

Essex BNG - 10% (Baseline)

Residential

User information

User inputs in this version of the model provided or updated by:

Name: SSL

Date: June 2024

SQW

Residential baseline inputs

No units					Tenure split aff			Mrkt resi mix					Aff resi mix					Mrkt resi no. units					Aff resi no. units				
Number of units	Land type	Unit type	Affordable housing policy		Social/aff rent	Int/1st homes											1B										
							1BF	2BF	2BH	3BH	4BH	1BF	2BF	2BH	3BH	4BH	F	2BF	2BH	3BH	4BH	1BF	2BF	2BH	3BH	4BH	
5,000	Greenfield	Houses	30%		70%	30%	10%	0%	35%	35%	20%	35%	0%	40%	20%	5%	350	0	1225	1225	700	525	0	600	300	75	
500	Greenfield	Houses	30%		70%	30%	10%	0%	35%	35%	20%	35%	0%	40%	20%	5%	35	0	123	123	70	53	0	60	30	8	
100	Greenfield	Houses	30%		70%	30%	10%	0%	35%	35%	20%	35%	0%	40%	20%	5%	7	0	25	25	14	11	0	12	6	2	
25	Greenfield	Houses	30%		70%	30%	0%	0%	20%	30%	50%	0%	0%	40%	40%	20%	0	0	4	5	9	0	0	3	3	2	
500	Brownfield	Houses	30%		70%	30%	10%	0%	35%	35%	20%	35%	0%	40%	20%	5%	35	0	123	123	70	53	0	60	30	8	
100	Brownfield	Houses/flat	30%		70%	30%	15%	15%	30%	30%	10%	35%	20%	20%	20%	5%	11	11	21	21	7	11	6	6	6	2	
25	Brownfield	Flats	30%		70%	30%	50%	50%	0%	0%	0%	50%	50%	0%	0%	0%	9	9	0	0	0	4	4	0	0	0	

Mrkt resi unit sizes sqm						Aff resi unit sizes sqm						Floorspace sqm						Floorspace sqft						
1BF	2BF	2BH	3BH	4BH		1BF	2BF	2BH	3BH	4BH		Mrkt H	Aff H	Mrkt F	Aff F	TOTAL	Mrkt H	Aff H	Mrkt F	Aff F	TOTAL		Flat gross to net	
60	72	85	100	115		60	72	85	100	115		307,125	89,625	21,000	31,500	449,250	3,305,866	964,715	226,042	339,063	4,835,687		80%	
60	72	85	100	115		60	72	85	100	115		30,713	8,963	2,100	3,150	44,925	330,587	96,472	22,604	33,906	483,569		80%	
60	72	85	100	115		60	72	85	100	115		6,143	1,793	420	630	8,985	66,117	19,294	4,521	6,781	96,714		80%	
60	72	90	110	130		60	72	90	110	130		2,030	795	-	-	2,825	21,851	8,557	-	-	30,408		80%	
60	72	85	100	115		60	72	85	100	115		30,713	8,963	2,100	3,150	44,925	330,587	96,472	22,604	33,906	483,569		80%	
60	72	85	100	115		60	72	85	100	115		4,690	1,283	1,386	1,062	8,421	50,483	13,805	14,919	11,431	90,638		80%	
60	72	85	100	115		60	72	85	100	115		-	-	1,155	495	1,650	-	-	12,432	5,328	17,760		80%	

Affordable transfer value			Values £psf			Value per unit 1st homes £250k cap				

Land value													
<i>Net density (dph)</i>	<i>Gross to net</i>	<i>Site size ha</i>	<i>Value per gross acre</i>	<i>Value per gross ha</i>	<i>Total land cost</i>	<i>Additional land for BNG</i>	<i>Total land</i>	<i>Phased purchased</i>	<i>Cost per phase</i>	<i>SDLT per phase</i>	<i>Acquisition Agent fees</i>	<i>Acquisition Legal fees</i>	
35	50.00%	285.71	£202,347	£500,000	£142,857,143	£0	£142,857,143	5	£28,571,429	£1,418,071	1%	0.50%	
35	70.00%	20.41	£202,347	£500,000	£10,204,082	£0	£10,204,082	1	£10,204,082	£499,704	1%	0.5%	
40	85.00%	2.94	£202,347	£500,000	£1,470,588	£0	£1,470,588	1	£1,470,588	£63,029	1%	0.5%	
20	90.00%	1.39	£202,347	£500,000	£694,444	£0	£694,444	1	£694,444	£24,222	1%	0.5%	
40	90.00%	13.89	£485,633	£1,200,000	£16,666,667	£0	£16,666,667	1	£16,666,667	£822,833	1%	0.5%	
55	95.00%	1.91	£485,633	£1,200,000	£2,296,651	£0	£2,296,651	1	£2,296,651	£104,333	1%	0.5%	
100	97.50%	0.26	£485,633	£1,200,000	£307,692	£0	£307,692	1	£307,692	£4,885	1%	0.5%	

General costs										Other policy costs						
Planning fee	CIL £psm	Infrastrucutre and policy £ per dwelling	Site clerance per net ac	Base build cost house	Base build cost flat	External works	Prof fees	Contingency		%M4(2)	% M4(3)	M4(2) £ per dwelling cost	M4(3) £ per dwelling cost	Electric car charge £per dwelling	Future Home Standards £ per dwelling (houses)	Future Home Standards £ per dwelling (flats)
£405,000	£200	£20,000		£1,603	£1,829	15%	10%	5%		100%	10%	£1,400	£22,791	£1,000	£4,847	£2,256
£123,860	£200	£15,000		£1,603	£1,829	15%	10%	5%		100%	10%	£1,400	£22,791	£1,000	£4,847	£2,256
£49,460	£200	£5,000		£1,603	£1,829	15%	10%	5%		100%	10%	£1,400	£22,791	£1,000	£4,847	£2,256
£15,600	£200	£5,000		£1,603	£1,829	15%	10%	10%		100%	10%	£1,400	£22,791	£1,000	£4,847	£2,256
£123,860	£0	£5,000	£ 110,000	£1,603	£1,829	15%	10%	5%		100%	10%	£1,400	£22,791	£1,000	£4,847	£2,256
£49,460	£0	£0	£ 110,000	£1,603	£1,829	10%	10%	5%		100%	10%	£1,400	£22,791	£1,000	£4,847	£2,256
£15,600	£0	£0	£ 110,000	£1,603	£1,829	10%	10%	10%		100%	10%	£1,400	£22,791	£1,000	£4,847	£2,256

Disposal costs				Interest		Developers profit			BNG costs (10%)
Marketing (market unit GDV)	Sale agents (market unit GDV)		Sale legal	APR	PCM	Market% on GDV	Aff/social rent% on GDV	1st homes % on GDV	Total Cost
1.50%	1.00%	0.50%		7.50%	0.604%	20%	6%	20%	£2,470,000
1.50%	1.00%	0.50%		7.50%	0.604%	20%	6%	20%	£478,873
1.50%	1.00%	0.50%		7.50%	0.604%	20%	6%	20%	£74,150
1.50%	1.00%	0.50%		10.00%	0.797%	20%	6%	20%	£44,835
1.50%	1.00%	0.50%		7.50%	0.604%	20%	6%	20%	£38,256
1.50%	1.00%	0.50%		7.50%	0.604%	20%	6%	20%	£675
1.50%	1.00%	0.50%		10.00%	0.797%	20%	6%	20%	£11,545

Number of units	Land type	Unit type	Affordable housing policy
5,000	Greenfield	Houses	30%

Item	Value/cost	Notes	Timings			
			Offset	payments start	#months	payments finish (no payments)
Market housing	£1,322,346,344		6	15	120	135
Market flats	£90,416,844		6	15	120	135
Social/aff rent housing	£135,060,161		6	9	120	129
Social/aff rent flats	£47,468,843		6	9	120	129
1st home housing	£73,125,000		6	9	120	129
1st home flats	£28,481,544		6	9	120	129
TOTAL GDV	£1,696,898,735					
Planning fee	-£405,000		0	2	1	3
CIL	-£66,675,000		1	9	1	10
Site clearance	£0	Brownfield only	0	2	1	3
Infrastructure	-£100,000,000		1	3	120	123
Build cost houses	-£635,990,250		6	9	120	129
Build cost flats	-£120,028,125		0	9	120	129
External works	-£113,402,756		0	9	120	129
M4(2) cat housing	-£7,000,000		0	9	120	129
M4(3) cat housing	-£11,395,500		0	9	120	129
Contingency	-£49,390,832	Includes costs from m42	2	9	120	129
Professional fees	-£98,781,663		3	9	120	129
Marketing	-£21,191,448	Only on market units	-6	9	120	129
Sales agents costs	-£14,127,632	Only on market units	0	15	120	135
Sales legal costs	-£7,063,816	Only on market units	0	15	120	135
BNG costs	-£2,470,000		0	9	120	129
Electric charging	-£5,000,000		0	9	120	129
Future home standards housing	-£19,993,875					
Future home standards flats	-£1,974,000					
Land	-£28,571,429	-£142,857,143				MANUAL TIMINGS
SDLT	-£1,418,071	-£7,090,357				MANUAL TIMINGS
Land agents	-£285,714	-£1,428,571				MANUAL TIMINGS
Lands legal	-£142,857	-£714,286				MANUAL TIMINGS
Interest	-£36,217,053					
Profit market	-£282,552,638					
Profit social/aff	-£10,951,740					
Profit 1st homes	-£20,321,309					
TOTAL COSTS	-£1,777,022,994					
SURPLUS/DEFICT	-£80,124,258					

2.0%

3%

5,000 units		Greenfield		10% BNG									
RLV		Build cost											
-£80,124,258		£1,500	£1,525	£1,550	£1,575	£1,600	£1,625	£1,650	£1,675	£1,700	£1,725		
GDV £psf	£320	- 380,108,428	- 400,487,430	- 420,866,432	- 441,245,434	- 461,624,436	- 482,003,439	- 502,382,441	- 522,761,443	- 543,140,445	- 563,519,447		
	£330	- 325,609,626	- 345,988,628	- 366,367,630	- 386,746,633	- 407,125,635	- 427,504,637	- 447,883,639	- 468,262,641	- 488,641,643	- 509,020,645		
	£340	- 272,335,849	- 292,243,071	- 312,622,073	- 333,001,075	- 353,380,077	- 373,759,079	- 394,138,081	- 414,517,084	- 434,896,086	- 455,275,088		
	£350	- 221,775,716	- 240,859,378	- 260,264,020	- 279,894,795	- 299,799,173	- 320,178,175	- 340,557,177	- 360,936,180	- 381,315,182	- 401,694,184		
	£360	- 175,121,639	- 192,658,247	- 210,687,931	- 229,276,325	- 248,397,716	- 267,816,094	- 287,453,741	- 307,355,276	- 327,734,278	- 348,113,280		
	£370	- 132,556,718	- 148,655,646	- 165,321,683	- 182,479,361	- 200,063,837	- 218,141,152	- 236,776,934	- 255,936,053	- 275,368,168	- 295,012,688		
	£380	- 93,294,123	- 108,585,744	- 124,048,252	- 139,742,685	- 155,907,127	- 172,640,994	- 189,844,710	- 207,472,758	- 225,602,992	- 244,286,318		
	£390	- 55,530,454	- 70,266,841	- 85,224,730	- 100,384,925	- 115,700,803	- 131,192,707	- 146,935,871	- 163,168,231	- 179,969,884	- 197,212,024		
	£400	- 20,234,947	- 34,545,309	- 48,949,383	- 63,537,153	- 78,332,513	- 93,356,011	- 108,551,914	- 123,909,340	- 139,443,310	- 155,277,917		
	£410	14,425,451	283,099	13,912,718	28,175,788	42,502,638	56,960,308	71,605,644	86,459,326	101,530,990	116,768,455		
	£420	48,702,116	34,697,579	20,641,806	6,536,855	7,619,097	21,838,836	36,119,223	50,474,002	64,980,661	79,679,336		
	£430	82,678,487	68,779,332	54,840,828	40,860,533	26,836,662	12,766,736	1,351,742	15,532,077	29,768,450	44,073,265		
	£440	116,322,984	102,563,447	88,749,324	74,871,991	60,958,325	47,005,907	33,012,301	18,975,047	4,888,857	9,253,157		
	£450	149,624,457	135,993,682	122,313,920	108,578,878	94,793,758	80,953,915	67,063,481	53,136,645	39,170,987	25,163,060		
	£460	182,667,789	169,111,670	155,543,041	141,931,113	128,275,025	114,575,006	100,826,459	87,020,853	73,156,140	59,251,927		
	£470	215,596,708	202,083,395	188,550,153	175,007,347	161,443,505	147,858,737	134,232,251	120,556,367	106,830,900	93,056,770		
RLV		Affordable											
-£80,124,258		0%	5%	10%	15%	20%	25%	30%	35%	40%	45%		
GDV £psf	£320	- 290,862,683	- 318,550,951	- 347,341,240	- 376,523,409	- 405,705,579	- 434,887,748	- 464,069,917	- 493,252,086	- 522,434,255	- 551,616,424		
	£330	- 232,721,489	- 259,896,355	- 288,427,349	- 317,704,348	- 348,305,807	- 378,938,461	- 409,571,115	- 440,203,769	- 470,836,423	- 501,469,077		
	£340	- 179,611,967	- 205,443,406	- 232,677,561	- 261,756,228	- 292,049,836	- 323,616,878	- 355,825,557	- 388,034,237	- 420,242,916	- 452,451,596		
	£350	- 131,059,338	- 155,634,683	- 181,689,232	- 209,202,752	- 238,516,044	- 269,782,997	- 302,244,653	- 336,056,801	- 369,868,948	- 403,681,095		
	£360	- 85,256,623	- 109,938,648	- 135,088,519	- 161,177,189	- 189,084,249	- 218,740,512	- 250,714,085	- 284,260,065	- 319,494,980	- 354,910,595		
	£370	- 41,037,250	- 65,977,690	- 91,434,636	- 117,352,497	- 143,873,829	- 172,024,426	- 202,205,451	- 234,773,426	- 269,539,347	- 306,140,094		
	£380	1,620,090	- 23,725,333	- 49,318,718	- 75,441,258	- 102,165,124	- 129,450,451	- 157,884,798	- 188,676,399	- 221,960,451	- 257,935,564		
	£390	43,623,367	17,499,170	8,755,409	35,171,226	61,960,985	89,421,539	117,549,966	146,567,491	177,982,732	212,151,353		
	£400	85,164,859	58,046,463	30,828,007	3,485,111	24,013,922	51,757,738	80,124,258	109,321,476	139,373,486	171,864,057		
	£410	126,333,763	98,187,938	69,963,199	41,639,477	13,190,937	15,418,467	44,229,389	73,564,293	103,832,675	135,058,085		
	£420	167,196,553	138,013,382	108,746,546	79,406,541	49,964,247	20,400,069	9,321,693	39,255,629	69,628,559	101,004,520		
	£430	207,664,319	177,486,628	147,228,822	116,867,594	86,402,853	55,839,671	25,150,707	5,699,797	36,773,670	68,257,165		
	£440	247,791,835	216,584,987	185,326,124	153,987,631	122,546,742	90,978,145	59,285,889	27,463,901	4,530,203	36,759,604		
	£450	287,749,627	255,439,809	223,105,671	190,745,923	158,322,023	125,791,902	93,137,471	60,321,857	27,359,504	5,791,555		
	£460	327,603,428	294,173,763	260,730,392	227,270,424	193,779,075	160,257,170	126,633,453	92,885,111	58,962,793	24,843,427		
	£470	367,358,700	332,810,115	298,254,792	263,675,645	229,083,162	194,466,195	159,815,844	125,099,516	90,240,262	55,201,497		
RLV		Land value										Eper gross acre	
-£80,124,258		£175,000	£180,000	£185,000	£190,000	£195,000	£200,000	£205,000	£210,000	£215,000	£220,000		
GDV £psf	£320	- 291,424,079	- 294,080,169	- 296,736,259	- 299,392,349	- 302,048,439	- 304,704,528	- 307,360,618	- 310,016,708	- 312,672,798	- 315,328,888		
	£330	- 238,476,376	- 241,007,444	- 243,538,511	- 246,083,604	- 248,629,672	- 251,176,340	- 253,725,162	- 256,286,923	- 258,848,683	- 261,410,444		
	£340	- 189,920,007	- 192,205,198	- 194,504,594	- 196,818,365	- 199,146,681	- 201,489,717	- 203,847,646	- 206,220,645	- 208,608,892	- 211,012,564		
	£350	- 147,140,132	- 149,162,164	- 151,190,082	- 153,231,206	- 155,291,614	- 157,368,097	- 159,460,665	- 161,574,636	- 163,705,820	- 165,850,842		
	£360	- 107,982,861	- 109,892,037	- 111,803,886	- 113,724,597	- 115,647,254	- 117,578,596	- 119,513,105	- 121,454,282	- 123,400,834	- 125,351,906		
	£370	- 70,637,620	- 72,444,560	- 74,251,704	- 76,065,889	- 77,887,475	- 79,713,337	- 81,550,496	- 83,390,545	- 85,240,929	- 87,097,682		
	£380	- 34,575,679	- 36,340,060	- 38,104,441	- 39,872,545	- 41,643,912	- 43,415,280	- 45,189,779	- 46,968,176	- 48,746,573	- 50,527,633		
	£390	846,775	883,297	2,613,369	4,348,298	6,085,149	7,822,000	9,560,448	11,304,120	13,047,792	14,791,463		
	£400	34,857,922	33,154,563	31,451,204	29,741,291	28,031,314	26,321,337	24,610,537	22,893,902	21,177,267	19,460,631		
	£410	68,512,657	66,831,131	65,147,388	63,463,645	61,774,778	60,084,536	58,394,293	56,704,051	55,010,235	53,313,454		
	£420	101,791,801	100,134,521	98,477,241	96,819,961	95,162,682	93,501,964	91,840,184	90,178,271	88,510,070	86,841,869		
	£430	134,865,849	133,217,488	131,569,128	129,920,767	128,272,406	126,624,045	124,975,684	123,323,151	121,670,344	120,017,537		
	£440	167,803,253	166,163,704	164,524,155	162,884,607	161,245,058	159,605,509	157,965,649	156,321,708	154,677,766	153,033,825		
	£450	200,630,853	199,000,011	197,369,169	195,738,327	194,106,635	192,471,452	190,836,270	189,201,088	187,565,906	185,930,723		
	£460	233,373,563	231,747,035	230,120,507	228,493,979	226,867,451	225,240,923	223,614,395	221,987,867	220,361,339	218,732,174		
	£470	266,034,032	264,416,055	262,798,077	261,179,018	259,556,778	257,934,538	256,312,298	254,690,058	253,067,818	251,445,578		

500 units		Greenfield		10% BNG									
RLV		Build cost										Epsm	
-£1,729,869		£1,500	£1,525	£1,550	£1,575	£1,600	£1,625	£1,650	£1,675	£1,700	£1,725		
GDV £psf	£320	-25,594,891	-27,167,344	-29,508,196	-31,994,178	-34,480,160	-36,966,142	-39,452,124	-41,938,107	-44,424,089	-46,910,071		
	£330	-21,605,384	-23,158,997	-24,720,435	-26,286,301	-27,858,755	-30,145,456	-32,631,438	-35,117,420	-37,603,402	-40,089,384		
	£340	-17,722,370	-19,258,210	-20,802,489	-22,351,387	-23,905,000	-25,467,148	-27,033,291	-28,605,744	-30,877,049	-33,363,031		
	£350	-13,895,446	-15,417,411	-16,943,187	-18,477,464	-20,014,960	-21,559,238	-23,109,364	-24,662,978	-26,225,922	-27,792,429		
	£360	-10,146,826	-11,634,171	-13,133,765	-14,645,954	-16,170,423	-17,697,558	-19,232,557	-20,771,709	-22,315,988	-23,867,342		
	£370	-6,476,523	-7,937,112	-9,407,485	-10,887,299	-12,378,731	-13,881,767	-15,397,659	-16,923,435	-18,452,651	-19,987,651		
	£380	-2,872,923	-4,310,203	-5,755,532	-7,209,453	-8,672,558	-10,145,655	-11,629,724	-13,124,225	-14,630,360	-16,150,671		
	£390	679,080	740,238	2,165,823	3,598,250	5,038,096	6,485,945	7,942,383	9,409,373	10,886,128	12,372,708		
	£400	4,096,197	2,690,687	1,279,991	136,682	1,559,069	2,987,740	4,423,269	5,866,232	7,318,301	8,779,428		
	£410	7,480,782	6,086,088	4,687,218	3,283,058	1,874,492	460,960	958,099	2,383,254	3,815,078	5,254,147		
	£420	10,842,949	9,456,147	8,066,965	6,673,709	5,275,990	3,874,602	2,468,992	1,058,296	358,309	1,780,457		
	£430	14,185,011	12,807,121	11,424,499	10,039,923	8,652,083	7,259,892	5,864,762	4,465,892	3,061,463	1,652,796		
	£440	17,512,372	16,139,604	14,764,515	13,386,917	12,006,049	10,623,428	9,235,859	7,846,075	6,452,818	5,054,664		
	£450	20,826,675	19,458,542	18,090,009	16,717,240	15,344,019	13,966,421	12,587,600	11,204,978	9,819,635	8,431,795		
	£460	24,129,547	22,765,858	21,402,169	20,034,489	18,666,356	17,294,877	15,922,108	14,545,925	13,168,327	11,786,528		
	£470	27,422,606	26,063,170	24,703,734	23,340,292	21,976,603	20,610,436	19,242,303	17,872,513	16,499,745	15,125,429		
RLV		Affordable										%	
-£1,729,869		0%	5%	10%	15%	20%	25%	30%	35%	40%	45%		
GDV £psf	£320	-19,501,014	-21,559,400	-23,631,145	-25,719,437	-27,827,488	-30,728,074	-34,778,478	-38,828,882	-42,879,287	-46,929,691		
	£330	-15,005,068	-17,143,473	-19,291,649	-21,452,845	-23,630,338	-25,827,430	-28,047,449	-32,193,364	-36,428,935	-40,664,507		
	£340	-10,590,249	-12,788,236	-15,012,252	-17,259,550	-19,519,598	-21,795,762	-24,091,704	-26,416,046	-30,104,362	-34,540,824		
	£350	-6,268,407	-8,531,602	-10,814,267	-13,122,058	-15,461,679	-17,821,883	-20,200,273	-22,600,354	-25,026,117	-28,448,072		
	£360	-2,022,459	-4,355,343	-6,704,950	-9,075,402	-11,469,519	-13,893,230	-16,353,516	-18,832,834	-21,335,087	-23,868,814		
	£370	2,164,258	-246,374	-2,668,796	-5,106,769	-7,563,987	-10,046,510	-12,558,603	-15,108,364	-17,691,596	-20,298,640		
	£380	6,305,727	3,812,986	1,310,565	1,203,317	3,730,456	6,277,652	8,848,498	11,450,734	14,090,131	16,774,008		
	£390	10,410,277	7,832,048	5,246,365	2,651,411	45,358	2,573,640	5,211,353	7,872,428	10,565,745	13,297,595		
	£400	14,486,100	11,802,856	9,114,334	6,418,680	3,714,021	998,472	1,729,869	4,477,368	7,248,428	10,054,221		
	£410	18,538,897	15,749,041	12,953,850	10,153,790	7,346,951	4,531,404	1,705,208	-1,134,612	-3,992,959	-6,877,628		
	£420	22,572,665	19,673,381	16,772,293	13,865,857	10,953,664	8,035,081	5,108,126	2,170,800	782,257	3,753,894		
	£430	26,588,873	23,581,275	20,571,698	17,557,161	14,539,372	11,516,315	8,485,542	5,446,248	2,395,122	669,606		
	£440	30,591,890	27,474,679	24,355,294	21,232,802	18,107,390	14,976,155	11,840,135	8,697,242	5,545,371	2,382,400		
	£450	34,583,708	31,355,536	28,126,297	24,894,611	21,659,730	18,420,987	15,178,707	11,930,364	8,674,581	5,409,192		
	£460	38,564,975	35,225,773	31,886,571	28,544,405	25,199,987	21,852,558	18,502,180	15,145,830	11,784,327	8,415,463		
	£470	42,536,632	39,087,300	35,637,968	32,183,986	28,729,901	25,272,559	21,812,961	18,348,519	14,880,250	11,405,898		
RLV		Land value										£per gross acre	
-£1,729,869		£175,000	£180,000	£185,000	£190,000	£195,000	£200,000	£205,000	£210,000	£215,000	£220,000		
GDV £psf	£320	-21,895,857	-22,050,935	-22,206,012	-22,361,089	-22,516,167	-22,671,244	-22,826,610	-22,982,625	-23,138,640	-23,294,655		
	£330	-17,949,014	-18,102,233	-18,255,452	-18,408,672	-18,561,891	-18,715,597	-18,869,742	-19,023,888	-19,178,033	-19,332,179		
	£340	-14,103,253	-14,255,029	-14,407,327	-14,559,626	-14,711,925	-14,864,224	-15,016,522	-15,168,821	-15,321,120	-15,473,419		
	£350	-10,353,463	-10,501,241	-10,649,019	-10,796,797	-10,944,575	-11,092,353	-11,240,929	-11,389,600	-11,538,272	-11,686,943		
	£360	-6,701,533	-6,844,924	-6,988,985	-7,133,243	-7,277,501	-7,421,759	-7,566,017	-7,710,576	-7,855,706	-8,000,836		
	£370	-3,126,910	-3,267,732	-3,408,554	-3,549,376	-3,690,198	-3,831,020	-3,972,594	-4,114,268	-4,255,941	-4,397,614		
	£380	392,642	254,343	116,045	-22,254	-160,553	-298,852	-437,927	-577,061	-716,196	-855,331		
	£390	3,872,648	3,736,817	3,600,175	3,463,533	3,326,891	3,190,250	3,053,608	2,916,966	2,780,324	2,643,335		
	£400	7,227,789	7,093,266	6,958,261	6,823,256	6,688,251	6,553,247	6,418,242	6,283,237	6,148,233	6,013,136		
	£410	10,557,212	10,423,825	10,290,438	10,157,050	10,023,663	9,890,276	9,756,889	9,623,134	9,488,940	9,354,746		
	£420	13,870,193	13,738,403	13,606,232	13,473,646	13,341,060	13,208,475	13,075,889	12,943,303	12,810,717	12,678,132		
	£430	17,168,675	17,037,678	16,906,681	16,775,684	16,644,687	16,513,059	16,381,270	16,249,481	16,117,692	15,985,903		
	£440	20,456,259	20,326,049	20,195,838	20,065,628	19,935,418	19,805,208	19,674,661	19,543,663	19,412,666	19,281,669		
	£450	23,734,548	23,605,120	23,475,693	23,346,265	23,216,837	23,087,409	22,957,677	22,827,467	22,697,257	22,567,047		
	£460	27,005,137	26,876,487	26,747,837	26,619,187	26,490,537	26,361,350	26,231,922	26,102,495	25,973,067	25,843,639		
	£470	30,269,605	30,141,728	30,013,586	29,884,936	29,756,286	29,627,636	29,498,986	29,370,336	29,241,686	29,113,036		

100 units		Greenfield		10% BNG									
RLV		Build cost										Epsm	
£1,662,945		£1,500	£1,525	£1,550	£1,575	£1,600	£1,625	£1,650	£1,675	£1,700	£1,725		
GDV £psf	£320	- 2,765,695	- 3,053,985	- 3,342,275	- 3,630,581	- 3,920,614	- 4,210,646	- 4,500,679	- 4,792,132	- 5,083,918	- 5,375,705		
	£330	- 2,044,525	- 2,331,083	- 2,617,641	- 2,905,009	- 3,193,299	- 3,481,589	- 3,770,138	- 4,060,171	- 4,350,204	- 4,640,237		
	£340	- 1,336,795	- 1,621,631	- 1,906,795	- 2,193,353	- 2,479,911	- 2,766,469	- 3,054,326	- 3,342,617	- 3,630,907	- 3,919,774		
	£350	- 634,069	- 917,444	- 1,202,280	- 1,487,116	- 1,771,952	- 2,057,793	- 2,344,351	- 2,630,909	- 2,917,541	- 3,205,831		
	£360	65,831	- 217,293	- 500,418	- 783,543	- 1,067,765	- 1,352,601	- 1,637,437	- 1,922,273	- 2,208,792	- 2,495,350		
	£370	761,469	480,779	199,355	- 83,642	- 366,767	- 649,891	- 933,250	- 1,218,086	- 1,502,922	- 1,787,758		
	£380	1,451,838	1,173,590	893,828	613,746	332,322	50,009	- 233,115	- 516,240	- 799,365	- 1,083,571		
	£390	2,138,157	1,861,384	1,583,665	1,305,416	1,026,186	746,388	465,289	183,660	- 99,464	- 382,589		
	£400	2,802,171	2,526,798	2,250,497	1,973,723	1,696,335	1,418,087	1,139,257	859,459	578,830	297,406		
	£410	3,462,993	3,188,943	2,913,570	2,638,197	2,362,154	2,085,381	1,808,320	1,530,071	1,251,637	971,839		
	£420	4,121,932	3,848,249	3,574,202	3,300,155	3,024,970	2,749,596	2,473,812	2,197,038	1,920,265	1,642,056		
	£430	4,778,607	4,505,813	4,233,019	3,959,459	3,685,412	3,411,365	3,136,369	2,860,996	2,585,470	2,308,696		
	£440	5,433,744	5,162,129	4,889,694	4,616,900	4,344,106	4,070,668	3,796,621	3,522,574	3,247,768	2,972,395		
	£450	6,088,007	5,816,391	5,544,776	5,273,161	5,000,781	4,727,987	4,455,192	4,181,877	3,907,830	3,633,783		
	£460	6,740,384	6,469,875	6,199,039	5,927,423	5,655,808	5,384,193	5,111,868	4,839,074	4,566,279	4,293,087		
	£470	7,392,445	7,121,936	6,851,428	6,580,919	6,310,070	6,038,455	5,766,840	5,495,225	5,222,955	4,950,161		
RLV		Affordable %											
£1,662,945		0%	5%	10%	15%	20%	25%	30%	35%	40%	45%		
GDV £psf	£320	- 1,689,450	- 2,065,528	- 2,441,607	- 2,817,685	- 3,196,261	- 3,574,856	- 3,955,417	- 4,336,944	- 4,721,542	- 5,387,464		
	£330	- 863,948	- 1,256,067	- 1,648,186	- 2,042,164	- 2,436,490	- 2,830,933	- 3,227,894	- 3,624,901	- 4,024,925	- 4,426,614		
	£340	- 40,337	- 450,793	- 862,698	- 1,274,604	- 1,686,509	- 2,100,068	- 2,514,298	- 2,929,335	- 3,346,330	- 3,765,017		
	£350	779,798	349,741	- 80,316	- 510,372	- 942,031	- 1,374,082	- 1,806,132	- 2,240,118	- 2,674,613	- 3,111,153		
	£360	1,597,658	1,149,202	699,741	249,645	- 200,451	- 650,546	- 1,101,945	- 1,554,142	- 2,006,468	- 2,461,229		
	£370	2,410,052	1,943,160	1,476,268	1,007,941	539,528	69,393	- 400,742	- 870,876	- 1,342,442	- 1,814,784		
	£380	3,217,775	2,732,388	2,247,001	1,760,910	1,274,159	786,898	298,551	- 191,015	- 681,189	- 1,171,363		
	£390	4,021,614	3,517,653	3,013,693	2,509,281	2,004,114	1,498,946	992,611	485,999	- 22,220	- 531,579		
	£400	4,822,351	4,296,565	3,770,778	3,244,263	2,717,421	2,190,579	1,662,945	1,134,804	605,907	76,222		
	£410	5,620,761	5,072,954	4,524,567	3,975,870	3,427,173	2,878,476	2,328,941	1,779,104	1,228,967	677,738		
	£420	6,417,073	5,846,431	5,275,790	4,705,148	4,134,506	3,563,533	2,991,925	2,420,317	1,848,481	1,275,648		
	£430	7,210,892	6,618,192	6,025,493	5,432,793	4,839,479	4,246,003	3,652,526	3,059,049	2,465,033	1,870,514		
	£440	8,004,053	7,388,703	6,773,237	6,157,770	5,542,303	4,926,837	4,311,370	3,695,518	3,079,207	2,462,895		
	£450	8,794,561	8,156,959	7,519,358	6,881,757	6,244,155	5,606,280	4,968,046	4,329,812	3,691,579	3,053,345		
	£460	9,585,068	8,924,759	8,264,450	7,604,141	6,943,832	6,283,523	5,623,215	4,962,906	4,302,597	3,641,720		
	£470	10,373,311	9,690,751	9,008,190	8,325,630	7,643,070	6,960,493	6,277,477	5,594,460	4,911,444	4,228,427		
RLV		Land value										£per gross acre	
£1,662,945		£175,000	£180,000	£185,000	£190,000	£195,000	£200,000	£205,000	£210,000	£215,000	£220,000		
GDV £psf	£320	- 2,696,396	- 2,715,712	- 2,735,052	- 2,754,392	- 2,773,731	- 2,793,071	- 2,812,411	- 2,831,750	- 2,851,090	- 2,870,429		
	£330	- 1,975,619	- 1,994,843	- 2,014,066	- 2,033,290	- 2,052,513	- 2,071,737	- 2,090,960	- 2,110,184	- 2,129,407	- 2,148,630		
	£340	- 1,268,303	- 1,287,411	- 1,306,519	- 1,325,627	- 1,344,735	- 1,363,843	- 1,382,951	- 1,402,059	- 1,421,167	- 1,440,275		
	£350	- 565,989	- 584,982	- 603,975	- 622,968	- 641,962	- 660,955	- 679,948	- 698,941	- 717,934	- 736,927		
	£360	133,911	114,918	95,925	76,932	57,939	38,946	19,953	960	- 18,034	- 37,027		
	£370	828,463	809,697	790,932	772,166	753,400	734,635	715,869	697,104	678,338	659,573		
	£380	1,517,888	1,499,235	1,480,583	1,461,930	1,443,277	1,424,624	1,405,971	1,387,318	1,368,666	1,350,013		
	£390	2,202,717	2,184,288	2,165,859	2,147,377	2,128,836	2,110,295	2,091,755	2,073,214	2,054,673	2,036,132		
	£400	2,865,325	2,847,007	2,828,682	2,810,252	2,791,823	2,773,394	2,754,964	2,736,535	2,718,105	2,699,676		
	£410	3,524,629	3,506,310	3,487,991	3,469,673	3,451,354	3,433,036	3,414,717	3,396,398	3,378,080	3,359,761		
	£420	4,181,573	4,163,365	4,145,156	4,126,948	4,108,739	4,090,531	4,072,322	4,054,113	4,035,905	4,017,696		
	£430	4,836,871	4,818,772	4,800,673	4,782,574	4,764,475	4,746,376	4,728,277	4,710,177	4,692,078	4,673,979		
	£440	5,491,133	5,473,034	5,454,935	5,436,836	5,418,737	5,400,638	5,382,539	5,364,440	5,346,340	5,328,241		
	£450	6,143,202	6,125,212	6,107,221	6,089,231	6,071,241	6,053,250	6,035,260	6,017,269	5,999,279	5,981,289		
	£460	6,795,067	6,777,185	6,759,282	6,741,292	6,723,302	6,705,311	6,687,321	6,669,330	6,651,340	6,633,350		
	£470	7,445,138	7,427,256	7,409,373	7,391,491	7,373,609	7,355,726	7,337,844	7,319,962	7,302,080	7,284,197		

25 units		Greenfield		10% BNG									
RLV		Build cost										Epsm	
£212,786		£1,500	£1,525	£1,550	£1,575	£1,600	£1,625	£1,650	£1,675	£1,700	£1,725		
GDV £psf	£320	- 1,033,078	- 1,138,853	- 1,244,628	- 1,350,702	- 1,457,117	- 1,563,531	- 1,669,946	- 1,859,236	- 2,060,814	- 2,262,392		
	£330	- 819,597	- 924,737	- 1,030,412	- 1,136,188	- 1,241,963	- 1,347,810	- 1,454,225	- 1,560,640	- 1,667,055	- 1,811,979		
	£340	- 606,805	- 711,945	- 817,085	- 922,225	- 1,027,747	- 1,133,522	- 1,239,298	- 1,345,073	- 1,451,334	- 1,557,748		
	£350	- 395,061	- 499,569	- 604,293	- 709,433	- 814,572	- 919,712	- 1,025,082	- 1,130,857	- 1,236,632	- 1,342,408		
	£360	- 183,613	- 288,121	- 392,629	- 497,137	- 601,781	- 706,920	- 812,060	- 917,200	- 1,022,416	- 1,128,192		
	£370	26,073	- 77,807	- 181,894	- 286,402	- 390,910	- 495,418	- 599,987	- 705,127	- 810,267	- 915,406		
	£380	230,973	127,092	23,212	- 80,668	- 184,786	- 289,294	- 393,802	- 498,310	- 602,838	- 707,978		
	£390	435,197	331,941	228,112	124,232	20,352	- 83,528	- 187,678	- 292,186	- 396,694	- 501,202		
	£400	638,952	535,696	432,440	329,132	225,252	121,372	17,492	- 86,388	- 190,570	- 295,078		
	£410	842,704	739,450	636,194	532,939	429,683	326,271	222,391	118,511	14,631	- 89,249		
	£420	1,045,392	942,757	839,949	736,693	633,437	530,181	426,925	323,411	219,531	115,651		
	£430	1,247,597	1,145,444	1,042,809	940,173	837,192	733,936	630,680	527,424	424,168	320,551		
	£440	1,449,305	1,347,254	1,245,203	1,142,861	1,040,226	937,590	834,434	731,178	627,922	524,667		
	£450	1,650,388	1,548,884	1,446,911	1,344,860	1,242,809	1,140,278	1,037,643	934,933	831,677	728,421		
	£460	1,851,203	1,749,700	1,648,197	1,546,568	1,444,517	1,342,466	1,240,331	1,137,695	1,035,060	932,176		
	£470	2,051,584	1,950,516	1,849,013	1,747,509	1,646,006	1,544,174	1,442,123	1,340,072	1,237,748	1,135,112		
RLV		Affordable %											
£212,786		0%	5%	10%	15%	20%	25%	30%	35%	40%	45%		
GDV £psf	£320	- 860,368	- 961,234	- 1,062,536	- 1,164,120	- 1,265,704	- 1,367,415	- 1,469,886	- 1,572,358	- 1,796,656	- 2,055,639		
	£330	- 607,631	- 715,155	- 822,679	- 930,202	- 1,038,082	- 1,146,369	- 1,254,656	- 1,363,391	- 1,472,617	- 1,650,635		
	£340	- 355,776	- 469,327	- 583,257	- 697,438	- 811,619	- 925,800	- 1,040,440	- 1,155,431	- 1,270,421	- 1,386,385		
	£350	- 104,625	- 224,793	- 344,961	- 465,129	- 585,512	- 706,351	- 827,189	- 948,028	- 1,069,611	- 1,191,305		
	£360	146,193	19,741	- 107,044	- 233,830	- 360,615	- 487,401	- 614,397	- 741,893	- 869,389	- 997,199		
	£370	395,870	262,906	129,943	- 3,021	- 136,409	- 269,930	- 403,451	- 536,973	- 670,871	- 805,144		
	£380	645,548	505,121	364,694	224,267	83,840	- 56,587	- 197,327	- 338,353	- 479,379	- 620,405		
	£390	894,502	747,049	599,445	451,556	303,666	155,776	7,886	- 140,003	- 288,263	- 436,794		
	£400	1,142,817	987,937	833,057	678,177	523,297	368,139	212,786	57,433	- 97,919	- 253,272		
	£410	1,391,133	1,228,826	1,066,519	904,212	741,906	579,599	417,292	254,870	92,055	- 70,761		
	£420	1,638,978	1,469,571	1,299,981	1,130,247	960,514	790,780	621,046	451,313	281,579	111,750		
	£430	1,886,042	1,709,239	1,532,435	1,355,632	1,178,829	1,001,961	824,801	647,641	470,480	293,320		
	£440	2,132,389	1,948,467	1,764,544	1,580,508	1,396,308	1,212,109	1,027,910	843,710	659,381	474,794		
	£450	2,378,310	2,187,019	1,995,728	1,804,436	1,613,145	1,421,854	1,230,562	1,039,002	847,407	655,811		
	£460	2,623,686	2,425,240	2,226,794	2,028,251	1,829,591	1,630,931	1,432,271	1,233,611	1,034,951	836,291		
	£470	2,868,573	2,662,782	2,456,990	2,251,199	2,045,408	1,839,617	1,633,826	1,427,951	1,221,922	1,015,893		
RLV		Land value										Eper gross acre	
£212,786		£175,000	£180,000	£185,000	£190,000	£195,000	£200,000	£205,000	£210,000	£215,000	£220,000		
GDV £psf	£320	- 893,275	- 901,835	- 910,643	- 919,458	- 928,319	- 937,181	- 946,042	- 954,904	- 963,765	- 972,627		
	£330	- 680,483	- 689,043	- 697,851	- 706,660	- 715,468	- 724,276	- 733,085	- 741,893	- 750,701	- 759,509		
	£340	- 468,231	- 476,740	- 485,495	- 494,250	- 503,006	- 511,761	- 520,516	- 529,272	- 538,027	- 546,782		
	£350	- 256,783	- 265,292	- 274,047	- 282,802	- 291,558	- 300,313	- 309,068	- 317,824	- 326,579	- 335,334		
	£360	- 45,956	- 54,414	- 63,116	- 71,819	- 80,522	- 89,225	- 97,927	- 106,630	- 115,333	- 124,036		
	£370	163,520	155,062	146,360	137,657	128,954	120,251	111,549	102,846	94,143	85,440		
	£380	368,064	359,657	351,007	342,357	333,706	325,056	316,405	307,746	299,043	290,340		
	£390	571,819	563,412	554,761	546,111	537,461	528,810	520,160	511,509	502,859	494,208		
	£400	775,573	767,166	758,516	749,865	741,215	732,565	723,914	715,264	706,613	697,963		
	£410	978,505	970,148	961,550	952,951	944,353	935,754	927,156	918,558	909,959	901,361		
	£420	1,180,739	1,172,433	1,163,886	1,155,339	1,146,793	1,138,246	1,129,699	1,121,152	1,112,605	1,104,048		
	£430	1,382,447	1,374,141	1,365,595	1,357,048	1,348,501	1,339,954	1,331,407	1,322,861	1,314,314	1,305,767		
	£440	1,583,344	1,575,088	1,566,593	1,558,097	1,549,602	1,541,106	1,532,611	1,524,115	1,515,620	1,507,124		
	£450	1,784,132	1,775,904	1,767,408	1,758,913	1,750,417	1,741,922	1,733,426	1,724,931	1,716,436	1,707,940		
	£460	1,984,141	1,975,935	1,967,491	1,959,046	1,950,602	1,942,157	1,933,713	1,925,268	1,916,824	1,908,380		
	£470	2,184,150	2,175,944	2,167,500	2,159,055	2,150,611	2,142,166	2,133,722	2,125,277	2,116,833	2,108,389		

500 units		Brownfield		10% BNG										
RLV		Build cost										£psm		
	£88,806	£1,500	£1,525	£1,550	£1,575	£1,600	£1,625	£1,650	£1,675	£1,700	£1,725			
GDV £psf	£320	- 23,604,035	- 25,167,458	- 26,739,912	- 28,832,444	- 31,318,426	- 33,804,408	- 36,290,390	- 38,776,372	- 41,262,354	- 43,748,336			
	£330	- 19,637,853	- 21,183,072	- 22,736,686	- 24,295,571	- 25,858,869	- 27,431,322	- 29,469,703	- 31,955,685	- 34,441,667	- 36,927,650			
	£340	- 15,775,430	- 17,305,119	- 18,840,118	- 20,382,715	- 21,929,075	- 23,482,689	- 25,042,284	- 26,605,858	- 28,178,312	- 30,201,297			
	£350	- 11,979,406	- 13,483,664	- 15,002,666	- 16,528,442	- 18,060,212	- 19,595,212	- 21,139,464	- 22,687,053	- 24,240,666	- 25,801,058			
	£360	- 8,270,531	- 9,744,544	- 11,229,396	- 12,724,899	- 14,233,701	- 15,755,678	- 17,281,455	- 18,815,306	- 20,351,936	- 21,896,214			
	£370	- 4,632,563	- 6,081,987	- 7,539,816	- 9,007,696	- 10,485,017	- 11,972,380	- 13,472,007	- 14,984,209	- 16,508,690	- 18,035,400			
	£380	- 1,048,832	- 2,479,334	- 3,916,647	- 5,361,349	- 6,814,024	- 8,275,262	- 9,745,656	- 11,225,490	- 12,716,957	- 14,220,008			
	£390	2,492,262	1,076,235	- 344,892	- 1,771,682	- 3,204,707	- 4,644,540	- 6,091,761	- 7,546,954	- 9,010,708	- 10,483,846			
	£400	5,903,448	4,498,765	3,090,251	1,677,384	259,606	- 1,163,723	- 2,593,599	- 4,029,725	- 5,472,676	- 6,923,031			
	£410	9,284,391	7,891,124	6,492,254	5,090,309	3,684,751	2,274,055	858,115	- 562,753	- 1,989,113	- 3,421,535			
	£420	12,646,049	11,259,112	9,870,574	8,477,318	7,081,026	5,681,853	4,277,170	2,868,556	1,455,758	38,218			
	£430	15,989,021	14,610,221	13,227,600	11,842,888	10,455,048	9,063,500	7,669,798	6,270,928	4,868,715	3,463,056			
	£440	19,318,060	17,945,292	16,568,525	15,190,927	13,809,150	12,426,528	11,038,824	9,649,683	8,256,427	6,859,700			
	£450	22,634,806	21,266,674	19,895,697	18,522,928	17,148,029	15,770,431	14,390,700	13,008,078	11,622,600	10,234,760			
	£460	25,940,883	24,577,194	23,210,753	21,842,620	20,473,334	19,100,565	17,727,532	16,349,935	14,972,250	13,589,628			
	£470	29,237,901	27,878,465	26,515,317	25,151,628	23,786,700	22,418,567	21,050,435	19,678,202	18,305,433	16,929,439			
RLV		Affordable												%
	£88,806	0%	5%	10%	15%	20%	25%	30%	35%	40%	45%			
GDV £psf	£320	- 13,741,319	- 16,410,788	- 19,096,968	- 21,803,074	- 24,532,512	- 27,295,083	- 31,616,744	- 36,703,425	- 41,790,107	- 46,876,788			
	£330	- 9,351,269	- 12,054,441	- 14,797,825	- 17,573,969	- 20,371,829	- 23,194,759	- 26,047,563	- 30,067,906	- 35,339,755	- 40,611,605			
	£340	- 5,054,951	- 7,809,294	- 10,595,101	- 13,421,826	- 16,294,528	- 19,190,970	- 22,115,509	- 25,073,702	- 29,015,182	- 34,487,922			
	£350	- 829,566	- 3,647,963	- 6,490,920	- 9,365,135	- 12,279,132	- 15,243,218	- 18,244,412	- 21,272,631	- 24,340,861	- 28,395,169			
	£360	3,340,232	451,892	- 2,457,876	- 5,391,553	- 8,356,039	- 11,360,835	- 14,415,694	- 17,520,445	- 20,657,121	- 23,835,553			
	£370	7,468,308	4,502,254	1,520,422	- 1,481,328	- 4,507,643	- 7,564,560	- 10,662,871	- 13,811,911	- 17,019,069	- 20,265,777			
	£380	11,562,931	8,515,736	5,455,956	2,378,914	- 716,272	- 3,836,478	- 6,989,044	- 10,182,068	- 13,429,505	- 16,741,539			
	£390	15,630,924	12,499,302	9,356,592	6,200,945	3,030,495	- 161,069	- 3,377,120	- 6,625,196	- 9,917,385	- 13,265,366			
	£400	19,675,836	16,441,429	13,198,235	9,944,367	6,677,776	3,392,971	88,806	- 3,242,268	- 6,608,070	- 10,020,687			
	£410	23,702,408	20,363,748	17,017,465	13,661,620	10,294,255	6,913,400	3,515,468	95,915	- 3,353,051	- 6,839,708			
	£420	27,713,974	24,269,814	20,819,032	17,359,105	13,890,112	10,409,322	6,913,162	3,400,311	- 137,302	- 3,705,899			
	£430	31,712,539	28,161,583	24,604,001	21,038,931	17,466,035	13,883,253	10,288,507	6,677,203	3,047,270	- 609,206			
	£440	35,700,093	32,040,997	28,376,570	24,705,121	21,027,159	17,340,572	13,643,235	9,933,003	6,205,523	2,457,039			
	£450	39,678,610	35,909,981	32,138,603	28,359,491	24,575,248	20,783,715	16,982,717	13,170,059	9,343,532	5,498,123			
	£460	43,648,941	39,770,445	35,890,104	32,003,842	28,112,055	24,214,383	20,308,601	16,392,469	12,463,725	8,520,092			
	£470	47,610,122	43,624,283	39,633,063	35,639,958	31,639,315	27,634,260	23,622,524	19,601,616	15,569,828	11,524,233			
RLV		Land value										£per gross acre		
	£88,806	£300,000	£350,000	£400,000	£450,000	£500,000	£550,000	£600,000	£650,000	£700,000	£750,000			
GDV £psf	£320	- 11,164,780	- 12,179,866	- 13,205,439	- 14,240,128	- 15,276,605	- 16,316,059	- 17,358,802	- 18,403,127	- 19,452,173	- 20,501,473			
	£330	- 7,440,736	- 8,422,258	- 9,412,810	- 10,412,034	- 11,420,191	- 12,436,294	- 13,462,280	- 14,496,407	- 15,532,885	- 16,571,335			
	£340	- 3,862,142	- 4,818,319	- 5,782,012	- 6,753,815	- 7,732,903	- 8,719,593	- 9,715,012	- 10,717,688	- 11,727,701	- 12,746,006			
	£350	- 355,595	- 1,293,034	- 2,236,828	- 3,187,051	- 4,143,776	- 5,107,077	- 6,077,849	- 7,055,430	- 8,039,855	- 9,031,201			
	£360	3,108,205	2,185,864	1,257,873	324,164	- 615,332	- 1,560,683	- 2,511,960	- 3,469,233	- 4,432,573	- 5,402,051			
	£370	6,541,420	5,631,153	4,715,888	3,795,562	2,870,110	1,939,468	1,003,571	62,352	- 884,538	- 1,836,869			
	£380	9,952,018	9,051,506	8,146,633	7,237,342	6,323,570	5,404,788	4,480,923	3,552,424	2,619,228	1,681,273			
	£390	13,345,104	12,453,595	11,556,824	10,656,260	9,751,847	8,843,531	7,930,269	7,012,471	6,090,621	5,164,661			
	£400	16,632,403	15,746,477	14,857,388	13,965,083	13,068,185	12,167,192	11,262,846	10,355,072	9,441,834	8,525,103			
	£410	19,905,430	19,025,516	18,143,004	17,256,852	16,366,338	15,473,099	14,576,201	13,674,765	12,770,472	11,862,698			
	£420	23,170,623	22,295,645	21,418,629	20,537,801	19,653,379	18,766,798	17,875,289	16,981,115	16,084,217	15,182,338			
	£430	26,428,725	25,558,451	24,685,859	23,810,324	22,930,914	22,049,906	21,163,754	20,275,749	19,384,240	18,489,131			
	£440	29,680,555	28,815,510	27,946,279	27,076,005	26,200,538	25,324,027	24,443,199	23,560,281	22,674,129	21,784,699			
	£450	32,928,230	32,066,506	31,201,461	30,334,107	29,463,833	28,590,752	27,715,217	26,836,312	25,955,485	25,070,656			
	£460	36,172,657	35,312,810	34,452,457	33,587,411	32,721,935	31,851,661	30,980,967	30,105,432	29,229,425	28,348,598			
	£470	39,411,693	38,557,012	37,697,390	36,837,542	35,973,362	35,108,317	34,239,489	33,369,214	32,495,646	31,620,111			

100 units		Brownfield		10% BNG									
RLV		Build cost £psm											
-£76,595		£1,500	£1,525	£1,550	£1,575	£1,600	£1,625	£1,650	£1,675	£1,700	£1,725		
GDV £psf	£320	- 4,515,230	- 4,730,920	- 4,948,021	- 5,166,548	- 5,386,519	- 5,607,949	- 5,830,856	- 6,055,341	- 6,309,791	- 6,693,592		
	£330	- 3,827,802	- 4,038,559	- 4,250,628	- 4,464,024	- 4,678,763	- 4,894,860	- 5,112,333	- 5,331,197	- 5,551,469	- 5,773,179		
	£340	- 3,159,224	- 3,369,296	- 3,579,368	- 3,789,441	- 3,999,548	- 4,210,926	- 4,423,588	- 4,637,552	- 4,852,833	- 5,069,446		
	£350	- 2,496,650	- 2,705,460	- 2,914,270	- 3,123,081	- 3,333,154	- 3,543,226	- 3,753,298	- 3,963,370	- 4,174,114	- 4,386,095		
	£360	- 1,836,731	- 2,044,287	- 2,252,166	- 2,460,976	- 2,669,786	- 2,878,596	- 3,087,406	- 3,297,011	- 3,507,083	- 3,717,155		
	£370	- 1,178,944	- 1,386,251	- 1,593,806	- 1,801,361	- 2,008,916	- 2,216,491	- 2,425,301	- 2,634,111	- 2,842,921	- 3,051,731		
	£380	- 524,790	- 731,098	- 937,406	- 1,143,715	- 1,350,880	- 1,558,436	- 1,765,991	- 1,973,546	- 2,181,101	- 2,389,627		
	£390	- 127,689	- 77,380	- 283,253	- 489,561	- 695,869	- 902,177	- 1,108,485	- 1,315,510	- 1,523,065	- 1,730,621		
	£400	- 768,287	- 563,219	- 358,150	- 153,082	- 51,987	- 257,954	- 464,262	- 670,570	- 876,878	- 1,083,187		
	£410	- 1,406,277	- 1,202,441	- 998,396	- 793,327	- 588,258	- 383,190	- 178,121	- 26,947	- 233,011	- 439,319		
	£420	- 2,043,084	- 1,839,247	- 1,635,411	- 1,431,574	- 1,227,738	- 1,023,435	- 818,367	- 613,298	- 408,230	- 203,161		
	£430	- 2,677,747	- 2,475,135	- 2,272,217	- 2,068,381	- 1,864,545	- 1,660,708	- 1,456,872	- 1,253,035	- 1,048,475	- 843,407		
	£440	- 3,309,666	- 3,108,225	- 2,906,073	- 2,703,461	- 2,500,850	- 2,297,515	- 2,093,678	- 1,889,842	- 1,686,006	- 1,482,169		
	£450	- 3,939,438	- 3,738,724	- 3,537,282	- 3,335,841	- 3,134,399	- 2,931,787	- 2,729,176	- 2,526,564	- 2,322,812	- 2,118,976		
	£460	- 4,567,092	- 4,366,766	- 4,166,440	- 3,966,115	- 3,764,898	- 3,563,457	- 3,362,015	- 3,160,114	- 2,957,502	- 2,754,890		
	£470	- 5,185,005	- 4,985,742	- 4,786,383	- 4,586,058	- 4,385,732	- 4,185,406	- 3,984,750	- 3,783,309	- 3,581,867	- 3,380,426		
RLV		Affordable %											
-£76,595		0%	5%	10%	15%	20%	25%	30%	35%	40%	45%		
GDV £psf	£320	- 2,642,472	- 3,095,930	- 3,551,150	- 4,006,370	- 4,466,687	- 4,934,817	- 5,412,973	- 5,903,950	- 6,827,033	- 7,830,227		
	£330	- 1,874,498	- 2,342,642	- 2,810,785	- 3,280,570	- 3,751,480	- 4,224,033	- 4,704,586	- 5,195,474	- 5,700,065	- 6,576,528		
	£340	- 1,110,175	- 1,593,134	- 2,077,367	- 2,562,788	- 3,048,209	- 3,536,430	- 4,024,909	- 4,519,919	- 5,026,202	- 5,547,140		
	£350	- 347,010	- 847,347	- 1,347,857	- 1,848,366	- 2,350,815	- 2,853,881	- 3,358,362	- 3,864,406	- 4,374,748	- 4,897,099		
	£360	- 411,950	- 103,890	- 619,729	- 1,137,680	- 1,655,740	- 2,174,132	- 2,694,843	- 3,215,798	- 3,739,594	- 4,266,062		
	£370	- 1,170,559	- 637,602	- 104,295	- 429,012	- 962,603	- 1,498,213	- 2,033,823	- 2,571,094	- 3,109,450	- 3,650,285		
	£380	- 1,925,398	- 1,376,557	- 827,715	- 277,544	- 273,230	- 824,005	- 1,375,787	- 1,928,947	- 2,482,636	- 3,038,636		
	£390	- 2,680,236	- 2,113,998	- 1,547,760	- 981,521	- 415,283	- 152,384	- 720,626	- 1,288,868	- 1,859,172	- 2,429,882		
	£400	- 3,431,654	- 2,847,989	- 2,264,324	- 1,679,240	- 1,093,961	- 508,683	- 76,595	- 663,768	- 1,251,133	- 1,839,503		
	£410	- 4,182,627	- 3,579,934	- 2,977,241	- 2,374,549	- 1,771,856	- 1,168,027	- 563,650	- 40,727	- 645,629	- 1,252,176		
	£420	- 4,932,190	- 4,311,731	- 3,690,159	- 3,068,438	- 2,446,718	- 1,824,998	- 1,203,278	- 580,420	- 43,056	- 666,532		
	£430	- 5,679,350	- 5,040,123	- 4,400,696	- 3,761,268	- 3,121,580	- 2,480,832	- 1,840,084	- 1,199,336	- 558,589	- 83,583		
	£440	- 6,423,346	- 5,766,076	- 5,108,806	- 4,451,537	- 3,793,328	- 3,134,932	- 2,476,536	- 1,817,115	- 1,157,340	- 497,564		
	£450	- 7,165,700	- 6,490,433	- 5,814,970	- 5,138,784	- 4,462,598	- 3,786,412	- 3,110,086	- 2,432,722	- 1,755,357	- 1,077,288		
	£460	- 7,906,580	- 7,212,441	- 6,518,303	- 5,824,165	- 5,130,026	- 4,435,827	- 3,740,725	- 3,045,623	- 2,350,521	- 1,654,637		
	£470	- 8,645,329	- 7,931,780	- 7,218,232	- 6,504,576	- 5,790,282	- 5,075,987	- 4,361,693	- 3,647,399	- 2,932,836	- 2,217,523		
RLV		Land value £per gross acre											
-£76,595		£300,000	£350,000	£400,000	£450,000	£500,000	£550,000	£600,000	£650,000	£700,000	£750,000		
GDV £psf	£320	- 3,079,324	- 3,206,696	- 3,334,069	- 3,461,441	- 3,588,814	- 3,716,187	- 3,843,559	- 3,971,643	- 4,100,074	- 4,228,991		
	£330	- 2,404,427	- 2,531,035	- 2,657,642	- 2,784,249	- 2,910,857	- 3,037,464	- 3,164,828	- 3,292,201	- 3,419,574	- 3,546,946		
	£340	- 1,742,694	- 1,868,540	- 1,994,387	- 2,120,233	- 2,246,549	- 2,373,157	- 2,499,764	- 2,626,371	- 2,752,978	- 2,879,586		
	£350	- 1,085,614	- 1,210,705	- 1,336,351	- 1,462,197	- 1,588,044	- 1,713,890	- 1,839,737	- 1,965,583	- 2,091,430	- 2,217,481		
	£360	- 431,460	- 556,551	- 681,641	- 806,732	- 931,822	- 1,056,912	- 1,182,003	- 1,307,547	- 1,433,394	- 1,559,240		
	£370	- 219,992	- 95,653	- 28,686	- 153,024	- 277,668	- 402,758	- 527,849	- 652,939	- 778,030	- 903,120		
	£380	- 870,216	- 746,109	- 621,771	- 497,432	- 373,093	- 248,754	- 124,415	- 77	- 124,262	- 248,966		
	£390	- 1,517,158	- 1,393,566	- 1,269,975	- 1,146,383	- 1,022,791	- 899,200	- 774,872	- 650,533	- 526,194	- 401,855		
	£400	- 2,153,621	- 2,030,723	- 1,907,131	- 1,783,540	- 1,659,948	- 1,536,356	- 1,412,765	- 1,289,173	- 1,165,581	- 1,041,990		
	£410	- 2,786,227	- 2,664,116	- 2,541,473	- 2,418,624	- 2,295,775	- 2,172,926	- 2,049,571	- 1,925,980	- 1,802,388	- 1,678,796		
	£420	- 3,415,925	- 3,294,548	- 3,172,504	- 3,050,393	- 2,928,282	- 2,806,171	- 2,683,626	- 2,560,777	- 2,437,928	- 2,315,079		
	£430	- 4,043,311	- 3,922,201	- 3,800,824	- 3,679,447	- 3,558,070	- 3,436,670	- 3,314,559	- 3,192,448	- 3,070,337	- 2,948,226		
	£440	- 4,668,323	- 4,547,675	- 4,427,027	- 4,306,379	- 4,185,723	- 4,064,346	- 3,942,969	- 3,821,592	- 3,700,215	- 3,578,725		
	£450	- 5,291,549	- 5,171,626	- 5,051,703	- 4,931,392	- 4,810,744	- 4,690,096	- 4,569,448	- 4,448,800	- 4,327,868	- 4,206,491		
	£460	- 5,913,841	- 5,794,200	- 5,674,277	- 5,554,354	- 5,434,432	- 5,314,509	- 5,194,461	- 5,073,813	- 4,953,165	- 4,832,517		
	£470	- 6,526,612	- 6,407,409	- 6,288,207	- 6,169,004	- 6,049,393	- 5,929,470	- 5,809,547	- 5,689,624	- 5,569,701	- 5,449,777		

25 units		Brownfield		10% BNG									
RLV		Build cost (flat)										£psm	
-£1,277,339		£1,550	£1,600	£1,650	£1,700	£1,750	£1,800	£1,850	£1,850	£1,875	£1,900		
GDV £psf	£300	- 2,280,246	- 2,561,788	- 2,843,330	- 3,124,872	- 3,406,415	- 3,687,957	- 3,969,499	- 3,969,499	- 4,110,270	- 4,251,041		
	£320	- 1,765,463	- 2,047,005	- 2,328,548	- 2,610,090	- 2,891,632	- 3,173,174	- 3,454,716	- 3,454,716	- 3,595,488	- 3,736,259		
	£340	- 1,250,681	- 1,532,223	- 1,813,765	- 2,095,307	- 2,376,850	- 2,658,392	- 2,939,934	- 2,939,934	- 3,080,705	- 3,221,476		
	£360	- 881,888	- 1,041,663	- 1,298,983	- 1,580,525	- 1,862,067	- 2,143,609	- 2,425,151	- 2,425,151	- 2,565,923	- 2,706,694		
	£380	- 616,054	- 774,705	- 933,736	- 1,093,512	- 1,347,285	- 1,628,827	- 1,910,369	- 1,910,369	- 2,051,140	- 2,191,911		
	£400	- 352,334	- 509,870	- 667,731	- 826,508	- 985,585	- 1,145,361	- 1,395,586	- 1,395,586	- 1,536,358	- 1,677,129		
	£420	- 90,295	- 246,893	- 403,806	- 561,548	- 719,496	- 878,311	- 1,037,434	- 1,037,434	- 1,117,321	- 1,197,209		
	£440	- 170,325	- 14,488	- 141,482	- 298,366	- 455,364	- 613,225	- 771,299	- 771,299	- 850,707	- 930,115		
	£460	- 429,567	- 274,534	- 119,270	- 36,700	- 192,925	- 349,838	- 507,041	- 507,041	- 585,972	- 664,903		
	£480	- 676,698	- 522,597	- 367,755	- 212,722	- 57,014	- 98,956	- 255,547	- 255,547	- 334,003	- 412,460		
	£500	- 922,709	- 769,040	- 614,939	- 460,503	- 305,471	- 150,252	- 5,718	- 5,718	- 83,703	- 161,735		
	£520	- 1,167,903	- 1,014,728	- 861,382	- 707,281	- 553,180	- 398,219	- 243,186	- 243,186	- 165,505	- 87,520		
	£540	- 1,412,358	- 1,259,922	- 1,106,747	- 953,571	- 799,623	- 645,522	- 490,967	- 490,967	- 413,451	- 335,934		
	£560	- 1,653,116	- 1,500,861	- 1,348,606	- 1,195,467	- 1,042,291	- 888,642	- 734,541	- 734,541	- 657,490	- 580,368		
	£580	- 1,887,190	- 1,735,551	- 1,583,296	- 1,431,041	- 1,278,074	- 1,124,898	- 971,504	- 971,504	- 894,453	- 817,402		
	£600	- 2,120,875	- 1,969,535	- 1,817,986	- 1,665,731	- 1,513,476	- 1,360,681	- 1,207,506	- 1,207,506	- 1,130,918	- 1,054,330		
RLV		Affordable %											
-£1,277,339		0%	5%	10%	15%	20%	25%	30%	35%	40%	45%		
GDV £psf	£300	- 3,042,879	- 3,177,607	- 3,312,336	- 3,447,065	- 3,581,794	- 3,716,522	- 3,851,251	- 3,985,980	- 4,120,709	- 4,255,438		
	£320	- 2,474,205	- 2,617,915	- 2,761,626	- 2,905,337	- 3,049,047	- 3,192,758	- 3,336,469	- 3,480,179	- 3,623,890	- 3,767,601		
	£340	- 1,905,531	- 2,058,223	- 2,210,916	- 2,363,608	- 2,516,301	- 2,668,994	- 2,821,686	- 2,974,379	- 3,127,071	- 3,279,764		
	£360	- 1,337,487	- 1,498,531	- 1,660,206	- 1,821,880	- 1,983,555	- 2,145,229	- 2,306,904	- 2,468,578	- 2,630,253	- 2,791,927		
	£380	- 1,045,013	- 1,121,642	- 1,198,460	- 1,280,501	- 1,450,808	- 1,621,465	- 1,792,121	- 1,962,778	- 2,133,434	- 2,304,091		
	£400	- 755,129	- 835,316	- 915,503	- 995,691	- 1,076,308	- 1,157,169	- 1,277,339	- 1,456,977	- 1,636,615	- 1,816,254		
	£420	- 467,146	- 550,760	- 634,374	- 717,988	- 802,031	- 886,228	- 970,425	- 1,055,232	- 1,140,257	- 1,328,417		
	£440	- 180,508	- 267,623	- 354,739	- 441,998	- 529,594	- 617,189	- 704,785	- 792,803	- 881,009	- 969,467		
	£460	- 105,149	- 14,441	- 76,546	- 167,621	- 258,697	- 349,772	- 440,847	- 532,317	- 623,894	- 715,472		
	£480	- 389,565	- 293,068	- 196,570	- 100,073	- 3,576	- 92,921	- 189,643	- 286,537	- 383,430	- 480,323		
	£500	- 673,031	- 570,945	- 468,860	- 366,775	- 264,520	- 162,155	- 59,790	- 42,576	- 144,941	- 247,306		
	£520	- 955,875	- 847,946	- 740,017	- 632,087	- 524,158	- 416,229	- 308,300	- 200,371	- 92,442	- 15,702		
	£540	- 1,237,756	- 1,124,154	- 1,010,552	- 896,950	- 783,348	- 669,745	- 556,081	- 442,308	- 328,535	- 214,762		
	£560	- 1,519,154	- 1,399,172	- 1,279,190	- 1,159,209	- 1,039,227	- 919,245	- 799,263	- 679,282	- 559,300	- 439,318		
	£580	- 1,800,053	- 1,672,720	- 1,545,388	- 1,418,055	- 1,290,722	- 1,163,389	- 1,036,057	- 908,724	- 781,391	- 654,059		
	£600	- 2,080,127	- 1,945,412	- 1,810,698	- 1,675,983	- 1,541,269	- 1,406,554	- 1,271,839	- 1,137,125	- 1,002,410	- 867,696		
RLV		Land value										£per gross acre	
-£1,277,339		£300,000	£350,000	£400,000	£450,000	£500,000	£550,000	£600,000	£650,000	£700,000	£750,000		
GDV £psf	£300	- 3,305,258	- 3,334,971	- 3,364,684	- 3,394,398	- 3,424,111	- 3,453,824	- 3,483,713	- 3,514,012	- 3,544,311	- 3,574,610		
	£320	- 2,790,475	- 2,820,189	- 2,849,902	- 2,879,615	- 2,909,329	- 2,939,042	- 2,968,931	- 2,999,230	- 3,029,529	- 3,059,827		
	£340	- 2,275,693	- 2,305,406	- 2,335,119	- 2,364,833	- 2,394,546	- 2,424,259	- 2,454,148	- 2,484,447	- 2,514,746	- 2,545,045		
	£360	- 1,760,910	- 1,790,624	- 1,820,337	- 1,850,050	- 1,879,764	- 1,909,477	- 1,939,366	- 1,969,665	- 1,999,964	- 2,030,262		
	£380	- 1,246,128	- 1,275,841	- 1,305,554	- 1,335,268	- 1,364,981	- 1,394,694	- 1,424,583	- 1,454,882	- 1,485,181	- 1,515,480		
	£400	- 928,262	- 945,041	- 961,903	- 978,765	- 995,628	- 1,012,490	- 1,029,452	- 1,046,647	- 1,063,841	- 1,081,036		
	£420	- 662,690	- 679,350	- 696,011	- 712,717	- 729,478	- 746,239	- 763,100	- 780,191	- 797,282	- 814,373		
	£440	- 398,900	- 415,461	- 432,021	- 448,626	- 465,286	- 481,947	- 498,706	- 515,694	- 532,683	- 549,671		
	£460	- 136,630	- 153,107	- 169,667	- 186,228	- 202,788	- 219,348	- 236,006	- 252,893	- 269,779	- 286,666		
	£480	- 113,054	- 96,593	- 80,132	- 63,671	- 47,211	- 30,750	- 14,192	- 2,593	- 19,378	- 36,163		
	£500	- 361,173	- 344,811	- 328,450	- 312,088	- 295,726	- 279,364	- 262,906	- 246,221	- 229,537	- 212,853		
	£520	- 608,548	- 592,284	- 576,021	- 559,757	- 543,494	- 527,145	- 510,687	- 494,003	- 477,318	- 460,634		
	£540	- 854,991	- 838,728	- 822,464	- 806,201	- 789,937	- 773,674	- 757,314	- 740,730	- 724,146	- 707,562		
	£560	- 1,097,326	- 1,081,161	- 1,064,995	- 1,048,829	- 1,032,663	- 1,016,498	- 1,000,236	- 983,752	- 967,266	- 950,682		
	£580	- 1,333,109	- 1,316,943	- 1,300,777	- 1,284,612	- 1,268,446	- 1,252,280	- 1,236,019	- 1,219,534	- 1,203,050	- 1,186,566		
	£600	- 1,568,181	- 1,552,112	- 1,536,044	- 1,519,975	- 1,503,906	- 1,487,838	- 1,471,674	- 1,455,289	- 1,438,833	- 1,422,348		

Essex BNG - 20% onsite

Residential

User information

User inputs in this version of the model provided or updated by:

Name: SSL

Date: June 2024



Residential baseline inputs

No units					Tenure split aff			Mrkt resi mix					Aff resi mix					Mrkt resi no. units					Aff resi no. units				
Number of units	Land type	Unit type	Affordable housing policy		Social/aff rent	Int/1st homes		1BF	2BF	2BH	3BH	4BH	1BF	2BF	2BH	3BH	4BH	1B F	2BF	2BH	3BH	4BH	1BF	2BF	2BH	3BH	4BH
5,000	Greenfield	Houses		30%	70%	30%		10%	0%	35%	35%	20%	35%	0%	40%	20%	5%	350	0	1225	1225	700	525	0	600	300	75
500	Greenfield	Houses		30%	70%	30%		10%	0%	35%	35%	20%	35%	0%	40%	20%	5%	35	0	123	123	70	53	0	60	30	8
100	Greenfield	Houses		30%	70%	30%		10%	0%	35%	35%	20%	35%	0%	40%	20%	5%	7	0	25	25	14	11	0	12	6	2
25	Greenfield	Houses		30%	70%	30%		0%	0%	20%	30%	50%	0%	0%	40%	40%	20%	0	0	4	5	9	0	0	3	3	2
500	Brownfield	Houses		30%	70%	30%		10%	0%	35%	35%	20%	35%	0%	40%	20%	5%	35	0	123	123	70	53	0	60	30	8
100	Brownfield	Houses/flat		30%	70%	30%		15%	15%	30%	30%	10%	35%	20%	20%	20%	5%	11	11	21	21	7	11	6	6	6	2
25	Brownfield	Flats		30%	70%	30%		50%	50%	0%	0%	0%	50%	50%	0%	0%	0%	9	9	0	0	0	4	4	0	0	0

Mrkt resi unit sizes sqm					Aff resi unit sizes sqm					Floorspace sqm					Floorspace sqft					Flat gross to net
1BF	2BF	2BH	3BH	4BH	1BF	2BF	2BH	3BH	4BH	Mrkt H	Aff H	Mrkt F	Aff F	TOTAL	Mrkt H	Aff H	Mrkt F	Aff F	TOTAL	
60	72	85	100	115	60	72	85	100	115	307,125	89,625	21,000	31,500	449,250	3,305,866	964,715	226,042	339,063	4,835,687	80%
60	72	85	100	115	60	72	85	100	115	30,713	8,963	2,100	3,150	44,925	330,587	96,472	22,604	33,906	483,569	80%
60	72	85	100	115	60	72	85	100	115	6,143	1,793	420	630	8,985	66,117	19,294	4,521	6,781	96,714	80%
60	72	90	110	130	60	72	90	110	130	2,030	795	-	-	2,825	21,851	8,557	-	-	30,408	80%
60	72	85	100	115	60	72	85	100	115	30,713	8,963	2,100	3,150	44,925	330,587	96,472	22,604	33,906	483,569	80%
60	72	85	100	115	60	72	85	100	115	4,690	1,283	1,386	1,062	8,421	50,483	13,805	14,919	11,431	90,638	80%
60	72	85	100	115	60	72	85	100	115	-	-	1,155	495	1,650	-	-	12,432	5,328	17,760	80%

Affordable transfer value			Values Epsf			Value per unit 1st homes £250k cap				

Land value												
Net density (dph)	Gross to net	Site size ha	Value per gross acre	Value per gross ha	Total land cost	Additional land for BNG	Total land	Phased purchased	Cost per phase	SDLT per phase	Acquisition Agent fees	Acquisition Legal fees
35	50.00%	285.71	£202,347	£500,000	£142,857,143	£0	£142,857,143	5	£28,571,429	£1,418,071	1%	0.50%
35	70.00%	20.41	£202,347	£500,000	£10,204,082	£0	£10,204,082	1	£10,204,082	£499,704	1%	0.5%
40	85.00%	2.94	£202,347	£500,000	£1,470,588	£0	£1,470,588	1	£1,470,588	£63,029	1%	0.5%
20	90.00%	1.39	£202,347	£500,000	£694,444	£0	£694,444	1	£694,444	£24,222	1%	0.5%
40	90.00%	13.89	£485,633	£1,200,000	£16,666,667	£0	£16,666,667	1	£16,666,667	£822,833	1%	0.5%
55	95.00%	1.91	£485,633	£1,200,000	£2,296,651	£0	£2,296,651	1	£2,296,651	£104,333	1%	0.5%
100	97.50%	0.26	£485,633	£1,200,000	£307,692	£0	£307,692	1	£307,692	£4,885	1%	0.5%

General costs										Other policy costs						
Planning fee	CIL £psm	Infrastructre and policy £ per dwelling	Site clearance per net ac	Base build cost house	Base build cost flat	External works	Prof fees	Contingency		%M4(2)	% M4(3)	M4(2) £ per dwelling cost	M4(3) £ per dwelling cost	Electric car charge £per dwelling	Future Home Standards £ per dwelling (houses)	Future Home Standards £ per dwelling (flats)
£405,000	£200	£20,000		£1,603	£1,829	15%	10%	5%		100%	10%	£1,400	£22,791	£1,000	£4,847	£2,256
£123,860	£200	£15,000		£1,603	£1,829	15%	10%	5%		100%	10%	£1,400	£22,791	£1,000	£4,847	£2,256
£49,460	£200	£5,000		£1,603	£1,829	15%	10%	5%		100%	10%	£1,400	£22,791	£1,000	£4,847	£2,256
£15,600	£200	£5,000		£1,603	£1,829	15%	10%	10%		100%	10%	£1,400	£22,791	£1,000	£4,847	£2,256
£123,860	£0	£5,000	£ 110,000	£1,603	£1,829	15%	10%	5%		100%	10%	£1,400	£22,791	£1,000	£4,847	£2,256
£49,460	£0	£0	£ 110,000	£1,603	£1,829	10%	10%	5%		100%	10%	£1,400	£22,791	£1,000	£4,847	£2,256
£15,600	£0	£0	£ 110,000	£1,603	£1,829	10%	10%	10%		100%	10%	£1,400	£22,791	£1,000	£4,847	£2,256

Disposal costs			Interest		Developers profit			BNG costs (10%)	
Marketing (market unit GDV)	Sale agents (market unit GDV)	Sale legal	APR	PCM	Market% on GDV	Aff/social rent% on GDV	1st homes % on GDV	Total Cost	
1.50%	1.00%	0.50%	7.50%	0.604%	20%	6%	20%	£2,856,500	
1.50%	1.00%	0.50%	7.50%	0.604%	20%	6%	20%	£614,376	
1.50%	1.00%	0.50%	7.50%	0.604%	20%	6%	20%	£90,050	
1.50%	1.00%	0.50%	10.00%	0.797%	20%	6%	20%	£52,535	
1.50%	1.00%	0.50%	7.50%	0.604%	20%	6%	20%	£51,756	
1.50%	1.00%	0.50%	7.50%	0.604%	20%	6%	20%	£1,575	
1.50%	1.00%	0.50%	10.00%	0.797%	20%	6%	20%	£24,145	

Number of units	Land type	Unit type	Affordable housing policy
5,000	Greenfield	Houses	30%

Item	Value/cost	Notes	Timings			
			Offset	payments start	#months	payments finish (no payments)
Market housing	£1,322,346,344		6	15	120	135
Market flats	£90,416,844		6	15	120	135
Social/aff rent housing	£135,060,161		6	9	120	129
Social/aff rent flats	£47,468,843		6	9	120	129
1st home housing	£73,125,000		6	9	120	129
1st home flats	£28,481,544		6	9	120	129
TOTAL GDV	£1,696,898,735					
Planning fee	-£405,000		0	2	1	3
CIL	-£66,675,000		1	9	1	10
Site clearance	£0	Brownfield only	0	2	1	3
Infrastrcutre	-£100,000,000		1	3	120	123
Build cost houses	-£635,990,250		6	9	120	129
Build cost flats	-£120,028,125		0	9	120	129
External works	-£113,402,756		0	9	120	129
M4(2) cat housing	-£7,000,000		0	9	120	129
M4(3) cat housing	-£11,395,500		0	9	120	129
Contingency	-£49,390,832	Includes costs from m42	2	9	120	129
Professional fees	-£98,781,663		3	9	120	129
Marketing	-£21,191,448	Only on market units	-6	9	120	129
Sales agents costs	-£14,127,632	Only on market units	0	15	120	135
Sales legal costs	-£7,063,816	Only on market units	0	15	120	135
BNG costs	-£2,856,500		0	9	120	129
Electric charging	-£5,000,000		0	9	120	129
Future home standards housing	-£19,993,875					
Future home standards flats	-£1,974,000					
Land	-£28,571,429	-£142,857,143				MANUAL TIMINGS
SDLT	-£1,418,071	-£7,090,357				MANUAL TIMINGS
Land agents	-£285,714	-£1,428,571				MANUAL TIMINGS
Lands legal	-£142,857	-£714,286				MANUAL TIMINGS
Interest	-£36,271,398	2.0%				
Profit market	-£282,552,638					
Profit social/aff	-£10,951,740					
Profit 1st homes	-£20,321,309					
TOTAL COSTS	-£1,777,463,838					
SURPLUS/DEFICT	-£80,565,102	4%				

5,000 units		Greenfield		20% BNG (on-site)											
RLV		Build cost £psm													
		£1,500	£1,525	£1,550	£1,575	£1,600	£1,625	£1,650	£1,675	£1,700	£1,725				
GDV £psf	-£80,565,102														
	£320	380,708,882	401,087,884	421,466,886	441,845,888	462,224,891	482,603,893	502,982,895	523,361,897	543,740,899	564,119,901				
	£330	326,210,080	346,589,082	366,968,084	387,347,087	407,726,089	428,105,091	448,484,093	468,863,095	489,242,097	509,621,099				
	£340	272,918,480	292,843,525	313,222,527	333,601,529	353,980,531	374,359,533	394,738,535	415,117,538	435,496,540	455,875,542				
	£350	222,331,037	241,428,131	260,839,670	280,477,425	300,399,627	320,778,629	341,157,631	361,536,634	381,915,636	402,294,638				
	£360	175,632,055	193,182,700	211,227,343	229,831,646	248,966,468	268,391,744	288,036,371	307,955,730	328,334,732	348,713,734				
	£370	133,021,957	149,138,791	165,821,515	182,990,547	200,588,290	218,682,790	237,334,882	256,504,806	275,943,818	295,595,317				
	£380	93,741,733	109,038,876	124,507,182	140,212,302	156,392,685	173,143,419	190,357,861	208,000,128	226,145,509	244,844,938				
	£390	55,961,938	70,704,508	85,668,810	100,834,345	116,153,935	131,651,638	147,405,488	163,654,727	180,472,309	197,725,175				
	£400	20,654,971	34,967,947	49,376,288	63,969,037	78,771,870	93,801,841	109,001,334	124,364,374	139,904,236	155,751,978				
	£410	14,009,144	134,420	14,331,477	28,597,106	42,926,602	57,388,787	72,040,191	86,900,171	101,977,822	117,219,716				
	£420	48,290,391	34,284,314	20,226,684	6,120,547	8,036,616	22,258,860	36,540,540	50,899,532	65,410,798	80,117,002				
	£430	82,269,927	68,369,361	54,429,104	40,447,703	26,422,699	12,351,614	1,768,480	15,950,835	30,188,475	44,495,902				
	£440	115,918,137	102,156,768	88,340,764	74,462,402	60,547,681	46,594,183	32,599,470	18,561,084	4,472,549	9,670,676				
	£450	149,223,124	135,590,617	121,910,854	108,174,031	94,387,079	80,545,355	66,653,893	52,726,001	38,759,263	24,749,097				
	£460	182,268,895	168,712,020	155,142,610	141,529,780	127,871,959	114,170,159	100,419,781	86,613,172	72,746,551	58,841,284				
	£470	215,198,547	201,685,234	188,151,260	174,607,697	161,043,855	147,457,404	133,830,113	120,153,302	106,426,053	92,650,092				
RLV		Affordable %													
		0%	5%	10%	15%	20%	25%	30%	35%	40%	45%				
GDV £psf	-£80,565,102														
	£320	291,434,874	319,133,581	347,941,694	377,123,863	406,306,033	435,488,202	464,670,371	493,852,540	523,034,709	552,216,878				
	£330	233,257,834	260,458,312	289,002,999	318,290,501	348,906,261	379,538,915	410,171,569	440,804,223	471,436,877	502,069,531				
	£340	180,109,241	205,959,328	233,220,078	262,324,981	292,628,965	324,217,332	356,426,012	388,634,691	420,843,371	453,052,050				
	£350	131,518,269	156,110,866	182,191,657	209,727,205	239,071,725	270,358,647	302,845,108	336,657,255	370,469,402	404,281,550				
	£360	85,702,453	110,391,780	135,549,445	161,662,021	189,594,664	219,279,924	251,282,838	284,846,217	320,095,434	355,511,049				
	£370	41,467,131	66,416,844	91,882,038	117,807,531	144,343,446	172,524,258	202,732,821	235,335,384	270,121,977	306,740,548				
	£380	1,198,773	24,149,318	49,748,600	75,882,102	102,614,544	129,909,382	158,370,470	189,195,128	222,515,772	258,514,693				
	£390	43,207,059	17,080,411	9,176,726	35,595,211	62,395,261	89,867,369	118,004,999	147,043,939	178,493,148	212,700,194				
	£400	84,752,029	57,632,499	30,411,700	3,066,353	24,435,239	52,186,217	80,565,102	109,772,737	139,843,103	172,372,751				
	£410	125,924,174	97,777,294	69,550,368	41,225,514	12,774,629	15,838,492	44,653,375	73,999,964	104,282,095	135,525,644				
	£420	166,790,853	137,604,823	108,336,957	78,995,897	49,551,416	19,984,947	9,740,452	39,678,196	70,061,674	101,452,130				
	£430	207,262,181	177,082,734	146,823,121	116,459,035	85,993,264	55,427,947	24,736,744	6,117,316	37,194,987	68,687,245				
	£440	247,391,404	216,184,557	184,923,986	153,583,737	122,140,064	90,569,585	58,875,246	27,051,071	4,946,510	37,179,628				
	£450	287,350,734	255,040,159	222,706,021	190,345,492	157,919,885	125,387,055	92,730,792	59,912,268	26,947,780	6,206,677				
	£460	327,205,267	293,775,602	260,331,498	226,871,530	193,379,425	159,855,836	126,230,388	92,479,286	58,553,204	24,431,703				
	£470	366,961,933	332,412,663	297,857,340	263,277,484	228,684,268	194,067,302	159,416,194	124,698,183	89,835,415	54,793,815				
RLV		Land value £per gross acre													
		£175,000	£180,000	£185,000	£190,000	£195,000	£200,000	£205,000	£210,000	£215,000	£220,000				
GDV £psf	-£80,565,102														
	£320	292,024,533	294,680,623	297,336,713	299,992,803	302,648,893	305,304,983	307,961,072	310,617,162	313,273,252	315,929,342				
	£330	239,048,567	241,579,634	244,112,885	246,659,253	249,205,621	251,751,989	254,304,292	256,866,052	259,427,813	261,989,573				
	£340	190,438,736	192,726,771	195,029,047	197,345,735	199,677,005	202,023,033	204,383,991	206,760,057	209,151,409	211,558,224				
	£350	147,607,235	149,629,267	151,659,307	153,704,872	155,767,600	157,848,623	159,945,205	162,059,768	164,195,627	166,343,103				
	£360	108,426,941	110,337,867	112,250,641	114,172,207	116,096,674	118,028,016	119,964,365	121,905,543	123,853,966	125,805,038				
	£370	71,064,383	72,871,324	74,679,899	76,494,083	78,317,214	80,144,535	81,983,268	83,823,317	85,676,791	87,533,544				
	£380	34,994,437	36,758,818	38,523,200	40,292,569	42,063,937	43,835,305	45,611,096	47,389,493	49,167,890	50,950,271				
	£390	433,945	1,296,127	3,026,199	4,762,261	6,499,112	8,235,963	9,975,571	11,719,242	13,462,914	15,206,586				
	£400	34,449,362	32,746,003	31,041,679	29,331,702	27,621,725	25,911,748	24,199,893	22,483,258	20,766,623	19,049,988				
	£410	68,107,909	66,425,506	64,741,762	63,058,019	61,368,200	59,677,957	57,987,715	56,297,472	54,602,679	52,905,898				
	£420	101,390,566	99,733,286	98,076,006	96,418,727	94,761,447	93,099,900	91,438,121	89,775,305	88,107,104	86,438,902				
	£430	134,466,199	132,817,839	131,169,478	129,521,117	127,872,756	126,224,395	124,575,528	122,922,721	121,269,914	119,617,107				
	£440	167,405,092	165,765,543	164,125,994	162,486,446	160,846,897	159,207,348	157,566,756	155,922,814	154,278,873	152,634,931				
	£450	200,234,086	198,603,244	196,972,402	195,341,560	193,709,182	192,074,000	190,438,818	188,803,636	187,168,453	185,533,271				
	£460	232,977,458	231,350,930	229,724,402	228,097,874	226,471,346	224,844,817	223,218,289	221,591,761	219,965,233	218,335,407				
	£470	265,639,180	264,021,203	262,403,225	260,783,550	259,161,310	257,539,071	255,916,831	254,294,591	252,672,351	251,050,111				

500 units		Greenfield		20% BNG (on-site)									
RLV		Build cost										£psm	
-£1,877,097		£1,500	£1,525	£1,550	£1,575	£1,600	£1,625	£1,650	£1,675	£1,700	£1,725		
GDV £psf	£320	- 25,757,324	- 27,329,777	- 29,764,997	- 32,250,979	- 34,736,961	- 37,222,943	- 39,708,925	- 42,194,907	- 44,680,889	- 47,166,871		
	£330	- 21,765,871	- 23,319,484	- 24,881,892	- 26,448,735	- 28,021,188	- 30,402,256	- 32,888,238	- 35,374,220	- 37,860,202	- 40,346,184		
	£340	- 17,880,934	- 19,417,733	- 20,962,011	- 22,511,874	- 24,065,600	- 25,628,605	- 27,195,724	- 28,768,177	- 31,133,849	- 33,619,831		
	£350	- 14,052,111	- 15,575,022	- 17,101,029	- 18,636,028	- 20,174,483	- 21,718,761	- 23,269,851	- 24,824,375	- 26,387,380	- 27,954,863		
	£360	- 10,299,928	- 11,788,130	- 13,289,506	- 14,802,618	- 16,328,034	- 17,856,122	- 19,391,122	- 20,931,232	- 22,475,511	- 24,027,829		
	£370	- 6,627,185	- 8,088,566	- 9,559,752	- 11,040,699	- 12,533,570	- 14,037,507	- 15,555,270	- 17,081,046	- 18,611,216	- 20,146,215		
	£380	- 3,021,295	- 4,459,347	- 5,905,425	- 7,360,115	- 8,824,012	- 10,298,756	- 11,783,683	- 13,279,063	- 14,787,025	- 16,308,282		
	£390	532,714	- 887,267	- 2,313,536	- 3,746,668	- 5,187,241	- 6,635,837	- 8,093,297	- 9,561,640	- 11,039,229	- 12,526,667		
	£400	3,951,094	2,544,963	1,133,863	- 283,048	- 1,706,098	- 3,135,453	- 4,571,687	- 6,016,055	- 7,468,963	- 8,930,882		
	£410	7,336,860	5,941,586	4,542,638	3,137,955	1,728,768	314,594	- 1,105,128	- 2,530,967	- 3,963,496	- 5,403,291		
	£420	10,700,126	9,312,784	7,923,043	6,529,786	5,131,488	3,729,499	2,323,268	912,237	- 504,674	- 1,927,486		
	£430	14,042,706	12,664,297	11,281,676	9,896,560	8,508,720	7,115,969	5,720,260	4,321,043	2,916,360	1,507,072		
	£440	17,370,566	15,997,798	14,622,210	13,244,613	11,863,226	10,480,336	9,092,496	7,702,152	6,308,896	4,910,162		
	£450	20,685,347	19,317,215	17,948,203	16,575,434	15,201,714	13,824,117	12,444,776	11,062,154	9,676,272	8,288,335		
	£460	23,988,679	22,624,990	21,261,294	19,893,162	18,525,029	17,153,071	15,780,302	14,403,620	13,026,023	11,643,704		
	£470	27,282,177	25,922,741	24,563,113	23,199,424	21,835,735	20,469,109	19,100,976	17,730,707	16,357,939	14,983,124		

RLV		Affordable										%	
-£1,877,097		0%	5%	10%	15%	20%	25%	30%	35%	40%	45%		
GDV £psf	£320	- 19,659,578	- 21,718,922	- 23,791,633	- 25,880,895	- 27,989,921	- 30,984,874	- 35,035,278	- 39,085,683	- 43,136,087	- 47,186,491		
	£330	- 15,162,143	- 17,301,084	- 19,450,213	- 21,612,368	- 23,790,825	- 25,988,887	- 28,214,592	- 32,450,164	- 36,685,736	- 40,921,307		
	£340	- 10,744,208	- 12,943,161	- 15,169,629	- 17,417,162	- 19,678,162	- 21,955,284	- 24,253,161	- 26,578,479	- 30,361,163	- 34,797,624		
	£350	- 6,419,069	- 8,683,868	- 10,968,226	- 13,277,799	- 15,619,290	- 17,980,447	- 20,359,796	- 22,760,841	- 25,188,550	- 28,704,872		
	£360	- 2,170,877	- 4,505,235	- 6,855,612	- 9,227,669	- 11,623,478	- 14,048,970	- 16,511,127	- 18,991,398	- 21,495,575	- 24,030,271		
	£370	2,017,229	- 394,086	- 2,817,214	- 5,256,662	- 7,715,440	- 10,199,612	- 12,713,441	- 15,265,975	- 17,850,160	- 20,458,162		
	£380	6,160,003	3,666,620	1,163,536	- 1,351,030	- 3,879,579	- 6,427,545	- 9,000,563	- 11,604,693	- 14,246,676	- 16,931,619		
	£390	10,265,774	7,686,945	5,100,641	2,505,045	- 101,671	- 2,721,352	- 5,360,498	- 8,023,091	- 10,718,847	- 13,453,335		
	£400	14,342,737	11,658,934	8,969,832	6,273,577	3,568,297	852,106	- 1,877,097	- 4,625,786	- 7,398,686	- 10,206,487		
	£410	18,396,074	15,606,217	12,810,487	10,009,868	7,202,449	4,386,301	1,559,484	- 1,281,640	- 4,141,348	- 7,027,520		
	£420	22,430,831	19,531,077	16,629,469	13,723,033	10,810,301	7,891,158	4,963,623	2,025,371	- 928,623	- 3,901,607		
	£430	26,447,546	23,439,469	20,429,892	17,414,856	14,396,548	11,372,952	8,342,035	5,301,746	2,250,019	- 815,972		
	£440	30,451,022	27,333,352	24,213,967	21,090,996	17,965,584	14,833,850	11,697,311	8,553,879	5,401,448	2,237,677		
	£450	34,443,279	31,214,668	27,985,428	24,753,284	21,518,403	18,279,181	15,036,403	11,787,931	8,531,610	5,265,270		
	£460	38,424,546	35,085,344	31,746,142	28,403,537	25,059,119	21,711,231	18,360,853	15,004,024	11,642,022	8,272,639		
	£470	42,396,623	38,947,291	35,497,643	32,043,557	28,589,472	25,131,690	21,672,093	18,207,191	14,738,444	11,263,593		

RLV		Land value										£per gross acre	
-£1,877,097		£175,000	£180,000	£185,000	£190,000	£195,000	£200,000	£205,000	£210,000	£215,000	£220,000		
GDV £psf	£320	- 22,056,344	- 22,211,422	- 22,366,499	- 22,521,576	- 22,676,654	- 22,832,053	- 22,988,067	- 23,144,082	- 23,300,097	- 23,456,112		
	£330	- 18,107,578	- 18,260,797	- 18,414,017	- 18,567,236	- 18,720,974	- 18,875,119	- 19,029,265	- 19,183,411	- 19,337,556	- 19,491,702		
	£340	- 14,260,341	- 14,412,640	- 14,564,939	- 14,717,238	- 14,869,536	- 15,021,835	- 15,174,134	- 15,326,433	- 15,478,731	- 15,631,030		
	£350	- 10,506,565	- 10,654,343	- 10,802,120	- 10,949,898	- 11,097,676	- 11,246,217	- 11,394,888	- 11,543,559	- 11,692,231	- 11,840,902		
	£360	- 6,850,677	- 6,994,619	- 7,138,877	- 7,283,135	- 7,427,393	- 7,571,651	- 7,716,108	- 7,861,238	- 8,006,368	- 8,151,498		
	£370	- 3,273,939	- 3,414,761	- 3,555,583	- 3,696,405	- 3,837,227	- 3,978,634	- 4,120,307	- 4,261,980	- 4,403,654	- 4,545,327		
	£380	247,540	109,241	- 29,058	- 167,357	- 305,656	- 444,516	- 583,650	- 722,785	- 861,920	- 1,001,055		
	£390	3,729,285	3,592,895	3,456,253	3,319,611	3,182,969	3,046,327	2,909,685	2,773,044	2,636,300	2,498,833		
	£400	7,085,446	6,950,442	6,815,437	6,680,432	6,545,428	6,410,423	6,275,418	6,140,413	6,005,409	5,869,773		
	£410	10,415,406	10,282,019	10,148,632	10,015,244	9,881,857	9,748,470	9,615,022	9,480,829	9,346,635	9,212,442		
	£420	13,729,324	13,597,490	13,464,905	13,332,319	13,199,733	13,067,148	12,934,562	12,801,976	12,669,390	12,536,805		
	£430	17,028,247	16,897,250	16,766,252	16,635,255	16,503,980	16,372,191	16,240,402	16,108,613	15,976,824	15,845,034		
	£440	20,316,250	20,186,040	20,055,829	19,925,619	19,795,409	19,665,199	19,534,232	19,403,235	19,272,237	19,141,240		
	£450	23,594,939	23,465,512	23,336,084	23,206,656	23,077,228	22,947,801	22,817,668	22,687,458	22,557,248	22,427,038		
	£460	26,865,909	26,737,259	26,608,609	26,479,959	26,351,169	26,221,741	26,092,313	25,962,886	25,833,458	25,704,030		
	£470	30,130,739	30,002,862	29,874,358	29,745,708	29,617,058	29,488,408	29,359,758	29,231,108	29,102,458	28,973,808		

100 units		Greenfield		20% BNG (on-site)									
RLV		Build cost £psm											
£1,646,082		£1,500	£1,525	£1,550	£1,575	£1,600	£1,625	£1,650	£1,675	£1,700	£1,725		
GDV £psf	£320	2,783,167	- 3,071,457	- 3,359,747	- 3,648,158	- 3,938,191	- 4,228,224	- 4,518,257	- 4,809,816	- 5,101,602	- 5,393,388		
	£330	2,061,892	- 2,348,450	- 2,635,008	- 2,922,481	- 3,210,771	- 3,499,061	- 3,787,716	- 4,077,749	- 4,367,782	- 4,657,815		
	£340	1,354,058	- 1,638,894	- 1,924,162	- 2,210,720	- 2,497,278	- 2,783,836	- 3,071,799	- 3,360,089	- 3,648,379	- 3,937,352		
	£350	651,228	- 934,707	- 1,219,543	- 1,504,379	- 1,789,215	- 2,075,160	- 2,361,718	- 2,648,276	- 2,935,013	- 3,223,303		
	£360	48,672	- 234,452	- 517,577	- 800,702	- 1,085,028	- 1,369,864	- 1,654,700	- 1,939,601	- 2,226,159	- 2,512,717		
	£370	744,511	463,723	182,300	- 100,801	- 383,926	- 667,050	- 950,512	- 1,235,349	- 1,520,185	- 1,805,021		
	£380	1,434,975	1,156,668	876,870	596,690	315,266	32,850	- 250,274	- 533,399	- 816,524	- 1,100,833		
	£390	2,121,383	1,844,610	1,566,801	1,288,553	1,009,229	729,431	448,233	166,501	- 116,623	- 399,748		
	£400	2,785,482	2,510,108	2,233,722	1,956,949	1,679,472	1,401,223	1,122,300	842,502	561,774	280,351		
	£410	3,446,384	3,172,254	2,896,881	2,621,508	2,345,380	2,068,607	1,791,456	1,513,208	1,234,680	954,882		
	£420	4,105,399	3,831,640	3,557,593	3,283,546	3,008,280	2,732,907	2,457,038	2,180,264	1,903,441	1,625,192		
	£430	4,762,074	4,489,280	4,216,486	3,942,850	3,668,803	3,394,756	3,119,680	2,844,307	2,568,695	2,291,922		
	£440	5,417,283	5,145,668	4,873,161	4,600,367	4,327,573	4,054,059	3,780,012	3,505,965	3,231,079	2,955,706		
	£450	6,071,545	5,799,930	5,528,315	5,256,700	4,984,248	4,711,454	4,438,660	4,165,268	3,891,221	3,617,174		
	£460	6,723,989	6,453,481	6,182,577	5,910,962	5,639,347	5,367,732	5,095,335	4,822,541	4,549,746	4,276,478		
£470		7,376,050	7,105,542	6,835,033	6,564,525	6,293,609	6,021,994	5,750,379	5,478,764	5,206,422	4,933,628		
RLV		Affordable %											
£1,646,082		0%	5%	10%	15%	20%	25%	30%	35%	40%	45%		
GDV £psf	£320	1,706,817	- 2,082,895	- 2,458,974	- 2,835,139	- 3,213,733	- 3,592,328	- 3,972,995	- 4,354,522	- 4,739,226	- 5,419,773		
	£330	881,210	- 1,273,329	- 1,665,448	- 2,059,531	- 2,453,857	- 2,848,405	- 3,245,366	- 3,642,478	- 4,042,502	- 4,444,298		
	£340	57,496	- 468,055	- 879,961	- 1,291,866	- 1,703,772	- 2,117,435	- 2,531,665	- 2,946,808	- 3,363,802	- 3,782,595		
	£350	762,639	332,582	97,475	- 527,531	- 959,293	- 1,391,344	- 1,823,395	- 2,257,485	- 2,691,980	- 3,128,625		
	£360	1,580,602	1,132,146	682,582	232,486	- 217,610	- 667,705	- 1,119,208	- 1,571,404	- 2,023,835	- 2,478,596		
	£370	2,393,095	1,926,203	1,459,287	990,885	522,369	52,234	- 417,901	- 888,035	- 1,359,705	- 1,832,047		
	£380	3,200,911	2,715,525	2,230,138	1,743,953	1,257,201	769,842	281,495	- 208,174	- 698,348	- 1,188,522		
	£390	4,004,840	3,500,879	2,996,919	2,492,418	1,987,250	1,482,083	975,653	469,017	- 39,276	- 548,738		
	£400	4,805,662	4,279,875	3,754,089	3,227,489	2,700,647	2,173,805	1,646,082	1,117,940	588,950	59,264		
	£410	5,604,152	5,056,345	4,507,878	3,959,181	3,410,484	2,861,787	2,312,167	1,762,330	1,212,104	660,874		
	£420	6,400,464	5,829,823	5,259,181	4,688,539	4,117,897	3,546,844	2,975,236	2,403,628	1,831,707	1,258,874		
	£430	7,194,359	6,601,659	6,008,960	5,416,260	4,822,870	4,229,394	3,635,917	3,042,441	2,448,344	1,853,825		
	£440	7,987,592	7,372,170	6,756,704	6,141,237	5,525,770	4,910,304	4,294,837	3,678,909	3,062,598	2,446,286		
	£450	8,778,099	8,140,498	7,502,896	6,865,295	6,227,694	5,589,747	4,951,513	4,313,279	3,675,046	3,036,812		
	£460	9,568,607	8,908,298	8,247,989	7,587,680	6,927,371	6,267,062	5,606,753	4,946,444	4,286,135	3,625,187		
£470		10,356,916	9,674,356	8,991,796	8,309,236	7,626,675	6,944,032	6,261,015	5,577,999	4,894,982	4,211,966		
RLV		Land value £per gross acre											
£1,646,082		£175,000	£180,000	£185,000	£190,000	£195,000	£200,000	£205,000	£210,000	£215,000	£220,000		
GDV £psf	£320	2,713,845	- 2,733,184	- 2,752,524	- 2,771,864	- 2,791,203	- 2,810,543	- 2,829,883	- 2,849,222	- 2,868,562	- 2,887,902		
	£330	1,992,986	- 2,012,210	- 2,031,433	- 2,050,657	- 2,069,880	- 2,089,104	- 2,108,327	- 2,127,551	- 2,146,774	- 2,165,997		
	£340	1,285,566	- 1,304,674	- 1,323,782	- 1,342,890	- 1,361,998	- 1,381,106	- 1,400,214	- 1,419,322	- 1,438,430	- 1,457,538		
	£350	583,148	- 602,141	- 621,134	- 640,127	- 659,121	- 678,114	- 697,107	- 716,100	- 735,093	- 754,086		
	£360	116,752	97,759	78,766	59,773	40,780	21,787	2,794	- 16,199	- 35,193	- 54,186		
	£370	811,505	792,740	773,974	755,209	736,443	717,677	698,912	680,146	661,381	642,615		
	£380	1,501,025	1,482,372	1,463,719	1,445,066	1,426,413	1,407,761	1,389,108	1,370,455	1,351,802	1,333,149		
	£390	2,186,028	2,167,599	2,149,143	2,130,603	2,112,062	2,093,521	2,074,980	2,056,440	2,037,899	2,019,358		
	£400	2,848,716	2,830,398	2,811,992	2,793,563	2,775,134	2,756,704	2,738,275	2,719,846	2,701,416	2,682,987		
	£410	3,508,020	3,489,701	3,471,383	3,453,064	3,434,745	3,416,427	3,398,108	3,379,790	3,361,471	3,343,152		
	£420	4,165,040	4,146,832	4,128,623	4,110,415	4,092,206	4,073,998	4,055,789	4,037,581	4,019,372	4,001,163		
	£430	4,820,410	4,802,311	4,784,212	4,766,112	4,748,013	4,729,914	4,711,815	4,693,716	4,675,617	4,657,518		
	£440	5,474,672	5,456,573	5,438,474	5,420,375	5,402,275	5,384,176	5,366,077	5,347,978	5,329,879	5,311,780		
	£450	6,126,808	6,108,817	6,090,827	6,072,837	6,054,846	6,036,856	6,018,865	6,000,875	5,982,885	5,964,894		
	£460	6,778,735	6,760,853	6,742,888	6,724,897	6,706,907	6,688,917	6,670,926	6,652,936	6,634,946	6,616,955		
£470		7,428,806	7,410,924	7,393,042	7,375,159	7,357,277	7,339,395	7,321,512	7,303,630	7,285,748	7,267,866		

25 units		Greenfield		20% BNG (on-site)									
RLV		Build cost £psm											
		£204,579	£1,500	£1,525	£1,550	£1,575	£1,600	£1,625	£1,650	£1,675	£1,700	£1,725	
GDV £psf	£320		1,041,434	- 1,147,210	- 1,252,985	- 1,359,109	- 1,465,524	- 1,571,939	- 1,678,353	- 1,875,161	- 2,076,739	- 2,278,317	
	£330		827,904	- 933,043	- 1,038,769	- 1,144,544	- 1,250,320	- 1,356,218	- 1,462,632	- 1,569,047	- 1,675,462	- 1,827,904	
	£340		615,112	- 720,252	- 825,391	- 930,531	- 1,036,104	- 1,141,879	- 1,247,654	- 1,353,430	- 1,459,741	- 1,566,156	
	£350		403,318	- 507,826	- 612,600	- 717,739	- 822,879	- 928,019	- 1,033,439	- 1,139,214	- 1,244,989	- 1,350,764	
	£360		191,869	- 296,378	- 400,886	- 505,394	- 610,087	- 715,227	- 820,367	- 925,507	- 1,030,773	- 1,136,549	
	£370		17,866	- 86,014	- 190,151	- 294,659	- 399,167	- 503,675	- 608,294	- 713,434	- 818,573	- 923,713	
	£380		222,765	118,885	15,005	- 88,875	- 193,043	- 297,551	- 402,059	- 506,567	- 611,145	- 716,285	
	£390		427,040	323,784	219,905	116,025	12,145	- 91,735	- 195,934	- 300,442	- 404,950	- 509,459	
	£400		630,794	527,538	424,282	320,925	217,045	113,165	9,285	- 94,595	- 198,826	- 303,334	
	£410		834,549	731,293	628,037	524,781	421,525	318,064	214,184	110,304	6,424	- 97,456	
	£420		1,037,283	934,648	831,791	728,535	625,279	522,024	418,768	315,204	211,324	107,444	
	£430		1,239,534	1,137,336	1,034,700	932,065	829,034	725,778	622,522	519,266	416,010	312,344	
	£440		1,441,243	1,339,192	1,237,140	1,134,753	1,032,117	929,482	826,277	723,021	619,765	516,509	
	£450		1,642,368	1,540,865	1,438,849	1,336,797	1,234,746	1,132,170	1,029,534	926,775	823,519	720,263	
	£460		1,843,184	1,741,681	1,640,178	1,538,506	1,436,455	1,334,403	1,232,222	1,129,587	1,026,951	924,018	
	£470		2,043,605	1,942,497	1,840,993	1,739,490	1,637,987	1,536,112	1,434,060	1,332,009	1,229,639	1,127,003	
RLV		Affordable %											
		£204,579	0%	5%	10%	15%	20%	25%	30%	35%	40%	45%	
GDV £psf	£330		- 615,938	- 723,462	- 830,985	- 938,509	- 1,046,439	- 1,154,726	- 1,263,013	- 1,371,798	- 1,481,024	- 1,666,581	
	£340		- 364,032	- 477,583	- 591,563	- 705,744	- 819,926	- 934,107	- 1,048,797	- 1,163,787	- 1,278,812	- 1,394,792	
	£350		- 112,881	- 233,050	- 353,218	- 473,386	- 593,819	- 714,657	- 835,496	- 956,334	- 1,077,968	- 1,199,662	
	£360		137,986	11,484	- 115,301	- 242,086	- 368,872	- 495,657	- 622,704	- 750,200	- 877,696	- 1,005,555	
	£370		387,663	254,699	121,736	- 11,228	- 144,665	- 278,187	- 411,708	- 545,229	- 679,178	- 813,451	
	£380		637,341	496,914	356,487	216,060	75,633	- 64,794	- 205,584	- 346,610	- 487,635	- 628,677	
	£390		886,345	738,891	591,238	443,349	295,459	147,569	- 321	- 148,210	- 296,520	- 445,050	
	£400		1,134,660	979,780	824,900	670,020	515,140	359,932	204,579	49,226	- 106,126	- 261,479	
	£410		1,382,975	1,220,668	1,058,361	896,055	733,748	571,441	409,134	246,663	83,848	- 78,968	
	£420		1,630,870	1,461,462	1,291,823	1,122,089	952,356	782,622	612,889	443,155	273,422	103,543	
	£430		1,877,933	1,701,130	1,524,327	1,347,523	1,170,720	993,804	816,643	639,483	462,323	285,162	
	£440		2,124,327	1,940,404	1,756,482	1,572,399	1,388,200	1,204,000	1,019,801	835,602	651,223	466,636	
	£450		2,370,248	2,178,956	1,987,665	1,796,374	1,605,083	1,413,791	1,222,489	1,030,893	839,298	647,703	
	£460		2,615,667	2,417,221	2,218,775	2,020,189	1,821,528	1,622,868	1,424,208	1,225,548	1,026,888	828,203	
	£470		2,860,553	2,654,762	2,448,971	2,243,180	2,037,389	1,831,598	1,625,807	1,419,888	1,213,859	1,007,830	
	£480		3,105,440	2,892,304	2,679,167	2,466,031	2,252,895	2,039,759	1,826,622	1,613,486	1,400,350	1,187,214	
RLV		Land value £per gross acre											
		£204,579	£175,000	£180,000	£185,000	£190,000	£195,000	£200,000	£205,000	£210,000	£215,000	£220,000	
GDV £psf	£330		- 688,790	- 697,350	- 706,158	- 714,966	- 723,775	- 732,583	- 741,391	- 750,199	- 759,008	- 767,816	
	£340		- 476,487	- 484,996	- 493,752	- 502,507	- 511,262	- 520,018	- 528,773	- 537,528	- 546,284	- 555,039	
	£350		- 265,039	- 273,548	- 282,303	- 291,059	- 299,814	- 308,570	- 317,325	- 326,080	- 334,836	- 343,591	
	£360		- 54,163	- 62,621	- 71,323	- 80,026	- 88,729	- 97,432	- 106,134	- 114,837	- 123,540	- 132,243	
	£370		155,313	146,855	138,153	129,450	120,747	112,044	103,342	94,639	85,936	77,233	
	£380		359,907	351,500	342,849	334,199	325,548	316,898	308,241	299,539	290,836	282,133	
	£390		563,661	555,254	546,604	537,953	529,303	520,652	512,002	503,352	494,701	486,051	
	£400		767,415	759,009	750,358	741,708	733,057	724,407	715,756	707,106	698,456	689,805	
	£410		970,396	962,040	953,441	944,843	936,244	927,646	919,047	910,449	901,850	893,252	
	£420		1,172,676	1,164,370	1,155,824	1,147,277	1,138,730	1,130,183	1,121,636	1,113,090	1,104,538	1,095,940	
	£430		1,374,385	1,366,079	1,357,532	1,348,985	1,340,438	1,331,892	1,323,345	1,314,798	1,306,251	1,297,704	
	£440		1,575,325	1,567,069	1,558,573	1,550,078	1,541,582	1,533,087	1,524,592	1,516,096	1,507,601	1,499,105	
	£450		1,776,141	1,767,884	1,759,389	1,750,894	1,742,398	1,733,903	1,725,407	1,716,912	1,708,416	1,699,921	
	£460		1,976,163	1,967,956	1,959,512	1,951,067	1,942,623	1,934,179	1,925,734	1,917,290	1,908,845	1,900,401	
	£470		2,176,172	2,167,965	2,159,521	2,151,076	2,142,632	2,134,188	2,125,743	2,117,299	2,108,854	2,100,410	
	£480		2,375,695	2,367,538	2,359,144	2,350,750	2,342,357	2,333,963	2,325,569	2,317,176	2,308,782	2,300,388	

500 units		Brownfield		20% BNG (on-site)									
RLV		Build cost £psm											
		£74,158	£1,500	£1,525	£1,550	£1,575	£1,600	£1,625	£1,650	£1,675	£1,700	£1,725	
GDV £psf	£320	- 23,620,121	- 25,183,641	- 26,756,094	- 28,858,029	- 31,344,011	- 33,829,993	- 36,315,975	- 38,801,957	- 41,287,939	- 43,773,921		
	£330	- 19,653,746	- 21,199,061	- 22,752,675	- 24,311,656	- 25,875,052	- 27,447,505	- 29,495,288	- 31,981,270	- 34,467,252	- 36,953,234		
	£340	- 15,791,133	- 17,320,916	- 18,855,916	- 20,398,608	- 21,945,064	- 23,498,678	- 25,058,370	- 26,622,041	- 28,194,495	- 30,226,881		
	£350	- 11,994,832	- 13,499,180	- 15,018,369	- 16,544,145	- 18,076,010	- 19,611,079	- 21,155,357	- 22,703,042	- 24,256,655	- 25,817,144		
	£360	- 8,285,620	- 9,759,797	- 11,244,735	- 12,740,326	- 14,249,310	- 15,771,381	- 17,297,157	- 18,831,103	- 20,367,829	- 21,912,107		
	£370	- 4,647,422	- 6,096,921	- 7,554,905	- 9,022,866	- 10,500,270	- 11,987,719	- 13,487,523	- 14,999,817	- 16,524,393	- 18,051,197		
	£380	- 1,063,548	- 2,494,121	- 3,931,506	- 5,376,282	- 6,829,035	- 8,290,351	- 9,760,826	- 11,240,743	- 12,732,383	- 14,235,524		
	£390	2,477,744	1,061,653	- 359,540	- 1,786,399	- 3,219,493	- 4,659,399	- 6,106,695	- 7,561,965	- 9,025,797	- 10,499,099		
	£400	5,888,992	4,484,309	3,075,733	1,662,802	244,957	- 1,178,371	- 2,608,316	- 4,044,512	- 5,487,535	- 6,937,964		
	£410	9,270,052	7,876,727	6,477,857	5,075,853	3,670,233	2,259,537	843,533	- 577,401	- 2,003,829	- 3,436,321		
	£420	12,631,820	11,244,829	9,856,235	8,462,979	7,066,629	5,667,397	4,262,714	2,854,037	1,441,175	23,569		
	£430	15,974,843	14,595,992	13,213,370	11,828,605	10,440,765	9,049,162	7,655,401	6,256,531	4,854,258	3,448,538		
	£440	19,303,932	17,931,164	16,554,347	15,176,749	13,794,920	12,412,299	11,024,541	9,635,345	8,242,088	6,845,303		
	£450	22,620,726	21,252,593	19,881,569	18,508,800	17,133,851	15,756,253	14,376,470	12,993,849	11,608,317	10,220,477		
	£460	25,926,848	24,563,159	23,196,673	21,828,540	20,459,206	19,086,437	17,713,355	16,335,757	14,958,020	13,575,399		
	£470	29,223,910	27,864,474	26,501,282	25,137,593	23,772,620	22,404,487	21,036,354	19,664,074	18,291,305	16,915,261		
RLV		Affordable %											
		£74,158	0%	5%	10%	15%	20%	25%	30%	35%	40%	45%	
GDV £psf	£330	- 9,366,522	- 12,069,867	- 14,813,528	- 17,589,766	- 20,387,722	- 23,210,748	- 26,063,746	- 30,093,491	- 35,365,340	- 40,637,189		
	£340	- 5,069,884	- 7,824,383	- 10,610,439	- 13,437,342	- 16,310,231	- 19,206,768	- 22,131,498	- 25,089,787	- 29,040,767	- 34,513,506		
	£350	- 844,282	- 3,662,822	- 6,505,930	- 9,380,305	- 12,294,658	- 15,258,920	- 18,260,210	- 21,288,524	- 24,356,947	- 28,420,754		
	£360	- 3,325,650	437,244	- 2,472,662	- 5,406,487	- 8,371,128	- 11,376,173	- 14,431,303	- 17,536,243	- 20,673,014	- 23,851,638		
	£370	- 7,453,852	4,487,736	1,505,774	- 1,496,044	- 4,522,502	- 7,579,649	- 10,678,124	- 13,827,428	- 17,034,866	- 20,281,670		
	£380	- 11,548,592	8,501,339	5,441,438	2,364,331	- 730,988	- 3,851,337	- 7,004,055	- 10,197,321	- 13,445,021	- 16,757,241		
	£390	- 15,616,641	12,484,963	9,342,195	6,186,488	3,015,977	- 175,717	- 3,391,907	- 6,640,129	- 9,932,555	- 13,280,882		
	£400	- 19,661,658	16,427,199	13,183,952	9,930,028	6,663,319	3,378,453	74,158	- 3,257,055	- 6,623,004	- 10,035,857		
	£410	- 23,688,280	20,349,570	17,003,236	13,647,336	10,279,916	6,899,003	3,500,950	81,326	- 3,367,837	- 6,854,642		
	£420	- 27,699,894	24,255,686	20,804,904	17,344,927	13,875,883	10,394,983	6,898,765	3,385,793	- 151,884	- 3,720,686		
	£430	- 31,698,504	28,147,503	24,589,921	21,024,803	17,451,857	13,869,023	10,274,224	6,662,806	3,032,813	- 623,789		
	£440	- 35,686,102	32,026,963	28,362,535	24,691,041	21,013,031	17,326,394	13,629,006	9,918,720	6,191,127	2,442,521		
	£450	- 39,664,661	35,895,991	32,124,612	28,345,457	24,561,168	20,769,587	16,968,539	13,155,830	9,329,249	5,483,726		
	£460	- 43,634,992	39,756,496	35,876,113	31,989,851	28,098,020	24,200,302	20,294,473	16,378,291	12,449,496	8,505,809		
	£470	- 47,596,213	43,610,374	39,619,114	35,628,009	31,625,324	27,620,226	23,608,444	19,587,688	15,555,651	11,510,004		
	£480	- 51,552,969	47,456,092	43,355,898	39,252,515	35,144,801	31,031,031	26,912,073	22,785,593	18,649,233	14,500,617		
RLV		Land value £per gross acre											
		£74,158	£300,000	£350,000	£400,000	£450,000	£500,000	£550,000	£600,000	£650,000	£700,000	£750,000	
GDV £psf	£330	- 7,455,595	- 8,437,268	- 9,427,899	- 10,427,288	- 11,435,530	- 12,451,811	- 13,477,889	- 14,512,110	- 15,548,587	- 16,587,133		
	£340	- 3,876,724	- 4,832,967	- 5,796,798	- 6,768,674	- 7,747,836	- 8,734,682	- 9,730,182	- 10,732,941	- 11,743,040	- 12,761,522		
	£350	- 369,992	- 1,307,490	- 2,251,346	- 3,201,633	- 4,158,424	- 5,121,821	- 6,092,708	- 7,070,364	- 8,054,866	- 9,046,290		
	£360	- 3,093,976	2,171,581	1,243,534	309,767	- 629,788	- 1,575,201	- 2,526,542	- 3,483,881	- 4,447,289	- 5,416,838		
	£370	- 6,527,292	5,616,975	4,701,658	3,781,279	2,855,771	1,925,072	989,114	47,834	- 899,056	- 1,851,451		
	£380	- 9,937,983	9,037,425	8,132,506	7,223,164	6,309,341	5,390,559	4,466,640	3,538,085	2,604,831	1,666,817		
	£390	- 13,331,113	12,439,605	11,542,789	10,642,179	9,737,719	8,829,353	7,916,092	6,998,242	6,076,338	5,150,322		
	£400	- 16,618,494	15,732,528	14,843,397	13,951,049	13,054,151	12,153,112	11,248,719	10,340,918	9,427,656	8,510,873		
	£410	- 19,891,559	19,011,607	18,129,055	17,242,903	16,352,348	15,459,065	14,562,167	13,660,685	12,756,344	11,848,570		
	£420	- 23,156,788	22,281,774	21,404,720	20,523,892	19,639,430	18,752,807	17,861,298	16,967,080	16,070,182	15,168,258		
	£430	- 26,414,890	25,544,616	24,671,988	23,796,453	22,917,005	22,035,957	21,149,805	20,261,758	19,370,249	18,475,096		
	£440	- 29,666,754	28,801,709	27,932,444	27,062,170	26,186,667	25,310,118	24,429,290	23,546,332	22,660,180	21,770,709		
	£450	- 32,914,461	32,052,705	31,187,660	30,320,272	29,449,998	28,576,881	27,701,346	26,822,403	25,941,576	25,056,707		
	£460	- 36,158,689	35,299,041	34,438,656	33,573,611	32,708,100	31,837,826	30,967,096	30,091,561	29,215,516	28,334,689		
	£470	- 39,397,955	38,543,274	37,683,621	36,823,774	35,959,561	35,094,516	34,225,653	33,355,379	32,481,775	31,606,240		
	£480	- 42,636,348	41,781,667	40,926,986	40,068,201	39,208,354	38,345,512	37,480,467	36,613,481	35,743,207	34,871,989		

100 units		Brownfield		20% BNG (on-site)									
RLV		Build cost £psm											
-£77,572		£1,500	£1,525	£1,550	£1,575	£1,600	£1,625	£1,650	£1,675	£1,700	£1,725		
GDV £psf	£320	4,516,255	4,731,952	4,949,059	5,167,592	5,387,569	5,609,006	5,831,919	6,056,417	6,311,620	6,695,421		
	£330	3,828,803	4,039,567	4,251,641	4,465,043	4,679,788	4,895,892	5,113,371	5,332,241	5,552,519	5,774,242		
	£340	3,160,225	3,370,297	3,580,369	3,790,442	4,000,555	4,211,939	4,424,608	4,638,578	4,853,865	5,070,484		
	£350	2,497,645	2,706,455	2,915,265	3,124,082	3,334,155	3,544,227	3,754,299	3,964,371	4,175,121	4,387,108		
	£360	1,837,720	2,045,276	2,253,161	2,461,971	2,670,781	2,879,591	3,088,401	3,298,012	3,508,084	3,718,156		
	£370	1,179,927	1,387,240	1,594,795	1,802,350	2,009,905	2,217,486	2,426,296	2,635,106	2,843,916	3,052,726		
	£380	525,773	732,081	938,389	1,144,698	1,351,869	1,559,425	1,766,980	1,974,535	2,182,090	2,390,622		
	£390	126,712	78,357	284,236	490,544	696,852	903,160	1,109,468	1,316,499	1,524,054	1,731,610		
	£400	767,310	562,241	357,173	152,104	52,964	258,937	465,245	671,553	877,862	1,084,170		
	£410	1,405,306	1,201,469	997,418	792,350	587,281	382,213	177,144	27,924	233,994	440,302		
	£420	2,042,112	1,838,276	1,634,440	1,430,603	1,226,767	1,022,458	817,390	612,321	407,253	202,184		
	£430	2,676,781	2,474,169	2,271,246	2,067,410	1,863,573	1,659,737	1,455,901	1,252,064	1,047,498	842,430		
	£440	3,308,706	3,107,265	2,905,107	2,702,496	2,499,884	2,296,544	2,092,707	1,888,871	1,685,034	1,481,198		
	£450	3,938,484	3,737,764	3,536,322	3,334,881	3,133,434	2,930,822	2,728,210	2,525,599	2,321,841	2,118,005		
	£460	4,566,137	4,365,812	4,165,486	3,965,160	3,763,938	3,562,497	3,361,055	3,159,148	2,956,537	2,753,925		
	£470	5,184,056	4,984,792	4,785,429	4,585,103	4,384,777	4,184,452	3,983,791	3,782,349	3,580,908	3,379,466		
RLV		Affordable %											
-£77,572		0%	5%	10%	15%	20%	25%	30%	35%	40%	45%		
GDV £psf	£320	2,643,467	3,096,931	3,552,151	4,007,373	4,467,707	4,935,849	5,414,023	5,905,026	6,828,862	7,832,056		
	£330	1,875,493	2,343,637	2,811,780	3,281,571	3,752,481	4,225,046	4,705,612	5,196,518	5,701,135	6,578,357		
	£340	1,111,164	1,594,123	2,078,362	2,563,783	3,049,204	3,537,431	4,025,916	4,520,938	5,027,246	5,548,210		
	£350	347,993	848,336	1,348,846	1,849,355	2,351,810	2,854,876	3,359,363	3,865,407	4,375,767	4,898,136		
	£360	410,967	104,873	620,712	1,138,669	1,656,729	2,175,127	2,695,838	3,216,799	3,740,595	4,267,075		
	£370	1,169,582	636,619	103,312	429,995	963,592	1,499,202	2,034,812	2,572,089	3,110,445	3,651,286		
	£380	1,924,421	1,375,579	826,738	276,561	274,213	824,988	1,376,776	1,929,936	2,483,631	3,039,631		
	£390	2,679,259	2,113,021	1,546,782	980,544	414,306	153,367	721,609	1,289,851	1,860,161	2,430,871		
	£400	3,430,683	2,847,018	2,263,353	1,678,263	1,092,984	507,706	77,572	664,751	1,252,116	1,840,492		
	£410	4,181,655	3,578,963	2,976,270	2,373,578	1,770,885	1,167,050	562,673	41,704	646,612	1,253,160		
	£420	4,931,225	4,310,766	3,689,187	3,067,467	2,445,747	1,824,027	1,202,306	579,443	44,033	667,509		
	£430	5,678,390	5,039,158	4,399,730	3,760,303	3,120,609	2,479,861	1,839,113	1,198,365	557,617	84,560		
	£440	6,422,386	5,765,116	5,107,847	4,450,577	3,792,362	3,133,966	2,475,571	1,816,144	1,156,369	496,593		
	£450	7,164,745	6,489,478	5,814,010	5,137,824	4,461,638	3,785,452	3,109,120	2,431,756	1,754,392	1,076,317		
	£460	7,905,625	7,211,487	6,517,348	5,823,210	5,129,072	4,434,867	3,739,765	3,044,663	2,349,561	1,653,672		
	£470	8,644,379	7,930,831	7,217,282	6,503,622	5,789,327	5,075,033	4,360,738	3,646,444	2,931,876	2,216,563		
RLV		Land value £per gross acre											
-£77,572		£300,000	£350,000	£400,000	£450,000	£500,000	£550,000	£600,000	£650,000	£700,000	£750,000		
GDV £psf	£320	3,080,325	3,207,697	3,335,070	3,462,442	3,589,815	3,717,188	3,844,560	3,972,650	4,101,087	4,230,004		
	£330	2,405,422	2,532,030	2,658,637	2,785,244	2,911,851	3,038,459	3,165,829	3,293,202	3,420,575	3,547,947		
	£340	1,743,683	1,869,529	1,995,376	2,121,222	2,247,544	2,374,152	2,500,759	2,627,366	2,753,973	2,880,581		
	£350	1,086,597	1,211,688	1,337,340	1,463,186	1,589,033	1,714,879	1,840,726	1,966,572	2,092,419	2,218,476		
	£360	432,443	557,534	682,624	807,715	932,805	1,057,895	1,182,986	1,308,536	1,434,383	1,560,229		
	£370	219,015	94,676	29,663	154,002	278,651	403,742	528,832	653,922	779,013	904,103		
	£380	869,245	745,132	620,793	496,455	372,116	247,777	123,438	901	125,239	249,949		
	£390	1,516,187	1,392,595	1,269,003	1,145,412	1,021,820	898,228	773,894	649,556	525,217	400,878		
	£400	2,152,656	2,029,752	1,906,160	1,782,569	1,658,977	1,535,385	1,411,793	1,288,202	1,164,610	1,041,018		
	£410	2,785,267	2,663,156	2,540,507	2,417,658	2,294,809	2,171,960	2,048,600	1,925,008	1,801,417	1,677,825		
	£420	3,414,970	3,293,593	3,171,544	3,049,433	2,927,322	2,805,211	2,682,661	2,559,811	2,436,962	2,314,113		
	£430	4,042,361	3,921,247	3,799,869	3,678,492	3,557,115	3,435,710	3,313,599	3,191,488	3,069,378	2,947,267		
	£440	4,667,374	4,546,726	4,426,078	4,305,430	4,184,769	4,063,392	3,942,014	3,820,637	3,699,260	3,577,766		
	£450	5,290,605	5,170,682	5,050,759	4,930,442	4,809,795	4,689,147	4,568,499	4,447,851	4,326,914	4,205,537		
	£460	5,912,901	5,793,256	5,673,333	5,553,410	5,433,487	5,313,564	5,193,511	5,072,863	4,952,216	4,831,568		
	£470	6,525,671	6,406,469	6,287,267	6,168,064	6,048,448	5,928,525	5,808,602	5,688,680	5,568,757	5,448,834		

25 units		Brownfield		20% BNG (on-site)									
RLV		Build cost (flat)										Epsm	
-£1,303,399		£1,550	£1,600	£1,650	£1,700	£1,750	£1,800	£1,850	£1,850	£1,875	£1,900		
GDV	£300	2,306,306	- 2,587,848	- 2,869,390	- 3,150,932	- 3,432,475	- 3,714,017	- 3,995,559	- 3,995,559	- 4,136,330	- 4,277,101		
	£320	1,791,523	- 2,073,066	- 2,354,608	- 2,636,150	- 2,917,692	- 3,199,234	- 3,480,777	- 3,480,777	- 3,621,548	- 3,762,319		
	£340	1,276,741	- 1,558,283	- 1,839,825	- 2,121,367	- 2,402,910	- 2,684,452	- 2,965,994	- 2,965,994	- 3,106,765	- 3,247,536		
	£360	896,677	- 1,056,452	- 1,325,043	- 1,606,585	- 1,888,127	- 2,169,669	- 2,451,212	- 2,451,212	- 2,591,983	- 2,732,754		
	£380	630,666	- 789,405	- 948,525	- 1,108,301	- 1,373,345	- 1,654,887	- 1,936,429	- 1,936,429	- 2,077,200	- 2,217,971		
	£400	366,858	- 524,482	- 682,393	- 841,209	- 1,000,374	- 1,160,150	- 1,421,647	- 1,421,647	- 1,562,418	- 1,703,189		
	£420	104,732	- 261,418	- 418,330	- 576,160	- 734,196	- 893,012	- 1,052,223	- 1,052,223	- 1,132,111	- 1,211,998		
	£440	155,975	51	- 155,977	- 312,890	- 469,976	- 627,837	- 785,999	- 785,999	- 865,407	- 944,815		
	£460	415,217	260,184	104,833	- 51,137	- 207,449	- 364,362	- 521,653	- 521,653	- 600,584	- 679,515		
	£480	662,434	508,333	353,405	198,372	42,577	- 113,393	- 270,071	- 270,071	- 348,527	- 426,984		
	£500	908,530	754,776	600,675	446,153	291,120	135,815	- 20,155	- 20,155	- 98,140	- 176,259		
	£520	1,153,725	1,000,549	847,118	693,017	538,902	383,869	228,836	228,836	151,068	73,083		
	£540	1,398,265	1,245,744	1,092,568	939,393	785,359	631,258	476,617	476,617	399,101	321,584		
	£560	1,639,023	1,486,768	1,334,464	1,181,288	1,028,113	874,378	720,277	720,277	643,226	566,018		
	£580	1,873,181	1,721,458	1,569,203	1,416,948	1,263,896	1,110,720	957,240	957,240	880,189	803,138		
	£600	2,106,866	1,955,526	1,803,893	1,651,638	1,499,383	1,346,503	1,193,328	1,193,328	1,116,740	1,040,101		
RLV		Affordable %											
-£1,303,399		0%	5%	10%	15%	20%	25%	30%	35%	40%	45%		
GDV	£300	3,068,939	- 3,203,667	- 3,338,396	- 3,473,125	- 3,607,854	- 3,742,583	- 3,877,311	- 4,012,040	- 4,146,769	- 4,281,498		
	£320	2,500,265	- 2,643,975	- 2,787,686	- 2,931,397	- 3,075,107	- 3,218,818	- 3,362,529	- 3,506,240	- 3,649,950	- 3,793,661		
	£340	1,931,591	- 2,084,283	- 2,236,976	- 2,389,668	- 2,542,361	- 2,695,054	- 2,847,746	- 3,000,439	- 3,153,132	- 3,305,824		
	£360	1,363,103	- 1,524,591	- 1,686,266	- 1,847,940	- 2,009,615	- 2,171,289	- 2,332,964	- 2,494,638	- 2,656,313	- 2,817,987		
	£380	1,059,713	- 1,136,432	- 1,213,250	- 1,306,257	- 1,476,868	- 1,647,525	- 1,818,181	- 1,988,838	- 2,159,494	- 2,330,151		
	£400	769,829	- 850,016	- 930,204	- 1,010,391	- 1,091,097	- 1,171,958	- 1,303,399	- 1,483,037	- 1,662,676	- 1,842,314		
	£420	481,758	- 565,372	- 648,986	- 732,600	- 816,732	- 900,928	- 985,125	- 1,070,021	- 1,165,919	- 1,354,477		
	£440	195,032	- 282,147	- 369,263	- 456,610	- 544,205	- 631,801	- 719,397	- 807,503	- 895,709	- 984,256		
	£460	90,712	4	- 91,070	- 182,146	- 273,221	- 364,296	- 455,371	- 546,929	- 638,506	- 730,115		
	£480	375,128	278,631	182,134	85,636	- 10,861	- 107,358	- 204,167	- 301,061	- 397,954	- 494,848		
	£500	658,680	556,595	454,510	352,425	250,083	147,718	45,353	- 57,012	- 159,378	- 261,817		
	£520	941,525	833,596	725,666	617,737	509,808	401,879	293,950	186,021	78,091	30,139		
	£540	1,223,492	1,109,890	996,288	882,686	769,084	655,481	541,731	427,958	314,185	200,412		
	£560	1,504,890	1,384,908	1,264,926	1,144,945	1,024,963	904,981	785,000	665,018	545,036	425,054		
	£580	1,785,875	1,658,542	1,531,209	1,403,877	1,276,544	1,149,211	1,021,879	894,546	767,187	639,800		
	£600	2,065,949	1,931,234	1,796,520	1,661,805	1,527,090	1,392,376	1,257,661	1,122,947	988,232	853,517		
RLV		Land value										Eper gross acre	
-£1,303,399		£300,000	£350,000	£400,000	£450,000	£500,000	£550,000	£600,000	£650,000	£700,000	£750,000		
GDV	£300	3,331,318	- 3,361,031	- 3,390,744	- 3,420,458	- 3,450,171	- 3,479,884	- 3,509,773	- 3,540,072	- 3,570,371	- 3,600,670		
	£320	2,816,535	- 2,846,249	- 2,875,962	- 2,905,675	- 2,935,389	- 2,965,102	- 2,994,991	- 3,025,290	- 3,055,589	- 3,085,887		
	£340	2,301,753	- 2,331,466	- 2,361,179	- 2,390,893	- 2,420,606	- 2,450,319	- 2,480,208	- 2,510,507	- 2,540,806	- 2,571,105		
	£360	1,786,970	- 1,816,684	- 1,846,397	- 1,876,110	- 1,905,824	- 1,935,537	- 1,965,426	- 1,995,725	- 2,026,024	- 2,056,322		
	£380	1,272,188	- 1,301,901	- 1,331,615	- 1,361,328	- 1,391,041	- 1,420,755	- 1,450,643	- 1,480,942	- 1,511,241	- 1,541,540		
	£400	942,967	- 959,830	- 976,692	- 993,554	- 1,010,417	- 1,027,279	- 1,044,241	- 1,061,436	- 1,078,631	- 1,095,825		
	£420	677,302	- 693,962	- 710,657	- 727,418	- 744,179	- 760,940	- 777,800	- 794,891	- 811,982	- 829,074		
	£440	413,425	- 429,985	- 446,578	- 463,238	- 479,898	- 496,559	- 513,317	- 530,306	- 547,295	- 564,283		
	£460	151,071	- 167,631	- 184,192	- 200,752	- 217,312	- 233,872	- 250,530	- 267,417	- 284,303	- 301,190		
	£480	98,617	82,156	65,695	49,235	32,774	16,313	- 245	- 17,030	- 33,815	- 50,600		
	£500	346,823	330,461	314,099	297,738	281,376	265,014	248,555	231,871	215,187	198,503		
	£520	594,284	578,020	561,757	545,493	529,157	512,795	496,337	479,652	462,968	446,284		
	£540	840,727	824,464	808,200	791,937	775,673	759,410	743,050	726,466	709,882	693,298		
	£560	1,083,148	1,066,982	1,050,817	1,034,651	1,018,485	1,002,319	986,058	969,574	953,002	936,418		
	£580	1,318,931	1,302,765	1,286,599	1,270,433	1,254,268	1,238,102	1,221,841	1,205,356	1,188,872	1,172,388		
	£600	1,554,088	1,538,019	1,521,951	1,505,882	1,489,813	1,473,745	1,457,581	1,441,139	1,424,655	1,408,170		

Essex BNG - 20% offsite

Residential

User information

User inputs in this version of the model provided or updated by:

Name: SSL

Date: June 2024

SQW

Residential baseline inputs

No units				Tenure split aff			Mrkt resi mix					Aff resi mix					Mrkt resi no. units					Aff resi no. units				
Number of units	Land type	Unit type	Affordable housing policy	Social/aff rent		Int/1st homes											1B									
							1BF	2BF	2BH	3BH	4BH	1BF	2BF	2BH	3BH	4BH	F	2BF	2BH	3BH	4BH	1BF	2BF	2BH	3BH	4BH
	5,000	Greenfield	Houses	30%	70%	30%	10%	0%	35%	35%	20%	35%	0%	40%	20%	5%	350	0	1225	1225	700	525	0	600	300	75
	500	Greenfield	Houses	30%	70%	30%	10%	0%	35%	35%	20%	35%	0%	40%	20%	5%	35	0	123	123	70	53	0	60	30	8
	100	Greenfield	Houses	30%	70%	30%	10%	0%	35%	35%	20%	35%	0%	40%	20%	5%	7	0	25	25	14	11	0	12	6	2
	25	Greenfield	Houses	30%	70%	30%	0%	0%	20%	30%	50%	0%	0%	40%	40%	20%	0	0	4	5	9	0	0	3	3	2
	500	Brownfield	Houses	30%	70%	30%	10%	0%	35%	35%	20%	35%	0%	40%	20%	5%	35	0	123	123	70	53	0	60	30	8
	100	Brownfield	Houses/flat	30%	70%	30%	15%	15%	30%	30%	10%	35%	20%	20%	20%	5%	11	11	21	21	7	11	6	6	6	2
	25	Brownfield	Flats	30%	70%	30%	50%	50%	0%	0%	0%	50%	50%	0%	0%	0%	9	9	0	0	0	4	4	0	0	0

Mrkt resi unit sizes sqm					Aff resi unit sizes sqm					Floorspace sqm					Floorspace sqft					Flat gross to net
1BF	2BF	2BH	3BH	4BH	1BF	2BF	2BH	3BH	4BH	Mrkt H	Aff H	Mrkt F	Aff F	TOTAL	Mrkt H	Aff H	Mrkt F	Aff F	TOTAL	
60	72	85	100	115	60	72	85	100	115	307,125	89,625	21,000	31,500	449,250	3,305,866	964,715	226,042	339,063	4,835,687	80%
60	72	85	100	115	60	72	85	100	115	30,713	8,963	2,100	3,150	44,925	330,587	96,472	22,604	33,906	483,569	80%
60	72	85	100	115	60	72	85	100	115	6,143	1,793	420	630	8,985	66,117	19,294	4,521	6,781	96,714	80%
60	72	90	110	130	60	72	90	110	130	2,030	795	-	-	2,825	21,851	8,557	-	-	30,408	80%
60	72	85	100	115	60	72	85	100	115	30,713	8,963	2,100	3,150	44,925	330,587	96,472	22,604	33,906	483,569	80%
60	72	85	100	115	60	72	85	100	115	4,690	1,283	1,386	1,062	8,421	50,483	13,805	14,919	11,431	90,638	80%
60	72	85	100	115	60	72	85	100	115	-	-	1,155	495	1,650	-	-	12,432	5,328	17,760	80%

[illegible]

Land value												
Net density (dph)	Gross to net	Site size ha	Value per gross acre	Value per gross ha	Total land cost	Additional land for BNG	Total land	Phased purchased	Cost per phase	SDLT per phase	Acquisition Agent fees	Acquisition Legal fees
35	50.00%	285.71	£202,347	£500,000	£142,857,143	£0	£142,857,143	5	£28,571,429	£1,418,071	1%	0.50%
35	70.00%	20.41	£202,347	£500,000	£10,204,082	£0	£10,204,082	1	£10,204,082	£499,704	1%	0.5%
40	85.00%	2.94	£202,347	£500,000	£1,470,588	£0	£1,470,588	1	£1,470,588	£63,029	1%	0.5%
20	90.00%	1.39	£202,347	£500,000	£694,444	£0	£694,444	1	£694,444	£24,222	1%	0.5%
40	90.00%	13.89	£485,633	£1,200,000	£16,666,667	£0	£16,666,667	1	£16,666,667	£822,833	1%	0.5%
55	95.00%	1.91	£485,633	£1,200,000	£2,296,651	£0	£2,296,651	1	£2,296,651	£104,333	1%	0.5%
100	97.50%	0.26	£485,633	£1,200,000	£307,692	£0	£307,692	1	£307,692	£4,885	1%	0.5%

General costs										Other policy costs						
Planning fee	CIL £psm	Infrastrucutre and policy £ per dwelling	Site clearance per net ac	Base build cost house	Base build cost flat	External works	Prof fees	Contingency		%M4(2)	% M4(3)	M4(2) £ per dwelling cost	M4(3) £ per dwelling cost	Electric car charge £per dwelling	Future Home Standards £ per dwelling (houses)	Future Home Standards £ per dwelling (flats)
£405,000	£200	£20,000		£1,603	£1,829	15%	10%	5%		100%	10%	£1,400	£22,791	£1,000	£4,847	£2,256
£123,860	£200	£15,000		£1,603	£1,829	15%	10%	5%		100%	10%	£1,400	£22,791	£1,000	£4,847	£2,256
£49,460	£200	£5,000		£1,603	£1,829	15%	10%	5%		100%	10%	£1,400	£22,791	£1,000	£4,847	£2,256
£15,600	£200	£5,000		£1,603	£1,829	15%	10%	10%		100%	10%	£1,400	£22,791	£1,000	£4,847	£2,256
£123,860	£0	£5,000	£ 110,000	£1,603	£1,829	15%	10%	5%		100%	10%	£1,400	£22,791	£1,000	£4,847	£2,256
£49,460	£0	£0	£ 110,000	£1,603	£1,829	10%	10%	5%		100%	10%	£1,400	£22,791	£1,000	£4,847	£2,256
£15,600	£0	£0	£ 110,000	£1,603	£1,829	10%	10%	10%		100%	10%	£1,400	£22,791	£1,000	£4,847	£2,256

Disposal costs			Interest		Developers profit			BNG costs (10%)
Marketing (market unit GDV)	Sale agents (market unit GDV)	Sale legal	APR	PCM	Market% on GDV	Aff/social rent% on GDV	1st homes % on GDV	Total Cost
1.50%	1.00%	0.50%	7.50%	0.604%	20%	6%	20%	£2,856,500
1.50%	1.00%	0.50%	7.50%	0.604%	20%	6%	20%	£614,376
1.50%	1.00%	0.50%	7.50%	0.604%	20%	6%	20%	£90,050
1.50%	1.00%	0.50%	10.00%	0.797%	20%	6%	20%	£52,535
1.50%	1.00%	0.50%	7.50%	0.604%	20%	6%	20%	£51,756
1.50%	1.00%	0.50%	7.50%	0.604%	20%	6%	20%	£1,575
1.50%	1.00%	0.50%	10.00%	0.797%	20%	6%	20%	£24,145

Number of units	Land type	Unit type	Affordable housing policy
5,000	Greenfield	Houses	30%

Item	Value/cost	Notes	Timings			
			Offset	payments start	#months	payments finish
Market housing	£1,322,346,344		6	15	120	135
Market flats	£90,416,844		6	15	120	135
Social/aff rent housing	£135,060,161		6	9	120	129
Social/aff rent flats	£47,468,843		6	9	120	129
1st home housing	£73,125,000		6	9	120	129
1st home flats	£28,481,544		6	9	120	129
TOTAL GDV						
	£1,696,898,735					
Planning fee	-£405,000		0	2	1	3
CIL	-£66,675,000		1	9	1	10
Site clearance	£0	Brownfield only	0	2	1	3
Infrastructure	-£100,000,000		1	3	120	123
Build cost houses	-£635,990,250		6	9	120	129
Build cost flats	-£120,028,125		0	9	120	129
External works	-£113,402,756		0	9	120	129
M4(2) cat housing	-£7,000,000		0	9	120	129
M4(3) cat housing	-£11,395,500		0	9	120	129
Contingency	-£49,390,832	Includes costs from m42	2	9	120	129
Professional fees	-£98,781,663		3	9	120	129
Marketing	-£21,191,448	Only on market units	-6	9	120	129
Sales agents costs	-£14,127,632	Only on market units	0	15	120	135
Sales legal costs	-£7,063,816	Only on market units	0	15	120	135
BNG costs	-£2,856,500		0	9	120	129
Electric charging	-£5,000,000		0	9	120	129
Future home standards housing	-£19,993,875					
Future home standards flats	-£1,974,000					
Land	-£28,571,429	-£142,857,143				
SDLT	-£1,418,071	-£7,090,357				
Land agents	-£285,714	-£1,428,571				
Lands legal	-£142,857	-£714,286				
Interest	-£36,271,398					
Profit market	-£282,552,638					
Profit social/aff	-£10,951,740					
Profit 1st homes	-£20,321,309					
TOTAL COSTS						
	-£1,777,463,838					
SURPLUS/DEFICT						
	-£80,565,102					

2.0%

4%

MANUAL TIMINGS
MANUAL TIMINGS
MANUAL TIMINGS
MANUAL TIMINGS

5,000 units		Greenfield		20% BNG (on-site)									
RLV		Build cost											
-£80,565,102		£1,500	£1,525	£1,550	£1,575	£1,600	£1,625	£1,650	£1,675	£1,700	£1,725		
GDV £psf	£320	380,708,882	401,087,884	421,466,886	441,845,888	462,224,891	482,603,893	502,982,895	523,361,897	543,740,899	564,119,901		
	£330	326,210,080	346,589,082	366,968,084	387,347,087	407,726,089	428,105,091	448,484,093	468,863,095	489,242,097	509,621,099		
	£340	272,918,480	292,843,525	313,222,527	333,601,529	353,980,531	374,359,533	394,738,535	415,117,538	435,496,540	455,875,542		
	£350	222,331,037	241,428,131	260,839,670	280,477,425	300,399,627	320,778,629	341,157,631	361,536,634	381,915,636	402,294,638		
	£360	175,632,055	193,182,700	211,227,343	229,831,646	248,966,468	268,391,744	288,036,371	307,955,730	328,334,732	348,713,734		
	£370	133,021,957	149,138,791	165,821,515	182,990,547	200,588,290	218,682,790	237,334,882	256,504,806	275,943,818	295,595,317		
	£380	93,741,733	109,038,876	124,507,182	140,212,302	156,392,685	173,143,419	190,357,861	208,000,128	226,145,509	244,844,938		
	£390	55,961,938	70,704,508	85,668,810	100,834,345	116,153,935	131,651,638	147,405,488	163,654,727	180,472,309	197,725,175		
	£400	20,654,971	34,967,947	49,376,288	63,969,037	78,771,870	93,801,841	109,001,334	124,364,374	139,904,236	155,751,978		
	£410	14,009,144	134,420	14,331,477	28,597,106	42,926,602	57,388,787	72,040,191	86,900,171	101,977,822	117,219,716		
	£420	48,290,391	34,284,314	20,226,684	6,120,547	8,036,616	22,258,860	36,540,540	50,899,532	65,410,798	80,117,002		
	£430	82,269,927	68,369,361	54,429,104	40,447,703	26,422,699	12,351,614	1,768,480	15,950,835	30,188,475	44,495,902		
	£440	115,918,137	102,156,768	88,340,764	74,462,402	60,547,681	46,594,183	32,599,470	18,561,084	4,472,549	9,670,676		
	£450	149,223,124	135,590,617	121,910,854	108,174,031	94,387,079	80,545,355	66,653,893	52,726,001	38,759,263	24,749,097		
	£460	182,268,895	168,712,020	155,142,610	141,529,780	127,871,959	114,170,159	100,419,781	86,613,172	72,746,551	58,841,284		
	£470	215,198,547	201,685,234	188,151,260	174,607,697	161,043,855	147,457,404	133,830,113	120,153,302	106,426,053	92,650,092		
RLV		Affordable											
-£80,565,102		0%	5%	10%	15%	20%	25%	30%	35%	40%	45%		
GDV £psf	£320	291,434,874	319,133,581	347,941,694	377,123,863	406,306,033	435,488,202	464,670,371	493,852,540	523,034,709	552,216,878		
	£330	233,257,834	260,458,312	289,002,999	318,290,501	348,906,261	379,538,915	410,171,569	440,804,223	471,436,877	502,069,531		
	£340	180,109,241	205,959,328	233,220,078	262,324,981	292,628,965	324,217,332	356,426,012	388,634,691	420,843,371	453,052,050		
	£350	131,518,269	156,110,866	182,191,657	209,727,205	239,071,725	270,358,647	302,845,108	336,657,255	370,469,402	404,281,550		
	£360	85,702,453	110,391,780	135,549,444	161,662,021	189,594,664	219,279,924	251,282,838	284,846,217	320,095,434	355,511,049		
	£370	41,467,131	66,416,844	91,882,083	117,807,531	144,343,446	172,524,258	202,732,821	235,335,384	270,121,977	306,740,548		
	£380	1,198,773	24,149,318	49,748,600	75,882,102	102,614,544	129,909,382	158,370,470	189,195,128	222,515,772	258,514,693		
	£390	43,207,059	17,080,411	9,176,726	35,595,211	62,395,261	89,867,369	118,004,999	147,043,939	178,493,148	212,700,194		
	£400	84,752,029	57,632,499	30,411,700	3,066,353	24,435,239	52,186,217	80,565,102	109,772,737	139,843,103	172,372,751		
	£410	125,924,174	97,777,294	69,550,368	41,225,514	12,774,629	15,838,492	44,653,375	73,999,964	104,282,095	135,525,644		
	£420	166,790,853	137,604,823	108,336,957	78,995,897	49,551,416	19,984,947	9,740,452	39,678,196	70,061,674	101,452,130		
	£430	207,262,181	177,082,734	146,823,121	116,459,035	85,993,264	55,427,947	24,736,744	6,117,316	37,194,987	68,687,245		
	£440	247,391,404	216,184,557	184,923,986	153,583,737	122,140,064	90,569,585	58,875,246	27,051,071	4,946,510	37,179,628		
	£450	287,350,734	255,040,159	222,706,021	190,345,492	157,919,885	125,387,055	92,730,792	59,912,268	26,947,780	6,206,677		
	£460	327,205,267	293,775,602	260,331,498	226,871,530	193,379,425	159,855,836	126,230,388	92,479,286	58,553,204	24,431,703		
	£470	366,961,933	332,412,663	297,857,340	263,277,484	228,684,268	194,067,302	159,416,194	124,698,183	89,835,415	54,793,815		
RLV		Land value											
-£80,565,102		£175,000	£180,000	£185,000	£190,000	£195,000	£200,000	£205,000	£210,000	£215,000	£220,000	Eper gross acre	
GDV £psf	£320	292,024,533	294,680,623	297,336,713	299,992,803	302,648,893	305,304,983	307,961,072	310,617,162	313,273,252	315,929,342		
	£330	239,048,567	241,579,634	244,112,885	246,659,253	249,205,621	251,751,989	254,304,292	256,866,052	259,427,813	261,989,573		
	£340	190,438,736	192,726,771	195,029,047	197,345,735	199,677,005	202,023,033	204,383,991	206,760,057	209,151,409	211,558,224		
	£350	147,607,235	149,629,267	151,659,307	153,704,872	155,767,600	157,848,623	159,945,205	162,059,768	164,195,627	166,343,103		
	£360	108,426,941	110,337,867	112,250,641	114,172,207	116,096,674	118,028,016	119,964,365	121,905,543	123,853,966	125,805,038		
	£370	71,064,383	72,871,324	74,679,899	76,494,083	78,317,214	80,144,535	81,983,268	83,823,317	85,676,791	87,533,544		
	£380	34,994,437	36,758,818	38,523,200	40,292,569	42,063,937	43,835,305	45,611,096	47,389,493	49,167,890	50,950,271		
	£390	433,945	1,296,127	3,026,199	4,762,261	6,499,112	8,235,963	9,975,571	11,719,242	13,462,914	15,206,586		
	£400	34,449,362	32,746,003	31,041,679	29,331,702	27,621,725	25,911,748	24,199,893	22,483,258	20,766,623	19,049,988		
	£410	68,107,909	66,425,506	64,741,762	63,058,019	61,368,200	59,677,957	57,987,715	56,297,472	54,602,679	52,905,898		
	£420	101,390,566	99,733,286	98,076,006	96,418,727	94,761,447	93,099,900	91,438,121	89,775,305	88,107,104	86,438,902		
	£430	134,466,199	132,817,839	131,169,478	129,521,117	127,872,756	126,224,395	124,575,528	122,922,721	121,269,914	119,617,107		
	£440	167,405,092	165,765,543	164,125,994	162,486,446	160,846,897	159,207,348	157,566,756	155,922,814	154,278,873	152,634,931		
	£450	200,234,086	198,603,244	196,972,402	195,341,560	193,709,182	192,074,000	190,438,818	188,803,636	187,168,453	185,533,271		
	£460	232,977,458	231,350,930	229,724,402	228,097,874	226,471,346	224,844,817	223,218,289	221,591,761	219,965,233	218,335,407		
	£470	265,639,180	264,021,203	262,403,225	260,783,550	259,161,310	257,539,071	255,916,831	254,294,591	252,672,351	251,050,111		

500 units		Greenfield		20% BNG (on-site)									
RLV		Build cost £psm											
-£1,877,097		£1,500	£1,525	£1,550	£1,575	£1,600	£1,625	£1,650	£1,675	£1,700	£1,725		
GDV £psf	£320	- 25,757,324	- 27,329,777	- 29,764,997	- 32,250,979	- 34,736,961	- 37,222,943	- 39,708,925	- 42,194,907	- 44,680,889	- 47,166,871		
	£330	- 21,765,871	- 23,319,484	- 24,881,892	- 26,448,735	- 28,021,188	- 30,402,256	- 32,888,238	- 35,374,220	- 37,860,202	- 40,346,184		
	£340	- 17,880,934	- 19,417,733	- 20,962,011	- 22,511,874	- 24,065,600	- 25,628,605	- 27,195,724	- 28,768,177	- 31,133,849	- 33,619,831		
	£350	- 14,052,111	- 15,575,022	- 17,101,029	- 18,636,028	- 20,174,483	- 21,718,761	- 23,269,851	- 24,824,375	- 26,387,380	- 27,954,863		
	£360	- 10,299,928	- 11,788,130	- 13,289,506	- 14,802,618	- 16,328,034	- 17,856,122	- 19,391,122	- 20,931,232	- 22,475,511	- 24,027,829		
	£370	- 6,627,185	- 8,088,566	- 9,559,752	- 11,040,699	- 12,533,570	- 14,037,507	- 15,555,270	- 17,081,046	- 18,611,216	- 20,146,215		
	£380	- 3,021,295	- 4,459,347	- 5,905,425	- 7,360,115	- 8,824,012	- 10,298,756	- 11,783,683	- 13,279,063	- 14,787,025	- 16,308,282		
	£390	- 532,714	- 887,267	- 2,313,536	- 3,746,668	- 5,187,241	- 6,635,837	- 8,093,297	- 9,561,640	- 11,039,229	- 12,526,667		
	£400	3,951,094	2,544,963	1,133,863	- 283,048	- 1,706,098	- 3,135,453	- 4,571,687	- 6,016,055	- 7,468,963	- 8,930,882		
	£410	7,336,860	5,941,586	4,542,638	3,137,955	1,728,768	314,594	- 1,105,128	- 2,530,967	- 3,963,496	- 5,403,291		
	£420	10,700,126	9,312,784	7,923,043	6,529,786	5,131,488	3,729,499	2,323,268	912,237	- 504,674	- 1,927,486		
	£430	14,042,706	12,664,297	11,281,676	9,896,560	8,508,720	7,115,969	5,720,260	4,321,043	2,916,360	1,507,072		
	£440	17,370,566	15,997,798	14,622,210	13,244,613	11,863,226	10,480,336	9,092,496	7,702,152	6,308,896	4,910,162		
	£450	20,685,347	19,317,215	17,948,203	16,575,434	15,201,714	13,824,117	12,444,776	11,062,154	9,676,272	8,288,335		
	£460	23,988,679	22,624,990	21,261,294	19,893,162	18,525,029	17,153,071	15,780,302	14,403,620	13,026,023	11,643,704		
	£470	27,282,177	25,922,741	24,563,113	23,199,424	21,835,735	20,469,109	19,100,976	17,730,707	16,357,939	14,983,124		
RLV		Affordable %											
-£1,877,097		0%	5%	10%	15%	20%	25%	30%	35%	40%	45%		
GDV £psf	£320	- 19,659,578	- 21,718,922	- 23,791,633	- 25,880,895	- 27,989,921	- 30,984,874	- 35,035,278	- 39,085,683	- 43,136,087	- 47,186,491		
	£330	- 15,162,143	- 17,301,084	- 19,450,213	- 21,612,368	- 23,790,825	- 25,988,887	- 28,214,592	- 32,450,164	- 36,685,736	- 40,921,307		
	£340	- 10,744,208	- 12,943,161	- 15,169,629	- 17,417,162	- 19,678,162	- 21,955,284	- 24,253,161	- 26,578,479	- 30,361,163	- 34,797,624		
	£350	- 6,419,069	- 8,683,868	- 10,968,226	- 13,277,799	- 15,619,290	- 17,980,447	- 20,359,796	- 22,760,841	- 25,188,550	- 28,704,872		
	£360	- 2,170,877	- 4,505,235	- 6,855,612	- 9,227,669	- 11,623,478	- 14,048,970	- 16,511,127	- 18,991,398	- 21,495,575	- 24,030,271		
	£370	- 2,017,229	- 394,086	- 2,817,214	- 5,256,662	- 7,715,440	- 10,199,612	- 12,713,441	- 15,265,975	- 17,850,160	- 20,458,162		
	£380	6,160,003	3,666,620	1,163,536	- 1,351,030	- 3,879,579	- 6,427,545	- 9,000,563	- 11,604,693	- 14,246,676	- 16,931,619		
	£390	10,265,774	7,686,945	5,100,641	2,505,045	- 101,671	- 2,721,352	- 5,360,498	- 8,023,091	- 10,718,847	- 13,453,335		
	£400	14,342,737	11,658,934	8,969,832	6,273,577	3,568,297	852,106	- 1,877,097	- 4,625,786	- 7,398,686	- 10,206,487		
	£410	18,396,074	15,606,217	12,810,487	10,009,868	7,202,449	4,386,301	1,559,484	- 1,281,640	- 4,141,348	- 7,027,520		
	£420	22,430,831	19,531,077	16,629,469	13,723,033	10,810,301	7,891,158	4,963,623	2,025,371	- 928,623	- 3,901,607		
	£430	26,447,546	23,439,469	20,429,892	17,414,856	14,396,548	11,372,952	8,342,035	5,301,746	2,250,019	- 815,972		
	£440	30,451,022	27,333,352	24,213,967	21,090,996	17,965,584	14,833,850	11,697,311	8,553,879	5,401,448	2,237,677		
	£450	34,443,279	31,214,668	27,985,428	24,753,284	21,518,403	18,279,181	15,036,403	11,787,931	8,531,610	5,265,270		
	£460	38,424,546	35,085,344	31,746,142	28,403,537	25,059,119	21,711,231	18,360,853	15,004,024	11,642,022	8,272,639		
	£470	42,396,623	38,947,291	35,497,643	32,043,557	28,589,472	25,131,690	21,672,093	18,207,191	14,738,444	11,263,593		
RLV		Land value £per gross acre											
-£1,877,097		£175,000	£180,000	£185,000	£190,000	£195,000	£200,000	£205,000	£210,000	£215,000	£220,000		
GDV £psf	£320	- 22,056,344	- 22,211,422	- 22,366,499	- 22,521,576	- 22,676,654	- 22,832,053	- 22,988,067	- 23,144,082	- 23,300,097	- 23,456,112		
	£330	- 18,107,578	- 18,260,797	- 18,414,017	- 18,567,236	- 18,720,974	- 18,875,119	- 19,029,265	- 19,183,411	- 19,337,556	- 19,491,702		
	£340	- 14,260,341	- 14,412,640	- 14,564,939	- 14,717,238	- 14,869,536	- 15,021,835	- 15,174,134	- 15,326,433	- 15,478,731	- 15,631,030		
	£350	- 10,506,565	- 10,654,343	- 10,802,120	- 10,949,898	- 11,097,676	- 11,246,217	- 11,394,888	- 11,543,559	- 11,692,231	- 11,840,902		
	£360	- 6,850,677	- 6,994,619	- 7,138,877	- 7,283,135	- 7,427,393	- 7,571,651	- 7,716,108	- 7,861,238	- 8,006,368	- 8,151,498		
	£370	- 3,273,939	- 3,414,761	- 3,555,583	- 3,696,405	- 3,837,227	- 3,978,634	- 4,120,307	- 4,261,980	- 4,403,654	- 4,545,327		
	£380	- 247,540	- 109,241	- 29,058	- 167,357	- 305,656	- 444,516	- 583,650	- 722,785	- 861,920	- 1,001,055		
	£390	3,729,285	3,592,895	3,456,253	3,319,611	3,182,969	3,046,327	2,909,685	2,773,044	2,636,300	2,498,833		
	£400	7,085,446	6,950,442	6,815,437	6,680,432	6,545,428	6,410,423	6,275,418	6,140,413	6,005,409	5,869,773		
	£410	10,415,406	10,282,019	10,148,632	10,015,244	9,881,857	9,748,470	9,615,022	9,480,829	9,346,635	9,212,442		
	£420	13,729,324	13,597,490	13,464,905	13,332,319	13,199,733	13,067,148	12,934,562	12,801,976	12,669,390	12,536,805		
	£430	17,028,247	16,897,250	16,766,252	16,635,255	16,503,980	16,372,191	16,240,402	16,108,613	15,976,824	15,845,034		
	£440	20,316,250	20,186,040	20,055,829	19,925,619	19,795,409	19,665,199	19,534,232	19,403,235	19,272,237	19,141,240		
	£450	23,594,939	23,465,512	23,336,084	23,206,656	23,077,228	22,947,801	22,817,668	22,687,458	22,557,248	22,427,038		
	£460	26,865,909	26,737,259	26,608,609	26,479,959	26,351,169	26,221,741	26,092,313	25,962,886	25,833,458	25,704,030		
	£470	30,130,739	30,002,862	29,874,358	29,745,708	29,617,058	29,488,408	29,359,758	29,231,108	29,102,458	28,973,808		

100 units		Greenfield		20% BNG (on-site)									
RLV		Build cost £psm											
£1,646,082		£1,500	£1,525	£1,550	£1,575	£1,600	£1,625	£1,650	£1,675	£1,700	£1,725		
GDV £psf	£320	- 2,783,167	- 3,071,457	- 3,359,747	- 3,648,158	- 3,938,191	- 4,228,224	- 4,518,257	- 4,809,816	- 5,101,602	- 5,393,388		
	£330	- 2,061,892	- 2,348,450	- 2,635,008	- 2,922,481	- 3,210,771	- 3,499,061	- 3,787,716	- 4,077,749	- 4,367,782	- 4,657,815		
	£340	- 1,354,058	- 1,638,894	- 1,924,162	- 2,210,720	- 2,497,278	- 2,783,836	- 3,071,799	- 3,360,089	- 3,648,379	- 3,937,352		
	£350	- 651,228	- 934,707	- 1,219,543	- 1,504,379	- 1,789,215	- 2,075,160	- 2,361,718	- 2,648,276	- 2,935,013	- 3,223,303		
	£360	48,672	- 234,452	- 517,577	- 800,702	- 1,085,028	- 1,369,864	- 1,654,700	- 1,939,601	- 2,226,159	- 2,512,717		
	£370	744,511	463,723	182,300	- 100,801	- 383,926	- 667,050	- 950,512	- 1,235,349	- 1,520,185	- 1,805,021		
	£380	1,434,975	1,156,668	876,870	596,690	315,266	32,850	- 250,274	- 533,399	- 816,524	- 1,100,833		
	£390	2,121,383	1,844,610	1,566,801	1,288,553	1,009,229	729,431	448,233	166,501	- 116,623	- 399,748		
	£400	2,785,482	2,510,108	2,233,722	1,956,949	1,679,472	1,401,223	1,122,300	842,502	561,774	280,351		
	£410	3,446,384	3,172,254	2,896,881	2,621,508	2,345,380	2,068,607	1,791,456	1,513,208	1,234,680	954,882		
	£420	4,105,399	3,831,640	3,557,593	3,283,546	3,008,280	2,732,907	2,457,038	2,180,264	1,903,441	1,625,192		
	£430	4,762,074	4,489,280	4,216,486	3,942,850	3,668,803	3,394,756	3,119,680	2,844,307	2,568,695	2,291,922		
	£440	5,417,283	5,145,668	4,873,161	4,600,367	4,327,573	4,054,059	3,780,012	3,505,965	3,231,079	2,955,706		
	£450	6,071,545	5,799,930	5,528,315	5,256,700	4,984,248	4,711,454	4,438,660	4,165,268	3,891,221	3,617,174		
	£460	6,723,989	6,453,481	6,182,577	5,910,962	5,639,347	5,367,732	5,095,335	4,822,541	4,549,746	4,276,478		
	£470	7,376,050	7,105,542	6,835,033	6,564,525	6,293,609	6,021,994	5,750,379	5,478,764	5,206,422	4,933,628		
RLV		Affordable %											
£1,646,082		0%	5%	10%	15%	20%	25%	30%	35%	40%	45%		
GDV £psf	£320	- 1,706,817	- 2,082,895	- 2,458,974	- 2,835,139	- 3,213,733	- 3,592,328	- 3,972,995	- 4,354,522	- 4,739,226	- 5,419,773		
	£330	- 881,210	- 1,273,329	- 1,665,448	- 2,059,531	- 2,453,857	- 2,848,405	- 3,245,366	- 3,642,478	- 4,042,502	- 4,444,298		
	£340	- 57,496	- 468,055	- 879,961	- 1,291,866	- 1,703,772	- 2,117,435	- 2,531,665	- 2,946,808	- 3,363,802	- 3,782,595		
	£350	762,639	332,582	97,475	527,531	- 959,293	- 1,391,344	- 1,823,395	- 2,257,485	- 2,691,980	- 3,128,625		
	£360	1,580,602	1,132,146	682,582	232,486	- 217,610	- 667,705	- 1,119,208	- 1,571,404	- 2,023,835	- 2,478,596		
	£370	2,393,095	1,926,203	1,459,287	990,885	522,369	52,234	417,901	888,035	1,359,705	1,832,047		
	£380	3,200,911	2,715,525	2,230,138	1,743,953	1,257,201	769,842	281,495	208,174	- 698,348	- 1,188,522		
	£390	4,004,840	3,500,879	2,996,919	2,492,418	1,987,250	1,482,083	975,653	469,017	- 39,276	- 548,738		
	£400	4,805,662	4,279,875	3,754,089	3,227,489	2,700,647	2,173,805	1,646,082	1,117,940	588,950	59,264		
	£410	5,604,152	5,056,345	4,507,878	3,959,181	3,410,484	2,861,787	2,312,167	1,762,330	1,212,104	660,874		
	£420	6,400,464	5,829,823	5,259,181	4,688,539	4,117,897	3,546,844	2,975,236	2,403,628	1,831,707	1,258,874		
	£430	7,194,359	6,601,659	6,008,960	5,416,260	4,822,870	4,229,394	3,635,917	3,042,441	2,448,344	1,853,825		
	£440	7,987,592	7,372,170	6,756,704	6,141,237	5,525,770	4,910,304	4,294,837	3,678,909	3,062,598	2,446,286		
	£450	8,778,099	8,140,498	7,502,896	6,865,295	6,227,694	5,589,747	4,951,513	4,313,279	3,675,046	3,036,812		
	£460	9,568,607	8,908,298	8,247,989	7,587,680	6,927,371	6,267,062	5,606,753	4,946,444	4,286,135	3,625,187		
	£470	10,356,916	9,674,356	8,991,796	8,309,236	7,626,675	6,944,032	6,261,015	5,577,999	4,894,982	4,211,966		
RLV		Land value £per gross acre											
£1,646,082		£175,000	£180,000	£185,000	£190,000	£195,000	£200,000	£205,000	£210,000	£215,000	£220,000		
GDV £psf	£320	- 2,713,845	- 2,733,184	- 2,752,524	- 2,771,864	- 2,791,203	- 2,810,543	- 2,829,883	- 2,849,222	- 2,868,562	- 2,887,902		
	£330	- 1,992,986	- 2,012,210	- 2,031,433	- 2,050,657	- 2,069,880	- 2,089,104	- 2,108,327	- 2,127,551	- 2,146,774	- 2,165,997		
	£340	- 1,285,566	- 1,304,674	- 1,323,782	- 1,342,890	- 1,361,998	- 1,381,106	- 1,400,214	- 1,419,322	- 1,438,430	- 1,457,538		
	£350	- 583,148	- 602,141	- 621,134	- 640,127	- 659,121	- 678,114	- 697,107	- 716,100	- 735,093	- 754,086		
	£360	116,752	97,759	78,766	59,773	40,780	21,787	2,794	16,199	35,193	54,186		
	£370	811,505	792,740	773,974	755,209	736,443	717,677	698,912	680,146	661,381	642,615		
	£380	1,501,025	1,482,372	1,463,719	1,445,066	1,426,413	1,407,761	1,389,108	1,370,455	1,351,802	1,333,149		
	£390	2,186,028	2,167,599	2,149,143	2,130,603	2,112,062	2,093,521	2,074,980	2,056,440	2,037,899	2,019,358		
	£400	2,848,716	2,830,398	2,811,992	2,793,563	2,775,134	2,756,704	2,738,275	2,719,846	2,701,416	2,682,987		
	£410	3,508,020	3,489,701	3,471,383	3,453,064	3,434,745	3,416,427	3,398,108	3,379,790	3,361,471	3,343,152		
	£420	4,165,040	4,146,832	4,128,623	4,110,415	4,092,206	4,073,998	4,055,789	4,037,581	4,019,372	4,001,163		
	£430	4,820,410	4,802,311	4,784,212	4,766,112	4,748,013	4,729,914	4,711,815	4,693,716	4,675,617	4,657,518		
	£440	5,474,672	5,456,573	5,438,474	5,420,375	5,402,275	5,384,176	5,366,077	5,347,978	5,329,879	5,311,780		
	£450	6,126,808	6,108,817	6,090,827	6,072,837	6,054,846	6,036,856	6,018,865	6,000,875	5,982,885	5,964,894		
	£460	6,778,735	6,760,853	6,742,888	6,724,897	6,706,907	6,688,917	6,670,926	6,652,936	6,634,946	6,616,955		
	£470	7,428,806	7,410,924	7,393,042	7,375,159	7,357,277	7,339,395	7,321,512	7,303,630	7,285,748	7,267,866		

25 units		Greenfield		20% BNG (on-site)									
RLV		Build cost					£psm						
£204,579		£1,500	£1,525	£1,550	£1,575	£1,600	£1,625	£1,650	£1,675	£1,700	£1,725		
GDV	£320	- 1,041,434	- 1,147,210	- 1,252,985	- 1,359,109	- 1,465,524	- 1,571,939	- 1,678,353	- 1,875,161	- 2,076,739	- 2,278,317		
	£330	- 827,904	- 933,043	- 1,038,769	- 1,144,544	- 1,250,320	- 1,356,218	- 1,462,632	- 1,569,047	- 1,675,462	- 1,827,904		
	£340	- 615,112	- 720,252	- 825,391	- 930,531	- 1,036,104	- 1,141,879	- 1,247,654	- 1,353,430	- 1,459,741	- 1,566,156		
	£350	- 403,318	- 507,826	- 612,600	- 717,739	- 822,879	- 928,019	- 1,033,439	- 1,139,214	- 1,244,989	- 1,350,764		
	£360	- 191,869	- 296,378	- 400,886	- 505,394	- 610,087	- 715,227	- 820,367	- 925,507	- 1,030,773	- 1,136,549		
	£370	- 17,866	- 86,014	- 190,151	- 294,659	- 399,167	- 503,675	- 608,294	- 713,434	- 818,573	- 923,713		
	£380	222,765	118,885	15,005	88,875	193,043	297,551	402,059	506,567	611,145	716,285		
	£390	427,040	323,784	219,905	116,025	12,145	91,735	195,934	300,442	404,950	509,459		
	£400	630,794	527,538	424,282	320,925	217,045	113,165	9,285	94,595	198,826	303,334		
	£410	834,549	731,293	628,037	524,781	421,525	318,064	214,184	110,304	6,424	97,456		
	£420	1,037,283	934,648	831,791	728,535	625,279	522,024	418,768	315,204	211,324	107,444		
	£430	1,239,534	1,137,336	1,034,700	932,065	829,034	725,778	622,522	519,266	416,010	312,344		
	£440	1,441,243	1,339,192	1,237,140	1,134,753	1,032,117	929,482	826,277	723,021	619,765	516,509		
	£450	1,642,368	1,540,865	1,438,849	1,336,797	1,234,746	1,132,170	1,029,534	926,775	823,519	720,263		
	£460	1,843,184	1,741,681	1,640,178	1,538,506	1,436,455	1,334,403	1,232,222	1,129,587	1,026,951	924,018		
	£470	2,043,605	1,942,497	1,840,993	1,739,490	1,637,987	1,536,112	1,434,060	1,332,009	1,229,639	1,127,003		
RLV		Affordable %											
£204,579		0%	5%	10%	15%	20%	25%	30%	35%	40%	45%		
GDV	£320	- 868,675	- 969,541	- 1,070,893	- 1,172,477	- 1,274,061	- 1,375,822	- 1,478,294	- 1,580,765	- 1,812,582	- 2,071,564		
	£330	- 615,938	- 723,462	- 830,985	- 938,509	- 1,046,439	- 1,154,726	- 1,263,013	- 1,371,798	- 1,481,024	- 1,666,561		
	£340	- 364,032	- 477,583	- 591,563	- 705,744	- 819,926	- 934,107	- 1,048,797	- 1,163,787	- 1,278,812	- 1,394,792		
	£350	- 112,881	- 233,050	- 353,218	- 473,386	- 593,819	- 714,657	- 835,496	- 956,334	- 1,077,968	- 1,199,662		
	£360	137,986	11,484	115,301	242,086	368,872	495,657	622,704	750,200	877,696	1,005,555		
	£370	387,663	254,699	121,736	11,228	144,665	278,187	411,708	545,229	679,178	813,451		
	£380	637,341	496,914	356,487	216,060	75,633	64,794	205,584	346,610	487,635	628,677		
	£390	886,345	738,891	591,238	443,349	295,459	147,569	321	148,210	296,520	445,050		
	£400	1,134,660	979,780	824,900	670,020	515,140	359,932	204,579	49,226	106,126	261,479		
	£410	1,382,975	1,220,668	1,058,361	896,055	733,748	571,441	409,134	246,663	83,848	78,968		
	£420	1,630,870	1,461,462	1,291,823	1,122,089	952,356	782,622	612,889	443,155	273,422	103,543		
	£430	1,877,933	1,701,130	1,524,327	1,347,523	1,170,720	993,804	816,643	639,483	462,323	285,162		
	£440	2,124,327	1,940,404	1,756,482	1,572,399	1,388,200	1,204,000	1,019,801	835,602	651,223	466,636		
	£450	2,370,248	2,178,956	1,987,665	1,796,374	1,605,083	1,413,791	1,222,489	1,030,893	839,298	647,703		
	£460	2,615,667	2,417,221	2,218,775	2,020,189	1,821,528	1,622,868	1,424,208	1,225,548	1,026,888	828,203		
	£470	2,860,553	2,654,762	2,448,971	2,243,180	2,037,389	1,831,598	1,625,807	1,419,888	1,213,859	1,007,830		
RLV		Land value					£per gross acre						
£204,579		£175,000	£180,000	£185,000	£190,000	£195,000	£200,000	£205,000	£210,000	£215,000	£220,000		
GDV	£320	- 901,581	- 910,142	- 918,953	- 927,815	- 936,676	- 945,538	- 954,399	- 963,261	- 972,122	- 980,984		
	£330	- 688,790	- 697,350	- 706,158	- 714,966	- 723,775	- 732,583	- 741,391	- 750,199	- 759,008	- 767,816		
	£340	- 476,487	- 484,996	- 493,752	- 502,507	- 511,262	- 520,018	- 528,773	- 537,528	- 546,284	- 555,039		
	£350	- 265,039	- 273,548	- 282,303	- 291,059	- 299,814	- 308,570	- 317,325	- 326,080	- 334,836	- 343,591		
	£360	- 54,163	- 62,621	- 71,323	- 80,026	- 88,729	- 97,432	- 106,134	- 114,837	- 123,540	- 132,243		
	£370	155,313	146,855	138,153	129,450	120,747	112,044	103,342	94,639	85,936	77,233		
	£380	359,907	351,500	342,849	334,199	325,548	316,898	308,241	299,539	290,836	282,133		
	£390	563,661	555,254	546,604	537,953	529,303	520,652	512,002	503,352	494,701	486,051		
	£400	767,415	759,009	750,358	741,708	733,057	724,407	715,756	707,106	698,456	689,805		
	£410	970,396	962,040	953,441	944,843	936,244	927,646	919,047	910,449	901,850	893,252		
	£420	1,172,676	1,164,370	1,155,824	1,147,277	1,138,730	1,130,183	1,121,636	1,113,090	1,104,538	1,095,940		
	£430	1,374,385	1,366,079	1,357,532	1,348,985	1,340,438	1,331,892	1,323,345	1,314,798	1,306,251	1,297,704		
	£440	1,575,325	1,567,069	1,558,573	1,550,078	1,541,582	1,533,087	1,524,592	1,516,096	1,507,601	1,499,105		
	£450	1,776,141	1,767,884	1,759,389	1,750,894	1,742,398	1,733,903	1,725,407	1,716,912	1,708,416	1,699,921		
	£460	1,976,163	1,967,956	1,959,512	1,951,067	1,942,623	1,934,179	1,925,734	1,917,290	1,908,845	1,900,401		
	£470	2,176,172	2,167,965	2,159,521	2,151,076	2,142,632	2,134,188	2,125,743	2,117,299	2,108,854	2,100,410		

500 units		Brownfield		20% BNG (on-site)									
RLV		Build cost					Epsm						
	£74,158	£1,500	£1,525	£1,550	£1,575	£1,600	£1,625	£1,650	£1,675	£1,700	£1,725		
GDV £psf	£320	- 23,620,121	- 25,183,641	- 26,756,094	- 28,858,029	- 31,344,011	- 33,829,993	- 36,315,975	- 38,801,957	- 41,287,939	- 43,773,921		
	£330	- 19,653,746	- 21,199,061	- 22,752,675	- 24,311,656	- 25,875,052	- 27,447,505	- 29,495,288	- 31,981,270	- 34,467,252	- 36,953,234		
	£340	- 15,791,133	- 17,320,916	- 18,855,916	- 20,398,608	- 21,945,064	- 23,498,678	- 25,058,370	- 26,622,041	- 28,194,495	- 30,226,881		
	£350	- 11,994,832	- 13,499,180	- 15,018,369	- 16,544,145	- 18,076,010	- 19,611,079	- 21,155,357	- 22,703,042	- 24,256,655	- 25,817,144		
	£360	- 8,285,620	- 9,759,797	- 11,244,735	- 12,740,326	- 14,249,310	- 15,771,381	- 17,297,157	- 18,831,103	- 20,367,829	- 21,912,107		
	£370	- 4,647,422	- 6,096,921	- 7,554,905	- 9,022,866	- 10,500,270	- 11,987,719	- 13,487,523	- 14,999,817	- 16,524,393	- 18,051,197		
	£380	- 1,063,548	- 2,494,121	- 3,931,506	- 5,376,282	- 6,829,035	- 8,290,351	- 9,760,826	- 11,240,743	- 12,732,383	- 14,235,524		
	£390	2,477,744	1,061,653	359,540	1,786,399	3,219,493	4,659,399	6,106,695	7,561,965	9,025,797	10,499,099		
	£400	5,888,992	4,484,309	3,075,733	1,662,802	244,957	1,178,371	2,608,316	4,044,512	5,487,535	6,937,964		
	£410	9,270,052	7,876,727	6,477,857	5,075,853	3,670,233	2,259,537	843,533	577,401	2,003,829	3,436,321		
	£420	12,631,820	11,244,829	9,856,235	8,462,979	7,066,629	5,667,397	4,262,714	2,854,037	1,441,175	23,569		
	£430	15,974,843	14,595,992	13,213,370	11,828,605	10,440,765	9,049,162	7,655,401	6,256,531	4,854,258	3,448,538		
	£440	19,303,932	17,931,164	16,554,347	15,176,749	13,794,920	12,412,299	11,024,541	9,635,345	8,242,088	6,845,303		
	£450	22,620,726	21,252,593	19,881,569	18,508,800	17,133,851	15,756,253	14,376,470	12,993,849	11,608,317	10,220,477		
	£460	25,926,848	24,563,159	23,196,673	21,828,540	20,459,206	19,086,437	17,713,355	16,335,757	14,958,020	13,575,399		
	£470	29,223,910	27,864,474	26,501,282	25,137,593	23,772,620	22,404,487	21,036,354	19,664,074	18,291,305	16,915,261		
RLV		Affordable %											
	£74,158	0%	5%	10%	15%	20%	25%	30%	35%	40%	45%		
GDV £psf	£330	- 9,366,522	- 12,069,867	- 14,813,528	- 17,589,766	- 20,387,722	- 23,210,748	- 26,063,746	- 30,093,491	- 35,365,340	- 40,637,189		
	£340	- 5,069,884	- 7,824,383	- 10,610,439	- 13,437,342	- 16,310,231	- 19,206,768	- 22,131,498	- 25,089,787	- 29,040,767	- 34,513,506		
	£350	- 844,282	- 3,662,822	- 6,505,930	- 9,380,305	- 12,294,558	- 15,258,920	- 18,260,210	- 21,288,524	- 24,356,947	- 28,420,754		
	£360	3,325,650	437,244	2,472,662	5,406,487	8,371,128	11,376,173	14,431,303	17,536,243	20,673,014	23,851,638		
	£370	7,453,852	4,487,736	1,505,774	1,496,044	4,522,502	7,579,649	10,678,124	13,827,428	17,034,866	20,281,670		
	£380	11,548,592	8,501,339	5,441,438	2,364,331	730,988	3,851,337	7,004,055	10,197,321	13,445,021	16,757,241		
	£390	15,616,641	12,484,963	9,342,195	6,186,488	3,015,977	175,717	3,391,907	6,640,129	9,932,555	13,280,882		
	£400	19,661,658	16,427,199	13,183,952	9,930,028	6,663,319	3,378,453	74,158	3,257,055	6,623,004	10,035,857		
	£410	23,688,280	20,349,570	17,003,236	13,647,336	10,279,916	6,899,003	3,500,950	81,326	3,367,837	6,854,642		
	£420	27,699,894	24,255,686	20,804,904	17,344,927	13,875,883	10,394,983	6,898,765	3,385,793	151,884	3,720,686		
	£430	31,698,504	28,147,503	24,589,921	21,024,803	17,451,857	13,869,023	10,274,224	6,662,806	3,032,813	623,789		
	£440	35,686,102	32,026,963	28,362,535	24,691,041	21,013,031	17,326,394	13,629,006	9,918,720	6,191,127	2,442,521		
	£450	39,664,661	35,895,991	32,124,612	28,345,457	24,561,168	20,769,587	16,968,539	13,155,830	9,329,249	5,483,726		
	£460	43,634,992	39,756,496	35,876,113	31,989,851	28,098,020	24,200,302	20,294,473	16,378,291	12,449,496	8,505,809		
	£470	47,596,213	43,610,374	39,619,114	35,626,009	31,625,324	27,620,226	23,608,444	19,587,688	15,555,651	11,510,004		
	£480	51,552,969	47,456,092	43,355,898	39,252,515	35,144,801	31,031,031	26,912,073	22,785,593	18,649,233	14,500,617		
RLV		Land value					£per gross acre						
	£74,158	£300,000	£350,000	£400,000	£450,000	£500,000	£550,000	£600,000	£650,000	£700,000	£750,000		
GDV £psf	£330	- 7,455,595	- 8,437,268	- 9,427,899	- 10,427,288	- 11,435,530	- 12,451,811	- 13,477,889	- 14,512,110	- 15,548,587	- 16,587,133		
	£340	- 3,876,724	- 4,832,967	- 5,796,798	- 6,768,674	- 7,747,836	- 8,734,682	- 9,730,182	- 10,732,941	- 11,743,040	- 12,761,522		
	£350	- 369,992	- 1,307,490	- 2,251,346	- 3,201,633	- 4,158,424	- 5,121,821	- 6,092,708	- 7,070,364	- 8,054,866	- 9,046,290		
	£360	3,093,976	2,171,581	1,243,534	309,767	629,788	1,575,201	2,526,542	3,483,881	4,447,289	5,416,838		
	£370	6,527,292	5,616,975	4,701,658	3,781,279	2,855,771	1,925,072	989,114	47,834	899,056	1,851,451		
	£380	9,937,983	9,037,425	8,132,506	7,223,164	6,309,341	5,390,559	4,466,640	3,538,085	2,604,831	1,666,817		
	£390	13,331,113	12,439,605	11,542,789	10,642,179	9,737,719	8,829,353	7,916,092	6,998,242	6,076,338	5,150,322		
	£400	16,618,494	15,732,528	14,843,397	13,951,049	13,054,151	12,153,112	11,248,719	10,340,918	9,427,656	8,510,873		
	£410	19,891,559	19,011,607	18,129,055	17,242,903	16,352,348	15,459,065	14,562,167	13,660,685	12,756,344	11,848,570		
	£420	23,156,788	22,281,774	21,404,720	20,523,892	19,639,430	18,752,807	17,861,298	16,967,080	16,070,182	15,168,258		
	£430	26,414,890	25,544,616	24,671,988	23,796,453	22,917,005	22,035,957	21,149,805	20,261,758	19,370,249	18,475,096		
	£440	29,666,754	28,801,709	27,932,444	27,062,170	26,186,667	25,310,118	24,429,290	23,546,332	22,660,180	21,770,709		
	£450	32,914,461	32,052,705	31,187,660	30,320,272	29,449,998	28,576,881	27,701,346	26,822,403	25,941,576	25,056,707		
	£460	36,158,889	35,299,041	34,438,656	33,573,611	32,708,100	31,837,826	30,967,096	30,091,561	29,215,516	28,334,689		
	£470	39,397,955	38,543,274	37,683,621	36,823,774	35,959,561	35,094,516	34,225,653	33,355,379	32,481,775	31,606,240		
	£480	42,636,348	41,781,667	40,926,986	40,068,201	39,208,354	38,345,512	37,480,467	36,613,481	35,743,207	34,871,989		

100 units		Brownfield		20% BNG (on-site)									
RLV		Build cost £psm											
-£77,572		£1,500	£1,525	£1,550	£1,575	£1,600	£1,625	£1,650	£1,675	£1,700	£1,725		
GDV £psf	£320	- 4,516,255	- 4,731,952	- 4,949,059	- 5,167,592	- 5,387,569	- 5,609,006	- 5,831,919	- 6,056,417	- 6,311,620	- 6,695,421		
	£330	- 3,828,803	- 4,039,567	- 4,251,641	- 4,465,043	- 4,679,788	- 4,895,892	- 5,113,371	- 5,332,241	- 5,552,519	- 5,774,242		
	£340	- 3,160,225	- 3,370,297	- 3,580,369	- 3,790,442	- 4,000,555	- 4,211,939	- 4,424,608	- 4,638,578	- 4,853,865	- 5,070,484		
	£350	- 2,497,645	- 2,706,455	- 2,915,265	- 3,124,082	- 3,334,155	- 3,544,227	- 3,754,299	- 3,964,371	- 4,175,121	- 4,387,108		
	£360	- 1,837,720	- 2,045,276	- 2,253,161	- 2,461,971	- 2,670,781	- 2,879,591	- 3,088,401	- 3,298,012	- 3,508,084	- 3,718,156		
	£370	- 1,179,927	- 1,387,240	- 1,594,795	- 1,802,350	- 2,009,905	- 2,217,486	- 2,426,296	- 2,635,106	- 2,843,916	- 3,052,726		
	£380	- 525,773	- 732,081	- 938,389	- 1,144,698	- 1,351,869	- 1,559,425	- 1,766,980	- 1,974,535	- 2,182,090	- 2,390,622		
	£390	- 126,712	- 78,357	- 284,236	- 490,544	- 696,852	- 903,160	- 1,109,468	- 1,316,499	- 1,524,054	- 1,731,610		
	£400	- 767,310	- 562,241	- 357,173	- 152,104	- 52,964	- 258,937	- 465,245	- 671,553	- 877,862	- 1,084,170		
	£410	- 1,405,306	- 1,201,469	- 997,418	- 792,350	- 587,281	- 382,213	- 177,144	- 27,924	- 233,994	- 440,302		
	£420	- 2,042,112	- 1,838,276	- 1,634,440	- 1,430,603	- 1,226,767	- 1,022,458	- 817,390	- 612,321	- 407,253	- 202,184		
	£430	- 2,676,781	- 2,474,169	- 2,271,246	- 2,067,410	- 1,863,573	- 1,659,737	- 1,455,901	- 1,252,064	- 1,047,498	- 842,430		
	£440	- 3,308,706	- 3,107,265	- 2,905,107	- 2,702,496	- 2,499,884	- 2,296,544	- 2,092,707	- 1,888,871	- 1,685,034	- 1,481,198		
	£450	- 3,938,484	- 3,737,764	- 3,536,322	- 3,334,881	- 3,133,434	- 2,930,822	- 2,728,210	- 2,525,599	- 2,321,841	- 2,118,005		
	£460	- 4,566,137	- 4,365,812	- 4,165,486	- 3,965,160	- 3,763,938	- 3,562,497	- 3,361,055	- 3,159,148	- 2,956,537	- 2,753,925		
	£470	- 5,184,056	- 4,984,792	- 4,785,429	- 4,585,103	- 4,384,777	- 4,184,452	- 3,983,791	- 3,782,349	- 3,580,908	- 3,379,466		
RLV		Affordable %											
-£77,572		0%	5%	10%	15%	20%	25%	30%	35%	40%	45%		
GDV £psf	£320	- 2,643,467	- 3,096,931	- 3,552,151	- 4,007,373	- 4,467,707	- 4,935,849	- 5,414,023	- 5,905,026	- 6,828,862	- 7,832,056		
	£330	- 1,875,493	- 2,343,637	- 2,811,780	- 3,281,571	- 3,752,481	- 4,225,046	- 4,705,612	- 5,196,518	- 5,701,135	- 6,578,357		
	£340	- 1,111,164	- 1,594,123	- 2,078,362	- 2,563,783	- 3,049,204	- 3,537,431	- 4,025,916	- 4,520,938	- 5,027,246	- 5,548,210		
	£350	- 347,993	- 848,336	- 1,348,846	- 1,849,355	- 2,351,810	- 2,854,876	- 3,359,363	- 3,865,407	- 4,375,767	- 4,898,136		
	£360	- 410,967	- 104,873	- 620,712	- 1,138,669	- 1,656,729	- 2,175,127	- 2,695,838	- 3,216,799	- 3,740,595	- 4,267,075		
	£370	- 1,169,582	- 636,619	- 103,312	- 429,995	- 963,592	- 1,499,202	- 2,034,812	- 2,572,089	- 3,110,445	- 3,651,286		
	£380	- 1,924,421	- 1,375,579	- 826,738	- 276,561	- 274,213	- 824,988	- 1,376,776	- 1,929,936	- 2,483,631	- 3,039,631		
	£390	- 2,679,259	- 2,113,021	- 1,546,782	- 980,544	- 414,306	- 153,367	- 721,609	- 1,289,851	- 1,860,161	- 2,430,871		
	£400	- 3,430,683	- 2,847,018	- 2,263,353	- 1,678,263	- 1,092,984	- 507,706	- 77,572	- 664,751	- 1,252,116	- 1,840,492		
	£410	- 4,181,655	- 3,578,963	- 2,976,270	- 2,373,578	- 1,770,885	- 1,167,050	- 562,673	- 41,704	- 646,612	- 1,253,160		
	£420	- 4,931,225	- 4,310,766	- 3,689,187	- 3,067,467	- 2,445,747	- 1,824,027	- 1,202,306	- 579,443	- 44,033	- 667,509		
	£430	- 5,678,390	- 5,039,158	- 4,399,730	- 3,760,303	- 3,120,609	- 2,479,861	- 1,839,113	- 1,198,365	- 557,617	- 84,560		
	£440	- 6,422,386	- 5,765,116	- 5,107,847	- 4,450,577	- 3,792,362	- 3,133,966	- 2,475,571	- 1,816,144	- 1,156,369	- 496,593		
	£450	- 7,164,745	- 6,489,478	- 5,814,010	- 5,137,824	- 4,461,638	- 3,785,452	- 3,109,120	- 2,431,756	- 1,754,392	- 1,076,317		
	£460	- 7,905,625	- 7,211,487	- 6,517,348	- 5,823,210	- 5,129,072	- 4,434,867	- 3,739,765	- 3,044,663	- 2,349,561	- 1,653,672		
	£470	- 8,644,379	- 7,930,831	- 7,217,282	- 6,503,622	- 5,789,327	- 5,075,033	- 4,360,738	- 3,646,444	- 2,931,876	- 2,216,563		
RLV		Land value £per gross acre											
-£77,572		£300,000	£350,000	£400,000	£450,000	£500,000	£550,000	£600,000	£650,000	£700,000	£750,000		
GDV £psf	£320	- 3,080,325	- 3,207,697	- 3,335,070	- 3,462,442	- 3,589,815	- 3,717,188	- 3,844,560	- 3,972,650	- 4,101,087	- 4,230,004		
	£330	- 2,405,422	- 2,532,030	- 2,658,637	- 2,785,244	- 2,911,851	- 3,038,459	- 3,165,829	- 3,293,202	- 3,420,575	- 3,547,947		
	£340	- 1,743,683	- 1,869,529	- 1,995,376	- 2,121,222	- 2,247,544	- 2,374,152	- 2,500,759	- 2,627,366	- 2,753,973	- 2,880,581		
	£350	- 1,086,597	- 1,211,688	- 1,337,340	- 1,463,186	- 1,589,033	- 1,714,879	- 1,840,726	- 1,966,572	- 2,092,419	- 2,218,476		
	£360	- 432,443	- 557,534	- 682,624	- 807,715	- 932,805	- 1,057,895	- 1,182,986	- 1,308,536	- 1,434,383	- 1,560,229		
	£370	- 219,015	- 94,676	- 29,663	- 154,002	- 278,651	- 403,742	- 528,832	- 653,922	- 779,013	- 904,103		
	£380	- 869,245	- 745,132	- 620,793	- 496,455	- 372,116	- 247,777	- 123,438	- 901	- 125,239	- 249,949		
	£390	- 1,516,187	- 1,392,595	- 1,269,003	- 1,145,412	- 1,021,820	- 898,228	- 773,894	- 649,556	- 525,217	- 400,878		
	£400	- 2,152,656	- 2,029,752	- 1,906,160	- 1,782,569	- 1,658,977	- 1,535,385	- 1,411,793	- 1,288,202	- 1,164,610	- 1,041,018		
	£410	- 2,785,267	- 2,663,156	- 2,540,507	- 2,417,658	- 2,294,809	- 2,171,960	- 2,048,600	- 1,925,008	- 1,801,417	- 1,677,825		
	£420	- 3,414,970	- 3,293,593	- 3,171,544	- 3,049,433	- 2,927,322	- 2,805,211	- 2,682,661	- 2,559,811	- 2,436,962	- 2,314,113		
	£430	- 4,042,361	- 3,921,247	- 3,799,869	- 3,678,492	- 3,557,115	- 3,435,710	- 3,313,599	- 3,191,488	- 3,069,378	- 2,947,267		
	£440	- 4,667,374	- 4,546,726	- 4,426,078	- 4,305,430	- 4,184,769	- 4,063,392	- 3,942,014	- 3,820,637	- 3,699,260	- 3,577,766		
	£450	- 5,290,605	- 5,170,682	- 5,050,759	- 4,930,442	- 4,809,795	- 4,689,147	- 4,568,499	- 4,447,851	- 4,326,914	- 4,205,537		
	£460	- 5,912,901	- 5,793,256	- 5,673,333	- 5,553,410	- 5,433,487	- 5,313,564	- 5,193,511	- 5,072,863	- 4,952,216	- 4,831,568		
	£470	- 6,525,671	- 6,406,469	- 6,287,267	- 6,168,064	- 6,048,448	- 5,928,525	- 5,808,602	- 5,688,680	- 5,568,757	- 5,448,834		

25 units		Brownfield		20% BNG (on-site)									
RLV		Build cost £psm											
-£1,303,399		£1,550	£1,600	£1,650	£1,700	£1,750	£1,800	£1,850	£1,850	£1,875	£1,900		
GDV £psf	£300	- 2,306,306	- 2,587,848	- 2,869,390	- 3,150,932	- 3,432,475	- 3,714,017	- 3,995,559	- 3,995,559	- 4,136,330	- 4,277,101		
	£320	- 1,791,523	- 2,073,066	- 2,354,608	- 2,636,150	- 2,917,692	- 3,199,234	- 3,480,777	- 3,480,777	- 3,621,548	- 3,762,319		
	£340	- 1,276,741	- 1,558,283	- 1,839,825	- 2,121,367	- 2,402,910	- 2,684,452	- 2,965,994	- 2,965,994	- 3,106,765	- 3,247,536		
	£360	- 896,677	- 1,056,452	- 1,325,043	- 1,606,585	- 1,888,127	- 2,169,669	- 2,451,212	- 2,451,212	- 2,591,983	- 2,732,754		
	£380	- 630,666	- 789,405	- 948,525	- 1,108,301	- 1,373,345	- 1,654,887	- 1,936,429	- 1,936,429	- 2,077,200	- 2,217,971		
	£400	- 366,858	- 524,482	- 682,393	- 841,209	- 1,000,374	- 1,160,150	- 1,421,647	- 1,421,647	- 1,562,418	- 1,703,189		
	£420	- 104,732	- 261,418	- 418,330	- 576,160	- 734,196	- 893,012	- 1,052,223	- 1,052,223	- 1,132,111	- 1,211,998		
	£440	- 155,975	- 51	- 155,977	- 312,890	- 469,976	- 627,837	- 785,999	- 785,999	- 865,407	- 944,815		
	£460	- 415,217	- 260,184	- 104,833	- 51,137	- 207,449	- 364,362	- 521,653	- 521,653	- 600,584	- 679,515		
	£480	- 662,434	- 508,333	- 353,405	- 198,372	- 42,577	- 113,393	- 270,071	- 270,071	- 348,527	- 426,984		
	£500	- 908,530	- 754,776	- 600,675	- 446,153	- 291,120	- 135,815	- 20,155	- 20,155	- 98,140	- 176,259		
	£520	- 1,153,725	- 1,000,549	- 847,118	- 693,017	- 538,902	- 383,869	- 228,836	- 228,836	- 151,068	- 73,083		
	£540	- 1,398,265	- 1,245,744	- 1,092,568	- 939,393	- 785,359	- 631,258	- 476,617	- 476,617	- 399,101	- 321,584		
	£560	- 1,639,023	- 1,486,768	- 1,334,464	- 1,181,288	- 1,028,113	- 874,378	- 720,277	- 720,277	- 643,226	- 566,018		
	£580	- 1,873,181	- 1,721,458	- 1,569,203	- 1,416,948	- 1,263,896	- 1,110,720	- 957,240	- 957,240	- 880,189	- 803,138		
	£600	- 2,106,866	- 1,955,526	- 1,803,893	- 1,651,638	- 1,499,383	- 1,346,503	- 1,193,328	- 1,193,328	- 1,116,740	- 1,040,101		
RLV		Affordable %											
-£1,303,399		0%	5%	10%	15%	20%	25%	30%	35%	40%	45%		
GDV £psf	£300	- 3,068,939	- 3,203,667	- 3,338,396	- 3,473,125	- 3,607,854	- 3,742,583	- 3,877,311	- 4,012,040	- 4,146,769	- 4,281,498		
	£320	- 2,500,265	- 2,643,975	- 2,787,686	- 2,931,397	- 3,075,107	- 3,218,818	- 3,362,529	- 3,506,240	- 3,649,950	- 3,793,661		
	£340	- 1,931,591	- 2,084,283	- 2,236,976	- 2,389,668	- 2,542,361	- 2,695,054	- 2,847,746	- 3,000,439	- 3,153,132	- 3,305,824		
	£360	- 1,363,103	- 1,524,591	- 1,686,266	- 1,847,940	- 2,009,615	- 2,171,289	- 2,332,964	- 2,494,638	- 2,656,313	- 2,817,987		
	£380	- 1,059,713	- 1,136,432	- 1,213,250	- 1,306,257	- 1,476,868	- 1,647,525	- 1,818,181	- 1,988,838	- 2,159,494	- 2,330,151		
	£400	- 769,829	- 850,016	- 930,204	- 1,010,391	- 1,091,097	- 1,171,958	- 1,303,399	- 1,483,037	- 1,662,676	- 1,842,314		
	£420	- 481,758	- 565,372	- 648,986	- 732,600	- 816,732	- 900,928	- 985,125	- 1,070,021	- 1,165,919	- 1,354,477		
	£440	- 195,032	- 282,147	- 369,263	- 456,610	- 544,205	- 631,801	- 719,397	- 807,503	- 895,709	- 984,256		
	£460	- 90,712	- 4	- 91,070	- 182,146	- 273,221	- 364,296	- 455,371	- 546,929	- 638,506	- 730,115		
	£480	- 375,128	- 278,631	- 182,134	- 85,636	- 10,861	- 107,358	- 204,167	- 301,061	- 397,954	- 494,848		
	£500	- 658,680	- 556,595	- 454,510	- 352,425	- 250,083	- 147,718	- 45,353	- 57,012	- 159,378	- 261,817		
	£520	- 941,525	- 833,596	- 725,666	- 617,737	- 509,808	- 401,879	- 293,950	- 186,021	- 78,091	- 30,139		
	£540	- 1,223,492	- 1,109,890	- 996,288	- 882,686	- 769,084	- 655,481	- 541,731	- 427,958	- 314,185	- 200,412		
	£560	- 1,504,890	- 1,384,908	- 1,264,926	- 1,144,945	- 1,024,963	- 904,981	- 785,000	- 665,018	- 545,036	- 425,054		
	£580	- 1,785,875	- 1,658,542	- 1,531,209	- 1,403,877	- 1,276,544	- 1,149,211	- 1,021,879	- 894,546	- 767,187	- 639,800		
	£600	- 2,065,949	- 1,931,234	- 1,796,520	- 1,661,805	- 1,527,090	- 1,392,376	- 1,257,661	- 1,122,947	- 988,232	- 853,517		
RLV		Land value Eper gross acre											
-£1,303,399		£300,000	£350,000	£400,000	£450,000	£500,000	£550,000	£600,000	£650,000	£700,000	£750,000		
GDV £psf	£300	- 3,331,318	- 3,361,031	- 3,390,744	- 3,420,458	- 3,450,171	- 3,479,884	- 3,509,773	- 3,540,072	- 3,570,371	- 3,600,670		
	£320	- 2,816,535	- 2,846,249	- 2,875,962	- 2,905,675	- 2,935,389	- 2,965,102	- 2,994,991	- 3,025,290	- 3,055,589	- 3,085,887		
	£340	- 2,301,753	- 2,331,466	- 2,361,179	- 2,390,893	- 2,420,606	- 2,450,319	- 2,480,208	- 2,510,507	- 2,540,806	- 2,571,105		
	£360	- 1,786,970	- 1,816,684	- 1,846,397	- 1,876,110	- 1,905,824	- 1,935,537	- 1,965,426	- 1,995,725	- 2,026,024	- 2,056,322		
	£380	- 1,272,188	- 1,301,901	- 1,331,615	- 1,361,328	- 1,391,041	- 1,420,755	- 1,450,643	- 1,480,942	- 1,511,241	- 1,541,540		
	£400	- 942,967	- 959,830	- 976,692	- 993,554	- 1,010,417	- 1,027,279	- 1,044,241	- 1,061,436	- 1,078,631	- 1,095,825		
	£420	- 677,302	- 693,962	- 710,657	- 727,418	- 744,179	- 760,940	- 777,800	- 794,891	- 811,982	- 829,074		
	£440	- 413,425	- 429,985	- 446,578	- 463,238	- 479,898	- 496,559	- 513,317	- 530,306	- 547,295	- 564,283		
	£460	- 151,071	- 167,631	- 184,192	- 200,752	- 217,312	- 233,872	- 250,530	- 267,417	- 284,303	- 301,190		
	£480	- 98,617	- 82,156	- 65,695	- 49,235	- 32,774	- 16,313	- 245	- 17,030	- 33,815	- 50,600		
	£500	- 346,823	- 330,461	- 314,099	- 297,738	- 281,376	- 265,014	- 248,555	- 231,871	- 215,187	- 198,503		
	£520	- 594,284	- 578,020	- 561,757	- 545,493	- 529,157	- 512,795	- 496,337	- 479,652	- 462,968	- 446,284		
	£540	- 840,727	- 824,464	- 808,200	- 791,937	- 775,673	- 759,410	- 743,050	- 726,466	- 709,882	- 693,298		
	£560	- 1,083,148	- 1,066,982	- 1,050,817	- 1,034,651	- 1,018,485	- 1,002,319	- 986,058	- 969,574	- 953,002	- 936,418		
	£580	- 1,318,931	- 1,302,765	- 1,286,599	- 1,270,433	- 1,254,268	- 1,238,102	- 1,221,841	- 1,205,356	- 1,188,872	- 1,172,388		
	£600	- 1,554,088	- 1,538,019	- 1,521,951	- 1,505,882	- 1,489,813	- 1,473,745	- 1,457,581	- 1,441,139	- 1,424,655	- 1,408,170		