

Policy HO9 Outputs: Mid- 130% current values

Zero Carbon from 2016 (5% uplift on build costs)

Site Size (ha)	Site value	Site value per ha	16% GDV	16% GDV per ha	Headroom (sum available for policy standards after policy applied)
0.5	3,027,238.72	6,054,477.44	1,131,624.00	2,263,248.00	£3,225,417
1	5,803,998.05	5,803,998.05	2,200,380.00	2,200,380.00	£3,053,523
1	4,549,756.46	4,549,756.46	2,243,904.00	2,243,904.00	£1,744,876
2	11,357,347.29	5,678,673.65	4,400,760.00	2,200,380.00	£2,928,199
5	25,046,985.96	5,009,397.19	10,606,960.00	2,121,392.00	£2,357,657
10	50,093,971.92	5,009,397.19	21,213,920.00	2,121,392.00	£2,357,657
					£2,964,038

Site Size (ha)	Site value	Site value per ha	16% GDV	16% GDV per ha	Headroom (sum available for policy standards after policy applied)
0.5	1,775,650.06	3,551,300.13	839,592.00	1,679,184.00	£1,452,320
1	3,413,156.88	3,413,156.88	1,632,540.00	1,632,540.00	£1,372,482
1	2,149,824.68	2,149,824.68	1,664,832.00	1,664,832.00	£68,785
2	6,691,777.95	3,345,888.98	3,265,080.00	1,632,540.00	£1,305,214
5	14,694,210.40	2,938,842.08	7,869,680.00	1,573,936.00	£971,422
10	29,388,420.80	2,938,842.08	15,739,360.00	1,573,936.00	£971,422
					£866,418

Site Size (ha)	Site value	Site value per ha	16% GDV	16% GDV per ha	Headroom (sum available for policy standards after policy applied)
0.5	1,306,304.32	2,612,608.64	730,080.00	1,460,160.00	£787,409
1	2,515,903.54	2,515,903.54	1,419,600.00	1,419,600.00	£741,404
1	1,243,989.58	1,243,989.58	1,447,680.00	1,447,680.00	£565,610
2	4,941,031.34	2,470,515.67	2,839,200.00	1,419,600.00	£696,016
5	10,790,896.37	2,158,179.27	6,843,200.00	1,368,640.00	£447,379
10	21,581,792.72	2,158,179.27	13,686,400.00	1,368,640.00	£447,379
					£78,248

Site Size (ha)	Site value	Site value per ha	16% GDV	16% GDV per ha	Headroom (sum available for policy standards after policy applied)
0.5	915,182.86	1,830,365.73	638,820.00	1,277,640.00	£233,316
1	1,769,174.45	1,769,174.45	1,242,150.00	1,242,150.00	£216,487
1	484,555.09	484,555.09	1,266,720.00	1,266,720.00	£1,098,845
2	3,486,620.63	1,743,310.31	2,484,300.00	1,242,150.00	£190,623
5	7,558,729.24	1,511,745.85	5,987,800.00	1,197,560.00	£14,796
10	15,117,458.48	1,511,745.85	11,975,600.00	1,197,560.00	£14,796
					£582,624

Site Size (ha)	Site value	Site value per ha	16% GDV	16% GDV per ha	Headroom (sum available for policy standards after policy applied)
0.5	524,061.41	1,048,122.82	547,560.00	1,095,120.00	£320,777
1	1,022,605.87	1,022,605.87	1,064,700.00	1,064,700.00	£306,269
1	0.00	-277,138.69	1,085,760.00	1,085,760.00	£1,634,339
2	2,030,247.83	1,015,123.91	2,129,400.00	1,064,700.00	£315,751
5	4,295,398.41	859,079.68	5,132,400.00	1,026,480.00	£424,020
10	8,590,796.81	859,079.68	10,264,800.00	1,026,480.00	£424,020
					£1,260,488

Lifetime Homes Requirement (£13.50 psm uplift on build costs)

Site Size (ha)	Site value	Site value per ha	16% GDV	16% GDV per ha	Headroom (sum available for policy standards after policy applied)
0.5	3,090,082.56	6,180,165.12	1,131,624.00	2,263,248.00	£3,916,917
1	5,923,334.46	5,923,334.46	2,200,380.00	2,200,380.00	£3,722,954
1	4,722,445.39	4,722,445.39	2,243,904.00	2,243,904.00	£2,478,541
2	11,588,947.69	5,794,473.85	4,400,760.00	2,200,380.00	£3,594,094
5	25,567,139.91	5,113,427.98	10,606,960.00	2,121,392.00	£2,992,036
10	51,134,279.83	5,113,427.98	21,213,920.00	2,121,392.00	£2,992,036
					£3,282,763

Site Size (ha)	Site value	Site value per ha	16% GDV	16% GDV per ha	Headroom (sum available for policy standards after policy applied)
0.5	1,838,493.91	3,676,987.82	839,592.00	1,679,184.00	£1,997,804
1	3,533,547.02	3,533,547.02	1,632,540.00	1,632,540.00	£1,901,007
1	2,314,400.24	2,314,400.24	1,664,832.00	1,664,832.00	£649,568
2	6,929,357.89	3,464,678.94	3,265,080.00	1,632,540.00	£1,832,139
5	15,215,933.10	3,043,186.62	7,869,680.00	1,573,936.00	£1,469,251
10	30,431,866.19	3,043,186.62	15,739,360.00	1,573,936.00	£1,469,251
					£1,553,170

Site Size (ha)	Site value	Site value per ha	16% GDV	16% GDV per ha	Headroom (sum available for policy standards after policy applied)
0.5	1,369,148.16	2,738,296.32	730,080.00	1,460,160.00	£1,278,136
1	2,635,249.85	2,635,249.85	1,419,600.00	1,419,600.00	£1,215,650
1	1,410,657.89	1,410,657.89	1,447,680.00	1,447,680.00	£37,022
2	5,172,696.38	2,586,348.19	2,839,200.00	1,419,600.00	£1,166,748
5	11,309,957.69	2,261,991.54	6,843,200.00	1,368,640.00	£893,352
10	22,619,915.37	2,261,991.54	13,686,400.00	1,368,640.00	£893,352
					£901,703

Site Size (ha)	Site value	Site value per ha	16% GDV	16% GDV per ha	Headroom (sum available for policy standards after policy applied)
0.5	978,026.71	1,956,053.42	638,820.00	1,277,640.00	£678,413
1	1,889,715.75	1,889,715.75	1,242,150.00	1,242,150.00	£647,566
1	659,705.94	659,705.94	1,266,720.00	1,266,720.00	£607,014
2	3,723,333.51	1,861,666.76	2,484,300.00	1,242,150.00	£169,517
5	8,082,460.17	1,616,492.03	5,987,800.00	1,197,560.00	£418,932
10	16,164,920.34	1,616,492.03	11,975,600.00	1,197,560.00	£418,932
					£362,724

Site Size (ha)	Site value	Site value per ha	16% GDV	16% GDV per ha	Headroom (sum available for policy standards after policy applied)
0.5	586,905.25	1,173,810.51	547,560.00	1,095,120.00	£78,691
1	1,143,962.52	1,143,962.52	1,064,700.00	1,064,700.00	£79,283
1	-	-	1,085,760.00	1,085,760.00	£1,085,760
2	2,255,637.67	1,127,818.83	2,129,400.00	1,064,700.00	£63,119
5	4,824,730.04	964,946.01	5,132,400.00	1,026,480.00	£61,134
10	9,649,460.07	964,946.01	10,264,800.00	1,026,480.00	£61,134
					£164,623

Buildings for Life 12 Assessment (10% uplift on build costs)

Site Size (ha)	Site value	Site value per ha	16% GDV	16% GDV per ha	Headroom (sum available for policy standards after policy applied)
0.5	2,942,266.76	5,884,533.52	1,131,624.00	2,263,248.00	£3,621,286
1	5,642,639.39	5,642,639.39	2,200,380.00	2,200,380.00	£3,442,259
1	4,324,660.28	4,324,660.28	2,243,904.00	2,243,904.00	£2,080,756
2	11,044,180.23	5,522,090.12	4,400,760.00	2,200,380.00	£3,221,710
5	24,345,858.81	4,869,171.76	10,606,960.00	2,121,392.00	£2,747,780
10	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 value	Site value per ha	16% GDV	16% GDV per ha	Headroom (sum 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 (ha)	Site value	Site value per ha	16% GDV	16% GDV per ha	Headroom (sum 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

Site Size (ha)	Site value	Site value per ha	16% GDV	16% GDV per ha	Headroom (sum available for policy standards after policy applied)
0.5	830,210.91	1,660,421.82	798,525.80	1,597,051.60	£63,370
1	1,607,128.19	1,607,128.19	1,242,150.00	1,242,150.00	£634,978
1	258,809.48	258,809.48	1,266,720.00	1,266,720.00	£1,007,911
2	3,168,491.12	1,584,245.56	2,484,300.00	1,242,150.00	£342,096
5	6,856,660.15	1,371,332.03	5,987,800.00	1,197,560.00	£173,772
10	13,713,320.35	1,371,332.03	11,975,600.00	1,197,560.00	£173,772
					£18,346

Site Size (ha)	Site value	Site value per ha	16% GDV	16% GDV per ha	Headroom (sum 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	717,539.19	10,264,800.00	1,026,480.00	£308,941
					£389,276