

Affordable Housing Outputs: Base= 100% of current sales values

Affordable Housing						
Value area 1						
30%	Site Size (ha)	Site value	Site value per ha	20% GDV	Site value threshold per ha	Headroom (sum available for policy standards after policy applied)
	0.5	£1,277,412	£2,554,824	£812,360	£1,284,920	£1,269,904
	1	£2,160,736	£2,160,736	£1,660,053	£1,284,920	£875,816
	1	£1,065,976	£1,065,976	£1,596,444	£1,284,920	-£218,944
	2	£4,490,928	£2,245,464	£3,166,271	£1,284,920	£960,544
	5	£9,596,307	£1,919,261	£7,813,120	£1,284,920	£634,341
	10	£19,664,692	£1,966,469	£15,508,204	£1,284,920	£681,549
Average						£700,535
Value area 2						
20%	Site Size (ha)	Site value	Site value per ha	20% GDV	Site value threshold per ha	Headroom (sum available for policy standards after policy applied)
	0.5	£688,833	£1,377,666	£745,847	£741,300	£636,366
	1	£1,387,849	£1,387,849	£1,319,971	£741,300	£646,549
	1	£155,163	£155,163	£1,370,845	£741,300	-£586,137
	2	£2,618,197	£1,309,098	£2,690,824	£741,300	£567,798
	5	£5,780,628	£1,156,126	£6,462,159	£741,300	£414,826
	10	£11,561,256	£1,156,126	£12,899,208	£741,300	£414,826
Average						£349,038
Value area 3						
20%	Site Size (ha)	Site value	Site value per ha	20% GDV	Site value threshold per ha	Headroom (sum available for policy standards after policy applied)
	0.5	£372,560	£745,121	£648,562	£593,040	£152,081
	1	£781,307	£781,307	£1,147,801	£593,040	£188,267
	1	£0	£0	£1,192,039	£593,040	-£593,040
	2	£1,438,666	£719,333	£2,339,847	£593,040	£126,293
	5	£3,125,267	£625,053	£5,619,269	£593,040	£32,013
	10	£6,250,533	£625,053	£11,216,703	£593,040	£32,013
Average						-£10,395
Value area 4						
20%	Site Size (ha)	Site value	Site value per ha	20% GDV	Site value threshold per ha	Headroom (sum available for policy standards after policy applied)
	0.5	£109,000	£217,999	£567,492	£444,780	-£226,781
	1	£267,312	£267,312	£1,004,326	£444,780	-£177,468
	1	£0	£0	£1,043,034	£444,780	-£444,780
	2	£454,348	£227,174	£2,047,366	£444,780	-£217,606
	5	£874,630	£174,926	£4,916,860	£444,780	-£269,854
	10	£1,749,260	£174,926	£9,814,615	£444,780	-£269,854
Average						-£267,724
Value area 5						
15%	Site Size (ha)	Site value	Site value per ha	20% GDV	Site value threshold per ha	Headroom (sum available for policy standards after policy applied)
	0.5	£0	£0	£489,669	£296,520	-£296,520
	1	£0	£0	£910,881	£296,520	-£296,520
	1	£0	£0	£952,121	£296,520	-£296,520
	2	£0	£0	£1,860,970	£296,520	-£296,520
	5	£0	£0	£4,422,537	£296,520	-£296,520
	10	£0	£0	£8,893,390	£296,520	-£296,520
Average						-£296,520