	utputs:		

	9 Outputs: Mid= 130	0% current values									
Zero Carbon from 2016 (5% uplift on build costs)							Life	ime Homes Requireme	nt (£13.50 psm uplift o	on build costs)	
Site Size	Site value	Site value per ha	16% GDV	16% GDV per ha	Headroom (sum	Site Size	Site value	Site value per ha	16% GDV	16% GDV per ha	Headroom (sum
(ha)	Site value	Site value per nu	10/0 05 4	1070 GDV pci na	available for policy	(ha)	Site value	Site value per na	10/0 051	1070 GDV pci ilu	available for policy
()					standards after policy	()					standards after police
					applied)						applied)
0.!	3,027,238.72	6,054,477.44	1,131,624.00	2,263,248.00	£3,225,417	0.5	3,090,082.56	6,180,165.12	1,131,624.00	2,263,248.00	£3,916,91
0	5,803,998.05	5,803,998.05	2,200,380.00	2,200,380.00	£3,053,523	1	5,923,334.46	5,923,334.46	2,200,380.00	2,200,380.00	£3,722,95
	4,549,756.46	4,549,756.46	2,243,904.00	2,243,904.00	£1,744,876	1	4,722,445.39	4,722,445.39	2,243,904.00	2,243,904.00	£2,478,54
	11,357,347.29	5,678,673.65	4,400,760.00	2,200,380.00	£2,928,199	2	11,588,947.69	5,794,473.85	4,400,760.00	2,200,380.00	£3,594,09
	25,046,985.96	5,009,397.19	10.606.960.00	2,121,392.00	£2,357,657	5	25,567,139.91	5,113,427.98	10,606,960.00	2,200,380.00	£2,992.03
10		5,009,397.19	21,213,920.00	2,121,392.00	£2,357,657	10	51,134,279.83	5,113,427.98	21,213,920.00	2,121,392.00	£2,992,03
- 11	50,095,971.92	5,009,597.19	21,213,920.00	2,121,392.00	£2,964,038	10	51,154,279.65	3,113,427.98	21,213,920.00	2,121,392.00	£3,282,76
					12,904,036						13,202,70
Site Size	Site value	Site value per ha	16% GDV	16% GDV per ha	Headroom (sum	Site Size	Site value	Site value per ha	16% GDV	16% GDV per ha	Headroom (sum
(ha)					available for policy	(ha)					available for policy
					standards after policy						standards after police
					applied)						applied)
0.5	1,775,650.06	3,551,300,13	839,592,00	1,679,184.00	£1,452,320	0.5	1.838.493.91	3,676,987.82	839,592.00	1.679.184.00	£1,997,80
0	3,413,156.88	3,413,156.88	1,632,540.00	1,632,540.00	£1,372,482	1	3,533,547.02	3,533,547.02	1,632,540.00	1,632,540.00	£1,901,00
	2,149,824.68	2,149,824.68	1,664,832.00	1,664,832.00	£68,785	1	2,314,400.24	2,314,400.24	1,664,832.00	1,664,832.00	£649,56
	6,691,777.95	3,345,888.98	3,265,080.00	1,632,540.00	£1,305,214		6,929,357.89	3,464,678.94	3,265,080.00	1,632,540.00	£1,832,13
	14,694,210.40	2,938,842.08	7,869,680.00	1,573,936.00	£1,305,214 £971,422	2 5	15,215,933.10	3,043,186.62	7,869,680.00	1,573,936.00	£1,469,25
10	29,388,420.80	2,938,842.08	15,739,360.00	1,573,936.00	£971,422	10	30,431,866.19	3,043,186.62	15,739,360.00	1,573,936.00	£1,469,25
- 10	29,388,420.80	2,938,842.08	15,/39,360.00	1,573,936.00	£866,418	10	30,431,866.19	3,043,186.62	15,/39,360.00	1,573,936.00	£1,469,25
					1000,410						11,333,17
Site Size	Site value	Site value per ha	16% GDV	16% GDV per ha	Headroom (sum	Site Size	Site value	Site value per ha	16% GDV	16% GDV per ha	Headroom (sum
(ha)					available for policy	(ha)					available for policy
					standards after policy						standards after polic
					applied)						applied)
0.5	1,306,304.32	2,612,608.64	730,080.00	1,460,160.00	£787,409	0.5	1,369,148.16	2,738,296.32	730,080.00	1,460,160.00	£1,278,13
		2,515,903.54	1,419,600.00	1,419,600.00	£741,404	1	2,635,249.85	2,635,249.85	1,419,600.00	1,419,600.00	£1,215,65
		1,243,989.58	1,447,680.00	1,447,680.00	-£565,610	1	1,410,657.89	1,410,657.89	1,447,680.00	1,447,680.00	-£37,02
		2,470,515.67	2,839,200.00	1,419,600.00	£696,016	2	5,172,696.38	2,586,348.19	2,839,200.00	1,419,600.00	£1,166,74
		2.158.179.27	6.843.200.00	1.368.640.00	£447,379	5	11,309,957.69	2,261,991.54	6,843,200.00	1.368.640.00	£893.35
10		2,158,179.27	13,686,400.00	1,368,640.00	£447,379	10	22,619,915.37	2,261,991.54	13,686,400.00	1,368,640.00	£893,35
	21,301,732.72	2,130,173.27	13,000,400.00	1,300,040.00	£78,248	10	22,013,313.37	2,201,331.34	13,000,400.00	1,300,040.00	£901,70
Cita Ciaa	Site value	Cita colora ana ba	16% GDV	16% GDV per ha	Handrage (a.m.	Site Size	Site value	Cita cabra ana ba	16% GDV	16% CDV b-	Handanan (a
Site Size	Site value	Site value per ha	10% GDV	10% ODA hei ug	Headroom (sum		Site value	Site value per ha	10% GDV	16% GDV per ha	Headroom (sum
(ha)		ļ	J		available for policy	(ha)	J				available for policy
		ļ	J		standards after policy		J				standards after police
					applied)						applied)
0.5		1,830,365.73	638,820.00	1,277,640.00	£233,316	0.5	978,026.71	1,956,053.42	638,820.00	1,277,640.00	£678,41
	1,769,174.45	1,769,174.45	1,242,150.00	1,242,150.00	£216,487	1	1,889,715.75	1,889,715.75	1,242,150.00	1,242,150.00	£647,56
	484,555.09	484,555.09	1,266,720.00	1,266,720.00	-£1,098,845	1	659,705.94	659,705.94	1,266,720.00	1,266,720.00	-£607,01
				1,242,150.00	£190,623	2 5	3,723,333.51	1,861,666.76	2,484,300.00	1,242,150.00	£619,51
	3,486,620.63	1,743,310.31	2,484,300.00				8,082,460.17	1,616,492.03	5,987,800.00	1,197,560.00	£418,93
	7,558,729.24	1,511,745.85	5,987,800.00	1,197,560.00	£14,796	10					
10	7,558,729.24				£14,796	10	16,164,920.34	1,616,492.03	11,975,600.00	1,197,560.00	
	7,558,729.24	1,511,745.85	5,987,800.00	1,197,560.00		10	16,164,920.34	1,616,492.03	11,975,600.00	1,197,560.00	
10	7,558,729.24 15,117,458.48	1,511,745.85 1,511,745.85	5,987,800.00 11,975,600.00	1,197,560.00 1,197,560.00	£14,796 -£582,624						£362,72
10 Site Size	7,558,729.24	1,511,745.85	5,987,800.00	1,197,560.00	£14,796 -£582,624 Headroom (sum	Site Size	16,164,920.34 Site value	1,616,492.03 Site value per ha	11,975,600.00 16% GDV	1,197,560.00 16% GDV per ha	£362,72 Headroom (sum
10	7,558,729.24 15,117,458.48	1,511,745.85 1,511,745.85	5,987,800.00 11,975,600.00	1,197,560.00 1,197,560.00	£14,796 -£582,624 Headroom (sum available for policy						£362,72 Headroom (sum available for policy
10 Site Size	7,558,729.24 15,117,458.48	1,511,745.85 1,511,745.85	5,987,800.00 11,975,600.00	1,197,560.00 1,197,560.00	£14,796 -£582,624 Headroom (sum available for policy standards after policy	Site Size					£362,72 Headroom (sum available for policy standards after polic
10 Site Size	7,558,729.24 15,117,458.48	1,511,745.85 1,511,745.85	5,987,800.00 11,975,600.00	1,197,560.00 1,197,560.00	£14,796 -£582,624 Headroom (sum available for policy	Site Size					£362,72 Headroom (sum available for policy standards after policy applied)
10 Site Size (ha)	7,558,729.24 15,117,458.48 Site value	1,511,745.85 1,511,745.85 Site value per ha	5,987,800.00 11,975,600.00 16% GDV	1,197,560.00 1,197,560.00 16% GDV per ha	£14,796 -£582,624 Headroom (sum available for policy standards after policy applied)	Site Size (ha)	Site value	Site value per ha	16% GDV	16% GDV per ha	£362,72 Headroom (sum available for policy standards after policy applied) £78,69
10 Site Size (ha)	7,558,729.24 15,117,458.48 Site value 524,061.41 1,022,605.87	1,511,745.85 1,511,745.85 Site value per ha 1,048,122.82 1,022,605.87	5,987,800.00 11,975,600.00 16% GDV 547,560.00 1,064,700.00	1,197,560.00 1,197,560.00 16% GDV per ha 1,095,120.00 1,064,700.00	£14,796 -£582,624 Headroom (sum available for policy standards after policy applied) -£320,777 -£308,269	Site Size (ha)	Site value 586,905.25	Site value per ha 1,173,810.51	16% GDV 547,560.00 1,064,700.00	16% GDV per ha 1,095,120.00 1,064,700.00	£362,72 Headroom (sum available for policy standards after polic applied) £78,69 £79,28
10 Site Size (ha)	7,558,729.24 15,117,458.48 Site value 524,061.41 1,022,605.87 0.00	1,511,745.85 1,511,745.85 Site value per ha 1,048,122.82 1,022,605.87 -277,138.69	5,987,800.00 11,975,600.00 16% GDV 547,560.00 1,064,700.00 1,085,760.00	1,197,560.00 1,197,560.00 16% GDV per ha 1,095,120.00 1,064,700.00 1,085,760.00	£14,796 -£582,624 Headroom (sum available for policy standards after policy applied) -£320,777 -£308,269 -£1,634,339	Site Size (ha) 0.5 1 1 1	Site value 586,905.25 1,143,982.52	1,173,810.51 1,143,982.52	16% GDV 547,560.00 1,064,700.00 1,085,760.00	16% GDV per ha 1,095,120.00 1,064,700.00 1,085,760.00	£362,72 Headroom (sum available for policy standards after polic applied) £78,69 £79,28 -£1,085,76
1i Site Size (ha)	7,558,729.24 15,117,458.48 Site value 524,061.41 1,022,605.87 0.00 2,030,247.83	1,511,745.85 1,511,745.85 Site value per ha 1,048,122.82 1,022,605.87 -277,138.69 1,015,123.91	5,987,800.00 11,975,600.00 16% GDV 547,560.00 1,064,700.00 1,085,760.00 2,129,400.00	1,197,560.00 1,197,560.00 16% GDV per ha 1,095,120.00 1,064,700.00 1,064,700.00	£14,796 -£582,624 Headroom (sum available for policy standards after policy applied) -£320,777 -£308,269 -£1,634,339 -£315,751	Site Size (ha) 0.5 1 1 2	586,905.25 1,143,982.52 - 2,255,637.67	1,173,810.51 1,143,982.52 1,127,818.83	16% GDV 547,560.00 1,064,700.00 1,085,760.00 2,129,400.00	16% GDV per ha 1,095,120.00 1,064,700.00 1,088,760.00 1,064,700.00	Headroom (sum available for policy standards after polic applied) £78,69 £79,28 £1,085,76 £63,11
Site Size (ha)	7,558,729.24 15,117,458.48 Site value 524,061.41 1,022,605.87 0.00 2,030,247.83 4,295,398.41	1,511,745.85 1,511,745.85 Site value per ha 1,048,122.82 1,022,605.87 -277,138.69	5,987,800.00 11,975,600.00 16% GDV 547,560.00 1,064,700.00 1,085,760.00	1,197,560.00 1,197,560.00 16% GDV per ha 1,095,120.00 1,064,700.00 1,085,760.00	£14,796 -£582,624 Headroom (sum available for policy standards after policy applied) -£320,777 -£308,269 -£1,634,339	Site Size (ha) 0.5 1 1 1	Site value 586,905.25 1,143,982.52	1,173,810.51 1,143,982.52	16% GDV 547,560.00 1,064,700.00 1,085,760.00	16% GDV per ha 1,095,120.00 1,064,700.00 1,085,760.00	available for policy standards after polic

Buildings for Life 12 Assessment (10% uplift on build costs)								
Site value	Site value per ha	16% GDV	16% GDV per ha	Headroom (sum				
				available for policy				
				standards after policy				
				applied)				
2,942,266.76	5,884,533.52	1,131,624.00	2,263,248.00	£3,621,286				
5,642,639.39	5,642,639.39	2,200,380.00	2,200,380.00	£3,442,259				
4,324,660.28	4,324,660.28	2,243,904.00	2,243,904.00	£2,080,756				
11,044,180.23	5,522,090.12	4,400,760.00	2,200,380.00	£3,321,710				
24,345,858.81	4,869,171.76	10,606,960.00	2,121,392.00	£2,747,780				
48,691,717.61	4,869,171.76	21,213,920.00	2,121,392.00	£2,747,780				
				£2,993,595				

Site Size (ha)

Site Size	Site value	Site value per ha	16% GDV	16% GDV per ha	Headroom (sum
(ha)					available for policy
					standards after policy
					applied)
0.5	1,690,678.11	3,381,356.22	839,592.00	1,679,184.00	£1,702,172
1	3,251,163.19	3,251,163.19	1,632,540.00	1,632,540.00	£1,618,623
1	1,919,007.33	1,919,007.33	1,664,832.00	1,664,832.00	£254,175
2	6,376,520.41	3,188,260.21	3,265,080.00	1,632,540.00	£1,555,720
5	13,990,771.40	2,798,154.28	7,869,680.00	1,573,936.00	£1,224,218
10	27,981,542.80	2,798,154.28	15,739,360.00	1,573,936.00	£1,224,218
					£1,263,188

Site Size	Site value	Site value per ha	16% GDV	16% GDV per ha	Headroom (sum
(ha)					available for policy
					standards after policy
					applied)
0.5	1,221,332.36	2,442,664.72	730,080.00	1,460,160.00	£982,505
1	2,354,522.26	2,354,522.26	1,419,600.00	1,419,600.00	£934,922
1	1,013,994.76	1,013,994.76	1,447,680.00	1,447,680.00	-£433,685
2	4,627,762.84	2,313,881.42	2,839,200.00	1,419,600.00	£894,281
5	10,090,764.65	2,018,152.93	6,843,200.00	1,368,640.00	£649,513
10	20,181,529.30	2,018,152.93	13,686,400.00	1,368,640.00	£649,513
					£612.842

Headroom (sum	16% GDV per ha	16% GDV	Site value per ha	Site value	Site Size
available for policy					(ha)
standards after policy					
applied)					
£63,37	1,597,051.60	798,525.80	1,660,421.82	830,210.91	0.5
£364,97	1,242,150.00	1,242,150.00	1,607,128.19	1,607,128.19	1
-£1,007,91	1,266,720.00	1,266,720.00	258,809.48	258,809.48	1
£342,09	1,242,150.00	2,484,300.00	1,584,245.56	3,168,491.12	2
£173,77	1,197,560.00	5,987,800.00	1,371,332.03	6,856,660.15	5
£173,77	1,197,560.00	11,975,600.00	1,371,332.03	13,713,320.35	10
£18.34					

Site Size	Site value	Site value per ha	16% GDV	16% GDV per ha	Headroom (sum
(ha)					available for policy
					standards after policy
					applied)
0.5	439,089.45	878,178.91	547,560.00	1,095,120.00	-£216,941
1	859,878.25	859,878.25	1,064,700.00	1,064,700.00	-£204,822
1	0.00	0.00	1,085,760.00	1,085,760.00	-£1,085,760
2	1,708,901.11	854,450.55	2,129,400.00	1,064,700.00	-£210,249
5	3,587,695.96	717,539.19	5,132,400.00	1,026,480.00	-£308,941
10	7,175,391.95	717,539.20	10,264,800.00	1,026,480.00	-£308,941
					-£389 276