46,004,673	57,341,756	£12,486
£13,240	20,394,837	36,737,980	42,158,074	48,430,850	53,338,993	52,479,260	56,085,975	71,238,894	£13,240

Value ranges: Current | Inflated (10% real growth) | Inflated (25% real growth)

RLVs less existing use value **£6,000,000 per hectare** **Car Parking sites etc**
£2,429,150 per acre
Incl premium to landowner **£7,200,000 per hectare**

Density - units/ha ->	100 uph	150 uph	200 uph	250 uph	300 uph	350 uph	450 uph	625 uph	
Build costs ->	£1554 per sqm	£1554 per sqm	£2087 per sqm	£2227 per sqm	£2584 per sqm	£2871 per sqm	£3261 per sqm	£3409 per sqm	
Sales value per sq m									Sales value per sq m
£3,444	-4,796,353	-3,824,437	-12,592,640	-21,608,889	-32,491,106	-48,732,633	-74,526,943	-111,780,775	£3,444
£4,198	-2,370,891	-213,840	-7,718,136	-15,520,443	-25,184,971	-40,265,287	-63,814,682	-96,938,440	£4,198
£4,951	128,967	3,480,083	-2,819,894	-9,296,652	-17,720,187	-31,614,080	-52,916,335	-81,838,274	£4,951
£5,705	2,691,255	7,288,272	2,136,468	-3,044,565	-10,127,176	-22,779,010	-41,831,900	-66,480,274	£5,705
£6,458	5,096,837	10,863,557	6,814,858	2,821,540	-2,988,037	-14,311,664	-31,119,639	-51,637,939	£6,458
£7,212	7,580,771	14,555,294	11,587,987	8,799,292	4,227,845	-5,820,349	-20,221,291	-36,537,772	£7,212
£7,965	10,143,059	18,347,978	16,468,735	14,875,761	11,537,945	2,755,691	-9,275,434	-21,238,017	£7,965
£8,719	12,548,641	21,905,444	21,082,212	20,644,199	18,487,934	10,874,023	1,178,102	-6,796,419	£8,719
£9,472	14,954,223	25,462,910	25,695,689	26,368,252	25,418,515	18,961,642	11,550,583	7,480,995	£9,472
£10,226	17,359,804	29,020,375	30,309,166	32,092,305	32,330,432	26,989,895	21,829,385	21,660,163	£10,226
£10,979	19,922,092	32,809,584	35,146,294	38,114,662	39,497,600	35,365,761	32,414,883	36,195,839	£10,979
£11,733	22,327,674	36,367,049	39,731,554	43,806,608	46,366,464	43,318,261	42,581,778	50,188,617	£11,733
£12,486	24,733,256	39,924,515	44,316,814	49,490,729	53,235,327	51,270,760	52,748,673	64,085,756	£12,486
£13,240	27,138,837	43,481,980	48,902,074	55,174,850	60,082,993	59,223,260	62,829,975	77,982,894	£13,240

Value ranges: Current | Inflated (10% real growth) | Inflated (25% real growth)

RLVs less existing use value **£4,000,000 per hectare** **Community sites/backlands**
£1,619,433 per acre
Incl premium to landowner **£4,800,000 per hectare**

Density - units/ha ->	100 uph	150 uph	200 uph	250 uph	300 uph	350 uph	450 uph	625 uph	
Build costs ->	£1554 per sqm	£1554 per sqm	£2087 per sqm	£2227 per sqm	£2584 per sqm	£2871 per sqm	£3261 per sqm	£3409 per sqm	
Sales value £per sq m									Sales value £per sq m
£3,444	-2,396,353	-1,424,437	-10,192,640	-19,208,889	-30,091,106	-46,332,633	-72,126,943	-109,380,775	£3,444
£4,198	29,109	2,186,160	-5,318,136	-13,120,443	-22,784,971	-37,865,287	-61,414,682	-94,538,440	£4,198
£4,951	2,528,967	5,880,083	-419,894	-6,896,652	-15,320,187	-29,214,080	-50,516,335	-79,438,274	£4,951
£5,705	5,091,255	9,688,272	4,536,468	-644,565	-7,727,176	-20,379,010	-39,431,900	-64,080,274	£5,705
£6,458	7,496,837	13,263,557	9,214,858	5,221,540	-588,037	-11,911,664	-28,719,639	-49,237,939	£6,458
£7,212	9,980,771	16,955,294	13,987,987	11,199,292	6,627,845	-3,420,349	-17,821,291	-34,137,772	£7,212
£7,965	12,543,059	20,747,978	18,868,735	17,275,761	13,937,945	5,155,691	-6,875,434	-18,838,017	£7,965
£8,719	14,948,641	24,305,444	23,482,212	23,044,199	20,887,934	13,274,023	3,578,102	-4,396,419	£8,719
£9,472	17,354,223	27,862,910	28,095,689	28,768,252	27,818,515	21,361,642	13,950,583	9,880,995	£9,472
£10,226	19,759,804	31,420,375	32,709,166	34,492,305	34,730,432	29,389,895	24,229,385	24,060,163	£10,226
£10,979	22,322,092	35,209,584	37,546,294	40,514,662	41,897,600	37,765,761	34,814,883	38,595,839	£10,979
£11,733	24,727,674	38,767,049	42,131,554	46,206,608	48,766,464	45,718,261	44,981,778	52,588,617	£11,733
£12,486	27,133,256	42,324,515	46,716,814	51,890,729	55,635,327	53,670,760	55,148,673	66,485,756	£12,486
£13,240	29,538,837	45,881,980	51,302,074	57,574,850	62,482,993	61,623,260	65,229,975	80,382,894	£13,240

Value ranges: Current | Inflated (10% real growth) | Inflated (25% real growth)

MODEL 14

Density - units/ha ->	100 uph	150 uph	200 uph	250 uph	300 uph	350 uph	450 uph	625 uph	
Build costs ->	£1554 per sqm	£1554 per sqm	£2087 per sqm	£2227 per sqm	£2584 per sqm	£2871 per sqm	£3261 per sqm	£3409 per sqm	
Sales value psm									Sales value psm
£3,444	2,403,647	3,375,563	- 5,392,640	- 14,408,889	- 25,291,106	- 41,532,633	- 67,326,943	- 104,580,775	£3,444
£4,198	4,829,109	6,986,160	- 518,136	- 8,320,443	- 17,984,971	- 33,065,287	- 56,614,682	- 89,738,440	£4,198
£4,951	7,328,967	10,680,083	4,380,106	- 2,096,652	- 10,520,187	- 24,414,080	- 45,716,335	- 74,638,274	£4,951
£5,705	9,891,255	14,488,272	9,336,468	4,155,435	- 2,927,176	- 15,579,010	- 34,631,900	- 59,280,274	£5,705
£6,458	12,296,837	18,063,557	14,014,858	10,021,540	4,211,963	- 7,111,664	- 23,919,639	- 44,437,939	£6,458
£7,212	14,780,771	21,755,294	18,787,987	15,999,292	11,427,845	1,379,651	- 13,021,291	- 29,337,772	£7,212
£7,965	17,343,059	25,547,978	23,668,735	22,075,761	18,737,945	9,955,691	- 2,075,434	- 14,038,017	£7,965
£8,719	19,748,641	29,105,444	28,282,212	27,844,199	25,687,934	18,074,023	8,378,102	403,581	£8,719
£9,472	22,154,223	32,662,910	32,895,689	33,568,252	32,618,515	26,161,642	18,750,583	14,680,995	£9,472
£10,226	24,559,804	36,220,375	37,509,166	39,292,305	39,530,432	34,189,895	29,029,385	28,860,163	£10,226
£10,979	27,122,092	40,009,584	42,346,294	45,314,662	46,697,600	42,565,761	39,614,883	43,395,839	£10,979
£11,733	29,527,674	43,567,049	46,931,554	51,006,608	53,566,464	50,518,261	49,781,778	57,388,617	£11,733
£12,486	31,933,256	47,124,515	51,516,814	56,690,729	60,435,327	58,470,760	59,948,673	71,285,756	£12,486
£13,240	34,338,837	50,681,980	56,102,074	62,374,850	67,282,993	66,423,260	70,029,975	85,182,894	£13,240

Aff Hsg	33%
% SR	50%
% SO	50%
S106 (private)	£1,500 per unit
S106 (affordable)	£1,500 per unit
CSH (% uplift on Private	0%
CSH (% uplift on AH)	0%
Grant	Yes
Developer's profi	17%

RLVs less existing use value **£15,620,000 per hectare** **£6,323,887 per acre** **Office**

Density - units/ha ->	100 uph	150 uph	200 uph	250 uph	300 uph	350 uph	450 uph	625 uph	
Build costs->	£1554 per sqm	£1554 per sqm	£2087 per sqm	£2227 per sqm	£2584 per sqm	£2871 per sqm	£3261 per sqm	£3409 per sqm	
Sales value £per sq m									Sales value £per sq m
£3,444	☹	☹	☹	☹	☹	☹	☹	☹	£3,444
£4,198	☹	☹	☹	☹	☹	☹	☹	☹	£4,198
£4,951	☹	☹	☹	☹	☹	☹	☹	☹	£4,951
£5,705	☹	☹	☹	☹	☹	☹	☹	☹	£5,705
£6,458	☹	☹	☹	☹	☹	☹	☹	☹	£6,458
£7,212	☹	☺	☺	☹	☹	☹	☹	☹	£7,212
£7,965	☹	☺	☺	☺	☹	☹	☹	☹	£7,965
£8,719	☺	☺	☺	☺	☺	☹	☹	☹	£8,719
£9,472	☺	☺	☺	☺	☺	☺	☺	☹	£9,472
£10,226	☺	☺	☺	☺	☺	☺	☺	☺	£10,226
£10,979	☺	☺	☺	☺	☺	☺	☺	☺	£10,979
£11,733	☺	☺	☺	☺	☺	☺	☺	☺	£11,733
£12,486	☺	☺	☺	☺	☺	☺	☺	☺	£12,486
£13,240	☺	☺	☺	☺	☺	☺	☺	☺	£13,240

Value ranges

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

RLVs less existing use value **£11,620,000 per hectare** **£4,704,453 per acre** **Industrial/Storage/Distribution**

Density - units/ha ->	100 uph	150 uph	200 uph	250 uph	300 uph	350 uph	450 uph	625 uph	
Build costs ->	£1554 per sqm	£1554 per sqm	£2087 per sqm	£2227 per sqm	£2584 per sqm	£2871 per sqm	£3261 per sqm	£3409 per sqm	
Sales value per sq m									Sales value per sq m
£3,444	☹	☹	☹	☹	☹	☹	☹	☹	£3,444
£4,198	☹	☹	☹	☹	☹	☹	☹	☹	£4,198
£4,951	☹	☹	☹	☹	☹	☹	☹	☹	£4,951
£5,705	☹	☺	☹	☹	☹	☹	☹	☹	£5,705
£6,458	☹	☺	☺	☹	☹	☹	☹	☹	£6,458
£7,212	☺	☺	☺	☺	☹	☹	☹	☹	£7,212
£7,965	☺	☺	☺	☺	☺	☹	☹	☹	£7,965
£8,719	☺	☺	☺	☺	☺	☺	☹	☹	£8,719
£9,472	☺	☺	☺	☺	☺	☺	☺	☺	£9,472
£10,226	☺	☺	☺	☺	☺	☺	☺	☺	£10,226
£10,979	☺	☺	☺	☺	☺	☺	☺	☺	£10,979
£11,733	☺	☺	☺	☺	☺	☺	☺	☺	£11,733
£12,486	☺	☺	☺	☺	☺	☺	☺	☺	£12,486
£13,240	☺	☺	☺	☺	☺	☺	☺	☺	£13,240

Value ranges

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

RLVs less existing use value **£6,000,000 per hectare** **£2,429,150 per acre** **Car Parking sites etc**

Density - units/ha ->	100 uph	150 uph	200 uph	250 uph	300 uph	350 uph	450 uph	625 uph	
Build costs ->	£1554 per sqm	£1554 per sqm	£2087 per sqm	£2227 per sqm	£2584 per sqm	£2871 per sqm	£3261 per sqm	£3409 per sqm	
Sales value £per sq m									Sales value £per sq m
£3,444	☹	☹	☹	☹	☹	☹	☹	☹	£3,444
£4,198	☹	☹	☹	☹	☹	☹	☹	☹	£4,198
£4,951	☺	☺	☹	☹	☹	☹	☹	☹	£4,951
£5,705	☺	☺	☺	☹	☹	☹	☹	☹	£5,705
£6,458	☺	☺	☺	☺	☹	☹	☹	☹	£6,458
£7,212	☺	☺	☺	☺	☺	☹	☹	☹	£7,212
£7,965	☺	☺	☺	☺	☺	☺	☹	☹	£7,965
£8,719	☺	☺	☺	☺	☺	☺	☺	☹	£8,719
£9,472	☺	☺	☺	☺	☺	☺	☺	☺	£9,472
£10,226	☺	☺	☺	☺	☺	☺	☺	☺	£10,226
£10,979	☺	☺	☺	☺	☺	☺	☺	☺	£10,979
£11,733	☺	☺	☺	☺	☺	☺	☺	☺	£11,733
£12,486	☺	☺	☺	☺	☺	☺	☺	☺	£12,486
£13,240	☺	☺	☺	☺	☺	☺	☺	☺	£13,240

Value ranges

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

RLVs less existing use value **£4,000,000 per hectare** **£1,619,433 per acre** **Community sites/backlands**

Density - units/ha ->	100 uph	150 uph	200 uph	250 uph	300 uph	350 uph	450 uph	625 uph	
Build costs ->	£1554 per sqm	£1554 per sqm	£2087 per sqm	£2227 per sqm	£2584 per sqm	£2871 per sqm	£3261 per sqm	£3409 per sqm	
Sales value per sq m									Sales value per sq m
£3,444	☹	☹	☹	☹	☹	☹	☹	☹	£3,444
£4,198	☺	☺	☹	☹	☹	☹	☹	☹	£4,198
£4,951	☺	☺	☹	☹	☹	☹	☹	☹	£4,951
£5,705	☺	☺	☺	☹	☹	☹	☹	☹	£5,705
£6,458	☺	☺	☺	☺	☹	☹	☹	☹	£6,458
£7,212	☺	☺	☺	☺	☺	☹	☹	☹	£7,212
£7,965	☺	☺	☺	☺	☺	☺	☹	☹	£7,965
£8,719	☺	☺	☺	☺	☺	☺	☺	☹	£8,719
£9,472	☺	☺	☺	☺	☺	☺	☺	☺	£9,472
£10,226	☺	☺	☺	☺	☺	☺	☺	☺	£10,226
£10,979	☺	☺	☺	☺	☺	☺	☺	☺	£10,979
£11,733	☺	☺	☺	☺	☺	☺	☺	☺	£11,733
£12,486	☺	☺	☺	☺	☺	☺	☺	☺	£12,486
£13,240	☺	☺	☺	☺	☺	☺	☺	☺	£13,240

Value ranges

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

MODEL 15

Aff Hsg	33%
% SR	60%
% SO	40%
S106 (private)	£1,500 per unit
S106 (affordable)	£1,500 per unit
CSH (uplift p.u. on PD)	Level 4
CSH (p.u. uplift on AH)	Level 4
Grant	Yes
Developer's profit	20%
CIL (per sqm)*	£250

* plus Mayoral CIL of £50 per sqm

Density - units/ha ->	100 uph	150 uph	200 uph	250 uph	300 uph	350 uph	450 uph	625 uph	
Build costs ->	£1554 per sqm	£1554 per sqm	£2087 per sqm	£2227 per sqm	£2584 per sqm	£2871 per sqm	£3261 per sqm	£3409 per sqm	
Sales value per sm									Sales value per sm
£3,444	1,805,896	2,482,508	-6,655,244	-15,993,170	-27,221,075	-43,808,912	-70,276,466	-108,726,075	£3,444
£4,198	4,143,690	5,962,602	-1,936,501	-10,124,788	-20,179,016	-35,647,615	-59,951,395	-94,420,210	£4,198
£4,951	6,557,630	9,534,318	2,805,143	-4,103,493	-12,984,045	-27,309,101	-49,446,964	-79,865,833	£4,951
£5,705	9,030,028	13,204,862	7,602,830	1,958,510	-5,636,159	-18,793,371	-38,763,171	-65,062,941	£5,705
£6,458	11,348,661	16,650,919	12,132,616	7,641,815	1,294,538	-10,632,074	-28,438,100	-50,757,077	£6,458
£7,212	13,742,815	20,209,220	16,733,223	13,415,628	8,281,002	-2,366,332	-17,933,669	-36,202,699	£7,212
£7,965	16,212,491	23,874,637	21,450,664	19,289,601	15,335,010	5,925,490	7,310,319	-21,399,808	£7,965
£8,719	18,531,123	27,303,519	25,904,799	24,856,333	22,073,366	13,798,935	2,838,584	-7,326,143	£8,719
£9,472	20,849,756	30,732,401	30,351,524	30,395,993	28,753,444	21,623,832	12,869,620	6,540,493	£9,472
£10,226	23,168,389	34,161,283	34,798,249	35,913,153	35,433,523	29,384,305	22,816,726	20,245,657	£10,226
£10,979	25,638,065	37,813,533	39,476,711	41,717,834	42,363,261	37,458,433	33,068,211	34,322,844	£10,979
£11,733	27,956,697	41,242,415	43,900,609	47,233,373	48,983,853	45,174,547	42,892,404	47,862,720	£11,733
£12,486	30,275,330	44,671,298	48,320,137	52,712,044	55,604,444	52,839,607	52,691,821	61,310,202	£12,486
£13,240	32,593,963	48,100,180	52,739,665	58,190,715	62,225,036	60,504,667	62,482,194	74,705,034	£13,240
Private floor area	5,119	7,678	10,238	12,797	15,356	17,916	23,035	31,993	

RLVs less existing use value **£15,620,000 per hectare** **Office**
£6,323,887 per acre
Incl premium to landowner **£18,744,000 per hectare**

Density - units/ha ->	100 uph	150 uph	200 uph	250 uph	300 uph	350 uph	450 uph	625 uph	
Build costs ->	£1554 per sqm	£1554 per sqm	£2087 per sqm	£2227 per sqm	£2584 per sqm	£2871 per sqm	£3261 per sqm	£3409 per sqm	
Sales value per sq m									Sales value per sq m
£3,444	-16,938,104	-16,261,492	-25,399,244	-34,737,170	-45,965,075	-62,552,912	-89,020,466	-127,470,075	£3,444
£4,198	-14,600,310	-12,781,398	-20,680,501	-28,868,788	-38,923,016	-54,391,615	-78,695,395	-113,164,210	£4,198
£4,951	-12,186,370	-9,209,682	-15,938,857	-22,847,493	-31,728,045	-46,053,101	-68,190,964	-98,609,833	£4,951
£5,705	-9,713,972	-5,539,138	-11,141,170	-16,785,490	-24,380,159	-37,537,371	-57,507,171	-83,806,941	£5,705
£6,458	-7,395,339	-2,093,081	-6,611,384	-11,102,185	-17,449,462	-29,376,074	-47,182,100	-69,501,077	£6,458
£7,212	-5,001,185	1,465,220	-2,010,777	-5,328,372	-10,462,998	-21,110,332	-36,677,669	-54,946,699	£7,212
£7,965	-2,531,509	5,130,637	2,706,664	545,601	-3,408,990	-12,818,510	-26,054,319	-40,143,808	£7,965
£8,719	-212,877	8,559,519	7,160,799	6,112,333	3,329,366	-4,945,065	-15,905,416	-26,070,143	£8,719
£9,472	2,105,756	11,988,401	11,607,524	11,651,993	10,009,444	2,879,832	-5,874,380	-12,203,507	£9,472
£10,226	4,424,389	15,417,283	16,054,249	17,169,153	16,689,523	10,640,305	4,072,726	1,501,657	£10,226
£10,979	6,894,065	19,069,533	20,732,711	22,973,834	23,619,261	18,714,433	14,324,211	15,578,844	£10,979
£11,733	9,212,697	22,498,415	25,156,609	28,489,373	30,239,853	26,430,547	24,148,404	29,118,720	£11,733
£12,486	11,531,330	25,927,298	29,576,137	33,968,044	36,860,444	34,095,607	33,947,821	42,566,202	£12,486
£13,240	13,849,963	29,356,180	33,995,665	39,446,715	43,481,036	41,760,667	43,738,194	55,961,034	£13,240

Value ranges: Current | Inflated (10% real growth) | Inflated (25% real growth)

RLVs less existing use value **£11,620,000 per hectare** **Industrial/Storage/Distribution**
£4,704,453 per acre
Incl premium to landowner **£13,944,000 per hectare**

Density - units/ha ->	100 uph	150 uph	200 uph	250 uph	300 uph	350 uph	450 uph	625 uph	
Build costs ->	£1554 per sqm	£1554 per sqm	£2087 per sqm	£2227 per sqm	£2584 per sqm	£2871 per sqm	£3261 per sqm	£3409 per sqm	
Sales value per sq m									Sales value per sq m
£3,444	-12,138,104	-11,461,492	-20,599,244	-29,937,170	-41,165,075	-57,752,912	-84,220,466	-122,670,075	£3,444
£4,198	-9,800,310	-7,981,398	-15,880,501	-24,068,788	-34,123,016	-49,591,615	-73,895,395	-108,364,210	£4,198
£4,951	-7,386,370	-4,409,682	-11,138,857	-18,047,493	-26,928,045	-41,253,101	-63,390,964	-93,809,833	£4,951
£5,705	-4,913,972	-739,138	-6,341,170	-11,985,490	-19,580,159	-32,737,371	-52,707,171	-79,006,941	£5,705
£6,458	-2,595,339	2,706,919	-1,811,384	-6,302,185	-12,649,462	-24,576,074	-42,382,100	-64,701,077	£6,458
£7,212	-201,185	6,265,220	2,789,223	-528,372	-5,662,998	-16,310,332	-31,877,669	-50,146,699	£7,212
£7,965	2,268,491	9,930,637	7,506,664	5,345,601	1,391,010	-8,018,510	-21,254,319	-35,343,808	£7,965
£8,719	4,587,123	13,359,519	11,960,799	10,912,333	8,129,366	-145,065	-11,105,416	-21,270,143	£8,719
£9,472	6,905,756	16,788,401	16,407,524	16,451,993	14,809,444	7,679,832	1,074,380	-7,403,507	£9,472
£10,226	9,224,389	20,217,283	20,854,249	21,969,153	21,489,523	15,440,305	8,872,726	6,301,657	£10,226
£10,979	11,694,065	23,869,533	25,532,711	27,773,834	28,419,261	23,514,433	19,124,211	20,378,844	£10,979
£11,733	14,012,697	27,298,415	29,956,609	33,289,373	35,039,853	31,230,547	28,948,404	33,918,720	£11,733
£12,486	16,331,330	30,727,298	34,376,137	38,768,044	41,660,444	38,895,607	38,747,821	47,366,202	£12,486
£13,240	18,649,963	34,156,180	38,795,665	44,246,715	48,281,036	46,560,667	48,538,194	60,761,034	£13,240

Value ranges: Current | Inflated (10% real growth) | Inflated (25% real growth)

RLVs less existing use value **£6,000,000 per hectare** **Car Parking sites etc**
£2,429,150 per acre
Incl premium to landowner **£7,200,000 per hectare**

Density - units/ha ->	100 uph	150 uph	200 uph	250 uph	300 uph	350 uph	450 uph	625 uph	
Build costs ->	£1554 per sqm	£1554 per sqm	£2087 per sqm	£2227 per sqm	£2584 per sqm	£2871 per sqm	£3261 per sqm	£3409 per sqm	
Sales value per sq m									Sales value per sq m
£3,444	-5,394,104	-4,717,492	-13,855,244	-23,193,170	-34,421,075	-51,008,912	-77,476,466	-115,926,075	£3,444
£4,198	-3,056,310	-1,237,398	-9,136,501	-17,324,788	-27,379,016	-42,847,615	-67,151,395	-101,620,210	£4,198
£4,951	-642,370	2,334,318	-4,394,857	-11,303,493	-20,184,045	-34,509,101	-56,646,964	-87,065,833	£4,951
£5,705	1,830,028	6,004,862	402,830	-5,241,490	-12,836,159	-25,993,371	-45,963,171	-72,262,941	£5,705
£6,458	4,148,661	9,450,919	4,932,616	441,815	-5,905,462	-17,832,074	-35,638,100	-57,957,077	£6,458
£7,212	6,542,815	13,009,220	9,533,223	6,215,628	1,081,002	-9,566,332	-25,133,669	-43,402,699	£7,212
£7,965	9,012,491	16,674,637	14,250,664	12,089,601	8,135,010	-1,274,510	-14,510,319	-28,599,808	£7,965
£8,719	11,331,123	20,103,519	18,704,799	17,656,333	14,873,366	6,598,935	-4,361,416	-14,526,143	£8,719
£9,472	13,649,756	23,532,401	23,151,524	23,195,993	21,553,444	14,423,832	5,669,620	-659,507	£9,472
£10,226	15,968,389	26,961,283	27,598,249	28,713,153	28,233,523	22,184,305	15,616,726	13,045,657	£10,226
£10,979	18,438,065	30,613,533	32,276,711	34,517,834	35,163,261	30,258,433	25,868,211	27,122,844	£10,979
£11,733	20,756,697	34,042,415	36,700,609	40,033,373	41,783,853	37,974,547	35,692,404	40,662,720	£11,733
£12,486	23,075,330	37,471,298	41,120,137	45,512,044	48,404,444	45,639,607	45,491,821	54,110,202	£12,486
£13,240	25,393,963	40,900,180	45,539,665	50,990,715	55,025,036	53,304,667	55,282,194	67,505,034	£13,240

Value ranges: Current | Inflated (10% real growth) | Inflated (25% real growth)

RLVs less existing use value **£4,000,000 per hectare** **Community sites/backlands**
£1,619,433 per acre
Incl premium to landowner **£4,800,000 per hectare**

Density - units/ha ->	100 uph	150 uph	200 uph	250 uph	300 uph	350 uph	450 uph	625 uph	
Build costs ->	£1554 per sqm	£1554 per sqm	£2087 per sqm	£2227 per sqm	£2584 per sqm	£2871 per sqm	£3261 per sqm	£3409 per sqm	
Sales value £per sq m									Sales value £per sq m
£3,444	-2,994,104	-2,317,492	-11,455,244	-20,793,170	-32,021,075	-48,608,912	-75,076,466	-113,526,075	£3,444
£4,198	-656,310	1,162,602	-6,736,501	-14,924,788	-24,979,016	-40,447,615	-64,751,395	-99,220,210	£4,198
£4,951	1,757,630	4,734,318	-1,994,857	-8,903,493	-17,784,045	-32,109,101	-54,246,964	-84,665,833	£4,951
£5,705	4,230,028	8,404,862	2,802,830	-2,841,490	-10,436,159	-23,593,371	-43,563,171	-69,862,941	£5,705
£6,458	6,548,661	11,850,919	7,332,616	2,841,815	-3,505,462	-15,432,074	-33,238,100	-55,557,077	£6,458
£7,212	8,942,815	15,409,220	11,933,223	8,615,628	3,481,002	-7,166,332	-22,733,669	-41,002,699	£7,212
£7,965	11,412,491	19,074,637	16,650,664	14,489,601	10,535,010	1,125,490	-12,110,319	-26,199,808	£7,965
£8,719	13,731,123	22,503,519	21,104,799	20,056,333	17,273,366	8,998,935	-1,961,416	-12,126,143	£8,719
£9,472	16,049,756	25,932,401	25,551,524	25,595,993	23,953,444	16,823,832	8,069,620	-1,740,493	£9,472
£10,226	18,368,389	29,361,283	29,998,249	31,113,153	30,633,523	24,584,305	18,016,726	15,445,657	£10,226
£10,979	20,838,065	33,013,533	34,676,711	36,917,834	37,563,261	32,658,433	28,268,211	29,522,844	£10,979
£11,733	23,156,697	36,442,415	39,100,609	42,433,373	44,183,853	40,374,547	38,092,404	43,062,720	£11,733
£12,486	25,475,330	39,871,298	43,520,137	47,912,044	50,804,444	48,039,607	47,891,821	56,510,202	£12,486
£13,240	27,793,963	43,300,180	47,939,665	53,390,715	57,425,036	55,704,667	57,682,194	69,905,034	£13,240

Value ranges: Current | Inflated (10% real growth) | Inflated (25% real growth)

MODEL 15

Density - units/ha ->	100 uph	150 uph	200 uph	250 uph	300 uph	350 uph	450 uph	625 uph	
Build costs ->	£1554 per sqm	£1554 per sqm	£2087 per sqm	£2227 per sqm	£2584 per sqm	£2871 per sqm	£3261 per sqm	£3409 per sqm	
Sales value psm									Sales value psm
£3,444	1,805,896	2,482,508	- 6,655,244	- 15,993,170	- 27,221,075	- 43,808,912	- 70,276,466	- 108,726,075	£3,444
£4,198	4,143,690	5,962,602	- 1,936,501	- 10,124,788	- 20,179,016	- 35,647,615	- 59,951,395	- 94,420,210	£4,198
£4,951	6,557,630	9,534,318	2,805,143	- 4,103,493	- 12,984,045	- 27,309,101	- 49,446,964	- 79,865,833	£4,951
£5,705	9,030,028	13,204,862	7,602,830	1,958,510	- 5,636,159	- 18,793,371	- 38,763,171	- 65,062,941	£5,705
£6,458	11,348,661	16,650,919	12,132,616	7,641,815	1,294,538	- 10,632,074	- 28,438,100	- 50,757,077	£6,458
£7,212	13,742,815	20,209,220	16,733,223	13,415,628	8,281,002	- 2,366,332	- 17,933,669	- 36,202,699	£7,212
£7,965	16,212,491	23,874,637	21,450,664	19,289,601	15,335,010	5,925,490	- 7,310,319	- 21,399,808	£7,965
£8,719	18,531,123	27,303,519	25,904,799	24,856,333	22,073,366	13,798,935	2,838,584	- 7,326,143	£8,719
£9,472	20,849,756	30,732,401	30,351,524	30,395,993	28,753,444	21,623,832	12,869,620	6,540,493	£9,472
£10,226	23,168,389	34,161,283	34,798,249	35,913,153	35,433,523	29,384,305	22,816,726	20,245,657	£10,226
£10,979	25,638,065	37,813,533	39,476,711	41,717,834	42,363,261	37,458,433	33,068,211	34,322,844	£10,979
£11,733	27,956,697	41,242,415	43,900,609	47,233,373	48,983,853	45,174,547	42,892,404	47,862,720	£11,733
£12,486	30,275,330	44,671,298	48,320,137	52,712,044	55,604,444	52,839,607	52,691,821	61,310,202	£12,486
£13,240	32,593,963	48,100,180	52,739,665	58,190,715	62,225,036	60,504,667	62,482,194	74,705,034	£13,240

Aff Hsg	33%
% SR	60%
% SO	40%
S106 (private)	£1,500 per unit
S106 (affordable)	£1,500 per unit
CSH (% uplift on Private	0%
CSH (% uplift on AH)	0%
Grant	Yes
Developer's profi	20%

RLVs less existing use value **£15,620,000 per hectare** **£6,323,887 per acre** **Office**

Density - units/ha ->	100 uph	150 uph	200 uph	250 uph	300 uph	350 uph	450 uph	625 uph	
Build costs->	£1554 per sqm	£1554 per sqm	£2087 per sqm	£2227 per sqm	£2584 per sqm	£2871 per sqm	£3261 per sqm	£3409 per sqm	
Sales value £per sq m									Sales value £per sq m
£3,444	☹	☹	☹	☹	☹	☹	☹	☹	£3,444
£4,198	☹	☹	☹	☹	☹	☹	☹	☹	£4,198
£4,951	☹	☹	☹	☹	☹	☹	☹	☹	£4,951
£5,705	☹	☹	☹	☹	☹	☹	☹	☹	£5,705
£6,458	☹	☹	☹	☹	☹	☹	☹	☹	£6,458
£7,212	☹	☺	☹	☹	☹	☹	☹	☹	£7,212
£7,965	☹	☺	☺	☺	☹	☹	☹	☹	£7,965
£8,719	☹	☺	☺	☺	☺	☹	☹	☹	£8,719
£9,472	☺	☺	☺	☺	☺	☺	☹	☹	£9,472
£10,226	☺	☺	☺	☺	☺	☺	☺	☺	£10,226
£10,979	☺	☺	☺	☺	☺	☺	☺	☺	£10,979
£11,733	☺	☺	☺	☺	☺	☺	☺	☺	£11,733
£12,486	☺	☺	☺	☺	☺	☺	☺	☺	£12,486
£13,240	☺	☺	☺	☺	☺	☺	☺	☺	£13,240

Value ranges

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

RLVs less existing use value **£11,620,000 per hectare** **£4,704,453 per acre** **Industrial/Storage/Distribution**

Density - units/ha ->	100 uph	150 uph	200 uph	250 uph	300 uph	350 uph	450 uph	625 uph	
Build costs ->	£1554 per sqm	£1554 per sqm	£2087 per sqm	£2227 per sqm	£2584 per sqm	£2871 per sqm	£3261 per sqm	£3409 per sqm	
Sales value per sq m									Sales value per sq m
£3,444	☹	☹	☹	☹	☹	☹	☹	☹	£3,444
£4,198	☹	☹	☹	☹	☹	☹	☹	☹	£4,198
£4,951	☹	☹	☹	☹	☹	☹	☹	☹	£4,951
£5,705	☹	☹	☹	☹	☹	☹	☹	☹	£5,705
£6,458	☹	☺	☹	☹	☹	☹	☹	☹	£6,458
£7,212	☹	☺	☺	☹	☹	☹	☹	☹	£7,212
£7,965	☺	☺	☺	☺	☺	☹	☹	☹	£7,965
£8,719	☺	☺	☺	☺	☺	☹	☹	☹	£8,719
£9,472	☺	☺	☺	☺	☺	☺	☹	☹	£9,472
£10,226	☺	☺	☺	☺	☺	☺	☺	☺	£10,226
£10,979	☺	☺	☺	☺	☺	☺	☺	☺	£10,979
£11,733	☺	☺	☺	☺	☺	☺	☺	☺	£11,733
£12,486	☺	☺	☺	☺	☺	☺	☺	☺	£12,486
£13,240	☺	☺	☺	☺	☺	☺	☺	☺	£13,240

Value ranges

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

RLVs less existing use value **£6,000,000 per hectare** **£2,429,150 per acre** **Car Parking sites etc**

Density - units/ha ->	100 uph	150 uph	200 uph	250 uph	300 uph	350 uph	450 uph	625 uph	
Build costs ->	£1554 per sqm	£1554 per sqm	£2087 per sqm	£2227 per sqm	£2584 per sqm	£2871 per sqm	£3261 per sqm	£3409 per sqm	
Sales value £per sq m									Sales value £per sq m
£3,444	☹	☹	☹	☹	☹	☹	☹	☹	£3,444
£4,198	☹	☹	☹	☹	☹	☹	☹	☹	£4,198
£4,951	☹	☺	☹	☹	☹	☹	☹	☹	£4,951
£5,705	☺	☺	☺	☹	☹	☹	☹	☹	£5,705
£6,458	☺	☺	☺	☺	☹	☹	☹	☹	£6,458
£7,212	☺	☺	☺	☺	☺	☹	☹	☹	£7,212
£7,965	☺	☺	☺	☺	☺	☹	☹	☹	£7,965
£8,719	☺	☺	☺	☺	☺	☺	☹	☹	£8,719
£9,472	☺	☺	☺	☺	☺	☺	☺	☹	£9,472
£10,226	☺	☺	☺	☺	☺	☺	☺	☺	£10,226
£10,979	☺	☺	☺	☺	☺	☺	☺	☺	£10,979
£11,733	☺	☺	☺	☺	☺	☺	☺	☺	£11,733
£12,486	☺	☺	☺	☺	☺	☺	☺	☺	£12,486
£13,240	☺	☺	☺	☺	☺	☺	☺	☺	£13,240

Value ranges

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

RLVs less existing use value **£4,000,000 per hectare** **£1,619,433 per acre** **Community sites/backlands**

Density - units/ha ->	100 uph	150 uph	200 uph	250 uph	300 uph	350 uph	450 uph	625 uph	
Build costs ->	£1554 per sqm	£1554 per sqm	£2087 per sqm	£2227 per sqm	£2584 per sqm	£2871 per sqm	£3261 per sqm	£3409 per sqm	
Sales value per sq m									Sales value per sq m
£3,444	☹	☹	☹	☹	☹	☹	☹	☹	£3,444
£4,198	☹	☺	☹	☹	☹	☹	☹	☹	£4,198
£4,951	☺	☺	☹	☹	☹	☹	☹	☹	£4,951
£5,705	☺	☺	☺	☹	☹	☹	☹	☹	£5,705
£6,458	☺	☺	☺	☺	☹	☹	☹	☹	£6,458
£7,212	☺	☺	☺	☺	☺	☹	☹	☹	£7,212
£7,965	☺	☺	☺	☺	☺	☺	☹	☹	£7,965
£8,719	☺	☺	☺	☺	☺	☺	☹	☹	£8,719
£9,472	☺	☺	☺	☺	☺	☺	☺	☺	£9,472
£10,226	☺	☺	☺	☺	☺	☺	☺	☺	£10,226
£10,979	☺	☺	☺	☺	☺	☺	☺	☺	£10,979
£11,733	☺	☺	☺	☺	☺	☺	☺	☺	£11,733
£12,486	☺	☺	☺	☺	☺	☺	☺	☺	£12,486
£13,240	☺	☺	☺	☺	☺	☺	☺	☺	£13,240

Value ranges

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

MODEL 16

Aff Hsg	33%
% SR	50%
% SO	50%
S106 (private)	£1,500 per unit
S106 (affordable)	£1,500 per unit
CSH (uplift p.u. on PD)	Level 4
CSH (p.u. uplift on AH)	Level 4
Grant	Yes
Developer's profit	20%
CIL (per sqm)*	£250

* plus Mayoral CIL of £50 per sqm

Density - units/ha ->	100 uph	150 uph	200 uph	250 uph	300 uph	350 uph	450 uph	625 uph	
Build costs ->	£1554 per sqm	£1554 per sqm	£2087 per sqm	£2227 per sqm	£2584 per sqm	£2871 per sqm	£3261 per sqm	£3409 per sqm	
Sales value per sm									Sales value per sm
£3,444	1,984,471	2,751,670	-6,233,929	-15,453,838	-26,540,457	-42,980,313	-69,151,682	-107,107,811	£3,444
£4,198	4,322,266	6,231,763	-1,521,119	-9,585,456	-19,498,398	-34,819,016	-58,826,611	-92,801,946	£4,198
£4,951	6,736,206	9,799,527	3,214,586	-3,564,977	-12,303,426	-26,480,503	-48,322,180	-78,247,567	£4,951
£5,705	9,206,116	13,470,071	8,006,327	2,482,798	-4,955,542	-17,964,773	-37,638,387	-63,444,677	£5,705
£6,458	11,524,749	16,916,129	12,530,160	8,158,567	1,956,169	-9,803,475	-27,313,316	-49,138,812	£6,458
£7,212	13,918,903	20,474,429	17,130,766	13,932,381	8,941,253	-1,549,167	-16,808,885	-34,584,434	£7,212
£7,965	16,388,578	24,136,487	21,848,208	19,798,809	15,987,132	6,731,210	6,200,897	-19,781,543	£7,965
£8,719	18,707,211	27,565,369	26,296,384	25,365,541	22,715,968	14,593,195	3,932,629	-5,751,035	£8,719
£9,472	21,025,844	30,994,252	30,743,109	30,897,650	29,396,046	22,418,093	13,963,664	8,093,985	£9,472
£10,226	23,344,476	34,423,134	35,189,833	36,414,809	36,076,125	30,167,093	23,895,374	21,799,150	£10,226
£10,979	25,814,152	38,075,384	39,866,699	42,219,491	42,996,333	38,241,221	34,146,859	35,854,697	£10,979
£11,733	28,132,785	41,504,266	44,286,227	47,727,469	49,616,924	45,945,851	43,955,640	49,394,574	£11,733
£12,486	30,451,418	44,933,148	48,705,755	53,206,140	56,237,516	53,610,911	53,755,057	62,820,391	£12,486
£13,240	32,770,051	48,362,030	53,125,283	58,684,810	62,858,107	61,275,971	63,529,999	76,215,224	£13,240
Private floor area	5,119	7,678	10,238	12,797	15,356	17,916	23,035	31,993	

RLVs less existing use value **£15,620,000 per hectare** **£6,323,887 per acre** **Office**

Incl premium to landowner **£18,744,000 per hectare**

Density - units/ha ->	100 uph	150 uph	200 uph	250 uph	300 uph	350 uph	450 uph	625 uph	
Build costs ->	£1554 per sqm	£1554 per sqm	£2087 per sqm	£2227 per sqm	£2584 per sqm	£2871 per sqm	£3261 per sqm	£3409 per sqm	
Sales value per sq m									Sales value per sq m
£3,444	-16,759,529	-15,992,330	-24,977,929	-34,197,838	-45,284,457	-61,724,313	-87,895,682	-125,851,811	£3,444
£4,198	-14,421,734	-12,512,237	-20,265,119	-28,329,456	-38,242,398	-53,563,016	-77,570,611	-111,545,946	£4,198
£4,951	-12,007,794	-8,944,473	-15,529,414	-22,308,977	-31,047,426	-45,224,503	-67,066,180	-96,991,567	£4,951
£5,705	-9,537,884	-5,273,929	-10,737,673	-16,261,202	-23,699,542	-36,708,773	-56,382,387	-82,188,677	£5,705
£6,458	-7,219,251	-1,827,871	-6,213,840	-10,585,433	-16,787,831	-28,547,475	-46,057,316	-67,882,812	£6,458
£7,212	-4,825,097	1,730,429	-1,613,234	-4,811,619	-9,802,747	-20,293,167	-35,552,885	-53,328,434	£7,212
£7,965	-2,355,422	5,392,487	3,104,208	1,054,809	-2,756,868	-12,012,790	-24,944,897	-38,525,543	£7,965
£8,719	-36,789	8,821,369	7,552,384	6,621,541	3,971,968	-4,150,805	-14,811,371	-24,495,035	£8,719
£9,472	2,281,844	12,250,252	11,999,109	12,153,650	10,652,046	3,674,093	-4,780,336	-10,650,015	£9,472
£10,226	4,600,476	15,679,134	16,445,833	17,670,809	17,332,125	11,423,093	5,151,374	3,055,150	£10,226
£10,979	7,070,152	19,331,384	21,122,699	23,475,491	24,252,333	19,497,221	15,402,859	17,110,697	£10,979
£11,733	9,388,785	22,760,266	25,542,227	28,983,469	30,872,924	27,201,851	25,211,640	30,650,574	£11,733
£12,486	11,707,418	26,189,148	29,961,755	34,462,140	37,493,516	34,866,911	35,011,057	44,076,391	£12,486
£13,240	14,026,051	29,618,030	34,381,283	39,940,810	44,114,107	42,531,971	44,785,999	57,471,224	£13,240

Value ranges: Current | Inflated (10% real growth) | Inflated (25% real growth)

RLVs less existing use value **£11,620,000 per hectare** **£4,704,453 per acre** **Industrial/Storage/Distribution**

Incl premium to landowner **£13,944,000 per hectare**

Density - units/ha ->	100 uph	150 uph	200 uph	250 uph	300 uph	350 uph	450 uph	625 uph	
Build costs ->	£1554 per sqm	£1554 per sqm	£2087 per sqm	£2227 per sqm	£2584 per sqm	£2871 per sqm	£3261 per sqm	£3409 per sqm	
Sales value per sq m									Sales value per sq m
£3,444	-11,959,529	-11,192,330	-20,177,929	-29,397,838	-40,484,457	-56,924,313	-83,095,682	-121,051,811	£3,444
£4,198	-9,621,734	-7,712,237	-15,465,119	-23,529,456	-33,442,398	-48,763,016	-72,770,611	-106,745,946	£4,198
£4,951	-7,207,794	-4,144,473	-10,729,414	-17,508,977	-26,247,426	-40,424,503	-62,266,180	-92,191,567	£4,951
£5,705	-4,737,884	-473,929	-5,937,673	-11,461,202	-18,899,542	-31,908,773	-51,582,387	-77,388,677	£5,705
£6,458	-2,419,251	2,972,129	-1,413,840	-5,785,433	-11,987,831	-23,747,475	-41,257,316	-63,082,812	£6,458
£7,212	-25,097	6,530,429	3,186,766	-11,619	-5,002,747	-15,493,167	-30,752,885	-48,528,434	£7,212
£7,965	2,444,578	10,192,487	7,904,208	5,854,809	2,043,132	-7,212,790	-20,144,897	-33,725,543	£7,965
£8,719	4,763,211	13,621,369	12,352,384	11,421,541	8,771,968	649,195	-10,011,371	-19,695,035	£8,719
£9,472	7,081,844	17,050,252	16,799,109	16,953,650	15,452,046	8,474,093	19,664	-5,850,015	£9,472
£10,226	9,400,476	20,479,134	21,245,833	22,470,809	22,132,125	16,223,093	9,951,374	7,855,150	£10,226
£10,979	11,870,152	24,131,384	25,922,699	28,275,491	29,052,333	24,297,221	20,202,859	21,910,697	£10,979
£11,733	14,188,785	27,560,266	30,342,227	33,783,469	35,672,924	32,001,851	30,011,640	35,450,574	£11,733
£12,486	16,507,418	30,989,148	34,761,755	39,262,140	42,293,516	39,666,911	39,811,057	48,876,391	£12,486
£13,240	18,826,051	34,418,030	39,181,283	44,740,810	48,914,107	47,331,971	49,585,999	62,271,224	£13,240

Value ranges: Current | Inflated (10% real growth) | Inflated (25% real growth)

RLVs less existing use value **£6,000,000 per hectare** **£2,429,150 per acre** **Car Parking sites etc**

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

Density - units/ha ->	100 uph	150 uph	200 uph	250 uph	300 uph	350 uph	450 uph	625 uph	
Build costs ->	£1554 per sqm	£1554 per sqm	£2087 per sqm	£2227 per sqm	£2584 per sqm	£2871 per sqm	£3261 per sqm	£3409 per sqm	
Sales value per sq m									Sales value per sq m
£3,444	-5,215,529	-4,448,330	-13,433,929	-22,653,838	-33,740,457	-50,180,313	-76,351,682	-114,307,811	£3,444
£4,198	-2,877,734	-968,237	-8,721,119	-16,785,456	-26,698,398	-42,019,016	-66,026,611	-100,001,946	£4,198
£4,951	-463,794	2,599,527	-3,985,414	-10,764,977	-19,503,426	-33,680,503	-55,522,180	-85,447,567	£4,951
£5,705	2,006,116	6,270,071	806,327	-4,717,202	-12,155,542	-25,164,773	-44,838,387	-70,644,677	£5,705
£6,458	4,324,749	9,716,129	5,330,160	958,567	-5,243,831	-17,003,475	-34,513,316	-56,338,812	£6,458
£7,212	6,718,903	13,274,429	9,930,766	6,732,381	1,741,253	-8,749,167	-24,008,885	-41,784,434	£7,212
£7,965	9,188,578	16,936,487	14,648,208	12,598,809	8,787,132	-468,790	-13,400,897	-26,981,543	£7,965
£8,719	11,507,211	20,365,369	19,096,384	18,165,541	15,515,968	7,393,195	-3,267,371	-12,951,035	£8,719
£9,472	13,825,844	23,794,252	23,543,109	23,697,650	22,196,046	15,218,093	6,763,664	893,985	£9,472
£10,226	16,144,476	27,223,134	27,989,833	29,214,809	28,876,125	22,967,093	16,695,374	14,599,150	£10,226
£10,979	18,614,152	30,875,384	32,666,699	35,019,491	35,796,333	31,041,221	26,946,859	28,654,697	£10,979
£11,733	20,932,785	34,304,266	37,086,227	40,527,469	42,416,924	38,745,851	36,755,640	42,194,574	£11,733
£12,486	23,251,418	37,733,148	41,505,755	46,006,140	49,037,516	46,410,911	46,555,057	55,620,391	£12,486
£13,240	25,570,051	41,162,030	45,925,283	51,484,810	55,658,107	54,075,971	56,329,999	69,015,224	£13,240

Value ranges: Current | Inflated (10% real growth) | Inflated (25% real growth)

RLVs less existing use value **£4,000,000 per hectare** **£1,619,433 per acre** **Community sites/backlands**

Incl premium to landowner **£4,800,000 per hectare**

Density - units/ha ->	100 uph	150 uph	200 uph	250 uph	300 uph	350 uph	450 uph	625 uph	
Build costs ->	£1554 per sqm	£1554 per sqm	£2087 per sqm	£2227 per sqm	£2584 per sqm	£2871 per sqm	£3261 per sqm	£3409 per sqm	
Sales value £per sq m									Sales value £per sq m
£3,444	-2,815,529	-2,048,330	-11,033,929	-20,253,838	-31,340,457	-47,780,313	-73,951,682	-111,907,811	£3,444
£4,198	-477,734	1,431,763	-6,321,119	-14,385,456	-24,298,398	-39,619,016	-63,626,611	-97,601,946	£4,198
£4,951	1,936,206	4,999,527	-1,585,414	-8,364,977	-17,103,426	-31,280,503	-53,122,180	-83,047,567	£4,951
£5,705	4,406,116	8,670,071	3,206,327	-2,317,202	-9,755,542	-22,764,773	-42,438,387	-68,244,677	£5,705
£6,458	6,724,749	12,116,129	7,730,160	3,358,567	-2,843,831	-14,603,475	-32,113,316	-53,938,812	£6,458
£7,212	9,118,903	15,674,429	12,330,766	9,132,381	4,141,253	-6,349,167	-21,608,885	-39,384,434	£7,212
£7,965	11,588,578	19,336,487	17,048,208	14,998,809	11,187,132	1,931,210	-11,000,897	-24,581,543	£7,965
£8,719	13,907,211	22,765,369	21,496,384	20,565,541	17,915,968	9,793,195	-867,371	-10,551,035	£8,719
£9,472	16,225,844	26,194,252	25,943,109	26,097,650	24,596,046	17,618,093	9,163,664	3,293,985	£9,472
£10,226	18,544,476	29,623,134	30,389,833	31,614,809	31,276,125	25,367,093	19,095,374	16,999,150	£10,226
£10,979	21,014,152	33,275,384	35,066,699	37,419,491	38,196,333	33,441,221	29,346,859	31,054,697	£10,979
£11,733	23,332,785	36,704,266	39,486,227	42,927,469	44,816,924	41,145,851	39,155,640	44,594,574	£11,733
£12,486	25,651,418	40,133,148	43,905,755	48,406,140	51,437,516	48,810,911	48,955,057	58,020,391	£12,486
£13,240	27,970,051	43,562,030	48,325,283	53,884,810	58,058,107	56,475,971	58,729,999	71,415,224	£13,240

Value ranges: Current | Inflated (10% real growth) | Inflated (25% real growth)

MODEL 16

Density - units/ha ->	100 uph	150 uph	200 uph	250 uph	300 uph	350 uph	450 uph	625 uph	
Build costs ->	£1554 per sqm	£1554 per sqm	£2087 per sqm	£2227 per sqm	£2584 per sqm	£2871 per sqm	£3261 per sqm	£3409 per sqm	
Sales value psm									Sales value psm
£3,444	1,984,471	2,751,670	- 6,233,929	- 15,453,838	- 26,540,457	- 42,980,313	- 69,151,682	- 107,107,811	£3,444
£4,198	4,322,266	6,231,763	- 1,521,119	- 9,585,456	- 19,498,398	- 34,819,016	- 58,826,611	- 92,801,946	£4,198
£4,951	6,736,206	9,799,527	3,214,586	- 3,564,977	- 12,303,426	- 26,480,503	- 48,322,180	- 78,247,567	£4,951
£5,705	9,206,116	13,470,071	8,006,327	2,482,798	- 4,955,542	- 17,964,773	- 37,638,387	- 63,444,677	£5,705
£6,458	11,524,749	16,916,129	12,530,160	8,158,567	1,956,169	9,803,475	27,313,316	- 49,138,812	£6,458
£7,212	13,918,903	20,474,429	17,130,766	13,932,381	8,941,253	- 1,549,167	16,808,885	- 34,584,434	£7,212
£7,965	16,388,578	24,136,487	21,848,208	19,798,809	15,987,132	6,731,210	- 6,200,897	- 19,781,543	£7,965
£8,719	18,707,211	27,565,369	26,296,384	25,365,541	22,715,968	14,593,195	3,932,629	- 5,751,035	£8,719
£9,472	21,025,844	30,994,252	30,743,109	30,897,650	29,396,046	22,418,093	13,963,664	8,093,985	£9,472
£10,226	23,344,476	34,423,134	35,189,833	36,414,809	36,076,125	30,167,093	23,895,374	21,799,150	£10,226
£10,979	25,814,152	38,075,384	39,866,699	42,219,491	42,996,333	38,241,221	34,146,859	35,854,697	£10,979
£11,733	28,132,785	41,504,266	44,286,227	47,727,469	49,616,924	45,945,851	43,955,640	49,394,574	£11,733
£12,486	30,451,418	44,933,148	48,705,755	53,206,140	56,237,516	53,610,911	53,755,057	62,820,391	£12,486
£13,240	32,770,051	48,362,030	53,125,283	58,684,810	62,858,107	61,275,971	63,529,999	76,215,224	£13,240

Aff Hsg	33%
% SR	50%
% SO	50%
S106 (private)	£1,500 per unit
S106 (affordable)	£1,500 per unit
CSH (% uplift on Private	0%
CSH (% uplift on AH)	0%
Grant	Yes
Developer's profi	20%

RLVs less existing use value **£15,620,000 per hectare** **£6,323,887 per acre** **Office**

Density - units/ha ->	100 uph	150 uph	200 uph	250 uph	300 uph	350 uph	450 uph	625 uph	
Build costs->	£1554 per sqm	£1554 per sqm	£2087 per sqm	£2227 per sqm	£2584 per sqm	£2871 per sqm	£3261 per sqm	£3409 per sqm	
Sales value £per sq m									Sales value £per sq m
£3,444	☹	☹	☹	☹	☹	☹	☹	☹	£3,444
£4,198	☹	☹	☹	☹	☹	☹	☹	☹	£4,198
£4,951	☹	☹	☹	☹	☹	☹	☹	☹	£4,951
£5,705	☹	☹	☹	☹	☹	☹	☹	☹	£5,705
£6,458	☹	☹	☹	☹	☹	☹	☹	☹	£6,458
£7,212	☹	☺	☹	☹	☹	☹	☹	☹	£7,212
£7,965	☹	☺	☺	☺	☹	☹	☹	☹	£7,965
£8,719	☹	☺	☺	☺	☺	☹	☹	☹	£8,719
£9,472	☺	☺	☺	☺	☺	☺	☹	☹	£9,472
£10,226	☺	☺	☺	☺	☺	☺	☺	☺	£10,226
£10,979	☺	☺	☺	☺	☺	☺	☺	☺	£10,979
£11,733	☺	☺	☺	☺	☺	☺	☺	☺	£11,733
£12,486	☺	☺	☺	☺	☺	☺	☺	☺	£12,486
£13,240	☺	☺	☺	☺	☺	☺	☺	☺	£13,240

Value ranges

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

RLVs less existing use value **£11,620,000 per hectare** **£4,704,453 per acre** **Industrial/Storage/Distribution**

Density - units/ha ->	100 uph	150 uph	200 uph	250 uph	300 uph	350 uph	450 uph	625 uph	
Build costs ->	£1554 per sqm	£1554 per sqm	£2087 per sqm	£2227 per sqm	£2584 per sqm	£2871 per sqm	£3261 per sqm	£3409 per sqm	
Sales value per sq m									Sales value per sq m
£3,444	☹	☹	☹	☹	☹	☹	☹	☹	£3,444
£4,198	☹	☹	☹	☹	☹	☹	☹	☹	£4,198
£4,951	☹	☹	☹	☹	☹	☹	☹	☹	£4,951
£5,705	☹	☹	☹	☹	☹	☹	☹	☹	£5,705
£6,458	☹	☺	☹	☹	☹	☹	☹	☹	£6,458
£7,212	☹	☺	☺	☹	☹	☹	☹	☹	£7,212
£7,965	☺	☺	☺	☺	☺	☹	☹	☹	£7,965
£8,719	☺	☺	☺	☺	☺	☺	☹	☹	£8,719
£9,472	☺	☺	☺	☺	☺	☺	☺	☹	£9,472
£10,226	☺	☺	☺	☺	☺	☺	☺	☺	£10,226
£10,979	☺	☺	☺	☺	☺	☺	☺	☺	£10,979
£11,733	☺	☺	☺	☺	☺	☺	☺	☺	£11,733
£12,486	☺	☺	☺	☺	☺	☺	☺	☺	£12,486
£13,240	☺	☺	☺	☺	☺	☺	☺	☺	£13,240

Value ranges

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

RLVs less existing use value **£6,000,000 per hectare** **£2,429,150 per acre** **Car Parking sites etc**

Density - units/ha ->	100 uph	150 uph	200 uph	250 uph	300 uph	350 uph	450 uph	625 uph	
Build costs ->	£1554 per sqm	£1554 per sqm	£2087 per sqm	£2227 per sqm	£2584 per sqm	£2871 per sqm	£3261 per sqm	£3409 per sqm	
Sales value £per sq m									Sales value £per sq m
£3,444	☹	☹	☹	☹	☹	☹	☹	☹	£3,444
£4,198	☹	☹	☹	☹	☹	☹	☹	☹	£4,198
£4,951	☹	☺	☹	☹	☹	☹	☹	☹	£4,951
£5,705	☺	☺	☺	☹	☹	☹	☹	☹	£5,705
£6,458	☺	☺	☺	☺	☹	☹	☹	☹	£6,458
£7,212	☺	☺	☺	☺	☺	☹	☹	☹	£7,212
£7,965	☺	☺	☺	☺	☺	☹	☹	☹	£7,965
£8,719	☺	☺	☺	☺	☺	☺	☹	☹	£8,719
£9,472	☺	☺	☺	☺	☺	☺	☺	☺	£9,472
£10,226	☺	☺	☺	☺	☺	☺	☺	☺	£10,226
£10,979	☺	☺	☺	☺	☺	☺	☺	☺	£10,979
£11,733	☺	☺	☺	☺	☺	☺	☺	☺	£11,733
£12,486	☺	☺	☺	☺	☺	☺	☺	☺	£12,486
£13,240	☺	☺	☺	☺	☺	☺	☺	☺	£13,240

Value ranges

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

RLVs less existing use value **£4,000,000 per hectare** **£1,619,433 per acre** **Community sites/backlands**

Density - units/ha ->	100 uph	150 uph	200 uph	250 uph	300 uph	350 uph	450 uph	625 uph	
Build costs ->	£1554 per sqm	£1554 per sqm	£2087 per sqm	£2227 per sqm	£2584 per sqm	£2871 per sqm	£3261 per sqm	£3409 per sqm	
Sales value per sq m									Sales value per sq m
£3,444	☹	☹	☹	☹	☹	☹	☹	☹	£3,444
£4,198	☹	☺	☹	☹	☹	☹	☹	☹	£4,198
£4,951	☺	☺	☹	☹	☹	☹	☹	☹	£4,951
£5,705	☺	☺	☺	☹	☹	☹	☹	☹	£5,705
£6,458	☺	☺	☺	☺	☹	☹	☹	☹	£6,458
£7,212	☺	☺	☺	☺	☺	☹	☹	☹	£7,212
£7,965	☺	☺	☺	☺	☺	☺	☹	☹	£7,965
£8,719	☺	☺	☺	☺	☺	☺	☹	☹	£8,719
£9,472	☺	☺	☺	☺	☺	☺	☺	☺	£9,472
£10,226	☺	☺	☺	☺	☺	☺	☺	☺	£10,226
£10,979	☺	☺	☺	☺	☺	☺	☺	☺	£10,979
£11,733	☺	☺	☺	☺	☺	☺	☺	☺	£11,733
£12,486	☺	☺	☺	☺	☺	☺	☺	☺	£12,486
£13,240	☺	☺	☺	☺	☺	☺	☺	☺	£13,240

Value ranges

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

MODEL 17

Aff Hsg	40%
% SR	60%
% SO	40%
S106 (private)	£1,500 per unit
S106 (affordable)	£1,500 per unit
CSH (uplift p.u. on PD)	Level 4
CSH (p.u. uplift on AH)	Level 4
Grant	No
Developer's profit	17%
CIL (per sqm)*	£250

* plus Mayoral CIL of £50 per sqm

Density - units/ha ->	100 uph	150 uph	200 uph	250 uph	300 uph	350 uph	450 uph	625 uph	
Build costs ->	£1554 per sqm	£1554 per sqm	£2087 per sqm	£2227 per sqm	£2584 per sqm	£2871 per sqm	£3261 per sqm	£3409 per sqm	
Sales value per sm									Sales value per sm
£3,444	1,334,286	1,788,915	-7,544,358	-17,082,658	-28,513,148	-45,281,075	-72,075,693	-111,157,128	£3,444
£4,198	3,506,343	5,022,285	-3,155,431	-11,630,317	-21,970,339	-37,698,377	-62,482,624	-97,865,484	£4,198
£4,951	5,749,145	8,348,409	1,283,773	-6,035,906	-15,285,459	-29,951,028	-52,722,909	-84,342,946	£4,951
£5,705	8,051,014	11,758,727	5,760,579	-348,693	-8,458,507	-22,039,024	-42,796,549	-70,589,514	£5,705
£6,458	10,205,266	14,960,475	9,969,878	4,952,617	-1,960,016	-14,456,327	-33,203,480	-57,297,871	£6,458
£7,212	12,429,685	18,266,509	14,262,943	10,334,172	4,561,829	-6,713,516	-23,443,766	-43,775,333	£7,212
£7,965	14,724,272	21,676,826	18,645,939	15,822,770	11,160,735	1,053,598	-13,517,406	-30,021,901	£7,965
£8,719	16,878,524	24,864,224	22,803,593	20,994,847	17,434,626	8,417,006	-4,031,688	-16,745,812	£8,719
£9,472	19,032,777	28,050,014	26,935,065	26,166,922	23,672,907	15,702,214	5,360,845	-3,770,384	£9,472
£10,226	21,187,029	31,235,804	31,066,536	31,298,886	29,879,399	22,972,362	14,680,725	9,076,394	£10,226
£10,979	23,481,615	34,629,126	35,413,317	36,692,043	36,355,428	30,477,498	24,220,170	22,252,322	£10,979
£11,733	25,635,867	37,814,915	39,542,898	41,818,060	42,514,168	37,666,979	33,425,067	34,870,939	£11,733
£12,486	27,790,119	41,000,705	43,649,102	46,937,946	48,665,388	44,831,575	42,545,384	47,450,899	£12,486
£13,240	29,944,371	44,186,495	47,755,305	52,028,204	54,816,610	51,953,215	51,650,066	59,945,812	£13,240
Private floor area	4,584	6,876	9,168	11,460	13,752	16,044	20,628	28,650	

RLVs less existing use value **£15,620,000 per hectare** **Office**
£6,323,887 per acre
Incl premium to landowner **£18,744,000 per hectare**

Density - units/ha ->	100 uph	150 uph	200 uph	250 uph	300 uph	350 uph	450 uph	625 uph	
Build costs ->	£1554 per sqm	£1554 per sqm	£2087 per sqm	£2227 per sqm	£2584 per sqm	£2871 per sqm	£3261 per sqm	£3409 per sqm	
Sales value per sq m									Sales value per sq m
£3,444	-17,409,714	-16,955,085	-26,288,358	-35,826,658	-47,257,148	-64,025,075	-90,819,693	-129,901,128	£3,444
£4,198	-15,237,657	-13,721,715	-21,899,431	-30,374,317	-40,714,339	-56,442,377	-81,226,624	-116,609,484	£4,198
£4,951	-12,994,855	-10,395,591	-17,460,227	-24,779,906	-34,029,459	-48,695,028	-71,466,909	-103,086,946	£4,951
£5,705	-10,692,986	-6,985,273	-12,983,421	-19,092,693	-27,202,507	-40,783,024	-61,540,549	-89,333,514	£5,705
£6,458	-8,538,734	-3,783,525	-8,774,122	-13,791,383	-20,704,016	-33,200,327	-51,947,480	-76,041,871	£6,458
£7,212	-6,314,315	-477,491	-4,481,057	-8,409,828	-14,182,171	-25,457,516	-42,187,766	-62,519,333	£7,212
£7,965	-4,019,728	2,932,826	-98,061	-2,921,230	-7,583,265	-17,690,402	-32,261,406	-48,765,901	£7,965
£8,719	-1,865,476	6,120,224	4,059,593	2,250,847	-1,309,374	-10,326,994	-22,775,688	-35,489,812	£8,719
£9,472	288,777	9,306,014	8,191,065	7,422,922	4,928,907	-3,041,786	-13,383,155	-22,514,384	£9,472
£10,226	2,443,029	12,491,804	12,322,536	12,554,886	11,135,399	4,228,362	-4,063,275	-9,667,606	£10,226
£10,979	4,737,615	15,885,126	16,669,317	17,948,043	17,611,428	11,733,498	5,476,170	3,508,322	£10,979
£11,733	6,891,867	19,070,915	20,798,898	23,074,060	23,770,168	18,922,979	14,681,067	16,126,939	£11,733
£12,486	9,046,119	22,256,705	24,905,102	28,193,946	29,921,388	26,087,575	23,801,384	28,706,899	£12,486
£13,240	11,200,371	25,442,495	29,011,305	33,284,204	36,072,610	33,209,215	32,906,066	41,201,812	£13,240

Value ranges: Current | Inflated (10% real growth) | Inflated (25% real growth)

RLVs less existing use value **£11,620,000 per hectare** **Industrial/Storage/Distribution**
£4,704,453 per acre
Incl premium to landowner **£13,944,000 per hectare**

Density - units/ha ->	100 uph	150 uph	200 uph	250 uph	300 uph	350 uph	450 uph	625 uph	
Build costs ->	£1554 per sqm	£1554 per sqm	£2087 per sqm	£2227 per sqm	£2584 per sqm	£2871 per sqm	£3261 per sqm	£3409 per sqm	
Sales value per sq m									Sales value per sq m
£3,444	-12,609,714	-12,155,085	-21,488,358	-31,026,658	-42,457,148	-59,225,075	-86,019,693	-125,101,128	£3,444
£4,198	-10,437,657	-8,921,715	-17,099,431	-25,574,317	-35,914,339	-51,642,377	-76,426,624	-111,809,484	£4,198
£4,951	-8,194,855	-5,595,591	-12,660,227	-19,979,906	-29,229,459	-43,895,028	-66,666,909	-98,286,946	£4,951
£5,705	-5,892,986	-2,185,273	-8,183,421	-14,292,693	-22,402,507	-35,983,024	-56,740,549	-84,533,514	£5,705
£6,458	-3,738,734	1,016,475	-3,974,122	-8,991,383	-15,904,016	-28,400,327	-47,147,480	-71,241,871	£6,458
£7,212	-1,514,315	4,322,509	318,943	-3,609,828	-9,382,171	-20,657,516	-37,387,766	-57,719,333	£7,212
£7,965	780,272	7,732,826	4,701,939	1,878,770	-2,783,265	-12,890,402	-27,461,406	-43,965,901	£7,965
£8,719	2,934,524	10,920,224	8,859,593	7,050,847	3,490,626	-5,526,994	-17,975,688	-30,689,812	£8,719
£9,472	5,088,777	14,106,014	12,991,065	12,222,922	9,728,907	1,758,214	-8,583,155	-17,714,384	£9,472
£10,226	7,243,029	17,291,804	17,122,536	17,354,886	15,935,399	9,028,362	-736,725	-4,867,606	£10,226
£10,979	9,537,615	20,685,126	21,469,317	22,748,043	22,411,428	16,533,498	10,276,170	8,308,322	£10,979
£11,733	11,691,867	23,870,915	25,598,898	27,874,060	28,570,168	23,722,979	19,481,067	20,926,939	£11,733
£12,486	13,846,119	27,056,705	29,705,102	32,993,946	34,721,388	30,887,575	28,601,384	33,506,899	£12,486
£13,240	16,000,371	30,242,495	33,811,305	38,084,204	40,872,610	38,009,215	37,706,066	46,001,812	£13,240

Value ranges: Current | Inflated (10% real growth) | Inflated (25% real growth)

RLVs less existing use value **£6,000,000 per hectare** **Car Parking sites etc**
£2,429,150 per acre
Incl premium to landowner **£7,200,000 per hectare**

Density - units/ha ->	100 uph	150 uph	200 uph	250 uph	300 uph	350 uph	450 uph	625 uph	
Build costs ->	£1554 per sqm	£1554 per sqm	£2087 per sqm	£2227 per sqm	£2584 per sqm	£2871 per sqm	£3261 per sqm	£3409 per sqm	
Sales value per sq m									Sales value per sq m
£3,444	-5,865,714	-5,411,085	-14,744,358	-24,282,658	-35,713,148	-52,481,075	-79,275,693	-118,357,128	£3,444
£4,198	-3,693,657	-2,177,715	-10,355,431	-18,830,317	-29,170,339	-44,898,377	-69,682,624	-105,065,484	£4,198
£4,951	-1,450,855	1,148,409	-5,916,227	-13,235,906	-22,485,459	-37,151,028	-59,922,909	-91,542,946	£4,951
£5,705	851,014	4,558,727	-1,439,421	-7,548,693	-15,658,507	-29,239,024	-49,996,549	-77,789,514	£5,705
£6,458	3,005,266	7,760,475	2,769,878	-2,247,383	-9,160,016	-21,656,327	-40,403,480	-64,497,871	£6,458
£7,212	5,229,685	11,066,509	7,062,943	3,134,172	-2,638,171	-13,913,516	-30,643,766	-50,975,333	£7,212
£7,965	7,524,272	14,476,826	11,445,939	8,622,770	3,960,735	-6,146,402	-20,717,406	-37,221,901	£7,965
£8,719	9,678,524	17,664,224	15,603,593	13,794,847	10,234,626	1,217,006	-11,231,688	-23,945,812	£8,719
£9,472	11,832,777	20,850,014	19,735,065	18,966,922	16,472,907	8,502,214	-1,839,155	-10,970,384	£9,472
£10,226	13,987,029	24,035,804	23,866,536	24,098,886	22,679,399	15,772,362	7,480,725	1,876,394	£10,226
£10,979	16,281,615	27,429,126	28,213,317	29,492,043	29,155,428	23,277,498	17,020,170	15,052,322	£10,979
£11,733	18,435,867	30,614,915	32,342,898	34,618,060	35,314,168	30,466,979	26,225,067	27,670,939	£11,733
£12,486	20,590,119	33,800,705	36,449,102	39,737,946	41,465,388	37,631,575	35,345,384	40,250,899	£12,486
£13,240	22,744,371	36,986,495	40,555,305	44,828,204	47,616,610	44,753,215	44,450,066	52,745,812	£13,240

Value ranges: Current | Inflated (10% real growth) | Inflated (25% real growth)

RLVs less existing use value **£4,000,000 per hectare** **Community sites/backlands**
£1,619,433 per acre
Incl premium to landowner **£4,800,000 per hectare**

Density - units/ha ->	100 uph	150 uph	200 uph	250 uph	300 uph	350 uph	450 uph	625 uph	
Build costs ->	£1554 per sqm	£1554 per sqm	£2087 per sqm	£2227 per sqm	£2584 per sqm	£2871 per sqm	£3261 per sqm	£3409 per sqm	
Sales value £per sq m									Sales value £per sq m
£3,444	-3,465,714	-3,011,085	-12,344,358	-21,882,658	-33,313,148	-50,081,075	-76,875,693	-115,957,128	£3,444
£4,198	-1,293,657	222,285	-7,955,431	-16,430,317	-26,770,339	-42,498,377	-67,282,624	-102,665,484	£4,198
£4,951	949,145	3,548,409	-3,516,227	-10,835,906	-20,085,459	-34,751,028	-57,522,909	-89,142,946	£4,951
£5,705	3,251,014	6,958,727	960,579	-5,148,693	-13,258,507	-26,839,024	-47,596,549	-75,389,514	£5,705
£6,458	5,405,266	10,160,475	5,169,878	152,617	-6,760,016	-19,256,327	-38,003,480	-62,097,871	£6,458
£7,212	7,629,685	13,466,509	9,462,943	5,534,172	-238,171	-11,513,516	-28,243,766	-48,575,333	£7,212
£7,965	9,924,272	16,876,826	13,845,939	11,022,770	6,360,735	-3,746,402	-18,317,406	-34,821,901	£7,965
£8,719	12,078,524	20,064,224	18,003,593	16,194,847	12,634,626	3,617,006	-8,831,688	-21,545,812	£8,719
£9,472	14,232,777	23,250,014	22,135,065	21,366,922	18,872,907	10,902,214	560,845	-8,570,384	£9,472
£10,226	16,387,029	26,435,804	26,266,536	26,498,886	25,079,399	18,172,362	9,880,725	4,276,394	£10,226
£10,979	18,681,615	29,829,126	30,613,317	31,892,043	31,555,428	25,677,498	19,420,170	17,452,322	£10,979
£11,733	20,835,867	33,014,915	34,742,898	37,018,060	37,714,168	32,866,979	28,625,067	30,070,939	£11,733
£12,486	22,990,119	36,200,705	38,849,102	42,137,946	43,865,388	40,031,575	37,745,384	42,650,899	£12,486
£13,240	25,144,371	39,386,495	42,955,305	47,228,204	50,016,610	47,153,215	46,850,066	55,145,812	£13,240

Value ranges: Current | Inflated (10% real growth) | Inflated (25% real growth)

MODEL 17

Density - units/ha ->	100 uph	150 uph	200 uph	250 uph	300 uph	350 uph	450 uph	625 uph	
Build costs ->	£1554 per sqm	£1554 per sqm	£2087 per sqm	£2227 per sqm	£2584 per sqm	£2871 per sqm	£3261 per sqm	£3409 per sqm	
Sales value psm									Sales value psm
£3,444	1,334,286	1,788,915	- 7,544,358	- 17,082,658	- 28,513,148	- 45,281,075	- 72,075,693	- 111,157,128	£3,444
£4,198	3,506,343	5,022,285	- 3,155,431	- 11,630,317	- 21,970,339	- 37,698,377	- 62,482,624	- 97,865,484	£4,198
£4,951	5,749,145	8,348,409	1,283,773	- 6,035,906	- 15,285,459	- 29,951,028	- 52,722,909	- 84,342,946	£4,951
£5,705	8,051,014	11,758,727	5,760,579	- 348,693	- 8,458,507	- 22,039,024	- 42,796,549	- 70,589,514	£5,705
£6,458	10,205,266	14,960,475	9,969,878	4,952,617	- 1,960,016	- 14,456,327	- 33,203,480	- 57,297,871	£6,458
£7,212	12,429,685	18,266,509	14,262,943	10,334,172	4,561,829	- 6,713,516	- 23,443,766	- 43,775,333	£7,212
£7,965	14,724,272	21,676,826	18,645,939	15,822,770	11,160,735	1,053,598	- 13,517,406	- 30,021,901	£7,965
£8,719	16,878,524	24,864,224	22,803,593	20,994,847	17,434,626	8,417,006	- 4,031,688	- 16,745,812	£8,719
£9,472	19,032,777	28,050,014	26,935,065	26,166,922	23,672,907	15,702,214	5,360,845	- 3,770,384	£9,472
£10,226	21,187,029	31,235,804	31,066,536	31,298,886	29,879,399	22,972,362	14,680,725	9,076,394	£10,226
£10,979	23,481,615	34,629,126	35,413,317	36,692,043	36,355,428	30,477,498	24,220,170	22,252,322	£10,979
£11,733	25,635,867	37,814,915	39,542,898	41,818,060	42,514,168	37,666,979	33,425,067	34,870,939	£11,733
£12,486	27,790,119	41,000,705	43,649,102	46,937,946	48,665,388	44,831,575	42,545,384	47,450,899	£12,486
£13,240	29,944,371	44,186,495	47,755,305	52,028,204	54,816,610	51,953,215	51,650,066	59,945,812	£13,240

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

RLVs less existing use value **£15,620,000 per hectare** **£6,323,887 per acre** **Office**

Density - units/ha ->	100 uph	150 uph	200 uph	250 uph	300 uph	350 uph	450 uph	625 uph	
Build costs->	£1554 per sqm	£1554 per sqm	£2087 per sqm	£2227 per sqm	£2584 per sqm	£2871 per sqm	£3261 per sqm	£3409 per sqm	
Sales value £per sq m									Sales value £per sq m
£3,444	☹	☹	☹	☹	☹	☹	☹	☹	£3,444
£4,198	☹	☹	☹	☹	☹	☹	☹	☹	£4,198
£4,951	☹	☹	☹	☹	☹	☹	☹	☹	£4,951
£5,705	☹	☹	☹	☹	☹	☹	☹	☹	£5,705
£6,458	☹	☹	☹	☹	☹	☹	☹	☹	£6,458
£7,212	☹	☹	☹	☹	☹	☹	☹	☹	£7,212
£7,965	☹	☺	☹	☹	☹	☹	☹	☹	£7,965
£8,719	☹	☺	☺	☺	☹	☹	☹	☹	£8,719
£9,472	☺	☺	☺	☺	☺	☹	☹	☹	£9,472
£10,226	☺	☺	☺	☺	☺	☺	☹	☹	£10,226
£10,979	☺	☺	☺	☺	☺	☺	☺	☺	£10,979
£11,733	☺	☺	☺	☺	☺	☺	☺	☺	£11,733
£12,486	☺	☺	☺	☺	☺	☺	☺	☺	£12,486
£13,240	☺	☺	☺	☺	☺	☺	☺	☺	£13,240

Value ranges

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

RLVs less existing use value **£11,620,000 per hectare** **£4,704,453 per acre** **Industrial/Storage/Distribution**

Density - units/ha ->	100 uph	150 uph	200 uph	250 uph	300 uph	350 uph	450 uph	625 uph	
Build costs ->	£1554 per sqm	£1554 per sqm	£2087 per sqm	£2227 per sqm	£2584 per sqm	£2871 per sqm	£3261 per sqm	£3409 per sqm	
Sales value per sq m									Sales value per sq m
£3,444	☹	☹	☹	☹	☹	☹	☹	☹	£3,444
£4,198	☹	☹	☹	☹	☹	☹	☹	☹	£4,198
£4,951	☹	☹	☹	☹	☹	☹	☹	☹	£4,951
£5,705	☹	☹	☹	☹	☹	☹	☹	☹	£5,705
£6,458	☹	☺	☹	☹	☹	☹	☹	☹	£6,458
£7,212	☹	☺	☺	☹	☹	☹	☹	☹	£7,212
£7,965	☺	☺	☺	☺	☹	☹	☹	☹	£7,965
£8,719	☺	☺	☺	☺	☺	☹	☹	☹	£8,719
£9,472	☺	☺	☺	☺	☺	☺	☹	☹	£9,472
£10,226	☺	☺	☺	☺	☺	☺	☺	☹	£10,226
£10,979	☺	☺	☺	☺	☺	☺	☺	☺	£10,979
£11,733	☺	☺	☺	☺	☺	☺	☺	☺	£11,733
£12,486	☺	☺	☺	☺	☺	☺	☺	☺	£12,486
£13,240	☺	☺	☺	☺	☺	☺	☺	☺	£13,240

Value ranges

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

RLVs less existing use value **£6,000,000 per hectare** **£2,429,150 per acre** **Car Parking sites etc**

Density - units/ha ->	100 uph	150 uph	200 uph	250 uph	300 uph	350 uph	450 uph	625 uph	
Build costs ->	£1554 per sqm	£1554 per sqm	£2087 per sqm	£2227 per sqm	£2584 per sqm	£2871 per sqm	£3261 per sqm	£3409 per sqm	
Sales value £per sq m									Sales value £per sq m
£3,444	☹	☹	☹	☹	☹	☹	☹	☹	£3,444
£4,198	☹	☹	☹	☹	☹	☹	☹	☹	£4,198
£4,951	☹	☺	☹	☹	☹	☹	☹	☹	£4,951
£5,705	☺	☺	☹	☹	☹	☹	☹	☹	£5,705
£6,458	☺	☺	☺	☹	☹	☹	☹	☹	£6,458
£7,212	☺	☺	☺	☺	☹	☹	☹	☹	£7,212
£7,965	☺	☺	☺	☺	☺	☹	☹	☹	£7,965
£8,719	☺	☺	☺	☺	☺	☺	☹	☹	£8,719
£9,472	☺	☺	☺	☺	☺	☺	☹	☹	£9,472
£10,226	☺	☺	☺	☺	☺	☺	☺	☺	£10,226
£10,979	☺	☺	☺	☺	☺	☺	☺	☺	£10,979
£11,733	☺	☺	☺	☺	☺	☺	☺	☺	£11,733
£12,486	☺	☺	☺	☺	☺	☺	☺	☺	£12,486
£13,240	☺	☺	☺	☺	☺	☺	☺	☺	£13,240

Value ranges

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

RLVs less existing use value **£4,000,000 per hectare** **£1,619,433 per acre** **Community sites/backlands**

Density - units/ha ->	100 uph	150 uph	200 uph	250 uph	300 uph	350 uph	450 uph	625 uph	
Build costs ->	£1554 per sqm	£1554 per sqm	£2087 per sqm	£2227 per sqm	£2584 per sqm	£2871 per sqm	£3261 per sqm	£3409 per sqm	
Sales value per sq m									Sales value per sq m
£3,444	☹	☹	☹	☹	☹	☹	☹	☹	£3,444
£4,198	☹	☺	☹	☹	☹	☹	☹	☹	£4,198
£4,951	☺	☺	☹	☹	☹	☹	☹	☹	£4,951
£5,705	☺	☺	☺	☹	☹	☹	☹	☹	£5,705
£6,458	☺	☺	☺	☺	☹	☹	☹	☹	£6,458
£7,212	☺	☺	☺	☺	☹	☹	☹	☹	£7,212
£7,965	☺	☺	☺	☺	☺	☹	☹	☹	£7,965
£8,719	☺	☺	☺	☺	☺	☺	☹	☹	£8,719
£9,472	☺	☺	☺	☺	☺	☺	☺	☹	£9,472
£10,226	☺	☺	☺	☺	☺	☺	☺	☺	£10,226
£10,979	☺	☺	☺	☺	☺	☺	☺	☺	£10,979
£11,733	☺	☺	☺	☺	☺	☺	☺	☺	£11,733
£12,486	☺	☺	☺	☺	☺	☺	☺	☺	£12,486
£13,240	☺	☺	☺	☺	☺	☺	☺	☺	£13,240

Value ranges

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

MODEL 18

Aff Hsg	40%
% SR	50%
% SO	50%
S106 (private)	£1,500 per unit
S106 (affordable)	£1,500 per unit
CSH (uplift p.u. on PD)	Level 4
CSH (p.u. uplift on AH)	Level 4
Grant	No
Developer's profit	17%
CIL (per sqm)*	£250

* plus Mayoral CIL of £50 per sqm

Density - units/ha ->	100 uph	150 uph	200 uph	250 uph	300 uph	350 uph	450 uph	625 uph	
Build costs ->	£1554 per sqm	£1554 per sqm	£2087 per sqm	£2227 per sqm	£2584 per sqm	£2871 per sqm	£3261 per sqm	£3409 per sqm	
Sales value per sm									Sales value per sm
£3,444	1,599,050	2,187,982	-6,928,675	-16,297,220	-27,530,117	-44,091,628	-70,473,382	-108,858,126	£3,444
£4,198	3,771,105	5,421,353	-2,539,747	10,844,880	-20,987,308	-36,508,930	-60,880,312	-95,566,482	£4,198
£4,951	6,013,907	8,741,618	1,882,107	-5,250,468	-14,302,427	-28,761,580	-51,120,597	-82,043,944	£4,951
£5,705	8,312,088	12,151,937	6,350,224	421,811	-7,475,475	-20,849,577	-41,194,237	-68,290,512	£5,705
£6,458	10,466,341	15,353,684	10,559,522	5,716,145	-990,687	-13,266,879	-31,601,168	-54,998,869	£6,458
£7,212	12,690,760	18,659,717	14,843,888	11,086,726	5,517,438	-5,540,481	-21,841,454	-41,476,332	£7,212
£7,965	14,985,345	22,066,664	19,226,884	16,564,338	12,102,610	2,210,202	-11,915,094	-27,722,899	£7,965
£8,719	17,139,598	25,252,454	23,375,829	21,736,414	18,376,501	9,572,221	-2,451,259	-14,477,448	£8,719
£9,472	19,293,850	28,438,243	27,507,301	26,903,438	24,601,033	16,842,368	6,919,367	-1,532,694	£9,472
£10,226	21,448,102	31,624,034	31,638,773	32,029,455	30,807,523	24,099,477	16,232,060	11,283,377	£10,226
£10,979	23,742,689	35,017,355	35,985,554	37,422,612	37,277,306	31,601,185	25,756,760	24,459,304	£10,979
£11,733	25,896,941	38,203,144	40,106,416	42,548,629	43,428,527	38,790,665	34,955,335	37,047,179	£11,733
£12,486	28,051,193	41,388,935	44,212,619	47,657,504	49,579,748	45,938,775	44,060,017	49,627,139	£12,486
£13,240	30,205,446	44,574,725	48,318,823	52,747,762	55,730,969	53,060,416	53,164,700	62,091,275	£13,240
Private floor area	4,584	6,876	9,168	11,460	13,752	16,044	20,628	28,650	

RLVs less existing use value **£15,620,000 per hectare** **Office**
£6,323,887 per acre
Incl premium to landowner **£18,744,000 per hectare**

Density - units/ha ->	100 uph	150 uph	200 uph	250 uph	300 uph	350 uph	450 uph	625 uph	
Build costs ->	£1554 per sqm	£1554 per sqm	£2087 per sqm	£2227 per sqm	£2584 per sqm	£2871 per sqm	£3261 per sqm	£3409 per sqm	
Sales value per sq m									Sales value per sq m
£3,444	-17,144,950	-16,556,018	-25,672,675	-35,041,220	-46,274,117	-62,835,628	-89,217,382	-127,602,126	£3,444
£4,198	-14,972,895	-13,322,647	-21,283,747	-29,588,880	-39,731,308	-55,252,930	-79,624,312	-114,310,482	£4,198
£4,951	-12,730,093	-10,002,382	-16,861,893	-23,994,468	-33,046,427	-47,505,580	-69,864,597	-100,787,944	£4,951
£5,705	-10,431,912	-6,592,063	-12,393,776	-18,322,189	-26,219,475	-39,593,577	-59,938,237	-87,034,512	£5,705
£6,458	-8,277,659	-3,390,316	-8,184,478	-13,027,855	-19,734,687	-32,010,879	-50,345,168	-73,742,869	£6,458
£7,212	-6,053,240	-84,283	-3,900,112	-7,657,274	-13,226,562	-24,284,481	-40,585,454	-60,220,332	£7,212
£7,965	-3,758,655	3,322,664	482,884	-2,179,662	-6,641,390	-16,533,798	-30,659,094	-46,466,899	£7,965
£8,719	-1,604,402	6,508,454	4,631,829	2,992,414	-367,499	-9,171,779	-21,195,259	-33,221,448	£8,719
£9,472	549,850	9,694,243	8,763,301	8,159,438	5,857,033	-1,901,632	-11,824,633	-20,276,694	£9,472
£10,226	2,704,102	12,880,034	12,894,773	13,285,455	12,063,523	5,355,477	-2,511,940	-7,460,623	£10,226
£10,979	4,998,689	16,273,355	17,241,554	18,678,612	18,533,306	12,857,185	7,012,760	5,715,304	£10,979
£11,733	7,152,941	19,459,144	21,362,416	23,804,629	24,684,527	20,046,665	16,211,335	18,303,179	£11,733
£12,486	9,307,193	22,644,935	25,468,619	28,913,504	30,835,748	27,194,775	25,316,017	30,883,139	£12,486
£13,240	11,461,446	25,830,725	29,574,823	34,003,762	36,986,969	34,316,416	34,420,700	43,347,275	£13,240

Value ranges: Current | Inflated (10% real growth) | Inflated (25% real growth)

RLVs less existing use value **£11,620,000 per hectare** **Industrial/Storage/Distribution**
£4,704,453 per acre
Incl premium to landowner **£13,944,000 per hectare**

Density - units/ha ->	100 uph	150 uph	200 uph	250 uph	300 uph	350 uph	450 uph	625 uph	
Build costs ->	£1554 per sqm	£1554 per sqm	£2087 per sqm	£2227 per sqm	£2584 per sqm	£2871 per sqm	£3261 per sqm	£3409 per sqm	
Sales value per sq m									Sales value per sq m
£3,444	-12,344,950	-11,756,018	-20,872,675	-30,241,220	-41,474,117	-58,035,628	-84,417,382	-122,802,126	£3,444
£4,198	-10,172,895	-8,522,647	-16,483,747	-24,788,880	-34,931,308	-50,452,930	-74,824,312	-109,510,482	£4,198
£4,951	-7,930,093	-5,202,382	-12,061,893	-19,194,468	-28,246,427	-42,705,580	-65,064,597	-95,987,944	£4,951
£5,705	-5,631,912	-1,792,063	-7,593,776	-13,522,189	-21,419,475	-34,793,577	-55,138,237	-82,234,512	£5,705
£6,458	-3,477,659	1,409,684	-3,384,478	-8,227,855	-14,934,687	-27,210,879	-45,545,168	-68,942,869	£6,458
£7,212	-1,253,240	4,715,717	899,888	-2,857,274	-8,426,562	-19,484,481	-35,785,454	-55,420,332	£7,212
£7,965	1,041,345	8,122,664	5,282,884	2,620,338	-1,841,390	-11,733,798	-25,859,094	-41,666,899	£7,965
£8,719	3,195,598	11,308,454	9,431,829	7,792,414	4,432,501	-4,371,779	-16,395,259	-28,421,448	£8,719
£9,472	5,349,850	14,494,243	13,563,301	12,959,438	10,657,033	2,898,368	7,024,633	-15,476,694	£9,472
£10,226	7,504,102	17,680,034	17,694,773	18,085,455	16,863,523	10,155,477	2,288,060	-2,660,623	£10,226
£10,979	9,798,689	21,073,355	22,041,554	23,478,612	23,333,306	17,657,185	11,812,760	10,515,304	£10,979
£11,733	11,952,941	24,259,144	26,162,416	28,604,629	29,484,527	24,846,665	21,011,335	23,103,179	£11,733
£12,486	14,107,193	27,444,935	30,268,619	33,713,504	35,635,748	31,994,775	30,116,017	35,683,139	£12,486
£13,240	16,261,446	30,630,725	34,374,823	38,803,762	41,786,969	39,116,416	39,220,700	48,147,275	£13,240

Value ranges: Current | Inflated (10% real growth) | Inflated (25% real growth)

RLVs less existing use value **£6,000,000 per hectare** **Car Parking sites etc**
£2,429,150 per acre
Incl premium to landowner **£7,200,000 per hectare**

Density - units/ha ->	100 uph	150 uph	200 uph	250 uph	300 uph	350 uph	450 uph	625 uph	
Build costs ->	£1554 per sqm	£1554 per sqm	£2087 per sqm	£2227 per sqm	£2584 per sqm	£2871 per sqm	£3261 per sqm	£3409 per sqm	
Sales value per sq m									Sales value per sq m
£3,444	-5,600,950	-5,012,018	-14,128,675	-23,497,220	-34,730,117	-51,291,628	-77,673,382	-116,058,126	£3,444
£4,198	-3,428,895	-1,778,647	-9,739,747	-18,044,880	-28,187,308	-43,708,930	-68,080,312	-102,766,482	£4,198
£4,951	-1,186,093	1,541,618	-5,317,893	-12,450,468	-21,502,427	-35,961,580	-58,320,597	-89,243,944	£4,951
£5,705	1,112,088	4,951,937	-849,776	-6,778,189	-14,675,475	-28,049,577	-48,394,237	-75,490,512	£5,705
£6,458	3,266,341	8,153,684	3,359,522	-1,483,855	-8,190,687	-20,466,879	-38,801,168	-62,198,869	£6,458
£7,212	5,490,760	11,459,717	7,643,888	3,886,726	-1,682,562	-12,740,481	-29,041,454	-48,676,332	£7,212
£7,965	7,785,345	14,866,664	12,026,884	9,364,338	4,902,610	-4,989,798	-19,115,094	-34,922,899	£7,965
£8,719	9,939,598	18,052,454	16,175,829	14,536,414	11,176,501	2,372,221	-9,651,259	-21,677,448	£8,719
£9,472	12,093,850	21,238,243	20,307,301	19,703,438	17,401,033	9,642,368	-280,633	-8,732,694	£9,472
£10,226	14,248,102	24,424,034	24,438,773	24,829,455	23,607,523	16,899,477	9,032,060	4,083,377	£10,226
£10,979	16,542,689	27,817,355	28,785,554	30,222,612	30,077,306	24,401,185	18,556,760	17,259,304	£10,979
£11,733	18,696,941	31,003,144	32,906,416	35,348,629	36,228,527	31,590,665	27,755,335	29,847,179	£11,733
£12,486	20,851,193	34,188,935	37,012,619	40,457,504	42,379,748	38,738,775	36,860,017	42,427,139	£12,486
£13,240	23,005,446	37,374,725	41,118,823	45,547,762	48,530,969	45,860,416	45,964,700	54,891,275	£13,240

Value ranges: Current | Inflated (10% real growth) | Inflated (25% real growth)

RLVs less existing use value **£4,000,000 per hectare** **Community sites/backlands**
£1,619,433 per acre
Incl premium to landowner **£4,800,000 per hectare**

Density - units/ha ->	100 uph	150 uph	200 uph	250 uph	300 uph	350 uph	450 uph	625 uph	
Build costs ->	£1554 per sqm	£1554 per sqm	£2087 per sqm	£2227 per sqm	£2584 per sqm	£2871 per sqm	£3261 per sqm	£3409 per sqm	
Sales value £per sq m									Sales value £per sq m
£3,444	-3,200,950	-2,612,018	-11,728,675	-21,097,220	-32,330,117	-48,891,628	-75,273,382	-113,658,126	£3,444
£4,198	-1,028,895	621,353	-7,339,747	-15,644,880	-25,787,308	-41,308,930	-65,680,312	-100,366,482	£4,198
£4,951	1,213,907	3,941,618	-2,917,893	-10,050,468	-19,102,427	-33,561,580	-55,920,597	-86,843,944	£4,951
£5,705	3,512,088	7,351,937	1,550,224	-4,378,189	-12,275,475	-25,649,577	-45,994,237	-73,090,512	£5,705
£6,458	5,666,341	10,553,684	5,759,522	916,145	-5,790,687	-18,066,879	-36,401,168	-59,798,869	£6,458
£7,212	7,890,760	13,859,717	10,043,888	6,286,726	717,438	-10,340,481	-26,641,454	-46,276,332	£7,212
£7,965	10,185,345	17,266,664	14,426,884	11,764,338	7,302,610	-2,589,798	-16,715,094	-32,522,899	£7,965
£8,719	12,339,598	20,452,454	18,575,829	16,936,414	13,576,501	4,772,221	-7,251,259	-19,277,448	£8,719
£9,472	14,493,850	23,638,243	22,707,301	22,103,438	19,801,033	12,042,368	2,119,367	-6,332,694	£9,472
£10,226	16,648,102	26,824,034	26,838,773	27,229,455	26,007,523	19,299,477	11,432,060	6,483,377	£10,226
£10,979	18,942,689	30,217,355	31,185,554	32,622,612	32,477,306	26,801,185	20,956,760	19,659,304	£10,979
£11,733	21,096,941	33,403,144	35,306,416	37,748,629	38,628,527	33,990,665	30,155,335	32,247,179	£11,733
£12,486	23,251,193	36,588,935	39,412,619	42,857,504	44,779,748	41,138,775	39,260,017	44,827,139	£12,486
£13,240	25,405,446	39,774,725	43,518,823	47,947,762	50,930,969	48,260,416	48,364,700	57,291,275	£13,240

Value ranges: Current | Inflated (10% real growth) | Inflated (25% real growth)

MODEL 18

Density - units/ha ->	100 uph	150 uph	200 uph	250 uph	300 uph	350 uph	450 uph	625 uph	
Build costs ->	£1554 per sqm	£1554 per sqm	£2087 per sqm	£2227 per sqm	£2584 per sqm	£2871 per sqm	£3261 per sqm	£3409 per sqm	
Sales value psm									Sales value psm
£3,444	1,599,050	2,187,982	- 6,928,675	- 16,297,220	- 27,530,117	- 44,091,628	- 70,473,382	- 108,858,126	£3,444
£4,198	3,771,105	5,421,353	- 2,539,747	- 10,844,880	- 20,987,308	- 36,508,930	- 60,880,312	- 95,566,482	£4,198
£4,951	6,013,907	8,741,618	1,882,107	- 5,250,468	- 14,302,427	- 28,761,580	- 51,120,597	- 82,043,944	£4,951
£5,705	8,312,088	12,151,937	6,350,224	421,811	- 7,475,475	- 20,849,577	- 41,194,237	- 68,290,512	£5,705
£6,458	10,466,341	15,353,684	10,559,522	5,716,145	- 990,687	- 13,266,879	- 31,601,168	- 54,998,869	£6,458
£7,212	12,690,760	18,659,717	14,843,888	11,086,726	5,517,438	- 5,540,481	- 21,841,454	- 41,476,332	£7,212
£7,965	14,985,345	22,066,664	19,226,884	16,564,338	12,102,610	- 2,210,202	- 11,915,094	- 27,722,899	£7,965
£8,719	17,139,598	25,252,454	23,375,829	21,736,414	18,376,501	9,572,221	- 2,451,259	- 14,477,448	£8,719
£9,472	19,293,850	28,438,243	27,507,301	26,903,438	24,601,033	16,842,368	6,919,367	- 1,532,694	£9,472
£10,226	21,448,102	31,624,034	31,638,773	32,029,455	30,807,523	24,099,477	16,232,060	11,283,377	£10,226
£10,979	23,742,689	35,017,355	35,985,554	37,422,612	37,277,306	31,601,185	25,756,760	24,459,304	£10,979
£11,733	25,896,941	38,203,144	40,106,416	42,548,629	43,428,527	38,790,665	34,955,335	37,047,179	£11,733
£12,486	28,051,193	41,388,935	44,212,619	47,657,504	49,579,748	45,938,775	44,060,017	49,627,139	£12,486
£13,240	30,205,446	44,574,725	48,318,823	52,747,762	55,730,969	53,060,416	53,164,700	62,091,275	£13,240

Aff Hsg	40%
% SR	50%
% SO	50%
S106 (private)	£1,500 per unit
S106 (affordable)	£1,500 per unit
CSH (% uplift on Private	0%
CSH (% uplift on AH)	0%
Grant	No
Developer's profi	17%

RLVs less existing use value **£15,620,000 per hectare** **£6,323,887 per acre** **Office**

Density - units/ha ->	100 uph	150 uph	200 uph	250 uph	300 uph	350 uph	450 uph	625 uph	
Build costs->	£1554 per sqm	£1554 per sqm	£2087 per sqm	£2227 per sqm	£2584 per sqm	£2871 per sqm	£3261 per sqm	£3409 per sqm	
Sales value £per sq m									Sales value £per sq m
£3,444	☹	☹	☹	☹	☹	☹	☹	☹	£3,444
£4,198	☹	☹	☹	☹	☹	☹	☹	☹	£4,198
£4,951	☹	☹	☹	☹	☹	☹	☹	☹	£4,951
£5,705	☹	☹	☹	☹	☹	☹	☹	☹	£5,705
£6,458	☹	☹	☹	☹	☹	☹	☹	☹	£6,458
£7,212	☹	☹	☹	☹	☹	☹	☹	☹	£7,212
£7,965	☹	☺	☺	☹	☹	☹	☹	☹	£7,965
£8,719	☹	☺	☺	☺	☹	☹	☹	☹	£8,719
£9,472	☺	☺	☺	☺	☺	☹	☹	☹	£9,472
£10,226	☺	☺	☺	☺	☺	☺	☹	☹	£10,226
£10,979	☺	☺	☺	☺	☺	☺	☺	☺	£10,979
£11,733	☺	☺	☺	☺	☺	☺	☺	☺	£11,733
£12,486	☺	☺	☺	☺	☺	☺	☺	☺	£12,486
£13,240	☺	☺	☺	☺	☺	☺	☺	☺	£13,240

Value ranges

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

RLVs less existing use value **£11,620,000 per hectare** **£4,704,453 per acre** **Industrial/Storage/Distribution**

Density - units/ha ->	100 uph	150 uph	200 uph	250 uph	300 uph	350 uph	450 uph	625 uph	
Build costs ->	£1554 per sqm	£1554 per sqm	£2087 per sqm	£2227 per sqm	£2584 per sqm	£2871 per sqm	£3261 per sqm	£3409 per sqm	
Sales value per sq m									Sales value per sq m
£3,444	☹	☹	☹	☹	☹	☹	☹	☹	£3,444
£4,198	☹	☹	☹	☹	☹	☹	☹	☹	£4,198
£4,951	☹	☹	☹	☹	☹	☹	☹	☹	£4,951
£5,705	☹	☹	☹	☹	☹	☹	☹	☹	£5,705
£6,458	☹	☺	☹	☹	☹	☹	☹	☹	£6,458
£7,212	☹	☺	☺	☹	☹	☹	☹	☹	£7,212
£7,965	☺	☺	☺	☺	☹	☹	☹	☹	£7,965
£8,719	☺	☺	☺	☺	☺	☹	☹	☹	£8,719
£9,472	☺	☺	☺	☺	☺	☺	☹	☹	£9,472
£10,226	☺	☺	☺	☺	☺	☺	☺	☹	£10,226
£10,979	☺	☺	☺	☺	☺	☺	☺	☺	£10,979
£11,733	☺	☺	☺	☺	☺	☺	☺	☺	£11,733
£12,486	☺	☺	☺	☺	☺	☺	☺	☺	£12,486
£13,240	☺	☺	☺	☺	☺	☺	☺	☺	£13,240

Value ranges

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

RLVs less existing use value **£6,000,000 per hectare** **£2,429,150 per acre** **Car Parking sites etc**

Density - units/ha ->	100 uph	150 uph	200 uph	250 uph	300 uph	350 uph	450 uph	625 uph	
Build costs ->	£1554 per sqm	£1554 per sqm	£2087 per sqm	£2227 per sqm	£2584 per sqm	£2871 per sqm	£3261 per sqm	£3409 per sqm	
Sales value £per sq m									Sales value £per sq m
£3,444	☹	☹	☹	☹	☹	☹	☹	☹	£3,444
£4,198	☹	☹	☹	☹	☹	☹	☹	☹	£4,198
£4,951	☹	☺	☹	☹	☹	☹	☹	☹	£4,951
£5,705	☺	☺	☹	☹	☹	☹	☹	☹	£5,705
£6,458	☺	☺	☺	☹	☹	☹	☹	☹	£6,458
£7,212	☺	☺	☺	☺	☹	☹	☹	☹	£7,212
£7,965	☺	☺	☺	☺	☺	☹	☹	☹	£7,965
£8,719	☺	☺	☺	☺	☺	☺	☹	☹	£8,719
£9,472	☺	☺	☺	☺	☺	☺	☹	☹	£9,472
£10,226	☺	☺	☺	☺	☺	☺	☺	☺	£10,226
£10,979	☺	☺	☺	☺	☺	☺	☺	☺	£10,979
£11,733	☺	☺	☺	☺	☺	☺	☺	☺	£11,733
£12,486	☺	☺	☺	☺	☺	☺	☺	☺	£12,486
£13,240	☺	☺	☺	☺	☺	☺	☺	☺	£13,240

Value ranges

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

RLVs less existing use value **£4,000,000 per hectare** **£1,619,433 per acre** **Community sites/backlands**

Density - units/ha ->	100 uph	150 uph	200 uph	250 uph	300 uph	350 uph	450 uph	625 uph	
Build costs ->	£1554 per sqm	£1554 per sqm	£2087 per sqm	£2227 per sqm	£2584 per sqm	£2871 per sqm	£3261 per sqm	£3409 per sqm	
Sales value per sq m									Sales value per sq m
£3,444	☹	☹	☹	☹	☹	☹	☹	☹	£3,444
£4,198	☹	☺	☹	☹	☹	☹	☹	☹	£4,198
£4,951	☺	☺	☹	☹	☹	☹	☹	☹	£4,951
£5,705	☺	☺	☺	☹	☹	☹	☹	☹	£5,705
£6,458	☺	☺	☺	☺	☹	☹	☹	☹	£6,458
£7,212	☺	☺	☺	☺	☺	☹	☹	☹	£7,212
£7,965	☺	☺	☺	☺	☺	☹	☹	☹	£7,965
£8,719	☺	☺	☺	☺	☺	☺	☹	☹	£8,719
£9,472	☺	☺	☺	☺	☺	☺	☺	☹	£9,472
£10,226	☺	☺	☺	☺	☺	☺	☺	☺	£10,226
£10,979	☺	☺	☺	☺	☺	☺	☺	☺	£10,979
£11,733	☺	☺	☺	☺	☺	☺	☺	☺	£11,733
£12,486	☺	☺	☺	☺	☺	☺	☺	☺	£12,486
£13,240	☺	☺	☺	☺	☺	☺	☺	☺	£13,240

Value ranges

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

MODEL 19

Aff Hsg	40%
% SR	60%
% SO	40%
S106 (private)	£1,500 per unit
S106 (affordable)	£1,500 per unit
CSH (uplift p.u. on PD)	Level 4
CSH (p.u. uplift on AH)	Level 4
Grant	No
Developer's profit	20%
CIL (per sqm)*	£250

* plus Mayoral CIL of £50 per sqm

Density - units/ha ->	100 uph	150 uph	200 uph	250 uph	300 uph	350 uph	450 uph	625 uph	
Build costs ->	£1554 per sqm	£1554 per sqm	£2087 per sqm	£2227 per sqm	£2584 per sqm	£2871 per sqm	£3261 per sqm	£3409 per sqm	
Sales value per sm									Sales value per sm
£3,444	958,905	1,230,204	-8,297,750	-18,018,432	-29,631,969	-46,577,506	-73,709,787	-113,420,144	£3,444
£4,198	3,052,453	4,346,705	-4,067,459	-12,763,165	-23,325,648	-39,268,881	-64,463,456	-100,608,921	£4,198
£4,951	5,214,190	7,559,851	235,595	-7,370,960	-16,882,389	-31,801,555	-55,056,501	-87,575,150	£4,951
£5,705	7,437,456	10,846,906	4,561,575	-1,867,830	-10,302,194	-24,175,529	-45,488,927	-74,318,830	£5,705
£6,458	9,513,844	13,932,927	8,626,564	3,263,372	-4,008,820	-16,866,905	-36,242,594	-61,507,607	£6,458
£7,212	11,657,863	17,119,465	12,778,864	8,471,941	2,307,096	-9,399,578	-26,835,640	-48,473,836	£7,212
£7,965	13,869,513	20,406,520	17,003,438	13,773,830	8,696,600	-1,852,055	-17,268,065	-35,217,516	£7,965
£8,719	15,945,900	23,485,053	21,018,757	18,768,843	14,744,445	5,260,109	-8,067,676	-22,406,294	£8,719
£9,472	18,022,287	26,555,694	25,007,380	23,753,976	20,787,115	12,322,278	1,040,141	-9,748,446	£9,472
£10,226	20,098,675	29,626,335	28,989,522	28,722,025	26,769,275	19,329,650	10,025,978	2,690,647	£10,226
£10,979	22,310,324	32,897,006	33,179,190	33,920,247	33,011,230	26,603,843	19,278,282	15,417,022	£10,979
£11,733	24,386,713	35,967,647	37,161,332	38,860,987	38,977,267	33,533,463	28,150,472	27,662,980	£11,733
£12,486	26,463,100	39,038,288	41,131,735	43,801,727	44,906,155	40,463,082	36,998,862	39,788,242	£12,486
£13,240	28,539,488	42,108,929	45,089,521	48,723,691	50,835,042	47,343,703	45,774,460	51,913,505	£13,240
Private floor area	4,584	6,876	9,168	11,460	13,752	16,044	20,628	28,650	

RLVs less existing use value **£15,620,000 per hectare** **Office**
£6,323,887 per acre
Incl premium to landowner **£18,744,000 per hectare**

Density - units/ha ->	100 uph	150 uph	200 uph	250 uph	300 uph	350 uph	450 uph	625 uph	
Build costs ->	£1554 per sqm	£1554 per sqm	£2087 per sqm	£2227 per sqm	£2584 per sqm	£2871 per sqm	£3261 per sqm	£3409 per sqm	
Sales value per sq m									Sales value per sq m
£3,444	-17,785,095	-17,513,796	-27,041,750	-36,762,432	-48,375,969	-65,321,506	-92,453,787	-132,164,144	£3,444
£4,198	-15,691,547	-14,397,295	-22,811,459	-31,507,165	-42,069,648	-58,012,881	-83,207,456	-119,352,921	£4,198
£4,951	-13,529,810	-11,184,149	-18,508,405	-26,114,960	-35,626,389	-50,545,555	-73,800,501	-106,319,150	£4,951
£5,705	-11,306,544	-7,897,094	-14,182,425	-20,611,830	-29,046,194	-42,919,529	-64,232,927	-93,062,830	£5,705
£6,458	-9,230,156	-4,811,073	-10,117,436	-15,480,628	-22,752,820	-35,610,905	-54,986,594	-80,251,607	£6,458
£7,212	-7,086,137	-1,624,535	-5,965,136	-10,272,059	-16,436,904	-28,143,578	-45,579,640	-67,217,836	£7,212
£7,965	-4,874,487	1,662,520	-1,740,562	-4,970,170	-10,047,400	-20,596,055	-36,012,065	-53,961,516	£7,965
£8,719	-2,798,100	4,741,053	2,274,757	24,843	-3,999,555	-13,483,891	-26,811,676	-41,150,294	£8,719
£9,472	-721,713	7,811,694	6,263,380	5,009,976	2,043,115	-6,421,722	-17,703,859	-28,492,446	£9,472
£10,226	1,354,675	10,882,335	10,245,522	9,978,025	8,025,275	585,650	-8,718,022	-16,053,353	£10,226
£10,979	3,566,324	14,153,006	14,435,190	15,176,247	14,267,230	7,859,843	534,282	-3,326,978	£10,979
£11,733	5,642,713	17,223,647	18,417,332	20,116,987	20,233,267	14,789,463	9,406,472	8,918,980	£11,733
£12,486	7,719,100	20,294,288	22,387,735	25,057,727	26,162,155	21,719,082	18,254,862	21,044,242	£12,486
£13,240	9,795,488	23,364,929	26,345,521	29,979,691	32,091,042	28,599,703	27,030,460	33,169,505	£13,240

Value ranges: Current | Inflated (10% real growth) | Inflated (25% real growth)

RLVs less existing use value **£11,620,000 per hectare** **Industrial/Storage/Distribution**
£4,704,453 per acre
Incl premium to landowner **£13,944,000 per hectare**

Density - units/ha ->	100 uph	150 uph	200 uph	250 uph	300 uph	350 uph	450 uph	625 uph	
Build costs ->	£1554 per sqm	£1554 per sqm	£2087 per sqm	£2227 per sqm	£2584 per sqm	£2871 per sqm	£3261 per sqm	£3409 per sqm	
Sales value per sq m									Sales value per sq m
£3,444	-12,985,095	-12,713,796	-22,241,750	-31,962,432	-43,575,969	-60,521,506	-87,653,787	-127,364,144	£3,444
£4,198	-10,891,547	-9,597,295	-18,011,459	-26,707,165	-37,269,648	-53,212,881	-78,407,456	-114,552,921	£4,198
£4,951	-8,729,810	-6,384,149	-13,708,405	-21,314,960	-30,826,389	-45,745,555	-69,000,501	-101,519,150	£4,951
£5,705	-6,506,544	-3,097,094	-9,382,425	-15,811,830	-24,246,194	-38,119,529	-59,432,927	-88,262,830	£5,705
£6,458	-4,430,156	-11,073	-5,317,436	-10,680,628	-17,952,820	-30,810,905	-50,186,594	-75,451,607	£6,458
£7,212	-2,286,137	3,175,465	-1,165,136	-5,472,059	-11,636,904	-23,343,578	-40,779,640	-62,417,836	£7,212
£7,965	-74,487	6,462,520	3,059,438	-170,170	-5,247,400	-15,796,055	-31,212,065	-49,161,516	£7,965
£8,719	2,001,900	9,541,053	7,074,757	4,824,843	800,445	-8,683,891	-22,011,676	-36,350,294	£8,719
£9,472	4,078,287	12,611,694	11,063,380	9,809,976	6,843,115	-1,621,722	-12,903,859	-23,692,446	£9,472
£10,226	6,154,675	15,682,335	15,045,522	14,778,025	12,825,275	5,385,650	-3,918,022	-11,253,353	£10,226
£10,979	8,366,324	18,953,006	19,235,190	19,976,247	19,067,230	12,659,843	5,334,282	1,473,022	£10,979
£11,733	10,442,713	22,023,647	23,217,332	24,916,987	25,033,267	19,589,463	14,206,472	13,718,980	£11,733
£12,486	12,519,100	25,094,288	27,187,735	29,857,727	30,962,155	26,519,082	23,054,862	25,844,242	£12,486
£13,240	14,595,488	28,164,929	31,145,521	34,779,691	36,891,042	33,399,703	31,830,460	37,969,505	£13,240

Value ranges: Current | Inflated (10% real growth) | Inflated (25% real growth)

RLVs less existing use value **£6,000,000 per hectare** **Car Parking sites etc**
£2,429,150 per acre
Incl premium to landowner **£7,200,000 per hectare**

Density - units/ha ->	100 uph	150 uph	200 uph	250 uph	300 uph	350 uph	450 uph	625 uph	
Build costs ->	£1554 per sqm	£1554 per sqm	£2087 per sqm	£2227 per sqm	£2584 per sqm	£2871 per sqm	£3261 per sqm	£3409 per sqm	
Sales value per sq m									Sales value per sq m
£3,444	-6,241,095	-5,969,796	-15,497,750	-25,218,432	-36,831,969	-53,777,506	-80,909,787	-120,620,144	£3,444
£4,198	-4,147,547	-2,853,295	-11,267,459	-19,963,165	-30,525,648	-46,468,881	-71,663,456	-107,808,921	£4,198
£4,951	-1,985,810	359,851	-6,964,405	-14,570,960	-24,082,389	-39,001,555	-62,256,501	-94,775,150	£4,951
£5,705	237,456	3,646,906	-2,638,425	-9,067,830	-17,502,194	-31,375,529	-52,688,927	-81,518,830	£5,705
£6,458	2,313,844	6,732,927	1,426,564	-3,936,628	-11,208,820	-24,066,905	-43,442,594	-68,707,607	£6,458
£7,212	4,457,863	9,919,465	5,578,864	1,271,941	-4,892,904	-16,599,578	-34,035,640	-55,673,836	£7,212
£7,965	6,669,513	13,206,520	9,803,438	6,573,830	1,496,600	-9,052,055	-24,468,065	-42,417,516	£7,965
£8,719	8,745,900	16,285,053	13,818,757	11,568,843	7,544,445	-1,939,891	-15,267,676	-29,606,294	£8,719
£9,472	10,822,287	19,355,694	17,807,380	16,553,976	13,587,115	5,122,278	-6,159,859	-16,948,446	£9,472
£10,226	12,898,675	22,426,335	21,789,522	21,522,025	19,569,275	12,129,650	2,825,978	-4,509,353	£10,226
£10,979	15,110,324	25,697,006	25,979,190	26,720,247	25,811,230	19,403,843	12,078,282	8,217,022	£10,979
£11,733	17,186,713	28,767,647	29,961,332	31,660,987	31,777,267	26,333,463	20,950,472	20,462,980	£11,733
£12,486	19,263,100	31,838,288	33,931,735	36,601,727	37,706,155	33,263,082	29,798,862	32,588,242	£12,486
£13,240	21,339,488	34,908,929	37,889,521	41,523,691	43,635,042	40,143,703	38,574,460	44,713,505	£13,240

Value ranges: Current | Inflated (10% real growth) | Inflated (25% real growth)

RLVs less existing use value **£4,000,000 per hectare** **Community sites/backlands**
£1,619,433 per acre
Incl premium to landowner **£4,800,000 per hectare**

Density - units/ha ->	100 uph	150 uph	200 uph	250 uph	300 uph	350 uph	450 uph	625 uph	
Build costs ->	£1554 per sqm	£1554 per sqm	£2087 per sqm	£2227 per sqm	£2584 per sqm	£2871 per sqm	£3261 per sqm	£3409 per sqm	
Sales value £per sq m									Sales value £per sq m
£3,444	-3,841,095	-3,569,796	-13,097,750	-22,818,432	-34,431,969	-51,377,506	-78,509,787	-118,220,144	£3,444
£4,198	-1,747,547	-453,295	-8,867,459	-17,563,165	-28,125,648	-44,068,881	-69,263,456	-105,408,921	£4,198
£4,951	414,190	2,759,851	-4,564,405	-12,170,960	-21,682,389	-36,601,555	-59,856,501	-92,375,150	£4,951
£5,705	2,637,456	6,046,906	-238,425	-6,667,830	-15,102,194	-28,975,529	-50,288,927	-79,118,830	£5,705
£6,458	4,713,844	9,132,927	3,826,564	-1,536,628	-8,808,820	-21,666,905	-41,042,594	-66,307,607	£6,458
£7,212	6,857,863	12,319,465	7,978,864	3,671,941	-2,492,904	-14,199,578	-31,635,640	-53,273,836	£7,212
£7,965	9,069,513	15,606,520	12,203,438	8,973,830	3,896,600	-6,652,055	-22,068,065	-40,017,516	£7,965
£8,719	11,145,900	18,685,053	16,218,757	13,968,843	9,944,445	460,109	-12,867,676	-27,206,294	£8,719
£9,472	13,222,287	21,755,694	20,207,380	18,953,976	15,987,115	7,522,278	3,759,859	-14,548,446	£9,472
£10,226	15,298,675	24,826,335	24,189,522	23,922,025	21,969,275	14,529,650	5,225,978	-2,109,353	£10,226
£10,979	17,510,324	28,097,006	28,379,190	29,120,247	28,211,230	21,803,843	14,478,282	10,617,022	£10,979
£11,733	19,586,713	31,167,647	32,361,332	34,060,987	34,177,267	28,733,463	23,350,472	22,862,980	£11,733
£12,486	21,663,100	34,238,288	36,331,735	39,001,727	40,106,155	35,663,082	32,198,862	34,988,242	£12,486
£13,240	23,739,488	37,308,929	40,289,521	43,923,691	46,035,042	42,543,703	40,974,460	47,113,505	£13,240

Value ranges: Current | Inflated (10% real growth) | Inflated (25% real growth)

MODEL 19

Density - units/ha ->	100 uph	150 uph	200 uph	250 uph	300 uph	350 uph	450 uph	625 uph	
Build costs ->	£1554 per sqm	£1554 per sqm	£2087 per sqm	£2227 per sqm	£2584 per sqm	£2871 per sqm	£3261 per sqm	£3409 per sqm	
Sales value psm									Sales value psm
£3,444	958,905	1,230,204	- 8,297,750	- 18,018,432	- 29,631,969	- 46,577,506	- 73,709,787	- 113,420,144	£3,444
£4,198	3,052,453	4,346,705	- 4,067,459	- 12,763,165	- 23,325,648	- 39,268,881	- 64,463,456	- 100,608,921	£4,198
£4,951	5,214,190	7,559,851	235,595	- 7,370,960	- 16,882,389	- 31,801,555	- 55,056,501	- 87,575,150	£4,951
£5,705	7,437,456	10,846,906	4,561,575	- 1,867,830	- 10,302,194	- 24,175,529	- 45,488,927	- 74,318,830	£5,705
£6,458	9,513,844	13,932,927	8,626,564	3,263,372	- 4,008,820	- 16,866,905	- 36,242,594	- 61,507,607	£6,458
£7,212	11,657,863	17,119,465	12,778,864	8,471,941	2,307,096	- 9,399,578	- 26,835,640	- 48,473,836	£7,212
£7,965	13,869,513	20,406,520	17,003,438	13,773,830	8,696,600	- 1,852,055	- 17,268,065	- 35,217,516	£7,965
£8,719	15,945,900	23,485,053	21,018,757	18,768,843	14,744,445	5,260,109	- 8,067,676	- 22,406,294	£8,719
£9,472	18,022,287	26,555,694	25,007,380	23,753,976	20,787,115	12,322,278	1,040,141	- 9,748,446	£9,472
£10,226	20,098,675	29,626,335	28,989,522	28,722,025	26,769,275	19,329,650	10,025,978	2,690,647	£10,226
£10,979	22,310,324	32,897,006	33,179,190	33,920,247	33,011,230	26,603,843	19,278,282	15,417,022	£10,979
£11,733	24,386,713	35,967,647	37,161,332	38,860,987	38,977,267	33,533,463	28,150,472	27,662,980	£11,733
£12,486	26,463,100	39,038,288	41,131,735	43,801,727	44,906,155	40,463,082	36,998,862	39,788,242	£12,486
£13,240	28,539,488	42,108,929	45,089,521	48,723,691	50,835,042	47,343,703	45,774,460	51,913,505	£13,240

Aff Hsg	40%
% SR	60%
% SO	40%
S106 (private)	£1,500 per unit
S106 (affordable)	£1,500 per unit
CSH (% uplift on Private	0%
CSH (% uplift on AH)	0%
Grant	No
Developer's profi	20%

RLVs less existing use value **£15,620,000 per hectare** **£6,323,887 per acre** **Office**

Density - units/ha ->	100 uph	150 uph	200 uph	250 uph	300 uph	350 uph	450 uph	625 uph	
Build costs->	£1554 per sqm	£1554 per sqm	£2087 per sqm	£2227 per sqm	£2584 per sqm	£2871 per sqm	£3261 per sqm	£3409 per sqm	
Sales value £per sq m									Sales value £per sq m
£3,444	☹	☹	☹	☹	☹	☹	☹	☹	£3,444
£4,198	☹	☹	☹	☹	☹	☹	☹	☹	£4,198
£4,951	☹	☹	☹	☹	☹	☹	☹	☹	£4,951
£5,705	☹	☹	☹	☹	☹	☹	☹	☹	£5,705
£6,458	☹	☹	☹	☹	☹	☹	☹	☹	£6,458
£7,212	☹	☹	☹	☹	☹	☹	☹	☹	£7,212
£7,965	☹	☺	☹	☹	☹	☹	☹	☹	£7,965
£8,719	☹	☺	☺	☺	☹	☹	☹	☹	£8,719
£9,472	☹	☺	☺	☺	☺	☹	☹	☹	£9,472
£10,226	☺	☺	☺	☺	☺	☺	☹	☹	£10,226
£10,979	☺	☺	☺	☺	☺	☺	☺	☹	£10,979
£11,733	☺	☺	☺	☺	☺	☺	☺	☺	£11,733
£12,486	☺	☺	☺	☺	☺	☺	☺	☺	£12,486
£13,240	☺	☺	☺	☺	☺	☺	☺	☺	£13,240

Value ranges		
Current	**Inflated** (10% real growth)	**Inflated** (25% real growth)

RLVs less existing use value **£11,620,000 per hectare** **£4,704,453 per acre** **Industrial/Storage/Distribution**

Density - units/ha ->	100 uph	150 uph	200 uph	250 uph	300 uph	350 uph	450 uph	625 uph	
Build costs ->	£1554 per sqm	£1554 per sqm	£2087 per sqm	£2227 per sqm	£2584 per sqm	£2871 per sqm	£3261 per sqm	£3409 per sqm	
Sales value per sq m									Sales value per sq m
£3,444	☹	☹	☹	☹	☹	☹	☹	☹	£3,444
£4,198	☹	☹	☹	☹	☹	☹	☹	☹	£4,198
£4,951	☹	☹	☹	☹	☹	☹	☹	☹	£4,951
£5,705	☹	☹	☹	☹	☹	☹	☹	☹	£5,705
£6,458	☹	☹	☹	☹	☹	☹	☹	☹	£6,458
£7,212	☹	☺	☹	☹	☹	☹	☹	☹	£7,212
£7,965	☹	☺	☺	☹	☹	☹	☹	☹	£7,965
£8,719	☺	☺	☺	☺	☺	☹	☹	☹	£8,719
£9,472	☺	☺	☺	☺	☺	☹	☹	☹	£9,472
£10,226	☺	☺	☺	☺	☺	☺	☹	☹	£10,226
£10,979	☺	☺	☺	☺	☺	☺	☺	☺	£10,979
£11,733	☺	☺	☺	☺	☺	☺	☺	☺	£11,733
£12,486	☺	☺	☺	☺	☺	☺	☺	☺	£12,486
£13,240	☺	☺	☺	☺	☺	☺	☺	☺	£13,240

Value ranges		
Current	**Inflated** (10% real growth)	**Inflated** (25% real growth)

RLVs less existing use value **£6,000,000 per hectare** **£2,429,150 per acre** **Car Parking sites etc**

Density - units/ha ->	100 uph	150 uph	200 uph	250 uph	300 uph	350 uph	450 uph	625 uph	
Build costs ->	£1554 per sqm	£1554 per sqm	£2087 per sqm	£2227 per sqm	£2584 per sqm	£2871 per sqm	£3261 per sqm	£3409 per sqm	
Sales value £per sq m									Sales value £per sq m
£3,444	☹	☹	☹	☹	☹	☹	☹	☹	£3,444
£4,198	☹	☹	☹	☹	☹	☹	☹	☹	£4,198
£4,951	☹	☺	☹	☹	☹	☹	☹	☹	£4,951
£5,705	☺	☺	☹	☹	☹	☹	☹	☹	£5,705
£6,458	☺	☺	☺	☹	☹	☹	☹	☹	£6,458
£7,212	☺	☺	☺	☺	☹	☹	☹	☹	£7,212
£7,965	☺	☺	☺	☺	☺	☹	☹	☹	£7,965
£8,719	☺	☺	☺	☺	☺	☹	☹	☹	£8,719
£9,472	☺	☺	☺	☺	☺	☺	☹	☹	£9,472
£10,226	☺	☺	☺	☺	☺	☺	☺	☹	£10,226
£10,979	☺	☺	☺	☺	☺	☺	☺	☺	£10,979
£11,733	☺	☺	☺	☺	☺	☺	☺	☺	£11,733
£12,486	☺	☺	☺	☺	☺	☺	☺	☺	£12,486
£13,240	☺	☺	☺	☺	☺	☺	☺	☺	£13,240

Value ranges		
Current	**Inflated** (10% real growth)	**Inflated** (25% real growth)

RLVs less existing use value **£4,000,000 per hectare** **£1,619,433 per acre** **Community sites/backlands**

Density - units/ha ->	100 uph	150 uph	200 uph	250 uph	300 uph	350 uph	450 uph	625 uph	
Build costs ->	£1554 per sqm	£1554 per sqm	£2087 per sqm	£2227 per sqm	£2584 per sqm	£2871 per sqm	£3261 per sqm	£3409 per sqm	
Sales value per sq m									Sales value per sq m
£3,444	☹	☹	☹	☹	☹	☹	☹	☹	£3,444
£4,198	☹	☹	☹	☹	☹	☹	☹	☹	£4,198
£4,951	☺	☺	☹	☹	☹	☹	☹	☹	£4,951
£5,705	☺	☺	☹	☹	☹	☹	☹	☹	£5,705
£6,458	☺	☺	☺	☹	☹	☹	☹	☹	£6,458
£7,212	☺	☺	☺	☺	☹	☹	☹	☹	£7,212
£7,965	☺	☺	☺	☺	☺	☹	☹	☹	£7,965
£8,719	☺	☺	☺	☺	☺	☺	☹	☹	£8,719
£9,472	☺	☺	☺	☺	☺	☺	☹	☹	£9,472
£10,226	☺	☺	☺	☺	☺	☺	☺	☹	£10,226
£10,979	☺	☺	☺	☺	☺	☺	☺	☺	£10,979
£11,733	☺	☺	☺	☺	☺	☺	☺	☺	£11,733
£12,486	☺	☺	☺	☺	☺	☺	☺	☺	£12,486
£13,240	☺	☺	☺	☺	☺	☺	☺	☺	£13,240

Value ranges		
Current	**Inflated** (10% real growth)	**Inflated** (25% real growth)

MODEL 20

Aff Hsg	40%
% SR	50%
% SO	50%
S106 (private)	£1,500 per unit
S106 (affordable)	£1,500 per unit
CSH (uplift p.u. on PD)	Level 4
CSH (p.u. uplift on AH)	Level 4
Grant	No
Developer's profit	20%
CIL (per sqm)*	£250

* plus Mayoral CIL of £50 per sqm

Density - units/ha ->	100 uph	150 uph	200 uph	250 uph	300 uph	350 uph	450 uph	625 uph	
Build costs ->	£1554 per sqm	£1554 per sqm	£2087 per sqm	£2227 per sqm	£2584 per sqm	£2871 per sqm	£3261 per sqm	£3409 per sqm	
Sales value per sm									Sales value per sm
£3,444	1,223,668	1,629,273	-7,682,067	-17,232,994	-28,648,938	-45,388,058	-72,107,476	-111,121,142	£3,444
£4,198	3,317,215	4,745,774	-3,451,775	-11,977,727	-22,342,616	-38,079,433	-62,861,144	-98,309,920	£4,198
£4,951	5,478,953	7,953,061	838,357	-6,585,522	-15,899,358	-30,612,108	-53,454,189	-85,276,149	£4,951
£5,705	7,698,531	11,240,115	5,159,052	-1,093,341	-9,319,163	-22,986,081	-43,886,614	-72,019,828	£5,705
£6,458	9,774,918	14,326,137	9,216,209	4,026,898	-3,039,492	-15,677,457	-34,640,282	-59,208,606	£6,458
£7,212	11,918,937	17,512,675	13,359,809	9,224,494	3,262,705	-8,210,132	-25,233,329	-46,174,834	£7,212
£7,965	14,130,586	20,799,728	17,584,384	14,525,276	9,639,196	-680,547	-15,665,753	-32,918,514	£7,965
£8,719	16,206,973	23,873,282	21,597,475	19,510,410	15,686,321	6,416,714	-6,487,247	-20,107,292	£8,719
£9,472	18,283,362	26,943,923	25,579,617	24,495,543	21,715,239	13,462,433	2,601,483	-7,510,756	£9,472
£10,226	20,359,749	30,014,564	29,561,759	29,452,594	27,697,400	20,469,804	11,584,500	4,924,314	£10,226
£10,979	22,571,399	33,285,236	33,751,427	34,650,816	33,939,356	27,727,531	20,814,873	17,624,004	£10,979
£11,733	24,647,786	36,355,876	37,733,569	39,591,556	39,891,627	34,657,149	29,687,062	29,839,220	£11,733
£12,486	26,724,174	39,426,517	41,695,252	44,532,295	45,820,514	41,586,671	38,513,496	41,964,483	£12,486
£13,240	28,800,562	42,497,158	45,653,039	49,443,249	51,749,402	48,450,903	47,289,093	54,060,526	£13,240
Private floor area	4,584	6,876	9,168	11,460	13,752	16,044	20,628	28,650	

RLVs less existing use value **£15,620,000 per hectare**
£6,323,887 per acre
Incl premium to landowner **£18,744,000 per hectare**

Office

Density - units/ha ->	100 uph	150 uph	200 uph	250 uph	300 uph	350 uph	450 uph	625 uph	
Build costs ->	£1554 per sqm	£1554 per sqm	£2087 per sqm	£2227 per sqm	£2584 per sqm	£2871 per sqm	£3261 per sqm	£3409 per sqm	
Sales value per sq m									Sales value per sq m
£3,444	-17,520,332	-17,114,727	-26,426,067	-35,976,994	-47,392,938	-64,132,058	-90,851,476	-129,865,142	£3,444
£4,198	-15,426,785	-13,998,226	-22,195,775	-30,721,727	-41,086,616	-56,823,433	-81,605,144	-117,053,920	£4,198
£4,951	-13,265,047	-10,790,939	-17,905,643	-25,329,522	-34,643,358	-49,356,108	-72,198,189	-104,020,149	£4,951
£5,705	-11,045,469	-7,503,885	-13,584,948	-19,837,341	-28,063,163	-41,730,081	-62,630,614	-90,763,828	£5,705
£6,458	-8,969,082	-4,417,863	-9,527,791	-14,717,102	-21,783,492	-34,421,457	-53,384,282	-77,952,606	£6,458
£7,212	-6,825,063	-1,231,325	-5,384,191	-9,519,506	-15,481,295	-26,954,132	-43,977,329	-64,918,834	£7,212
£7,965	-4,613,414	2,055,728	-1,159,616	-4,218,724	-9,104,804	-19,424,547	-34,409,753	-51,662,514	£7,965
£8,719	-2,537,027	5,129,282	2,853,475	766,410	-3,057,679	-12,327,286	-25,231,247	-38,851,292	£8,719
£9,472	-460,638	8,199,923	6,835,617	5,751,543	2,971,239	-5,281,567	-16,142,517	-26,254,756	£9,472
£10,226	1,615,749	11,270,564	10,817,759	10,708,594	8,953,400	1,725,804	-7,159,500	-13,819,686	£10,226
£10,979	3,827,399	14,541,236	15,007,427	15,906,816	15,195,356	8,983,531	2,070,873	-1,119,996	£10,979
£11,733	5,903,786	17,611,876	18,989,569	20,847,556	21,147,627	15,913,149	10,943,062	11,095,220	£11,733
£12,486	7,980,174	20,682,517	22,951,252	25,788,295	27,076,514	22,842,671	19,769,496	23,220,483	£12,486
£13,240	10,056,562	23,753,158	26,909,039	30,699,249	33,005,402	29,706,903	28,545,093	35,316,526	£13,240

Value ranges: Current | Inflated (10% real growth) | Inflated (25% real growth)

RLVs less existing use value **£11,620,000 per hectare**
£4,704,453 per acre
Incl premium to landowner **£13,944,000 per hectare**

Industrial/Storage/Distribution

Density - units/ha ->	100 uph	150 uph	200 uph	250 uph	300 uph	350 uph	450 uph	625 uph	
Build costs ->	£1554 per sqm	£1554 per sqm	£2087 per sqm	£2227 per sqm	£2584 per sqm	£2871 per sqm	£3261 per sqm	£3409 per sqm	
Sales value per sq m									Sales value per sq m
£3,444	-12,720,332	-12,314,727	-21,626,067	-31,176,994	-42,592,938	-59,332,058	-86,051,476	-125,065,142	£3,444
£4,198	-10,626,785	-9,198,226	-17,395,775	-25,921,727	-36,286,616	-52,023,433	-76,805,144	-112,253,920	£4,198
£4,951	-8,465,047	-5,990,939	-13,105,643	-20,529,522	-29,843,358	-44,556,108	-67,398,189	-99,220,149	£4,951
£5,705	-6,245,469	-2,703,885	-8,784,948	-15,037,341	-23,263,163	-36,930,081	-57,830,614	-85,963,828	£5,705
£6,458	-4,169,082	382,137	-4,727,791	-9,917,102	-16,983,492	-29,621,457	-48,584,282	-73,152,606	£6,458
£7,212	-2,025,063	3,568,675	-584,191	-4,719,506	-10,681,295	-22,154,132	-39,177,329	-60,118,834	£7,212
£7,965	186,586	6,855,728	3,640,384	581,276	-4,304,804	-14,624,547	-29,609,753	-46,862,514	£7,965
£8,719	2,262,973	9,929,282	7,653,475	5,566,410	1,742,321	-7,527,286	-20,431,247	-34,051,292	£8,719
£9,472	4,339,362	12,999,923	11,635,617	10,551,543	7,771,239	-481,567	-11,342,517	-21,454,756	£9,472
£10,226	6,415,749	16,070,564	15,617,759	15,508,594	13,753,400	6,525,804	-2,359,500	-9,019,686	£10,226
£10,979	8,627,399	19,341,236	19,807,427	20,706,816	19,995,356	13,783,531	6,870,873	3,680,004	£10,979
£11,733	10,703,786	22,411,876	23,789,569	25,647,556	25,947,627	20,713,149	15,743,062	15,895,220	£11,733
£12,486	12,780,174	25,482,517	27,751,252	30,588,295	31,876,514	27,642,671	24,569,496	28,020,483	£12,486
£13,240	14,856,562	28,553,158	31,709,039	35,499,249	37,805,402	34,506,903	33,345,093	40,116,526	£13,240

Value ranges: Current | Inflated (10% real growth) | Inflated (25% real growth)

RLVs less existing use value **£6,000,000 per hectare**
£2,429,150 per acre
Incl premium to landowner **£7,200,000 per hectare**

Car Parking sites etc

Density - units/ha ->	100 uph	150 uph	200 uph	250 uph	300 uph	350 uph	450 uph	625 uph	
Build costs ->	£1554 per sqm	£1554 per sqm	£2087 per sqm	£2227 per sqm	£2584 per sqm	£2871 per sqm	£3261 per sqm	£3409 per sqm	
Sales value per sq m									Sales value per sq m
£3,444	-5,976,332	-5,570,727	-14,882,067	-24,432,994	-35,848,938	-52,588,058	-79,307,476	-118,321,142	£3,444
£4,198	-3,882,785	-2,454,226	-10,651,775	-19,177,727	-29,542,616	-45,279,433	-70,061,144	-105,509,920	£4,198
£4,951	-1,721,047	753,061	-6,361,643	-13,785,522	-23,099,358	-37,812,108	-60,654,189	-92,476,149	£4,951
£5,705	498,531	4,040,115	-2,040,948	-8,293,341	-16,519,163	-30,186,081	-51,086,614	-79,219,828	£5,705
£6,458	2,574,918	7,126,137	2,016,209	-3,173,102	-10,239,492	-22,877,457	-41,840,282	-66,408,606	£6,458
£7,212	4,718,937	10,312,675	6,159,809	2,024,494	-3,937,295	-15,410,132	-32,433,329	-53,374,834	£7,212
£7,965	6,930,586	13,599,728	10,384,384	7,325,276	2,439,196	-7,880,547	-22,865,753	-40,118,514	£7,965
£8,719	9,006,973	16,673,282	14,397,475	12,310,410	8,486,321	-783,286	-13,687,247	-27,307,292	£8,719
£9,472	11,083,362	19,743,923	18,379,617	17,295,543	14,515,239	6,262,433	-4,598,517	-14,710,756	£9,472
£10,226	13,159,749	22,814,564	22,361,759	22,252,594	20,497,400	13,269,804	4,384,500	-2,275,686	£10,226
£10,979	15,371,399	26,085,236	26,551,427	27,450,816	26,739,356	20,527,531	13,614,873	10,424,004	£10,979
£11,733	17,447,786	29,155,876	30,533,569	32,391,556	32,691,627	27,457,149	22,487,062	22,639,220	£11,733
£12,486	19,524,174	32,226,517	34,495,252	37,332,295	38,620,514	34,386,671	31,313,496	34,764,483	£12,486
£13,240	21,600,562	35,297,158	38,453,039	42,243,249	44,549,402	41,250,903	40,089,093	46,860,526	£13,240

Value ranges: Current | Inflated (10% real growth) | Inflated (25% real growth)

RLVs less existing use value **£4,000,000 per hectare**
£1,619,433 per acre
Incl premium to landowner **£4,800,000 per hectare**

Community sites/backlands

Density - units/ha ->	100 uph	150 uph	200 uph	250 uph	300 uph	350 uph	450 uph	625 uph	
Build costs ->	£1554 per sqm	£1554 per sqm	£2087 per sqm	£2227 per sqm	£2584 per sqm	£2871 per sqm	£3261 per sqm	£3409 per sqm	
Sales value £per sq m									Sales value £per sq m
£3,444	-3,576,332	-3,170,727	-12,482,067	-22,032,994	-33,448,938	-50,188,058	-76,907,476	-115,921,142	£3,444
£4,198	-1,482,785	-54,226	-8,251,775	-16,777,727	-27,142,616	-42,879,433	-67,661,144	-103,109,920	£4,198
£4,951	678,953	3,153,061	-3,961,643	-11,385,522	-20,699,358	-35,412,108	-58,254,189	-90,076,149	£4,951
£5,705	2,898,531	6,440,115	359,052	-5,893,341	-14,119,163	-27,786,081	-48,686,614	-76,819,828	£5,705
£6,458	4,974,918	9,526,137	4,416,209	-773,102	-7,839,492	-20,477,457	-39,440,282	-64,008,606	£6,458
£7,212	7,118,937	12,712,675	8,559,809	4,424,494	-1,537,295	-13,010,132	-30,033,329	-50,974,834	£7,212
£7,965	9,330,586	15,999,728	12,784,384	9,725,276	4,839,196	-5,480,547	-20,465,753	-37,718,514	£7,965
£8,719	11,406,973	19,073,282	16,797,475	14,710,410	10,886,321	1,616,714	-11,287,247	-24,907,292	£8,719
£9,472	13,483,362	22,143,923	20,779,617	19,695,543	16,915,239	8,662,433	-2,198,517	-12,310,756	£9,472
£10,226	15,559,749	25,214,564	24,761,759	24,652,594	22,897,400	15,669,804	6,784,500	124,314	£10,226
£10,979	17,771,399	28,485,236	28,951,427	29,850,816	29,139,356	22,927,531	16,014,873	12,824,004	£10,979
£11,733	19,847,786	31,555,876	32,933,569	34,791,556	35,091,627	29,857,149	24,887,062	25,039,220	£11,733
£12,486	21,924,174	34,626,517	36,895,252	39,732,295	41,020,514	36,786,671	33,713,496	37,164,483	£12,486
£13,240	24,000,562	37,697,158	40,853,039	44,643,249	46,949,402	43,650,903	42,489,093	49,260,526	£13,240

Value ranges: Current | Inflated (10% real growth) | Inflated (25% real growth)

MODEL 20

Density - units/ha ->	100 uph	150 uph	200 uph	250 uph	300 uph	350 uph	450 uph	625 uph	
Build costs ->	£1554 per sqm	£1554 per sqm	£2087 per sqm	£2227 per sqm	£2584 per sqm	£2871 per sqm	£3261 per sqm	£3409 per sqm	
Sales value psm									Sales value psm
£3,444	1,223,668	1,629,273	- 7,682,067	- 17,232,994	- 28,648,938	- 45,388,058	- 72,107,476	- 111,121,142	£3,444
£4,198	3,317,215	4,745,774	- 3,451,775	- 11,977,727	- 22,342,616	- 38,079,433	- 62,861,144	- 98,309,920	£4,198
£4,951	5,478,953	7,953,061	838,357	- 6,585,522	- 15,899,358	- 30,612,108	- 53,454,189	- 85,276,149	£4,951
£5,705	7,698,531	11,240,115	5,159,052	- 1,093,341	- 9,319,163	- 22,986,081	- 43,886,614	- 72,019,828	£5,705
£6,458	9,774,918	14,326,137	9,216,209	4,026,898	- 3,039,492	- 15,677,457	- 34,640,282	- 59,208,606	£6,458
£7,212	11,918,937	17,512,675	13,359,809	9,224,494	3,262,705	- 8,210,132	- 25,233,329	- 46,174,834	£7,212
£7,965	14,130,586	20,799,728	17,584,384	14,525,276	9,639,196	- 680,547	- 15,665,753	- 32,918,514	£7,965
£8,719	16,206,973	23,873,282	21,597,475	19,510,410	15,686,321	6,416,714	- 6,487,247	- 20,107,292	£8,719
£9,472	18,283,362	26,943,923	25,579,617	24,495,543	21,715,239	13,462,433	2,601,483	- 7,510,756	£9,472
£10,226	20,359,749	30,014,564	29,561,759	29,452,594	27,697,400	20,469,804	11,584,500	4,924,314	£10,226
£10,979	22,571,399	33,285,236	33,751,427	34,650,816	33,939,356	27,727,531	20,814,873	17,624,004	£10,979
£11,733	24,647,786	36,355,876	37,733,569	39,591,556	39,891,627	34,657,149	29,687,062	29,839,220	£11,733
£12,486	26,724,174	39,426,517	41,695,252	44,532,295	45,820,514	41,586,671	38,513,496	41,964,483	£12,486
£13,240	28,800,562	42,497,158	45,653,039	49,443,249	51,749,402	48,450,903	47,289,093	54,060,526	£13,240

Aff Hsg	40%
% SR	50%
% SO	50%
S106 (private)	£1,500 per unit
S106 (affordable)	£1,500 per unit
CSH (% uplift on Private	0%
CSH (% uplift on AH)	0%
Grant	No
Developer's profi	20%

RLVs less existing use value **£15,620,000 per hectare** **£6,323,887 per acre** **Office**

Density - units/ha ->	100 uph	150 uph	200 uph	250 uph	300 uph	350 uph	450 uph	625 uph	
Build costs->	£1554 per sqm	£1554 per sqm	£2087 per sqm	£2227 per sqm	£2584 per sqm	£2871 per sqm	£3261 per sqm	£3409 per sqm	
Sales value £per sq m									Sales value £per sq m
£3,444	☹	☹	☹	☹	☹	☹	☹	☹	£3,444
£4,198	☹	☹	☹	☹	☹	☹	☹	☹	£4,198
£4,951	☹	☹	☹	☹	☹	☹	☹	☹	£4,951
£5,705	☹	☹	☹	☹	☹	☹	☹	☹	£5,705
£6,458	☹	☹	☹	☹	☹	☹	☹	☹	£6,458
£7,212	☹	☹	☹	☹	☹	☹	☹	☹	£7,212
£7,965	☹	☺	☹	☹	☹	☹	☹	☹	£7,965
£8,719	☹	☺	☺	☺	☹	☹	☹	☹	£8,719
£9,472	☹	☺	☺	☺	☺	☹	☹	☹	£9,472
£10,226	☺	☺	☺	☺	☺	☺	☹	☹	£10,226
£10,979	☺	☺	☺	☺	☺	☺	☺	☹	£10,979
£11,733	☺	☺	☺	☺	☺	☺	☺	☺	£11,733
£12,486	☺	☺	☺	☺	☺	☺	☺	☺	£12,486
£13,240	☺	☺	☺	☺	☺	☺	☺	☺	£13,240

Value ranges

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

RLVs less existing use value **£11,620,000 per hectare** **£4,704,453 per acre** **Industrial/Storage/Distribution**

Density - units/ha ->	100 uph	150 uph	200 uph	250 uph	300 uph	350 uph	450 uph	625 uph	
Build costs ->	£1554 per sqm	£1554 per sqm	£2087 per sqm	£2227 per sqm	£2584 per sqm	£2871 per sqm	£3261 per sqm	£3409 per sqm	
Sales value per sq m									Sales value per sq m
£3,444	☹	☹	☹	☹	☹	☹	☹	☹	£3,444
£4,198	☹	☹	☹	☹	☹	☹	☹	☹	£4,198
£4,951	☹	☹	☹	☹	☹	☹	☹	☹	£4,951
£5,705	☹	☹	☹	☹	☹	☹	☹	☹	£5,705
£6,458	☹	☺	☹	☹	☹	☹	☹	☹	£6,458
£7,212	☹	☺	☹	☹	☹	☹	☹	☹	£7,212
£7,965	☺	☺	☺	☺	☹	☹	☹	☹	£7,965
£8,719	☺	☺	☺	☺	☺	☹	☹	☹	£8,719
£9,472	☺	☺	☺	☺	☺	☹	☹	☹	£9,472
£10,226	☺	☺	☺	☺	☺	☺	☹	☹	£10,226
£10,979	☺	☺	☺	☺	☺	☺	☺	☺	£10,979
£11,733	☺	☺	☺	☺	☺	☺	☺	☺	£11,733
£12,486	☺	☺	☺	☺	☺	☺	☺	☺	£12,486
£13,240	☺	☺	☺	☺	☺	☺	☺	☺	£13,240

Value ranges

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

RLVs less existing use value **£6,000,000 per hectare** **£2,429,150 per acre** **Car Parking sites etc**

Density - units/ha ->	100 uph	150 uph	200 uph	250 uph	300 uph	350 uph	450 uph	625 uph	
Build costs ->	£1554 per sqm	£1554 per sqm	£2087 per sqm	£2227 per sqm	£2584 per sqm	£2871 per sqm	£3261 per sqm	£3409 per sqm	
Sales value £per sq m									Sales value £per sq m
£3,444	☹	☹	☹	☹	☹	☹	☹	☹	£3,444
£4,198	☹	☹	☹	☹	☹	☹	☹	☹	£4,198
£4,951	☹	☺	☹	☹	☹	☹	☹	☹	£4,951
£5,705	☺	☺	☹	☹	☹	☹	☹	☹	£5,705
£6,458	☺	☺	☺	☹	☹	☹	☹	☹	£6,458
£7,212	☺	☺	☺	☺	☹	☹	☹	☹	£7,212
£7,965	☺	☺	☺	☺	☺	☹	☹	☹	£7,965
£8,719	☺	☺	☺	☺	☺	☹	☹	☹	£8,719
£9,472	☺	☺	☺	☺	☺	☺	☹	☹	£9,472
£10,226	☺	☺	☺	☺	☺	☺	☺	☹	£10,226
£10,979	☺	☺	☺	☺	☺	☺	☺	☺	£10,979
£11,733	☺	☺	☺	☺	☺	☺	☺	☺	£11,733
£12,486	☺	☺	☺	☺	☺	☺	☺	☺	£12,486
£13,240	☺	☺	☺	☺	☺	☺	☺	☺	£13,240

Value ranges

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

RLVs less existing use value **£4,000,000 per hectare** **£1,619,433 per acre** **Community sites/backlands**

Density - units/ha ->	100 uph	150 uph	200 uph	250 uph	300 uph	350 uph	450 uph	625 uph	
Build costs ->	£1554 per sqm	£1554 per sqm	£2087 per sqm	£2227 per sqm	£2584 per sqm	£2871 per sqm	£3261 per sqm	£3409 per sqm	
Sales value per sq m									Sales value per sq m
£3,444	☹	☹	☹	☹	☹	☹	☹	☹	£3,444
£4,198	☹	☹	☹	☹	☹	☹	☹	☹	£4,198
£4,951	☺	☺	☹	☹	☹	☹	☹	☹	£4,951
£5,705	☺	☺	☺	☹	☹	☹	☹	☹	£5,705
£6,458	☺	☺	☺	☹	☹	☹	☹	☹	£6,458
£7,212	☺	☺	☺	☺	☹	☹	☹	☹	£7,212
£7,965	☺	☺	☺	☺	☺	☹	☹	☹	£7,965
£8,719	☺	☺	☺	☺	☺	☺	☹	☹	£8,719
£9,472	☺	☺	☺	☺	☺	☺	☹	☹	£9,472
£10,226	☺	☺	☺	☺	☺	☺	☺	☺	£10,226
£10,979	☺	☺	☺	☺	☺	☺	☺	☺	£10,979
£11,733	☺	☺	☺	☺	☺	☺	☺	☺	£11,733
£12,486	☺	☺	☺	☺	☺	☺	☺	☺	£12,486
£13,240	☺	☺	☺	☺	☺	☺	☺	☺	£13,240

Value ranges

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

MODEL 21

Aff Hsg	40%
% SR	60%
% SO	40%
S106 (private)	£1,500 per unit
S106 (affordable)	£1,500 per unit
CSH (uplift p.u. on PD)	Level 4
CSH (p.u. uplift on AH)	Level 4
Grant	Yes
Developer's profit	17%
CIL (per sqm)*	£250

* plus Mayoral CIL of £50 per sqm

Density - units/ha ->	100 uph	150 uph	200 uph	250 uph	300 uph	350 uph	450 uph	625 uph	
Build costs ->	£1554 per sqm	£1554 per sqm	£2087 per sqm	£2227 per sqm	£2584 per sqm	£2871 per sqm	£3261 per sqm	£3409 per sqm	
Sales value per sm									Sales value per sm
£3,444	2,107,205	2,953,910	-5,864,393	-14,975,453	-25,984,501	-42,319,713	-68,252,692	-105,757,631	£3,444
£4,198	4,279,260	6,187,281	-1,484,634	-9,523,112	-19,441,693	-34,737,015	-58,659,622	-92,465,987	£4,198
£4,951	6,518,578	9,496,299	2,916,398	-3,928,700	-12,756,813	-26,989,665	-48,899,908	-78,943,450	£4,951
£5,705	8,813,164	12,906,618	7,369,494	1,706,706	-5,929,860	-19,077,662	-38,973,548	-65,190,017	£5,705
£6,458	10,967,416	16,108,366	11,573,677	6,988,678	528,781	-11,494,964	-29,380,479	-51,898,375	£6,458
£7,212	13,191,835	19,414,399	15,848,121	12,353,154	7,019,937	-3,793,016	-19,620,764	-38,375,837	£7,212
£7,965	15,486,422	22,811,787	20,231,117	17,812,279	13,583,514	3,933,191	-9,710,258	-24,622,405	£7,965
£8,719	17,640,674	25,997,577	24,365,008	22,984,354	19,853,827	11,270,705	-260,897	-11,420,444	£8,719
£9,472	19,794,926	29,183,367	28,496,480	28,132,871	26,060,318	18,540,853	9,079,366	1,485,114	£9,472
£10,226	21,949,178	32,369,157	32,627,952	33,258,888	32,266,808	25,773,429	18,361,663	14,259,772	£10,226
£10,979	24,243,764	35,762,478	36,974,320	38,652,043	38,714,948	33,275,137	27,886,363	27,402,155	£10,979
£11,733	26,398,016	38,948,268	41,080,524	43,778,061	44,866,169	40,464,617	37,054,508	39,982,114	£11,733
£12,486	28,552,269	42,134,058	45,186,727	48,868,406	51,017,390	47,588,167	46,159,190	52,539,506	£12,486
£13,240	30,706,521	45,319,848	49,292,930	53,958,664	57,168,610	54,709,809	55,263,872	64,984,704	£13,240
Private floor area	4,584	6,876	9,168	11,460	13,752	16,044	20,628	28,650	

RLVs less existing use value **£15,620,000 per hectare** **Office**
£6,323,887 per acre
Incl premium to landowner **£18,744,000 per hectare**

Density - units/ha ->	100 uph	150 uph	200 uph	250 uph	300 uph	350 uph	450 uph	625 uph	
Build costs ->	£1554 per sqm	£1554 per sqm	£2087 per sqm	£2227 per sqm	£2584 per sqm	£2871 per sqm	£3261 per sqm	£3409 per sqm	
Sales value per sq m									Sales value per sq m
£3,444	-16,636,795	-15,790,090	-24,608,393	-33,719,453	-44,728,501	-61,063,713	-86,996,692	-124,501,631	£3,444
£4,198	-14,464,740	-12,556,719	-20,228,634	-28,267,112	-38,185,693	-53,481,015	-77,403,622	-111,209,987	£4,198
£4,951	-12,225,422	-9,247,701	-15,827,602	-22,672,700	-31,500,813	-45,733,665	-67,643,908	-97,687,450	£4,951
£5,705	-9,930,836	-5,837,382	-11,374,506	-17,037,294	-24,673,860	-37,821,662	-57,717,548	-83,934,017	£5,705
£6,458	-7,776,584	-2,635,634	-7,170,323	-11,755,322	-18,215,219	-30,238,964	-48,124,479	-70,642,375	£6,458
£7,212	-5,552,165	670,399	-2,895,879	-6,390,846	-11,724,063	-22,537,016	-38,364,764	-57,119,837	£7,212
£7,965	-3,257,578	4,067,787	1,487,117	-931,721	-5,160,486	-14,810,809	-28,454,258	-43,366,405	£7,965
£8,719	-1,103,326	7,253,577	5,621,008	4,240,354	1,109,827	-7,473,295	-19,004,897	-30,164,444	£8,719
£9,472	1,050,926	10,439,367	9,752,480	9,388,871	7,316,318	-203,147	-9,664,634	-17,258,886	£9,472
£10,226	3,205,178	13,625,157	13,883,952	14,514,888	13,522,808	7,029,429	-382,337	-4,484,228	£10,226
£10,979	5,499,764	17,018,478	18,230,320	19,908,043	19,970,948	14,531,137	9,142,363	8,658,155	£10,979
£11,733	7,654,016	20,204,268	22,336,524	25,034,061	26,122,169	21,720,617	18,310,508	21,238,114	£11,733
£12,486	9,808,269	23,390,058	26,442,727	30,124,406	32,273,390	28,844,167	27,415,190	33,795,506	£12,486
£13,240	11,962,521	26,575,848	30,548,930	35,214,664	38,424,610	35,965,809	36,519,872	46,240,704	£13,240

Value ranges: Current | Inflated (10% real growth) | Inflated (25% real growth)

RLVs less existing use value **£11,620,000 per hectare** **Industrial/Storage/Distribution**
£4,704,453 per acre
Incl premium to landowner **£13,944,000 per hectare**

Density - units/ha ->	100 uph	150 uph	200 uph	250 uph	300 uph	350 uph	450 uph	625 uph	
Build costs ->	£1554 per sqm	£1554 per sqm	£2087 per sqm	£2227 per sqm	£2584 per sqm	£2871 per sqm	£3261 per sqm	£3409 per sqm	
Sales value per sq m									Sales value per sq m
£3,444	-11,836,795	-10,990,090	-19,808,393	-28,919,453	-39,928,501	-56,263,713	-82,196,692	-119,701,631	£3,444
£4,198	-9,664,740	-7,756,719	-15,428,634	-23,467,112	-33,385,693	-48,681,015	-72,603,622	-106,409,987	£4,198
£4,951	-7,425,422	-4,447,701	-11,027,602	-17,872,700	-26,700,813	-40,933,665	-62,843,908	-92,887,450	£4,951
£5,705	-5,130,836	-1,037,382	-6,574,506	-12,237,294	-19,873,860	-33,021,662	-52,917,548	-79,134,017	£5,705
£6,458	-2,976,584	2,164,366	-2,370,323	-6,955,322	-13,415,219	-25,438,964	-43,324,479	-65,842,375	£6,458
£7,212	-752,165	5,470,399	1,904,121	-1,590,846	-6,924,063	-17,737,016	-33,564,764	-52,319,837	£7,212
£7,965	1,542,422	8,867,787	6,287,117	3,868,279	-360,486	-10,010,809	-23,654,258	-38,566,405	£7,965
£8,719	3,696,674	12,053,577	10,421,008	9,040,354	5,909,827	-2,673,295	-14,204,897	-25,364,444	£8,719
£9,472	5,850,926	15,239,367	14,552,480	14,188,871	12,116,318	4,596,853	-4,864,634	-12,458,886	£9,472
£10,226	8,005,178	18,425,157	18,683,952	19,314,888	18,322,808	11,829,429	4,417,663	315,772	£10,226
£10,979	10,299,764	21,818,478	23,030,320	24,708,043	24,770,948	19,331,137	13,942,363	13,458,155	£10,979
£11,733	12,454,016	25,004,268	27,136,524	29,834,061	30,922,169	26,520,617	23,110,508	26,038,114	£11,733
£12,486	14,608,269	28,190,058	31,242,727	34,924,406	37,073,390	33,644,167	32,215,190	38,595,506	£12,486
£13,240	16,762,521	31,375,848	35,348,930	40,014,664	43,224,610	40,765,809	41,319,872	51,040,704	£13,240

Value ranges: Current | Inflated (10% real growth) | Inflated (25% real growth)

RLVs less existing use value **£6,000,000 per hectare** **Car Parking sites etc**
£2,429,150 per acre
Incl premium to landowner **£7,200,000 per hectare**

Density - units/ha ->	100 uph	150 uph	200 uph	250 uph	300 uph	350 uph	450 uph	625 uph	
Build costs ->	£1554 per sqm	£1554 per sqm	£2087 per sqm	£2227 per sqm	£2584 per sqm	£2871 per sqm	£3261 per sqm	£3409 per sqm	
Sales value per sq m									Sales value per sq m
£3,444	-5,092,795	-4,246,090	-13,064,393	-22,175,453	-33,184,501	-49,519,713	-75,452,692	-112,957,631	£3,444
£4,198	-2,920,740	-1,012,719	-8,684,634	-16,723,112	-26,641,693	-41,937,015	-65,859,622	-99,665,987	£4,198
£4,951	-681,422	2,296,299	-4,283,602	-11,128,700	-19,956,813	-34,189,665	-56,099,908	-86,143,450	£4,951
£5,705	1,613,164	5,706,618	169,494	-5,493,294	-13,129,860	-26,277,662	-46,173,548	-72,390,017	£5,705
£6,458	3,767,416	8,908,366	4,373,677	-211,322	-6,671,219	-18,694,964	-36,580,479	-59,098,375	£6,458
£7,212	5,991,835	12,214,399	8,648,121	5,153,154	-180,063	-10,993,016	-26,820,764	-45,575,837	£7,212
£7,965	8,286,422	15,611,787	13,031,117	10,612,279	6,383,514	-3,266,809	-16,910,258	-31,822,405	£7,965
£8,719	10,440,674	18,797,577	17,165,008	15,784,354	12,653,827	4,070,705	-7,460,897	-18,620,444	£8,719
£9,472	12,594,926	21,983,367	21,296,480	20,932,871	18,860,318	11,340,853	1,879,366	-5,714,886	£9,472
£10,226	14,749,178	25,169,157	25,427,952	26,058,888	25,066,808	18,573,429	11,161,663	7,059,772	£10,226
£10,979	17,043,764	28,562,478	29,774,320	31,452,043	31,514,948	26,075,137	20,686,363	20,202,155	£10,979
£11,733	19,198,016	31,748,268	33,880,524	36,578,061	37,666,169	33,264,617	29,854,508	32,782,114	£11,733
£12,486	21,352,269	34,934,058	37,986,727	41,668,406	43,817,390	40,388,167	38,959,190	45,339,506	£12,486
£13,240	23,506,521	38,119,848	42,092,930	46,758,664	49,968,610	47,509,809	48,063,872	57,784,704	£13,240

Value ranges: Current | Inflated (10% real growth) | Inflated (25% real growth)

RLVs less existing use value **£4,000,000 per hectare** **Community sites/backlands**
£1,619,433 per acre
Incl premium to landowner **£4,800,000 per hectare**

Density - units/ha ->	100 uph	150 uph	200 uph	250 uph	300 uph	350 uph	450 uph	625 uph	
Build costs ->	£1554 per sqm	£1554 per sqm	£2087 per sqm	£2227 per sqm	£2584 per sqm	£2871 per sqm	£3261 per sqm	£3409 per sqm	
Sales value £per sq m									Sales value £per sq m
£3,444	-2,692,795	-1,846,090	-10,664,393	-19,775,453	-30,784,501	-47,119,713	-73,052,692	-110,557,631	£3,444
£4,198	-520,740	1,387,281	-6,284,634	-14,323,112	-24,241,693	-39,537,015	-63,459,622	-97,265,987	£4,198
£4,951	1,718,578	4,696,299	-1,883,602	-8,728,700	-17,556,813	-31,789,665	-53,699,908	-83,743,450	£4,951
£5,705	4,013,164	8,106,618	2,569,494	-3,093,294	-10,729,860	-23,877,662	-43,773,548	-69,990,017	£5,705
£6,458	6,167,416	11,308,366	6,773,677	2,188,678	-4,271,219	-16,294,964	-34,180,479	-56,698,375	£6,458
£7,212	8,391,835	14,614,399	11,048,121	7,553,154	2,219,937	-8,593,016	-24,420,764	-43,175,837	£7,212
£7,965	10,686,422	18,011,787	15,431,117	13,012,279	8,783,514	-866,809	-14,510,258	-29,422,405	£7,965
£8,719	12,840,674	21,197,577	19,565,008	18,184,354	15,053,827	6,470,705	-5,060,897	-16,220,444	£8,719
£9,472	14,994,926	24,383,367	23,696,480	23,332,871	21,260,318	13,740,853	4,279,366	-3,314,886	£9,472
£10,226	17,149,178	27,569,157	27,827,952	28,458,888	27,466,808	20,973,429	13,561,663	9,459,772	£10,226
£10,979	19,443,764	30,962,478	32,174,320	33,852,043	33,914,948	28,475,137	23,086,363	22,602,155	£10,979
£11,733	21,598,016	34,148,268	36,280,524	38,978,061	40,066,169	35,664,617	32,254,508	35,182,114	£11,733
£12,486	23,752,269	37,334,058	40,386,727	44,068,406	46,217,390	42,788,167	41,359,190	47,739,506	£12,486
£13,240	25,906,521	40,519,848	44,492,930	49,158,664	52,368,610	49,909,809	50,463,872	60,184,704	£13,240

Value ranges: Current | Inflated (10% real growth) | Inflated (25% real growth)

MODEL 21

Density - units/ha ->	100 uph	150 uph	200 uph	250 uph	300 uph	350 uph	450 uph	625 uph	
Build costs ->	£1554 per sqm	£1554 per sqm	£2087 per sqm	£2227 per sqm	£2584 per sqm	£2871 per sqm	£3261 per sqm	£3409 per sqm	
Sales value psm									Sales value psm
£3,444	2,107,205	2,953,910	- 5,864,393	- 14,975,453	- 25,984,501	- 42,319,713	- 68,252,692	- 105,757,631	£3,444
£4,198	4,279,260	6,187,281	- 1,484,634	- 9,523,112	- 19,441,693	- 34,737,015	- 58,659,622	- 92,465,987	£4,198
£4,951	6,518,578	9,496,299	2,916,398	- 3,928,700	- 12,756,813	- 26,989,665	- 48,899,908	- 78,943,450	£4,951
£5,705	8,813,164	12,906,618	7,369,494	1,706,706	- 5,929,860	- 19,077,662	- 38,973,548	- 65,190,017	£5,705
£6,458	10,967,416	16,108,366	11,573,677	6,988,678	528,781	- 11,494,964	- 29,380,479	- 51,898,375	£6,458
£7,212	13,191,835	19,414,399	15,848,121	12,353,154	7,019,937	- 3,793,016	- 19,620,764	- 38,375,837	£7,212
£7,965	15,486,422	22,811,787	20,231,117	17,812,279	13,583,514	3,933,191	- 9,710,258	- 24,622,405	£7,965
£8,719	17,640,674	25,997,577	24,365,008	22,984,354	19,853,827	11,270,705	260,897	- 11,420,444	£8,719
£9,472	19,794,926	29,183,367	28,496,480	28,132,871	26,060,318	18,540,853	9,079,366	1,485,114	£9,472
£10,226	21,949,178	32,369,157	32,627,952	33,258,888	32,266,808	25,773,429	18,361,663	14,259,772	£10,226
£10,979	24,243,764	35,762,478	36,974,320	38,652,043	38,714,948	33,275,137	27,886,363	27,402,155	£10,979
£11,733	26,398,016	38,948,268	41,080,524	43,778,061	44,866,169	40,464,617	37,054,508	39,982,114	£11,733
£12,486	28,552,269	42,134,058	45,186,727	48,868,406	51,017,390	47,588,167	46,159,190	52,539,506	£12,486
£13,240	30,706,521	45,319,848	49,292,930	53,958,664	57,168,610	54,709,809	55,263,872	64,984,704	£13,240

Aff Hsg	40%
% SR	60%
% SO	40%
S106 (private)	£1,500 per unit
S106 (affordable)	£1,500 per unit
CSH (% uplift on Private	0%
CSH (% uplift on AH)	0%
Grant	Yes
Developer's profi	17%

RLVs less existing use value **£15,620,000 per hectare** **£6,323,887 per acre** **Office**

Density - units/ha ->	100 uph	150 uph	200 uph	250 uph	300 uph	350 uph	450 uph	625 uph	
Build costs->	£1554 per sqm	£1554 per sqm	£2087 per sqm	£2227 per sqm	£2584 per sqm	£2871 per sqm	£3261 per sqm	£3409 per sqm	
Sales value £per sq m									Sales value £per sq m
£3,444	☹	☹	☹	☹	☹	☹	☹	☹	£3,444
£4,198	☹	☹	☹	☹	☹	☹	☹	☹	£4,198
£4,951	☹	☹	☹	☹	☹	☹	☹	☹	£4,951
£5,705	☹	☹	☹	☹	☹	☹	☹	☹	£5,705
£6,458	☹	☹	☹	☹	☹	☹	☹	☹	£6,458
£7,212	☹	☺	☹	☹	☹	☹	☹	☹	£7,212
£7,965	☹	☺	☺	☹	☹	☹	☹	☹	£7,965
£8,719	☹	☺	☺	☺	☺	☹	☹	☹	£8,719
£9,472	☺	☺	☺	☺	☺	☹	☹	☹	£9,472
£10,226	☺	☺	☺	☺	☺	☺	☹	☹	£10,226
£10,979	☺	☺	☺	☺	☺	☺	☺	☺	£10,979
£11,733	☺	☺	☺	☺	☺	☺	☺	☺	£11,733
£12,486	☺	☺	☺	☺	☺	☺	☺	☺	£12,486
£13,240	☺	☺	☺	☺	☺	☺	☺	☺	£13,240

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

RLVs less existing use value **£11,620,000 per hectare** **£4,704,453 per acre** **Industrial/Storage/Distribution**

Density - units/ha ->	100 uph	150 uph	200 uph	250 uph	300 uph	350 uph	450 uph	625 uph	
Build costs ->	£1554 per sqm	£1554 per sqm	£2087 per sqm	£2227 per sqm	£2584 per sqm	£2871 per sqm	£3261 per sqm	£3409 per sqm	
Sales value per sq m									Sales value per sq m
£3,444	☹	☹	☹	☹	☹	☹	☹	☹	£3,444
£4,198	☹	☹	☹	☹	☹	☹	☹	☹	£4,198
£4,951	☹	☹	☹	☹	☹	☹	☹	☹	£4,951
£5,705	☹	☹	☹	☹	☹	☹	☹	☹	£5,705
£6,458	☹	☺	☹	☹	☹	☹	☹	☹	£6,458
£7,212	☹	☺	☺	☹	☹	☹	☹	☹	£7,212
£7,965	☺	☺	☺	☺	☹	☹	☹	☹	£7,965
£8,719	☺	☺	☺	☺	☺	☹	☹	☹	£8,719
£9,472	☺	☺	☺	☺	☺	☺	☹	☹	£9,472
£10,226	☺	☺	☺	☺	☺	☺	☺	☺	£10,226
£10,979	☺	☺	☺	☺	☺	☺	☺	☺	£10,979
£11,733	☺	☺	☺	☺	☺	☺	☺	☺	£11,733
£12,486	☺	☺	☺	☺	☺	☺	☺	☺	£12,486
£13,240	☺	☺	☺	☺	☺	☺	☺	☺	£13,240

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

RLVs less existing use value **£6,000,000 per hectare** **£2,429,150 per acre** **Car Parking sites etc**

Density - units/ha ->	100 uph	150 uph	200 uph	250 uph	300 uph	350 uph	450 uph	625 uph	
Build costs ->	£1554 per sqm	£1554 per sqm	£2087 per sqm	£2227 per sqm	£2584 per sqm	£2871 per sqm	£3261 per sqm	£3409 per sqm	
Sales value £per sq m									Sales value £per sq m
£3,444	☹	☹	☹	☹	☹	☹	☹	☹	£3,444
£4,198	☹	☹	☹	☹	☹	☹	☹	☹	£4,198
£4,951	☹	☺	☹	☹	☹	☹	☹	☹	£4,951
£5,705	☺	☺	☺	☹	☹	☹	☹	☹	£5,705
£6,458	☺	☺	☺	☹	☹	☹	☹	☹	£6,458
£7,212	☺	☺	☺	☺	☹	☹	☹	☹	£7,212
£7,965	☺	☺	☺	☺	☺	☹	☹	☹	£7,965
£8,719	☺	☺	☺	☺	☺	☺	☹	☹	£8,719
£9,472	☺	☺	☺	☺	☺	☺	☺	☹	£9,472
£10,226	☺	☺	☺	☺	☺	☺	☺	☺	£10,226
£10,979	☺	☺	☺	☺	☺	☺	☺	☺	£10,979
£11,733	☺	☺	☺	☺	☺	☺	☺	☺	£11,733
£12,486	☺	☺	☺	☺	☺	☺	☺	☺	£12,486
£13,240	☺	☺	☺	☺	☺	☺	☺	☺	£13,240

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

RLVs less existing use value **£4,000,000 per hectare** **£1,619,433 per acre** **Community sites/backlands**

Density - units/ha ->	100 uph	150 uph	200 uph	250 uph	300 uph	350 uph	450 uph	625 uph	
Build costs ->	£1554 per sqm	£1554 per sqm	£2087 per sqm	£2227 per sqm	£2584 per sqm	£2871 per sqm	£3261 per sqm	£3409 per sqm	
Sales value per sq m									Sales value per sq m
£3,444	☹	☹	☹	☹	☹	☹	☹	☹	£3,444
£4,198	☹	☺	☹	☹	☹	☹	☹	☹	£4,198
£4,951	☺	☺	☹	☹	☹	☹	☹	☹	£4,951
£5,705	☺	☺	☺	☹	☹	☹	☹	☹	£5,705
£6,458	☺	☺	☺	☺	☹	☹	☹	☹	£6,458
£7,212	☺	☺	☺	☺	☺	☹	☹	☹	£7,212
£7,965	☺	☺	☺	☺	☺	☹	☹	☹	£7,965
£8,719	☺	☺	☺	☺	☺	☺	☹	☹	£8,719
£9,472	☺	☺	☺	☺	☺	☺	☺	☹	£9,472
£10,226	☺	☺	☺	☺	☺	☺	☺	☺	£10,226
£10,979	☺	☺	☺	☺	☺	☺	☺	☺	£10,979
£11,733	☺	☺	☺	☺	☺	☺	☺	☺	£11,733
£12,486	☺	☺	☺	☺	☺	☺	☺	☺	£12,486
£13,240	☺	☺	☺	☺	☺	☺	☺	☺	£13,240

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

MODEL 22

Aff Hsg	40%
% SR	50%
% SO	50%
S106 (private)	£1,500 per unit
S106 (affordable)	£1,500 per unit
CSH (uplift p.u. on PD)	Level 4
CSH (p.u. uplift on AH)	Level 4
Grant	Yes
Developer's profit	17%
CIL (per sqm)*	£250

* plus Mayoral CIL of £50 per sqm

Density - units/ha ->	100 uph	150 uph	200 uph	250 uph	300 uph	350 uph	450 uph	625 uph	
Build costs ->	£1554 per sqm	£1554 per sqm	£2087 per sqm	£2227 per sqm	£2584 per sqm	£2871 per sqm	£3261 per sqm	£3409 per sqm	
Sales value per sm									Sales value per sm
£3,444	2,323,660	3,280,166	-5,353,707	-14,321,715	-25,159,510	-41,315,350	-66,889,317	-103,796,097	£3,444
£4,198	4,495,716	6,511,732	-981,140	8,869,375	-18,616,702	-33,732,653	-57,296,248	-90,504,454	£4,198
£4,951	6,732,017	9,817,765	3,412,693	-3,276,265	-11,931,821	-25,985,303	-47,536,533	-76,981,917	£4,951
£5,705	9,026,603	13,228,084	7,858,581	2,342,208	-5,104,869	-18,073,300	-37,610,174	-63,228,484	£5,705
£6,458	11,180,855	16,429,832	12,055,548	7,615,046	1,330,759	-10,490,602	-28,017,104	-49,936,841	£6,458
£7,212	13,405,275	19,735,861	16,329,993	12,979,522	7,821,915	-2,802,512	-18,257,390	-36,414,303	£7,212
£7,965	15,699,861	23,129,182	20,708,184	18,429,502	14,373,965	4,909,821	8,365,503	-22,660,871	£7,965
£8,719	17,854,113	26,314,972	24,839,656	23,601,577	20,632,738	12,233,445	1,083,858	-9,511,223	£8,719
£9,472	20,008,365	29,500,762	28,971,128	28,740,939	26,839,229	19,503,593	10,405,481	3,394,336	£9,472
£10,226	22,162,618	32,686,551	33,102,600	33,866,956	33,045,721	26,722,263	19,669,115	16,142,793	£10,226
£10,979	24,457,203	36,079,873	37,441,737	39,260,113	39,482,307	34,223,972	29,193,816	29,258,946	£10,979
£11,733	26,611,456	39,265,663	41,547,940	44,377,053	45,633,528	41,401,440	38,343,278	41,838,906	£11,733
£12,486	28,765,708	42,451,453	45,654,143	49,467,311	51,784,749	48,523,080	47,447,961	54,370,038	£12,486
£13,240	30,919,960	45,637,243	49,760,346	54,557,568	57,935,970	55,644,722	56,552,642	66,815,237	£13,240
Private floor area	4,584	6,876	9,168	11,460	13,752	16,044	20,628	28,650	

RLVs less existing use value **£15,620,000 per hectare** **Office**
£6,323,887 per acre
Incl premium to landowner **£18,744,000 per hectare**

Density - units/ha ->	100 uph	150 uph	200 uph	250 uph	300 uph	350 uph	450 uph	625 uph	
Build costs ->	£1554 per sqm	£1554 per sqm	£2087 per sqm	£2227 per sqm	£2584 per sqm	£2871 per sqm	£3261 per sqm	£3409 per sqm	
Sales value per sq m									Sales value per sq m
£3,444	-16,420,340	-15,463,834	-24,097,707	-33,065,715	-43,903,510	-60,059,350	-85,633,317	-122,540,097	£3,444
£4,198	-14,248,284	-12,232,268	-19,725,140	-27,613,375	-37,360,702	-52,476,653	-76,040,248	-109,248,454	£4,198
£4,951	-12,011,983	-8,926,235	-15,331,307	-22,020,265	-30,675,821	-44,729,303	-66,280,533	-95,725,917	£4,951
£5,705	-9,717,397	-5,515,916	-10,885,419	-16,401,792	-23,848,869	-36,817,300	-56,354,174	-81,972,484	£5,705
£6,458	-7,563,145	-2,314,168	-6,688,452	-11,128,954	-17,413,241	-29,234,602	-46,761,104	-68,680,841	£6,458
£7,212	-5,338,725	991,861	-2,414,007	-5,764,478	-10,922,085	-21,546,512	-37,001,390	-55,158,303	£7,212
£7,965	-3,044,139	4,385,182	1,964,184	-314,498	-4,370,035	-13,834,179	-27,109,503	-41,404,871	£7,965
£8,719	-889,887	7,570,972	6,095,656	4,857,577	1,888,738	-6,510,555	-17,660,142	-28,255,223	£8,719
£9,472	1,264,365	10,756,762	10,227,128	9,996,939	8,095,229	759,593	-8,338,519	-15,349,664	£9,472
£10,226	3,418,618	13,942,551	14,358,600	15,122,956	14,301,721	7,978,263	925,115	-2,601,207	£10,226
£10,979	5,713,203	17,335,873	18,697,737	20,516,113	20,738,307	15,479,972	10,449,816	10,514,946	£10,979
£11,733	7,867,456	20,521,663	22,803,940	25,633,053	26,889,528	22,657,440	19,599,278	23,094,906	£11,733
£12,486	10,021,708	23,707,453	26,910,143	30,723,311	33,040,749	29,779,080	28,703,961	35,626,038	£12,486
£13,240	12,175,960	26,893,243	31,016,346	35,813,568	39,191,970	36,900,722	37,808,642	48,071,237	£13,240

Value ranges: Current | Inflated (10% real growth) | Inflated (25% real growth)

RLVs less existing use value **£11,620,000 per hectare** **Industrial/Storage/Distribution**
£4,704,453 per acre
Incl premium to landowner **£13,944,000 per hectare**

Density - units/ha ->	100 uph	150 uph	200 uph	250 uph	300 uph	350 uph	450 uph	625 uph	
Build costs ->	£1554 per sqm	£1554 per sqm	£2087 per sqm	£2227 per sqm	£2584 per sqm	£2871 per sqm	£3261 per sqm	£3409 per sqm	
Sales value per sq m									Sales value per sq m
£3,444	-11,620,340	-10,663,834	-19,297,707	-28,265,715	-39,103,510	-55,259,350	-80,833,317	-117,740,097	£3,444
£4,198	-9,448,284	-7,432,268	-14,925,140	-22,813,375	-32,560,702	-47,676,653	-71,240,248	-104,448,454	£4,198
£4,951	-7,211,983	-4,126,235	-10,531,307	-17,220,265	-25,875,821	-39,929,303	-61,480,533	-90,925,917	£4,951
£5,705	-4,917,397	-715,916	-6,085,419	-11,601,792	-19,048,869	-32,017,300	-51,554,174	-77,172,484	£5,705
£6,458	-2,763,145	2,485,832	-1,888,452	-6,328,954	-12,613,241	-24,434,602	-41,961,104	-63,880,841	£6,458
£7,212	-538,725	5,791,861	2,385,993	-964,478	-6,122,085	-16,746,512	-32,201,390	-50,358,303	£7,212
£7,965	1,755,861	9,185,182	6,764,184	4,485,502	429,965	-9,034,179	-22,309,503	-36,604,871	£7,965
£8,719	3,910,113	12,370,972	10,895,656	9,657,577	6,688,738	-1,710,555	-12,860,142	-23,455,223	£8,719
£9,472	6,064,365	15,556,762	15,027,128	14,796,939	12,895,229	5,559,593	3,538,519	-10,549,664	£9,472
£10,226	8,218,618	18,742,551	19,158,600	19,922,956	19,101,721	12,778,263	5,725,115	2,198,793	£10,226
£10,979	10,513,203	22,135,873	23,497,737	25,316,113	25,538,307	20,279,972	15,249,816	15,314,946	£10,979
£11,733	12,667,456	25,321,663	27,603,940	30,433,053	31,689,528	27,457,440	24,399,278	27,894,906	£11,733
£12,486	14,821,708	28,507,453	31,710,143	35,523,311	37,840,749	34,579,080	33,503,961	40,426,038	£12,486
£13,240	16,975,960	31,693,243	35,816,346	40,613,568	43,991,970	41,700,722	42,608,642	52,871,237	£13,240

Value ranges: Current | Inflated (10% real growth) | Inflated (25% real growth)

RLVs less existing use value **£6,000,000 per hectare** **Car Parking sites etc**
£2,429,150 per acre
Incl premium to landowner **£7,200,000 per hectare**

Density - units/ha ->	100 uph	150 uph	200 uph	250 uph	300 uph	350 uph	450 uph	625 uph	
Build costs ->	£1554 per sqm	£1554 per sqm	£2087 per sqm	£2227 per sqm	£2584 per sqm	£2871 per sqm	£3261 per sqm	£3409 per sqm	
Sales value per sq m									Sales value per sq m
£3,444	-4,876,340	-3,919,834	-12,553,707	-21,521,715	-32,359,510	-48,515,350	-74,089,317	-110,996,097	£3,444
£4,198	-2,704,284	-688,268	-8,181,140	-16,069,375	-25,816,702	-40,932,653	-64,496,248	-97,704,454	£4,198
£4,951	-467,983	2,617,765	-3,787,307	-10,476,265	-19,131,821	-33,185,303	-54,736,533	-84,181,917	£4,951
£5,705	1,826,603	6,028,084	658,581	-4,857,792	-12,304,869	-25,273,300	-44,810,174	-70,428,484	£5,705
£6,458	3,980,855	9,229,832	4,855,548	415,046	-5,869,241	-17,690,602	-35,217,104	-57,136,841	£6,458
£7,212	6,205,275	12,535,861	9,129,993	5,779,522	621,915	-10,002,512	-25,457,390	-43,614,303	£7,212
£7,965	8,499,861	15,929,182	13,508,184	11,229,502	7,173,965	-2,290,179	-15,565,503	-29,860,871	£7,965
£8,719	10,654,113	19,114,972	17,639,656	16,401,577	13,432,738	5,033,445	-6,116,142	-16,711,223	£8,719
£9,472	12,808,365	22,300,762	21,771,128	21,540,939	19,639,229	12,303,593	3,205,481	-3,805,664	£9,472
£10,226	14,962,618	25,486,551	25,902,600	26,666,956	25,845,721	19,522,263	12,469,115	8,942,793	£10,226
£10,979	17,257,203	28,879,873	30,241,737	32,060,113	32,282,307	27,023,972	21,993,816	22,058,946	£10,979
£11,733	19,411,456	32,065,663	34,347,940	37,177,053	38,433,528	34,201,440	31,143,278	34,638,906	£11,733
£12,486	21,565,708	35,251,453	38,454,143	42,267,311	44,584,749	41,323,080	40,247,961	47,170,038	£12,486
£13,240	23,719,960	38,437,243	42,560,346	47,357,568	50,735,970	48,444,722	49,352,642	59,615,237	£13,240

Value ranges: Current | Inflated (10% real growth) | Inflated (25% real growth)

RLVs less existing use value **£4,000,000 per hectare** **Community sites/backlands**
£1,619,433 per acre
Incl premium to landowner **£4,800,000 per hectare**

Density - units/ha ->	100 uph	150 uph	200 uph	250 uph	300 uph	350 uph	450 uph	625 uph	
Build costs ->	£1554 per sqm	£1554 per sqm	£2087 per sqm	£2227 per sqm	£2584 per sqm	£2871 per sqm	£3261 per sqm	£3409 per sqm	
Sales value £per sq m									Sales value £per sq m
£3,444	-2,476,340	-1,519,834	-10,153,707	-19,121,715	-29,959,510	-46,115,350	-71,689,317	-108,596,097	£3,444
£4,198	-304,284	1,711,732	-5,781,140	-13,669,375	-23,416,702	-38,532,653	-62,096,248	-95,304,454	£4,198
£4,951	1,932,017	5,017,765	-1,387,307	-8,076,265	-16,731,821	-30,785,303	-52,336,533	-81,781,917	£4,951
£5,705	4,226,603	8,428,084	3,058,581	-2,457,792	-9,904,869	-22,873,300	-42,410,174	-68,028,484	£5,705
£6,458	6,380,855	11,629,832	7,255,548	2,815,046	-3,469,241	-15,290,602	-32,817,104	-54,736,841	£6,458
£7,212	8,605,275	14,935,861	11,529,993	8,179,522	3,021,915	-7,602,512	-23,057,390	-41,214,303	£7,212
£7,965	10,899,861	18,329,182	15,908,184	13,629,502	9,573,965	109,821	-13,165,503	-27,460,871	£7,965
£8,719	13,054,113	21,514,972	20,039,656	18,801,577	15,832,738	7,433,445	-3,716,142	-14,311,223	£8,719
£9,472	15,208,365	24,700,762	24,171,128	23,940,939	22,039,229	14,703,593	5,605,481	-1,405,664	£9,472
£10,226	17,362,618	27,886,551	28,302,600	29,066,956	28,245,721	21,922,263	14,869,115	11,342,793	£10,226
£10,979	19,657,203	31,279,873	32,641,737	34,460,113	34,682,307	29,423,972	24,393,816	24,458,946	£10,979
£11,733	21,811,456	34,465,663	36,747,940	39,577,053	40,833,528	36,601,440	33,543,278	37,038,906	£11,733
£12,486	23,965,708	37,651,453	40,854,143	44,667,311	46,984,749	43,723,080	42,647,961	49,570,038	£12,486
£13,240	26,119,960	40,837,243	44,960,346	49,757,568	53,135,970	50,844,722	51,752,642	62,015,237	£13,240

Value ranges: Current | Inflated (10% real growth) | Inflated (25% real growth)

MODEL 22

Density - units/ha ->	100 uph	150 uph	200 uph	250 uph	300 uph	350 uph	450 uph	625 uph	
Build costs ->	£1554 per sqm	£1554 per sqm	£2087 per sqm	£2227 per sqm	£2584 per sqm	£2871 per sqm	£3261 per sqm	£3409 per sqm	
Sales value psm									Sales value psm
£3,444	2,323,660	3,280,166	- 5,353,707	- 14,321,715	- 25,159,510	- 41,315,350	- 66,889,317	- 103,796,097	£3,444
£4,198	4,495,716	6,511,732	- 981,140	- 8,869,375	- 18,616,702	- 33,732,653	- 57,296,248	- 90,504,454	£4,198
£4,951	6,732,017	9,817,765	3,412,693	- 3,276,265	- 11,931,821	- 25,985,303	- 47,536,533	- 76,981,917	£4,951
£5,705	9,026,603	13,228,084	7,858,581	2,342,208	- 5,104,869	- 18,073,300	- 37,610,174	- 63,228,484	£5,705
£6,458	11,180,855	16,429,832	12,055,548	7,615,046	1,330,759	- 10,490,602	- 28,017,104	- 49,936,841	£6,458
£7,212	13,405,275	19,735,861	16,329,993	12,979,522	7,821,915	- 2,802,512	- 18,257,390	- 36,414,303	£7,212
£7,965	15,699,861	23,129,182	20,708,184	18,429,502	14,373,965	4,909,821	- 8,365,503	- 22,660,871	£7,965
£8,719	17,854,113	26,314,972	24,839,656	23,601,577	20,632,738	12,233,445	1,083,858	- 9,511,223	£8,719
£9,472	20,008,365	29,500,762	28,971,128	28,740,939	26,839,229	19,503,593	10,405,481	3,394,336	£9,472
£10,226	22,162,618	32,686,551	33,102,600	33,866,956	33,045,721	26,722,263	19,669,115	16,142,793	£10,226
£10,979	24,457,203	36,079,873	37,441,737	39,260,113	39,482,307	34,223,972	29,193,816	29,258,946	£10,979
£11,733	26,611,456	39,265,663	41,547,940	44,377,053	45,633,528	41,401,440	38,343,278	41,838,906	£11,733
£12,486	28,765,708	42,451,453	45,654,143	49,467,311	51,784,749	48,523,080	47,447,961	54,370,038	£12,486
£13,240	30,919,960	45,637,243	49,760,346	54,557,568	57,935,970	55,644,722	56,552,642	66,815,237	£13,240

Aff Hsg	40%
% SR	50%
% SO	50%
S106 (private)	£1,500 per unit
S106 (affordable)	£1,500 per unit
CSH (% uplift on Private	0%
CSH (% uplift on AH)	0%
Grant	Yes
Developer's profi	17%

RLVs less existing use value **£15,620,000 per hectare** **£6,323,887 per acre** **Office**

Density - units/ha ->	100 uph	150 uph	200 uph	250 uph	300 uph	350 uph	450 uph	625 uph	
Build costs->	£1554 per sqm	£1554 per sqm	£2087 per sqm	£2227 per sqm	£2584 per sqm	£2871 per sqm	£3261 per sqm	£3409 per sqm	
Sales value £per sq m									Sales value £per sq m
£3,444	☹	☹	☹	☹	☹	☹	☹	☹	£3,444
£4,198	☹	☹	☹	☹	☹	☹	☹	☹	£4,198
£4,951	☹	☹	☹	☹	☹	☹	☹	☹	£4,951
£5,705	☹	☹	☹	☹	☹	☹	☹	☹	£5,705
£6,458	☹	☹	☹	☹	☹	☹	☹	☹	£6,458
£7,212	☹	☺	☹	☹	☹	☹	☹	☹	£7,212
£7,965	☹	☺	☺	☹	☹	☹	☹	☹	£7,965
£8,719	☹	☺	☺	☺	☺	☹	☹	☹	£8,719
£9,472	☺	☺	☺	☺	☺	☺	☹	☹	£9,472
£10,226	☺	☺	☺	☺	☺	☺	☺	☹	£10,226
£10,979	☺	☺	☺	☺	☺	☺	☺	☺	£10,979
£11,733	☺	☺	☺	☺	☺	☺	☺	☺	£11,733
£12,486	☺	☺	☺	☺	☺	☺	☺	☺	£12,486
£13,240	☺	☺	☺	☺	☺	☺	☺	☺	£13,240

Value ranges

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

RLVs less existing use value **£11,620,000 per hectare** **£4,704,453 per acre** **Industrial/Storage/Distribution**

Density - units/ha ->	100 uph	150 uph	200 uph	250 uph	300 uph	350 uph	450 uph	625 uph	
Build costs ->	£1554 per sqm	£1554 per sqm	£2087 per sqm	£2227 per sqm	£2584 per sqm	£2871 per sqm	£3261 per sqm	£3409 per sqm	
Sales value per sq m									Sales value per sq m
£3,444	☹	☹	☹	☹	☹	☹	☹	☹	£3,444
£4,198	☹	☹	☹	☹	☹	☹	☹	☹	£4,198
£4,951	☹	☹	☹	☹	☹	☹	☹	☹	£4,951
£5,705	☹	☹	☹	☹	☹	☹	☹	☹	£5,705
£6,458	☹	☺	☹	☹	☹	☹	☹	☹	£6,458
£7,212	☹	☺	☺	☹	☹	☹	☹	☹	£7,212
£7,965	☺	☺	☺	☺	☺	☹	☹	☹	£7,965
£8,719	☺	☺	☺	☺	☺	☹	☹	☹	£8,719
£9,472	☺	☺	☺	☺	☺	☺	☹	☹	£9,472
£10,226	☺	☺	☺	☺	☺	☺	☺	☺	£10,226
£10,979	☺	☺	☺	☺	☺	☺	☺	☺	£10,979
£11,733	☺	☺	☺	☺	☺	☺	☺	☺	£11,733
£12,486	☺	☺	☺	☺	☺	☺	☺	☺	£12,486
£13,240	☺	☺	☺	☺	☺	☺	☺	☺	£13,240

Value ranges

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

RLVs less existing use value **£6,000,000 per hectare** **£2,429,150 per acre** **Car Parking sites etc**

Density - units/ha ->	100 uph	150 uph	200 uph	250 uph	300 uph	350 uph	450 uph	625 uph	
Build costs ->	£1554 per sqm	£1554 per sqm	£2087 per sqm	£2227 per sqm	£2584 per sqm	£2871 per sqm	£3261 per sqm	£3409 per sqm	
Sales value £per sq m									Sales value £per sq m
£3,444	☹	☹	☹	☹	☹	☹	☹	☹	£3,444
£4,198	☹	☹	☹	☹	☹	☹	☹	☹	£4,198
£4,951	☹	☺	☹	☹	☹	☹	☹	☹	£4,951
£5,705	☺	☺	☺	☹	☹	☹	☹	☹	£5,705
£6,458	☺	☺	☺	☺	☹	☹	☹	☹	£6,458
£7,212	☺	☺	☺	☺	☺	☹	☹	☹	£7,212
£7,965	☺	☺	☺	☺	☺	☹	☹	☹	£7,965
£8,719	☺	☺	☺	☺	☺	☺	☹	☹	£8,719
£9,472	☺	☺	☺	☺	☺	☺	☺	☹	£9,472
£10,226	☺	☺	☺	☺	☺	☺	☺	☺	£10,226
£10,979	☺	☺	☺	☺	☺	☺	☺	☺	£10,979
£11,733	☺	☺	☺	☺	☺	☺	☺	☺	£11,733
£12,486	☺	☺	☺	☺	☺	☺	☺	☺	£12,486
£13,240	☺	☺	☺	☺	☺	☺	☺	☺	£13,240

Value ranges

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

RLVs less existing use value **£4,000,000 per hectare** **£1,619,433 per acre** **Community sites/backlands**

Density - units/ha ->	100 uph	150 uph	200 uph	250 uph	300 uph	350 uph	450 uph	625 uph	
Build costs ->	£1554 per sqm	£1554 per sqm	£2087 per sqm	£2227 per sqm	£2584 per sqm	£2871 per sqm	£3261 per sqm	£3409 per sqm	
Sales value per sq m									Sales value per sq m
£3,444	☹	☹	☹	☹	☹	☹	☹	☹	£3,444
£4,198	☹	☺	☹	☹	☹	☹	☹	☹	£4,198
£4,951	☺	☺	☹	☹	☹	☹	☹	☹	£4,951
£5,705	☺	☺	☺	☹	☹	☹	☹	☹	£5,705
£6,458	☺	☺	☺	☺	☹	☹	☹	☹	£6,458
£7,212	☺	☺	☺	☺	☺	☹	☹	☹	£7,212
£7,965	☺	☺	☺	☺	☺	☺	☹	☹	£7,965
£8,719	☺	☺	☺	☺	☺	☺	☹	☹	£8,719
£9,472	☺	☺	☺	☺	☺	☺	☺	☹	£9,472
£10,226	☺	☺	☺	☺	☺	☺	☺	☺	£10,226
£10,979	☺	☺	☺	☺	☺	☺	☺	☺	£10,979
£11,733	☺	☺	☺	☺	☺	☺	☺	☺	£11,733
£12,486	☺	☺	☺	☺	☺	☺	☺	☺	£12,486
£13,240	☺	☺	☺	☺	☺	☺	☺	☺	£13,240

Value ranges

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

MODEL 23

Aff Hsg	40%
% SR	60%
% SO	40%
S106 (private)	£1,500 per unit
S106 (affordable)	£1,500 per unit
CSH (uplift p.u. on PD)	Level 4
CSH (p.u. uplift on AH)	Level 4
Grant	Yes
Developer's profit	20%
CIL (per sqm)*	£250

* plus Mayoral CIL of £50 per sqm

Density - units/ha ->	100 uph	150 uph	200 uph	250 uph	300 uph	350 uph	450 uph	625 uph	
Build costs ->	£1554 per sqm	£1554 per sqm	£2087 per sqm	£2227 per sqm	£2584 per sqm	£2871 per sqm	£3261 per sqm	£3409 per sqm	
Sales value per sm									Sales value per sm
£3,444	1,731,824	2,395,200	-6,617,785	-15,911,227	-27,103,322	-43,616,143	-69,886,786	-108,020,647	£3,444
£4,198	3,825,372	5,511,701	-2,387,493	-10,655,959	-20,797,001	-36,307,518	-60,640,454	-95,209,425	£4,198
£4,951	5,987,108	8,707,742	1,872,649	-5,263,754	-14,353,743	-28,840,193	-51,233,501	-82,175,654	£4,951
£5,705	8,199,606	11,994,796	6,178,324	208,823	-7,773,548	-21,214,166	-41,665,925	-68,919,333	£5,705
£6,458	10,275,994	15,080,818	10,235,479	5,311,795	-1,515,424	-13,905,542	-32,419,593	-56,108,111	£6,458
£7,212	12,420,012	18,267,355	14,364,043	10,490,924	4,765,203	-6,443,262	-23,012,639	-43,074,339	£7,212
£7,965	14,631,662	21,547,765	18,588,617	15,773,218	11,120,100	1,042,442	-13,445,063	-29,818,020	£7,965
£8,719	16,708,050	24,618,406	22,586,654	20,758,351	17,167,225	8,139,702	-4,296,885	-17,010,594	£8,719
£9,472	18,784,437	27,689,047	26,568,796	25,741,286	23,174,524	15,160,917	4,761,483	-4,492,948	£9,472
£10,226	20,860,825	30,759,687	30,550,937	30,682,026	29,156,684	22,168,289	13,744,500	7,900,709	£10,226
£10,979	23,072,474	34,030,359	34,740,606	35,880,249	35,398,641	29,401,483	22,944,476	20,600,399	£10,979
£11,733	25,148,862	37,101,000	38,711,574	40,820,988	41,329,268	36,331,102	31,816,665	32,774,155	£11,733
£12,486	27,225,250	40,171,641	42,669,360	45,747,880	47,258,156	43,236,063	40,612,668	44,899,418	£12,486
£13,240	29,301,637	43,242,281	46,627,146	50,654,152	53,187,044	50,100,295	49,388,266	56,953,954	£13,240
Private floor area	4,584	6,876	9,168	11,460	13,752	16,044	20,628	28,650	

RLVs less existing use value **£15,620,000 per hectare** **Office**
£6,323,887 per acre
Incl premium to landowner **£18,744,000 per hectare**

Density - units/ha ->	100 uph	150 uph	200 uph	250 uph	300 uph	350 uph	450 uph	625 uph	
Build costs ->	£1554 per sqm	£1554 per sqm	£2087 per sqm	£2227 per sqm	£2584 per sqm	£2871 per sqm	£3261 per sqm	£3409 per sqm	
Sales value per sq m									Sales value per sq m
£3,444	-17,012,176	-16,348,800	-25,361,785	-34,655,227	-45,847,322	-62,360,143	-88,630,786	-126,764,647	£3,444
£4,198	-14,918,628	-13,232,299	-21,131,493	-29,399,959	-39,541,001	-55,051,518	-79,384,454	-113,953,425	£4,198
£4,951	-12,756,892	-10,036,258	-16,871,351	-24,007,754	-33,097,743	-47,584,193	-69,977,501	-100,919,654	£4,951
£5,705	-10,544,394	-6,749,204	-12,565,676	-18,535,177	-26,517,548	-39,958,166	-60,409,925	-87,663,333	£5,705
£6,458	-8,468,006	-3,663,182	-8,508,521	-13,432,205	-20,259,424	-32,649,542	-51,163,593	-74,852,111	£6,458
£7,212	-6,323,988	-476,645	-4,379,957	-8,253,076	-13,978,797	-25,187,262	-41,756,639	-61,818,339	£7,212
£7,965	-4,112,338	2,803,765	-155,383	-2,970,782	-7,623,900	-17,701,558	-32,189,063	-48,562,020	£7,965
£8,719	-2,035,950	5,874,406	3,842,654	2,014,351	-1,576,775	-10,604,298	-23,040,885	-35,754,594	£8,719
£9,472	40,437	8,945,047	7,824,796	6,997,286	4,430,524	-3,583,083	-13,982,517	-23,236,948	£9,472
£10,226	2,116,825	12,015,687	11,806,937	11,938,026	10,412,684	3,424,289	-4,999,500	-10,843,291	£10,226
£10,979	4,328,474	15,286,359	15,996,606	17,136,249	16,654,641	10,657,483	4,200,476	1,856,399	£10,979
£11,733	6,404,862	18,357,000	19,967,574	22,076,988	22,585,268	17,587,102	13,072,665	14,030,155	£11,733
£12,486	8,481,250	21,427,641	23,925,360	27,003,880	28,514,156	24,492,063	21,868,668	26,155,418	£12,486
£13,240	10,557,637	24,498,281	27,883,146	31,910,152	34,443,044	31,356,295	30,644,266	38,209,954	£13,240

Value ranges: Current | Inflated (10% real growth) | Inflated (25% real growth)

RLVs less existing use value **£11,620,000 per hectare** **Industrial/Storage/Distribution**
£4,704,453 per acre
Incl premium to landowner **£13,944,000 per hectare**

Density - units/ha ->	100 uph	150 uph	200 uph	250 uph	300 uph	350 uph	450 uph	625 uph	
Build costs ->	£1554 per sqm	£1554 per sqm	£2087 per sqm	£2227 per sqm	£2584 per sqm	£2871 per sqm	£3261 per sqm	£3409 per sqm	
Sales value per sq m									Sales value per sq m
£3,444	-12,212,176	-11,548,800	-20,561,785	-29,855,227	-41,047,322	-57,560,143	-83,830,786	-121,964,647	£3,444
£4,198	-10,118,628	-8,432,299	-16,331,493	-24,599,959	-34,741,001	-50,251,518	-74,584,454	-109,153,425	£4,198
£4,951	-7,956,892	-5,236,258	-12,071,351	-19,207,754	-28,297,743	-42,784,193	-65,177,501	-96,119,654	£4,951
£5,705	-5,744,394	-1,949,204	-7,765,676	-13,735,177	-21,717,548	-35,158,166	-55,609,925	-82,863,333	£5,705
£6,458	-3,668,006	1,136,818	-3,708,521	-8,632,205	-15,459,424	-27,849,542	-46,363,593	-70,052,111	£6,458
£7,212	-1,523,988	4,323,355	420,043	-3,453,076	-9,178,797	-20,387,262	-36,956,639	-57,018,339	£7,212
£7,965	687,662	7,603,765	4,644,617	1,829,218	-2,823,900	-12,901,558	-27,389,063	-43,762,020	£7,965
£8,719	2,764,050	10,674,406	8,642,654	6,814,351	3,223,225	-5,804,298	-18,240,885	-30,954,594	£8,719
£9,472	4,840,437	13,745,047	12,624,796	11,797,286	9,230,524	1,216,917	-9,182,517	-18,436,948	£9,472
£10,226	6,916,825	16,815,687	16,606,937	16,738,026	15,212,684	8,224,289	-199,500	-6,043,291	£10,226
£10,979	9,128,474	20,086,359	20,796,606	21,936,249	21,454,641	15,457,483	9,000,476	6,656,399	£10,979
£11,733	11,204,862	23,157,000	24,767,574	26,876,988	27,385,268	22,387,102	17,872,665	18,830,155	£11,733
£12,486	13,281,250	26,227,641	28,725,360	31,803,880	33,314,156	29,292,063	26,668,668	30,955,418	£12,486
£13,240	15,357,637	29,298,281	32,683,146	36,710,152	39,243,044	36,156,295	35,444,266	43,009,954	£13,240

Value ranges: Current | Inflated (10% real growth) | Inflated (25% real growth)

RLVs less existing use value **£6,000,000 per hectare** **Car Parking sites etc**
£2,429,150 per acre
Incl premium to landowner **£7,200,000 per hectare**

Density - units/ha ->	100 uph	150 uph	200 uph	250 uph	300 uph	350 uph	450 uph	625 uph	
Build costs ->	£1554 per sqm	£1554 per sqm	£2087 per sqm	£2227 per sqm	£2584 per sqm	£2871 per sqm	£3261 per sqm	£3409 per sqm	
Sales value per sq m									Sales value per sq m
£3,444	-5,468,176	-4,804,800	-13,817,785	-23,111,227	-34,303,322	-50,816,143	-77,086,786	-115,220,647	£3,444
£4,198	-3,374,628	-1,688,299	-9,587,493	-17,855,959	-27,997,001	-43,507,518	-67,840,454	-102,409,425	£4,198
£4,951	-1,212,892	1,507,742	-5,327,351	-12,463,754	-21,553,743	-36,040,193	-58,433,501	-89,375,654	£4,951
£5,705	999,606	4,794,796	-1,021,676	-6,991,177	-14,973,548	-28,414,166	-48,865,925	-76,119,333	£5,705
£6,458	3,075,994	7,880,818	3,035,479	-1,888,205	-8,715,424	-21,105,542	-39,619,593	-63,308,111	£6,458
£7,212	5,220,012	11,067,355	7,164,043	3,290,924	-2,434,797	-13,643,262	-30,212,639	-50,274,339	£7,212
£7,965	7,431,662	14,347,765	11,388,617	8,573,218	3,920,100	-6,157,558	-20,645,063	-37,018,020	£7,965
£8,719	9,508,050	17,418,406	15,386,654	13,558,351	9,967,225	939,702	-11,496,885	-24,210,594	£8,719
£9,472	11,584,437	20,489,047	19,368,796	18,541,286	15,974,524	7,960,917	2,438,517	-11,692,948	£9,472
£10,226	13,660,825	23,559,687	23,350,937	23,482,026	21,956,684	14,968,289	6,544,500	700,709	£10,226
£10,979	15,872,474	26,830,359	27,540,606	28,680,249	28,198,641	22,201,483	15,744,476	13,400,399	£10,979
£11,733	17,948,862	29,901,000	31,511,574	33,620,988	34,129,268	29,131,102	24,616,665	25,574,155	£11,733
£12,486	20,025,250	32,971,641	35,469,360	38,547,880	40,058,156	36,036,063	33,412,668	37,699,418	£12,486
£13,240	22,101,637	36,042,281	39,427,146	43,454,152	45,987,044	42,900,295	42,188,266	49,753,954	£13,240

Value ranges: Current | Inflated (10% real growth) | Inflated (25% real growth)

RLVs less existing use value **£4,000,000 per hectare** **Community sites/backlands**
£1,619,433 per acre
Incl premium to landowner **£4,800,000 per hectare**

Density - units/ha ->	100 uph	150 uph	200 uph	250 uph	300 uph	350 uph	450 uph	625 uph	
Build costs ->	£1554 per sqm	£1554 per sqm	£2087 per sqm	£2227 per sqm	£2584 per sqm	£2871 per sqm	£3261 per sqm	£3409 per sqm	
Sales value £per sq m									Sales value £per sq m
£3,444	-3,068,176	-2,404,800	-11,417,785	-20,711,227	-31,903,322	-48,416,143	-74,686,786	-112,820,647	£3,444
£4,198	-974,628	711,701	-7,187,493	-15,455,959	-25,597,001	-41,107,518	-65,440,454	-100,009,425	£4,198
£4,951	1,187,108	3,907,742	-2,927,351	-10,063,754	-19,153,743	-33,640,193	-56,033,501	-86,975,654	£4,951
£5,705	3,399,606	7,194,796	1,378,324	-4,591,177	-12,573,548	-26,014,166	-46,465,925	-73,719,333	£5,705
£6,458	5,475,994	10,280,818	5,435,479	511,795	-6,315,424	-18,705,542	-37,219,593	-60,908,111	£6,458
£7,212	7,620,012	13,467,355	9,564,043	5,690,924	34,797	-11,243,262	-27,812,639	-47,874,339	£7,212
£7,965	9,831,662	16,747,765	13,788,617	10,973,218	6,320,100	-3,757,558	-18,245,063	-34,618,020	£7,965
£8,719	11,908,050	19,818,406	17,786,654	15,958,351	12,367,225	3,339,702	-9,096,885	-21,810,594	£8,719
£9,472	13,984,437	22,889,047	21,768,796	20,941,286	18,374,524	10,360,917	-38,517	-9,292,948	£9,472
£10,226	16,060,825	25,959,687	25,750,937	25,882,026	24,356,684	17,368,289	8,944,500	3,100,709	£10,226
£10,979	18,272,474	29,230,359	29,940,606	31,080,249	30,598,641	24,601,483	18,144,476	15,800,399	£10,979
£11,733	20,348,862	32,301,000	33,911,574	36,020,988	36,529,268	31,531,102	27,016,665	27,974,155	£11,733
£12,486	22,425,250	35,371,641	37,869,360	40,947,880	42,458,156	38,436,063	35,812,668	40,099,418	£12,486
£13,240	24,501,637	38,442,281	41,827,146	45,854,152	48,387,044	45,300,295	44,588,266	52,153,954	£13,240

Value ranges: Current | Inflated (10% real growth) | Inflated (25% real growth)

MODEL 23

Density - units/ha ->	100 uph	150 uph	200 uph	250 uph	300 uph	350 uph	450 uph	625 uph	
Build costs ->	£1554 per sqm	£1554 per sqm	£2087 per sqm	£2227 per sqm	£2584 per sqm	£2871 per sqm	£3261 per sqm	£3409 per sqm	
Sales value psm									Sales value psm
£3,444	1,731,824	2,395,200	- 6,617,785	- 15,911,227	- 27,103,322	- 43,616,143	- 69,886,786	- 108,020,647	£3,444
£4,198	3,825,372	5,511,701	- 2,387,493	- 10,655,959	- 20,797,001	- 36,307,518	- 60,640,454	- 95,209,425	£4,198
£4,951	5,987,108	8,707,742	1,872,649	- 5,263,754	- 14,353,743	- 28,840,193	- 51,233,501	- 82,175,654	£4,951
£5,705	8,199,606	11,994,796	6,178,324	208,823	- 7,773,548	- 21,214,166	- 41,665,925	- 68,919,333	£5,705
£6,458	10,275,994	15,080,818	10,235,479	5,311,795	- 1,515,424	- 13,905,542	- 32,419,593	- 56,108,111	£6,458
£7,212	12,420,012	18,267,355	14,364,043	10,490,924	4,765,203	- 6,443,262	- 23,012,639	- 43,074,339	£7,212
£7,965	14,631,662	21,547,765	18,588,617	15,773,218	11,120,100	1,042,442	- 13,445,063	- 29,818,020	£7,965
£8,719	16,708,050	24,618,406	22,586,654	20,758,351	17,167,225	8,139,702	- 4,296,885	- 17,010,594	£8,719
£9,472	18,784,437	27,689,047	26,568,796	25,741,286	23,174,524	15,160,917	4,761,483	- 4,492,948	£9,472
£10,226	20,860,825	30,759,687	30,550,937	30,682,026	29,156,684	22,168,289	13,744,500	7,900,709	£10,226
£10,979	23,072,474	34,030,359	34,740,606	35,880,249	35,398,641	29,401,483	22,944,476	20,600,399	£10,979
£11,733	25,148,862	37,101,000	38,711,574	40,820,988	41,329,268	36,331,102	31,816,665	32,774,155	£11,733
£12,486	27,225,250	40,171,641	42,669,360	45,747,880	47,258,156	43,236,063	40,612,668	44,899,418	£12,486
£13,240	29,301,637	43,242,281	46,627,146	50,654,152	53,187,044	50,100,295	49,388,266	56,953,954	£13,240

Aff Hsg	40%
% SR	60%
% SO	40%
S106 (private)	£1,500 per unit
S106 (affordable)	£1,500 per unit
CSH (% uplift on Private	0%
CSH (% uplift on AH)	0%
Grant	Yes
Developer's profi	20%

RLVs less existing use value **£15,620,000 per hectare** **£6,323,887 per acre** **Office**

Density - units/ha ->	100 uph	150 uph	200 uph	250 uph	300 uph	350 uph	450 uph	625 uph	
Build costs->	£1554 per sqm	£1554 per sqm	£2087 per sqm	£2227 per sqm	£2584 per sqm	£2871 per sqm	£3261 per sqm	£3409 per sqm	
Sales value £per sq m									Sales value £per sq m
£3,444	☹	☹	☹	☹	☹	☹	☹	☹	£3,444
£4,198	☹	☹	☹	☹	☹	☹	☹	☹	£4,198
£4,951	☹	☹	☹	☹	☹	☹	☹	☹	£4,951
£5,705	☹	☹	☹	☹	☹	☹	☹	☹	£5,705
£6,458	☹	☹	☹	☹	☹	☹	☹	☹	£6,458
£7,212	☹	☹	☹	☹	☹	☹	☹	☹	£7,212
£7,965	☹	☺	☹	☹	☹	☹	☹	☹	£7,965
£8,719	☹	☺	☺	☺	☹	☹	☹	☹	£8,719
£9,472	☺	☺	☺	☺	☺	☹	☹	☹	£9,472
£10,226	☺	☺	☺	☺	☺	☺	☹	☹	£10,226
£10,979	☺	☺	☺	☺	☺	☺	☺	☺	£10,979
£11,733	☺	☺	☺	☺	☺	☺	☺	☺	£11,733
£12,486	☺	☺	☺	☺	☺	☺	☺	☺	£12,486
£13,240	☺	☺	☺	☺	☺	☺	☺	☺	£13,240

Value ranges

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

RLVs less existing use value **£11,620,000 per hectare** **£4,704,453 per acre** **Industrial/Storage/Distribution**

Density - units/ha ->	100 uph	150 uph	200 uph	250 uph	300 uph	350 uph	450 uph	625 uph	
Build costs ->	£1554 per sqm	£1554 per sqm	£2087 per sqm	£2227 per sqm	£2584 per sqm	£2871 per sqm	£3261 per sqm	£3409 per sqm	
Sales value per sq m									Sales value per sq m
£3,444	☹	☹	☹	☹	☹	☹	☹	☹	£3,444
£4,198	☹	☹	☹	☹	☹	☹	☹	☹	£4,198
£4,951	☹	☹	☹	☹	☹	☹	☹	☹	£4,951
£5,705	☹	☹	☹	☹	☹	☹	☹	☹	£5,705
£6,458	☹	☺	☹	☹	☹	☹	☹	☹	£6,458
£7,212	☹	☺	☺	☹	☹	☹	☹	☹	£7,212
£7,965	☺	☺	☺	☺	☹	☹	☹	☹	£7,965
£8,719	☺	☺	☺	☺	☺	☹	☹	☹	£8,719
£9,472	☺	☺	☺	☺	☺	☺	☹	☹	£9,472
£10,226	☺	☺	☺	☺	☺	☺	☹	☹	£10,226
£10,979	☺	☺	☺	☺	☺	☺	☺	☺	£10,979
£11,733	☺	☺	☺	☺	☺	☺	☺	☺	£11,733
£12,486	☺	☺	☺	☺	☺	☺	☺	☺	£12,486
£13,240	☺	☺	☺	☺	☺	☺	☺	☺	£13,240

Value ranges

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

RLVs less existing use value **£6,000,000 per hectare** **£2,429,150 per acre** **Car Parking sites etc**

Density - units/ha ->	100 uph	150 uph	200 uph	250 uph	300 uph	350 uph	450 uph	625 uph	
Build costs ->	£1554 per sqm	£1554 per sqm	£2087 per sqm	£2227 per sqm	£2584 per sqm	£2871 per sqm	£3261 per sqm	£3409 per sqm	
Sales value £per sq m									Sales value £per sq m
£3,444	☹	☹	☹	☹	☹	☹	☹	☹	£3,444
£4,198	☹	☹	☹	☹	☹	☹	☹	☹	£4,198
£4,951	☹	☺	☹	☹	☹	☹	☹	☹	£4,951
£5,705	☺	☺	☹	☹	☹	☹	☹	☹	£5,705
£6,458	☺	☺	☺	☹	☹	☹	☹	☹	£6,458
£7,212	☺	☺	☺	☺	☹	☹	☹	☹	£7,212
£7,965	☺	☺	☺	☺	☺	☹	☹	☹	£7,965
£8,719	☺	☺	☺	☺	☺	☺	☹	☹	£8,719
£9,472	☺	☺	☺	☺	☺	☺	☹	☹	£9,472
£10,226	☺	☺	☺	☺	☺	☺	☺	☺	£10,226
£10,979	☺	☺	☺	☺	☺	☺	☺	☺	£10,979
£11,733	☺	☺	☺	☺	☺	☺	☺	☺	£11,733
£12,486	☺	☺	☺	☺	☺	☺	☺	☺	£12,486
£13,240	☺	☺	☺	☺	☺	☺	☺	☺	£13,240

Value ranges

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

RLVs less existing use value **£4,000,000 per hectare** **£1,619,433 per acre** **Community sites/backlands**

Density - units/ha ->	100 uph	150 uph	200 uph	250 uph	300 uph	350 uph	450 uph	625 uph	
Build costs ->	£1554 per sqm	£1554 per sqm	£2087 per sqm	£2227 per sqm	£2584 per sqm	£2871 per sqm	£3261 per sqm	£3409 per sqm	
Sales value per sq m									Sales value per sq m
£3,444	☹	☹	☹	☹	☹	☹	☹	☹	£3,444
£4,198	☹	☺	☹	☹	☹	☹	☹	☹	£4,198
£4,951	☺	☺	☹	☹	☹	☹	☹	☹	£4,951
£5,705	☺	☺	☺	☹	☹	☹	☹	☹	£5,705
£6,458	☺	☺	☺	☺	☹	☹	☹	☹	£6,458
£7,212	☺	☺	☺	☺	☹	☹	☹	☹	£7,212
£7,965	☺	☺	☺	☺	☺	☹	☹	☹	£7,965
£8,719	☺	☺	☺	☺	☺	☺	☹	☹	£8,719
£9,472	☺	☺	☺	☺	☺	☺	☹	☹	£9,472
£10,226	☺	☺	☺	☺	☺	☺	☺	☺	£10,226
£10,979	☺	☺	☺	☺	☺	☺	☺	☺	£10,979
£11,733	☺	☺	☺	☺	☺	☺	☺	☺	£11,733
£12,486	☺	☺	☺	☺	☺	☺	☺	☺	£12,486
£13,240	☺	☺	☺	☺	☺	☺	☺	☺	£13,240

Value ranges

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

MODEL 24

Aff Hsg	40%
% SR	50%
% SO	50%
S106 (private)	£1,500 per unit
S106 (affordable)	£1,500 per unit
CSH (uplift p.u. on PD)	Level 4
CSH (p.u. uplift on AH)	Level 4
Grant	Yes
Developer's profit	20%
CIL (per sqm)*	£250

* plus Mayoral CIL of £50 per sqm

Density - units/ha ->	100 uph	150 uph	200 uph	250 uph	300 uph	350 uph	450 uph	625 uph	
Build costs ->	£1554 per sqm	£1554 per sqm	£2087 per sqm	£2227 per sqm	£2584 per sqm	£2871 per sqm	£3261 per sqm	£3409 per sqm	
Sales value per sm									Sales value per sm
£3,444	1,948,279	2,721,456	-6,107,100	-15,257,489	-26,278,331	-42,611,781	-68,523,411	-106,059,114	£3,444
£4,198	4,041,826	5,837,958	-1,879,334	10,002,222	-19,972,010	-35,303,157	-59,277,080	-93,247,891	£4,198
£4,951	6,201,396	9,029,208	2,368,943	-4,610,017	-13,528,752	-27,835,831	-49,870,126	-80,214,120	£4,951
£5,705	8,413,045	12,316,262	6,667,411	844,323	-6,948,557	-20,209,805	-40,302,551	-66,957,800	£5,705
£6,458	10,489,434	15,402,284	10,724,566	5,946,711	-701,932	-12,901,180	-31,056,219	-54,146,578	£6,458
£7,212	12,633,452	18,588,821	14,845,915	11,117,291	5,567,180	-5,452,759	-21,649,264	-41,112,806	£7,212
£7,965	14,845,101	21,865,160	19,070,489	16,390,441	11,910,551	2,019,071	-12,081,689	-27,856,487	£7,965
£8,719	16,921,489	24,935,801	23,061,303	21,375,574	17,957,676	9,116,286	-2,952,130	-15,075,201	£8,719
£9,472	18,997,876	28,006,442	27,043,444	26,349,356	23,953,436	16,123,657	6,087,597	-2,583,727	£9,472
£10,226	21,074,265	31,077,082	31,025,586	31,290,095	29,935,597	23,119,755	15,070,614	9,783,731	£10,226
£10,979	23,285,914	34,347,753	35,215,253	36,488,317	36,167,740	30,350,317	24,251,928	22,483,420	£10,979
£11,733	25,362,302	37,418,394	39,178,990	41,429,057	42,096,627	37,279,936	33,124,118	34,630,947	£11,733
£12,486	27,438,689	40,489,036	43,136,776	46,346,783	48,025,515	44,170,976	41,901,439	46,756,210	£12,486
£13,240	29,515,077	43,559,677	47,094,563	51,253,056	53,954,403	51,035,209	50,677,036	58,784,487	£13,240
Private floor area	4,584	6,876	9,168	11,460	13,752	16,044	20,628	28,650	

RLVs less existing use value **£15,620,000 per hectare** **Office**
£6,323,887 per acre
Incl premium to landowner **£18,744,000 per hectare**

Density - units/ha ->	100 uph	150 uph	200 uph	250 uph	300 uph	350 uph	450 uph	625 uph	
Build costs ->	£1554 per sqm	£1554 per sqm	£2087 per sqm	£2227 per sqm	£2584 per sqm	£2871 per sqm	£3261 per sqm	£3409 per sqm	
Sales value per sq m									Sales value per sq m
£3,444	-16,795,721	-16,022,544	-24,851,100	-34,001,489	-45,022,331	-61,355,781	-87,267,411	-124,803,114	£3,444
£4,198	-14,702,174	-12,906,042	-20,623,334	-28,746,222	-38,716,010	-54,047,157	-78,021,080	-111,991,891	£4,198
£4,951	-12,542,604	-9,714,792	-16,375,057	-23,354,017	-32,272,752	-46,579,831	-68,614,126	-98,958,120	£4,951
£5,705	-10,330,955	-6,427,738	-12,076,589	-17,899,677	-25,692,557	-38,953,805	-59,046,551	-85,701,800	£5,705
£6,458	-8,254,566	-3,341,716	-8,019,434	-12,797,289	-19,445,932	-31,645,180	-49,800,219	-72,890,578	£6,458
£7,212	-6,110,548	-155,179	-3,898,085	-7,626,709	-13,176,820	-24,196,759	-40,393,264	-59,856,806	£7,212
£7,965	-3,898,899	3,121,160	326,489	-2,353,559	-6,833,449	-16,724,929	-30,825,689	-46,600,487	£7,965
£8,719	-1,822,511	6,191,801	4,317,303	2,631,574	-786,324	-9,627,714	-21,696,130	-33,819,201	£8,719
£9,472	253,876	9,262,442	8,299,444	7,605,356	5,209,436	-2,620,343	-12,656,403	-21,327,727	£9,472
£10,226	2,330,265	12,333,082	12,281,586	12,546,095	11,191,597	4,375,755	-3,673,386	-8,960,269	£10,226
£10,979	4,541,914	15,603,753	16,471,253	17,744,317	17,423,740	11,606,317	5,507,928	3,739,420	£10,979
£11,733	6,618,302	18,674,394	20,434,990	22,685,057	23,352,627	18,535,936	14,380,118	15,886,947	£11,733
£12,486	8,694,689	21,745,036	24,392,776	27,602,783	29,281,515	25,426,976	23,157,439	28,012,210	£12,486
£13,240	10,771,077	24,815,677	28,350,563	32,509,056	35,210,403	32,291,209	31,933,036	40,040,487	£13,240

Value ranges: Current | Inflated (10% real growth) | Inflated (25% real growth)

RLVs less existing use value **£11,620,000 per hectare** **Industrial/Storage/Distribution**
£4,704,453 per acre
Incl premium to landowner **£13,944,000 per hectare**

Density - units/ha ->	100 uph	150 uph	200 uph	250 uph	300 uph	350 uph	450 uph	625 uph	
Build costs ->	£1554 per sqm	£1554 per sqm	£2087 per sqm	£2227 per sqm	£2584 per sqm	£2871 per sqm	£3261 per sqm	£3409 per sqm	
Sales value per sq m									Sales value per sq m
£3,444	-11,995,721	-11,222,544	-20,051,100	-29,201,489	-40,222,331	-56,555,781	-82,467,411	-120,003,114	£3,444
£4,198	-9,902,174	-8,106,042	-15,823,334	-23,946,222	-33,916,010	-49,247,157	-73,221,080	-107,191,891	£4,198
£4,951	-7,742,604	-4,914,792	-11,575,057	-18,554,017	-27,472,752	-41,779,831	-63,814,126	-94,158,120	£4,951
£5,705	-5,530,955	-1,627,738	-7,276,589	-13,099,677	-20,892,557	-34,153,805	-54,246,551	-80,901,800	£5,705
£6,458	-3,454,566	1,458,284	-3,219,434	-7,997,289	-14,645,932	-26,845,180	-45,000,219	-68,090,578	£6,458
£7,212	-1,310,548	4,644,821	901,915	-2,826,709	-8,376,820	-19,396,759	-35,593,264	-55,056,806	£7,212
£7,965	901,101	7,921,160	5,126,489	2,446,441	-2,033,449	-11,924,929	-26,025,689	-41,800,487	£7,965
£8,719	2,977,489	10,991,801	9,117,303	7,431,574	4,013,676	-4,827,714	-16,896,130	-29,019,201	£8,719
£9,472	5,053,876	14,062,442	13,099,444	12,405,356	10,009,436	2,179,657	-7,856,403	-16,527,727	£9,472
£10,226	7,130,265	17,133,082	17,081,586	17,346,095	15,991,597	9,175,755	1,126,614	-4,160,269	£10,226
£10,979	9,341,914	20,403,753	21,271,253	22,544,317	22,223,740	16,406,317	10,307,928	8,539,420	£10,979
£11,733	11,418,302	23,474,394	25,234,990	27,485,057	28,152,627	23,335,936	19,180,118	20,686,947	£11,733
£12,486	13,494,689	26,545,036	29,192,776	32,402,783	34,081,515	30,226,976	27,957,439	32,812,210	£12,486
£13,240	15,571,077	29,615,677	33,150,563	37,309,056	40,010,403	37,091,209	36,733,036	44,840,487	£13,240

Value ranges: Current | Inflated (10% real growth) | Inflated (25% real growth)

RLVs less existing use value **£6,000,000 per hectare** **Car Parking sites etc**
£2,429,150 per acre
Incl premium to landowner **£7,200,000 per hectare**

Density - units/ha ->	100 uph	150 uph	200 uph	250 uph	300 uph	350 uph	450 uph	625 uph	
Build costs ->	£1554 per sqm	£1554 per sqm	£2087 per sqm	£2227 per sqm	£2584 per sqm	£2871 per sqm	£3261 per sqm	£3409 per sqm	
Sales value per sq m									Sales value per sq m
£3,444	-5,251,721	-4,478,544	-13,307,100	-22,457,489	-33,478,331	-49,811,781	-75,723,411	-113,259,114	£3,444
£4,198	-3,158,174	-1,362,042	-9,079,334	-17,202,222	-27,172,010	-42,503,157	-66,477,080	-100,447,891	£4,198
£4,951	-998,604	1,829,208	-4,831,057	-11,810,017	-20,728,752	-35,035,831	-57,070,126	-87,414,120	£4,951
£5,705	1,213,045	5,116,262	-532,589	-6,355,677	-14,148,557	-27,409,805	-47,502,551	-74,157,800	£5,705
£6,458	3,289,434	8,202,284	3,524,566	-1,253,289	-7,901,932	-20,101,180	-38,256,219	-61,346,578	£6,458
£7,212	5,433,452	11,388,821	7,645,915	3,917,291	-1,632,820	-12,652,759	-28,849,264	-48,312,806	£7,212
£7,965	7,645,101	14,665,160	11,870,489	9,190,441	4,710,551	-5,180,929	-19,281,689	-35,056,487	£7,965
£8,719	9,721,489	17,735,801	15,861,303	14,175,574	10,757,676	1,916,286	-10,152,130	-22,275,201	£8,719
£9,472	11,797,876	20,806,442	19,843,444	19,149,356	16,753,436	8,923,657	1,112,403	-9,783,727	£9,472
£10,226	13,874,265	23,877,082	23,825,586	24,090,095	22,735,597	15,919,755	7,870,614	2,583,731	£10,226
£10,979	16,085,914	27,147,753	28,015,253	29,288,317	28,967,740	23,150,317	17,051,928	15,283,420	£10,979
£11,733	18,162,302	30,218,394	31,978,990	34,229,057	34,896,627	30,079,936	25,924,118	27,430,947	£11,733
£12,486	20,238,689	33,289,036	35,936,776	39,146,783	40,825,515	36,970,976	34,701,439	39,556,210	£12,486
£13,240	22,315,077	36,359,677	39,894,563	44,053,056	46,754,403	43,835,209	43,477,036	51,584,487	£13,240

Value ranges: Current | Inflated (10% real growth) | Inflated (25% real growth)

RLVs less existing use value **£4,000,000 per hectare** **Community sites/backlands**
£1,619,433 per acre
Incl premium to landowner **£4,800,000 per hectare**

Density - units/ha ->	100 uph	150 uph	200 uph	250 uph	300 uph	350 uph	450 uph	625 uph	
Build costs ->	£1554 per sqm	£1554 per sqm	£2087 per sqm	£2227 per sqm	£2584 per sqm	£2871 per sqm	£3261 per sqm	£3409 per sqm	
Sales value £per sq m									Sales value £per sq m
£3,444	-2,851,721	-2,078,544	-10,907,100	-20,057,489	-31,078,331	-47,411,781	-73,323,411	-110,859,114	£3,444
£4,198	-758,174	1,037,958	-6,679,334	-14,802,222	-24,772,010	-40,103,157	-64,077,080	-98,047,891	£4,198
£4,951	1,401,396	4,229,208	-2,431,057	-9,410,017	-18,328,752	-32,635,831	-54,670,126	-85,014,120	£4,951
£5,705	3,613,045	7,516,262	1,867,411	-3,955,677	-11,748,557	-25,009,805	-45,102,551	-71,757,800	£5,705
£6,458	5,689,434	10,602,284	5,924,566	1,146,711	-5,501,932	-17,701,180	-35,856,219	-58,946,578	£6,458
£7,212	7,833,452	13,788,821	10,045,915	6,317,291	767,180	-10,252,759	-26,449,264	-45,912,806	£7,212
£7,965	10,045,101	17,065,160	14,270,489	11,590,441	7,110,551	-2,780,929	-16,881,689	-32,656,487	£7,965
£8,719	12,121,489	20,135,801	18,261,303	16,575,574	13,157,676	4,316,286	-7,752,130	-19,875,201	£8,719
£9,472	14,197,876	23,206,442	22,243,444	21,549,356	19,153,436	11,323,657	1,287,597	-7,383,727	£9,472
£10,226	16,274,265	26,277,082	26,225,586	26,490,095	25,135,597	18,319,755	10,270,614	4,983,731	£10,226
£10,979	18,485,914	29,547,753	30,415,253	31,688,317	31,367,740	25,550,317	19,451,928	17,683,420	£10,979
£11,733	20,562,302	32,618,394	34,378,990	36,629,057	37,296,627	32,479,936	28,324,118	29,830,947	£11,733
£12,486	22,638,689	35,689,036	38,336,776	41,546,783	43,225,515	39,370,976	37,101,439	41,956,210	£12,486
£13,240	24,715,077	38,759,677	42,294,563	46,453,056	49,154,403	46,235,209	45,877,036	53,984,487	£13,240

Value ranges: Current | Inflated (10% real growth) | Inflated (25% real growth)

MODEL 24

Density - units/ha ->	100 uph	150 uph	200 uph	250 uph	300 uph	350 uph	450 uph	625 uph	
Build costs ->	£1554 per sqm	£1554 per sqm	£2087 per sqm	£2227 per sqm	£2584 per sqm	£2871 per sqm	£3261 per sqm	£3409 per sqm	
Sales value psm									Sales value psm
£3,444	1,948,279	2,721,456	- 6,107,100	- 15,257,489	- 26,278,331	- 42,611,781	- 68,523,411	- 106,059,114	£3,444
£4,198	4,041,826	5,837,958	- 1,879,334	- 10,002,222	- 19,972,010	- 35,303,157	- 59,277,080	- 93,247,891	£4,198
£4,951	6,201,396	9,029,208	2,368,943	- 4,610,017	- 13,528,752	- 27,835,831	- 49,870,126	- 80,214,120	£4,951
£5,705	8,413,045	12,316,262	6,667,411	844,323	- 6,948,557	- 20,209,805	- 40,302,551	- 66,957,800	£5,705
£6,458	10,489,434	15,402,284	10,724,566	5,946,711	- 701,932	- 12,901,180	31,056,219	- 54,146,578	£6,458
£7,212	12,633,452	18,588,821	14,845,915	11,117,291	5,567,180	- 5,452,759	21,649,264	- 41,112,806	£7,212
£7,965	14,845,101	21,865,160	19,070,489	16,390,441	11,910,551	2,019,071	- 12,081,689	- 27,856,487	£7,965
£8,719	16,921,489	24,935,801	23,061,303	21,375,574	17,957,676	9,116,286	2,952,130	- 15,075,201	£8,719
£9,472	18,997,876	28,006,442	27,043,444	26,349,356	23,953,436	16,123,657	6,087,597	- 2,583,727	£9,472
£10,226	21,074,265	31,077,082	31,025,586	31,290,095	29,935,597	23,119,755	15,070,614	9,783,731	£10,226
£10,979	23,285,914	34,347,753	35,215,253	36,488,317	36,167,740	30,350,317	24,251,928	22,483,420	£10,979
£11,733	25,362,302	37,418,394	39,178,990	41,429,057	42,096,627	37,279,936	33,124,118	34,630,947	£11,733
£12,486	27,438,689	40,489,036	43,136,776	46,346,783	48,025,515	44,170,976	41,901,439	46,756,210	£12,486
£13,240	29,515,077	43,559,677	47,094,563	51,253,056	53,954,403	51,035,209	50,677,036	58,784,487	£13,240

Aff Hsg	40%
% SR	50%
% SO	50%
S106 (private)	£1,500 per unit
S106 (affordable)	£1,500 per unit
CSH (% uplift on Private	0%
CSH (% uplift on AH)	0%
Grant	Yes
Developer's profi	20%

RLVs less existing use value **£15,620,000 per hectare** **£6,323,887 per acre** **Office**

Density - units/ha ->	100 uph	150 uph	200 uph	250 uph	300 uph	350 uph	450 uph	625 uph	
Build costs->	£1554 per sqm	£1554 per sqm	£2087 per sqm	£2227 per sqm	£2584 per sqm	£2871 per sqm	£3261 per sqm	£3409 per sqm	
Sales value £per sq m									Sales value £per sq m
£3,444	☹	☹	☹	☹	☹	☹	☹	☹	£3,444
£4,198	☹	☹	☹	☹	☹	☹	☹	☹	£4,198
£4,951	☹	☹	☹	☹	☹	☹	☹	☹	£4,951
£5,705	☹	☹	☹	☹	☹	☹	☹	☹	£5,705
£6,458	☹	☹	☹	☹	☹	☹	☹	☹	£6,458
£7,212	☹	☹	☹	☹	☹	☹	☹	☹	£7,212
£7,965	☹	☺	☺	☹	☹	☹	☹	☹	£7,965
£8,719	☹	☺	☺	☺	☹	☹	☹	☹	£8,719
£9,472	☺	☺	☺	☺	☺	☹	☹	☹	£9,472
£10,226	☺	☺	☺	☺	☺	☺	☹	☹	£10,226
£10,979	☺	☺	☺	☺	☺	☺	☺	☺	£10,979
£11,733	☺	☺	☺	☺	☺	☺	☺	☺	£11,733
£12,486	☺	☺	☺	☺	☺	☺	☺	☺	£12,486
£13,240	☺	☺	☺	☺	☺	☺	☺	☺	£13,240

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

RLVs less existing use value **£11,620,000 per hectare** **£4,704,453 per acre** **Industrial/Storage/Distribution**

Density - units/ha ->	100 uph	150 uph	200 uph	250 uph	300 uph	350 uph	450 uph	625 uph	
Build costs ->	£1554 per sqm	£1554 per sqm	£2087 per sqm	£2227 per sqm	£2584 per sqm	£2871 per sqm	£3261 per sqm	£3409 per sqm	
Sales value per sq m									Sales value per sq m
£3,444	☹	☹	☹	☹	☹	☹	☹	☹	£3,444
£4,198	☹	☹	☹	☹	☹	☹	☹	☹	£4,198
£4,951	☹	☹	☹	☹	☹	☹	☹	☹	£4,951
£5,705	☹	☹	☹	☹	☹	☹	☹	☹	£5,705
£6,458	☹	☺	☹	☹	☹	☹	☹	☹	£6,458
£7,212	☹	☺	☺	☹	☹	☹	☹	☹	£7,212
£7,965	☺	☺	☺	☺	☹	☹	☹	☹	£7,965
£8,719	☺	☺	☺	☺	☺	☹	☹	☹	£8,719
£9,472	☺	☺	☺	☺	☺	☺	☹	☹	£9,472
£10,226	☺	☺	☺	☺	☺	☺	☺	☹	£10,226
£10,979	☺	☺	☺	☺	☺	☺	☺	☺	£10,979
£11,733	☺	☺	☺	☺	☺	☺	☺	☺	£11,733
£12,486	☺	☺	☺	☺	☺	☺	☺	☺	£12,486
£13,240	☺	☺	☺	☺	☺	☺	☺	☺	£13,240

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

RLVs less existing use value **£6,000,000 per hectare** **£2,429,150 per acre** **Car Parking sites etc**

Density - units/ha ->	100 uph	150 uph	200 uph	250 uph	300 uph	350 uph	450 uph	625 uph	
Build costs ->	£1554 per sqm	£1554 per sqm	£2087 per sqm	£2227 per sqm	£2584 per sqm	£2871 per sqm	£3261 per sqm	£3409 per sqm	
Sales value £per sq m									Sales value £per sq m
£3,444	☹	☹	☹	☹	☹	☹	☹	☹	£3,444
£4,198	☹	☹	☹	☹	☹	☹	☹	☹	£4,198
£4,951	☹	☺	☹	☹	☹	☹	☹	☹	£4,951
£5,705	☺	☺	☹	☹	☹	☹	☹	☹	£5,705
£6,458	☺	☺	☺	☹	☹	☹	☹	☹	£6,458
£7,212	☺	☺	☺	☺	☹	☹	☹	☹	£7,212
£7,965	☺	☺	☺	☺	☺	☹	☹	☹	£7,965
£8,719	☺	☺	☺	☺	☺	☺	☹	☹	£8,719
£9,472	☺	☺	☺	☺	☺	☺	☹	☹	£9,472
£10,226	☺	☺	☺	☺	☺	☺	☺	☺	£10,226
£10,979	☺	☺	☺	☺	☺	☺	☺	☺	£10,979
£11,733	☺	☺	☺	☺	☺	☺	☺	☺	£11,733
£12,486	☺	☺	☺	☺	☺	☺	☺	☺	£12,486
£13,240	☺	☺	☺	☺	☺	☺	☺	☺	£13,240

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

RLVs less existing use value **£4,000,000 per hectare** **£1,619,433 per acre** **Community sites/backlands**

Density - units/ha ->	100 uph	150 uph	200 uph	250 uph	300 uph	350 uph	450 uph	625 uph	
Build costs ->	£1554 per sqm	£1554 per sqm	£2087 per sqm	£2227 per sqm	£2584 per sqm	£2871 per sqm	£3261 per sqm	£3409 per sqm	
Sales value per sq m									Sales value per sq m
£3,444	☹	☹	☹	☹	☹	☹	☹	☹	£3,444
£4,198	☹	☺	☹	☹	☹	☹	☹	☹	£4,198
£4,951	☺	☺	☹	☹	☹	☹	☹	☹	£4,951
£5,705	☺	☺	☺	☹	☹	☹	☹	☹	£5,705
£6,458	☺	☺	☺	☺	☹	☹	☹	☹	£6,458
£7,212	☺	☺	☺	☺	☺	☹	☹	☹	£7,212
£7,965	☺	☺	☺	☺	☺	☹	☹	☹	£7,965
£8,719	☺	☺	☺	☺	☺	☺	☹	☹	£8,719
£9,472	☺	☺	☺	☺	☺	☺	☺	☹	£9,472
£10,226	☺	☺	☺	☺	☺	☺	☺	☺	£10,226
£10,979	☺	☺	☺	☺	☺	☺	☺	☺	£10,979
£11,733	☺	☺	☺	☺	☺	☺	☺	☺	£11,733
£12,486	☺	☺	☺	☺	☺	☺	☺	☺	£12,486
£13,240	☺	☺	☺	☺	☺	☺	☺	☺	£13,240

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