

Affordable Housing Outputs: Mid= 130% of current sales values

Affordable Housing						
Value area 1						
30%	Site Size (ha)	Site value	Site value per ha	16% GDV	16% GDV per ha	Headroom (sum available for additional policy standards after AH applied)
	0.5	2,175,695.73	4,351,391.47	896,407.73	1,792,815.46	£2,558,576
	1	3,788,836.32	3,788,836.32	1,650,543.24	1,650,543.24	£2,138,293
	1	2,736,065.07	2,736,065.07	1,722,532.91	1,722,532.91	£1,013,532
	2	7,734,849.69	3,867,424.85	3,380,490.70	1,690,245.35	£2,177,179
	5	16,733,507.11	3,346,701.42	8,083,004.53	1,616,600.91	£1,730,101
	10	34,083,874.42	3,408,387.44	16,330,810.27	1,633,081.03	£1,775,306
						£1,898,831
Value area 2						
20%	Site Size (ha)	Site value	Site value per ha	16% GDV	16% GDV per ha	Headroom (sum available for additional policy standards after AH applied)
	0.5	1,416,678.77	2,833,357.54	722,049.12	1,444,098.24	£1,389,259
	1	2,794,307.27	2,794,307.27	1,421,398.16	1,421,398.16	£1,372,909
	1	1,572,073.07	1,572,073.07	1,448,403.84	1,448,403.84	£123,669
	2	5,327,182.66	2,663,591.33	2,805,170.16	1,402,585.08	£1,261,006
	5	11,834,962.70	2,366,992.54	6,818,013.28	1,363,602.66	£1,003,390
	10	23,669,925.39	2,366,992.54	13,636,026.56	1,363,602.66	£1,003,390
						£1,025,604
Value area 3						
20%	Site Size (ha)	Site value	Site value per ha	16% GDV	16% GDV per ha	Headroom (sum available for additional policy standards after AH applied)
	0.5	1,005,469.57	2,010,939.13	627,868.80	1,255,737.60	£755,202
	1	2,003,306.60	2,003,306.60	1,235,998.40	1,235,998.40	£767,308
	1	776,456.32	776,456.32	1,259,481.60	1,259,481.60	-£483,025
	2	3,808,046.88	1,904,023.44	2,439,278.40	1,219,639.20	£684,384
	5	8,431,299.97	1,686,259.99	5,928,707.20	1,185,741.44	£500,519
	10	16,862,599.93	1,686,259.99	11,857,414.40	1,185,741.44	£500,519
						£454,151
Value area 4						
20%	Site Size (ha)	Site value	Site value per ha	16% GDV	16% GDV per ha	Headroom (sum available for additional policy standards after AH applied)
	0.5	662,795.23	1,325,590.46	549,385.20	1,098,770.40	£226,820
	1	1,337,482.12	1,337,482.12	1,081,498.60	1,081,498.60	£255,984
	1	104,191.72	104,191.72	1,102,046.40	1,102,046.40	-£997,855
	2	2,521,357.75	1,260,678.88	2,134,368.60	1,067,184.30	£193,495
	5	5,563,268.29	1,112,653.66	5,187,618.80	1,037,523.76	£75,130
	10	11,126,536.58	1,112,653.66	10,375,237.60	1,037,523.76	£75,130
						-£28,549
Value area 5						
15%	Site Size (ha)	Site value	Site value per ha	16% GDV	16% GDV per ha	Headroom (sum available for additional policy standards after AH applied)
	0.5	448,468.22	896,936.44	500,432.40	1,000,864.80	-£103,928
	1	929,659.54	929,659.54	986,815.44	986,815.44	-£57,156
	1	0.00	0.00	989,851.20	989,851.20	-£989,851
	2	1,735,770.17	867,885.08	1,947,338.64	973,669.32	-£105,784
	5	3,784,160.30	756,832.06	4,724,622.24	944,924.45	-£188,092
	10	7,490,022.89	749,002.29	9,429,070.56	942,907.06	-£193,905
						-£273,119