

Policy HO9 Outputs: Base= 100% current values

Zero Carbon from 2016 (5% uplift on build costs)					
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	£1,908,030	£3,816,059	£1,088,100	£1,284,920	£2,531,139
1	£3,668,493	£3,668,493	£2,115,750	£1,284,920	£2,383,573
1	£2,396,301	£2,396,301	£2,157,600	£1,284,920	£1,111,381
2	£7,199,065	£3,599,533	£4,231,500	£1,284,920	£2,314,613
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	£1,872,752
Average					£2,014,369

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	£945,269	£1,890,538	£807,300	£741,300	£1,149,238
1	£1,827,165	£1,827,165	£1,569,750	£741,300	£1,085,865
1	£543,586	£543,586	£1,600,800	£741,300	-£197,714
2	£3,601,040	£1,800,520	£3,139,500	£741,300	£1,059,220
5	£7,808,149	£1,561,630	£7,567,000	£741,300	£820,330
10	£15,616,299	£1,561,630	£15,134,000	£741,300	£820,330
Average					£789,545

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	£584,234	£1,168,468	£702,000	£593,040	£575,428
1	£1,139,443	£1,139,443	£1,365,000	£593,040	£546,403
1	£0	£0	£1,392,000	£593,040	-£593,040
2	£2,247,960	£1,123,980	£2,730,000	£593,040	£530,940
5	£4,797,871	£959,574	£6,580,000	£593,040	£366,534
10	£9,595,742	£959,574	£13,160,000	£593,040	£366,534
Average					£296,800

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	£283,371	£566,743	£614,250	£444,780	£121,963
1	£561,963	£561,963	£1,194,375	£444,780	£117,183
1	£0	£0	£1,218,000	£444,780	-£444,780
2	£1,127,606	£563,803	£2,388,750	£444,780	£119,023
5	£2,268,786	£453,757	£5,757,500	£444,780	£8,977
10	£4,537,573	£453,757	£11,515,000	£444,780	£8,977
Average					-£11,443

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	£296,520	£296,520	-£296,520
1	£0	£0	£1,023,750	£296,520	-£296,520
1	£0	£0	£1,044,000	£296,520	-£296,520
2	£0	£0	£2,047,500	£296,520	-£296,520
5	£1	£0	£4,935,000	£296,520	-£296,520
10	£0	£0	£9,870,000	£296,520	-£296,520
Average					-£296,520

Lifetime Homes Requirement (£13.50 psm uplift on build costs)					
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	£1,970,873	£3,941,747	£1,088,100	£1,284,920	£2,656,827
1	£3,789,332	£3,789,332	£2,115,750	£1,284,920	£2,504,412
1	£2,568,992	£2,568,992	£2,157,600	£1,284,920	£1,284,072
2	£7,417,776	£3,708,888	£4,231,500	£1,284,920	£2,423,968
5	£16,307,136	£3,261,427	£10,199,000	£1,284,920	£1,976,507
10	£32,614,272	£3,261,427	£20,398,000	£1,284,920	£1,976,507
Average					£2,137,049

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	£1,008,113	£2,016,226	£807,300	£741,300	£1,274,926
1	£1,947,911	£1,947,911	£1,569,750	£741,300	£1,206,611
1	£718,132	£718,132	£1,600,800	£741,300	-£23,168
2	£3,838,152	£1,919,076	£3,139,500	£741,300	£1,177,776
5	£8,331,711	£1,666,342	£7,567,000	£741,300	£925,042
10	£16,663,421	£1,666,342	£15,134,000	£741,300	£925,042
Average					£914,372

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	£647,078	£1,294,156	£702,000	£593,040	£701,116
1	£1,255,571	£1,255,571	£1,365,000	£593,040	£662,531
1	£19,191	£19,191	£1,392,000	£593,040	-£73,849
2	£2,480,223	£1,240,111	£2,730,000	£593,040	£647,071
5	£5,324,711	£1,064,942	£6,580,000	£593,040	£471,902
10	£10,649,423	£1,064,942	£13,160,000	£593,040	£471,902
Average					£396,779

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	£346,215	£692,430	£614,250	£444,780	£247,650
1	£683,781	£683,781	£1,194,375	£444,780	£239,001
1	£0	£0	£1,218,000	£444,780	-£444,780
2	£1,355,748	£677,874	£2,388,750	£444,780	£233,094
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

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	£45,352	£90,705	£296,520	£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

Buildings for Life 12 Assessment (10% uplift on build costs)					
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	1,823,057.68	3,646,115.35	1,088,100.00	1,284,920.00	2,361,195.35
1	3,505,451.17	3,505,451.17	2,115,750.00	1,284,920.00	2,220,531.17
1	2,180,035.27	2,180,035.27	2,157,600.00	1,284,920.00	895,115.27
2	6,876,392.59	3,438,196.29	4,231,500.00	1,284,920.00	2,153,276.29
5	15,086,109.35	3,017,221.87	10,199,000.00	1,284,920.00	1,732,301.87
10	30,172,218.69	3,017,221.87	20,398,000.00	1,284,920.00	1,732,301.87
Average					£1,849,120

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	£860,297	£1,720,594	£807,300	£741,300	£979,294
1	£1,664,606	£1,664,606	£1,569,750	£741,300	£923,306
1	£317,342	£317,342	£1,600,800	£741,300	-£423,958
2	£3,280,581	£1,640,291	£3,139,500	£741,300	£898,991
5	£7,122,058	£1,424,412	£7,567,000	£741,300	£683,112
10	£14,244,115	£1,424,412	£15,134,000	£741,300	£683,112
Average					£623,976

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	£499,262	£998,524	£702,000	£593,040	£405,484
1	£975,611	£975,611	£1,365,000	£593,040	£382,571
1	£0	£0	£1,392,000	£593,040	-£593,040
2	£1,938,275	£969,137	£2,730,000	£593,040	£376,097
5	£4,084,089	£816,818	£6,580,000	£593,040	£223,778
10	£8,168,179	£816,818	£13,160,000	£593,040	£223,778
Average					£169,778

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	£198,399	£396,799	£614,250	£444,780	-£47,981
1	£400,929	£400,929	£1,194,375	£444,780	-£43,851
1	£0	£0	£1,218,000	£444,780	-£444,780
2	£814,766	£407,383	£2,388,750	£444,780	-£37,397
5	£1,537,170	£307,434	£5,757,500	£444,780	-£137,346
10	£3,074,340	£307,434	£11,515,000	£444,780	-£137,346
Average					-£141,450

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	£296,520	£296,520	-£296,520
1	£0	£0	£1,023,750	£296,520	-£296,520
1	£0	£0	£1,044,000	£296,520	-£296,520
2	£0	£0	£2,047,500	£296,520	-£296,520
5	£0	£0	£4,935,000	£296,520	-£296,520
10	£0	£0	£9,870,000	£296,520	-£296,520
Average					-£296,520