Policy HO9 Outputs: Base= 100% current values
Zero Carbon from 2016 (5% uplift on build costs)

	1				
Site Size	Site value	Site value per ha	20% GDV	Site value threshold	Headroom (sum
(ha)				per ha	available for policy
					standards after polic
					applied)
0.5	£1,908,030	£3,816,059	£1,088,100	£1,284,920	£2,531,13
1	£3,668,493	£3,668,493	£2,115,750	£1,284,920	£2,383,57
1	£2,396,301	£2,396,301	£2,157,600	£1,284,920	£1,111,38
2	£7,199,065	£3,599,533	£4,231,500	£1,284,920	£2,314,61
5	£15,788,362	£3,157,672	£10,199,000	£1,284,920	£1,872,752
10	£31,576,725	£3,157,672	£20,398,000	£1,284,920	£1,872,75
/alue area 2				Average	£2,014,36
Site Size	Site value	Site value per ha	20% GDV	Site value threshold	Headroom (sum
(ha)				per ha	available for policy
,					standards after polic
					applied)
0.5	£945.269	£1.890.538	£807.300	£741.300	£1,149,23
1	£1,827,165	£1,827,165	£1,569,750	£741.300	£1,085,86
1	£543,586	£543,586	£1,600,800	£741,300	-£197,71
2	£3.601.040	£1.800.520	£3.139.500	£741.300	£1,059,22
5	£7.808.149	£1,561,630	£7.567.000	£741.300	£820,33
10	£15,616,299	£1,561,630	£15,134,000	£741.300	£820.33
				Average	£789,54
/alue area 3				n	n
Site Size	Site value	Site value per ha	20% GDV	Site value threshold	Headroom (sum
(ha)				per ha	available for policy
					standards after polic
					applied)
0.5	£584,234	£1,168,468	£702,000	£593,040	£575,42
1	£1,139,443	£1,139,443	£1,365,000	£593,040	£546,40
1	£0	£0	£1,392,000	£593,040	-£593,04
2	£2,247,960	£1,123,980	£2,730,000	£593,040	£530,94
5	£4,797,871	£959,574	£6,580,000	£593,040	£366,53
10	£9,595,742	£959,574	£13,160,000	£593,040	£366,53
				Average	£298,80

Site Size	Site value	Site value per ha	20% GDV	Site value threshold	Headroom (sum
(ha)				per ha	available for polic
					standards after poli
					applied)
0.5	£283,371	£566,743	£614,250	£444,780	£121,9
1	£561,963	£561,963	£1,194,375	£444,780	£117,1
1	£0	£0	£1,218,000	£444,780	-£444,7
2	£1,127,606	£563,803	£2,388,750	£444,780	£119,0
5	£2,268,786	£453,757	£5,757,500	£444,780	£8,9
10	£4,537,573	£453,757	£11,515,000	£444,780	£8,9
				Average	-£11,4
/alue area 5					
Site Size	Site value	Site value per ha	20% GDV	Site value threshold	Headroom (sum
	Site value	Site value per ha	20% GDV		Headroom (sum available for polic
Site Size	Site value	Site value per ha	20% GDV	Site value threshold	Headroom (sum available for polic
Site Size (ha)				Site value threshold per ha	Headroom (sum available for polic standards after pol applied)
Site Size	£0	£0	20% GDV £526,500	Site value threshold	Headroom (sum available for polic standards after pol applied) -£296,5
Site Size (ha)				Site value threshold per ha	Headroom (sum available for polic standards after pol applied)
Site Size (ha)	£0	£0	£526,500	Site value threshold per ha £296,520	Headroom (sum available for polic standards after pol applied) -£296,5 -£296,5
Site Size (ha)	£0 £0	£0 £0	£526,500 £1,023,750	Site value threshold per ha £296,520 £296,520	Headroom (sum available for polic standards after pol applied) -£296,5
Site Size (ha)	£0 £0 £0	£0 £0 £0	£526,500 £1,023,750 £1,044,000	Site value threshold per ha £296,520 £296,520 £296,520	Headroom (sum available for polic standards after pol -£296,5 -£296,5 -£296,5 -£296,5
Site Size (ha) 0.5 1 1 2	£0 £0 £0 £0	£0 £0 £0 £0	£526,500 £1,023,750 £1,044,000 £2,047,500	Site value threshold per ha £296,520 £296,520 £296,520 £296,520	Headroom (sum available for polic standards after pol applied) -£296,5 -£296,5 -£296,5

	Life	time Homes Requireme	in teraiso psin upint	on ound costsj	
allue area 1					
Site Size	Site value	Site value per ha	20% GDV	Site value threshold	Headroom (sum
(ha)				per ha	available for polic
					standards after poli
					applied)
0.5	£1,970,873	£3,941,747	£1,088,100	£1,284,920	£2,656,8
1	£3,789,332	£3,789,332	£2,115,750	£1,284,920	£2,504,4
1	£2,568,992	£2,568,992	£2,157,600	£1,284,920	£1,284,0
2	£7,417,776	£3,708,888	£4,231,500	£1,284,920	£2,423,9
5	£16,307,136	£3,261,427	£10,199,000	£1,284,920	£1,976,5
10	£32,614,272	£3,261,427	£20,398,000	£1,284,920	£1,976,5
alue area 2				Average	£2,137,0
Site Size	Site value	Site value per ha	20% GDV	Site value threshold	Headroom (sum
(ha)	Site Value	site value per lla	20/0 001	per ha	available for polic
(10)				perna	standards after pol
					applied)
0.5	£1,008,113	£2,016,226	£807,300	£741.300	£1,274,9
1	£1,947,911	£1,947,911	£1,569,750	£741,300	£1,206,6
1	£718,132	£718,132	£1,600,800	£741,300	-£23,1
2	£3.838.152	£1.919.076	£3.139.500	£741.300	£1.177.7
5	£8,331,711	£1,666,342	£7,567,000	£741,300	£925,0
10	£16.663.421	£1,666,342	£15.134.000	£741,300	£925.0
10	110,003,421	11,000,342	113,134,000	Average	£914,3
alue area 3					
Site Size	Site value	Site value per ha	20% GDV	Site value threshold	Headroom (sum
(ha)				per ha	available for polic
					standards after pol
					applied)
0.5	£647,078	£1,294,156	£702,000	£593,040	£701,1
1	£1,255,571	£1,255,571	£1,365,000	£593,040	£662,5
1	£19,191	£19,191	£1,392,000	£593,040	-£573,8
2	£2,480,223	£1,240,111	£2,730,000	£593,040	£647,0
5	£5,324,711	£1,064,942	£6,580,000	£593,040	£471,9
10	£10,649,423	£1,064,942	£13,160,000	£593,040	£471,9
				Average	£396,7
alue area 4					
Site Size	Site value	Site value per ha	20% GDV	Site value threshold	Headroom (sum
(ha)				per ha	available for polic
					standards after pol
					applied)
		1			
0.5	£346,215	£692,430	£614,250	£444,780	£247,6
0.5	£346,215 £683,781	£692,430 £683,781	£614,250 £1,194,375	£444,780 £444,780	
					£247,6 £239,0 -£444,7
1	£683,781	£683,781	£1,194,375	£444,780	£239,0
1	£683,781 £0	£683,781 £0	£1,194,375 £1,218,000	£444,780 £444,780	£239,0 -£444,7

5	£2,805,506	£561,101	£5,757,500	£444,780	£116,321
10	£5,611,013	£561,101	£11,515,000	£444,780	£116,321
				Average	£84,601
Value area 5					
Site Size	Site value	Site value per ha	20% GDV	Site value threshold	Headroom (sum
(ha)				per ha	available for policy
					standards after policy
					applied)
0.5	£45,352	£90,705	£526,500	£296,520	-£205,815
1	£104,859	£104,859	£1,023,750	£296,520	-£191,661
1	£0	£0	£1,044,000	£296,520	-£296,520
2	£229,213	£114,607	£2,047,500	£296,520	-£181,913
5	£209,716	£41,943	£4,935,000	£296,520	-£254,577
10	£419,431	£41,943	£9,870,000	£296,520	-£254,577
-				Average	-£230.844

Site Size (ha)	Site value				
(ha)	Site value	Site value per ha	20% GDV	Site value threshold	Headroom (sum
				per ha	available for policy
					standards after poli
					applied)
0.5	1,823,057.68	3,646,115.35	1,088,100.00	1,284,920.00	2,361,195.
1	3.505.451.17	3,505,451,17	2.115.750.00	1,284,920.00	2,220,531.
1					
	2,180,035.27	2,180,035.27	2,157,600.00	1,284,920.00	895,115.
2	6,876,392.59	3,438,196.29	4,231,500.00	1,284,920.00	2,153,276.
5	15,086,109.35	3,017,221.87	10,199,000.00	1,284,920.00	1,732,301.
10	30,172,218.69	3,017,221.87	20,398,000.00	1,284,920.00	1,732,301.
Value area 2				Average	£1,849,1
Site Size	Site value	Site value per ha	20% GDV	Site value threshold	Headroom (sum
	Site value	Site value per lia	20/8 004		
(ha)				per ha	available for polic
					standards after poli
					applied)
0.5	£860,297	£1,720,594	£807,300	£741,300	£979,2
1	£1,664,606	£1,664,606	£1,569,750	£741,300	£923,3
1	£317,342	£317,342	£1,600,800	£741,300	-£423,9
2	£3,280,581	£1,640,291	£3,139,500	£741,300	£898,9
5	£7,122,058	£1,424,412	£7,567,000	£741,300	£683,1
10	£14,244,115	£1,424,412	£15,134,000	£741,300	£683,1
10	227,244,113	21,424,412	223,134,000	Average	£623,9
Value area 3				Actube	2023,5
Site Size	Site value	Site value per ha	20% GDV	Site value threshold	Headroom (sum
(ha)				per ha	available for polic
					standards after poli
					applied)
0.5	£499,262	£998,524	£702,000	£593,040	£405,4
1	£975,611	£975,611	£1,365,000	£593,040	£382,5
1	£0	£0	£1,392,000	£593,040	-£593,0
2	£1,938,275	£969,137	£2,730,000	£593,040	£376,0
5	£4,084,089	£816,818	£6,580,000	£593,040	£223,7
	£4,084,089 £8,168,179			£593,040 £593,040	£223,7
5		£816,818	£6,580,000	£593,040	
5		£816,818	£6,580,000	£593,040 £593,040	£223,7
5 10		£816,818	£6,580,000	£593,040 £593,040	£223,7
5 10 Value area 4 Site Size	£8,168,179	£816,818 £816,818	£6,580,000 £13,160,000	£593,040 £593,040 Average Site value threshold	£223,7 £169,7 Headroom (sum
5 10 Value area 4	£8,168,179	£816,818 £816,818	£6,580,000 £13,160,000	£593,040 £593,040 Average	£223,7 £169,7 Headroom (sum available for polic
5 10 Value area 4 Site Size	£8,168,179	£816,818 £816,818	£6,580,000 £13,160,000	£593,040 £593,040 Average Site value threshold	£223,7 £169,7 Headroom (sum available for policy standards after poli
5 10 Value area 4 Site Size (ha)	£8,168,179 Site value	£816,818 £816,818 Site value per ha	£6,580,000 £13,160,000 20% GDV	£593,040 £593,040 Average Site value threshold per ha	£223,7 £169,7 Headroom (sum available for policy standards after poli applied)
5 10 Value area 4 Site Size (ha) 0.5	£8,168,179 Site value £198,399	£816,818 £816,818 Site value per ha £396,799	£6,580,000 £13,160,000 20% GDV £614,250	£593,040 £593,040 Average Site value threshold per ha £444,780	£223,7 £169,7 Headroom (sum available for polic standards after poli applied) -£47,9
Site Size (ha) 0.5 1	£8,168,179 Site value £198,399 £400,929	£816,818 £816,818 Site value per ha £396,799 £400,929	£6,580,000 £13,160,000 20% GDV £614,250 £1,194,375	£593,040 £593,040 Average Site value threshold per ha £444,780 £444,780	£223,7 £169,7 Headroom (sum available for polic standards after poli applied) -£47,9 -£43,8
5 10 Value area 4 Site Size (ha) 0.5 1 1	£8,168,179 Site value £198,399 £400,929 £0	£816,818 £816,818 Site value per ha £396,799 £400,929 £0	£6,580,000 £13,160,000 20% GDV £614,250 £1,194,375 £1,218,000	£593,040 £593,040 Average Site value threshold per ha £444,780 £444,780	£223,7 £169,7 Headroom (sum available for polic standards after poli applied) -£47,9 -£43,8 -£444,7
S 10 Value area 4 Site Size (ha) 0.5 1 1 2	£8,168,179 Site value £198,399 £400,929 £0 £814,766	£816,818 £816,818 Site value per ha £396,799 £400,929 £0 £0	£6,580,000 £13,160,000 20% GDV £614,250 £1,194,375 £1,218,000 £2,388,750	£593,040 £593,040 Average Site value threshold per ha £444,780 £444,780 £444,780 £444,780	£223,7 £169,7 Headroom (sum available for polic standards after pol applied) -£47,9 -£43,8 -£444,7 -£37,3
5 10 Value area 4 Site Size (ha) 0.5 1 1 2 5	£8,168,179 Site value £198,399 £400,929 £00 £814,766 £1,537,170	£816,818 £816,818 Site value per ha £396,799 £400,929 £00 £407,383 £307,434	£6,580,000 £13,160,000 20% GDV £614,250 £1,194,375 £1,218,000 £2,388,750 £5,757,500	£593,040 £593,040 Average Site value threshold per ha £444,780 £444,780 £444,780 £444,780 £444,780	£223,7 £169,7 Headroom (sum available for polic standards after pol -£43,8 -£44,9 -£43,8 -£444,7 -£3,7 -£137,3
S 10 Value area 4 Site Size (ha) 0.5 1 1 2	£8,168,179 Site value £198,399 £400,929 £0 £814,766	£816,818 £816,818 Site value per ha £396,799 £400,929 £0 £0	£6,580,000 £13,160,000 20% GDV £614,250 £1,194,375 £1,218,000 £2,388,750	£593,040 £593,040 Average Site value threshold per ha £444,780 £444,780 £444,780 £444,780 £444,780 £444,780 £444,780	£223,7 £169,7 Headroom (sum available for polic standards after pol -£47,9 -£43,8 -£444,7 -£37,3 -£137,3 -£137,3
5 10 Value area 4 Site Size (ha) 0.5 1 1 2 5 5 10	£8,168,179 Site value £198,399 £400,929 £00 £814,766 £1,537,170	£816,818 £816,818 Site value per ha £396,799 £400,929 £00 £407,383 £307,434	£6,580,000 £13,160,000 20% GDV £614,250 £1,194,375 £1,218,000 £2,388,750 £5,757,500	£593,040 £593,040 Average Site value threshold per ha £444,780 £444,780 £444,780 £444,780 £444,780	£223,7 £169,7 Headroom (sum available for polic standards after pol -£47,9 -£43,8 -£444,7 -£37,3 -£137,3 -£137,3
Site Size (ha) 0.5 1 1 2 5 10 Value area 5	£8,168,179 Site value £198,399 £400,929 £0 £814,766 £1,537,170 £3,074,340	E816,818 £816,818 Site value per ha £396,799 £400,929 £00 £407,383 £307,434 £307,434	£6,580,000 £13,160,000 20% GDV £614,250 £1,194,375 £1,218,000 £3,388,750 £5,757,500 £11,515,000	£593,040 £593,040 Average Site value threshold per ha £444,780 £444,780 £444,780 £444,780 £444,780 £444,780	£223,7 £169,7 Headroom (sum available for polic standards after polic standards after polic applied) -£43,8 -£444,4 -£37,3 -£137,3 -£137,3 -£137,3
Site Size (ha) 0.5 1 2 5 10 Value area 5 Site Size	£8,168,179 Site value £198,399 £400,929 £00 £814,766 £1,537,170	£816,818 £816,818 Site value per ha £396,799 £400,929 £00 £407,383 £307,434	£6,580,000 £13,160,000 20% GDV £614,250 £1,194,375 £1,218,000 £2,388,750 £5,757,500	E593,040 E593,040 Average Site value threshold per ha E444,780 E444,780 E444,780 E444,780 E444,780 E444,780 E444,780 E444,780 E444,780 E444,780 E444,780 E444,780	E223,7 E169,7 Headroom (sum available for polici standards after poli applied) -E47,9 -E43,8 -E444,7 -E43,9 -E43,3 -E44,9 -E43,9 -E44,9 -E43,9 -E44,9 -E44,9 -E43,9 -E44,9
Site Size (ha) 0.5 1 1 2 5 10 Value area 5	£8,168,179 Site value £198,399 £400,929 £0 £814,766 £1,537,170 £3,074,340	E816,818 £816,818 Site value per ha £396,799 £400,929 £00 £407,383 £307,434 £307,434	£6,580,000 £13,160,000 20% GDV £614,250 £1,194,375 £1,218,000 £3,388,750 £5,757,500 £11,515,000	£593,040 £593,040 Average Site value threshold per ha £444,780 £444,780 £444,780 £444,780 £444,780 £444,780	E223,7 E169,7 Headroom (sum available for polic standards after poli -647,9 -643,8 -643,8 -643,3 -6137,3 -6137,3 -6137,3 -6137,3 -6137,3 -6141,4 Headroom (sum available for polic
Site Size (ha) 0.5 1 2 5 10 Value area 5 Site Size	£8,168,179 Site value £198,399 £400,929 £0 £814,766 £1,537,170 £3,074,340	E816,818 £816,818 Site value per ha £396,799 £400,929 £00 £407,383 £307,434 £307,434	£6,580,000 £13,160,000 20% GDV £614,250 £1,194,375 £1,218,000 £3,388,750 £5,757,500 £11,515,000	E593,040 E593,040 Average Site value threshold per ha E444,780 E444,780 E444,780 E444,780 E444,780 E444,780 E444,780 E444,780 E444,780 E444,780 E444,780 E444,780 E444,780	E223,7 E169,7 Headroom (sum available for polici standards after poli applied) - £43,8 - £444,7 - £33,3 - £137,3 - £137,3 - £141,4 Headroom (sum available for polici standards after poli
S 10 Value area 4 Site Size (ha) 0.5 1 1 2 5 10 Value area 5 Site Size (ha)	£8,168,179 Site value £198,399 £400,929 £0 £814,766 £1,537,170 £3,074,340 Site value	E816,818 E816,818 Site value per ha E000000000000000000000000000000000000	6,580,000 £13,160,000 20% GDV 20% GDV £11,194,375 £1,194,375 £1,218,000 £3,388,750 £11,515,000 20% GDV	E 593,040 E 593,040 Average Site value threshold per ha E 444,780 E 444,780	£223,7 £169,7 Keadroom (sum available for polic) applied) -£47,9 -£43,8 -£44,7 -£37,3 -£137,3 -£137,3 -£137,3 -£137,3 -£137,3 -£137,3 -£137,4 Headroom (sum available for polic standards after poli applied)
S 10 Value area 4 Site Size (ha) 0.5 1 1 2 5 10 Value area 5 Site Size (ha) 0.5 0.5 1 0 0 0 0 0 0 0 0 0 0 0 0 0	£8,168,179 Site value £198,399 £400,929 £814,766 £1,537,170 £3,074,340 Site value £10,527,520 £10,520 £10,52	E816,818 E816,818 Site value per ha E4305,799 E400,292 E0 E407,383 E307,434 E307,434 Site value per ha E0	£6,580,000 £13,160,000 20% GDV £614,250 £1,194,375 £1,194,375 £1,218,000 £13,88,750 £11,515,000 20% GDV £526,500	E 593,040 E 593,040 Average Site value threshold per ha E 444,780 E 444,780	E223,7 E169,7 Headroom (sum available for polici standards after pol applied - 647,5 - 643,5 - 6446,7 - 643,5 - 744,4 - 743,5 - 744,5 - 744,5
S 10 Value area 4 Site Size (ha) 0.5 1 1 2 5 10 Value area 5 Site Size (ha) 0.5 1 1 2 5 10 0.5 1 1 2 5 10 0.5 1 1 2 5 10 0.5 1 1 2 5 10 0.5 10 1 2 5 10 0 5 10 1 2 5 10 1 2 5 10 0 5 10 1 2 5 10 10 10 10 10 10 10 10 10 10	£8,168,179 Site value £198,399 £400,929 £0 £814,766 £1,537,170 £3,074,340 Site value £0 £0 £1,537,170 £3,074,340 £1,547,170 £3,074,340 £1,547,170 £3,074,340 £1,547,170 £3,074,340 £1,547,170 £3,074,340 £1,547,170 £3,074,340 £1,547,170 £3,074,340 £1,547,170 £3,074,340 £1,547,170 £3,074,340 £1,547,170 £3,074,340 £1,547,170 £3,074,340 £1,547,170 £3,074,340 £1,547,170 £3,074,340 £1,547,170 £3,074,340 £1,547,170 £3,074,340 £1,547,170 £3,074,340 £1,547,170 £3,074,340 £1,547,170 £3,074,340 £1,557,170 £3,074,340 £1,557,170 £3,074,340 £1,557,170 £1,577,170 £0,577,170	E816,818 E816,818 Site value per ha E396,799 E400,929 E400,929 E400,929 E307,434 E307,434 Site value per ha Site value per ha E0 E0 E0 E0 E0 E0 E0 E0	6,580,000 £13,160,000 20% GDV 20% GDV £11,94,375 £1,218,000 £3,388,750 £11,515,000 20% GDV 20% GDV	E 593,040 E 593,040 Average Site value threshold per ha E 444,780 E 444,780	£223,7 £169,7 £169,7 Headroom (sum available for polic standards after pol applied) _647,5 _643,5 _643,6 _643,7 _613,7 _613,7 _613,7 _613,7 _613,7 _613,7 _613,7 _613,7 _613,7 _613,7 _613,7 _613,7 _613,7 _614,6 _614,6 _614,7 _614,7 _614,7 _614,7 _614,7 _614,8 _614,8 _614,8 _614,8 _614,8 _614,9 _614,9 _614,9 _614,9 _614,9 _614,9 _614,9 _614,9 _614,9 _614,9 _614,9 _614,9 _614,9
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Buildings for Life 12 Assessment (10% uplift on build costs)

Vallue area 1