

Policy HO9 Outputs: High= 160% 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	4,148,561.84	8,297,123.68	1,392,768.00	2,785,536.00	£4,815,204	
1	7,942,835.85	7,942,835.85	2,708,160.00	2,708,160.00	£4,557,636	
1	6,710,887.31	6,710,887.31	2,761,728.00	2,761,728.00	£3,258,727	
2	15,534,187.30	7,767,093.65	5,416,320.00	2,708,160.00	£4,381,894	
5	34,276,977.47	6,855,395.49	13,054,720.00	2,610,944.00	£3,591,715	
10	68,553,954.94	6,855,395.49	26,109,440.00	2,610,944.00	£3,591,715	
£4,837,739						

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	2,608,595.37	5,217,190.74	1,033,344.00	2,066,688.00	£2,633,831	
1	4,999,343.00	4,999,343.00	2,009,280.00	2,009,280.00	£2,487,743	
1	3,746,824.70	3,746,824.70	2,049,024.00	2,049,024.00	£1,185,545	
2	9,787,926.52	4,893,963.26	4,018,560.00	2,009,280.00	£2,282,363	
5	21,526,989.00	4,305,397.80	9,685,760.00	1,937,152.00	£1,883,958	
10	43,053,977.99	4,305,397.80	19,371,520.00	1,937,152.00	£1,883,958	
£2,255,802						

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	2,028,374.70	4,056,749.39	898,560.00	1,797,120.00	£1,810,349	
1	3,901,420.90	3,901,420.90	1,747,200.00	1,747,200.00	£1,717,421	
1	2,627,743.71	2,627,743.71	1,781,760.00	1,781,760.00	£400,544	
2	7,634,686.81	3,817,343.41	3,494,400.00	1,747,200.00	£1,633,343	
5	16,779,780.81	3,355,956.16	8,422,400.00	1,684,480.00	£1,250,356	
10	33,559,561.62	3,355,956.16	16,844,800.00	1,684,480.00	£1,250,356	
£1,289,228						

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	1,546,994.45	3,093,988.89	786,240.00	1,572,480.00	£1,128,389	
1	2,975,718.53	2,975,718.53	1,528,800.00	1,528,800.00	£1,064,719	
1	1,701,566.75	1,701,566.75	1,559,040.00	1,559,040.00	£217,233	
2	5,837,825.86	2,918,912.93	3,057,600.00	1,528,800.00	£1,007,913	
5	12,768,972.63	2,553,794.53	7,369,600.00	1,473,920.00	£711,395	
10	25,537,945.24	2,553,794.53	14,739,200.00	1,473,920.00	£711,395	
£477,818						

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	1,065,614.19	2,131,228.39	673,920.00	1,347,840.00	£446,428	
1	2,060,086.71	2,060,086.71	1,310,400.00	1,310,400.00	£422,087	
1	777,883.18	777,883.18	1,336,320.00	1,336,320.00	£892,517	
2	4,043,898.21	2,021,949.11	2,620,800.00	1,310,400.00	£383,949	
5	8,805,095.47	1,761,019.09	6,316,800.00	1,263,360.00	£181,819	
10	17,610,190.93	1,761,019.09	12,633,600.00	1,263,360.00	£181,819	
£330,310						

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	4,212,076.20	8,424,152.40	1,392,768.00	2,785,536.00	£5,638,616	
1	8,062,206.17	8,062,206.17	2,708,160.00	2,708,160.00	£5,354,046	
1	6,880,990.97	6,880,990.97	2,761,728.00	2,761,728.00	£4,118,663	
2	15,765,960.73	7,882,980.37	5,416,320.00	2,708,160.00	£5,174,820	
5	34,793,121.66	6,958,624.21	13,054,720.00	2,610,944.00	£4,347,680	
10	69,586,242.11	6,958,624.21	26,109,440.00	2,610,944.00	£4,347,680	
£4,830,251						

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	2,672,780.46	5,345,560.93	1,033,344.00	2,066,688.00	£3,278,873	
1	5,118,686.40	5,118,686.40	2,009,280.00	2,009,280.00	£3,109,406	
1	3,912,310.62	3,912,310.62	2,049,024.00	2,049,024.00	£1,865,287	
2	10,019,594.06	5,009,797.03	4,018,560.00	2,009,280.00	£3,000,517	
5	22,085,058.81	4,417,011.76	9,685,760.00	1,937,152.00	£2,479,860	
10	44,170,117.63	4,417,011.76	19,371,520.00	1,937,152.00	£2,479,860	
£2,701,967						

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	2,091,218.54	4,182,437.08	898,560.00	1,797,120.00	£2,385,317	
1	4,022,933.15	4,022,933.15	1,747,200.00	1,747,200.00	£2,275,733	
1	2,800,417.19	2,800,417.19	1,781,760.00	1,781,760.00	£1,018,657	
2	7,656,466.23	3,828,233.12	3,494,400.00	1,747,200.00	£2,186,033	
5	17,298,099.07	3,459,619.81	8,422,400.00	1,684,480.00	£1,175,140	
10	34,596,198.14	3,459,619.81	16,844,800.00	1,684,480.00	£1,175,140	
£1,902,670						

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	1,609,838.29	3,219,676.58	786,240.00	1,572,480.00	£1,647,197	
1	3,095,057.53	3,095,057.53	1,528,800.00	1,528,800.00	£1,566,258	
1	1,876,586.32	1,876,586.32	1,559,040.00	1,559,040.00	£317,546	
2	6,069,433.02	3,034,716.51	3,057,600.00	1,528,800.00	£1,505,917	
5	13,317,257.78	2,663,455.56	7,369,600.00	1,473,920.00	£1,189,532	
10	26,634,515.62	2,663,455.56	14,739,200.00	1,473,920.00	£1,189,532	
£1,235,997						

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	1,128,458.04	2,256,916.07	673,920.00	1,347,840.00	£909,076	
1	2,181,654.16	2,181,654.16	1,310,400.00	1,310,400.00	£871,254	
1	948,004.86	948,004.86	1,336,320.00	1,336,320.00	£388,315	
2	4,275,663.84	2,137,831.92	2,620,800.00	1,310,400.00	£827,432	
5	9,327,829.31	1,865,565.86	6,316,800.00	1,263,360.00	£602,206	
10	18,655,658.61	1,865,565.86	12,633,600.00	1,263,360.00	£602,206	
£570,643						

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	4,062,801.68	8,125,603.35	1,392,768.00	2,785,536.00	£5,340,067	
1	7,794,945.87	7,794,945.87	2,708,160.00	2,708,160.00	£5,086,786	
1	6,476,596.47	6,476,596.47	2,761,728.00	2,761,728.00	£3,714,868	
2	15,220,757.10	7,610,378.55	5,416,320.00	2,708,160.00	£4,902,219	
5	33,580,975.95	6,716,195.19	13,054,720.00	2,610,944.00	£4,105,251	
10	67,161,951.89	6,716,195.19	26,109,440.00	2,610,944.00	£4,105,251	
£4,542,407						

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	2,522,049.05	5,044,098.10	1,033,344.00	2,066,688.00	£2,977,410	
1	4,837,976.68	4,837,976.68	2,009,280.00	2,009,280.00	£2,828,697	
1	3,518,017.10	3,518,017.10	2,049,024.00	2,049,024.00	£1,468,993	
2	9,474,673.42	4,737,336.71	4,018,560.00	2,009,280.00	£2,728,057	
5	20,831,138.98	4,166,227.80	9,685,760.00	1,937,152.00	£2,229,076	
10	41,662,277.95	4,166,227.79	19,371,520.00	1,937,152.00	£2,229,076	
£2,410,218						

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	1,943,402.74	3,886,805.48	898,560.00	1,797,120.00	£2,089,685	
1	3,737,825.60	3,737,825.60	1,747,200.00	1,747,200.00	£1,990,626	
1	2,402,665.66	2,402,665.66	1,781,760.00	1,781,760.00	£620,906	
2	7,339,093.12	3,669,546.56	3,494,400.00	1,747,200.00	£1,922,347	
5	16,080,889.02	3,216,177.80	8,422,400.00	1,684,480.00	£1,531,698	
10	32,161,778.04	3,216,177.80	16,844,800.00	1,684,480.00	£1,531,698	
£1,614,493						

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	1,462,022.49	2,924,044.98	786,240.00	1,572,480.00	£1,351,565	
1	2,814,354.24	2,814,354.24	1,528,800.00	1,528,800.00	£1,285,554	
1	1,475,631.17	1,475,631.17	1,559,040.00	1,559,040.00	£483,409	
2	5,524,668.83	2,762,334.42	3,057,600.00	1,528,800.00	£1,233,534	
5	12,071,397.92	2,414,279.58	7,369,600.00	1,473,920.00	£940,360	
10	24,142,795.83	2,414,279.58	14,739,200.00	1,473,920.00	£940,360	
£944,661						

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	980,642.24	1,961,284.47	673,920.00	1,347,840.00	£613,444	
1	1,896,412.44	1,896,412.44	1,310,400.00	1,310,400.00	£586,012	
1	549,960.13	549,960.13	1,336,320.00	1,336,320.00	£478,360	
2	3,738,911.52	1,869,455.76	2,620,800.00	1,310,400.00	£559,054	
5	8,099,663.06	1,619,932.61	6,316,800.00	1,263,360.00	£356,573	
10	16,199,326.12	1,619,932.61	12,633,600.00	1,263,360.00	£356,573	
£280,883						